

SUNRISE EPPING RESIDENTIAL DEVELOPMENT APPLICATION

LOT A, DP392141 & LOT 1, DP1197922

5-9 SMITH STREET, EPPING, NSW, 2121

DRAWING LIST

DRAWING NO.	ISSUE	ISSUE DATE	SHEET NAME
A000	E	2018.01.23	COVER SHEET
A001	E	2018.01.23	CONTEXT MAP
A002	E	2018.01.23	SITE ANALYSIS
A003	E	2018.01.23	STREETSCAPE ELEVATIONS
A004	E	2018.01.23	SITE PLAN
A005	E	2018.01.23	DEMOLITION PLAN
A100	E	2018.01.23	PLAN - BASEMENT 2
A101	E	2018.01.23	PLAN - BASEMENT 1
A102	E	2018.01.23	PLAN - GROUND LEVEL
A103	E	2018.01.23	PLAN - LEVEL 1
A104	E	2018.01.23	PLAN - LEVEL 2
A105	E	2018.01.23	PLAN - LEVEL 3
A106	E	2018.01.23	PLAN - LEVEL 4
A107	E	2018.01.23	PLAN - LEVEL 5
A108	E	2018.01.23	PLAN - ROOF
A200	E	2018.01.23	ELEVATIONS
A201	E	2018.01.23	ELEVATIONS
A202	E	2018.01.23	ELEVATION
A300	E	2018.01.23	SECTIONS
A301	E	2018.01.23	SECTIONS - RAMPS
A400	E	2018.01.23	ADAPTABLE UNITS' PLANS
A500	E	2018.01.23	DEVELOPMENT SUMMARY
A501	E	2018.01.23	EXTERNAL AREA CALCULATIONS
A502	E	2018.01.23	BUILDING SEPARATION
A503	E	2018.01.23	BUILDING HEIGHT PLANE
A504	E	2018.01.23	GFA CALCULATION
A600	E	2018.01.23	SHADOW DIAGRAMS
A601	E	2018.01.23	SHADOW DIAGRAMS
A602	E	2018.01.23	SHADOW DIAGRAMS
A603	E	2018.01.23	SHADOW DIAGRAMS
A604	E	2018.01.23	SHADOW DIAGRAMS
A605	E	2018.01.23	SHADOW DIAGRAMS
A606	E	2018.01.23	OVERSHADOWING DIAGRAMS
A700	E	2018.01.23	MATERIALS & FINISHES
A701	E	2018.01.23	VIEW FROM SMITH STREET
A702	E	2018.01.23	VIEW OF COMMUNAL P.O.S.
A703	E	2018.01.23	WALL DETAIL SECTIONS



① View of house number 5, 7 & 9 from Smith Street.



② View of adjoining future RFB (17-25 Epping Road) from junction of Smith Street & Epping Road.



③ View of 32 Essex Street under construction.



④ View of a childcare centre at 28 Essex Street, behind house number 9 on Smith Street.



⑤ 3-storey apartments directly across subject site.



⑥ View from Smith Street looking into Epping Road.



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GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

SUNRISE EPPING DEVELOPMENT PTY LTD

SUNRISE EPPING RESIDENTIAL DEVELOPMENT
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5-9 SMITH STREET
NSW 2121
EPPING



REVISIONS

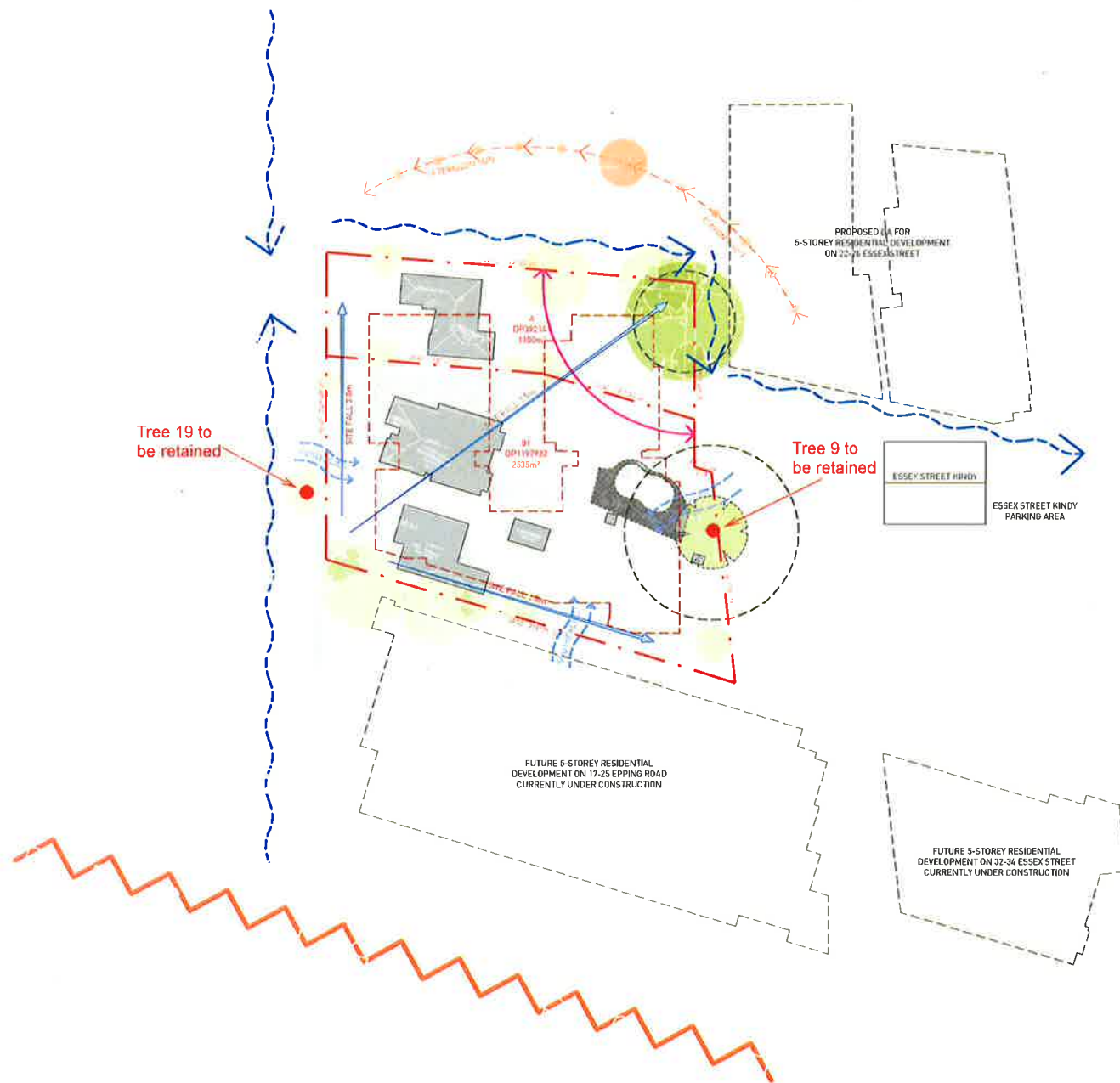
No.	Date	Description
1	10/10/2014	ISSUED FOR PRELIMINARY APPROVAL
2	10/10/2014	REVISIONS, AND SUBMITTAL FOR APPROVAL
3	10/10/2014	FINAL APPROVAL FOR CONSTRUCTION

Scale: 1:500
Date: 10/10/2014
Author: [Name]
Checker: [Name]
Project: 16096

CONTEXT MAP
DEVELOPMENT APPLICATION
A001 E

SITE ANALYSIS LEGEND

- SITE BOUNDARY
- ADJACENT DEVELOPMENT
- EXISTING PROPOSED DEVELOPMENT
- EXISTING PROPOSED DEVELOPMENT
- SITE FILL
- OBSTRUCTION
- DOMINANT WIND DIRECTION
- EXISTING FLOW
- WATER SOURCE
- EXISTING TREE
- PROPOSED TREE PLANTING
- EXISTING TREE PLANTING
- EXISTING TREE PLANTING
- EXISTING TREE PLANTING



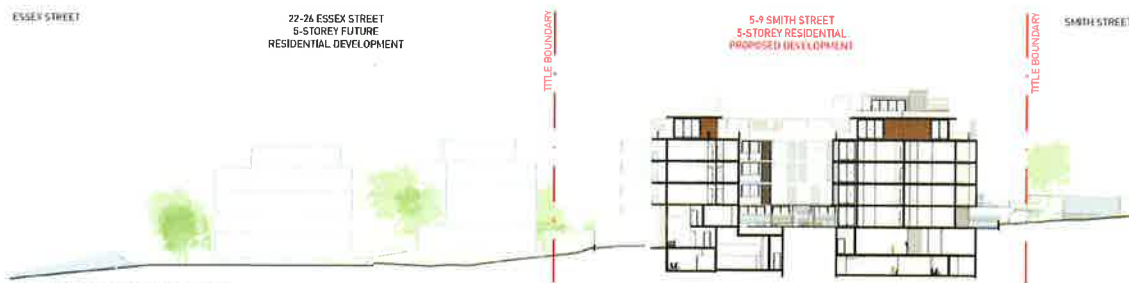
No.	Date	Description
1	2023-01-01	DEVELOPMENT APPLICATION SUBMITTAL
2	2023-01-01	ADDITIONAL INFORMATION FOR DA
3	2023-01-01	REVISIONS AND COMMENTS FOR DA
4	2023-01-01	REVISIONS AND COMMENTS FOR DA



1 BUILDING MASS ELEVATION - 01
A002 1:500



2 BUILDING MASS ELEVATION - 02
A002 1:500



3 BUILDING MASS SECTION
A002 1:500

EXISTING RETAINING WALLS
TO BE DEMOLISHED

EXISTING BRICK DWELLING
TO BE DEMOLISHED

EXISTING CONCRETE DRIVEWAY
AND CONCRETE VERANDAH
TO BE DEMOLISHED

EXISTING TREES TO BE
REMOVED SHOWN DASHED
(REFER TO ARBORIST REPORT)

EXISTING PAVED CONCRETE
DRIVEWAY TO BE DEMOLISHED

EXISTING 2 STOREY CEMENT
RENDERED DWELLING TO BE
DEMOLISHED

EXISTING TREE E19 TO BE
RETAINED AND PROTECTED
DURING CONSTRUCTION
(REFER TO ARBORIST REPORT)

EXISTING BRICK DWELLING
TO BE DEMOLISHED

EXISTING PATIO
TO BE DEMOLISHED

EXISTING TREES ON ADJACENT
PROPERTY

NO. 5
BRICK DWELLING

NO. 7
2 STOREY CEMENT
RENDERED DWELLING

NO. 9
BRICK DWELLING

EXISTING TREE E09 TO BE
RETAINED AND PROTECTED
DURING CONSTRUCTION
(REFER TO ARBORIST REPORT)

EXISTING RETAINING WALLS
TO BE DEMOLISHED

EXTENT OF PROPOSED
DEVELOPMENT SHOWN DOTTED

EXISTING PAULING FENCE
TO BE DEMOLISHED

EXISTING RETAINING WALLS
TO BE DEMOLISHED

EXISTING OPEN TIMBER
DECK TO BE DEMOLISHED

EXISTING PAVED AREA
TO BE DEMOLISHED

EXISTING BRICK SHED
TO BE DEMOLISHED

EXISTING TREES TO BE
REMOVED SHOWN DASHED
(REFER TO ARBORIST REPORT)

EXISTING FIBRE CEMENT
GARAGE TO BE DEMOLISHED

NOTE
REFER TO WASTE MANAGEMENT PLAN



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GILES TRIBE ARCHITECTS
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**SUNRISE EPPING
DEVELOPMENT PTY LTD**

SUNRISE EPPING RESIDENTIAL DEVELOPMENT
LOT A, DP92141 & LOT 1, DP1107822
5 - 8 SMITH STREET
NSW 2121
EPPING

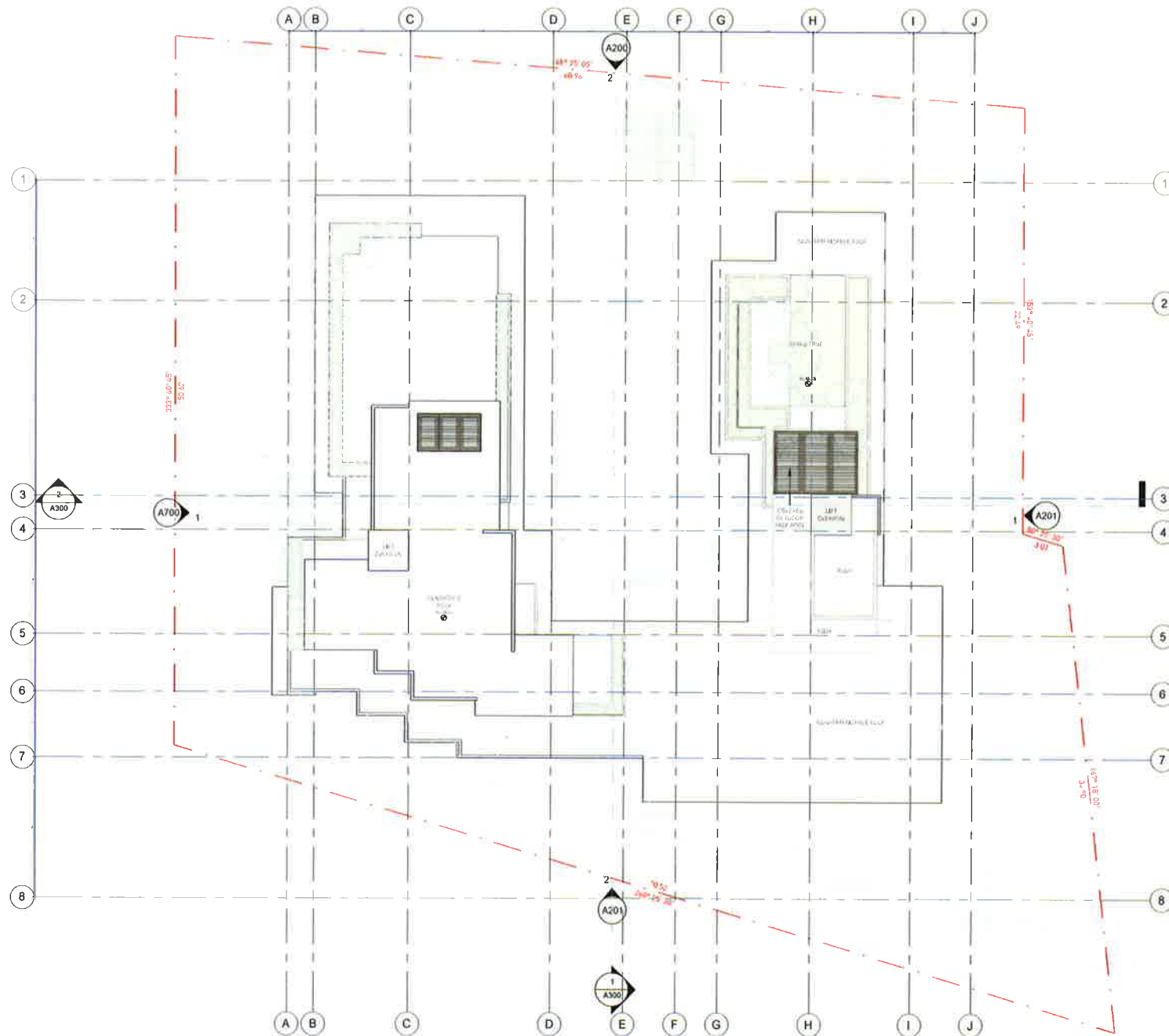


Rev	Date	Description
1	10/11/21	DEVELOPMENT APPLICATION SUBMISSION
2	10/11/21	REVISIONAL AND AMENDMENT FOR EPPING
3	10/11/21	FINAL DEVELOPMENT APPLICATION SUBMISSION FOR EPPING

Scale: 1:500
Date: 10/11/21
Author: [Name]
Checked: [Name]
Drawn: [Name]
Rev: [Name]
16096

DEMOLITION PLAN
DEVELOPMENT APPLICATION
Version: 1.0
A006 E

NOTE
1. INTERNAL-COURTYARD-FACING & SOUTH-FACING WINDOWS AT 1800mm
SILL HEIGHT WILL BE OBSCURE GLASS



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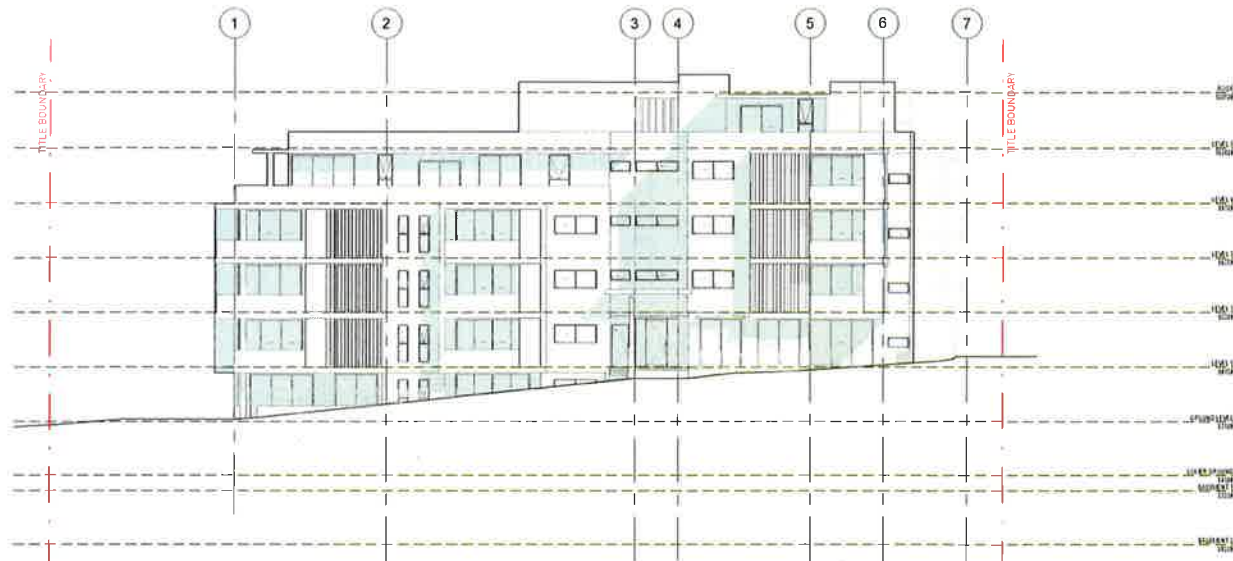
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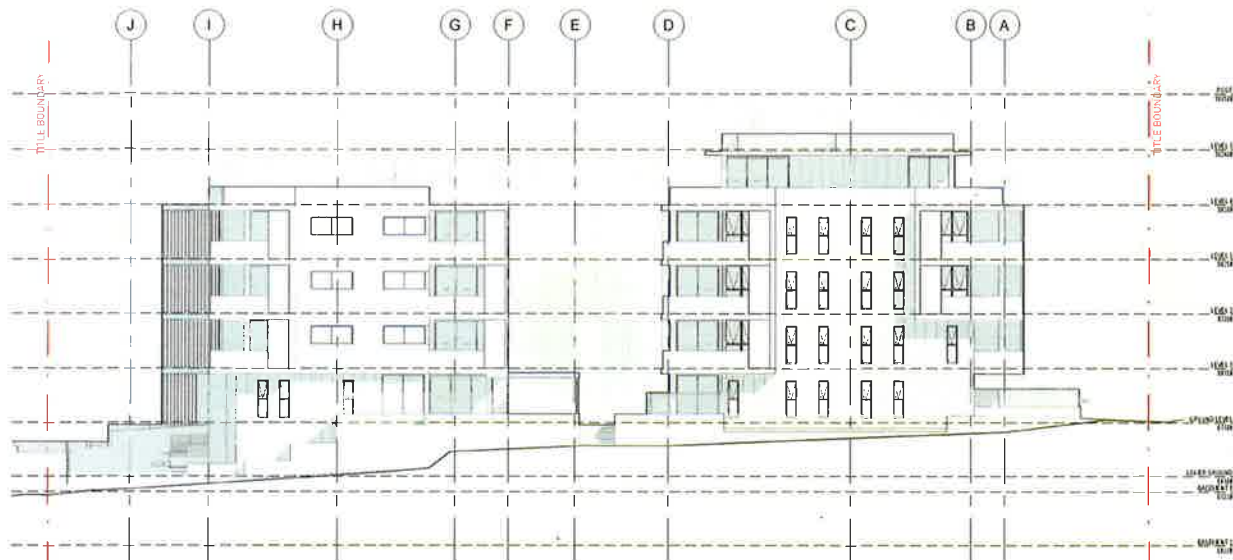
No.	Date	Description
1	10/12/2018	PRELIMINARY DEVELOPMENT APPLICATION
2	10/12/2018	REVISIONS TO PRELIMINARY DEVELOPMENT APPLICATION
3	10/12/2018	REVISIONS TO PRELIMINARY DEVELOPMENT APPLICATION
4	10/12/2018	REVISIONS TO PRELIMINARY DEVELOPMENT APPLICATION
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9	10/12/2018	REVISIONS TO PRELIMINARY DEVELOPMENT APPLICATION
10	10/12/2018	REVISIONS TO PRELIMINARY DEVELOPMENT APPLICATION

Scale: 1:100
Author: [Name]
Checker: [Name]
Date: 10/12/2018
Project: 16096

PLAN - ROOF
DEVELOPMENT APPLICATION
A108 E



1
A200
FRONT (WEST) ELEVATION
1 : 200



2
A200
NORTH ELEVATION
1 : 200



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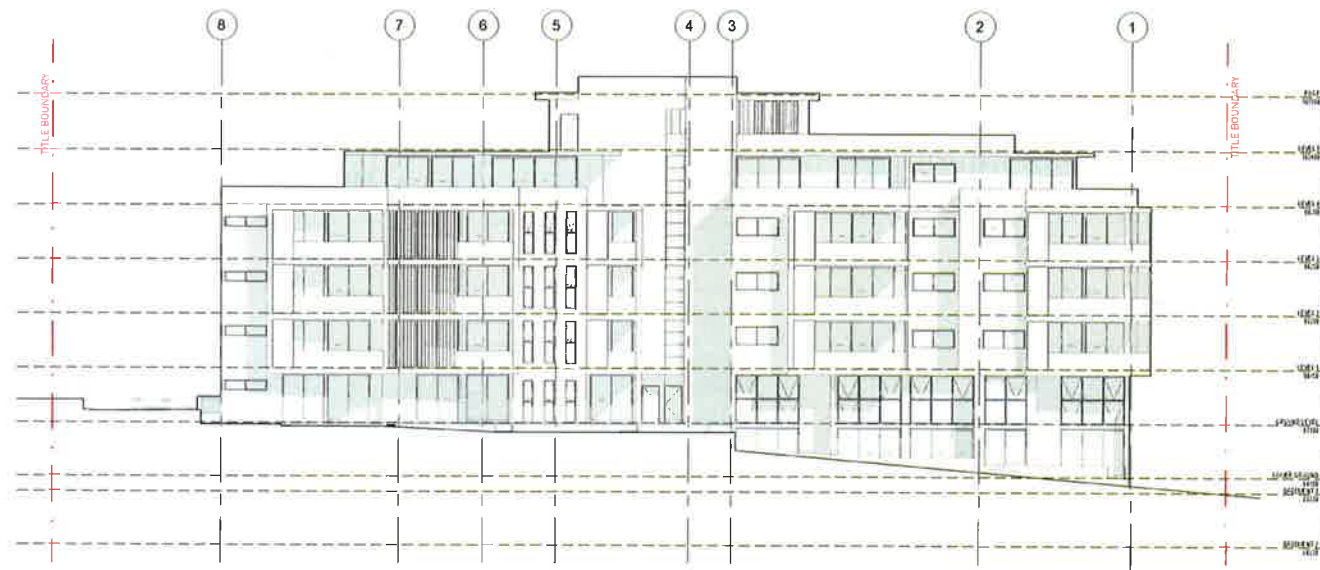
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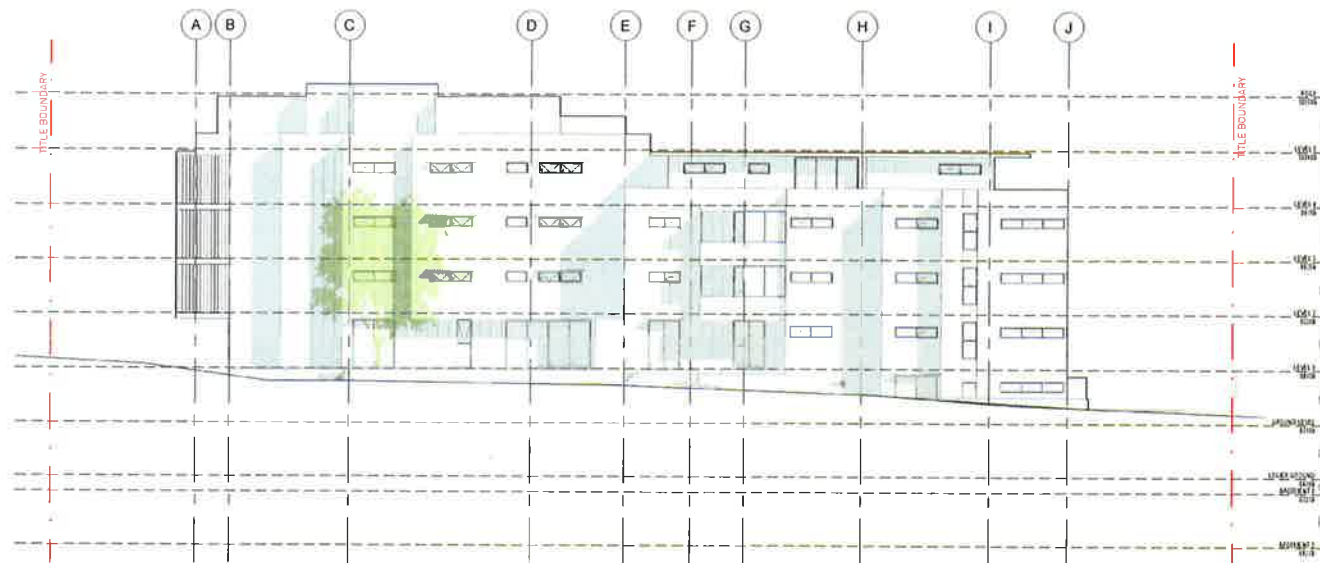
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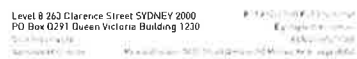
ELEVATIONS
DEVELOPMENT APPLICATION
A200 E



1 REAR (EAST) ELEVATION
A201 1 : 200



2 SOUTH ELEVATION
A201 1 : 200



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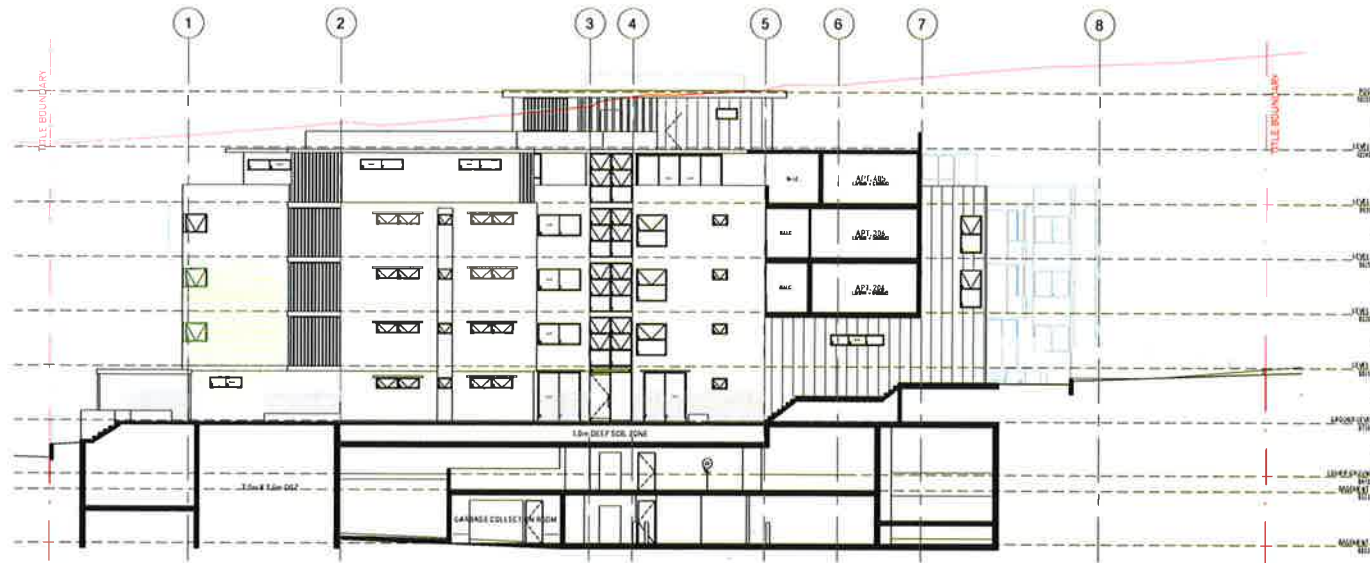
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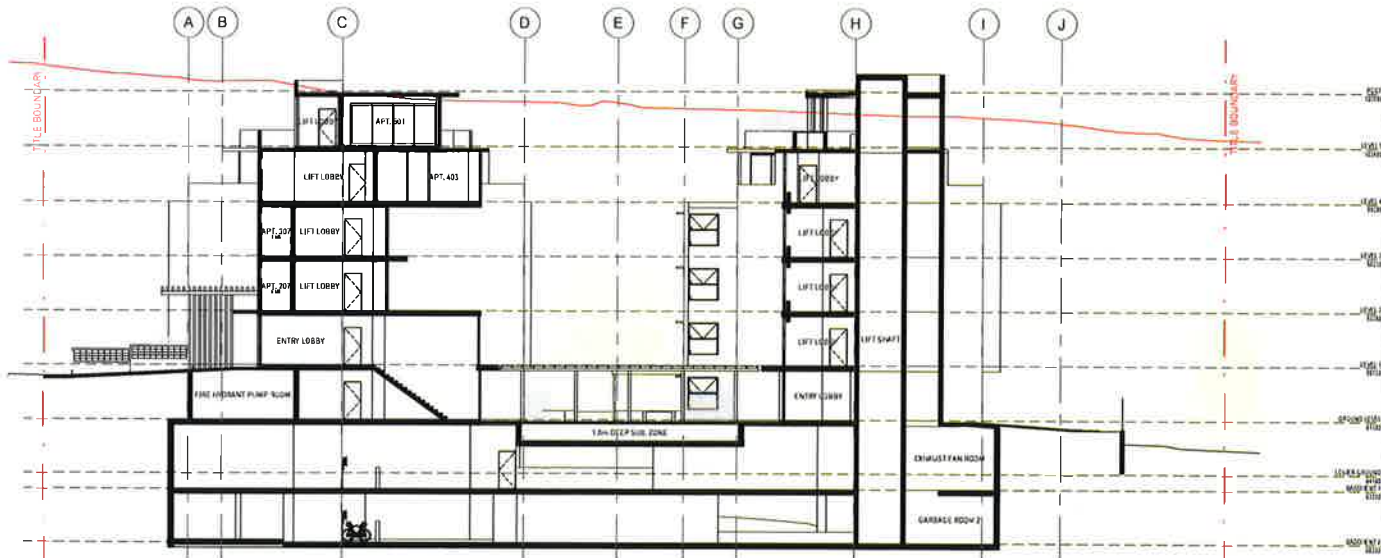
No.	Date	Description
1	2017-01-29	GETTING STARTED - FIRST SIGN UP FOR PLAN
2	2017-01-30	AUDIENCE INFORMATION FOR US
3	2017-01-30	AUDIENCE INFORMATION FOR US
4	2017-01-30	GETTING STARTED WITH REACTION INFORMATION PLAN

15096

ELEVATION
DEVELOPMENT APPLICATION
A202 E



1
SECTION 01
1:200



2
SECTION 02
1:200

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PO Box 0291 Queen Victoria Building 1230
Architects
Giles Tribe Architects

Project: Sunrise Epping Residential Development
Client: Sunrise Epping Residential Development Pty Ltd
Date: 10/10/2023
Drawing: Section 01 & 02

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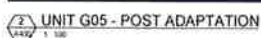
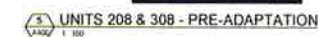
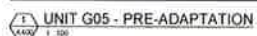
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Scale: 1:200
Date: 10/10/2023
Author: [Name]
Checker: [Name]
16096

SECTIONS
DEVELOPMENT APPLICATION
A300 - E



DEVELOPMENT SUMMARY

SITE AREA: 3635m²

LEVEL	UNIT	UNIT TYPE	FLOOR AREA			PRIVATE OPEN SPACE			INTERNAL STORAGE VOLUME (m ³)	EXTERNAL STORAGE VOLUME (m ³)	NO. OF CAR SPACE
			INTERNAL AREA (m ²)	ADD. REQUIREMENT (m ²)	COMPLIANCE	AREA (m ²)	ADD. REQUIREMENT (m ²)	COMPLIANCE			
GROUND LEVEL	001	1-BEDDER	52	50	YES	48	15 (3.0m MIN. DEPTH)	YES	3.1	7.2	0
	002	2-BEDDER	79	75	YES	63	15 (3.0m MIN. DEPTH)	YES	4.1	10.4	1
	003	2-BEDDER	86	75	YES	78	15 (3.0m MIN. DEPTH)	YES	5.8	7.2	1
	004	2-BEDDER (LIVEABLE)	75	75	YES	27	15 (3.0m MIN. DEPTH)	YES	4.7	7.2	1
	005	3-BEDDER (ADAPTABLE)	131	95	YES	29	15 (3.0m MIN. DEPTH)	YES	4.7	11.8	2
	006	2-BEDDER (LIVEABLE)	89	75	YES	23	15 (3.0m MIN. DEPTH)	YES	4.0	6.2	1
	007	STUDIO	36	35	YES	17	15 (3.0m MIN. DEPTH)	YES	2.7	7.2	0
	008	2-BEDDER (LOFT)	84	75	YES	22	15 (3.0m MIN. DEPTH)	YES	4.2	6.2	1
	009	2-BEDDER (LOFT)	85	75	YES	24	15 (3.0m MIN. DEPTH)	YES	5.4	8.8	1
	010	1-BEDDER (LOFT)	64	50	YES	16	15 (3.0m MIN. DEPTH)	YES	3.2	6.8	1
	011	1-BEDDER	50	50	YES	24	15 (3.0m MIN. DEPTH)	YES	3.6	7.2	0
	012	1-BEDDER	51	50	YES	24	15 (3.0m MIN. DEPTH)	YES	3.0	7.2	0
	013	2-BEDDER	86	75	YES	36	15 (3.0m MIN. DEPTH)	YES	5.8	8.8	1
	014	2-BEDDER	97	75	YES	28	15 (3.0m MIN. DEPTH)	YES	4.0	15.0	1
LEVEL 1	101	1-BEDDER	52	50	YES	16	8 (2.0m MIN. DEPTH)	YES	3.2	6.1	0
	102	2-BEDDER	79	75	YES	23	10 (2.0m MIN. DEPTH)	YES	4.1	6.1	1
	103	2-BEDDER	85	75	YES	19	10 (2.0m MIN. DEPTH)	YES	5.8	6.1	1
	104	2-BEDDER (LIVEABLE)	75	75	YES	10	10 (2.0m MIN. DEPTH)	YES	4.7	6.1	1
	105	1-BEDDER (ADAPTABLE)	56	50	YES	8	8 (2.0m MIN. DEPTH)	YES	3.8	5.5	1
	106	2-BEDDER	85	75	YES	49	15 (3.0m MIN. DEPTH)	YES	8.2	9.3	2
	107	2-BEDDER	77	75	YES	79	15 (3.0m MIN. DEPTH)	YES	5.0	6.9	1
	108	2-BEDDER (LIVEABLE)	89	75	YES	12	10 (2.0m MIN. DEPTH)	YES	4.9	8.4	1
	109	3-BEDDER	116	95	YES	21	12 (2.4m MIN. DEPTH)	YES	5.1	8.7	2
	110	1-BEDDER	50	50	YES	18	8 (2.0m MIN. DEPTH)	YES	3.7	8.2	0
	111	1-BEDDER	50	50	YES	8	8 (2.0m MIN. DEPTH)	YES	3.4	8.2	0
	112	1-BEDDER	51	50	YES	14	8 (2.0m MIN. DEPTH)	YES	3.0	8.3	0
	113	2-BEDDER	86	75	YES	15	8 (2.0m MIN. DEPTH)	YES	5.8	6.2	1
	114	2-BEDDER	82	75	YES	22	15 (3.0m MIN. DEPTH)	YES	4.0	6.2	1
	115	2-BEDDER	83	75	YES	15	10 (2.0m MIN. DEPTH)	YES	4.8	6.2	1
LEVEL 2	201	1-BEDDER	56	50	YES	16	8 (2.0m MIN. DEPTH)	YES	5.8	3.2	0
	202	2-BEDDER	79	75	YES	30	10 (2.0m MIN. DEPTH)	YES	4.1	5.1	1
	203	2-BEDDER	86	75	YES	19	10 (2.0m MIN. DEPTH)	YES	5.8	5.5	1
	204	2-BEDDER (LIVEABLE)	75	75	YES	10	10 (2.0m MIN. DEPTH)	YES	4.7	5.5	1
	205	1-BEDDER (ADAPTABLE)	56	50	YES	8	8 (2.0m MIN. DEPTH)	YES	3.8	5.5	1
	206	3-BEDDER	105	95	YES	12	12 (2.4m MIN. DEPTH)	YES	5.4	15.7	2
	207	2-BEDDER	82	75	YES	16	10 (2.0m MIN. DEPTH)	YES	4.0	5.5	1
	208	2-BEDDER (ADAPTABLE)	89	75	YES	12	10 (2.0m MIN. DEPTH)	YES	5.8	5.5	1
	209	3-BEDDER	116	95	YES	21	12 (2.4m MIN. DEPTH)	YES	12.1	18.0	2
	210	1-BEDDER	50	50	YES	18	8 (2.0m MIN. DEPTH)	YES	3.7	8.3	0
	211	1-BEDDER	50	50	YES	8	8 (2.0m MIN. DEPTH)	YES	3.4	8.3	0
	212	1-BEDDER	51	50	YES	14	8 (2.0m MIN. DEPTH)	YES	3.0	8.3	0
	213	2-BEDDER	86	75	YES	15	10 (2.0m MIN. DEPTH)	YES	6.6	7.0	1
	214	2-BEDDER	82	75	YES	10	10 (2.0m MIN. DEPTH)	YES	4.0	6.8	1
	215	2-BEDDER	83	75	YES	15	10 (2.0m MIN. DEPTH)	YES	4.8	5.4	1
LEVEL 3	301	1-BEDDER	54	50	YES	16	8 (2.0m MIN. DEPTH)	YES	5.8	6.1	0
	302	2-BEDDER	79	75	YES	30	10 (2.0m MIN. DEPTH)	YES	4.1	12.8	1
	303	2-BEDDER	86	75	YES	19	10 (2.0m MIN. DEPTH)	YES	5.8	6.5	1
	304	3-BEDDER (LIVEABLE)	75	75	YES	10	10 (2.0m MIN. DEPTH)	YES	4.7	12.7	1
	305	1-BEDDER (ADAPTABLE)	56	50	YES	8	8 (2.0m MIN. DEPTH)	YES	3.8	9.2	1
	306	3-BEDDER	105	95	YES	12	12 (2.4m MIN. DEPTH)	YES	5.4	17.8	2
	307	2-BEDDER	82	75	YES	16	10 (2.0m MIN. DEPTH)	YES	4.0	6.2	1
	308	2-BEDDER (ADAPTABLE)	89	75	YES	12	10 (2.0m MIN. DEPTH)	YES	5.8	5.5	1
	309	3-BEDDER	116	95	YES	21	12 (2.4m MIN. DEPTH)	YES	5.1	16.5	2
	310	1-BEDDER	50	50	YES	18	8 (2.0m MIN. DEPTH)	YES	3.7	8.3	0
	311	1-BEDDER	50	50	YES	8	8 (2.0m MIN. DEPTH)	YES	3.4	8.3	0
	312	1-BEDDER	51	50	YES	14	8 (2.0m MIN. DEPTH)	YES	3.0	8.3	0
	313	2-BEDDER	86	75	YES	15	10 (2.0m MIN. DEPTH)	YES	5.8	6.7	1
	314	2-BEDDER	82	75	YES	10	10 (2.0m MIN. DEPTH)	YES	4.0	6.8	1
	315	2-BEDDER	83	75	YES	15	10 (2.0m MIN. DEPTH)	YES	4.8	9.2	1
LEVEL 4	401	2-BEDDER	89	75	YES	25	10 (2.0m MIN. DEPTH)	YES	4.3	12.3	2
	402	2-BEDDER	82	75	YES	44	10 (2.0m MIN. DEPTH)	YES	5.1	20.9	2
	403	STUDIO	40	35	YES	15	4	YES	2.6	6.4	0
	404	1-BEDDER (ADAPTABLE)	56	50	YES	8	8 (2.0m MIN. DEPTH)	YES	3.8	11.8	1
	405	3-BEDDER (LIVEABLE)	115	95	YES	21	12 (2.4m MIN. DEPTH)	YES	5.7	16.2	2
	406	2-BEDDER	77	75	YES	16	10 (2.0m MIN. DEPTH)	YES	5.0	8.4	1
	407	3-BEDDER	101	95	YES	54	12 (2.4m MIN. DEPTH)	YES	5.3	16.5	2
	408	1-BEDDER	50	50	YES	27	8 (2.0m MIN. DEPTH)	YES	3.2	15.0	1
	409	2-BEDDER	88	75	YES	114	10 (2.0m MIN. DEPTH)	YES	2.7	6.2	1
	410	2-BEDDER	85	75	YES	36	10 (2.0m MIN. DEPTH)	YES	4.0	6.2	1
LEVEL 5	501	3-BEDDER	162	95	YES	266	12 (2.4m MIN. DEPTH)	YES	8.5	8.0	2
TOTAL											45

	FRONT BUILDING
	REAR BUILDING

DWELLING

UNIT TYPE	STANDARD	ADAPTABLE	LIVEABLE
STUDIO	212.9%	0	0
1-BEDDER	211.00.0%	4	0
2-BEDDER	281.54.3%	2	6
3-BEDDER	912.2.9%	1	1
TOTAL	70	7(10%)	7(10%)

WASTE

BIN TYPE	360L BIN
GENERAL WASTE (80L x 70 Units per Week)	16
RECYCLED WASTE (60L x 70 Units per Week)	8
TOTAL	24

PARKING

UNIT TYPE	RATIO	NO. OF OFF-STREET CARPARK
VISITOR (1 FOR EVERY 5)	-	14
1-BEDDER	+0.6	12.6
2-BEDDER	+0.9	34.2
3-BEDDER OR MORE	+1.6	12.6
RMS OTOD 2002 REQUIREMENT		74

PARKING PROVIDED

	BASEMENT 1	BASEMENT 2	TOTAL
CAR			
RESIDENT	41	17	58
RESIDENT / DISABLED	-	7	7
VISITOR	-	13	13
VISITOR / DISABLED	-	1	1
			79
BICYCLE			
RESIDENT	-	15	15
VISITOR	-	8	8
			23
OTHER			
MOTORCYCLE	-	2	2
CAR WASH BAY	-	1	1
SRV LOADING BAY	-	1	1



JUNE 21 - 9AM



JUNE 21 - 12PM



JUNE 21 - 3PM



JUNE 21 - 10AM



JUNE 21 - 1PM



JUNE 21 - 11AM



JUNE 21 - 2PM

OVERSHADOWING STUDY

SITE: 17-25 EPPING ROAD, EPPING, NSW

APT.	9AM	10AM	11AM	12PM	1PM	2PM	3PM	HOURS
801								2.0
802								2.0
803								1.5
804								4.5
805								5.5
806								5.5
104								2.0
105								3.0
106								4.5
107								6.0
111								5.0
112								5.0
113								6.0
201								4.5
205								5.0
206								3.0
207								4.5
208								6.0
212								5.0
213								5.0
214								6.0
301								6.0
305								6.0
306								3.0
307								4.5
308								6.0
312								5.0
313								5.0
314								6.0
401								6.0
405								6.0
406								6.0
407								6.0
411								6.0
412								6.0
413								6.0
501								6.0

LEGEND

- RECEIVE SOLAR ACCESS
- EXISTING OVERSHADOWING
- OVERSHADOWED BY PROPOSED DEVELOPMENT

SUMMARY
THE INITIAL COMPLIANCE FOR SOLAR ACCESS REQUIREMENT IN ADJACENT DEVELOPMENT (17-25 EPPING ROAD) AS PER STATEMENT OF ENVIRONMENTAL EFFECT (SEPTEMBER 2014) AND THE APPROVED DA PLANS (31 MARCH 2015) IS 66 UNITS OUT OF 90 (73.33%).

THE PROPOSED DEVELOPMENT REDUCES COMPLIANCE OF 1 NORTH FACING APARTMENT (803) TO 1.5HRS, MAKING A TOTAL OF 65 UNITS RECEIVING A MINIMUM OF 2 HRS SOLAR ACCESS (72.22%).



MATERIALS & FINISHES

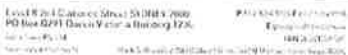






PROPOSED DA FOR
5-STOREY RESIDENTIAL DEVELOPMENT
ON 22-26 ESSEX STREET

FUTURE 5-STOREY RESIDENTIAL
DEVELOPMENT ON 17-25 EPPING ROAD
CURRENTLY UNDER CONSTRUCTION



GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

**SUNRISE EPPING
DEVELOPMENT PTY LTD**

SUNRISE EPPING RESIDENTIAL DEVELOPMENT
LOT A, DP392141 & LOT 1, DP1197822
5-9 SMITH STREET
NSW 2121
EPPING



No.	Date	Description
1	2017/06/20	SALE OF 10000 SHARES OF 10% (SALE PRICE 120)
2	2017/06/22	SALE OF 10000 SHARES OF 10% (SALE PRICE 120)
3	2017/06/24	SALE OF 10000 SHARES OF 10% (SALE PRICE 120)
4	2017/06/26	SALE OF 10000 SHARES OF 10% (SALE PRICE 120)

15096

SITE PLAN
DEVELOPMENT APPLICATION
A004 E

**SITE PLAN
APPLICATION**
A004 E



LEGEND

 **Control** (no treatment)

 **100 mg/kg** (100 mg/kg body weight)

 **200 mg/kg** (200 mg/kg body weight)

 **400 mg/kg** (400 mg/kg body weight)

NOTE
 1. INTERNAL-COURTYARD-FACING & SOUTH-FACING WINDOWS AT 1800mm
 SH-1 HEIGHT V/L 1 BE DISCLOSED AS IS.



1 and 2 243 Cornelia Street STORR 4 2888
 PO Box 9271 Queen Victoria Building 1236
 New South Wales 1588
 Tel: 02 9250 1588 Fax: 02 9250 1589
 Email: info@sunrise-eppling.com.au
 Website: www.sunrise-eppling.com.au

GILES TRIBE ARCHITECTS
 ARCHITECTS & URBAN PLANNERS

SUNRISE EPPING
 DEVELOPMENT PTY LTD

SUNRISE EPPING RESIDENTIAL DEVELOPMENT
 LOT A, DP982141 & LOT 1, DP1197922
 5-9 SMITH STREET
 EPPING
 NSW 1502



No.	Date	Description
1	20/02/20	PLAN DEVELOPMENT APPLICATION
2	20/02/20	REVISIONS FOR DISCUSSION
3	20/02/20	REVISIONS FOR DISCUSSION
4	20/02/20	REVISIONS FOR DISCUSSION

Scale: 1:500
 Date: 20/02/20
 Drawn: [Name]
 Checked: [Name]
 Approved: [Name]
 15096

PLAN - GROUND LEVEL
DEVELOPMENT APPLICATION
 A102 E

NOTE
1. INTERNAL-COURTYARD-FACING & SOUTH-FACING WINDOWS AT 1800mm
SILL HEIGHT WILL BE OBSCURE GLASS.



Table 16. 263 Clarence Street SYDNEY 2000
PO Box 6791 Queen Victoria Building 1236
E-mail: table16@table16.com
Phone: 02 9255 1717 Fax: 02 9255 1718
Web: <http://www.table16.com>

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

**SUNRISE EPPING
DEVELOPMENT PTY LTD**

SUNRISE EPPING RESIDENTIAL DEVELOPMENT
LOT A, DP392141 & LOT 1, DP1197822
5-9 SMITH STREET
NSW 2121
EPPING



No.	Date	Description
1	10/12/2018	Salaries of staff of the Department of Health and Family Welfare
2	10/12/2018	Salaries of staff of the Department of Health and Family Welfare
3	10/12/2018	Salaries of staff of the Department of Health and Family Welfare
4	10/12/2018	Salaries of staff of the Department of Health and Family Welfare

15096

PLAN - LEVEL 1
DEVELOPMENT APPLICATION
A103 E

NOTE
1. INTERNAL COURTYARD-FACING & SOUTH-FACING WINDOWS AT 1800mm
SLAB HEIGHT WILL BE OBSCURED BY GLASS.



Lot 1 & 201 Clarence Street, Sydney NSW 2000
PO Box 991, Green Valley NSW 2128
Date: 14/04/2018
Scale: 1:1000

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

**SUNRISE EPPING
DEVELOPMENT PTY LTD**

SUNRISE EPPING RESIDENTIAL DEVELOPMENT
LOT A, DP392141 & LOT 1, DP119792
6-9 SAITH STREET
EPPING
NSW 2127

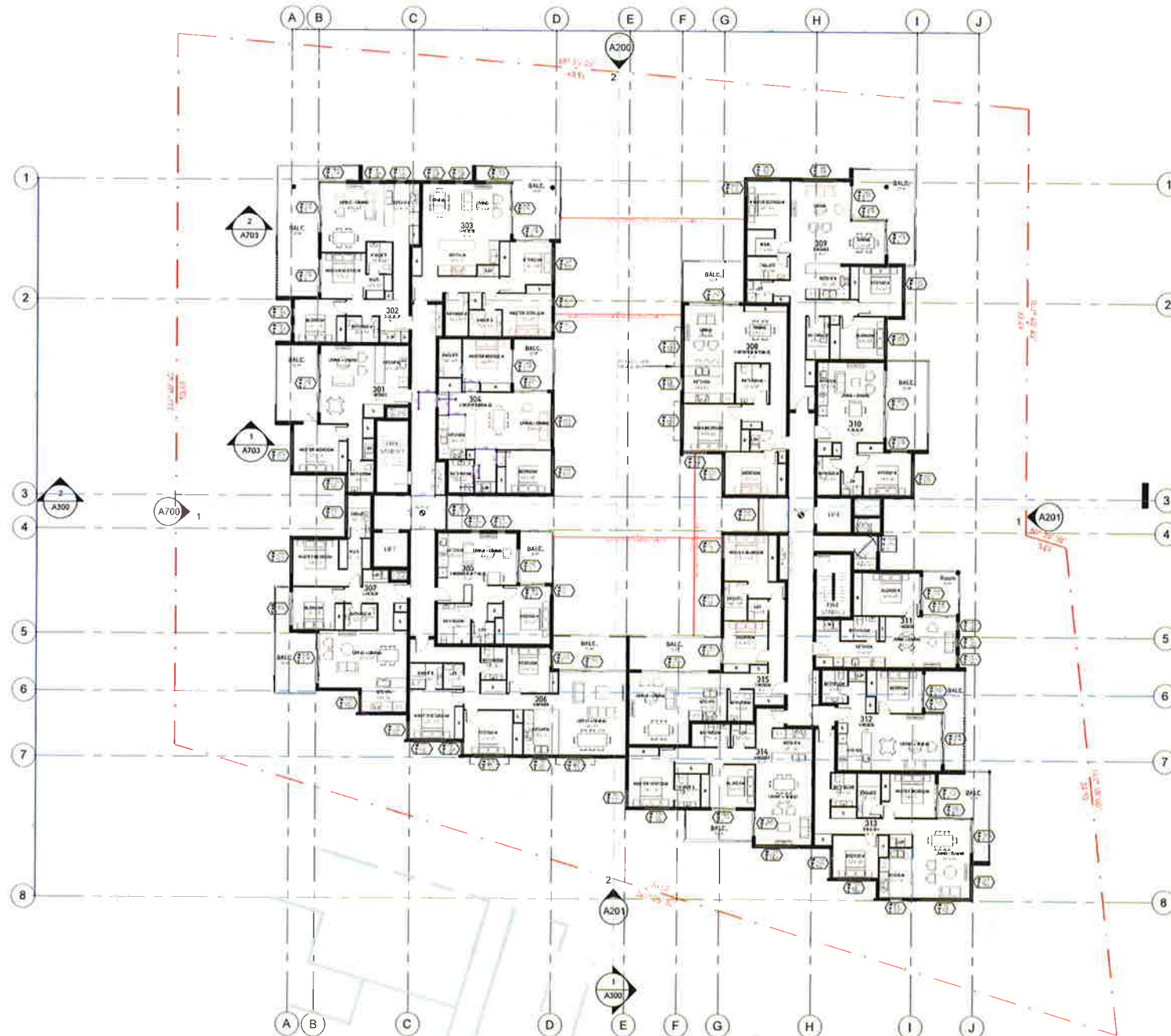


No.	Date	Description
1	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
2	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
3	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
4	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
5	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
6	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
7	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
8	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
9	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
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99	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION
100	14/04/2018	LEVEL 2 DEVELOPMENT APPLICATION

Scale: 1:1000
Date: 14/04/2018
Drawing: 15096

PLAN - LEVEL 2
DEVELOPMENT APPLICATION
A104 E

NOTE
1. INTERNAL-COURTYARD-FACING & SOUTH-FACING WINDOWS AT 1800-mm SILL HEIGHT WILL BE OBSCURE GLASS.



Level 8 264 George Street SYDNEY 2000
PO Box Q291 Queen Victoria Building 12th

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Executive Director, IFLA
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GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

SUNRISE EPPING
DEVELOPMENT PTY LTD

SUNRISE EPPING RESIDENTIAL DEVELOPMENT
LOT A, DP392141 & LOT 1, DP1197922
5 - 9 SMITH STREET
NSW 2121
EPPING



No.	Date	Description
1	2017-01-28	Received from the Government of India, New Delhi, Rs. 1000000000
2	2017-01-28	Received from the Government of India, New Delhi, Rs. 1000000000
3	2017-01-28	Received from the Government of India, New Delhi, Rs. 1000000000
4	2017-01-28	Received from the Government of India, New Delhi, Rs. 1000000000

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PLAN - LEVEL 3
DEVELOPMENT APPLICATION
A105 E

NOTE
1. INTERNAL-COURTYARD-FACING & SOUTH-FACING WINDOWS AT 1800mm
SLIT HEIGHT WILL BE OBSCURE GLASS.

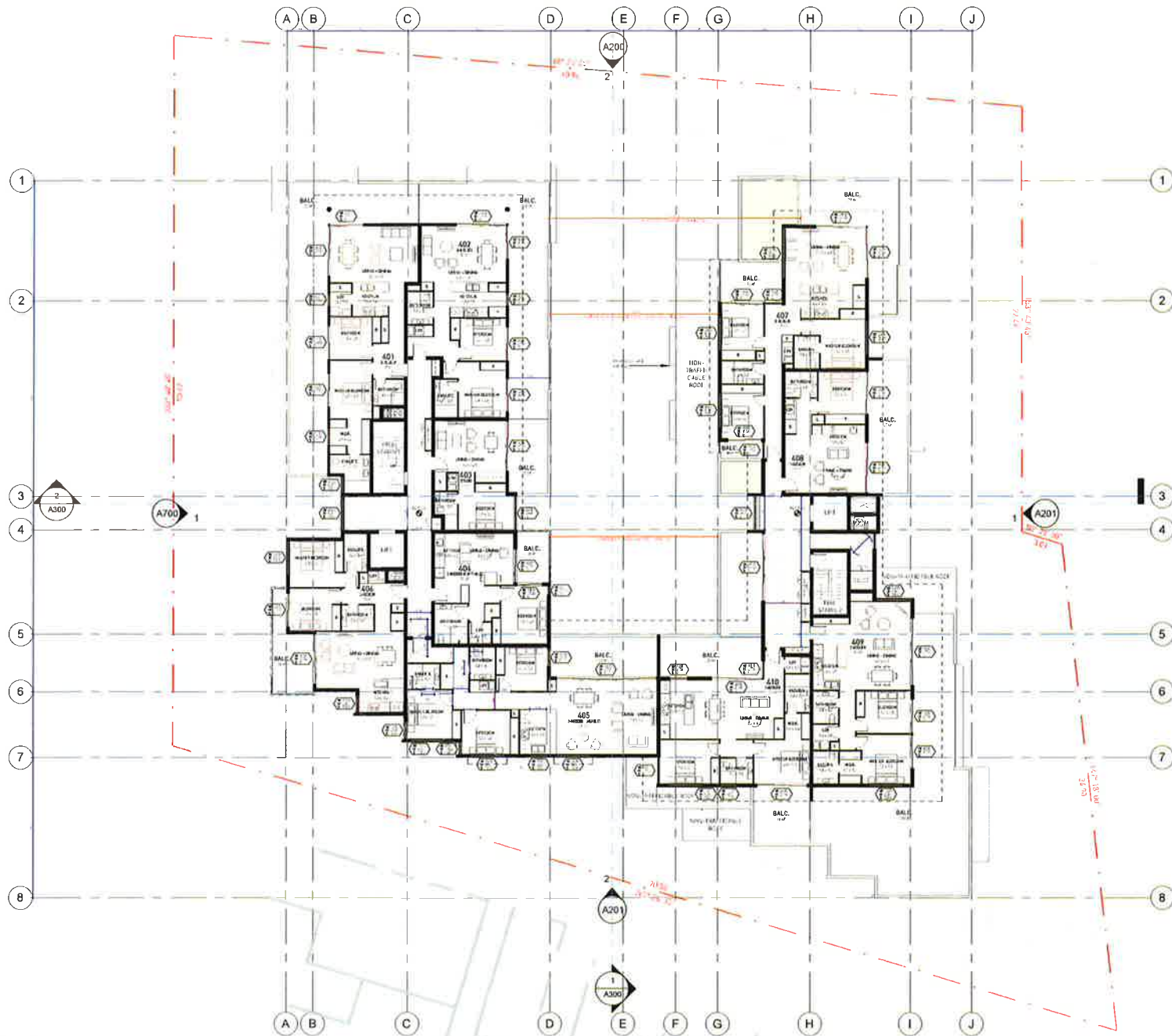


Figure 1 shows a schematic representation of the experimental area. It is a long, narrow rectangle divided into three equal sections, each labeled '100m' in width and '10m' in depth. The total length is 2000 metres and the total width is 100 metres. The sections are separated by vertical lines.

Level 8 263 Clarence Street SYDNEY 2000
PO Box 0291 Queen Victoria Building 123L
City of Sydney
Sydney NSW 2000

Phone 61 61 2 9231 3131 Fax 61 61 2 9231 3130
E-mail info@cityofsydney.nsw.gov.au
www.cityofsydney.nsw.gov.au

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

**SUNRISE EPPING
DEVELOPMENT PTY LTD**

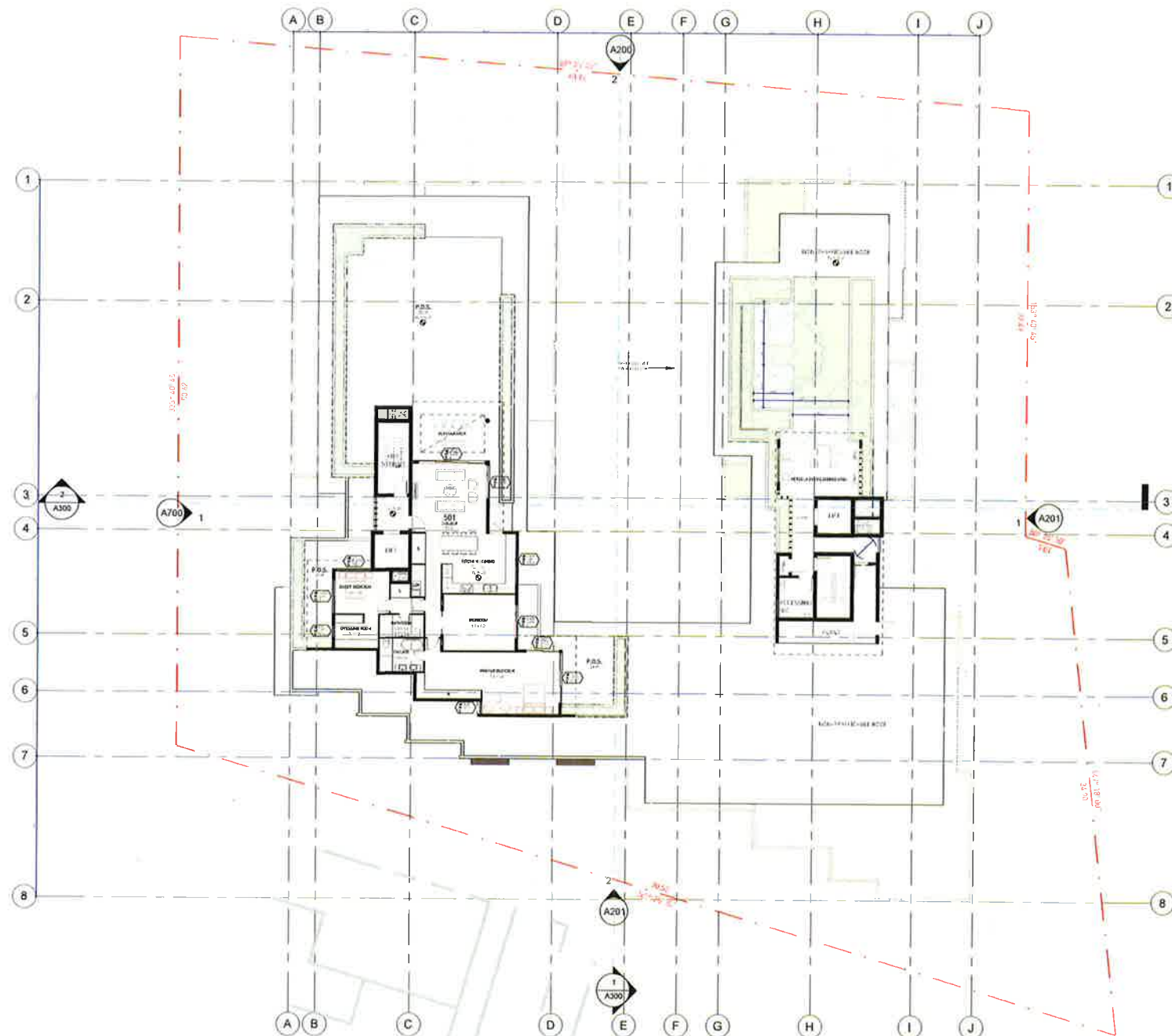
SUNRISE EPPING RESIDENTIAL DEVELOPMENT
LOT A, DP292141 & LOT 1, DP1197922
5-9 SMITH STREET
NSW 2121
EPPING

[illegible]

15096

PLAN - LEVEL 4
DEVELOPMENT APPLICATION
A106 E

NOTE
1. INTERNAL-COURTYARD-FACING & SOUTH-FACING WINDOWS AT 1800mm
SILL HEIGHT WILL BE OUSCURE GLASS.



Scale: 1:100
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

Level 5 264 Clarence Street SYDNEY 7000
PO Box 6291 Green Victoria Building 1230
Sydney NSW 1585
Architect: GILES TRIBE ARCHITECTS
Mark & Bronwyn (M&B) Studio 1230 Green Victoria Building

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

SUNRISE EPPING
DEVELOPMENT PTY LTD

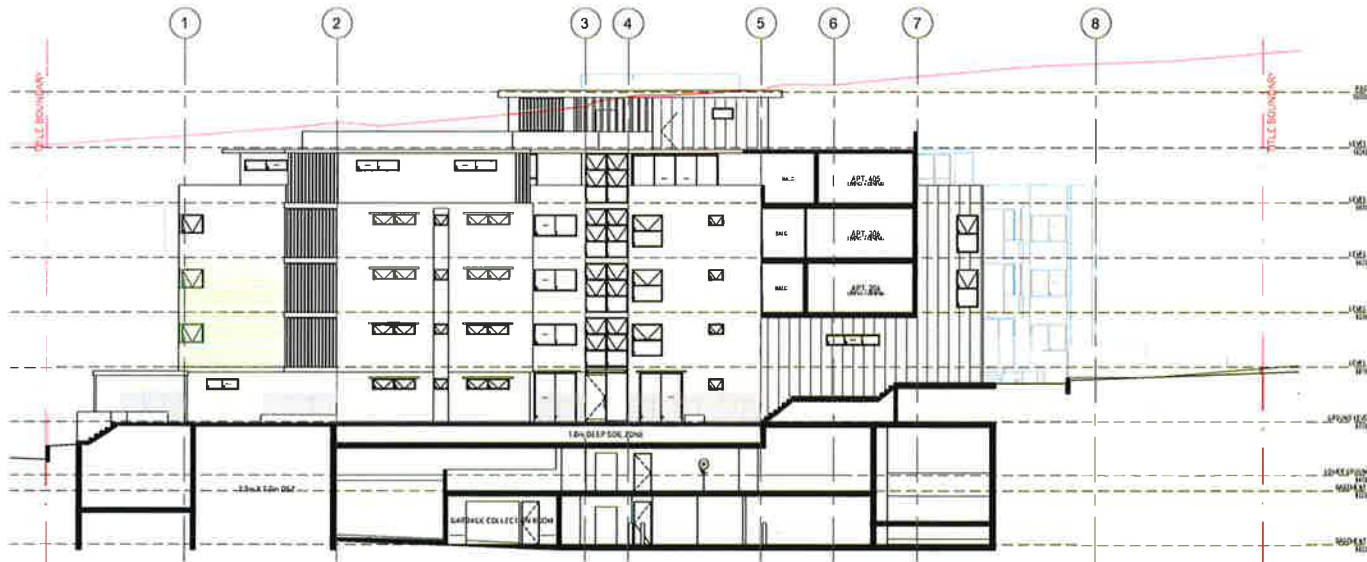
SUNRISE EPPING RESIDENTIAL DEVELOPMENT
LOT A, DP392141 & LOT 1, DP1197922
6-8 SMITH STREET
NEW 2121
EPPING



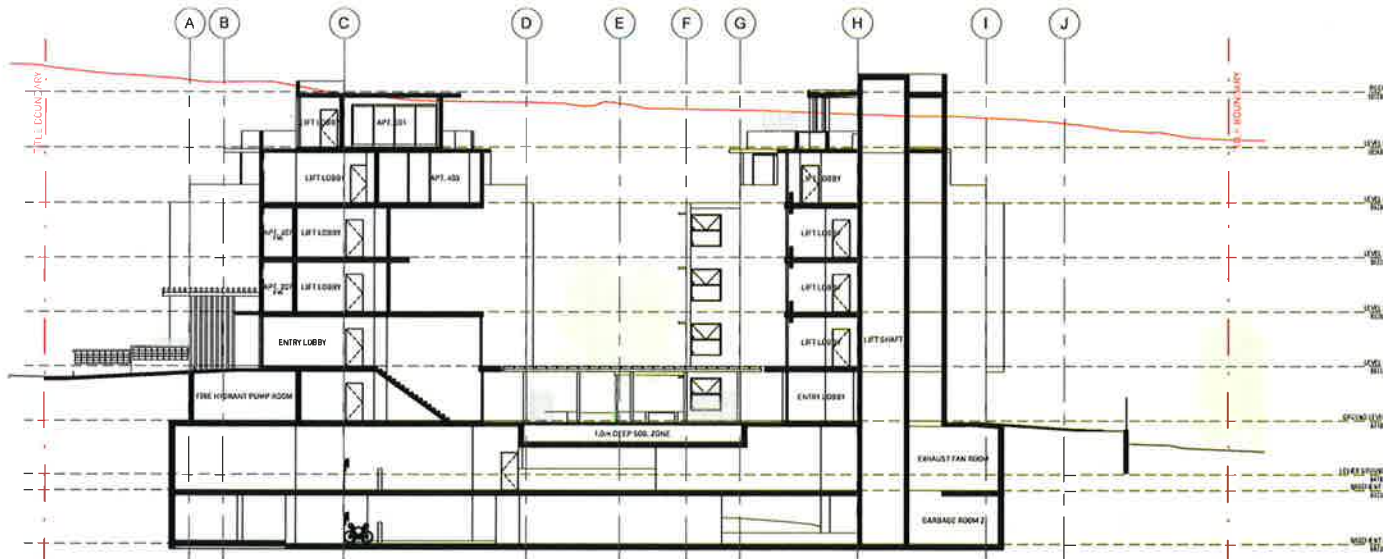
No.	Rev.	Description
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Scale: 1:100
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
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PLAN - LEVEL 5
DEVELOPMENT APPLICATION
A107 E



1
A300
SECTION 01
1 : 200



2
A300
SECTION 02
1 : 200

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m 19m 20m 21m 22m 23m 24m 25m 26m
SCALE 1:200

Level 8 201 Clarence Street SYDNEY 2000
PO Box 991 Queen Victoria Building 1210
Giles Tribe Architects
Giles Tribe Architects Pty Ltd
ABN 26 612 54 567
Mark G. Mowbray 18/07/2020 Street 11, 12/151 M. Street, Kyneton 3620

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

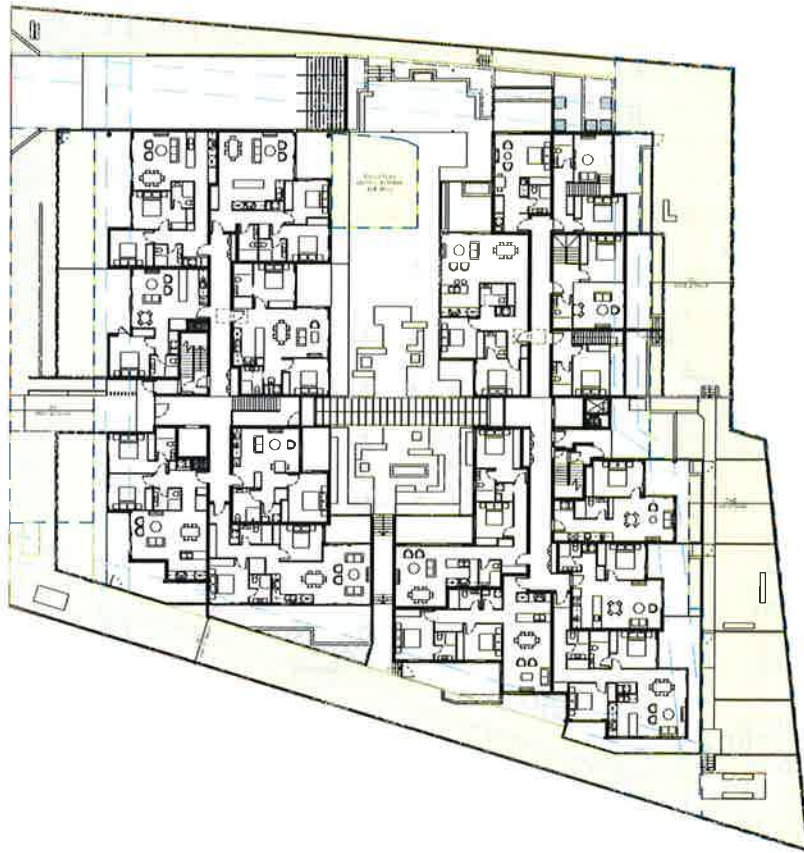
SUNRISE EPPING
DEVELOPMENT PTY LTD

SUNRISE EPPING RESIDENTIAL DEVELOPMENT
LOT A, DP392141 & LOT 1, DP1197822
5-9 SMITH STREET
NSW 2151
EPPING

No.	Date	Description
1	2017/04/26	DEVELOPMENT APPLICATION SUBMISSION
2	2017/04/26	ADDITIONAL INFORMATION FOR DA
3	2017/04/26	REVISIONS FOR SUBMISSION
4	2017/04/26	DA PREPARED WITH AMENDMENTS

Scale
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Apprval
Checked
Drawn
Date
1:200 GAD
JPM/AT
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01
07
2020
15096

SECTIONS
DEVELOPMENT APPLICATION
A300 E



GROUND FLOOR

DEEP SOIL ZONE (DSZ)

SITE AREA: 3,3511'

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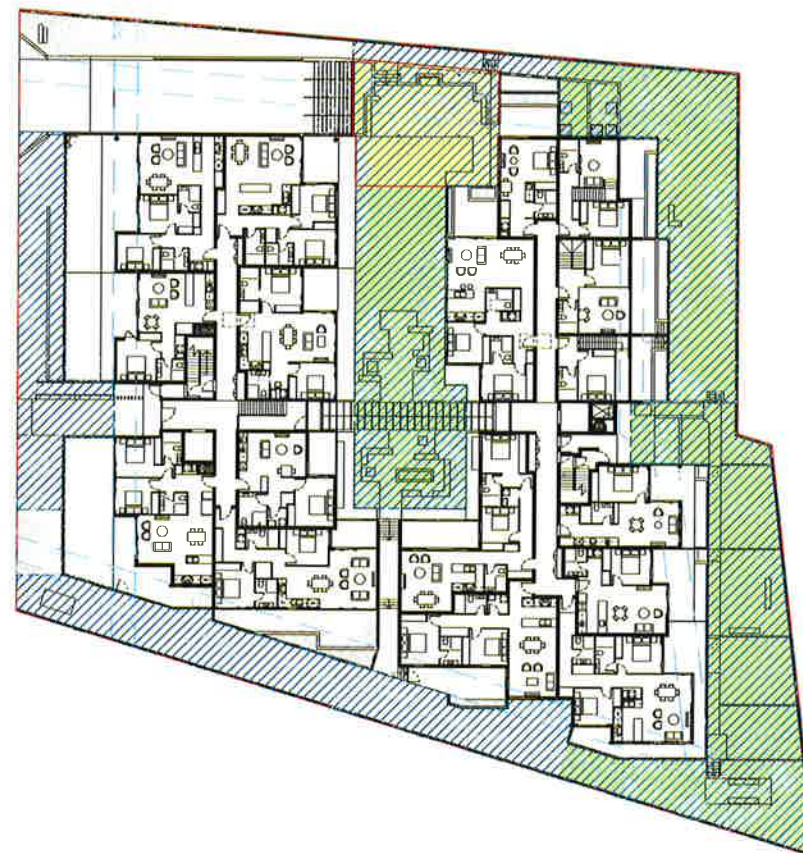
PROPOSED
 11/20/2017
 11/20/2017 11:20 AM
 11/20/2017 11:20 AM

ADG

CONTROLS

- MIN. AREA OF 1.5% OF SURFACE
- MIN. DISCRESSION OF 0.02%

PROPOSED
1995-96



GROUND FLOOR

COMMUNAL OPEN SPACE (COS)

SITE AREA: 3625m²

HDCP
CONTROLS
MIN. AREA LEASE OF SITE 12.371671

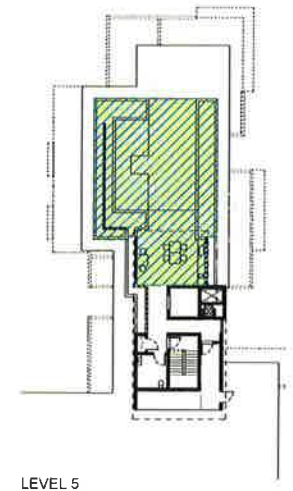
PROPOSED	
GROUND FLOOR	1,154.00
LEVEL 3	2,428.00
TOTAL	3,582.00

ADD

CONTROLS

- MS. PHASE 1 OF THE BOLD-1
- MS. PHASE 2 OF THE BOLD-1

PROPOSED	
GROUND FLOOR	11,220 sq ft
LEVEL 2	14,774 sq ft
TOTAL	122,740 sq ft



LEVEL 5

PRINCIPAL COMMUNAL OPEN SPACE (PCOS)

SITE AREA: 3635m²

HDCP
CONTROLS
+ 10% AREA OF DISCORD
+ 10% CONFIDENCE OF A...

PROPOSED



LexisNexis 203 Commerce Street, Suite 700 (7000)
PO Box 9791, Omaha, NE 68109-0791
www.lexis.com
LexisNexis is a registered trademark of LexisNexis, Inc.

[illegible]

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

**SUNRISE EPPING
DEVELOPMENT PTY LTD**

SUNRISE EPPING RESIDENTIAL DEVELOPMENT
LOT A, DP362141 & LOT 1, DP1187922
6 - 8 SMITH STREET
NSW 2121
EPPING



Seq.	Date	Description
1	01/01/2010	INVESTMENT APPLICATED SUBSIDIO
2	01/01/2010	INVESTMENT APPLICATED SUBSIDIO
3	01/01/2010	INVESTMENT APPLICATED SUBSIDIO
4	01/01/2010	INVESTMENT APPLICATED SUBSIDIO

Stock
 Price
 App. Vol.
 Cl. Size
 Draw
 Job No. 1
15096

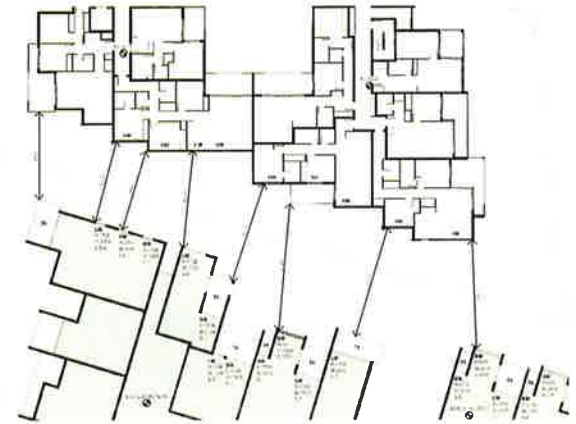
EXTERNAL AREA CALCULATIONS DEVELOPMENT APPLICATION



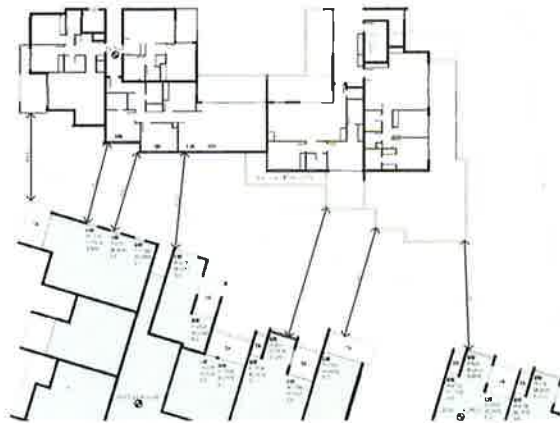
LEVEL 1



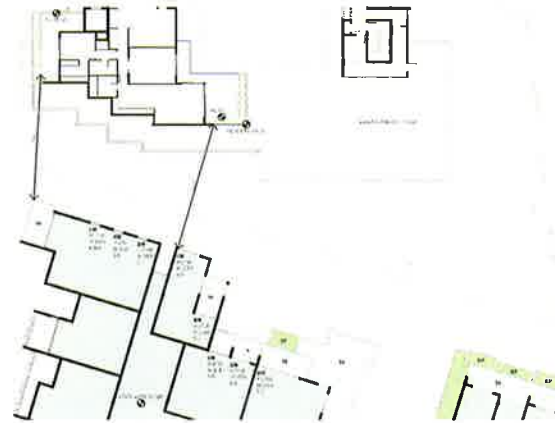
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

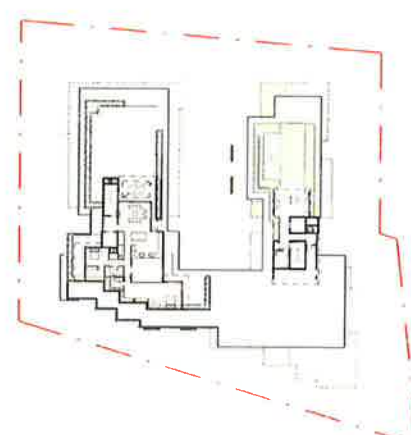
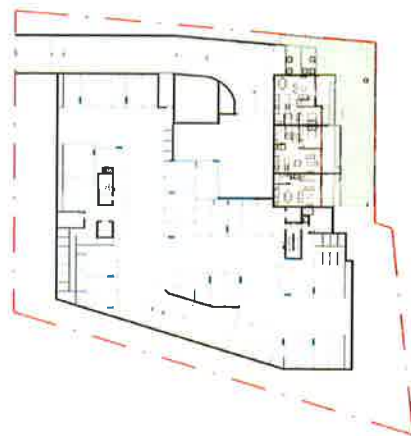
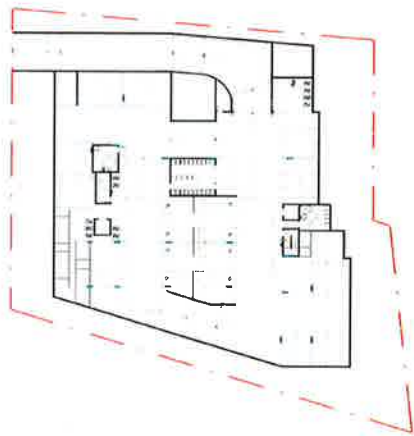
LEGEND

- BW BEDROOM WINDOW
- EW ENSUITE WINDOW
- HW HIGH OUSCURE GLASS WINDOW (1.8m SILL HEIGHT)
- KW KITCHEN WINDOW
- LW LIVING ROOM WINDOW
- RP RAISED PLATER DOOR
- SD FULL HEIGHT SLIDING DOOR
- TA TERRACE AREA / BALCONY

NOTE:

1. MINIMUM DUALING SEPARATION OF 3.00m IN COMPLIANCE WITH RUCP.
2. INTERNAL-COURTYARD-FACING & SOUTH-FACING WINDOWS AT 1.80m SILL HEIGHT WILL BE OUSCURE GLASS.





GFA CALCULATION

SITE AREA: 3635m²

GFA	FRONT BUILDING	FRONT BUILDING	REAR BUILDING
BASEMENT 2	-	-	-
BASEMENT 1	-	-	164.33m²
GROUND LEVEL	566.26m²	587.93m²	587.93m²
LEVEL 1	390.41m²	695.81m²	695.81m²
LEVEL 2	614.96m²	614.96m²	614.96m²
LEVEL 3	614.96m²	614.96m²	695.81m²
LEVEL 4	527.88m²	527.88m²	390.43m²
LEVEL 5	170.31m²	170.31m²	6.86m²
TOTAL	3,064.73m²	3,064.73m²	3,234.88m²

COMBINED GFA = 8,321.61m²



GROUND LEVEL - JUNE 21 - 9AM



GROUND LEVEL - JUNE 21 - 10AM



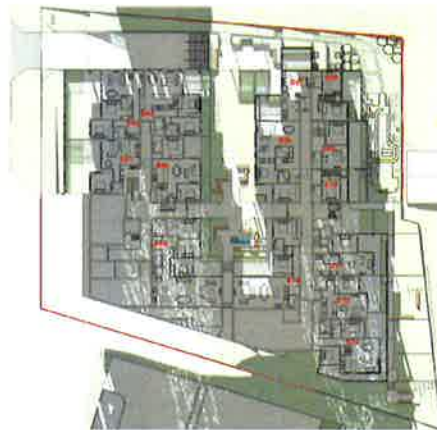
GROUND LEVEL - JUNE 21 - 11AM



GROUND LEVEL - JUNE 21 - 12PM



GROUND LEVEL - JUNE 21 - 1PM



GROUND LEVEL - JUNE 21 - 2PM



GROUND LEVEL - JUNE 21 - 3PM

SHADOW STUDY GROUND FLOOR

APT.	9AM	10AM	11AM	12PM	1PM	2PM	3PM	HOURS
G01								6.00
G02								4.75
G03								6.00
G04								2.00
G05								2.25
G06								3.00
G07								5.75
G08								1.50
G09								2.00
G10								1.75
G11								4.00
G12								2.50
G13								3.00
G14								1.75

LEGEND
 RECEIVE DIRECT SUNLIGHT TO P.O.S. & LIVING ROOM
 OVERSHADOWING

SUMMARY
 1. 10 OF 14 LIVING ROOMS & P.O.S. OF APARTMENTS RECEIVE A MINIMUM OF 2HRS DIRECT SUNLIGHT BETWEEN 9AM - 3PM IN MID WINTER.
 2. 3 APARTMENTS RECEIVE 1-2HRS OF DIRECT SUNLIGHT IN MID-WINTER.
 3. 1 APARTMENT RECEIVES 2HRS OF DIRECT SUNLIGHT TO ITS P.O.S. IN MID-WINTER.



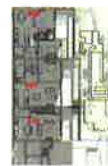
LOWER GROUND - JUNE 21 - 9AM



LOWER GROUND - JUNE 21 - 10AM



LOWER GROUND - JUNE 21 - 11AM



LOWER GROUND - JUNE 21 - 12PM



LOWER GROUND - JUNE 21 - 1PM



LOWER GROUND - JUNE 21 - 2PM



LOWER GROUND - JUNE 21 - 3PM





LEVEL 1 - JUNE 21 - 9AM



LEVEL 1 - JUNE 21 - 10AM



LEVEL 1 - JUNE 21 - 11AM



LEVEL 1 - JUNE 21 - 12PM



LEVEL 1 - JUNE 21 - 1PM



LEVEL 1 - JUNE 21 - 2PM



LEVEL 1 - JUNE 21 - 3PM

SHADOW STUDY

LEVEL 1

APT.	9AM	10AM	11AM	12PM	1PM	2PM	3PM	HOURS
101								0.00
102								5.00
103								5.00
105								2.25
106								1.00
107								2.50
108								0.00
109								3.75
110								6.00
111								1.75
112								5.00
113								2.00
114								3.00
115								0.00
								2.75

LEGEND

RECEIVE DIRECT SUNLIGHT TO P.O.S. & LIVING ROOM
OVERSHADOWING

SUMMARY

- 11 OF 15 LIVING ROOMS & P.O.S. OF APARTMENTS RECEIVE A MINIMUM OF 2HRS DIRECT SUNLIGHT BETWEEN 9AM - 3PM IN MID WINTER.
- 1 APARTMENT RECEIVES 1-2HRS OF DIRECT SUNLIGHT IN MID-WINTER.
- 2 APARTMENTS RECEIVE 1-2HRS OF DIRECT SUNLIGHT TO ITS P.O.S. IN MID-WINTER.
- 1 APARTMENT RECEIVE NO DIRECT SUNLIGHT IN MID-WINTER.





LEVEL 2 - JUNE 21 - 9AM



LEVEL 2 - JUNE 21 - 10AM



LEVEL 2 - JUNE 21 - 11AM



LEVEL 2 - JUNE 21 - 12PM



LEVEL 2 - JUNE 21 - 1PM



LEVEL 2 - JUNE 21 - 2PM



LEVEL 2 - JUNE 21 - 3PM

SHADOW STUDY LEVEL 2

APT.	9AM	10AM	11AM	12PM	1PM	2PM	3PM	HOURS
201								0.00
202								5.00
203								6.00
204								2.50
205								1.50
206								4.00
207								0.00
208								3.25
209								4.00
210								2.75
211								4.25
212								2.00
213								3.00
214								0.00
215								4.75

LEGEND
 RECEIVE DIRECT SUNLIGHT TO P.O.S. & LIVING ROOM
 OVERSHADOWING

SUMMARY

- 11 OF 15 LIVING ROOMS & P.O.S. OF APARTMENTS RECEIVE A MINIMUM OF 2HRS DIRECT SUNLIGHT BETWEEN 9AM - 3PM IN MID WINTER.
- 1 APARTMENT RECEIVES 1-2HRS OF DIRECT SUNLIGHT IN MID-WINTER.
- 2 APARTMENTS RECEIVE 1-2HRS OF DIRECT SUNLIGHT TO THEIR P.O.S. IN MID-WINTER.
- 1 APARTMENT RECEIVE NO DIRECT SUNLIGHT IN MID-WINTER.





SHADOW STUDY

LEVEL 3

Apt.	9AM	10AM	11AM	12PM	1PM	2PM	3PM	HOURS
302								0.0
303								5.0
304								3.0
305								8.0
306								7.5
307								4.5
308								0.0
309								1.5
310								8.0
311								3.0
312								4.5
313								7.0
314								3.0
315								4.5

LEGEND

LEGEND
 RECEIVE DIRECT SUNLIGHT TO P.O.S. & LIVING ROOM
 OVERSHADOWING

OVERSAMPLING

SUMMARY

1. 12 OF 15 LIVING ROOMS & P.O.S. OF APARTMENTS RECEIVE A MINIMUM OF 2HRS DIRECT SUNLIGHT BETWEEN 9AM - 3PM IN MID WINTER.
2. 2 APARTMENTS RECEIVE 1-2HRS OF DIRECT SUNLIGHT TO THEIR P.O.S. IN MID-WINTER.
3. 1 APARTMENT RECEIVES NO DIRECT SUNLIGHT IN MID-WINTER.



SHADOW STUDY

LEVEL 4

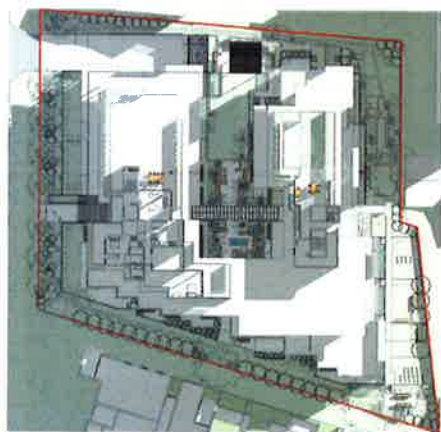
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LEGEND

- LEGEND**
-  RECEIVE DIRECT SUNLIGHT TO P.O.S. & LIVING ROOM
- OVERSHADOWING

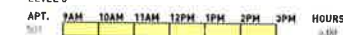
SUMMARY

1. 9 OF 10 LIVING ROOMS & P.O.S. OF APARTMENTS RECEIVE A MINIMUM OF 2HRS DIRECT SUNLIGHT BETWEEN 9AM - 3PM IN MID WINTER.



SHADOW STUDY

LEVEL 5



LEAFEND

LEGEND
 RECEIVE DIRECT SUNLIGHT TO P.O.S. & LIVING ROOM
 OVERSHADOWING

OVERSHADOWING

SUMMARY

1. 1 OF 1 LIVING ROOMS & P.O.S. OF APARTMENTS RECEIVE A MINIMUM OF 2HRS DIRECT SUNLIGHT BETWEEN 9AM - 3PM IN MID WINTER.

SHADOW STUDY SUMMARY

APT. LEVEL	NO. OF APT. RECEIVING 2HRS+ DIRECT SUNLIGHT	TOTAL NO. OF APT.
GROUND LEVEL	10	14
LEVEL 1	11	15
LEVEL 2	11	15
LEVEL 3	12	15
LEVEL 4	10	10
LEVEL 5	01	01
TOTAL	54	70



KEY

- EXISTING LEVEL
PROPOSED LEVEL
- EXISTING C-SECTION
- SITE BOUNDARY
- DEEP SOIL ZONES
- INTERNAL FENCE to private units
- TIMBER SLIPPER WALL
- MAGNETIC WALL
- UNIT PLANTING to Rainwater collection
- STERILISED BRUSHES
- TIMBER DECKING
- ASPHALT ROOF
- LAWN
- PERGOLA WALKER
- CLIPPED HEDGE
- SCREENED PLANTING
- LIVEN PLANTING
- GRASS/COVERED
- CLIMBERS
- PRUNGED TREE
- PRUNGED TREE
- REMOVED TREE TO BE REPLACED
- EXISTING TREE PROPOSED FOR REMOVAL
Note to Architects Report

H	16, 16, 17	Correct hair	100
I	7/17	Revised hair	99
J	17/17	Revised hair	99
K	7/17	Revised hair	99
L	7/17	Revised hair	99
M	17/17	Revised hair	99
N	17/17	Revised hair	99
O	17/17	Revised hair	99
P	17/17	Revised hair	99
Q	17/17	Revised hair	99
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CM	17/17	Revised hair	99
CN	17/17	Revised hair	99
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Sunrise Epping Residential Development
5 - 9 Smith Street, Epping
Sunrise Epping
Landscape Concept Plan

spirit level

apital les el designa ptj lid
lat floor 722 Bowline Street Redfern NSW 201
tel: 02 8349 0660 fax: 02 8349 0554
email: uniparc@unipark.vic.com.au

ABN 51 073 10 046

DATE: 12/10/17
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