

[illegible]

DA APPROVED NO 20-28
CAMBRIDGE ST MIXED USE
DEVELOPMENT

NO 2-4 CHESTER ST
DEVELOPMENT

DA APPROVED NO 37-41
OXFORD ST MIXED USE
DEVELOPMENT

DA APPROVED NO 35
OXFORD ST APARTMENT
BUILDING

POTENTIAL OXFORD
& CAMBRIDGE ST
DEVELOPMENT

nettleton tribe partnership Pty Ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



SOLAR & CONTEXT

- ● ● ● Sun Path
- ● ● ● Retail & Commercial Street
- Train Station

Client

Just Properties Group

Issue	Description	Date
P2	CONCEPT DESIGN	06.02.2018
P1	CONCEPT DESIGN	19.12.2017

Project Name
MIXED USE DEVELOPMENT
Project Address
16 - 18 Cambridge Street, Epping



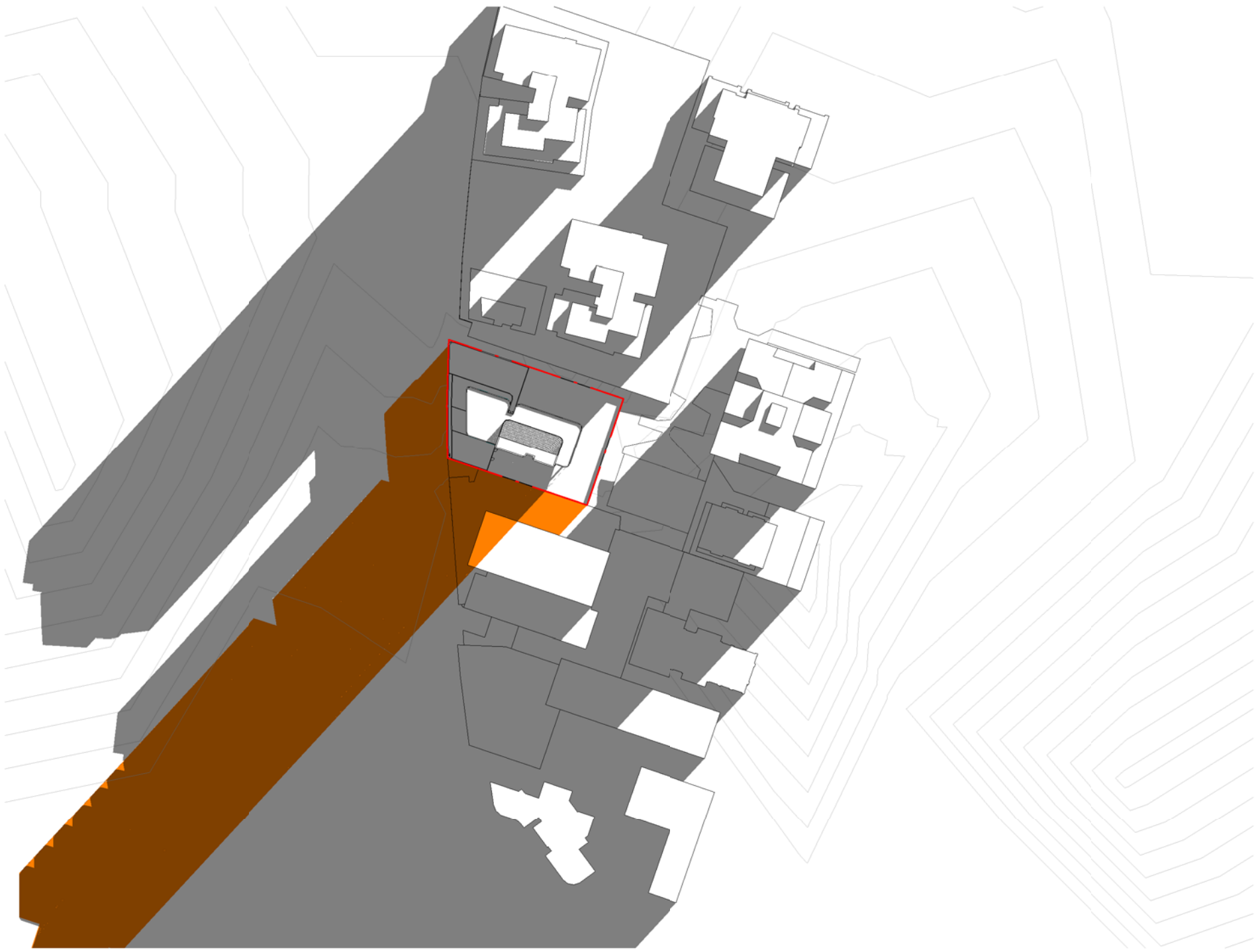
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SITE ANALYSIS

Sheet Size:
A1
Drawing Number:
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Scale:
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Issue:
P2

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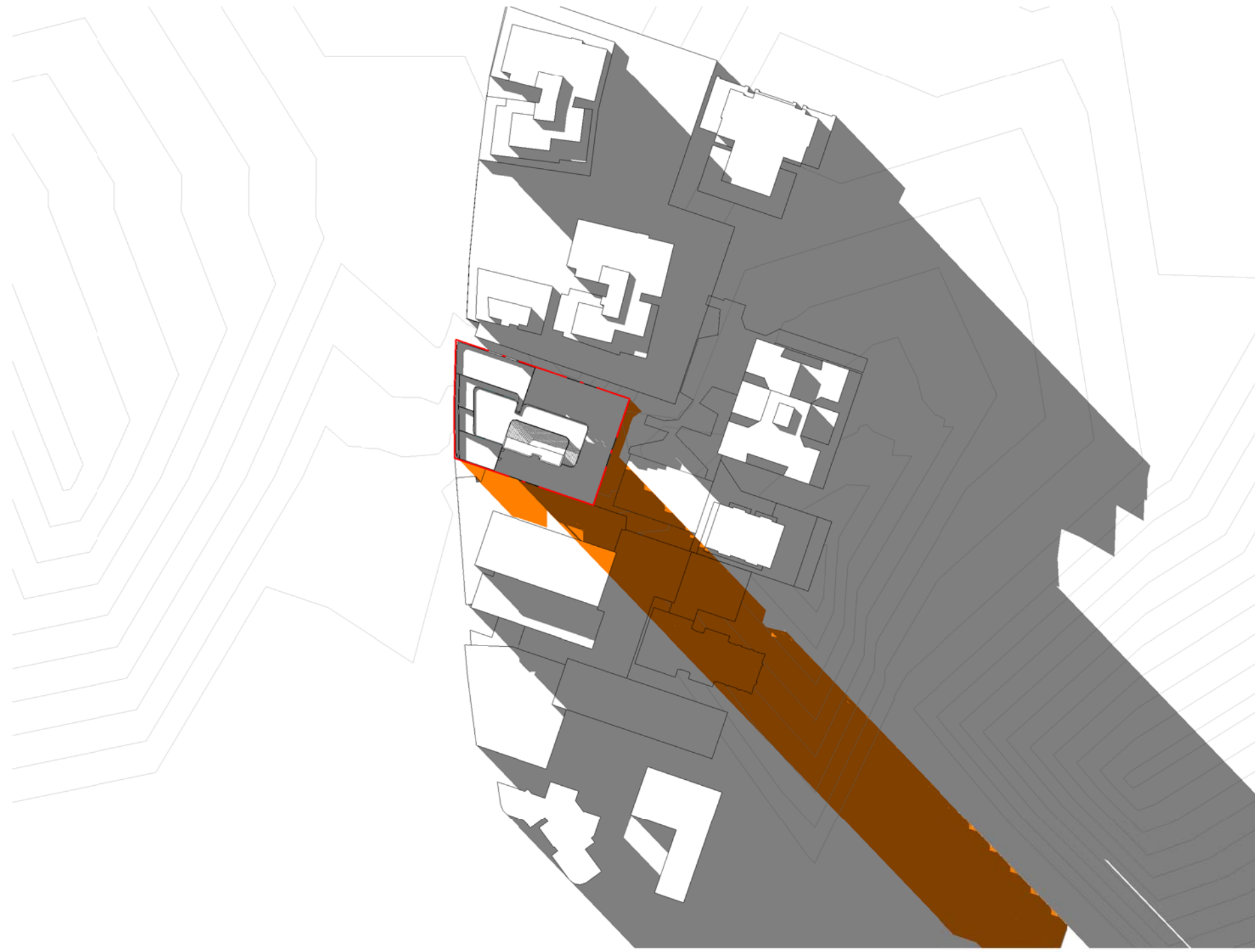
nettleton tribe partnership pty ltd ABN 58 161 683 122
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1 SHADOW DIAGRAM - WINTER @ 9AM
1 : 1600



2 SHADOW DIAGRAM - WINTER @ 12PM
1 : 1600



3 SHADOW DIAGRAM - WINTER @ 3PM
1 : 1600

Client

Just Properties Group

Issue	Description	Date
A	FOR DA SUBMISSION	16.07.2018

Project Name
MIXED USE DEVELOPMENT
Project Address
16 - 18 Cambridge Street, Epping



Drawing Title:
SHADOW DIAGRAM - WINTER

Sheet Size:
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Drawing Number:
4479_DA701

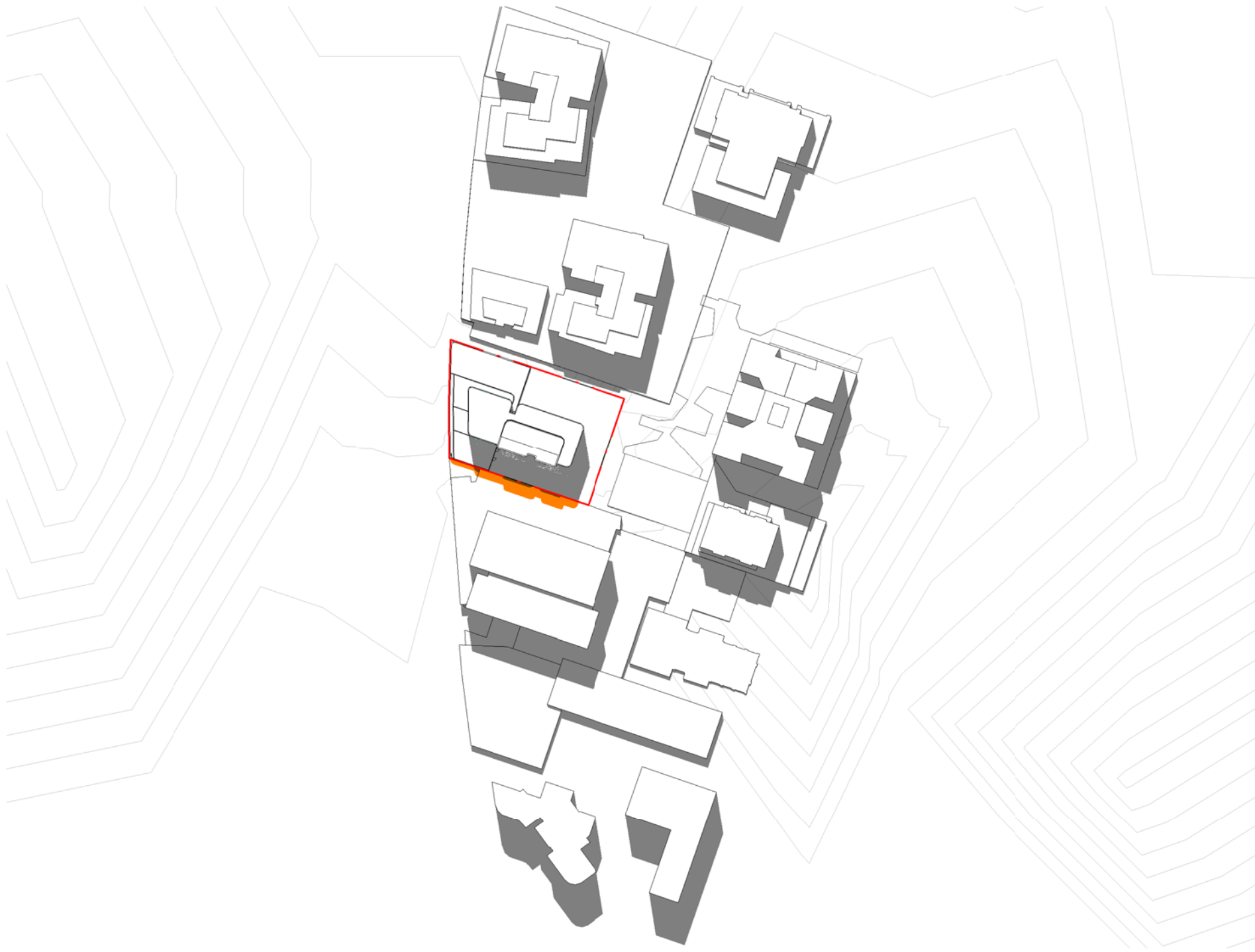
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Issue:
A

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1 SHADOW DIAGRAM - SUMMER @ 9AM
1 : 1600



2 SHADOW DIAGRAM - SUMMER @ 12PM
1 : 1600



3 SHADOW DIAGRAM - SUMMER @ 3PM
1 : 1600

Client

Just Properties Group

Issue	Description	Date
A	FOR DA SUBMISSION	16.07.2018

Project Name
MIXED USE DEVELOPMENT
Project Address
16 - 18 Cambridge Street, Epping



Drawing Title:
SHADOW DIAGRAM - SUMMER

Sheet Size:
A1

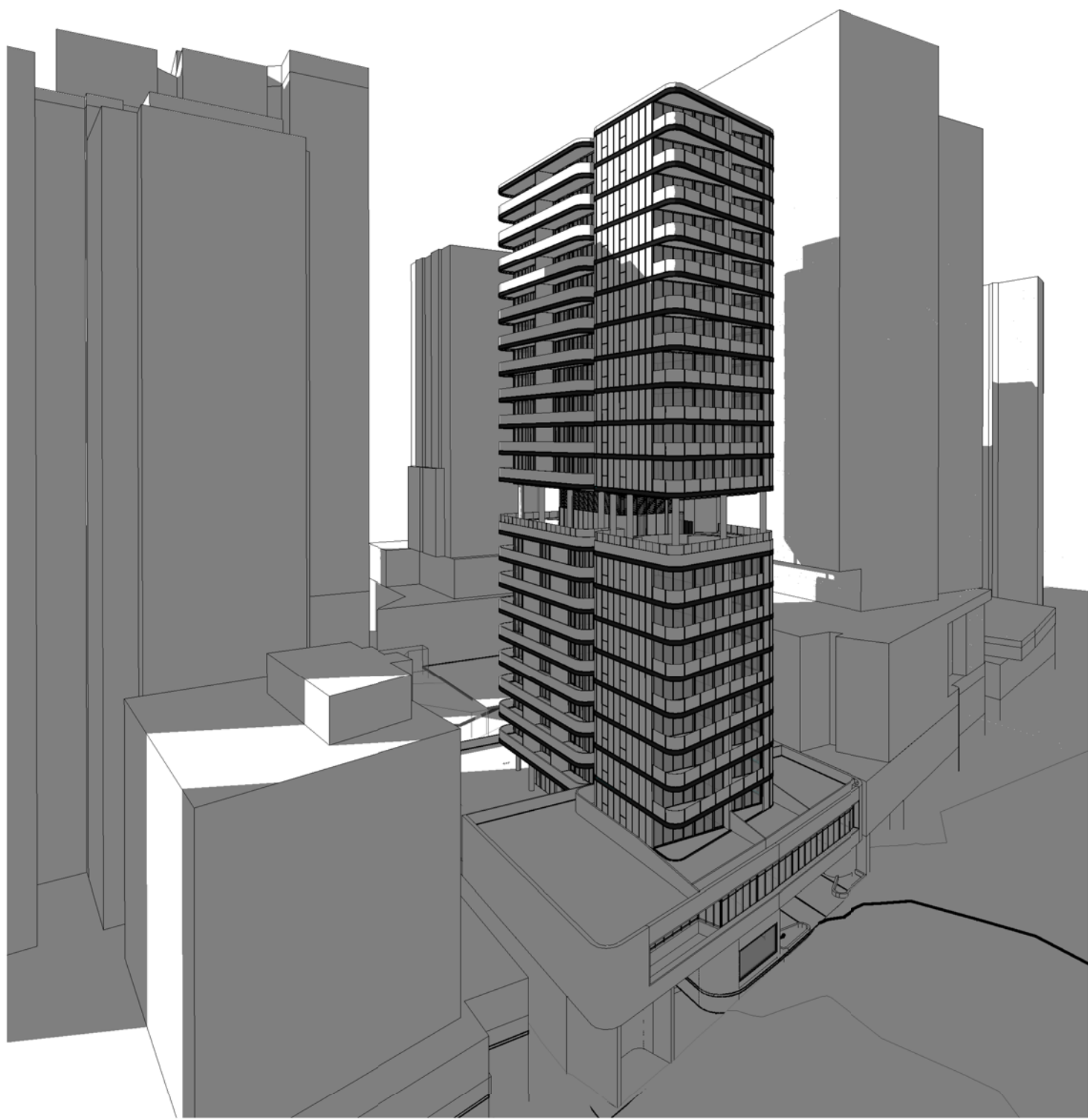
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Scale:
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Issue:
A

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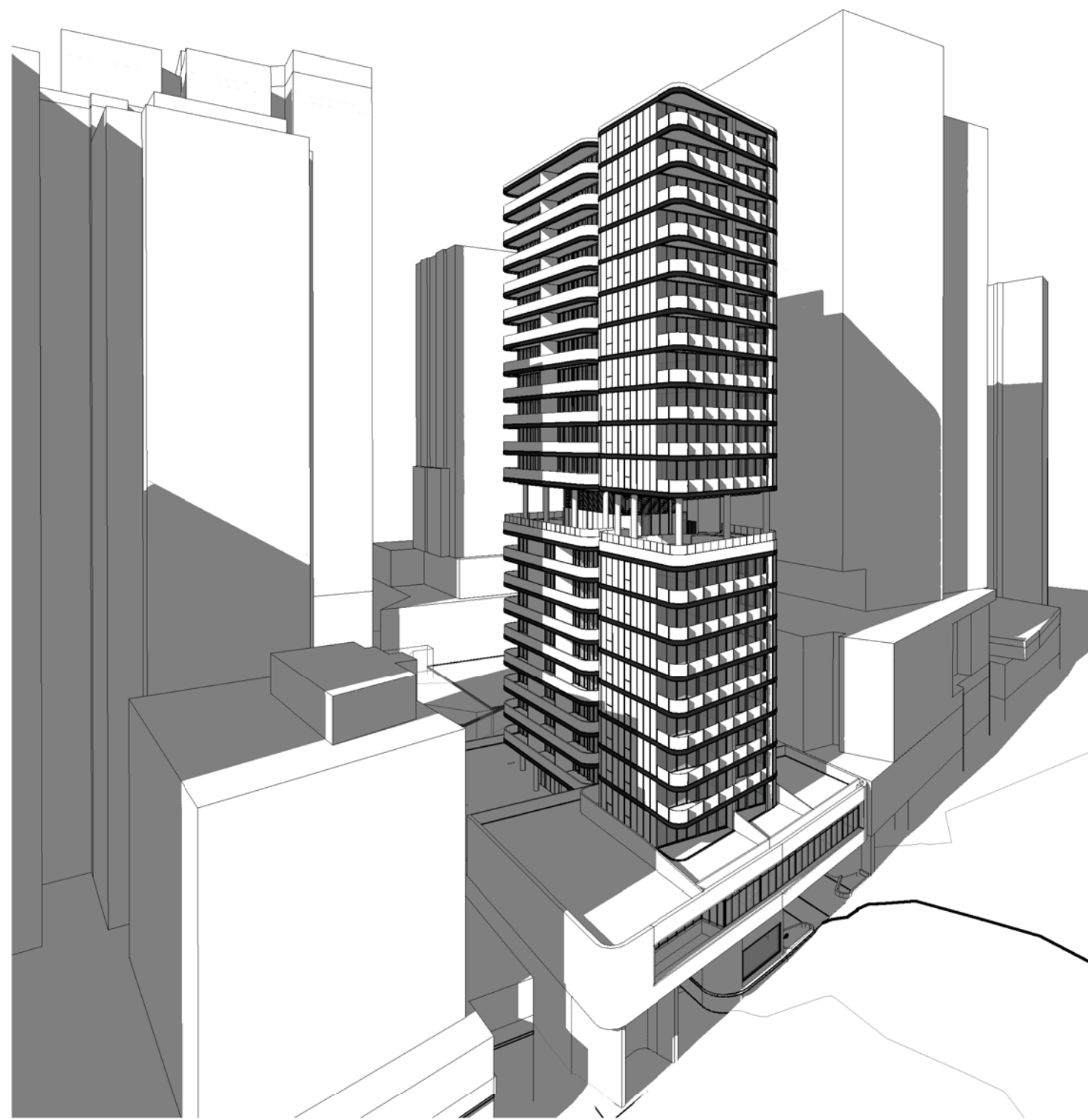
1 9am JUNE 21st



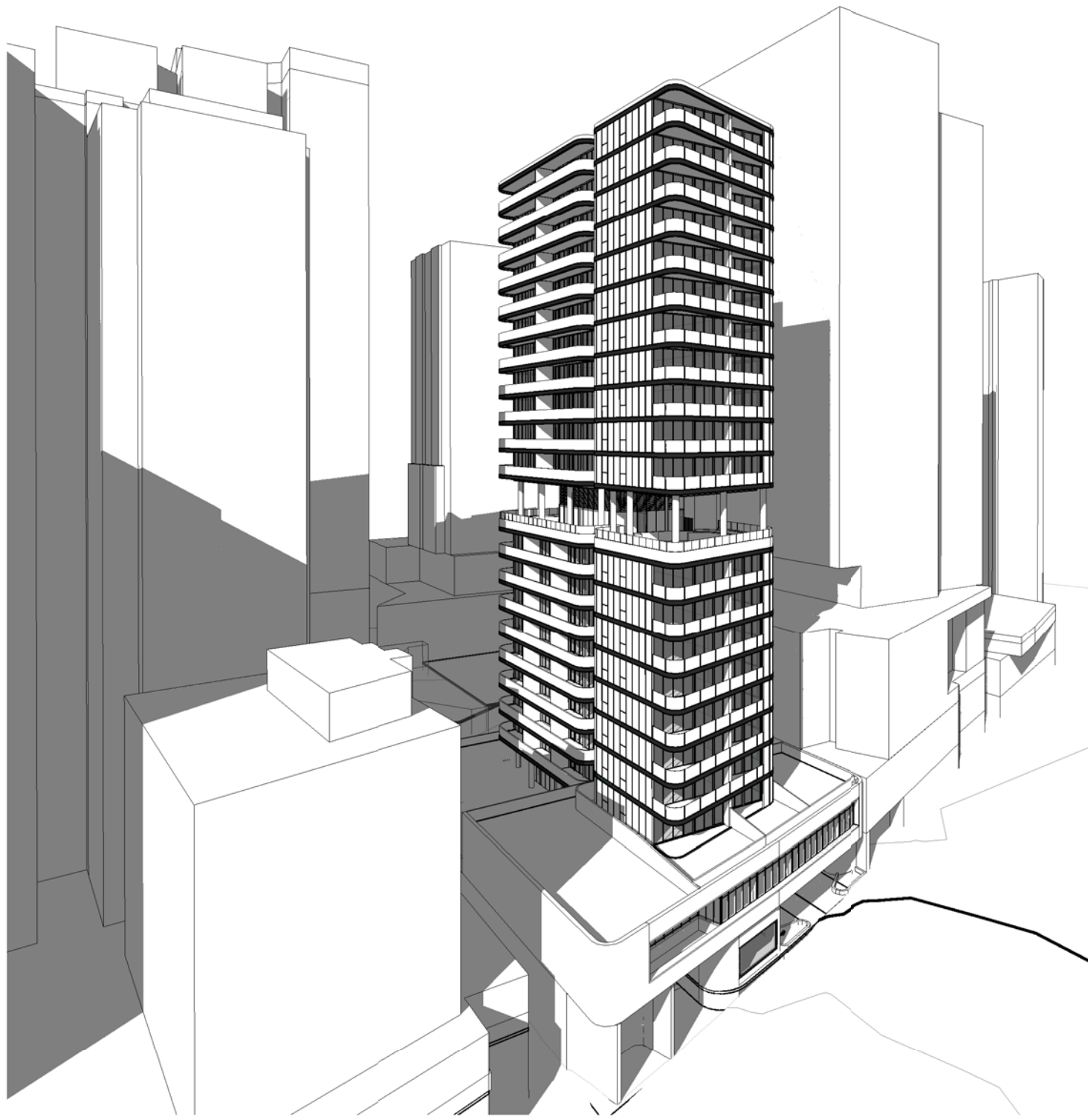
2 10am JUNE 21st



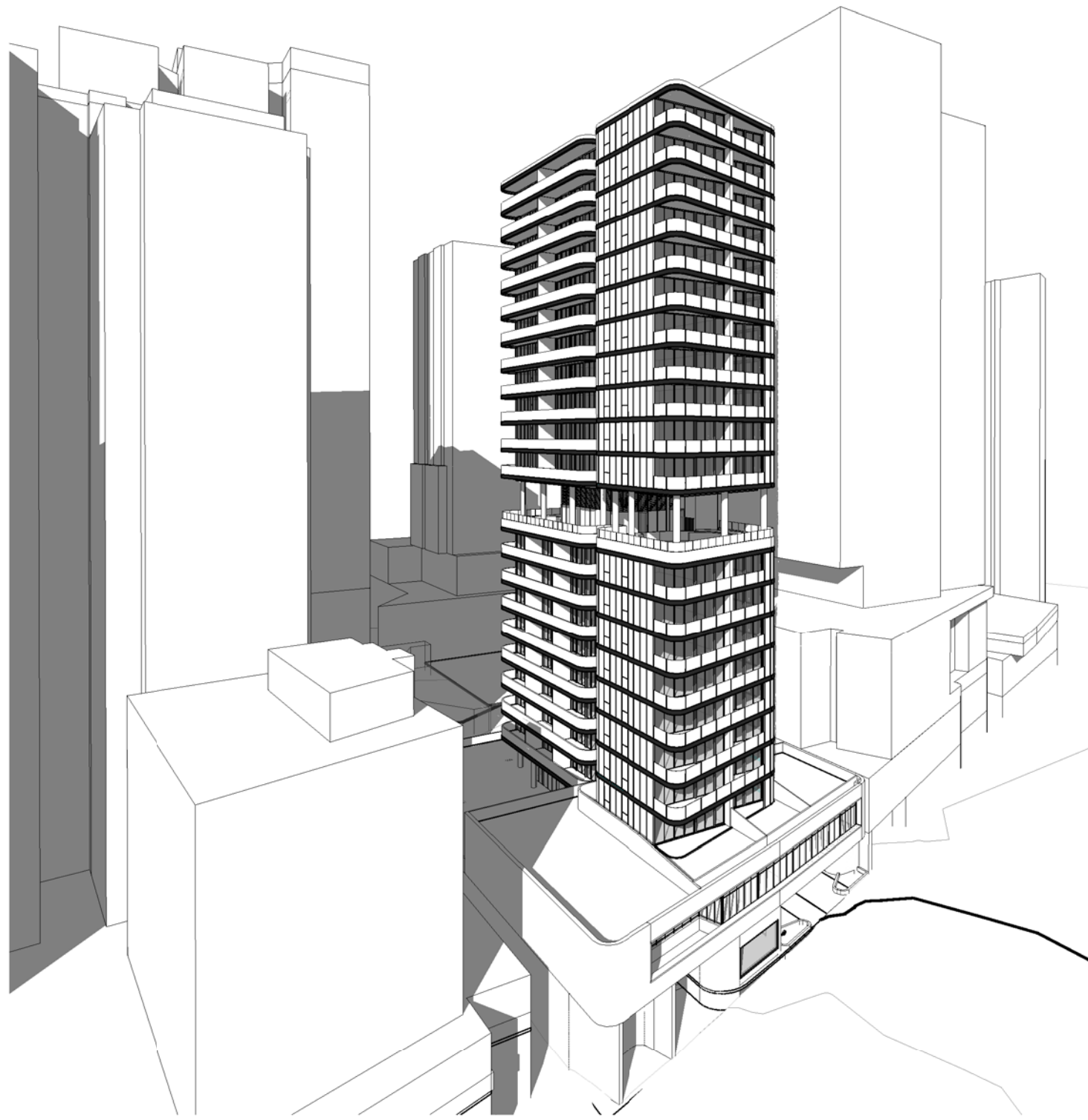
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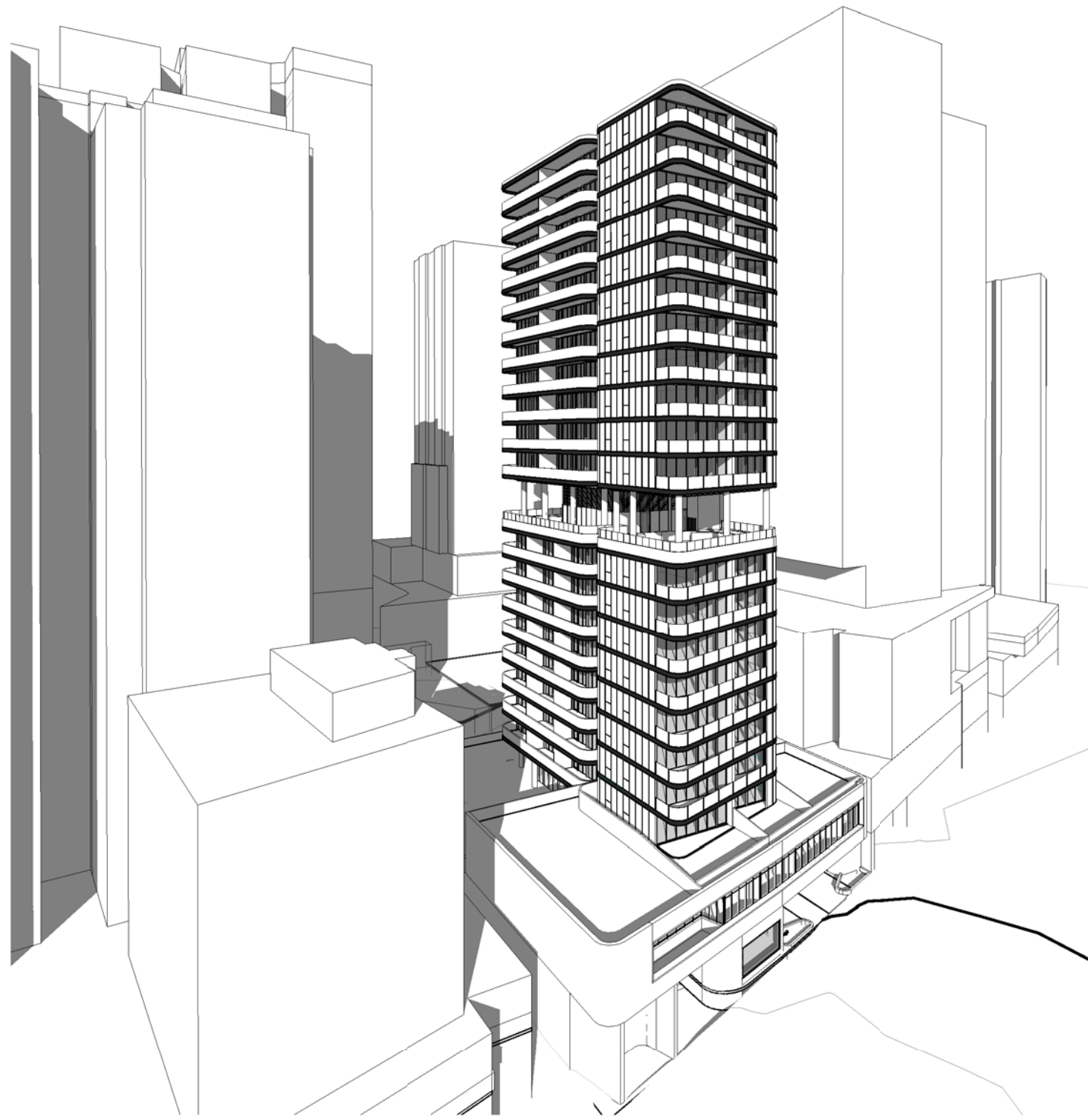
4 12pm JUNE 21st



5 1pm JUNE 21st



6 2pm JUNE 21st



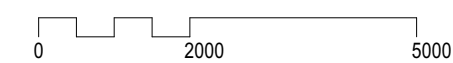
7 3pm JUNE 21st

Client

Just Properties Group

Issue	Description	Date
A	FOR DA SUBMISSION	16.07.2018

Project Name
MIXED USE DEVELOPMENT
Project Address
16 - 18 Cambridge Street, Epping



Drawing Title:
SOLAR ANALYSIS

Sheet Size:
A1
Drawing Number:
4479_DA703

Scale:
NTS
Issue:
A

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e: sydney@nettleontribe.com.au w: nettleontribe.com.au

LOCATIONS OF UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED, DIAL BEFORE YOU DIG (1100) SHOULD BE CONTACTED PRIOR TO ANY EARTHWORKS WITHIN OR EXTERNAL TO THE SITE. LOCATION OF SERVICES IS NOT WITHIN THE SCOPE OF THIS SURVEY. G.J.ATKINS & ASSOCIATES TAKE NO RESPONSIBILITY FOR ANY DAMAGE TO UNDERGROUND SERVICES.

PRIOR TO ANY DEVELOPMENT UPON THE SITE FURTHER BOUNDARY DEFINITION IS REQUIRED.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH A SPECIFIC BRIEF FOR PROVIDING SURVEY INFORMATION TO ASSIST IN DESIGN WORKS. FOR CLIENT- AUGUSTA ADVISORS THIS SURVEY SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

DRAINAGE STRUCTURES HAVE NOT BEEN ENTERED AS THEY ARE CONFINED SPACES. PIPE DIAMETERS HAVE BEEN ESTIMATED ONLY. INVERT LEVELS ARE APPROXIMATE.

ACCESS CHAMBERS AND INSPECTION OPENINGS HAVE BEEN LOCATED ONLY.

NOTES

1. SCALES 1:200 (A1)
1:400 (A3)
2. LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D.).
ORIGIN OF LEVELS SSM 180033 (RL 85.032 A.H.D. Class LC, Order L3).
ORIGIN DETERMINED BY GPS. Class D, Order 4.
3. THE POSITION OF ALL FEATURES (INCLUDING AND NOT LIMITED TO BUILDINGS, FENCES, WALLS, STRUCTURES) AND LEVELS RELATIVE TO BOUNDARIES IS APPROXIMATE ONLY.
4. NO MARKS HAVE BEEN PLACED BY THIS SURVEY DEFINING BOUNDARY LOCATIONS.
5. NO SERVICES SEARCH HAS BEEN MADE. ONLY THOSE SERVICE STRUCTURES EVIDENT AT THE TIME OF SURVEY HAVE BEEN LOCATED.
6. FEATURES & LEVELS HAVE BEEN CAPTURED ELECTRONICALLY. FOR FUTURE DESIGN/CONSTRUCTION, CRITICAL LEVELS & FEATURES SHOULD BE VERIFIED.
7. ALL FUTURE CONSTRUCTION LEVELS SHOULD BE DETERMINED FROM THE BENCH MARKS SHOWN. SPOT HEIGHTS ARE UNCONFIRMED AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
8. MAJOR CONTOUR INTERVAL 1.0m
MINOR CONTOUR INTERVAL 0.2m
9. + DENOTES SPOT HEIGHT POSITION
10. TREE DIMENSIONS ARE APPROXIMATE ONLY.
11. RIDGE AND GUTTER LEVELS HAVE BEEN DETERMINED BY REMOTE METHODS AND ARE APPROXIMATE ONLY.

(A) RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES (W164120)



DATE OF SURVEY: 4th OCTOBER, 2017

PUBLIC UTILITIES LEGEND		
WATER	ELECTRICITY	COMMUNICATION PILLAR
HYDRANT	ELECTRICITY PIT	GAS METER
RECYCLED HYDRANT	POWER POLE	PIT METAL LID
STOP VALVE	LIGHT POLE	PIT METAL LID
WATER METER	STAY POLE	PIT CONCRETE LID
DRAIN	SEWER LAMPHOLE	PIT CONCRETE LID
RECYCLED STOP VALVE	INSPECTION OPENING	SURFACE INLET PIT
SEWER ACCESS CHAMBER	COMMUNICATION PIT	GRATED GULLY PIT

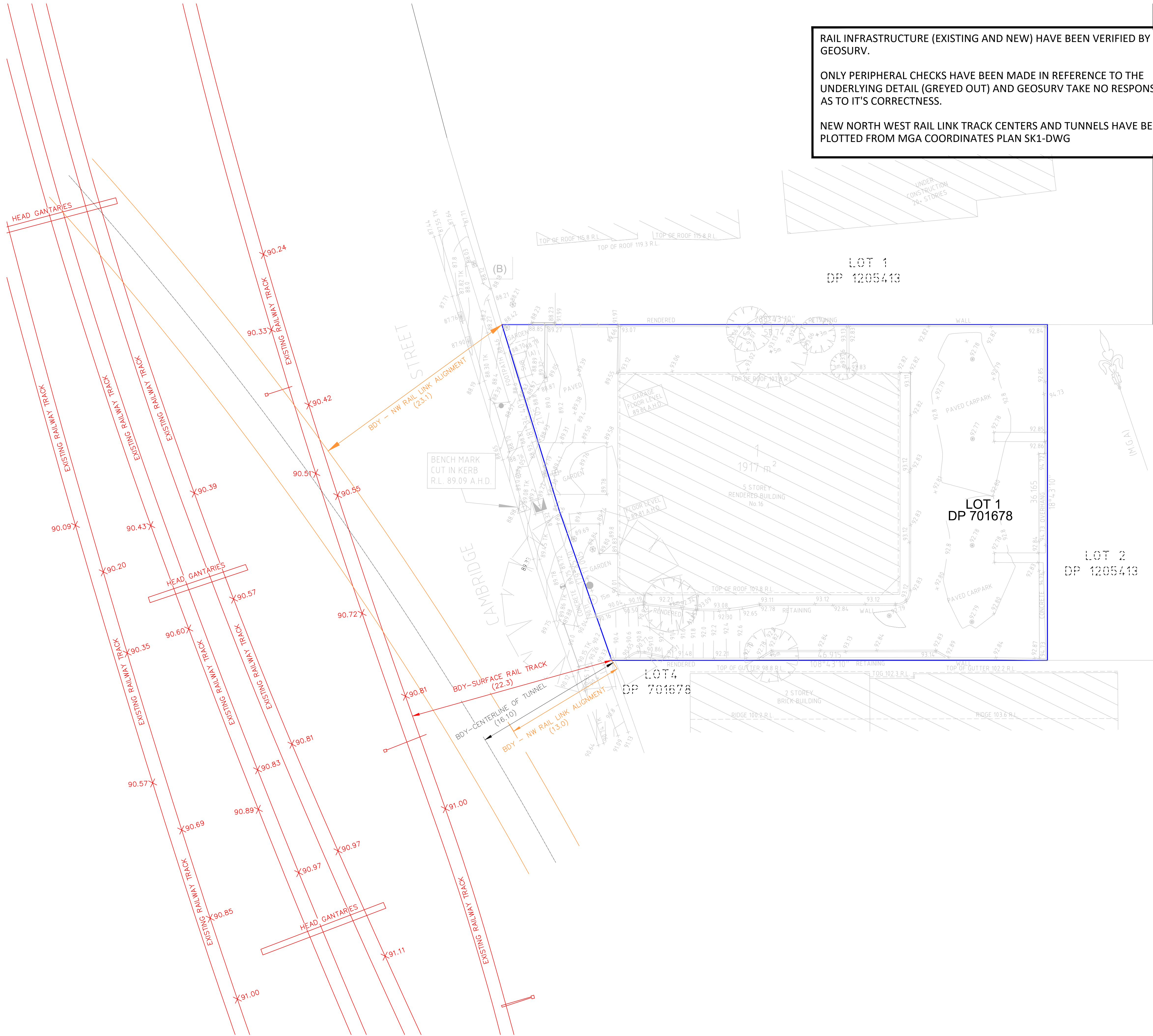
AMENDMENTS:-	
DATE	REVISION

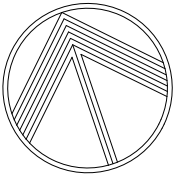
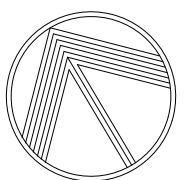
LEGEND	
TK :	DENOTES TOP OF STANDARD KERB
T :	DENOTES TOP OF BANK
---	DENOTES BOTTOM OF BANK
---	DENOTES APPROX. POSITION OF FENCE

PLAN OF DETAIL SURVEY & CONTOURS
LOT 1 IN D.P.701678
No.16-18 CAMBRIDGE STREET, EPPING

G.J.ATKINS & ASSOCIATES
CONSULTING LAND SURVEYORS
OFFICE: 104/1 BURBANK PLACE, BAULKHAM HILLS
CORRESPONDENCE: PO BOX 302, KELLYVILLE NSW 2155
EMAIL: gjatkins@optusnet.com.au
PHONE: 9629 3001

REF: 1734-1	
CAD FILE: X:\DATA\DATA17\1734\DRAWINGS\1734-1.DWG	
DATA FILE: db.001	
DATE : 10 October 2017	
SURVEY: SMC & JT	CHECKED:
DRAWN: SMC	





TRUE NORTHMM

NOTES:

1. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.

2. BEARINGS AND DISTANCES OF BOUNDARIES ARE BY TITLE AND/OR DEED ONLY.

4. LIMITED BOUNDARY SURVEY MADE. IF CONSTRUCTION OR DESIGN OF ANY NEW STRUCTURE IS INTENDED WITHIN PROXIMITY OF THE BOUNDARIES OR LOCAL GOVERNMENT REQUIREMENTS, A FURTHER SURVEY SHOULD BE REQUESTED TO MARK BOUNDARIES AND/OR DIMENSION WALL TO BOUNDARY DISTANCES.

5. NO SERVICES SEARCH HAS BEEN CARRIED OUT FOR THIS SURVEY. SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATORS LOCATED DURING SURVEY. APPROPRIATE DIAL BEFORE YOU DIG SEARCHES SHOULD BE CARRIED OUT PRIOR TO ANY CONSTRUCTION TAKING PLACE. SEE DIAL BEFORE YOU DIG CONTACT INFORMATION ON THIS PLAN.

6. ONLY FEATURES IN COLOUR ARE PROVIDED BY GEOSURV AS SURVEY. GRAYED OUT DETAIL PLAN IS BASED ON SURVEY BY "LINKED SURVEYING" PLAN - 150211-DETAIL MGA MODEL.DWG (150211 DETAIL ISSUE 4 15-05-14 1:7.PDF). CARE HAS BEEN TAKEN TO CONFIRM THE ACCURACY OF THIS PLAN WITH ITS BOUNDARY AND RAIL INFRASTRUCTURE ONLY.

LEGEND:

— SURFACE RAIL TRACK


— NW RAIL LINK ALIGNMENT

— BOUNDARY LINE

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REV.	DATE	AMENDMENTS

PREPARED BY:



consulting surveyors, planners & engineers

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ROYAL EXCHANGE NSW 1225
Tel: 1300 554 675
Fax: 1300 858 564
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www.geosurv.com.au

PREPARED FOR:

JUST PROPERTIES GROUP
PTY LTD

PLAN SHOWING:

TOPOGRAPHIC SURVEY SHOWING
RELATIONSHIP TO FUTURE NORTH
WEST RAIL LINK INFRASTRUCTURE
No 16 CAMBRIDGE ST,
EPPING

ORIGINAL SIZE:		A1	
SCALE:	1:200	CO-ORD:	MGA
LOCALITY:	EPPING	LGA:	HORNSBY
DATUM:	AHD	ORIG DATUM:	N/A
DATE OF SURVEY:	16/07/18	DATE OF PLAN:	20/07/18
SURVEY BY:	PU	DRAWN BY:	SC
CHECKED BY:	LJL/AD	DATE:	20/07/18
APPROVED BY:	LJL/AD	DATE:	20/07/18
PLAN REF:	180712-DT	SHEET:	1 OF 1 SHEETS



1. BRONZE GLASS



5. WHITE OXIDE CONCRETE PODIUM



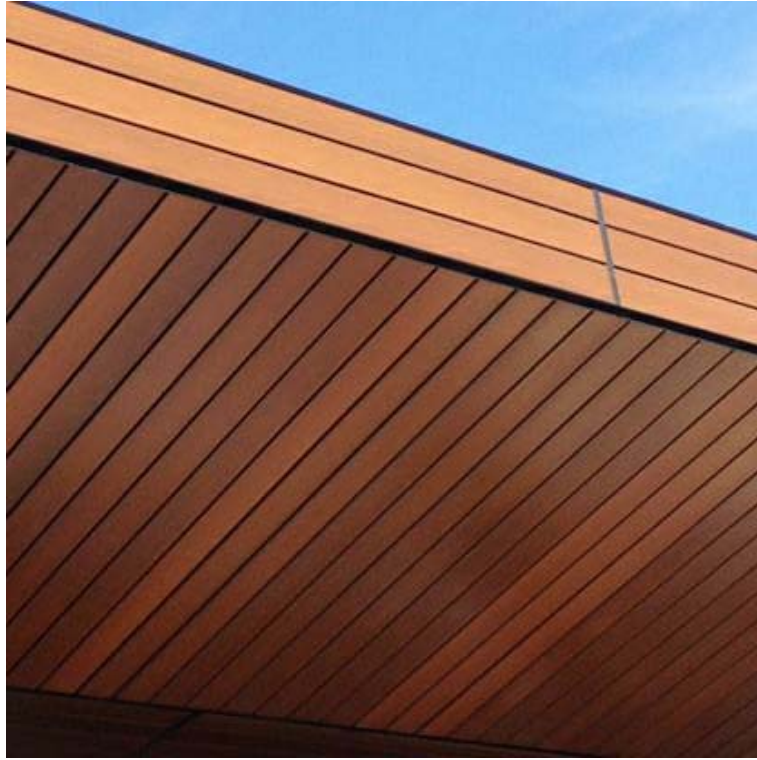
9. BRONZE LOOK PANEL



2. CLEAR GLASS



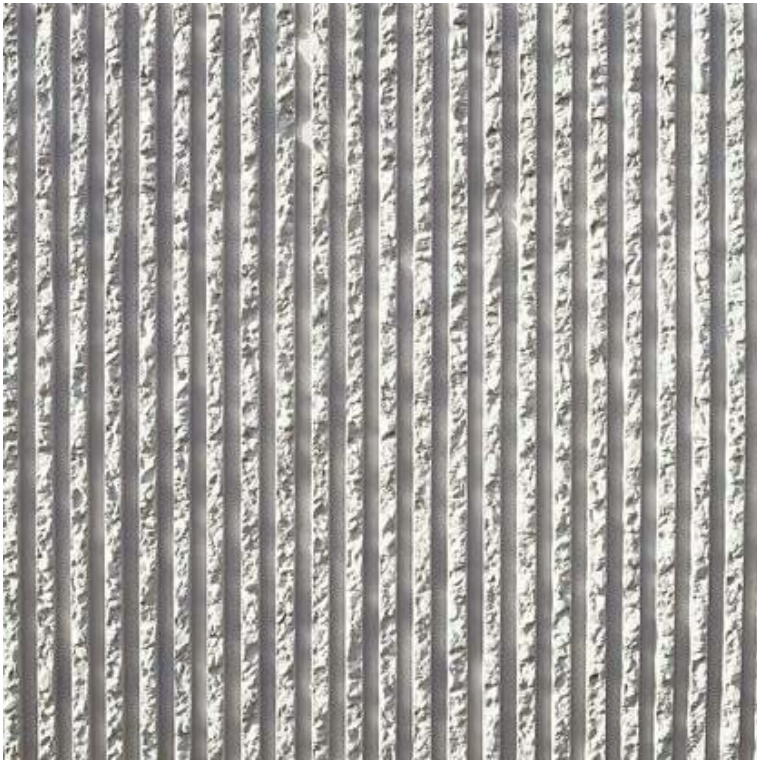
6. BLACK WINDOW / DOOR FRAMES



10. TIMBER SOFFIT



3. WHITE OXIDE CONCRETE BALUSTRADE



7. RIBBED GREY CONCRETE



11. BLACK STEEL BANDING



4. SLIM BRICKS



8. BLACK STEEL REVEAL



Client

Just Properties Group

Issue	Description	Date
A	FOR DA SUBMISSION	16.07.2018

Project Name
MIXED USE DEVELOPMENT
Project Address
16 - 18 Cambridge Street, Epping



Drawing Title:
SAMPLES OF EXTERNAL FINISHES

Sheet Size: A1	Scale: NTS
Drawing Number: 4479_DA901	Issue: A

nettletontribe

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