



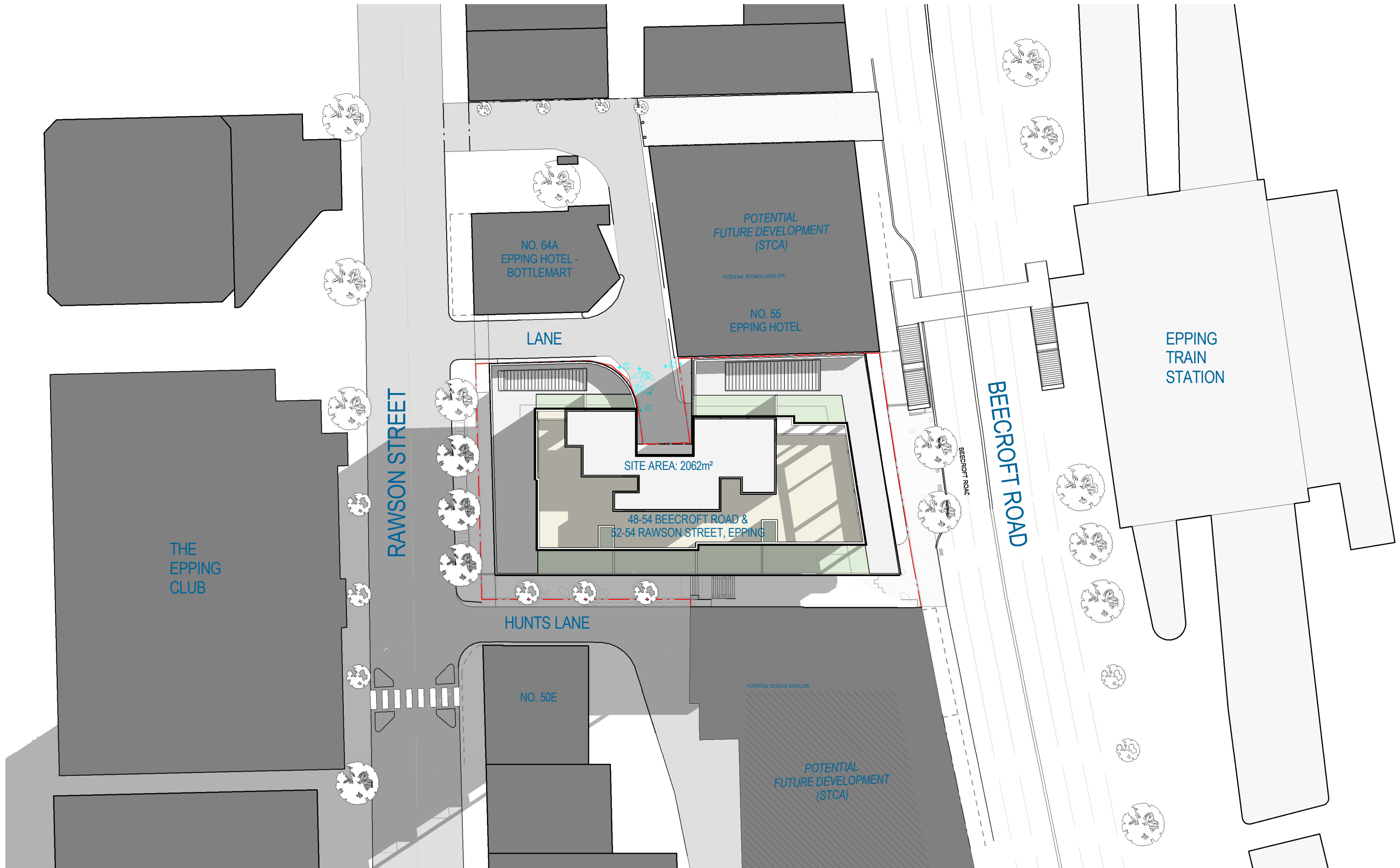
FOR DEVELOPMENT APPROVAL

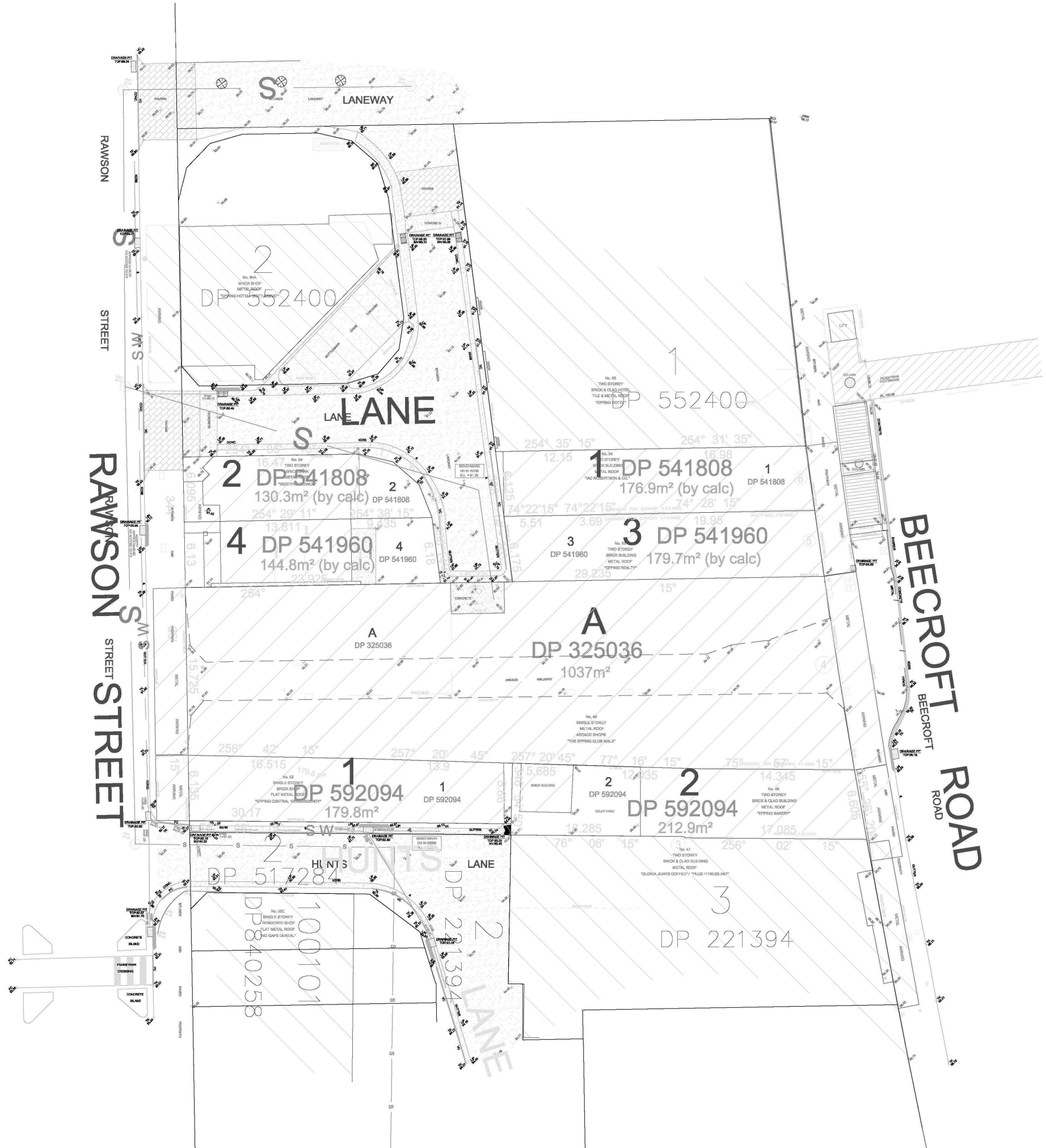
DRAWING LIST

Drawing Number	Sheet Title	Current Revision	Current Revision Date
A-DA-0000	COVER SHEET	14	11.02.2019
A-DA-1101	SITE PLAN - PROPOSED	9	22.06.2018
A-DA-1102	SITE SURVEY	5	22.06.2018
A-DA-1201	BASEMENT LEVEL - B04	10	11.02.2019
A-DA-1202	BASEMENT LEVEL - B03	10	11.02.2019
A-DA-1203	BASEMENT LEVEL - B02	10	11.02.2019
A-DA-1204	BASEMENT LEVEL - B01	12	11.02.2019
A-DA-1205	LOWER GROUND - RAWSON STREET	14	11.02.2019
A-DA-1206	GROUND - BEECROFT ROAD	11	11.02.2019
A-DA-1207	LEVEL 01 - PODIUM	12	11.02.2019
A-DA-1208	LEVEL 02	11	11.02.2019
A-DA-1209	LEVEL 03 - 07 (TYPICAL)	11	11.02.2019
A-DA-1210	LEVEL 08	10	11.02.2019
A-DA-1211	LEVEL 09 - 18 (TYPICAL)	10	11.02.2019
A-DA-1212	LEVEL 19	11	11.02.2019
A-DA-1213	ROOF PLAN	10	11.02.2019
A-DA-1214	DEMOLITION PLAN - GROUND	1	22.06.2018
A-DA-1301	ELEVATION SOUTH	7	11.02.2019
A-DA-1302	ELEVATION EAST	6	11.02.2019
A-DA-1303	ELEVATION NORTH	12	11.02.2019
A-DA-1304	ELEVATION WEST	6	11.02.2019
A-DA-1311	SECTION - EAST WEST	9	11.02.2019
A-DA-1312	SECTION - NORTH SOUTH	8	11.02.2019
A-DA-1313	SECTION - CAR PARK 1	2	11.02.2019
A-DA-1314	SECTION - CAR PARK 2	2	11.02.2019
A-DA-1315	SECTION - CAR PARK 3	1	22.06.2018
A-DA-2901	ADAPTABLE & LIVABLE UNITS	5	22.06.2018
A-DA-2951	APARTMENT STORAGE AREA PLANS	5	22.06.2018

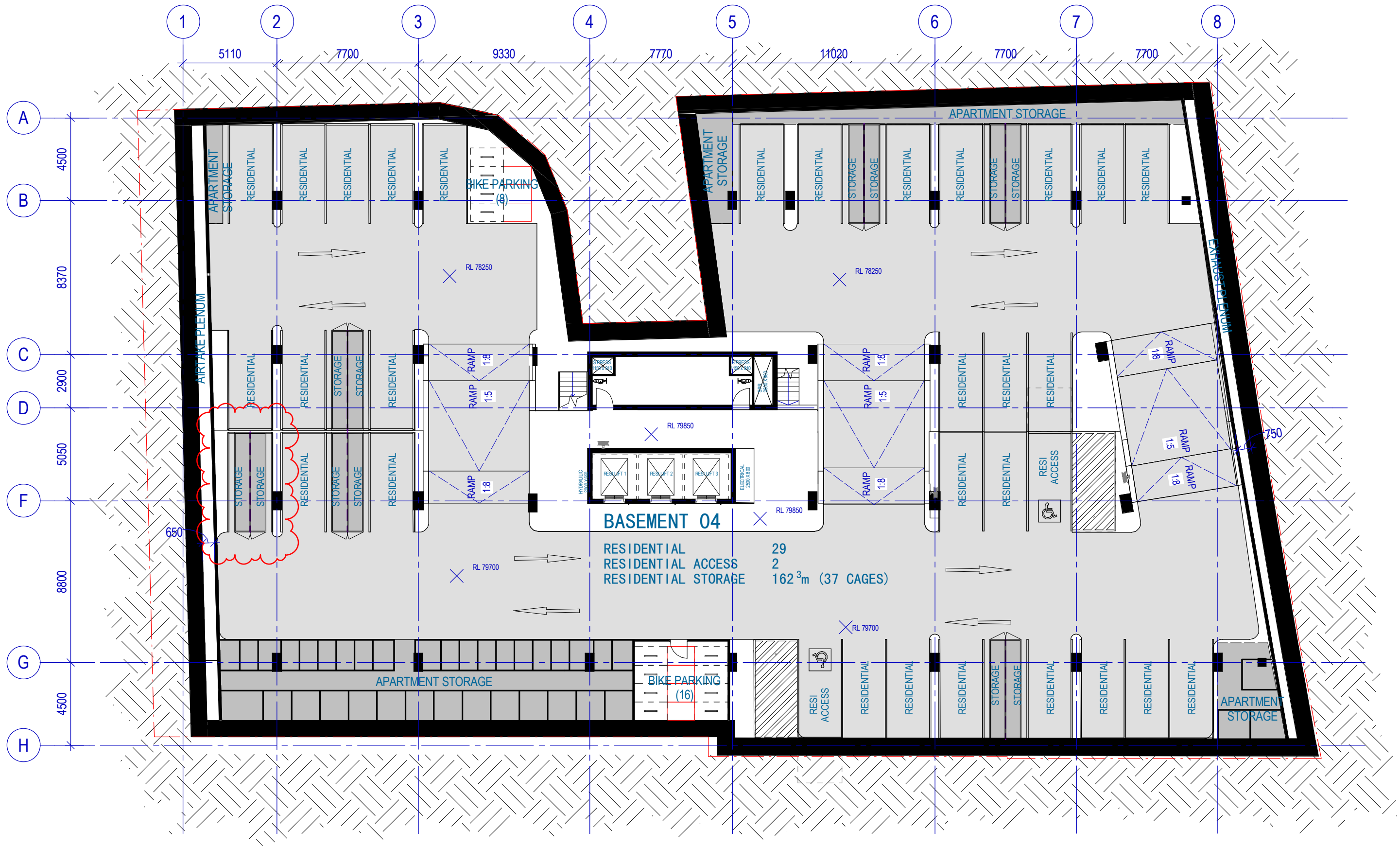
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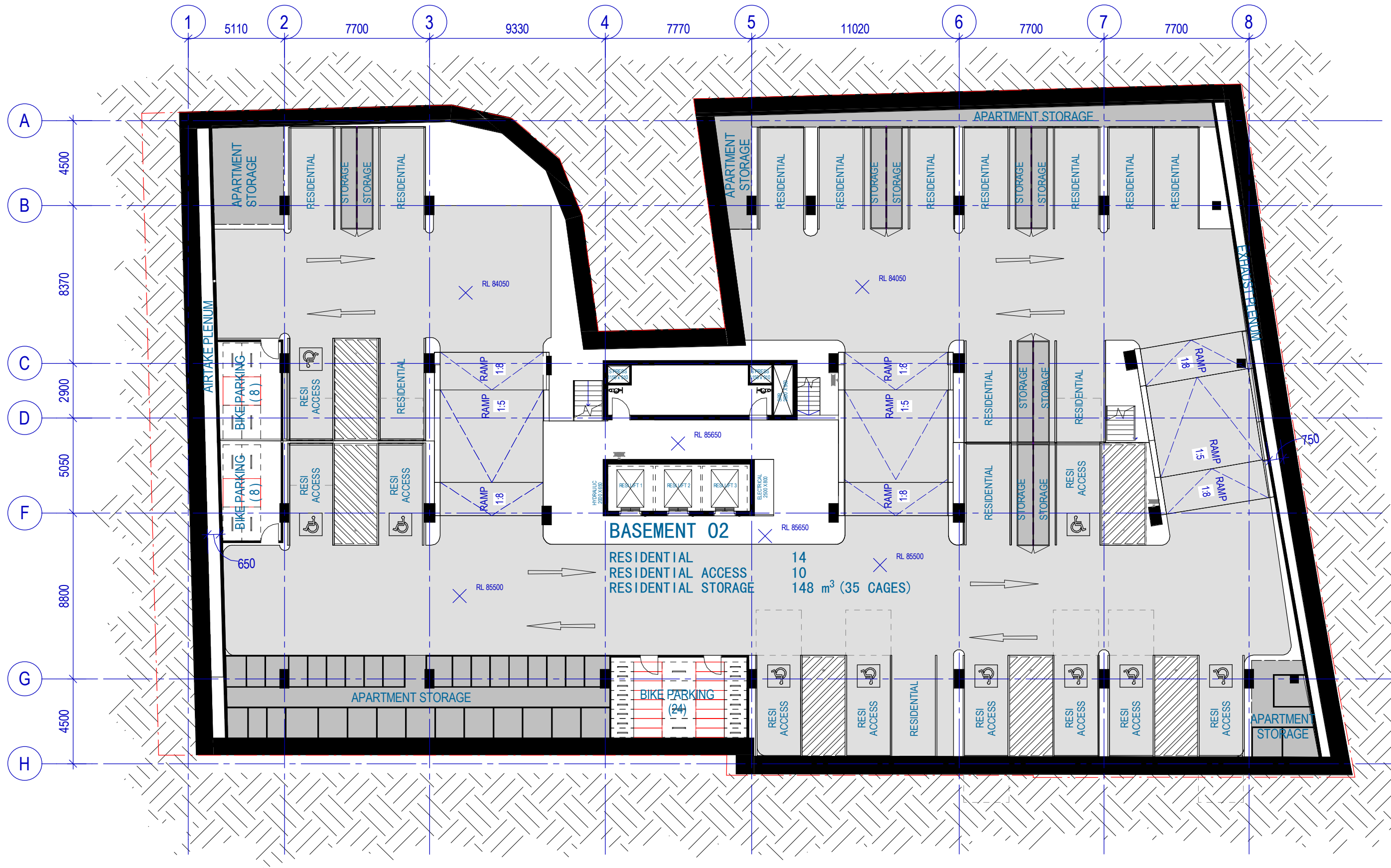
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A-DA-2952	APARTMENT STORAGE AREA PLANS	5	22.06.2018
A-DA-2971	GFA PLANS 1	11	11.02.2019
A-DA-2972	GFA PLANS 2	10	11.02.2019
A-DA-2973	GFA PLANS 3	3	11.02.2019
A-DA-6001	WINDOWS SCHEDULE LEVEL 2 - 7	3	11.02.2019
A-DA-6002	WINDOWS SCHEDULE LEVEL 8	3	11.02.2019
A-DA-6003	WINDOWS SCHEDULE LEVEL 9 - 18	3	11.02.2019
A-DA-6004	WINDOWS SCHEDULE LEVEL 19	3	11.02.2019
A-DA-6005	FACADE & MATERIALS 1	1	22.06.2018
A-DA-6006	FACADE & MATERIALS 2	1	22.06.2018
A-DA-6007	FACADE & MATERIALS 3	1	22.06.2018
A-DA-8601	SHADOW DIAGRAM - JUNE 21ST 9AM-10AM	5	22.06.2018
A-DA-8602	SHADOW DIAGRAM - JUNE 21ST 11AM-12PM	5	22.06.2018
A-DA-8603	SHADOW DIAGRAM - JUNE 21ST 1-2PM	5	22.06.2018
A-DA-8604	SHADOW DIAGRAM - JUNE 21ST 3PM	5	22.06.2018
A-DA-9001	PERSPECTIVE 1	5	26.11.2018
A-DA-9002	PERSPECTIVE 2	5	26.11.2018
A-DA-9003	PERSPECTIVE 3	5	26.11.2018

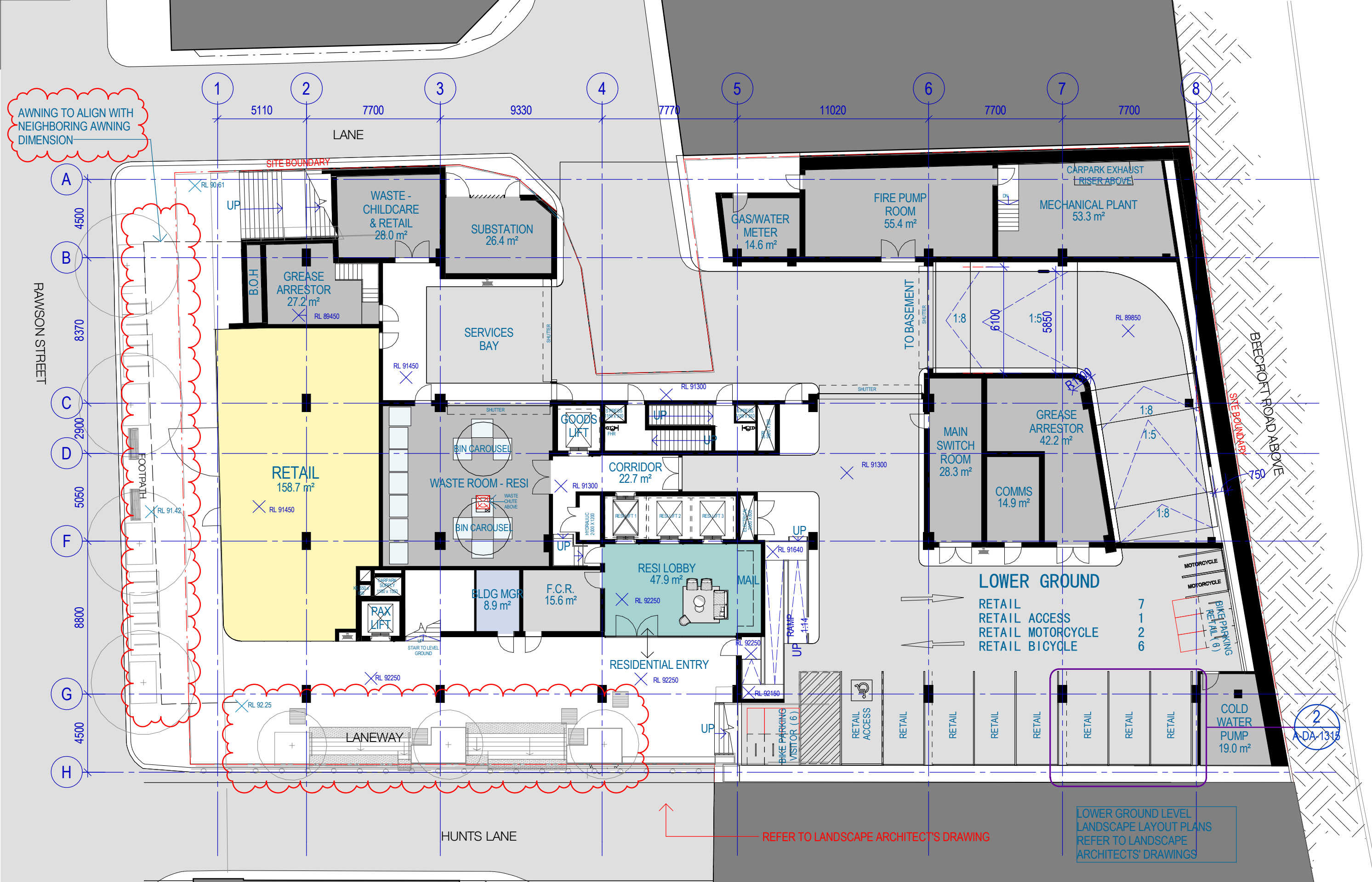


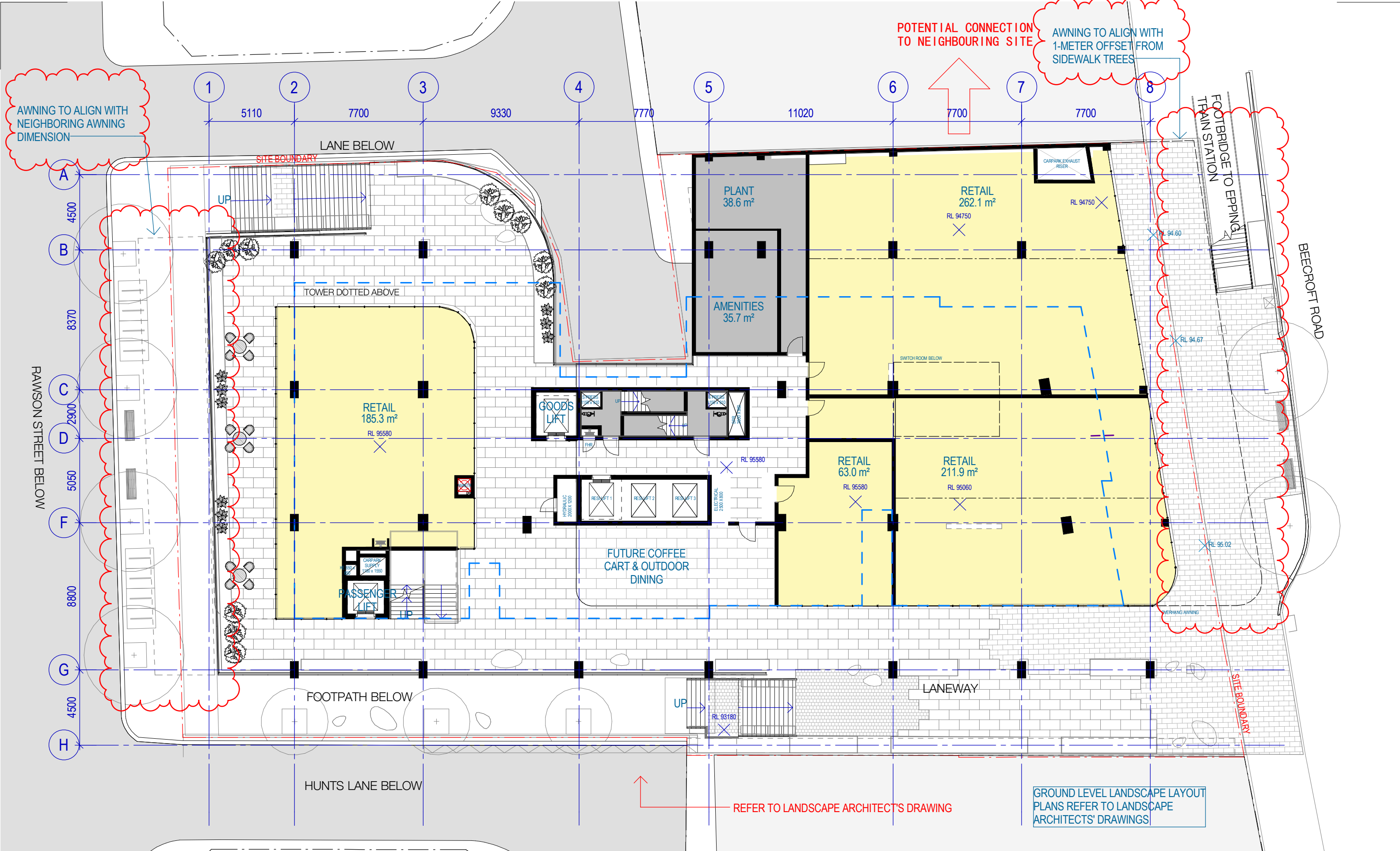


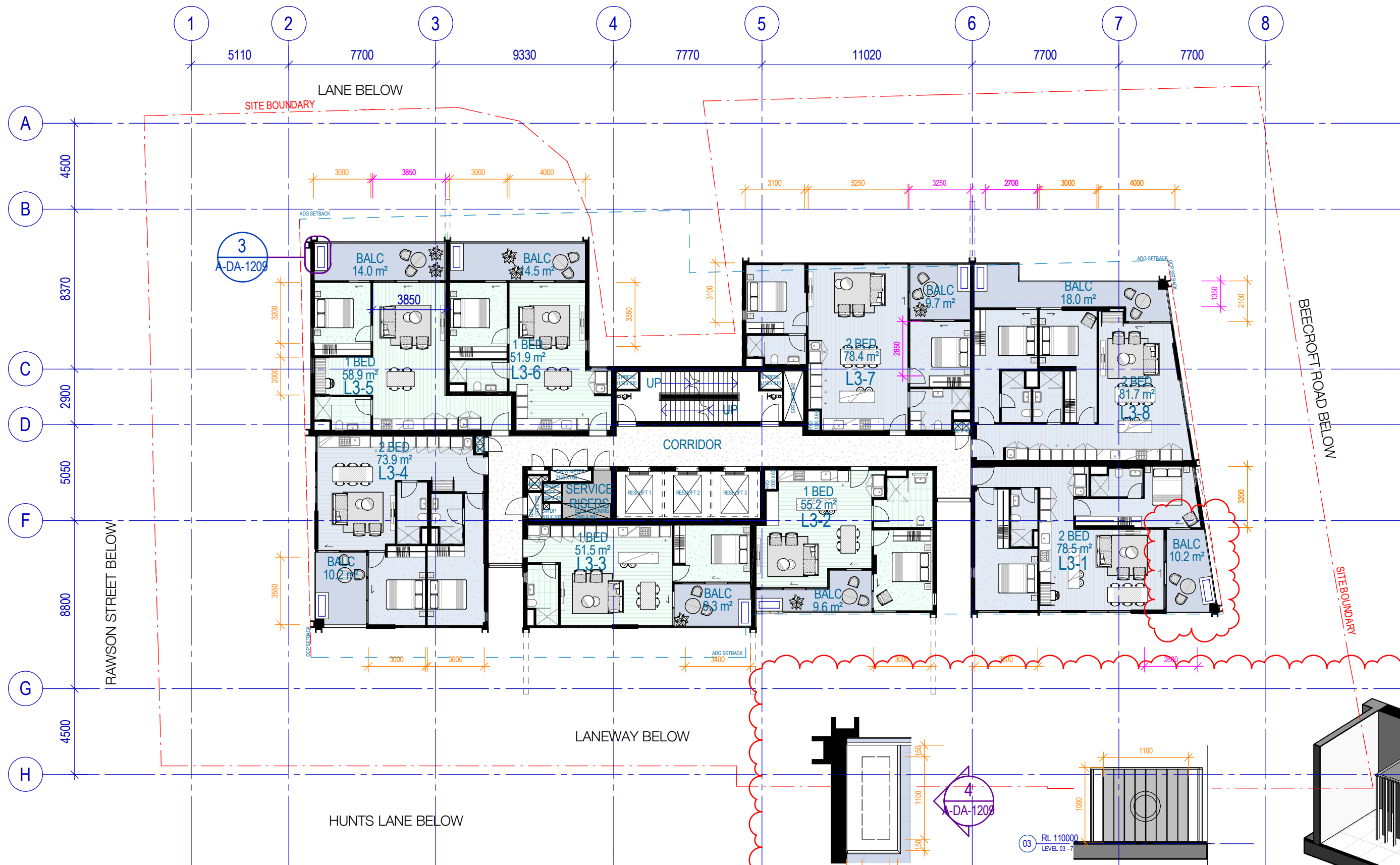
1 SURVEY PLAN





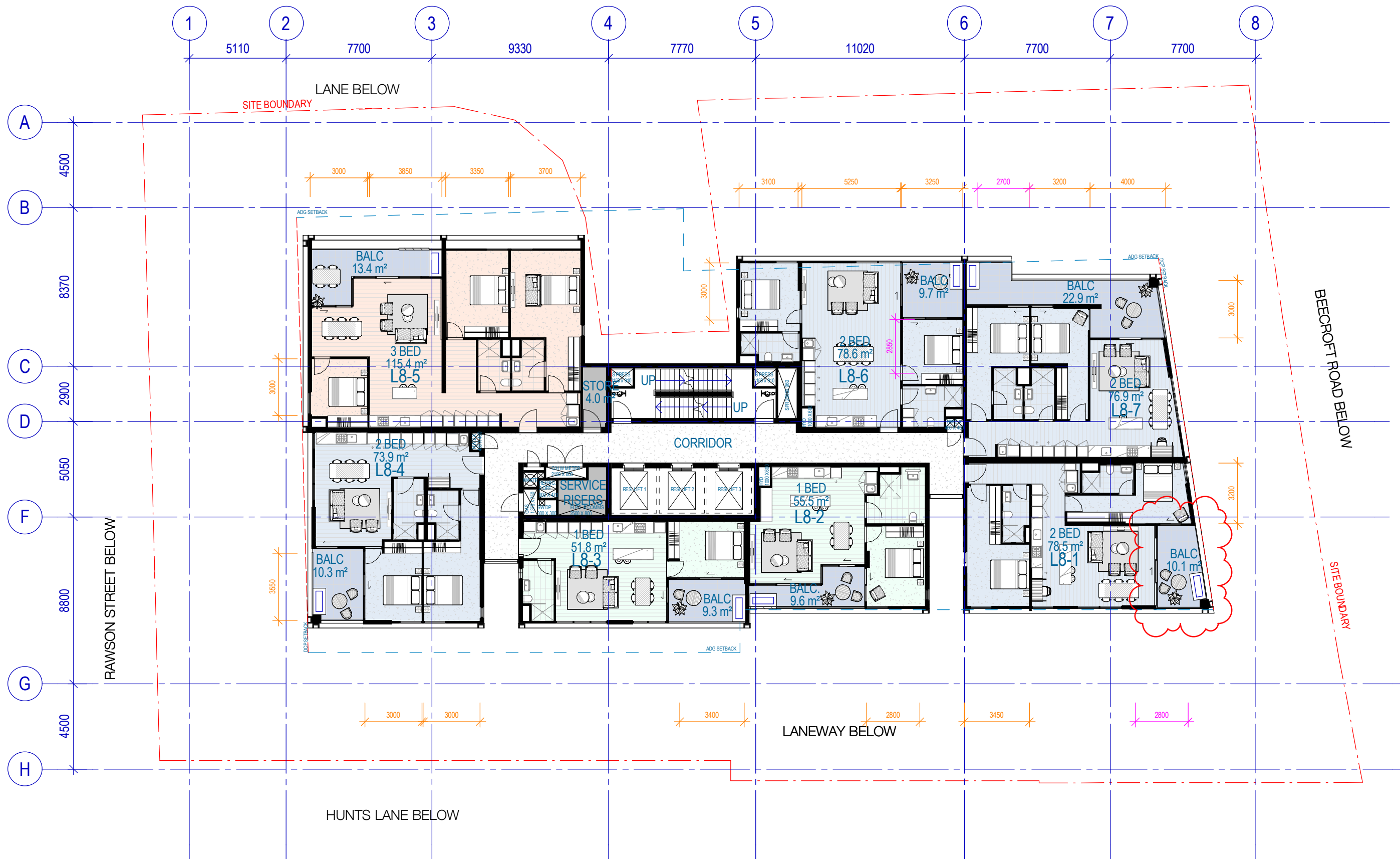


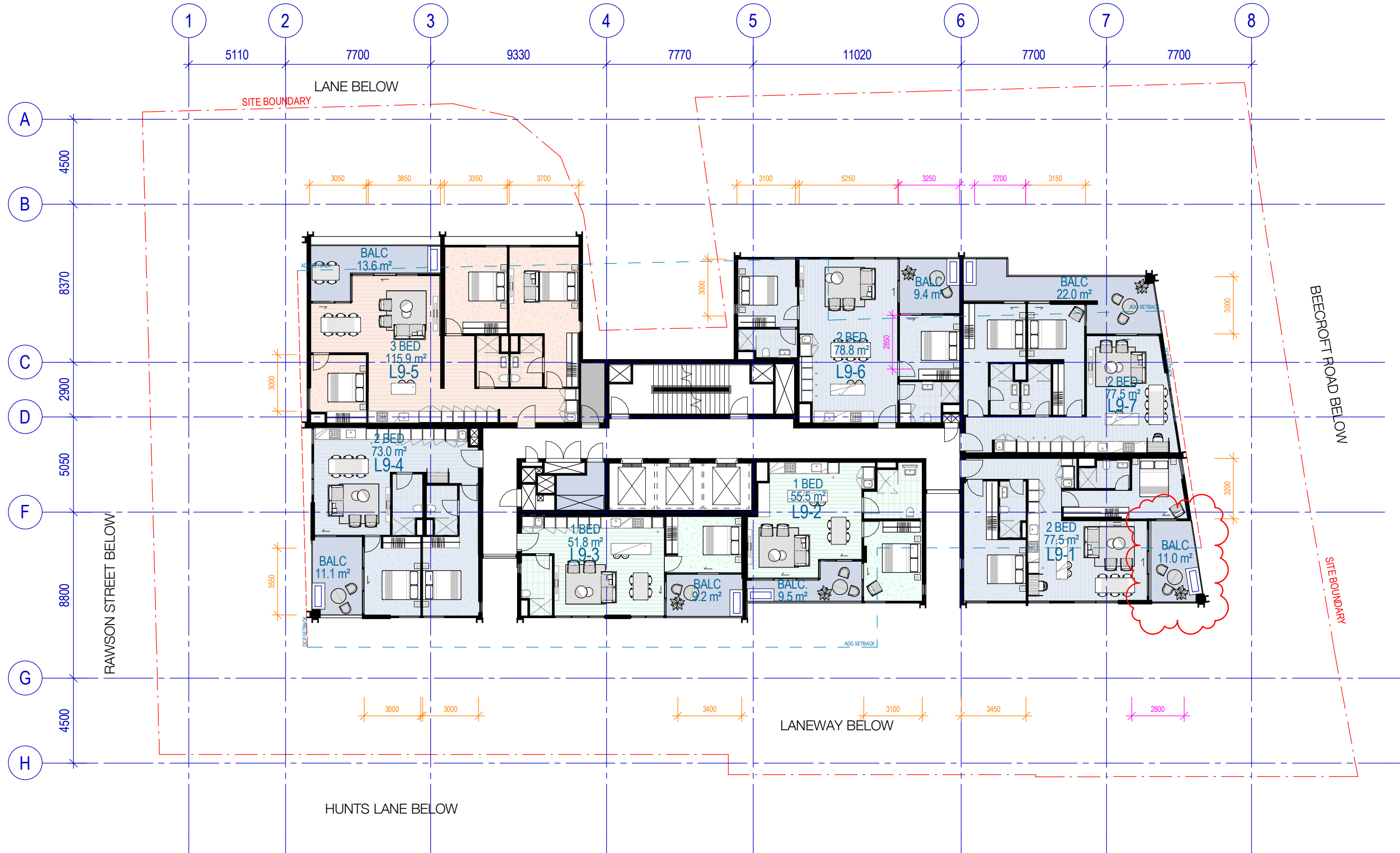


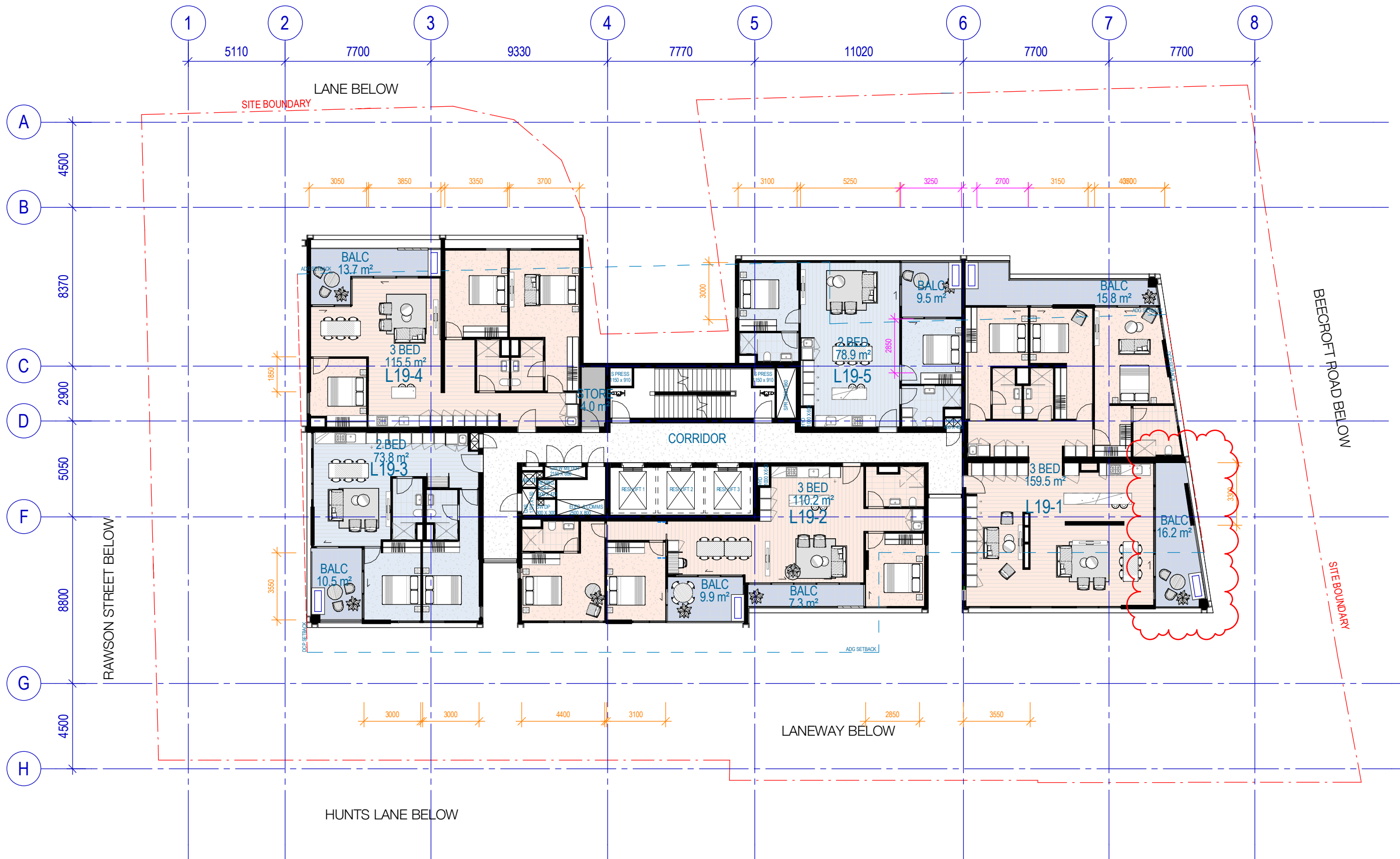


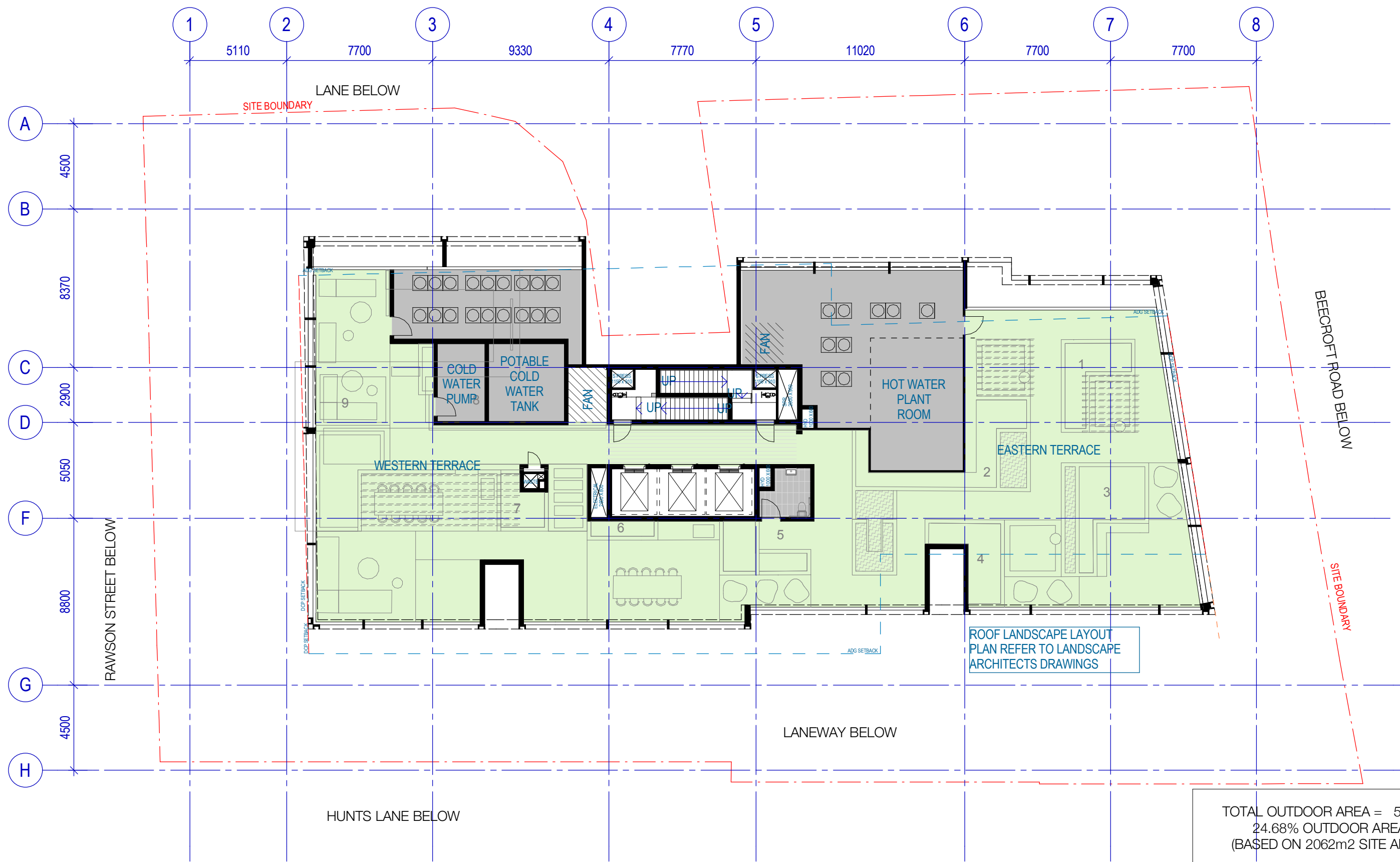
3 Typical AC Condenser

4 Elevation AC Condenser

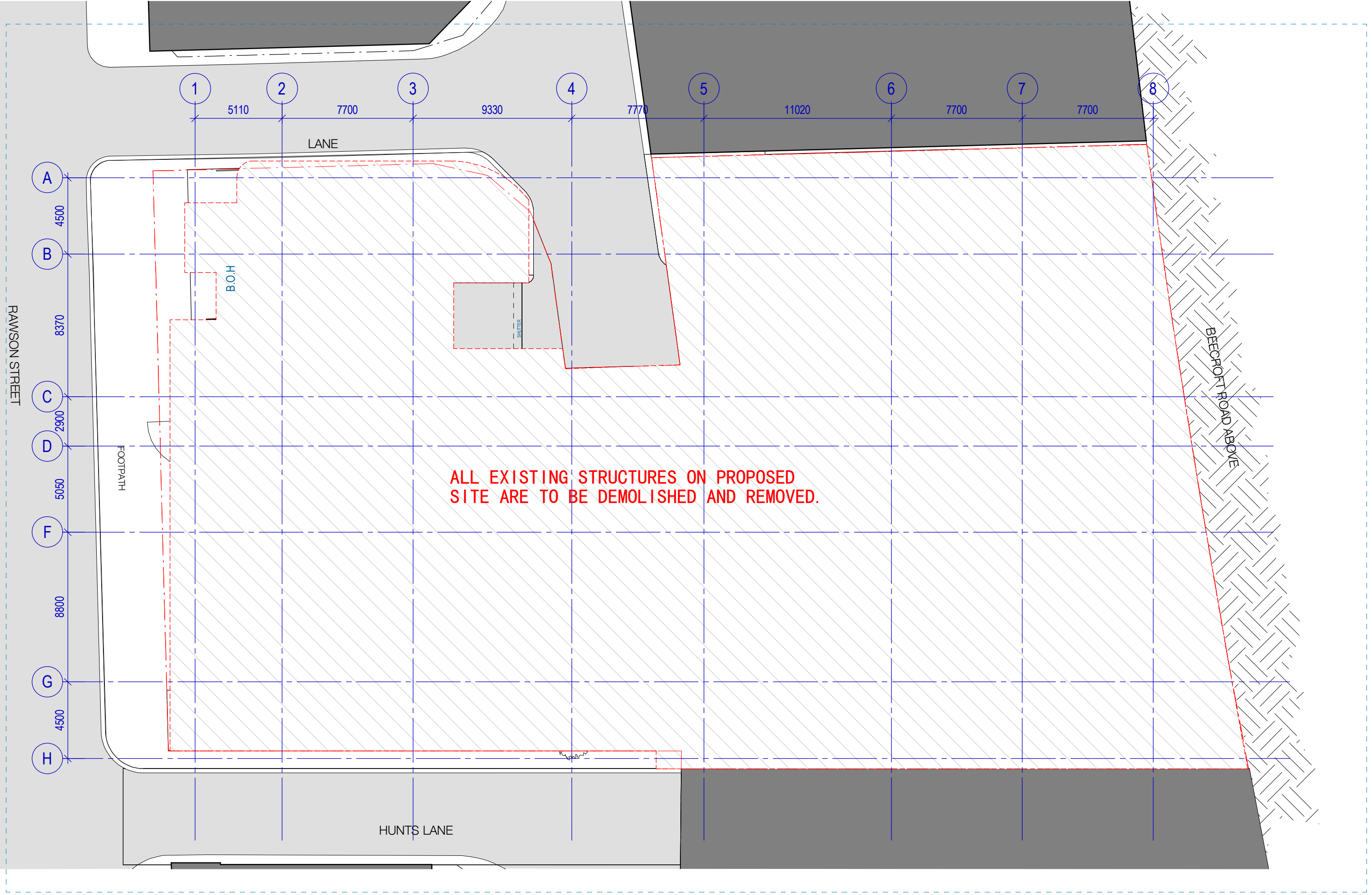






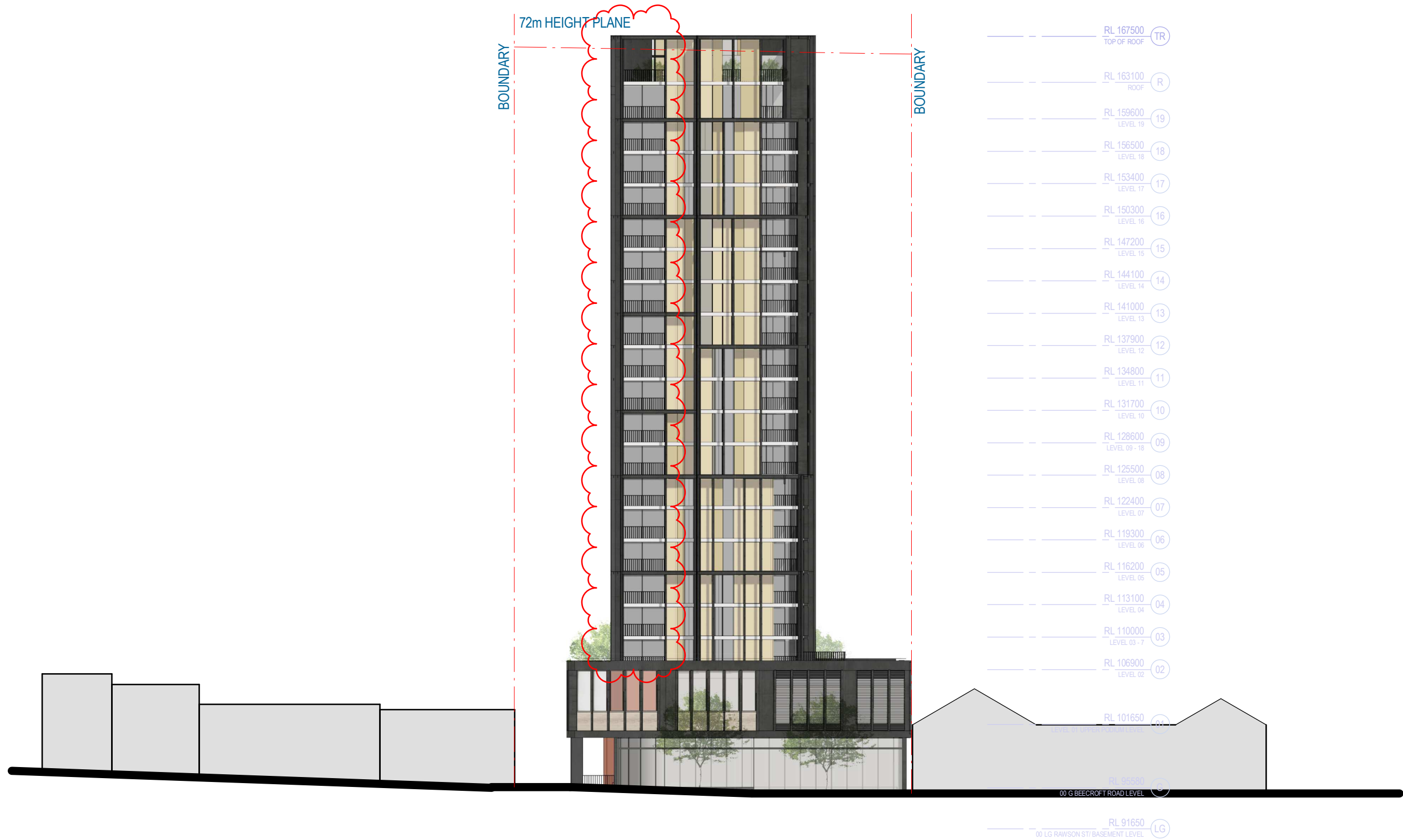


TOTAL OUTDOOR AREA = 509m2
24.68% OUTDOOR AREA
(BASED ON 2062m2 SITE AREA)

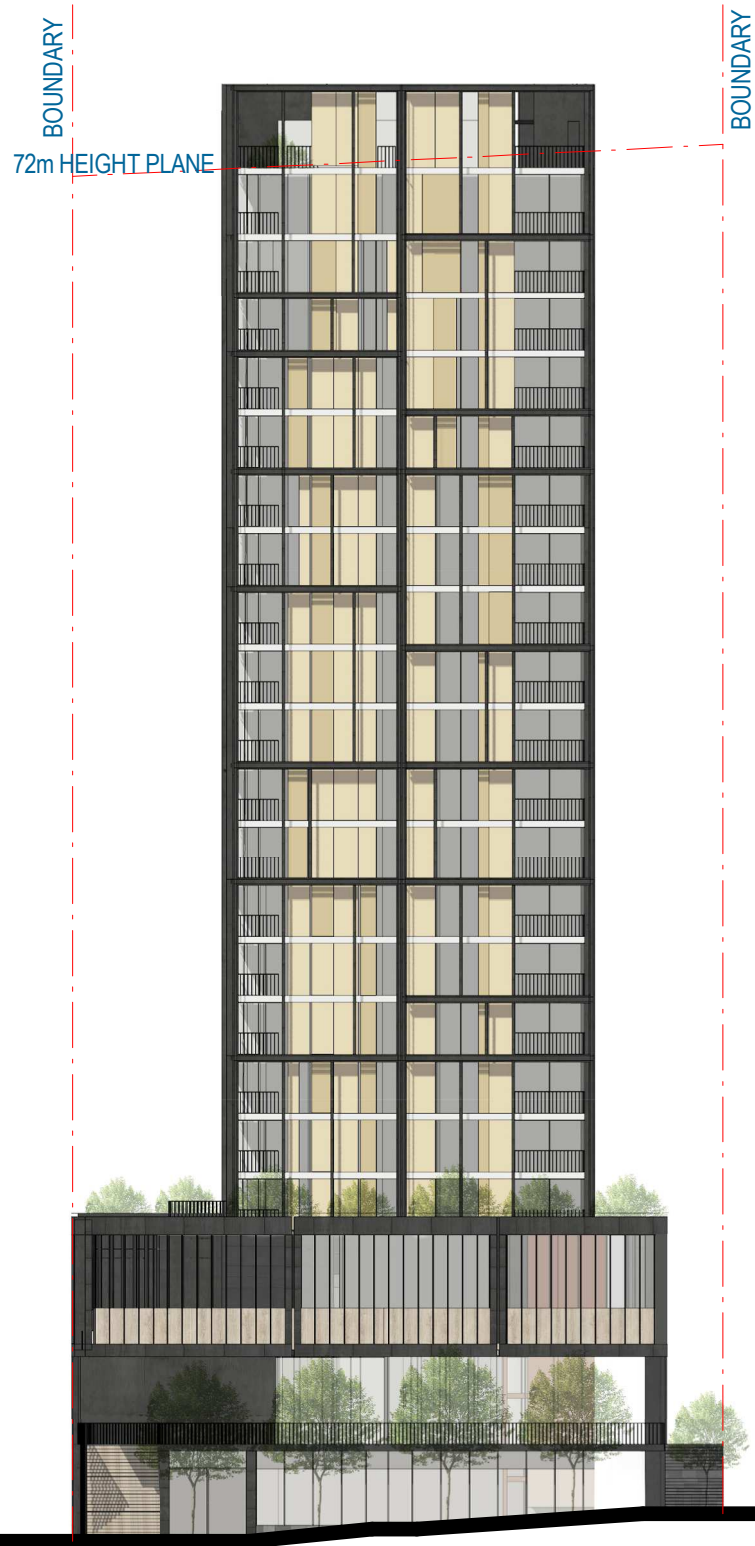




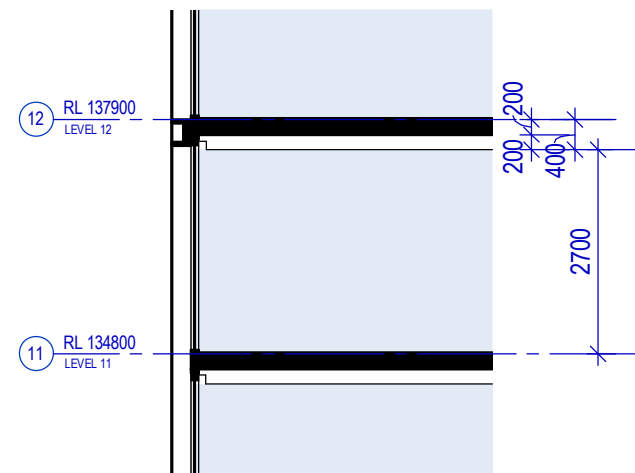
RL 167500	TR
TOP OF ROOF	
RL 163100	R
ROOF	
RL 159600	19
LEVEL 19	
RL 156500	18
LEVEL 18	
RL 153400	17
LEVEL 17	
RL 150300	16
LEVEL 16	
RL 147200	15
LEVEL 15	
RL 144100	14
LEVEL 14	
RL 141000	13
LEVEL 13	
RL 137900	12
LEVEL 12	
RL 134800	11
LEVEL 11	
RL 131700	10
LEVEL 10	
RL 128600	09
LEVEL 09 - 18	
RL 125500	08
LEVEL 08	
RL 122400	07
LEVEL 07	
RL 119300	06
LEVEL 06	
RL 116200	05
LEVEL 05	
RL 113100	04
LEVEL 04	
RL 110000	03
LEVEL 03 - 7	
RL 106900	02
LEVEL 02	
RL 101650	01
LEVEL 01 UPPER PODIUM LEVEL	
RL 95580	G
00 G BEECROFT ROAD LEVEL	
RL 91650	LG
00 LG RAWSON ST/ BASEMENT LEVEL	



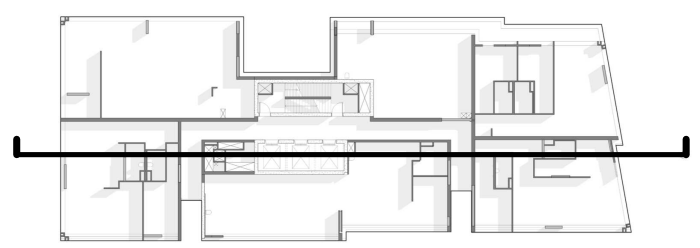
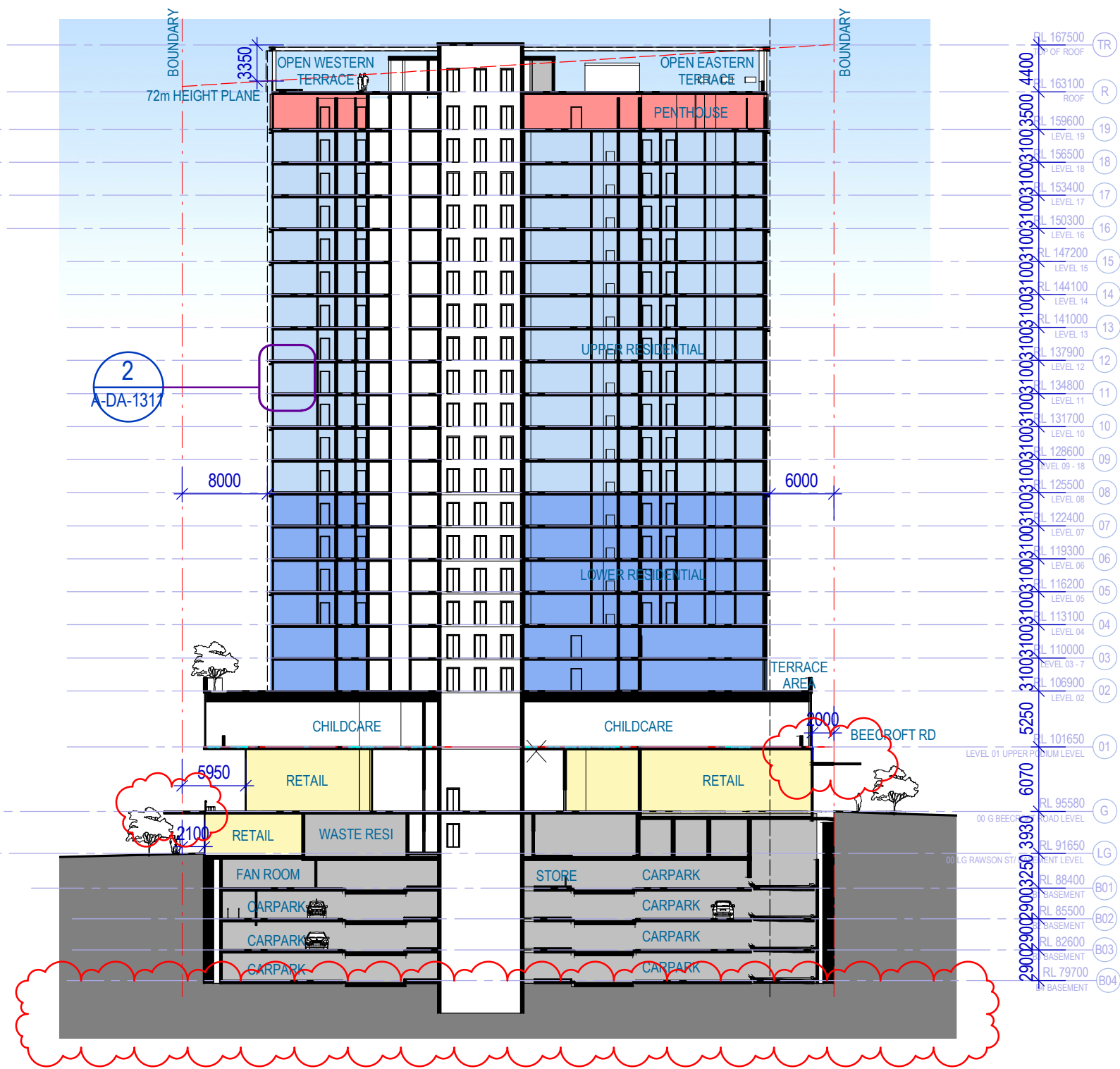


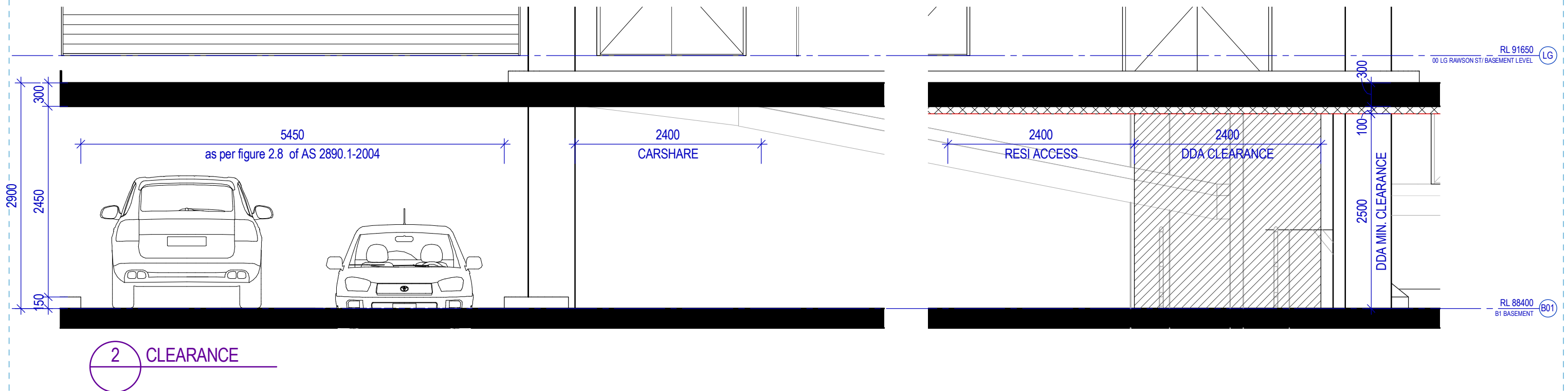
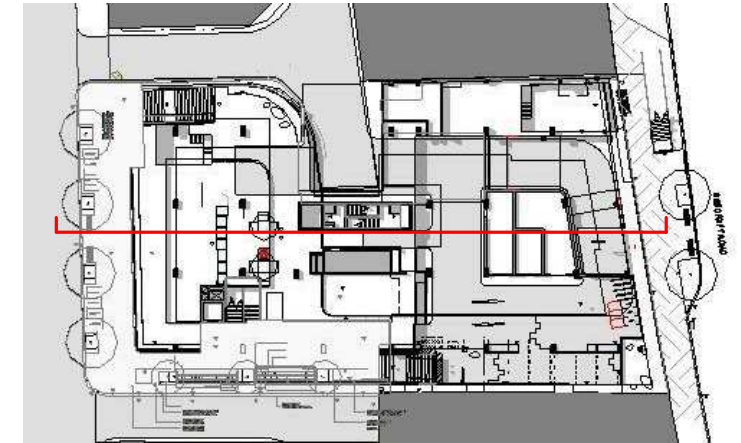
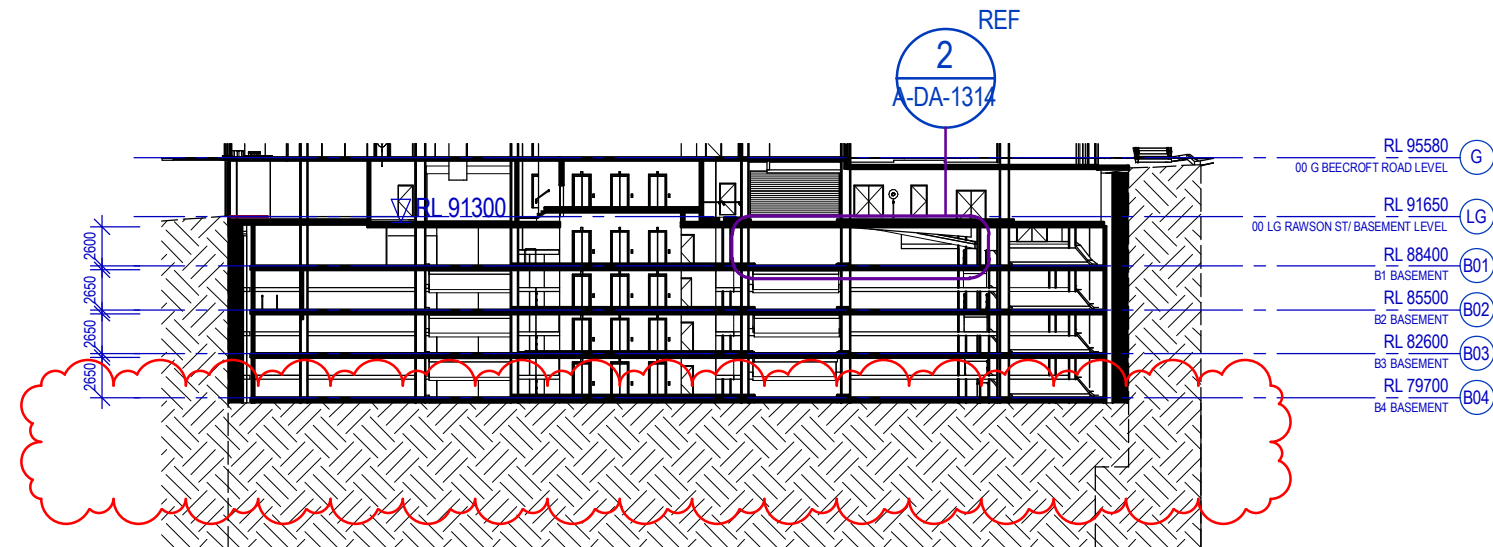


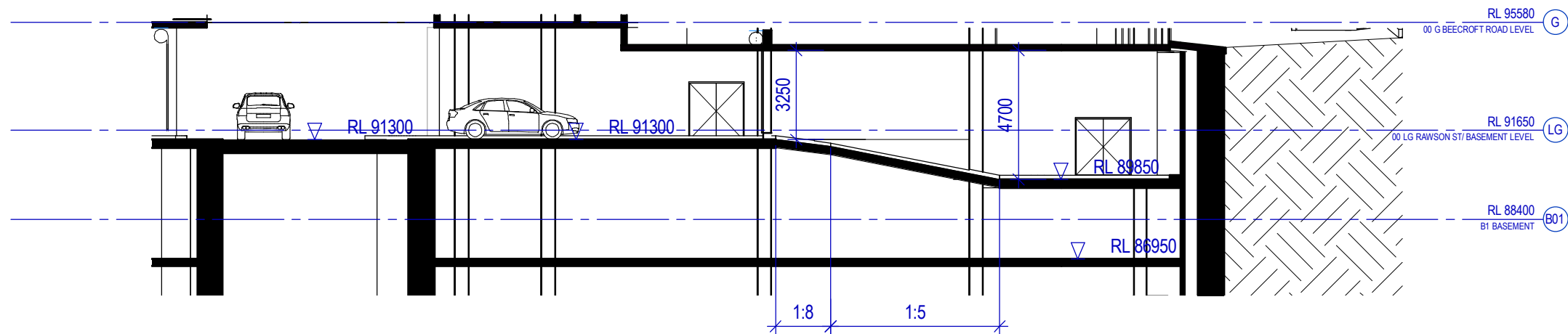
RL 167500	TR
TOP OF ROOF	
RL 163100	R
ROOF	
RL 159600	19
LEVEL 19	
RL 156500	18
LEVEL 18	
RL 153400	17
LEVEL 17	
RL 150300	16
LEVEL 16	
RL 147200	15
LEVEL 15	
RL 144100	14
LEVEL 14	
RL 141000	13
LEVEL 13	
RL 137900	12
LEVEL 12	
RL 134800	11
LEVEL 11	
RL 131700	10
LEVEL 10	
RL 128600	09
LEVEL 09 - 18	
RL 125500	08
LEVEL 08	
RL 122400	07
LEVEL 07	
RL 119300	06
LEVEL 06	
RL 116200	05
LEVEL 05	
RL 113100	04
LEVEL 04	
RL 110000	03
LEVEL 03 - 7	
RL 106900	02
LEVEL 02	
RL 101650	01
LEVEL 01 UPPER PODIUM LEVEL	
RL 96580	G
00 G BEECROFT ROAD LEVEL	
RL 91650	LG
00 LG RAWSON ST/ BASEMENT LEVEL	



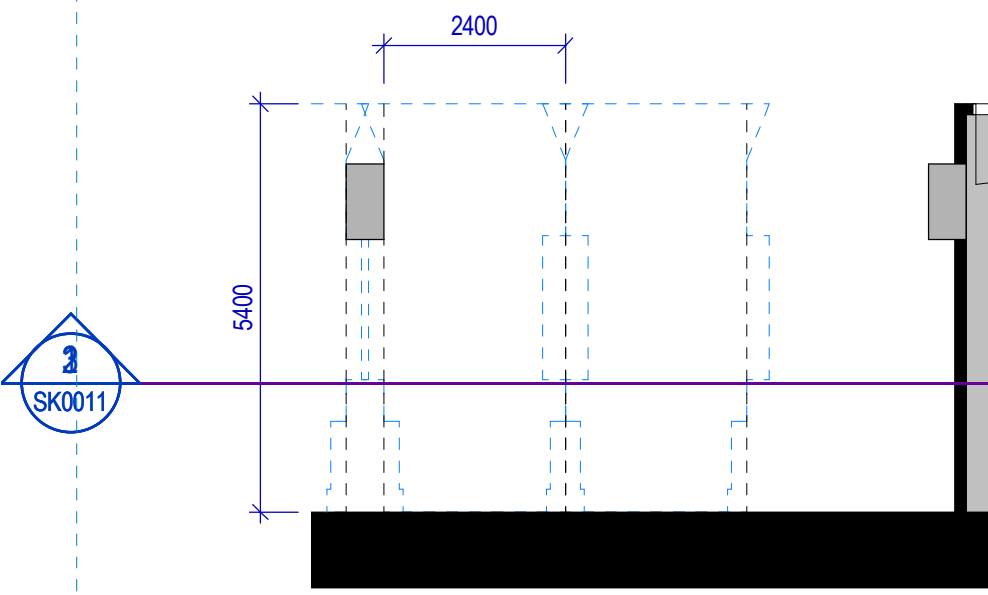
2 CALLOUT_Floor To Ceiling Typical



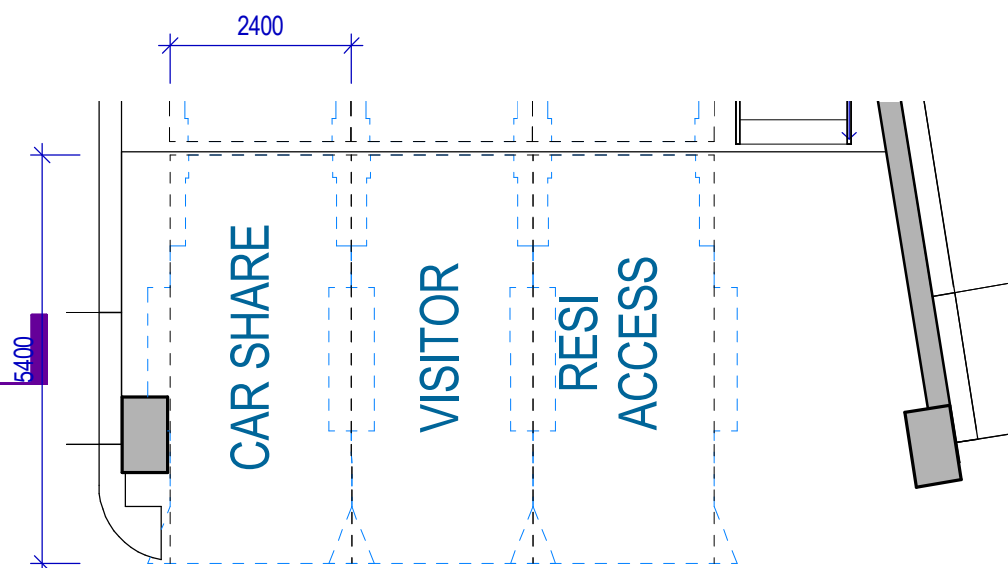




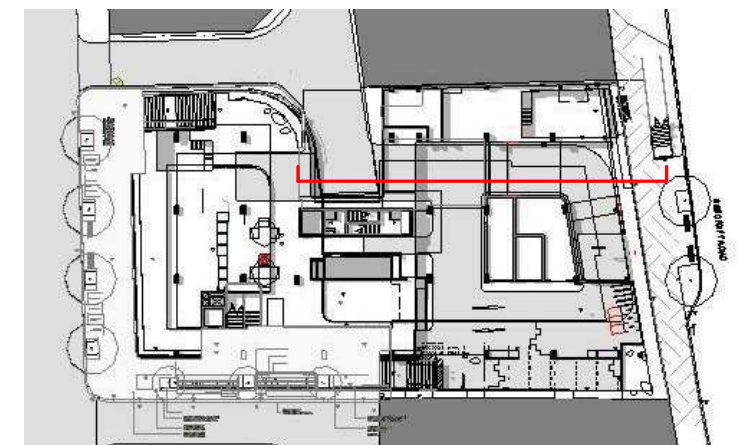
1 ENTRANCE CLEARANCE

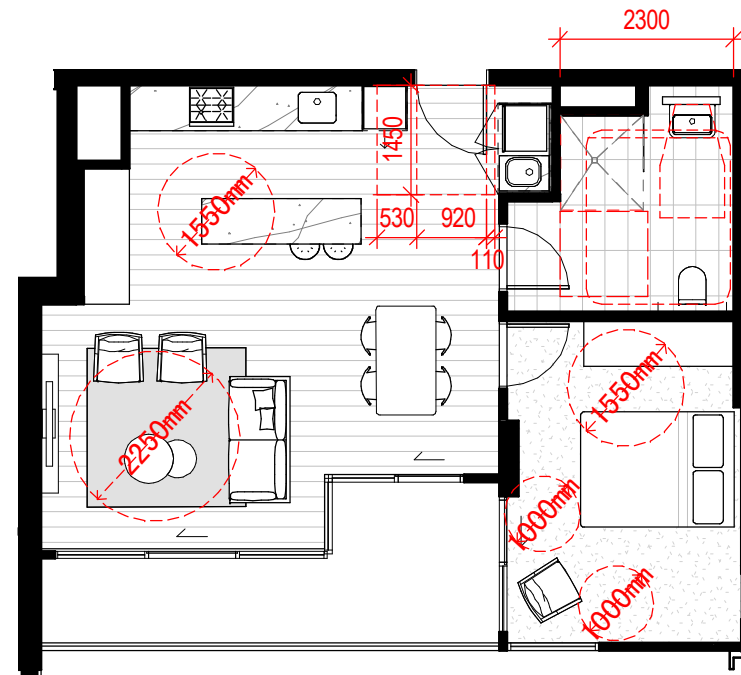
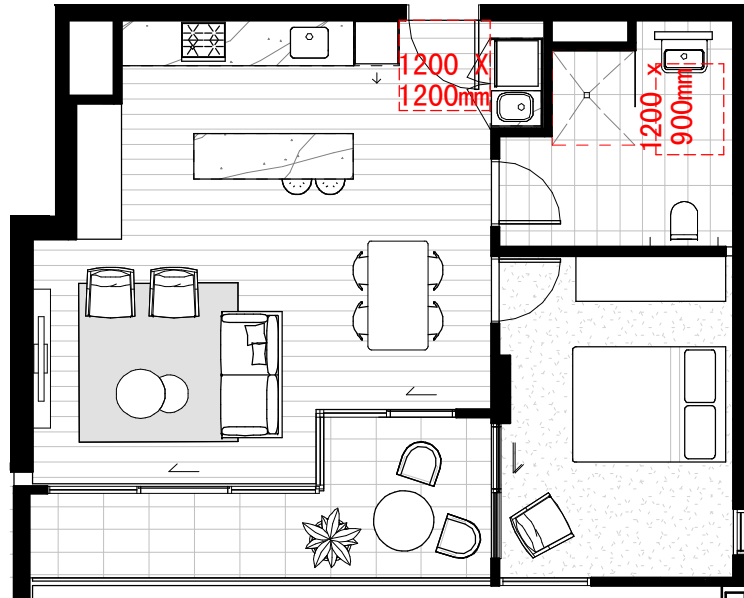


2 PLAN LOWER GROUND COMMERCIAL



3 PLAN BASEMENT RESIDENTIAL

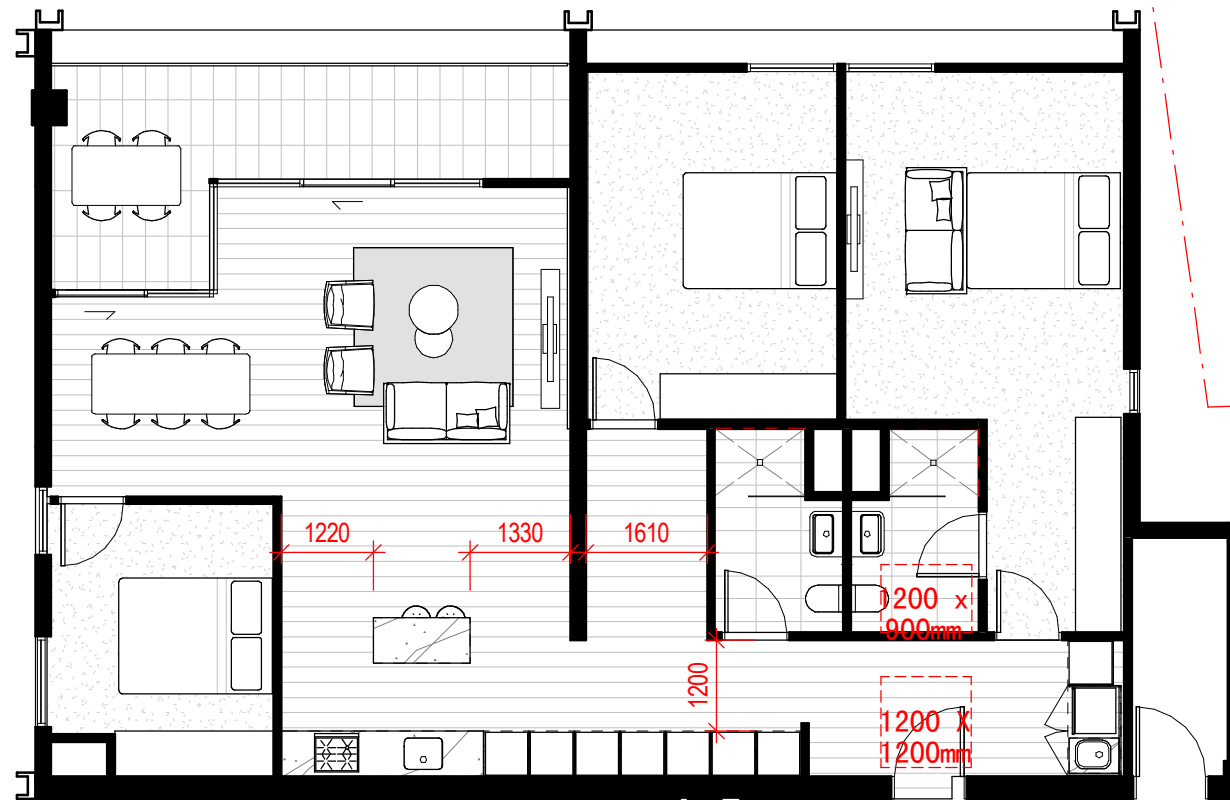




2 LIVABLE & PRE ADAPTABLE 1 BED
17 OCCURANCES

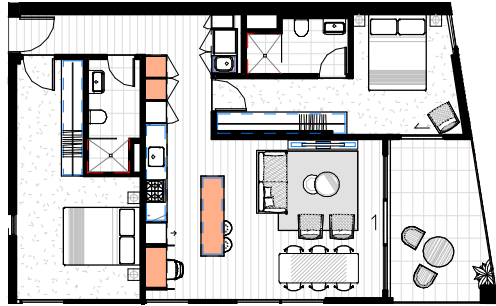
3 POST ADAPTABLE 1 BED
14 OCCURANCES

ADAPTABLE TOTAL: 14
(14 REQUIRED)



LIVABLE TOTAL: 29
(27 REQUIRED)

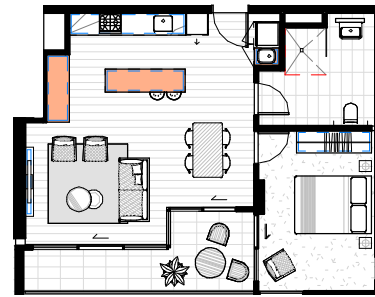
1 LIVABLE 3 BED
12 OCCURANCES



1 APARTMENT TYPE A01

Storage volume provided within apartment 4.1m³

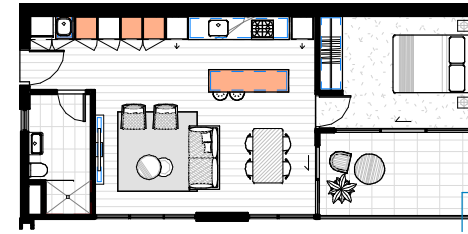
Total storage volume compliant with SEPP 65m guidelines (8.0m³): YES



2 APARTMENT TYPE A02

Storage volume provided within apartment 4.9m³

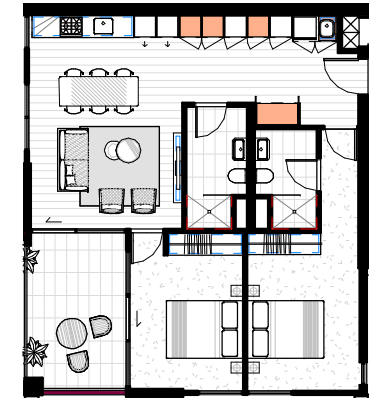
Total storage volume compliant with SEPP 65m guidelines (6.0m³): YES



3 APARTMENT TYPE A03

Storage volume provided within apartment 6m³

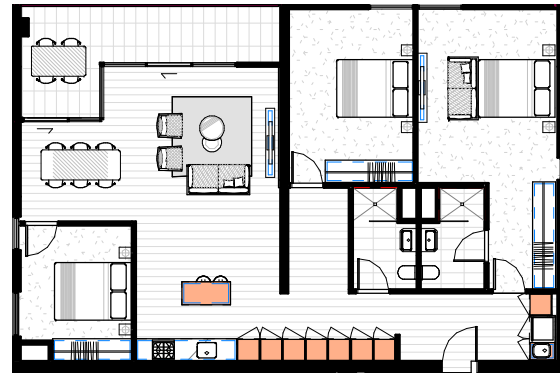
Total storage volume compliant with SEPP 65m guidelines (6.0m³): YES



4 APARTMENT TYPE A04

Storage volume provided within apartment 4.3m³

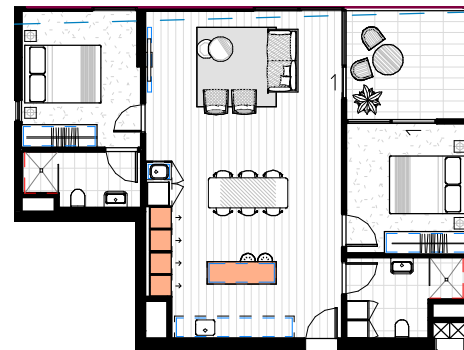
Total storage volume compliant with SEPP 65m guidelines (8.0m³): YES



5 APARTMENT TYPE A05

Storage volume provided within apartment 7.2m³

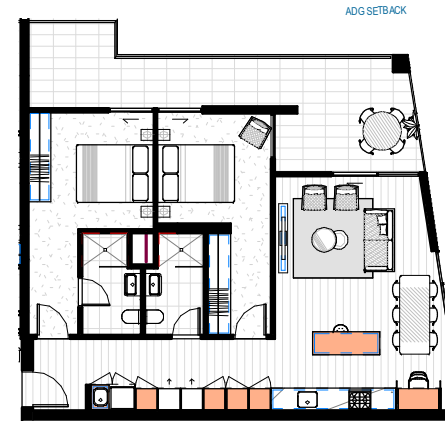
Total storage volume compliant with SEPP 65m guidelines (10.0m³): YES



6 APARTMENT TYPE A06

Storage volume provided within apartment 4m³

Total storage volume compliant with SEPP 65m guidelines (8.0m³): YES

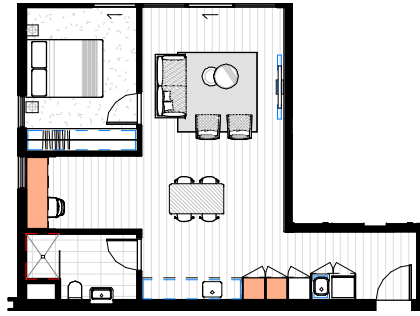


7 APARTMENT TYPE A07

Storage volume provided within apartment 5.6m³

Total storage volume compliant with SEPP 65m guidelines 8.0m³): YES

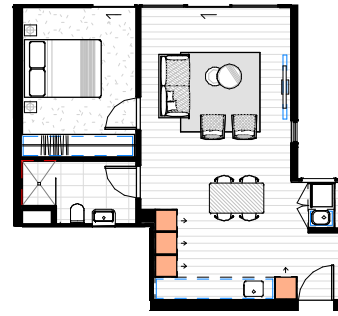
Note: A minimum of 50% of the required storage has been located within each apartment as per the ADG. In some cases, it is more than 50%. The leftover storage has been located in the basement in either 2 or 4 cubic meter cage lockups.



1 APARTMENT TYPE B01

Storage volume provided within apartment **3m³**

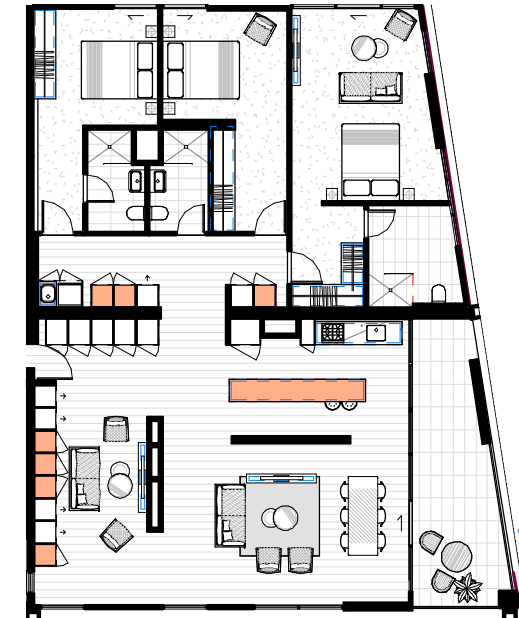
Total storage volume compliant with SEPP 65m guidelines (6.0m³): **YES**



2 APARTMENT TYPE B02

Storage volume provided within apartment **3.2m³**

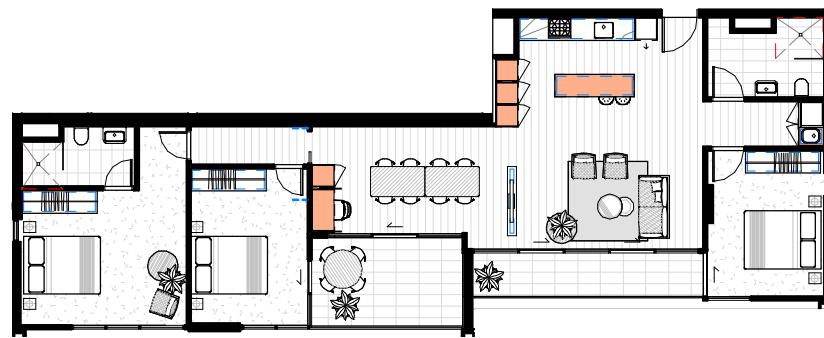
Total storage volume compliant with SEPP 65m guidelines (6.0m³): **YES**



4 APARTMENT TYPE C02

Storage volume provided within apartment **7.2m³**

Total storage volume compliant with SEPP 65m guidelines (10.0m³): **YES**



3 APARTMENT TYPE C01

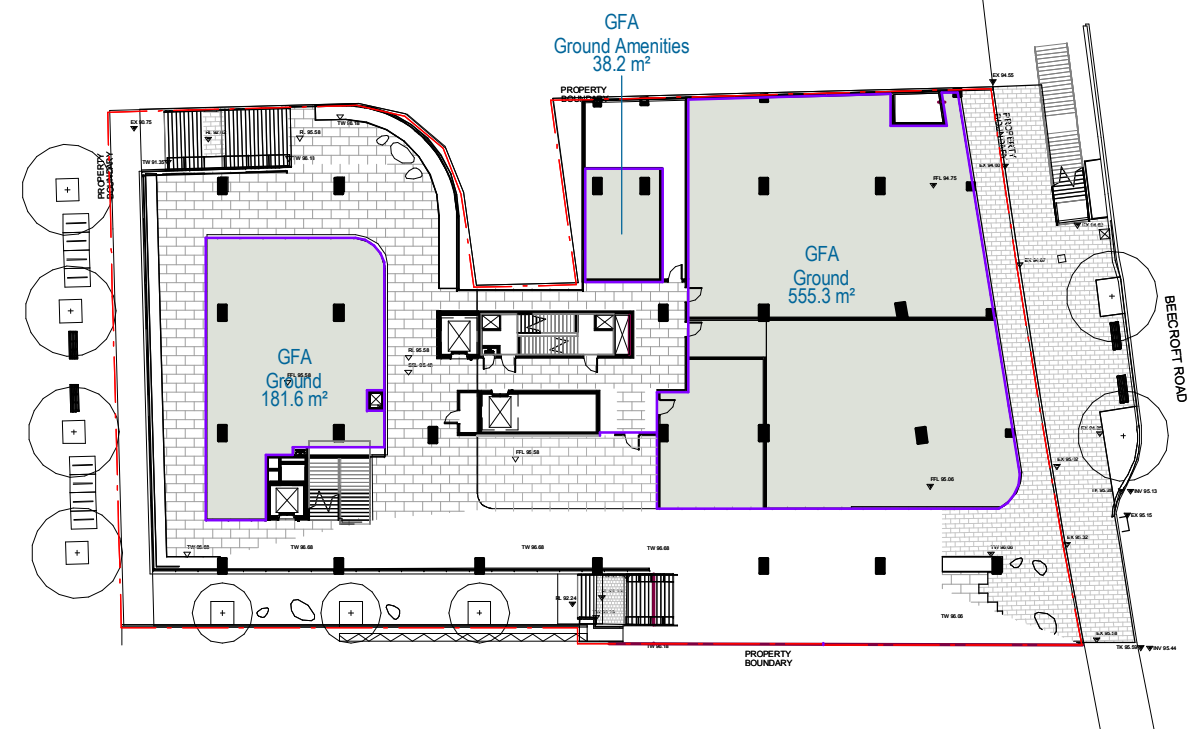
Storage volume provided within apartment **5m³**

Total storage volume compliant with SEPP 65m guidelines (10.0m³): **YES**

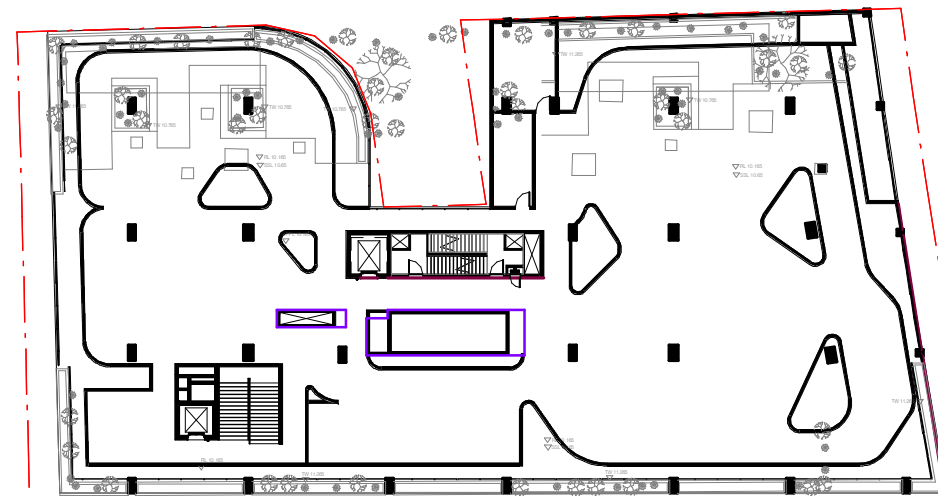
Note: A minimum of 50% of the required storage has been located within each apartment as per the ADG. In some cases, it is more than 50%. The leftover storage has been located in the basement in either 2 or 4 cubic meter cage lockups.



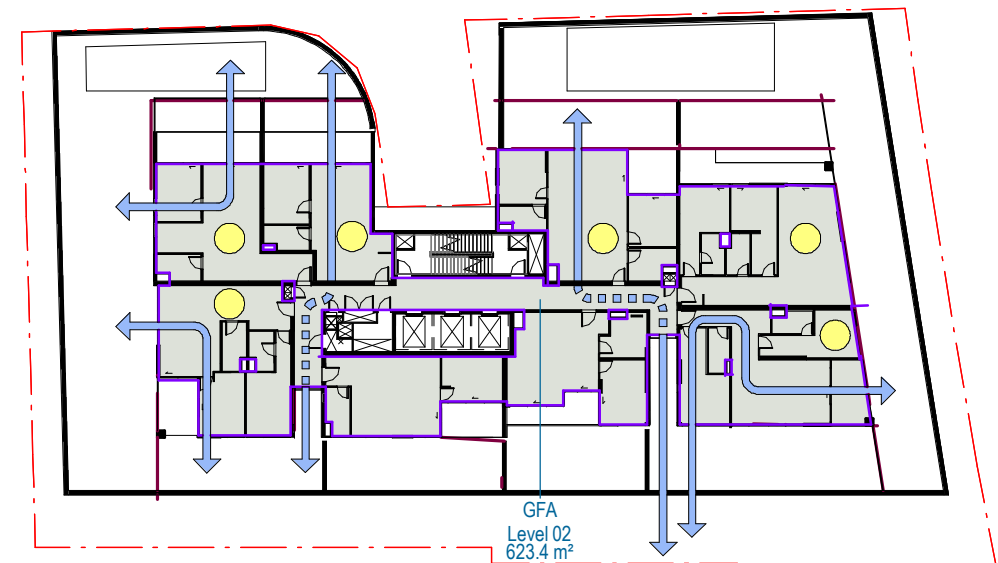
1 00 LG RAWSON ST/ BASEMENT LEVEL



2 00 G BEECROFT ROAD LEVEL



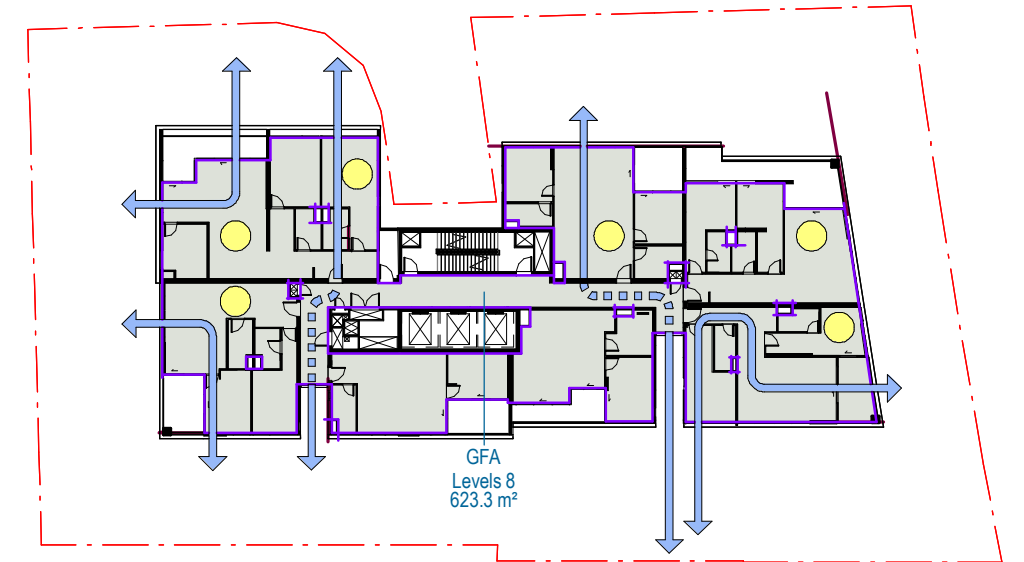
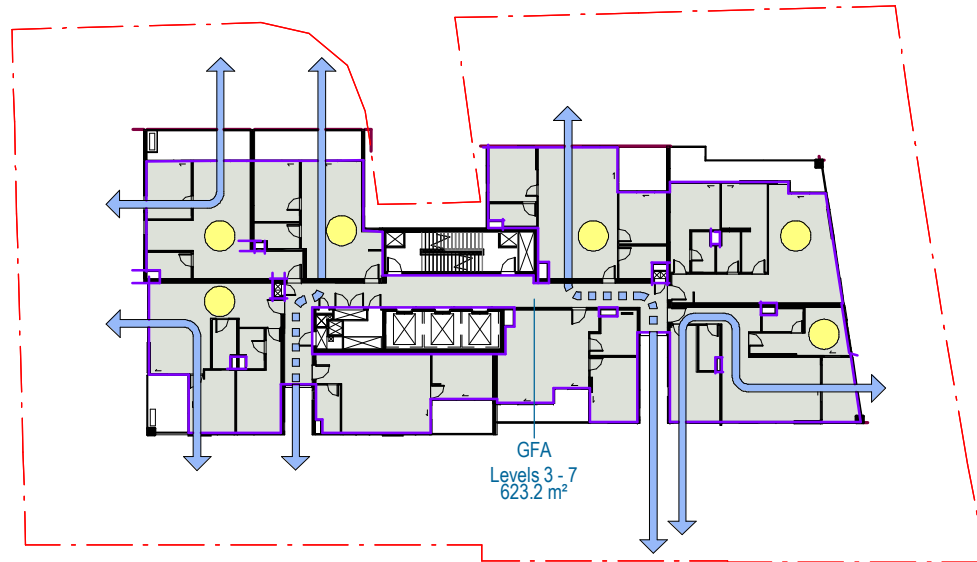
3 LEVEL 01 UPPER PODIUM LEVEL



4 LEVEL 02

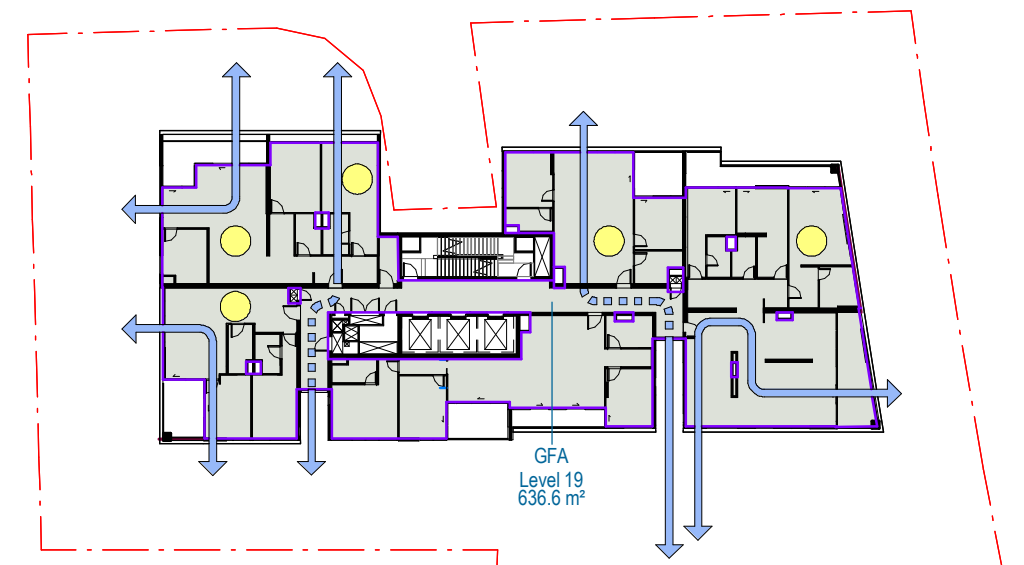
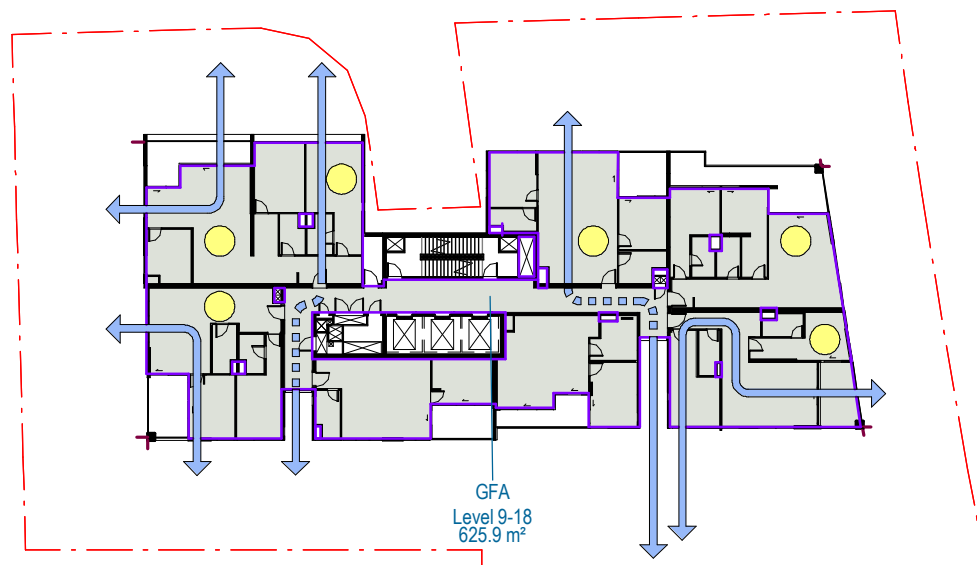
LEGEND
 ● >3 HOURS SOLAR
 ↔ CROSS VENTILATION





1 LEVEL 03 - 07

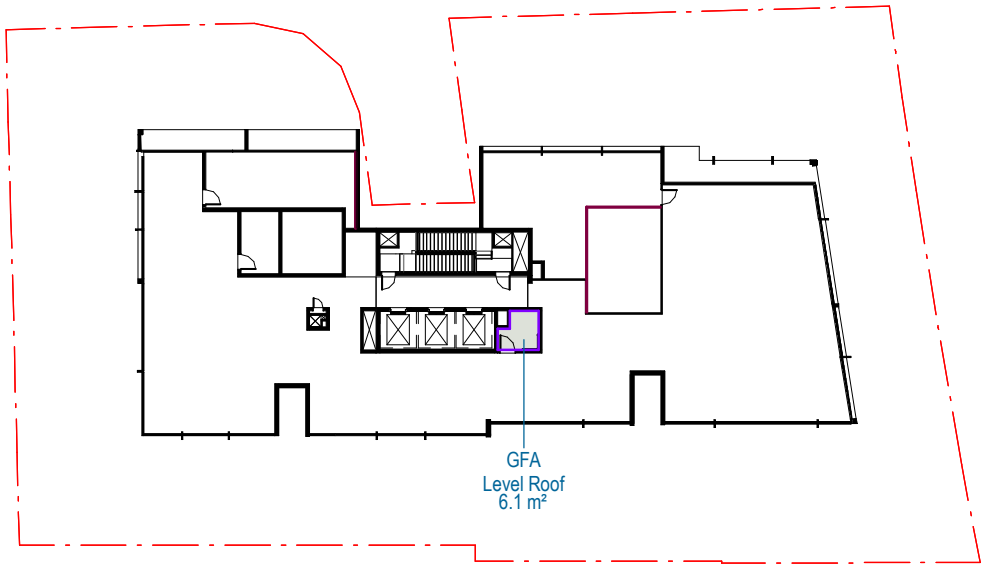
3 LEVEL 08



2 LEVEL 09 - 18

4 LEVEL 19

LEGEND
 ● >3 HOURS SOLAR
 ⇄ CROSS VENTILATION

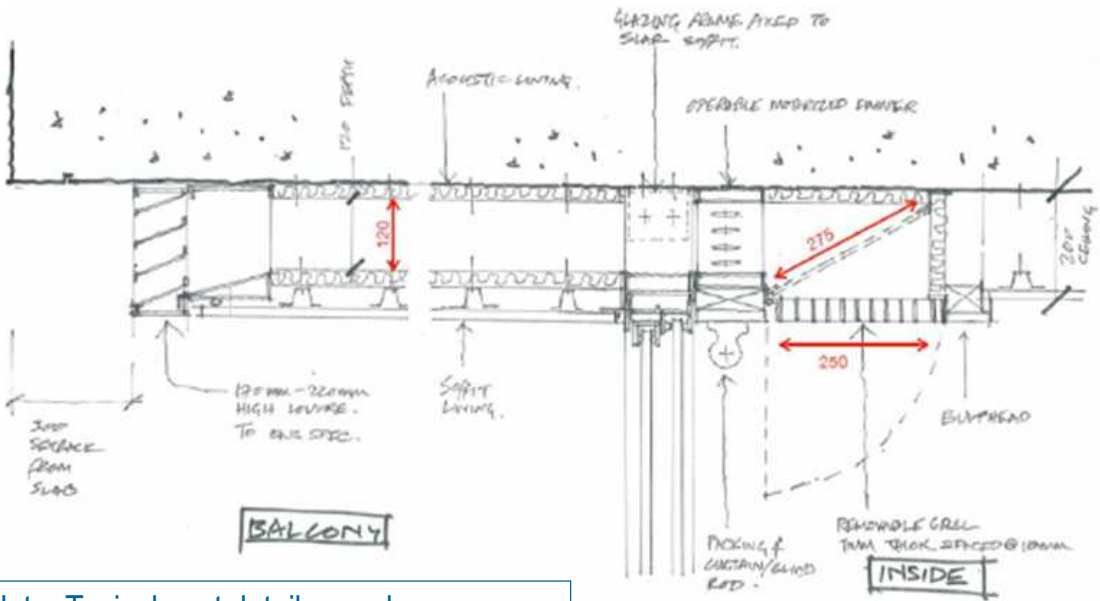


1 ROOF

LEGEND

>3 HOURS SOLAR

CROSS VENTILATION



Note: Typical vent detail use where acoustic treatment required.

EPPING DEVELOPMENT SCHEDULE												
18-12-18												
Site Area:		2062 m ²										
LEP Height:		72 m										
FSR Control:		6 :1										
Max GFA:		12372 m ²										

Level	Predominant Use	Height F to F	RL	Area			1 Bed	2 Bed	3 Bed	Total	Cross-Vent	Solar
				GFA								
				Comm	Res							
B5	B5	Parking										
B4	B4	Parking										
B3	B3	Parking										
B2	B2	Parking										
B1	B1	Parking										
LG	Rawson Street	Retail / Lobby		276	57							
G	Beecroft Rd	Retail		775	0							
1	Upper Podium	Retail		0	0							
2	Resi	Residential			623		4	4	0	8	5	6
3	Resi	Residential			623		4	4	0	8	5	6
4	Resi	Residential			623		4	4	0	8	5	6
5	Resi	Residential			623		4	4	0	8	5	6
6	Resi	Residential			623		4	4	0	8	5	6
7	Resi	Residential			623		4	4	0	8	5	6
8	Resi	Residential			623		2	4	1	7	5	5
9	Resi	Residential			626		2	4	1	7	5	5
10	Resi	Residential			626		2	4	1	7	5	5
11	Resi	Residential			626		2	4	1	7	5	5
12	Resi	Residential			626		2	4	1	7	5	5
13	Resi	Residential			626		2	4	1	7	5	5
14	Resi	Residential			626		2	4	1	7	5	5
15	Resi	Residential			626		2	4	1	7	5	5
16	Resi	Residential			626		2	4	1	7	5	5
17	Resi	Residential			626		2	4	1	7	5	5
18	Resi	Residential			626		2	4	1	7	5	5
19	Resi	Residential			637		0	2	3	5	5	5
20	Roof	Plant / Amenity			6							
Total				1051	11322		46	70	14	130	65%	74%

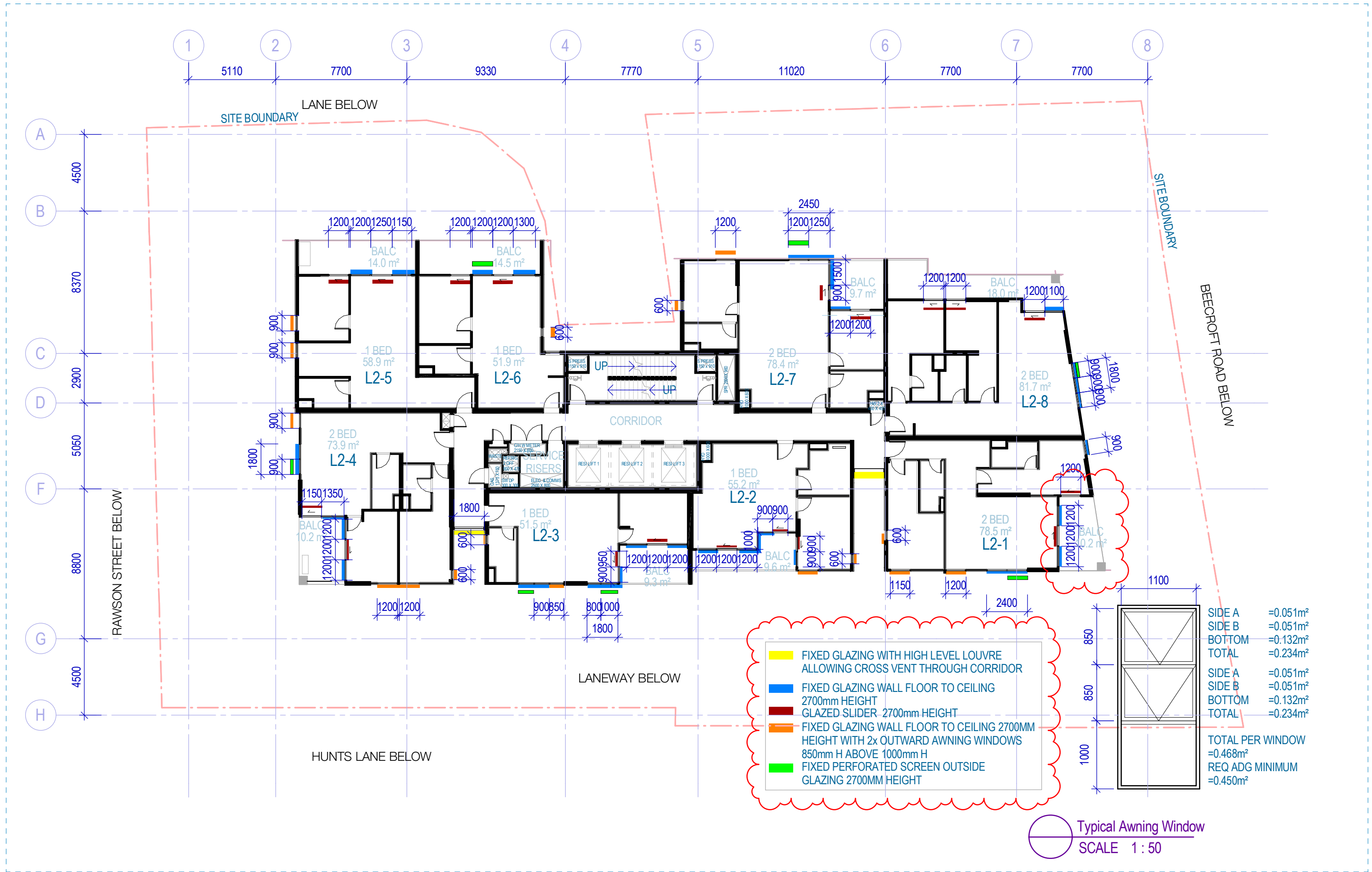
(excl overrun)

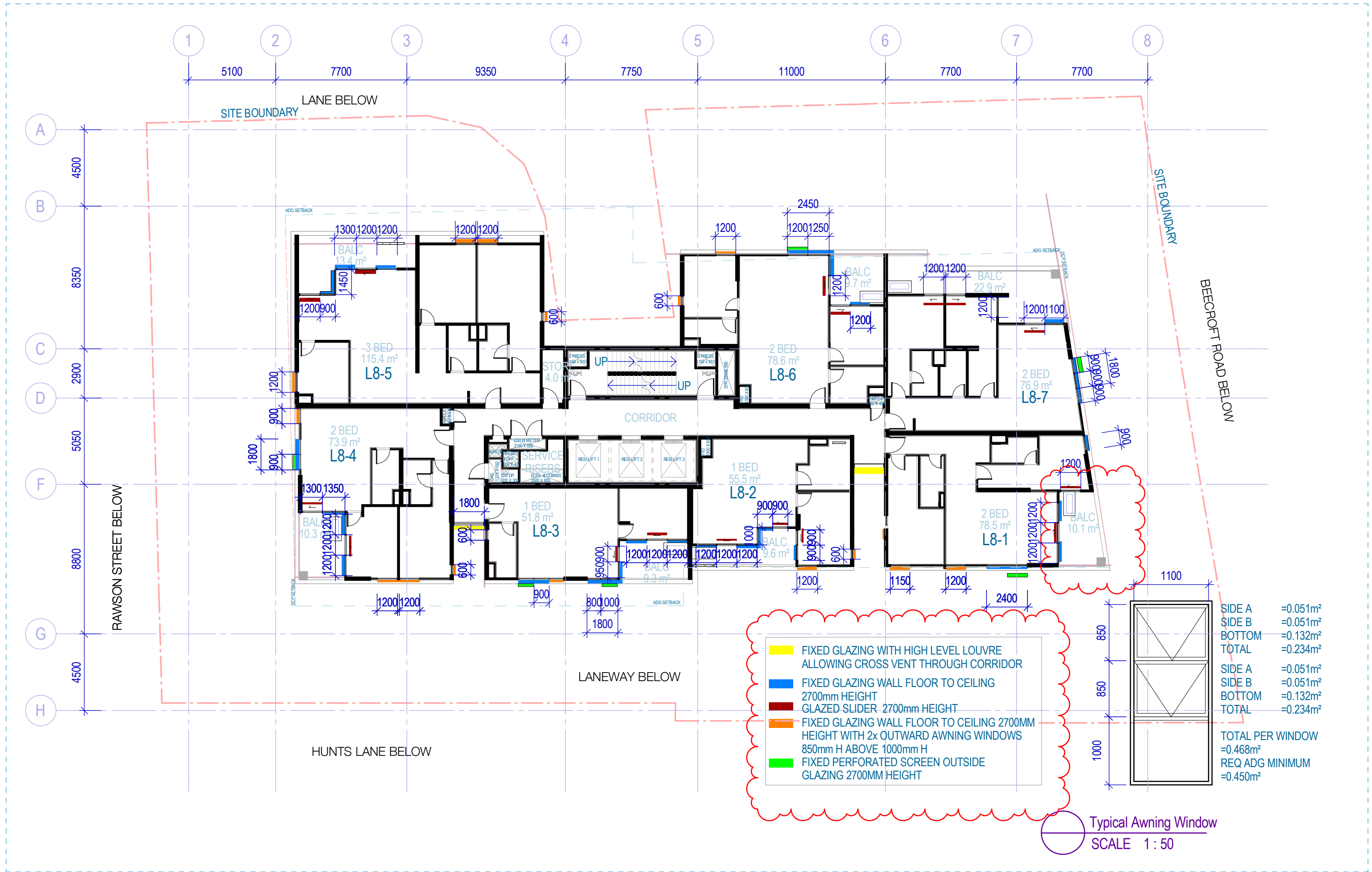
12373

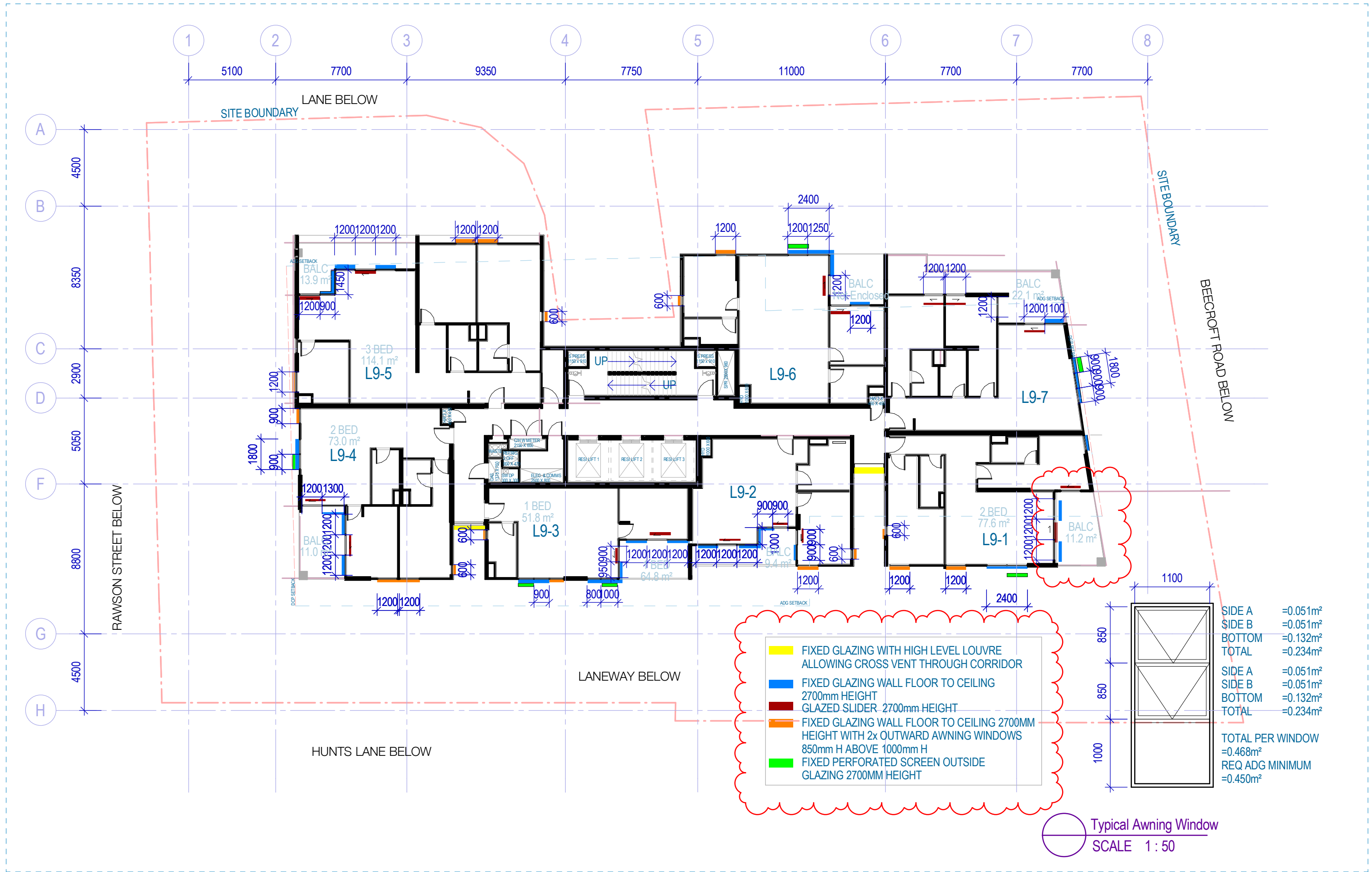
ADG Target

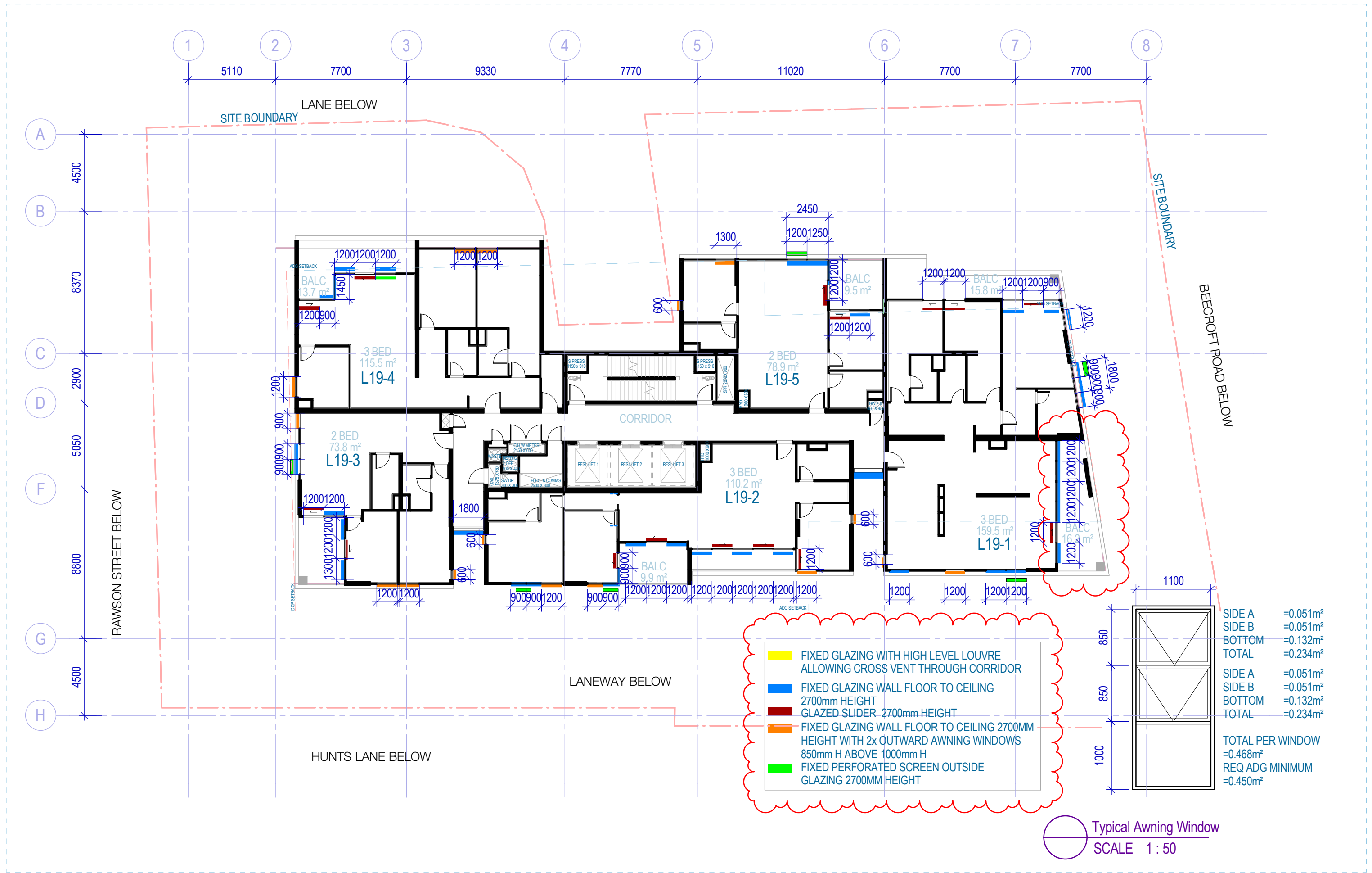
Parramatta DCP 2011 Target

FSR: 6.00 :1











GLAZING



NON COMBUSTIBLE TIMBER LOOK PANEL
TO TERRACES + PODIUM



STEEL BALUSTRADE



PERFORATED BRONZE COLOR ALUMINIUM SCREEN



BRONZE COLOR ALUMINIUM PANEL



ANODIZED ALUMINIUM FASCIA PANEL - LIGHT GREY



ANODIZED ALUMINIUM FASCIA CHANNEL - DARK GREY



DARK CONCRETE FRAME WITH RECESSED GLAZING + SCREEN



SOLID + PERFORATED BRONZE SCREEN

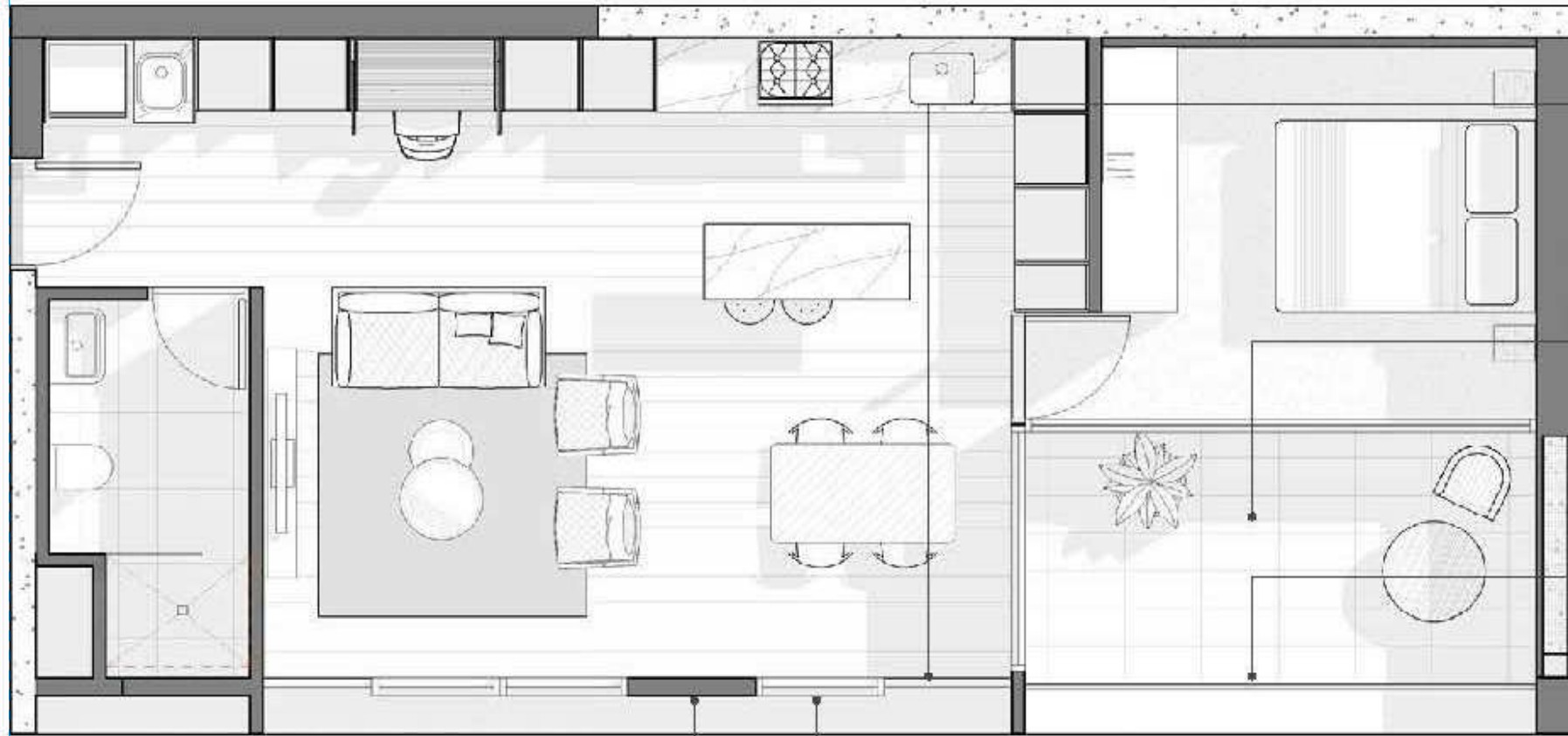


TIMBER SOFFIT TO
TERRACES + PODIUM



STEEL BALUSTRADE





GLAZING



NON COMBUSTIBLE TIMBER LOOK PANEL
TO TERRACES + PODIUM



STEEL BALUSTRADE



PERFORATED BRONZE COLOR ALUMINIUM SCREEN

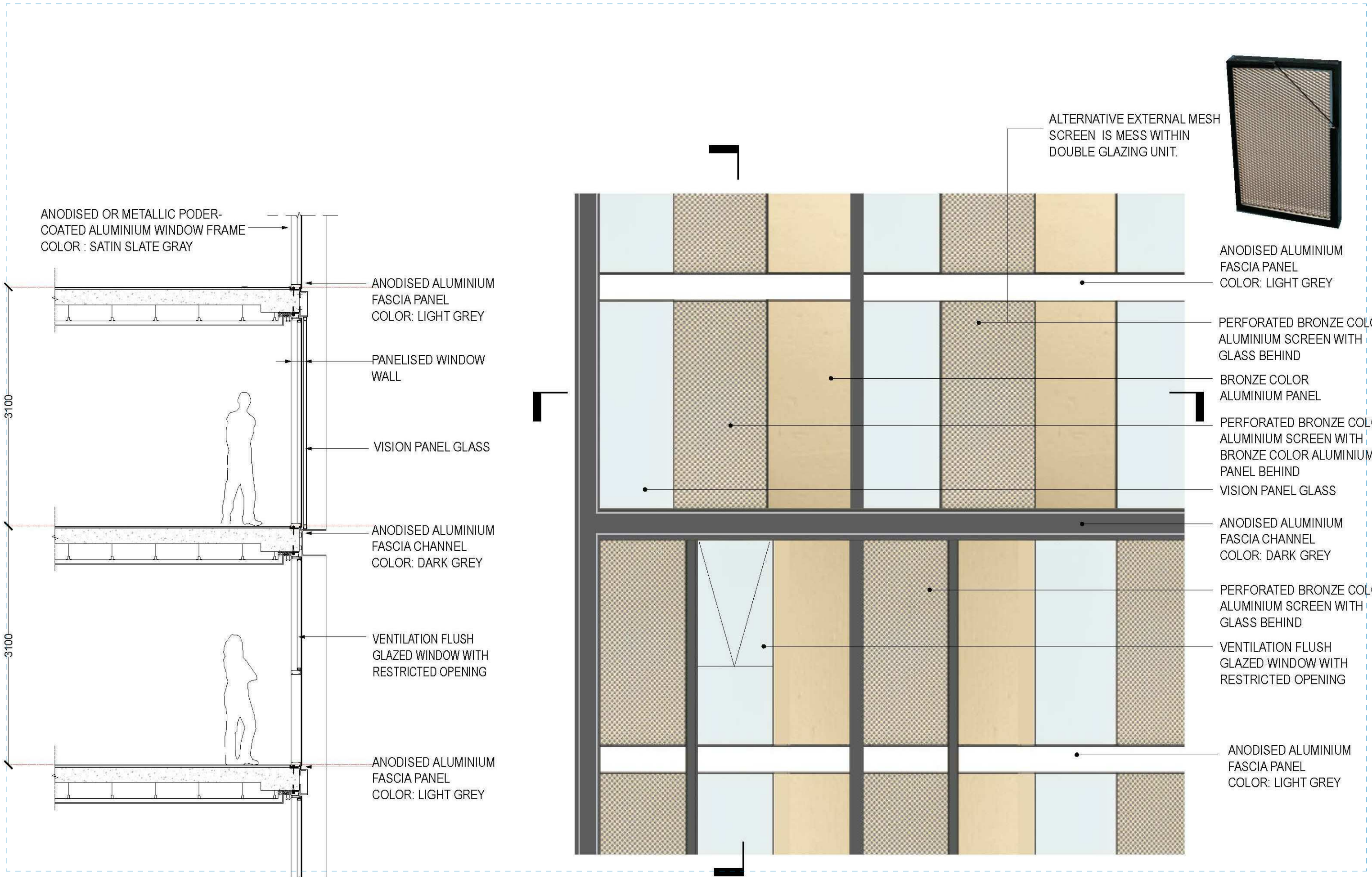


SOLID BRONZE COLOR ALUMINIUM PANEL



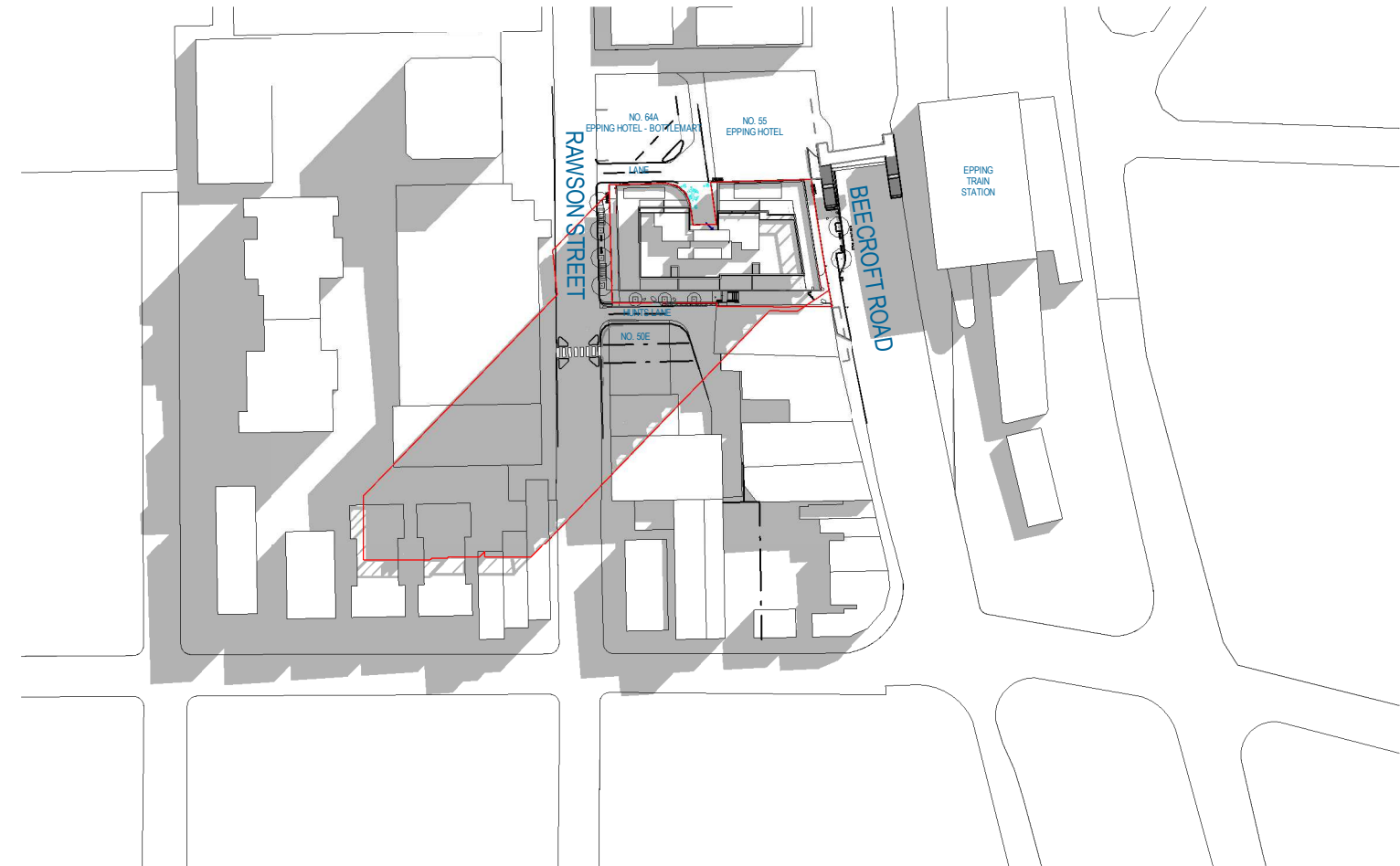
ANODIZED ALUMINIUM FASCIA CHANNEL - DARK GREY



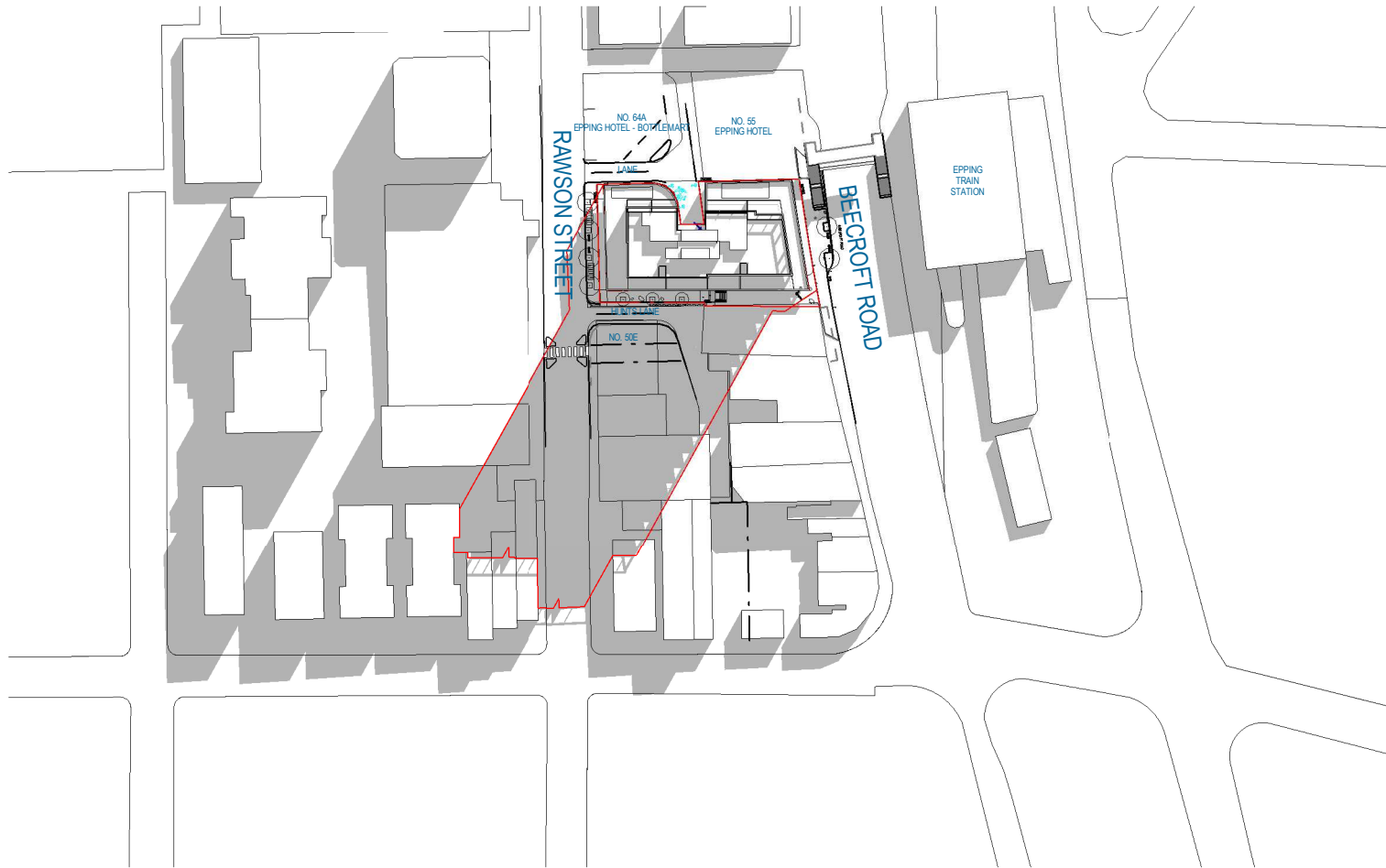




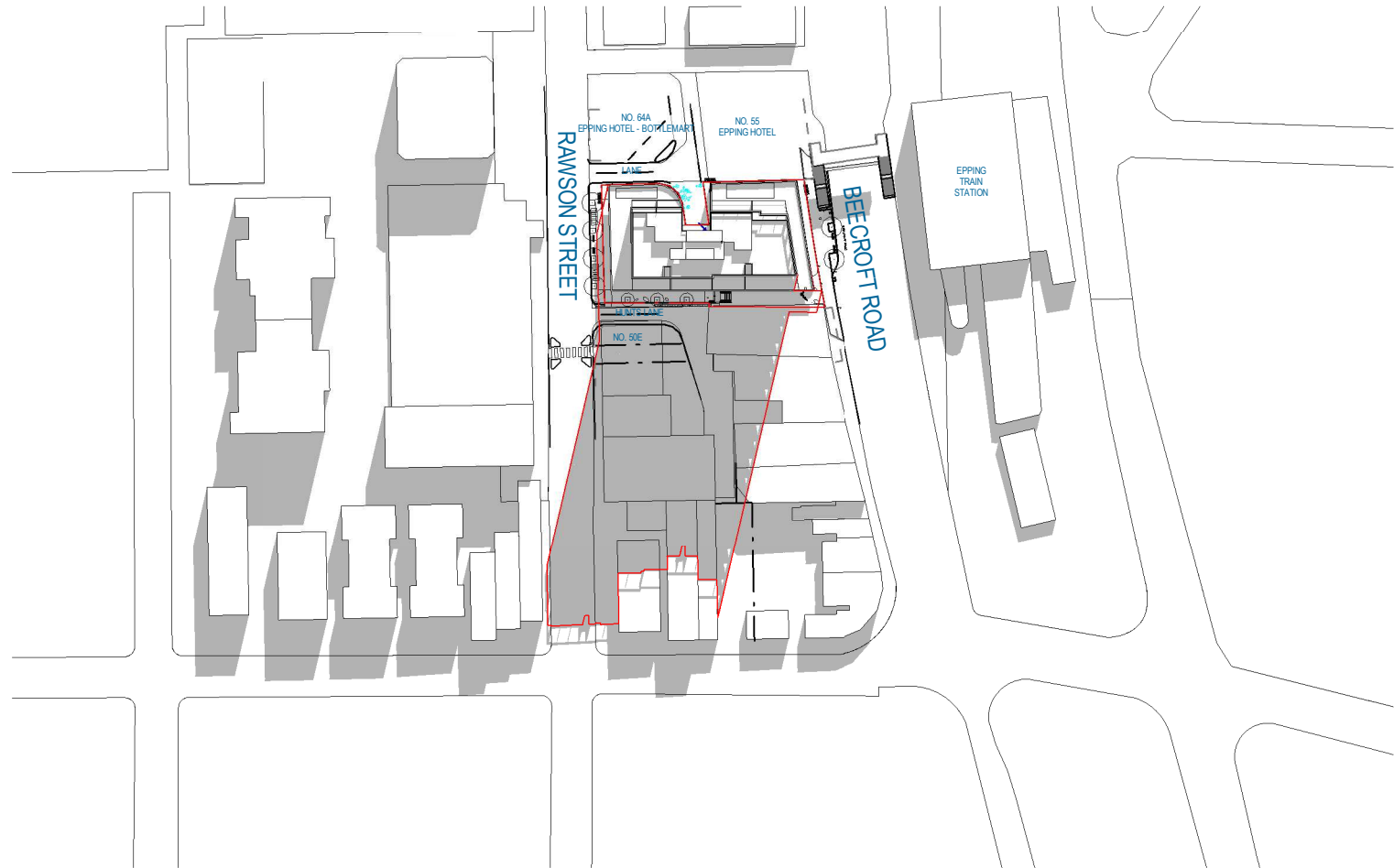
1 JUNE 21ST 9AM - SHADOW DIAGRAM



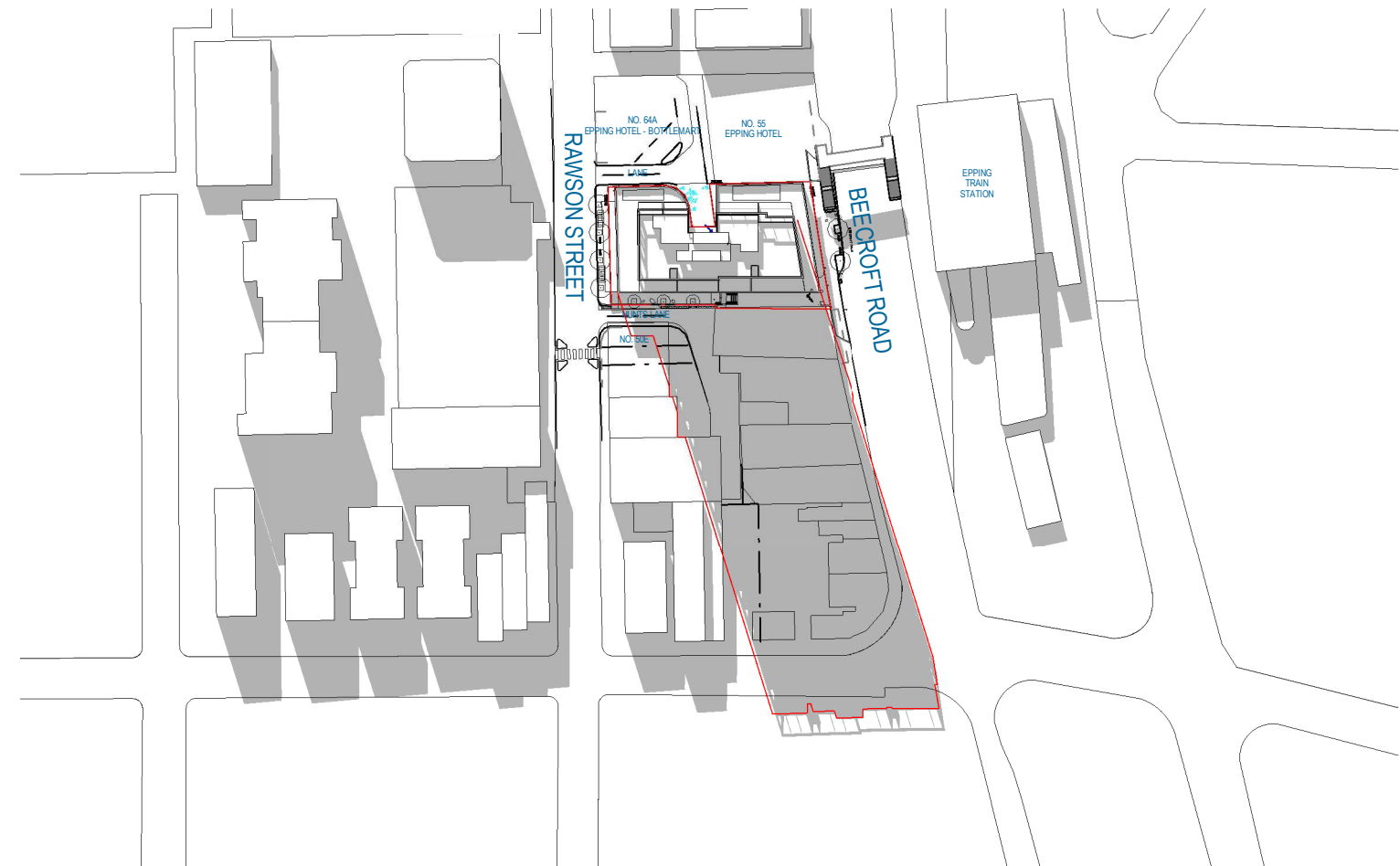
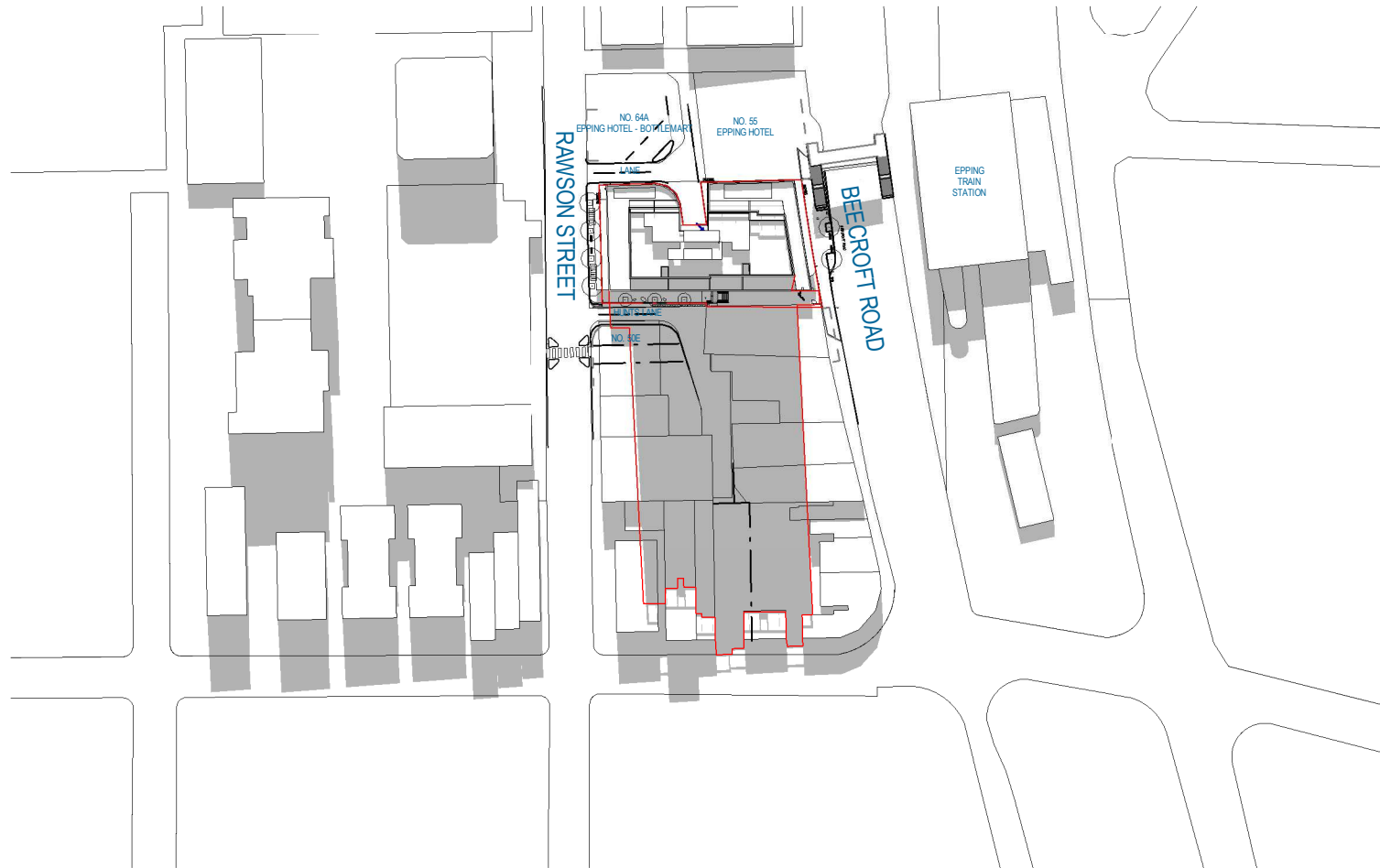
2 JUNE 21ST 10AM - SHADOW DIAGRAM



1 JUNE 21ST 11AM - SHADOW DIAGRAM



2 JUNE 21ST 12PM - SHADOW DIAGRAM



1 JUNE 21ST 1PM - SHADOW DIAGRAM

2 JUNE 21ST 2PM - SHADOW DIAGRAM



1 JUNE 21ST 3PM - SHADOW DIAGRAM



BEECROFT ROAD PERSPECTIVE



RAWSON STREET PERSPECTIVE







RAWSON STREET LANEWAY PERSPECTIVE