

SITE INFORMATION

SITE Area: 11450.2m²
LEP Zoning: R4
LEP Max Height: 26.5m/ 17.5m

AREA_GFA	
Level	Area
B1	89 m²
L00	1472 m²
Mezzanine	1260 m²
L01	4244 m²
L02	4332 m²
L03	4330 m²
L04	3941 m²
L05	2932 m²
L06	2415 m²
L07	2050 m²
L08	1591 m²
Grand total	28655 m²

AREA SCHEDULE (COS)	
Communal Open Space	SiteArea_PTW
3500 m2	11450 m²

AREA SCHEDULE (DEEP SOIL)	
Deep Soil Area	SiteArea_PTW
2245 m2	11450 m²

SEPP_CrossVentilation_Yield		
CROSS VENTILATION	NO. OF APARTMENTS	%
NO	128	39.9%
YES	176	54.8%
YES WITH OPERABLE SKYLIGHT	17	5.3%
Grand total: 321		

SEPP_SolarAccess_Yield		
SOLAR ACCESS	NO. OF APARTMENTS	%
0HRS	44	13.7%
<2HRS	47	14.6%
>2HRS	230	71.7%
Grand total: 321		

MIX BY TYPE		
Unit Type	No. of Units	Percentage
1B	72	23%
2B	216	67%
3B	33	10%
Total	321	100%

CARPARK SCHEDULE		
Type	Description	Count
5400 x 2400	Standard Carpark Bay	128
5400 x 2400 (Disabled with Shared Area)	Disabled Carpark Bay (AS2890-2009)	17
B1		145
5400 x 2400	Standard Carpark Bay	51
5400 x 2400 (Disabled with Shared Area)	Disabled Carpark Bay (AS2890-2009)	7
LG		58
5400 x 2400	Standard Carpark Bay	53
5400 x 2400 (Disabled with Shared Area)	Disabled Carpark Bay (AS2890-2009)	10
UG		63
Grand total		266

CARPARK RESIDENTIAL		
Type	Description	Count
5400 x 2400	Standard Carpark Bay	188
5400 x 2400 (Disabled with Shared Area)	Disabled Carpark Bay (AS2890-2009)	32
Grand total		220

CARPARK VISITORS		
Type	Description	Count
5400 x 2400	Standard Carpark Bay	44
5400 x 2400 (Disabled with Shared Area)	Disabled Carpark Bay (AS2890-2009)	2
Grand total: 46		46

CARPARK CARWASH		
Type	Description	Count
5400 x 3800	Carwash	2
Grand total		2

MOTORCYCLE PARKING SCHEDULE		
Type	Description	Count
2500 x 1200 MOTORBIKE PUBLIC	Motorcycle Bay	6
B1		6
Grand total		6

BICYCLE PARKING SCHEDULE		
Type	Description	Count
Resident Bicycle Parking	Locate near residential lobby	10
Visitors Bicycle Parking	Locate near residential lobby	5
B1		15
Resident Bicycle Parking	Locate near residential lobby	28
Visitors Bicycle Parking	Locate near residential lobby	20
LG		48
Resident Bicycle Parking	Locate near residential lobby	26
Visitors Bicycle Parking	Locate near residential lobby	7
UG		33
Grand total		96

BASIX NOTES

Thermal Comfort Specifications:
Building Fabric (Roof/exposed ceiling, floors, walls):
Walls:

- External walls
 - Hebel AAC cavity panel with R2.5 insulation
- Party walls
 - Hebel AAC, plasterboard on stud
- Internal walls
 - Plasterboard on stud

Roof/ceiling

- External exposed ceiling/roof
 - Suspended concrete + R4.0 insulation above ceiling plasterboard
- Internal ceiling
 - Concrete above plasterboard

Floors

- External floors
 - Slab on ground
 - Suspended concrete slab with R2.0 insulation
- Internal floors
 - Concrete above plasterboard

Floor covering

- As per drawings

Windows

- All windows - System U = 3.1 & System SHGC=0.27 – Double Glazed Low-E or the like

LED DOWNLIGHTS TO ALL DWELLINGS.
ALL DOWNLIGHTS TO BE SEALED.
ALL WORKS TO BE IN ACCORDANCE WITH BCA/NCC & RELEVANT AS/NZS STANDARDS.

Key Plan

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By

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Date

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Project Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

00-GENERAL INFORMATION
DEVELOPMENT DATA SHEET

DEVELOPMENT APPLICATION

DA-00-0100

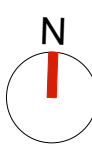
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1:500

Project

Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

00-GENERAL INFORMATION
LOCATION PLAN

DA-00-0200

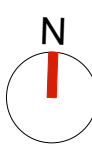
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Project Number

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2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

00-GENERAL INFORMATION
SITE ANALYSIS

DA-00-0300

Revision

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DEVELOPMENT APPLICATION



1 SITE_PLAN
1 : 400

Key Plan



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2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

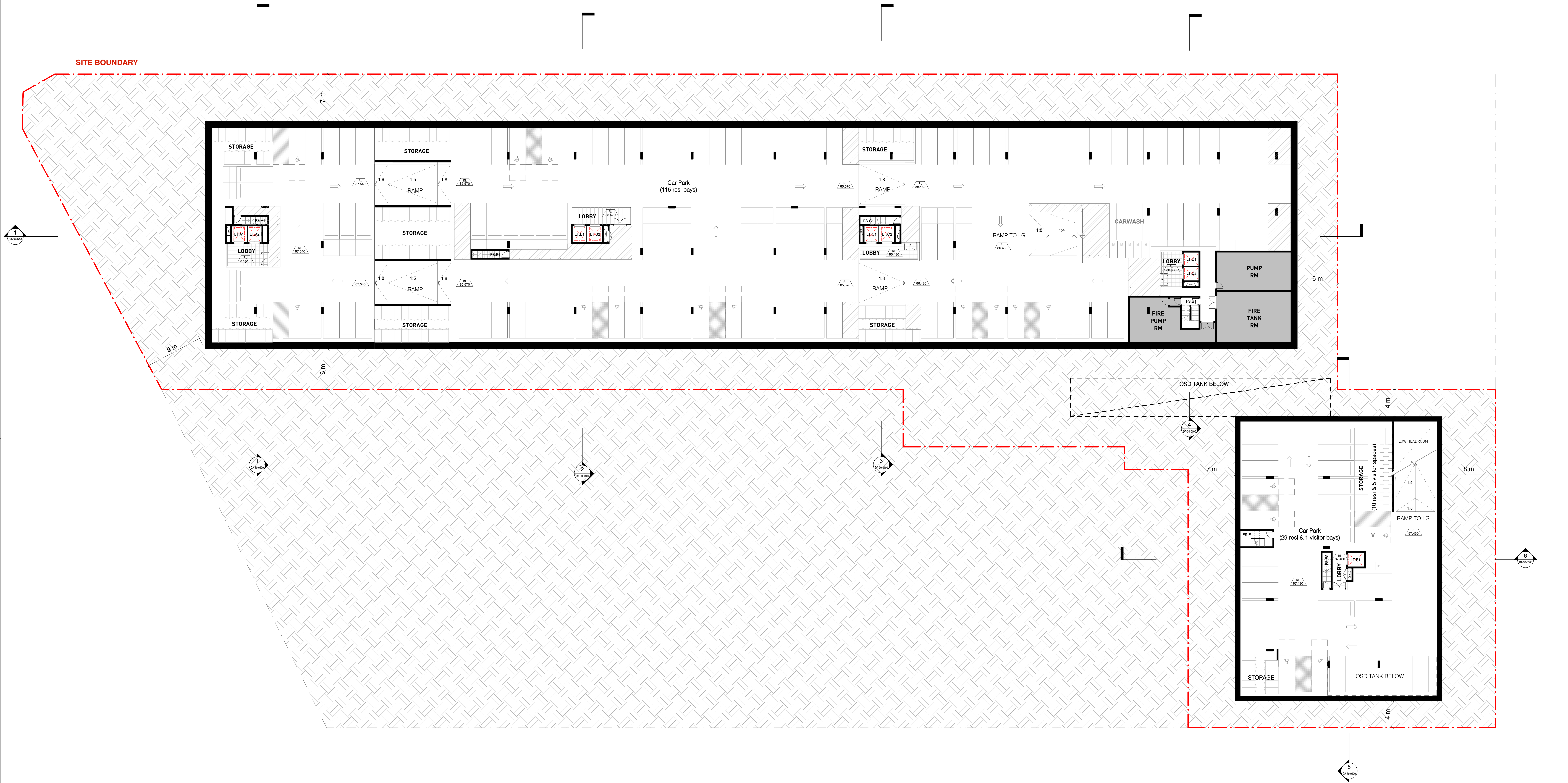
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SITE PLAN

DA-00-0400

Revision
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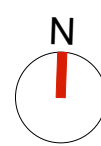
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DEVELOPMENT APPLICATION



1 BASEMENT PLAN
1 : 200

Key Plan



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Project Project Number
AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DAELIMINARY

Title

10-GENERAL ARRANGEMENT PLANS
BASEMENT PLAN

DA-10-0100

Revision
A

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AO

LEGEND:

1 BEDROOM

2 BEDROOM

3 BEDROOM

SERVICES

GYM

SITE BOUNDARY

22.4 m

162.4 m

6.0 m

7.0 m

7.0 m

36.9 m

8.9 m

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BOWLING CLUB SITE

FOREST PARK

FOREST GR

1 GROUND FLOOR PLAN
1 : 200

Key Plan

N

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Project

AUSTINO EPPING
2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

10-GENERAL ARRANGEMENT PLANS
GROUND FLOOR PLAN

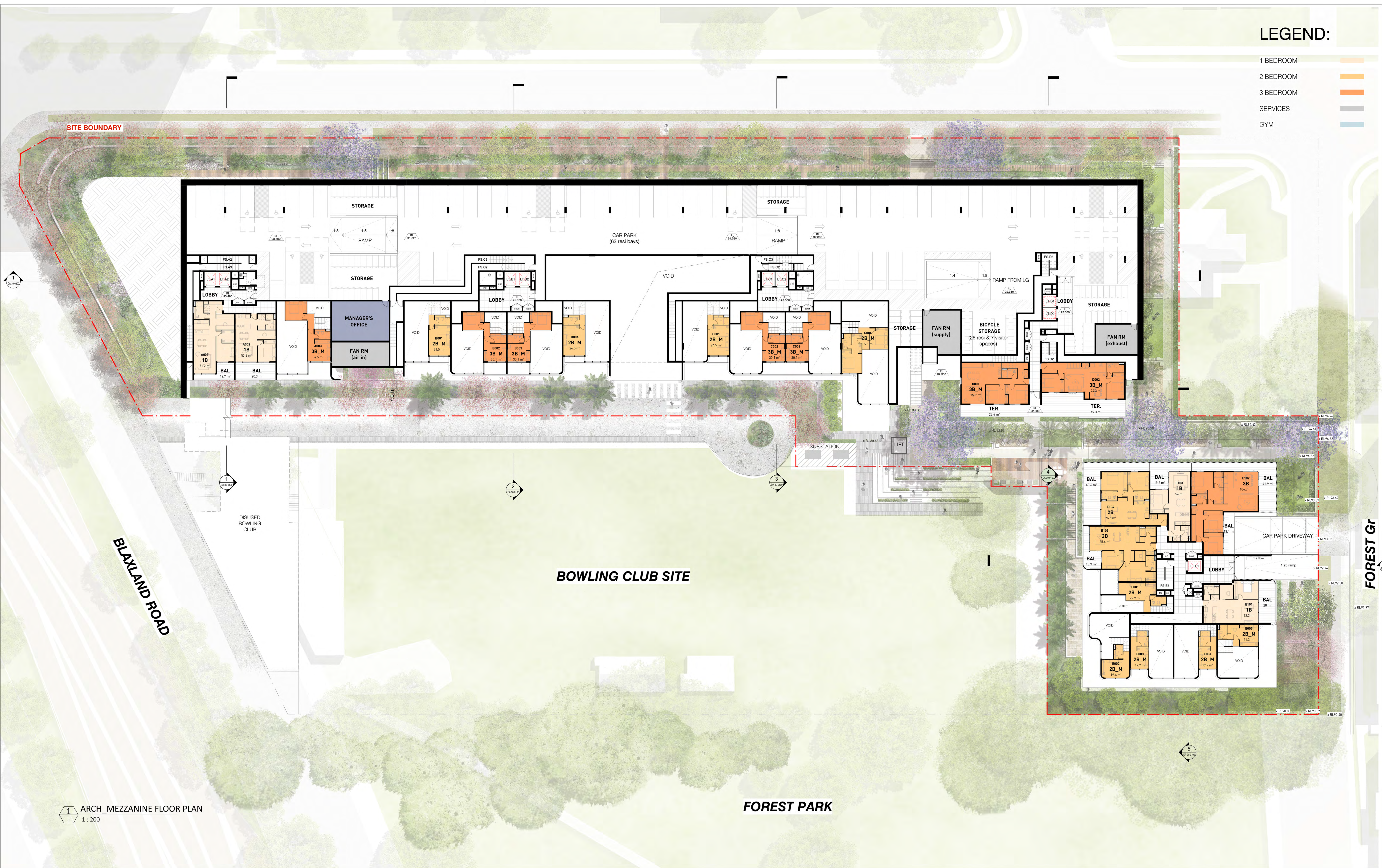
DA-10-0101

DEVELOPMENT APPLICATION

Revision

A

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1 ARCH_MEZZANINE FLOOR PLAN
1 : 200



LEGEND:

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SERVICES
- GYM

1 LEVEL 01 PLAN
1 : 200

LEGEND:

1 BEDROOM

2 BEDROOM

3 BEDROOM

SERVICES

GYM



SITE BOUNDARY

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

18 Epping Road
Potential Future Development

1 LEVEL 02 PLAN
1 : 200

Key Plan



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AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

10-GENERAL ARRANGEMENT PLANS
LEVEL 02 PLAN

DA-10-0104

Revision

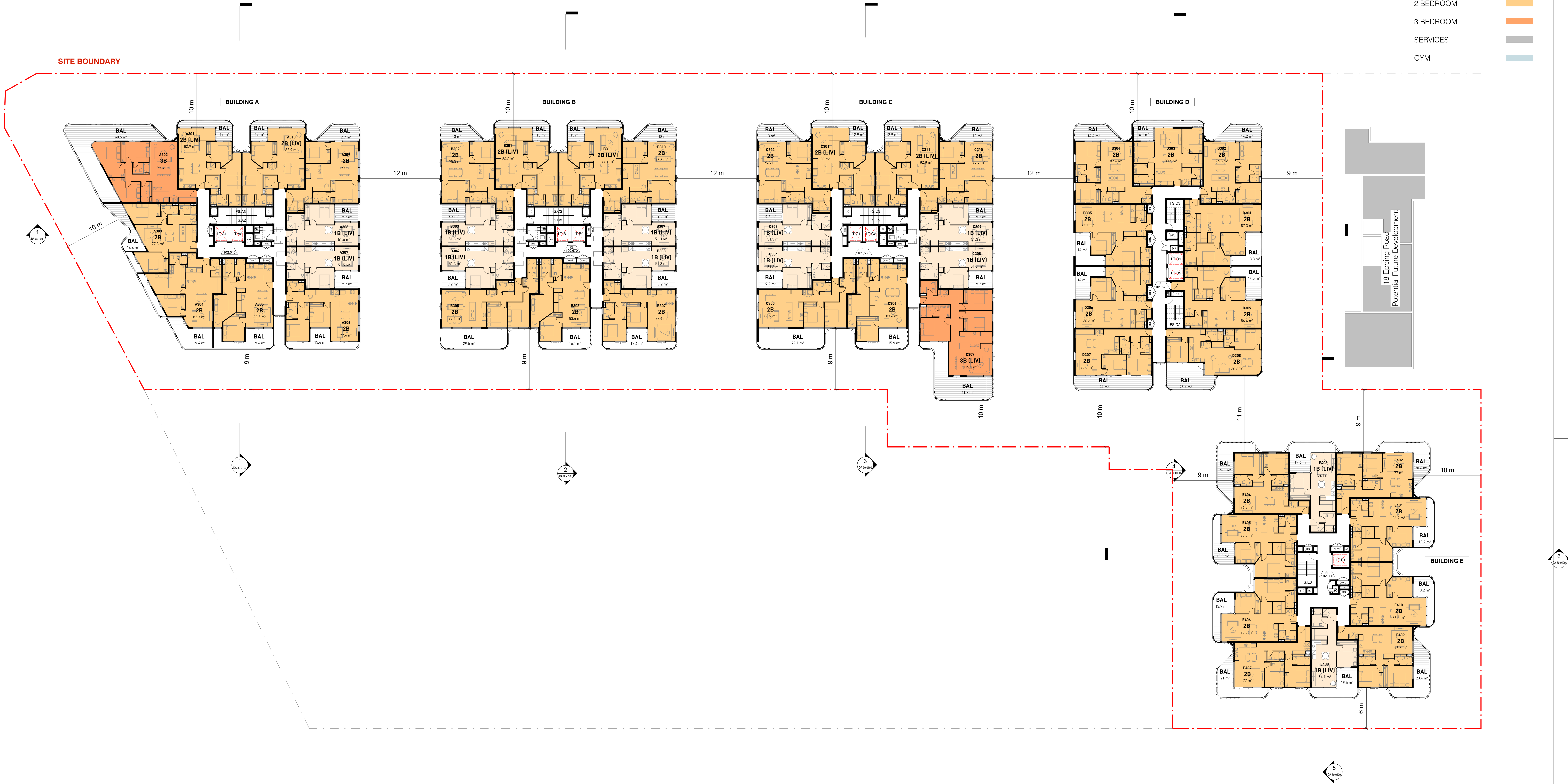
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LEGEND:

- 1 BEDROOM
2 BEDROOM
3 BEDROOM
SERVICES
GYM



SITE BOUNDARY



1 LEVEL 03 PLAN
1 : 200

Key Plan



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AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

10-GENERAL ARRANGEMENT PLANS
LEVEL 03 PLAN

DA-10-0105

Revision

A

LEGEND:

1 BEDROOM

2 BEDROOM

3 BEDROOM

SERVICES

GYM

SITE BOUNDARY

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

18 Epping Road
Potential Future Development

1 LEVEL 04 PLAN
1 : 200

Key Plan



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2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

10-GENERAL ARRANGEMENT PLANS
LEVEL 04 PLAN

DA-10-0106

Revision

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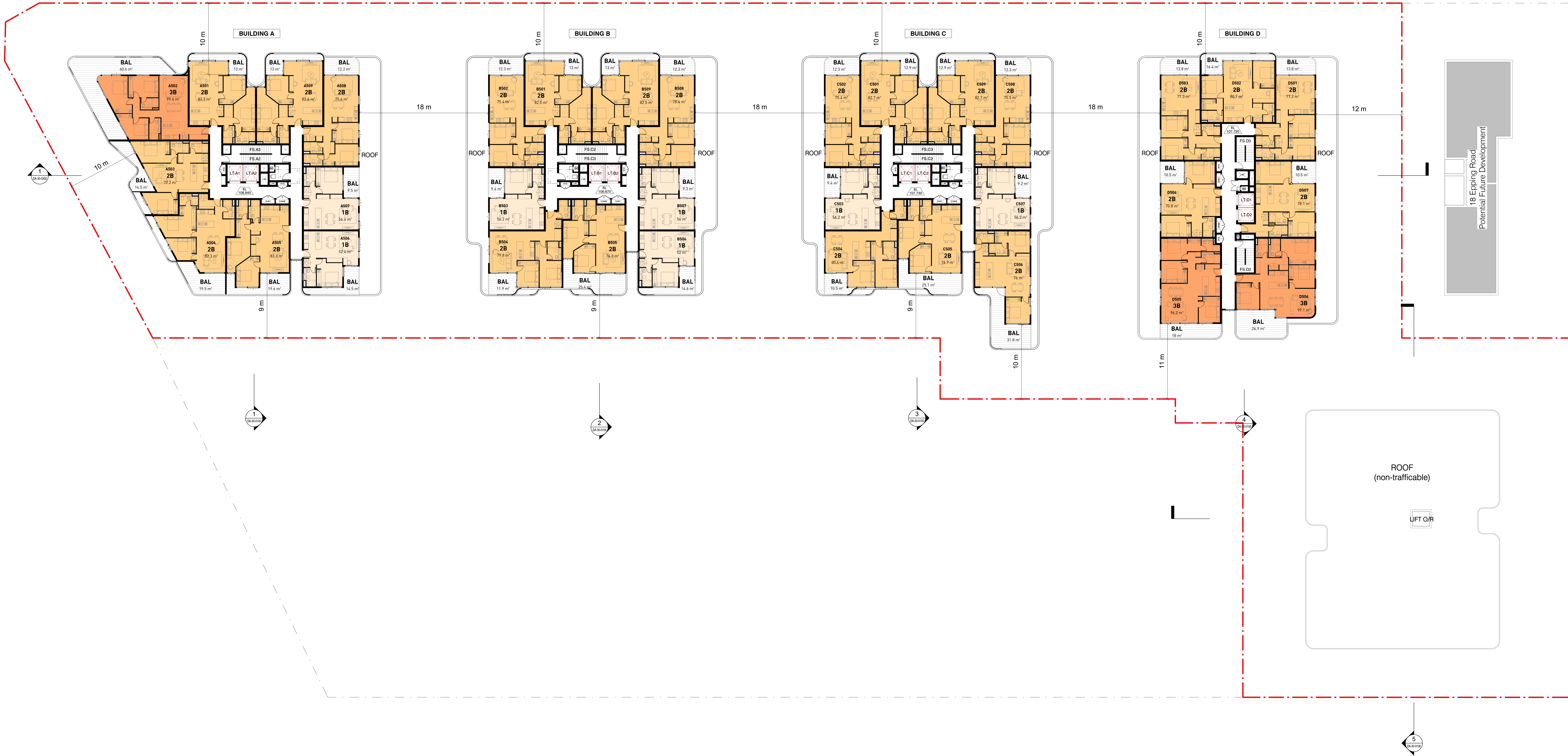
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LEGEND:

- 1 BEDROOM
2 BEDROOM
3 BEDROOM
SERVICES
GYM

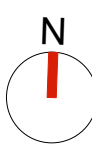
SITE AREA: 11450.277 m²

SITE BOUNDARY



1 LEVEL 05 PLAN
1 : 200

Key Plan



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2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

10-GENERAL ARRANGEMENT PLANS
LEVEL 05 PLAN

DA-10-0107

Revision

A

LEGEND:

- 1 BEDROOM
2 BEDROOM
3 BEDROOM
SERVICES
GYM

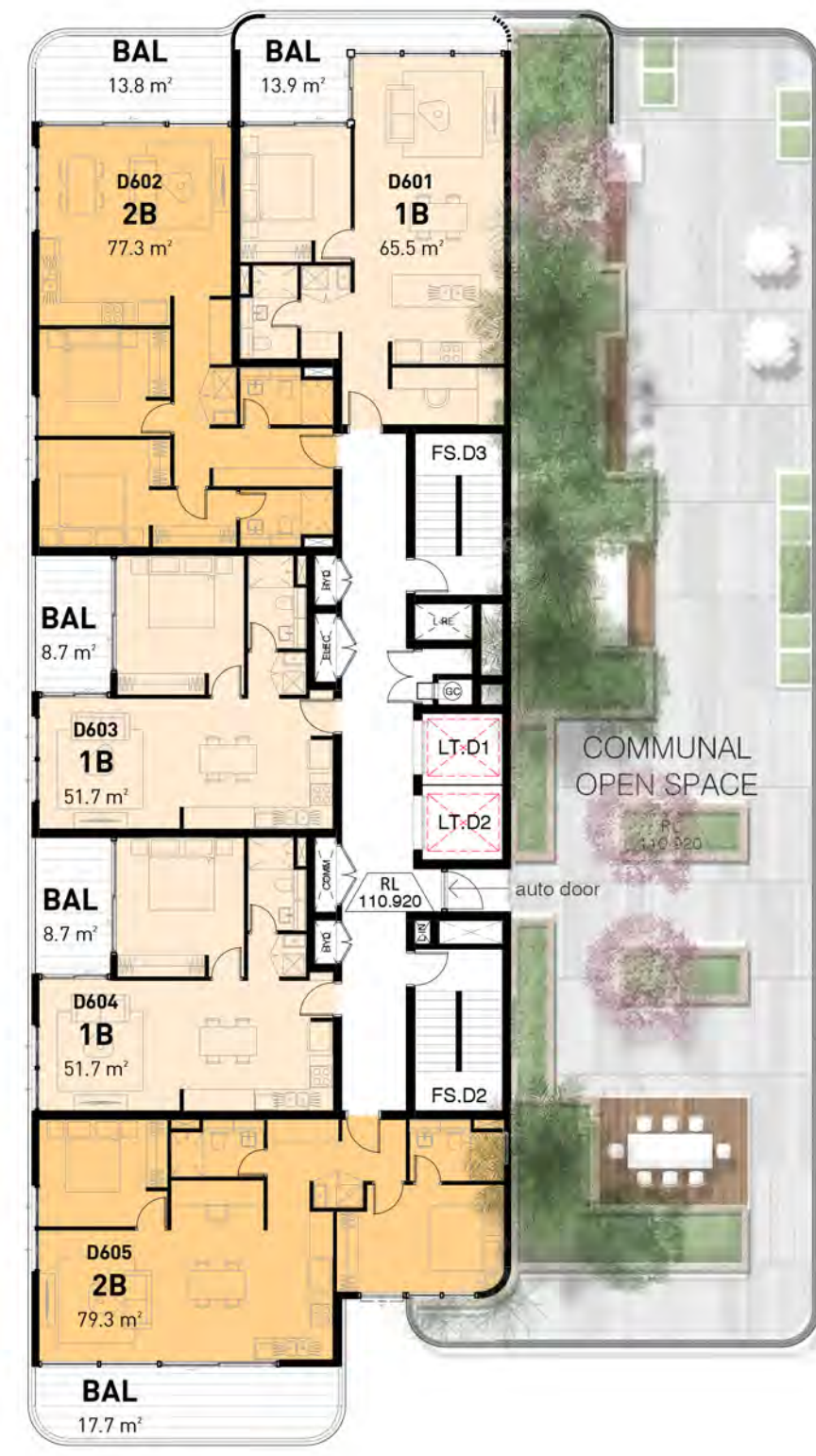
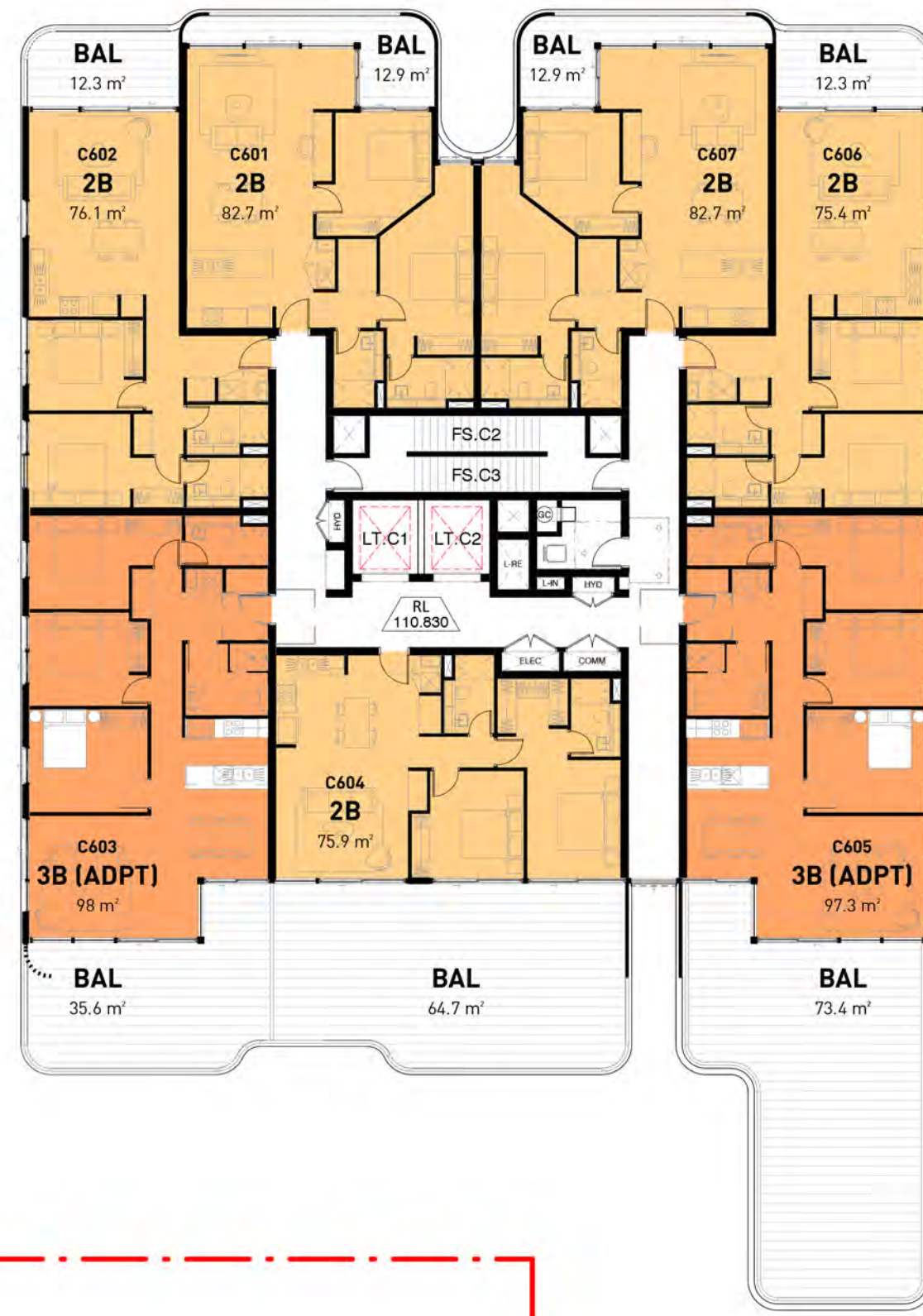
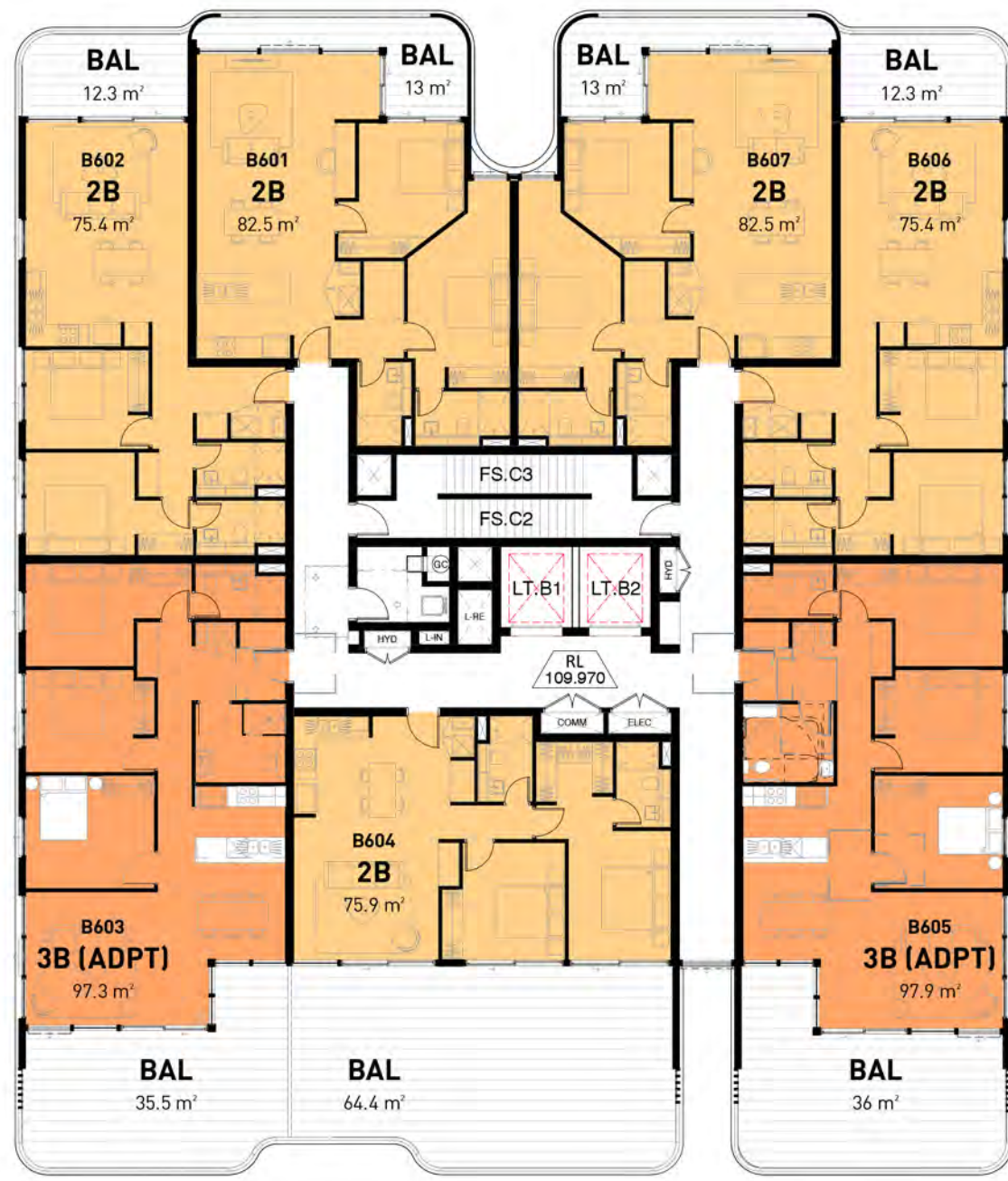
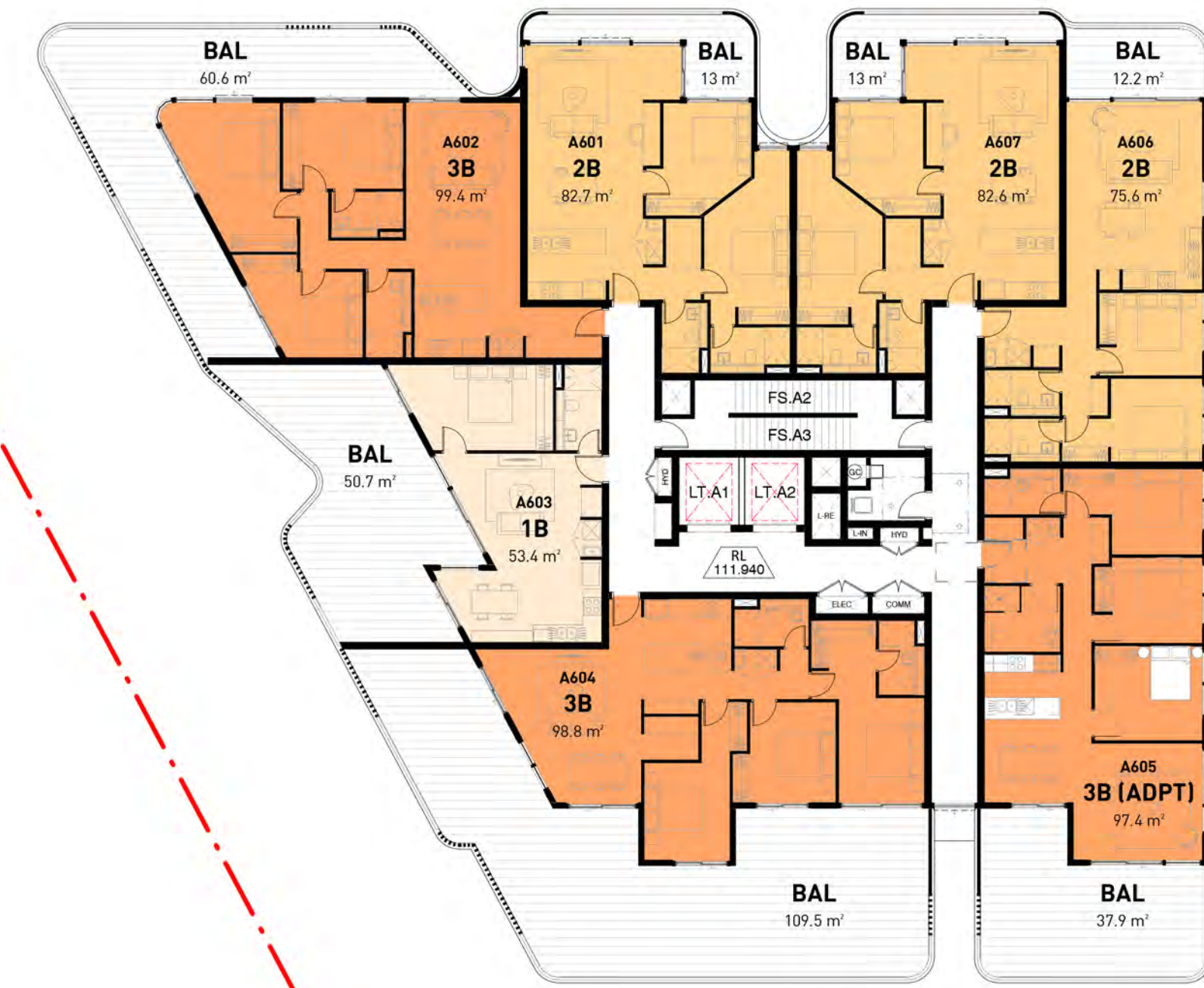
SITE BOUNDARY

BUILDING A

BUILDING B

BUILDING C

BUILDING D



1 LEVEL 06 PLAN
1 : 200

Key Plan

N

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AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

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10-GENERAL ARRANGEMENT PLANS

LEVEL 06 PLAN

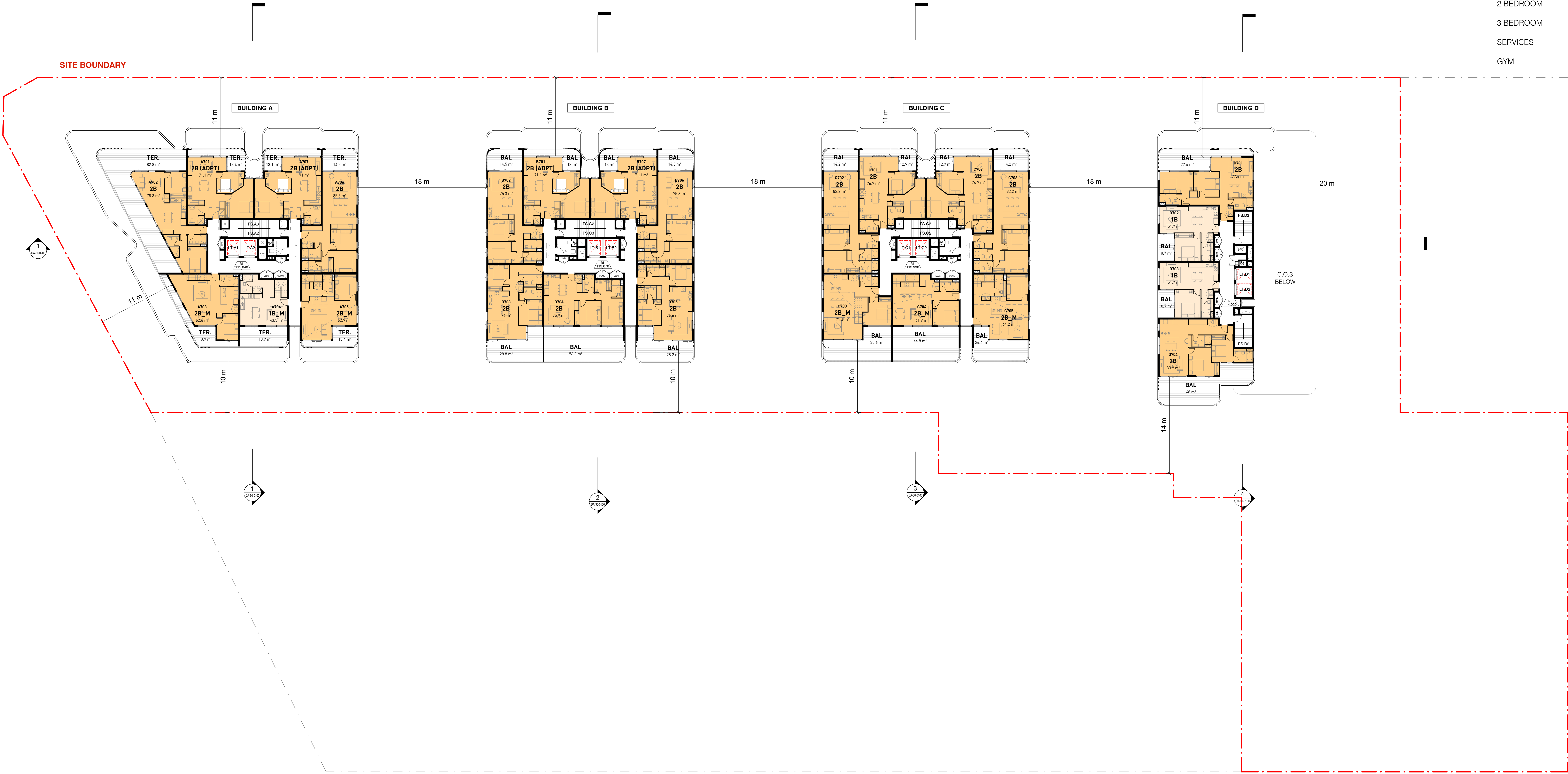
DA-10-0108

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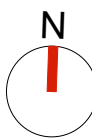
LEGEND:

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SERVICES
- GYM



1 LEVEL 07 PLAN
1 : 200

Key Plan



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Project Project Number
AUSTINO EPPING
2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

10-GENERAL ARRANGEMENT PLANS
LEVEL 07 PLAN

DA-10-0109

Revision
A



1 LEVEL 08 PLAN
1 : 200

LEGEND:

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SERVICES
- GYM

Key Plan



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AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

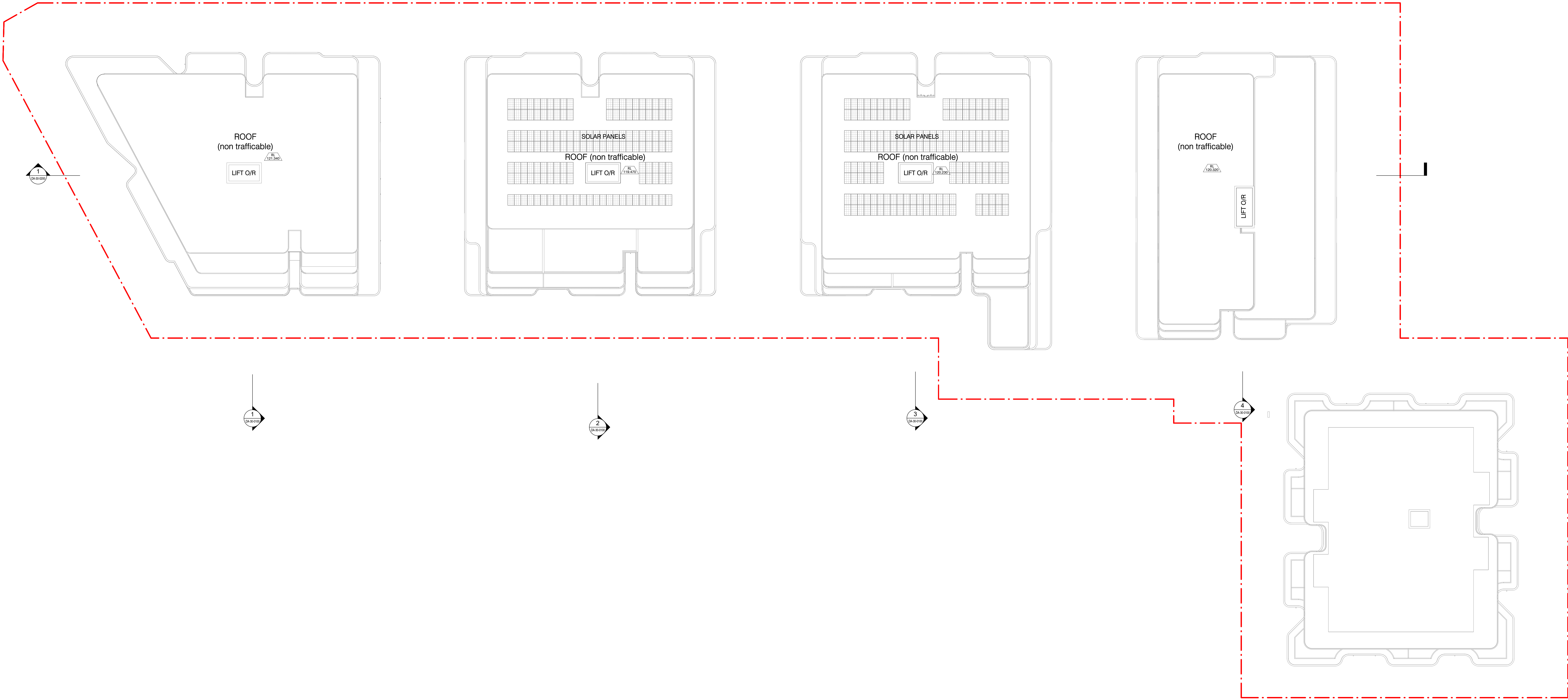
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LEVEL 08 PLAN

DA-10-0110

Revision

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1 ROOF PLAN
1 : 200

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Project Project Number
AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

10-GENERAL ARRANGEMENT PLANS
ROOF PLAN

DA-10-0111

Revision

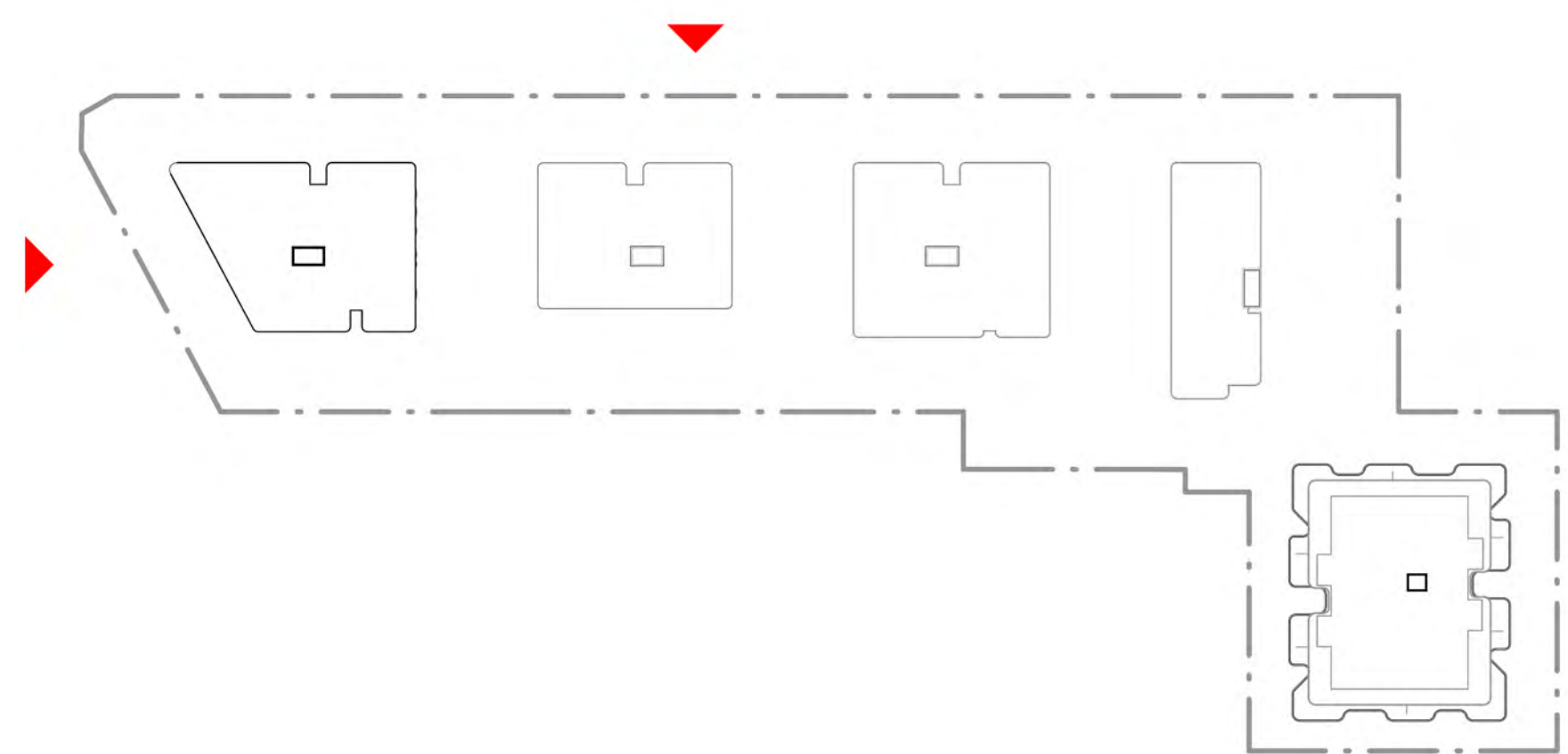
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2 ELEVATION_BLAXLAND ROAD
1 : 200



1 ELEVATION_EPPING ROAD
1 : 200



Key Plan

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Scale

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Project

Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

20-ELEVATIONS
STREET ELEVATIONS

DA-20-0100

Revision

A

DEVELOPMENT APPLICATION

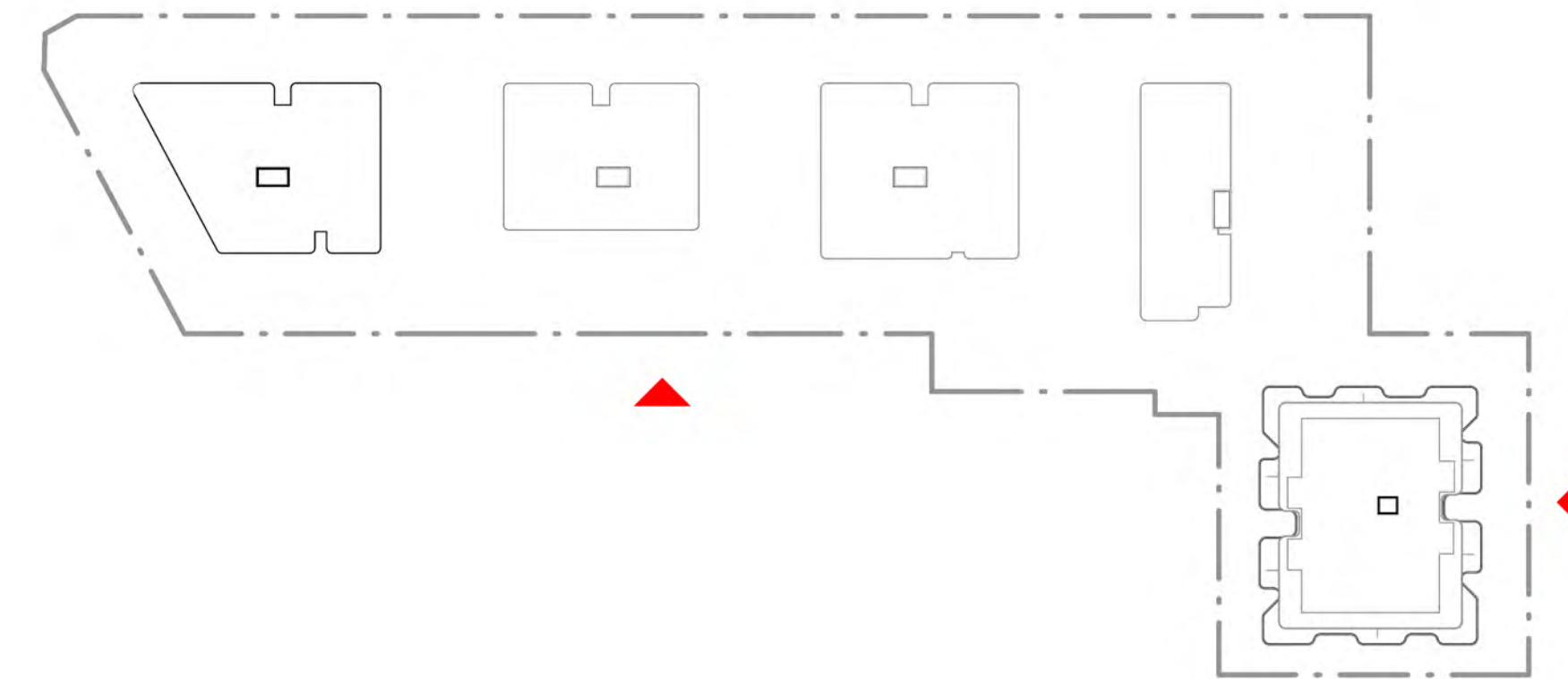
30/07/2020 11:43:57 AM
AO



2 ELEVATION_FOREST GROVE
1 : 200



1 ELEVATION_LANEWAY
1 : 200



Key Plan

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REV

A

Amendment

DA SUBMISSION

By

Ck

03 JULY 2020

REV

Amendment

By

Ck

Date

Consultants

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Pw Architects Pty Ltd
ABN 23 205 424 424
Trading as PTW Architects
NSW Registered Architects
S Thomas Architects No. 4076
D Jones Architects No. 4379

PTW

Scale

B A0

Project

Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

20-ELEVATIONS
STREET ELEVATIONS

DA-20-0200

Revision

A

DEVELOPMENT APPLICATION

30/07/2020 11:45:32 AM
AO



2 BLD A WEST ELEVATION
1 : 200



4 BLD B WEST ELEVATION
1 : 200



6 BLD C WEST ELEVATION
1 : 200



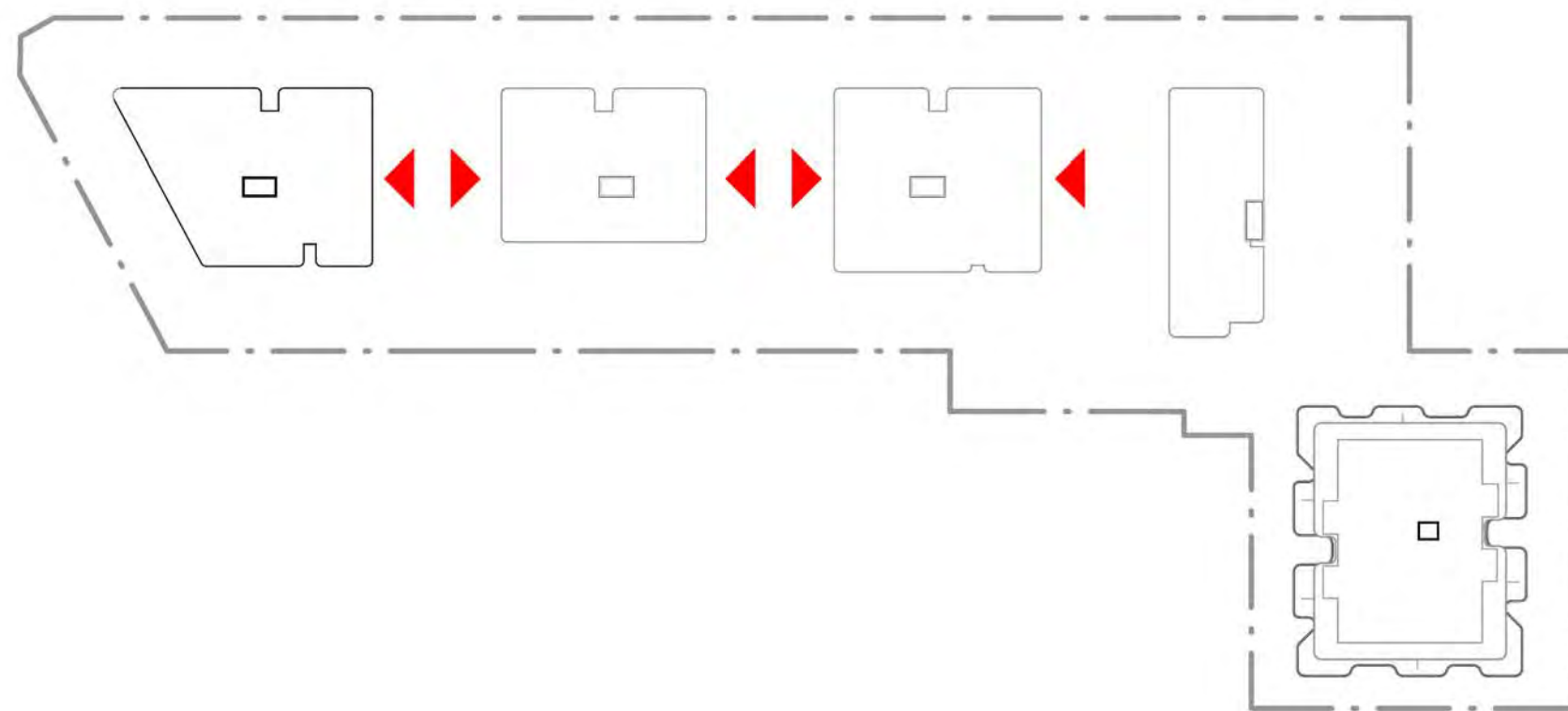
1 BLD A EAST ELEVATION
1 : 200



3 BLD B EAST ELEVATION
1 : 200



5 BLD C EAST ELEVATION
1 : 200



Key Plan

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NW Homestead Architects
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© Jones Architects No. 4370

Scale

B A0

Project

AUSTINO EPPING
2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

20-ELEVATIONS
BUILDING A,B&C ELEVATIONS

DA-20-0300

Revision

A

DEVELOPMENT APPLICATION

30/07/2020 11:44:32 AM
A0



2 BLD D_EAST ELEVATION
1 : 200



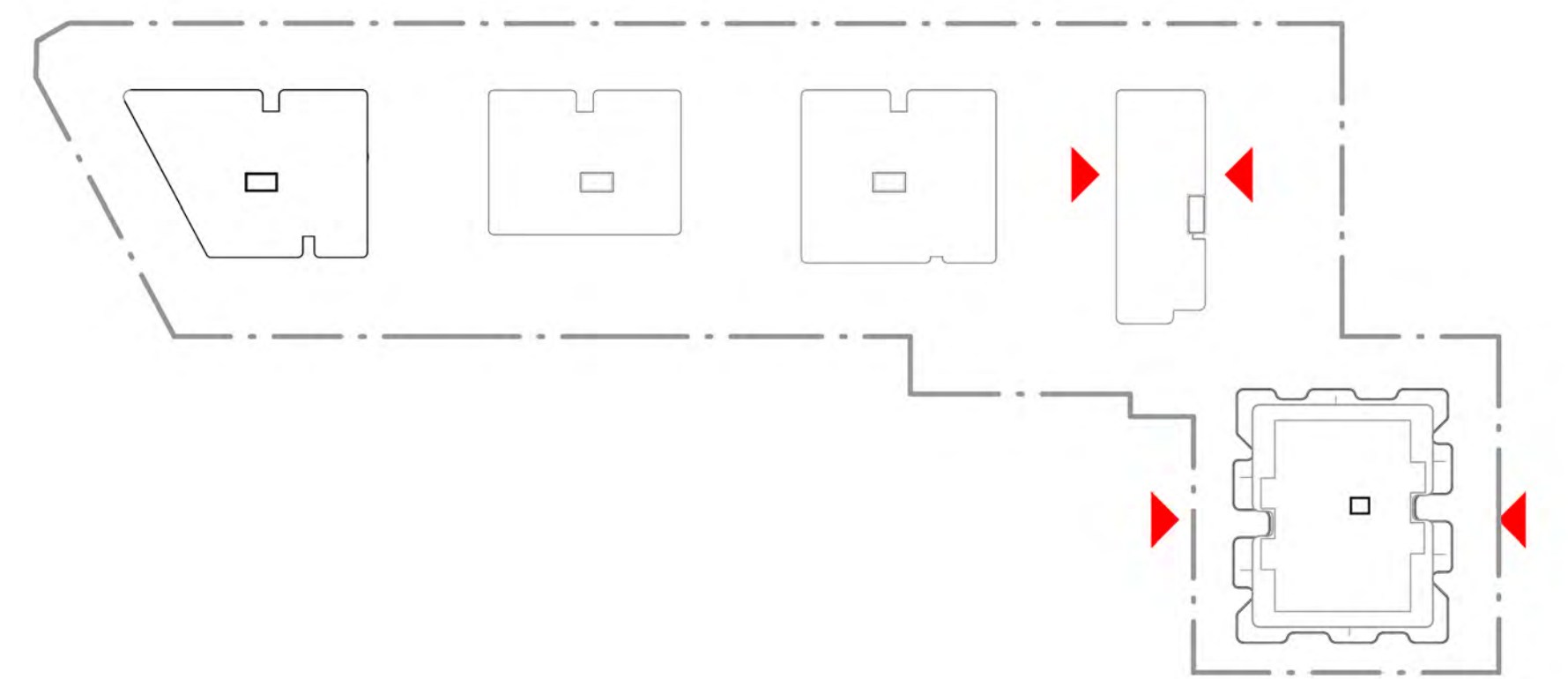
4 BLD E_EAST ELEVATION
1 : 200



1 BLD D_WEST ELEVATION
1 : 200



3 BLD E_WEST ELEVATION
1 : 200



Key Plan

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Amendment

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By

Ck

Date

03 JULY 2020

Amendment

By

Ck

Date

Consultants

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D Jones Architects No. 6379

PTW

Scale

1:200

Project

Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

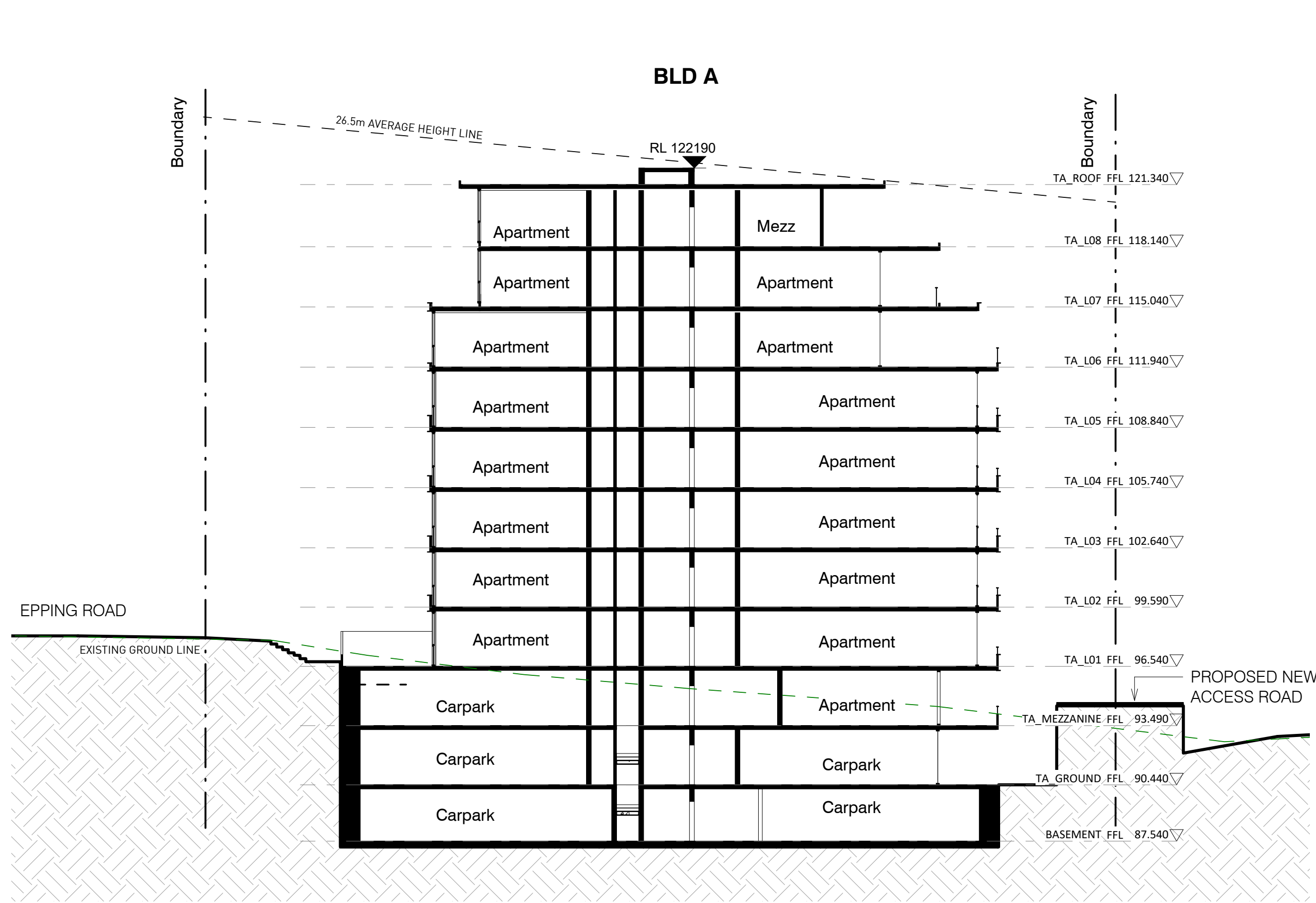
Title

20-ELEVATIONS
BUILDING D&E ELEVATIONS

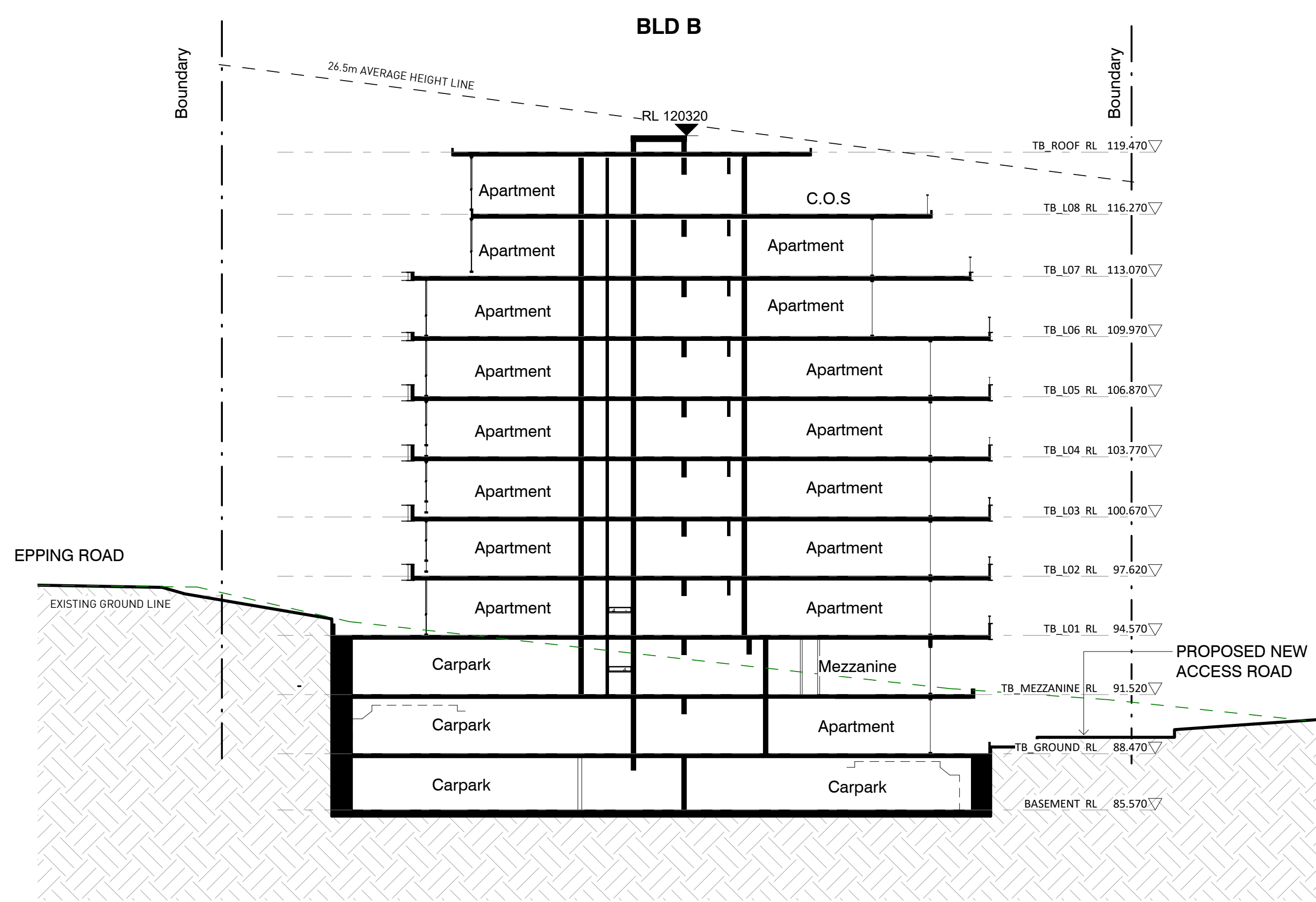
DA-20-0400

Revision

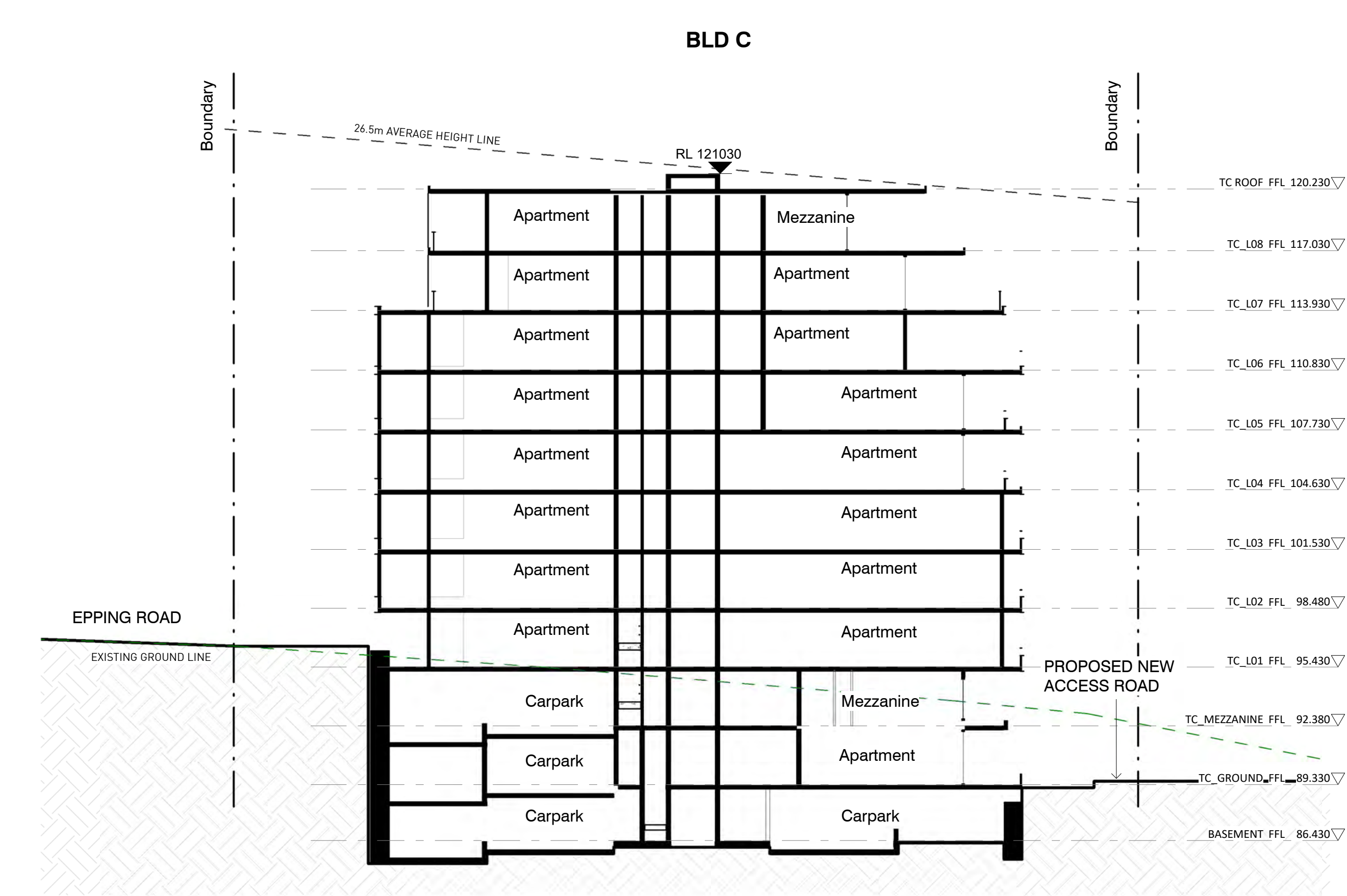
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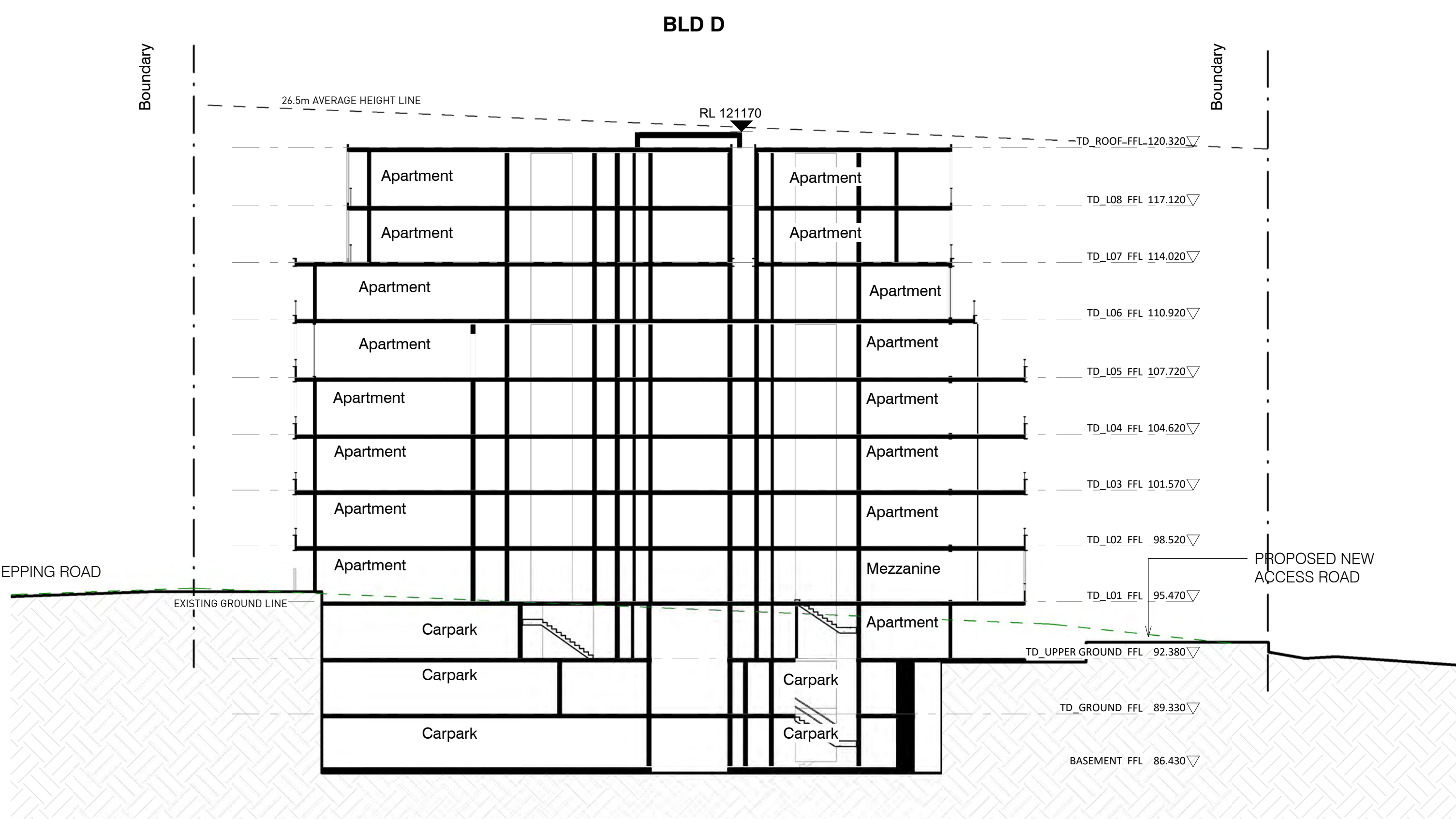
2 SECT_BLD A
1 : 200



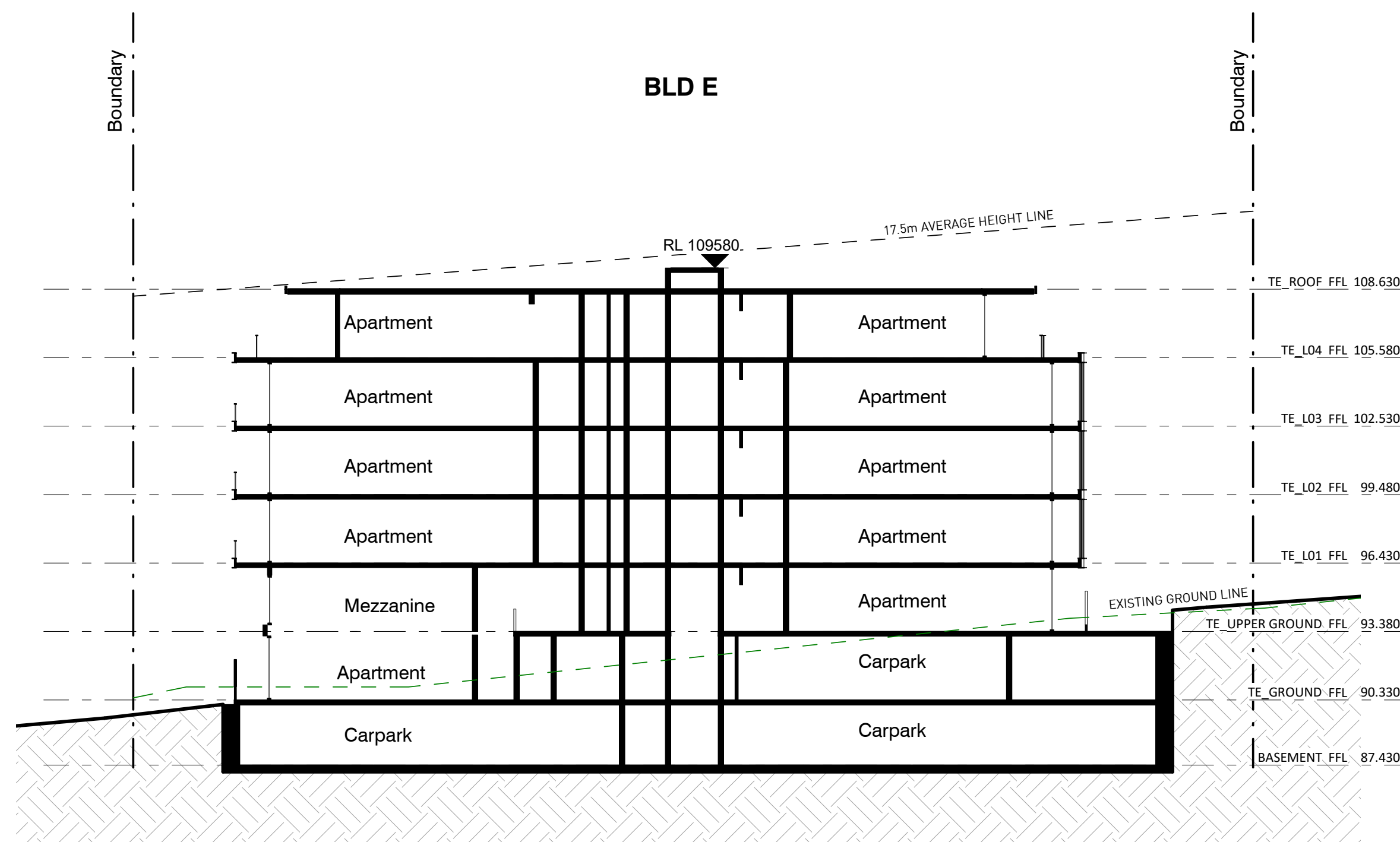
4 SECT_BLD B
1 : 200



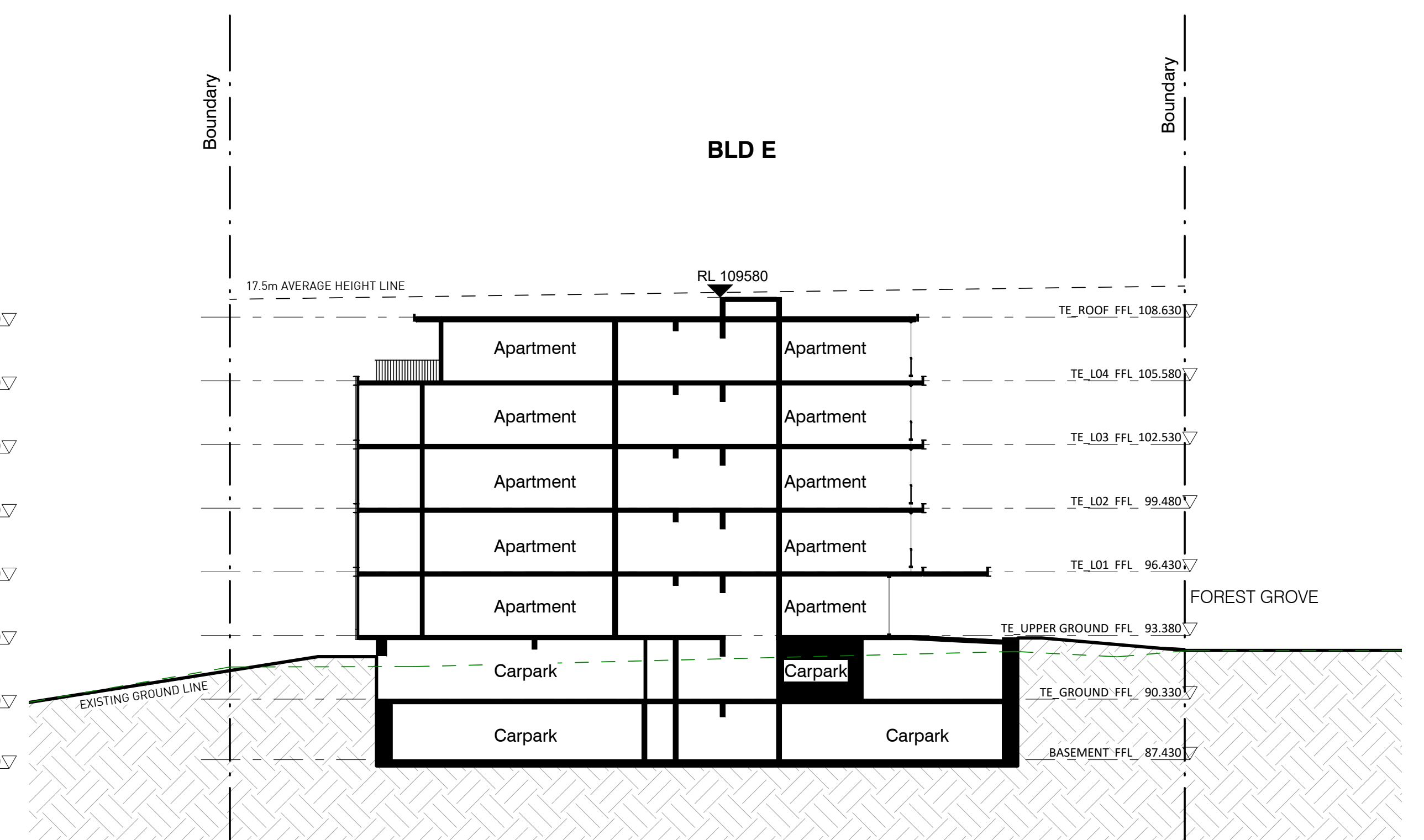
6 SECT_BLD C
1 : 200



1 SECT_BLD D
1 : 200



3 SECT_BLD E
1 : 200



5 SECT_BLD E
1 : 200

Key Plan

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Amendment

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By

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Date

03 JULY 2020

Amendment

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Scale

1 : 200

© AD

Project

Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

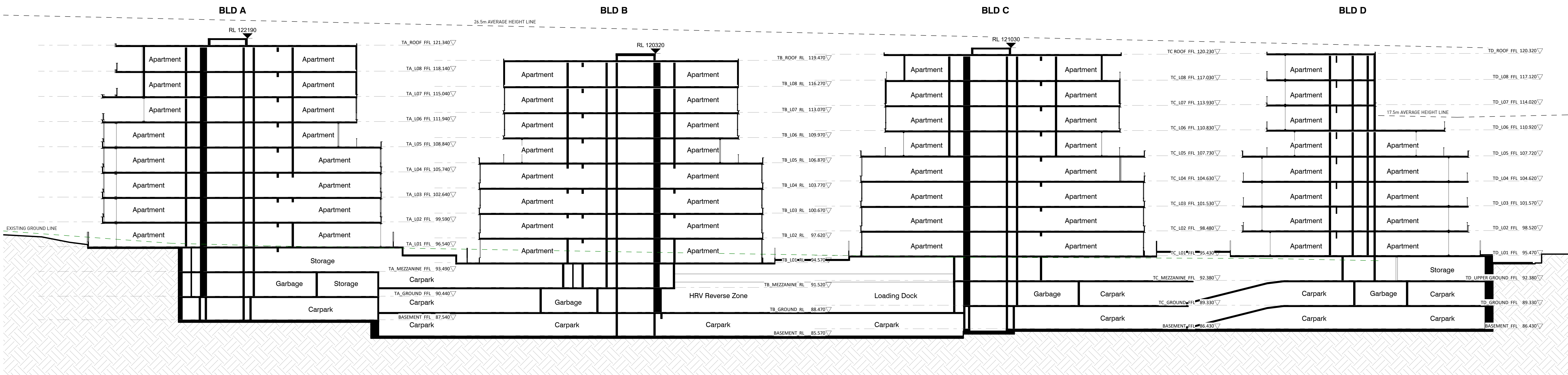
30-SECTIONS
SECTIONS SHEET 1

DA-30-0100

Revision

A

DEVELOPMENT APPLICATION



1 SECT_AA
1 : 200

Key Plan

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Date

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Amendment

By

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Date

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S 70/2004 Architects No. 4376
D Jones Architect No. 4379

Scale

1 : 200

B AD

Project

Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

30-SECTIONS
SECTIONS SHEET 2

DA-30-0200

Revision

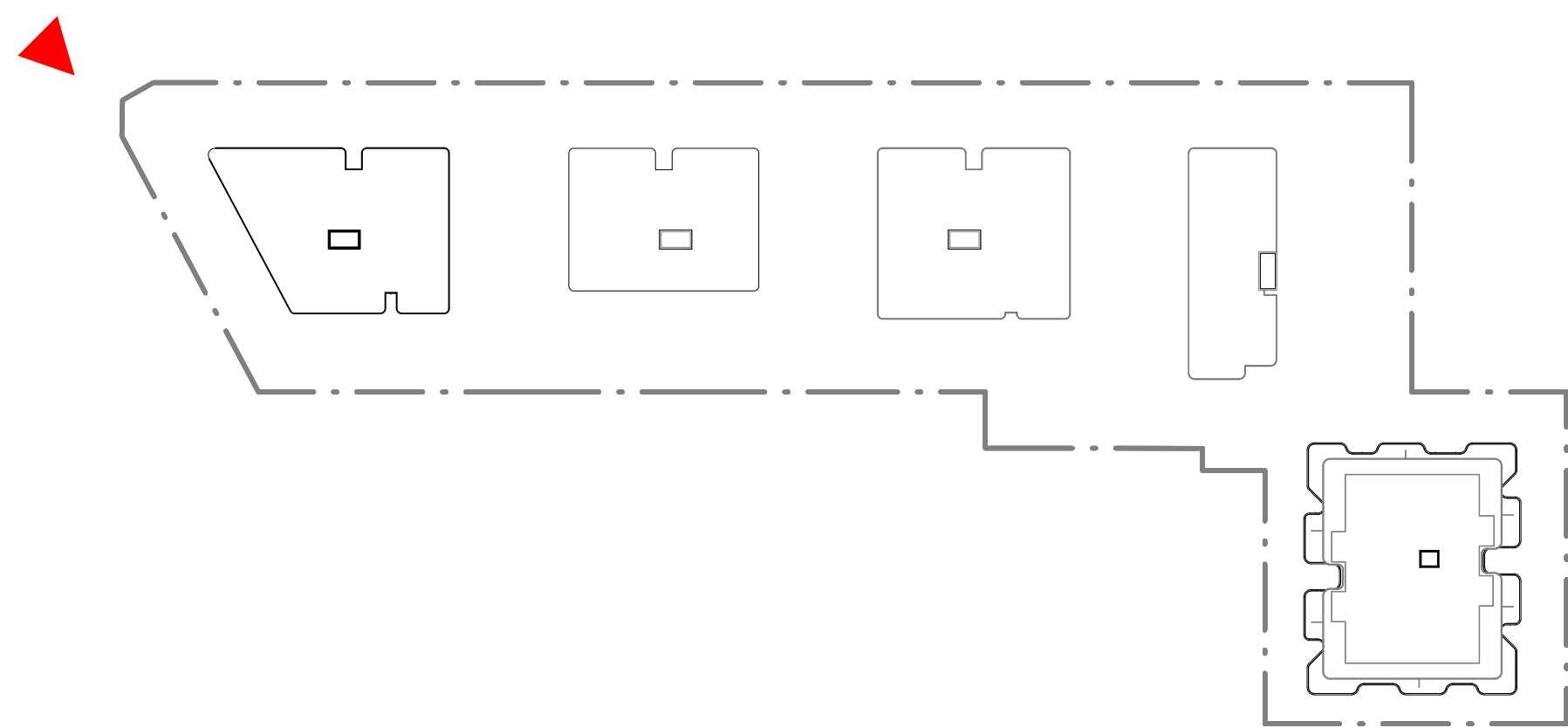
A

DEVELOPMENT APPLICATION

30/07/2020 10:52:58 AM
AO



EPPING ROAD AND BLAXLAND ROAD PERSPECTIVE



Key Plan

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DEVELOPMENT APPLICATION

REV

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Amendment

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By

Ck

Date

03 JULY 2020

Amendment

By

Ck

Date

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PTW

Scale 1:1000 B A0

Project Project Number
AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

78- MATERIALS AND MOOD BOARDS
PERSPECTIVES

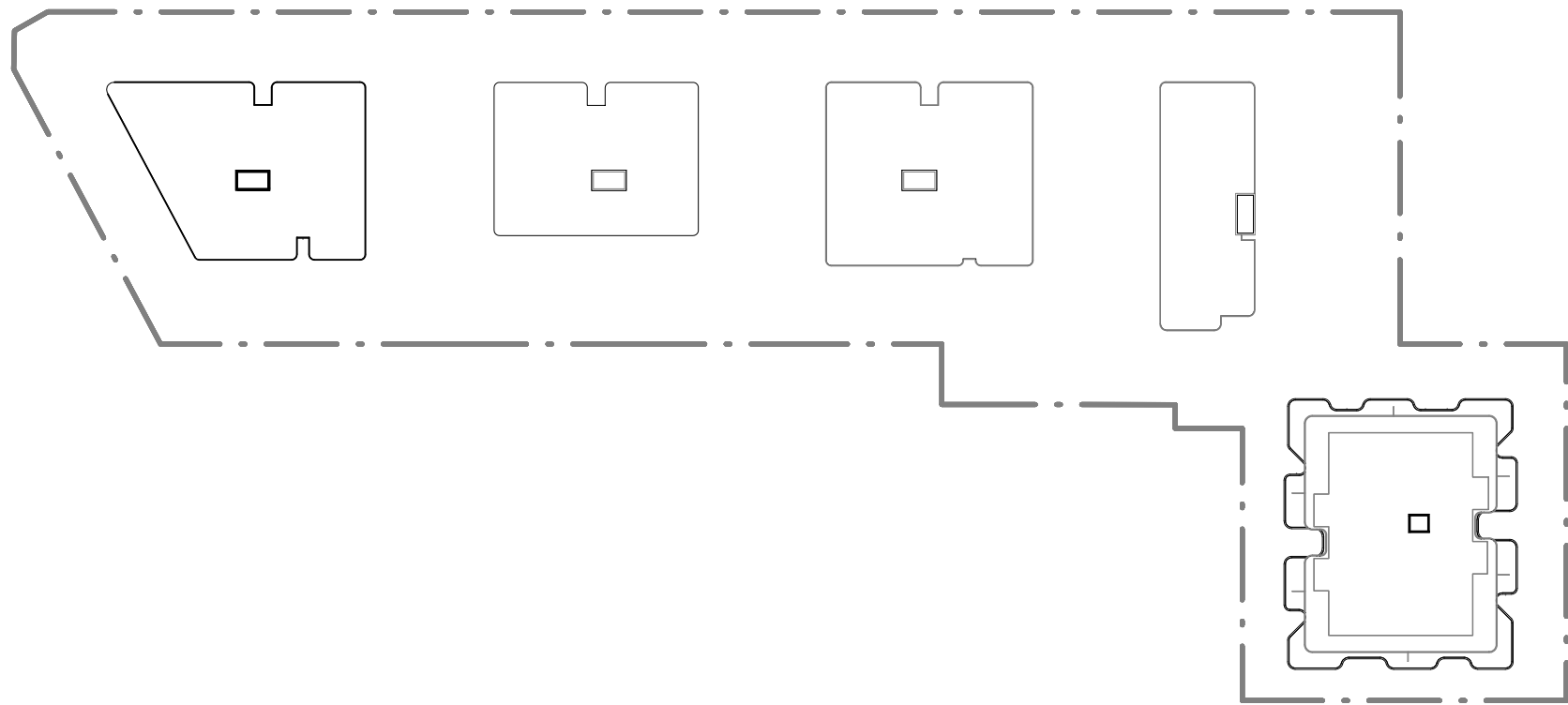
DA-78-0100

Revision
A

2/07/2020 3:44:19 PM
A0



EPPING ROAD AND FOREST GROVE PERSPECTIVE



Key Plan

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By

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Date

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Amendment

By

Ck

Date

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PTW

Scale 1 : 1000 @ A0

Project Project Number
AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

78- MATERIALS AND MOOD BOARDS
PERSPECTIVES

DA-78-0200

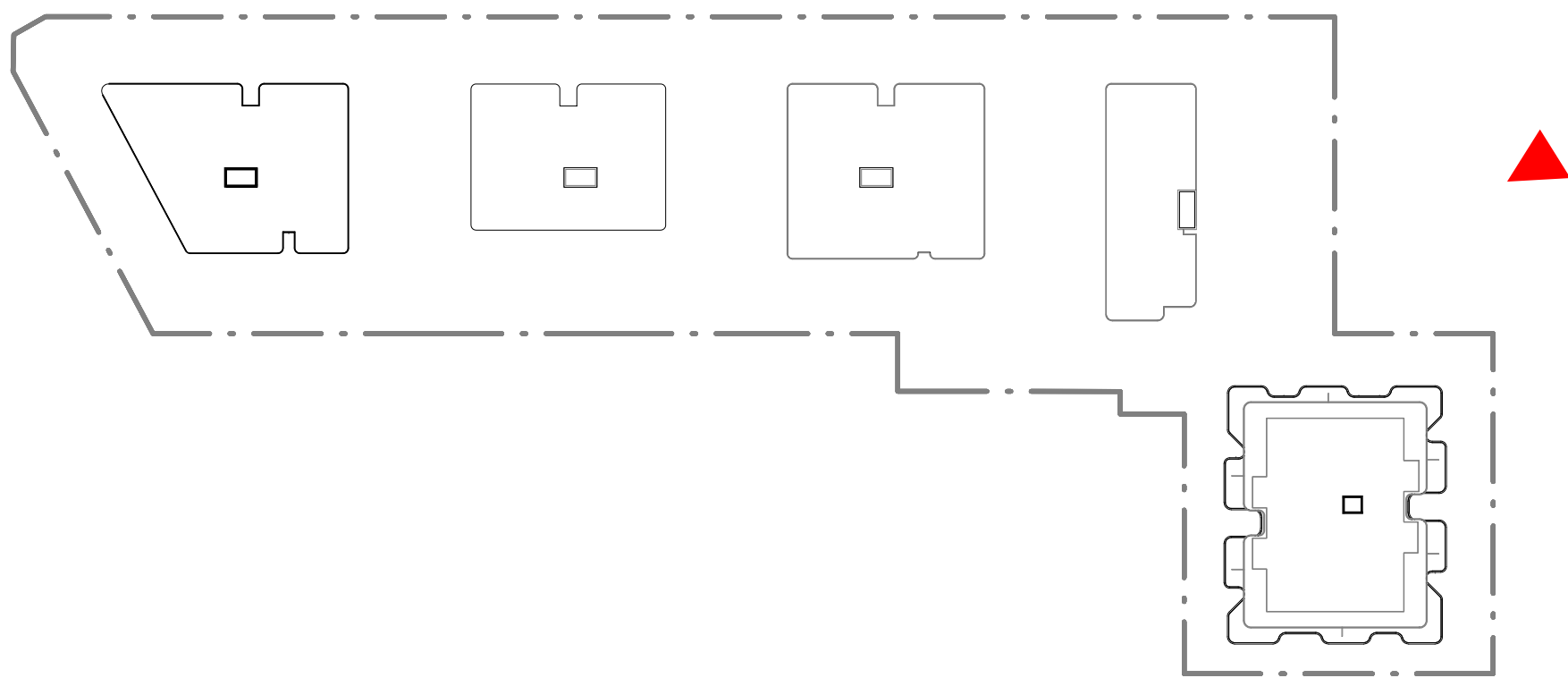
Revision

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DEVELOPMENT APPLICATION



FOREST GROVE PERSPECTIVE



Key Plan

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By

Ck

Date

03 JULY 2020

Amendment

By

Ck

Date

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D Jones Architect No. 6279

PTW

Scale 1 : 1000 @ A0

Project Project Number
AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

78- MATERIALS AND MOOD BOARDS
PERSPECTIVES

DA-78-0300

Revision

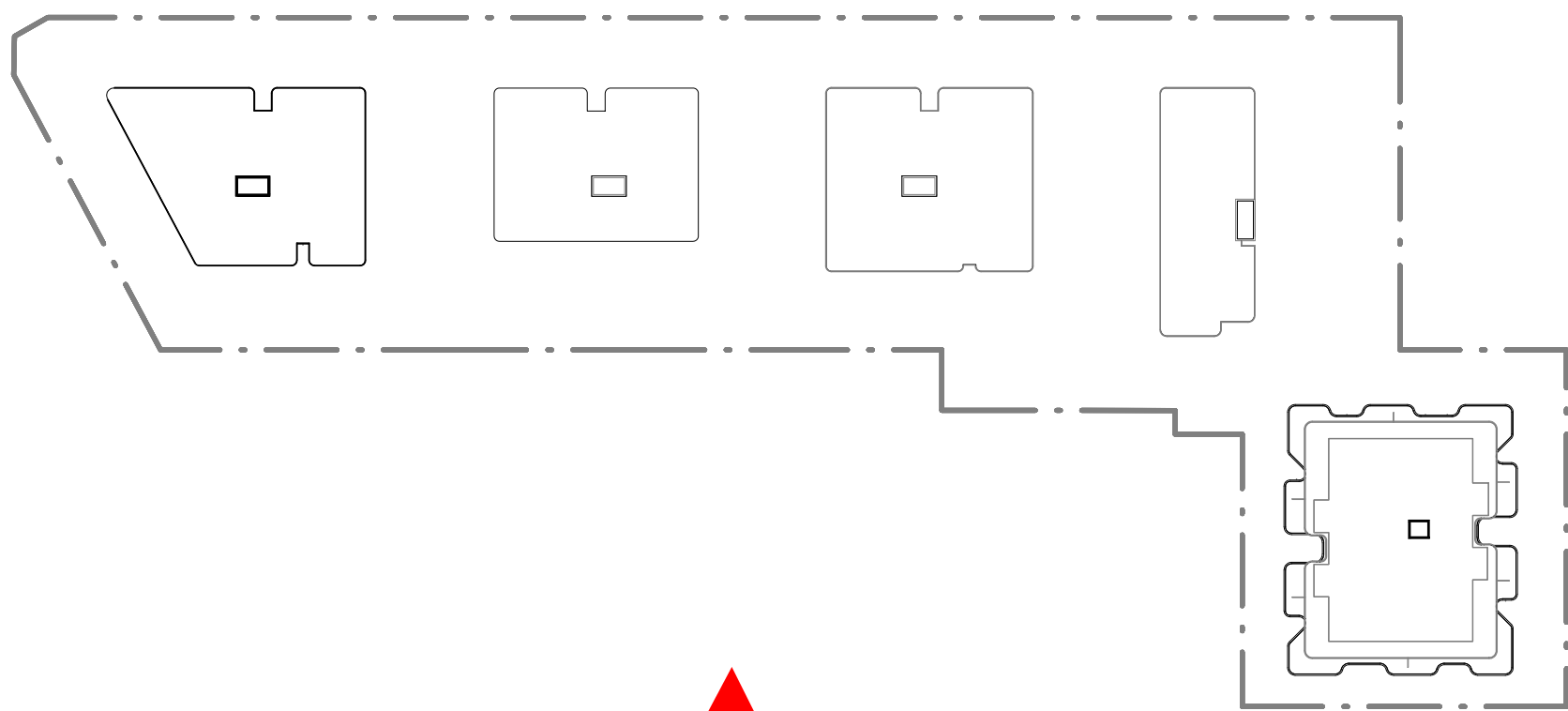
A

DEVELOPMENT APPLICATION

2/07/2020 3:45:19 PM
A0



FOREST PARK PERSPECTIVE



Key Plan

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Amendment

DA SUBMISSION

By

Ck

Date

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Amendment

By

Ck

Date

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PTW

Scale 1 : 1000 @ A0

Project Project Number
AUSTINO EPPING

Status DA

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Title

78- MATERIALS AND MOOD BOARDS
PERSPECTIVES

DA-78-0400

Revision

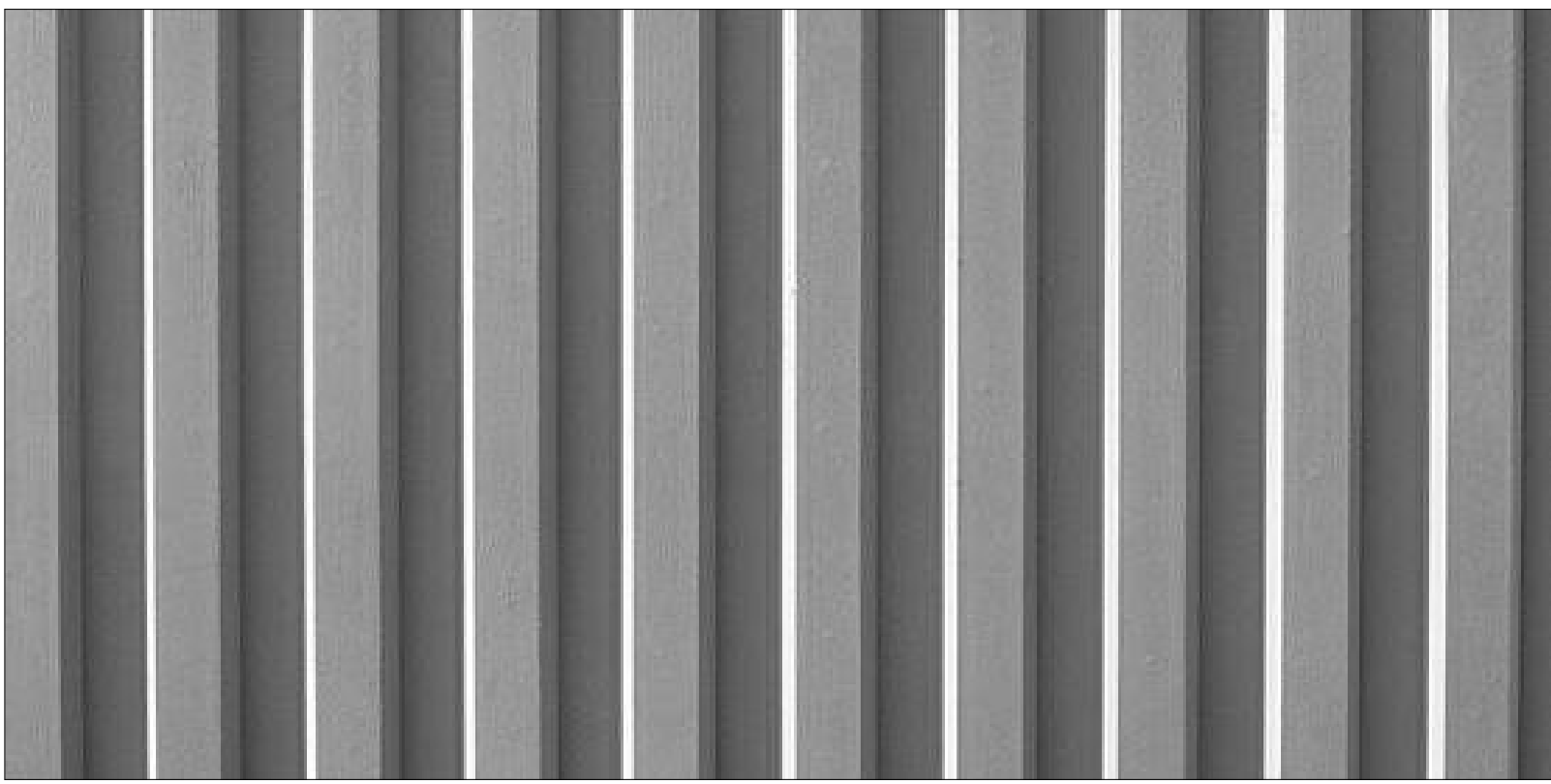
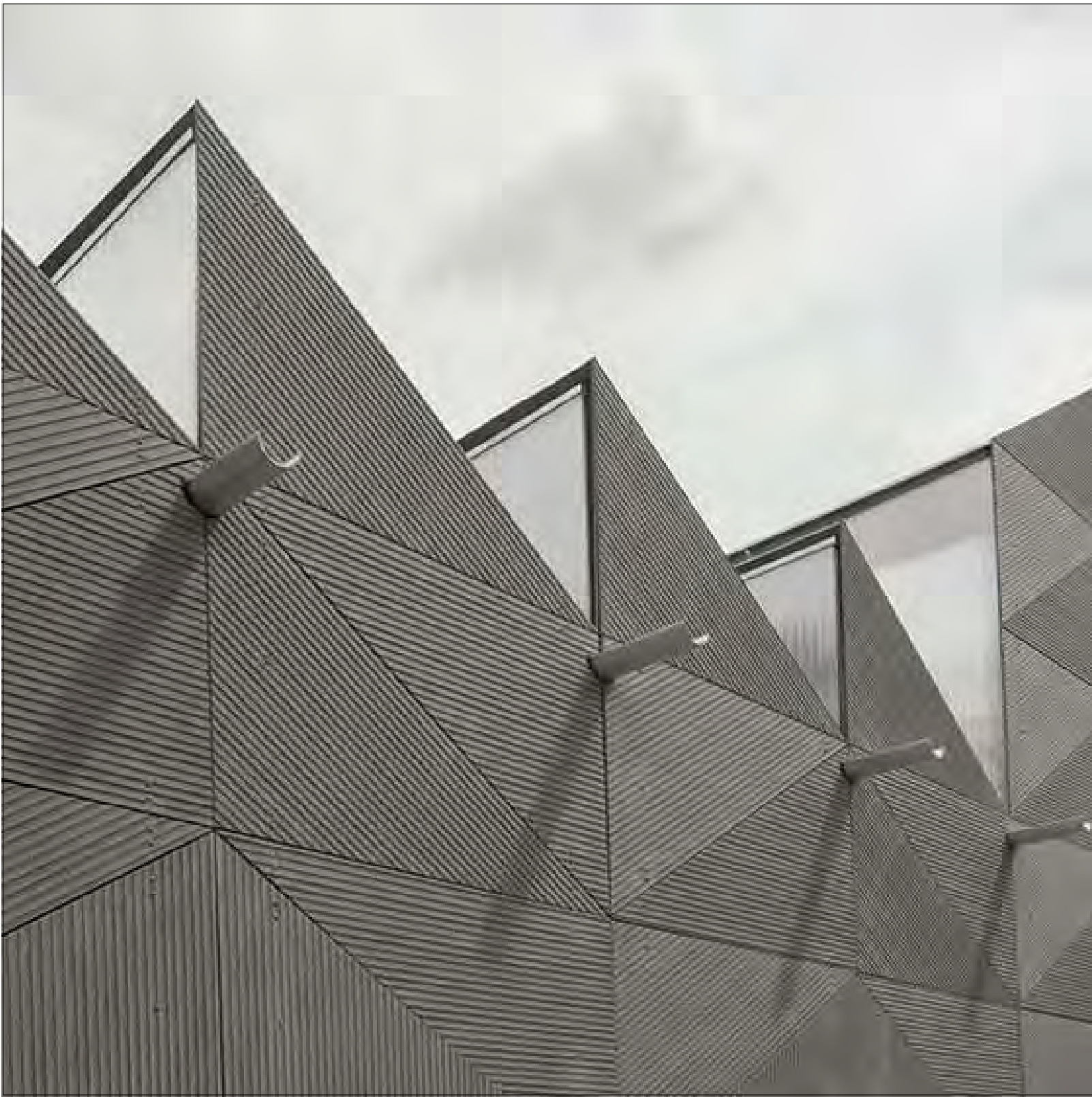
A

DEVELOPMENT APPLICATION

2/07/2020 3:45:43 PM
A0



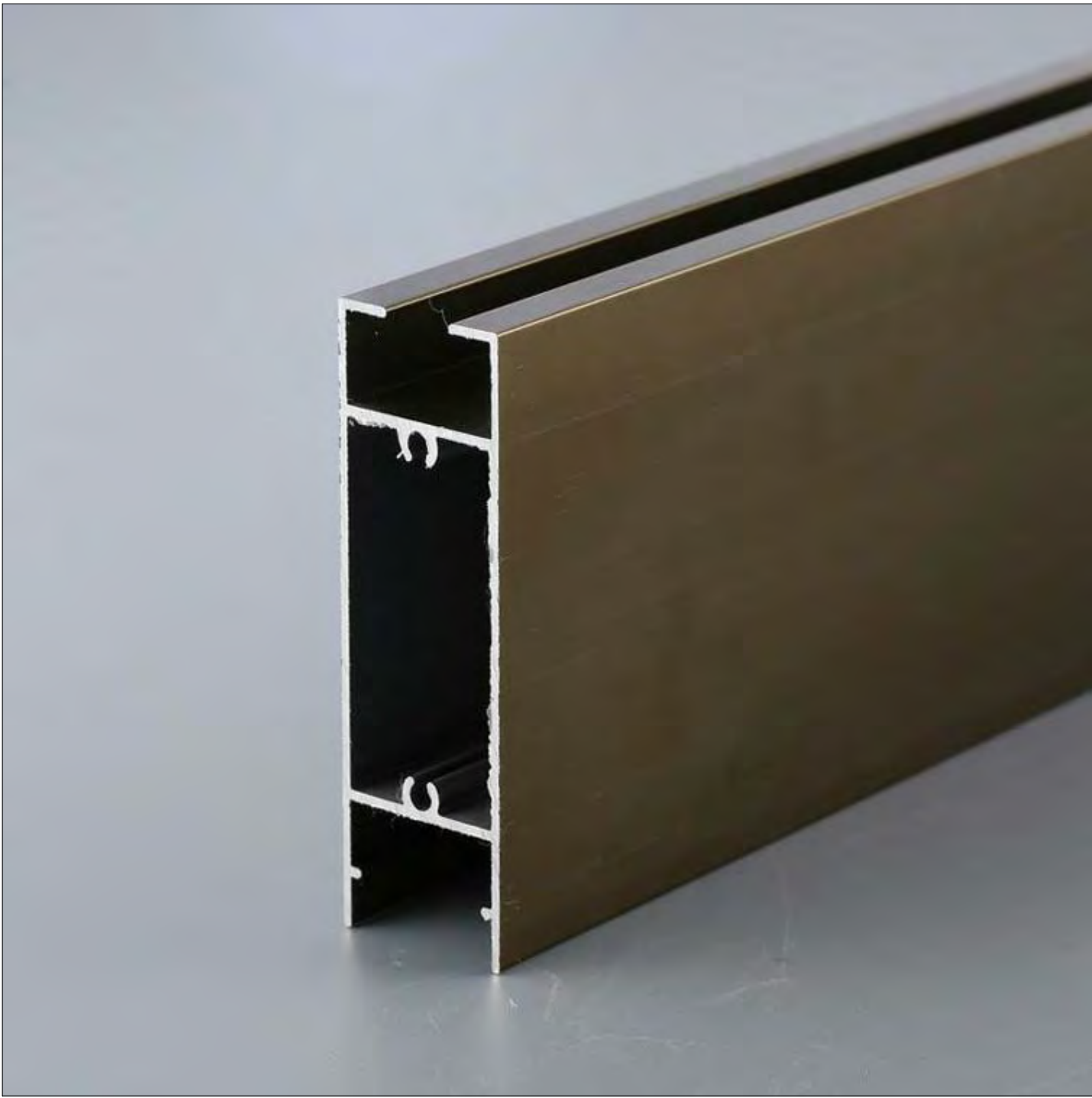
MPL



CPL



TPL

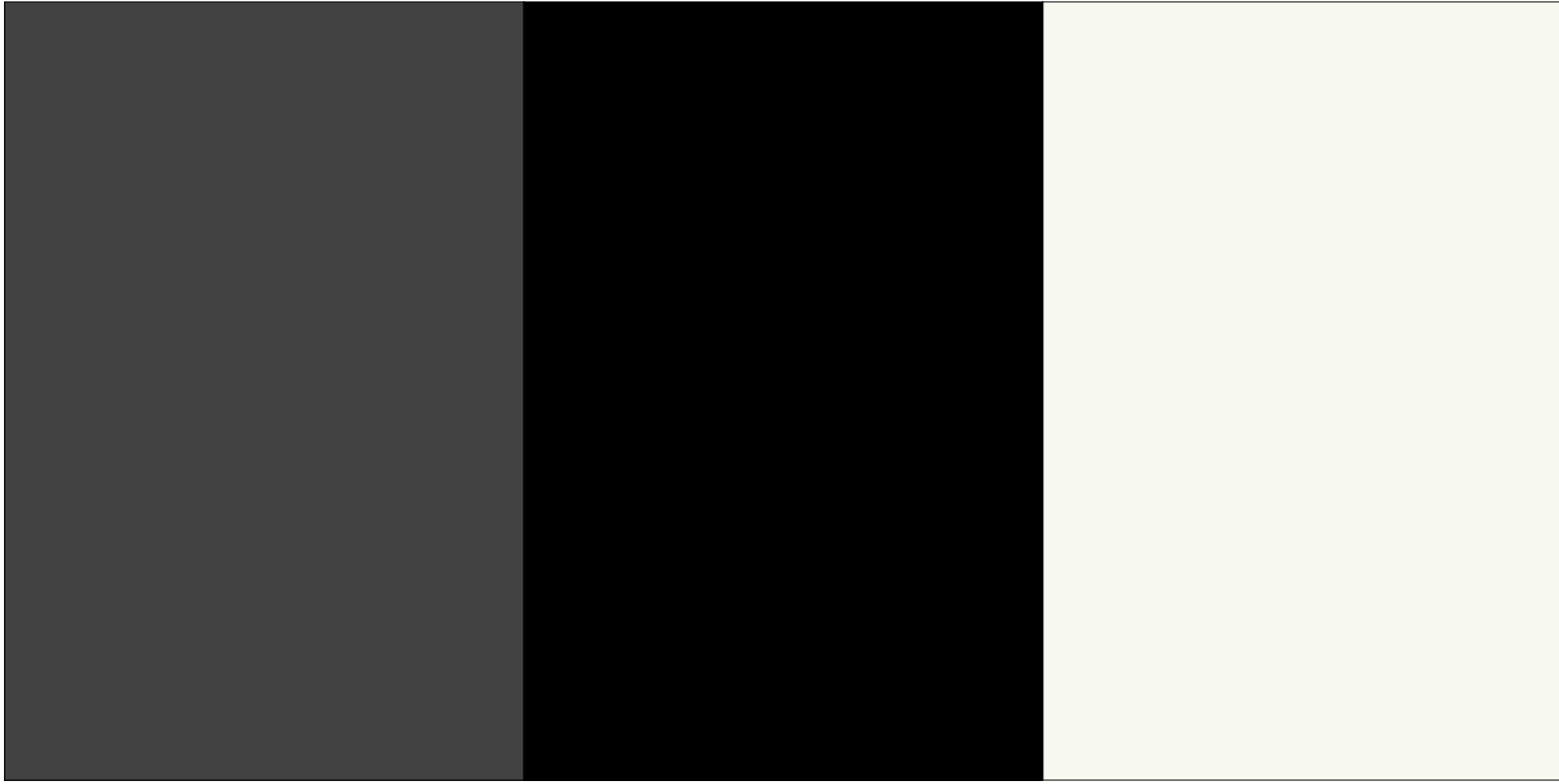


AL1



BAL1

BAL2



PR1

PR2

PR3



LVR1

LVR2

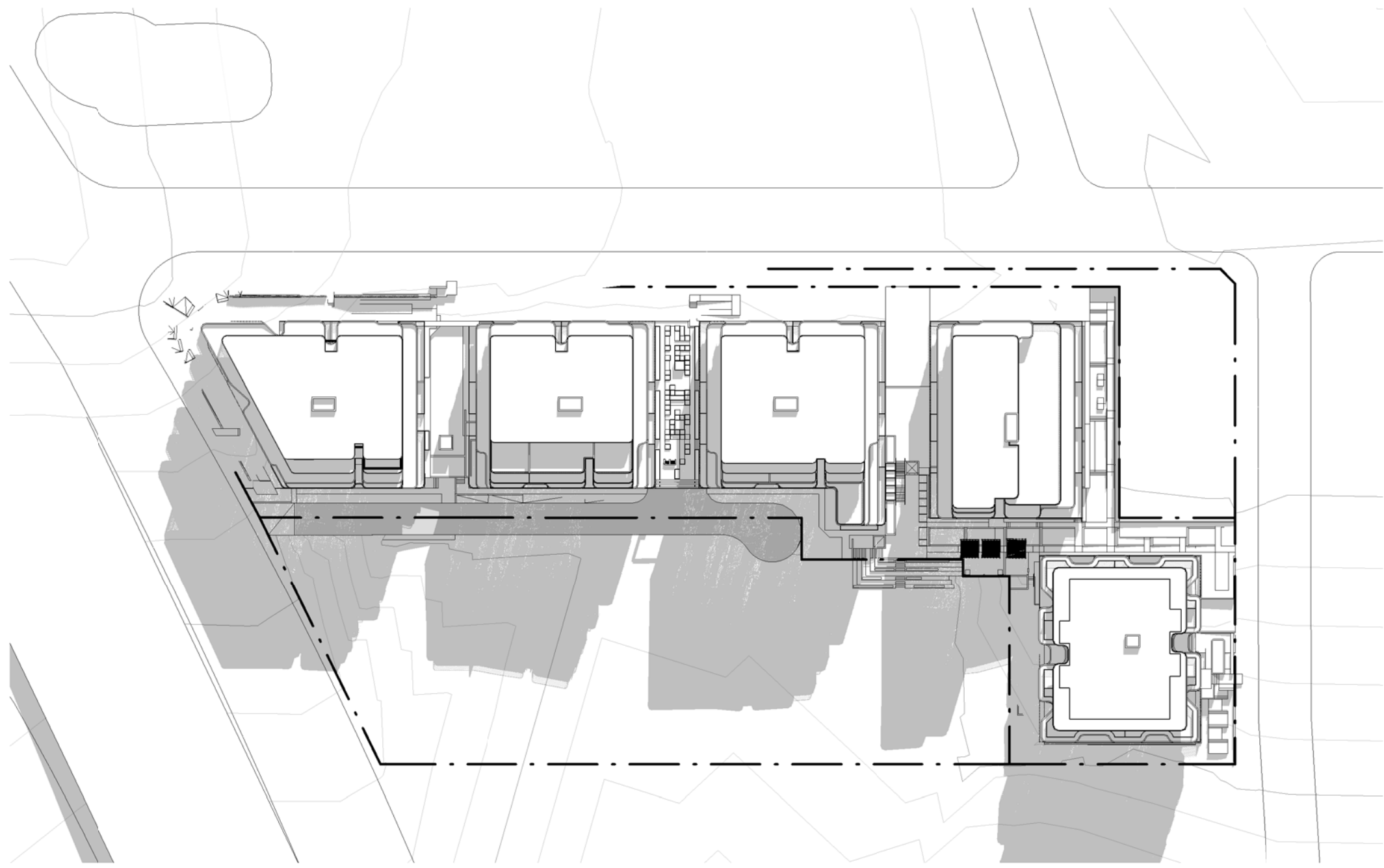
CODE	MATERIAL
MPL	METAL PANEL (DARK GREY)
CPL	CFC PANEL (LIGHT GREY VERTICAL RIBBED TEXTURE)
TPL	TIMBER PANEL (BLACKBUTT TIMBER-LOOK)
BAL1	METAL BALUSTRADE (DARK GREY)
BAL2	METAL BALUSTRADE (BLACK)
PR1	PAINT RENDER (DARK GREY)
PR2	PAINT RENDER (BLACK)
PR3	PAINT RENDER (WHITE)
LVR1	LOUVRES (DARK GREY)
LVR2	LOUVRES (BLACKBUTT TIMBER-LOOK)
AL1	METAL ALUMINUM (BLACK)

APARTMENT NUMBER	APARTMENT TYPE	APARTMENT AREA	BALCONY AREA	INTERNAL STORAGE
A001	1B	71 m²	13 m²	9.32 m³
A002	1B	54 m²	20 m²	3.40 m³
A003	3B_M	136 m²	18 m²	13.83 m³
A101	1B	52 m²	18 m²	4.60 m³
A102	2B	79 m²	33 m²	4.05 m³
A103	2B	83 m²	19 m²	5.62 m³
A104	2B	83 m²	19 m²	5.62 m³
A105	3B	100 m²	65 m²	5.00 m³
A106	2B	78 m²	24 m²	6.94 m³
A107	2B	83 m²	24 m²	5.84 m³
A108	2B	83 m²	19 m²	4.64 m³
A109	1B	53 m²	11 m²	4.17 m³
A110	1B	53 m²	26 m²	3.21 m³
A201	2B (LIV)	83 m²	13 m²	4.25 m³
A202	3B	100 m²	61 m²	5.00 m³
A203	2B	77 m²	14 m²	6.94 m³
A204	2B	82 m²	19 m²	5.84 m³
A205	2B	84 m²	20 m²	4.64 m³
A206	2B	78 m²	16 m²	4.23 m³
A207	1B (ADPT)	51 m²	9 m²	3.31 m³
A208	1B (ADPT)	52 m²	9 m²	3.31 m³
A209	2B	79 m²	13 m²	4.05 m³
A210	2B (LIV)	83 m²	13 m²	4.25 m³
A301	2B (LIV)	83 m²	13 m²	4.25 m³
A302	3B	100 m²	61 m²	5.00 m³
A303	2B	77 m²	14 m²	6.94 m³
A304	2B	82 m²	19 m²	5.84 m³
A305	2B	84 m²	20 m²	4.64 m³
A306	2B	78 m²	16 m²	4.23 m³
A307	1B (LIV)	51 m²	9 m²	3.31 m³
A308	1B (LIV)	52 m²	9 m²	3.31 m³
A309	2B	79 m²	13 m²	4.05 m³
A310	2B (LIV)	83 m²	13 m²	4.25 m³
A401	2B (LIV)	83 m²	13 m²	4.25 m³
A402	3B	100 m²	61 m²	5.00 m³
A403	2B	77 m²	14 m²	6.94 m³
A404	2B	82 m²	19 m²	5.84 m³
A405	2B	84 m²	19 m²	4.64 m³
A406	3B (ADPT)	99 m²	14 m²	5.36 m³
A407	1B	51 m²	9 m²	4.60 m³
A408	2B	79 m²	13 m²	4.05 m³
A409	2B (LIV)	83 m²	13 m²	4.25 m³
A501	2B	83 m²	13 m²	5.62 m³
A502	3B	99 m²	61 m²	5.00 m³
A503	2B	77 m²	14 m²	6.94 m³
A504	2B	82 m²	19 m²	5.84 m³
A505	2B	83 m²	20 m²	4.64 m³
A506	1B	52 m²	14 m²	3.56 m³
A507	1B	57 m²	9 m²	5.66 m³
A508	2B	75 m²	12 m²	5.76 m³
A509	2B	83 m²	13 m²	5.62 m³
A601	2B	83 m²	13 m²	5.62 m³
A602	3B	99 m²	61 m²	5.00 m³
A603	1B	53 m²	51 m²	4.26 m³
A604	3B	99 m²	110 m²	5.64 m³
A605	3B (ADPT)	97 m²	38 m²	5.36 m³
A606	2B	76 m²	12 m²	5.27 m³
A607	2B	83 m²	13 m²	5.62 m³
A701	2B (ADPT)	71 m²	13 m²	4.21 m³
A702	2B	78 m²	83 m²	4.25 m³
A703	2B_M	81 m²	19 m²	6.61 m³
A704	1B_M	60 m²	19 m²	5.30 m³
A705	2B_M	86 m²	13 m²	6.30 m³
A706	2B	85 m²	14 m²	4.47 m³
A707	2B (ADPT)	71 m²	13 m²	4.21 m³
A801	2B (ADPT)	71 m²	13 m²	4.16 m³
A802	2B	78 m²	83 m²	4.25 m³
A803	2B	86 m²	14 m²	4.47 m³
A804	2B (ADPT)	71 m²	13 m²	4.16 m³

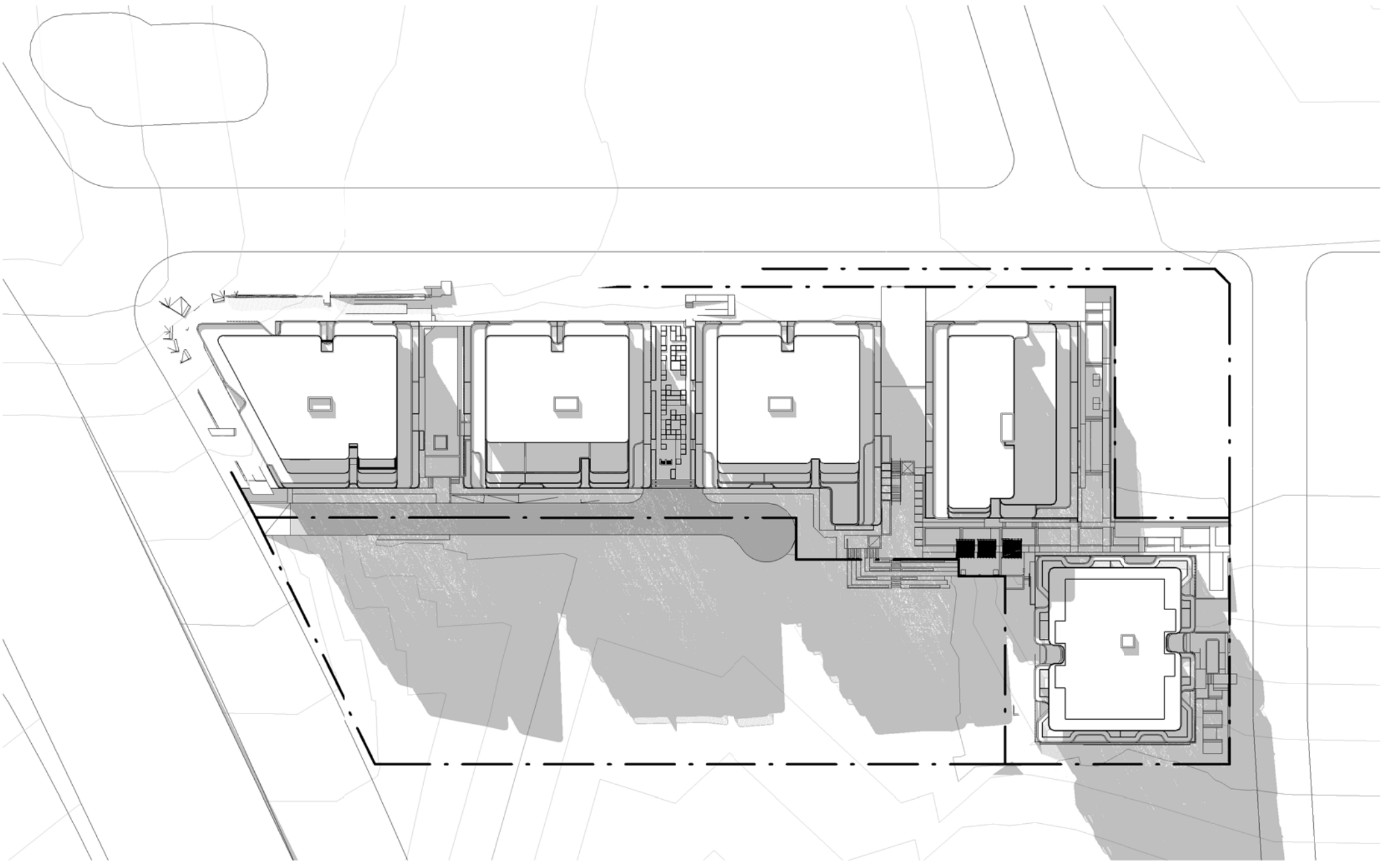
APARTMENT NUMBER	APARTMENT TYPE	APARTMENT AREA	BALCONY AREA	INTERNAL STORAGE
B001	2B_M	99 m²	25 m²	4.32 m³
B002	3B_M	113 m²	18 m²	5.04 m³
B003	3B_M	113 m²	18 m²	5.04 m³
B004	2B_M	99 m²	25 m²	4.32 m³
B101	3B	97 m²	45 m²	5.65 m³
B102	2B	84 m²	16 m²	4.14 m³
B103	2B	78 m²	30 m²	4.23 m³
B104	1B	51 m²	18 m²	4.60 m³
B105	1B	51 m²	18 m²	4.60 m³
B106	2B	78 m²	32 m²	4.05 m³
B107	2B	83 m²	19 m²	5.39 m³
B108	2B	83 m²	19 m²	5.39 m³
B109	2B	78 m²	32 m²	4.05 m³
B110	1B	51 m²	19 m²	4.60 m³
B201	2B (LIV)	83 m²	13 m²	4.25 m³
B202	2B	78 m²	13 m²	4.05 m³
B203	1B (ADPT)	51 m²	9 m²	3.46 m³
B204	1B (ADPT)	51 m²	9 m²	3.46 m³
B205	2B	87 m²	29 m²	6.69 m³
B206	2B	84 m²	16 m²	4.14 m³
B207	2B	78 m²	17 m²	4.23 m³
B208	1B (ADPT)	51 m²	9 m²	3.46 m³
B209	1B (ADPT)	51 m²	9 m²	3.46 m³
B210	2B	78 m²	13 m²	4.05 m³
B211	2B (LIV)	83 m²	13 m²	4.25 m³
B301	2B (LIV)	83 m²	13 m²	4.25 m³
B302	2B	78 m²	13 m²	4.05 m³
B303	1B (LIV)	51 m²	9 m²	3.31 m³
B304	1B (LIV)	51 m²	9 m²	3.31 m³
B305	2B	87 m²	29 m²	6.69 m³
B306	2B	84 m²	16 m²	4.14 m³
B307	2B	78 m²	17 m²	4.23 m³
B308	1B (LIV)	51 m²	9 m²	3.31 m³
B309	1B (LIV)	51 m²	9 m²	3.31 m³
B310	2B	78 m²	13 m²	4.05 m³
B311	2B (LIV)	83 m²	13 m²	4.25 m³
B401	2B (LIV)	83 m²	13 m²	4.25 m³
B402	2B	78 m²	13 m²	4.05 m³
B403	1B (ADPT)	51 m²	9 m²	3.46 m³
B404	1B	55 m²	9 m²	4.13 m³
B405	2B	78 m²	12 m²	4.04 m³
B406	2B	77 m²	26 m²	6.16 m³
B407	3B (ADPT)	99 m²	14 m²	5.36 m³
B408	1B (ADPT)	51 m²	9 m²	3.46 m³
B409	2B	78 m²	13 m²	4.05 m³
B410	2B (LIV)	83 m²	13 m²	4.25 m³
B501	2B	83 m²	13 m²	5.39 m³
B502	2B	75 m²	12 m²	5.27 m³
B503	1B	56 m²	9 m²	5.67 m³
B504	2B	80 m²	12 m²	4.04 m³
B505	2B	76 m²	25 m²	5.45 m³
B506	1B	52 m²	15 m²	3.56 m³
B507	1B	56 m²	9 m²	5.67 m³
B508	2B	75 m²	12 m²	5.27 m³
B509	2B	83 m²	13 m²	5.39 m³
B601	2B	83 m²	13 m²	5.39 m³
B602	2B	75 m²	12 m²	5.27 m³
B603	3B (ADPT)	97 m²	35 m²	5.36 m³
B604	2B	76 m²	64 m²	4.31 m³
B605	3B (ADPT)	98 m²	36 m²	5.33 m³
B606	2B	75 m²	12 m²	5.27 m³
B607	2B	83 m²	13 m²	5.39 m³
B701	2B (ADPT)	71 m²	13 m²	4.29 m³
B702	2B	75 m²	15 m²	5.27 m³
B703	2B	76 m²	29 m²	4.47 m³
B704	2B	76 m²	56 m²	4.31 m³
B705	2B	77 m²	28 m²	5.08 m³
B706	2B	75 m²	15 m²	5.27 m³
B707	2B (ADPT)	71 m²	13 m²	4.29 m³
B801	2B	77 m²	13 m²	5.04 m³
B802	3B	98 m²	76 m²	5.39 m³
B803	3B	98 m²	76 m²	5.39 m³
B804	2B	77 m²	13 m²	5.04 m³

APARTMENT NUMBER	APARTMENT TYPE	APARTMENT AREA	BALCONY AREA	INTERNAL STORAGE
C001	2B_M	99 m²	25 m²	4.32 m³
C002	3B_M	112 m²	17 m²	5.18 m³
C003	3B_M	113 m²	17 m²	5.18 m³
C004		157 m²	47 m²	5.58 m³
C101	1B	51 m²	19 m²	4.60 m³
C102	2B	78 m²	33 m²	4.05 m³
C103	2B	82 m²	19 m²	5.62 m³
C104	2B	82 m²	19 m²	5.62 m³
C105	2B	78 m²	33 m²	4.05 m³
C106	1B	51 m²	19 m²	4.60 m³
C107	1B	51 m²	19 m²	4.60 m³
C108	2B	87 m²	42 m²	4.63 m³
C109	2B	83 m²	16 m²	4.31 m³
C110	1B	67 m²	59 m²	3.01 m³
C111	1B	51 m²	19 m²	3.45 m³
C201	2B (LIV)	83 m²	13 m²	4.25 m³
C202	2B	78 m²	13 m²	4.05 m³
C203	1B (ADPT)	51 m²	9 m²	3.31 m³
C204	1B (ADPT)	51 m²	9 m²	3.31 m³
C205	2B	87 m²	29 m²	4.63 m³
C206	2B	83 m²	16 m²	4.14 m³
C207	3B (LIV)	115 m²	42 m²	11.95 m³
C208	1B (ADPT)	51 m²	9 m²	3.31 m³
C209	1B (ADPT)	51 m²	9 m²	3.31 m³
C210	2B	78 m²	13 m²	4.05 m³
C211	2B (LIV)	83 m²	13 m²	4.25 m³
C301	2B (LIV)	83 m²	13 m²	4.25 m³
C302	2B	78 m²	13 m²	4.05 m³
C303	1B (LIV)	51 m²	9 m²	3.31 m³
C304	1B (LIV)	51 m²	9 m²	3.31 m³
C305	2B	87 m²	29 m²	4.63 m³
C306	2B	84 m²	16 m²	4.63 m³
C307	3B (LIV)	115 m²	42 m²	11.95 m³
C308	1B (LIV)	51 m²	9 m²	3.31 m³
C309	1B (LIV)	51 m²	9 m²	3.31 m³
C310	2B	78 m²	13 m²	4.05 m³
C311	2B (LIV)	83 m²	13 m²	4.25 m³
C401	2B (LIV)	83 m²	13 m²	4.25 m³
C402	2B	78 m²	13 m²	4.05 m³
C403	1B (ADPT)	51 m²	9 m²	3.31 m³
C404	1B	55 m²	9 m²	4.16 m³
C405	2B	79 m²	10 m²	4.04 m³
C406	2B	77 m²	26 m²	5.13 m³
C407	3B	97 m²	32 m²	4.06 m³
C408	2B	78 m²	18 m²	4.52 m³
C409	2B	78 m²	13 m²	4.05 m³
C410	2B (LIV)	83 m²	13 m²	4.25 m³
C501	2B	83 m²	13 m²	5.62 m³
C502	2B	75 m²	12 m²	5.27 m³
C503	1B	56 m²	9 m²	3.08 m³
C504	2B	80 m²	11 m²	4.04 m³
C505	2B	77 m²	25 m²	5.13 m³
C506	2B	76 m²	32 m²	4.78 m³
C507	1B	56 m²	9 m²	3.08 m³
C508	2B	76 m²	12 m²	5.27 m³
C509	2B	83 m²	13 m²	5.62 m³
C601	2B	83 m²	13 m²	5.62 m³
C602	2B	76 m²	12 m²	5.27 m³
C603	3B (ADPT)	98 m²	36 m²	5.30 m³
C604	2B	76 m²	65 m²	4.31 m³
C605	3B (ADPT)	97 m²	73 m²	5.30 m³
C606	2B	75 m²	12 m²	5.27 m³
C607	2B	83 m²	13 m²	5.62 m³
C701	2B	77 m²	13 m²	4.12 m³
C702	2B	82 m²	14 m²	4.13 m³
C703	2B_M	93 m²	36 m²	10.35 m³
C704	2B_M	83 m²	45 m²	4.56 m³
C705	2B_M	84 m²	26 m²	4.57 m³
C706	2B	82 m²	14 m²	4.13 m³
C707	2B	77 m²	13 m²	4.12 m³
C801	3B	100 m²	27 m²	5.09 m³
C802	1B	52 m²	9 m²	6.08 m³
C803	1B	52 m²	9 m²	6.08 m³
C804	3B	100 m²	27 m²	5.09 m³

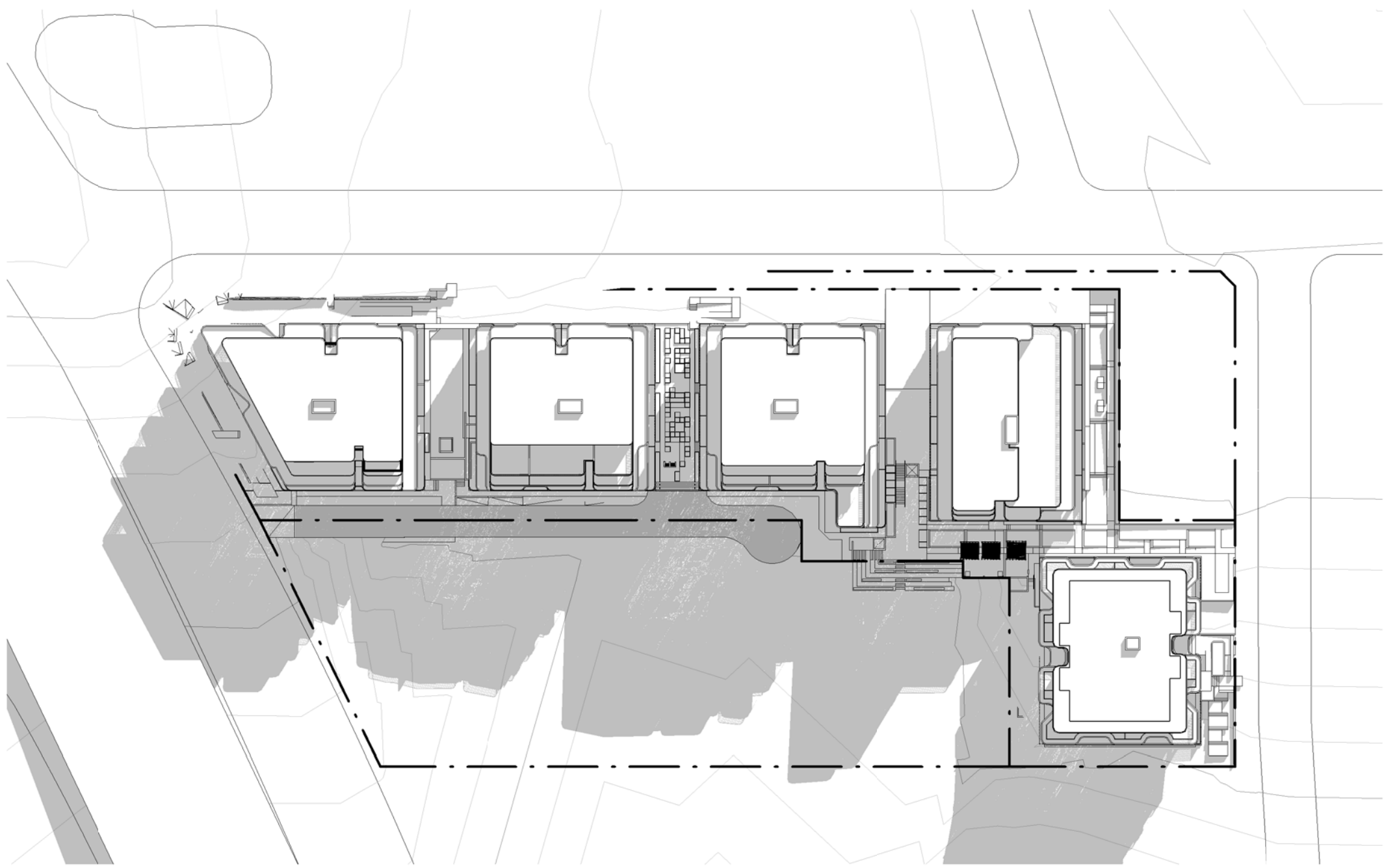
APARTMENT NUMBER	APARTMENT TYPE	APARTMENT AREA	BALCONY AREA	INTERNAL STORAGE
D001	3B_M	97 m²	24 m²	8.91 m³
D002	3B_M	95 m²	49 m²	6.41 m³
D101	1B (ADPT)	57 m²	18 m²	4.37 m³
D102	1B	51 m²	29 m²	3.04 m³
D103	2B	87 m²	29 m²	4.07 m³
D104	2B	87 m²	28 m²	4.81 m³
D105	2B	76 m²	35 m²	5.84 m³
D106	2B	81 m²	17 m²	6.97 m³
D107	2B	83 m²	35 m²	11.18 m³
D108	1B (ADPT)	57 m²	18 m²	4.37 m³
D201	2B	87 m²	14 m²	5.18 m³
D202	2B	76 m²	14 m²	5.84 m³
D203	2B	80 m²	16 m²	6.97 m³
D204	2B	82 m²	14 m²	7.81 m³
D205	2B	82 m²	14 m²	5.69 m³
D206	2B	82 m²	14 m²	5.69 m³
D207	2B	76 m²	24 m²	5.68 m³
D208	2B	83 m²	25 m²	5.28 m³
D209	2B	86 m²	15 m²	5.85 m³
D301	2B	87 m²	14 m²	5.18 m³
D302	2B	76 m²	14 m²	5.84 m³
D303	2B	80 m²	16 m²	6.97 m³
D304	2B	82 m²	14 m²	7.81 m³
D305	2B	82 m²	14 m²	5.69 m³
D306	2B	82 m²	14 m²	5.69 m³
D307	2B	76 m²	24 m²	5.68 m³
D308	2B	83 m²	25 m²	5.28 m³
D309	2B	86 m²	15 m²	5.85 m³
D401	2B	87 m²	14 m²	5.18 m³
D402	2B	76 m²	14 m²	5.84 m³
D403	2B	80 m²	16 m²	6.97 m³
D404	2B	82 m²	14 m²	7.81 m³
D405	2B	82 m²	14 m²	5.69 m³
D406	2B	82 m²	14 m²	5.69 m³
D407	2B	76 m²	24 m²	5.68 m³
D408	2B	83 m²	25 m²	5.28 m³
D409	2B	86 m²	15 m²	5.85 m³
D501	2B	77 m²	14 m²	7.44 m³
D502	2B	81 m²	16 m²	6.97 m³
D503	2B	77 m²	14 m²	7.44 m³
D504	2B	71 m²	11 m²	4.66 m³
D505	3B	96 m²	18 m²	5.58 m³
D506	3B	99 m²	27 m²	6.07 m³
D507	2B	78 m²	11 m²	4.42 m³
D601	1B	66 m²	14 m²	5.36 m³
D602	2B	77 m²	14 m²	7.44 m³
D603	1B	52 m²	9 m²	3.61 m³
D604	1B	52 m²	9 m²	3.61 m³
D605	2B	79 m²	18 m²	5.51 m³
D701	2B	77 m²	27 m²	4.23 m³
D702	1B	52 m²	9 m²	3.61 m³
D703	1B	52 m²	9 m²	3.61 m³
D704	2B	81 m²	48 m²	7.24 m³
D801	2B	77 m²	27 m²	4.23 m³
D802	1B	52 m²	9 m²	3.61 m³
D803	1B	52 m²	9 m²	3.61 m³
D804	2B	81 m²	40 m²	7.24 m³



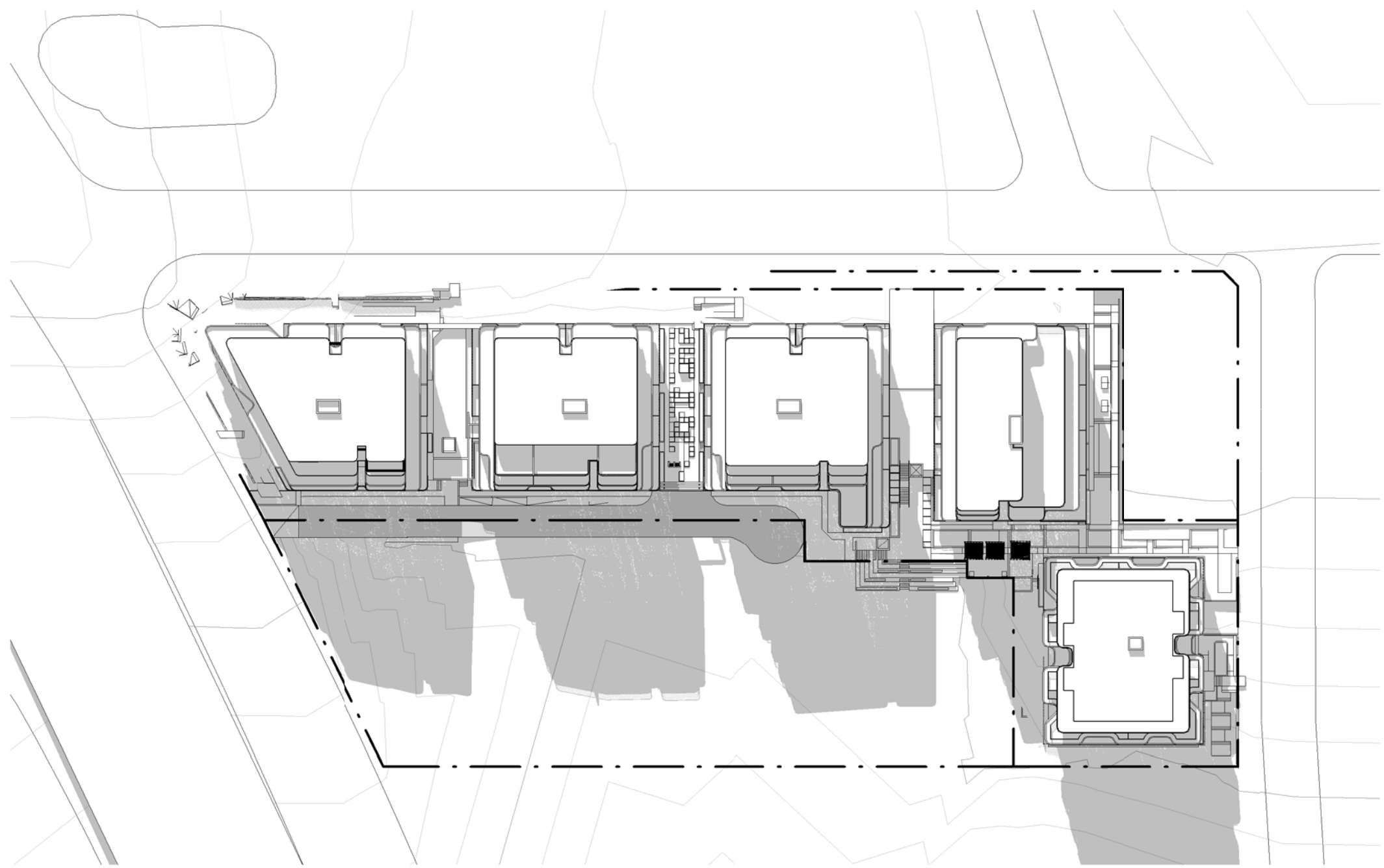
3 JUNE 21 1100



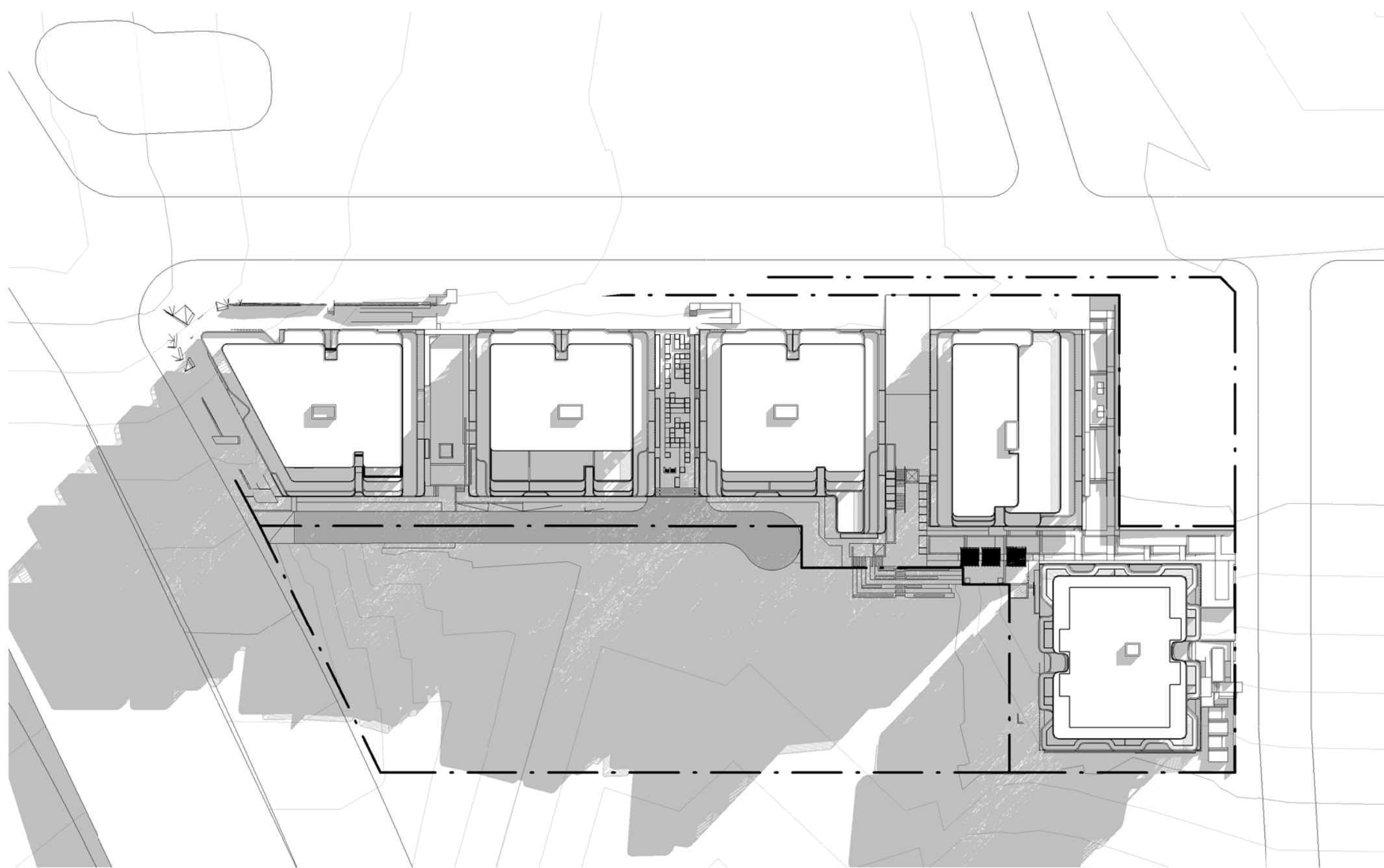
6 JUNE 21 1400



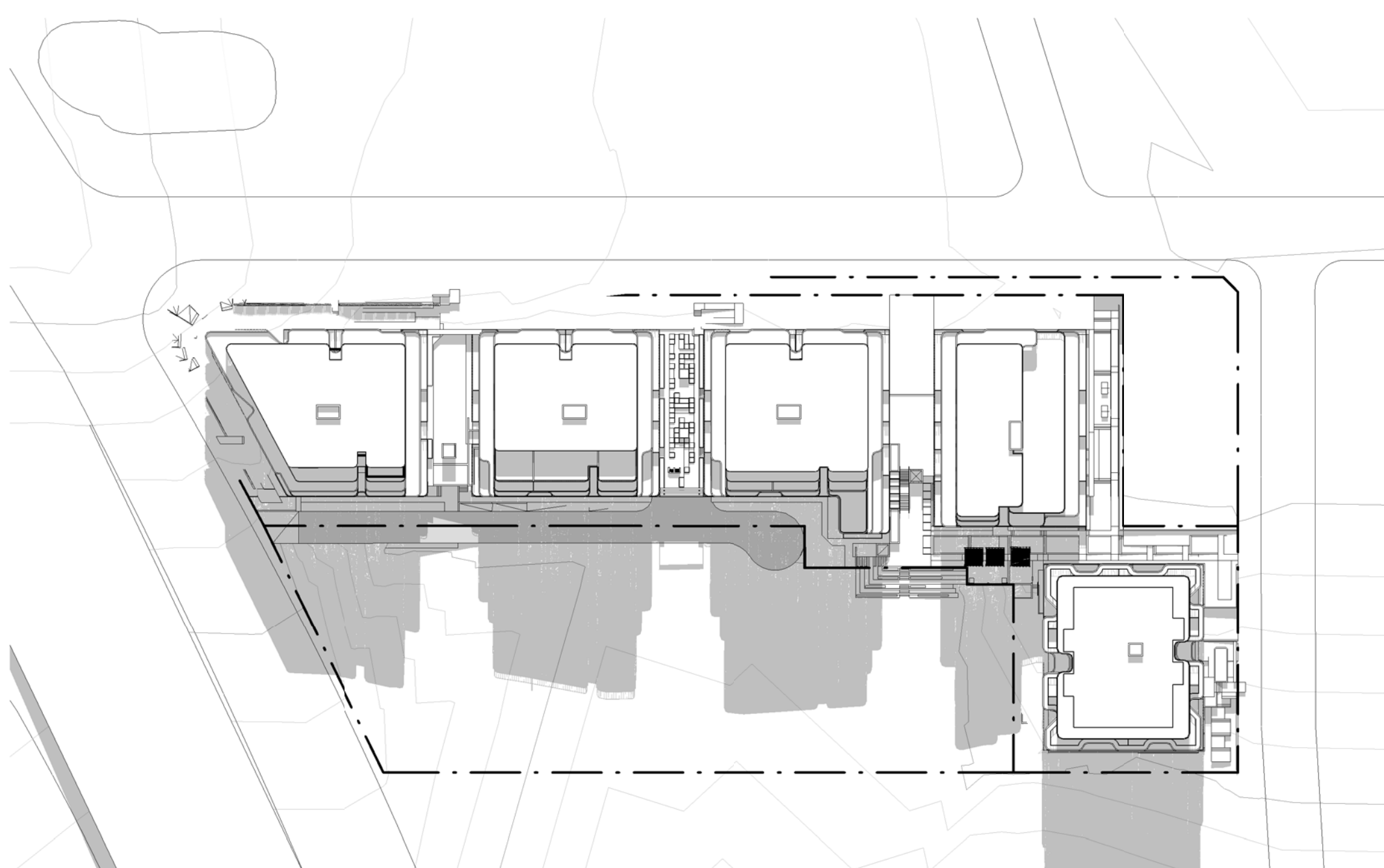
2 JUNE 21 1000



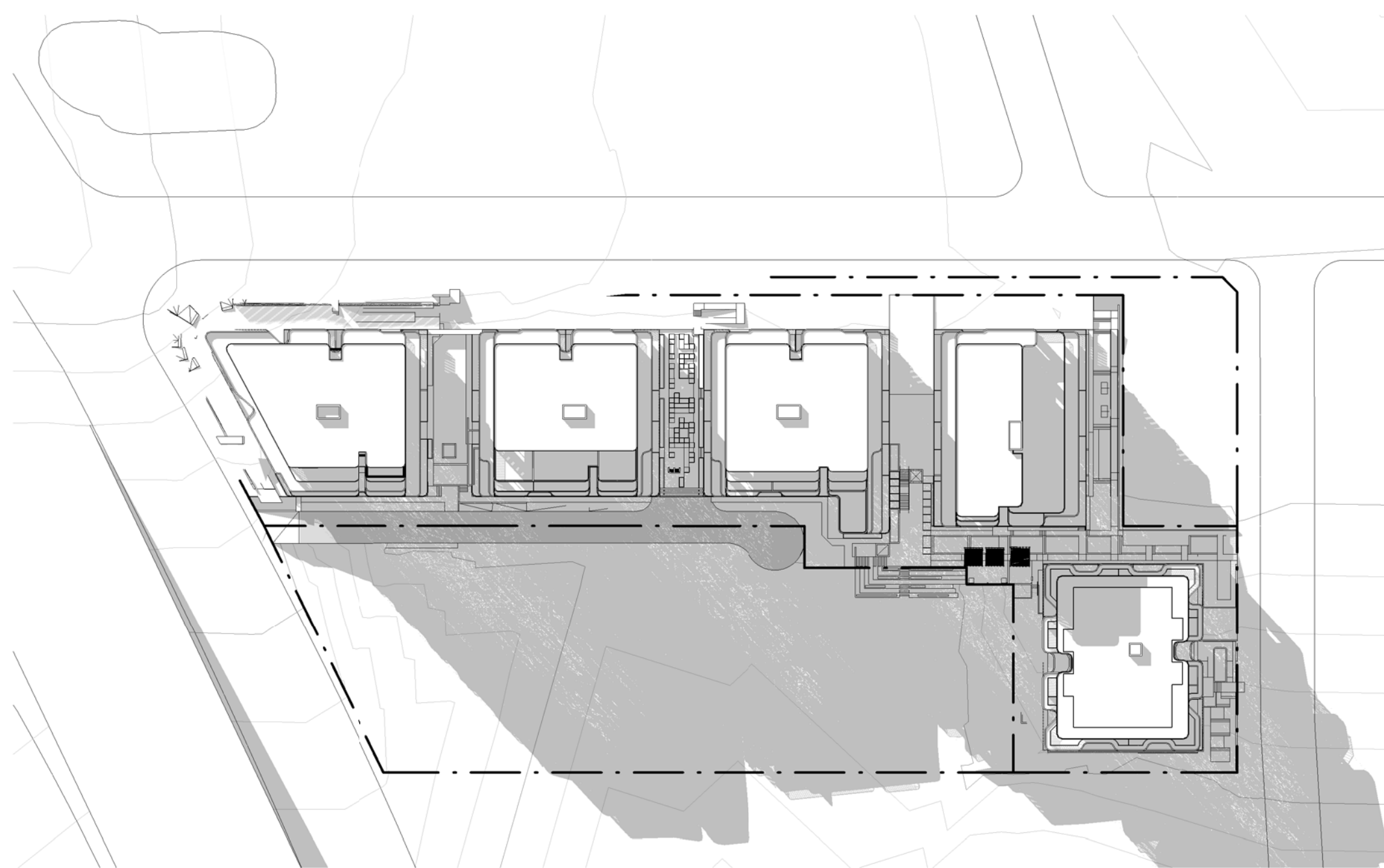
5 JUNE 21 1300



1 JUNE 21 0900

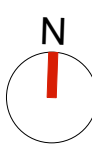


4 JUNE 21 1200



7 SOLA_PLAN_June21_1500

Key Plan



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REV

A

Amendment

DA SUBMISSION

By

Ck

Date

03 JULY 2020

REV

Amendment

By

Ck

Date

Consultants

Client

Austino Epping 2 Pty Ltd.

AUSTINO

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Pauline Thorp & Walker P/L
ABN 22 005 624 424
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NSW Registered Architects
S Thomas Architects No. 4076
D Jones Architects No. 4270

Scale

B A0

Project

Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

93-SOLAR ACCESS
SHADOW DIAGRAMS

DA-93-200

Revision

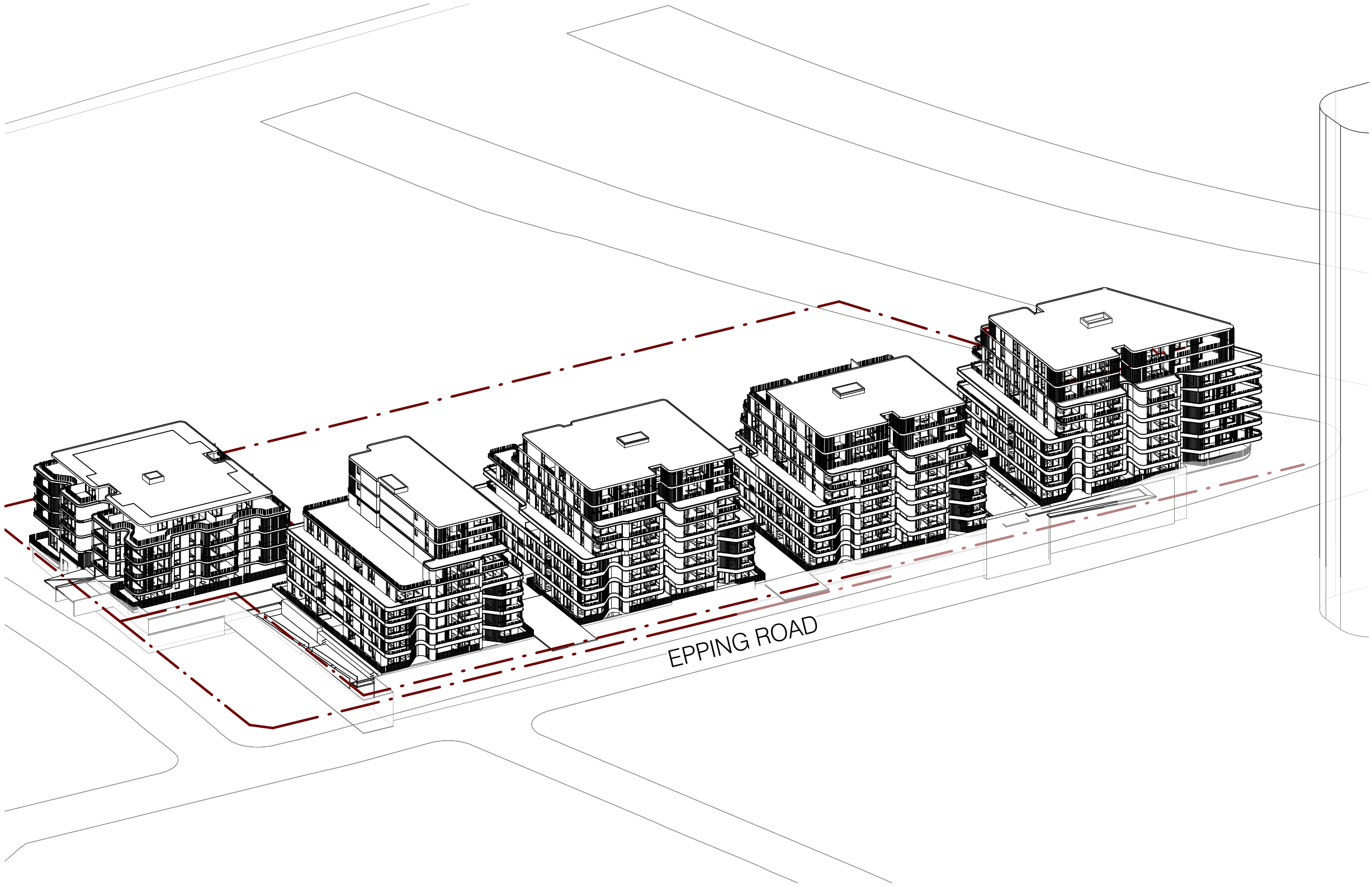
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DEVELOPMENT APPLICATION

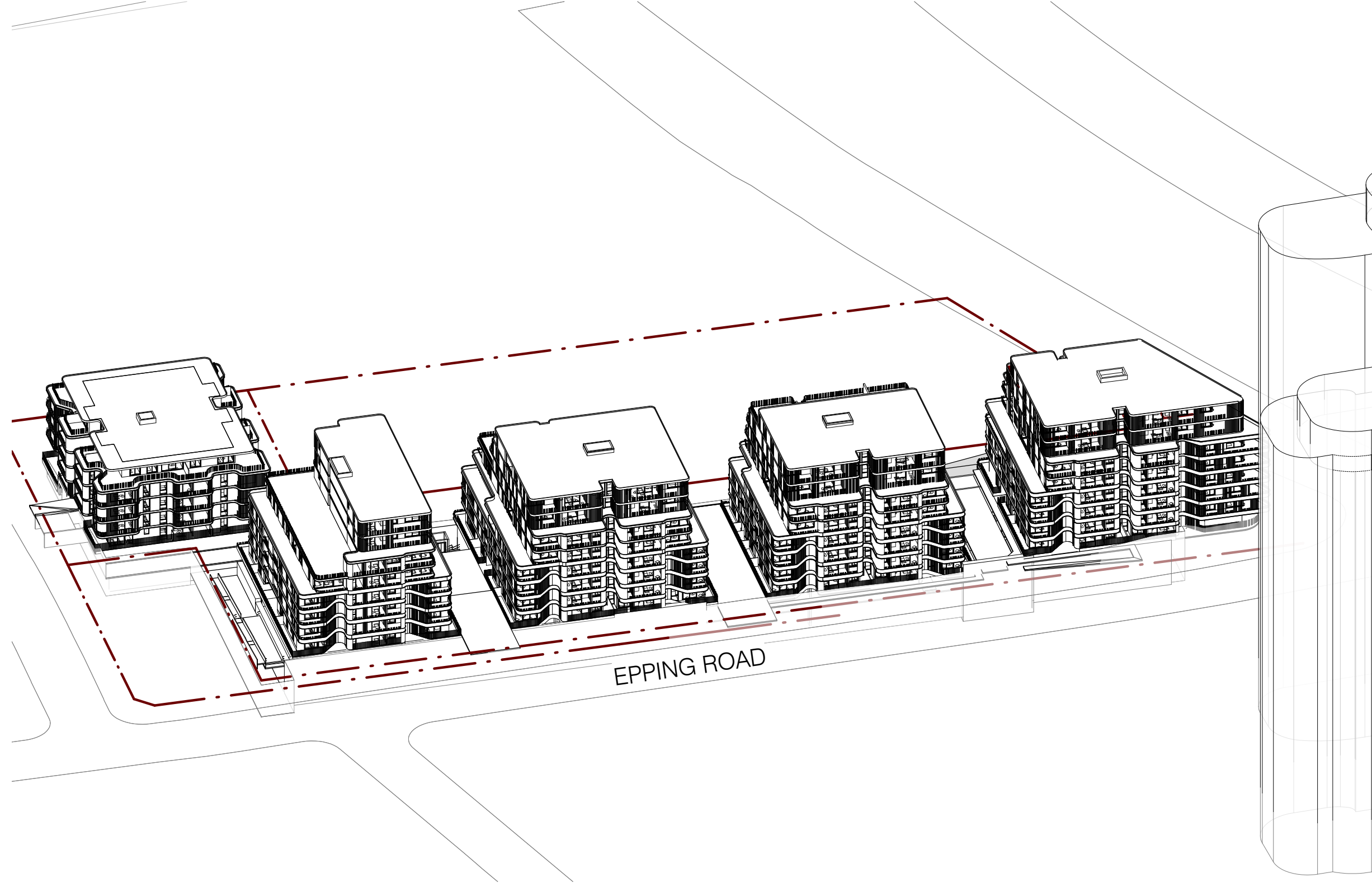
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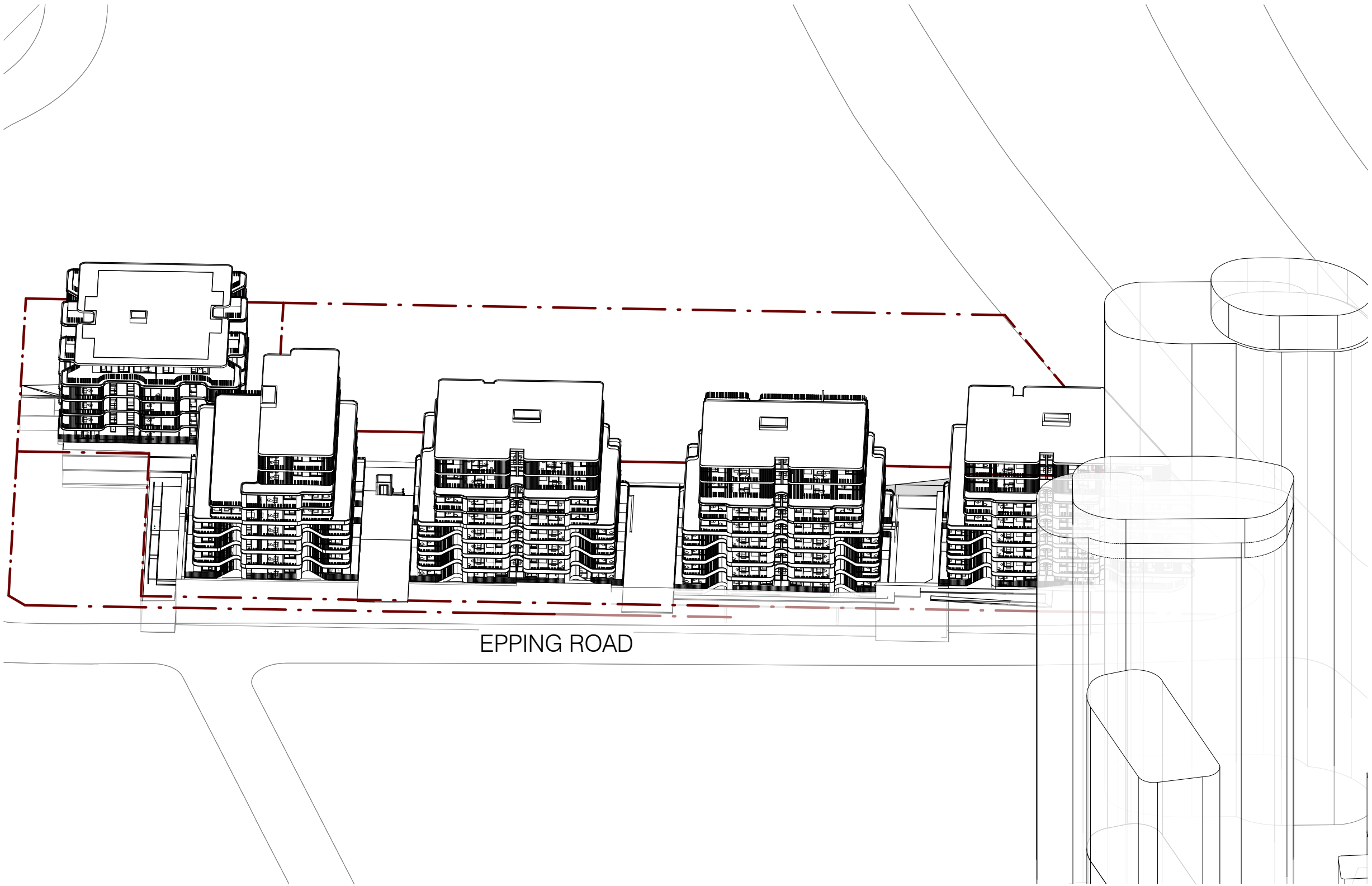
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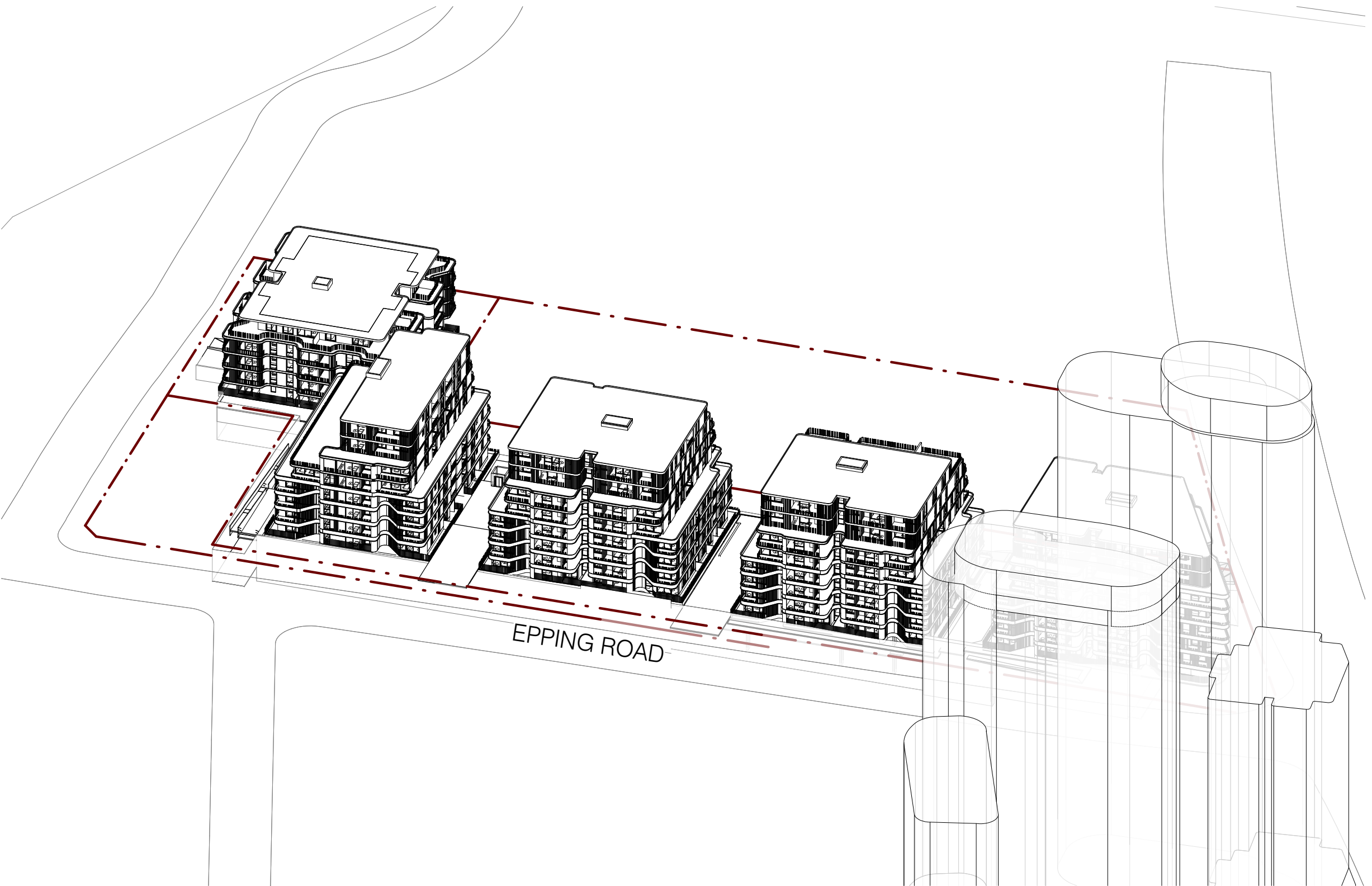
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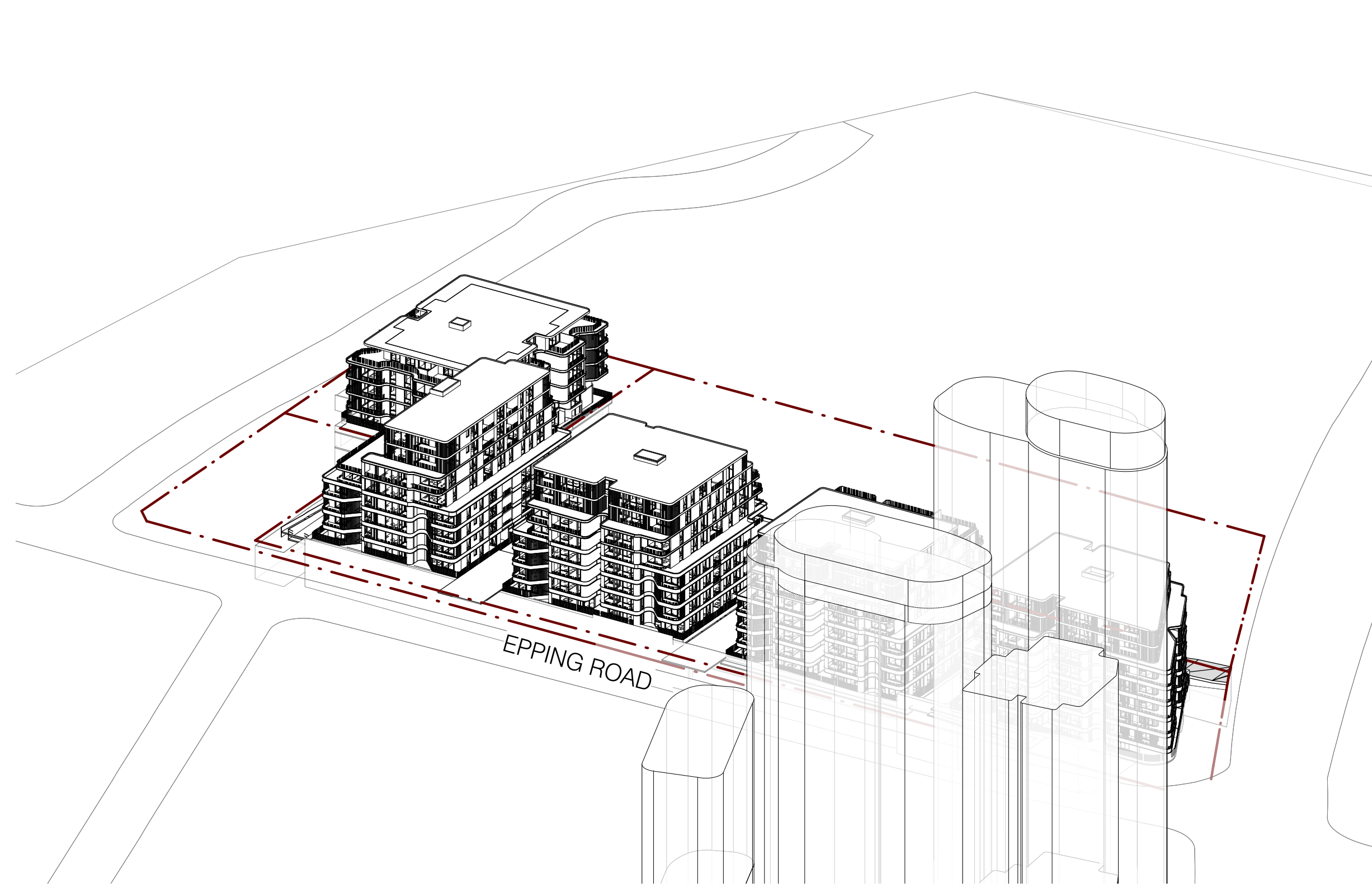
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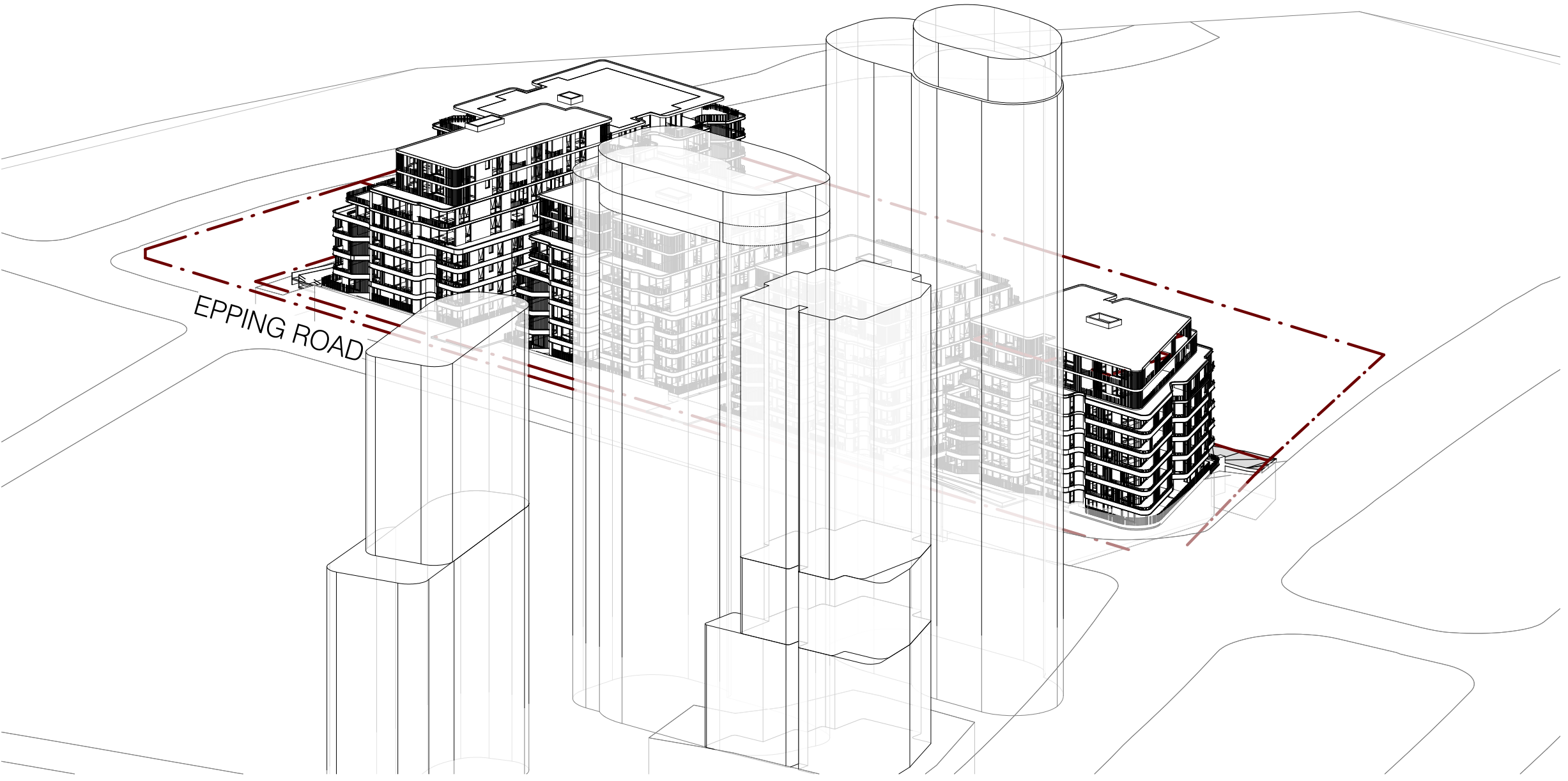
SOLA_21Jun1200



SOLA_21Jun1300



SOLA_21Jun1400



SOLA_21Jun1500

Key Plan

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REV

A

Amendment

DA SUBMISSION

By

Ck

Date

03 JULY 2020

Amendment

By

Ck

Date

Consultants

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ASNS 22 200 624 624
Trading as PTW Architects

NSW Registered Architects
C Thomas Architects No. 6076
D Jones Architects No. 6770

Scale

@ A0

Project

Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

DA

Title

93-SOLAR ANALYSIS
SUN EYE VIEW

DA-93-300

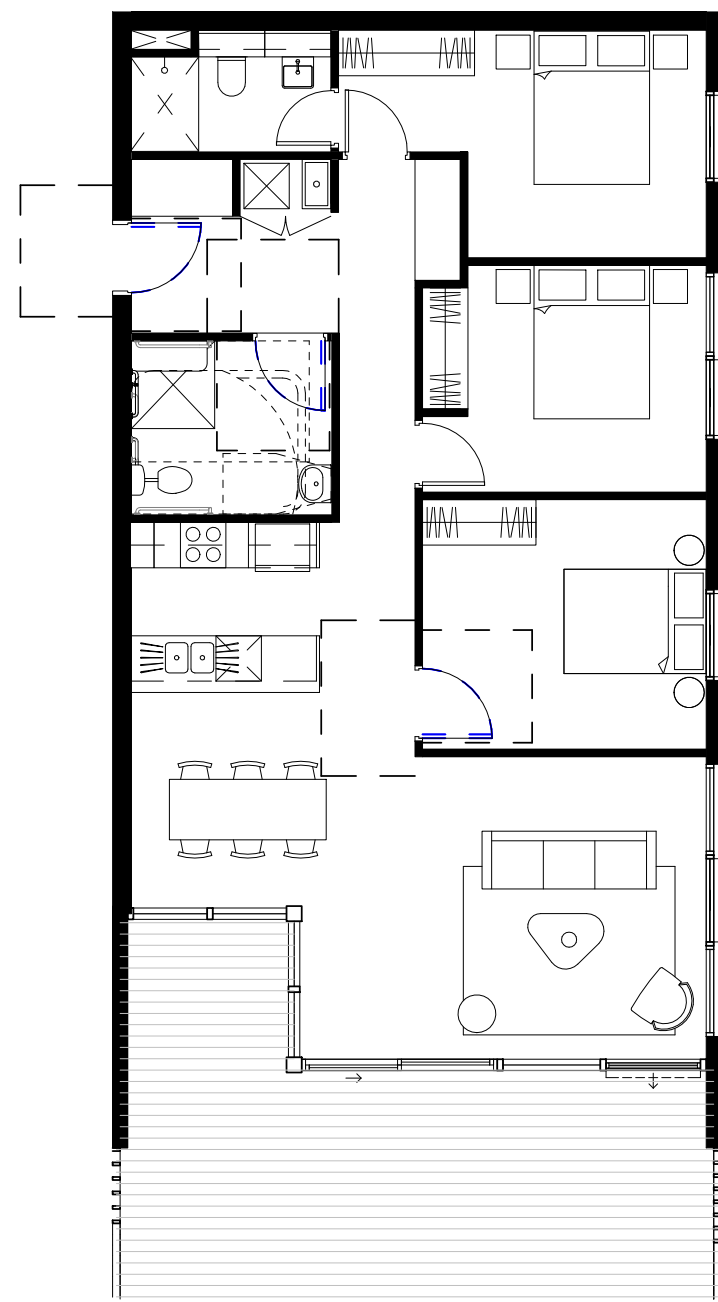
Revision

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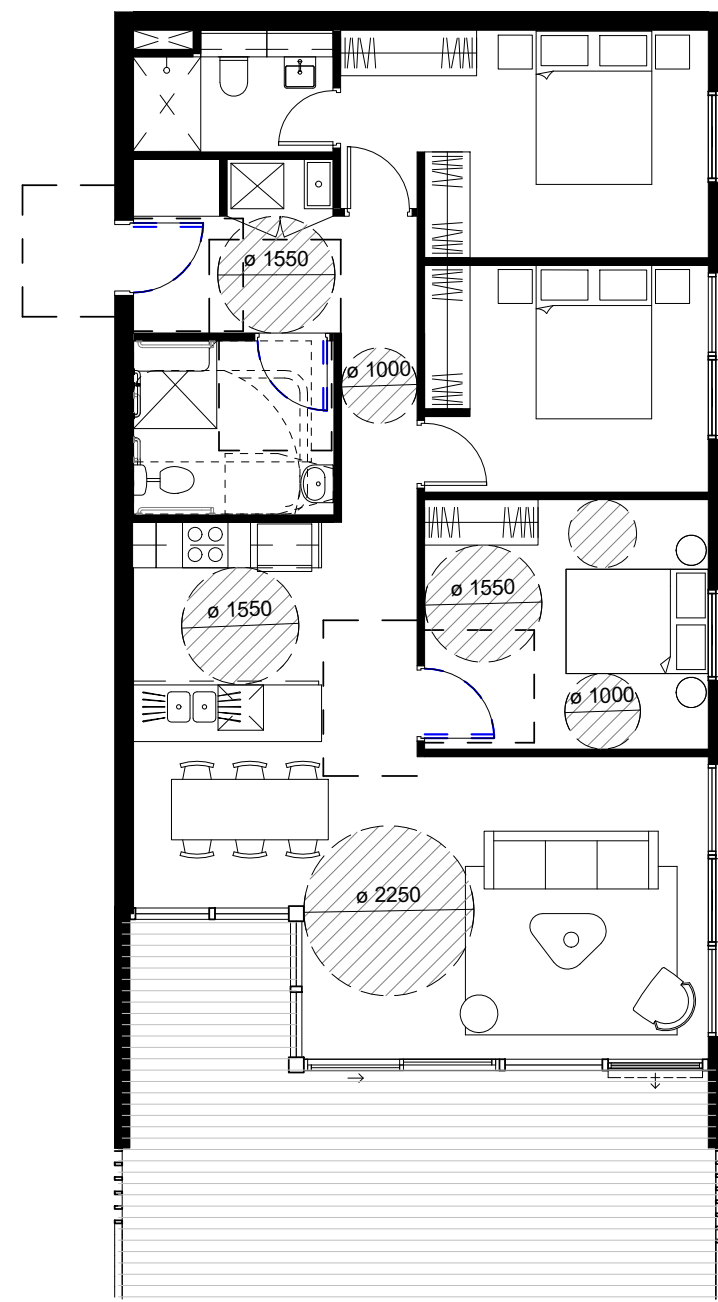
DEVELOPMENT APPLICATION

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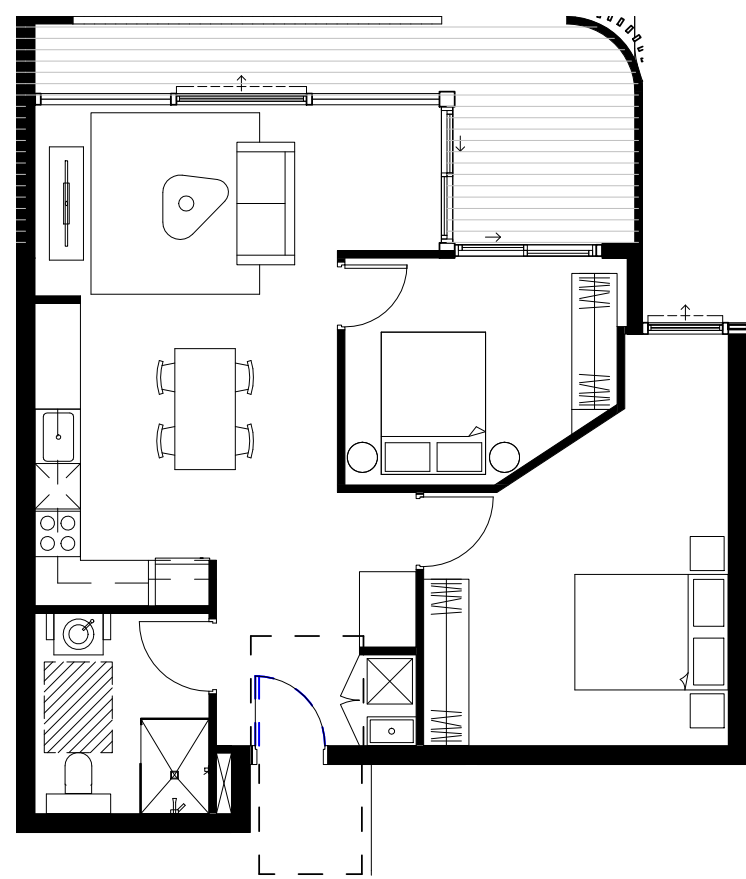
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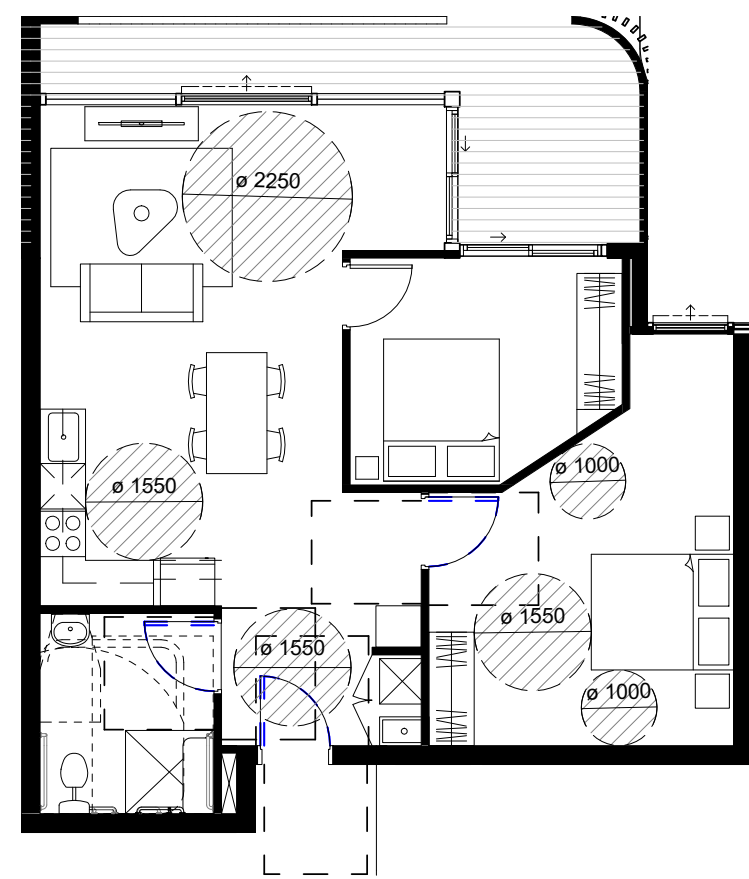
5 TYPE 3B_PRE-ADAPTABLE
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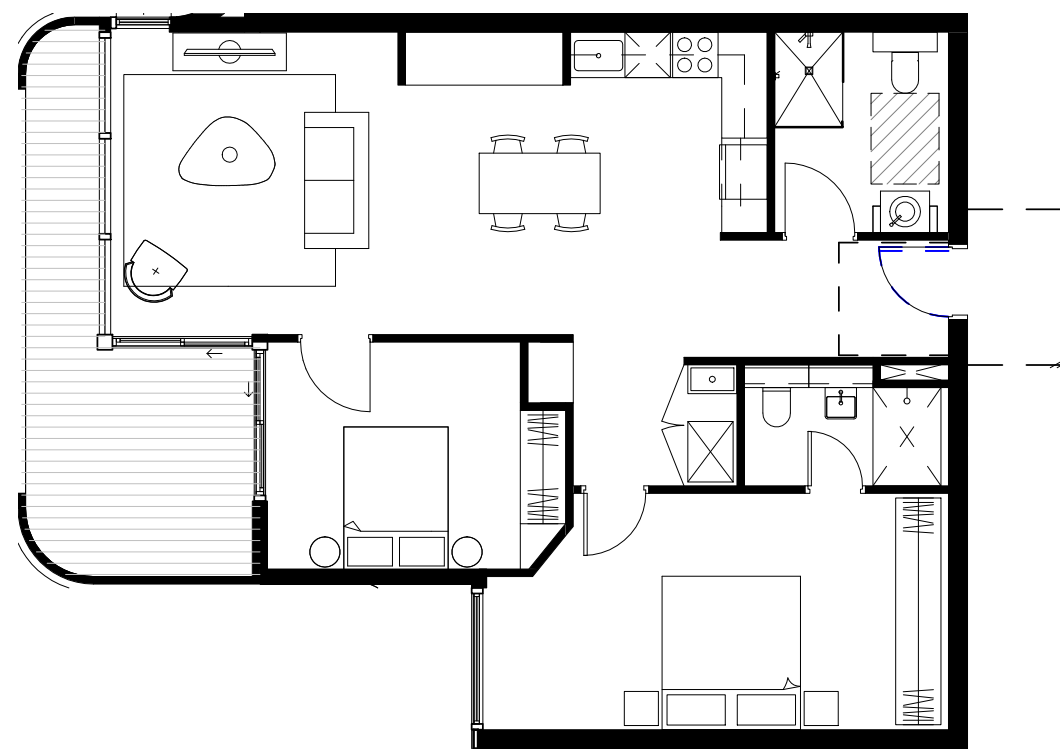
6 TYPE 3B_POST-ADAPTABLE
1 : 100



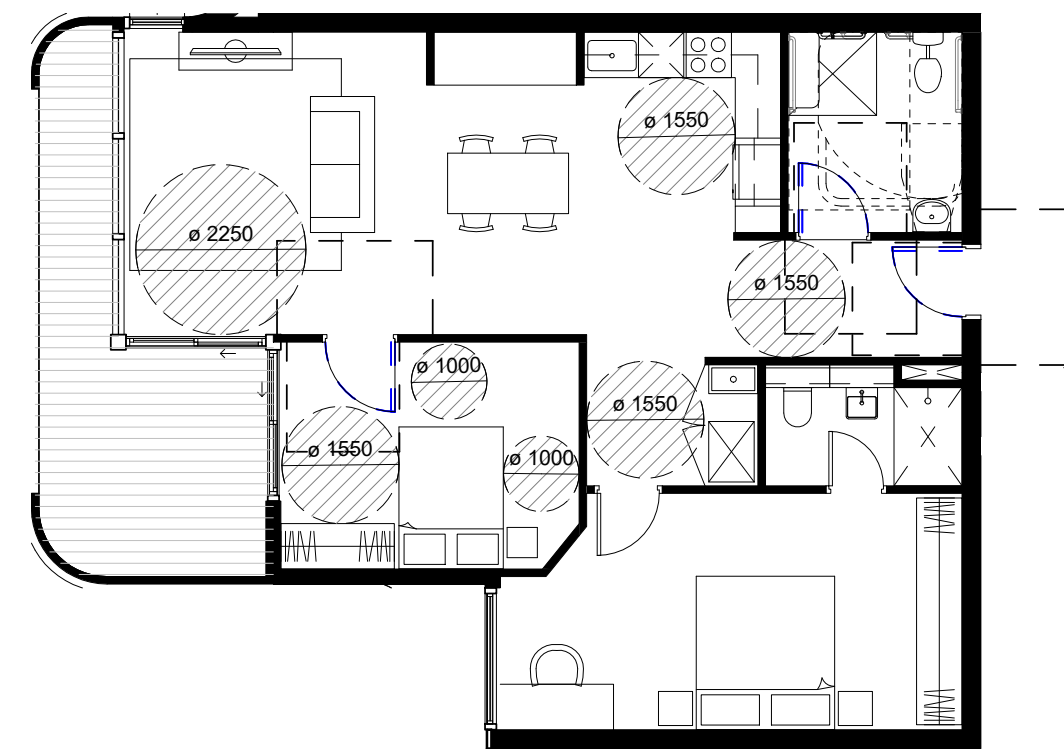
3 2B_PRE-ADAPTABLE_TYPE 01
1 : 100



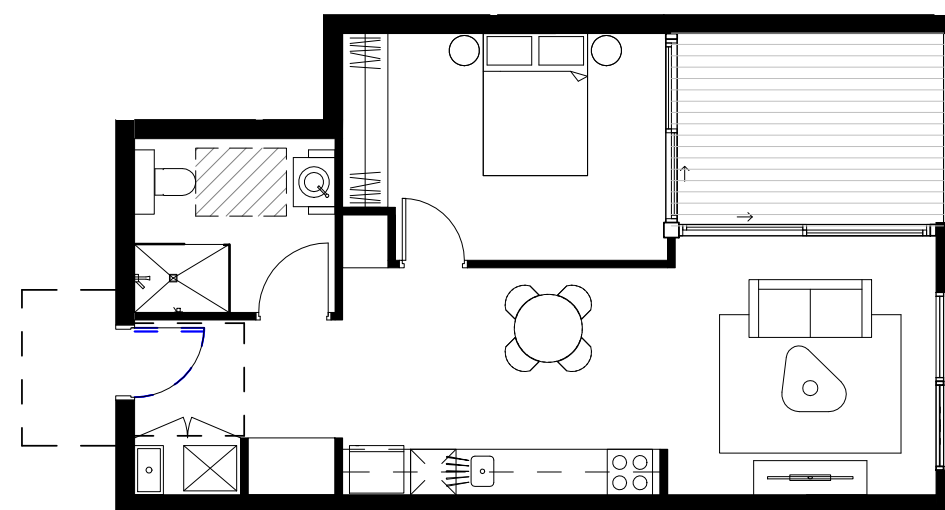
4 2B_POST-ADAPTABLE_TYPE 01
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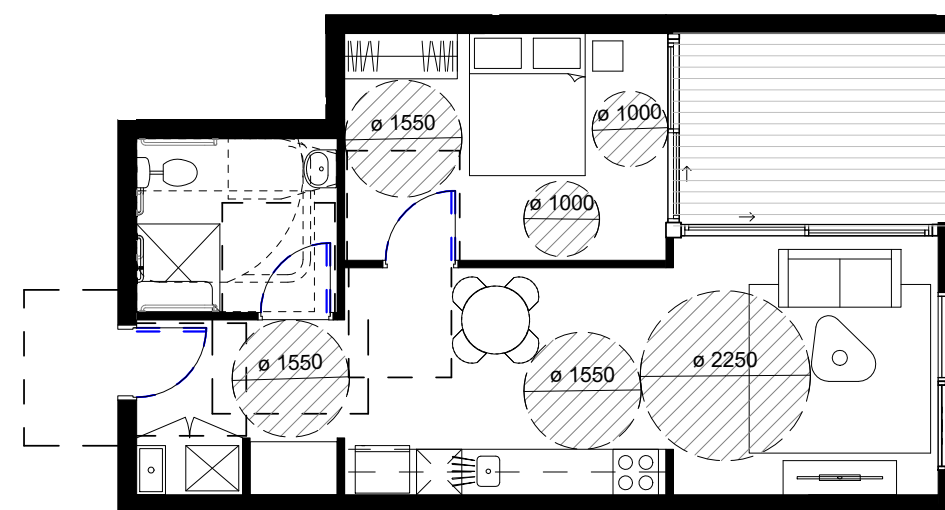
9 2B_PRE-ADAPTABLE_TYPE 02
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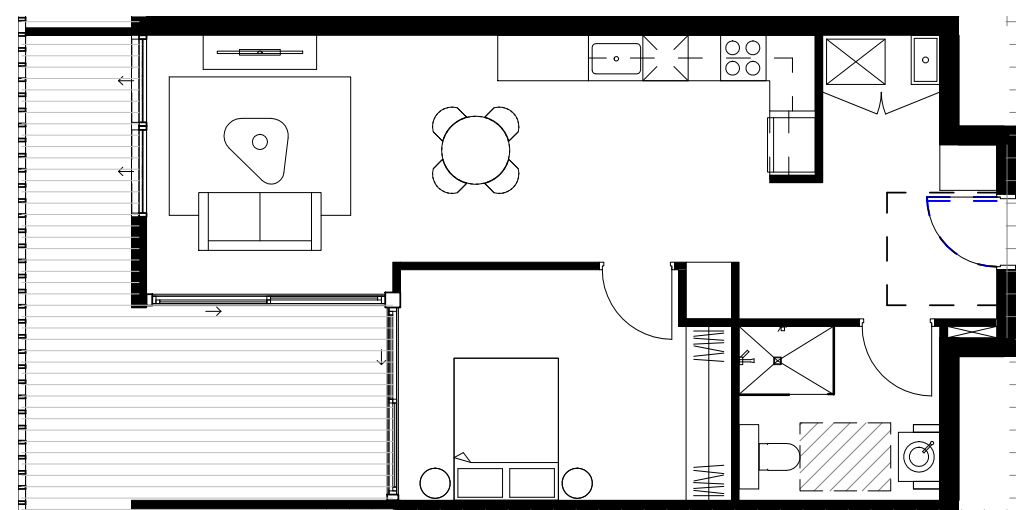
10 2B_POST-ADAPTABLE_TYPE 02
1 : 100



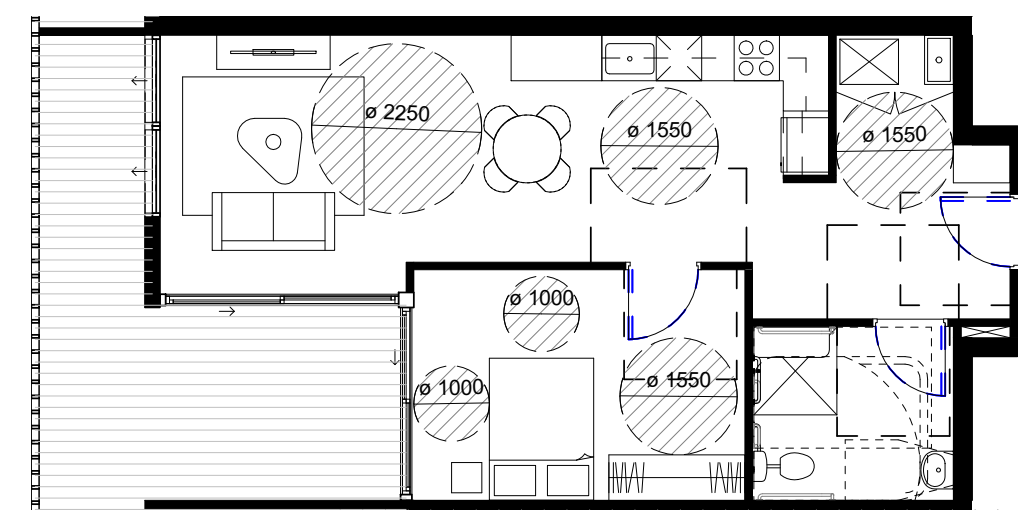
1 1B_PRE-ADAPTABLE_TYPE 01
1 : 100



2 1B_POST-ADAPTABLE_TYPE 01
1 : 100



7 1B_PRE-ADAPTABLE_TYPE 02
1 : 100



8 1B_POST-ADAPTABLE_TYPE 02
1 : 100

ADAPTABLE UNIT BY LEVEL		
Level	LotType_PTW	Number

TA_L02	1B (ADPT)	A208
TA_L02	1B (ADPT)	A207

TA_L04	3B (ADPT)	A406
--------	-----------	------

TA_L06	3B (ADPT)	A605
--------	-----------	------

TA_L07	2B (ADPT)	A707
TA_L07	2B (ADPT)	A701

TA_L08	2B (ADPT)	A804
TA_L08	2B (ADPT)	A801

TB_L02	1B (ADPT)	B209
TB_L02	1B (ADPT)	B208
TB_L02	1B (ADPT)	B203
TB_L02	1B (ADPT)	B204

TB_L04	1B (ADPT)	B403
TB_L04	1B (ADPT)	B408
TB_L04	3B (ADPT)	B407

TB_L06	3B (ADPT)	B605
TB_L06	3B (ADPT)	B603

TB_L07	2B (ADPT)	B701
TB_L07	2B (ADPT)	B707

TC_L02	1B (ADPT)	C209
TC_L02	1B (ADPT)	C208
TC_L02	1B (ADPT)	C203
TC_L02	1B (ADPT)	C204

TC_L04	1B (ADPT)	C403
--------	-----------	------

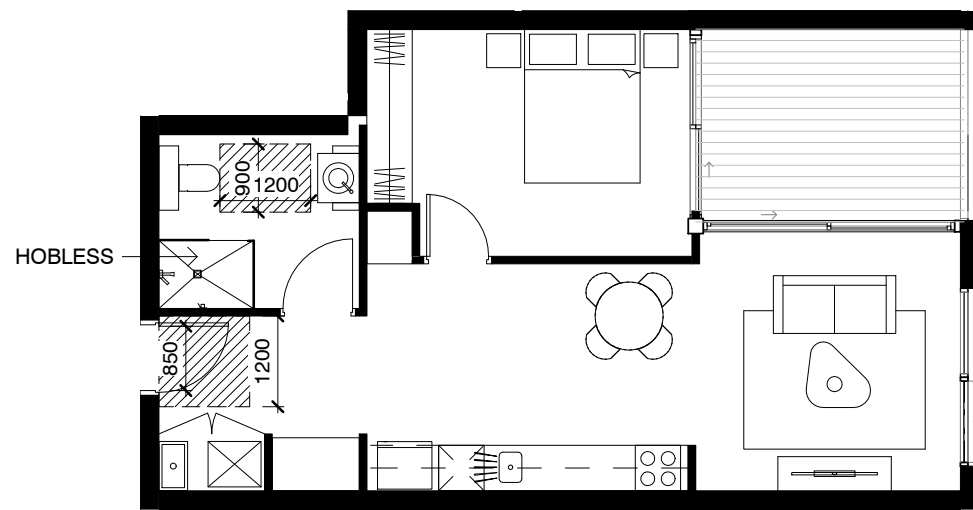
TC_L06	3B (ADPT)	C603
TC_L06	3B (ADPT)	C605

TD_L01	1B (ADPT)	D101
TD_L01	1B (ADPT)	D108

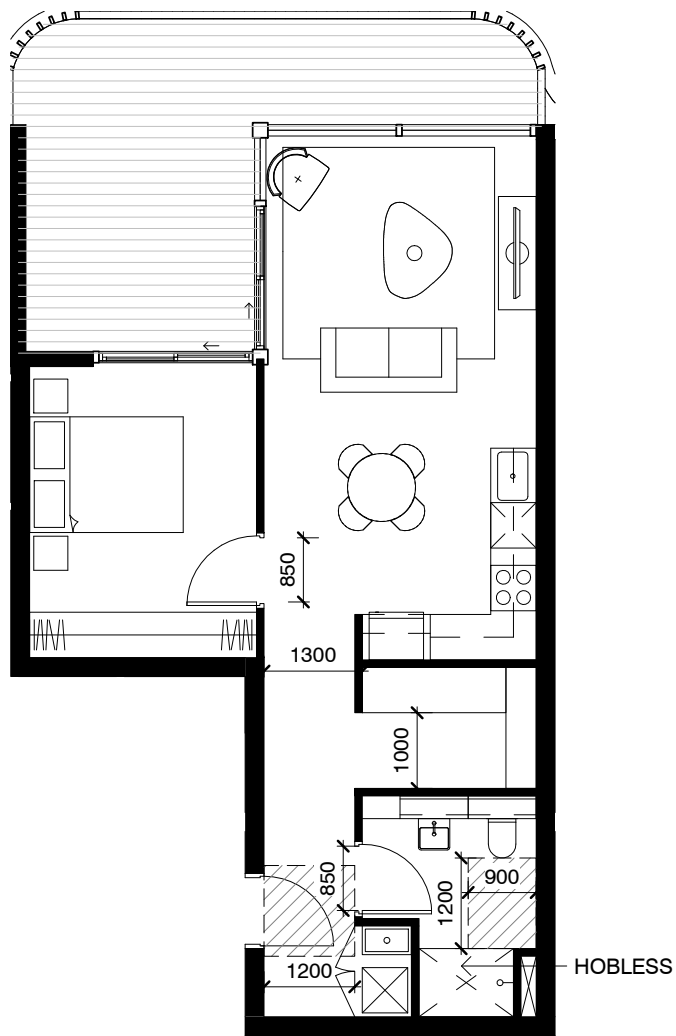
TE_L01	2B (ADPT)	E205
TE_L01	2B (ADPT)	E206
TE_L01	2B (ADPT)	E201
TE_L01	2B (ADPT)	E210

Grand total: 32

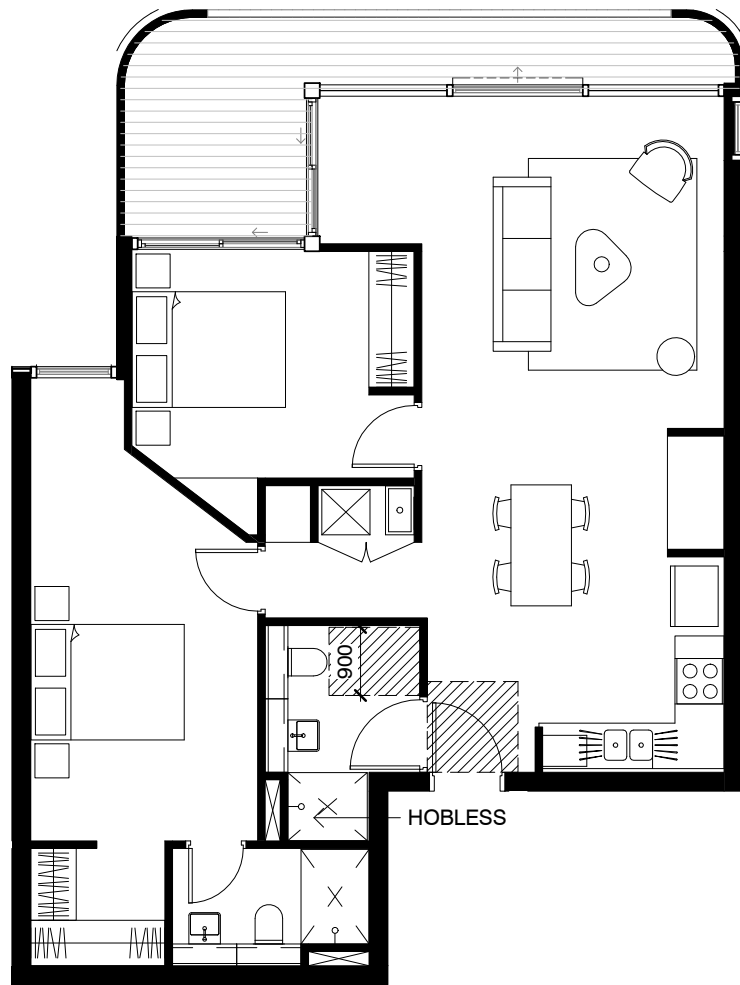
NOTE: THE ADAPTABLE DWELLINGS CAN ALSO BE COUNTED
TOWARDS THE LIVABLE DWELLING REQUIREMENTS



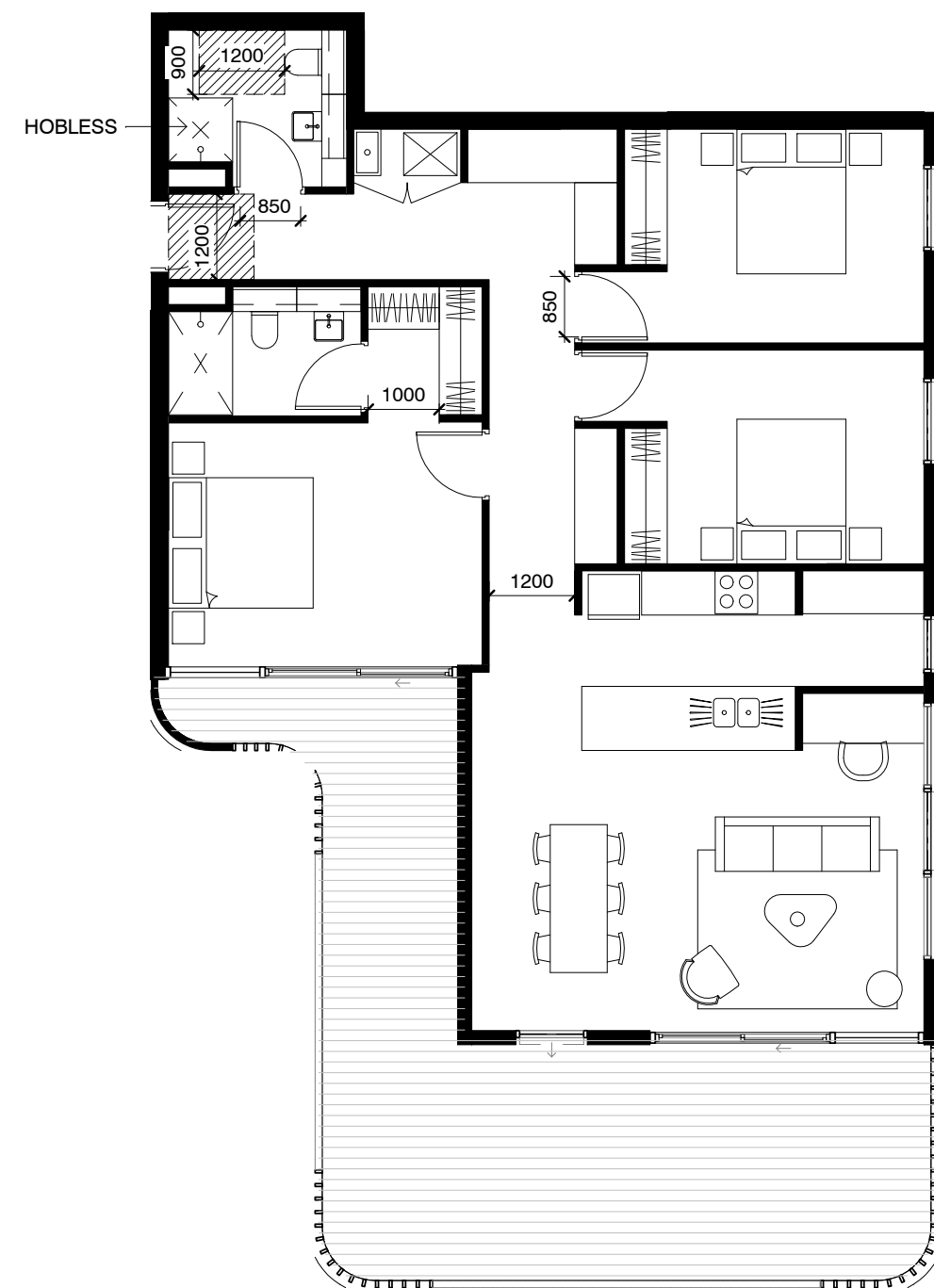
1 LIVABLE UNIT_1B_TYPE 01
1 : 100



2 LIVABLE UNIT_1B_TYPE 02
1 : 100



3 LIVABLE UNIT_2B_TYPE 01
1 : 100



4 LIVABLE UNIT_3B_TYPE 01
1 : 100

LIVABLE UNIT BY LEVEL		
Level	LotType_PTW	Number

TA_L02	2B (LIV)	A210
TA_L02	2B (LIV)	A201

TA_L03	2B (LIV)	A310
TA_L03	2B (LIV)	A301
TA_L03	1B (LIV)	A308
TA_L03	1B (LIV)	A307

TA_L04	2B (LIV)	A409
TA_L04	2B (LIV)	A401

TB_L02	2B (LIV)	B211
TB_L02	2B (LIV)	B201

TB_L03	2B (LIV)	B311
TB_L03	1B (LIV)	B309
TB_L03	1B (LIV)	B308
TB_L03	2B (LIV)	B301
TB_L03	1B (LIV)	B303
TB_L03	1B (LIV)	B304

TB_L04	2B (LIV)	B410
TB_L04	2B (LIV)	B401

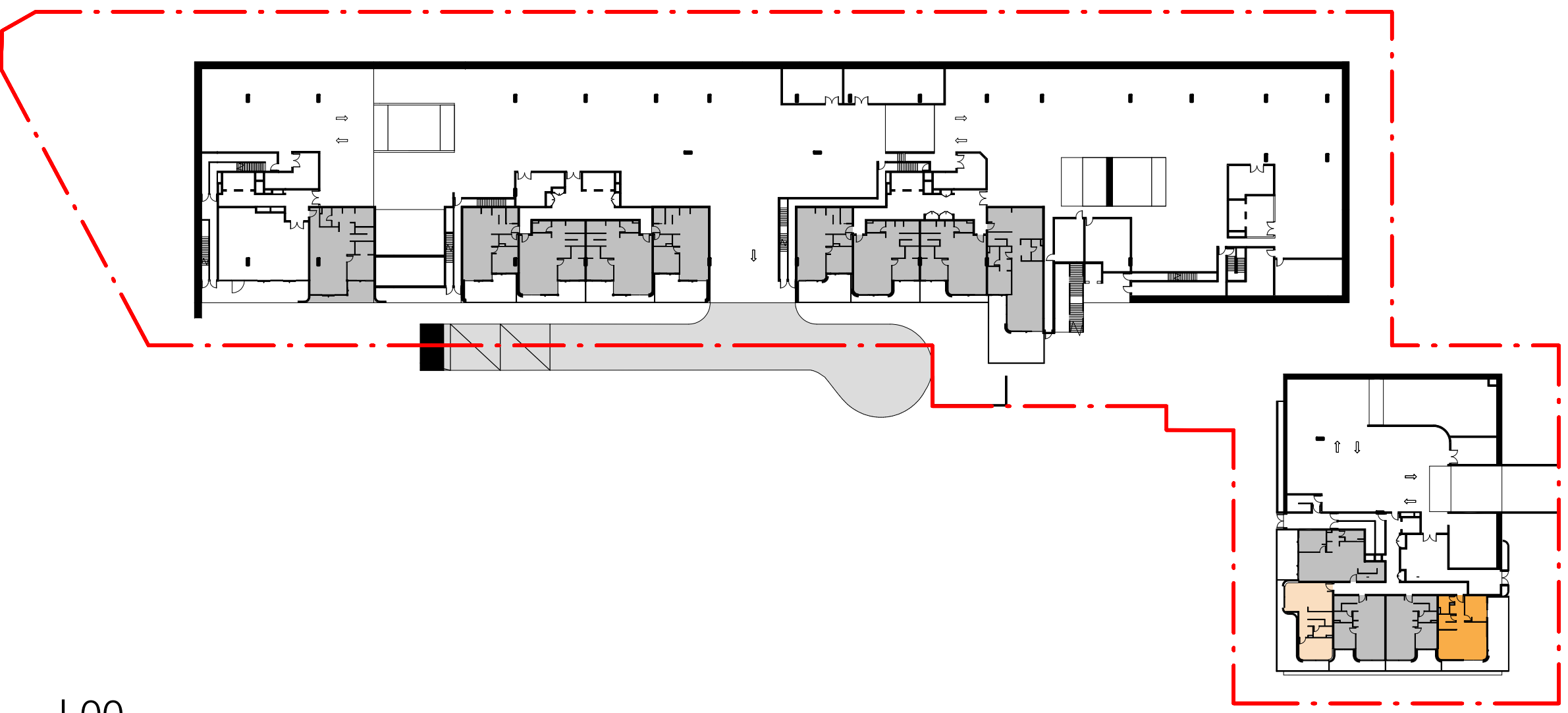
TC_L02	2B (LIV)	C211
TC_L02	2B (LIV)	C201
TC_L02	3B (LIV)	C207

TC_L03	2B (LIV)	C311
TC_L03	1B (LIV)	C309
TC_L03	1B (LIV)	C308
TC_L03	2B (LIV)	C301
TC_L03	1B (LIV)	C303
TC_L03	1B (LIV)	C304
TC_L03	3B (LIV)	C307

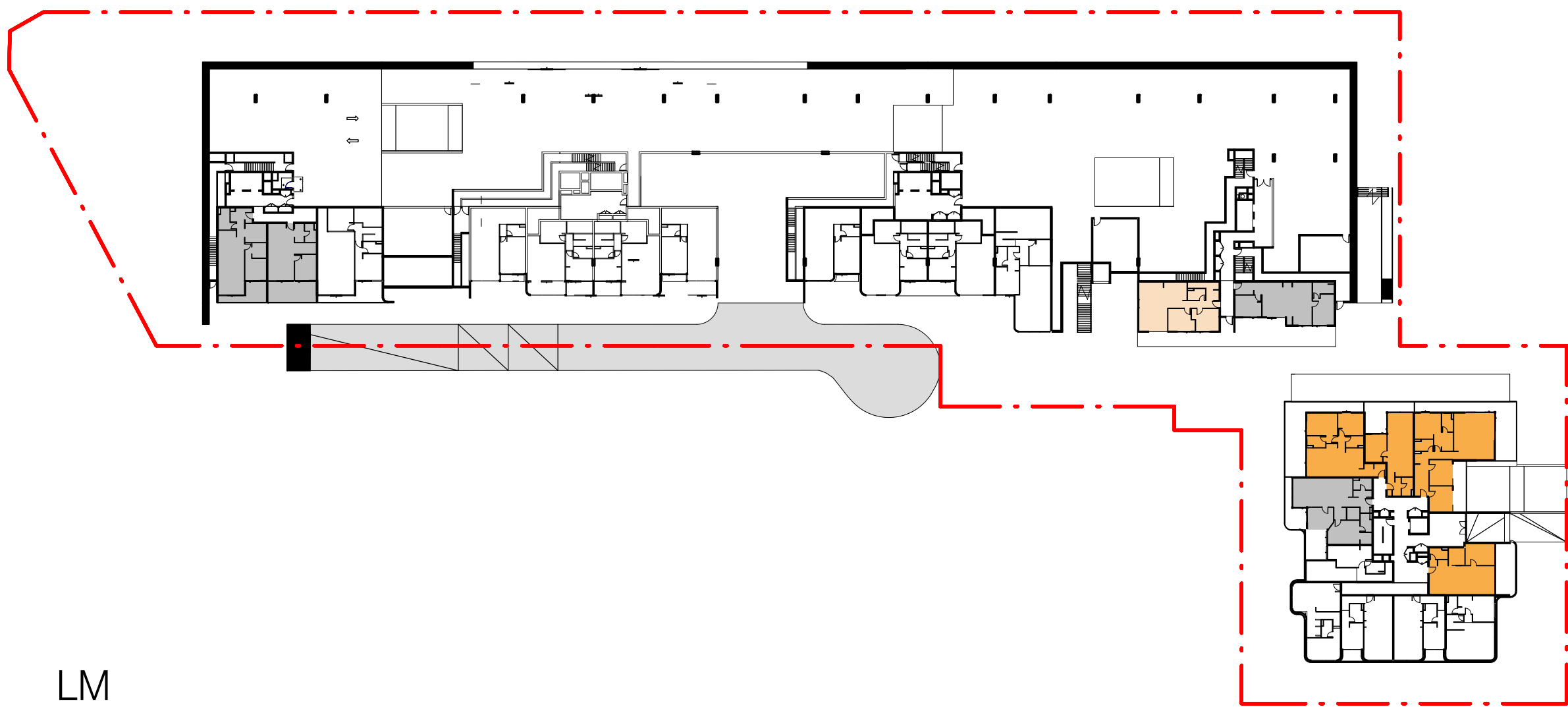
TC_L04	2B (LIV)	C401
TC_L04	2B (LIV)	C410

TE_L03	1B (LIV)	E403
TE_L03	1B (LIV)	E408

Grand total: 32



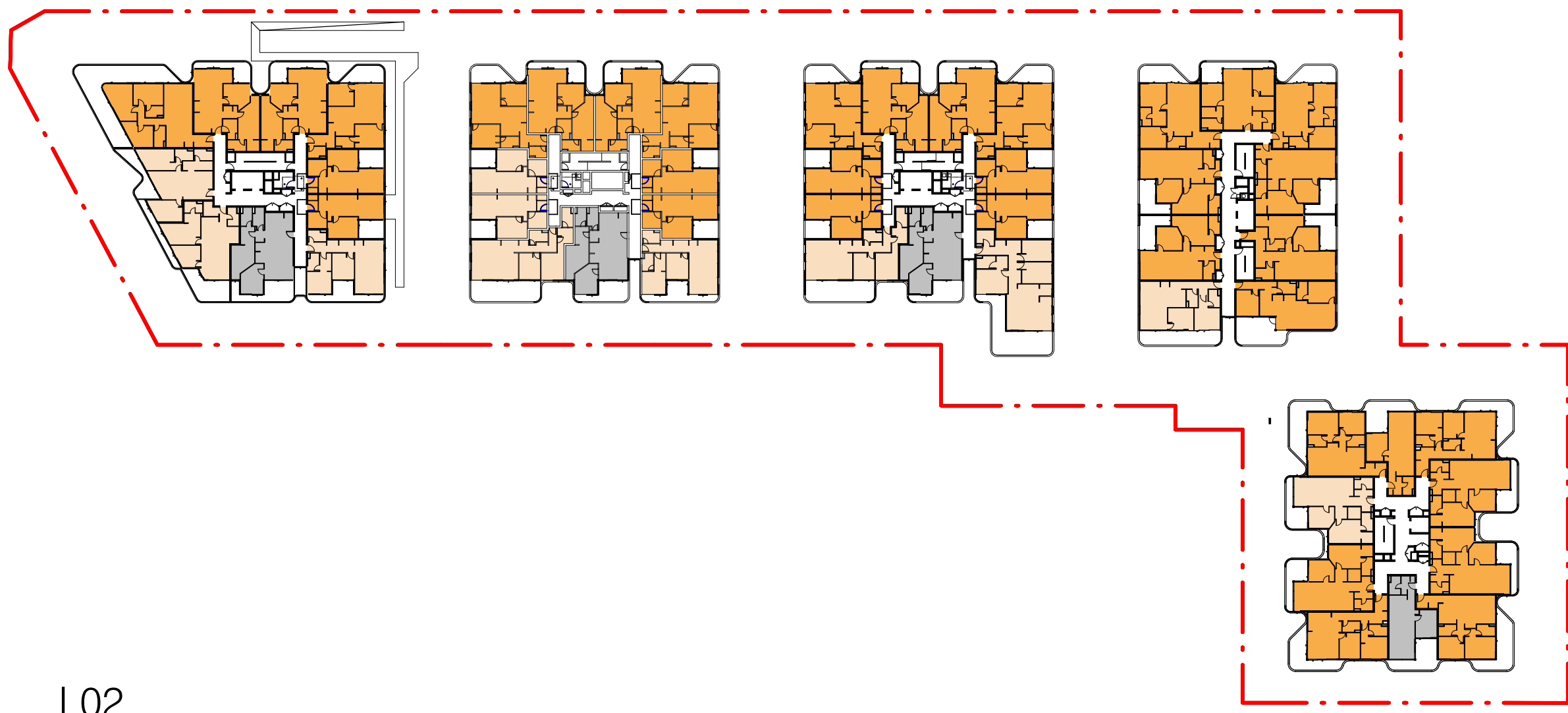
L00



LM



L01



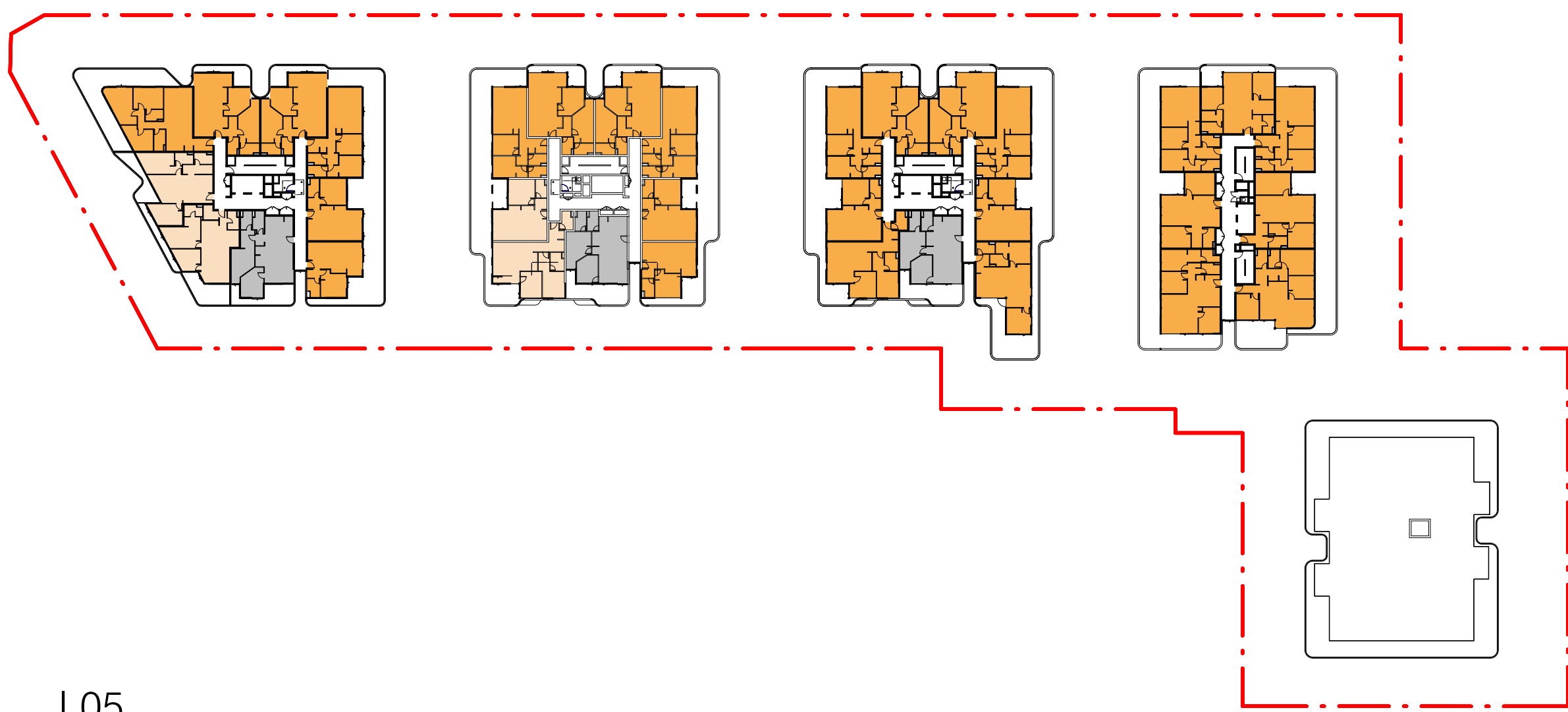
L02



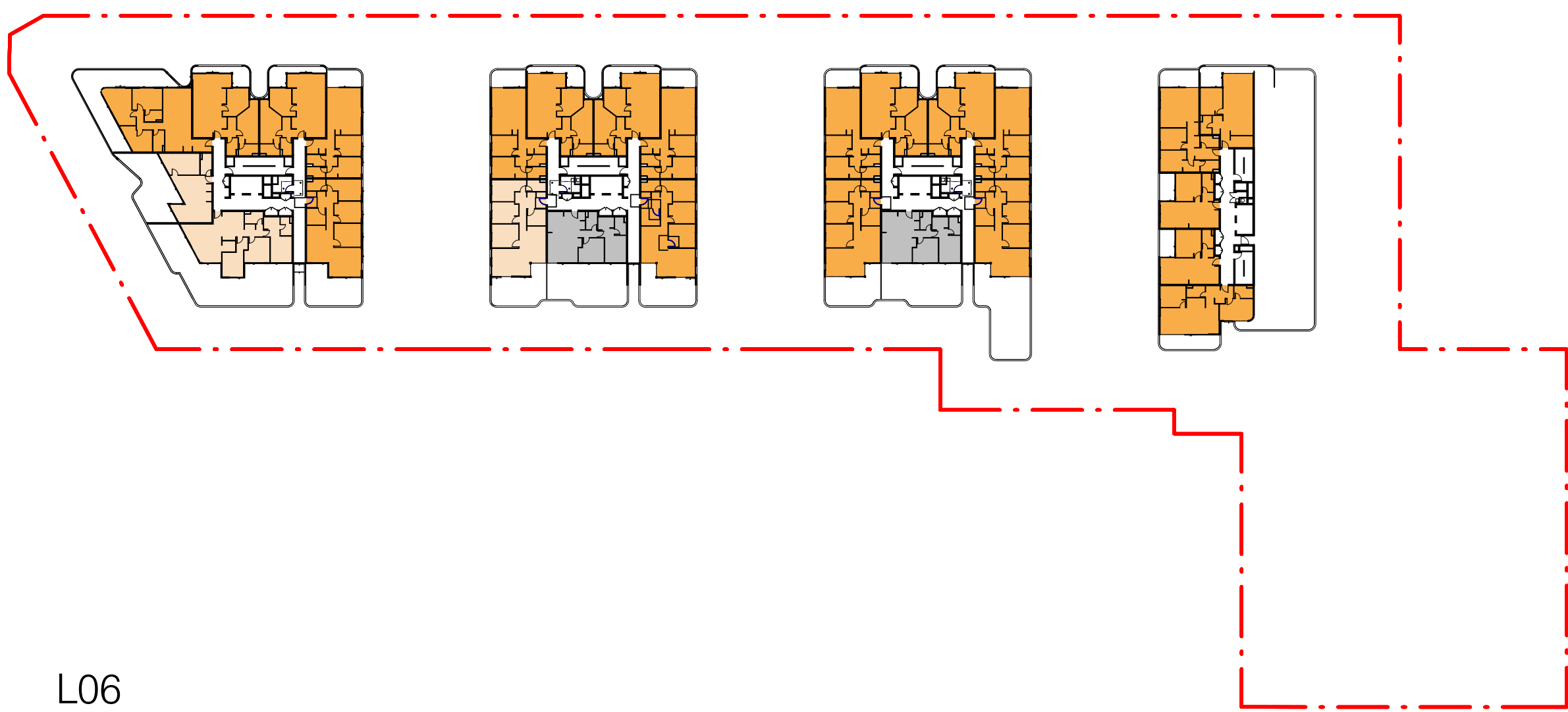
L03



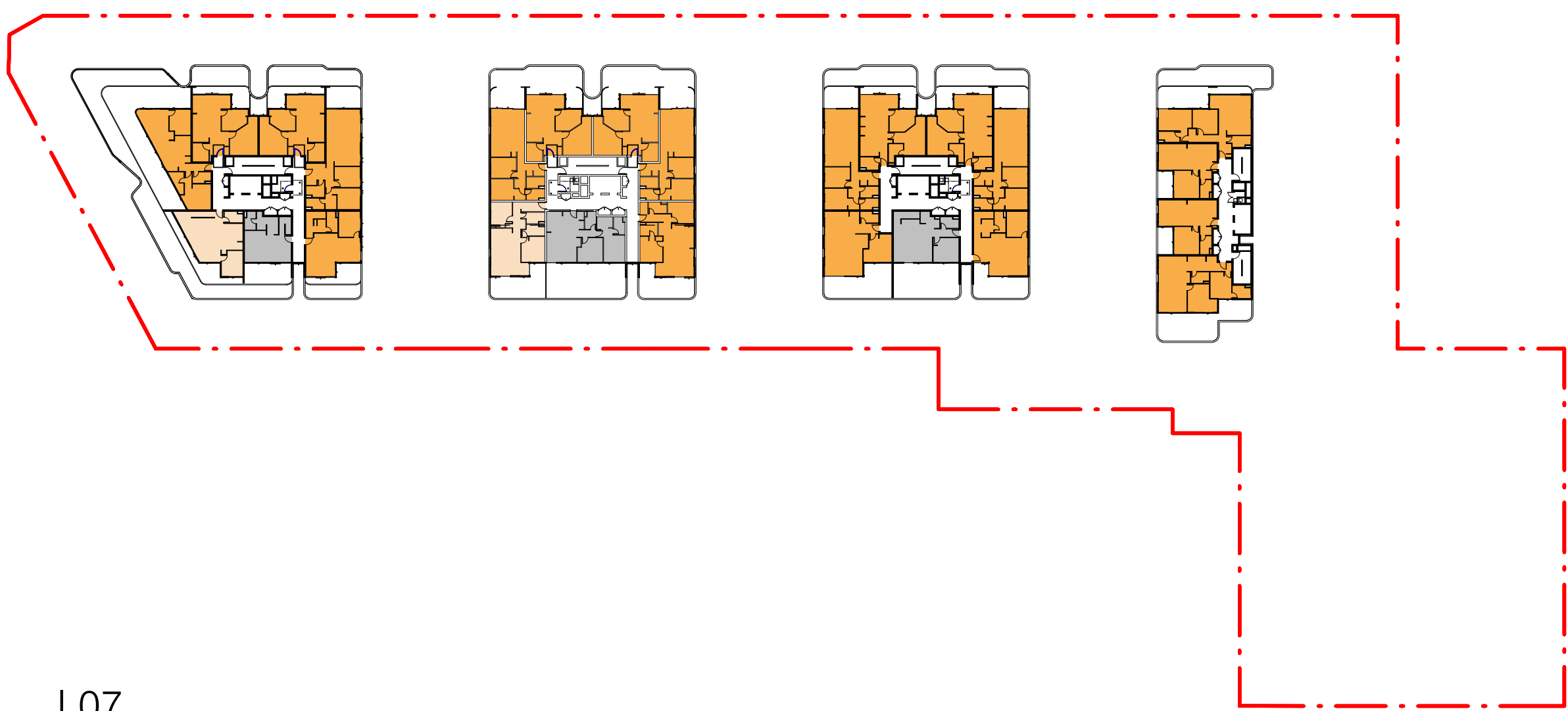
L04



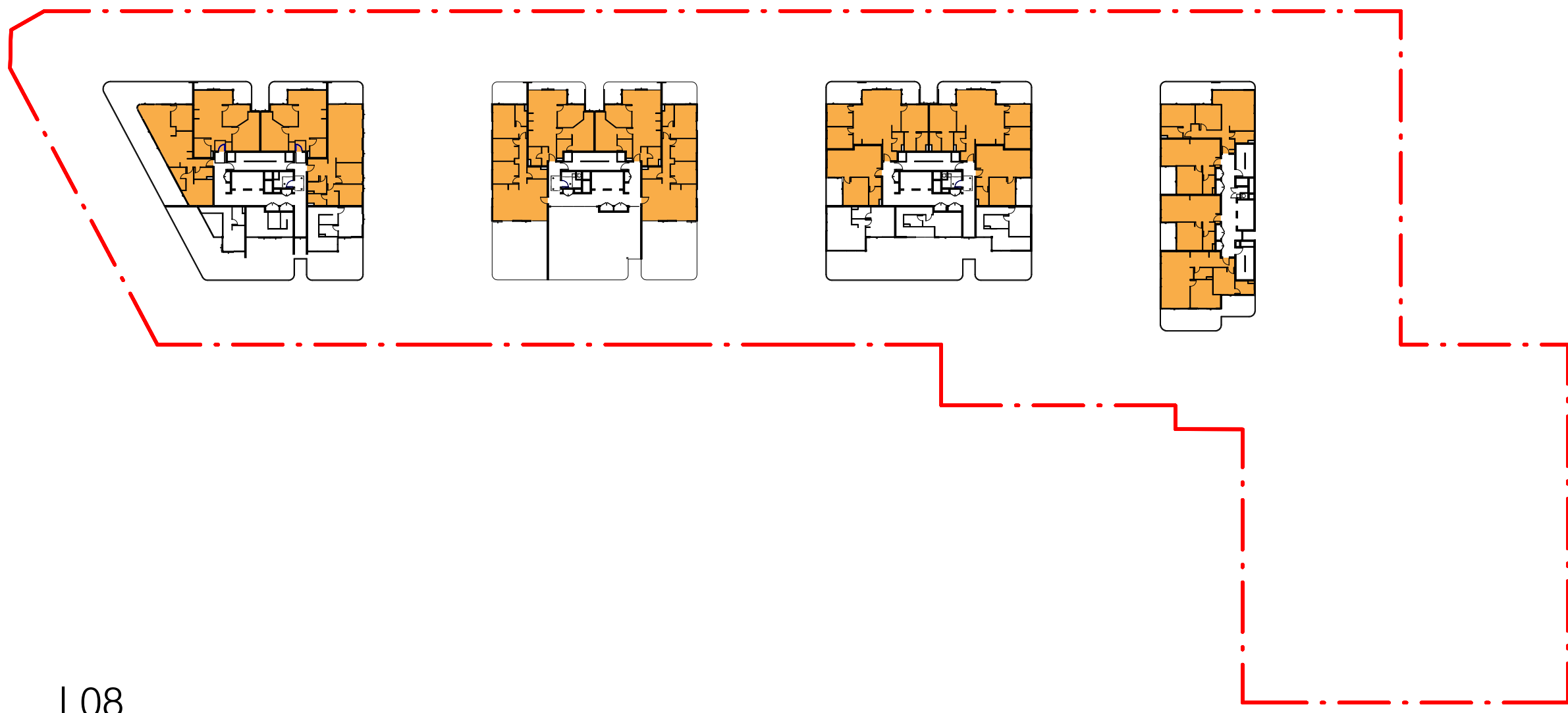
L05



L06

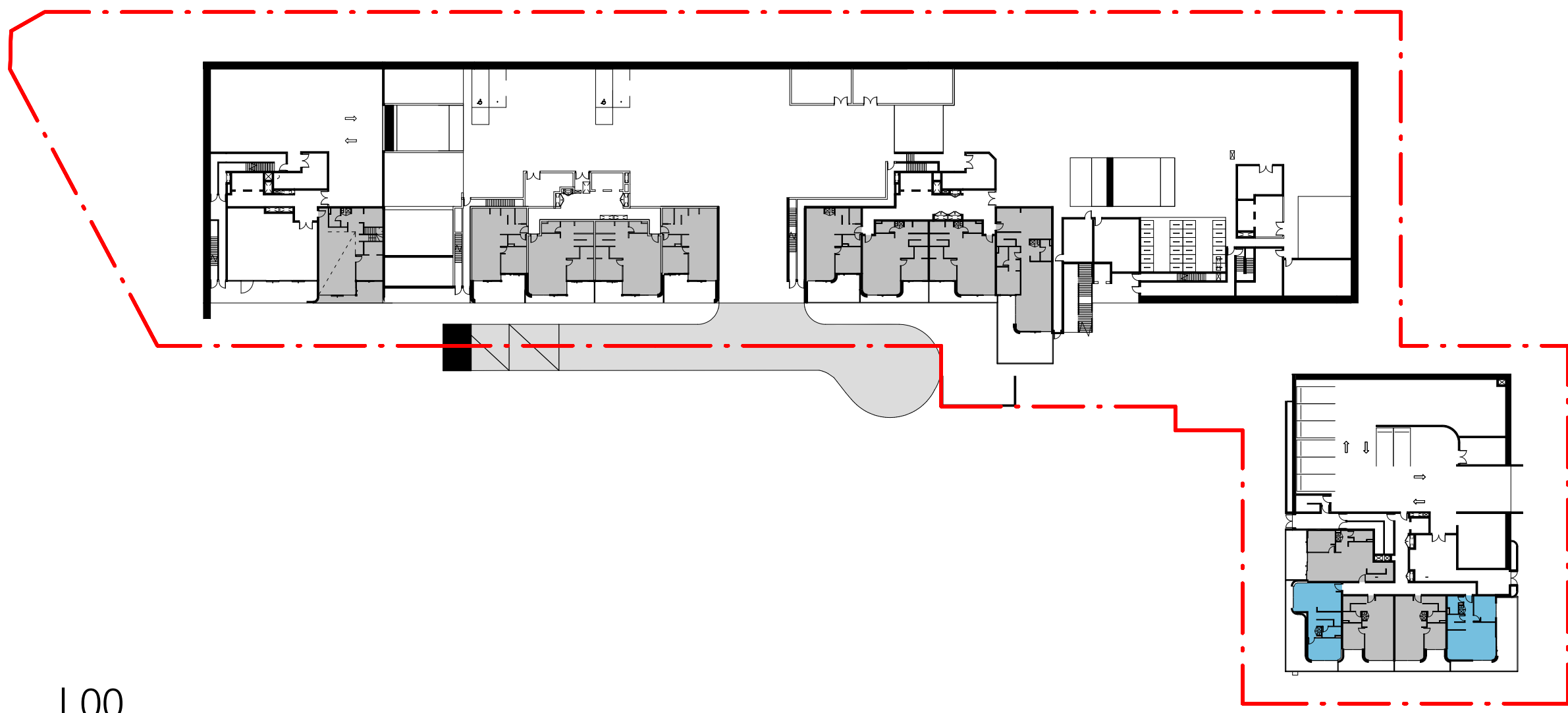


L07

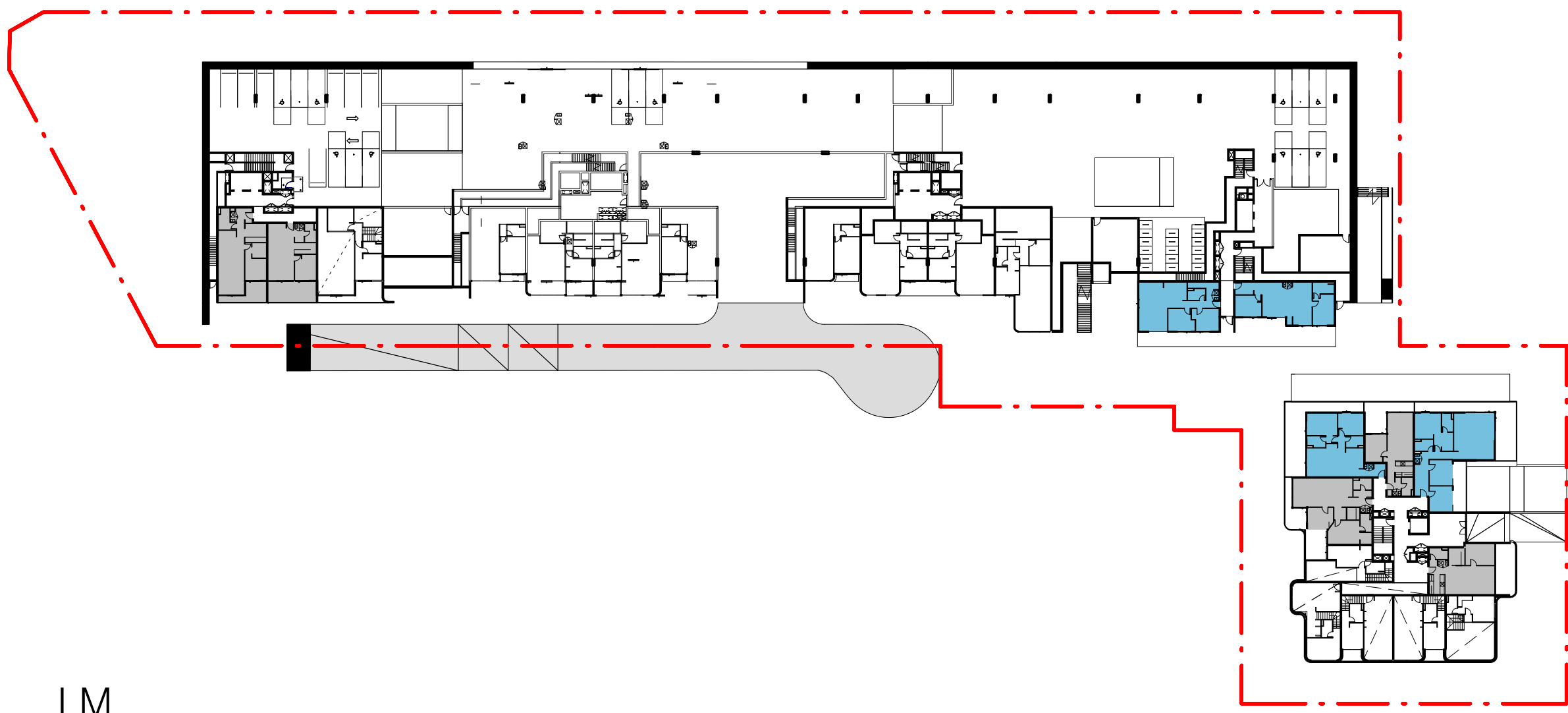


L08

SEPP_SolarAccess_Yield		
SOLAR ACCESS	NO. OF APARTMENTS	%
0HRS	44	13.7%
<2HRS	47	14.6%
>2HRS	230	71.7%
Grand total: 321		



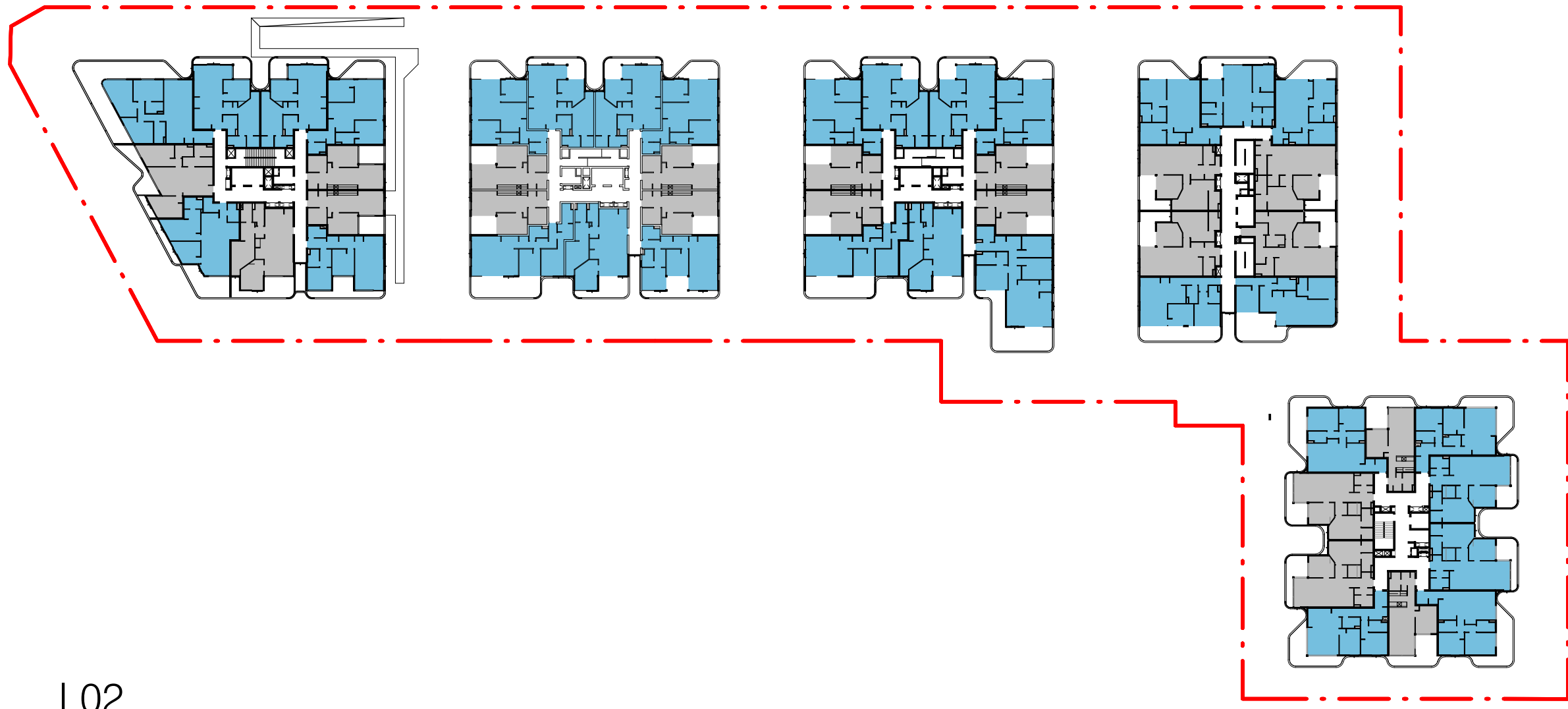
L00



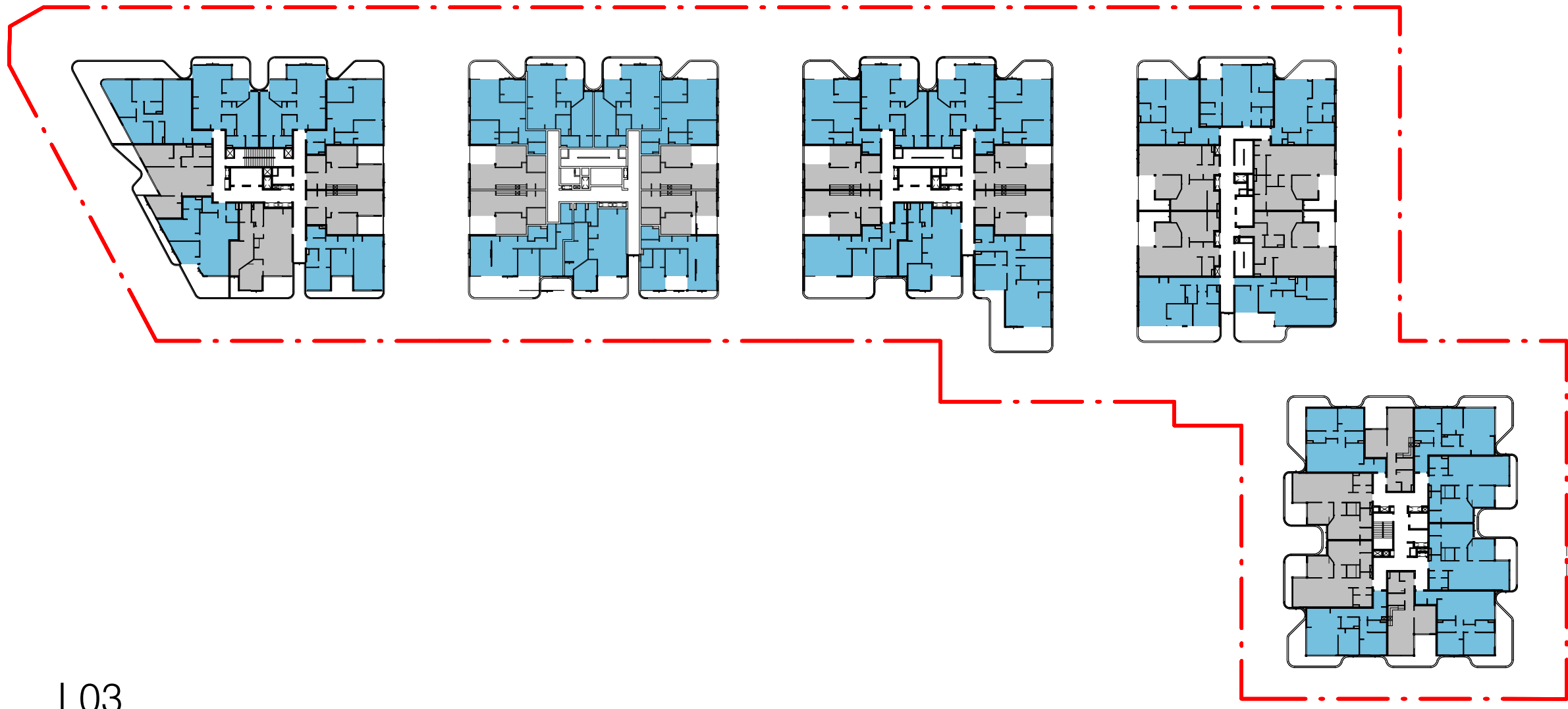
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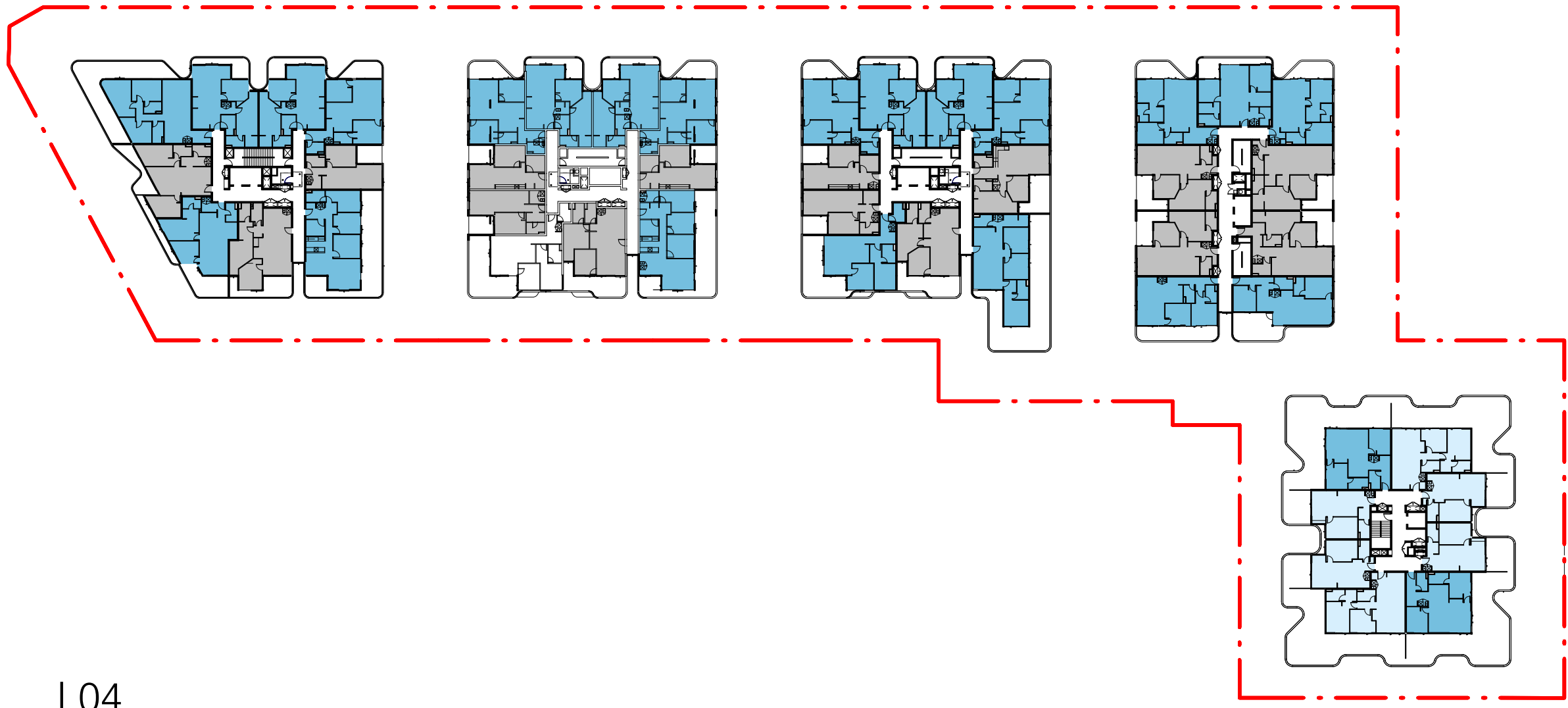
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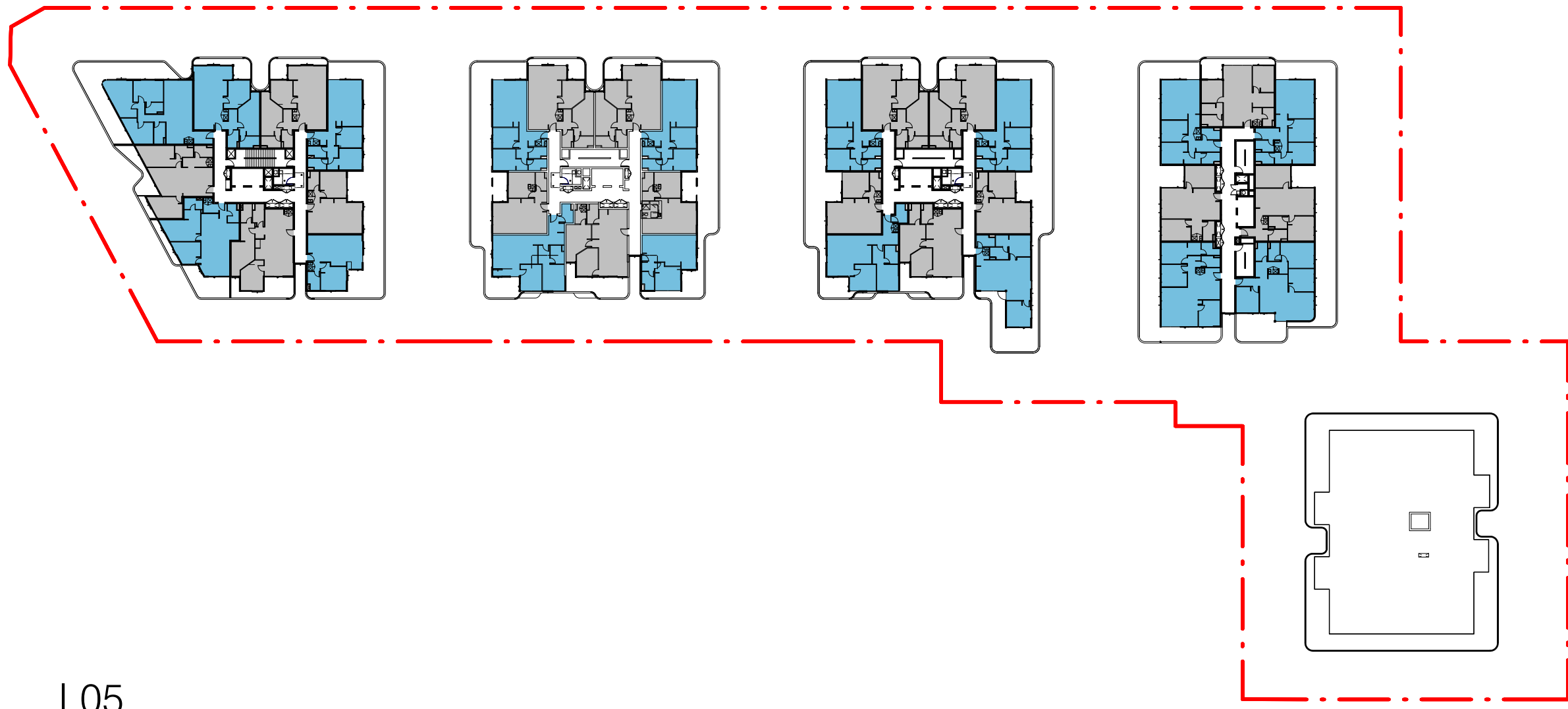
L02



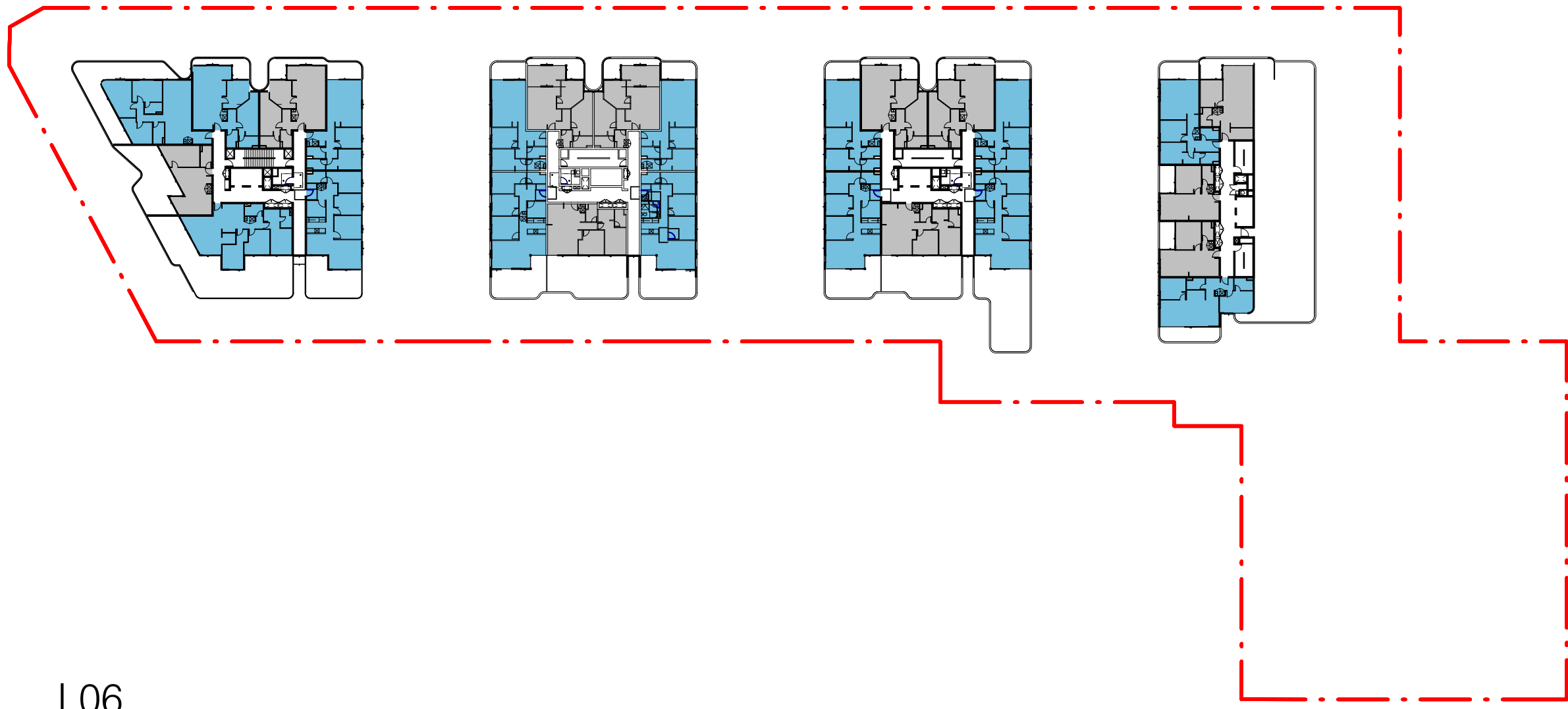
L03



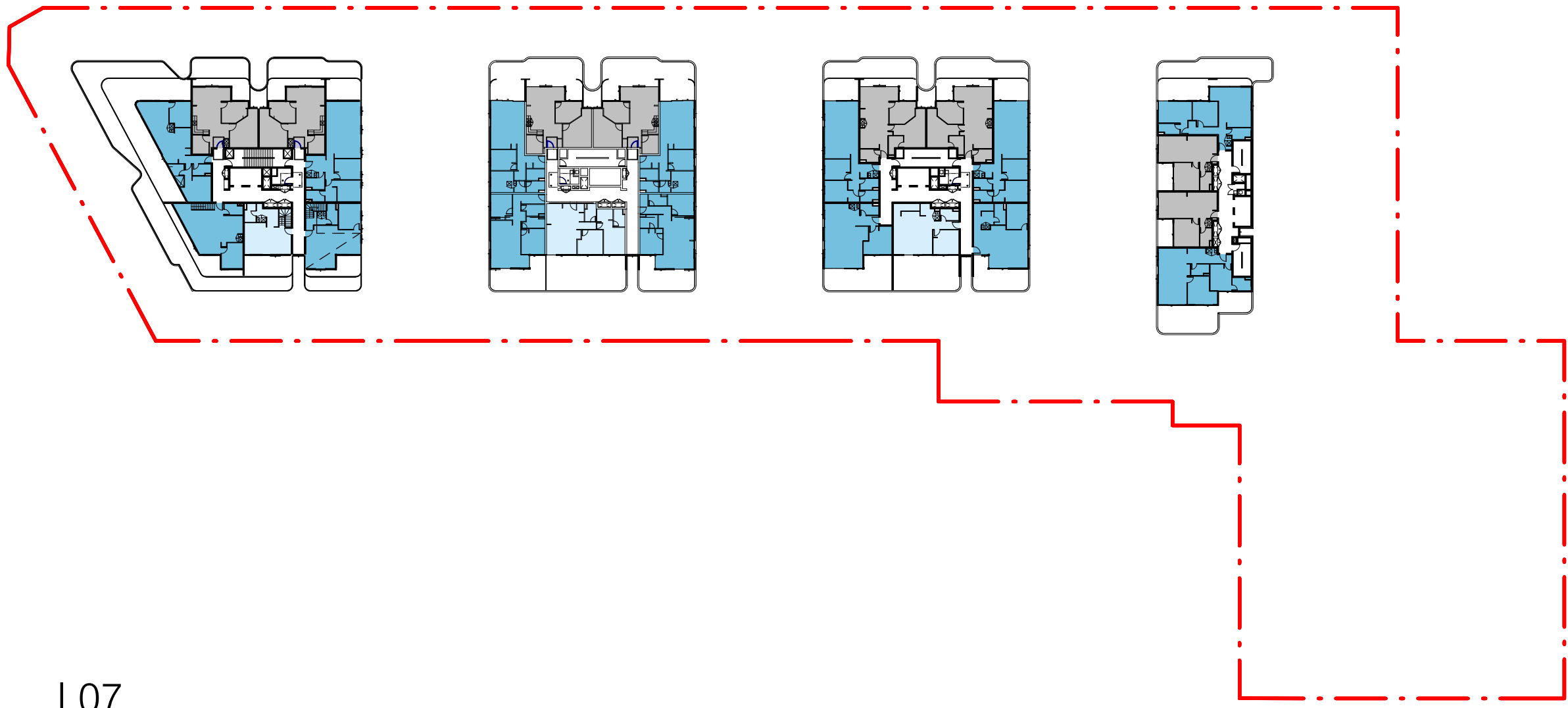
L04



L05



L06

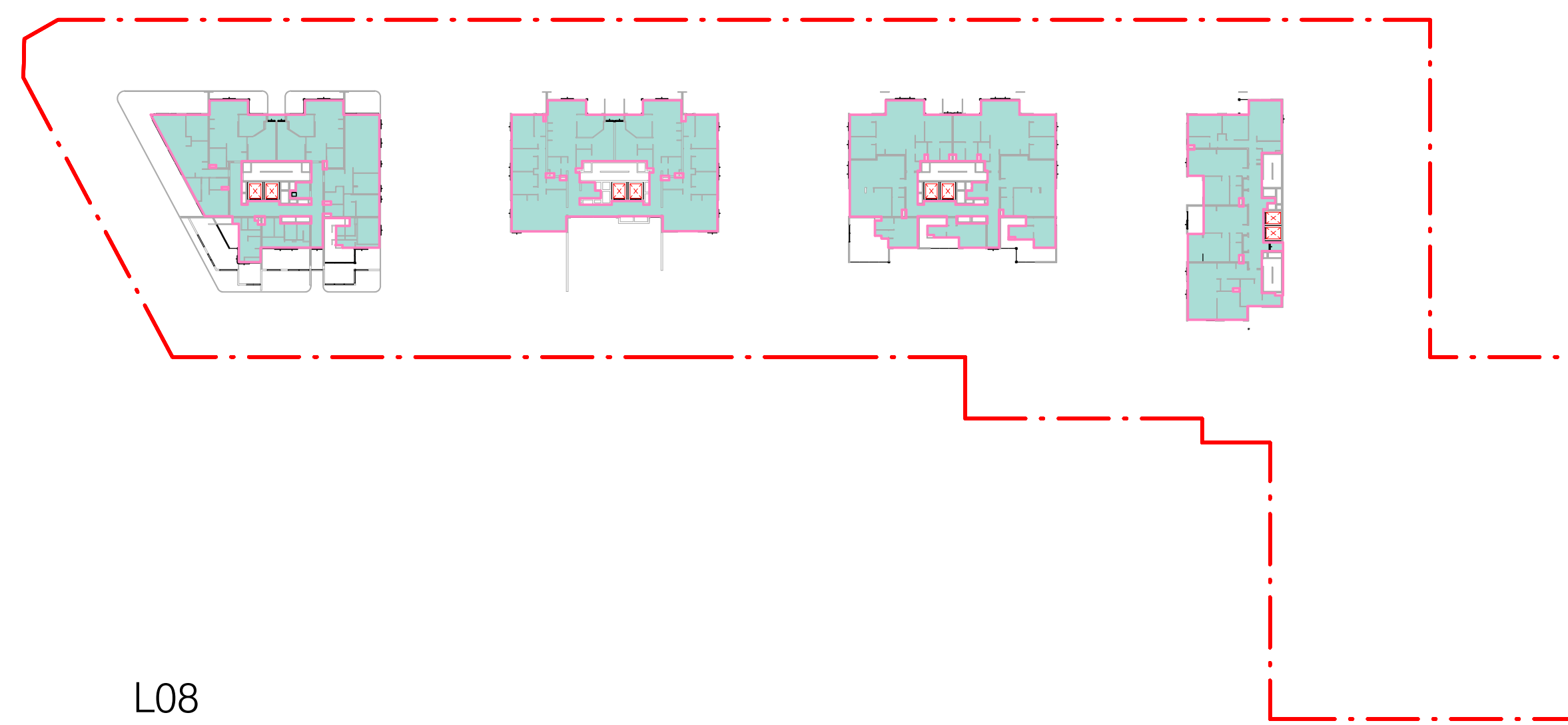
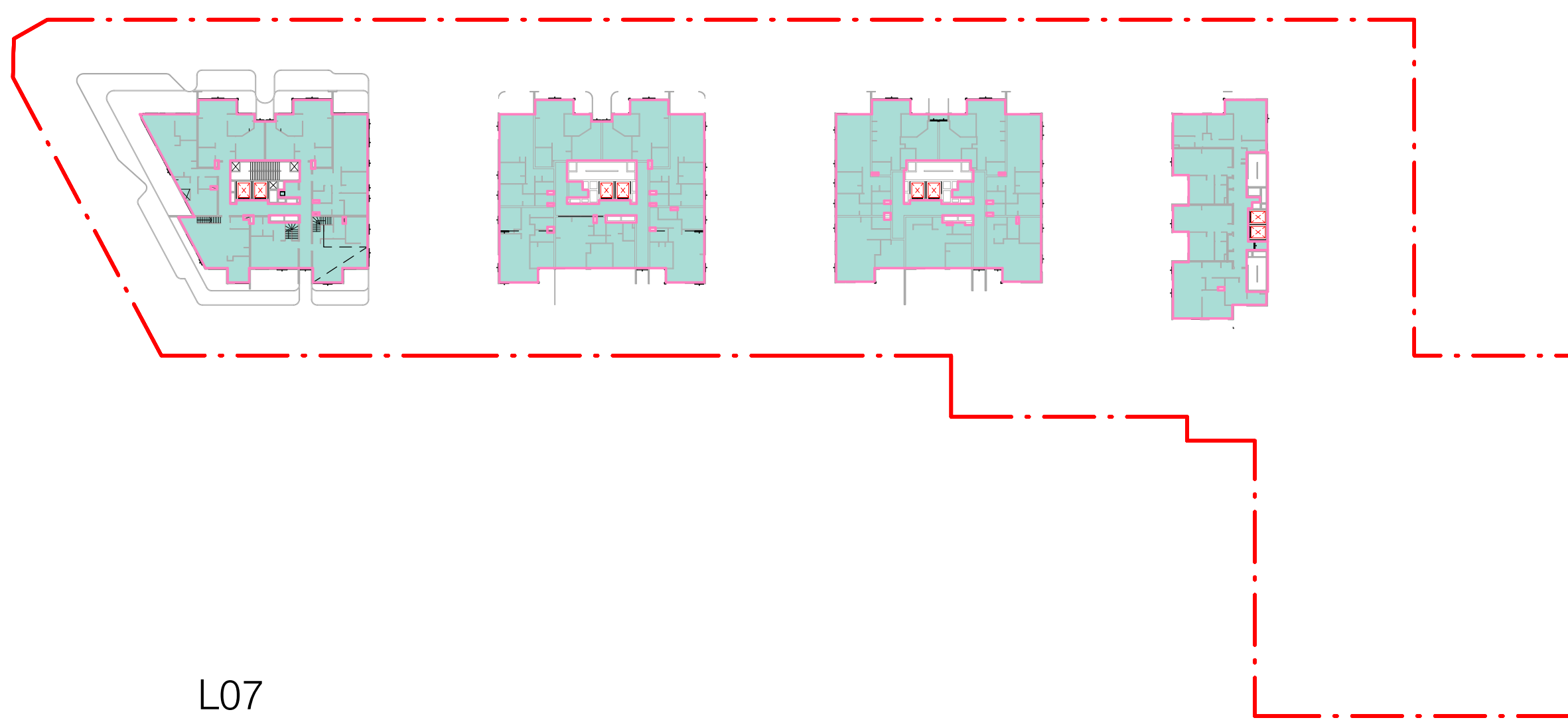
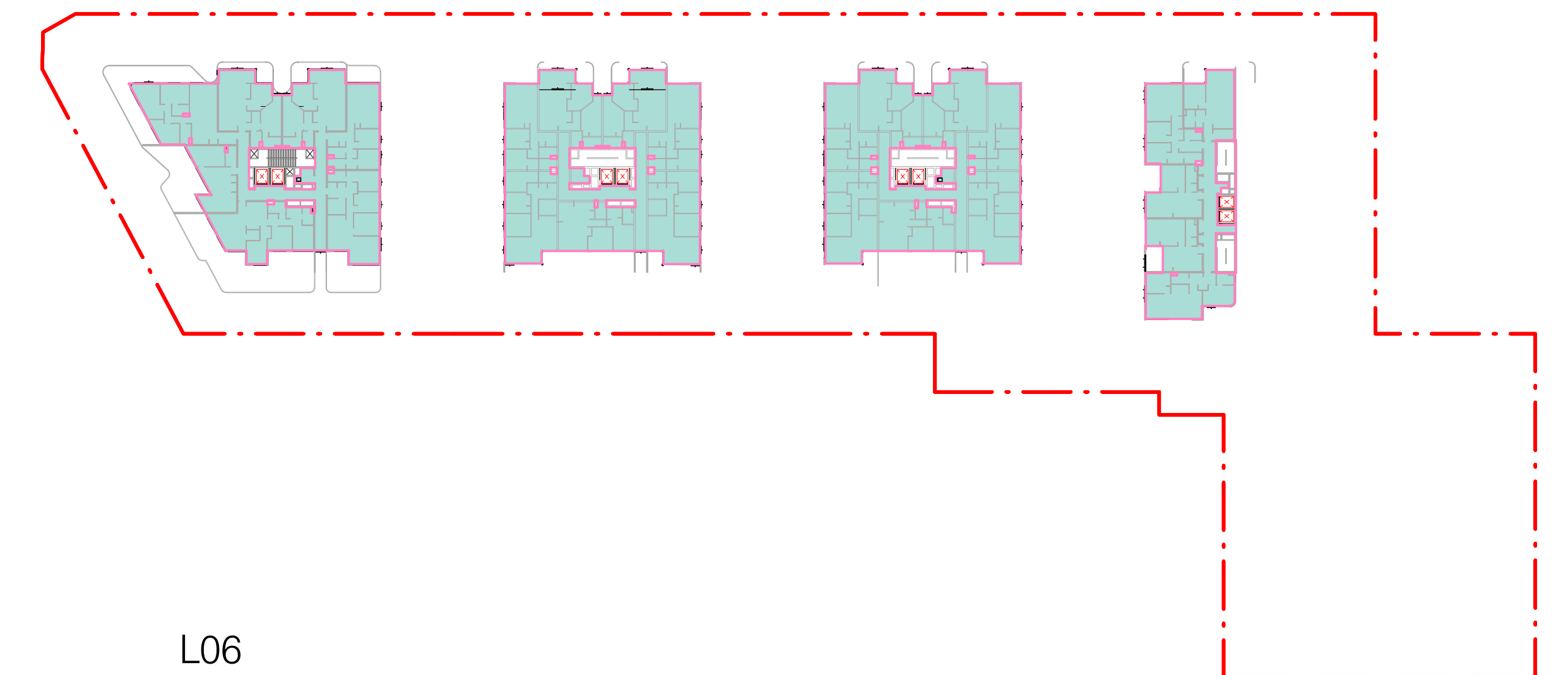
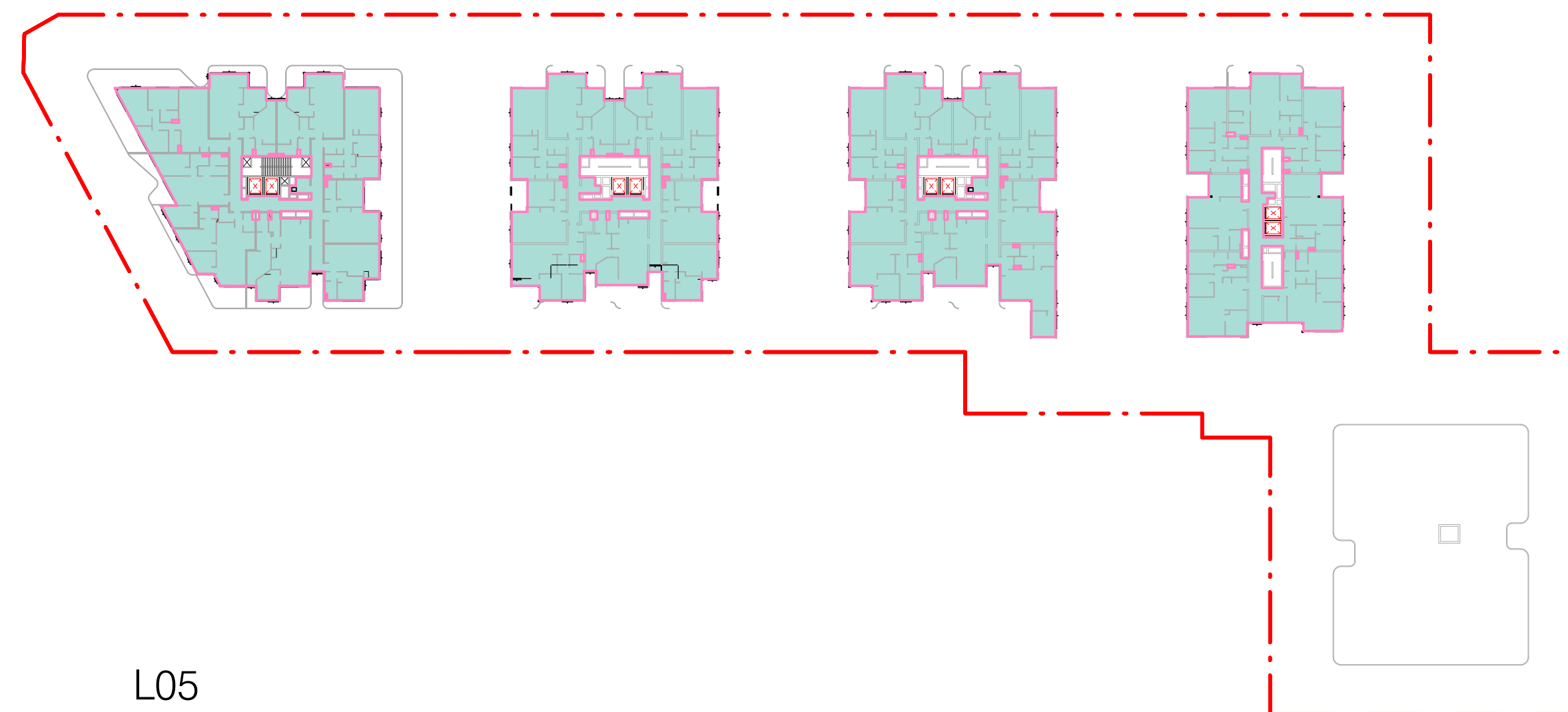
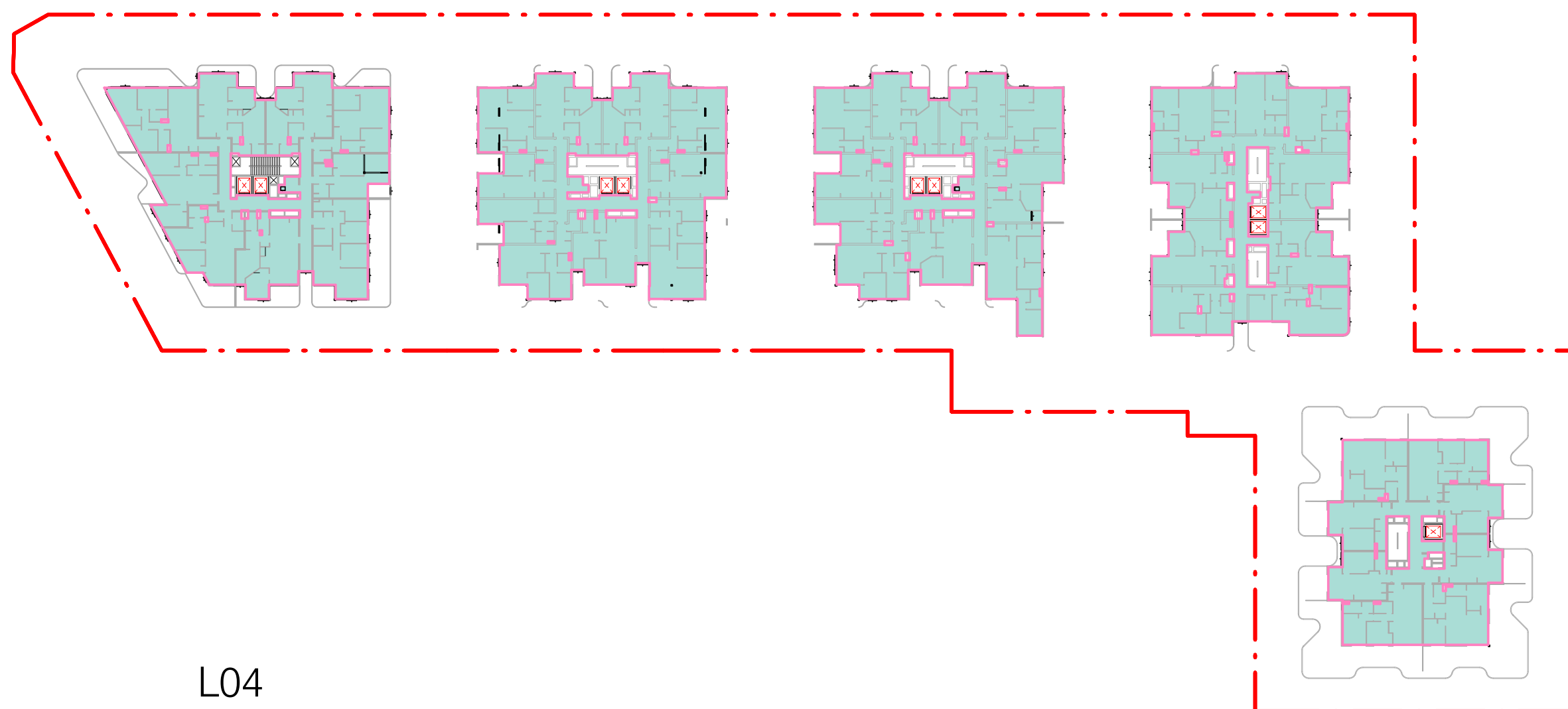
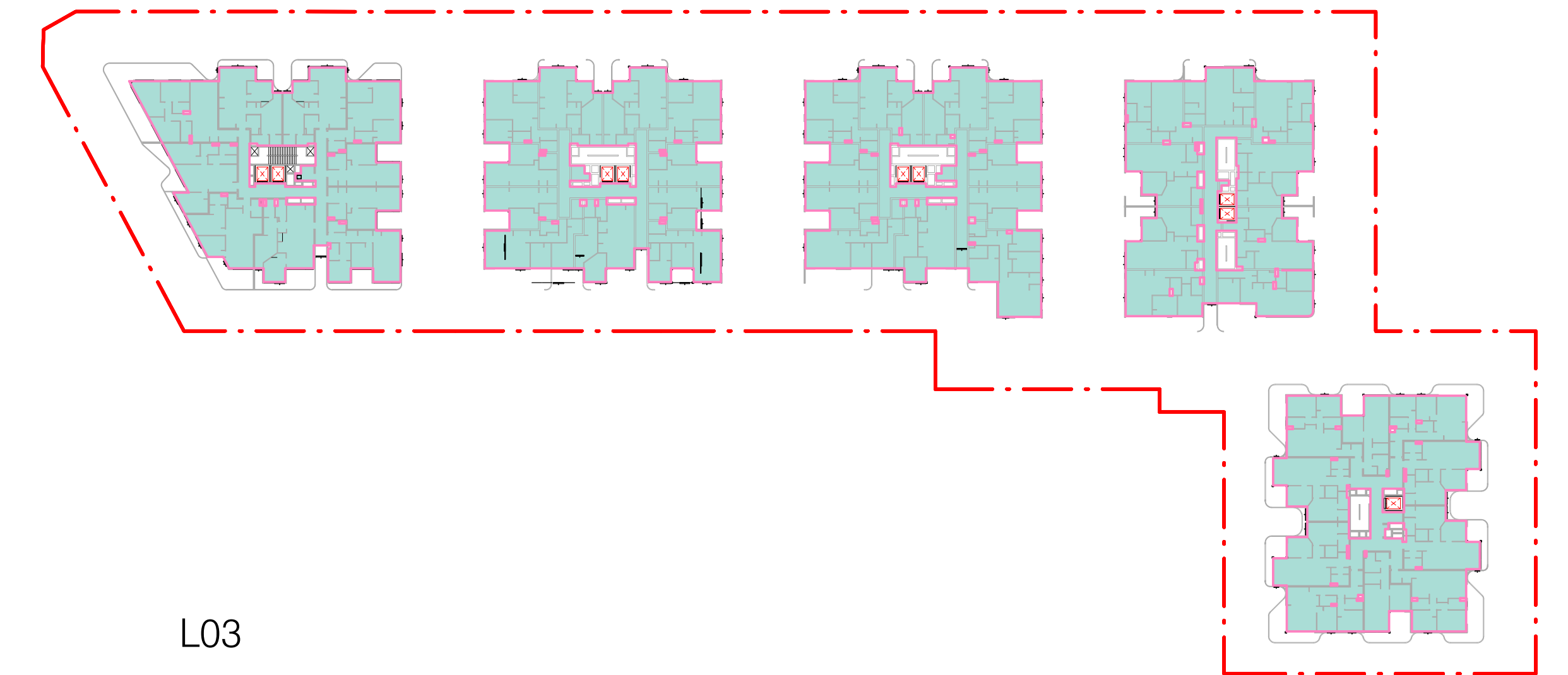
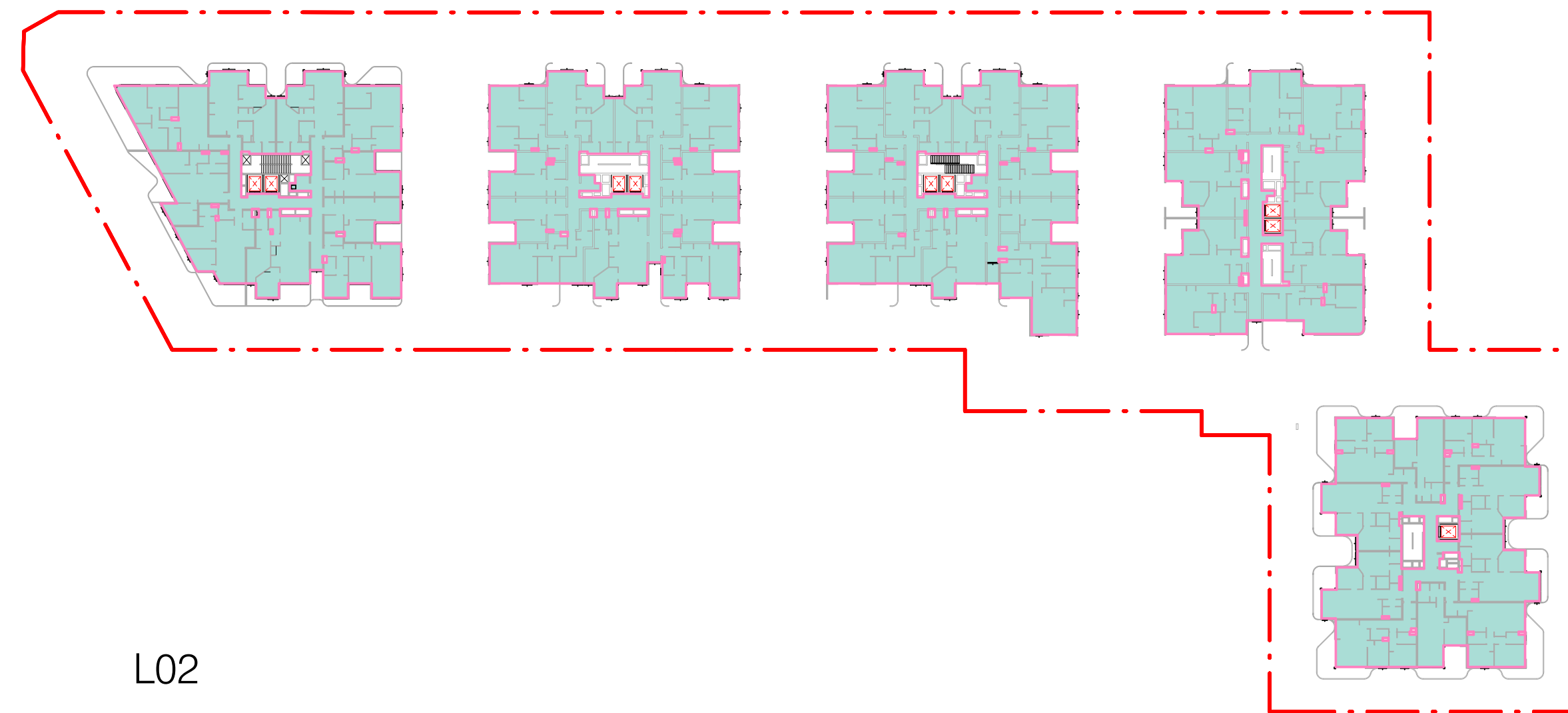
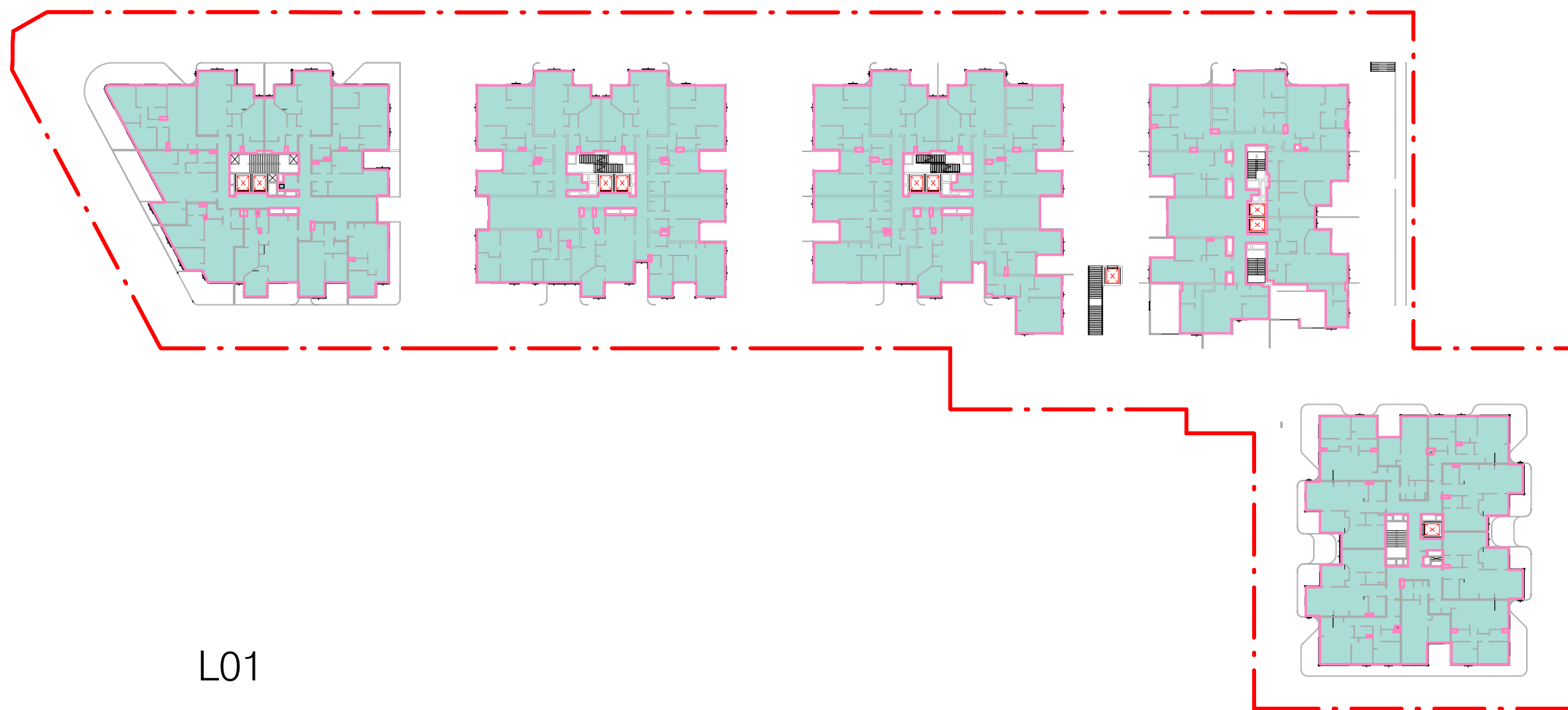
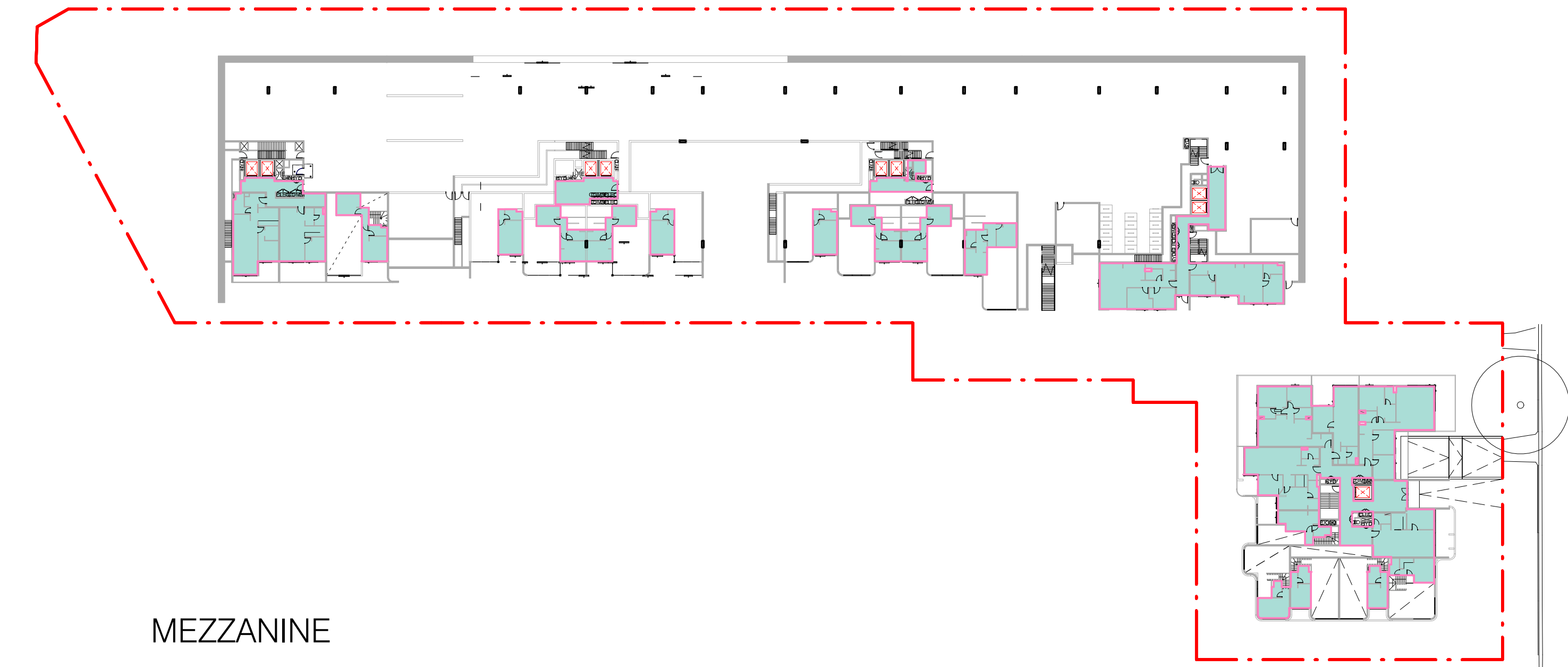
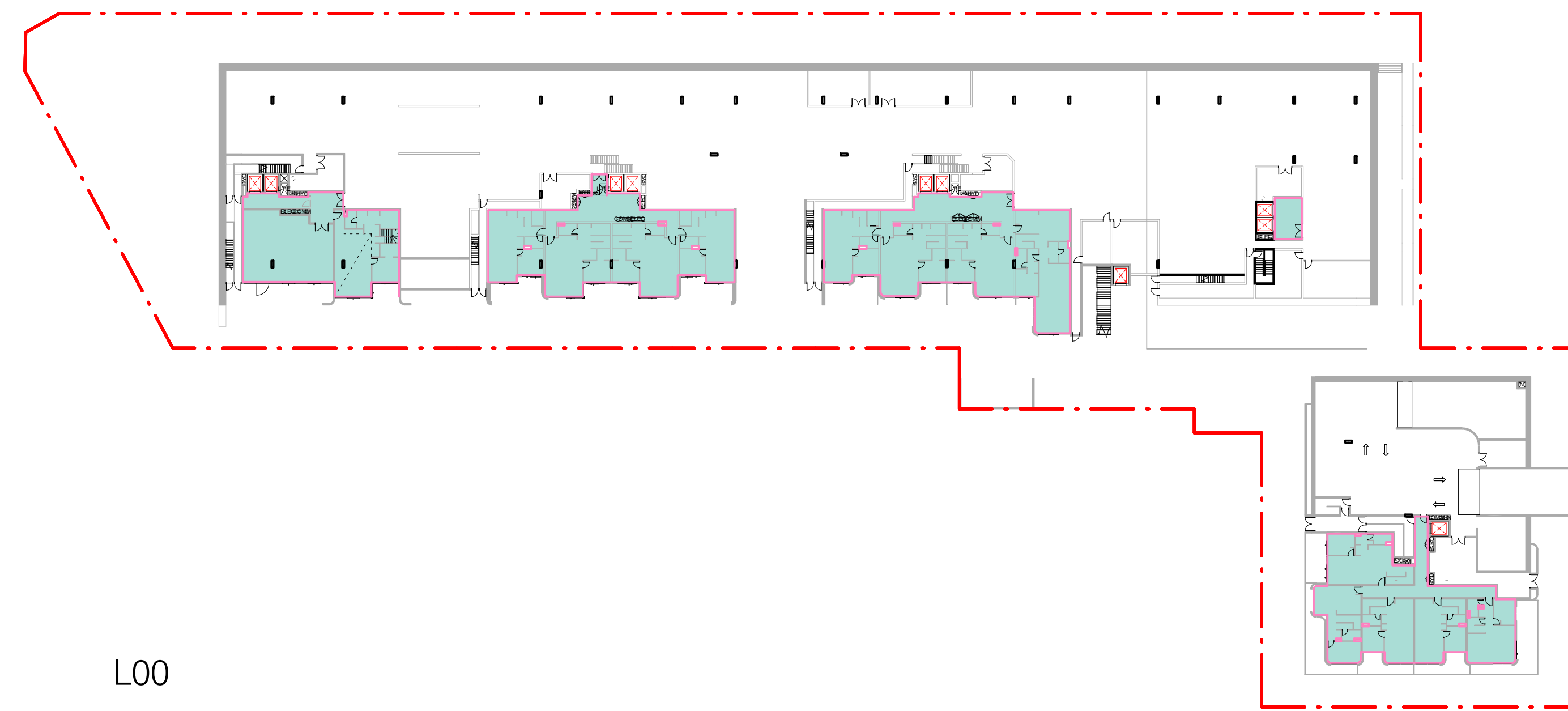


L07



L08

SEPP_CrossVentilation_Yield		
CROSS VENTILATION	NO. OF APARTMENTS	%
NO	128	39.9%
YES	176	54.8%
YES WITH OPERABLE SKYLIGHT	17	5.3%
Grand total: 321		



SITE AREA : 11450.277m² (FSR: 1 : 2.50)

AREA_GFA	
Level	Area
B1	89 m²
L00	1472 m²
Mezzanine	1260 m²
L01	4244 m²
L02	4332 m²
L03	4330 m²
L04	3941 m²
L05	2932 m²
L06	2415 m²
L07	2050 m²
L08	1591 m²
Grand total	28655 m²

Key Plan

Drawing Disclaimer

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REV

A

Amendment

DA SUBMISSION

By

Ck

Date _____

3 JULY 2020

REV

Amendment

By

Ck

Date _____

Consultants

Client

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AUSTINO

Architect

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ABN 23 000 454 626
trading as PTW Architects

PTM

Scale As indicated @ A0

Project Project Number

AUSTINO EPPING
2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status

S DA

Title

100 - SEPP 65 COMPLIANCE
GFA DIAGRAMS

DA-100-0300

Revision

2/07/2020 3:53:34 PM



3 ELEVATION_EPPING ROAD
1 : 400



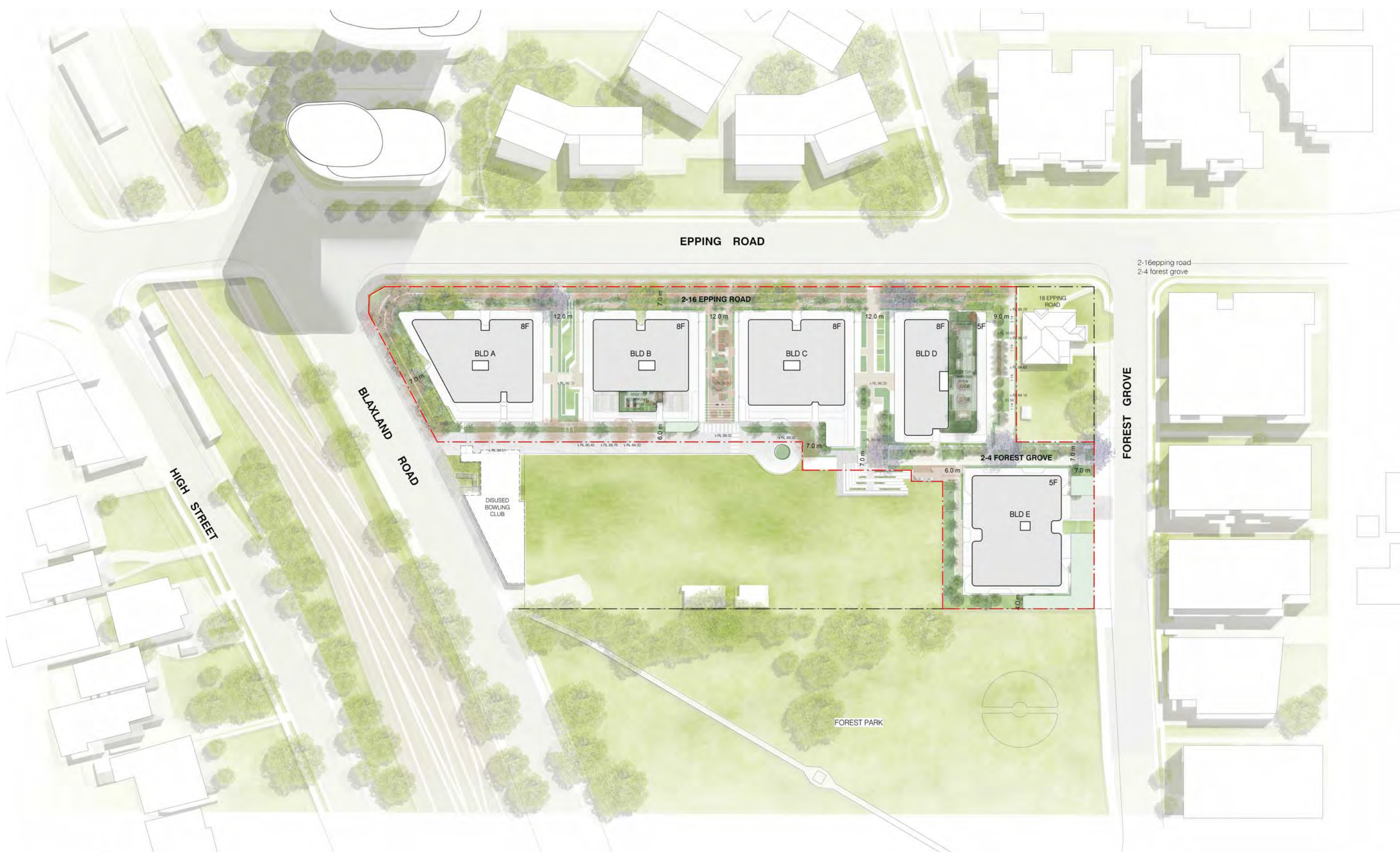
5 ELEVATION_BLAXLAND ROAD
1 : 400



2 ELEVATION_LANEWAY_NOTIFICATION
1 : 400

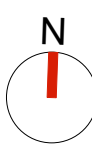


4 ELEVATION_FOREST GROVE_NOTIFICATION
1 : 400



1 NOTIFICATION PLAN
1 : 1000

Key Plan



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REV

A

Amendment

DA SUBMISSION

By

Ck

Date

03 JULY 2020

Amendment

By

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Date

Consultants

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D Jones Architect No. 4270

PTW

Scale As indicated B A0

Project Project Number

AUSTINO EPPING

2-16 EPPING ROAD AND 2-4 FOREST GROVE

Status DA

Title

200-NOTIFICATIONS
NOTIFICATION PLAN

DA-200-0100

Revision

A

DEVELOPMENT APPLICATION

2/7/2020 3:38:56 PM