37 - 41 OXFORD STREET, EPPING

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 5/11/2021 10:15:03 AM

ARHICTECTURAL DRAWING LIST - DA STAGE 2

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AD-DA003	SURVEY PLAN	2	26.10.2021
AD-DA004	DEMOLITION PLAN	2	26.10.2021
AD-DA097	BASEMENT 3-6 PLAN (TYPICAL)	4	26.10.2021
AD-DA098	BASEMENT 2 PLAN	4	26.10.2021
AD-DA099	BASEMENT 1 PLAN	4	26.10.2021
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AD-DA130	FLOOR PLAN ROOF	3	26.10.2021
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AD-DA202	EAST ELEVATION	4	02.11.2021
AD-DA203	WEST ELEVATION	4	02.11.2021
AD-DA204	SOUTH ELEVATION	4	02.11.2021
AD-DA251	SECTION 1 & 2	2	26.10.2021
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AD-DA300	GFA PLANS	3	02.11.2021
AD-DA301	SHADOW DIAGRAMS - SHEET 1	2	26.10.2021
AD-DA302	SHADOW DIAGRAMS - SHEET 2	2	26.10.2021
AD-DA311	SUN EYE VIEWS - SHEET 1	2	26.10.2021
AD-DA312	SUN EYE VIEWS - SHEET 2	2	26.10.2021
AD-DA321	SOLAR COMPLIANCE - SHEET 1	2	26.10.2021
AD-DA322	SOLAR COMPLIANCE - SHEET 2	2	26.10.2021
AD-DA323	CROSS VENTILATION COMPLIANCE	1	26.10.2021
AD-DA400	ADAPTABLE UNITS SHEET 1	3	26.10.2021
AD-DA410	LIVABLE (SILVER) UNITS SHEET 1	3	26.10.2021

History

[Rev#]	[Description]	[Date]
D	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021
3	DEVELOPMENT APPLICATION	05.11.2021

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

[Scale]

COVER PAGE

[Ref] 20200100 [Dwg No] AD-DA000 [Rev] 3

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
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[Print Date]	26/10/2021 3:53:53 PM

History

[Rev#]	[Description]	[Date]
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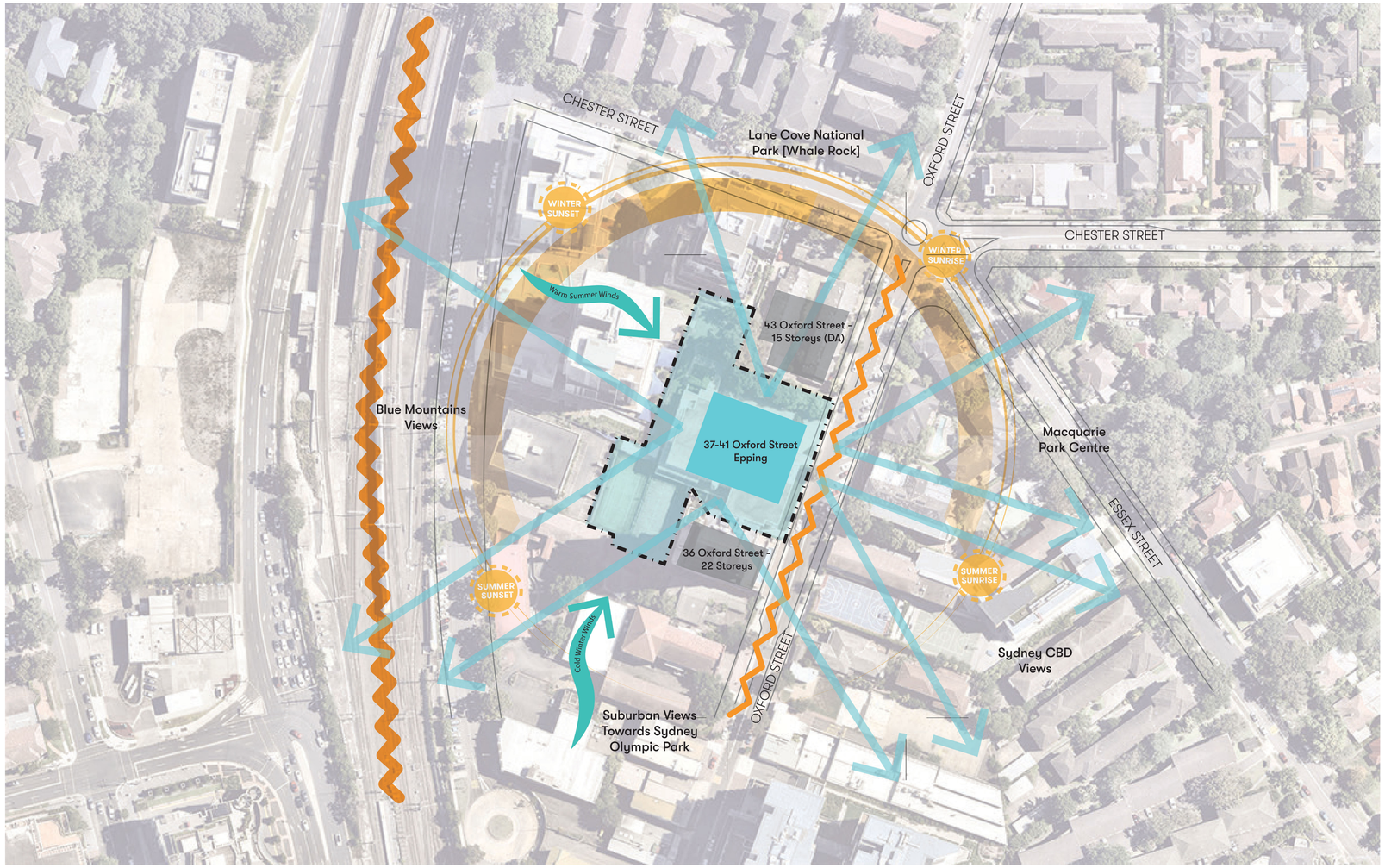
F	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021



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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

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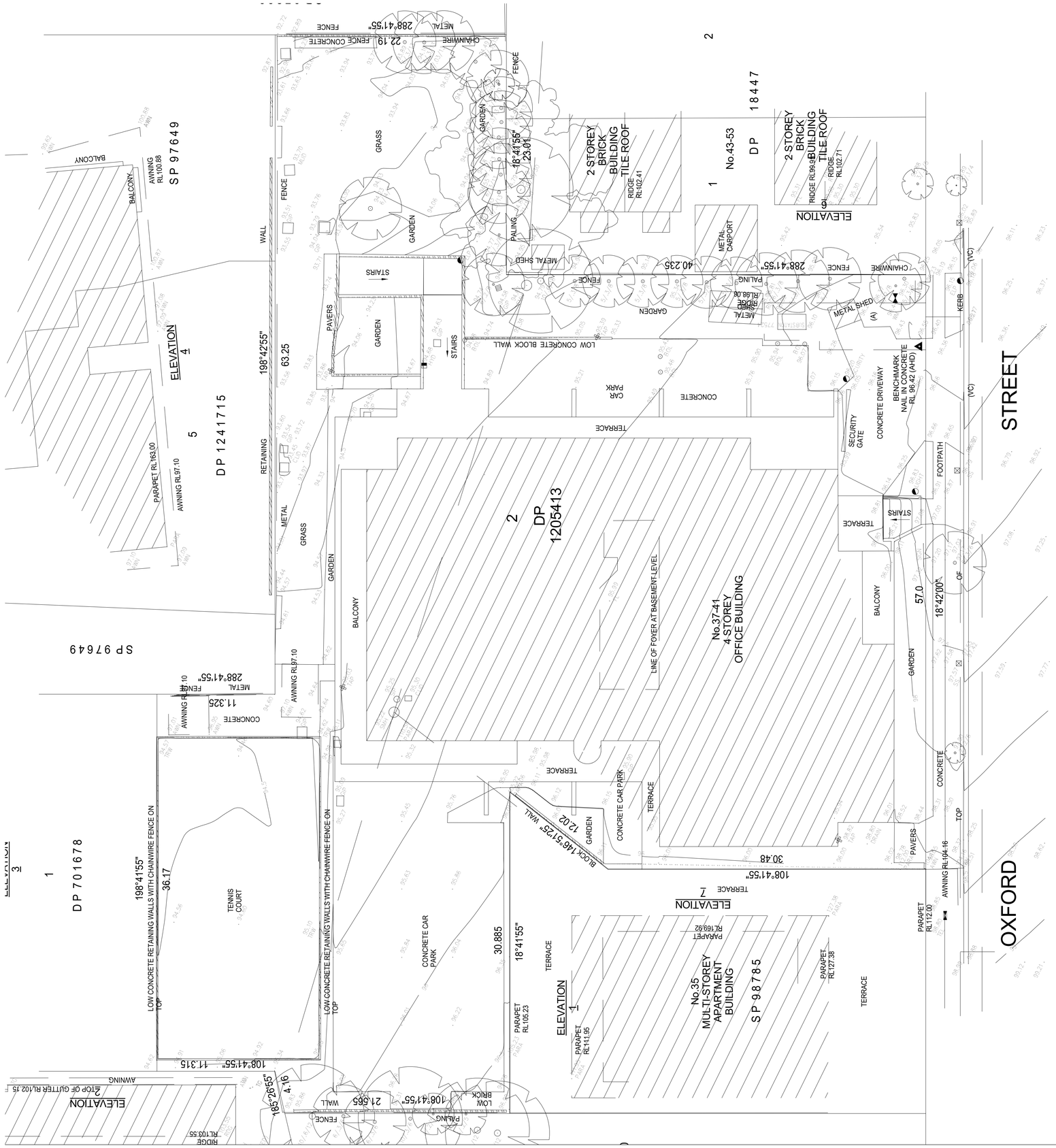
[Scale] 1 : 1000 @ A1

SITE ANALYSIS PLAN

[Ref] 20200100 [Dwg No] AD-DA002 [Rev] 2



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[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 3:53:59 PM

History

[Rev#]	[Description]	[Date]
B	FOR REVIEW	01.10.2021
C	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRIC LIGHT BOLLARD	LIGHT
ELECTRICITY PIT	EPIT
SECURITY INTERCOM	ESCURITY
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
STREET SIGN	SS
BOLLARD	BOL
GRATED INLET PIT	GIP
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
HYDRANT BOOSTER	HYDB
WATER METER	WM
WATER TAP	TAP
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
WINDOW	W
DOOR	D
BALCONY	B
BALCONY GLAZING	BG
GARAGE	G
HEAD/SILL	H/S
GAS (DBYD)	G
COMMUNICATIONS (DBYD)	C
WATER (DBYD)	W
SEWER (DBYD)	S
ELECTRICITY (U'GROUND) (DBYD)	E
STORMWATER	SW

EASEMENTS

(A) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 4.5 WIDE AND VARIABLE (AN945515)

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY NSW LAND REGISTRY SERVICES AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 26191 R.L. 88.225 (A.H.D.) IN BEECROFT ROAD
4. CONTOUR INTERVAL 0.5 m
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
7. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
8. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
9. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
10. 8/.4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
11. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
12. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

LTS CONFIDENCE TOGETHER
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THIS IS THE PLAN REFERRED TO IN MY LETTER
DATED: 29/01/2021
Registered Surveyor NSW

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[Project] 37-41 OXFORD STREET, EPPING

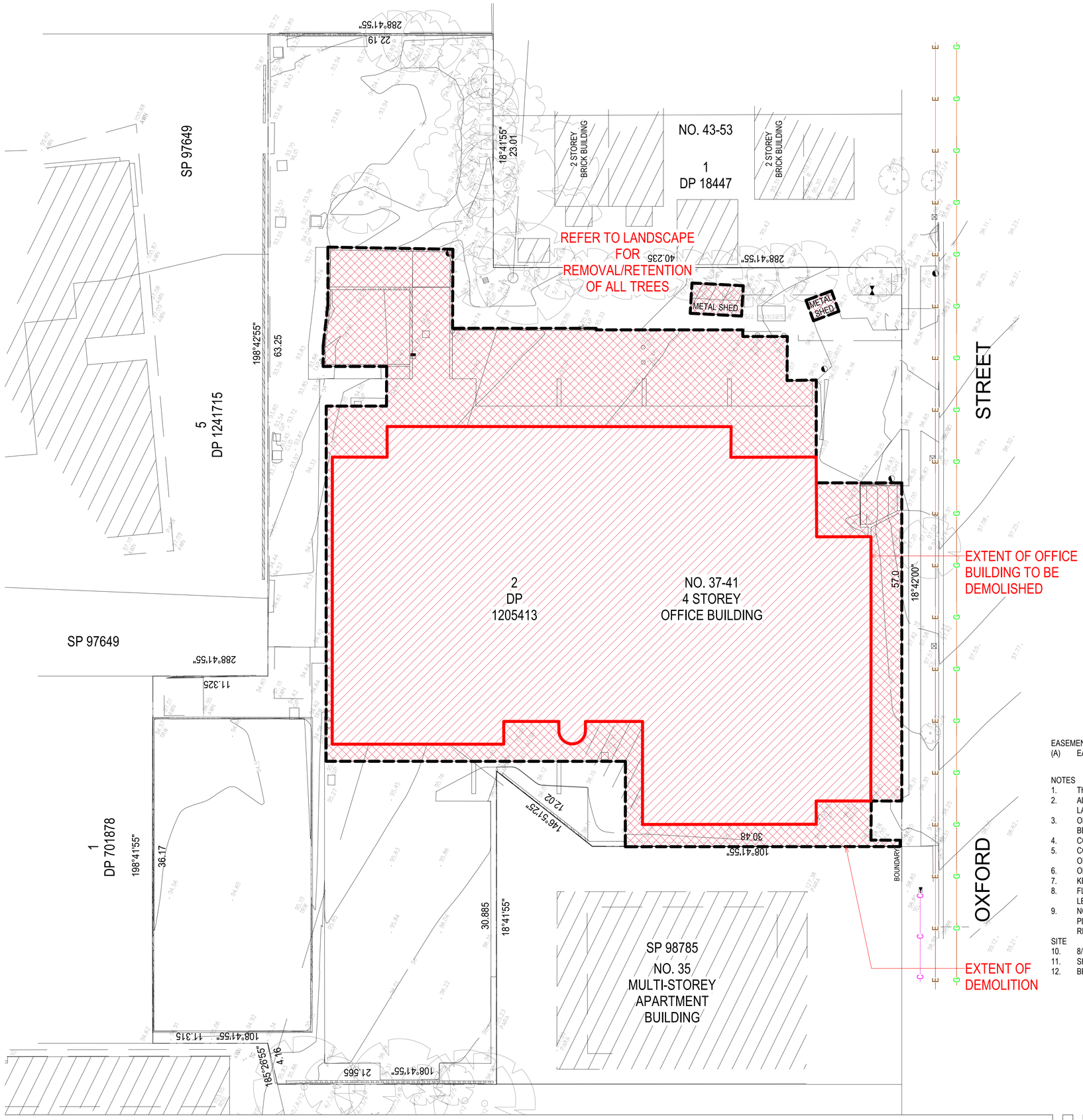
[Client] MERITON

MERITON

[Scale] 1 : 200 @ A1

SURVEY PLAN

[Ref] 20200100 [Dwg No] AD-DA003 [Rev] 2



[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
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[Rev#]	[Description]	[Date]
C	FOR REVIEW	01.10.2021
D	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - DEMOLITION

SITE BOUNDARY

EXTENT OF DEMOLITION

EXTENT OF BUILDING DEMOLITION

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRIC LIGHT BOLLARD	LIGHT
ELECTRICITY PIT	EPIT
SECURITY INTERCOM	ESCURITY
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
STREET SIGN	SS
BOLLARD	BOL
GRATED INLET PIT	GIP
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
HYDRANT BOOSTER	HYDB
WATER METER	WM
WATER TAP	TAP
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
WINDOW	W
DOOR	D
BALCONY	B
BALCONY GLAZING	BG
GARAGE	G
HEAD/SILL	H/S
GAS (DBYD)	G
COMMUNICATIONS (DBYD)	C
WATER (DBYD)	W
SEWER (DBYD)	S
ELECTRICITY (U'GROUND) (DBYD)	E
STORMWATER	SW

EASEMENTS

(A) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 4.5 WIDE AND VARIABLE (AN945515)

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

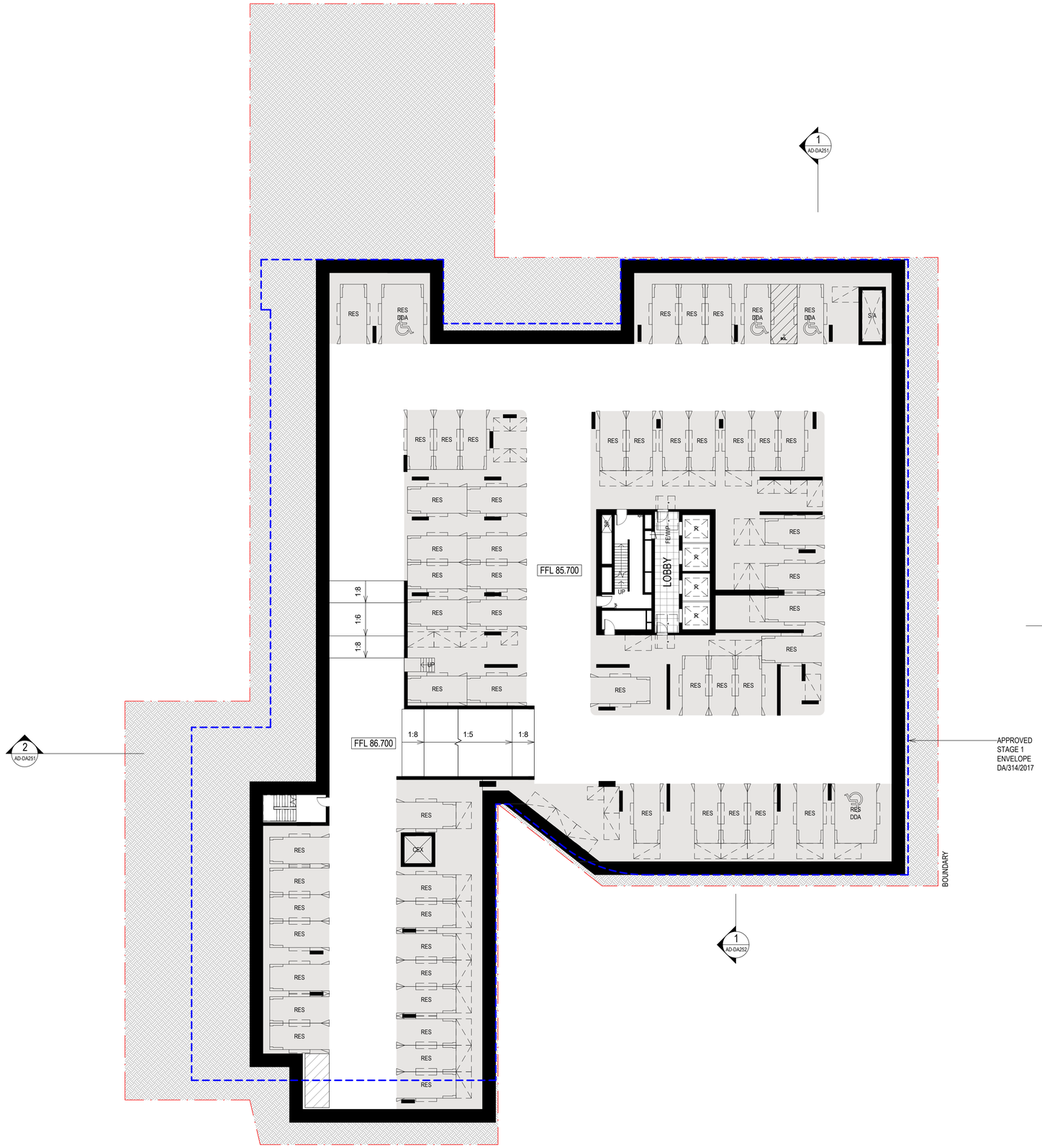
MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

DEMOLITION PLAN

[Ref] 20200100 [Dwg No] AD-DA004 [Rev] 2



NOTES:

TOTAL CAR PARKING REQUIREMENT:

RESIDENTIAL CAR PARKING	
UNITS (MAXIMUM)	= 157
VISITORS (MINIMUM)	= 31
RESIDENTIAL TOTAL	**= 188**
GROUND FLOOR CHILDCARE	= 15
GROUND FLOOR RETAIL	= 3
L1 OFFICES	= 15
1 x CARSHARE	= 1
REQUIRED PARKING SPACES	**= 222**
BIKE PARKING (HORNSBY DCP)	
RESIDENT (1 PER 5 UNITS)	= 43
VISITOR (1 PER 10 UNITS)	= 22
TOTAL BIKES	**= 65**
BASEMENT 1 (WITH BOH)	= 34
BASEMENT 2	= 55
BASEMENT 3	= 57
BASEMENT 4	= 57
BASEMENT 5	= 57
BASEMENT 6	= 57
TOTAL CARPARK SPACES	**= 317**
DEEP SOIL ZONE REQUIRMENTS	
7% OF SITE AREA (4970m^2)	= 348m^2
AVAILABLE DEEP SOIL ZONE	**= 1,314m^2**

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
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History

[Rev#]	[Description]	[Date]
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

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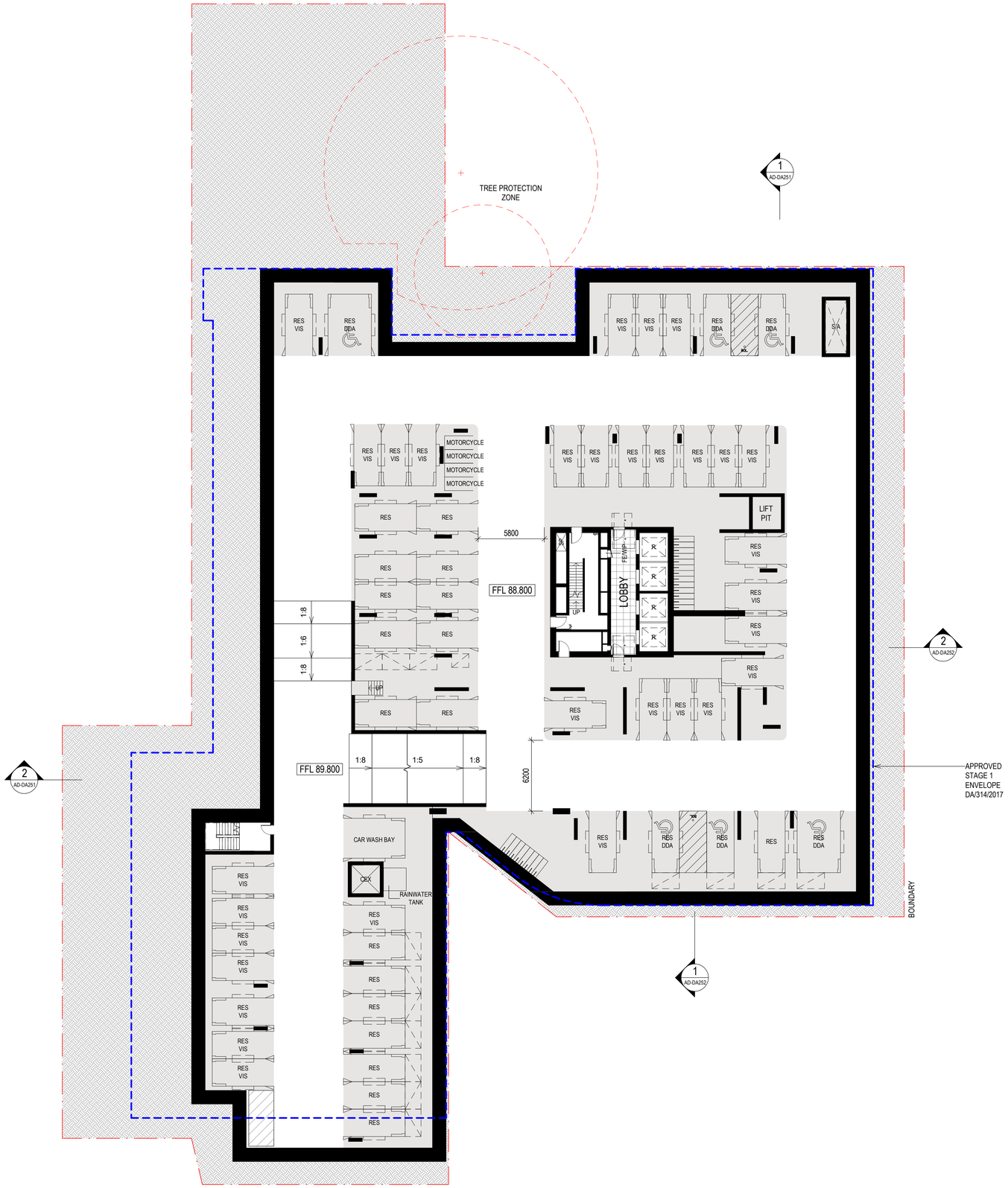
0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

BASEMENT 3-6 PLAN (TYPICAL)

[Ref] 20200100 [Dwg No] AD-DA097 [Rev] 4



NOTES:

TOTAL CAR PARKING REQUIREMENT:

RESIDENTIAL CAR PARKING	
UNITS (MAXIMUM)	= 157
VISITORS (MINIMUM)	= 31
RESIDENTIAL TOTAL	**= 188**
GROUND FLOOR CHILDCARE	= 15
GROUND FLOOR RETAIL	= 3
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REQUIRED PARKING SPACES	**= 222**
BIKE PARKING (HORNSBY DCP)	
RESIDENT (1 PER 5 UNITS)	= 43
VISITOR (1 PER 10 UNITS)	= 22
TOTAL BIKES	**= 65**
BASEMENT 1 (WITH BOH)	= 34
BASEMENT 2	= 55
BASEMENT 3	= 57
BASEMENT 4	= 57
BASEMENT 5	= 57
BASEMENT 6	= 57
TOTAL CARPARK SPACES	**= 317**
DEEP SOIL ZONE REQUIRMENTS	
7% OF SITE AREA (4970m^2)	= 348m^2
AVAILABLE DEEP SOIL ZONE	**= 1,314m^2**

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
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History

[Rev#]	[Description]	[Date]
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
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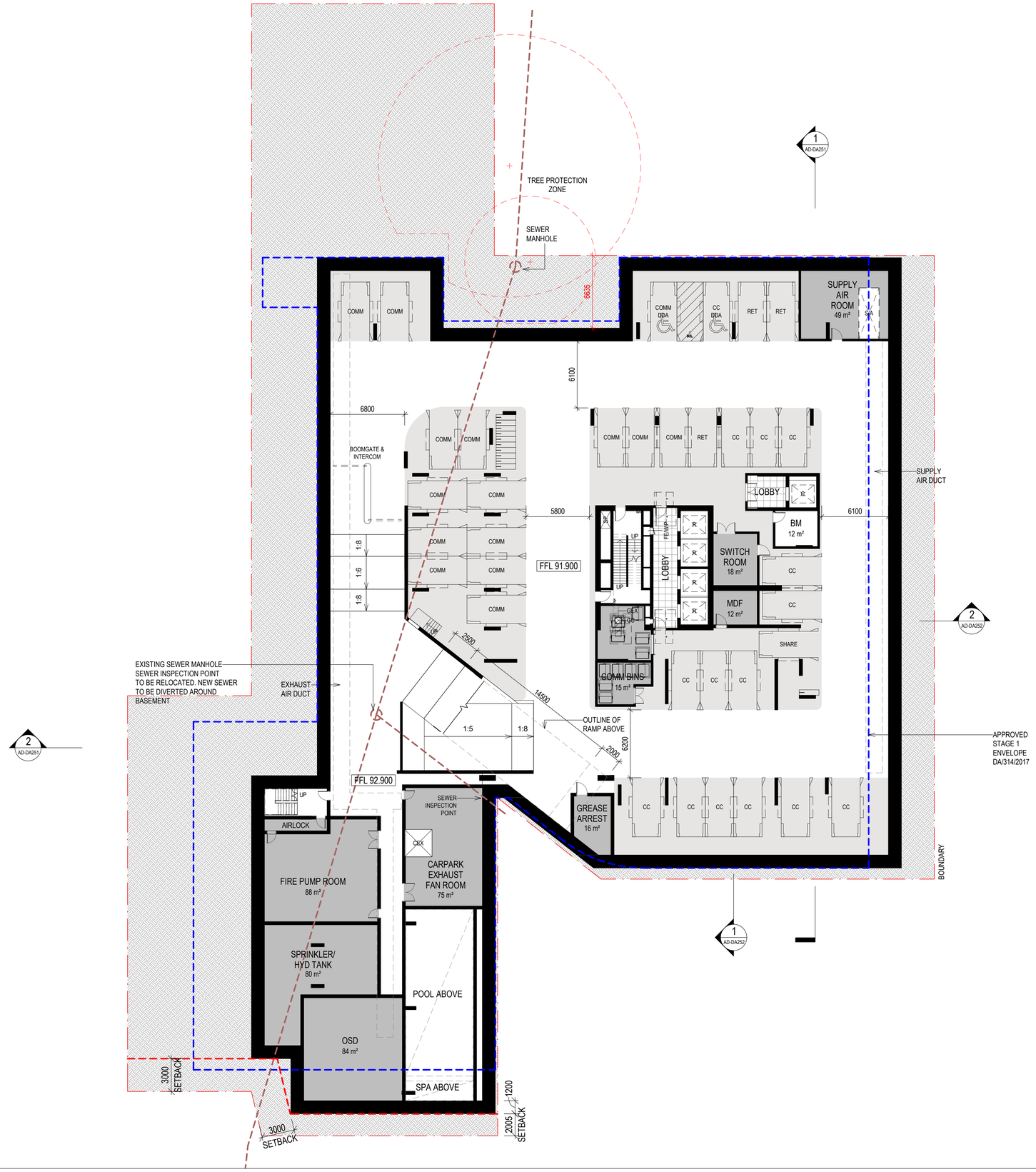
BASEMENT 2 PLAN

[Ref] 20200100 [Dwg No] AD-DA098 [Rev] 4



NOTES:

TOTAL CAR PARKING REQUIREMENT:

RESIDENTIAL CAR PARKING	
UNITS (MAXIMUM)	= 157
VISITORS (MINIMUM)	= 31
RESIDENTIAL TOTAL	**= 188**
GROUND FLOOR CHILDCARE	= 15
GROUND FLOOR RETAIL	= 3
L1 OFFICES	= 15
1 x CARSHARE	= 1
REQUIRED PARKING SPACES	**= 222**
BIKE PARKING (HORNSBY DCP)	
RESIDENT (1 PER 5 UNITS)	= 43
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TOTAL BIKES	**= 65**
BASEMENT 1 (WITH BOH)	= 34
BASEMENT 2	= 55
BASEMENT 3	= 57
BASEMENT 4	= 57
BASEMENT 5	= 57
BASEMENT 6	= 57
TOTAL CARPARK SPACES	**= 317**
DEEP SOIL ZONE REQUIRMENTS	
7% OF SITE AREA (4970m²)	= 348m²
AVAILABLE DEEP SOIL ZONE	**= 1,314m²**

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 3:54:30 PM

History

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1	FOR REVIEW	15.10.2021
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[Client] MERITON

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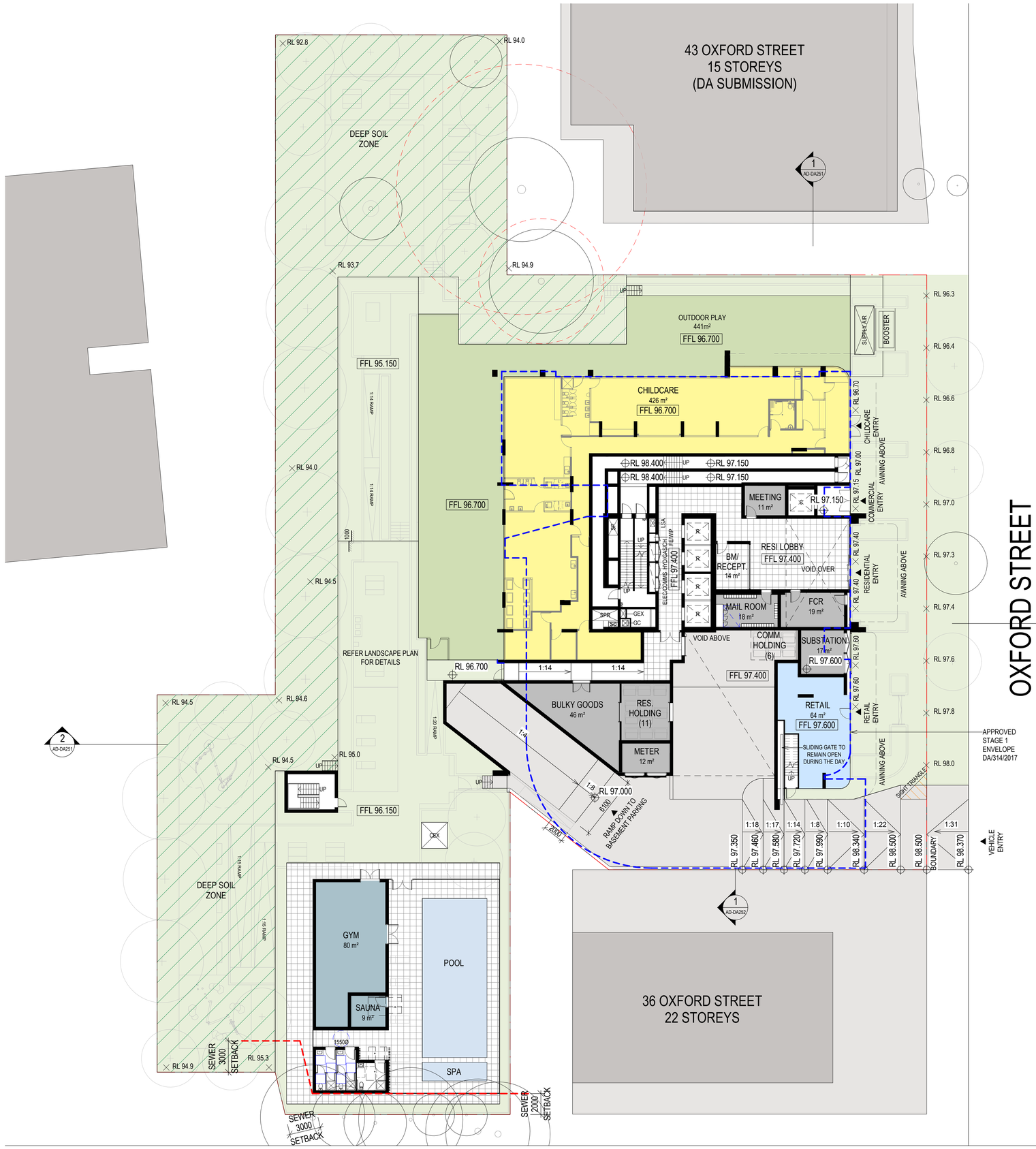
[Scale] 1 : 200 @ A1

BASEMENT 1 PLAN

[Ref] 20200100 [Dwg No] AD-DA099 [Rev] 4



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[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	4/11/2021 2:21:14 PM

History

[Rev#]	[Description]	[Date]
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021
4	DEVELOPMENT APPLICATION	02.11.2021
5	DEVELOPMENT APPLICATION	04.11.2021

COLOUR LEGEND

- OUTDOOR AREA
- DEEP SOIL ZONE
- AMENITIES
- CHILDCARE
- RETAIL
- SERVICES

UNIT MIX			
TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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[Scale] 1 : 200 @ A1

GROUND FLOOR PLAN

[Ref] 20200100 [Dwg No] AD-DA100 [Rev] 5

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 26/10/2021 3:54:45 PM

History

[Rev#]	[Description]	[Date]
L	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

COLOUR LEGEND

AMENITIES

OFFICES

UNIT MIX			
TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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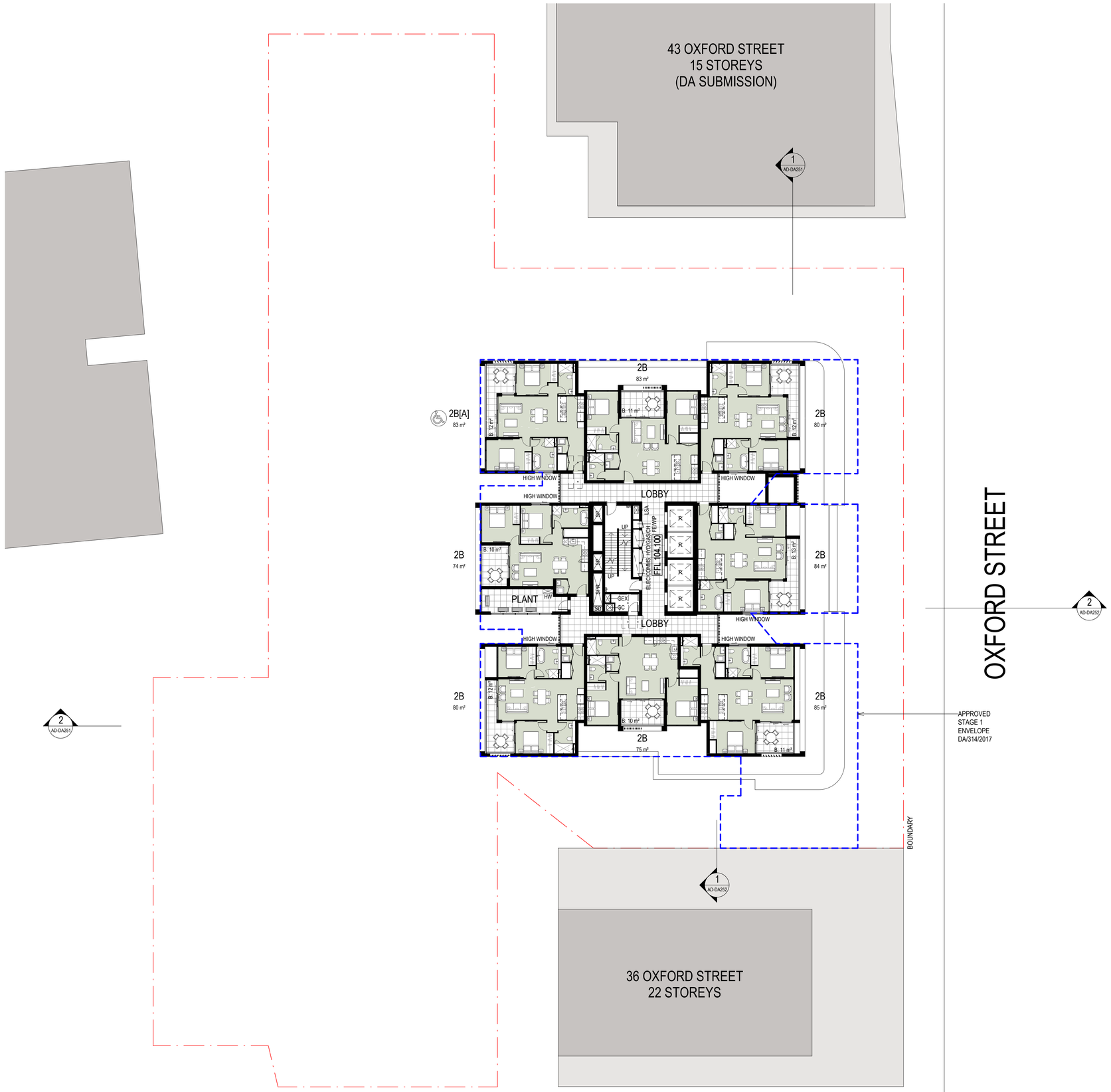
[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 1

[Ref] 20200100 [Dwg No] AD-DA101 [Rev] 3



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C	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
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LEGEND - UNIT COLOURS

- 1B+ST
- 2B
- 3B
- 4B

UNIT MIX

TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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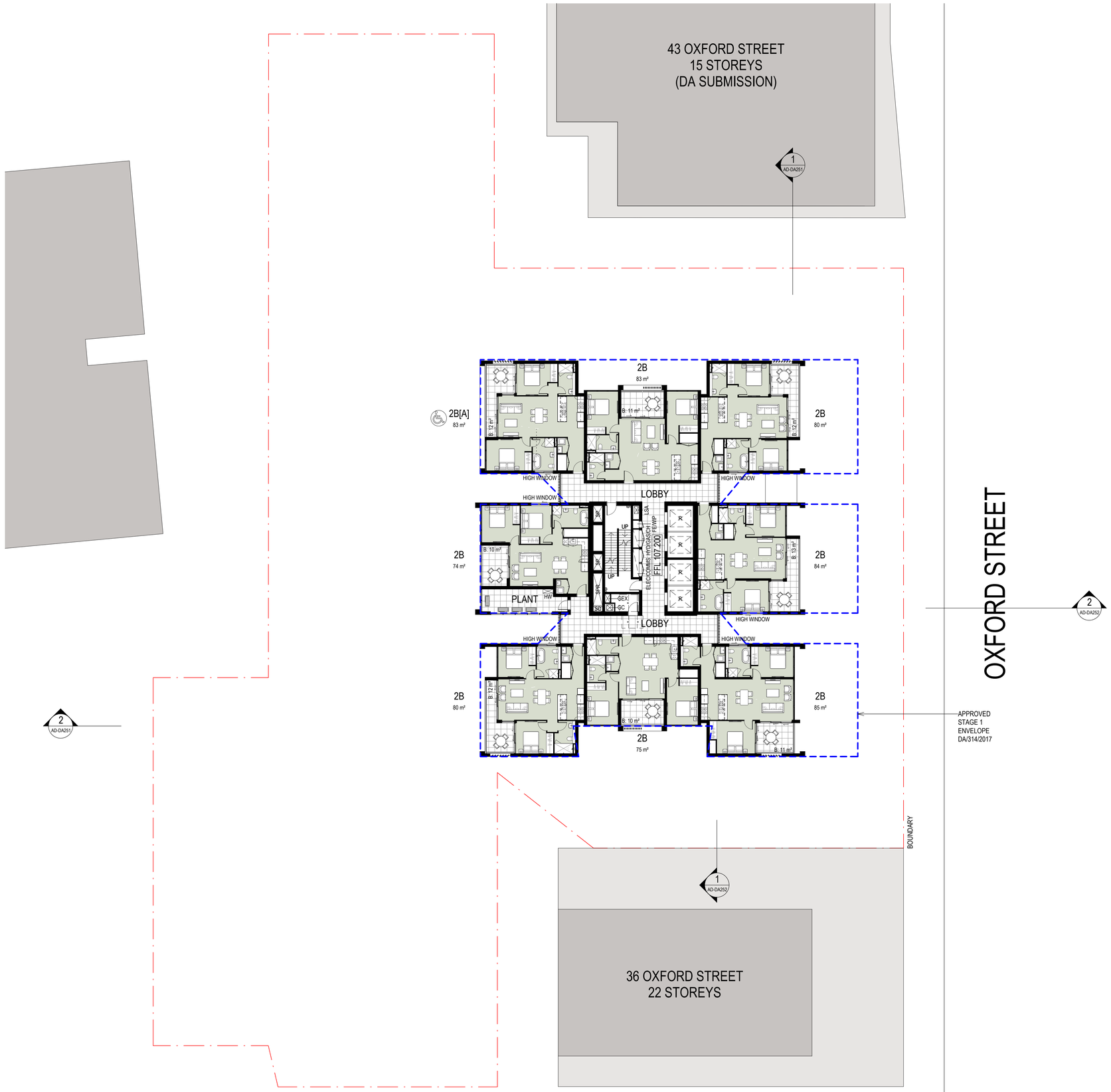
[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 2

[Ref] 20200100 [Dwg No] AD-DA102 [Rev] 3



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LEGEND - UNIT COLOURS

- 1B+ST
- 2B
- 3B
- 4B

UNIT MIX

TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
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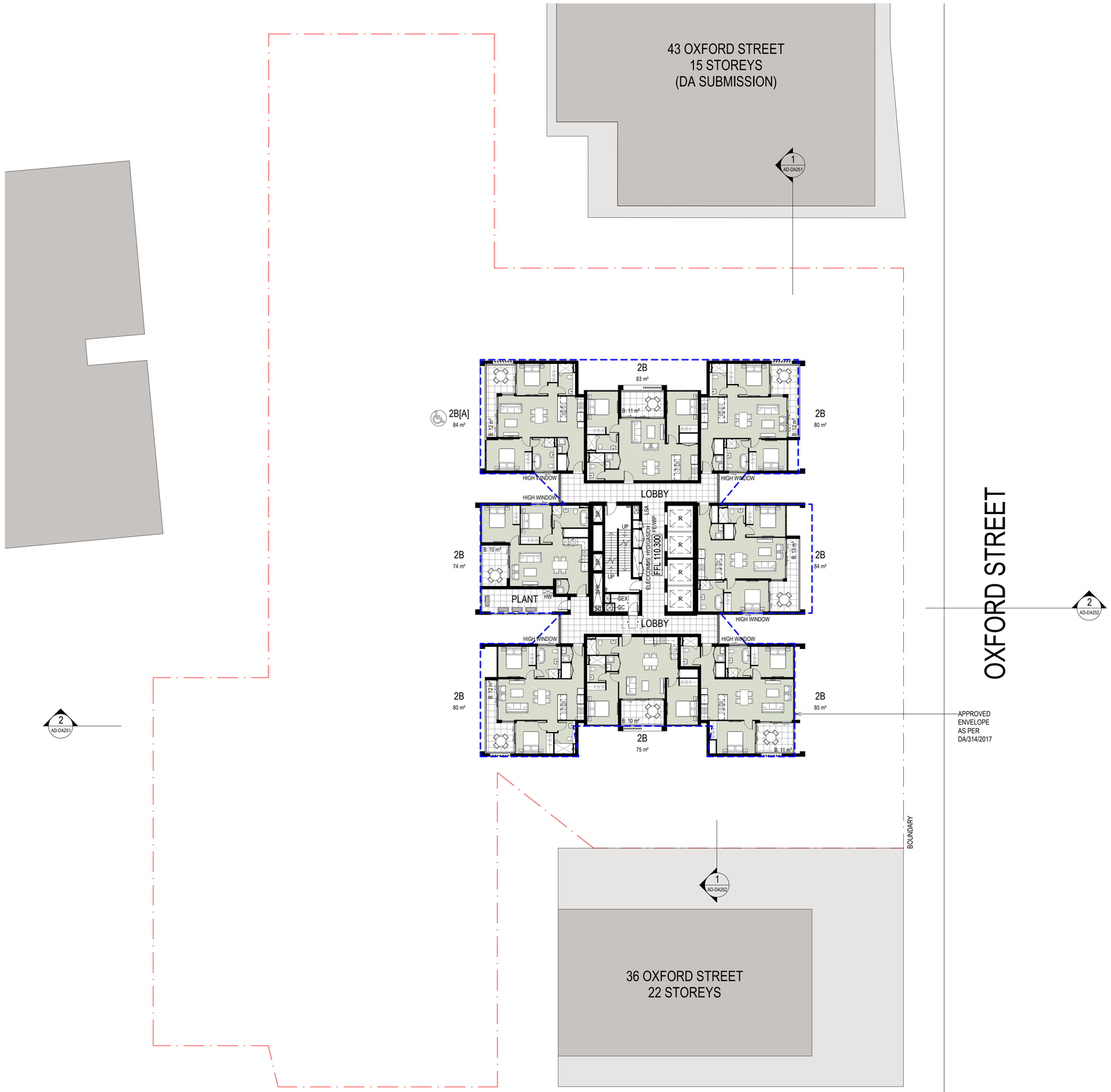
0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 3

[Ref] 20200100 [Dwg No] AD-DA103 [Rev] 3



[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 3:55:06 PM

History

[Rev#]	[Description]	[Date]
C	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - UNIT COLOURS

- 1B+ST
- 2B
- 3B
- 4B

UNIT MIX

TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 4-6 (TYPICAL)

[Ref] 20200100 [Dwg No] AD-DA104 [Rev] 3

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 3:55:13 PM

History

[Rev#]	[Description]	[Date]
R	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - UNIT COLOURS

- 1B+ST
- 2B
- 3B
- 4B

UNIT MIX

TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 7-18 (TYPICAL)

[Ref] 20200100 [Dwg No] AD-DA107 [Rev] 3

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 3:55:20 PM

History

[Rev#]	[Description]	[Date]
C	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - UNIT COLOURS

- 1B+ST
- 2B
- 3B
- 4B

UNIT MIX			
TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 19-24 (TYPICAL)

[Ref] 20200100 [Dwg No] AD-DA119 [Rev] 3

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 3:55:27 PM

History

[Rev#]	[Description]	[Date]
R	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - UNIT COLOURS

- 1B+ST
- 2B
- 3B
- 4B

UNIT MIX			
TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 25

[Ref] 20200100 [Dwg No] AD-DA125 [Rev] 3

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 3:55:34 PM

History

[Rev#]	[Description]	[Date]
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1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - UNIT COLOURS

- 1B+ST
- 2B
- 3B
- 4B

UNIT MIX			
TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 26-27

[Ref] 20200100 [Dwg No] AD-DA126 [Rev] 3

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 3:55:40 PM

History

[Rev#]	[Description]	[Date]
S	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - UNIT COLOURS

- 1B+ST
- 2B
- 3B
- 4B

UNIT MIX			
TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

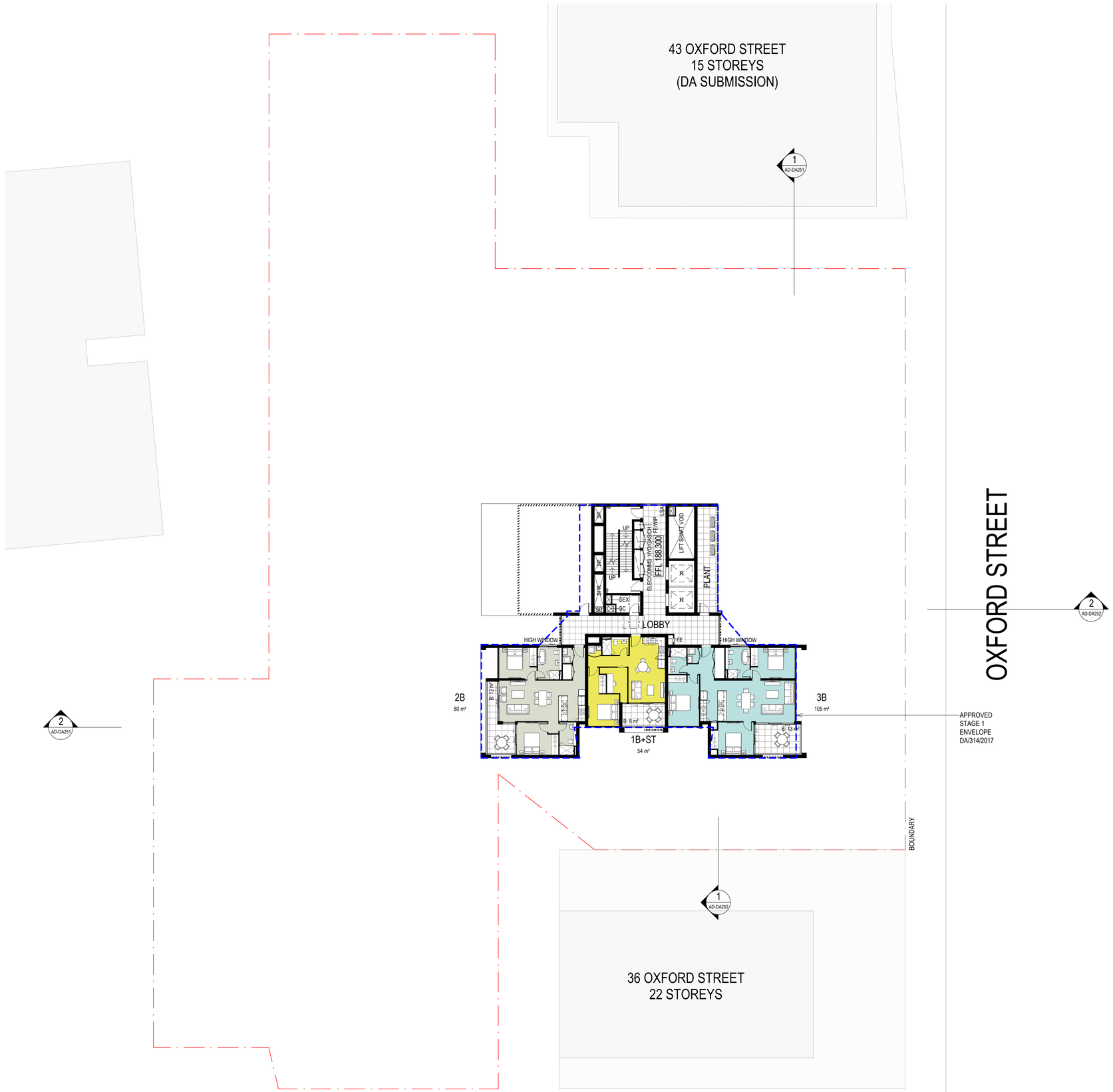
MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 28

[Ref] 20200100 [Dwg No] AD-DA128 [Rev] 3



[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 26/10/2021 3:55:45 PM

History

[Rev#]	[Description]	[Date]
R	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - UNIT COLOURS

- 1B+ST
- 2B
- 3B
- 4B

UNIT MIX

TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

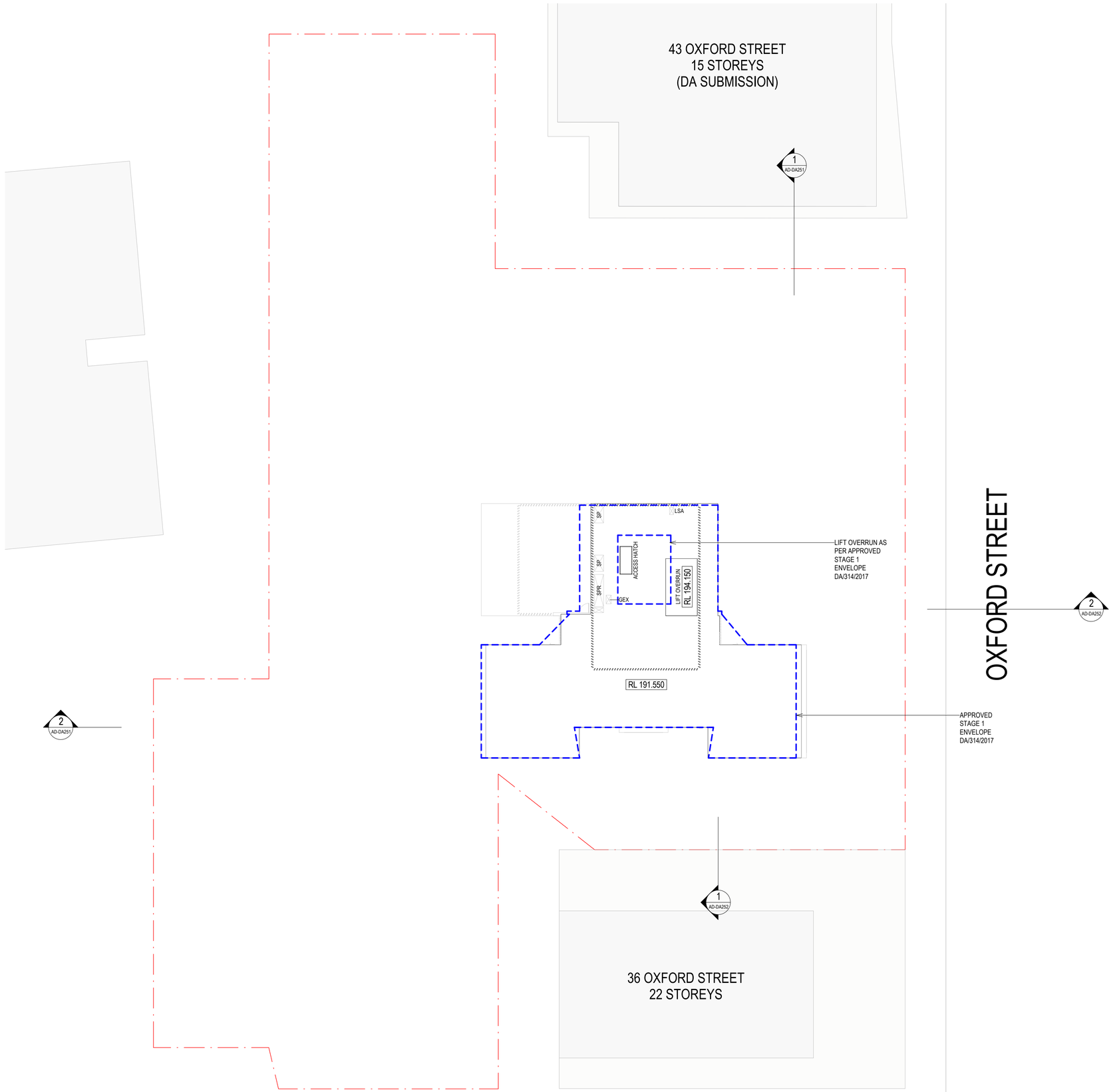
MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

FLOOR PLAN LEVEL 29

[Ref] 20200100 [Dwg No] AD-DA129 [Rev] 3



[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 3:55:50 PM

History

[Rev#]	[Description]	[Date]
H	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	19.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

UNIT MIX

TYPE	NO. OF BATH	COUNT	MIX
1B+ST	1	43	20.4%
2B	1	24	11.4%
2B	2	100	47.4%
3B	2	42	19.9%
4B	2	2	0.9%
TOTAL:		211	100.0%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

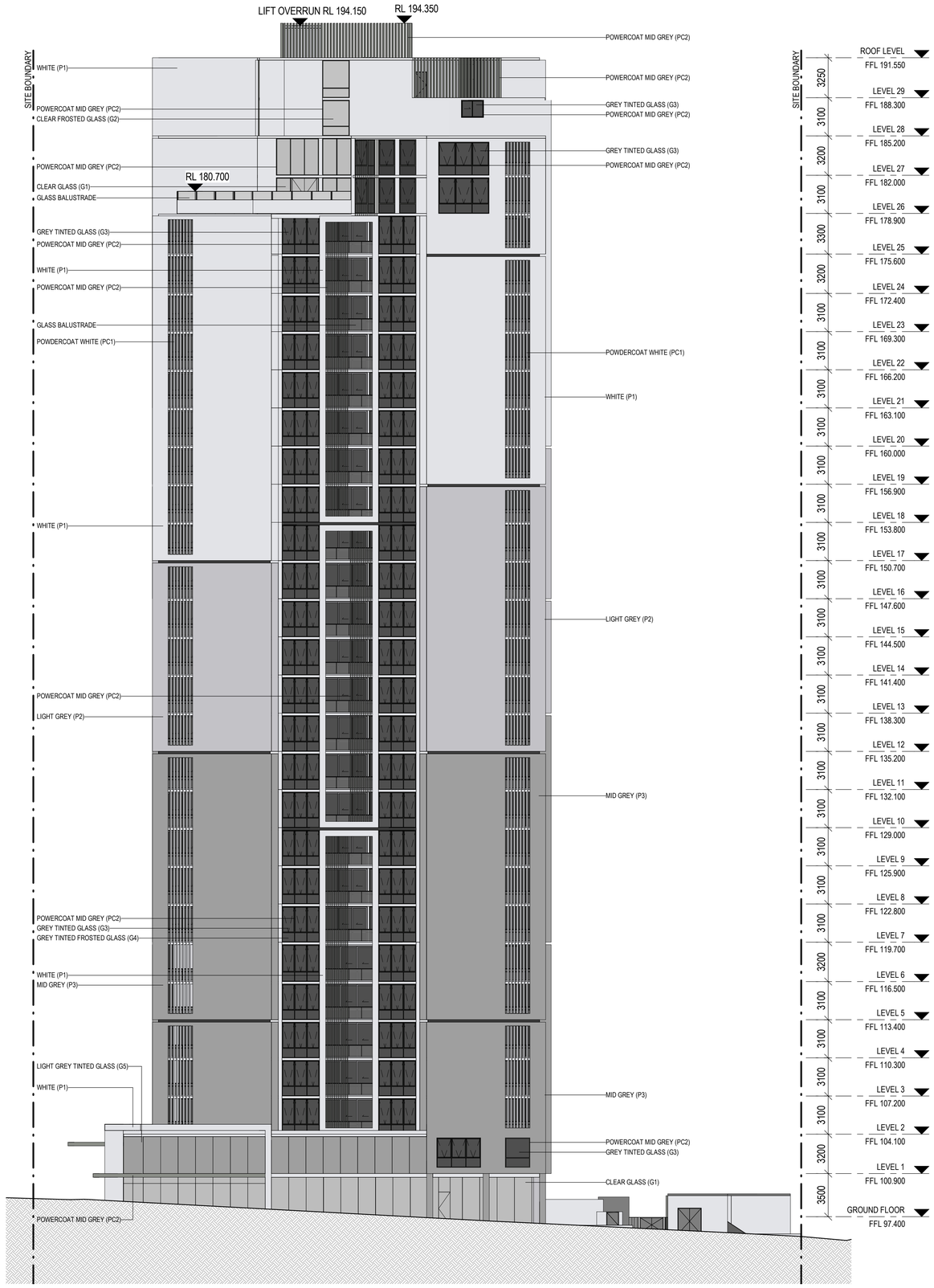
MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

FLOOR PLAN ROOF

[Ref] 20200100 [Dwg No] AD-DA130 [Rev] 3



MATERIALS AND FINISHES

PAINT

P1 - WHITE
P2 - LIGHT GREY
P3 - MID GREY
P4 - DARK GREY

GLASS

G1 - CLEAR GLASS
G2 - CLEAR FROSTED GLASS
G3 - GREY TINTED GLASS
G4 - GREY TINTED FROSTED GLASS
G5 - LIGHT GREY TINTED GLASS

COLOURBACK GLASS

CB1 - LIGHT GREY COLOURBACK GLASS

FRAMES

PC1 - WHITE
PC2 - POWDERCOAT MID GREY

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 2/11/2021 6:52:17 PM

History

[Rev#]	[Description]	[Date]
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021
3	DEVELOPMENT APPLICATION	01.11.2021
4	DEVELOPMENT APPLICATION	02.11.2021

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

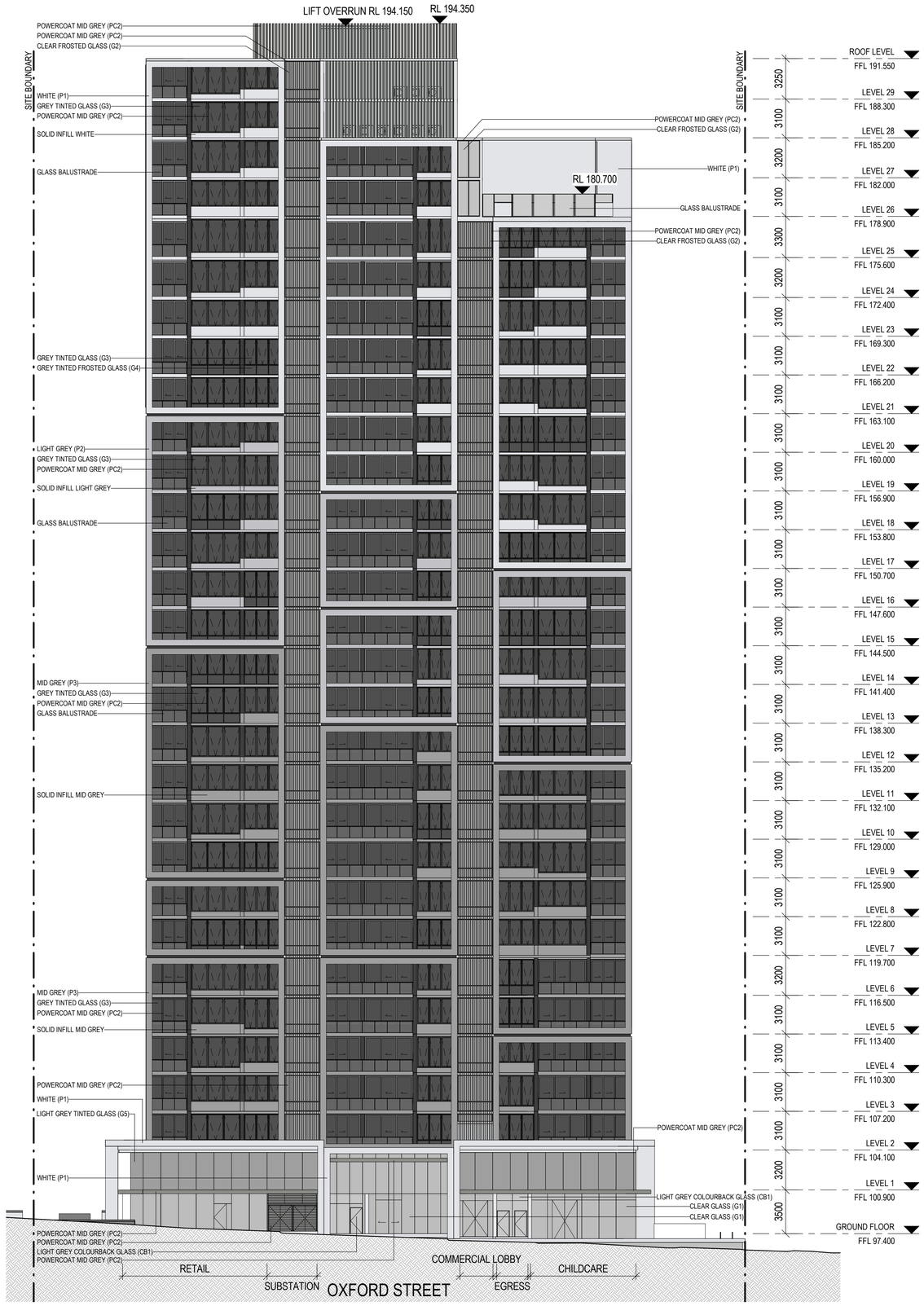
MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

NORTH ELEVATION

[Ref] 20200100 [Dwg No] AD-DA201 [Rev] 4



MATERIALS AND FINISHES

PAINT

P1 - WHITE
P2 - LIGHT GREY
P3 - MID GREY
P4 - DARK GREY

GLASS

G1 - CLEAR GLASS
G2 - CLEAR FROSTED GLASS
G3 - GREY TINTED GLASS
G4 - GREY TINTED FROSTED GLASS
G5 - LIGHT GREY TINTED GLASS

COLOURBACK GLASS

CB1 - LIGHT GREY COLOURBACK GLASS

FRAMES

PC1 - WHITE
PC2 - POWDERCOAT MID GREY

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 2/11/2021 6:52:49 PM

History

[Rev#]	[Description]	[Date]
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021
3	DEVELOPMENT APPLICATION	01.11.2021
4	DEVELOPMENT APPLICATION	02.11.2021

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

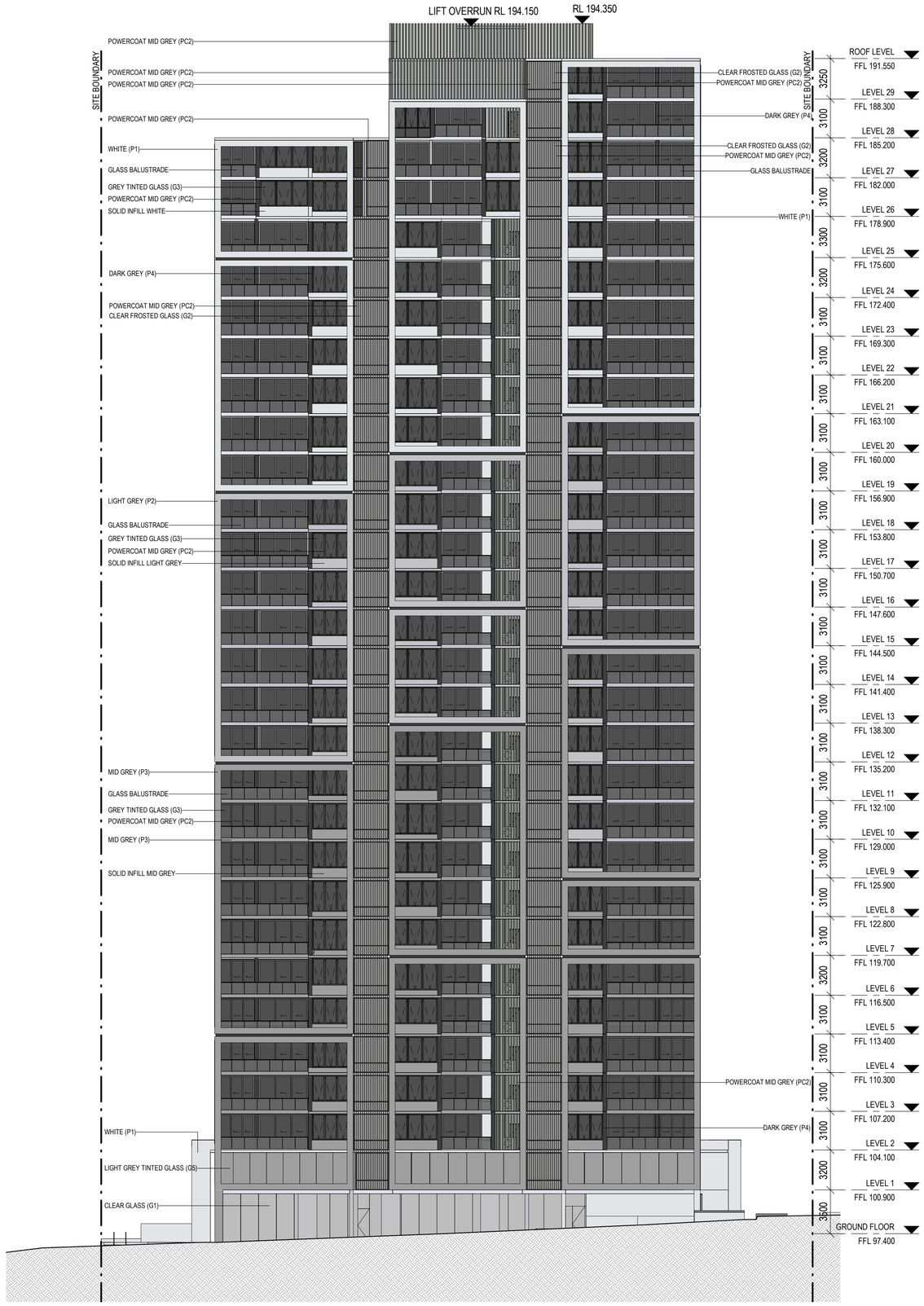
MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

EAST ELEVATION

[Ref] 20200100 [Dwg No] AD-DA202 [Rev] 4



MATERIALS AND FINISHES

PAINT

P1 - WHITE
P2 - LIGHT GREY
P3 - MID GREY
P4 - DARK GREY

GLASS

G1 - CLEAR GLASS
G2 - CLEAR FROSTED GLASS
G3 - GREY TINTED GLASS
G4 - GREY TINTED FROSTED GLASS
G5 - LIGHT GREY TINTED GLASS

COLOURBACK GLASS

CB1 - LIGHT GREY COLOURBACK GLASS

FRAMES

PC1 - WHITE
PC2 - POWDERCOAT MID GREY

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 2/11/2021 6:53:20 PM

History

[Rev#]	[Description]	[Date]
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021
3	DEVELOPMENT APPLICATION	01.11.2021
4	DEVELOPMENT APPLICATION	02.11.2021

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

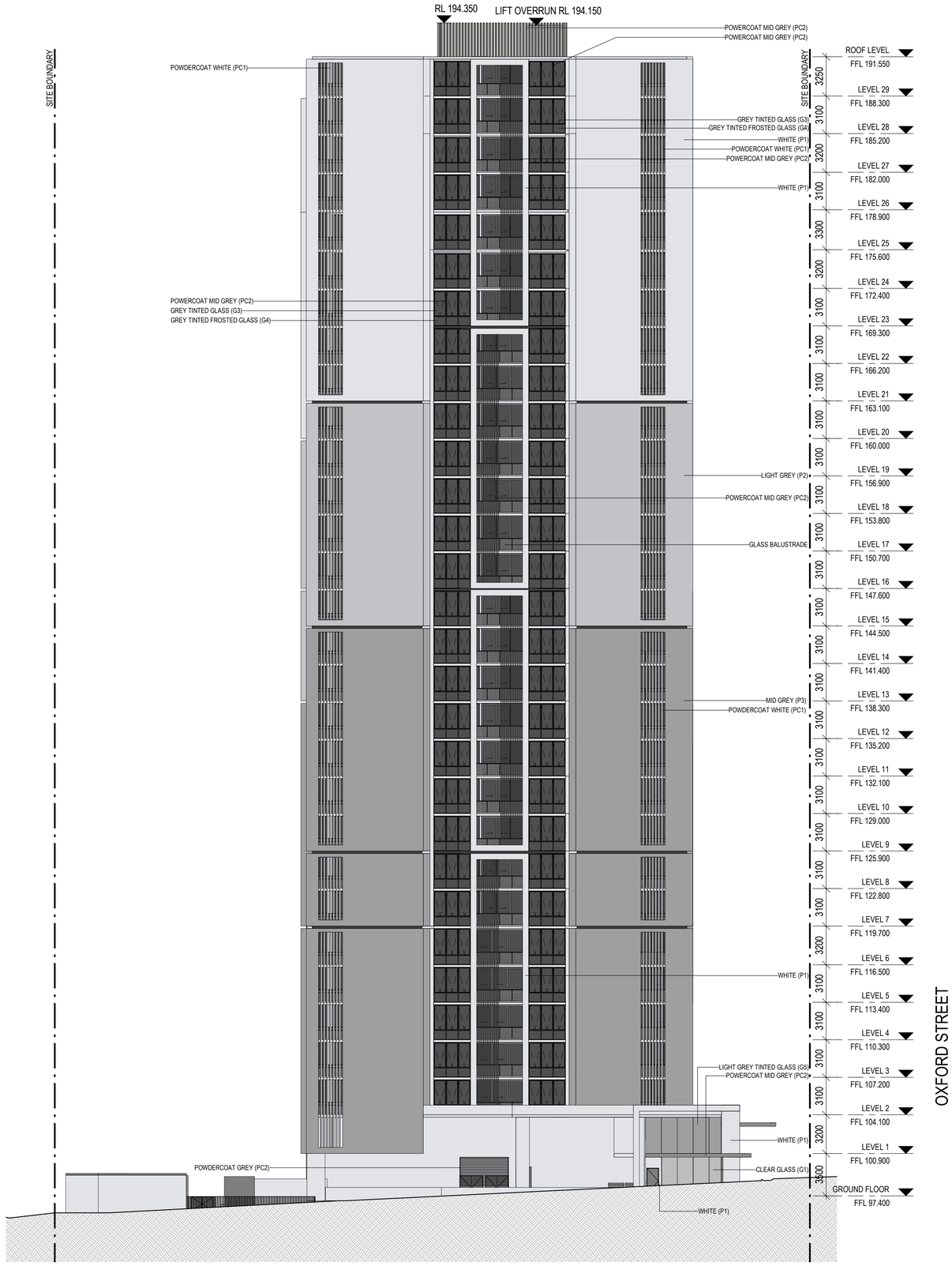
MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

WEST ELEVATION

[Ref] 20200100 [Dwg No] AD-DA203 [Rev] 4



MATERIALS AND FINISHES

PAINT

P1 - WHITE
P2 - LIGHT GREY
P3 - MID GREY
P4 - DARK GREY

GLASS

G1 - CLEAR GLASS
G2 - CLEAR FROSTED GLASS
G3 - GREY TINTED GLASS
G4 - GREY TINTED FROSTED GLASS
G5 - LIGHT GREY TINTED GLASS

COLOURBACK GLASS

CB1 - LIGHT GREY COLOURBACK GLASS

FRAMES

PC1 - WHITE
PC2 - POWDERCOAT MID GREY

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 2/11/2021 6:53:46 PM

History

[Rev#]	[Description]	[Date]
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021
3	DEVELOPMENT APPLICATION	01.11.2021
4	DEVELOPMENT APPLICATION	02.11.2021

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

SOUTH ELEVATION

[Ref] 20200100 [Dwg No] AD-DA204 [Rev] 4

1 SECTION 1
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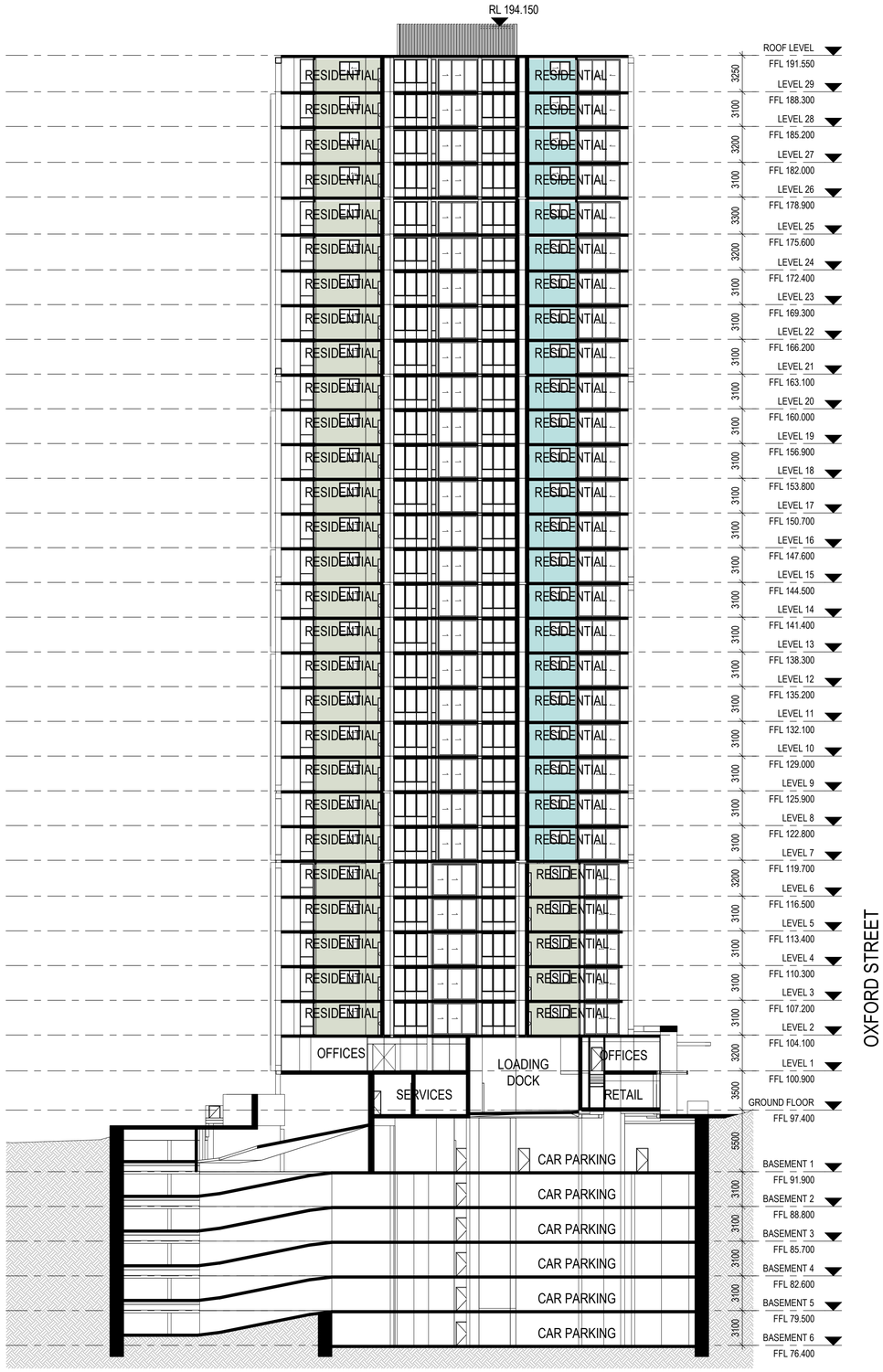

2 SECTION 2
1 : 250

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 26/10/2021 3:58:43 PM

History

[Rev#]	[Description]	[Date]
E	FOR REVIEW	01.10.2021
F	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

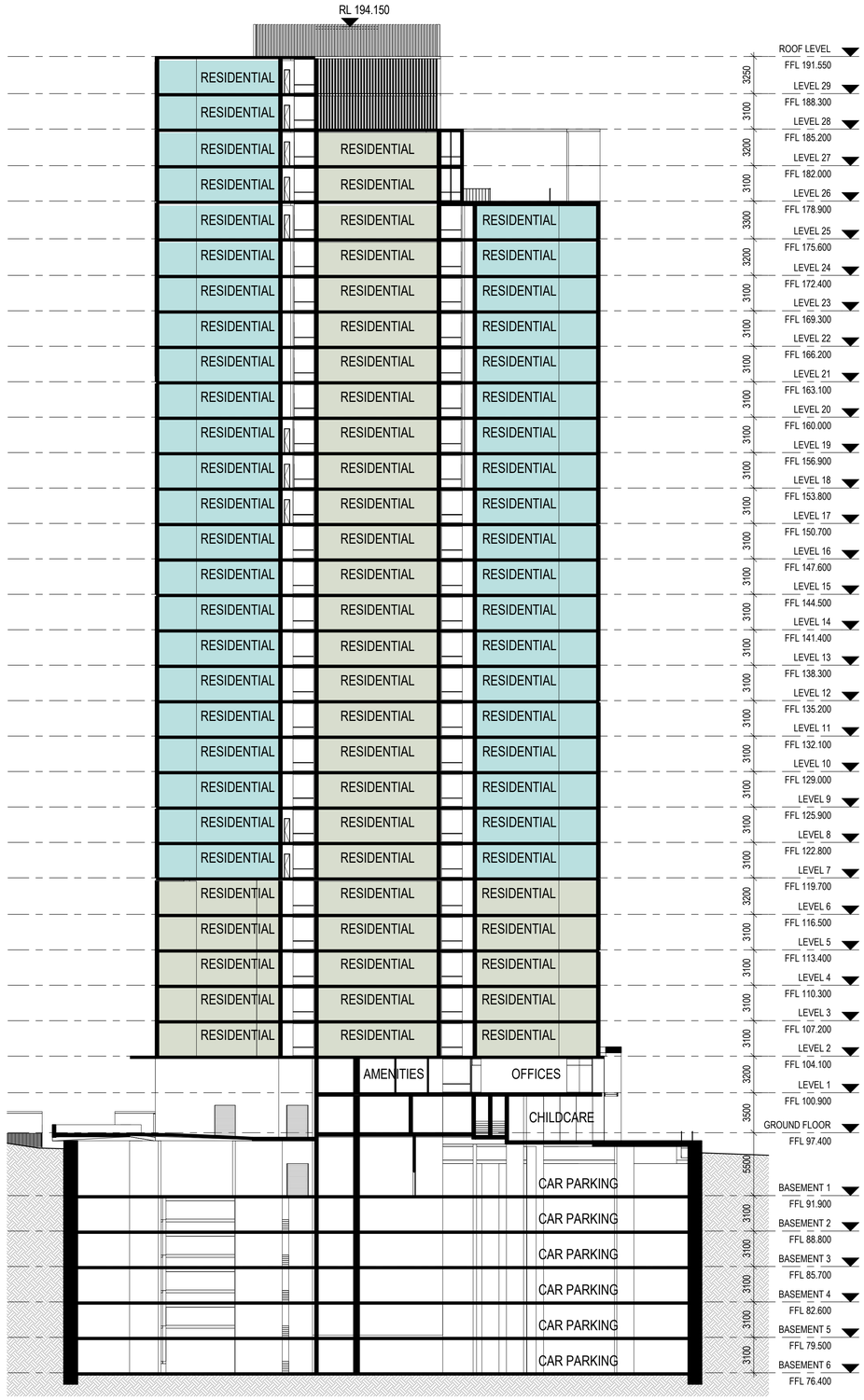
MERITON

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

SECTION 1 & 2

[Ref] 20200100 [Dwg No] AD-DA251 [Rev] 2



1 SECTION 3
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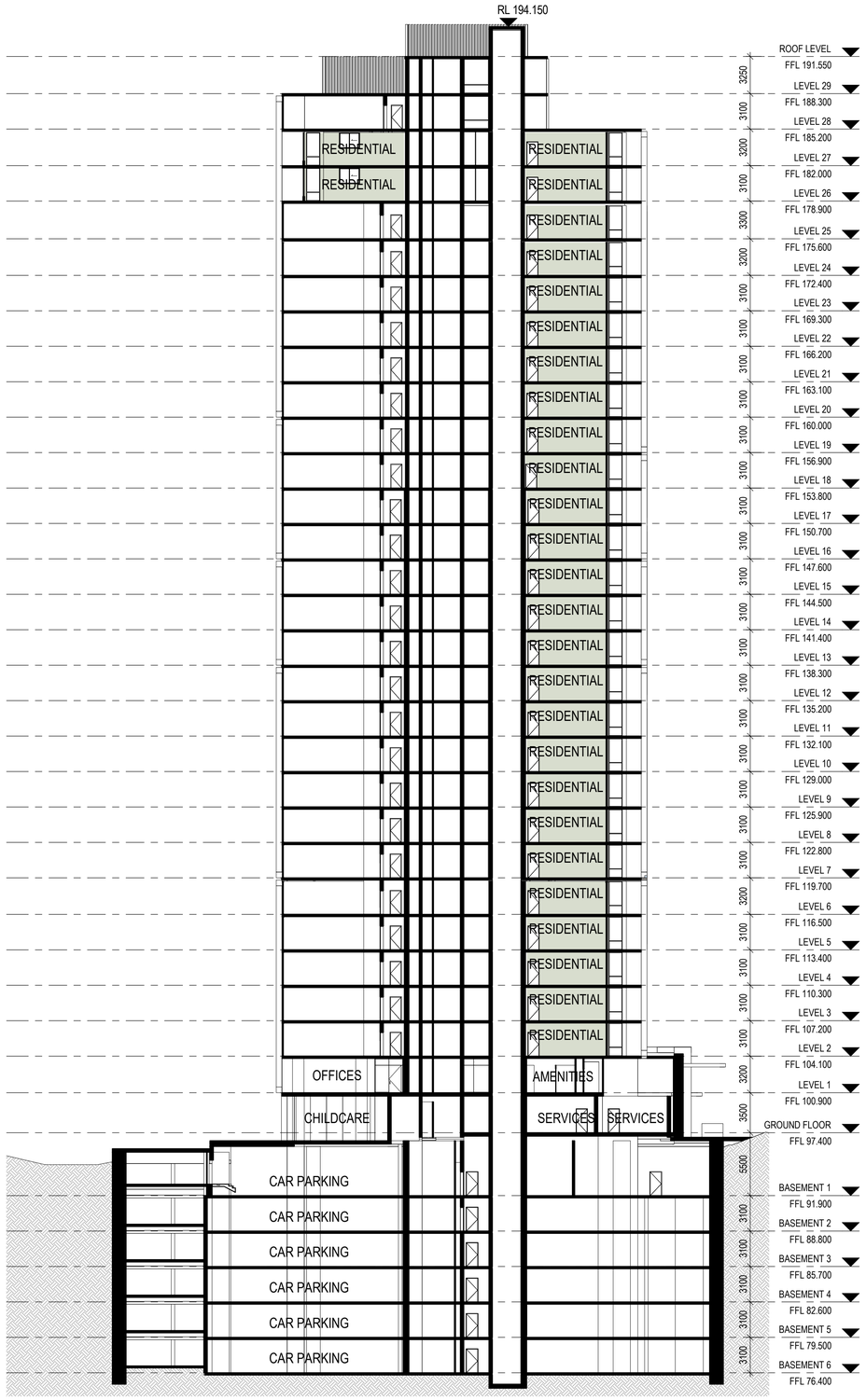

2 SECTION 4
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[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 26/10/2021 3:59:09 PM

History

[Rev#]	[Description]	[Date]
G	FOR REVIEW	01.10.2021
H	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

0 2.5 5 7.5 10 12.5 m

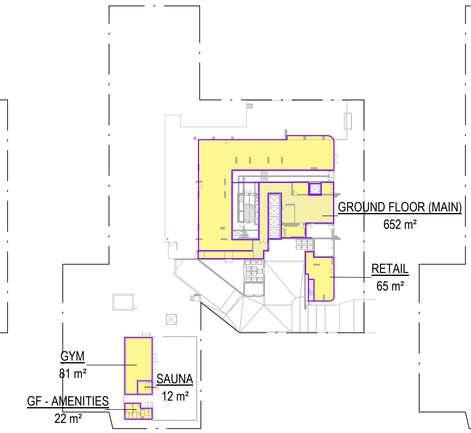
[Scale] 1 : 250 @ A1

SECTION 3 & 4

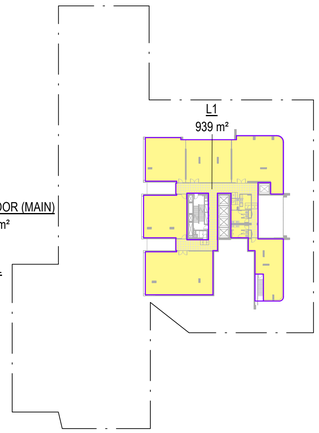
[Ref] 20200100 [Dwg No] AD-DA252 [Rev] 2

1 BASEMENT 6
1 : 750

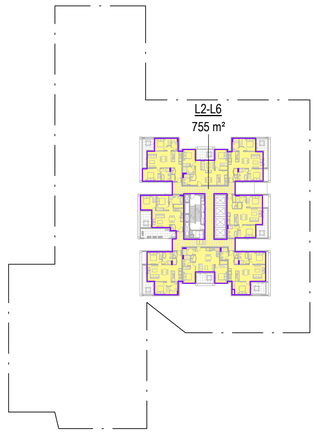
2 BASEMENT 5
1 : 750



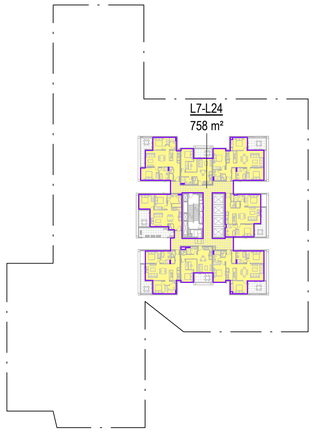
3 GROUND FLOOR
1 : 750



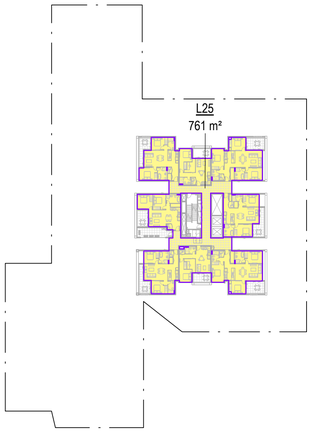
4 LEVEL 1
1 : 750



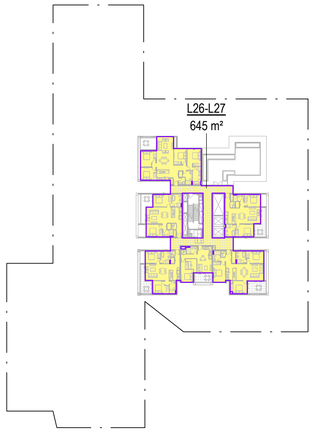
5 LEVEL 2-6
1 : 750



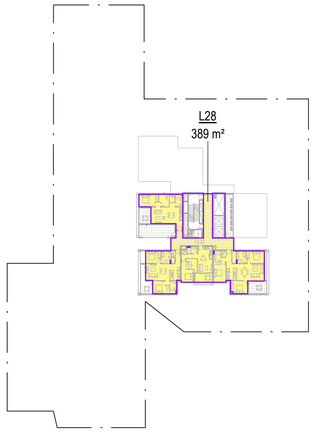
6 LEVEL 7-24
1 : 750



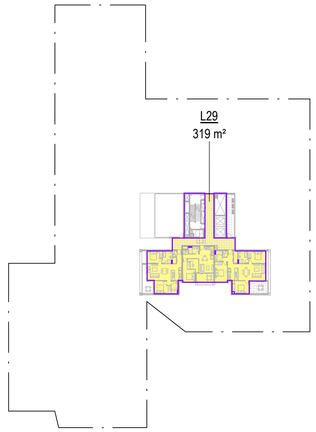
7 LEVEL 25
1 : 750



8 LEVEL 26-27
1 : 750



9 LEVEL 28
1 : 750



10 LEVEL 29
1 : 750

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	2/11/2021 7:01:56 PM

History

[Rev#]	[Description]	[Date]
G	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021
3	DEVELOPMENT APPLICATION	02.11.2021

AREA SCHEDULE (GFA)

REF: HORNSBY LOCAL ENVIRONMENTAL PLAN 2013

FSR: 4.5:1
SITE AREA: 4970m²
ALLOWABLE GFA: 22365 m²

NOTE: 95 CAR SPACES ABOVE COUNCIL RATES ACROSS BASEMENT 5-6

NAME	REF. LEVEL	AREA PER LEVEL / AREA PER CAR SPACE	LEVELS SPANNED	TOTAL AREA
SINGLE CAR SPACE	BASEMENT 6	13 m²	1	687 m²
SINGLE CAR SPACE	BASEMENT 5	13 m²	1	544 m²
GF - AMENITIES	GROUND FLOOR	22 m²	1	22 m²
GROUND FLOOR (MAIN)	GROUND FLOOR	652 m²	1	652 m²
GYM	GROUND FLOOR	81 m²	1	81 m²
RETAIL	GROUND FLOOR	65 m²	1	65 m²
SAUNA	GROUND FLOOR	12 m²	1	12 m²
L1	LEVEL 1	939 m²	1	939 m²
L2-L6	LEVEL 3	755 m²	5	3774 m²
L7-L24	LEVEL 17	758 m²	18	13641 m²
L25	LEVEL 25	761 m²	1	761 m²
L26-L27	LEVEL 26	645 m²	2	1289 m²
L28	LEVEL 28	389 m²	1	389 m²
L29	LEVEL 29	319 m²	1	319 m²
				23176 m²

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

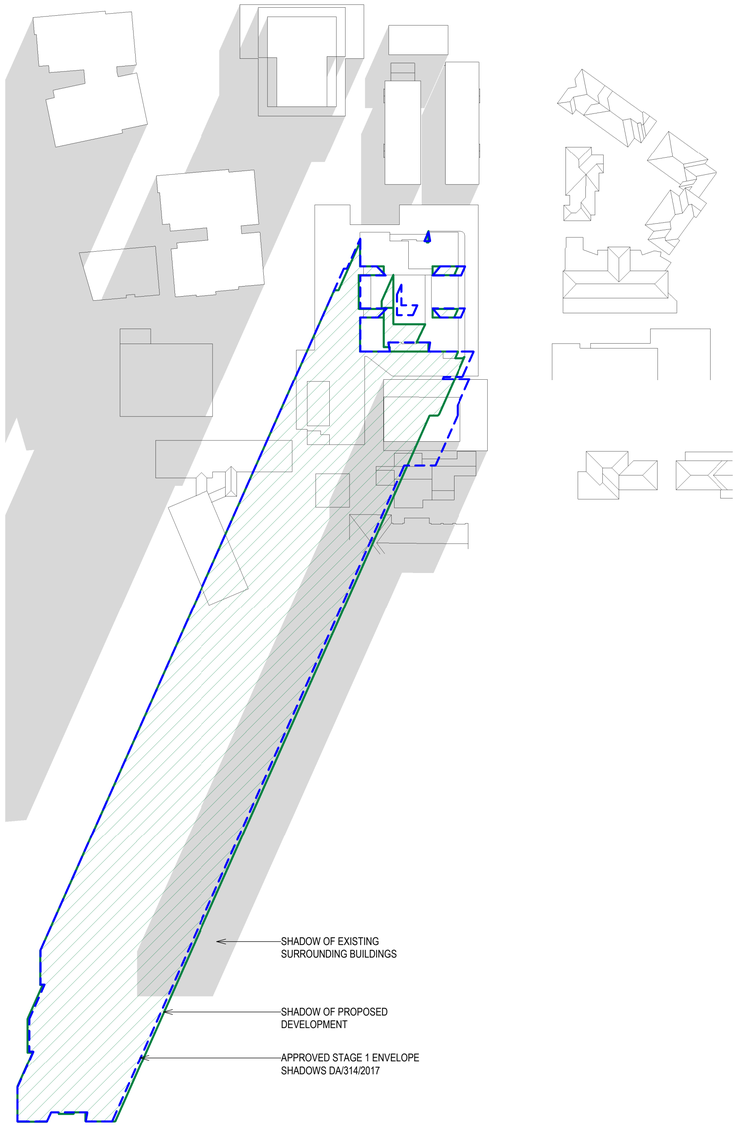
MERITON

0 7.5 15 22.5 30 37.5 m

[Scale] 1 : 750 @ A1

GFA PLANS

[Ref] 20200100 [Dwg No] AD-DA300 [Rev] 3



1 SHADOW PLAN - 21/06/2021-9.00

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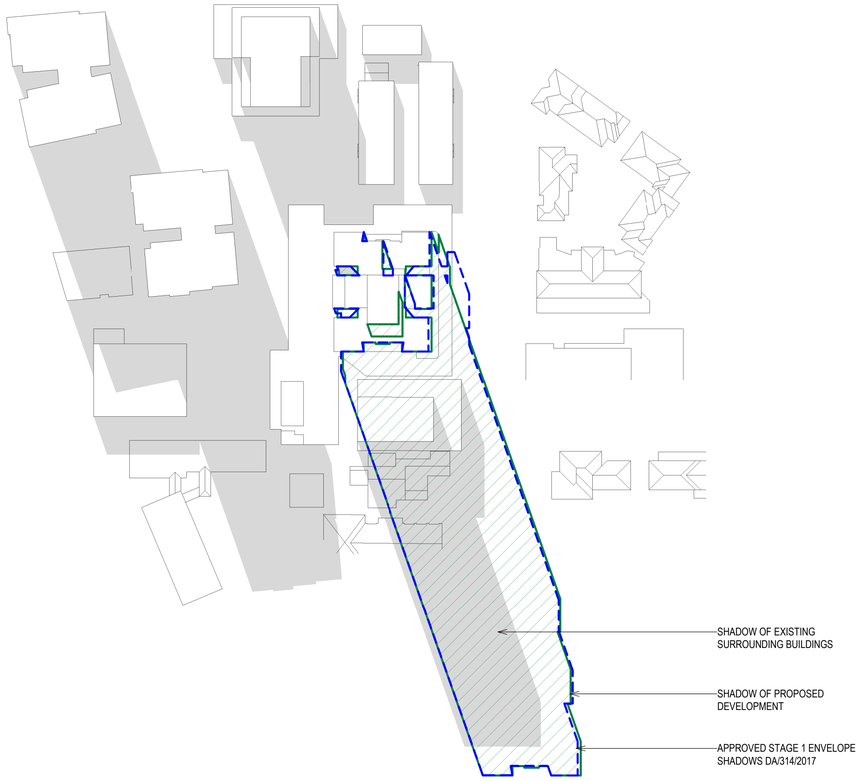

2 SHADOW PLAN - 21/06/2021-12.00

1 : 1000

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 26/10/2021 3:59:37 PM

History

[Rev#]	[Description]	[Date]
D	FOR REVIEW	01.10.2021
E	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

LEGEND

- APPROVED STAGE 1 ENVELOPE SHADOWS. DA/314/2017
- PROPOSED DEVELOPMENT SHADOWS
- EXISTING SURROUNDING BUILDINGS SHADOWS

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

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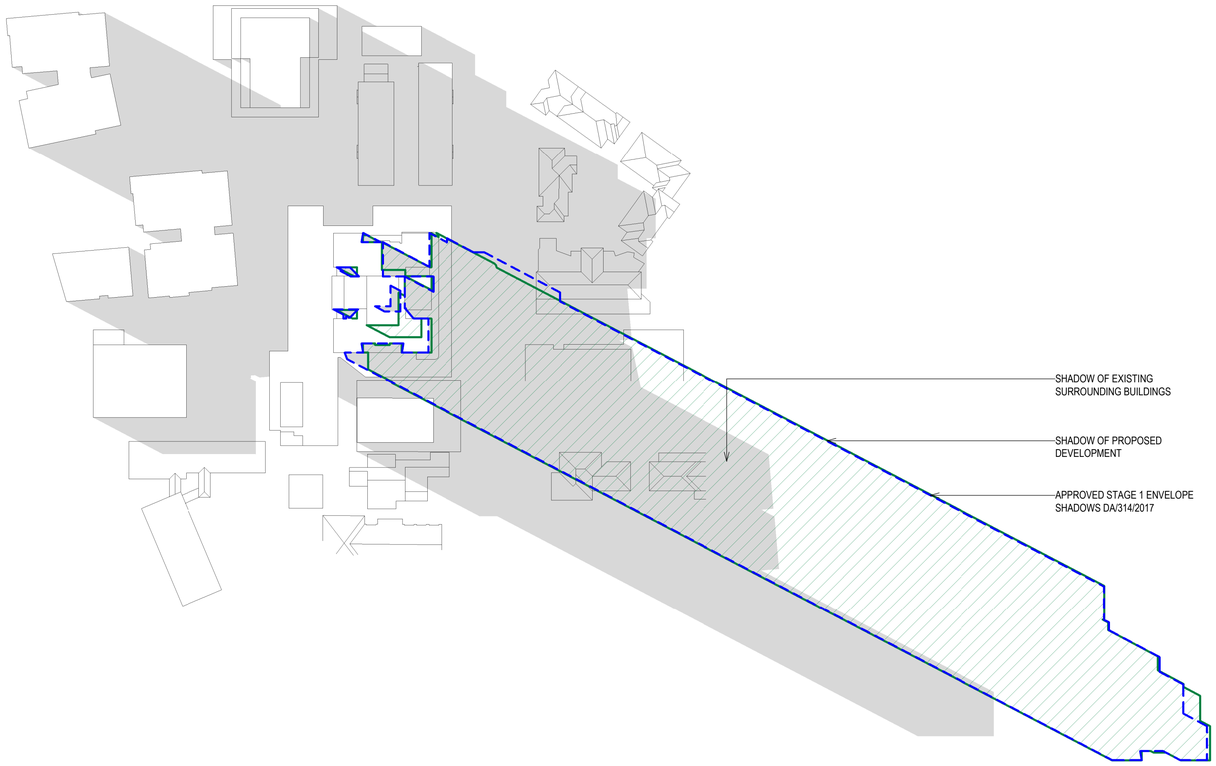
[Scale] 1:1000 @ A1

SHADOW DIAGRAMS - SHEET 1

[Ref] 20200100 [Dwg No] AD-DA301 [Rev] 2



1 SHADOW PLAN - 21/06/2021-15.00

1 : 1000

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 26/10/2021 3:59:42 PM

History

[Rev#]	[Description]	[Date]
D	FOR REVIEW	01.10.2021
E	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

LEGEND

- APPROVED STAGE 1 ENVELOPE SHADOWS. DA/314/2017
- PROPOSED DEVELOPMENT SHADOWS
- EXISTING SURROUNDING BUILDINGS SHADOWS

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

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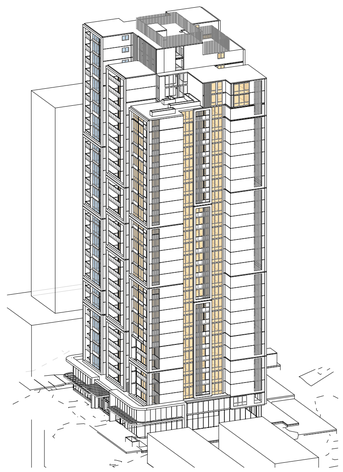
[Scale] 1:1000 @ A1

SHADOW DIAGRAMS - SHEET 2

[Ref] 20200100 [Dwg No] AD-DA302 [Rev] 2



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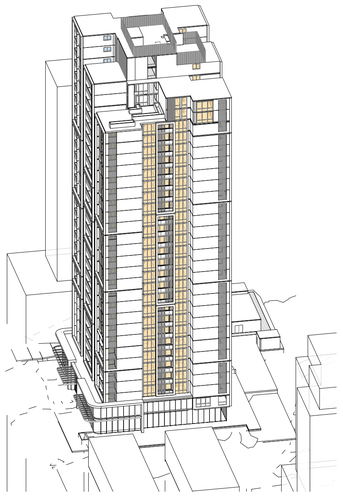

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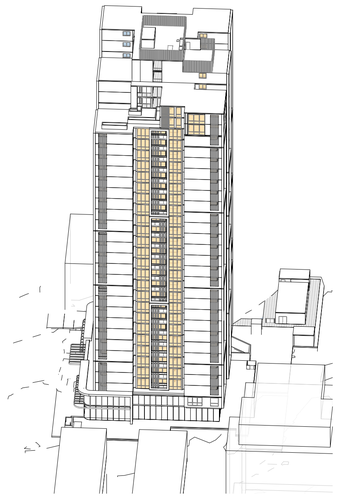

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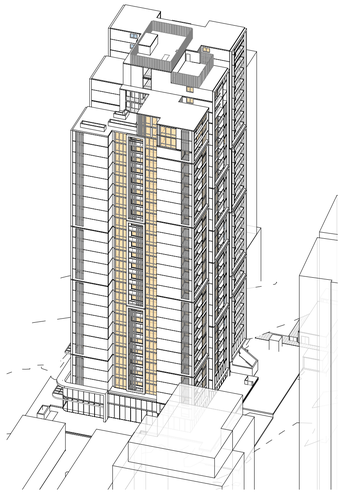

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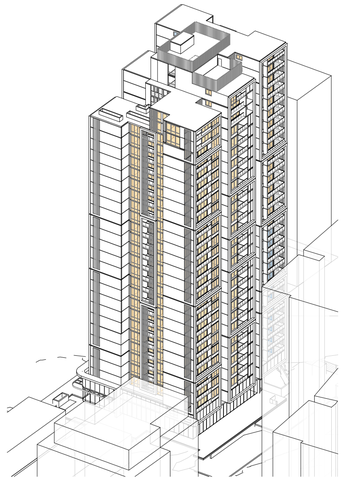

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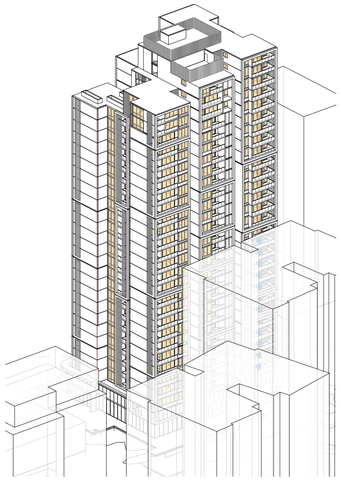

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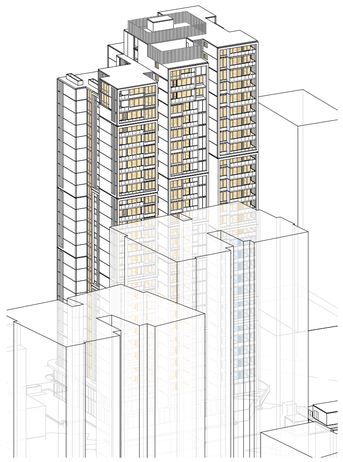

6 SOLAR ACCESS - 21/06/2021-15.00

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 26/10/2021 4:03:08 PM

History

[Rev#]	[Description]	[Date]
F	FOR REVIEW	01.10.2021
G	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - SOLAR 2 HOUR

2+ HOURS

2- HOURS

SOLAR MIX - EXCLUDING 43-51 OXFORD ST DA		
SOLAR ACCESS	NO. OF UNITS	SOLAR MIX
2+ HOURS	143	68%
2- HOURS	68	32%
TOTAL	211	100%

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[Project] 37-41 OXFORD STREET, EPPING

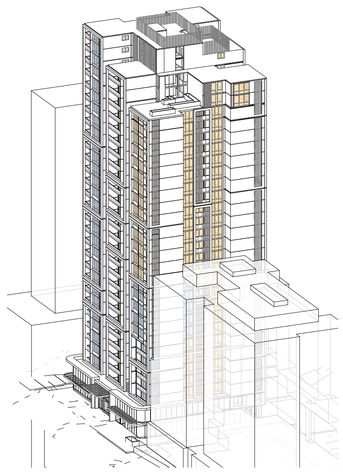
[Client] MERITON

MERITON

[Scale]

SUN EYE VIEWS - SHEET 1

[Ref] 20200100 [Dwg No] AD-DA311 [Rev] 2



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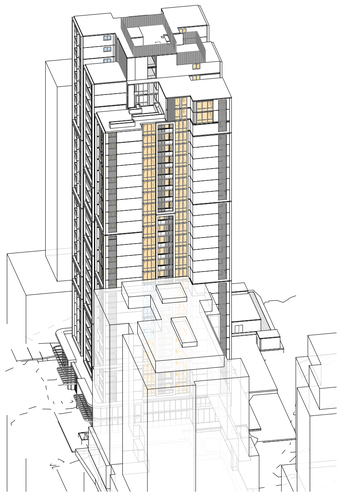

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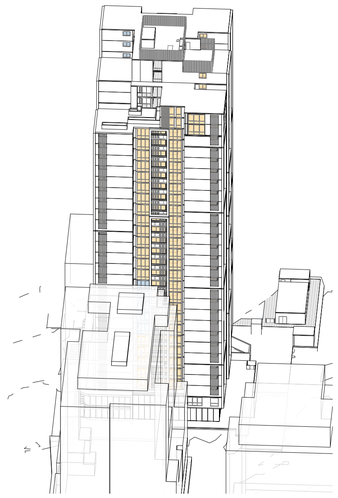

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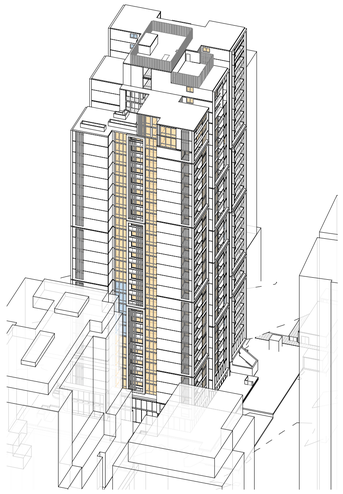

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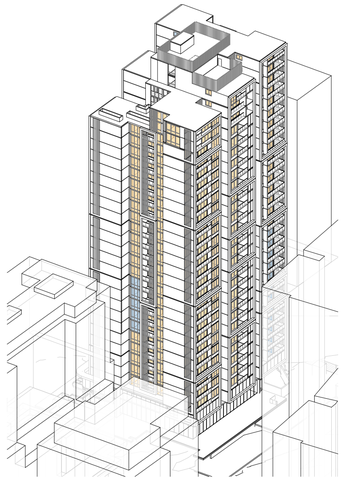

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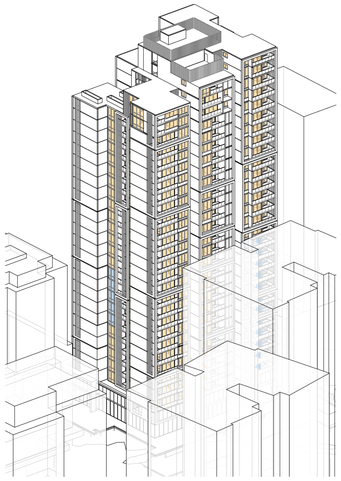
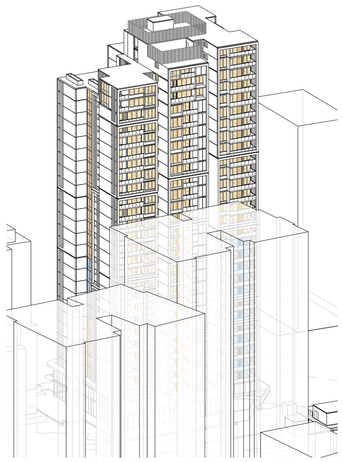


6 SOLAR ACCESS - 21/06/2021-14.00



7 SOLAR ACCESS - 21/06/2021-15.00

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 4:06:39 PM

History

[Rev#]	[Description]	[Date]
E	FOR REVIEW	01.10.2021
F	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - SOLAR 2 HOUR

2+ HOURS

2- HOURS

SOLAR MIX - INCLUDING 43-51 OXFORD ST DA		
SOLAR ACCESS	NO. OF UNITS	SOLAR MIX
2+ HOURS	133	63%
2- HOURS	78	37%
TOTAL	211	100%

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[Project] 37-41 OXFORD STREET, EPPING

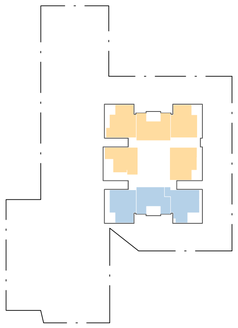
[Client] MERITON

MERITON

[Scale]

SUN EYE VIEWS - SHEET 2

[Ref] 20200100 [Dwg No] AD-DA312 [Rev] 2



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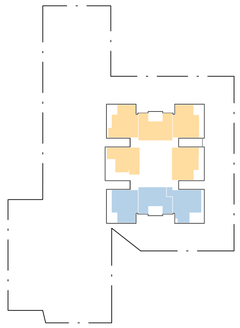

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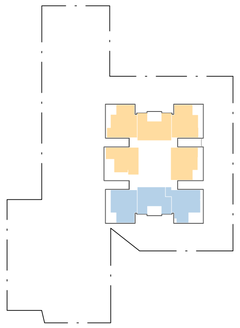

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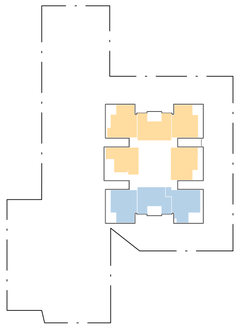

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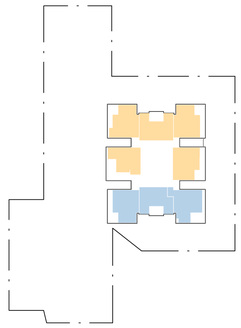

5 LEVEL 6
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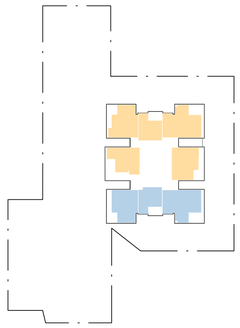

6 LEVEL 7
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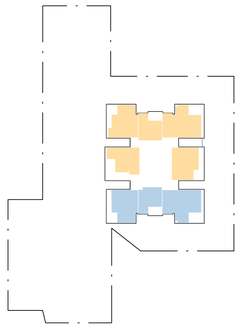

7 LEVEL 8
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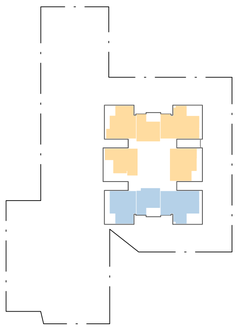

8 LEVEL 9
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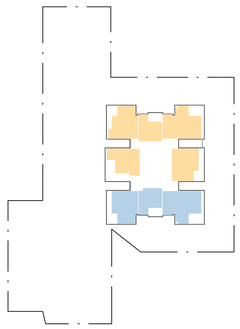

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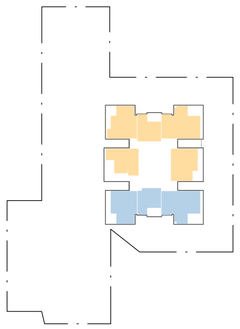

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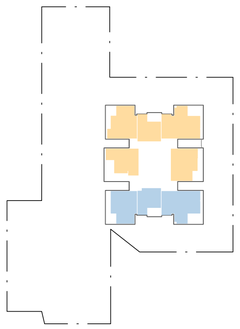

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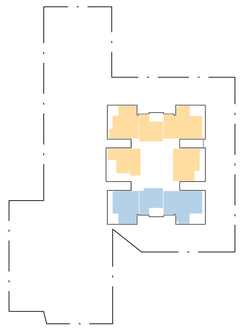

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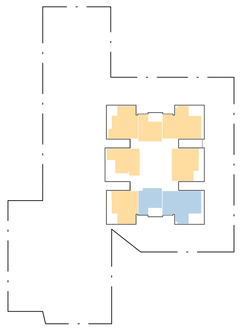

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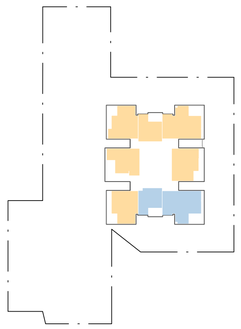

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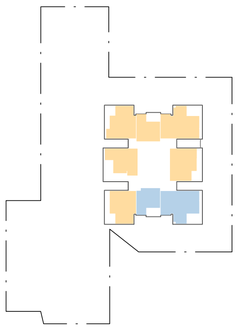

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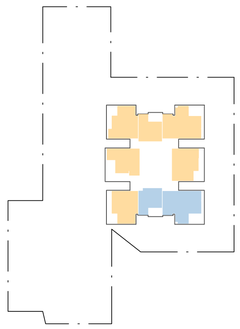

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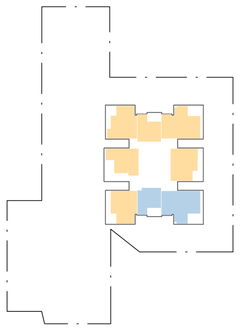

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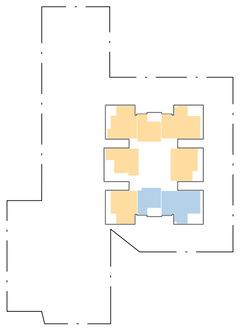

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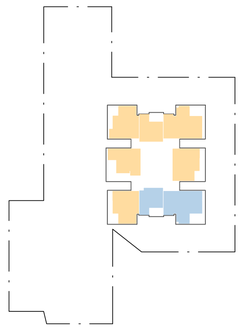

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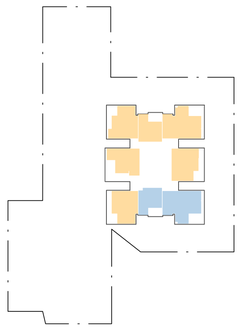

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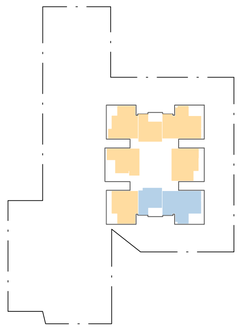

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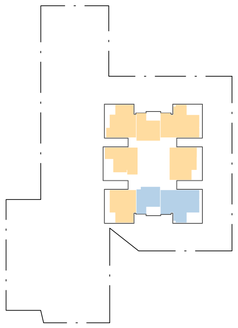

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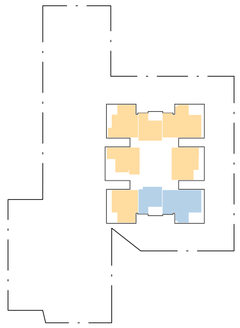

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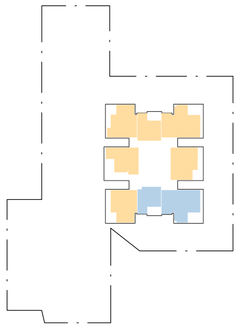

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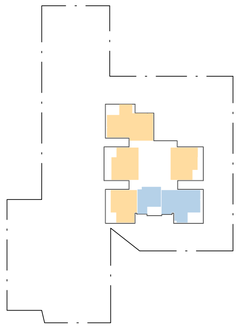

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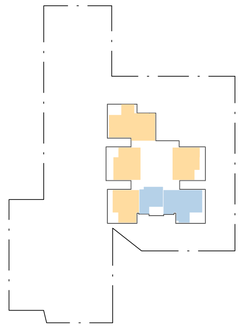

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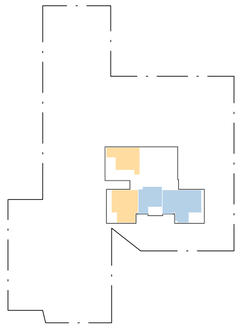

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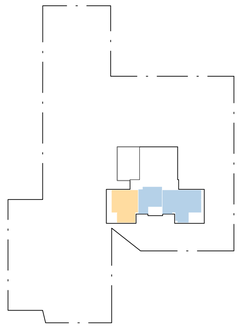

28 LEVEL 29
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[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 4:06:47 PM

History

[Rev#]	[Description]	[Date]
F	FOR REVIEW	01.10.2021
G	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - SOLAR 2 HOUR

2+ HOURS

2- HOURS

SOLAR MIX - EXCLUDING 43-51 OXFORD ST DA		
SOLAR ACCESS	NO. OF UNITS	SOLAR MIX
2+ HOURS	143	68%
2- HOURS	68	32%
TOTAL	211	100%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

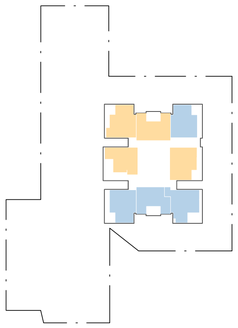
MERITON

0 10 20 30 40 50 m

[Scale] 1:1000 @ A1

SOLAR COMPLIANCE - SHEET 1

[Ref] 20200100 [Dwg No] AD-DA321 [Rev] 2



1 LEVEL 2
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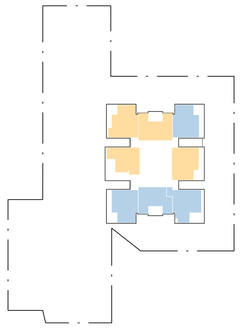

2 LEVEL 3
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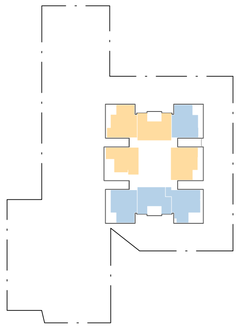
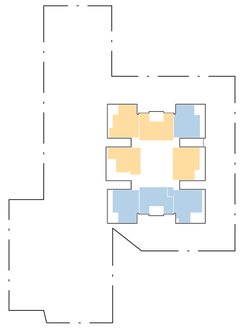
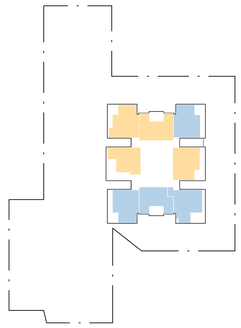


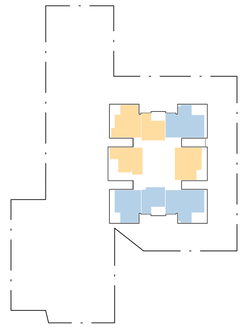
3 LEVEL 4
1 : 1000



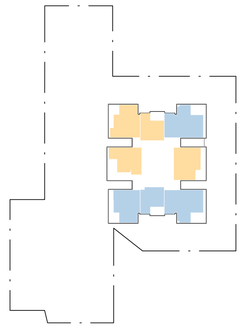
4 LEVEL 5
1 : 1000



5 LEVEL 6
1 : 1000



6 LEVEL 7
1 : 1000



7 LEVEL 8
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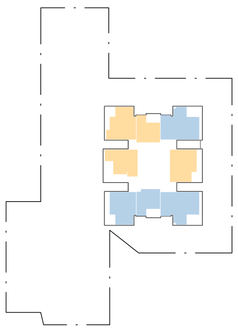
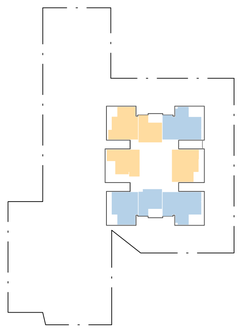


8 LEVEL 9
1 : 1000



9 LEVEL 10
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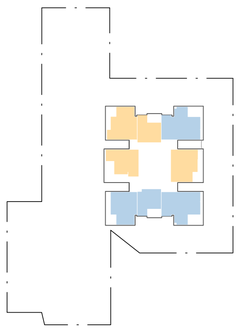

10 LEVEL 11
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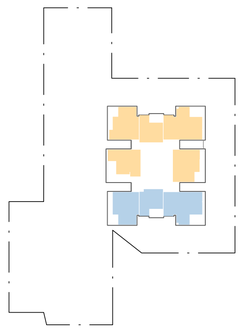

11 LEVEL 12
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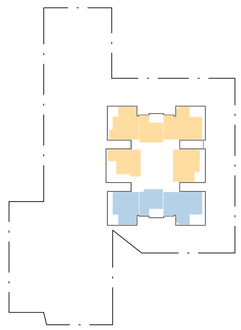

12 LEVEL 13
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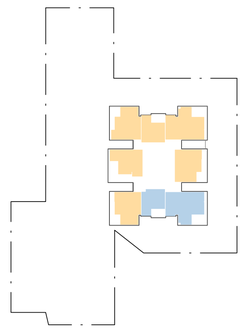
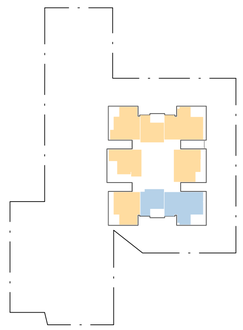


13 LEVEL 14
1 : 1000



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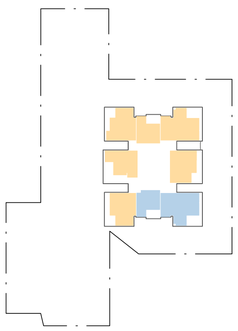

15 LEVEL 16
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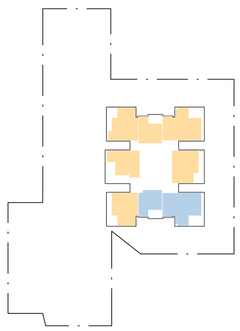

16 LEVEL 17
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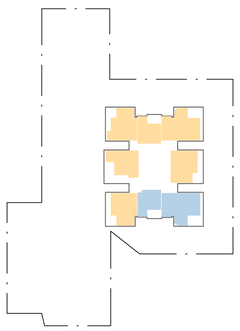

17 LEVEL 18
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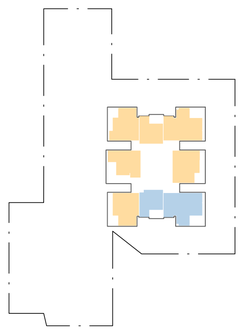
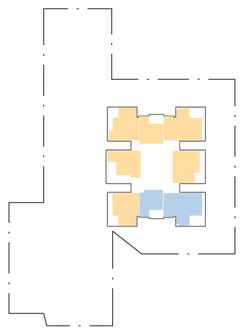


18 LEVEL 19
1 : 1000



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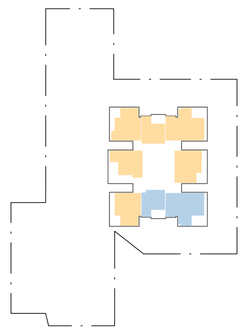

20 LEVEL 21
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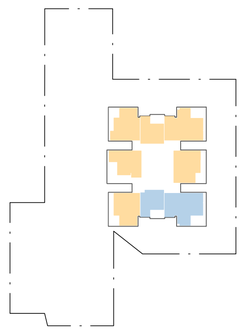

21 LEVEL 22
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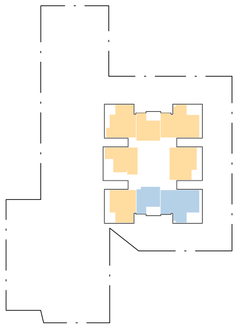

22 LEVEL 23
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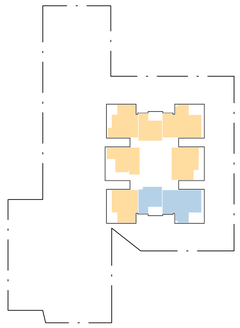

23 LEVEL 24
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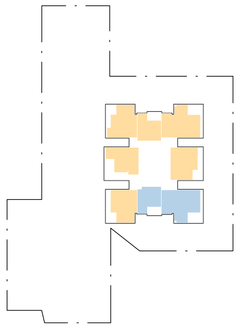

24 LEVEL 25
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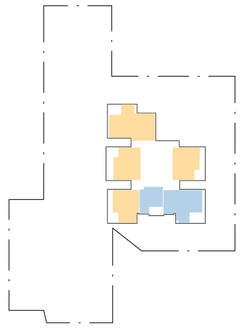

25 LEVEL 26
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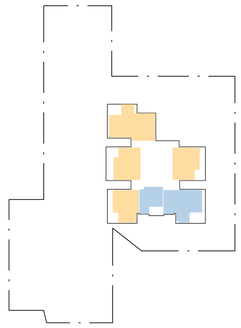
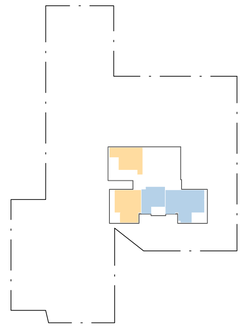
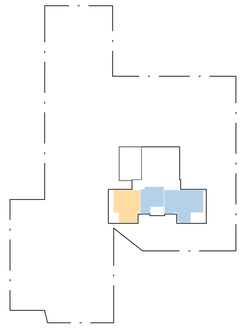


26 LEVEL 27
1 : 1000



27 LEVEL 28
1 : 1000



28 LEVEL 29
1 : 1000

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 4:06:55 PM

History

[Rev#]	[Description]	[Date]
E	FOR REVIEW	01.10.2021
F	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - SOLAR 2 HOUR

2+ HOURS

2- HOURS

SOLAR MIX - INCLUDING 43-51 OXFORD ST DA		
SOLAR ACCESS	NO. OF UNITS	SOLAR MIX
2+ HOURS	133	63%
2- HOURS	78	37%
TOTAL	211	100%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

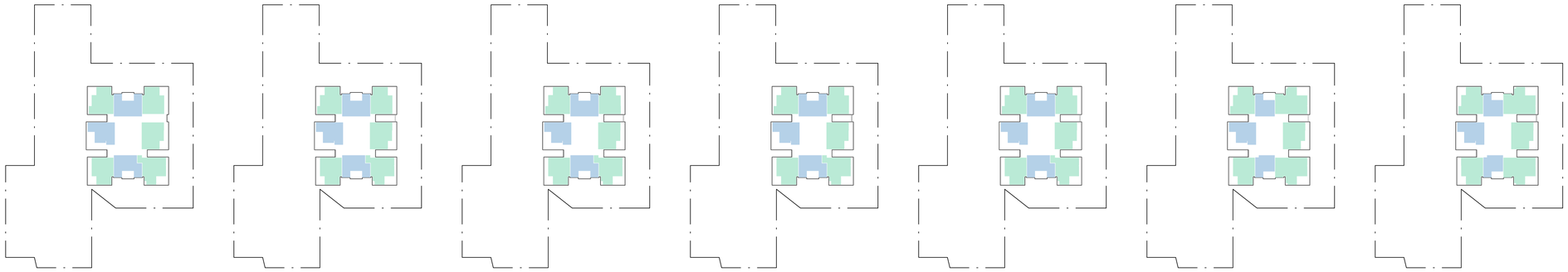
MERITON

0 10 20 30 40 50 m

[Scale] 1:1000 @ A1

SOLAR COMPLIANCE - SHEET 2

[Ref] 20200100 [Dwg No] AD-DA322 [Rev] 2



1 LEVEL 2
1 : 1000

2 LEVEL 3
1 : 1000

3 LEVEL 4
1 : 1000

4 LEVEL 5
1 : 1000

5 LEVEL 6
1 : 1000

6 LEVEL 7
1 : 1000

7 LEVEL 8
1 : 1000

[Status]	DEVELOPMENT APPLICATION
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200100-AB-DA002
[Print Date]	26/10/2021 4:06:59 PM

History

[Rev#]	[Description]	[Date]
1	DEVELOPMENT APPLICATION	26.10.2021

LEGEND - CROSS VENTILATION

YES

NO

COMPLIANCE - CROSS VENTILATION L2 - L8		
CROSS VENTILATION	NO. OF UNITS	PERCENTAGE
YES	35	63%
NO	21	38%
TOTAL	56	100%

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

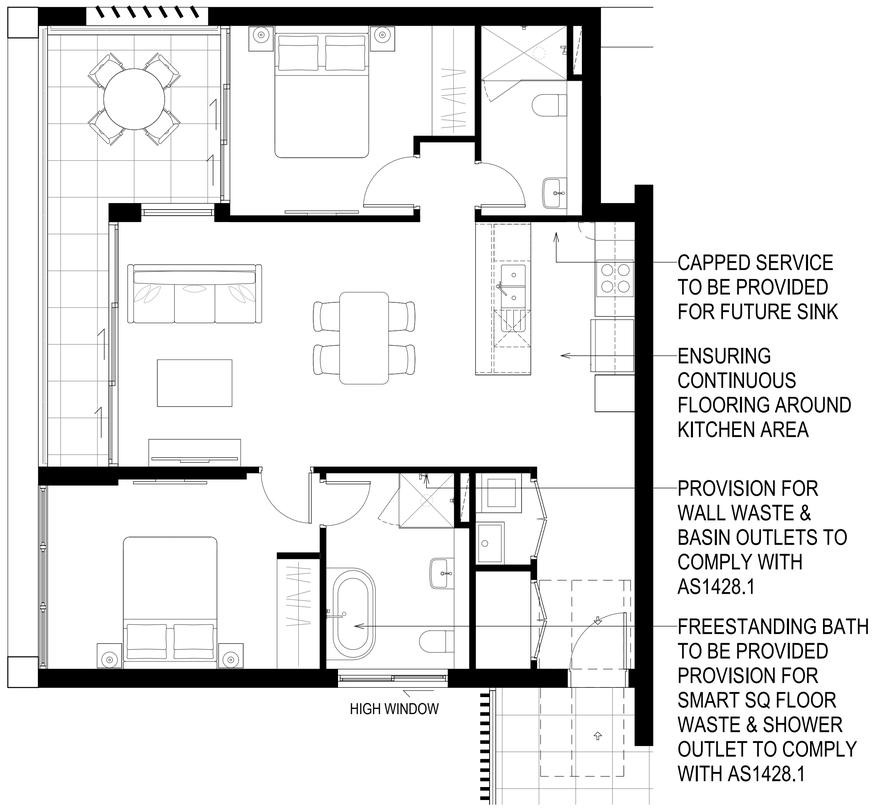
MERITON

0 10 20 30 40 50 m

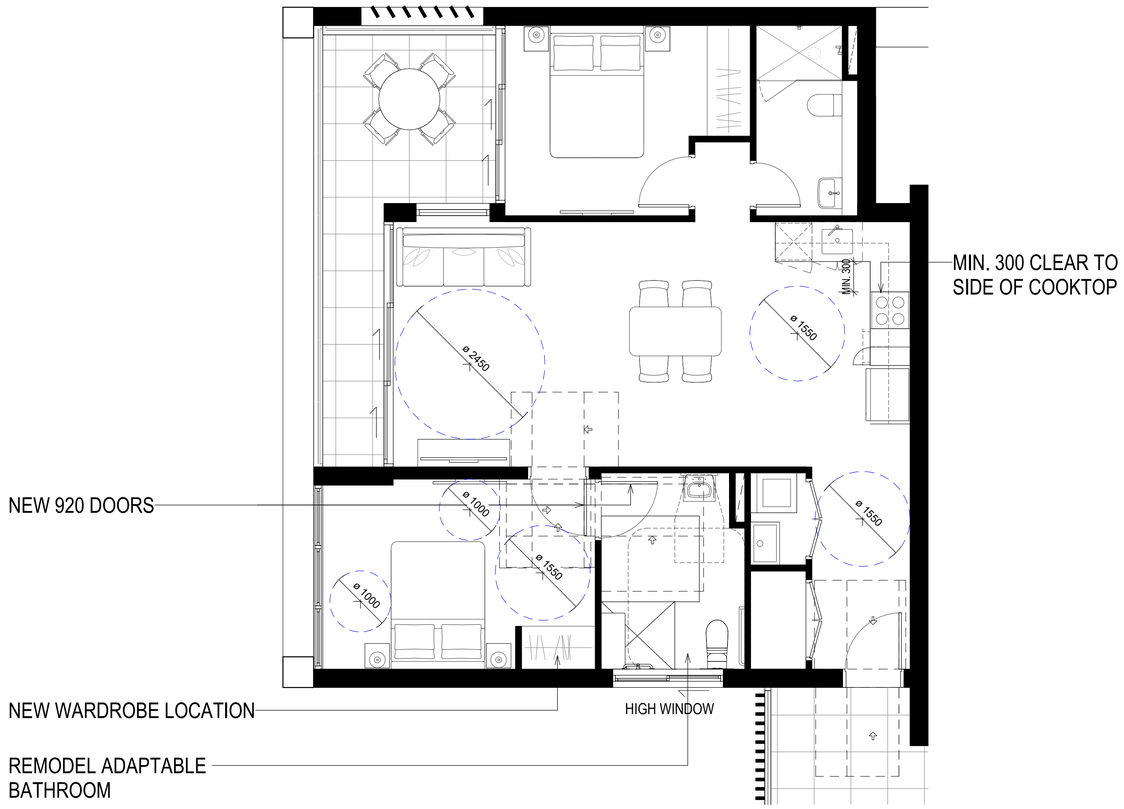
[Scale] 1:1000 @ A1

CROSS VENTILATION COMPLIANCE

[Ref] 20200100 [Dwg No] AD-DA323 [Rev] 1



1 POST-ADAPTABLE UNIT LAYOUT
1 : 50



2 POST-ADAPTABLE UNIT LAYOUT
1 : 50

UNITS - ADAPTABLE	
LEVEL	COUNT
LEVEL 2	1
LEVEL 3	1
LEVEL 4	1
LEVEL 5	1
LEVEL 6	1
LEVEL 7	1
LEVEL 8	1
LEVEL 9	1
LEVEL 10	1
LEVEL 11	1
LEVEL 12	1
LEVEL 13	1
LEVEL 14	1
LEVEL 15	1
LEVEL 16	1
LEVEL 17	1
LEVEL 18	1
LEVEL 19	1
LEVEL 20	1
LEVEL 21	1
LEVEL 22	1
LEVEL 23	1
TOTAL:	22

[Status] DEVELOPMENT APPLICATION

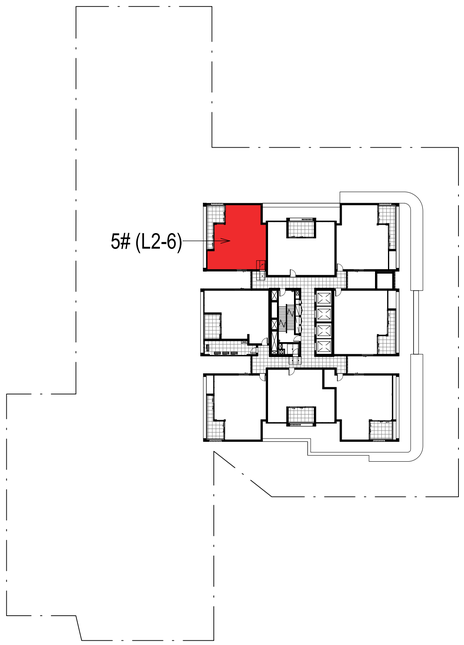
[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

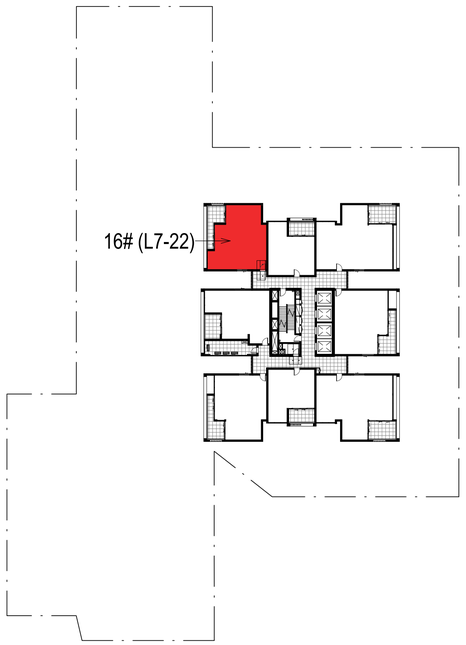
[Print Date] 26/10/2021 4:07:11 PM

History

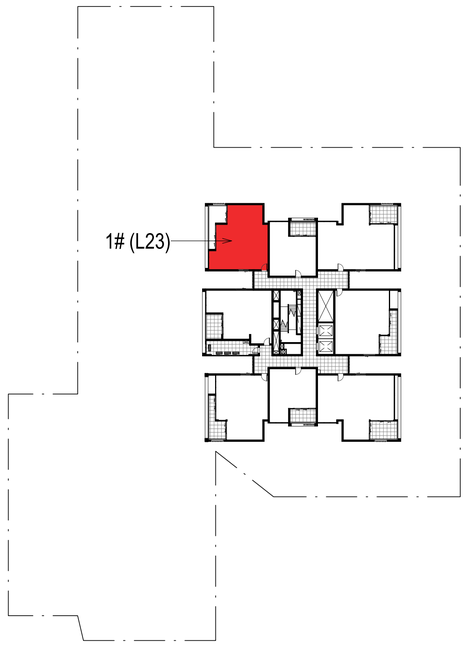
[Rev#]	[Description]	[Date]
A	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	22.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021



3 ADAPTABLE UNIT L2-6
1 : 500



4 ADAPTABLE UNIT L7-22
1 : 500



5 ADATPABLE UNIT L23
1 : 500

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[Project] 37-41 OXFORD STREET, EPPING

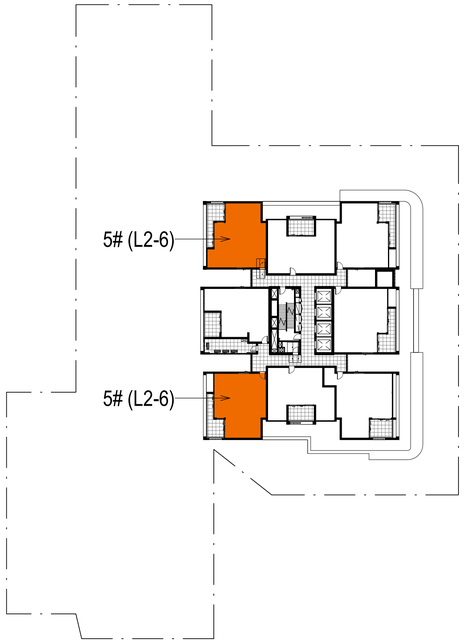
[Client] MERITON

MERITON

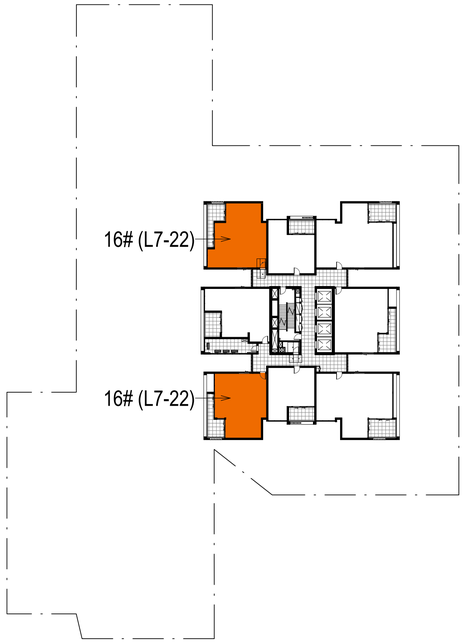
[Scale] As indicated @ A1

ADAPTABLE UNITS SHEET 1

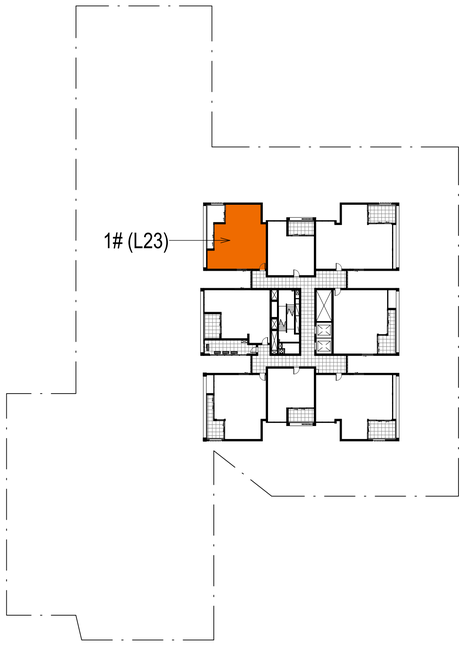
[Ref] 20200100 [Dwg No] AD-DA400 [Rev] 3



1 LIVABLE (SILVER) UNIT L2-6
1 : 500



2 LIVABLE (SILVER) UNIT L7-22
1 : 500



3 LIVABLE (SILVER) UNIT L23
1 : 500

UNITS - LIVABLE HOUSING - SILVER	
LEVEL	COUNT
LEVEL 2	2
LEVEL 3	2
LEVEL 4	2
LEVEL 5	2
LEVEL 6	2
LEVEL 7	2
LEVEL 8	2
LEVEL 9	2
LEVEL 10	2
LEVEL 11	2
LEVEL 12	2
LEVEL 13	2
LEVEL 14	2
LEVEL 15	2
LEVEL 16	2
LEVEL 17	2
LEVEL 18	2
LEVEL 19	2
LEVEL 20	2
LEVEL 21	2
LEVEL 22	2
LEVEL 23	1
TOTAL:	43

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200100-AB-DA002

[Print Date] 26/10/2021 4:07:22 PM

History

[Rev#]	[Description]	[Date]
A	FOR REVIEW	07.10.2021
1	FOR REVIEW	15.10.2021
2	FOR REVIEW	22.10.2021
3	DEVELOPMENT APPLICATION	26.10.2021

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[Project] 37-41 OXFORD STREET, EPPING

[Client] MERITON

MERITON

0 5 10 15 20 25 m

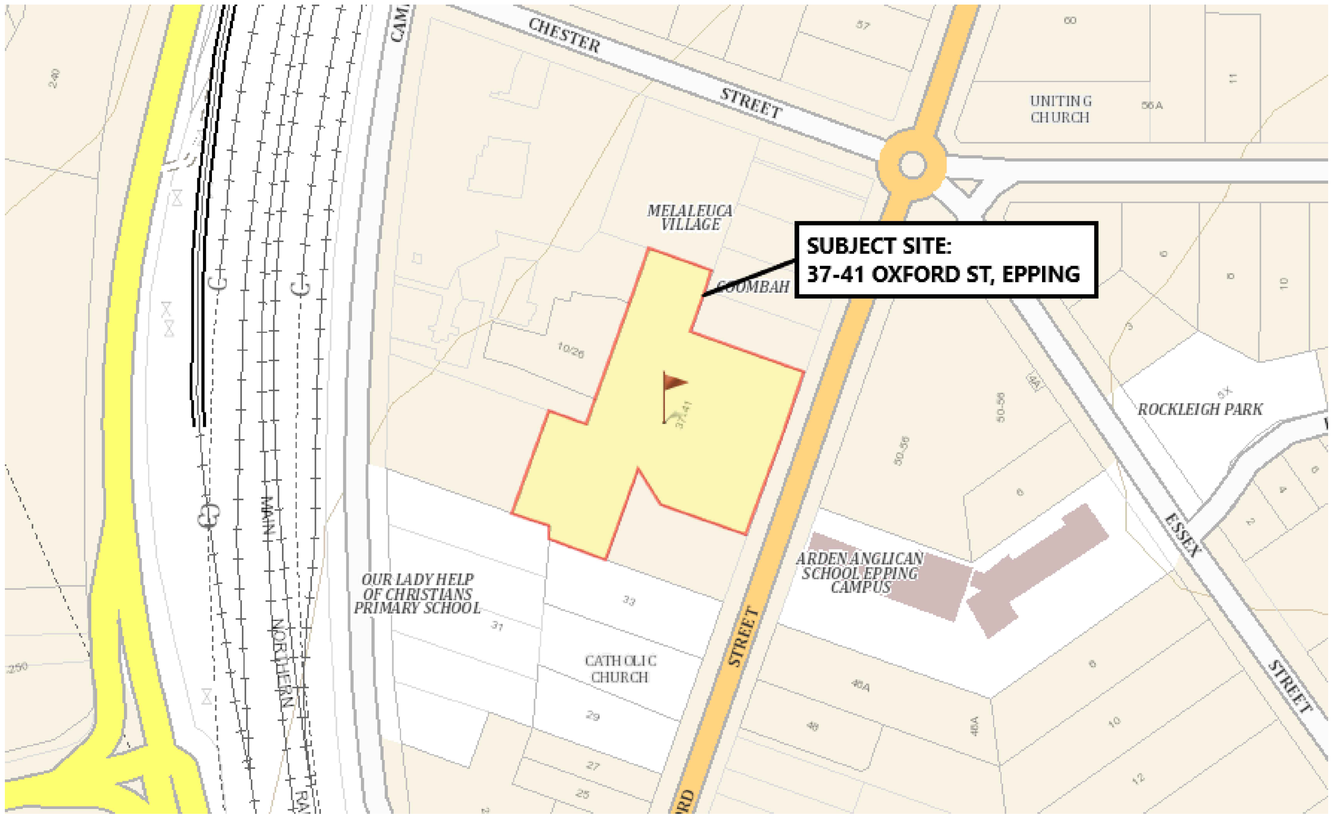
[Scale] 1 : 500 @ A1

LIVABLE (SILVER) UNITS SHEET 1

[Ref] 20200100 [Dwg No] AD-DA410 [Rev] 3

STORMWATER DRAINAGE CONCEPT PLAN FOR NO.37-41 OXFORD STREET, EPPING, NSW.

DRAWING REGISTER		
DWG NUMBER	TITLE	ISSUE
0185-21 C1.01	TITLE SHEET	A
0185-21 C1.02	NOTES AND SPECIFICATIONS	A
0185-21 C1.03	BASEMENT LEVEL 6 DRAINAGE PLANS	A
0185-21 C1.04	BASEMENT LEVEL 2 DRAINAGE PLANS	A
0185-21 C1.05	BASEMENT LEVEL 1 DRAINAGE PLANS	A
0185-21 C1.06	GROUND FLOOR DRAINAGE PLANS	A
0185-21 C1.07	DRAINAGE EASEMENT PLAN	A
0185-21 C1.08	BASEMENT DRAINAGE DETAILS	A
0185-21 C1.09	OSD & WSUD CHAMBER DETAILS	A
0185-21 C1.10	STORMWATER DRAINAGE DETAILS	A
0185-21 C1.11	OSD & WSUD CALCULATION SHEETS	A



SITE LOCALITY PLAN

SCALE NTS

N

-DIAL 1100 BEFORE YOU DIG.

-Ensure all services are located prior to the commencement of any work/excavation.

DIAL 1100 BEFORE YOU DIG
www.1100.com.au

Regulated Design Record				
Project Address:	37-41 OXFORD STREET, EPPING			
Project Title:	PROPOSED MIXED USE DEVELOPMENT			
Consent No: -			Body Corporate Reg No: -	
Drawing Title: REFER BELOW			Drawing No: -	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	05/11/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

REFER COVER SHEET FOR LIST OF DRAWINGS.

D.T | CIVIL
ENGINEERING CONSULTANTS
ABN: 48 633 748 053
DIMITRI@DTCIVIL.COM.AU
P.O BOX 513 SANS SOUCI 2219
WWW.DTCIVIL.COM.AU

CLIENT:

KARIMBLA
CONSTRUCTION SERVICES (NSW)
PTY LIMITED
Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

PROJECT:

PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:

TITLE SHEET

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

JOB: 0185-21-MT

ISSUE: A

DRAWING: 0185-21 SW1.01

SCALE: 1:100, 1:20

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
A	05/11/21	ISSUED FOR DA SUBMISSION.	D.T

GENERAL NOTES

1. ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BMS OR SSM.

2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.

3. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS, (INCLUDING NORTH SYDNEY PUBLIC DOMAIN STYLE MANUAL & DESIGN CODES, 2018) AND THE DIRECTIONS OF THE SUPERINTENDENT.

4. DIMENSIONS MUST NOT BE SCALED FROM DRAWINGS.

5. CONTRACTOR TO ENSURE THAT ALL ROADWORKS ARE SMOOTHLY TRANSITIONED TO EXISTING LEVELS FREE FROM ABRUPT CHANGES.

6. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR. FURTHER, THE LOCATION OF RECOVERY MARKS SHOULD BE VERIFIED AND CONFIRMED BY THE CONTRACTOR AND ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF WORK.

7. AT COMPLETION OF WORKS ALL ADJOINING DISTURBED AREAS ARE TO BE REINSTATED TO THE "AS FOUND" CONDITION.

8. THE CONTRACTOR SHALL ENSURE ALL AREAS DRAIN WITH A MINIMUM FALL OF 1% (1:100) GRADE TO OUTLETS UNLESS INDICATED OTHERWISE. NO WORKS SHALL CAUSE PONDING OF STORMWATER ON UPSTREAM PROPERTIES OR CONCENTRATE RUNOFF ONTO DOWNSTREAM PROPERTIES.

9. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED LANDSCAPE, ARCHITECTURAL, ELECTRICAL, RETICULATION, WATER & SEWER DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED.

10. THE CONTRACTOR SHALL ENSURE THAT ALL PAVEMENTS GRADE EVENLY BETWEEN NOMINATED RL'S ON PLAN AND NO POND OF WATER OCCURS.

11. ALL DIMENSIONS ARE IN METERS UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METERS.

12. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

13. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

14. THE APPROVAL OF A SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER BUT IS NOT AN AUTHORIZATION FOR AN EXTRA. ANY EXTRAS INVOLVED MUST BE TAKEN UP WITH THE SUPERINTENDENT BEFORE THE WORK COMMENCES.

15. THE CONTRACTOR IS TO EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER AS REQUIRED FOR ALL GEOTECHNICAL ASPECTS OF THE BUILDING WORKS. REFER TO FOUNDATION, GROUNDWORKS AND RETENTION/SHORING NOTES. REFER ALSO TO THE GEOTECHNICAL REPORT FOR THIS PROJECT.

PAVEMENT

1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.

2. PAVEMENT MATERIAL SHALL CONSIST OF APPROVED OR RIPPED SANDSTONE, NATURAL GRAVEL OR FINE CRUSH ROCK AS PER COUNCIL SPECIFICATION.

3. PAVEMENT MATERIALS SHALL BE SPREAD IN LAYERS NOT EXCEEDING 150mm AND NOT LESS THEN 75mm COMPACTED THICKNESS. PAVEMENT MATERIALS SHALL BE SIZED AND OF A STANDARD OUTLINED IN AS1141.

4. CRUSHED OR RIPPED SANDSTONE SHALL BE MINUS 75mm NOMINAL SIZE DERIVED FROM SOUND, CLEAN SANDSTONE FREE FROM OVERBURDEN, CLAY SEAMS, SHALE AND OTHER DELETERIOUS MATERIAL.

5. PAVEMENT MATERIALS SHALL BE COMPACTED BY SUITABLE MEANS TO SATISFY THE FOLLOWING MINIMUM SPECIFICATIONS (AS PER AS1289.52)

DESCRIPTION	MODIFIED DENSITY RATIO
SUB-BASE	98% MDD
BASE COURSE	98% MDD
ASPHALTIC CONCRETE	97% MDD

AND SUBJECT TO COUNCIL'S CONSTRUCTION SPECIFICATION.

6. TESTING FOR EACH LAYER SHALL BE UNDERTAKEN BY A N.A.T.A. REGISTERED LABORATORY IN ACCORDANCE WITH AS1289, AT NOT MORE THAN 50m INTERVALS AND A MINIMUM OF TWO PER LAYER. FURTHER FREQUENCY OF TESTING SHALL BE NO LESS THAN THAT REQUIRED BY AS3978-1996.

SUBGRADE PREPARATION

1. REMOVE ALL VEGETATION, TOPSOIL AND DELETERIOUS MATERIAL FROM AREA OF PROPOSED BUILDING PLATFORM AND PAVEMENTS.

2. PROOF ROLL EXPOSED SUB GRADE TO ACHIEVE A MINIMUM COMPACTION OF 98% STANDARD MAXIMUM DRY DENSITY (SMDD), DETERMINED BY THE STANDARD COMPACTION TEST IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARD 1289.5.1.1.

3. REMOVE ANY SOFT, HEAVING, WET OR UNSTABLE AREAS IDENTIFIED DURING PROOF ROLLING AND REPLACE USING SELECT IMPORTED FILL COMPACTED IN LAYERS NOT EXCEEDING 200mm MEASURED LOOSE TO ACHIEVE A MINIMUM 98% STANDARD MAXIMUM DRY DENSITY.

4. NOTE THAT THE SITE IS UNDERLAIN BY EXISTING SERVICES AND COMPACTION UTILISING VIBRATION MAY NOT BE SUITABLE IN THE VICINITY OF UNDERGROUND SERVICES.

5. ANY FILL REQUIRED TO RAISE LEVELS TO BULK EARTHWORKS TO WITHIN 50mm OF NOMINATED LEVELS IS TO BE APPROVED GRANULAR MATERIAL COMPACTED IN LAYERS NOT EXCEEDING 300mm MEASURED LOOSE TO 98% STANDARD MAXIMUM DRY DENSITY WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC).

6. THE CONTRACTOR IS TO PROVIDE CERTIFICATION TO THE EFFECT THAT EARTHWORKS COMPACTION TO 98% STANDARD MAXIMUM DRY DENSITY, (AS 1289 E1.1, E4.1) HAS BEEN ACHIEVED, UNLESS OTHERWISE AGREED IN WRITING BY SITE SUPERINTENDENT.

7. THE CONTRACTOR IS TO PROVIDE TO THE SITE SUPERINTENDENT A SURVEY CONFIRMATION FROM A REGISTERED SURVEYOR, CONFIRMING BULK EARTHWORKS LEVELS AS WITHIN +/-50mm OF LEVELS NOMINATED.

8. SUBGRADE REPLACEMENT MATERIAL IS TO CONSIST OF CLEAN, UNCONTAMINATED, WELL-GRADED MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 75mm, WITH 80% LESS THAN 20mm, AND A SOAKED C.B.R. GREATER THAN 10% AND A PLASTICITY INDEX LESS THAN 12.

9. BACK FILLING FOR SERVICE TRENCHES AND REMOVED SERVICES OR PITS OR FOUNDATIONS IS TO USE APPROVED WELL-GRADED GRANULAR MATERIAL WITH MINIMUM VOIDS, (EITHER SELECT INSITU OR IMPORTED FILL), COMPACTION AS SPECIFIED ABOVE.

10. ALL EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH AS3798-1996: GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS.

KERBING NOTES

1. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa.

2. ALL KERBS, GUTTERS, DISH DRAINS AND CROSSINGS TO BE CONSTRUCTED ON 100mm GRANULAR BASECOURSE COMPACTED TO MINIMUM 98% MODIFIED DRY DENSITY (AS 1289 5.2.1).

3. EXPANSION JOINTS (E..J) TO BE FORMED FROM 10mm COMPRESSIBLE CORK FILLER BOARD FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EXPANSION JOINTS TO BE LOCATED AT DRAINAGE PITS, ON TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX 12m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE EXPANSION JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.

4. WEAKENED PLANE JOINTS TO BE MIN 3mm WIDE AND LOCATED AT 3m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE WEAKENED PLANE JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.

5. BROOMED FINISH TO ALL RAMPED AND VEHICULAR CROSSINGS. ALL OTHER KERBING OR DISH DRAINS TO BE STEEL FLOAT FINISHED.

6. IN THE REPLACEMENT OF KERB AND GUTTER :-
EXISTING ROAD PAVEMENT IS TO BE SAWCUT 900mm U.N.O FROM THE LIP OF GUTTER. UPON COMPLETION OF THE NEW KERB AND GUTTER NEW BASECOURSE AND SURFACE TO BE LAID 600mm WIDE U.N.O.
EXISTING ALLOTMENT DRAINAGE PIPES ARE TO BE BUILT INTO THE NEW KERB AND GUTTER WITH 100mm DIA HOLE.
EXISTING KERB AND GUTTER IS TO BE COMPLETELY REMOVED WHERE NEW KERB AND GUTTER IS SHOWN.

GENERAL EARTHWORKS

1. THE SITE OF THE WORKS SHALL BE PREPARED BY STRIPPING ALL EXISTING TOPSOIL, FILL AND VEGETATION.

2. COMPACT SUBGRADE TO 98% OF THE STANDARD MAXIMUM DRY DENSITY WHEN TESTED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 1289 TESTS E.1.1. OR E.1.2. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR WET AREAS WHICH SHOULD BE LOCALLY EXCAVATED AND BACK FILLED WITH SELECTED MATERIAL. THE BACK FILLING MATERIAL SHALL BE IMPORTED GRANULAR FILL OF LOW PLASTICITY, PREFERABLY CRUSHED SANDSTONE, AND TO BE PLACED IN LAYERS NOT EXCEEDING 300mm LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT. SITE WORKS ARE TO BE BATTERED TO ADJACENT PROPERTY LEVELS.

3. NO STORMWATER IS TO POND ON ADJOINING PROPERTIES. THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM. STORMWATER DRAINAGE SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ALL STORMWATER RUNOFF SHALL BE GRADED AWAY FROM THE DWELLING AND DISPOSED OF VIA SURFACE CATCHDRAINS AND STORMWATER COLLECTION PITS.

4. ENSURE ALL RETAINING WALLS ARE CONSTRUCTED WITH ADEQUATE SUBSOIL DRAINAGE.

CONCRETE

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 AND OTHER RELEVANT AUSTRALIAN STANDARDS.

2. CONCRETE SHALL BE SUPPLIED BY AN APPROVED MANUFACTURER IN ACCORDANCE WITH AS1379.

3. CONCRETE SHALL HAVE THE FOLLOWING PARAMETERS:

ELEMENT	SLUMP(MM)	AGGREGATE	f'c(MPa)	OTHER
VEHICLE BASE	+ 60	20	N32	(1)
KERBS, FOOTPATHS, PITS	80	20	N25	

+ DENOTES SLUMP AT PLANT
(1) DENOTES MAXIMUM BASE SHRINKAGE STRAIN 600 x 10-6 AT 56 DAYS (TO AS 1012 PART 13)

4. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

5. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.

6. HOLES, CHASES OR EMBEDMENT ITEMS, INCLUDING PIPES AND CONDUITS SHALL NOT BE PLACED IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

7. CONDUITS, PIPES AND LIKE SHALL NOT BE PLACED WITHIN THE CONCRETE COVER, NOR DISPLACE THE REINFORCEMENT LAYERS.
C8. CONSTRUCTION JOINTS (CJ) SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY THE ENGINEER. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY SCABBLED.

9. THE MAXIMUM HEIGHT OF POUR FOR CONCRETE ELEMENTS SHALL BE 3.0m UNLESS METHOD OF PLACEMENT HAS BEEN APPROVED BY THE ENGINEER. COLUMNS SHALL NOT BE POURED WITH THE SLAB OVER.

10. CONCRETE SHALL BE THOROUGHLY COMPACTED IN THE FORMS BY MEANS OF MECHANICAL VIBRATION.

11. WHEN THE SHADE TEMPERATURE EXCEEDS 35°C, THE EXPOSED SURFACE OF CONCRETE SHALL BE SPRAYED WITH A FINE FILM OF APPROVED ALIPHATIC ALCOHOL DURING CONCRETE PLACEMENT AND FINISHING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ENSURING ADEQUATE SUPPLY OF ALIPHATIC ALCOHOL ON SITE BEFORE COMMENCING CONCRETE WORK.

12. CURING OF CONCRETE SHALL COMMENCE WITHIN 2 HOURS OF FINISHING OPERATIONS AND SHALL BE MAINTAINED FOR A MINIMUM OF 7 DAYS USING AN APPROVED PROPRIETARY CURING COMPOUND IN ACCORDANCE WITH AS 3799 AND COMPATIBLE WITH THE PROPOSED FINISH OR CONTINUOUS PONDING WITH POTABLE WATER.
THE CONTRACTOR TO SUBMIT PROPOSED CURING PROCEDURE FOR APPROVAL OF THE ENGINEER.

13. ALL CONCRETE DELIVERED TO SITE SHALL BE SUBJECT TO PROJECT ASSESSMENT IN ACCORDANCE WITH AS 1379.

14. THE CONTRACTOR SHALL NOMINATE A CONCRETE DELIVERY SUPERVISOR WHO SHALL BE A SUITABLE EXPERIENCED PERSON FOR THE APPROVAL OF THE ENGINEER, TO MONITOR THE DELIVERY AND PLACING OF THE CONCRETE FOR EACH POUR ON THE PROJECT. IN ADDITION, THE MANUFACTURER SHALL SAMPLE AND TEST FOR DRYING SHRINKAGE EACH TYPE OF CONCRETE SUPPLIED, AT LEAST EVERY MONTH DURING THE COURSE OF THE PROJECT OR FOR EVERY 1000 CUBIC METRES PLACED. NATA TEST CERTIFICATES SHALL BE FORWARDED TO THE ENGINEER. THE RESULTS OF THESE TESTS SHALL ALSO BE KEPT ON SITE.

DRAINAGE NOTES

1. PITS GREATER THAN 1.2m DEEP TO BE FITTED WITH STEP IRONS.

2. DRAINAGE PIPES SHALL BE BACKFILLED WITH COMPACTED CLEAN SHARP SAND TO 200 ABOVE PIPE OBVERT. ADDITIONAL BACKFILL UNDER ROADS SHALL CONSIST OF CLASS 2 F.C.R. MATERIAL COMPACTED IN 200mm LAYERS TO 98% SMDD. UNDER LANDSCAPED AREAS ADDITIONAL BACKFILL SHALL CONSIST OF GRANULAR MATERIAL COMPACTED IN 200mm LAYERS TO 95% SMDD.
A 3m LENGTH OF 100 Ø SLOTTED AGRICULTURAL LINE SURROUNDED BY GEOTECH STOCKING SHALL BE PROVIDED ON THE UPSTREAM SIDE OF ALL PITS.

3. CONCRETE STORMWATER PIPES TO BE CLASS '3' UNDER ROADS AND CLASS '2' IN NON-TRAFFICED AREAS. ALL PIPES GREATER THAN 300Ø ARE TO BE RUBBER RING JOINTS U.N.O.

4. CONCRETE PITS GREATER THAN 1.0m DEEP TO BE REINFORCED WITH N12-200 EACH WAY CENTRED, MIN. 300 LAP, CONCRETE - F'c 25MPa
D5. 150Ø, 225Ø & 300Ø uPVC PIPES TO BE SEWER GRADE PIPE UNDER TRAFFICABLE PAVEMENT. MIN. 400 COVER UNDER NON-TRAFFICABLE PAVEMENT.

6. PIT COVERS & GRATED DRAINS IN TRAFFICABLE PAVEMENT TO BE AS 3996 CLASS D "HEAVY DUTY" & IN NON-TRAFFICABLE AREAS TO BE AS 3996 CLASS C "LIGHT DUTY".

UTILITY SERVICES

1. CONDUITS TO BE PROVIDED FOR WATER AND ENERGY AUTHORITIES, TELSTRA AND OTHER SERVICES AS REQUIRED.

2. THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THESE DRAWING'S HAVE BEEN PLOTTED FROM SURVEY AND AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE.

3. WE CANNOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS, ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF SERVICES OR THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN ARISING FROM ANY CAUSE WHATSOEVER.

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.

5. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ON SITE INCLUDING HAND EXCAVATION WHERE NECESSARY.

6. CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION OR FUTURE WORKS.

7. CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.

TELSTRA - DUTY OF CARE NOTE:
TELSTRA'S PLANS SHOW ONLY THE PRESENCE OF CABLES AND PLANT. THEY ONLY
SHOW THEIR POSITION RELATIVE TO ROAD BOUNDARIES, PROPERTY FENCES ETC.
AT THE TIME OF INSTALLATION AND TELSTRA DOES NOT WARRANT OR UPHOLD THAT SUCH PLANS ARE ACCURATE THEREAFTER DUE TO CHANGES THAT MAY OCCUR OVER TIME. DO NOT ASSUME DEPTH OR ALIGNMENT OF CABLES OR PLANT AS THESE VARY SIGNIFICANTLY.
THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR TELSTRA CABLES AND PLANT. BEFORE USING MACHINE EXCAVATORS TELSTRA PLANT MUST FIRST BE PHYSICALLY EXPOSED BY SOFT DIG POT HOLING TO IDENTIFY IT'S LOCATION. TELSTRA WILL SEEK COMPENSATION FOR DAMAGES CAUSED TO IT'S PROPERTY AND LOSSES CAUSED TO TELSTRA AND IT'S CUSTOMERS.

ELECTRICAL & GAS NETWORK:
A MINIMUM OF 30 DAYS PRIOR TO COMMENCEMENT OF EXCAVATION WORKS THE SUBCONTRACTOR MUST CONTACT DIAL BEFORE YOU DIG.

GROUND WORKS & EXCAVATION

1. ALL GROUND WORKS & EXCAVATION SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT.

2. SEPARATE AND REMOVE ALL TOPSOIL, NON SOIL MATERIAL, CONCRETE, VEGETATION, BRICKBATS, TIMBER, ROOT AFFECTED SOIL AND EXISTING FILL. STORE TOPSOIL IF REQUIRED.

3. ALL EXCAVATIONS SHALL BE FINISHED CLEAN AND HORIZONTAL AND SHALL NOT UNDERMINE FOOTINGS, WALLS etc.

4. PROOF ROLL WITH AN 8 TONNE ROLLER, REPLACE ANY SOFT MATERIAL WITH APPROVED FILL AND RE-COMPACT. GEOTECHNICAL ENGINEER TO APPROVE.

5. THE FILL IS TO BE PLACED AND COMPACTED IN LAYERS OF MAXIMUM LOOSE THICKNESS 300mm.

6. TOP LAYER OF PAVED AREAS TO BE COMPACTED TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY. GEOTECHNICAL ENGINEER TO VERIFY.

7. ALL PERMANENT EMBANKMENTS TO BE COMPACTED IN 200 mm LAYERS AS PER NOTE GW6 AND AT A MAXIMUM SLOPE OF 1 VERTICAL TO 2.5 HORIZONTAL UNLESS NOTED OTHERWISE. SHOULD DRAINAGE BE REQUIRED THEN SUBMIT DETAILS TO THE ENGINEER.

8. ALL GROUND WORKS SHALL BE TESTED BY AN APPROVED GEOTECHNICAL ENGINEER TO A LEVEL 1 STANDARD IN ACCORDANCE WITH AS 3798 - 1996.

9. ALL EXCAVATIONS TO BE INSPECTED AT REGULAR INTERVALS BY A GEOTECHNICAL ENGINEER.

10. REFER TO ARCHITECTURAL DRAWINGS TO CONFIRM SETOUT OF BUILDINGS, CARPARKS ETC.

11. THE LEVELS SHOWN ARE ONLY RELEVANT TO THE PLAN UPON WHICH THEY ARE SHOWN.

12. ALL CONTOURS AND LEVELS USED TO PRODUCE EARTHWORK DETAILS HAVE BEEN BASED ON SURVEYOR AND ARCHITECTS SURVEY INFORMATION.

13. ALL FINISHED FLOOR LEVELS ARE TO BE CONFIRMED BY ARCHITECT.

14. ALL EXISTING SERVICES ARE TO BE CAPPED OFF PRIOR TO ANY WORKS.

15. A PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, THE GEOTECHNICAL ENGINEER, AND THE EARTHWORKS CONTRACTOR TO UNDERSTAND POTENTIAL DIFFICULTIES AND TO ORGANISE TESTING PROCEDURES. THE CONTRACTOR SHALL CONFIRM TO THE ENGINEER THAT THE MEETING HAS BEEN HELD

-DIAL 1100 BEFORE YOU DIG.

-Ensure all services are located prior to the commencement of any work/excavation.

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Regulated Design Record				
Project Address:	37-41 OXFORD STREET, EPPING			
Project Title:	PROPOSED MIXED USE DEVELOPMENT			
Consent No: -			Body Corporate Reg No: -	
Drawing Title:	REFER BELOW		Drawing No: -	
Rev	**Date dd.mm.yy**	**Description**	**DP Full Name**	**Reg No**
A	05/11/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

REFER COVER SHEET FOR LIST OF DRAWINGS.

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PROJECT:

PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:

NOTES AND SPECIFICATIONS

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

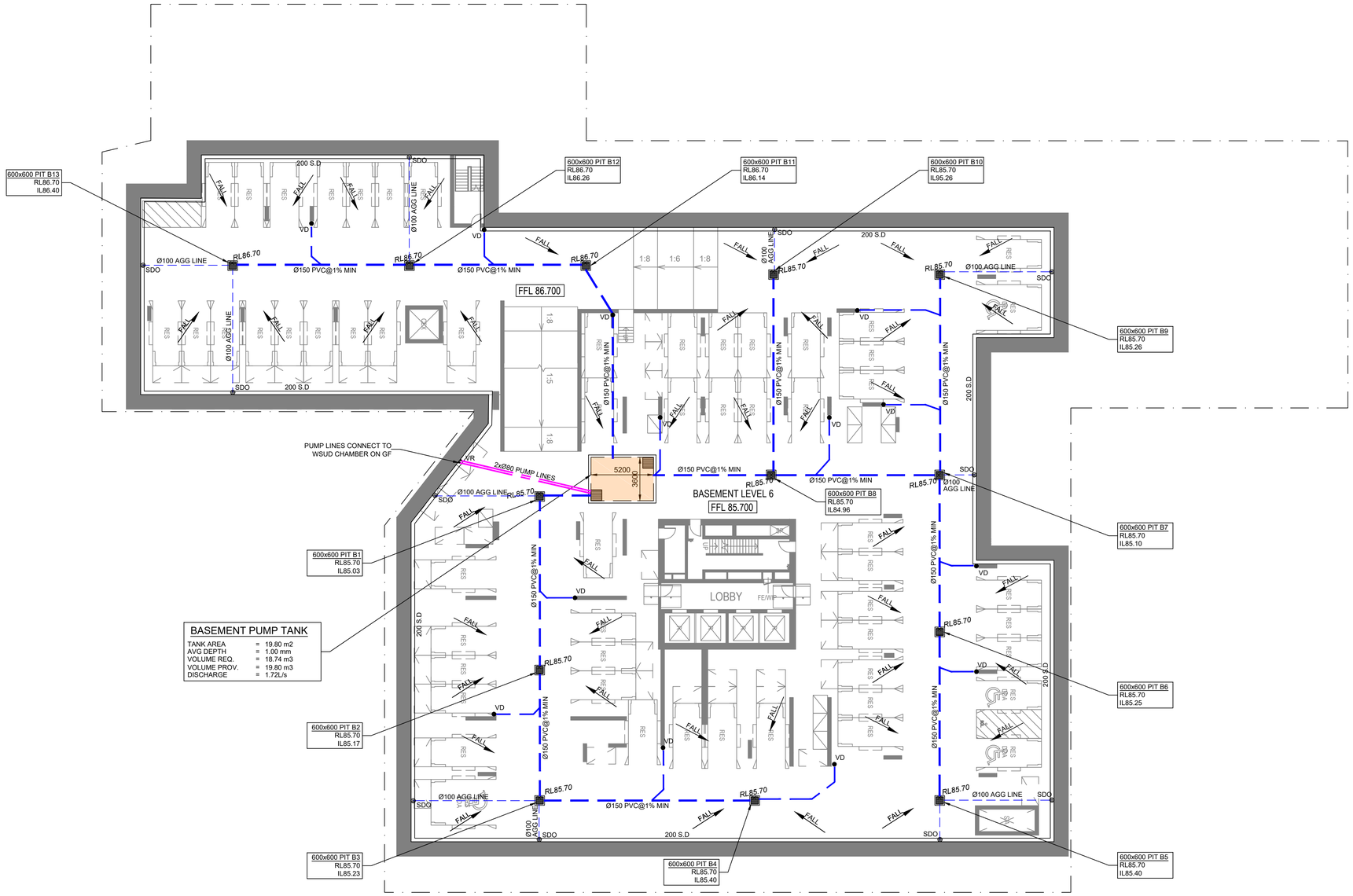
JOB: 0185-21-MT

ISSUE: A

DRAWING: 0185-21 SW1.02

SCALE: 1:100, 1:20

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
A	05/11/21	ISSUED FOR DA SUBMISSION.	D.T



BASEMENT LEVEL 6 DRAINAGE PLAN

SCALE 1:200
ALL LEVELS TO AHD. BENCHMARK RL96.42.

NOTE:
1. MINIMUM BASEMENT FALLS 0.7% TOWARD PITS
2. CARSPACES TO BE MIN. 100MM ABOVE TWL.
3. PLANS TO BE READ IN CONJUNCTION WITH HYDRAULIC SERVICE PLANS

1m 0 1 2 3 4 5m
1 : 100 A1

2m 0 2 4 6 8 10m
1 : 200 A1

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-Ensure all services are located prior to the commencement of any work/excavation.

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Regulated Design Record

Project Address: 37-41 OXFORD STREET, EPPING
Project Title: PROPOSED MIXED USE DEVELOPMENT
Consent No: - | Body Corporate Reg No: -
Drawing Title: REFER BELOW | Drawing No: -

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PROJECT:
PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:
BASEMENT LEVEL 6 DRAINAGE PLAN

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.
CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

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ISSUE: A
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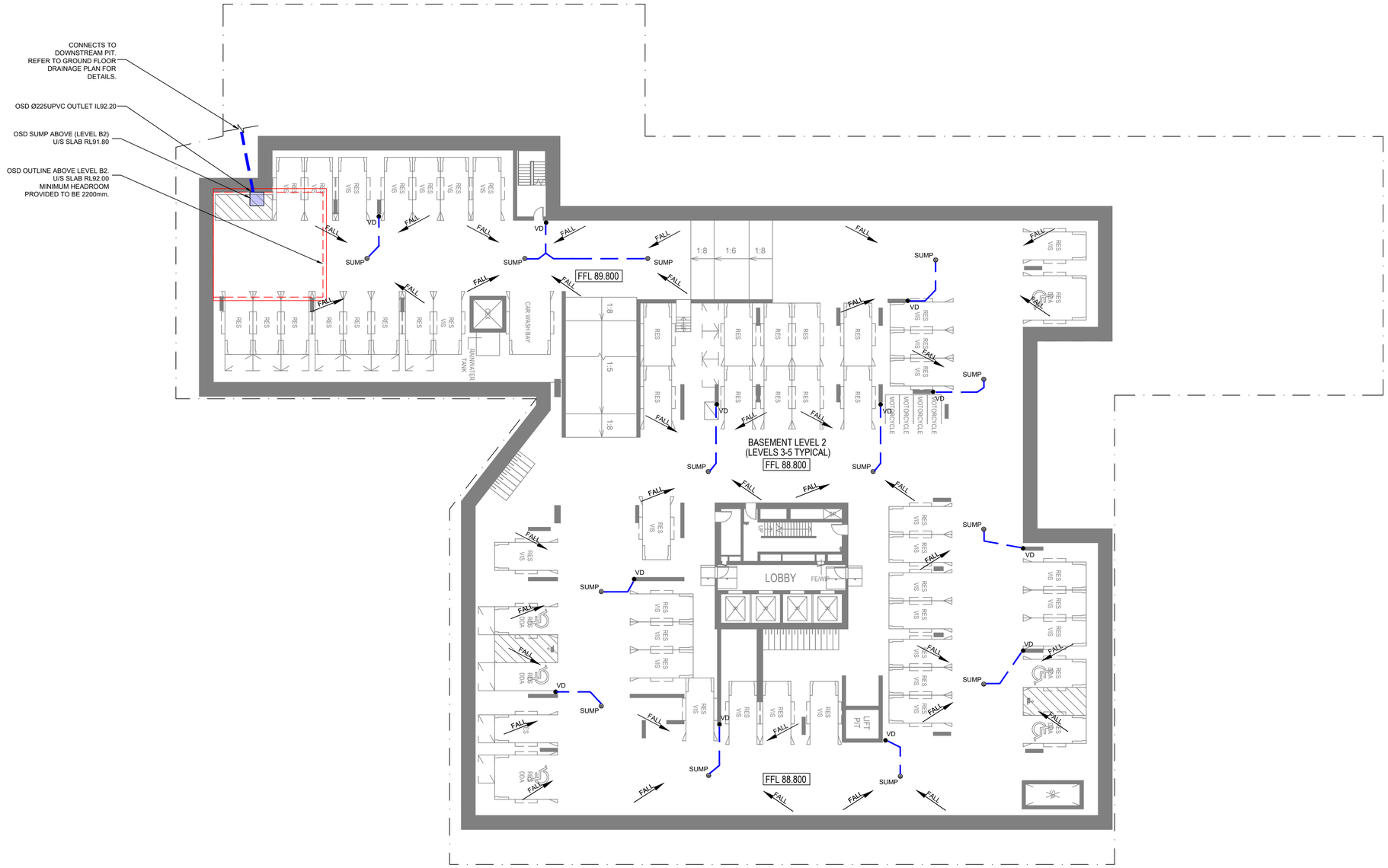
P1	14/10/21	ISSUED FOR REVEIW	D.T
A	05/11/21	ISSUED FOR DA SUBMISSION.	D.T



BASEMENT LEVELS 2 DRAINAGE PLAN (LEVELS 3-5 TYPICAL)

SCALE 1:200
ALL LEVELS TO AHD. BENCHMARK RL96.42.

NOTE:
1. MINIMUM BASEMENT FALLS 0.7% TOWARD PITS
2. CARSPACES TO BE MIN. 100MM ABOVE TWL.
3. PLANS TO BE READ IN CONJUNCTION WITH HYDRAULIC SERVICE PLANS

1m 0 1 2 3 4 5m
1 : 100 A1

2m 0 2 4 6 8 10m
1 : 200 A1

-DIAL 1100 BEFORE YOU DIG.

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Regulated Design Record			
Project Address:	37-41 OXFORD STREET, EPPING		
Project Title:	PROPOSED MIXED USE DEVELOPMENT		
Consent No: -		Body Corporate Reg No: -	
Drawing Title: REFER BELOW		Drawing No: -	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
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PROJECT:
PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:
BASEMENT LEVEL 2 DRAINAGE PLAN (LEVELS 3-5 TYPICAL)

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.
CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

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JOB: 0185-21-MT
DRAWING: 0185-21 SW1.04
SCALE: 1:100, 1:20
ISSUE: A

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
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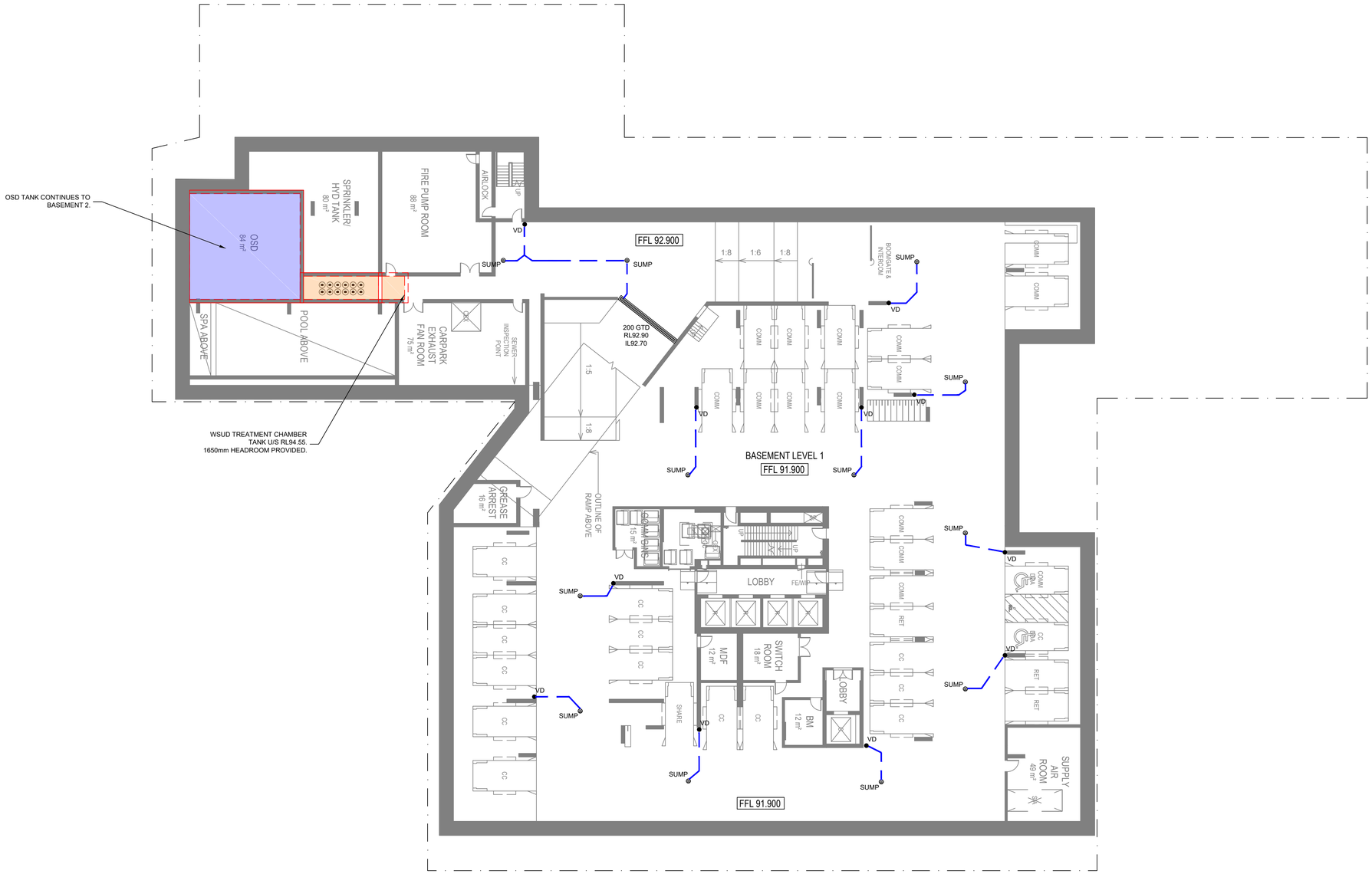

BASEMENT LEVEL 1 DRAINAGE PLAN

SCALE 1:200
ALL LEVELS TO AHD. BENCHMARK RL96.42.

NOTE:
1. MINIMUM BASEMENT FALLS 0.7% TOWARD PITS
2. CARSPACES TO BE MIN. 100MM ABOVE TWL.
3. PLANS TO BE READ IN CONJUNCTION WITH HYDRAULIC SERVICE PLANS

1m 0 1 2 3 4 5m
1 : 100 A1

2m 0 2 4 6 8 10m
1 : 200 A1

-DIAL 1100 BEFORE YOU DIG.

-Ensure all services are located prior to the commencement of any work/excavation.

DIAL 1100 BEFORE YOU DIG
www.1100.com.au

Regulated Design Record

Project Address:	37-41 OXFORD STREET, EPPING		
Project Title:	PROPOSED MIXED USE DEVELOPMENT		
Consent No: -		Body Corporate Reg No: -	
Drawing Title: REFER BELOW		Drawing No: -	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	05/11/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

REFER COVER SHEET FOR LIST OF DRAWINGS.

D.T | CIVIL
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CLIENT:
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Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

PROJECT:
PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:
BASEMENT LEVEL 1 DRAINAGE PLAN

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.
CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021
JOB: 0185-21-MT
ISSUE: A
DRAWING: 0185-21 SW1.05
SCALE: 1:100, 1:20

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
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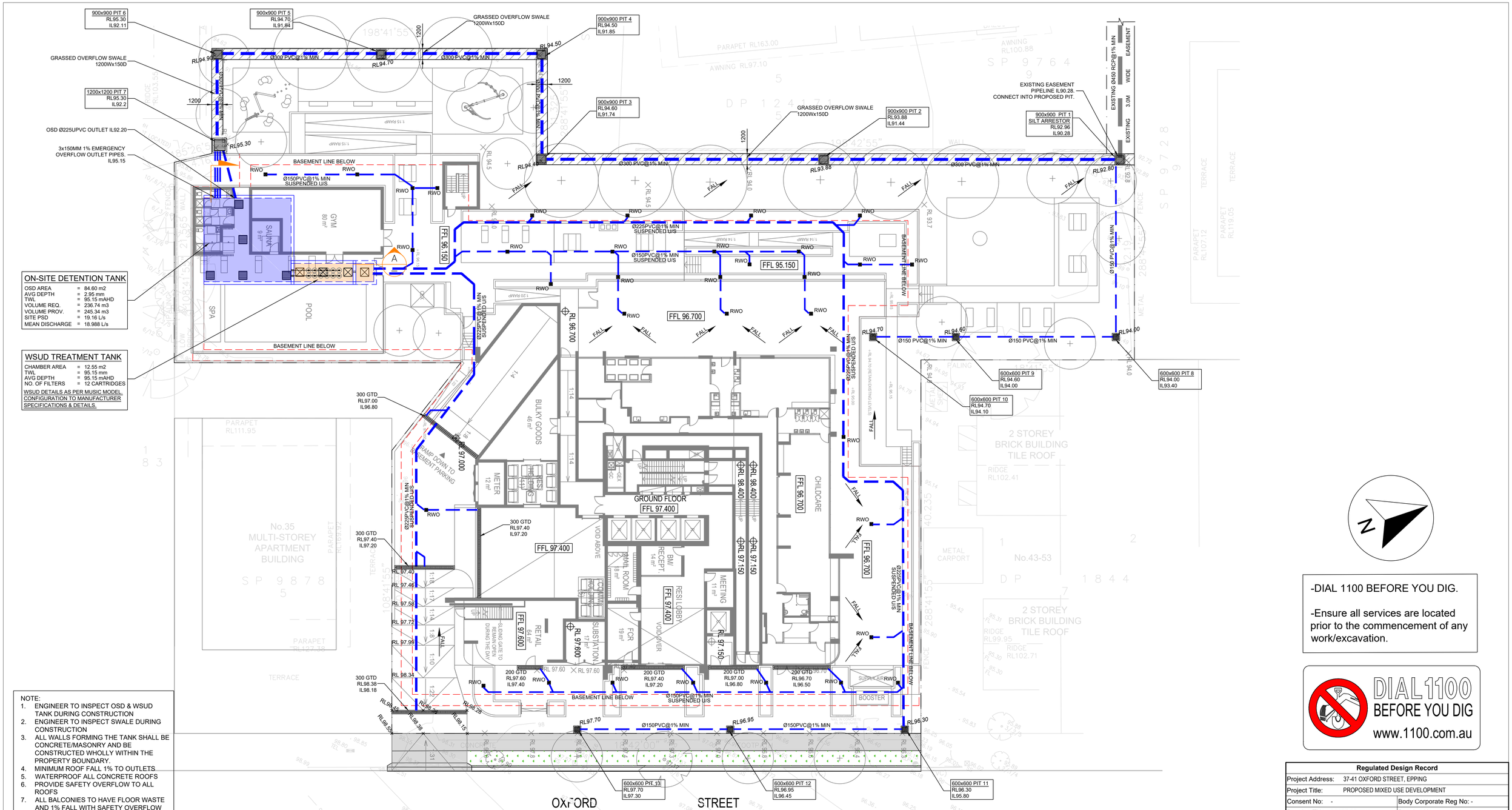

ON-SITE DETENTION TANK

OSD AREA	=	84.60 m2
AVG DEPTH	=	2.95 mm
TWL	=	95.15 mAHD
VOLUME REQ.	=	236.74 m3
VOLUME PROV.	=	245.34 m3
SITE PSD	=	19.16 L/s
MEAN DISCHARGE	=	18.988 L/s

WSUD TREATMENT TANK

CHAMBER AREA	=	12.55 m2
TWL	=	95.15 mm
AVG DEPTH	=	95.15 mAHD
NO. OF FILTERS	=	12 CARTRIDGES

WSUD DETAILS AS PER MUSIC MODEL, CONFIGURATION TO MANUFACTURER SPECIFICATIONS & DETAILS.

NOTE:
1. ENGINEER TO INSPECT OSD & WSUD TANK DURING CONSTRUCTION
2. ENGINEER TO INSPECT SWALE DURING CONSTRUCTION
3. ALL WALLS FORMING THE TANK SHALL BE CONCRETE/MASONRY AND BE CONSTRUCTED WHOLLY WITHIN THE PROPERTY BOUNDARY.
4. MINIMUM ROOF FALL 1% TO OUTLETS
5. WATERPROOF ALL CONCRETE ROOFS
6. PROVIDE SAFETY OVERFLOW TO ALL ROOFS
7. ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY OVERFLOW

1m 0 1 2 3 4 5m
1 : 100 A1

2m 0 2 4 6 8 10m
1 : 200 A1

GROUND FLOOR DRAINAGE PLAN

SCALE 1:200
ALL LEVELS TO AHD. BENCHMARK RL96.42.
ALL EXISTING PITS & PIPE LEVELS TO BE CONFIRMED ON SITE.

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Regulated Design Record

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PROJECT:
PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:
GROUND FLOOR DRAINAGE PLAN

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.
CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021
JOB: 0185-21-MT
ISSUE: A
DRAWING: 0185-21 SW1.06
SCALE: 1:100, 1:20

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
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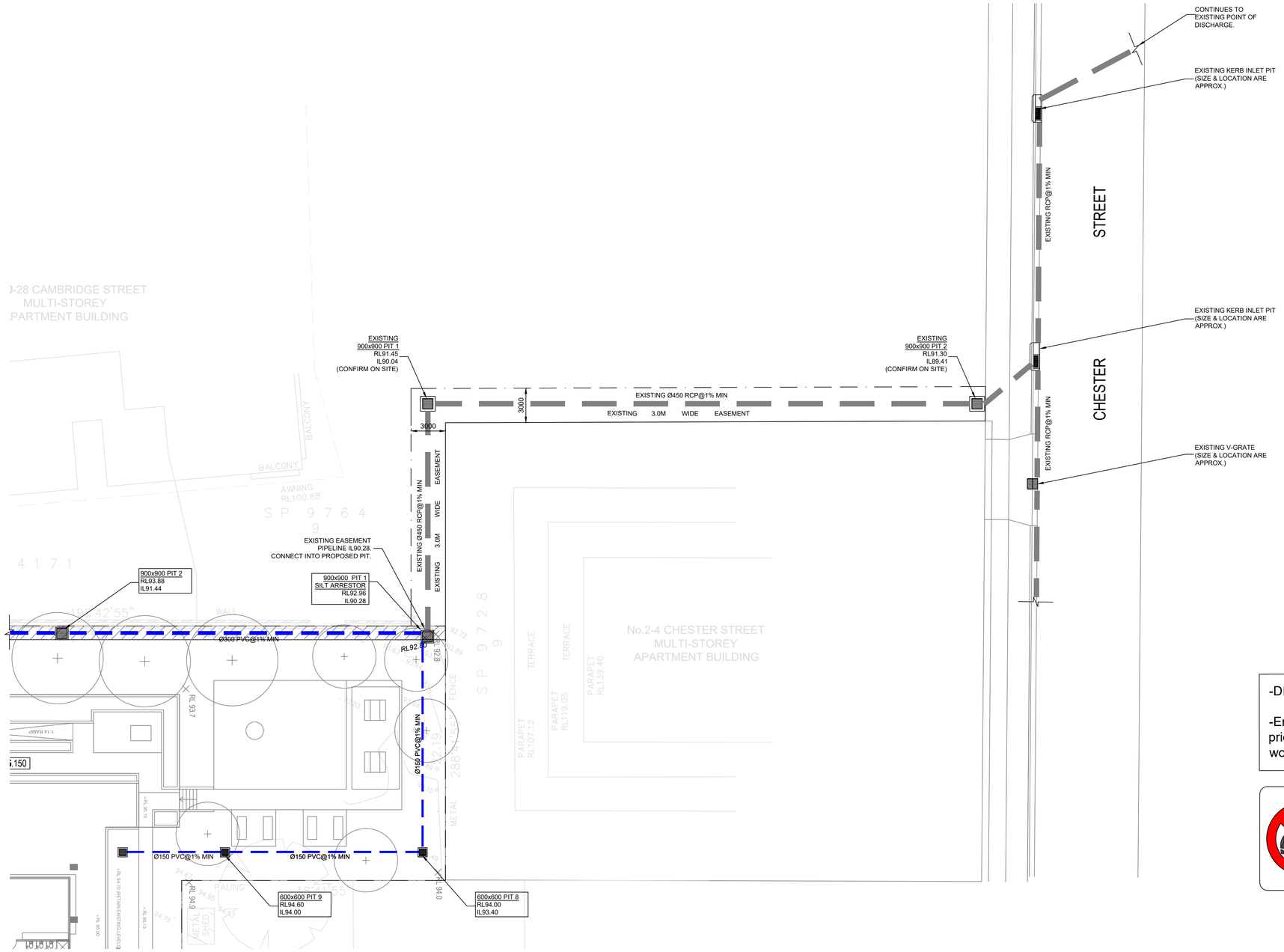

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DRAINAGE EASEMENT PLAN

SCALE 1:200
ALL LEVELS TO AHD. BENCHMARK RL96.42.
ALL EXISTING PITS & PIPE LEVELS TO BE CONFIRMED ON SITE.

1m 0 1 2 3 4 5m
1 : 100 A1

2m 0 2 4 6 8 10m
1 : 200 A1

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PROJECT:

PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:

DRAINAGE EASEMENT PLAN

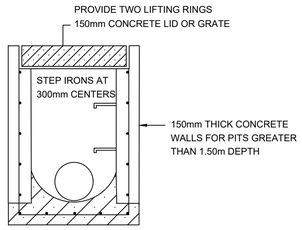
DESIGNED BY:	CHECKED BY:
DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.	DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021
JOB: 0185-21-MT
DRAWING: 0185-21 SW1.07
SCALE: 1:100, 1:20
ISSUE: A

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
A		ISSUED FOR DA SUBMISSION.	D.T

STORMWATER PITS	
SIZE	DEPTH
450 – 450	0 – 450
600 x 600	450 – 800
900 – 900	900 – 1500
1000 – 1000	OVER 1500

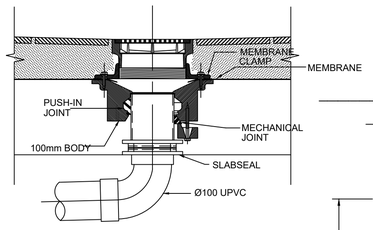
PITS GREATER THAN 900 DEEP TO HAVE
STEP RUNGS AT 300 CTS IN ACCORDANCE
WITH AUSTRALIAN STANDARDS



REINFORCEMENT DETAILS FOR PITS OVER 1.5m DEEP
PROVIDE Y12 RODS AT 200mm CENTERS
LAPPED AROUND CORNERS MIN 600mm
PROVIDE 65mm COVER TO EACH FACE

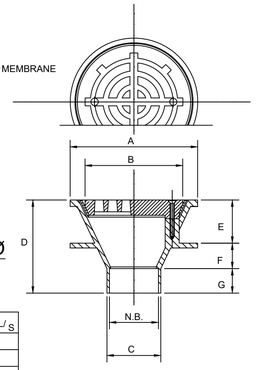
PITS OVER 1000 DEEP

SCALE 1:20



TYPICAL SUMP OUTLET-100Ø

N.T.S.



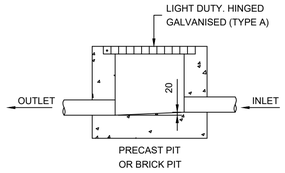
DIMENSIONAL DATA

N.B.	A	B	C	D	E	F	G	FLOW RATE L/S
50	160	110	58	72	31	14	27	
80	200	150	85	80	33	22	25	
100	260	200	110	95	44	26	25	8.2
150	260	200	160	110	46	6	38	10.2
SUPERFLO	400	300	160	143	66	39	38	17

BASED ON 50mm HEAD OF WATER ABOVE SURFACE LEVEL.
FOR FURTHER DATA REFER TO FLOW RATE CHARTS.

USPS TRUFLO FLAT GRATE

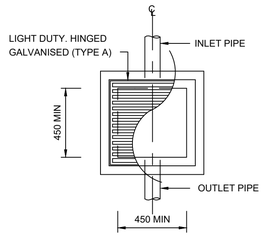
N. T. S.



PITS DEEPER THAN 900mm TO HAVE STEP RUNGS
AND A CHILD PROOF LOCK WITH SPRUNG J BOLT

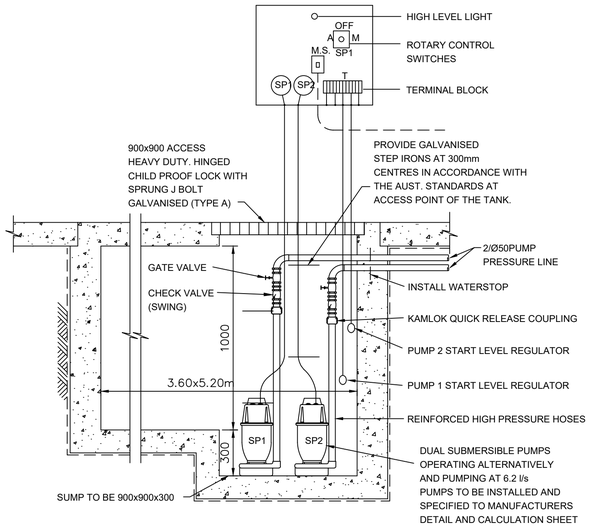
TYPICAL PIT SECTION

SCALE 1:20



STANDARD PIT

SCALE 1:20



SECTION THROUGH PUMP WELL

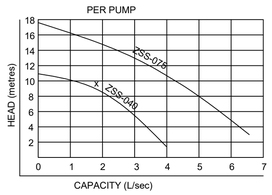
SCALE 1:20

COMPONENTS
1. TWO(2) PUMPS OMEGA SUBMERSIBLE PUMPS (240v)
2. ONE(1) PUMPS START CONTROL PANEL (CONTROL DESIGN TO ALTERNATE PUMPS ON START ON CONSECUTIVE START OPERATION)
3. TWO(2) GATE VALVES (BRONZE)
4. TWO(2) CHECK VALVES (SWING TYPE) (BRONZE)
5. TWO(2) SETS OF DISCHARGE HOSES WITH KAMLOK QUICK RELEASE COUPLINGS
6. ALL IN TANK PIT/PIPE AND PIPE FITTINGS, BRACKETS/SUPPORTS, HD GAL. CHAINS
7. FOUR(4) KWIK START KENRAHN MERCURY LEVEL FLOAT REGULATORS
8. INSTALLATION IN PROVIDED TANK/PIT

OPTIONS
1. TANK PACKAGE/COVERS/MANHOLE, ALARM BELL, LOW LEVEL ALARM REGULATOR

MODEL - ALINE	OUTLET SIZE	MAX FLOW	MAX HEAD	MOTOR SIZE	WEIGHT	POWER
OMEGA ZSS-040	50mm	3.9 L/sec	11m	0.40 kW	11 kg	240v
OMEGA ZSS-075	50mm	6.6 L/sec	18m	0.75 kW	18 kg	240v

PUMP SPECIFICATIONS



PUMP PERFORMANCE CURVES

SCALE 1:20

PUMP WELL DETAILS

SUMP SIZE AND PUMP SIZE BASE ON 100 YEAR 3 HOUR STORM
INTENSITY IS 44.9 mm/hr, AREA DRAINING TOWARDS SUMP IS 138m2
Q=CIA/3600 = 1.0x44.9x138/3600 = 1.72 l/s
VOLUME REQUIRED IS 1.72x(3x60x60) = 18.57 M3
STORAGE PROVIDED 3.60x5.50x1.0 = 19.80 M3
THEREFORE ADEQUATE STROAGE PROVIDED

USE DUAL OMEGA ZSS-075 PUMPS
TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL
WHICH WILL ALLOW FOR THE PUMPS TO ACT ALTERNATIVELY
AT 9.2m HEAD

PUMPS USED MUST BE CLASS ONE, ZONE 2.

STANDARD PUMP OUT DESIGN NOTES

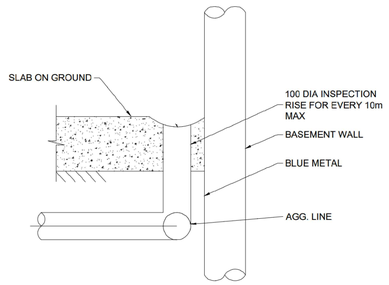
THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.

A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.

A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.

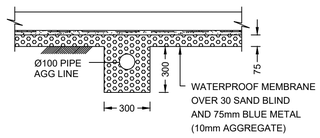
A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.

AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AN A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.



200MM SPOON DRAIN DETAIL (S.D)

SCALE 1:20



BASEMENT AGG LINE DETAIL

SCALE 1:20

Regulated Design Record

Project Address:	37-41 OXFORD STREET, EPPING		
Project Title:	PROPOSED MIXED USE DEVELOPMENT		
Consent No: -		Body Corporate Reg No: -	
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PROJECT:

PROPOSED DEVELOPMENT AT
NO.37-41 OXFORD STREET,
EPPING, NSW.

TITLE:

BASEMENT DRAINAGE DETAILS

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

JOB: 0185-21-MT

ISSUE: A

DRAWING: 0185-21 SW1.08

SCALE: 1:100, 1:20

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
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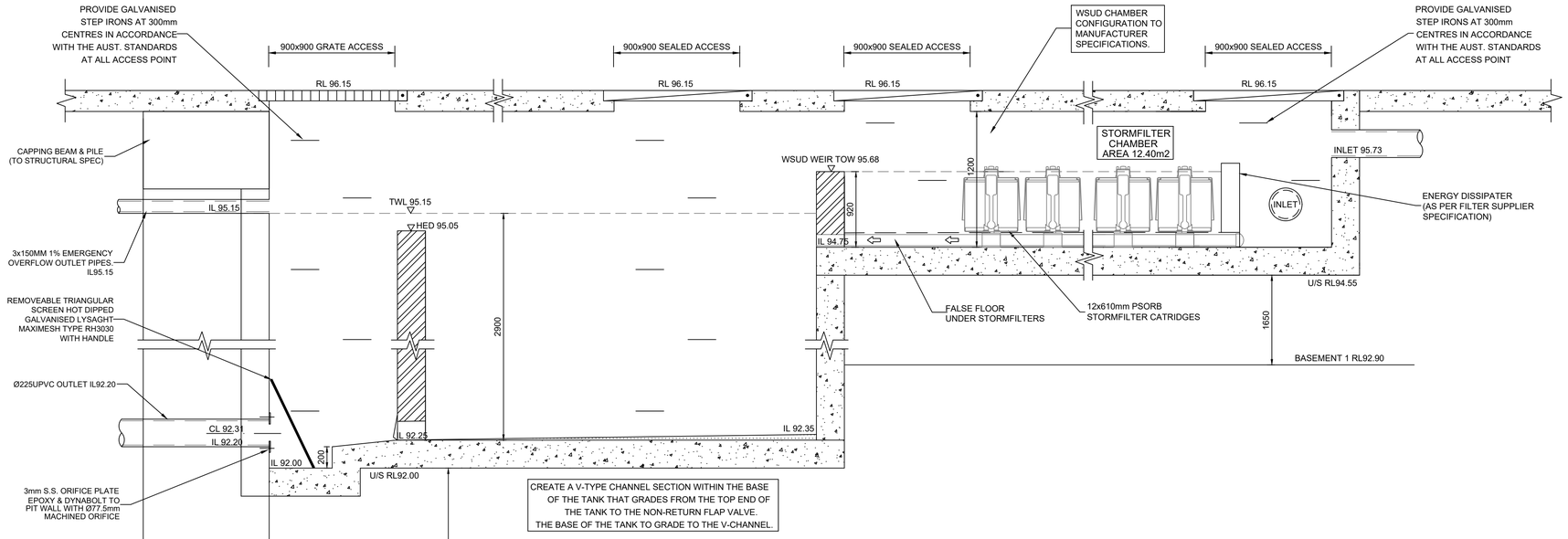
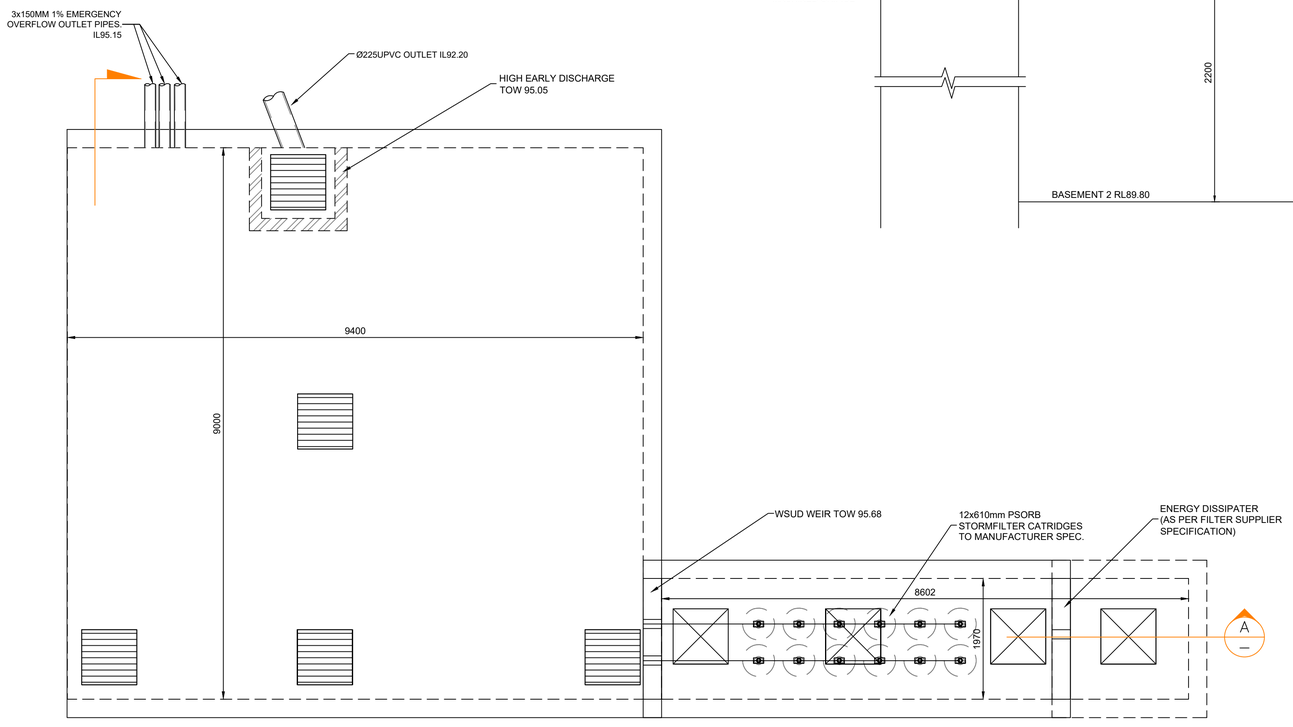


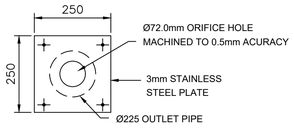
SECTION (A) THROUGH DETENTION TANK

SCALE 1:20



OSD & WSUD CHAMBER LAYOUT PLAN

SCALE 1:50



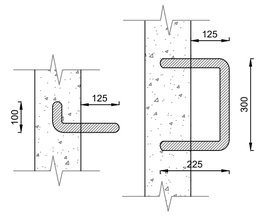
ORIFICE PLATE ELEVATION

SCALE 1:10

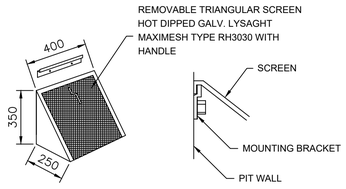
CONFINED SPACE WARNING SIGN TO BE LOCATED AT EACH PIT ENTRANCE OF UNDERGROUND TANK INCLUDING CONTROL PIT.

COLOURS:	"DANGER" AND BACKGROUND	WHITE
	ELLIPTICAL AREA	RED
	RECTANGLE CONTAINING ELLIPSE	BLACK
	OTHER LETTERING AND BORDER	BLACK
MATERIAL:	POLYPROPYLENE	

CONFINED SPACE WARNING SIGN



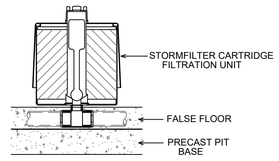
STEP IRON DETAIL



MULTI PURPOSE FILTER SCREEN

SCALE 1:20

PRODUCT CODE: MMMPS (MASCOT ENGINEERING)



STORMFILTER CARTRIDGE DETAIL

Regulated Design Record

Project Address:	37-41 OXFORD STREET, EPPING		
Project Title:	PROPOSED MIXED USE DEVELOPMENT		
Consent No:	-	Body Corporate Reg No:	-
Drawing Title:	REFER BELOW	Drawing No:	-

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
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PROJECT:

PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:

OSD & WSUD CHAMBER DETAILS

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

JOB: 0185-21-MT

ISSUE: A

DRAWING: 0185-21 SW1.09

SCALE: 1:100, 1:20

ISSUE	DATE	DESCRIPTION	BY
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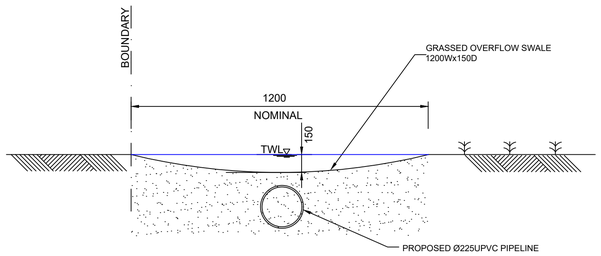
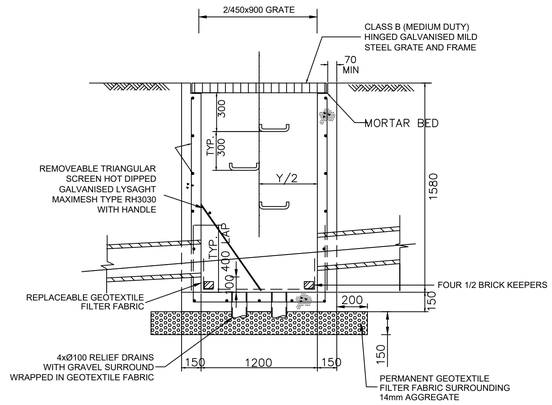
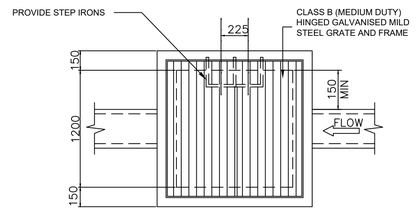


GRASSED OVERFLOW SWALE

SCALE 1:20

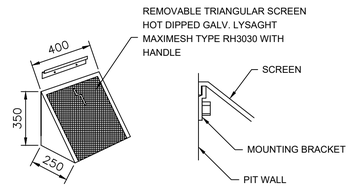


SILT ARRESTOR PIT-SECTION



PLAN

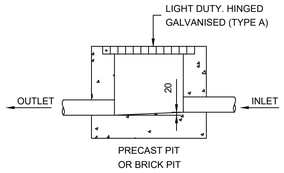
SURFACE INLET



MULTI PURPOSE FILTER SCREEN

SCALE 1:20

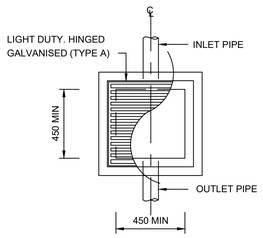
PRODUCT CODE: MMMPS (MASCOT ENGINEERING)



PITS DEEPER THAN 900mm TO HAVE STEP RUNGS
AND A CHILD PROOF LOCK WITH SPRUNG J BOLT

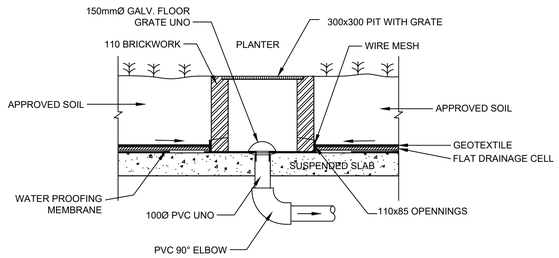
TYPICAL PIT SECTION

SCALE 1:20



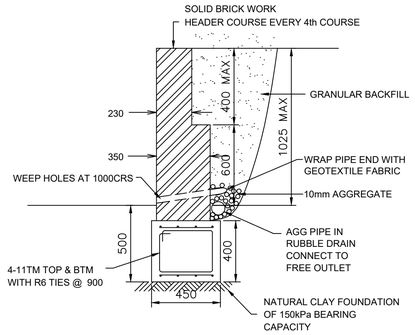
STANDARD PIT

SCALE 1:20



PLANTER DRAINAGE PIT DETAIL

SCALE 1:20



TYPICAL RETAINING WALL

SCALE 1:20

R.W. EXCEEDING 600 TO BE DESIGNED
BY STRUCTURAL ENGINEER

Regulated Design Record			
Project Address:	37-41 OXFORD STREET, EPPING		
Project Title:	PROPOSED MIXED USE DEVELOPMENT		
Consent No: -		Body Corporate Reg No: -	
Drawing Title: REFER BELOW		Drawing No: -	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	05/11/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

REFER COVER SHEET FOR LIST OF DRAWINGS.

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Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

PROJECT:

PROPOSED DEVELOPMENT AT
NO.37-41 OXFORD STREET,
EPPING, NSW.

TITLE:

STORMWATER DRAINAGE DETAILS

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

JOB: 0185-21-MT

DRAWING: 0185-21 SW1.10

SCALE: 1:100, 1:20

ISSUE: A

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
A	05/11/21	ISSUED FOR DA SUBMISSION.	D.T

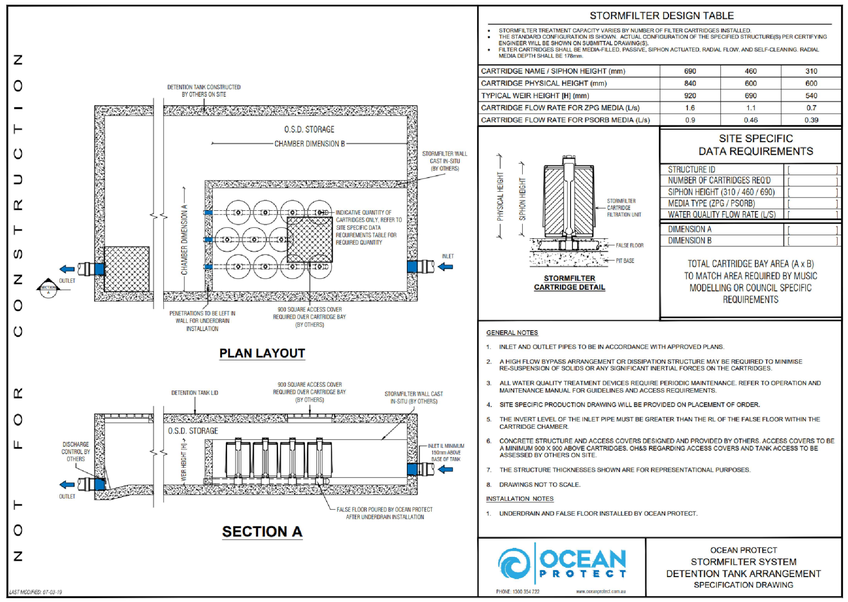
PARRAMATTA CITY COUNCIL
On-Site Detention Calculation Sheet

Project:	0185-21-MT	Lot No.	2
Location:	37-41 Oxford St, Epping	DP No.	1205413
Designer:	Dimitri Tsagaris	D.A. No.	
Phone:	(0431 527 252)		

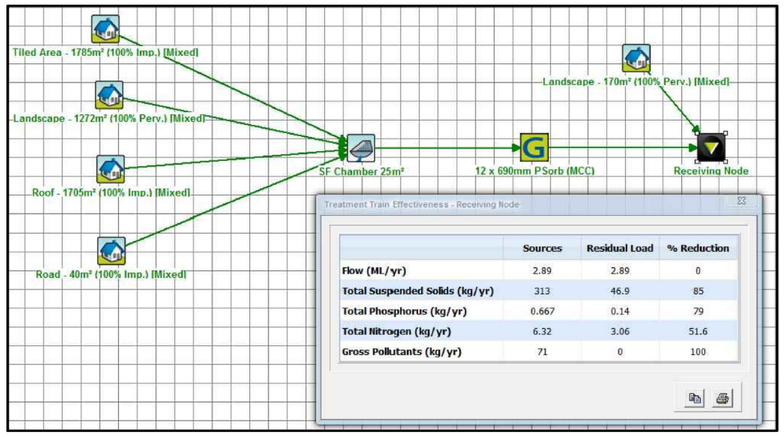
OSD Area:	UPRCT	
Site Area	0.497	
Basic Storage Volume	233.59	
Basic Discharge	39.76	
Area of Site to Storage	0.365	73%
Percentage of Site	73.48	
Storage per ha of contributing area	639.62	
Volume/PSD Adjustment	52.55	
PSD for site	19.16	
Maximum Head to Orifice Centre	2.900	
Calculated Orifice Diameter	0.072	
Maximum discharge	19.160	
Head for high early discharge	2.800	
High Early Discharge	18.827	98%
Mean Discharge	18.994	
Average Discharge per Hectare	52.009	
Final Site Storage Ratio	648	
Site Storage Volume	236.68	
Volume Provided	66.37	28%

Checked By:	Dimitri Tsagaris
Date Checked:	04-Nov-21
OSD Plan Number:	SW1.01-SW1.10

PARRAMATTA CITY COUNCIL - OSD CALCULATION SHEET



OCEAN PROTECT - TYPICAL STORMFILTER TANK & DETAILS



	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.89	2.89	0
Total Suspended Solids (kg/yr)	313	46.9	85
Total Phosphorus (kg/yr)	0.667	0.14	79
Total Nitrogen (kg/yr)	6.32	3.06	51.6
Gross Pollutants (kg/yr)	71	0	100

MUSIC LINK CHART

StormFilter Orifice Plate Design - flow Clc

The equation below defines the relationship between the diameter of the orifice plate, the flow rate through the cartridge and head.

$$Q = (0.111d^2.06h^0.5)/60$$

where d = Restrictor Disc Diameter
Δh = head

Cartridge Height (mm)	690
Cartridge Quantity	12
Extended Detention Depth, Δh (m)	2.39
Total Q at head	33.49 L/s

STORMFILTER FLOW CALCULATIONS

Regulated Design Record			
Project Address:	37-41 OXFORD STREET, EPPING		
Project Title:	PROPOSED MIXED USE DEVELOPMENT		
Consent No: -		Body Corporate Reg No: -	
Drawing Title: REFER BELOW		Drawing No: -	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	05/11/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

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Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

PROJECT:
PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:
OSD & WSUD CALCULATION SHEETS

DATE: OCT 2021
JOB: 0185-21-MT
ISSUE: A
DRAWING: 0185-21 SW1.11
SCALE: 1:100, 1:20

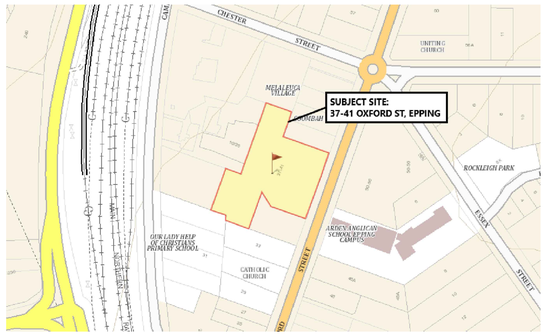
DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.
CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
A	05/11/21	ISSUED FOR DA SUBMISSION.	D.T

PUBLIC DOMAIN & CIVIL DRAWINGS FOR NO.37-41 OXFORD STREET, EPPING, NSW.

DRAWING REGISTER		
DWG NUMBER	TITLE	ISSUE
0185-21 C1.01	TITLE SHEET	A
0185-21 C1.02	NOTES AND SPECIFICATIONS	A
0185-21 C1.03	PUBLIC DOMAIN WORKS	A
0185-21 C1.04	BOUNDARY/FOOTPATH LEVELS	A
0185-21 C1.05	DRIVEWAY PLAN & LONGITUDINAL SECTION	A
0185-21 C1.06	COUNCIL STANDARD DETAILS	A

EXTENT OF WORKS PLAN
SCALE NTS



SITE LOCALITY PLAN
SCALE NTS

N

-DIAL 1100 BEFORE YOU DIG.

-Ensure all services are located prior to the commencement of any work/excavation.

DIAL 1100 BEFORE YOU DIG
www.1100.com.au

Regulated Design Record				
Project Address:	37-41 OXFORD STREET, EPPING			
Project Title:	PROPOSED MIXED USE DEVELOPMENT			
Consent No: -			Body Corporate Reg No: -	
Drawing Title: REFER BELOW			Drawing No: -	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	22/10/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

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PROJECT:

PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:

COVER SHEET

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

JOB: 0185-21-MT

ISSUE: A

DRAWING: 0185-21 C1.01

SCALE: 1:100, 1:20

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
A	22/10/21	ISSUED FOR DA SUBMISSION.	D.T

GENERAL NOTES

1. ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BMS OR SSM.

2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.

3. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS, (INCLUDING NORTH SYDNEY PUBLIC DOMAIN STYLE MANUAL & DESIGN CODES, 2018) AND THE DIRECTIONS OF THE SUPERINTENDENT.

4. DIMENSIONS MUST NOT BE SCALED FROM DRAWINGS.

5. CONTRACTOR TO ENSURE THAT ALL ROADWORKS ARE SMOOTHLY TRANSITIONED TO EXISTING LEVELS FREE FROM ABRUPT CHANGES.

6. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR. FURTHER, THE LOCATION OF RECOVERY MARKS SHOULD BE VERIFIED AND CONFIRMED BY THE CONTRACTOR AND ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF WORK.

7. AT COMPLETION OF WORKS ALL ADJOINING DISTURBED AREAS ARE TO BE REINSTATED TO THE "AS FOUND" CONDITION.

8. THE CONTRACTOR SHALL ENSURE ALL AREAS DRAIN WITH A MINIMUM FALL OF 1% (1:100) GRADE TO OUTLETS UNLESS INDICATED OTHERWISE. NO WORKS SHALL CAUSE PONDING OF STORMWATER ON UPSTREAM PROPERTIES OR CONCENTRATE RUNOFF ONTO DOWNSTREAM PROPERTIES.

9. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED LANDSCAPE, ARCHITECTURAL, ELECTRICAL, RETICULATION, WATER & SEWER DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED.

10. THE CONTRACTOR SHALL ENSURE THAT ALL PAVEMENTS GRADE EVENLY BETWEEN NOMINATED RL'S ON PLAN AND NO POND OF WATER OCCURS.

11. ALL DIMENSIONS ARE IN METERS UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METERS.

12. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

13. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

14. THE APPROVAL OF A SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER BUT IS NOT AN AUTHORIZATION FOR AN EXTRA. ANY EXTRAS INVOLVED MUST BE TAKEN UP WITH THE SUPERINTENDENT BEFORE THE WORK COMMENCES.

15. THE CONTRACTOR IS TO EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER AS REQUIRED FOR ALL GEOTECHNICAL ASPECTS OF THE BUILDING WORKS. REFER TO FOUNDATION, GROUNDWORKS AND RETENTION/SHORING NOTES. REFER ALSO TO THE GEOTECHNICAL REPORT FOR THIS PROJECT.

PAVEMENT

1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.

2. PAVEMENT MATERIAL SHALL CONSIST OF APPROVED OR RIPPED SANDSTONE, NATURAL GRAVEL OR FINE CRUSH ROCK AS PER COUNCIL SPECIFICATION.

3. PAVEMENT MATERIALS SHALL BE SPREAD IN LAYERS NOT EXCEEDING 150mm AND NOT LESS THEN 75mm COMPACTED THICKNESS. PAVEMENT MATERIALS SHALL BE SIZED AND OF A STANDARD OUTLINED IN AS1141.

4. CRUSHED OR RIPPED SANDSTONE SHALL BE MINUS 75mm NOMINAL SIZE DERIVED FROM SOUND, CLEAN SANDSTONE FREE FROM OVERBURDEN, CLAY SEAMS, SHALE AND OTHER DELETERIOUS MATERIAL.

5. PAVEMENT MATERIALS SHALL BE COMPACTED BY SUITABLE MEANS TO SATISFY THE FOLLOWING MINIMUM SPECIFICATIONS (AS PER AS1289.52)

DESCRIPTION	MODIFIED DENSITY RATIO
SUB-BASE	98% MDD
BASE COURSE	98% MDD
ASPHALTIC CONCRETE	97% MDD

AND SUBJECT TO COUNCIL'S CONSTRUCTION SPECIFICATION.

6. TESTING FOR EACH LAYER SHALL BE UNDERTAKEN BY A N.A.T.A. REGISTERED LABORATORY IN ACCORDANCE WITH AS1289, AT NOT MORE THAN 50m INTERVALS AND A MINIMUM OF TWO PER LAYER. FURTHER FREQUENCY OF TESTING SHALL BE NO LESS THAN THAT REQUIRED BY AS3978-1996.

SUBGRADE PREPARATION

1. REMOVE ALL VEGETATION, TOPSOIL AND DELETERIOUS MATERIAL FROM AREA OF PROPOSED BUILDING PLATFORM AND PAVEMENTS.

2. PROOF ROLL EXPOSED SUB GRADE TO ACHIEVE A MINIMUM COMPACTION OF 98% STANDARD MAXIMUM DRY DENSITY (SMDD), DETERMINED BY THE STANDARD COMPACTION TEST IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARD 1289.5.1.1.

3. REMOVE ANY SOFT, HEAVING, WET OR UNSTABLE AREAS IDENTIFIED DURING PROOF ROLLING AND REPLACE USING SELECT IMPORTED FILL COMPACTED IN LAYERS NOT EXCEEDING 200mm MEASURED LOOSE TO ACHIEVE A MINIMUM 98% STANDARD MAXIMUM DRY DENSITY.

4. NOTE THAT THE SITE IS UNDERLAIN BY EXISTING SERVICES AND COMPACTION UTILISING VIBRATION MAY NOT BE SUITABLE IN THE VICINITY OF UNDERGROUND SERVICES.

5. ANY FILL REQUIRED TO RAISE LEVELS TO BULK EARTHWORKS TO WITHIN 50mm OF NOMINATED LEVELS IS TO BE APPROVED GRANULAR MATERIAL COMPACTED IN LAYERS NOT EXCEEDING 300mm MEASURED LOOSE TO 98% STANDARD MAXIMUM DRY DENSITY WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC).

6. THE CONTRACTOR IS TO PROVIDE CERTIFICATION TO THE EFFECT THAT EARTHWORKS COMPACTION TO 98% STANDARD MAXIMUM DRY DENSITY, (AS 1289 E1.1, E4.1) HAS BEEN ACHIEVED, UNLESS OTHERWISE AGREED IN WRITING BY SITE SUPERINTENDENT.

7. THE CONTRACTOR IS TO PROVIDE TO THE SITE SUPERINTENDENT A SURVEY CONFIRMATION FROM A REGISTERED SURVEYOR, CONFIRMING BULK EARTHWORKS LEVELS AS WITHIN +/-50mm OF LEVELS NOMINATED.

8. SUBGRADE REPLACEMENT MATERIAL IS TO CONSIST OF CLEAN, UNCONTAMINATED, WELL-GRADED MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 75mm, WITH 80% LESS THAN 20mm, AND A SOAKED C.B.R. GREATER THAN 10% AND A PLASTICITY INDEX LESS THAN 12.

9. BACK FILLING FOR SERVICE TRENCHES AND REMOVED SERVICES OR PITS OR FOUNDATIONS IS TO USE APPROVED WELL-GRADED GRANULAR MATERIAL WITH MINIMUM VOIDS, (EITHER SELECT INSITU OR IMPORTED FILL), COMPACTION AS SPECIFIED ABOVE.

10. ALL EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH AS3798-1996: GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS.

KERBING NOTES

1. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa.

2. ALL KERBS, GUTTERS, DISH DRAINS AND CROSSINGS TO BE CONSTRUCTED ON 100mm GRANULAR BASECOURSE COMPACTED TO MINIMUM 98% MODIFIED DRY DENSITY (AS 1289 5.2.1).

3. EXPANSION JOINTS (E.J) TO BE FORMED FROM 10mm COMPRESSIBLE CORK FILLER BOARD FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EXPANSION JOINTS TO BE LOCATED AT DRAINAGE PITS, ON TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX 12m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE EXPANSION JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.

4. WEAKENED PLANE JOINTS TO BE MIN 3mm WIDE AND LOCATED AT 3m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE WEAKENED PLANE JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.

5. BROOMED FINISH TO ALL RAMPED AND VEHICULAR CROSSINGS. ALL OTHER KERBING OR DISH DRAINS TO BE STEEL FLOAT FINISHED.

6. IN THE REPLACEMENT OF KERB AND GUTTER :-
EXISTING ROAD PAVEMENT IS TO BE SAWCUT 900mm U.N.O FROM THE LIP OF GUTTER. UPON COMPLETION OF THE NEW KERB AND GUTTER NEW BASECOURSE AND SURFACE TO BE LAID 600mm WIDE U.N.O.
EXISTING ALLOTMENT DRAINAGE PIPES ARE TO BE BUILT INTO THE NEW KERB AND GUTTER WITH 100mm DIA HOLE.
EXISTING KERB AND GUTTER IS TO BE COMPLETELY REMOVED WHERE NEW KERB AND GUTTER IS SHOWN.

GENERAL EARTHWORKS

1. THE SITE OF THE WORKS SHALL BE PREPARED BY STRIPPING ALL EXISTING TOPSOIL, FILL AND VEGETATION.

2. COMPACT SUBGRADE TO 98% OF THE STANDARD MAXIMUM DRY DENSITY WHEN TESTED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 1289 TESTS E.1.1. OR E.1.2. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR WET AREAS WHICH SHOULD BE LOCALLY EXCAVATED AND BACK FILLED WITH SELECTED MATERIAL. THE BACK FILLING MATERIAL SHALL BE IMPORTED GRANULAR FILL OF LOW PLASTICITY, PREFERABLY CRUSHED SANDSTONE, AND TO BE PLACED IN LAYERS NOT EXCEEDING 300mm LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT. SITE WORKS ARE TO BE BATTERED TO ADJACENT PROPERTY LEVELS.

3. NO STORMWATER IS TO POND ON ADJOINING PROPERTIES. THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM. STORMWATER DRAINAGE SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ALL STORMWATER RUNOFF SHALL BE GRADED AWAY FROM THE DWELLING AND DISPOSED OF VIA SURFACE CATCHDRAINS AND STORMWATER COLLECTION PITS.

4. ENSURE ALL RETAINING WALLS ARE CONSTRUCTED WITH ADEQUATE SUBSOIL DRAINAGE.

CONCRETE

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 AND OTHER RELEVANT AUSTRALIAN STANDARDS.

2. CONCRETE SHALL BE SUPPLIED BY AN APPROVED MANUFACTURER IN ACCORDANCE WITH AS1379.

3. CONCRETE SHALL HAVE THE FOLLOWING PARAMETERS:

ELEMENT	SLUMP(MM)	AGGREGATE	f'c(MPa)	OTHER
VEHICLE BASE	+ 60	20	N32	(1)
KERBS, FOOTPATHS, PITS	80	20	N25	

+ DENOTES SLUMP AT PLANT
(1) DENOTES MAXIMUM BASE SHRINKAGE STRAIN 600 x 10-6 AT 56 DAYS (TO AS 1012 PART 13)

4. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

5. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.

6. HOLES, CHASES OR EMBEDMENT ITEMS, INCLUDING PIPES AND CONDUITS SHALL NOT BE PLACED IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

7. CONDUITS, PIPES AND LIKE SHALL NOT BE PLACED WITHIN THE CONCRETE COVER, NOR DISPLACE THE REINFORCEMENT LAYERS.
C8. CONSTRUCTION JOINTS (CJ) SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY THE ENGINEER. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY SCABBLED.

9. THE MAXIMUM HEIGHT OF POUR FOR CONCRETE ELEMENTS SHALL BE 3.0m UNLESS METHOD OF PLACEMENT HAS BEEN APPROVED BY THE ENGINEER. COLUMNS SHALL NOT BE POURED WITH THE SLAB OVER.

10. CONCRETE SHALL BE THOROUGHLY COMPACTED IN THE FORMS BY MEANS OF MECHANICAL VIBRATION.

11. WHEN THE SHADE TEMPERATURE EXCEEDS 35°C, THE EXPOSED SURFACE OF CONCRETE SHALL BE SPRAYED WITH A FINE FILM OF APPROVED ALIPHATIC ALCOHOL DURING CONCRETE PLACEMENT AND FINISHING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ENSURING ADEQUATE SUPPLY OF ALIPHATIC ALCOHOL ON SITE BEFORE COMMENCING CONCRETE WORK.

12. CURING OF CONCRETE SHALL COMMENCE WITHIN 2 HOURS OF FINISHING OPERATIONS AND SHALL BE MAINTAINED FOR A MINIMUM OF 7 DAYS USING AN APPROVED PROPRIETARY CURING COMPOUND IN ACCORDANCE WITH AS 3799 AND COMPATIBLE WITH THE PROPOSED FINISH OR CONTINUOUS PONDING WITH POTABLE WATER.
THE CONTRACTOR TO SUBMIT PROPOSED CURING PROCEDURE FOR APPROVAL OF THE ENGINEER.

13. ALL CONCRETE DELIVERED TO SITE SHALL BE SUBJECT TO PROJECT ASSESSMENT IN ACCORDANCE WITH AS 1379.

14. THE CONTRACTOR SHALL NOMINATE A CONCRETE DELIVERY SUPERVISOR WHO SHALL BE A SUITABLE EXPERIENCED PERSON FOR THE APPROVAL OF THE ENGINEER, TO MONITOR THE DELIVERY AND PLACING OF THE CONCRETE FOR EACH POUR ON THE PROJECT. IN ADDITION, THE MANUFACTURER SHALL SAMPLE AND TEST FOR DRYING SHRINKAGE EACH TYPE OF CONCRETE SUPPLIED, AT LEAST EVERY MONTH DURING THE COURSE OF THE PROJECT OR FOR EVERY 1000 CUBIC METRES PLACED. NATA TEST CERTIFICATES SHALL BE FORWARDED TO THE ENGINEER. THE RESULTS OF THESE TESTS SHALL ALSO BE KEPT ON SITE.

DRAINAGE NOTES

1. PITS GREATER THAN 1.2m DEEP TO BE FITTED WITH STEP IRONS.

2. DRAINAGE PIPES SHALL BE BACKFILLED WITH COMPACTED CLEAN SHARP SAND TO 200 ABOVE PIPE OBVERT. ADDITIONAL BACKFILL UNDER ROADS SHALL CONSIST OF CLASS 2 F.C.R. MATERIAL COMPACTED IN 200mm LAYERS TO 98% SMDD. UNDER LANDSCAPED AREAS ADDITIONAL BACKFILL SHALL CONSIST OF GRANULAR MATERIAL COMPACTED IN 200mm LAYERS TO 95% SMDD.
A 3m LENGTH OF 100 Ø SLOTTED AGRICULTURAL LINE SURROUNDED BY GEOTECH STOCKING SHALL BE PROVIDED ON THE UPSTREAM SIDE OF ALL PITS.

3. CONCRETE STORMWATER PIPES TO BE CLASS '3' UNDER ROADS AND CLASS '2' IN NON-TRAFFICED AREAS. ALL PIPES GREATER THAN 300Ø ARE TO BE RUBBER RING JOINTS U.N.O.

4. CONCRETE PITS GREATER THAN 1.0m DEEP TO BE REINFORCED WITH N12-200 EACH WAY CENTRED, MIN. 300 LAP, CONCRETE - F'c 25MPa
D5. 150Ø, 225Ø & 300Ø uPVC PIPES TO BE SEWER GRADE PIPE UNDER TRAFFICABLE PAVEMENT. MIN. 400 COVER UNDER NON-TRAFFICABLE PAVEMENT.

6. PIT COVERS & GRATED DRAINS IN TRAFFICABLE PAVEMENT TO BE AS 3996 CLASS D "HEAVY DUTY" & IN NON-TRAFFICABLE AREAS TO BE AS 3996 CLASS C "LIGHT DUTY".

UTILITY SERVICES

1. CONDUITS TO BE PROVIDED FOR WATER AND ENERGY AUTHORITIES, TELSTRA AND OTHER SERVICES AS REQUIRED.

2. THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THESE DRAWING'S HAVE BEEN PLOTTED FROM SURVEY AND AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE.

3. WE CANNOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS, ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF SERVICES OR THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN ARISING FROM ANY CAUSE WHATSOEVER.

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.

5. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ON SITE INCLUDING HAND EXCAVATION WHERE NECESSARY.

6. CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION OR FUTURE WORKS.

7. CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.

TELSTRA - DUTY OF CARE NOTE:
TELSTRA'S PLANS SHOW ONLY THE PRESENCE OF CABLES AND PLANT. THEY ONLY
SHOW THEIR POSITION RELATIVE TO ROAD BOUNDARIES, PROPERTY FENCES ETC.
AT THE TIME OF INSTALLATION AND TELSTRA DOES NOT WARRANT OR UPHOLD THAT SUCH PLANS ARE ACCURATE THEREAFTER DUE TO CHANGES THAT MAY OCCUR OVER TIME. DO NOT ASSUME DEPTH OR ALIGNMENT OF CABLES OR PLANT AS THESE VARY SIGNIFICANTLY.
THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR TELSTRA CABLES AND PLANT. BEFORE USING MACHINE EXCAVATORS TELSTRA PLANT MUST FIRST BE PHYSICALLY EXPOSED BY SOFT DIG POT HOLING TO IDENTIFY IT'S LOCATION. TELSTRA WILL SEEK COMPENSATION FOR DAMAGES CAUSED TO IT'S PROPERTY AND LOSSES CAUSED TO TELSTRA AND IT'S CUSTOMERS.

ELECTRICAL & GAS NETWORK:
A MINIMUM OF 30 DAYS PRIOR TO COMMENCEMENT OF EXCAVATION WORKS THE SUBCONTRACTOR MUST CONTACT DIAL BEFORE YOU DIG.

GROUND WORKS & EXCAVATION

1. ALL GROUND WORKS & EXCAVATION SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT.

2. SEPARATE AND REMOVE ALL TOPSOIL, NON SOIL MATERIAL, CONCRETE, VEGETATION, BRICKBATS, TIMBER, ROOT AFFECTED SOIL AND EXISTING FILL. STORE TOPSOIL IF REQUIRED.

3. ALL EXCAVATIONS SHALL BE FINISHED CLEAN AND HORIZONTAL AND SHALL NOT UNDERMINE FOOTINGS, WALLS etc.

4. PROOF ROLL WITH AN 8 TONNE ROLLER, REPLACE ANY SOFT MATERIAL WITH APPROVED FILL AND RE-COMPACT. GEOTECHNICAL ENGINEER TO APPROVE.

5. THE FILL IS TO BE PLACED AND COMPACTED IN LAYERS OF MAXIMUM LOOSE THICKNESS 300mm.

6. TOP LAYER OF PAVED AREAS TO BE COMPACTED TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY. GEOTECHNICAL ENGINEER TO VERIFY.

7. ALL PERMANENT EMBANKMENTS TO BE COMPACTED IN 200 mm LAYERS AS PER NOTE GW6 AND AT A MAXIMUM SLOPE OF 1 VERTICAL TO 2.5 HORIZONTAL UNLESS NOTED OTHERWISE. SHOULD DRAINAGE BE REQUIRED THEN SUBMIT DETAILS TO THE ENGINEER.

8. ALL GROUND WORKS SHALL BE TESTED BY AN APPROVED GEOTECHNICAL ENGINEER TO A LEVEL 1 STANDARD IN ACCORDANCE WITH AS 3798 - 1996.

9. ALL EXCAVATIONS TO BE INSPECTED AT REGULAR INTERVALS BY A GEOTECHNICAL ENGINEER.

10. REFER TO ARCHITECTURAL DRAWINGS TO CONFIRM SETOUT OF BUILDINGS, CARPARKS ETC.

11. THE LEVELS SHOWN ARE ONLY RELEVANT TO THE PLAN UPON WHICH THEY ARE SHOWN.

12. ALL CONTOURS AND LEVELS USED TO PRODUCE EARTHWORK DETAILS HAVE BEEN BASED ON SURVEYOR AND ARCHITECTS SURVEY INFORMATION.

13. ALL FINISHED FLOOR LEVELS ARE TO BE CONFIRMED BY ARCHITECT.

14. ALL EXISTING SERVICES ARE TO BE CAPPED OFF PRIOR TO ANY WORKS.

15. A PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, THE GEOTECHNICAL ENGINEER, AND THE EARTHWORKS CONTRACTOR TO UNDERSTAND POTENTIAL DIFFICULTIES AND TO ORGANISE TESTING PROCEDURES. THE CONTRACTOR SHALL CONFIRM TO THE ENGINEER THAT THE MEETING HAS BEEN HELD

-DIAL 1100 BEFORE YOU DIG.

-Ensure all services are located prior to the commencement of any work/excavation.

DIAL 1100
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Regulated Design Record

Project Address:	37-41 OXFORD STREET, EPPING		
Project Title:	PROPOSED MIXED USE DEVELOPMENT		
Consent No: -		Body Corporate Reg No: -	
Drawing Title: REFER BELOW		Drawing No: -	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	22/10/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

REFER COVER SHEET FOR LIST OF DRAWINGS.

D.T | CIVIL
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P.O BOX 513 SANS SOUCI 2219
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CLIENT:

KARIMBLA
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PTY LIMITED
Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

PROJECT:

PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:

NOTES AND SPECIFICATIONS

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

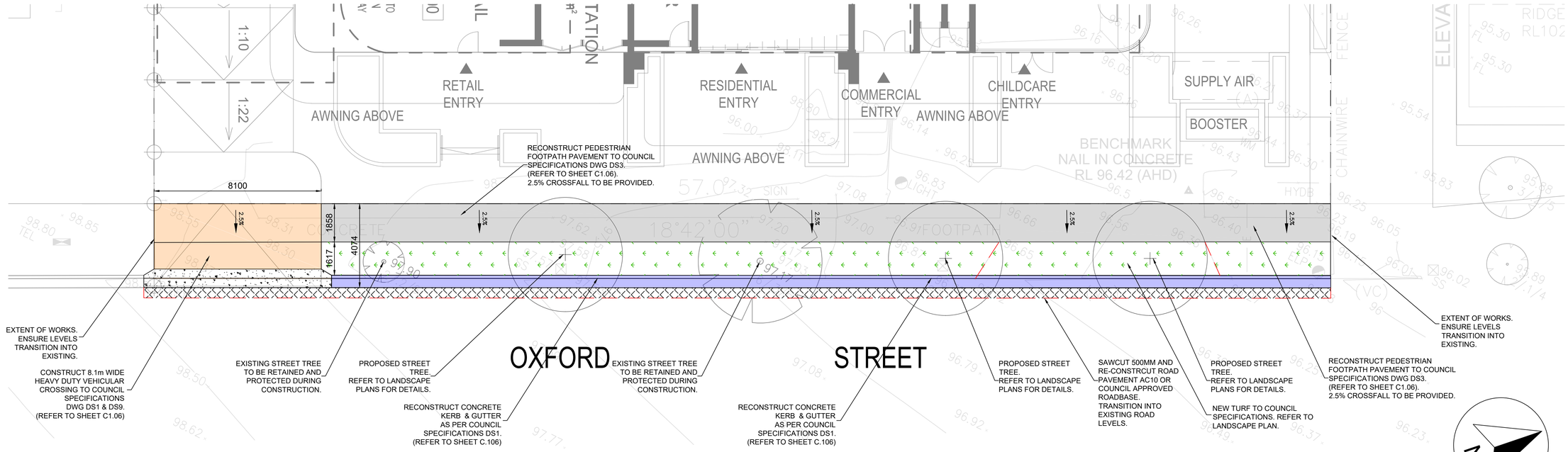
JOB: 0185-21-MT

ISSUE: A

DRAWING: 0185-21 C1.02

SCALE: 1:100, 1:20

ISSUE	DATE	DESCRIPTION	BY
P1	14/10/21	ISSUED FOR REVEIW	D.T
A	22/10/21	ISSUED FOR DA SUBMISSION.	D.T



PUBLIC DOMAIN WORKS - OXFORD STREET FRONTAGE

SCALE 1:100
ALL LEVELS TO AHD.

LEGEND

- NEW 1.8M WIDE CONCRETE FOOTPATH PAVEMENT
- NEW HEAVY DUTY LAYBACK
- NEW 150 CONCRETE KERB & GUTTER
- 500MM RECONSTRUCTED ROAD SHOULDER
- NEW HEAVY DUTY CONCRETE VEHICULAR
- PROPOSED NEW TURF TO COUNCIL SPECIFICATIONS
- PROPOSED SAW CUT & REMOVAL OF EXISTING VC
- PROPOSED STREET TREES (REFER TO LANDSCAPE PLANS FOR DETAILS)
- EXISTING STREET TREES (TO BE RETAINED & PROTECTED. REFER TO ARBORIST REPORT).

-DIAL 1100 BEFORE YOU DIG.

-Ensure all services are located prior to the commencement of any work/excavation.

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www.1100.com.au

Regulated Design Record				
Project Address:	37-41 OXFORD STREET, EPPING			
Project Title:	PROPOSED MIXED USE DEVELOPMENT			
Consent No: -			Body Corporate Reg No: -	
Drawing Title: REFER BELOW			Drawing No: -	
Rev	**Date dd.mm.yy**	**Description**	**DP Full Name**	**Reg No**
A	22/10/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

REFER COVER SHEET FOR LIST OF DRAWINGS.

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Internet: http://www.meriton.com.au

PROJECT:

PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:

PUBLIC DOMAIN WORKS

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

JOB: 0185-21-MT

ISSUE: A

DRAWING: 0185-21 C1.03

SCALE: 1:100, 1:20

ISSUE	DATE	DESCRIPTION	BY
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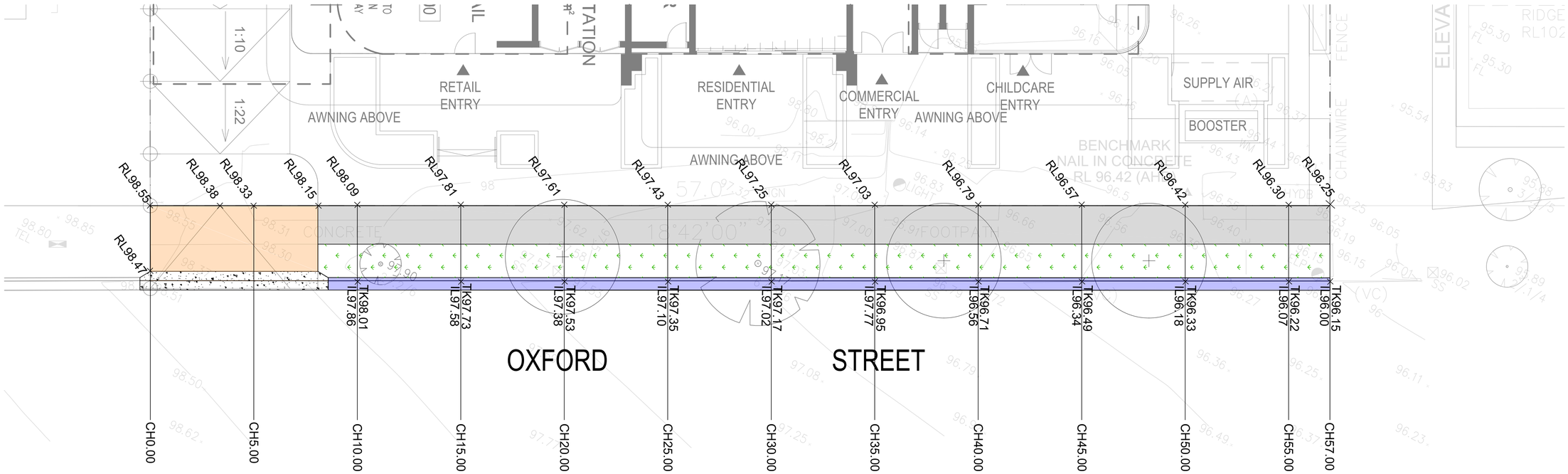
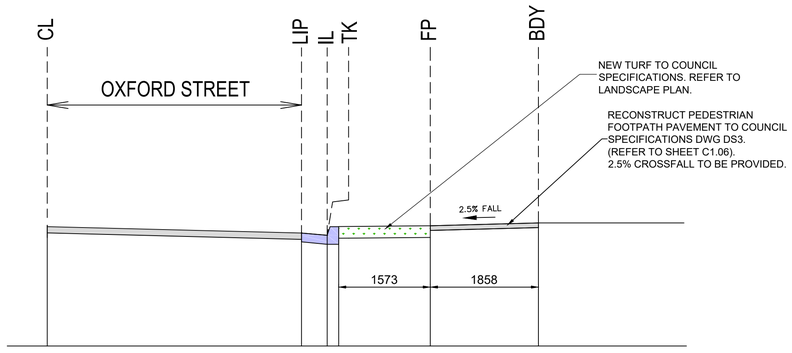
A	22/10/21	ISSUED FOR DA SUBMISSION.	D.T



FOOTPATH & BOUNDARY ALIGNMENT LEVELS

SCALE 1:100



TYPICAL FOOTPATH CROSS-SECTION

SCALE 1:50

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Regulated Design Record				
Project Address:	37-41 OXFORD STREET, EPPING			
Project Title:	PROPOSED MIXED USE DEVELOPMENT			
Consent No: -			Body Corporate Reg No: -	
Drawing Title: REFER BELOW			Drawing No: -	
Rev	**Date dd.mm.yy**	**Description**	**DP Full Name**	**Reg No**
A	22/10/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

REFER COVER SHEET FOR LIST OF DRAWINGS.

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Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

PROJECT:

PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:

BOUNDARY/FOOTPATH LEVELS

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

JOB: 0185-21-MT

DRAWING: 0185-21 C1.04

SCALE: 1:100, 1:20

ISSUE: A

ISSUE	DATE	DESCRIPTION	BY
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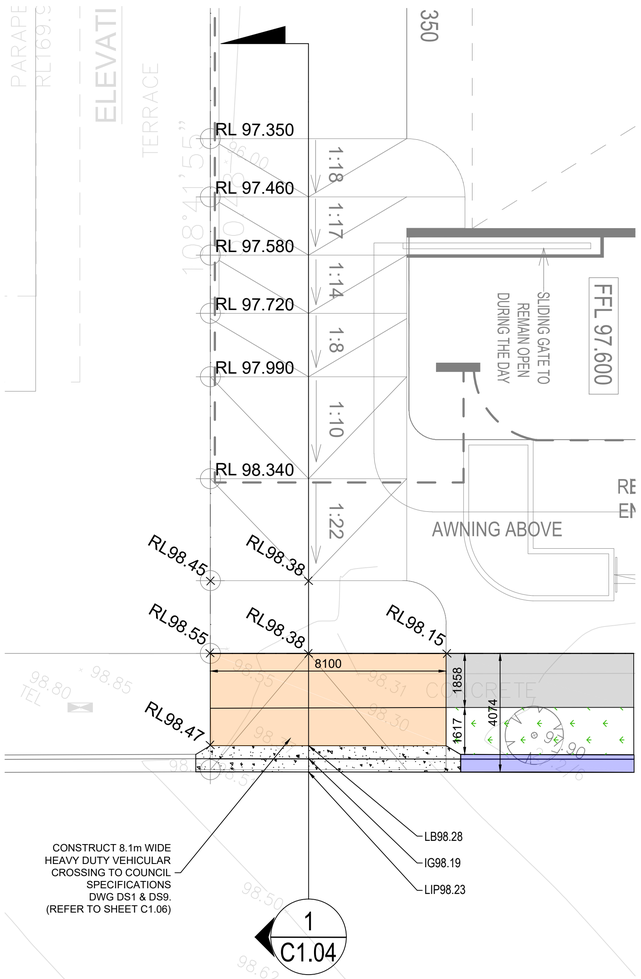
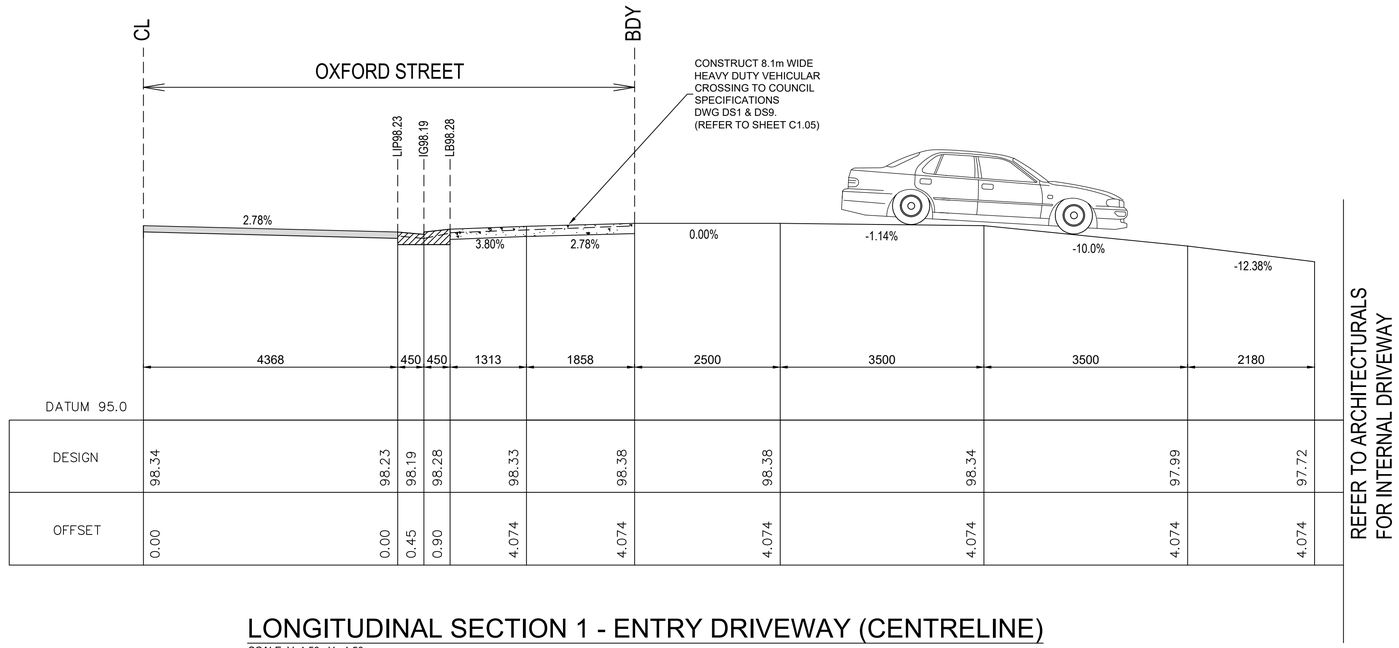
A	22/10/21	ISSUED FOR DA SUBMISSION.	D.T



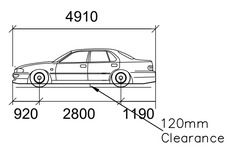
VEHICULAR CROSSING & DRIVEWAY PLAN

SCALE 1:100



LONGITUDINAL SECTION 1 - ENTRY DRIVEWAY (CENTRELINE)

SCALE: V 1:50 H 1:50
ALL LEVELS TO AHD
BM RL96.42



B85 VEHICLE TEMPLATE AS PER AS2890.1: 2004

SCALE: 1:100

VEHICULAR CROSSING AND DRIVEWAY DESIGN TRANSITIONS HAVE BEEN PREPARED IN GENERAL ACCORDANCE WITH AS2890.1-2004 OFF STREET PARKING AND COUNCIL SPECIFICATIONS.

ENSURE ALL SERVICES ARE LOCATED PRIOR TO CONSTRUCTION. CONFIRM LEVELS WITH ENGINEER AND SERVICE PROVIDER IF REQUIRED.

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N

Regulated Design Record				
Project Address:	37-41 OXFORD STREET, EPPING			
Project Title:	PROPOSED MIXED USE DEVELOPMENT			
Consent No: -			Body Corporate Reg No: -	
Drawing Title: REFER BELOW			Drawing No: -	
Rev	**Date dd.mm.yy**	**Description**	**DP Full Name**	**Reg No**
A	22/10/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

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Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

PROJECT:

PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:

DRIVEWAY PLAN AND LONGITUDINAL SECTION

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021

JOB: 0185-21-MT

DRAWING: 0185-21 C1.05

SCALE: 1:100, 1:20

ISSUE: A

ISSUE	DATE	DESCRIPTION	BY
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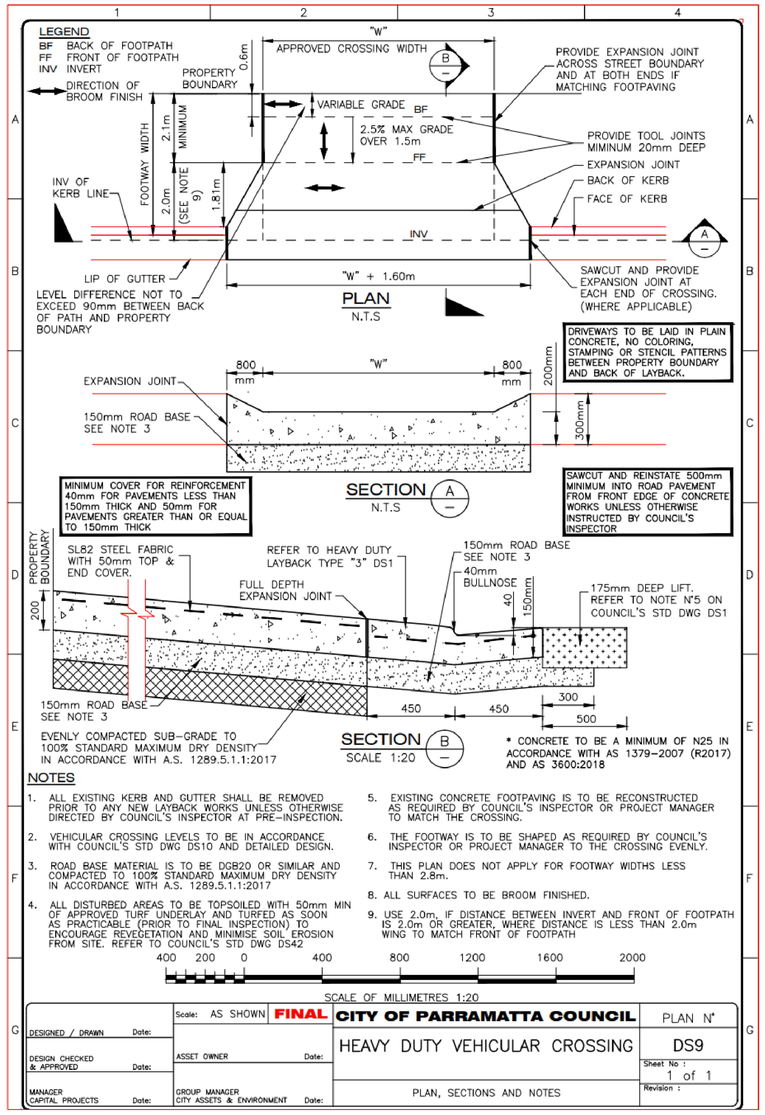
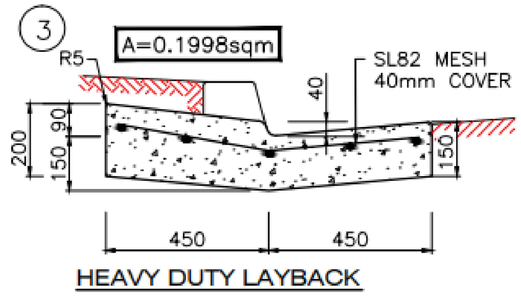
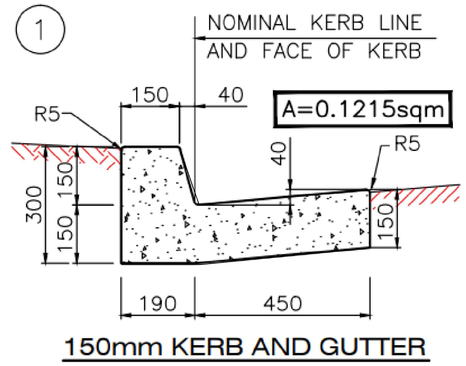
A	22/10/21	ISSUED FOR DA SUBMISSION.	D.T



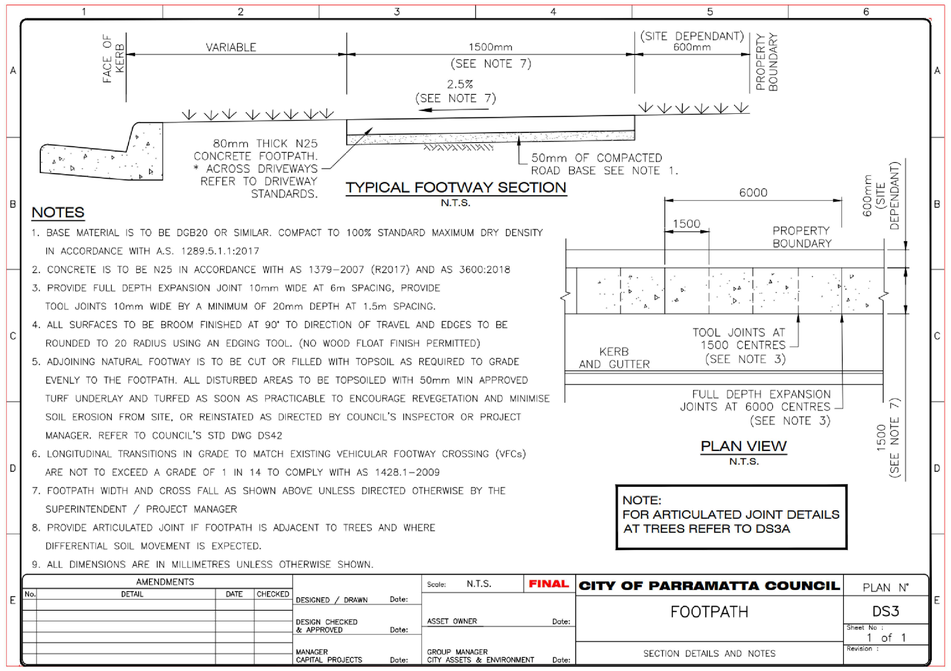
HEAVY DUTY VEHICULAR CROSSING - DWG DS9
CITY OF PARRAMATTA COUNCIL



HEAVY DUTY LAYBACK DETAILS - DWG DS1
CITY OF PARRAMATTA COUNCIL



150MM KERB & GUTTER DETAIL - DWG DS1
CITY OF PARRAMATTA COUNCIL



TYPICAL FOOTPATH DETAILS - DWG DS3
CITY OF PARRAMATTA COUNCIL

Regulated Design Record				
Project Address:	37-41 OXFORD STREET, EPPING			
Project Title:	PROPOSED MIXED USE DEVELOPMENT			
Consent No: -		Body Corporate Reg No: -		
Drawing Title: REFER BELOW		Drawing No: -		
Rev	**Date dd.mm.yy**	**Description**	**DP Full Name**	**Reg No**
A	22/10/2021	ISSUED FOR DA	DIMITRI TSAGARIS	DEP0000734

REFER COVER SHEET FOR LIST OF DRAWINGS.

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PROJECT:
PROPOSED DEVELOPMENT AT NO.37-41 OXFORD STREET, EPPING, NSW.

TITLE:
COUNCIL STANDARD DETAILS

DESIGNED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.
CHECKED BY: DIMITRI TSAGARIS B.E.(UoW), M.I.E(Aust), P.Eng, NER, DEP, PRE.

DATE: OCT 2021
JOB: 0185-21-MT
DRAWING: 0185-21 C1.06
SCALE: 1:100, 1:20
ISSUE: A

ISSUE	DATE	DESCRIPTION	BY
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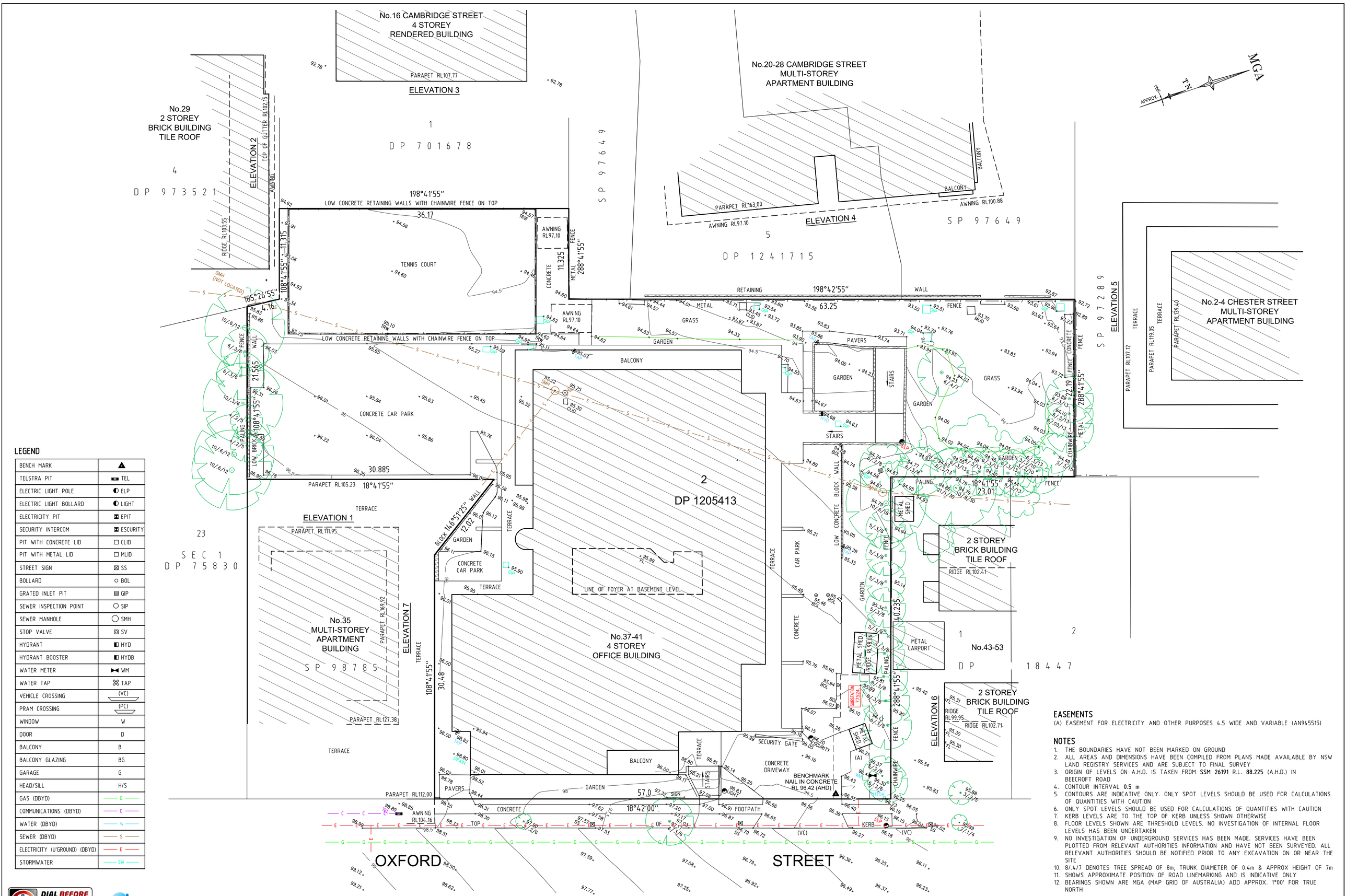
A	22/10/21	ISSUED FOR DA SUBMISSION.	D.T



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRIC LIGHT BOLLARD	LIGHT
ELECTRICITY PIT	EPIT
SECURITY INTERCOM	ESCURITY
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
STREET SIGN	SS
BOLLARD	BOL
GRATED INLET PIT	GIP
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
HYDRANT BOOSTER	HYDB
WATER METER	WM
WATER TAP	TAP
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
WINDOW	W
DOOR	D
BALCONY	B
BALCONY GLAZING	BG
GARAGE	G
HEAD/SILL	H/S
GAS (DBYD)	G
COMMUNICATIONS (DBYD)	C
WATER (DBYD)	W
SEWER (DBYD)	S
ELECTRICITY (U'GROUND) (DBYD)	E
STORMWATER	SW

EASEMENTS

(A) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 4.5 WIDE AND VARIABLE (AN945515)

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY NSW LAND REGISTRY SERVICES AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM **SSM 26191** R.L. **88.225** (A.H.D.) IN BEECROFT ROAD
4. CONTOUR INTERVAL **0.5 m**
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
7. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
8. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
9. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
10. 8/.4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
11. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
12. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

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GDA2020

0 4 8 12 16 20
SCALE 1:200 @ A1

Revision	Date	Description	Reference
H	00/00/00	-	00
G	00/00/00	-	00
F	00/00/00	-	00
E	00/00/00	-	00

Revision	Date	Description	Reference
D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	00/00/00	-	00

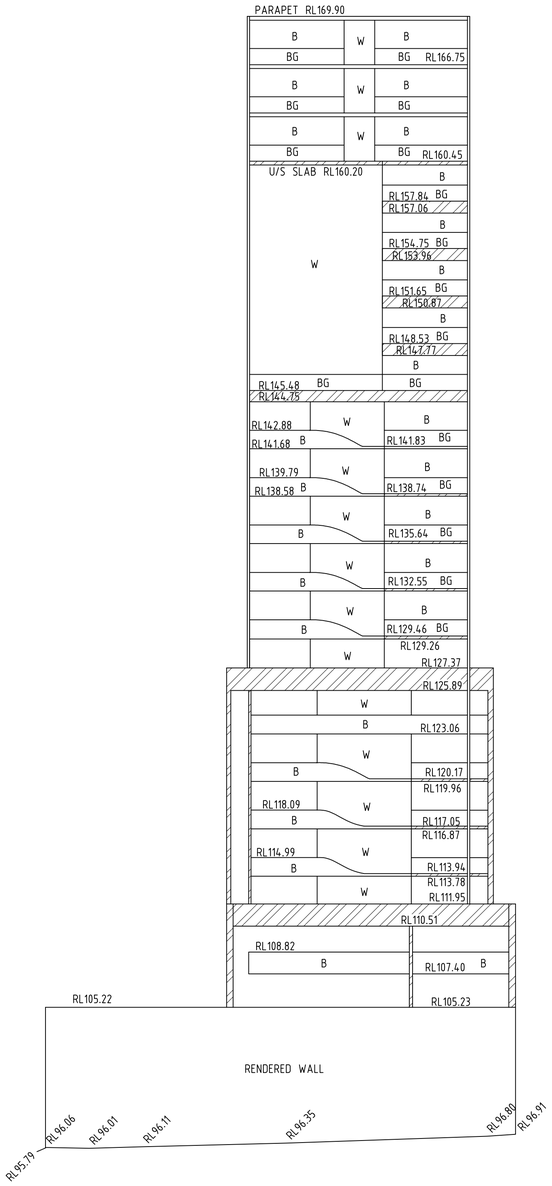
LTS CONFIDENCE TOGETHER
www.ltsi.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 29/01/2021
Registered Surveyor NSW

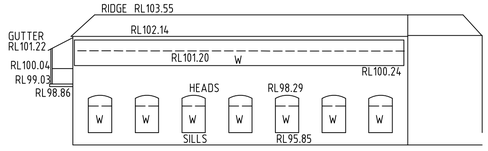
Client KARIMBLA CONSTRUCTIONS SERVICES (NSW) PTY LTD

Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 2 DP1205413, No.37-41 OXFORD STREET EPPING

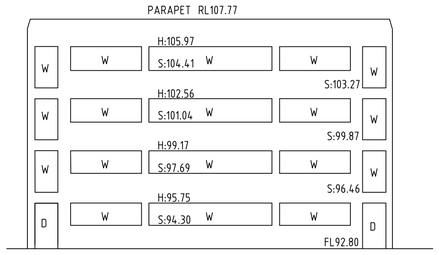
datum AHD
reference number 51246 001DT
site Area 4970m²
scale 1:200 @A1
date of survey 22/01/2021
LGA CITY OF PARRAMATTA
SHEET 1 OF 3



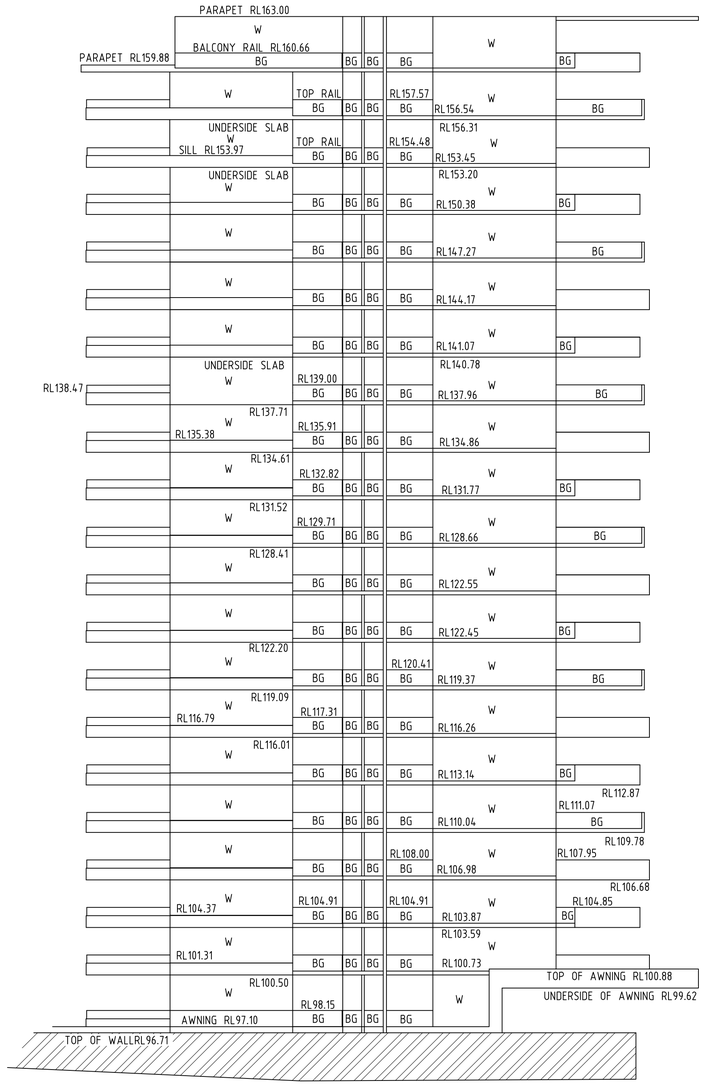
ELEVATION 1
WESTERN ELEVATION
No.35



ELEVATION 2
NORTHERN ELEVATION
No.29



ELEVATION 3
EASTERN ELEVATION
No.16 CAMBRIDGE STREET



ELEVATION 4
EASTERN ELEVATION
No.20-28 CAMBRIDGE STREET

LEGEND

WINDOW	W
DOOR	D
BALCONY	B
BALCONY GLAZING	BG
GARAGE	G
HEAD/SILL	H/S

SEE SHEET 1 FOR NOTES

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GDA2020

0 4 8 12 16 20
SCALE 1:200 @ A1

Revision	Date	Description	Reference
H	00/00/00	-	00
G	00/00/00	-	00
F	00/00/00	-	00
E	00/00/00	-	00

Revision	Date	Description	Reference
D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	00/00/00	-	00

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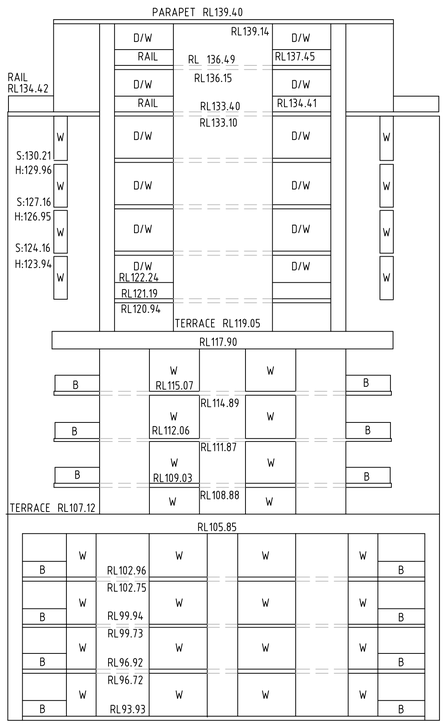
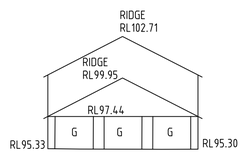
THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 29/01/2021
Registered Surveyor NSW

Client KARIMBLA CONSTRUCTIONS SERVICES (NSW) PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 2 DP1205413, No.37-41 OXFORD STREET EPPING

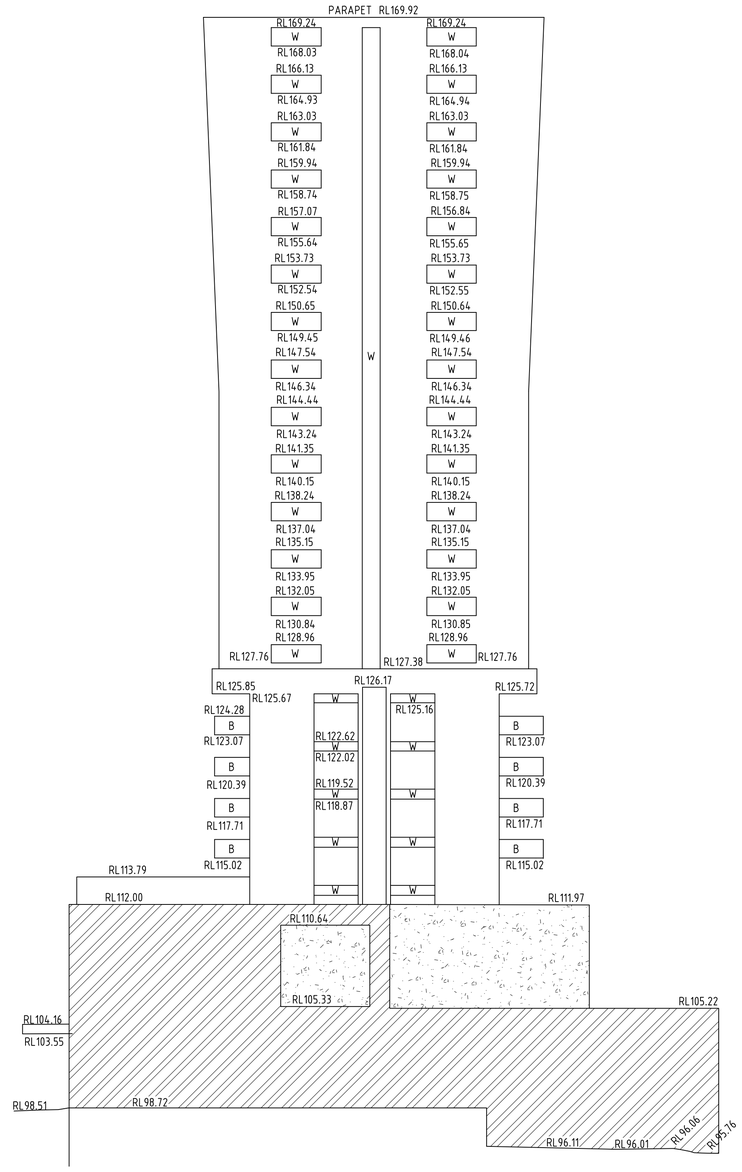
datum AHD
reference number 51246 001DT
site Area 4970m²
scale 1:200 @A1
date of survey 22/01/2021
LGA CITY OF PARRAMATTA
SHEET 2 OF 3



ELEVATION 5
SOUTHERN ELEVATION
No.2-4 CHESTER STREET



ELEVATION 6
SOUTHERN ELEVATION
No.43-53



ELEVATION 7
NORTHERN ELEVATION
No.35

LEGEND

WINDOW	W
DOOR	D
BALCONY	B
BALCONY GLAZING	BG
GARAGE	G
HEAD/SILL	H/S

SEE SHEET 1 FOR NOTES

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GDA2020

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