AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING
SECTION 4.56 APPLICATION RFI

MARCH 2026

EPPING ROAD VIEW
IMAGE FOR GENERAL REFERENCE ONLY.
REFER TO DESIGN REPORT FOR MORE DETAILED
ENSCAPE VIEWS OF PROPOSED S4.56 CHANGES.

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J	RESPONSE TO COUNCIL'S RFI	MN	MT	30.03.2026
I	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
H	SECTION 4.56 APPLICATION	KP	MT	25.03.2025
G	DA RE-SUBMISSION	JY	LSP	27.10.2021
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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE,
EPPING NSW 2121

Status
S4.56 APPLICATION

Title
00-GENERAL INFORMATION
COVER SHEET

Drawing Number DA-00-0000

Revision J

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S4.56 APPLICATION DRAWING LIST

DRAWING NO.	DRAWING NAME	REVISION	REVISION DATE
00-GENERAL INFORMATION			
DA-00-0000	COVER SHEET	J	30.03.2026
DA-00-0010	DRAWING LIST	J	30.03.2026
DA-00-0020	VIEW FROM FOREST PARK	C	30.03.2026
DA-00-0100	DEVELOPMENT DATA SHEET	J	30.03.2026
DA-00-0150	PROPOSED S4.56 MODIFICATIONS	C	30.03.2026
DA-00-0200	LOCATION PLAN	I	03.09.2025
DA-00-0300	SITE ANALYSIS	J	30.03.2026
DA-00-0350	CONTEXT PLAN	C	30.03.2026
DA-00-0400	SITE PLAN	J	30.03.2026
10-GENERAL ARRANGEMENT PLANS			
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DA-10-0101	LOWER GROUND FLOOR PLAN	J	30.03.2026
DA-10-0102	GROUND FLOOR PLAN	J	30.03.2026
DA-10-0103	LEVEL 01 PLAN	J	30.03.2026
DA-10-0104	LEVEL 02 PLAN	J	30.03.2026
DA-10-0105	LEVEL 03 PLAN	J	30.03.2026
DA-10-0106	LEVEL 04 PLAN	J	30.03.2026
DA-10-0107	LEVEL 05 PLAN	J	30.03.2026
DA-10-0108	LEVEL 06 PLAN	J	30.03.2026
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20-ELEVATIONS			
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DA-20-0400	BUILDING D&E ELEVATIONS	K	30.03.2026
30-SECTIONS			
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78-MATERIALS AND MOOD BOARDS			
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DA-78-0300	MATERIAL PALETTE BUILDING B	B	03.09.2025
DA-78-0400	MATERIAL PALETTE BUILDING C	B	03.09.2025
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DA-78-0600	MATERIAL PALETTE BUILDING E	B	03.09.2025
90-SCHEDULES			
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DA-100-0550	COMMUNAL OPEN SPACE DIAGRAM	C	30.03.2026
DA-100-0600	BUILDING HEIGHT LIMIT DIAGRAM	I	30.03.2026
DA-100-0800	CUT & FILL DIAGRAMS	I	03.09.2025
DA-100-1000	DEEP SOIL DIAGRAM	C	30.03.2026
100-SEPP 65 COMPLIANCE			
DA-100-0100	SOLAR ACCESS COMPLIANCE DIAGRAMS	J	30.03.2026
DA-100-0200	CROSS VENTILATION COMPLIANCE DIAGRAMS	J	30.03.2026
200-NOTIFICATIONS			
DA-200-0100	NOTIFICATION PLANS	J	30.03.2026

Total: 49

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Project PA030585.01
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Status
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VIEW FROM FOREST PARK
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VIEW FROM FOREST PARK

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SITE INFORMATION
SITE Area: 11450m²
LEP Zoning: R4
LEP Max Height: 26.5m/ 17.5m

PROPOSED GFA

GFA		
AREA TYPE	LEVEL	AREA
AMENITY RESIDENTIAL	GROUND	1665 m²
AMENITY RESIDENTIAL		1665 m² — 21
RESIDENTIAL	LOWER GROUND	395 m²
RESIDENTIAL	GROUND	616 m²
RESIDENTIAL	LEVEL 01	3288 m² — 34a
RESIDENTIAL	LEVEL 02	3620 m²
RESIDENTIAL	LEVEL 03	3620 m²
RESIDENTIAL	LEVEL 04	3412 m²
RESIDENTIAL	LEVEL 05	2935 m²
RESIDENTIAL	LEVEL 06	2653 m²
RESIDENTIAL	LEVEL 07	2338 m²
RESIDENTIAL	LEVEL 08	925 m²
RESIDENTIAL		23800 m² — 27
Grand total		25465 m²

DA APPROVED GFA: 25,847m²
PROPOSED GFA REDUCTION: 382m²

NOTE: WINTERGARDENS HAVE BEEN EXCLUDED FROM THE GFA CALCULATION — 27

PROPOSED PARKING SCHEDULE

CAR PARKING SCHEDULE		
CAR PARKING TYPE	CODE	TOTAL
CAR SHARE	CS	3 — 26a
CAR WASH	CW	1
RESIDENTIAL	R	84 — 26c
RESIDENTIAL - ACCESSIBLE	RA	10
RESIDENTIAL - TANDEM	RT	14
VISITOR	V	12 — 26a
VISITOR - ACCESSIBLE	VA	1
Grand total		125 — 26c

EV CHARGING FOR AT LEAST 2 VISITOR/CAR SHARE SPACES OR 5% OF TOTAL PARKING SPACES, WHICHEVER IS HIGHER.
CONNECTIONS FOR CAR SHARE SPACES IN ADDITION TO THE TWO VISITOR SPACES PROVIDED.
EV CHARGERS FOR MIN 5% OF TOTAL PARKING PLUS EV CHARGERS TO ALL CAR SHARES.

PROPOSED MOTORCYCLE SCHEDULE

MOTORCYCLE PARKING SCHEDULE	
PARKING TYPE	TOTAL
MOTORCYCLE	4
Grand total	4

APARTMENT MIX DATA

APARTMENT MIX DATA PER BUILDING	
TYPE	TOTAL
BUILDING A	
1B	17
2B	32
3B	8
STUDIO	20
	77
BUILDING B	
1B	14
2B	13
2B-DK	10
3B	8
STUDIO	22
	67
BUILDING C	
1B	15
2B	27
3B	9
STUDIO	26
	77
BUILDING D	
1B	22
2B	25
3B	1
	48
BUILDING E	
1B	9
2B	17
3B	12
STUDIO	3
	41
Grand total	310

APARTMENT MIX DATA

APARTMENT MIX DATA		
TYPE	TOTAL	%
ST	71	23%
1B	77	25%
2B	124	40%
3B	38	12%
Grand total	310	100%

10 DUAL KEY APARTMENTS
310 - 10 = 300 UNITS
3 BEDROOM APARTMENTS: 13%
DUAL KEY APARTMENTS: 3%
TOTAL 3 BEDROOM: 16%

LIVABLE APARTMENTS

LIVABLE HOUSING STANDARDS	
TYPE	TOTAL
ST	10
1B	32
2B	16
3B	4
Grand total	62
	62/310= 20% (APPROVED 20%)

ADAPTABLE APARTMENTS

ADAPTABLE APARTMENTS	
TYPE	TOTAL
ST	10
1B	11
2B	10
3B	4
Grand total	35
	35/310= 11% (APPROVED 11%)

BASIX NOTES — 31

Project Details:
Project Address: 2-16 Epping Rd and 2-4 Forest Grove, Epping NSW 2121
Used in BASIX (locked to DA scheme):
- Lot/Section /Plan number: 10/-/DP1204058
- 2 Epping Road, Epping NSW 2121

Total Apartment: 310 units

BASIX Water:
- Min WELS rating:
  - Toilets: min 4 Star WELS
  - Kitchen Taps: min 5 Star WELS
  - Bathroom Taps: min 5 Star WELS
  - Showers: min 4 Star (flow rate >6 but <=7.5 L/min) WELS
  - Dishwasher: min 5 Star WELS
  - Clothes washer: min 4 Star WELS
- Landscape (per landscape calcs issued on 25/03)
  Common Area Landscape
  - Total area of lawn: 194 m2
  - Total area of vegetated garden (excluding lawn): 3,284m2
  - Indigenous species: 62%

  No private landscape area is provided.
- Rainwater Tank: Optional Requirement for BASIX
- Pool & Sauna:
  - 1 off internal pool is proposed, pool volume <=140kL, heat pump heating is allowed, pool must have a pool cover with a min R-value of 0.05, pool pump to be connected with a timer.
  - 1 off internal spa is proposed, spa volume <=25kL, heat pump heating is allowed, pool pump to be connected with a timer.
- Sauna
  - 1 off indoor sauna is proposed. Heating source: Electric Infrared.
- Fire sprinkler system water reuse: Yes.

BASIX Energy:
- DHW - Centralised Electric Heat Pump – air-sourced
  - Internal pipework insulation: min R1.0
  - Min COP 3.0
- A/C - Individual system
  - 1- Phase : EER 3.0 – 3.5 (Cooling & Heating)
- Dwelling exhaust (Bathroom/Kitchen/Laundry): individual fan, ducted to façade or roof, manual switch on/off
- Corridor ventilation: allowed for mech ventilation for all lobbies and corridors.
- Induction cooktop & electric oven
- Appliance Energy Rating:
  - Fridges: min 4.5 Star Energy
  - Dishwasher: min 4 Star Energy
  - Clothes washer: min 4.5 Star Energy
  - Clothes dryer: min 6 Star Energy
- LED lighting throughout the project. Dwelling lighting with dedicated LED fittings.
- Indoor/outdoor clothing drying lines: not required
- VT: VVVF with regenerative drive
- On-site renewable energy generation:
  - Min 99.5kW on-site PV generation

BASIX Thermal Comfort (applies to Class 2 SOUs only):
- Walls:
  External walls:
  - Top level: Metal cladding + provide min R2.5 insulation
  - All other: Brick veneer + provide min R2.5 insulation

  Neighbouring walls (between apartments): ACC walls + provide nil insulation
  Corridor walls (between corridor & apartments): ACC walls + provide min R1.0 insulation
  Internal walls: Plasterboard on studs + provide nil insulation
- Floor:
  External floors: Suspended concrete slab + provide min R2.0 insulation
  Internal floors: Suspended concrete slab + provide nil insulation
- Ceiling/roof:
  External roof/exposed external ceilings: Concrete above ceiling plasterboard + provide min R3.0 insulation
  Internal ceiling: Concrete above ceiling plasterboard + provide nil insulation
- Default floor covering is modelled
- Glazing:
- Vertical glazing
  - Group A (awning): Total U=4.1 & Total SHGC=0.23 (+/-10% Total SHGC) - Double Glazed Tinted or the like
  - Group B (fixed/sliding): Total U=3.8 & Total SHGC=0.28 (+/-10% Total SHGC) - Double Glazed Tinted or the like
- Skylights: Total U=2.7 & Total SHGC=0.24 (+/-5% Total SHGC) - Double Glazed Tinted or the like

LED DOWNLIGHTS TO ALL DWELLINGS
ALL APARTMENT DOWNLIGHTS AND EXHAUST FANS TO BE SEALED
ALL WORKS TO BE IN ACCORDANCE WITH BCA/NCC & RELEVANT AS/NZS STANDARDS

PROPOSED COS (COMMUNAL OPEN SPACE)

PROPOSED COMMUNAL OPEN SPACE	
COS TYPE	AREA
COS - GROUND	3309 m² — 27
COS - ROOF	492 m² — 34b
Grand total	3801 m² — 27, 34b

PROPOSED DEEP SOIL

PROPOSED DEEP SOIL	
TYPE	AREA
DEEP SOIL GREATER THAN 6m	418 m²
DEEP SOIL LANDSCAPED AREA	669 m²
DEEP SOIL LESS THAN 6m	2357 m²
Grand total	3444 m² — 27, 34b

PROPOSED BICYCLE SCHEDULE

BICYCLE PARKING		
OCCUPANCY	BICYCLE PARKING TYPE	TOTAL
RESIDENT	BICYCLE - HORIZONTAL	14
RESIDENT	BICYCLE - VERTICAL	48
VISITOR	BICYCLE - HORIZONTAL	10
VISITOR	BICYCLE - VERTICAL	21
Grand total		93

PROPOSED CROSS VENTILATION

CROSS VENTILATION		
CROSS VENTILATION	NO. OF APARTMENTS	%
NO	119	38%
YES	191	62% (60% MIN)
Grand total	310	100%

PROPOSED SOLAR ACCESS

SOLAR ACCESS		
SOLAR ACCESS	NO. OF APARTMENTS	%
0HRS	37	12% (15% MAX)
<2HRS	57	18%
>2HRS	216	70% (70% MIN)
Grand total	310	100%

GFA PER BUILDING		
AREA TYPE	LOCATION	AREA
AMENITY RESIDENTIAL	A-D	1665 m²
AMENITY RESIDENTIAL		1665 m² — 21
RESIDENTIAL	A	5676 m²
RESIDENTIAL	B	4981 m²
RESIDENTIAL	C	5693 m²
RESIDENTIAL	D	3906 m²
RESIDENTIAL	E	3544 m²
RESIDENTIAL		23800 m² — 27
Grand total		25465 m²

PARKING ASSESSMENT (HORNSBY DCP 2013)

CARPARKING REQUIREMENTS

APARTMENT TYPE	NO. DWELLINGS	DCP PARKING RATE (MAX.)	REQUIRED PARKING
STUDIOS	71	0.4 spaces per dwelling	28.4
1 BEDROOM	77	0.4 spaces per dwelling	30.8
2 BEDROOM	124	0.7 spaces per dwelling	86.8
3 OR MORE BEDROOMS	38	1.2 spaces per dwelling	45.6
VISITORS	-	1 space per 7 dwellings (Min.)	44.3
TOTAL	310		235.9

(Note: Visitor accessible provided at rate of 1 accessible space per 20 visitor carparking spaces)

BICYCLE PARKING REQUIREMENTS

RESIDENTS	NO. DWELLINGS	DCP PARKING RATE (MIN)	REQUIRED PARKING
RESIDENTS	310	1 space per dwelling	(27.6) N/A
		1 space per 5 dwellings (consent)	62
VISITORS	310	1 space per 10 dwellings	31
TOTAL	-		62 + 31 = 93

(Note: Consent requires residential bicycle parking to be provided at a rate equivalent to one space per 5 dwellings)

MOTORCYCLE PARKING REQUIREMENTS

RESIDENTS	NO. DWELLINGS	DCP PARKING RATE (MAX.)	REQUIRED PARKING
RESIDENTS/VISITORS	-	4 spaces	4
TOTAL			4

MODIFICATIONS THAT APPLY TO THIS SHEET:
26, 27, 28, 36

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PROPOSED S4.56 MODIFICATIONS

1. **COMMUNAL FACILITIES**
   The introduction of resident amenity spaces to the Ground Floor (previously Mezzanine Floor Plan) in Buildings A, B, C and D as part of the Build to Rent development model. The amenity areas have doubled in size and are connected from Buildings A through to D on Ground Floor with a continuous corridor. Each core has a lift and communal stair connecting this corridor with it's entrance lobby at Level 01.
   The east west link is widened and activated by the communal facilities.

2. **RESIDENTIAL PLANNING**
   Generally, apartment planning has been modified to suit apartment layouts responsive to the Build to Rent requirements. The apartments on the ground floor (previously Mezzanine Floor Plan) have been removed and replaced with residential amenity spaces. A number of studio apartment layout options have been included in the apartment mix. Dual Key apartments have been introduced. The diversity of product has increased and apartment layouts are more efficient.

3. **RESIDENTIAL LOBBY ARRIVAL**
   The main lobby arrival for the development is from the east west link between Buildings C and D. Parcel and mail rooms have been provided. Individual buildings have mailboxes located at the entry.

4. **COMMUNAL OPEN SPACE**
   Revised design to Lower Ground level to connect internal amenity uses with external areas and provide broader range of amenity to the residents. Rooftop communal open space added to Building A. Overall communal open space has increased.

5. **LIFT OVERRUN**
   Increase in lift car sizes and subsequent lift overruns.

6. **FLOOR TO FLOOR HEIGHT**
   The floor to floor heights have increased in all buildings in response to updated technical design and construction provisions for buildings.

7. **ACOUSTIC AND VENTILATION STRATEGY CHANGES**
   The removal of ventilation silencer design and the incorporation of alternative natural ventilation strategy.
   Inclusion of higher acoustic requirements for resident amenity. Wintergardens added to typical levels of Buildings B, C and D. Glass louvres added to wintergardens.

8. **BASEMENT DESIGN**
   Basement Plan removed. Lower Ground (previously Ground Floor) and Ground (previously Mezzanine Floor Plan) generally reconfigured. Total number of carparking spaces reduced.

9. **DEEP SOIL**
   Deep soil area zones adjusted to suit modified landscape layout. Overall deep soil has increased.

10. **SEPP 65 COMPLIANCE DIAGRAMS**
    Solar access and cross ventilation diagrams updated to suit apartment increase from 244 to 310.

11. **GROSS FLOOR AREA**
    GFA updated to suit planning changes. Overall reduction in GFA.

12. **PROPOSED SETBACKS**
    All buildings have a single top storey, setback 3m from the level below. ADG compliant setbacks between buildings. Increased setbacks from Epping Road site boundary.

13. **EXTERNAL MATERIAL AND FINISHES**
    Finishes change across the buildings to create variation. A strong brick base is expressed on the east west link containing the communal amenities.

14. **FACADE BUILDING FORM UPDATES**
    The number of curves have been rationalised to a reduced number per building.
    Building E entry from Forest Grove has been relocated and an apartment lost at ground level to widen the east west entrance from Forest Grove.

15. **WASTE MANAGEMENT**
    Garbage waste room replaced with garbage and recycling waste chutes plus a recycling garbage bin to each core. Garbage rooms to core relocated from the Lower Ground (previously Ground Floor) to the Ground Floor (previously Mezzanine Floor Plan).
    Carparking removed from Building E.

RESPONSES TO COUNCIL'S RFI 2 JUNE 2025 DA NO. DA/397/2020/A

16. **URBAN DESIGN (BUILT FORM)**
    (a) **BUILDING HEIGHT:** Floor to ceiling heights for ground floor apartments (Buildings A, B, C and D) are increased (150mm) from 2700mm to 2850mm to allow for improved solar access/amenity, particularly due to the majority of ground floor apartments being located below street level. A further 150mm is not be possible as the stair layouts/core would not be able to remain the same and would grow and impact negatively on the planning.
    (b) **BUILDING SEPARATION:** Building separation between Buildings A and B, B and C, C & D is in accordance with the Apartment Design Guide. Mitigation included in the form of fritting where non habitable distances are required.
    (c) **INTERNAL AMENITY:** Additional amenity to the circulation corridors in the form of full height windows to corridors and seating in Buildings B and C.

17. **FACADE**
    (a) Additional masonry materiality introduced into the building façade. The main facade material is brick with exposed concrete slabs.
    (b) The horizontal banding has been reduced in extent and height
    (c) External finishes, materials & colours updated

18. **ACCESSIBLE/ADAPTABLE UNITS**
    Dining table added to studio, 4 seater dining room tables in 1B and 2B retained, wardrobe within 1B and 3B retained

19. **PLANNING**
    The proposed Building Height Plane is based on the "natural ground" as surveyed around the edges of the site, but it is 'stretched' like a handkerchief, to allow for a more reasonable result.

ADDITIONAL MODIFICATIONS

20. **LANDSCAPE DESIGN**
    Retaining walls have been relocated on the corner of Epping and Blaxland Roads. Landscape background updated.
    Boundary wall changed to a crash barrier in accordance with TfNSW requirements, wall to be completed by TfNSW

21. **FIRE ENGINEERING**
    Updates to amenity link stairs due to fire engineering requirement to have the common use stairs from L01 buildings A to D down to ground floor fire separated. Glazing to Building D Ground Floor lobby.

22. **APARTMENT UPDATES**
    Building D apartment 104.14 reconfiguration to improve amenity and east window modified due to planning changes and has fritted glass for privacy. Apartment layouts updated.

23. **ROOF ACCESS**
    Second roof access hatch added to Buildings B, C and D for BCA compliance.

24. **GARBAGE ROOMS**
    Garbage rooms configuration adjusted for linear tracks and Building E waste chute and bin mirrored

25. **ACOUSTIC AND VENTILATION STRATEGY CHANGES**
    Replacing the original strategy of acoustic plenum systems combined with wintergardens, the proposal now seeks to utilise mechanical ventilation, pulling air down from rooftops to beyond the apartment doorways. Wintergardens are provided for reasons of comfort only.

26. **BASEMENT CHANGES**
    (a) 2 visitor spaces changed to carshare spaces.
    (b) Cleaner's room added to Building E and cleaner's room relocated from Ground Level to Lower Ground in podium.
    (c) Additional residential carspaces added, bicycle parking relocated

27. **COMPLIANCE**
    Modifications to the deep soil and communal open space areas based on updated landscape design. GFA adjusted to suit planning changes.

28. **SWIMMING POOL AND SPA PLANT EQUIPMENT REQUIREMENTS**
    Modifications to pool plant area and relocation of bicycle and motorcycle spaces.

29. **RETENTION WALLS**
    Retention walls to the east and west updated

30. **EXTERNAL LIFT AND STAIR RELOCATION**
    External lift and stairs off Blaxland Road to east west link moved toward southern boundary and out of TfNSW zone

31. **BASIX COMMITMENTS**
    Basix commitmnets updated as a result of the facade material changes and modifications to apartment layouts

32. **FIRE PUMP ROOM AND FIRE TANK**
    Updated to suit strucuture column location

33. **TfNSW**
    TfNSW barrier and retaining walls updated, external lift and stairs off Blaxland Road to east west link moved west and raised up to suit new road and footpath levels.

34. **BUILDING A LEVEL 01 MODIFICATIONS**
    (a) The two apartments to the south west corner of Building A level 01 have been reconfigured into a 3 bedroom dual key unit.
    (b) Private open space to Building A south western and north western apartments modified to suit TfNSW barrier and retaining wall changes, communal open space and deep soil changes.

35. **BUILDINGS A, B, C & D FIRE STAIR EXTENTION TO ROOF**
    Fire stairs have been extended to the rooftop of Buildings A, B, C and D and roof access hatches removed. Building B fire stairs mirrored.

36. **LANDSCAPE DESIGN UPDATES**
    Landscape modifications have been included to lower ground, ground, level 1, Building A rooftop and Building D communal open space. Covered walkway locaton adjusted to suit updated landscape design.

37. **ADDRESSING PRIVACY TO APARTMENTS BUILDING A**
    Privacy has been addressed to apartments 106.8/107.8 (Dual Key), 108.8 and the two bedrooms facing Epping Road in apartment 210.8, without impacting the solar access. Privacy has been achieved through landscaping to provide screening, by a frit pattern applied to bedroom glazing, blockout blinds to bedrooms and sheer curtains to living rooms.

38. **BUILDING A ROOFTOP**
    The pergola over the condender units and plant area has been removed and cut back to the south to be in line with the lift core. Within the current envelope, level TA_08 raised 150mm and TA_ROF raised 220mm. Level of top of lift overrun and screen around plant remain unchanged.

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A	SECTION 4.56 APPLICATION	KP	MT	25.03.2025

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
00-GENERAL INFORMATION
PROPOSED S4.56 MODIFICATIONS

Drawing Number DA-00-0150
Revision C

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A	DA SUBMISSION	WF	LSP	03.07.2020

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
00-GENERAL INFORMATION
LOCATION PLAN

Drawing Number DA-00-0200
Revision H

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
00-GENERAL INFORMATION
SITE ANALYSIS

Drawing Number DA-00-0300
Revision J

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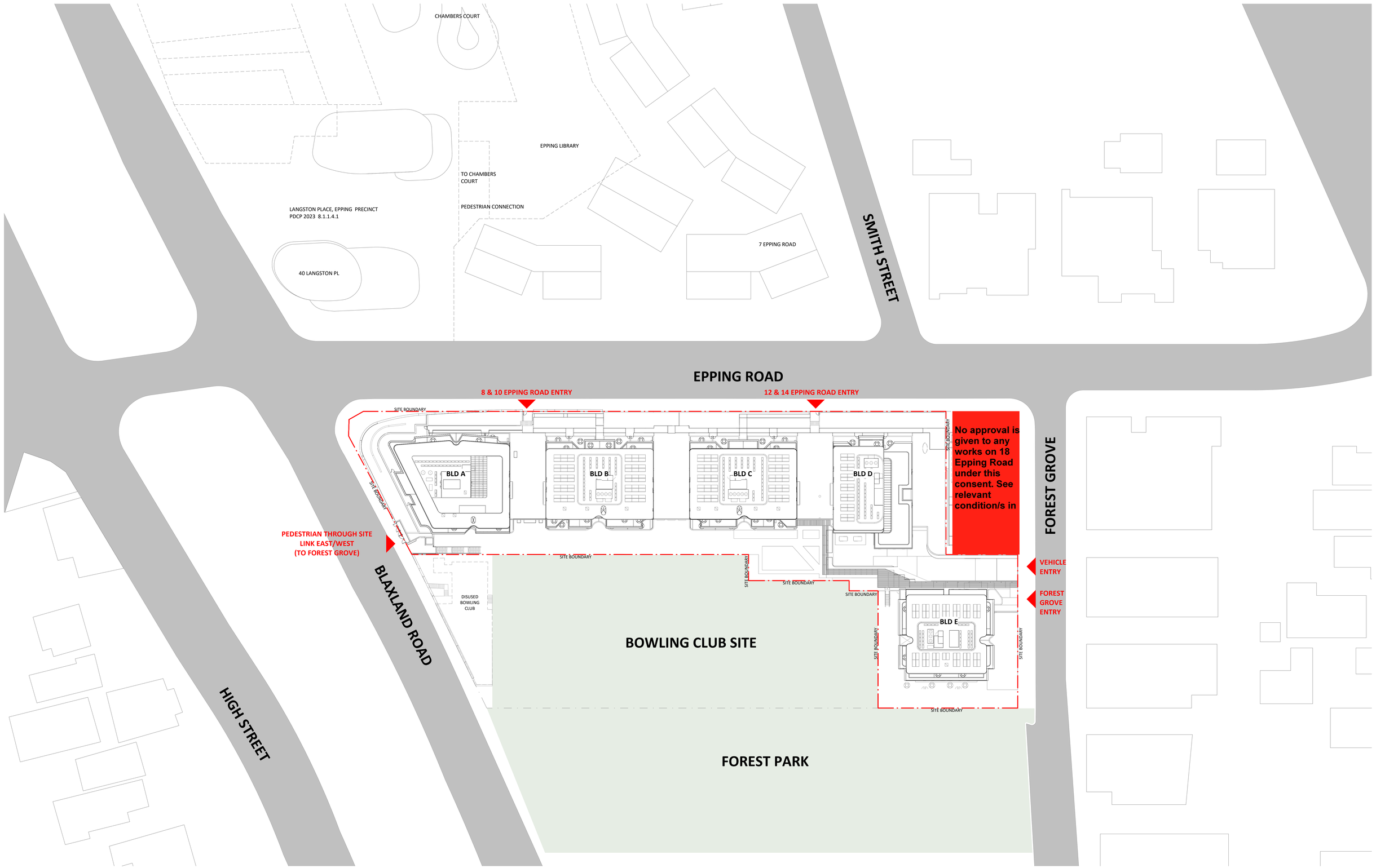

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE,
EPPING NSW 2121

Status
S4.46 APPLICATION

Title
00-GENERAL INFORMATION
CONTEXT PLAN

Drawing Number DA-00-0350
Revision C

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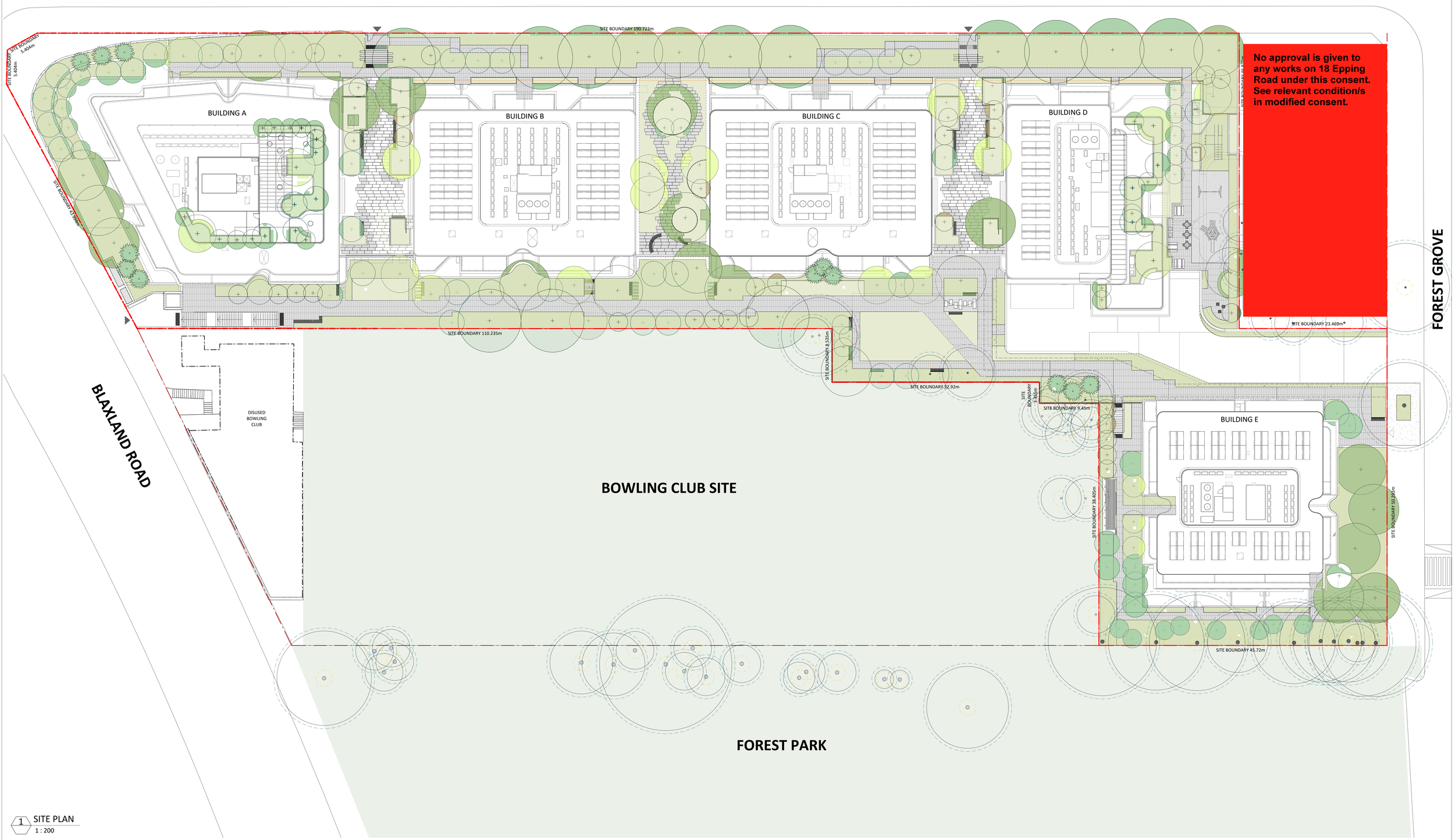

1 SITE PLAN
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MODIFICATIONS THAT APPLY TO THIS SHEET:
33, 35, 36, 37, 38

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Project PA030585.01
AUSTINO EPPING
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Status
S4.46 APPLICATION

Title
00-GENERAL INFORMATION
SITE PLAN

Drawing Number DA-00-0400
Revision J

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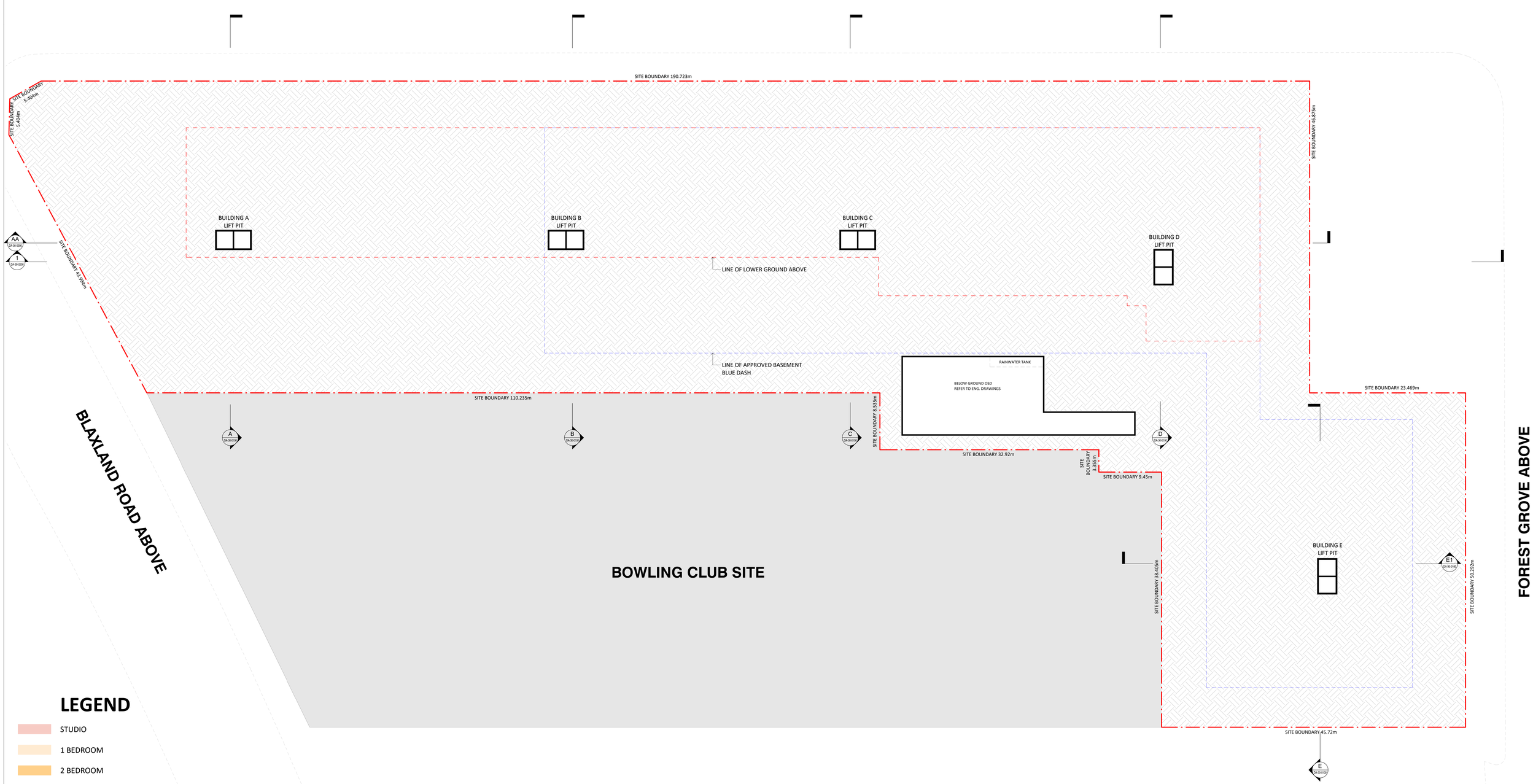

LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SERVICES
- RESI AMENITY
- DK — DUAL-KEY
- EXISTING TREE TO BE RETAINED

1 BASEMENT PLAN
1 : 200

MODIFICATIONS THAT APPLY TO THIS SHEET:
8

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
10-GENERAL ARRANGEMENT PLANS
BASEMENT PLAN

Drawing Number DA-10-0100
Revision H

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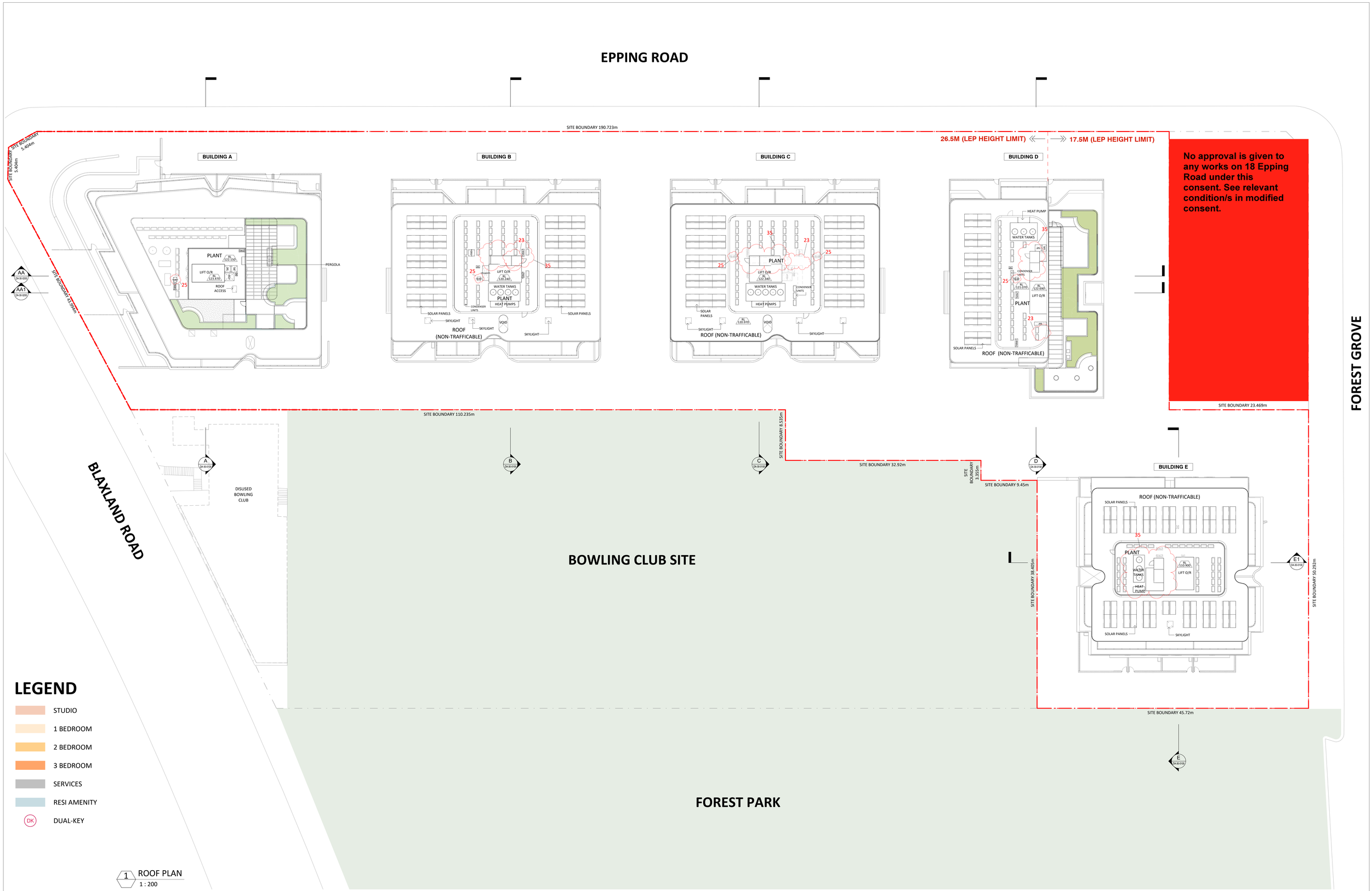

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE,
EPPING NSW 2121

Status
S4.56 APPLICATION

Title
10-GENERAL ARRANGEMENT PLANS
ROOF PLAN

Drawing Number DA-10-0111
Revision J

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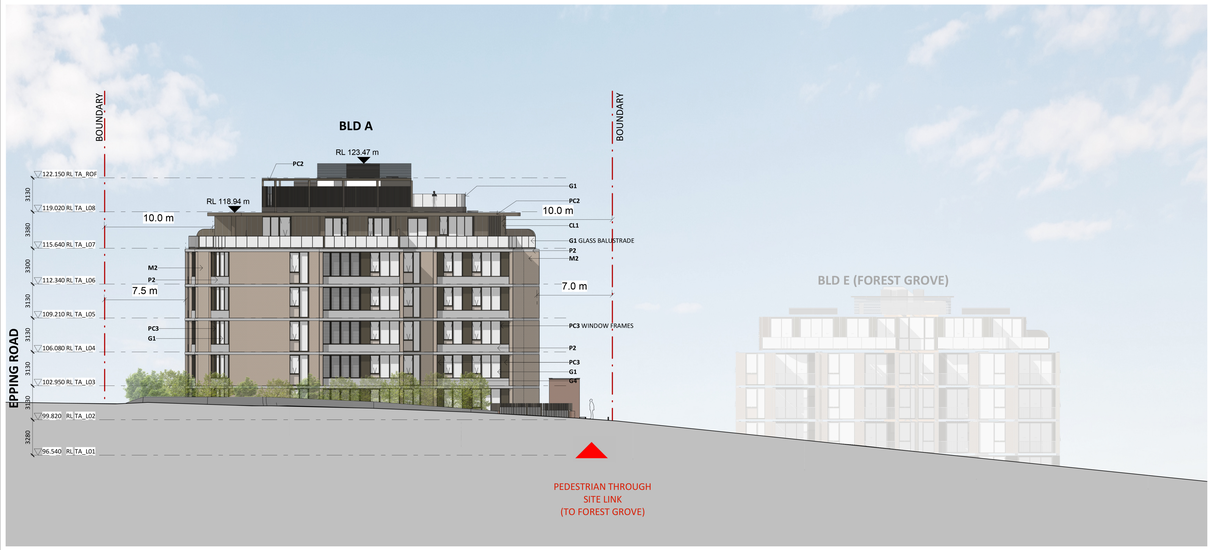


2 ELEVATION_BLAXLAND ROAD
1 : 200

EXTERNAL FINISHES

BRICKS

M1
MEDIUM BROWN GREY
AMENITIES BASE

M2
PALE PINK GREY
BUILDINGS A,C & E

M3
PALE WARM GREY
BUILDINGS B & D

POWDERCOAT FINISHES

PC1
MATTE CHAMPAGNE

PC2
MEDIUM BRONZE

PC3
DARK BRONZE
WINDOW FRAMES

ALUMINIUM CLADDING

CL1
COLOUR TO MATCH PC2
ROOFTOP CLADDING

CL2
COLOUR TO MATCH PC1
ENTRY CANOPY

PAINT

P1
CHARCOAL GREY

P2
WARM GREY

GLASS

G1
CLEAR GLASS

G2
CLEAR GLASS
LOUVRES

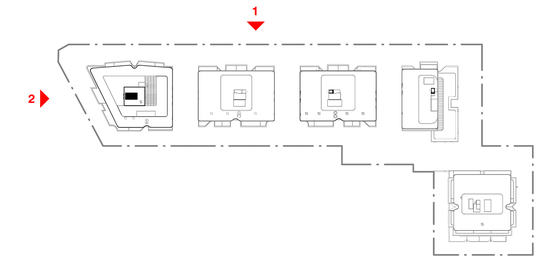
G3
CLEAR GLASS WITH
FRIT PATTERN

G4
BRONZE GLASS

COLOURBACK GLASS

CB1
BRONZE

1 ELEVATION_EPPING ROAD
1 : 200



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4, 5, 6, 7, 12, 13, 14, 16a, 17, 33, 35, 38

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Project PA030585.01
AUSTINO EPPING
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Status
S4.56 APPLICATION

Title
20-ELEVATIONS
STREET ELEVATIONS

Drawing Number DA-20-0100
Revision J

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2 ELEVATION_FOREST GROVE
1 : 200

EXTERNAL FINISHES

BRICKS

M1
MEDIUM BROWN GREY
AMENITIES BASE

M2
PALE PINK GREY
BUILDINGS A,C & E

M3
PALE WARM GREY
BUILDINGS B & D

POWDERCOAT FINISHES

PC1
MATTE CHAMPAGNE

PC2
MEDIUM BRONZE

PC3
DARK BRONZE
WINDOW FRAMES

ALUMINIUM CLADDING

CL1
COLOUR TO MATCH PC2
ROOFTOP CLADDING

CL2
COLOUR TO MATCH PC1
ENTRY CANOPY

PAINT

P1
CHARCOAL GREY

P2
WARM GREY

GLASS

G1
CLEAR GLASS

G2
CLEAR GLASS
LOUVRES

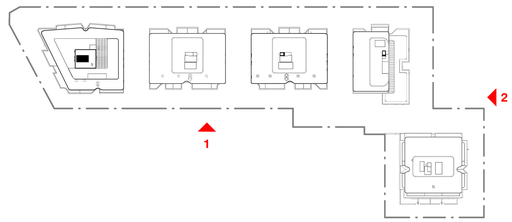
G3
CLEAR GLASS WITH
FRIT PATTERN

G4
BRONZE GLASS

COLOURBACK GLASS

CB1
BRONZE

1 ELEVATION_EAST WEST LINK
1 : 200



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C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021

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Nela Manojevic NSW ARB 11274

PTW

0 m 2 m 4 m 10 m 16 m
1:200 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
20-ELEVATIONS
STREET ELEVATIONS

Drawing Number DA-20-0200
Revision J

A0

Autodesk Docs://Novus Epping BTR/PA030585DA-PTW-AB-ZZ-M-A-DAM001.rvt
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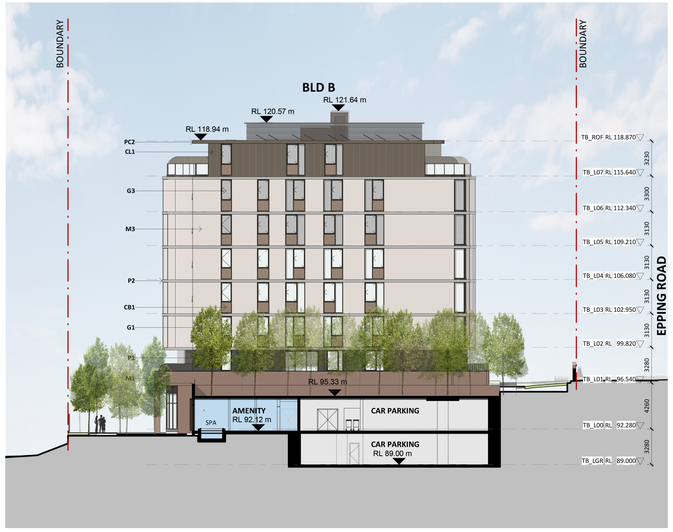
1 BUILDING A EAST ELEVATION
1 : 200

2 BUILDING B WEST ELEVATION
1 : 200



3 BUILDING B EAST ELEVATION
1 : 200

4 BUILDING C WEST ELEVATION
1 : 200

5 BUILDING C EAST ELEVATION
1 : 200

EXTERNAL FINISHES

BRICKS

M1
MEDIUM BROWN GREY
AMENITIES BASE

M2
PALE PINK GREY
BUILDINGS A,C & E

M3
PALE WARM GREY
BUILDINGS B & D

POWDERCOAT FINISHES

PC1
MATTE CHAMPAGNE

PC2
MEDIUM BRONZE

PC3
DARK BRONZE
WINDOW FRAMES

ALUMINIUM CLADDING

CL1
COLOUR TO MATCH PC2
ROOFTOP CLADDING

CL2
COLOUR TO MATCH PC1
ENTRY CANOPY

PAINT

P1
CHARCOAL GREY

P2
WARM GREY

GLASS

G1
CLEAR GLASS

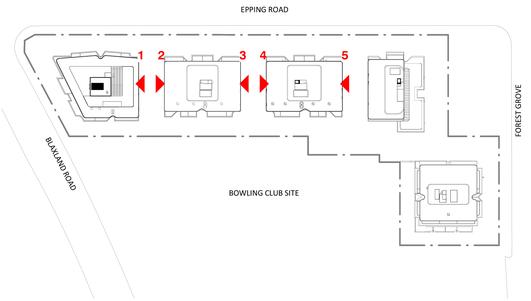
G2
CLEAR GLASS
LOUVRES

G3
CLEAR GLASS WITH
FRIT PATTERN

G4
BRONZE GLASS

COLOURBACK GLASS

CB1
BRONZE



MODIFICATIONS THAT APPLY TO THIS SHEET:
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Rev	Amendment	By	Chk* Reg. Arch	Date
J	RESPONSE TO COUNCIL'S RFI	MN	MT	30.03.2026
I	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
H	SECTION 4.56 APPLICATION	KP	MT	25.03.2025
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F	DA RE-SUBMISSION	JY	LSP	19.10.2021
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D	DA RE-SUBMISSION	WF	LSP	27.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021

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Nela Marojevic NSW ARB 11274

0 m 2 m 4 m 10 m 16 m
1:200 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
20-ELEVATIONS
BUILDING A,B&C ELEVATIONS

Drawing Number DA-20-0300
Revision J

A0

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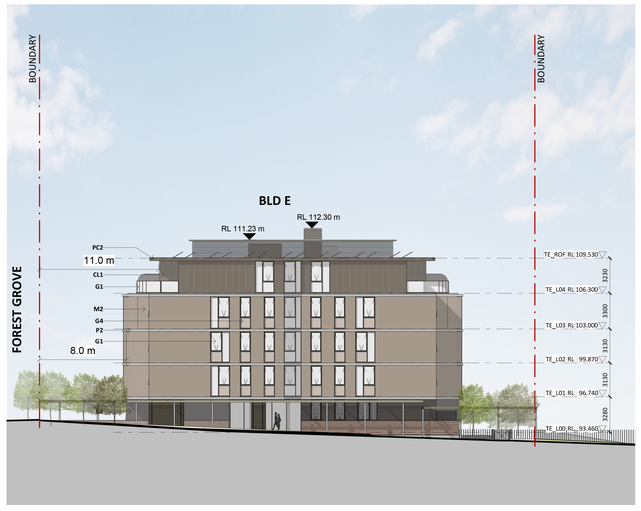
1 BUILDING D & E WEST ELEVATION
1 : 200

2 BUILDING E SOUTH ELEVATION
1 : 200



3 BUILDING E NORTH ELEVATION
1 : 200

EXTERNAL FINISHES

BRICKS

M1
MEDIUM BROWN GREY
AMENITIES BASE

M2
PALE PINK GREY
BUILDINGS A,C & E

M3
PALE WARM GREY
BUILDINGS B & D

POWDERCOAT FINISHES

PC1
MATTE CHAMPAGNE

PC2
MEDIUM BRONZE

PC3
DARK BRONZE
WINDOW FRAMES

ALUMINIUM CLADDING

CL1
COLOUR TO MATCH PC2
ROOFTOP CLADDING

CL2
COLOUR TO MATCH PC1
ENTRY CANOPY

PAINT

P1
CHARCOAL GREY

P2
WARM GREY

GLASS

G1
CLEAR GLASS

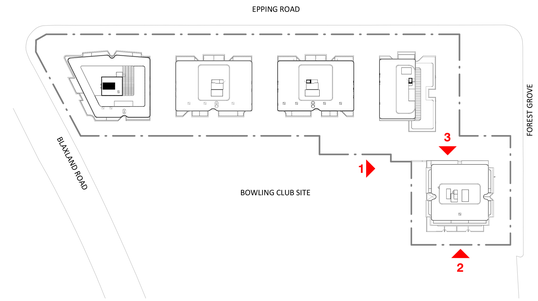
G2
CLEAR GLASS
LOUVRES

G3
CLEAR GLASS WITH
FRIT PATTERN

G4
BRONZE GLASS

COLOURBACK GLASS

CB1
BRONZE



MODIFICATIONS THAT APPLY TO THIS SHEET:
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E	DA RE-SUBMISSION	WF	LSP	27.04.2021
D	DA RE-SUBMISSION	CN	LSP	16.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021

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0 m 2 m 4 m 10 m 16 m
1:200 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
20-ELEVATIONS
BUILDING D&E ELEVATIONS

Drawing Number DA-20-0400
Revision K

A0

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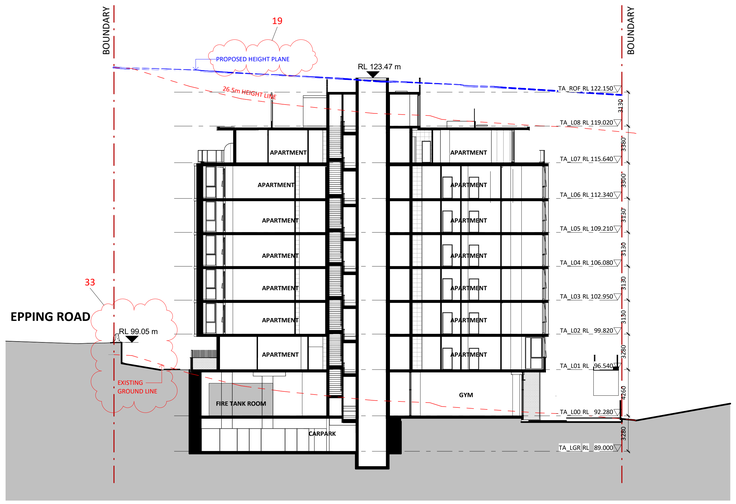

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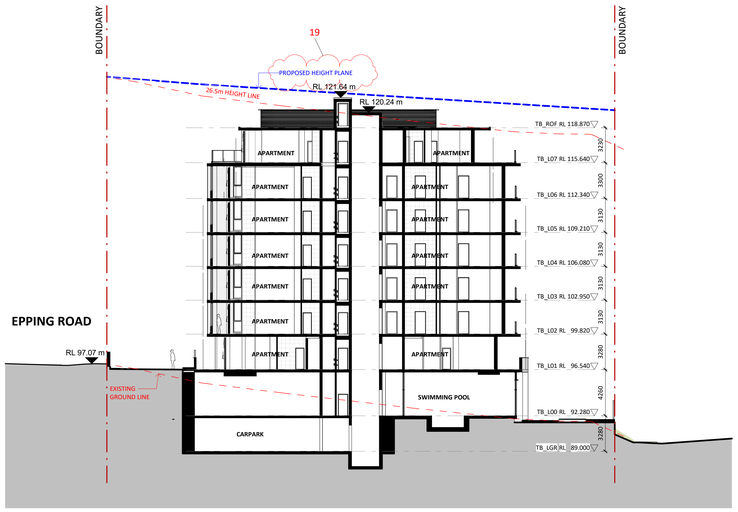

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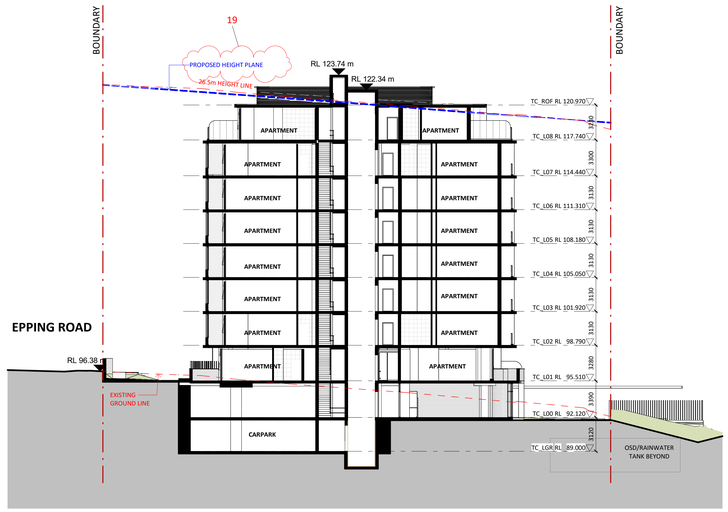

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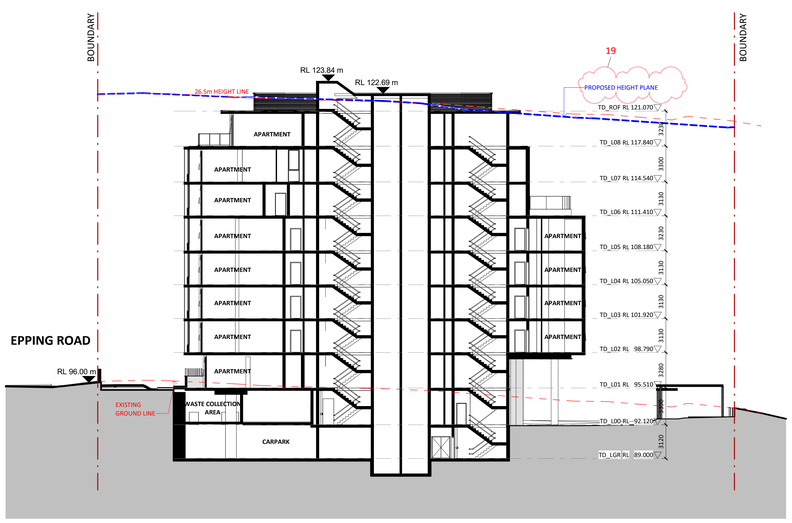
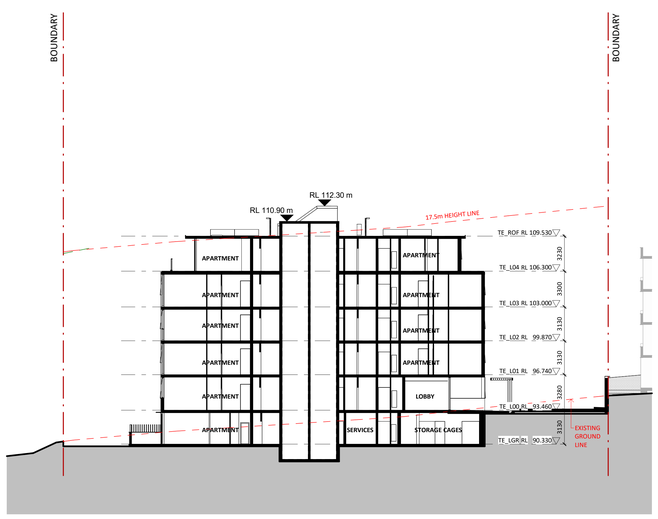
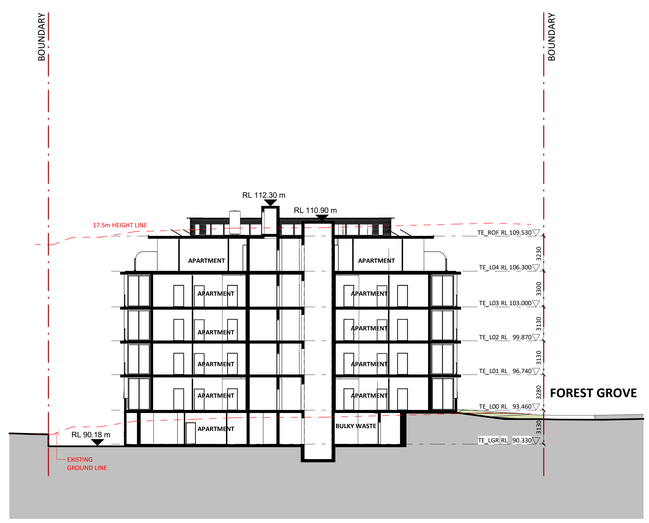
1 : 200



D SECT_BLD D
1 : 200



E SECT_BLD E-NS
1 : 200



E1 SECT_BLD E-EW
1 : 200

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K	RESPONSE TO COUNCIL'S RFI	MN	MT	30.03.2026
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G	DA RE-SUBMISSION	JY	LSP	19.10.2021
F	DA RE-SUBMISSION	WF	LSP	30.04.2021
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D	DA RE-SUBMISSION	CN	LSP	16.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021

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Nominated Architects
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Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

0 m 2 m 4 m 10 m 16 m
1:200 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
30-SECTIONS
SECTIONS SHEET 1

Drawing Number DA-30-0100
Revision K

A0

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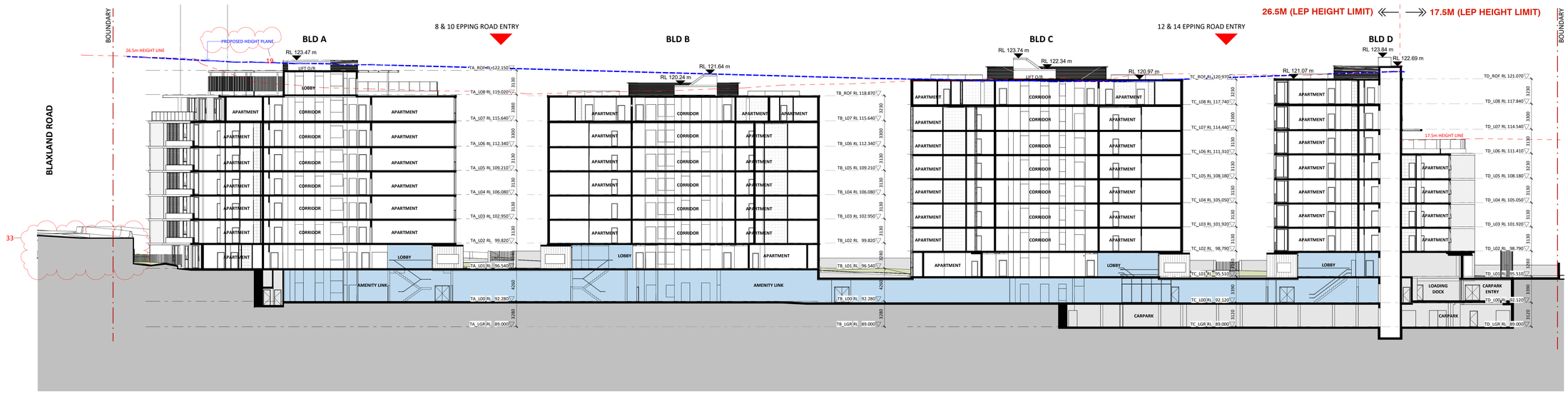

AA1 SECT AA1
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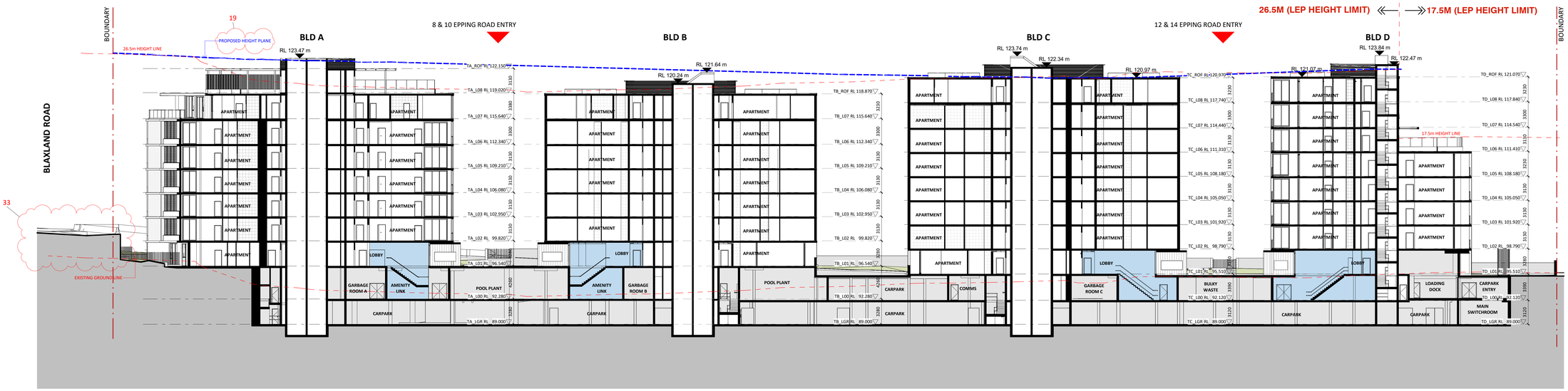

AA SECT AA
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C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021

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Nella Marojevic NSW ARB 11274

0 m 2 m 4 m 10 m 16 m
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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
30-SECTIONS
SECTIONS SHEET 2

Drawing Number DA-30-0200
Revision J

A0

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EXTERNAL FINISHES

BRICKS

M1
MEDIUM BROWN GREY
AMENITIES BASE

M2
PALE PINK GREY
BUILDINGS A,C & E

M3
PALE WARM GREY
BUILDINGS B & D

POWDERCOAT FINISHES

PC1
MATTE CHAMPAGNE

PC2
MEDIUM BRONZE

PC3
DARK BRONZE
WINDOW FRAMES

ALUMINIUM CLADDING

CL1
COLOUR TO MATCH PC2
ROOFTOP CLADDING

CL2
COLOUR TO MATCH PC1
ENTRY CANOPY

PAINT

P1
CHARCOAL GREY

P2
WARM GREY

GLASS

G1
CLEAR GLASS

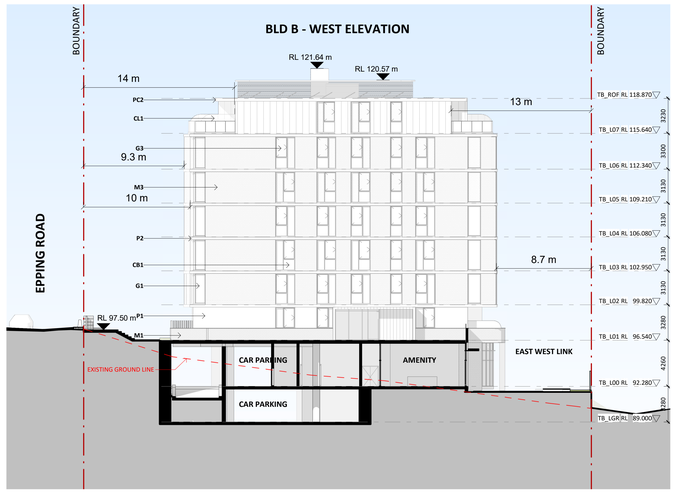
G2
CLEAR GLASS
LOUVRES

G3
CLEAR GLASS WITH
FRIT PATTERN

G4
BRONZE GLASS

COLOURBACK GLASS

CB1
BRONZE



1 SECTION C.O.S BETWEEN BUILDINGS A & B
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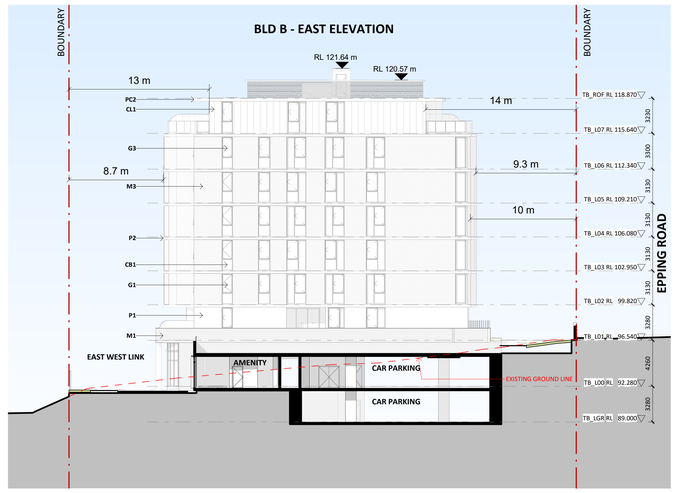
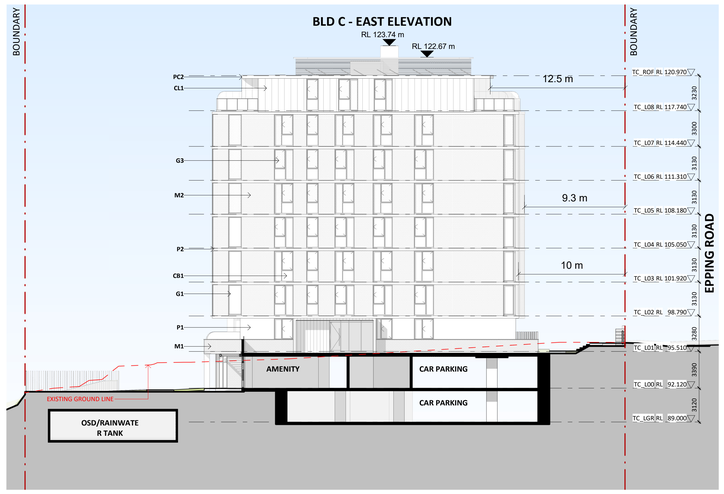
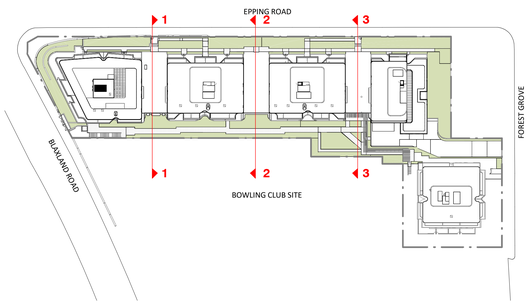


2 SECTION C.O.S BETWEEN BUILDINGS B & C
1 : 200



3 SECTION C.O.S BETWEEN BUILDINGS C & D
1 : 200



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A	DA RE-SUBMISSION	WF	LSP	23.03.2021

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0 m 2 m 4 m 10 m 16 m
1:200 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
30-SECTIONS
SECTIONS THROUGH COMMUNAL OPEN SPACE

Drawing Number DA-30-0300

Revision H

A0

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PM 4:37:05 10/03/2026

CODE	MATERIAL
M1	**BRICKS** *MEDIUM BROWN GREY* *FOR AMENITIES BASE*
M2	**BRICKS** *PALE PINK GREY* *BUILDINGS A, C & E*
M3	**BRICKS** *PALE WARM GREY* *BUILDING B & D*
PC1	**POWDERCOAT FINISHES** *MATTE CHAMPAGNE*
PC2	**POWDERCOAT FINISHES** *MEDIUM BRONZE*
PC3	**POWDERCOAT FINISHES** *DARK BRONZE* *WINDOW FRAMES*
CL1	**ALUMINIUM CLADDING** *COLOUR TO MATCH PC2* *ROOFTOP CLADDING*
CL2	**ALUMINIUM CLADDING** *COLOUR TO MATCH PC1* *ENTRY CANOPY*
P1	**PAINT** *CHARCOAL GREY*
P2	**PAINT** *WARM GREY*
G1	**CLEAR GLASS**
G2	**CLEAR GLASS LOUVRE**
G3	**CLEAR GLASS WITH FRIT PATTERN**
G4	**BRONZE GLASS**
CB1	**COLOURBACK GLASS** *BRONZE*

BRICKS

M1

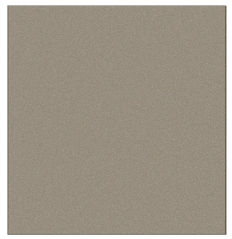
BRICKS

M2

BRICKS

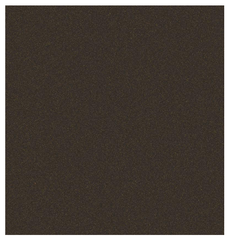
M3

POWDERCOAT FINISH



PC1

PC2



PC3

PAINT

P1

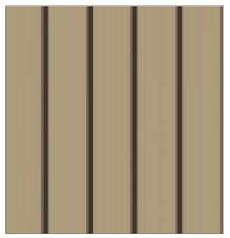
P2

COLOURBACK GLASS

CB1

ALUMINIUM CLADDING

CL1 (SEAM 260)

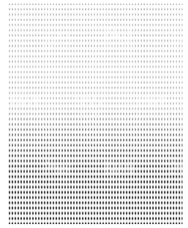


CL2 (SHADOW 300)

GLASS

G1

G2



G3

G4

MODIFICATIONS THAT APPLY TO THIS SHEET:
17

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Rev	Amendment	By	Chk* Reg: Arch	Date
I	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
H	SECTION 4.56 APPLICATION	KP	MT	25.03.2025
G	DA RE-SUBMISSION	JY	LSP	27.10.2021
F	DA RE-SUBMISSION	JY	LSP	19.10.2021
E	DA RE-SUBMISSION	WF	LSP	30.04.2021
D	DA RE-SUBMISSION	WF	LSP	27.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021
A	DA SUBMISSION	WF	LSP	03.07.2020

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
78-MATERIALS AND MOOD BOARDS
MATERIAL PALETTE

Drawing Number DA-78-0100

Revision I

A0

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15/09/2025 11:40:18 AM

BUILDING A - VIEW FROM EPPING ROAD

BUILDING A - VIEW FROM EAST WEST LINK

EXTERNAL FINISHES

BRICKS

M1 *MEDIUM BROWN GREY AMENITIES BASE*

M2 *PALE PINK GREY BUILDINGS A,C & E*

M3 *PALE WARM GREY BUILDINGS B & D*

POWDERCOAT FINISHES

PC1 *MATTE CHAMPAGNE*

PC2 *MEDIUM BRONZE*

PC3 *DARK BRONZE WINDOW FRAMES*

ALUMINIUM CLADDING

CL1 *COLOUR TO MATCH PC2 ROOFTOP CLADDING*

CL2 *COLOUR TO MATCH PC1 ENTRY CANOPY*

PAINT

P1 *CHARCOAL GREY*

P2 *WARM GREY*

GLASS

G1 *CLEAR GLASS*

G2 *CLEAR GLASS LOUVRES*

G3 *CLEAR GLASS WITH FRIT PATTERN*

G4 *BRONZE GLASS*

COLOURBACK GLASS

CB1 *BRONZE*

MODIFICATIONS THAT APPLY TO THIS SHEET:
16a, 17

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Rev	Amendment	By	Chk* Reg. Arch	Date
B	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
A	SECTION 4.56 APPLICATION	KP	MT	25.03.2025

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
78-MATERIALS AND MOOD BOARDS
MATERIAL PALETTE BUILDING A

Drawing Number DA-78-0200

Revision B

A0

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BUILDING B - VIEW FROM EPPING ROAD

BUILDING B - VIEW FROM EAST WEST LINK

EXTERNAL FINISHES

BRICKS

M1
MEDIUM BROWN GREY
AMENITIES BASE

M2
PALE PINK GREY
BUILDINGS A,C & E

M3
PALE WARM GREY
BUILDINGS B & D

POWDERCOAT FINISHES

PC1
MATTE CHAMPAGNE

PC2
MEDIUM BRONZE

PC3
DARK BRONZE
WINDOW FRAMES

ALUMINIUM CLADDING

CL1
COLOUR TO MATCH PC2
ROOFTOP CLADDING

CL2
COLOUR TO MATCH PC1
ENTRY CANOPY

PAINT

P1
CHARCOAL GREY

P2
WARM GREY

GLASS

G1
CLEAR GLASS

G2
CLEAR GLASS
LOUVRES

G3
CLEAR GLASS WITH
FRIT PATTERN

G4
BRONZE GLASS

COLOURBACK GLASS

CB1
BRONZE

MODIFICATIONS THAT APPLY TO THIS SHEET:
16a, 17

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Rev	Amendment	By	Chk* Reg. Arch	Date
B	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
A	SECTION 4.56 APPLICATION	KP	MT	25.03.2025

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
78-MATERIALS AND MOOD BOARDS
MATERIAL PALETTE BUILDING B

Drawing Number DA-78-0300
Revision B

A0

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BUILDING C - VIEW FROM EPPING ROAD

BUILDING C - VIEW FROM EAST WEST LINK

EXTERNAL FINISHES

BRICKS

M1 *MEDIUM BROWN GREY AMENITIES BASE*

M2 *PALE PINK GREY BUILDINGS A,C & E*

M3 *PALE WARM GREY BUILDINGS B & D*

POWDERCOAT FINISHES

PC1 *MATTE CHAMPAGNE*

PC2 *MEDIUM BRONZE*

PC3 *DARK BRONZE WINDOW FRAMES*

ALUMINIUM CLADDING

CL1 *COLOUR TO MATCH PC2 ROOFTOP CLADDING*

CL2 *COLOUR TO MATCH PC1 ENTRY CANOPY*

PAINT

P1 *CHARCOAL GREY*

P2 *WARM GREY*

GLASS

G1 *CLEAR GLASS*

G2 *CLEAR GLASS LOUVRES*

G3 *CLEAR GLASS WITH FRIT PATTERN*

G4 *BRONZE GLASS*

COLOURBACK GLASS

CB1 *BRONZE*

MODIFICATIONS THAT APPLY TO THIS SHEET:
16a, 17

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Rev	Amendment	By	Chk* Reg. Arch	Date
B	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
A	SECTION 4.56 APPLICATION	KP	MT	25.03.2025

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
78-MATERIALS AND MOOD BOARDS
MATERIAL PALETTE BUILDING C

Drawing Number DA-78-0400

Revision B

A0

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BUILDING D - VIEW FROM EPPING ROAD

BUILDING D - VIEW FROM EAST WEST LINK

EXTERNAL FINISHES

BRICKS

M1 *MEDIUM BROWN GREY AMENITIES BASE*

M2 *PALE PINK GREY BUILDINGS A,C & E*

M3 *PALE WARM GREY BUILDINGS B & D*

POWDERCOAT FINISHES

PC1 *MATTE CHAMPAGNE*

PC2 *MEDIUM BRONZE*

PC3 *DARK BRONZE WINDOW FRAMES*

ALUMINIUM CLADDING

CL1 *COLOUR TO MATCH PC2 ROOFTOP CLADDING*

CL2 *COLOUR TO MATCH PC1 ENTRY CANOPY*

PAINT

P1 *CHARCOAL GREY*

P2 *WARM GREY*

GLASS

G1 *CLEAR GLASS*

G2 *CLEAR GLASS LOUVRES*

G3 *CLEAR GLASS WITH FRIT PATTERN*

G4 *BRONZE GLASS*

COLOURBACK GLASS

CB1 *BRONZE*

MODIFICATIONS THAT APPLY TO THIS SHEET:
16a, 17

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Rev	Amendment	By	Chk* Reg. Arch	Date
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A	SECTION 4.56 APPLICATION	KP	MT	25.03.2025

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
78-MATERIALS AND MOOD BOARDS
MATERIAL PALETTE BUILDING D

Drawing Number DA-78-0500

Revision B

A0

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BUILDING E - VIEW FROM FOREST GROVE

BUILDING E - VIEW FROM FOREST PARK

EXTERNAL FINISHES

BRICKS

M1
MEDIUM BROWN GREY
AMENITIES BASE

M2
PALE PINK GREY
BUILDINGS A,C & E

M3
PALE WARM GREY
BUILDINGS B & D

POWDERCOAT FINISHES

PC1
MATTE CHAMPAGNE

PC2
MEDIUM BRONZE

PC3
DARK BRONZE
WINDOW FRAMES

ALUMINIUM CLADDING

CL1
COLOUR TO MATCH PC2
ROOFTOP CLADDING

CL2
COLOUR TO MATCH PC1
ENTRY CANOPY

PAINT

P1
CHARCOAL GREY

P2
WARM GREY

GLASS

G1
CLEAR GLASS

G2
CLEAR GLASS
LOUVRES

G3
CLEAR GLASS WITH
FRIT PATTERN

G4
BRONZE GLASS

COLOURBACK GLASS

CB1
BRONZE

MODIFICATIONS THAT APPLY TO THIS SHEET:
16a, 17

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B	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
A	SECTION 4.56 APPLICATION	KP	MT	25.03.2025

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
78-MATERIALS AND MOOD BOARDS
MATERIAL PALETTE BUILDING E

Drawing Number DA-78-0600

Revision B

A0

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APARTMENT SCHEDULE_DA

APT. NUMBER	APT. TYPE	INT. AREA	POS AREA	POS TYPE
BUILDING A				
101.8	2B	75 m²	20 m²	TER
102.8	3B	112 m²	21 m²	TER
103.8	1B	54 m²	12 m²	BAL
104.8	1B	52 m²	6 m²	BAL
105.8	2B	81 m²	12 m²	BAL
106.8	DUAL 1B	53 m²	40 m²	TER
107.8	KEY 2B	83 m²	33 m²	TER
108.8	3B	101 m²	87 m²	TER
109.8	2B	75 m²	20 m²	TER
201.8	ST	41 m²	7 m²	WG
202.8	ST	36 m²	5 m²	WG
203.8	2B	75 m²	7 m²	WG
204.8	1B	50 m²	8 m²	BAL
205.8	1B	50 m²	8 m²	BAL
206.8	2B	75 m²	7 m²	BAL
207.8	2B	79 m²	12 m²	BAL
208.8	2B	79 m²	9 m²	BAL
209.8	2B	79 m²	9 m²	WG
210.8	3B	100 m²	9 m²	WG
211.8	ST	36 m²	5 m²	WG
212.8	ST	41 m²	7 m²	WG
301.8	ST	41 m²	7 m²	WG
302.8	ST	36 m²	5 m²	WG
303.8	2B	75 m²	7 m²	WG
304.8	1B	50 m²	8 m²	BAL
305.8	1B	50 m²	8 m²	BAL
306.8	2B	75 m²	7 m²	BAL
307.8	2B	79 m²	12 m²	BAL
308.8	2B	79 m²	9 m²	BAL
309.8	2B	79 m²	9 m²	WG
310.8	3B	100 m²	9 m²	WG
311.8	ST	36 m²	5 m²	WG
312.8	ST	41 m²	7 m²	WG
401.8	ST	41 m²	7 m²	WG
402.8	ST	36 m²	5 m²	WG
403.8	2B	75 m²	7 m²	WG
404.8	1B	50 m²	8 m²	BAL
405.8	1B	50 m²	8 m²	BAL
406.8	2B	75 m²	7 m²	BAL
407.8	2B	79 m²	12 m²	BAL
408.8	2B	79 m²	9 m²	BAL
409.8	2B	79 m²	9 m²	WG
410.8	3B	100 m²	9 m²	WG
411.8	ST	36 m²	5 m²	WG
412.8	ST	41 m²	7 m²	WG
501.8	ST	41 m²	7 m²	WG
502.8	ST	36 m²	5 m²	WG
503.8	2B	75 m²	7 m²	WG
504.8	1B	50 m²	8 m²	BAL
505.8	1B	50 m²	8 m²	BAL
506.8	2B	75 m²	7 m²	BAL
507.8	2B	79 m²	12 m²	BAL
508.8	2B	79 m²	9 m²	BAL
509.8	2B	79 m²	9 m²	WG
510.8	3B	100 m²	9 m²	WG
511.8	ST	36 m²	5 m²	WG
512.8	ST	41 m²	7 m²	WG
601.8	ST	41 m²	7 m²	WG
602.8	ST	36 m²	5 m²	WG
603.8	2B	75 m²	7 m²	WG
604.8	1B	50 m²	8 m²	BAL
605.8	1B	50 m²	8 m²	BAL
606.8	2B	75 m²	7 m²	BAL
607.8	2B	79 m²	12 m²	BAL
608.8	2B	79 m²	9 m²	BAL
609.8	2B	79 m²	9 m²	WG
610.8	3B	100 m²	9 m²	WG
611.8	ST	36 m²	5 m²	WG
612.8	ST	41 m²	7 m²	WG
701.8	2B	77 m²	28 m²	BAL
702.8	3B	105 m²	29 m²	BAL
703.8	1B	50 m²	8 m²	BAL
704.8	1B	54 m²	25 m²	BAL
705.8	1B	55 m²	23 m²	BAL
706.8	1B	58 m²	56 m²	BAL
707.8	2B	84 m²	90 m²	BAL
708.8	2B	77 m²	27 m²	BAL

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APARTMENT SCHEDULE_DA

APT. NUMBER	APT. TYPE	INT. AREA	POS AREA	POS TYPE
BUILDING B				
101.10	1B	59 m²	29 m²	TER
102.10	3B	96 m²	17 m²	TER
103.10	ST	35 m²	5 m²	BAL
104.10	1B	63 m²	21 m²	BAL
105.10	1B	63 m²	22 m²	BAL
106.10	2B	76 m²	19 m²	BAL
107.10	1B	54 m²	20 m²	BAL
108.10	3B	96 m²	17 m²	TER
109.10	1B	59 m²	29 m²	TER
201.10	ST	38 m²	6 m²	WG
202.10	DUAL ST	36 m²	5 m²	WG
203.10	KEY 2B	87 m²	10 m²	WG
204.10	3B	98 m²	10 m²	BAL
205.10	1B	55 m²	10 m²	BAL
206.10	2B	77 m²	10 m²	BAL
207.10	2B	91 m²	10 m²	BAL
208.10	DUAL 2B	87 m²	10 m²	WG
209.10	KEY ST	36 m²	5 m²	WG
210.10	ST	38 m²	6 m²	WG
301.10	ST	38 m²	6 m²	WG
302.10	DUAL ST	36 m²	5 m²	WG
303.10	KEY 2B	87 m²	10 m²	WG
304.10	3B	98 m²	10 m²	BAL
305.10	1B	55 m²	10 m²	BAL
306.10	2B	77 m²	10 m²	BAL
307.10	2B	0 m²	10 m²	BAL
308.10	DUAL 2B	87 m²	10 m²	WG
309.10	KEY ST	36 m²	5 m²	WG
310.10	ST	38 m²	6 m²	WG
401.10	ST	38 m²	6 m²	WG
402.10	DUAL ST	36 m²	5 m²	WG
403.10	KEY 2B	87 m²	10 m²	WG
404.10	3B	98 m²	10 m²	BAL
405.10	1B	55 m²	10 m²	BAL
406.10	2B	77 m²	10 m²	BAL
407.10	2B	91 m²	10 m²	BAL
408.10	DUAL 2B	87 m²	10 m²	WG
409.10	KEY ST	36 m²	5 m²	WG
410.10	ST	38 m²	6 m²	WG
501.10	ST	38 m²	6 m²	WG
502.10	DUAL ST	36 m²	5 m²	WG
503.10	KEY 2B	87 m²	10 m²	WG
504.10	3B	98 m²	10 m²	BAL
505.10	1B	55 m²	10 m²	BAL
506.10	2B	77 m²	10 m²	BAL
507.10	2B	91 m²	10 m²	BAL
508.10	DUAL 2B	87 m²	10 m²	WG
509.10	KEY ST	36 m²	5 m²	WG
510.10	ST	38 m²	6 m²	WG
601.10	ST	38 m²	6 m²	WG
602.10	DUAL ST	36 m²	5 m²	WG
603.10	KEY 2B	87 m²	10 m²	WG
604.10	3B	98 m²	10 m²	BAL
605.10	1B	55 m²	10 m²	BAL
606.10	2B	77 m²	10 m²	BAL
607.10	2B	91 m²	10 m²	BAL
608.10	DUAL 2B	87 m²	10 m²	WG
609.10	KEY ST	36 m²	5 m²	WG
610.10	ST	38 m²	6 m²	WG
701.10	1B	54 m²	7 m²	BAL
702.10	2B	80 m²	30 m²	BAL
703.10	1B	68 m²	14 m²	BAL
704.10	1B	61 m²	32 m²	BAL
705.10	ST	36 m²	13 m²	BAL
706.10	3B	103 m²	32 m²	BAL
707.10	2B	80 m²	30 m²	BAL
708.10	1B	54 m²	32 m²	BAL

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APARTMENT SCHEDULE_DA

APT. NUMBER	APT. TYPE	INT. AREA	POS AREA	POS TYPE
BUILDING C				
101.12	1B	59 m²	29 m²	TER
102.12	3B	96 m²	17 m²	TER
103.12	1B	54 m²	21 m²	TER
104.12	2B	76 m²	19 m²	TER
105.12	1B	63 m²	21 m²	TER
106.12	1B	63 m²	21 m²	TER
107.12	ST	35 m²	5 m²	BAL
108.12	3B	96 m²	17 m²	TER
109.12	1B	59 m²	29 m²	TER
201.12	ST	38 m²	6 m²	WG
202.12	ST	35 m²	5 m²	WG
203.12	2B	87 m²	10 m²	WG
204.12	2B	91 m²	10 m²	BAL
205.12	2B	77 m²	10 m²	BAL
206.12	1B	55 m²	10 m²	BAL
207.12	3B	98 m²	10 m²	BAL
208.12	2B	87 m²	10 m²	WG
209.12	ST	35 m²	5 m²	WG
210.12	ST	38 m²	6 m²	WG
301.12	ST	38 m²	6 m²	WG
302.12	ST	35 m²	5 m²	WG
303.12	2B	87 m²	10 m²	WG
304.12	2B	91 m²	10 m²	BAL
305.12	2B	77 m²	10 m²	BAL
306.12	1B	55 m²	10 m²	BAL
307.12	3B	98 m²	10 m²	BAL
308.12	2B	87 m²	10 m²	WG
309.12	ST	35 m²	5 m²	WG
310.12	ST	38 m²	6 m²	WG
401.12	ST	38 m²	6 m²	WG
402.12	ST	35 m²	5 m²	WG
403.12	2B	87 m²	10 m²	WG
404.12	2B	91 m²	10 m²	BAL
405.12	2B	77 m²	10 m²	BAL
406.12	1B	55 m²	10 m²	BAL
407.12	3B	98 m²	10 m²	BAL
408.12	2B	87 m²	10 m²	WG
409.12	ST	35 m²	5 m²	WG
410.12	ST	38 m²	6 m²	WG
501.12	ST	38 m²	6 m²	WG
502.12	ST	35 m²	5 m²	WG
503.12	2B	87 m²	10 m²	WG
504.12	2B	91 m²	10 m²	BAL
505.12	2B	77 m²	10 m²	BAL
506.12	1B	55 m²	10 m²	BAL
507.12	3B	98 m²	10 m²	BAL
508.12	2B	87 m²	10 m²	WG
509.12	ST	35 m²	5 m²	WG
510.12	ST	38 m²	6 m²	WG
601.12	ST	38 m²	6 m²	WG
602.12	ST	35 m²	5 m²	WG
603.12	2B	87 m²	10 m²	WG
604.12	2B	91 m²	10 m²	BAL
605.12	2B	77 m²	10 m²	BAL
606.12	1B	55 m²	10 m²	BAL
607.12	3B	98 m²	10 m²	BAL
608.12	2B	87 m²	10 m²	WG
609.12	ST	35 m²	5 m²	WG
610.12	ST	38 m²	6 m²	WG
701.12	ST	38 m²	6 m²	WG
702.12	ST	35 m²	5 m²	WG
703.12	2B	87 m²	10 m²	WG
704.12	2B	91 m²	10 m²	BAL
705.12	2B	77 m²	10 m²	BAL
706.12	1B	55 m²	10 m²	BAL
707.12	3B	98 m²	10 m²	BAL
708.12	2B	87 m²	10 m²	WG
709.12	ST	35 m²	5 m²	WG
710.12	ST	38 m²	6 m²	WG
801.12	1B	53 m²	12 m²	BAL
802.12	2B	80 m²	30 m²	BAL
803.12	3B	103 m²	31 m²	BAL
804.12	ST	36 m²	14 m²	BAL
805.12	1B	61 m²	32 m²	BAL
806.12	1B	68 m²	14 m²	BAL
807.12	2B	80 m²	30 m²	BAL
808.12	1B	53 m²	26 m²	BAL

77

APARTMENT SCHEDULE_DA

APT. NUMBER	APT. TYPE	INT. AREA	POS AREA	POS TYPE
BUILDING D				
101.14	2B	77 m²	22 m²	TER
102.14	3B	96 m²	32 m²	TER
103.14	1B	57 m²	14 m²	TER
104.14	2B	84 m²	35 m²	TER
201.14	2B	85 m²	9 m²	BAL
202.14	2B	80 m²	13 m²	BAL
203.14	2B	76 m²	12 m²	WG
204.14	1B	62 m²	11 m²	WG
205.14	1B	62 m²	9 m²	WG
206.14	1B	53 m²	7 m²	BAL
207.14	2B	83 m²	8 m²	BAL
208.14	1B	51 m²	6 m²	BAL
301.14	2B	85 m²	9 m²	BAL
302.14	2B	80 m²	13 m²	BAL
303.14	2B	76 m²	12 m²	WG
304.14	1B	62 m²	11 m²	WG
305.14	1B	62 m²	9 m²	WG
306.14	1B	53 m²	7 m²	BAL
307.14	2B	83 m²	8 m²	BAL
308.14	1B	51 m²	6 m²	BAL
401.14	2B	85 m²	9 m²	BAL
402.14	2B	80 m²	13 m²	BAL
403.14	2B	76 m²	12 m²	WG
404.14	1B	62 m²	11 m²	WG
405.14	1B	62 m²	9 m²	WG
406.14	1B	53 m²	7 m²	BAL
407.14	2B	83 m²	8 m²	BAL
408.14	1B	51 m²	6 m²	BAL
501.14	2B	85 m²	9 m²	BAL
502.14	2B	80 m²	13 m²	BAL
503.14	2B	76 m²	12 m²	WG
504.14	1B	62 m²	11 m²	WG
505.14	1B	62 m²	9 m²	WG
506.14	1B	53 m²	7 m²	BAL
507.14	2B	83 m²	8 m²	BAL
508.14	1B	51 m²	5 m²	BAL
601.14	2B	85 m²	9 m²	BAL
602.14	2B	80 m²	13 m²	BAL
603.14	2B	75 m²	10 m²	WG
604.14	1B	50 m²	10 m²	WG
701.14	2B	85 m²	9 m²	BAL
702.14	2B	80 m²	13 m²	BAL
703.14	2B	75 m²	10 m²	WG
704.14	1B	60 m²	10 m²	WG
801.14	1B	58 m²	27 m²	BAL
802.14	2B	80 m²	13 m²	BAL
803.14	1B	57 m²	15 m²	BAL
804.14	1B	50 m²	21 m²	BAL

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APARTMENT SCHEDULE_DA

APT. NUMBER	APT. TYPE	INT. AREA	POS AREA	POS TYPE
BUILDING E				
101.2	2B	80 m²	7 m²	BAL
102.2	2B	80 m²	7 m²	BAL
103.2	1B	54 m²	8 m²	BAL
104.2	1B	54 m²	8 m²	BAL
105.2	2B	80 m²	7 m²	BAL
106.2	2B	80 m²	7 m²	BAL
107.2	3B	90 m²	8 m²	BAL
108.2	3B	90 m²	8 m²	BAL
201.2	2B	80 m²	7 m²	BAL
202.2	2B	80 m²	7 m²	BAL
203.2	1B	54 m²	8 m²	BAL
204.2	1B	54 m²	8 m²	BAL
205.2	2B	80 m²	7 m²	BAL
206.2	2B	80 m²	7 m²	BAL
207.2	3B	90 m²	8 m²	BAL
208.2	3B	90 m²	8 m²	BAL
301.2	2B	80 m²	7 m²	BAL
302.2	2B	80 m²	7 m²	BAL
303.2	1B	54 m²	8 m²	BAL
304.2	1B	54 m²	8 m²	BAL
305.2	2B	80 m²	7 m²	BAL
306.2	2B	80 m²	7 m²	BAL
307.2	3B	90 m²	8 m²	BAL
308.2	3B	90 m²	8 m²	BAL
401.2	3B	95 m²	23 m²	BAL
402.2	3B	92 m²	44 m²	BAL
403.2	ST	39 m²	17 m²	BAL
404.2	3B	92 m²	44 m²	BAL
405.2	3B	95 m²	23 m²	BAL
G01.2	2B	80 m²	13 m²	BAL
G02.2	2B	80 m²	13 m²	BAL
G03.2	1B	54 m²	7 m²	BAL
G04.2	1B	54 m²	8 m²	BAL
G05.2	2B	80 m²	7 m²	BAL
G06.2	2B	80 m²	7 m²	BAL
G07.2	3B	90 m²	14 m²	BAL
LG01.2	1B	59 m²	19 m²	TER
LG02.2	ST	43 m²	14 m²	TER
LG03.2	ST	43 m²	15 m²	TER
LG04.2	2B	76 m²	29 m²	TER
LG05.2	3B	95 m²	15 m²	TER

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OVERALL UNIT COUNT

LOCATION	TOTAL
BUILDING A	77
BUILDING B	67
BUILDING C	77
BUILDING D	48
BUILDING E	41
Grand total	310

MODIFICATIONS THAT APPLY TO THIS SHEET:
22

NOTE: AREAS INDICATED ARE METHODOLOGY SUFFICIENT FOR THE APARTMENT DESIGN GUIDELINES (ADG).

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Rev	Amendment	By	Chk* Reg. Arch	Date
J	RESPONSE TO COUNCIL'S RFI	MN	MT	30.03.2026
I	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
H	SECTION 4.56 APPLICATION	KP	MT	25.03.2025
G	DA RE-SUBMISSION	JY	LSP	27.10.2021
F	DA RE-SUBMISSION	JY	LSP	19.10.2021
E	DA RE-SUBMISSION	WF	LSP	30.04.2021
D	DA RE-SUBMISSION	WF	LSP	27.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
90-SCHEDULES
APARTMENT SCHEDULE

Drawing Number DA-90-0100

Revision J

Autodesk Docs://Novus Epping BTR/PA030585.01-PTW-AB-ZZ-M-A-DAM20.rvt

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APARTMENT STORAGE

STORAGE SCHEDULE APARTMENT_DA		
APT. NUM.	APT. TYPE	VOLUME
		6 m³
BUILDING A		
101.8	2B	4 m³
102.8	3B	7 m³
103.8	1B	2 m³
104.8	1B	3 m³
105.8	2B	1 m³
106.8	1B	1 m³
107.8	2B	4 m³
108.8	3B	3 m³
109.8	2B	4 m³
201.8	ST	1 m³
202.8	ST	1 m³
203.8	2B	2 m³
204.8	1B	1 m³
205.8	1B	1 m³
206.8	2B	2 m³
207.8	2B	1 m³
208.8	2B	3 m³
209.8	2B	1 m³
210.8	3B	3 m³
211.8	ST	1 m³
212.8	ST	1 m³
301.8	ST	1 m³
302.8	ST	1 m³
303.8	2B	2 m³
304.8	1B	1 m³
305.8	1B	1 m³
306.8	2B	2 m³
307.8	2B	1 m³
308.8	2B	3 m³
309.8	2B	1 m³
310.8	3B	3 m³
311.8	ST	1 m³
312.8	ST	1 m³
401.8	ST	1 m³
402.8	ST	1 m³
403.8	2B	2 m³
404.8	1B	1 m³
405.8	1B	1 m³
406.8	2B	2 m³
407.8	2B	1 m³
408.8	2B	3 m³
409.8	2B	1 m³
410.8	3B	3 m³
411.8	ST	1 m³
412.8	ST	1 m³
501.8	ST	1 m³
502.8	ST	1 m³
503.8	2B	2 m³
504.8	1B	1 m³
505.8	1B	1 m³
506.8	2B	2 m³
507.8	2B	1 m³
508.8	2B	3 m³
509.8	2B	1 m³
510.8	3B	3 m³
511.8	ST	1 m³
512.8	ST	1 m³
601.8	ST	1 m³
602.8	ST	1 m³
603.8	2B	2 m³
604.8	1B	1 m³
605.8	1B	1 m³
606.8	2B	2 m³
607.8	2B	1 m³
608.8	2B	3 m³
609.8	2B	1 m³
610.8	3B	3 m³
611.8	ST	1 m³
612.8	ST	1 m³
701.8	2B	2 m³
702.8	3B	2 m³
703.8	1B	1 m³
704.8	1B	1 m³
705.8	1B	3 m³
706.8	1B	4 m³

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STORAGE SCHEDULE APARTMENT_DA		
APT. NUM.	APT. TYPE	VOLUME
707.8	2B	2 m³
708.8	2B	2 m³
BUILDING B		
101.10	1B	3 m³
102.10	3B	1 m³
103.10	ST	1 m³
104.10	1B	1 m³
105.10	1B	2 m³
106.10	2B	4 m³
107.10	1B	2 m³
108.10	3B	1 m³
109.10	1B	3 m³
201.10	ST	1 m³
202.10	ST	1 m³
203.10	2B	1 m³
204.10	3B	1 m³
205.10	1B	1 m³
206.10	2B	3 m³
207.10	2B	6 m³
208.10	2B	1 m³
209.10	ST	1 m³
210.10	ST	1 m³
301.10	ST	1 m³
302.10	ST	1 m³
303.10	2B	1 m³
304.10	3B	1 m³
305.10	1B	1 m³
306.10	2B	3 m³
308.10	2B	1 m³
309.10	ST	1 m³
310.10	ST	1 m³
401.10	ST	1 m³
402.10	ST	1 m³
403.10	2B	1 m³
404.10	3B	1 m³
405.10	1B	1 m³
406.10	2B	3 m³
407.10	2B	6 m³
408.10	2B	1 m³
409.10	ST	1 m³
410.10	ST	1 m³
501.10	ST	1 m³
502.10	ST	1 m³
503.10	2B	1 m³
504.10	3B	1 m³
505.10	1B	1 m³
506.10	2B	3 m³
507.10	2B	6 m³
508.10	2B	1 m³
509.10	ST	1 m³
510.10	ST	1 m³
601.10	ST	1 m³
602.10	ST	1 m³
603.10	2B	1 m³
604.10	3B	1 m³
605.10	1B	1 m³
606.10	2B	3 m³
607.10	2B	6 m³
608.10	2B	1 m³
609.10	ST	1 m³
610.10	ST	1 m³
701.10	1B	2 m³
702.10	2B	1 m³
703.10	1B	1 m³
704.10	1B	2 m³
705.10	ST	1 m³
706.10	3B	3 m³
707.10	2B	1 m³

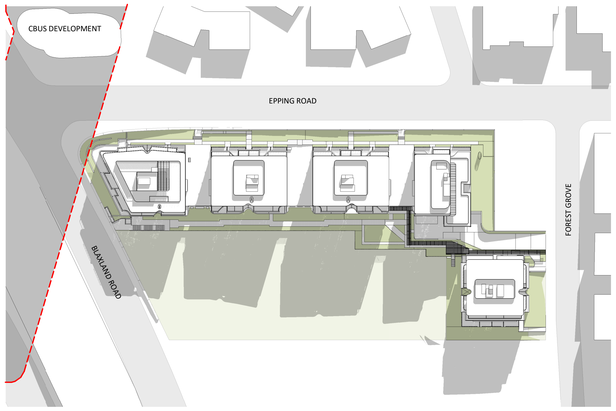
STORAGE SCHEDULE APARTMENT_DA		
APT. NUM.	APT. TYPE	VOLUME
708.10	1B	2 m³
BUILDING C		
101.12	1B	2 m³
102.12	3B	1 m³
103.12	1B	3 m³
104.12	2B	4 m³
105.12	1B	2 m³
106.12	1B	1 m³
107.12	ST	1 m³
108.12	3B	1 m³
109.12	1B	2 m³
201.12	ST	1 m³
202.12	ST	2 m³
203.12	2B	1 m³
204.12	2B	6 m³
205.12	2B	3 m³
206.12	1B	1 m³
207.12	3B	1 m³
208.12	2B	1 m³
209.12	ST	2 m³
210.12	ST	1 m³
301.12	ST	1 m³
302.12	ST	2 m³
303.12	2B	1 m³
304.12	2B	6 m³
305.12	2B	3 m³
306.12	1B	1 m³
307.12	3B	1 m³
308.12	2B	1 m³
309.12	ST	2 m³
310.12	ST	1 m³
401.12	ST	1 m³
402.12	ST	2 m³
403.12	2B	1 m³
404.12	2B	6 m³
405.12	2B	3 m³
406.12	1B	1 m³
407.12	3B	1 m³
408.12	2B	1 m³
409.12	ST	2 m³
410.12	ST	1 m³
501.12	ST	1 m³
502.12	ST	2 m³
503.12	2B	1 m³
504.12	2B	6 m³
505.12	2B	3 m³
506.12	1B	1 m³
507.12	3B	1 m³
508.12	2B	1 m³
509.12	ST	2 m³
510.12	ST	1 m³
601.12	ST	1 m³
602.12	ST	2 m³
603.12	2B	1 m³
604.12	2B	6 m³
605.12	2B	3 m³
606.12	1B	1 m³
607.12	3B	1 m³
608.12	2B	1 m³
609.12	ST	2 m³
610.12	ST	1 m³
701.12	ST	1 m³
702.12	ST	2 m³
703.12	2B	1 m³
704.12	2B	6 m³
705.12	2B	3 m³
706.12	1B	1 m³
707.12	3B	1 m³
708.12	2B	1 m³
709.12	ST	2 m³
710.12	ST	1 m³
801.12	1B	2 m³
802.12	2B	1 m³
803.12	3B	3 m³
804.12	ST	1 m³
805.12	1B	2 m³
806.12	1B	1 m³
807.12	2B	1 m³

STORAGE SCHEDULE APARTMENT_DA		
APT. NUM.	APT. TYPE	VOLUME
808.12	1B	2 m³
BUILDING D		
101.14	2B	3 m³
102.14	3B	2 m³
103.14	1B	1 m³
104.14	2B	2 m³
201.14	2B	2 m³
202.14	2B	1 m³
203.14	2B	1 m³
204.14	1B	2 m³
205.14	1B	1 m³
206.14	1B	1 m³
207.14	2B	1 m³
208.14	1B	2 m³
301.14	2B	2 m³
302.14	2B	1 m³
303.14	2B	1 m³
304.14	1B	2 m³
305.14	1B	1 m³
306.14	1B	1 m³
307.14	2B	1 m³
308.14	1B	2 m³
401.14	2B	2 m³
402.14	2B	1 m³
403.14	2B	1 m³
404.14	1B	2 m³
405.14	1B	1 m³
406.14	1B	1 m³
407.14	2B	1 m³
408.14	1B	2 m³
501.14	2B	2 m³
502.14	2B	1 m³
503.14	2B	1 m³
504.14	1B	2 m³
505.14	1B	1 m³
506.14	1B	1 m³
507.14	2B	1 m³
508.14	1B	2 m³
601.14	2B	2 m³
602.14	2B	1 m³
603.14	2B	1 m³
604.14	1B	2 m³
701.14	2B	2 m³
702.14	2B	1 m³
703.14	2B	1 m³
704.14	1B	1 m³
801.14	1B	2 m³
802.14	2B	1 m³
803.14	1B	2 m³

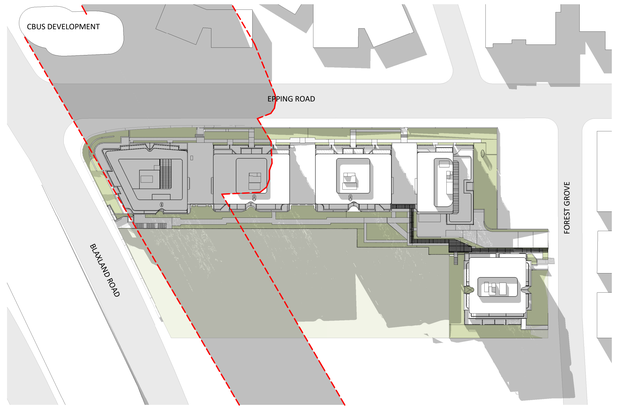
STORAGE SCHEDULE APARTMENT_DA		
APT. NUM.	APT. TYPE	VOLUME
804.14	1B	1 m³
BUILDING E		
101.2	2B	2 m³
102.2	2B	2 m³
103.2	1B	2 m³
104.2	1B	2 m³
105.2	2B	2 m³
106.2	2B	2 m³
107.2	3B	2 m³
108.2	3B	2 m³
201.2	2B	2 m³
202.2	2B	2 m³
203.2	1B	2 m³
204.2	1B	2 m³
205.2	2B	2 m³
206.2	2B	2 m³
207.2	3B	2 m³
208.2	3B	2 m³
301.2	2B	2 m³
302.2	2B	2 m³
303.2	1B	2 m³
304.2	1B	2 m³
305.2	2B	2 m³
306.2	2B	2 m³
307.2	3B	2 m³
308.2	3B	2 m³
401.2	3B	2 m³
402.2	3B	5 m³
403.2	ST	1 m³
404.2	3B	5 m³
405.2	3B	2 m³
G01.2	2B	2 m³
G02.2	2B	2 m³
G03.2	1B	2 m³
G04.2	1B	2 m³
G05.2	2B	2 m³
G06.2	2B	2 m³
G07.2	3B	2 m³
LG01.2	1B	2 m³
LG02.2	ST	2 m³
LG03.2	ST	2 m³
LG04.2	2B	3 m³
LG05.2	3B	4 m³

BASEMENT STORAGE

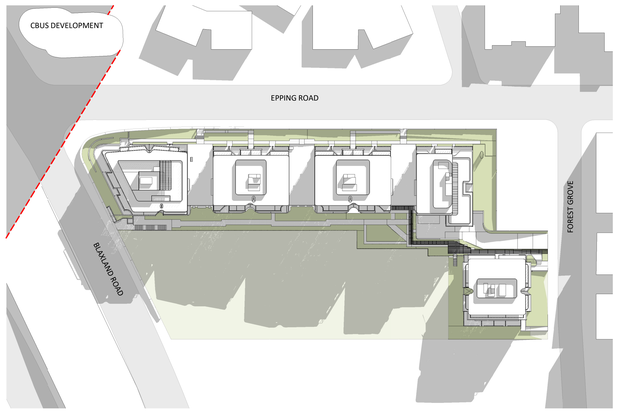
STORAGE SCHEDULE BASEMENT_DA			
LEVEL	HEIGHT	WIDTH	VOLUME
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1500	3 m³
LGR_A-D	2100	1800	4 m³
LGR_A-D	2100	1800	4 m³
LGR_A-D	2100	1800	4



3 JUNE 21 1100



6 JUNE 21 1400



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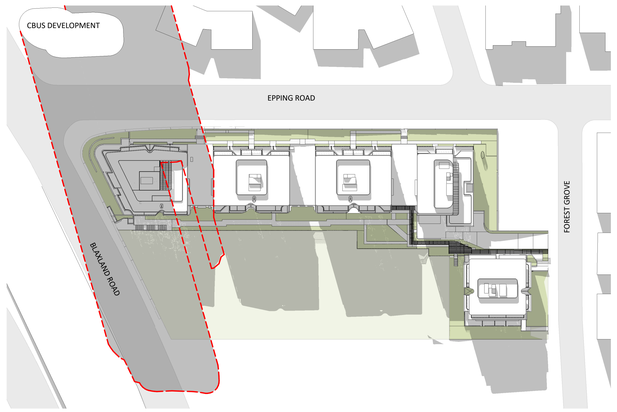
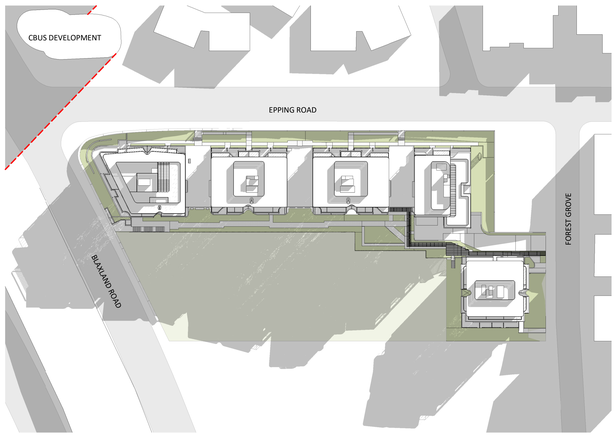
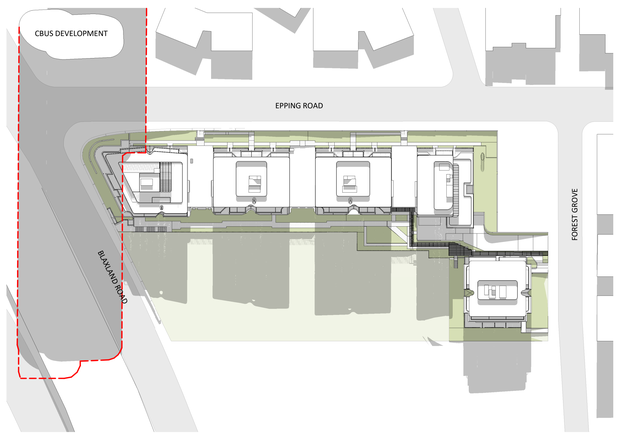


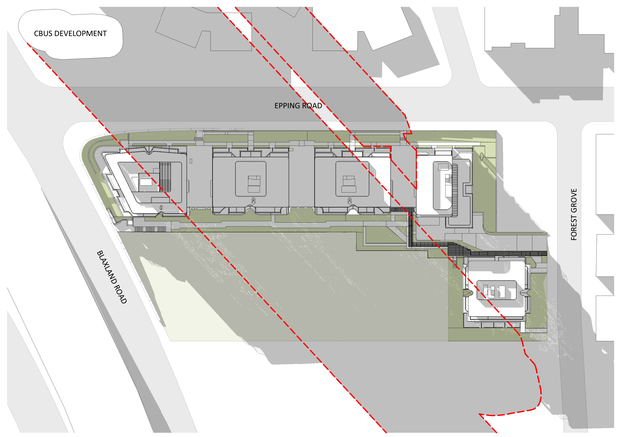
5 JUNE 21 1300



1 JUNE 21 0900



4 JUNE 21 1200



7 June21_1500

LEGEND:

SHADOW BY CBUS DEVELOPMENT

MODIFICATIONS THAT APPLY TO THIS SHEET:
16a, 35

N

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J	RESPONSE TO COUNCIL'S RFI	MN	MT	30.03.2026
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F	DA RE-SUBMISSION	JY	LSP	19.10.2021
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D	DA RE-SUBMISSION	WF	LSP	27.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021

Consultants

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NOVUS
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Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au
Peddle Thorp & Walker P/L ABN 23 000 454 624 Trading as PTW Architects
Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Nella Marojevic NSW ARB 11274

PTW

0 m 10 m 20 m 50 m 80 m
1:1000 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE,
EPPING NSW 2121

Status
S4.56 APPLICATION

Title
93-SOLAR ACCESS
SHADOW DIAGRAMS

Drawing Number DA-93-0200
Revision J

A0

Autodesk Docs://Novus Epping BTR/PA030585DA-PTW-AB-ZZ-M-A-DAMOD.rvt
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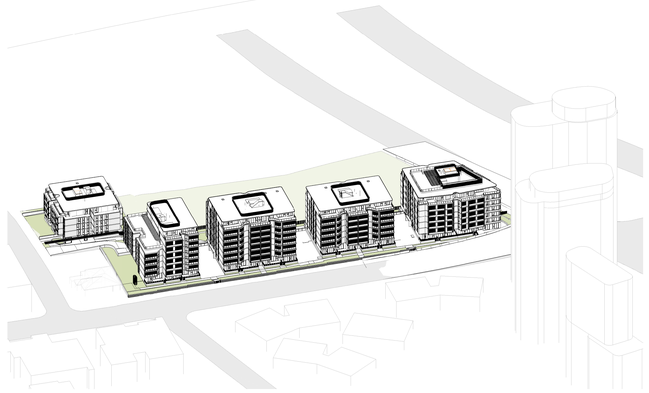
1 SOLA_June21_0900

2 SOLA_June21_1000



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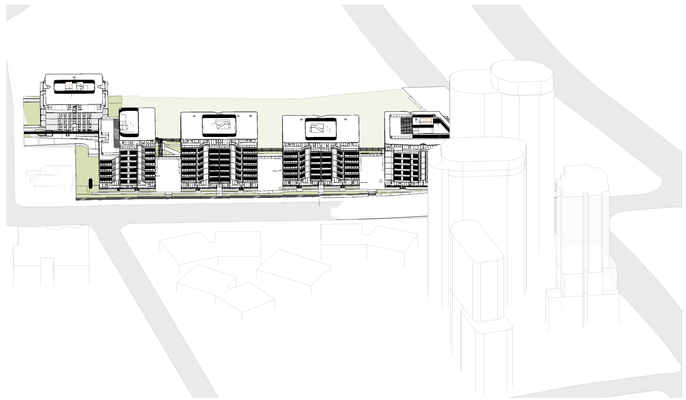

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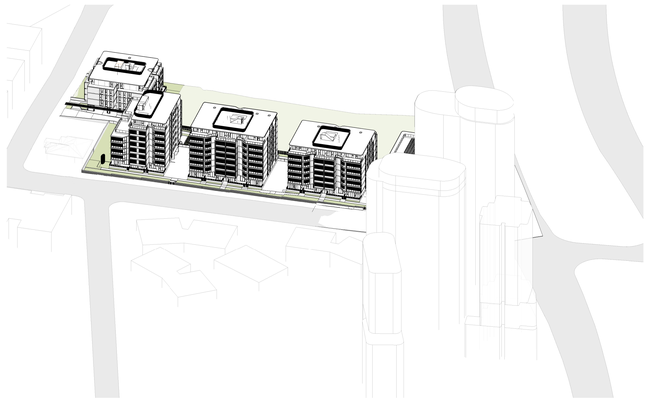

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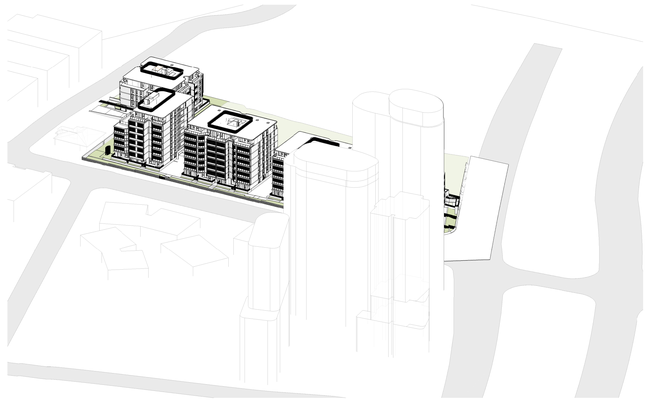
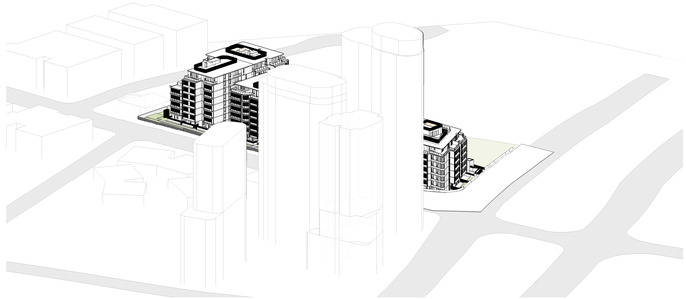


7 SOLA_June21_1400



3 SOLA_June21_1500

MODIFICATIONS THAT APPLY TO THIS SHEET:
16a, 33, 34a, 34b, 35

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B	DA RE-SUBMISSION	WF	LSP	19.02.2021

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Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

PTW

0 m | 10 m | 20 m | 50 m | 80 m
1:1000 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE,
EPPING NSW 2121

Status
S4.56 APPLICATION

Title
93-SOLAR ACCESS
SOLAR ANALYSIS - SUN EYE

Drawing Number DA-93-0300
Revision J

A0

30/03/2026 10:25:15 PM

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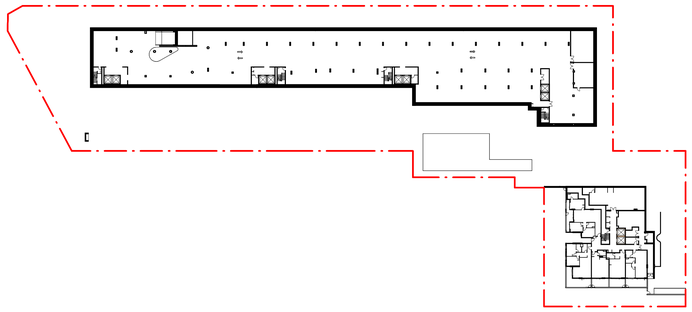
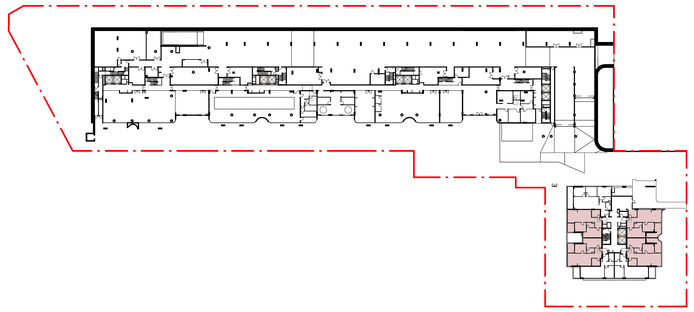


LOWER GROUND



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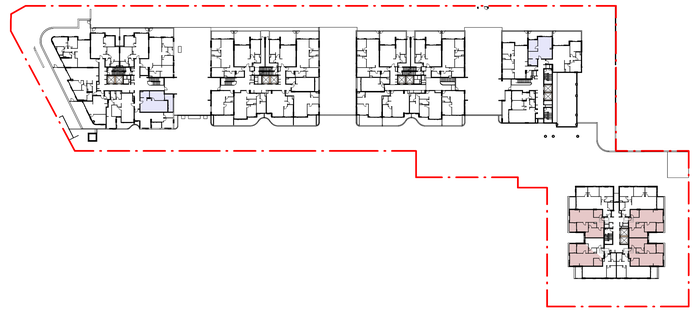
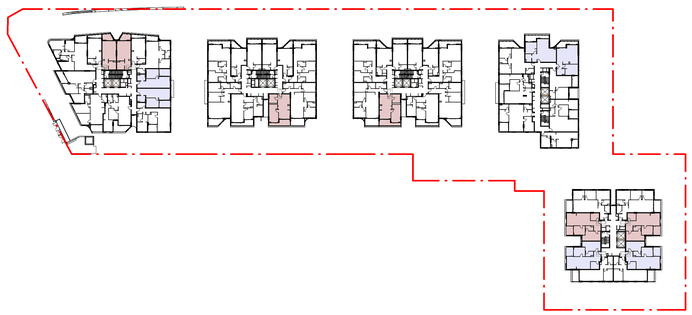


L01



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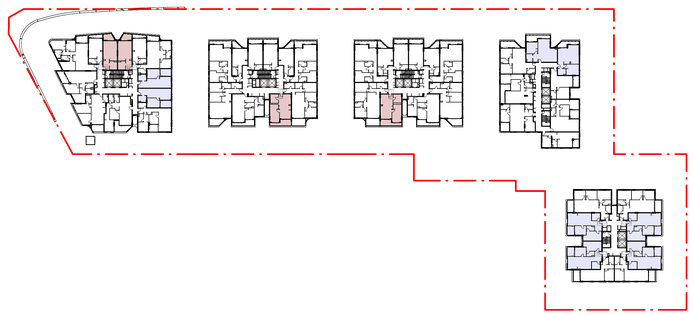

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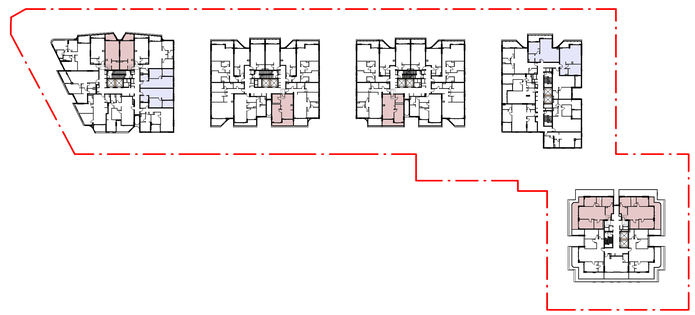

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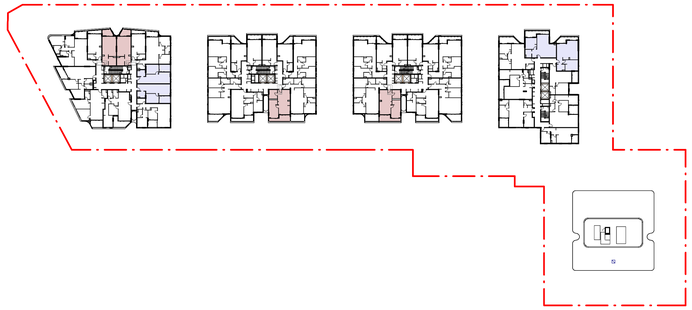

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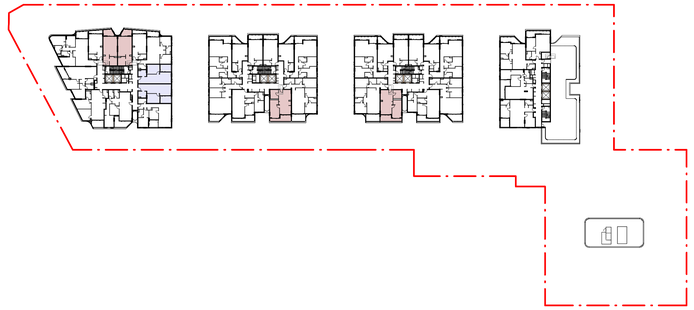

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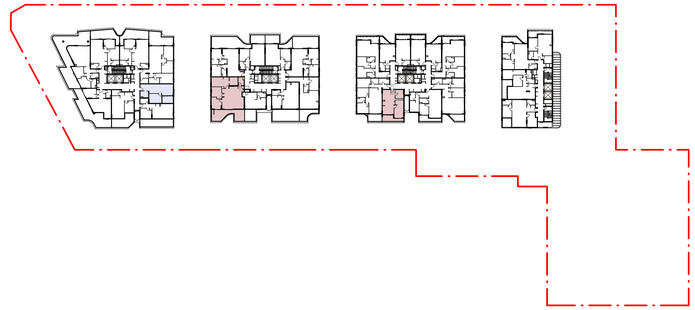
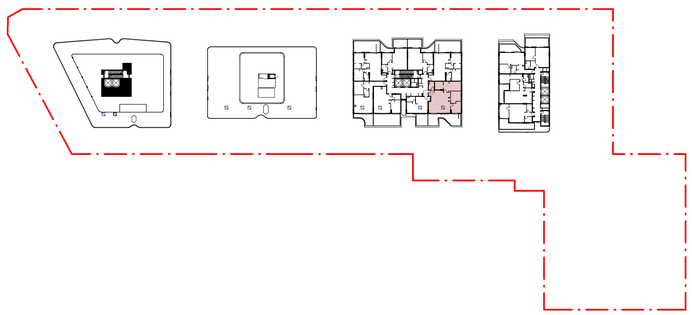


L07



L08

ADAPTABLE & LIVABLE APARTMENTS	
TYPE	TOTAL
ST	10
1B	11
2B	10
3B	4
Grand total	35

LIVABLE APARTMENTS	
TYPE	TOTAL
ST	10
1B	32
2B	16
3B	4
Grand total	62

27 APARTMENTS ARE LIVABLE ONLY AND NOT BOTH LIVABLE & ADAPTABLE

MODIFICATIONS THAT APPLY TO THIS SHEET:
22, 34a, 35

N

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Neila Marojevic NSW ARB 11274

PTW

0 m | 7 m | 14 m | 35 m | 56 m
1:700 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE,
EPPING NSW 2121

Status
S4.56 APPLICATION

Title
94-ADAPTABLE&LIVABLE DIAGRAMS
ADAPTABLE & LIVABLE UNITS DIAGRAMS

Drawing Number DA-94-0100
Revision J

A0

Autodesk Docs://Novus Epping BTR/PA030585DA-PTW-AR-ZZ-M-A-DAMOD.rvt
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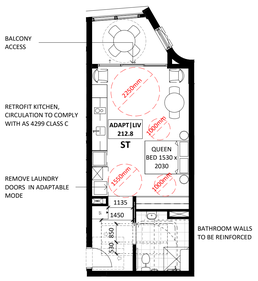

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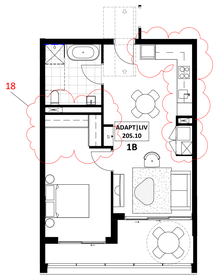
APARTMENTS: 212.8, 312.8, 412.8, 512.8, 612.8
MIRRORED APARTMENTS: 201.8, 301.8, 401.8, 501.8, 601.8

ADAPTABLE APART. PER BUILDING_DA			
APT. NUM.	TYPE	LEVEL	BUILDING
201.8	ST	TA_L02	BUILDING A
212.8	ST	TA_L02	BUILDING A
301.8	ST	TA_L03	BUILDING A
312.8	ST	TA_L03	BUILDING A
401.8	ST	TA_L04	BUILDING A
412.8	ST	TA_L04	BUILDING A
501.8	ST	TA_L05	BUILDING A
512.8	ST	TA_L05	BUILDING A
601.8	ST	TA_L06	BUILDING A
612.8	ST	TA_L06	BUILDING A
BUILDING A: 10			
205.10	1B	TB_L02	BUILDING B
305.10	1B	TB_L03	BUILDING B
405.10	1B	TB_L04	BUILDING B
505.10	1B	TB_L05	BUILDING B
605.10	1B	TB_L06	BUILDING B
706.10	3B	TB_L07	BUILDING B
BUILDING B: 6			

ADAPTABLE APART. PER BUILDING_DA			
APT. NUM.	TYPE	LEVEL	BUILDING
206.12	1B	TC_L02	BUILDING C
306.12	1B	TC_L03	BUILDING C
406.12	1B	TC_L04	BUILDING C
506.12	1B	TC_L05	BUILDING C
606.12	1B	TC_L06	BUILDING C
706.12	1B	TC_L07	BUILDING C
803.12	3B	TC_L08	BUILDING C
BUILDING C: 7			
101.2	2B	TE_L01	BUILDING E
102.2	2B	TE_L01	BUILDING E
105.2	2B	TE_L01	BUILDING E
106.2	2B	TE_L01	BUILDING E
201.2	2B	TE_L02	BUILDING E
206.2	2B	TE_L02	BUILDING E
401.2	3B	TE_L04	BUILDING E
405.2	3B	TE_L04	BUILDING E
G01.2	2B	TE_L00	BUILDING E
G02.2	2B	TE_L00	BUILDING E
G05.2	2B	TE_L00	BUILDING E
G06.2	2B	TE_L00	BUILDING E
BUILDING E: 12			
35			



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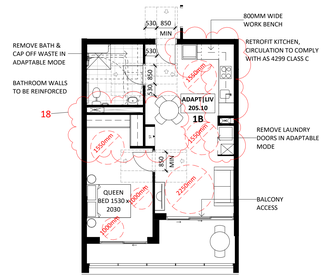

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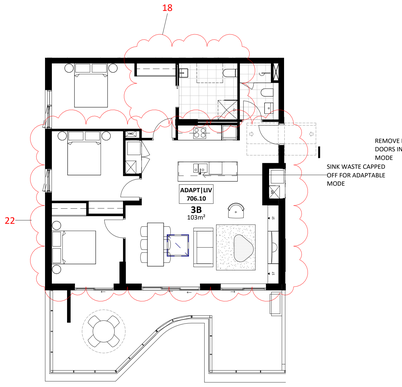
APARTMENTS: 205.10, 305.10, 405.10, 505.10, 605.10
MIRRORED APARTMENTS: 206.12, 306.12, 406.12, 506.12, 606.12, 706.12



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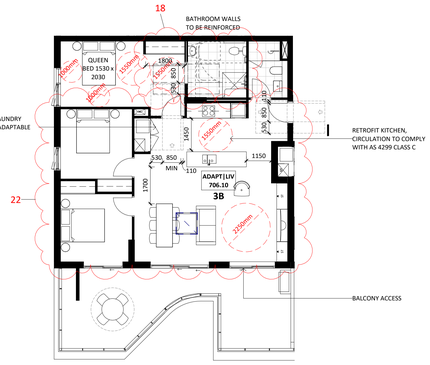

6 ADPT_DA_706.10_POST_3B
1 : 100

APARTMENT: 706.10
MIRRORED APARTMENT: 803.12

ADAPTABLE APART. PER TYPE_DA	
TYPE	COUNT
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1B	11
2B	10
3B	4
Grand total: 35	

ADAPTABLE APARTMENTS_DA		
APT. NUM.	TYPE	LEVEL
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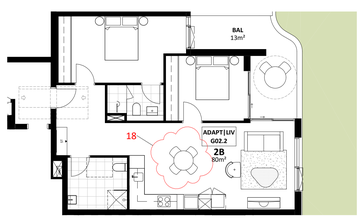
102.2	2B	TE_L01
105.2	2B	TE_L01
106.2	2B	TE_L01
201.2	2B	TE_L02
201.8	ST	TA_L02
205.10	1B	TB_L02
206.2	2B	TE_L02
206.12	1B	TC_L02
212.8	ST	TA_L02
301.8	ST	TA_L03
305.10	1B	TB_L03
306.12	1B	TC_L03
312.8	ST	TA_L03
401.2	3B	TE_L04
401.8	ST	TA_L04
405.2	3B	TE_L04
405.10	1B	TB_L04
406.12	1B	TC_L04
412.8	ST	TA_L04
501.8	ST	TA_L05
505.10	1B	TB_L05
506.12	1B	TC_L05
512.8	ST	TA_L05
601.8	ST	TA_L06
605.10	1B	TB_L06
606.12	1B	TC_L06
612.8	ST	TA_L06
706.10	3B	TB_L07
706.12	1B	TC_L07
803.12	3B	TC_L08
G01.2	2B	TE_L00
G02.2	2B	TE_L00
G05.2	2B	TE_L00
G06.2	2B	TE_L00
Grand total: 35		

35/310= 11%
(APPROVED 11%)



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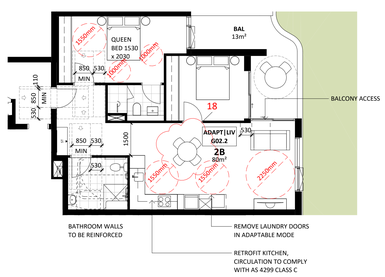

8 ADPT_DA_G02.2_POST_2B
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APARTMENTS: G02.2, 102.2
MIRRORED APARTMENTS: G01.2, G05.2, G06.2, 101.2, 105.2, 106.2, 201.2, 206.2

9 ADPT_DA_401.2_PRE_3B
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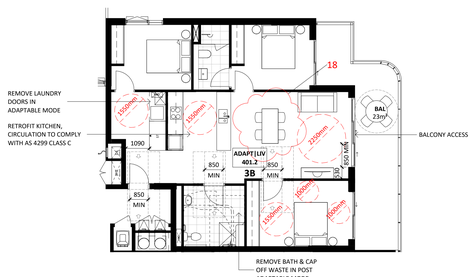

10 ADPT_DA_401.2_POST_3B
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APARTMENT: 401.2
MIRRORED APARTMENT: 405.2

MODIFICATIONS THAT APPLY TO THIS SHEET:
22

N

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B	DA RE-SUBMISSION	WF	LSP	19.02.2021
A	DA SUBMISSION	WF	LSP	03.07.2020

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Pebble Theig & Walker P/L ABN 23 000 454 624 Trading as PTW Architects
Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

0 m 1 m 2 m 5 m 8 m
1:100 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

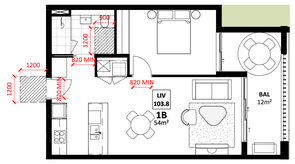
Title
95-ADAPTABLE UNITS LAYOUT
ADAPTABLE UNITS

Drawing Number DA-95-0100
Revision I

4/09/2025 3:47:11 PM

A0

Autodesk Docs://Novus Epping BTP/PA030585DA-PTW-AR-ZZ-M-A-1000.rvt

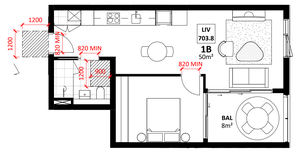


1 LIVABLE - 1 BED - BUILDING A
1 : 100

APARTMENT: 103.8

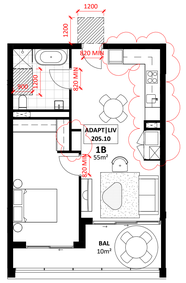
2 LIVABLE - STUDIO - BUILDING A
1 : 100

APARTMENTS: 201.8, 301.8, 401.8, 501.8, 601.8
MIRROR APARTMENTS: 212.8, 312.8, 412.8, 512.8, 612.8



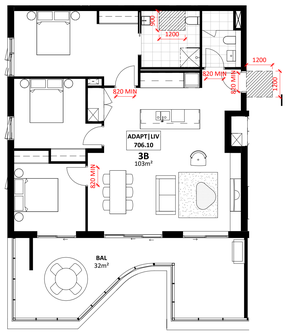
3 LIVABLE - 1 BED - BUILDING A
1 : 100

APARTMENTS: 205.8, 305.8, 405.8, 505.8, 605.8, 703.8
MIRROR APARTMENTS: 204.8, 304.8, 404.8, 504.8, 604.8



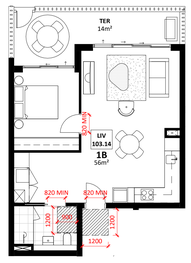
4 LIVABLE - 1 BED - BUILDING B
1 : 100

APARTMENTS: 205.10, 305.10, 405.10, 505.10, 605.10
MIRROR APARTMENTS: 206.12, 306.12, 406.12, 506.12, 606.12, 706.12



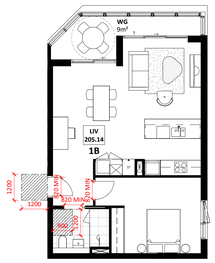
5 LIVABLE - 3 BED - BUILDING B
1 : 100

APARTMENTS: 706.10
MIRROR APARTMENTS: 803.12



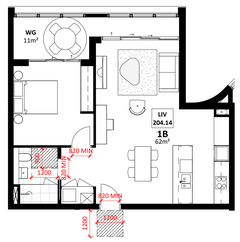
6 LIVABLE - 1 BED - BUILDING D
1 : 100

APARTMENTS: 103.14



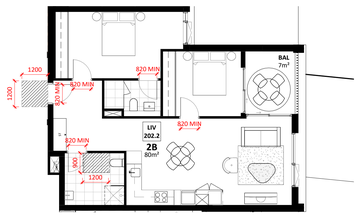
7 LIVABLE - 1 BED - BUILDING D
1 : 100

APARTMENTS: 205.14, 305.14, 405.14, 505.14



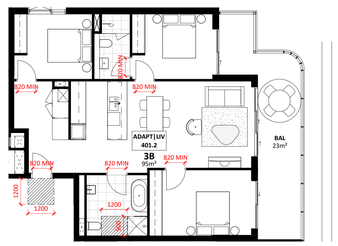
8 LIVABLE - 1 BED - BUILDING D
1 : 100

APARTMENTS: 204.14, 304.14, 404.14, 504.14



9 LIVABLE - 2 BED - BUILDING E
1 : 100

APARTMENTS: G02.2, 102.2, 202.2, 302.2
MIRROR APARTMENTS: G01.2, G05.2, G06.2, 101.2, 105.2, 106.2, 201.2, 205.2, 206.2, 301.2, 305.2, 306.2



10 LIVABLE - 3 BED - BUILDING E
1 : 100

APARTMENTS: 401.2
MIRROR APARTMENTS: 405.2

LIVABLE UNITS SCHEDULE_DA

APT. NUM.	TYPE	LEVEL
101.2	2B	TE_L01
102.2	2B	TE_L01
103.8	1B	TA_L01
103.14	1B	TD_L01
105.2	2B	TE_L01
106.2	2B	TE_L01
201.2	2B	TE_L02
201.8	ST	TA_L02
202.2	2B	TE_L02
204.8	1B	TA_L02
204.14	1B	TD_L02
205.2	2B	TE_L02
205.8	1B	TA_L02
205.10	1B	TB_L02
205.14	1B	TD_L02
206.2	2B	TE_L02
206.12	1B	TC_L02
212.8	ST	TA_L02
301.2	2B	TE_L03
301.8	ST	TA_L03
302.2	2B	TE_L03
304.8	1B	TA_L03
304.14	1B	TD_L03
305.2	2B	TE_L03
305.8	1B	TA_L03
305.10	1B	TB_L03
305.14	1B	TD_L03
306.2	2B	TE_L03
306.12	1B	TC_L03
312.8	ST	TA_L03
401.2	3B	TE_L04
401.8	ST	TA_L04
404.8	1B	TA_L04
404.14	1B	TD_L04
405.2	3B	TE_L04
405.8	1B	TA_L04
405.10	1B	TB_L04
405.14	1B	TD_L04
406.12	1B	TC_L04
412.8	ST	TA_L04
501.8	ST	TA_L05
504.8	1B	TA_L05
504.14	1B	TD_L05
505.8	1B	TA_L05
505.10	1B	TB_L05
505.14	1B	TD_L05
506.12	1B	TC_L05
512.8	ST	TA_L05
601.8	ST	TA_L06
604.8	1B	TA_L06
605.8	1B	TA_L06
605.10	1B	TB_L06
606.12	1B	TC_L06
612.8	ST	TA_L06
703.8	1B	TA_L07
706.10	3B	TB_L07
706.12	1B	TC_L07
803.12	3B	TC_L08
G01.2	2B	TE_L00
G02.2	2B	TE_L00
G05.2	2B	TE_L00
G06.2	2B	TE_L00

Grand total: 62

62/310= 20%
(APPROVED 20%)

MODIFICATIONS THAT APPLY TO THIS SHEET:
22

N

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Rev	Amendment	By	Chk* Reg. Arch	Date
I	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
H	SECTION 4.56 APPLICATION	KP	MT	25.03.2025
G	DA RE-SUBMISSION	JY	LSP	27.10.2021
F	DA RE-SUBMISSION	JY	LSP	19.10.2021
E	DA RE-SUBMISSION	WF	LSP	30.04.2021
D	DA RE-SUBMISSION	WF	LSP	27.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021
A	DA SUBMISSION	WF	LSP	03.07.2020

Consultants

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ptw.com.au
Peddle Thorp & Walker P/L ABN 23 000 454 624 Trading as PTW Architects
Nominated Architects: Simon Parsons NSW ARB 6098; Diane Jones NSW ARB 4778; Nella Mersinovic NSW ARB 11274

0 m 1 m 2 m 5 m 8 m
1:100 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
96-SILVER UNITS LAYOUT
SILVER LIVABLE UNITS

Drawing Number DA-96-0100
Revision I

A0

Autodesk Docs://Novus Epping BTP/PA030585SA-PTW-AR-ZZ-M-A-1000.rvt
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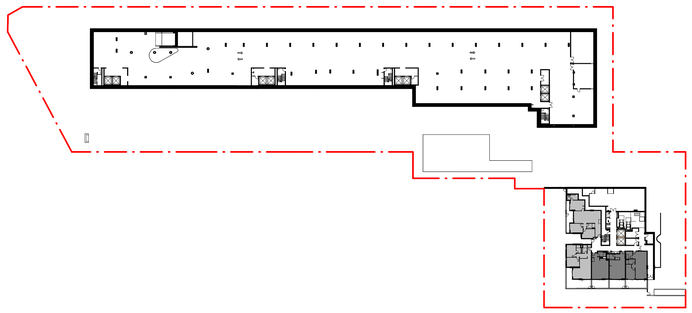
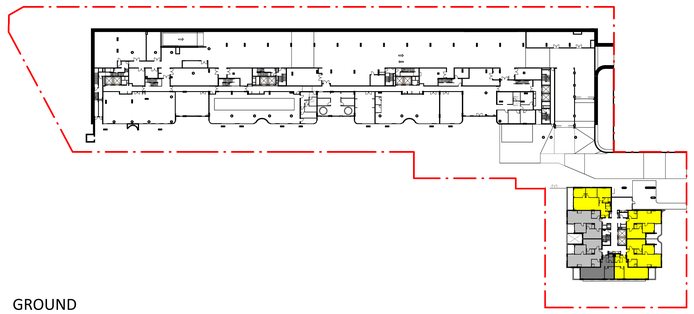
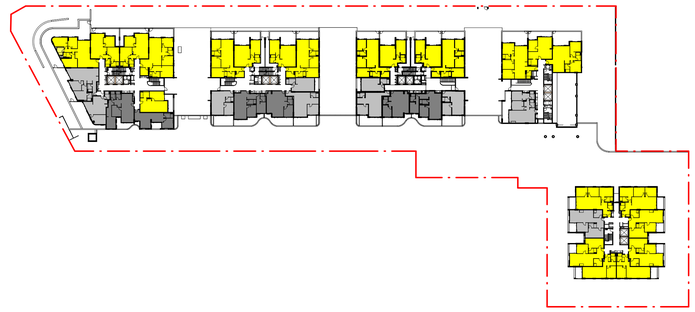


LOWER GROUND



GROUND



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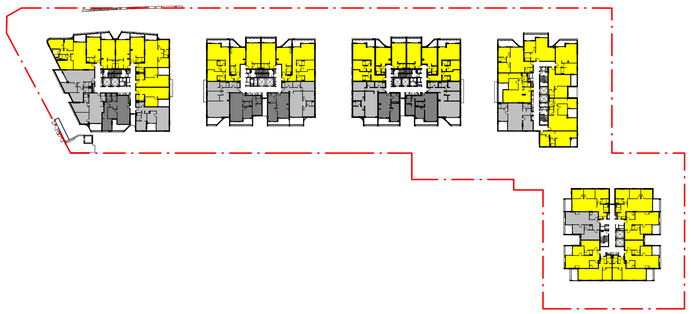
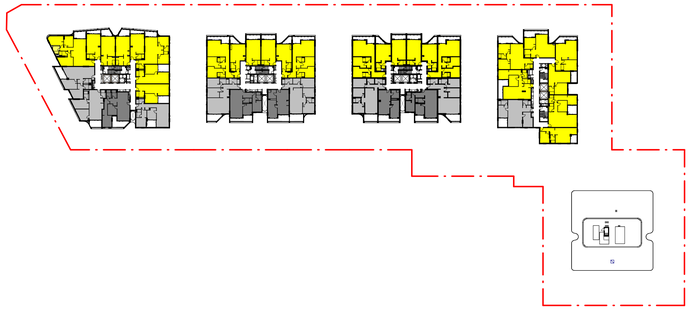


L02

L03

L04



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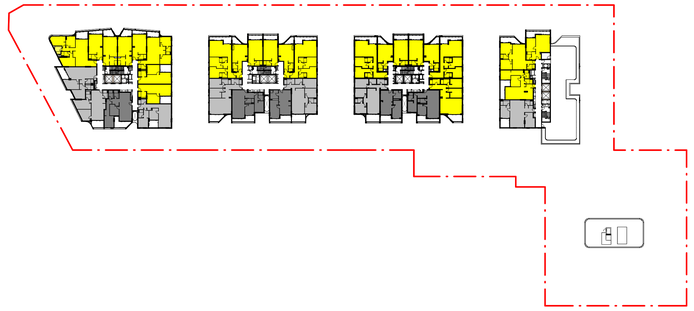
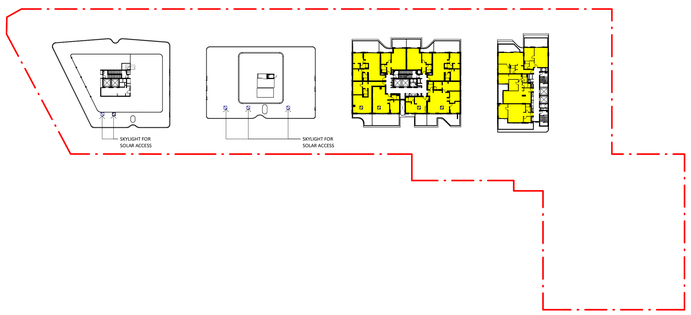


L06

L07



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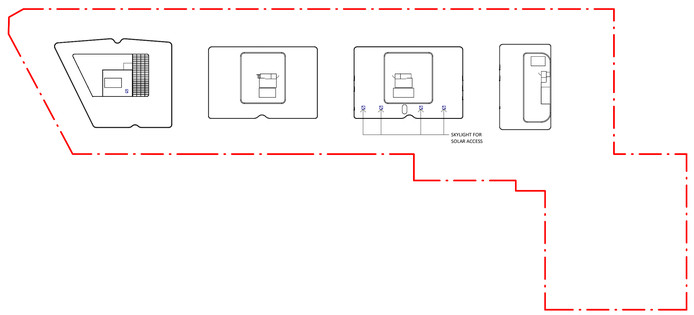

ROOF PLAN

SOLAR ACCESS			
SOLAR ACCESS	NO. OF APARTMENTS	%	
0HRS	37	12%	(MAXIMUM 15%)
<2HRS	57	18%	
>2HRS	216	70%	(MINIMUM 70%)
Grand total	310	100%	

0 HOURS SOLAR ACCESS

LESS THAN 2 HOURS SOLAR ACCESS

GREATER THAN 2 HOURS SOLAR ACCESS

MODIFICATIONS THAT APPLY TO THIS SHEET:
22, 34a, 35

N

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Rev	Amendment	By	Chk* Reg. Arch	Date
J	RESPONSE TO COUNCIL'S RFI	MN	MT	30.03.2026
I	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
H	SECTION 4.56 APPLICATION	KP	MT	25.03.2025
G	DA RE-SUBMISSION	JY	LSP	27.10.2021
F	DA RE-SUBMISSION	JY	LSP	19.10.2021
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D	DA RE-SUBMISSION	WF	LSP	27.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021

Consultants

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1 Macquarie Place Sydney NSW 2000

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Gadigal Country
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Sydney NSW 2000 Australia
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Peddle Thorp & Walker P/L
ABN 23 000 454 624
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Nominated Architects
Simon Persons NSW ARB 6098
Diane Jones NSW ARB 4778
Nella Marojevic NSW ARB 11274

0 m | 7 m | 14 m | 35 m | 56 m
1:700 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
100-SEPP 65 COMPLIANCE
SOLAR ACCESS COMPLIANCE DIAGRAMS

Drawing Number DA-100-0100

Revision J

A0

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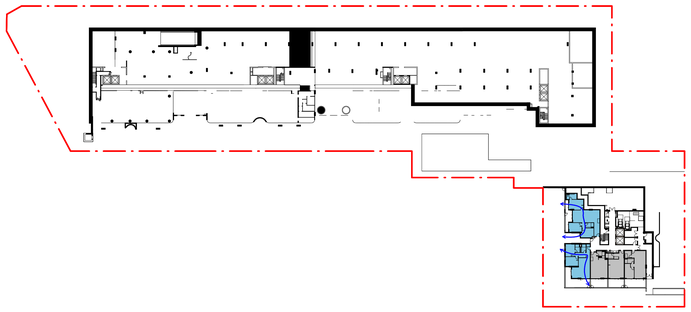
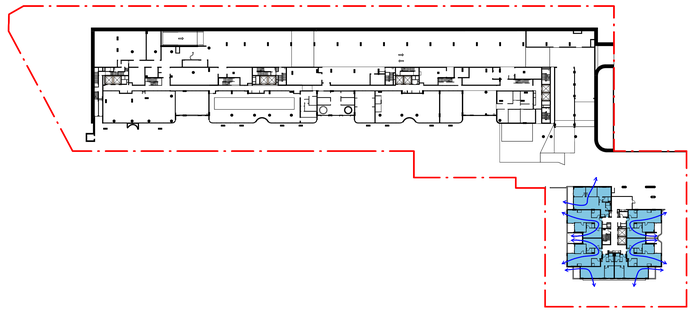
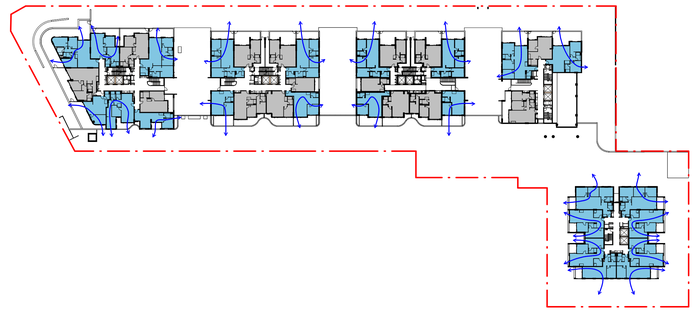


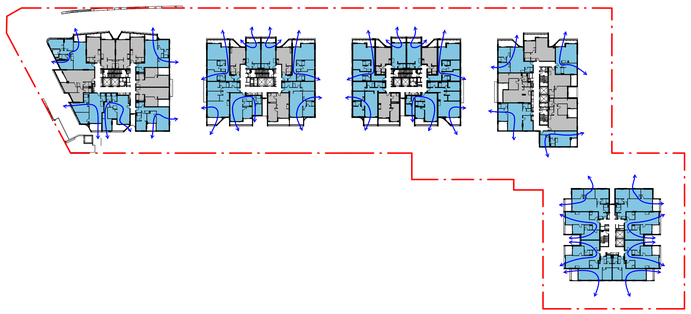
LOWER GROUND



GROUND



L01



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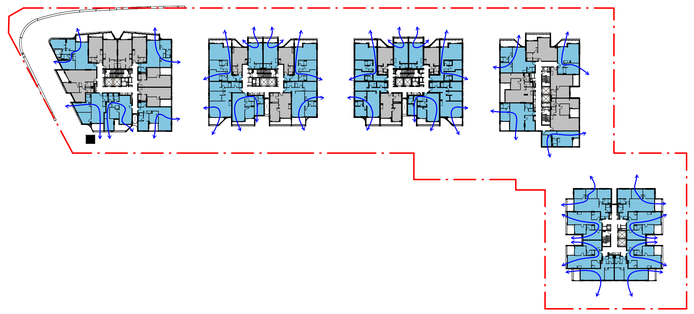

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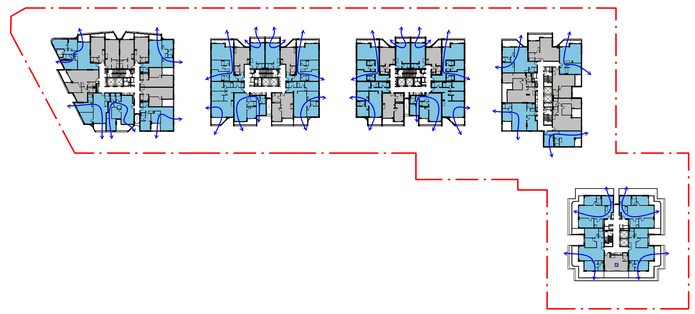

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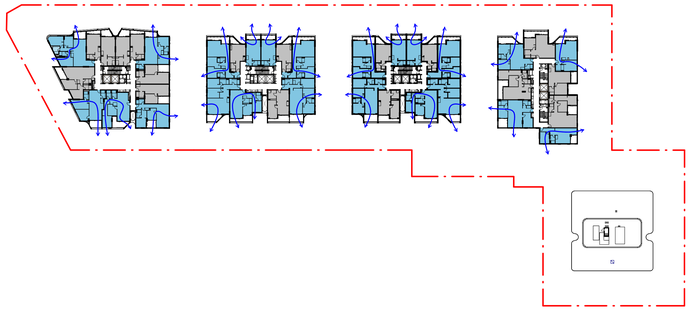

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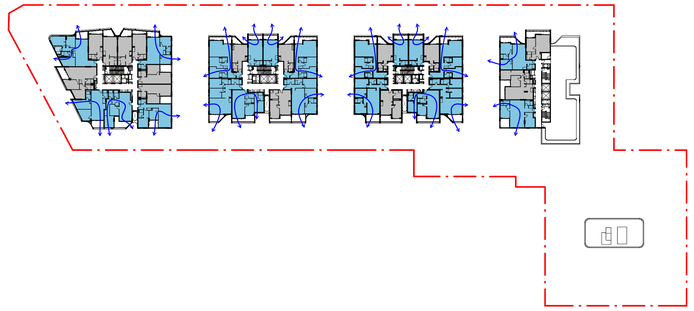

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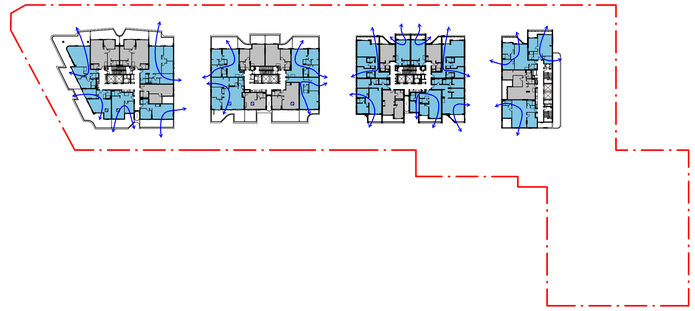

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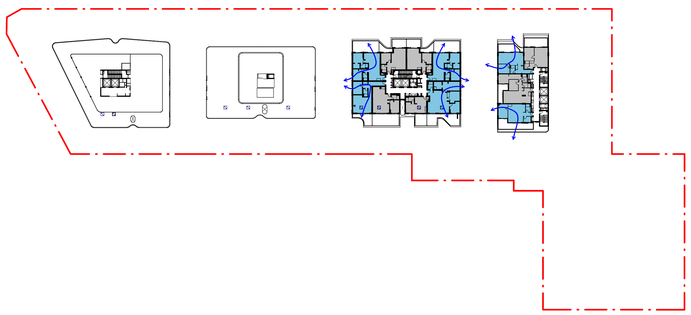

L08

CROSS VENTILATION			
CROSS VENTILATION	NO. OF APARTMENTS	%	
NO	119	38%	
YES	191	62%	(MINIMUM 60%)
Grand total	310	100%	

NOT CROSS VENTILATED

CROSS VENTILATED

CROSS VENTILATION PATH

MODIFICATIONS THAT APPLY TO THIS SHEET:
22, 34a, 35

N

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J	RESPONSE TO COUNCIL'S RFI	MN	MT	30.03.2026
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H	SECTION 4.56 APPLICATION	KP	MT	25.03.2025
G	DA RE-SUBMISSION	JY	LSP	27.10.2021
F	DA RE-SUBMISSION	JY	LSP	19.10.2021
E	DA RE-SUBMISSION	WF	LSP	30.04.2021
D	DA RE-SUBMISSION	WF	LSP	27.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021

Consultants

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PTW

0 m | 7 m | 14 m | 35 m | 56 m
1:700 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE,
EPPING NSW 2121

Status
S4.56 APPLICATION

Title
100-SEPP 65 COMPLIANCE
CROSS VENTILATION
COMPLIANCE DIAGRAMS

Drawing Number DA-100-0200

Revision J

A0

31/03/2026 7:18:48 PM

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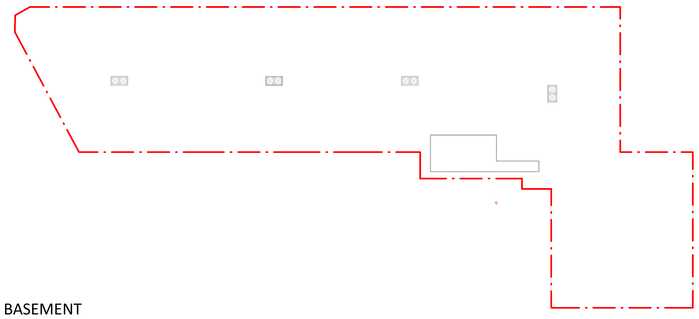
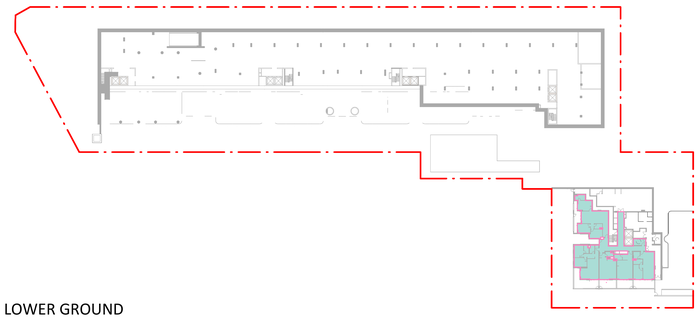
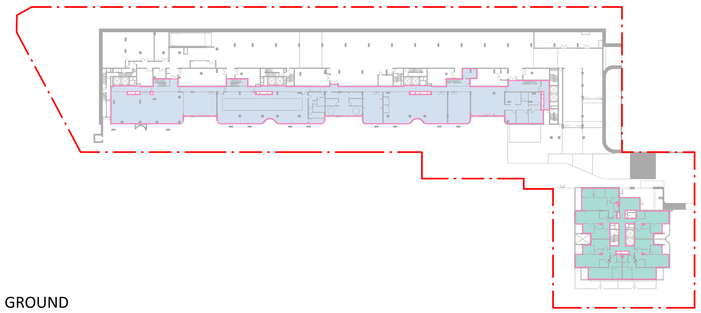


BASEMENT



LOWER GROUND



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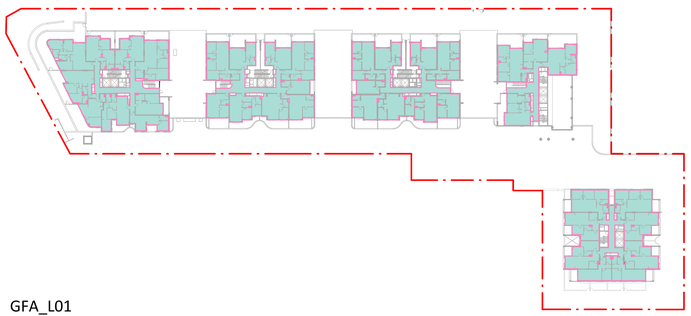

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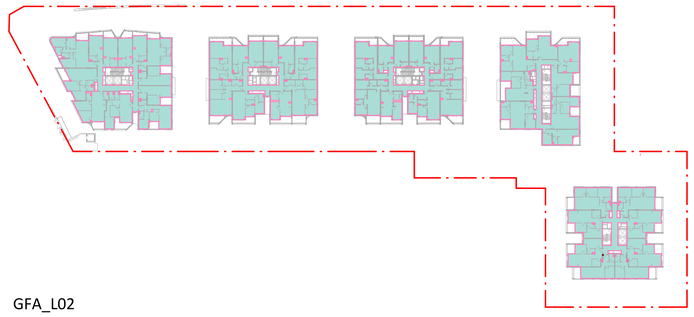

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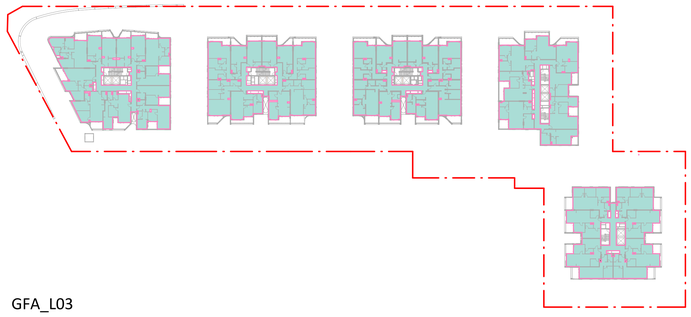

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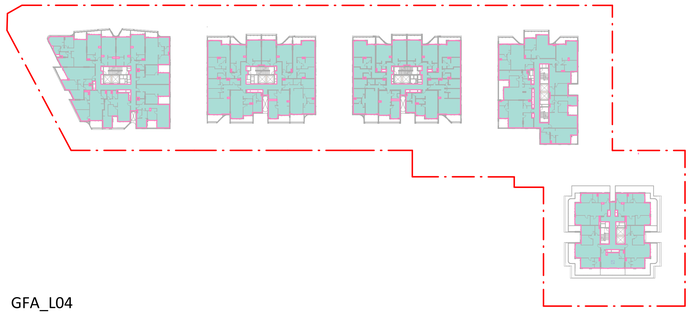

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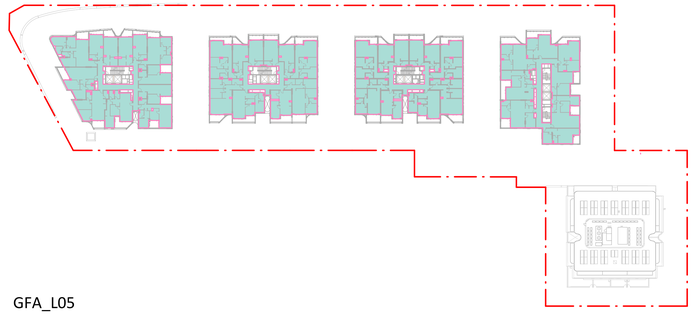

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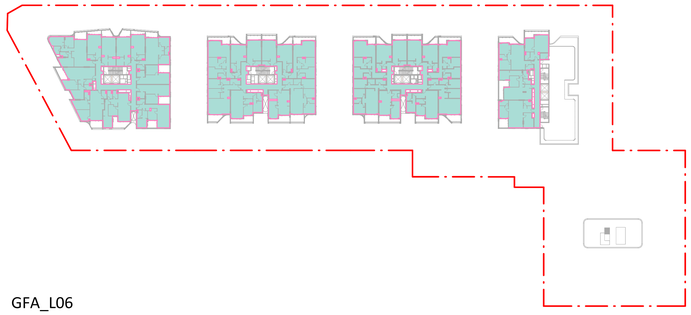

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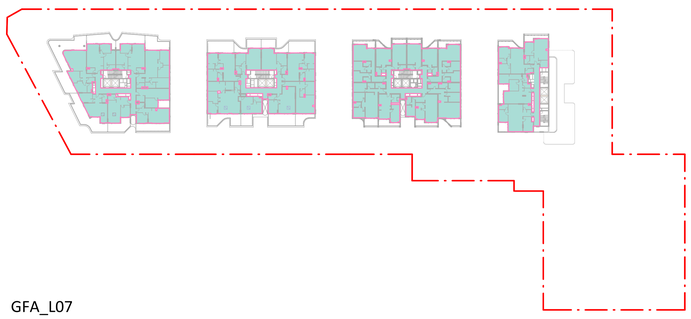

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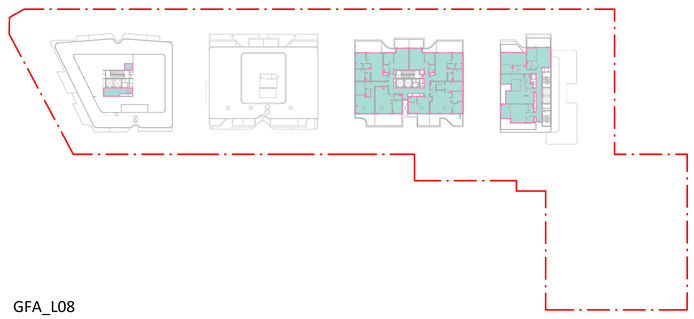

GFA_L08

AREA_GFA BTR		
BUILDING	LEVEL	GFA
A-D	GROUND	1665 m²
A-D		1665 m²
AMENITY RESIDENTIAL		1665 m²
A	LEVEL 01	812 m²
A	LEVEL 02	839 m²
A	LEVEL 03	839 m²
A	LEVEL 04	839 m²
A	LEVEL 05	839 m²
A	LEVEL 06	839 m²
A	LEVEL 07	643 m²
A	LEVEL 08	21 m²
A	LEVEL 08	5 m²
A		5676 m²
B	LEVEL 01	704 m²
B	LEVEL 02	733 m²
B	LEVEL 03	733 m²
B	LEVEL 04	733 m²
B	LEVEL 05	733 m²
B	LEVEL 06	733 m²
B	LEVEL 07	613 m²
B		4981 m²

AREA_GFA BTR		
BUILDING	LEVEL	GFA
C	LEVEL 01	705 m²
C	LEVEL 02	730 m²
C	LEVEL 03	730 m²
C	LEVEL 04	730 m²
C	LEVEL 05	730 m²
C	LEVEL 06	730 m²
C	LEVEL 07	730 m²
C	LEVEL 08	610 m²
C		5693 m²
D	LEVEL 01	383 m²
D	LEVEL 02	633 m²
D	LEVEL 03	633 m²
D	LEVEL 04	633 m²
D	LEVEL 05	633 m²
D	LEVEL 06	352 m²
D	LEVEL 07	351 m²
D	LEVEL 08	289 m²
D		3906 m²

AREA_GFA BTR		
BUILDING	LEVEL	GFA
E	LOWER GROUND	395 m²
E	GROUND	616 m²
E	LEVEL 01	685 m²
E	LEVEL 02	685 m²
E	LEVEL 03	685 m²
E	LEVEL 04	477 m²
E		3544 m²
RESIDENTIAL		23800 m²
Grand total		25465 m²

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

MODIFICATIONS THAT APPLY TO THIS SHEET:
27, 34a, 35

N

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Rev	Amendment	By	Chk* Reg: Arch	Date
J	RESPONSE TO COUNCIL'S RFI	MN	MT	30.03.2026
I	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
H	SECTION 4.56 APPLICATION	KP	MT	25.03.2025
G	DA RE-SUBMISSION	JY	LSP	27.10.2021
F	DA RE-SUBMISSION	JY	LSP	19.10.2021
E	DA RE-SUBMISSION	WF	LSP	30.04.2021
D	DA RE-SUBMISSION	WF	LSP	27.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021

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Nella Marcipont NSW ARB 11274

0 m | 7 m | 14 m | 35 m | 56 m
1:700 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE,
EPPING NSW 2121

Status
S4.56 APPLICATION

Title
100-COMPLIANCE
GFA DIAGRAMS

Drawing Number DA-100-0300
Revision J

A0

Autodesk Docs://Novus Epping BTR/PA030585-PTW-AB-ZZ-M-A-DAM20.rvt
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EPPING ROAD

SITE AREA: 11,450m²

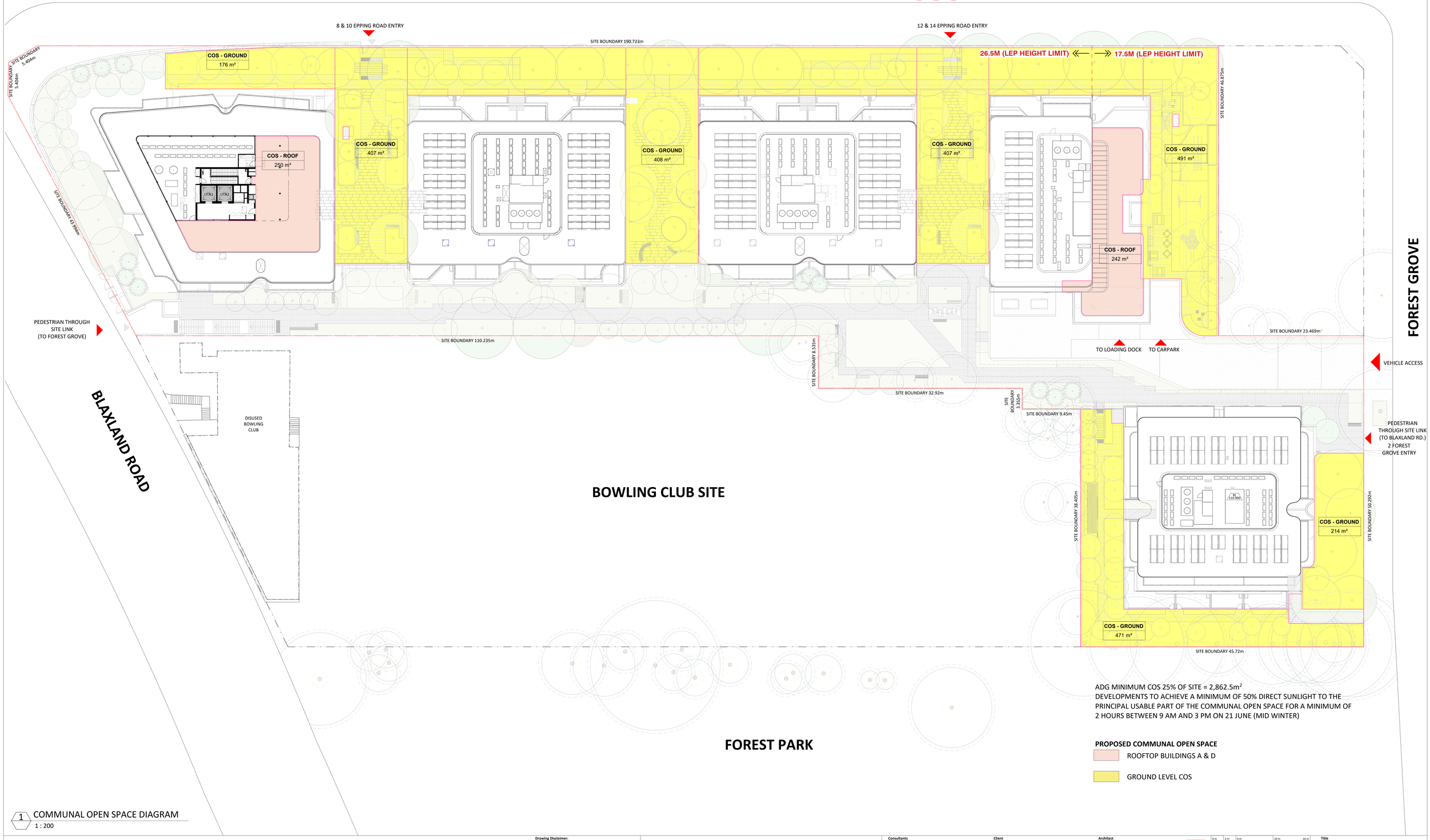
COMMUNAL OPEN SPACE APPROVED: 3,328.5m² (29%)

COMMUNAL OPEN SPACE PROPOSED: 3,801m² (33%) 29

BUILDING A ROOFTOP PRINCIPAL COS= 250m²

SUNLIGHT TO ROOFTOP COS= 250m² (100% for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

PROPOSED COMMUNAL OPEN SPACE		
COS TYPE	AREA	
COS - GROUND	3309 m²	(29%) 29
COS - ROOF	492 m²	(4%)
Grand total	3801 m²	(33%) 29



ADG MINIMUM COS 25% OF SITE = 2,862.5m²
DEVELOPMENTS TO ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

PROPOSED COMMUNAL OPEN SPACE

- ROOFTOP BUILDINGS A & D
- GROUND LEVEL COS

1 COMMUNAL OPEN SPACE DIAGRAM
1 : 200

MODIFICATIONS THAT APPLY TO THIS SHEET:
27, 34b, 35, 36, 38

N

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C	RESPONSE TO COUNCIL'S RFI	MN	MT	30.03.2026
B	RESPONSE TO COUNCIL'S RFI	KP	MT	03.09.2025
A	SECTION 4.56 APPLICATION	KP	MT	25.03.2025

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PTW

0 m 2 m 4 m 10 m 16 m
1:200 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.46 APPLICATION

Title
100-COMPLIANCE
COMMUNAL OPEN SPACE DIAGRAM

Drawing Number DA-100-0550
Revision C

A0

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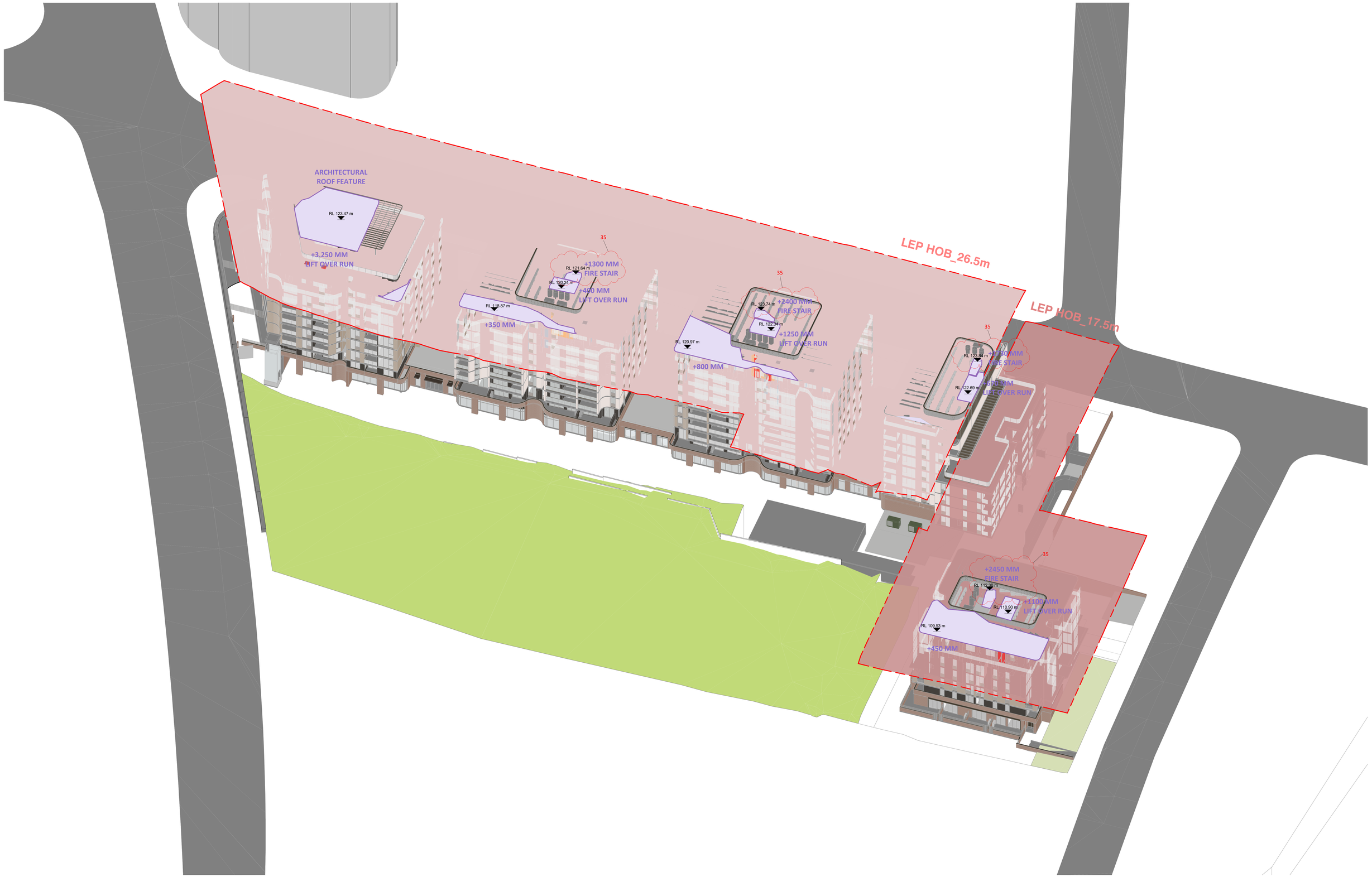

MODIFICATIONS THAT APPLY TO THIS SHEET:
16a, 19

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A	DA RE-SUBMISSION	WF	LSP	19.02.2021

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Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE,
EPPING NSW 2121

Status
S4.56 APPLICATION

Title
100-COMPLIANCE
BUILDING HEIGHT LIMIT DIAGRAM

Drawing Number DA-100-0600

Revision I

A0

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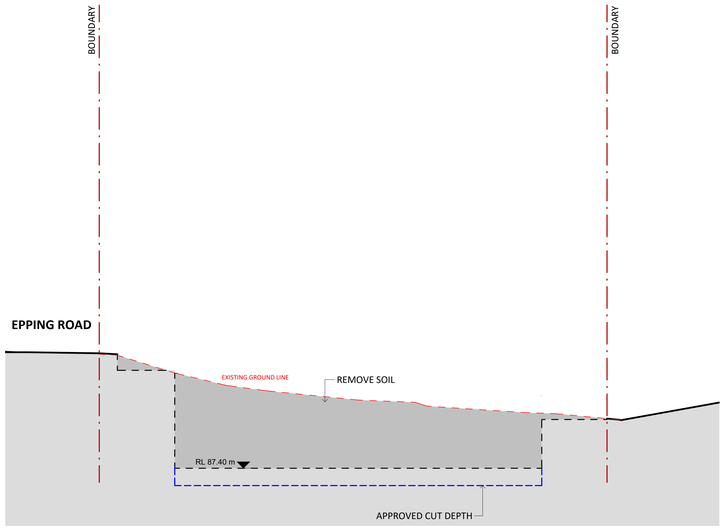
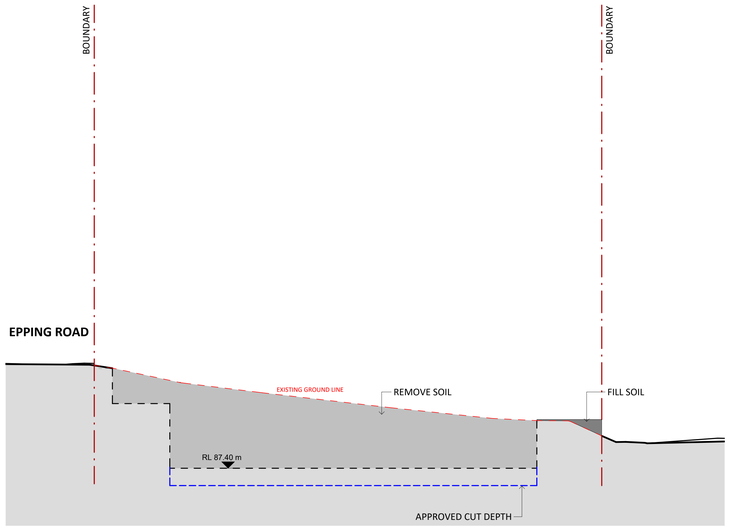


1 BUILDING A CUT & FILL
1 : 200



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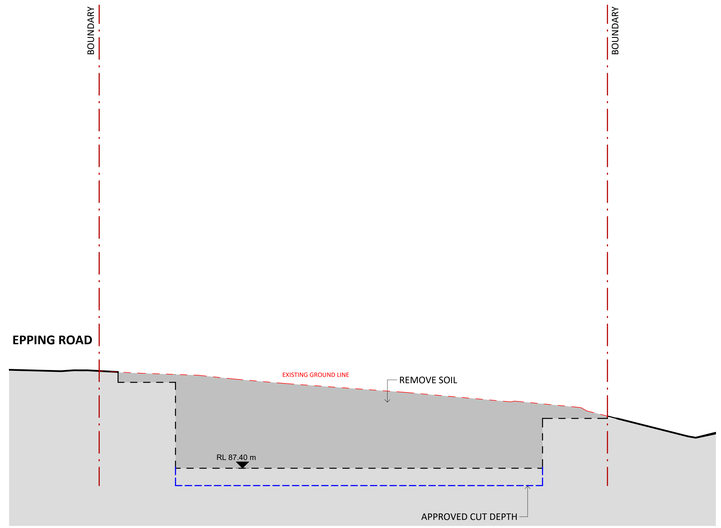

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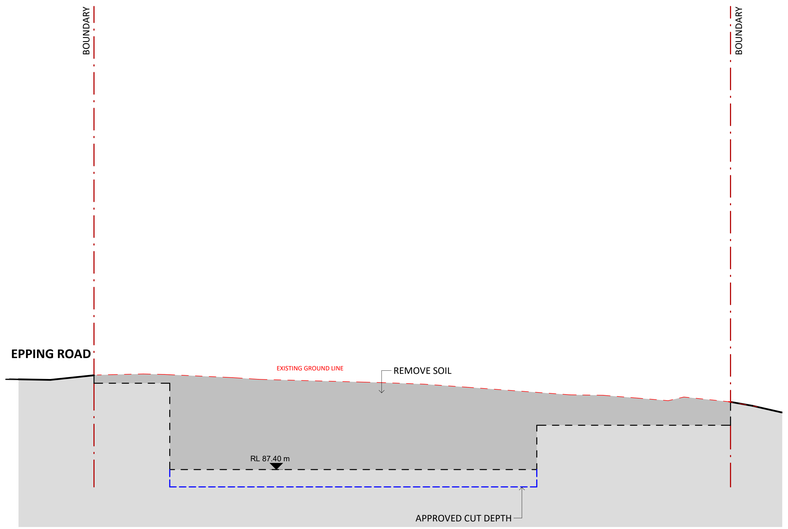
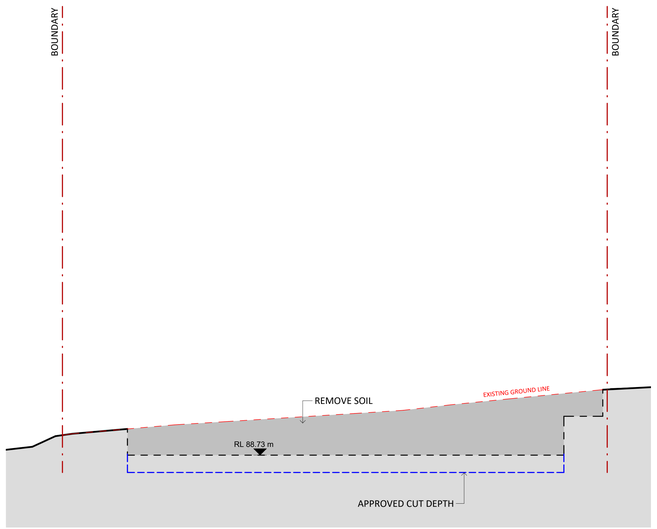
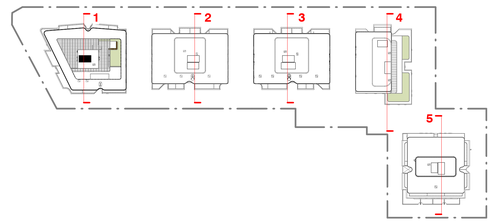
1 : 200



4 BUILDING D CUT & FILL
1 : 200



5 BUILDING E CUT & FILL
1 : 200



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G	DA RE-SUBMISSION	JY	LSP	27.10.2021
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E	DA RE-SUBMISSION	WF	LSP	30.04.2021
D	DA RE-SUBMISSION	WF	LSP	27.04.2021
C	DA RE-SUBMISSION	WF	LSP	23.03.2021
B	DA RE-SUBMISSION	WF	LSP	19.02.2021
A	DA SUBMISSION	WF	LSP	03.07.2020

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0 m 2 m 4 m 10 m 16 m
1:200 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
100-COMPLIANCE
CUT & FILL DIAGRAMS

Drawing Number DA-100-0800
Revision I

A0

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EPPING ROAD

SITE AREA: 11,450m²

TOTAL DEEP SOIL APPROVED: 3,328.5m² (29%)

TOTAL DEEP SOIL PROPOSED: 3,444m² (30%)

29

PROPOSED DEEP SOIL		
TYPE	AREA	
DEEP SOIL GREATER THAN 6m	418 m²	(4%)
DEEP SOIL LANDSCAPED AREA	686 m²	(6%)
DEEP SOIL LESS THAN 6m	2340 m²	(20%)
Grand total	3444 m²	(30%)

29

8 & 10 EPPING ROAD ENTRY

12 & 14 EPPING ROAD ENTRY

SITE BOUNDARY 190.723m

LINE OF BASEMENT BELOW

7 m

SITE BOUNDARY 5.404m

SITE BOUNDARY 5.404m

SITE BOUNDARY 43.390m

SITE BOUNDARY 46.875m

BUILDING A

BUILDING B

BUILDING C

BUILDING D

LEVEL 01

GROUND

SITE BOUNDARY 110.235m

SITE BOUNDARY 8.535m

SITE BOUNDARY 23.469m

TO LOADING DOCK

TO CARPARK

VEHICLE ACCESS

LINE OF BASEMENT BELOW

SITE BOUNDARY 32.92m

OSD TANK BELOW

SITE BOUNDARY 3.335m

SITE BOUNDARY 9.45m

PEDESTRIAN THROUGH SITE LINK (TO BLAXLAND RD.)

2 FOREST GROVE ENTRY

PEDESTRIAN THROUGH SITE LINK (TO FOREST GROVE)

BLAXLAND ROAD

DISUSED BOWLING CLUB

BOWLING CLUB SITE

FOREST GROVE

BUILDING E

LOWER GROUND

SITE BOUNDARY 38.405m

SITE BOUNDARY 50.292m

SITE BOUNDARY 45.72m

FOREST PARK

NOTE: ALL PERMEABLE PAVERS ON DRIVEWAY AND EAST WEST LINK IN APPROVAL HAVE BEEN REMOVED

DEEP SOIL REQUIREMENT ADG 7% MINIMUM OF SITE AREA = 801.5m²

DEEP SOIL REQUIREMENT ADG 15% FOR SITES GREATER THAN 1,500m²= 1,717.5m²

PROPOSED DEEP SOIL

DEEP SOIL - GREATER THAN 6m WIDE

DEEP SOIL - LANDSCAPED AREAS (PLANTERS, ABOVE BASEMENT, ABOVE FLOORS)

DEEP SOIL - LESS THAN 6m WIDE

1 DEEP SOIL DIAGRAM

1 : 200

MODIFICATIONS THAT APPLY TO THIS SHEET:
27, 33, 34b, 36

N

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1:200 @A0

Project PA030585.01
AUSTINO EPPING
2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW 2121

Status
S4.56 APPLICATION

Title
100-COMPLIANCE
DEEP SOIL DIAGRAM

Drawing Number DA-100-1000

Revision C

A0

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