# ATTACHMENT C

**ARCHITECTURAL DRAWINGS**
**BUILDING D**

**106-116 EPSOM ROAD, ZETLAND**

## LIST OF DRAWINGS


A - INTRODUCTORY
DA-D-000 COVER SHEET
DA-D-100 SITE ANALYSIS PLAN

B - FLOOR & ROOF PLANS
DA-D-201 BASEMENT LEVEL 2 PLAN
DA-D-202 BASEMENT LEVEL 1 PLAN
DA-D-203 LEVEL 00 (GROUND FLOOR) PLAN
DA-D-204 LEVEL 01 PLAN
DA-D-205 LEVEL 02 - 03 PLAN
DA-D-206 LEVEL 04 PLAN
DA-D-207 LEVEL 05 - 06 PLAN
DA-D-208 LEVEL 07 PLAN
DA-D-209 LEVEL 07 MEZZANINE PLAN
DA-D-210 ROOF PLAN

C - ELEVATIONS EXTERNAL
DA-D-300 NORTH ELEVATION
DA-D-301 BLOCK 01 - EAST & WEST ELEVATIONS
DA-D-302 BLOCK 02 - EAST & WEST ELEVATIONS
DA-D-303 SOUTH ELEVATION

D - SECTIONS
DA-D-400 SECTION AA
DA-D-401 SECTION BB
DA-D-402 SECTION CC

R - MISCELLANEOUS
DA-D-600 GFA PLANS
DA-D-700 SEPP 65 DIAGRAMS
DA-D-800 STORAGE DIAGRAMS
DA-D-900 ADAPTABLE APARTMENTS
DA-D-910 PERSPECTIVE – VIEW FROM NORTH WEST
DA-D-911 PERSPECTIVE – VIEW FROM SOUTH EAST
DA-D-1000 MATERIAL SAMPLES
DA-X-500 SHADOW DIAGRAMS MARCH 21
DA-X-501 SHADOW DIAGRAMS MARCH 21
DA-X-502 SHADOW DIAGRAMS JUNE 21
DA-X-503 SHADOW DIAGRAMS JUNE 21


## DEVELOPMENT DATA

**SITE AREA: 1939 m²**
**FSR: 5.2**
**MAX HEIGHT: 30.5 m**

## BASIX INFORMATION

### Construction Notes

| Element | Material |
|---|---|
| External walls | Metal Deck clad externally with metal. R2 added insulation |
| External wall colour | dark |
| Party wall | Power panel with R1 acoustic insulation |
| Internal walls | Cavity panel |
| Ceiling/roof | Metal deck above plasterboard. R3 added insulation and reflective foil at roof level |
| Roof colour | Dark |
| Floor between basement and occupied space | R1 added insulation to underside of soffit |
| Exposed floors | R1 added insulation to underside of soffit |
| Glazing to all apartments | Clear single glazing, where of window U-value = 5.87, SHGC = 0.74 |
| Floor coverings | Carpet to all bedrooms, tiles to bathrooms and laundries, timber to kitchens and living spaces |
| Window coverings | Holland Blinds |

*Any substitution for building construction materials needs to ensure that the required total R-value in accordance with Part J1 of the NCC is still achieved.*

## SCHEDULES

### APARTMENTS

**APARTMENT MIX BY LEVEL**

| Level | Count |
|---|---|
| GROUND | 11 |
| LEVEL 01 | 10 |
| LEVEL 02 | 16 |
| LEVEL 03 | 16 |
| LEVEL 04 | 16 |
| LEVEL 05 | 15 |
| LEVEL 06 | 15 |
| LEVEL 07 | 10 |
| Grand total: 109 | 109 |

**APARTMENT MIX BY APARTMENT TYPE**

| Occupancy | Count | Percentage |
|---|---|---|
| 1 BED | 38 | 35% |
| 2 BED | 47 | 43% |
| 3 BED | 20 | 18% |
| STUDIO | 4 | 4% |
| Grand total: 109 | 109 | |

### PARKING

REFER TO SEE FOR CAR, BICYCLE AND MOTORCYCLE PARKING FIGURES

### AREAS

NOTE: AREAS ANNOTATED ON FLOOR PLANS ARE NSA

REFER TO SEE FOR NSA AND COMMUNAL OPEN SPACE AREAS

## SEPP 65 DATA

**SEPP 65 SCHEDULE - NATURAL CROSS VENTILATION**

| Type | Count | Percentage |
|---|---|---|
| Apartments with Cross Ventilation | 64 | 59% |
| Remainder | 45 | 41% |
| Grand total | 109 | 100% |

**SEPP 65 SCHEDULE - SOLAR ACCESS - LIVING AREA**

| Type | Count | Percentage |
|---|---|---|
| Apartments with 2 Hr Solar Access to Living | 82 | 75% |
| Remainder | 27 | 25% |
| Grand total | 109 | 100% |

**SEPP 65 SCHEDULE - SOLAR ACCESS - BALCONIES**

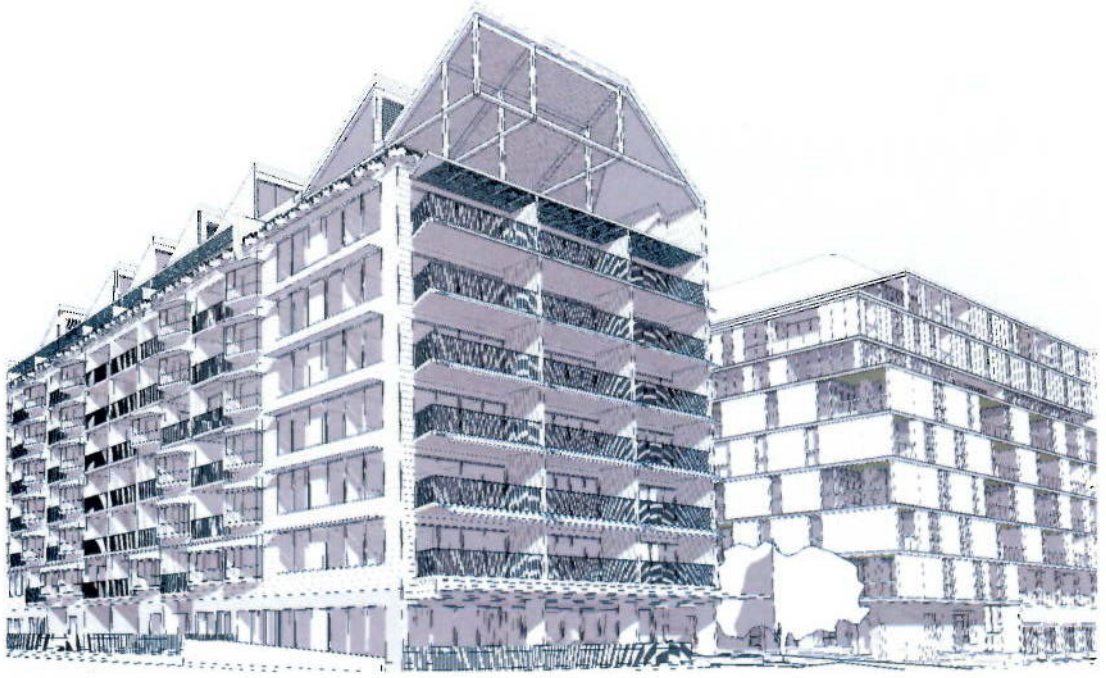
| Type | Count | Percentage |
|---|---|---|
| Apartments with 2 Hr Solar Access to Balconies | 87 | 80% |
| Remainder | 21 | 19% |
| | 1 | 1% |
| Grand total | 109 | 100% |

**SEPP 65 SCHEDULE - ADAPTABLE**

| Type | Count | Percentage |
|---|---|---|
| Adaptable Apartments | 17 | 16% |
| Remainder | 91 | 83% |
| | 1 | 1% |
| Grand total | 109 | 100% |

**SEPP 65 SCHEDULE - ASPECT**

| Aspect | Count | Percentage |
|---|---|---|
| | 2 | 2% |
| N | 54 | 50% |
| NE | 7 | 6% |
| NW | 12 | 11% |
| S | 12 | 11% |
| W | 9 | 8% |
| WS | 13 | 12% |
| Grand total | 109 | 100% |



BVN

ISSUE | DATE | FOR
A | 22.12.15 | DA ISSUE
B | 12.02.16 | DA ISSUE
C | 03.03.16 | DA ADDENDUM

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CLIENT
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8537

PROJECT
105 - 115 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
s1501010.dwt

DRAWING NEW

GRAPHIC SCALE

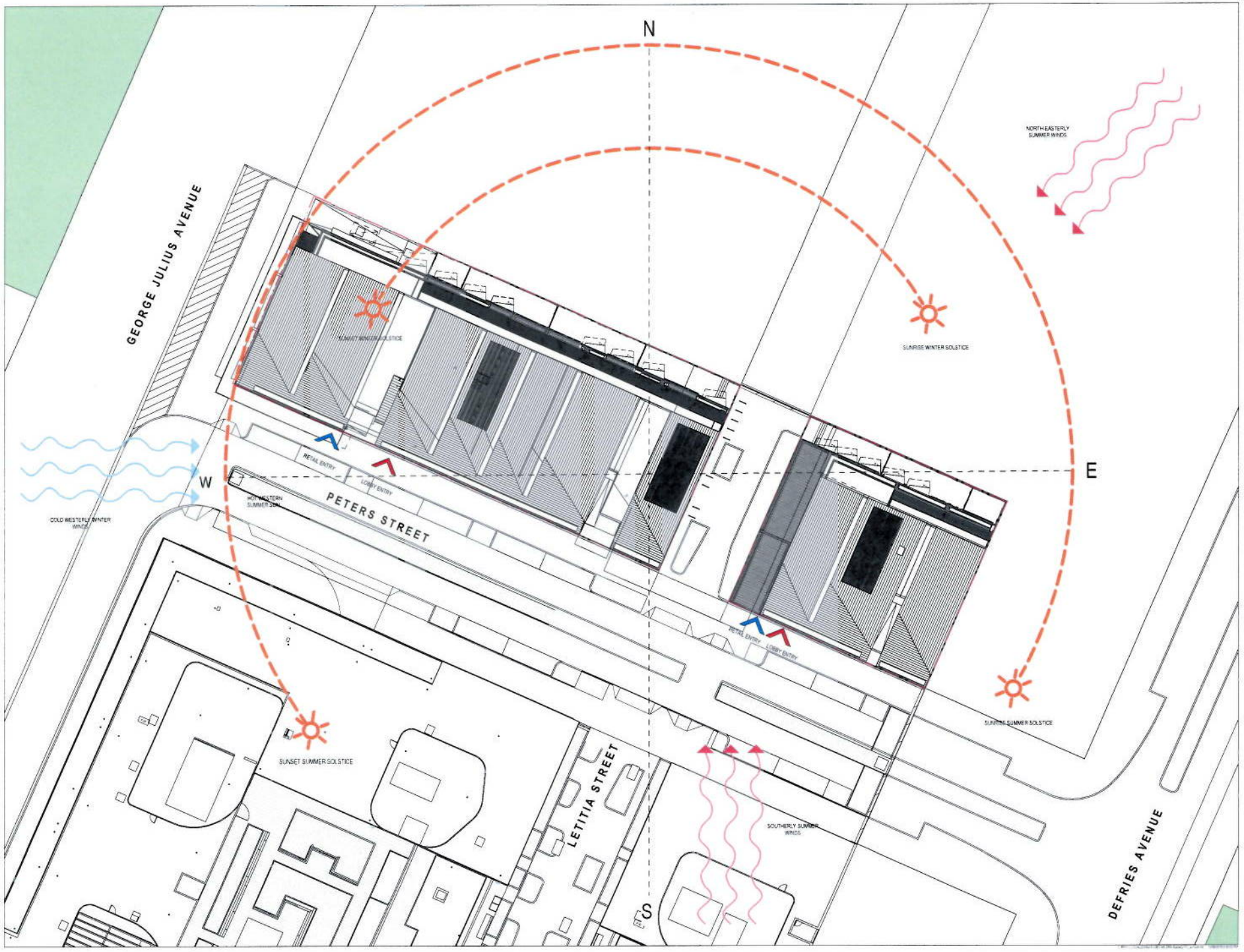
SCALE @ A1
DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
COVER SHEET

DA-D-000 | C

ATTACHMENT C

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PROJECT
106 - 116 EPSOM ROAD, ZETLAND

PROJECT NUMBER
s1501210.dwg

DRAWING KEY

TRUE NORTH | PROJECT NORTH

DRAWING SCALE

SCALE @ A1

ALTERNATE SCALE | DRAWING SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
SITE ANALYSIS PLAN

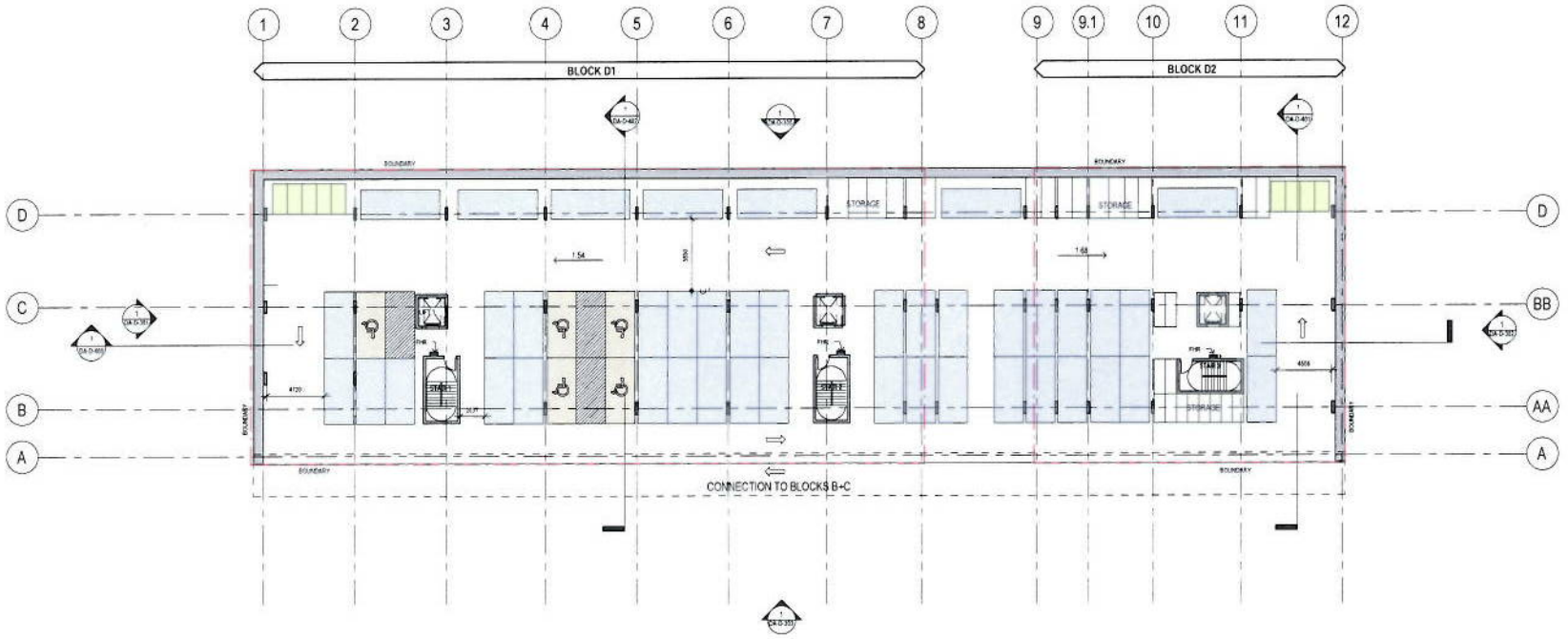
DA-D-100 | REV. C

ATTACHMENT C

**PARKING LEGEND B2**

| | |
|---|---|
| 43 | STANDARD PARKING BAY - RESIDENTIAL meeting AS 2890.1:2004 |
| 5 | ACCESSIBLE PARKING BAY - RESIDENTIAL meeting AS 2890.6:2009 |
| | ACCESSIBLE SHARED ZONE meeting AS 2890.6:2009 |
| 9 | MOTORCYCLE PARKING BAY |

48 car park spaces in B2
9 motorcycle park spaces




*Minimum clearance in all vehicular trafficable areas to be 2200mm, with a minimum clearance of 2500mm over accessible spaces.*

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.06.14 | DA ISSUE |
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| C | 03.06.14 | DA ADDENDUM |
| D | 24.06.14 | DA ADDENDUM |
| E | 24.07.14 | DA ADDENDUM |

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PROJECT
106 - 116 EPSOM ROAD, ZETLAND

DRAWING NUMBER
s150101 0 crl

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE
0 4000 12000

SCALE @ A1

NOMINATED ARCHITECT
DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
BASEMENT LEVEL 2 PLAN

DA-D-201 | SCALE E

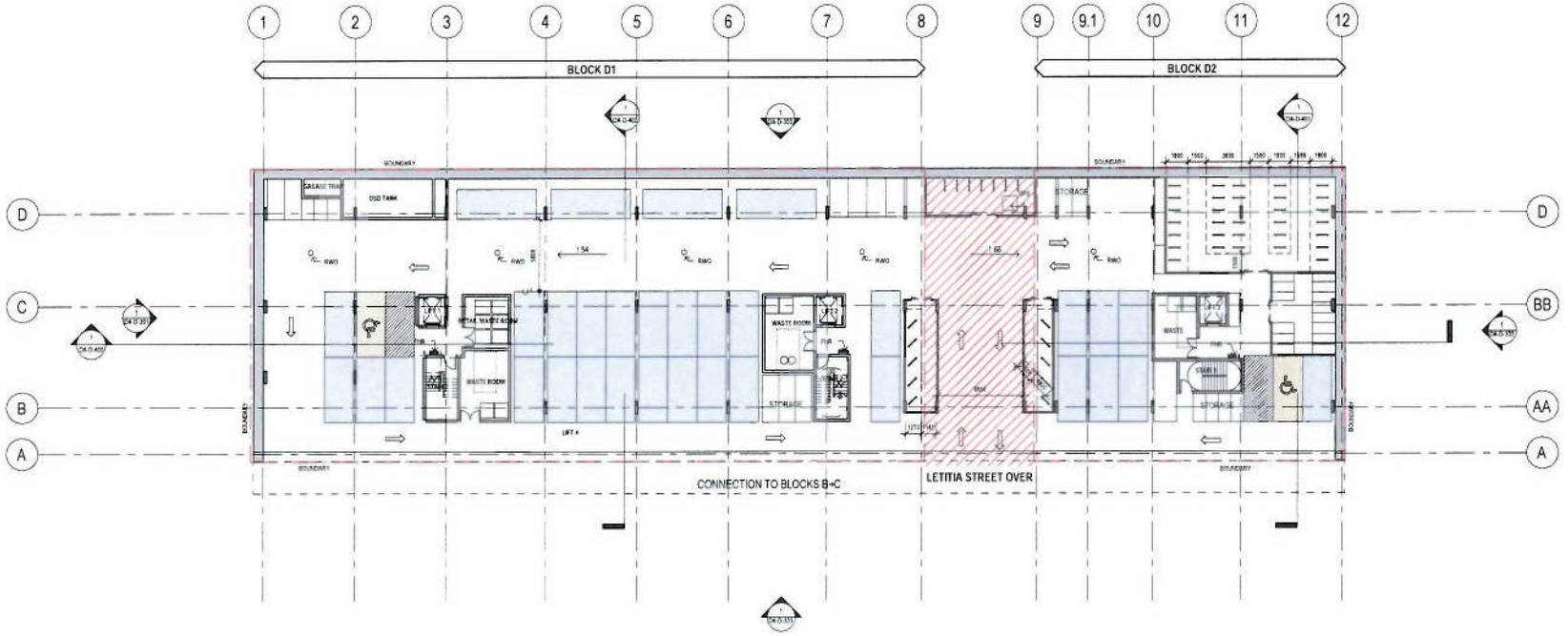
ATTACHMENT C

**PARKING LEGEND B1**

| | |
|---|---|
| 33 | STANDARD PARKING BAY - RESIDENTIAL meeting AS 2890.1:2004 |
| 2 | ACCESSIBLE PARKING BAY - RESIDENTIAL meeting AS 2890.6:2009 |
| | ACCESSIBLE SHARED ZONE meeting AS 2890.6:2009 |
| | MOTORCYCLE PARKING BAY |

36 Car park spaces in B1
96 Residential bike park spaces in B1
CLASS 2 two-sided parking rails - meeting AS 2890.3:2015

13 remaining residential bike park spaces required accomodated in storage cages

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BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.09.15 | DA ISSUE |
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| D | 17.06.16 | DA ADDENDUM |
| E | 24.06.16 | DA ADDENDUM |
| F | 08.07.16 | DA ADDENDUM |

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JOB ADDRESS
106 - 116 EPSOM ROAD ZETLAND

BVN PROJECT NUMBER
81501010 eff

DRAWING KEY

PROJECT NORTH

GRAPHIC SCALE
0 4000 10000

SCALE @ A1
NOTE DO NOT SCALE

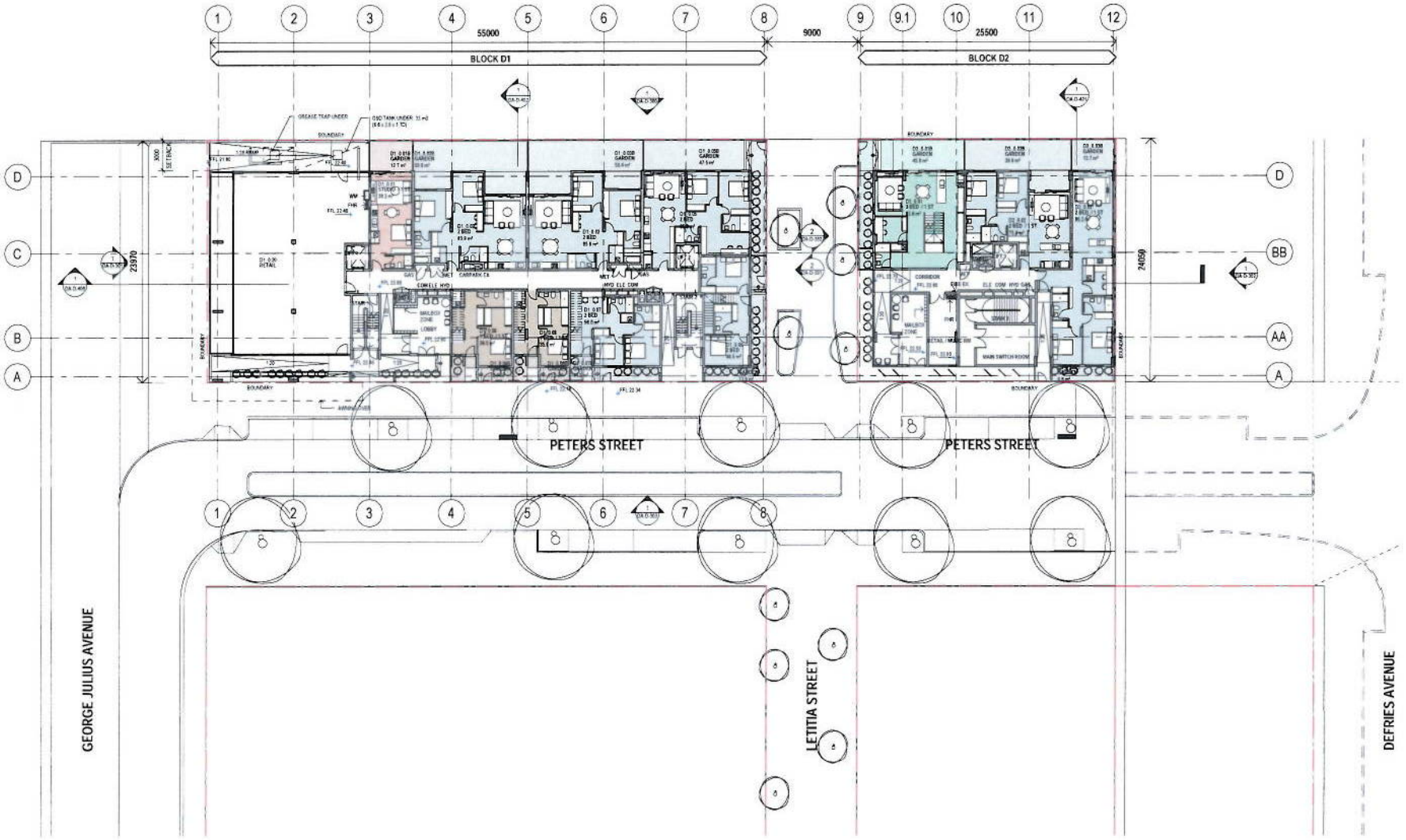
STATUS
DEVELOPMENT APPLICATION

DRAWING
BASEMENT LEVEL 1 PLAN

DA-D-202 | SCALE F

ATTACHMENT C

14 Visitor bike park spaces in Ground Level
CLASS 3 two-sided parking rails - meeting AS 2890.3:2015




BMN

| ISSUE | DATE | FOR |
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| A | 23.06.15 | DA ISSUE |
| B | 13.01.16 | DA ISSUE |
| C | 03.05.16 | DA ADDENDUM |
| D | 24.06.16 | DA ADDENDUM |
| E | 06.07.16 | DA ADDENDUM |

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PROJECT
106 - 116 EPSOM ROAD, ZETLAND

BMN PROJECT NUMBER
s15251010 eh

DRAWING TITLE

PROJECT NORTH
MAGNETIC NORTH

DRAWING SCALE
0 400M 1000

SCALE BAR

AS INDICATED
DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
LEVEL 00 (GROUND FLOOR) PLAN

DA-D-203
ISSUE E

ATTACHMENT C

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.06.16 | DA ISSUE |
| B | 12.02.18 | DA ISSUE |
| C | 02.03.18 | DA ADDENDUM |

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CLIENT PROJECT NUMBER
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PROJECT
106 - 116 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
8150101D.dwf

DRAWING VIEW

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE
0 4000 10000

SCALE @ A1

ALL DRAWING DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
LEVEL 01 PLAN

DA-D-204 | ISSUE C

ATTACHMENT C

BVN


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PROJECT IN PROGRESS

NOTE

| ISSUE | DATE | FOR |
|---|---|---|
| A | 03.06.16 | DA ISSUE |
| B | 13.06.16 | DA ISSUE |
| C | 03.08.16 | DA ADDENDUM |

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CLIENT NUMBER
8537

PROJECT
106 - 116 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
s1501010 sn

DRAWING NO.

TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE
0 4000 10000

SCALE @ A1

AS NOTED
DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
LEVEL 02 - 03 PLAN

DA-D-205
ISSUE C

ATTACHMENT C

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.02.16 | DA ISSUE |
| B | 12.02.16 | DA ISSUE |
| C | 03.06.16 | DA ADDENDUM |

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CLIENT NUMBER
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PROJECT
106 - 116 EPSOM ROAD ZETLAND

SUB PROJECT NUMBER
s150101.0.dwg

DRAWING TITLE

TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE
0 4000 10000

SCALE @ A1

AS NOTED DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
LEVEL 04 PLAN

DA-D-206 | C

ATTACHMENT C

BVN

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PROJECT
106 - 116 EPSOM ROAD ZETLAND

DA PROJECT NUMBER
815010 10 sht

DRAWING NO

TRUE NORTH
PROJECT NORTH

DRAWING SCALE
0 4000 10000

SCALE BAR

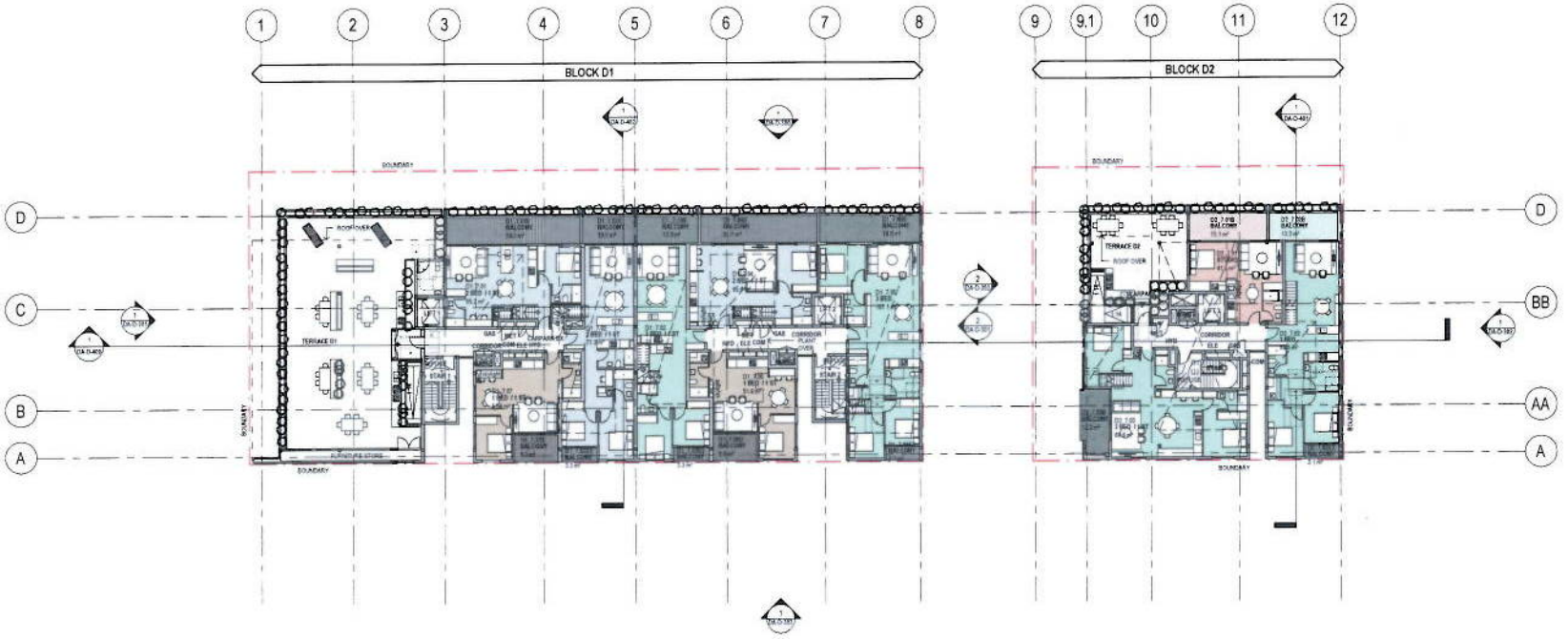
AS NOTED
DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
LEVEL 05 - 06 PLAN

DA-D-207
REVISION
C

ATTACHMENT C




BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.06.15 | DA ISSUE |
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| C | 03.05.18 | DA ADDENDUM |

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SUB PROJECT NUMBER
9537

PROJECT
106 - 116 EPSOM ROAD ZETLAND

BVN PROJECT NUMBER
s1501010.sh1

DRAWING NO.
TRUE NORTH
PROJECT NORTH

DRAWING SCALE
0 4000 10000

SCALE @ A1

do not scale
DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
LEVEL 07 PLAN

DA-D-208

REVISION
C

ATTACHMENT C

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.06.18 | DA ISSUE |
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| C | 22.05.19 | DA ADDENDUM |

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CLIENT PROJECT NUMBER
8537

BVN PROJECT NUMBER
105 - 116 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
s150100.sln

DRAWING KEY

TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE
0 4000 10000

SCALE @ A1

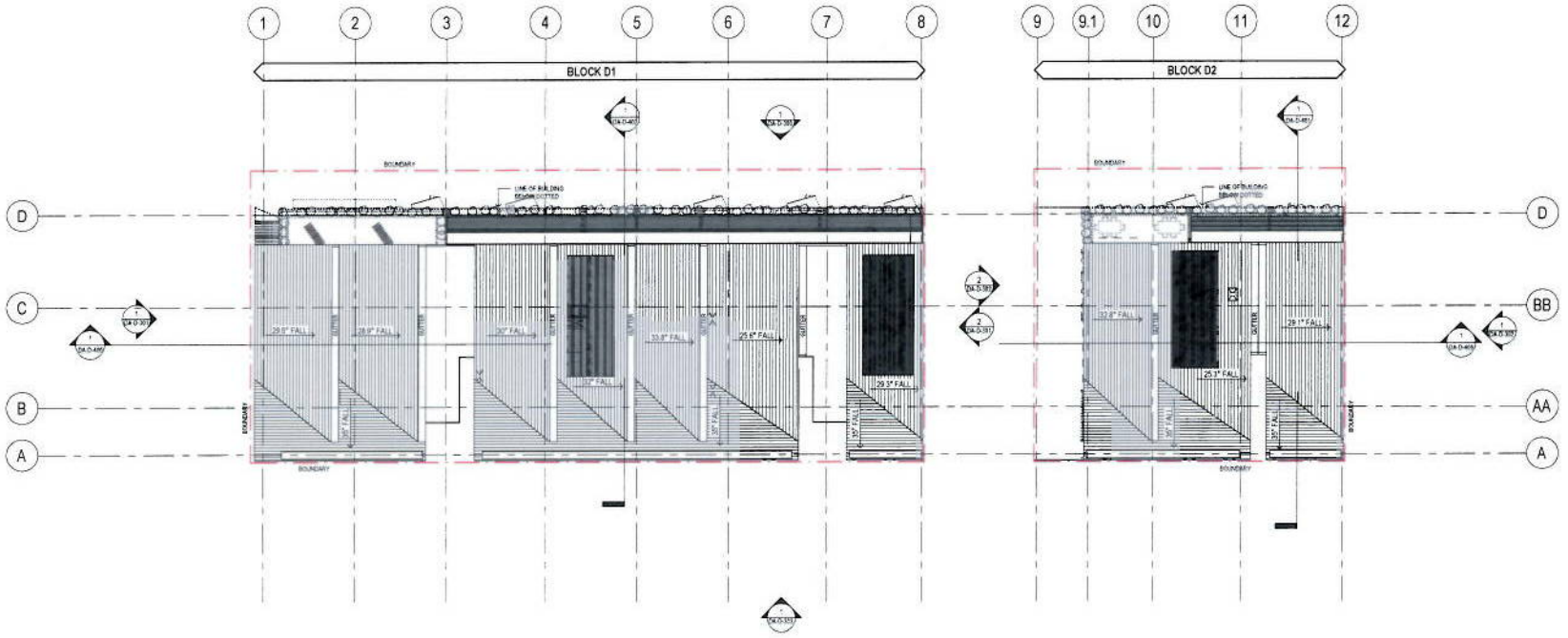
ALTERNATE SCALE
STATUS
DEVELOPMENT APPLICATION

DRAWING
LEVEL 07 MEZZANINE PLAN

DRAWING NUMBER
DA-D-209

ISSUE
C

ATTACHMENT C

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|---|---|---|
| A | 22.06.15 | DA ISSUE |
| B | 12.02.16 | DA ISSUE |
| C | 03.05.16 | DA ADDENDUM |

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CLIENT
UNICON PROPERTIES PTY LTD

CLIENT NUMBER
6537

PROJECT
106 - 116 EPSOM ROAD ZETLAND

BVN PROJECT NUMBER
m1501310 sm

DRAWING KEY

TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE
0 4000 10000

SCALE @ A1
AT PAPER SIZE DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
ROOF PLAN

DA-D-210 | ISSUE C

ATTACHMENT C

**MATERIALS LEGEND**

- BRICKWORK
- PROFILED METAL CLADDING
- TIMBER BOARD LINING
- METAL AWNING / LINING
- GLAZING
- METALWORK BALUSTRADES
- OFFFORM CONCRETE

1 NORTH ELEVATION
1 : 200

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.06.15 | DA ISSUE |
| B | 13.02.18 | DA ISSUE |
| C | 03.05.18 | DA ADDENDUM |

PROJECT MANAGER
CENSUS ADVISORY PTY LTD
TEL 02 8262 0902

QUANTITY SURVEYOR
NEWTON FISHER GROUP
TEL 02 9488 1290

PLANNERS
MECONE
TEL 02 8667 8668

STRUCTURAL & CIVIL
ENSTRUCT
TEL 02 8904 1444

HYDRAULICS
LEHR PAUL & PARTNERS
TEL 02 9275 8726

ELECTRICAL & MECHANICAL
EVOLVED ENGINEERING
TEL 0403 530 168

ACCESS
MORRIS GODING ACCESSIBILITY CONSULTING
TEL 02 9692 9322

TRAFFIC
TRAFFIC & PARKING CONSULTANTS
TEL 02 8920 0800

BCA
BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

CLIENT
LINCON PROPERTIES PTY LTD

CLIENT NUMBER
8537

PROJECT
106 - 116 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
p15010110.arr

DRAWING BY

FILE NORTH PROJECT NORTH

DRAWING SCALE

SCALE @ A1

DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

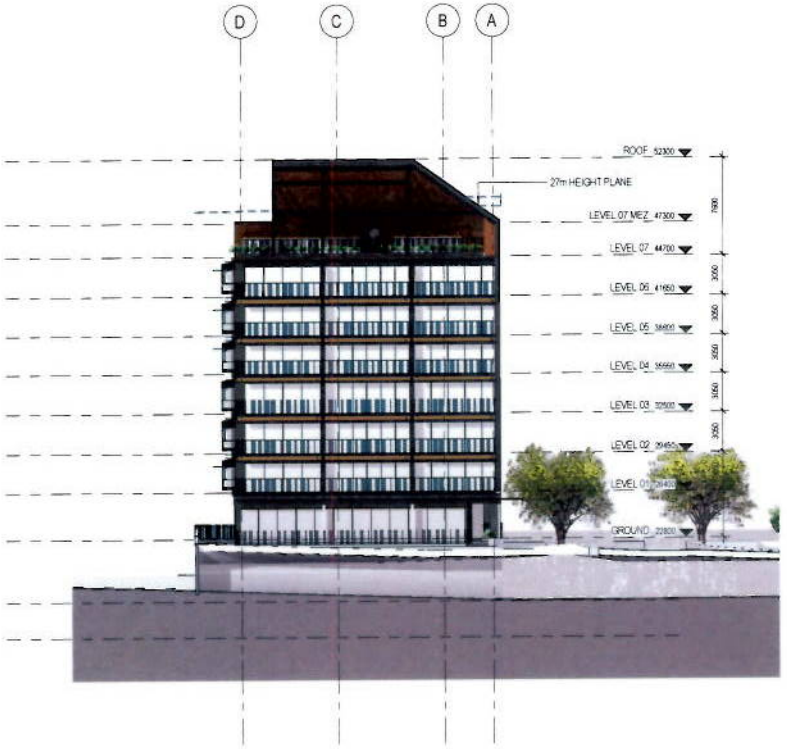
DRAWING
NORTH ELEVATION

DA-D-300 | C

ATTACHMENT C

**MATERIALS LEGEND**

- BRICKWORK
- PROFILED METAL CLADDING
- TIMBER BOARD LINING
- METAL AWNING / LINING
- GLAZING
- METALWORK BALUSTRADES
- OFFORM CONCRETE




1 BLOCK D1 - WEST ELEVATION
1 : 200

2 BLOCK D1 - EAST ELEVATION
1 : 200

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.06.15 | DA ISSUE |
| B | 12.02.16 | DA ISSUE |
| C | 05.05.16 | DA ADDENDUM |

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TEL 02 8262 0902

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NEWTON FISHER GROUP
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PLANNING
MECONE
TEL 02 8667 8698

STRUCTURAL ENGINEER
ENSTRUCT
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HYDRAULICS FIRE
LEHR PAUL & PARTNERS
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EVOLVED ENGINEERING
TEL 0403 530 168

ACCESS
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TEL 02 9692 9322

TRAFFIC
TRAFFIC & PARKING CONSULTANTS
TEL 02 8920 0800

BCA
BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

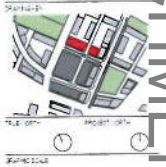
CLIENT
LINCOLN PROPERTIES PTY LTD

CLIENT NUMBER
8537

PROJECT
106 - 116 EPSOM ROAD ZETLAND

BVN PROJECT NUMBER
c1501010.arr

DRAWING BY



TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

SCALE @ A1

DRAWING DATE 29/07/2016

STATUS
DEVELOPMENT APPLICATION

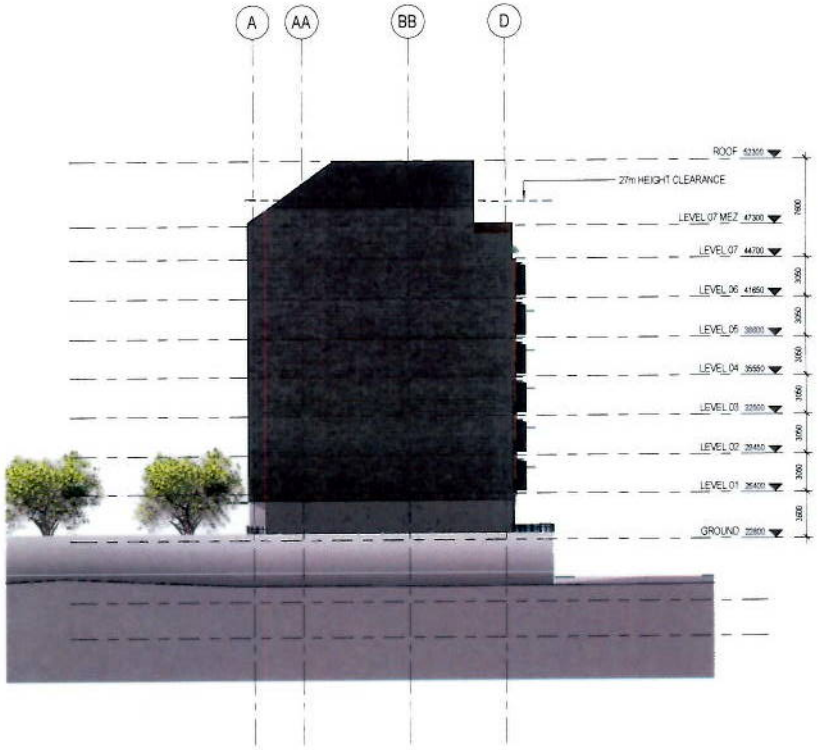
DRAWING
BLOCK D1 - EAST & WEST ELEVATIONS

DA-D-301 | ISSUE C

ATTACHMENT C

MATERIALS LEGEND

- BRICKWORK
- PROFILED METAL CLADDING
- TIMBER BOARD LINING
- METAL AWNING / LINING
- GLAZING
- METALWORK BALUSTRADES
- OFFORM CONCRETE




1 BLOCK D2 - EAST ELEVATION
1 : 200

2 BLOCK D2 - WEST ELEVATION
1 : 200

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.04.15 | DA ISSUE |
| B | 12.02.16 | DA ISSUE |
| C | 03.01.18 | DA ADDENDUM |

PROJECT MANAGER
CENSUS ADVISORY PTY LTD
TEL 02 8262 0902

QUANTITY SURVEYOR
NEWTON FISHER GROUP
TEL 02 9484 1200

PLANNER
MECONE
TEL 02 8667 8668

STRUCTURAL & CIVIL
ENSTRUCT
TEL 02 8904 1444

HYDRAULICS
LEHR PAUL & PARTNERS
TEL 02 9275 8726

ELECTRICAL & MECHANICAL
EVOLVED ENGINEERING
TEL 0403 530 168

ACCESS
MORRIS GODDING ACCESSIBILITY CONSULTING
TEL 02 9692 9322

TRAFFIC
TRAFFIC & PARKING CONSULTANTS
TEL 02 8920 0800

BCA
BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

CLIENT
LINCOLN PROPERTIES PTY LTD

CLIENT NUMBER
8537

PROJECT
108 - 116 EPSOM ROAD ZETLAND

BVN PROJECT NUMBER
s1501010.dwt

DRAWING NUMBER

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

SCALE @ A1

AS SHOWN DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
BLOCK D2 - EAST & WEST ELEVATIONS

DA-D-302 | ISSUE C

ATTACHMENT C

MATERIALS LEGEND

- BRICKWORK
- PROFILED METAL CLADDING
- TIMBER BOARD LINING
- METAL AWNING / LINING
- GLAZING
- METALWORK BALUSTRADES
- OFFORM CONCRETE

1 SOUTH ELEVATION
1 : 200

BVN

| ISSUE | DATE | RSN |
|---|---|---|
| A | 05.06.15 | DA ISSUE |
| B | 13.02.16 | DA ISSUE |
| C | 03.05.16 | DA ADDENDUM |

PROJECT MANAGER
CENSUS ADVISORY PTY LTD
TEL 02 8262 0902

QUANTITY SURVEYOR
NEWTON FISHER GROUP
TEL 02 9488 1200

PLANNING
MECONE
TEL 02 8667 8688

STRUCTURAL CIVIL
ENSTRUCT
TEL 02 9904 1444

HYDRAULICS
LEHR PAUL & PARTNERS
TEL 02 9275 8726

ELECTRICAL / MECHANICAL
EVOLVED ENGINEERING
TEL 0403 530 168

ACCESS
MORRIS GODING ACCESSIBILITY CONSULTING
TEL 02 9692 9322

TRAFFIC
TRAFFIC & PARKING CONSULTANTS
TEL 02 9520 0800

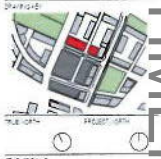
BCA
BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

CLIENT
LINCOLN PROPERTIES PTY LTD

CLIENT NUMBER
8537

PROJECT
106 - 116 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
s150120.wr

DRAWING


TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE

SCALE @ A1

AS NOTED
DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
SOUTH ELEVATION

DA-D-303
ISSUE C

ATTACHMENT C

1 SECTION A-A
1 : 200

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.02.16 | DA ISSUE |
| B | 23.02.16 | DA ISSUE |
| C | 03.06.16 | DA ADDENDUM |

PROJECT MANAGER
CENSUS ADVISORY PTY LTD
TEL 02 8262 0962

QUANTITY SURVEYOR
NEWTON FISHER GROUP
TEL 02 9488 1200

PLANNING
MECONE
TEL 02 8667 8668

STRUCTURAL & C.E.
ENSTRUCT
TEL 02 8904 1444

HYDRAULICS & FIRE
LEHR PAUL & PARTNERS
TEL 02 9275 8726

ELECTRICAL & MECHANICAL
EVOLVED ENGINEERING
TEL 0409 530 168

ACCESS
MORRIS GODDING ACCESSIBILITY CONSULTING
TEL 02 9692 9322

TRAFFIC
TRAFFIC & PARKING CONSULTANTS
TEL 02 8920 0800

BCA
BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

CLIENT
LINCOR PROPERTIES PTY LTD

CLIENT NUMBER
8537

PROJECT
109 - 116 EPSOM ROAD ZETLAND

BVN PROJECT NUMBER
s1501010 MY

DRAWING NO.

TRUE NORTH
PROJECT NORTH

DRAWING SCALE

SCALE @ A1

DO NOT SCALE

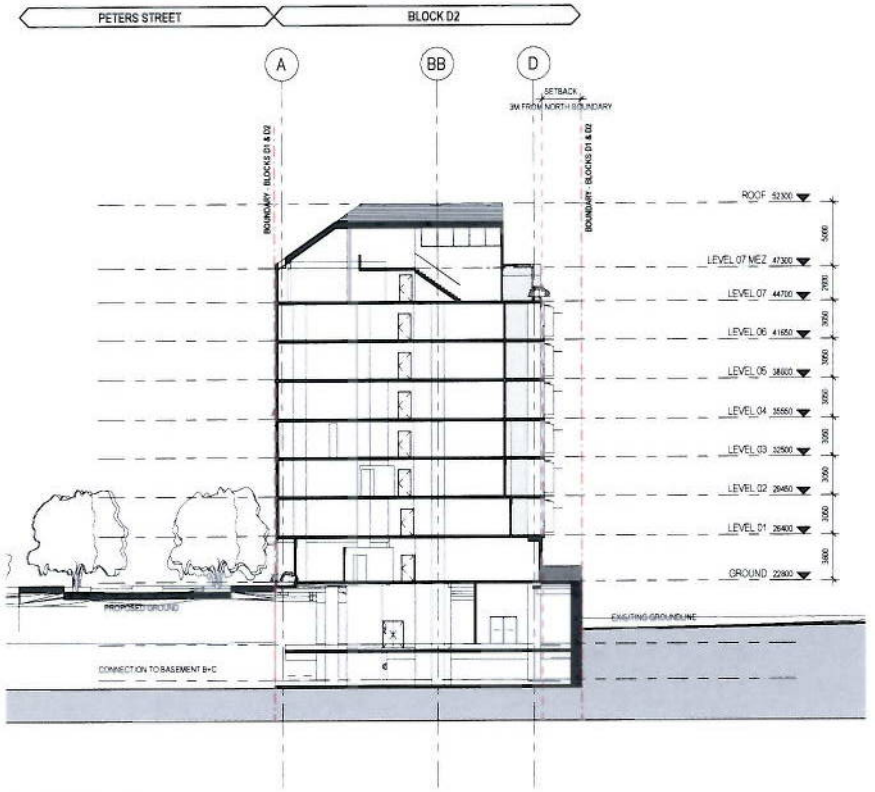
STATUS
DEVELOPMENT APPLICATION

DRAWING
SECTION AA

DA-D-400

REVISION
C

ATTACHMENT C




1 SECTION B-B
1 : 200

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.05.15 | DA ISSUE |
| B | 12.02.16 | DA ISSUE |
| C | 30.05.16 | DA ADDENDUM |

PROJECT MANAGER
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TEL 02 8262 0902

QUANTITY SURVEYOR
NEWTON FISHER GROUP
TEL 02 9488 1200

PLANNING
MECONE
TEL 02 8667 8668

STRUCTURAL & C.E.
ENSTRUCT
TEL 02 8904 1444

HYDRAULIC & FIRE
LEHR PAUL & PARTNERS
TEL 02 9275 8726

ELECTRICAL & MECHANICAL
EVOLVED ENGINEERING
TEL 0403 530 168

ACCESS
MORRIS GODDING ACCESSIBILITY CONSULTING
TEL 02 9692 9322

TRAFFIC
TRAFFIC & PARKING CONSULTANTS
TEL 02 8920 0800

BCA
BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

CLIENT
LINCON PROPERTIES PTY LTD

CLIENT NUMBER
8537

PROJECT
108 - 116 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
6150101.0 RT

DRAWING #

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

SCALE @ A1

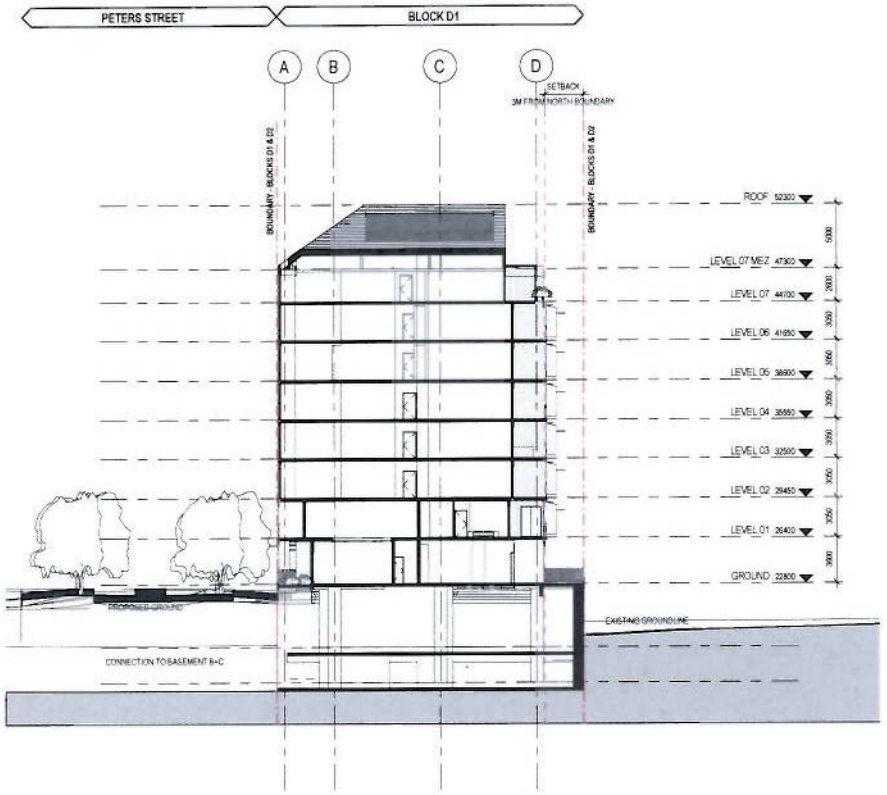
ARCHITECT DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
SECTION BB

DA-D-401 ISSUE C

ATTACHMENT C




1 SECTION C-C
1 : 200

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 03.04.15 | DA ISSUE |
| B | 12.02.16 | DA ISSUE |
| C | 03.05.16 | DA ADDENDUM |

PROJECT MANAGER
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QUANTITY SURVEYOR
NEWTON FISHER GROUP
TEL 02 9488 1200

PLANNING
MECONE
TEL 02 8667 9688

STRUCTURAL & CIVIL
ENSTRUCT
TEL 02 8904 1444

HYDRAULIC SVRS
LEHR PAUL & PARTNERS
TEL 02 9275 8725

ELECTRICAL & MECHANICAL
EVOLVED ENGINEERING
TEL 0403 530 188

ACCESS
MORRIS GOODING ACCESSIBILITY CONSULTING
TEL 02 9692 9122

TRAFFIC
TRAFFIC & PARKING CONSULTANTS
TEL 02 8920 0800

BCA
BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

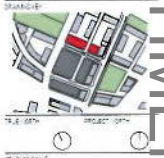
CLIENT
LINCON PROPERTIES PTY LTD

CLIENT NUMBER
8537

PROJECT
106 - 116 EPSOM ROAD ZETLAND

BVN PROJECT NUMBER
p1501010.001

DRAWING BY



TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE

SCALE @ A1
AS INDICATED
DO NOT SCALE

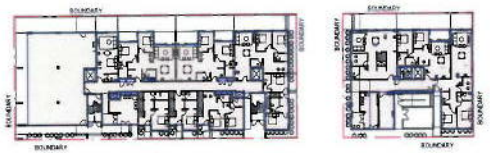
STATUS
DEVELOPMENT APPLICATION

DRAWING
SECTION CC

DA-D-402
ISSUE C

ATTACHMENT C

BLOCK D1 BLOCK D2



1 GROUND FLOOR
1 : 500

BLOCK D1 BLOCK D2

2 LEVEL 01
1 : 500

BLOCK D1 BLOCK D2

3 LEVELS 02-03
1 : 500

BLOCK D1 BLOCK D2

4 LEVEL 04
1 : 500

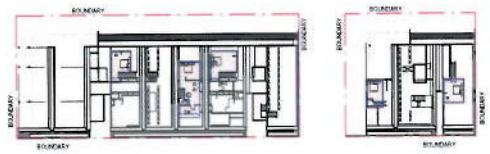
BLOCK D1 BLOCK D2

5 LEVELS 05-06
1 : 500

BLOCK D1 BLOCK D2

6 LEVEL 07
1 : 500

BLOCK D1 BLOCK D2



7 LEVEL 07 MEZ
1 : 500

REFER TO SEE FOR GFA AREAS

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 31.08.11 | DA ISSUE |
| B | 02.03.12 | DA ISSUE |
| C | 03.05.12 | DA ADDENDUM |

PROJECT MANAGER
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TEL 02 9262 0992

QUANTITY SURVEYOR
NEWTON FISHER GROUP
TEL 02 9488 1200

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MECONE
TEL 02 8667 8668

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ENSTRUCT
TEL 02 8904 1444

HYDRAULIC & FIRE
LEHR PAUL & PARTNERS
TEL 02 9276 8726

ELECTRICAL & MECHANICAL
EVOLVED ENGINEERING
TEL 0403 530 198

ACCESS
MORRIS GODING ACCESSIBILITY CONSULTING
TEL 02 9692 0322

TRAFFIC
TRAFFIC & PARKING CONSULTANTS
TEL 02 8920 0800

BCA
BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

CLIENT
LINCON PROPERTIES PTY LTD

CLIENT PROJECT NUMBER
8537

PROJECT
105 - 115 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
p150130.sm

DRAWING NUMBER

TRUE NORTH GRID NORTH

GRAPHIC SCALE

SCALE @ A1
AS INDICATED DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
GFA PLANS

DA-D-600 | C

ATTACHMENT C

1 GROUND FLOOR
1 : 300

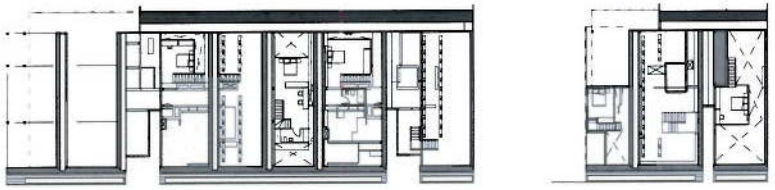
2 LEVEL 01
1 : 300

3 LEVELS 02 - 03
1 : 300

4 LEVEL 04
1 : 300

5 LEVELS 05 - 06
1 : 300

6 LEVEL 07
1 : 300



7 LEVEL 07 MEZ
1 : 300

**LEGEND**
- SEPP 65 NATURAL CROSS VENTILATION COMPLIANT
- SEPP 65 NATURAL CROSS VENTILATION COMPLIANT (ROOFLIGHTS)
- SEPP 65 SOLAR ACCESS IN BALCONY COMPLIANT
- SEPP 65 SOLAR ACCESS IN LIVING AREA COMPLIANT
- ADAPTABLE APARTMENT

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.06.16 | DA ISSUE |
| B | 13.03.16 | DA ISSUE |
| C | 22.05.16 | DA ADDENDUM |

PROJECT MANAGER
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QUANTITY SURVEYOR
NEWTON FISHER GROUP
TEL 02 9488 1200

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MECONE
TEL 02 9687 8698

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ENSTRUCT
TEL 02 8904 1444

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LEHR PAUL & PARTNERS
TEL 02 9275 8726

ELECTRICAL & MECHANICAL
EVOLVED ENGINEERING
TEL 0403 530 168

ACCESS
MORRIS GODDING ACCESSIBILITY CONSULTING
TEL 02 9692 9322

TRAFFIC
TRAFFIC & PARKING CONSULTANTS
TEL 02 9500 0800

BCA
BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

CLIENT
LINDON PROPERTIES PTY LTD

CLIENT NUMBER
8537

PROJECT
106 - 116 EPSOM ROAD ZETLAND

BVN PROJECT NUMBER
s150410.0 am

DRAWING NUMBER

PROJECT NORTH
MAGNETIC NORTH

GRAPHIC SCALE

SCALES @ A1
DO NOT SCALE

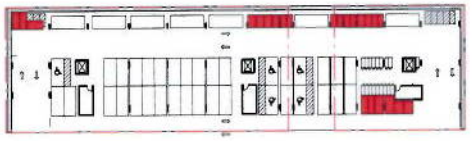
STATUS
DEVELOPMENT APPLICATION

DRAWING
SEPP 65 DIAGRAMS

DA-D-700 | ISSUE C

ATTACHMENT C

STORAGE



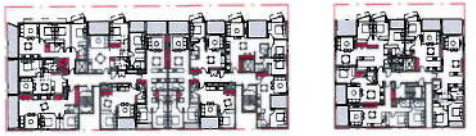
2 LEVEL B2
1 : 500

3 LEVEL B1
1 : 500

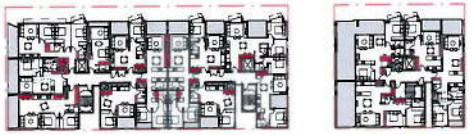
| Storage Schedule - Basement | |
|---|---|
| Level | StorageVolume |
| LEVEL B2 | 178.41 |
| LEVEL B1 | 433.65 |
| Grand total: 63 | 612.06 |

4 GROUND FLOOR
1 : 500

5 LEVEL 01
1 : 500



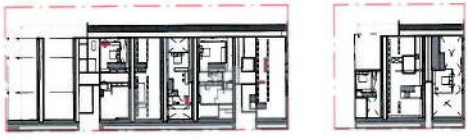
6 LEVELS 02 - 03
1 : 500



7 LEVEL 04
1 : 500

8 LEVELS 05 - 06
1 : 500

9 LEVEL 07
1 : 500



10 LEVEL 07 MEZ
1 : 500

REFER TO AREA SCHEDULE FOR DETAILED APARTMENT STORAGE TOTALS

BVN

CENSUS ADVISORY PTY LTD
TEL 02 8262 0902

NEWTON FISHER GROUP
TEL 02 9488 1200

MECONE
TEL 02 8667 6668

ENSTRUCT
TEL 02 8904 1444

LEHR PAUL & PARTNERS
TEL 02 9275 8735

EVOLVED ENGINEERING
TEL 0403 530 168

MORRIS GODING ACCESSIBILITY CONSULTING
TEL 02 9692 9922

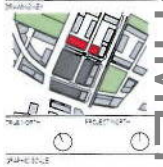
TRAFFIC & PARKING CONSULTANTS
TEL 02 8920 0800

BLACKETT MAGUIRE & GOLDSMITH
TEL 02 9211 7777

UNICON PROPERTIES PTY LTD

8537

106 - 116 EPSOM ROAD ZETLAND



DEVELOPMENT APPLICATION

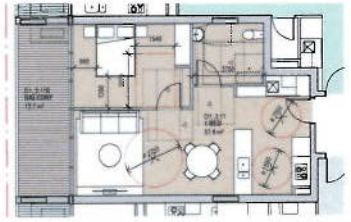
STORAGE DIAGRAMS

DA-D-800 | C

ATTACHMENT C

1 2B - BLOCK D1 WEST
1 : 100

(TYPICAL FROM LEVEL 01 - 06)

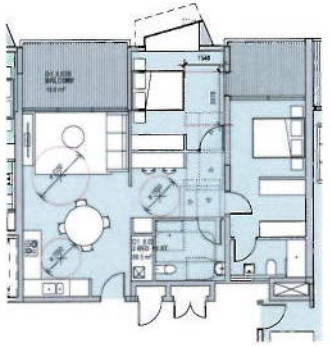


2 ADAPTED 1B - BLOCK D1 WEST
1 : 100

(TYPICAL FROM LEVEL 01 - 06)

10 2B - BLOCK D1 WEST LEVEL 5-6
1 : 100

(TYPICAL IN LEVELS 02,03,05,06)



9 ADAPTED 2B - BLOCK D1 WEST LEVEL 5-6
1 : 100

(TYPICAL IN LEVELS 02,03,05,06)

7 2B - BLOCK D1 LEVEL 1
1 : 100

(LEVEL 01)

8 ADAPTED 2B - BLOCK D1 LEVEL 1
1 : 100

(LEVEL 01)

5 2B - BLOCK D2 EAST
1 : 100

(TYPICAL FROM LEVEL 02 - 06)

6 ADAPTED 2B - BLOCK D2 EAST
1 : 100

(TYPICAL FROM LEVEL 02 - 06)

4 3B - BLOCK D1 - LEVEL 7
1 : 100

(LEVEL 07)

3 ADAPTED 3B - BLOCK D1 - LEVEL 7
1 : 100

(LEVEL 07)

BVN

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.06.15 | DA ISSUE |
| B | 13.05.16 | DA ISSUE |
| C | 03.05.16 | DA ADDENDUM |

PROJECT MANAGER
CENSUS ADVISORY PTY LTD
TEL 02 8262 0002

QUANTITY SURVEYOR
NEWTON FISHER GROUP
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PLANNING
MECONE
TEL 02 9957 8699

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CLIENT
LINCON PROPERTIES PTY LTD

PROJECT
6537

105 - 115 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
s15010 on

DRAWING NO.

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

SCALE @ A1

AS NOTED DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
ADAPTABLE APARTMENTS

DA-D-900 | ISSUE C

ATTACHMENT C

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NOTE

| ISSUE | DATE | FOR |
|---|---|---|
| A | 22.06.15 | DA ISSUE |
| B | 13.10.15 | DA ISSUE |
| C | 13.05.16 | DA ADDENDUM |

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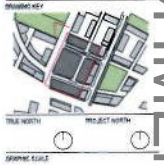
CLIENT NUMBER
8537

PROJECT
106 - 116 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
s1501010.art

DRAWING KEY




GRAPHIC SCALE

SCALE @ A1
1 : 1 DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
PERSPECTIVE – VIEW FROM NORTH WEST

AR-DA-D-910 | ISSUE C

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|---|---|---|
| A | 12.06.18 | DA ISSUE |
| B | 12.09.18 | DA ISSUE |
| C | 12.09.08 | DA ADDENDUM |

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CLIENT NUMBER
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PROJECT
106 - 116 EPSOM ROAD ZETLAND

BVN PROJECT NUMBER
s1501010 em

DRAWING KEY

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

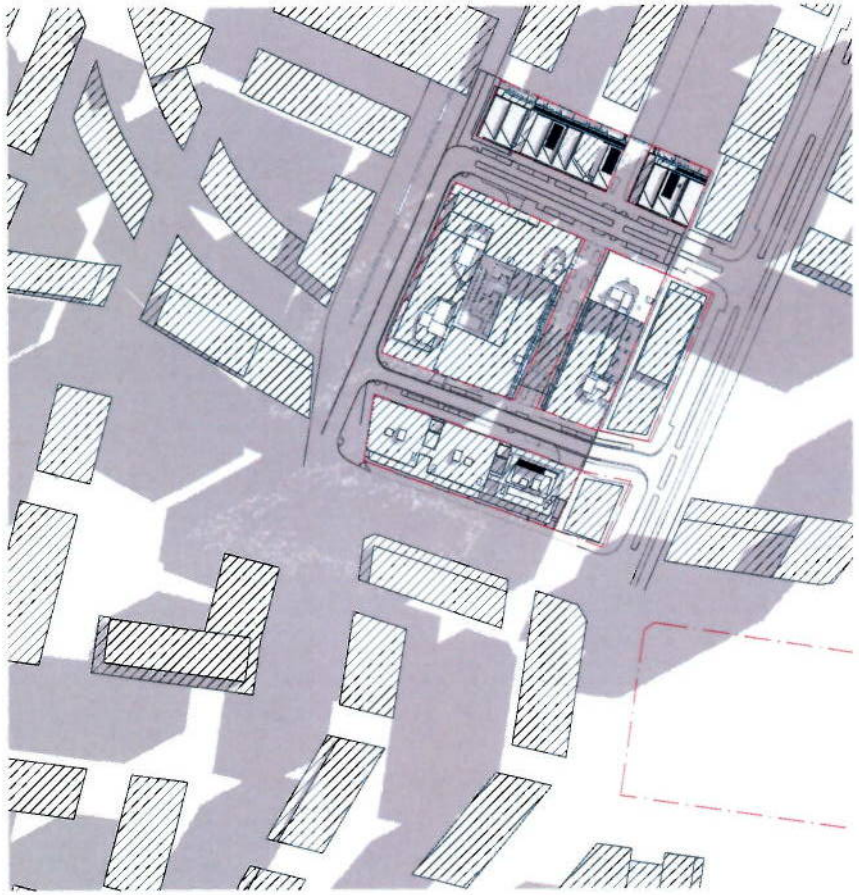
SCALE @ A1
1:1 DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
PERSPECTIVE – VIEW FROM SOUTH EAST

AR-DA-D-911 ISSUE C

ATTACHMENT C



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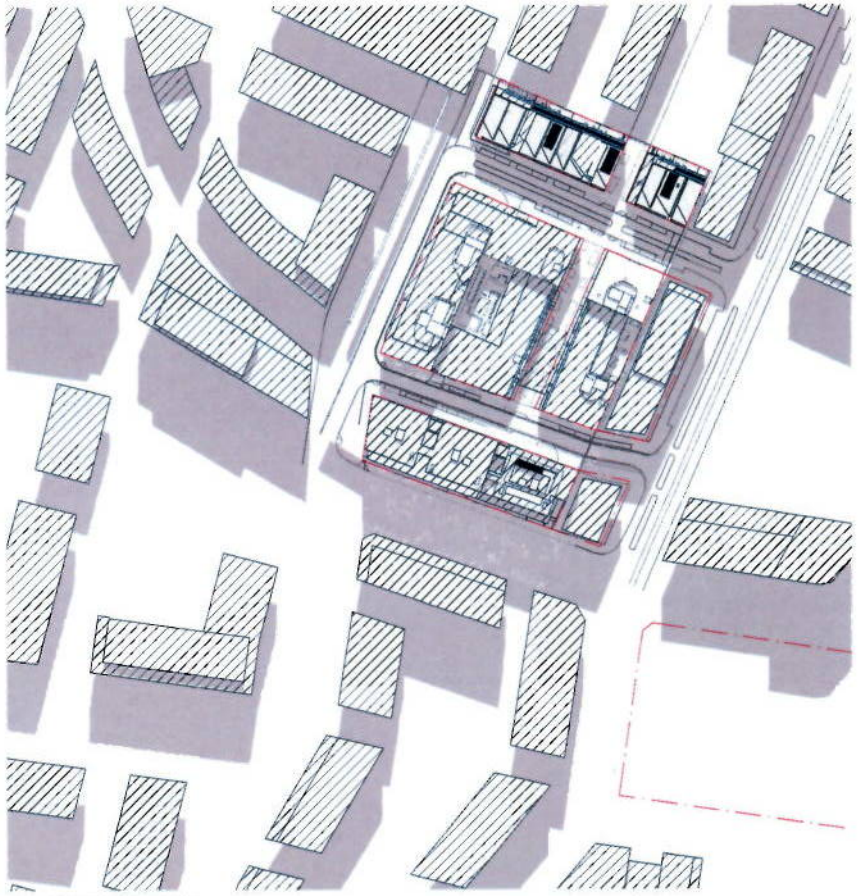

2 21 MARCH - 12 PM
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|---|---|---|
| A | 22.06.15 | DA ISSUE |
| B | 12.02.16 | DA ISSUE |
| C | 13.05.16 | DA ADDENDUM |

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BVN PROJECT NUMBER
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TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

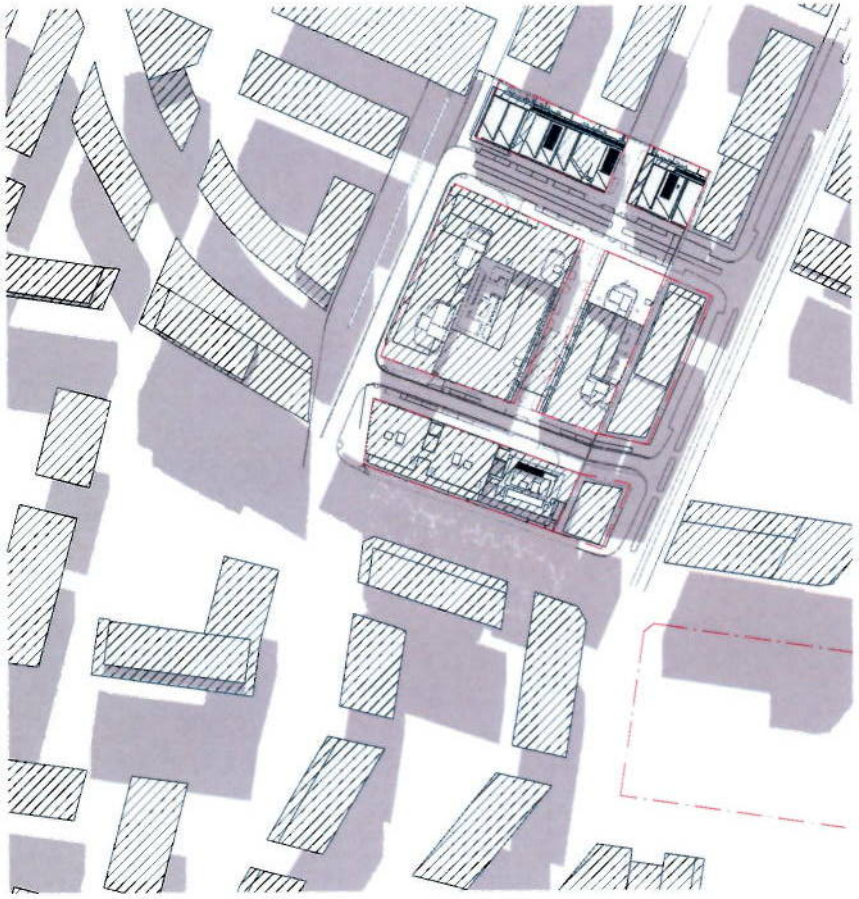
SCALE @ A1
As indicated DO NOT SCALE

STATUS
DEVELOPMENT APPLICATION

DRAWING
SHADOW DIAGRAMS - 21 MARCH - SHEET 1

AR-DA-X-500 ISSUE C

ATTACHMENT C



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|---|---|---|
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| B | 10.03.16 | DA ISSUE |
| C | 13.06.16 | DA ADDENDUM |

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PROJECT
106 - 116 EPSOM ROAD, ZETLAND

BVN PROJECT NUMBER
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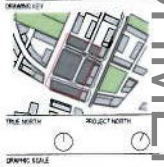

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SCALE @ A1
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STATUS
DEVELOPMENT APPLICATION

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SHADOW DIAGRAMS - 21 MARCH - SHEET 2

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1 21 JUNE - 9 AM
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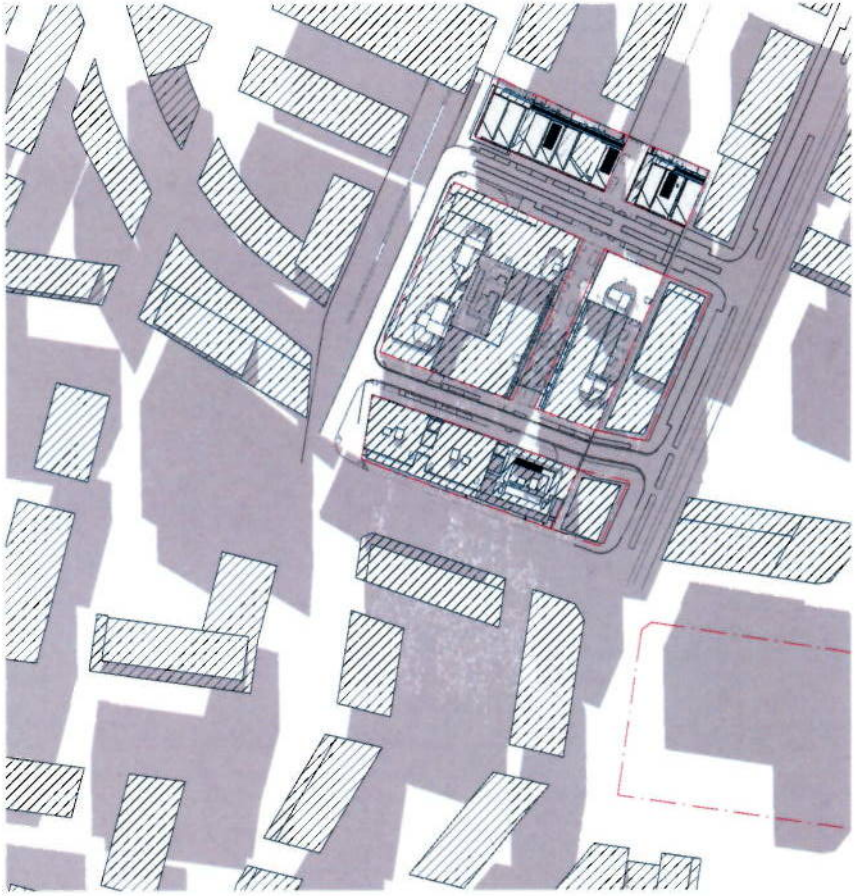

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| A | 23.04.14 | DA ISSUE |
| B | 13.03.14 | DA ISSUE |
| C | 13.06.06 | DA ADDENDUM |

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PROJECT
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BVN PROJECT NUMBER
s150 1010 arl

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GRAPHIC SCALE

SCALE @ A1
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STATUS
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| A | 23.06.15 | DA ISSUE |
| B | 13.03.16 | DA ISSUE |
| C | 13.05.16 | DA ADDENDUM |

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SCALE @ A1
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