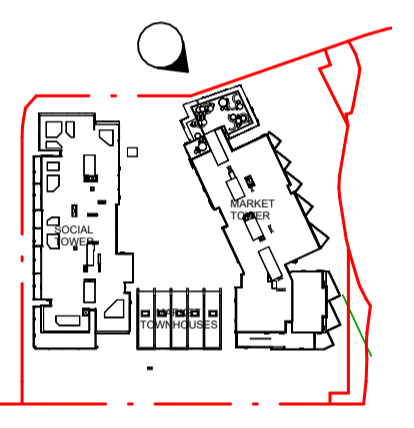


Rev	Description	By	Date
1	For Development Application	JAL	03.08.2021
2	ISSUED FOR SECTION 4.55	BW	24.08.2023
3	ISSUED FOR SECTION 4.55	CY	21.11.2025



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Nominated Architects  
 Joe Agus no. 6491  
 Ramin Jahromi no. 10000



Client



Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

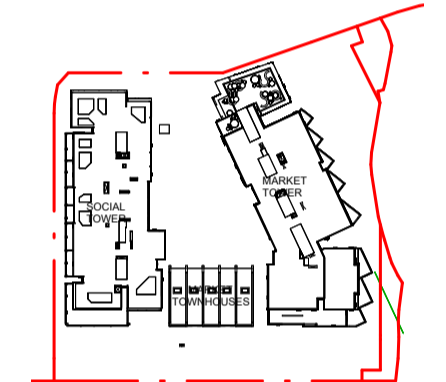
ARTIST IMPRESSION

Document Control Status:

**NOT FOR CONSTRUCTION  
 DEVELOPMENT APPLICATION**

Project Architect:	CY	Drawn:	CH
Design Associates:	RB	Scale:	NTS @ A1
Project Director:	RJ	Date:	21.11.2025
Drawing Number:	A-DA-8100	Revision:	3

Rev	Description	By	Date
1	For Development Application	JAL	03.08.2021
2	ISSUED FOR SECTION 4.55	BW	24.08.2023
3	ISSUED FOR SECTION 4.55	CY	21.11.2025



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**Nominated Architects**  
 Joe Agius no. 6491  
 Ramin Jahromi no. 10000



Client **FRASERS PROPERTY**

Project No. **220148.00**

Project **MIDTOWN - LOT C4**  
**EPPING ROAD, MACQUARIE PARK, NSW**

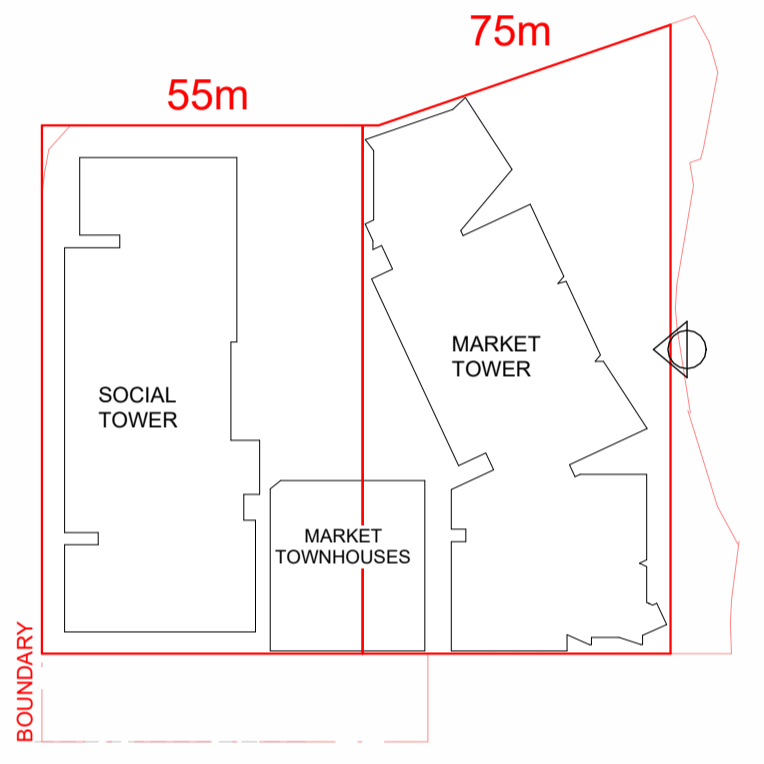
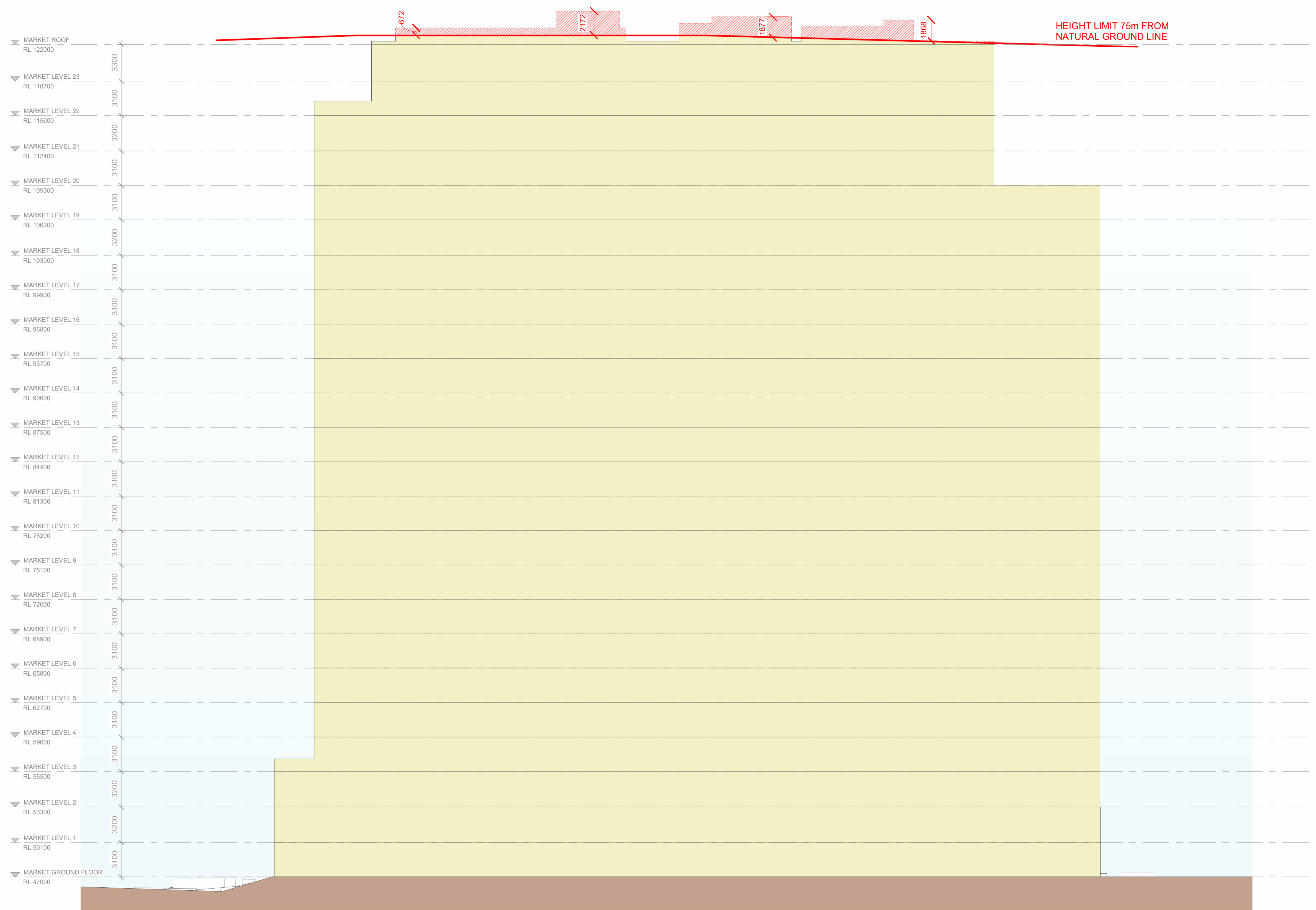
Drawing Title **ARTIST IMPRESSION**

Document Control Status:  
**NOT FOR CONSTRUCTION**  
**DEVELOPMENT APPLICATION**

Project Architect: **CY** Drawn: **CM**  
 Design Associates: **RB** Scale: **NTS @ A1**  
 Project Director: **RJ** Date: **21.11.2025**

Drawing Number: **A-DA-8101** Revision: **3**

Rev	Description	By	Date
1	SECTION 4.55 - RESPONSE FOR SUBMISSION	DS	10/04/2026



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 Ramin Jahromi no. 10000



Client **FRASERS PROPERTY**

Project No. **220148.00**

Project **MIDTOWN | LOT C4**  
**EPPING ROAD, MACQUARIE PARK**

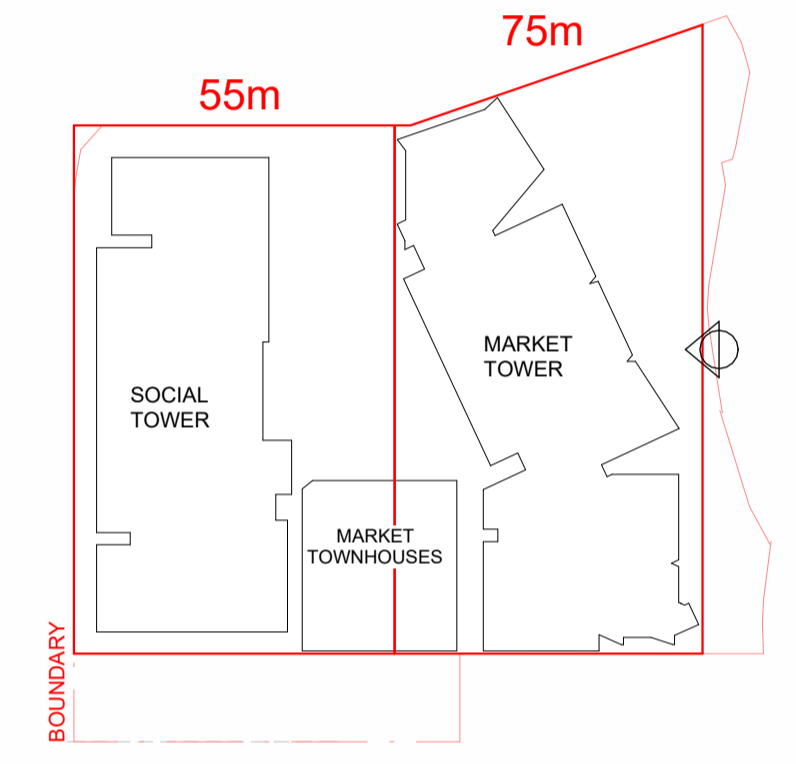
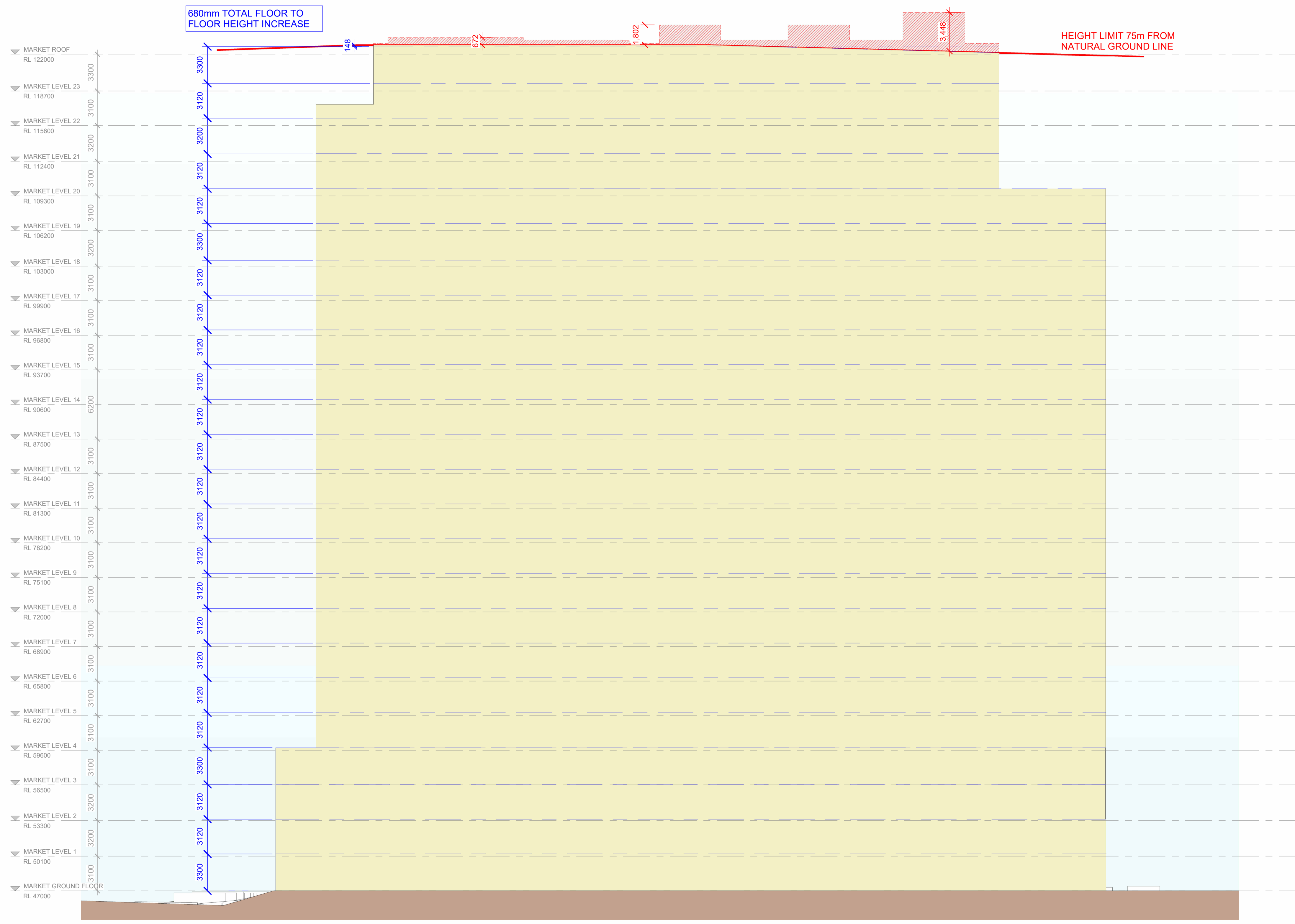
Drawing Title **MT\_PREVIOUS APPROVAL - LEP - HEIGHT PLANE STUDY**

Document Control Status: **RESPONSE FOR SUBMISSION**

Project Architect:	CY	Drawn:	DS
Design Associates:	RB	Scale:	As indicated @ A1
Project Director:	RJ	Date:	10.04.2026
Drawing Number:	A-RFS-100	Revision:	1

**1** MT\_PREVIOUS APPROVAL - ELEVATION LEP - HEIGHT PLANE STUDY  
 SCALE 1 : 200

Rev	Description	By	Date
1	SECTION 4.55 - RESPONSE FOR SUBMISSION	DS	10/04/2028



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**Client**

**Project No.**  
 220148.00

**Project**  
 MIDTOWN | LOT C4  
 EPPING ROAD, MACQUARIE PARK

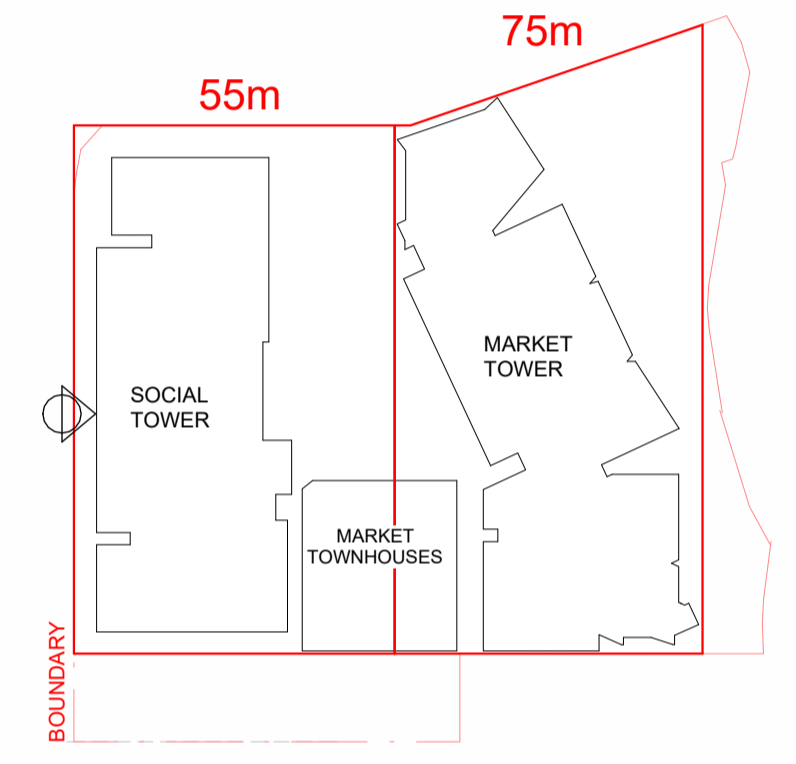
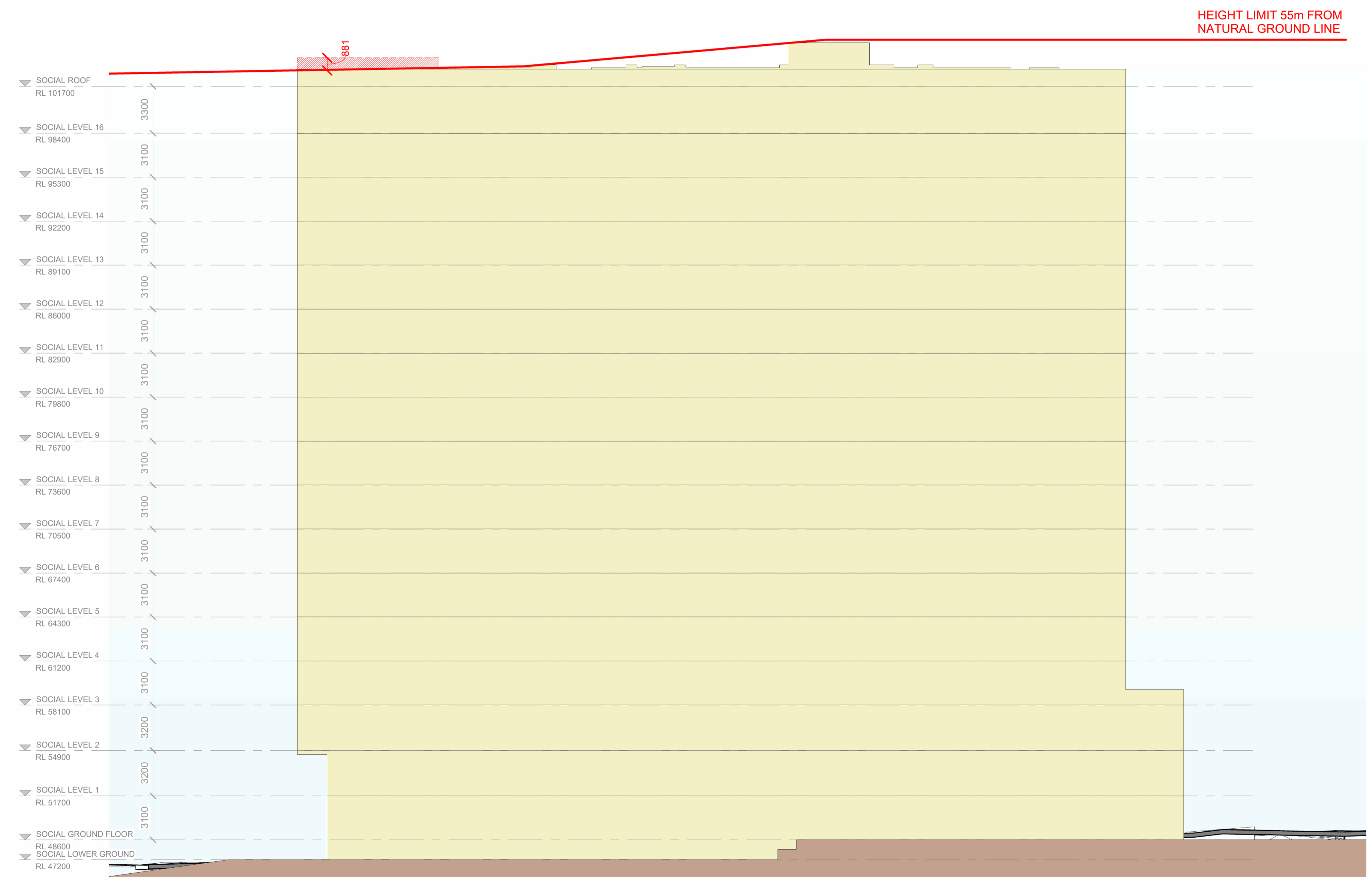
**Drawing Title**  
 MT\_PROPOSED - LEP HEIGHT PLANE STUDY

**Document Control Status:**  
 RESPONSE FOR SUBMISSION

<b>Project Architect:</b>	Checker	<b>Drawn:</b>	Author
<b>Design Associates:</b>	Designer	<b>Scale:</b>	As indicated @ A1
<b>Project Director:</b>	Approver	<b>Date:</b>	31/07/2025
<b>Drawing Number:</b>	<b>Revision:</b>		

**1** MT\_PROPOSED - ELEVATION LEP HEIGHT PLANE STUDY -  
 3120mm FL TO FL  
 SCALE 1 : 200

Rev	Description	By	Date
1	SECTION 4.55 - RESPONSE FOR SUBMISSION	DS	10/04/2026



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 Ramin Jahromi no. 10000



**Client**

**Project No.**  
 220148.00

**Project**  
 MIDTOWN | LOT C4  
 EPPING ROAD, MACQUARIE PARK

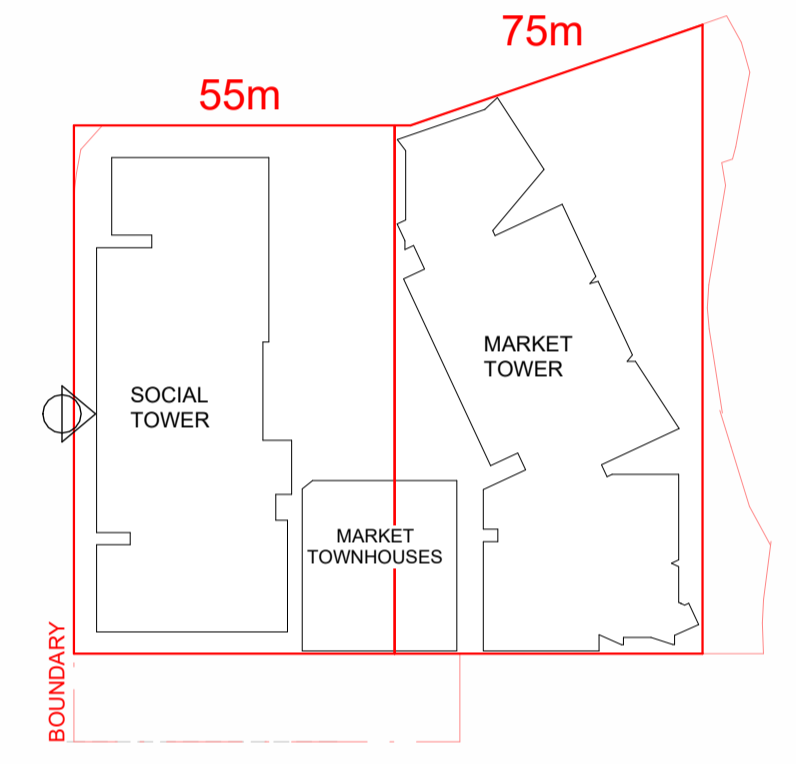
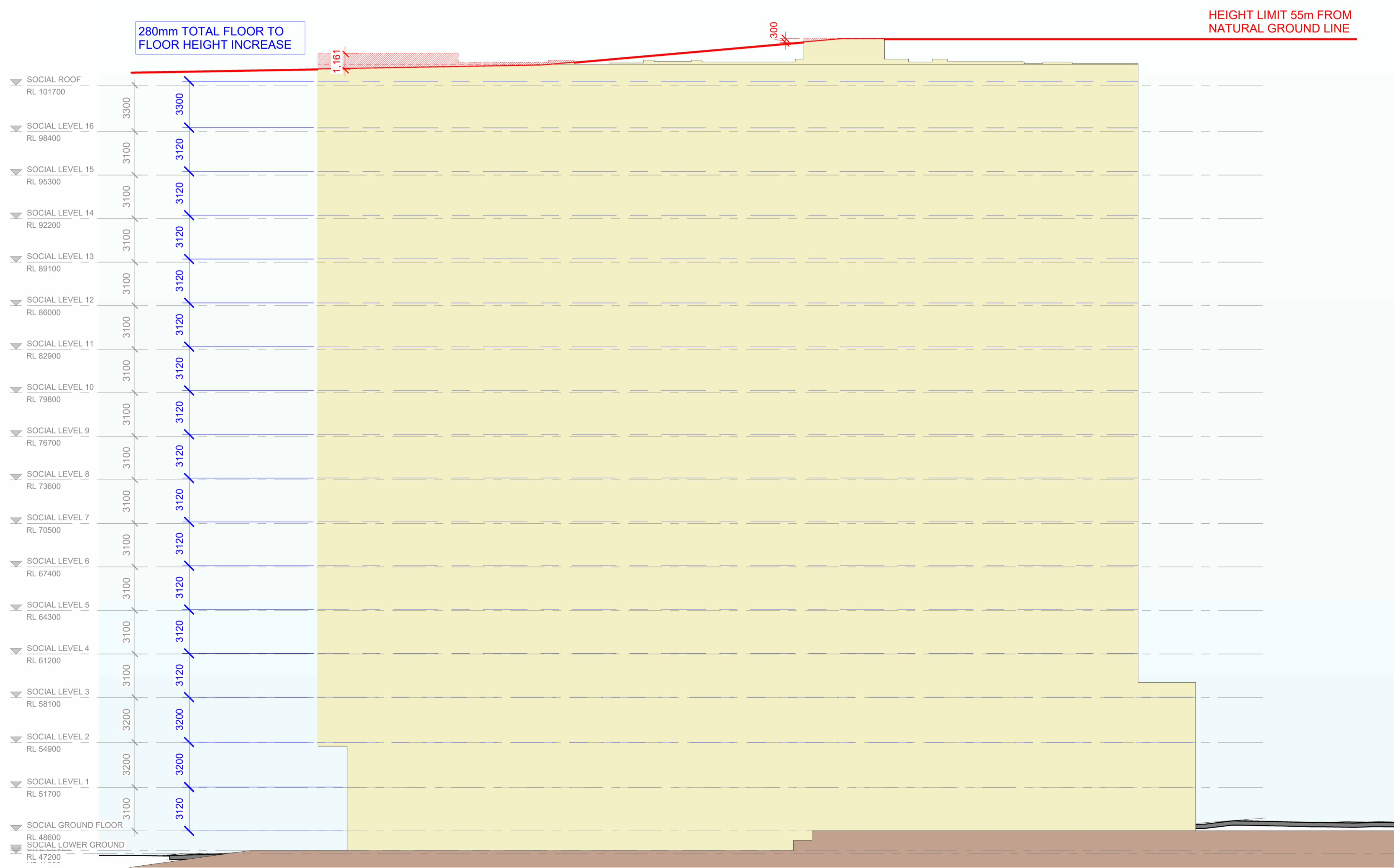
**Drawing Title**  
 ST\_PREVIOUS APPROVAL - LEP - HEIGHT PLANE STUDY

**Document Control Status:**  
 RESPONSE FOR SUBMISSION

<b>Project Architect:</b>	CY	<b>Drawn:</b>	DS
<b>Design Associates:</b>	RB	<b>Scale:</b>	As indicated @ A1
<b>Project Director:</b>	RJ	<b>Date:</b>	10/04/2026
<b>Drawing Number:</b>	A-RFS-102	<b>Revision:</b>	1

1 **ST\_PREVIOUS APPROVAL - ELEVATION LEP - HEIGHT PLANE STUDY**  
 SCALE 1 : 200

Rev	Description	By	Date
1	SECTION 4.55 - RESPONSE FOR SUBMISSION	DS	10/04/2026



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**Client**

**Project No.**  
 220148.00

**Project**  
 MIDTOWN | LOT C4  
 EPPING ROAD, MACQUARIE PARK

**Drawing Title**  
 ST\_PROPOSED - LEP - HEIGHT PLANE STUDY

**Document Control Status:**  
 RESPONSE FOR SUBMISSION

**Project Architect:** CY **Drawn:** DS  
**Design Associates:** RB **Scale:** As indicated @ A1  
**Project Director:** RJ **Date:** 10/04/2026  
**Drawing Number:** A-RFS-103 **Revision:** 1

Rev	Description	By	Date
1	SECTION 4.55 - RESPONSE FOR SUBMISSION	DS	10.04.2026

# SHADOW DIAGRAMS MIDTOWN



WINTER SOLSTICE

9AM

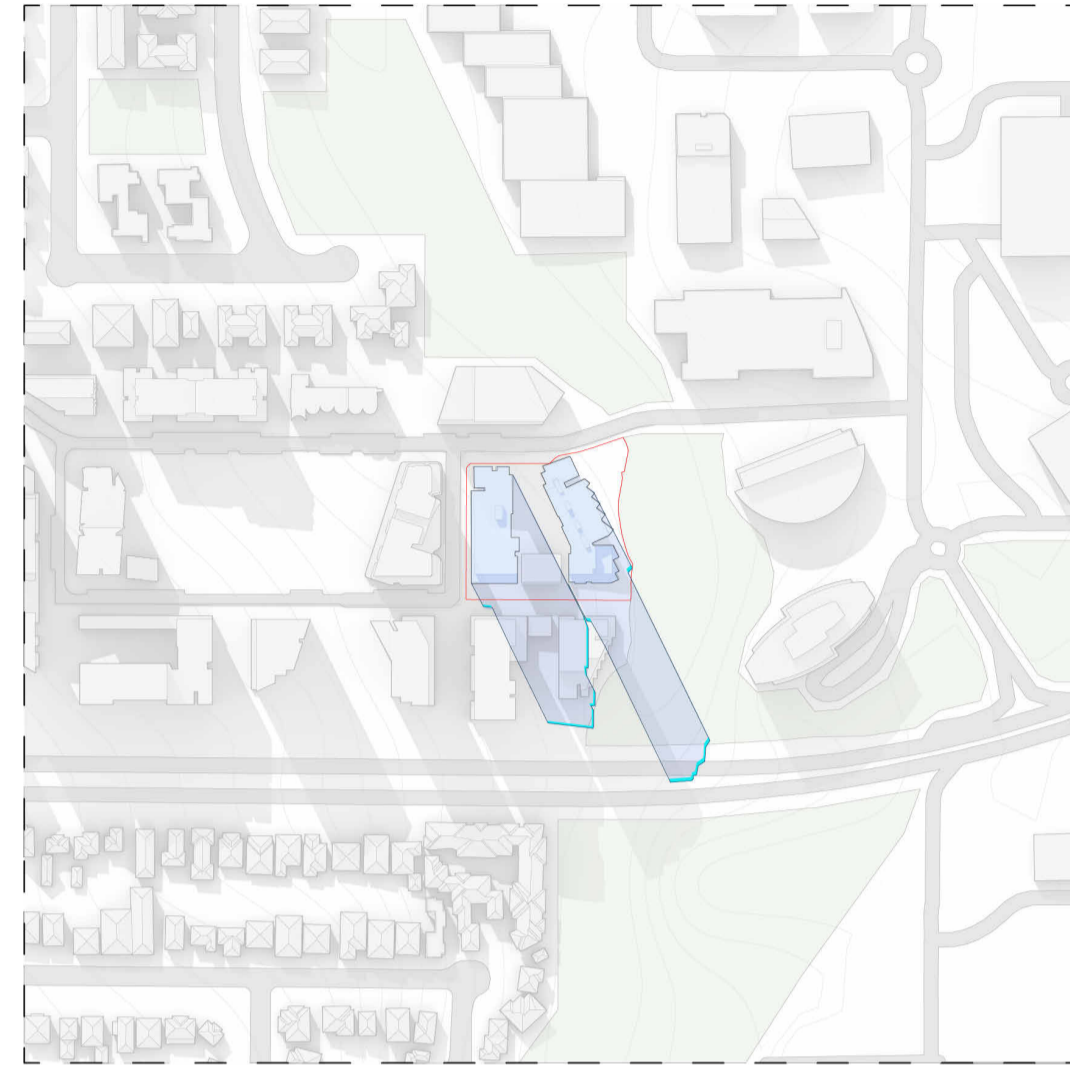
**ADDITIONAL AREA**

56m<sup>2</sup> area increase over 37 Booth Street with height addition



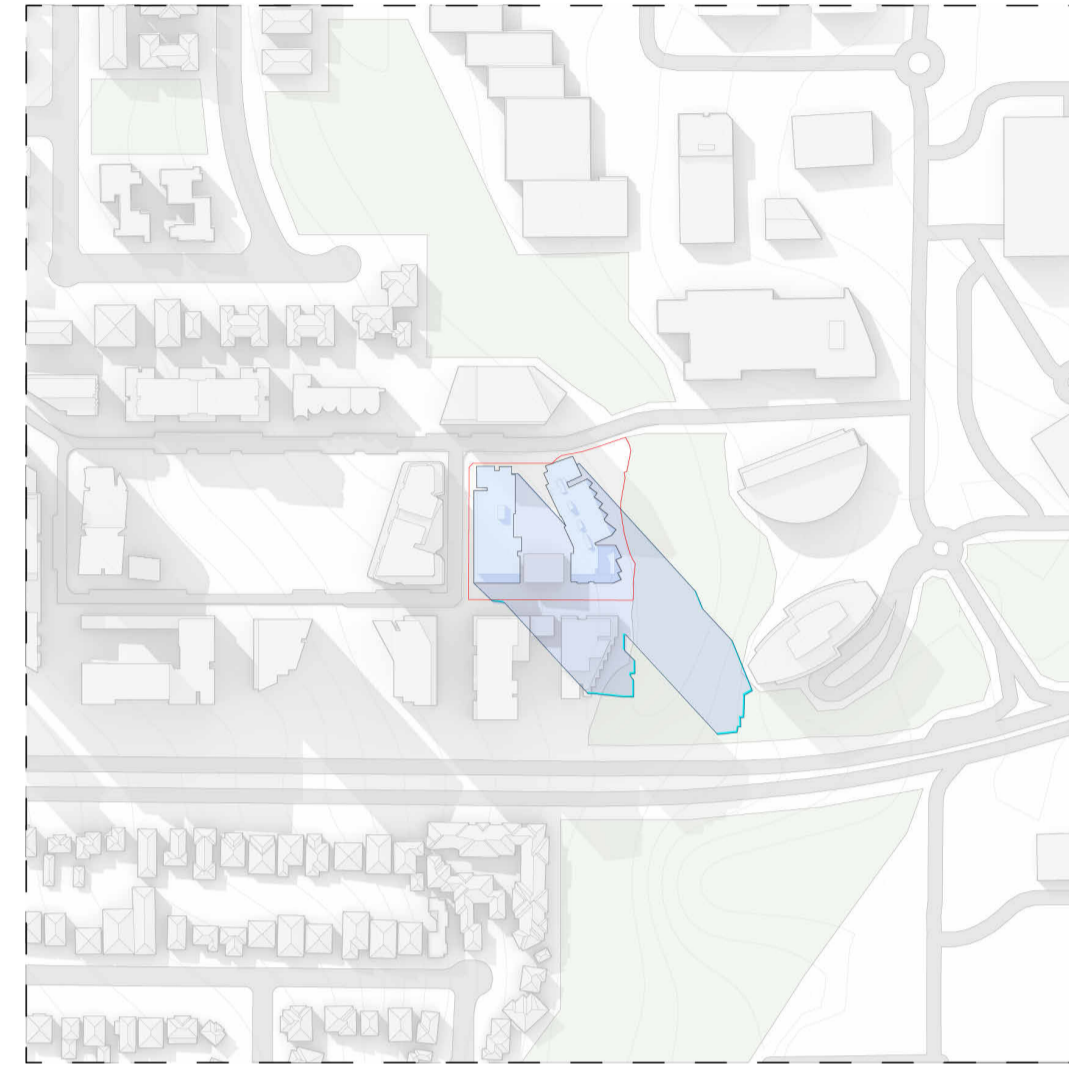
WINTER SOLSTICE

10AM



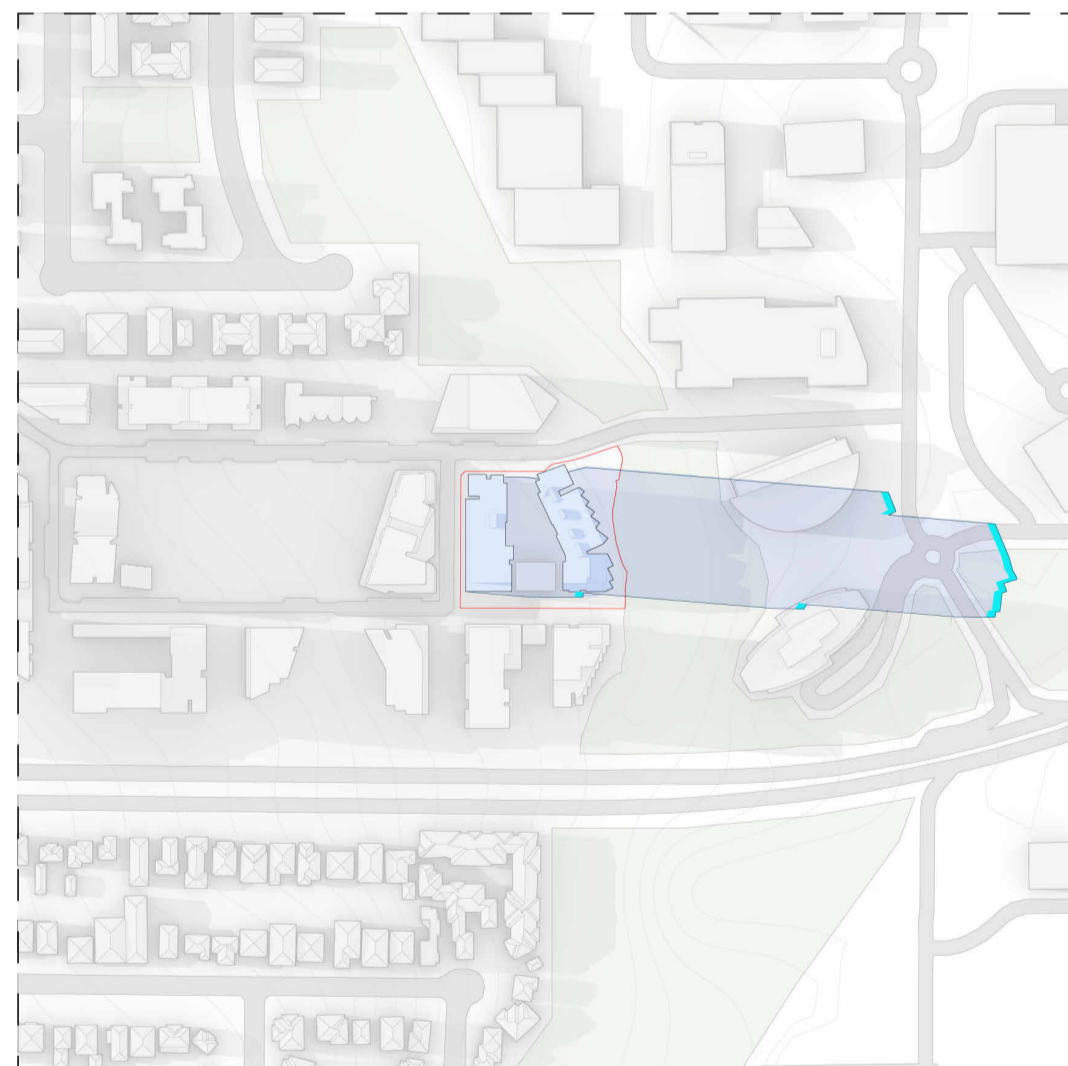
WINTER SOLSTICE

11AM



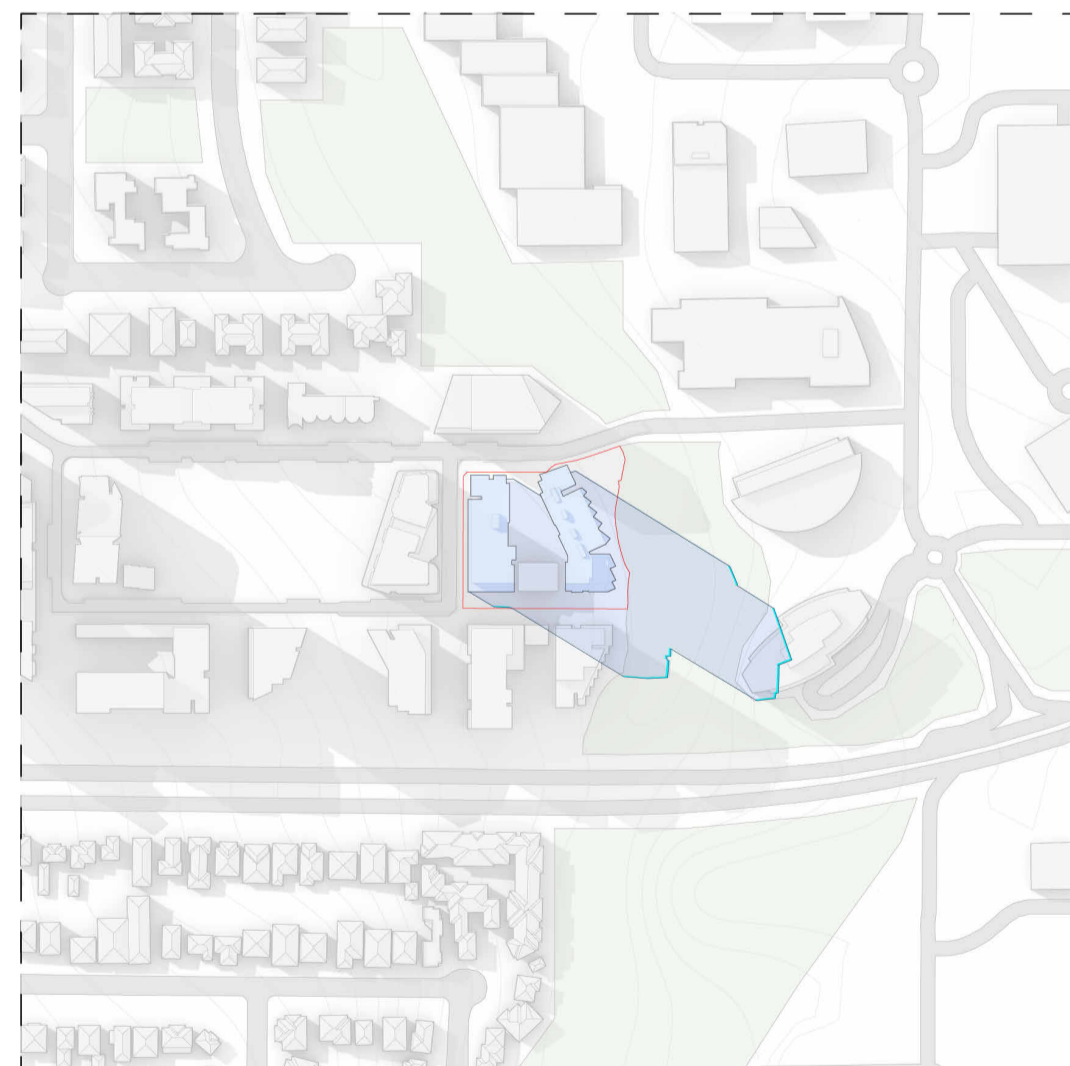
WINTER SOLSTICE

12PM



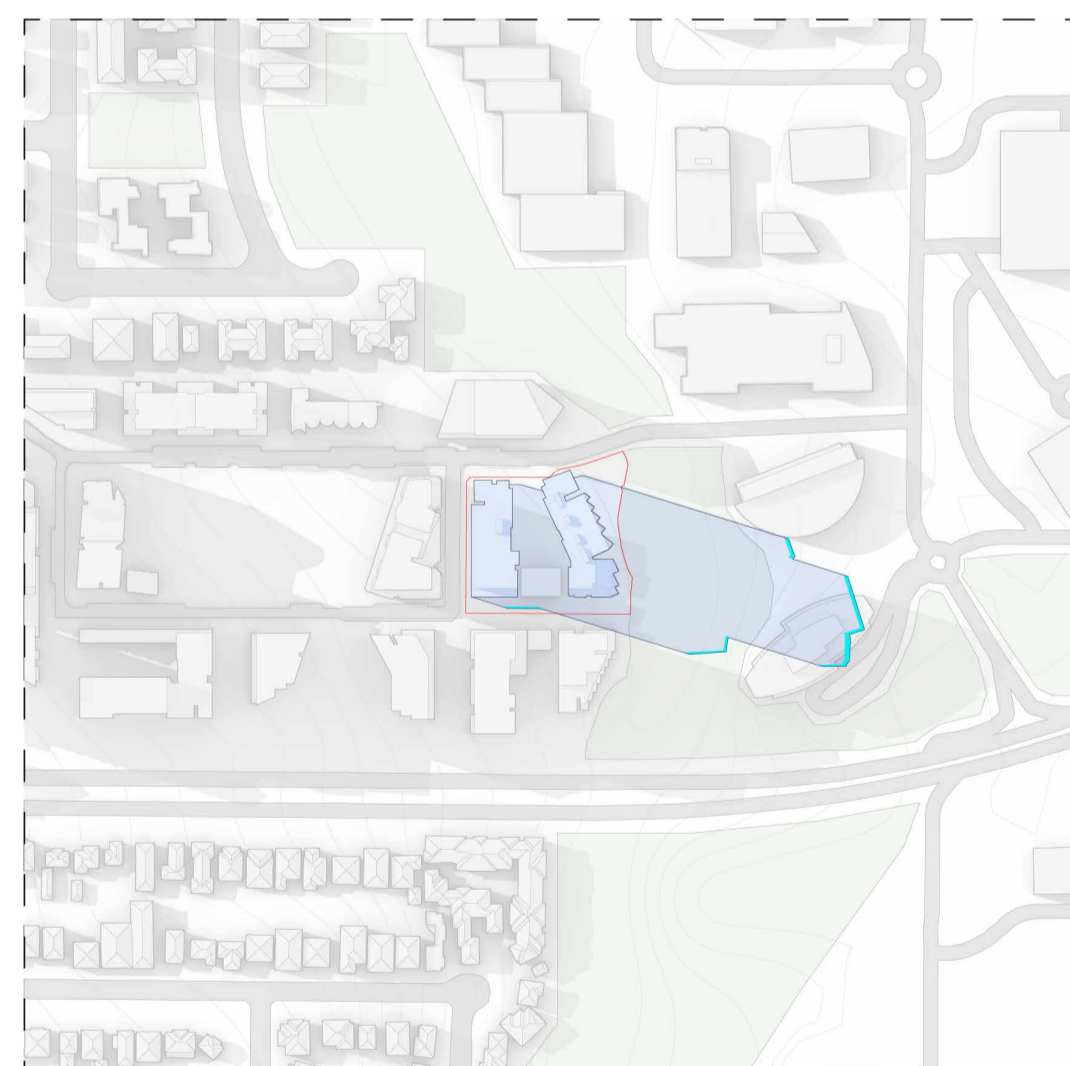
WINTER SOLSTICE

1PM



WINTER SOLSTICE

2PM



WINTER SOLSTICE

3PM

**C4.1 SOCIAL & MARKET TOWER:**

HEIGHT (EXCLUDING OVERRUNS) WITH 3.10m FLOOR TO FLOOR: 75.00m

HEIGHT (EXCLUDING OVERRUNS) WITH 3.12m FLOOR TO FLOOR: 75.68m

HEIGHT GAIN: 0.68m

HEIGHT (INCLUDING OVERRUNS) WITH 3.10m FLOOR TO FLOOR: 78.00m

HEIGHT (INCLUDING OVERRUNS) WITH 3.12m FLOOR TO FLOOR: 78.73m

HEIGHT GAIN: 0.73m

**C4.2 SOCIAL TOWER:**

HEIGHT (EXCLUDING OVERRUNS) WITH 3.10m FLOOR TO FLOOR: 53.10m

HEIGHT (EXCLUDING OVERRUNS) WITH 3.12m FLOOR TO FLOOR: 53.58m

HEIGHT GAIN: 0.48m

HEIGHT (INCLUDING OVERRUNS) WITH 3.10m FLOOR TO FLOOR: 56.15m

HEIGHT (INCLUDING OVERRUNS) WITH 3.12m FLOOR TO FLOOR: 56.63m

HEIGHT GAIN: 0.48m

**LEGEND**

Building Shadow (3.10m Floor to Floor)

Building Shadow (3.12m Floor to Floor)

Lot Boundary

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Project No. 220148.00

Project MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title SHADOW DIAGRAMS

Document Control Status:

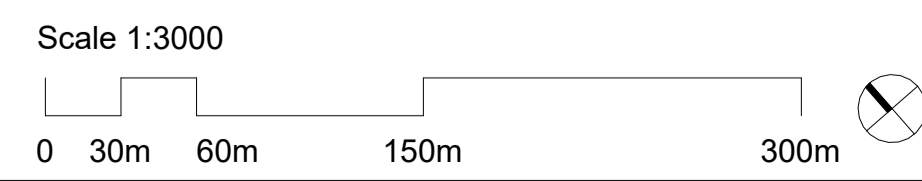
RESPONSE FOR SUBMISSION

Project Architect: CY Drawn: TP

Design Associates: RB Scale: 1 : 2000 @ A1

Project Director: RJ Date: 10.04.2026

Drawing Number: A-RFS-200 Revision: 1

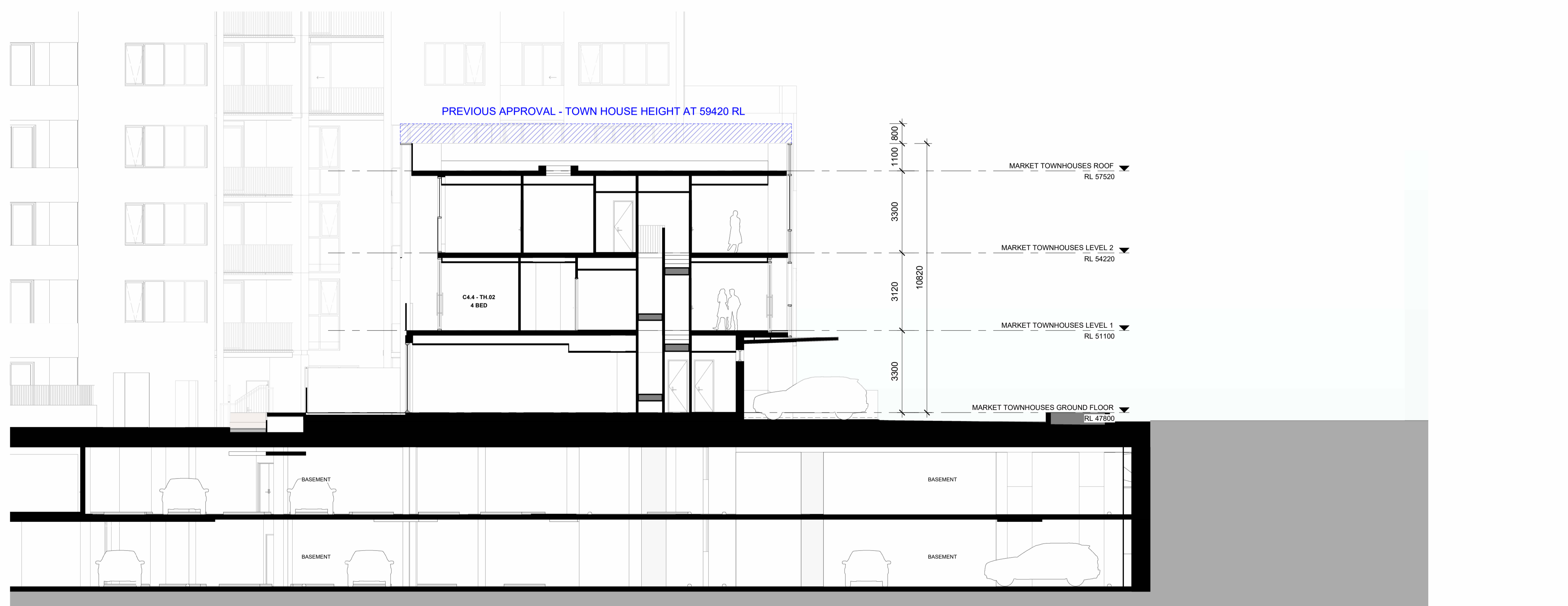


Rev	Description	By	Date
1	SECTION 4.55 - RESPONSE FOR SUBMISSION	DS	10.04.2026

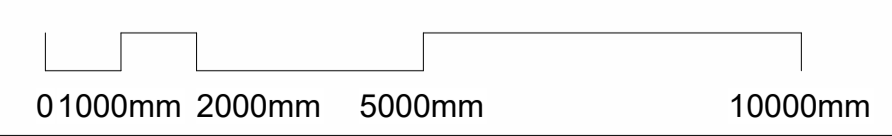


1 Townhouse Elevation  
SCALE 1 : 100

RESIDENTIAL MEWS



2 Section B Townhouse  
SCALE 1 : 100



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Client **FRASERS PROPERTY**

Project No. **220148.00**

Project **MIDTOWN - LOT C4**  
 EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title **TOWNHOUSE HEIGHT**

Document Control Status:  
**RESPONSE FOR SUBMISSION**

Project Architect: **Checker** Author  
 Design Associates: **Designer** Scale: 1 : 100 @ A1  
 Project Director: **Approver** Date: 10.04.2026  
 Drawing Number: **A-RFS-300** Revision: 1