SECTION 4.55 APPLICATION

MIDTOWN | LOT C4

MACQUARIE PARK

DRAWING REGISTER

DRAWING NUMBER	DRAWING NAME	Revision
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A-DA-9002	DEVELOPMENT CALCULATIONS (GFA)	4
A-DA-9003	DEVELOPMENT CALCULATIONS (GFA)	4
A-DA-9004	DEVELOPMENT CALCULATIONS (GFA)	4
A-DA-9005	DEVELOPMENT CALCULATIONS (GBA)	4
A-DA-9006	DEVELOPMENT CALCULATIONS (GBA)	2
A-DA-9007	DEVELOPMENT CALCULATIONS (GBA)	2
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A-DA-9017	DEVELOPMENT CALCULATIONS (STORAGE)	2
A-DA-9018	DEVELOPMENT CALCULATIONS (STORAGE)	2
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UNIT MIX SCHEDULE

	Tenure	Dwelling Type	Number
C4.2	Social	Studio	21
		1 Bed	96
		2 Bed	94
	Total C4.2		211
C4.1	Market		
	BTS	Studio	9
		1 Bed 1 bath	42
		2 Bed 2 bath	47
		3 Bed 2 bath	15
	Total		113
	Social	1 Bed 1 bath	114
		2 Bed 1 bath	76
	Total		190
	Total C4.1		303
C4.4	BTS	4 Bed 3 bath Townhouses	5
	Total		5
	Overall Total		519



NatHERS Thermal Comfort Inclusions

Floors
Concrete with a minimum R2.0 insulation (insulation only value) required to units with basement below
Concrete with a minimum R2.0 insulation (insulation only value) required where part open subfloor is below
Concrete between levels, no insulation required

External Walls
Brick veneer with R2.5 insulation (insulation only value)
FC cladding on metal studs and plasterboard lined with R2.5 insulation (insulation only value)
Minimum 110mm structural concrete with metal studs and plasterboard lined with R1.4 insulation (insulation only value)

External Colour
Medium colour modelled (0.475 < SA < 0.7)

Walls within dwellings
Plasterboard on studs, no insulation required

Glazing Doors/Windows
Base specifications:
A – awning windows:
U-Value: 5.7 (equal to or lower than) SHGC: 0.45 (±10%)
A – hinged doors:
U-Value: 5.7 (equal to or lower than) SHGC: 0.44 (±10%)
B – fixed windows:
U-Value: 5.0 (equal to or lower than) SHGC: 0.49 (±10%)
B – sliding doors:
U-Value: 4.6 (equal to or lower than) SHGC: 0.52 (±10%)

Upgrade 1 - Aluminium framed single low-e:
A – awning windows:
U-Value: 4.9 (equal to or lower than) SHGC: 0.54 (±10%)
A – hinged doors:
U-Value: 4.9 (equal to or lower than) SHGC: 0.54 (±10%)
B – fixed windows:
U-Value: 4.3 (equal to or lower than) SHGC: 0.57 (±10%)

Upgrade 2 – Aluminum framed double low-e:
B – sliding doors:
U-Value: 3.7 (equal to or lower than) SHGC: 0.58 (±10%)

Upgrade 3 – Aluminum framed double low-e:
A – awning windows:
U-Value: 3.64 (equal to or lower than) SHGC: 0.40 (±10%)
B – fixed windows:
U-Value: 3.07 (equal to or lower than) SHGC: 0.40 (±10%)

Roof Windows / skylights Townhouses
Skylights are fixed
U-value: 4.22 and SHGC: 0.72
Given values are AFRC total window system values (glass and frame)

Roof and ceiling
Concrete roof, waterproof membrane, no insulation where roof above
Concrete roof, waterproof membrane, R0.5 insulation where balcony above
Plasterboard ceiling with R2.0 insulation (insulation only value) where balconies are above
Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit of concrete where roof is over
Plasterboard ceiling, no insulation where neighbouring units are above
External Colour
Light (SA < 0.475)

Ceiling Penetrations
Sealed LED downlights at a maximum of one every 2.5m² .
Loss of ceiling insulation has been accounted for in accordance with BASIX Thermal Protocol 4.13.1. and NatHERS Technical Note 1.2.
Once lighting plan has been developed NatHERS certificate can be updated to improve specification.

Floor coverings
Default floor coverings

External Shading
Shading as per stamped drawings

Ceiling fans
Ceiling fans modelled as per upgrades table
Social units – 1200mm ceiling fan to living rooms and all bedrooms

BASIX Water Commitments

Fixtures
Showerheads: 4 star mid flow (>6L but ≤7.5L/min)
Toilets: 4 star
Kitchen taps: 6 star
Bathroom vanity taps: 6 star

Alternative Water
Rainwater tank 20,000L
Collecting from 800m²
Connected to irrigation of 1,800m² landscaping

BASIX Energy Commitments

Hot water system
Central electric heat pump air sourced with R1.0 (~38mm) insulation to ring main and supply risers

Heating and Cooling System
Market
All units to have individual, single phase, reverse cycle air conditioning to living areas, and at least 1 bedroom
A minimum efficiency of EER 2.5 – 3.0 is required for cooling; and
A minimum efficiency of EER 3.0 – 3.5 is required for heating
Social
All units to have individual, single phase, reverse cycle air conditioning to living areas only
A minimum efficiency of EER 2.5 – 3.0 is required for cooling; and
A minimum efficiency of EER 3.0 – 3.5 is required for heating

Ventilation within units
Bathroom: individual fan, ducted to roof or façade – interlocked to light
Laundry: individual fan, ducted to roof or façade – manual on/off switch
Kitchen range hood: Individual fan, ducted to roof or façade – manual on/off switch

Other
Market Apartments and Townhouses:
Induction cooktop & electric oven
Dishwashers: 3.5 star
Clothes dryers: 2.0 star
Social Apartments:
Electric cooktop & electric oven
Indoor clothes drying line

Building Management System will be installed
Power Factor Correction will be installed

Alternative Energy
110kW solar Photovoltaic system

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1	For Development Application	AL	03.08.2021
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Ramin Jahromi no. 10000

Client
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Project No.
220148.00

Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
COVER SHEET

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

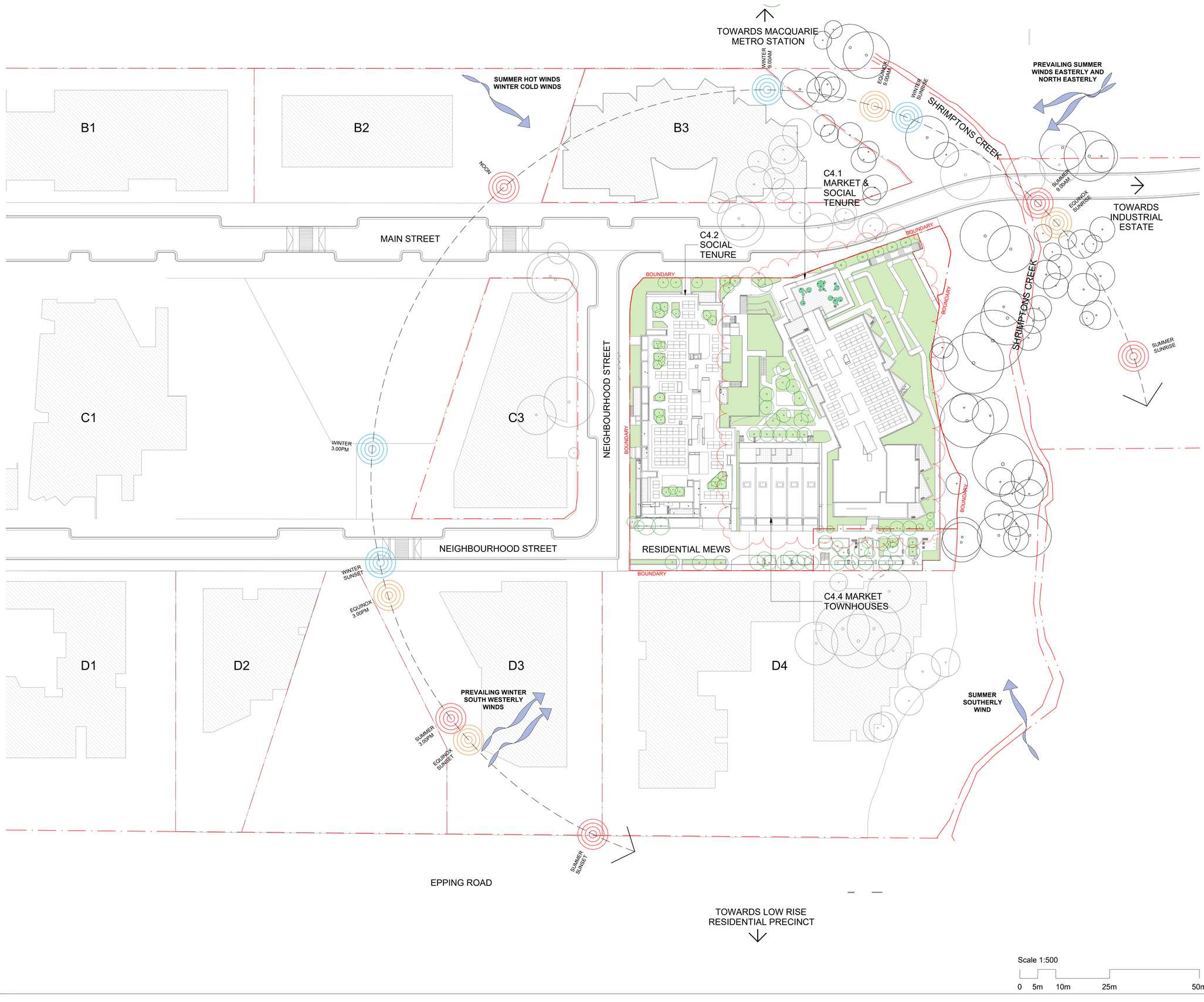
Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** NTS @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-0100	**Revision:** 5

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Scale 1:500

0 5m 10m 25m 50m

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LEGEND

TREE TO BE REMOVED

TREE TO BE RETAINED

TREE PROTECTION ZONE

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MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

SITE PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** OR,IN
Design Associates: RB	**Scale:** 1 : 500 @ A1
Project Director: RJ	**Date:** 05.11.2025
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4	ISSUED FOR SECTION 4.55	CY	05/11/2025

BICYCLE PARKING SCHEDULE

BASEMENT 1	
Market - 2.5m3 (Vertical bicycle storage)	7
Market - 3.5m3 (Vertical bicycle storage)	1
Market - 4.5m3 (Vertical bicycle storage)	60
Market - 4m3 (Vertical bicycle storage)	1
Market - 5.5m3 (Vertical bicycle storage)	29
Market - 6.5m3 (Vertical bicycle storage)	15
Social - 2.5m3 (Vertical bicycle storage)	18
Social - 2m3 (Vertical bicycle storage)	1
Social - 3.5m3 (Vertical bicycle storage)	4
Social - 4.5m3 (Vertical bicycle storage)	5
Social - 4m3 (Vertical bicycle storage)	11
Social - 5.5m3 (Vertical bicycle storage)	14
Townhouse - 5m3 (Vertical bicycle storage)	5
BASEMENT 2	
Social - 2.5m3 (Vertical bicycle storage)	53
Social - 2m3 (Vertical bicycle storage)	3
Social - 3.5m3 (Vertical bicycle storage)	16
Social - 4.5m3 (Vertical bicycle storage)	61
Social - 4m3 (Vertical bicycle storage)	48
Social - 5.5m3 (Vertical bicycle storage)	6
Social - 5m3 (Vertical bicycle storage)	20
Social - Double Tier Bike Rack (Horizontal bicycle parking)	114
SOCIAL GROUND FLOOR	
Social - Double Tier Bike Rack (Horizontal bicycle parking)	20
Social - Wall Mounted Bike Rack (Vertical bicycle parking)	7
Grand total: 452	519

PARKING SCHEDULE

PARKING TYPE	Quantity
BASEMENT 1	
5400x2400 Market Residential (Angle)	58
5400x2400 Market Residential (Tandem)	26
5400x2400 Social Residential (Angle)	35
5400x2400 Staff Parking(Angle)	3
5400x2400 Visiter (Angle)	6
5400x3800 Market Accessible (Angle, WS)	6
	134
BASEMENT 2	
5400x2400 Social Residential (Angle)	166
	166
MARKET TOWNHOUSES GROUND FLOOR	
5400mm x 2400mm	5
	5
Grand Total: 305	305

Basement 1
Area 6119m²
Total spaces inc. Shared spaces 134
Efficiency 45.6 m²/ space

Basement 2
Area 6119m²
Total spaces inc. Shared spaces 166
Efficiency 36.8 m²/space

Total Basement area: 12238m²
Total Efficiency rate: 40.7m²/space

Legend
Deep Soil



Scale 1:200
0 2m 4m 10m 20m

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Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
BASEMENT 2 PLAN

Document Control Status:
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DEVELOPMENT APPLICATION

Project Architect: CY
Drawn: DS
Design Associates: RB
Scale: 1 : 200 @ A1
Project Director: RJ
Date: 05.11.2025
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4	ISSUED FOR SECTION 4.55	CY	05/11/2025

BICYCLE PARKING SCHEDULE

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Market - 3.5m3 (Vertical bicycle storage)	1
Market - 4.5m3 (Vertical bicycle storage)	60
Market - 4m3 (Vertical bicycle storage)	1
Market - 5.5m3 (Vertical bicycle storage)	29
Market - 6.5m3 (Vertical bicycle storage)	15
Social - 2.5m3 (Vertical bicycle storage)	18
Social - 2m3 (Vertical bicycle storage)	1
Social - 3.5m3 (Vertical bicycle storage)	4
Social - 4.5m3 (Vertical bicycle storage)	5
Social - 4m3 (Vertical bicycle storage)	11
Social - 5.5m3 (Vertical bicycle storage)	14
Townhouse - 5m3 (Vertical bicycle storage)	5
BASEMENT 2	
Social - 2.5m3 (Vertical bicycle storage)	53
Social - 2m3 (Vertical bicycle storage)	3
Social - 3.5m3 (Vertical bicycle storage)	16
Social - 4.5m3 (Vertical bicycle storage)	61
Social - 4m3 (Vertical bicycle storage)	48
Social - 5.5m3 (Vertical bicycle storage)	6
Social - 5m3 (Vertical bicycle storage)	20
Social - Double Tier Bike Rack (Horizontal bicycle parking)	114
SOCIAL GROUND FLOOR	
Social - Double Tier Bike Rack (Horizontal bicycle parking)	20
Social - Wall Mounted Bike Rack (Vertical bicycle parking)	7
Grand total: 452	519

PARKING SCHEDULE

PARKING TYPE	Quantity
BASEMENT 1	
5400x2400 Market Residential (Angle)	58
5400x2400 Market Residential (Tandem)	26
5400x2400 Social Residential (Angle)	35
5400x2400 Staff Parking(Angle)	3
5400x2400 Visiter (Angle)	6
5400x3800 Market Accessible (Angle, WS)	6
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BASEMENT 2	
5400x2400 Social Residential (Angle)	166
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MARKET TOWNHOUSES GROUND FLOOR	
5400mm x 2400mm	5
	5
Grand Total: 305	305

Basement 1
Area 6119m²
Total spaces inc. Shared spaces 134
Efficiency 45.6 m²/ space

Basement 2
Area 6119m²
Total spaces inc. Shared spaces 166
Efficiency 36.8 m²/space

Total Basement area: 12238m²
Total Efficiency rate: 40.7m² /space

Legend
Deep Soil

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Drawing Title
BASEMENT 1 PLAN

Document Control Status:
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DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** 1 : 200 @ A1
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0 2m 4m 10m 20m

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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
GROUND FLOOR PLAN

Document Control Status:
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DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
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Drawing Number: A-DA-2100	**Revision:** 4

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1 GROUND FLOOR PLAN
SCALE 1 : 200

Scale 1:200
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Scale 1:200

0 2m 4m 10m 20m

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 1 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

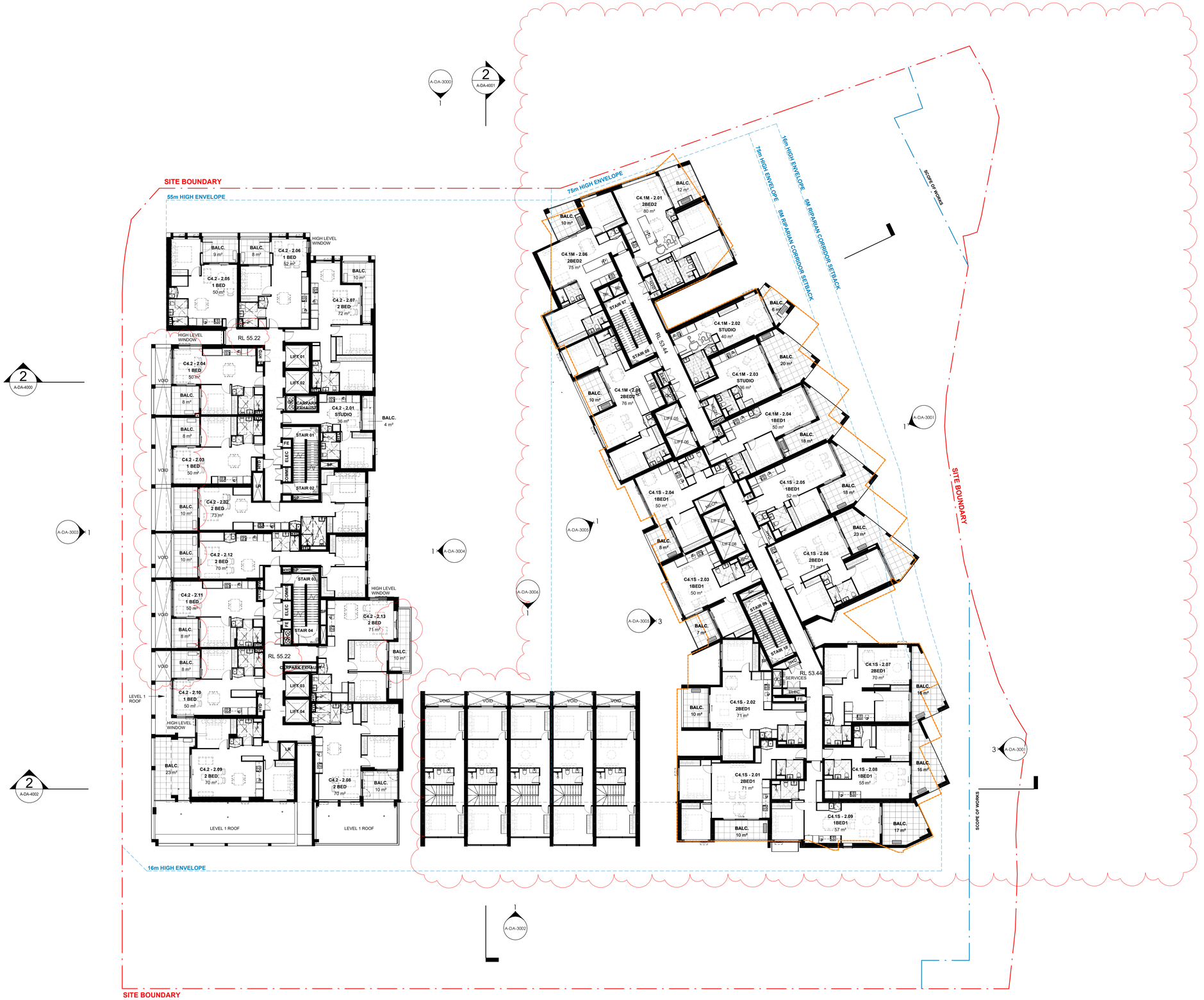
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1	For Development Application	AL	03.08.2021
2	For Development Application	AL	28.01.2022
3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05.11.2025



Scale 1:200

0 2m 4m 10m 20m

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

#HR-4EXMEW-01 20/11/2025

6.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Assessor Tracey Cools
Accreditation No. HERA 10033
Address Epping Road, Macquarie Park, NSW, 2113

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www.coxarchitecture.com.au

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

LEVEL 2 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2102	**Revision:** 4

PLOT STAMP DATE: 11/11/2025 6:24:33 PM

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3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05.11.2025

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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

Cox Architecture

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Client

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Project No. 220148.00

Project MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title LEVEL 3 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2103	**Revision:** 4

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Scale 1:200

0 2m 4m 10m 20m

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4	ISSUED FOR SECTION 4.55	CY	05.11.2025

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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Ramin Jahromi no. 10000

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Project No.
220148.00

Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 4 PLAN

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2104	**Revision:** 4

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Scale 1:200
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4	ISSUED FOR SECTION 4.55	CY	05.11.2025

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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Nominated Architects
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Ramin Jahromi no. 10000

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Project No.
220148.00

Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 5 PLAN

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2105	**Revision:** 4

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Scale 1:200
0 2m 4m 10m 20m

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4	ISSUED FOR SECTION 4.55	CY	05.11.2025

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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Nominated Architects
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Ramin Jahromi no. 10000

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Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 6 PLAN

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2106	**Revision:** 4

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Scale 1:200

0 2m 4m 10m 20m

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4	ISSUED FOR SECTION 4.55	CY	05.11.2025



Scale 1:200

0 2m 4m 10m 20m

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6.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Ramin Jahromi no. 10000

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Project No.
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Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 7 PLAN

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2107	**Revision:** 4

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4	ISSUED FOR SECTION 4.55	CY	05.11.2025

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Accreditation No. HERA10033
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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Nominated Architects
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Ramin Jahromi no. 10000

Client

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Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 8 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2108	**Revision:** 4

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4	ISSUED FOR SECTION 4.55	CY	05.11.2025

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7.0 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

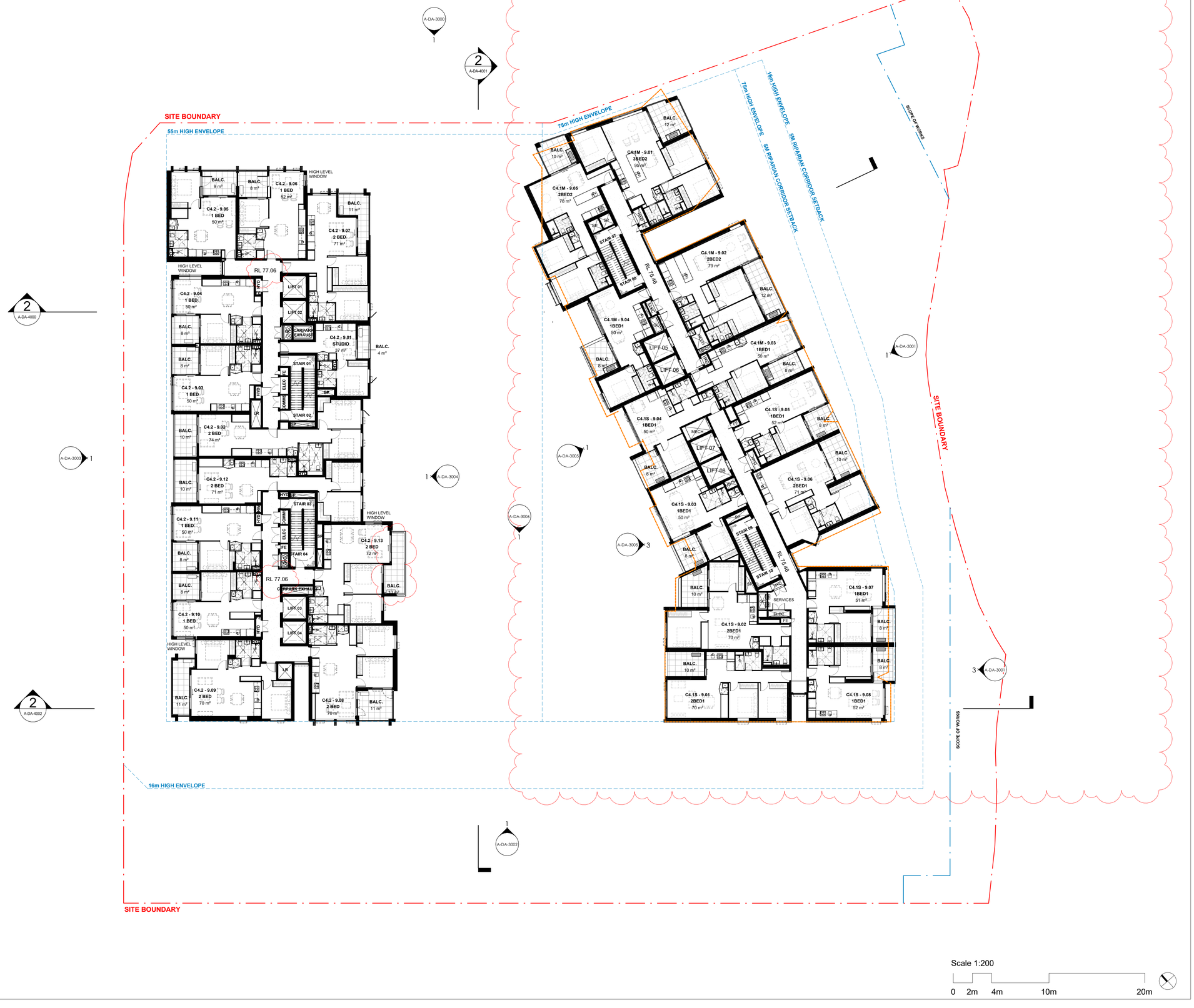
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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
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Ramin Jahromi no. 10000

Client

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Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 9 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2109	**Revision:** 4

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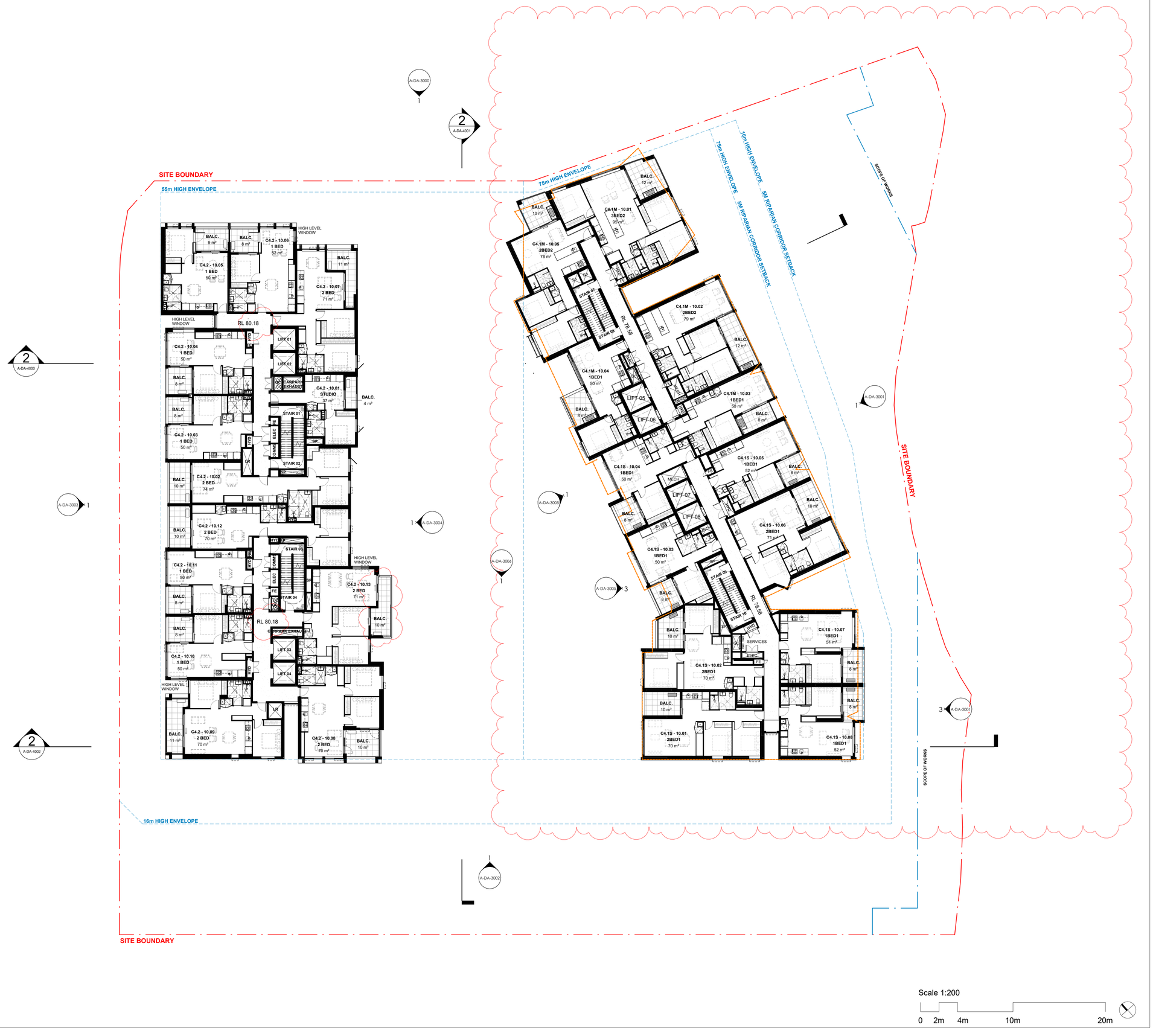
Rev	Description	By	Date
1	For Development Application	AL	03.08.2021
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3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05.11.2025

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Scale 1:200

0 2m 4m 10m 20m

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Nominated Architects
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Ramin Jahromi no. 10000

Client

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Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 10 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

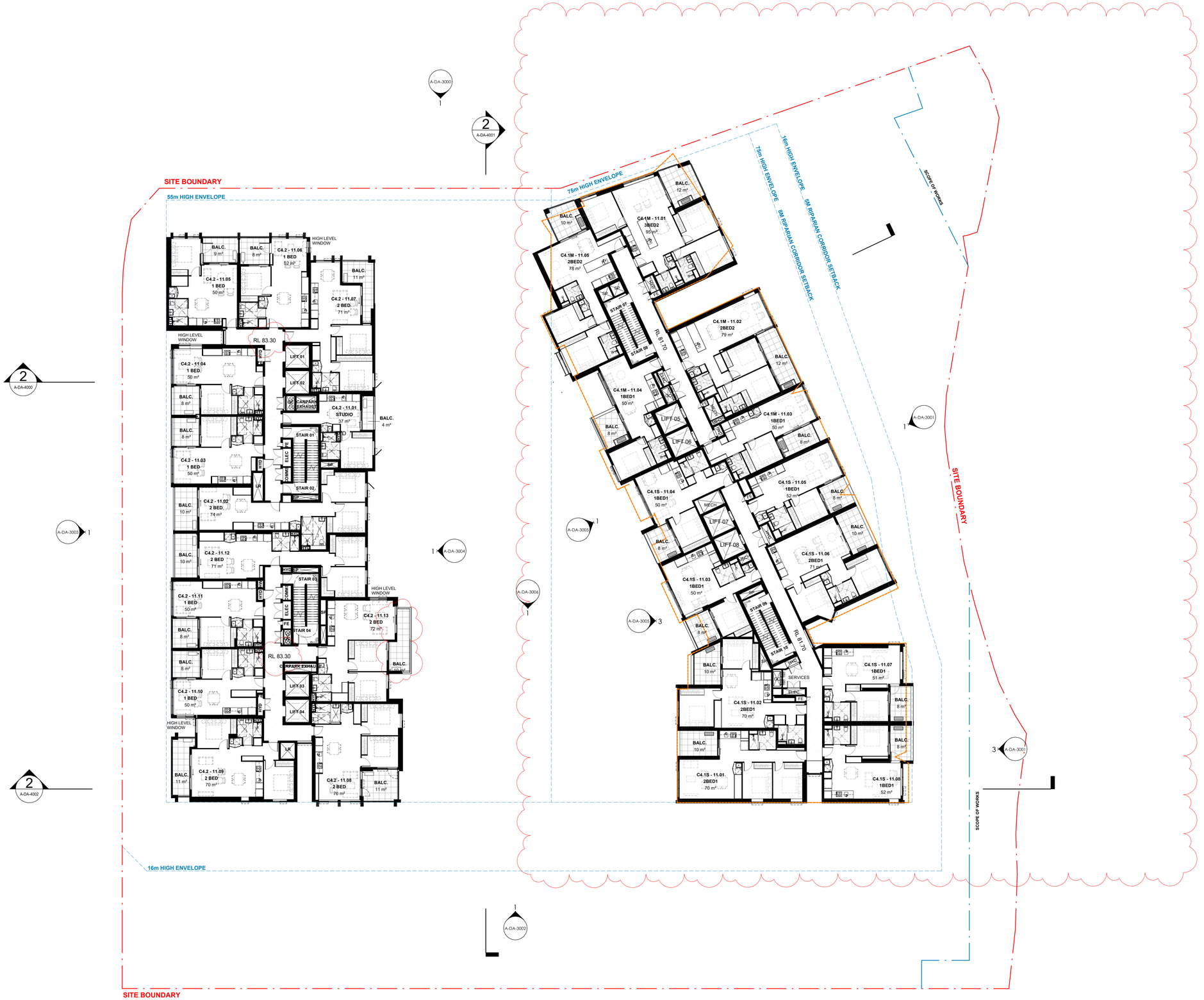
Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2110	**Revision:** 4

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Scale 1:200

0 2m 4m 10m 20m

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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

Cox Architecture

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Nominated Architects
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Ramin Jahromi no. 10000

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Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 11 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2111	**Revision:** 4

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4	ISSUED FOR SECTION 4.55	CY	05.11.2025

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http://www.hero-software.com.au/pdf/HR-4EXMEW-01

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Assessor Tracey Cools
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SITE BOUNDARY
55m HIGH ENVELOPE
75m HIGH ENVELOPE
16m HIGH ENVELOPE
8M RIPARIAN CORRIDOR SETBACK
5M RIPARIAN CORRIDOR SETBACK
SCOPE OF WORKS
RL 86.42
RL 84.82
RL 84.92
HIGH LEVEL WINDOW
CARPARK EXHAUST
SERVICES
MECH
ELEC
HYD
SP
LIFT 01
LIFT 02
LIFT 03
LIFT 04
LIFT 05
LIFT 06
LIFT 07
LIFT 08
STAIR 01
STAIR 02
STAIR 03
STAIR 04
STAIR 07
STAIR 08
STAIR 09
STAIR 10
LR
C4.2 - 12.01 STUDIO 37 m²
C4.2 - 12.02 2 BED 74 m²
C4.2 - 12.03 1 BED 50 m²
C4.2 - 12.04 1 BED 50 m²
C4.2 - 12.05 1 BED 50 m²
C4.2 - 12.06 1 BED 52 m²
C4.2 - 12.07 2 BED 71 m²
C4.2 - 12.08 2 BED 70 m²
C4.2 - 12.09 2 BED 70 m²
C4.2 - 12.10 1 BED 50 m²
C4.2 - 12.11 1 BED 50 m²
C4.2 - 12.12 2 BED 70 m²
C4.2 - 12.13 2 BED 71 m²
C4.1M - 12.01 3BED2 95 m²
C4.1M - 12.02 2BED2 79 m²
C4.1M - 12.03 1BED1 50 m²
C4.1M - 12.04 1BED1 50 m²
C4.1M - 12.05 2BED2 78 m²
C4.1S - 12.01 2BED1 70 m²
C4.1S - 12.02 2BED1 70 m²
C4.1S - 12.03 1BED1 50 m²
C4.1S - 12.04 1BED1 50 m²
C4.1S - 12.05 1BED1 52 m²
C4.1S - 12.06 2BED1 71 m²
C4.1S - 12.07 1BED1 51 m²
C4.1S - 12.08 1BED1 52 m²
BALC. 4 m²
BALC. 8 m²
BALC. 9 m²
BALC. 10 m²
BALC. 11 m²
BALC. 12 m²
A-DA-3000 1
A-DA-3001 1
A-DA-3002 1
A-DA-3003 1
A-DA-3003 3
A-DA-3004 1
A-DA-3006 1
A-DA-4000 2
A-DA-4001 2
A-DA-4002 2
A-DA-3001 3

Scale 1:200
0 2m 4m 10m 20m

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Nominated Architects
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Ramin Jahromi no. 10000

Client
FRASERS PROPERTY

Project No.
220148.00

Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 12 PLAN

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

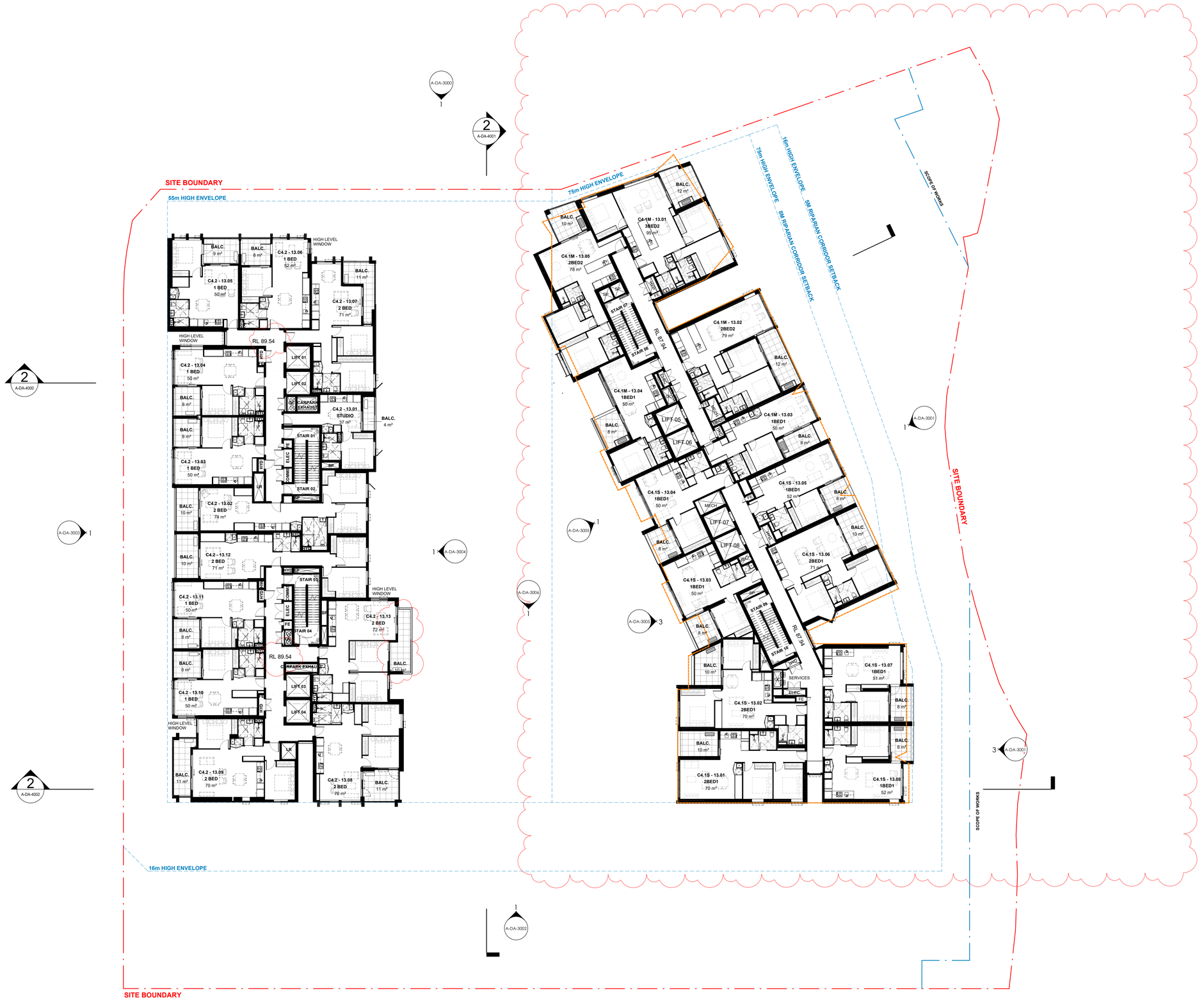
Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2112	**Revision:** 4

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2	For Development Application	AL	28.01.2022
3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05.11.2025



Scale 1:200

0 2m 4m 10m 20m

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

#HR-4EXMEW-01 20/11/2025

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Assessor Tracey Cools
Accreditation No. HERA 10033
Address Epping Road, Macquarie Park, NSW, 2113

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0006177800 21 Nov 2025

7.0 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

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Client

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Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 13 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2113	**Revision:** 4

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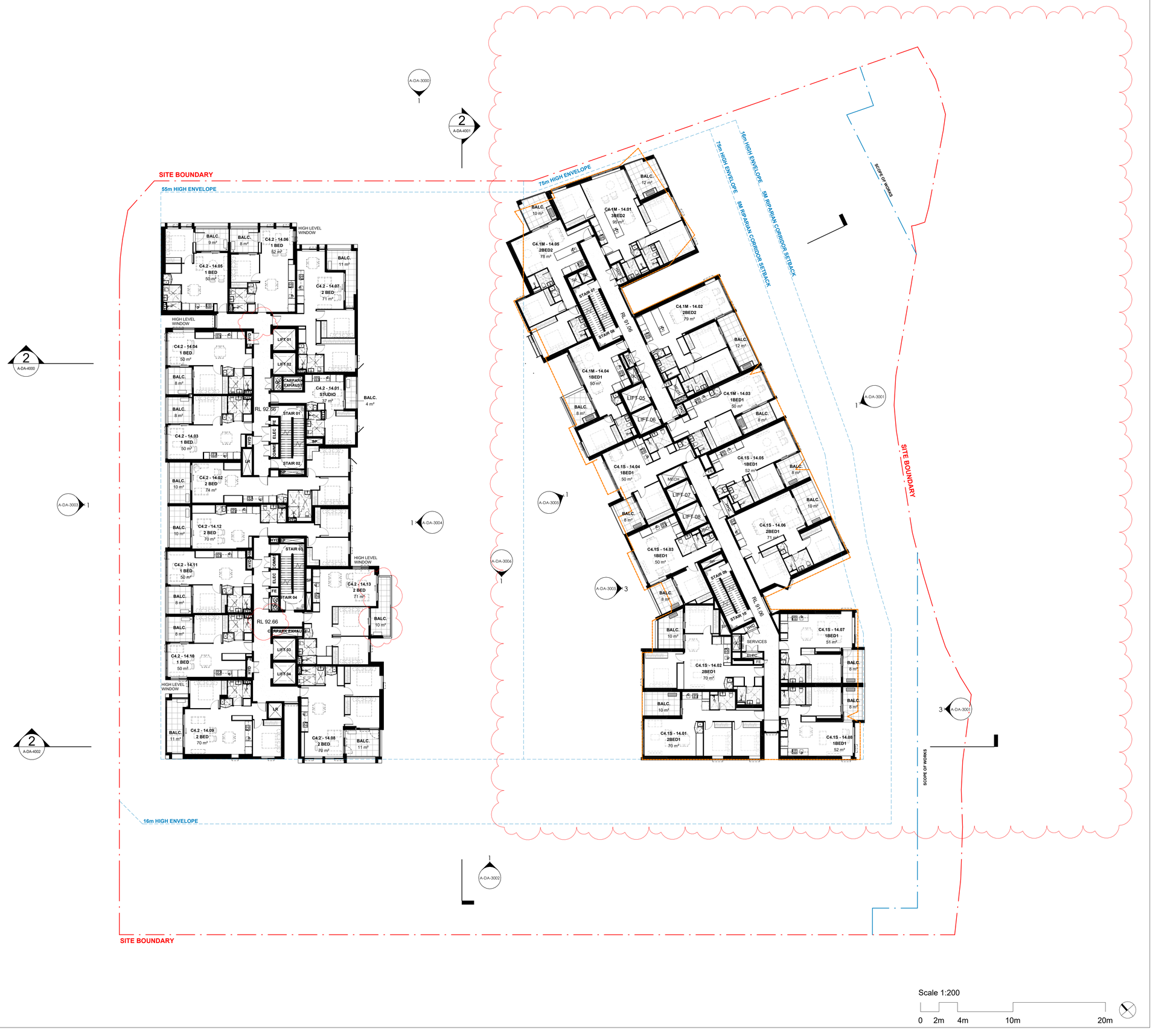
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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Project No.

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Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 14 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2114	**Revision:** 4

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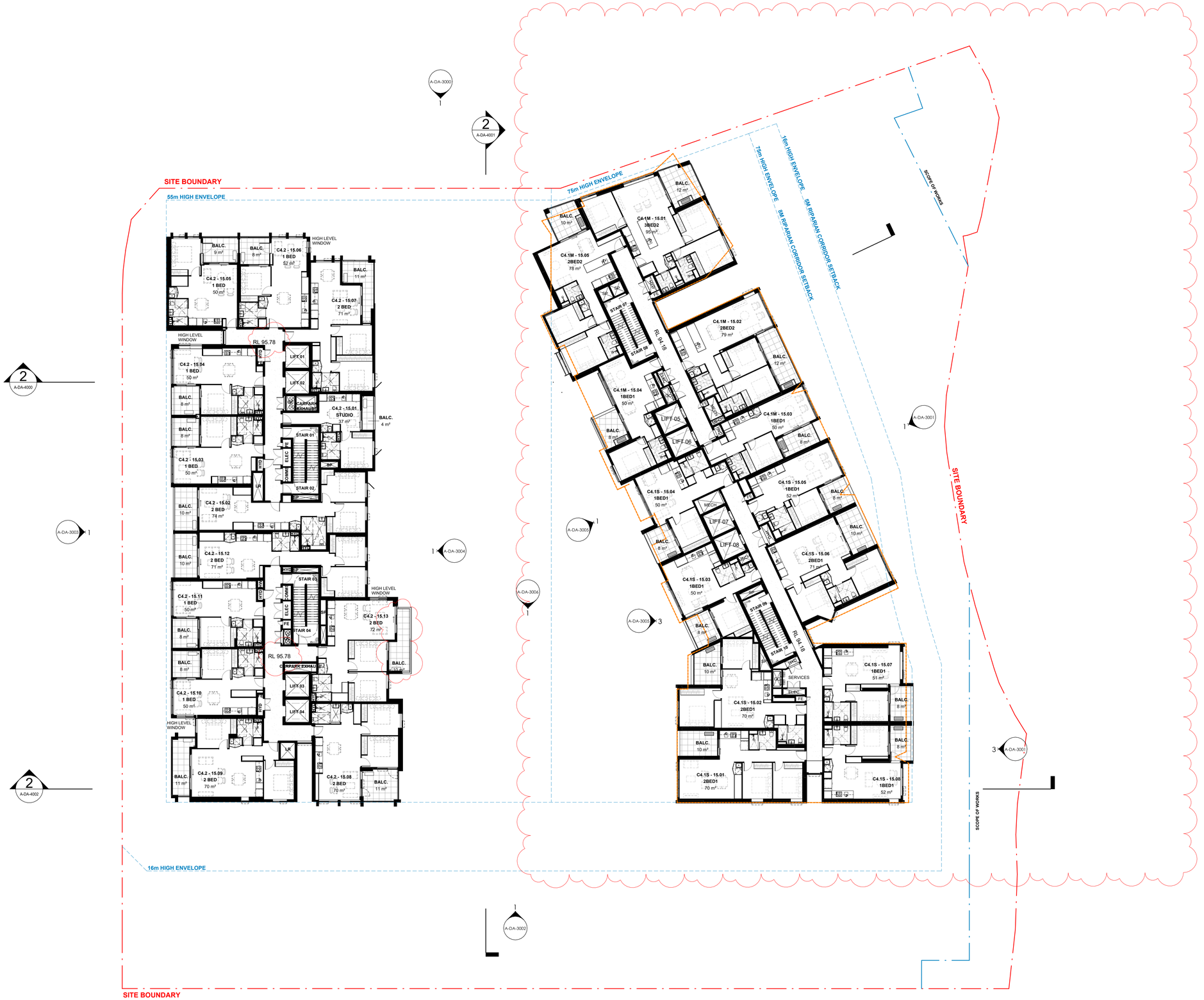
Scale 1:200

0 2m 4m 10m 20m

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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

Scale 1:200

0 2m 4m 10m 20m

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Ramin Jahromi no. 10000

Client
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Project No.
220148.00

Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 15 PLAN

Document Control Status:
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DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Ramin Jahromi no. 10000

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Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 16 PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2116	**Revision:** 4

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4	ISSUED FOR SECTION 4.55	CY	05.11.2025

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SITE BOUNDARY
55m HIGH ENVELOPE
75m HIGH ENVELOPE
16m HIGH ENVELOPE
8M RIPARIAN CORRIDOR SETBACK
SCOPE OF WORKS
PV LAYOUT INDICATIVE, REQUIRING FURTHER COORDINATION.
PV PANELS
LIFT OVERRUN
CPE/LDE
WASTE EXHAUST
STAIR PRESS PLANT
STAIR RELIEF PLANT, PV ABOVE
SOCIAL TOWER C4.2
STAIR RELIEF
HEAT PUMPS, PV ABOVE
LIFT 09
HOT WATER PLANT, PV ABOVE
CPE
800
C4.1M - 17.01 3BED2 99 m²
C4.1M - 17.05 2BED2 78 m²
C4.1M - 17.02 2BED2 79 m²
C4.1M - 17.04 1BED1 50 m²
C4.1M - 17.03 1BED1 50 m²
C4.1S - 17.04 1BED1 50 m²
C4.1S - 17.05 1BED1 52 m²
C4.1S - 17.03 1BED1 50 m²
C4.1S - 17.06 2BED1 71 m²
C4.1S - 17.07 1BED1 51 m²
C4.1S - 17.02 2BED1 70 m²
C4.1S - 17.01 2BED1 70 m²
C4.1S - 17.08 1BED1 52 m²
BALC. 12 m²
BALC. 10 m²
BALC. 8 m²
LIFT 05
LIFT 06
LIFT 07
LIFT 08
STAIR 07
STAIR 08
STAIR 09
STAIR 10
RL 100.42
SERVICES
MECH
ELEC
Scale 1:200
0 2m 4m 10m 20m

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Ramin Jahromi no. 10000

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Project No.

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Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 17 PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2117	**Revision:** 4

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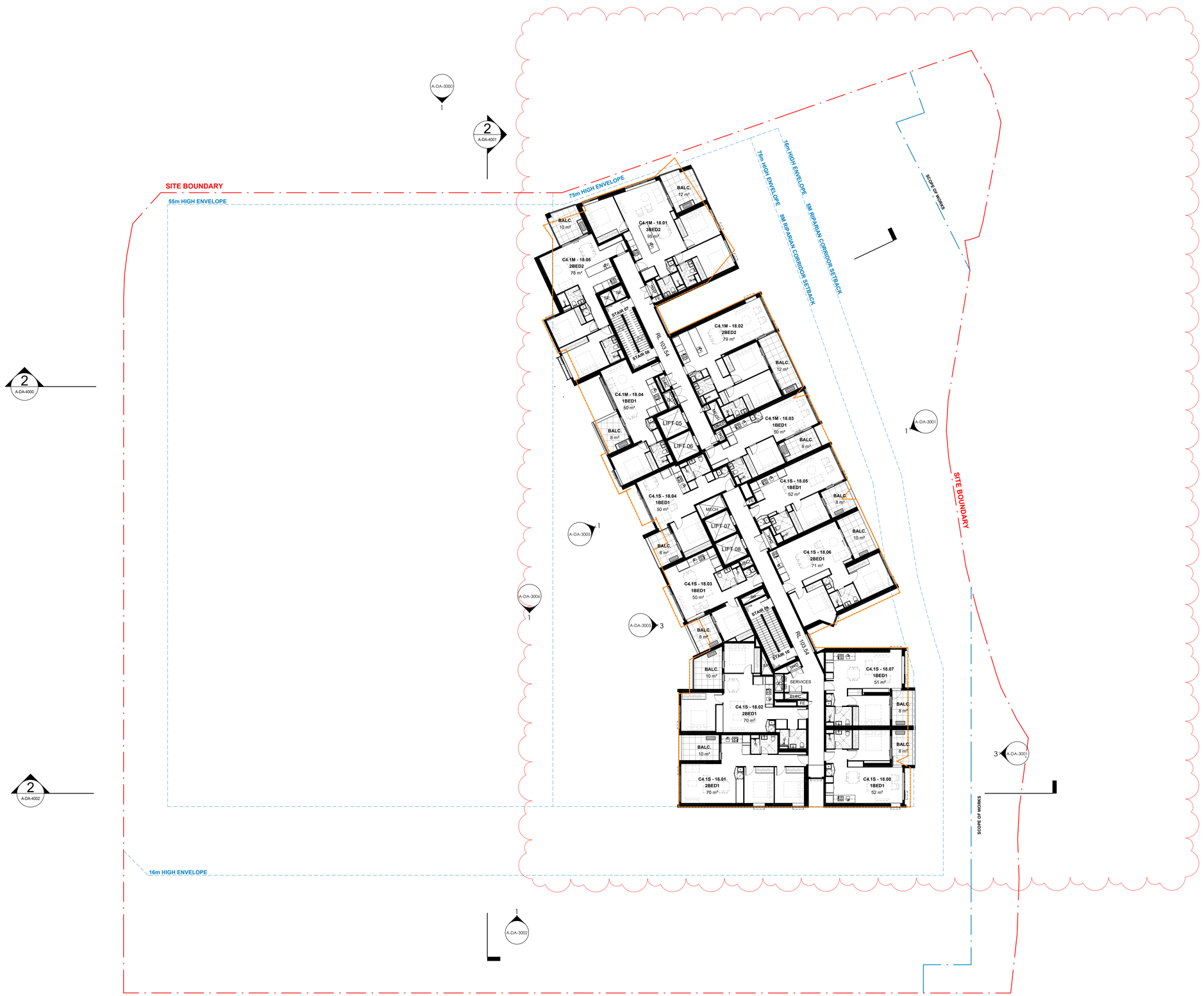
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Scale 1:200

0 2m 4m 10m 20m

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Ramin Jahromi no. 10000

Client

FRASERS PROPERTY

Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

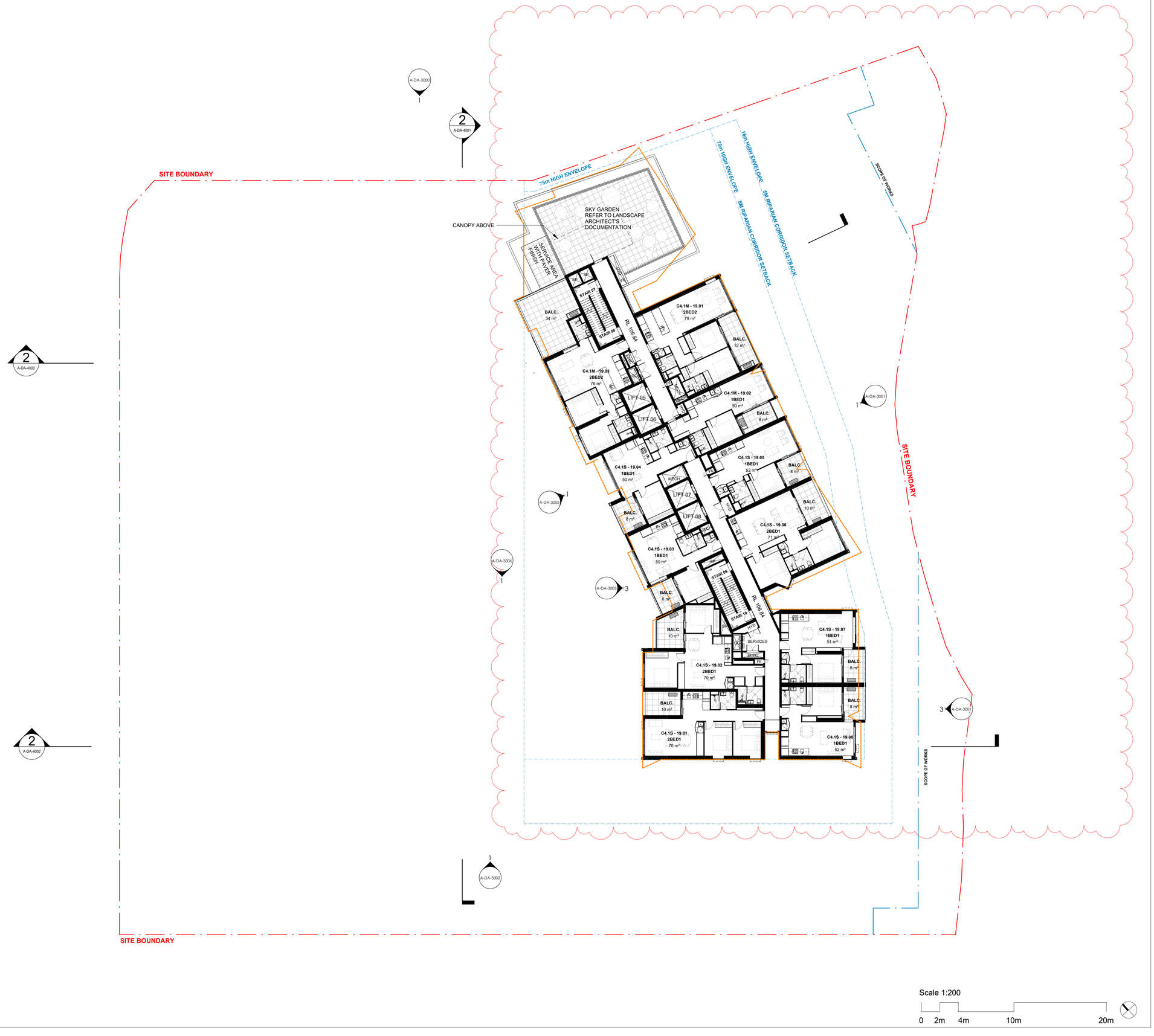
LEVEL 18 PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
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- ADAPTABLE UNIT

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Ramin Jahromi no. 10000

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Client
FRASERS PROPERTY

Project No.
220148.00

Project
MIDTOWN - LOT C4

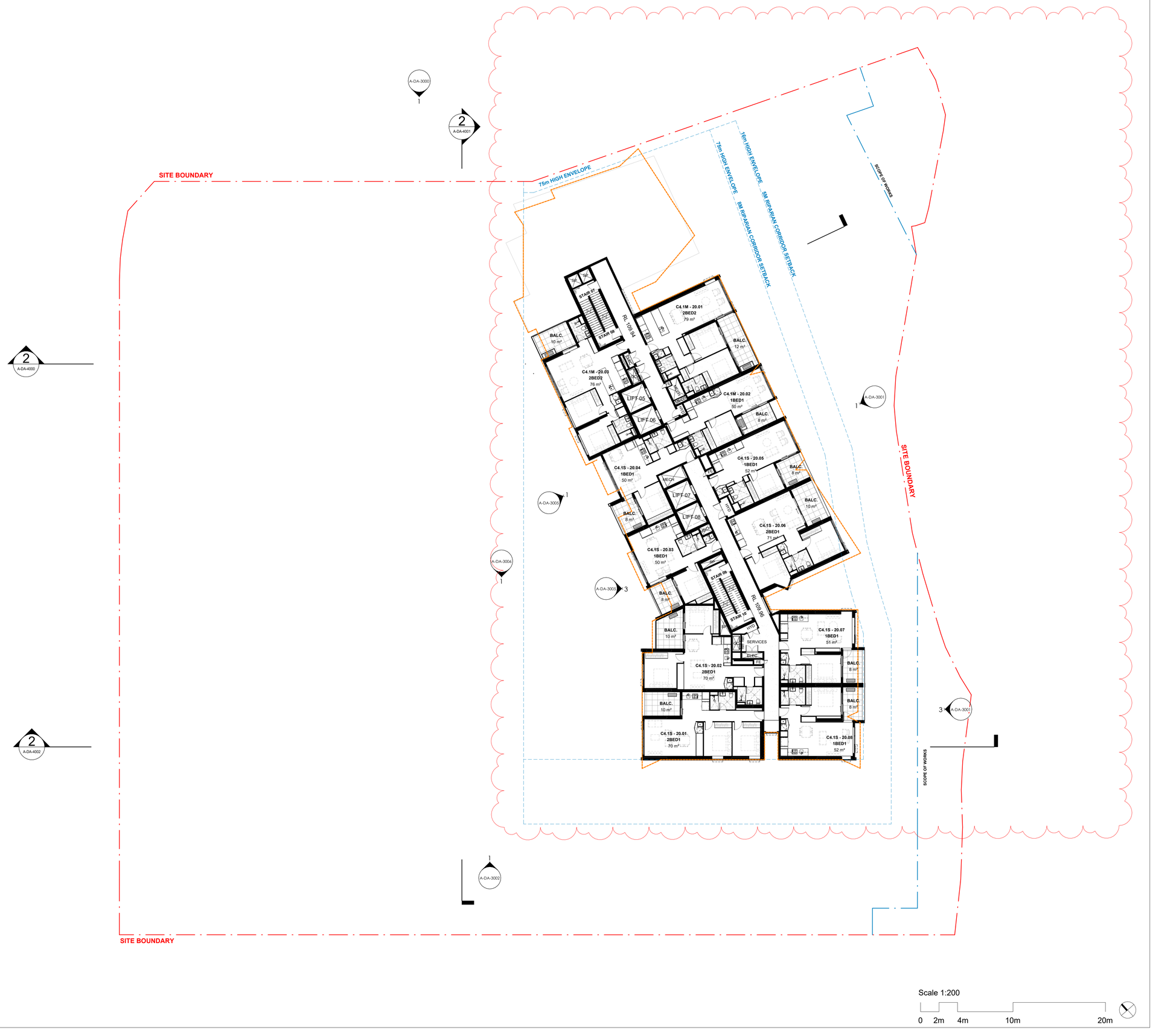
EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 19 PLAN

Document Control Status:
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DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
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LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Ramin Jahromi no. 10000

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Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 20 PLAN

Document Control Status:

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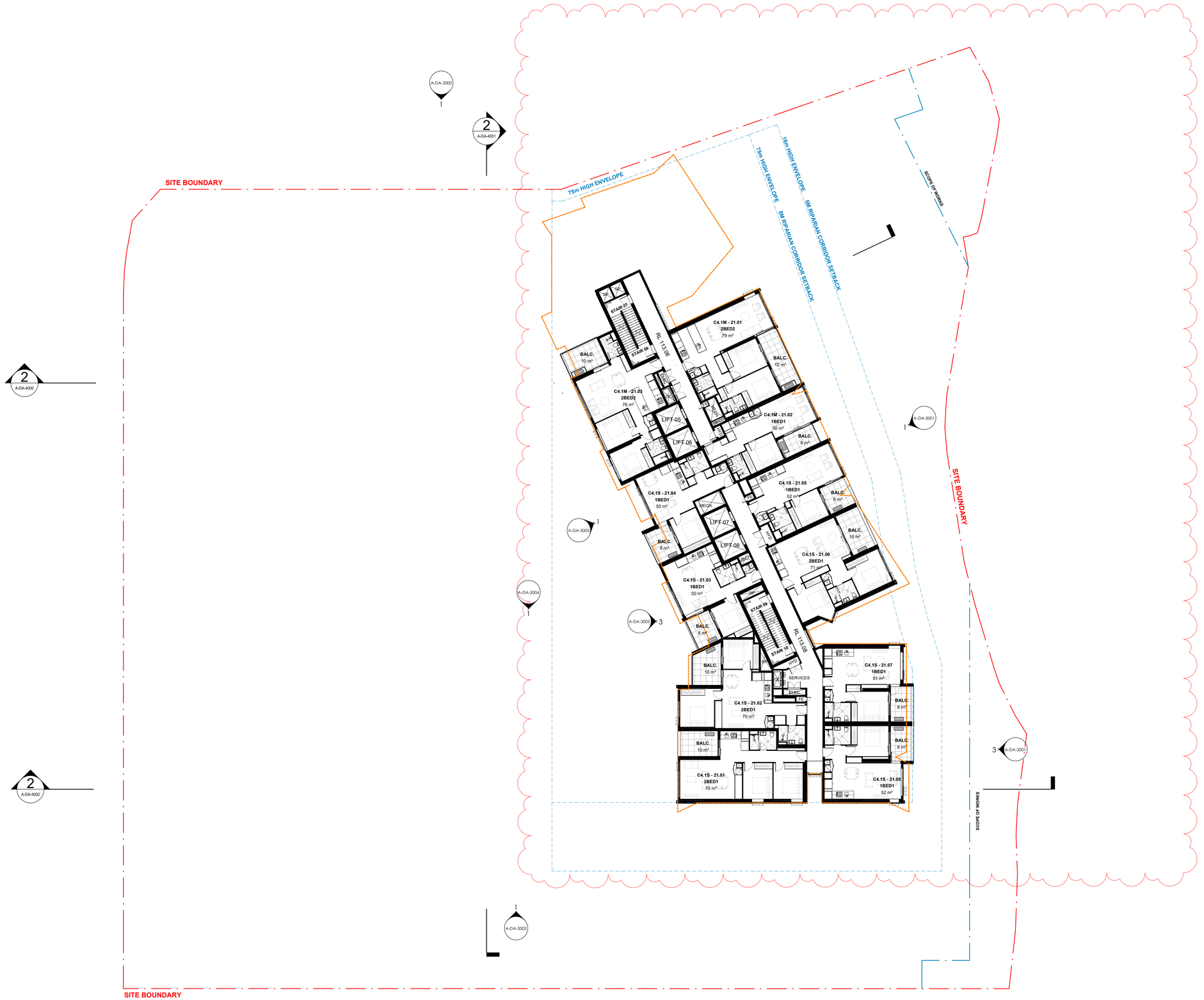
Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
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4	ISSUED FOR SECTION 4.55	CY	05.11.2025



Scale 1:200

0 2m 4m 10m 20m





LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Ramin Jahromi no. 10000

Client

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Project No.

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Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 21 PLAN

Document Control Status:

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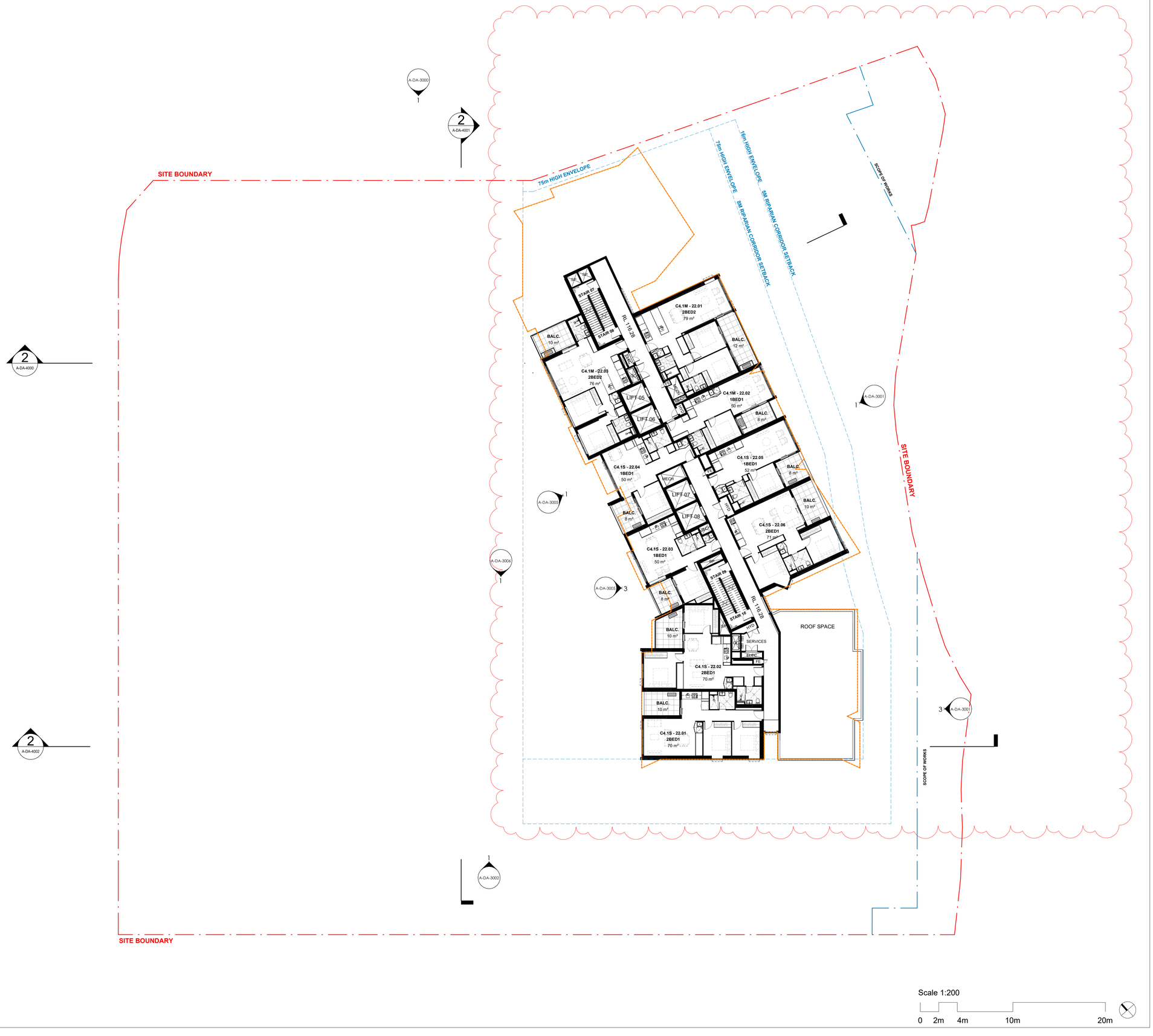
Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2121	**Revision:** 4

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Scale 1:200

0 2m 4m 10m 20m





LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

LEVEL 22 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
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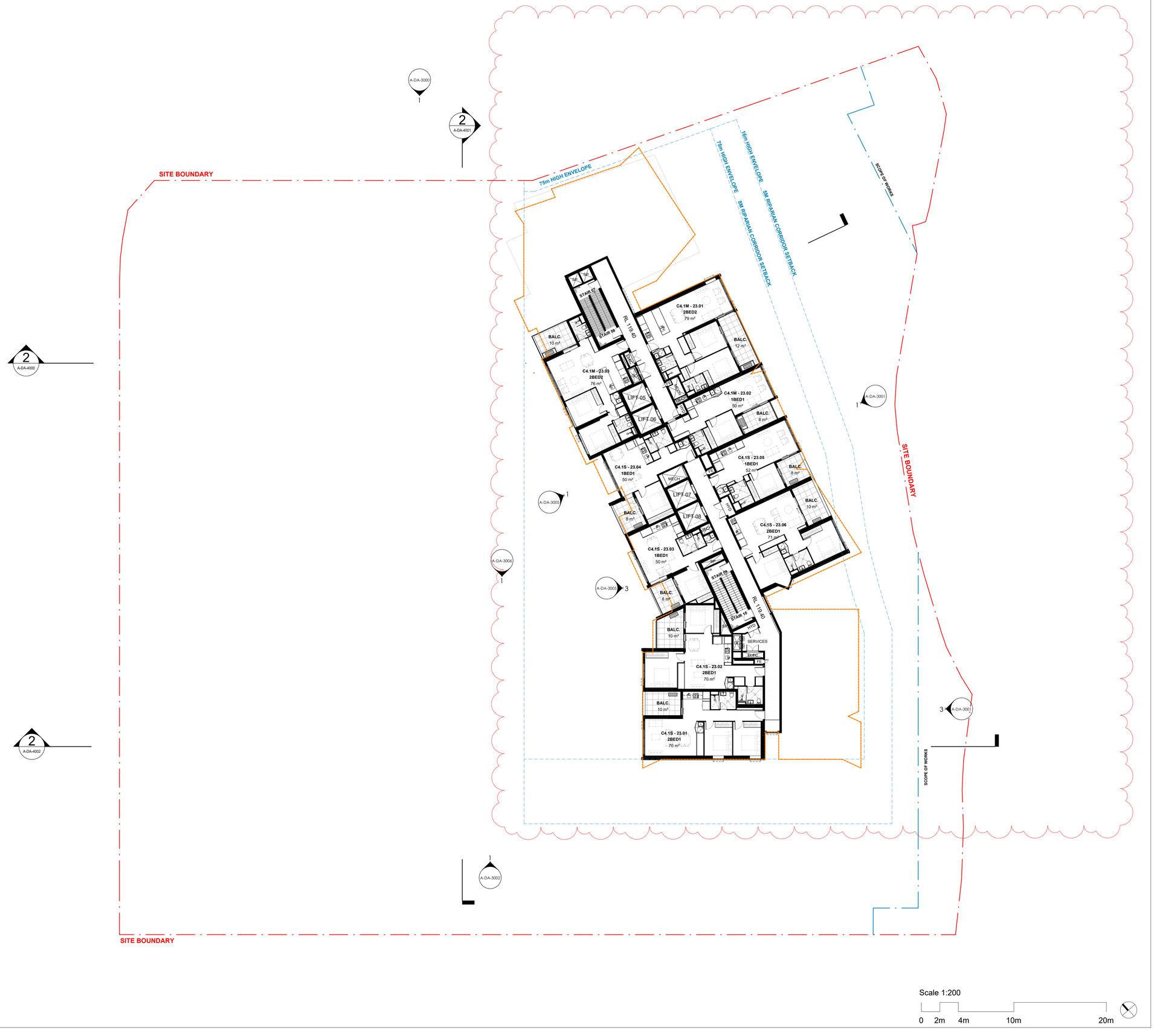
Rev	Description	By	Date
1	For Development Application	AL	03.08.2021
2	For Development Application	AL	28.01.2022
3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05.11.2025

6.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

#HR-4EXMEW-01 20/11/2025
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Accreditation No. HERA 10033
Address Epping Road, Macquarie Park, NSW, 2113
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7.0 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

0006177800 21 Nov 2025
Assessor Tracey Cools
Accreditation No. HERA10033
Address Midtown - Lot C4, Macquarie Park, NSW, 2113
hstar.com.au



Scale 1:200

0 2m 4m 10m 20m

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

Cox Architecture

70 George Street,
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www.coxarchitecture.com.au

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

LEVEL 23 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2123	**Revision:** 4

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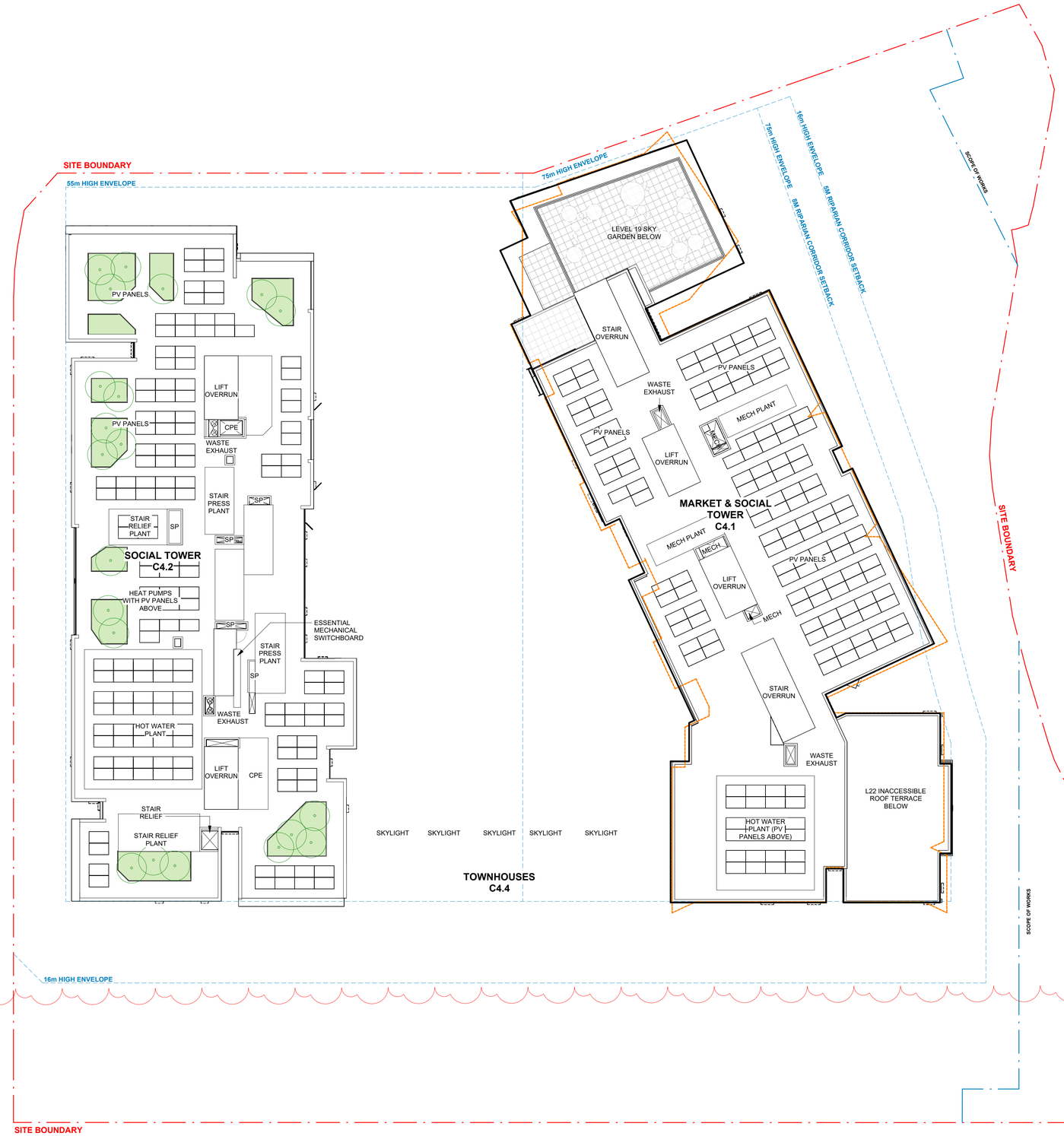
Rev	Description	By	Date
1	For Development Application	AL	03.08.2021
2	For Development Application	AL	28.01.2022
3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05.11.2025

6.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

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Accreditation No. HERA10033
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Scale 1:200

0 2m 4m 10m 20m

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION ZONE
- PREVIOUS BUILDING OUTLINE
- LIVABLE HOUSING DESIGN
- ADAPTABLE UNIT

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Nominated Architects
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Ramin Jahromi no. 10000

Client FRASERS PROPERTY

Project No. 220148.00

Project MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title ROOF PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** DS
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-2124	**Revision:** 4

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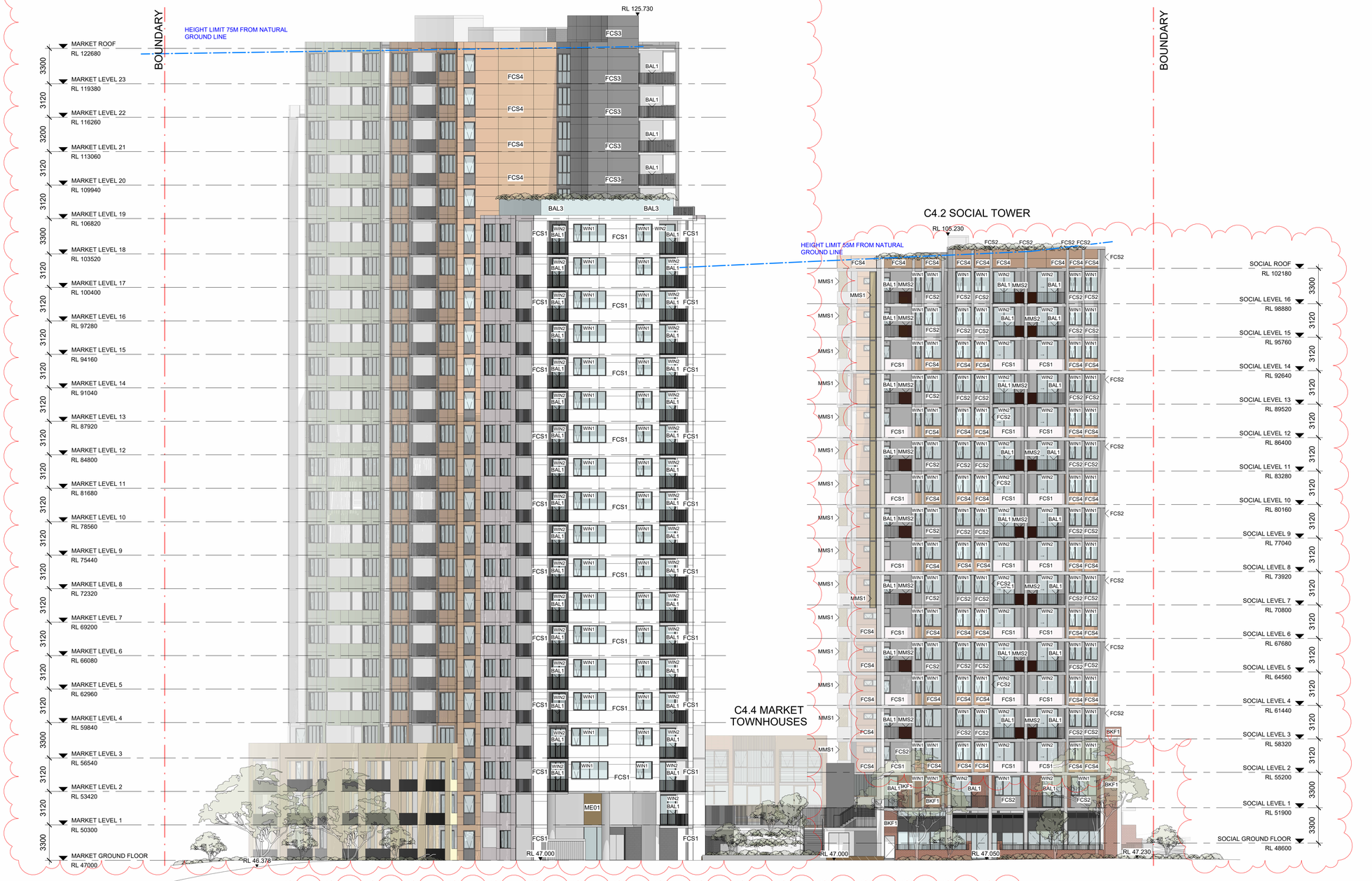
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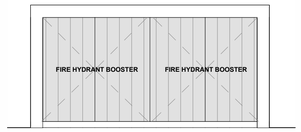
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3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05/11/2025

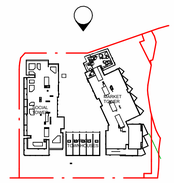
C4.1 MARKET & SOCIAL TOWER

C4.2 SOCIAL TOWER





2 ELEVATION FIRE BRIGADE BOOSTER ASSEMBLY
SCALE 1 : 50





BKF1 Brickwork: Face Bricks
BKF2 Brickwork: Face Bricks
BKF3 Brickwork: Stacked Bricks
AFK Indicative Public Art Feature - Subject to Future Details
FCS1 Fibre Cement Cladding Colour: White
FCS2 Fibre Cement Cladding Colour: Light Grey
FCS3 Fibre Cement Cladding Colour: Black
FCS4 Fibre Cement Cladding Colour: Brown
FCS5 Fibre Cement Cladding Colour: Green

LV01 Vertical Metal Louvres Colour: Brown
LVO2 Horizontal Metal Louvres Colour: Brown
LVO3 Vertical Metal Louvres Colour: Black
MMS1 Perforated Metal Colour: TBC
MMS2 Perforated Metal Colour: Black
ME01 Metal Cladding Colour: Brown
ME02 Metal Batten Cladding Colour: Brown
BAL1, WIN1, WIN2, WIN3 LGS MV01 Powdercoat Finish Colour: Black
BAL2, WIN4, WIN5, WIN6 Powdercoat Finish Colour: Brown
BAL3 Glass Balustrade

Scale 1:200
0 2m 4m 10m 20m

#HR-4EXMEW-01 20/11/2025
6.7 Average star rating
Assessor Tracey Cools
Accreditation No. HERA 10033
Address Epping Road, Macquarie Park NSW, 2113
http://www.hero-software.com.au/pdf/HR-4EXMEW-01

0006177800 21 Nov 2025
7.0 Average star rating
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Accreditation No. HERA10033
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hstar.com.au

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Nominated Architects
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Ramin Jahromi no. 10000

Client
FRASERS PROPERTY

Project No.
220148.00

Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
NORTH ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

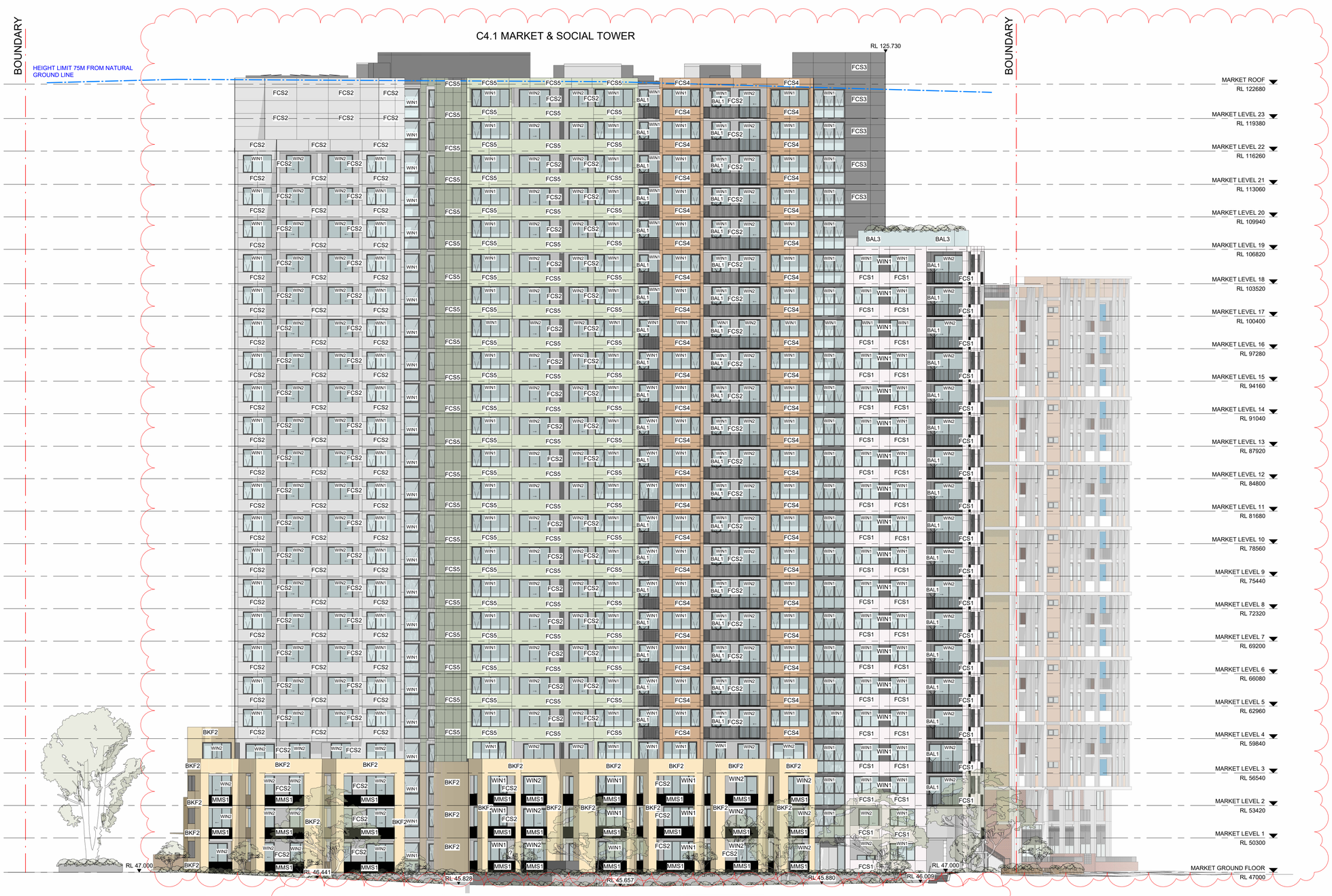
Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-3000	**Revision:** 4

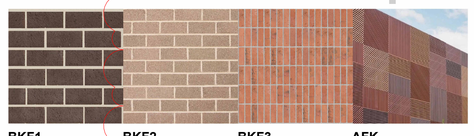
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3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05.11.2025





BKF1 Brickwork: Face Bricks

BKF2 Brickwork: Face Bricks

BKF3 Brickwork: Stacked Bricks

AFK Indicative Public Art Feature - Subject to Future Details

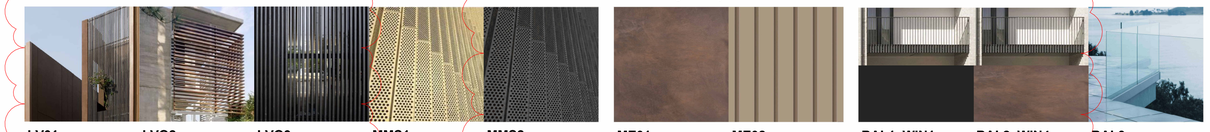
FCS1 Fibre Cement Cladding Colour: White

FCS2 Fibre Cement Cladding Colour: Light Grey

FCS3 Fibre Cement Cladding Colour: Black

FCS4 Fibre Cement Cladding Colour: Brown

FCS5 Fibre Cement Cladding Colour: Green



LV01 Vertical Metal Louvres Colour: Brown

LVO2 Horizontal Metal Louvres Colour: Brown

LVO3 Vertical Metal Louvres Colour: Black

MMS1 Perforated Metal Colour: TBC

MMS2 Perforated Metal Colour: Black

ME01 Metal Cladding Colour: Brown

ME02 Metal Batten Cladding Colour: Brown

BAL1, WIN1, WIN2, WIN3 LGS MV01 Powdercoat Finish Colour: Black

BAL2, WIN4, WIN5, WIN6 Powdercoat Finish Colour: Brown

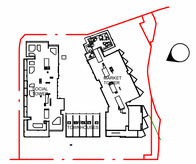
BAL3 Glass Balustrade

Scale 1:200

0 2m 4m 10m 20m

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6.7 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
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7.0 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
Assessor Tracey Cools
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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

EAST ELEVATION

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

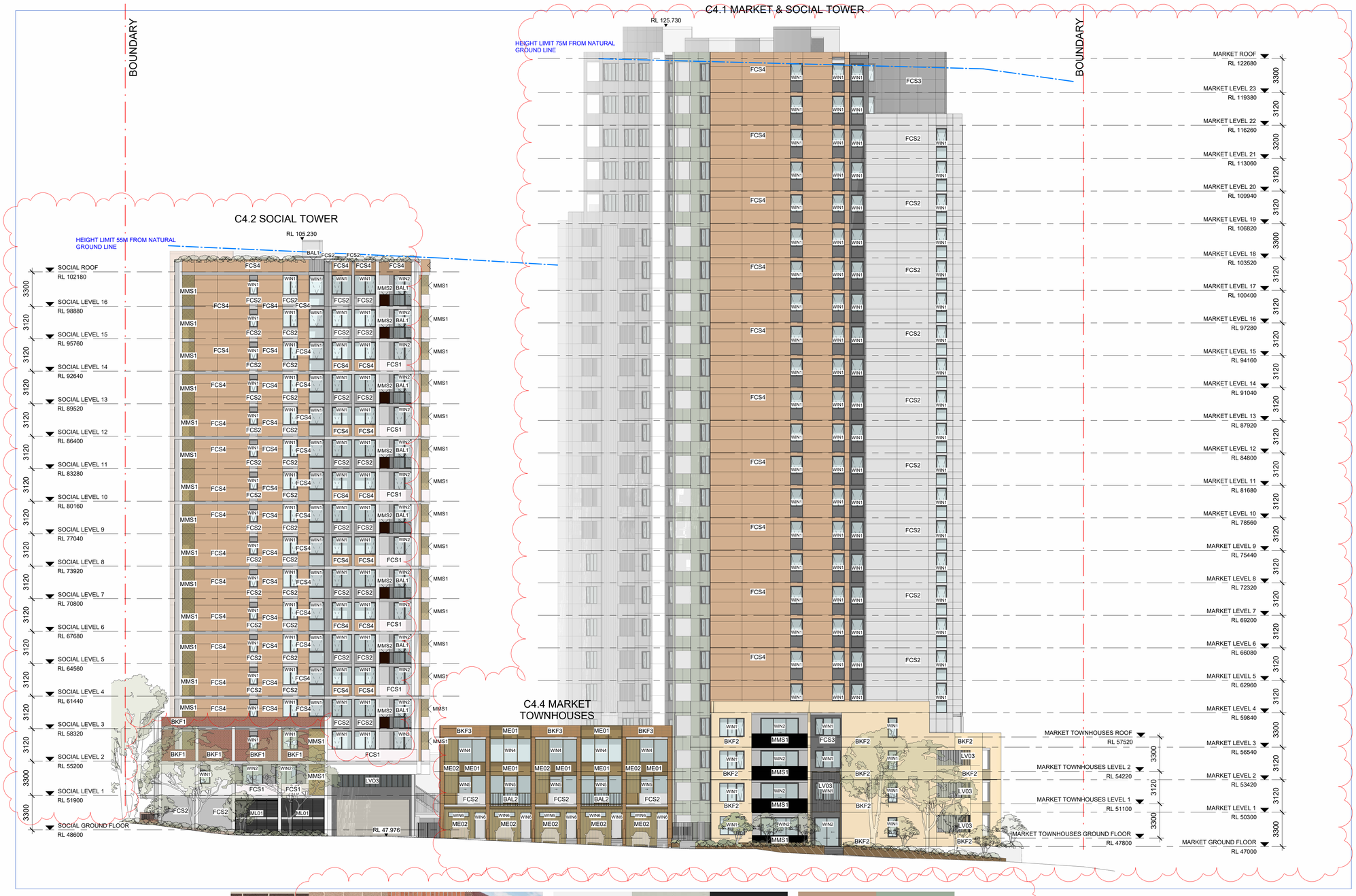
Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-3001	**Revision:** 4

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2	For Development Application	AL	28.01.2022
3	For Development Application	AL	22.08.2022
4	ISSUED FOR SECTION 4.55	BW	24.08.2023
5	ISSUED FOR SECTION 4.55	CY	05/11/2025



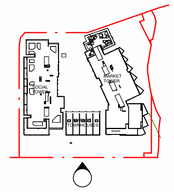
BKF1 Brickwork: Face Bricks
BKF2 Brickwork: Face Bricks
BKF3 Brickwork: Stacked Bricks
AFK Indicative Public Art Feature - Subject to Future Details
FCS1 Fibre Cement Cladding Colour: White
FCS2 Fibre Cement Cladding Colour: Light Grey
FCS3 Fibre Cement Cladding Colour: Black
FCS4 Fibre Cement Cladding Colour: Brown
FCS5 Fibre Cement Cladding Colour: Green

LV01 Vertical Metal Louvres Colour: Brown
LVO2 Horizontal Metal Louvres Colour: Brown
LVO3 Vertical Metal Louvres Colour: Black
MMS1 Perforated Metal Colour: TBC
MMS2 Perforated Metal Colour: Black
ME01 Metal Cladding Colour: Brown
ME02 Metal Batten Cladding Colour: Brown
BAL1, WIN1, WIN2, WIN3 LGS MV01 Powdercoat Finish Colour: Black
BAL2, WIN4, WIN5, WIN6 Powdercoat Finish Colour: Brown
BAL3 Glass Balustrade

Scale 1:200
0 2m 4m 10m 20m

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Nominated Architects
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Ramin Jahromi no. 10000

COX

Client
FRASERS PROPERTY

Project No.
220148.00

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

Drawing Title
SOUTH ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

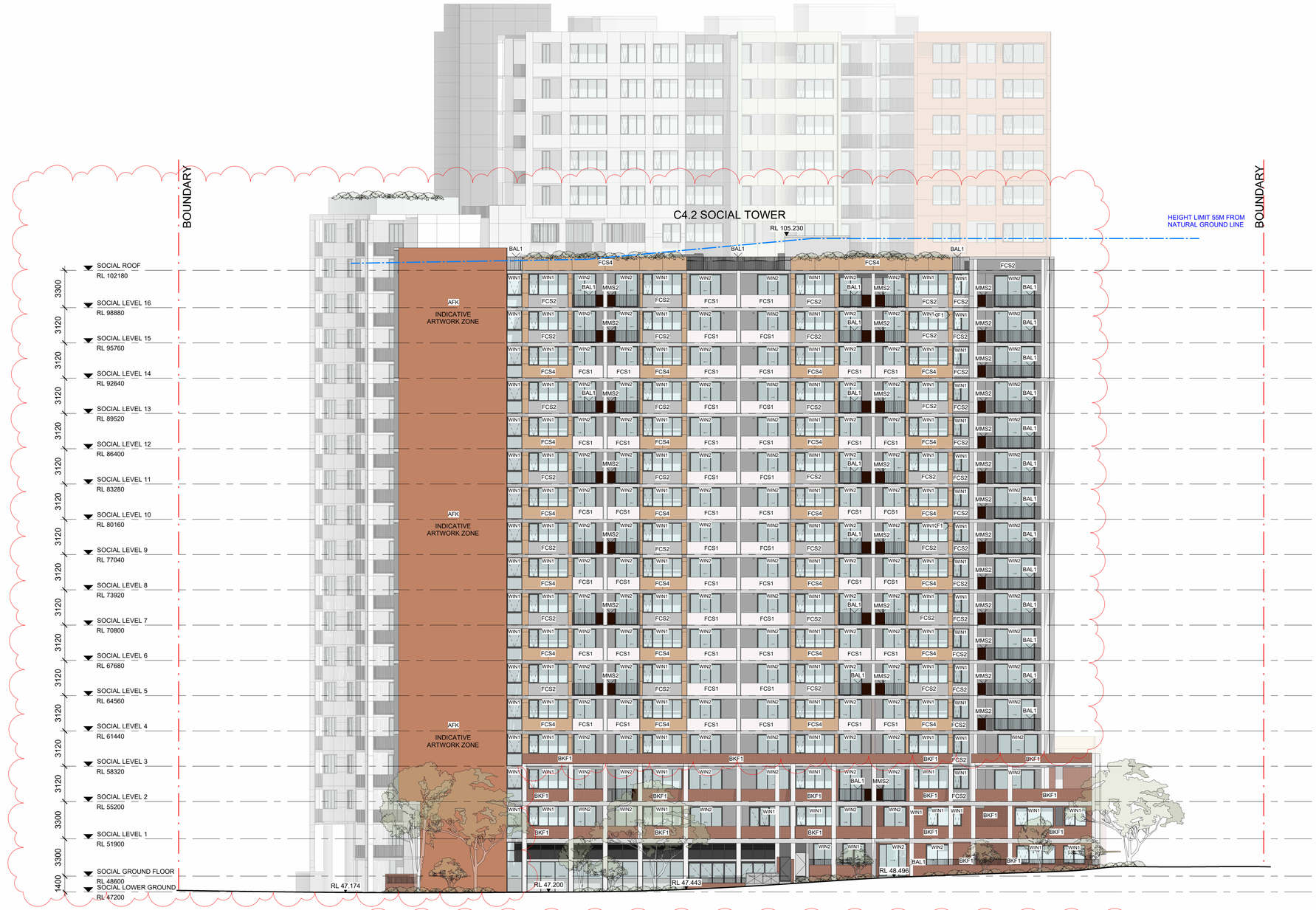
Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-3002	**Revision:** 5

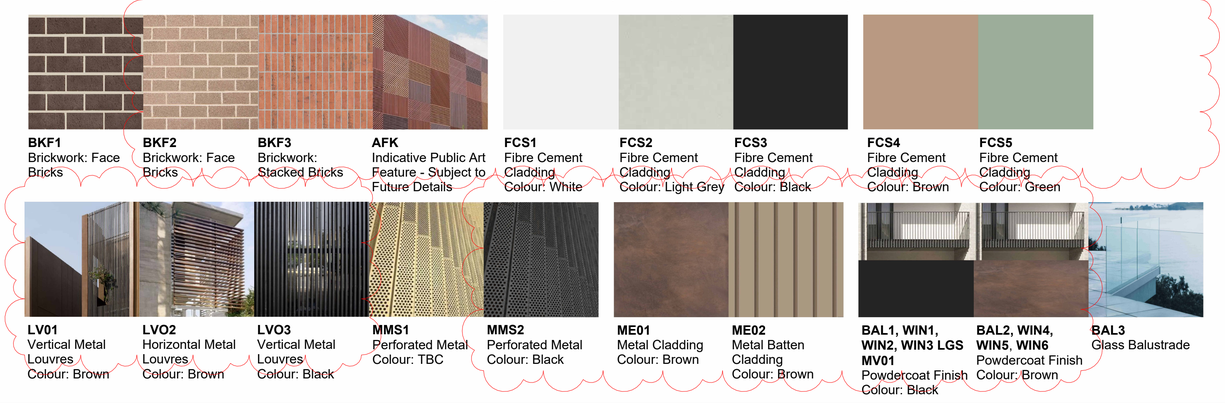
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4	ISSUED FOR SECTION 4.55	CY	05/11/2025





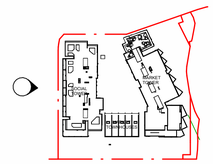
BKF1 Brickwork: Face Bricks
BKF2 Brickwork: Face Bricks
BKF3 Brickwork: Stacked Bricks
AFK Indicative Public Art Feature - Subject to Future Details
FCS1 Fibre Cement Cladding Colour: White
FCS2 Fibre Cement Cladding Colour: Light Grey
FCS3 Fibre Cement Cladding Colour: Black
FCS4 Fibre Cement Cladding Colour: Brown
FCS5 Fibre Cement Cladding Colour: Green

LV01 Vertical Metal Louvres Colour: Brown
LVO2 Horizontal Metal Louvres Colour: Brown
LVO3 Vertical Metal Louvres Colour: Black
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MMS2 Perforated Metal Colour: Black
ME01 Metal Cladding Colour: Brown
ME02 Metal Batten Cladding Colour: Brown
BAL1, WIN1, WIN2, WIN3 LGS MV01 Powdercoat Finish Colour: Black
BAL2, WIN4, WIN5, WIN6 Powdercoat Finish Colour: Brown
BAL3 Glass Balustrade

Scale 1:200
0 2m 4m 10m 20m

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Assessor Tracey Cools
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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
WEST ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

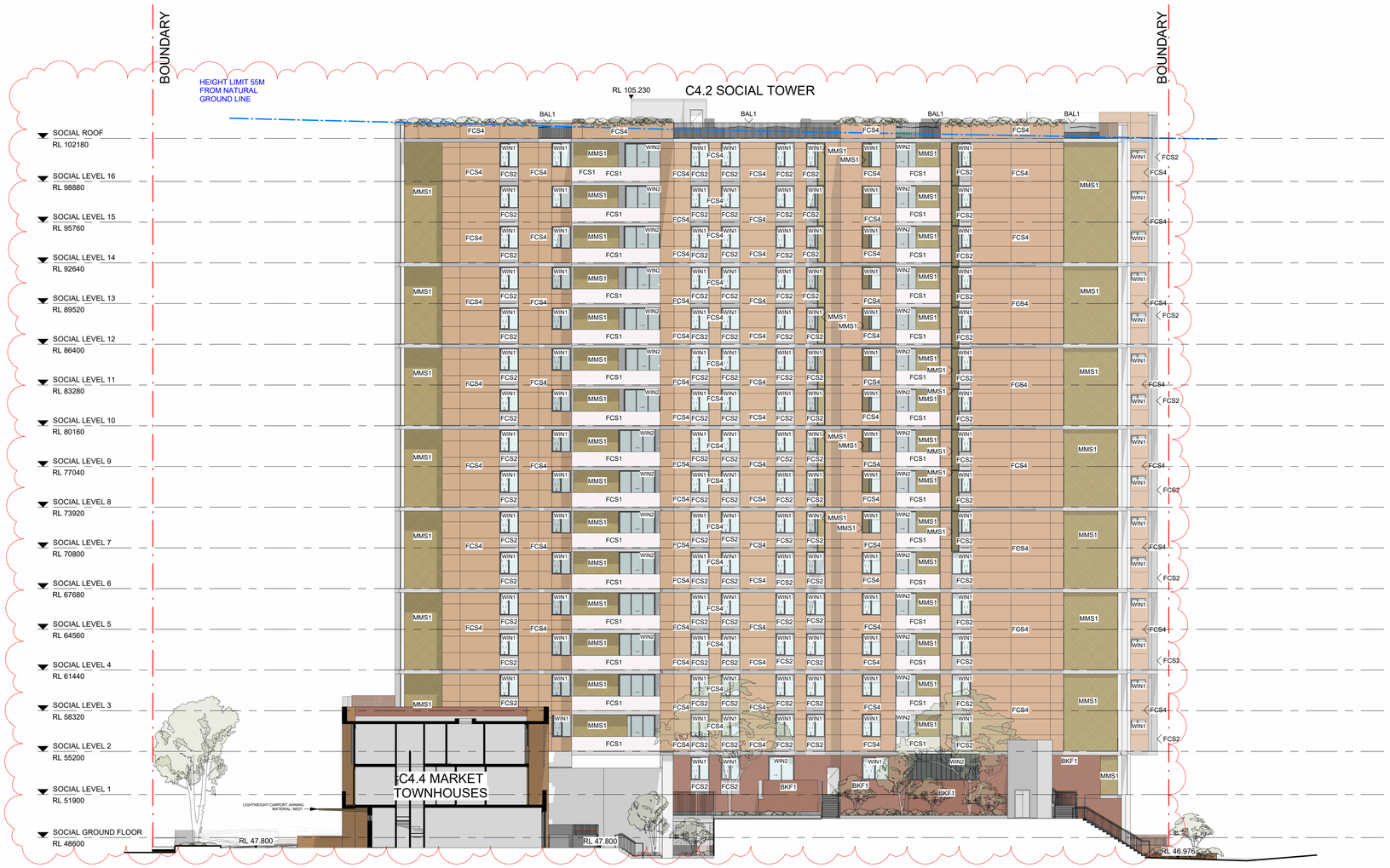
Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-3003	**Revision:** 4

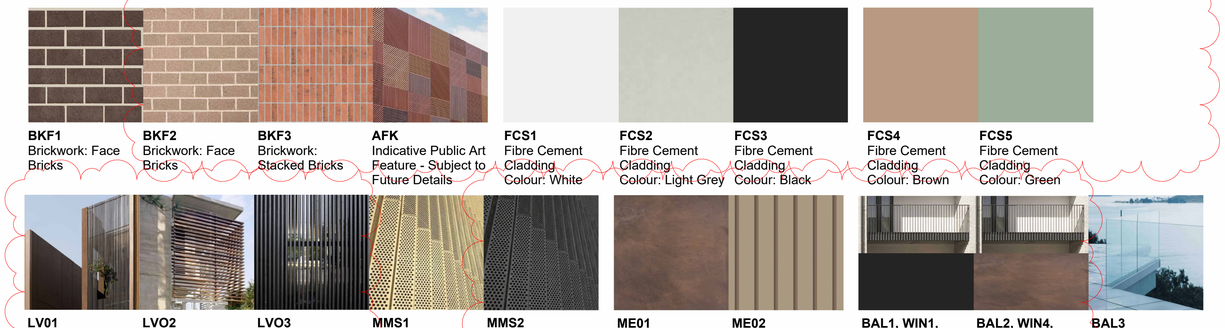
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4	ISSUED FOR SECTION 4.55	CY	05/11/2025





Scale 1:200

0 2m 4m 10m 20m

#HR-4EXMEW-01 20/11/2025

6.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

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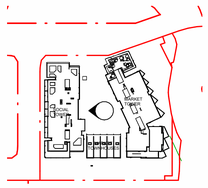
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7.0 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

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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

EAST ELEVATION - SOCIAL TOWER

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-3004	**Revision:** 4

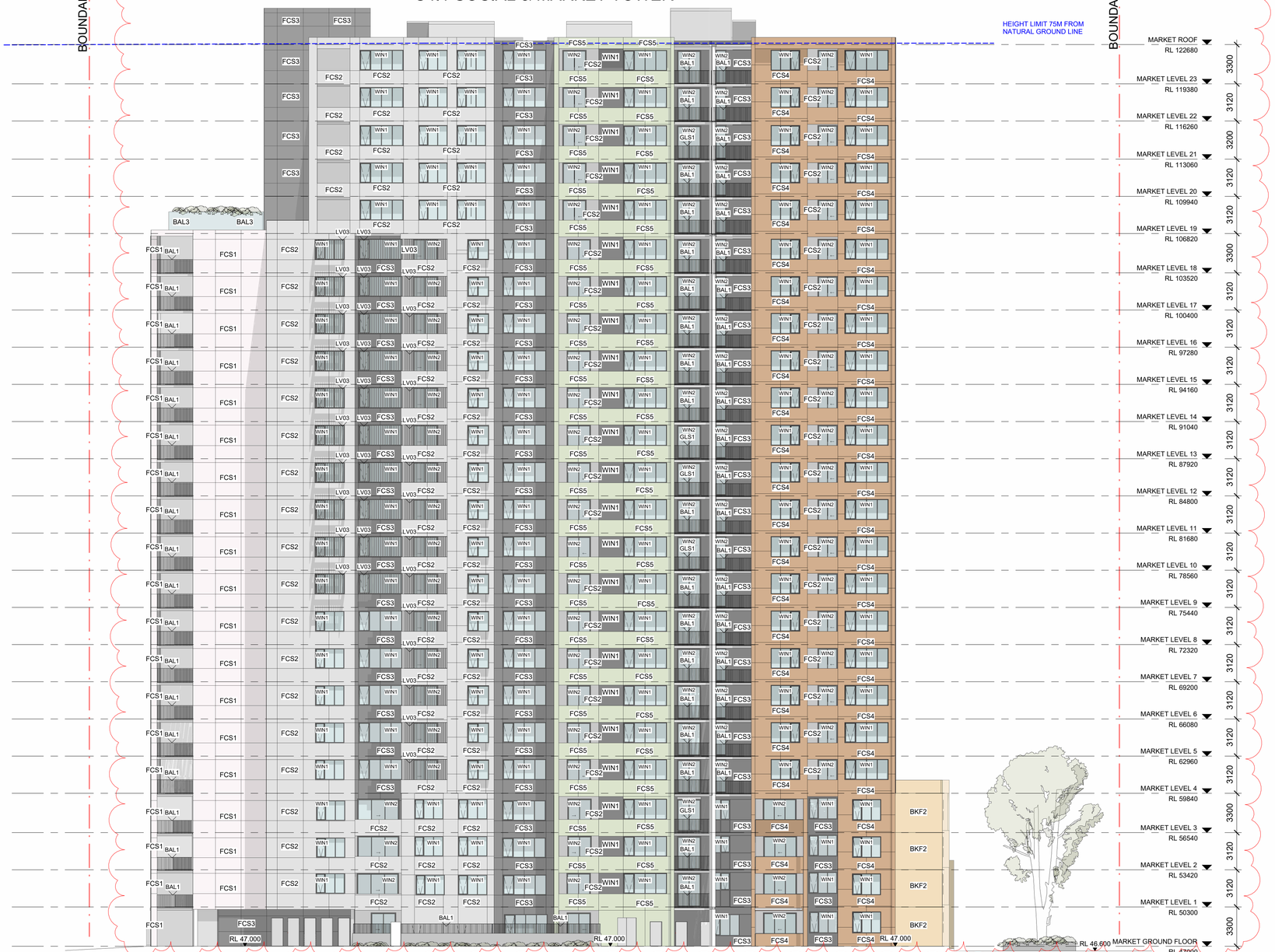
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2	For Development Application	AL	28.01.2022
3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05/11/2025

C4.1 SOCIAL & MARKET TOWER





BKF1 Brickwork: Face Bricks

BKF2 Brickwork; Face Bricks

BKF3 Brickwork; Stacked Bricks

AFK Indicative Public Art Feature - Subject to Future Details

FCS1 Fibre Cement Cladding Colour: White

FCS2 Fibre Cement Cladding Colour: Light Grey

FCS3 Fibre Cement Cladding Colour: Black

FCS4 Fibre Cement Cladding Colour: Brown

FCS5 Fibre Cement Cladding Colour: Green

LV01 Vertical Metal Louvres Colour: Brown

LVO2 Horizontal Metal Louvres Colour: Brown

LVO3 Vertical Metal Louvres Colour: Black

MMS1 Perforated Metal Colour: TBC

MMS2 Perforated Metal Colour: Black

ME01 Metal Cladding Colour: Brown

ME02 Metal Batten Cladding Colour: Brown

BAL1, WIN1, WIN2, WIN3 LGS MV01 Powdercoat Finish Colour: Black

BAL2, WIN4, WIN5, WIN6 Powdercoat Finish Colour: Brown

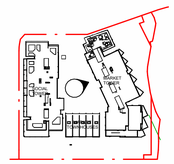
BAL3 Glass Balustrade

Scale 1:200

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6.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
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Nominated Architects
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Ramin Jahromi no. 10000

Client

FRASERS PROPERTY

Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

WEST ELEVATION - MARKET TOWER

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-3005	**Revision:** 4

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Rev	Description	By	Date
1	For Development Application	AL	03.08.2021
2	For Development Application	AL	28.01.2022
3	ISSUED FOR SECTION 4.55	BW	24.08.2023
4	ISSUED FOR SECTION 4.55	CY	05/11/2025





BKF1 Brickwork: Face Bricks

BKF2 Brickwork: Face Bricks

BKF3 Brickwork: Stacked Bricks

AFK Indicative Public Art Feature - Subject to Future Details

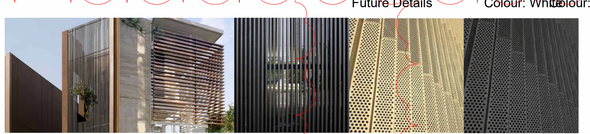
FCS1 Fibre Cement Cladding Colour: White

FCS2 Fibre Cement Cladding Colour: Light Grey

FCS3 Fibre Cement Cladding Colour: Black

FCS4 Fibre Cement Cladding Colour: Brown

FCS5 Fibre Cement Cladding Colour: Green



LV01 Vertical Metal Louvres Colour: Brown

LVO2 Horizontal Metal Louvres Colour: Brown

LVO3 Vertical Metal Louvres Colour: Black

MMS1 Perforated Metal Colour: TBC

MMS2 Perforated Metal Colour: Black



ME01 Metal Cladding Colour: Brown

ME02 Metal Batten Cladding Colour: Brown



BAL1, WIN1, WIN2, WIN3 LGS MV01 Powdercoat Finish Colour: Black

BAL2, WIN4, WIN5, WIN6 Powdercoat Finish Colour: Brown

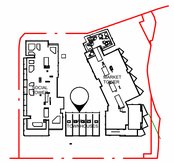
BAL3 Glass Balustrade

Scale 1:200

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Project No.
220148.00

Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
NORTH ELEVATION - MARKET TOWNHOUSES

Document Control Status:
NOT FOR CONSTRUCTION DEVELOPMENT APPLICATION

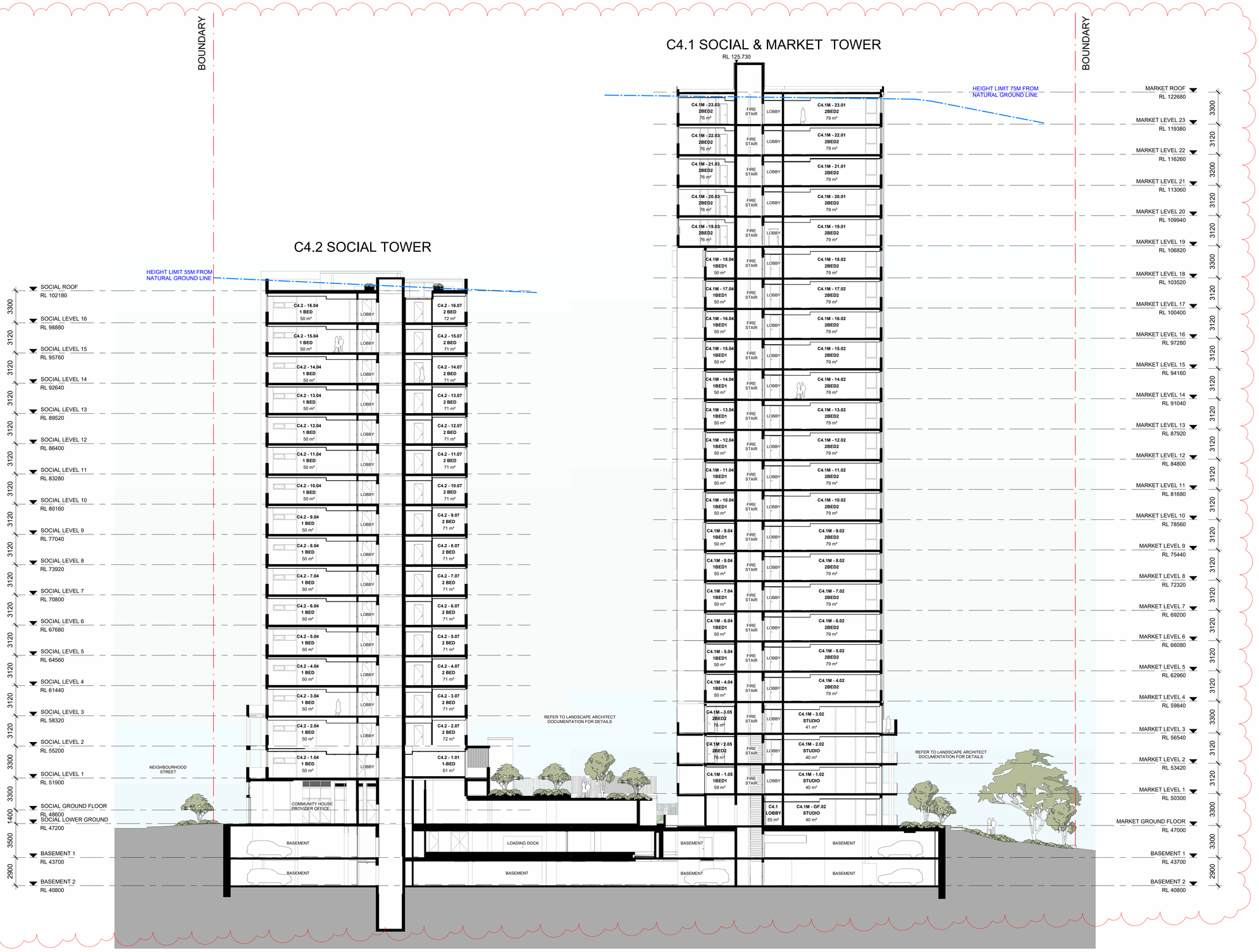
Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-3006	**Revision:** 4

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4	ISSUED FOR SECTION 4.55	CY	05/11/2025

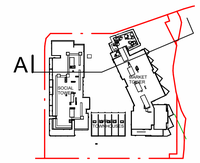


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6.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
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Client
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Project No.
220148.00

Project
MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title
SECTIONS

Document Control Status:
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DEVELOPMENT APPLICATION

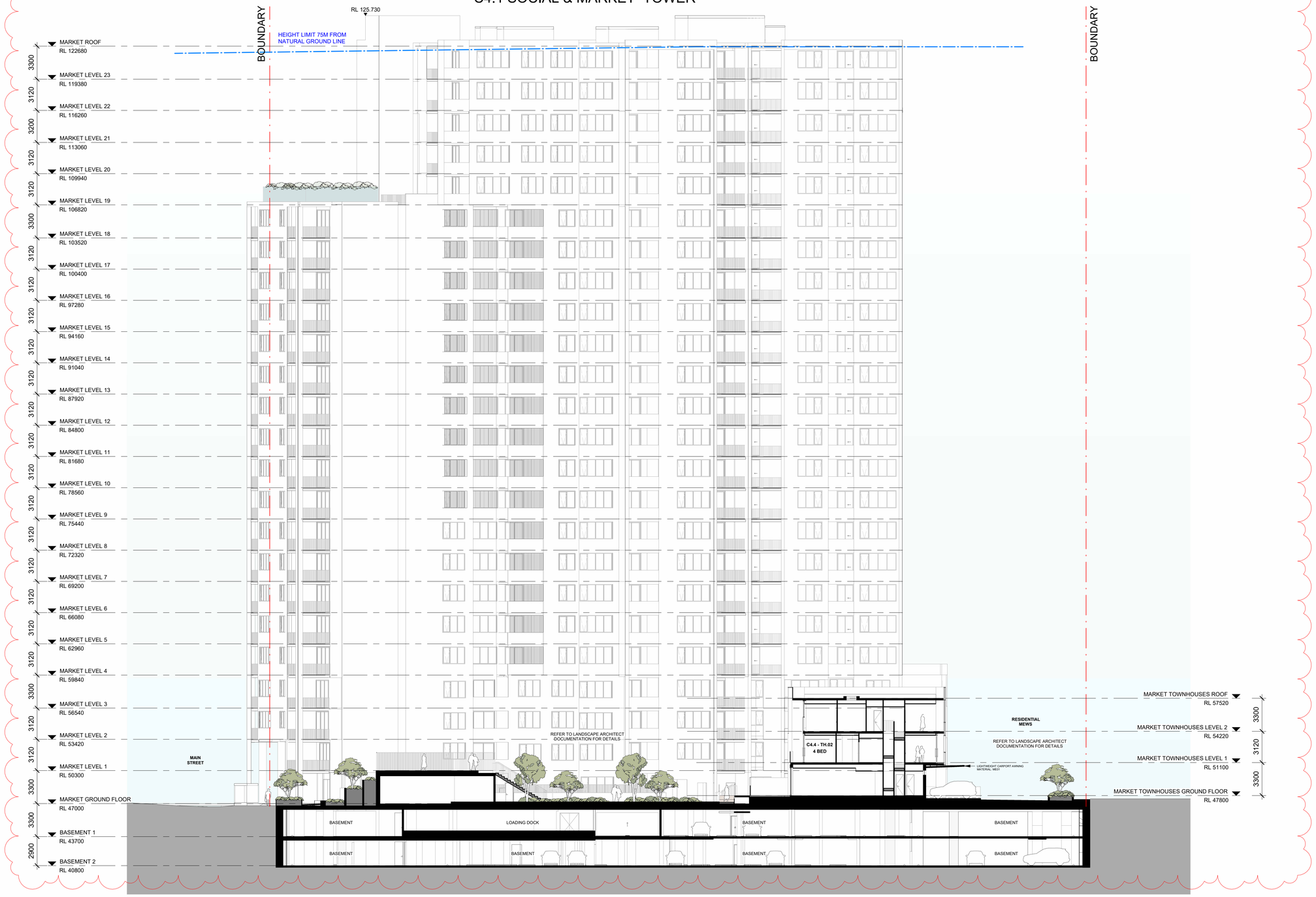
Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-4000	**Revision:** 4

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C4.1 SOCIAL & MARKET TOWER



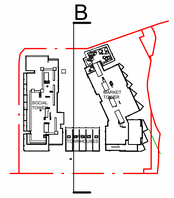
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0 2m 4m 10m 20m

Rev	Description	By	Date
1	For Development Application	AL	03.08.2021
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4	ISSUED FOR SECTION 4.55	CY	05/11/2025







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Client

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Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

SECTIONS

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

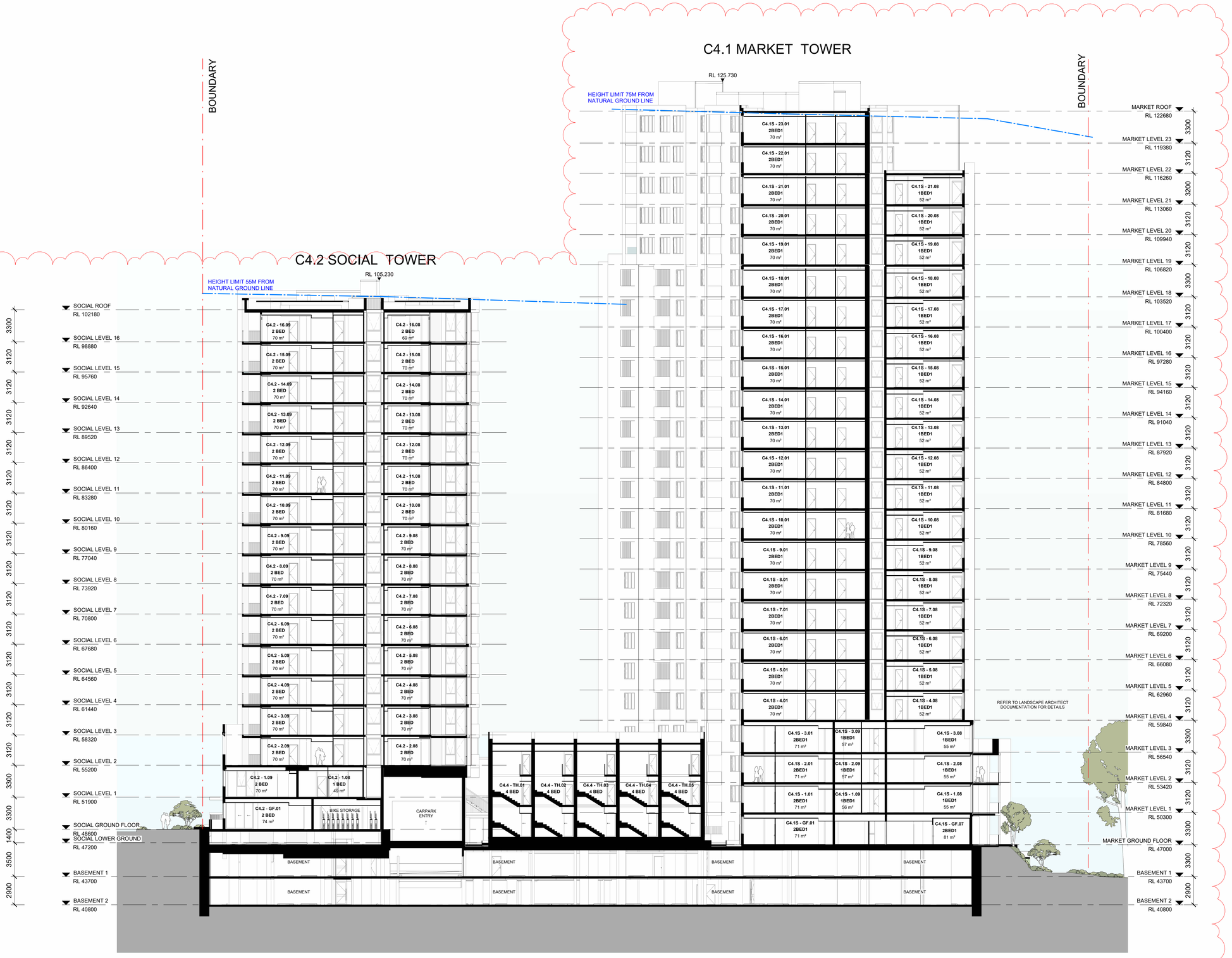
Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-4001	**Revision:** 4

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4	ISSUED FOR SECTION 4.55	CY	05/11/2025

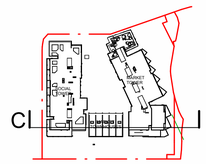


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6.7 Average star rating
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7.0 Average star rating
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Project No.

220148.00

Project

MIDTOWN - LOT C4

EPPING ROAD, MACQUARIE PARK, NSW

Drawing Title

SECTIONS

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Project Architect: CY	**Drawn:** TP
Design Associates: RB	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 05.11.2025
Drawing Number: A-DA-4002	**Revision:** 4

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