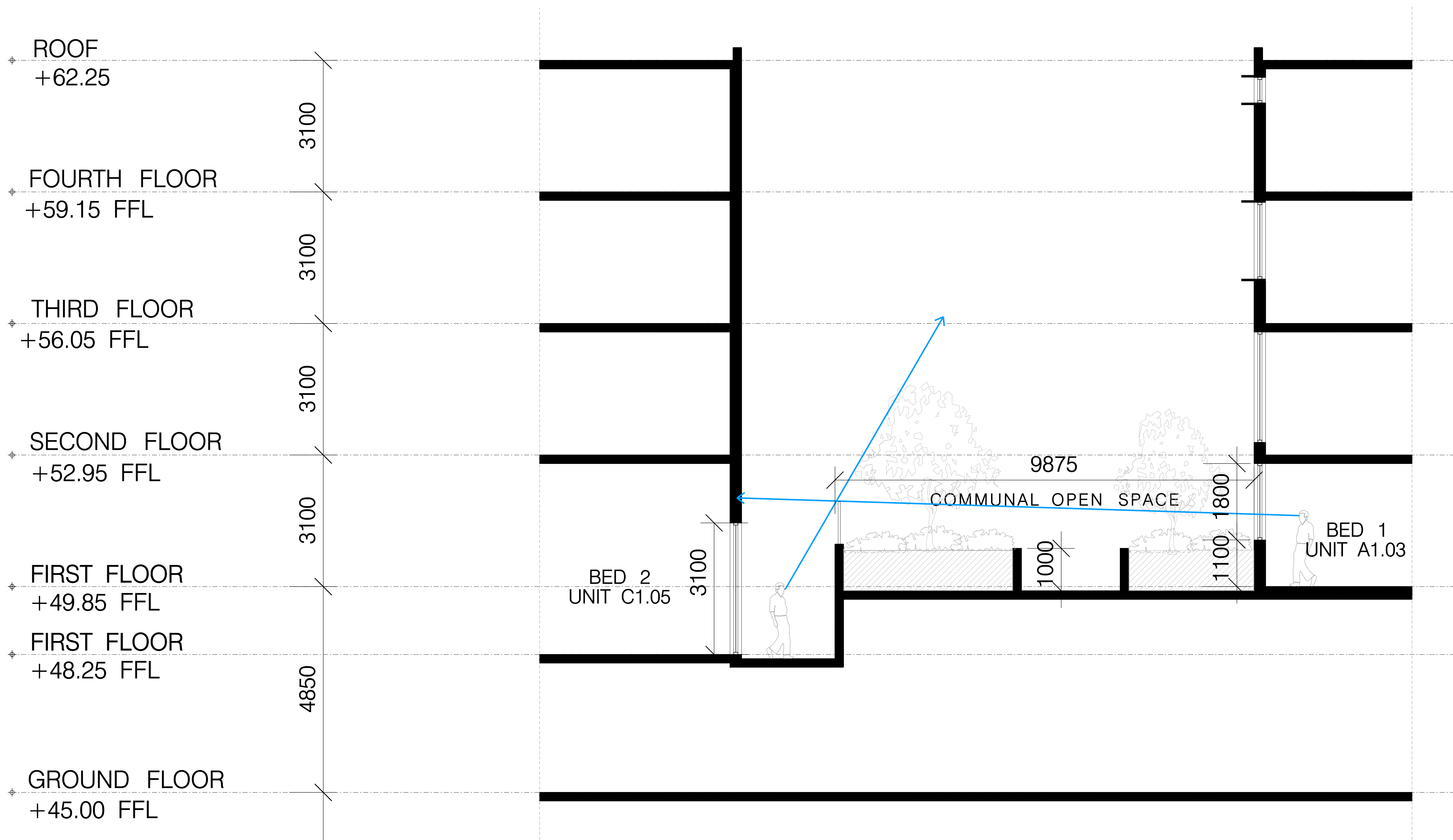
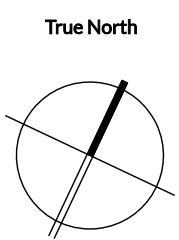




SECTION 1



Date Printed:
25/10/2024

MA	23.09.2
MA	22.12.2
MA	29.11.2
MA	28.06.2
JA	21.08.2
APP'D	DATE

Client:
SITEX PTY LTD

Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia

Tel: (02) 8052 9600
Email: admin@loucasarc.com.au

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

Project Details:

MIXED USE DEVELOPMENT
221-235 & 241 HOMER ST
& 208 WARDELL RD
EARLWOOD

Drawing Title:

VISUAL PRIVACY SECTION

Project Number:
Pn-24006

Drawing Status:

AUTHORITY APPROVAL

Drawing Number:
A-033

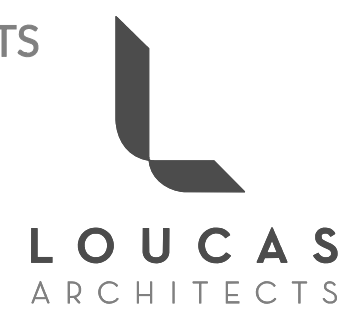
Issue:

E

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Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490



Drawing Title:

AWNING DETAILS

Project Number:	Drawing Number:
Pn-24006	A-034
Drawing Status:	Issue:
AUTHORITY APPROVAL	A

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----- NGL AT NEIGHBOURING PROPERTY NO.206 WARDELL ROAD
----- 2m MIN. FENCE HEIGHT REQUIRED

ISSUE	REVISION DESCRIPTION
h:\ projects\2024\pn 24006 221-241 homer st & 208 wardell rd earlwood\drawings\04 microstation\01 da\plot\A-035 Fence Details.dgn	

1 FIRST FLOOR



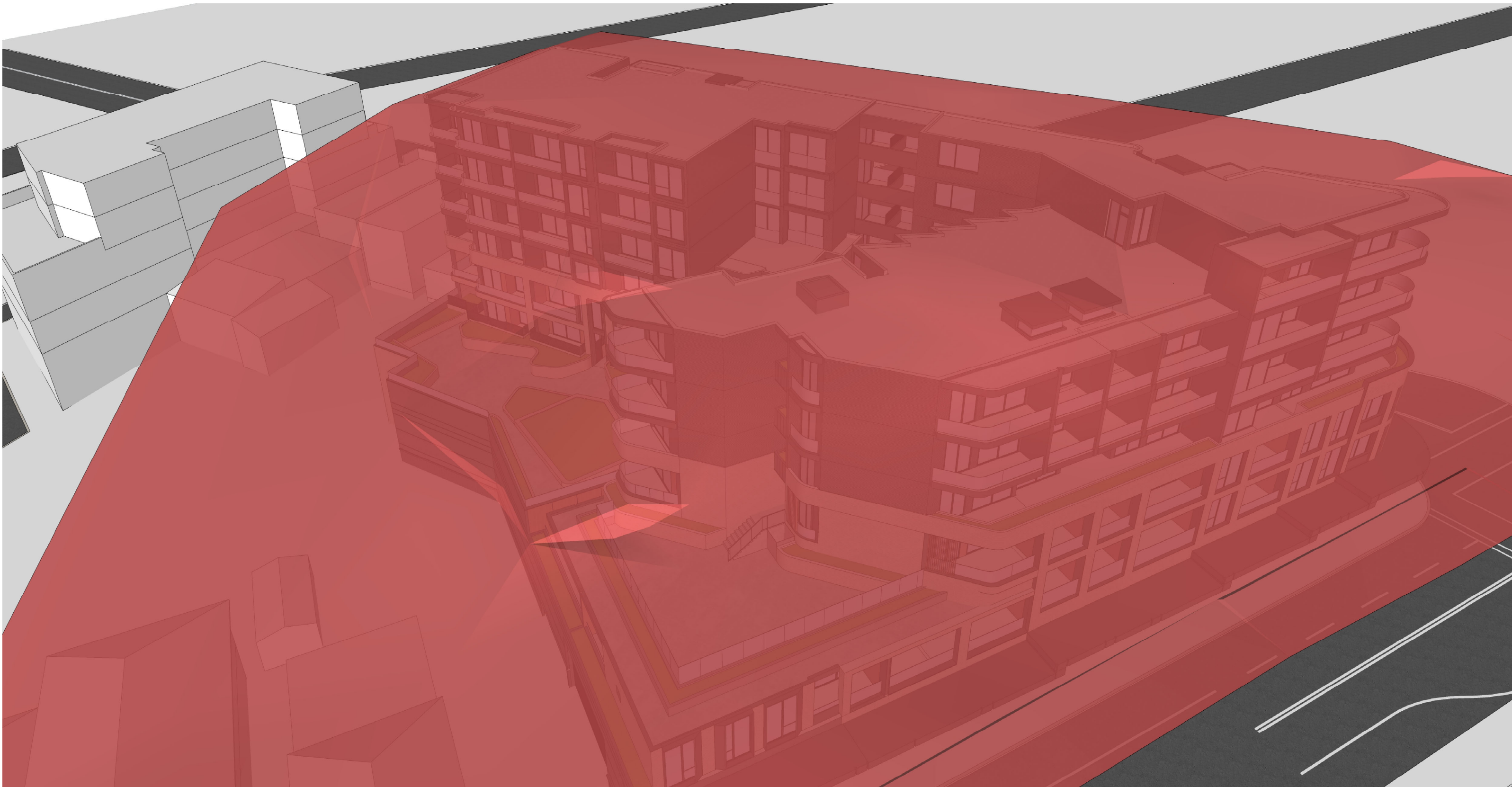
2 SECOND FLOOR



Communal open space

COMMUNAL OPEN SPACE CALCULATIONS

- SITE AREA = 3645 m²
- COMMUNAL OPEN SPACE REQUIRED (25%) = 911.3 m²
- PROPOSED COMMUNAL OPEN SPACE = 934 m² (25.6%)

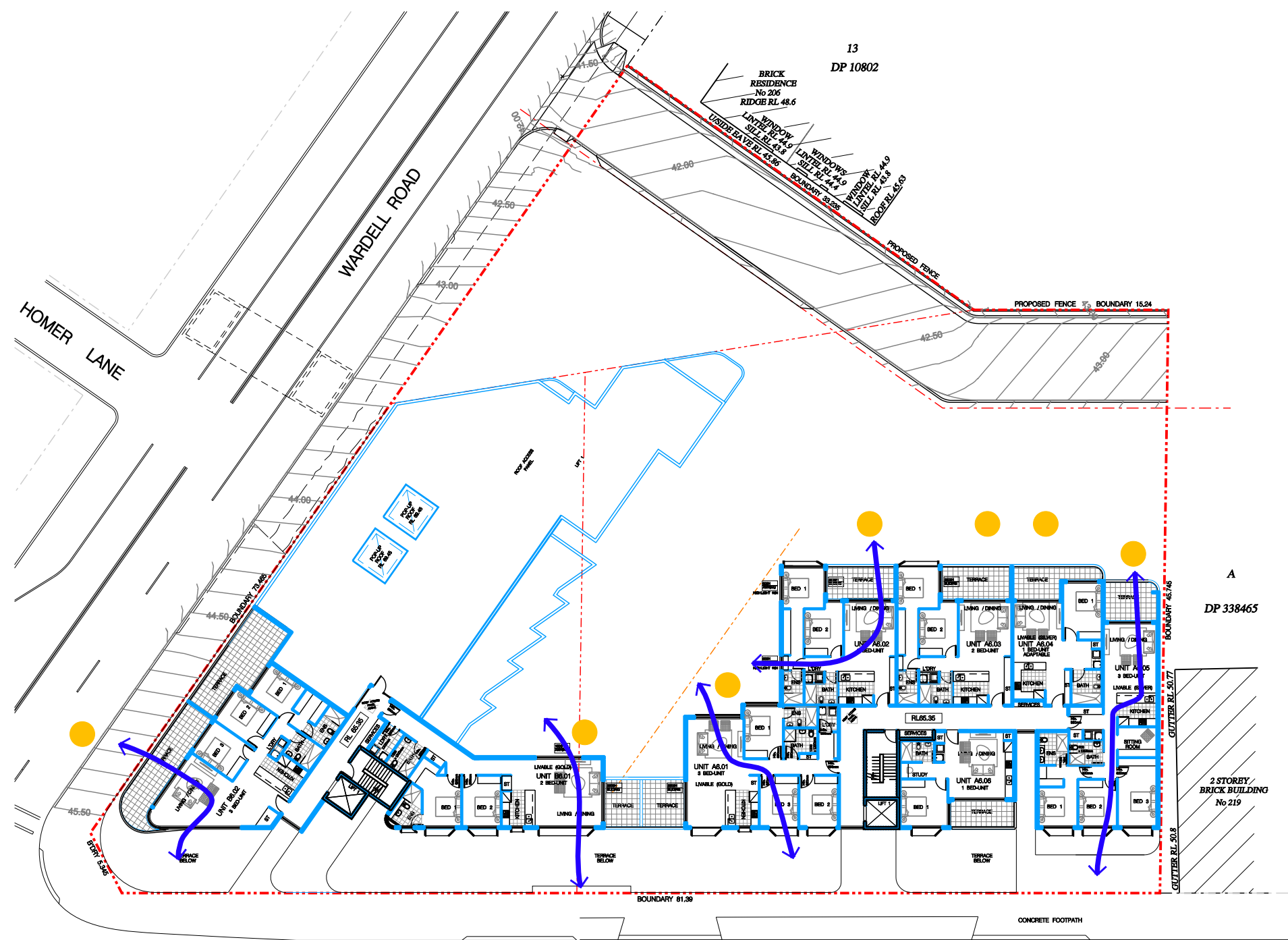


Maximum 23.4m Bonus Height (Affordable Scheme)



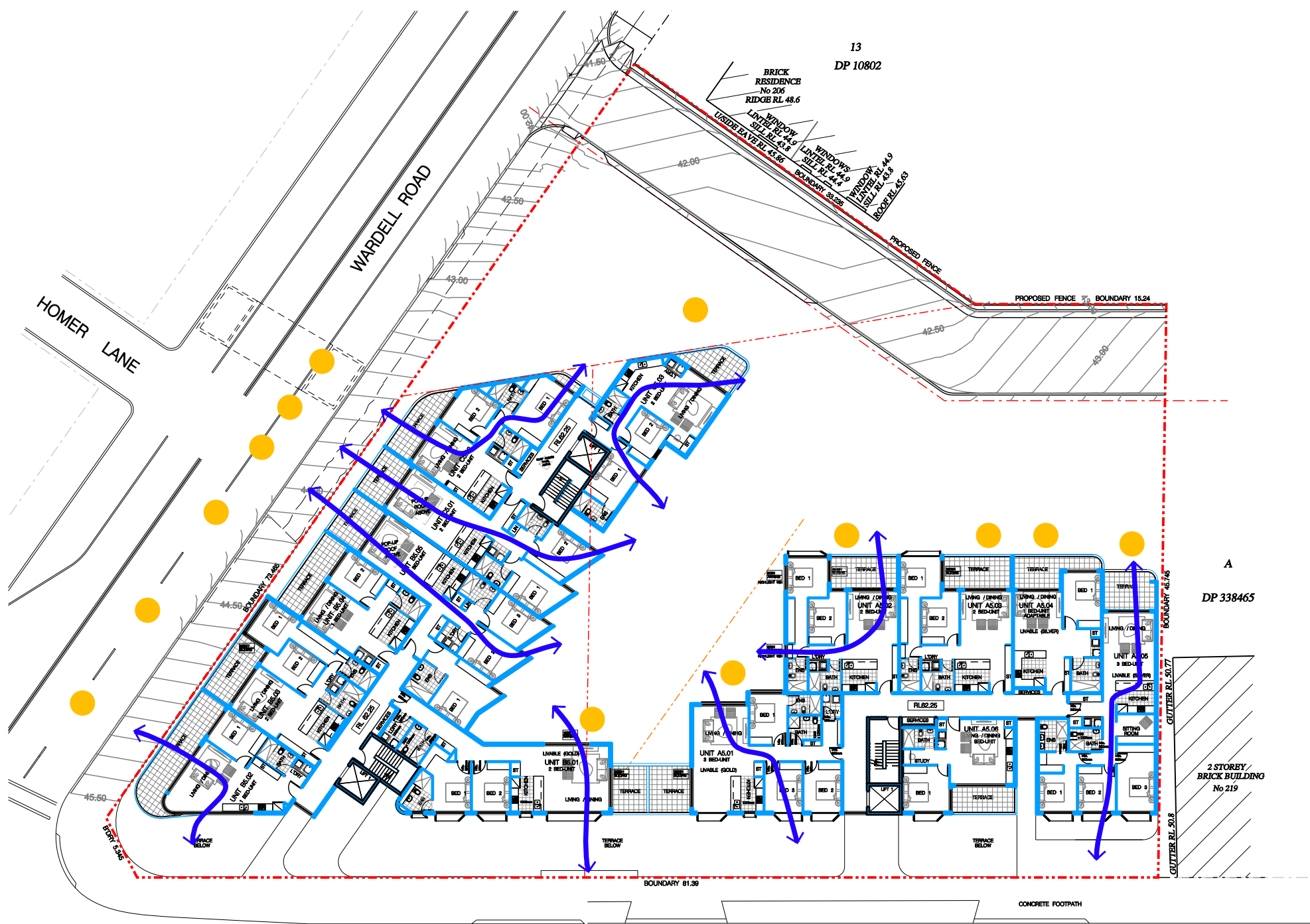
Maximum LEP 11.05m Bonus Height (Affordable Scheme)

Scale: NTS	ISSUE FOR DA AMENDMENTS AMENDED DA SUBMISSION ISSUE TO CONSULTANTS DA AMENDMENTS FOR COUNCIL REVIEW ISSUE FOR DEVELOPMENT APPROVAL		HE 15.08.24 HE 24.11.22 MA 22.12.21 MA 29.11.21 MA 28.06.21 JA 21.08.20 APPD DATE		Client: SITEX PTY LTD Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au	Architect: LOUCAS ARCHITECTS ABN 92 626 290 122 Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au Nominated Architect: Jim Apostolou 7490 LOUCAS ARCHITECTS	Project Details: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD	Drawing Title: MAX. HEIGHT PLANE DIAGRAM	Project Number: Pn-24006	Drawing Number: A-041
									Drawing Status: AUTHORITY APPROVAL	Issue: F
									PLOT GENERATED BY LOUCAS ARCHITECTS THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND DRAWINGS COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS	



2 SIXTH FLOOR
1:400 @ A3

● 7 units
↔ 5 units



1 FIFTH FLOOR
1:400 @ A3

● 13 units
↔ 9 units

CALCULATION

TOTAL UNITS: 85
SOLAR ACCESS: 65 (76.4%)

● APARTMENTS WHICH RECEIVES
2H SUN TO LIVING ROOM AND
BALCONY AT MID WINTER

NO. OF UNITS
RECEIVE NO SUN : 8 (9.4%)

TOTAL UNITS : 85
CROSS VENTILATION: 51 (60%)

↔ APARTMENTS WHICH ARE CORNER
OR CROSS VENTILATED

ADAPTABLE UNITS

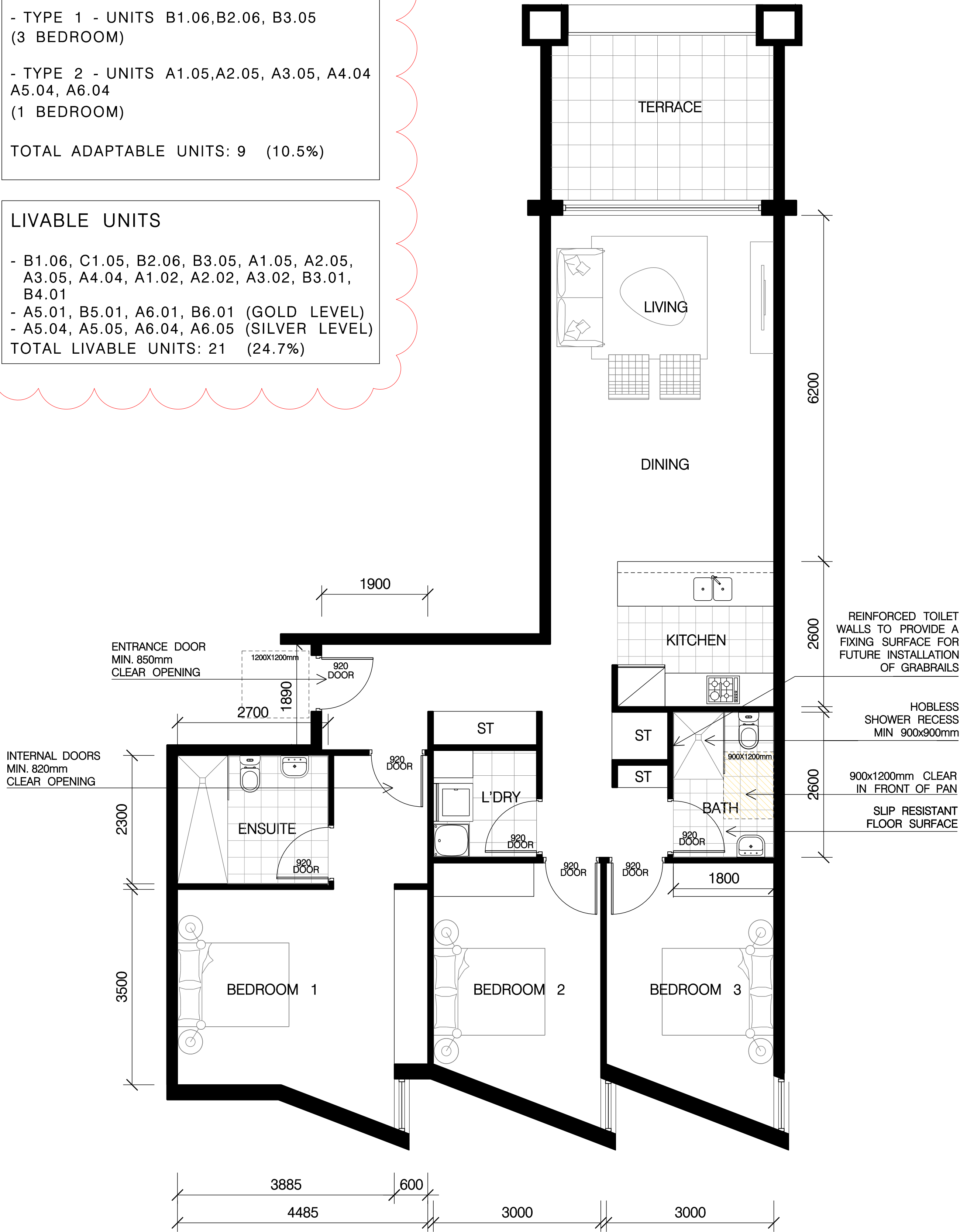
- TYPE 1 - UNITS B1.06,B2.06, B3.05
(3 BEDROOM)

- TYPE 2 - UNITS A1.05,A2.05, A3.05, A4.04
A5.04, A6.04
(1 BEDROOM)

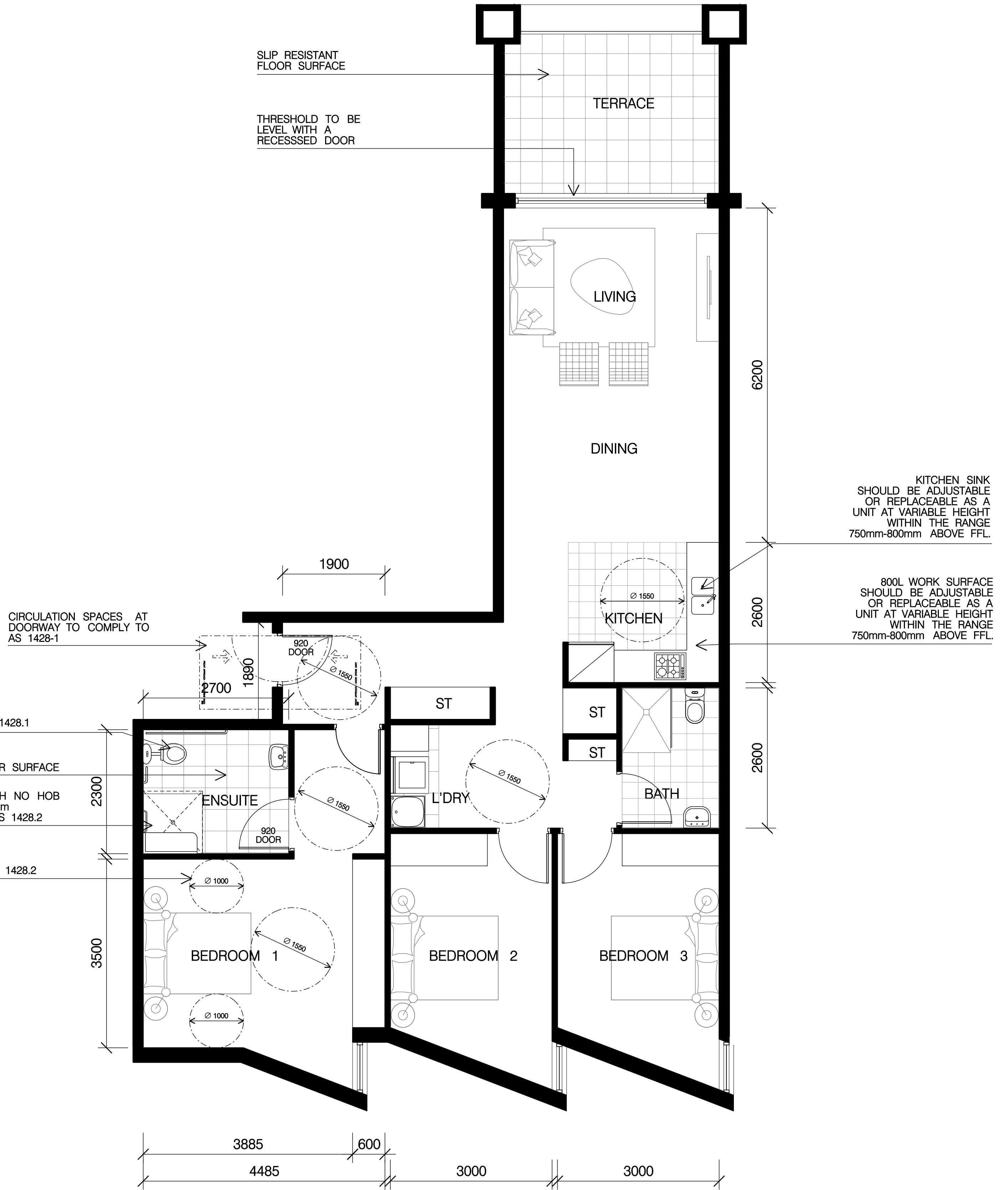
TOTAL ADAPTABLE UNITS: 9 (10.5%)

LIVABLE UNITS

- B1.06, C1.05, B2.06, B3.05, A1.05, A2.05,
A3.05, A4.04, A1.02, A2.02, A3.02, B3.01,
B4.01
- A5.01, B5.01, A6.01, B6.01 (GOLD LEVEL)
- A5.04, A5.05, A6.04, A6.05 (SILVER LEVEL)
TOTAL LIVABLE UNITS: 21 (24.7%)



01 TYPE 1 - ADAPTABLE & LIVABLE UNIT PLAN - PRE
SCALE 1:50 @ A1 UNIT B1.06; B2.06; B3.05



02 TYPE 1 - ADAPTABLE & LIVABLE UNIT PLAN - POST
SCALE 1:50 @ A1

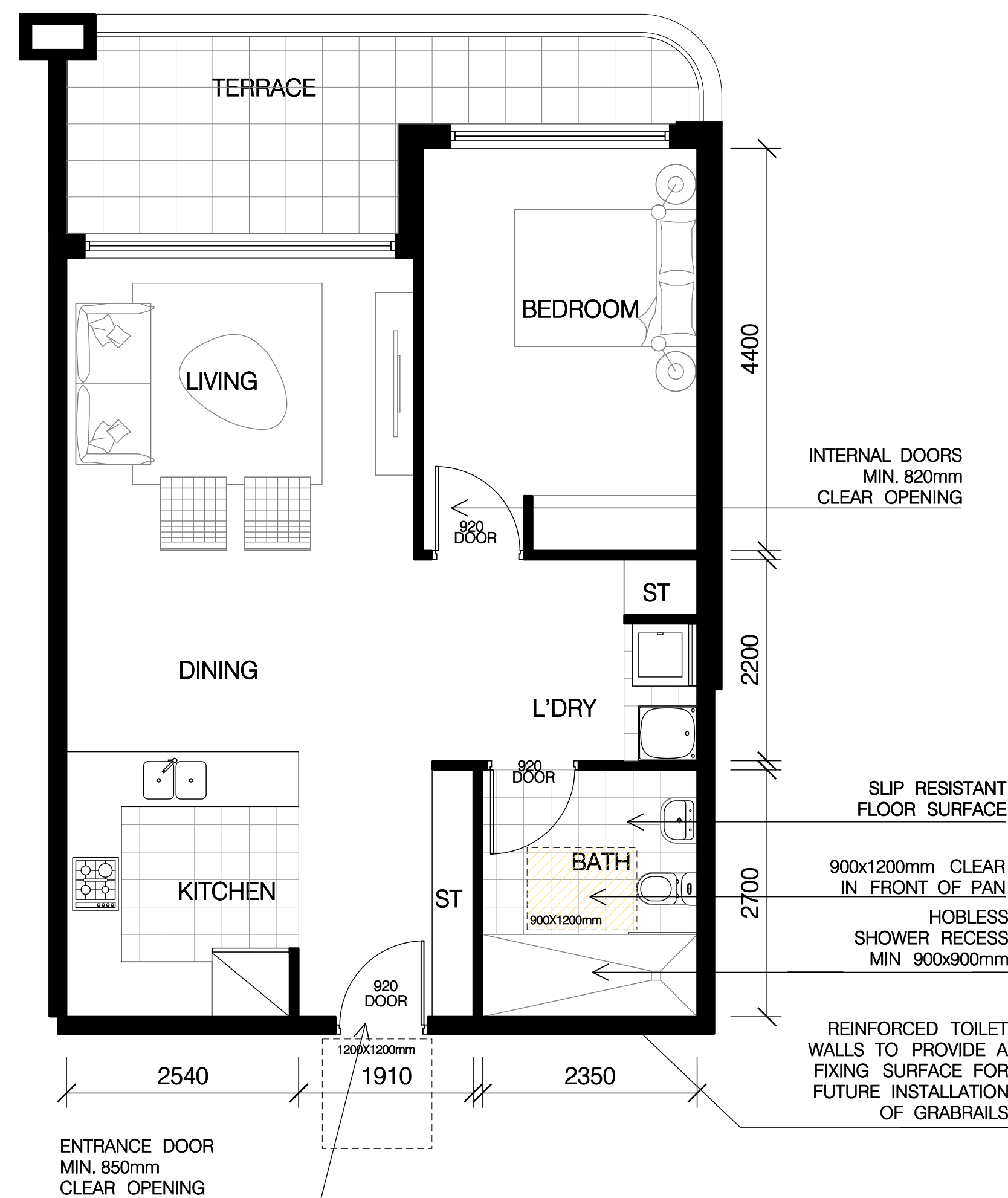
True North		Scale: 1:50 @A1 1:100 @A3				Client: SITEX PTY LTD		Architect: LOUCAS ARCHITECTS ABN 92 626 290 122 Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au Nominated Architect: Jim Apostolou 7490		Project Details: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD		Drawing Title: ADAPTABLE & LIVABLE UNIT DETAILS - 01		Project Number: Pn-24006		Drawing Number: A-060																					
Date Printed: 25/10/2024		<table><tr><td>E</td><td>ISSUE FOR DA AMENDMENTS</td><td>HE</td><td>15.08.24</td></tr><tr><td>D</td><td>AMENDED DA SUBMISSION</td><td>MA</td><td>22.12.21</td></tr><tr><td>C</td><td>ISSUE TO CONSULTANTS</td><td>MA</td><td>29.11.21</td></tr><tr><td>B</td><td>DA AMENDMENTS FOR COUNCIL REVIEW</td><td>MA</td><td>28.06.21</td></tr><tr><td>A</td><td>ISSUE FOR DEVELOPMENT APPROVAL</td><td>JA</td><td>21.08.20</td></tr><tr><td>ISSUE</td><td>REVISION DESCRIPTION</td><td>APPD</td><td>DATE</td></tr></table>		E	ISSUE FOR DA AMENDMENTS	HE	15.08.24	D	AMENDED DA SUBMISSION	MA	22.12.21	C	ISSUE TO CONSULTANTS	MA	29.11.21	B	DA AMENDMENTS FOR COUNCIL REVIEW	MA	28.06.21	A	ISSUE FOR DEVELOPMENT APPROVAL	JA	21.08.20	ISSUE	REVISION DESCRIPTION	APPD	DATE	Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au						Drawing Status: AUTHORITY APPROVAL		Issue: E	
E	ISSUE FOR DA AMENDMENTS	HE	15.08.24																																		
D	AMENDED DA SUBMISSION	MA	22.12.21																																		
C	ISSUE TO CONSULTANTS	MA	29.11.21																																		
B	DA AMENDMENTS FOR COUNCIL REVIEW	MA	28.06.21																																		
A	ISSUE FOR DEVELOPMENT APPROVAL	JA	21.08.20																																		
ISSUE	REVISION DESCRIPTION	APPD	DATE																																		
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ADAPTABLE UNITS

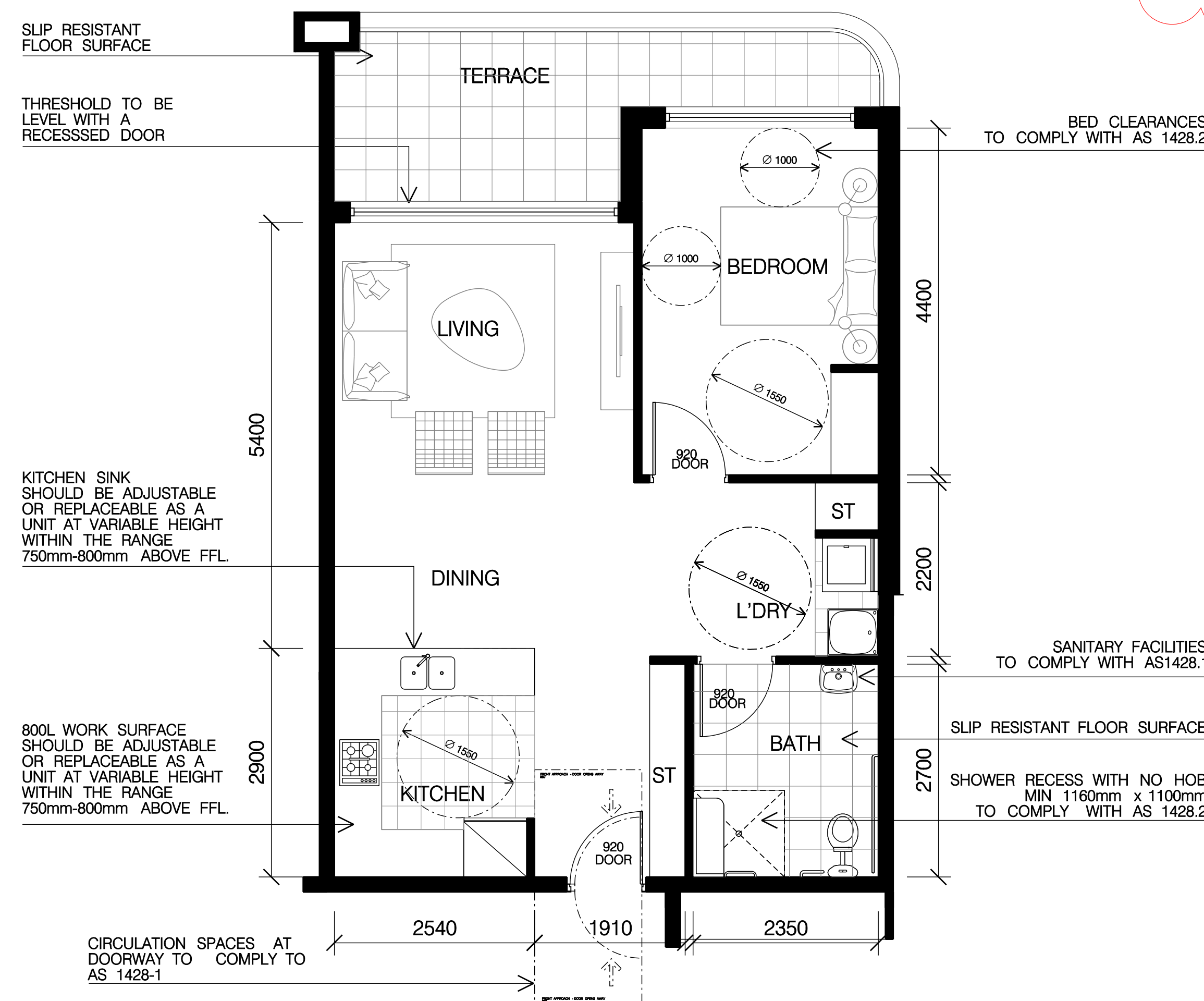
- TYPE 1 - UNITS B1.06,B2.06, B3.05 (3 BEDROOM)
- TYPE 2 - UNITS A1.05,A2.05, A3.05, A4.04 A5.04, A6.04 (1 BEDROOM)
- TOTAL ADAPTABLE UNITS: 9 (10.5%)

LIVABLE UNITS

- B1.06, C1.05, B2.06, B3.05, A1.05, A2.05, A3.05, A4.04, A1.02, A2.02, A3.02, B3.01, B4.01
- A5.01, B5.01, A6.01, B6.01 (GOLD LEVEL)
- A5.04, A5.05, A6.04, A6.05 (SILVER LEVEL)
- TOTAL LIVABLE UNITS: 21 (24.7%)



01 TYPE 2 - ADAPTABLE UNIT PLAN - PRE
SCALE 1:50 @ A1 UNIT A1.05; A2.05; A3.05; A4.04



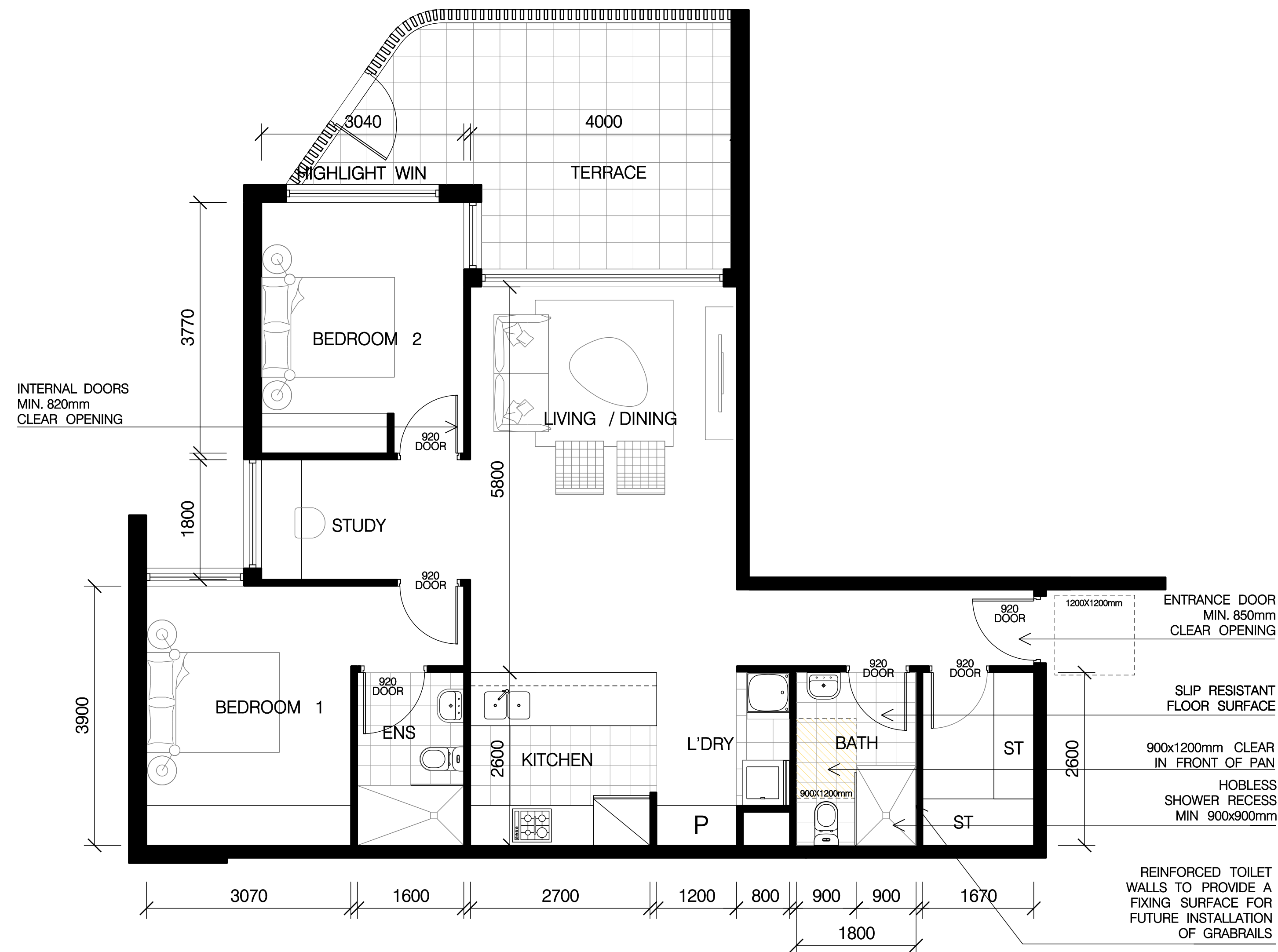
02 TYPE 2 - ADAPTABLE UNIT PLAN - POST
SCALE 1:50 @ A1

- TYPE 1 - UNITS B1.06,B2.06, B3.05
(3 BEDROOM)

- TYPE 2 - UNITS A1.05,A2.05, A3.05, A4.04
A5.04, A6.04
(1 BEDROOM)

TOTAL ADAPTABLE UNITS: 9 (10.5%)

- B1.06, C1.05, B2.06, B3.05, A1.05, A2.05, A3.05, A4.04, A1.02, A2.02, A3.02, B3.01, B4.01	
- A5.01, B5.01, A6.01, B6.01 (GOLD LEVEL)	
- A5.04, A5.05, A6.04, A6.05 (SILVER LEVEL)	
TOTAL LIVABLE UNITS: 21	(24.7%)

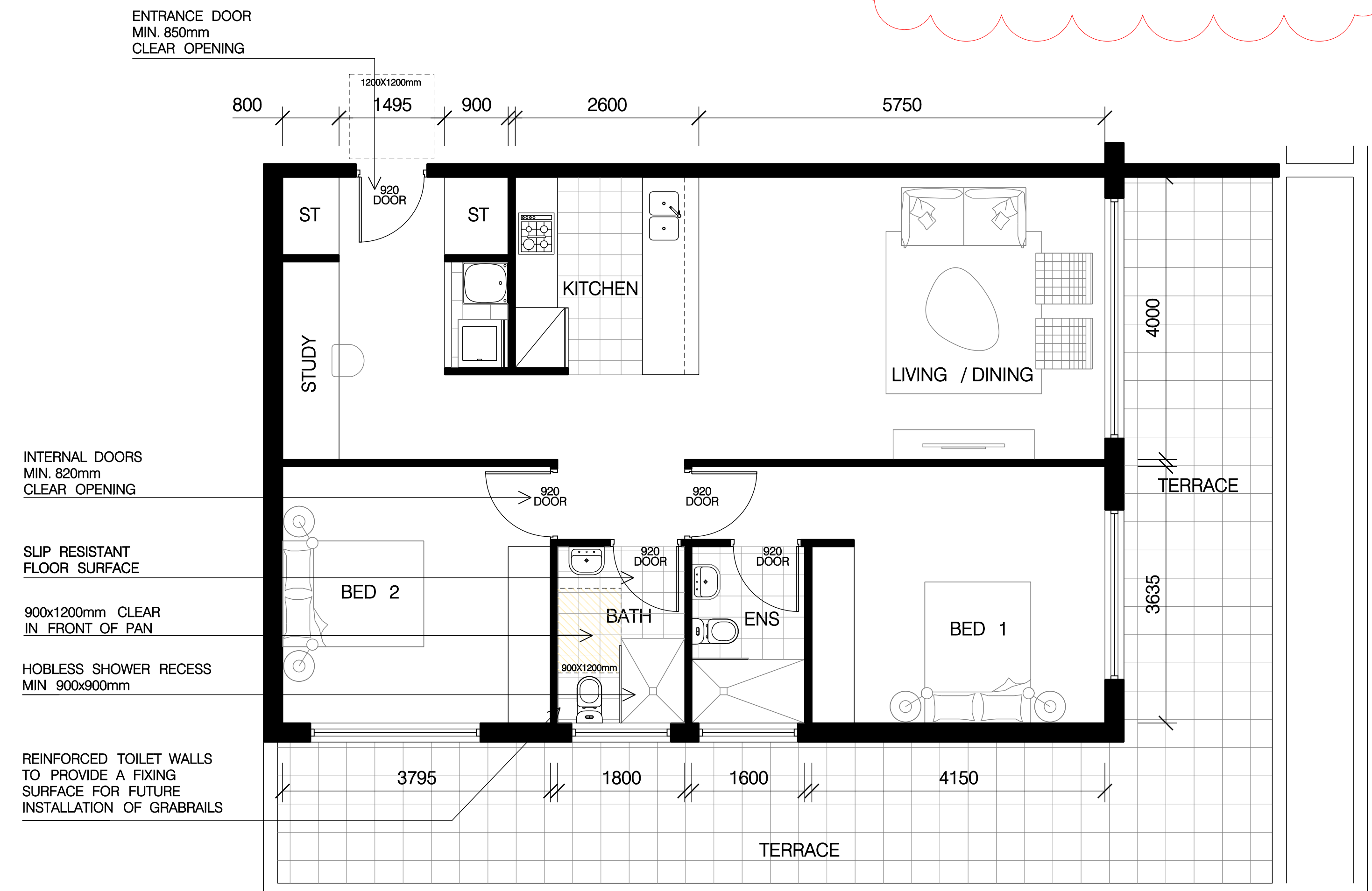


01

LIVABLE UNIT PLAN

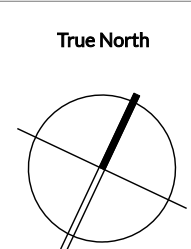
SCALE 1:50 @ A1

UNIT A1.02; A2.02; A3.02



02 LIVABLE UNIT PLAN

SCALE 1:50 @ A1 UNIT C1.05



Scale: 1:50 @A1 1:100 @A3

0 0,5 1,0 1,5 2,0 2,5

Date Printed:
25/10/2024

E	ISSUE FOR DA AMENDMENTS
D	AMENDED DA SUBMISSION
C	ISSUE TO CONSULTANTS
B	DA AMENDMENTS FOR COUNCIL REVIEW
A	ISSUE FOR DEVELOPMENT APPROVAL
ISSUE	REVISION DESCRIPTION

HE	15.08.24
MA	22.12.21
MA	29.11.21
MA	28.06.21
JA	21.08.20
APP'D	DATE

Client:
SITEX PTY LTD

Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122

Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia

Tel: (02) 8052 9600
Email: admin@loucasarc.com.au

Nominated Architect:
Jim Apostolou 7490

TS



LOUCAS
ARCHITECTS

Project Details:
MIXED USE DEVELOPMENT
221-235 & 241 HOMER ST
& 208 WARDELL RD
EARLWOOD

Drawing Title:

LIVABLE UNIT DETAILS - 01

Project Number:
Pn-24006

Drawing Status:

AUTHORITY APPROVAL

Drawing Number:
A-062

Issue:

E

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ISSUE	REVISION DESCRIPTION
h:_projects\2024\pn_24006_221-241 homer st & 208 wardell rd earlwood\drawings\04 microstation\01 da\plot\A-062_Livable Unit Details-01.dgn	

- TYPE 1 - UNITS B1.06,B2.06, B3.05
(3 BEDROOM)

→ TOTAL ADAPTABLE UNITS: 9 (10.5%)

- B1.06, C1.05, B2.06, B3.05, A1.05, A2.05, A3.05, A4.04, A1.02, A2.02, A3.02, B3.01, B4.01
- A5.01, B5.01, A6.01, B6.01 (GOLD LEVEL)
- A5.04, A5.05, A6.04, A6.05 (SILVER LEVEL)
TOTAL LIVABLE UNITS: 21 (24.7%)



[illegible]



STORAGE CALCULATIONS				
UNIT NAME	UNIT TYPE	STORAGE WITHIN UNIT (m3)	STORAGE WITHIN BASEMENT (m3)	TOTAL STORAGE (m3)
A1.01	3 BED	5.1 m3	5.9 m3	11 m3
A1.02	2 BED	6.2 m3	3 m3	9.2 m3
A1.03	2 BED	4 m3	4 m3	8 m3
A1.04	1 BED	3.7 m3	3 m3	6.7 m3
A1.05	1 BED	3.9 m3	3.3 m3	7.2 m3
A1.06	3 BED	5.7 m3	5.9 m3	11.6 m3
A1.07	2 BED	7.5 m3	3 m3	10.5 m3
B1.01	3 BED	5.3 m3	5.9 m3	11.2 m3
B1.02	2 BED	5.3 m3	5.9 m3	11.2 m3
B1.03	3 BED	5.2 m3	5.9 m3	11.1 m3
B1.04	2 BED	4.8 m3	4.3 m3	9.1 m3
B1.05	1 BED	3.5 m3	3 m3	6.5 m3
B1.06	3 BED	6.1 m3	5.3 m3	11.4 m3
C1.01	2 BED	11.2 m3	2.5 m3	13.7 m3
C1.02	1 BED	4.2 m3	3 m3	7.2 m3
C1.03	3 BED	6 m3	5 m3	11 m3
C1.04	2 BED	6 m3	3 m3	9 m3
C1.05	2 BED	4 m3	5 m3	9 m3

STORAGE



STORAGE CALCULATIONS				
UNIT NAME	UNIT TYPE	STORAGE WITHIN UNIT (m³)	STORAGE WITHIN BASEMENT (m³)	TOTAL STORAGE (m³)
A2.01	3 BED	5.1 m³	5.9 m³	11 m³
A2.02	2 BED	6.2 m³	3 m³	9.2 m³
A2.03	2 BED	4 m³	6.4 m³	10.4 m³
A2.04	2 BED	4.7 m³	5.5 m³	10.2 m³
A2.05	1 BED	3.9 m³	3 m³	6.9 m³
A2.06	3 BED	5.7 m³	5.9 m³	11.6 m³
A2.07	2 BED	7.5 m³	3 m³	10.5 m³
B2.01	3 BED	5.3 m³	5.9 m³	11.2 m³
B2.02	2 BED	5.6 m³	3 m³	8.6 m³
B2.03	3 BED	5 m³	5.2 m³	10.2 m³
B2.04	2 BED	4.8 m³	5.9 m³	10.7 m³
B2.05	1 BED	3.5 m³	3 m³	6.5 m³
B2.06	3 BED	6.1 m³	5.9 m³	12 m³
C2.01	2 BED	4.2 m³	6.4 m³	10.6 m³
C2.02	2 BED	4.0 m³	4.2 m³	8.2 m³
C2.03	2 BED	4.0 m³	4.2 m³	8.2 m³



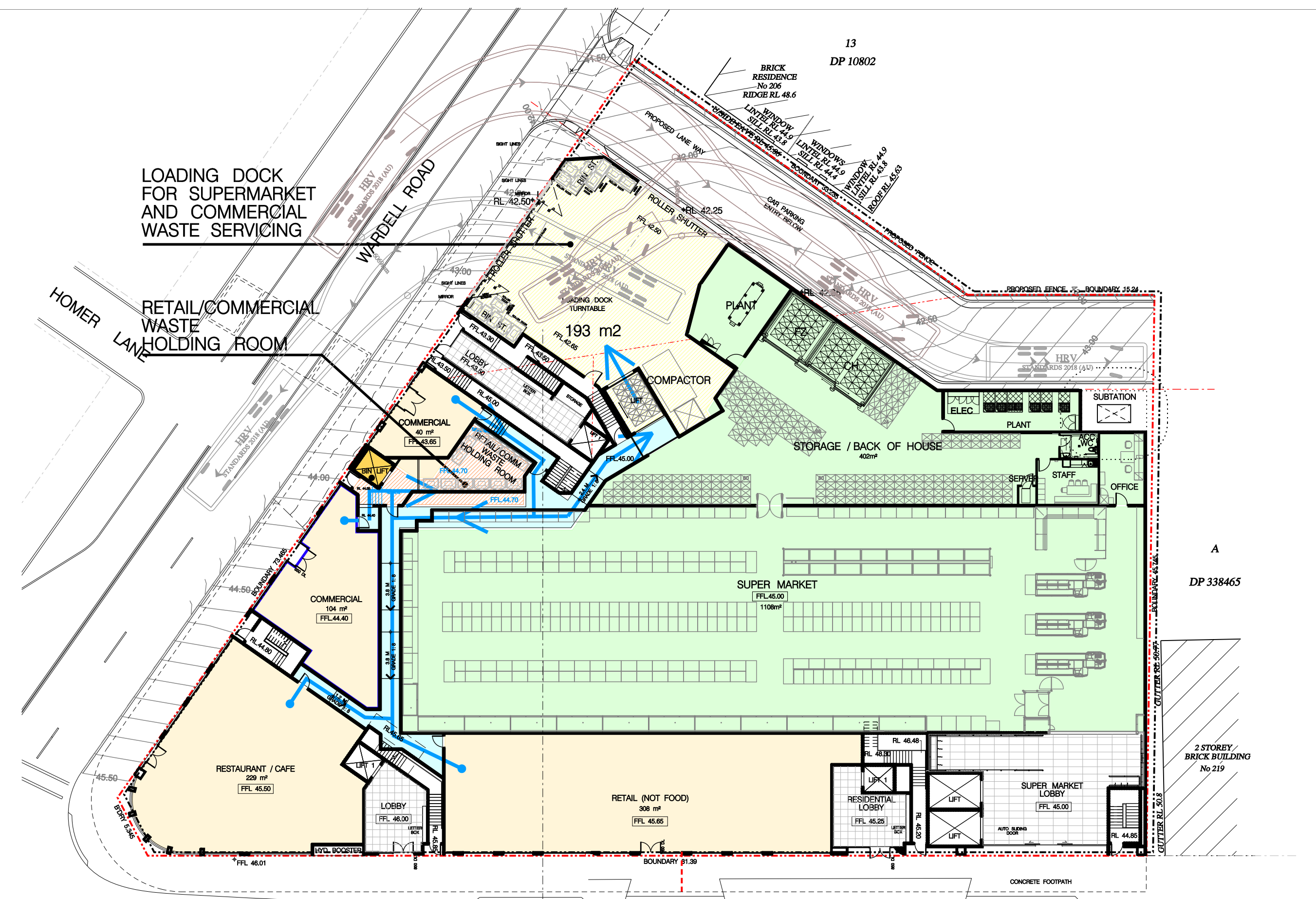
STORAGE CALCULATIONS				
UNIT NAME	UNIT TYPE	STORAGE WITHIN UNIT (m3)	STORAGE WITHIN BASEMENT (m3)	TOTAL STORAGE (m3)
A3.01	1 BED	3.3 m3	3 m3	6.3 m3
A3.02	2 BED	6.2 m3	3 m3	9.2 m3
A3.03	2 BED	4 m3	4.3 m3	8.3 m3
A3.04	2 BED	4.7 m3	4.3 m3	9 m3
A3.05	1 BED	3.9 m3	3 m3	6.9 m3
A3.06	3 BED	5.7 m3	5.9 m3	11.6 m3
A3.07	1 BED	3.2 m3	3 m3	6.2 m3
B3.01	2 BED	4.7 m3	5.9 m3	10.6 m3
B3.02	1 BED	3.1 m3	3 m3	6.1 m3
B3.03	2 BED	4.8 m3	5.5 m3	10.3 m3
B3.04	1 BED	3.5 m3	3 m3	6.5 m3
B3.05	3 BED	5.4 m3	5.9 m3	11.3 m3
C3.01	2 BED	4.2 m3	5.1 m3	9.3 m3
C3.02	2 BED	4.0 m3	4 m3	8 m3
C3.03	2 BED	4.0 m3	6 m3	10 m3



STORAGE CALCULATIONS				
UNIT NAME	UNIT TYPE	STORAGE WITHIN UNIT (m3)	STORAGE WITHIN BASEMENT (m3)	TOTAL STORAGE (m3)
A4.01	3 BED	6.7 m3	4 m3	10.7 m3
A4.02	2 BED	4.0 m3	4 m3	8 m3
A4.03	2 BED	4.7 m3	4.3 m3	9 m3
A4.04	1 BED	3.9 m3	3 m3	6.9 m3
A4.05	3 BED	5.7 m3	4.3 m3	10 m3
A4.06	1 BED	3.2 m3	3 m3	6.2 m3
B4.01	2 BED	4.7 m3	5.9 m3	10.6 m3
B4.02	1 BED	3.1 m3	3 m3	6.1 m3
B4.03	2 BED	4.8 m3	5.9 m3	10.7 m3
B4.04	1 BED	3.5 m3	3 m3	6.5 m3
B4.05	3 BED	5.9 m3	5.9 m3	11.8 m3
C4.01	2 BED	4.2 m3	4 m3	8.2 m3
C4.02	2 BED	4.0 m3	4.5 m3	8.5 m3
C4.03	2 BED	4.0 m3	4.3 m3	8.3 m3

STORAGE

h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earlwood\drawings\04 microstation\01 da\plot\A-074_Storage_Fourth Floor.dgn

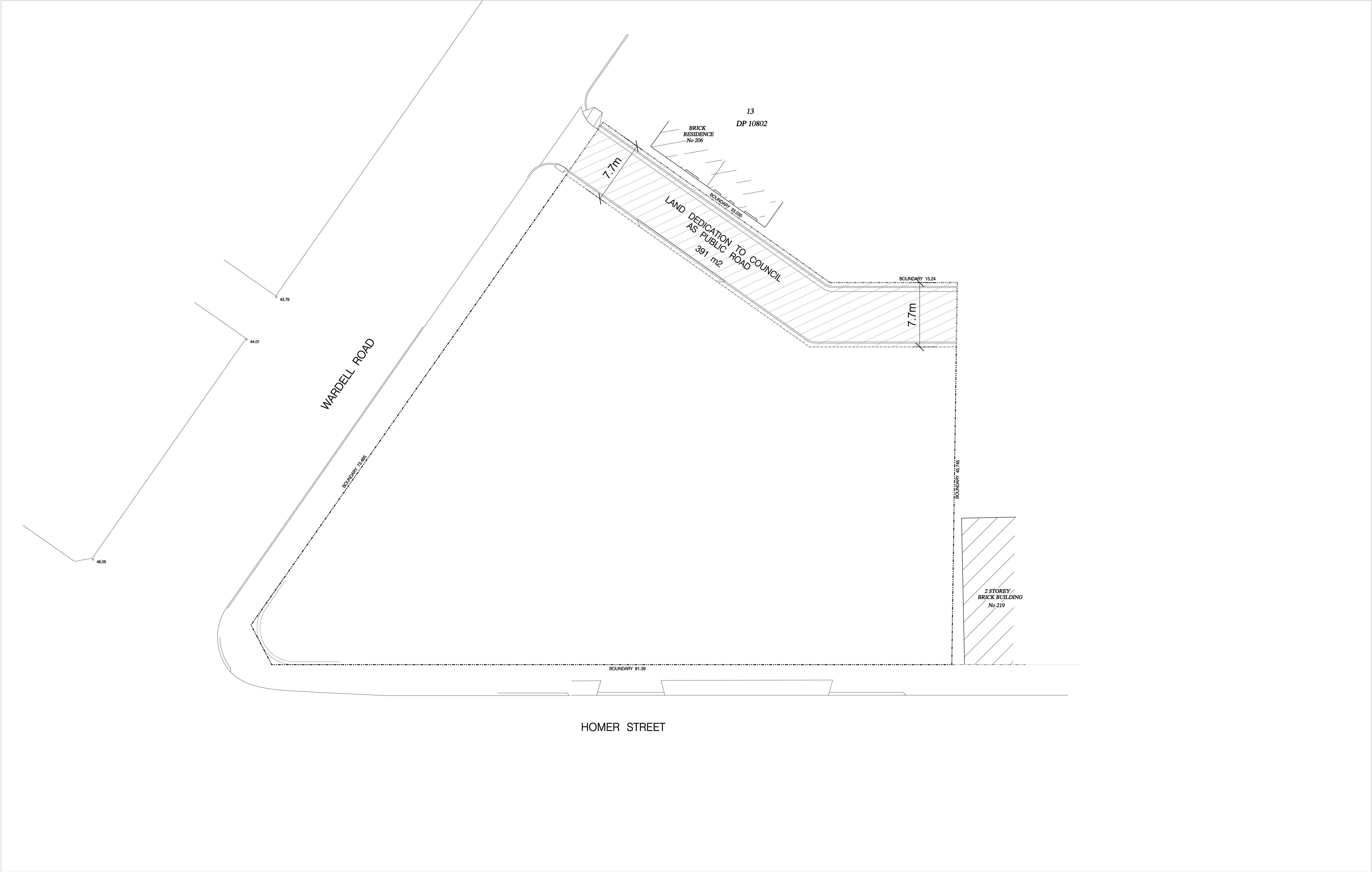


GROUND FLOOR

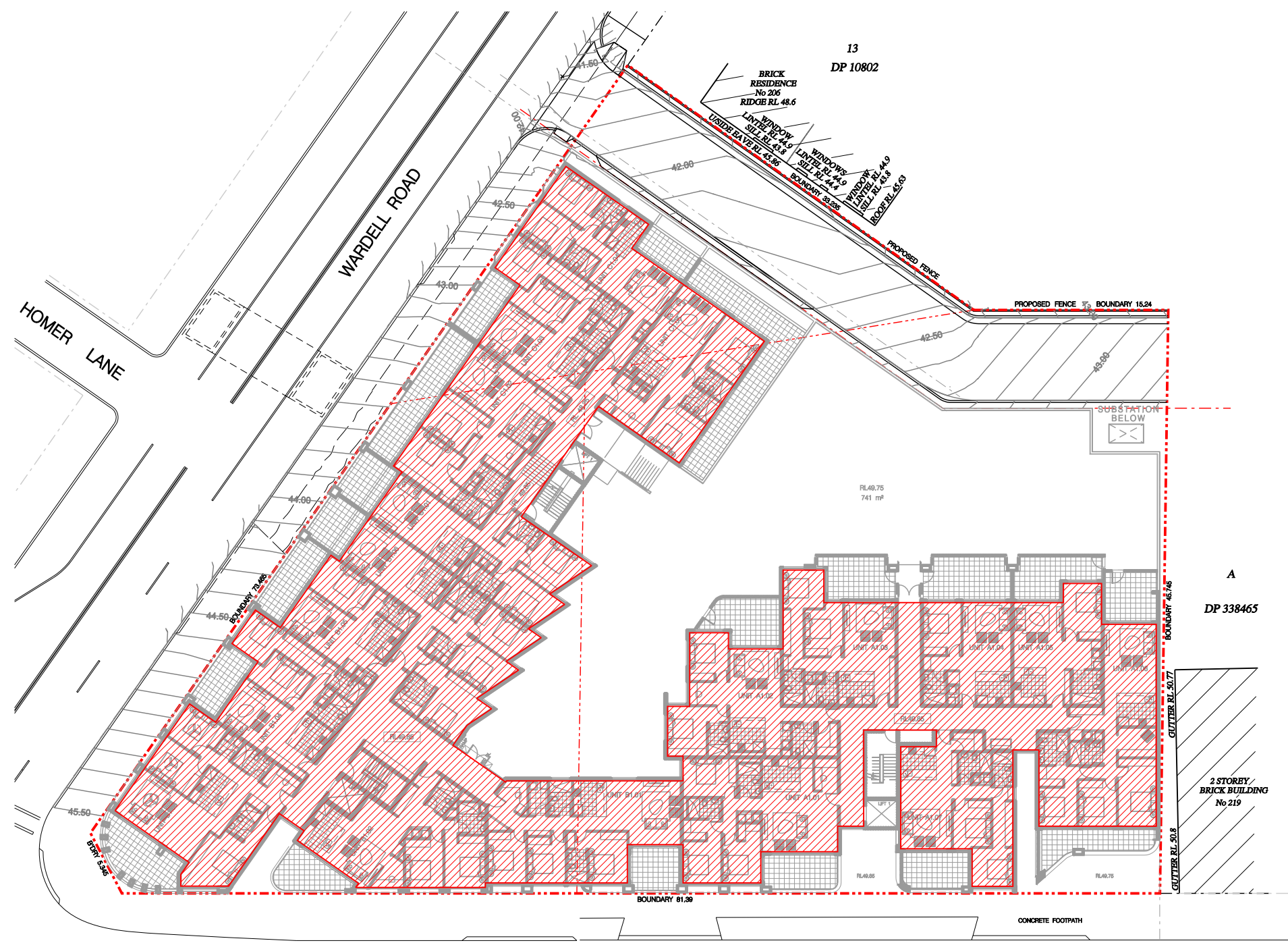


GROUND FLOOR

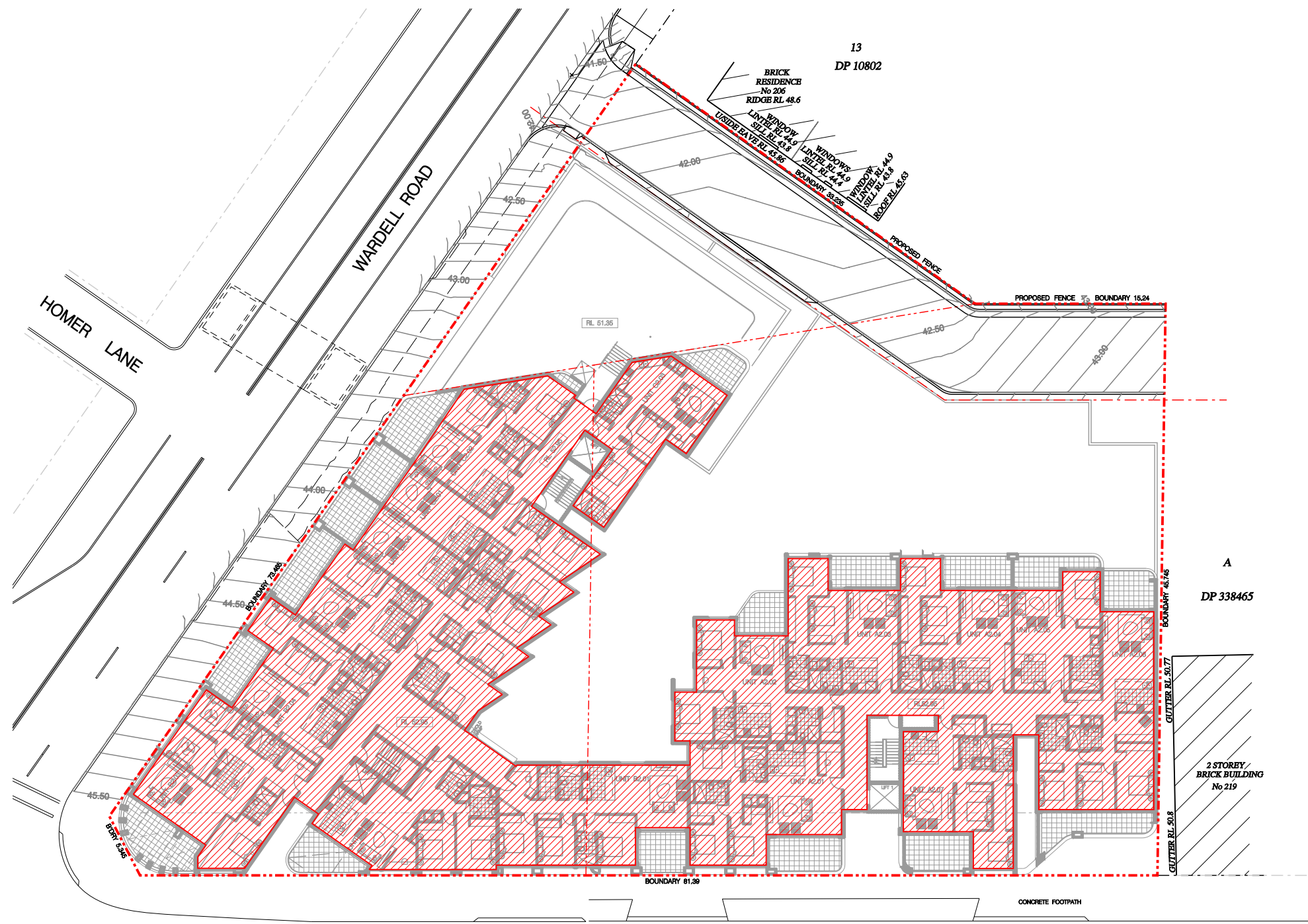




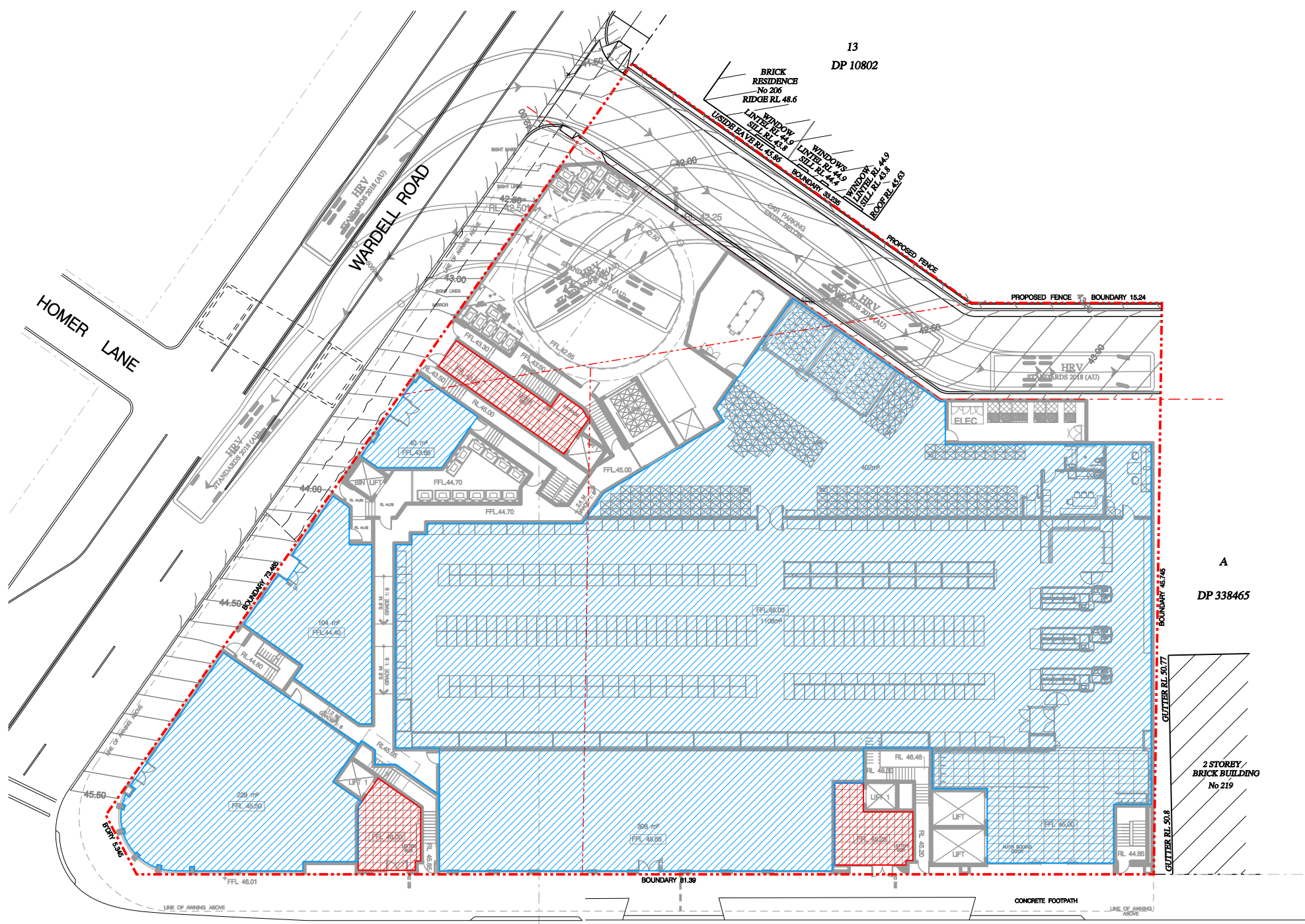
True North Date Printed: 25/10/2024	Scale: 1:200 @A1 1:400 @A3	D C B A ISSUE	AMENDED DA SUBMISSION ISSUE TO CONSULTANTS DA AMENDMENTS FOR COUNCIL REVIEW ISSUE FOR DEVELOPMENT APPROVAL REVISION DESCRIPTION	MA MA MA JA APPD DATE	Client: SITEX PTY LTD Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au	Architect: LOUCAS ARCHITECTS ABN 92 626 290 122 Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au Nominated Architect: Jim Apostolou 7490	Project Details: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD	Drawing Title: SUBDIVISION PLAN	Project Number: Pn-24006 Drawing Status: AUTHORITY APPROVAL PLOT GENERATED BY LOUCAS ARCHITECTS THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND DRAWINGS COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS	Drawing Number: A-080 Issue: D



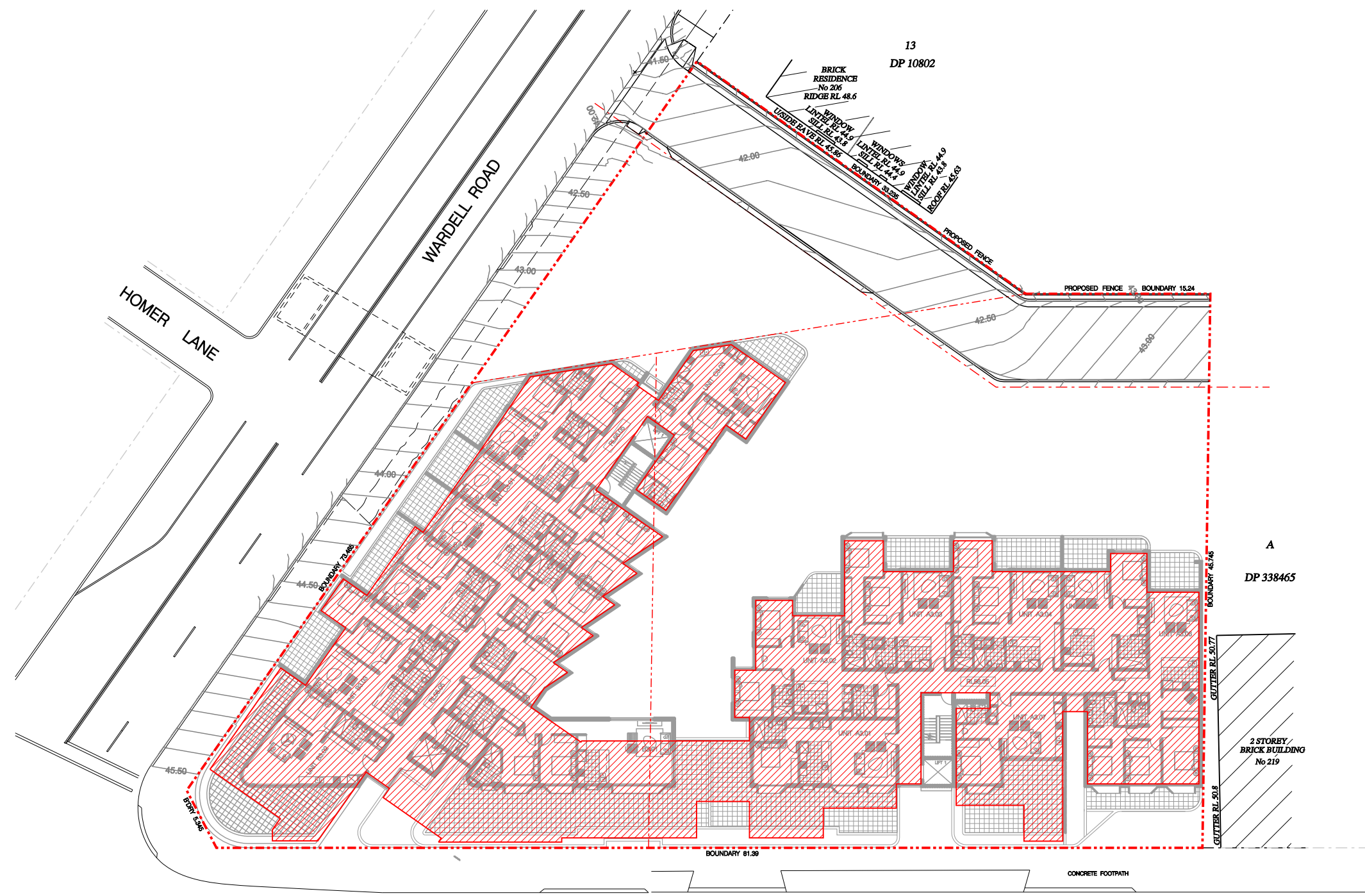
2 FIRST FLOOR
1:400 @ A3
RESIDENTIAL AREA = 1786 m²



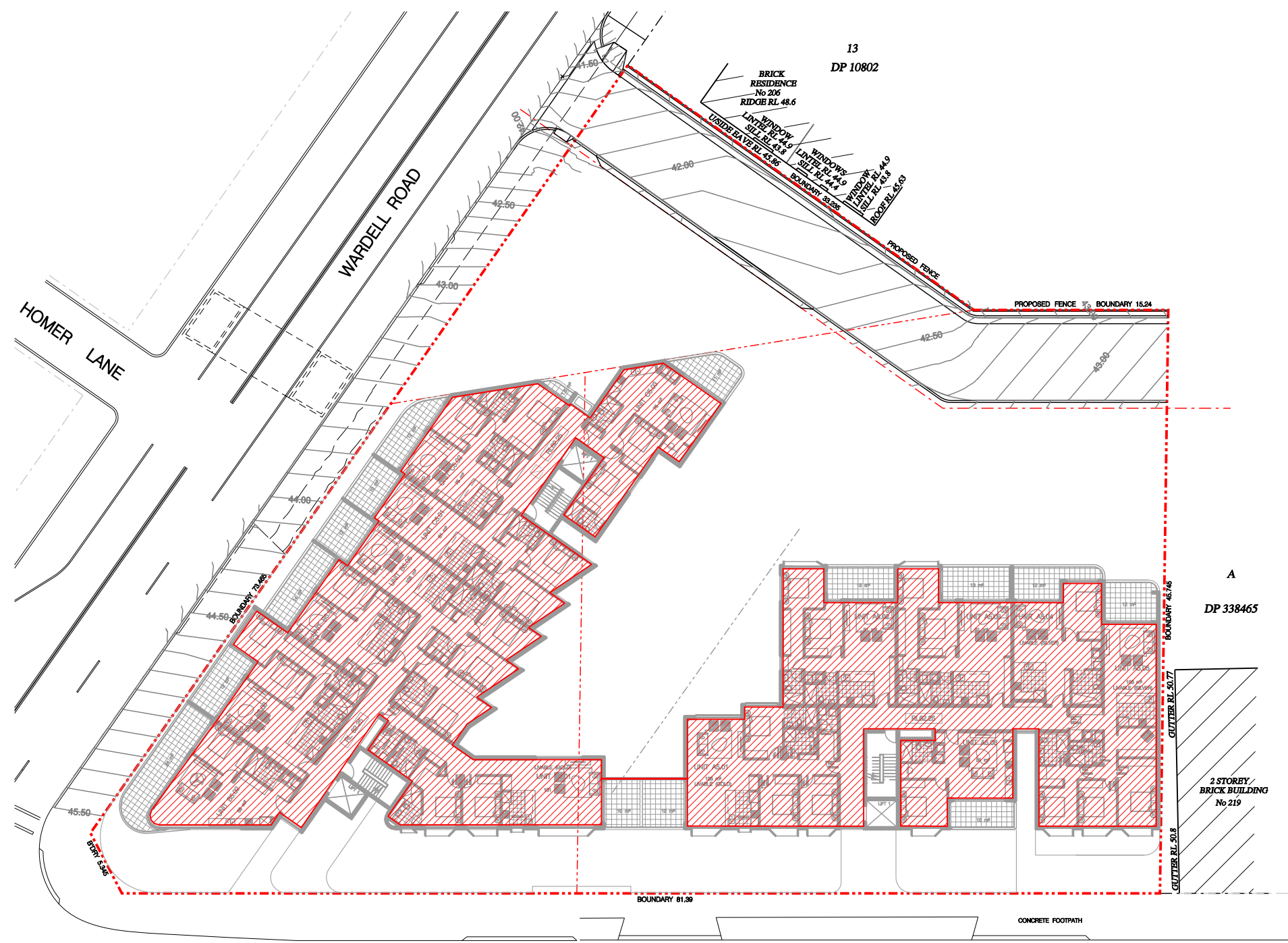
3 SECOND LEVEL
1:400 @ A3
RESIDENTIAL AREA = 1588 m²



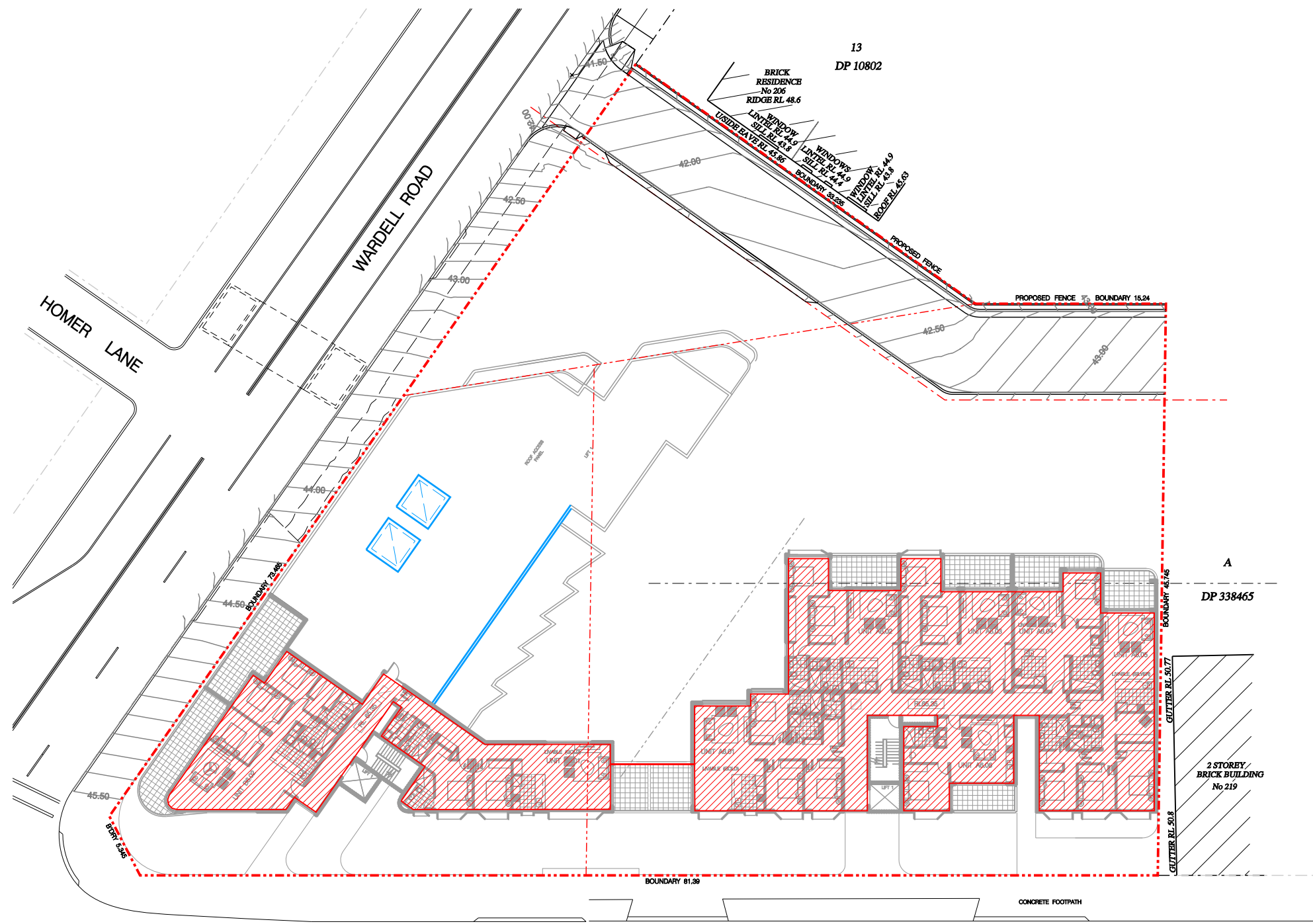
1 GROUND FLOOR
1:400 @ A3
RESIDENTIAL AREA = 97 m²
COMMERCIAL AREA = 2234 m²



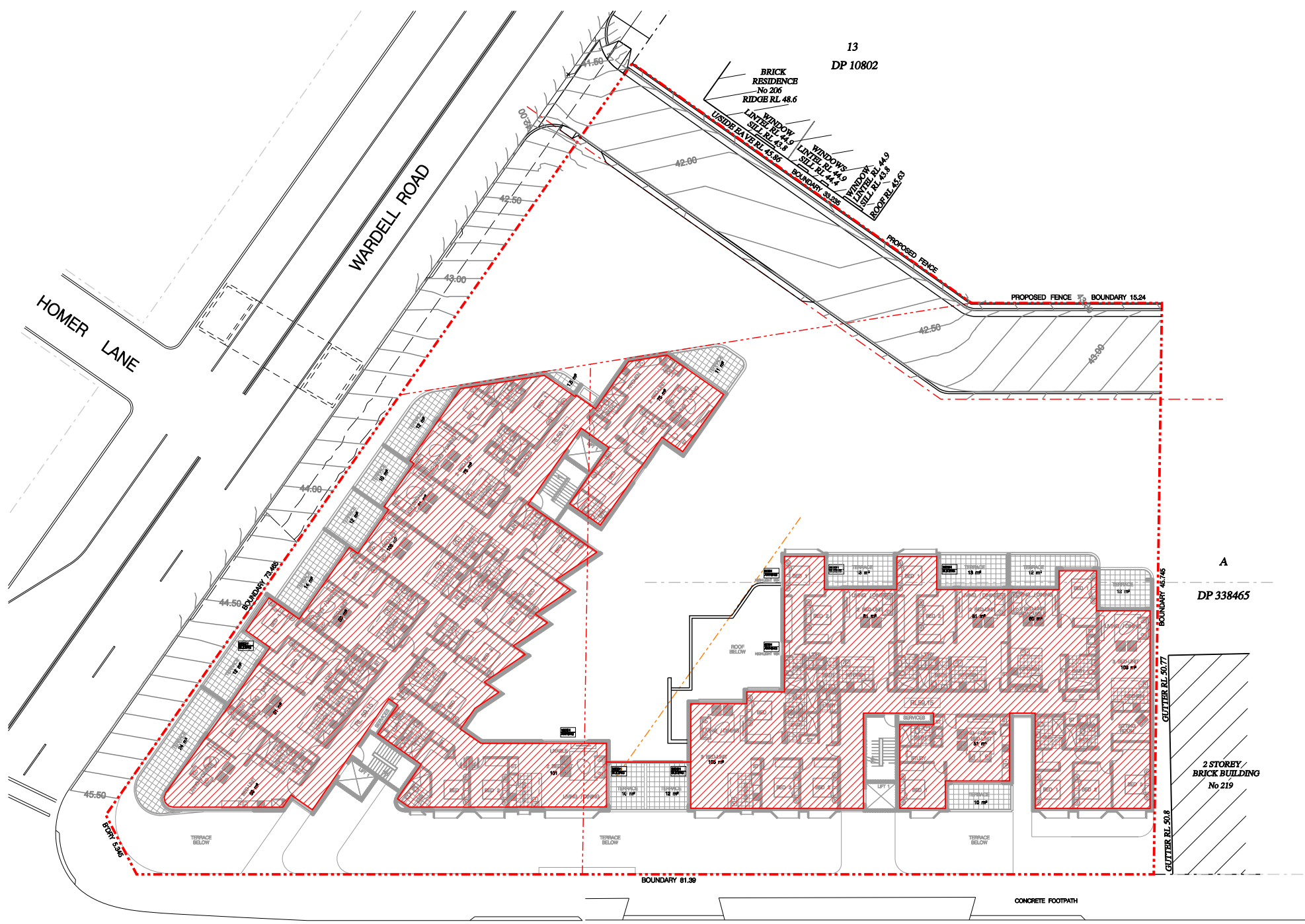
4 THIRD LEVEL
1:400 @ A3
RESIDENTIAL AREA = 1296 m²



2 FIFTH FLOOR
1:400 @ A3
RESIDENTIAL AREA = 1234 m²



3 SIXTH LEVEL
1:400 @ A3
RESIDENTIAL AREA = 775 m²



1 FOURTH FLOOR
1:400 @ A3
RESIDENTIAL AREA = 1234 m²

GFA BREAK-DOWN (RESIDENTIAL)

LEVEL	AREA	NOTES
GROUND FLOOR	97 m²	APPROVED DA-779/2020
L1	1786 m²	APPROVED DA-779/2020
L2	1588 m²	APPROVED DA-779/2020
L3	1296 m²	APPROVED DA-779/2020
L4	1234 m²	APPROVED DA-779/2020
L5	1234 m²	DA AMENDMENTS
L6	775 m²	DA AMENDMENTS
TOTAL RESI. GFA	8010 m²	DA AMENDMENTS

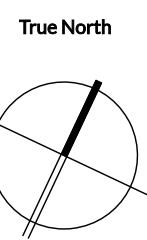
GFA BREAKDOWN (COMMERCIAL/RETAIL)

GROUND FLOOR	2234 m²	APPROVED DA-779/2020
TOTAL COMM. GFA	2234 m²	APPROVED DA-779/2020

SITE AREA	3645.3 m²	
GFA & FSR CALCULATION	APPROVED DA-779/2020	DA AMENDMENTS
TOTAL COMMERCIAL GFA	2234 m²	2234 m²
TOTAL RESIDENTIAL GFA	6016 m²	8010 m²
TOTAL PROPOSED GFA	8250 m²	10244 m²
COMMERCIAL FSR	0.61 : 1	0.61 : 1
RESIDENTIAL FSR	1.65 : 1	2.19 : 1
TOTAL PROPOSED FSR	2.26 : 1	2.80 : 1

AFFORDABLE SCHEME

ADDITIONAL GFA (DA AMENDMENTS)		1994 m²
AFFORDABLE UNITS	UNIT NO.	AREA
GRD	LOBBY C	44 m²
L1	C1.01, C1.02, C1.03, C1.04	416.6 m²
L2	C2.01, C2.02, C2.03	269 m²
L3	C3.01, C3.02, C3.03	269 m²
L4	C4.01, C4.02, C4.03	269 m²
L5	C5.01, C5.02, C5.03	269 m²
PROPOSED AFF. UNITS	16 UNITS	1536.6 m²



Scale: 1:400 @A1 1:800 @A3

0 4 8 12 16 20

Date Printed:
25/10/2024

A ISSUE FOR DA AMENDMENTS
REVISION DESCRIPTION

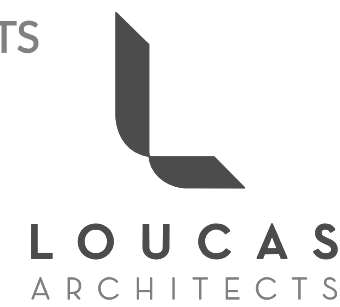
HE 08.10.24
APPD DATE

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Nominated Architect:
Jim Apostolou 7490



Project Details:
MIXED USE DEVELOPMENT
221-235 & 241 HOMER ST
& 208 WARDELL RD
EARLWOOD

Drawing Title:
GFA CALCULATION 02

Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

Drawing Number:

A-091

Issue:

A

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