



4 - 14 Mark St, Lidcombe

DEVELOPMENT APPLICATION

PROPOSED MIXED USE DEVELOPMENT

4-14 Mark St, Lidcombe

DEVELOPMENT SUMMARY

SITE AREA	3,149 m2 (approx.)		
FSR CALCULATION	Permissible max. FSR	=	5 : 1
PROPOSED FLOOR AREA	Ground Floor	1,181.85 m2	
	First Fl - Third Fl	1,509.7 m2 x 3 floors =	4,529.1 m2
	Fourth Fl - Seventh Fl	1,470.9 m2 x 4 floors =	5,883.6 m2
	Eighth Fl - Ninth Fl	1,409.5 m2 x 2 floors =	2,819 m2
	TOTAL PROPOSED AREA	14,413.55 m2 (FSR 4.57 : 1)	
BUILDING HEIGHT	Permissible	=	32 m
	Proposed	=	35 m to the top of lift overrun (Clause 4.6 provided)
BUILDING SETBACKS :			
Corner street setback (Mark St & Marsden St) - Northern and Western		4 m	
Rear setback (North Eastern) -- Basements & Ground		0 m	
Rear setback (North Eastern) -- Level 1 upwards		varies	
Side setback (Southern)		0	
DEEP SOIL AREA	184.56 m2 (5.86%)		
LANDSCAPED AREAS	200.7 m2 (6.4%)		
COMMERCIAL / RETAIL AREAS	971.74 m2 (6 Shops)		
COMMON OPEN SPACE	Ground (commercials / retails)	339.35 m2 (10.77%)	
	Rooftop terrace (residents)	754.32 m2 (23.95%)	
	TOTAL	1 093.67 m2 (34.73%)	

Unit Mix / Yield

	1BR	2BR	3BR	Total
L1-3	4 x 3 = 12 units	14 x 3 = 42 units	1 x 3 = 3 units	57 units
L4-7	5 x 4 = 20 units	14 x 4 = 56 units	--	76 units
L8-9	2 x 2 = 4 units	10 x 2 = 20 units	4 x 2 = 8 units	32 units
Total	36 units (21.8%)	118 units (71.5%)	11 units (6.7%)	165 units (100%)

PARKING CALCULATION - (ADCP 2010)

No.of Bedrooms	Minimum Car Spaces required	Maximum Car Spaces required
1BR - 40 units	36 x 1 space = 36 spaces	36 x 1 space = 36 spaces
2BR - 126 units	118 x 1.2 spaces = 142 spaces	118 x 3 spaces = 354 spaces
3BR - 3 units	11 x 1.5 spaces = 17 spaces	11 x 4 spaces = 44 spaces
Visitor (101-250 units)	12 spaces	55 spaces
Commercial	1 space per 60 m2 = 17 spaces	4 spaces per 40 m2 = 97 spaces

TOTAL 171 units 224 spaces (min.) 586 spaces (max.)

Total car parking provided	= 434 spaces
- Resident parking	397 spaces (18 accessible parking)
- Visitor parking	16 spaces (1 accessible parking)
- Retail / Commercial staff	12 spaces
- Retail / Commercial customers	9 spaces (1 accessible parking)
- Bicycle parking (1 every 5 units)	35 spaces (36 spaces provided)



Drawing Schedule

01	Development Summary	15	Level 9 Plan	33	Existing Shadow 9AM - 12PM
02	Site Analysis 01	16	Roof Plan	33	GFA Calculation (Detailed breakdown)
03	Site Analysis 02	17	Top Roof Plan	34	Existing Shadow 1PM - 3PM
04	Street Frontage	18	West Elevation - Mark St	34	Notification Plan
05A	Basement 5 Plan	19	East Elevation	35	Shadow Impact of Proposed Development (12PM-3PM)
05B	Basement 4 Plan	20	North Elevation - Marsden St	36	Existing Solar Access to10-14 Marsden St (Ground Fl)
06	Basement 3 Plan	21	South Elevation	37	Existing Solar Access to10-14 Marsden St (First Fl)
07	Basement 2 Plan	22	Section A	38	Existing Solar Access to10-14 Marsden St (Second Fl)
08	Basement 1 Plan	23	Section B	39	Existing Solar Access to10-14 Marsden St (12PM-3PM)
09A	Site Plan (Existing Context)	24	Section C	40	Shadow Impact to10-14 Marsden St (12PM-3PM)
09B	Site Plan (Future Context)	25	Section D	40	Shadow Impact to10-14 Marsden St (12PM-3PM)
10	Ground Fl Plan	26	Shadow Diagram 01 (Winter Solstice)	41	Existing Solar Access to 19B James St (9AM-3PM)
11A	Level 1 Plan	27	Shadow Diagram 02 (Winter Solstice)	42	Shadow Impact to 19B James St (9AM-3PM)
11B	Future Context (Level 1-9)	28	Shadow Diagram (Equinox)		
12	Level 2-3 Plan (typical)	29	Shadow Diagram (Summer Solstice)		
13	Level 4-7 Plans (typical)	30	Solar & Cross Ventilation Diagrams		
14	Level 8 Plan	31	Solar Diagram -- View from sun		
		32	GFA DIAGRAM		

GENERAL NOTES:
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NORTH:

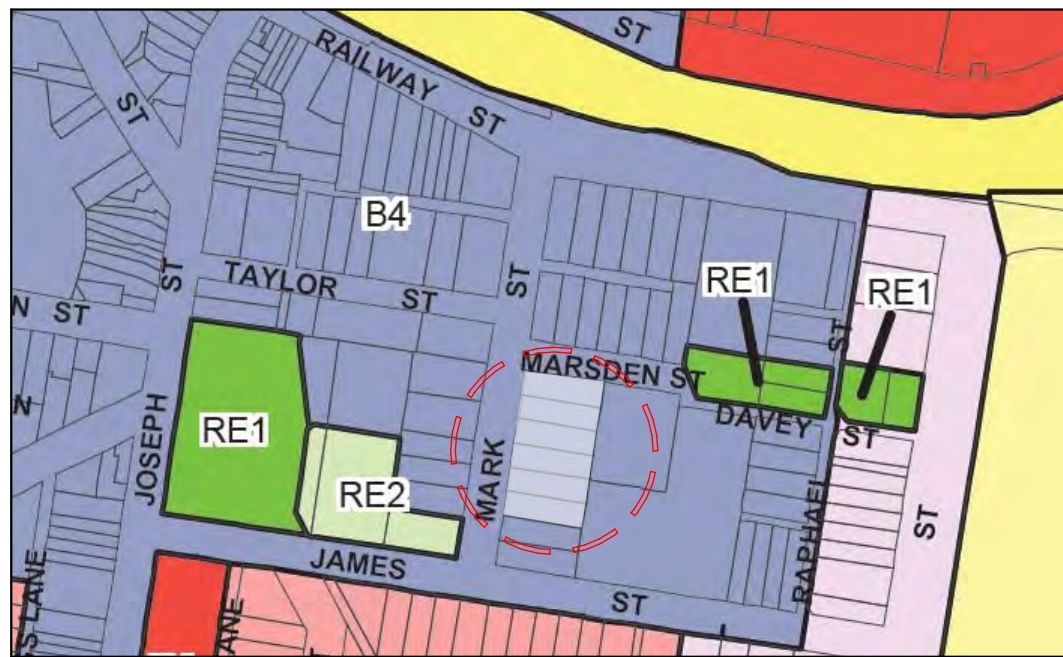
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L.G.A: Cumberland Council			PLOT: Tuesday, 24 April 2018 5:53 PM	

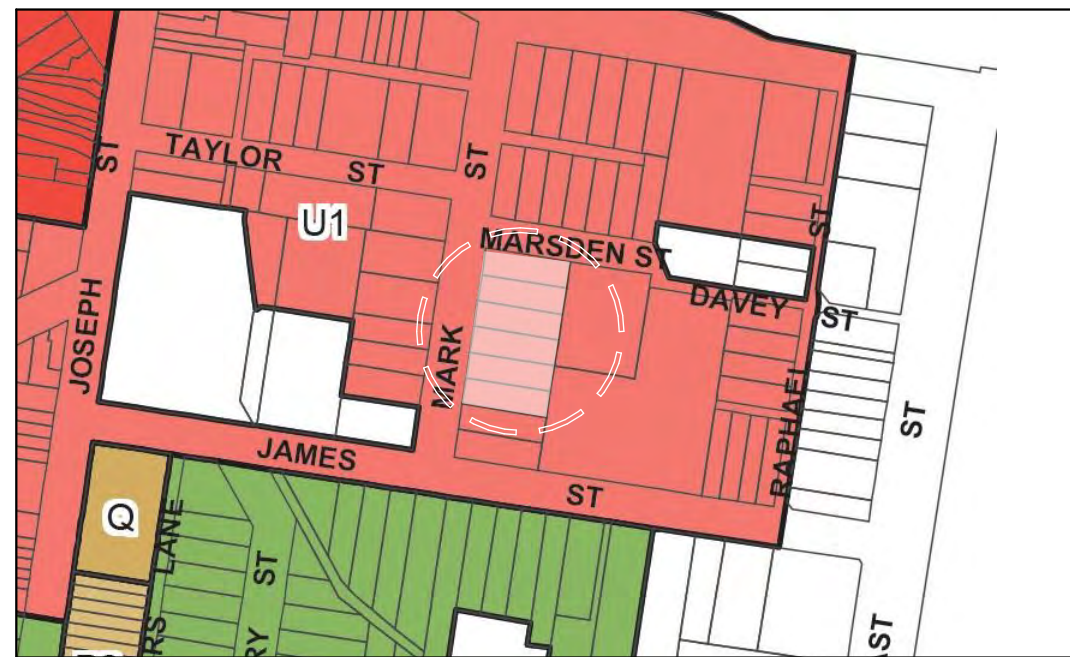


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4-14 Mark St
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JOB No.:
8538 DA - C:01

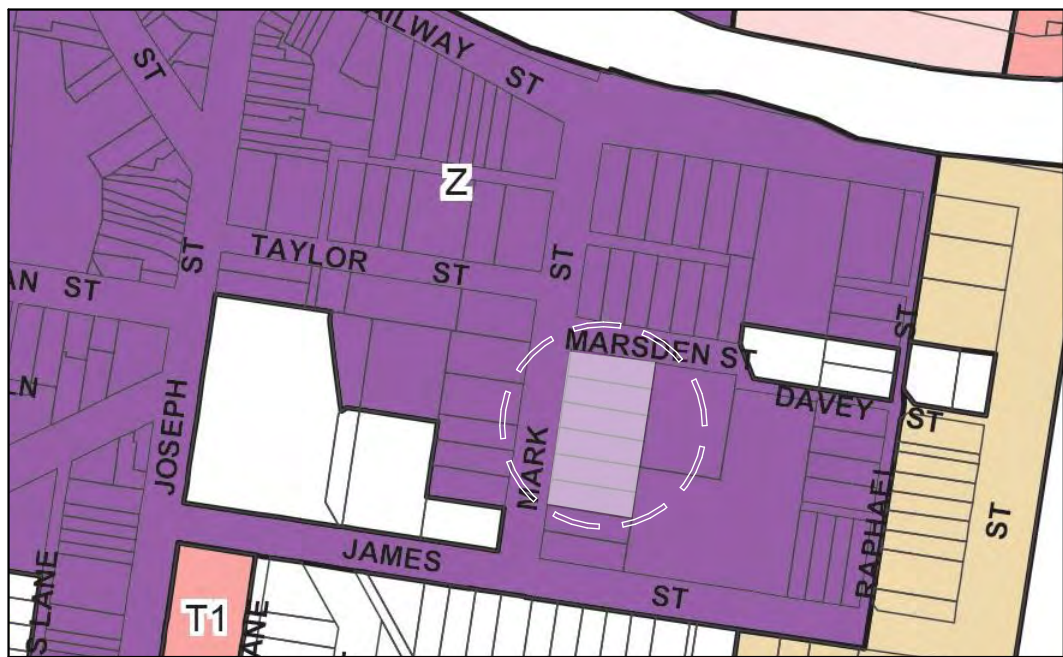
ISSUE:
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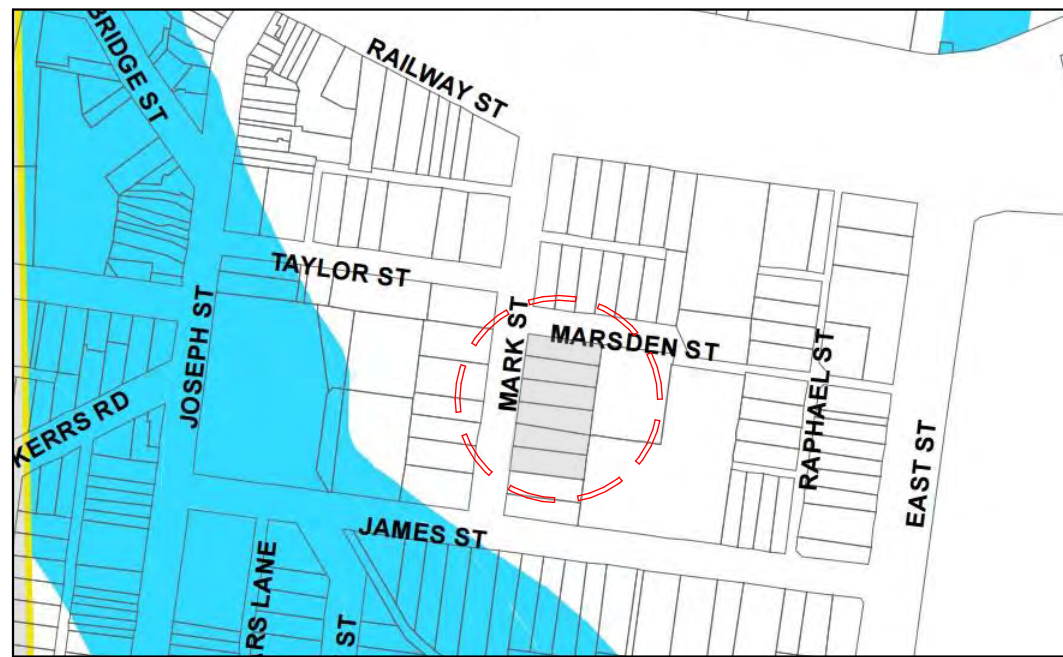
1 LAND ZONING MAP
Source: Lidcombe LEP 2010



2 HEIGHT OF BUILDING
Source: Lidcombe LEP 2010

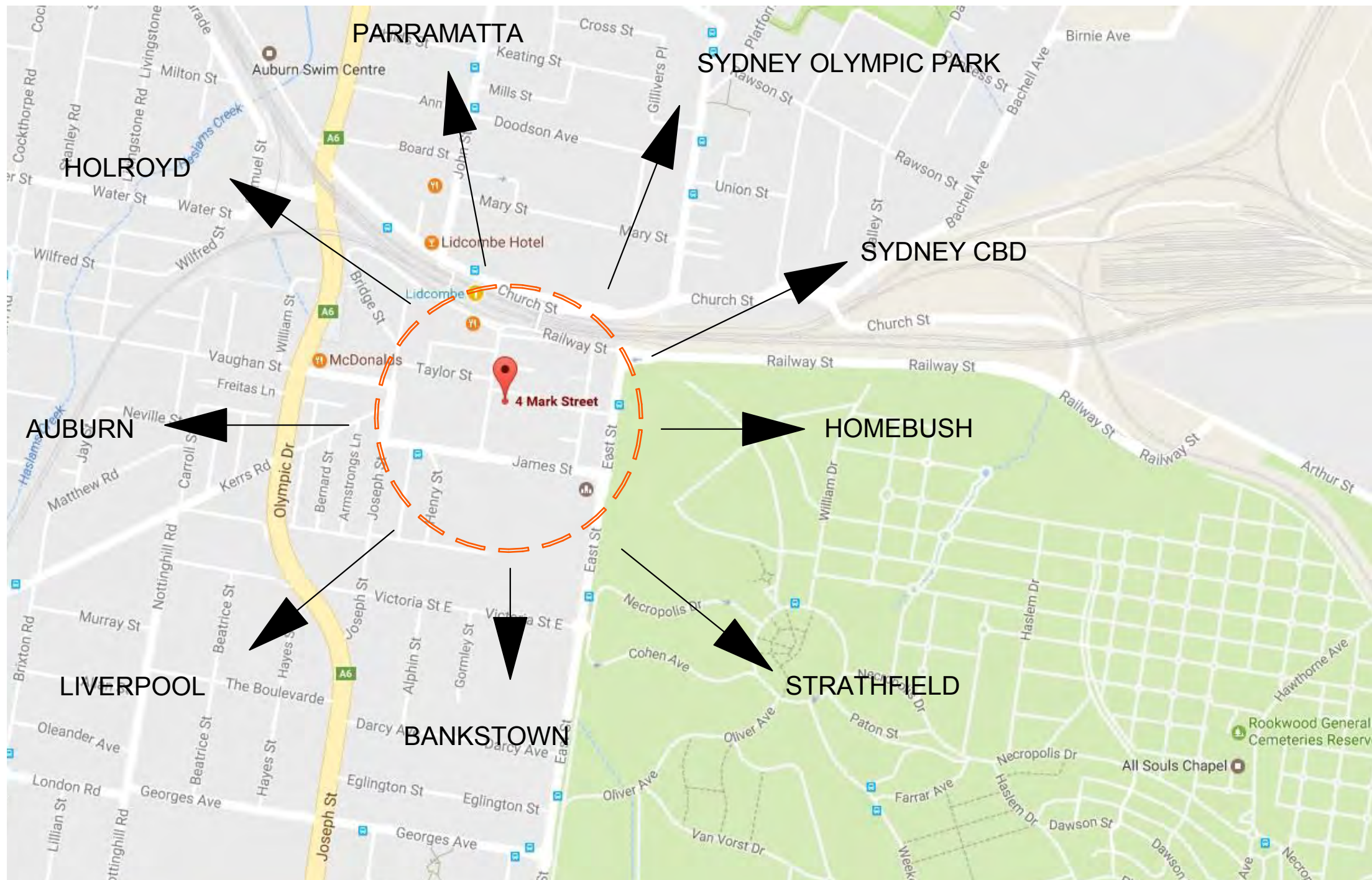


3 FLOOR SPACE RATIO
Source: Lidcombe LEP 2010



4 FLOOD PLANNING AREA
Source: Lidcombe LEP 2010

- Mixed Use (B4)
- Max Height 38m
- FSR 5 : 1
- Flood Planning Area



Source: Google Maps



Source: Google Maps

- Lidcombe Town Centre
- Lidcombe Train Station
- Public park - Remembrance Park
- Arterial road
- Sub-arterial roads

Building Sustainability Assessments
Certificate Number 0001773640
Accreditation Number VIC/BDV/13/1491
Signature [Signature] Date 07/08/2017



PROXIMITY TO LOCAL AMENITIES

To transport node

- Lidcombe train station is 250m from the site
- Bus stops available at Railway St (in front of train station), corner of James St and Henry St, and at East St.

To educational facilities

- St Joachim Catholic school is 350m from the site
- Lidcombe Public School is 700m from site

To town centre

- Lidcombe town centre is 120m from the site

To public open space

- Davey St park is 45m from the site
- Remembrance park is 150m from the site

To medical centre / hospital

- Lidcombe Medical & Health Centre is 650m from site

To community facilities

- Lidcombe public library is 350m from site
- Dooleys Lidcombe Club is 600m from site

- Site
- Bus Stop (closest to site)

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Original Design:
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SHEET TITLE: Site Analysis 01

DESIGNED: AHM DRAWN: Y T COMMENCED: March 2017 SCALE: 1:125@A1 1:250@A3 PRINT: A3 SHEET

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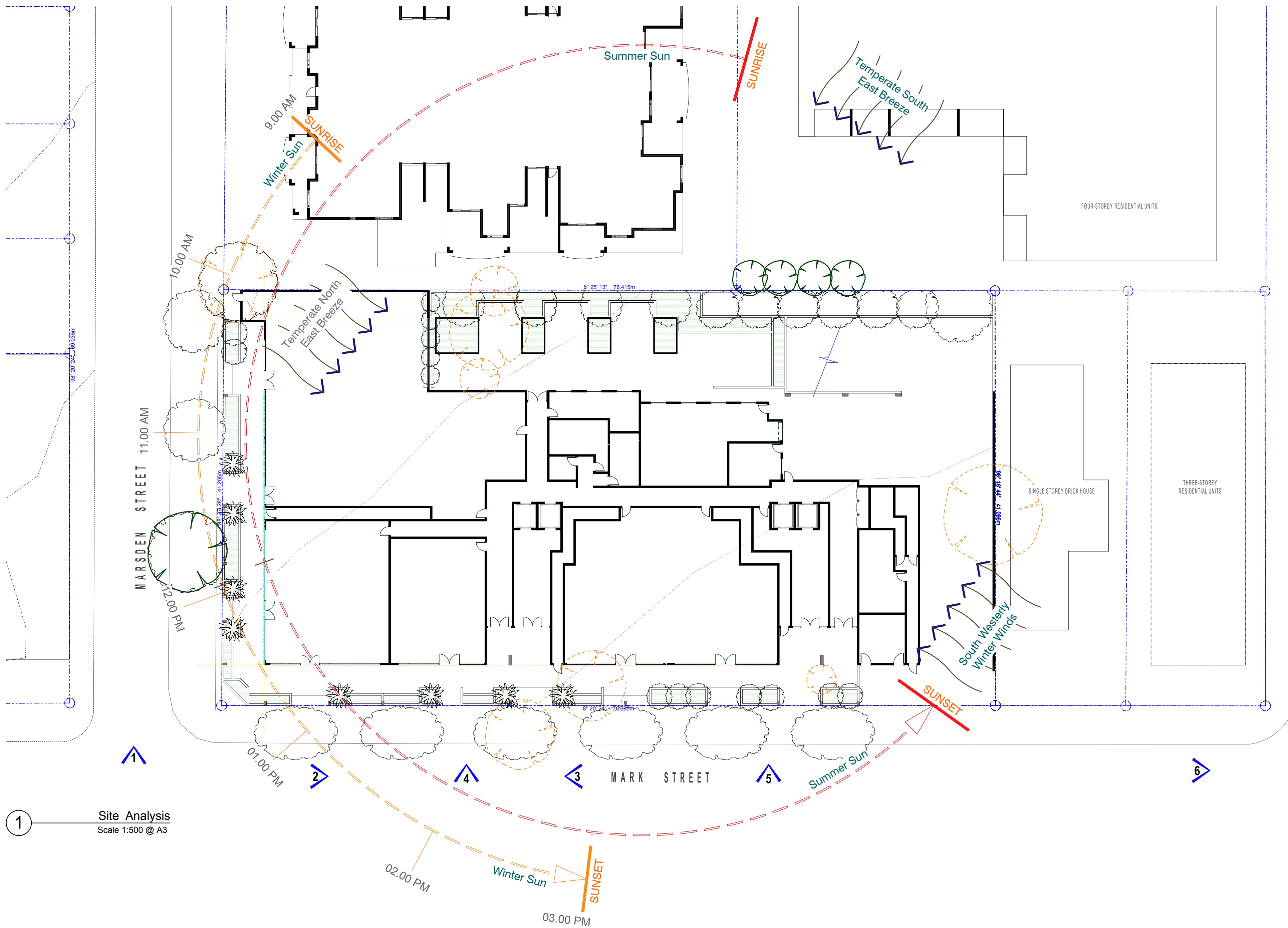
4-14 Mark St
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JOB No.:
8538 DA - C:02

ISSUE:
C

ISSUE	AMENDMENT	DATE	BY	CHK
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DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM

Drawing is NOT VALID or issued for use, unless checked.



1 Site Analysis
Scale 1:500 @ A3



1. Corner of Mark St & Marsden St
SOURCE: GOOGLE STREET VIEW



2. Mark St - Looking south
SOURCE: GOOGLE STREET VIEW



3. Mark St - Looking North
SOURCE: GOOGLE STREET VIEW



4. Site : 4-8 Mark St
SOURCE: GOOGLE STREET VIEW



5. Site : 10-14 Mark St
SOURCE: GOOGLE STREET VIEW



6. Corner of Mark St & James St
SOURCE: GOOGLE STREET VIEW

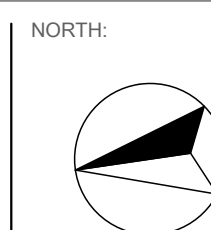
DA-C	DRAWINGS AMENDED AS REQUESTED BY JPFP PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM
ISSUE	AMENDMENT			

Development Application

Original Design:
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SHEET TITLE: Site Analysis 02

DESIGNED: AHM
DRAWN: YT
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SCALE: 1:125@A1
1:250@A3
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4-14 Mark St
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1 West Elevation (Existing Context)
Scale 1 : 400 @ A3



2 West Elevation (Future Context)
Scale 1 : 400 @ A3

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Original Design:
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DA-C	DRAWINGS AMENDED AS REQUESTED BY JPFP PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM
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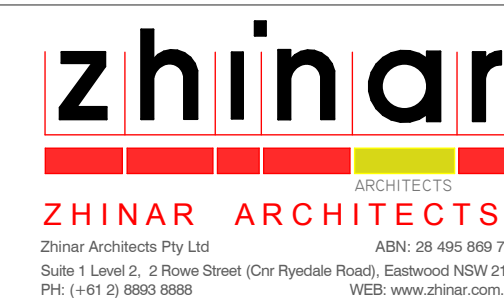


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NORTH:

SHEET TITLE:
Street Frontage

DESIGNED: AHM
DRAWN: YT
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SCALE: 1:125@A1
1:250@A3
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1 Basement 5
Scale 1 : 250 @ A3

REVISION B : - Basement 5 added

DA-C	DRAWINGS AMENDED AS REQUESTED BY JRPFP PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
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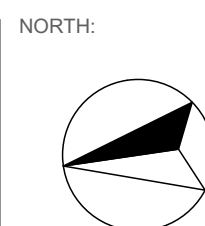
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SHEET TITLE: Basement 5 Plan

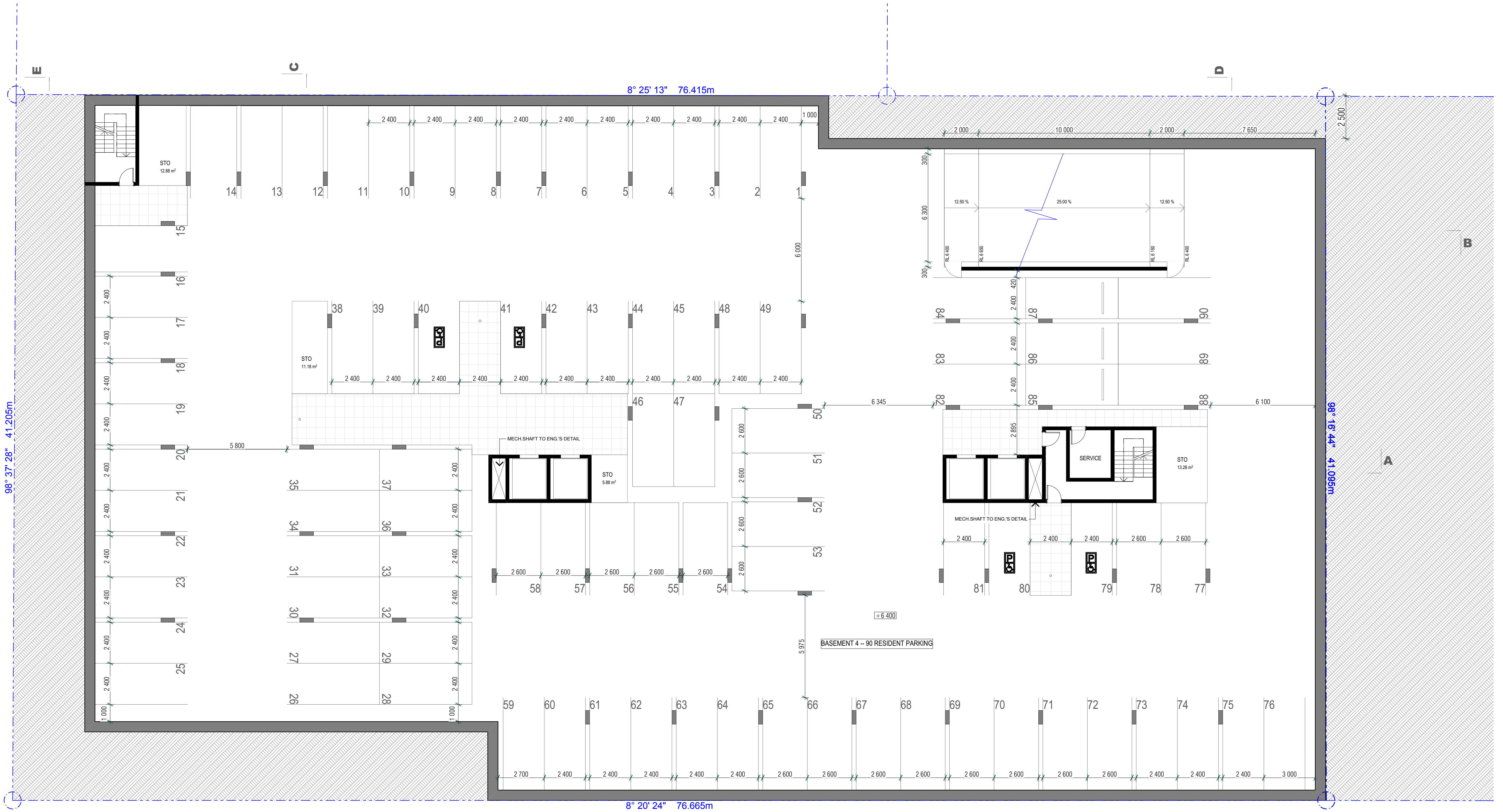
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DRAWN: YT
COMMENCED: March 2017
SCALE: 1:125@A1
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4-14 Mark St
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ISSUE:
C



1 Basement 4
Scale 1 : 250 @ A3

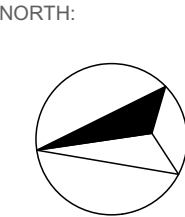
REVISION B : - Fire stairs relocated to north eastern corner

ISSUE	DESCRIPTION	DATE	DRAWN	CHECKED
DA-C	DRAWINGS AMENDED AS REQUESTED BY JPFP PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM

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Original Design:
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SHEET TITLE:
Basement 4 Plan
DESIGNED: AHM
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COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
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1 Basement 3
Scale 1 : 250 @ A3

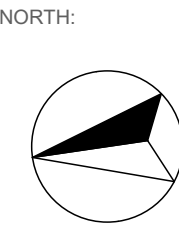
REVISION B : - Fire stairs relocated to north eastern corner

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-C	DRAWINGS AMENDED AS REQUESTED BY JRPFP PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM

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Original Design:
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Basement 3 Plan
DESIGNED: AHM
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SCALE: 1:125@A1
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ISSUE:
C



1 Basement 2
Scale 1 : 250 @ A3

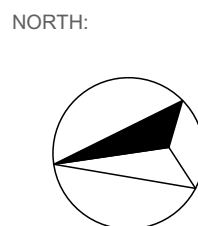
REVISION B : - Fire stairs relocated to north eastern corner

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-C	DRAWINGS AMENDED AS REQUESTED BY JPFP PANEL	24/04/2018	YT	AHM
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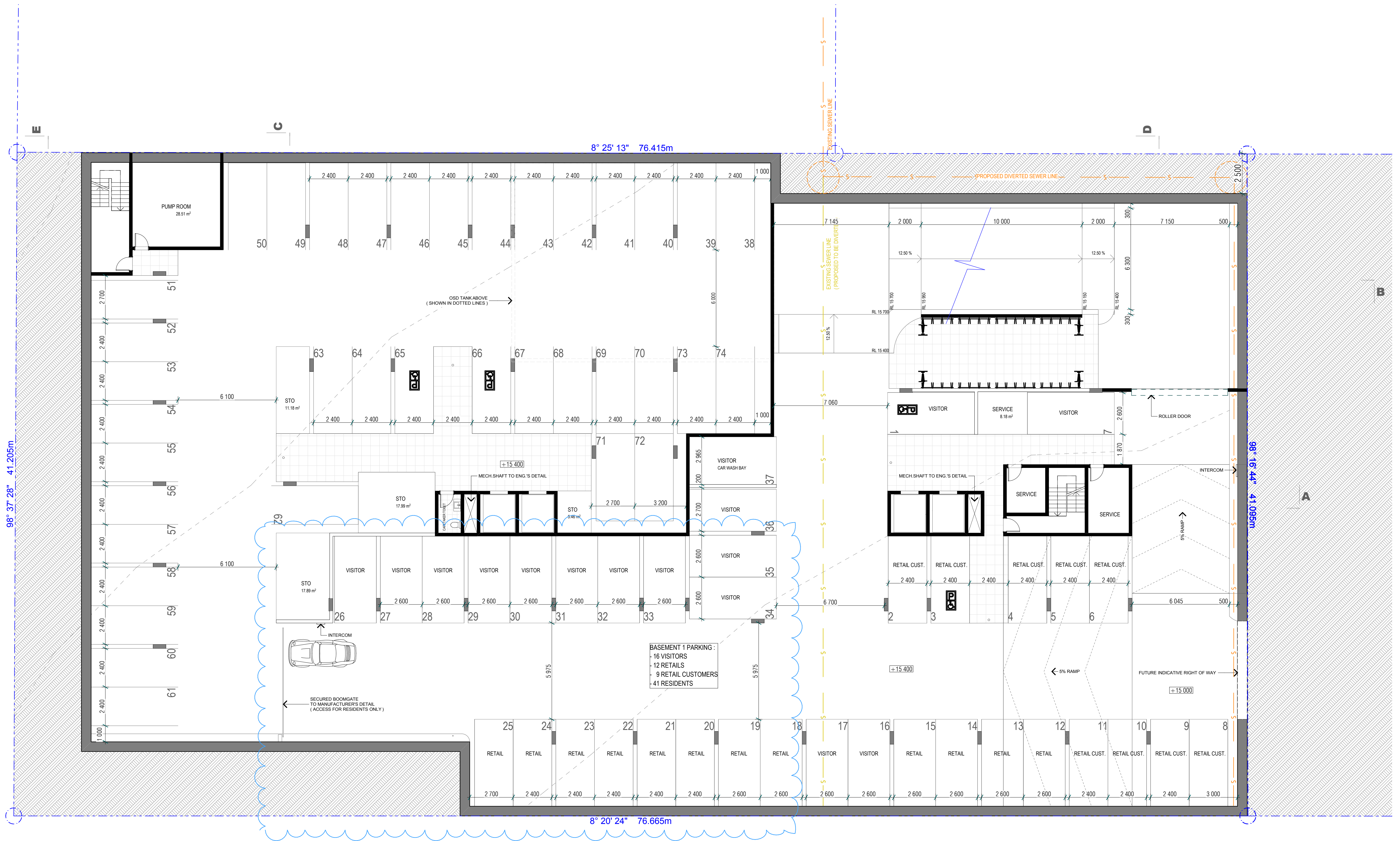


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1 Basement 1
Scale 1 : 250 @ A3

REVISION C : - Extra 4 visitor car spaces (total 16 car spaces) are provided on B1 parking

DA-C	DRAWINGS AMENDED AS REQUESTED BY JRPFF PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM
ISSUE	AMENDMENT			

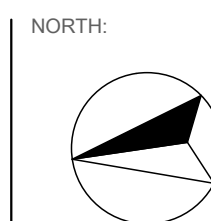
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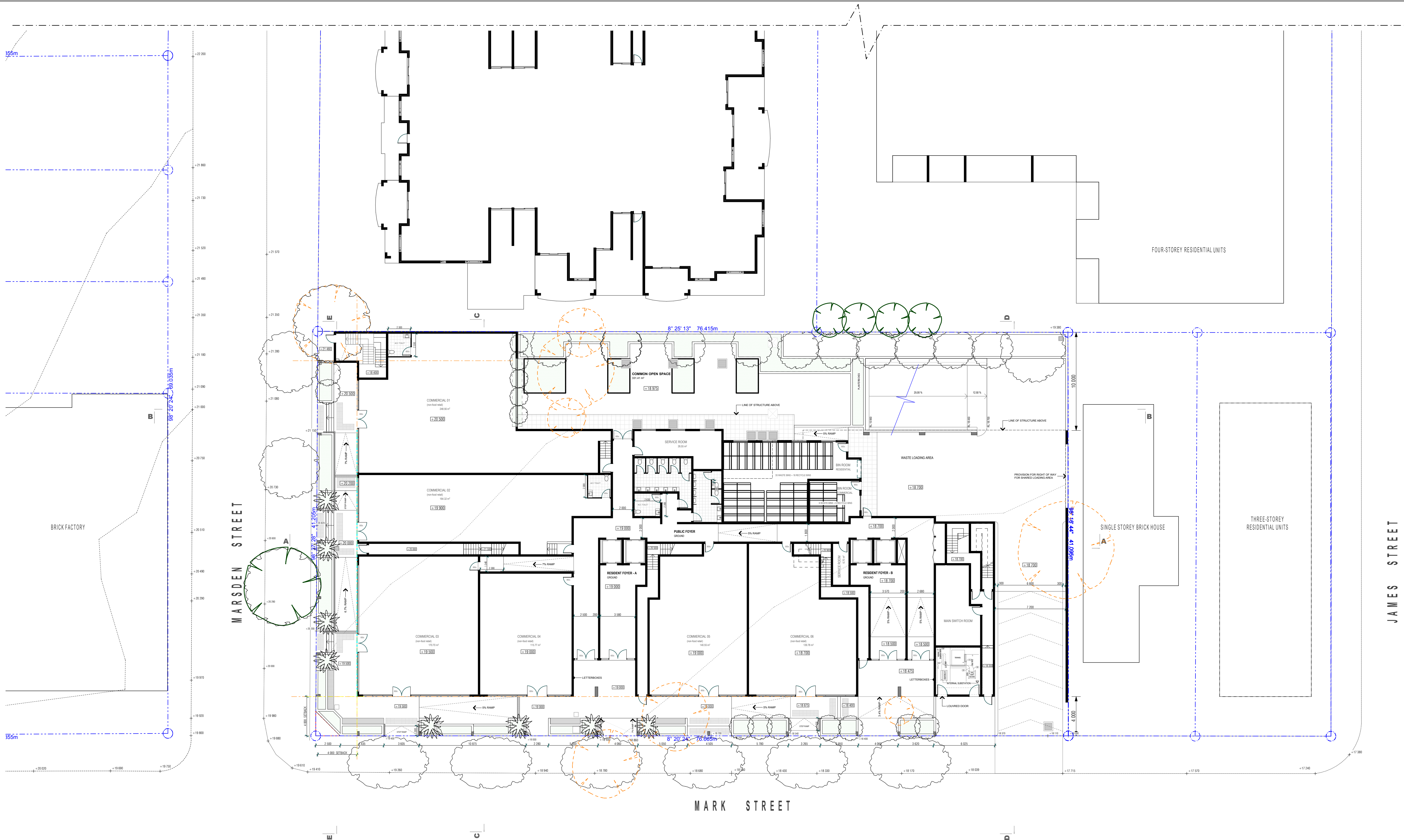
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DRAWN: YT
COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
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MIXED USE DEVELOPMENT

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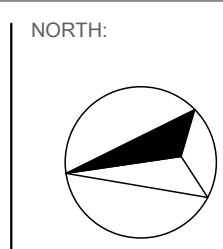
1 Site Plan (Existing Context)
Scale 1 : 400 @ A3

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ISSUE: C



1 Site Plan (Future Context)
Scale 1 : 400 @ A3

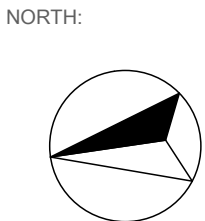
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM
ISSUE	AMENDMENT			

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Development Application
Original Design:
Zhinar Architects



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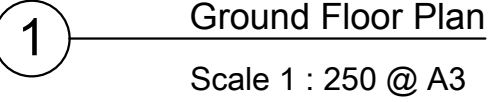


SHEET TITLE:
Site Plan (Future Context)
DESIGNED: AHM
DRAWN: YT
COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
PRINT: A3 SHEET
PLOT: Tuesday, 24 April 2018 5:54 PM
L.G.A: Cumberland Council



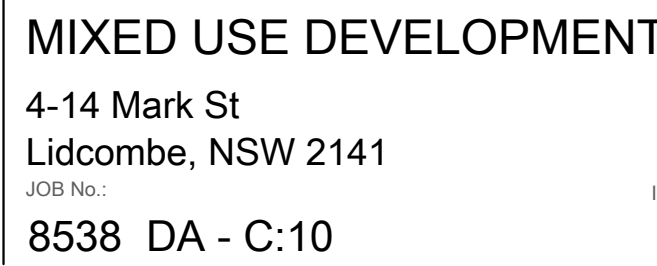
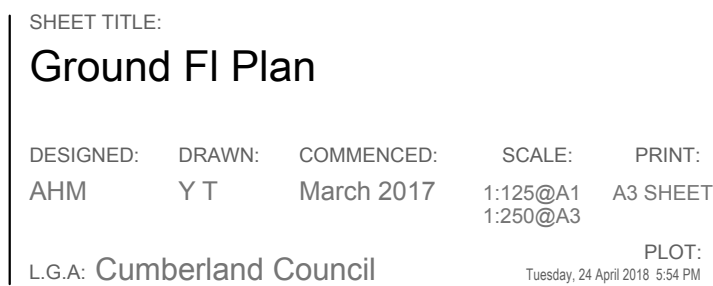
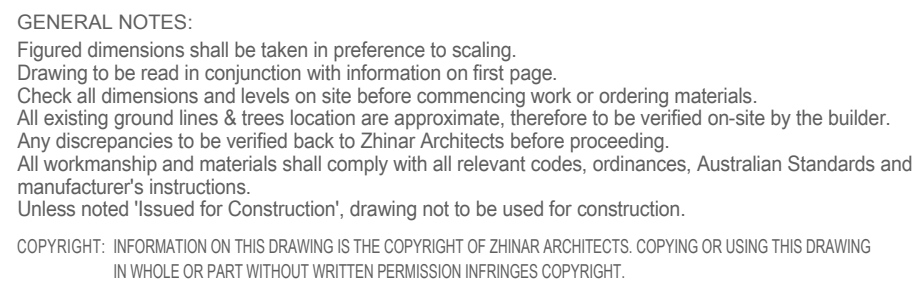
MIXED USE DEVELOPMENT
4-14 Mark St
Lidcombe, NSW 2141
JOB No.:
8538 DA - C:09B

ISSUE:
C



Development Application

Original Design:
Zhinar Architects



SSUE:
C



1 Level 1 Plan
Scale 1 : 250 @ A3

ADAPTABLE UNIT

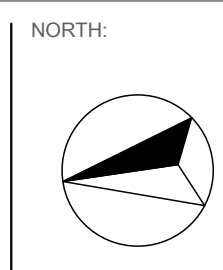
DA-C	DRAWINGS AMENDED AS REQUESTED BY JRPFF PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM
ISSUE	AMENDMENT			

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Development Application
Original Design:
Zhinar Architects



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SHEET TITLE:
Level 1 Plan
DESIGNED: AHM
DRAWN: YT
COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
PRINT: A3 SHEET
PLOT: Tuesday, 24 April 2018 5:54 PM
L.G.A: Cumberland Council



MIXED USE DEVELOPMENT
4-14 Mark St
Lidcombe, NSW 2141
JOB No.:
8538 DA - C:11A
ISSUE: C



1 First Floor - FUTURE CONTEXT
Scale 1 : 400 @ A3

2 Mark St
(Future Neighboring Development)

4-14 Mark St
(Proposed)

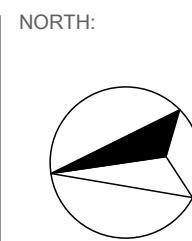
16-18 Mark St
(Future Context)

DA-C	DRAWINGS AMENDED AS REQUESTED BY JPFP PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM
ISSUE	AMENDMENT			

Development Application
Original Design:
Zhinar Architects



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SHEET TITLE:
Future Context (Level 1-9)

DESIGNED: AHM
DRAWN: YT
COMMENCED: March 2017

SCALE: 1:125@A1
1:250@A3

PRINT: A3 SHEET

PLOT: Tuesday, 24 April 2018 5:54 PM

L.G.A: Cumberland Council



MIXED USE DEVELOPMENT
4-14 Mark St
Lidcombe, NSW 2141
JOB No.:
8538 DA - C:11B

ISSUE:
C



1 Level 2-3 Plan (typical)
Scale 1 : 250 @ A3

ADAPTABLE UNIT

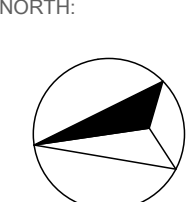
REVISION B : - Floor RL's for core A & B raised by 500mm

ISSUE	AMENDMENT	DATE	BY	CHKD
DA-C	DRAWINGS AMENDED AS REQUESTED BY JRPFP PANEL	24/04/2018	Y T	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	Y T	AHM

Development Application
Original Design:
Zhinar Architects



GENERAL NOTES:
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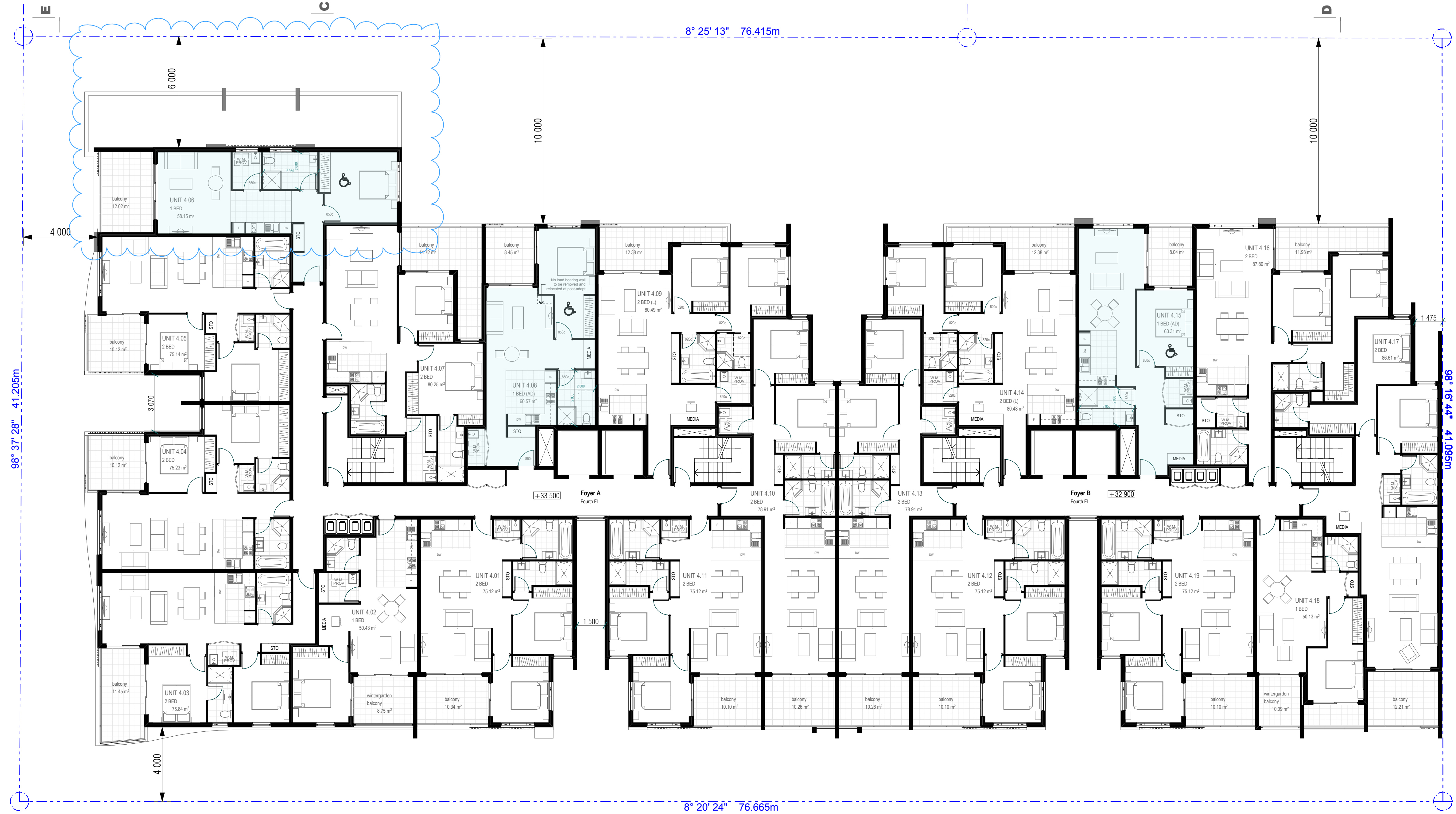


SHEET TITLE:
Level 2-3 Plan (typical)
DESIGNED: AHM
DRAWN: Y T
COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
PRINT: A3 SHEET
PLOT: Tuesday, 24 April 2018 5:54 PM
L.G.A: Cumberland Council



MIXED USE DEVELOPMENT
4-14 Mark St
Lidcombe, NSW 2141
JOB No.: 8538 DA - C:12
ISSUE: C

REVISION C : - 6m building setback from boundary to the North-Eastern corner of building (from Level 4-7).
Unit 06 from Level 4-7 adjusted to 1BR (Adaptable) unit.



1 Level 4-7 Plan (typical)
Scale 1 : 250 @ A3

Scale 1 : 250 @ A3
ADAPTABLE UNIT

Development Application

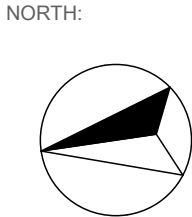
Original Design:
Zhinar Architects

24/04/2018	Y T	AHM
28/01/2018	Y T	AHM
03/08/2017	Y T	AHM

DRAWN BY: [Name]
CHECKED BY: [Name]
Drawing is NOT VALID if issued for use, unless checked.



GENERAL NOTES:
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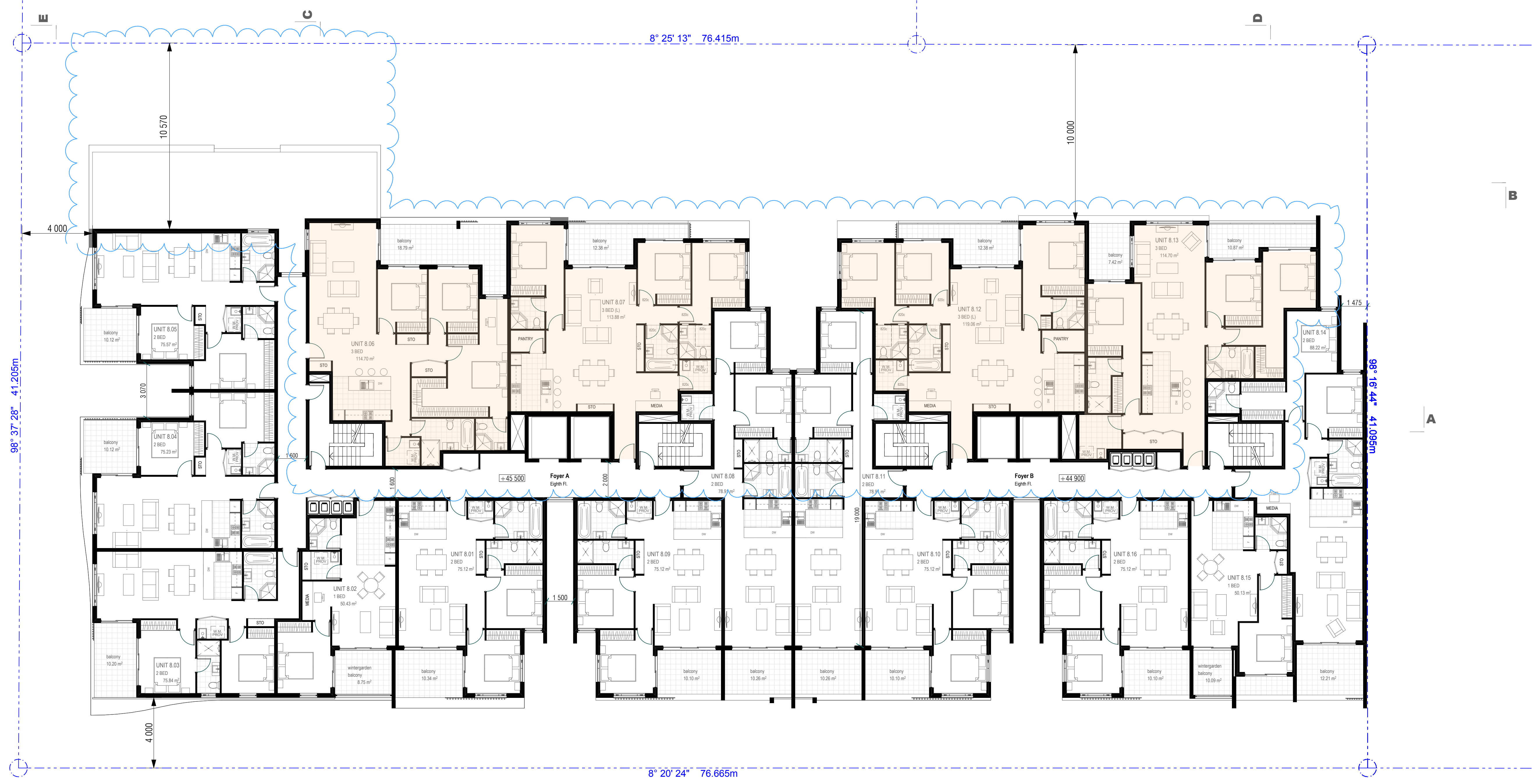


SHEET TITLE:
Level 4-7 Plans (typical)
DESIGNED: AHM
DRAWN: Y T
COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
PRINT: A3 SHEET
PLOT: Tuesday, 24 April 2018 5:54 PM
L.G.A: Cumberland Council



MIXED USE DEVELOPMENT
4-14 Mark St
Lidcombe, NSW 2141
JOB No.:
8538 DA - C:13
ISSUE: C

REVISION C :
- 10.57m building setback from boundary to the North-Eastern corner of building (from Level 8-9)
- Convert units to provide more 3BR units (area highlighted in orange)



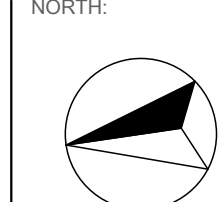
1 Level 8 Plan
Scale 1 : 250 @ A3

Development Application
Original Design:
Zhinar Architects

DA-C	DRAWINGS AMENDED AS REQUESTED BY JPFP PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM



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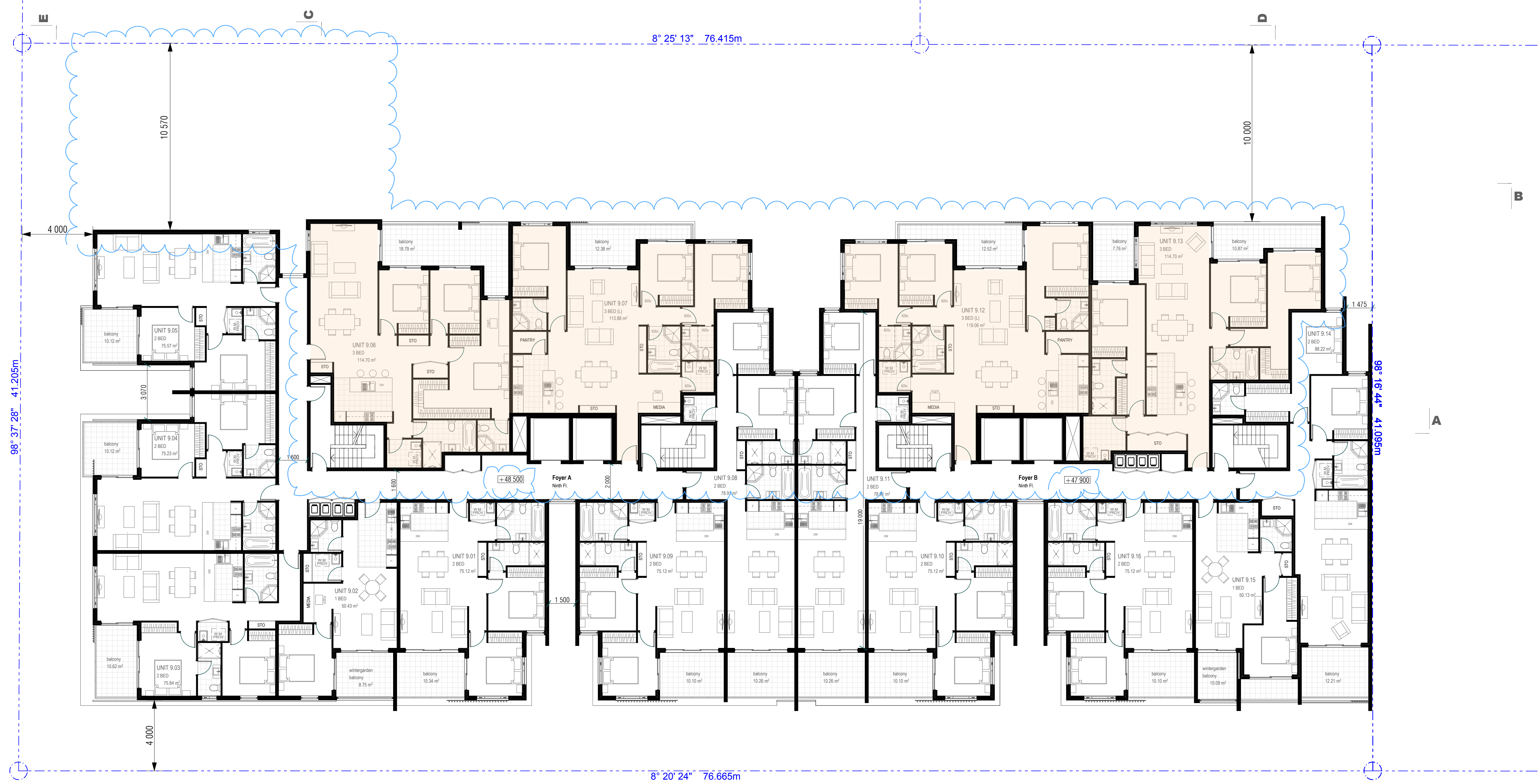


SHEET TITLE:
Level 8 Plan
DESIGNED: AHM
DRAWN: YT
COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
PRINT: A3 SHEET
PLOT: Tuesday, 24 April 2018 5:54 PM
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MIXED USE DEVELOPMENT
4-14 Mark St
Lidcombe, NSW 2141
JOB No.:
8538 DA - C:14
ISSUE: C

REVISION C :
- 10.57m building setback from boundary to the North-Eastern corner of building (from Level 8-9)
- Convert units to provide more 3BR units (area highlighted in orange)



1 Level 9 Plan
Scale 1 : 250 @ A3
ADAPTABLE UNIT

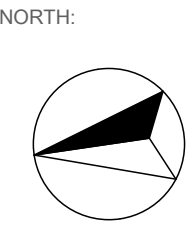
REVISION B : - Floor RL's for core A & B raised by 500mm

DA-C	DRAWINGS AMENDED AS REQUESTED BY JPFP PANEL	24/04/2018	Y T	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	Y T	AHM
ISSUE	AMENDMENT			

Development Application
Original Design:
Zhinar Architects



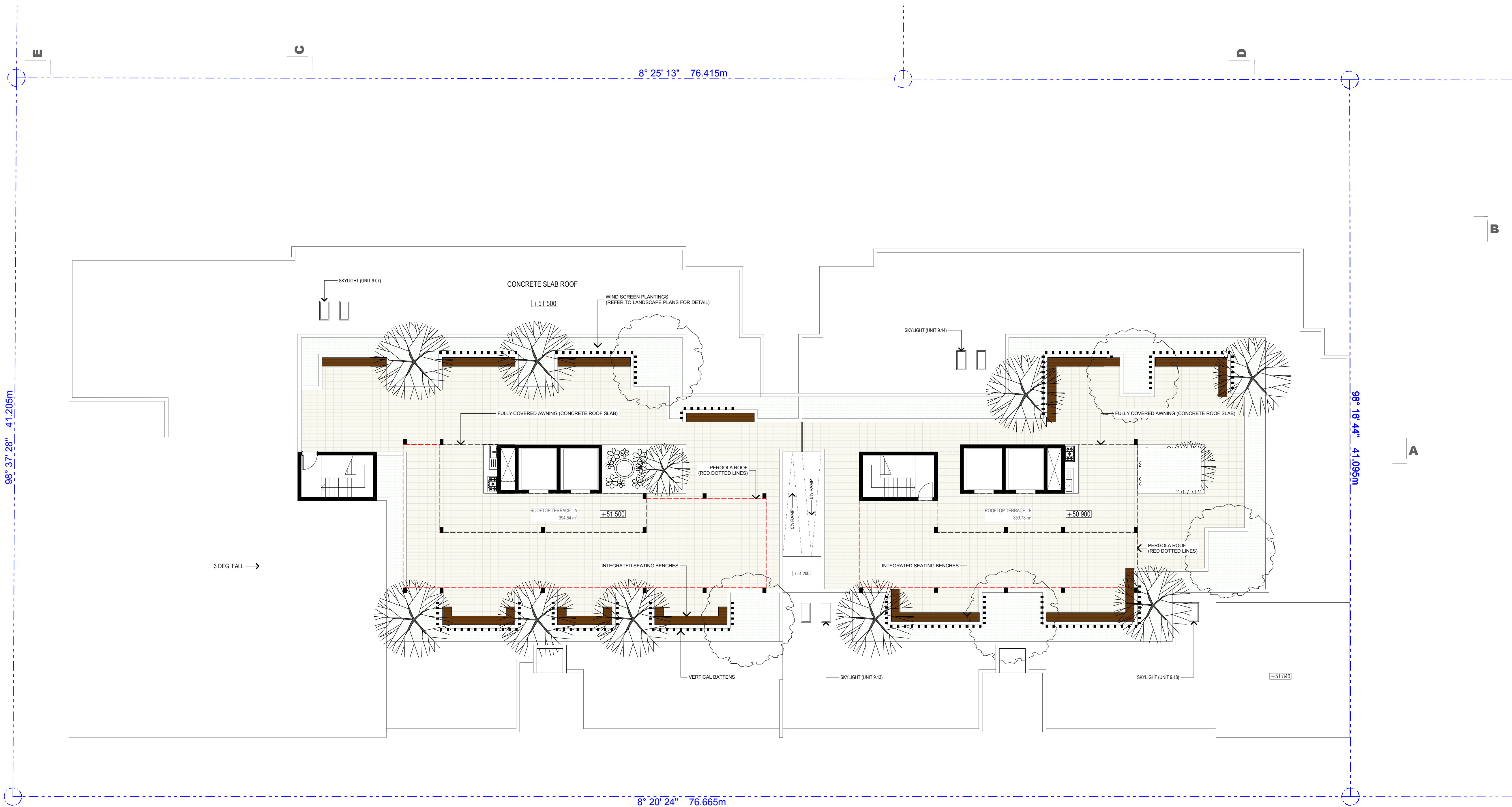
GENERAL NOTES:
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SHEET TITLE:
Level 9 Plan
DESIGNED: AHM
DRAWN: Y T
COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
PRINT: A3 SHEET
PLOT: Tuesday, 24 April 2018 5:54 PM
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MIXED USE DEVELOPMENT
4-14 Mark St
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JOB No.: 8538 DA - C:15
ISSUE: C



1 Rooftop Terrace
Scale 1 : 250 @ A3

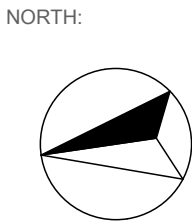
REVISION B : - Add rooftop terrace COS to tower-B, connected by accessible ramps to tower-A rooftop terrace
- Floor RL's raised by 500mm

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-C	DRAWINGS AMENDED AS REQUESTED BY JPFP PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM

Development Application
Original Design:
Zhinar Architects



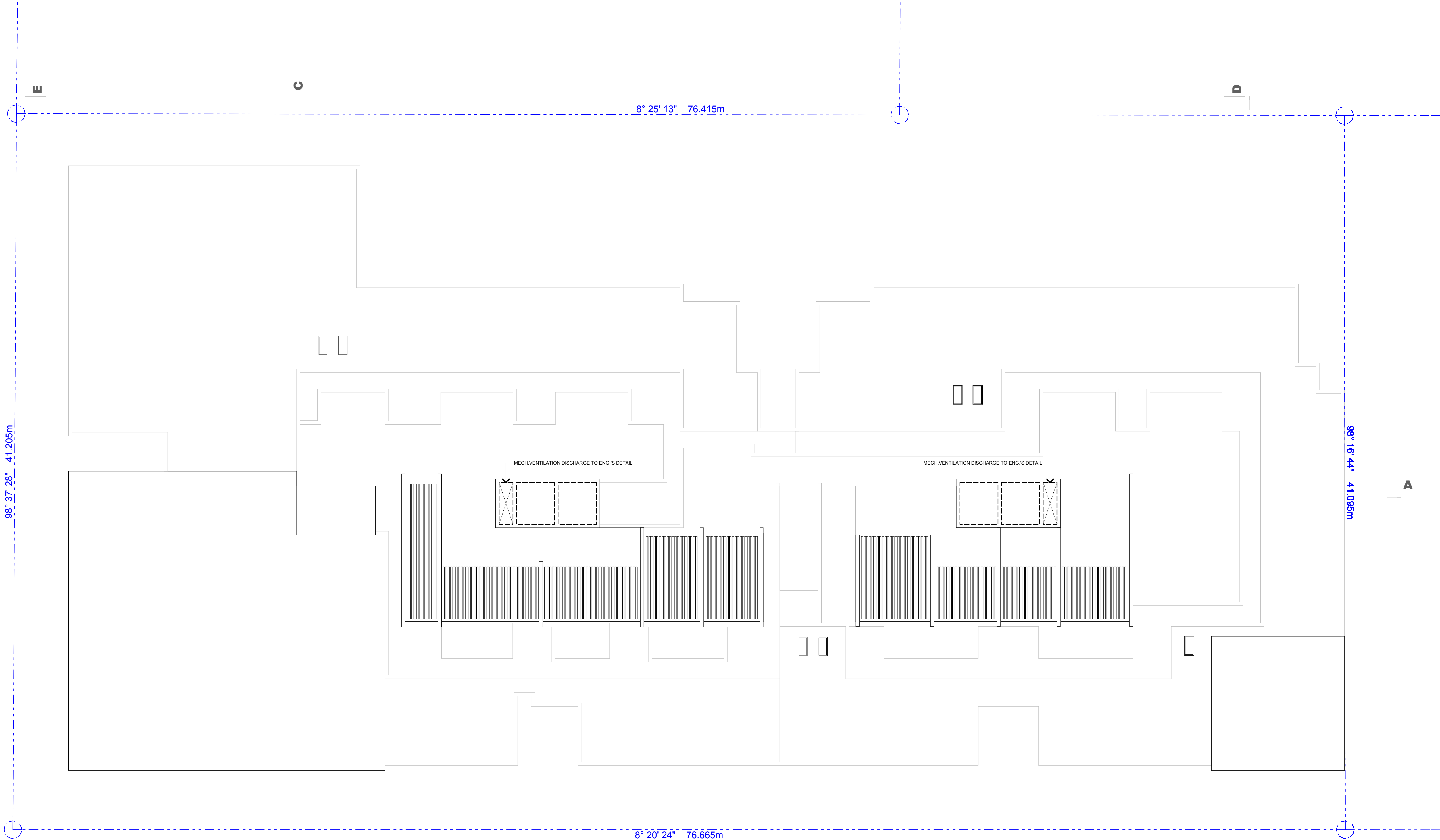
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SHEET TITLE:
Rooftop Plan
DESIGNED: AHM
DRAWN: YT
COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
PRINT: A3 SHEET
PLOT: Tuesday, 24 April 2018 5:54 PM
L.G.A: Cumberland Council



MIXED USE DEVELOPMENT
4-14 Mark St
Lidcombe, NSW 2141
JOB No.:
8538 DA - C:16
ISSUE: C



1 Top Roof Plan
Scale 1 : 250 @ A3

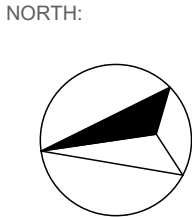
REVISION B :
- Add rooftop terrace COS to tower-B and connected to tower-A rooftop terrace
- Floor RL's raised by 500mm

DA-C	DRAWINGS AMENDED AS REQUESTED BY JPFP PANEL	24/04/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS SHOWN CLOUDED	28/01/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	03/08/2017	YT	AHM
ISSUE	AMENDMENT			

Development Application
Original Design:
Zhinar Architects



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SHEET TITLE:
Top Roof Plan
DESIGNED: AHM
DRAWN: Y T
COMMENCED: March 2017
SCALE: 1:125@A1
1:250@A3
PRINT: A3 SHEET
PLOT: Tuesday, 24 April 2018 5:54 PM
L.G.A: Cumberland Council



MIXED USE DEVELOPMENT
4-14 Mark St
Lidcombe, NSW 2141
JOB No.:
8538 DA - C:17
ISSUE: C