D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

Date Printed:
30-Jul-21

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-0100_Photomontage 01.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
PHOTOMONTAGE 01 - VIEW FROM RAILWAY ST.

Project Number:
Pn-17005

Drawing Number:
A-0100

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

Date Printed:
30-Jul-21

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-0120_Photomontage 03.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
PHOTOMONTAGE 03 - VIEW FROM THE PARK (DAVEY STREET)

Project Number: Pn-17005
Drawing Number: A-0120
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

BICYCLES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	1 BICYCLE / 5 UNITS	61	61
RETAIL / COMM. (LEASABLE AREA)	2710 m²	-	-	25
TOTAL NO. OF BICYCLES			61	86

MOTORBIKES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	-	-	11
RETAIL (LEASABLE AREA)	2710 m²	-	-	9
TOTAL NO. OF MOTORBIKES			-	20

CAR PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)		TOTAL NO. OF SPACES (PROPOSED)
1 BED UNIT	79	0.6	48		
2 BED UNIT	190	0.9	171	264	333
3 BED UNIT	32	1.4	45		
VISITORS	1 SPACE / 5 UNITS		61		61
RETAIL (LEASABLE AREA)	2710 m²	1 / 60 m²	45		117
TOTAL NO. OF CAR SPACES			370		514

LEGEND

- RETAIL / COMMERCIAL PARKING
- VISTORS PARKING
- RESIDENTIAL PARKING

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed: 30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1000_Basement 4 floor plan.dgn

Client: PHEONIX BUILDERS

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

Address: 4-12 Railway Street, Lidcombe

Drawing Title: BASEMENT 4 FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1000

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

BICYCLES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	1 BICYCLE / 5 UNITS	61	61
RETAIL / COMM. (LEASABLE AREA)	2710 m²	-	-	25
TOTAL NO. OF BICYCLES			61	86

MOTORBIKES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	-	-	11
RETAIL (LEASABLE AREA)	2710 m²	-	-	9
TOTAL NO. OF MOTORBIKES			-	20

CAR PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)		TOTAL NO. OF SPACES (PROPOSED)
1 BED UNIT	79	0.6	48		
2 BED UNIT	190	0.9	171	264	333
3 BED UNIT	32	1.4	45		
VISITORS	1 SPACE / 5 UNITS		61		61
RETAIL (LEASABLE AREA)	2710 m²	1 / 60 m²	45		117
TOTAL NO. OF CAR SPACES			370		514

LEGEND

- RETAIL / COMMERCIAL PARKING
- VISTORS PARKING
- RESIDENTIAL PARKING

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed: 30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1010_Basement 3 floor plan.dgn

Client: PHEONIX BUILDERS

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

Address: 4-12 Railway Street, Lidcombe

Drawing Title: BASEMENT 3 FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1010

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

BICYCLES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	1 BICYCLE / 5 UNITS	61	61
RETAIL / COMM. (LEASABLE AREA)	2710 m²	-	-	25
TOTAL NO. OF BICYCLES			61	86

MOTORBIKES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	-	-	11
RETAIL (LEASABLE AREA)	2710 m²	-	-	9
TOTAL NO. OF MOTORBIKES			-	20

CAR PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)		TOTAL NO. OF SPACES (PROPOSED)
1 BED UNIT	79	0.6	48		
2 BED UNIT	190	0.9	171	264	333
3 BED UNIT	32	1.4	45		
VISITORS	1 SPACE / 5 UNITS		61		61
RETAIL (LEASABLE AREA)	2710 m²	1 / 60 m²	45		117
TOTAL NO. OF CAR SPACES			370		514

LEGEND

- RETAIL / COMMERCIAL PARKING
- VISTORS PARKING
- RESIDENTIAL PARKING

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed: 30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1020_Basement 2 floor plan.dgn

Client: PHEONIX BUILDERS

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

Address: 4-12 Railway Street, Lidcombe

Drawing Title: BASEMENT 2 FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1020

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

BICYCLES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	1 BICYCLE / 5 UNITS	61	61
RETAIL / COMM. (LEASABLE AREA)	2710 m²	-	-	25
TOTAL NO. OF BICYCLES			61	86

MOTORBIKES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	-	-	11
RETAIL (LEASABLE AREA)	2710 m²	-	-	9
TOTAL NO. OF MOTORBIKES			-	20

CAR PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)		TOTAL NO. OF SPACES (PROPOSED)
1 BED UNIT	79	0.6	48		
2 BED UNIT	190	0.9	171	264	333
3 BED UNIT	32	1.4	45		
VISITORS	1 SPACE / 5 UNITS		61		61
RETAIL (LEASABLE AREA)	2710 m²	1 / 60 m²	45		117
TOTAL NO. OF CAR SPACES			370		514

LEGEND

- RETAIL / COMMERCIAL PARKING
- VISTORS PARKING
- RESIDENTIAL PARKING

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed: 30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1030_Basement 1 floor plan.dgn

Client: PHEONIX BUILDERS

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

Address: 4-12 Railway Street, Lidcombe

Drawing Title: BASEMENT 1 FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1030

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

NO FENCE TO PARK

PARK DEDICATION

NEW BOUNDARY

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

BOUNDARY 75.59m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

6m COMPLYING DEEP SOIL ZONE SETBACK

6.15m COMPLYING DEEP SOIL ZONE SETBACK

6.125m COMPLYING DEEP SOIL ZONE SETBACK

2m

RAMP 6M GRADE 1:20

RAMP 6M GRADE 1:40

LINE OF OSD TANK BELOW

LINE OF BUILDING ABOVE

2.5m SPLAY

2.5M LAND DEDICATION

2.5m SPLAY FOR ROAD WIDENING RESTRICTED IN DEPTH DUE TO CARPARK STRUCTURE BELOW

LINE OF AWNING ABOVE

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

TWO STOREY BRICK BUILDING No. 14

2 STOREY BRICK BUILDING & FC BUILDING

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

METAL BUILDING

COMM / RETAIL 1 388 m² RL 24.40

COMM / RETAIL 2 88 m² RL 24.40

COMM / RETAIL 3 135 m² RL 24.30

COMM / RETAIL 4 83 m² RL 24.30

COMM / RETAIL 5 90 m² RL 24.15

COMM / RETAIL 6 125 m² RL 23.85

COMM / RETAIL 7 112 m² RL 24.30

COMM / RETAIL 8 123 m² RL 24.65

COMM / RETAIL 9 110 m² RL 24.40

COMM / RETAIL 10 71 m² RL 24.30

COMM / RETAIL 11 88 m²

COMM / RETAIL 12 417 m²

COMM / RETAIL 13 115 m²

COMM / RETAIL 14 76 m²

COMM / RETAIL 15 84 m²

COMM / RETAIL 16 71 m²

COMM / RETAIL 17 35 m²

COMM / RETAIL 18 62 m²

COMM / RETAIL 19 50 m²

COMM / RETAIL 20 72 m²

LOBBY A RL 24.50

LOBBY B RL 24.20

LOBBY C RL 24.75

MAIN ENTRY RL 24.30

SKYLIGHT ABOVE

RESI. BINS 13 x 1100L GARBAGE BINS 13 x 1100L RECYCLING BINS RL 24.75

COMM BINS RL 24.75

LOADING BAY 10.90m TURNING C

14.54m

7.75m

20.135m

RAMP TO BASEMENT

RAMP 17.25M GRADE 1:5

RAMP 21.5M GRADE 1:6.75

RAMP 4.65M GRADE 1:8

RAMP 4M GRADE 1:20

RAMP 6M GRADE 1:20

HOIST

MECH. SERVICES

TURNING BAY

ROLLER SHUTTER

PAD MOUNTED SUBSTATION

HYDRANT BOOSTER

ENTRY

EXIT

MRV 8.8M TRUCK

10.5M TRUCK

LIFTS

STAIRS

STORE

UNISEX

SERVICES

LOUVRES

BICYCLES

LETTER BOX

FOLDING DOOR

STEP FREE OR THRESHOLD RAMP - 850C

STEP FREE ON THRESHOLD RAMP 850C

STEP FREE ENTRY

AFTER HOURS GATES

SEC A

SEC B

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed: 30-Jul-21

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1040_Grd floor plan.dgnl

Client: PHEONIX BUILDERS

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
Address: 4-12 Railway Street, Lidcombe

Drawing Title: GROUND FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1040

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

BOUNDARY 75.64m

BOUNDARY 75.59m

BOUNDARY 25.17m

BOUNDARY 35.355m

BOUNDARY 40.235m

NEW BOUNDARY 32.85m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

TWO STOREY BRICK BUILDING No. 14

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

2 STOREY BRICK & FC BUILDING

METAL BUILDING

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

COMM. 1 61 m² RL 27.60
COMM. 2 38 m² RL 27.60
COMM. 3 36 m² RL 27.60
COMM. 4 42 m² RL 27.60
COMM. 5 41 m² RL 27.60
COMM. 6 32 m² RL 27.60
COMM. 7 66 m² RL 27.60

COMMUNAL OPEN SPACE RL 28.75

SKYLIGHT BELOW

LOBBY L1 - RL 28.85

13.27m
15.57m
R 18m
11.3m
22.42m
22.94m
8m
6m
5.41m
4m
9m
9m

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10

Date Printed: 30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1050_L1 floor plan.dgnn

Client:
PHEONIX BUILDERS

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
Address: 4-12 Railway Street, Lidcombe

Drawing Title:
LEVEL 1 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1050
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

TWO STOREY BRICK BUILDING No. 14

2 STOREY BRICK BUILDING & FC BUILDING

FC BUILDING

METAL BUILDING

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

ROOF RL 30.90

LIFT RL 31.85

TOW 32.05

TOW 31.40

LOBBY L2 - RL 31.95

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

NEW BOUNDARY 32.85m

BOUNDARY 40.235m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

BOUNDARY 75.59m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

R 18m

22.42m

22.94m

8m

6m

3m

2m

2m

4m

5.8m

9.45m

4m

5m

2.5m

10m

23.19

23.67

23.72

24.15

24.12

24.28

24.37

24.11

23.32

24.61

24.65

24.61

24.16

23.65

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:

30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L2 FLOOR PLAN

Project Number:
Pn-17005

Drawing Number:
A-1060

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1060_L2 floor plan.dgnn

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

4 STOREY BRICK UNITS No. 7-19

TWO STOREY BRICK BUILDING No. 14

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING & FC BUILDING

FC BUILDING

METAL BUILDING

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

NEW BOUNDARY 32.85m

BOUNDARY 40.235m

BOUNDARY 75.59m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

R 18m

22.42m

22.94m

8m

6m

3m

2m

2m

5m

2.5m

10m

LOBBY L3 - RL 35.05

LOBBY L3 - RL 35.05

SEC A

SEC B

SEC B

23.19
23.72
23.67
24.12
24.28
24.37
24.19
24.11
24.61
24.65
24.61
24.16
23.65
23.32

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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.au
Nominated Architect: Jim Apostolou 7490

Project Details:
MIXED-USE DEVELOPMENT
Address: 4-12 Railway Street, Lidcombe

Drawing Title:
L3 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1070
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1070_L3 floor plan.dgnn

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

TWO STOREY BRICK BUILDING No. 14

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

2 STOREY BRICK BUILDING & FC BUILDING

FC BUILDING

METAL BUILDING

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

NEW BOUNDARY 32.85m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

BOUNDARY 75.59m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

R 18m

22.42m

22.94m

8m

6m

3m

2m

2m

5m

2.5m

10m

40.235m

24.15

LOBBY L4 - RL 38.15

LOBBY L4 - RL 38.15

LOBBY L4 - RL 38.15

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:

30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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.au
Nominated Architect: Jim Apostolou 7490

Project Details:
MIXED-USE DEVELOPMENT
Address: 4-12 Railway Street, Lidcombe

Drawing Title:
L4 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1080
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1080_L4 floor plan.dgnn

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

TWO STOREY BRICK BUILDING No. 14

2 STOREY BRICK BUILDING & FC BUILDING

FC BUILDING

METAL BUILDING

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

NEW BOUNDARY 32.85m

BOUNDARY 40.235m

BOUNDARY 75.59m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

22.94m

22.42m

8m

6m

R 18m

3m

2m

5m

2.5m

10m

LOBBY
L5 - RL 41.25

SKY GARDEN

SEC A

SEC B

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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.au
Nominated Architect: Jim Apostolou 7490

Project Details:
MIXED-USE DEVELOPMENT
Address: 4-12 Railway Street, Lidcombe

Drawing Title:
L5 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1090
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1090_L5 floor plan.dgnn

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

4 STOREY BRICK UNITS No. 7-19

TWO STOREY BRICK BUILDING No. 14

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING & FC BUILDING

FC BUILDING

METAL BUILDING

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

NEW BOUNDARY 32.85m

BOUNDARY 75.59m

NEW BOUNDARY 75.44m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

BOUNDARY 100.60m

40.235m

24.15

6m

22.94m

22.42m

8m

R 18m

3m

2m

5m

2.5m

10m

LOBBY L6 - RL 44.35

SEC A

SEC B

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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
Address: 4-12 Railway Street, Lidcombe

Drawing Title:
L6 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1100
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1100_L6 floor plan.dgnn

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

TWO STOREY BRICK BUILDING No. 14

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

2 STOREY BRICK BUILDING No. 6 FC BUILDING

FC BUILDING

METAL BUILDING

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

NEW BOUNDARY 32.85m

BOUNDARY 40.235m

NEW BOUNDARY 75.44m

BOUNDARY 75.59m

BOUNDARY 100.60m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

R 18m

22.42m

22.94m

8m

6m

3m

2m

2m

5m

2.5m

10m

LOBBY L7 - RL 47.45

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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
Address: 4-12 Railway Street, Lidcombe

Drawing Title:
L7 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1110
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1110_L7 floor plan.dgnn

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

TWO STOREY BRICK BUILDING No. 14

2 STOREY BRICK BUILDING & FC BUILDING

FC BUILDING

METAL BUILDING

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

NEW BOUNDARY 32.85m

BOUNDARY 40.235m

BOUNDARY 75.59m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

22.94m

22.42m

8m

R 18m

6m

3m

2m

5m

2.5m

10m

LOBBY L8 - RL 50.55

SEC A

SEC B

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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
Address: 4-12 Railway Street, Lidcombe

Drawing Title:
L8 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1120
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1120_L8 floor plan.dgnn

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

TWO STOREY BRICK BUILDING No. 14

2 STOREY BRICK BUILDING & FC BUILDING

FC BUILDING

METAL BUILDING

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

BOUNDARY 75.64m

BOUNDARY 75.59m

BOUNDARY 25.17m

BOUNDARY 35.355m

BOUNDARY 40.235m

NEW BOUNDARY 32.85m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

R 18m

22.42m

22.94m

8m

6m

3m

2m

5m

2.5m

10m

LOBBY L9 - RL 53.65

SKY GARDEN

SEC A

SEC B

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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
Address: 4-12 Railway Street, Lidcombe

Drawing Title:
L9 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1130
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1130_L9 floor plan.dgnn

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL

STAGE 2 : BUILDING A

STAGE 3 : BUILDING B

STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

4 STOREY BRICK UNITS No. 7-19

TWO STOREY BRICK BUILDING No. 14

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING No. 6 FC BUILDING

METAL BUILDING

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

NEW BOUNDARY 32.85m

BOUNDARY 40.235m

BOUNDARY 75.59m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

R 24m

22.94m

22.42m

8m

6m

2m

5m

2.5m

9.8m

ROOF RL 56.75

LOBBY L10 - RL 56.75

SEC A

SEC B

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed: 30-Jul-21

Client: PHEONIX BUILDERS

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

Address: 4-12 Railway Street, Lidcombe

Drawing Title: LEVEL 10 FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1140

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1140_L10 floor plan.dgnl

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL

STAGE 2 : BUILDING A

STAGE 3 : BUILDING B

STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

TWO STOREY BRICK BUILDING No. 14

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING No. 2 ETC BUILDING

FC BUILDING

METAL BUILDING

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

NEW BOUNDARY 32.85m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

BOUNDARY 75.59m

40.235m

24.15

22.94m

22.42m

8m

6m

R 24m

2m

5m

2.5m

10m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

LOBBY L11 - RL 59.85

ROOF RL 59.85

ROOF RL 59.85

ROOF RL 56.75

23.19

23.67

23.72

24.12

24.28

24.37

24.19

24.11

24.61

24.65

24.61

24.16

23.65

23.32

SEC B

SEC A

SEC A

SEC B

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:

30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1150_L11 floor plan.dgnl

Client:

PHEONIX BUILDERS

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

Address:

4-12 Railway Street, Lidcombe

Drawing Title:

L11 FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1150

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL

STAGE 2 : BUILDING A

STAGE 3 : BUILDING B

STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

TWO STOREY BRICK BUILDING No. 14

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING 6 FC BUILDING

FC BUILDING

METAL BUILDING

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

BOUNDARY 40.235m

NEW BOUNDARY 32.85m

NEW BOUNDARY 75.44m

BOUNDARY 75.59m

BOUNDARY 100.60m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

22.94m

R 24m

8m

6m

2m

2m

5m

2.5m

10m

LOBBY L12 - RL 62.95

ROOF RL 62.95

ROOF RL 59.85

ROOF RL 59.85

ROOF RL 56.75

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:

30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1160_L12 floor plan.dgnl

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L12 FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1160

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

SEC B

SEC A

TWO STOREY BRICK BUILDING No. 14

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING No. 5-7

2 STOREY RENDL BRICK & TC BUILDING

FC BUILDING

METAL BUILDING

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

BOUNDARY 75.59m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

NEW BOUNDARY

40.235m

24.15

22.94m

8m

6m

32.85m

2.5m

5m

10m

2m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

24.12

24.28

24.37

24.19

24.11

23.67

23.72

23.19

24.16

24.61

24.65

24.61

23.65

23.32

ROOF RL 62.95

ROOF RL 59.85

ROOF RL 59.85

ROOF RL 56.75

LIFTS OVER-RUN RL 67.15

TOW 66.65

BUILDING A
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

LOBBY L13 - RL 66.05

SKY GARDEN

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1170_L13 floor plan.dgnp

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L13 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1170
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

SEC B

SEC A

TWO STOREY BRICK BUILDING No. 14

4 STOREY BRICK UNITS No. 7-19

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING 6 FC BUILDING

FC BUILDING

METAL BUILDING

BOUNDARY 75.64m

BOUNDARY 75.59m

BOUNDARY 25.17m

BOUNDARY 35.355m

BOUNDARY 40.235m

NEW BOUNDARY 32.85m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

22.94m

8m

6m

2m

5m

10m

2.5m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

ROOF RL 62.95
ROOF RL 59.85
ROOF RL 59.85
ROOF RL 56.75
TOW 66.65
LIFTS OVER-RUN RL 67.15

BUILDING A
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

LOBBY L14 - RL 69.15

LOBBY L14 - RL 69.15

23.67
23.72
23.19
24.15
24.12
24.28
24.37
24.19
24.11
24.61
24.65
24.61
24.16
23.65
23.32

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1180_L14 floor plan.dgnp

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L14 FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1180

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

TWO STOREY BRICK BUILDING No. 14

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

BUILDING A
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

LIFTS OVER-RUN RL 67.15

BUILDING C

ROOF
RL 72.25
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

LIFTS OVER-RUN RL 73.35

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING No. 1 ZONING

FC BUILDING

METAL BUILDING

BOUNDARY 75.64m

BOUNDARY 75.59m

BOUNDARY 25.17m

BOUNDARY 35.355m

BOUNDARY 40.235m

NEW BOUNDARY 32.85m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

8m

6m

5m

10m

2m

2.5m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

23.19
24.12
24.28
24.37
24.15
23.67
23.72
24.19
24.11
24.61
24.65
24.61
24.16
23.65
23.32

SEC A
SEC B

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1190_L15 floor plan.dgnp

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L15 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1190
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

TWO STOREY BRICK BUILDING No. 14

4 STOREY BRICK UNITS No. 7-19

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

BOUNDARY 40.235m

BOUNDARY 75.59m

NEW BOUNDARY 32.85m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

8m

6m

2m

5m

10m

2.5m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

23.19
24.12
24.28
24.37
24.15
23.67
23.72
24.11
24.19
24.61
24.65
24.61
24.16
23.65
23.32

SEC A

SEC B

BUILDING A
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

LIFTS OVER-RUN RL 67.15

BUILDING C

ROOF
RL 72.25
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

LIFTS OVER-RUN RL 73.35

LOBBY
L16 - RL 75.35

UNIT B16.02
3 BED + STUDY
104 m²
LIVABLE

UNIT B16.03
1 BED UNIT
55 m²

UNIT B16.04
1 BED UNIT
53 m²

UNIT B16.05
2 BED UNIT
79 m²

UNIT B16.06
1 BED UNIT
53 m²
ADAPTABLE / LIVABLE

UNIT B16.07
2 BED UNIT
85 m²

UNIT B16.08
2 BED UNIT
98 m²

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING & FC BUILDING

FC BUILDING

METAL BUILDING

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1200_L16 floor plan.dgnp

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L16 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1200
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

STAGING PLAN

STAGE 1 : BASEMENTS, GROUND + L1 COMMERCIAL
STAGE 2 : BUILDING A
STAGE 3 : BUILDING B
STAGE 4 : BUILDING C

MARSDEN STREET

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

4 STOREY BRICK UNITS No. 7-19

TWO STOREY BRICK BUILDING No. 14

EXISTING FRIENDS PARK

EXISTING PLAYGROUND

EXISTING SWING

EXISTING PARK SHELTER

PARK DEDICATION

FC HOUSE No. 9

2 STOREY BRICK BUILDING No. 9

METAL WAREHOUSE No. 5-7

METAL WAREHOUSE No. 3

2 STOREY BRICK BUILDING & FC BUILDING

FC BUILDING

METAL BUILDING

BOUNDARY 75.64m

BOUNDARY 25.17m

BOUNDARY 35.355m

BOUNDARY 40.235m

BOUNDARY 75.59m

NEW BOUNDARY 32.85m

NEW BOUNDARY 75.44m

BOUNDARY 100.60m

8m

2m

9.5m

5m

2.5m

10m

2.5M LAND DEDICATION

2.5M LAND DEDICATION

BUILDING A
ROOF
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

LIFTS OVER-RUN RL 67.15

BUILDING C
ROOF
RL 72.25
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

LIFTS OVER-RUN RL 73.35

COMMUNAL OPEN SPACE
RL 78.45

LOBBY
RL 78.45

SUN LOUNGE /DINING

BBQ

UNISEX

TV / SCREEN

NATIVE COMMUNITY GARDENS

FITNESS REC

STEP FREE OR THRESHOLD RAMP (BBQ)

SEC A

SEC B

23.19
23.72
23.67
24.15
24.61
24.65
24.61
24.16
24.12
24.28
24.37
24.19
24.11
23.32
23.65

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1210_L17 floor plan.dgnp

Client:
PHEONIX BUILDERS

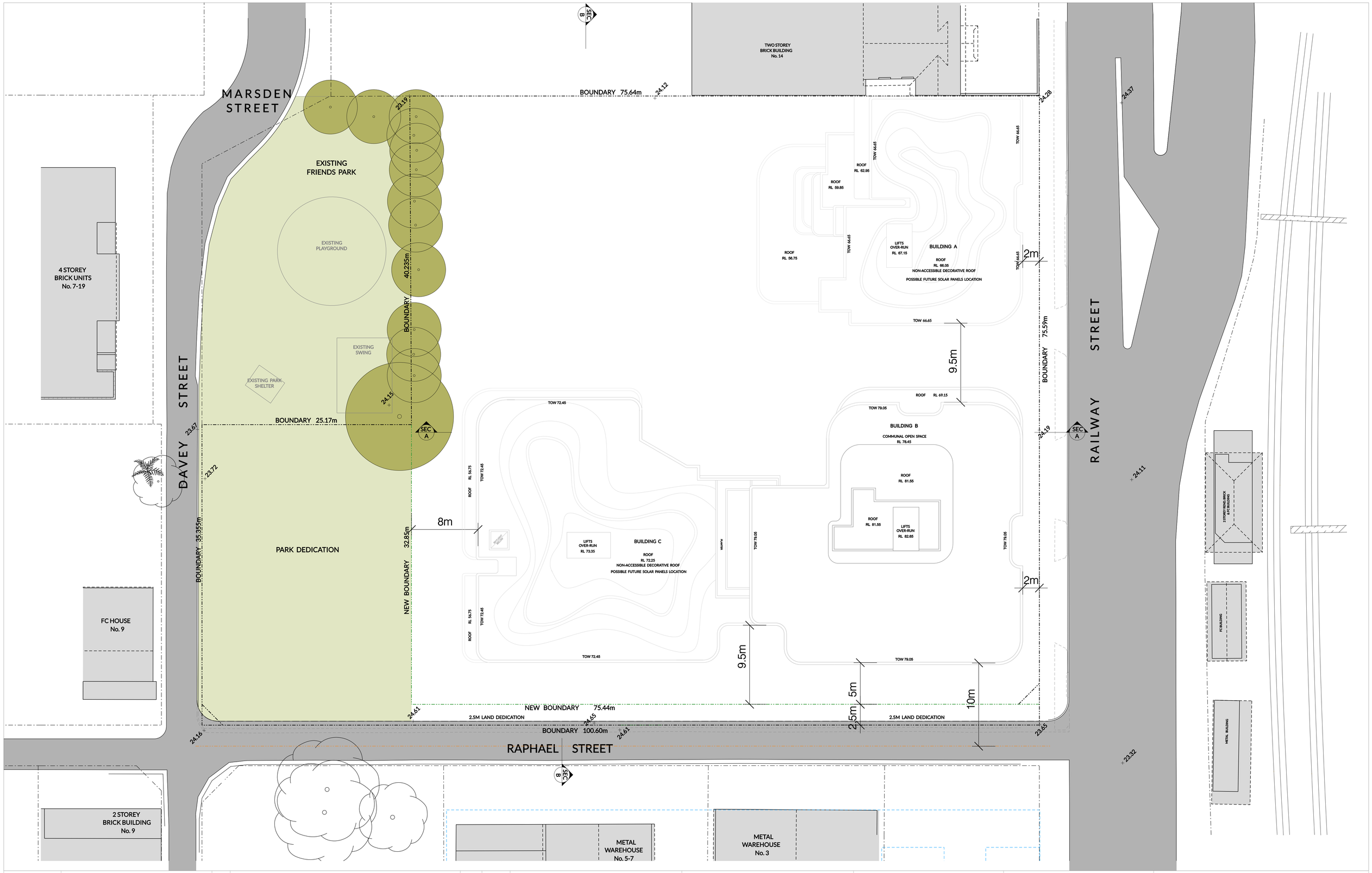
Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect: Jim Apostolou 7490

Project Details:
MIXED-USE DEVELOPMENT
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
LEVEL 17 FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1210
Drawing Status: AUTHORITY APPROVAL
Issue: D

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



True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:

30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1220_Roof floor plan.dgnl

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ROOF FLOOR PLAN

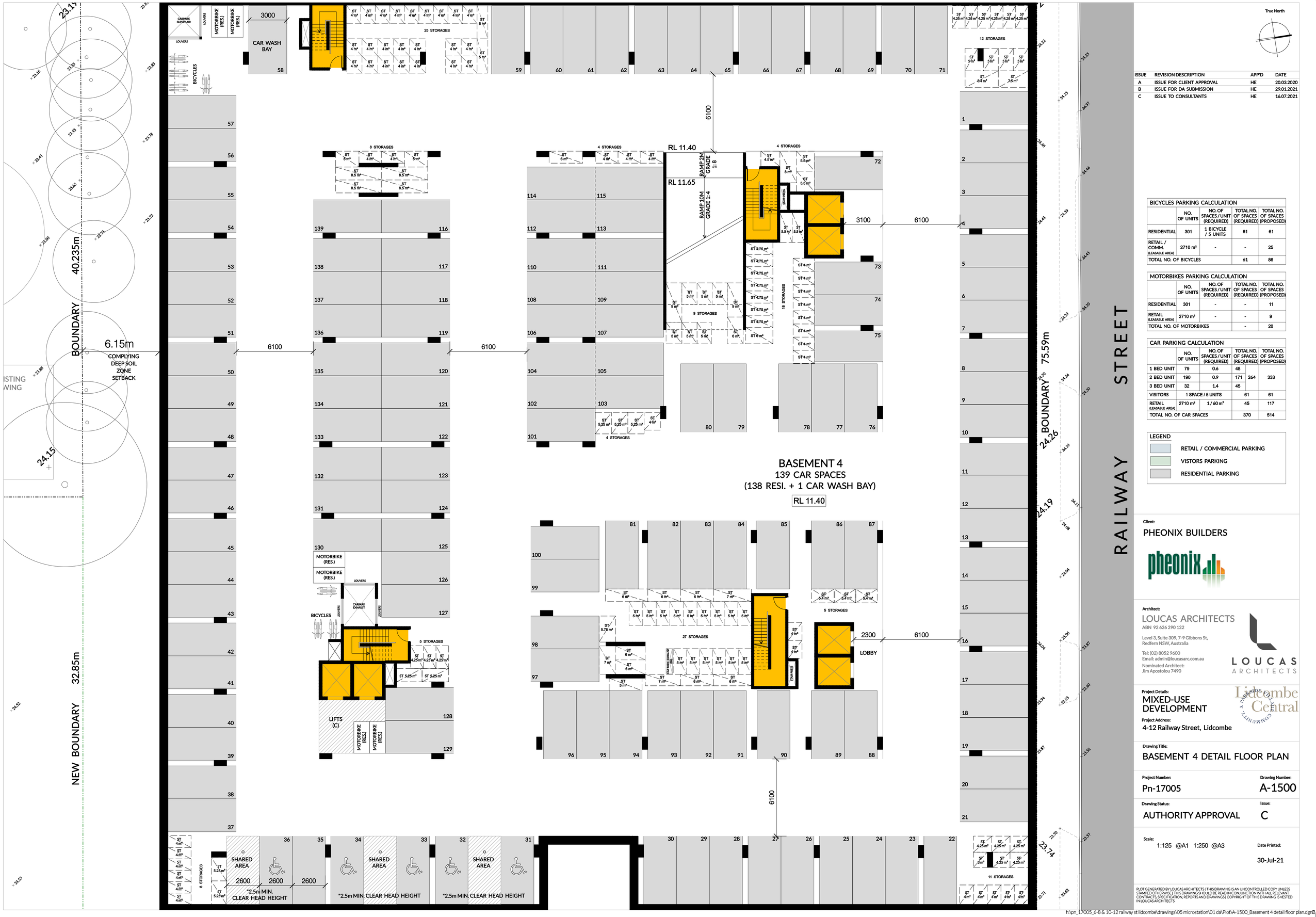
Project Number:
Pn-17005

Drawing Number:
A-1220

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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



True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

BICYCLES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	1 BICYCLE / 5 UNITS	61	61
RETAIL / COMM. (LEASABLE AREA)	2710 m²	-	-	25
TOTAL NO. OF BICYCLES			61	86

MOTORBIKES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	-	-	11
RETAIL (LEASABLE AREA)	2710 m²	-	-	9
TOTAL NO. OF MOTORBIKES			-	20

CAR PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)		TOTAL NO. OF SPACES (PROPOSED)
1 BED UNIT	79	0.6	48		
2 BED UNIT	190	0.9	171	264	333
3 BED UNIT	32	1.4	45		
VISITORS	1 SPACE / 5 UNITS		61		61
RETAIL (LEASABLE AREA)	2710 m²	1 / 60 m²	45		117
TOTAL NO. OF CAR SPACES			370		514

LEGEND

- RETAIL / COMMERCIAL PARKING
- VISTORS PARKING
- RESIDENTIAL PARKING

Client:
PHEONIX BUILDERS

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

Project Details:
MIXED-USE DEVELOPMENT

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
BASEMENT 4 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1500

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1500_Basement 4 detail floor plan.dgn

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

BICYCLES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	1 BICYCLE / 5 UNITS	61	61
RETAIL / COMM. (LEASABLE AREA)	2710 m²	-	-	25
TOTAL NO. OF BICYCLES			61	86

MOTORBIKES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	-	-	11
RETAIL (LEASABLE AREA)	2710 m²	-	-	9
TOTAL NO. OF MOTORBIKES			-	20

CAR PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)		TOTAL NO. OF SPACES (PROPOSED)
1 BED UNIT	79	0.6	48		
2 BED UNIT	190	0.9	171	264	333
3 BED UNIT	32	1.4	45		
VISITORS	1 SPACE / 5 UNITS		61		61
RETAIL (LEASABLE AREA)	2710 m²	1 / 60 m²	45		117
TOTAL NO. OF CAR SPACES			370		514

LEGEND

- RETAIL / COMMERCIAL PARKING
- VISTORS PARKING
- RESIDENTIAL PARKING

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
BASEMENT 3 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1510

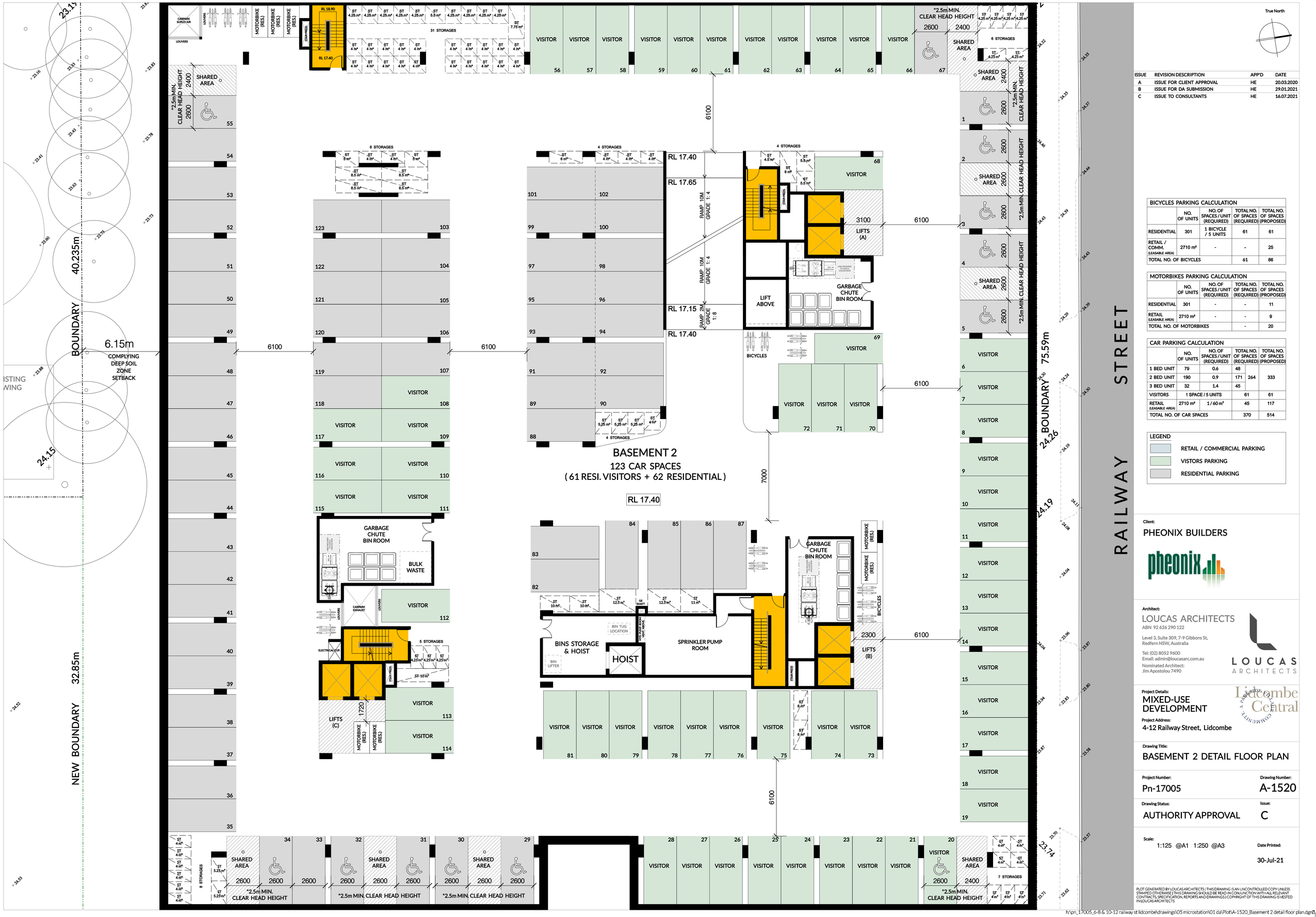
Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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



True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

BICYCLES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	1 BICYCLE / 5 UNITS	61	61
RETAIL / COMM. (LEASABLE AREA)	2710 m²	-	-	25
TOTAL NO. OF BICYCLES			61	86

MOTORBIKES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	-	-	11
RETAIL (LEASABLE AREA)	2710 m²	-	-	9
TOTAL NO. OF MOTORBIKES			-	20

CAR PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)		TOTAL NO. OF SPACES (PROPOSED)
1 BED UNIT	79	0.6	48		
2 BED UNIT	190	0.9	171	264	333
3 BED UNIT	32	1.4	45		
VISITORS	1 SPACE / 5 UNITS		61		61
RETAIL (LEASABLE AREA)	2710 m²	1 / 60 m²	45		117
TOTAL NO. OF CAR SPACES			370		514

LEGEND

- RETAIL / COMMERCIAL PARKING
- VISTORS PARKING
- RESIDENTIAL PARKING

Client:
PHEONIX BUILDERS

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

Project Details:
MIXED-USE DEVELOPMENT

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
BASEMENT 2 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1520

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1520_Basement 2 detail floor plan.dgn

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

BICYCLES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	1 BICYCLE / 5 UNITS	61	61
RETAIL / COMM. (LEASABLE AREA)	2710 m²	-	-	25
TOTAL NO. OF BICYCLES			61	86

MOTORBIKES PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)	TOTAL NO. OF SPACES (PROPOSED)
RESIDENTIAL	301	-	-	11
RETAIL (LEASABLE AREA)	2710 m²	-	-	9
TOTAL NO. OF MOTORBIKES			-	20

CAR PARKING CALCULATION

	NO. OF UNITS	NO. OF SPACES / UNIT (REQUIRED)	TOTAL NO. OF SPACES (REQUIRED)		TOTAL NO. OF SPACES (PROPOSED)
1 BED UNIT	79	0.6	48		
2 BED UNIT	190	0.9	171	264	333
3 BED UNIT	32	1.4	45		
VISITORS	1 SPACE / 5 UNITS		61		61
RETAIL (LEASABLE AREA)	2710 m²	1 / 60 m²	45		117
TOTAL NO. OF CAR SPACES			370		514

LEGEND

- RETAIL / COMMERCIAL PARKING
- VISTORS PARKING
- RESIDENTIAL PARKING

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
BASEMENT 1 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1530

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1530_Basement 1detail floor plan.dgnn

BOUNDARY 75.64m

STREET

RAILWAY

BOUNDARY 75.59m

NEW BOUNDARY 32.85m

BOUNDARY 40.235m

6m COMPLYING DEEP SOIL ZONE SETBACK

6.15m COMPLYING DEEP SOIL ZONE SETBACK

6.125m COMPLYING DEEP SOIL ZONE SETBACK

2m

RAMP 6M GRADE 1: 20

RAMP 6M GRADE 1: 40

1m BALUSTRADE

1m BALUSTRADE

FENCE TO PARK

EXISTING AWNING

STORE

CARPARK SUPPLY AIR

LOUVERS

RL 24.30

RL 24.95

RL 25.77

RL 24.57

STAIR PRESS.

TOILETS (FEMALE)

TOILETS (MALE)

STORAGE

2070 x 1540mm

COMM / RETAIL 20
72 m²

COMM / RETAIL 19
50 m²

COMM / RETAIL 18
62 m²

COMM / RETAIL 17
35 m²

COMM / RETAIL 16
71 m²

COMM / RETAIL 15
84 m²

COMM / RETAIL 14
76 m²

COMM / RETAIL 1
388 m²
RL 24.40

STAFF (MALE)

STAFF (FEMALE)

COMM. LIFT

UNISEX
2400 x 2700

STEP FREE OR THRESHOLD RAMP (850C)

STEP FREE OR THRESHOLD RAMP - 850C

COMM / RETAIL 2
88 m²
RL 24.40

UNISEX
2700
2100

SA SHAFT COMMS ROOM

LOBBY A
RL 24.50

SERVICES

CW+GAS

POWER

COMMS

COMM. KITCHEN EXHAUST ABOVE

GE SHAFT

LETTER BOX

COMM / RETAIL 3
135 m²
RL 24.30

STEP RAMP 1.5M GRADE 1: 10

RL 24.83

RL 24.30

STORE

COMM / RETAIL 13
115 m²

LINE OF OSD TANK BELOW

SKYLIGHT ABOVE

COMM. / RETAIL LIFT

FOLDABLE GATES

AFTER HOURS GATES

STEP FREE ENTRY

MAIN ENTRY
RL 24.30

LINE OF AWNING ABOVE

8m

6m

LOADING DOCK

DOUBLE DOORS

COMM / RETAIL 11
88 m²

COMM / RETAIL 10
71 m²
RL 24.30

COMM / RETAIL 12
417 m²

COMM. BINS
RL 24.75

RESI. BINS
13 x 1100 L GARBAGE BINS
11 x 1100 L RECYCLING BINS
RL 24.75

CARPARK EXHAUST

COMM / RETAIL 4
83 m²
RL 24.30

2290

STEP RAMP 1.2M GRADE 1: 10

RL 24.50

RL 24.18

RL 24.15

UNISEX

STORE

COMM / RETAIL 5
90 m²
RL 24.15

SERVICES

COMM. KITCHEN EXHAUST ABOVE

GE SHAFT

LETTER BOX

ZOMBIE

CW+GAS

COMMS

LOBBY B
RL 24.20

UNISEX

UNISEX

2100

2700

2700

COMM / RETAIL 9
110 m²
RL 24.40

LOBBY C
RL 24.75

RAMP 6.5M GRADE 1: 14

RAMP 21.5M GRADE 1: 70

1800

RL 24.75

STORE

UNISEX

LETTER BOX

COMM. / RETAIL 8
123 m²
RL 24.65

MRV 8.8M TRUCK

10.5M TRUCK

20.135m

HOIST

MECH. SERVICES

LOUVERS

TURNING BAY

LOADING BAY

10800 TURNTABLE

14.54m

7.75m

RAMP TO BASEMENT

RAMP 17.25M GRADE 1:5

RAMP 17.25M GRADE 1:5

RL 24.10

RAMP 2M GRADE 1: 8

RAMP 2M GRADE 1: 8

RL 24.35

ROLLER SHUTTER

RAMP 4.46M GRADE 1: 22

RAMP 4.46M GRADE 1: 22

RL 24.55

RAMP 6M GRADE 1:20

RAMP 6M GRADE 1:20

RL 24.75

6000

5300

4m

COMM / RETAIL 7
112 m²
RL 24.30

COMM / RETAIL 6
125 m²
RL 23.85

SA SHAFT SWITCH ROOM

HYDRANT BOOSTER

RL 24.60

RL 24.15

RAMP 6M GRADE 1: 40

24.15

23.19

24.28

24.26

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
GROUND FLOOR DETAIL PLAN

Project Number: Pn-17005

Drawing Number: A-1540

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\PlotA-1540_Grd floor detail plan.dgna

BOUNDARY 75.64m

NEW BOUNDARY 32.85m

BOUNDARY 75.59m

STREET

RAILWAY

LINE OF AWNING BELOW

LINE OF AWNING ABOVE

3.3M HIGH (WALL + FENCE)

COMMUNAL OPEN SPACE
RL 28.75

13.27m

15.57m

22.94m

22.42m

11.3m

R 18m

SKYLIGHT BELOW

OPEN TO BELOW

6m

8m

24.28

24.19

24.15

23.19

40.235m

COMM. 1 61 m² RL 27.60
COMM. 2 38 m² RL 27.60
COMM. 3 36 m² RL 27.60
COMM. 4 42 m² RL 27.60
COMM. 5 41 m² RL 27.60
COMM. 6 32 m² RL 27.60
COMM. 7 66 m² RL 27.60
COMM. LIFT
COMM. KITCHEN EXHAUST
EXHAUST SHAFT (COMM. TOILETS)
STEP FREE OR THRESHOLD RAMP (850C)

LOBBY
L1 - RL 28.85

UNIT A1.01 2 BED + STUDY 94 m²
UNIT A1.02 2 BED + STUDY 85 m²
UNIT A1.03 2 BED + STUDY 85 m²
UNIT A1.04 1 BED + STUDY 68 m²
UNIT A1.05 DUAL-KEY UNIT
UNIT A1.06 2 BED + STUDY 91 m²

UNIT B1.01 3 BED+STUDY 106 m²
UNIT B1.02 1 BED+STUDY 72 m² LIVABLE
UNIT B1.03 1 BED UNIT 52 m²
UNIT B1.04 1 BED UNIT 52 m²
UNIT B1.05 2 BED+STUDY 84 m²
UNIT B1.06 1 BED UNIT 57 m² ADAPTABLE / LIVABLE
UNIT B1.07 2 BED UNIT 87 m²
UNIT B1.08 2 BED UNIT 88 m² ADAPTABLE / LIVABLE

UNIT C1.03 2 BED UNIT 82 m² ADAPTABLE / LIVABLE
UNIT C1.04 2 BED + STUDY 86 m²
UNIT C1.05 2 BED UNIT 79 m²
UNIT C1.06 2 BED + STUDY 80 m²
UNIT C1.07 2 BED + STUDY 84 m²

BUILDING MANAGER
GARDEN STORAGE
STORE
BUILDING LINE OVER
LANDSCAPING VOID ABOVE
1550mm CIRCULATION
2070 x 1540mm
900 x 1200mm
WALL MOUNTED SIGNAGE ABOVE MAIN ENTRY

SEATING NOOK
MONDO LAWN
+28.75 +SSL 28.35
PLANTER
TERRACE
HIGHLIGHT WIN

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND
- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L1 DETAIL PLAN

Project Number: Pn-17005
Drawing Number: A-1550
Drawing Status: AUTHORITY APPROVAL
Issue: C
Scale: 1:125 @A1 1:250 @A3
Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1550_L1 detail floor plan.dgnn

BOUNDARY 75.64m

24.28

23.19

ROOF
RL 30.90

LIFT
RL 31.85

TOW 32.05

TOW 31.40

40.235m

BOUNDARY

ISTING
WING

24.15

R 18m

8m

22.42m

22.94m

24.19

BOUNDARY 75.59m

STREET

RAILWAY

6m

NEW BOUNDARY 32.85m

2m

2m

LOBBY
L2 - RL 31.95

UNIT A2.01
2 BED + STUDY
85 m²

UNIT A2.02
2 BED UNIT
78 m²

UNIT A2.03
2 BED UNIT
78 m²

UNIT A2.04
2 BED UNIT
81 m²

UNIT A2.05
DUAL-KEY
UNIT

UNIT A2.06
2 BED + STUDY
91 m²

UNIT C2.01
2 BED + STUDY
80 m²

UNIT C2.02
2 BED UNIT
74 m²

UNIT C2.03
2 BED UNIT
80 m²

UNIT C2.04
2 BED + STUDY
86 m²

UNIT C2.05
2 BED UNIT
79 m²

UNIT C2.06
2 BED + STUDY
80 m²

UNIT C2.07
2 BED + STUDY
84 m²

UNIT C2.08
2 BED UNIT
86 m²
ADAPTABLE / LIVABLE

UNIT B2.01
3 BED+STUDY
101 m²
LIVABLE

UNIT B2.02
1 BED+STUDY
65 m²
LIVABLE

UNIT B2.03
1 BED UNIT
52 m²

UNIT B2.04
1 BED UNIT
52 m²

UNIT B2.05
2 BED UNIT
79 m²

UNIT B2.06
1 BED UNIT
50 m²
ADAPTABLE / LIVABLE

UNIT B2.07
2 BED UNIT
81 m²

UNIT B2.08
3 BED UNIT
98 m²

OPEN TO BELOW

PLANTER

TERRACE

LIVING / DINING

KITCHEN

BED

BATH

ENS

L'DRY

STUDY

SERVICES

ST

HIGHLIGHT WIN

PRIVACY LOUVERS

CHUTE

LOBBY RELIEF

STAIR PRESS SUPPLY

COMM. KITCHEN EXHAUST

CARPARK EXHAUST

RECYCLE BIN

WATER & GAS

GE SHAFT

SA SHAFT

LIN

LINE OF AWNING BELOW

1550mm CIRCULATION

2070 x 1540mm

900 x 1200mm

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L2 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1560

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1560_L2 detail floor plan.dgnn

BOUNDARY 75.64m

24.28

23.19

ROOF
RL 30.90

LIFT
RL 31.85

TOW 32.05

TOW 31.40

40.235m

BOUNDARY

ISTING
WING

24.15

NEW BOUNDARY 32.85m

6m

R 18m

22.42m

22.94m

8m

2m

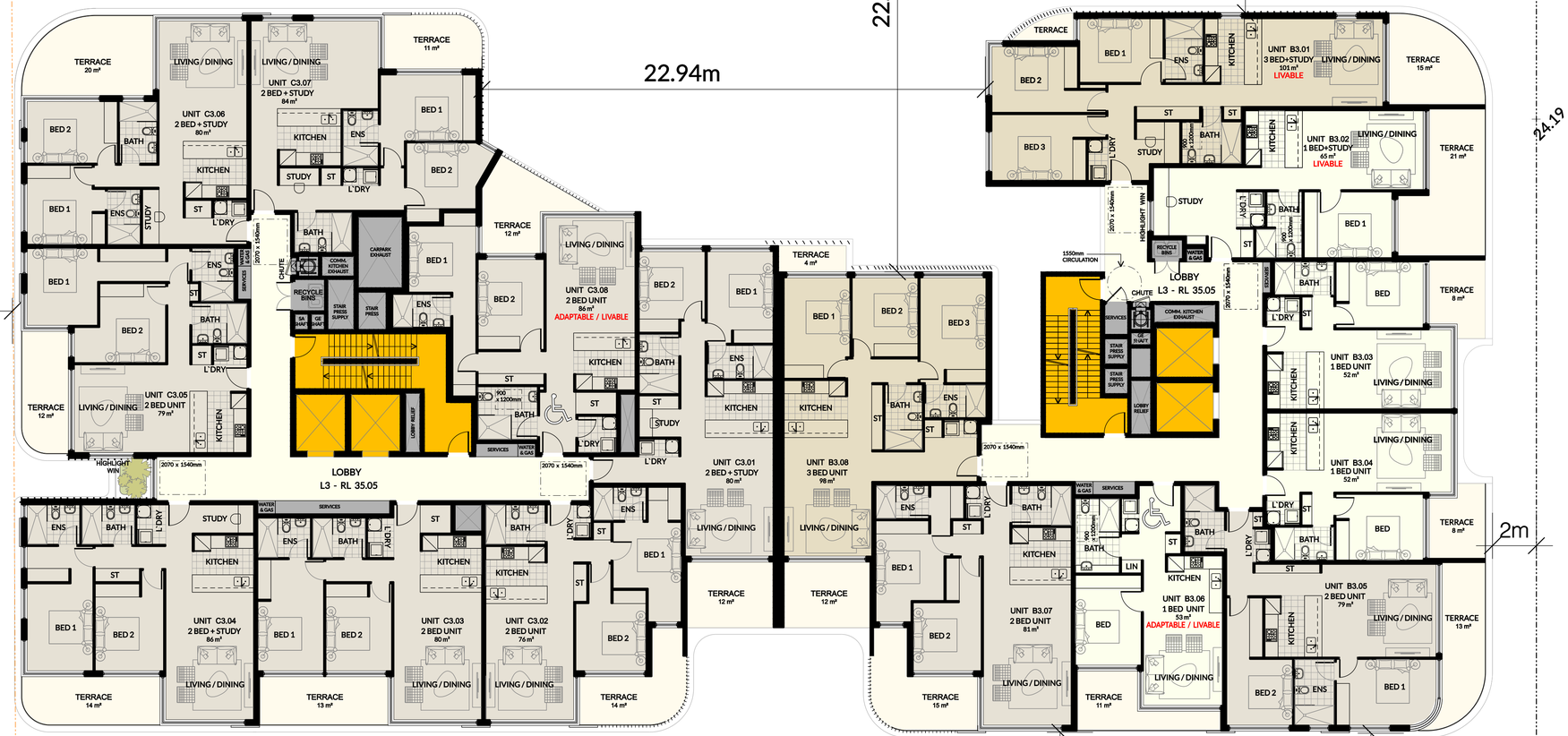
2m

BOUNDARY 75.59m

24.19

STREET

RAILWAY



ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

True North

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L3 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1570

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1570_L3 detail floor plan.dgnn

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L4 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1580

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1580_L4 detail floor plan.dgnn

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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
Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L5 DETAIL FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1590
Drawing Status: AUTHORITY APPROVAL
Issue: C
Scale: 1:125 @A1 1:250 @A3
Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1590_L5 detail floor plan.dgnn

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:

PHEONIX BUILDERS

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

Project Address:

4-12 Railway Street, Lidcombe

Drawing Title:

L6 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1600

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1600_L6 detail floor plan.dgnn

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:

PHEONIX BUILDERS

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

Project Address:

4-12 Railway Street, Lidcombe

Drawing Title:

L7 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1610

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1610_L7 detail floor plan.dgnn

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

Client:
PHEONIX BUILDERS

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
Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L8 DETAIL FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1620
Drawing Status: AUTHORITY APPROVAL
Issue: C
Scale: 1:125 @A1 1:250 @A3
Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1620_L8 detail floor plan.dgnn

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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
Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L9 DETAIL FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1630
Drawing Status: AUTHORITY APPROVAL
Issue: C
Scale: 1:125 @A1 1:250 @A3
Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1630_L9 detail floor plan.dgnn

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:

PHEONIX BUILDERS

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

Project Address:

4-12 Railway Street, Lidcombe

Drawing Title:

L10 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1640

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1640_L10 detail floor plan.dgna

BOUNDARY 75.64m

24.28

23.19

40.235m

BOUNDARY

ISTING
WING

24.15

R 24m

8m

22.42m

22.94m

8m

6m

32.85m

NEW BOUNDARY

BOUNDARY 75.59m

24.19

2m

2m

STREET

RAILWAY

ROOF
RL 59.85

ROOF
RL 59.85

ROOF
RL 56.75

ROOF

PLANTER

LOBBY
L11 - RL 59.85

LOBBY
L11 - RL 59.85

UNIT A11.01
3 BED + STUDY
108 m²

UNIT A11.02
2 BED UNIT
78 m²

UNIT A11.03
2 BED UNIT
78 m²

UNIT A11.04
2 BED UNIT
81 m²

UNIT B11.01
3 BED+STUDY
101 m²
LIVABLE

UNIT B11.02
1 BED+STUDY
65 m²
LIVABLE

UNIT B11.03
1 BED UNIT
52 m²

UNIT B11.04
1 BED UNIT
52 m²

UNIT B11.05
2 BED UNIT
79 m²

UNIT B11.06
1 BED UNIT
50 m²
ADAPTABLE / LIVABLE

UNIT B11.07
2 BED UNIT
81 m²

UNIT B11.08
3 BED UNIT
98 m²

UNIT C11.01
2 BED + STUDY
80 m²

UNIT C11.02
2 BED UNIT
76 m²

UNIT C11.03
2 BED UNIT
82 m²

UNIT C11.04
2 BED + STUDY
75 m²

UNIT C11.05
1 BED UNIT
55 m²

UNIT C11.06
2 BED + STUDY
82 m²

UNIT C11.07
2 BED + STUDY
84 m²

UNIT C11.08
2 BED UNIT
86 m²
ADAPTABLE / LIVABLE

TERRACE
12 m²

TERRACE
13 m²

TERRACE
15 m²

TERRACE
21 m²

TERRACE
14 m²

TERRACE
11 m²

TERRACE
4 m²

TERRACE
8 m²

TERRACE
10 m²

TERRACE
13 m²

TERRACE
12 m²

TERRACE
15 m²

TERRACE
11 m²

TERRACE
14 m²

TERRACE
13 m²

LIVING / DINING

KITCHEN

BED 1

BED 2

BED 3

STUDY

ENS

BATH

ST

L'DRY

LIN

SERVICES

STAIR PRESS RELIEF

STAIR PRESS SUPPLY

LOBBY RELIEF

LIFT OVERRUN

COMM. KITCHEN EXHAUST

CARPARK EXHAUST

GAS METER

WATER & GAS

RECYCLE BIN

RECYCLE BINS

HIGHLIGHT WIN

CHUTE

MAINTENANCE DOOR

1550mm CIRCULATION

2070 x 1540mm

900 x 1200mm

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L11 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1650

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1650_L11 detail floor plan.dgna

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L12 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1660

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1660_L12 detail floor plan.dgna

BOUNDARY 75.64m

24.28

23.19

40.235m

BOUNDARY

NEW BOUNDARY

24.15

ISTING
WING

ROOF
RL 62.95

TOW 66.65

ROOF
RL 59.85

ROOF
RL 59.85

ROOF
RL 56.75

TOW 66.65

LIFTS
OVER-RUN
RL 67.15

BUILDING A
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

TOW 66.65

TOW 66.65

TOW 66.65

BOUNDARY 75.59m

24.19

22.94m

8m

6m

32.85m

2m

STREET

RAILWAY

TERRACE 13 m²
LIVING / DINING
UNIT C13.06
2 BED + STUDY
82 m²
KITCHEN
ENS
ST
L'DRY
STUDY
BATH
BED 2
UNIT C13.07
2 BED + STUDY
84 m²
BED 1
TERRACE 11 m²
TERRACE 8 m²
UNIT C13.05
1 BED UNIT
55 m²
HIGHLIGHT WIN
2070 x 1540mm
CARPARK EXHAUST
COMM. KITCHEN EXHAUST
RECYCLE BINS
STAIR PRESS
SPRINKLER BOOSTER
GAS METER
WATER & GAS
LOBBY RELIEF
LOBBY
L13 - RL 66.05
SERVICES
900 x 1200mm
TERRACE 12 m²
UNIT C13.08
2 BED UNIT
86 m²
ADAPTABLE / LIVABLE
UNIT C13.01
2 BED + STUDY
80 m²
UNIT B13.08
3 BED UNIT
98 m²
TERRACE 4 m²
SKY GARDEN
UNIT B13.01
3 BED+STUDY
101 m²
LIVABLE
TERRACE 15 m²
UNIT B13.02
1 BED+STUDY
66 m²
LIVABLE
TERRACE 21 m²
UNIT B13.03
1 BED UNIT
52 m²
UNIT B13.04
1 BED UNIT
52 m²
TERRACE 8 m²
UNIT B13.05
2 BED UNIT
79 m²
TERRACE 13 m²
UNIT B13.06
1 BED UNIT
50 m²
ADAPTABLE / LIVABLE
UNIT B13.07
2 BED UNIT
81 m²
TERRACE 15 m²
TERRACE 11 m²
UNIT C13.04
2 BED + STUDY
75 m²
TERRACE 10 m²
TERRACE 13 m²
UNIT C13.03
2 BED UNIT
82 m²
UNIT C13.02
2 BED UNIT
76 m²
TERRACE 14 m²

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

Client:
PHEONIX BUILDERS

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
Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L13 DETAIL FLOOR PLAN

Project Number: Pn-17005
Drawing Number: A-1670
Drawing Status: AUTHORITY APPROVAL
Issue: C
Scale: 1:125 @A1 1:250 @A3
Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1670_L13 detail floor plan.dgn

BOUNDARY 75.64m

24.28

23.19

40.235m

BOUNDARY

ISTING
WING

24.15

NEW BOUNDARY 32.85m

8m

6m

ROOF
RL 62.95

TOW 66.65

ROOF
RL 59.85

ROOF
RL 59.85

ROOF
RL 56.75

TOW 66.65

LIFTS
OVER-RUN
RL 67.15

BUILDING A
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

TOW 66.65

TOW 66.65

TOW 66.65

BOUNDARY 75.59m

22.94m

24.19

2m

TERRACE 23 m²
TERRACE 31 m²
UNIT C14.06 1 BED UNIT 64 m²
LIVING / DINING
KITCHEN
L'DRY
UNIT C14.07 1 BED UNIT 54 m²
BED
STUDY
BATH
ST
BED
BED 1
BED 2
TERRACE 8 m²
L'DRY
2070 x 1540mm
CARPARK EXHAUST
COMM. KITCHEN EXHAUST
RECYCLE BINS
STAIR PRESS
SPRINKLER BOOSTER
GAS METER
ENS
SERVICES
WATER & GAS
UNIT C14.05 1 BED UNIT 55 m²
SERVICES ROOM
HIGHLIGHT WIN
LOBBY
L14 - RL 69.15
LOBBY RELIEF
TERRACE 12 m²
UNIT C14.08 2 BED UNIT 86 m² ADAPTABLE / LIVABLE
900 x 1200mm
UNIT C14.01 2 BED + STUDY 80 m²
UNIT B14.07 3 BED UNIT 98 m²
TERRACE 4 m²
1550mm CIRCULATION
CHUTE
UNIT B14.01 3 BED + STUDY 104 m² LIVABLE
TERRACE 107 m²
UNIT B14.02 1 BED UNIT 52 m²
UNIT B14.03 1 BED UNIT 52 m²
UNIT B14.04 2 BED UNIT 79 m²
TERRACE 13 m²
UNIT B14.05 1 BED UNIT 53 m² ADAPTABLE / LIVABLE
UNIT B14.06 2 BED UNIT 81 m²
LIN
UNIT C14.04 2 BED + STUDY 75 m²
UNIT C14.03 2 BED UNIT 82 m²
UNIT C14.02 2 BED UNIT 76 m²
TERRACE 10 m²
TERRACE 13 m²
TERRACE 14 m²
TERRACE 15 m²
TERRACE 11 m²

STREET

RAILWAY

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L14 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1680

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1680_L14 detail floor plan.dgn

BOUNDARY 75.64m

24.28

23.19

40.235m

BOUNDARY

NEW BOUNDARY 75.59m

24.19

24.15

ISTING
WING

LIFTS
OVER-RUN
RL 67.15

BUILDING A
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

8m

6m

32.85m

NEW BOUNDARY

SKYLIGHT BELOW

LIFTS
OVER-RUN
RL 73.35

BUILDING C

ROOF
RL 72.25
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

TERRACE 4 m²
PLANTER
TERRACE 37 m²
PLANTER
ROOF

BED 1
BED 2
BED 3
KITCHEN
BATH
ENS
ST
UNIT B15.07
3 BED UNIT
98 m²
LIVING / DINING
L'DRY
TERRACE 12 m²
BED 1
BED 2
TERRACE 15 m²
KITCHEN
UNIT B15.06
2 BED UNIT
81 m²
LIVING / DINING
BATH
LIN
BED
TERRACE 11 m²
KITCHEN
UNIT B15.05
1 BED UNIT
52 m²
ADAPTABLE / LIVABLE
LIVING / DINING
BED 2
ENS
BED 1
KITCHEN
UNIT B15.04
2 BED UNIT
79 m²
LIVING / DINING
TERRACE 13 m²
BED
BATH
L'DRY
TERRACE 8 m²
KITCHEN
UNIT B15.03
1 BED UNIT
52 m²
LIVING / DINING
KITCHEN
UNIT B15.02
1 BED UNIT
52 m²
LIVING / DINING
BED
BATH
L'DRY
TERRACE 8 m²
BED 1
BED 2
ENS
ST
KITCHEN
UNIT B15.01
3 BED + STUDY
104 m²
LIVABLE
LIVING / DINING
STUDY
BATH
BED 1
TERRACE 61 m²
LOBBY
L15 - RL 72.25
1550mm CIRCULATION
CHUTE
SERVICES
COMM. KITCHEN EXHAUST
STAIR PRESS SUPPLY
LIFT OVER-RUN
LOBBY RELIEF
RECYCLE BINS
WATER & GAS
ESCAPE
2070 x 1540mm
2m

STREET

RAILWAY

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L15 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1690

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1690_L15 detail floor plan.dgn

BOUNDARY 75.64m

24.28

23.19

40.235m

BOUNDARY

24.15

NEW BOUNDARY 32.85m

8m

6m

SKYLIGHT BELOW

LIFTS
OVER-RUN
RL 73.35

BUILDING C

ROOF
RL 72.25
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

LIFTS
OVER-RUN
RL 67.15

BUILDING A
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

BOUNDARY 75.59m

24.19

2m

STREET

RAILWAY

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L16 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1700

Drawing Status: AUTHORITY APPROVAL

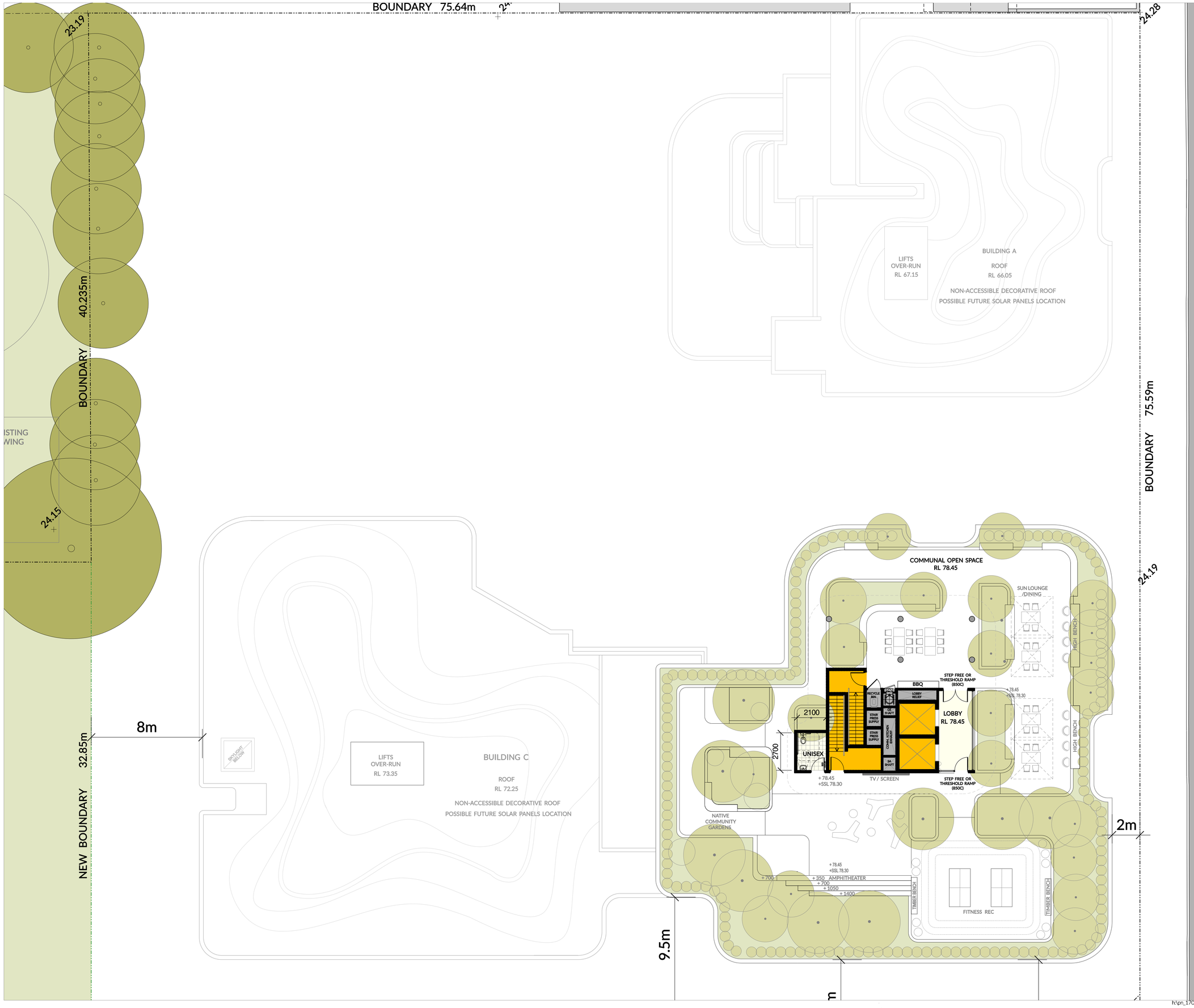
Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1700_L16 detail floor plan.dgn,



True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
L17 DETAIL FLOOR PLAN

Project Number: Pn-17005

Drawing Number: A-1710

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-1710_L17 detail floor plan.dgn,

BOUNDARY 75.64m

24.28

23.19

40.235m

BOUNDARY

ISTING
WING

24.15

TOW 66.65

TOW 66.65

ROOF
RL 62.95

ROOF
RL 59.85

TOW 66.65

ROOF
RL 56.75

LIFTS
OVER-RUN
RL 67.15

BUILDING A

ROOF
RL 66.05
NON-ACCESSIBLE DECORATIVE ROOF

POSSIBLE FUTURE SOLAR PANELS LOCATION

TOW 66.65

2m

TOW 66.65

9.5m

BOUNDARY 75.59m

STREET

RAILWAY

ROOF RL 69.15

TOW 79.05

BUILDING B

COMMUNAL OPEN SPACE
RL 78.45

ROOF
RL 81.55

ROOF
RL 81.55

LIFTS
OVER-RUN
RL 82.65

TOW 79.05

24.19

TOW 72.45

8m

ROOF RL 56.75

TOW 72.45

SKYLIGHT BELOW

LIFTS
OVER-RUN
RL 73.35

BUILDING C

ROOF
RL 72.25
NON-ACCESSIBLE DECORATIVE ROOF
POSSIBLE FUTURE SOLAR PANELS LOCATION

PLANTER

TOW 79.05

2m

NEW BOUNDARY 32.85m

ROOF RL 56.75

TOW 72.45

TOW 72.45

9.5m

TOW 79.05

True North

ISSUE	REVISION DESCRIPTION	APP'D	DATE
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021

LEGEND

- RETAIL / COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- LANDSCAPE

Client:
PHEONIX BUILDERS

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

Project Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ROOF FLOOR DETAIL PLAN

Project Number: Pn-17005

Drawing Number: A-1720

Drawing Status: AUTHORITY APPROVAL

Issue: C

Scale: 1:125 @A1 1:250 @A3

Date Printed: 30-Jul-21

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

SCHEDULE OF COLOURS & FINISHES:

R1
RENDER & PAINT 1
DULUX VIVID WHITE

R2
RENDER & PAINT 2
DULUX WAYWARD GREY

R3
RENDER & PAINT 3
DULUX TIMELESS GREY

FW1
FEATURE WALL 1
BRONZE METAL CLADDING

FW2
FEATURE WALL 2
DARK GREY METAL CLADDING

FW3
FEATURE WALL 3
DARK GREY METAL CLADDING

BL1
TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2
ALUMINIUM BALUSTRADE
POWDERCOAT FINISH
BLACK COLOUR

PS1
FRAMED VERTICAL
PRIVACY LOUVERS
ANODISED ALUMINIUM FINISH

AF1
ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

BR1
BRICK WALL
AUSTRAL BRICKS -
SAN SELMO RECLAIMED

2 RAILWAY ST
3 - 7 EAST ST

PLANNING PROPOSAL
UNDER ASSESSMENT
(PP-2020-3702)

01 NORTH ELEVATION - RAILWAY STREET
Scale 1:400 @ A3

Scale: 1:200@A1 1:400@A3

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-2000_Elevations 01.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ELEVATIONS 01

Project Number:
Pn-17005

Drawing Number:
A-2000

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

SCHEDULE OF COLOURS & FINISHES:

R1

RENDER & PAINT 1
DULUX VIVID WHITE

R2

RENDER & PAINT 2
DULUX WAYWARD GREY

R3

RENDER & PAINT 3
DULUX TIMELESS GREY

FW1

FEATURE WALL 1
BRONZE METAL CLADDING

FW2

FEATURE WALL 2
DARK GREY METAL CLADDING

FW3

FEATURE WALL 3
DARK GREY METAL CLADDING

BL1

TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2

ALUMINIUM BALUSTRADE
POWDERCOAT FINISH
BLACK COLOUR

PS1

FRAMED VERTICAL
PRIVACY LOUVERS
ANODISED ALUMINIUM FINISH

AF1

ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

BR1

BRICK WALL
AUSTRAL BRICKS -
SAN SELMO RECLAIMED

9 - 16
RAPHAEL ST

APPROVED DA
(DA-2019/224)
UNDER CONSTRUCTION

01 EAST ELEVATION - RAPHAEL STREET
Scale 1:400 @ A3

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-2100_Elevations 02.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ELEVATIONS 02

Project Number:
Pn-17005

Drawing Number:
A-2100

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

SCHEDULE OF COLOURS & FINISHES:

R1

RENDER & PAINT 1
DULUX VIVID WHITE

R2

RENDER & PAINT 2
DULUX WAYWARD GREY

R3

RENDER & PAINT 3
DULUX TIMELESS GREY

FW1

FEATURE WALL 1
BRONZE METAL CLADDING

FW2

FEATURE WALL 2
DARK GREY METAL CLADDING

FW3

FEATURE WALL 3
DARK GREY METAL CLADDING

BL1

TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2

ALUMINIUM BALUSTRADE
POWDERCOAT FINISH
BLACK COLOUR

PS1

FRAMED VERTICAL
PRIVACY LOUVERS
ANODISED ALUMINIUM FINISH

AF1

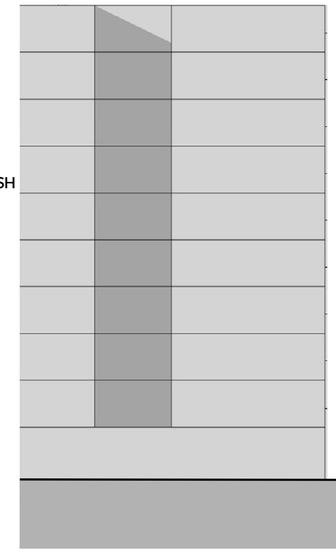
ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

BR1

BRICK WALL
AUSTRAL BRICKS -
SAN SELMO RECLAIMED

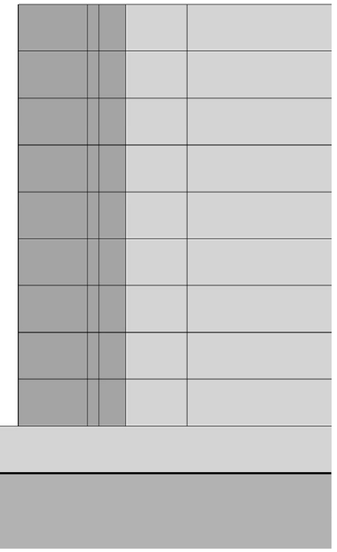
2 MARK ST, 1-1A
& 3 MARSDEN ST

APPROVED DA
(DA-2017/503)



2 RAILWAY ST
3 - 7 EAST ST

PLANNING PROPOSAL
UNDER ASSESSMENT
(PP-2020-3702)



01 SOUTH ELEVATION - DAVEY STREET / FRIENDS PARK
Scale 1:400 @ A3

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-2200_Elevations 03.dgn

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ELEVATIONS 03

Project Number:
Pn-17005

Drawing Number:
A-2200

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

SCHEDULE OF COLOURS & FINISHES:

R1

RENDER & PAINT 1
DULUX VIVID WHITE

R2

RENDER & PAINT 2
DULUX WAYWARD GREY

R3

RENDER & PAINT 3
DULUX TIMELESS GREY

FW1

FEATURE WALL 1
BRONZE METAL CLADDING

FW2

FEATURE WALL 2
DARK GREY METAL CLADDING

FW3

FEATURE WALL 3
DARK GREY METAL CLADDING

BL1

TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2

ALUMINIUM BALUSTRADE
POWDERCOAT FINISH
BLACK COLOUR

PS1

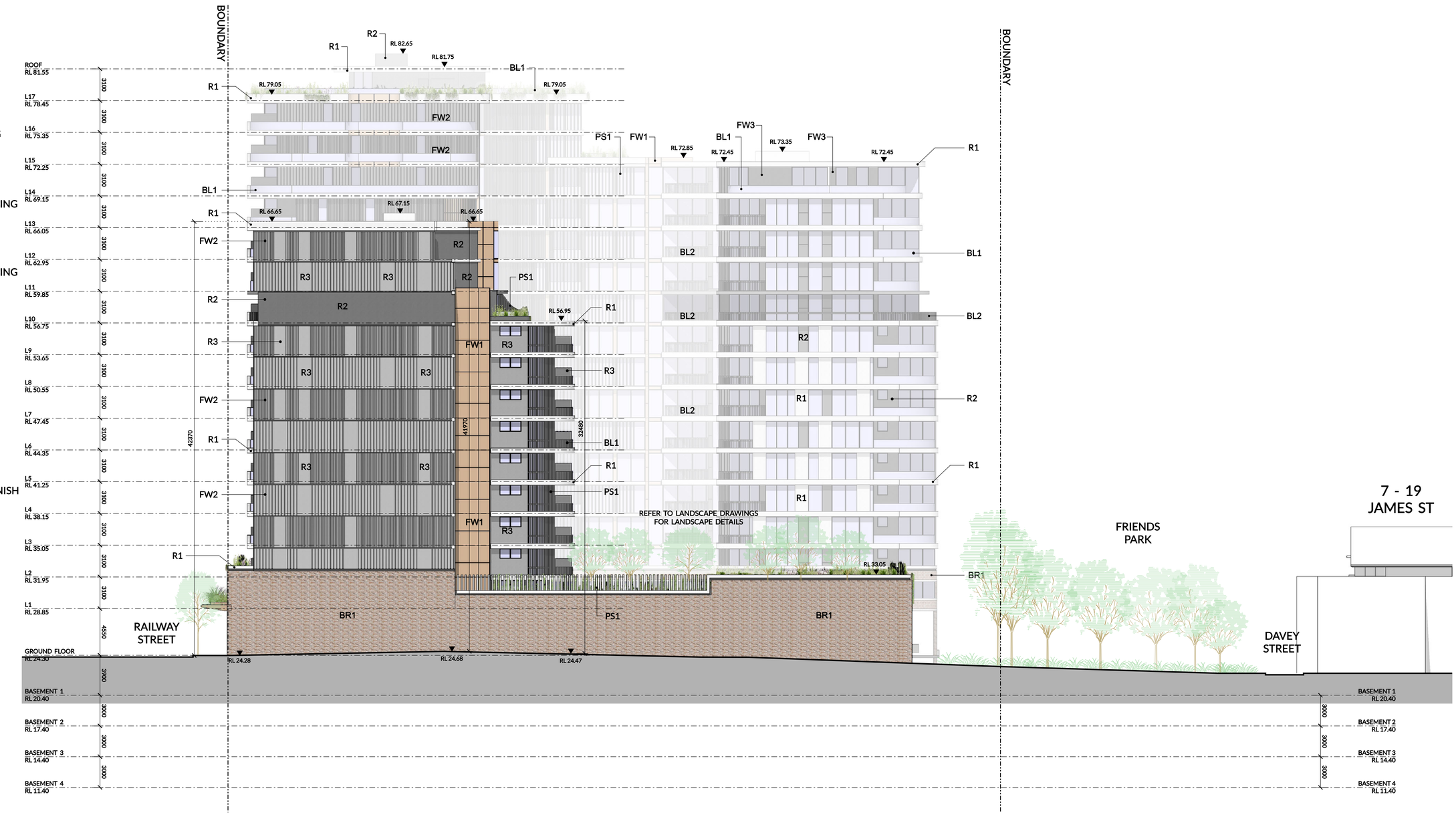
FRAMED VERTICAL
PRIVACY LOUVERS
ANODISED ALUMINIUM FINISH

AF1

ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

BR1

BRICK WALL
AUSTRAL BRICKS -
SAN SELMO RECLAIMED



01 WEST ELEVATION
Scale 1:400 @ A3

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ELEVATIONS 04

Project Number: Pn-17005
Drawing Number: A-2300
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-2300_Elevations 04.dgn

SCHEDULE OF COLOURS & FINISHES:

R1

RENDER & PAINT 1
DULUX VIVID WHITE

R2

RENDER & PAINT 2
DULUX WAYWARD GREY

R3

RENDER & PAINT 3
DULUX TIMELESS GREY

FW1

FEATURE WALL 1
BRONZE METAL CLADDING

FW2

FEATURE WALL 2
DARK GREY METAL CLADDING

FW3

FEATURE WALL 3
DARK GREY METAL CLADDING

BL1

TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2

ALUMINIUM BALUSTRADE
POWDERCOAT FINISH
BLACK COLOUR

PS1

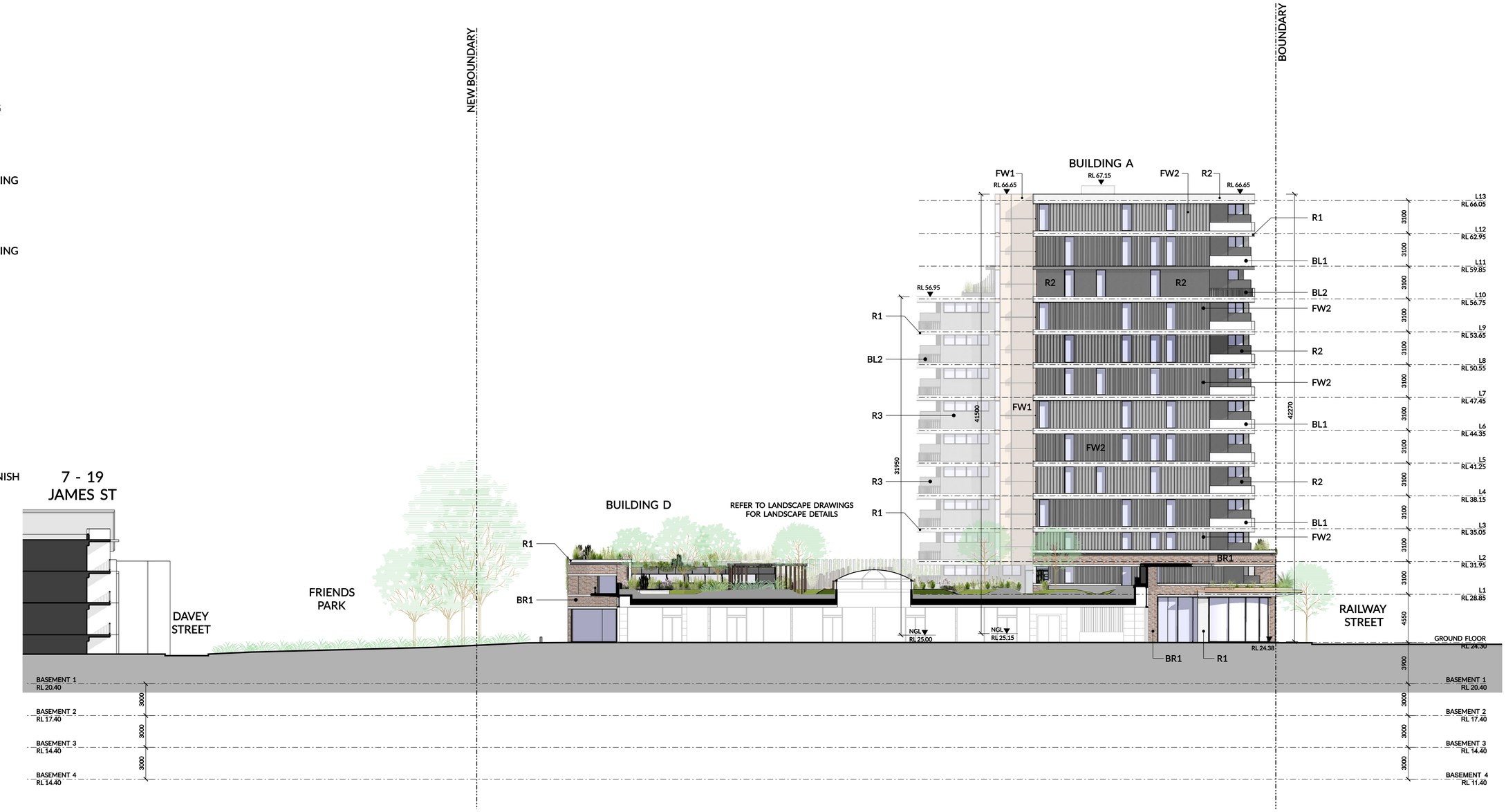
FRAMED VERTICAL
PRIVACY LOUVERS
ANODISED ALUMINIUM FINISH

AF1

ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

BR1

BRICK WALL
AUSTRAL BRICKS -
SAN SELMO RECLAIMED



01 BUILDING A - EAST ELEVATION
Scale 1:400 @ A3

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-2400_Elevations 05.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ELEVATIONS 05

Project Number:
Pn-17005

Drawing Number:
A-2400

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

SCHEDULE OF COLOURS & FINISHES:

R1
RENDER & PAINT 1
DULUX VIVID WHITE

R2
RENDER & PAINT 2
DULUX WAYWARD GREY

R3
RENDER & PAINT 3
DULUX TIMELESS GREY

FW1
FEATURE WALL 1
BRONZE METAL CLADDING

FW2
FEATURE WALL 2
DARK GREY METAL CLADDING

FW3
FEATURE WALL 3
DARK GREY METAL CLADDING

BL1
TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2
ALUMINIUM BALUSTRADE
POWDERCOAT FINISH
BLACK COLOUR

PS1
FRAMED VERTICAL
PRIVACY LOUVERS
ANODISED ALUMINIUM FINISH

AF1
ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

BR1
BRICK WALL
AUSTRAL BRICKS -
SAN SELMO RECLAIMED

01 BUILDING B & C - WEST ELEVATION
Scale 1:400 @ A3

9 - 16
RAPHAEL ST

APPROVED DA
(DA-2019/224)
UNDER CONSTRUCTION

Scale: 1:200@A1 1:400@A3
0 2 4 6 8 10

Date Printed:
30-Jul-21

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-2500_Elevations 06.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ELEVATIONS 06

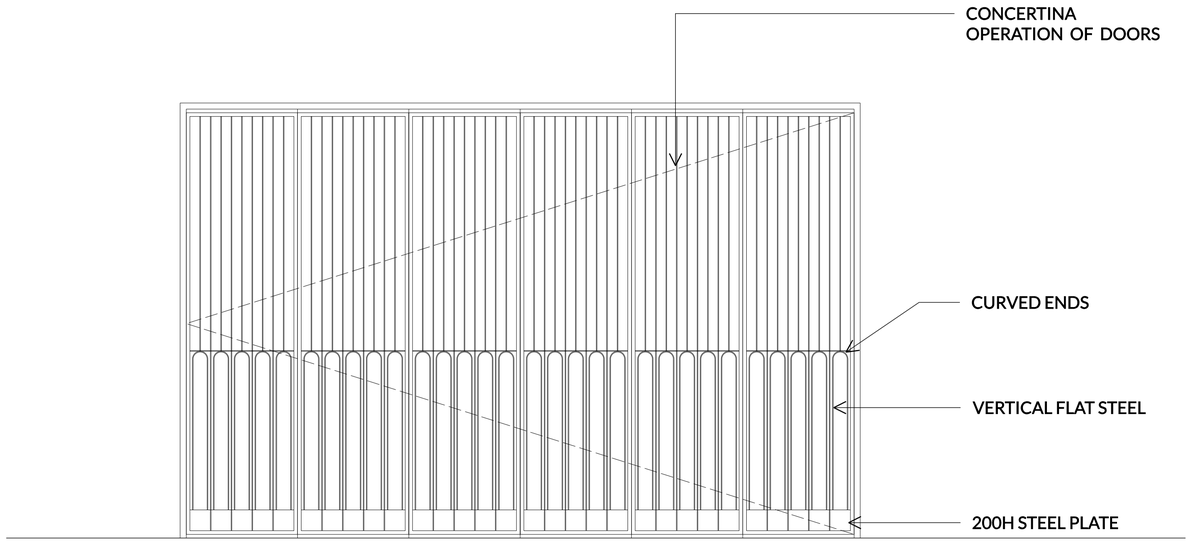
Project Number:
Pn-17005

Drawing Number:
A-2500

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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



01 RETAIL GATE ELEVATION
Scale 1:50 @ A3

02 BUILDING C ENTRY- Scale NTS

	D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
Date Printed:	C	ISSUE TO CONSULTANTS	HE	16.07.2021
02-Aug-21	B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
	A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
	ISSUE	REVISION DESCRIPTION	APP'D	DATE

H:\Pn_17005_6-8 & 10-12 Railway St Lidcombe\Drawings\05 Microstation\01 DA\Plot\A-2550_Elevation detail.dgn

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ELEVATION DETAIL

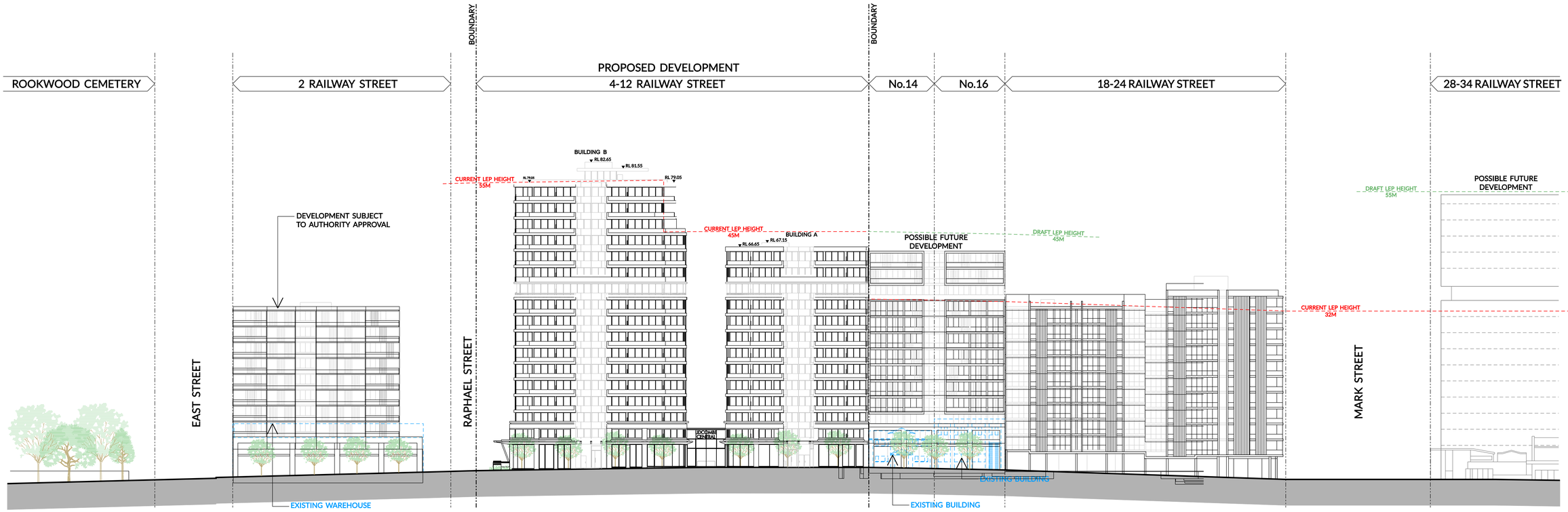
Project Number:
Pn-17005

Drawing Number:
A-2550

Drawing Status:

Issue:
D

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



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

0 4 8 12 16 20

Date Printed:
30-Jul-21

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
STREETSCAPE

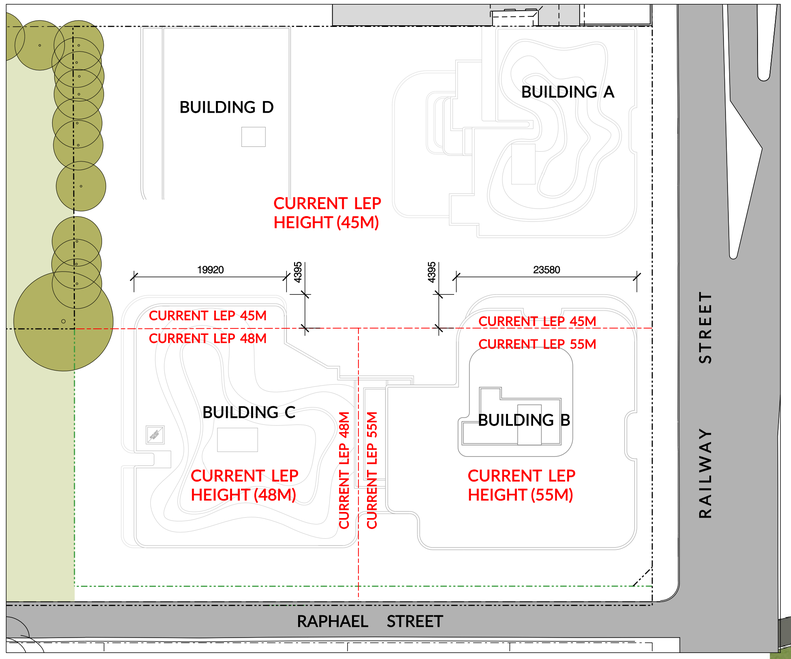
Project Number:
Pn-17005

Drawing Number:
A-2600

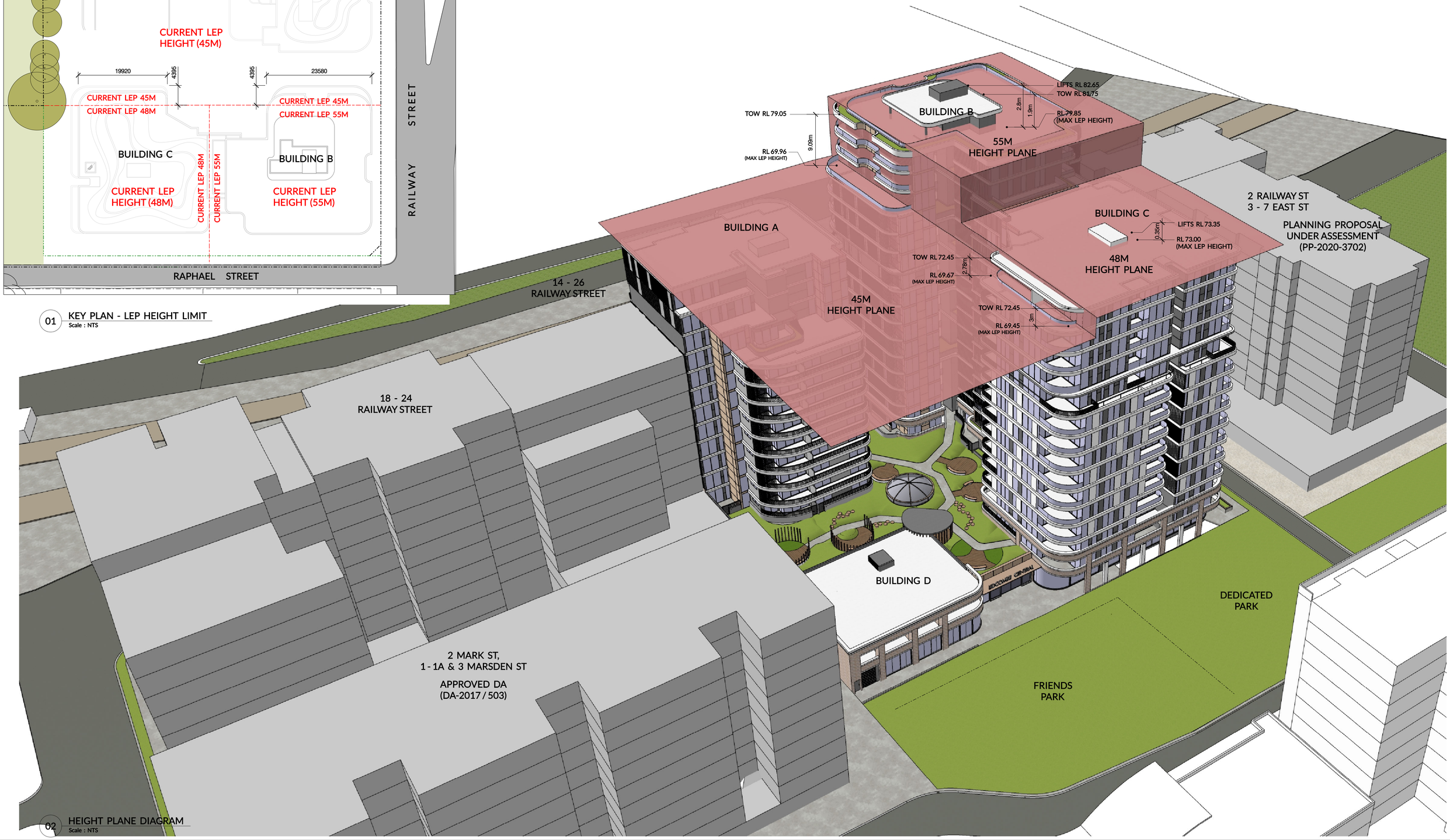
Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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



01 KEY PLAN - LEP HEIGHT LIMIT
Scale : NTS



02 HEIGHT PLANE DIAGRAM
Scale : NTS

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

Date Printed:
30-Jul-21

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-2700_Height Plane Diagram.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
HEIGHT PLANE DIAGRAM

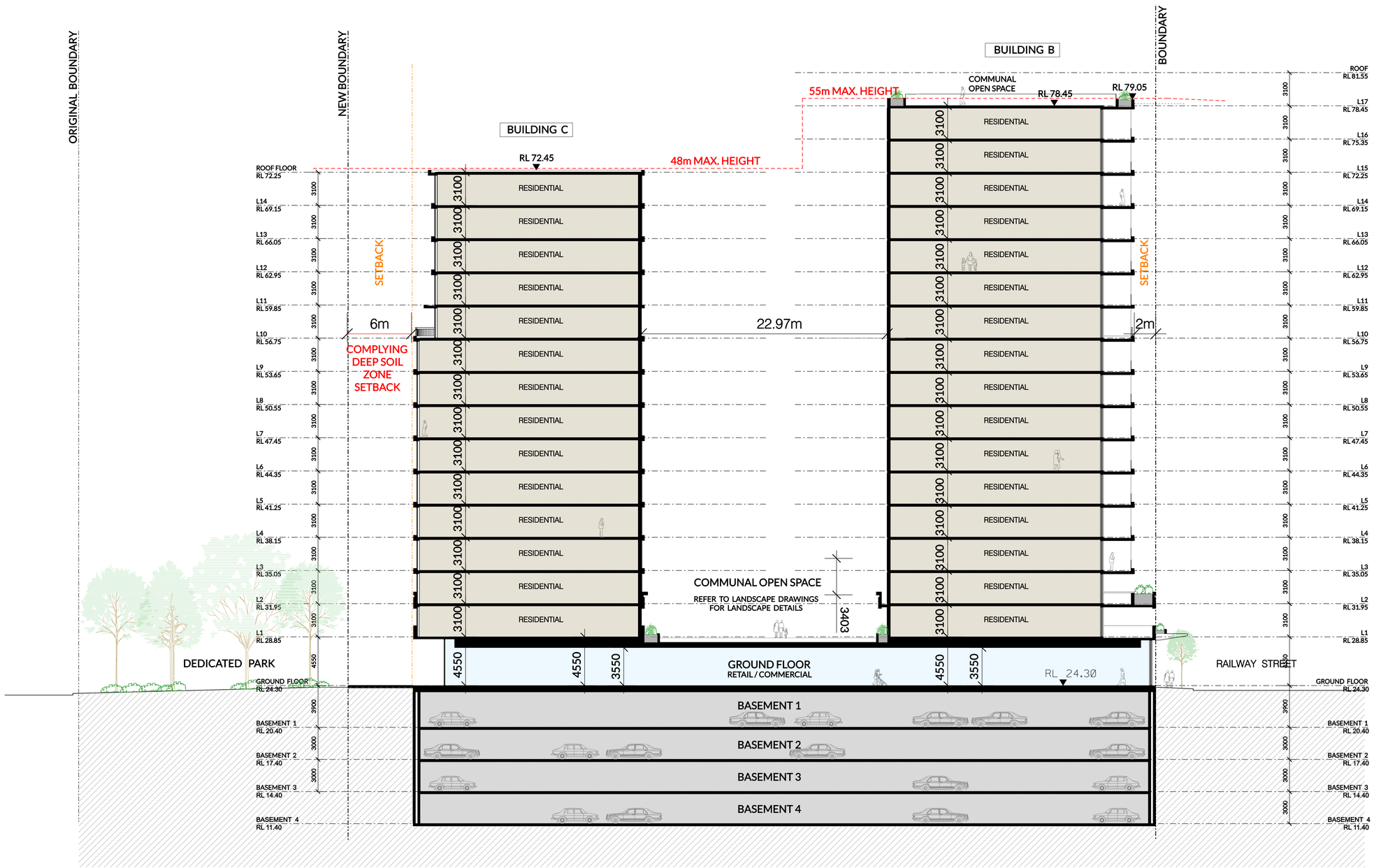
Project Number:
Pn-17005

Drawing Number:
A-2700

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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



Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Client:
PHEONIX BUILDERS

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

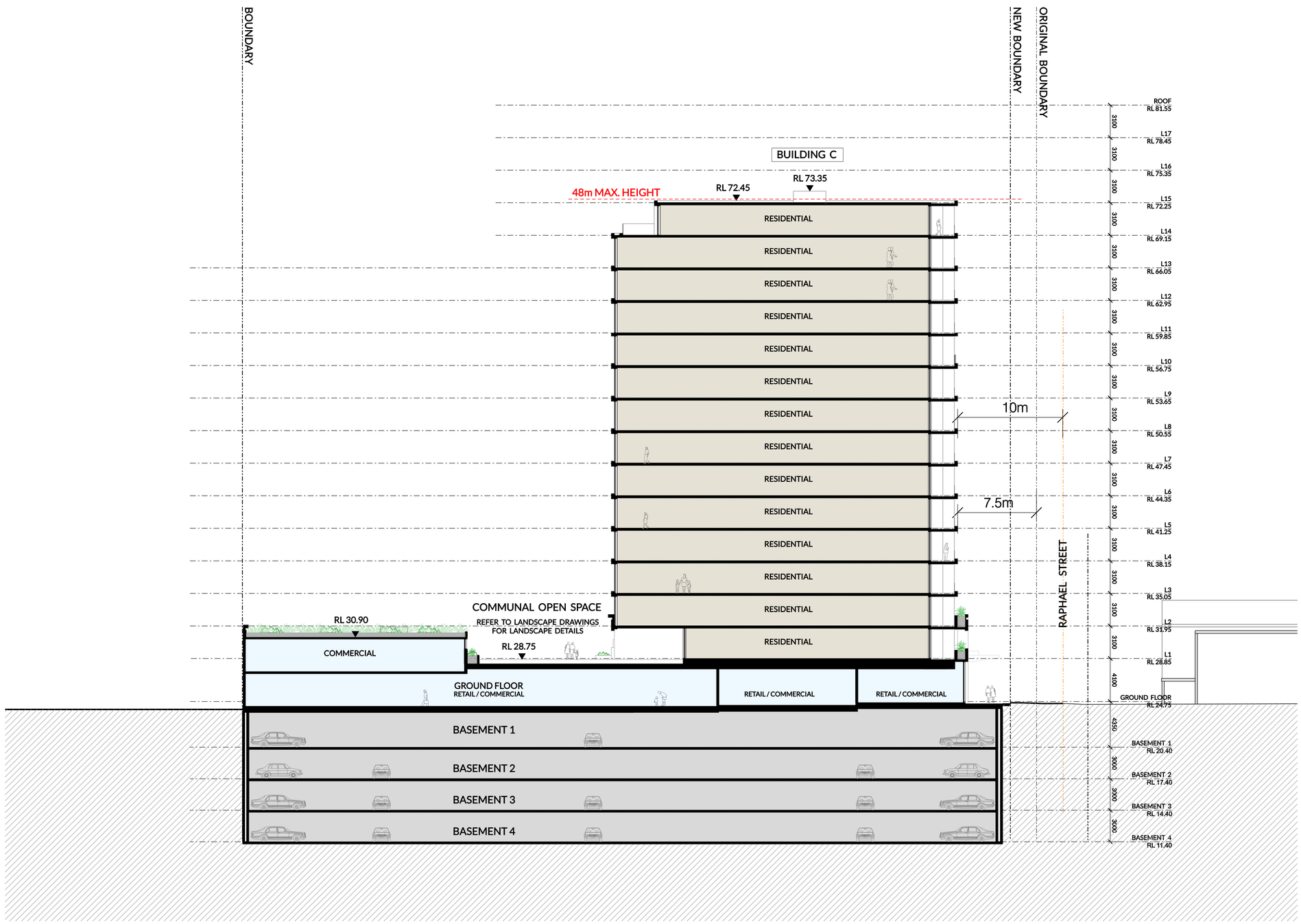
Project Details:
MIXED-USE DEVELOPMENT
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SECTION A - A

Project Number: Pn-17005
Drawing Number: A-3000
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-3000_Section A-A.dgn



Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-3100_Section B-B.dgn

Client:
PHEONIX BUILDERS

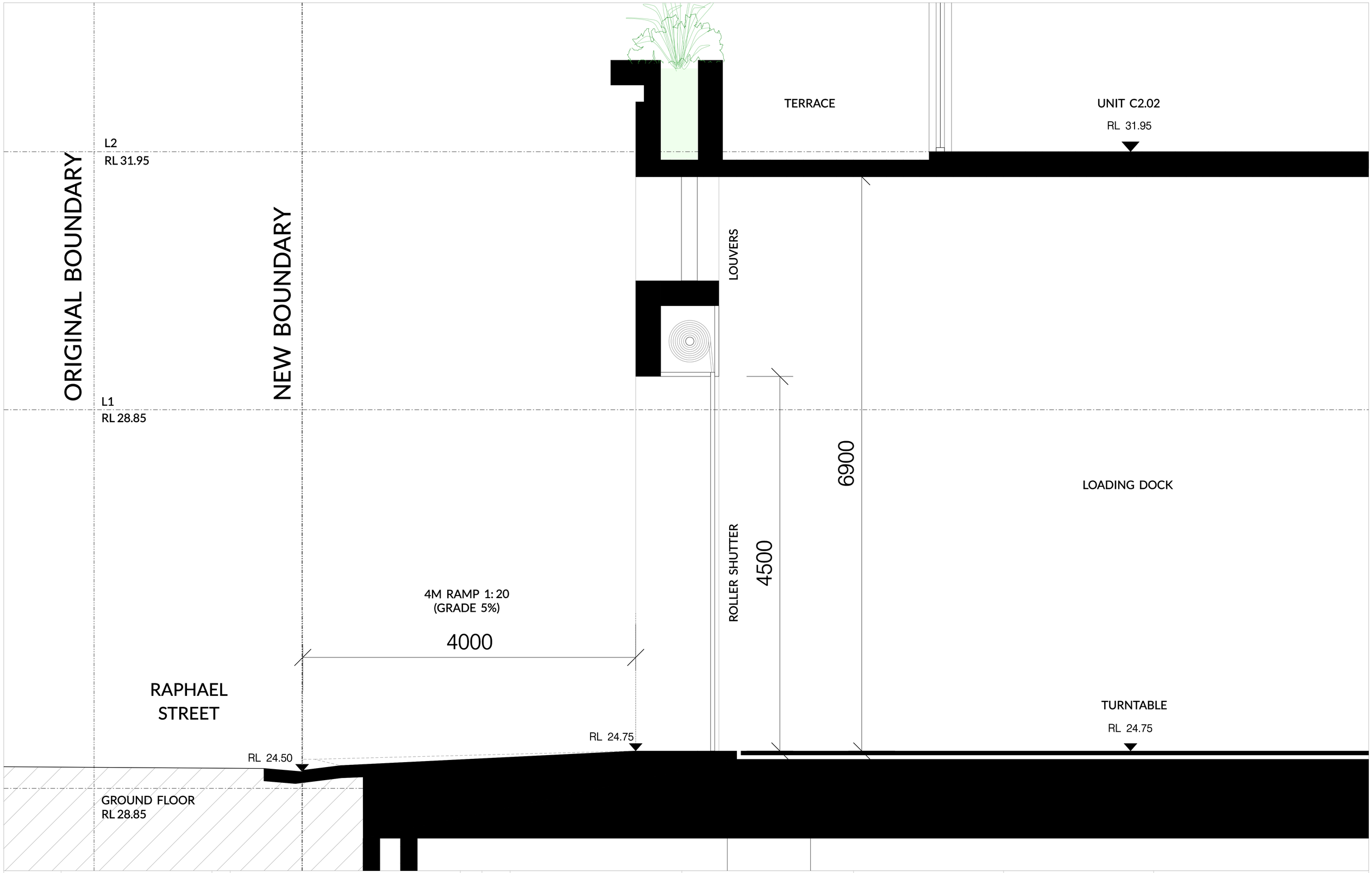
Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect: Jim Apostolou 7490

Project Details:
MIXED-USE DEVELOPMENT
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SECTION B-B

Project Number: Pn-17005
Drawing Number: A-3100
Drawing Status: AUTHORITY APPROVAL
Issue: D

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



Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:

30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-3300_Driveway Section 01.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
DRIVEWAY SECTION 01
LOADING DOCK DRIVEWAY

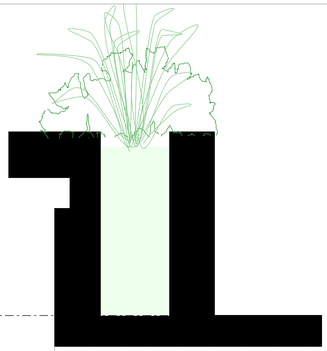
Project Number: Pn-17005

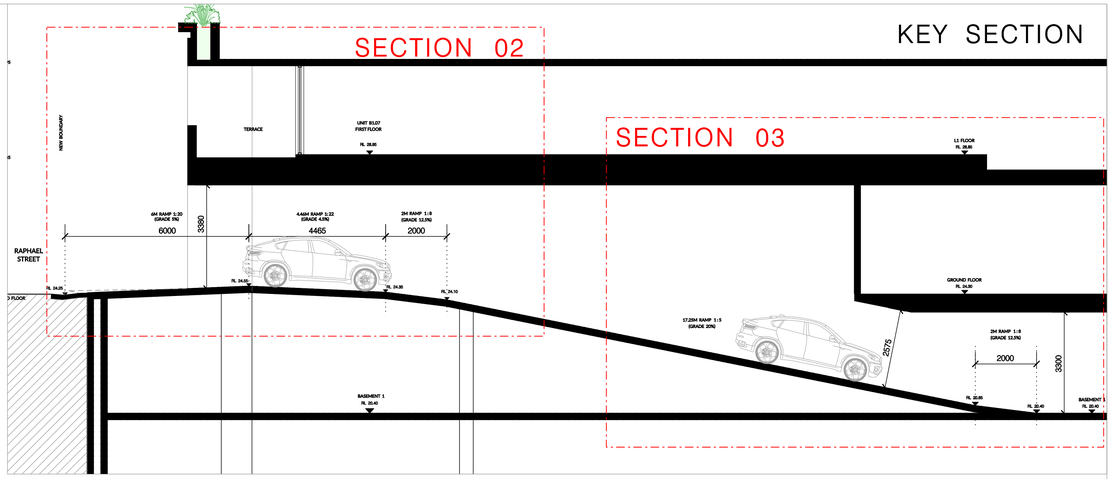
Drawing Number: A-3300

Drawing Status: AUTHORITY APPROVAL

Issue: D

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





ORIGINAL BOUNDARY

NEW BOUNDARY

L2
RL 31.95

L1
RL 28.85

TERRACE

UNIT B1.07
FIRST FLOOR

RL 28.85

6M RAMP 1:20
(GRADE 5%)

6000

3380

4.46M RAMP 1:22
(GRADE 4.5%)

4465

2M RAMP 1:8
(GRADE 12.5%)

2000

RAPHAEL
STREET

RL 24.25

RL 24.55

RL 24.35

RL 24.10

GROUND FLOOR
RL 28.85

Scale: 1:20 @A1 @A3

0 0.2 0.4 0.6 0.8 1.0

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-3400_Driveway Section 02.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
DRIVEWAY SECTION 02
CAR PARK DRIVEWAY

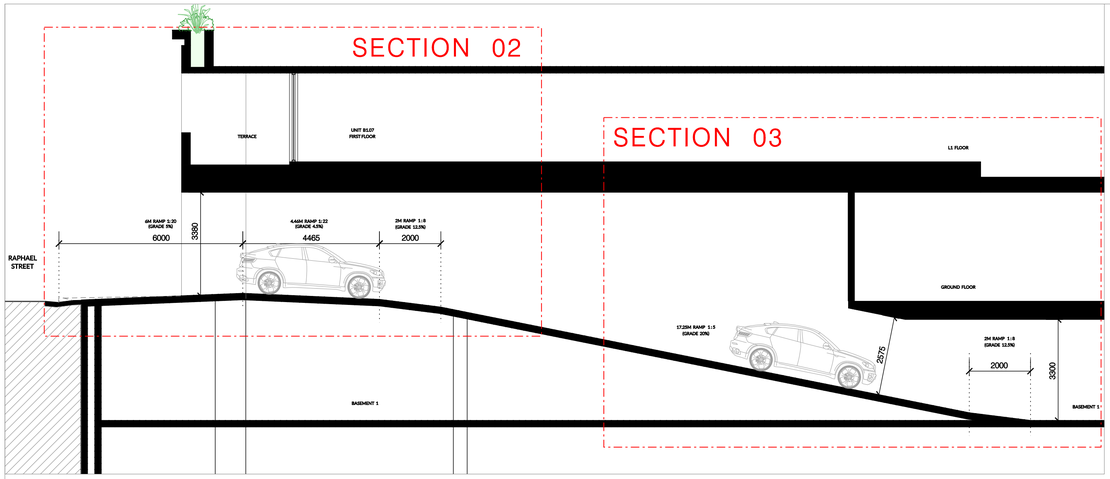
Project Number: Pn-17005

Drawing Number: A-3400

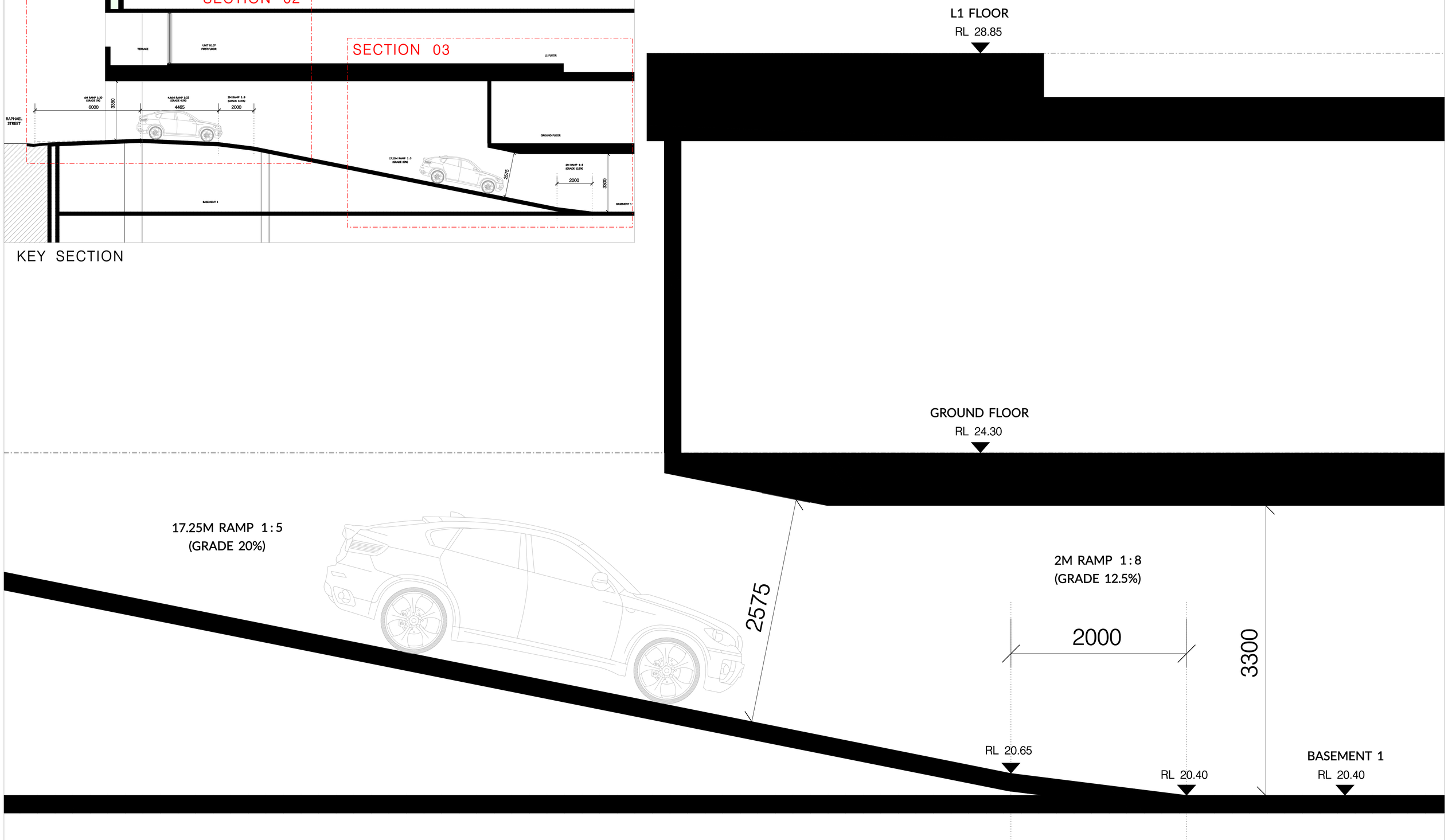
Drawing Status: AUTHORITY APPROVAL

Issue: D

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



KEY SECTION



Scale: 1:20 @A1 @A3

0 0.2 0.4 0.6 0.8 1.0

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-3500_Driveway Section 03.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
DRIVEWAY SECTION 03
CAR PARK DRIVEWAY

Project Number: Pn-17005
Drawing Number: A-3500
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

21 JUNE 9:00 AM

21 JUNE 10:00 AM

21 JUNE 11:00 AM

SOLAR ACCESSED PART OF THE PARK = 474 m²
(26% TOTAL PARK AREA)
(26% EXISTING FRIENDS PARK AREA)

21 JUNE 12:00 PM

SOLAR ACCESSED PART OF THE PARK = 577 m²
(32% TOTAL PARK AREA)
(64% EXISTING FRIENDS PARK AREA)

21 JUNE 01:00 PM

SOLAR ACCESSED PART OF THE PARK = 899 m²
(50% TOTAL PARK AREA)
(80% EXISTING FRIENDS PARK AREA)

21 JUNE 02:00 PM

SOLAR ACCESSED PART OF THE PARK = 916 m²
(51% TOTAL PARK AREA)
(60% EXISTING FRIENDS PARK AREA)

21 JUNE 03:00 PM

SOLAR ACCESSED PART OF THE PARK = 642 m²
(36% TOTAL PARK AREA)
(18% EXISTING FRIENDS PARK AREA)

21 JUNE 04:00 PM

AREA OF FRIENDS PARK = 900m²
AREA OF DEDICATED PARK = 890 m²
TOTAL PARK AREA = 1790 m²
------ EXTENT OF SHADOWS CAST BY PROPOSED MASS
------ EXTENT OF SHADOWS CAST BY PROPOSED MASS OVER HEIGHT PLANE

True North

SCALE: 1:2000 @A3

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-4100_Shadow Diagrams 01 - Plan.dgn

Client:
PHEONIX BUILDERS

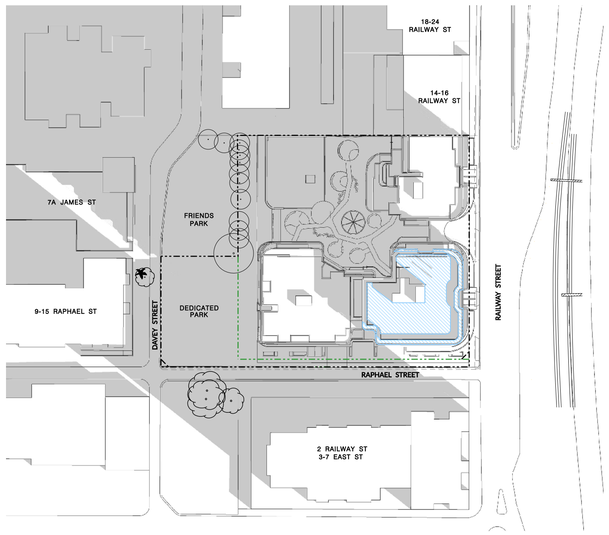
Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect: Jim Apostolou 7490

Project Details:
MIXED-USE DEVELOPMENT
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SHADOW DIAGRAMS 01
PROPOSED MASS (JUNE)

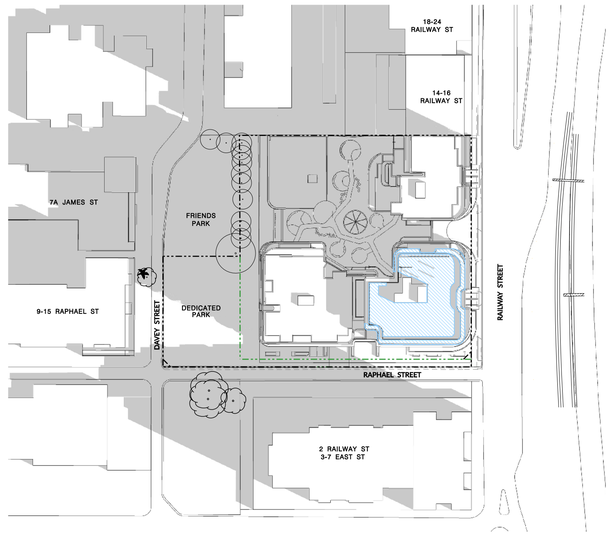
Project Number: Pn-17005
Drawing Number: A-4100
Drawing Status: AUTHORITY APPROVAL
Issue: D

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



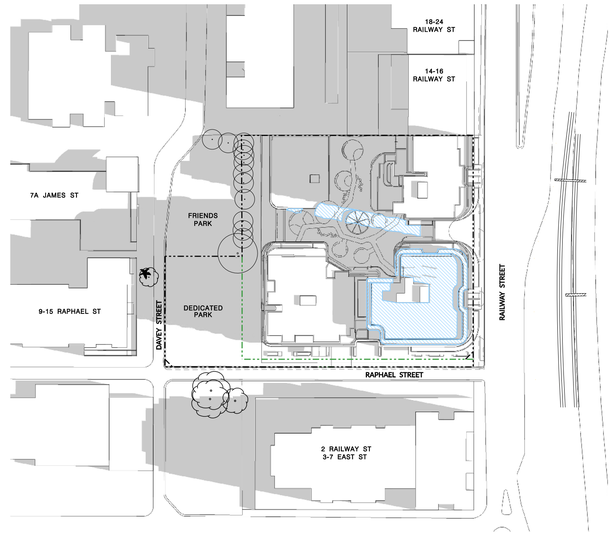
21 JUNE 9:00 AM

SOLAR ACCESSED AREA OF THE C.O.S = 582 m²



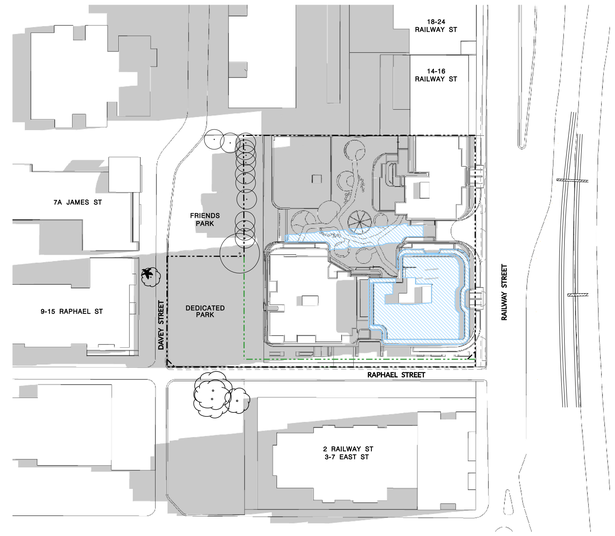
21 JUNE 10:00 AM

SOLAR ACCESSED AREA OF THE C.O.S = 647 m²



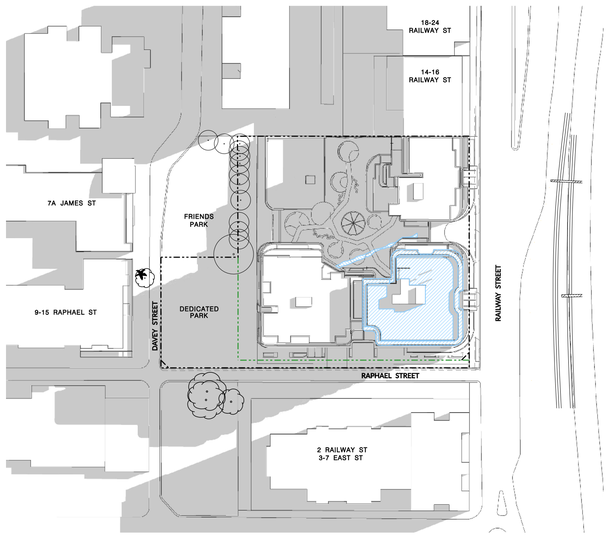
21 JUNE 11:00 AM

SOLAR ACCESSED AREA OF THE C.O.S = 850 m²



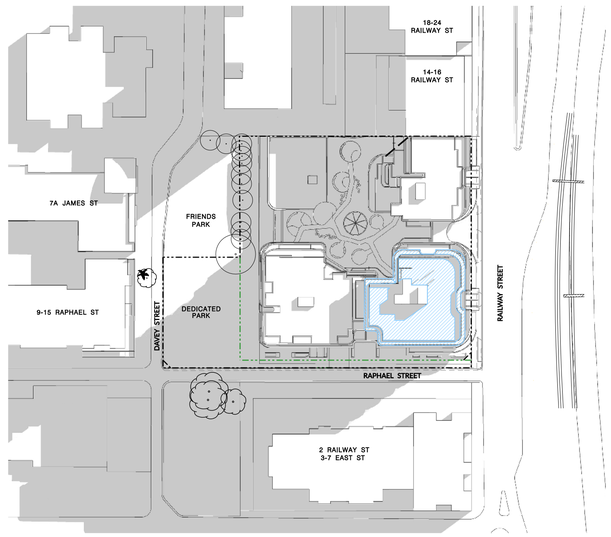
21 JUNE 12:00 PM

SOLAR ACCESSED AREA OF THE C.O.S = 923 m²



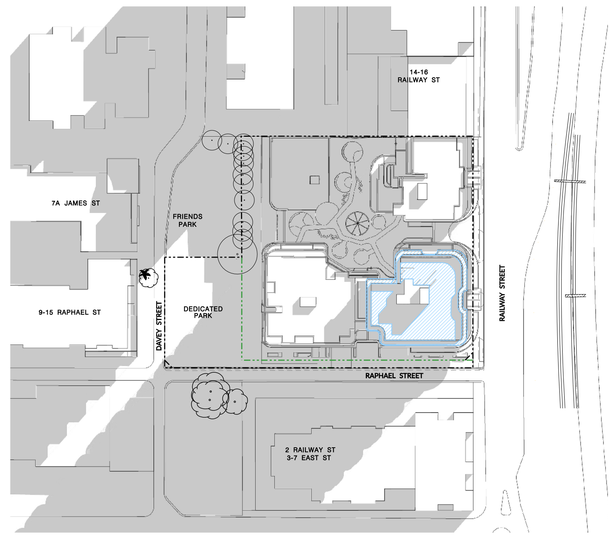
21 JUNE 01:00 PM

SOLAR ACCESSED AREA OF THE C.O.S = 715 m²



21 JUNE 02:00 PM

SOLAR ACCESSED AREA OF THE C.O.S = 626 m²



21 JUNE 03:00 PM

SOLAR ACCESSED AREA OF THE C.O.S = 524 m²

EXTENT OF C.O.S SOLAR ACCESSED AREA

TOTAL SITE AREA = 5707 m²
AREA OF C.O.S REQUIRED = 1427 m² (25%)
50% of C.O.S REQUIRED = 713.5 m² (12.5%)

THE PROPOSED DEVELOPMENT ACHIEVE DIRECT SUNLIGHT TO 50 % OF THE MINIMUM REQUIRED C.O.S WHICH IS EQUIVALENT TO 12.5% OF THE SITE AREA (713.5m²) FOR 2 HOURS BETWEEN 11:00 AM TO 1:00 PM.

True North

SCALE: 1:2000 @A3

Date Printed:
30-Jul-21

	ISSUE	REVISION DESCRIPTION	APP'D	DATE
D		AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C		ISSUE TO CONSULTANTS	HE	16.07.2021
B		ISSUE FOR DA SUBMISSION	HE	29.01.2021
A		ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-4200_Shadow Diagrams 02 - COS.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SHADOW DIAGRAMS 02 - SOLAR ACCESS TO C.O.S

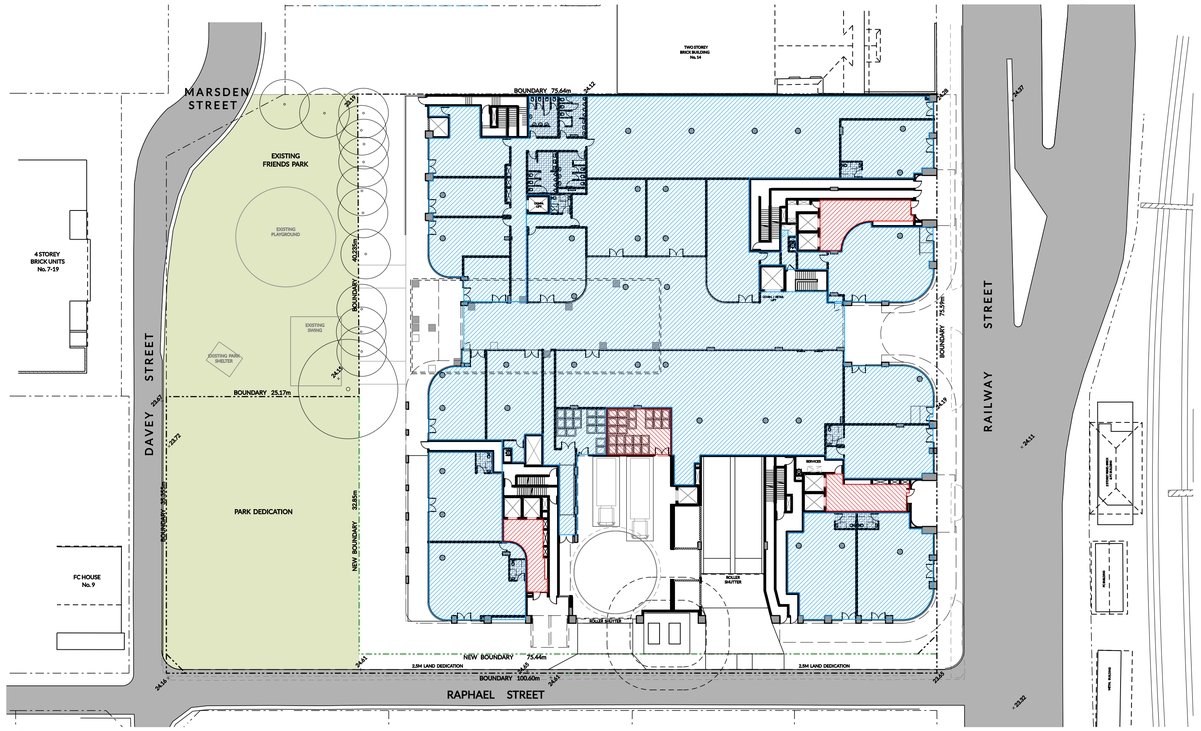
Project Number:
Pn-17005

Drawing Number:
A-4200

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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



01 **GROUND FLOOR PLAN**
Scale 1:800 @ A3

RESIDENTIAL AREA = 167 m²
COMMERCIAL AREA = 3105 m²

02 **FIRST FLOOR PLAN**
Scale 1:800 @ A3

RESIDENTIAL AREA = 1715 m²
COMMERCIAL AREA = 355 m²

03 **L2 - L9 FLOOR PLAN**
Scale 1:800 @ A3

RESIDENTIAL AREA = 1925 m²

01 **L10 FLOOR PLAN**
Scale 1:800 @ A3

RESIDENTIAL AREA = 1762 m²

True North

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\PlotVA-5000_GFA Calculation 01.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
GFA CALCULATION 01

Project Number:
Pn-17005

Drawing Number:
A-5000

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

01 L11 - L12 FLOOR PLAN
Scale 1:800 @ A3

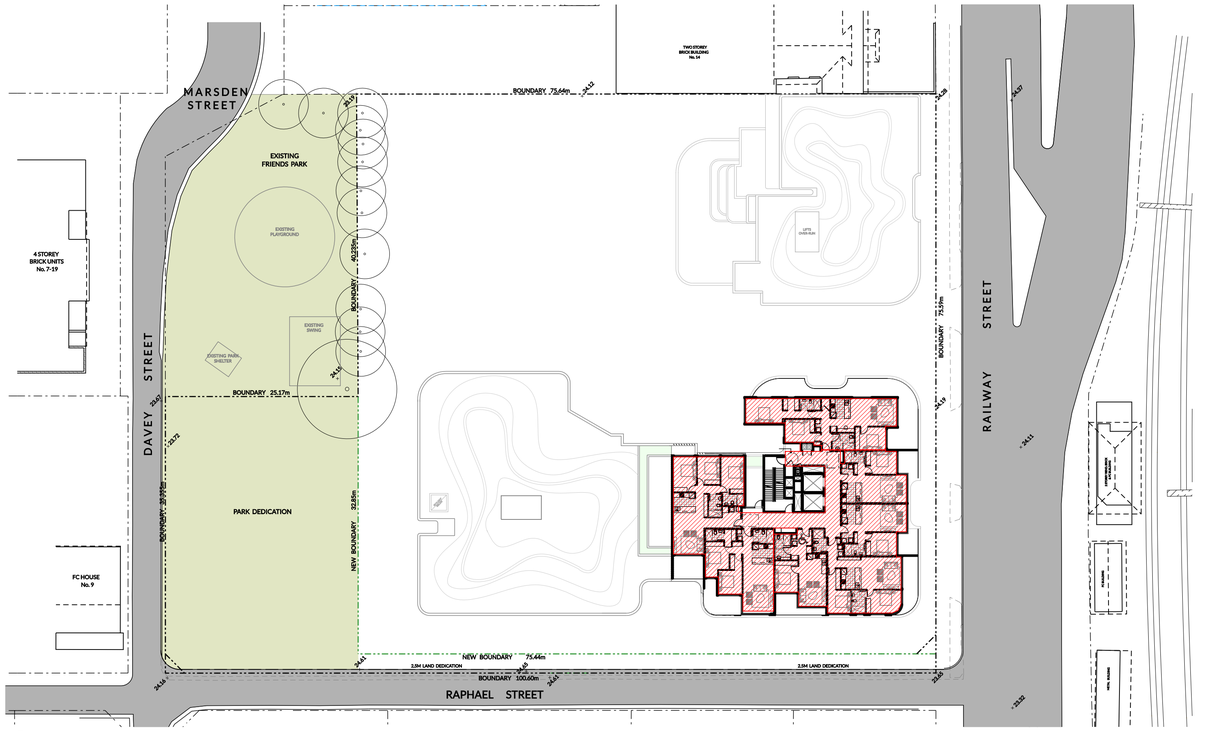
RESIDENTIAL AREA = 1742 m²

02 L13 FLOOR PLAN
Scale 1:800 @ A3

RESIDENTIAL AREA = 1346 m²

03 L14 FLOOR PLAN
Scale 1:800 @ A3

RESIDENTIAL AREA = 1232 m²



04 L15 FLOOR PLAN
Scale 1:800 @ A3

RESIDENTIAL AREA = 589 m²

True North

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\PlotA-5100_GFA Calculation 02.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
GFA CALCULATION 01

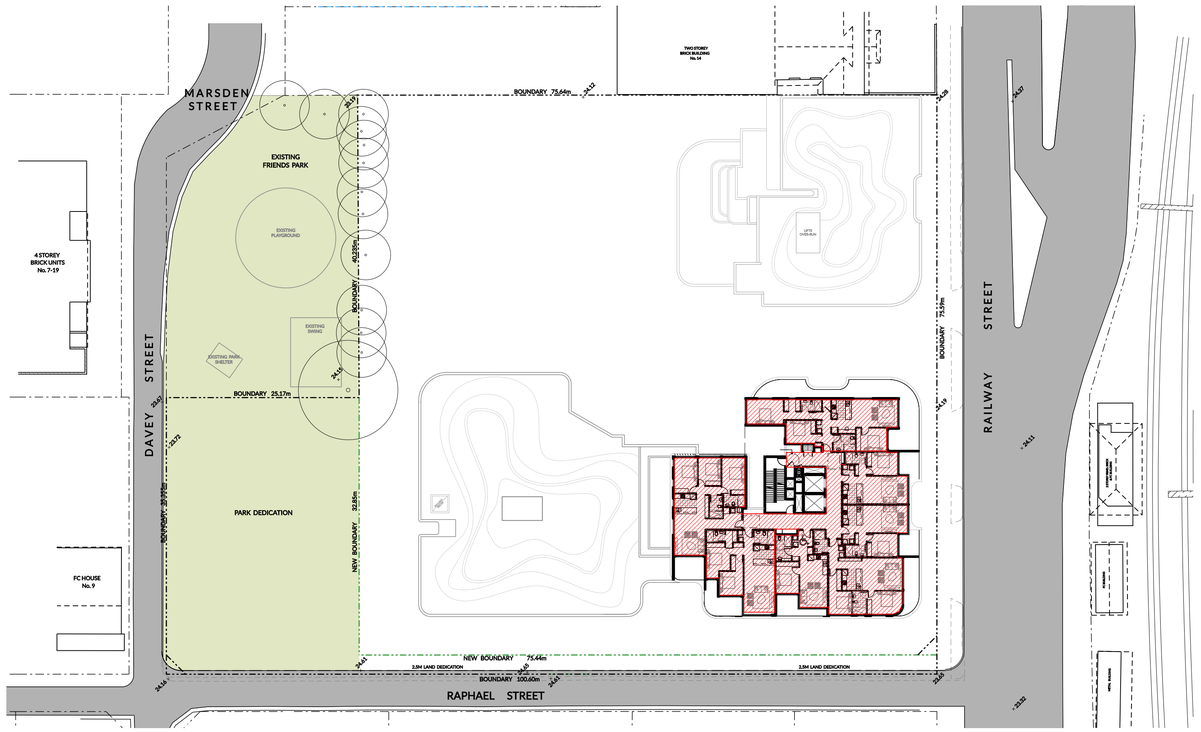
Project Number:
Pn-17005

Drawing Number:
A-5100

Drawing Status:
AUTHORITY APPROVAL

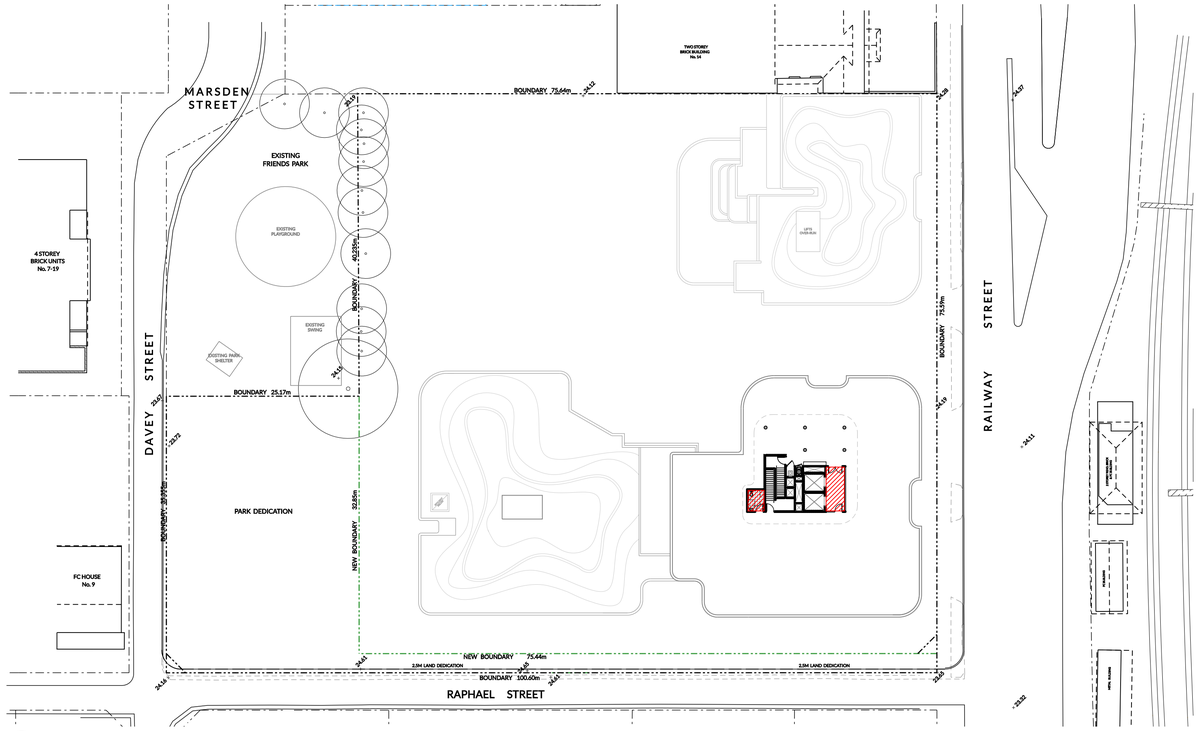
Issue:
D

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



01 **L16 FLOOR PLAN**
Scale 1:800 @ A3

RESIDENTIAL AREA = 589 m²



02 **L17 FLOOR PLAN**
Scale 1:800 @ A3

RESIDENTIAL AREA = 19 m²

GFA BREAK-DOWN (RESIDENTIAL)	
LEVEL	AREA
GROUND FLOOR	167 m²
L1	1715 m²
L2	1925 m²
L3	1925 m²
L4	1925 m²
L5	1925 m²
L6	1925 m²
L7	1925 m²
L8	1925 m²
L9	1925 m²
L10	1762 m²
L11	1742 m²
L12	1742 m²
L13	1346 m²
L14	1232 m²
L15	589 m²
L16	589 m²
L17	19 m²
TOTAL RESI. GFA	26303 m²
GFA BREAKDOWN (COMMERCIAL / RETAIL)	
GROUND FLOOR	3105 m²
L1	355 m²
TOTAL COMM. GFA	3460 m²

SITE AREA	5707 m²
GFA & FSR CALCULATION	
TOTAL COMMERCIAL GFA	3460 m²
TOTAL RESIDENTIAL GFA	26303 m²
TOTAL PROPOSED GFA	29763 m²
COMMERCIAL FSR	0.6 : 1
RESIDENTIAL FSR	4.6 : 1
TOTAL PROPOSED FSR	5.2 : 1

True North

Date Printed:
08-Sep-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

H:\Pn_17005_6-8 & 10-12 Railway St Lidcombe\Drawings\05 Microstation\01 DA\Plot\A-5150_GFA Calculation 03.dgn

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
GFA CALCULATION 03

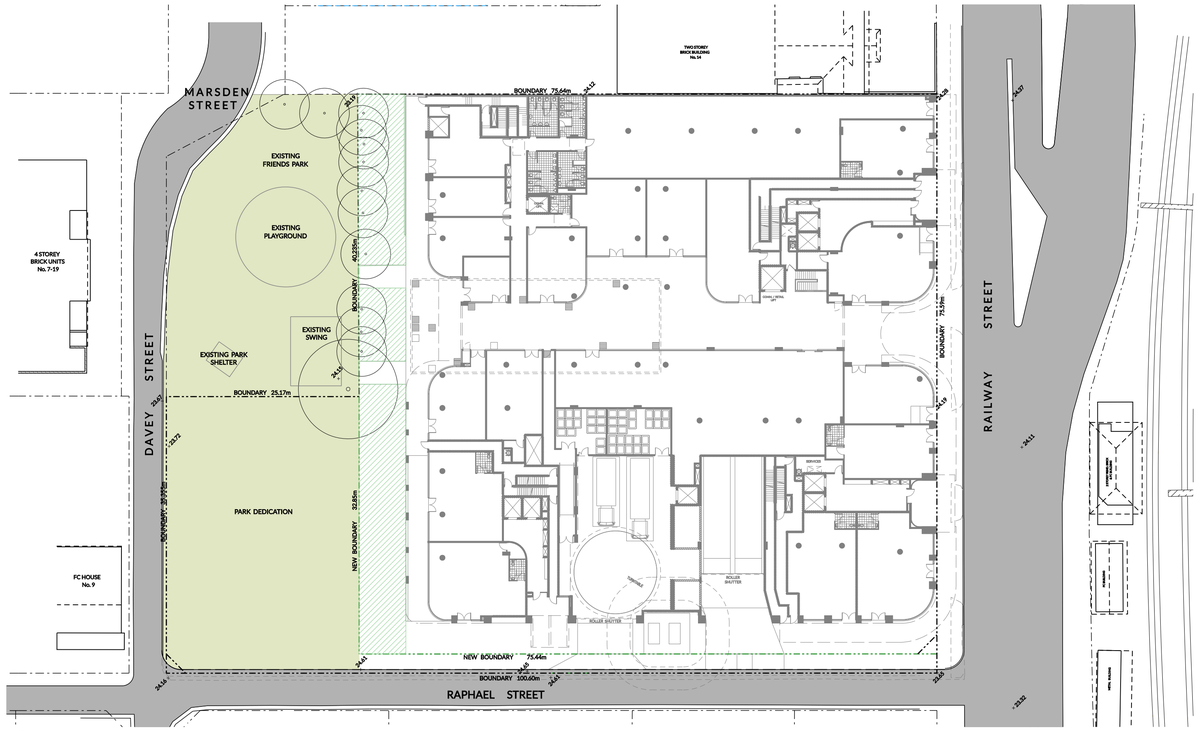
Project Number:
Pn-17005

Drawing Number:
A-5150

Drawing Status:
AUTHORITY APPROVAL

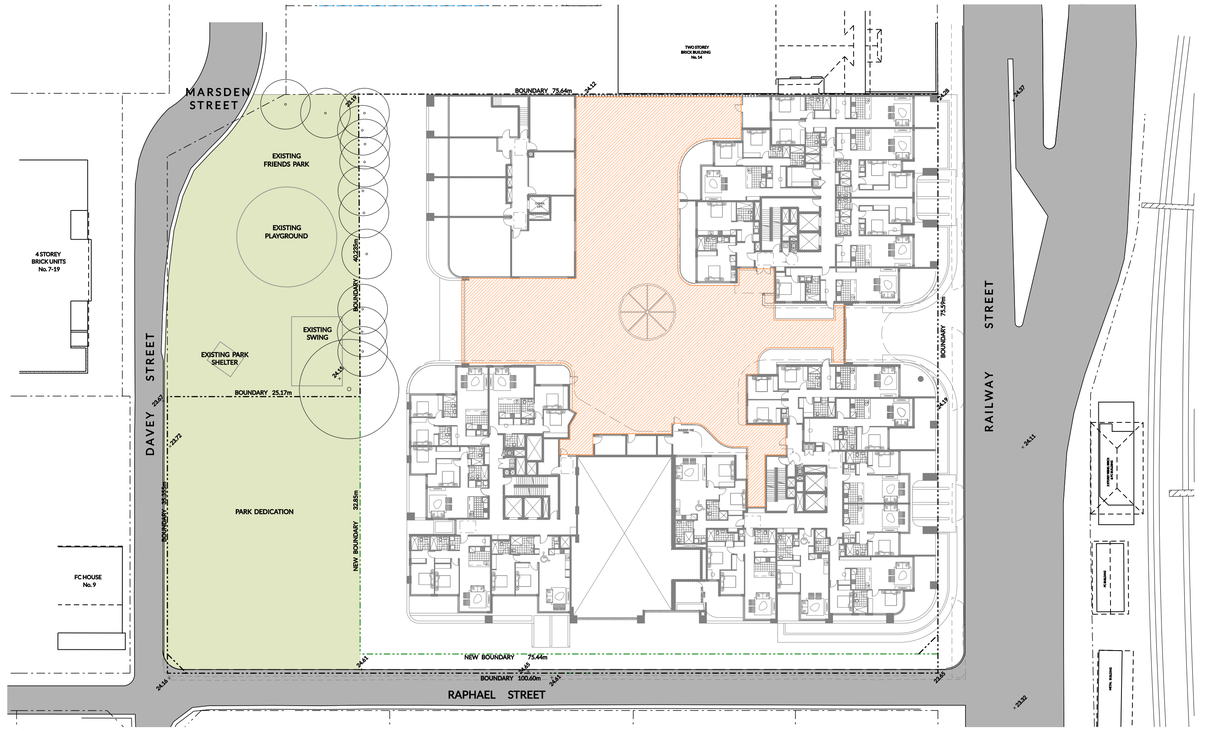
Issue:
D

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



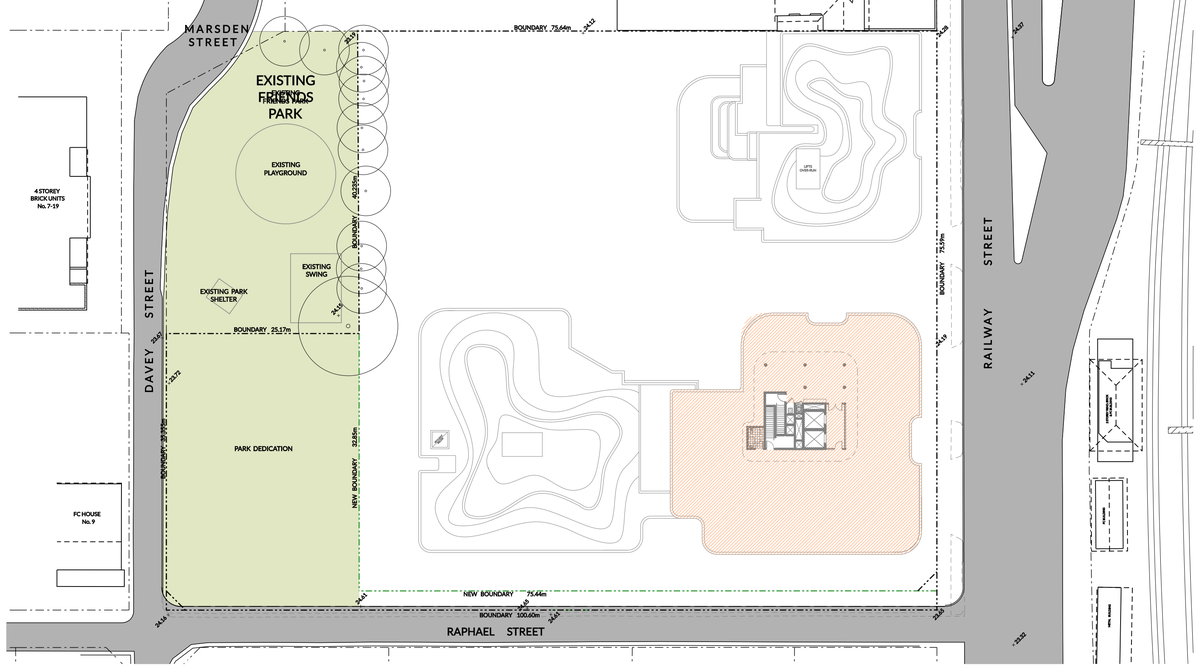
01 **GROUND FLOOR PLAN**
Scale 1:800 @ A3

DEEP SOIL ZONE = 410 m²



02 **L1 FLOOR PLAN**
Scale 1:800 @ A3

COMMUNAL OPEN SPACE = 1107 m²



03 **L17 FLOOR PLAN**
Scale 1:800 @ A3

COMMUNAL OPEN SPACE = 847 m²

SITE AREA	5707 m²
DEEP SOIL ZONE	
GROUND FLOOR	410 m² (7%)
COMMUNAL OPEN SPACE	
L1 FLOOR	1107 m²
L17 FLOOR	847 m²
TOTAL PROPOSED C.O.S	1954 m² (34%)
TOTAL REQUIRED C.O.S	1427 m² (25%)

True North

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\PlotVA-5200_Deep soil zone & Communal open space.dgn

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
DEEP SOIL ZONE & COMMUNAL OPEN SPACE

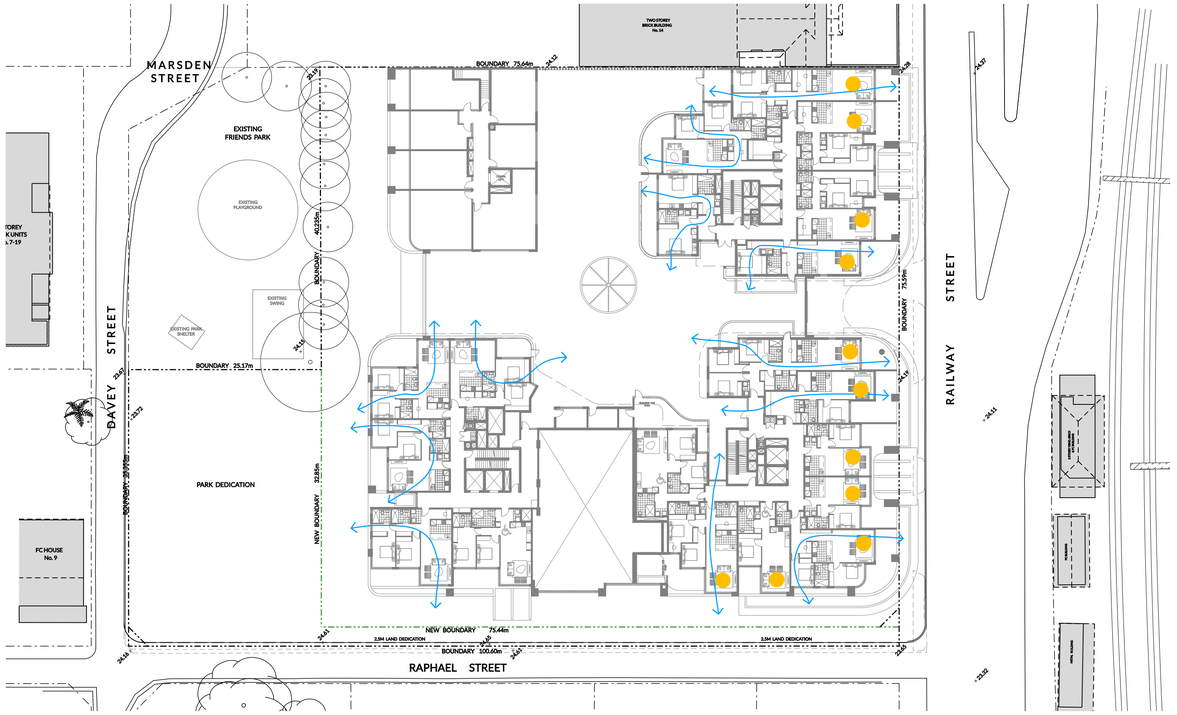
Project Number:
Pn-17005

Drawing Number:
A-5200

Drawing Status:
AUTHORITY APPROVAL

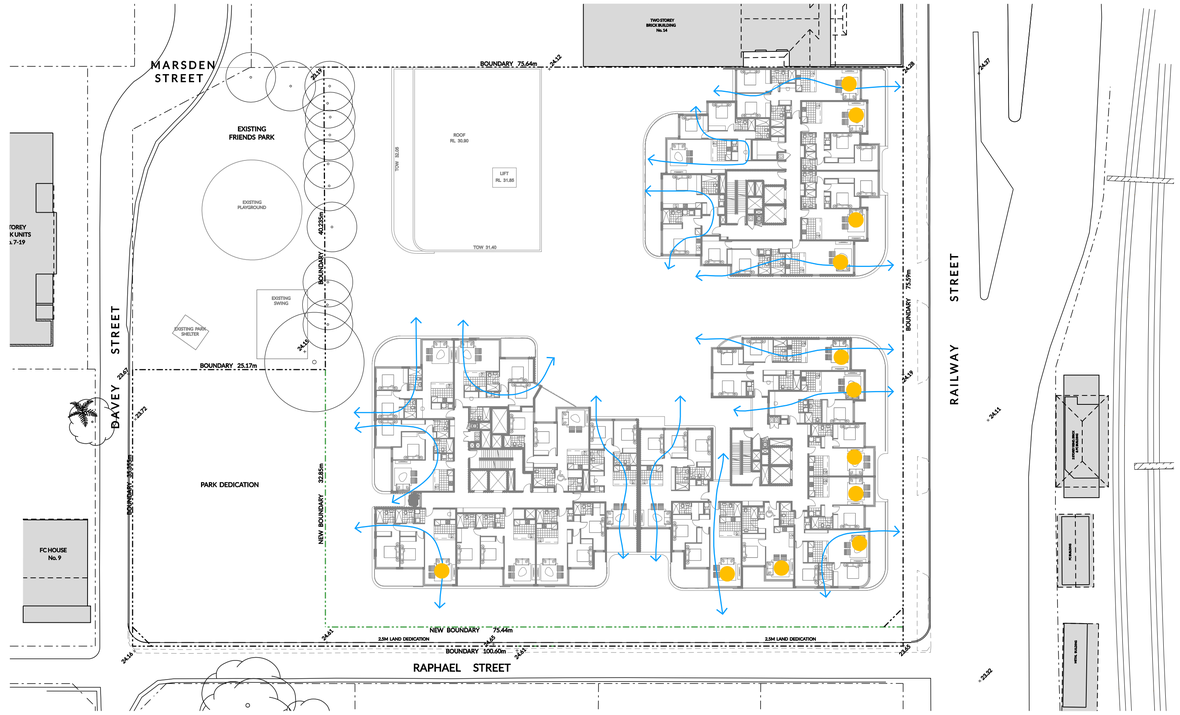
Issue:
D

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



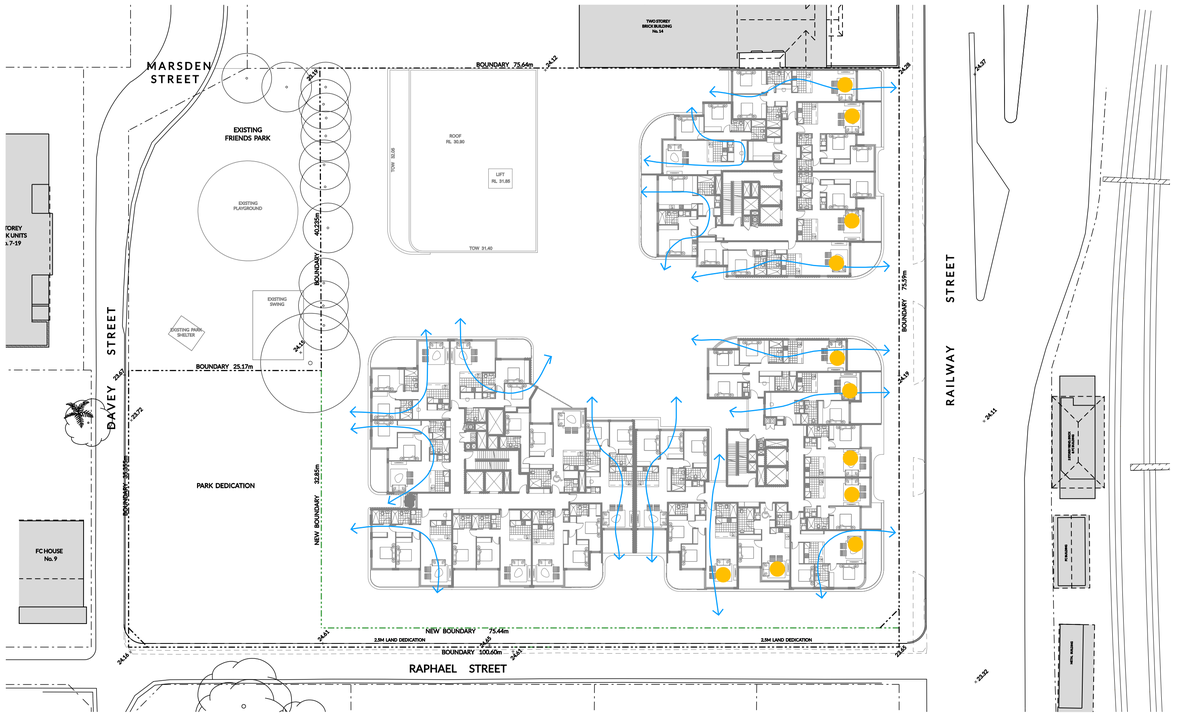
LEVEL 1 FLOOR PLAN

SOLAR ACCESS (2HR) = 11 UNITS
CROSS VENTIALTION = 12 UNITS



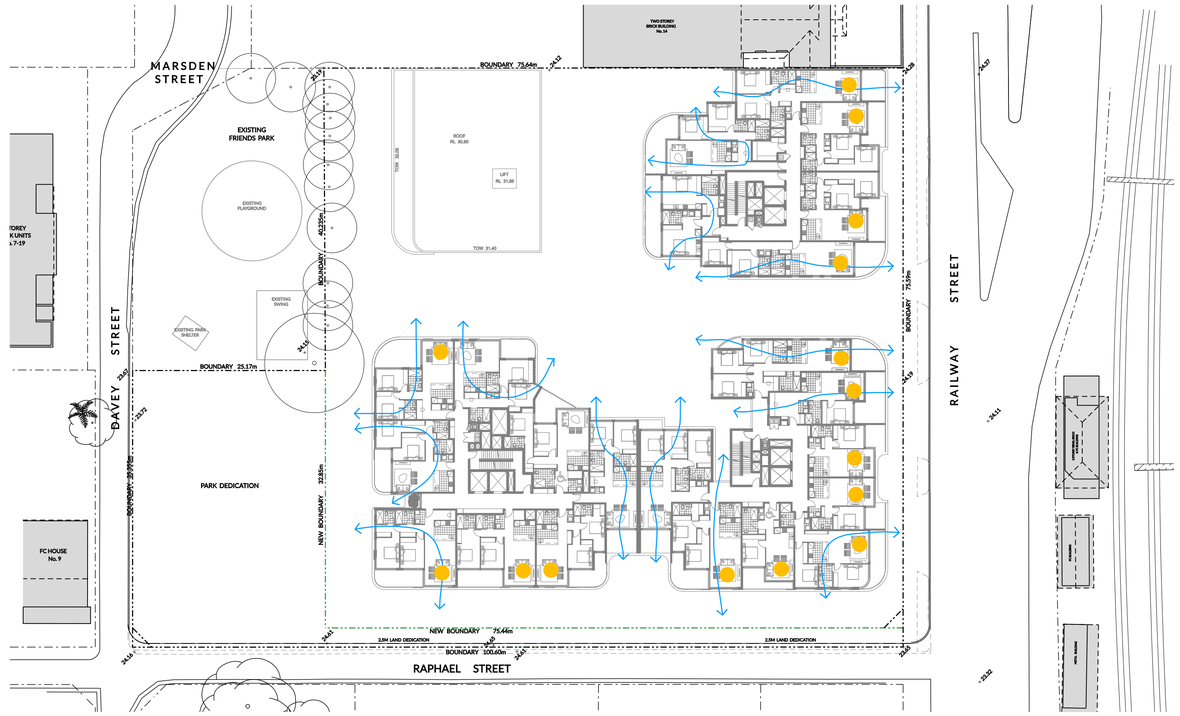
LEVEL 4 FLOOR PLAN

SOLAR ACCESS (2HR) = 12 UNITS
CROSS VENTIALTION = 14 UNITS



LEVEL 2 - LEVEL 3 FLOOR PLAN

SOLAR ACCESS (2HR) = 11 UNITS
CROSS VENTIALTION = 14 UNITS



LEVEL 5 - LEVEL 6 FLOOR PLAN

SOLAR ACCESS (2HR) = 15 UNITS
CROSS VENTIALTION = 14 UNITS

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-6000_Solar Access & Cross Ventilation 01.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SOLAR ACCESS & CROSS VENTILATION 01

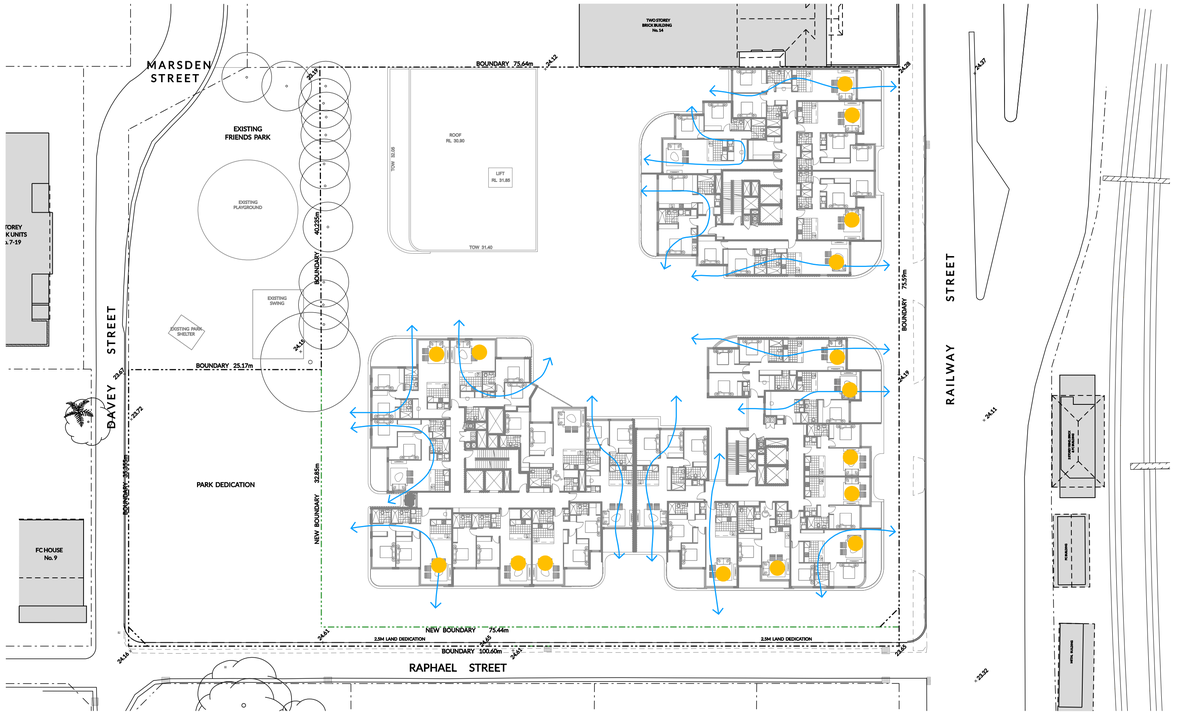
Project Number: Pn-17005

Drawing Number: A-6000

Drawing Status: AUTHORITY APPROVAL

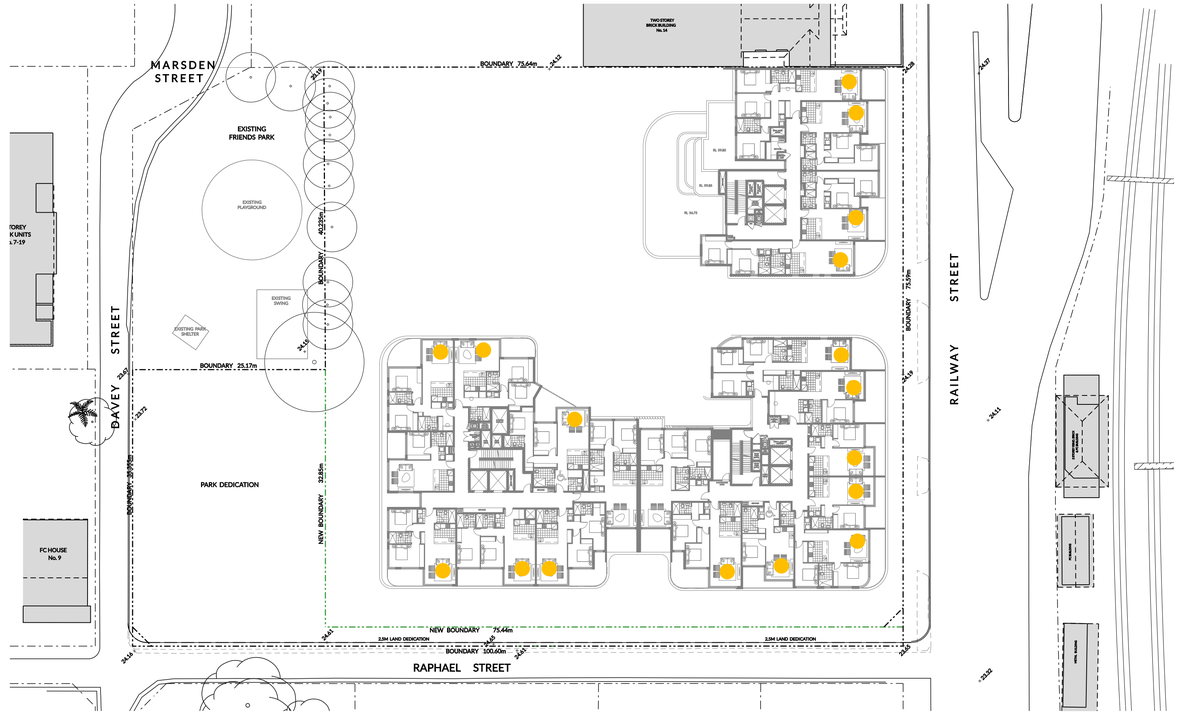
Issue: D

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



LEVEL 7 - LEVEL 9 FLOOR PLAN

SOLAR ACCESS (2HR) = 16 UNITS
CROSS VENTIALTION = 14 UNITS

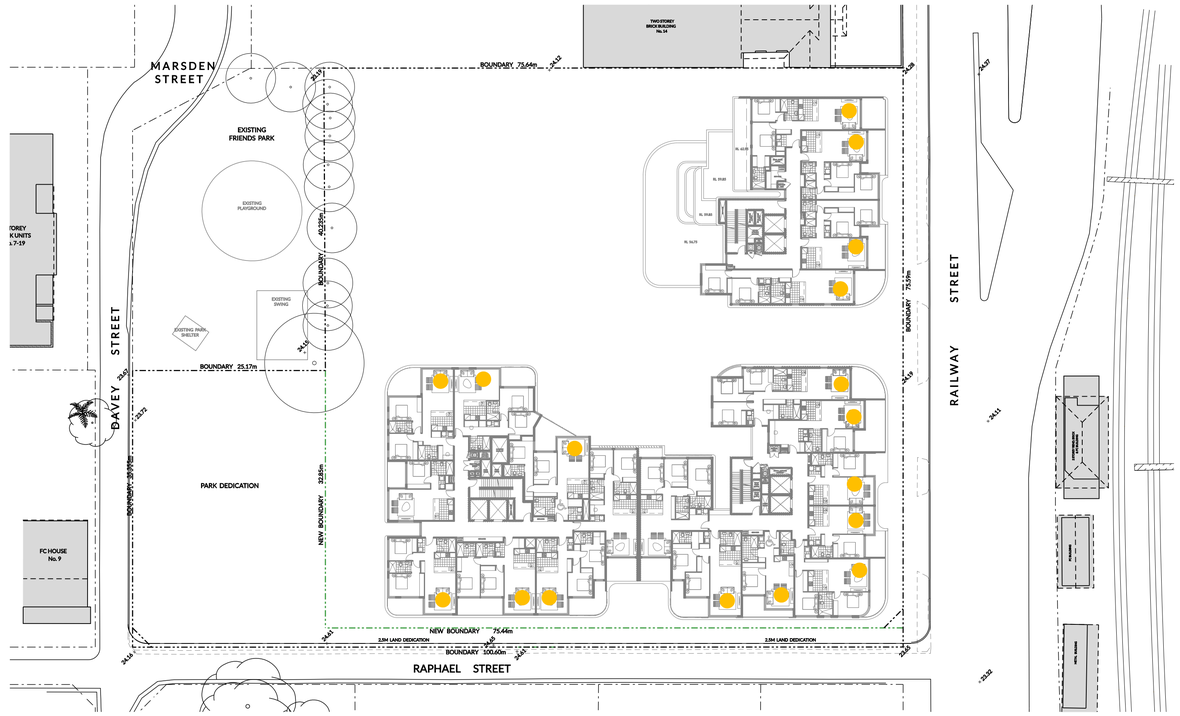


LEVEL 11 FLOOR PLAN

SOLAR ACCESS (2HR) = 17 UNITS

LEVEL 10 FLOOR PLAN

SOLAR ACCESS (2HR) = 17 UNITS



LEVEL 12 FLOOR PLAN

SOLAR ACCESS (2HR) = 17 UNITS

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed:
30-Jul-21

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-6100_Solar Access & Cross Ventilation 02.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SOLAR ACCESS & CROSS VENTILATION 02

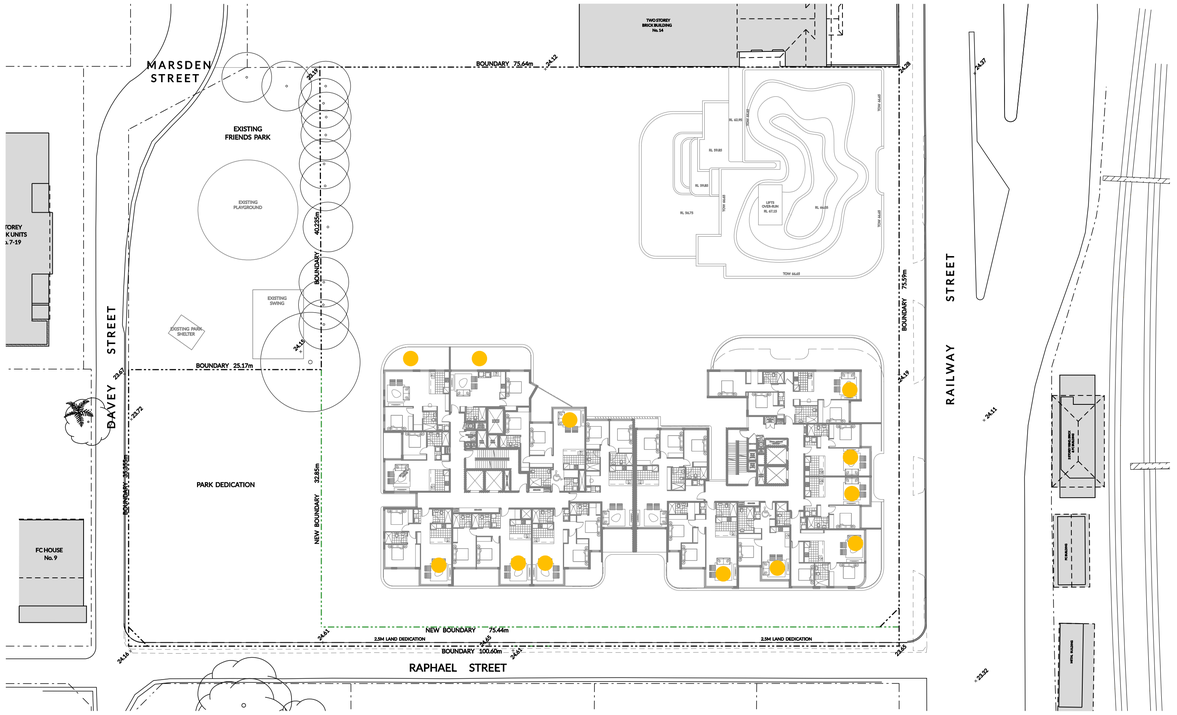
Project Number:
Pn-17005

Drawing Number:
A-6100

Drawing Status:
AUTHORITY APPROVAL

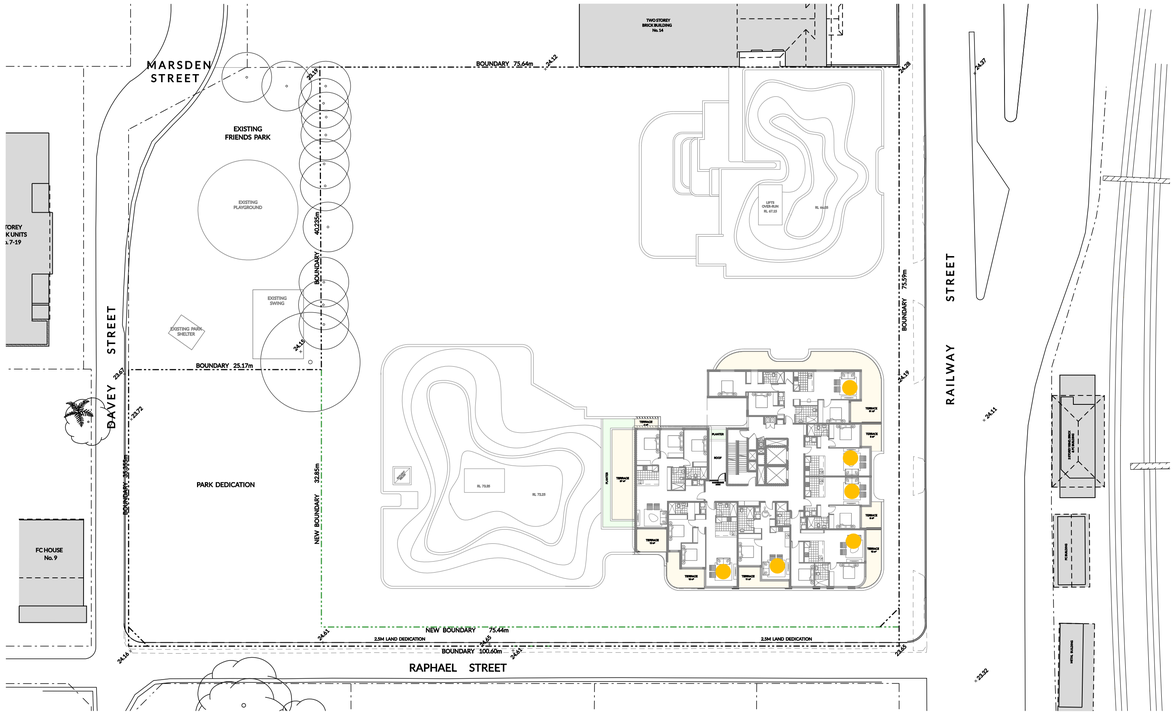
Issue:
D

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



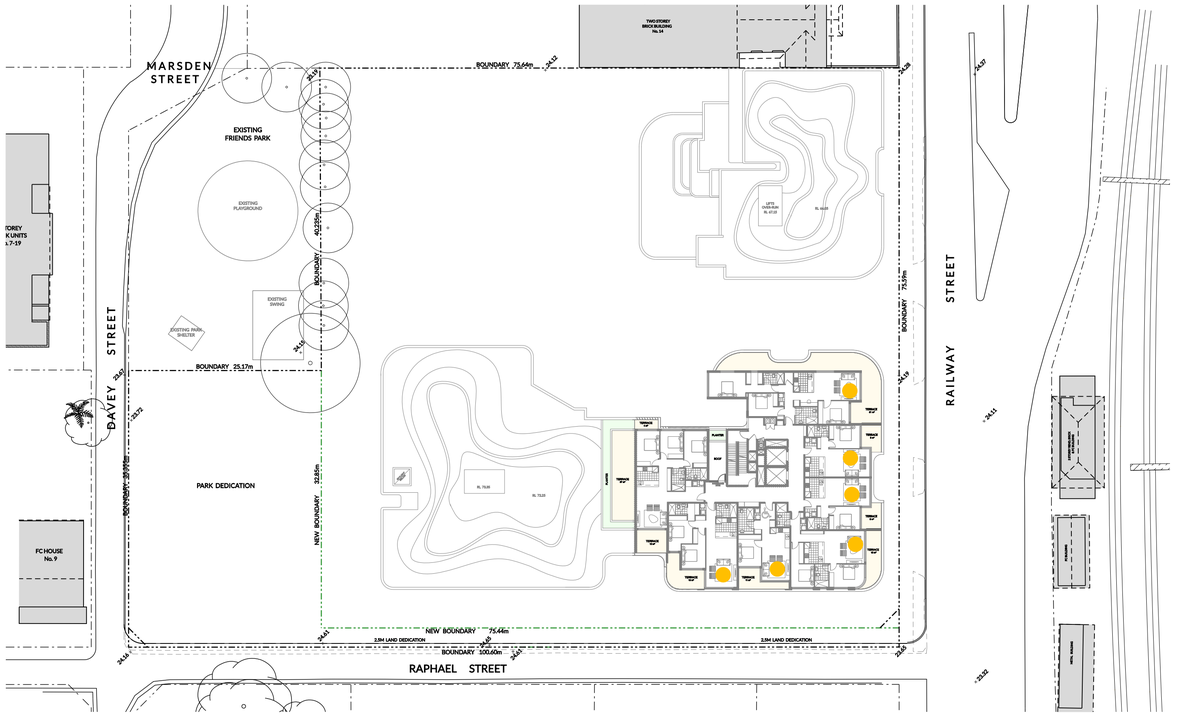
LEVEL 13 - LEVEL 14 FLOOR PLAN

SOLAR ACCESS (2HR) = 12 UNITS



LEVEL 16 FLOOR PLAN

SOLAR ACCESS (2HR) = 6 UNITS



LEVEL 15 FLOOR PLAN

SOLAR ACCESS (2HR) = 6 UNITS

LEVEL	NUMBER OF SOLAR ACCESSED UNITS (2HR)	NUMBER OF CROSS VENTILATED UNITS
Ground	-	-
Level 1	11	12
Level 2	11	14
Level 3	11	14
Level 4	12	14
Level 5	15	14
Level 6	15	14
Level 7	16	14
Level 8	16	14
Level 9	16	
Level 10	17	
Level 11	17	
Level 12	17	
Level 13	13	
Level 14	12	
Level 15	6	
Level 16	6	
TOTAL	211	110

SOLAR ACCESS CALCULATION

TOTAL NO. OF UNITS = 301 UNITS

NO. OF SOLAR ACESSED UNITS = 211 UNITS (70.0 %)

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

CROSS VENTILATION CALCULATION

TOTAL NO. OF UNITS (GRD - L8) = 173 UNITS

NO. OF CROSS VENTIALTED UNITS = 110 UNITS (64 %)

LEVELS 9 - 16 : DEEMED TO COMPLY WITH CROSS VENTILATION

APARTMENTS WHICH ARE CORNER OR CROSS VENTILATED

UNITS RECEIVE NO DIRECT SUNLIGHT

LEVEL	UNITS NUMBERS	UNITS COUNT
L 1	A1.05 - A1.06 - B1.08 C1.05	4
L 2	A2.05 - A2.06 - B2.08 C2.01 - C2.05	5
L 3	A3.05 - A3.06 - B3.08 C3.01 - C3.05	5
L 4	A4.05 - A4.06 - B4.08 C4.01 - C4.05	5
L 5	A5.05 - A5.06 - B5.08 C5.01 - C5.05	5
L 6	A6.05 - A6.06 - B6.08 C6.01 - C6.05	5
L 7	A7.05 - A7.06 - B7.08 C7.01 - C7.05	5
L 8	A8.05 - A8.06 - B8.08 C8.05	4
L 9	A9.05 - A9.06 - B9.08 C9.05	4
L 10	C10.05	1
L 11	C11.05	1
L 12	C12.05	1
L 13	C13.05	1
TOTAL NO. OF UNITS RECEIVE NO DIRECT SUNLIGHT		46 UNITS (15 %)

* THE APARTMENT DESIGN GUIDES STATES: " At least 60% of apartments are naturally cross ventilated in the first ninel storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed."

True North

Scale: 1:200@A1 1:400@A3

0 2 4 6 8 10

Date Printed: 30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-6200_Solar Access & Cross Ventilation 03.dgn

Client: PHEONIX BUILDERS

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

Address: 4-12 Railway Street, Lidcombe

Drawing Title: SOLAR ACCESS & CROSS VENTILATION 03

Project Number: Pn-17005

Drawing Number: A-6200

Drawing Status: AUTHORITY APPROVAL

Issue: D

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

SUN EYE VIEW - JUNE 9AM

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

Date Printed:
30-Jul-21

H:\Pn_17005_6-8 & 10-12 Railway St Lidcombe\Drawings\05 Microstation\01 DA\Plot\A-6300_Sun eye views 01.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SUN EYE VIEWS 01 - JUNE 9 AM

Project Number:
Pn-17005

Drawing Number:
A-6300

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

SUN EYE VIEW - JUNE 10AM

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\plot\A-6350_Sun eye views 02.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SUN EYE VIEWS 02 - JUNE 10 AM

Project Number:
Pn-17005

Drawing Number:
A-6350

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

SUN EYE VIEW - JUNE 11AM

	D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
	C	ISSUE TO CONSULTANTS	HE	16.07.2021
Date Printed:	B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
30-Jul-21	A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
	ISSUE	REVISION DESCRIPTION	APP'D	DATE

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\plot\A-6400_Sun eye views 03.dgn

Client:
PHEONIX BUILDERS

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

Location:
Lidcombe Central

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SUN EYE VIEWS 03 - JUNE 11 AM

Project Number:
Pn-17005

Drawing Number:
A-6400

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

SUN EYE VIEW - JUNE 12PM

	D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
	C	ISSUE TO CONSULTANTS	HE	16.07.2021
Date Printed:	B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
30-Jul-21	A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
	ISSUE	REVISION DESCRIPTION	APP'D	DATE

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\plot\A-6450_Sun eye views 04.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SUN EYE VIEWS 04 - JUNE 12 PM

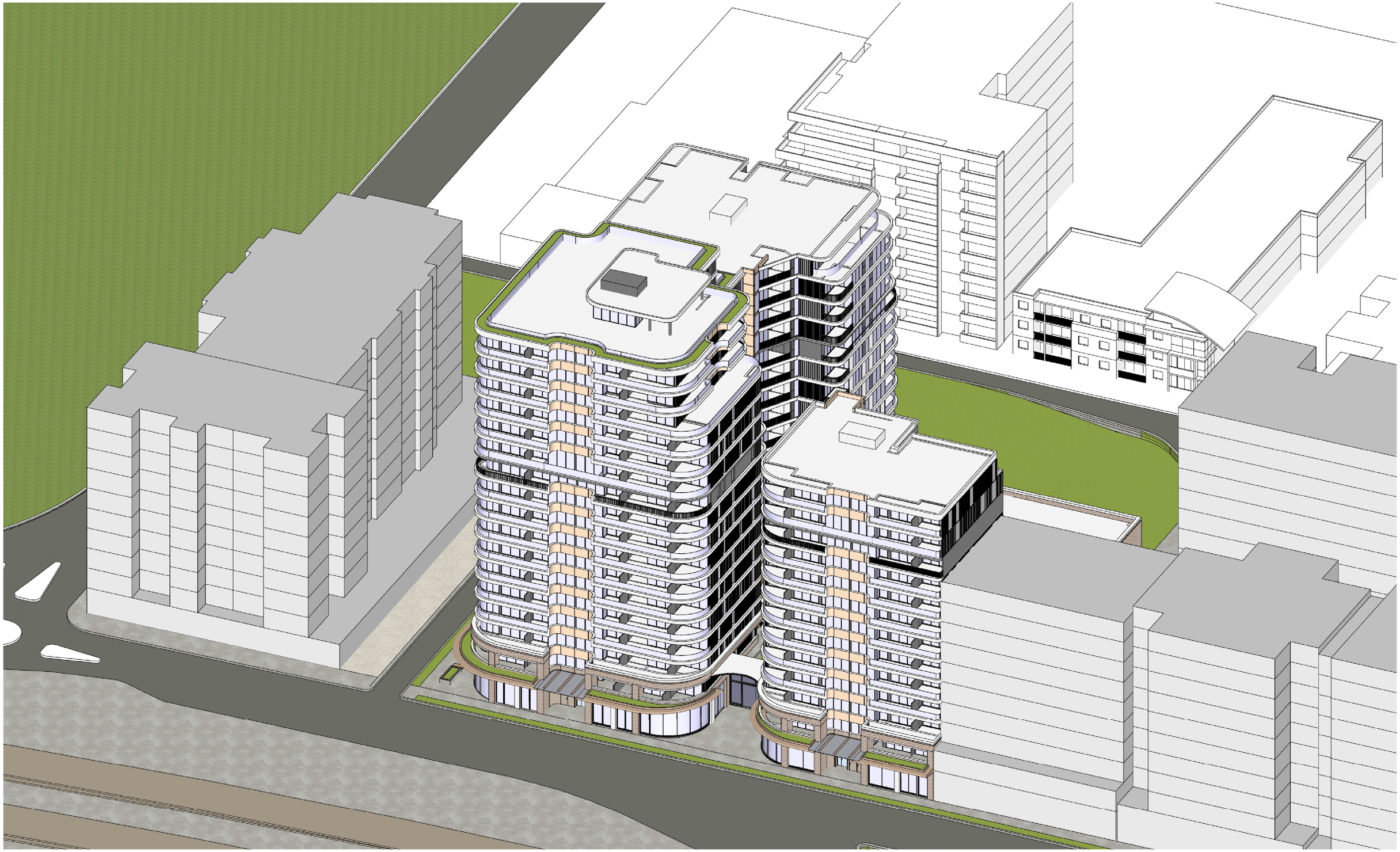
Project Number: Pn-17005

Drawing Number: A-6450

Drawing Status: AUTHORITY APPROVAL

Issue: D

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



SUN EYE VIEW - JUNE 1 PM

D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020
ISSUE	REVISION DESCRIPTION	APP'D	DATE

Date Printed:
30-Jul-21

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\plot\A-6500_Sun eye views 05.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SUN EYE VIEWS 05 - JUNE 1 PM

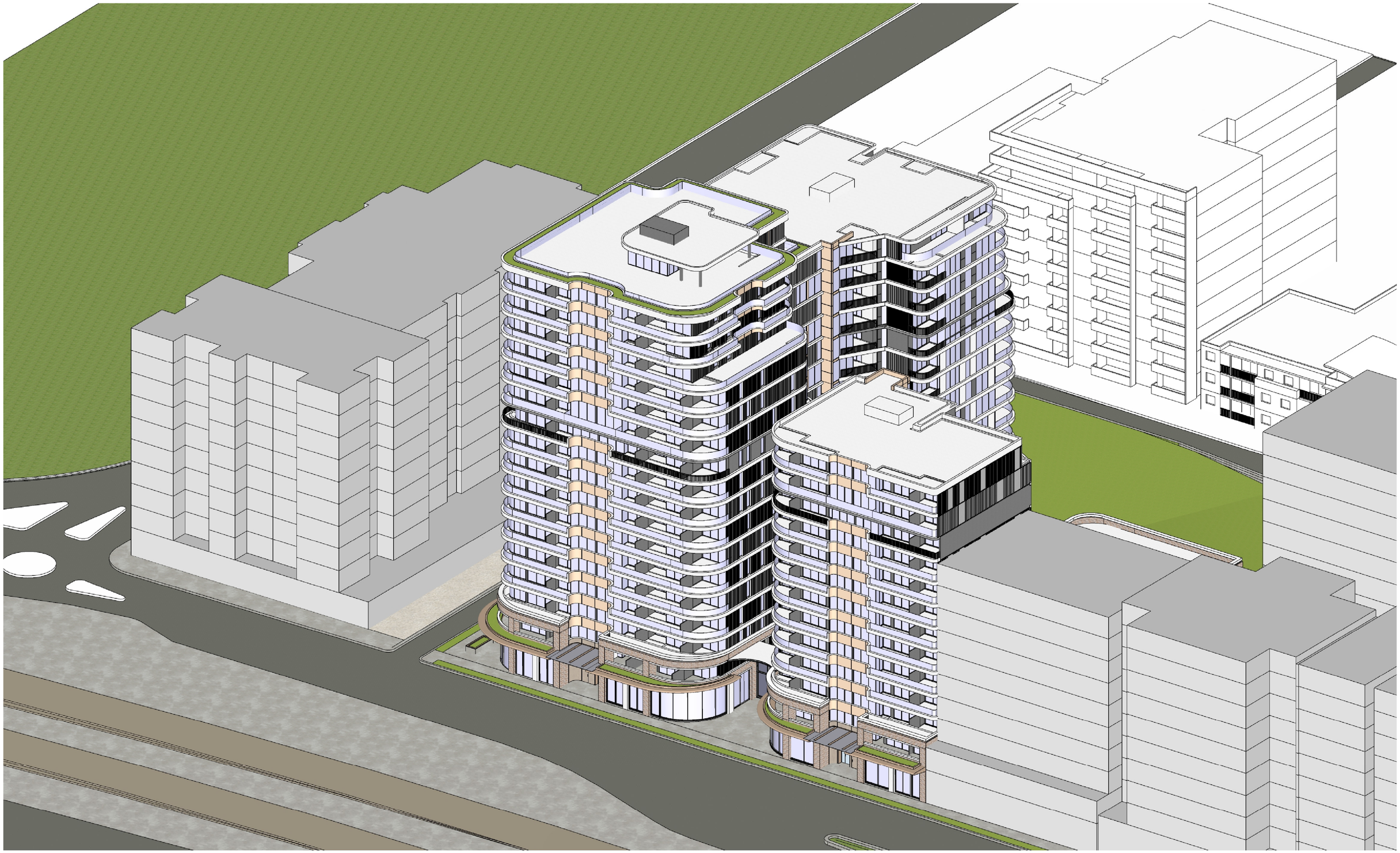
Project Number:
Pn-17005

Drawing Number:
A-6500

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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



SUN EYE VIEW - JUNE 2 PM

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Date Printed:
30-Jul-21

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\plot\A-6550_Sun eye views 06.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SUN EYE VIEWS 06 - JUNE 2 PM

Project Number:
Pn-17005

Drawing Number:
A-6550

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

SUN EYE VIEW - JUNE 3 PM

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

Date Printed:
30-Jul-21

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\plot\A-6600_Sun eye views 07.dgn

Client:
PHEONIX BUILDERS

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

Address:
4-12 Railway Street, Lidcombe

Drawing Title:
SUN EYE VIEWS 07 - JUNE 3 PM

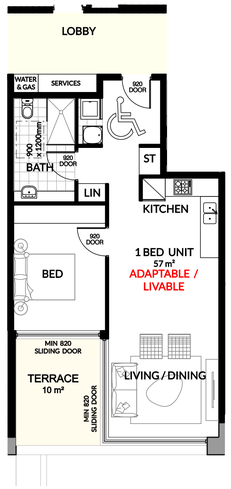
Project Number:
Pn-17005

Drawing Number:
A-6600

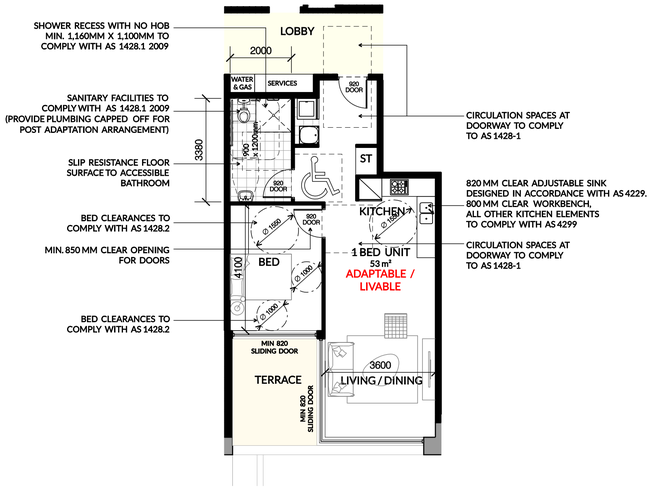
Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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

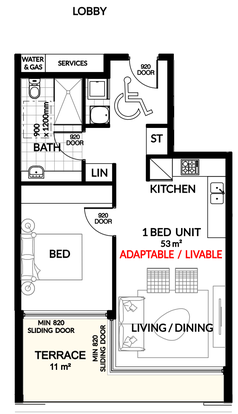


01 TYPE 1 - PRE ADAPTABLE UNIT PLAN DETAIL

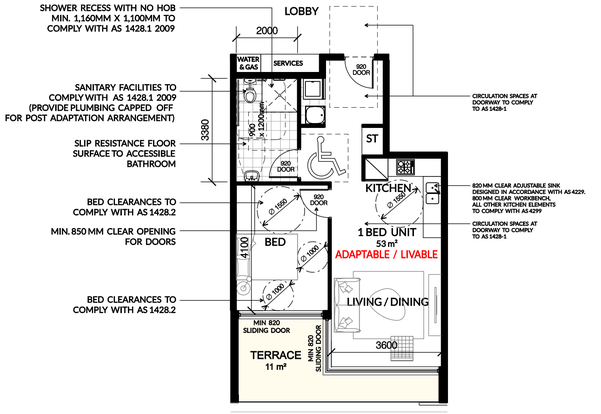


02 TYPE 1 - POST ADAPTABLE UNIT PLAN DETAIL

NO. OF UNITS = 1 (B1.06)
UNIT AREA : 57 m² 1 BEDROOM UNIT
TERRACE AREA : 10 m²

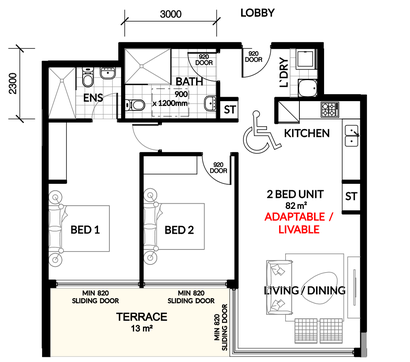


01 TYPE 1.1 - PRE ADAPTABLE UNIT PLAN DETAIL

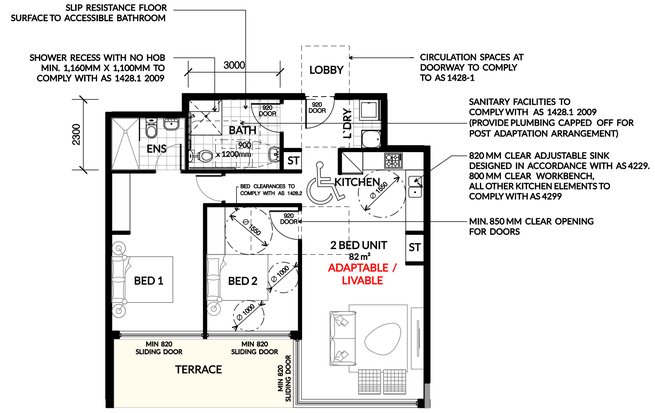


02 TYPE 1.1 - POST ADAPTABLE UNIT PLAN DETAIL

NO. OF UNITS = 15 (B2.06, B3.06, B4.06, B5.06, B6.06, B7.06, B8.06, B9.06, B10.06, B11.06, B12.06, B13.06, B14.06, B15.06, B16.06)
UNIT AREA : 53 m² 1 BEDROOM UNIT
TERRACE AREA : 11 m²

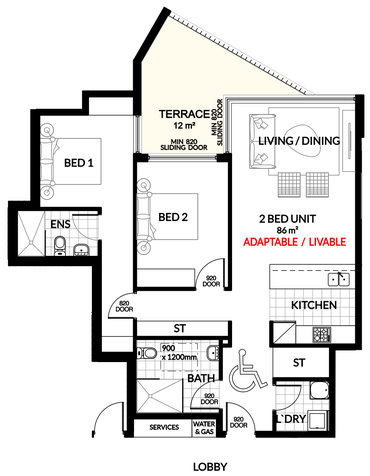


01 TYPE 2 - PRE ADAPTABLE UNIT PLAN DETAIL

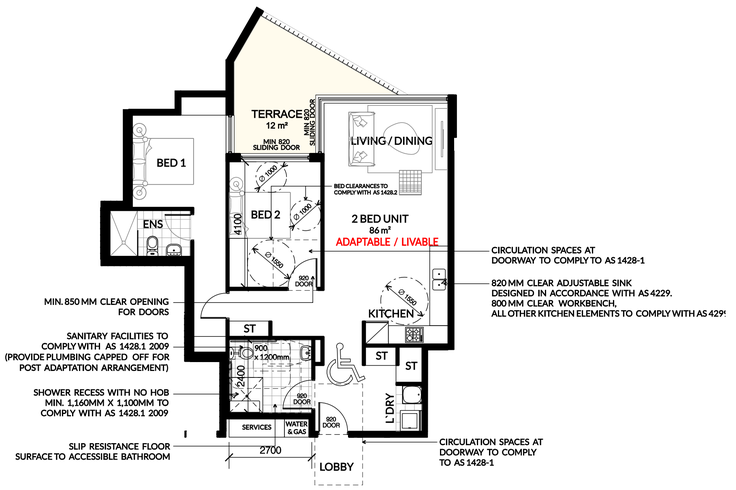


02 TYPE 2 - POST ADAPTABLE UNIT PLAN DETAIL

NO. OF UNITS = 1 (C1.03)
UNIT AREA : 82 m² 2 BEDROOM UNIT
TERRACE AREA : 13 m²



01 TYPE 2.1 - PRE ADAPTABLE UNIT PLAN DETAIL



02 TYPE 2.1 - POST ADAPTABLE UNIT PLAN DETAIL

NO. OF UNITS = 13 (C2.08, C3.08, C4.08, C5.08, C6.08, C7.08, C8.08, C9.08, C10.08, C11.08, C12.08, C13.08, C14.08)
UNIT AREA : 86 m² 2 BEDROOM UNIT
TERRACE AREA : 12 m²

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-7000_Adaptable unit details 01.dgn

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ADAPTABLE / LIVABLE UNIT DETAILS 01

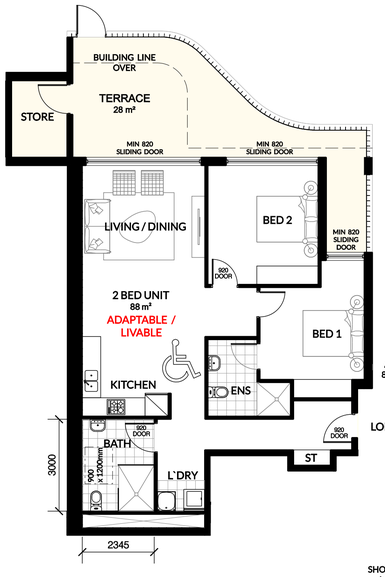
Project Number:
Pn-17005

Drawing Number:
A-7000

Drawing Status:
AUTHORITY APPROVAL

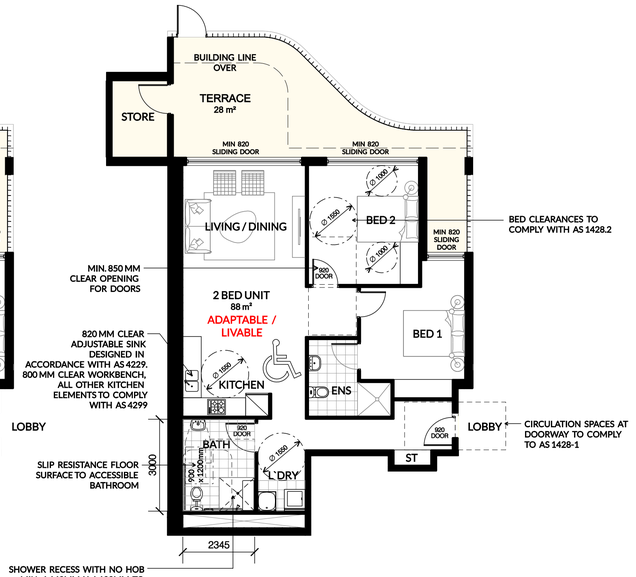
Issue:
D

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

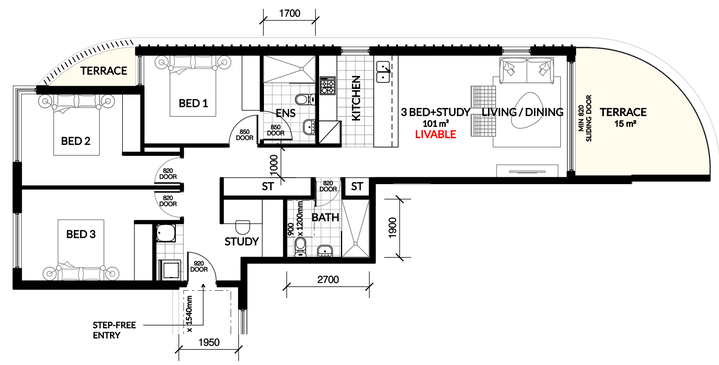


01 TYPE 3 - PRE ADAPTABLE UNIT PLAN DETAIL

NO. OF UNITS = 1 (B1.08)
UNIT AREA : 88 m² 2 BEDROOM UNIT
TERRACE AREA : 28 m²

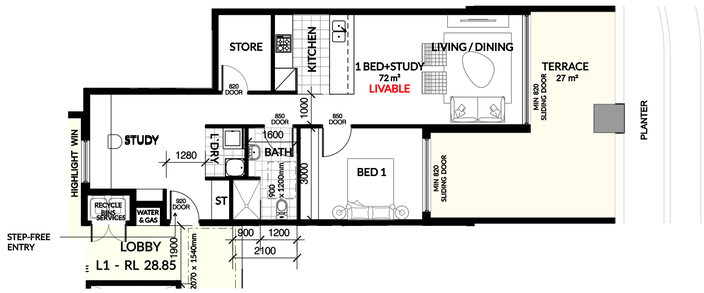


02 TYPE 3 - POST ADAPTABLE UNIT PLAN DETAIL



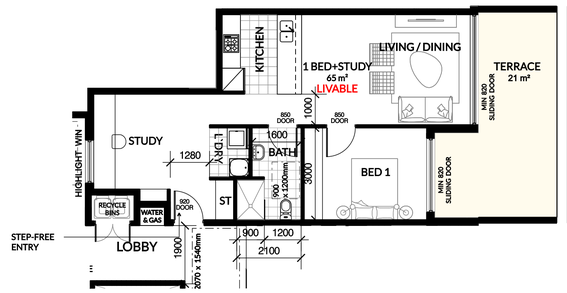
03 TYPE 4 - LIVABLE UNIT PLAN DETAIL

NO. OF UNITS = 15 (B2.01, B3.01, B4.01, B5.01, B6.01, B7.01, B8.01, B9.01, B10.01, B11.01, B12.01, B13.01, B14.01, B15.01, B16.01)
UNIT AREA : 101 m² 3 BEDROOM UNIT
TERRACE AREA : 15 m²



04 TYPE 5 - LIVABLE UNIT PLAN DETAIL

NO. OF UNITS = 1 (B1.02)
UNIT AREA : 72 m² 1 BEDROOM + STUDY UNIT
TERRACE AREA : 27 m²



04 TYPE 5.1 - LIVABLE UNIT PLAN DETAIL

NO. OF UNITS = 15 (B2.02, B3.02, B4.02, B5.02, B6.02, B7.02, B8.02, B9.02, B10.02, B11.02, B12.02, B13.02, B14.02, B15.02, B16.02)
UNIT AREA : 66 m² 1 BEDROOM + STUDY UNIT
TERRACE AREA : 21 m²

PROPOSED DEVELOPMENT	
TOTAL NO. OF PORPOSED UNITS	306 UNITS
ADAPTABLE UNITS	
TOTAL NO. OF PORPOSED ADAPTABLE UNITS	31 UNITS (10%)
LIVABLE UNITS (SILVER LEVEL)	
TOTAL NO. OF PORPOSED LIVABLE UNITS	62 UNITS (20%)

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
30-Jul-21

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS ISSUED TO COUNCIL	HE	30.07.2021
C	ISSUE TO CONSULTANTS	HE	16.07.2021
B	ISSUE FOR DA SUBMISSION	HE	29.01.2021
A	ISSUE FOR CLIENT APPROVAL	HE	20.03.2020

h:\pn_17005_6-8 & 10-12 railway st lidcombe\drawings\05 microstation\01 da\Plot\A-7100_Adaptable unit details 02.dgn

Client:
PHEONIX BUILDERS

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
Address:
4-12 Railway Street, Lidcombe

Drawing Title:
ADAPTABLE / LIVABLE UNIT DETAILS 02

Project Number: Pn-17005
Drawing Number: A-7100
Drawing Status: AUTHORITY APPROVAL
Issue: D

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

PLAN FORM 6 (2020) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered:

Title System:

Office Use Only

DRAFT COPY

PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)

LGA: CUMBERLAND

Locality: LIDCOMBE

Parish:

County: CUMBERLAND

Survey Certificate

I, GIUSEPPE JOHN BOTTARO

of GEOMETRA CONSULTING PTY LTD

PO BOX 3530 CENTRO BANKSTOWN NSW 2200

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on ....., or

*(b) The part of the land shown in the plan (*being/*excluding ** .....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on,..... the part not surveyed was compiled in accordance with that Regulation, or

*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.

Datum Line: .....

Type: *Urban/*Rural

The terrain is *Level-Undulating / *Steep-Mountainous.

Signature: .....Dated: August 2021

Surveyor Identification No: SU000564
Surveyor registered under
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I, ... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature: .....

Date: .....

File Number: .....

Office:

Subdivision Certificate

I, ...

*Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Registration number: .....

Consent Authority: .....

Date of endorsement: .....

Subdivision Certificate number: .....

File number: .....

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation.

DP 1269884

NOTE : DP 1269884 is a Consolidation / Subdivision of Lot 38 in DP 222712, Lot 100 in DP 793305, Lots 1 and 6 in DP 397 and Lot 101 in DP 1248142

Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.

Surveyor's Reference: 12180-13

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 4 sheet(s)

Office Use Only

Registered:

PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)

Office Use Only

DRAFT COPY

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SURVEYING & SPATIAL INFORMATION REGULATION 2017 CLAUSE 60 (C)

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
101		Railway	Street	Lidcombe
102		Railway	Street	Lidcombe
103		Raphael	Street	Lidcombe
104		Raphael	Street	Lidcombe
105		Raphael	Street	Lidcombe

SIGNATURES AND SEALS

LIDCOMBE PROPERTY (NSW) PTY LTD

A.C.N

....

DIRECTOR (Print Full Name) DIRECTOR (Signature)

....

SECRETARY (Print Full Name) SECRETARY (Signature)

Authority : Section 127 of the Corporations Act 2001

MORTGAGEE

If space is insufficient use additional annexure sheet

Surveyor's Reference: 12180-13

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 4 sheet(s)

Office Use Only

Registered:

PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)

Office Use Only

DRAFT COPY

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. Easement for Support & Shelter (Whole of the Lot) (SS)
2. Easement for Services (Whole of the Lot) (ES)
3. Easement for Services (Access) (Whole of the Lot) (ESA)
4. Easement for Services (Provisional) (Whole of the Lot) (FS)
5. Easement for Emergency Egress (Whole of the Lot) (EE)
6. Easement to Permit Encroaching Structure to Remain (Whole of the Lot) (PES)
7. Easement for Vehicular Access Variable Width (Limited in Stratum) (V1)
8. Easement for Vehicular Access Variable Width (Limited in Stratum) (V2)
9. Easement for Vehicular Access Variable Width (Limited in Stratum) (V3)
10. Easement for Vehicular Access Variable Width (Limited in Stratum) (V4)
11. Easement for Vehicular Access Variable Width (Limited in Stratum) (V5)
12. Easement for Vehicular Access Variable Width (Limited in Stratum) (V6)
13. Easement for Vehicular Access Variable Width (Limited in Stratum) (V7)
14. Easement for Vehicular Access Variable Width (Limited in Stratum) (V8)
15. Easement for Vehicular Access Variable Width (Limited in Stratum) (V9)
16. Easement for Vehicular Access Variable Width (Limited in Stratum) (V10)
17. Easement for Vehicular Access Variable Width (Limited in Stratum) (V11)
18. Easement for Vehicular Access Variable Width (Limited in Stratum) (V12)
19. Easement for Vehicular Access Variable Width (Limited in Stratum) (V13)
20. Right to Use Visitor Parking Variable Width (Limited in Stratum) (VP1)
21. Right to Use Visitor Parking Variable Width (Limited in Stratum) (VP2)
22. Right to Use Visitor Parking Variable Width (Limited in Stratum) (VP3)
23. Easement for Pedestrian Access Variable Width (Limited in Stratum) (P1)
24. Easement for Pedestrian Access Variable Width (Limited in Stratum) (P2)
25. Easement for Pedestrian Access Variable Width (Limited in Stratum) (P3)
26. Easement for Pedestrian Access Variable Width (Limited in Stratum) (P4)
27. Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P5)
28. Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P6)
29. Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P7)
30. Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P8)
31. Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P9)
32. Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P10)
33. Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P11)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 12180-13

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 4 of 4 sheet(s)

Office Use Only

Registered:

PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)

Office Use Only

DRAFT COPY

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

34 Easement for Pedestrian Access (Emergency Egress only) Variable Width (Limited in Stratum) (PAE1)
35 Easement for Pedestrian Access (Emergency Egress only) Variable Width (Limited in Stratum) (PAE2)
36 Easement for Access & Passive Recreational Use Variable Width (Limited in Stratum) (PR1)
37 Easement for Access & Passive Recreational Use Variable Width (Limited in Stratum) (PR2)
38 Easement for Access & Passive Recreational Use Variable Width (Limited in Stratum) (PR3)
39 Easement for Access & Passive Recreational Use Variable Width (Limited in Stratum) (PR4)
40 Easement for Passive Recreational Use Variable Width (Limited in Stratum) (PRU)
41 Easement for Use of Lift Variable Width (Limited in Stratum) (L1)
42 Right to Use of Washroom (Toilet) Variable Width (Limited in Stratum) (UT)
43 Easement for Garbage (Storage) Variable Width (Limited in Stratum) (GS1)
44 Easement for Garbage (Storage) Variable Width (Limited in Stratum) (GS2)
45 Easement for Garbage (Movement) Variable Width (Limited in Stratum) (GM1)
46 Easement for Garbage (Movement) Variable Width (Limited in Stratum) (GM2)
47 Easement for Garbage (Movement) Variable Width (Limited in Stratum) (GM3)
48 Easement for Garbage (Movement) Variable Width (Limited in Stratum) (GM4)
49 Easement for Garbage (Hoist) Variable Width (Limited in Stratum) (GH)
50 Easement for Kitchen Exhaust (Whole of the Lot) (KE)
51 Easement for Grease Arrestor (Whole of the Lot) (GA)
52 Easement for Use of Loading Bay Variable Width (Limited in Stratum) (LB)
53 Right to Use Carwash Bay Variable Width (Limited in Stratum) (WB)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 12180-13

CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

LOT USAGE

Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 104 COMMERCIAL/RETAIL
Pt LOT 105 AIR SPACE

NOTE 1

DP 1269884 IS A CONSOLIDATION-SUBDIVISION OF LOT 38 IN DP 222712, LOT 100 IN DP 793305, LOTS 1 & 6 IN DP 397 AND LOT 101 IN DP 1248142

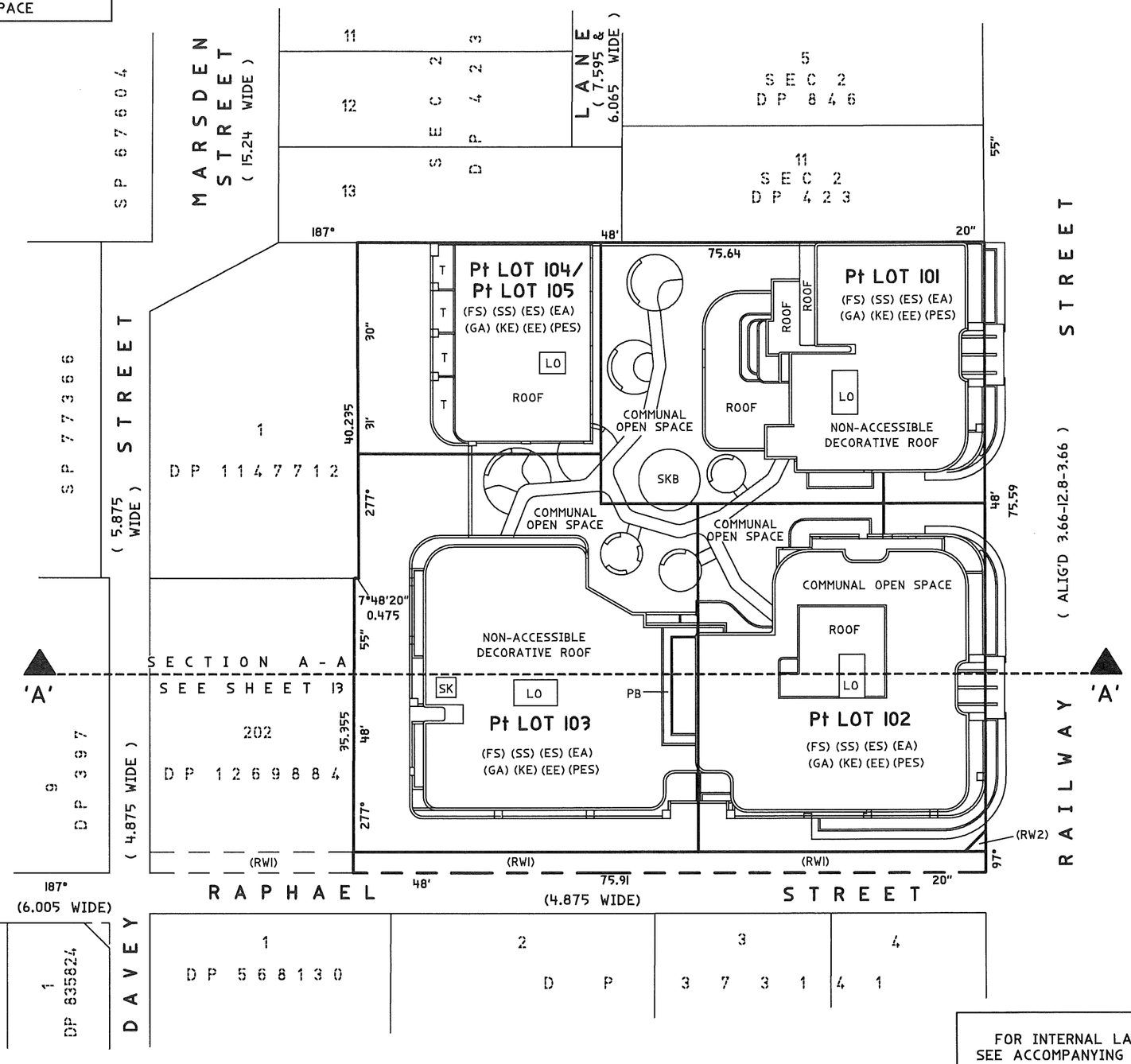
TODATE DP 126884 HAS NOT BEEN REGISTERED

T DENOTES TERRACE
LO DENOTES LIFT OVER-RUN
SK DENOTES SKYLIGHT
SKB DENOTES SKYLIGHT BELOW

(RWI) PROPOSED ROAD WIDENING 2.5 WIDE
(RW2) PROPOSED ROAD WIDENING (2.5 x 2.5 SPLAY CORNER) (LIMITED IN STRATUM) (LIMITED IN DEPTH & UNLIMITED IN HEIGHT)

(KE) EASEMENT FOR KITCHEN EXHAUST (WHOLE OF THE LOT)
(GA) EASEMENT FOR GREASE ARRESTOR (WHOLE OF THE LOT)
(SS) EASEMENT FOR SUPPORT & SHELTER (WHOLE OF THE LOT)
(FS) EASEMENT FOR SERVICES (PROVISIONAL) (WHOLE OF THE LOT)
(ES) EASEMENT FOR SERVICES (WHOLE OF THE LOT)
(EA) EASEMENT FOR SERVICES (ACCESS) (WHOLE OF THE LOT)
(EE) EASEMENT FOR EMERGENCY EGRESS (WHOLE OF THE LOT)
(PES) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (WHOLE OF THE LOT)

SITE LOCATION PLAN



FOR INTERNAL LAYOUT SEE ACCOMPANYING SHEETS

Pt LOTS 101, 102, 103, 104 & 105 ARE STRATUM LOTS WITH VARIOUS HEIGHT & DEPTH LIMITATIONS AS SHOWN ON THE PLANS, SECTIONS & DIAGRAMS

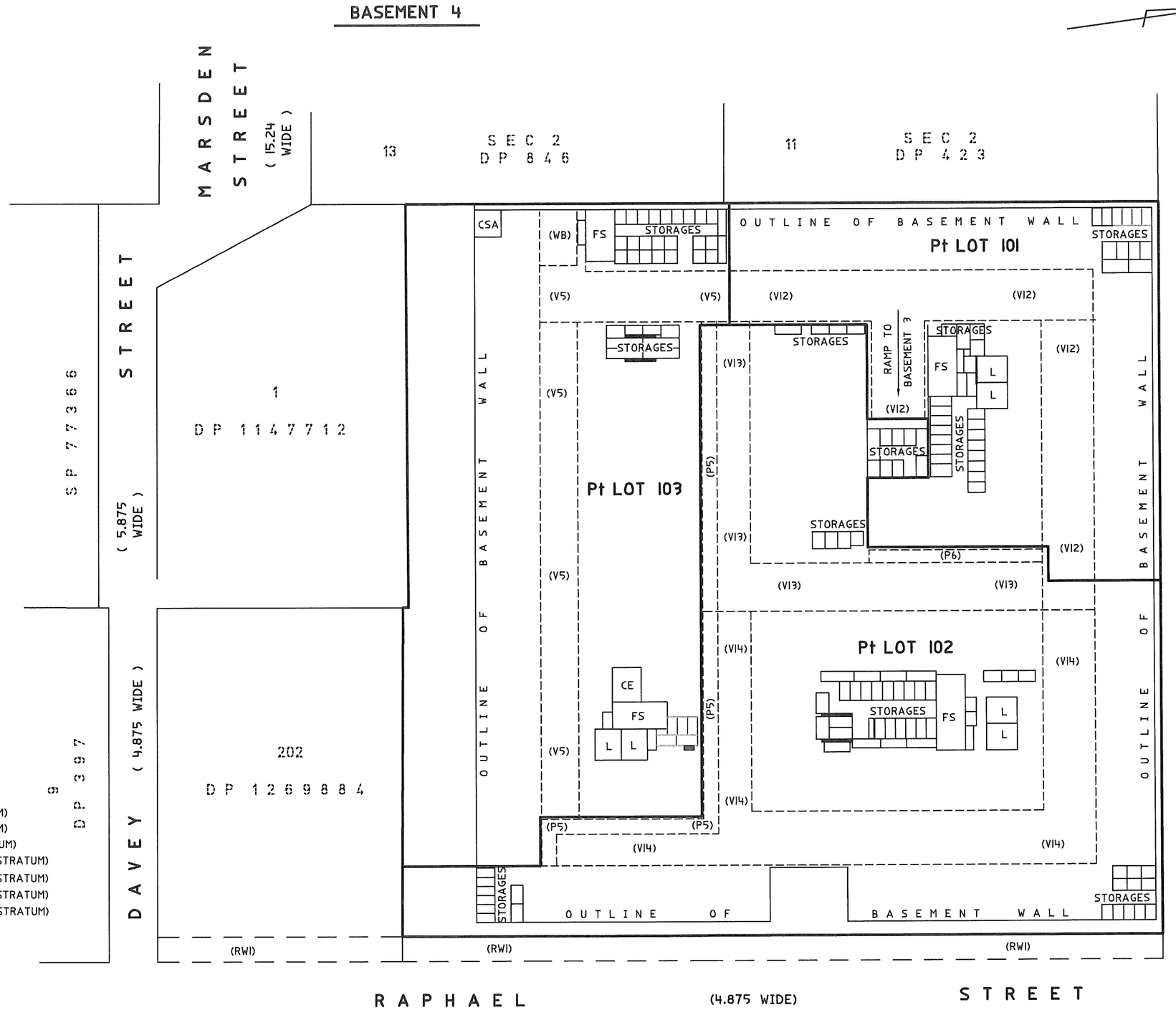
Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION) (SEE NOTE 1)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

BASEMENT 4

LOT USAGE
Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL

L DENOTES LIFTS
FS DENOTES FIRE STAIRS
CE DENOTES CARPARK EXHAUST
CSA DENOTES CAR PARK AIR SUPPLY

(RWI) PROPOSED ROAD WIDENING 2.5 WIDE
(P5) EASEMENT FOR PEDESTRIAN ACCESS 1.2 WIDE (LIMITED IN STRATUM)
(P6) EASEMENT FOR PEDESTRIAN ACCESS 1.2 WIDE (LIMITED IN STRATUM)
(WB) RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM)
(V5) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(V12) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(V13) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(V14) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)



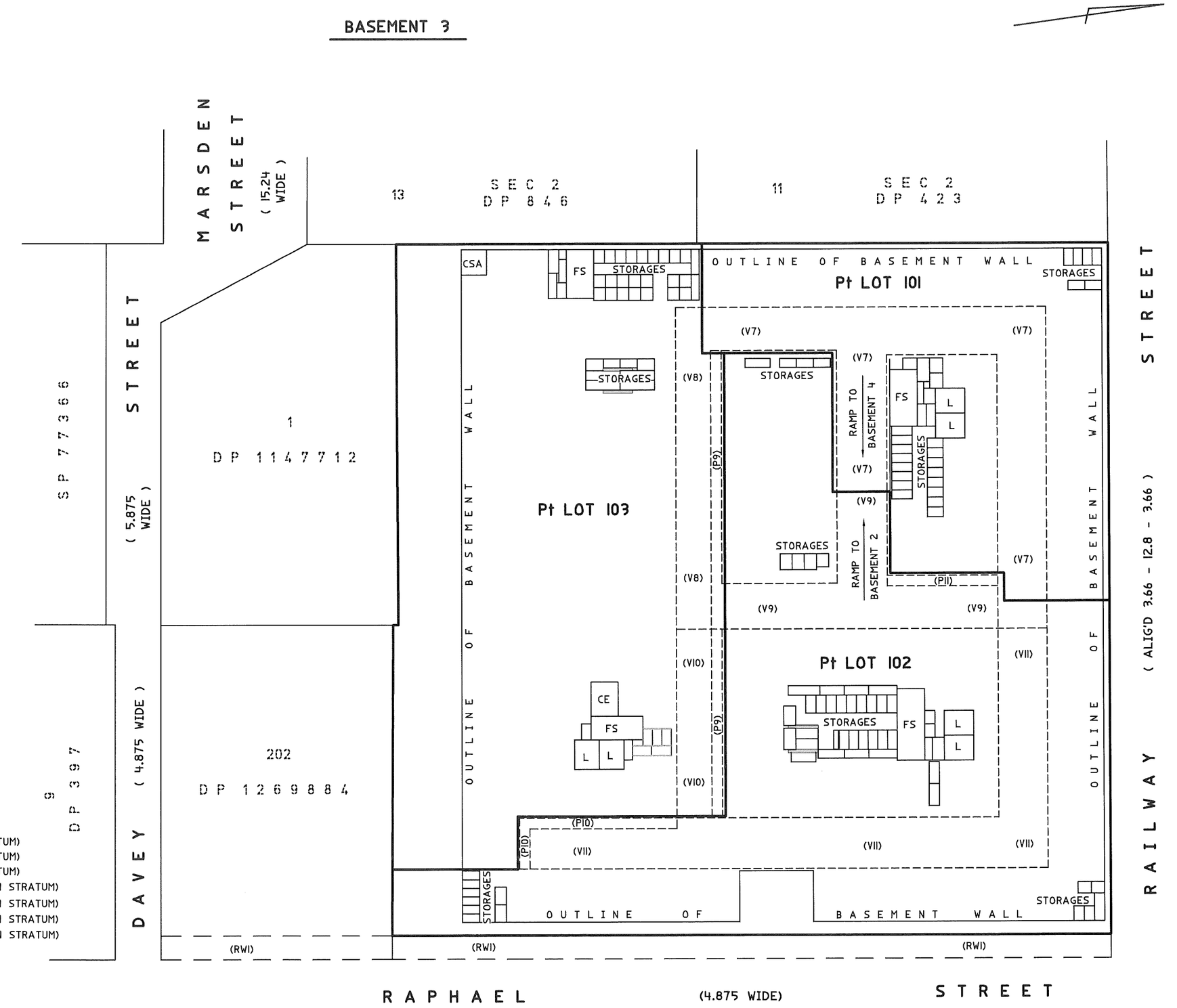
CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:75	Registered:	DP

BASEMENT 3

LOT USAGE
Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL



L DENOTES LIFTS
FS DENOTES FIRE STAIRS
CE DENOTES CARPARK EXHAUST
CSA DENOTES CAR PARK AIR SUPPLY

(RWI) PROPOSED ROAD WIDENING 2.5 WIDE
(P9) EASEMENT FOR PEDESTRIAN ACCESS 1.2 WIDE (LIMITED IN STRATUM)
(P10) EASEMENT FOR PEDESTRIAN ACCESS 1.2 WIDE (LIMITED IN STRATUM)
(P11) EASEMENT FOR PEDESTRIAN ACCESS 1.2 WIDE (LIMITED IN STRATUM)
(V8) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(V9) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(V10) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(V11) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

BASEMENT 2

LOT USAGE

Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL

L DENOTES LIFTS
FS DENOTES FIRE STAIRS
CE DENOTES CARPARK EXHAUST
CSA DENOTES CAR PARK AIR SUPPLY
LA DENOTES LIFT ABOVE
PR DENOTES SPRINKLER PUMP ROOM
BH DENOTES BIN STORAGE
HD DENOTES HOIST

(RWI) PROPOSED ROAD WIDENING 2.5 WIDE
(GH) EASEMENT FOR GARBAGE (HOIST) VARIABLE WIDTH (LIMITED IN STRATUM)
(GS) EASEMENT FOR GARBAGE (STORAGE) VARIABLE WIDTH (LIMITED IN STRATUM)

(VPI) RIGHT OF USE VISITOR PARKING VARIABLE WIDTH (LIMITED IN STRATUM)
(VP2) RIGHT OF USE VISITOR PARKING VARIABLE WIDTH (LIMITED IN STRATUM)
(VP3) RIGHT OF USE VISITOR PARKING VARIABLE WIDTH (LIMITED IN STRATUM)

(V2) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(V3) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(V4) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

(P7) EASEMENT FOR PEDESTRIAN ACCESS 1.2 WIDE (LIMITED IN STRATUM)
(P8) EASEMENT FOR PEDESTRIAN ACCESS 1.2 WIDE (LIMITED IN STRATUM)

(GMI) EASEMENT FOR GARBAGE (MOVEMENT) VARIABLE WIDTH (LIMITED IN STRATUM)
(GM2) EASEMENT FOR GARBAGE (MOVEMENT) VARIABLE WIDTH (LIMITED IN STRATUM)
(GM3) EASEMENT FOR GARBAGE (MOVEMENT) VARIABLE WIDTH (LIMITED IN STRATUM)

CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

MARSDEN STREET (15.24 WIDE)
DAVEY STREET (5.875 WIDE)
DAVEY (4.875 WIDE)
RAILWAY (ALIG'D 3.66 - 12.8 - 3.66)
RAPHAEL (4.875 WIDE) STREET

13 SEC 2 DP 846
11 SEC 2 DP 423
1 DP 1147712
SP 77366
9 DP 397
202 DP 1269884

OUTLINE OF BASEMENT WALL
CSA
FS
STORAGES
(VPI) Pt LOT 101
(VP3) Pt LOT 103
(VP2) Pt LOT 102
RAMP TO BASEMENT 1
RAMP TO BASEMENT 3
GARBAGE BIN ROOM
CE
LA
L
BH
(GH) HO
PR
(GMI)
(GM2)
(GM3)
(GS)
(P7)
(P8)
(V2)
(V3)
(V4)
(RWI)

Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

BASEMENT 1

LOT USAGE
Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 104 COMMERCIAL/RETAIL

L	DENOTES LIFTS
COM	DENOTES NBN/COMMUNICATIONS ROOM
FS	DENOTES FIRE STAIRS
FAN	DENOTES FAN ROOM
CSA	DENOTES CAR PARK AIR SUPPLY
LA	DENOTES LIFT ABOVE
PR	DENOTES PLANT ROOM
BH	DENOTES BIN STORAGE
HD	DENOTES HOIST
SUB	DENOTES SUBSTATION ABOVE
MSR	DENOTES MAIN SWITCH ROOM

(RWI) PROPOSED ROAD WIDENING 2.5 WIDE
(GH) EASEMENT FOR GARBAGE (HOIST) VARIABLE WIDTH (LIMITED IN STRATUM)
(VI) EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

MARSDEN STREET (15.24 WIDE)
13 SEC 2 DP 846
11 SEC 2 DP 423
SP 77366 STREET (5.875 WIDE)
1 DP 1147712
9 DP 397
202 DP 1269884
DAVEY (4.875 WIDE)
(ALIG'D 3.66 - 12.8 - 3.66) STREET
RAILWAY
RAPHAEL (4.875 WIDE) STREET
(RWI)

OUTLINE OF BASEMENT WALL
CSA FAN FS PR COM
Pt LOT 104
Pt LOT 101
L FS PR L L FS
STORAGES
(VI)
RAMP TO BASEMENT 2
Pt LOT 104 CARSPACE
CARPARK EXHAUST PUMP ROOM
Pt LOT 103
FS L L
Pt LOT 102
(GH) HD
RAMP TO GROUND FLOOR
FS PR L L
Pt LOT 104
MSR OUTLINE OF SUB BASEMENT WALL TANK

CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

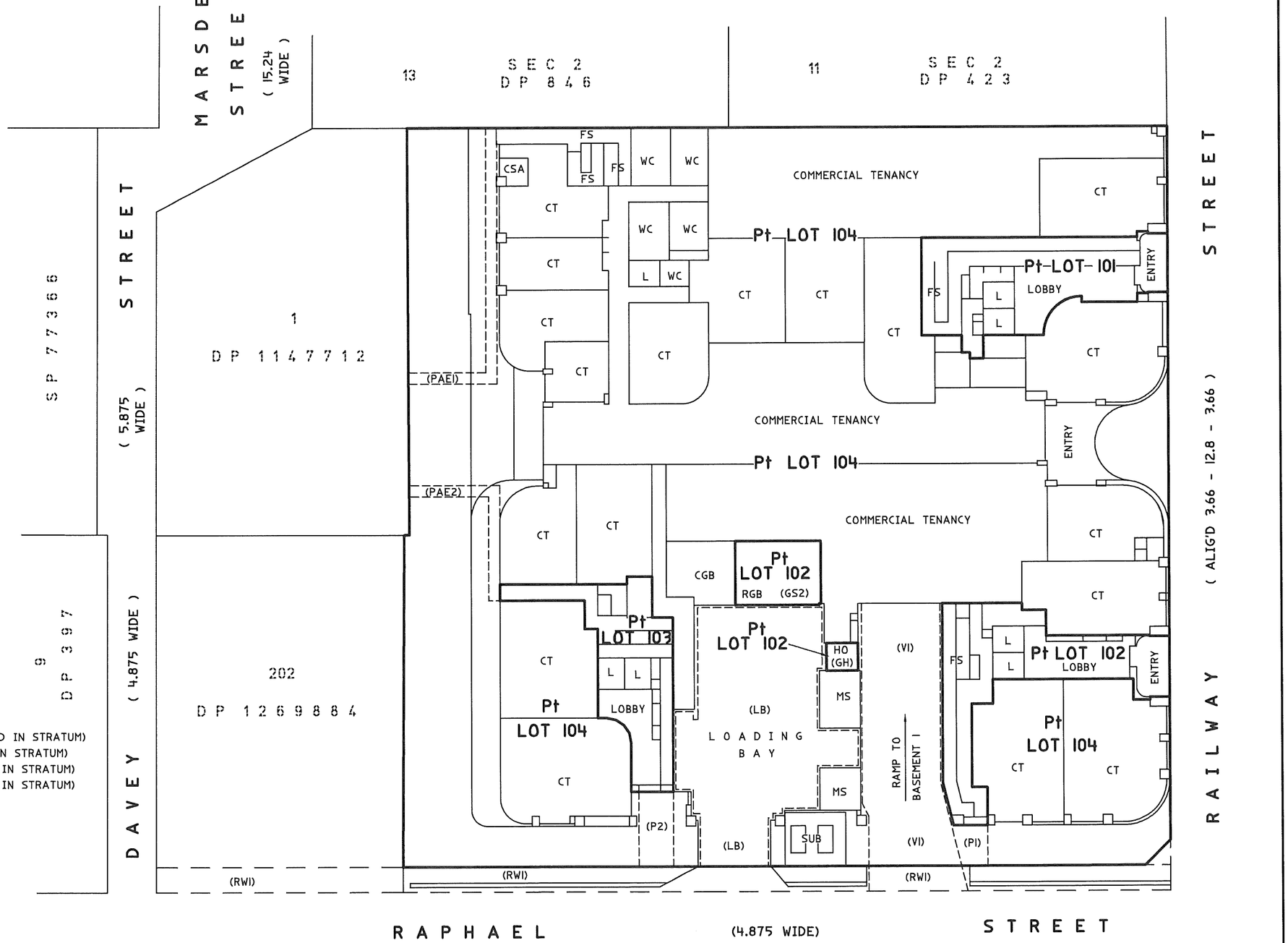
Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

GROUND FLOOR

LOT USAGE
Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 104 COMMERCIAL/RETAIL

L	DENOTES LIFTS
FS	DENOTES FIRE STAIRS
FAN	DENOTES FAN ROOM
CSA	DENOTES CAR PARK AIR SUPPLY
MS	DENOTES MECHANICAL SERVICES ROOM
HD	DENOTES HOIST
SUB	DENOTES SUBSTATION
RGB	DENOTES RESIDENTIAL GARBAGE BIN ROOM
CGB	DENOTES COMMERCIAL GARBAGE BIN ROOM
CT	DENOTES COMMERCIAL TENANCY

(LB)	EASEMENT FOR USE OF LOADING BAY VARIABLE WIDTH (LIMITED IN STRATUM)
(VI)	EASEMENT FOR VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(PI)	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(P2)	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(PAEI)	EASEMENT FOR PEDESTRIAN ACCESS (EMERGENCY EGRESS ONLY) VARIABLE WIDTH (LIMITED IN STRATUM)
(PAE2)	EASEMENT FOR PEDESTRIAN ACCESS (EMERGENCY EGRESS ONLY) VARIABLE WIDTH (LIMITED IN STRATUM)
(RWI)	PROPOSED ROAD WIDENING 2.5 WIDE



C A U T I O N

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

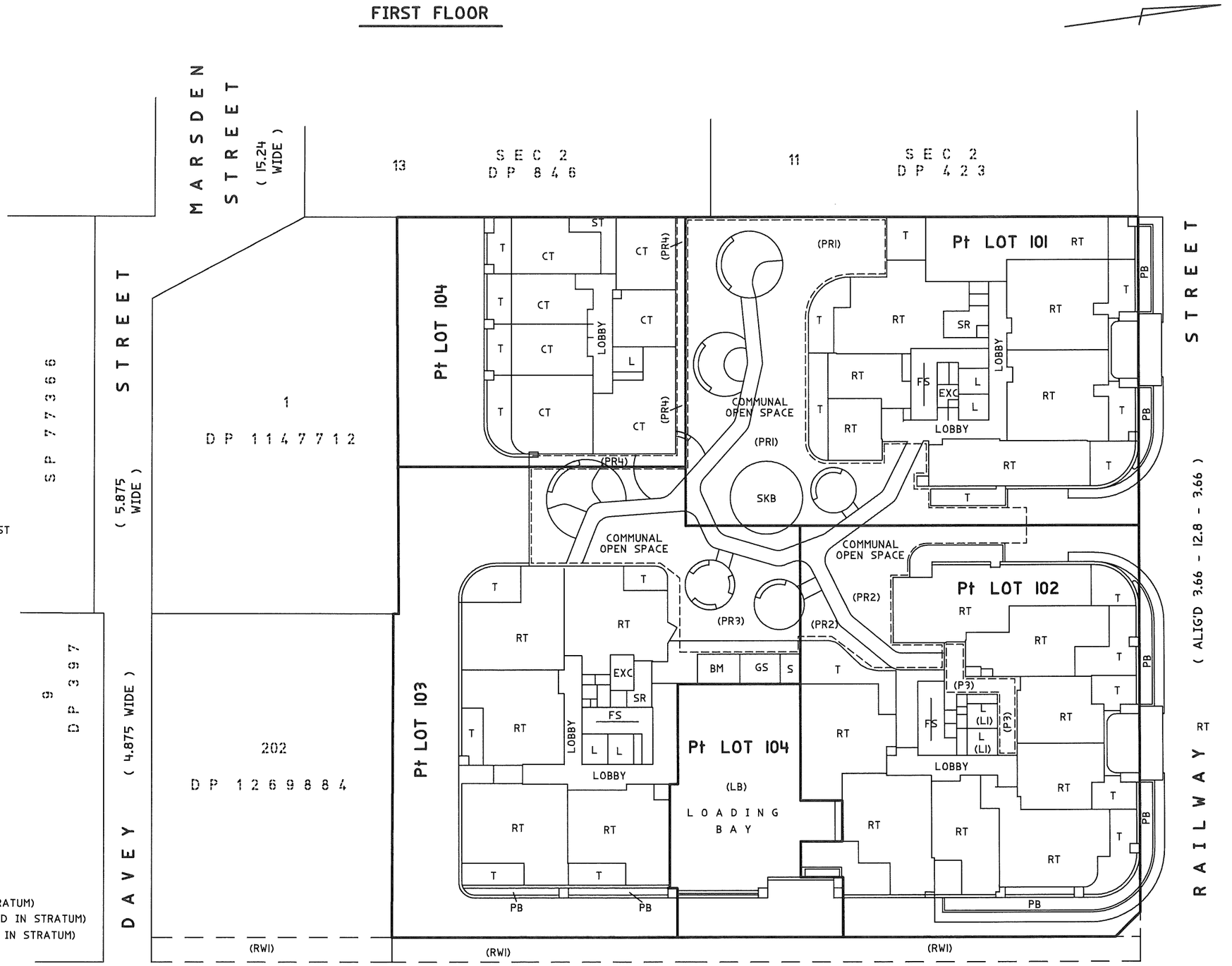
FIRST FLOOR

LOT USAGE
Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 104 COMMERCIAL/RETAIL

L	DENOTES LIFTS
ST	DENOTES STAIRS
FS	DENOTES STAIRS
EXC	DENOTES COMMERCIAL KITCHEN EXHAUST
SR	DENOTES SERVICES ROOM
CT	DENOTES COMMERCIAL TENANCY
RT	DENOTES RESIDENTIAL TENANCY
T	DENOTES TERRACE
SKB	DENOTES SKYLIGHT BELOW
BM	DENOTES BUILDING MANAGER
GS	DENOTES GARDEN STORAGE
PB	DENOTES PLANTER BOX

(PRI)	EASEMENT FOR ACCESS & PASSIVE RECREATIONAL USE VARIABLE WIDTH (LIMITED IN STRATUM)
(PR2)	EASEMENT FOR ACCESS & PASSIVE RECREATIONAL USE VARIABLE WIDTH (LIMITED IN STRATUM)
(PR3)	EASEMENT FOR ACCESS & PASSIVE RECREATIONAL USE VARIABLE WIDTH (LIMITED IN STRATUM)
(PR4)	EASEMENT FOR ACCESS & PASSIVE RECREATIONAL USE VARIABLE WIDTH (LIMITED IN STRATUM)
(RWI)	PROPOSED ROAD WIDENING 2.5 WIDE

(LI)	EASEMENT FOR USE OF LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(LB)	EASEMENT FOR USE OF LOADING BAY VARIABLE WIDTH (LIMITED IN STRATUM)
(P3)	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)



CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:75	Registered:	DP

SECOND FLOOR

LOT USAGE

Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 104 COMMERCIAL/RETAIL

LOT 104 SHOWN IN THIS SHEET IS LIMITED IN HEIGHT AT RL 33.35 AND UNLIMITED IN DEPTH

LOTS 101, 102 & 103 SHOWN IN THIS SHEET ARE UNLIMITED IN HEIGHT

L	DENOTES LIFTS
ST	DENOTES STAIRS
FS	DENOTES STAIRS
CE	DENOTES CARPARK EXHAUST
EXC	DENOTES COMMERCIAL KITCHEN EXHAUST
SR	DENOTES SERVICES ROOM
RT	DENOTES RESIDENTIAL TENANCY
B	DENOTES BALCONY
PB	DENOTES PLANTER BOX

(LI) EASEMENT FOR USE OF LIFT VARIABLE WIDTH (LIMITED IN STRATUM)

MARSDEN STREET (15.24 WIDE)

13 SEC 2 DP 846

11 SEC 2 DP 423

STREET (5.875 WIDE)

SP 77366

1 DP 1147712

202 DP 1269884

DP 3977

DAVEY (4.875 WIDE)

Pt LOT 104 ROOF LO T

Pt LOT 101 RT B SR LOBBY FS EXC L

Pt LOT 103 RT B CE FS L LOBBY

Pt LOT 102 RT B FS L (LI) LOBBY

STREET (ALIG'D 3.66 - 12.8 - 3.66)

RAILWAY

RAPHAEL STREET (4.875 WIDE)

CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

THIRD FLOOR TO TWELFTH FLOOR

LOT USAGE

Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 105 AIR SPACE

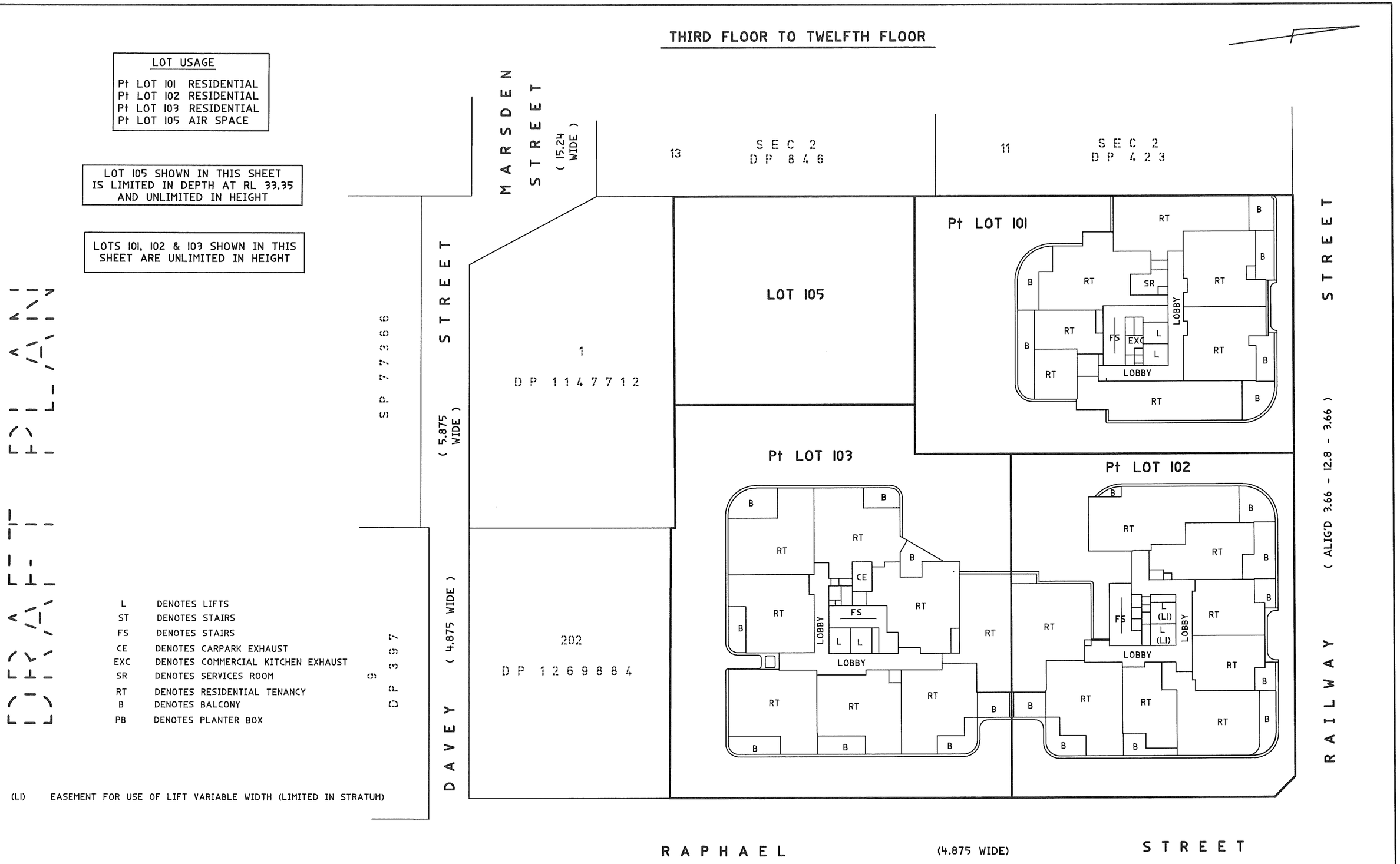
LOT 105 SHOWN IN THIS SHEET IS LIMITED IN DEPTH AT RL 33.35 AND UNLIMITED IN HEIGHT

LOTS 101, 102 & 103 SHOWN IN THIS SHEET ARE UNLIMITED IN HEIGHT

PLAN

L	DENOTES LIFTS
ST	DENOTES STAIRS
FS	DENOTES STAIRS
CE	DENOTES CARPARK EXHAUST
EXC	DENOTES COMMERCIAL KITCHEN EXHAUST
SR	DENOTES SERVICES ROOM
RT	DENOTES RESIDENTIAL TENANCY
B	DENOTES BALCONY
PB	DENOTES PLANTER BOX

(LI) EASEMENT FOR USE OF LIFT VARIABLE WIDTH (LIMITED IN STRATUM)



CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

THIRTEENTH FLOOR TO FOURTEENTH FLOOR

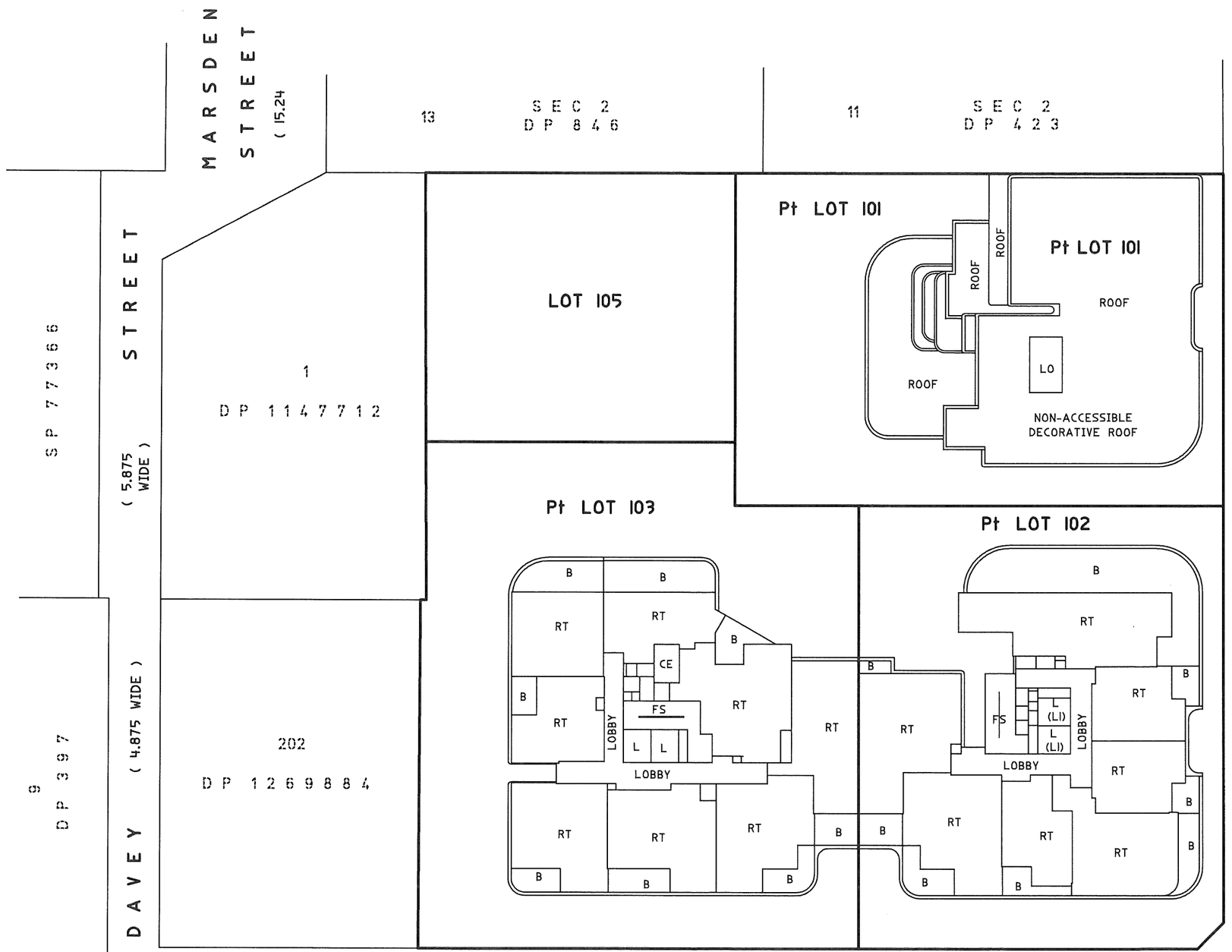
LOT USAGE

Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 105 AIR SPACE

LOT 105 SHOWN IN THIS SHEET IS LIMITED IN DEPTH AT RL 33.35 AND UNLIMITED IN HEIGHT

LOTS 101, 102 & 103 SHOWN IN THIS SHEET ARE UNLIMITED IN HEIGHT

L	DENOTES LIFTS
LO	DENOTES LIFT OVER-RUN
ST	DENOTES STAIRS
FS	DENOTES STAIRS
CE	DENOTES CARPARK EXHAUST
EXC	DENOTES COMMERCIAL KITCHEN EXHAUST
SR	DENOTES SERVICES ROOM
RT	DENOTES RESIDENTIAL TENANCY
B	DENOTES BALCONY
PB	DENOTES PLANTER BOX



(LI) EASEMENT FOR USE OF LIFT VARIABLE WIDTH (LIMITED IN STRATUM)

RAPHAEL (4.875 WIDE) STREET

CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

FIFTEENTH FLOOR TO SIXTEENTH FLOOR

LOT USAGE

Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 105 AIR SPACE

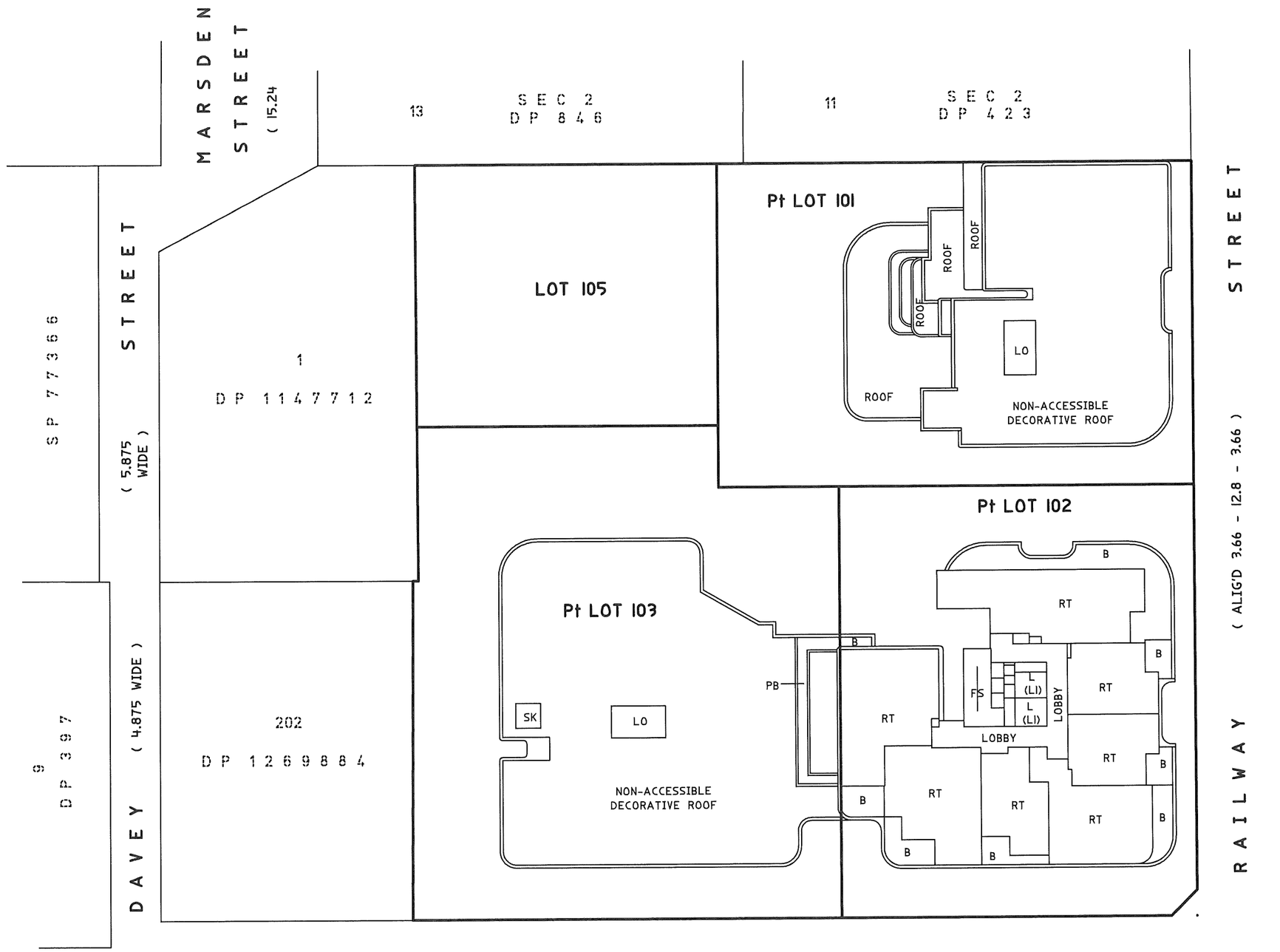
LOT 105 SHOWN IN THIS SHEET IS LIMITED IN DEPTH AT RL 33.35 AND UNLIMITED IN HEIGHT

LOTS 101, 102 & 103 SHOWN IN THIS SHEET ARE UNLIMITED IN HEIGHT

PLAN

L	DENOTES LIFTS
LO	DENOTES LIFT OVER-RUN
ST	DENOTES STAIRS
FS	DENOTES STAIRS
CE	DENOTES CARPARK EXHAUST
EXC	DENOTES COMMERCIAL KITCHEN EXHAUST
SR	DENOTES SERVICES ROOM
RT	DENOTES RESIDENTIAL TENANCY
B	DENOTES BALCONY
PB	DENOTES PLANTER BOX
SK	DENOTES SKY LIGHT

(LI) EASEMENT FOR USE OF LIFT VARIABLE WIDTH (LIMITED IN STRATUM)



CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

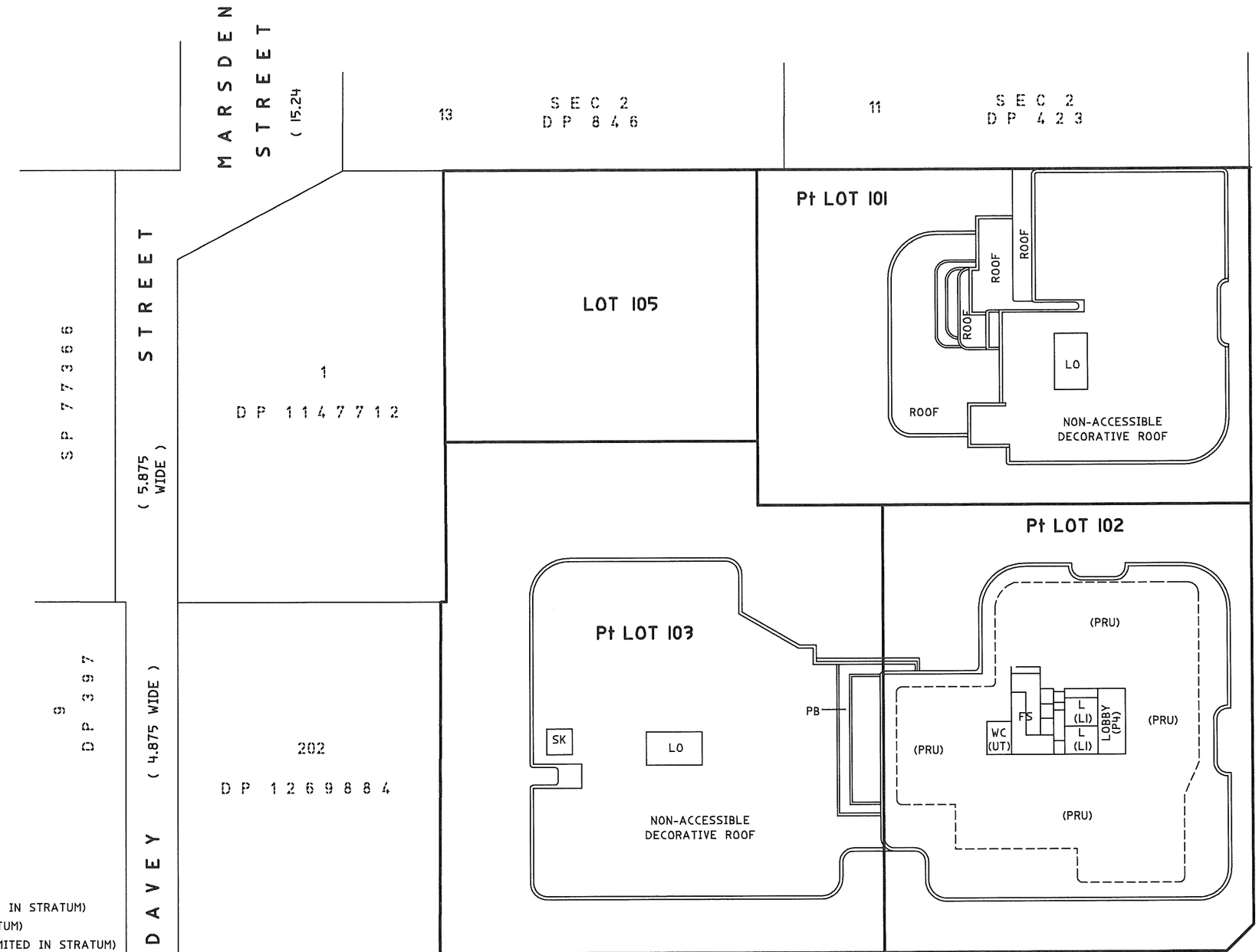
SEVENTEENTH FLOOR

LOT USAGE

Pt LOT 101 RESIDENTIAL
Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 105 AIR SPACE

LOT 105 SHOWN IN THIS SHEET IS LIMITED IN DEPTH AT RL 33.35 AND UNLIMITED IN HEIGHT

LOTS 101, 102 & 103 SHOWN IN THIS SHEET ARE UNLIMITED IN HEIGHT



L DENOTES LIFTS
LO DENOTES LIFT OVER-RUN
FS DENOTES STAIRS
WC DENOTES TOILET
PB DENOTES PLANTER BOX
SK DENOTES SKY LIGHT

(UT) RIGHT TO USE OF WASHROOM (TOILET) VARIABLE WIDTH (LIMITED IN STRATUM)
(LI) EASEMENT FOR USE OF LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(PRU) EASEMENT FOR PASSIVE RECREATIONAL USE VARIABLE WIDTH (LIMITED IN STRATUM)
(P4) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

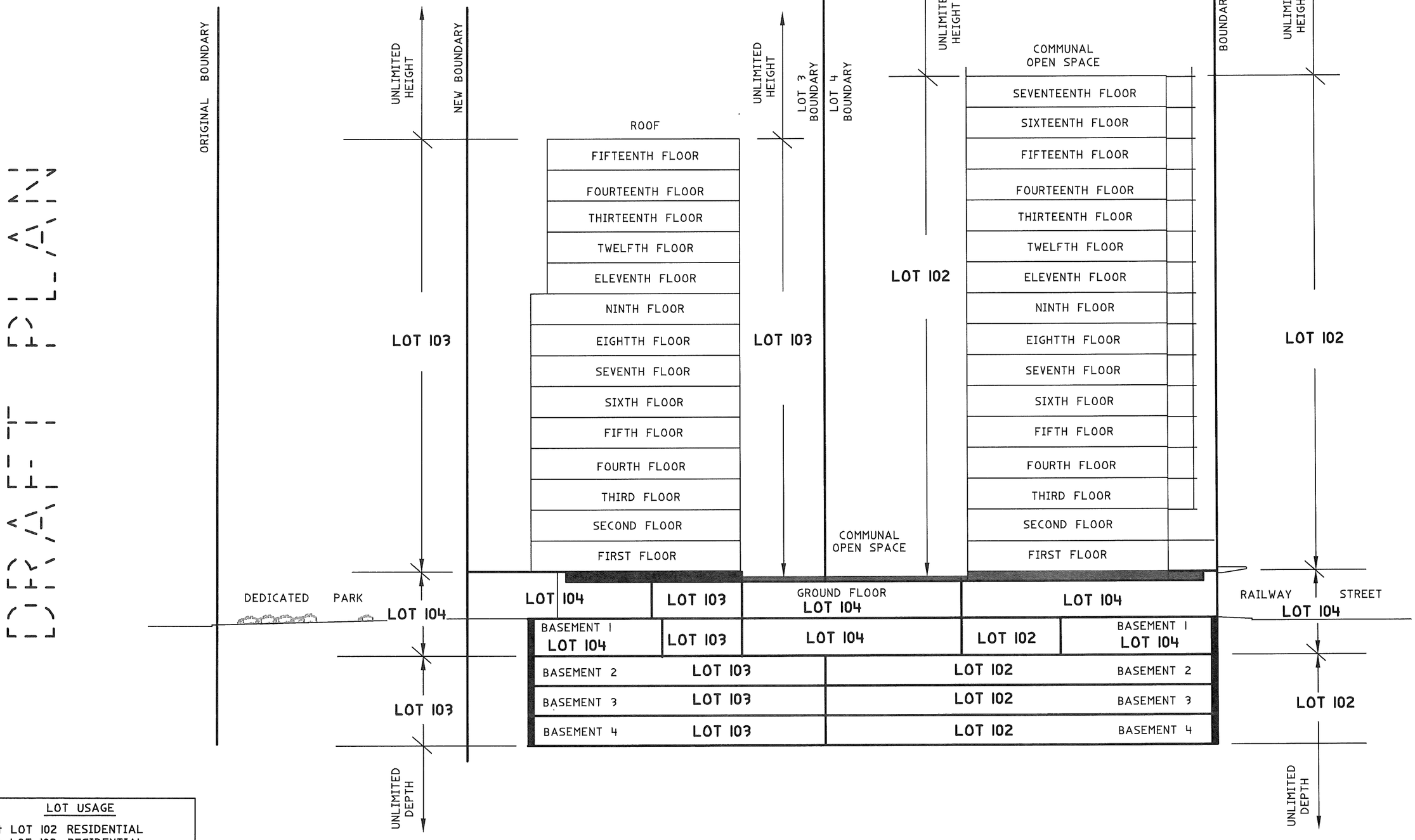
Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

CAUTION

ALL LOT DIMENSIONS, AREAS, EASEMENT DIMENSIONS & SECTIONS ARE SUBJECT TO COMPLETIONS OF BUILDING & THE FINAL FIELD SURVEY

SECTION A - A

NOT TO SCALE



LOT USAGE

Pt LOT 102 RESIDENTIAL
Pt LOT 103 RESIDENTIAL
Pt LOT 104 COMMERCIAL/RETAIL

Surveyor: GIUSEPPE JOHN BOTTARO GEOMETRA CONSULTING PTY LTD PO BOX 3530 CENTRO BANKSTOWN NSW 2200 Date of survey: AUGUST 2021 Surveyor's Ref: 12180-13	PLAN OF SUBDIVISION OF LOT 201 IN DP 1269884 (STRATUM SUBDIVISION)	LGA: CUMBERLAND Locality: LIDCOMBE Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered:	DP

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions of the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919

Plan: Plan of Subdivision of Lot 201 in DP 1269884 (Stratum Subdivision) covered by Subdivision Certificate No.

Full name and address of the owner of the land: Lidcombe Property (NSW) Pty Ltd
4 -12 Railway Street
LIDCOMBE NSW 2141

PART 1

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement for Support and Shelter (Whole of the Lot) (SS)	Each Lot	Every other Lot
2	Easement for Services (Whole of the Lot) (ES)	Each Lot	Every other Lot
3	Easement for Services (Access) (Whole of the Lot) (ESA)	Each Lot	Every other Lot
4	Easement for Services (Provisional) (Whole of the Lot) (FS)	Each Lot	Every other Lot
5	Easement for Emergency Egress (Whole of the Lot) (EE)	Each Lot	Every other Lot
6	Easement to Permit Encroaching Structure to Remain (Whole of the Lot) (PES)	Each Lot	Every other Lot
7	Easement for Vehicular Access Variable Width (Limited in Stratum) (V1)	104	101, 102, 103
8	Easement for Vehicular Access Variable Width (Limited in Stratum) (V2)	101	102,103
9	Easement for Vehicular Access Variable Width (Limited in Stratum (V3)	103	101,102
10	Easement for Vehicular Access Variable Width (Limited in Stratum) (V4)	102	101,103
11	Easement for Vehicular Access Variable Width (Limited in Stratum (V5)	103	101,102

Approved by Cumberland Council

.....
Authorised Council Delegate

DRAFT COPY

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities:
12	Easement for Vehicular Access Variable Width (Limited in Stratum) (V6)	102	103
13	Easement for Vehicular Access Variable Width (Limited in Stratum) (V7)	101	102,103
14	Easement for Vehicular Access Variable Width (Limited in Stratum (V8)	103	101, 102
15	Easement for Vehicular Access Variable Width (Limited in Stratum) (V9)	102	101,103
16	Easement for Vehicular Access Variable Width (Limited in Stratum) (V10)	103	102
17	Easement for Vehicular Access Variable Width (Limited in Stratum) (V11)	102	103
18	Easement for Vehicular Access Variable Width (Limited in Stratum) (V12)	101	102,103
19	Easement Vehicular Access Variable Width (Limited in Stratum) (V13)	102	101,103
20	Right to Use Visitor Parking Variable Width (Limited in Stratum) (VP1)	101	102,103
21	Right to Use Visitor Parking Variable Width (Limited in Stratum) (VP2)	102	101,103
22	Right to Use Visitor Parking Variable Width (Limited in Stratum) (VP3)	103	101,102
23	Easement for Pedestrian Access Variable Width (Limited in Stratum) (P1)	104	102
24	Easement for Pedestrian Access Variable Width (Limited in Stratum) (P2)	104	103
25	Easement for Pedestrian Access Variable Width (Limited in Stratum) (P3)	102	101,103
26	Easement for Pedestrian Access Variable Width (Limited in Stratum) (P4)	102	101,103
27	Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P5)	102	103

DRAFT COPY

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities:
28	Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P6)	102	101
29	Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P7)	102	103
30	Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P8)	103	102
31	Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P9)	103	102
32	Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P10)	102	103
33	Easement for Pedestrian Access 1.2 wide (Limited in Stratum) (P11)	102	101
34	Easement for Pedestrian Access (Emergency Egress Only) Variable Width (Limited in Stratum) (PAE1)	104	101,102,103
35	Easement for Pedestrian Access (Emergency Egress Only) Variable Width (Limited in Stratum) (PAE2)	104	103
36	Easement for Access & Passive Recreational Use Variable Width (Limited in Stratum) (PR1)	101	102,103
37	Easement for Access & Passive Recreational Use Variable Width (Limited in Stratum) (PR2)	102	101,103
38	Easement for Access & Passive Recreational Use Variable Width (Limited in Stratum) (PR3)	103	101,102
39	Easement for Access & Passive Recreational Use Variable Width (Limited in Stratum) (PR4)	104	101,102,103,104
40	Easement for Passive Recreational Use Variable Width (Limited in Stratum) (PRU)	102	101,103
41	Easement for Use of Lift Variable Width (Limited in Stratum) (L1)	102	101,103
42	Right to Use of Washroom (Toilet) Variable Width (Limited in Stratum) (UT)	102	101,103
43	Easement for Garbage (Storage) Variable Width (Limited in Stratum) (GS1)	102	101,103
44	Easement for Garbage (Storage) Variable Width (Limited in Stratum) (GS2)	102	101,103

DRAFT COPY

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities:
45	Easement for Garbage (Movement) Variable Width (Limited in Stratum) (GM1)	102	103
46	Easement for Garbage (Movement) Variable Width (Limited in Stratum) (GM2)	102	101
47	Easement for Garbage (Movement) Variable Width (Limited in Stratum) (GM3)	103	101
48	Easement for Garbage (Movement) Variable Width (Limited in Stratum) (GM4)	102	101,103
49	Easement for Garbage (Hoist) Variable Width (Limited in Stratum) (GH)	102	101,103
50	Easement for Kitchen Exhaust (Whole of the Lot) (KE)	101,102,103	104
51	Easement for Grease Arrestor (Whole of the Lot) (GA)	101,102,103	104
52	Easement for Use of Loading Bay Variable Width (Limited in Stratum) (LB)	104	101,102,103 & Cumberland Council
53	Right to Use Carwash Bay Variable Width (Limited in Stratum) (WB)	103	101,102

PART 2

---

1. Interpretations

1.1 Definitions

These meanings, in any form, apply unless the contrary intention appears:

Act means the Conveyancing Act 1919.

Authority means any government or governmental, semi-governmental, quasi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes the Council.

Authority Benefited means any government or governmental, semi-governmental, quasi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity which is benefited by this instrument and includes and the Council.

Authorised Users means any person authorised by the Grantee and includes:

DRAFT COPY

(a) If the Grantee is an Owners Corporation, each registered proprietor and authorised invitee of each registered proprietor, of a Lot in that Strata Scheme, and any occupier or lessee of that Lot as authorised by the Owners Corporation;

(b) The Grantee's tenants, employees, agents, contractors, licensees and invitees; and

(c) Where the Grantee is an Authority Benefited, the officers, servants, agents and workmen of the Authority Benefited and any other person authorised by the Authority Benefited to exercise its rights or comply with its obligations under this instrument.

Building Management Committee means the building management committee constituted under a Strata Management Statement.

Council means Waverley Council or its successor.

Development Act means the Strata Schemes Freehold Development Act 1973 (NSW).

Drainage includes the product of rain, a storm, soakage, a sprint or seepage.

Easement includes any easement, covenant, positive covenant or restriction on the use of land created int his Instrument.

Easement Site means in relation to an easement int his document:

(a) The site of an easement on the Plan; and

(b) All items within the site of the easement identified on the Plan which are the subject of the easement.

Encroaching Structure means any building works approved in any construction certificate attached to any development consent from time to time.

Grantee means:

(a) The owner of a Lot Benefited; and

(b) The Owners Corporation in respect of a Lot Benefited; and

(c) An Authority Benefited.

Grantor means:

(a) The owner of a Lot Burdened; and

(b) The Owners Corporation in respect of a Lot Burdened

And shall include its successors, transferees and assigns and every person who is entitled to an estate or interest in possession of the Lot Burdened or any part of it.

Instrument means this section 88B instrument.

DRAFT COPY

Lot Benefited means a Lot benefited by an easement, positive covenant or restriction on use in this instrument.

Lot Burdened means a Lot burdened by an easement, positive covenant or restriction on use of this instrument.

Occupier means a lessee or licensee from time to time (including each subordinate lessee or licensee).

Owners Corporation means an owners corporation as defined in the *Strata Schemes Management Act 2015.*

Person includes:

(a) A Body Corporate, an unincorporated body or other entity;

(b) A reference to that person's executors, administrators, successors, permitted assigns and substitutes; and

(c) A person to which this contract is novated.

Plan means the plan of subdivision to which this instrument relates.

Plant Equipment means any Services, fire safety apparatus, and any other plant equipment reasonably required by the Grantee.

Services (also known as Service) includes those services defined in section 8AB of the Development Act and:

(a) The supply of water, gas, electricity or artificially heated or cooled air;

(b) The provision of sewerage and stormwater drainage;

(c) The movement of garbage and waste;

(d) Telephone, radio, television, television signals or impulses or other transmission means; and

(e) Security systems or fire or other alarm systems and any system providing a warning, signalling or other communication facility within or through the Conducting Media and other services necessary or desirable;

(f) Mechanical ventilation and or air conditioning; and

(g) Right to drain stormwater; and

(h) Any other facility, supply or transmission; and

(i) Exhaust system is the system comprising of kitchen exhaust machinery and equipment including but not limited to filtration devices, ducting and piping and air (including air which requires to be exhausted to the outside or drawn from the outside); and

(j) Grease trap service otherwise known as grease arrestor(s) service including pipes, ducts, vents and other services associated with the use, operation, maintenance, repair and pump out of the great trap/grease arrestor; and

DRAFT COPY

(k) All water including without limited water for any sprinkler system, sewage, drainage, garbage, air (including air which requires to be exhausted to the outside or drawn from the outside);

(l) Any pipes, poles, wires, cables, conduits, structures and equipment to provide for the above services.

Service Infrastructure means the fundamental facilities and systems serving the Services including but not limited to any cable, cable tray, chute, cooling tower, drain, duct, line, pipe, water storage tank, condenser unit, wire, kitchen or other exhaust flue or duct and other structures through or in which a Service passes or is stored or contained.

Strata Management Statement means the strata management statement registered according to Part 6 Division 1 of the Development Act which applies to any of the Lots in the Plan (or any Lots created upon further subdivision of a Lot in the Plan) from time to time.

Strata Plan means a strata plan registered under the Development Act.

Structure and Works means the on-site detention system (OSD) including the stormwater pump and pumps in the lower basement, constructed on the land as detailed on the Work as Executed (WAE) Stormwater Plan designed by MYD Consulting Engineers including but not limited to all gutters, pipes, drains, walls kerbs, pits grates, tanks, chambers, basins, rainwater tanks and surfaces designed to temporarily detain stormwater on the land.

Strata Scheme means a strata scheme created on registration of a Strata Plan.

Sign means any signs, placards, billboards, frames and posters.

1.2 References to certain terms

Unless a contrary intention appears, a reference in this instrument to:

(a) (reference to anything) a reference to anything is a reference to the whole or each part of the it;

(b) (reference to statute) a law, ordinance or code includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacement of them; and

(c) (singular includes plural) the singular includes the plural and vice versa; and

(d) (meaning not limited) the words "include", "including", "for example" or "such as" are not used as, nor are they to be interpreted as, words of limitation and, when introducing an example, do not limited the meaning of the words to which the example relates to the example or examples of a similar kind.

(e) (references to a person) including the body corporate, an unincorporated body or other entity and conversely. However, where a reference is made to a person, body or authority and a person, body or authority has been renamed or replaced, or has ceased to exist or its powers or functions have been transferred to or assumed by another person, body or authority, the reference shall be deemed to be a reference to the person, body or authority as then serviced substantially the same objects as that person, body or authority.

DRAFT COPY

1.3 Headings

Headings to not affect the interpretation of this instrument.

1.4 Positive Covenants and Maintenance Requirements

A requirement in an easement which requires a Grantee or Grantor to maintain or repair an Easement Site or anything in an Easement Site is a positive covenant according to section 88BA of the Act.

2. Easements are covenants and agreements between Grantees and Grantors

The conditions, covenants and restrictions, including in this clause, in each or the easements, positive covenants and restrictions on use in this instrument are covenants and agreements between:

(a) Each Grantee for itself, its successors and every person who is entitled to an estate or interest in possession of the Lot Benefited or any part of it with which the right is capable of enjoyment; and

(b) Each Grantor for itself, its successors and every person who is entitled to an estate or interest in possession of the Lot Burdened or any part of it with which the right is capable of enjoyment, to the intent that the benefit and burden of those covenants and agreements are annexed to and pass with the benefits and burdens of the easements, positive covenants and restrictions on use.

3 Complying with this instrument and the Strata Management Statement

Each Grantee and Grantor must, as appropriate, comply with the terms of the easement, positive covenants, restrictions on use in this Instrument and the Strata Management Statement.

3.2 Obligations for Authorised Users

For each easement, positive covenant and restriction on use in this instrument, each Grantee must use reasonable endeavours to ensure that its Authorised Users comply with the terms of the instrument when they exercise their rights or comply with their obligations under the instrument.

3.3 Complying with the Strata Management Statement

For each easement, positive covenant and restriction on use in this instrument, the Grantee who is required to comply with the Strata Management Statement must:

(a) Comply with the Strata Management Statement; and

(b) Use reasonable endeavours to ensure that its Authorised Users comply with the Strata Management Statement.

4 Effect of the Strata Management Statement

4.1 Application of this clause

This clause applies to each easement, positive covenant and restriction on use in this instrument.

DRAFT COPY

4.2 Requirements about making rules

If the Grantor is entitled under an easement, positive covenant or restriction on use to make rules about the use of an Easement Site, covenant or restriction by a Grantee or Authorised User, the rules must be consistent with the easement, covenant or restriction and any Strata Management Statement.

4.3 Complying with obligations

If a Strata Management Statement allocates responsibility for complying with an obligation under an easement, positive covenant or restriction on use to a different person than that set out in the easement, positive covenant or restriction on use (i.e. the obligation is imposed on a Building Management Committee), the Strata Management Statement prevails to the extent of the inconsistency. However, the relevant Grantor or Grantee must use their reasonable endeavours to ensure that the person complies with these obligations.

5. Release and indemnity

5.1 Application of this clause

This clause applies to each easement, positive covenant and restriction on use in this instrument.

5.2 Release

The Grantee and its Authorised Users enter upon the Lot Burdened at their own risk and the Grantee hereby releases the Grantor from any claims and demands of every kind and from all liability that may arise in respect of any accident or damage to property or death or injury to any person entering the Lot Burdened under the terms of the easement unless the loss is caused by the willful acts or omissions or negligence of the Grantor.

5.3 Indemnity

The Grantee agrees to indemnity the Grantor against any loss suffered or incurred by the Grantor arising from or in consequence of the use of the Easement Site by the Grantee or any of its Authorised Users, including but not limited to:

(a) Damage to the Lot Burdened, except fair wear and tear;

(b) Damage to any property of the Grantor or any other person; and

(c) Injury to any person on or near the Lot Burdened.

5.4 Reduction of indemnity

The Grantee's indemnity to the Grantor under clause 5.3 ("Indemnity") will be reduced proportionately to the extent that the damage, expense, loss or liability arises from a negligent act or omission of the Grantor or its officers, employees, contractors or agents.

6 Notice to Owner

6.1 Application of this clause

DRAFT COPY

This clause 6 applies to each easement granted under this Instrument.

6.2 Notice to be given to the Occupier

If a notice to the Grantor is required to be given under this Instrument, that notice must also be given to the Occupier of the Lot Burdened. If the Grantor is an Owners Corporation under the Development Act, the Notice must be given to the Strata Manager or Facilities Manager for the Owners Corporation, if any. Notice required in the case of an emergency, may be given verbally.

PART 2

Terms of Easements

LIDCOMBE PROPERTY (NSW) PTY LTD
A.C.N

....
DIRECTOR (Print Name) DIRECTOR (Signature)

....
SECRETARY (Print Name) SECRETARY (Signature)

Authority : Section 127 of the Corporations Acts 2001

CUMBERLAND COUNCIL by its authorised delegate pursuant to Sec 377 Local Government Act 1993

....
AUTHORISED DELEGATE (Print Name) AUTHORISED DELEGATE (Signature)

I certify that I am an eligible witness and that the delegate signed in my presence

....
WITNESS (Print Name) WITNESS (Signature)

.....
Address of Witness

DRAFT COPY

DRAFT COPY

MORTGAGEE
BY ITS EXECUTION CONSENTS TO THE REGISTRATION OF THIS DOCUMENT