DEVELOPMENT APPLICATION FOR: 31 - 33 SHEPHERD STREET, LIVERPOOL NSW 2170



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	AIR CONDITIONING CONDENSOR
	BEDROOM
	BALUSTRADE
	BICYCLE RACK
	BOLLARD
	BRICK
	BALCONY
	CLADDING
	CONCRETE FINISH
MS	MAIN COMMUNICATION ROOM
	DINING
/ NBN	ELECTRICAL SERVICES
	ENSUITE
	EXISTING
	FIRE EXTINGUISHER
	FIRE HYDRANT
	FIRE HOSE REEL
	FIRE STAIR
	FIRE SERVICES
	GARBAGE CHUTE
	GARBAGE HOLDING ROOM
	GLASS, CLEAR
	GLASS, DECORATIVE
	HEIGHT
	HYDRAULIC SERVICES
	KITCHEN
	LIVING
	LOBBY RELIEF AIR
	LOBBY SUPPLY AIR
	LAUNDRY
	MEDIA NOOK
4	MECHANICAL SERVICES
	MIRROR
	MEDIUM RIGID VEHICLE
	POWDERCOAT FINISH
	PAINT FINISH
	PLANTER
2	POWDER
	ROBE
	RELATIVE LEVEL
	STORE
	SCREEN
	SIGNAGE ZONE
	STAIR PRESSURISATION
	STUDY
	TERRACE
	TYPICAL
	TOILET
VCC	ACCESSIBLE AMENITIES
-	FEMALE AMENITIES
1	MALE AMENITIES
	WHEEL STOP
	-

AIR CONDITIONING CONDENSOR

amen	dments			
Revisior	Description	E	By	Date
А	Development Application Submission	C	ЭB	5.6.23

north point:

key plan:

notes:

Lateral

mp

mosca pserras architects

scale @ A1 project architect

job no. 21023 drawing no.

31 - 33 Shepherd Street, LIVERPOOL

 FM
 drawn
 DB / EP

 AP00
 revision
 A

Shepherd Street

Lateral Estate

drawing title Architectural Plans Cover Sheet

project

location

client

consent.

Do not scale from drawing.

required to habitable rooms, as required to comply with the NCC.

All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the author.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001

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Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development

Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be

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DEVELOPMENT DATA

Area Summary	m2
Site Area	7,872.00
Proposed GFA	
- Base GFA	25,742.00
- Co-Living GFA	2,486.00
- Total GFA	28,228.00

7,872.00	
25,742.00	
2,486.00	
28,228.00	

341 Apartments 66 Co-Living Rooms	B5 B4 B3	CO -	ST	1B									
Apartments 66	B4	-			2B	3B	Total	Cross V	Solar	<15 min	Adaptable	Livable	0
66	B4		-	-	-			-	-	-	-	-	T.
Co-Living Rooms	B3	-	-	-	-	-		-	-	-	-	-	
-		-	-	-	-	-		-	-	-	-	-	
	B2	-	-	-	-	-		-	-	-	-	-	
	B1	-	-	-	-	-		-	-	-	-	-	
	GL	-	2	3	1	3	9	6	6	3	1	1	
	L1	-	1	7	7	3	18	10	12	5	4	1	
	L2	22	0	4	2	2	8	5	6	2	6	1	
	L3	22	0	4	2	2	8	5	6	2	5	1	
	L4	22	0	4	2	2	8	5	6	2	5	1	
	L5	-	0	2	9	1	12	8	7	5	3	0	
	L6	-	2	5	9	1	17	10	12	5	1	4	
	L7	-	2	5	9	1	17	10	12	5	1	4	
	L8	-	2	5	9	1	17	10	12	5	1	4	
	L9	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L10	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L11	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L12	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L13	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L14	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L15	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L16	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L17	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L18	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L19	-	2	5	9	1	17	\checkmark	12	5	1	4	
	L20	-	2	3	5	0	10	\checkmark	7	3	1	2	
	L21	-	2	3	5	0	10	\checkmark	7	3	1	2	
	L22	-	2	3	5	0	10	\checkmark	7	3	1	2	
	L23	-	2	3	5	0	10	\checkmark	7	3	1	2	
	Roof	-	-	-	-	-	-						
	Plant												
	Total	66	39	106	169	27	341	69	239	101	42	69	
								/ 114	/ 341	/ 341	/ 407	/ 341	
	Mix	-	11.4%	31.1%	49.6%	7.9%	Min/Max	60.5% 60%	70.1% 70%	29.6% 15%	10.3% 10%	20.2% 20%	

Building A	Level	Unit Mix						Compliar	ice				(
142	Level		ST	1B	2B	3B	Total	Cross V	Solar	<15 min	Adaptable	Livable	C
Apartments	B4		-	-	-	-	-	-	-	-	-	-	T
	B3		-	-	-	-	-	-	-	-	-	-	-
	B2		-	-	-	-	-	-	-	-	-	-	-
	B1		-	-	-	-	-	-	-	-	-	-	-
	GL		1	3	0	1	5	4	3	2	1	1	4
	L1		0	4	2	2	8	5	6	2	3	1	6
	L2		0	4	2	2	8	5	6	2	3	1	6
	L3		0	4	2	2	8	5	6	2	3	1	6
	L4		0	4	2	2	8	5	6	2	3	1	6
	L5		0	2	5	0	7	5	5	2	2	0	Ę
	L6		0	2	4	1	7	4	5	2	0	2	Ę
	L7		0	2	4	1	7	4	5	2	0	2	Ę
	L8		0	2	4	1	7	4	5	2	0	2	Ę
	L9		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L10		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L11		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L12		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L13		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L14		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L15		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L16		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L17		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L18		0	2	4	1	7	\checkmark	5	2	0	2	Ę
	L19		0	2	4	1	7	\checkmark	5	2	0	2	\$
	Roof		-	-	-	-	-	-	-	-	-	-	2
	Plant												
	Total		1	49	69	23	142						
	Mix		0.7%	34.5%	48.6%	16.2%							

Building B	Level	Unit M	ix					Complia	ance				Gross Floo	r Area	Parking				
199	Level	со	ST	1B	2B	3B	Total	Cross V	Solar	<15 min	Adaptable	Livable	GFA	Co-Living GF	A Resident Standard	Resident Adaptable	Visitor Standard	Visito	or Bicycle Motorbik
Apartments	B5	-	-	-		-		-	-	-	-	-	-	-	4	15	4	0	0
66	B4	-	-	-	-	-		-	-	-	-	-	-	-	4	13	5	0	0
Co-Living Rooms	B3	-	-	-	-	-		-	-	-	-	-	-	-	4	13	5	0	0
	B2	-	-	-	-	-		-	-	-	-	-	-	-	4	2	7	0	0
	B1	-	-	-	-	-		-	-	-	-	-	-	-		15	6	27	32
	GL		1	0	1	2	4	2	3	1	0	0	479	-		-	-	-	-
	L1		1	3	5	1	10	5	6	3	1	0	810	-		-	-	-	-
	L2	22	-	-	-	-		-	-	-	3	-	-	771		-	-	-	-
	L3	22	-	-	-	-		-	-	-	2	-	-	771		-	-	-	-
	L4	22	-	-	-	-		-	-	-	2	-	-	771		-	-	-	-
	L5		0	0	4	1	5	3	2	3	1	0	482	173	3	-	-	-	-
	L6		2	3	5	0	10	6	7	3	1	2	692	-		-	-	-	-
	L7		2	3	5	0	10	6	7	3	1	2	692	-		-	-	-	-
	L8		2	3	5	0	10	6	7	3	1	2	692	-		-	-	-	-
	L9		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L10		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L11		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L12		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L13		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L14		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L15		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L16		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L17		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L18		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L19		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L20		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L21		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L22		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	L23		2	3	5	0	10	\checkmark	7	3	1	2	692	-		-	-	-	-
	Roof		-	-	-	-	-	-	-	-	-	-	27	-		-	-	-	-
	Plant																		
	Total	66	38	57	100	4	199						14,254	2,486	i 18	38 2	27	27	32

ENERGY EFFICIENCY NOTES

Gross Floor Area Parking Co-Living GFA Resident Resident Visitor Visitor Bicycle Motorbike Standard Adaptable Standard 45 4 0 0 82 9 0 0 -80 9 0 18 -81 10 0 0 -38 42 32 10 -887 --1,469 --659 771 --659 771 --659 771 --1.047 173 --1,253 --1,253 --1,253 --1,253 --1,253 --1,253 --1,253 --1,253 --1,253 --1,253 --1,253 --1,253 --1,253 --1,253 --717 --692 ----692 - - --692 - - --27 **25,742 2,486** 326 42 42 50

Gross Floor Area Parking Resident Resident Visitor Visitor Bicycle Motorbike Standard Adaptable Standard 39 4 0 - 0 37 4 18 0 3 0 39 0 4 15 0 23 --408 --659 --659 --659 ----659 ---------------------------------------. -- - -. . . . 11,488 138 15 15 18

The thermal comfort inclusions for the proposed development as required by the Energy Efficiency consultant are as follows:

Glazing Doors/Windows

Group A - awning + bifold + casement windows + hinged glazed doors U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%) Group B - sliding doors/windows + fixed glazing + louvred windows

U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)

Upgrade as per Thermal Comfort Upgrades table:

Upgrade 1 Glazing Doors/Windows

Group A - awning + bifold + casement windows + hinged glazed doors U-value: 4.30 (equal to or lower than) SHGC: 0.47 (±10%) Group B - sliding doors/windows + fixed glazing + louvred windows U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%)

Building A: AG02, AG03, AG05, A103, A106, A206, A306, A404, A408, A603, A604, A904, A1004, A1104, A1304, A1404, A1504, A1604, A1704, A1804, A1903, A1904, A1905. Building B: BG03, BG04, B105, B106, B107, B603, B605, B607, B608, B703, B705, B708, B803, B805, B808, B903, B905, B908, B1003, B1005, B1008, B1103, B1105, B1108, B1203, B1205, B1208, B1303, B1305, B1308, B1403, B1405, B1407, B1408, B1503, B1504, B1505, B1507, B1508, B1603, B1604, B1605, B1607, B1608, B1703, 1705, 1707, 1708. B1803. 1805. 1807. 1808. B1903, 1905, 1907, 1908, B2003, 2005, 2007, 2008, B2102, 2103, 2108, B2203, B2208, B2303, B2305, B2306, B2307, B2308.

Upgrade 2 Glazing Doors/Windows

Group A - awning + bifold + casement windows + hinged glazed doors U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%) Group B - sliding doors/windows + fixed glazing + louvred windows U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±10%) Building A: AG01, AG04, A406, A503

Building B: B604, B704, B804, B904, B1004, B1104, B1204, B1304, B1404 will have upgrade 2 to living room windows and upgrade 1 elsewhere.

Given values are AFRC total window system values (glass and frame) Note: BASIX Thermal Comfort Protocol Table 3 SHGC value of the unit should be within +/-10% of the value specified for the default window selection on the certificate.

Roof and ceiling

Concrete roof, no insulation Plasterboard ceiling with R1.5 insulation (insulation only value) where balconies above Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit of concrete where roof is over. Plasterboard ceiling, no insulation where neighbouring units are above.

Upgrade as per Thermal Comfort Upgrades table:

Unit AG.01 - Plasterboard ceiling with R4.0 (insulation only value) where balconies above

Unit A4.06 - Plasterboard ceiling with R2.0 (insulation only value) where balconies above Unit B23.05 - Plasterboard ceiling with R4.0 (insulation only value) where roof above

External Colour

Roof terrace average colour modelled Medium (0.475 < SA < 0.7)

Ceiling Penetrations

Sealed LED downlights at a maximum of one every 5m². Once lighting plan has been developed NatHERS certificate can be updated to improve specification.

External Wall

Colour-backed glass internal stud walls with R2.0 insulation (insulation only value) and plasterboard lined 180mm concrete internal stud walls with R2.0 insulation (insulation only value) and plasterboard lined Lightweight cladding internal stud wall with R2.0 insulation (insulation only value) and plasterboard lined

External Colour

Default Medium (0.475 < SA < 0.7) colour modelled.

Inter-tenancy walls

75mm Hebel Panel with plasterboard lining and R1.0 insulation required to neighbours and common halls. Minimum 180mm concrete with plasterboard lining to walls adjacent to lift shafts and fire stairs. No insulation required.

Minimum 180mm concrete with plasterboard lining to walls adjacent garbage room, with R1.5 insulation (insulation only value). (Unit AG.01)

Walls within dwellings Plasterboard on studs - no insulation

<u>Floors</u> 200mm Concrete with a minimum R0.9 insulation (insulation only value) required to units with garage below 200mm Concrete with a minimum R0.9 insulation (insulation only value) required where part open subfloor below 200mm Concrete between levels, no insulation required

Upgrade as per Thermal Comfort Upgrades table:

Unit AG.02, AG.03, AG.05, BG.03 and BG.04 - R2.0 (insulation only value) where garage below Unit AG.04 - R2.75 (insulation only value) where garage below

Unit A1.03 and B1.07 - R1.3 (insulation only value) where garage and part open subfloor below

Floor coverings

Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere

External Shading

Shading as per stamped documentation

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north point:

w www.moscapserras.com.au

amendments

Revision	Description	Ву	Date
A	Development Application Submission	DB	5.6.23

key plan:

notes:





project Shepherd Street location 31 - 33 Shepherd Street, LIVERPOOL client Lateral Estate drawing title Architectural Plans Development Data
 scale
 @ A1
 project architect
 FM
 drawn
 DB / EP

 job no.
 21023
 drawing no.
 AP01
 revision
 A



ECT SITE

ADJOINING DEVELOPMENT SHEPHERD ST PRECINCT

GEORGES RIVER

HELLES PARK



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north point:



amendments

Revision	Description	By	Date
А	Development Application Submission	DB	5.6.23

key plan:

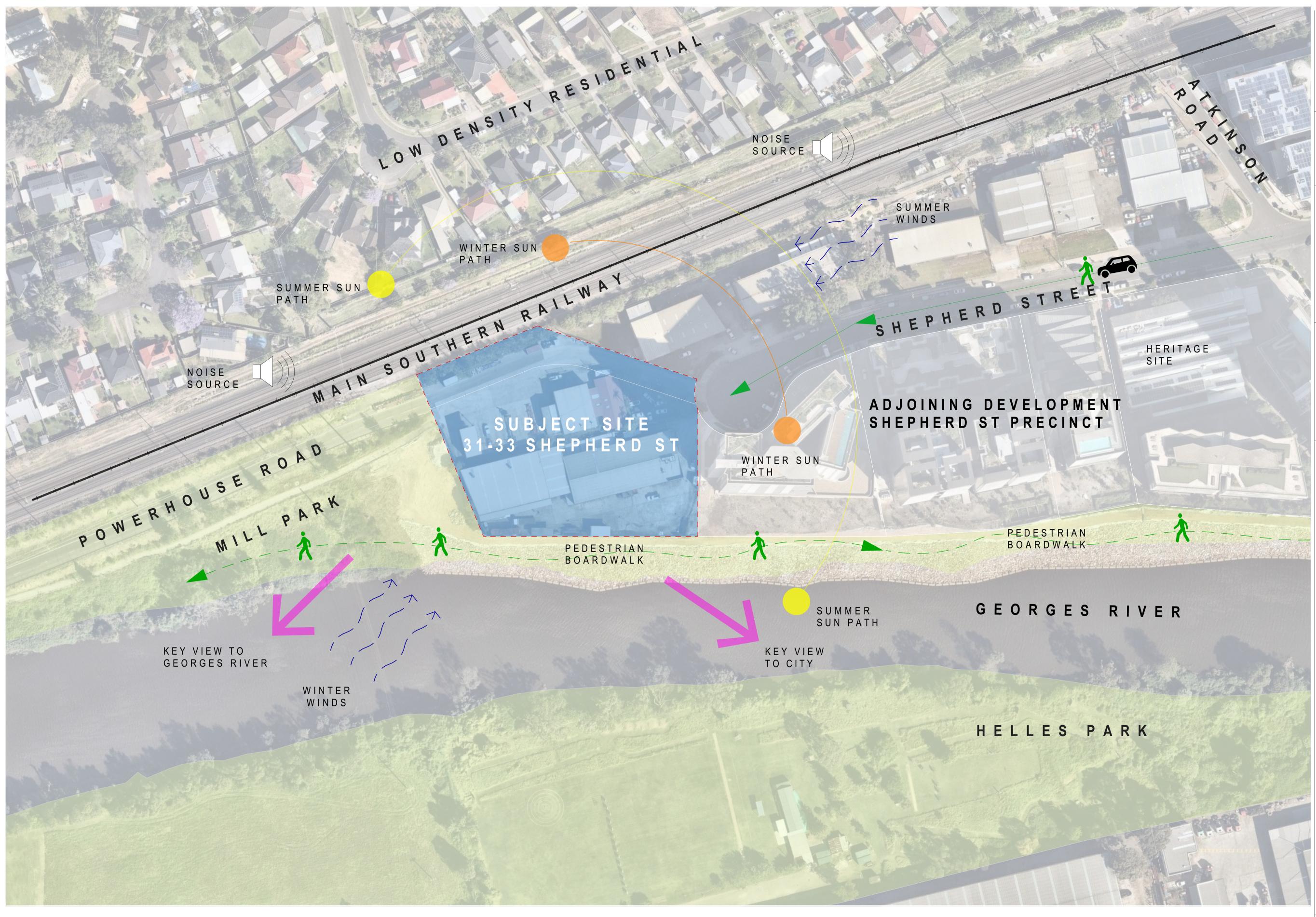
notes:







project Shepherd Street location 31 - 33 Shepherd Street, LIVERPOOL client Lateral Estate drawing title Architectural Plans Locality Plan scale 1:750 @ A1 project architect FMdrawnDB / EPAP02revisionA job no. 21023 drawing no.



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north point:



amendments

Revision	Description	Ву	Date
А	Development Application Submission	DB	5.6.23

key plan:

notes:



project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Site Analysis $\frac{scale \quad 1:750 @ A1 \quad project architect \qquad FM \quad drawn \quad DB / EP}{job no. \quad 21023 \quad drawing no. \qquad AP03 \quad revision \quad A}$

mosca pserras architects

Opportunity - Railway Corridor:

Liverpool Station is located approximately 1.5km to the North of the precinct providing access to the T2 Inner West & South, T3 Bankstown and T5 Cumberland lines.

Constraint - Noise:

The railway corridor located on the Western boundary of the site is a key noise source and as a result, certain design and environmental considerations must be put in place (e.g. building orientation, 12m setback etc.)

Opportunity - Open Space & Recreation

Mill Park is located adjacent to the Southern boundary of the site, with POWERHOUSE ROAD POWERHOUSE ROAD vehicular access along Powerhouse

MILLPARK

Opportunity - Key Views The subject site offers views of the Georges River and key district views in Northern, Eastern and Southern directions.

Opportunity - Urban Marker The site is visible from the M5 motorway and Railway Corridor and can be used as a key marker to help define and establish the gateway for the Liverpool CBD.

Opportunity - Landscape Setbacks The Eastern boundary to the river foreshore proposes a deep soil foreshore setback, providing an opportunity for planting.

JBJECT SITE -33 SHEPHERD ST

LOW DENSITY RESIDENTIAL

MAIN SOUTHERN RAILWAY

SHEPHERD STREET

ADJOINING DEVELOPMENT SHEPHERD ST PRECINCT

GEORGES RIVER

HELLES PARK

Constraint - Solar Access & Privacy of Neighbouring Buildings:

The adjacent development causes some overshadowing on the Northern aspect of the site. The design of the proposed development will also need to maintain the privacy of any existing neighbouring balconies or windows that face it.

Opportunity - Street Activation:

Public works to Shepherd Street will improve street activation to the existing cul-de-sac and public access to the Powerhouse Museum.

Opportunity - Character & Heritage 31-33 Shepherd Street is the final stage in the Shepherd Street Precinct masterplan, which sees a vibrant residential area built on a site with the rich and diverse history that is first documented in 1791.

Opportunity - Site Permeability There are opportunities for improved pedestrian permeability between Shepherd Street and the Georges River foreshore.

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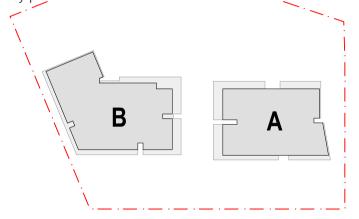
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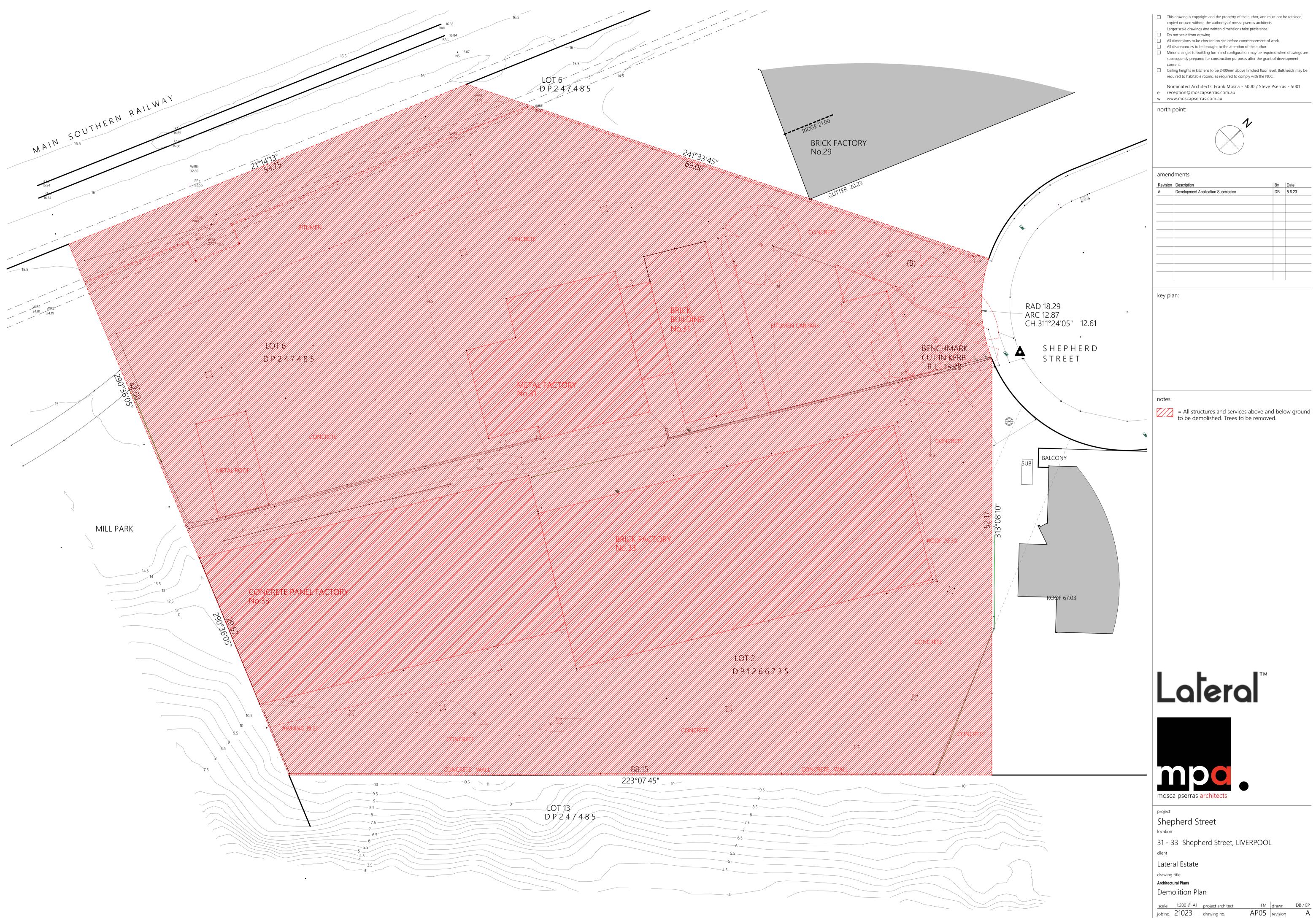


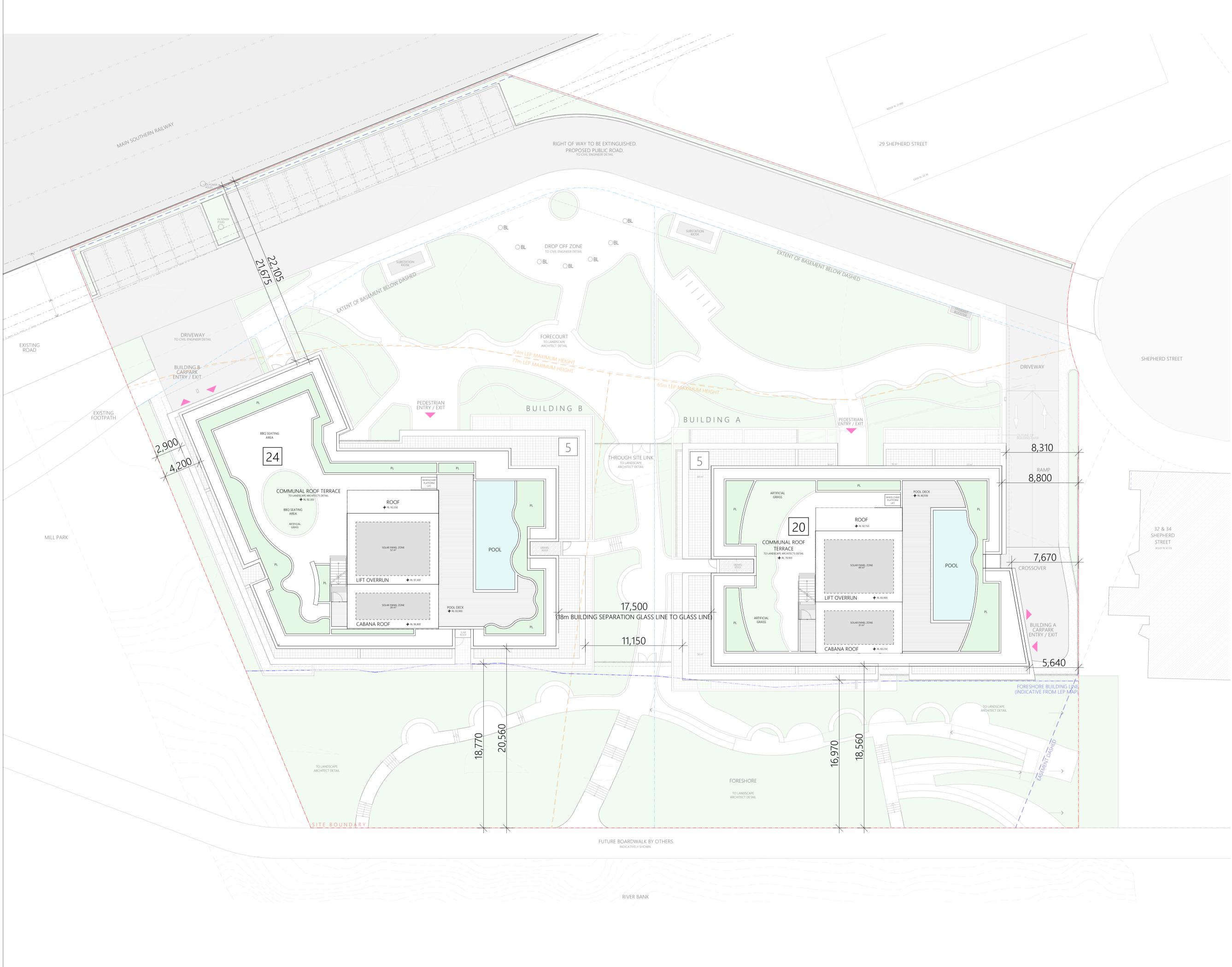
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project Shepherd Street location 31 - 33 Shepherd Street, LIVERPOOL client Lateral Estate drawing title Architectural Plans **Opportunities & Constraints** scale @ A1 | project architect _ FM drawn DB / EP AP04 revision job no. 21023 drawing no.





Β notes: legend: 5 = Overall storey height Lateral mp mosca pserras architects project Shepherd Street location 31 - 33 Shepherd Street, LIVERPOOL client Lateral Estate drawing title Architectural Plans Site Plan scale1:200 @ A1project architectFMdrawnDB / EPjob no.21023drawing no.AP06revisionA

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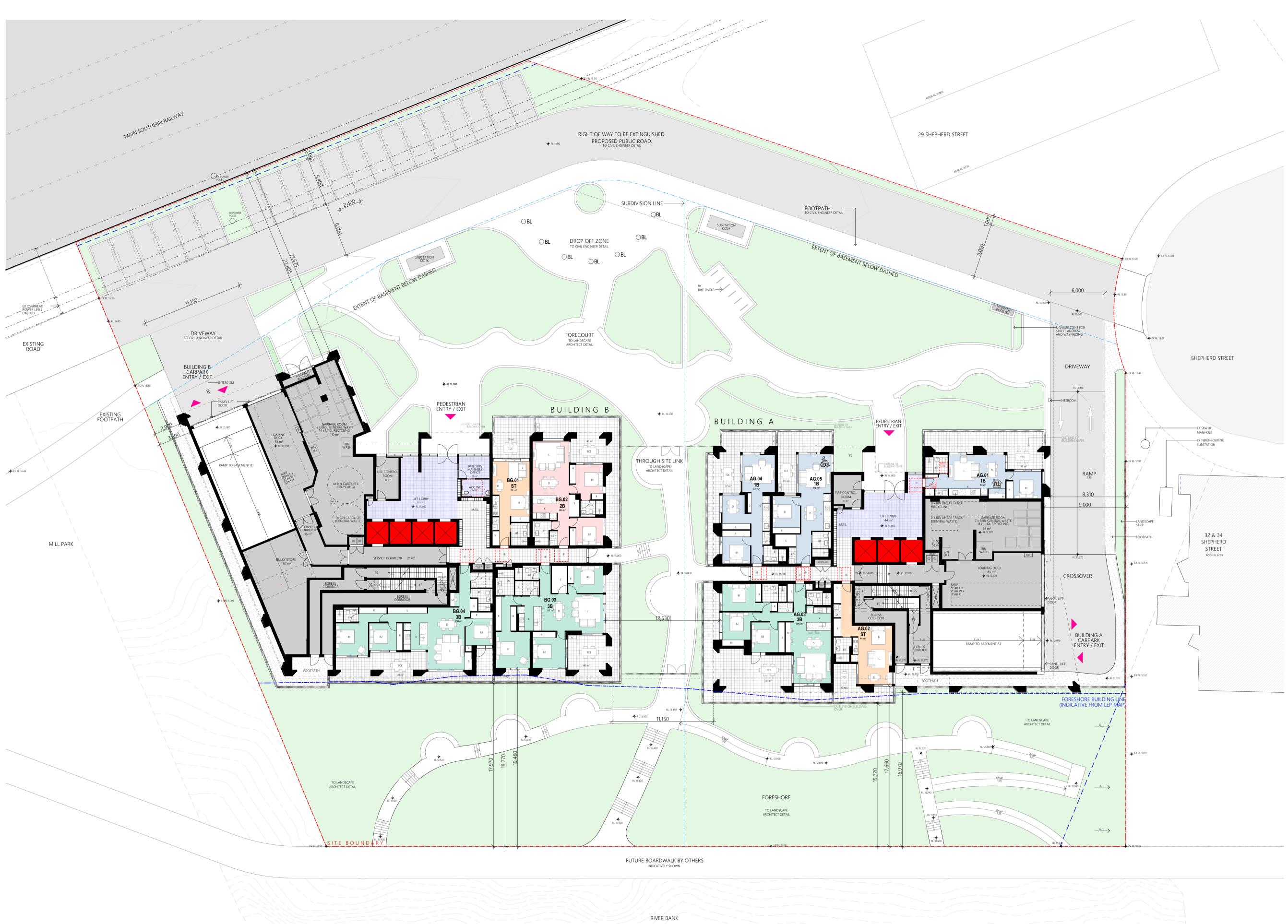
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mp

Shepherd Street

project

location

client

Lateral Estate

Ground Floor Plan

scale 1:200 @ A1 project architect job no. 21023 drawing no.

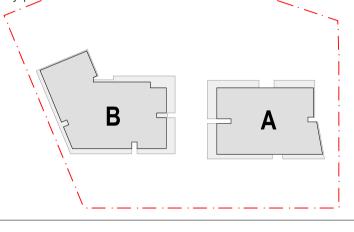
drawing title Architectural Plans

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31 - 33 Shepherd Street, LIVERPOOL

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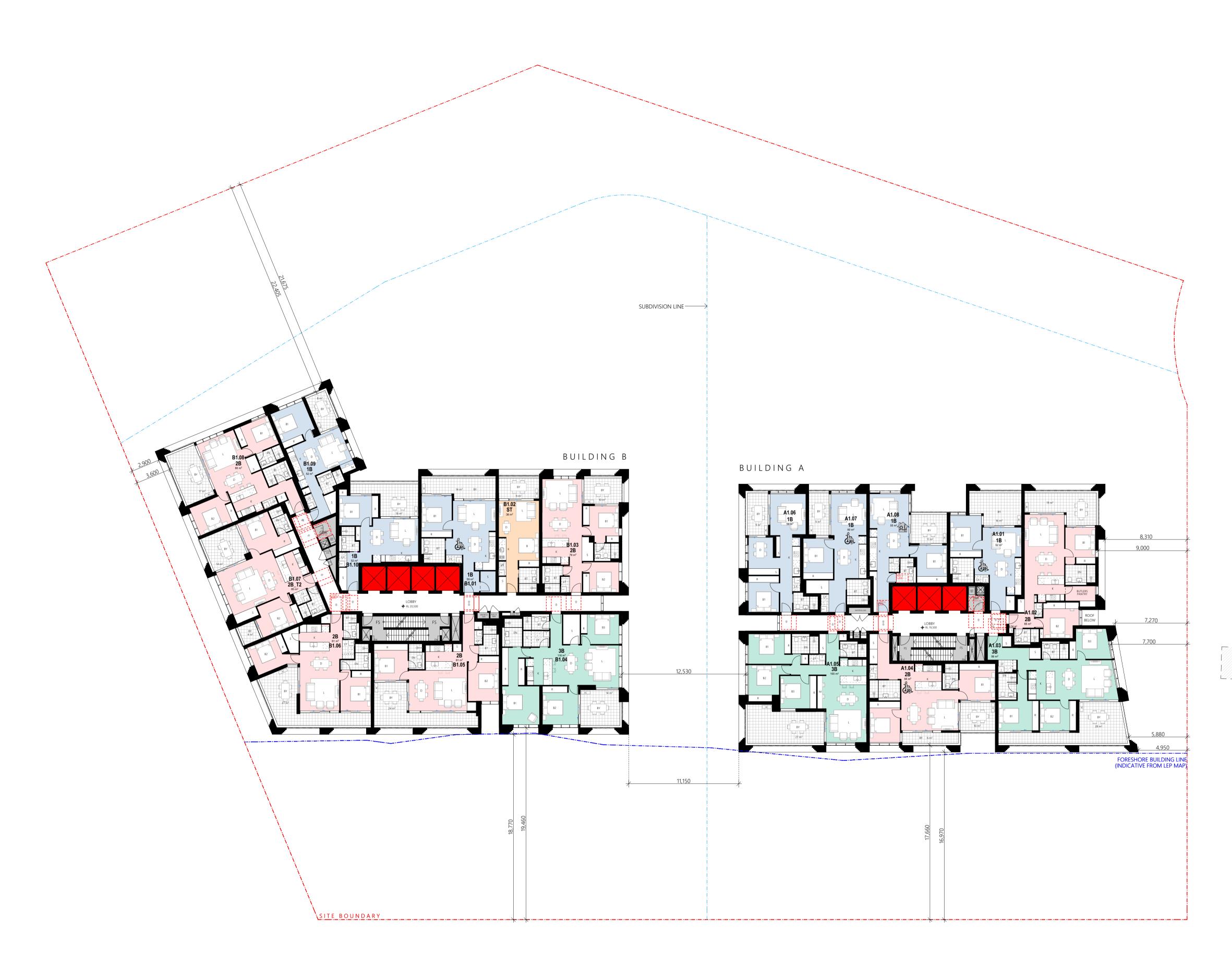
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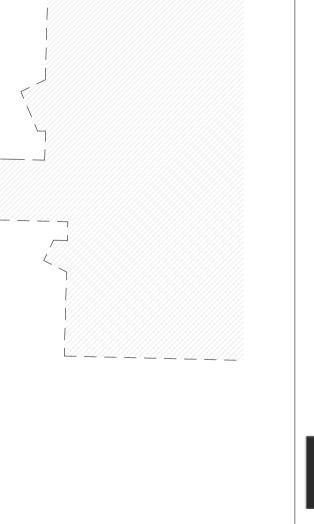
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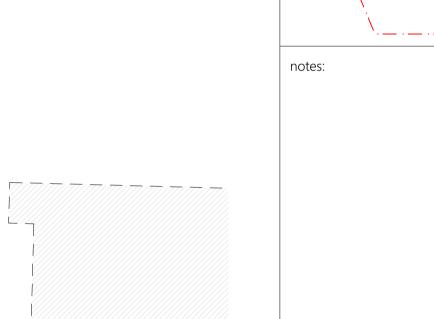


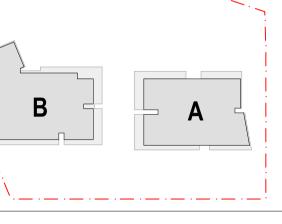
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A Development Application Submission

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internal area does not exceed 25m².

Lateral

mpo

mosca pserras architects

31 - 33 Shepherd Street, LIVERPOOL

scale1:200 @ A1project architectFMdrawnDB / EPjob no.21023drawing no.AP09revisionA

Levels 2-4 Typical Floor Plan

Shepherd Street

project

location

client

drawing title Architectural Plans

Lateral Estate

Co-living areas shown on plan are inclusive of the entire unit.

When bathrooms, kitchens and laundries are excluded, the

consent.

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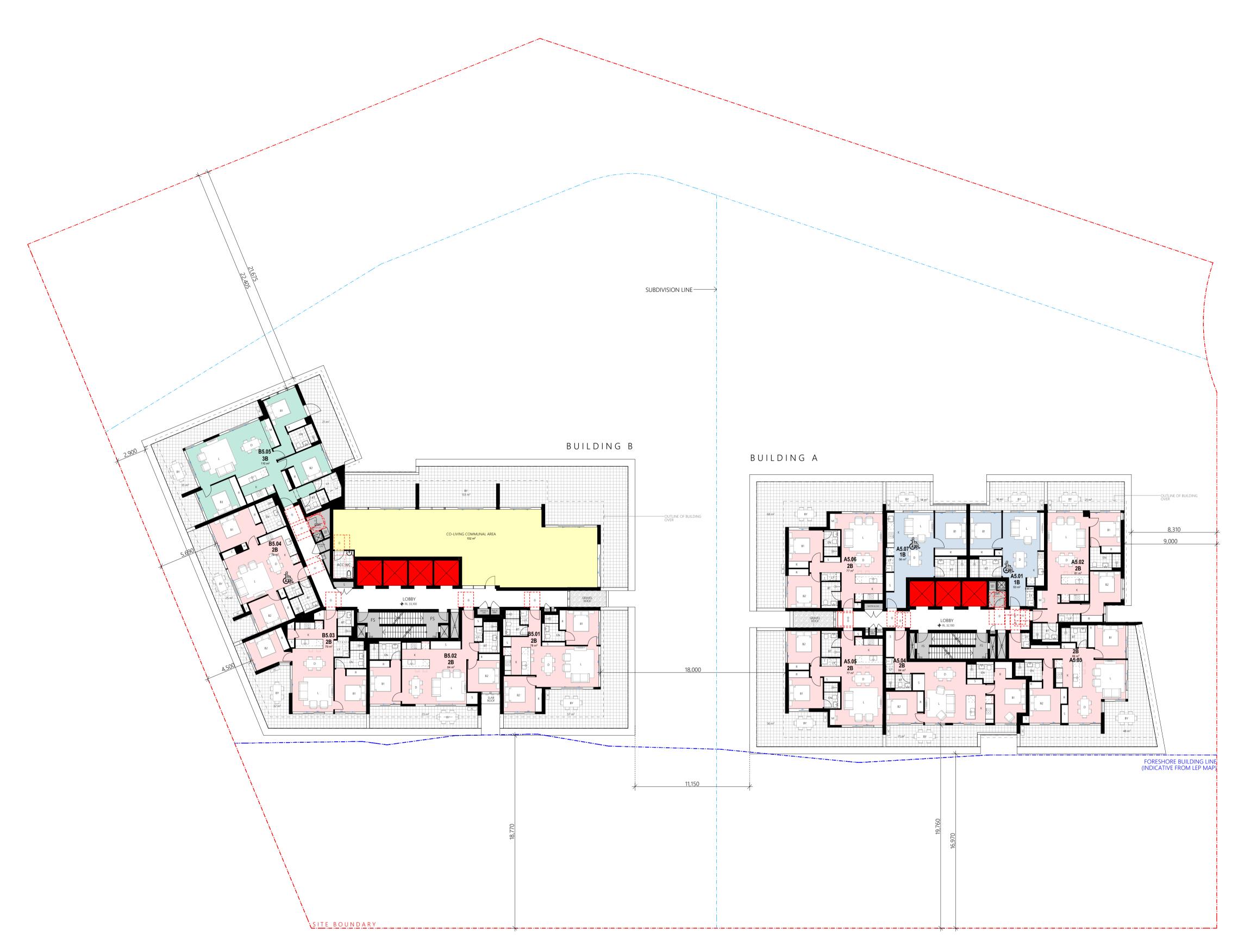
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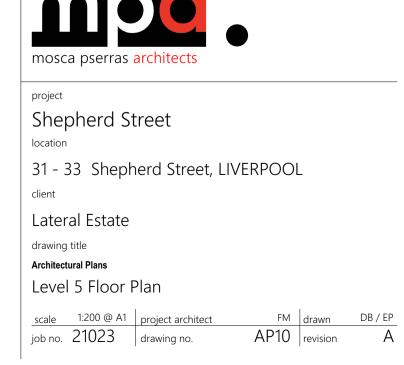
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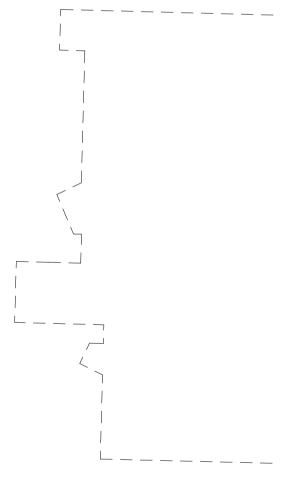
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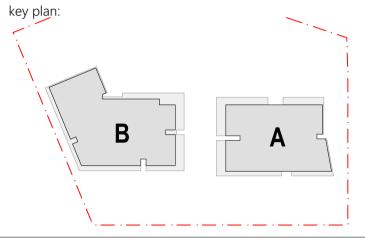
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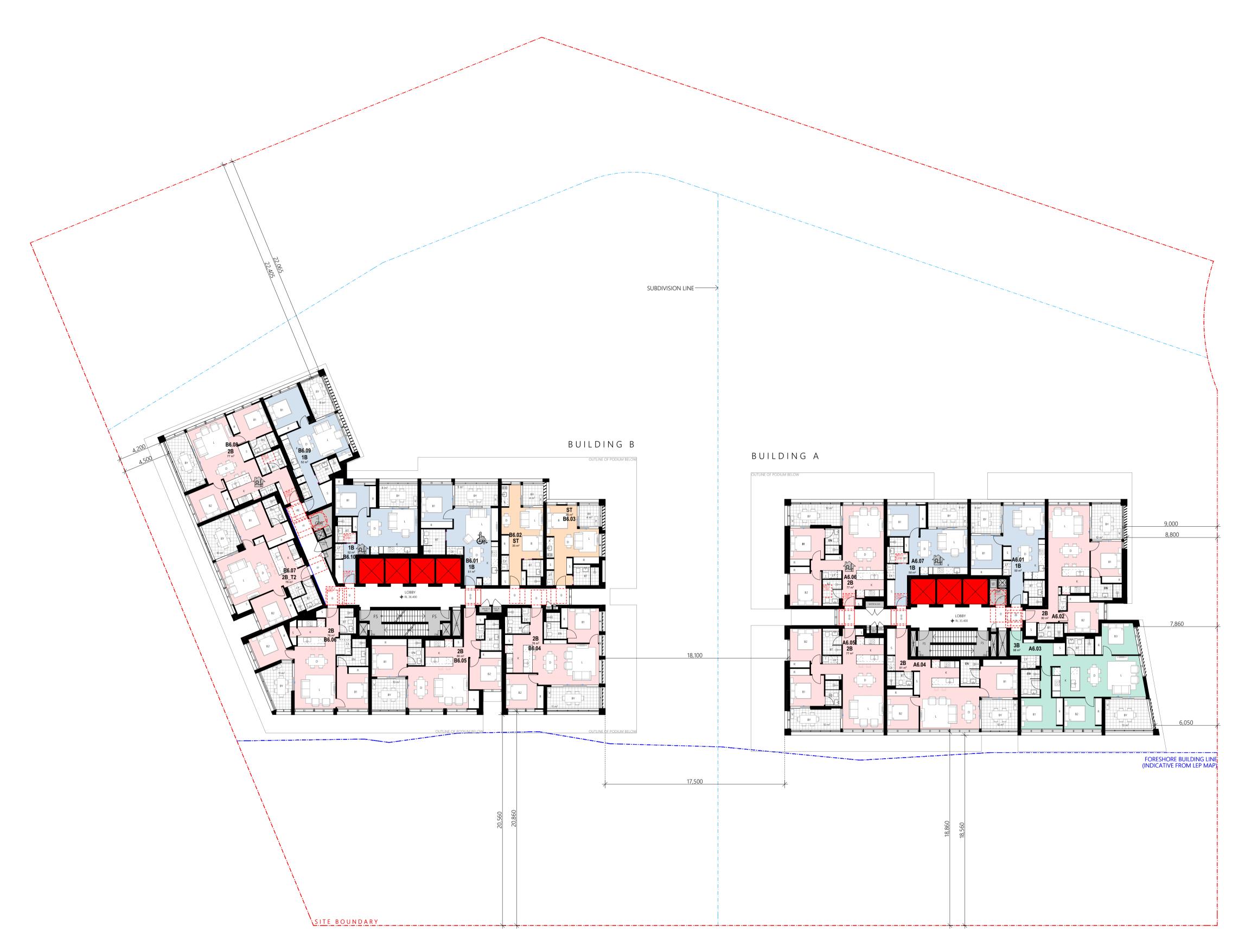
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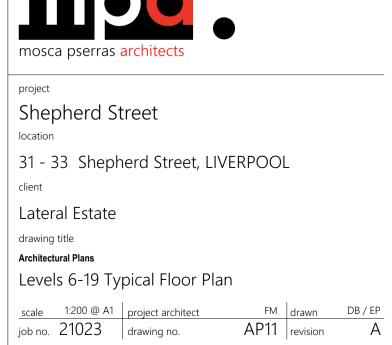


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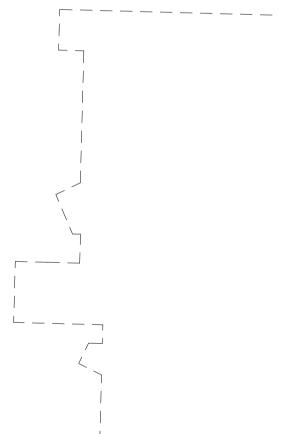




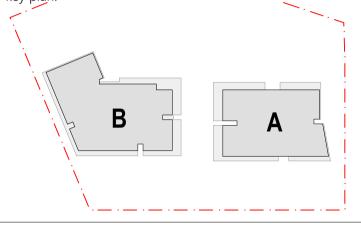




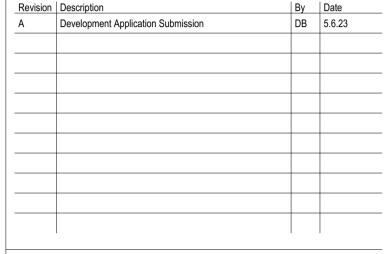








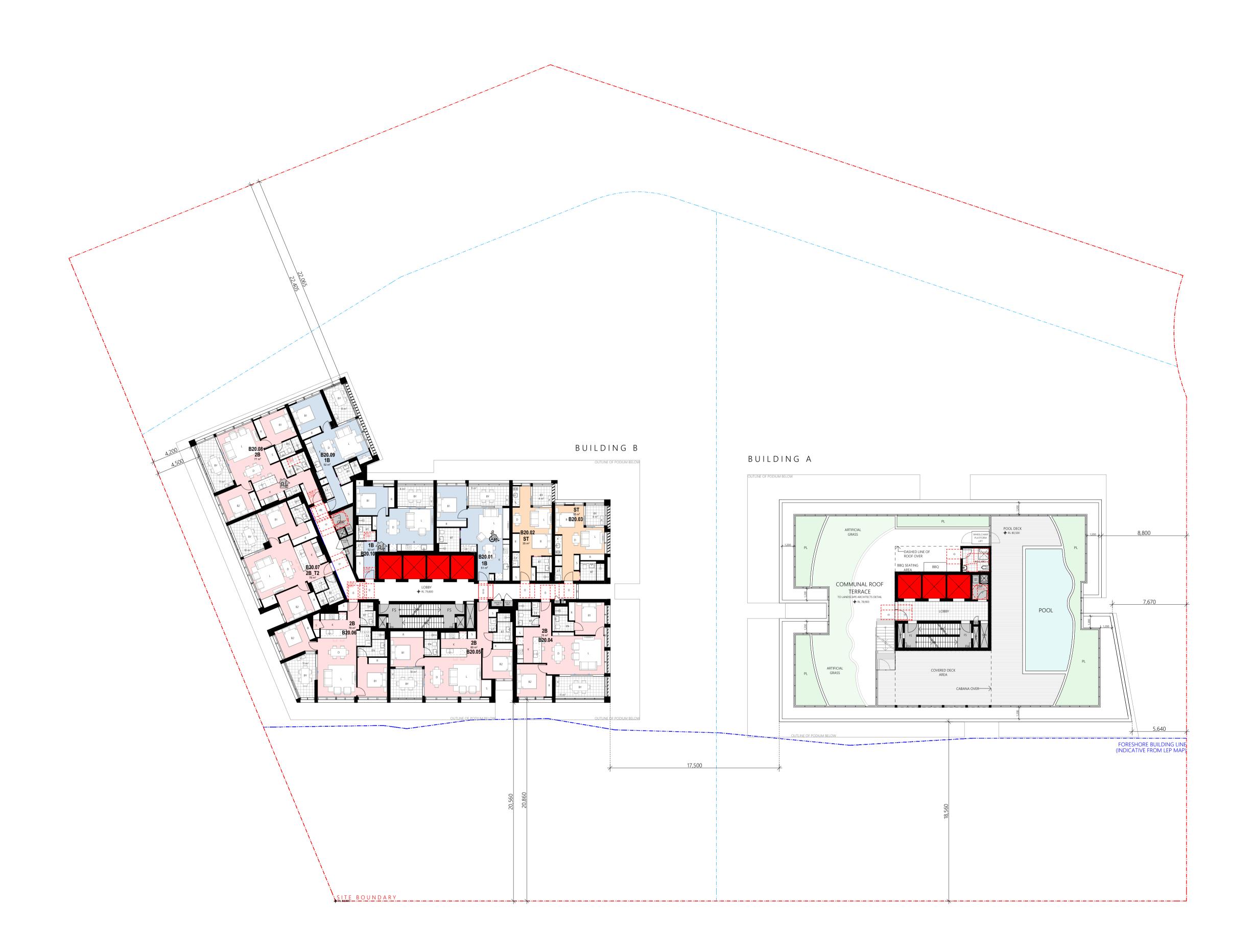




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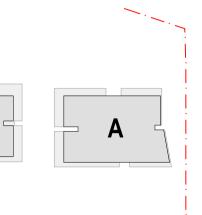
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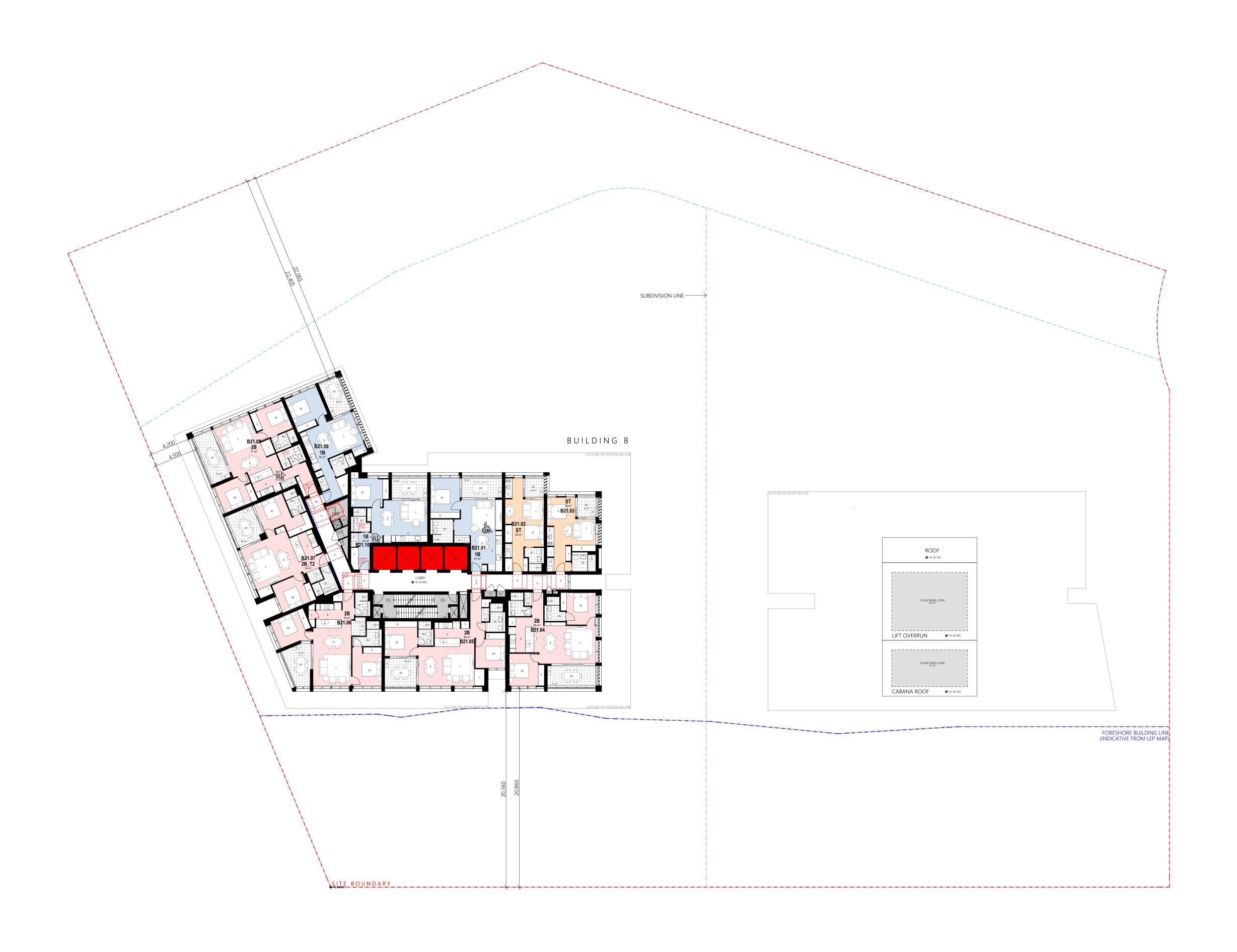


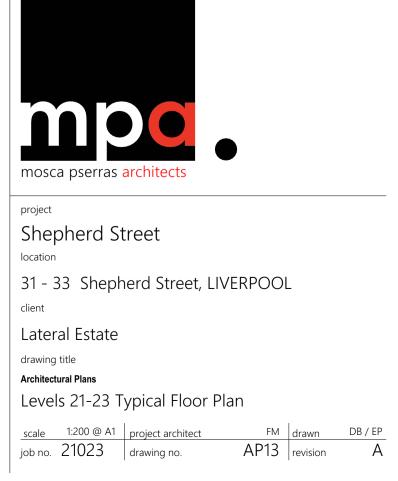
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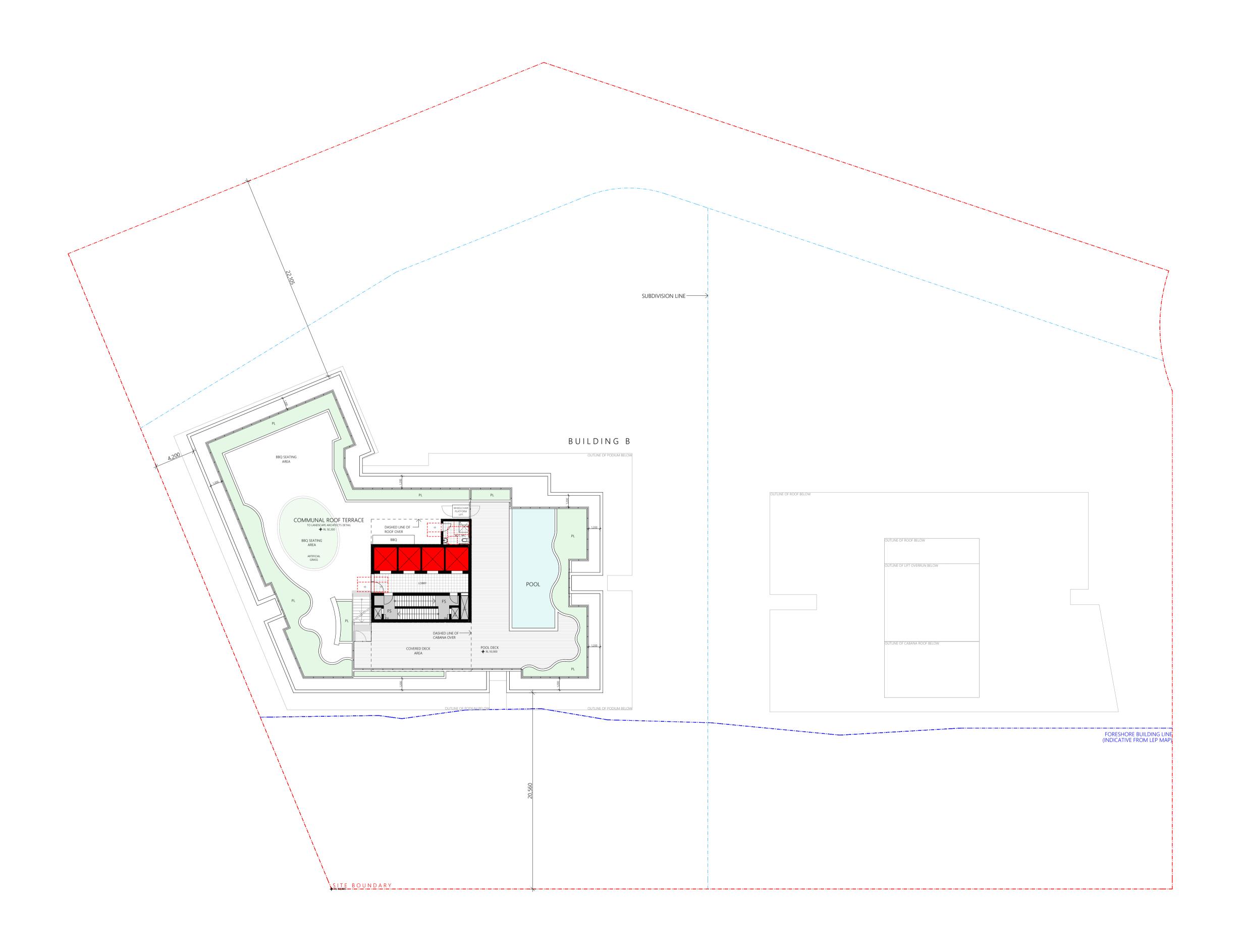
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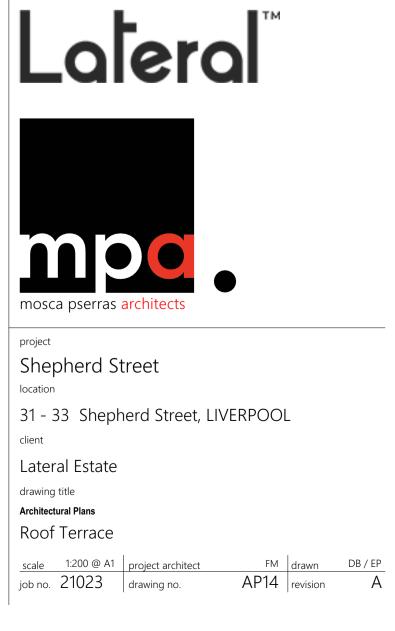
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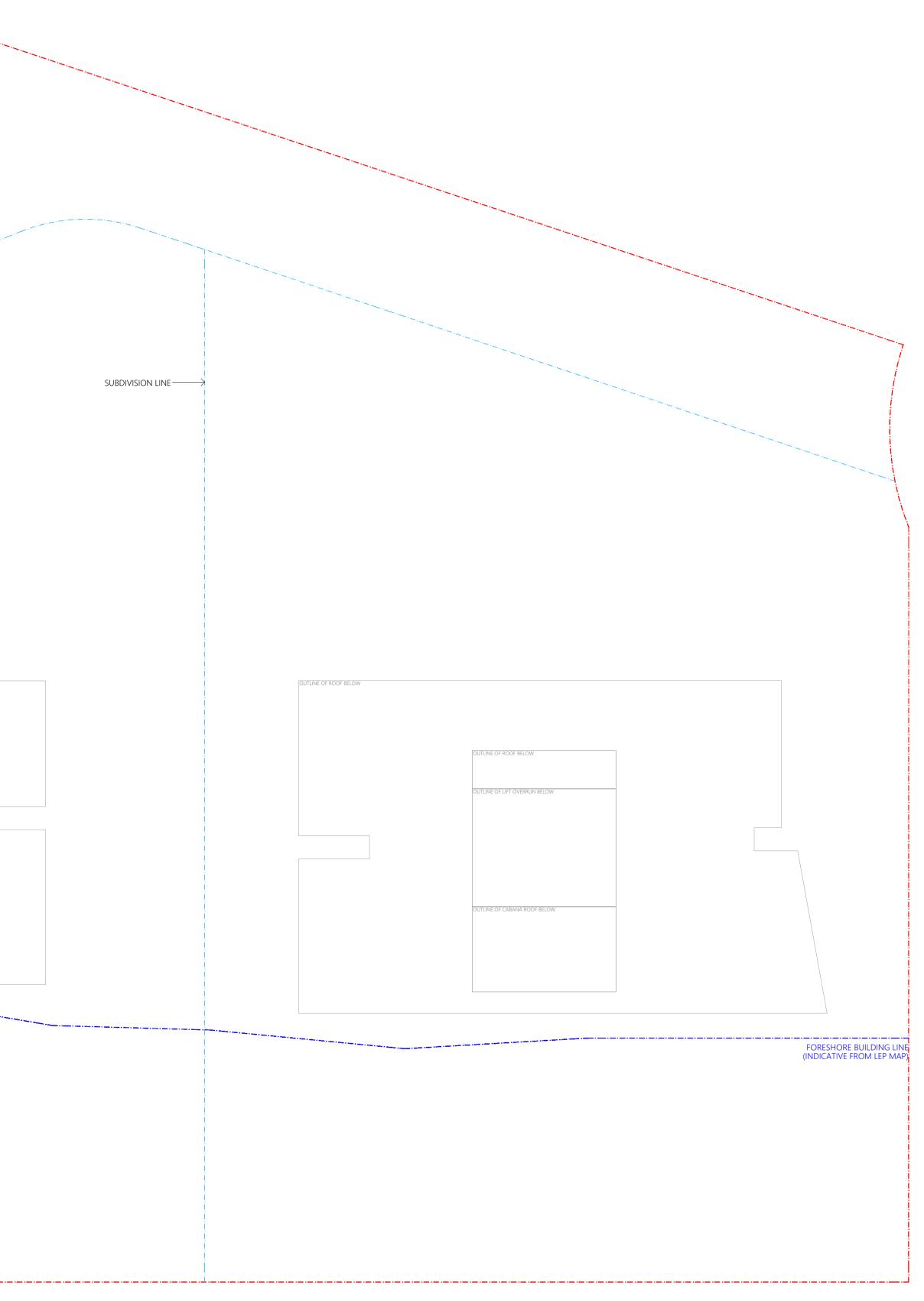
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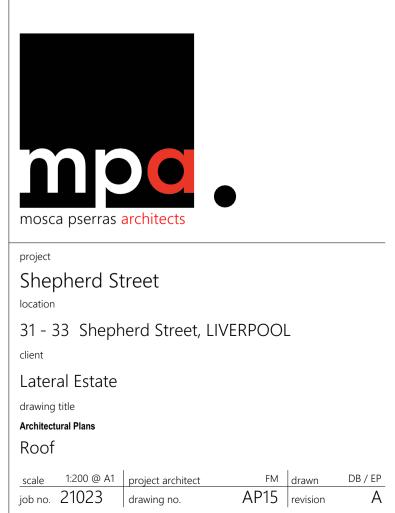
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		OUTLINE OF ROOF BELOW
	ROOF	
	ROOF rL 95,550	
	SOLAR PANEL ZONE 52 m²	
	LIFT OVERRUN + RL 97,300	
	SOLAR PANEL ZONE 26 m ²	
	CABANA ROOF +RL 96,800	
\ <u>+</u>		
	SITE BOUNDARY	
	- \u00e7 -RL 95;800	

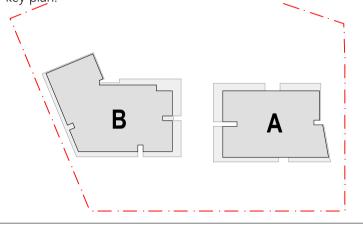








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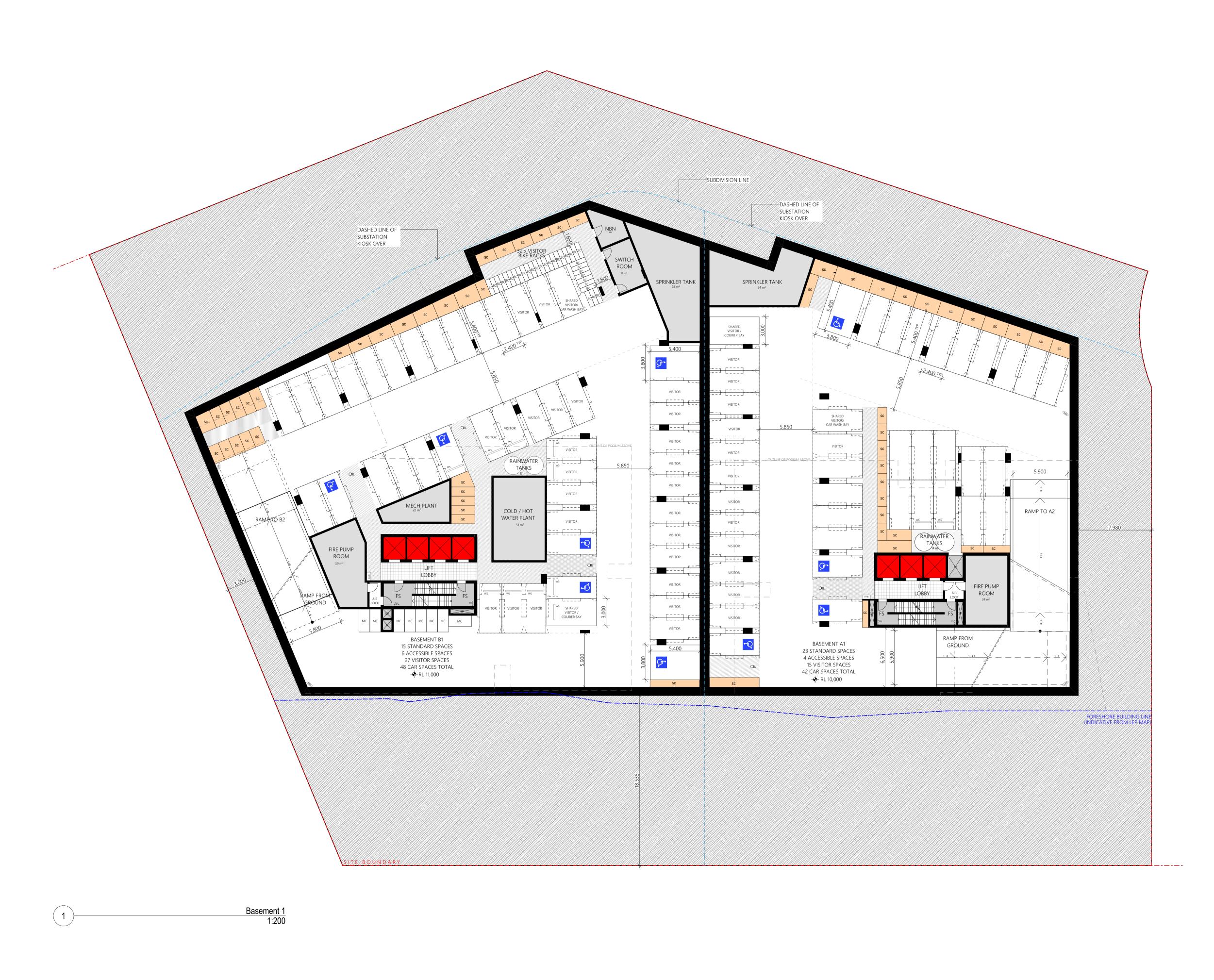


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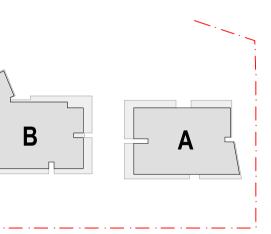
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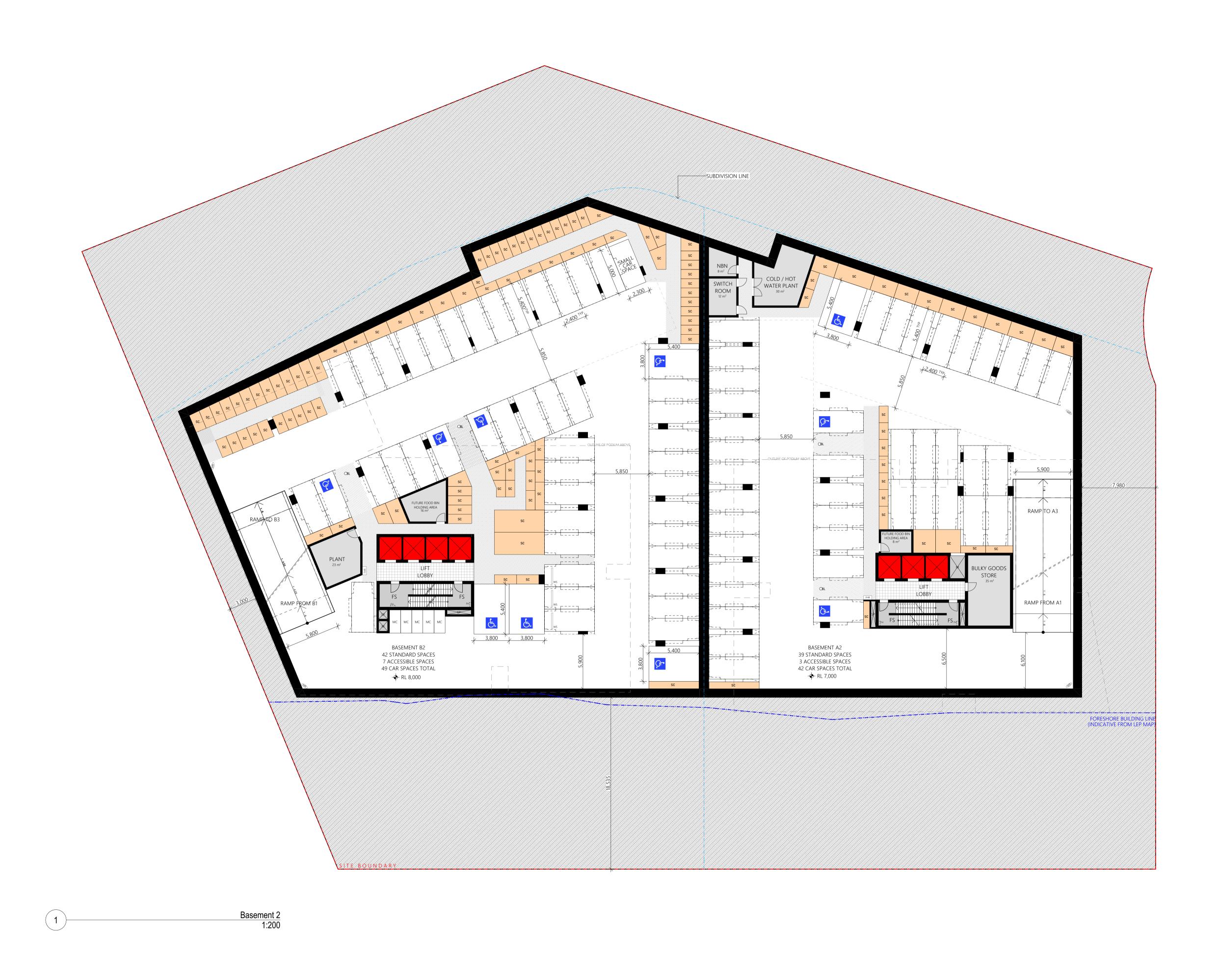


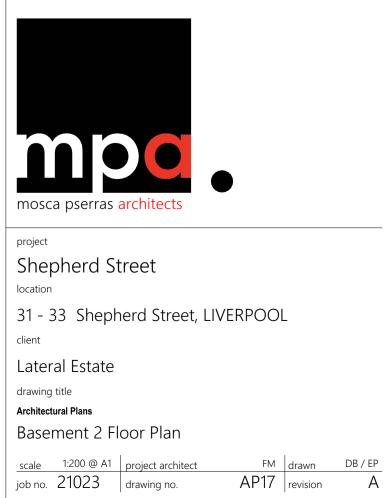
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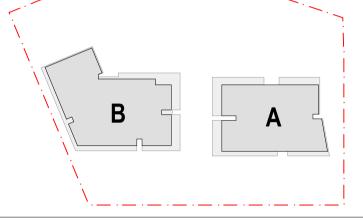








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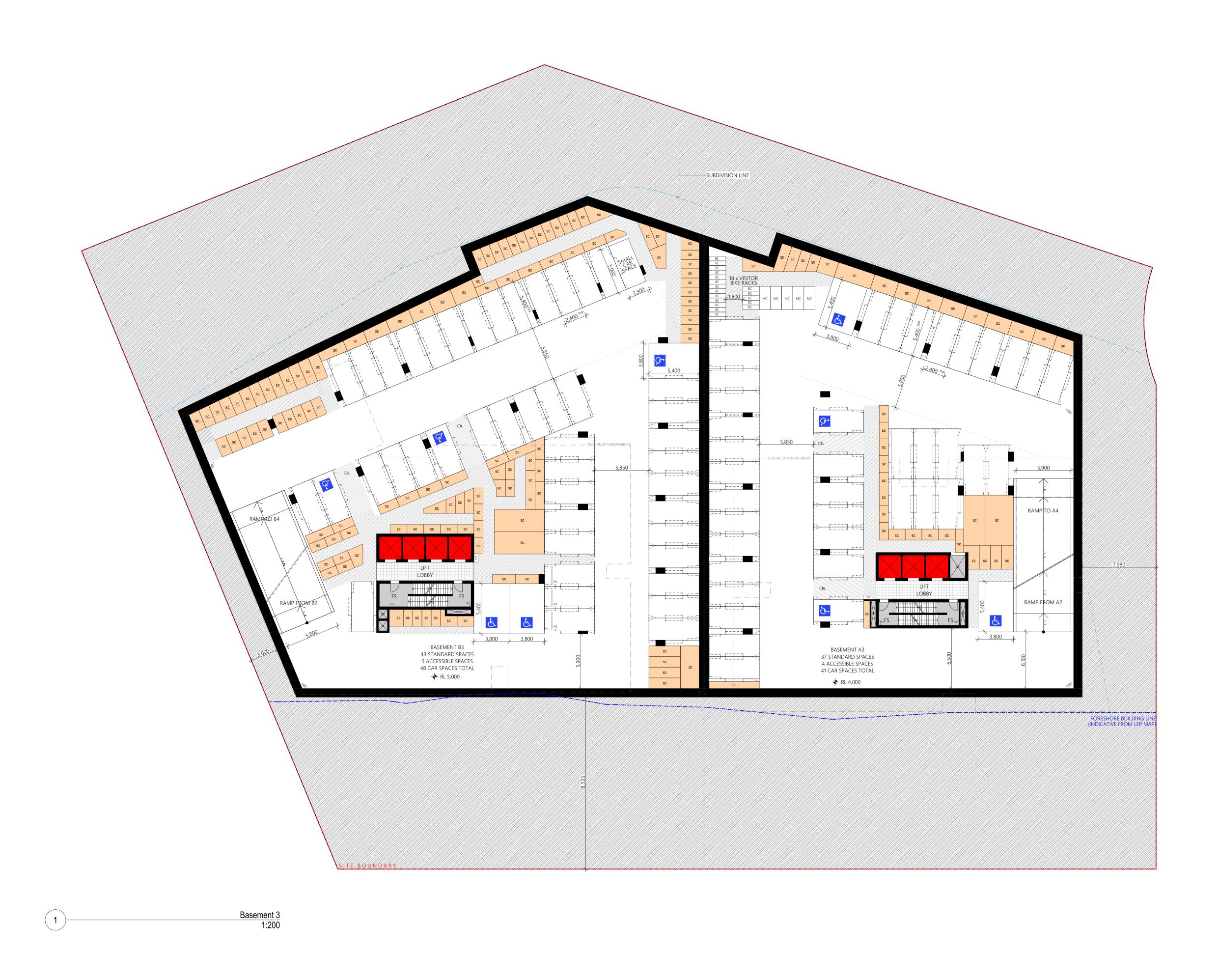
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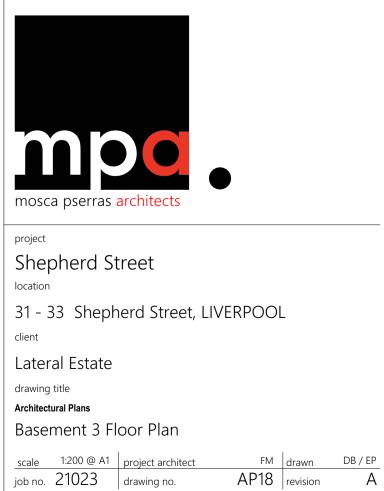
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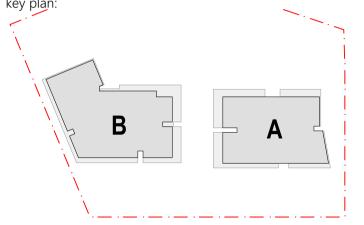








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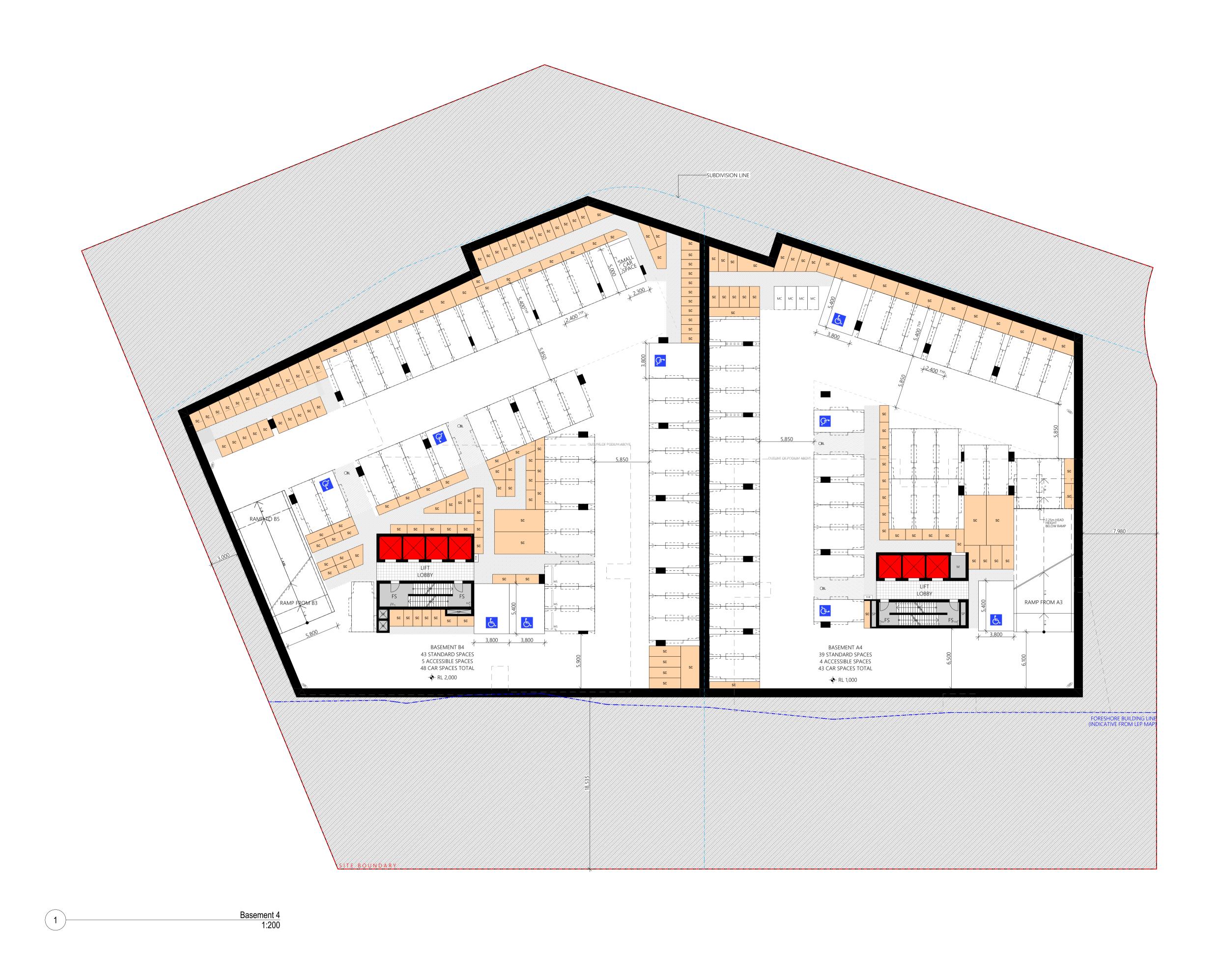
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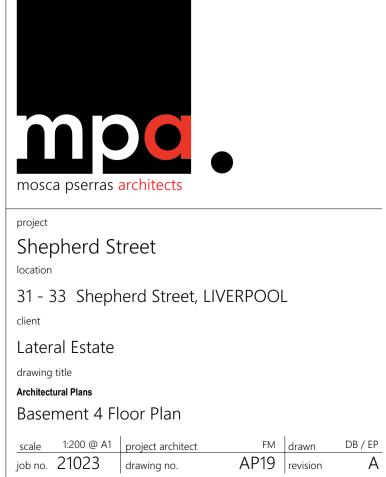
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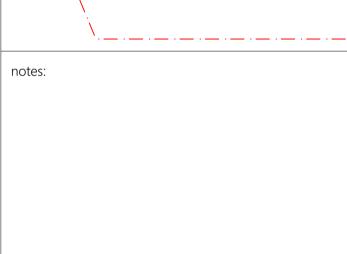
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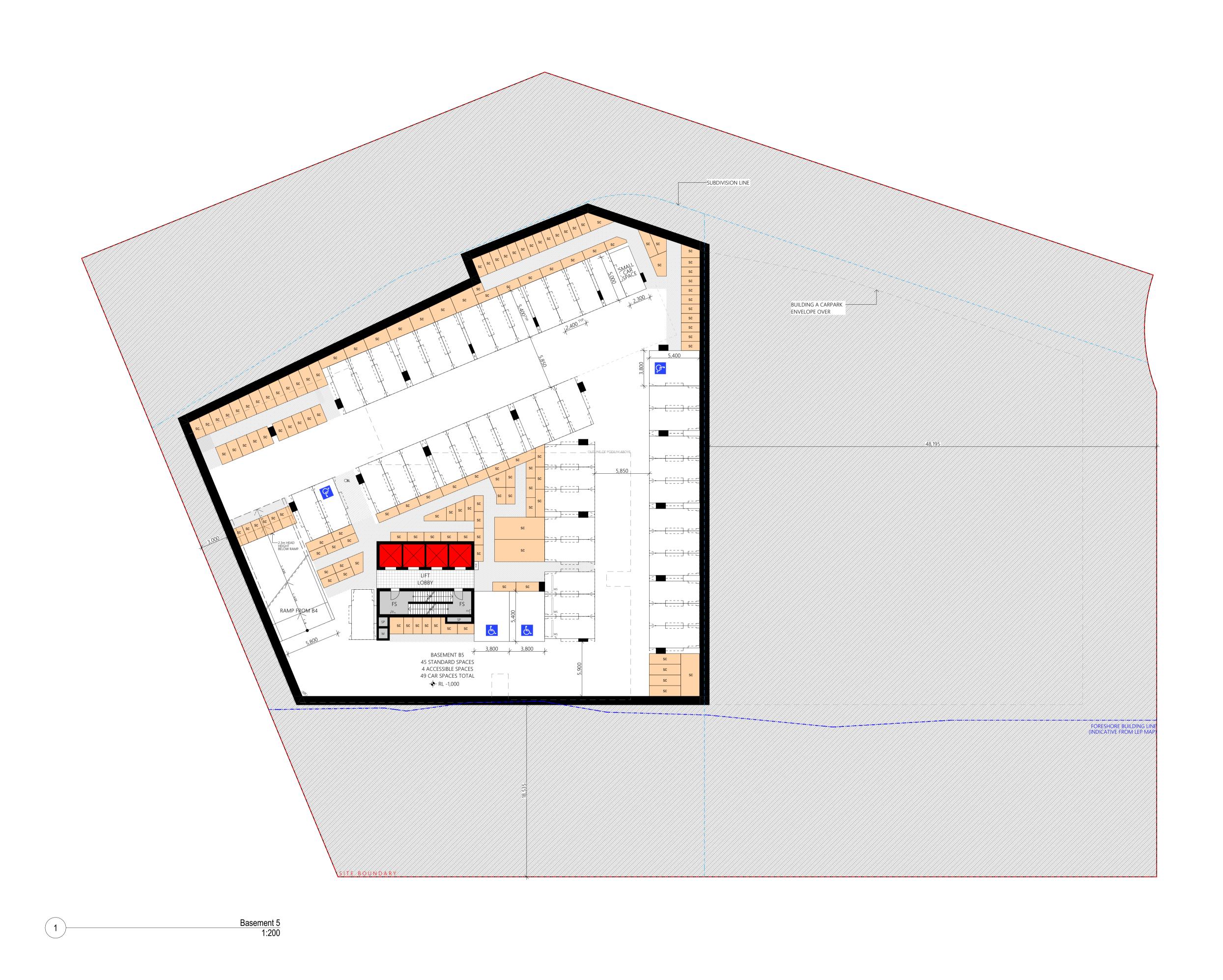
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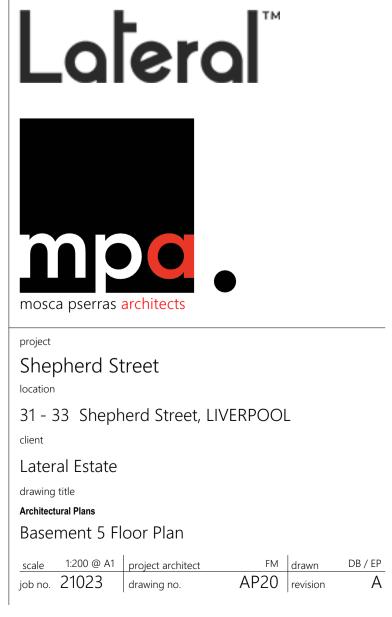
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