

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



Drawing No:	Description	Rev.	Legend
AP00	Cover Sheet	A	AC AIR CONDITIONING CONDENSOR
AP01	Development Data	A	B BEDROOM
AP02	Locality Plan	A	BAL BALUSTRADE
AP03	Site Analysis	A	BC BICYCLE RACK
AP04	Opportunities & Constraints	A	BL BOLLARD
AP05	Demolition Plan	A	BRK BRICK
AP06	Site Plan	A	BY BALCONY
AP07	Ground Floor Plan	A	CLD CLADDING
AP08	Level 1 Floor Plan	A	COF CONCRETE FINISH
AP09	Levels 2-4 Typical Floor Plan	A	COMMS MAIN COMMUNICATION ROOM
AP10	Level 5 Floor Plan	A	D DINING
AP11	Levels 6-19 Typical Floor Plan	A	ELEC / NBN ELECTRICAL SERVICES
AP12	Level 20 / Roof Terrace	A	EN ENSUITE
AP13	Levels 21-23 Typical Floor Plan	A	EX EXISTING
AP14	Roof Terrace	A	FEX FIRE EXTINGUISHER
AP15	Roof	A	FH FIRE HYDRANT
AP16	Basement 1 Floor Plan	A	FHR FIRE HOSE REEL
AP17	Basement 2 Floor Plan	A	FS FIRE STAIR
AP18	Basement 3 Floor Plan	A	F FIRE SERVICES
AP19	Basement 4 Floor Plan	A	GBC GARBAGE CHUTE
AP20	Basement 5 Floor Plan	A	GBR GARBAGE HOLDING ROOM
AP21	West Elevation	A	GC GLASS, CLEAR
AP22	North Elevation	A	GD GLASS, DECORATIVE
AP23	East Elevation	A	H HEIGHT
AP24	South Elevation	A	HYD HYDRAULIC SERVICES
AP25	Section A	A	K KITCHEN
AP26	Section B	A	L LIVING
AP27	Section C	A	LR LOBBY RELIEF AIR
AP28	Adaptable Unit Details	A	LS LOBBY SUPPLY AIR
AP29	Adaptable & Livable Unit Details	A	LY LAUNDRY
AP30	Colour & Materials Palette	A	M MEDIA NOOK
AP31	Façade Details	A	MECH MECHANICAL SERVICES
SP01	GFA Calculation Diagrams	A	MIR MIRROR
SP02.1	Shadow Diagrams - 9am Winter Solstice	A	MRV MEDIUM RIGID VEHICLE
SP02.2	Shadow Diagrams - 10am Winter Solstice	A	PCF POWDERCOAT FINISH
SP02.3	Shadow Diagrams - 11am Winter Solstice	A	PF PAINT FINISH
SP02.4	Shadow Diagrams - 12pm Winter Solstice	A	PL PLANTER
SP02.5	Shadow Diagrams - 1pm Winter Solstice	A	PWDR POWDER
SP02.6	Shadow Diagrams - 2pm Winter Solstice	A	R ROBE
SP02.7	Shadow Diagrams - 3pm Winter Solstice	A	RL RELATIVE LEVEL
SP03.1	Solar Access Table - Sheet 01	A	S STORE
SP03.2	Solar Access Table - Sheet 02	A	SCN SCREEN
SP03.3	Sun Eye Diagrams - 9am Winter Solstice	A	SGN SIGNAGE ZONE
SP03.4	Sun Eye Diagrams - 10am Winter Solstice	A	SP STAIR PRESSURISATION
SP03.5	Sun Eye Diagrams - 11am Winter Solstice	A	ST STUDY
SP03.6	Sun Eye Diagrams - 12pm Winter Solstice	A	TCE TERRACE
SP03.7	Sun Eye Diagrams - 1pm Winter Solstice	A	TYP TYPICAL
SP03.8	Sun Eye Diagrams - 2pm Winter Solstice	A	WC TOILET
SP03.9	Sun Eye Diagrams - 3pm Winter Solstice	A	WC_ACC ACCESSIBLE AMENITIES
SP03.50	Sun Eye Diagrams - BG.03	A	WC_F FEMALE AMENITIES
SP03.51	Sun Eye Diagrams - AX.03 (Level 1-4)	A	WC_M MALE AMENITIES
SP03.52	Sun Eye Diagrams - A5.03	A	WS WHEEL STOP
SP03.53	Sun Eye Diagrams - AXX.03 (Level 6 -11)	A	
SP03.54	Sun Eye Diagrams - BXX.04 (Level 6 -14)	A	
SP04	ADG Solar Access Diagrams	A	
SP05	ADG Natural Cross Ventilation Diagrams	A	
SP06	ADG Communal Open Space / Deep Soil	A	
SP07	Height of Building Diagrams	A	
SP08.1	Building Separation Diagrams - Sheet 01	A	
SP08.2	Building Separation Diagrams - Sheet 02	A	
SP08.3	Building Separation Diagrams - Sheet 03	A	
SP09	Storage Schedule	A	

☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.

☐ Do not scale from drawing.

☐ All dimensions to be checked on site before commencement of work.

☐ All discrepancies to be brought to the attention of the author.

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

☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseerras.com.au
w www.moscapseerras.com.au

north point:

amendments

Revision	Description	By	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
Cover Sheet

scale	@ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP00	revision	A

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	

Total Development (Building A + B)		Level	Unit Mix						Compliance					Gross Floor Area		Parking				
			CO	ST	1B	2B	3B	Total	Cross V	Solar	<15 min	Adaptable	Livable	GFA	Co-Living GFA	Resident Standard	Resident Adaptable	Visitor Standard	Visitor Bicycle	Motorbike
341 Apartments 66 Co-Living Rooms		B5	-	-	-	-	-	-	-	-	-	-	-	-	-	45	4	0	0	4
		B4	-	-	-	-	-	-	-	-	-	-	-	-	-	82	9	0	0	5
		B3	-	-	-	-	-	-	-	-	-	-	-	-	-	80	9	0	18	0
		B2	-	-	-	-	-	-	-	-	-	-	-	-	-	81	10	0	0	5
		B1	-	-	-	-	-	-	-	-	-	-	-	-	-	38	10	42	32	8
		GL	-	2	3	1	3	9	6	6	3	1	1	887	-	-	-	-	-	-
		L1	-	1	7	7	3	18	10	12	5	4	1	1,469	-	-	-	-	-	-
		L2	22	0	4	2	2	8	5	6	2	6	1	659	771	-	-	-	-	-
		L3	22	0	4	2	2	8	5	6	2	5	1	659	771	-	-	-	-	-
		L4	22	0	4	2	2	8	5	6	2	5	1	659	771	-	-	-	-	-
		L5	-	0	2	9	1	12	8	7	5	3	0	1,047	173	-	-	-	-	-
		L6	-	2	5	9	1	17	10	12	5	1	4	1,253	-	-	-	-	-	-
		L7	-	2	5	9	1	17	10	12	5	1	4	1,253	-	-	-	-	-	-
		L8	-	2	5	9	1	17	10	12	5	1	4	1,253	-	-	-	-	-	-
		L9	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L10	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L11	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L12	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L13	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L14	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L15	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L16	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L17	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L18	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L19	-	2	5	9	1	17	✓	12	5	1	4	1,253	-	-	-	-	-	-
		L20	-	2	3	5	0	10	✓	7	3	1	2	717	-	-	-	-	-	-
		L21	-	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-
		L22	-	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-
		L23	-	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-
		Roof Plant	-	-	-	-	-	-	-	-	-	-	-	27	-	-	-	-	-	-
	Total		66	39	106	169	27	341	69	239	101	42	69	25,742	2,486	326	42	42	50	22
Mix		-	11.4%	31.1%	49.6%	7.9%		/ 114	/ 341	/ 341	/ 407	/ 341								
								60.5%	70.1%	29.6%	10.3%	20.2%								
								Min/Max	60%	70%	15%	10%	20%							

Building A		Level	Unit Mix					Compliance					Gross Floor Area		Parking				
		Level	ST	1B	2B	3B	Total	Cross V	Solar	<15 min	Adaptable	Livable	GFA	Resident Standard	Resident Adaptable	Visitor Standard	Visitor Bicycle	Motorbike	
142 Apartments	B4	-	-	-	-	-	-	-	-	-	-	-	-	39	4	0	0	4	
	B3	-	-	-	-	-	-	-	-	-	-	-	-	37	4	0	18	5	
	B2	-	-	-	-	-	-	-	-	-	-	-	-	39	3	0	0	0	
	B1	-	-	-	-	-	-	-	-	-	-	-	-	23	4	15	0	0	
	GL	1	3	0	1	5	4	3	2	1	1	408	-	-	-	-	-	-	
	L1	0	4	2	2	8	5	6	2	3	1	659	-	-	-	-	-	-	
	L2	0	4	2	2	8	5	6	2	3	1	659	-	-	-	-	-	-	
	L3	0	4	2	2	8	5	6	2	3	1	659	-	-	-	-	-	-	
	L4	0	4	2	2	8	5	6	2	3	1	659	-	-	-	-	-	-	
	L5	0	2	5	0	7	5	5	2	2	0	565	-	-	-	-	-	-	
	L6	0	2	4	1	7	4	5	2	0	2	561	-	-	-	-	-	-	
	L7	0	2	4	1	7	4	5	2	0	2	561	-	-	-	-	-	-	
	L8	0	2	4	1	7	4	5	2	0	2	561	-	-	-	-	-	-	
	L9	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L10	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L11	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L12	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L13	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L14	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L15	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L16	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L17	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L18	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	L19	0	2	4	1	7	✓	5	2	0	2	561	-	-	-	-	-	-	
	Roof	-	-	-	-	-	-	-	-	-	-	-	25	-	-	-	-	-	-
	Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total			1	49	69	23	142						11,488	138	15	15	18	9	
Mix			0.7%	34.5%	48.6%	16.2%													

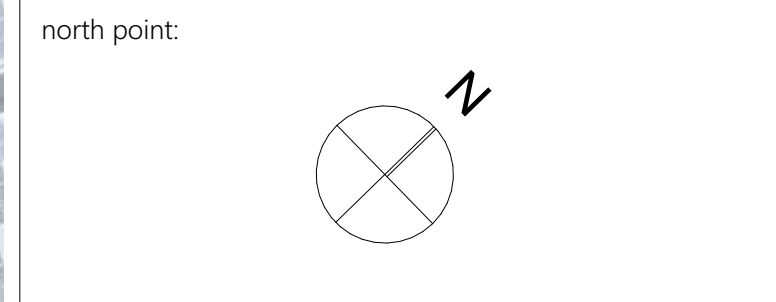
Building B	Level	Units Mix						Compliance					Gross Floor Area		Parking				
		CO	ST	1B	2B	3B	Total	Cross V	Solar	<15 min	Adaptable	Livable	GFA	Co-Living GFA	Resident Standard	Resident Adaptable	Visitor Standard	Visitor Bicycle	Motorbike
199																			
Apartments	B5	-	-	-	-	-	-	-	-	-	-	-	-	-	45	4	0	0	0
66	B4	-	-	-	-	-	-	-	-	-	-	-	-	-	43	5	0	0	0
Co-Living Rooms	B3	-	-	-	-	-	-	-	-	-	-	-	-	-	43	5	0	0	0
	B2	-	-	-	-	-	-	-	-	-	-	-	-	-	42	7	0	0	5
	B1	-	-	-	-	-	-	-	-	-	-	-	-	-	15	6	27	32	8
	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	-	-	-	-	-	-
	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	✓	7	3	1	2	692	-	-	-	-	-	-	-
	L10	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-
	L11	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-
	L12	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-
	L13	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-
	L14	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-
	L15	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-
	L16	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-
L17	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-	
L18	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-	
L19	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-	
L20	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-	
L21	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-	
L22	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-	
L23	2	3	5	0	10	✓	7	3	1	2	692	-	-	-	-	-	-	-	
Roof Plant	-	-	-	-	-	-	-	-	-	-	-	-	27	-	-	-	-	-	-
Total		66	38	57	100	4	199						14,254	2,486	188	27	27	32	13
Mix		-	19.1%	28.6%	50.3%	2.0%													



☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.

☐ Do not scale from drawing.
☐ All dimensions to be checked on site before commencement of work.
☐ All discrepancies to be brought to the attention of the author.
☐ Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapreras.com.au
w www.moscapreras.com.au



amendments			
Revision	Description	By	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
Locality Plan

scale	1:750 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP02	revision	A

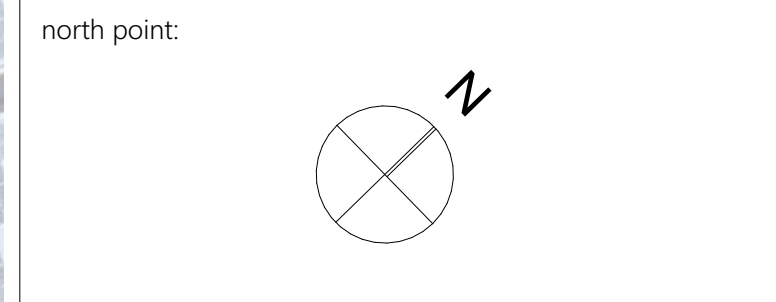


☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.

☐ Do not scale from drawing.
☐ All dimensions to be checked on site before commencement of work.
☐ All discrepancies to be brought to the attention of the author.
☐ Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapsserras.com.au
w www.moscapsserras.com.au



amendments			
Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23

key plan:

notes:

Lateral™

mpa.

mosca pserras architects

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



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 vehicular access along Powerhouse Road.

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.

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.

☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.

☐ Do not scale from drawing.

☐ All dimensions to be checked on site before commencement of work.

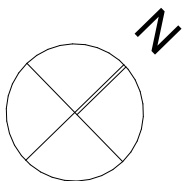
☐ All discrepancies to be brought to the attention of the author.

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

☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseerras.com.au
w www.moscapseerras.com.au

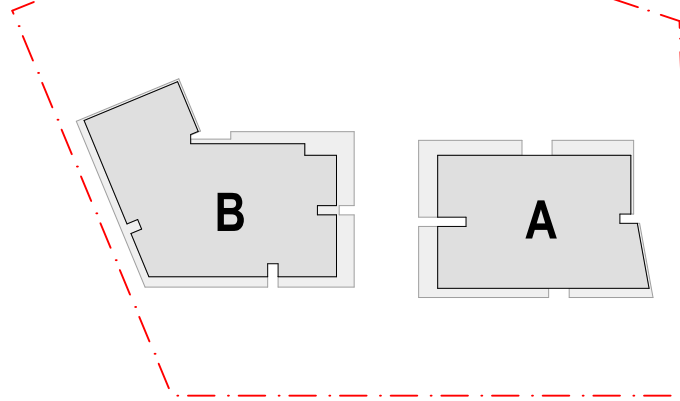
north point:



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23

key plan:




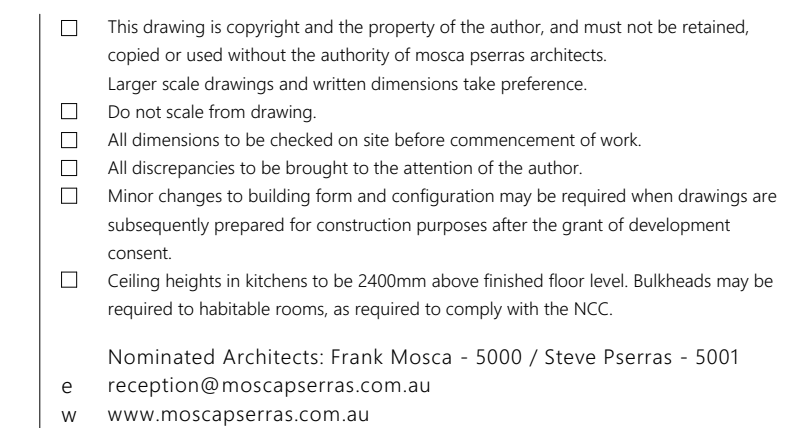
notes:

Lateral™




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
job no.	21023	drawing no.	AP04	revision	A

[illegible]

RAD 18.29
ARC 12.87
CH 311°24'05" 12.61

SHEPHERD
STREET

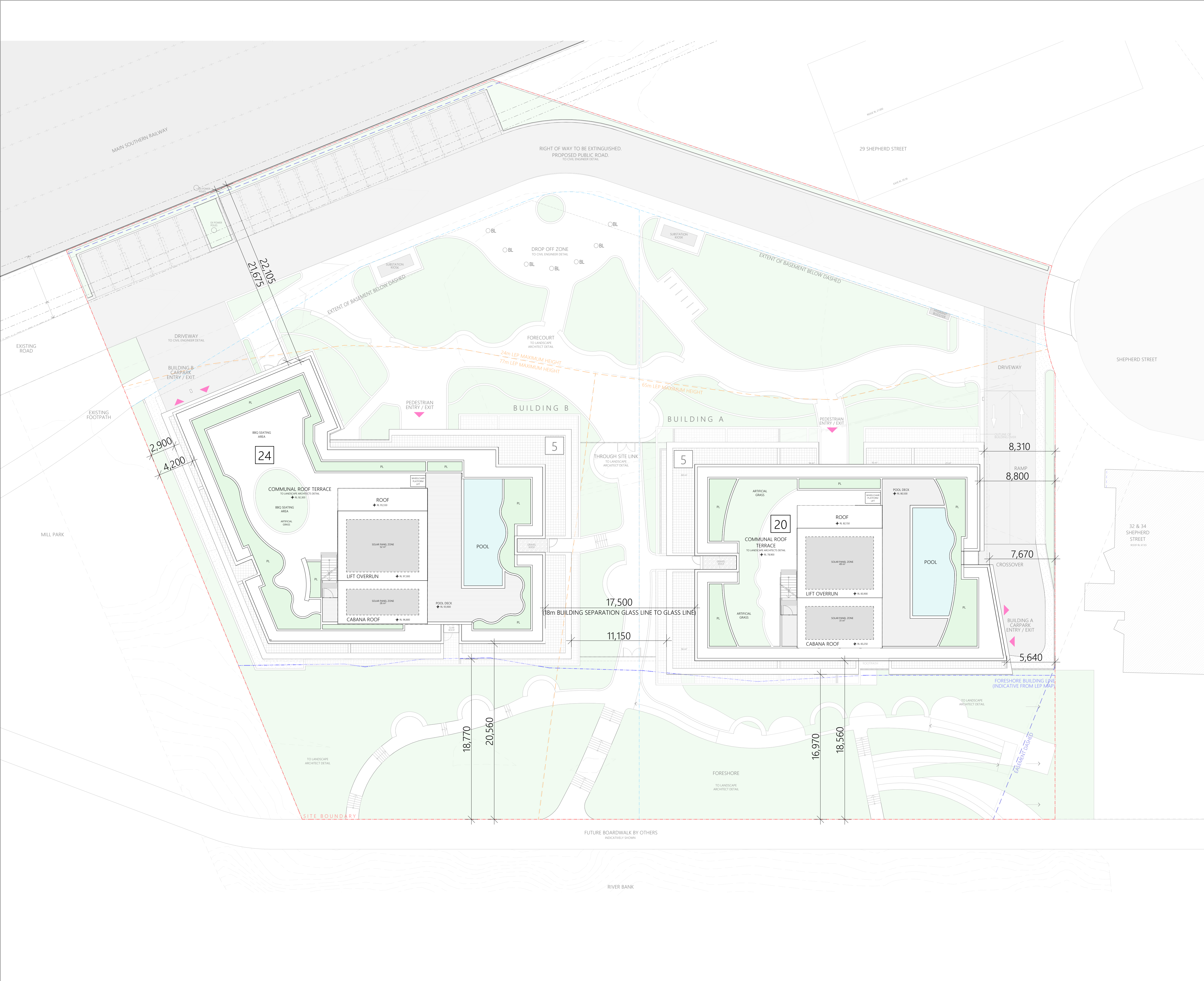
 = All structures and services above and below ground to be demolished. Trees to be removed.

Lateral™



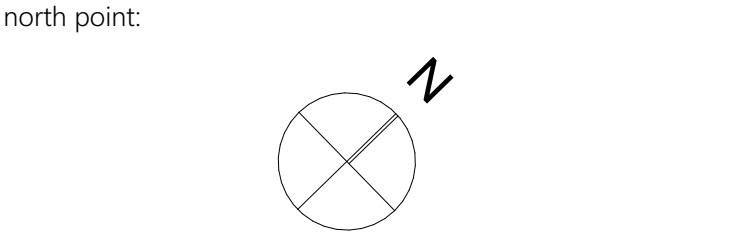
project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Demolition Plan

scale	1:200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP05	revision	A

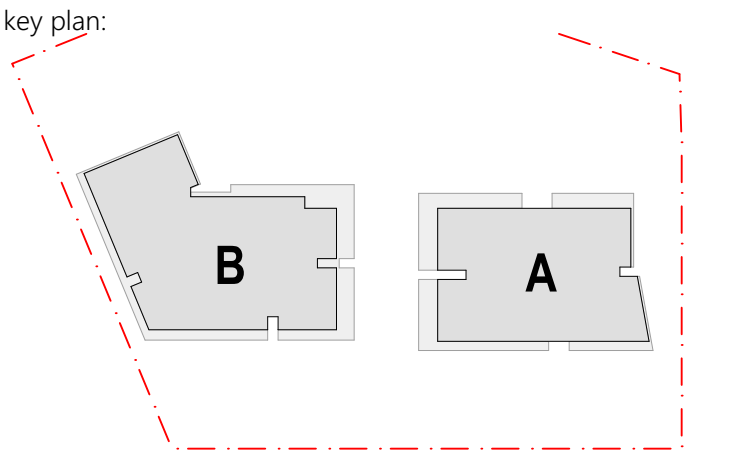


This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.
Do not scale from drawing.
All dimensions to be checked on site before commencement of work.
All discrepancies to be brought to the attention of the author.
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseerras.com.au
w www.moscapseerras.com.au



amendments			
Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23

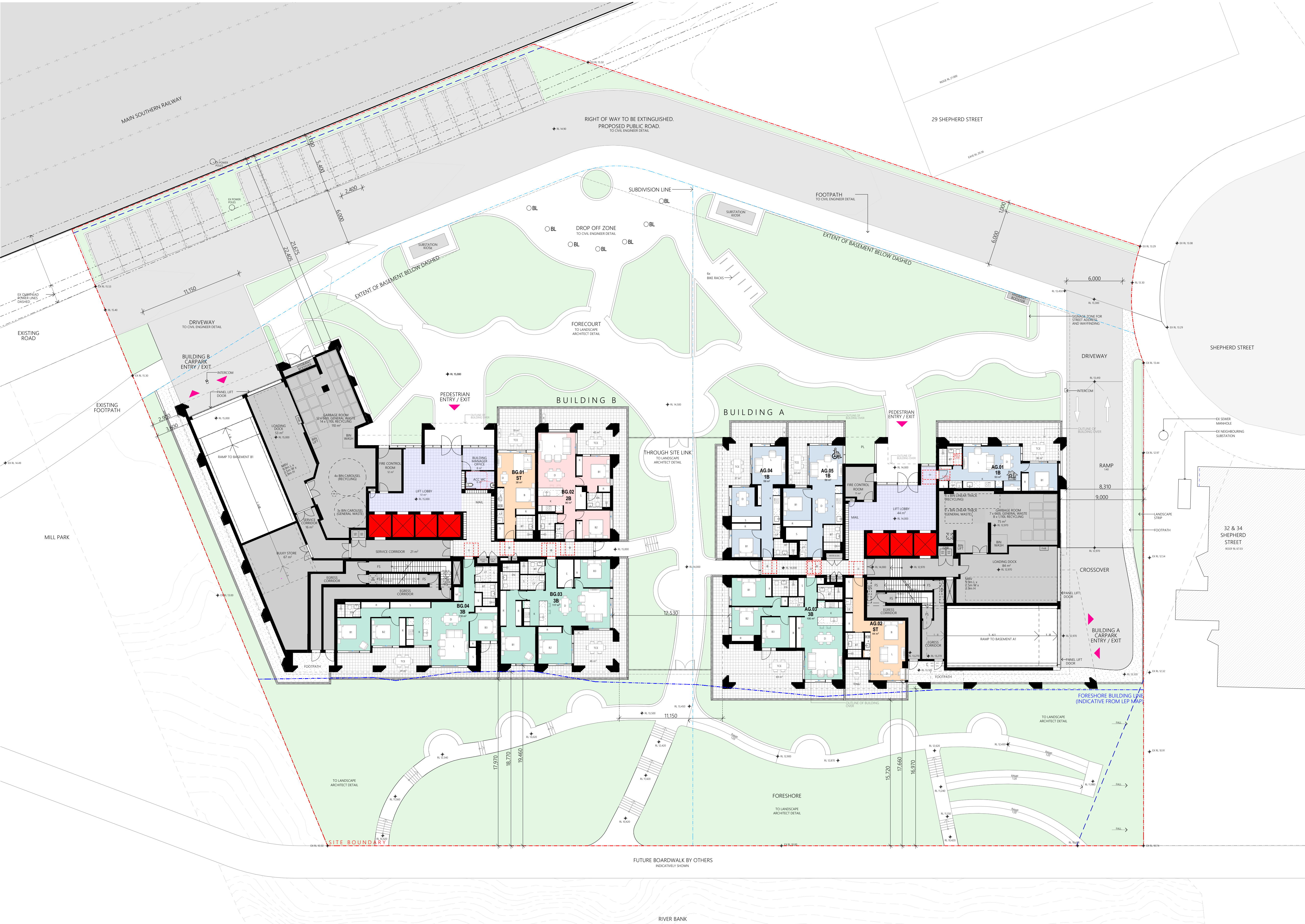


notes:
legend:
5 = Overall storey height



project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Site Plan

scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP06	revision	A



☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.

☐ Do not scale from drawing.

☐ All dimensions to be checked on site before commencement of work.

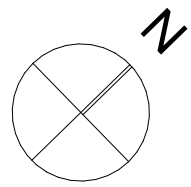
☐ All discrepancies to be brought to the attention of the author.

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

☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapsserras.com.au
w www.moscapsserras.com.au

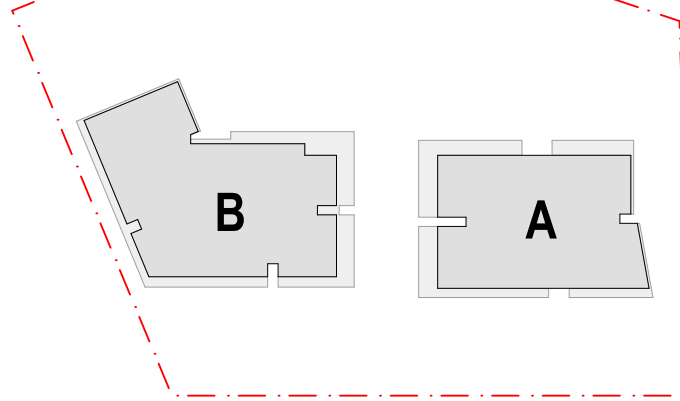
north point:



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23

key plan:

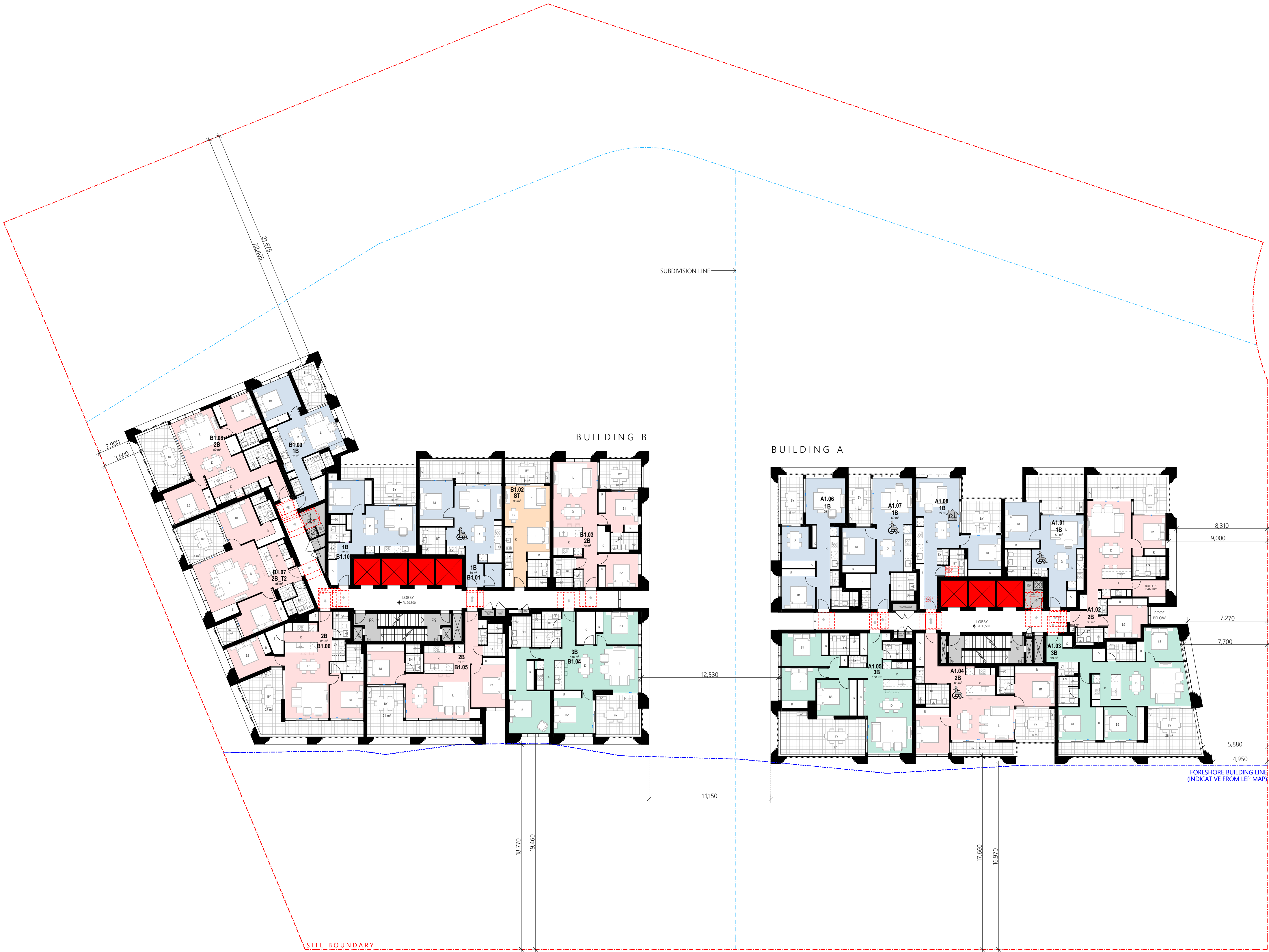


notes:



project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Ground Floor Plan

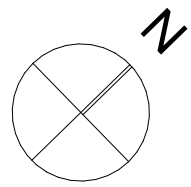
scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP07	revision	A



☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.
☐ Do not scale from drawing.
☐ All dimensions to be checked on site before commencement of work.
☐ All discrepancies to be brought to the attention of the author.
☐ Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscaperserras.com.au
w www.moscaperserras.com.au

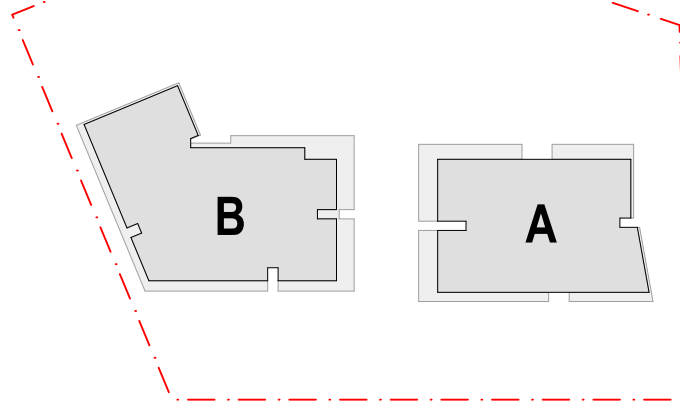
north point:



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23

key plan:

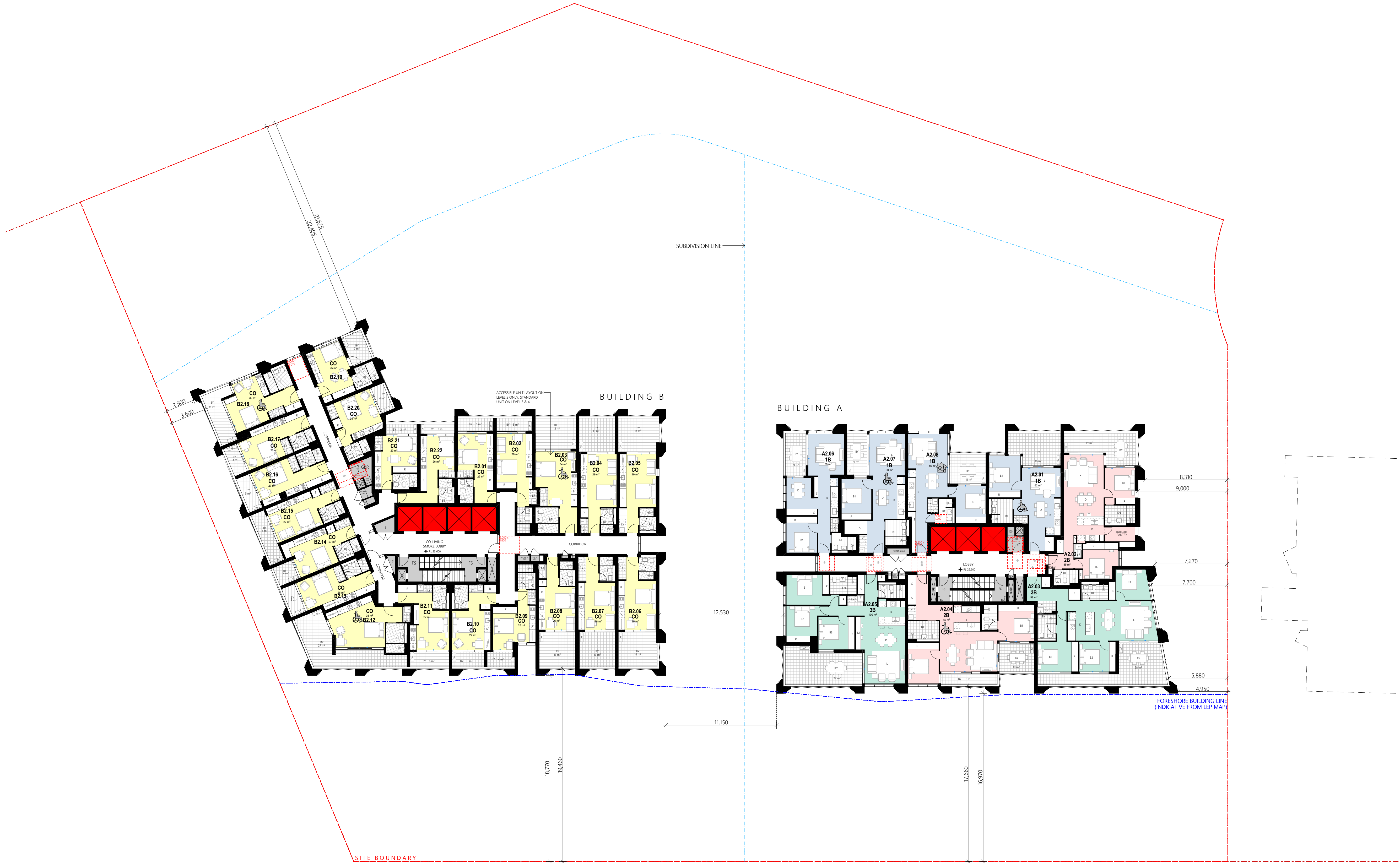


notes:



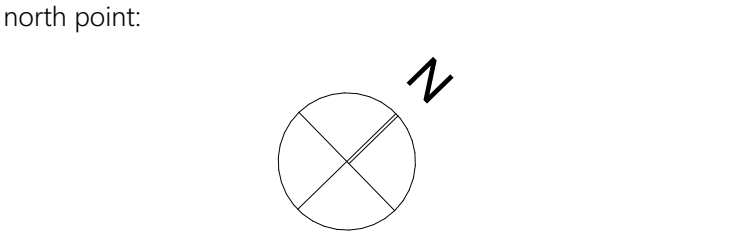
project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Level 1 Floor Plan

scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP08	revision	A

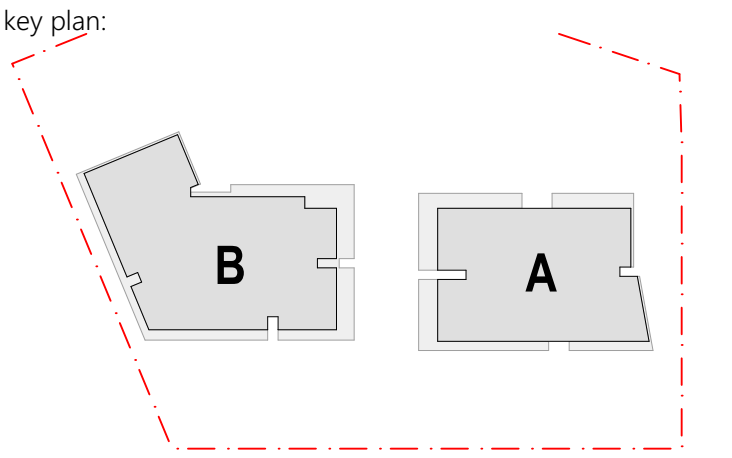


☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.
☐ Do not scale from drawing.
☐ All dimensions to be checked on site before commencement of work.
☐ All discrepancies to be brought to the attention of the author.
☐ Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseras.com.au
w www.moscapseras.com.au



amendments			
Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23



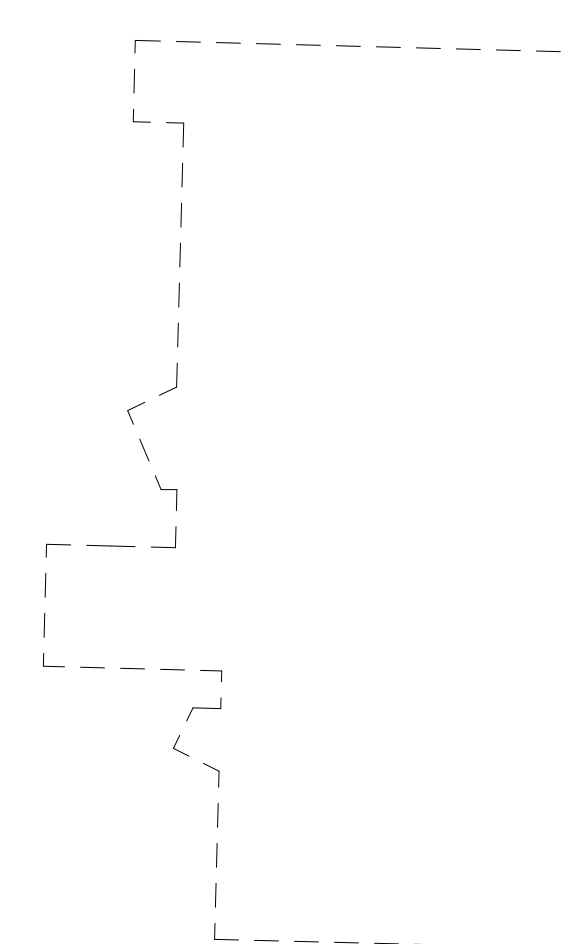
notes:

Co-living areas shown on plan are inclusive of the entire unit. When bathrooms, kitchens and laundries are excluded, the internal area does not exceed 25m².




project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Levels 2-4 Typical Floor Plan


scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP09	revision	A



- Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseras.com.au
w www.moscapseras.com.au



key plan:

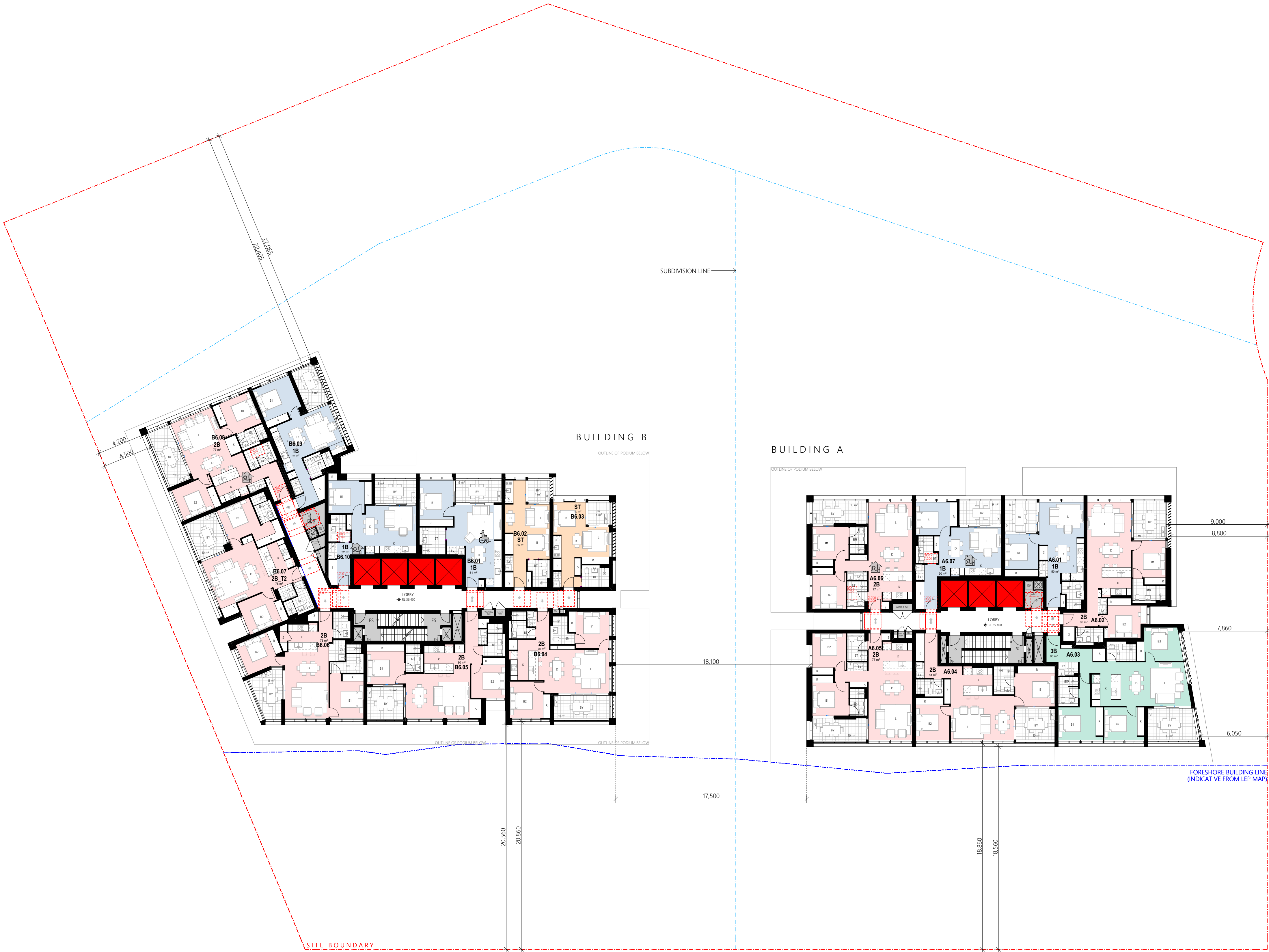


Lateral™



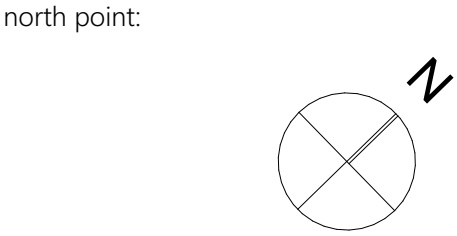
mosca pserras architects

scale	1:200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP10	revision	A



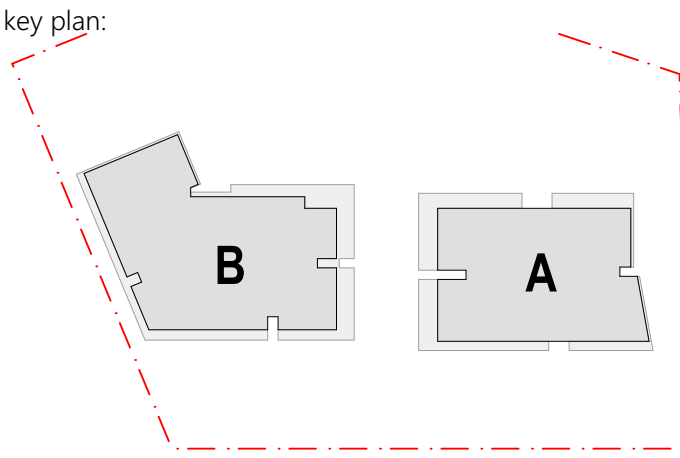
☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.
☐ Do not scale from drawing.
☐ All dimensions to be checked on site before commencement of work.
☐ All discrepancies to be brought to the attention of the author.
☐ Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseras.com.au
w www.moscapseras.com.au



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23

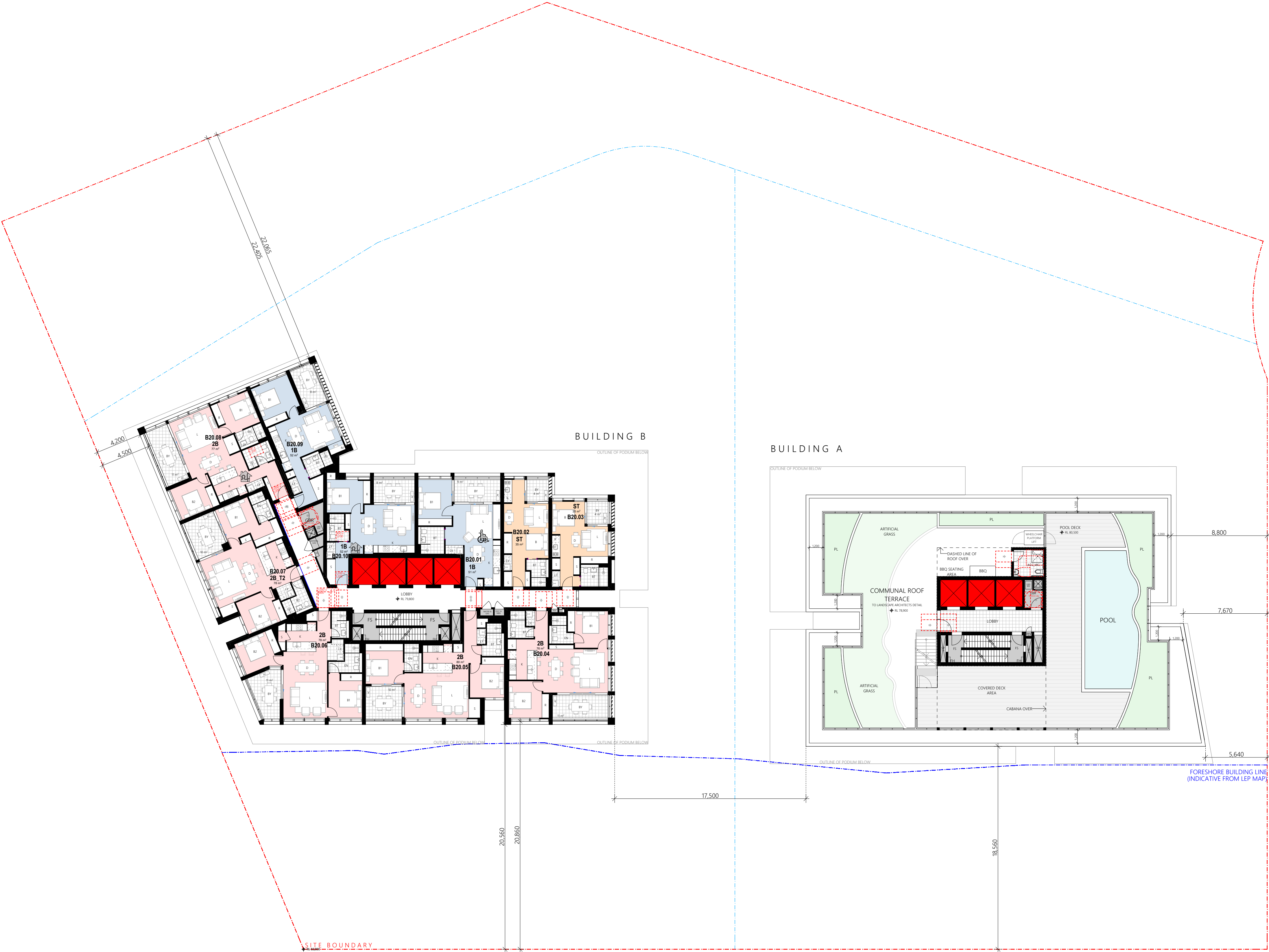


notes:



project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Levels 6-19 Typical Floor Plan

scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP11	revision	A



☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.

☐ Do not scale from drawing.

☐ All dimensions to be checked on site before commencement of work.

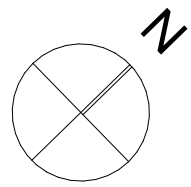
☐ All discrepancies to be brought to the attention of the author.

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

☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseerras.com.au
w www.moscapseerras.com.au

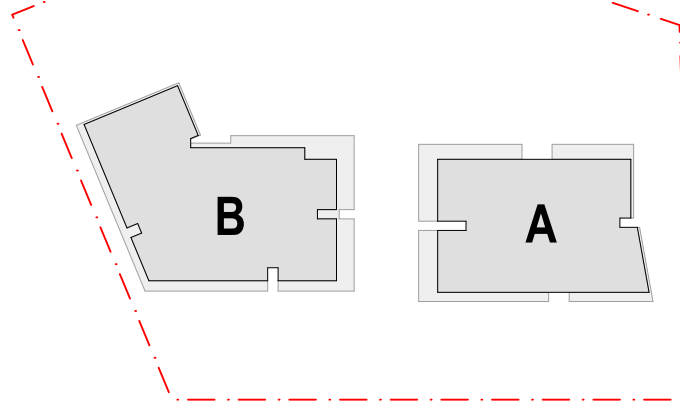
north point:



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23

key plan:

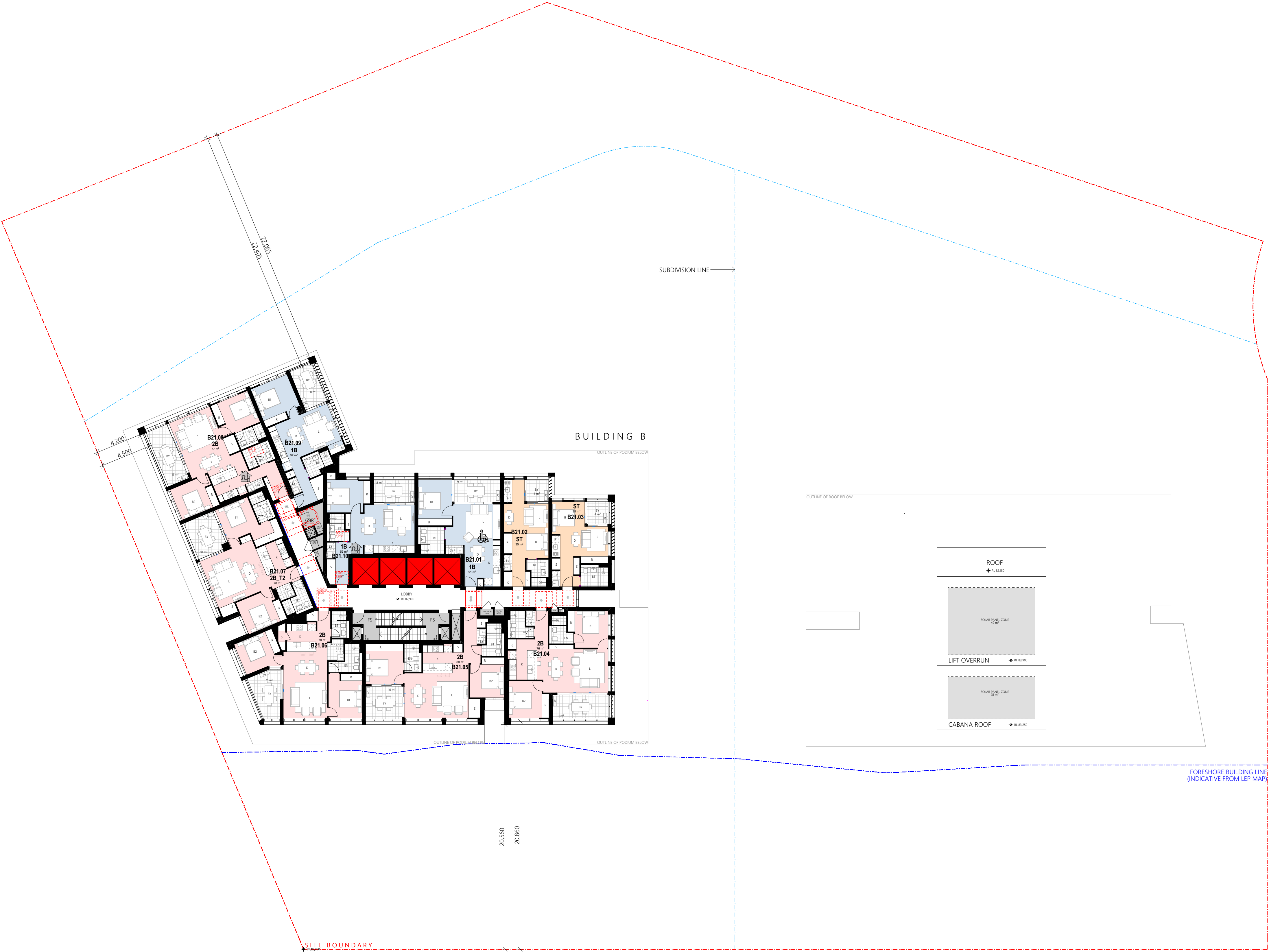


notes:



project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Level 20 / Roof Terrace

scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP12	revision	A



☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.

☐ Do not scale from drawing.

☐ All dimensions to be checked on site before commencement of work.

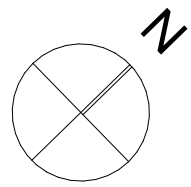
☐ All discrepancies to be brought to the attention of the author.

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

☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscaperserras.com.au
w www.moscaperserras.com.au

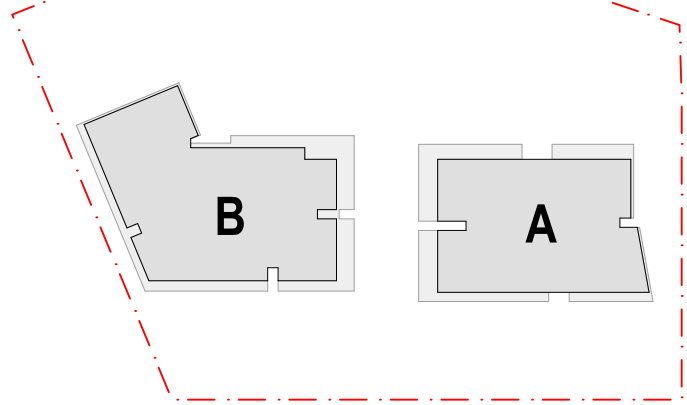
north point:



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23

key plan:

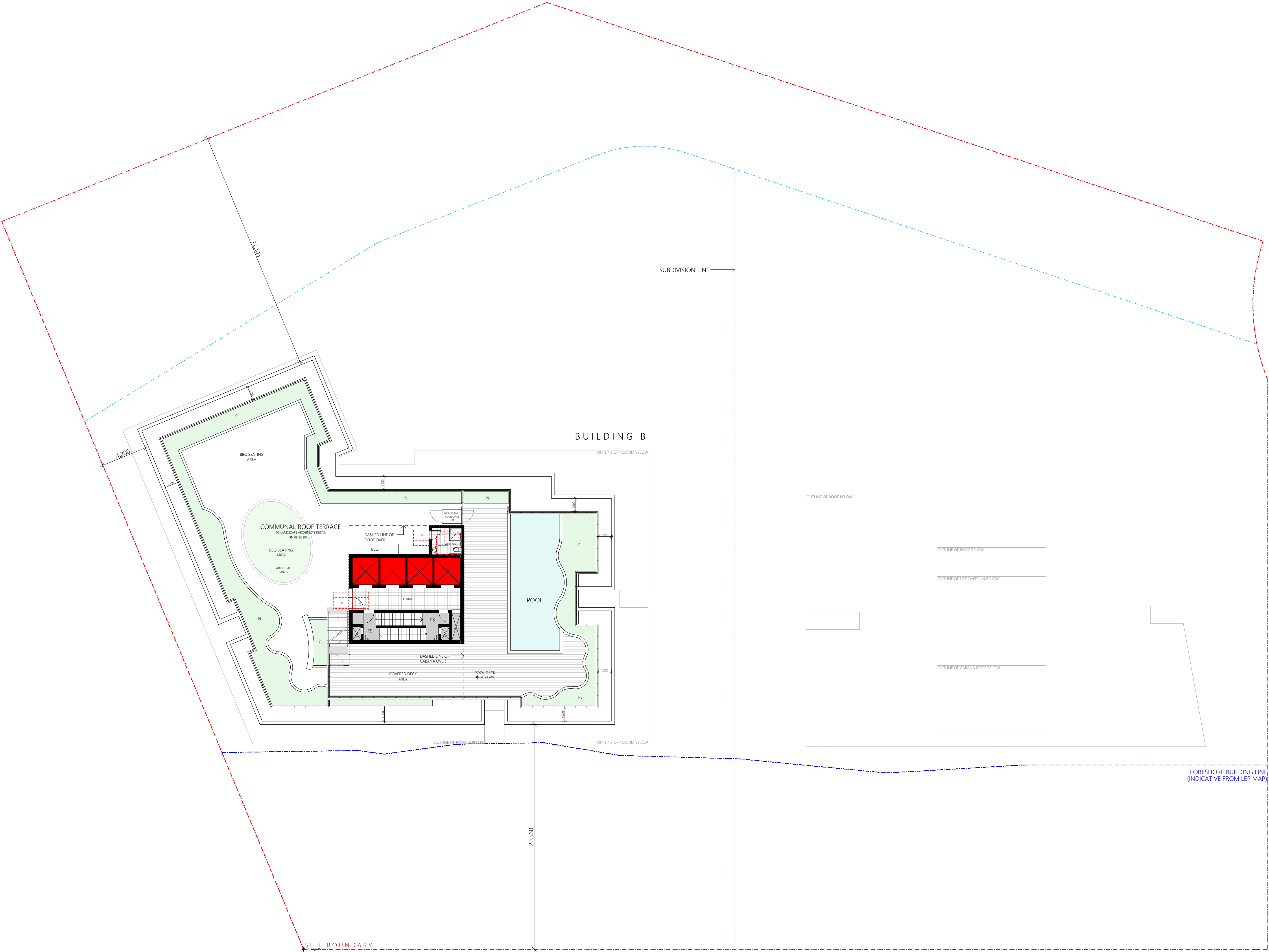


notes:



project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Levels 21-23 Typical Floor Plan

scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP13	revision	A



☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.

☐ Do not scale from drawing.

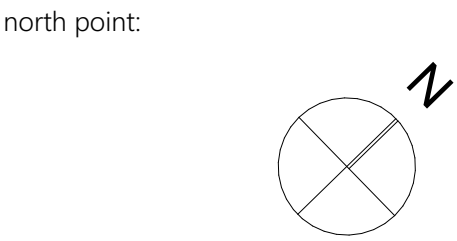
☐ All dimensions to be checked on site before commencement of work.

☐ All discrepancies to be brought to the attention of the author.

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

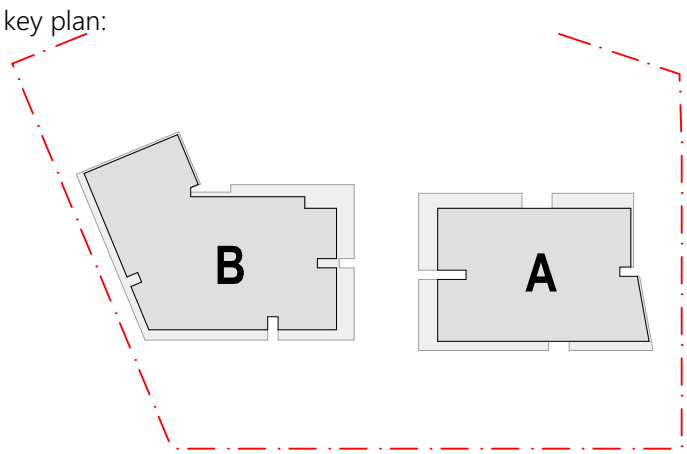
☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseras.com.au
w www.moscapseras.com.au



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23



notes:



project

Shepherd Street

location

31 - 33 Shepherd Street, LIVERPOOL

client

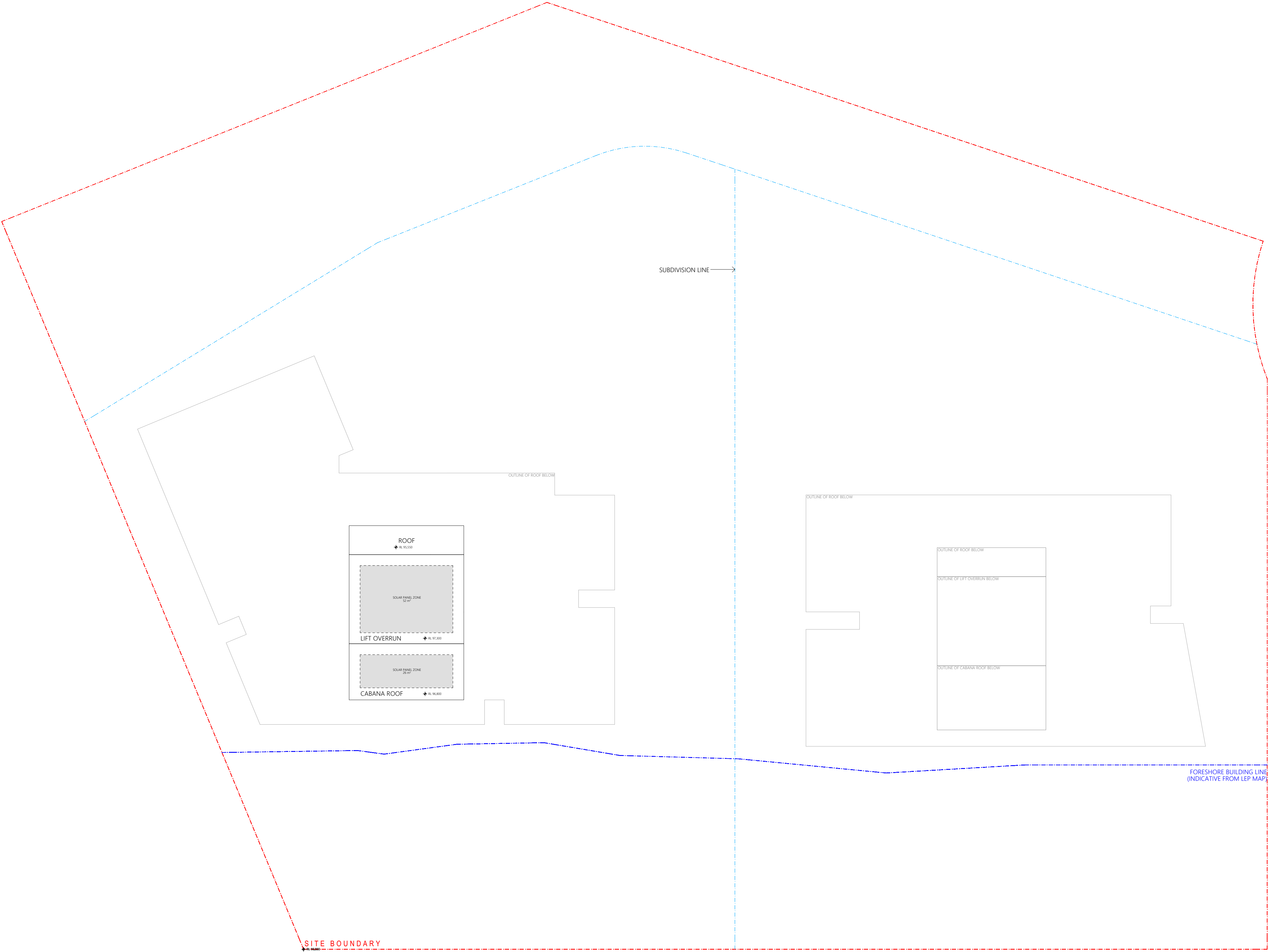
Lateral Estate

drawing title

Architectural Plans

Roof Terrace

scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP14	revision	A



☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.

☐ Do not scale from drawing.

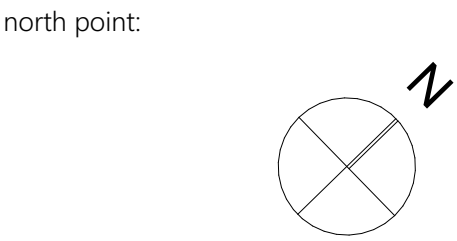
☐ All dimensions to be checked on site before commencement of work.

☐ All discrepancies to be brought to the attention of the author.

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

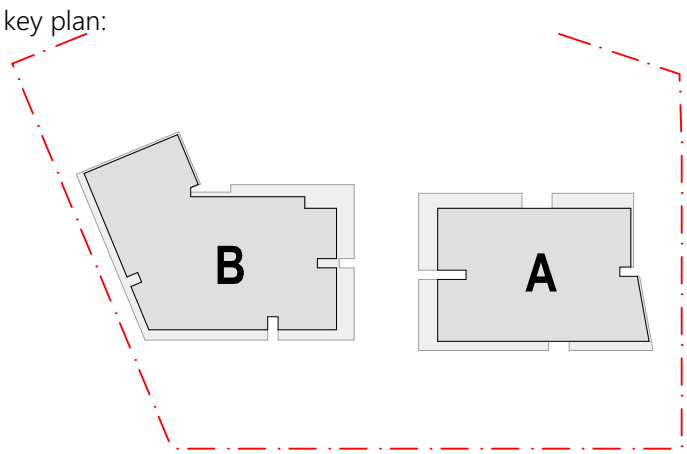
☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseras.com.au
w www.moscapseras.com.au



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23



notes:

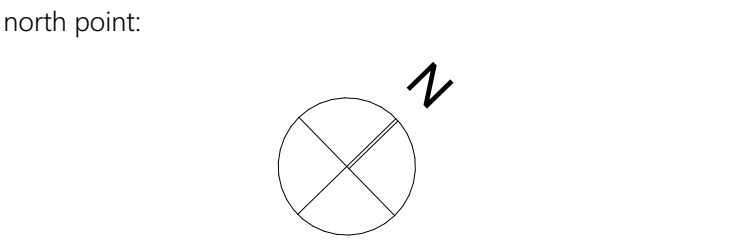


project	Shepherd Street
location	31 - 33 Shepherd Street, LIVERPOOL
client	Lateral Estate
drawing title	Architectural Plans
Roof	
scale	1200 @ A1
project architect	FM
drawn	DB / EP
job no.	21023
drawing no.	AP15
revision	A



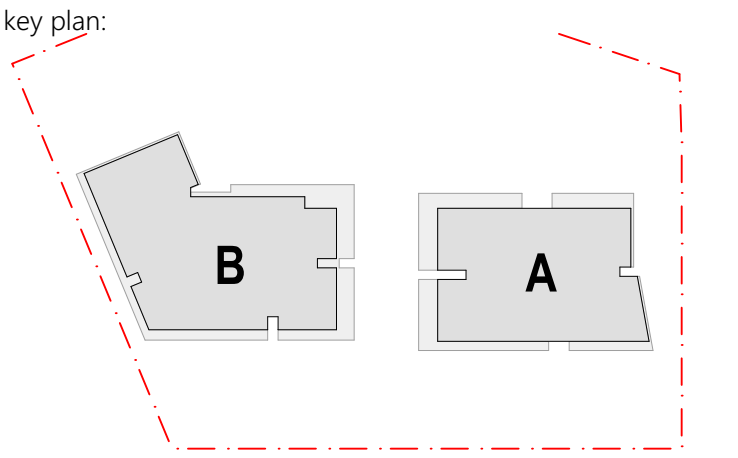
1 Basement 1
1:200

This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.
Do not scale from drawing.
All dimensions to be checked on site before commencement of work.
All discrepancies to be brought to the attention of the author.
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.
Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscaperserras.com.au
w www.moscaperserras.com.au



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23



notes:

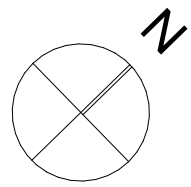


project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Basement 1 Floor Plan
scale 1:200 @ A1 project architect FM drawn DB / EP
job no. 21023 drawing no. AP16 revision A



This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.
Do not scale from drawing.
All dimensions to be checked on site before commencement of work.
All discrepancies to be brought to the attention of the author.
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.
Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscaperserras.com.au
w www.moscaperserras.com.au

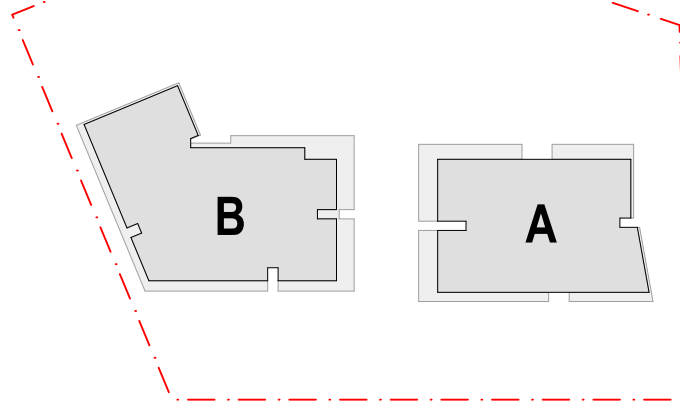
north point:



amendments

Revision	Description	By	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
Basement 2 Floor Plan

scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP17	revision	A

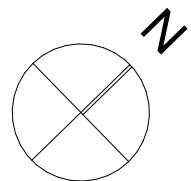


1 Basement 3
1:200

☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.
☐ Do not scale from drawing.
☐ All dimensions to be checked on site before commencement of work.
☐ All discrepancies to be brought to the attention of the author.
☐ Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.

Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscaperserras.com.au
w www.moscaperserras.com.au

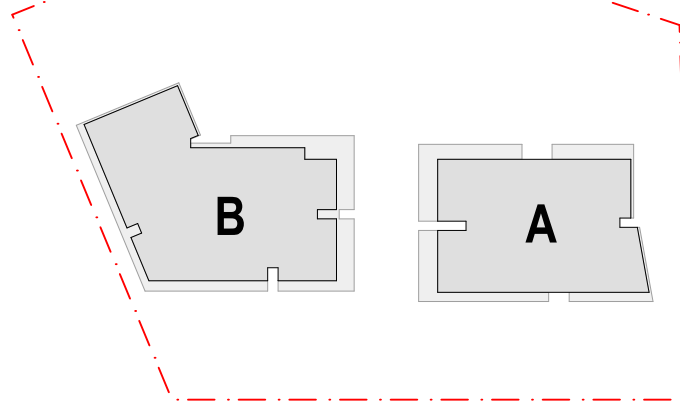
north point:



amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23

key plan:



notes:

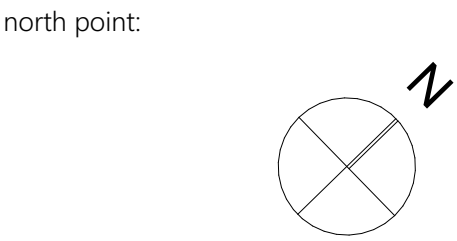


project
Shepherd Street
location
31 - 33 Shepherd Street, LIVERPOOL
client
Lateral Estate
drawing title
Architectural Plans
Basement 3 Floor Plan

scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP18	revision	A

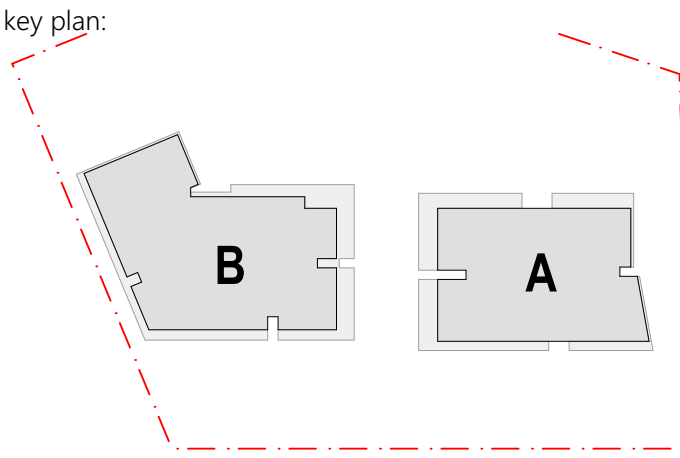


This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.
Do not scale from drawing.
All dimensions to be checked on site before commencement of work.
All discrepancies to be brought to the attention of the author.
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.
Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscapseras.com.au
w www.moscapseras.com.au

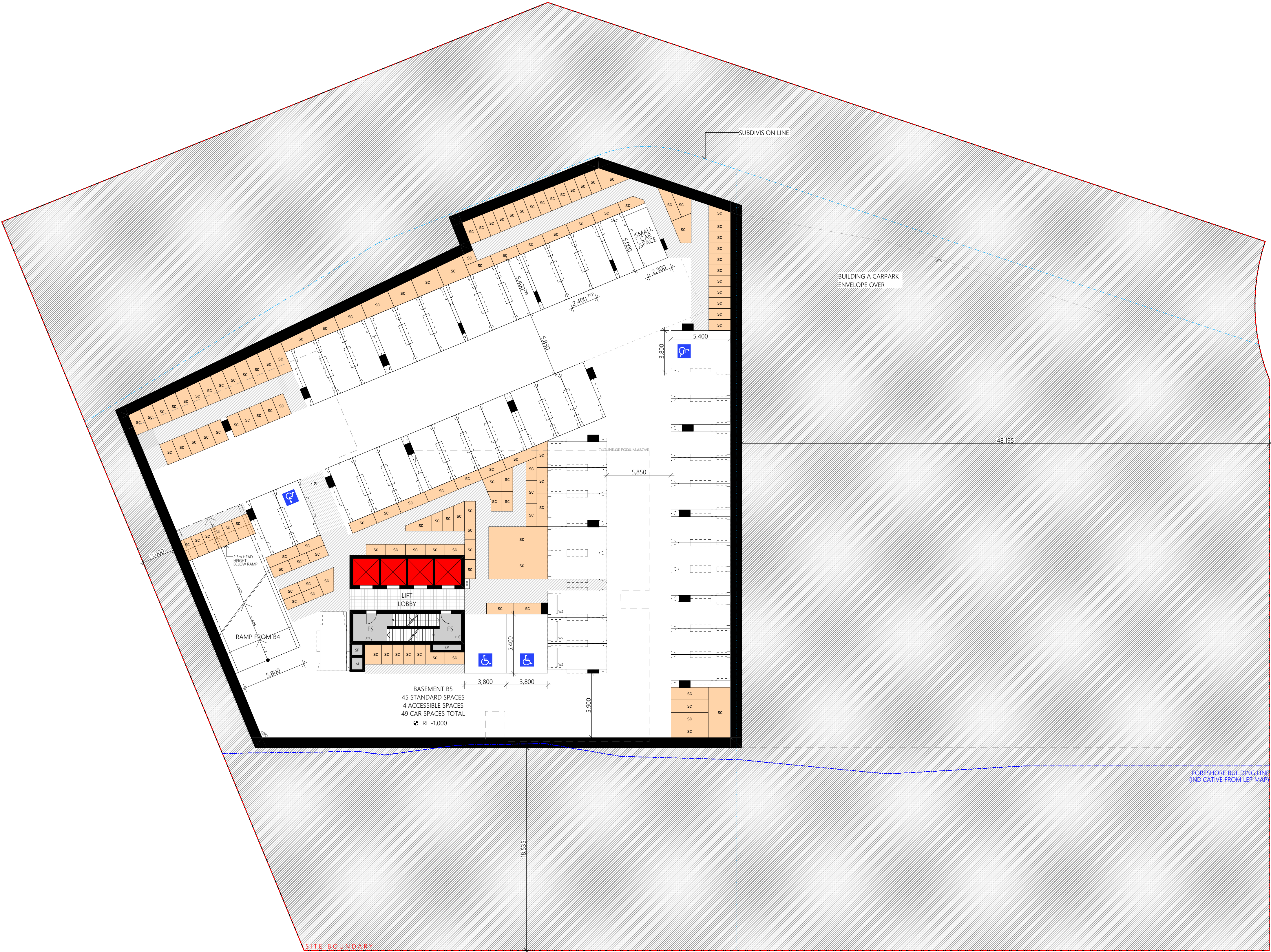


amendments

Revision	Description	By	Date
A	Development Application Submission	DB	5.6.23



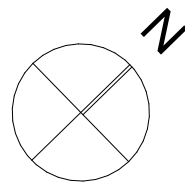
notes:



1 Basement 5
1:200

☐ This drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
Larger scale drawings and written dimensions take preference.
☐ Do not scale from drawing.
☐ All dimensions to be checked on site before commencement of work.
☐ All discrepancies to be brought to the attention of the author.
☐ Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
☐ Ceiling heights in kitchens to be 2400mm above finished floor level. Bulkheads may be required to habitable rooms, as required to comply with the NCC.
Nominated Architects: Frank Mosca - 5000 / Steve Pserras - 5001
e reception@moscaperserras.com.au
w www.moscaperserras.com.au

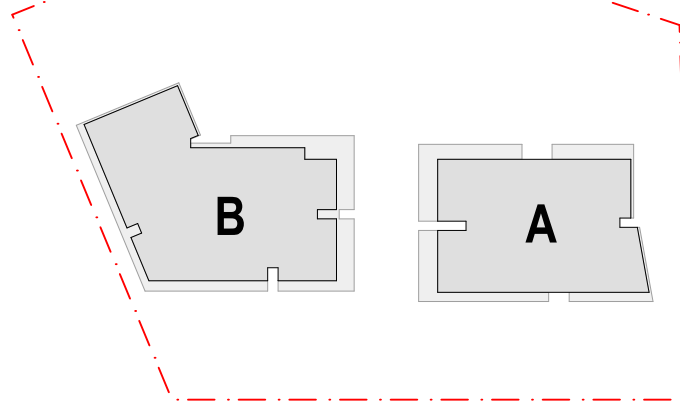
north point:



amendments

Revision	Description	By	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
Basement 5 Floor Plan

scale	1200 @ A1	project architect	FM	drawn	DB / EP
job no.	21023	drawing no.	AP20	revision	A