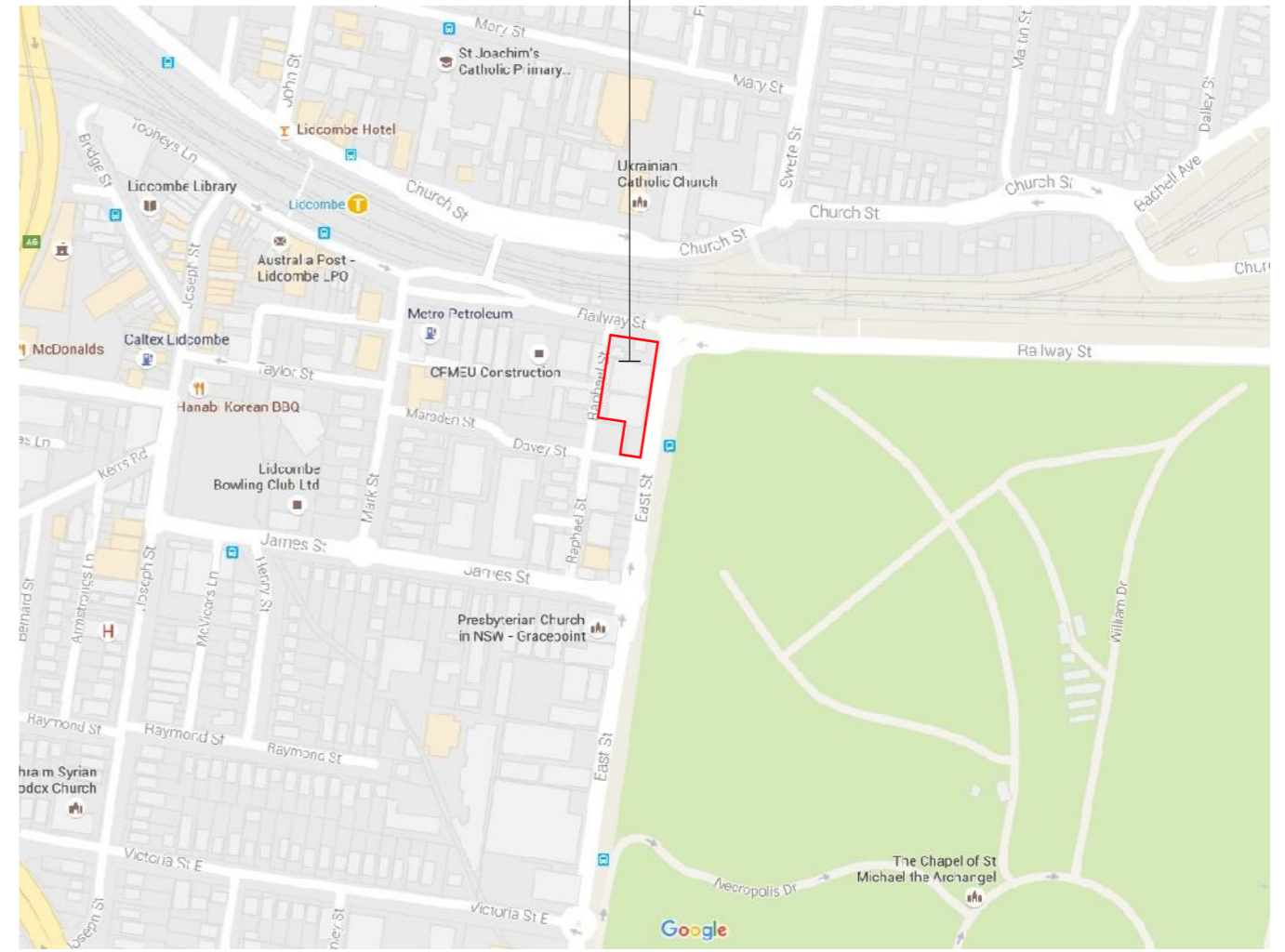


SUBJECT PROPERTY: 2 RAILWAY ST & 3-7 EAST ST



SUBJECT PROPERTY: 2 RAILWAY ST & 3-7 EAST ST



2 RAILWAY ST & 3-7 EAST ST



CORNER OF EAST & RAILWAY ST & LIDCOMBE STATION



SUBJECT PROPERTY FROM RAPHAEL ST



SUBJECT PROPERTY FROM EAST ST



SITE ANALYSIS

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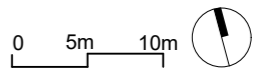
LIDCOMBE

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JULY 2016

JOB NO. 2_16_10

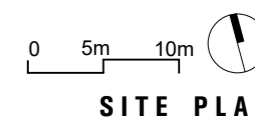
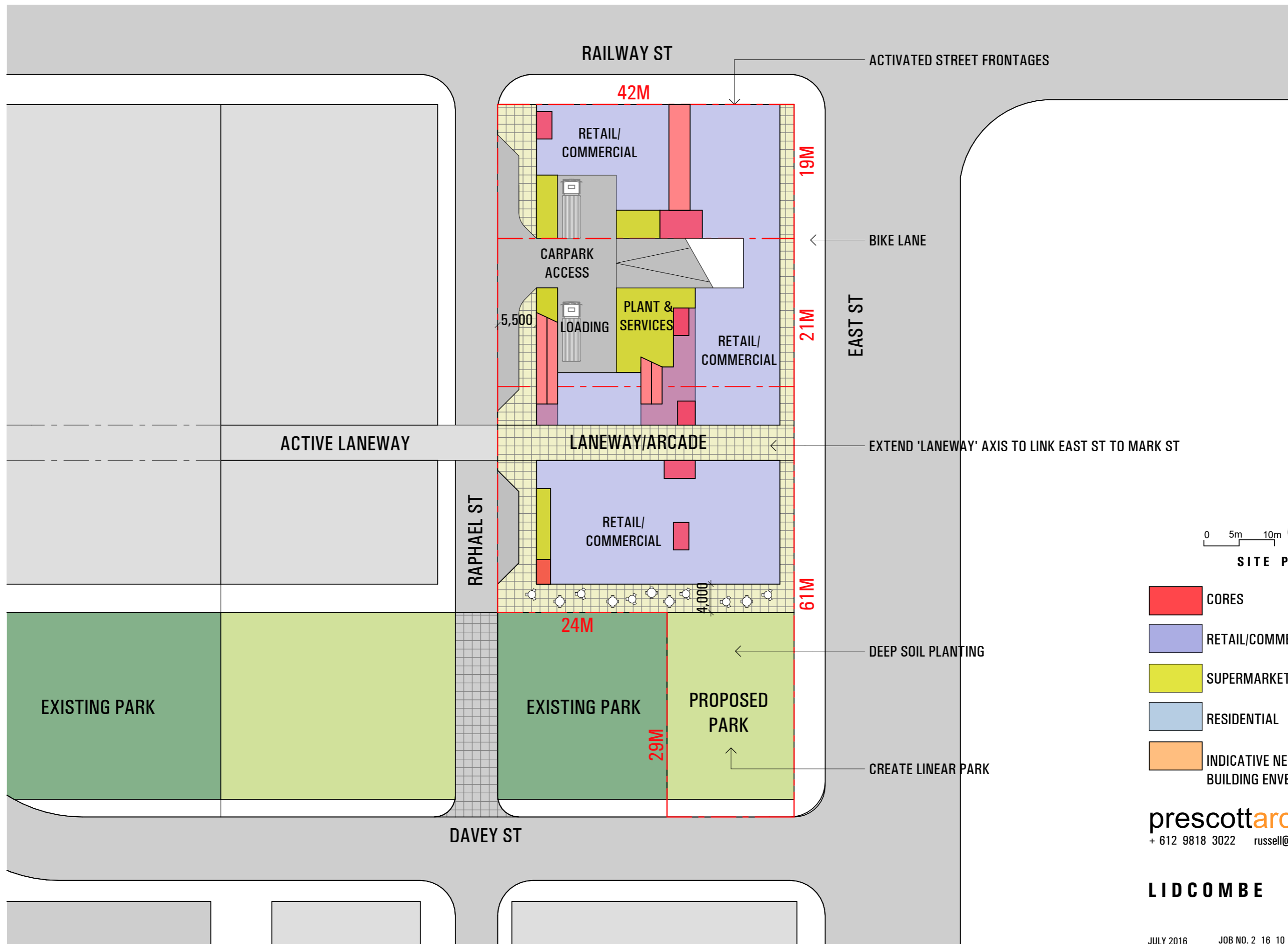
SCALE 1:500 @ A3



EXISTING SITE PLAN

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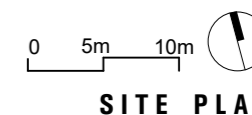
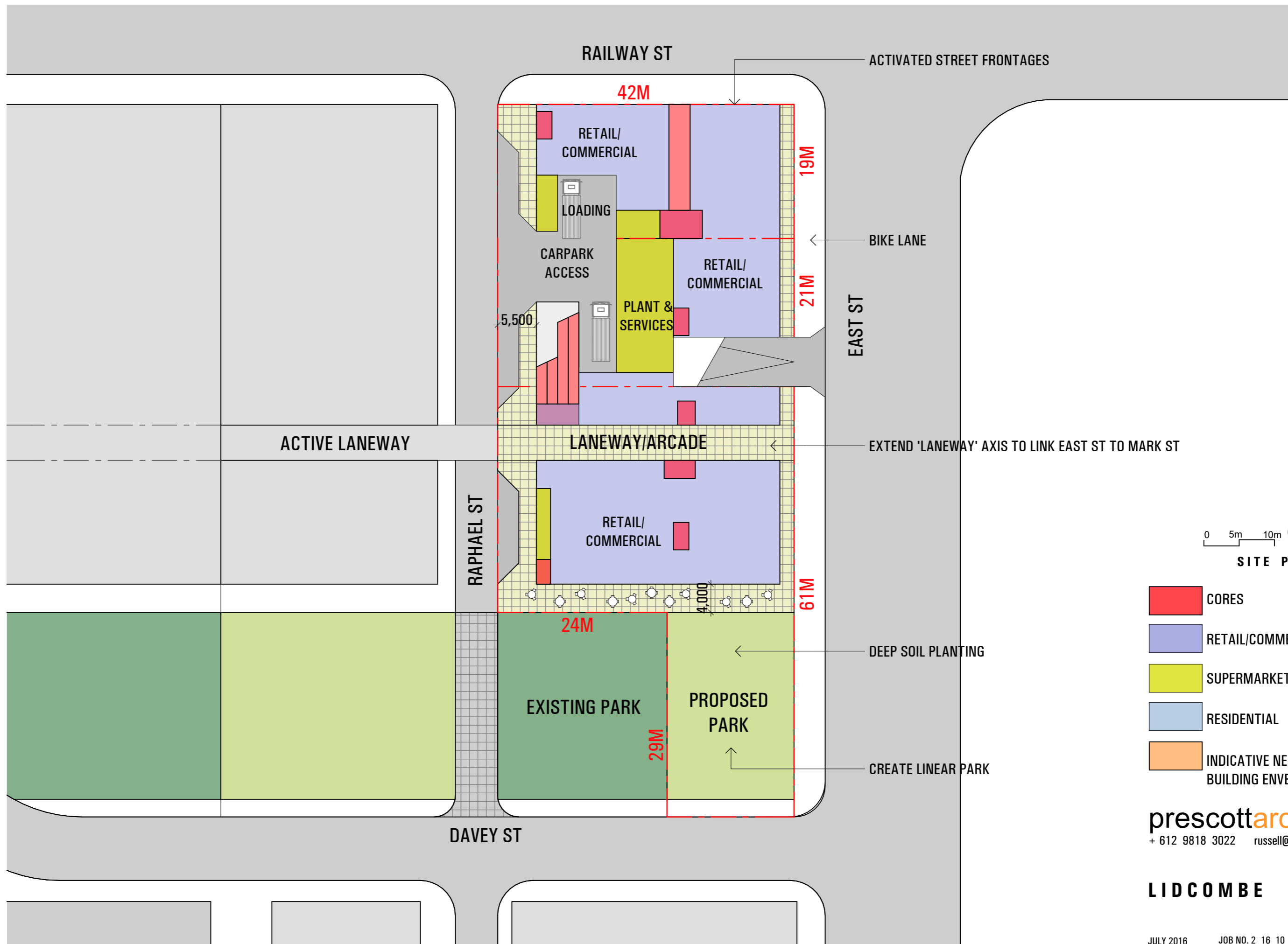
LIDCOMBE 01



- CORES
- RETAIL/COMMERCIAL
- SUPERMARKET & PLANT
- RESIDENTIAL
- INDICATIVE NEIGHBOURING BUILDING ENVELOPES

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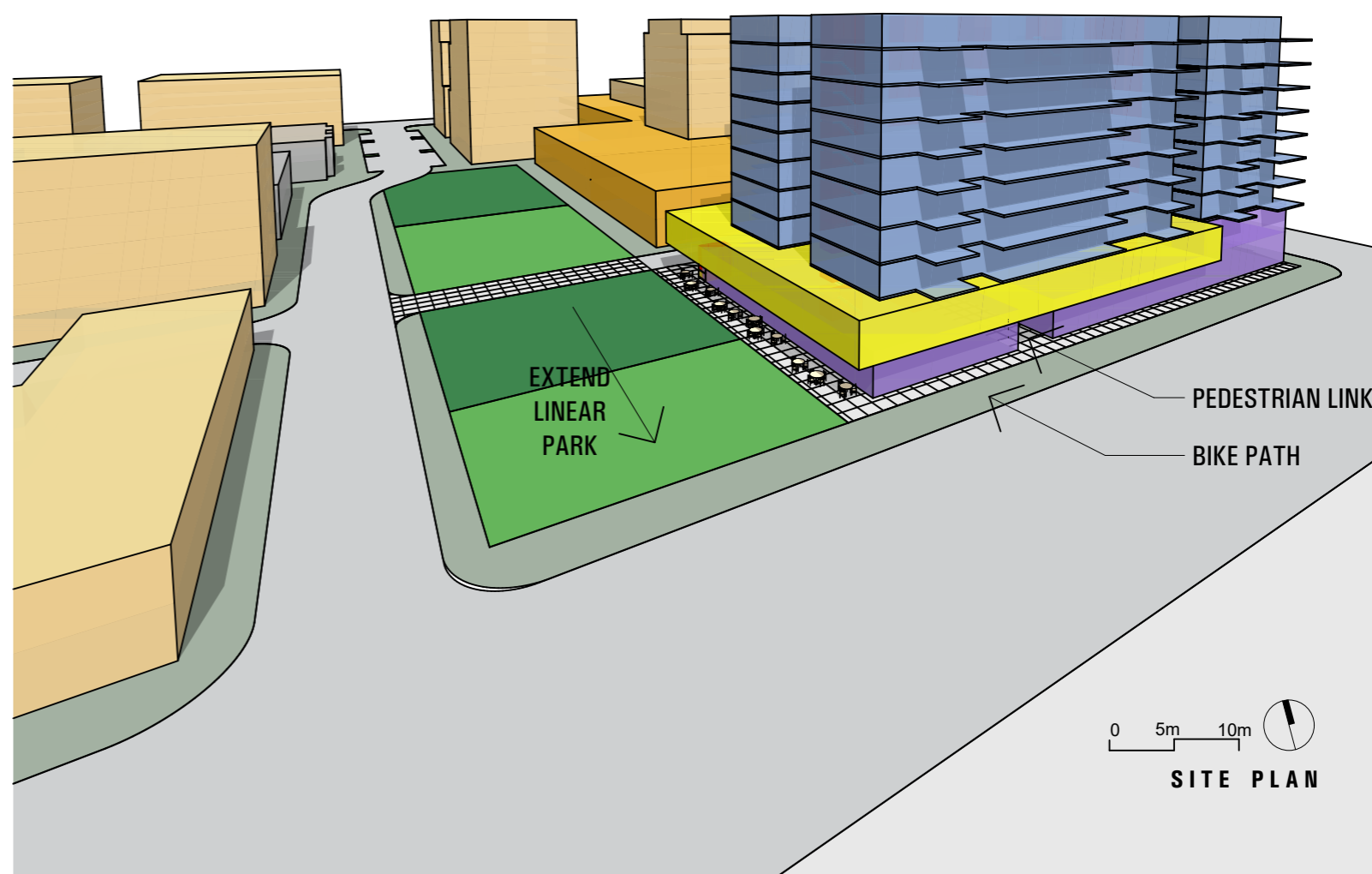
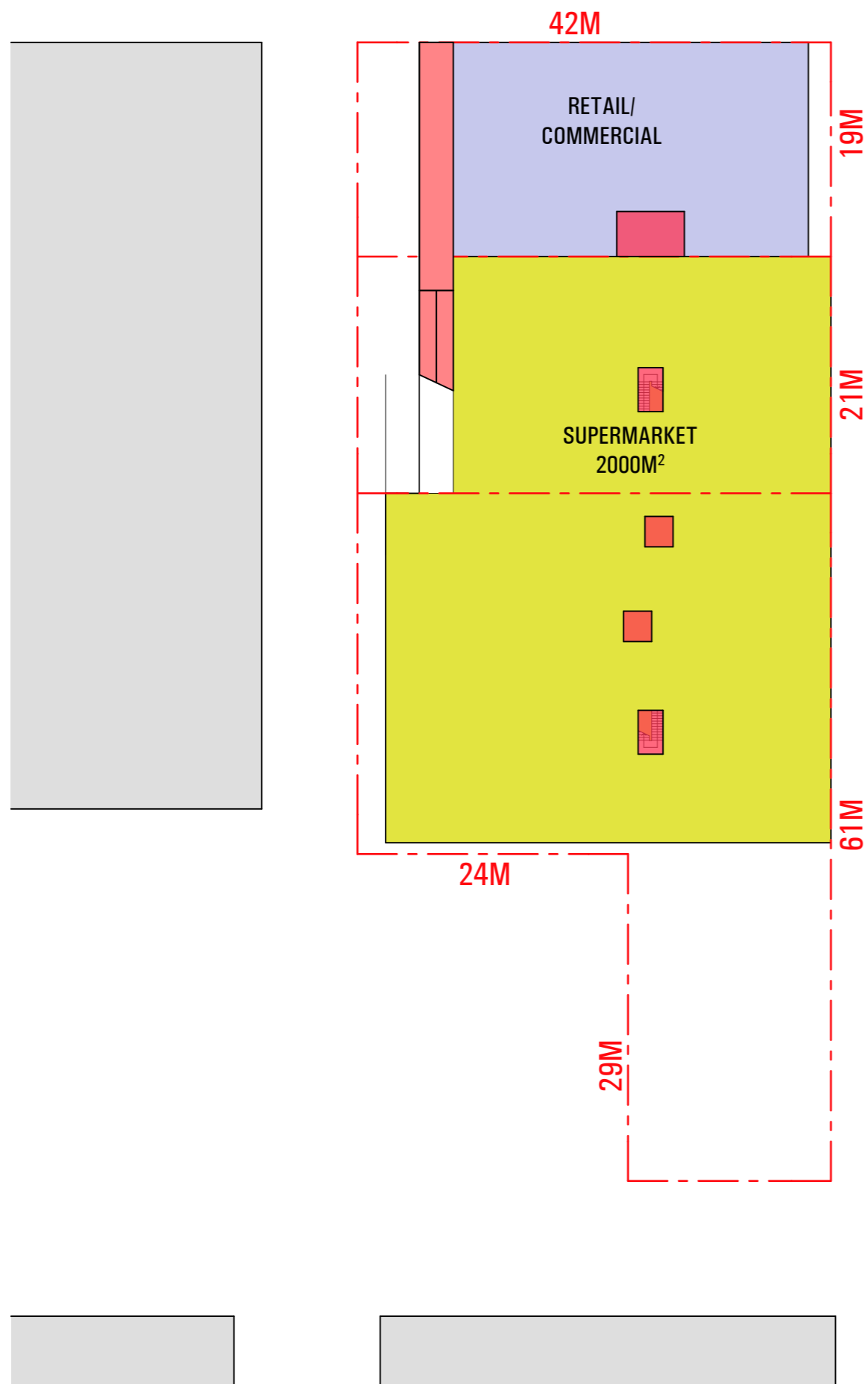
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- CORES
- RETAIL/COMMERCIAL
- SUPERMARKET & PLANT
- RESIDENTIAL
- INDICATIVE NEIGHBOURING BUILDING ENVELOPES

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LIDCOMBE 2.1

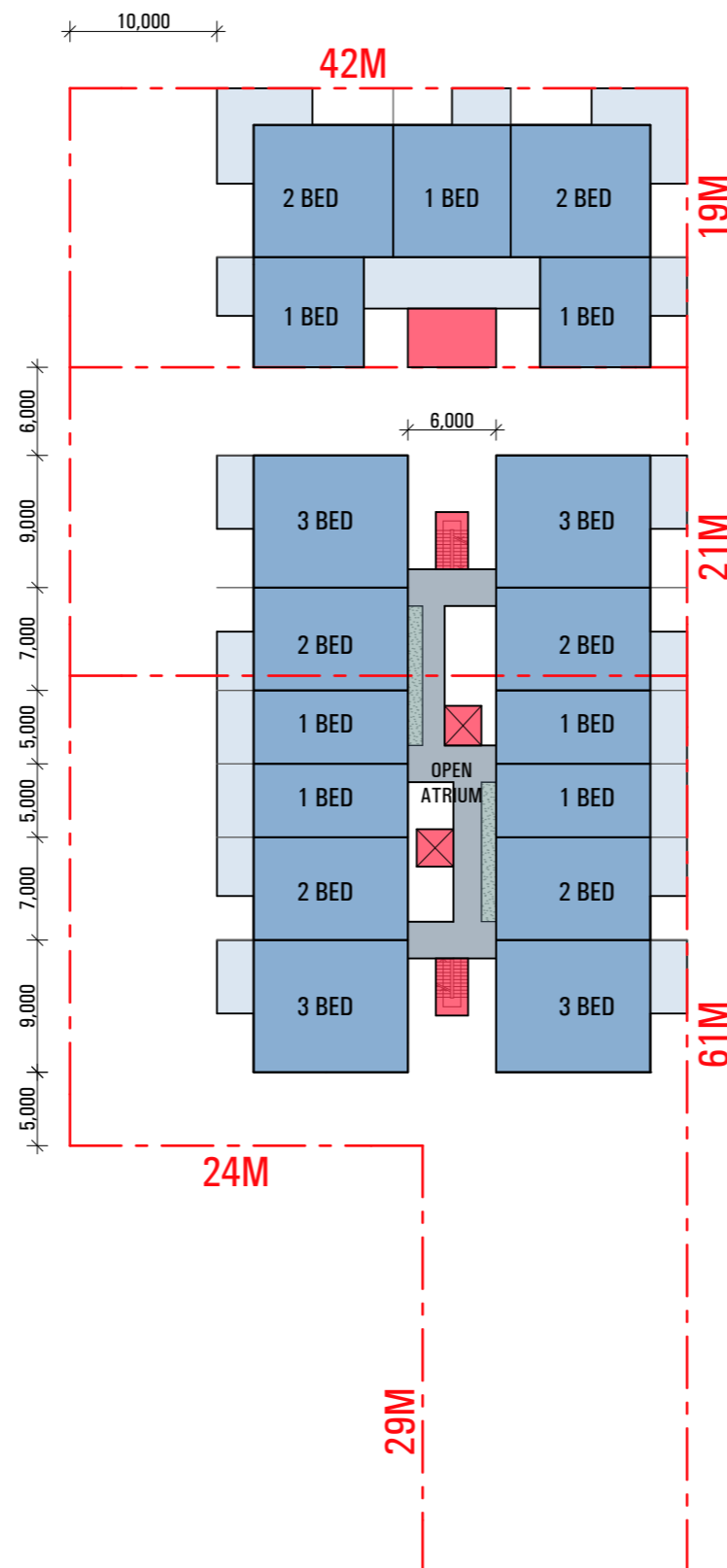


- CORES
- RETAIL/COMMERCIAL
- SUPERMARKET
- RESIDENTIAL
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BUILDING ENVELOPES

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LIDCOMBE 03

JULY 2016 JOB NO. 2_16_10 SCALE 1:500 @ A3



OPTION 1

1 BED	64 UNITS
2 BED	48 UNITS
3 BED	32 UNITS
TOTAL	144 UNITS

SITE AREA	3024M ²
GFA	14,450M ²
FSR	4.8:1

CARPARKS REQUIRED

RESIDENTIAL	196 PARKS
COMMERCIAL	107 PARKS
TOTAL PARKS	303 PARKS

0 5m 10m

TYPICAL LAYOUT

- CORES
- RETAIL/COMMERCIAL
- SUPERMARKET
- RESIDENTIAL
- INDICATIVE NEIGHBOURING BUILDING ENVELOPES

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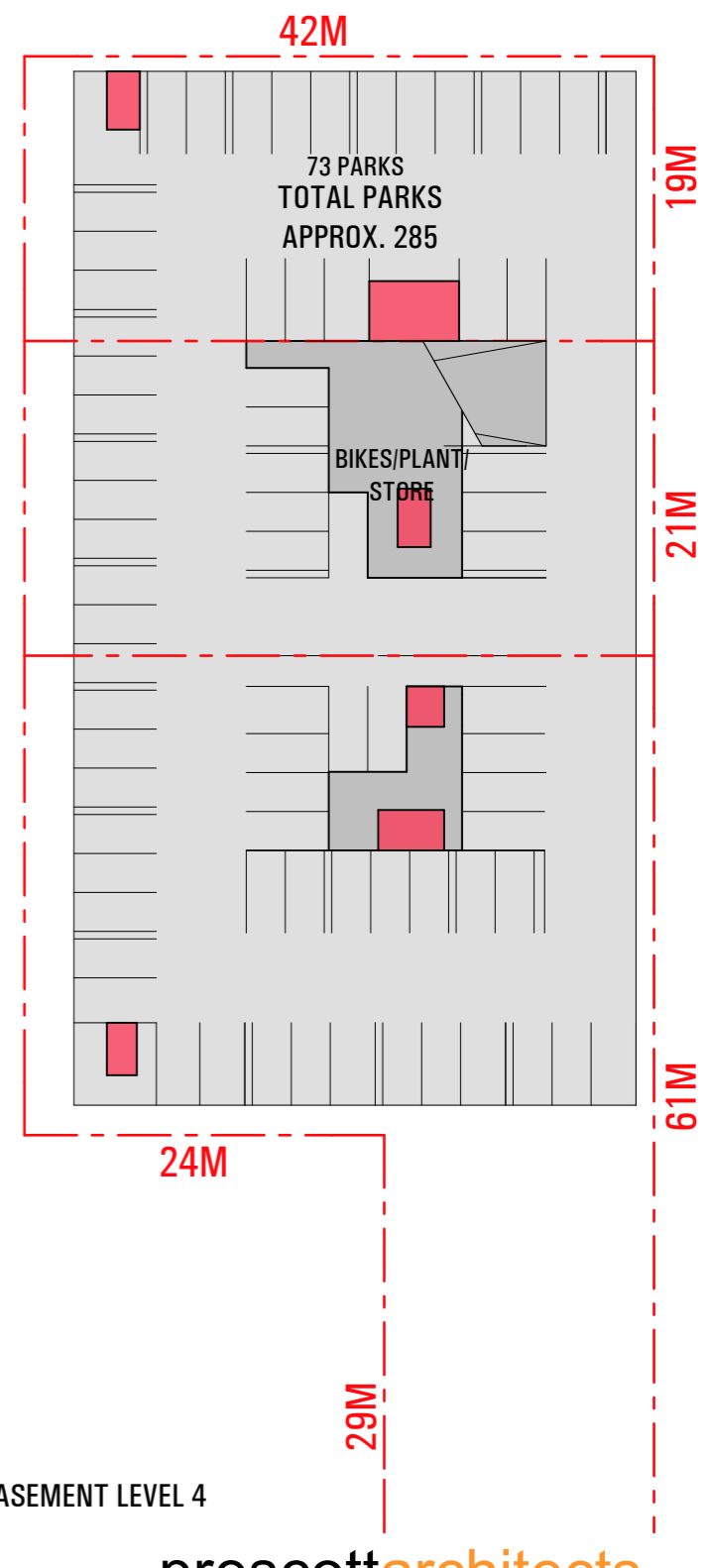
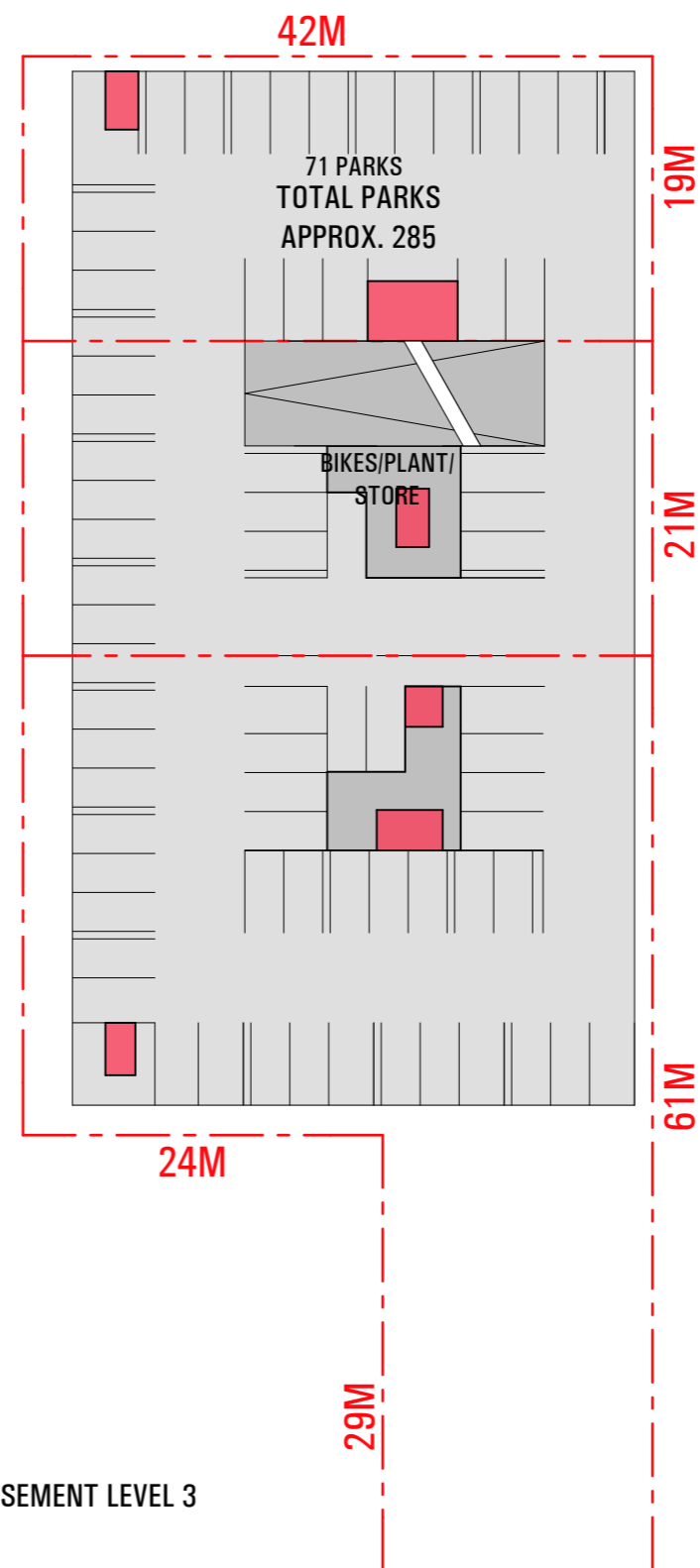
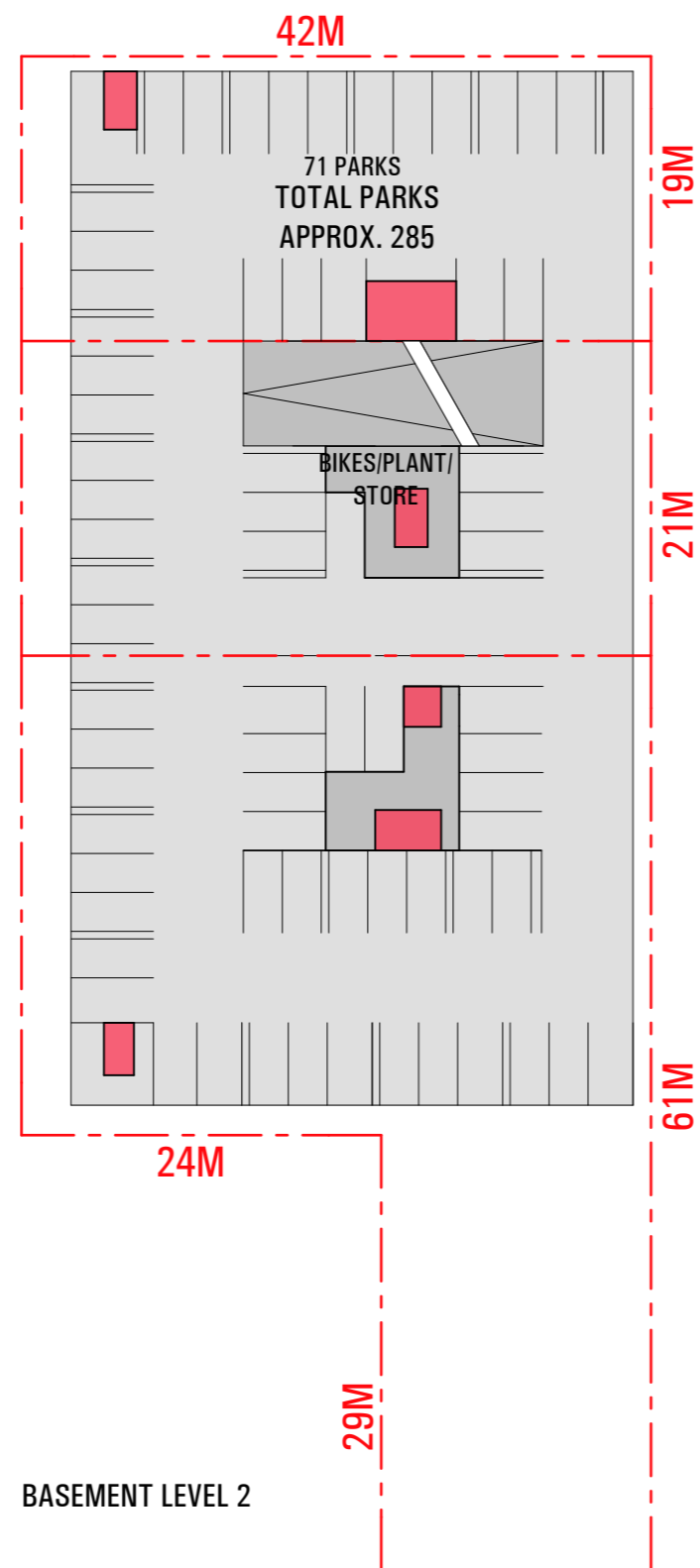
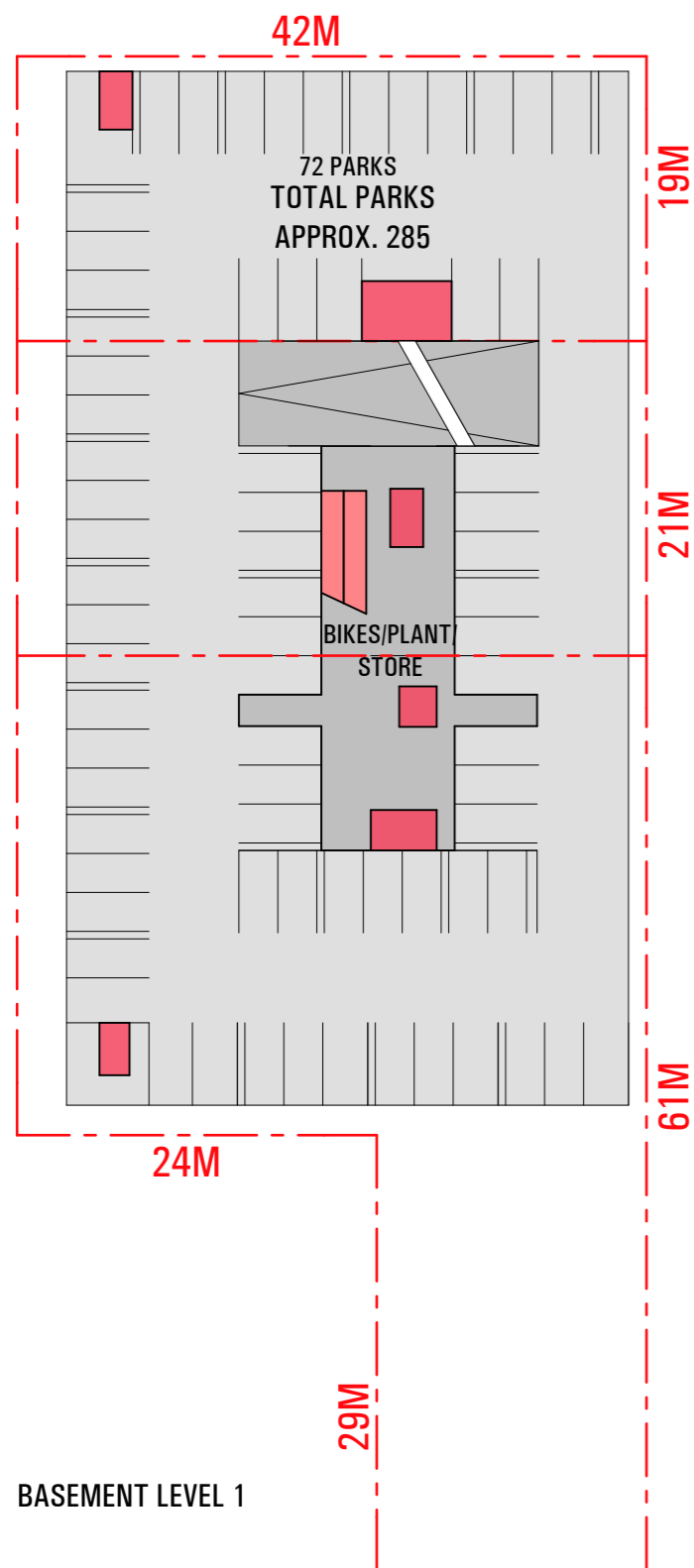
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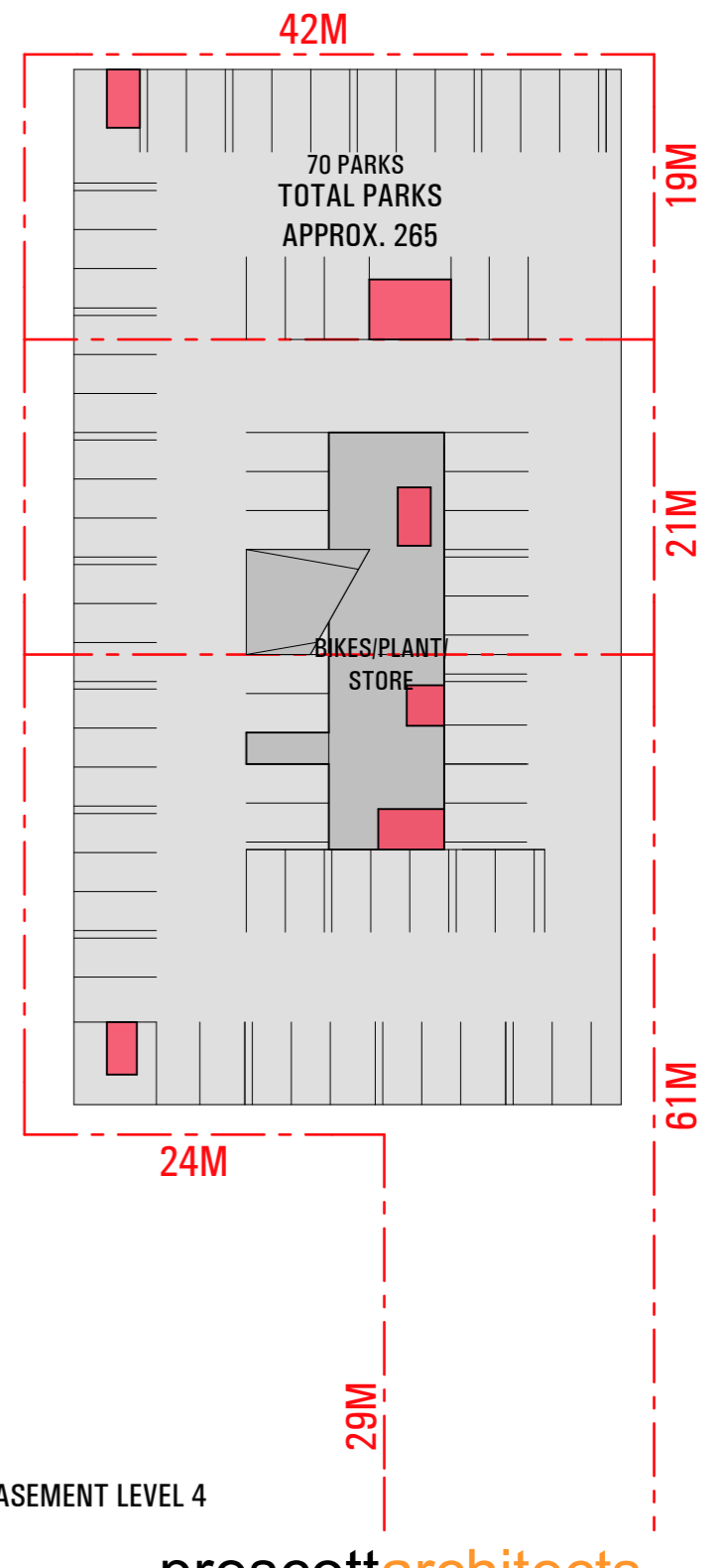
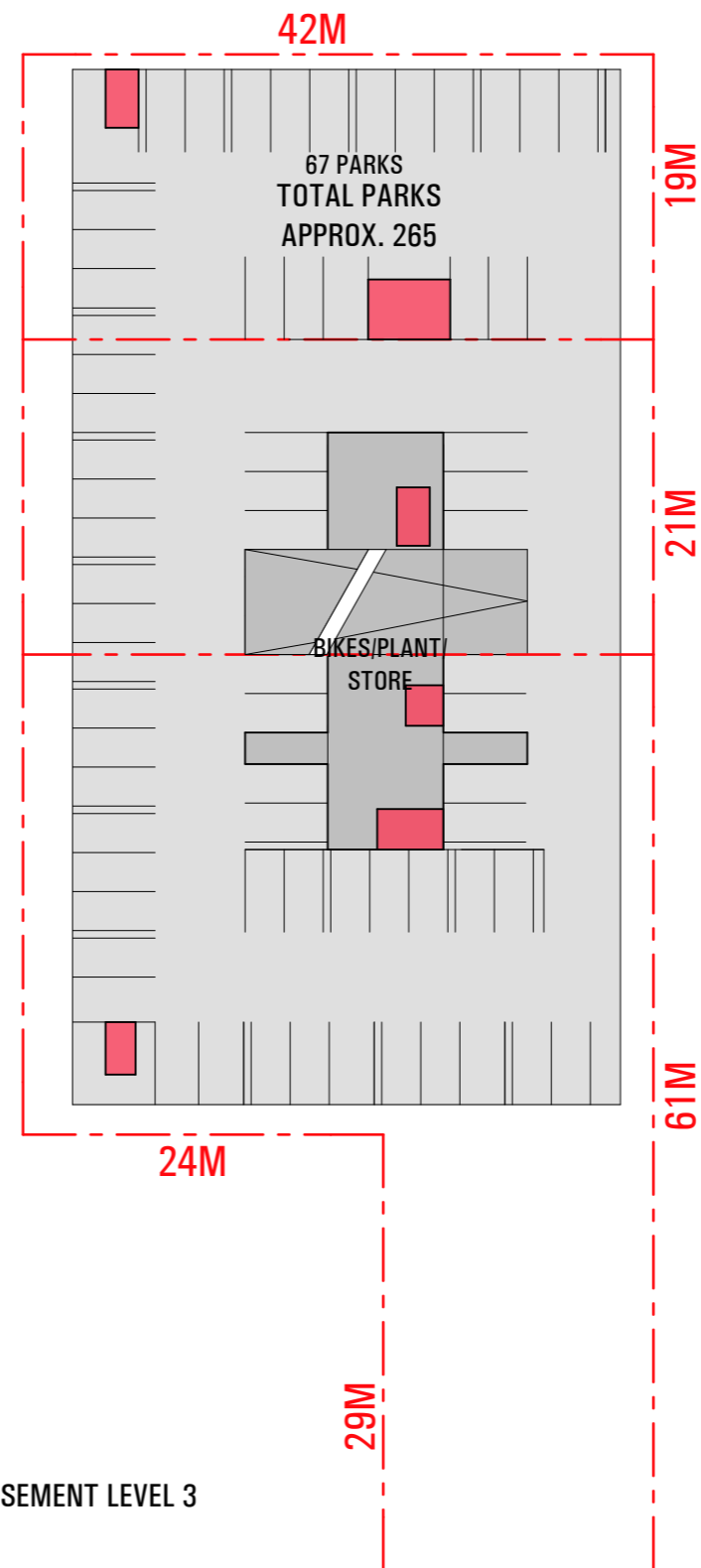
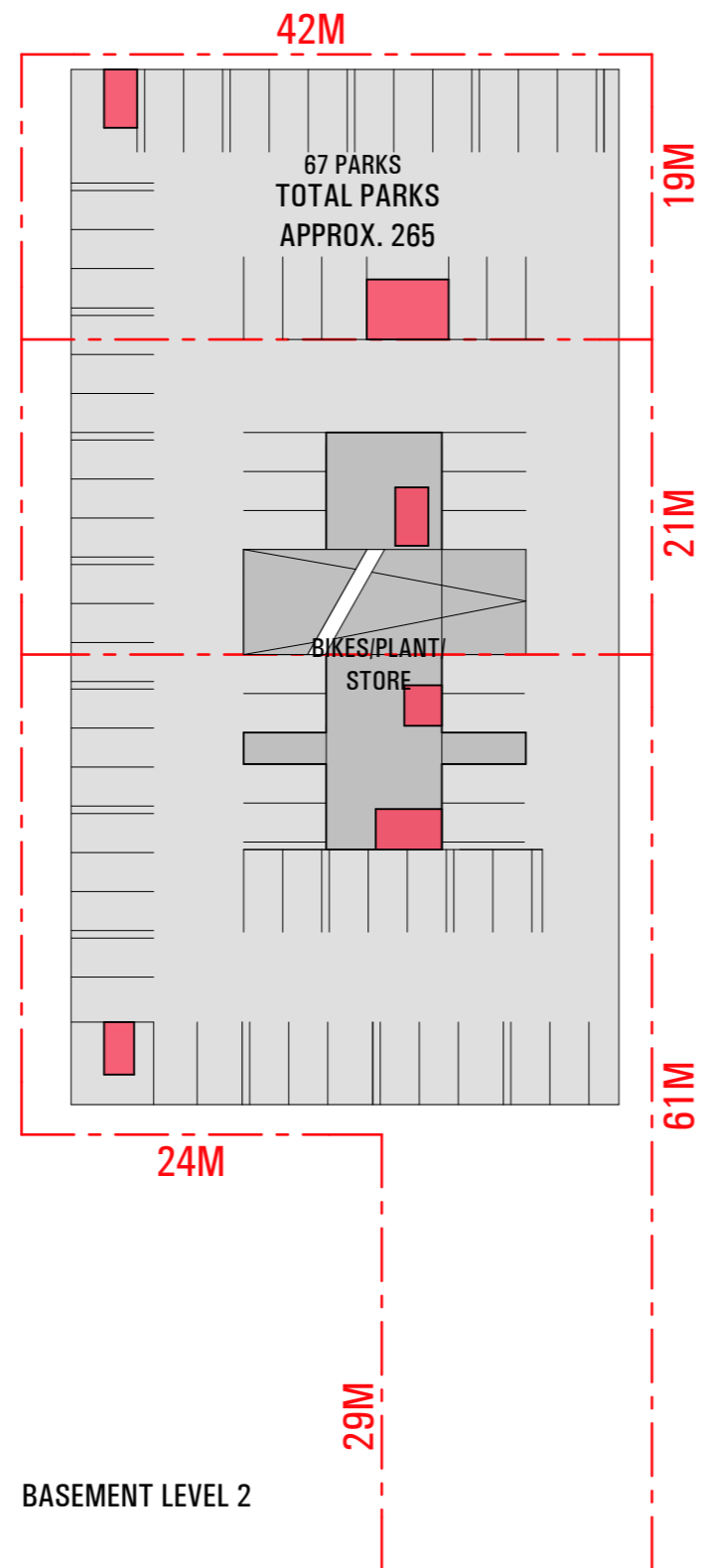
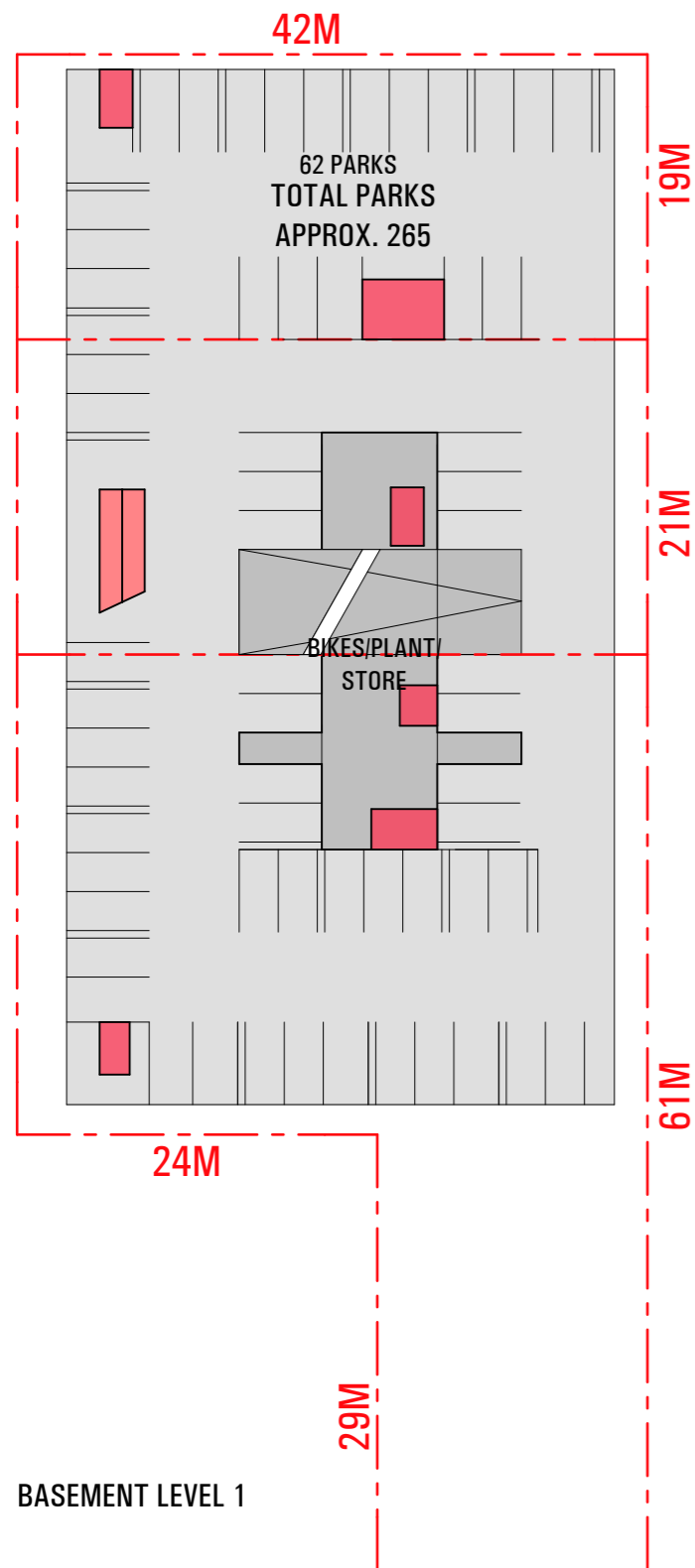
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JULY 2016

JOB NO. 2_16_10

SCALE 1:500 @ A3





0 5m 10m

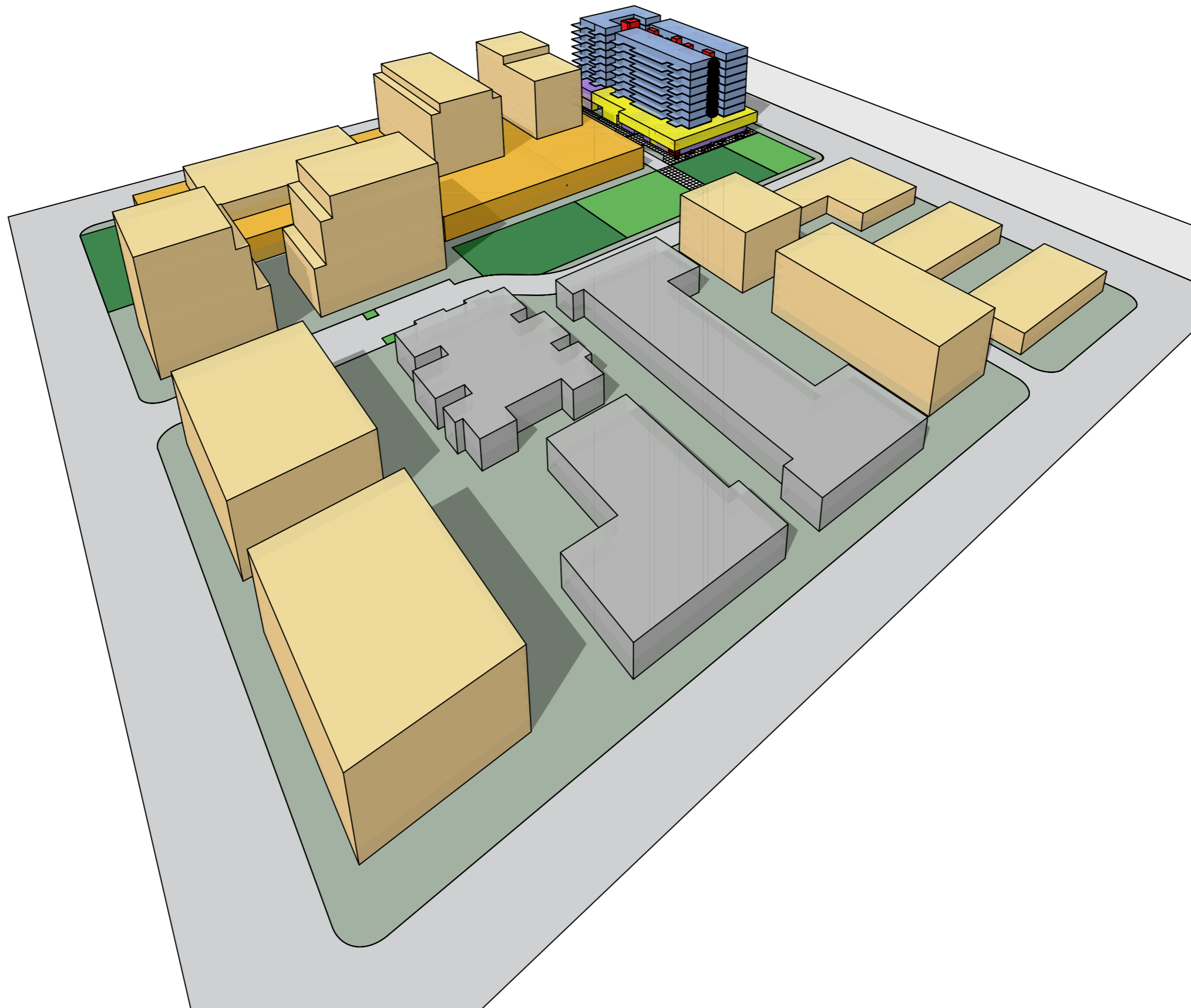
CARPARK LAYOUT

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LIDCOMBE

5.1

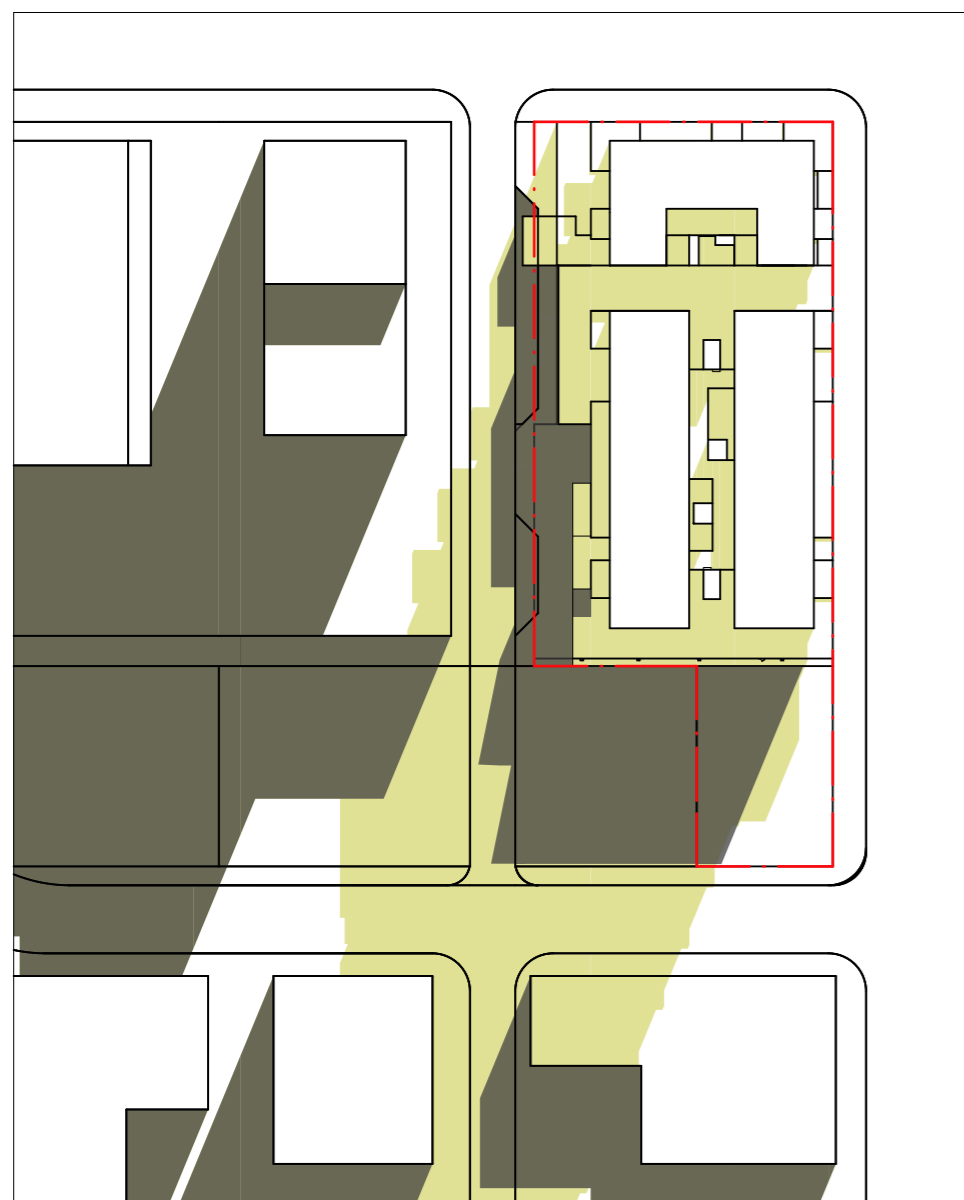
JULY 2016 JOB NO. 2_16_10 SCALE 1:500 @ A3



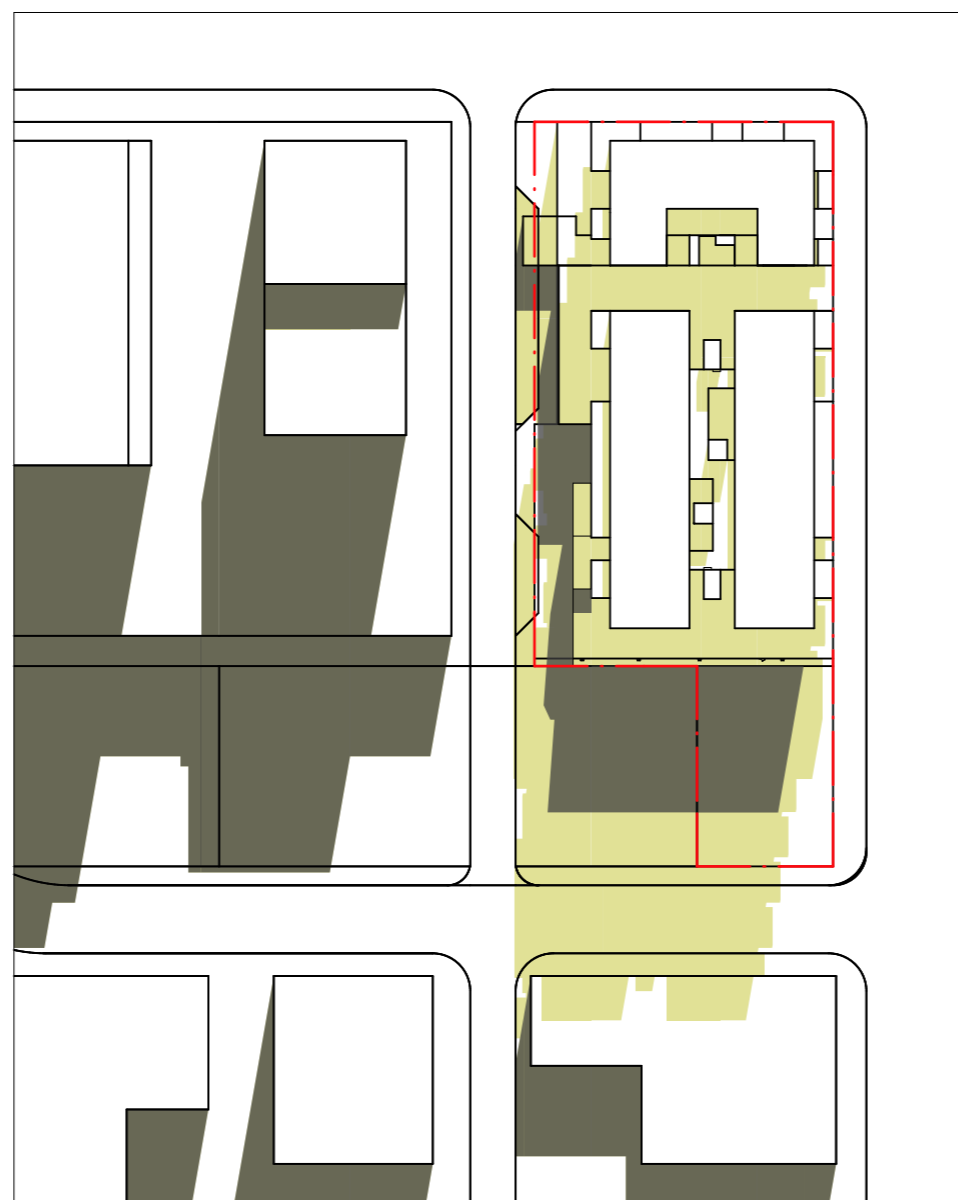
- CORES
- RETAIL/COMMERCIAL
- SUPERMARKET
- RESIDENTIAL
- INDICATIVE NEIGHBOURING BUILDING ENVELOPES

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LIDCOMBE 06



JUNE 21 9AM



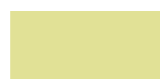
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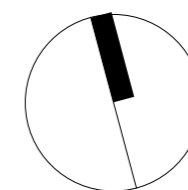
JUNE 21 11AM



EXISTING SHADOWS



SHADOWS OF PROPOSED DEVELOPMENT



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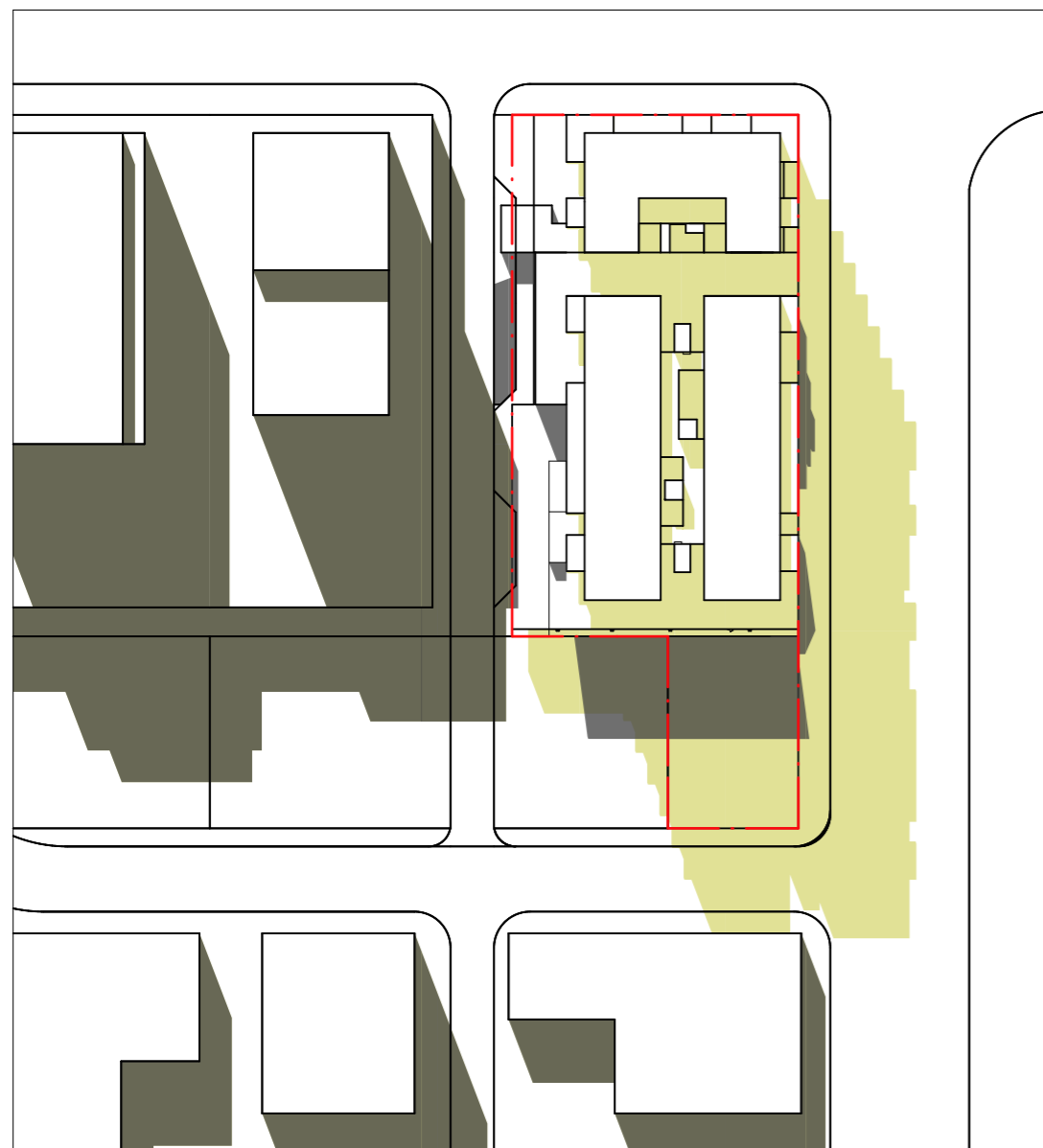
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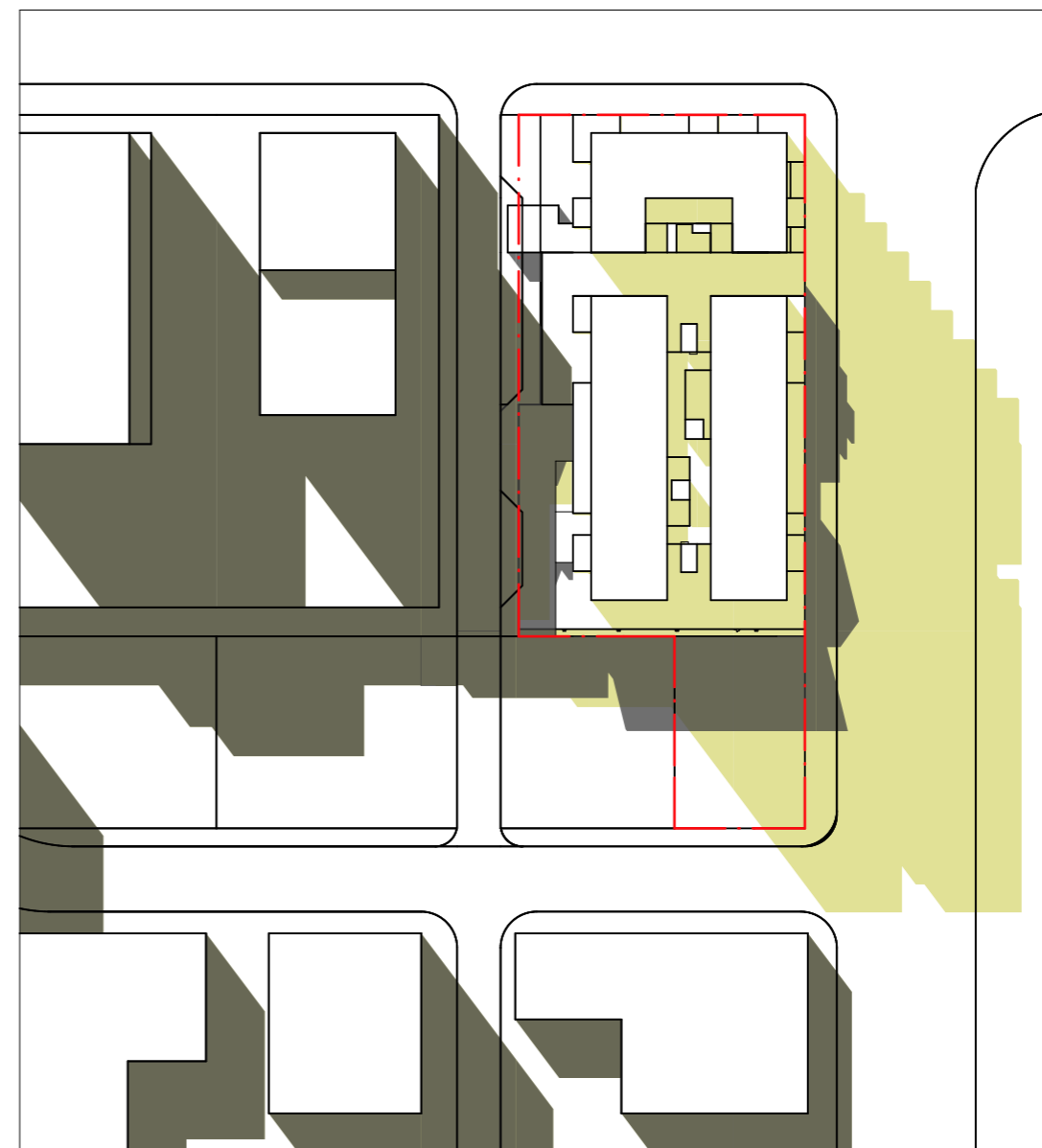
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JOB NO. 2_16_10

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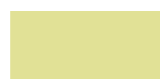
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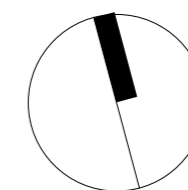
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EXISTING SHADOWS



SHADOWS OF PROPOSED DEVELOPMENT



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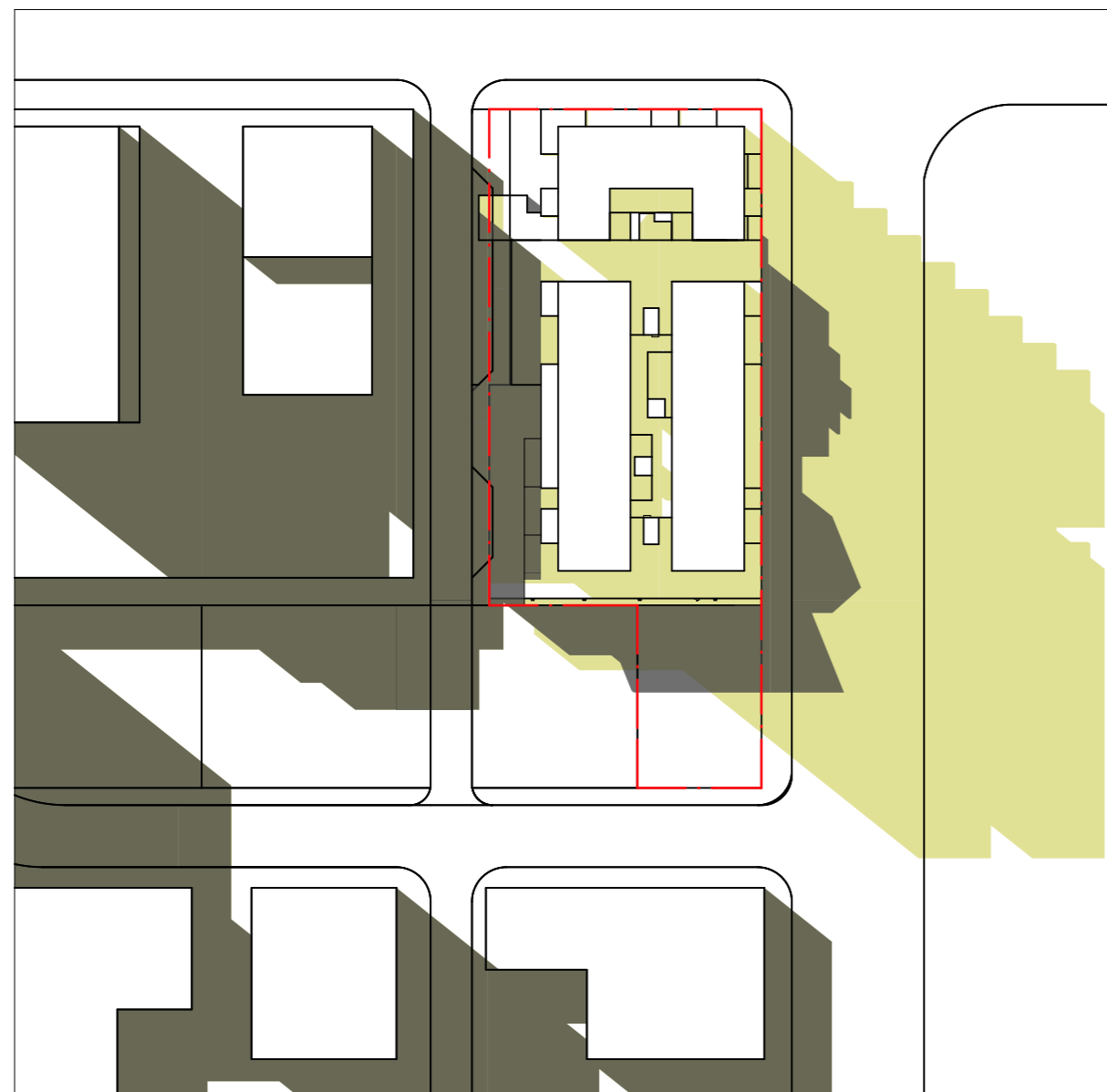
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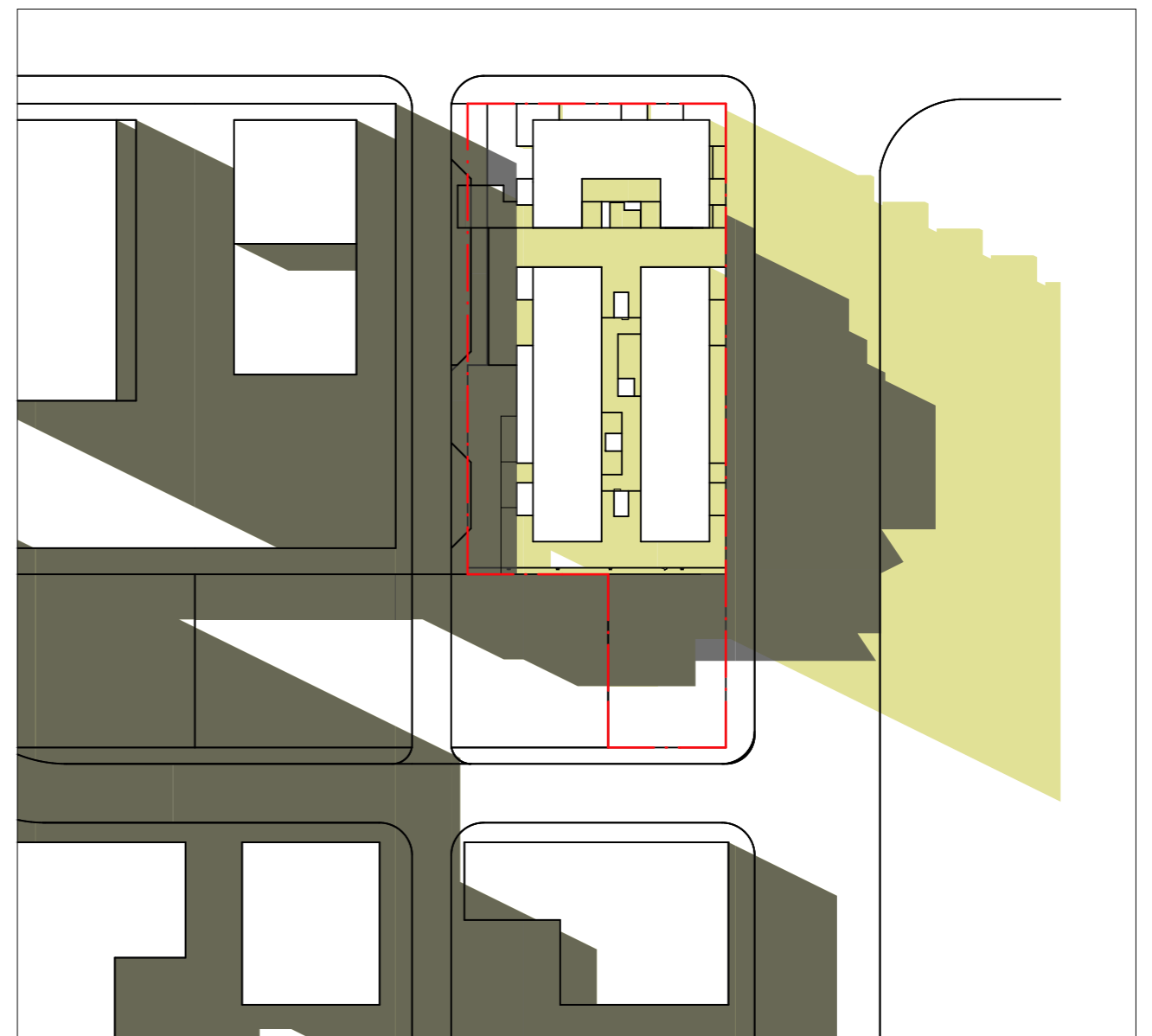
JULY 2016

JOB NO. 2_16_10

SCALE 1:500 @ A3



JUNE 21 2PM



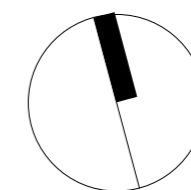
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EXISTING SHADOWS



SHADOWS OF PROPOSED DEVELOPMENT



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LIDCOMBE

09

JULY 2016

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SCALE 1:500 @ A3