

LOT 5 758566

AREA CALCULATIONS m² 696.93 SITE AREA

TRUE NORTH:

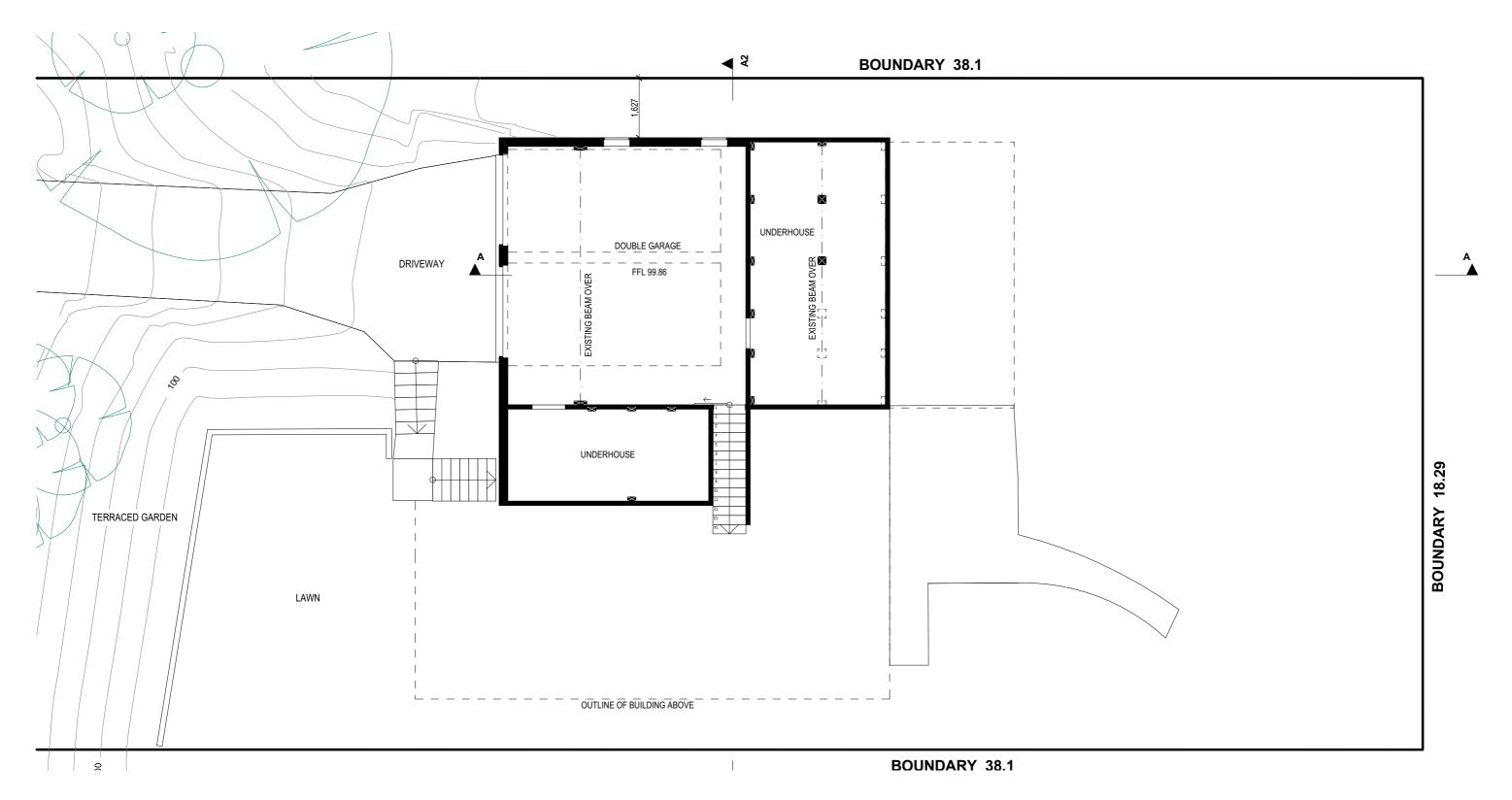
- New materials are to be used throughout unless otherwise noted.
 Concrete footings, slab, structural beams or any other structural members are to be designed.

PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541
Email. jjdraft@tpg.com.au
www.jjdrafting.com.au

| 1 | REV: | NAVE: | DESCRIPTION: |
|-----|------|------------|--|
| | Α | 24/09/2020 | CHANGE ROOF |
| | В | 22/03/2021 | FIRST FLOOR ADDITION + GROUND FLOOR ALTS |
| 1 | С | 08/04/2021 | DA PACKAGE |
| 1 | D | 03/05/2021 | DA PACKAGE REVISED |
| 1 | E | 01/06/2021 | UPDATED WINDOWS |
| | | | |
| - 1 | | | |

| PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 44 BALLYSHANNON ROAD, KILLARNEY HEIGHTS | DATE: 14/07/2021 | DRAWN BY: | SCALE: 1:200 @ A3 |
|---|-------------------|-------------|----------------------|
| DRAWING TITLE: SITE ANALYSIS PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.01 |

1:200



EXISTING LOWER GROUND FLOOR PLAN 1:100

TRUE NORTH:

- NOTES (E & O)

 All structures including stormwater & drainage to engineer's details.

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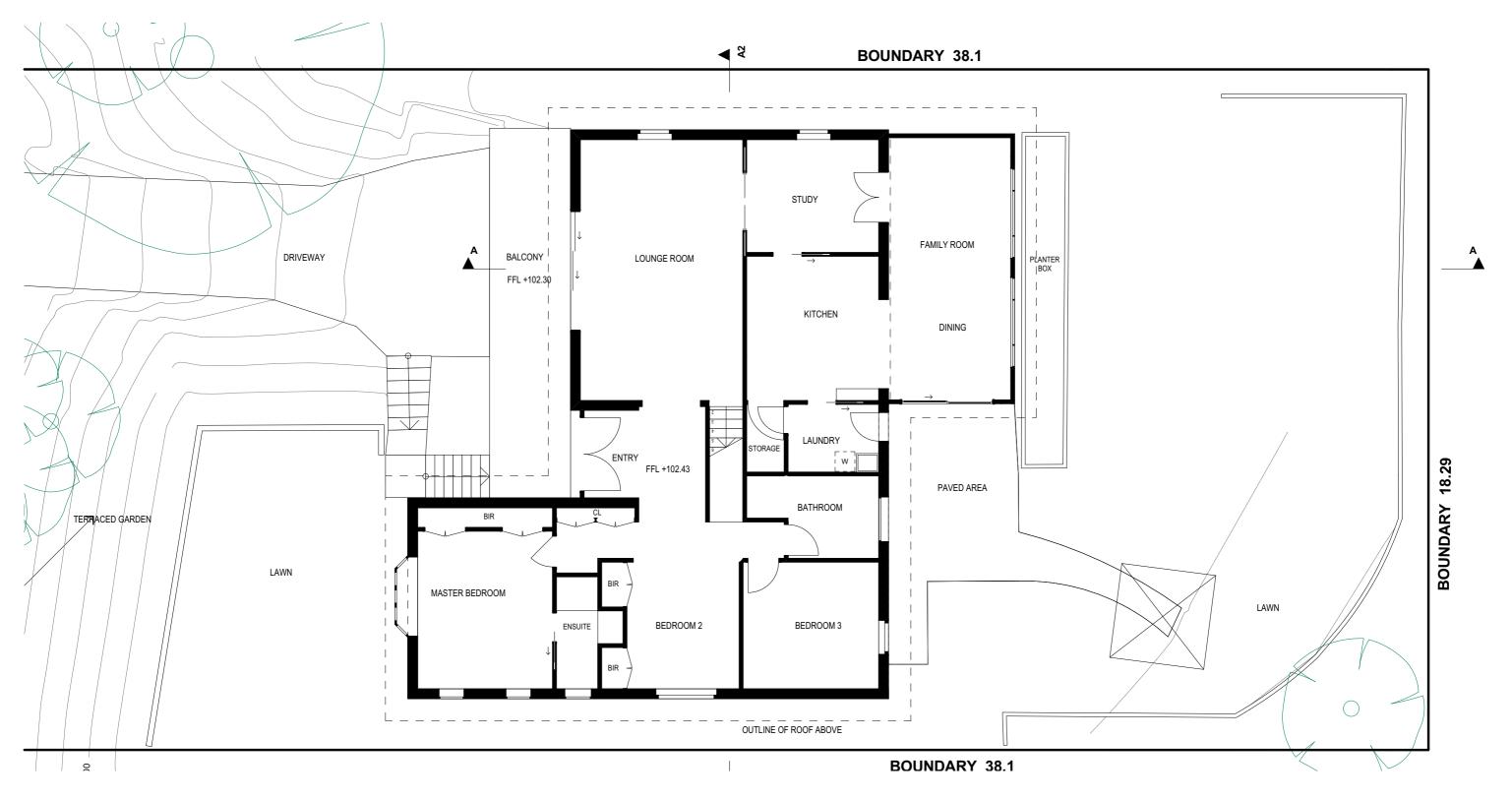
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| DRAWING TITLE: EXISTING LOWER GROUND PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.02 |



EXISTING GROUND FLOOR PLAN 1:100

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- NOTES (E & O)

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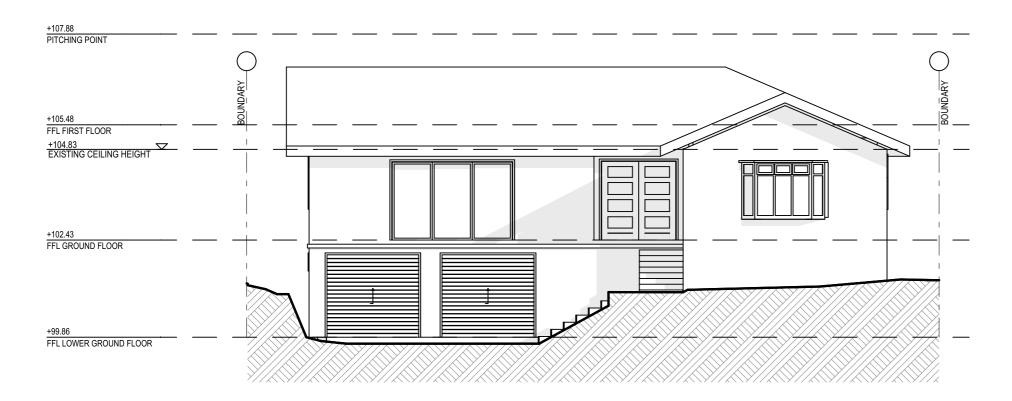
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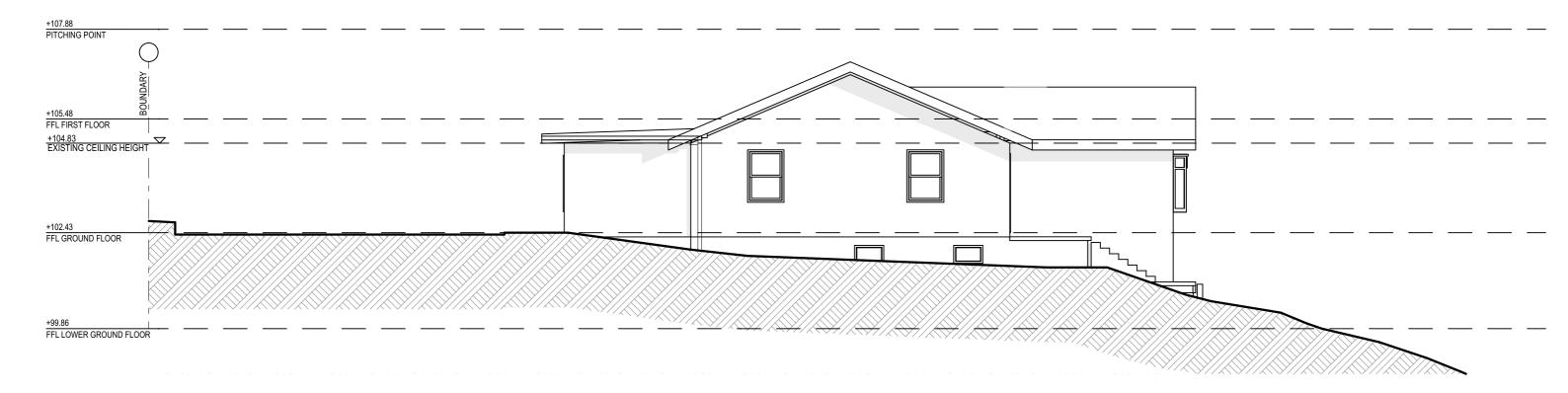
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| DRAWING TITLE: EXISTING GROUND FLOOR PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.03 |

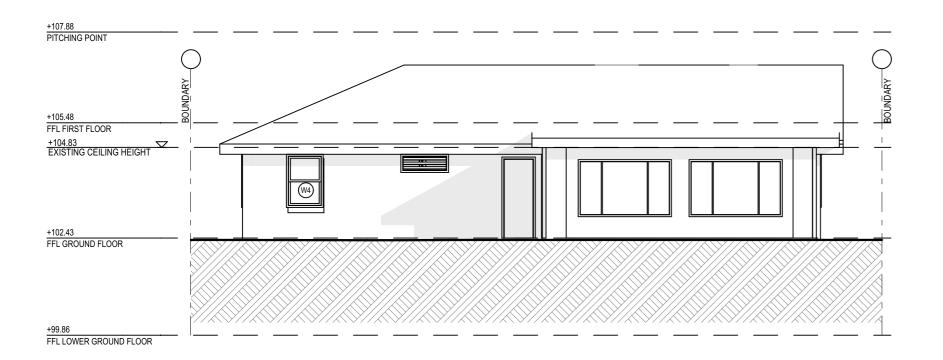


EXISTING NORTH WEST ELEVATION
1:100

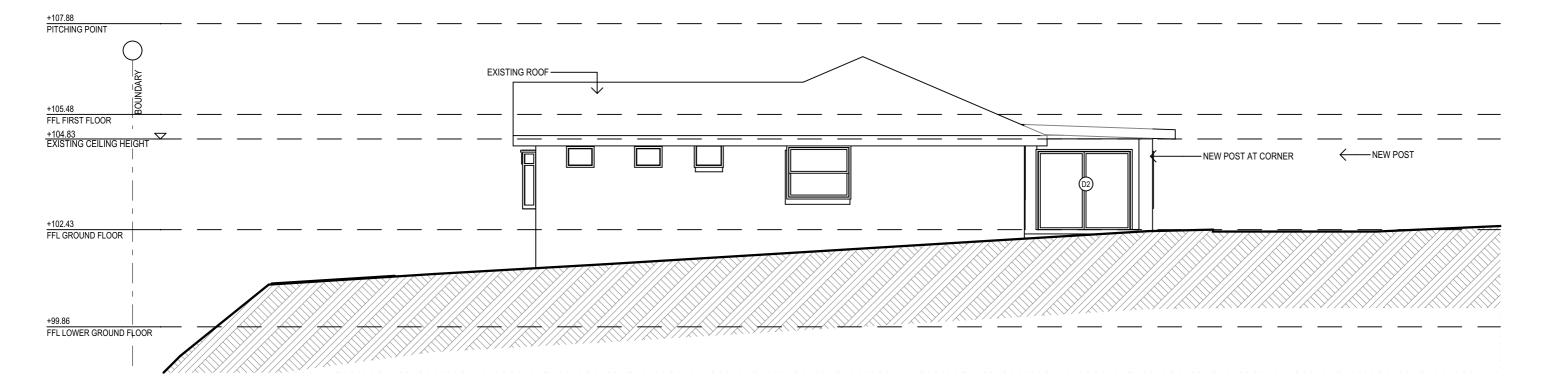


NE EXISTING NORTH EAST ELEVATION 1:100

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|--|---|-----|--------------------------|---|---|------------------|---------------|----------------------|
| specifications. | 26/90 Mona Vale Road, Mona Vale NSW, 2106 | C | 08/04/2021 | DA PACKAGE | | | | |
| All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local | PO Box 687, Dee Why, NSW, 2099 | D | 03/05/2021 | DA PACKAGE REVISED | DRAWING TITLE: | JOB No: | CHECKED BY: | DRAWING No: |
| council requirements. | Mob. 0414 717 541 | ίlΕ | 01/06/2021 | UPDATED WINDOWS | EXISTING ELEVATIONS SHEET 1 | 000100. | 01.201.25 511 | 2.0 |
| New materials are to be used throughout unless otherwise noted. | Email. jjdraft@tpg.com.au | | | | EXISTING ELEVATIONS SHEET I | 819/20 | JJ | DA-04 |

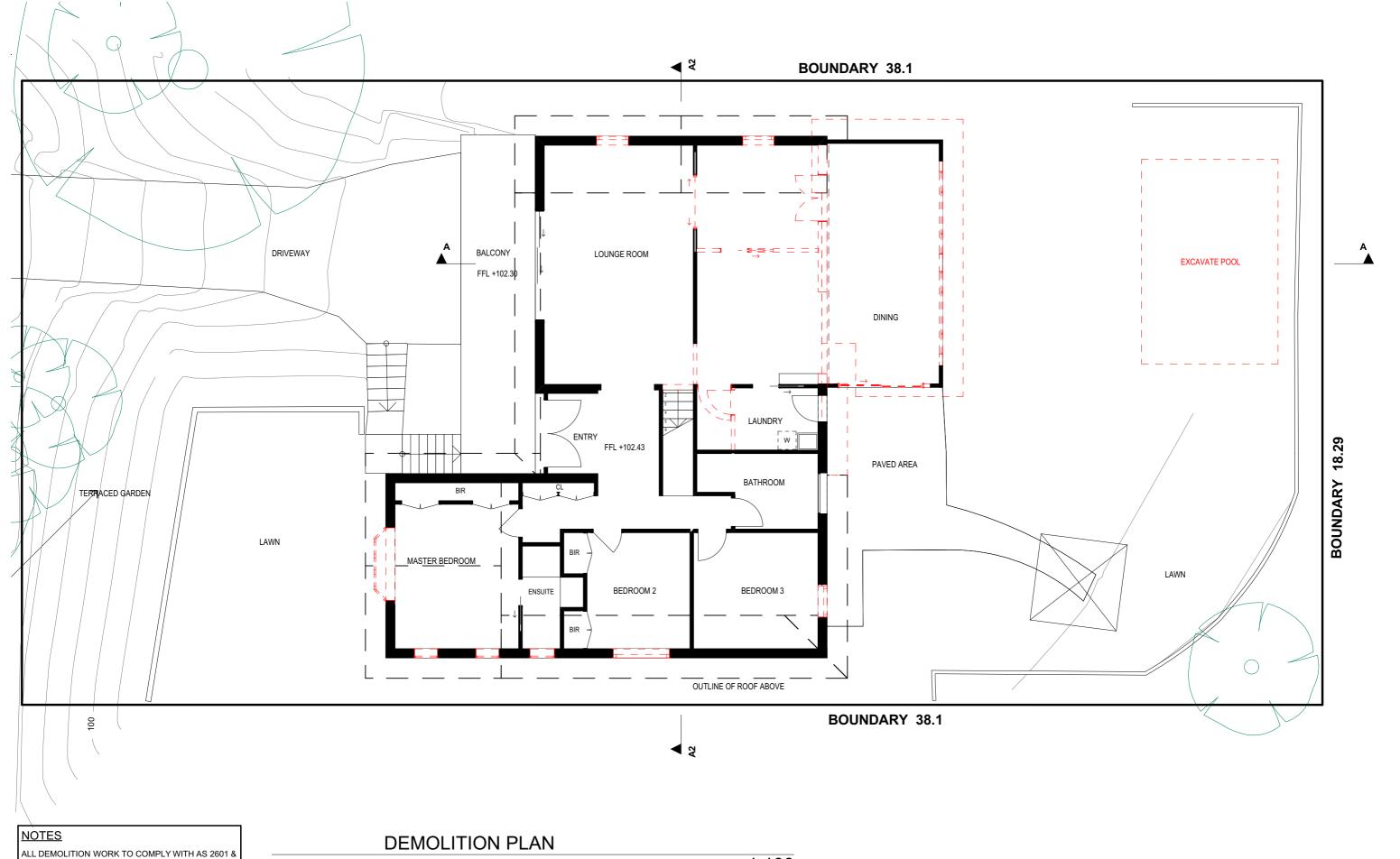


EXISTING SOUTH EAST ELEVATION 1:100



EXISTING SOUTH WEST ELEVATION 1:100

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| council requirements. • New materials are to be used throughout unless otherwise noted. | Mob. 0414 717 541 Email. jjdraft@tpg.com.au | E | 01/06/2021 | UPDATED WINDOWS | EXISTING ELEVATIONS SHEET 2 | 819/20 | J.J | DA.05 |
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SAFE WORK AUSTRALIA CODE OF PRACTICE.

1:100

TRUE NORTH:

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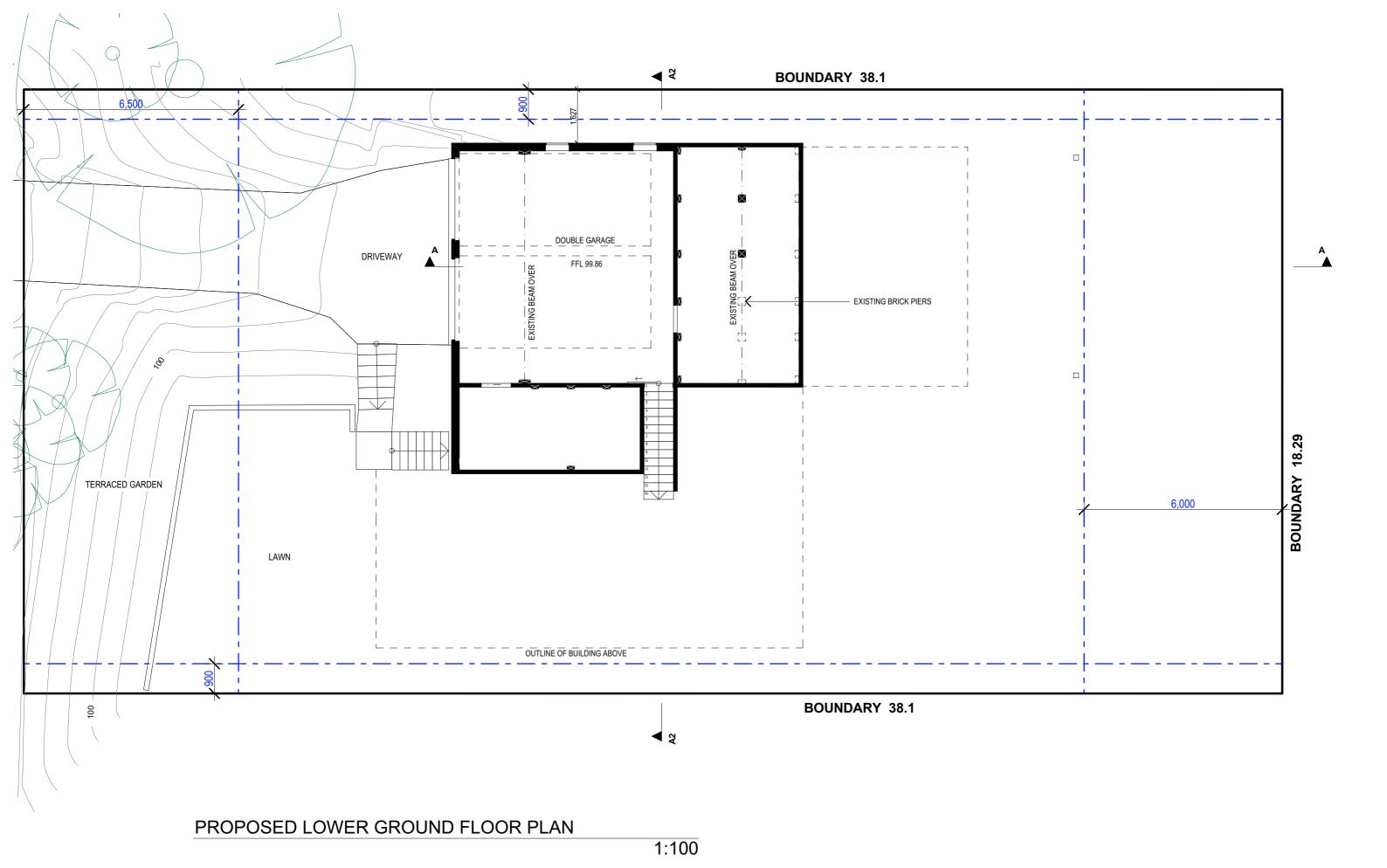
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| DRAWING TITLE: DEMOLITION PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.06 |



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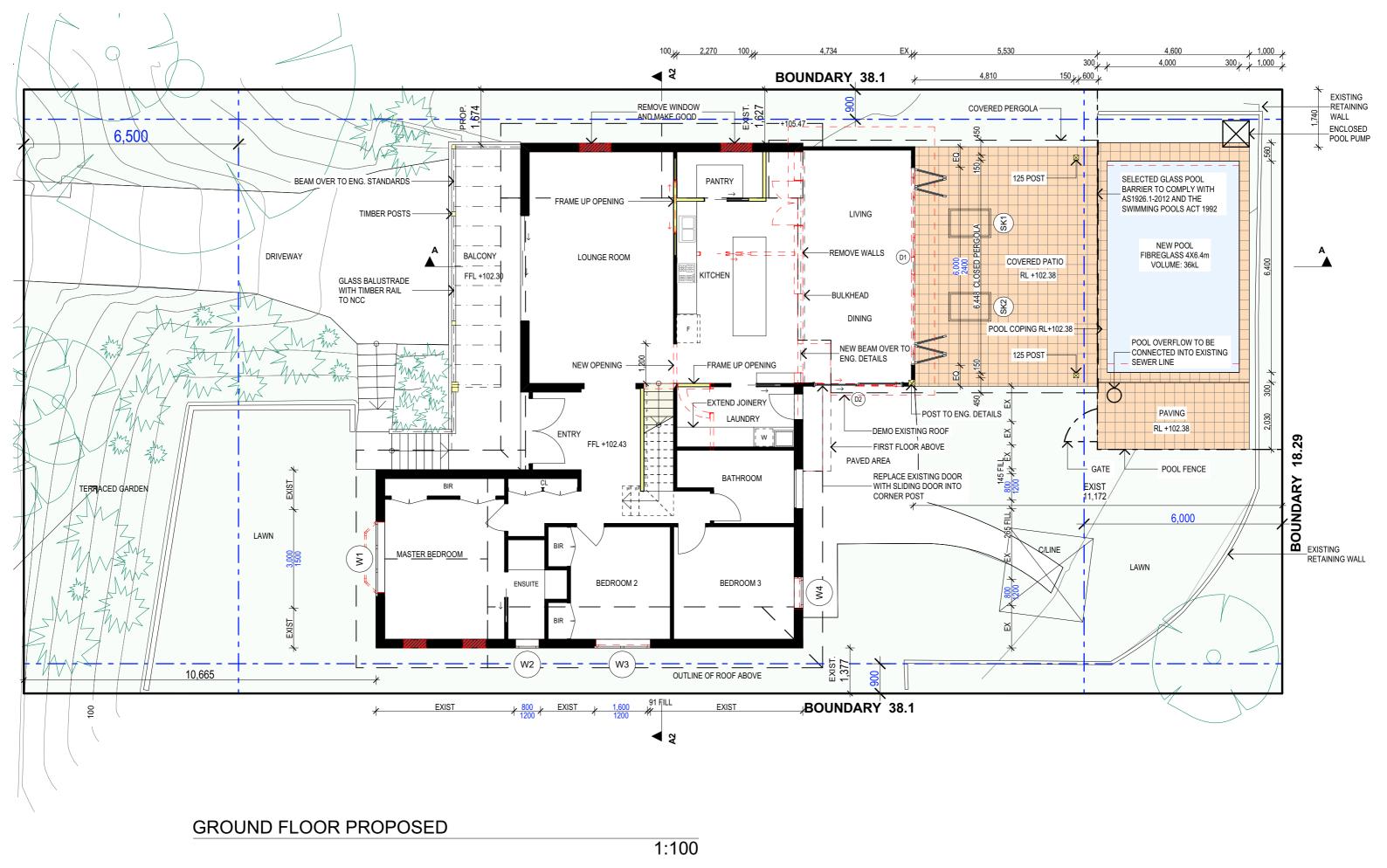
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| DRAWING TITLE: PROPOSED LOWER GROUND FLOOR PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.07 |



TRUE NORTH:

NOTES (E & O)

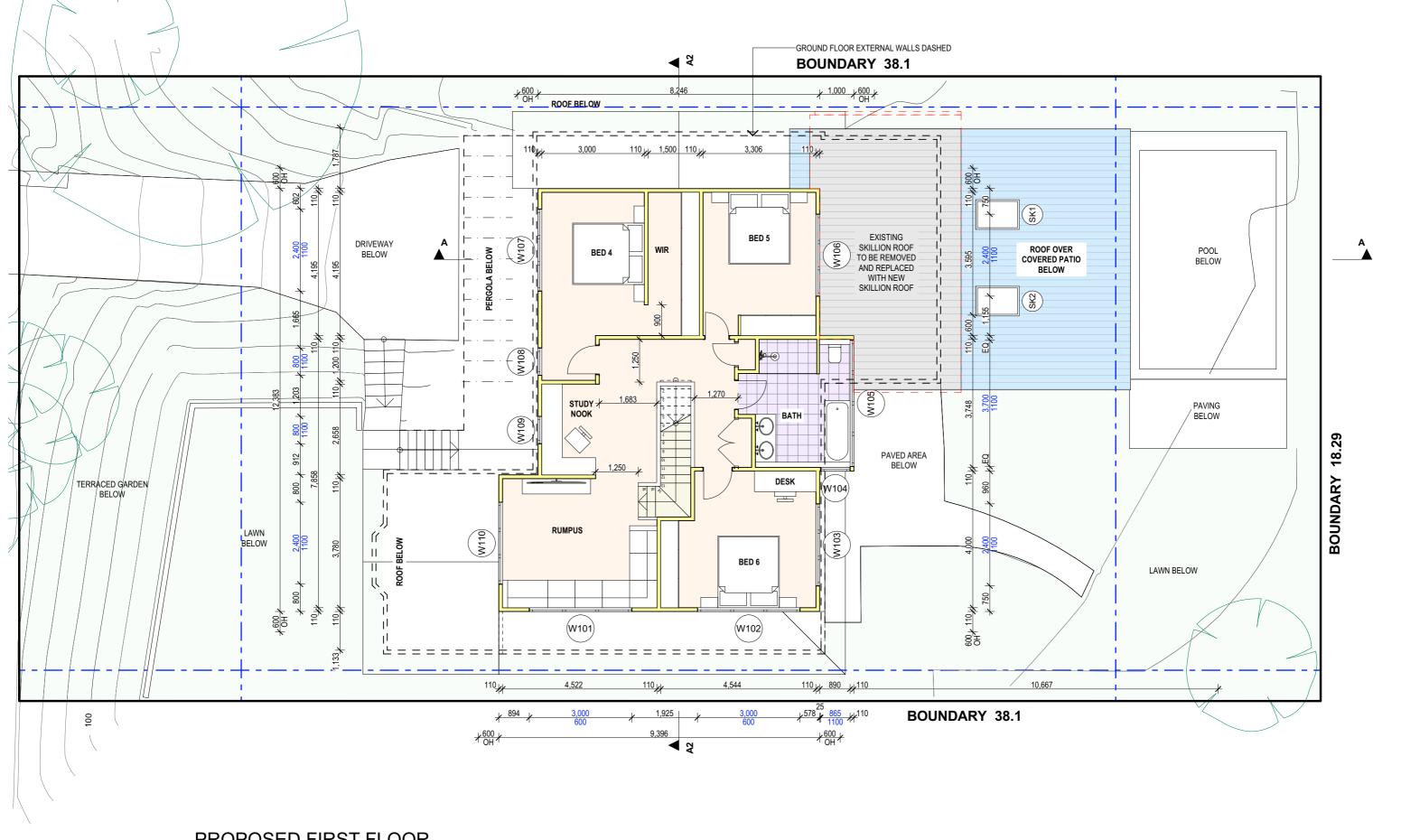
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| DRAWING TITLE: PROPOSED GROUND FLOOR PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.08 |



PROPOSED FIRST FLOOR

1:100



- specifications.
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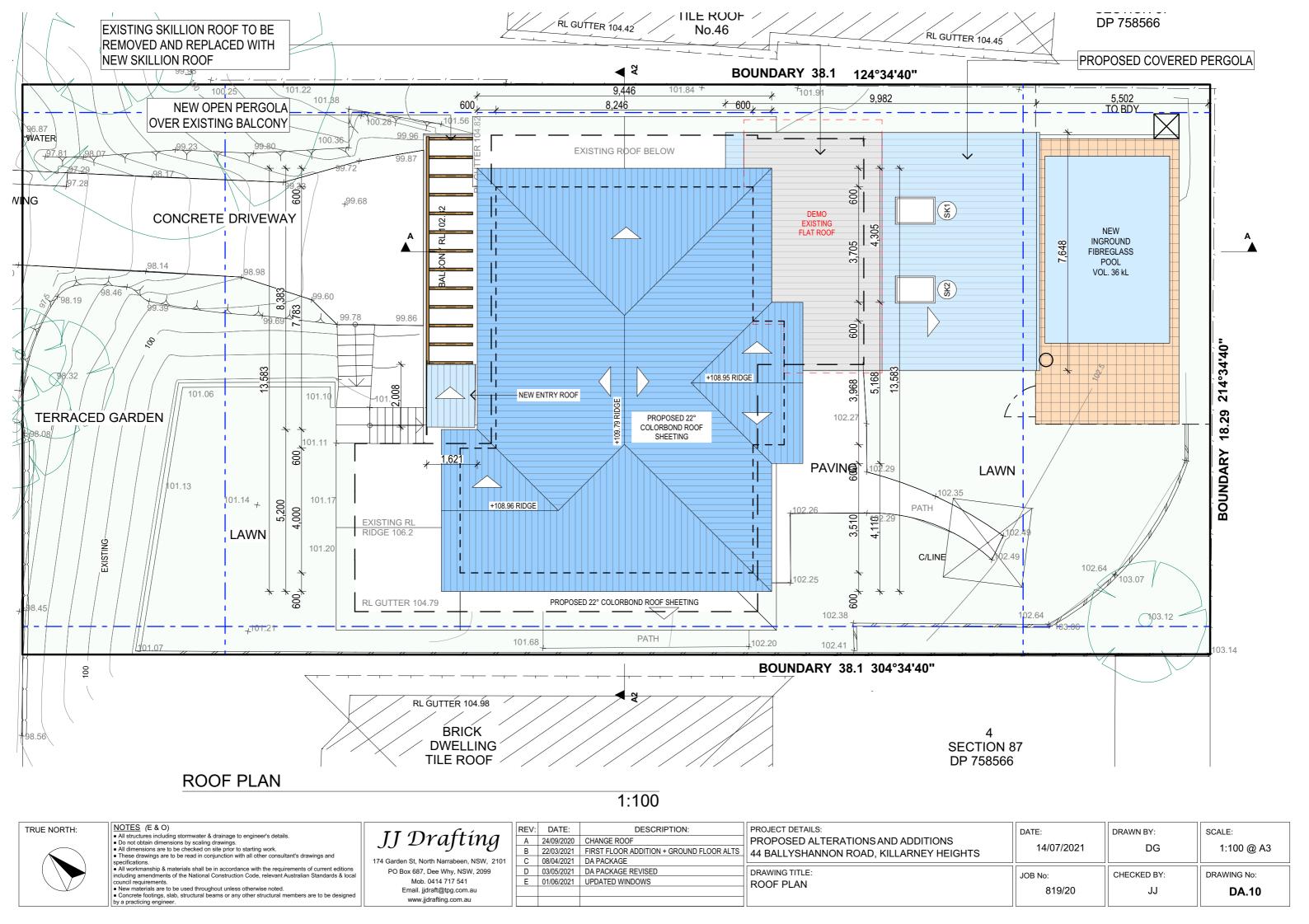
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| DRAWING TITLE: PROPOSED FIRST FLOOR | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.09 |

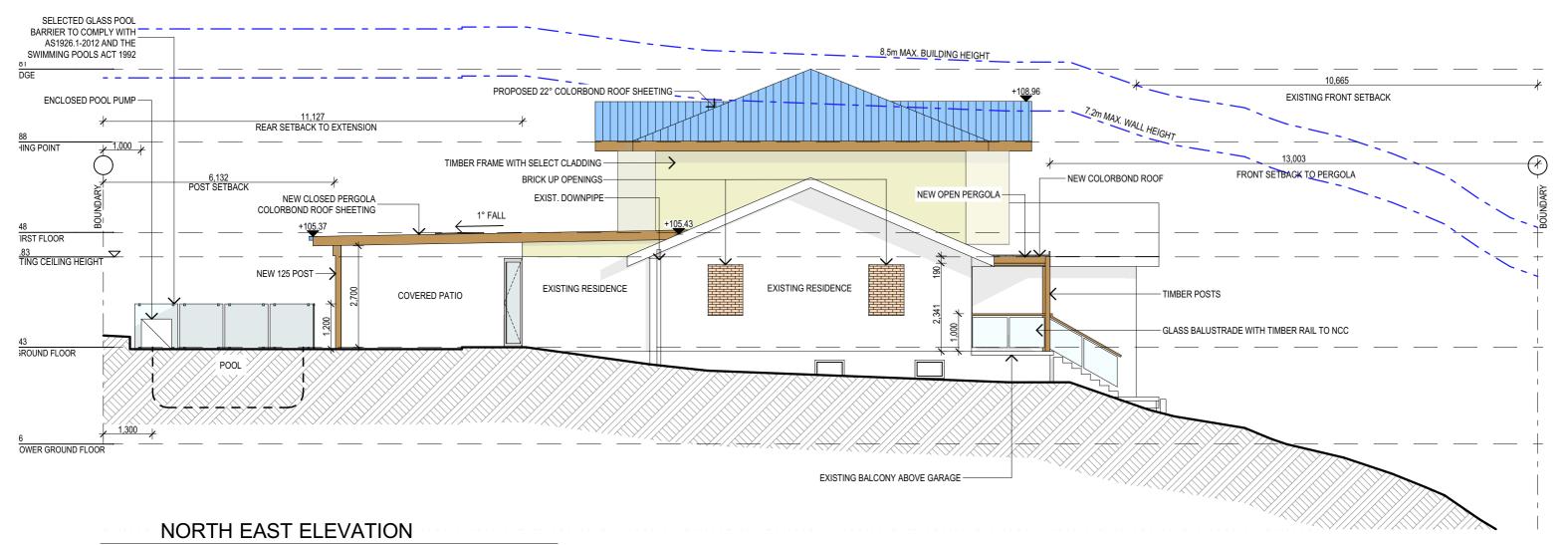




SOUTH WEST ELEVATION

1:100

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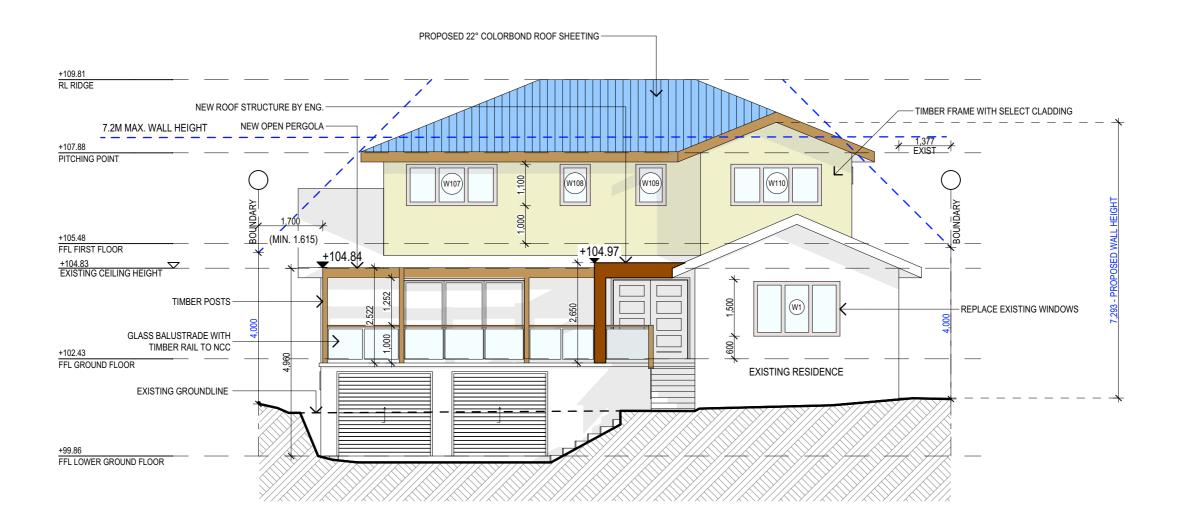
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| DRAWING TITLE: ELEVATIONS - NORTH EAST | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.12 |



NORTH WEST ELEVATION

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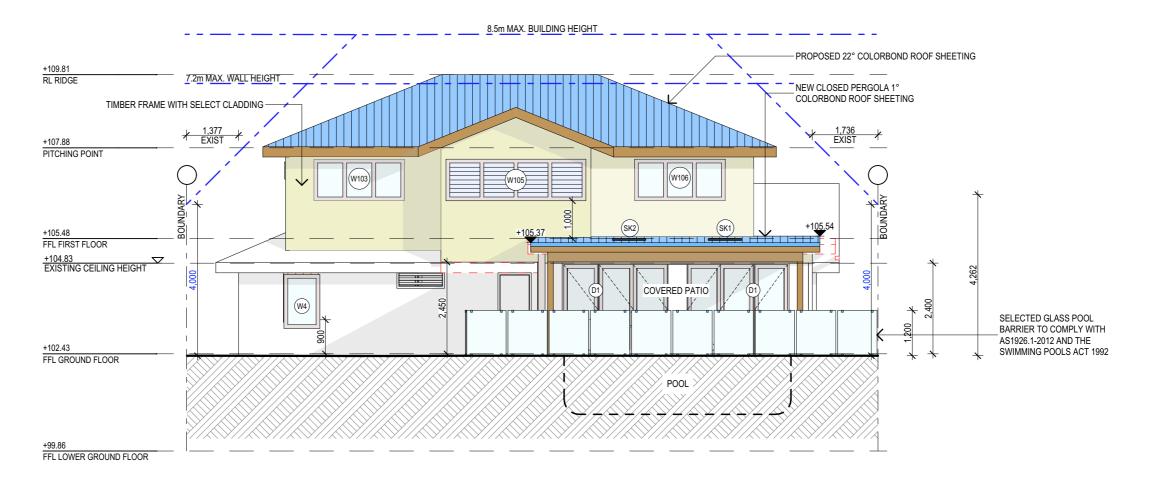
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SOUTH EAST ELEVATION

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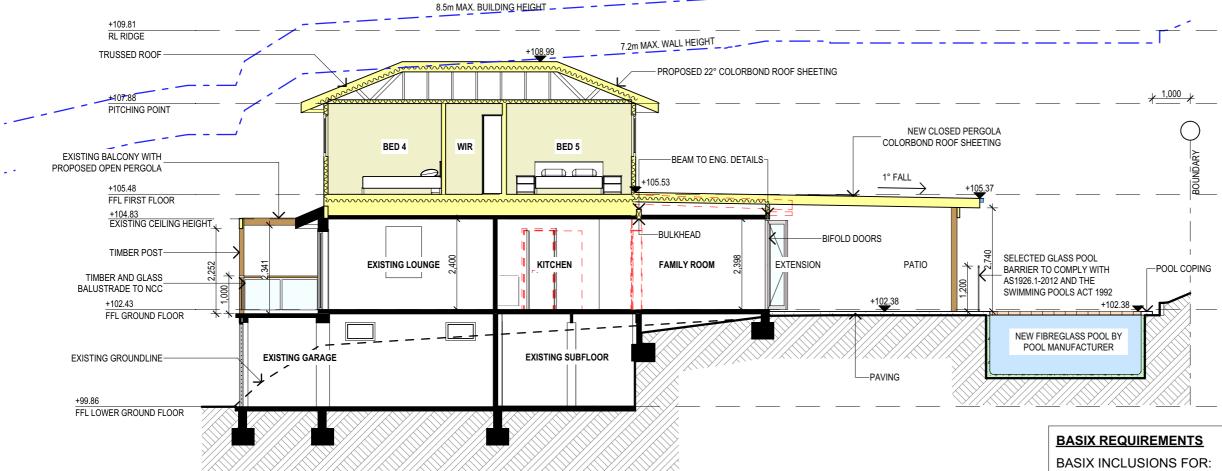
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1:100

44 BALLYSHANNON ROAD, KILLARNEY HEIGHTS 2087

THE POOL MUST BE OUTDOORS AND HAVE A MAX 36 KILOLITRES.
THE POOL MUST HAVE A COVER.
POOL PUMP TIMER TO BE INSTALLED FOR POOL.
POOL MUST NOT INCLUDE ANY HEATING SYSTEM AS PART OF THIS DEVELOPMENT.

<u>LIGHTING</u>
40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

SHOWER RATING TAP RATING MIN. 3 STARS WC RATING

INSULATION

| CONSTRUCTION | ADDITIONAL INSULATION REQUIRED (R-VALUE) |
|---|--|
| Concrete slab on ground floor | Nil |
| Floor above existing dwelling or building | Nil |
| External wall: Framed (Weatherboard, fibro, Metal clad) | R1.30 (or R1.70 including construction) |
| External wall: concrete block/plasterboard | Nil |
| Internal wall shared with garage | Nil |
| Flat ceiling, pitched roof | Ceiling: R2.50 (up), Roof: foil/sarking. Medium solar absorptanced 0.475 - 0.70) |

GLAZING - DOORS & WINDOWS

Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) D1, D2, W2, W3, W4, W5, W101, W102, W103, W104, W105, W106 Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)

W1, W107, W108, W109, W110

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SECTION A-A

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|---|-------------------|-------------|----------------------|
| DRAWING TITLE: SECTIONS / BASIX | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.15 |

SPECIFICATION NOTES:

EXTERNAL WALLS

- LIGHT FRAME WALLS FINISHED OFF WITH SELECTED CLADDING

DOORS AND WINDOWS

- ALUMINIUM FRAMED WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS

- TIMBER FLOOR FRAMING TO BE FINISHED WITH T&G HARDWOOD FLOORING

STORMWATER

- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE

- COLORBOND ROOF CLADDING

GUTTERS AND DOWNPIPES

- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

FLASHING AND CAPPINGS

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION

TERMITE CONTROL

- TO AS3660.1

TIMBER FRAMING

- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684 - USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER
- CONCRETE
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600
- FOOTINGS TO BE IN ACCORDANCE WITH AS1480
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304

INTERNAL LININGS

- PROVIDE PLASTERBOARD LINING

SMOKE ALARMS

(fire detection, warning control and intercom systems - systems design, installation and commissioning - smoke alarms) and as3786 -1996 (smoke alarms)

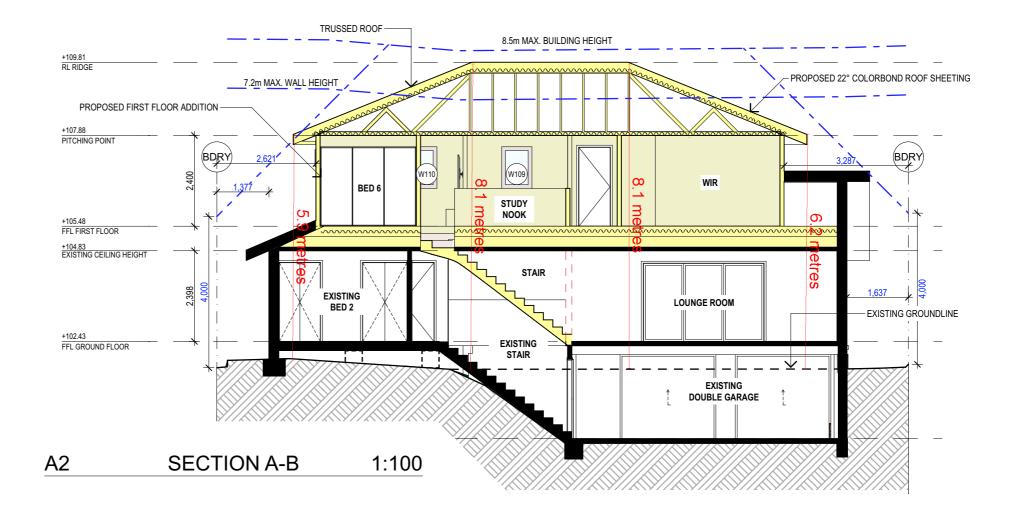
- CONNECT TO CONSUMER MAINS POWER AND INSTALL TO AS1670.6. 1997

WASTE MANAGEMENT

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE

SEDIMENT CONTROL

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM



NOTES (E & O)

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- specifications.

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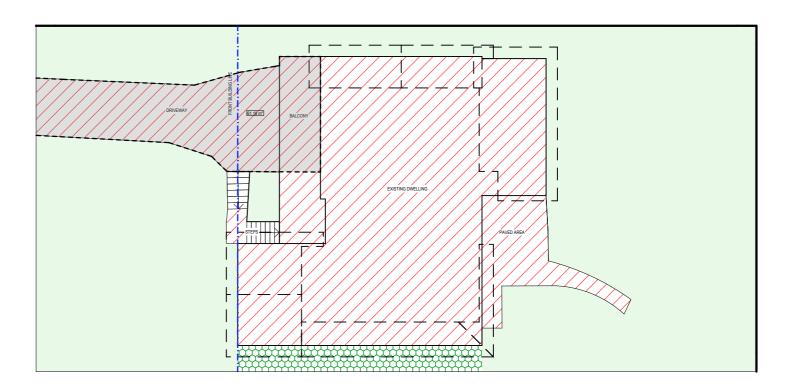
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 Concrete footings, slab, structural beams or any other structural members are to be designed by the prediction provinces.
- by a practicing engineer.

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| ı | В | 22/03/2021 | FIRST FLOOR ADDITION + GROUND FLOOR ALTS |
| ı | С | 08/04/2021 | DA PACKAGE |
| ı | D | 03/05/2021 | DA PACKAGE REVISED |
| ı | E | 01/06/2021 | UPDATED WINDOWS |
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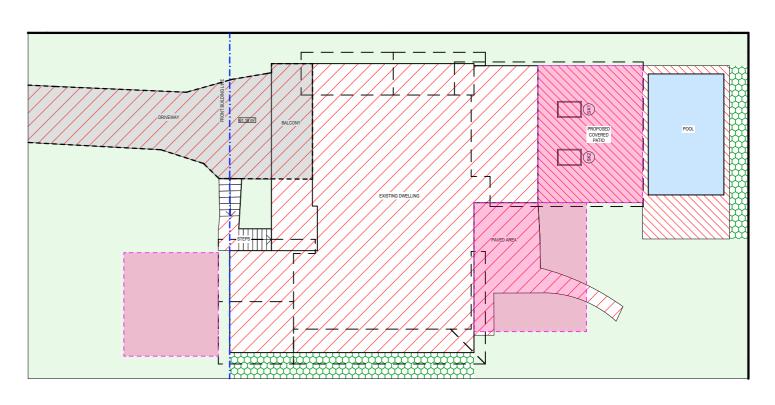
| PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 44 BALLYSHANNON ROAD, KILLARNEY HEIGHTS | DATE: 14/07/2021 | DRAWN BY: | SCALE: 1:100 @ A3 |
|---|-------------------|-------------|----------------------|
| DRAWING TITLE: SECTIONS / SPECIFICATION NOTES | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.16 |



EXISTING LANDSCAPE CALCULATIONS

1:200

| CALCULATIONS | | |
|------------------------------|----------------------|----------------------|
| SITE AREA | | 696.93m ² |
| LANDSCAPE CONTROL | 40% | 278.72m ² |
| LANDSCAPED AREA NOT INCLUDED | | 26.96m ² |
| EXISTING LANDSCAPED AREA | 57.60% | 401.46m ² |
| PROPOSED LANDSCAPED AREA | 47.93% | 334.09m ² |
| EXISTING HARD SURFACE AREA | 39.83% | 277.64m ² |
| NEW HARD SURFACE AREA | | 58.28m ² |
| TOTAL HARD SURFACE AREA | 48.19% | 335.92m ² |
| PRIVATE OPEN SPACE | min 60m ² | 105.55m ² |



PROPOSED LANDSCAPE CALCULATIONS

1:200

TRUE NORTH:



- NOTES (E & O)

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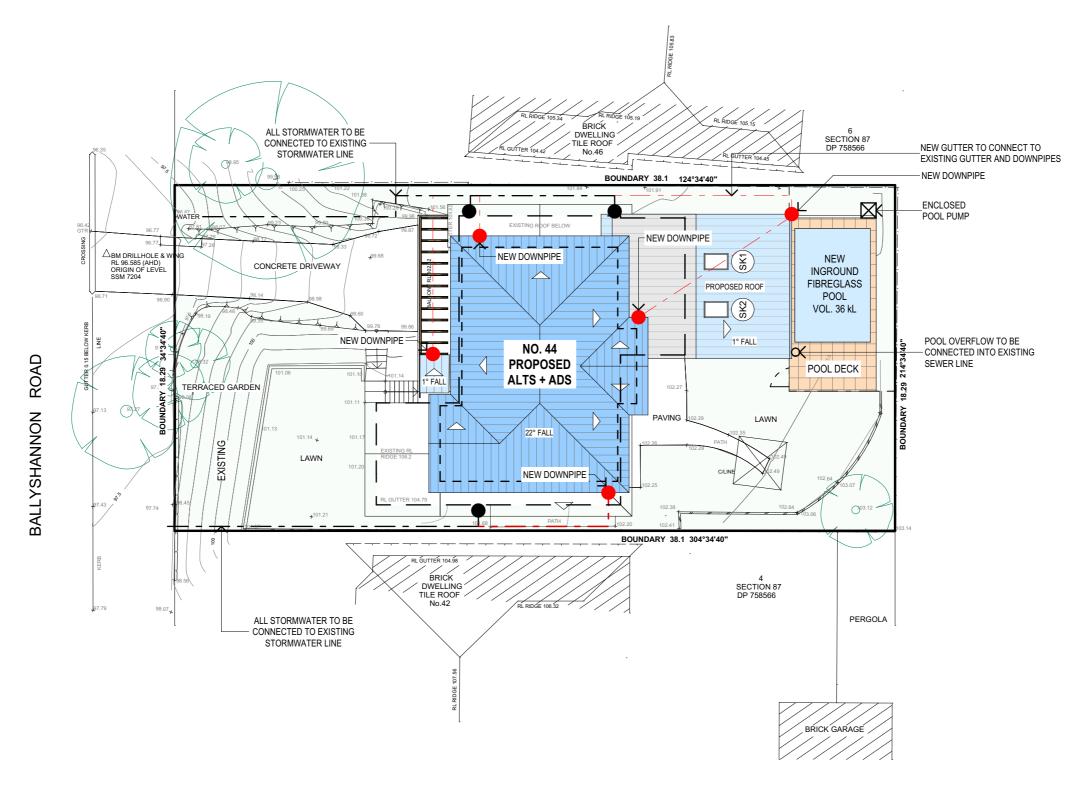
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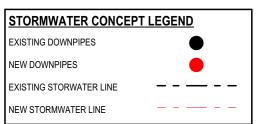
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|---|---|-------------------|-------------|----------------------|
| | DRAWING TITLE: LANDSCAPED AREA CALCULATION PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.17 |



STORMWATER MANAGEMENT PLAN



1:200

TRUE NORTH:

- NOTES (E & O)

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|---|---------------------|-------------|----------------------|
| DRAWING TITLE: STORMWATER CONCEPT PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.18 |

NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN MPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

SEDIMENT TRAPS

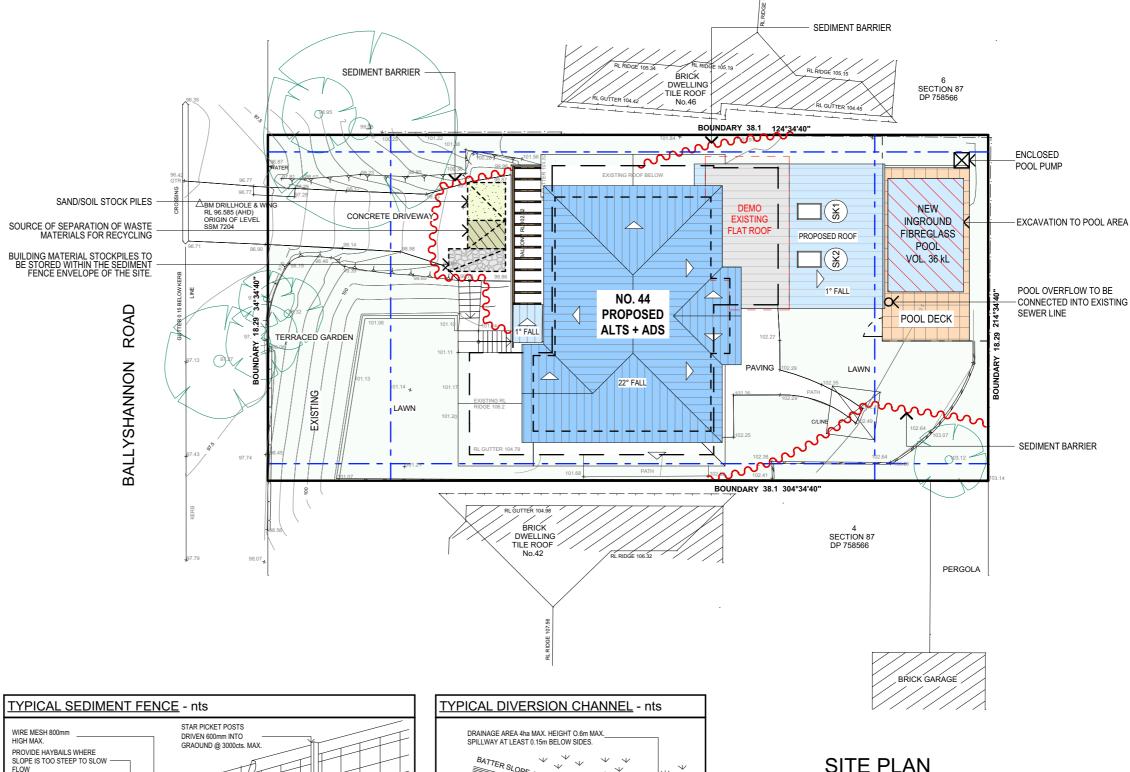
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE

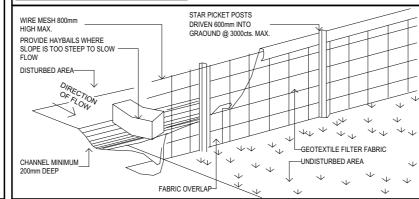
DIVERSION CHANNELS

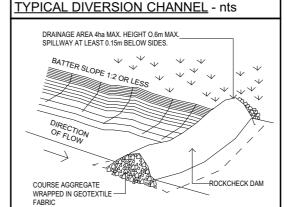
A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE JSED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING

VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.







1:200

TRUE NORTH:



NOTES (E & O)

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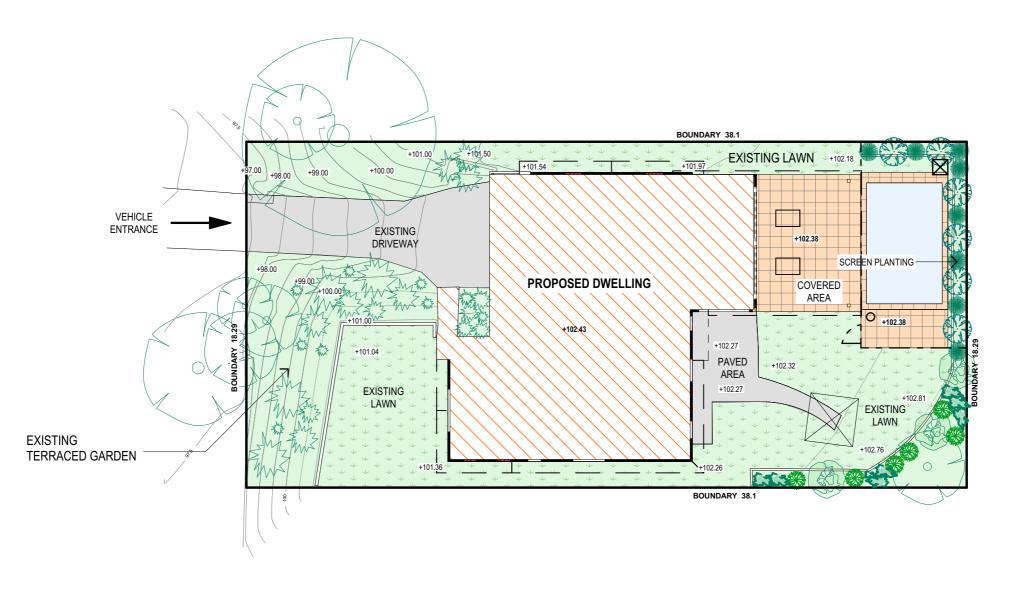
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| 1 | PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 44 BALLYSHANNON ROAD, KILLARNEY HEIGHTS | DATE: 14/07/2021 | DRAWN BY: | SCALE: 1:200 @ A3 |
|---|---|-------------------|-------------|----------------------|
| 1 | DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.19 |



LANDSCAPE CONCEPT PLAN

1:200

| SYMBOL | COMMON NAME | SCIENTIFIC NAME | HEIGHT | SPREAD | QTY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | HEIGHT | SPREAD | QTY |
|---------|--------------------------|--------------------|--------|--------|-----|--------|----------------|--------------------|--------|--------|-----|
| | Wattle | Acacia triptera | 1-2m | 2-2.5m | 3 | * | Native Fuchsia | Correa 'Adorabell' | 0.6m | 0.6m | 6 |
| E.S. | Lilly Pilly | Syzygium cascade | 2m | 2m | 3 | | | | | | |
| | Lady 'O' | Grevillia | 1.5m | 2m | 6 | | | | | | |
| | Tussock Grass | Poa labrillardieri | 1m | 0.5-1m | 8 | | | | | | |
| 8 | Existing trees - varies | - | - | - | - | | | | | | |
| J. W.Z. | Existing shrubs - varies | - | - | - | - | | | | | | |

TRUE NORTH:



- NOTES (E & O)

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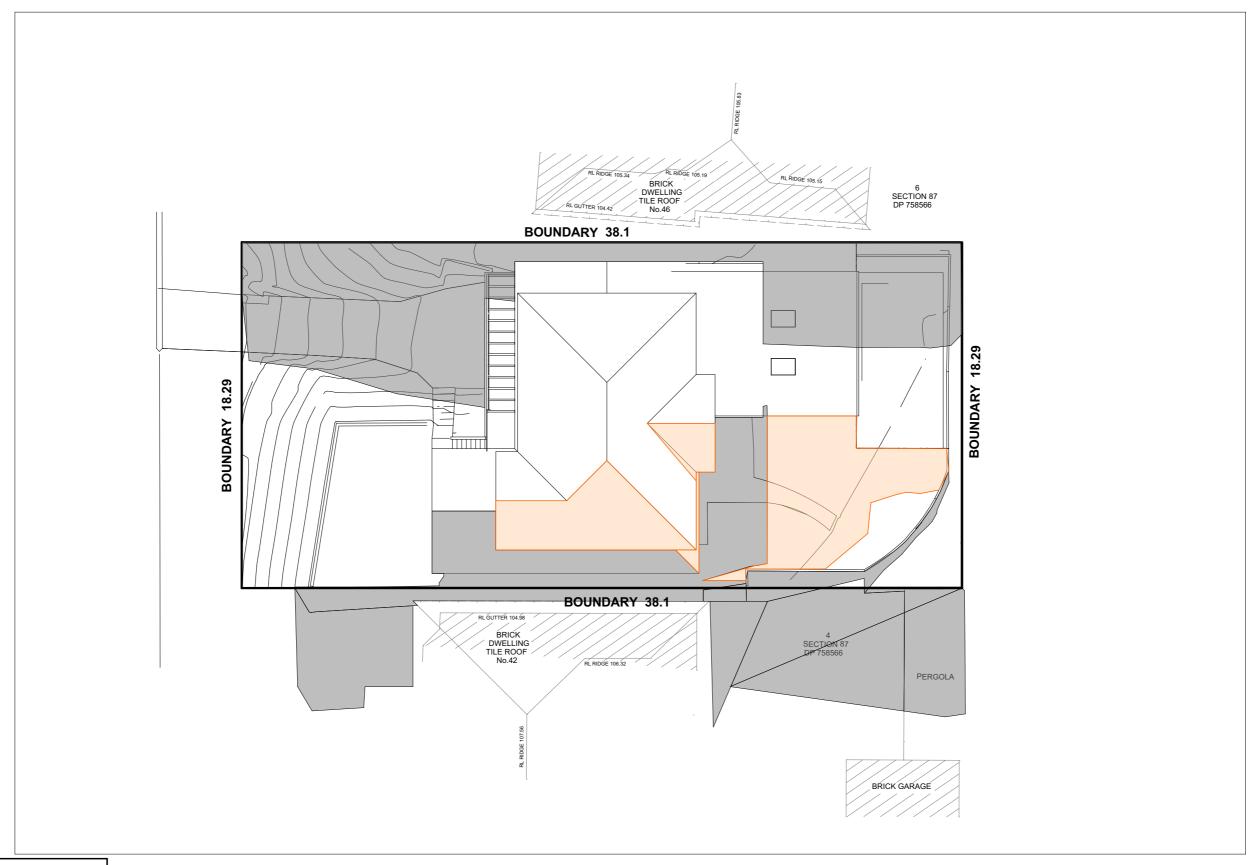
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| DRAWING TITLE: LANDSCAPE CONCEPT PLAN | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.20 |



21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

0900 JUNE 21

1:200

TRUE NORTH:



- NOTES (E & O)

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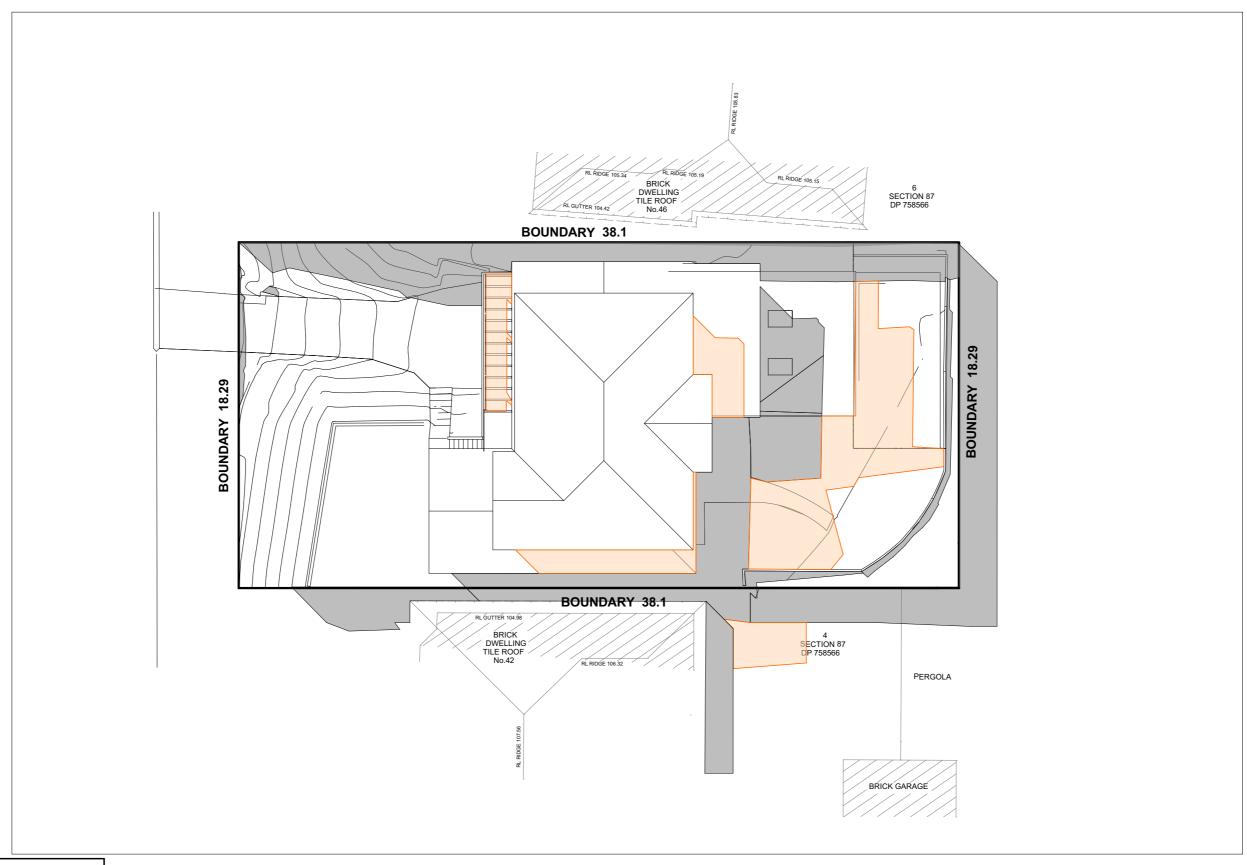
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|---|-------------------|-------------|----------------------|
| DRAWING TITLE: SHADOW DIAGRAMS 0900 JUNE 21 | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.21 |



21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

1200 JUNE 21

1:200

TRUE NORTH:



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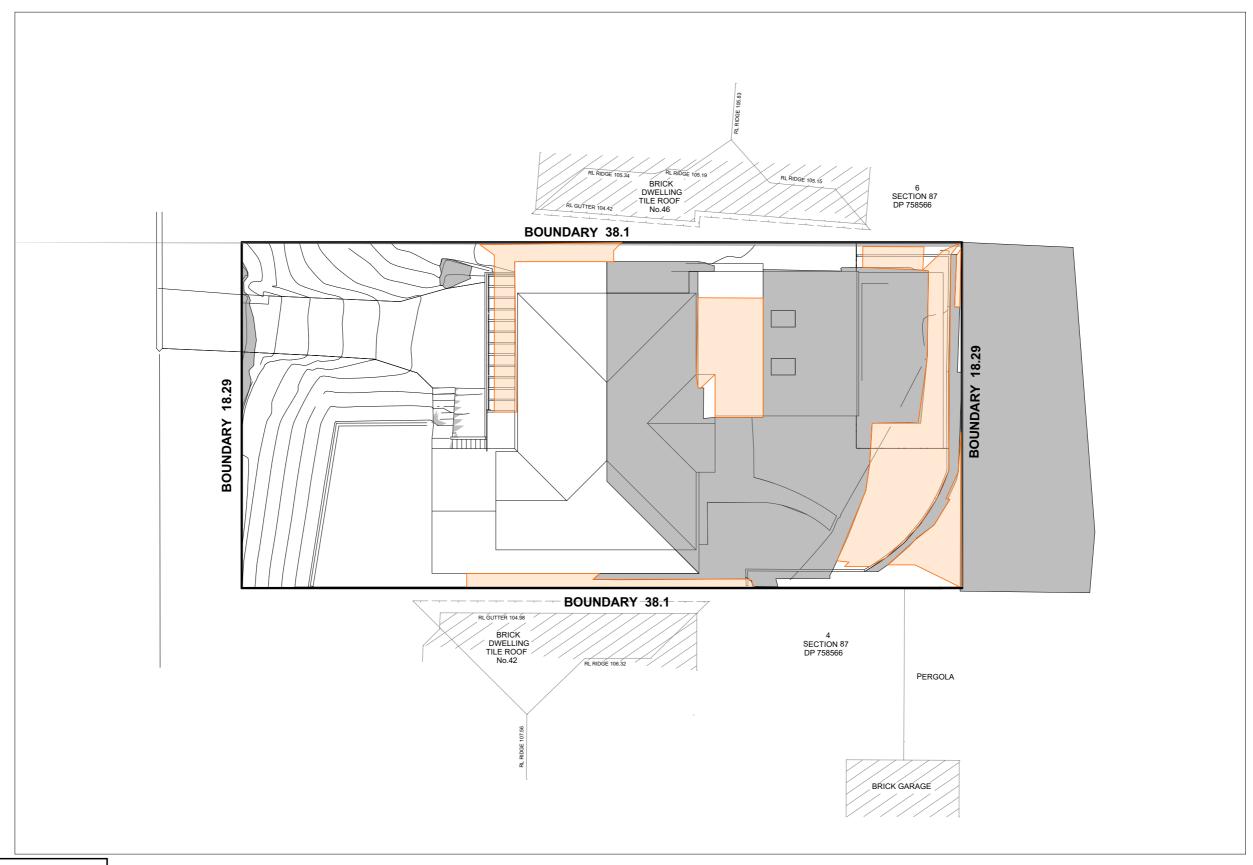
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|---|-------------------|-------------|----------------------|
| DRAWING TITLE: SHADOW DIAGRAMS 1200 JUNE 21 | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.22 |



21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

1500 JUNE 21

1:200

TRUE NORTH:



- NOTES (E & O)

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| DRAWING TITLE: SHADOW DIAGRAMS 1500 JUNE 21 | JOB No: 819/20 | CHECKED BY: | DRAWING No: DA.23 |