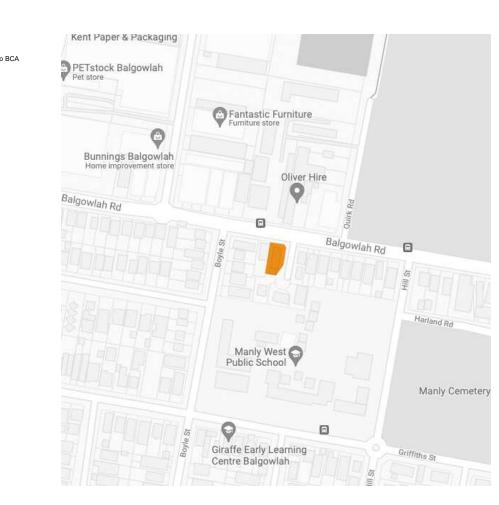
List of Abbreviations

AFFL AG AP AW BFD BW BWF BW BW BW BW CL CB CB CC CC COS COS CPT CC CS CC CC CC CC CC CC CC CC CC CC CC	Above Finished Floor Level Agricultural Pipe Access panel Awning Window Bilnd Bilolding Glazed Doors Brickwork Brick work face Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	PB PBL PBF PDF PL PL PR PV RH RWH RWH RWT RWT RS RTC	Plasterboard Pebble Ballast Plasterboard Moisture Resistant Plasterboard or Fibre Cement Fire Rated Lining to B Plywood Panel Wall Cladding Planter Drain Planter Painted Polycarbonate Roof ing Paving concrete Robe Rangehood Rainwater Head Rainwater Outlet Rainwater Tank Rain Screen
AP AW BFD BW BWF BWS CL CB CBF CJ COS CPT CR CC CR CC CC CC CW	Access panel Awning Window Bind Bind Biblding Glazed Doors Brickwork Brick work face Brick work face Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	PBM PBF PWC PD PL PR PV R RH RWH RWH RWH RWT RS RTC	Plasterboard Moisture Resistant Plasterboard or Fibre Cement Fire Rated Lining to B Plywood Panel Wall Cladding Planter Drain Planter Polycarbonate Roof ing Paving concrete Robe Rangehood Rainwater Head Rainwater Outlet Rainwater Tank
AW BBFD BWF BWF CL CB CCJ COS CCT CCR CS CCW	Awning Window Bind Bifolding Glazed Doors Brickwork Brick work face Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete Block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	PBF PWC PD PL P PR PV R RH RWH RWH RWO RWT RS RTC	Plasterboard or Fibre Cernent Fire Rated Lining to B Plywood Panel Wall Cladding Planter Drain Planter Painted Polycarbonate Roof ing Paving concrete Robe Rangehood Rainwater Head Rainwater Tank
B BFD BW BWF BWS CL CBF CJ COST CCR CST CW	Awning Window Bind Bifolding Glazed Doors Brickwork Brick work face Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete Block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	PWC PD PL PR PV R RH RWH RWO RWT RS RTC	Plasterboard or Fibre Cernent Fire Rated Lining to B Plywood Panel Wall Cladding Planter Drain Planter Painted Polycarbonate Roof ing Paving concrete Robe Rangehood Rainwater Head Rainwater Tank
BFD BW BWF BWS CL CB CCB CCB CCB CCB CCPT CCR CS CCT CCW	Blind Bliolding Glazed Doors Brickwork Brick work face Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	PD PL P PR PV R RH RWH RWO RWT RS RTC	Plywood Panel Wall Cladding Planter Planter Polycarbonate Roof ing Paving concrete Robe Rangehood Rainwater Head Rainwater Tank
BFD BW BWF BWS CL CB CCB CCB CCB CCB CCPT CCR CS CCT CCW	Bifolding Glazed Doors Brickwork Brick work face Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete Block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	PD PL P PR PV R RH RWH RWO RWT RS RTC	Planter Drain Planter Painted Polycarbonate Roof ing Paving concrete Robe Rangehood Rainwater Head Rainwater Outlet Rainwater Tank
BFD BW BWF BWS CL CB CCB CCB CCB CCB CCPT CCR CS CCT CCW	Bifolding Glazed Doors Brickwork Brick work face Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete Block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	PL P PR PV R RH RWH RWH RWO RWT RS RTC	Planter Painted Polycarbonate Roof ing Paving concrete Robe Rangehood Rainwater Head Rainwater Tank
BW BWF BWS CL CB CBF CJ COS CPT CR CS CT CW	Brickwork Brick work face Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	P PR PV R RH RWH RWO RWT RS RTC	Painted Polycarbonate Roof ing Paving concrete Rongehood Rainwater Head Rainwater Outlet Rainwater Tank
BWF BWS CL CB CBF CJ COS CPT CR CS CT CW	Brick work face Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete Block facework Control Joint Check On Site Carpet Cerment Render Concrete Slab	R PV RH RH RWH RWO RWT RS RTC	Polycarbonate Roof ing Paving concrete Robe Rangehood Rainwater Head Rainwater Tank
BWS CL CB CBF CJ COS CPT CR CS CT CW	Brick work soldier course Centre Line Concrete block reinforced if retaining wall Concrete block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	PV R RH RWH RWO RWT RS RTC	Paving concrete Robe Rangehood Rainwater Head Rainwater Outlet Rainwater Tank
CL CB CJ COS CPT CR CS CT CW	Centre Line Concrete block reinforced if retaining wall Concrete Block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	R RH RWH RWO RWT RS RTC	Robe Rangehood Rainwater Head Rainwater Outlet Rainwater Tank
CB CBF CJ COS CPT CR CS CT CW	Concrete block reinforced if retaining wall Concrete Block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	RH RWH RWO RWT RS RTC	Rangehood Rainwater Head Rainwater Outlet Rainwater Tank
CBF CJ COS CPT CR CS CT CW	Concrete Block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	RH RWH RWO RWT RS RTC	Rangehood Rainwater Head Rainwater Outlet Rainwater Tank
CJ COS CPT CR CS CT CW	Concrete Block facework Control Joint Check On Site Carpet Cement Render Concrete Slab	RWH RWO RWT RS RTC	Rainwater Head Rainwater Outlet Rainwater Tank
CJ COS CPT CR CS CT CW	Control Joint Check On Site Carpet Cement Render Concrete Slab	RWO RWT RS RTC	Rainwater Outlet Rainwater Tank
COS CPT CR CS CT CW	Check On Site Carpet Cement Render Concrete Slab	RWT RS RTC	Rainwater Tank
CPT CR CS CT CW	Carpet Cement Render Concrete Slab	RS RTC	
CR CS CT CW	Cement Render Concrete Slab	RTC	
CS CT CW	Concrete Slab		Roof Tile - Concrete
CT CW			Roof Tile - Terracotta
CW		RTT	Root Ille - Terracotta
	Ceramic Tiling		_
CWS	Casement Window	ST	Stone
	Cold Water Service	SD	Smoke Detector
		SDH	Sashless Double Hung Window
		SHR	Shower Head 2000 AFFL unless noted otherwis
DPC	Damp Proof Course	SK	Skirting
DPM	Damp Proof Membrane	SHS	Skylight
		SLD	Sliding door
EDB	Electrical Distribution Board	SLS	Sliding Louvre Screen
EGL	Existing Ground Level	SS	Steel Stainless
E.I			Steel
			Steel frame
			Solar panel
LAI	External		Sashless Sliding Window
50	Fibreur Coment		
			Strip drain
			Stormwater Pipe
			Sandstone Wall
		SWP	Sewer Pipe
	Fixed Glazing		Timber Bi-folding Doors
FW	Floor Waste		Timber Framed Doors
		TDB	Timber Decking Boards
G	Glass	TW	Timber Framed Windows
		TW	Timber wall cladding
HC	Hose cock	TPH	Toilet Paper Holder 500 AFFL
		TR	Towel Rail 850 AFFL unless noted otherwise
J	Joint		
			Universal Steel Column
			Underside
LV	Louvre Vent	UG	Underground
		VB	Vapour Barrier
М	Masonry wall	VP	Vent Pipe
MA	Metal Awning		
MB	Metal Balustrade	WA	Window Awning
			Water Closet
			Washing Machine
			Water Proof Membrane
	motal mailing		Western Red Cedar
OP	Opagua Clazing		Window Sliding
		0000	Wall Oven
OFC	Oil Form Concrete		
	EDB EGL EJ EX EXT FC FCP FFD FFL FG FG FW G HC LS LV M MA	DPC Damp Proof Course DPM Damp Proof Membrane EDB Electrical Distribution Board EGL Existing Ground Level EJ Expansion Joint EX External FC Fibrous Cement FDP Floor Drain, cast into concrete FL Finished Floor Level FGL Fibrous Cement Panel FD Floor Drain, cast into concrete FL Finished Ground Level FG Fibred Glazing FW Floor Waste G Glass HC Hose cock J Joint LS Louvre Screen LV Louvre Vent M Metal Awning MA Metal Awning MB Metal Roofing MS Mild Steel MW Metal Walling OP Opaque Glazing OXerf low Spitter	DP Downpipe SHR DPC Damp Proof Course SK DPM Damp Proof Membrane SLD EDB Electrical Distribution Board SLS EGL Existing Ground Level SS EJ Expansion Joint S EX Existing SF EXT External SW FCP Fibrous Cement STD FD Floor Corrain, cast into concrete SW FGL Finished Foor Level SWP FGL Finished Foor Level TD FW Floor Waste TD G Glass TW HC Hose cock TR J Joint UC LV Louvre Screen U/S LV Louvre Screen U/S MA Metal Avning WA MR Metal Avning WA MR Metal Avning WM MR Metal Roofing WC MW



Wall & Floor Legend



name 47

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Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversh Height (m)	adowing Distance (m)	Shading device	Frame and glass type			
W1	s	7	2.5	2.9	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	N	2	2.5	2.9	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	E	4.6	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	ε	1	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W5	w	10	0	0	external icuvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	N	2	2.5	2.9	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	s	4	2.5	2.9	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WB	E	5	6	3.6	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	E	2.5	0	0	eave/verandah/pergola/balcony >==450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

Legend	
In these commi	tments, "applicant" means the person carrying out the development.
	dentified with a "\string" in the "Show on DA plane" column must be shown on the plans accompanying the development application for the proposed development), plication is to be lodged for the proposed development).
	dentified with a "ur" in the "Show on CC/CDC plans & speca" column must be shown in the plans and specifications accompanying the application for a construction plying development cartificate for the proposed development.
Commitments is	dentified with a "v" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the evole issued.

Development Application Issue

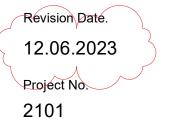
for

Alteration & Addition of unit 3 and at

3/153 Balgowlah Rd, Balgowlah NSW

for

Austin Ware & Charlotte Vergnolle



Drawing list

DA

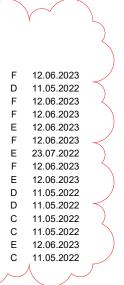
DA	
DA00	Cover Page
DA01	Site Analysis
DA02	Proposed Site Plan
DA03	Ground Floor Proposed plan
DA04	Level 1 proposed plan
DA05	Sections
DA06	Street Elevations & Finishes
DA07	Side Elevations & Finishes
DA08	Shadow Diagram Plan
DA09	Shadow Diagram Elevation
DA10	Landscape Plan
DA11	Area Calculation
DA12	Erosion Control Plan
DA13	Proposed Subdivision Plan
DA14	Notification Plan

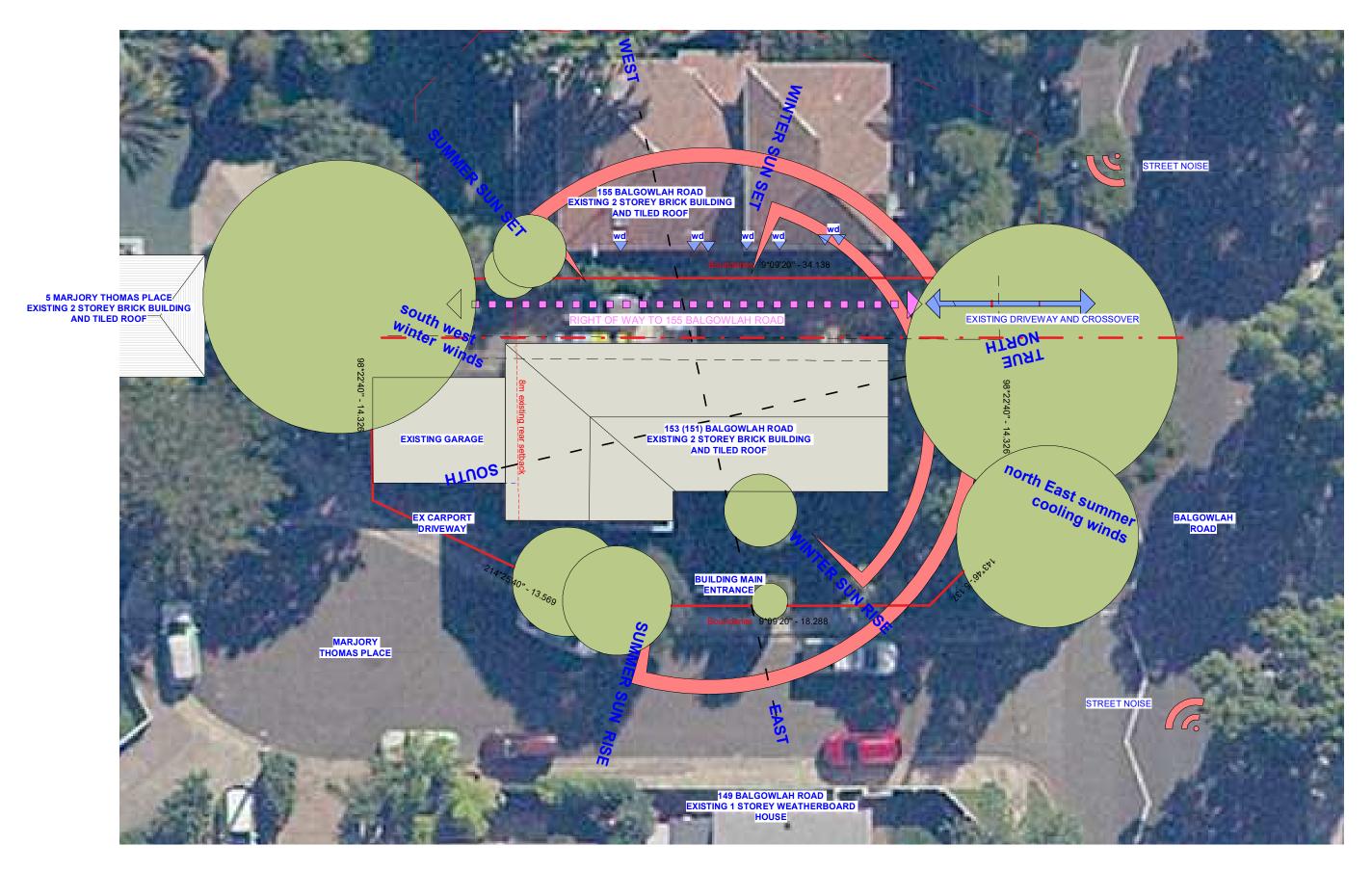
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existing Garage & Strata Lot Subdivision





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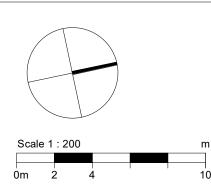
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D	11.05.2022	Issued for DA	CV
С	02.05.2022	Issued for owner consent	CV
В	27.04.2022	Issued for Information	CV
А	23.03.2022	Issue for Information	CV
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1:200 Project No. Rev No. 2101

11.05.2022 Drawing No. **DA01**

D



MARJORY THOMAS PLACE

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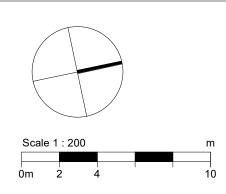
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E	23.07.2022	Additional information	CV
D	11.05.2022	Issued for DA	CV
С	02.05.2022	Issued for owner consent	CV
В	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
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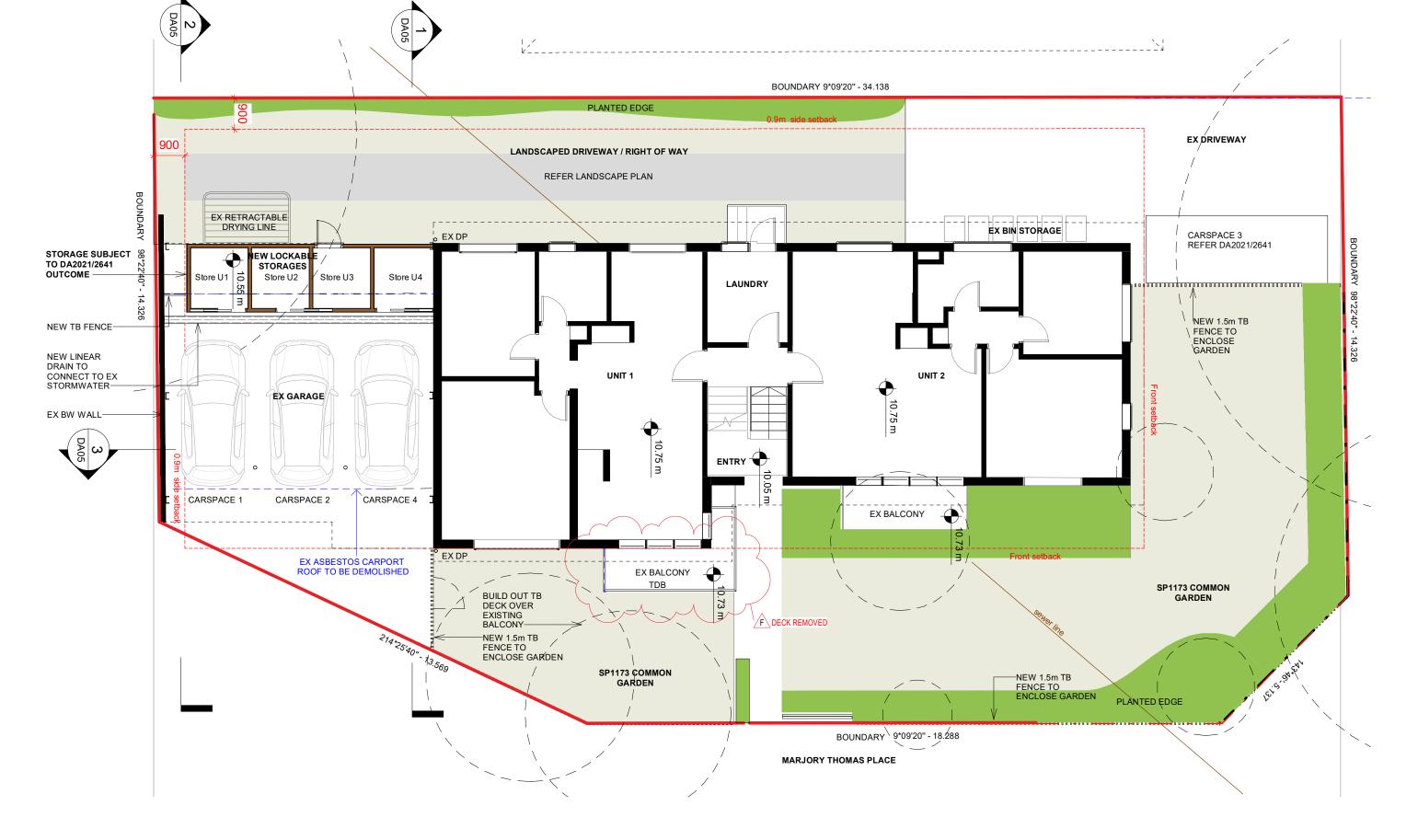
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BALGOWLAH ROAD

Project Austin Ware & Charlotte Vergnolle 3/153 Balgowlah Rd, Balgowlah NSW Drawing Title **Proposed Site Plan** Scale at A3 Revision Date. 12.06.2023 1:200 Project No. Rev No. Drawing No. **DA02** 2101 F



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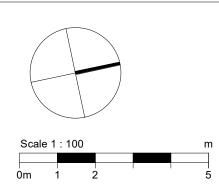
DRAWING STATUS

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E	23.07.2022	Additional information	CV
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С	02.05.2022	Issued for owner consent	CV
В	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

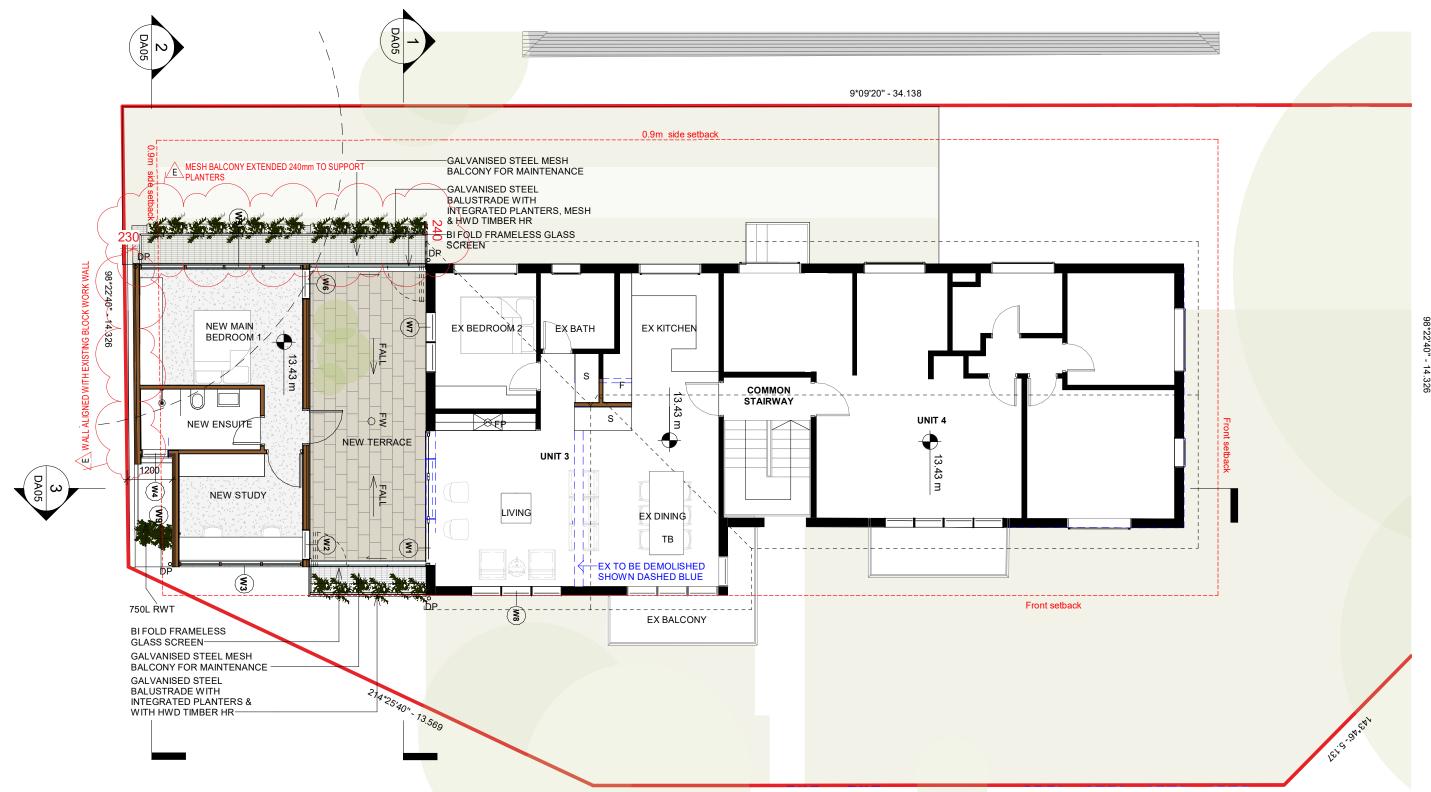
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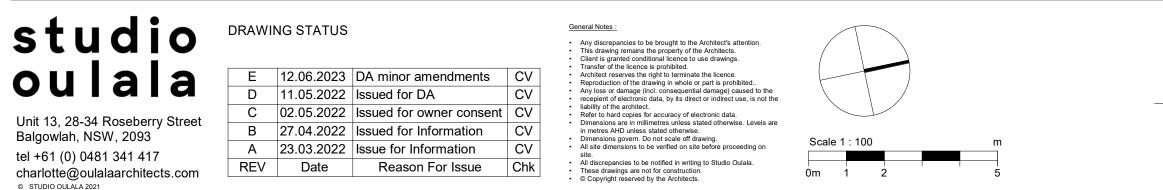
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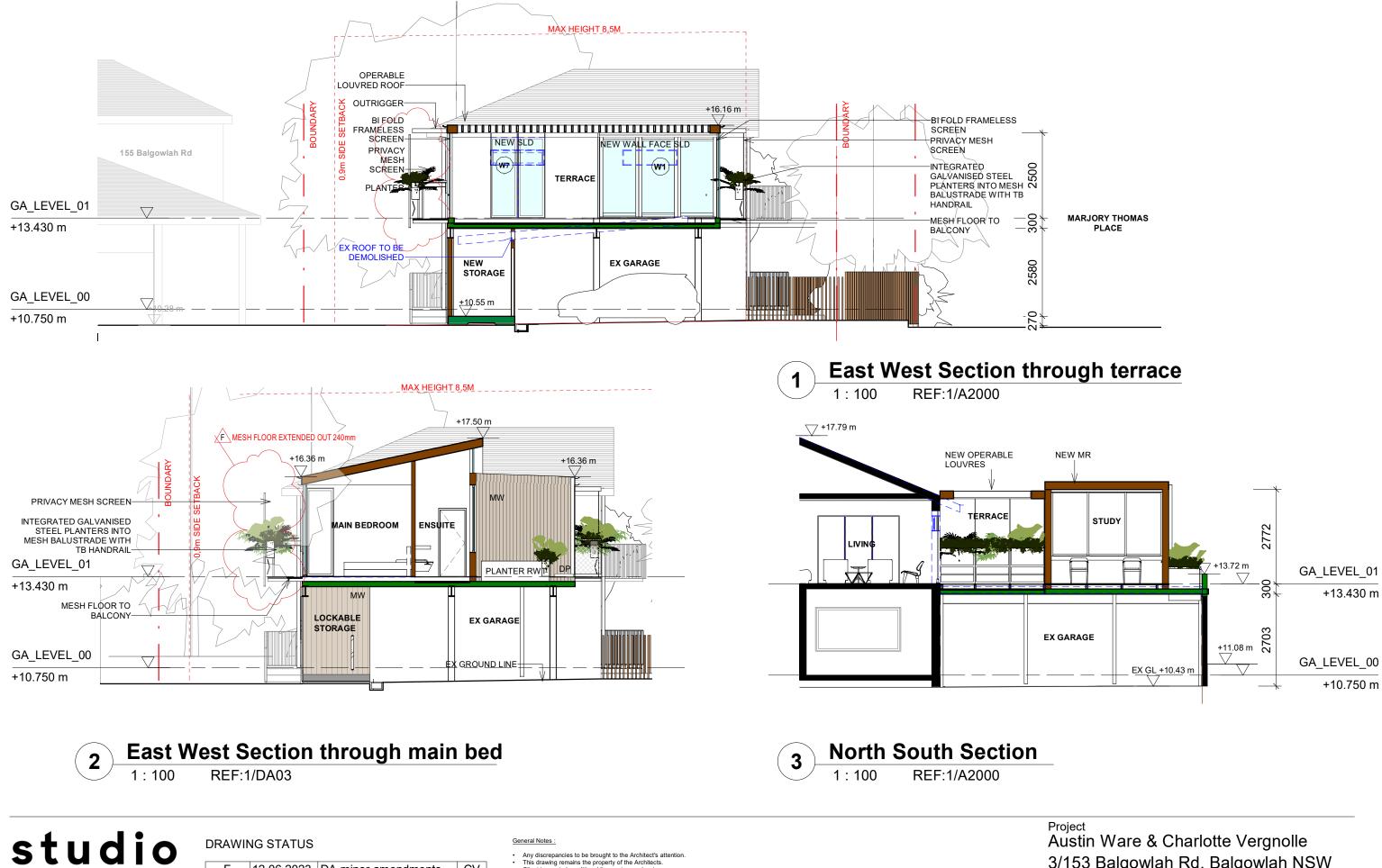
Project Austin Ware & Charlotte Vergnolle 3/153 Balgowlah Rd, Balgowlah NSW Drawing Title **Ground Floor Proposed plan** Scale at A3 Revision Date. 12.06.2023 1:100 Project No. Rev No. Drawing No. **DA03** 2101 F



9*09'20" - 18.288



Project Austin Ware & Charlotte Vergnolle 3/153 Balgowlah Rd, Balgowlah NSW Drawing Title Level 1 proposed plan Scale at A3 Revision Date. 1 : 100 12.06.2023 Project No. Rev No. Drawing No. 2101 E DA04



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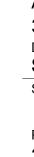
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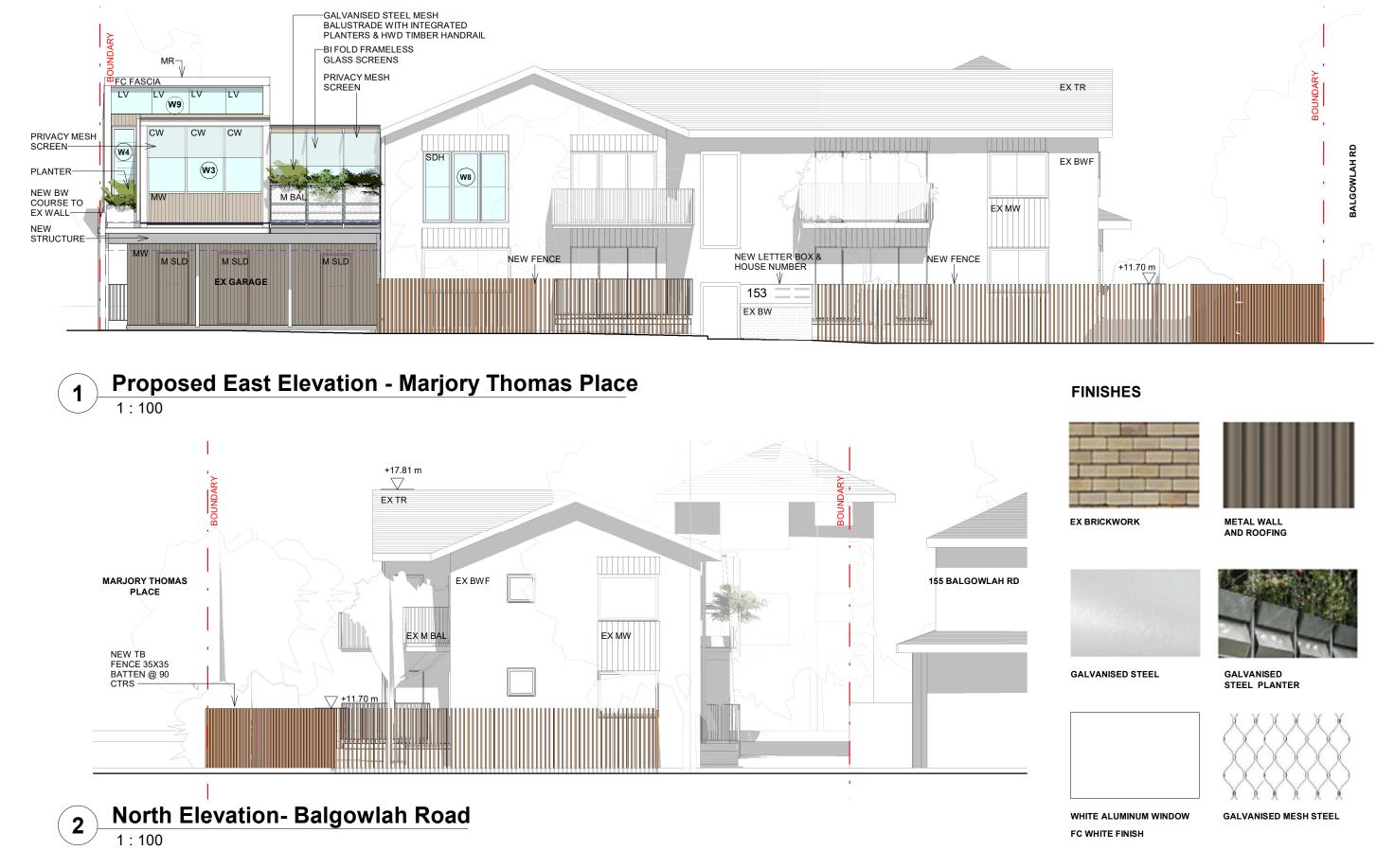
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3/153 Balg	owlah Rd	, Ba	lgowlah NSW	
Drawing Title Sections				
Scale at A3 1:100			Revision Date. 12.06.2023	_
Project No. 2101	Rev No.	F	Drawing No. DA05	



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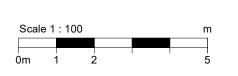
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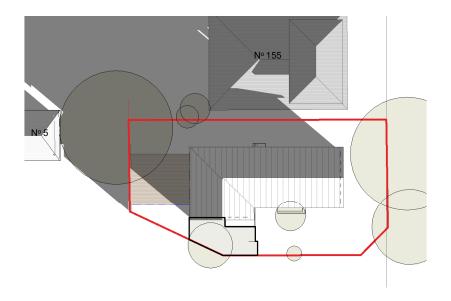
FINISHES

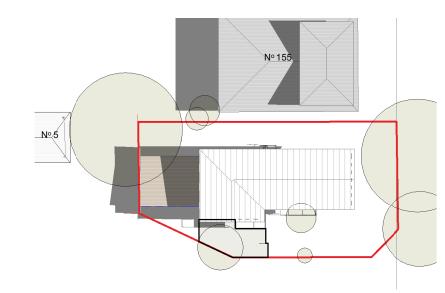




PRIVACY MESH SCREEN 5 MARJORY THOMAS PLACE DRIVEWAY GALVANISED STEEL MESH BALUSTRADE WITH INTEGRATED HWD TIMBER HANDRAIL F WALL REALIGNED WITH EX BLOCK WORK WALL EX ROOF TO BE DEMOLISHED SHOWN DASHED BLUE

Project Austin Ware & Charlotte Vergnolle				
3/153 Balgo	3/153 Balgowlah Rd, Balgowlah NSW			
Drawing Title Side Elevations & Finishes				
Scale at A3			Revision Date.	
1:100			12.06.2023	
Project No.	Rev No.		Drawing No.	
2101		F	DA07	





EXISTING PLAN VIEW 3PM WINTER SOLSTICE

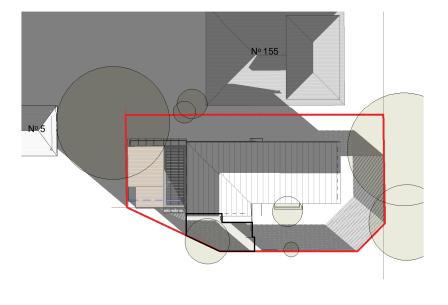
EXISTING PLAN VIEW 9AM WINTER SOLSTICE

EXISTING PLAN VIEW 12PM WINTER SOLSTICE

Nº 1

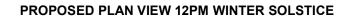
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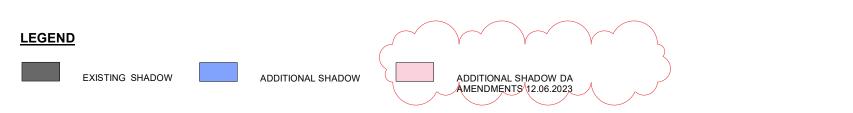
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DRAWING STATUS

PROPOSED PLAN VIEW 9AM WINTER SOLSTICE





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D	11.05.2022	Issued for DA	CV
С	02.05.2022	Issued for owner consent	CV
В	27.04.2022	Issued for Information	CV
Α	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

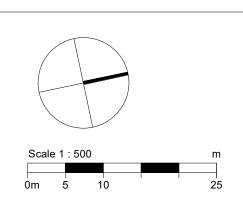
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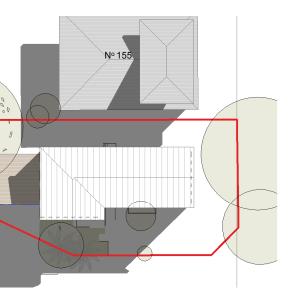
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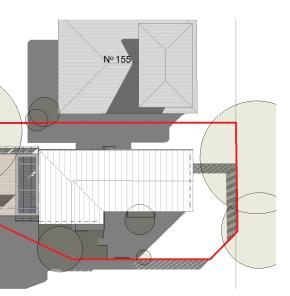
E ADDITIONAL OVERSHADOWING

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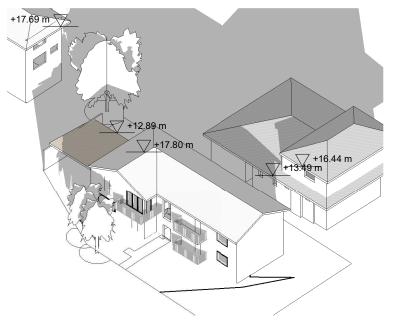




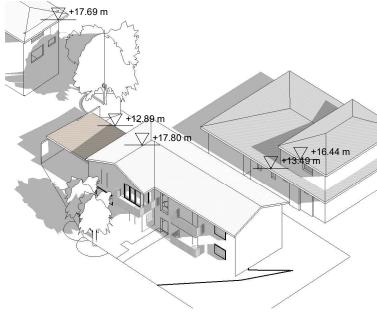


PROPOSED PLAN VIEW 3PM WINTER SOLSTICE

^{Project} Austin Ware & Charlotte Vergnolle					
3/153 Balgo	3/153 Balgowlah Rd, Balgowlah NSW				
Drawing Title Shadow Di	Drawing Title Shadow Diagram Plan				
Scale at A3			Revision Date.		
As indicated	b		12.06.2023		
Project No. 2101	Rev No.	Е	Drawing No. DA08		

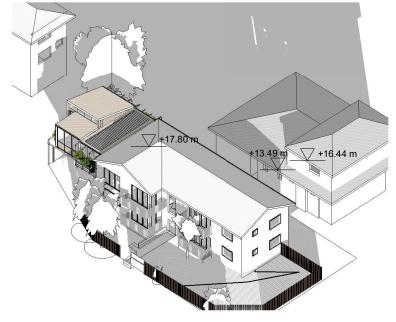


EXISTING PLAN VIEW 9AM WINTER SOLSTICE

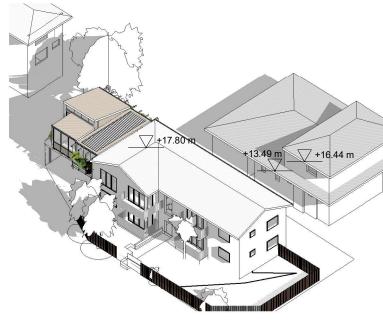


EXISTING PLAN VIEW 12PM WINTER SOLSTICE

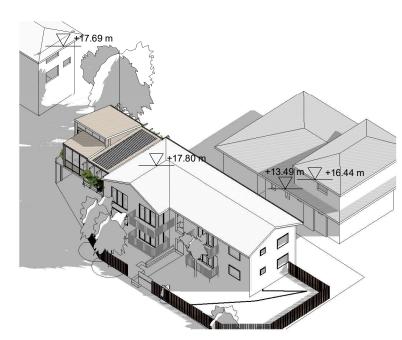
+17.69 m



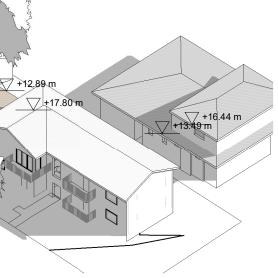
PROPOSED PLAN VIEW 9AM WINTER SOLSTICE



PROPOSED PLAN VIEW 12PM WINTER SOLSTICE



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Vuluiu	D 11.05.2022 Issued for DA	CV Any loss or damage (incl. consequential damage) caused to the recepient of electronic data, by its direct or indirect use, is not the	Shadow Diagram Elevation	
Unit 13, 28-34 Roseberry Street	C 02.05.2022 Issued for owner consent		Scale at A3 Revision Date.	
Balgowlah, NSW, 2093	B 27.04.2022 Issued for Information	CV Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise. Dimensions govern. Do not scale off drawing.	11.05.202	
-	A 23.03.2022 Issue for Information	CV • All site dimensions to be verified on site before proceeding on site		
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EXISTING PLAN VIEW 3PM WINTER SOLSTICE

PROPOSED PLAN VIEW 3PM WINTER SOLSTICE



1 Lomandra longifolia

spiny-head mat-rush



2 Concrete

3 Grass pavers

4 Pebbles



Kangaroo paw



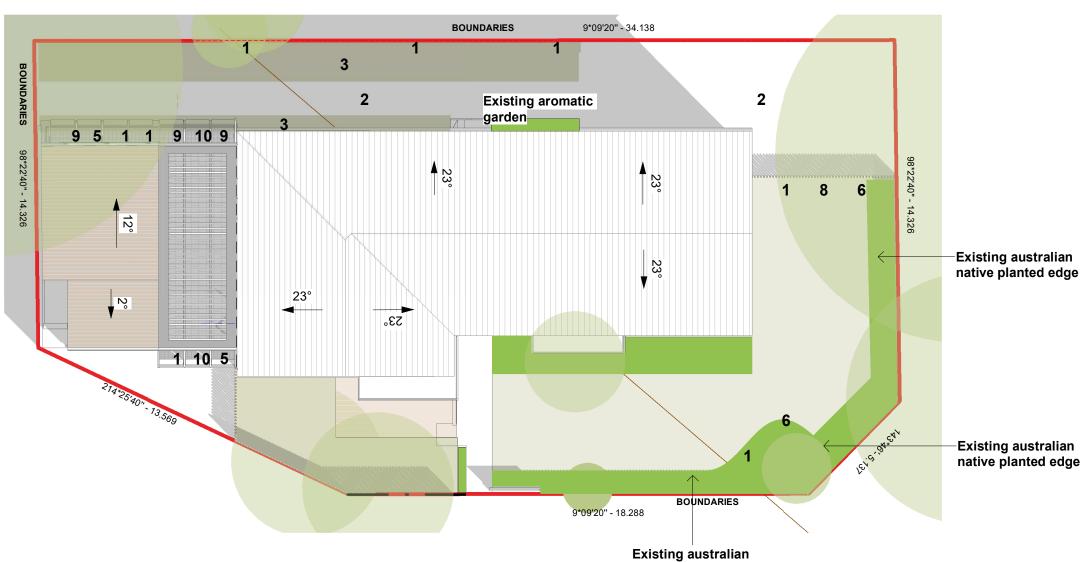
6 Banksia integrifolia





9 Crassula Arborescens Silver Dollar Plant

10 Hardenbergia Happy Wanderer



native planted edge

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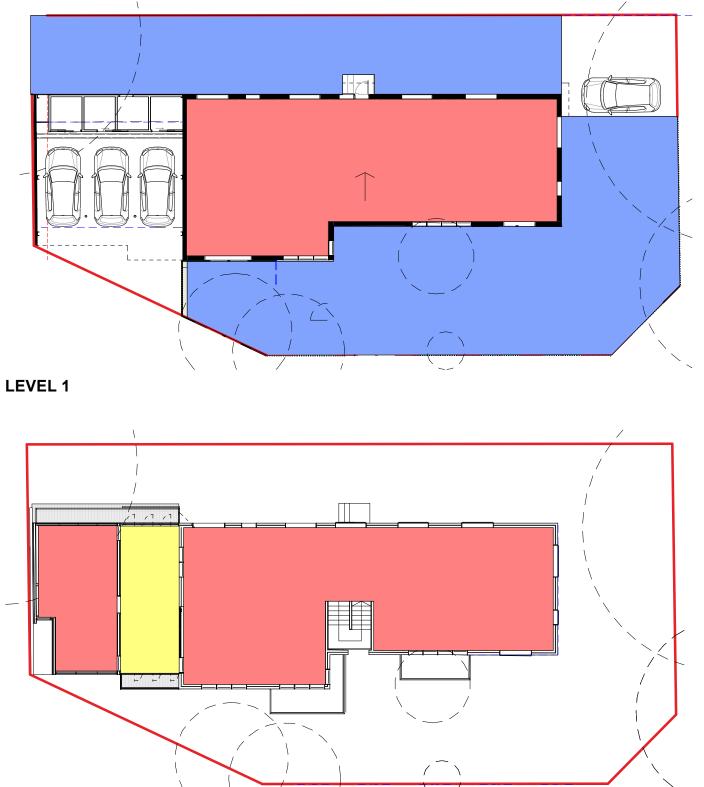


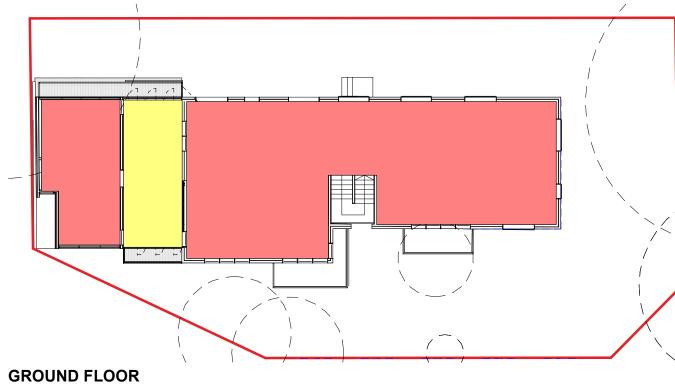
7 Dwarf thrymptomene Payne's Thryptomene

8 Grevillea

Project Austin Ware & Charlotte Vergnolle 3/153 Balgowlah Rd, Balgowlah NSW Drawing Title Landscape Plan			
Scale at A3 1 : 150			Revision Date. 11.05.2022
Project No. 2101	Rev No.	D	Drawing No. DA10

OPEN SPACE & FSR AREA





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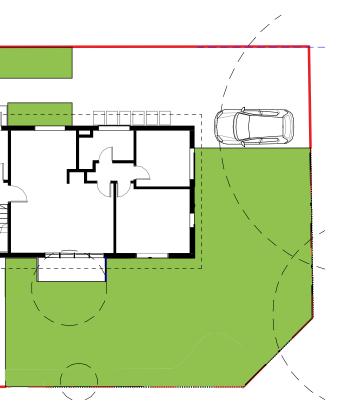
DRAWING STATUS

С	11.05.2022	Issued for DA	CV
В	02.05.2022	Issued for owner consent	CV
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REV	Date	Reason For Issue	Chk

SITE PLAN



LANDSCAPE AREA



AREA LEGEND:

site area: 571.8 sqm

MAX FSR 0.6:1 (343sqm)

OPEN SPACE 55% of site area (314,5 sqm)

PRIVATE OPEN SPACE Min required 12 SQM

LANDSCAPE AREA Min required 35% of open space (110 sqm)

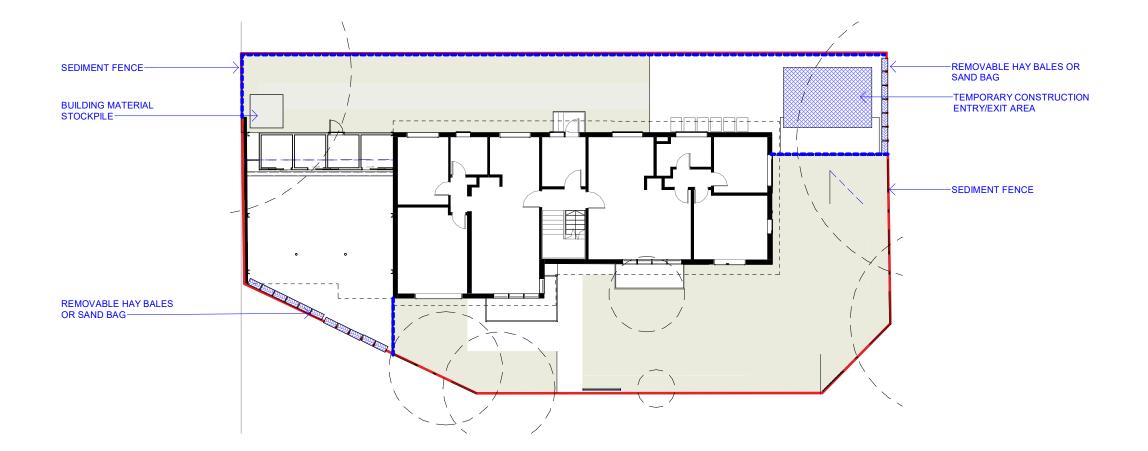
Existing: 275 sqm Proposed: 304,5 sqm

Existing: 188 sqm Proposed: 304 sqm

Existing: 5,8 sqm Proposed: 24 sqm

Existing: 168 sqm Proposed: 218 sqm

Project Austin Ware & Charlotte Vergnolle 3/153 Balgowlah Rd, Balgowlah NSW Drawing Title **Area Calculation** Scale at A3 Revision Date. 11.05.2022 As indicated Project No. Rev No. Drawing No. **DA11** 2101 С



STAR PICKET TO HOLD SANDBAG KERB SEDIMENT TRAP VEHICLE ACCESS TO SITE VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET HAY BAIL AND GEOFABRIC IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER. PAVEMENT. DIRECTION OF FLOW GEOFABRIC SANDBAG IN GUTTER DISTURBED AREA GEOTEXTILE HAY BALE 2000 MIN FABRIC BLUE META \square RUNOFF FROM 97. AQ PAD DIRECTED TO SEDIMENT TRAP Sec. Week 1. A. . A. N 15 Flow

SEDIMENT FENCE

TYPICAL DETAIL

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SANDBAG KERB INLET SEDIMENT TRAP

TYPICAL DETAIL

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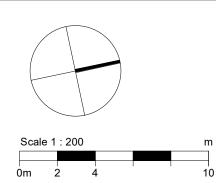
DRAWING STATUS

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В	02.05.2022	Issued for owner consent	CV
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TEMPORARY CONSTRUCTION ENTRY

BERM 200

HIGH, MIN.

7,

Project

Drawing Title

TYPICAL DETAIL

Erosion Co	ontrol Pl		
Scale at A3			Revision Date.
1:200			11.05.2022
Project No.	Rev No.		Drawing No.
2101		С	DA12

COVERING EARTH BANK TO SEDIMENT PREVENT SCOUR FENCE OF STOCKPILE

Austin Ware & Charlotte Vergnolle

3/153 Balgowlah Rd, Balgowlah NSW

THE SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM. WATERPROOF

ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE

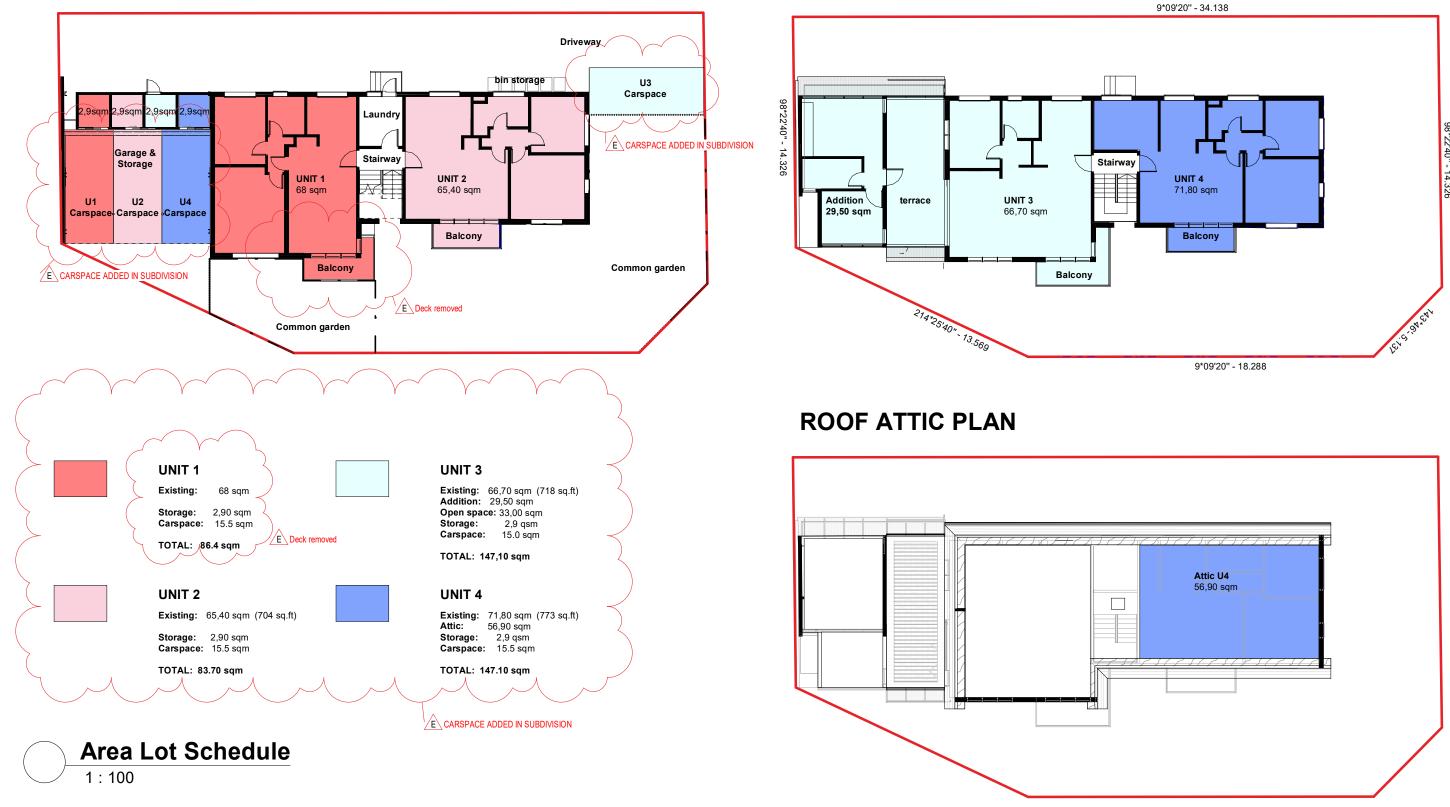
PROTECTED TO PREVENT SCOUR AND EROSION.

BUILDING MATERIAL STOCKPILES TYPICAL DETAIL

BUILDING MATERIAL STOCKPILES

GROUND FLOOR PLAN

FIRST FLOOR PLAN



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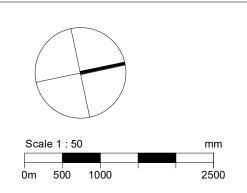
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D	23.07.2022	Additional information	CV
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Drawing Title				
Proposed S	Subdivis	ion I	Plan	
Scale at A3 Revision Date.				
As indicated			12.06.2023	
Project No.	Rev No.		Drawing No.	
2101		Е	DA13	