



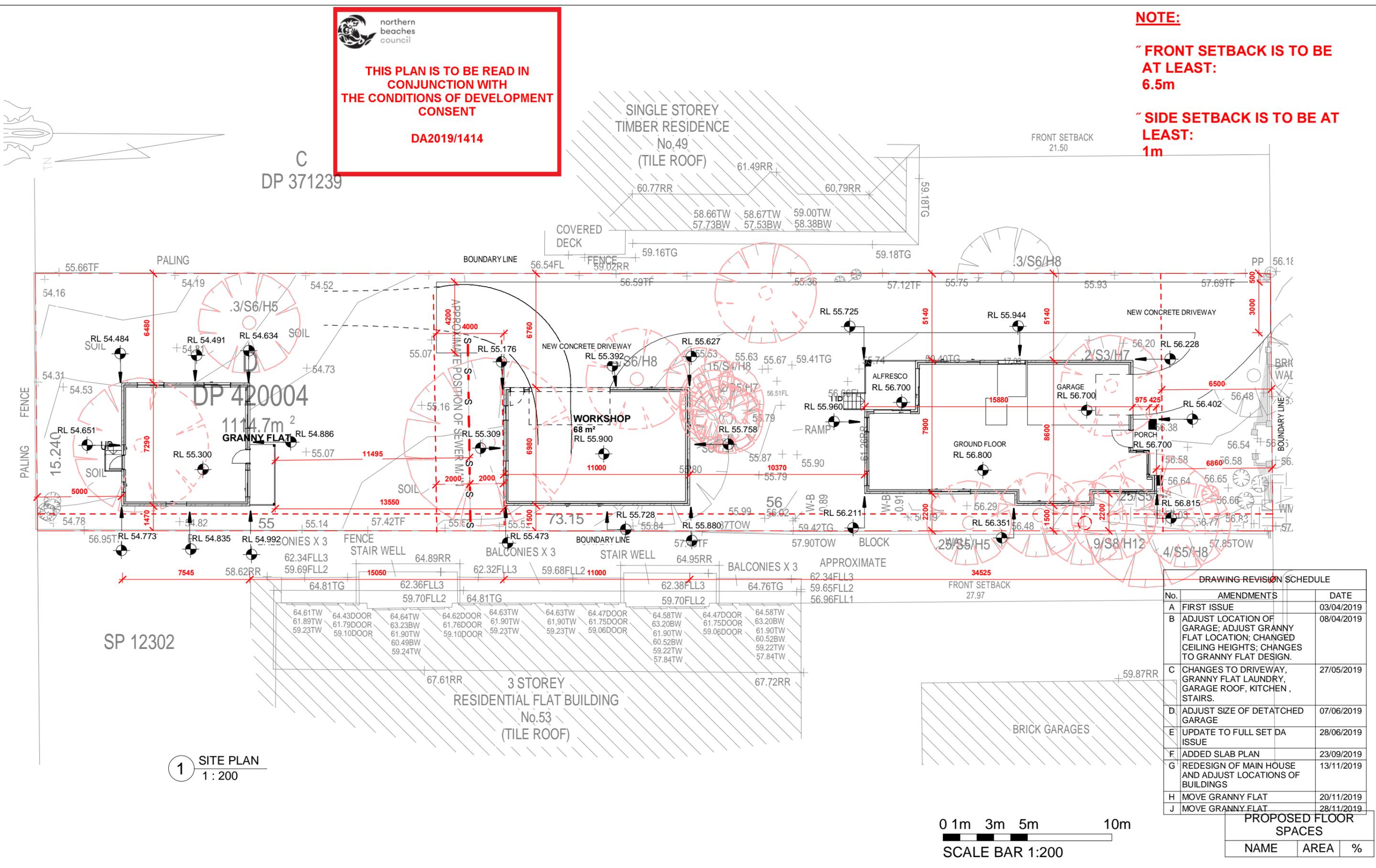
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1414

NOTE:

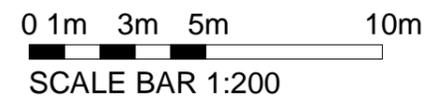
FRONT SETBACK IS TO BE AT LEAST: 6.5m

SIDE SETBACK IS TO BE AT LEAST: 1m



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	03/04/2019
B	ADJUST LOCATION OF GARAGE; ADJUST GRANNY FLAT LOCATION; CHANGED CEILING HEIGHTS; CHANGES TO GRANNY FLAT DESIGN.	08/04/2019
C	CHANGES TO DRIVEWAY, GRANNY FLAT LAUNDRY, GARAGE ROOF, KITCHEN, STAIRS.	27/05/2019
D	ADJUST SIZE OF DETACHED GARAGE	07/06/2019
E	UPDATE TO FULL SET DA ISSUE	28/06/2019
F	ADDED SLAB PLAN	23/09/2019
G	REDESIGN OF MAIN HOUSE AND ADJUST LOCATIONS OF BUILDINGS	13/11/2019
H	MOVE GRANNY FLAT	20/11/2019
J	MOVE GRANNY FLAT	28/11/2019

PROPOSED FLOOR SPACES		
NAME	AREA	%
ALFRESCO	14 m ²	4%
FIRST FLOOR	90 m ²	25%
GARAGE	115 m ²	33%
GRANNY FLAT	51 m ²	15%
MAIN HOUSE	81 m ²	23%
PORCH	2 m ²	1%
TOTAL AREAS:	354 m²	100%



1 SITE PLAN
1 : 200

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G.J. Gardner. HOMES
Builders Details

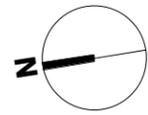
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DRAFTERS:
KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
WOHL
DRAWING TITLE:
SITE PLAN
SCALE: 1 : 200

PROJECT:
51 REDMAN ROAD, DEE WHY NSW 2099
STAGE: DA

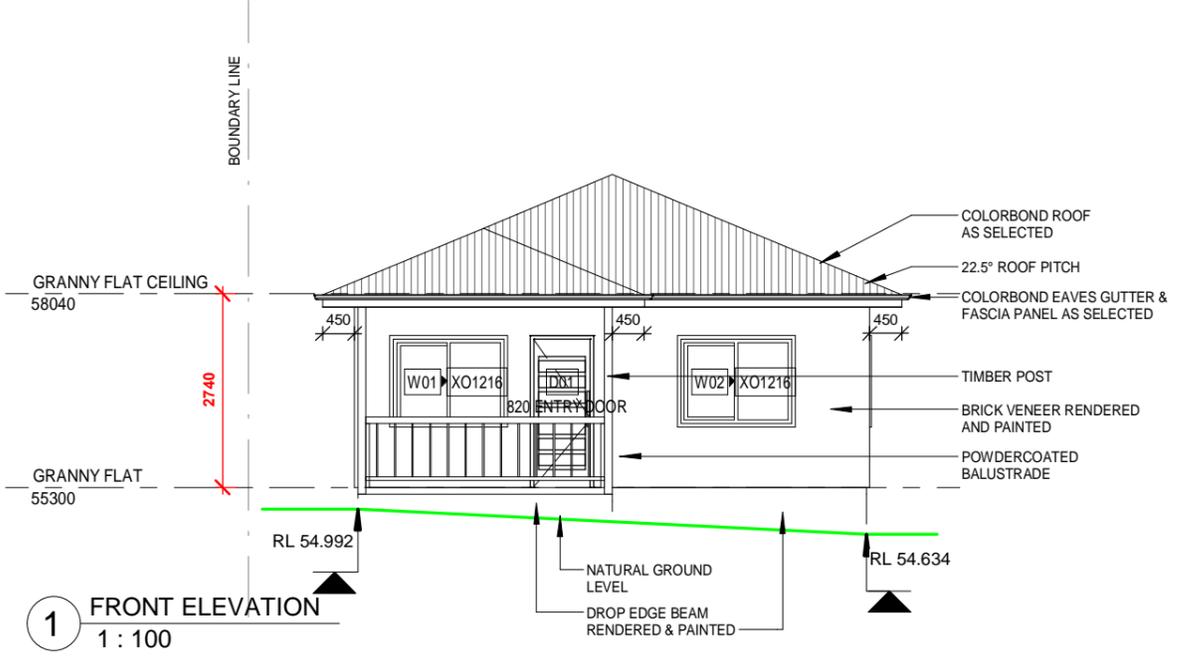
SHEET SIZE: **A3** SHEET No: **A03** REVISION: **J**
DATE: **28/11/2019**
JOB NO: 230250 STAGE: DA
DRAWN: NF GJGN090



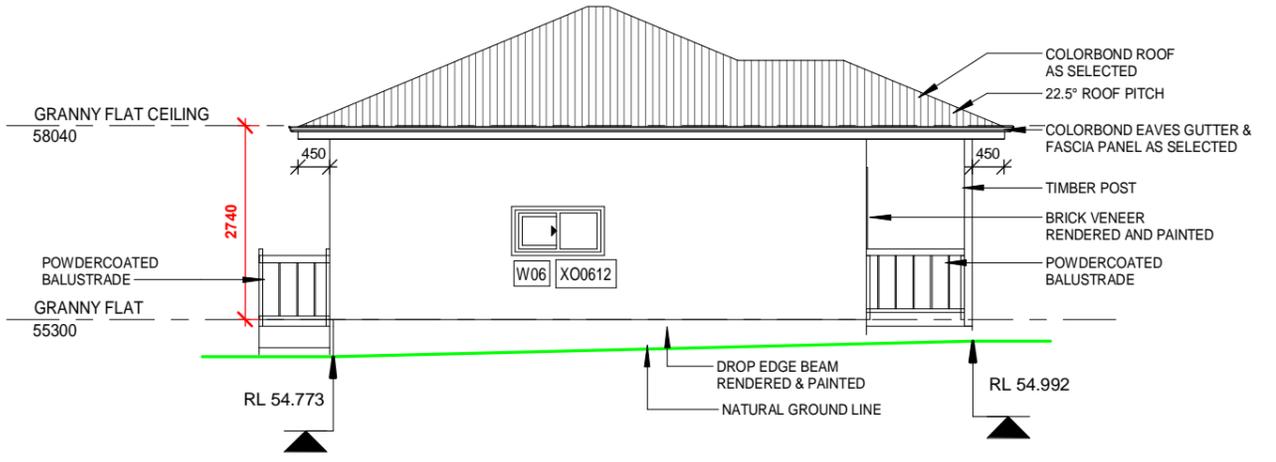
REFER TO COLOUR SELECTION FOR BATHROOM AND LAUNDRY FINAL LAYOUT & FINISHES

DOOR SCHEDULE		
Code	Width	Height
D01	820	2100
D02	870	2100
D03	820	2100
D04	1020	2100
D05	1570	2100
D06	2170	2100
D07	2170	2100

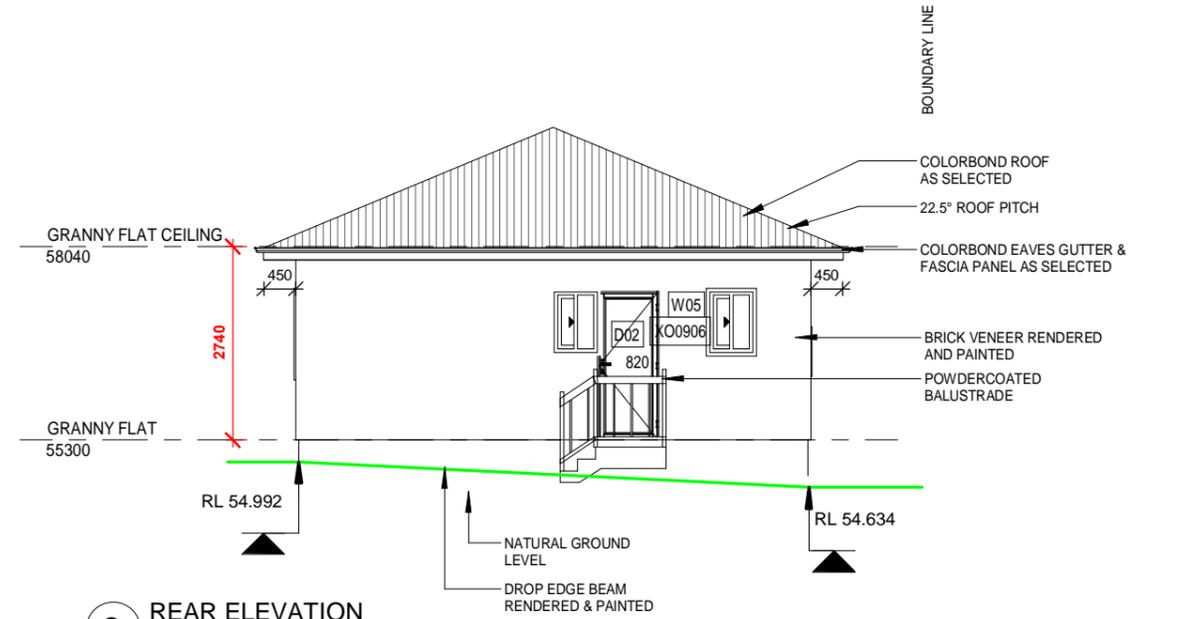
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W02	1570	1200
W03	1570	1200
W04	1570	1200
W05	610	860
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W07	1810	1030
W08	850	1200
W09	850	1200
W10	610	860
W11	610	860
W12	1810	1030
W13	1810	1030
W14	1210	1800
W15	450	1800
W16	2650	600
W17	850	1460
W18	850	1460
W19	2410	1460
W20	2650	860
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W22	2170	1800
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W25	1570	860
W26	610	860
W27	1210	860
W28	2170	860
W29	2170	860
W30	2170	860
W31	1800	900
W32	2170	860
W33	2170	600



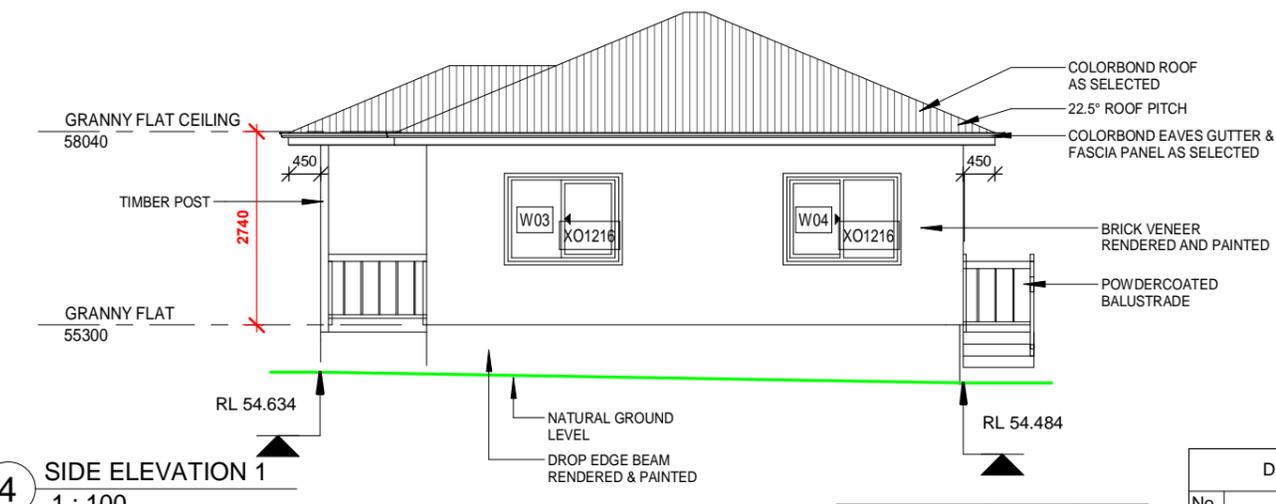
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1 : 100



2 SIDE ELEVATION 2
1 : 100



3 REAR ELEVATION
1 : 100



4 SIDE ELEVATION 1
1 : 100

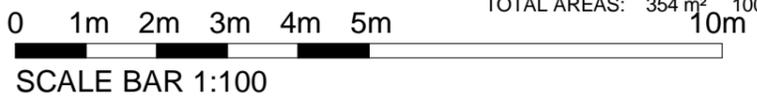
PROPOSED FLOOR SPACES		
NAME	AREA	%
ALFRESCO	14 m ²	4%
FIRST FLOOR	90 m ²	25%
GARAGE	115 m ²	33%
GRANNY FLAT	51 m ²	15%
MAIN HOUSE	81 m ²	23%
PORCH	2 m ²	1%
TOTAL AREAS:	354 m ²	100%

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	03/04/2019
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northern beaches council

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DA2019/1414

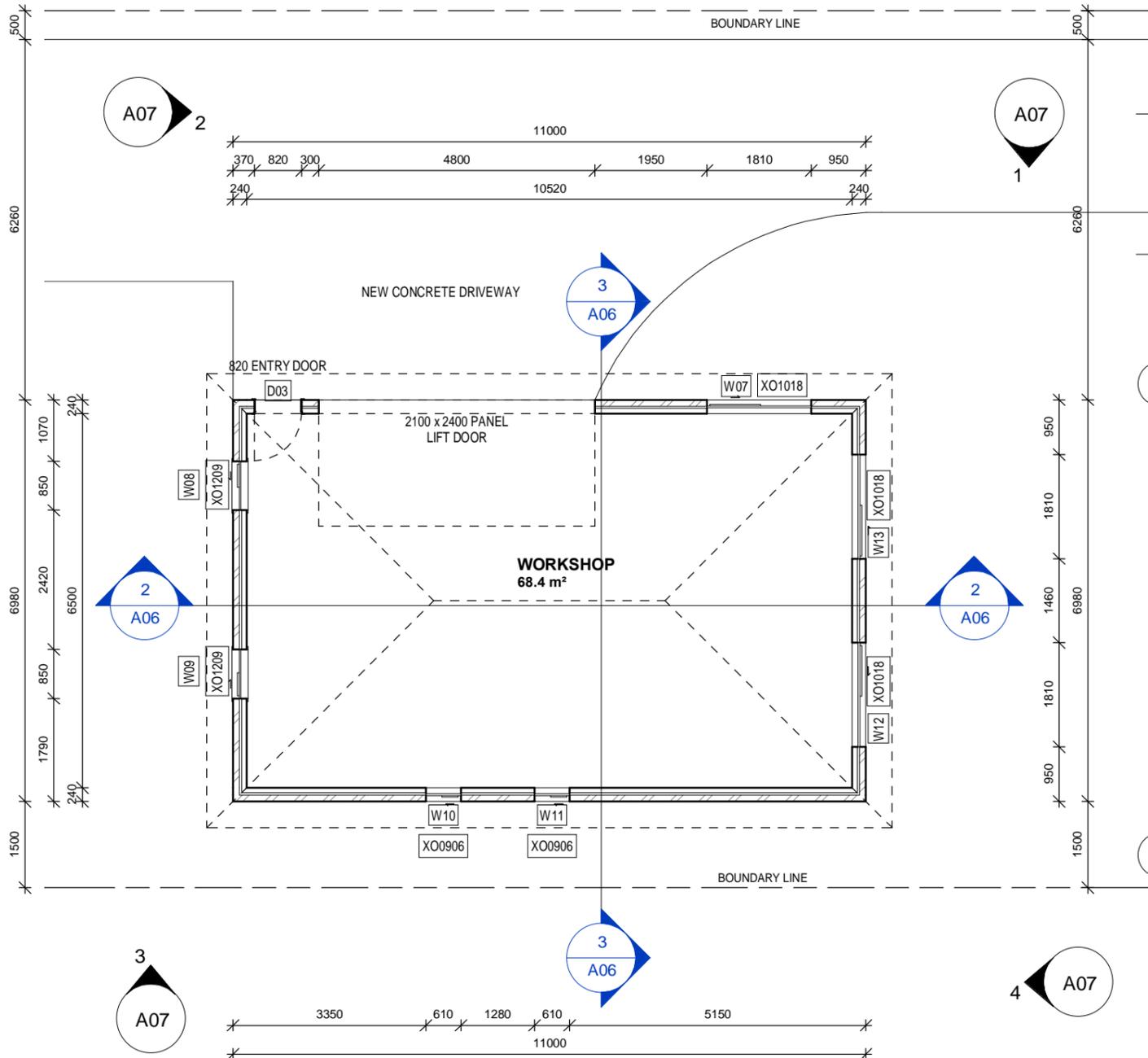


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<p>G.J. Gardner. HOMES</p> <p>Builders Details</p>	<p>DRAFTERS: KJR DRAFTING</p> <p>SUITE 302 5 CELEBRATION DRIVE BELLA VISTA NSW 2153 ABN 15 078 937 238 (02) 8883 4344 kjrdrafting@kjr.net.au</p>	<p>CLIENT: DOUBLE STOREY DWELLING</p> <p>WOHL</p> <p>DRAWING TITLE: ELEVATIONS (GRANNY FLAT)</p> <p>SCALE: 1 : 100</p>	<p>PROJECT: 51 REDMAN ROAD, DEE WHY NSW 2099</p> <p>STAGE: DA</p>	<p>SHEET SIZE: A3 SHEET No: A05 REVISION: J</p> <p>DATE: 28/11/2019</p> <p>JOB NO: 230250 STAGE: DA</p> <p>DRAWN: NF GJGN090</p>
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REFER TO COLOUR SELECTION FOR BATHROOM AND LAUNDRY FINAL LAYOUT & FINISHES

Lot D
DP 420004
1114.7m²

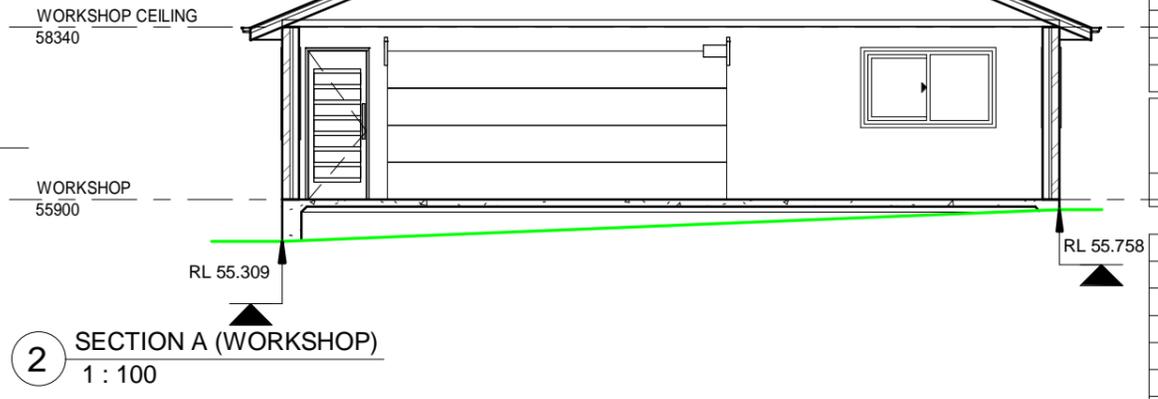


1 WORKSHOP
1 : 100

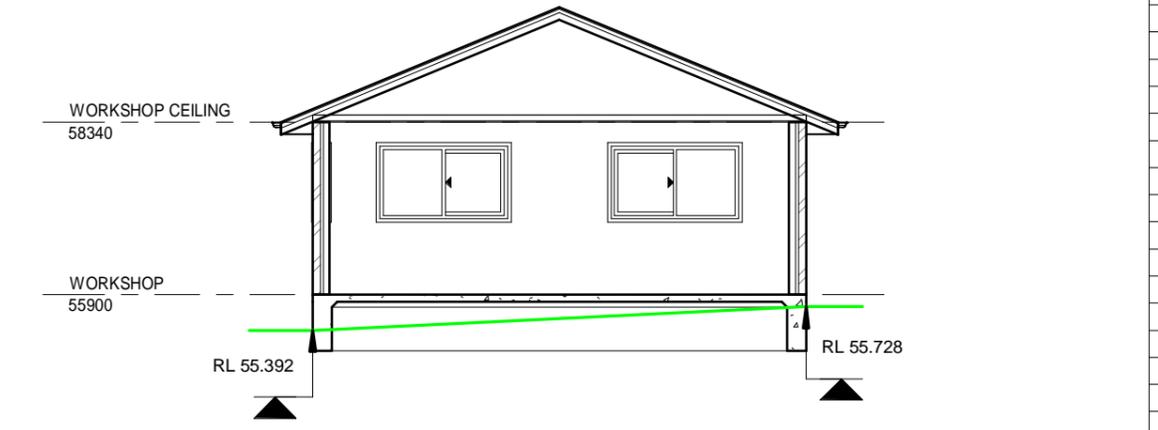
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2 SECTION A (WORKSHOP)
1 : 100



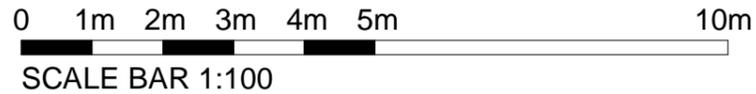
3 SECTION B (WORKSHOP)
1 : 100

DOOR SCHEDULE		
Code	Width	Height
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D02	870	2100
D03	820	2100
D04	1020	2100
D05	1570	2100
D06	2170	2100
D07	2170	2100

WINDOW SCHEDULE		
Code	Width	Height
W01	1570	1200
W02	1570	1200
W03	1570	1200
W04	1570	1200
W05	610	860
W06	1210	600
W07	1810	1030
W08	850	1200
W09	850	1200
W10	610	860
W11	610	860
W12	1810	1030
W13	1810	1030
W14	1210	1800
W15	450	1800
W16	2650	600
W17	850	1460
W18	850	1460
W19	2410	1460
W20	2650	860
W21	1810	600
W22	2170	1800
W23	610	1200
W24	610	1200
W25	1570	860
W26	610	860
W27	1210	860
W28	2170	860
W29	2170	860
W30	2170	860
W31	1800	900
W32	2170	860
W33	2170	600

PROPOSED FLOOR SPACES		
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GARAGE	115 m ²	33%
GRANNY FLAT	51 m ²	15%
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PORCH	2 m ²	1%
TOTAL AREAS:	354 m²	100%

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H	MOVE GRANNY FLAT	20/11/2019
J	MOVE GRANNY FLAT	28/11/2019



G.J. Gardner. HOMES
Builders Details

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DRAFTERS:
KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
WOHL
DRAWING TITLE:
WORKSHOP
SCALE: 1 : 100

PROJECT:
51 REDMAN ROAD, DEE WHY NSW 2099
STAGE: DA

SHEET SIZE: **A3** SHEET No: **A06** REVISION: **J**
DATE: **28/11/2019**
JOB NO: 230250 STAGE: DA
DRAWN: NF GJGN090

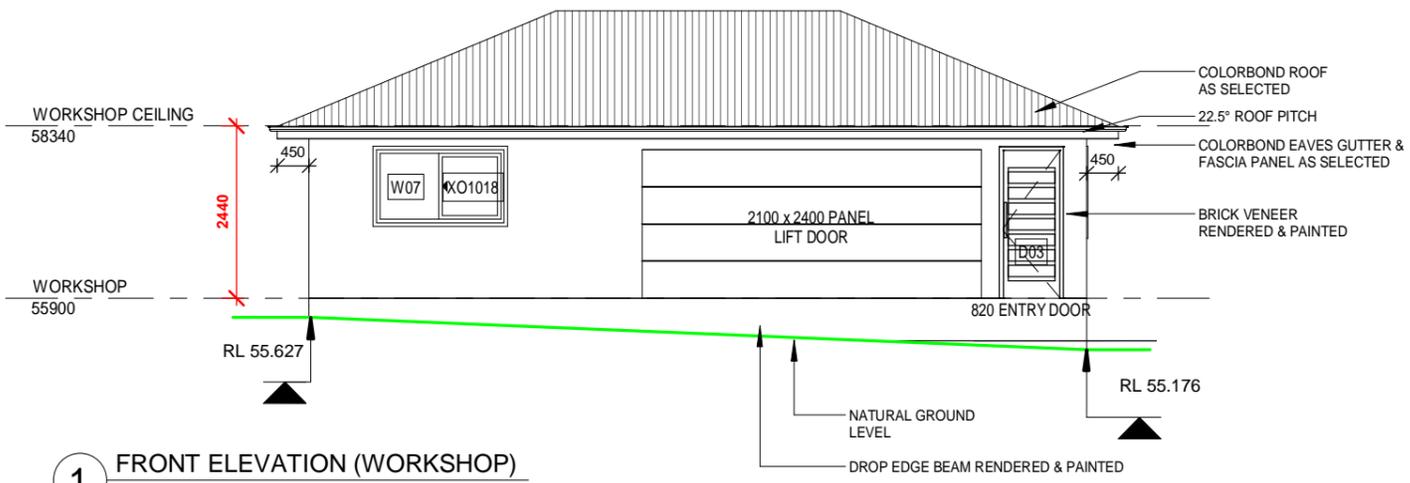


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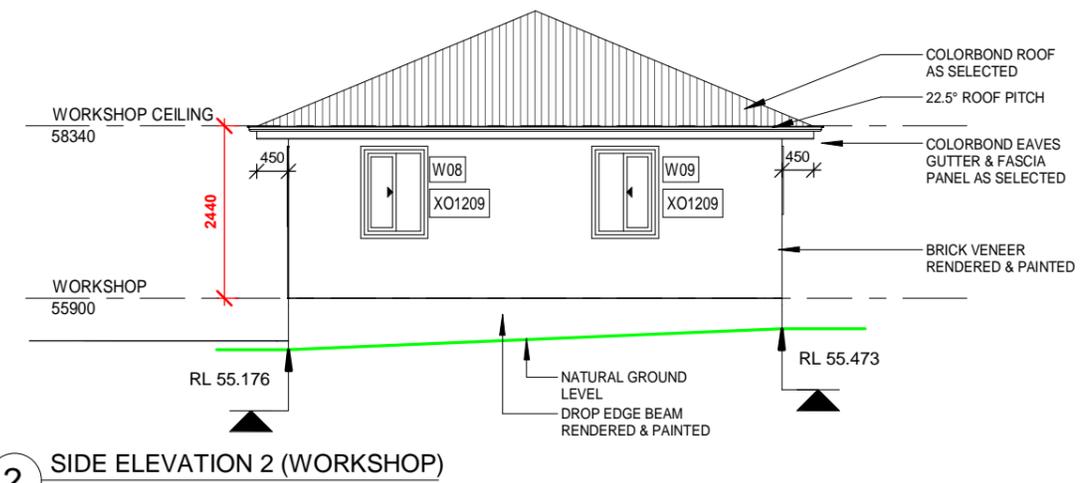
REFER TO COLOUR SELECTION FOR BATHROOM AND LAUNDRY FINAL LAYOUT & FINISHES

DOOR SCHEDULE		
Code	Width	Height
D01	820	2100
D02	870	2100
D03	820	2100
D04	1020	2100
D05	1570	2100
D06	2170	2100
D07	2170	2100

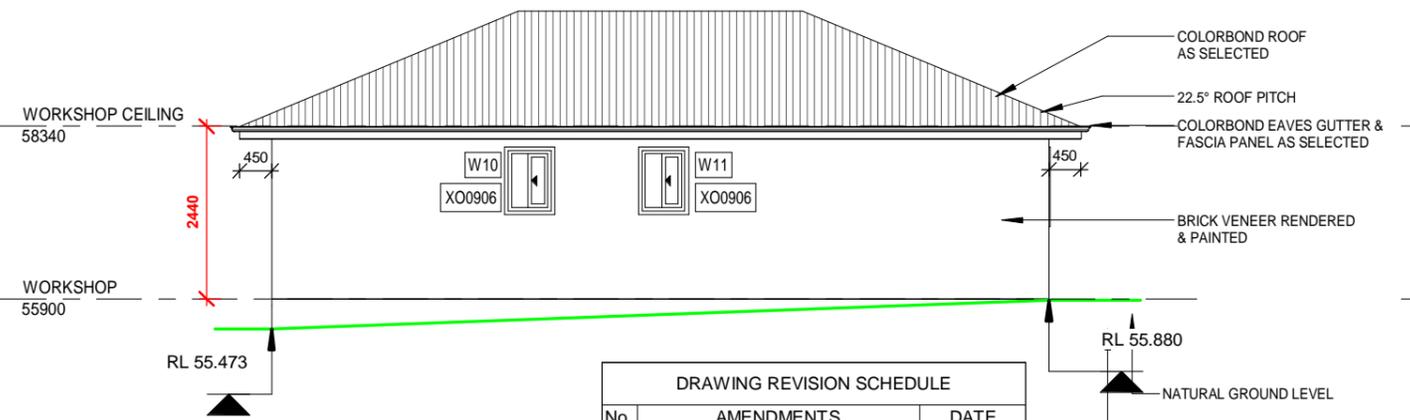
WINDOW SCHEDULE		
Code	Width	Height
W01	1570	1200
W02	1570	1200
W03	1570	1200
W04	1570	1200
W05	610	860
W06	1210	600
W07	1810	1030
W08	850	1200
W09	850	1200
W10	610	860
W11	610	860
W12	1810	1030
W13	1810	1030
W14	1210	1800
W15	450	1800
W16	2650	600
W17	850	1460
W18	850	1460
W19	2410	1460
W20	2650	860
W21	1810	600
W22	2170	1800
W23	610	1200
W24	610	1200
W25	1570	860
W26	610	860
W27	1210	860
W28	2170	860
W29	2170	860
W30	2170	860
W31	1800	900
W32	2170	860
W33	2170	600



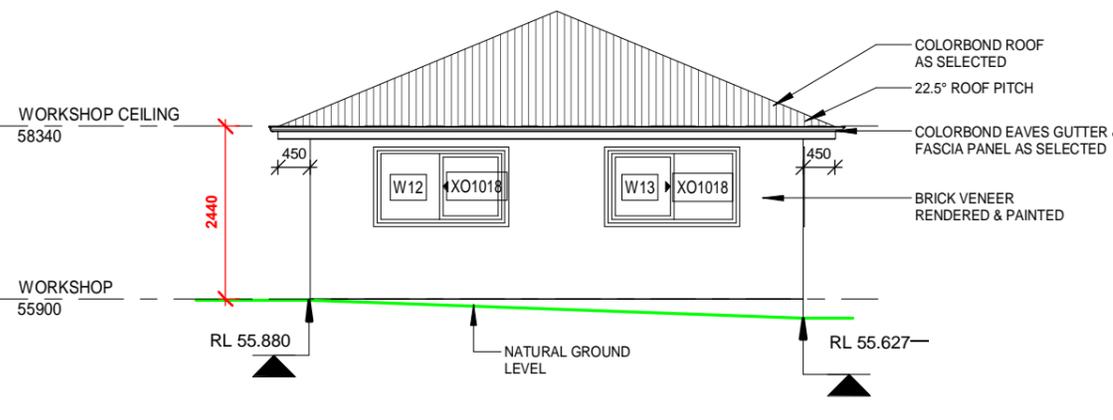
1 FRONT ELEVATION (WORKSHOP)
1 : 100



2 SIDE ELEVATION 2 (WORKSHOP)
1 : 100



3 REAR ELEVATION (WORKSHOP)
1 : 100



4 SIDE ELEVATION (WORKSHOP)
1 : 100

DRAWING REVISION SCHEDULE		
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J	MOVE GRANNY FLAT	28/11/2019

PROPOSED FLOOR SPACES		
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MAIN HOUSE	81 m ²	23%
PORCH	2 m ²	1%
TOTAL AREAS:	354 m²	100%



northern beaches council

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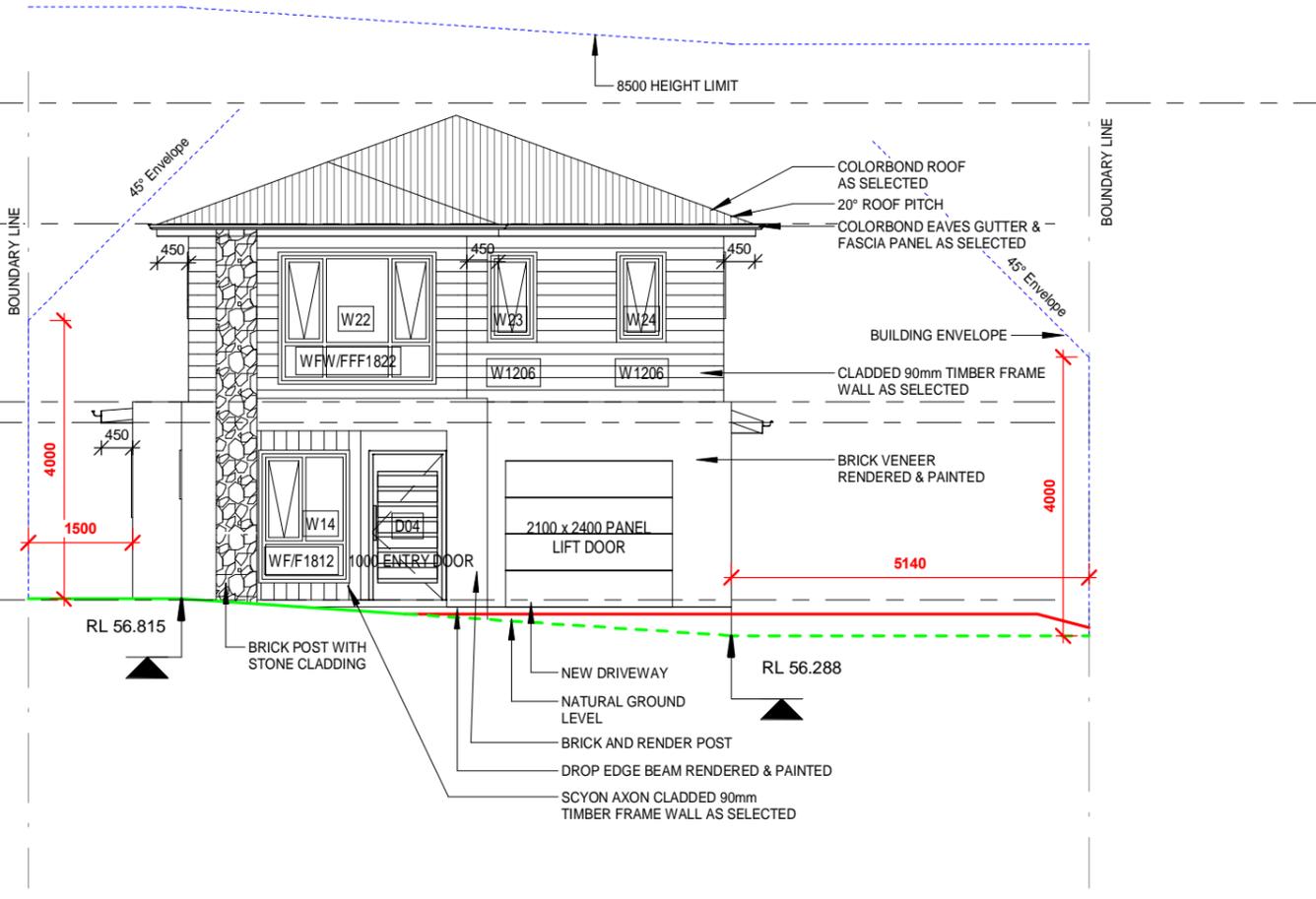
DA2019/1414

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G.J. Gardner. HOMES Builders Details	DRAFTERS: SUITE 302 5 CELEBRATION DRIVE BELLA VISTA NSW 2153 ABN 15 078 937 238 (02) 8883 4344 kjrdrafting@kjr.net.au	CLIENT: DOUBLE STOREY DWELLING WOHL	PROJECT: 51 REDMAN ROAD, DEE WHY NSW 2099	SHEET SIZE: A3 SHEET No: A07 REVISION: J
		DRAWING TITLE: ELEVATIONS (WORKSHOP) SCALE: 1 : 100	STAGE: DA	DATE: 28/11/2019 JOB NO: 230250 DRAWN: NF

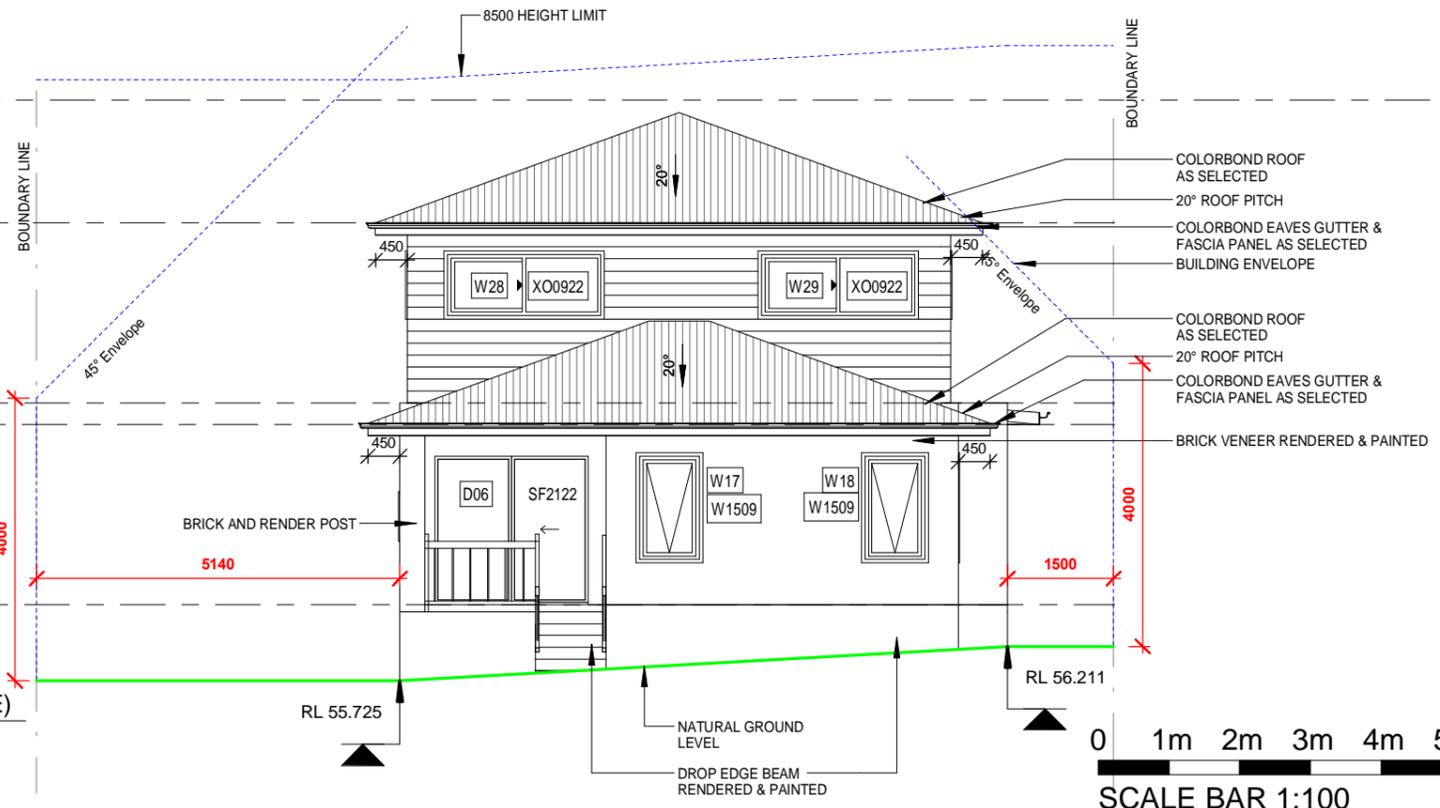
- RL 63.939 ▼ ROOF PEAK
- RL 62.200 ▼ UF CEILING
- RL 59.650 ▼ FIRST FLOOR
- RL 59.350 ▼ MAIN HOUSE CEILING
- RL 56.800 ▼ MAIN HOUSE

1 FRONT ELEVATION (MAIN HOUSE)
1 : 100



- RL 63.939 ▼ ROOF PEAK
- RL 62.200 ▼ UF CEILING
- RL 59.650 ▼ FIRST FLOOR
- RL 59.350 ▼ MAIN HOUSE CEILING
- RL 56.800 ▼ MAIN HOUSE

2 REAR ELEVATION (MAIN HOUSE)
1 : 100



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	03/04/2019
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J	MOVE GRANNY FLAT	28/11/2019

DOOR SCHEDULE		
Code	Width	Height
D01	820	2100
D02	870	2100
D03	820	2100
D04	1020	2100
D05	1570	2100
D06	2170	2100
D07	2170	2100

WINDOW SCHEDULE		
Code	Width	Height
W01	1570	1200
W02	1570	1200
W03	1570	1200
W04	1570	1200
W05	610	860
W06	1210	600
W07	1810	1030
W08	850	1200
W09	850	1200
W10	610	860
W11	610	860
W12	1810	1030
W13	1810	1030
W14	1210	1800
W15	450	1800
W16	2650	600
W17	850	1460
W18	850	1460
W19	2410	1460
W20	2650	860
W21	1810	600
W22	2170	1800
W23	610	1200
W24	610	1200
W25	1570	860
W26	610	860
W27	1210	860
W28	2170	860
W29	2170	860
W30	2170	860
W31	1800	900
W32	2170	860
W33	2170	600



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DA2019/1414

PROPOSED FLOOR SPACES		
NAME	AREA	%
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 ABN 15 078 937 238
 (02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
WOHL
 DRAWING TITLE:
ELEVATIONS (MAIN HOUSE)
 SCALE: 1 : 100

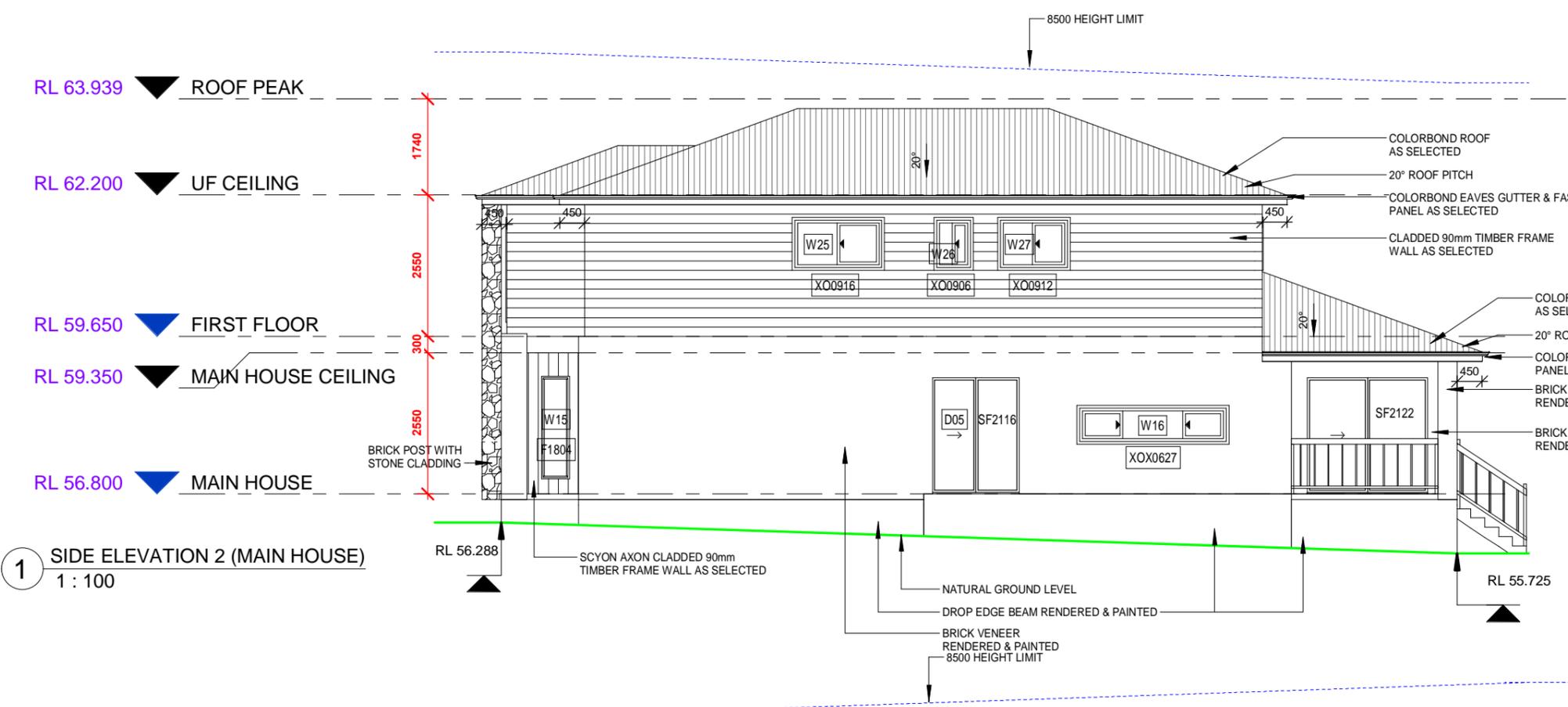
PROJECT:
**51 REDMAN ROAD, DEE WHY
 NSW 2099**
 STAGE: DA

SHEET SIZE: **A3** SHEET No: **A10** REVISION: **J**
 DATE: **28/11/2019**
 JOB NO: STAGE: DA
 DRAWN: NF GJGN090

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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DOOR SCHEDULE		
Code	Width	Height
D01	820	2100
D02	870	2100
D03	820	2100
D04	1020	2100
D05	1570	2100
D06	2170	2100
D07	2170	2100

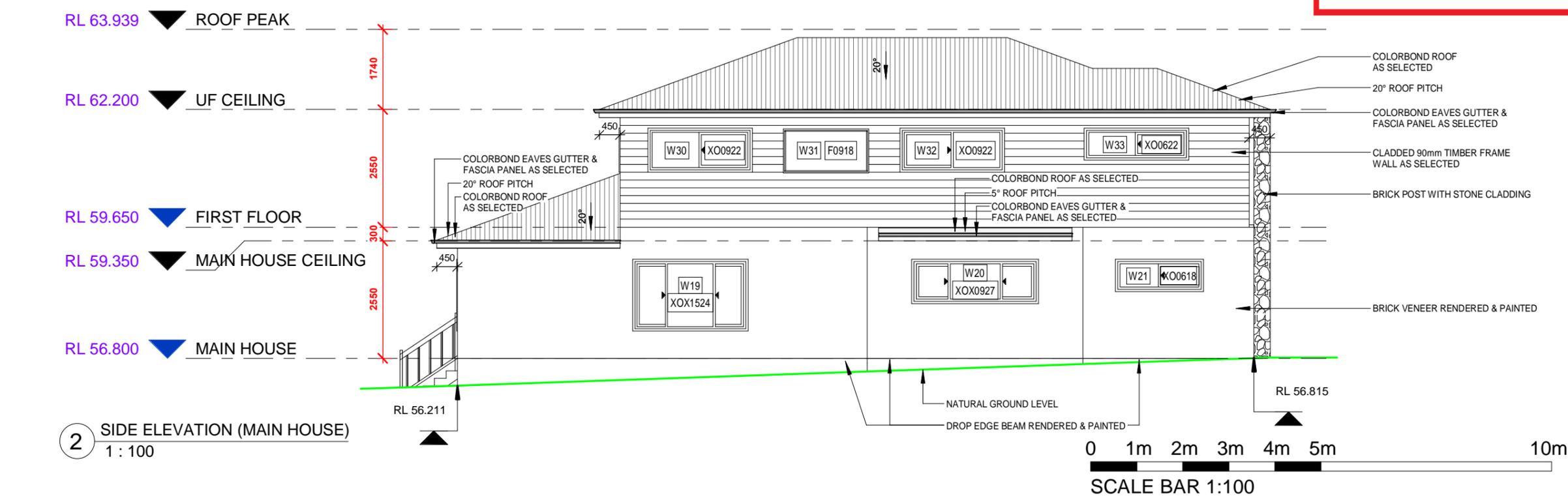
WINDOW SCHEDULE		
Code	Width	Height
W01	1570	1200
W02	1570	1200
W03	1570	1200
W04	1570	1200
W05	610	860
W06	1210	600
W07	1810	1030
W08	850	1200
W09	850	1200
W10	610	860
W11	610	860
W12	1810	1030
W13	1810	1030
W14	1210	1800
W15	450	1800
W16	2650	600
W17	850	1460
W18	850	1460
W19	2410	1460
W20	2650	860
W21	1810	600
W22	2170	1800
W23	610	1200
W24	610	1200
W25	1570	860
W26	610	860
W27	1210	860
W28	2170	860
W29	2170	860
W30	2170	860
W31	1800	900
W32	2170	860
W33	2170	600





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DA2019/1414



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G.J. Gardner. HOMES
Builders Details

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DRAFTERS:
KJR
DRAFTING
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
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CLIENT: DOUBLE STOREY DWELLING
WOHL
DRAWING TITLE:
ELEVATIONS (MAIN HOUSE)
SCALE: 1 : 100

PROJECT:
**51 REDMAN ROAD, DEE WHY
NSW 2099**
STAGE: DA

SHEET SIZE: **A3** SHEET No: **A11** REVISION: **J**
DATE: **28/11/2019**
JOB NO: 230250 STAGE: DA
DRAWN: NF GJGN090

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	03/04/2019
B	ADJUST LOCATION OF GARAGE; ADJUST GRANNY FLAT LOCATION; CHANGED CEILING HEIGHTS; CHANGES TO GRANNY FLAT DESIGN.	08/04/2019
C	CHANGES TO DRIVEWAY, GRANNY FLAT LAUNDRY, GARAGE ROOF, KITCHEN, STAIRS.	27/05/2019
D	ADJUST SIZE OF DETACHED GARAGE	07/06/2019
E	UPDATE TO FULL SET DA ISSUE	28/06/2019
F	ADDED SLAB PLAN	23/09/2019
G	REDESIGN OF MAIN HOUSE AND ADJUST LOCATIONS OF BUILDINGS	13/11/2019
H	MOVE GRANNY FLAT	20/11/2019
J	MOVE GRANNY FLAT	28/11/2019

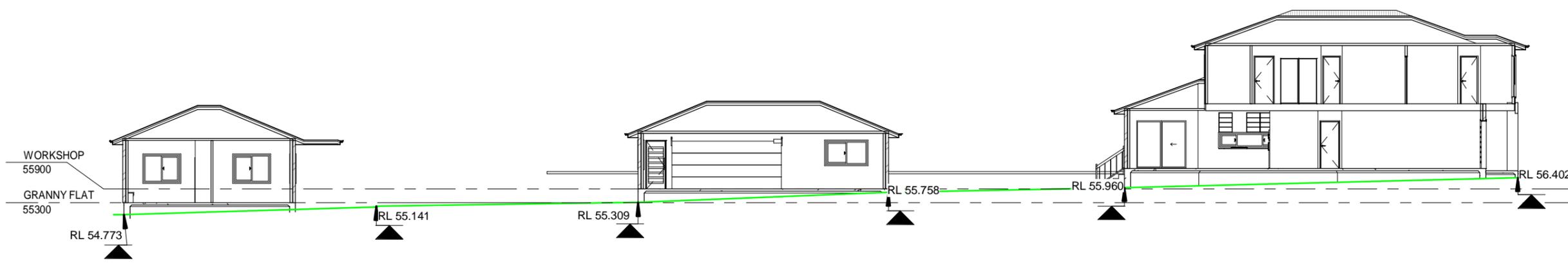
General notes
 Use figured dimensions only.
 Do not scale from drawings.
 All ground lines are approximate.
 Window and door sizes shown are nominal.
 All work to be carried out in accordance with local Council codes, BCA, Australian Standards and any relevant authorities.
 Wind rating, refer to framing manufacturers specifications.

FINAL SIGNED COPY
 I / We accept that these plans are the final working drawings. They supercede any preliminary plan and I / We have checked that all alterations and additions are shown. I / We are aware these plans form part of our contract between GJ Gardner Homes (Sydney North).

Owner(s) signature

Builders signature

Date



1 OVERALL SECTION
 1 : 200

 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1414

SPECIFICATION:
 The specification overrides drawings

STRUCTURAL DESIGN:
 This design may be subject to change due to structural engineers requirements and / or LGA / PCA conditions.

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G.J. Gardner. HOMES

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Project
 DOUBLE STOREY DWELLING

Project address
 51 REDMAN ROAD, DEE WHY NSW
 2099

Client
 WOHL

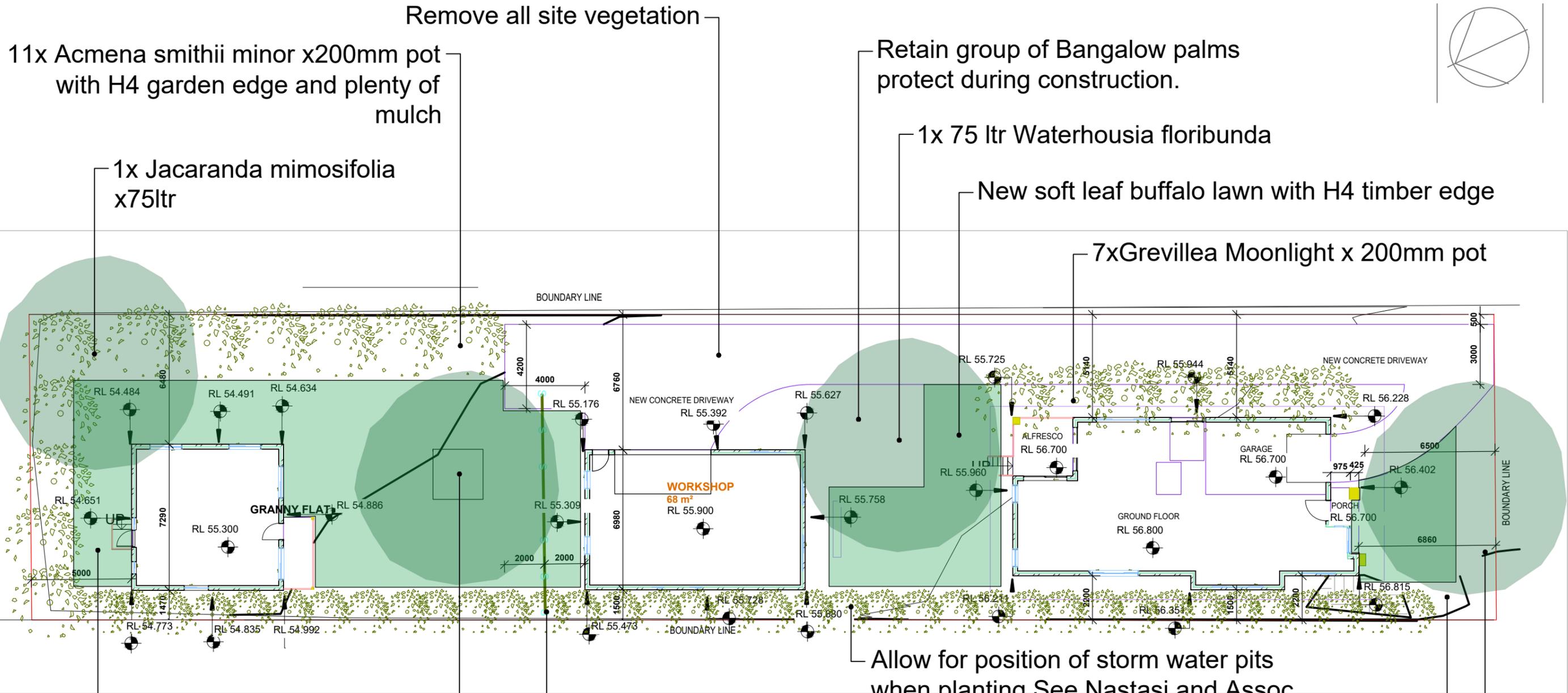
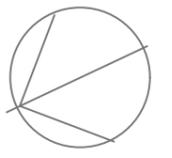
Stage
 DA

Drawing title
 OVERALL SECTION

Date	28/11/2019	Drawn	*NOT FOR ISSUE*
Sheet Size	A3	Scale	

Job No GJGN090

True North	Drawing No	Rev
	A21	J



11x *Acmena smithii* minor x200mm pot with H4 garden edge and plenty of mulch

1x *Jacaranda mimosifolia* x75ltr

Remove all site vegetation

Retain group of Bangalow palms protect during construction.

1x 75 ltr *Waterhousia floribunda*

New soft leaf buffalo lawn with H4 timber edge

7x *Grevillea Moonlight* x 200mm pot

New soft leaf buffalo lawn with H4 timber edge

46 *Syzygium resillence* x200mm pot boundary planting

Retain existing corner vegetation *Callistemon* tree, *Crepe Myrtle* plants. Protect during construction

1x *Angophora costata* x75ltr feature tree must be planted with approx 2.5x 2.5 mtr H4 garden edge, mulched and well watered during establishment

1x *Banksia integrifolia* x75ltr with 20x *Syzygium Pink Cascade* x200mm pot size boundary planting with H4 timber garden edge, New soft leaf buffalo lawn

 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1414

Planting Plan

Drawing: AD/TT	Checked by: AD
Andrew Davies	Job: R23 191128
Date: 6.12.19	Issue: B
Scale: 1to200 A3	3/4
Approx	



Plant schedule

<i>Angophora costata</i>	Angophora tree	250	10x10plus	1
<i>Acmena smithii Minor</i>	Lilly pilly	200	.6x1.2	11
<i>Banksia integrifolia</i>	Coastal Banksia	75ltr	9x10	1
<i>Grevillea honey gem</i>	white flowering Grevillea	200	3.0x4.0	7
<i>Jacaranda mimosifolia</i>	Jacaranda	75ltr	7x10	1
<i>Syzygium australe Resillence</i>	Lilly pilly hedge	200	.8x2.5	46
<i>Syzygium Pink Cascade</i>	Pink flowering Lillypilly	200	1.5x2.0	20
<i>Waterhousia floribunda</i>	Waterhousia	75ltr	8x10	1

LANDSCAPE GENERAL SPECIFICATION AND NOTES

All landscape works and material supply, to be in accordance with AS 4000, LCA guidelines and Occupational Health & Safety standards.

All landscape works to comply with relevant Australian Standards and relevant Building Codes of Australia

All dimensions and locations to be checked on site and confirmed by landscape site supervisor before commencement of works

Do not scale from drawings. Dimensions take preference

Plant schedule and quantities to be used as guide only and to be confirmed by contractor before final purchase of plants

Final plant positions to be determined on site (by Landscape Supervisor).

DESIGN LIABILITY NOTE: No liability is accepted by these plans. Contractors are required to check ALL construction facts, figures and relevant information pertaining to the soft and hard scape works to be performed. Should anomalies occur, the designer or a representative of Liberty Landscapes Pty Ltd must be contacted and given due notice and sufficient documentation and, if required, due compensation to allow for adjustment/s to plans, documentation etc

REMOVAL OF NOXIOUS WEEDS: As a duty of care exists for all contractors: if a noxious weed exists onsite it should be removed after discussion with the owner or site supervisor.

ENVIRONMENTAL MANAGEMENT AND SEDIMENT CONTROL: All Landscape works to adhere with Environmental Legislation outlined in the *Protection of the environment operations act 1997*, by the EPA NSW.

It is highly recommended to use Dial Before You Dig services – contact for information at www.dialbeforeyoudig.com.au or call 1100.

TREES: All trees to be staked: use 2 x hardwood 50x50mm stakes and hessian webbing. See detail

TURF: 1. Install turf rolls diagonal to the fall of the land. Roll turf following installation, and water as required. Use soft leaf Buffalo sp

2. 50 - 70mm topsoil underlay to be used in ground preparation .Note check ph after construction and before laying turf, adjust as required for optimum plant growth

SOIL:

1. Contractor is to check soil pH levels, two weeks prior to planting, and allow for reasonable adjustments, using lime or similar to ensure plant viability

2. Break up existing ground surface using mattock, rotary hoe or tractor tine as required

3. Topsoil sandy loam 50mm depth to turf areas.

4. Where necessary mound soil to assist in soil drainage to avoid root rot and poor plant growth

5. Incorporate ¼ tonne organic soil mix into holes where trees are planted, using recycled leaf litter as mulch

6. Soil Quality to be Australian Native Landscape Standard

7. Supply and Install 'Garden Mix' to all garden beds incorporated into the top 300mm of existing site profile. Note use rotary hoe as required do not just place on top of ground

MULCH: Mulch to be installed to all planter beds to a depth of 75mm. Mulch type to be Recycled Leaf Litter ideally from local tree company based on more native plants than general exotics.

EDGING: See plan for locations. Top edge higher than lawn to allow garden beds to be aerated & mounded

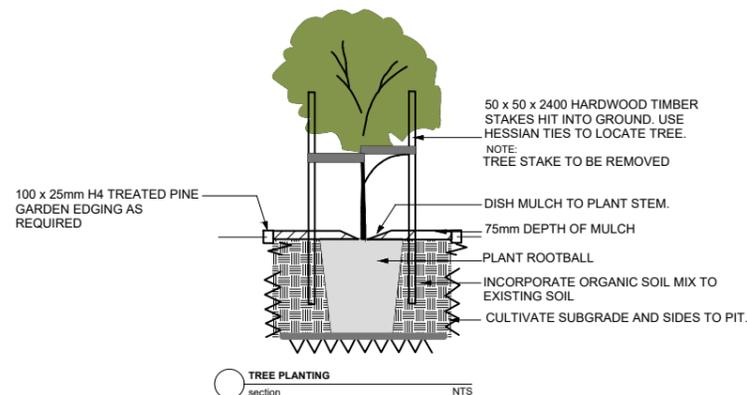
DRAINAGE: fall paving to lawn area

Install Everhard drainage pit to front of house. Liaise with Rawson Homes re connection to stormwater pipes

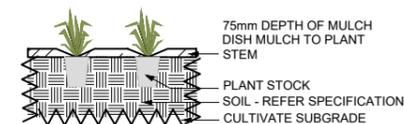
LIGHTING: to future plans TBA

MAINTENANCE: New plants to receive regular deep irrigation for a minimum 12 weeks establishment period. Seasonal pruning, fertilising and pest and disease checks to be carried out. Advice by qualified horticulturalist recommended

IRRIGATION: Drip irrigation TBA



TREE PLANTING section NTS



SHRUB PLANTING section NTS



Planting detail

Plant Schedule and Specification

Landscape plan
51 Redman Road Dee Why

Issue: A 4.12.19
Issue: B DA plan 6.12.19

Landscape DA Plan

Drawing: AD/TT	Checked by: AD
Andrew Davies	Job: R23 191128
Date: 6.12.19	Issue: B
Scale: NTSC	4/4



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LANDSCAPE DESIGN