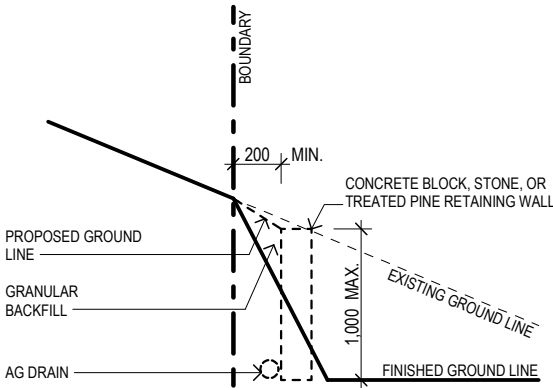


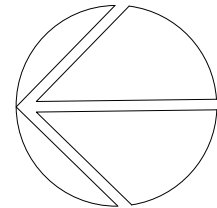
SITE ANALYSIS

(A) EASEMENT FOR DRAINAGE
0.91m WIDE



RETAINING WALL DETAIL

SCALE 1:50



SITE PLAN

SCALE 1:200 LOT Lot 8 DP 212961 AREA 699.00m²
SURVEY INFORMATION OBTAINED FROM TATTERSALL SURVEYORS. REF 210231

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Checked:

Date:



Contract N^o:

Contract date:

Signed by builder /s representative

Signed by owners

LOT 35

No.29
TRIGALANA PLACE
1 & 2 STOREY
WEATHERBOARD RESIDENCE
(METAL ROOF)

NOTE: DEMOLITION BY OWNER
THE OWNER IS RESPONSIBLE FOR
DEMOLITION OF EXISTING HOUSE,
INCLUDING REMOVAL OF ALL BUILDING
DEBRIS & DISCONNECTION OF
SERVICES (IE. POWER, WATER, SEWER,
STORMWATER & GAS)

**NOTE: FINISHED GROUND & FLOOR
LEVELS**
FINISHED GROUND & FLOOR LEVELS
INDICATIVE TO A TOLERANCE OF $\pm 100\text{mm}$, THEREFORE EXTENT OF CUT /
FILL BATTERS IS TO BE DETERMINED
ON SITE IN CONJUNCTION WITH
VOLUME / DENSITY OF SOIL MATERIALS.

NOTE: SURPLUS SOIL
ANY SURPLUS SOILS FROM FOOTING
TRENCHES, PIER HOLES AND/OR
SERVICE TRENCHES ARE TO BE
REMOVED FROM SITE DUE TO SITE
LIMITATIONS

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attempt to copy whole or part without written consent will result in legal action
against the liable party.

SITE PLAN LEGEND

MARK	DESCRIPTION
	SURVEY SETOUT PEG
	METER BOX
TAP	TOWNWATER TAP
TAP (RW)	RECYCLED / RAINWATER TAP
	ALL RETAINING WALLS BY OWNER U.N.O.
	APPROXIMATE SEWER LOCATION
	PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION CERTIFICATE

SOIL CLASSIFICATION: M / P

WIND CLASSIFICATION: N2

GAS TYPE: NATURAL GAS

SITE AREA TABLE		FLOOR AREA TABLE	
AREA	m ²	AREA	m ²
SITE	699.00	UPPER FLOOR	154.98
LANDSCAPED (SOFT)	436.46	LOWER FLOOR	107.90
DRIVEWAY	36.15	GARAGE	40.70
FOOTPRINT	208.25	DECK	15.00
PRIVATE OPEN SPACE	60.00	PORCH	8.98
TOTAL FLOOR AREA:	303.58	ROOF AREA	249.51

SITE COVERAGE: 29.79%

NOTE: PROPOSED DRIVEWAY BY OWNER

WATER TANK -1 x 3,000 LITRE (2.6m LONG x 0.8m WIDE x 1.5m HIGH)
- SEPARATE WATER LINES / PIPING TO ALL TOILETS, WASHING MACHINE
& 2 YARD TAPS

CERTIFYING AUTHORITY: DA

Issue	Description	Date
2A	RE-ISSUE TO BASIX	29/04/2022
A	CONSTRUCTION	10/03/2022
2	ISSUE TO BASIX & ENGINEER	25/10/2021
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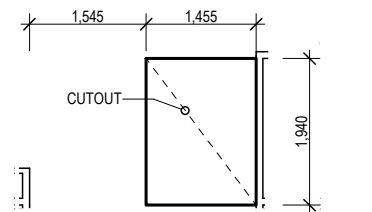
Client Name:
BENSON K & M

Job Address:
**PROPOSED RESIDENCE
Lot 8, No. 45 The Esplanade
FRENCHS FOREST**

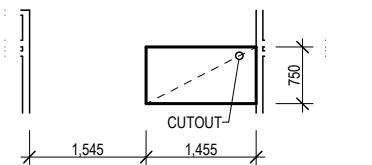
Design: the CAROLINA 1 - 311 - Retro - 2020

Drawn: LC	Sale: RD	Plot Date: 29/04/2022
Job No: 2908	Tender No: 39	Drp No: A1 of 9
		Revision: 2A

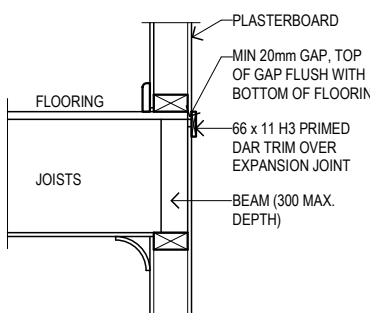
DO NOT SCALE DRAWING



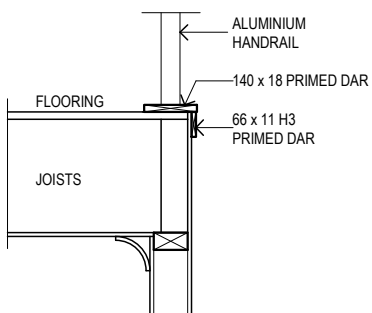
UPPER FLOOR
STAIR VOID CUTOUT



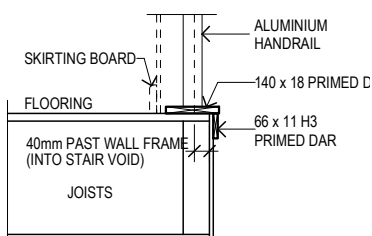
MID FLOOR
STAIR VOID CUTOUT



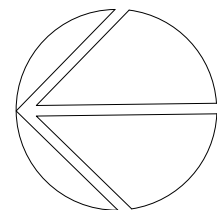
WALL EXPANSION
JOINT DETAIL
SCALE 1:20



ALUMINIUM INTERNAL
HANDRAIL DETAIL
SCALE 1:20

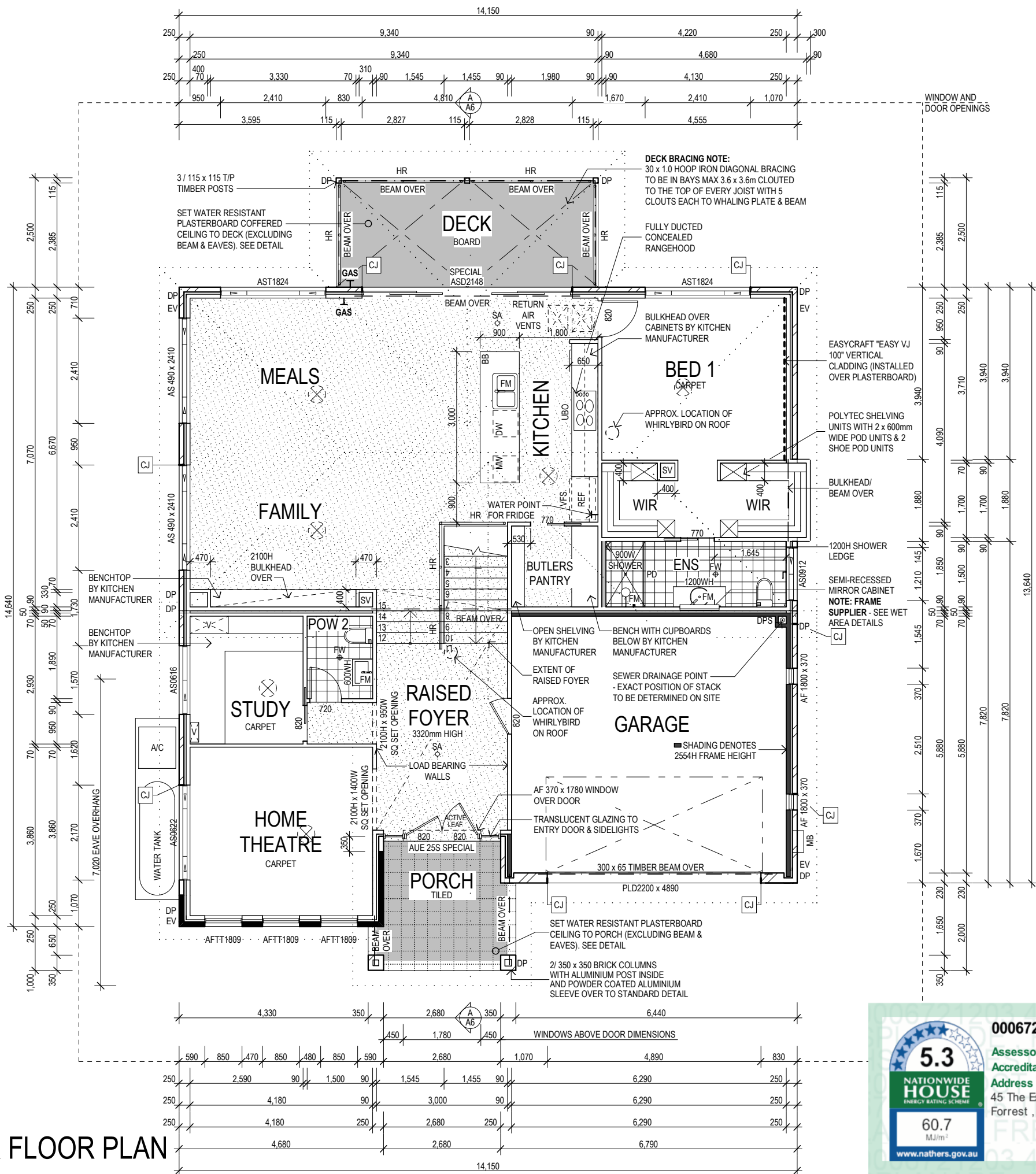


ALUMINIUM INTERNAL HAND
OVER STAIR VOID DETAIL
SCALE 1:20



UPPER FLOOR PLAN

SCALE 1:100



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Checked:

Date:



Contract N°:

Contract date:

Signed by builder /s representative

Signed by owners

NOTE:
- TERMITE RESISTANT T2 FRAMING AND TRUSSES.
- H2 TERMITE TREATED SHEET FLOORING (IF APPLICABLE)

NOTE:
10mm PACKING UNDER POCKET OF ALL CAVITY SLIDER DOORS.

NOTE:
STANDARD SECURITY SYSTEM.

NOTE:
SQUARE SET CEILING / WALL JUNCTION TO FOYER, FAMILY, MEALS, KITCHEN (EXCLUDING WALK-IN-PANTRY), BATHROOM, ENSUITE & POWDER ROOM ONLY.

NOTE TO BRICKLAYERS, PLUMBER AND ELECTRICIAN:
SEE DETAILS PAGE FOR FLASHING, PLUMBING AND ELECTRICAL SPECIFICATIONS.

NOTE: WET AREAS
FOR ALL WET AREA DETAILS AND DIMENSIONS REFER TO DETAILS PAGE

A/C CEILING OUTLETS

ZONES:
Z1 = BED 1
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FLOOR / FOUNDATION PLAN LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
GENERAL		GENERAL	
A/C	AIR-CONDITIONING UNIT	SV	SERVICE VOID
BB	BREAKFAST BAR	UBO	UNDER BENCH OVEN
CJ	CONTROL JOINT	VFS	VENTILATED FRIDGE SPACE
CU	CONTROL UNIT	WH	WALL-HUNG
C/O	CUTOUT	WM	WASHING MACHINE
DW	DISHWASHER	WO	WALL OVEN
DP	DOWNPIPE		
DPS	DOWNPIPE WITH SPREADER		
D.E.B.	DROPPED EDGE BEAM	AA	AWNING WINDOW
EV	EAVE VENT	ABF	BI-FOLD DOORS
FM	FLICKMIXER	AD	DOUBLE HUNG WINDOW
FCO	FOOT-CUT OUTLET	AF	FIXED WINDOW
FSO	FREE STANDING OVEN	AK	SERVERY SLIDING WINDOW
FW	FLOOR WASTE	ALV	LOUVRE WINDOW
HR	HANDRAIL	AS	SLIDING WINDOW
HWS	HOT WATER SYSTEM	ASD	SLIDING DOOR
LP	LOAD POINT	ASSD	STACKING SLIDING DOOR
LW	LOW WALL	OBS	OBSCURE GLASS
MB	METER BOX	SAL	SASH LOCK
MRD	MANUAL ROLLER DOOR	VEL	VENT LOCK
MW	MICROWAVE CUPBOARD		
OBS	OBSCURE GLASS		
PLD	PANEL LIFT DOOR		
PD	PIVOT DOOR (SHOWER)		
RD	ROLLER DOOR		
REC	SQUARE SET RECESS		
REF	REFRIGERATOR		
RLW	RAKING LOW WALL		
SA	SMOKE ALARM (LOCATIONS TO BE DETERMINED ON SITE)		
SL	SLIDING DOOR (SHOWER)		
SS	SPACE SAVER (SHOWER)		
		ROOM NAMES	
		BR	BROOM CUPBOARD
		ENS	ENSUITE
		LDRY	LAUNDRY
		PAN	PANTRY
		POW	POWDER ROOM
		WC	WATER CLOSET
		WIL	WALK IN LINEN
		WIP	WALK IN PANTRY
		WIR	WALK IN ROBE

EX	EXCAVATION LINE
	DENOTES 250 BRICK VENEER/WEATHERBOARD WALL (REFER TO DETAIL)
	SHOWS EXTENT OF WET AREA FLOOR TILES
	SHOWS EXTENT OF FLOOR TILES
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	SHOWS EXTENT OF T & G FLOORING

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Central Coast: (02) 4384 1441

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Client Name:

BENSON K & M

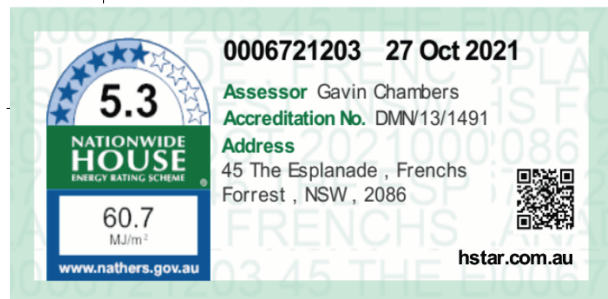
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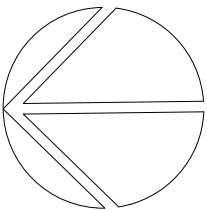
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Lot 8, No. 45 The Esplanade
FRENCHS FOREST

Design: the CAROLINA 1 - 311 - Retro - 2020

Drawn: LC	Sale: RD	Plot Date: 29/04/2022
Job No: 2908	Tender No: 39	Drp No: A2 of 9
		Revision: 2A

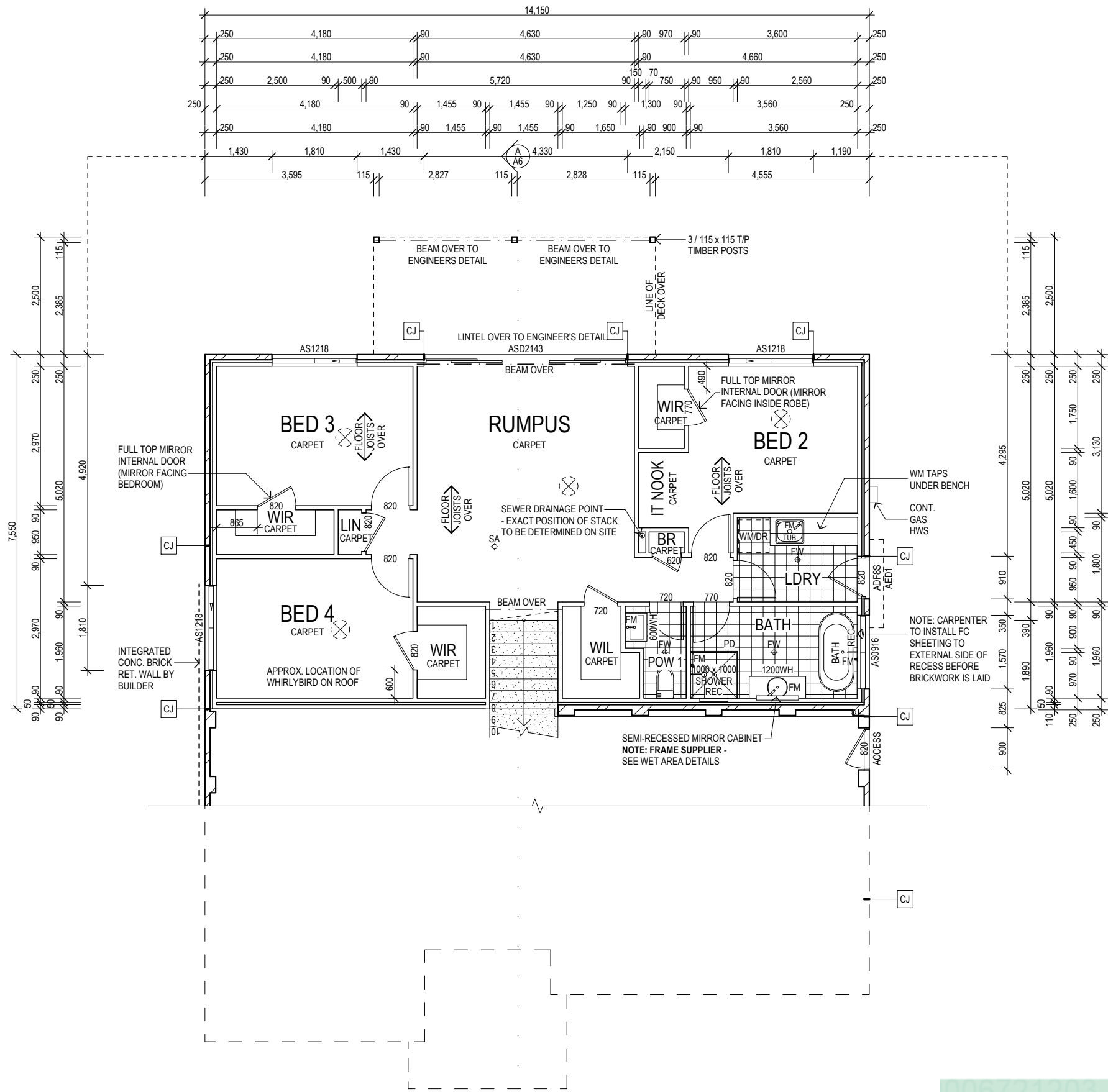
DO NOT SCALE DRAWING





LOWER / MID FLOOR PLAN

SCALE 1:100



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C/O	CUTOUT	WM	WASHING MACHINE
DW	DISHWASHER	WO	WALL OVEN
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DPS	DOWNPIPE WITH SPREADER	AA	AWNING WINDOW
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SA	SMOKE ALARM	WIR	WALK IN ROBE
SL	SLIDING DOOR (SHOWER)		
SS	SPACE SAVER (SHOWER)		

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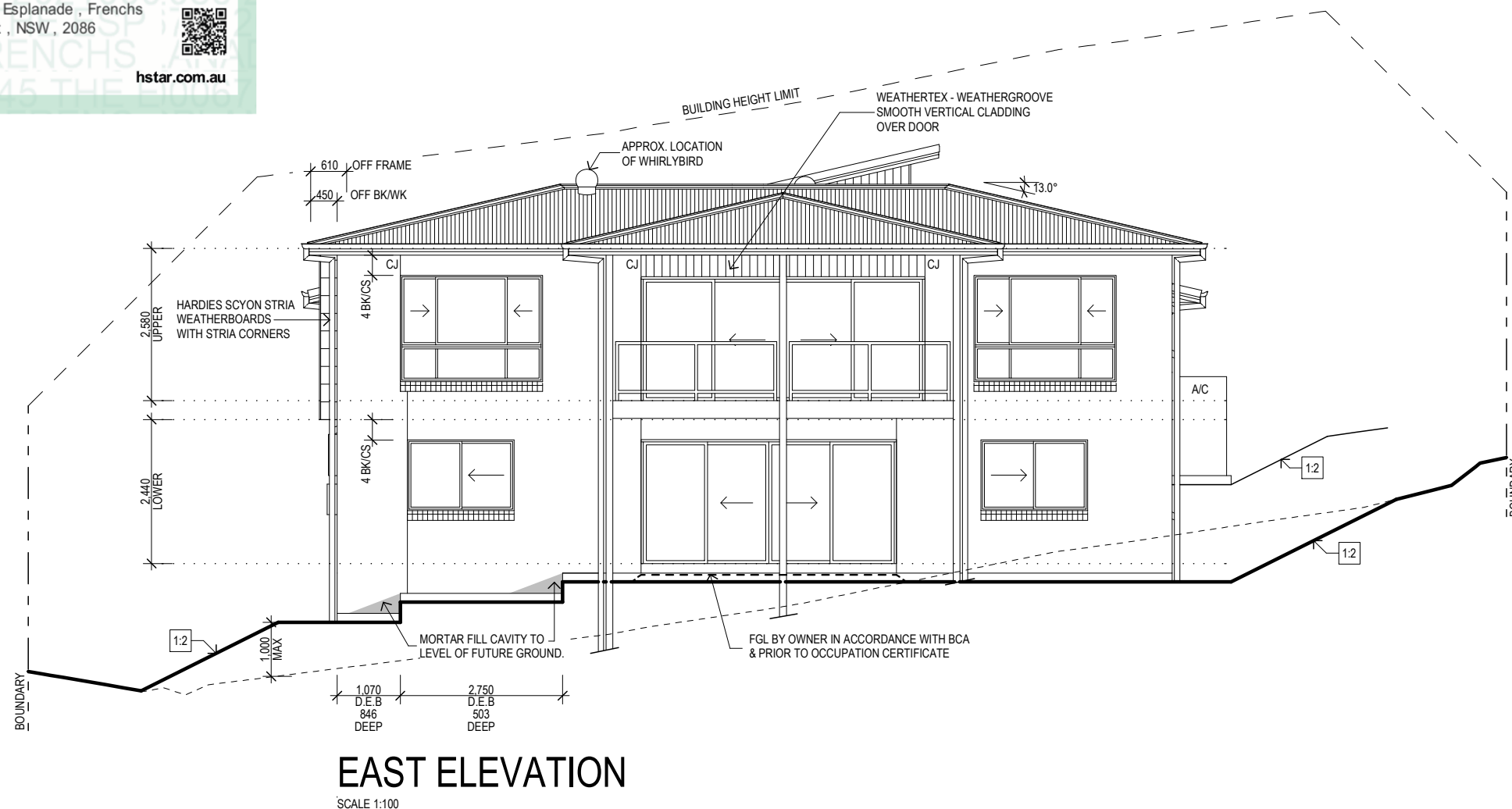
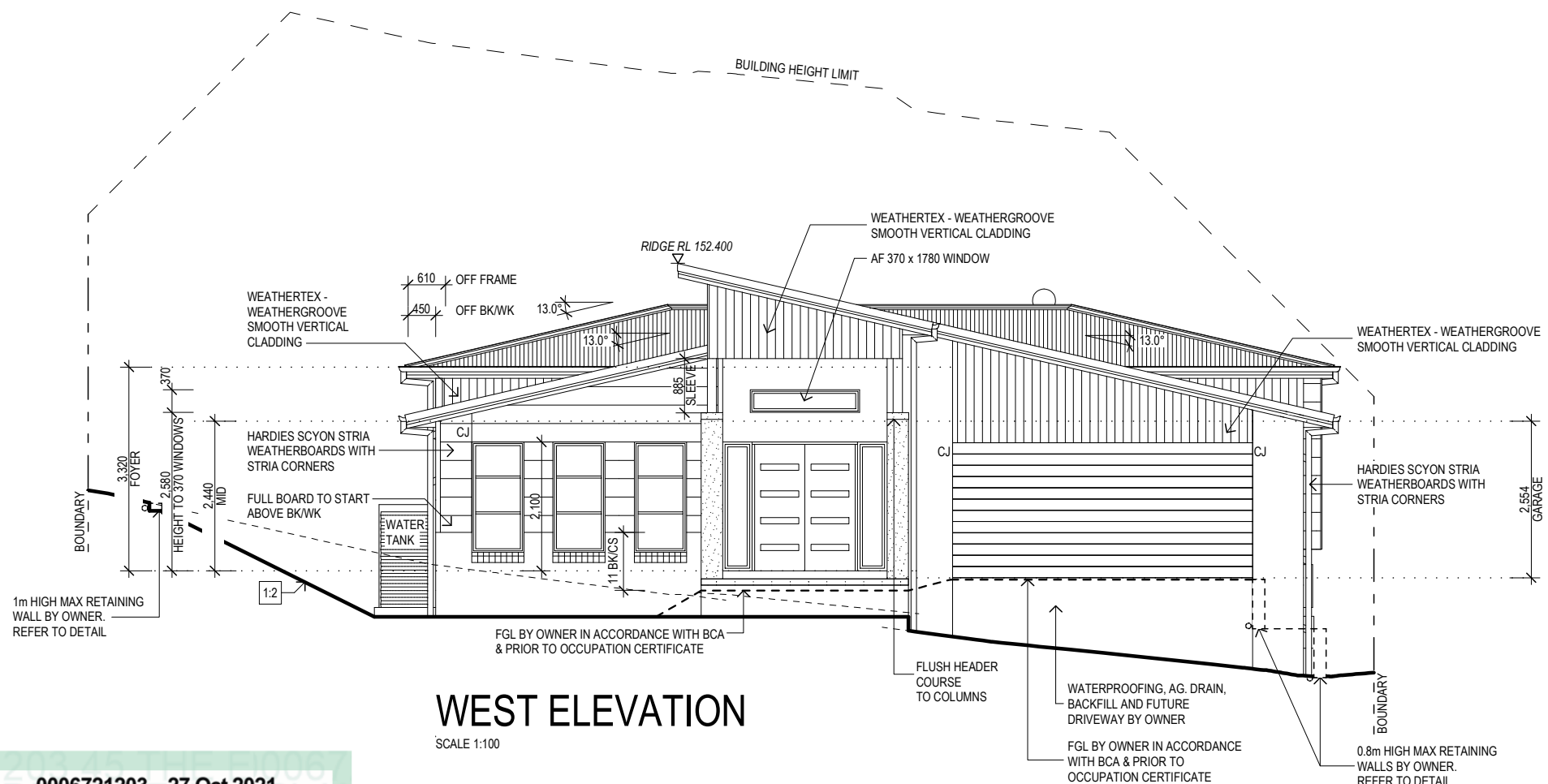


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Newcastle: (02) 4945 4000
Central Coast: (02) 4384 1441

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Client Name: BENSON K & M			
Job Address: PROPOSED RESIDENCE Lot 8, No. 45 The Esplanade FRENCHS FOREST			
Design: the CAROLINA 1 - 311 - Retro - 2020			
Drawn: LC	Sale: RD	Plot Date: 29/04/2022	
Job No: 2908	Tender No: 39	Drg No: A3 of 9	Revision: 2A
DO NOT SCALE DRAWING			





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ELEVATION / SECTION LEGEND

MARK	DESCRIPTION
	<u>GENERAL</u>
A/C	AIR-CONDITIONING UNIT
C	COMMUNICATIONS BOX
CJ	CONTROL JOINT
CU	CONTROL UNIT
D.E.B.	DROPPED EDGE BEAM
E	EARTHSTAKE
FC	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
HWS	HOT WATER SYSTEM
HP HWS	HEAT PUMP HOT WATER SYSTEM
MB	METER BOX

LEVEL OF EXTERNAL FINISH	
1	1
2	2
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100	100

EXTERNAL WALLS

(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

- ☐ FACE BRICKWORK
☒ MOROKA BAG & PAINT
☐ RENDER

PLEASE NOTE:

PLEASE NOTE:
SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

ROOF CLADDING

-  TILES
-  COLORBOND

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BENSON K & M

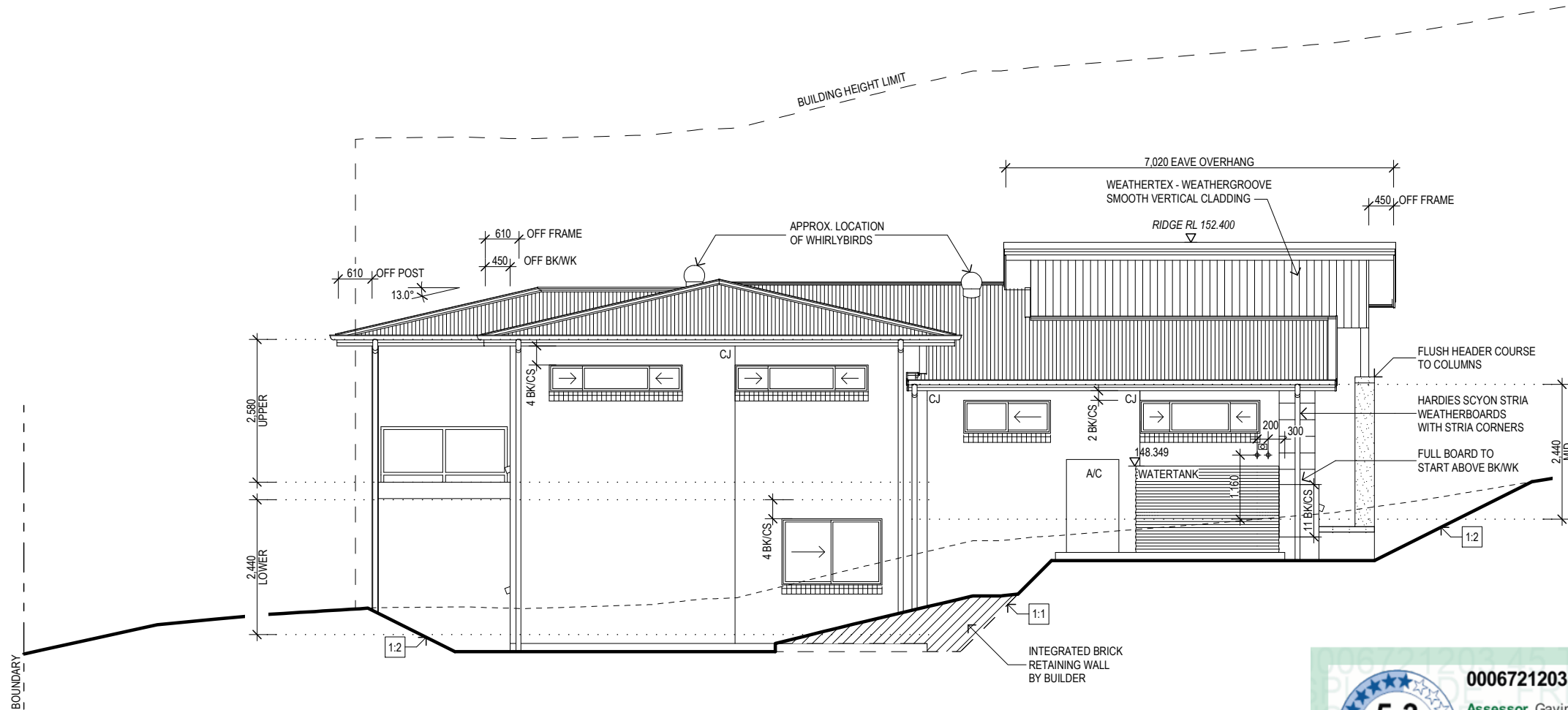
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Lot 8, No. 45 The Esplanade
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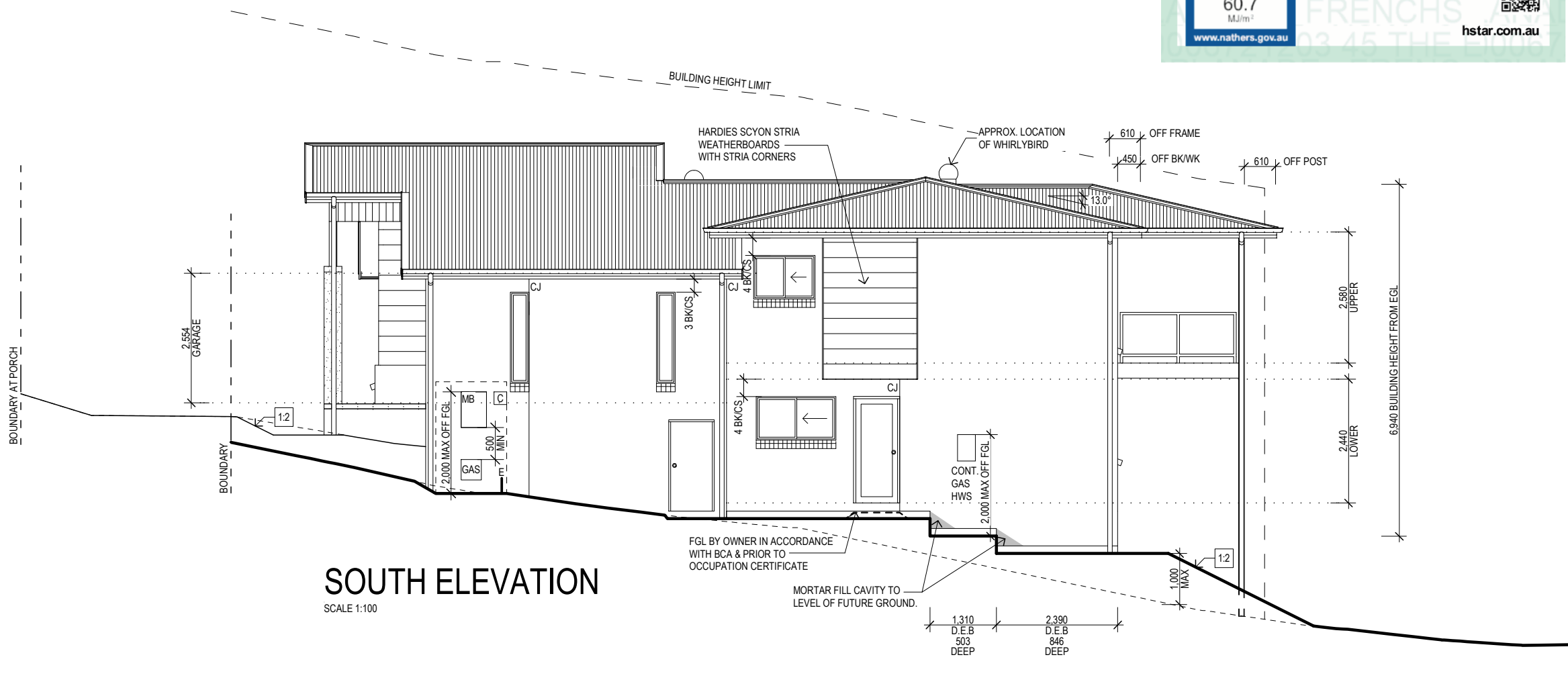
Drawn: LC	Sale: RD	Plot Date: 29/04/2022	
Job No: 2908	Tender No: 39	Drg No: A4 of 9	Revision: 2A

DO NOT SCALE DRAWING



NORTH ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

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HP HWS	HEAT PUMP HOT WATER SYSTEM
MB	METER BOX

LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

- FACE BRICKWORK
- MOROKA BAG & PAINT
- RENDER

PLEASE NOTE:
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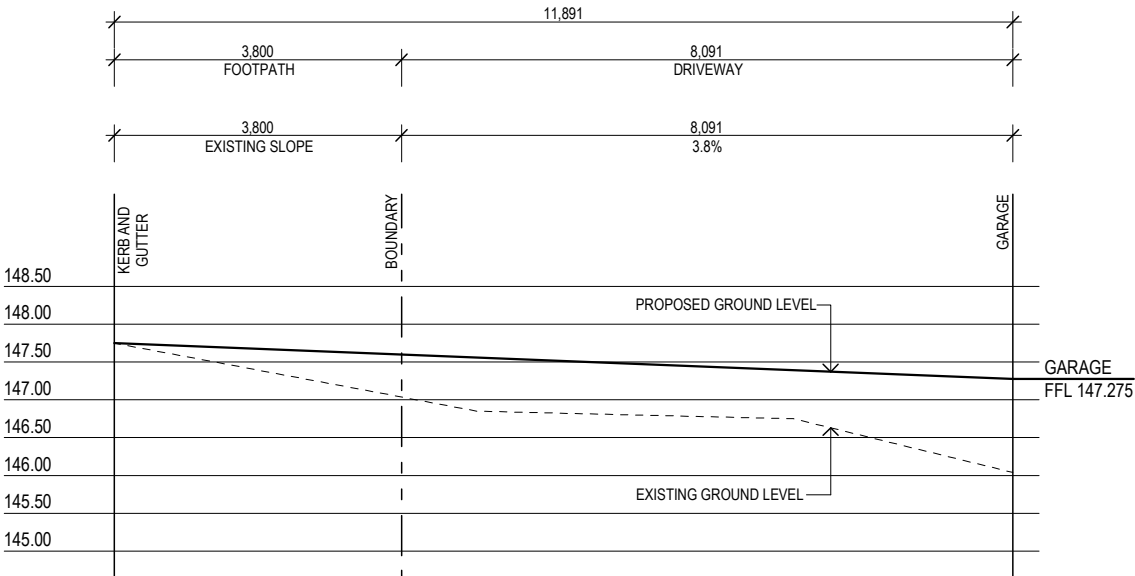
Drawn: LC	Sale: RD	Plot Date: 29/04/2022	
Job No: 2908	Tender No: 39	Drp No: A5 of 9	Revision: 2A

DO NOT SCALE DRAWING

October 2021		BSA Reference: 17827	
Building Sustainability Assessments		Ph: 4962 3439	
enquiries@sustainability.net.au		www.sustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Brick Veneer & Lightweight		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		R2.0 to walls adjacent to garage	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space	
Roof Construction		Colour	
Metal		Any	
Floor Construction		Covering	
Concrete & Timber		As drawn	
None		None	
Windows		Glass and frame type	
ALM-001-01 A Aluminium A SG Clear		U Value SHGC Range	
ALM-002-01 A Aluminium B SG Clear		Area m2	
		As drawn	
		As drawn	
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors,			
Skylights		Glass and frame type	
none		U Value SHGC	
		Area m2	
		none	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the follow areas			
Living area = None, Bedrooms = None			

NOTES:

TIMBER ROOF TRUSSES AND WALL FRAMING
TO MANUFACTURER'S DESIGN AND SPECIFICATIONS
REINFORCED CONCRETE SLAB & FOOTINGS
TO ENGINEER'S DESIGN AND DETAIL



-
A2
DRIVEWAY LONG SECTION
SCALE 1:100



Lot 8 45 The Esplanade Frenchs Forrest			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the current BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 star (> 7.5 but <= 9 L/min) Shower Heads			Yes
4 Star Kitchen & Basin taps	Yes	4 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m²)	130
Tank Connected to:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One outdoor tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Gas instantaneous 6 Star		
Cooling System	Living	3 Phase A/C Zoned	EER 3.0 - 3.5
	Bedrooms	3 Phase A/C Zoned	EER 3.0 - 3.5
Heating System	Living	3 Phase A/C Zoned	EER 3.0 - 3.5
	Bedrooms	3 Phase A/C Zoned	EER 3.0 - 3.5
Ventilation	1 x Bathroom	Individual fan, ducted to façade or roof	Manual switch on/off
	Kitchen	Individual fan, ducted to façade or roof	Manual switch on/off
	Laundry	No mechanical ventilation (ie. Natural)	
Natural Lighting	Window/Skylight in Kitchen		No
	Window/Skylight in Bathrooms/Toilets	Yes to 2	
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All Dedicated	No
	Number of Living/Dining rooms	All Dedicated	No
	Kitchen	Yes Dedicated	No
	All Bathrooms/toilets	Yes Dedicated	No
	Laundry	Yes Dedicated	No
All Hallways			
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven		

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ELEVATION / SECTION LEGEND

MARK	DESCRIPTION
GENERAL	
A/C	AIR-CONDITIONING UNIT
C	COMMUNICATIONS BOX
CJ	CONTROL JOINT
CU	CONTROL UNIT
D.E.B.	DROPPED EDGE BEAM
E	EARTHSTAKE
FC	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
HWS	HOT WATER SYSTEM
HP HWS	HEAT PUMP HOT WATER SYSTEM
MB	METER BOX

LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)
FACE BRICKWORK
MOROKA BAG & PAINT
RENDER

PLEASE NOTE:
SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

ROOF CLADDING

TILES
COLORBOND

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A	CONSTRUCTION	10/03/2022
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1	ISSUE TO SALES	07/05/2020
Issue:	Description:	Date:



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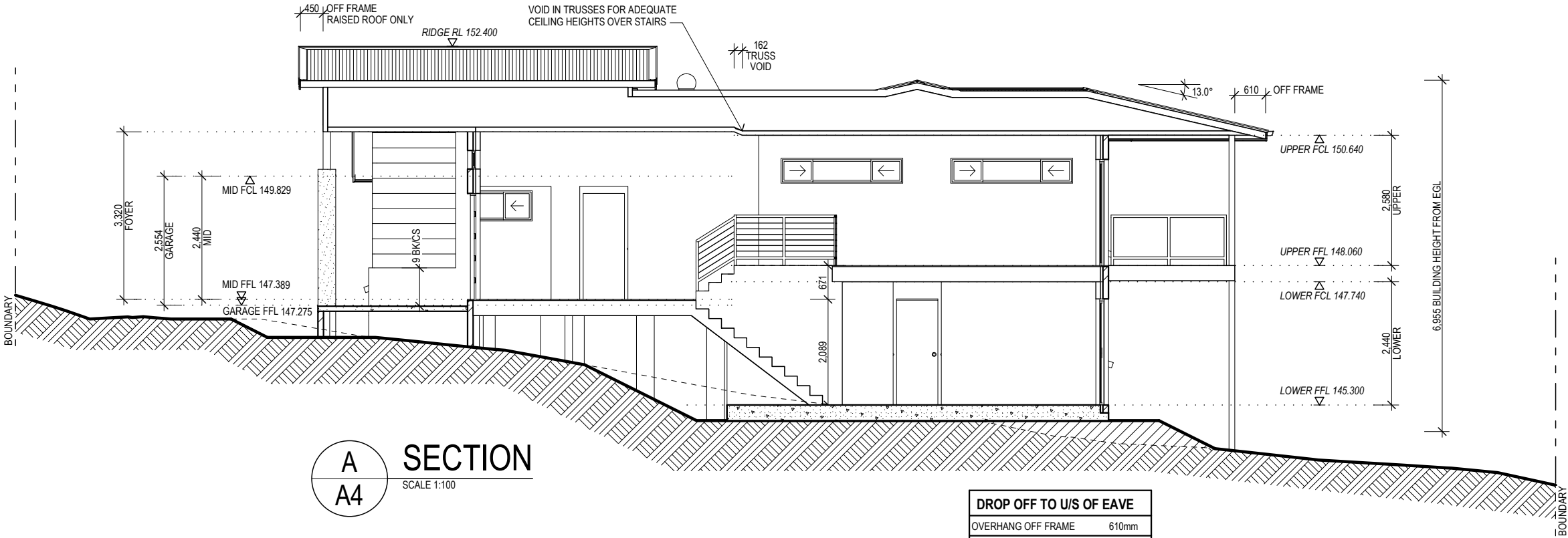
Client Name:
BENSON K & M

Job Address:
**PROPOSED RESIDENCE
Lot 8, No. 45 The Esplanade
FRENCHS FOREST**

Design: the CAROLINA 1 - 311 - Retro - 2020

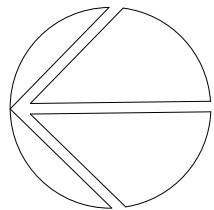
Drawn: LC	Sale: RD	Plot Date: 29/04/2022	
Job No: 2908	Tender No: 39	Drp No: A6 of 9	Revision: 2A

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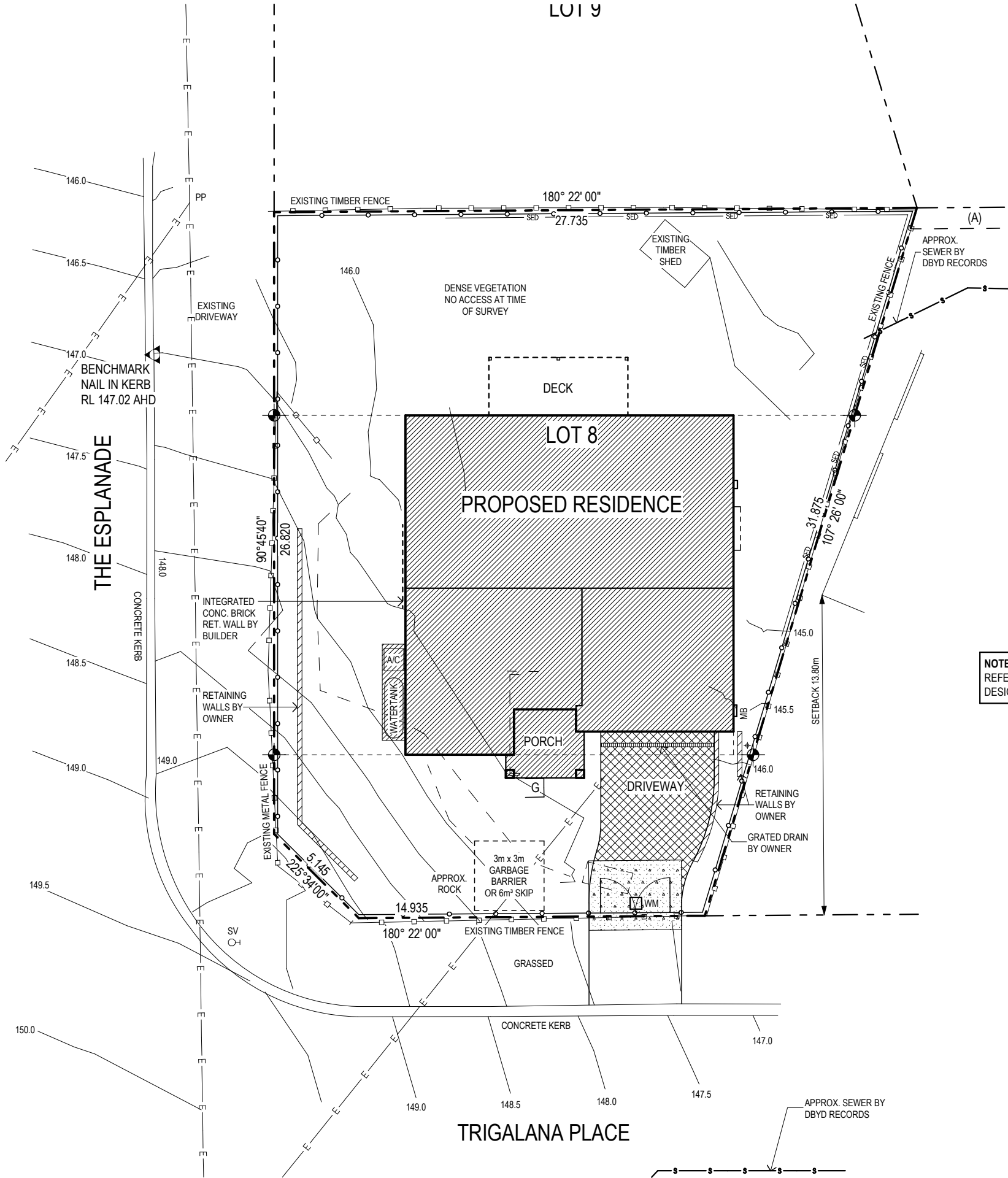
A
A4
SECTION
SCALE 1:100

DROP OFF TO U/S OF EAVE	
OVERHANG OFF FRAME	610mm
PITCH OF ROOF	13°
COLORBOND ROOF	TILE ROOF
115mm	90mm
NOTE: SUPERVISOR / CARPENTER CHECK ELEVATIONS FOR ROOF TYPE	



SEDIMENT & EROSION CONTROL AND STORMWATER MANAGEMENT PLAN

SCALE 1:200 LOT Lot 8 DP 212961 AREA 699.00m²
SURVEY INFORMATION OBTAINED FROM TATTERSALL SURVEYORS. REF 210231



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Checked:

Date:



Contract N^o:

Contract date:

Signed by builder /s representative

Signed by owners

LOT 35

No.29
TRIGALANA PLACE
1 & 2 STOREY
WEATHERBOARD RESIDENCE
(METAL ROOF)

NOTE:
REFER TO STORMWATER ENGINEER'S
DESIGN FOR STORMWATER LAYOUT

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SEDIMENT & EROSION CONTROL LEGEND

	FOOTPRINT OF PROPOSED RESIDENCE
	DRIVEWAY
	SEDIMENT CONTROL FENCE
	STABILISED SITE ACCESS
	SECURITY FENCE & GATES
	SEWER
	EXISTING FENCE

NOTE: PROPOSED DRIVEWAY BY OWNER

SEDIMENT CONTROL NOTES

1. ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PREVENTION OF DISCHARGE OF ANY POLLUTANTS FROM THE SITE.
2. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
3. ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEANED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITH DISTURBED AREAS ON SITE.
4. IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING (BY OWNER) OR MULCHING. SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

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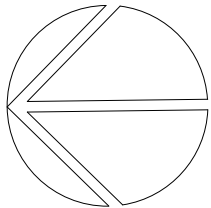
Client Name:
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Job Address:
**PROPOSED RESIDENCE
Lot 8, No. 45 The Esplanade
FRENCHS FOREST**

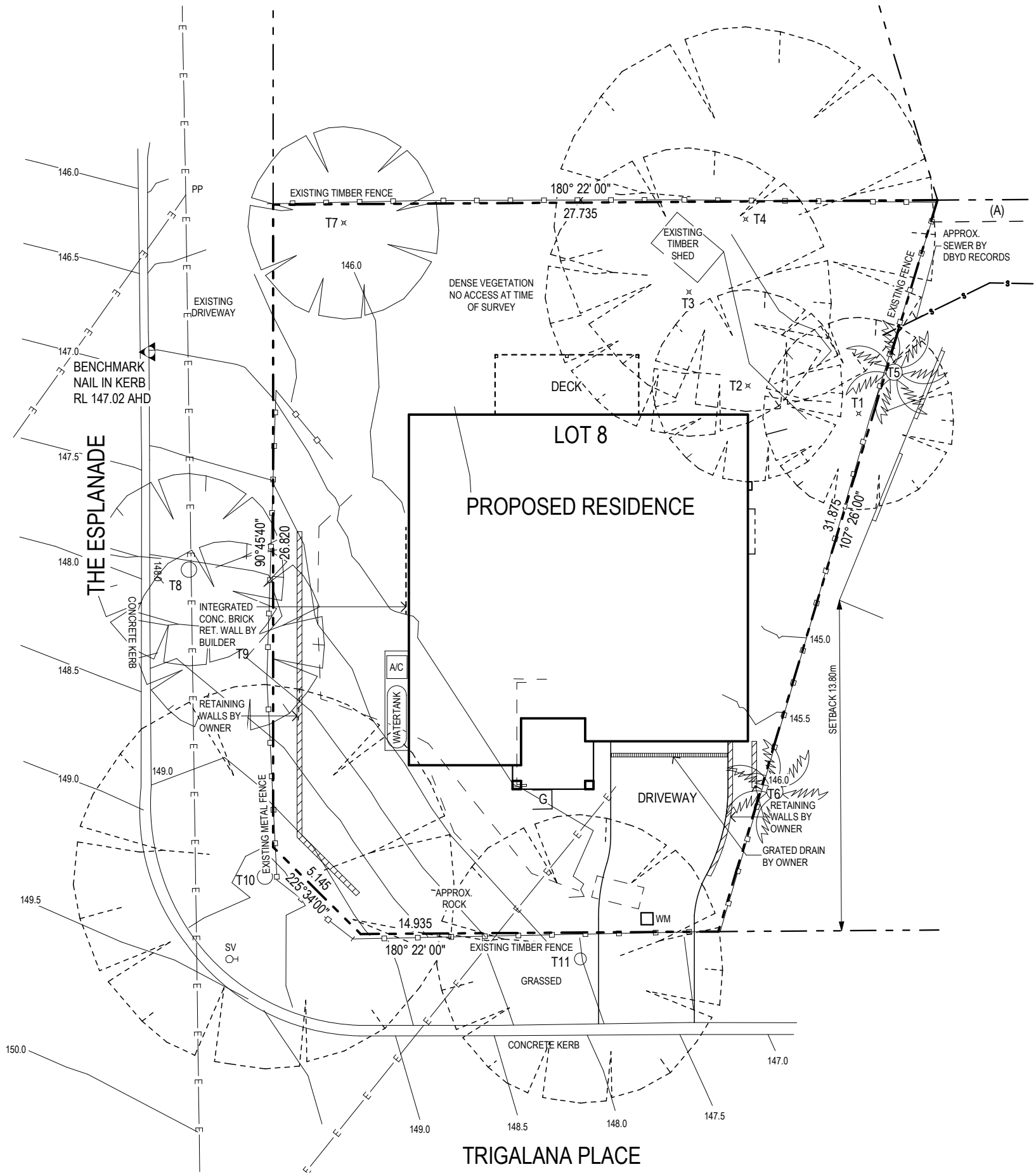
Design: the CAROLINA 1 - 311 - Retro - 2020

Drawn: LC	Sale: RD	Plot Date: 29/04/2022	
Job No: 2908	Tender No: 39	Drg No: A7 of 9	Revision: 2A

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TREE RETENTION AND REMOVAL PLAN
SCALE 1:200 LOT Lot 8 DP 212961 AREA 699.00m²
SURVEY INFORMATION OBTAINED FROM TATTERSALL SURVEYORS. REF 210231



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Contract N°:

Contract date:

Signed by builder /s representative

Signed by owners

LOT 35

No.29
TRIGALANA PLACE
1 & 2 STOREY
WEATHERBOARD RESIDENCE
(METAL ROOF)

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TREE LEGEND

#	RET.	REM.	SPECIES	HEIGHT	DIAMETER
T1		X		6.0m	0.2m
T2		X		6.0m	0.2m
T3		X		8.0m	0.2m
T4		X		6.0m	0.4m
T5	X			4.0m	0.2m
T6	X			4.0m	0.2m
T7	X			6.0m	0.2m
T8	X			4.0m	0.4m
T9	X			4.0m	0.4m
T10		X		8.0m	0.5m
T11		X		6.0m	0.3m

←	OVERFLOW PIPE / STORMWATER LINE
	TREES TO BE REMOVED

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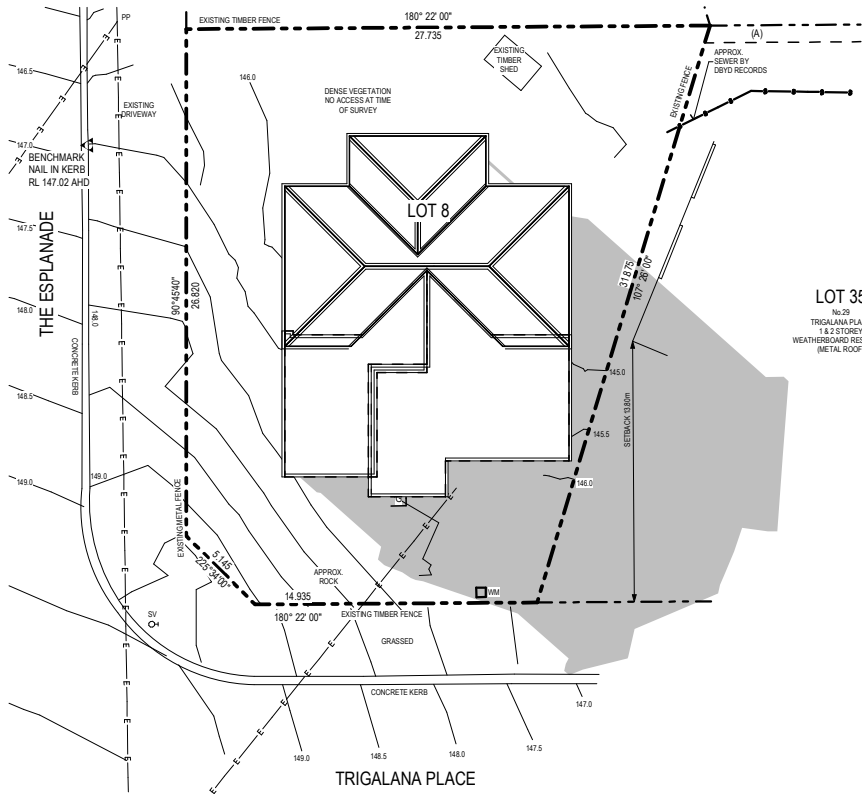
Client Name:
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Job Address:
**PROPOSED RESIDENCE
Lot 8, No. 45 The Esplanade
FRENCHS FOREST**

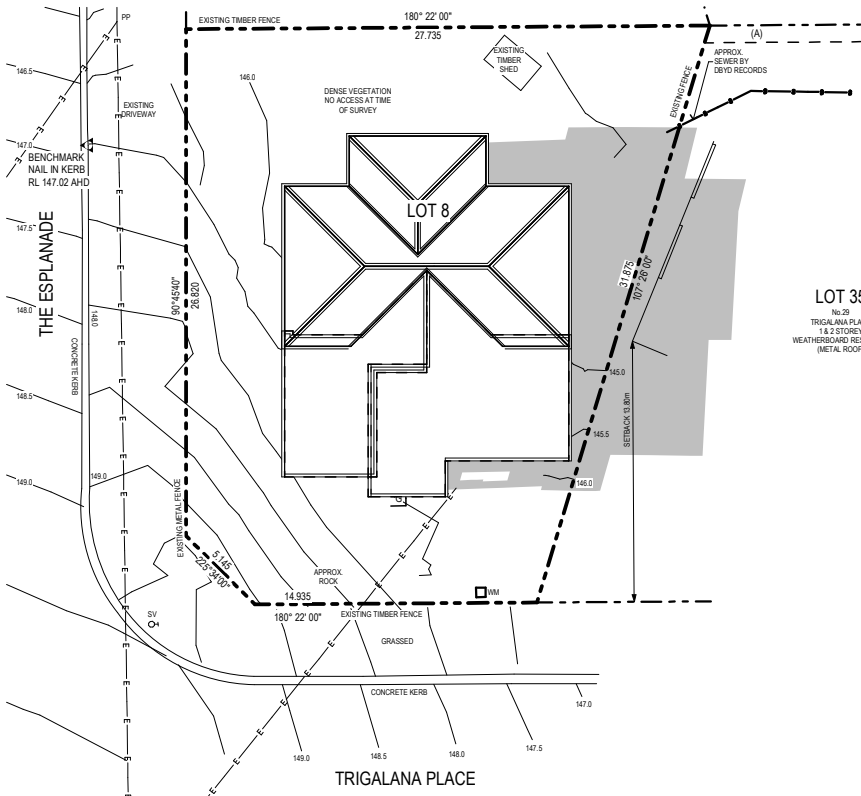
Design: the CAROLINA 1 - 311 - Retro - 2020

Drawn: LC	Sale: RD	Plot Date: 29/04/2022
Job No: 2908	Tender No: 39	Drq No: A8 of 9
		Revision: 2A

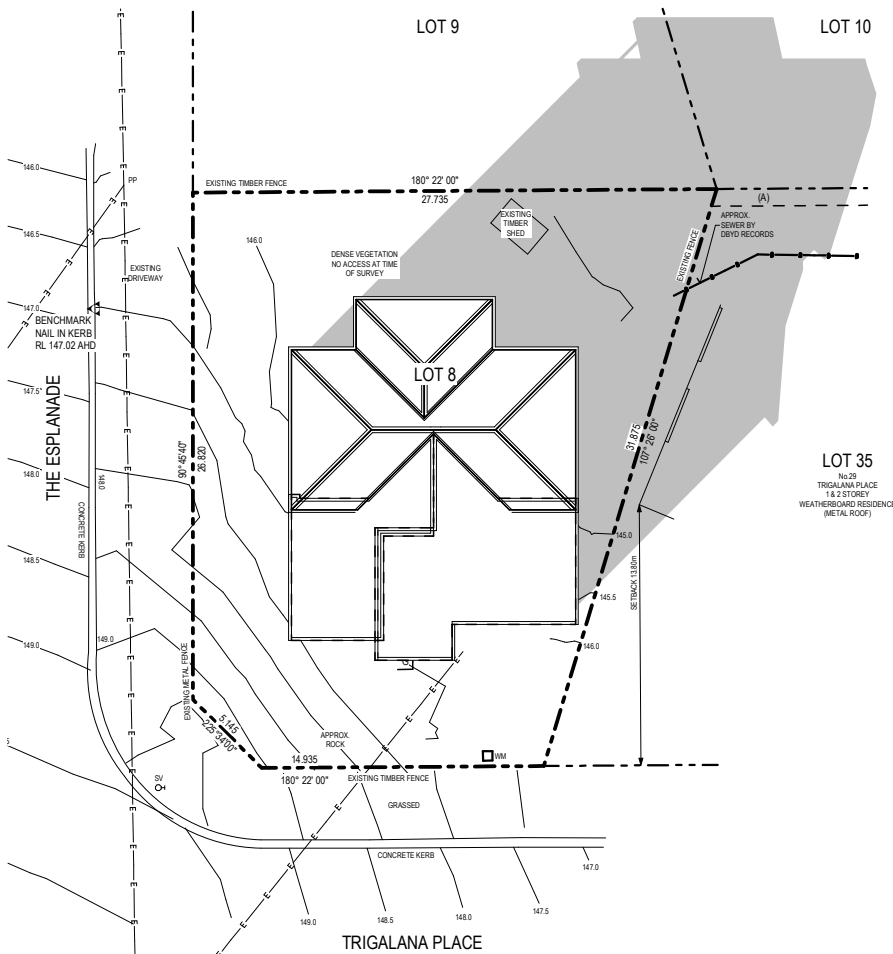
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JUNE 21 - 9:00am



JUNE 21 - 12:00pm



JUNE 21 - 3:00pm

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Date:



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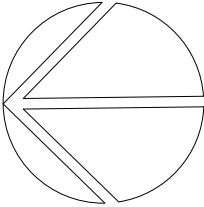
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Design: the CAROLINA 1 - 311 - Retro - 2020

Drawn: LC	Sale: RD	Plot Date: 29/04/2022	
Job No: 2908	Tender No: 39	Drg No: A9 of 9	Revision: 2A

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SUN STUDY
SCALE 1:400