



GRIFFITH ST  
 69 GRIFFITHS STREET BALGOWLAH, NSW,  
 2093  
 CLIENT: ROBERT & REBECCA NORTHAM

NO.	DRAWING TITLE	DATE	REVISION
DA0000	COVER PAGE	26.08.2025	DA1
DA0100	SITE PLAN	26.08.2025	DA1
DA0400	DEMOLITION PLAN	26.08.2025	DA1
DA0500	EXCAVATION PLAN	26.08.2025	DA1
DA1001	BASEMENT 1 FLOOR PLAN	26.08.2025	DA1
DA1002	GROUND FLOOR PLAN	26.08.2025	DA1
DA1003	FIRST FLOOR PLAN	26.08.2025	DA1
DA1004	ROOF FLOOR PLAN	26.08.2025	DA1
DA2000	ELEVATION	26.08.2025	DA1
DA2001	ELEVATION	26.08.2025	DA1
DA3000	SECTION A & B	26.08.2025	DA1
DA4000	WINDOW SCHEDULE	26.08.2025	DA1
DA4001	WINDOW SCHEDULE	26.08.2025	DA1
DA5000	EXTERNAL FINISHES SCHEDULE	26.08.2025	DA1
DA5100	GFA SUMMARY	26.08.2025	DA1
DA5200	OPEN SPACE SUMMARY	26.08.2025	DA1
DA5201	LANDSCAPING SUMMARY	26.08.2025	DA1
DA5301	SHADOW DIAGRAMS	26.08.2025	DA1
DA5302	SHADOW DIAGRAMS	26.08.2025	DA1
DA5303	SHADOW DIAGRAMS	26.08.2025	DA1
DA5304	SHADOW DIAGRAMS	26.08.2025	DA1
DA5305	SHADOW DIAGRAMS	26.08.2025	DA1
DA5306	SHADOW DIAGRAMS	26.08.2025	DA1

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LEGEND

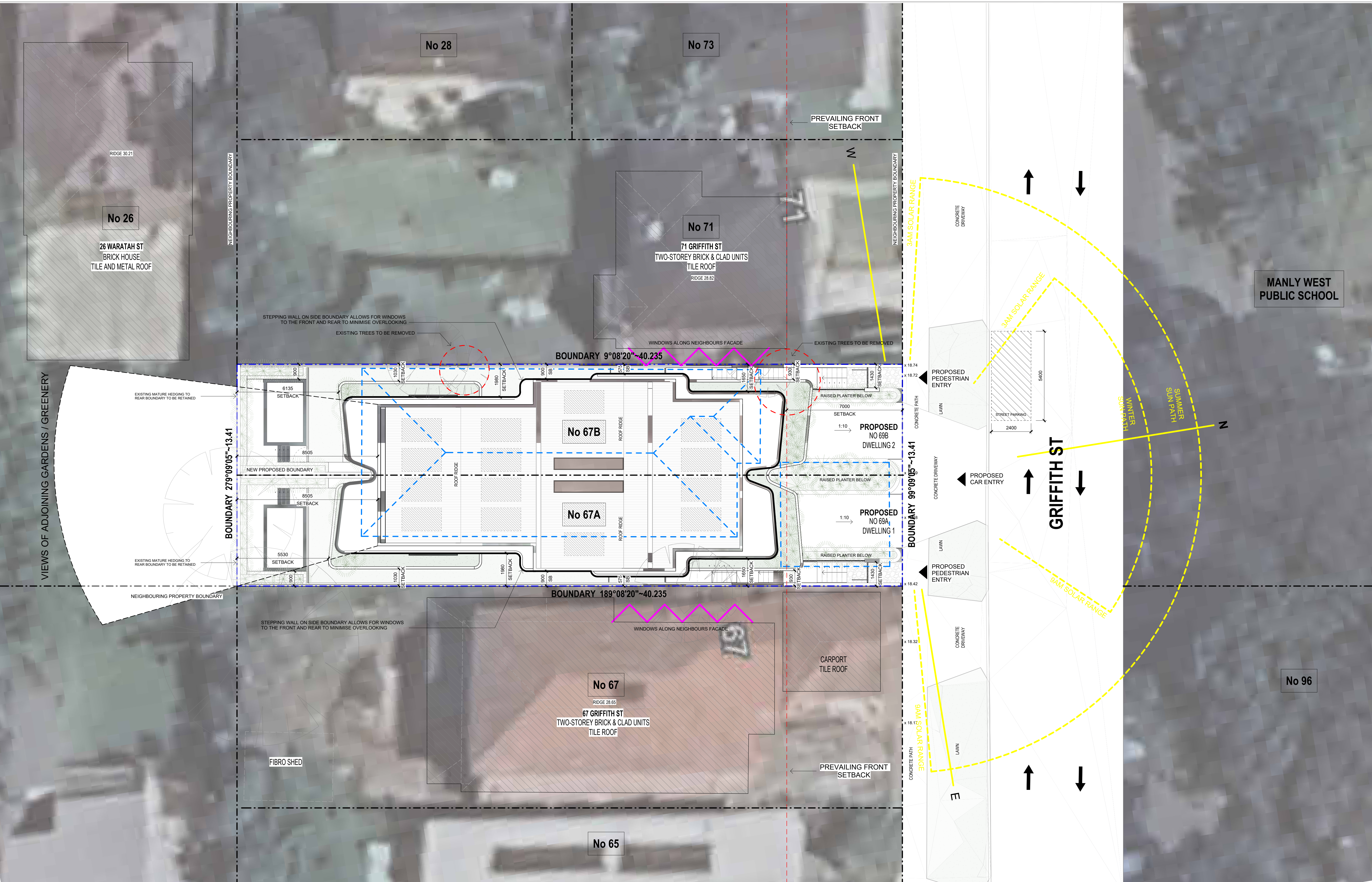
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 Bridie Gough 8280

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LEGEND		
ENTRANCE	◀	
POTENTIAL PRIVACY IMPACT	~~~~~	
EXISTING BUILDING	-----	
VIEWS	-----	
TREES TO BE REMOVED	-----	
SUN PATH	-----	

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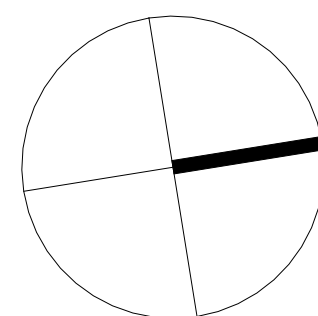


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DRAWING TITLE  
SITE ANALYSIS

SCALE  
1 : 100@A1

STATUS  
DA

NUMBER  
DA0050

PROJECT  
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DA1





1 SITE PLAN

1 : 500

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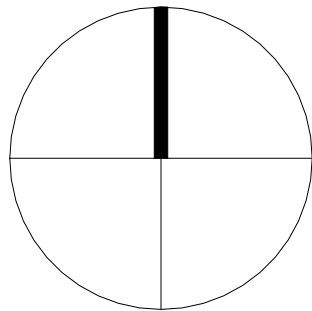


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DRAWING TITLE  
SITE PLAN

SCALE

1 : 500@A1

STATUS

DA

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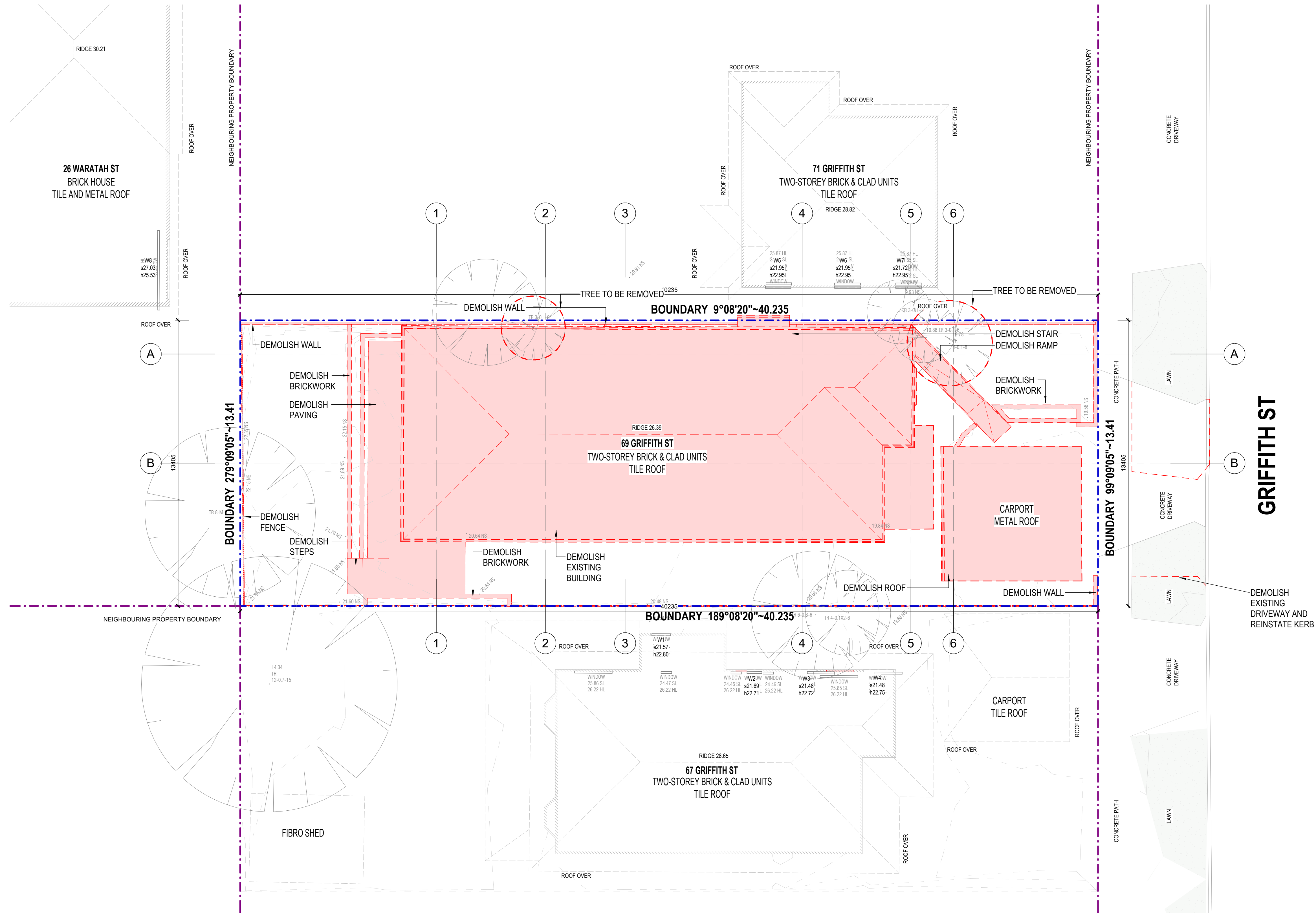
DA0100

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REVISION

DA1





1 DEMOLITION PLAN

1 : 100

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LEGEND

AREA TO DEMOLISH

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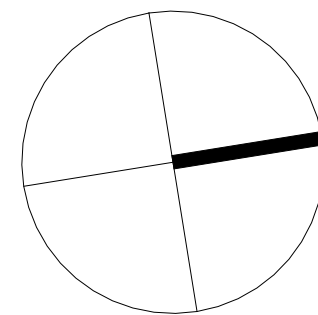


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DEMOLITION PLAN

SCALE

STATUS

NUMBER

PROJECT

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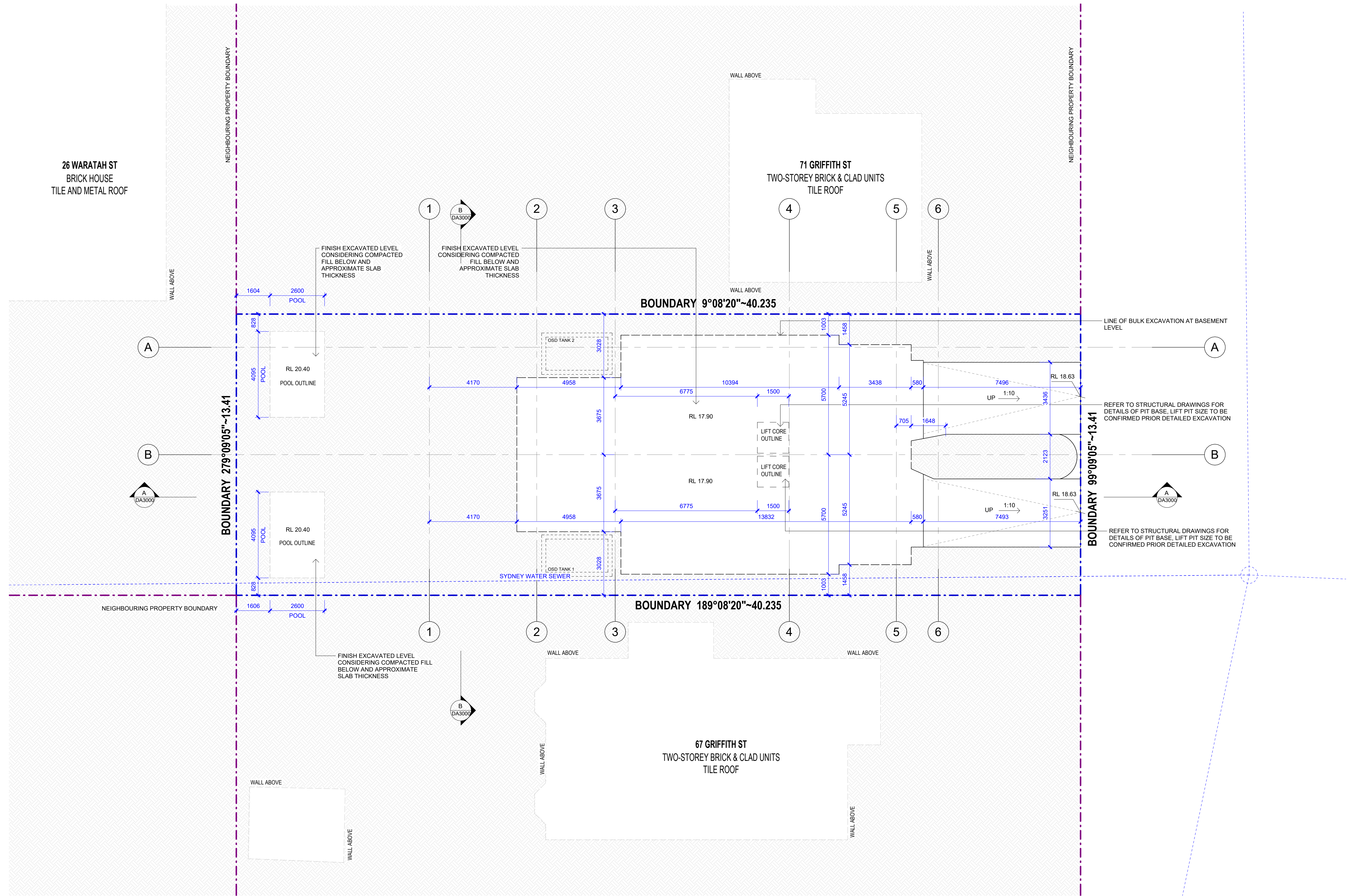
1 : 100@A1

DA

DA0400

DA1





1 EXCAVATION PLAN  
1:100

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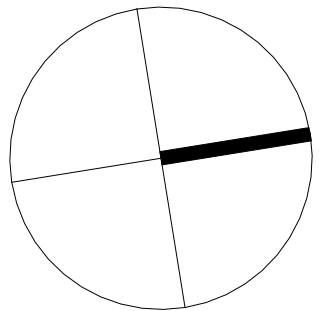
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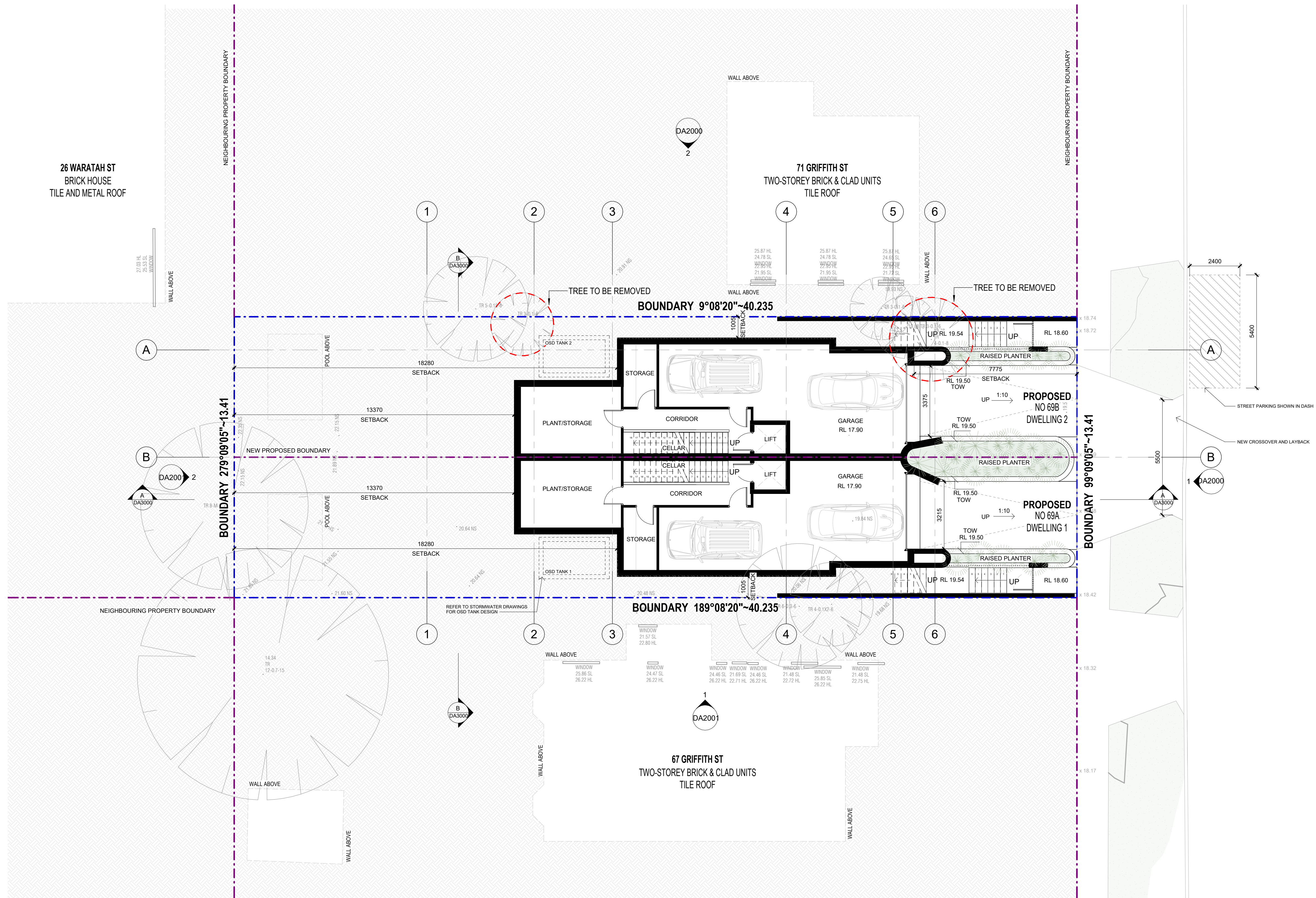


DRAWING TITLE  
EXCAVATION PLAN

SCALE	STATUS	NUMBER	REVISION
1 : 100@A1	DA	DA0500	DA1

PROJECT





1 DA1001 - BASEMENT 1  
1:100

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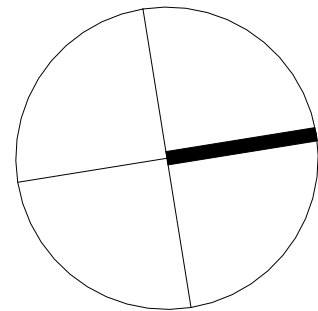
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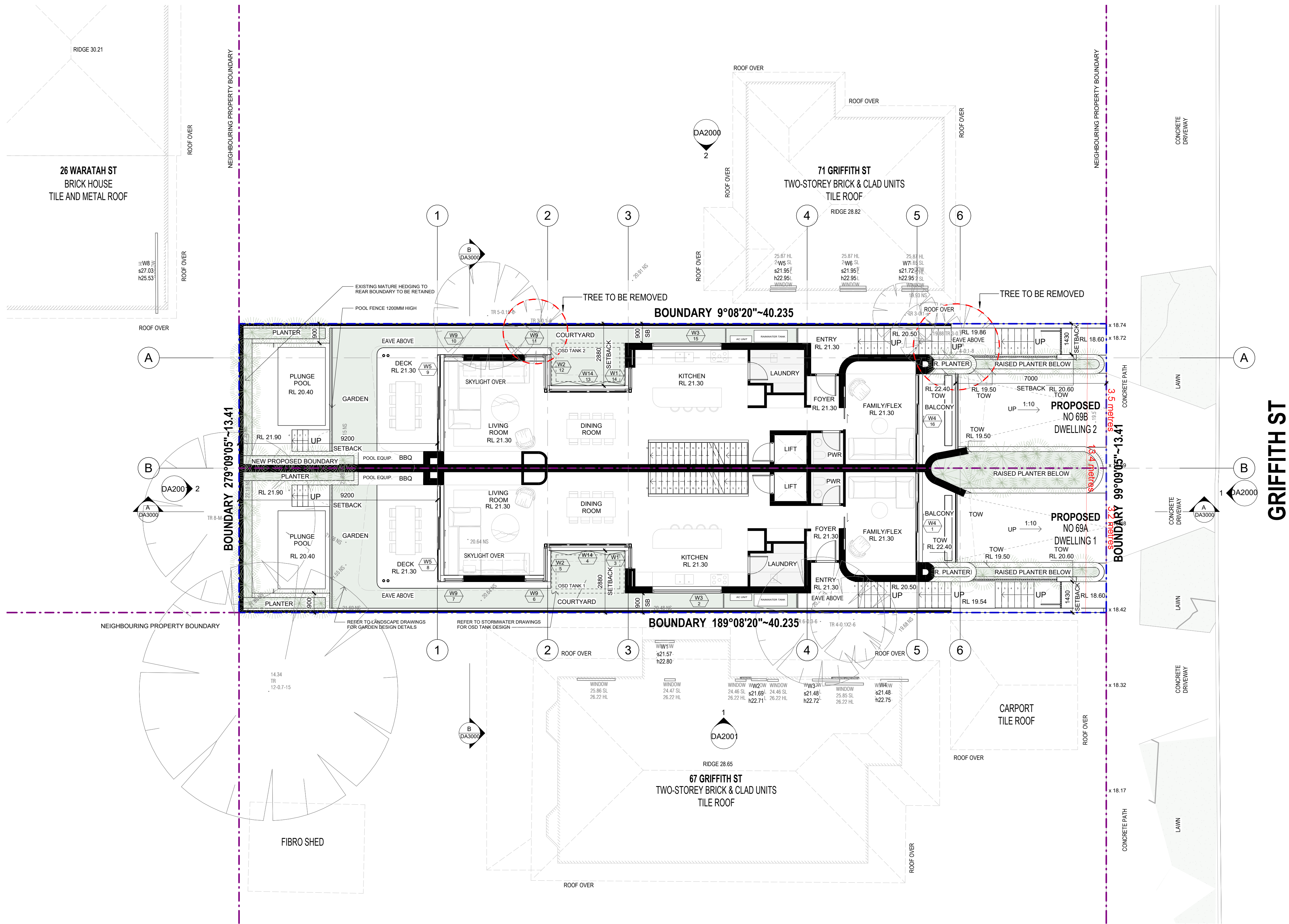


DRAWING TITLE  
BASEMENT 1 FLOOR PLAN

SCALE	STATUS	NUMBER	REVISION
1:100@A1	DA	DA1001	DA1

PROJECT





1 DA1002 - GROUND FLOOR  
1:100

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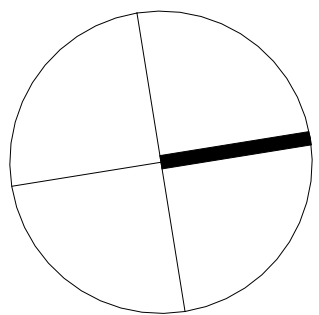
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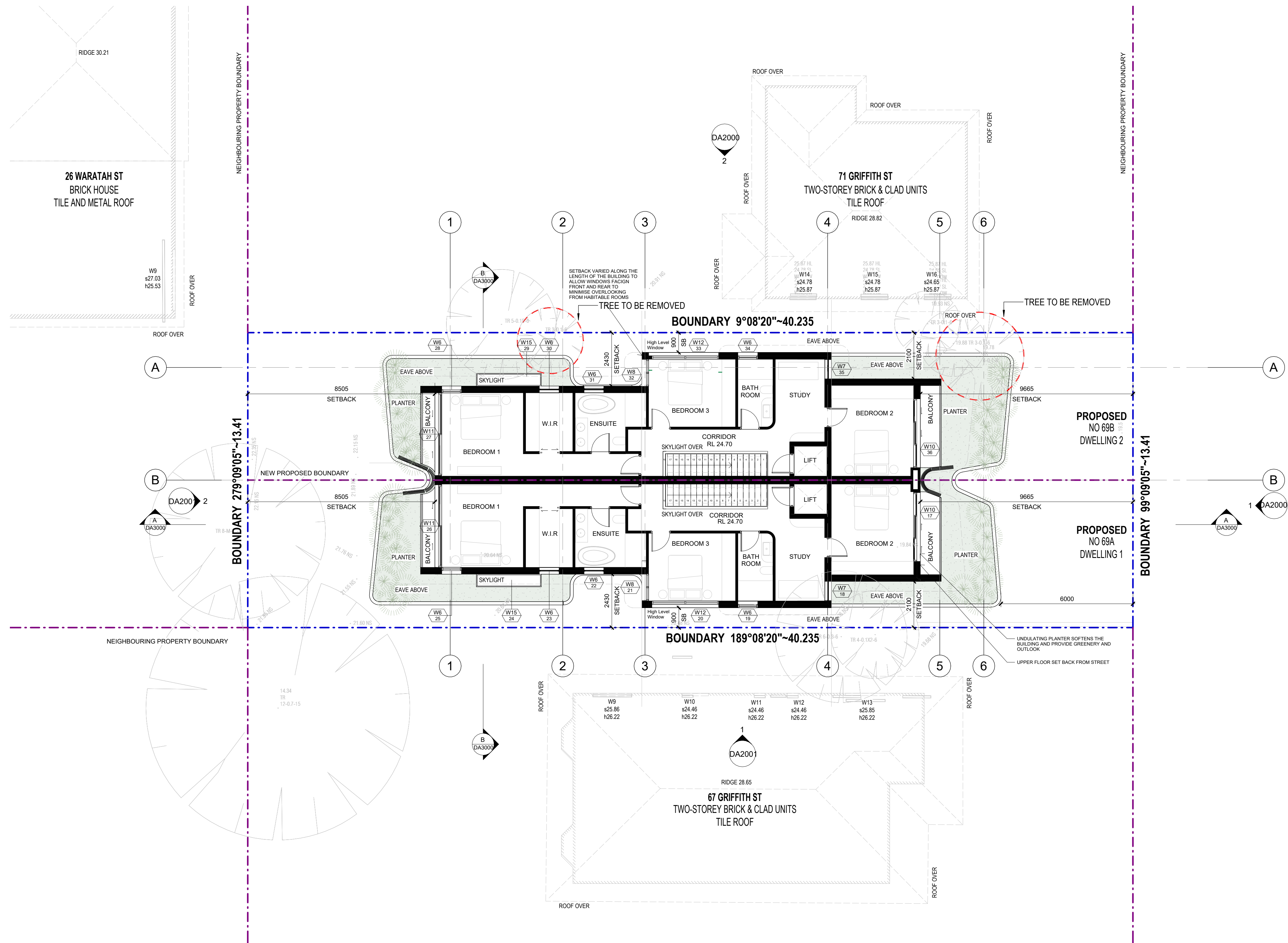
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DRAWING TITLE  
GROUND FLOOR PLAN

SCALE	STATUS	NUMBER	REVISION
1 : 100@A1	DA	DA1002	DA1





1 DA1003 - FIRST FLOOR  
1:100

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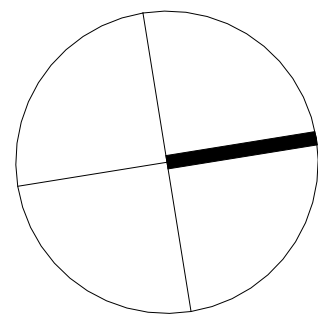
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FIRST FLOOR PLAN

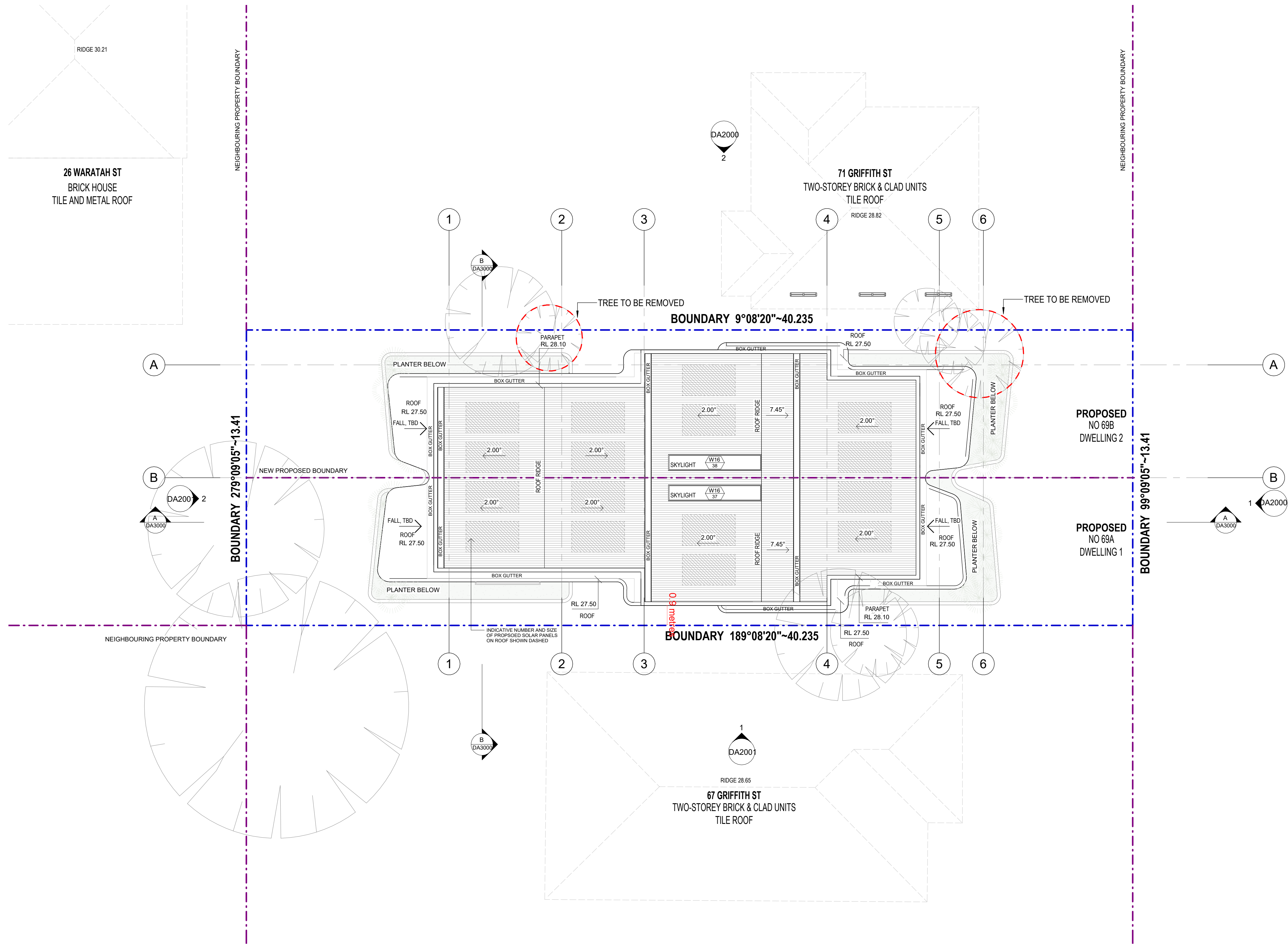
SCALE  
1:100@A1

STATUS  
DA

NUMBER  
DA1003

PROJECT  
REVISION  
DA1





1 DA1004 - ROOF PLAN  
1 : 100

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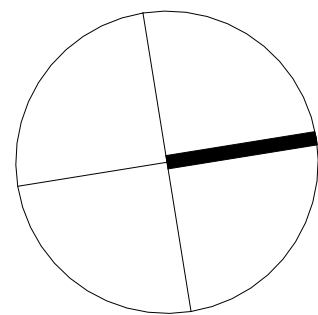


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DRAWING TITLE  
ROOF FLOOR PLAN

SCALE

1 : 100@A1

STATUS

DA

NUMBER

DA1004

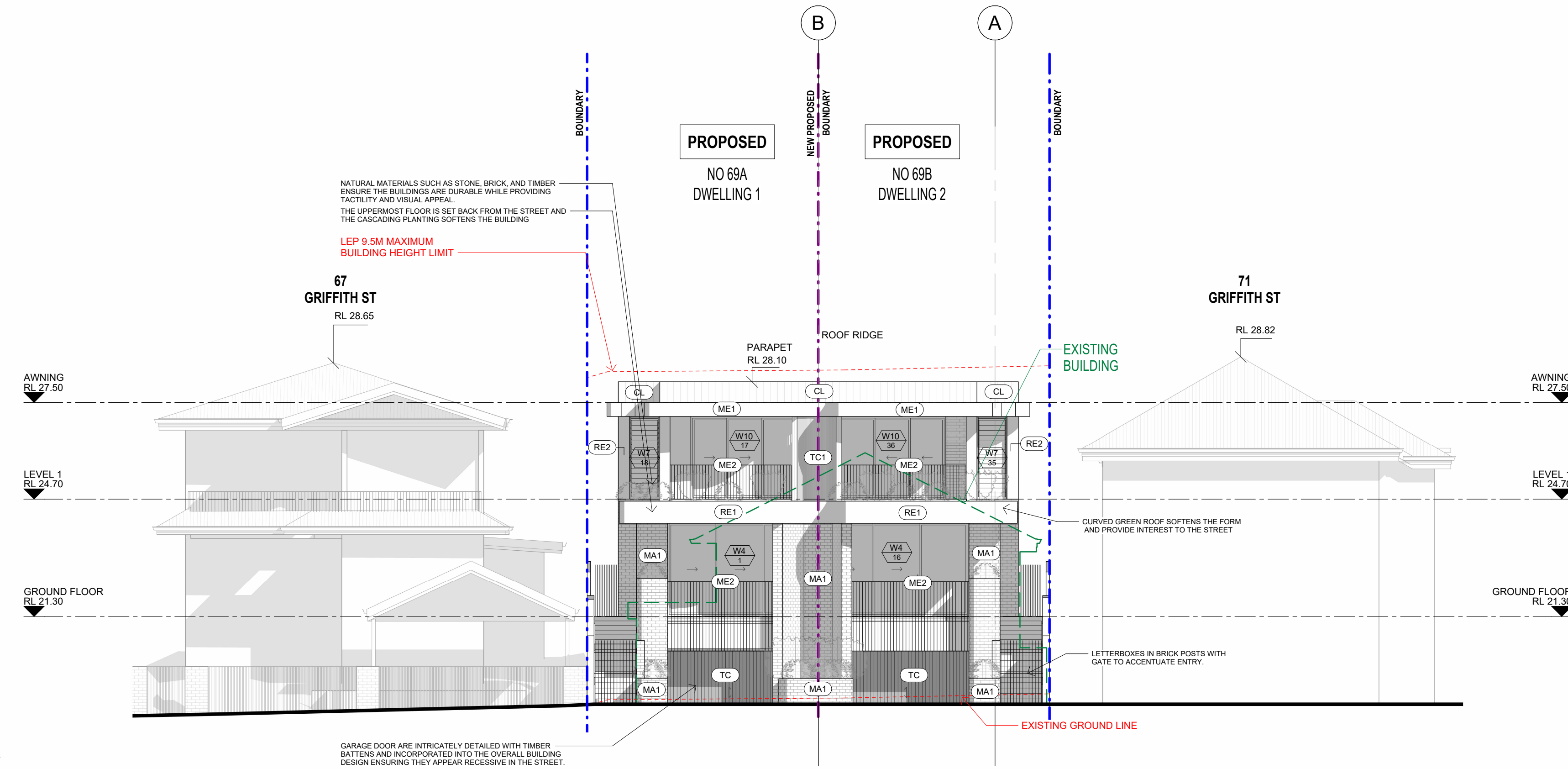
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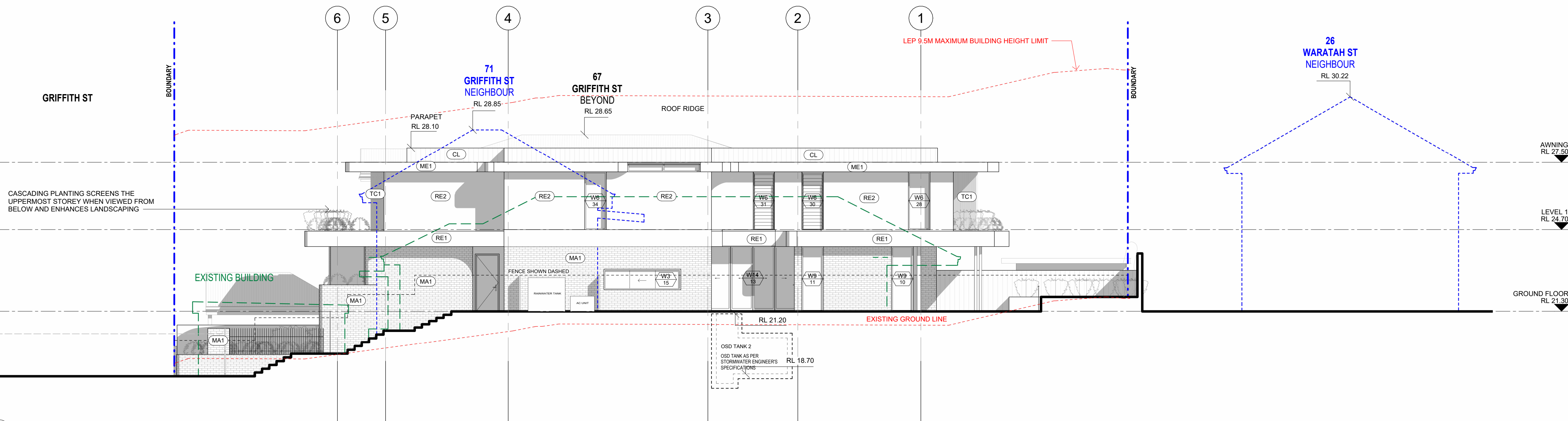
DA1



1 NORTHEAST ELEVATION  
1:100



2 NORTHWEST ELEVATION  
1:100



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DA1	26.08.2025	ISSUE FOR DA	FB/DN

LEGEND
(MA1) MASONRY FEATURE WALLS
(RE1) BALCONY FASCIA
(RE2) OFF WHITE RENDER
(CL) WEATHERBOARD CLADDING
(TC1) TIMBER CLADDING
(GL) GLASS

CLIENT

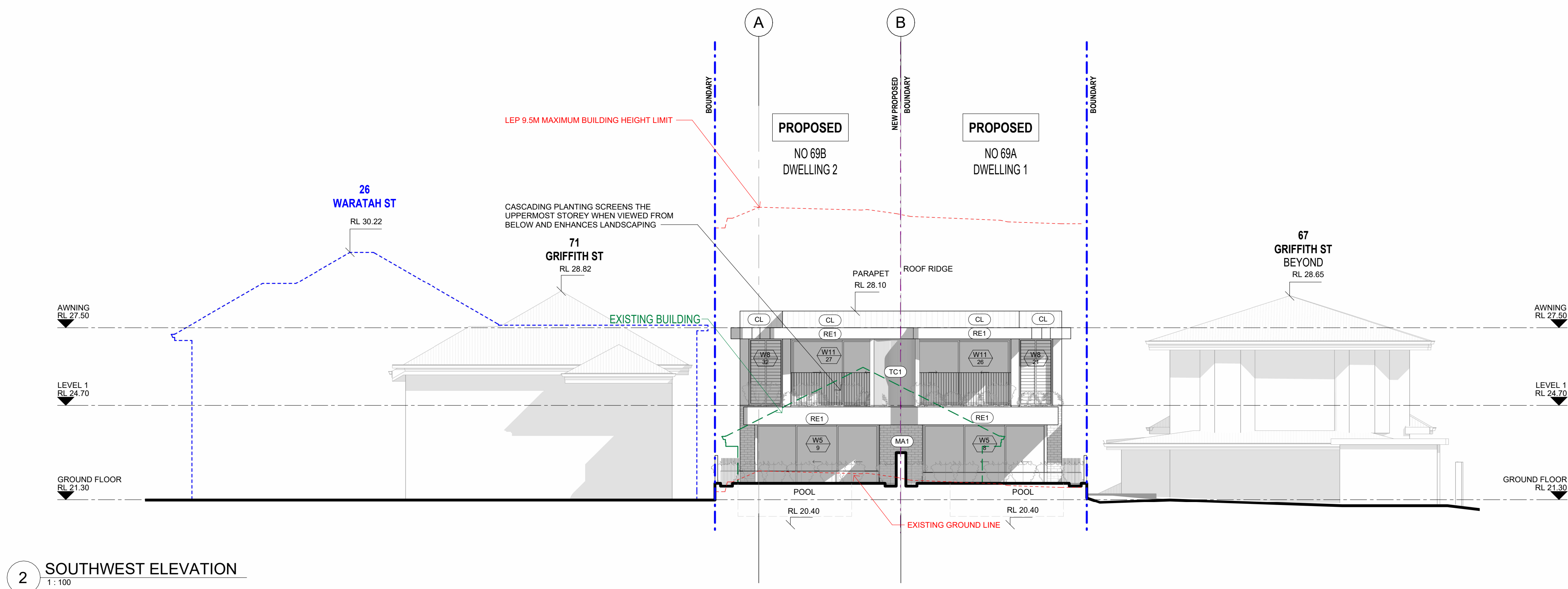
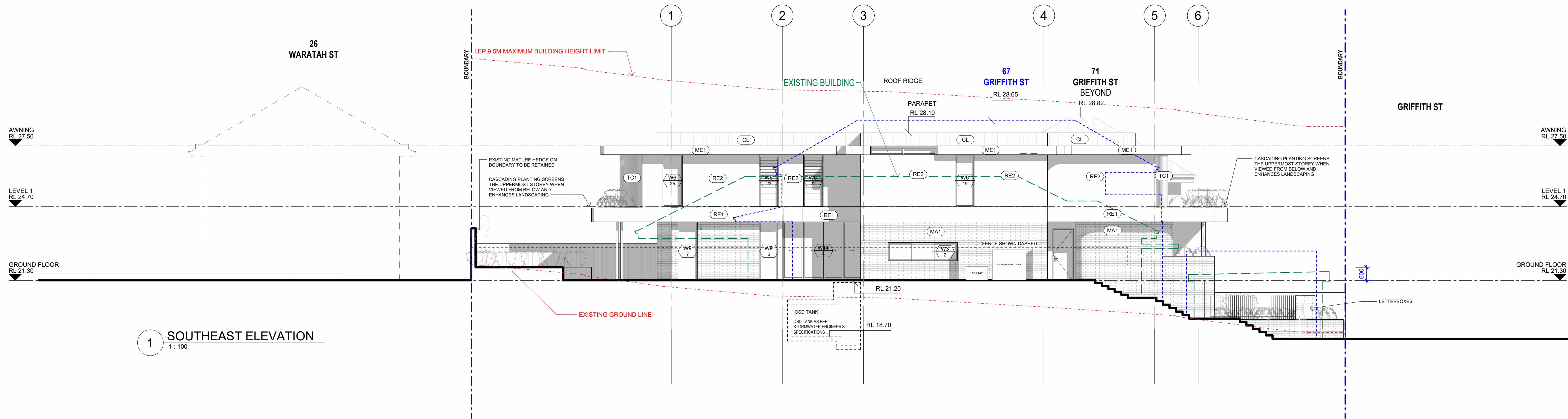


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DRAWING TITLE			PROJECT
ELEVATION			
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SCALE	STATUS	NUMBER	REVISION
1 : 100@A1	DA	DA2000	DA1





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LEGEND

- MA1 MASONRY FEATURE WALLS
- RE1 BALCONY FASCIAS
- RE2 OFF WHITE RENDER
- CL WEATHERBOARD CLADDING
- TC1 TIMBER CLADDING
- GL GLASS

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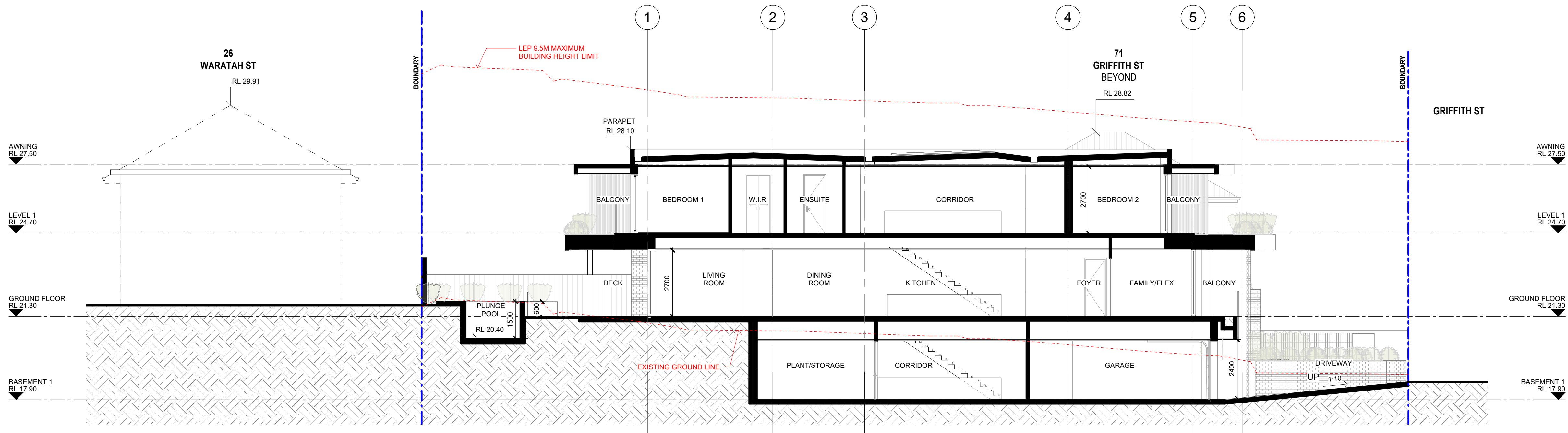
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ELEVATION

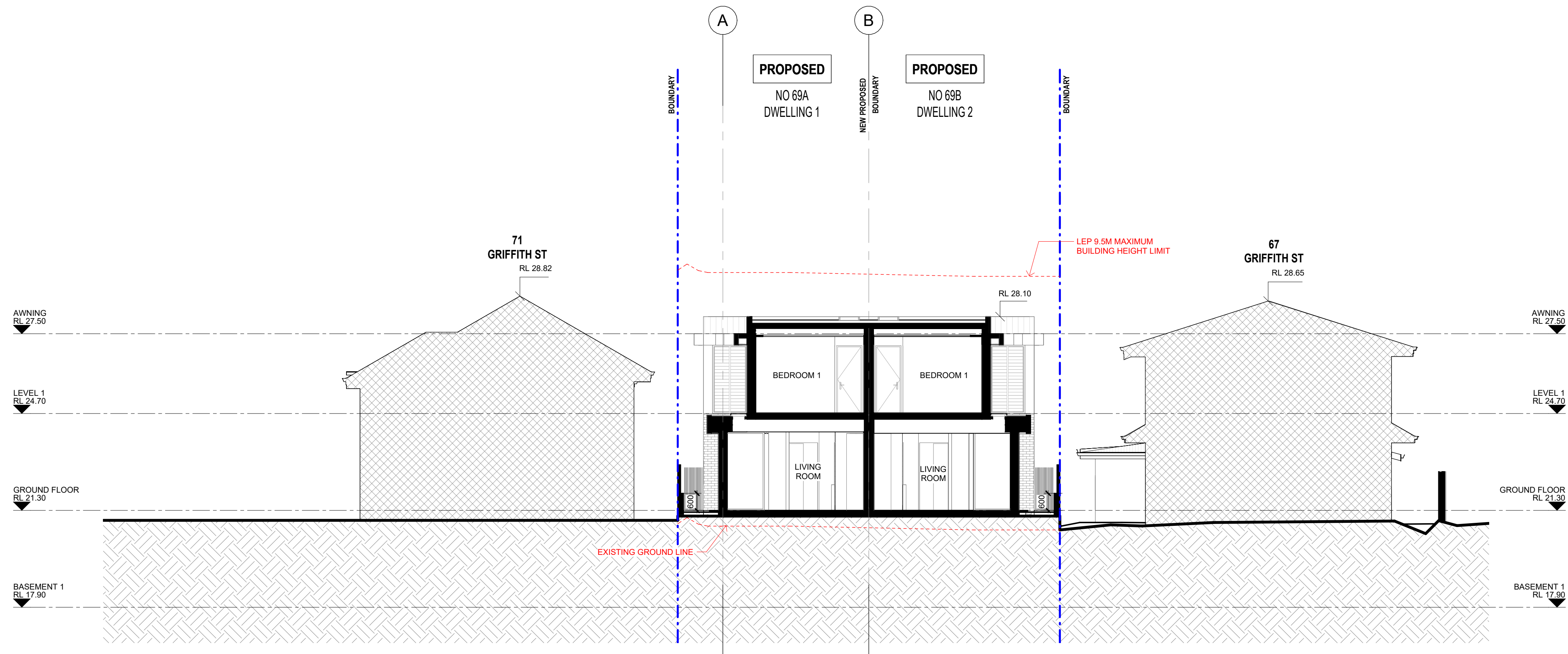
PROJECT

SCALE	STATUS	NUMBER	REVISION
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A SECTION A  
1:100



B SECTION B

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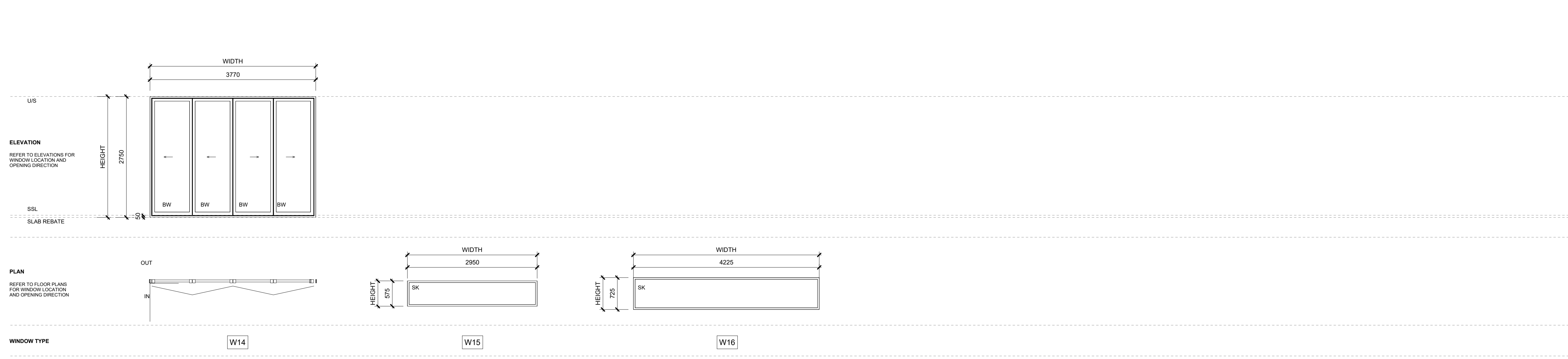
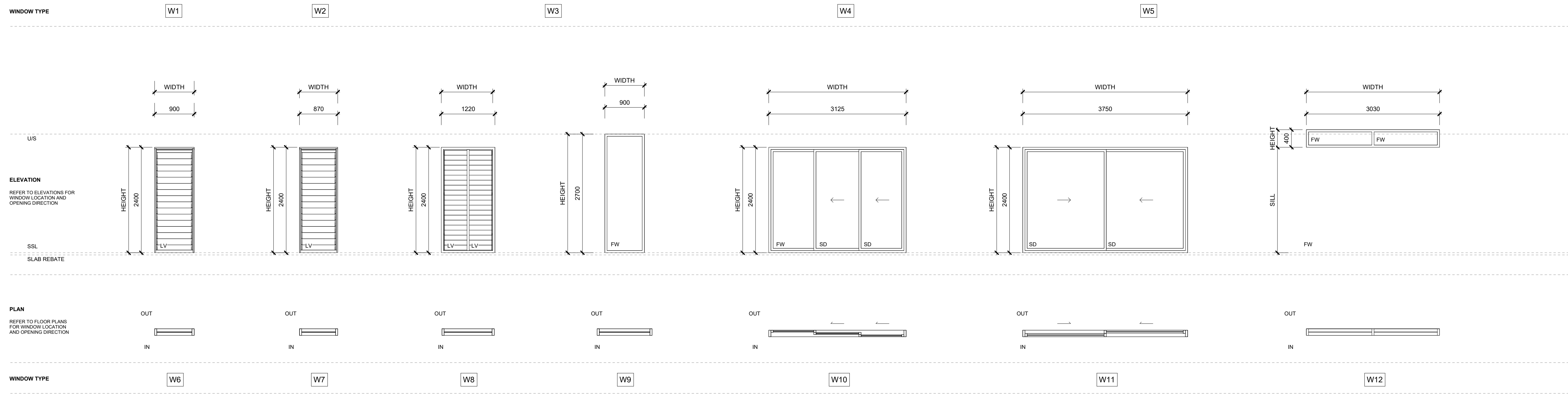
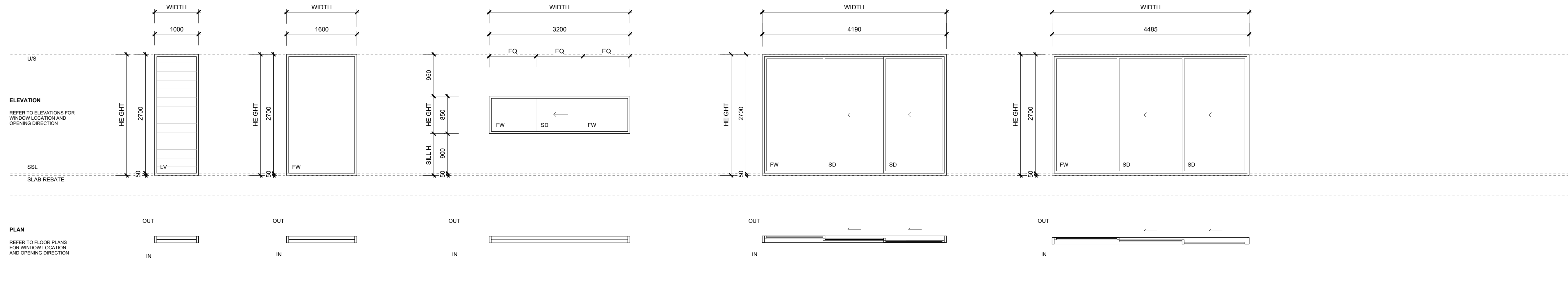
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DRAWING TITLE  
SECTION A & B

SCALE	STATUS	NUMBER	REVISION
1:100@A1	DA	DA3000	DA1





**WINDOW NOTES:**

ALL WINDOWS ARE DEPICTED FROM THE OUTSIDE

CHECK ALL OPENING DIMENSIONS ON SITE PRIOR TO ORDERING WINDOWS

ENSURE NO TWO APARTMENTS HAVE THE SAME KEY SET

WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH FRL PLANS TO INDICATE WINDOWS TO BE SPRINKLERED

WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

**LEGEND:**

AF AWNING & FIXED WINDOW  
AW AWNING WINDOW  
BW BIFOLDS  
CS CASEMENT  
CW CURVED WINDOW  
DH DOULBE HUNG  
FW FIXED WINDOW  
LV LOUVRES  
SD SLIDING DOOR  
SH SINGLE HUNG  
SK SKYLIGHT  
SW SLIDING WINDOW

**GLAZING SPECS:**

TO COMPLY WITH REQUIREMENTS OF THE BASIX AND NaThERS REPORTS.

ALL WINDOWS TO BE DOUBLE GLAZED AND FRONT FACED.

GLAZING THICKNESS AND LAMINATED SPECS TO FACADE ENG'S DETAILS.

PROVIDE OBSCURE GLASS TO ALL BATHROOMS (UNO).

**GENERAL NOTE:**

READ ALL WINDOW TYPES IN CONJUNCTION WITH WINDOW SCHEDULE FOR SPECIFIC SIZES (WIDTH, HEIGHT, ETC), FLOOR PLANS AND ELEVATIONS.

ALL WINDOWS TO BE CHECKED ON SITE FOR SIZING OR PRIOR TO INSTALL.

ANY SERVICE ABOVE OR NEAR WINDOW WILL BE REFERRED TO SERVICE ENG'S DETAILS.

**VISUAL INDICATORS:**

TO BE A SOLID, CONTINUOUS, NONTRANSPARENT CONTRASTING LINE FIXED TO THE GLASS. TOP OF LINE TO BE 1000mm AFFL; LINE TO BE 75mm THICK. LINE IS TO HAVE A MINIMUM 30% LUMINANCE CONTRAST WHEN VIEWED AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2m OF THE GLAZING ON THE OPPOSITE SIDE. REFER TO AS1428.1(C13.6).

**PROTECTION OF OPENABLE WINDOWS:**

ALL OPENABLE AWNING OR SLIDING WINDOWS IN BEDROOMS, STUDIES OR MEDIA ROOMS THROUGHOUT THE PROJECT MUST COMPLY WITH THE FOLLOWING. THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING. THE DEVICE MUST NOT PERMIT A 120mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN. RESIST AN OUTWARD HORIZONTAL ACTION OF 550 N, AND HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE DEVICE IS ABLE TO BE REMOVED, UNLOCKED AND OVERRIDDEN.

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LEGEND

CLIENT

2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

GRIFFITH ST

69 GRIFFITHS STREET BALGOWLAH,  
NSW, 2093

ROBERT & REBECCA NORTHAM

DRAWING TITLE	PROJECT
WINDOW SCHEDULE	
SCALE	STATUS
1 : 50@A1	DA
NUMBER	REVISION
DA4000	DA1



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ROBERT & REBECCA NORTHAM

DRAWING TITLE		PROJECT	
WINDOW SCHEDULE			
SCALE	STATUS	NUMBER	REVISION
@A1	DA	DA4001	DA1

No.	Type	Width	Height	Sill Height	Count	Comments
GROUND FLOOR						
1	W4	4190	2750	0	1	
2	W3	3200	850	900	1	
3	W1	1000	2750	0	1	VENTILATION LOUVRES
4	W14	3770	2750	0	1	
5	W2	1600	2750	0	1	
6	W9	900	2700	0	1	
7	W9	900	2700	0	1	
8	W5	4485	2750	0	1	
9	W5	4485	2750	0	1	
10	W9	900	2700	0	1	
11	W9	900	2700	0	1	
12	W2	1600	2750	0	1	
13	W14	3770	2750	0	1	
14	W1	1000	2750	0	1	VENTILATION LOUVRES
15	W3	3200	850	900	1	
16	W4	4190	2750	0	1	

GROUND FLOOR: 16

LEVEL 1						
17	W10	3125	2400	0	1	
18	W7	1000	2435	0	1	
19	W6	900	2400	0	1	
20	W12	3030	400	2400	1	
21	W8	1220	2400	0	1	VENTILATION LOUVRES
22	W6	1000	2435	0	1	VENTILATION LOUVRES
23	W6	1000	2435	0	1	VENTILATION LOUVRES
24	W15	2925	550		1	
25	W6	900	2400	0	1	
26	W11	3750	2400	0	1	
27	W11	3750	2400	0	1	
28	W6	900	2400	0	1	
29	W15	2925	550		1	
30	W6	1000	2435	0	1	VENTILATION LOUVRES
31	W6	1000	2435	0	1	VENTILATION LOUVRES
32	W8	1220	2400	0	1	
33	W12	3030	400	2400	1	
34	W6	900	2400	0	1	
35	W7	1000	2435	0	1	VENTILATION LOUVRES
36	W10	3125	2400	0	1	

LEVEL 1: 20

AWNING						
37	W16	4200	700		1	
38	W16	4200	700		1	

AWNING: 2

Grand total: 38





**TC1 - TIMBER OR TIMBER LOOK**

VERTICAL ORIENTATION CLADDING

IE VERTICALLY ORIENTED PREFINISHED TIMBER-LOOK ALUMINIUM CLADDING WITH DURABLE, LOW-MAINTENANCE BOARDS TO FUTURE SPECS

TIMBER LOOK COLOUR, MATT FINISH



**CL - WEATHERBOARD CLADDING**

VERTICAL ORIENTATION CLADDING

WHITE COLOUR



**(MA1) - MASONRY FEATURE WALLS**

SLIMLINE MASONRY FINISH

SAND TONE COLOUR WITH SLIGHT VARIATION, I.E. KRAUSE GHOST GREY EMPEROR FORMAT OR SIMILAR



**(RE1) - BALCONY FASCIAS**

IE SEALED MICRO-CEMENT RENDER FINISH WITH SOFT CONCRETE LOOK SUITABLE FOR EXTERNAL USE, COLOUR TO MATCH DESIGN INTENT

EXPOSED CEMENT COLOUR, MATT FINISH



**(MF1) - METAL FINISH**

POWDERCOAT OR PAINT TO WINDOW FRAMES, BALUSTRADES, STEEL COLUMNS, AND OTHER METAL ELEMENTS

CHARCOAL COLOUR, LOW SHEEN

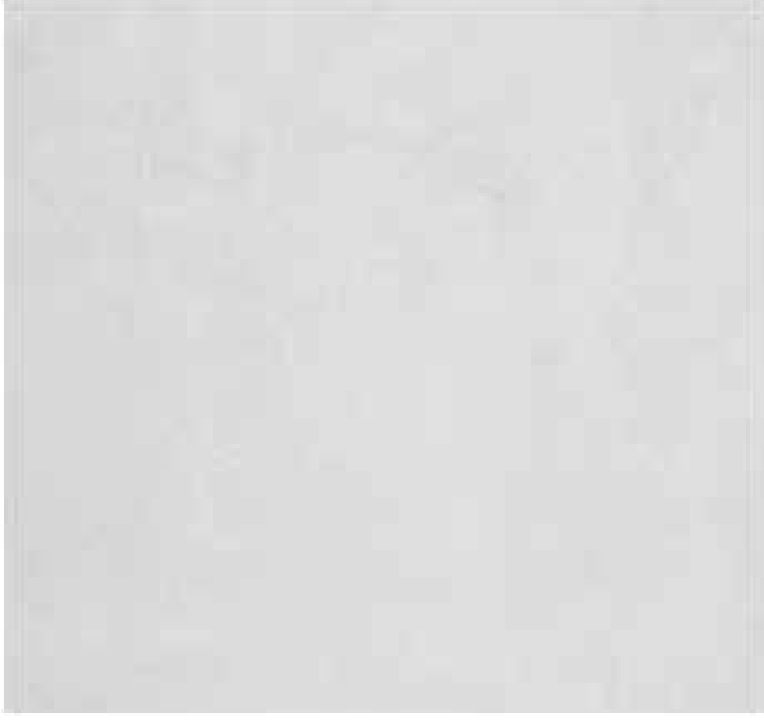
I.E. DULUX DURATECH MONUMENT OR SIMILAR



**(XT1) - TIMBER LOOK FINISH**

TO BALCONY SOFFITS

TIMBER-LOOK ALUMINIUM CLADDING TO FUTURE SPECS, NATURAL SPOTTED GUM LOOK



**(RE2) - OFF WHITE RENDER**

TO VARIOUS EXTERNAL ELEMENTS I.E. RETAINING WALLS

OFF WHITE COLOUR



**(RF1) - METAL ROOFING**

METAL ROOFING SHALEGREY COLOUR



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ROBERT & REBECCA NORTHAM

DRAWING TITLE  
EXTERNAL FINISHES  
SCHEDULE

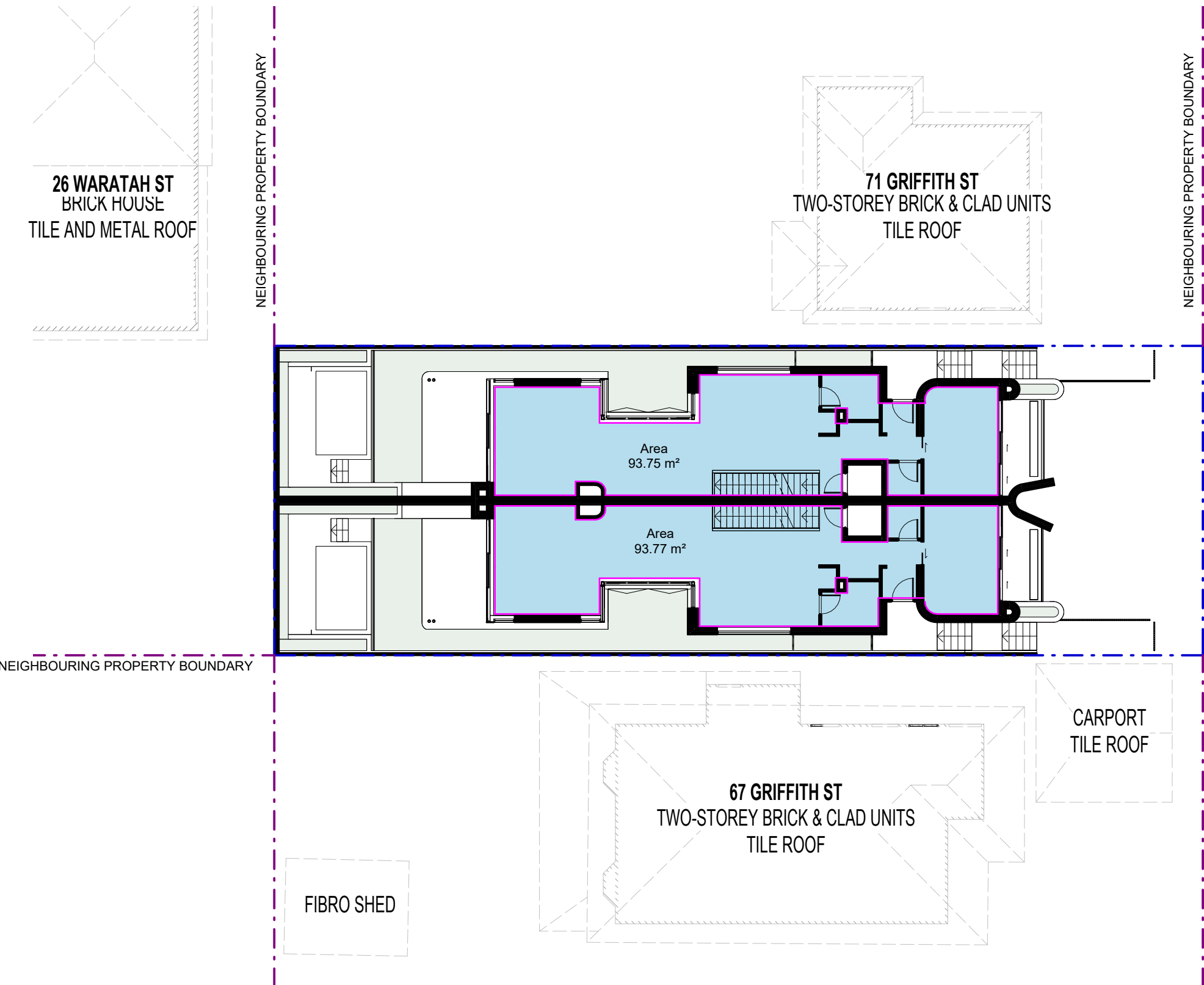
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STATUS  
DA

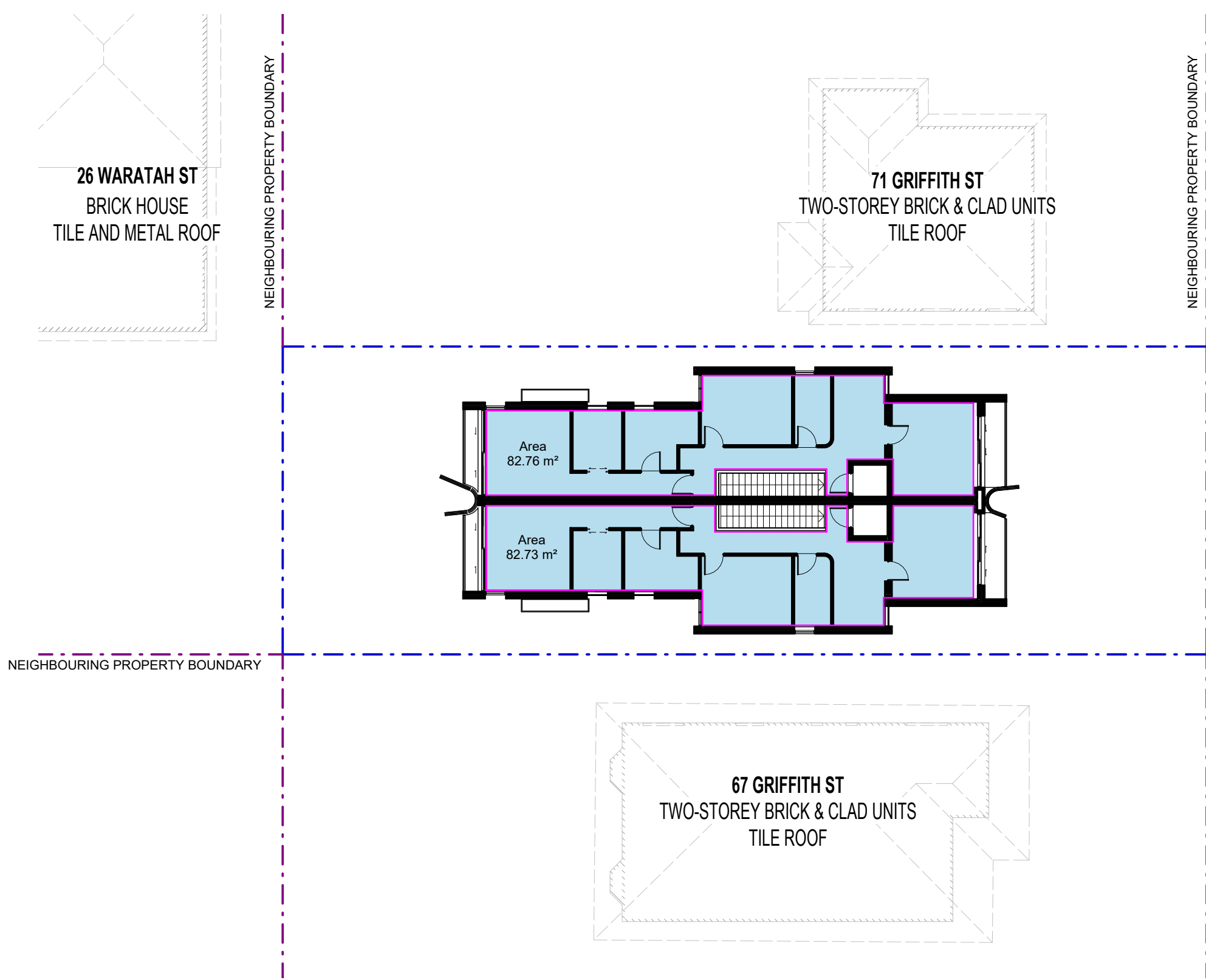
NUMBER  
DA5000

PROJECT  
REVISION  
DA1





1 GROUND FLOOR  
1 : 200



2 LEVEL 1  
1 : 200

DA5100 - GFA Summary (A)	
Name	Area

GROUND FLOOR	
Area	93.75 m <sup>2</sup>
Area	93.77 m <sup>2</sup>

LEVEL 1	
Area	82.76 m <sup>2</sup>
Area	82.73 m <sup>2</sup>
Grand total	353.01 m <sup>2</sup>

DA5100 - GFA Summary (B)		
Site Area	Proposed GFA	Proposed FSR
539.40 m <sup>2</sup>	353.01 m <sup>2</sup>	0.65 : 1

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LEGEND

**GFA LEGEND**

RESIDENTIAL GFA

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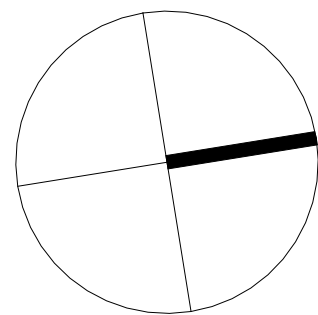


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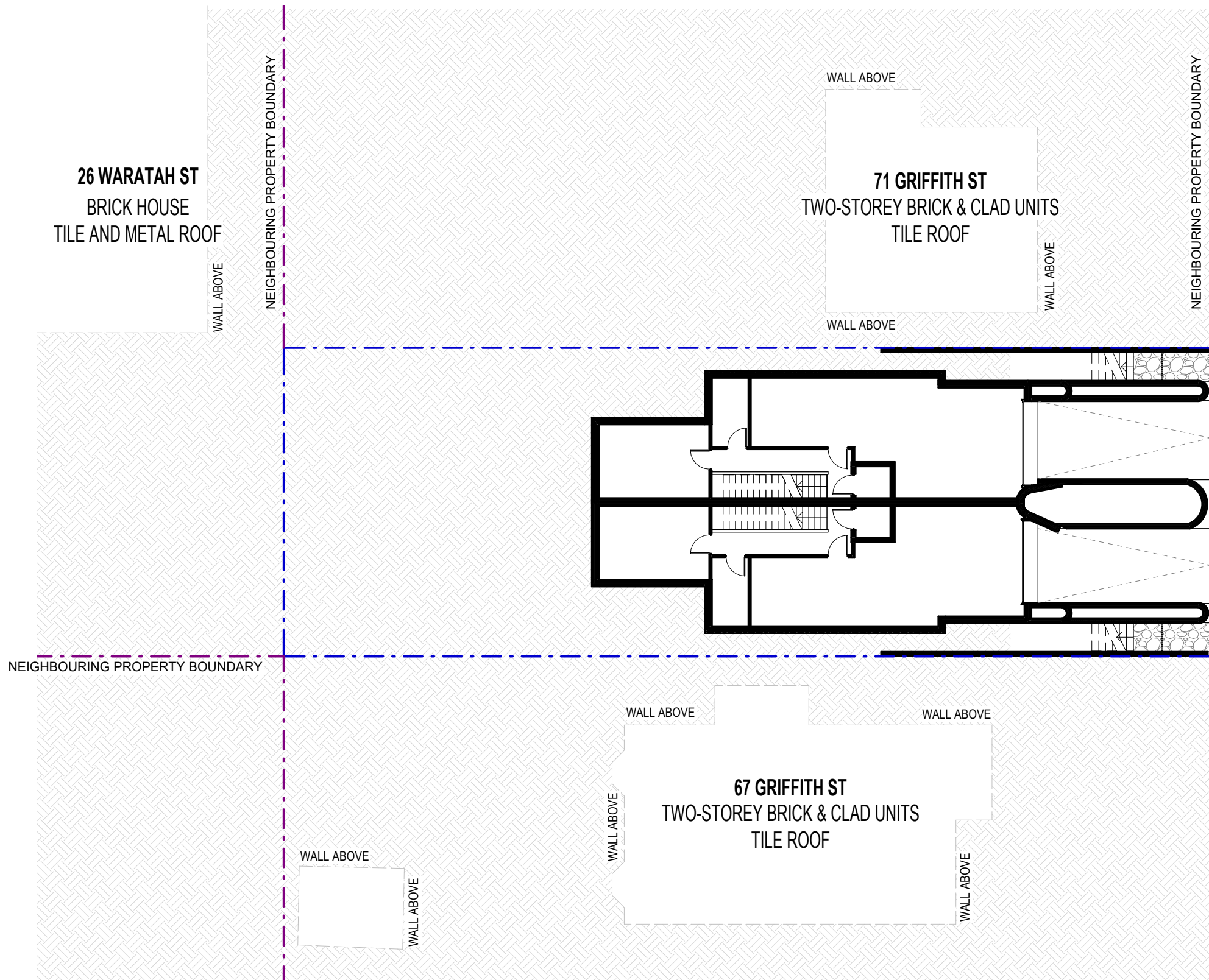
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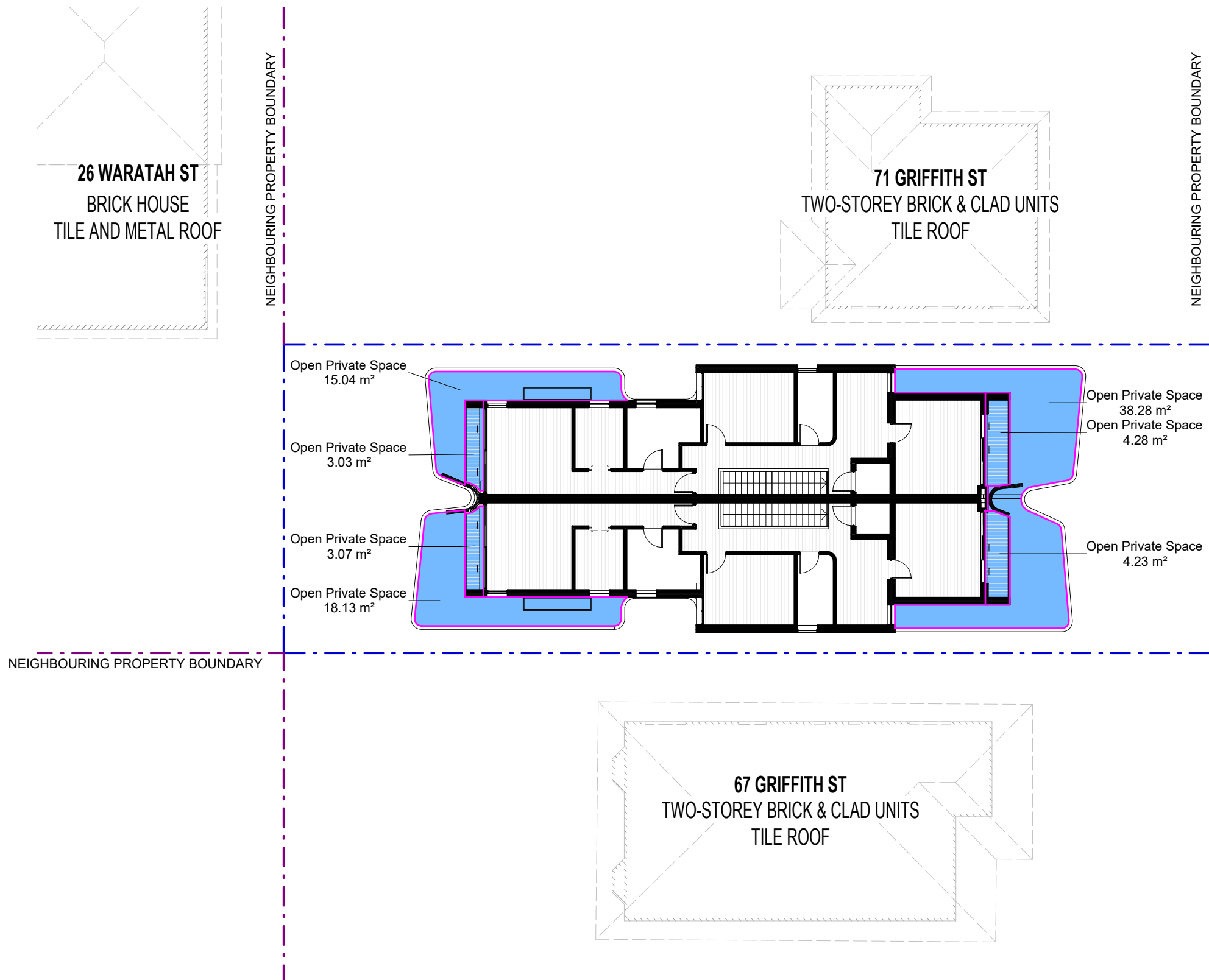
DRAWING TITLE  
GFA SUMMARY

SCALE	STATUS	NUMBER	REVISION
As indicated@A1	DA	DA5100	DA1

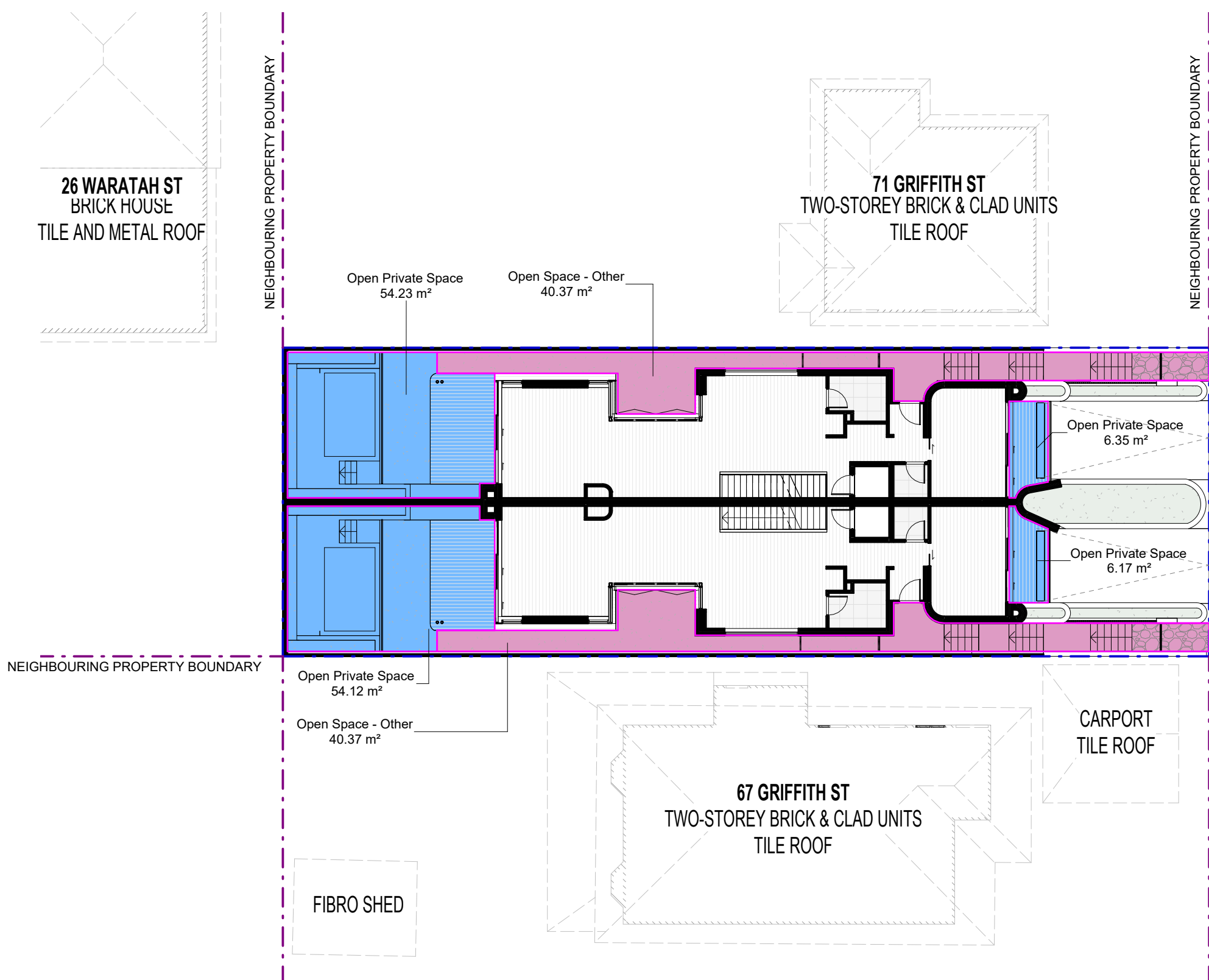




1 BASEMENT 1  
1 : 200



3 LEVEL 1  
1 : 200



2 GROUND FLOOR  
1 : 200

DA5200 - Open Space Summary (A)

Name	Area
GROUND FLOOR	
Open Private Space	120.87 m²
Open Space - Other	80.74 m²

LEVEL 1	
Open Private Space	86.06 m²
Grand total	287.66 m²

Open Space Summary

Site Area	Total Open Space (50% of Site Area Required)
539 m²	270 m²

Open Space Summary - Percentage

Name	Area	Site Area	Percentage
Open Space - Other	40 m²	539 m²	7.484349
Open Space - Other	40 m²	539 m²	7.484349
Open Private Space	54 m²	539 m²	10.053427
Open Private Space	54 m²	539 m²	10.033487
Open Private Space	3 m²	539 m²	0.561419
Open Private Space	4 m²	539 m²	0.792678
Open Private Space	4 m²	539 m²	0.784199
Open Private Space	3 m²	539 m²	0.569179
Open Private Space	6 m²	539 m²	1.177264
Open Private Space	6 m²	539 m²	1.143621
Open Private Space	15 m²	539 m²	2.78829
Open Private Space	18 m²	539 m²	3.360962
Open Private Space	38 m²	539 m²	7.097284

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LEGEND

OPEN SPACE LEGEND

- OPEN PRIVATE SPACE
- OPEN SPACE - OTHER

CLIENT

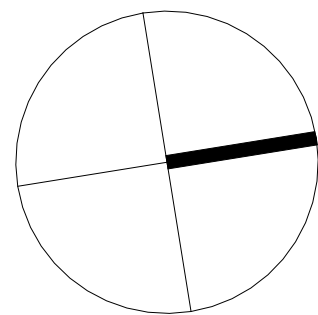


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DRAWING TITLE

OPEN SPACE SUMMARY

PROJECT

SCALE STATUS NUMBER REVISION

As indicated@A1 DA DA5200 DA1

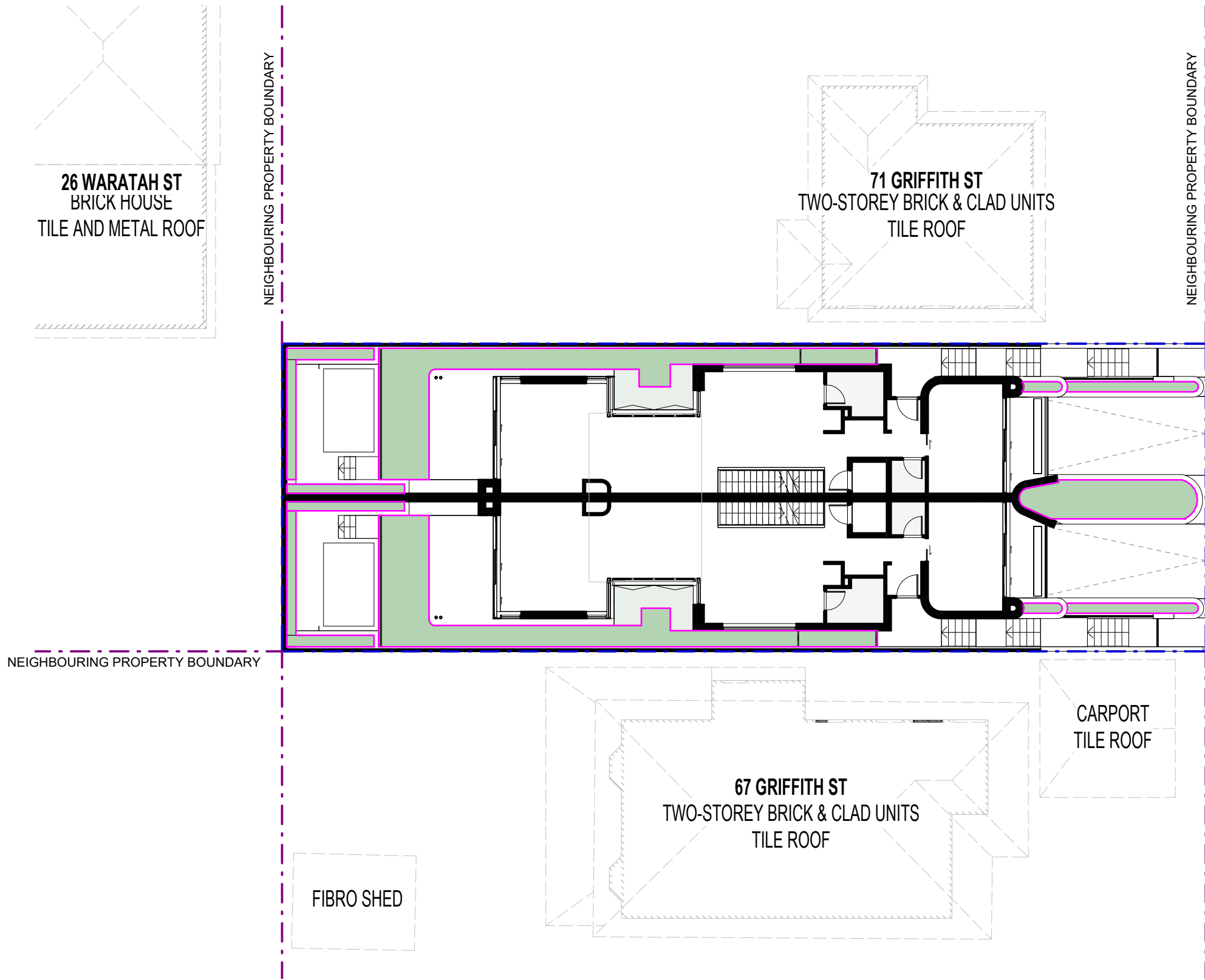


Landscape Summary			
Site Area	Area	Area Required	
		Open Space Required (50% of the Site)	Landscape Area Required (30% of Required Open Space)
539 m²	158 m²	270 m²	81 m²

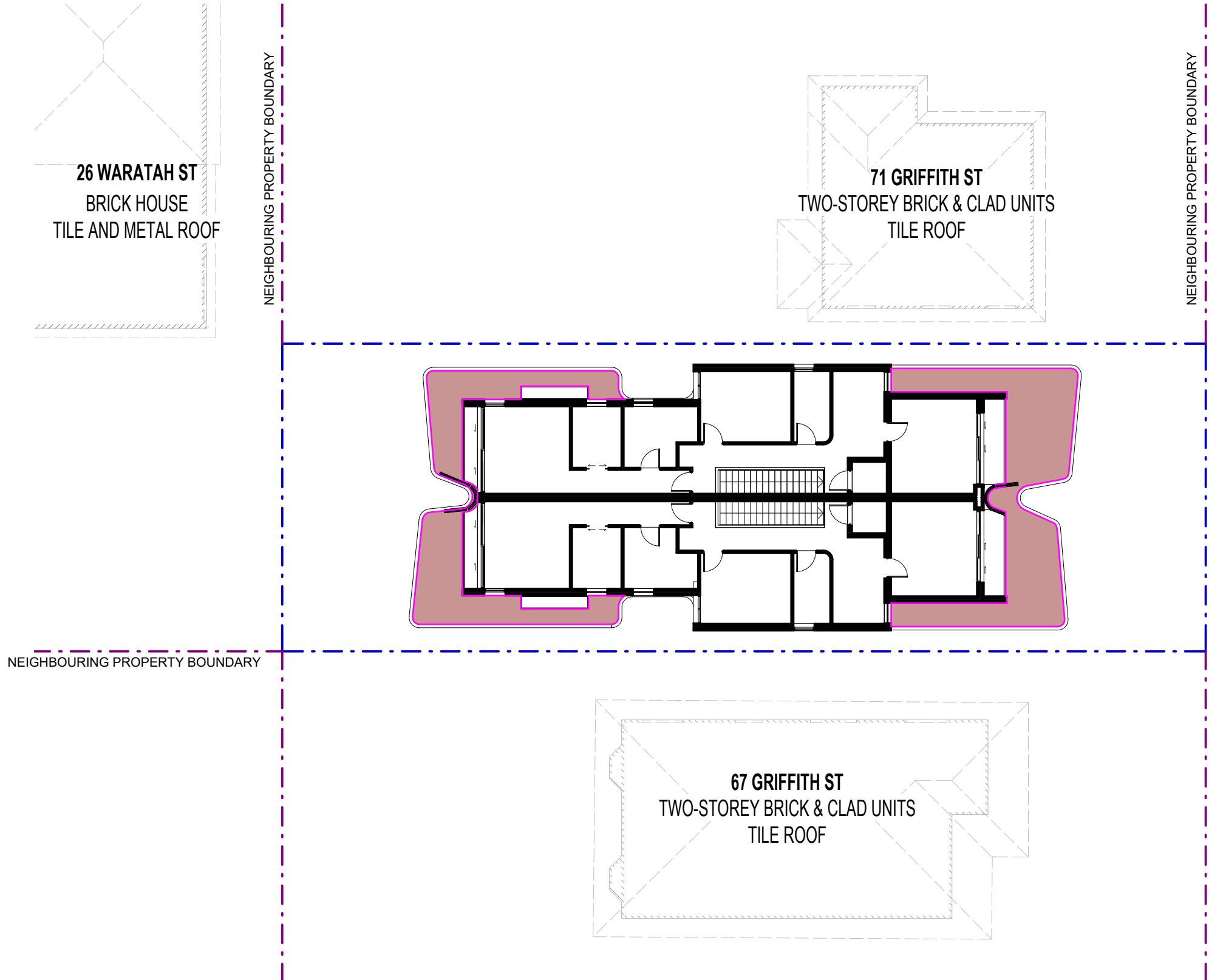
DA5201 - Landscape (A)	
Name	Area

GROUND FLOOR	
Landscape	29.56 m²
Landscape	29.60 m²
Landscape	4.02 m²
Landscape	2.05 m²
Landscape	2.05 m²
Landscape	0.73 m²
Landscape	0.73 m²
Landscape	11.99 m²
Landscape	2.50 m²
Landscape	2.50 m²
Landscape	4.10 m²

LEVEL 1	
Deep Soil	37.75 m²
Deep Soil	30.19 m²
Grand total	157.75 m²



1 GROUND FLOOR  
1:200



2 LEVEL 1  
1:200

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LANDSCAPE LEGEND	
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<span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black;"></span> DEEP SOIL	

CLIENT

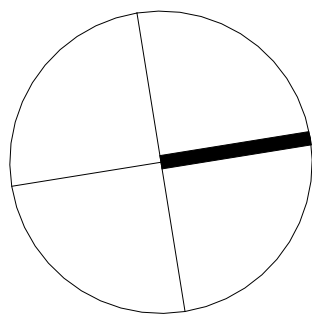


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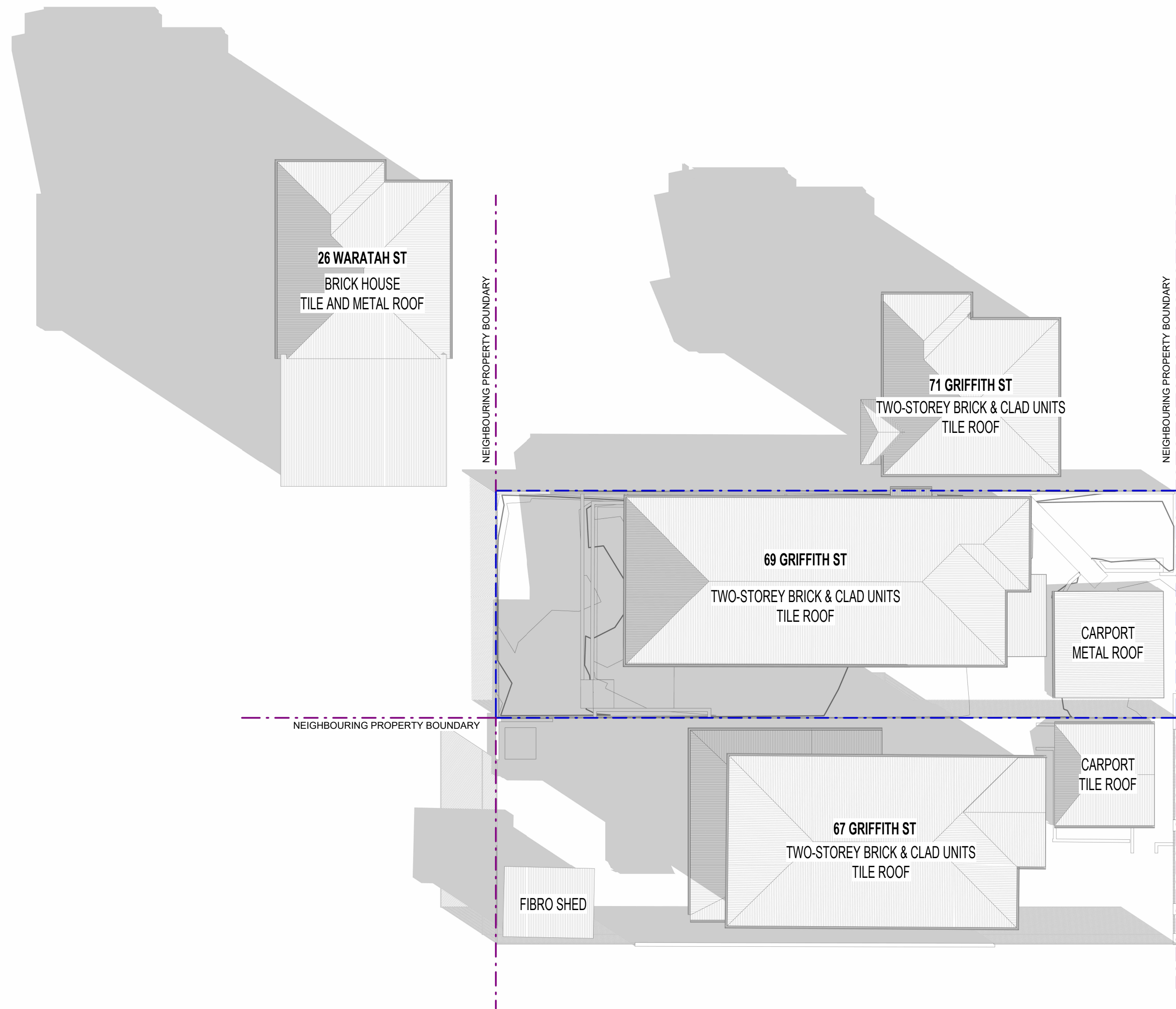


DRAWING TITLE  
LANDSCAPING SUMMARY

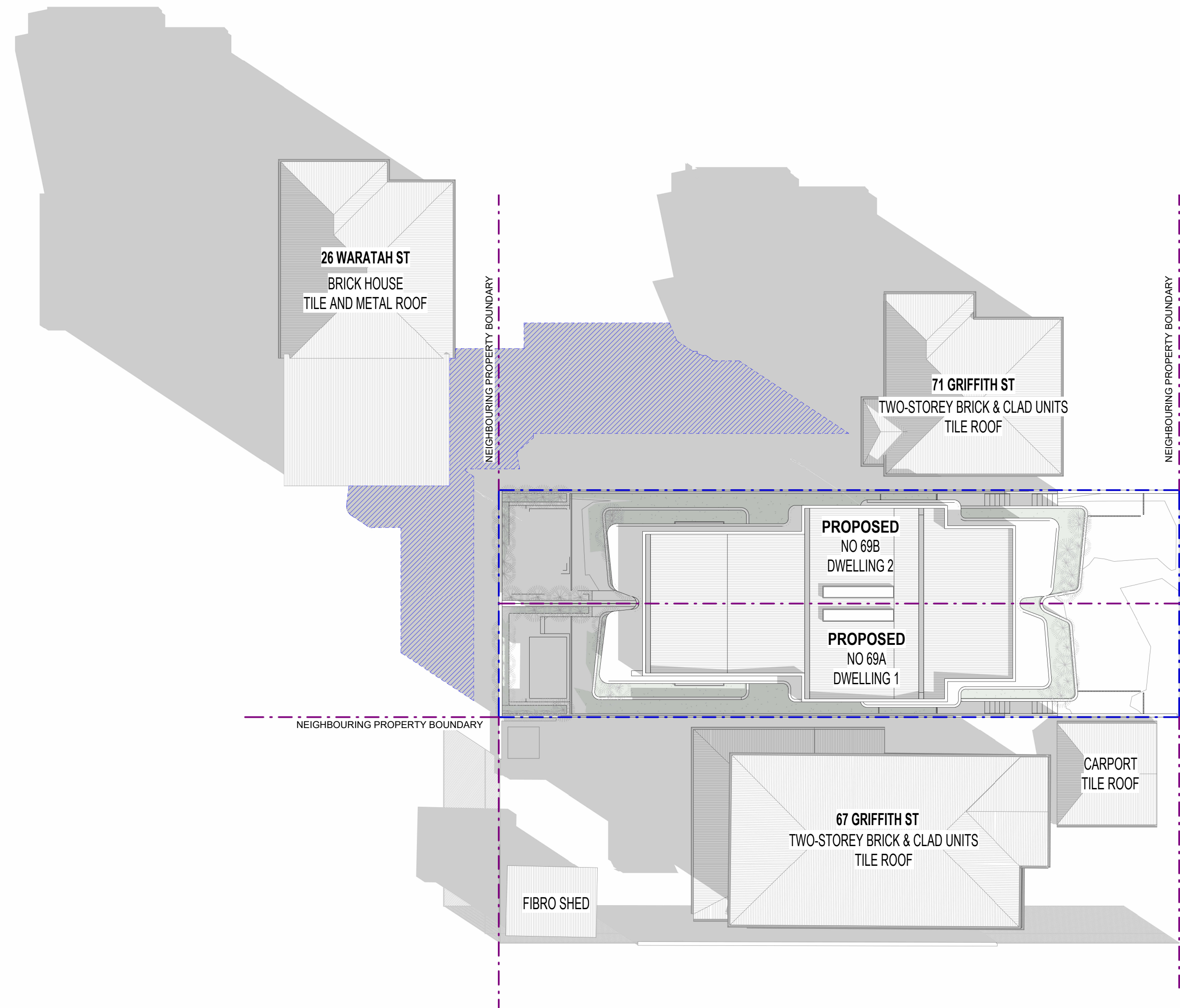
PROJECT

SCALE	STATUS	NUMBER	REVISION
As indicated@A1	DA	DA5201	DA1





1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21  
1 : 200



2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21  
1 : 200

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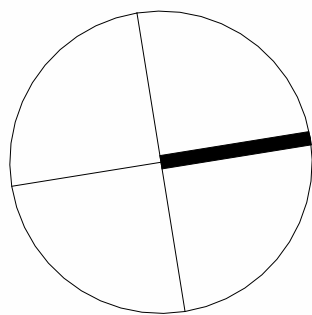
LEGEND  
ADDITIONAL OVERSHADOWING

CLIENT



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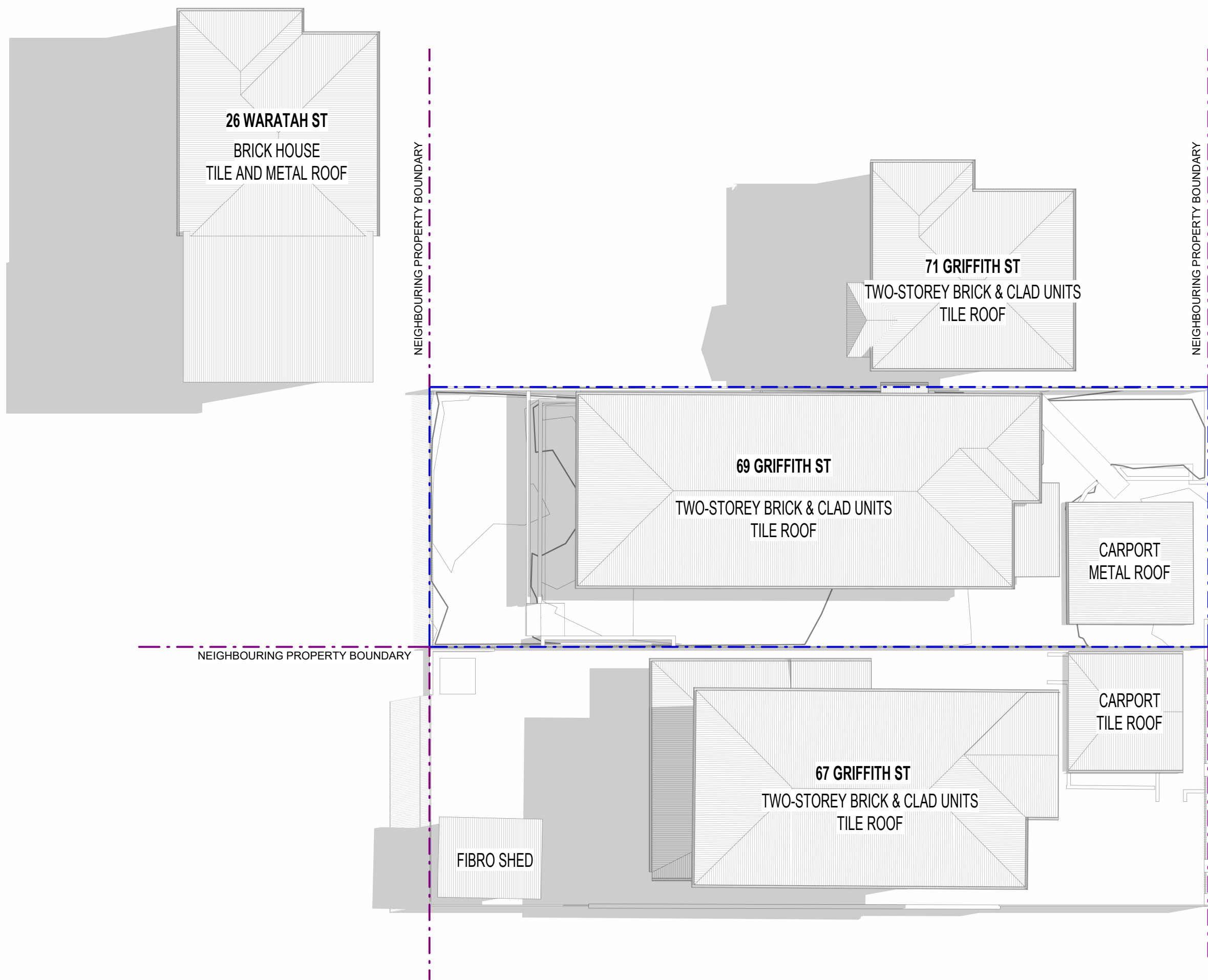


DRAWING TITLE  
SHADOW DIAGRAMS

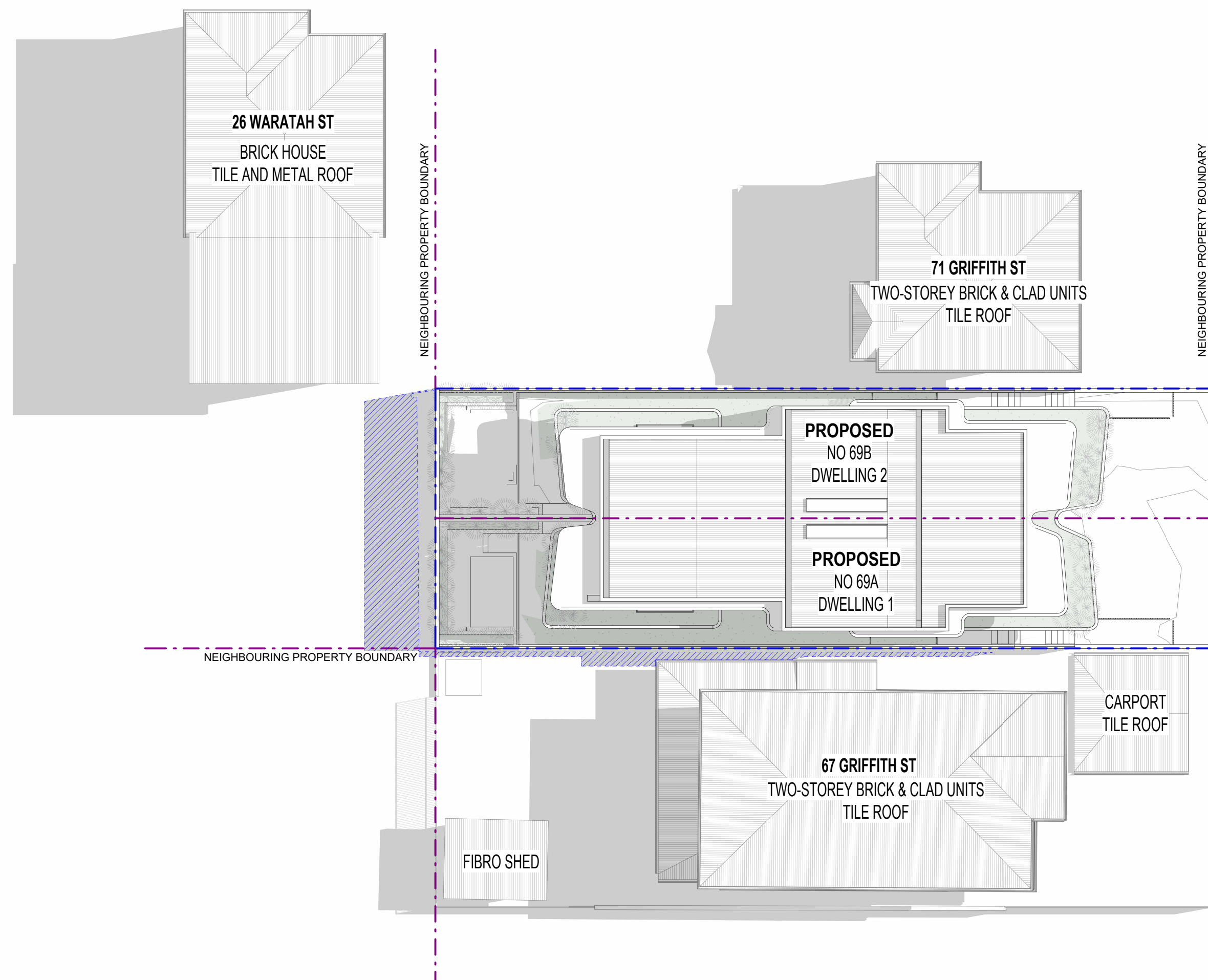
PROJECT

SCALE	STATUS	NUMBER	REVISION
As indicated@A1	DA	DA5301	DA1





1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21  
1:200



2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21  
1:200

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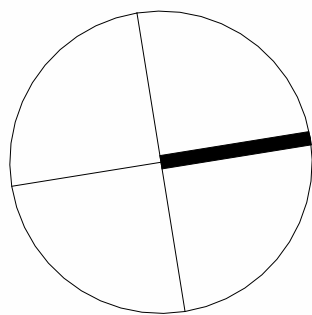
LEGEND  
ADDITIONAL OVERSHADOWING

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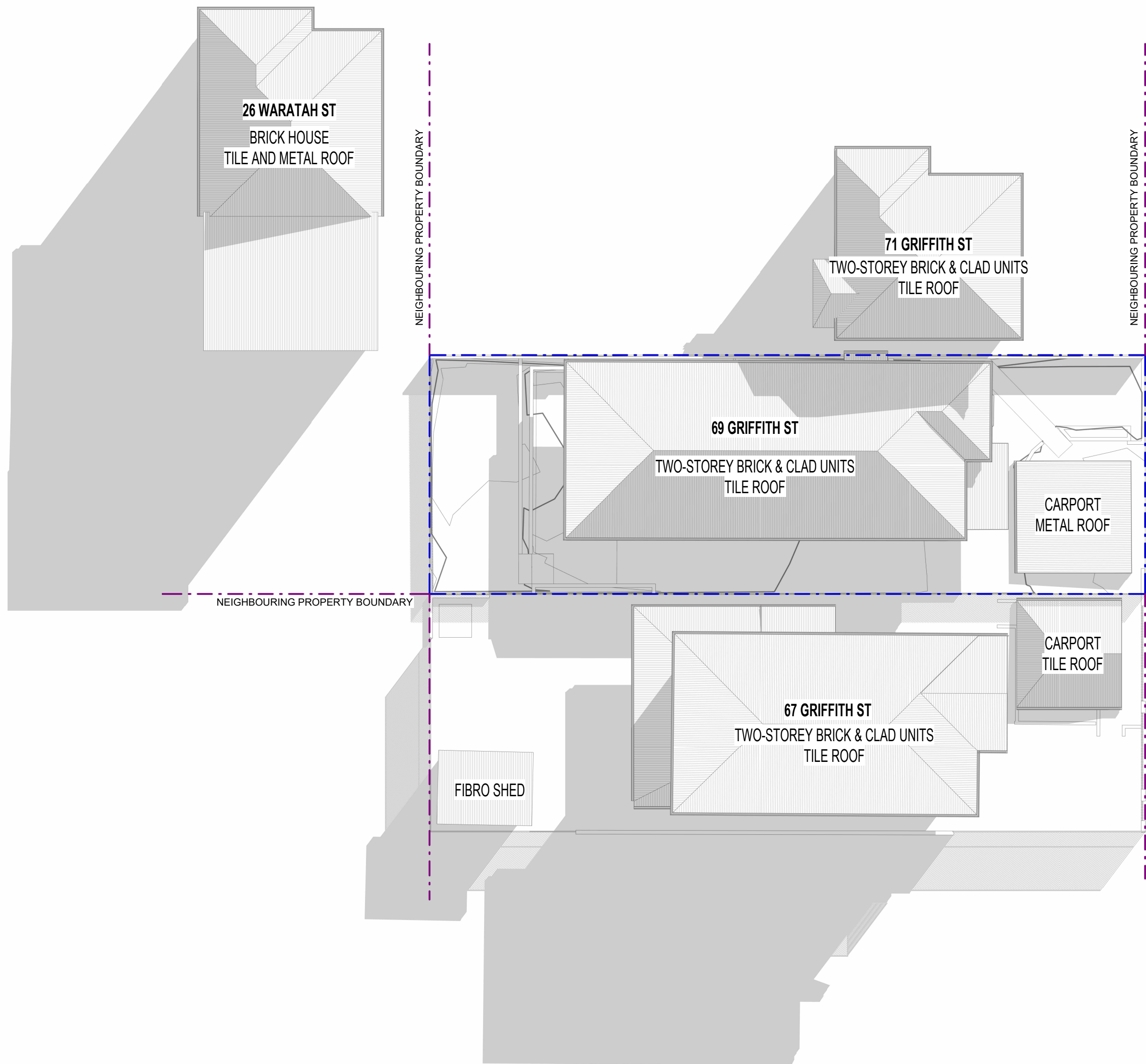


DRAWING TITLE  
SHADOW DIAGRAMS

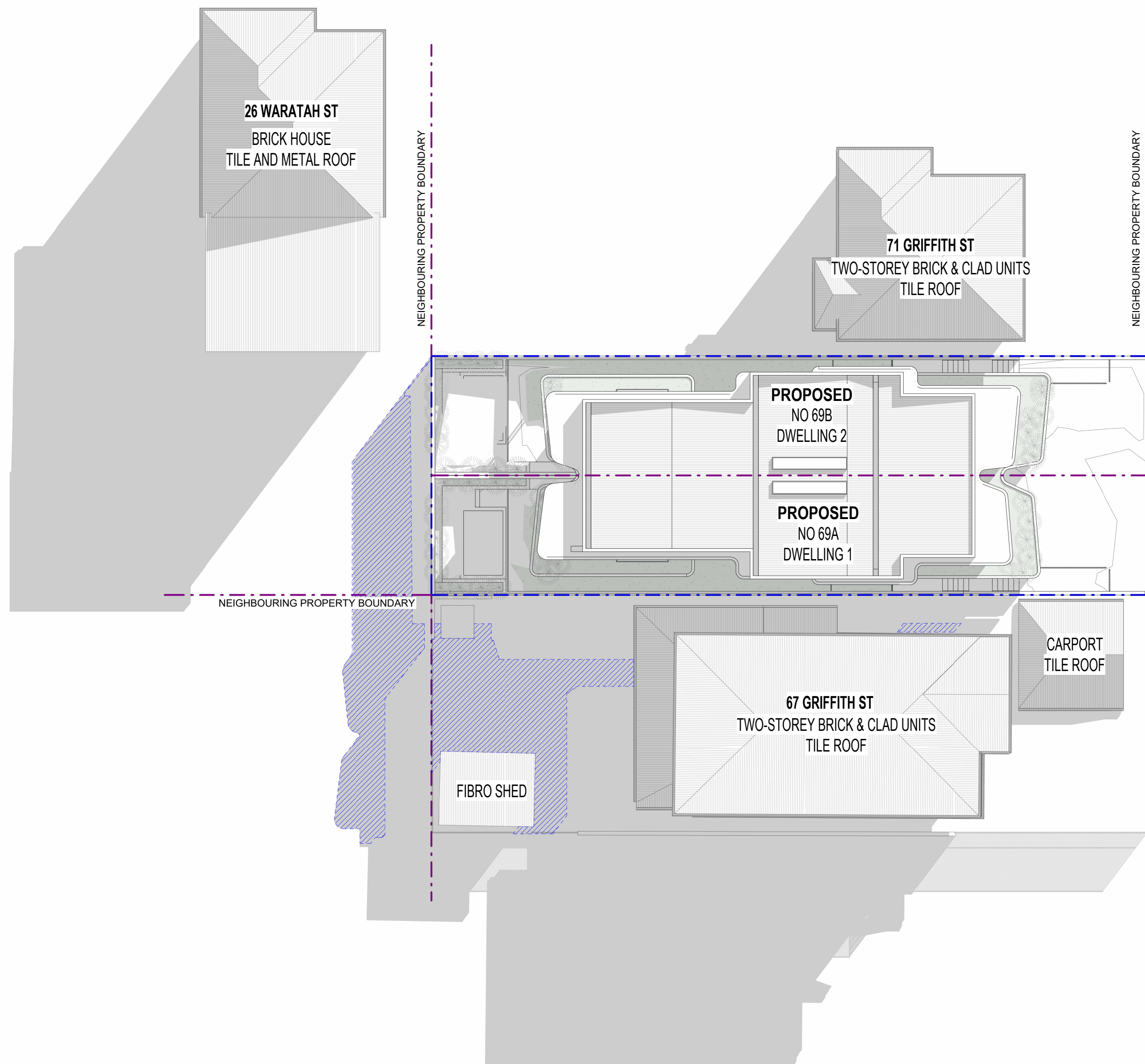
SCALE	STATUS	NUMBER	REVISION
As indicated@A1	DA	DA5302	DA1

PROJECT





1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21  
1 : 200



2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21  
1 : 200

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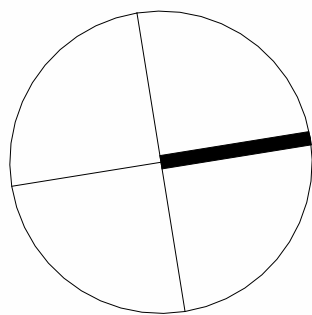
LEGEND  
ADDITIONAL OVERSHADOWING

CLIENT



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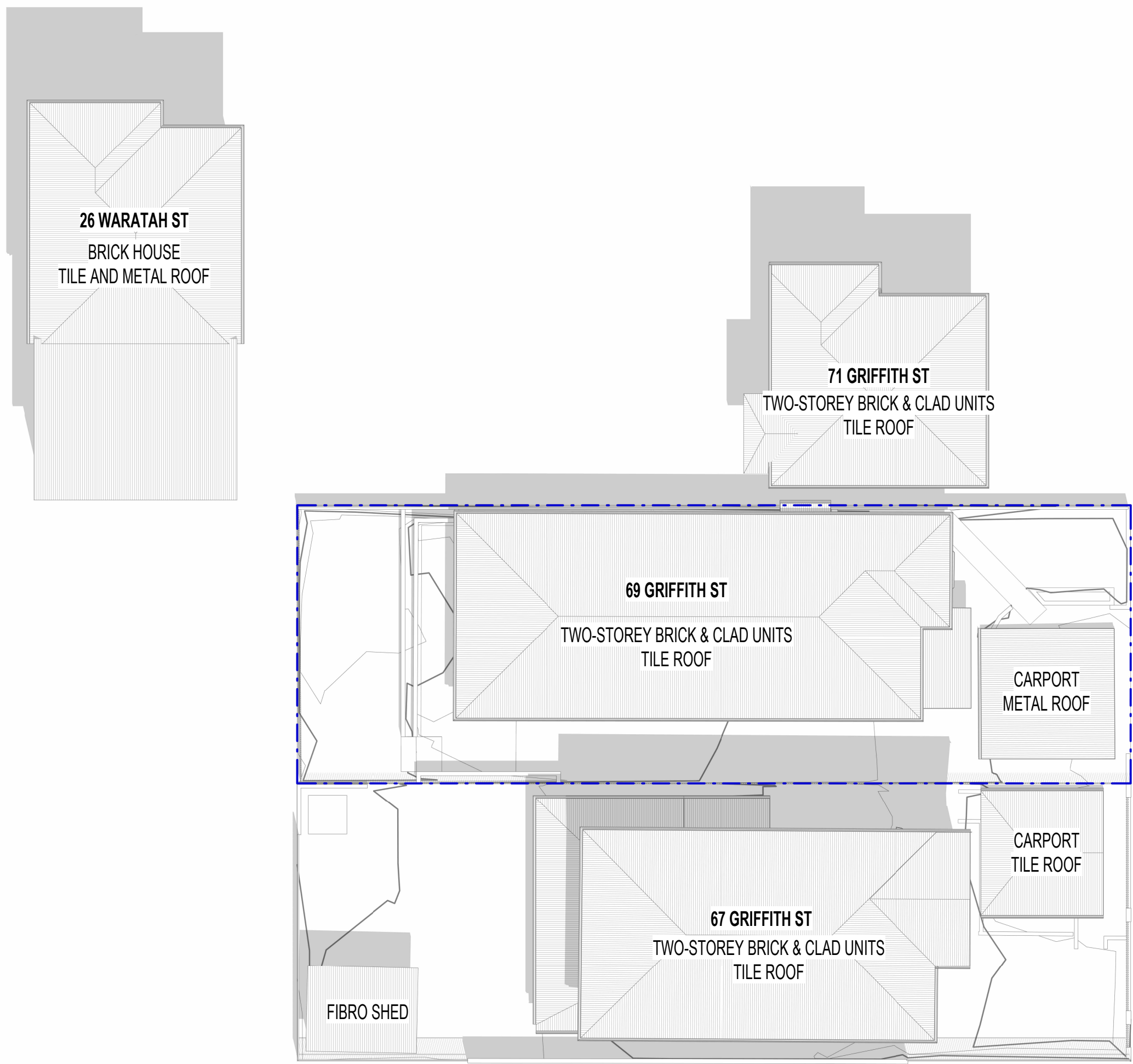


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SHADOW DIAGRAMS

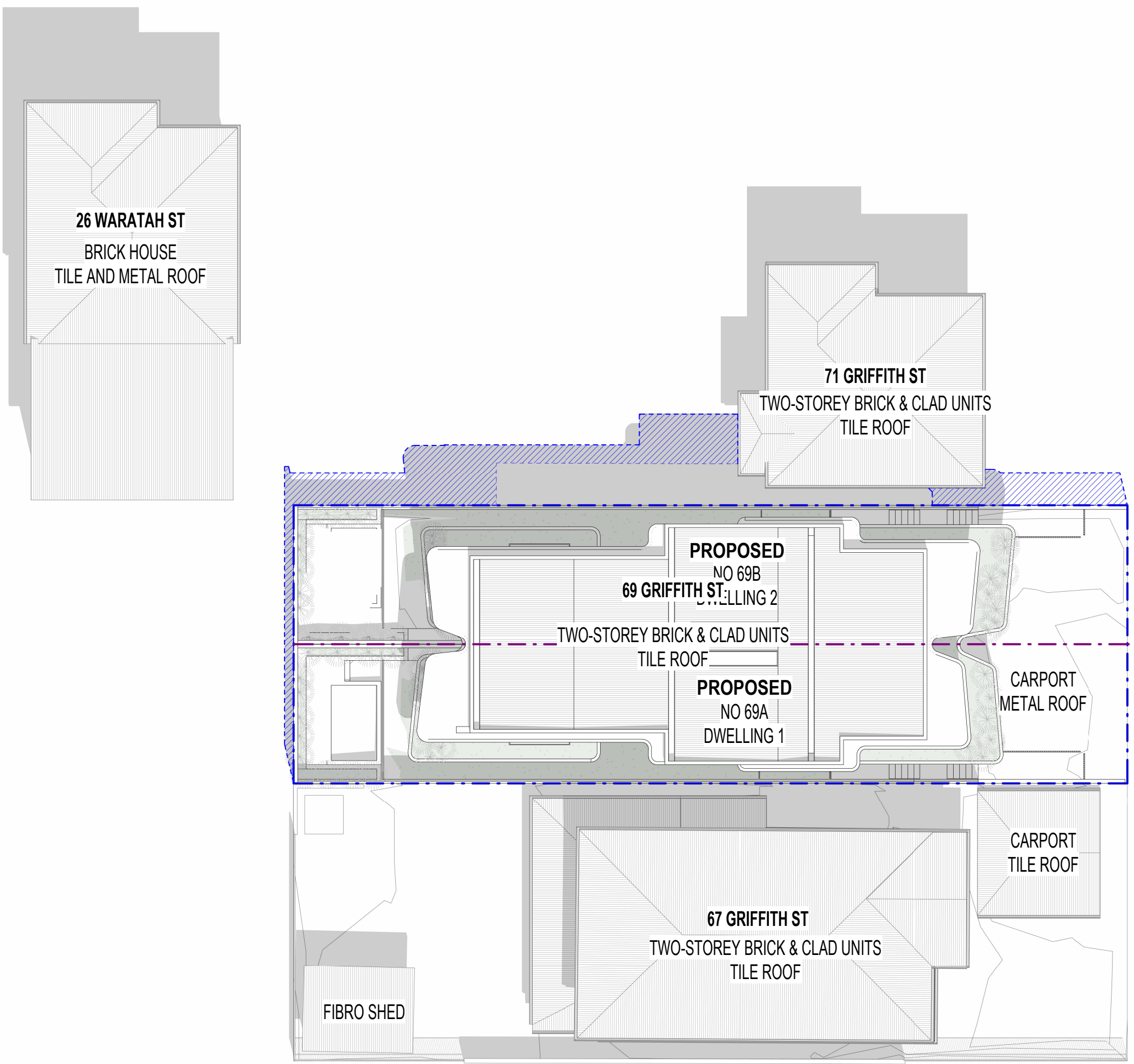
SCALE	STATUS	NUMBER	REVISION
As indicated@A1	DA	DA5303	DA1

PROJECT





1 EXISTING SHADOW DIAGRAM - 9AM DEC 21  
1 : 200



2 PROPOSED SHADOW DIAGRAM - 9AM DEC 21  
1 : 200

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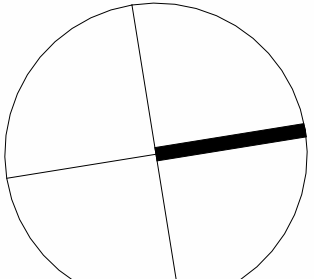
LEGEND

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Phone: 02 8385 9759  
Nominated Architect:  
Bridie Gough 8280

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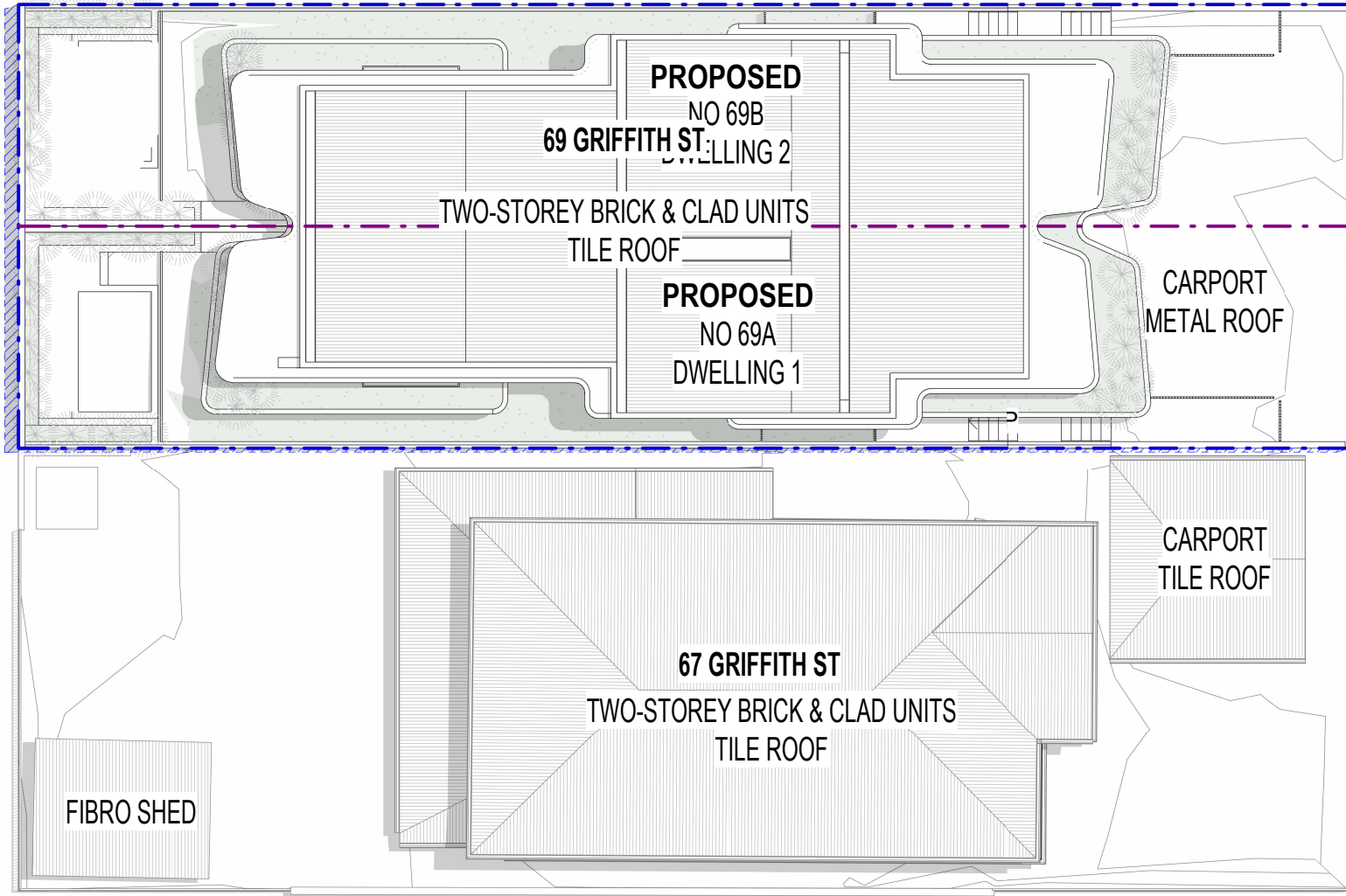
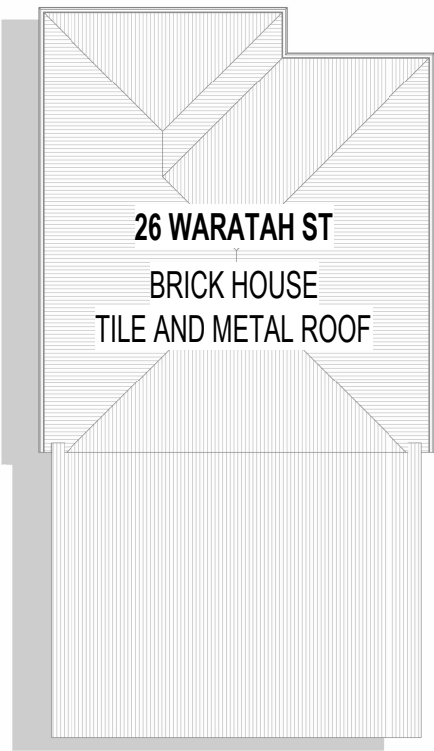
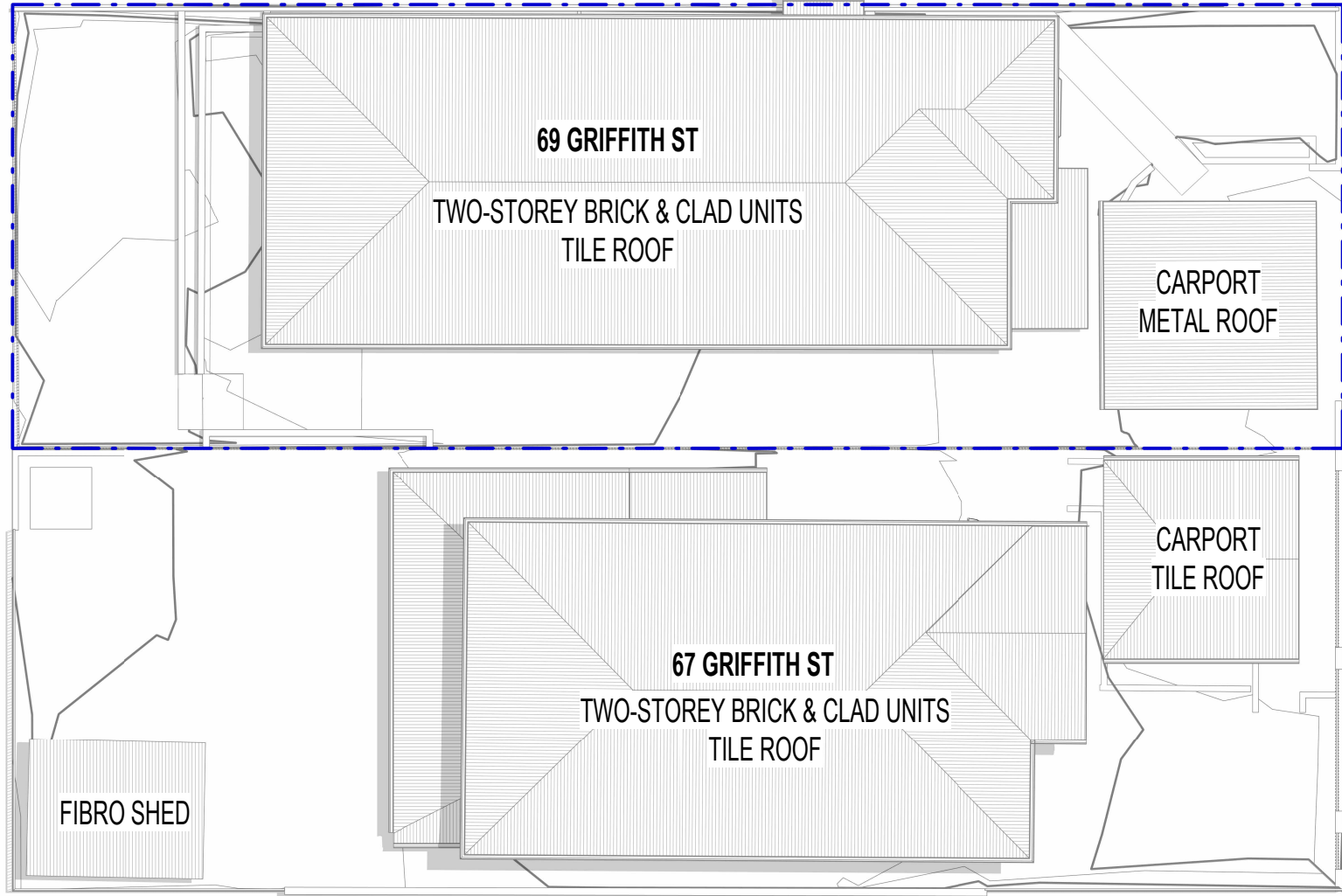
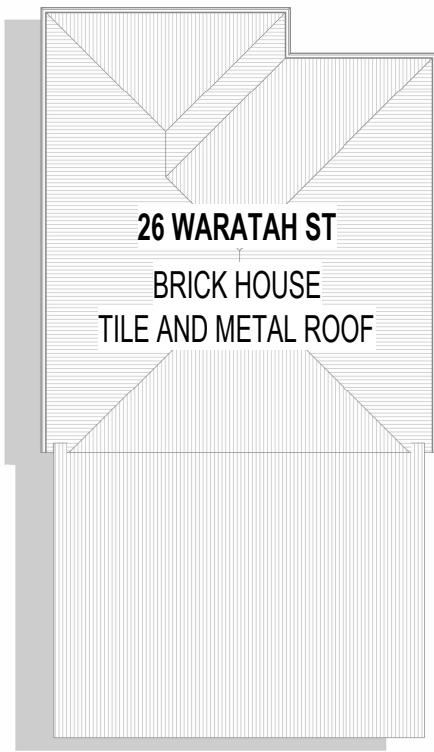


DRAWING TITLE  
SHADOW DIAGRAMS

SCALE	STATUS	NUMBER	REVISION
1 : 200@A1	DA	DA5304	DA1

PROJECT





1 EXISTING SHADOW DIAGRAM - 12PM DEC 21

2 PROPOSED SHADOW DIAGRAM - 12PM DEC 21

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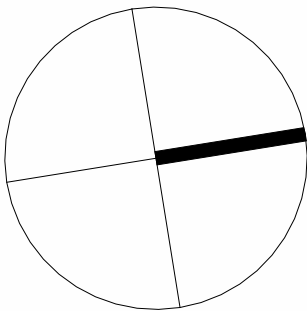
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Phone: 02 8385 9759

Nominated Architect:  
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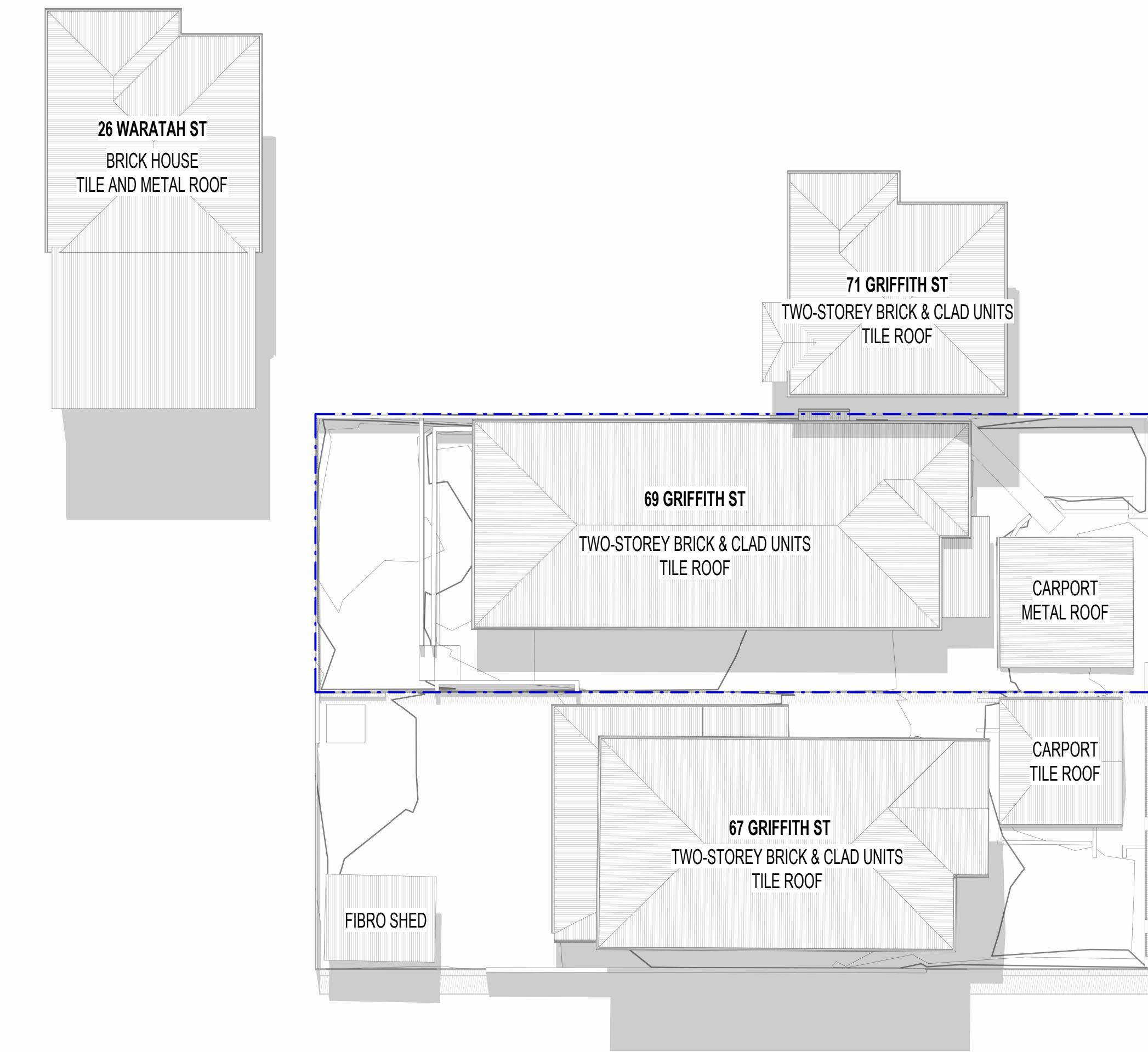


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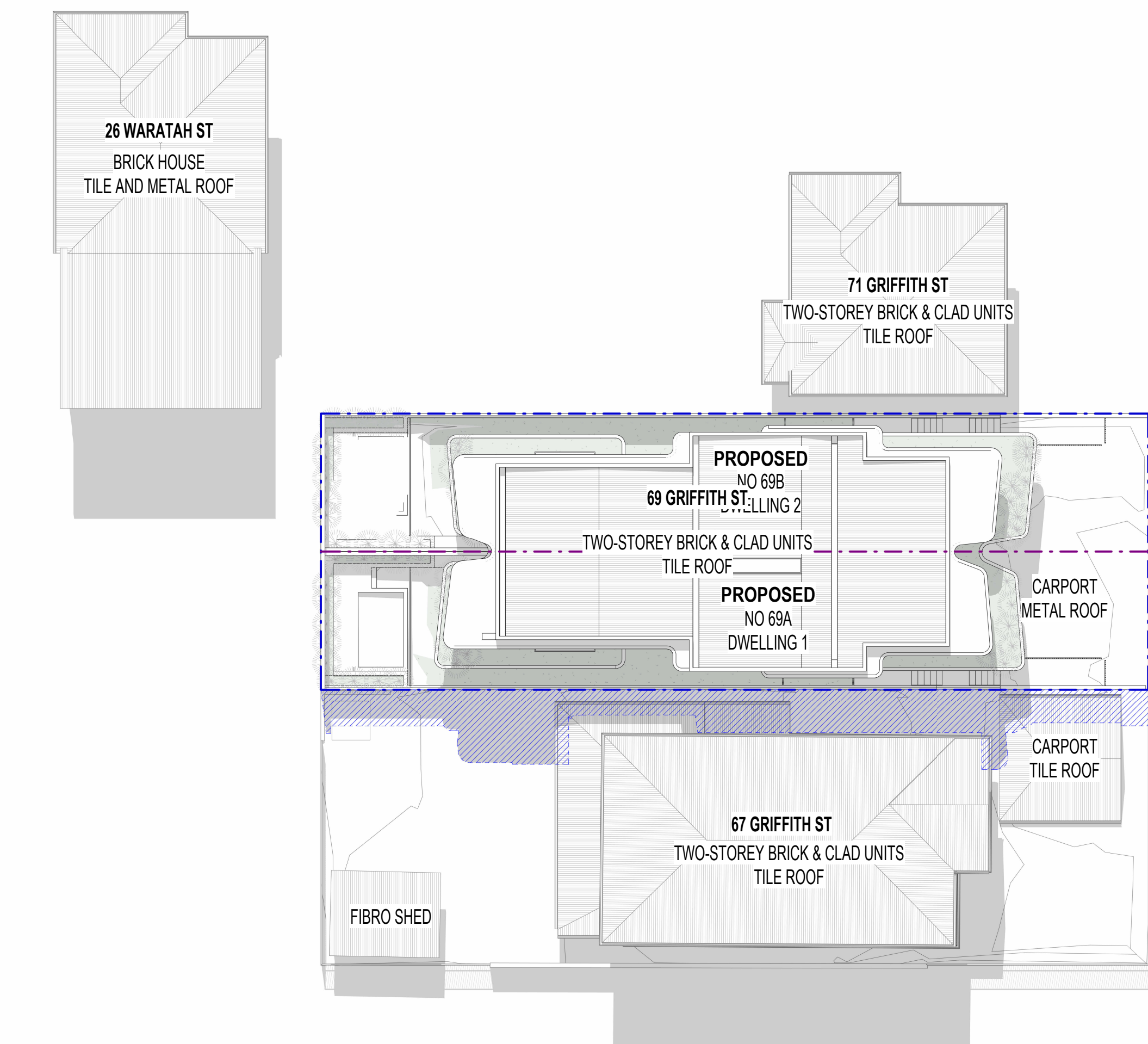
SCALE	STATUS	NUMBER	REVISION
1 : 200@A1	DA	DA5305	DA1

PROJECT





1 EXISTING SHADOW DIAGRAM - 3PM DEC 21  
1 : 200



2 PROPOSED SHADOW DIAGRAM - 3PM DEC 21  
1 : 200

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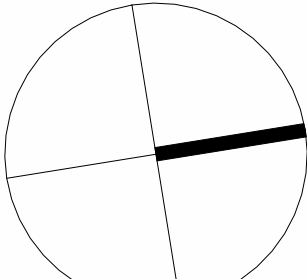
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1 : 200@A1	DA	DA5306	DA1

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