

42 BEATTY STREET,
BALGOWLAH HEIGHTS, NSW, 2093

SHEET LIST:

- 00 - COVER PAGE

01 - SITE & ROOF PLAN

02 - LEVEL 1 FLOOR PLAN

03 - LEVEL 2 FLOOR PLAN

04 - LEVEL 3 FLOOR PLAN

10 - NORTH ELEVATION

11 - SOUTH ELEVATION

12 - EAST ELEVATION
- 13 - WEST ELEVATION

20 - SECTION 1

21 - SECTION 2

100 - SITE ANALYSIS

101 - SHADOWS

102 - SHADOWS

103 - EXTERNAL FINISHES

300 - 3D VIEWS



CONDITIONS:

- (A) ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA).
- (B) BASIX AFFECTED DEVELOPMENT MUST COMPLY WITH THE SCHEDULE OF BASIX COMMITMENTS SPECIFIED WITHIN THE SUBMITTED BASIX CERTIFICATE (DEMONSTRATED COMPLIANCE UPON PLANS/SPECIFICATIONS IS REQUIRED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE);
- (C) A SIGN MUST BE ERECTED IN A PROMINENT POSITION ON ANY SITE ON WHICH BUILDING WORK, SUBDIVISION WORK OR DEMOLITION WORK IS BEING CARRIED OUT:
- SHOWING THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PRINCIPAL CERTIFYING AUTHORITY FOR THE WORK, AND
- SHOWING THE NAME OF THE PRINCIPAL CONTRACTOR (IF ANY) FOR ANY BUILDING WORK AND A TELEPHONE NUMBER ON WHICH THAT PERSON MAY BE CONTACTED OUTSIDE WORKING HOURS, AND
- STATING THAT UNAUTHORISED ENTRY TO THE WORK SITE IS PROHIBITED. ANY SUCH SIGN IS TO BE MAINTAINED WHILE THE BUILDING WORK, SUBDIVISION WORK OR DEMOLITION WORK IS BEING CARRIED OUT, BUT MUST BE REMOVED WHEN THE WORK HAS BEEN COMPLETED.
- (D) RESIDENTIAL BUILDING WORK WITHIN THE MEANING OF THE HOME BUILDING ACT 1989 MUST NOT BE CARRIED OUT UNLESS THE PRINCIPAL CERTIFYING AUTHORITY FOR THE DEVELOPMENT TO WHICH THE WORK RELATES (NOT BEING THE COUNCIL) HAS GIVEN THE COUNCIL WRITTEN NOTICE OF THE FOLLOWING INFORMATION:
- IN THE CASE OF WORK FOR WHICH A PRINCIPAL CONTRACTOR IS REQUIRED TO BE APPOINTED:
A. THE NAME AND LICENCE NUMBER OF THE PRINCIPAL CONTRACTOR, AND / B. THE NAME OF THE INSURER BY WHICH THE WORK IS INSURED UNDER PART 6 OF THAT ACT,
- IN THE CASE OF WORK TO BE DONE BY AN OWNER-BUILDER:
A. THE NAME OF THE OWNER-BUILDER, AND / B. IF THE OWNER-BUILDER IS REQUIRED TO HOLD AN OWNER-BUILDER PERMIT UNDER THAT ACT, THE NUMBER OF THE OWNER-BUILDER PERMIT.
- IF ARRANGEMENTS FOR DOING THE RESIDENTIAL BUILDING WORK ARE CHANGED WHILE THE WORK IS IN PROGRESS SO THAT THE INFORMATION NOTIFIED UNDER BECOMES OUT OF DATE, FURTHER WORK MUST NOT BE CARRIED OUT UNLESS THE PRINCIPAL CERTIFYING AUTHORITY FOR THE DEVELOPMENT TO WHICH THE WORK RELATES (NOT BEING THE COUNCIL) HAS GIVEN THE COUNCIL WRITTEN NOTICE OF THE UPDATED INFORMATION.
- (E) DEVELOPMENT THAT INVOLVES AN EXCAVATION THAT EXTENDS BELOW THE LEVEL OF THE BASE OF THE FOOTINGS OF A BUILDING ON ADJOINING LAND, THE PERSON HAVING THE BENEFIT OF THE DEVELOPMENT CONSENT MUST, AT THE PERSON'S OWN EXPENSE:
- PROTECT AND SUPPORT THE ADJOINING PREMISES FROM POSSIBLE DAMAGE FROM THE EXCAVATION, AND
- WHERE NECESSARY, UNDERPIN THE ADJOINING PREMISES TO PREVENT ANY SUCH DAMAGE.
- MUST, AT LEAST 7 DAYS BEFORE EXCAVATING BELOW THE LEVEL OF THE BASE OF THE FOOTINGS OF A BUILDING ON AN ADJOINING ALLOTMENT OF LAND, GIVE NOTICE OF INTENTION TO DO SO TO THE OWNER OF THE ADJOINING ALLOTMENT OF LAND AND FURNISH PARTICULARS OF THE EXCAVATION TO THE OWNER OF THE BUILDING BEING ERECTED OR DEMOLISHED.
- THE OWNER OF THE ADJOINING ALLOTMENT OF LAND IS NOT LIABLE FOR ANY PART OF THE COST OF WORK CARRIED OUT FOR THE PURPOSES OF THIS CLAUSE, WHETHER CARRIED OUT ON THE ALLOTMENT OF LAND BEING EXCAVATED OR ON THE ADJOINING ALLOTMENT OF LAND.

BASIX NOTES:

- LIGHTING**
THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF THE NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS.
- FIXTURES**
THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THE 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.
THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.
- INSULATION**
THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING, ROOFS) IN ACCORDANCE WITH BELOW. IT IS NOT REQUIRED IN NEW CONSTRUCTION AREAS OF 2M2 OR ALTERED CONSTRUCTION WHERE INSULATION ALREADY EXISTS.

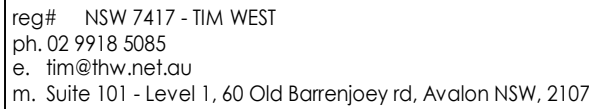
CONSTRUCTION	ADDITIONAL INSULATION	OTHER SPECS
CONCRETE SLAB ON GROUND FLOOR	NIL	
EXTERNAL WALL CAVITY BRICK	NIL	
FLAT CEILING, PITCHED ROOF	CEILING: R0.45	DARK (SOLAR ABSORBANCE)
	ROOF: FOIL BACKED BLANKET (100MM)	DARK (SOLAR ABSORBANCE)

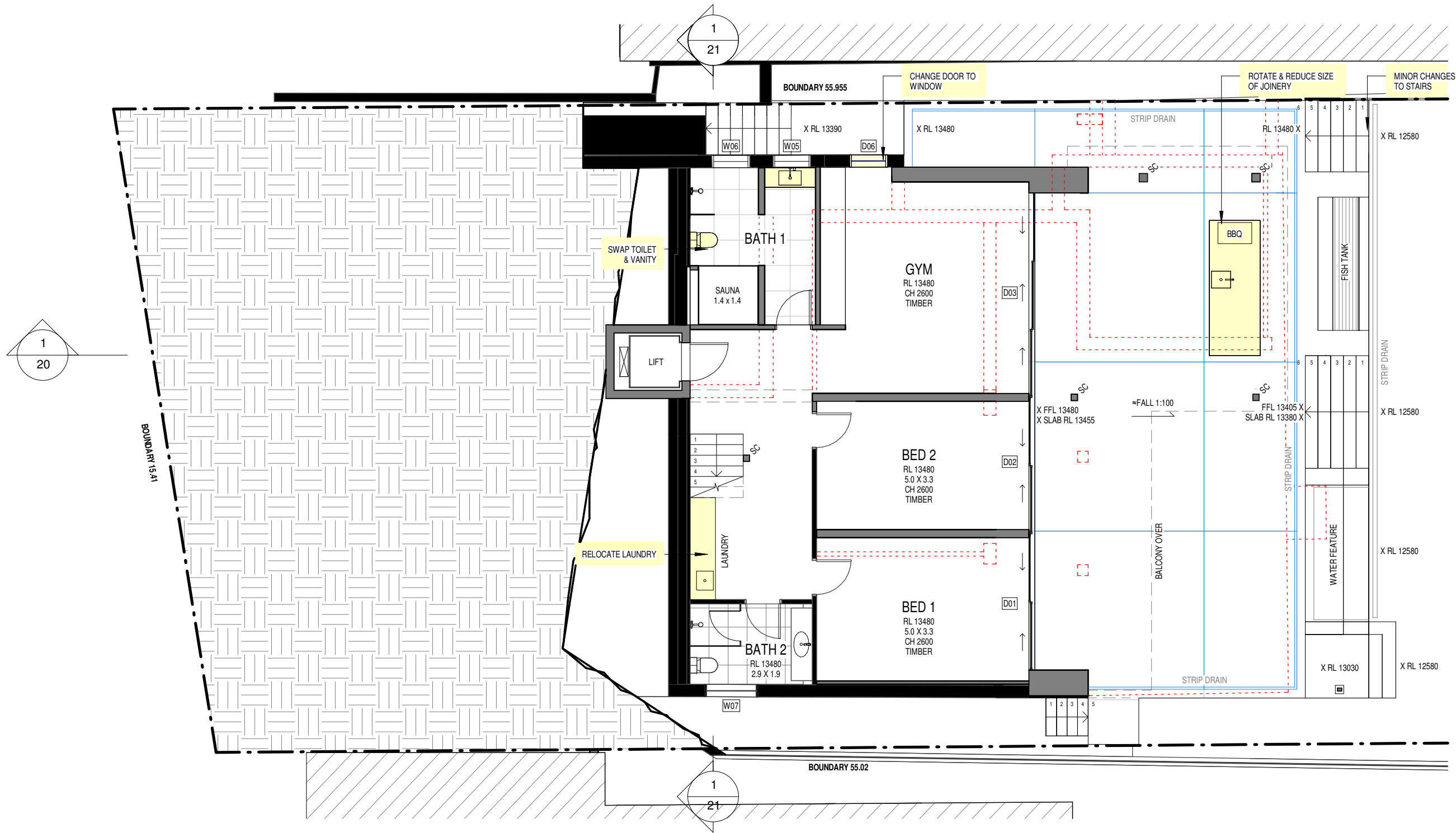
NUM#	SHADING	FRAME & GLASS TYPE
W01	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
W02	EAVE/VERANDAH/PERGOLA/BALCONY >=450MM	STANDARD ALUMINIUM, SINGLE TONED (OR U-VALUE 7.57, SHGC: 0.57)
W03	EAVE/VERANDAH/PERGOLA/BALCONY >=450MM	STANDARD ALUMINIUM, SINGLE TONED (OR U-VALUE 7.57, SHGC: 0.57)
W04	EAVE/VERANDAH/PERGOLA/BALCONY >=450MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D01	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D02	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D03	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D04	EAVE/VERANDAH/PERGOLA/BALCONY >=600MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D05	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D07	EAVE/VERANDAH/PERGOLA/BALCONY >=450MM	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E (OR U-VALUE 5.7, SHGC: 0.47)
D10	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D11	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D12	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
SL1	NO SHADING	TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL, (OR U-VALUE: 2.5 SHGC: 0.456)
SL2	NO SHADING	TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL, (OR U-VALUE: 2.5 SHGC: 0.456)
SL3	NO SHADING	TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL, (OR U-VALUE: 2.5 SHGC: 0.456)
D06	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)

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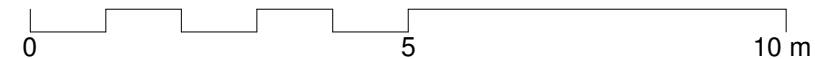
ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY CMS SURVEYORS PO BOX 463, DEE WHY, NSW, 2099 (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	ENGINEER BARRENJOEY CONSULTING ENGINEERS 0418620330 LUCAS8CE@BIGPOND.COM	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PO BOX 49 NEWPORT BEACH, NSW, 2106 99994922 VMDC@BIGPOND.NET.AU	PROJECT ALTERATIONS & ADDITIONS 42 BEATTY STREET, BALGOWLAH HEIGHTS, NSW, 2093	N15/08/2022	SECTION 4.55 2022 REV	JOB NUM# 165	DRAWN BY MV	CHK. BY TW	PAGE SIZE A3
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	K25/03/2022	PLANS 25.03.22								
	J10/12/2021	TERRAZZO UPDATE	DRAWING NAME COVERPAGE			DRAWING NUMBER A 00 -N				
	I08/11/2021	SECTION 4.55 REVISION								
	H09/09/2021	SECTION 4.55								
G03/09/2021	SECTION 4.55									
IS	DATE	COMMENTS								

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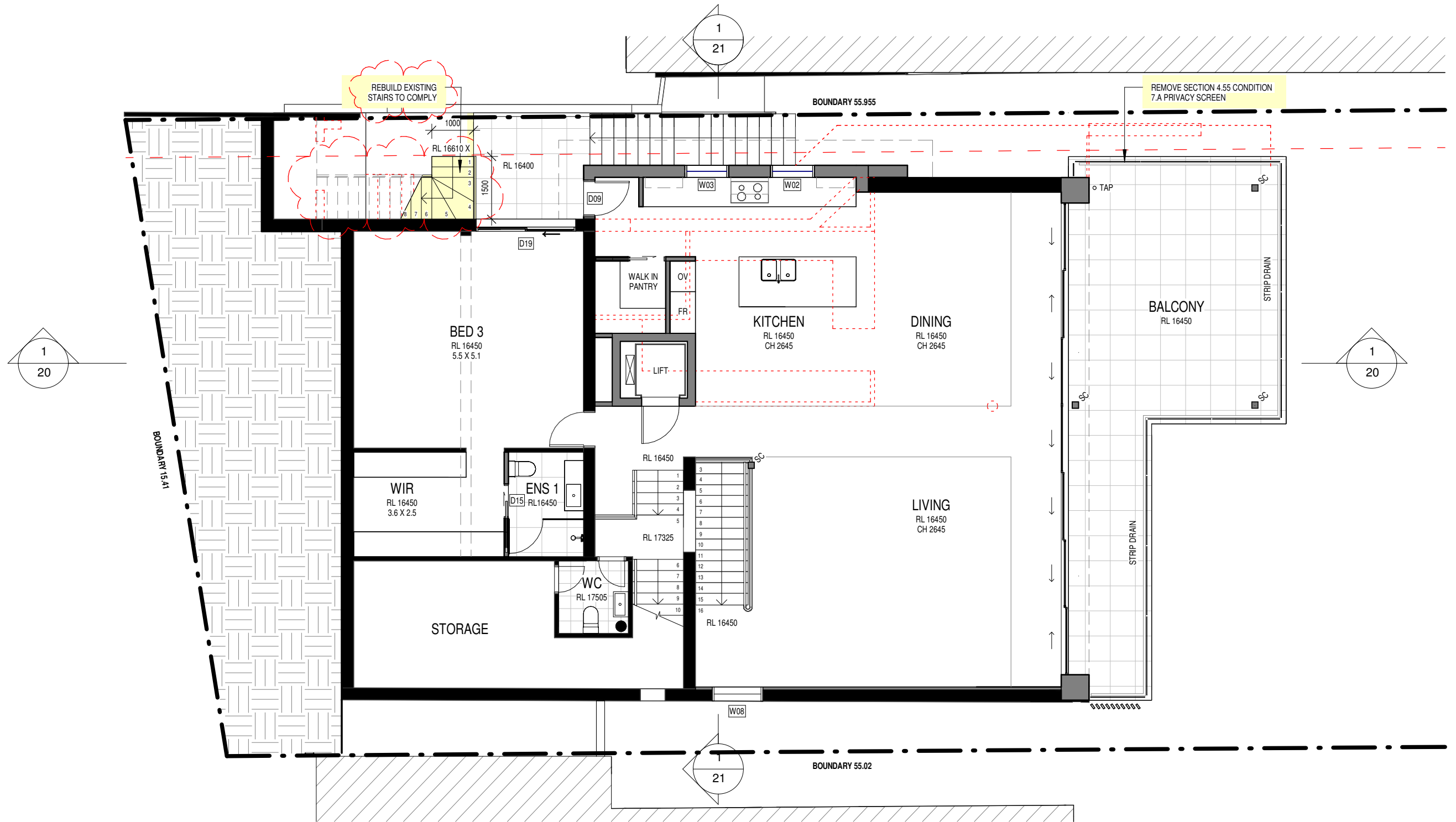
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LEVEL 1
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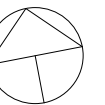
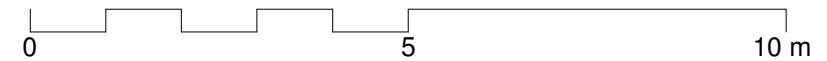
- TERRAZZO GRID
BRASS ANGLE
4m x 4m MAX
- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- SEC 4.55 WORKS

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					G09/09/2021SECTION 4.55				
				F27/05/2021CONTRACT					
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				ISDATE	COMMENTS				



1
10 03
LEVEL 2
1 : 100



- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- SEC 4.55 WORKS

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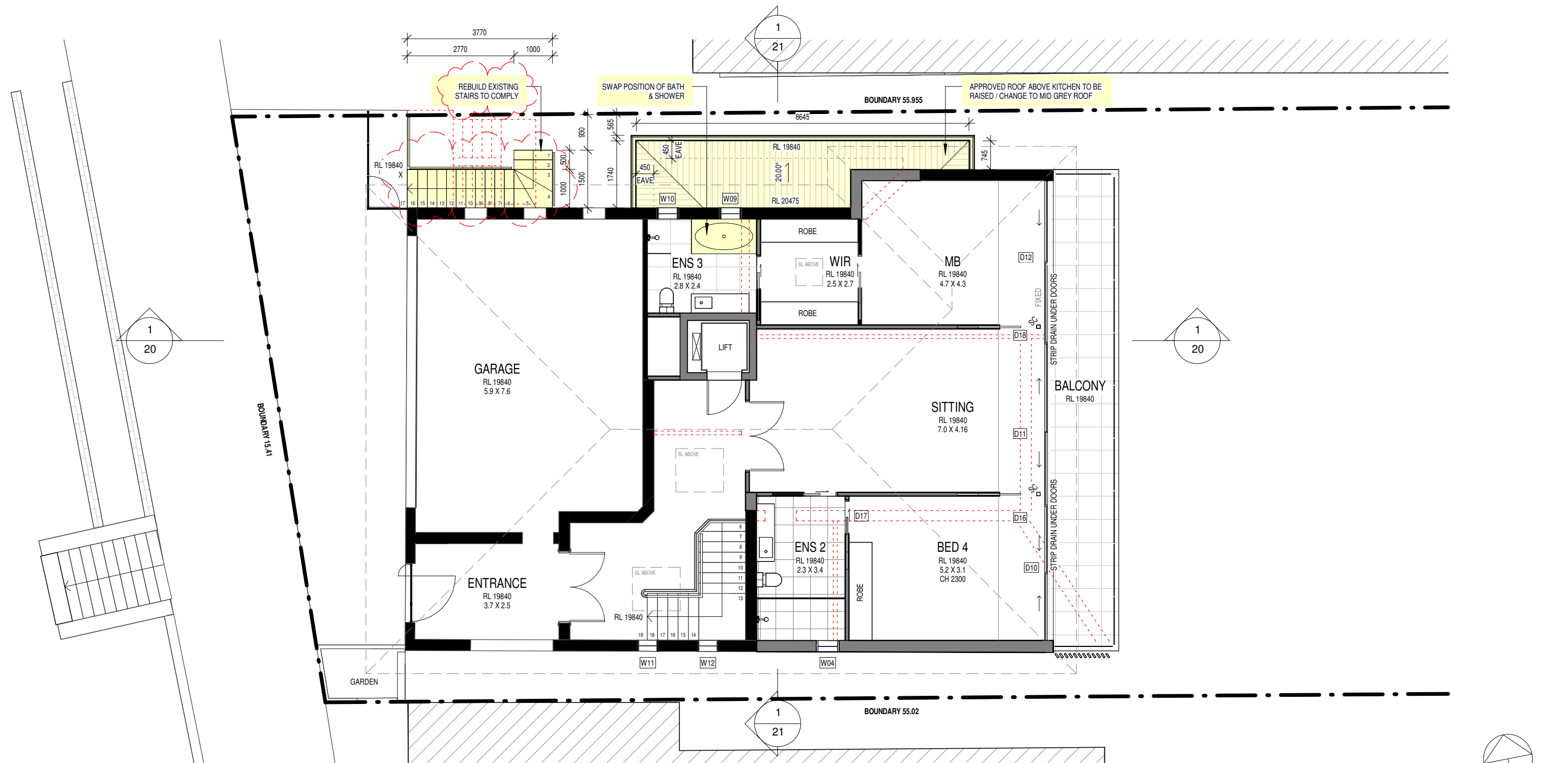
CERTIFIER
GET CERTIFIED
INFO@GETCERTIFIED.NET.AU
02 9970 8703

PROJECT
ALTERATIONS & ADDITIONS
42 BEATTY STREET, BALGOWLAH HEIGHTS, NSW, 2093

CLIENT
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YELLOWHTY326@GMAIL.COM

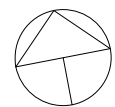
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H	09/09/2021	SECTION 4.55
G	03/09/2021	SECTION 4.55
F	27/05/2021	CONTRACT
E	05/03/2021	CC
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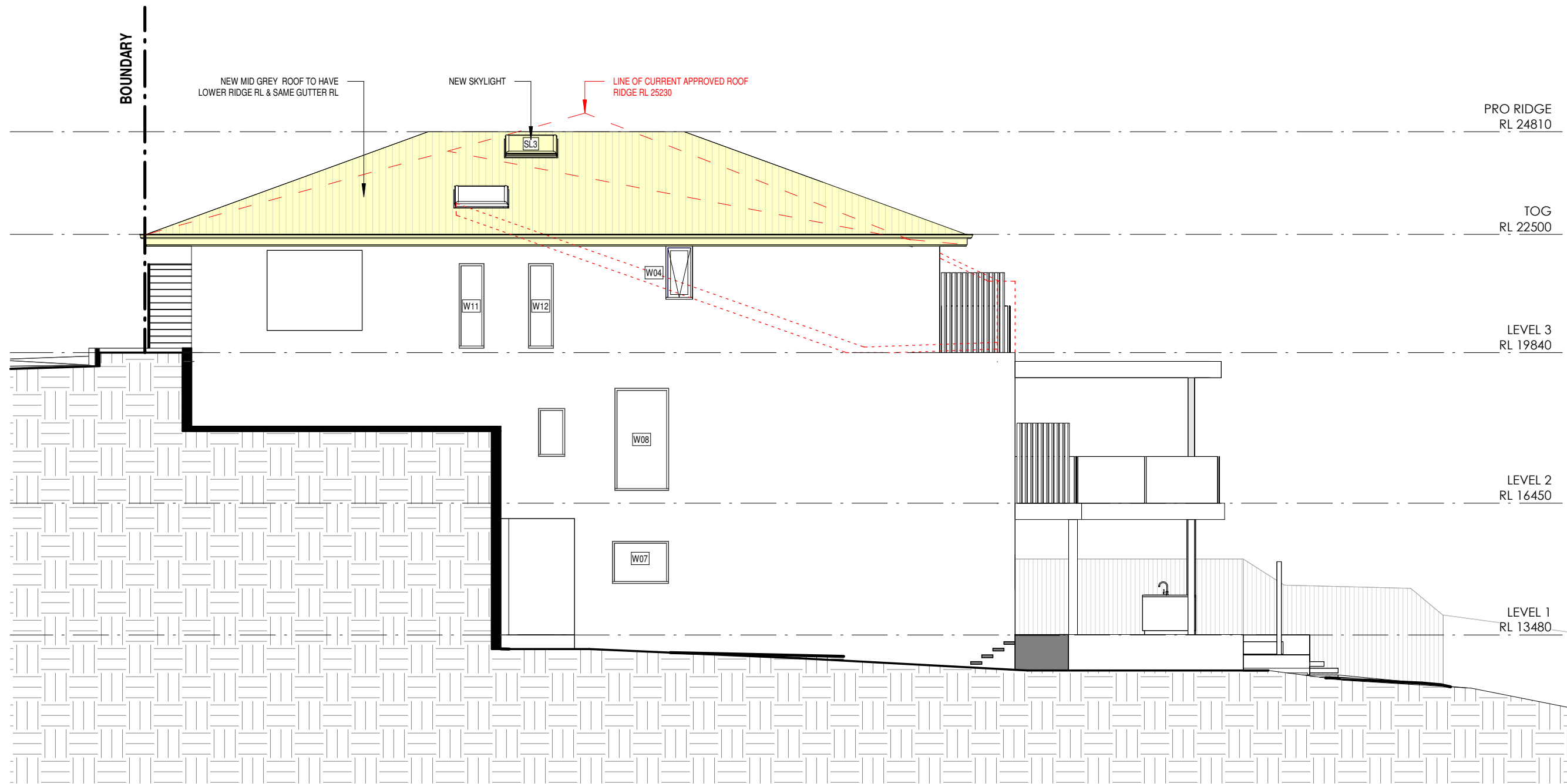
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- DEMOLISHED
- HIDDEN
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- EXISTING
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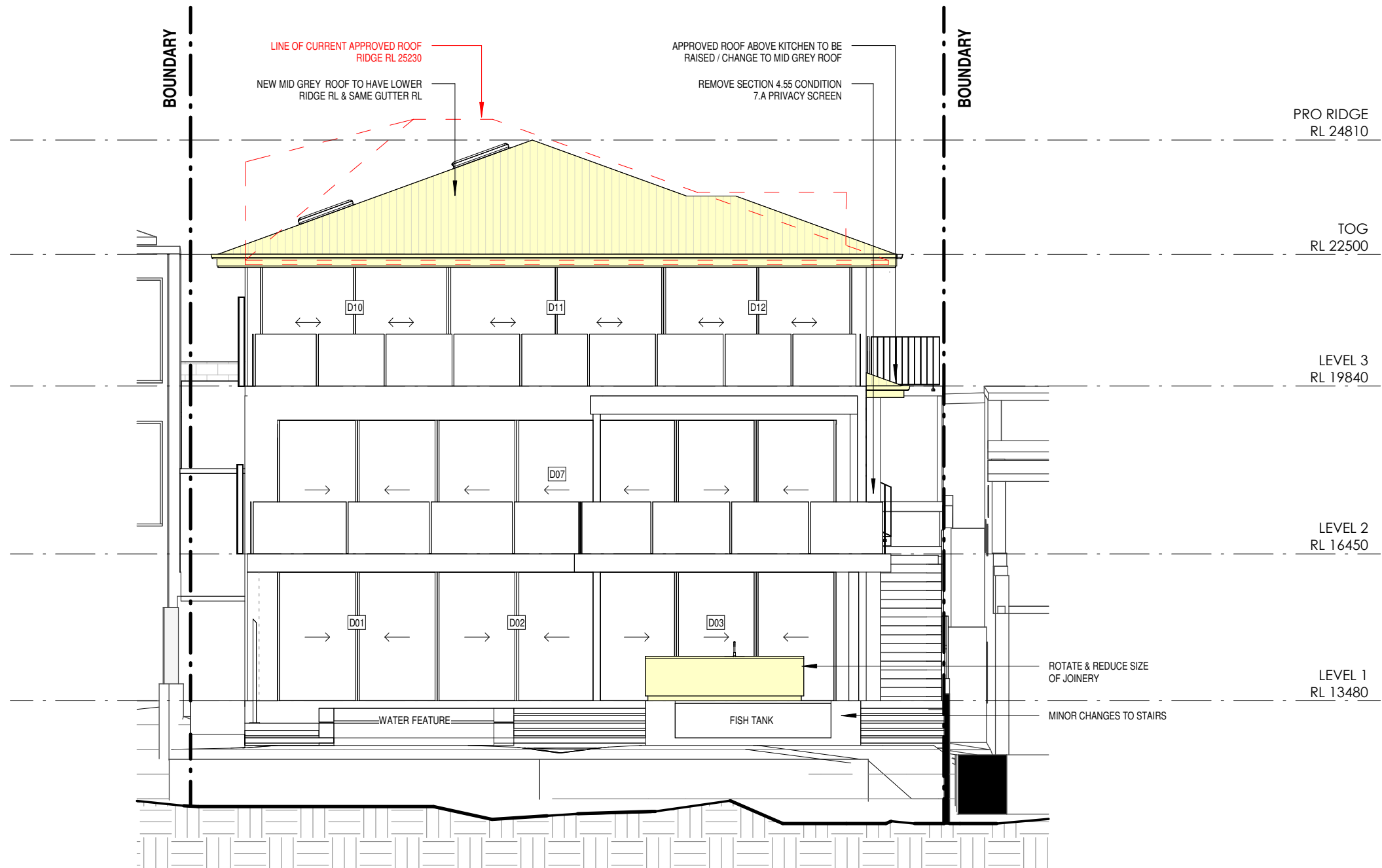


1 SOUTH ELEVATION
11 1:100

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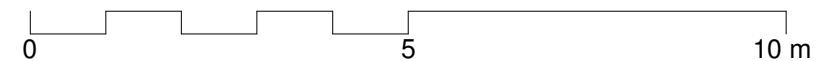
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1 EAST ELEVATION
12 1:100

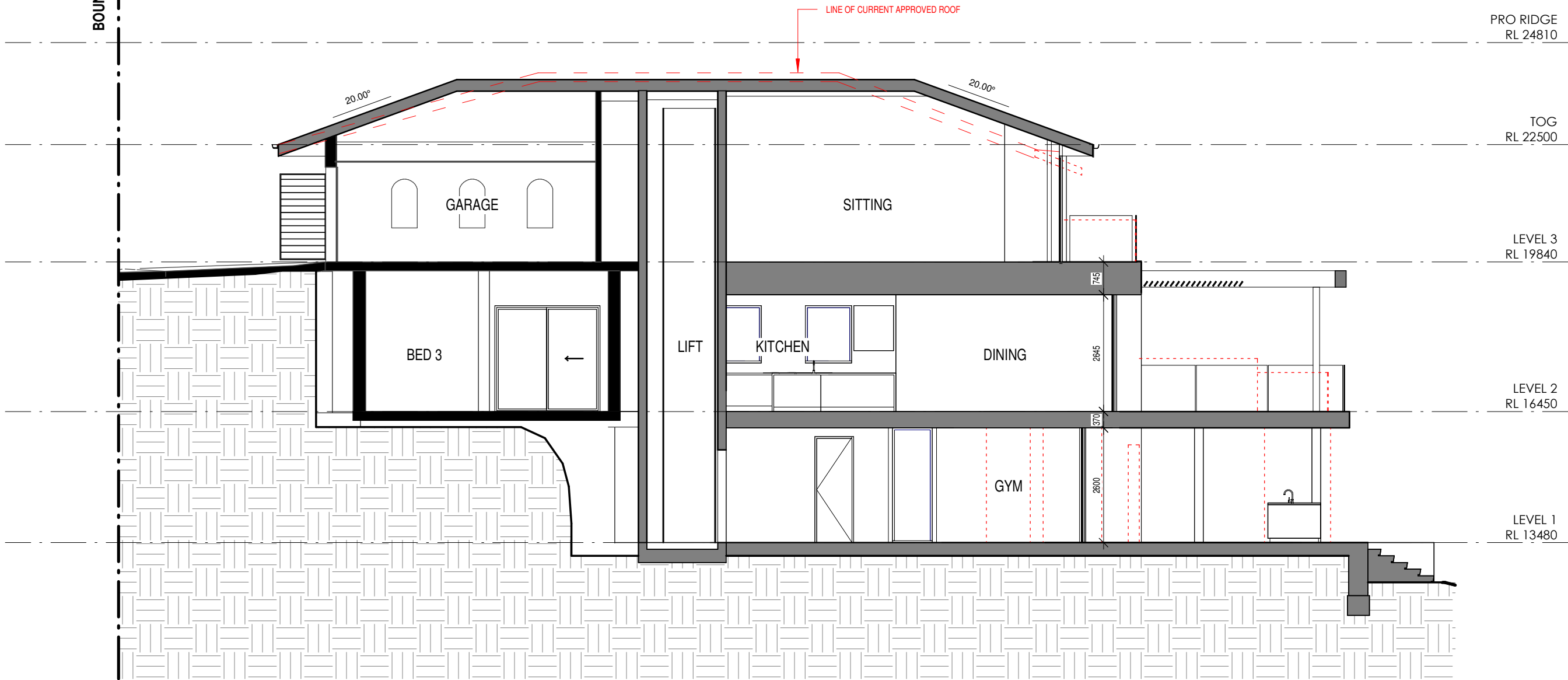
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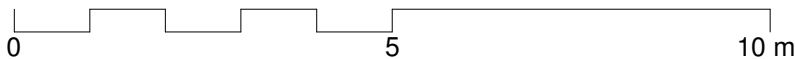
ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY CMS SURVEYORS PO BOX 463, DEE WHY, NSW, 2099 (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	ENGINEER BARRENJOEY CONSULTING ENGINEERS 0418620330 LUCASBCE@BIGPOND.COM	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PO BOX 49 NEWPORT BEACH, NSW, 2106 99994922 VMDC@BIGPOND.NET.AU	PROJECT ALTERATIONS & ADDITIONS 42 BEATTY STREET, BALGOWLAH HEIGHTS, NSW, 2093	M L K H G F E D IS	28/07/2022 04/07/2022 25/03/2022 09/09/2021 03/09/2021 27/05/2021 05/03/2021 10/12/2020 DATE	SECTION 4.55 2022 REV SECTION 4.55 2022 PLANS 25.03.22 SECTION 4.55 SECTION 4.55 CONTRACT CC REVISED DA COMMENTS	JOB NUM# 165	DRAWN BY MV	CHK. BY TW	PAGE SIZE A3
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					DRAWING NAME EAST ELEVATION			DRAWING NUMBER A 12 -M			

BOUNDARY



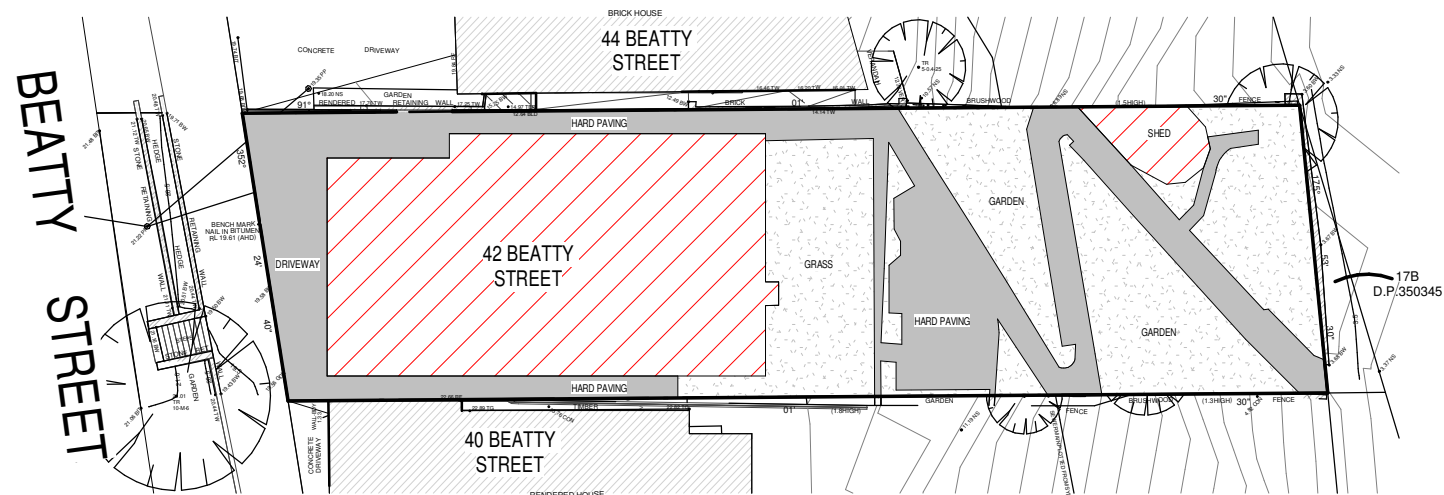
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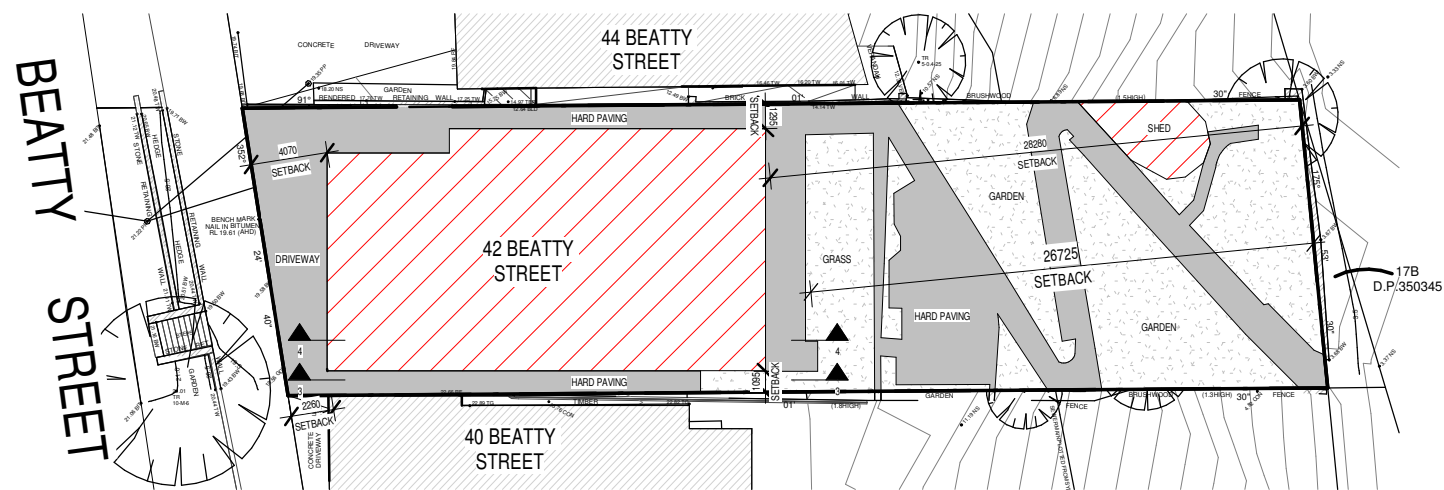
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	L 04/07/2022 SECTION 4.55 2022								
	K 25/03/2022 PLANS 25.03.22								
	H 09/09/2021 SECTION 4.55								
	G 03/09/2021 SECTION 4.55	PROJECT NAME 42 BEATTY ST			SCALE 1 : 100				
	F 27/05/2021 CONTRACT								
	E 05/03/2021 CC	DRAWING NAME SECTION 1			DRAWING NUMBER A 20 -M				
D 10/12/2020 REVISED DA									
IS	DATE	COMMENTS							



1 EXISTING SITE ANALYSIS

100 1 : 400



2 PROPOSED SITE ANALYSIS

100 1 : 400

SITE ANALYSIS

SITE AREA	845.5m ²
ZONE	E3
OPEN SPACE	OS4
REQ OPEN SPACE	60% = 507.3m ²
EX OPEN SPACE	63.5% = 537.02m ²
APPROVED OPEN SPACE	71.5% = 604.6m ²
PRO OPEN SPACE	UNCHANGED
REQ LANDSCAPE	MIN 40% OF OPEN SPACE
EX LANDSCAPE	278.3m ² = 51.8%
APPROVED LANDSCAPE	249.5m ² = 41.2%
PRO LANDSCAPE	UNCHANGED
MAX FSR	338.2m ² = 40%
EXISTING FSR	349.7m ² = 41.3%
APPROVED FSR	379.8m ² = 44.9%
PRO FSR	UNCHANGED
EX HEIGHT	≈8.0m
APPROVED HEIGHT	≈8.0m
PRO HEIGHT	≈8.2m
MAX WALL HEIGHT	≈7.2m
APPROVED WALL HEIGHT	≈7.9m
PRO WALL HEIGHT	UNCHANGED

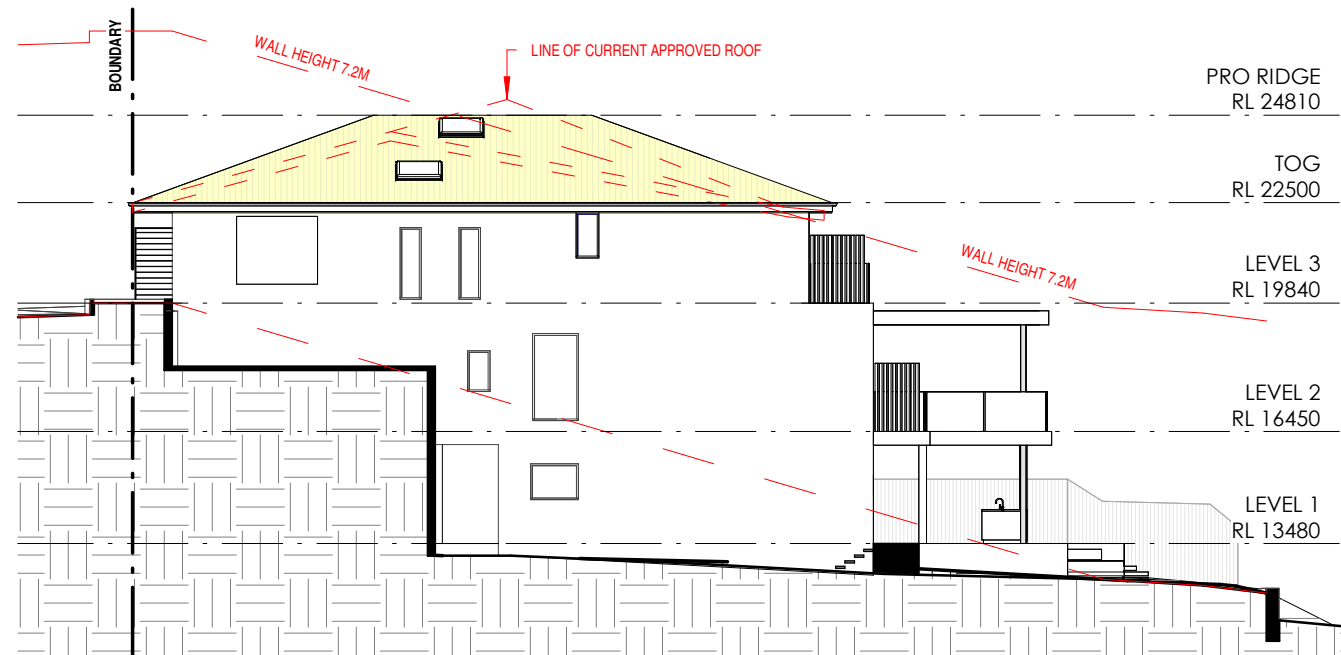
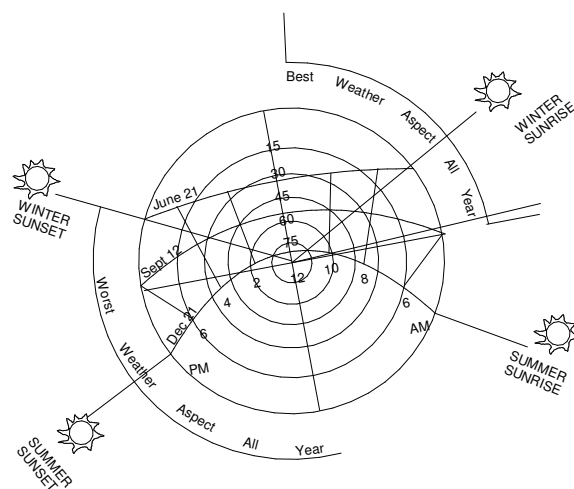
REQ FRONT SETBACK	PREVAILING BUILDING LINE OR 6m
EX FRONT SETBACK	2.26m
APPROVED FRONT SETBACK HOUSE	UNCHANGED
PRO FRONT SETBACK HOUSE	UNCHANGED

REQ REAR SETBACK	8.0m
EX REAR SETBACK	28.2m
APPROVED REAR SETBACK HOUSE	26.6m
PRO REAR SETBACK HOUSE	UNCHANGED

REQ SIDE SETBACK	1/3 OF WALL HEIGHT
EX SIDE SETBACK	1.16m / 1.09m
APPROVED SIDE SETBACK HOUSE	UNCHANGED / .02m (DECK)
PRO SIDE SETBACK HOUSE	UNCHANGED / .02m (DECK)

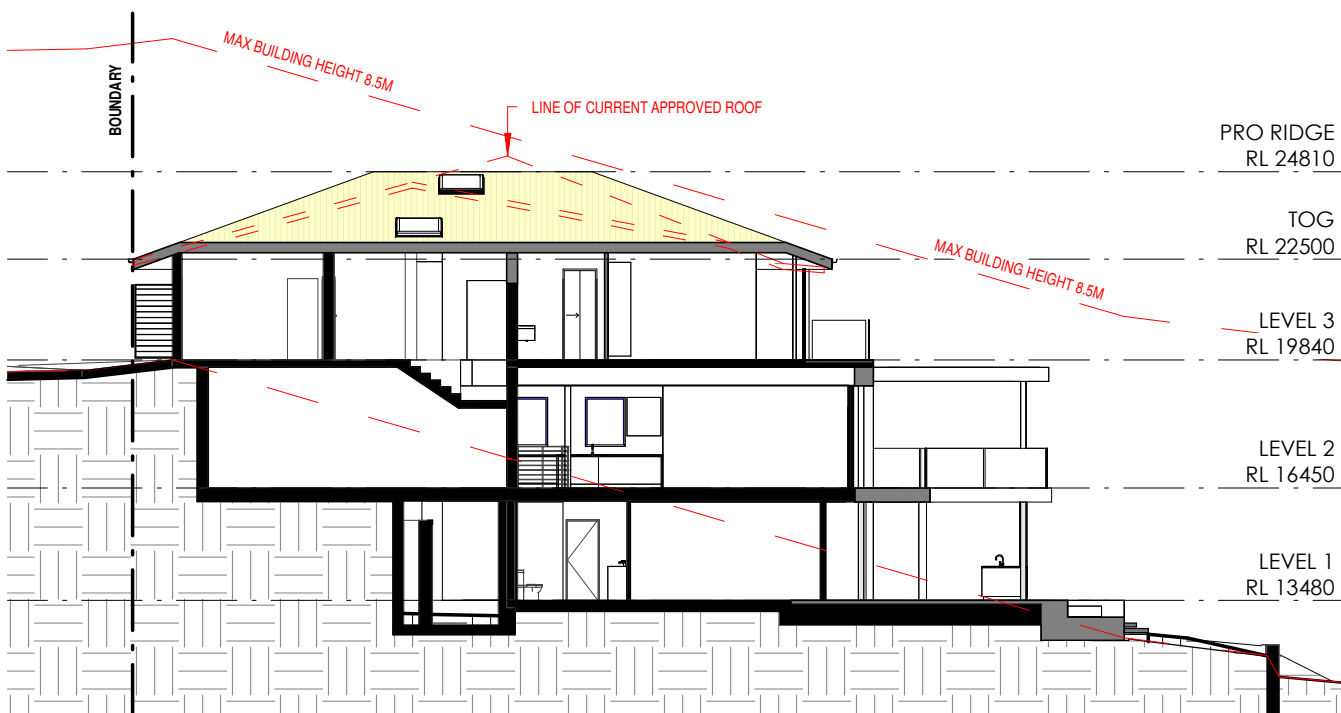
LEGEND

- EXISTING SITE COVERAGE
- HARD SURFACED AREAS
- LANDSCAPED AREA
- NON COMPLIANCE
- SECTION 4.55 WORKS



3 ANALYSIS WALL HEIGHT

100 1 : 200



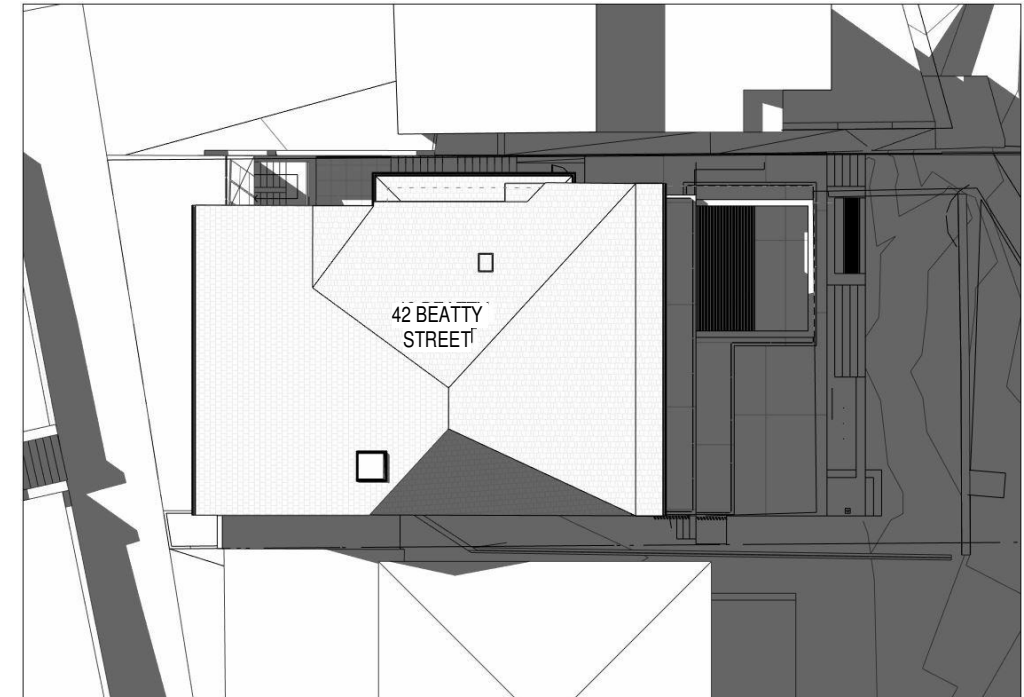
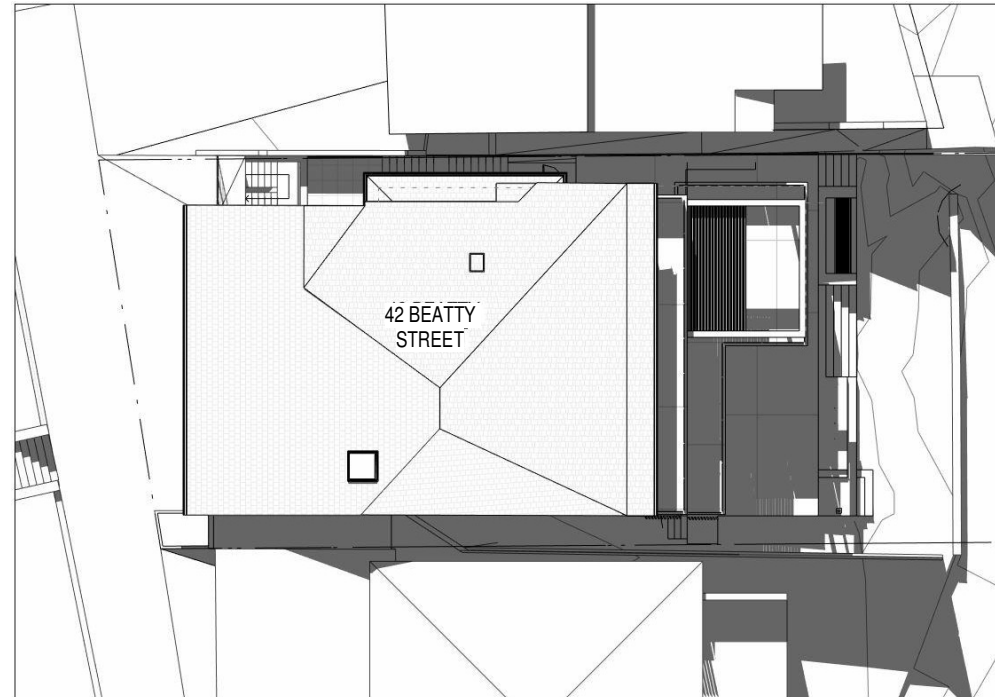
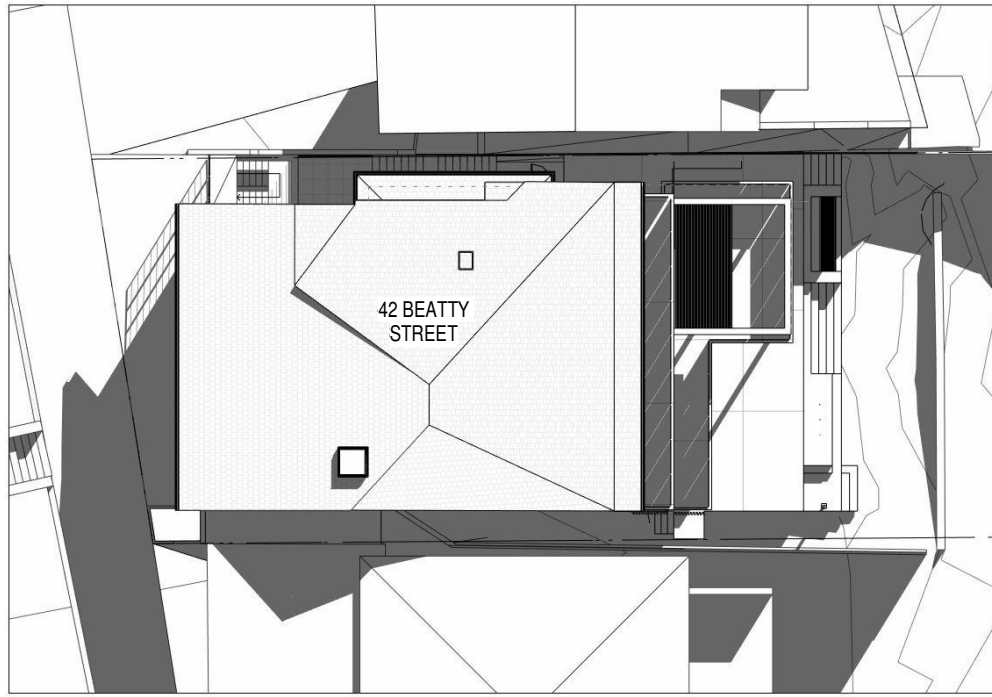
4 ANALYSIS BUILDING HEIGHT

100 1 : 200

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	GEOTECH CROZIER GEOTECHNICAL CONSULTANTS UNIT 12/ 42-46 WATTLE ROAD, BROOKVALE, 2100 02 9939 1882 INFO@CROZIERGEOTECH.COM.AU	BUSHFIRE THE FIRE CONSULTANTS PO BOX 29 FORESTVILLE, NSW, 2087 0418 460 517 JIM@THEFIRECONSULTANTS.COM.AU	CERTIFIER GET CERTIFIED INFO@GETCERTIFIED.NET.AU 02 9970 8703	CLIENT TIE YING HUANG 0439825227 YELLOWHTY326@GMAIL.COM	IS DATE COMMENTS	PROJECT NAME 42 BEATTY ST		SCALE As indicated		
					DRAWING NAME SITE ANALYSIS		DRAWING NUMBER A 100 -M			



1 EX SHADOWS 9AM JUNE 21ST

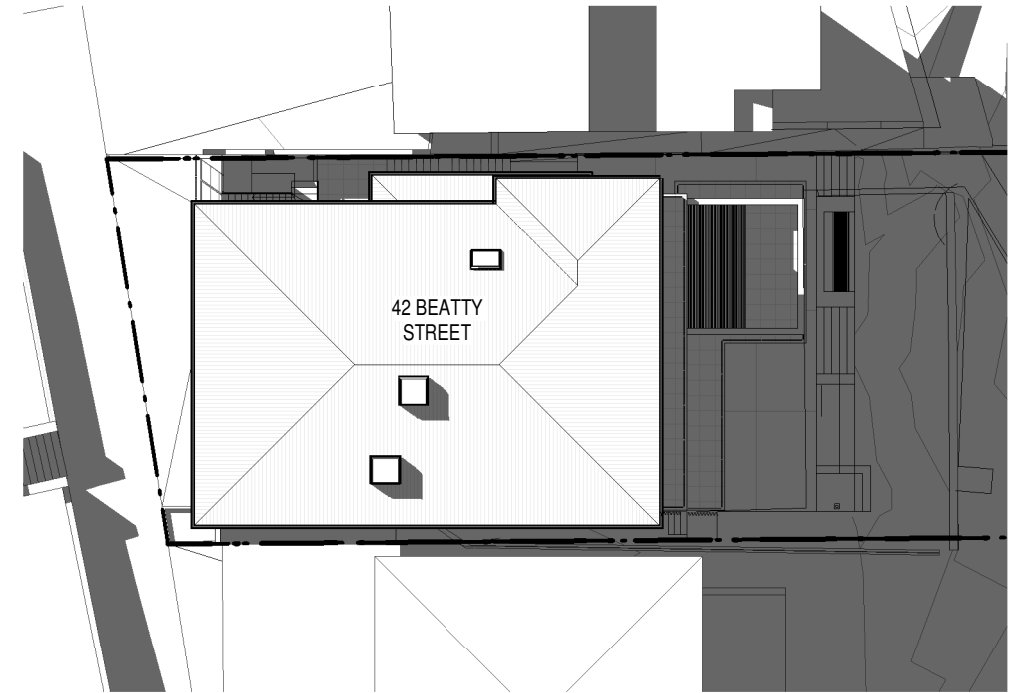
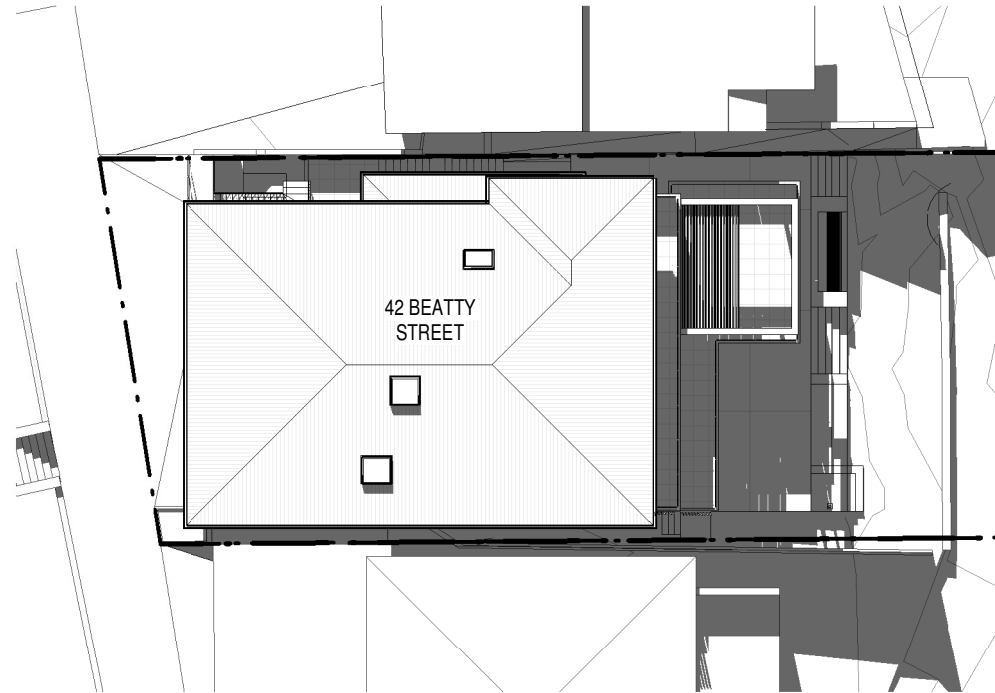
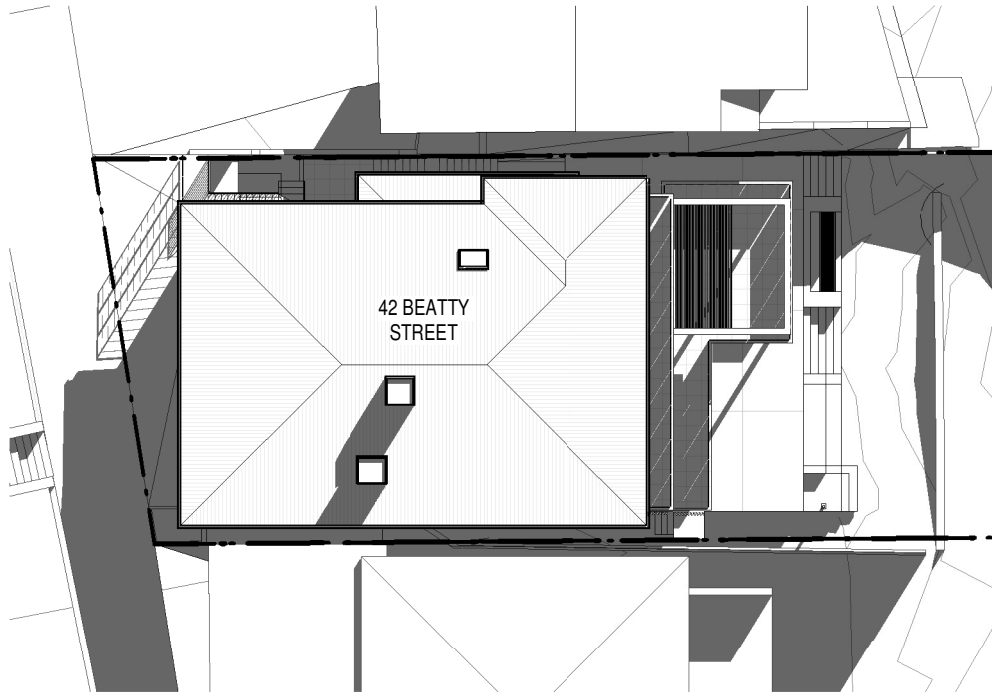
101 1 : 300

2 EX SHADOWS 12PM JUNE 21ST

101 1 : 300

3 EX SHADOWS 3PM JUNE 21ST

101 1 : 300



4 PRO SHADOWS 9AM JUNE 21ST

101 1 : 300

5 PRO SHADOWS 12PM JUNE 21ST

101 1 : 300

6 PRO SHADOWS 3PM JUNE 21ST

101 1 : 300

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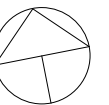
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PROJECT
ALTERATIONS & ADDITIONS
42 BEATTY STREET, BALGOWLAH HEIGHTS, NSW, 2093

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YELLOWHTY326@GMAIL.COM

M	28/07/2022	SECTION 4.55 2022 REV
L	04/07/2022	SECTION 4.55 2022
H	09/09/2021	SECTION 4.55
G	03/09/2021	SECTION 4.55
D	10/12/2020	REVISED DA
C	28/09/2020	DA
B	31/08/2020	CONSULTANTS SET
A	15/07/2020	PRELIMINARY DA
IS	DATE	COMMENTS

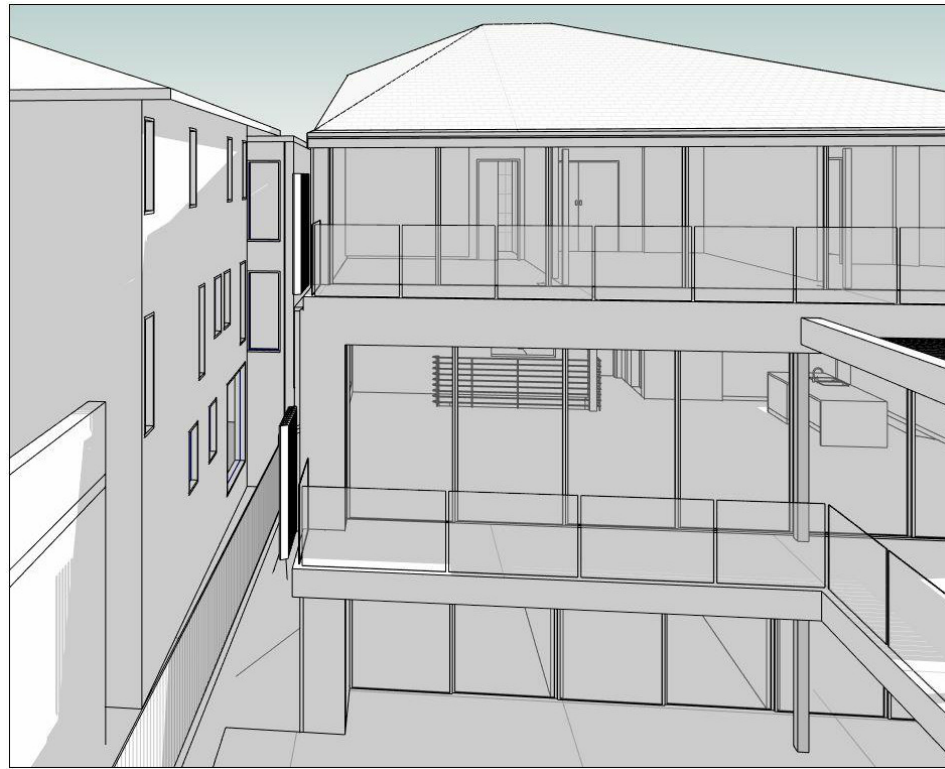
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42 BEATTY ST			1 : 300
DRAWING NAME			DRAWING NUMBER
SHADOWS			A 101 -M





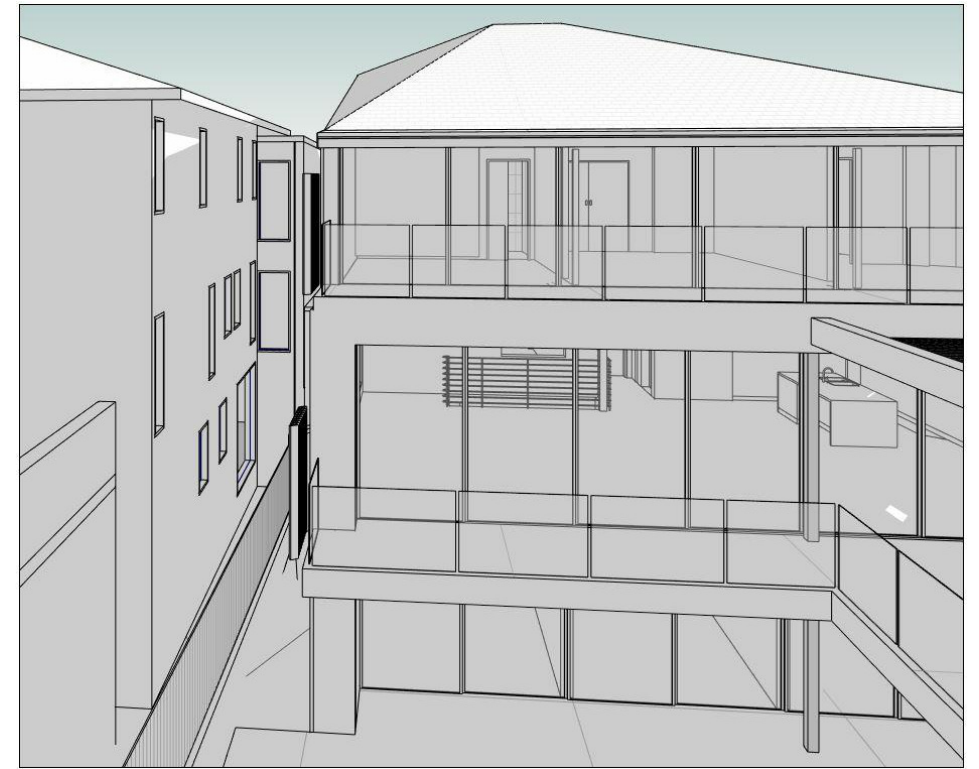
1 3D EX SHADOWS 9AM JUNE 21ST

102



2 3D EX SHADOWS 12PM JUNE 21ST

102



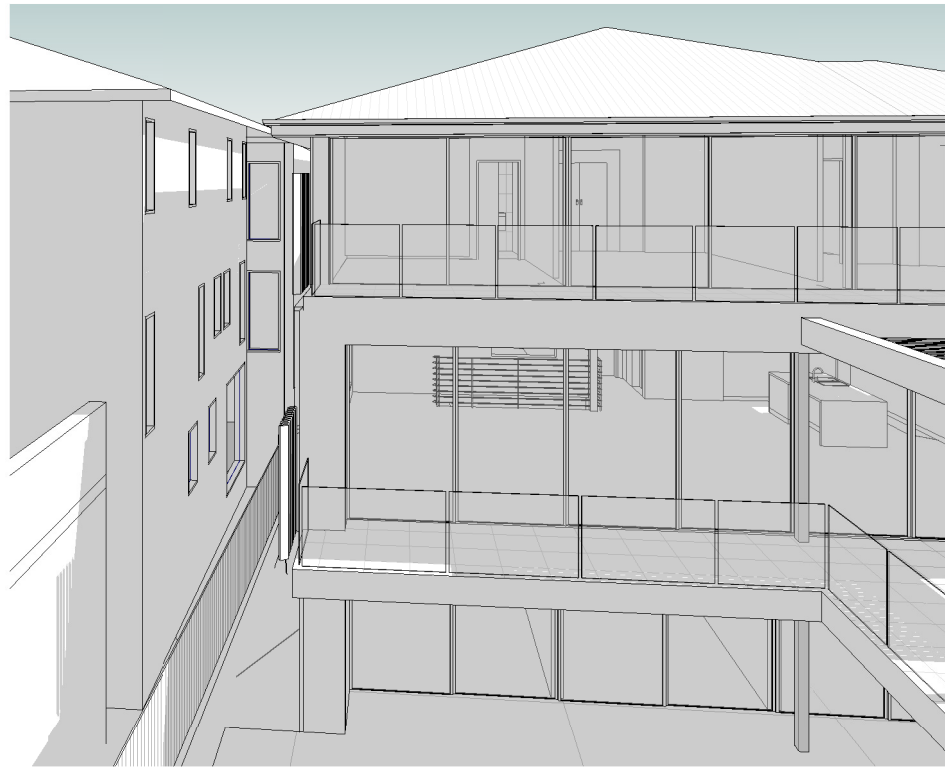
3 3D EX SHADOWS 3PM JUNE 21ST

102



4 3D PRO SHADOWS 9AM JUNE 21ST

102



5 3D PRO SHADOWS 12PM JUNE 21ST

102



6 3D PRO SHADOWS 3PM JUNE 21ST

102

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PROJECT

ALTERATIONS & ADDITIONS
42 BEATTY STREET, BALGOWLAH HEIGHTS, NSW, 2093

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D	10/12/2020	REVISED DA	DRAWING NAME			DRAWING NUMBER
C	28/09/2020	DA	SHADOWS			A 102 -M
B	31/08/2020	CONSULTANTS SET				
A	15/07/2020	PRELIMINARY DA				
IS	DATE	COMMENTS				

NEW ROOF DARK GREY FINISH



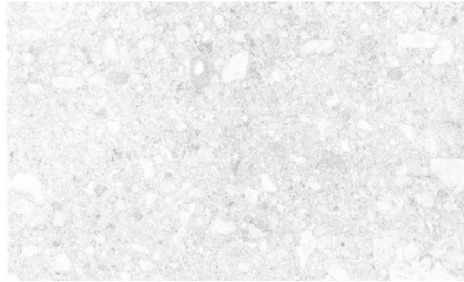
NEW EXTERNAL WALLS RENDER PAINT FINISH TO MATCH EXISTING



ALUMINIUM SLIDING DOORS ANODISED FINISH STANDARD



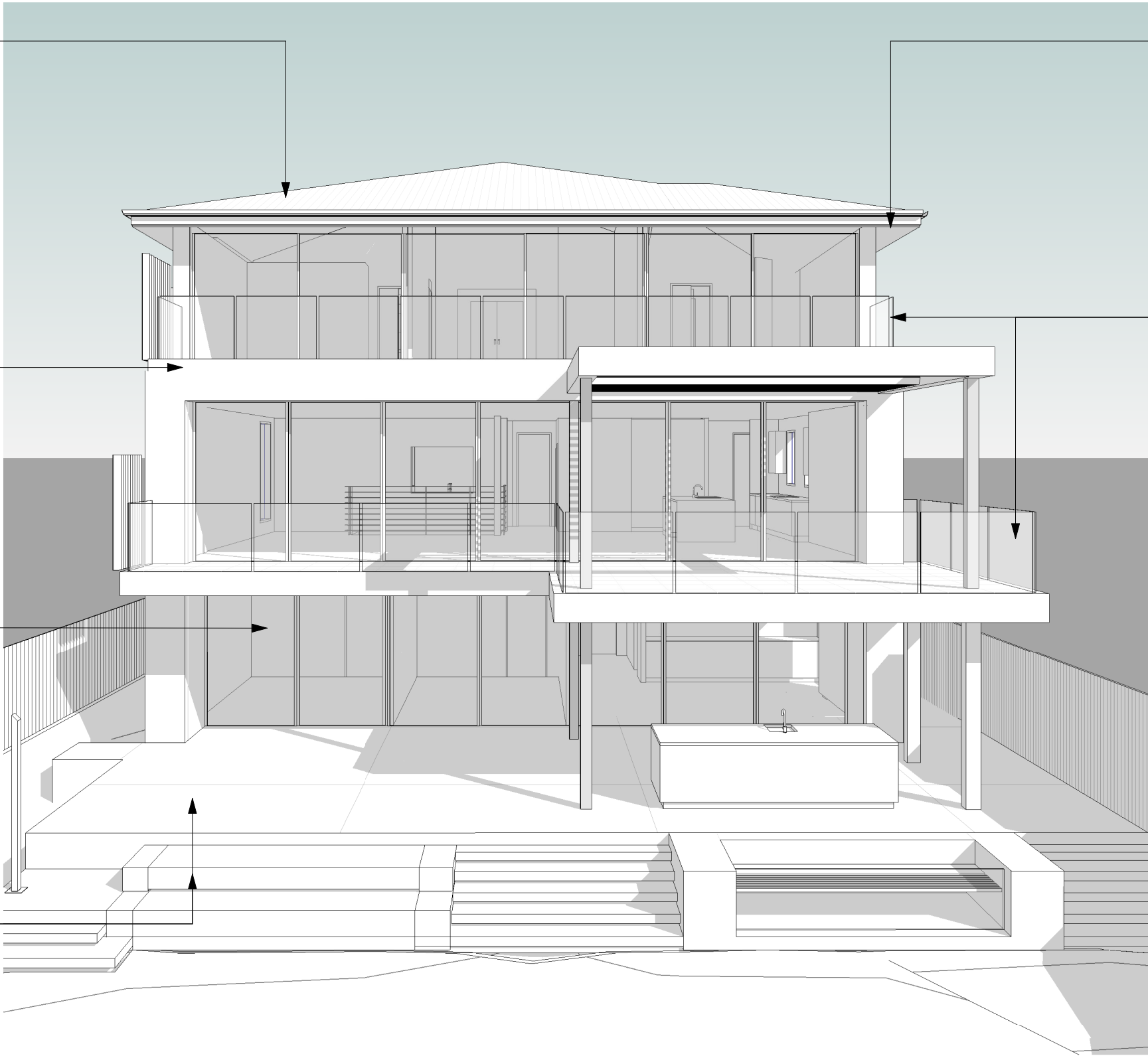
TERRAZZO DECK & STAIR FINISH



MONUMENT FACIA, GUTTER & DOWNPIPES



FRAMELESS CLEAR GLASS BALUSTRADE

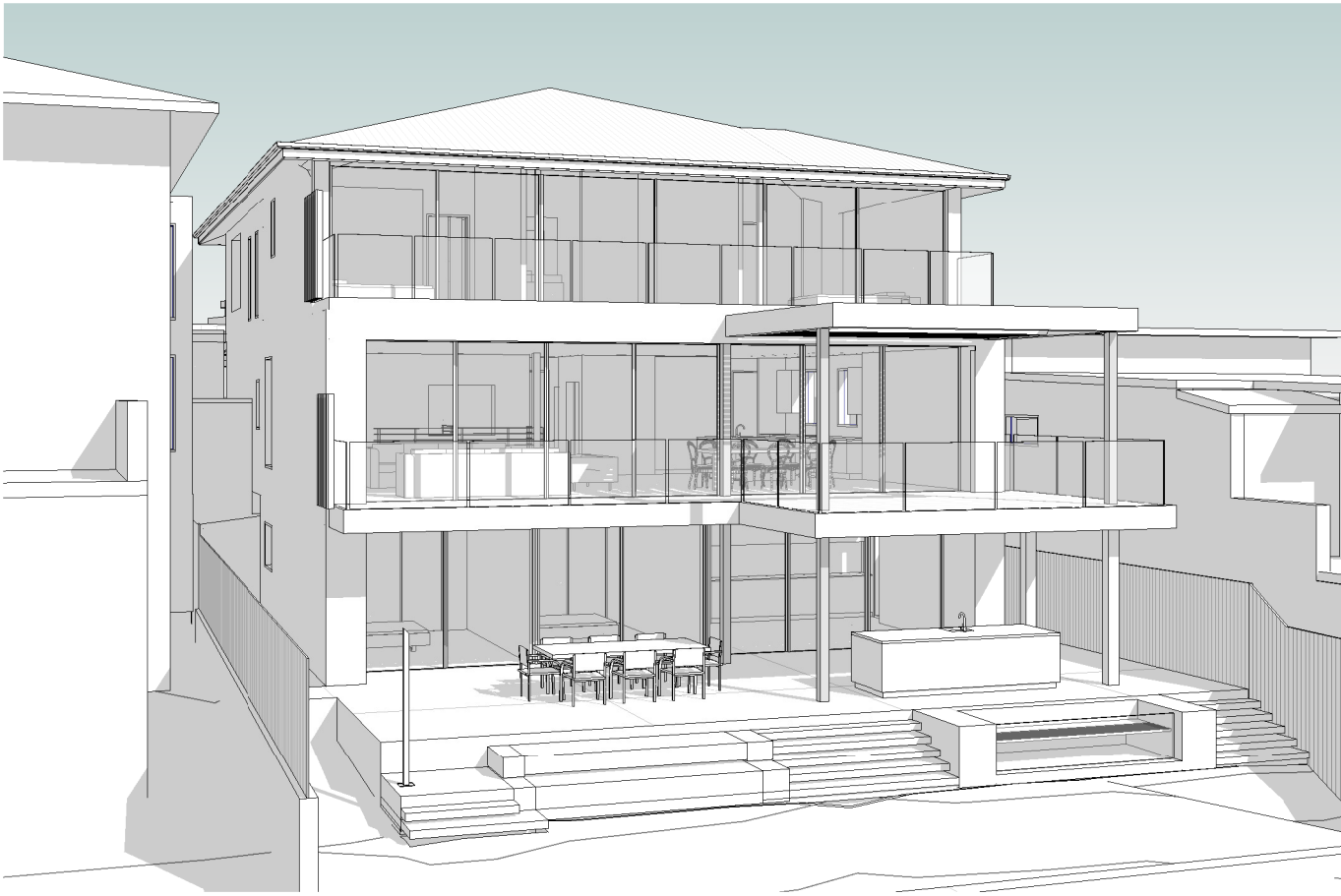
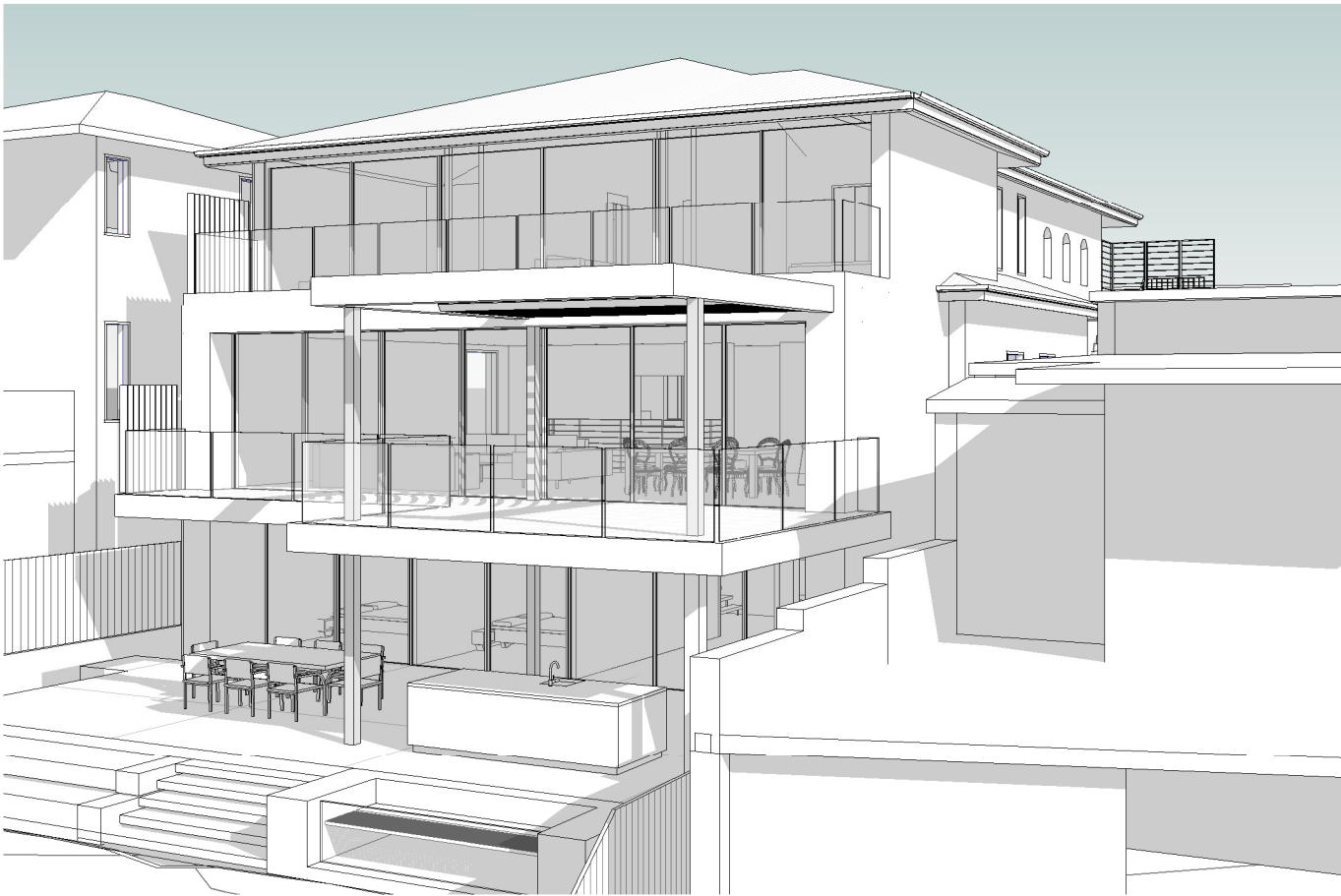
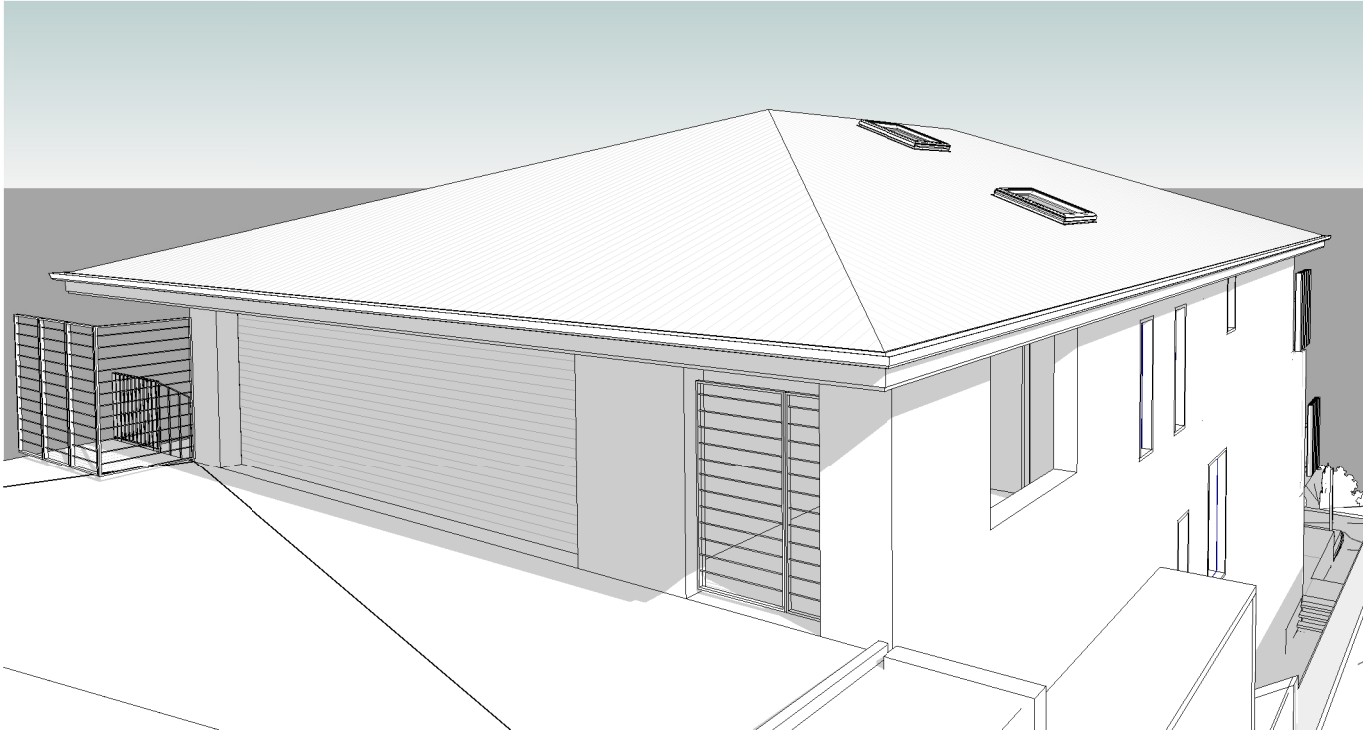
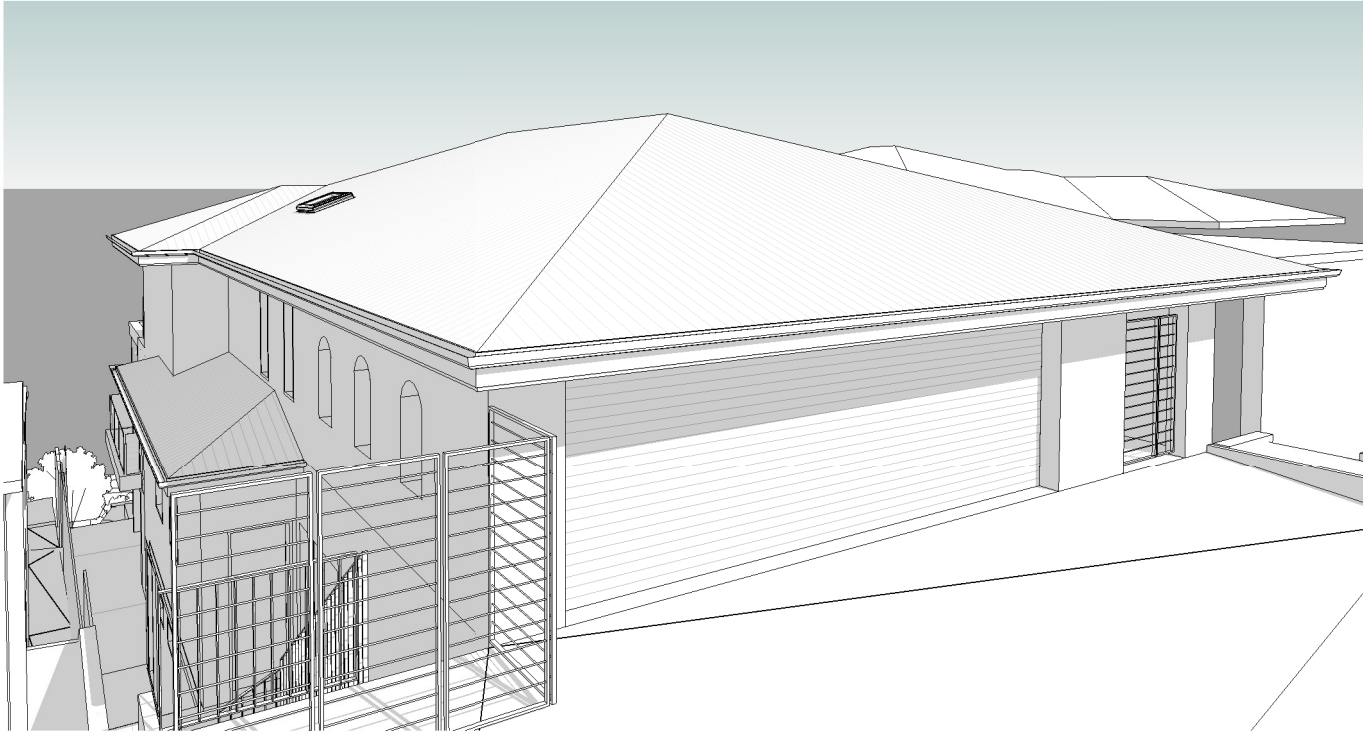


1 EXTERNAL FINISHES

103

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	H09/09/2021SECTION 4.55	DRAWING NAME EXTERNAL FINISHES		DRAWING NUMBER A 103 -M					
	G03/09/2021SECTION 4.55								
	F27/05/2021CONTRACT								
	E05/03/2021CC								
	D10/12/2020REVISED DA								
	C28/09/2020DA								
	ISDATE	COMMENTS							



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	GEOTECH CROZIER GEOTECHNICAL CONSULTANTS UNIT 12/ 42-46 WATTLE ROAD, BROOKVALE, 2100 02 9939 1882 INFO@CROZIERGEOTECH.COM.AU	BUSHFIRE THE FIRE CONSULTANTS PO BOX 29 FORESTVILLE, NSW, 2087 0418 460 517 JIM@THEFIRECONSULTANTS.COM.AU	CERTIFIER GET CERTIFIED INFO@GETCERTIFIED.NET.AU 02 9970 8703	CLIENT TIE YING HUANG 0439825227 YELLOWHTY326@GMAIL.COM	PROJECT NAME 42 BEATTY ST			SCALE			
					DRAWING NAME 3D VIEWS			DRAWING NUMBER A 300 -M			
					IS DATE		COMMENTS				