# DA ISSUE 1 WARATAH AVENUE & 50 FROST STREET, ORANGE NSW (LOT 5 & 6 in DP 36132) GENERAL HOUSING



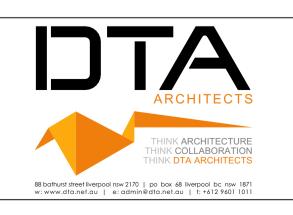
# **DRAWING SCHEDULE:**

| ARCHITECTURAL                | Туре | Sheet No. | Rev |
|------------------------------|------|-----------|-----|
| COVER SHEET                  | А    | 01 of 17  | В   |
| BLOCK ANALYSIS PLAN          | А    | 02 of 17  | В   |
| SITE ANALYSIS PLAN           | А    | 03 of 17  | В   |
| DEMOLITION PLAN              | А    | 04 of 17  | В   |
| DEVELOPMENT DATA             | А    | 05 of 17  | В   |
| SITE PLAN                    | А    | 06 of 17  | В   |
| GROUND FLOOR PLAN            | А    | 07 of 17  | В   |
| FIRST FLOOR PLAN             | А    | 08 of 17  | В   |
| ROOF PLAN                    | А    | 09 of 17  | В   |
| ELEVATIONS                   | А    | 10 of 17  | В   |
| ELEVATIONS                   | А    | 11 of 17  | В   |
| ELEVATIONS- STREET VIEW      | А    | 12 of 17  | В   |
| SECTIONS                     | А    | 13 of 17  | В   |
| SOLAR ACCESS - VIEW FROM SUN | А    | 14 of 17  | В   |
| SOLAR ACCESS - VIEW FROM SUN | А    | 15 of 17  | В   |
| SHADOW DIAGRAMS              | А    | 16 of 17  | В   |
| PERSPECTIVES                 | А    | 17 of 17  | В   |

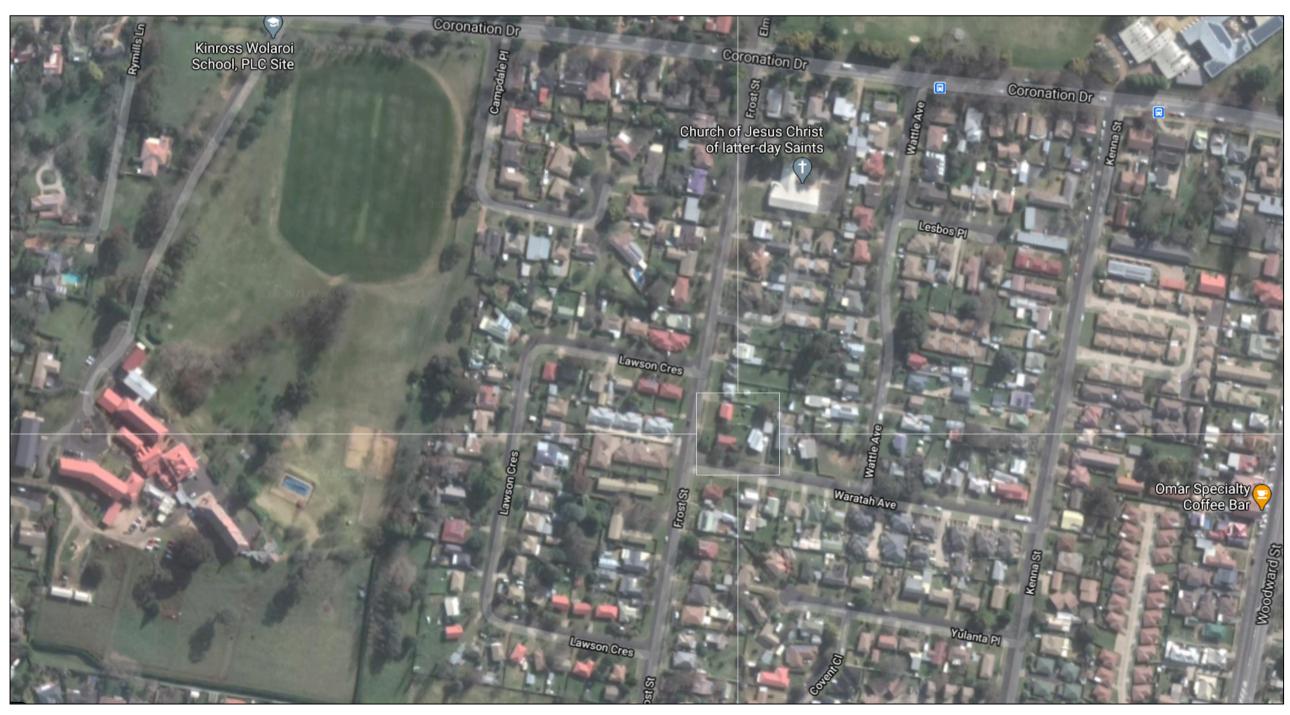


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# **LOCATION PLAN:**



ARCHITECT DTA Architects PH (02) 9601 1011 PROJECT MANAGER

LAND & HOUSING CORPORATION PH (02) 9354 1880



DATE: 24/02/2022 DESIGN: DA PROJECT No: BGXUP NOMINATED ARCHITECTS: Daniel Donai NSW ARB No.9068











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**EXISTING CHURCH -**



**EXISTING 1 STOREY MULTI - UNIT DEVELOPMENT** 



PROPOSED DEVELOPMENT OWNED BY DEPARTMENT OF HOUSING



**EXISTING 1 STOREY MULTI - UNIT DEVELOPMENT** 



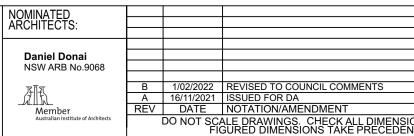
EXISTING 1 STOREY MULTI - UNIT DEVELOPMENT



EXISTING 1 & 2 STOREY MULTI - UNIT DEVELOPMENT -----

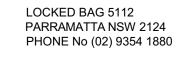


EXISTING 1 & 2 STOREY MULTI - UNIT DEVELOPMENT -





**NSW** GOVERNMENT



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THINK ARCHITECTUR HINK COLLABORATIC HINK DTA ARCHITEC

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# LEGEND: BLOCK PLAN



BOUNDARY LINE TO LOTS OWNED BY OTHERS

NOTE: MOSTLY TYPICAL RECTANGULAR LOTS WITH VARIED LOT SIZES IN THE VICINITY OF THE NEW DEVELOPMENT. LOTS BECOME IRREGULAR TOWARDS BLOCK ENDS.



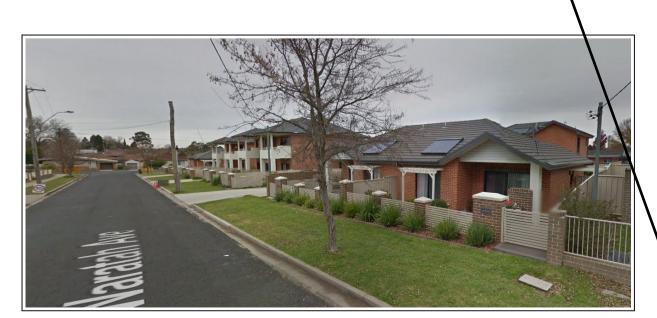
- EXISTING 1 STOREY MULTI - UNIT DEVELOPMENT

**EXISTING 1 STOREY MULTI - UNIT DEVELOPMENT** 

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|---------------|---|
|               | PROJECT MANAGER<br>LAND & HOUSING CORPORATION<br>PH (02) 9354 1880          |
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- EXISTING 1 & 2 STOREY MULTI - UNIT DEVELOPMENT



Environment Land & Housing Corporation GREATER WESTERN SYDNEY REGION

Planning, Industry &

**GENERAL HOUSING** 

at LOT 5 & 6 in DP 36132 1 WARATAH AVENUE & 50 FROST STREET, ORANGE NSW

|       | OCK ANALYSIS PLAN  | I        |                       | STATUS: DE | VELOPME                 | ENT ASSE | SSMENT                      |  |
|-------|--|----------|-----------------------|------------|-------------------------|----------|-----------------------------|--|
| DL    | OUR ANAL I SIS PLAN  |          |                       |            | SCALE:<br>As shown @ A1 |          | <sup>ЈОВ:</sup><br>2021.009 |  |
|       |  |          |                       | STAGE:     | drawn:<br>SD            | CHECKED: | CERTIFIER:                  |  |
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- EXISTING 1 STOREY MULTI - UNIT DEVELOPMENT

**EXISTING 1 STOREY** 



- EXISTING 1 STOREY MULTI - UNIT DEVELOPMENT

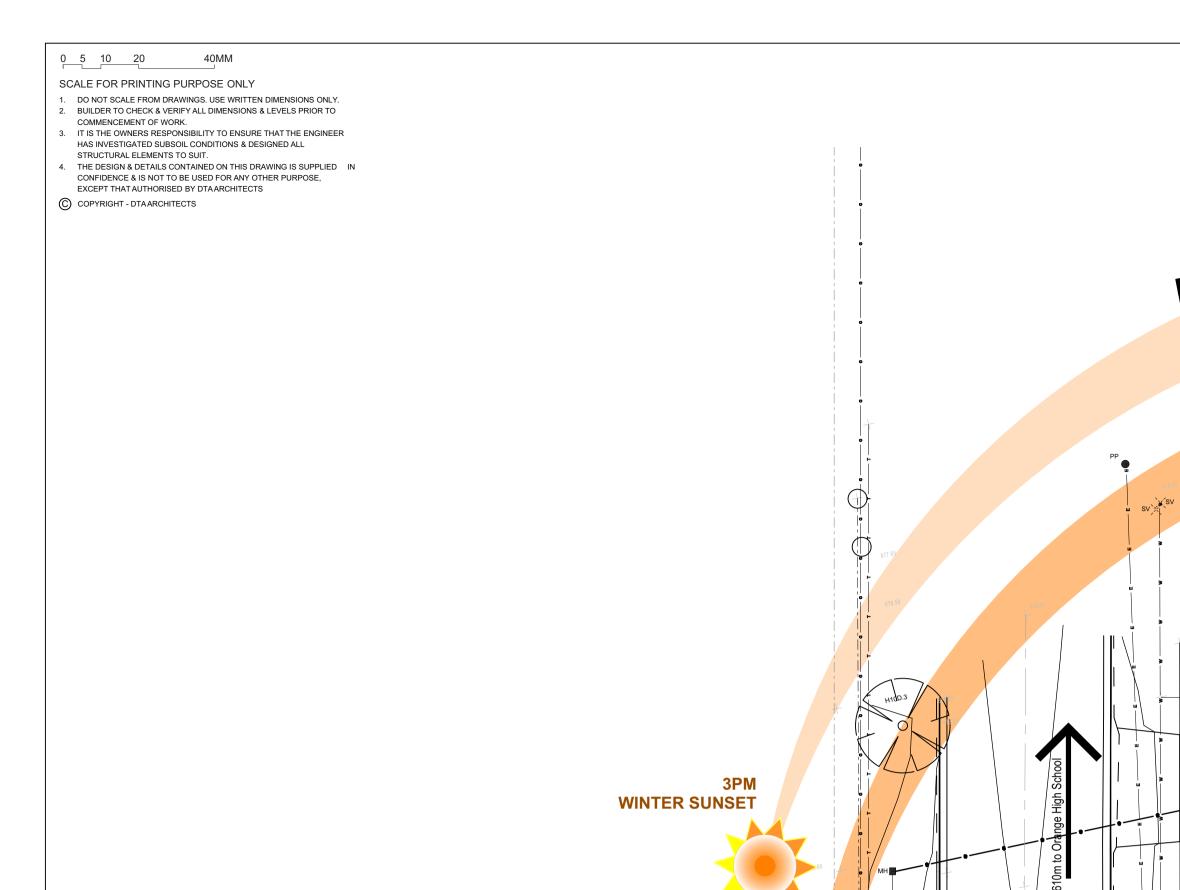


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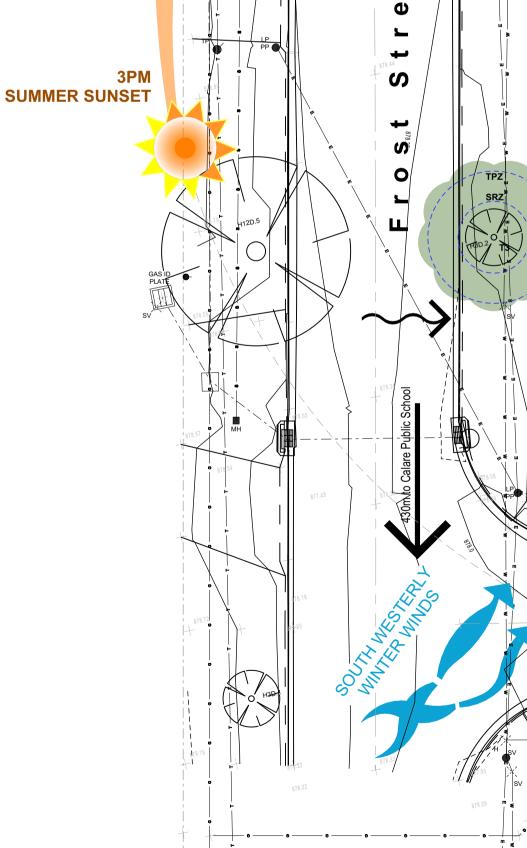












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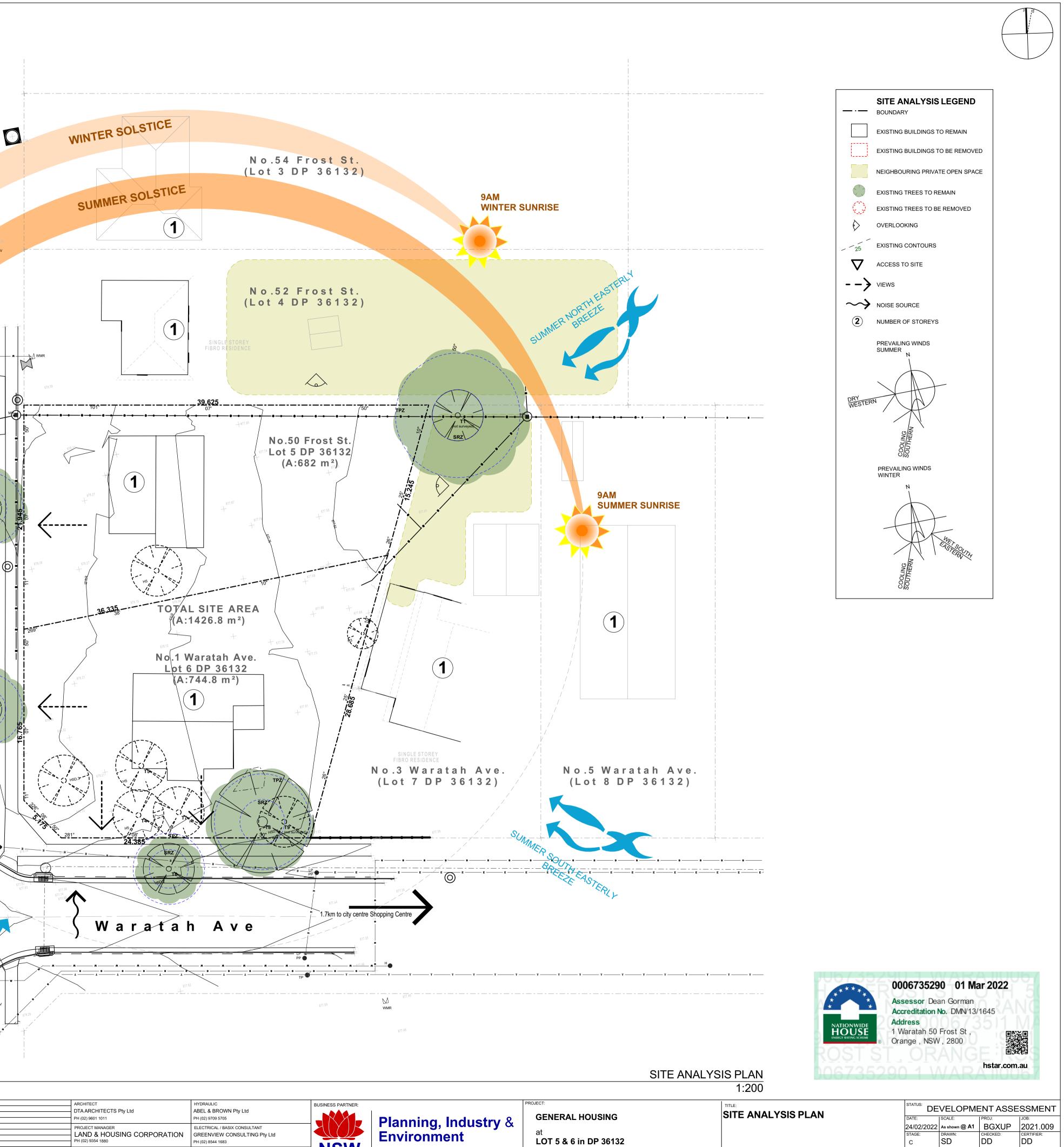
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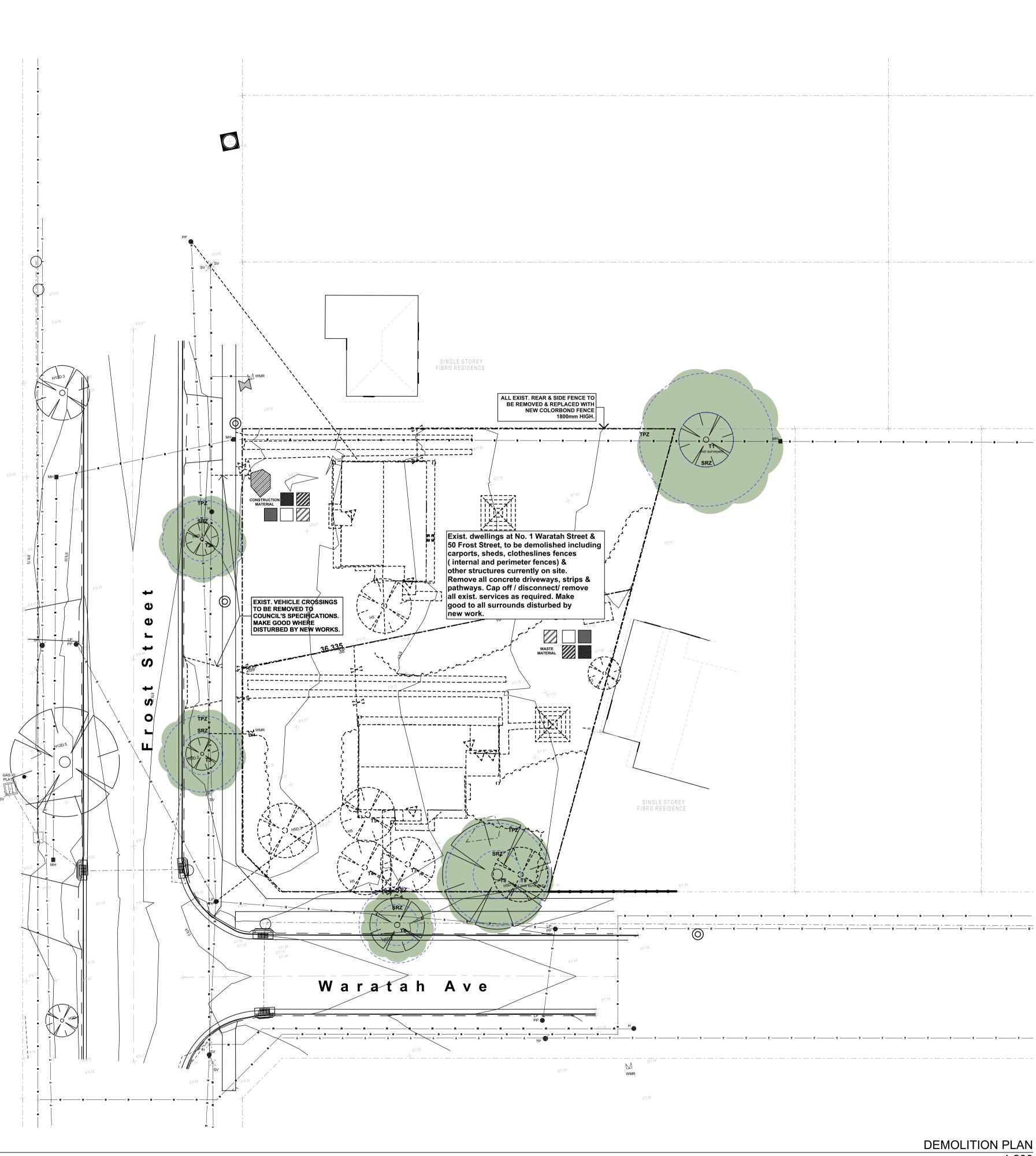
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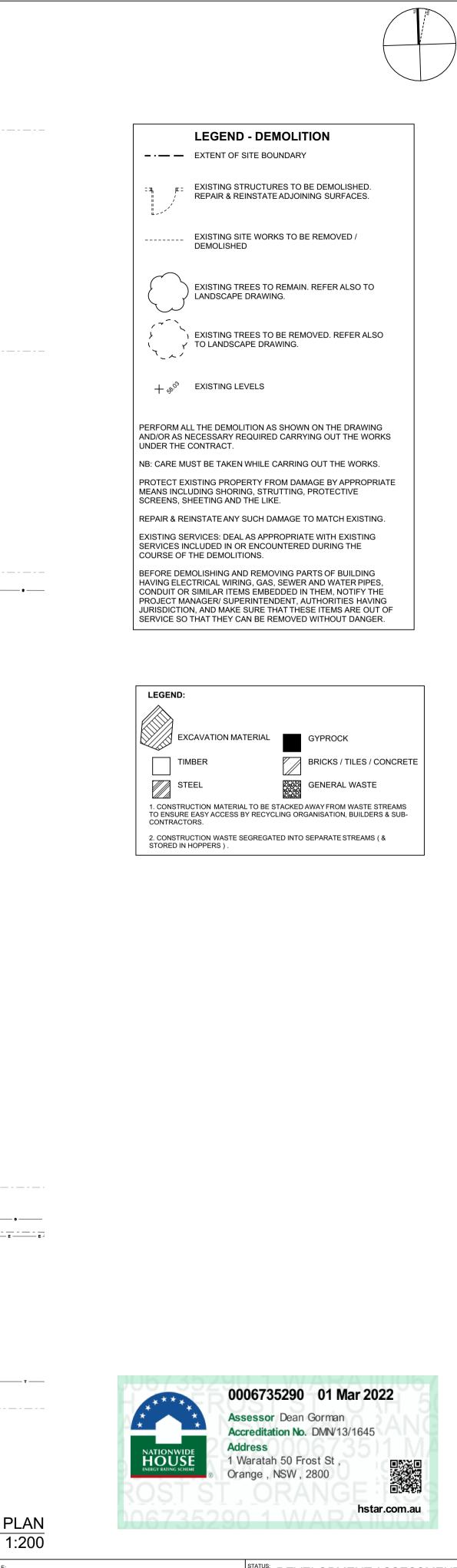
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# **GENERAL HOUSING**

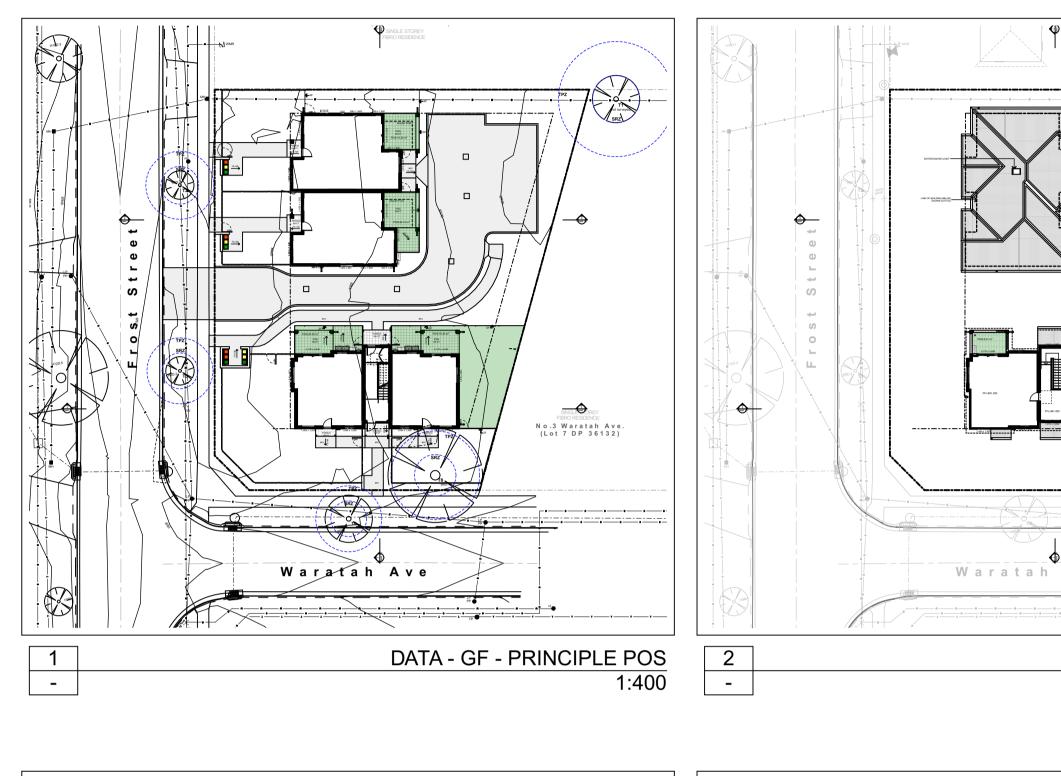
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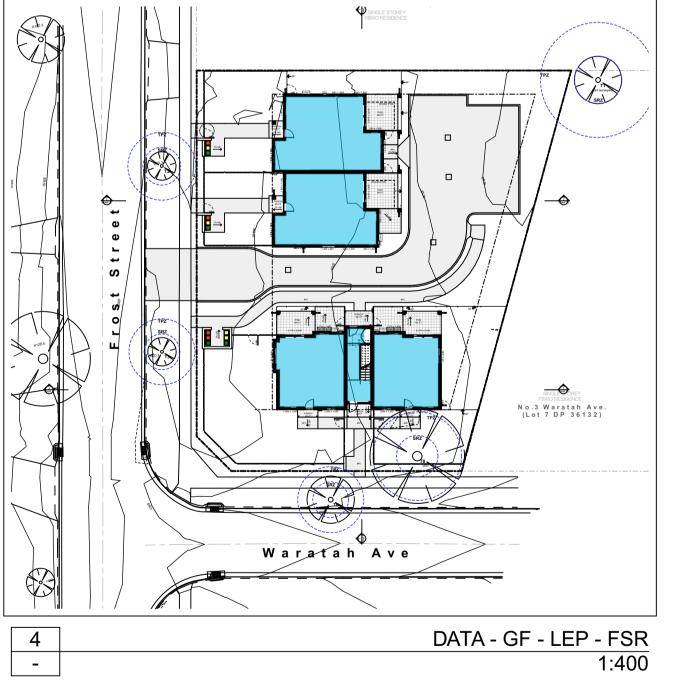


| <b>EMOLITION</b> | PLAN  |
|------------------|-------|
|                  | 1:200 |

|   |  |                                | 24/02/2022 | As shown @ A1<br>DRAWN:<br>SD | BGXUP<br>CHECKED:<br>DD | 2021.009<br>CERTIFIER:<br>DD |
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Planning, Industry & Environment Land & Housing Corporation GREATER WESTERN SYDNEY REGION GENERAL HOUSING

at LOT 5 & 6 in DP 36132 1 WARATAH AVENUE & 50 FROST STREET, ORANGE NSW

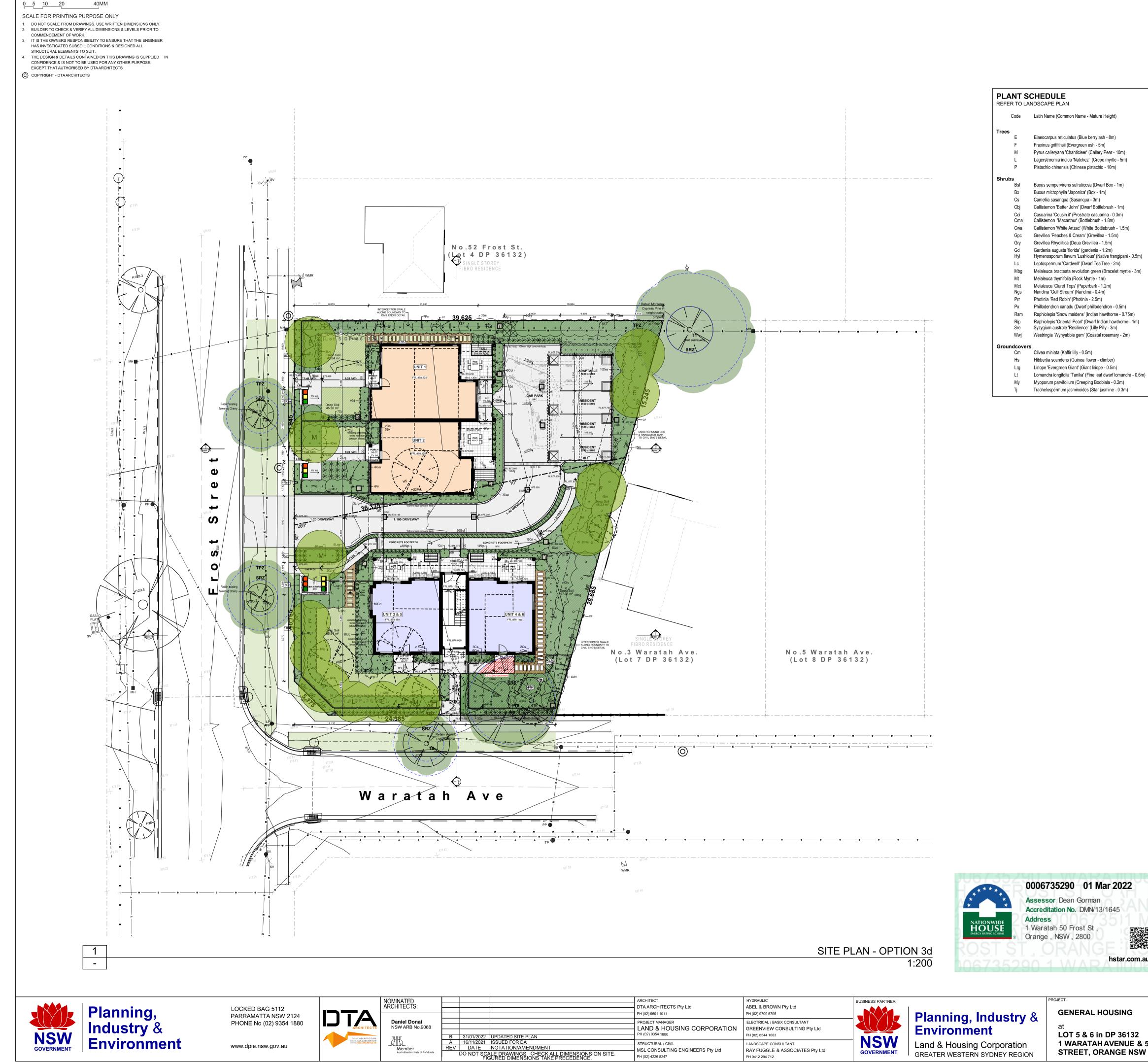
|      | 50 Frost St,<br>2800   |   |   |           |  |                        |
|------|------------------------|---|---|-----------|--|------------------------|
| IN   | 2000                   |   |   |           |  |                        |
|      |                        |   | 1426.8 m2   |           |  |                        |
|      |                        |   |   |           |  |                        |
|      |                        |   | 2   |           |  |                        |
|      | Orange LEP (m2)        |   |   | 382.1     | m <sup>2</sup>                             |                        |
|      | 6 (2                   | 2 x 2 be  | drooms, 4 x 1 bedrooms                                  | 6)        |  |                        |
|      | Type*                  | ١   | lo of Bedrooms  | Area      | ı*(m²)                                     | POS*                   |
|      | Ground                 | 2   | General - Adaptable                                     | 7         | 4.93                                       | 14.32                  |
|      | Ground                 | 2   | General - Livable                                       | 7         | 0.32                                       | 20.15                  |
|      | Ground                 | 1   | General - Livable                                       | 5         | 2.22                                       | 20.35                  |
|      | Ground                 | 1   | General - Livable                                       | 5         | 1.19                                       | 79.35                  |
|      | First                  | 1   | General - Livable                                       |           | 3.98                                       | 8.21                   |
|      | First                  | 1   | General - Livable                                       | 5         | 3.41                                       | 8.21                   |
|      | ontrol                 |   | Requirement   |           | Prop                                       | osed                   |
| )    |                        |   | 8.5m  |           | 7.6  | Sm                     |
| )    | Non-<br>Accessible     | (no.  | 1 beds) $x 0.5 = 4 \times 0.5$                          | = 2       | 4 spa                                      | aces                   |
|      |                        | (n  | o. 2 beds) x 1 = <mark>2</mark> x 1 =                   | 2         |  |                        |
| эC   | ouncil - LEP           |   | -   |           | 0.2  | 7:1                    |
|      | Front Setback          | Cons  | istent with adjoining set<br>7.58 m                     | back      | 8  | m                      |
|      | Secondary<br>Setback   |   | 2 m   |           | 6.5  |                        |
|      | Side / Rear<br>Setback | Min   | . 900mm setback to wa                                   | lls.      | 2.5m /                                     | 3.8 m                  |
|      | Selback                | 450   | ntained within height plane<br>leg, commencing 2.5m abo | ove       |  |                        |
| SL   | .UDG                   | existii   | g ground level at site bour                             | idary.    | Com  | plies                  |
| SE   | PP as guide)           | 2/3 c   | 15% (Min 214.02m2)<br>leep soil at rear (142.68         | m2)       | (347.24 r<br>(151.78 m                     | n <sup>2</sup> Total)  |
| SL   | UDG                    | 30'   | 30% of site area = $428.04$ m <sup>2</sup>              |           |  | plies<br>8 m2)         |
|      | I SEPP<br>PP as guide) | 70% of dwellings have 3 hours of<br>sunlight between 9am and 3pm in<br>mid-winter |   |           | Complie<br>POS 83%<br>Living roo<br>(5/6 u | (5/6 units)<br>oms 83% |
| · LA | HC new housing s       | upply. F  | or details refer to Curre                               | nt versio | \  | /                      |
|      | d as per relevant F    | •   | Instrument<br>g measured from the int                   | ternal fa | ce of extern                               | al walls               |
|      |                        |   | ludes external walls                                    |           |  |                        |

Solar Orientation\* - % with min 3hours of direct sunlight into living areas and private open space



0006735290 01 Mar 2022

Assessor Dean Gorman

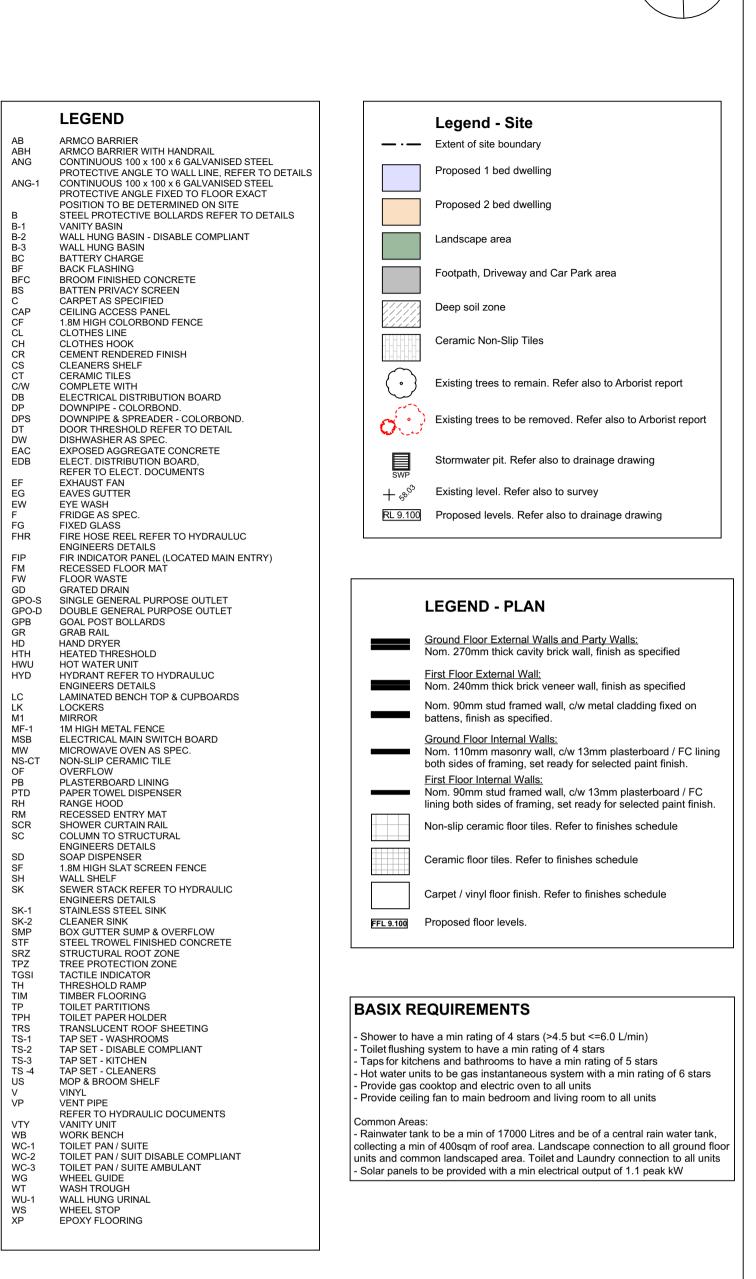


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|                      | 0006735290 01 Mar 2          | 2022        |
|----------------------|------------------------------|-------------|
| *                    | Assessor Dean Gorman         |             |
| * *                  | Accreditation No. DMN/13/164 | 5           |
| NATIONWIDE           | Address                      |             |
| HOUSE                | 1 Waratah 50 Frost St,       |             |
| ENERGY RATING SCHEME | Orange, NSW, 2800            |             |
|                      |                              | 0325        |
|                      | h h                          | star.com.au |

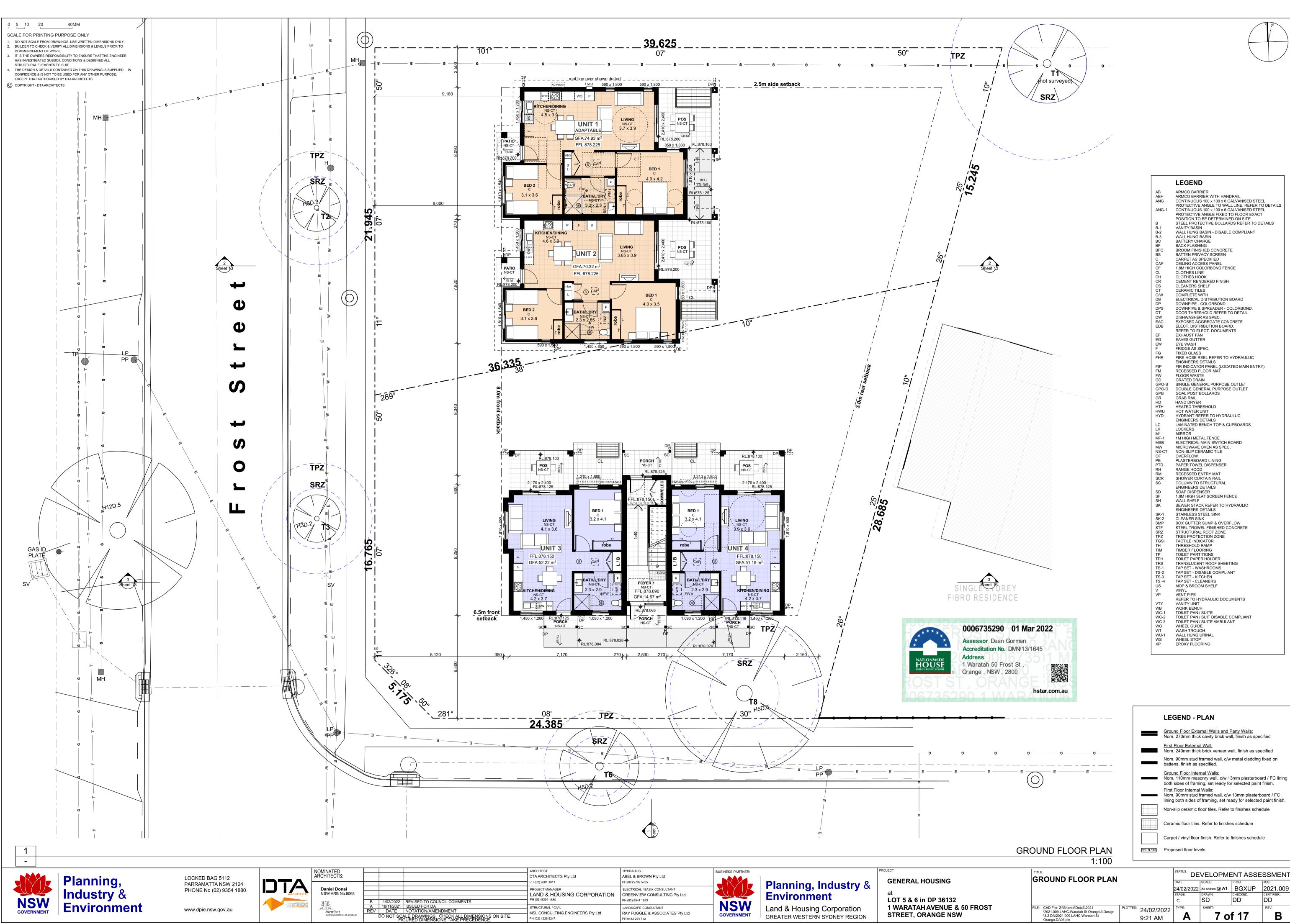
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1 WARATAH AVENUE & 50 FROST



|                                     | NathERS The                        | ermal Performance Specification                               | - Oralige  |  |
|-------------------------------------|------------------------------------|---|--|--|
|                                     | 1                                  | External Walls  |  |  |
| Wall Type                           | Insulation                         |   |  |  |
| Brick Veneer                        | R2.7                               | Med - SA 0.475 - 0.70   | Units 1, 2, 5 & 6 as per the elevations                            |  |
| Cavity Brick                        | R1.4                               | Med - SA 0.475 - 0.70   | Units 3 & 4 as per the elevations                                  |  |
| Metal Clad                          | R2.7                               | Light - SA < 0.475<br>Med - SA 0.475 - 0.70                   | All units as per the elevations                                    |  |
|                                     |                                    | SA - Solar Absorptance  |  |  |
|                                     |                                    | Internal Walls  |  |  |
| Wall Type                           | Insulation                         |   | Comments   |  |
| Plasterboard Stud                   | None                               | Interr  | nally in units 1, 2 5 & 6 except below                             |  |
| Plasterboard Stud                   | R1.5                               |   | Bathroom wall of <b>unit 2</b>                                     |  |
| Single skin Brick                   | None                               | Inte  | ernally in <b>units 3 &amp; 4</b> except below                     |  |
| Single skin Brick                   | R1.5                               |   | Bathroom wall of <b>unit 3 and 4</b>                               |  |
| Cavity Brick                        | None                               |   | Party walls between units  |  |
| Cavity Brick                        | None                               | S   | hared walls with lobby/stairs/lift                                 |  |
|                                     |                                    | Floors  |  |  |
| Floor Type                          | Insulation                         |   | Comments   |  |
| Concrete slab on ground             | None                               |   | Ground Level   |  |
| Concrete                            | None                               |   | Level 1  |  |
|                                     | •                                  | Ceilings  |  |  |
| Ceiling Type                        | Insulation                         |   | Comments   |  |
| Plasterboard                        | R2.7                               | All expos   | sed ceiling throughout except for unit 2                           |  |
| Plasterboard                        | R3.5                               |   | Exposed ceiling of <b>unit 2</b>                                   |  |
| Insulation loss due to downlights l | has not been modelled in this asse | ssment. A sealed exhaust fan has                              | been included in every kitchen, bathroom, laundry and ensuite.     |  |
|                                     |                                    | Roof  |  |  |
| Roof Type                           | Insulation                         | Colour  | Comments   |  |
| Metal                               | R1.3 foil-faced blanket            | Light - SA < 0.475  | All exposed roof throughout  |  |
|                                     |                                    | SA - Solar Absorptance  |  |  |
|                                     |                                    | Glazing   |  |  |
| Opening type                        | U-Value                            | SHGC  | Glazing & Frame Type   |  |
| iding + Fixed                       | 4.3                                | 0.53  | e.g. Single glazed ComfortPlus clear Aluminium Frame               |  |
| wning                               | 4.3                                | 0.47  | e.g. Single glazed ComfortPlus clear Aluminium Frame               |  |
| U and SHGC values are based on t    | he AFRC Default Windows Set. G     | lazing systems to be installed mus<br>above specified values. | t have an equal or lower U value and a SHGC value $\pm$ 10% of the |  |
|                                     |                                    | Skylights   |  |  |
| Skylight Type                       | Fra                                | те Туре   | Comments   |  |
| Fixed - Single glazed clear         | Timber                             | & Aluminium   | U1   |  |

|     | SITE PLAN   |                     | DEVELOPMENT ASSESSMENT |               |          |            |
|-----|---|---------------------|------------------------|---------------|----------|------------|
|     |   |                     | DATE:                  | SCALE:        | PROJ:    | JOB:       |
|     |   |                     | 24/02/2022             | As shown @ A1 | BGXUP    | 2021.009   |
|     |   |                     | STAGE:                 | DRAWN:        | CHECKED: | CERTIFIER: |
|     |   |                     | С                      | SD            | DD       | DD         |
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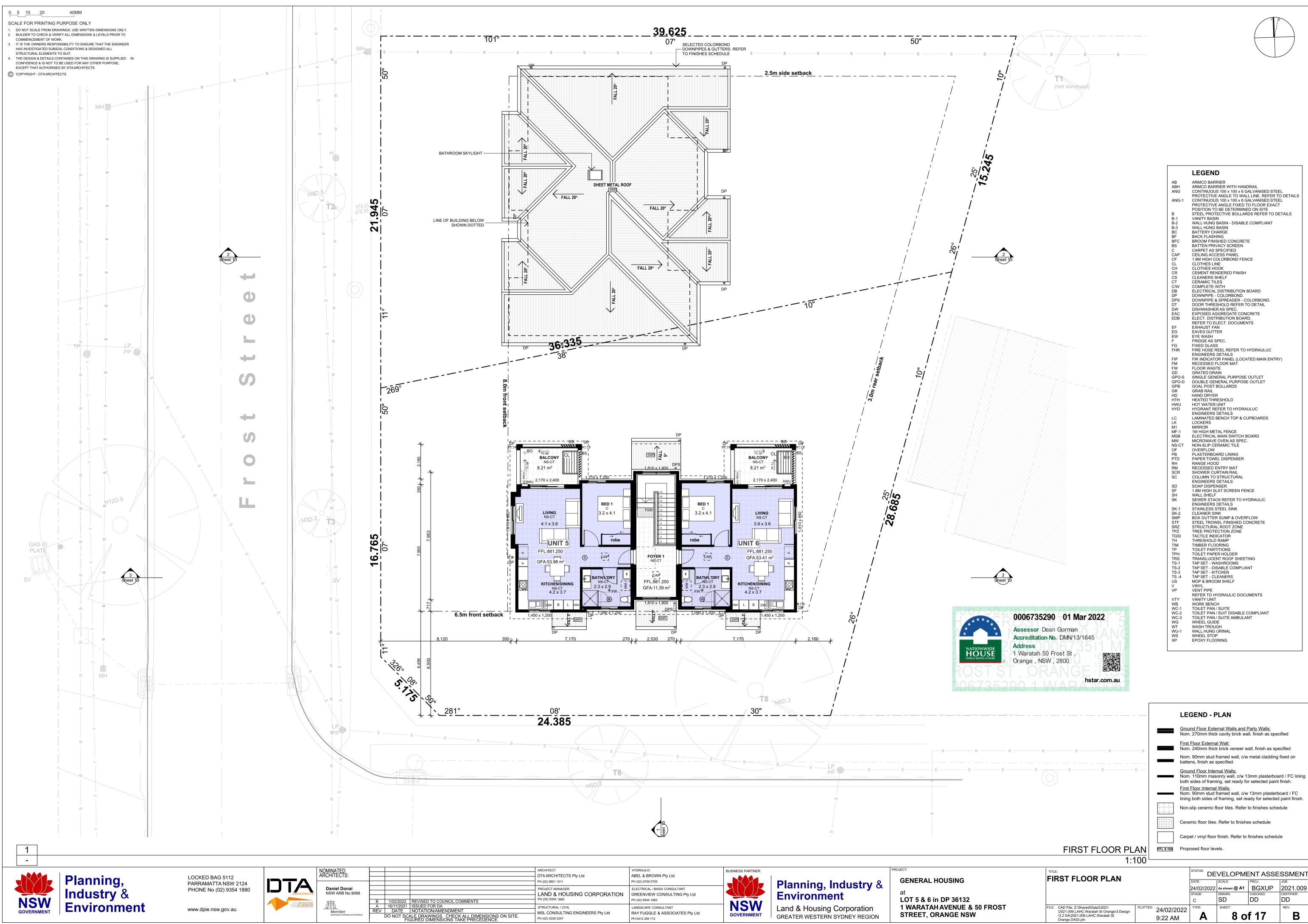


|                | ARCHITECT   | HYDRAULIC                                    |
|----------------|---|--|
|                | DTA ARCHITECTS Pty Ltd  | ABEL & BRC                                   |
|                | PH (02) 9601 1011   | PH (02) 9709 57                              |
|                | PROJECT MANAGER<br>LAND & HOUSING CORPORATION<br>PH (02) 9354 1880          | ELECTRICAL /<br>GREENVIEV<br>PH (02) 8544 16 |
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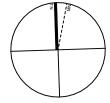
| 3<br>eet 13<br>OREY |  |
|---------------------|--|
| SIDENCE             |  |

| в              | POSITION TO BE DETERMINED ON SITE<br>STEEL PROTECTIVE BOLLARDS REFER TO DETAILS |
|----------------|---|
| B-1            | VANITY BASIN  |
| B-2<br>B-3     | WALL HUNG BASIN - DISABLE COMPLIANT<br>WALL HUNG BASIN                          |
| BC BC          | BATTERY CHARGE  |
| BF<br>BFC      | BACK FLASHING<br>BROOM FINISHED CONCRETE  |
| BS             | BATTEN PRIVACY SCREEN   |
| C              | CARPET AS SPECIFIED   |
| CAP<br>CF      | CEILING ACCESS PANEL<br>1.8M HIGH COLORBOND FENCE                               |
| CL             |   |
| CH<br>CR       | CLOTHES HOOK<br>CEMENT RENDERED FINISH  |
| CS             | CLEANERS SHELF  |
| CT<br>C/W      | CERAMIC TILES<br>COMPLETE WITH  |
| DB             | ELECTRICAL DISTRIBUTION BOARD   |
| DP<br>DPS      | DOWNPIPE - COLORBOND.<br>DOWNPIPE & SPREADER - COLORBOND.                       |
| DT             | DOOR THRESHOLD REFER TO DETAIL  |
| DW<br>EAC      | DISHWASHER AS SPEC.<br>EXPOSED AGGREGATE CONCRETE                               |
| EDB            | ELECT. DISTRIBUTION BOARD,  |
| EF             | REFER TO ELECT. DOCUMENTS<br>EXHAUST FAN  |
| EG             | EAVES GUTTER  |
| EW<br>F        | EYE WASH<br>FRIDGE AS SPEC.   |
| FG             | FIXED GLASS   |
| FHR            | FIRE HOSE REEL REFER TO HYDRAULUC<br>ENGINEERS DETAILS                          |
| FIP            | FIR INDICATOR PANEL (LOCATED MAIN ENTRY)  |
| FM<br>FW       | RECESSED FLOOR MAT<br>FLOOR WASTE   |
| GD             | GRATED DRAIN  |
| GPO-S<br>GPO-D | SINGLE GENERAL PURPOSE OUTLET<br>DOUBLE GENERAL PURPOSE OUTLET                  |
| GPB            | GOAL POST BOLLARDS  |
| GR<br>HD       | GRAB RAIL<br>HAND DRYER   |
| нтн            | HEATED THRESHOLD  |
| HWU<br>HYD     | HOT WATER UNIT<br>HYDRANT REFER TO HYDRAULUC                                    |
|                | ENGINEERS DETAILS   |
| LC<br>LK       | LAMINATED BENCH TOP & CUPBOARDS<br>LOCKERS                                      |
| M1             | MIRROR  |
| MF-1<br>MSB    | 1M HIGH METAL FENCE<br>ELECTRICAL MAIN SWITCH BOARD                             |
| MW             | MICROWAVE OVEN AS SPEC.   |
| NS-CT<br>OF    | NON-SLIP CERAMIC TILE<br>OVERFLOW   |
| PB             | PLASTERBOARD LINING   |
| PTD<br>RH      | PAPER TOWEL DISPENSER<br>RANGE HOOD   |
| RM             | RECESSED ENTRY MAT  |
| SCR<br>SC      | SHOWER CURTAIN RAIL<br>COLUMN TO STRUCTURAL                                     |
|                | ENGINEERS DETAILS   |
| SD<br>SF       | SOAP DISPENSER<br>1.8M HIGH SLAT SCREEN FENCE                                   |
| SH             | WALL SHELF  |
| SK             | SEWER STACK REFER TO HYDRAULIC<br>ENGINEERS DETAILS                             |
| SK-1           | STAINLESS STEEL SINK  |
| SK-2<br>SMP    | CLEANER SINK<br>BOX GUTTER SUMP & OVERFLOW                                      |
| STF            | STEEL TROWEL FINISHED CONCRETE  |
| SRZ<br>TPZ     | STRUCTURAL ROOT ZONE TREE PROTECTION ZONE                                       |
| TGSI           |   |
| TH<br>TIM      | THRESHOLD RAMP<br>TIMBER FLOORING   |
| TP<br>TPH      | TOILET PARTITIONS<br>TOILET PAPER HOLDER  |
| TRS            | TRANSLUCENT ROOF SHEETING   |
| TS-1<br>TS-2   | TAP SET - WASHROOMS<br>TAP SET - DISABLE COMPLIANT                              |
| TS-3           | TAP SET - KITCHEN   |
| TS -4<br>US    | TAP SET - CLEANERS<br>MOP & BROOM SHELF   |
| V              | VINYL   |
| VP             | VENT PIPE<br>REFER TO HYDRAULIC DOCUMENTS                                       |
| VTY            | VANITY UNIT   |
| WB<br>WC-1     | WORK BENCH<br>TOILET PAN / SUITE  |
| WC-2           | TOILET PAN / SUIT DISABLE COMPLIANT   |
| WC-3<br>WG     | TOILET PAN / SUITE AMBULANT<br>WHEEL GUIDE                                      |
| WT             | WASH TROUGH   |
| WU-1<br>WS     | WALL HUNG URINAL<br>WHEEL STOP  |
| XP             | EPOXY FLOORING  |
|                |   |
|                |   |

|  | GROUND FLOOR PLAN  |          | STATUS: DEVELOPMENT ASSESSMENT |               |        |          |            |
|--|--|----------|--------------------------------|---------------|--------|----------|------------|
|  |  |          |                                | SCALE:        |        | JOB:     |            |
|  |  |          | 24/02/2022                     | As shown @ A1 | BGXUP  | 2021.009 |            |
|  |  |          |                                | STAGE:        | DRAWN: | CHECKED: | CERTIFIER: |
|  |  |          | С                              | SD            | DD     | DD       |            |
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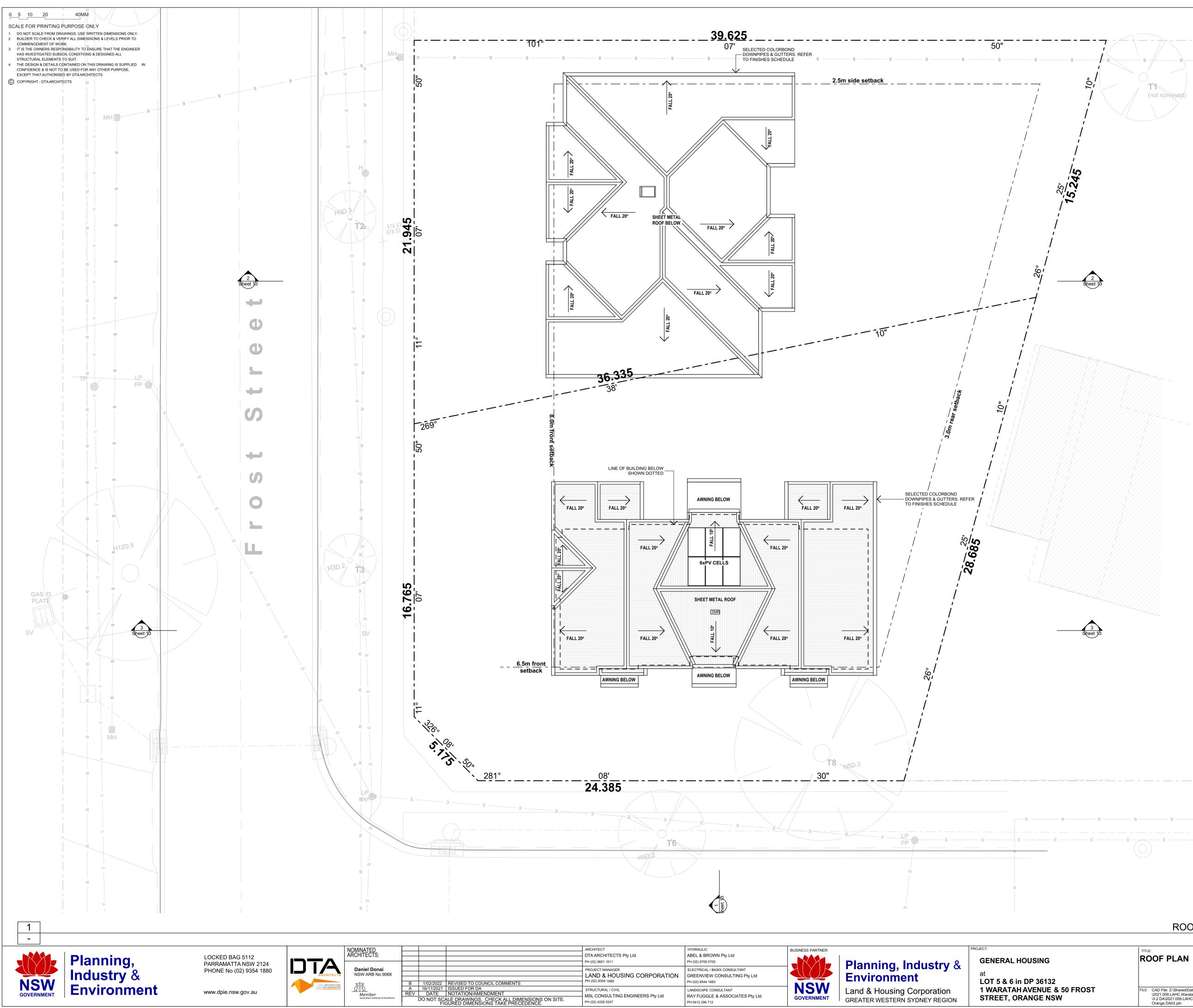
|                | ARCHITECT<br>DTA ARCHITECTS Pty Ltd                                |  |  |
|----------------|--|--|--|
|                | PH (02) 9601 1011  |  |  |
|                | PROJECT MANAGER<br>LAND & HOUSING CORPORATION<br>PH (02) 9354 1880 |  |  |
| SIONS ON SITE. | STRUCTURAL / CIVIL<br>MSL CONSULTING ENGINEERS Pty Ltd             |  |  |



|                | LEGEND   |
|----------------|--|
| AB             | ARMCO BARRIER  |
| ABH<br>ANG     | ARMCO BARRIER WITH HANDRAIL<br>CONTINUOUS 100 x 100 x 6 GALVANISED STEEL           |
| /              | PROTECTIVE ANGLE TO WALL LINE, REFER TO DETAILS                                    |
| ANG-1          | CONTINUOUS 100 x 100 x 6 GALVANISED STEEL<br>PROTECTIVE ANGLE FIXED TO FLOOR EXACT |
|                | POSITION TO BE DETERMINED ON SITE  |
| В              | STEEL PROTECTIVE BOLLARDS REFER TO DETAILS   |
| B-1<br>B-2     | VANITY BASIN<br>WALL HUNG BASIN - DISABLE COMPLIANT                                |
| B-3            | WALL HUNG BASIN  |
| BC             | BATTERY CHARGE   |
| BF<br>BFC      | BACK FLASHING<br>BROOM FINISHED CONCRETE   |
| BS             | BATTEN PRIVACY SCREEN  |
| C<br>CAP       | CARPET AS SPECIFIED<br>CEILING ACCESS PANEL  |
| CF             | 1.8M HIGH COLORBOND FENCE  |
| CL             | CLOTHES LINE   |
| CH<br>CR       | CLOTHES HOOK<br>CEMENT RENDERED FINISH   |
| CS             | CLEANERS SHELF   |
| CT<br>C/W      | CERAMIC TILES<br>COMPLETE WITH   |
| DB             | ELECTRICAL DISTRIBUTION BOARD  |
| DP             | DOWNPIPE - COLORBOND.  |
| DPS<br>DT      | DOWNPIPE & SPREADER - COLORBOND.<br>DOOR THRESHOLD REFER TO DETAIL                 |
| DW             | DISHWASHER AS SPEC.  |
| EAC<br>EDB     | EXPOSED AGGREGATE CONCRETE<br>ELECT. DISTRIBUTION BOARD,                           |
| EDB            | REFER TO ELECT. DOCUMENTS  |
| EF             | EXHAUST FAN  |
| EG<br>EW       | EAVES GUTTER<br>EYE WASH   |
| F              | FRIDGE AS SPEC.  |
| FG             | FIXED GLASS  |
| FHR            | FIRE HOSE REEL REFER TO HYDRAULUC<br>ENGINEERS DETAILS                             |
| FIP            | FIR INDICATOR PANEL (LOCATED MAIN ENTRY)   |
| FM<br>FW       | RECESSED FLOOR MAT<br>FLOOR WASTE  |
| GD             | GRATED DRAIN   |
| GPO-S<br>GPO-D | SINGLE GENERAL PURPOSE OUTLET<br>DOUBLE GENERAL PURPOSE OUTLET                     |
| GPO-D<br>GPB   | GOAL POST BOLLARDS   |
| GR             | GRAB RAIL  |
| HD<br>HTH      | HAND DRYER<br>HEATED THRESHOLD   |
| HWU            | HOT WATER UNIT   |
| HYD            | HYDRANT REFER TO HYDRAULUC<br>ENGINEERS DETAILS                                    |
| LC             | LAMINATED BENCH TOP & CUPBOARDS  |
| LK             | LOCKERS  |
| M1<br>MF-1     | MIRROR<br>1M HIGH METAL FENCE  |
| MSB            | ELECTRICAL MAIN SWITCH BOARD   |
| MW<br>NS-CT    | MICROWAVE OVEN AS SPEC.<br>NON-SLIP CERAMIC TILE                                   |
| OF             | OVERFLOW   |
| PB             |  |
| PTD<br>RH      | PAPER TOWEL DISPENSER<br>RANGE HOOD  |
| RM             | RECESSED ENTRY MAT   |
| SCR<br>SC      | SHOWER CURTAIN RAIL<br>COLUMN TO STRUCTURAL  |
| 30             | ENGINEERS DETAILS  |
| SD             | SOAP DISPENSER   |
| SF<br>SH       | 1.8M HIGH SLAT SCREEN FENCE<br>WALL SHELF  |
| SK             | SEWER STACK REFER TO HYDRAULIC   |
| SK-1           | ENGINEERS DETAILS<br>STAINLESS STEEL SINK  |
| SK-2           | CLEANER SINK   |
| SMP            | BOX GUTTER SUMP & OVERFLOW   |
| STF<br>SRZ     | STEEL TROWEL FINISHED CONCRETE<br>STRUCTURAL ROOT ZONE                             |
| TPZ            | TREE PROTECTION ZONE   |
| TGSI<br>TH     | TACTILE INDICATOR<br>THRESHOLD RAMP  |
| ТІМ            | TIMBER FLOORING  |
| TP<br>TPH      | TOILET PARTITIONS<br>TOILET PAPER HOLDER   |
| TPH<br>TRS     | TRANSLUCENT ROOF SHEETING  |
| TS-1           | TAP SET - WASHROOMS  |
| TS-2<br>TS-3   | TAP SET - DISABLE COMPLIANT<br>TAP SET - KITCHEN                                   |
| TS -4          | TAP SET - CLEANERS   |
| US<br>V        | MOP & BROOM SHELF<br>VINYL   |
| V<br>VP        | VINTE<br>VENT PIPE   |
|                | REFER TO HYDRAULIC DOCUMENTS   |
| VTY<br>WB      | VANITY UNIT<br>WORK BENCH  |
| WC-1           | TOILET PAN / SUITE   |
| WC-2<br>WC-3   | TOILET PAN / SUIT DISABLE COMPLIANT<br>TOILET PAN / SUITE AMBULANT                 |
| WG             | WHEEL GUIDE  |
| WT             | WASH TROUGH<br>WALL HUNG URINAL  |
| WU-1<br>WS     | WALL HUNG URINAL<br>WHEEL STOP   |
| XP             | EPOXY FLOORING   |
|                |  |

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|------------------------|--------------|
| Assessor Dean Gorman   | 1645         |
| Address                |              |
| 1 Waratah 50 Frost St, |              |
| Orange, NSW, 2800      |              |
|                        | 03284        |
|                        | hstar.com.au |

| FIRST FLOOR PLAN |  | STATUS: DEVELOPMENT ASSESSMENT |            |               |          |            |
|------------------|--|--------------------------------|------------|---------------|----------|------------|
|                  |  | DATE:                          | SCALE:     | PROJ:         | JOB:     |            |
|                  |  |                                | 24/02/2022 | As shown @ A1 | BGXUP    | 2021.009   |
|                  |  |                                | STAGE:     | DRAWN:        | CHECKED: | CERTIFIER: |
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|                | ARCHITECT<br>DTA ARCHITECTS Pty Ltd<br>PH (02) 9601 1011                    | HYDRA<br>ABEL<br>PH (02)  |
|----------------|---|---------------------------|
|                | PROJECT MANAGER<br>LAND & HOUSING CORPORATION<br>PH (02) 9354 1880          | ELECT<br>GREE<br>PH (02)  |
| SIONS ON SITE. | STRUCTURAL / CIVIL<br>MSL CONSULTING ENGINEERS Pty Ltd<br>PH (02) 4226 5247 | LANDS<br>RAY F<br>PH 0412 |



# LEGEND

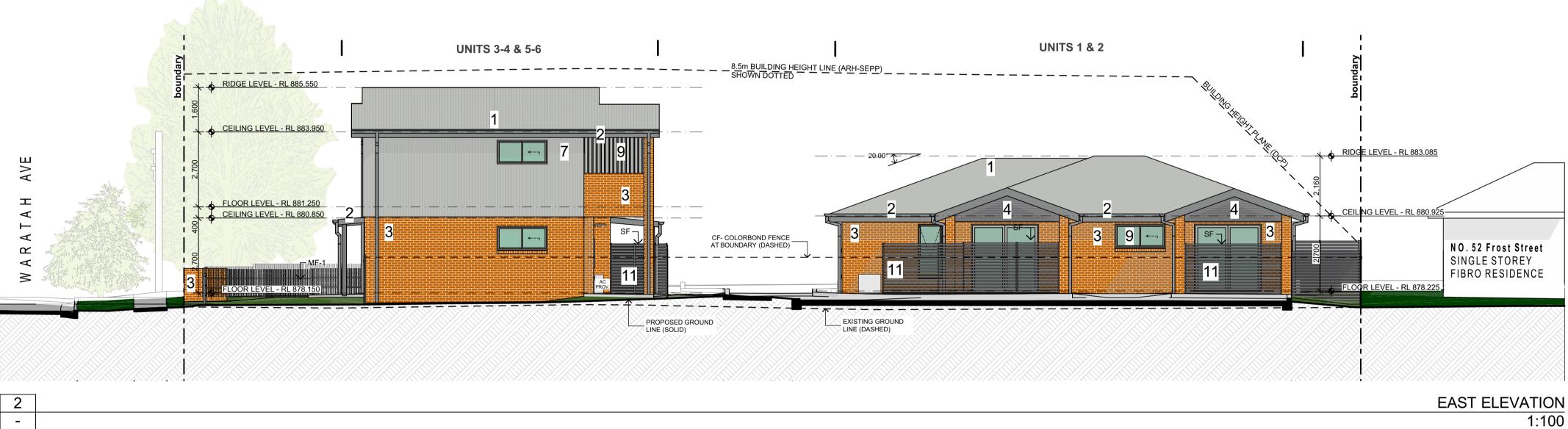
|               | LLOLIND  |
|---------------|--|
| AB            | ARMCO BARRIER  |
| ABH<br>ANG    | ARMCO BARRIER WITH HANDRAIL<br>CONTINUOUS 100 x 100 x 6 GALVANISED STEEL           |
|               | PROTECTIVE ANGLE TO WALL LINE, REFER TO DETA                                       |
| ANG-1         | CONTINUOUS 100 x 100 x 6 GALVANISED STEEL<br>PROTECTIVE ANGLE FIXED TO FLOOR EXACT |
|               | POSITION TO BE DETERMINED ON SITE  |
| В             | STEEL PROTECTIVE BOLLARDS REFER TO DETAILS   |
| В-1<br>В-2    | VANITY BASIN<br>WALL HUNG BASIN - DISABLE COMPLIANT                                |
| B-3           | WALL HUNG BASIN  |
| BC            | BATTERY CHARGE   |
| BF<br>BFC     | BACK FLASHING<br>BROOM FINISHED CONCRETE   |
| BS            | BATTEN PRIVACY SCREEN  |
| C<br>CAP      | CARPET AS SPECIFIED<br>CEILING ACCESS PANEL  |
| CAP           | 1.8M HIGH COLORBOND FENCE  |
| CL            | CLOTHES LINE   |
| CH<br>CR      | CLOTHES HOOK<br>CEMENT RENDERED FINISH   |
| CS            | CLEANERS SHELF   |
| CT            | CERAMIC TILES  |
| C/W<br>DB     | COMPLETE WITH<br>ELECTRICAL DISTRIBUTION BOARD                                     |
| DP            | DOWNPIPE - COLORBOND.  |
| DPS<br>DT     | DOWNPIPE & SPREADER - COLORBOND.<br>DOOR THRESHOLD REFER TO DETAIL                 |
| DW            | DISHWASHER AS SPEC.  |
| EAC           | EXPOSED AGGREGATE CONCRETE   |
| EDB           | ELECT. DISTRIBUTION BOARD,<br>REFER TO ELECT. DOCUMENTS                            |
| EF            | EXHAUST FAN  |
| EG            | EAVES GUTTER   |
| EW<br>F       | EYE WASH<br>FRIDGE AS SPEC.  |
| FG            | FIXED GLASS  |
| FHR           | FIRE HOSE REEL REFER TO HYDRAULUC<br>ENGINEERS DETAILS                             |
| FIP           | FIR INDICATOR PANEL (LOCATED MAIN ENTRY)   |
| FM            | RECESSED FLOOR MAT   |
| FW<br>GD      | FLOOR WASTE<br>GRATED DRAIN  |
| GPO-S         | SINGLE GENERAL PURPOSE OUTLET  |
| GPO-D         | DOUBLE GENERAL PURPOSE OUTLET<br>GOAL POST BOLLARDS                                |
| GPB<br>GR     | GOAL POST BOLLARDS<br>GRAB RAIL  |
| HD            | HAND DRYER   |
| HTH<br>HWU    | HEATED THRESHOLD<br>HOT WATER UNIT   |
| HYD           | HYDRANT REFER TO HYDRAULUC   |
|               | ENGINEERS DETAILS  |
| LC<br>LK      | LAMINATED BENCH TOP & CUPBOARDS<br>LOCKERS   |
| M1            | MIRROR   |
| MF-1<br>MSB   | 1M HIGH METAL FENCE<br>ELECTRICAL MAIN SWITCH BOARD                                |
| MW            | MICROWAVE OVEN AS SPEC.  |
| NS-CT         | NON-SLIP CERAMIC TILE  |
| OF<br>PB      | OVERFLOW<br>PLASTERBOARD LINING  |
| PTD           | PAPER TOWEL DISPENSER  |
| RH<br>RM      | RANGE HOOD<br>RECESSED ENTRY MAT   |
| SCR           | SHOWER CURTAIN RAIL  |
| SC            | COLUMN TO STRUCTURAL   |
| SD            | ENGINEERS DETAILS<br>SOAP DISPENSER  |
| SF            | 1.8M HIGH SLAT SCREEN FENCE  |
| SH<br>SK      | WALL SHELF<br>SEWER STACK REFER TO HYDRAULIC                                       |
| SK            | ENGINEERS DETAILS  |
| SK-1          | STAINLESS STEEL SINK   |
| SK-2<br>SMP   | CLEANER SINK<br>BOX GUTTER SUMP & OVERFLOW   |
| STF           | STEEL TROWEL FINISHED CONCRETE   |
| SRZ<br>TPZ    | STRUCTURAL ROOT ZONE<br>TREE PROTECTION ZONE                                       |
| TGSI          | TACTILE INDICATOR  |
| TH            | THRESHOLD RAMP   |
| TIM<br>TP     | TIMBER FLOORING<br>TOILET PARTITIONS   |
| TPH           | TOILET PAPER HOLDER  |
| TRS<br>TS-1   | TRANSLUCENT ROOF SHEETING<br>TAP SET - WASHROOMS                                   |
| TS-2          | TAP SET - DISABLE COMPLIANT  |
| TS-3<br>TS -4 | TAP SET - KITCHEN  |
| US            | TAP SET - CLEANERS<br>MOP & BROOM SHELF  |
| V             | VINYL  |
| VP            | VENT PIPE<br>REFER TO HYDRAULIC DOCUMENTS  |
| VTY           | VANITY UNIT  |
| WB            |  |
| WC-1<br>WC-2  | TOILET PAN / SUITE<br>TOILET PAN / SUIT DISABLE COMPLIANT                          |
| WC-3          | TOILET PAN / SUITE AMBULANT  |
| WG<br>WT      | WHEEL GUIDE<br>WASH TROUGH   |
| WU-1          | WALL HUNG URINAL   |
| WS            | WHEEL STOP   |
| XP            | EPOXY FLOORING   |
|               |  |

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| ROOF PLAN<br>1:100   |                                |                           |                               |                         |                              |
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| ROOF PLAN  |                                | DATE:                     | SCALE:                        | PROJ:                   |                              |
|  |                                | 24/02/2022<br>STAGE:<br>C | As shown @ A1<br>DRAWN:<br>SD | BGXUP<br>CHECKED:<br>DD | 2021.009<br>CERTIFIER:<br>DD |
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THINK ARCHITECTURE THINK COLLABORATION THINK DTA ARCHITECTS

Daniel Donai NSW ARB No.9068 TURE N Member Australian Institute of Architects

NOMINATED ARCHITECTS:

B 1/0 A 16/1 REV D/ DO NO

1:100

1:100

|         |   | ARCHITECT<br>DTA ARCHITECTS Pty Ltd<br>PH (02) 9601 1011                    | HYDRAULIC<br>ABEL & BROWN Pty Ltd<br>PH (02) 9709 5705                             | BUSINESS PARTNER:        | Planning, Industry &  |
|---------|---|---|--|--------------------------|---|
| 02/2022 | REVISED TO COUNCIL COMMENTS   | PROJECT MANAGER<br>LAND & HOUSING CORPORATION<br>PH (02) 9354 1880          | ELECTRICAL / BASIX CONSULTANT<br>GREENVIEW CONSULTING Pty Ltd<br>PH (02) 8544 1683 |                          | Environment   |
| DATE    | ISSUED FOR DA<br>NOTATION/AMENDMENT<br>ALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.<br>GURED DIMENSIONS TAKE PRECEDENCE. | STRUCTURAL / CIVIL<br>MSL CONSULTING ENGINEERS Pty Ltd<br>PH (02) 4226 5247 | LANDSCAPE CONSULTANT<br>RAY FUGGLE & ASSOCIATES Pty Ltd<br>PH 0412 294 712         | <b>NSW</b><br>government | Land & Housing Corporation<br>GREATER WESTERN SYDNEY REGION |

# **GENERAL HOUSING**

at

LOT 5 & 6 in DP 36132 1 WARATAH AVENUE & 50 FROST STREET, ORANGE NSW

| EXTERNAL | FINISHES SCHEDULE  |
|----------|--|
| 1        | ROOF SHEET (SMR) - Sheet Metal Roof<br>Profile: Custom Orb - Colorbond Shale Grey                                      |
| 2        | GUTTER / DOWNPIPES / BARGE BOARD / FASCIA<br>Colorbond, Colorbond Windspray  |
| 3        | EXTERNAL WALL -<br>(FBK1) - Face Brick Type 1<br>PGH: Range - Classic Collections Foundations,<br>Name - Pilbara       |
| 4        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Windspray<br>Horizontal Orientation                           |
| 5        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Shale Grey<br>Horizontal Orientation                          |
| 6        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Windspray<br>Vertical Orientation                             |
| 7        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Shale Grey<br>Vertical Orientation                            |
| 8        | SOFFIT LINING<br>Colour - Dulux Vivd White   |
| 9        | WINDOW & DOOR FRAMES / BALCONY PRIVACY<br>SCREEN BATTENS / BALCONY BALUSTRADE FRAME<br>Powdercoat - Shale Grey         |
| 10       | CONCRETE SLAB EDGE<br>Colour - Dulux Shale Grey  |
| 11       | SLAT SCREEN COURTYARD FENCE (SF) / FRONT METAL<br>FENCE (MF1) / COLORBOND FENCE (CF).<br>Aluminium Powdercoat - Basalt |



0006735290 01 Mar 2022 Assessor Dean Gorman Accreditation No. DMN/13/1645 Address 1 Waratah 50 Frost St , Orange , NSW , 2800 

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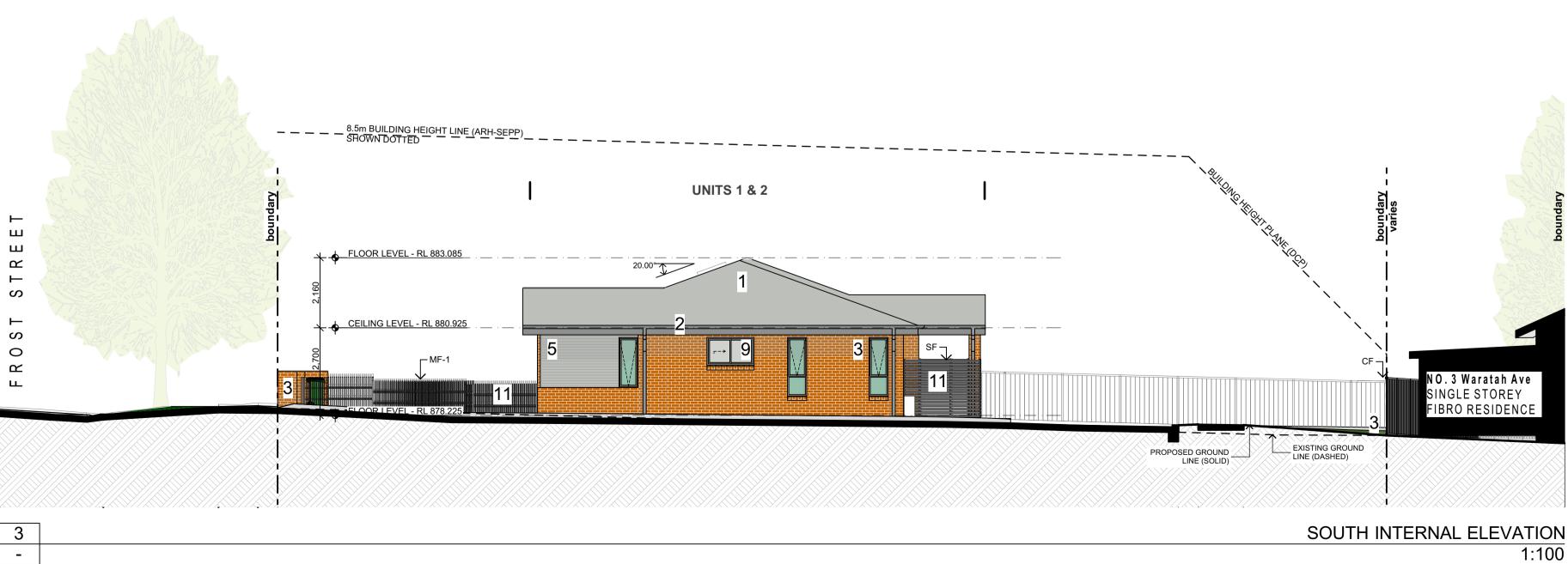
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|   | LELVATIONS   |                                | SCALE:<br>As shown @ A1 | BGXUP                 | <sup>ЈОВ:</sup><br>2021.009 |         |
|   |  |                                | STAGE:<br>C             | drawn:<br>SD          | CHECKED:                    |         |
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NOMINATED ARCHITECTS: THINK ARCHITECTURE THINK COLLABORATION THINK DTA ARCHITECTS

Daniel Donai NSW ARB No.9068 Member Australian Institute of Architects

 B
 1/02/2022
 REVISED TO COUNCIL COMMENTS

 A
 16/11/2021
 ISSUED FOR DA

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 DATE
 NOTATION/AMENDMENT

 DO NOT SCALE DRAWINGS.
 CHECK ALL DIMENSIONS TAKE PRECEDEN

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|                | ARCHITECT<br>DTA ARCHITECTS Pty Ltd   | HYDRAULIC<br>ABEL & BRC<br>PH (02) 9709 57   |
|----------------|---|--|
|                | PH (02) 9601 1011   | . ,  |
|                | PROJECT MANAGER<br>LAND & HOUSING CORPORATION<br>PH (02) 9354 1880          | ELECTRICAL /<br>GREENVIEV<br>PH (02) 8544 16 |
| SIONS ON SITE. | STRUCTURAL / CIVIL<br>MSL CONSULTING ENGINEERS Pty Ltd<br>PH (02) 4226 5247 | LANDSCAPE C<br>RAY FUGGL<br>PH 0412 294 71   |

ROWN Pty Ltd 5705 / BASIX CONSULTANT IEW CONSULTING Pty Ltd 1683 E CONSULTANT GLE & ASSOCIATES Pty Ltd



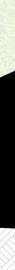
Planning, Industry & Environment Land & Housing Corporation GREATER WESTERN SYDNEY REGION

**GENERAL HOUSING** 

at LOT 5 & 6 in DP 36132 1 WARATAH AVENUE & 50 FROST STREET, ORANGE NSW

| EXTERNAL | FINISHES SCHEDULE  |
|----------|--|
| 1        | ROOF SHEET (SMR) - Sheet Metal Roof<br>Profile: Custom Orb - Colorbond Shale Grey                                      |
| 2        | GUTTER / DOWNPIPES / BARGE BOARD / FASCIA<br>Colorbond, Colorbond Windspray  |
| 3        | EXTERNAL WALL -<br>(FBK1) - Face Brick Type 1<br>PGH: Range - Classic Collections Foundations,<br>Name - Pilbara       |
| 4        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Windspray<br>Horizontal Orientation                           |
| 5        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Shale Grey<br>Horizontal Orientation                          |
| 6        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Windspray<br>Vertical Orientation                             |
| 7        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Shale Grey<br>Vertical Orientation                            |
| 8        | SOFFIT LINING<br>Colour - Dulux Vivd White   |
| 9        | WINDOW & DOOR FRAMES / BALCONY PRIVACY<br>SCREEN BATTENS / BALCONY BALUSTRADE FRAME<br>Powdercoat - Shale Grey         |
| 10       | CONCRETE SLAB EDGE<br>Colour - Dulux Shale Grey  |
| 11       | SLAT SCREEN COURTYARD FENCE (SF) / FRONT METAL<br>FENCE (MF1) / COLORBOND FENCE (CF).<br>Aluminium Powdercoat - Basalt |
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Land & Housing Corporation GREATER WESTERN SYDNEY REGION

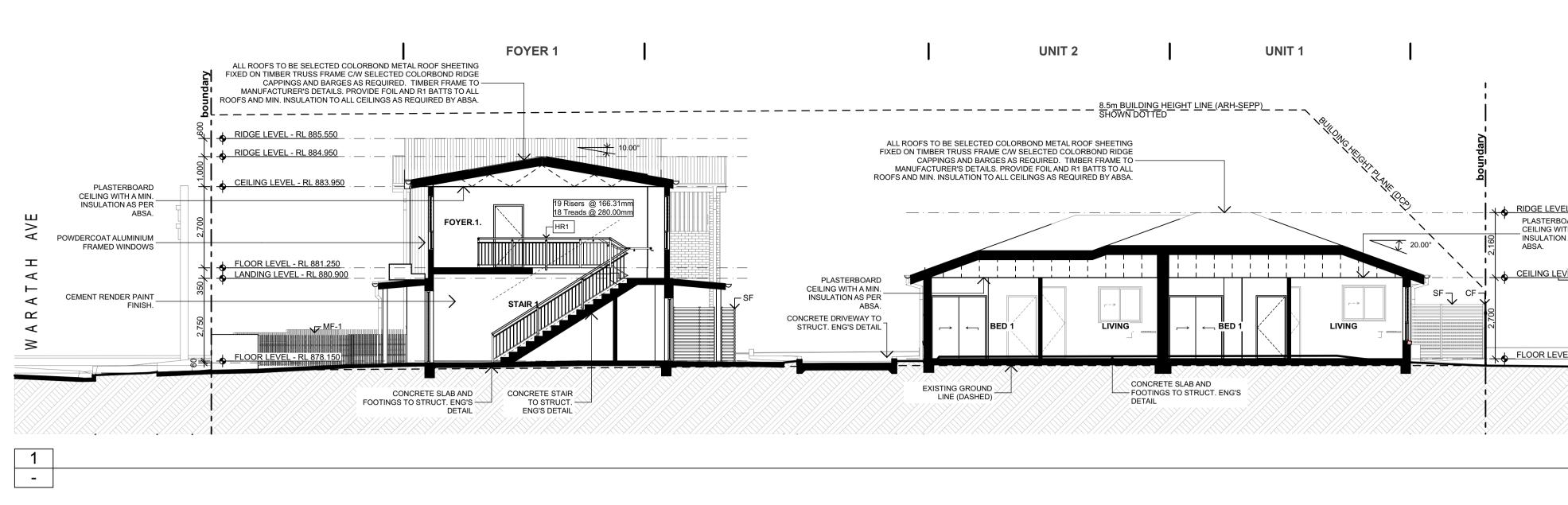
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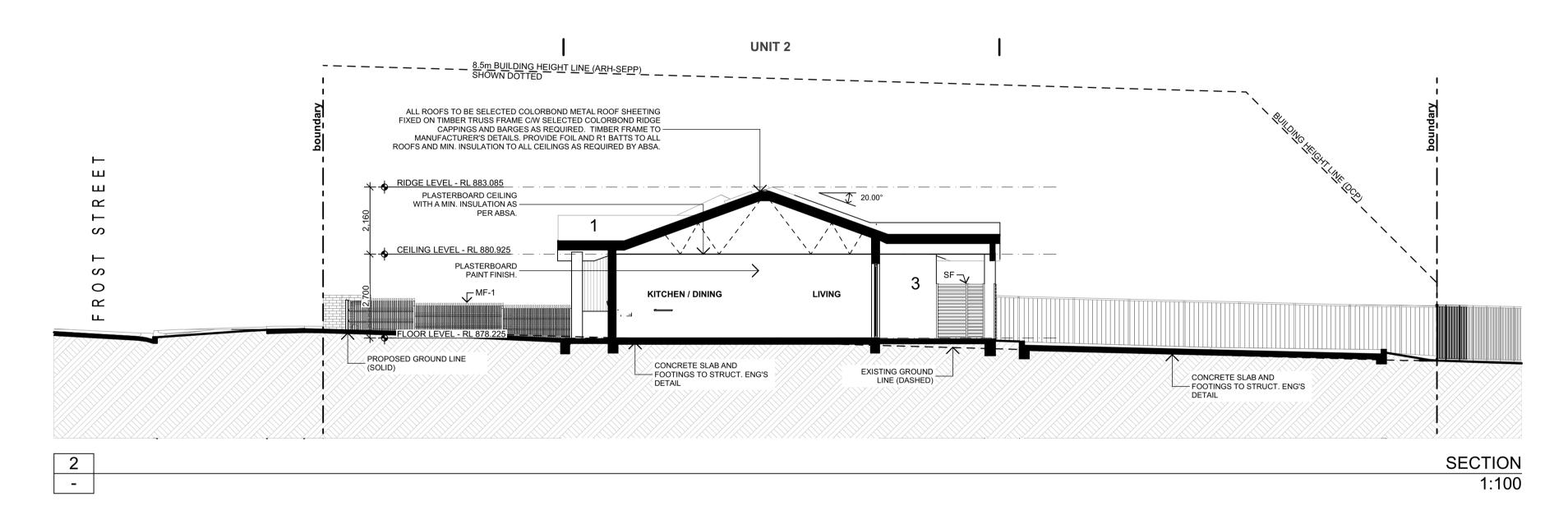
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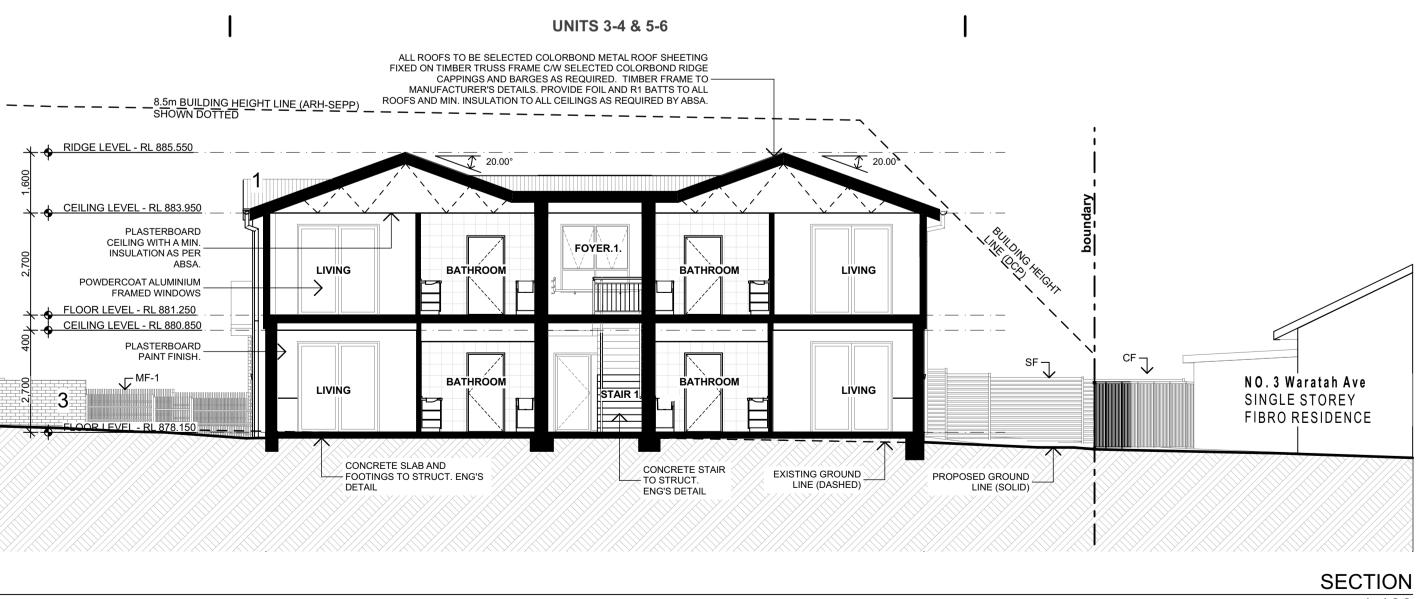
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|                 | PROJECT MANAGER<br>LAND & HOUSING CORPORATION<br>PH (02) 9354 1880          | ELECTRICAL /<br>GREENVIEW<br>PH (02) 8544 16 |
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# **GENERAL HOUSING**

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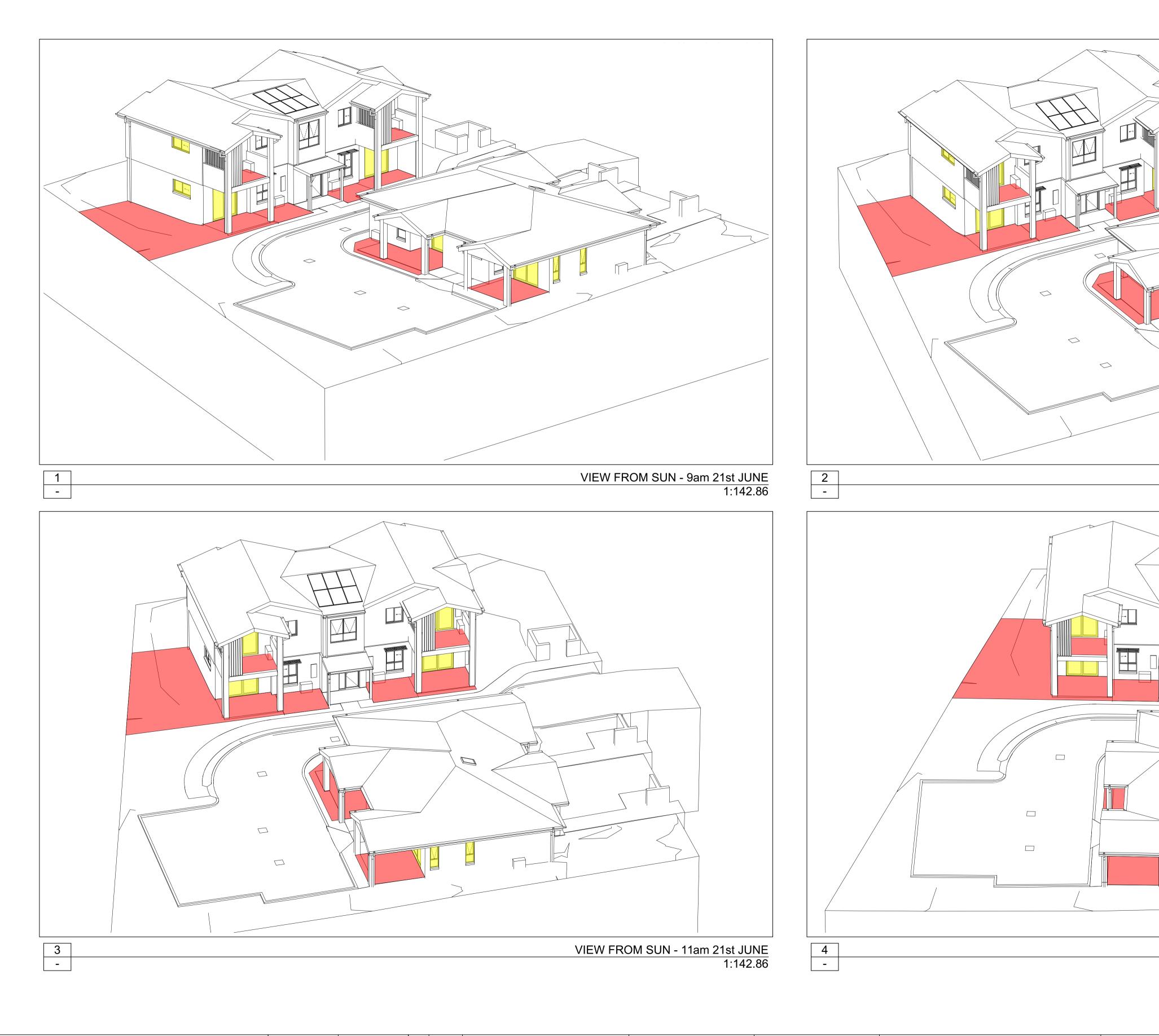
|  | EXTERNAL | FINISHES SCHEDULE  |
|--|----------|--|
|  | 1        | ROOF SHEET (SMR) - Sheet Metal Roof<br>Profile: Custom Orb - Colorbond Shale Grey                                      |
|  | 2        | GUTTER / DOWNPIPES / BARGE BOARD / FASCIA<br>Colorbond, Colorbond Windspray  |
| L 883.085<br>MIN.<br>PER<br>RL 880.925               | 3        | EXTERNAL WALL -<br>(FBK1) - Face Brick Type 1<br>PGH: Range - Classic Collections Foundations,<br>Name - Pilbara       |
| 0. 52 Frost Street<br>INGLE STOREY<br>IBRO RESIDENCE | 4        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Windspray<br>Horizontal Orientation                           |
| RL 878.225   | 5        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Shale Grey<br>Horizontal Orientation                          |
| SECTION  | 6        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Windspray<br>Vertical Orientation                             |
| 1:100  | 7        | WALL CLADDING (MC1) - Metal Wall Cladding<br>Custom Orb, Shale Grey<br>Vertical Orientation                            |
|  | 8        | SOFFIT LINING<br>Colour - Dulux Vivd White   |
|  | 9        | WINDOW & DOOR FRAMES / BALCONY PRIVACY<br>SCREEN BATTENS / BALCONY BALUSTRADE FRAME<br>Powdercoat - Shale Grey         |
|  | 10       | CONCRETE SLAB EDGE<br>Colour - Dulux Shale Grey  |
|  | 11       | SLAT SCREEN COURTYARD FENCE (SF) / FRONT METAL<br>FENCE (MF1) / COLORBOND FENCE (CF).<br>Aluminium Powdercoat - Basalt |



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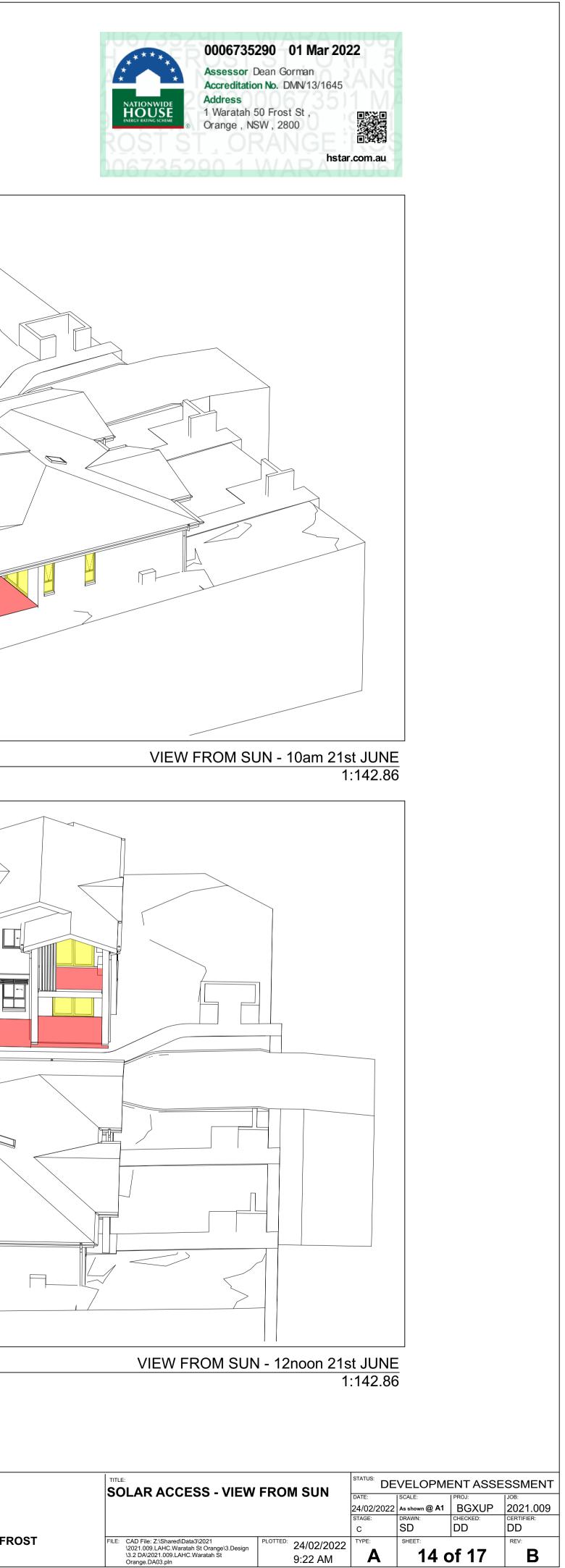
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|-------------------------|---|--|----------------------|
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# **GENERAL HOUSING**

at LOT 5 & 6 in DP 36132 1 WARATAH AVENUE & 50 FROST STREET, ORANGE NSW



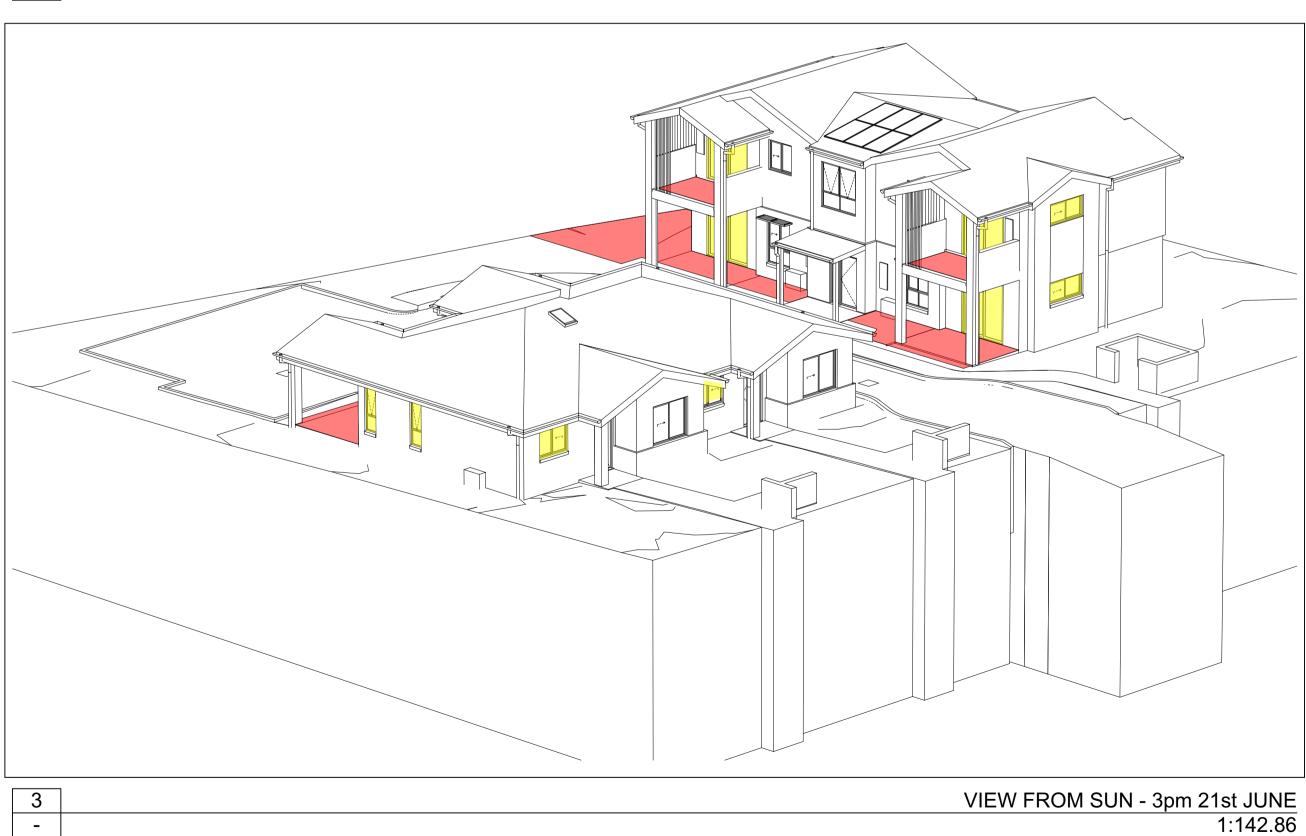
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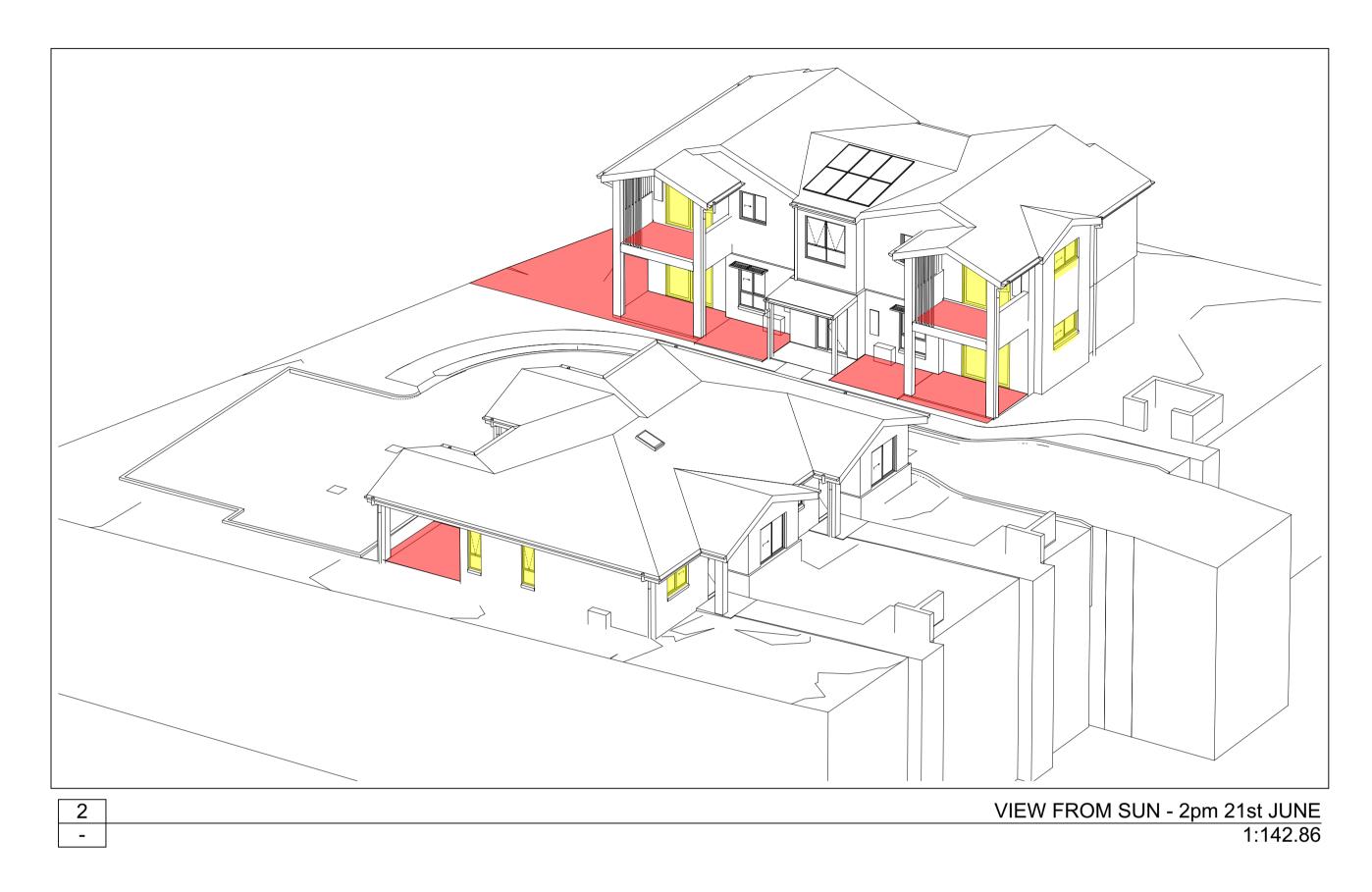
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| Solar Access to Living Rooms |        |         |         |        |       |       |       |  |
|------------------------------|--------|---------|---------|--------|-------|-------|-------|--|
|                              | 9-10am | 10-11am | 11-12pm | 12-1pm | 1-2pm | 2-3pm | Hours |  |
| Unit 1                       |        |         |         |        |       |       | 6     |  |
| Unit 2                       |        |         |         |        |       |       | 1.5   |  |
| Unit 3                       |        |         |         |        |       |       | 6     |  |
| Unit 4                       |        |         |         |        |       |       | 6     |  |
| Unit 5                       |        |         |         |        |       |       | 5     |  |
| Unit 6                       |        |         |         |        |       |       | 5     |  |

| Solar Access to Private Open Space |        |         |         |        |       |       |       |  |
|------------------------------------|--------|---------|---------|--------|-------|-------|-------|--|
|                                    | 9-10am | 10-11am | 11-12pm | 12-1pm | 1-2pm | 2-3pm | Hours |  |
| Unit 1                             |        |         |         |        |       |       | 6     |  |
| Unit 2                             |        |         |         |        |       |       | 2.5   |  |
| Unit 3                             |        |         |         |        |       |       | 6     |  |
| Unit 4                             |        |         |         |        |       |       | 6     |  |
| Unit 5                             |        |         |         |        |       |       | 6     |  |
| Unit 6                             |        |         |         |        |       |       | 6     |  |

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|                           | ARCHITECT   | HYDRAULIC  | BUSINESS PARTNER:                           |                               | PROJECT: |
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|                           | PROJECT MANAGER                                       | ELECTRICAL / BASIX CONSULTANT                      | $\mathcal{H}$ $(\mathcal{Y})$ $\mathcal{H}$ | r lanning, muusuy a           |          |
|                           | LAND & HOUSING CORPORATION                            | GREENVIEW CONSULTING Pty Ltd                       |   | Environment                   | at       |
|                           | PH (02) 9354 1880                                     | PH (02) 8544 1683                                  |   |                               | LO       |
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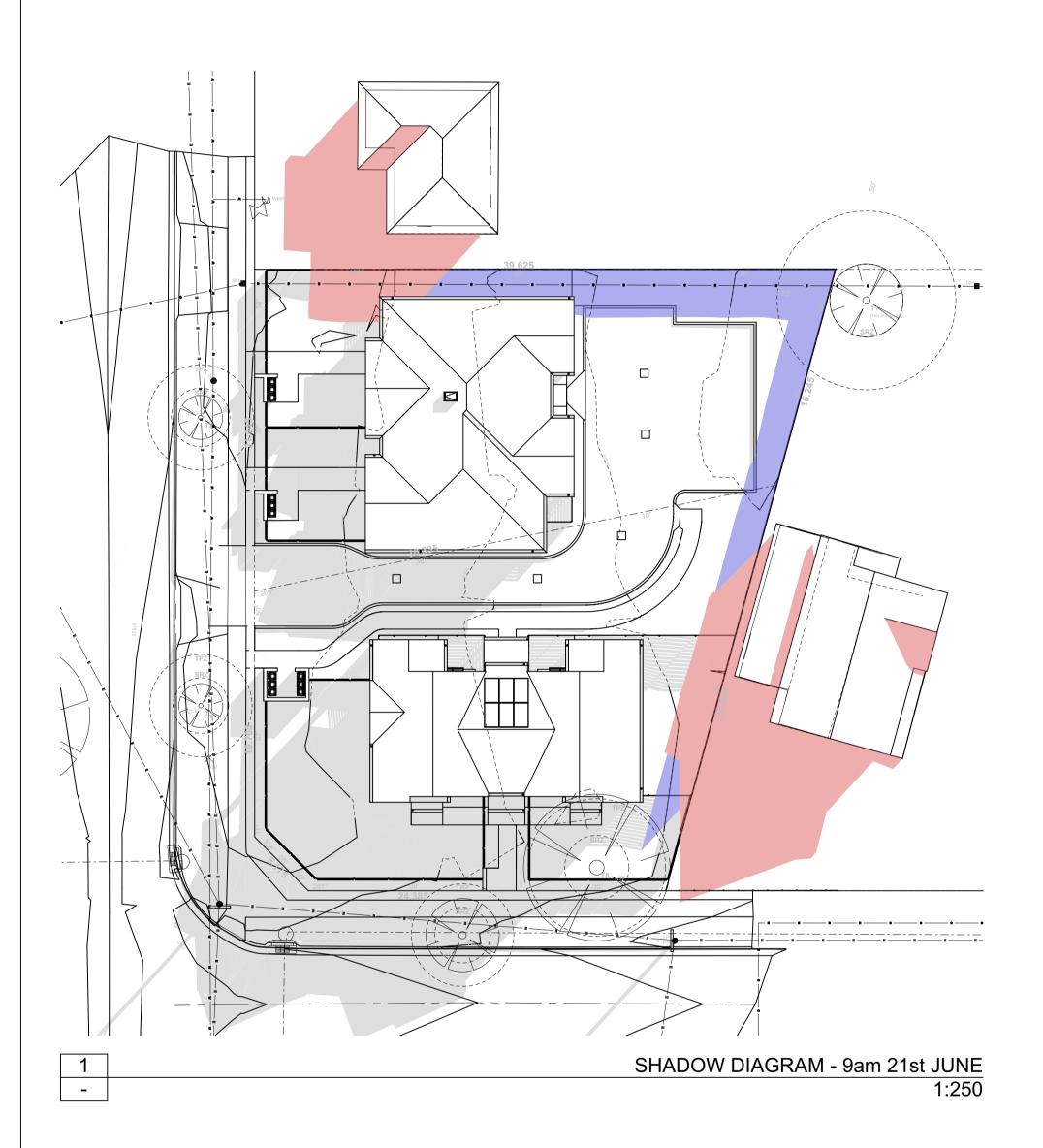
GENERAL HOUSING



|    | SOLAR ACCESS - VIEW  |                                | STATUS: DEVELOPMENT ASSESSMENT |                         |                |                             |
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|    |  |                                | DATE:<br>24/02/2022            | SCALE:<br>As shown @ A1 | PROJ:<br>BGXUP | <sup>јов:</sup><br>2021.009 |
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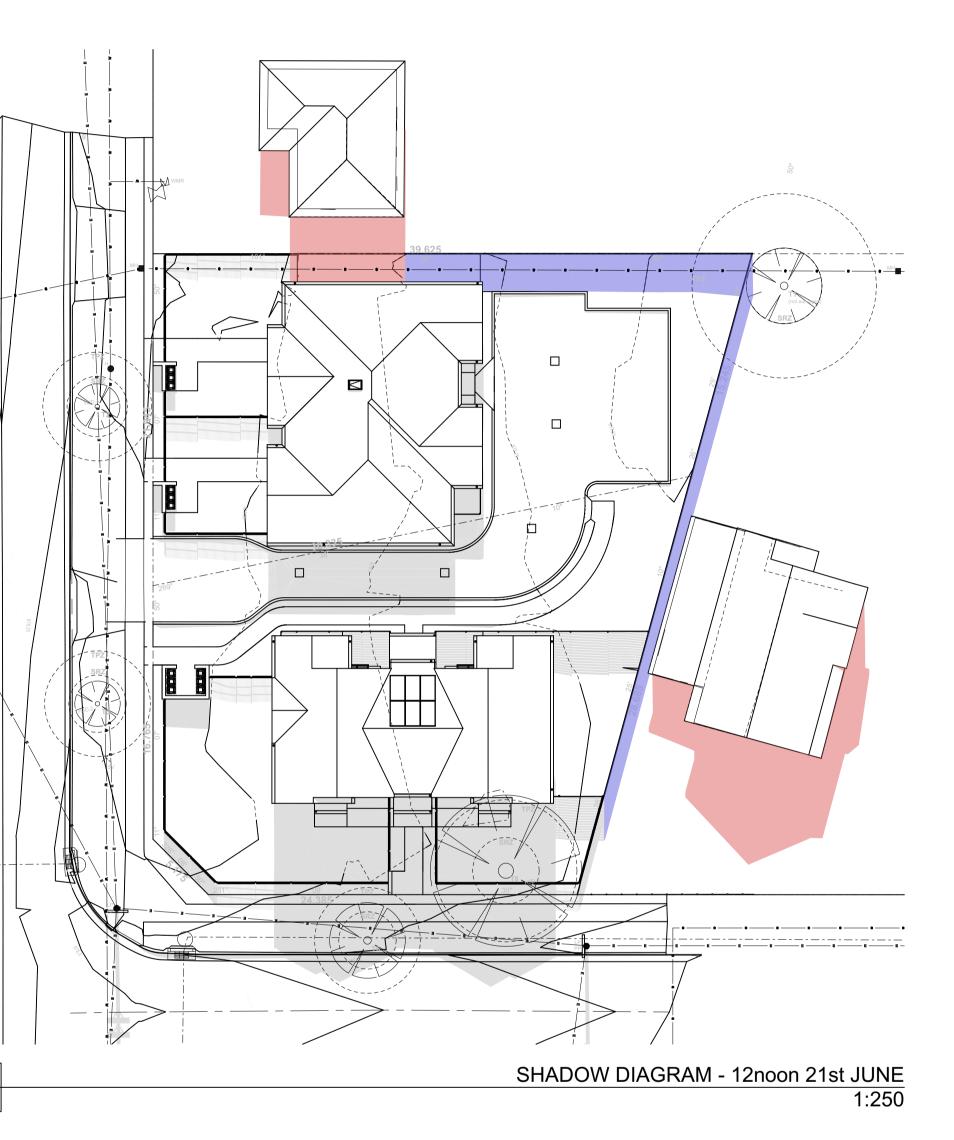
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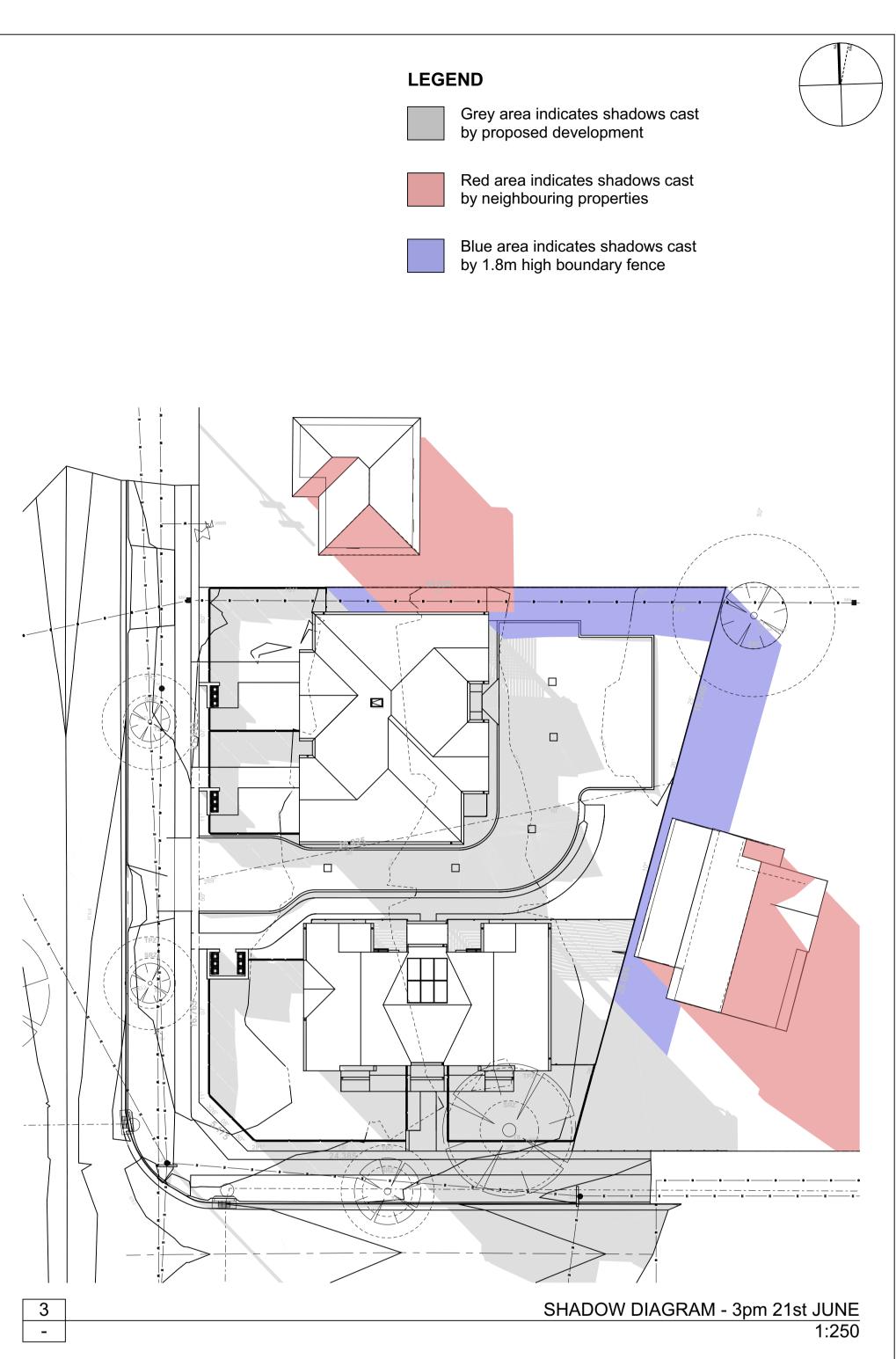
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**GENERAL HOUSING** 

PROJECT:



|   | TITLE:<br>SHADOW DIAGRAMS  |                                |             |                         |                |                             |
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|          | ARCHITECT<br>DTA ARCHITECTS Pty Ltd<br>PH (02) 9601 1011      |
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|          | PROJECT MANAGER<br>LAND & HOUSING CORPOR<br>PH (02) 9354 1880 |
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