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Addenbrooke Pty. Ltd.

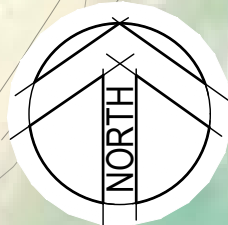
BLUEYS BEACH DEVELOPMENT

BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES

COVER PAGE
AUGUST 2022

FOR DA SUBMISSION

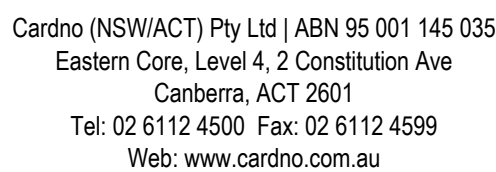




SCHEDULE OF DRAWINGS	
DRAWING No.	DESCRIPTION
50522033-C-1000	COVER PAGE
50522033-C-1001	LOCALITY PLAN AND DRAWING LIST
50522033-C-1002	GENERAL ARRANGEMENT KEY PLAN
50522033-C-1003	GENERAL NOTES AND LEGEND
50522033-C-1004	OVERALL GENERAL ARRANGEMENT PLAN
50522033-C-1005	GENERAL ARRANGEMENT PLAN SHEET 1 OF 3
50522033-C-1006	GENERAL ARRANGEMENT PLAN SHEET 2 OF 3
50522033-C-1007	GENERAL ARRANGEMENT PLAN SHEET 3 OF 3
50522033-C-1008	ISOPACH
50522033-C-1010	EXISTING ZONING PLAN
50522033-C-1011	BUSHFIRE ASSET PROTECTION PLAN
50522033-C-1012	ROAD HIERARCHY PLAN
50522033-C-1015	TYPICAL CROSS SECTIONS ROAD 01 AND RAOD 04 - SOUTH (ACCESS STREET) SHEET 1 OF 3
50522033-C-1016	TYPICAL CROSS SECTIONS ROAD 02 (ACCESS STREET) SHEET 2 OF 3
50522033-C-1017	TYPICAL CROSS SECTIONS ROAD 04 - NORTH (LOCAL ACCESS) SHEET 3 OF 3
50522033-C-1019	TYPICAL EARTHWORK SECTIONS
50522033-C-1020	ROAD LONG SECTIONS ROAD 01 SHEET 1 OF 2
50522033-C-1021	ROAD LONG SECTIONS ROAD 01 SHEET 2 OF 2
50522033-C-1022	ROAD LONG SECTIONS ROAD 02 AND ROAD 03
50522033-C-1023	ROAD LONG SECTIONS ROAD 04 SHEET 1 OF 2
50522033-C-1024	ROAD LONG SECTIONS ROAD 04 SHEET 2 OF 2
50522033-C-1025	WATER SENSITIVE URBAN DESIGN OUTCOME PLAN SHEET 1 OF 5
50522033-C-1026	WATER QUALITY PLAN SHEET 2 OF 5
50522033-C-1027	SPEL ECOCEPTOR - SERIES 8000 SHEET 3 OF 5
50522033-C-1028	SPEL ECOCEPTOR - SERIES 10000 SHEET 4 OF 5
50522033-C-1029	SPEL VORTCEPTOR SVO.1200 SHEET 5 OF 5
50522033-C-1030	ACTIVE TRAVEL PLAN
50522033-C-1045	CONCEPT STORMWATER MASTER PLAN
50522033-C-1050	CONCEPT SEWER MASTER PLAN
50522033-C-1055	CONCEPT WATER MASTER PLAN
50522033-C-1070	CONCEPT SERVICES PLAN
50522033-C-1075	EROSION MANAGEMENT CONTROL PLAN, NOTES AND LEGEND
50522033-C-1080	VEHICLE TURNING PATH SHEET 1 OF 3
50522033-C-1081	VEHICLE TURNING PATH SHEET 2 OF 3
50522033-C-1082	VEHICLE TURNING PATH SHEET 3 OF 3

C	24/06/2022	FOR DA SUBMISSION	TMML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TMML	GZ	JS
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AS/IM	09/05/2022
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JS	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	LOCALITY PLAN AND DRAWING LIST

<div> <div>Status</div> <div>FOR APPROVAL</div> <div>NOT TO BE USED FOR CONSTRUCTION PURPOSES</div> </div>			
Date	Datum	Scale	Size
09/05/2022	AHD	1:5000	A1
Drawing Number			Revision
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e 2	Client	Addenbrooke Pty. Ltd.
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Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
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2	Title
	GENERAL ARRANGEMENT KEY PLAN

Status	FOR APPROVAL
	NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Datum	Scale	Size
09/05/2022	AHD	1:3000	A1
Drawing Number			Revision
50522033-C-1002			C

1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT 2000, WHICH REQUIRES EMPLOYERS TO ENSURE THE HEALTH, SAFETY AND WELFARE OF EMPLOYEES.
2. THE CONTRACTOR SHALL AT ALL TIMES EXERCISE ALL NECESSARY PRECAUTIONS APPROPRIATE TO ENSURE THE SAFETY OF ALL PERSONS ON THE WORK SITE OR IN THE VICINITY OF THE WORK SITE.
3. SEDIMENT AND EROSION CONTROL MEASURES AS DETAILED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH LANDCOM'S SOILS AND CONSTRUCTION VOLUME 1, 4TH EDITION, MARCH 2004 AND MIDCOAST COUNCIL'S DEVELOPMENT DESIGN SPECIFICATION D7.
4. ALL CONSTRUCTION WORK IS TO BE CARRIED OUT SO THAT AT ANY TIME ADJOINING PROPERTY OWNERS ARE NOT DEPRIVED OF AN ALL-WEATHER ACCESS OR SUBJECTED TO ADDITIONAL STORM WATER RUN-OFF DURING THE PERIOD OF CONSTRUCTION.
5. TO LIMIT THE IMPACT OF THE CONSTRUCTION ON ADJOINING OWNERS, ALL WORKS SHALL BE RESTRICTED TO THE HOURS OF 7am-6pm MONDAY TO FRIDAY AND 8am-3pm SATURDAY. NO WORK SHALL TAKE PLACE ON SUNDAYS OR PUBLIC HOLIDAYS.
6. ALL WORK IS TO BE SET OUT BY A COMPETENT SURVEYOR APPROVED BY COUNCIL.
7. THE CONTRACTOR SHALL NOT DISTURB ANY SURVEY CONTROL MARKS. SHOULD ANY SURVEY CONTROL MARK BE DISTURBED OR OBLITERATED, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT IMMEDIATELY. THE CONTRACTOR SHALL HAVE THE MARKS REPLACED AT HIS EXPENSE.
8. ALL WORKS ARE TO BE CONDUCTED TO THE REQUIREMENTS OF THE SUBDIVISION MANAGER OR DELEGATE.
9. ALL GREEN WASTE IS TO BE MULCHED, STOCKPILED AND USED (WHERE POSSIBLE) ON SITE. ALL EXCESS MULCH IS TO BE REMOVED OFF SITE.
10. THE DEPTH OF PAVEMENT MATERIAL SHALL BE APPROVED BY COUNCIL WITH REFERENCE TO THE ACT GEOTECHNICAL ENGINEER'S PTY LTD PAVEMENT DESIGN REPORT. THE TYPE OF PAVEMENT MATERIAL IS TO BE APPROVED BY COUNCIL.
11. THE SURVEYOR IS TO BE NOTIFIED 1 WEEK PRIOR TO THE POURING OF KERB SO SSMs AND THEIR LOCATIONS CAN BE PROVIDED.
12. ALL DISTURBED AREAS INCLUDING BATTERS, TABLE DRAINS AND FOOTPATH AREAS ARE TO BE TOP SOILED, FERTILIZED AND SEED TO THE SATISFACTION OF COUNCIL'S SUBDIVISION MANAGER OR DELEGATE. THE TYPE OF SEED (NATIVE MIX) IS TO BE APPROVED BY THE SUPERINTENDENT.
13. IF ROCK IS ENCOUNTERED THE SUPERINTENDENT SHALL BE NOTIFIED IMMEDIATELY SO MEASUREMENTS OF VOLUMES CAN BE MADE. NO VARIATIONS FOR ROCK WILL BE CONSIDERED UNLESS THE SUPERINTENDENT HAS VERIFIED THE AMOUNTS PRIOR TO BACKFILLING.
14. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE MIDCOAST COUNCIL CONSTRUCTION SPEC. AND TO THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY.
15. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED PRIOR TO CONSTRUCTION WORK COMMENCING AND MAINTAINED DURING THE CONSTRUCTION PHASE. SEDIMENT AND EROSION CONTROL MEASURES ARE TO INCORPORATE THOSE AS DETAILED ON THE SEDIMENT AND EROSION CONTROL PLAN. MEASURES SHOULD ALSO INCORPORATE THOSE AS SET OUT IN COUNCIL'S STANDARDS DURING THE INSTALLATION OF UTILITY SERVICES.
16. THE CONTRACTOR IS TO GAIN APPROVAL UNDER SECTION 138 OF THE ROADS ACT 1993 PRIOR TO COMMENCING CONSTRUCTION WITHIN ALL ROAD RESERVES.
17. TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH AS 1742.3 ARE TO BE IN PLACE AND MAINTAINED AT ALL TIMES. TRAFFIC CONTROL PLAN IS TO BE SUBMITTED TO COUNCIL AND APPROVED PRIOR TO CONSTRUCTION WORK COMMENCING.
18. PRIOR TO COMMENCEMENT OF EXCAVATION THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SERVICES AND WILL BE RESPONSIBLE FOR ADJUSTMENT OF SERVICES AND REPAIR OF ANY DAMAGE TO COUNCIL'S INFRASTRUCTURE. SUCH REINSTATEMENT TO BE CARRIED OUT IMMEDIATELY TO THE SATISFACTION OF THE SUBDIVISION AND DEVELOPMENT MANAGER AND/OR MIDCOAST COUNCIL

1. ALL STORMWATER WORKS TO BE CARRIED OUT IN ACCORDANCE WITH MIDCOAST COUNCIL'S STORMWATER DRAINAGE DESIGN HANDBOOK AND SPECIFICATION D5.
2. PIPES ARE TO BE LAID TO DESIGN LEVELS AND GRADES IN 10mm AGGREGATE BED (MIN 75mm DEEP). BACKFILL PIPES 100mm OVER TOP OF BARREL WITH 10mm AGGREGATE AND TO FINISHED SURFACE LEVEL WITH SELECTED BACKFILL.
3. PITS MORE THAN 1.0m DEEP TO HAVE STEP IRONS.
4. SUBSOIL DRAINAGE LINES ARE TO BE LAID AT A MINIMUM GRADE OF 1%.
5. STORMWATER PIPES TO BE uPVC S88 MANUFACTURED TO AS1254, INSTALLED IN ACCORDANCE WITH AS2032.

1. ALL WATER MAIN WORKS TO BE CARRIED OUT IN ACCORDANCE WITH MIDCOAST COUNCIL'S WATER CONSTRUCTION STANDARDS. ALL POLYETHYLENE (PE) WATER MAINS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE WATER SERVICES ASSOCIATION OF AUSTRALIA POLY ETHYLENE PIPELINE CODE (WSA01-2001) AND AS/NZ 2566.2.
2. PE PIPE SHALL COMPLY WITH AS/NZ 4130.
3. FITTINGS USED ON PE PIPE SHALL COMPLY WITH AS/NZ 4129.
4. THE PE COMPOUND SHALL BE PE80B OR PE100 AND SHALL COMPLY WITH AS/NZ 4131.
5. PE MAY BE COLD BENT TO A MINIMUM RADIUS OF 33xOD. STAKES OR OTHER SOURCES OF POINT LOADS SHALL NOT BE USED TO ASSIST IN BENDING THE PIPE.
6. ALLOWANCE SHALL BE MADE DURING CONSTRUCTION FOR EXPANSION AND CONTRACTION OF PE PIPE DUE TO TEMPERATURE CHANGES.
7. PE PIPE SHALL BE BLACK PIPE WITH BLUE STRIPES.
8. NOMINATED DIAMETER IS O.D. U.N.O.

1. ALL SEWER WORKS TO BE CARRIED OUT IN ACCORDANCE WITH MIDCOAST COUNCIL'S SEWER CONSTRUCTION STANDARDS.
2. SEWER PIPE CLASS SN8, FLEXIBLE RUBBER RING (ELASTOMERIC) JOINTS, MANUFACTURED TO AS1260.
3. ALL MANHOLE COVERS CLASS D.

1. ALL SUBGRADE AND SUBBASE ARE TO BE COMPACTED TO A MINIMUM DENSITY OF 100% OF THE STANDARD MAXIMUM DRY DENSITY.
2. BASE COURSE MATERIALS ARE TO BE COMPACTED TO A MINIMUM DENSITY RATIO OF 98% OF THE MODIFIED MAXIMUM DRY DENSITY WITHIN -1.0% TO 3.0% OF STANDARD OPTIMAL MOISTURE CONTENT.
3. DESIGN SUBGRADE CBR VALUES AND ADOPTED TRAFFIC LOADING ARE NOTED WITH EACH INDIVIDUAL PAVEMENT TYPE. APPROPRIATE SUBGRADE TREATMENT SHOULD BE ASSESSED AFTER PRELIMINARY BOXING. A NON WOVEN GEOFABRIC LAYER SUCH AS BIDUM A34 SHOULD BE PLACED ON SUBGRADE TO ACT AS A SEPARATION LAYER WHERE WET AND DEFLECTING SUBGRADE CONDITIONS ARE ENCOUNTERED.
4. PAVEMENT SUBGRADE COMPACTION SHOULD MEET THE FOLLOWING MINIMUM SPECIFICATION WHICH IS AS FOLLOWS:

BASECOURSE	98% MOD
SUB-BASE	98% MOD
SUBGRADE	100% STD.
5. WHERE EXISTING CBR VALUES OF LESS THAN 3% ARE ENCOUNTERED, SUBGRADES COULD BE CEMENTED OF LIME STABILISED TO A DEPTH OF 150mm, WITH DESIGN THEN BASED ON A VALUE OF 3%. ALTERNATIVELY, THE LOW STRENGTH SUBGRADES COULD BE TREATED BY EXCAVATION OF AT LEAST AN ADDITIONAL 300mm FOLLOWED BY REPLACEMENT WITH SUITABLE GRANULAR MATERIAL, THUS SATISFYING THE REQUIREMENTS OF A CBR 3% SUBGRADE.

1. SET OUT OF WORKS ON SITE ARE TO APPROVED BY THE PRINCIPAL'S REPRESENTATIVE PRIOR TO CONSTRUCTION WORKS.
2. ALL TOPSOIL UNDER THE DESIGN FOOTPRINT IS TO BE STRIPPED TO A MAXIMUM DEPTH OF 300MM AND IS TO BE STOCKPILED FOR FUTURE USE.
3. ALL UNSUITABLE IN-SITU FOUNDATION MATERIAL IS TO BE STRIPPED AND STOCKPILED SEPARATELY PRIOR TO CONSTRUCTION.
4. ALL IMPORT FILL TO BE PLACED AND SPREAD IN 300MM LOOSE LAYERS, MOISTURE CONDITIONED TO OMC \pm 2% AND COMPACTED TO 95% MMDD BEFORE THE END OF EACH WORKING DAY.
5. ALL EARTHWORKS OPERATIONS ARE TO BE SUPERVISED AND CERTIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER AND UNDERTAKEN UNDER LEVEL 1 SUPERVISION.
6. FREQUENCY OF COMPACTION TESTING SHALL BE IN ACCORDANCE WITH AS 3798 AND MIDCOST COUNCIL DEVELOPMENT DESIGN SPECIFICATION D6.
7. COMPACTED AREAS ARE TO BE EITHER COVERED OR TREATED WITH A SUITABLE POLYMER OF AN ALTERNATIVE METHOD TO PREVENT WIND EROSION OR DUST BLOW BEFORE THE END OF EACH WORKING DAY. THE PREFERRED OPTION IS TO BE APPROVED BY THE PRINCIPAL'S REPRESENTATIVE.
8. LANDSCAPED AREAS ARE TO BE COMPACTED TO 90% MMDD.

1. ALL RETAINING WALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH MIDOCAST COUNCIL'S DEVELOPMENT DESIGN SPECIFICATION D3.

1. HEIGHT DATUM - AHD
2. CO-ORDINATE SYSTEM - MGA 94

1. THE CONTRACTOR SHALL PROVIDE SAFE AND UNRESTRICTED ACCESS THROUGHOUT THE CONSTRUCTION PERIOD FOR PEDESTRIANS, CYCLISTS AND VEHICLES.
2. THE CONTRACTOR SHALL ENSURE TRAFFIC AND PEDESTRIANS ARE PROTECTED FROM CONSTRUCTION VEHICLES, DUST, WATER AND OTHER NUISANCE BY MEANS OF TEMPORARY SCREENS, BARRIERS, SIGNAGE AND FENCING.
3. THE CONTRACTOR SHALL PREPARE AND GAIN APPROVAL FOR A TEMPORARY TRAFFIC MANAGEMENT PLAN, FOLLOWING ENDORSEMENT FROM MIDCOAST COUNCIL.

1. THERE SHALL BE NO PARKING, SITE SHEDS, SITE AMENITIES, BILLBOARDS OR STORAGE OF MATERIALS ON THE VERGE, OVERLAND FLOW PATHS OR OPEN SPACE UNDER ANY CIRCUMSTANCES. PROTECT ALL GRASSLAND, TREES AND SHRUBS OUTSIDE THE WORKS AREA FROM DAMAGE.
2. ANY WORKS THAT ALTER OR DISTURB GRASSED FLOODWAYS, VERGE AREAS, MEDIANS OR OTHER OPEN AREAS MUST BE REINSTATED TO EXISTING CONDITION BY THE PERSON(S) RESPONSIBLE FOR THE DISTURBANCE IN ACCORDANCE WITH THE CANBERRA LANDSCAPE GUIDELINES.
3. FENCING TO PROTECT EXISTING VERGE (REFER LEGEND)
 - a. FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF COMMENCEMENT OF VERGE RESTORATION.
 - b. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE SERVICE TRENCHING OCCURS.
 - c. REALIGN FENCE TO PROVIDE LANE FOR SERVICE TRENCHING BUT RE-ERECT FENCE TO ENCLOSE TREES BEFORE TRENCHING COMMENCES AND ON COMPLETION OF TRENCHING RETURN TO ORIGINAL FENCE ALIGNMENT.
 - d. NO ACTIVITY SHALL BE CARRIED OUT WITHIN 2m OF A TREE TO BE RETAINED.
4. VERGE RESTORATION IS TO BE OVERSEEN BY A LANDSCAPE ARCHITECT.

ANY WORKS THAT ALTER OR DISTURB GRASSED VERGE AREAS, MEDIANS OR OTHER OPEN AREAS MUST BE REINSTATED TO EXISTING CONDITION BY THE PERSON(S) RESPONSIBLE FOR THE DISTURBANCE TO THE SATISFACTION OF THE SUPERINTENDENT.

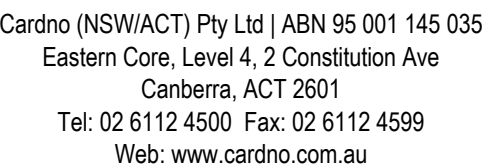
- EXISTING TREES:
- ALL TREES ARE TO BE RETAINED AND KEPT UNDAIMAGED UNLESS SHOWN OTHERWISE.
 - EXISTING CROWN CLEARANCE NOT TO BE ALTERED.
 - ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB, THROUGH DRIVEWAY ACCESS.
 - CROWNS AND APEX OF CANOPY NOT TO BE ALTERED OR REDUCED.
 - ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CROWN WITHOUT DAMAGE TO THE CROWN.
 - ANY SERVICE CONNECTIONS WITHIN 2m OF AN EXISTING TREE CANOPY TO BE APPROVED BY SUPERINTENDENT.
 - EXCAVATION THAT OCCURS WITHIN THE DRIP ZONE OF A TREE MUST BE APPROVED AND IS TO BE RESTRICTED TO ONE SIDE OF THE TREE ONLY.
 - WHERE EXCAVATION IS APPROVED THE FOLLOWING MEASURES ARE TO BE ADOPTED FOR TREE PROTECTION:
 - DO NOT SEVER LARGE ROOTS (>50mm DIA) CLOSER THAN HALFWAY FROM THE DRIPLINE TO THE TRUNK.
 - ALL ROOTS MUST BE CUT CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED TO CUT ROOTS OR OTHER PRUNING EQUIPMENT.
 - ROOTS EXPOSED DURING EXCAVATION MUST BE PROTECTED FROM DESICCATION. KEEP LIGHTLY WATERED OR COVERED WITH MULCH WHICH MUST BE KEPT AT MOIST.
 - WATER TREES WHICH HAVE HAD DISTURBANCE IN THEIR ROOT ZONE. THE AMOUNT AND FREQUENCY OF WATER NEEDS TO BE ADAPTED TO THE TREES' REQUIREMENT, BASED ON SEASONAL CONDITIONS.



1. EXISTING SERVICES HAVE BEEN DIGITISED FROM SUPPLIED DATA. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE DETAIL. IT IS THE CONTRACTORS RESPONSIBILITY TO ESTABLISH THE EXACT ALIGNMENT OF ALL EXISTING SERVICES WITHIN THE LIMIT OF WORKS PRIOR TO THE COMMENCEMENT OF WORKS.
2. THE CONTRACTOR WILL CONTACT, FOR EACH SERVICE AUTHORITY, THE OFFICER-IN-CHARGE OF THE AREA IN WHICH THE SITE IS LOCATED BEFORE COMMENCING WORK ON THE SITE.
3. THE CONTRACTOR WILL INSPECT THE LOCATION OF ALL EXISTING SERVICES AND NOTIFY THE SUPERINTENDENT OF ANY OMISSIONS FROM THE DRAWINGS.
4. THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE SUPERINTENDENT AND THE OFFICER-IN-CHARGE OF THE AREA IN THE EVENT OF DAMAGE TO ANY WATER, GAS, STEAM, COMPRESSED AIR, ELECTRIC, DRAINAGE, SEWERAGE, TELECOMMUNICATIONS, FIRE ALARM, CONTROL CABLE OR OTHER SERVICES IN THE AREA.
5. ALL EXISTING SERVICES WHICH NEW SERVICES, PATHS, ROAD OR OTHER PARTS OF THE NEW WORKS ARE TO PASS UNDER, OVER, IN THE VICINITY OF OR CONNECT TO, ARE TO BE PROTECTED BY THE CONTRACTOR AT THE COMMENCEMENT OF WORKS IN ORDER TO DETERMINE IF THE NEW WORKS CAN BE CONSTRUCTED AS DESIGNED. THE COST OF PROTECTING IS TO BE ALLOWED FOR IN THE RATES GENERALLY. (HOLD POINT).
6. DAMAGES OR CONSEQUENTIAL DAMAGES AND DELAY DUE TO FAILURE TO ESTABLISH THE ALIGNMENT OF ALL EXISTING SERVICES ARE THE CONTRACTOR'S RESPONSIBILITY. NO PAYMENT WILL BE MADE FOR ADDITIONAL WORKS OR DAMAGES WHERE THE CONTRACTOR HAS NOT COMPLIED WITH THIS REQUIREMENT.

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Title	GENERAL NOTES AND LEGEND

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50522033-C-1003						C	

LEGEND

- LIMIT OF WORK
- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED TELECOM
- PROPOSED SWALE
- PROPOSED 4.5m FRONT SETBACK
- PROPOSED 3.0m EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED 1.5m FOOTPATH
- PROPOSED FILL/LEVEE
- PROPOSED DRIVEWAY
- PROPOSED POND
- PROPOSED FIRE TRAIL
- PROPOSED GATED EMERGENCY EGRESS
- PROPOSED 6.0m PLANTATION BUFFER
- RHODAMNIA RUBESCENS TREE CLUSTER
- PCT 1525 CLUSTER



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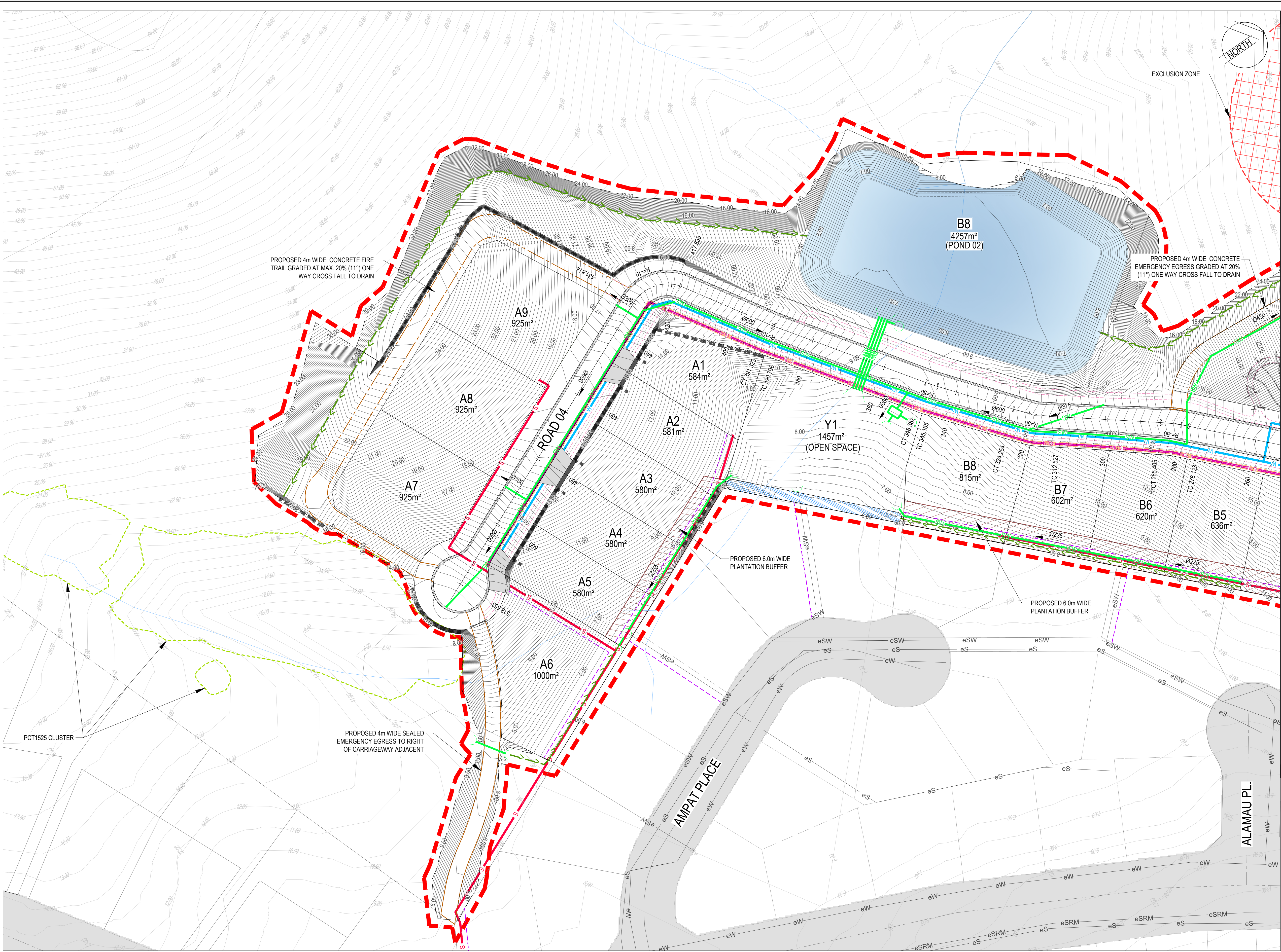


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LEGEND

PROPOSED

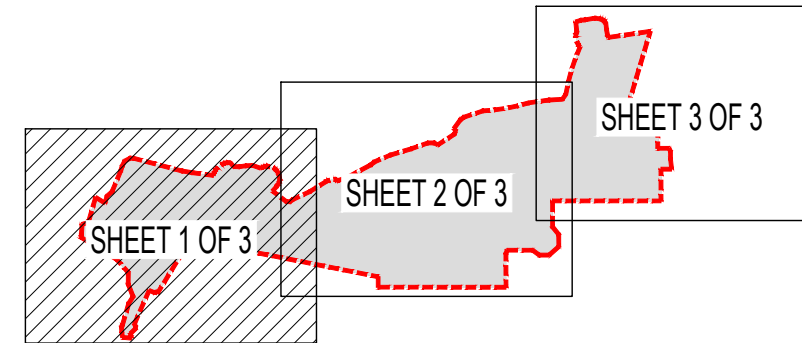
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- PROPOSED ELECTRICAL TRENCH
- PROPOSED SWALE
- PROPOSED 3.0m EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED 1.5m FOOTPATH
- PROPOSED FIRETRAIL
- PROPOSED GATED EMERGENCY EGRESS
- PROPOSED FILL/LEVEE
- PROPOSED 6.0m PLANTATION BUFFER
- PROPOSED POND

ECOLOGICAL CONSTRAINTS

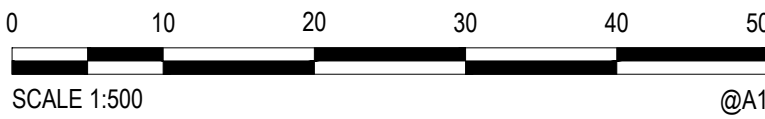
- EXCLUSION ZONE
- RHODAMNIA RUBESCENS TREE CLUSTER
- PCT 1525 CLUSTER

EXISTING

- eSW STORMWATER / PIT
- eSRM RISING MAIN
- eS SEWER / MANHOLE
- eW WATER / HYDRANT / STOPVALVE
- eEo/h OVERHEAD ELECTRICITY
- eT TELSTRA
- eT UNDERGROUND ELECTRICITY
- FENCE
- TREELINE
- STN / SSM SURVEY CONTROL
- EASEMENT



SHEET KEY



Rev.	Date	Description	Des.	Verif.	Appd.
C	24/08/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS

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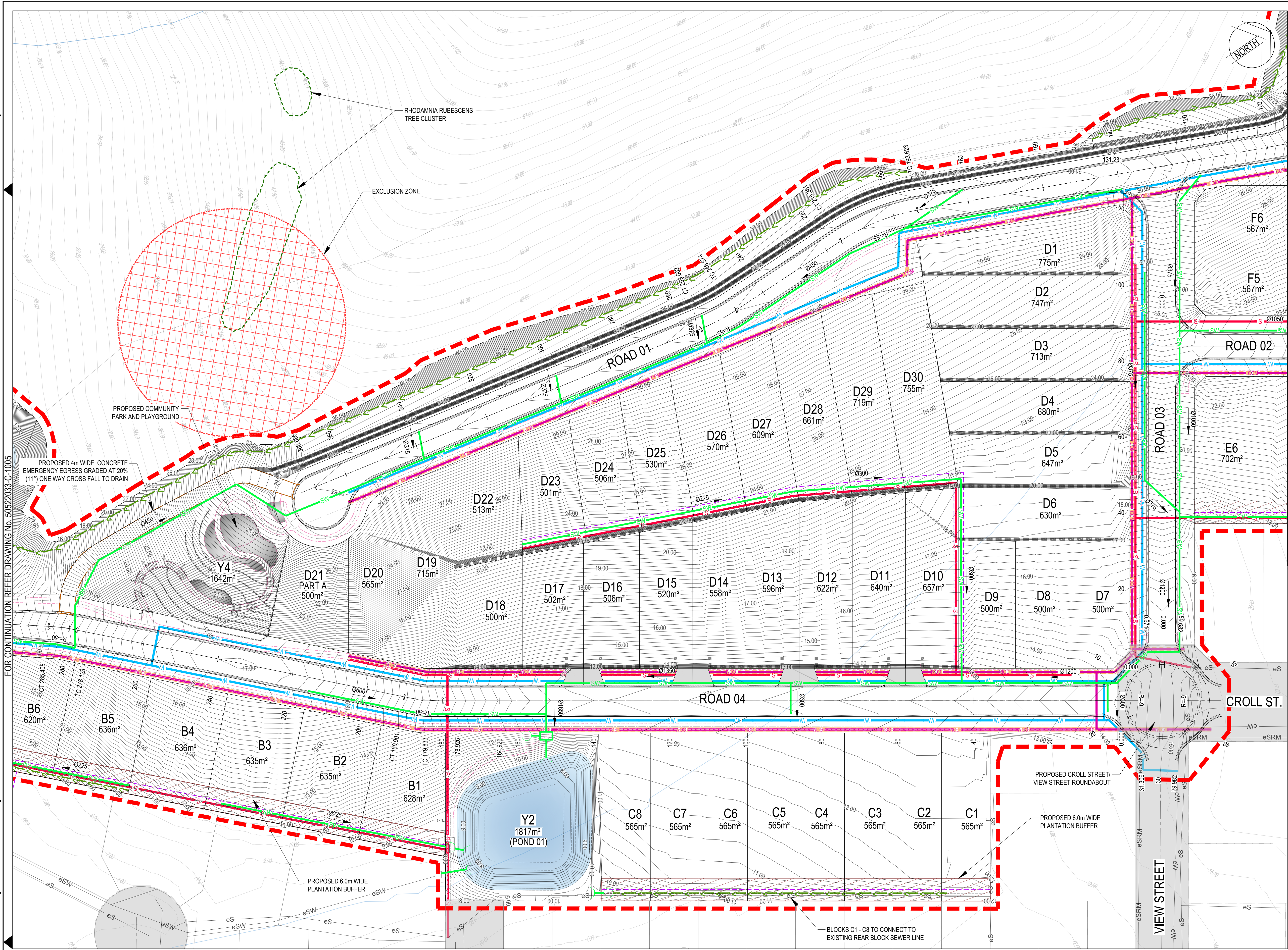
Cardno (NSW/ACT) Pty Ltd | ABN 95 001 145 035
Eastern Core, Level 4, 2 Constitution Ave
Canberra, ACT 2601
Tel: 02 6112 4500 Fax: 02 6112 4599
Web: www.cardno.com.au

Drawn	MPQ	Date	09/05/2022
Checked	AS/ITM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client Addenbrooke Pty. Ltd.
Project BLUEYS BEACH DEVELOPMENT
BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title GENERAL ARRANGEMENT PLAN
SHEET 1 OF 3

Status	FOR APPROVAL				
NOT TO BE USED FOR CONSTRUCTION PURPOSES					
Date	Datum	Scale	Size		
09/05/2022	AHD	1:500	A1		
Drawing Number				Revision	
50522033-C-1005				C	

DATE PLOTTED: 30 August 2022 10:37 PM BY: MARIO QUITORIANO



LEGEND

PROPOSED

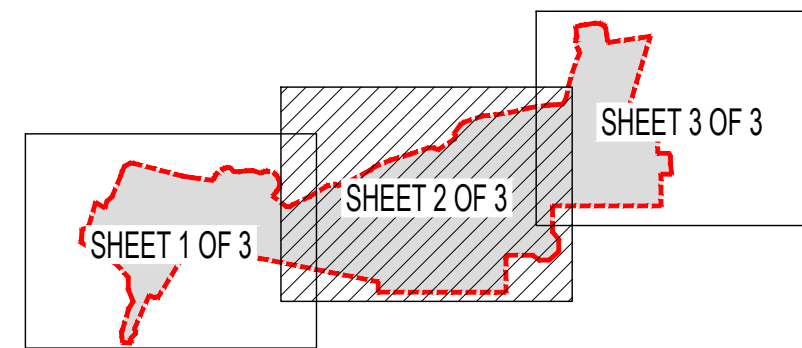
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- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED TELECOM
- PROPOSED ELECTRICAL TRENCH
- PROPOSED SWALE
- PROPOSED 3.0m EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED 1.5m FOOTPATH
- PROPOSED FIRETRAIL
- PROPOSED GATED EMERGENCY EGRESS
- PROPOSED FILL/LEVEE
- PROPOSED 6.0m PLANTATION BUFFER
- PROPOSED POND

ECOLOGICAL CONSTRAINTS

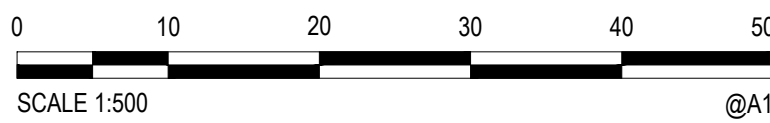
- EXCLUSION ZONE
- RHODAMNIA RUBESCENS TREE CLUSTER
- PCT 1525 CLUSTER

EXISTING

- eSW STORMWATER / PIT
- eSRM RISING MAIN
- eS SEWER / MANHOLE
- eW WATER / HYDRANT / STOPVALVE
- eEo/h OVERHEAD ELECTRICITY
- eT TELSTRA
- eT UNDERGROUND ELECTRICITY
- FENCE
- TREELINE
- STN / SSM SURVEY CONTROL
- EASEMENT



SHEET KEY



Rev.	Date	Description	Des.	Verif.	Appd.
C	24/08/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
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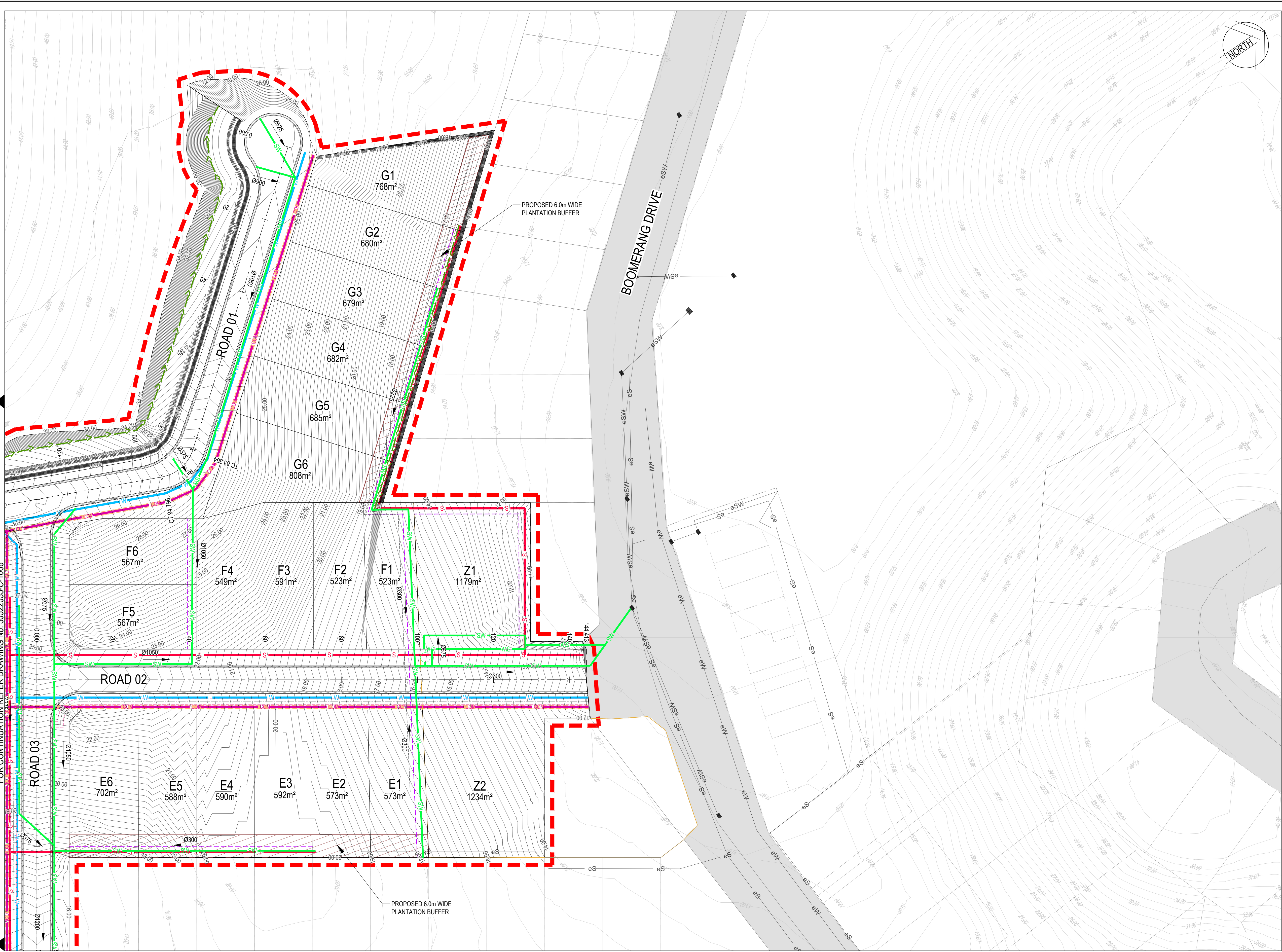


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Checked	AS/ITM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client Addenbrooke Pty. Ltd.
Project BLUEYS BEACH DEVELOPMENT
BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title GENERAL ARRANGEMENT PLAN
SHEET 2 OF 3

Status				
FOR APPROVAL				
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Date	Datum	Scale	Size	
09/05/2022	AHD	1:500	A1	
Drawing Number				Revision
50522033-C-1006				C



LEGEND

PROPOSED

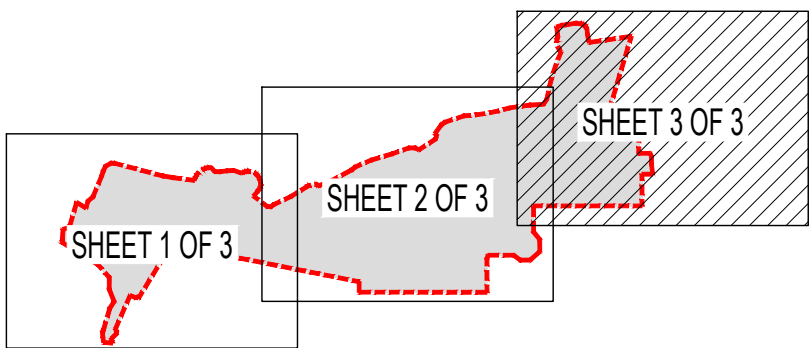
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- SW PROPOSED STORMWATER
- S PROPOSED SEWER
- W PROPOSED WATER
- COM PROPOSED TELECOM
- PROPOSED ELECTRICAL TRENCH
- PROPOSED SWALE
- PROPOSED 3.0m EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED 1.5m FOOTPATH
- PROPOSED FIRETRAIL
- PROPOSED GATED EMERGENCY EGRESS
- PROPOSED FILL/LEVEE
- PROPOSED 6.0m PLANTATION BUFFER
- PROPOSED POND

ECOLOGICAL CONSTRAINTS

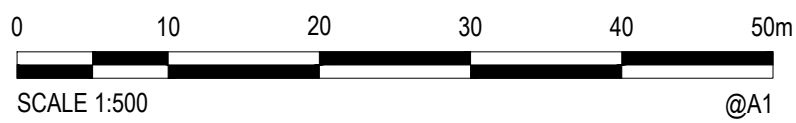
- EXCLUSION ZONE
- RHODAMNIA RUBESCENS TREE CLUSTER
- PCT 1525 CLUSTER

EXISTING

- eSW --- STORMWATER / PIT
- eSRM --- RISING MAIN
- eS --- SEWER / MANHOLE
- eW --- WATER/ HYDRANT / STOPVALVE
- eEo/h --- OVERHEAD ELECTRICITY
- eT --- TELSTRA
- eT --- UNDERGROUND ELECTRICITY
- FENCE
- TREELINE
- STN /SSM SURVEY CONTROL
- EASEMENT



SHEET KEY



Rev.	Date	Description	Des.	Verif.	Appd.
C	24/08/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS

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Drawn	MPQ	Date	09/05/2022
Checked	AS/ITM	Date	09/05/2022
Designed	TM/MML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client **Addenbrooke Pty. Ltd.**
Project **BLUEYS BEACH DEVELOPMENT
BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES**
Title **GENERAL ARRANGEMENT PLAN
SHEET 3 OF 3**

Status	FOR APPROVAL				
NOT TO BE USED FOR CONSTRUCTION PURPOSES					
Date	Datum		Scale	Size	
09/05/2022	AHD		1:500		A1
Drawing Number					Revision
50522033-C-1007					C

DATE PLOTTED: 30 August 2022 10:42 PM BY: MARIO QUITORIANO

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CAD File: \cardno\proj\global\AU\NSW\Drawings\Bulld\A50522033-C-1008-ISO.dwg

LEGEND

----- LIMIT OF WORKS

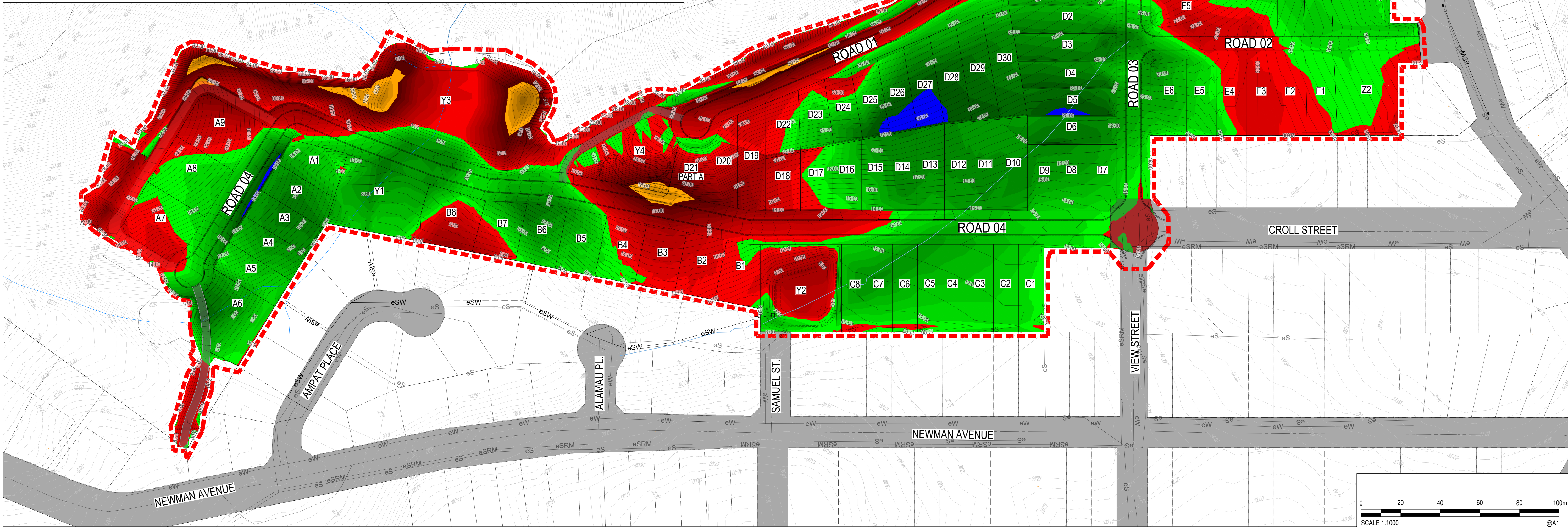
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TOTAL FILL 91,455.310
TOTAL BALANCE 33,588.034
ie EXCESS OF FILL OVER CUT

CUT/FILL	Lower_value	Upper_value	Colour
-300	to	-15.5	M
-15.5	to	-14.0	M
-14.5	to	-13.0	M
-14.0	to	-14.5	M
-13.0	to	-12.5	M
-12.5	to	-12.0	M
-12.0	to	-11.5	M
-11.5	to	-11.0	M
-11.0	to	-10.5	M
-10.5	to	-10.0	M
-10.0	to	-9.5	M
-9.5	to	-9.0	M
-9.0	to	-8.5	M
-8.5	to	-8.0	M
-8.0	to	-7.5	M

CUT/FILL	Lower_value	Upper_value	Colour
-7.5	to	-7.0	M
-7.0	to	-6.5	M
-6.5	to	-6.0	M
-6.0	to	-5.5	M
-5.5	to	-5.0	M
-5.0	to	-4.5	M
-4.5	to	-4.0	M
-4.0	to	-3.5	M
-3.5	to	-3.0	M
-3.0	to	-2.5	M
-2.5	to	-2.0	M
-2.0	to	-1.5	M
-1.5	to	-1.0	M
-1.0	to	-0.5	M
-0.5	to	0	M

CUT/FILL	Lower_value	Upper_value	Colour
0	to	0.5	M
0.5	to	1.0	M
1.0	to	1.5	M
1.5	to	2.0	M
2.0	to	2.5	M
2.5	to	3.0	M
3.0	to	3.5	M
3.5	to	4.0	M
4.0	to	4.5	M
4.5	to	5.0	M
5.0	to	5.5	M
5.5	to	6.0	M
6.0	to	6.5	M
6.5	to	7.0	M
7.0	to	7.5	M

CUT/FILL	Lower_value	Upper_value	Colour
7.5	to	8.0	M
8.0	to	8.5	M
8.5	to	9.0	M
9.0	to	9.5	M
9.5	to	10.0	M
10.0	to	10.5	M
10.5	to	11.0	M
11.0	to	11.5	M
11.5	to	12.0	M
12.0	to	12.5	M
12.5	to	13.0	M
13.0	to	14.5	M
14.5	to	15.0	M
15.0	to	15.5	M
15.5	to	300	M



Rev.	Date	Description	Des.	Verif.	Appd.
B	24/08/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
A	17/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS

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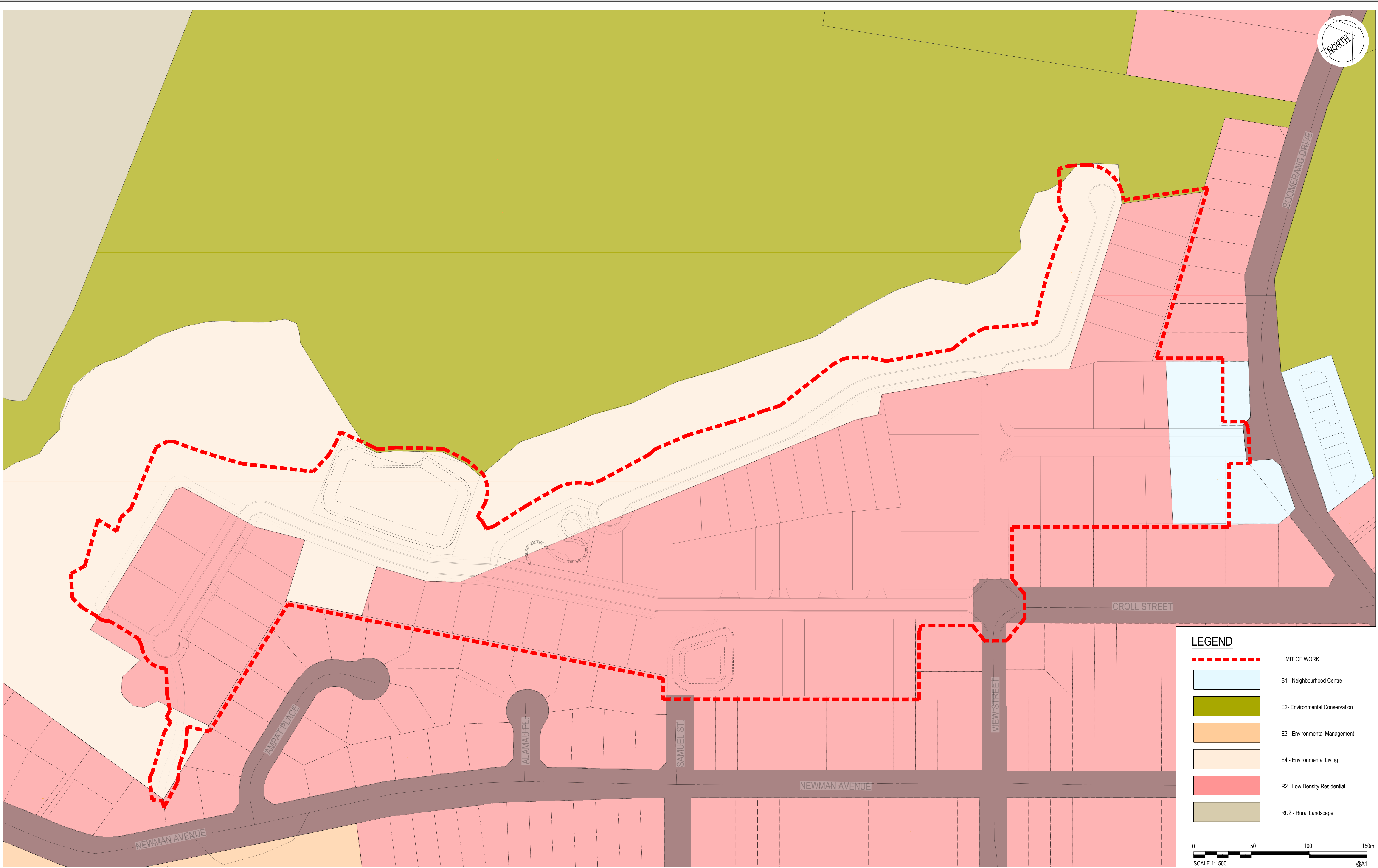
Cardno
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Drawn	MPQ	Date	09/05/2022
Checked	AS/IM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	ISOPACH

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	09/05/2022
Datum	AHD
Scale	1:1000
Size	A1
Drawing Number	50522033-C-1008
Revision	B

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CAD File: \\cardno-corp\globe\AU\NSW\Drawings\Build\DA\50522033-C-1010-EX2P.dwg
DATE PLOTTED: 30 August 2022 10:48 PM BY: MARIO QUITORIANO



LEGEND

B1 - Neighbourhood Centre

E2 - Environmental Conservation

E3 - Environmental Management

E4 - Environmental Living

R2 - Low Density Residential

RU2 - Rural Landscape

LIMIT OF WORK

0

50

100

150m

SCALE 1:1500

@A1

Rev.	Date	Description	Des.	Verif.	Appd.
C	24/08/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS

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Drawn	MPQ	Date	09/05/2022
Checked	AS/ITM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client

Addenbrooke Pty. Ltd.

Project

BLUEYS BEACH DEVELOPMENT
BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES

Title

EXISTING ZONING PLAN

Status

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date

09/05/2022

Datum

AHD

Scale

1:1500

Size

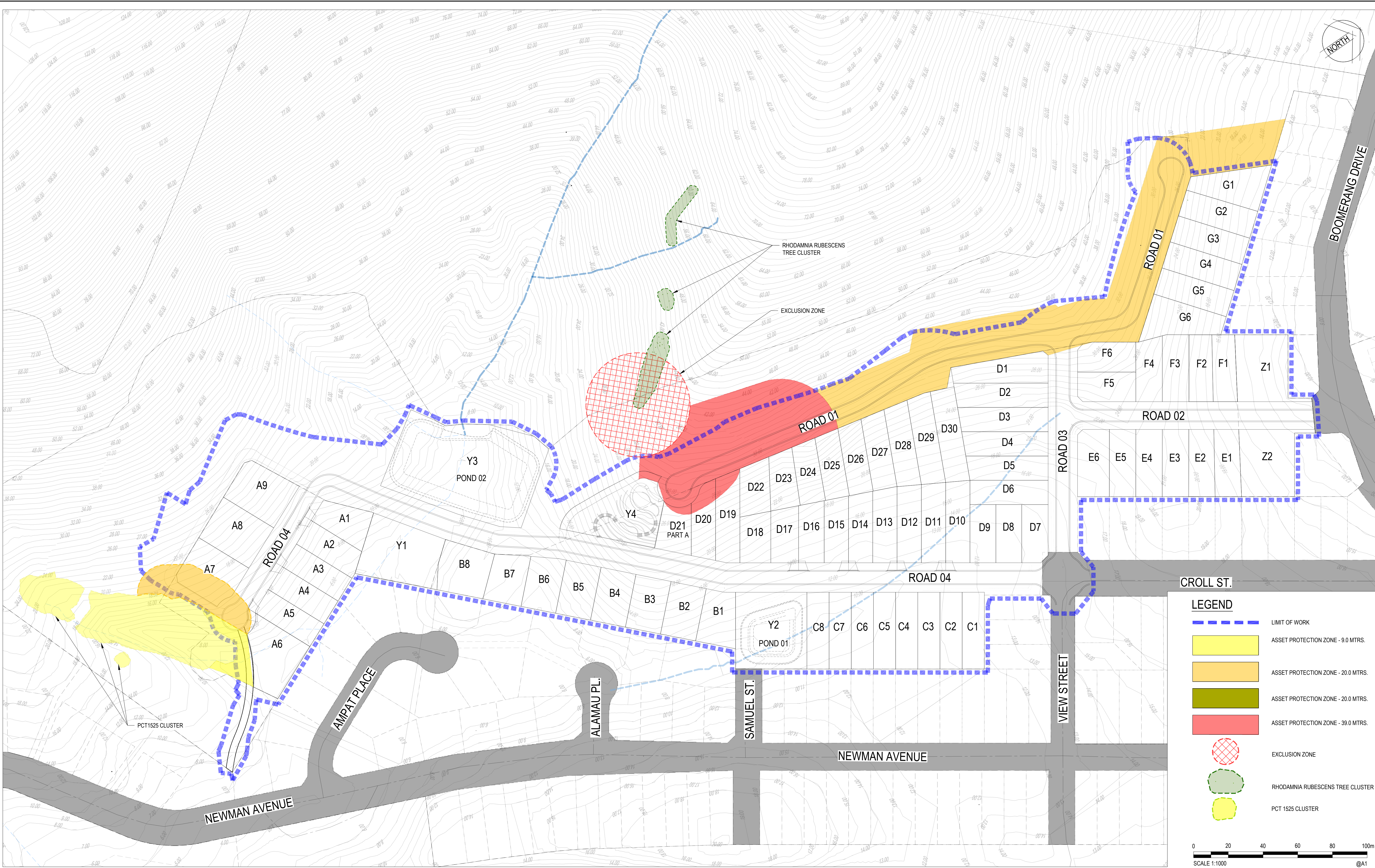
A1

Drawing Number

50522033-C-1010

Revision

C



Rev.	Date	Description	Des.	Verif.	Appd.
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A	09/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS

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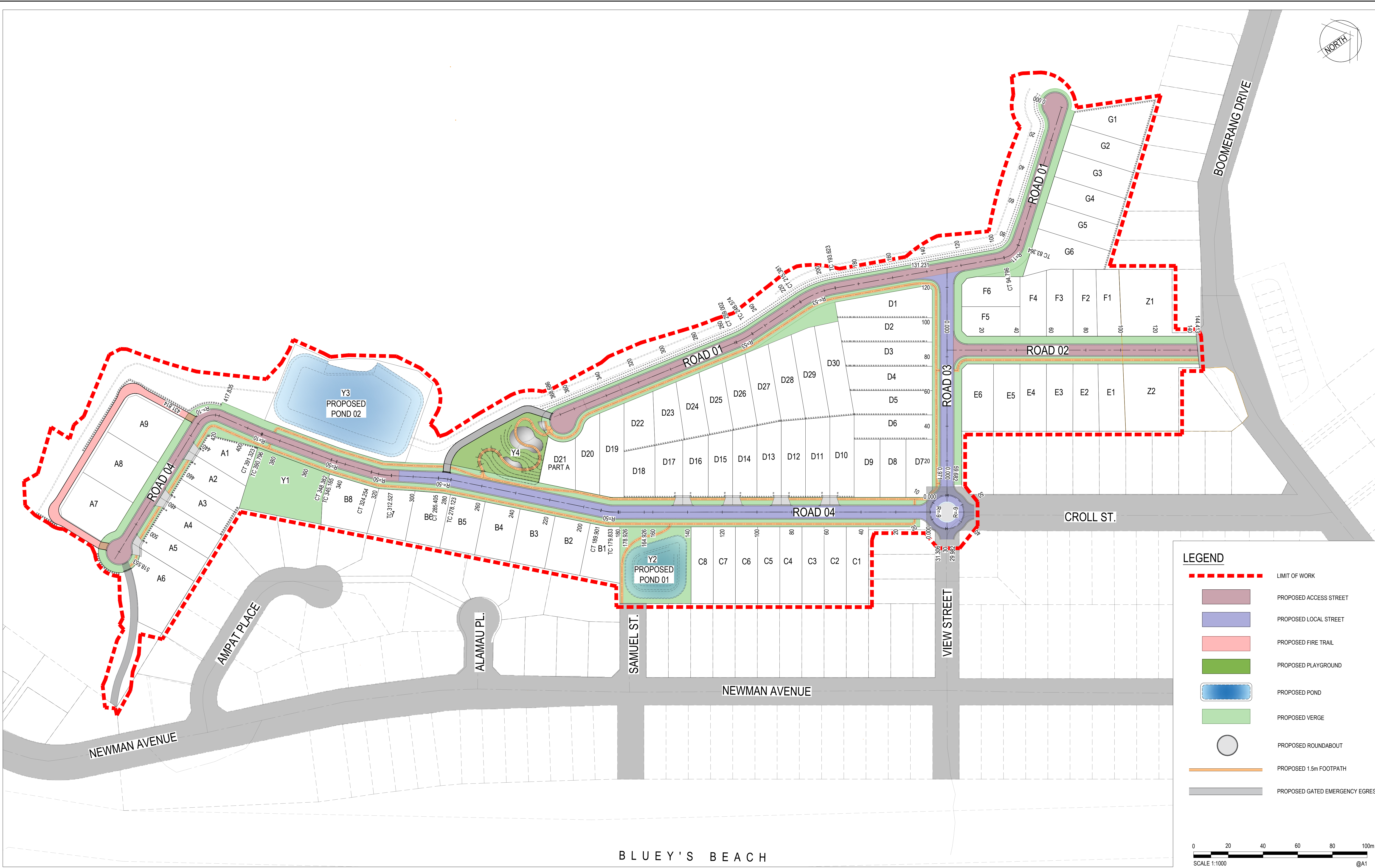


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Drawn	MPQ	Date	09/05/2022
Checked	AS/ITM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved			
JS		09/05/2022	

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	BUSHFIRE ASSET PROTECTION PLAN

Status	FOR APPROVAL								
NOT TO BE USED FOR CONSTRUCTION PURPOSES									
Date	09/05/2022		Datum	AHD		Scale	1:1000	Size	A1
Drawing Number								Revision	
50522033-C-1011								C	



Rev.	Date	Description	Des.	Verif.	Appd.
C	24/08/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS

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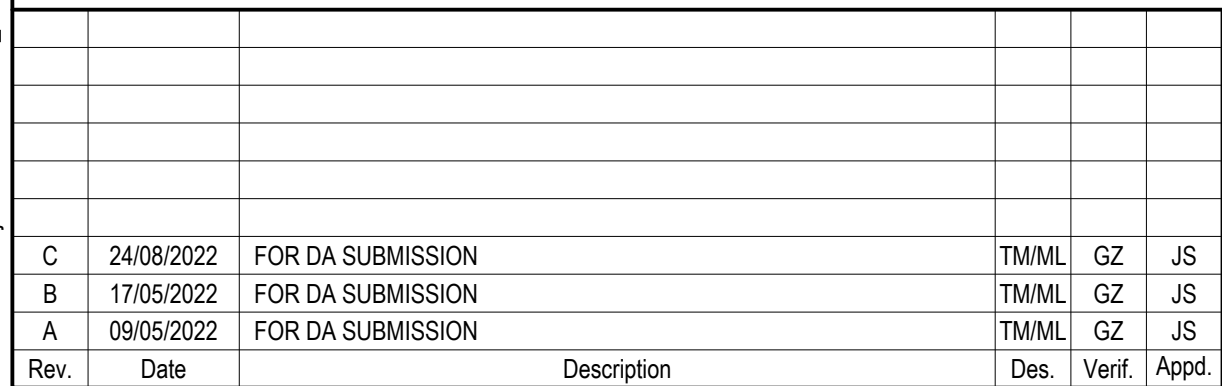
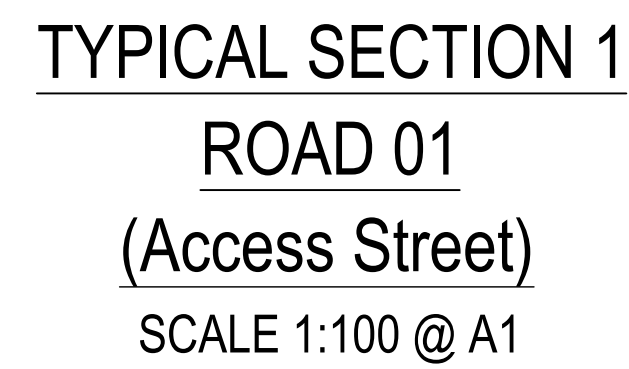


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Web: www.cardno.com.au

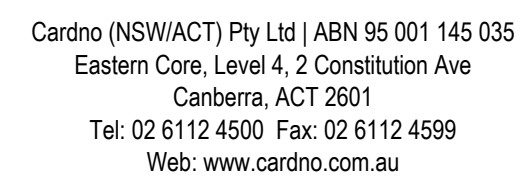
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Checked	AS/ITM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	ROAD HIERARCHY PLAN

Status	FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Date	Datum	Scale	Size	
09/05/2022	AHD	1:1000		A1
Drawing Number				Revision
50522033-C-1012				C



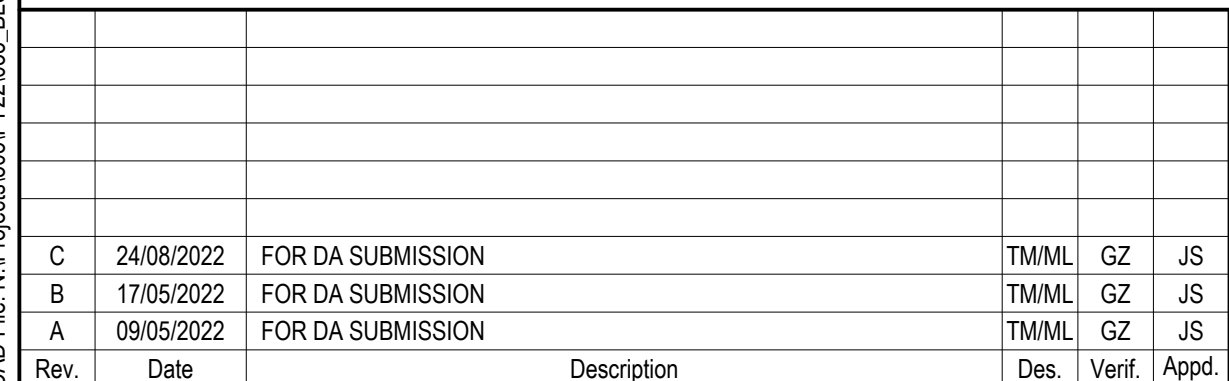
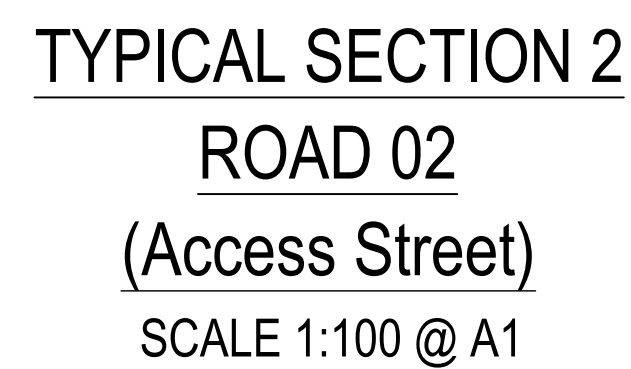
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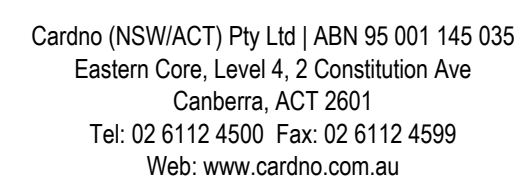
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Checked	Date
AS/TM	09/05/2022
Designed	Date
TM/ML	09/05/2022
Verified	Date
GZ	09/05/2022
Approved	
JS	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	TYPICAL CROSS SECTIONS ROAD 01 AND ROAD 04 - SOUTH (ACCESS STREET) SHEET 1 OF 3

Status			
FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Datum	Scale	Size
09/05/2022	AHD	1:100	A1
Drawing Number			Revision
50522033-C-1015			C



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Checked	Date
AS/TM	09/05/2022
Designed	Date
TM/ML	09/05/2022
Verified	Date
GZ	09/05/2022
Approved	
JS	09/05/2022

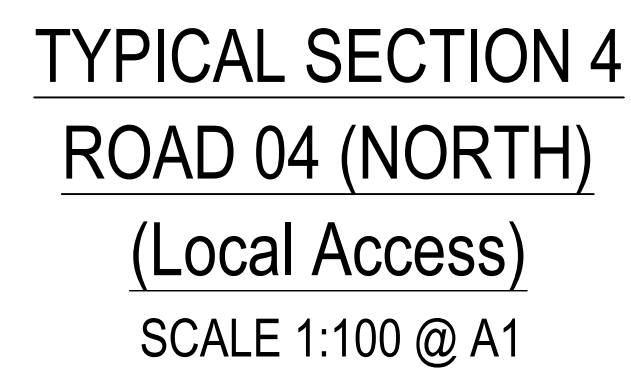
Client	Addenbrooke Pty. Ltd.
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Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
---------	--

2	Title	TYPICAL CROSS SECTIONS ROAD 02 (ACCESS STREET) SHEET 2 OF 3
---	-------	---

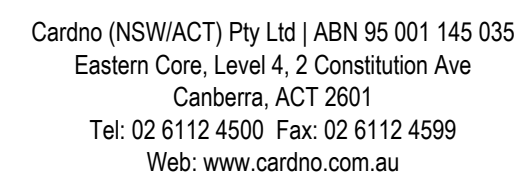
Status	FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES	

Date	Datum	Scale	Size
09/05/2022	AHD	1:100	A1
Drawing Number			Revision
50522033-C-1016			C



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B	17/05/2022	FOR DA SUBMISSION	T/M/L	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	T/M/L	GZ	JS
Rev.	Date	Description	Des.	Verif.	Appd.

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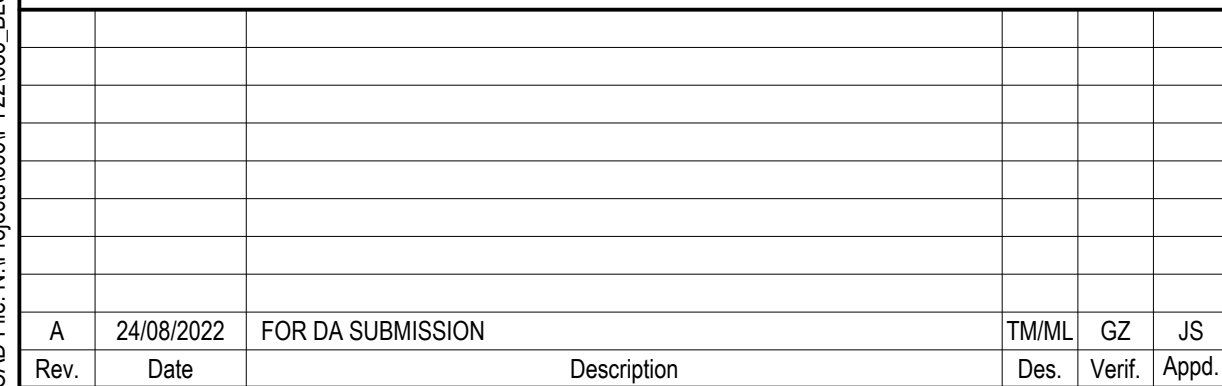
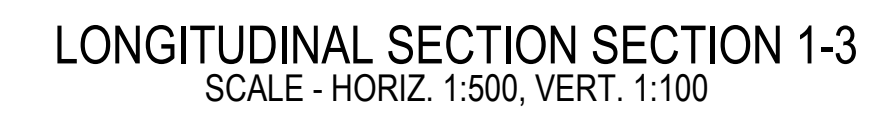
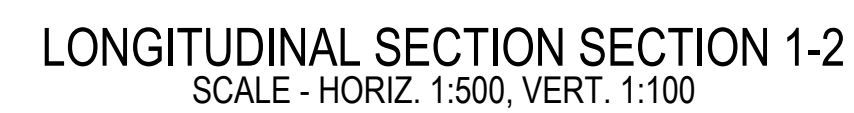
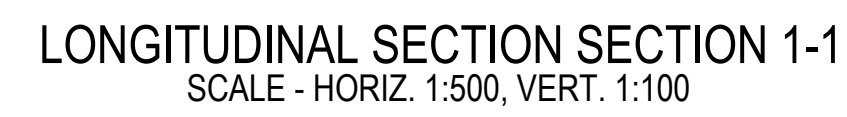
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MPQ	09/05/2022
Checked	Date
AS/TM	09/05/2022
Designed	Date
TM/ML	09/05/2022
Verified	Date
GZ	09/05/2022
Approved	
JS	09/05/2022

Client	Addenbrooke Pty. Ltd.
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Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
---------	--

2	Title	TYPICAL CROSS SECTIONS ROAD 04 - NORTH (LOCAL ACCESS) SHEET 3 OF 3
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Status	FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Date	Datum	Scale	Size	
09/05/2022	AHD	1:100		A1
Drawing Number				Revision
50522033-C-1017				C

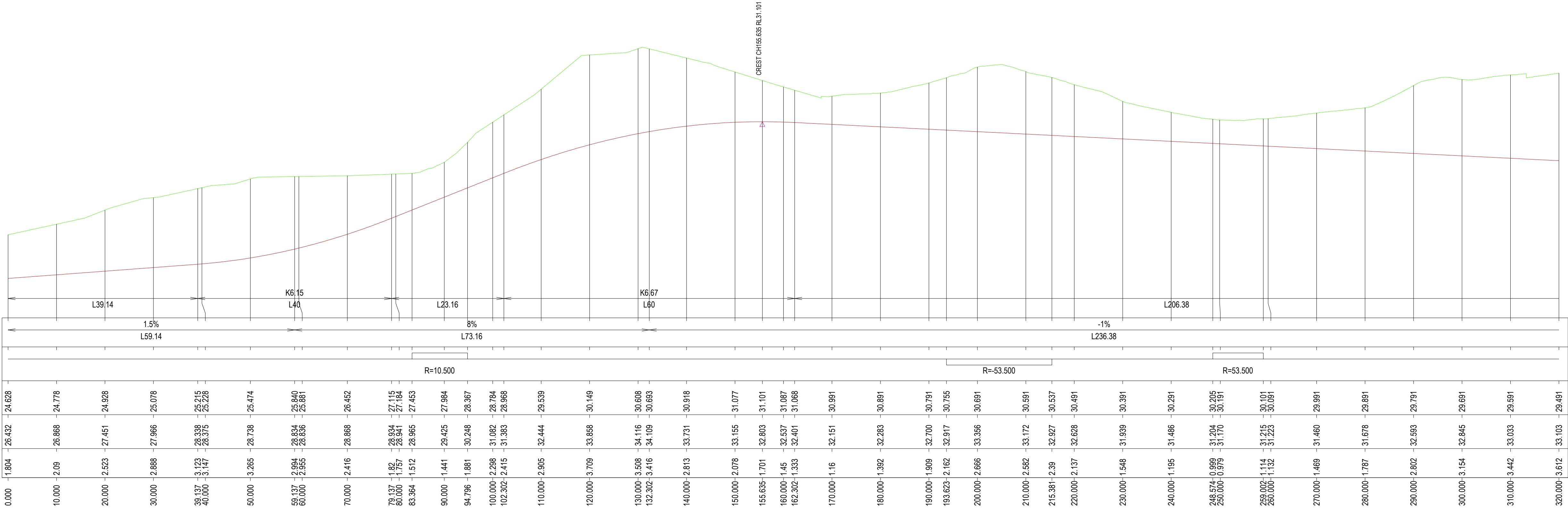


Drawn MPQ	Date 09/05/2022
Checked AS/TM	Date 09/05/2022
Designed TM/ML	Date 09/05/2022
Verified GZ	Date 09/05/2022
Approved	
JS	09/05/2022

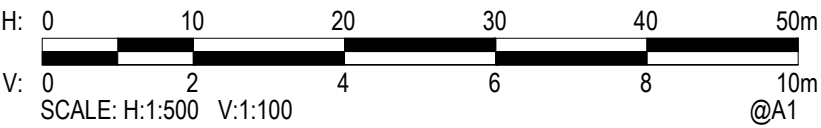
22	Title
	TYPICAL EARTHWORK SECTIONS

Date 09/05/2022	Datum AHD	Scale AS SHOWN	Size A1
Drawing Number 50522033-C-1019			Revision A

VERTICAL CURVES
DATUM R.L. 23.000
VERTICAL GRADES
HOR. ALIGNMENT
DESIGN LEVELS
EXISTING LEVELS
LEVEL DIFF.
STATION



LONGITUDINAL SECTION ROAD 01
SCALE - HORIZ. 1:500, VERT. 1:100



C	24/08/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
Rev.	Date	Description	Des.	Verif.	Appd.

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Checked	AS/ITM	Date	09/05/2022
Designed	TM/MML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	ROAD LONG SECTIONS ROAD 01 SHEET 1 OF 2

Status				
FOR APPROVAL				
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Date	Datum	Scale	Size	
09/05/2022	AHD	AS SHOWN	A1	
Drawing Number				Revision
50522033-C-1020				C

XREFs: LS BLUEYS_R01-01; LS BLUEYS_R02-01; LS BLUEYS_R03-01; LS BLUEYS_R04-01; LS BLUEYS_R04-02
CAD File: N:\Projects\50522033_BLUEYS BEACH DA\Drawings\Buid\DA\50522033-C-1020-LS.dwg

DATE PLOTTED: 30 August 2022 10:57 PM BY: MARIO QUITORIANO

C	24/08/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
Rev.	Date	Description	Des.	Verif.	Appd.

VERTICAL CURVES
DATUM R.L. 27.000
VERTICAL GRADES

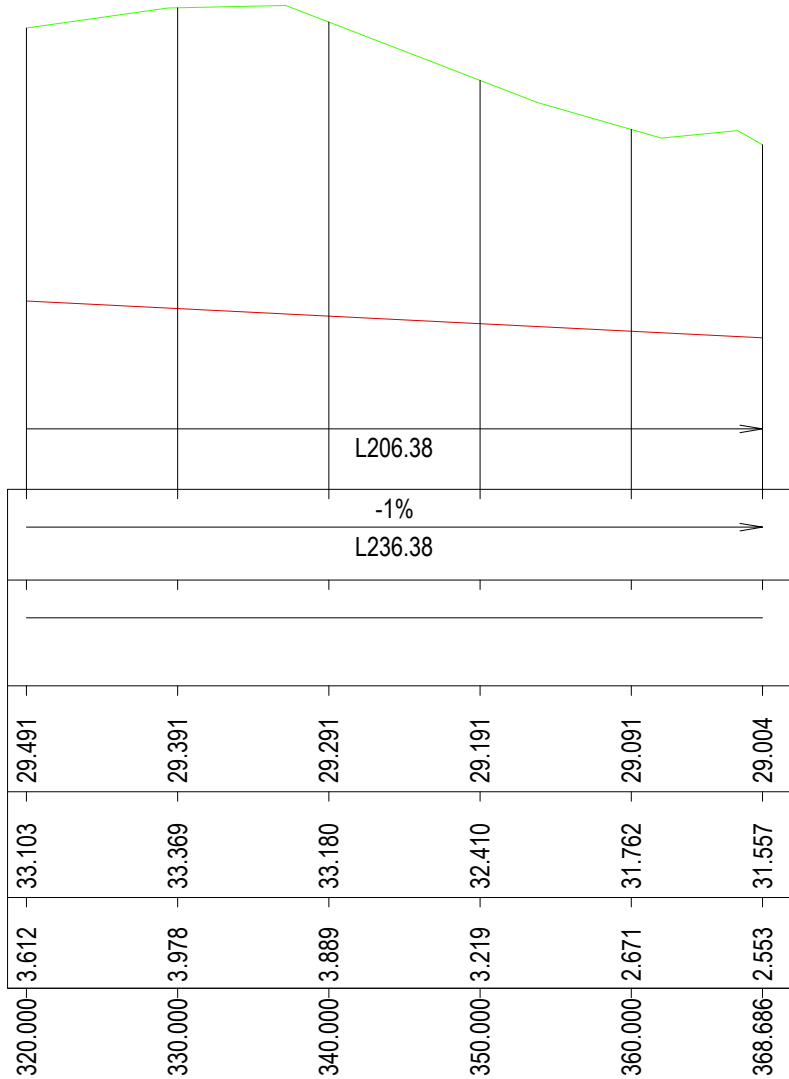
HOR. ALIGNMENT

DESIGN LEVELS

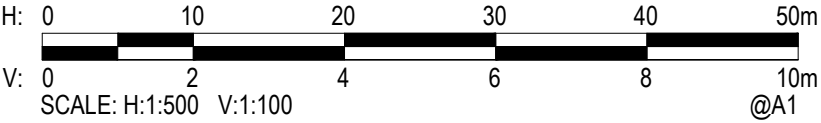
EXISTING LEVELS

LEVEL DIFF.

STATION



LONGITUDINAL SECTION ROAD 01
SCALE - HORIZ. 1:500, VERT. 1:100



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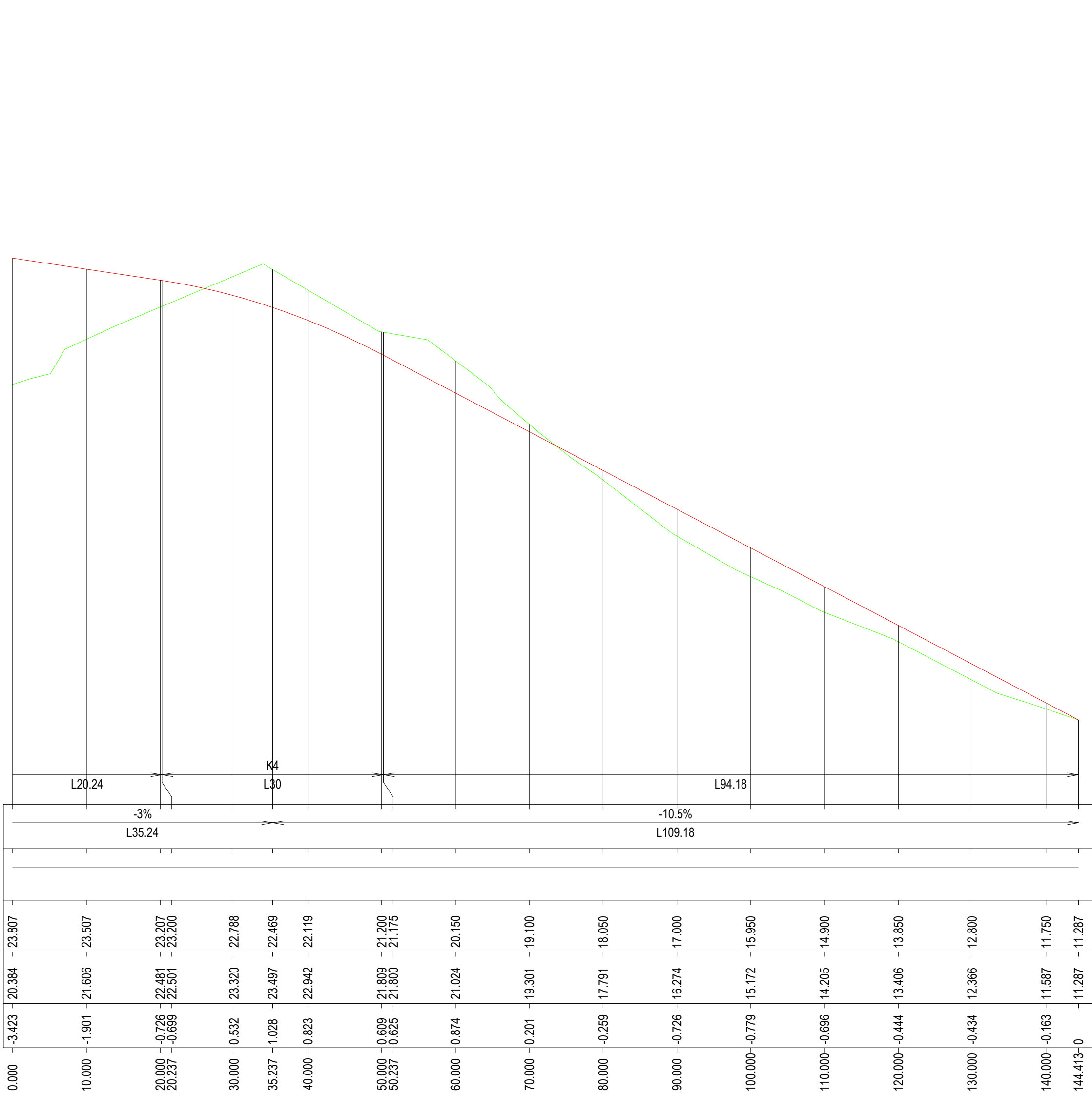
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Checked	AS/ITM	Date	09/05/2022
Designed	TM/MML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	ROAD LONG SECTIONS ROAD 01 SHEET 2 OF 2

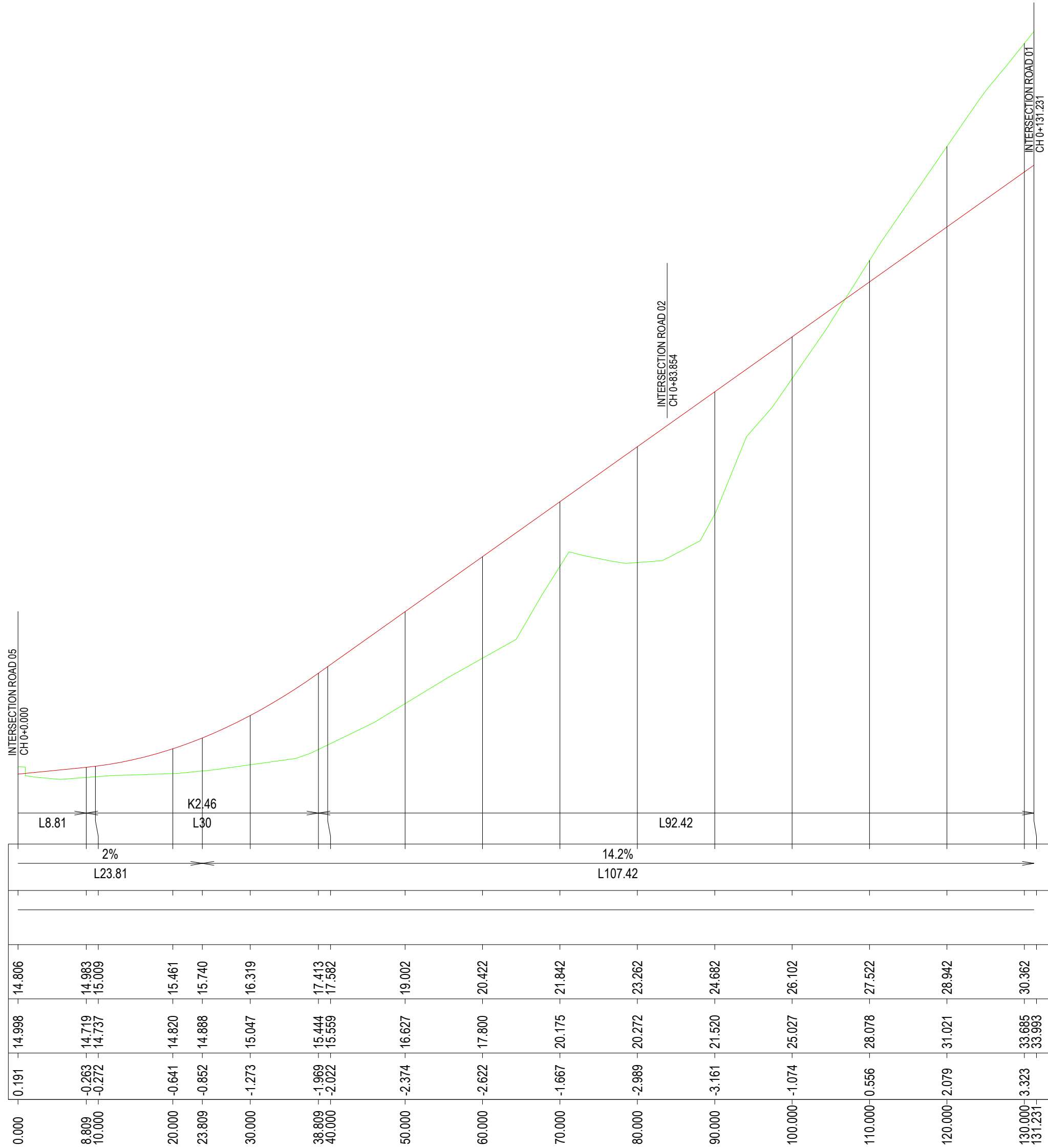
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Date	09/05/2022
Datum	AHD
Scale	AS SHOWN
Size	A1
Drawing Number	50522033-C-1021
Revision	C

VERTICAL CURVES
DATUM R.L. 9.000
VERTICAL GRADES
HOR. ALIGNMENT
DESIGN LEVELS
EXISTING LEVELS
LEVEL DIFF.
STATION

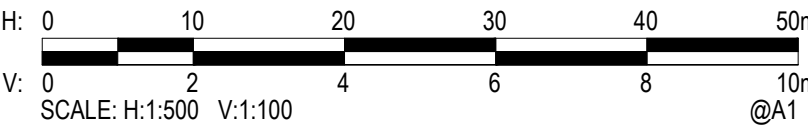


LONGITUDINAL SECTION ROAD 02
SCALE - HORIZ. 1:500, VERT. 1:100

VERTICAL CURVES
DATUM R.L. 13.000
VERTICAL GRADES
HOR. ALIGNMENT
DESIGN LEVELS
EXISTING LEVELS
LEVEL DIFF.
STATION



LONGITUDINAL SECTION ROAD 03
SCALE - HORIZ. 1:500, VERT. 1:100



C	24/08/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
Rev.	Date	Description	Des.	Verif.	Appd.

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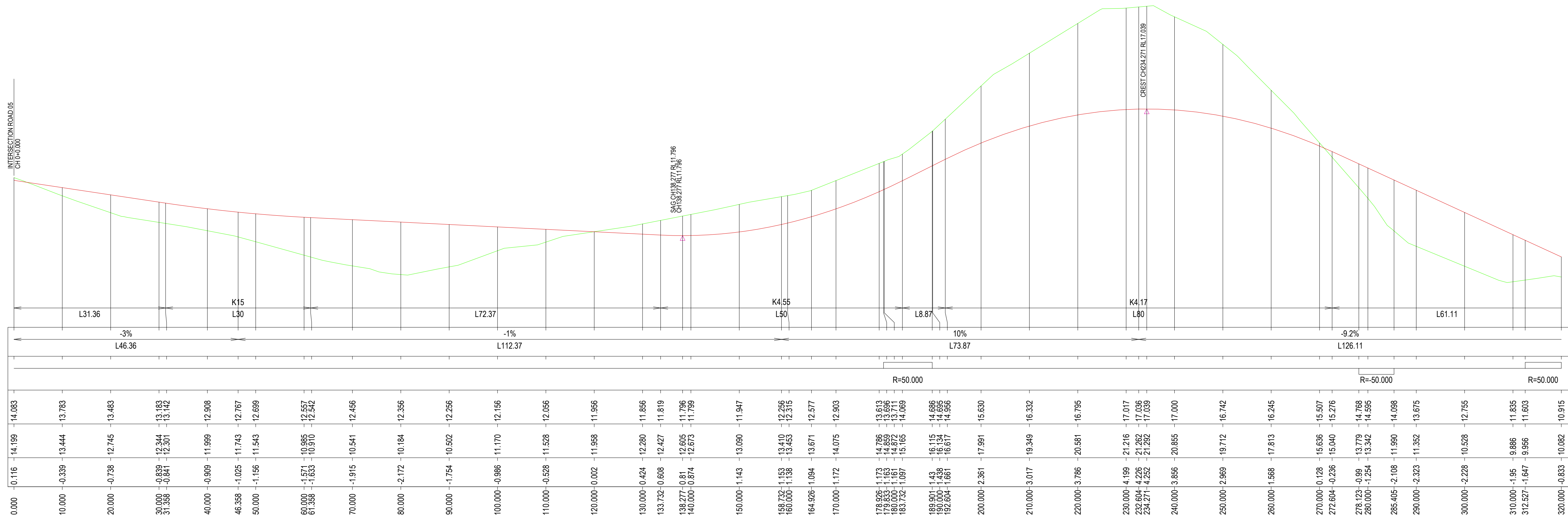


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Checked	AS/ITM	Date	09/05/2022
Designed	TM/MML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	ROAD LONG SECTIONS ROAD 02 AND ROAD 03

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	09/05/2022
Datum	AHD
Scale	AS SHOWN
Size	A1
Drawing Number	50522033-C-1022
Revision	C



H: 0 10 20 30 40 50m
V: 0 2 4 6 8 10m
SCALE: H:1:500 V:1:100 @A1

C	24/08/2022	FOR DA SUBMISSION	TM/M/L	G/Z	J/S
B	17/05/2022	FOR DA SUBMISSION	TM/M/L	G/Z	J/S
A	09/05/2022	FOR DA SUBMISSION	TM/M/L	G/Z	J/S
Rev.	Date	Description	Des.	Verif.	Appd.

Drawn	Date
MPQ	09/05/2022
Checked	Date
AS/TM	09/05/2022
Designed	Date
TM/ML	09/05/2022
Verified	Date
GZ	09/05/2022
Approved	
JS	09/05/2022

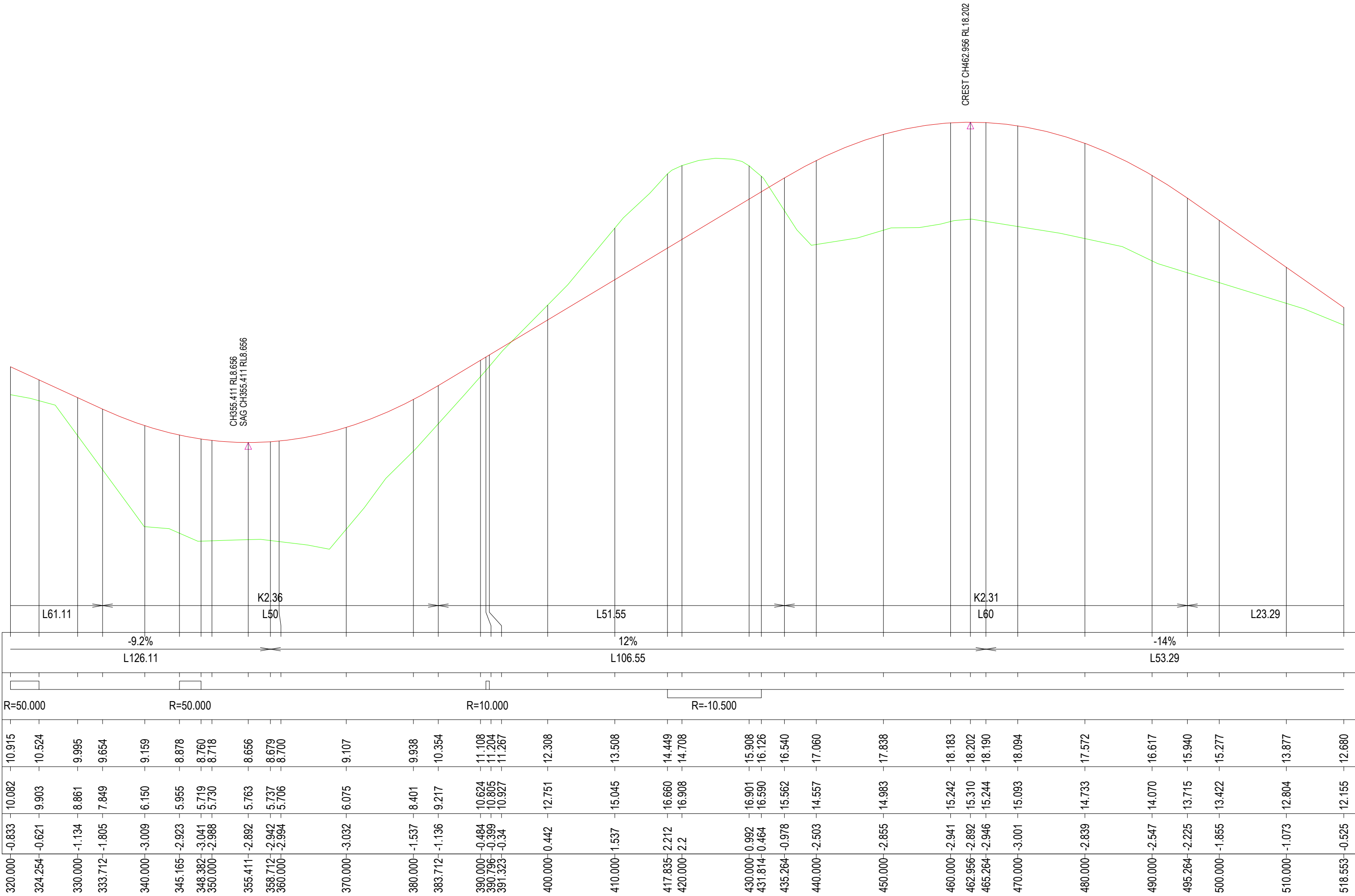
Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	ROAD LONG SECTIONS ROAD 04 SHEET 1 OF 2

Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Datum	Scale	Size
09/05/2022	AHD	AS SHOWN	A1
Drawing Number			Revision
50522033-C-1023			C

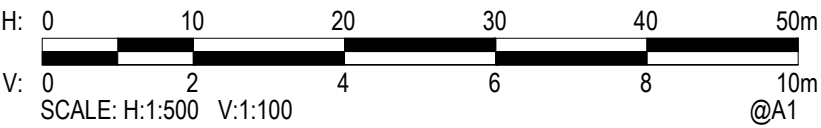
XREFs: LS.BLUEYS_R01-01;LS.BLUEYS_R02-01;LS.BLUEYS_R03-01;LS.BLUEYS_R04-01;LS.BLUEYS_R04-02
CAD File: N:\Projects\50522033\BLUEYS BEACH DADrawings\Build\DA\50522033-C-10201-LS.dwg

DATE PLOTTED: 30 August 2022 10:57 PM BY: MARIO QUITORIANO

VERTICAL CURVES
DATUM R.L. 3.000
VERTICAL GRADES
HOR. ALIGNMENT
DESIGN LEVELS
EXISTING LEVELS
LEVEL DIFF.
STATION



LONGITUDINAL SECTION ROAD 04
SCALE - HORIZ. 1:500, VERT. 1:100



C	24/08/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
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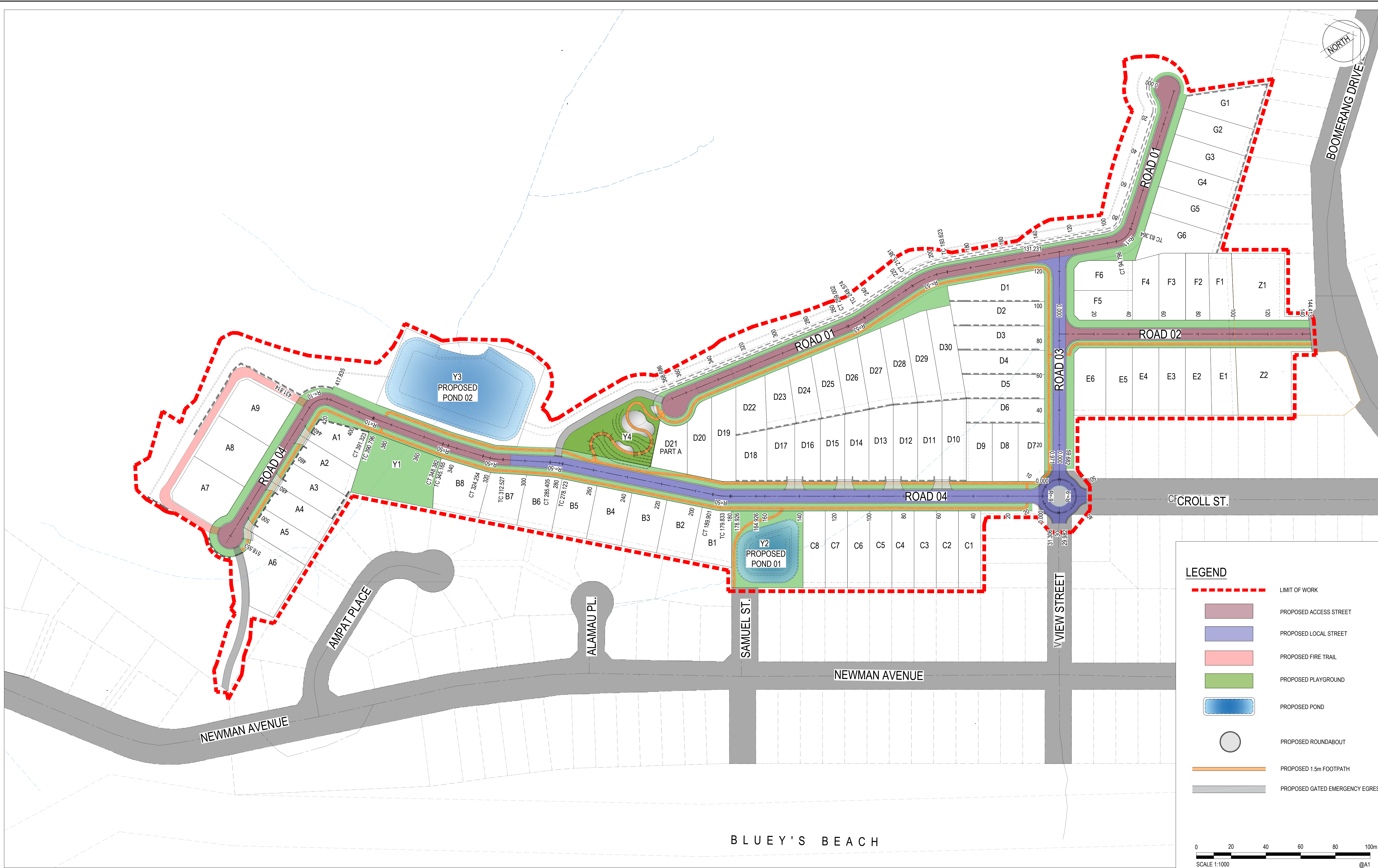


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Checked	AS/ITM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	ROAD LONG SECTIONS ROAD 04 SHEET 2 OF 2

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	09/05/2022
Datum	AHD
Scale	AS SHOWN
Size	A1
Drawing Number	50522033-C-1024
Revision	C



Rev.	Date	Description	Des.	Verif.	Appd.
C	24/08/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS

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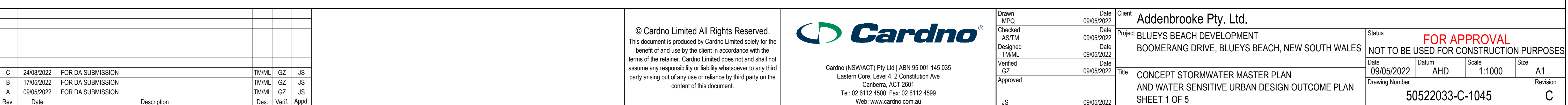


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Checked	AS/ITM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	ACTIVE TRAVEL PLAN

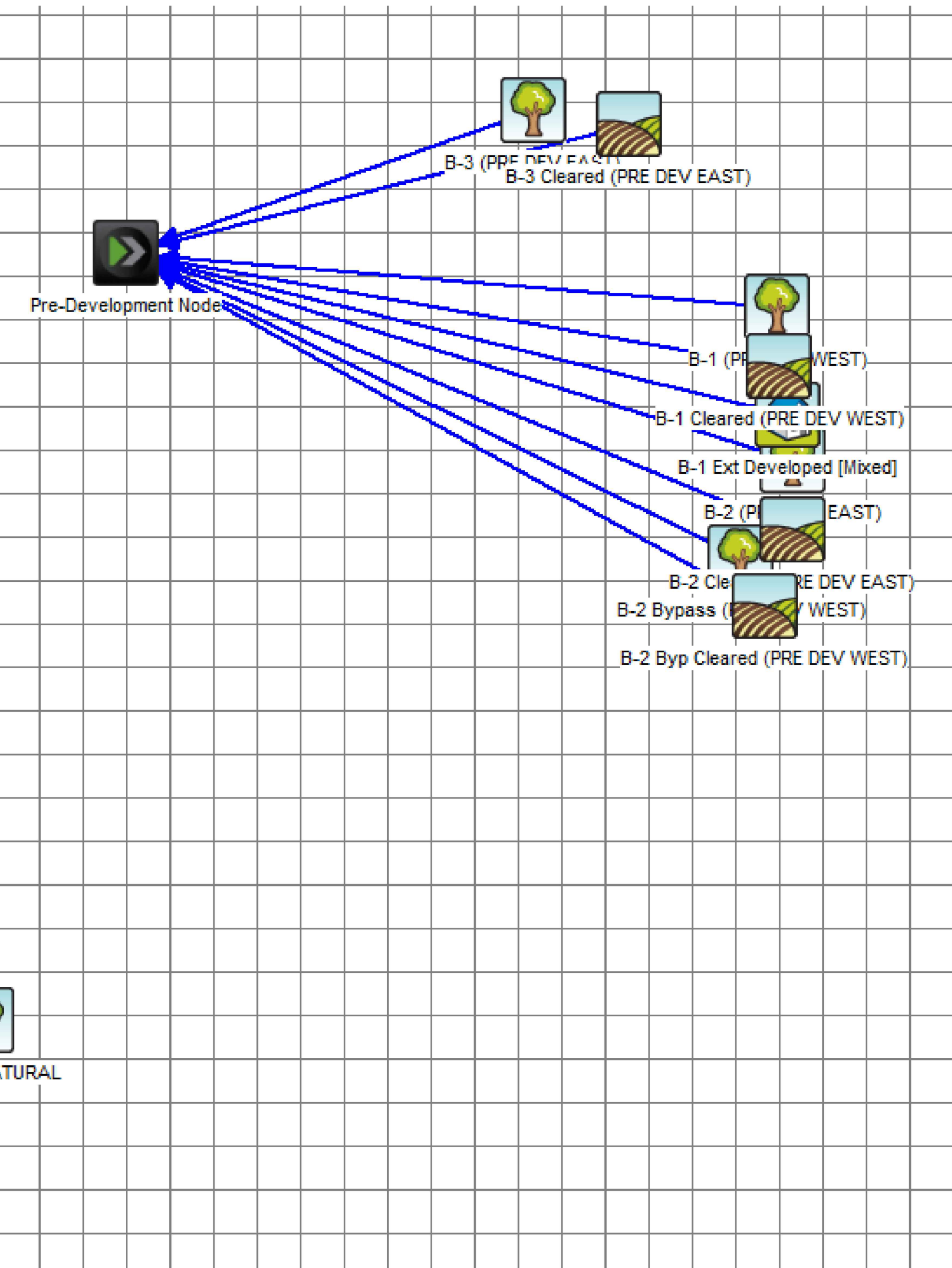
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Date	09/05/2022	Datum	AHD	Scale
				1:1000
Drawing Number	50522033-C-1030			Revision
				C



Status			
FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Datum	Scale	Size
09/05/2022	AHD	1:1000	A1
Drawing Number			Revision
50522033-C-1045			C

The diagram illustrates the flow of development from a Pre-Development Node to various development nodes and their cleared states. The Pre-Development Node is connected to the following nodes:

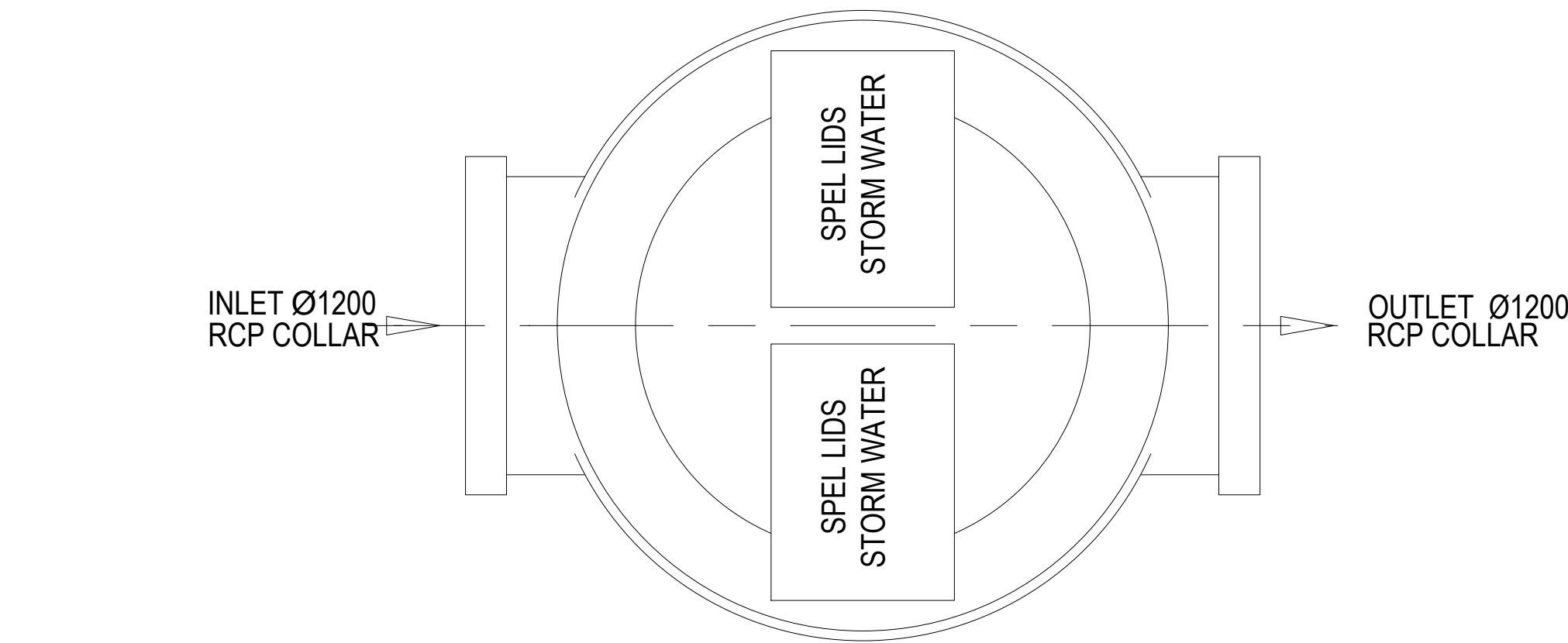
- B-3 (PRE DEV EAST)
- B-3 Cleared (PRE DEV EAST)
- B-1 (PRE DEV WEST)
- B-1 Cleared (PRE DEV WEST)
- B-1 Ext Developed [Mixed]
- B-2 (PRE DEV EAST)
- B-2 Cleared (PRE DEV EAST)
- B-2 Bypass (PRE DEV WEST)
- B-2 Byp Cleared (PRE DEV WEST)



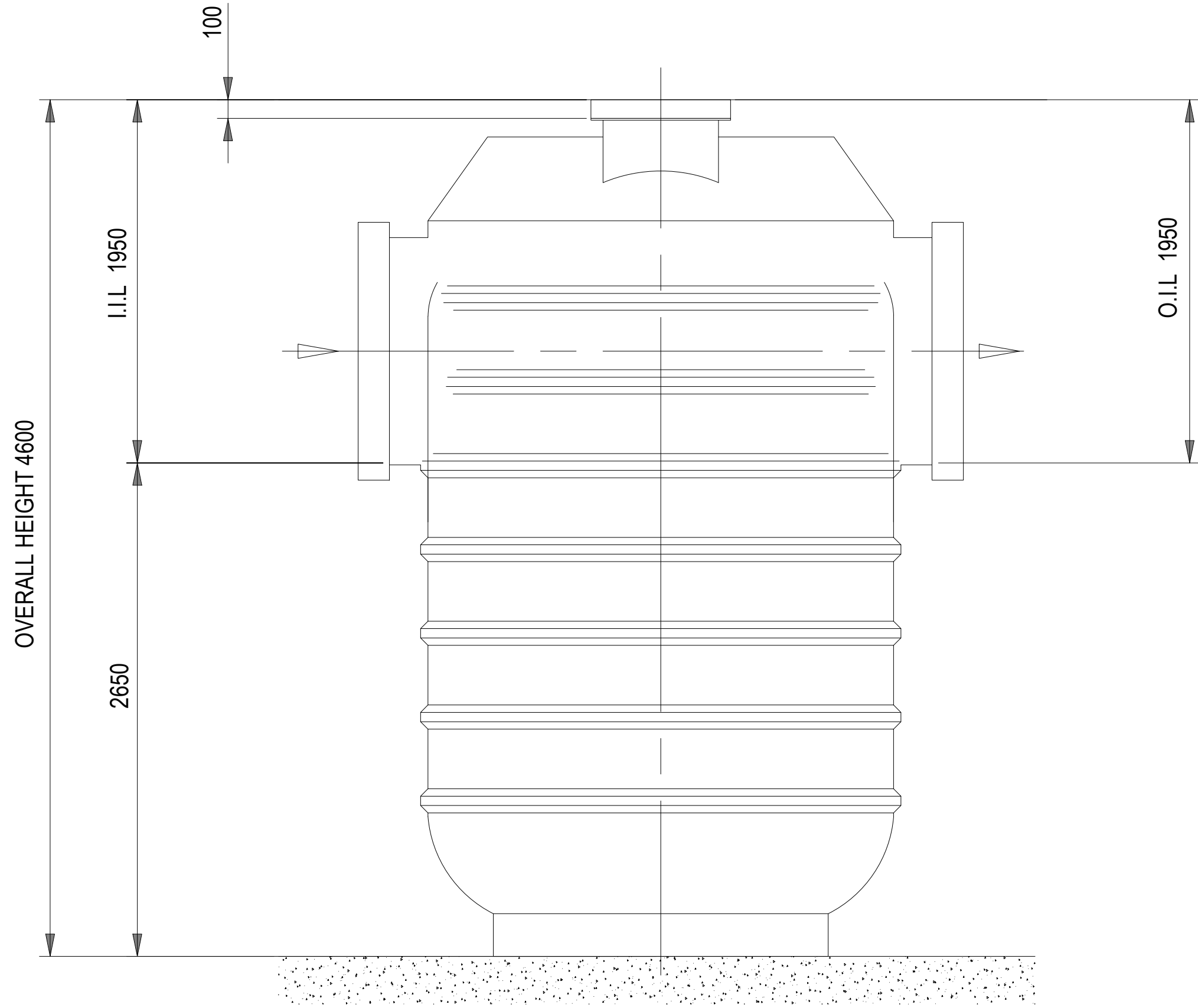
Status			
FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Datum	Scale	Size
09/05/2022	AHD	AS SHOWN	A1
Drawing Number			Revision
50522033-C-1046			A

DATE PLOTTED: 30 August 2022 11:17 PM BY: MARIO QUITORIANO

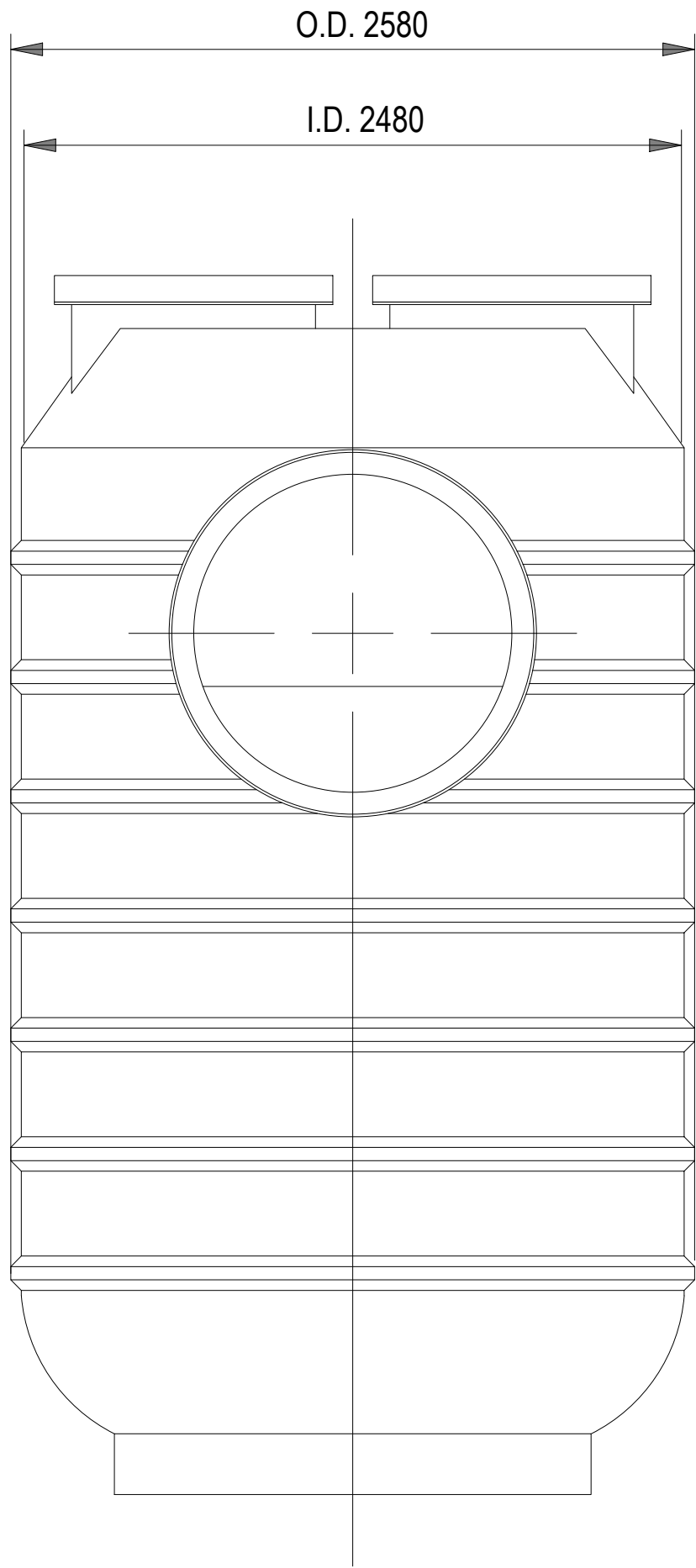
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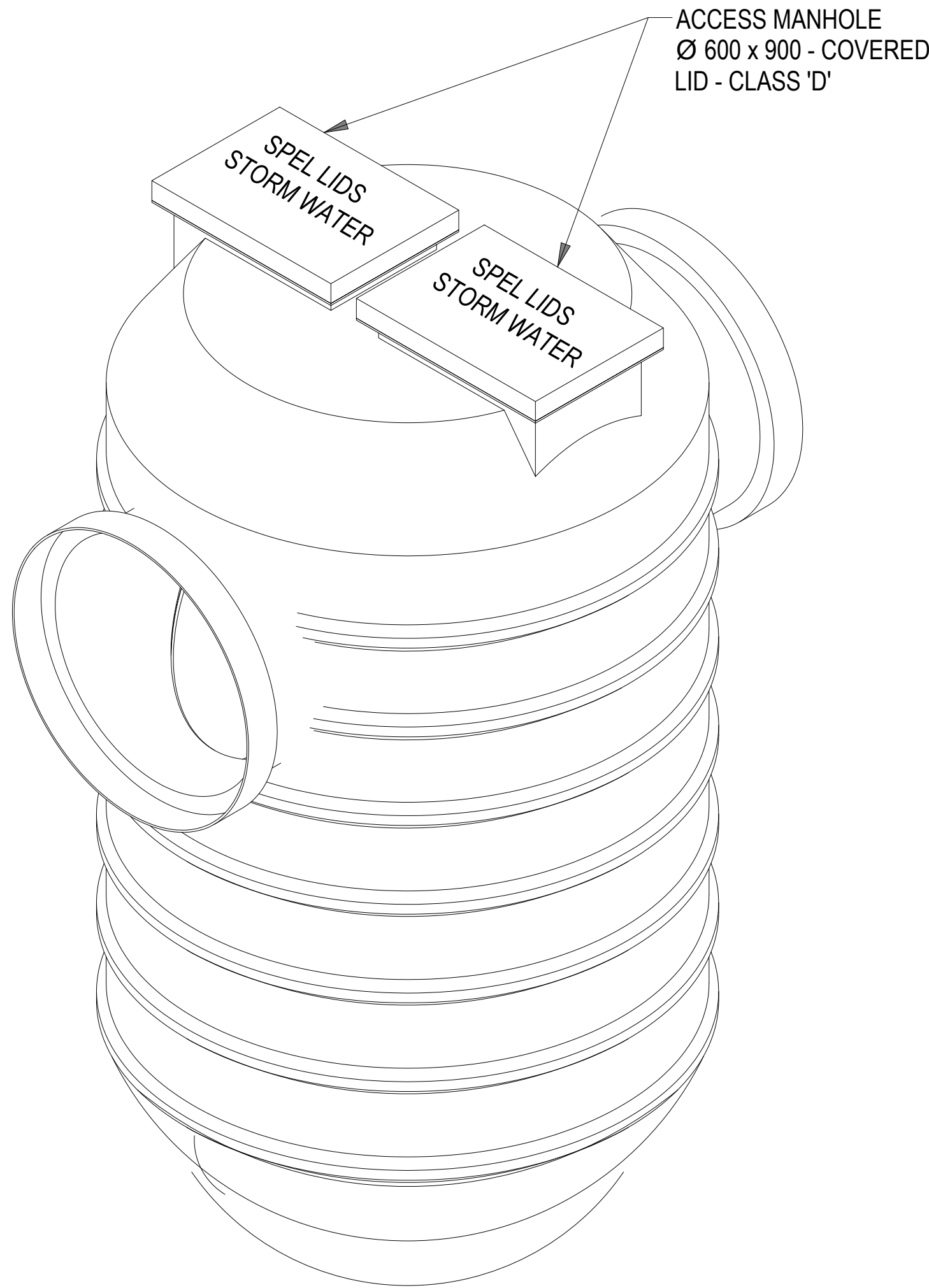
PLAN VIEW



ELEVATION VIEW



SIDE VIEW



ISOMETRIC VIEW

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Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	WATER SENSITIVE URBAN DESIGN OUTCOME PLAN SPEL ECOCEPTOR - SERIES 8000 SHEET 3 OF 5

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	09/05/2022	Datum	AHD	Scale
				AS SHOWN
Size	A1	Drawing Number	50522033-C-1047	
Revision	A			



A Rev.	24/08/2022 Date	FOR DA SUBMISSION Description	TM/ML Des.	GZ Verif.	JS Appd.

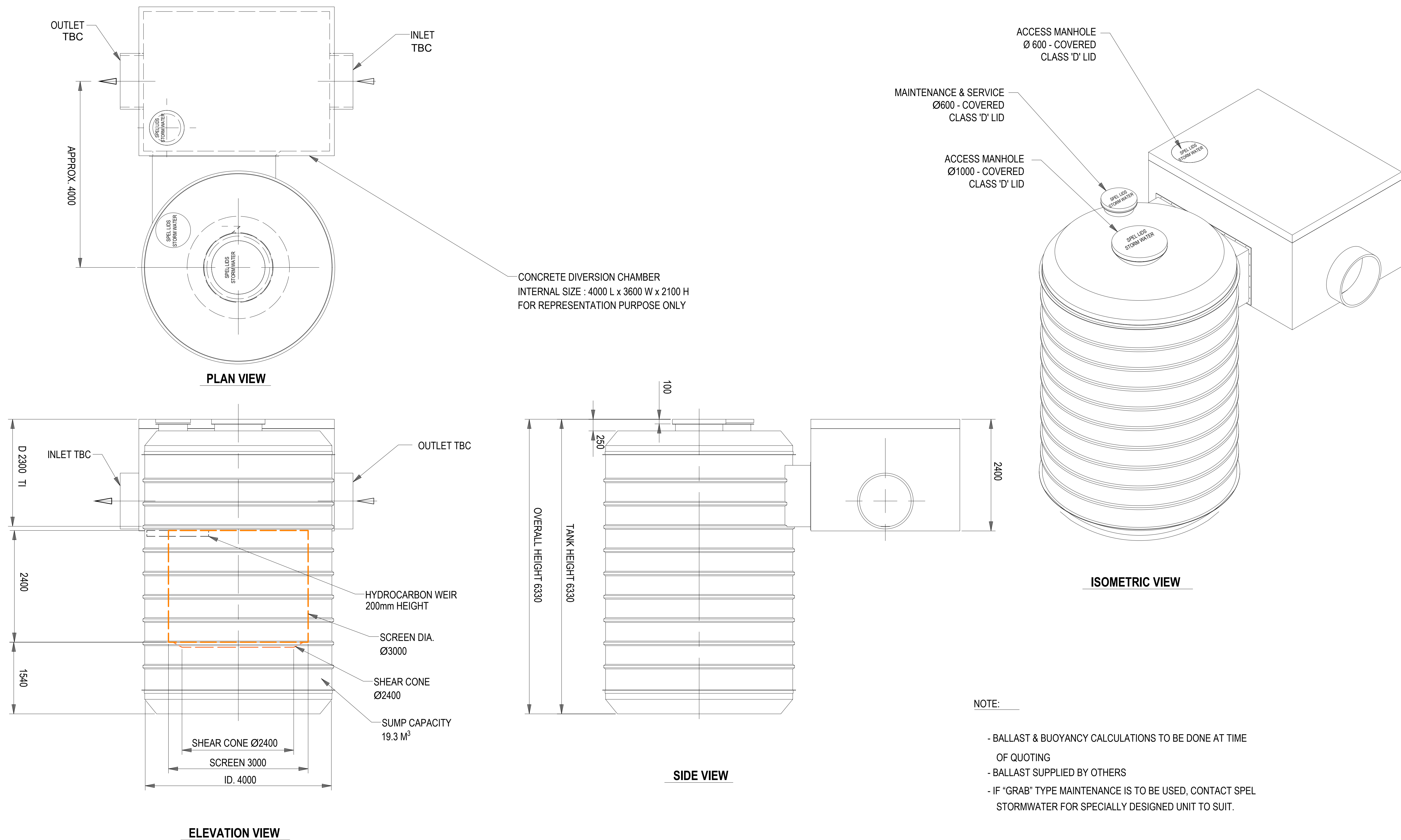
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MPQ	09/05/2022
Checked	Date
AS/TM	09/05/2022
Designed	Date
TM/ML	09/05/2022
Verified	Date
GZ	09/05/2022
Approved	
JS	09/05/2022

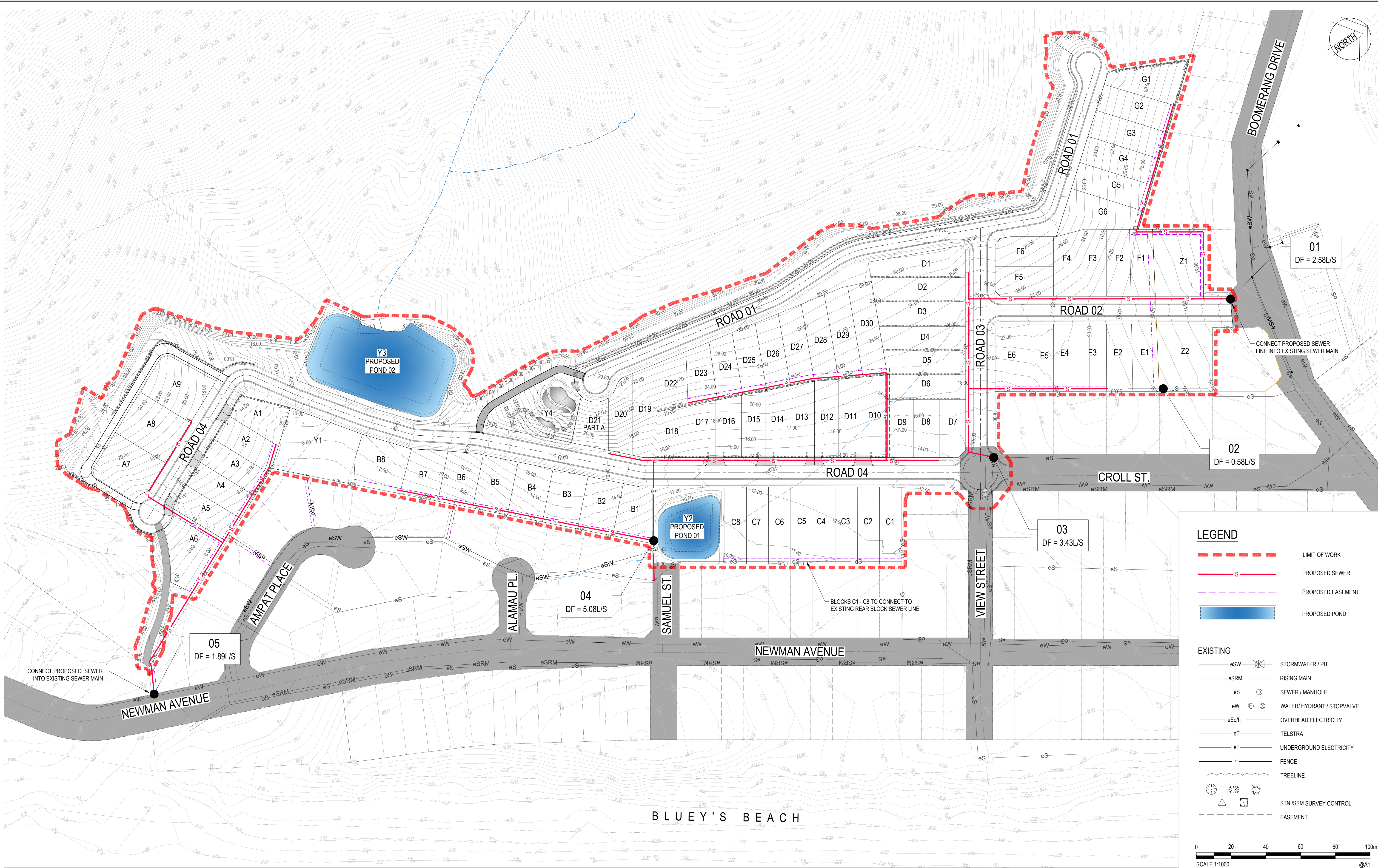
Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	WATER SENSITIVE URBAN DESIGN OUTCOME PLAN SPEL ECOCEPTOR - SERIES 10000 SHEET 4 OF 5

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Date	Datum	Scale	Size
09/05/2022	AHD	AS SHOWN	A1
Drawing Number			Revision
50522033-C-1048			A



TOLERANCE: ALL DIMENSIONS 10mm UNLESS OTHERWISE STATED.

[illegible]



Rev.	Date	Description	Des.	Verif.	Appd.
C	24/08/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS

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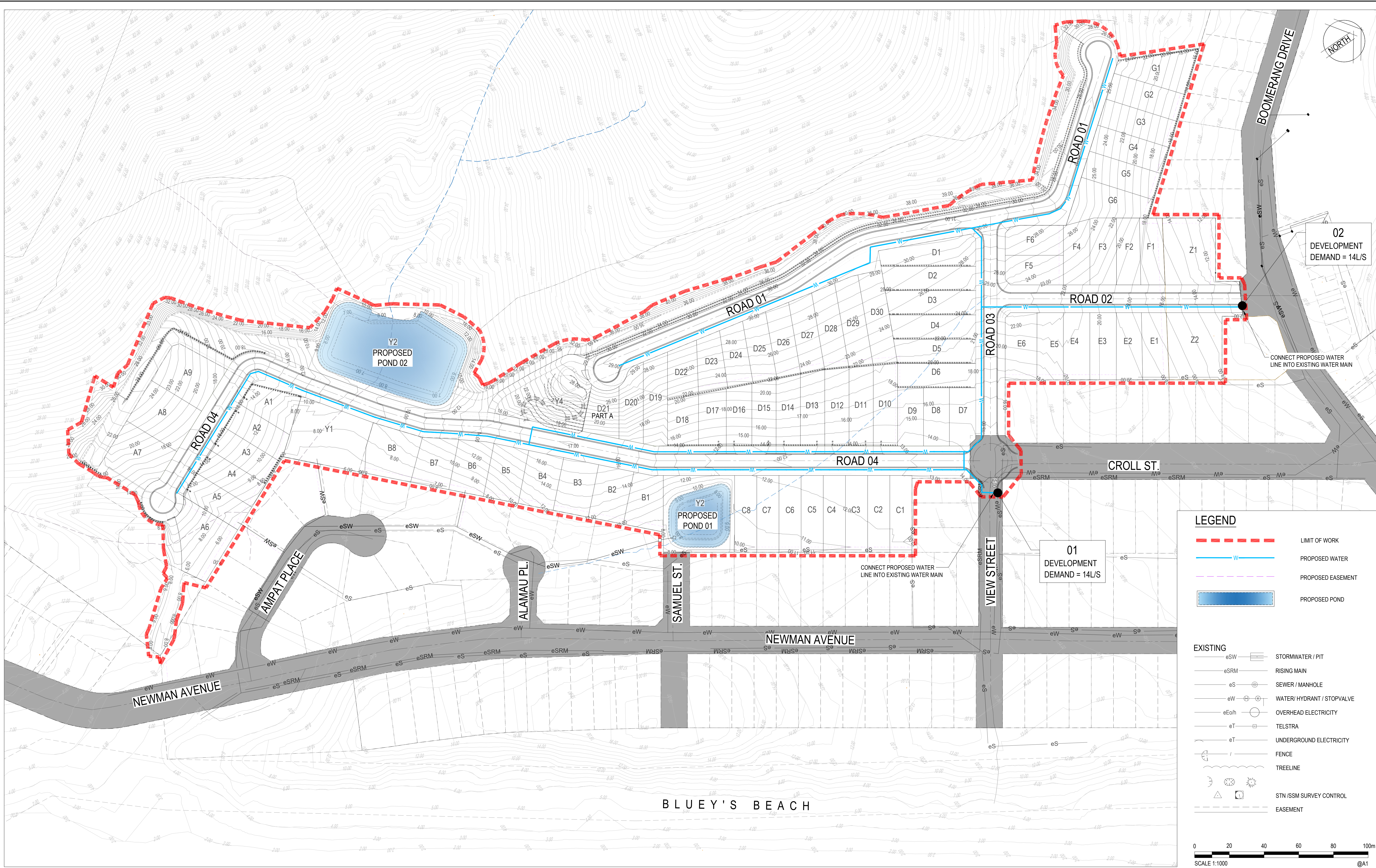


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Checked	AS/ITM	Date	09/05/2022
Designed	TM/MML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	CONCEPT SEWER MASTER PLAN

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	09/05/2022
Datum	AHD
Scale	1:1000
Size	A1
Drawing Number	50522033-C-1050
Revision	C



Rev.	Date	Description	Des.	Verif.	Appd.
C	24/08/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/ML	GZ	JS

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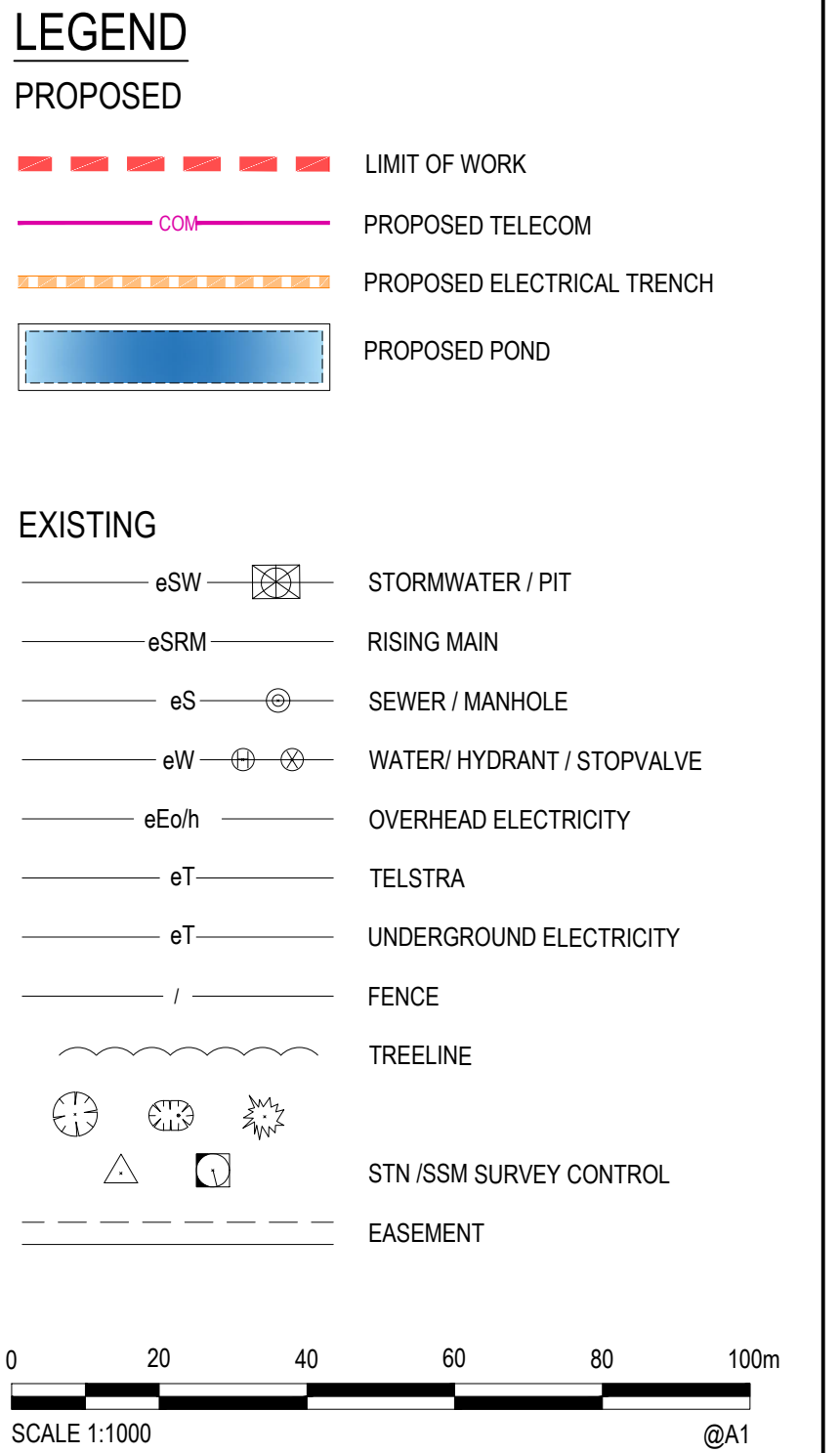


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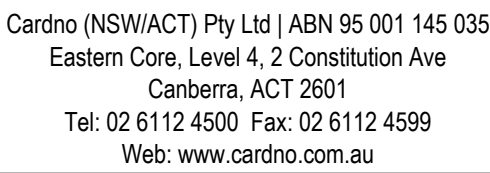
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Checked	AS/ITM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	CONCEPT WATER MASTER PLAN

Status	FOR APPROVAL								
NOT TO BE USED FOR CONSTRUCTION PURPOSES									
Date	09/05/2022		Datum	AHD		Scale	1:1000	Size	A1
Drawing Number								Revision	
50522033-C-1055								C	

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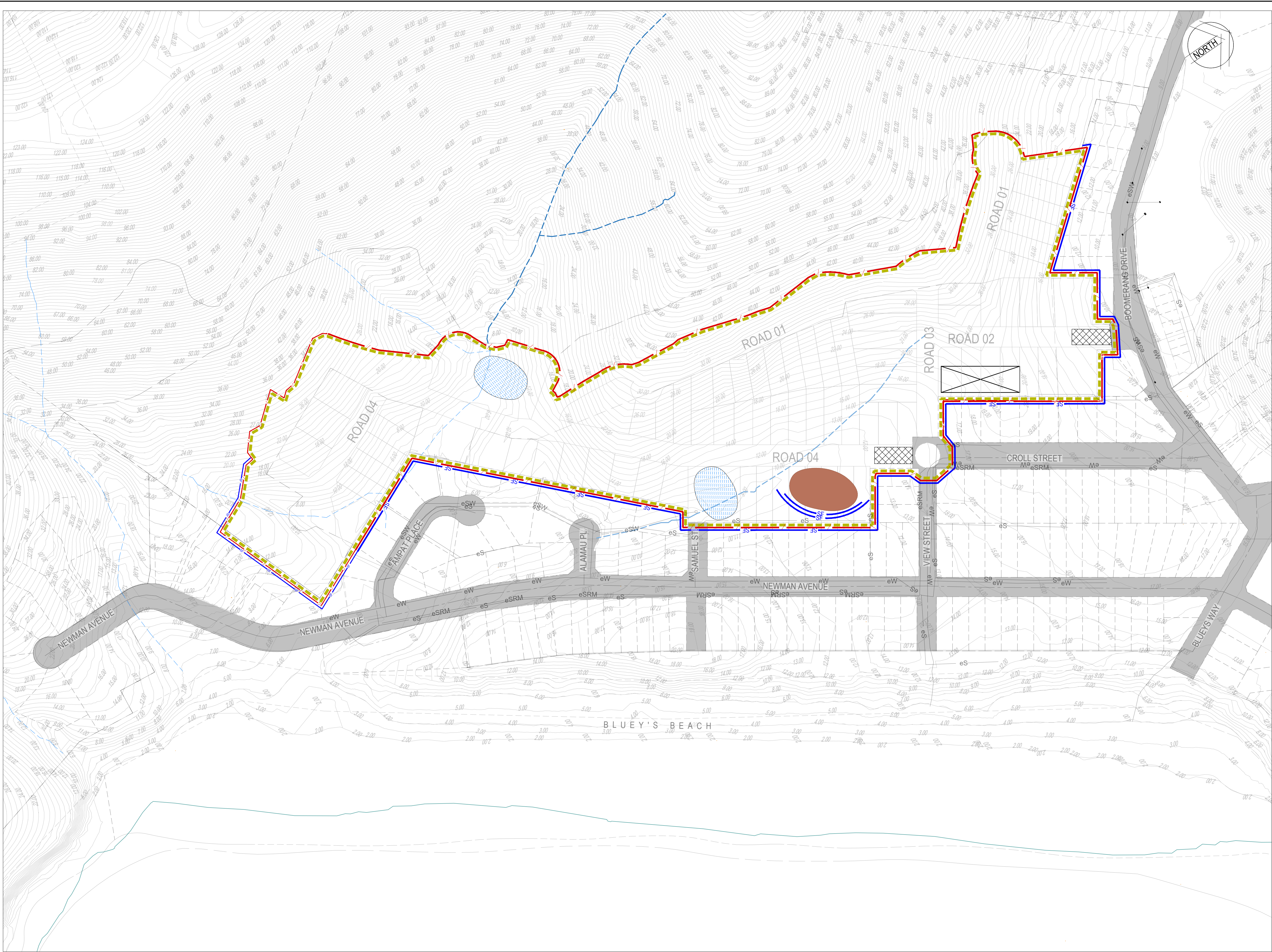
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MPQ	09/05/2022
Checked	Date
AS/TM	09/05/2022
Designed	Date
TM/ML	09/05/2022
Verified	Date
GZ	09/05/2022
Approved	
JS	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	CONCEPT SERVICES PLAN

Status			
FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Datum	Scale	Size
09/05/2022	AHD	1:1000	A1
Drawing Number			Revision
50522033-C-1070			C

DATE PLOTTED: 30 August 2022 11:39 PM BY: MARIO QUITORIANO

XREFs: X-Base: G:\Extract_20211013; X-Contours: G:\Extract_20211013; X-Limit of Works-BDY-1500; 3164 LSW BASE DETAIL_270422; X-Final Cad Base; Option E; X-Final Lot Areas; Option E; X-ROAD NAMES; X_ EXISTING SERVICES
CAD File: \\cardno.cpn\gobal\A\NSW\Drawings\Build\DA5052033-C-1075-EMCP.dwg



LEGEND

STAGE 1 BOUNDARY

TEMPORARY CHAINMESH VERGE
PROTECTION FENCE 1.8m HIGH

SF

SILT FENCE REFER EPA GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT

STABILISED ENTRY/EXIT

SEDIMENT POND

INDICATIVE SITE COMPOUND LOCATION

TEMPORARY TOPSOIL STOCKPILE

- GENERAL NOTES
1.

DIVERSION OF ALL SURFACE WATER SHALL BE AS PER EPA GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT.
2.

WORKS DOWNSTREAM OF THE WORKS TO BE CO-ORDINATED WITH THE
SUPERINTENDENT CONSIDERATE TO ADJACENT REGIONAL WORKS.
3.

SITE ENTRANCE AND COMPOUND LOCATIONS ARE PURELY SHOWN AS
INDICATIVE. ACTUAL LOCATIONS SHALL BE AGREED WITH SUPERINTENDENT
PRIOR TO SITE ESTABLISHMENT.
- STABILISED CONSTRUCTION ENTRY/EXIT NOTES
1.

DIMENSIONS SHOWN ARE MINIMUM ONLY. THE CONTRACTOR SHALL
CONSTRUCT THE FACILITY TO A SIZE THAT WILL PERFORM IN A MANNER
WHICH SATISFIES THE REQUIREMENTS OF THE CONTRACT.
2.

STABILISED CONSTRUCTION ENTRANCE/EXIT STONE - CRUSHED STONE 50mm
TO 75mm NOMINAL SIZE ON HIGH STRENGTH GEOTEXTILE FABRIC.
3.

WASHING DOWN OF WHEELS AND BODY SURFACES OF ALL VEHICLES AND
PLANT LEAVING THE SITE TO PREVENT THE CARRIAGE OF SEDIMENT ONTO
STREETS IS REQUIRED.
4.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT
TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT ROADS AND STREETS.
THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE ENTRANCE WITH
ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEARANCE
OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED,
DROPPED, WASHED OR TRACKED ONTO ROADS MUST BE REMOVED
IMMEDIATELY BY THE CONTRACTOR.
5.

DIVERT RUNOFF AWAY FROM ACCESS POINT.
- EROSION CONTROL NOTES
1.

THE MEASURES SHOWN ON THE DRAWING ARE CONCEPTUAL DESIGN
GUIDELINES BASED ON 'EROSION AND SEDIMENT CONTROL DURING LAND
DEVELOPMENT'. ALL EROSION AND SEDIMENT MEASURES SHALL BE REMOVED
AT THE COMPLETION OF THE PROJECT ONLY, AND IT IS THE RESPONSIBILITY
OF THE CONTRACTOR TO DESIGN, INSTALL AND MAINTAIN MEASURES IN
ACCORDANCE WITH ENVIRONMENT A.C.T.
2.

THE CONTRACTOR SHALL PROVIDE DRAWING AND DETAILS TO THE
ENVIRONMENT PROTECTION UNIT 'ENVIRONMENT A.C.T.' FOR APPROVAL PRIOR
TO COMMENCING WORKS.
3.

THE CONTRACTOR SHALL ENSURE THAT ADEQUATE MEASURES FOR THE
SUPPRESSION OF DUST AND NOISE ARE TAKEN AT ALL TIMES DURING
CONSTRUCTION WORK. KEEP ROAD PAVEMENTS, CYCLEPATHS AND
FOOTPATHS CLEAR OF DIRT, MUD AND OTHER DEBRIS AT ALL TIMES.
4.

FOLLOWING CONSTRUCTION, PROVIDE FILTER ROLLS TO ALL NEW SUMPS
UNTIL THE CATCHMENT AREAS ARE ESTABLISHED. PROVIDE FILTER ROLLS
AND STRAW BALE PROTECTION TO ALL EXISTING SUMPS AROUND THE
CONSTRUCTION SITE.
5.

STRAW BALES MUST BE PLACED AT SUITABLE INTERVALS ALONG SWALES &
CUT-OFF DRAINS.
6.

SILT FENCE SHALL BE PLACED AROUND ANY STOCKPILES.
7.

SILT FENCE SHALL BE ADJUSTED AROUND STOCKPILE AREA IF REQUIRED.
8.

IT IS THE CONTRACTORS RESPONSIBILITY TO WORK CLOSELY WITH ADJACENT
CONTRACTORS TO FORMULATE AN EROSION AND SEDIMENT CONTROL
STRATEGY FOR THE ENTIRE SITE.



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C	24/08/2022	FOR DA SUBMISSION	TM/ML	GZ	JS
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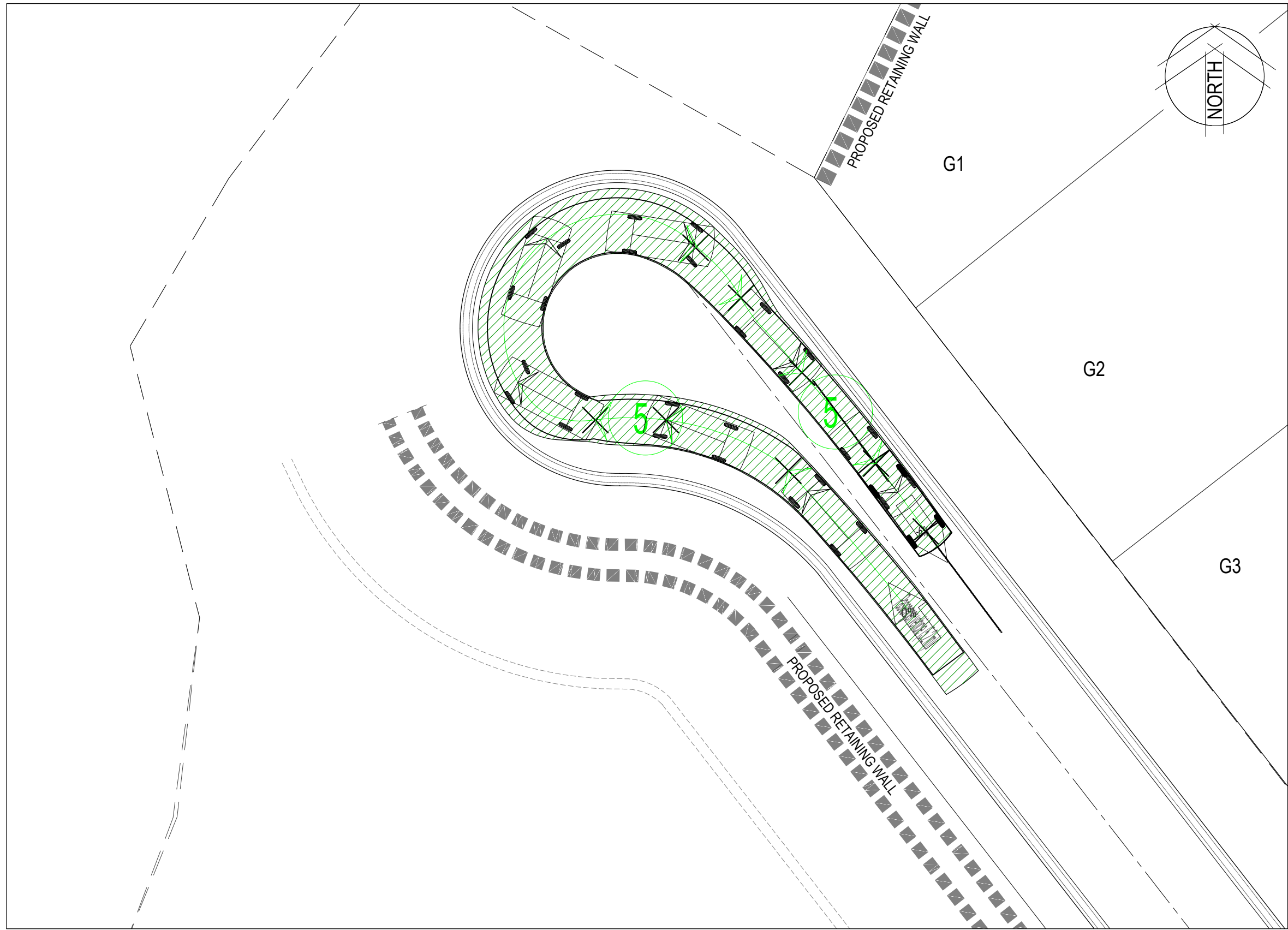


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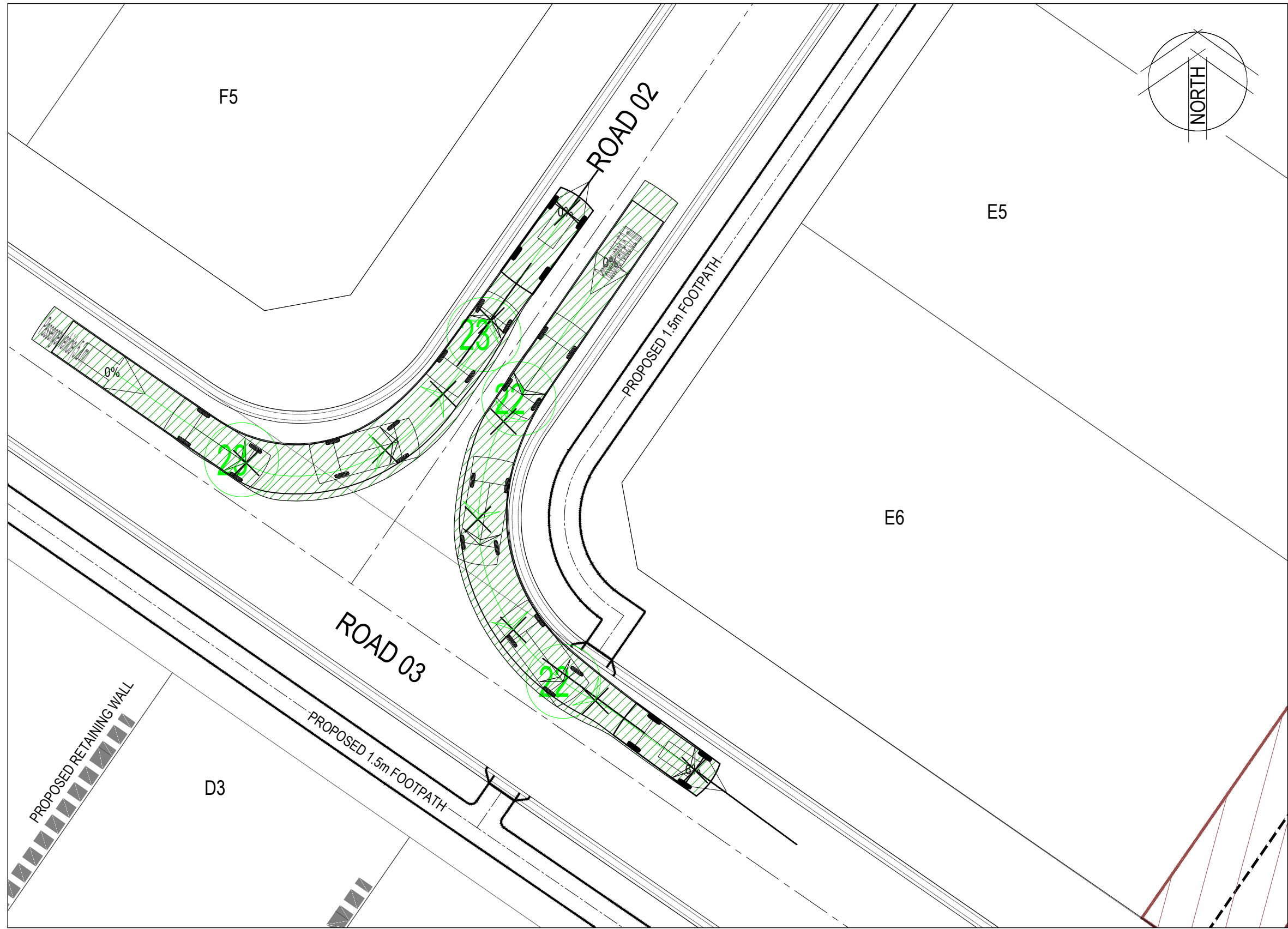
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Checked	AS/IM	Date	09/05/2022
Designed	TM/ML	Date	09/05/2022
Verified	GZ	Date	09/05/2022
Approved	JS	Date	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	EROSION MANAGEMENT CONTROL PLAN NOTES AND LEGEND

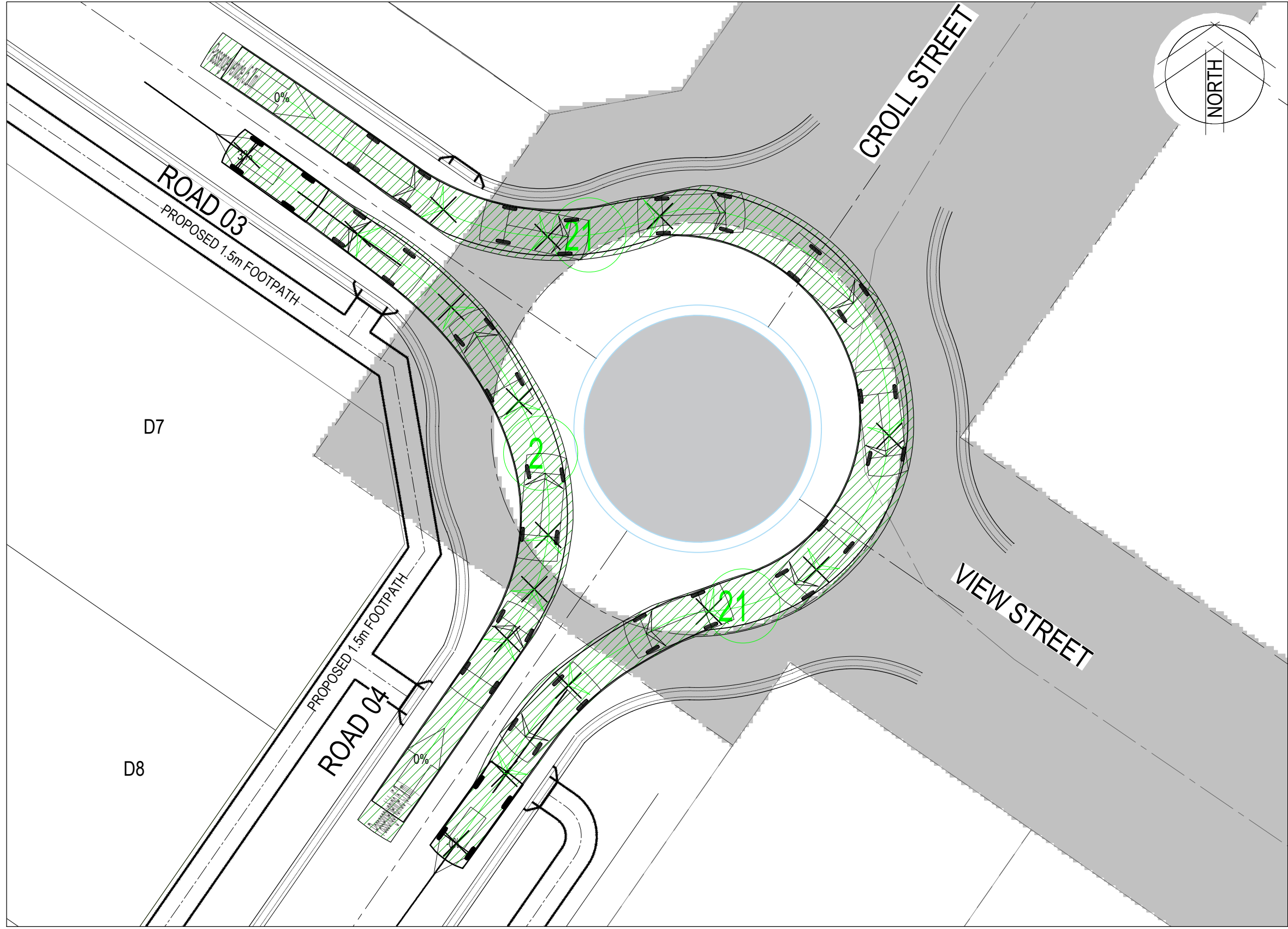
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Datum	AHD
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Size	A1
Drawing Number	50522033-C-1075
Revision	C



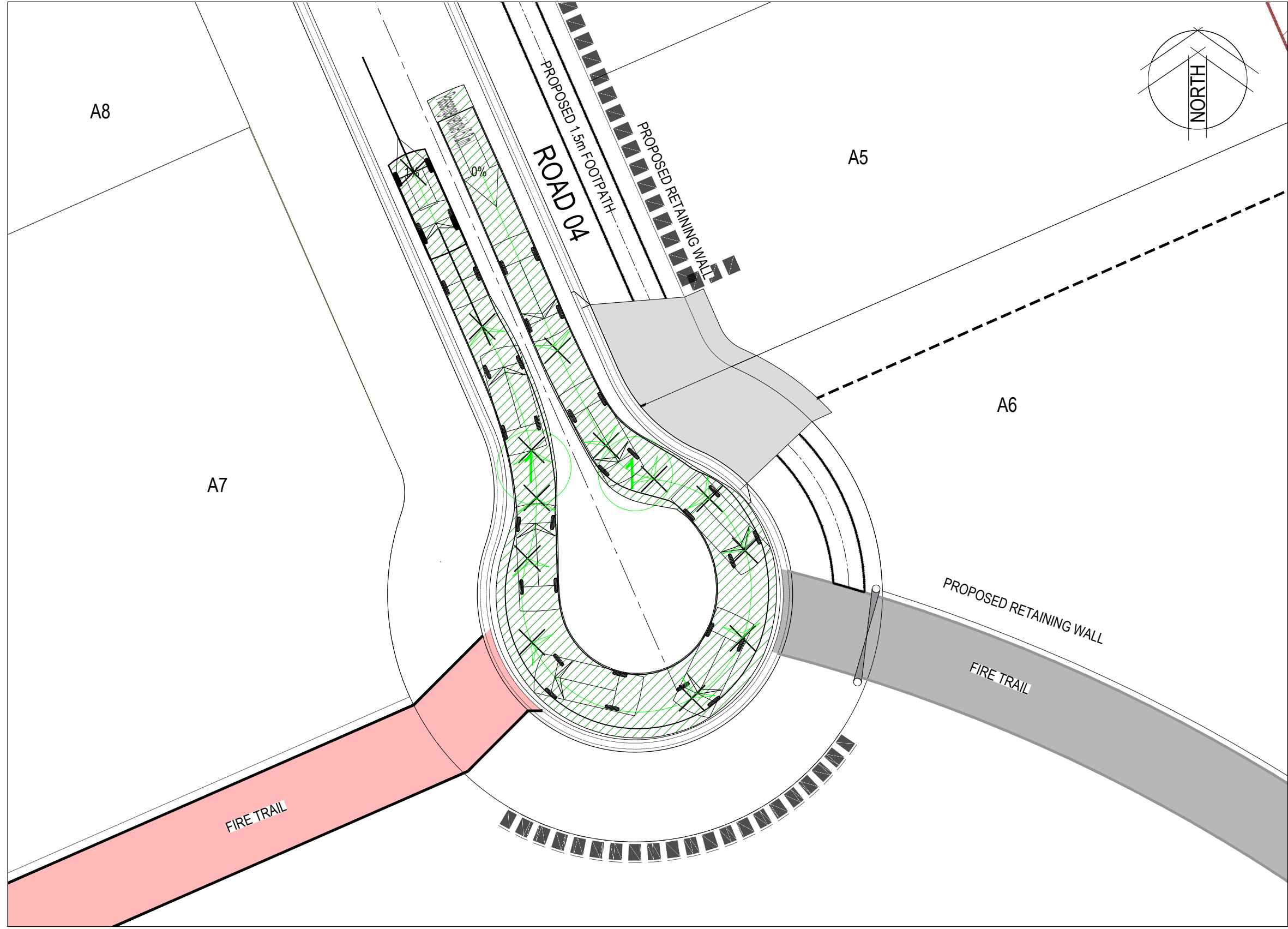
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ROAD 03 - ROAD 02
SCALE 1:200



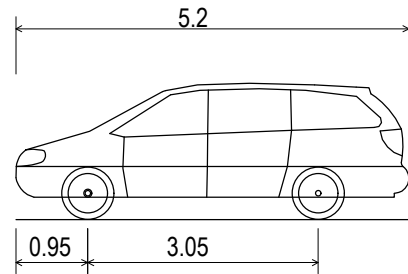
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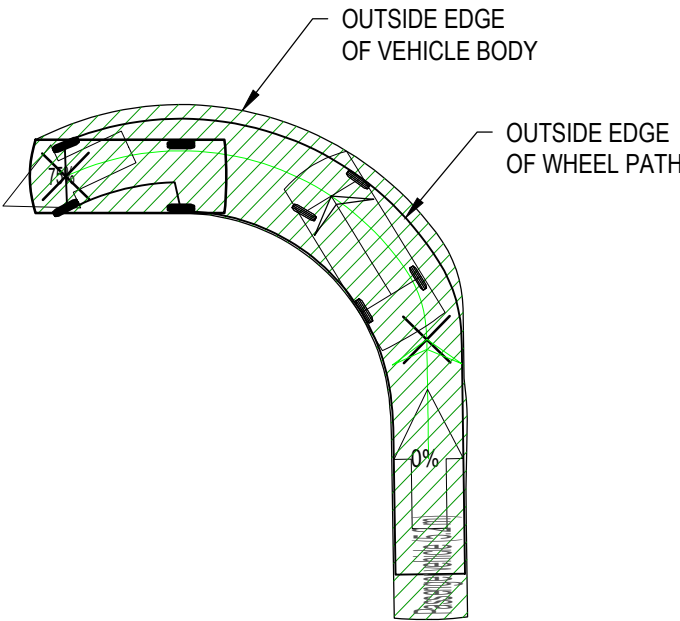
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LEGEND

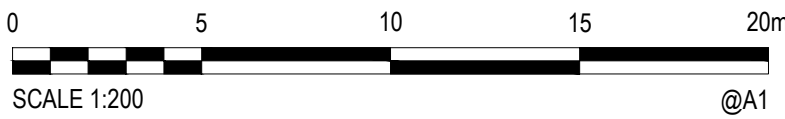
A5 BLOCK LETTER



Passenger vehicle (5.2 m)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.804m
Min Body Ground Clearance 0.295m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.300m



VEHICLE PATH TEMPLATE DETAIL
SCALE 1:200



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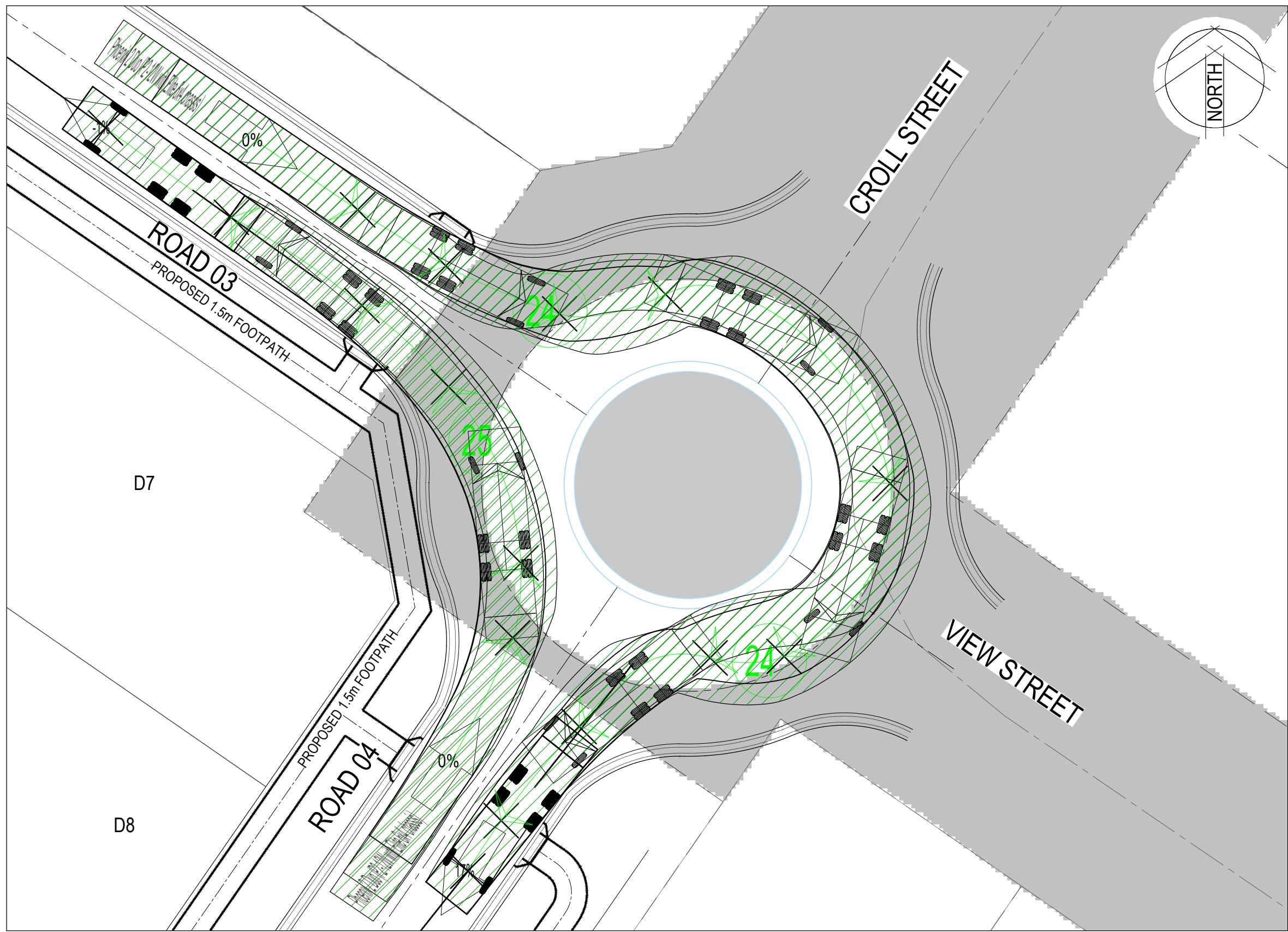
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Approved	JS	Date	09/05/2022

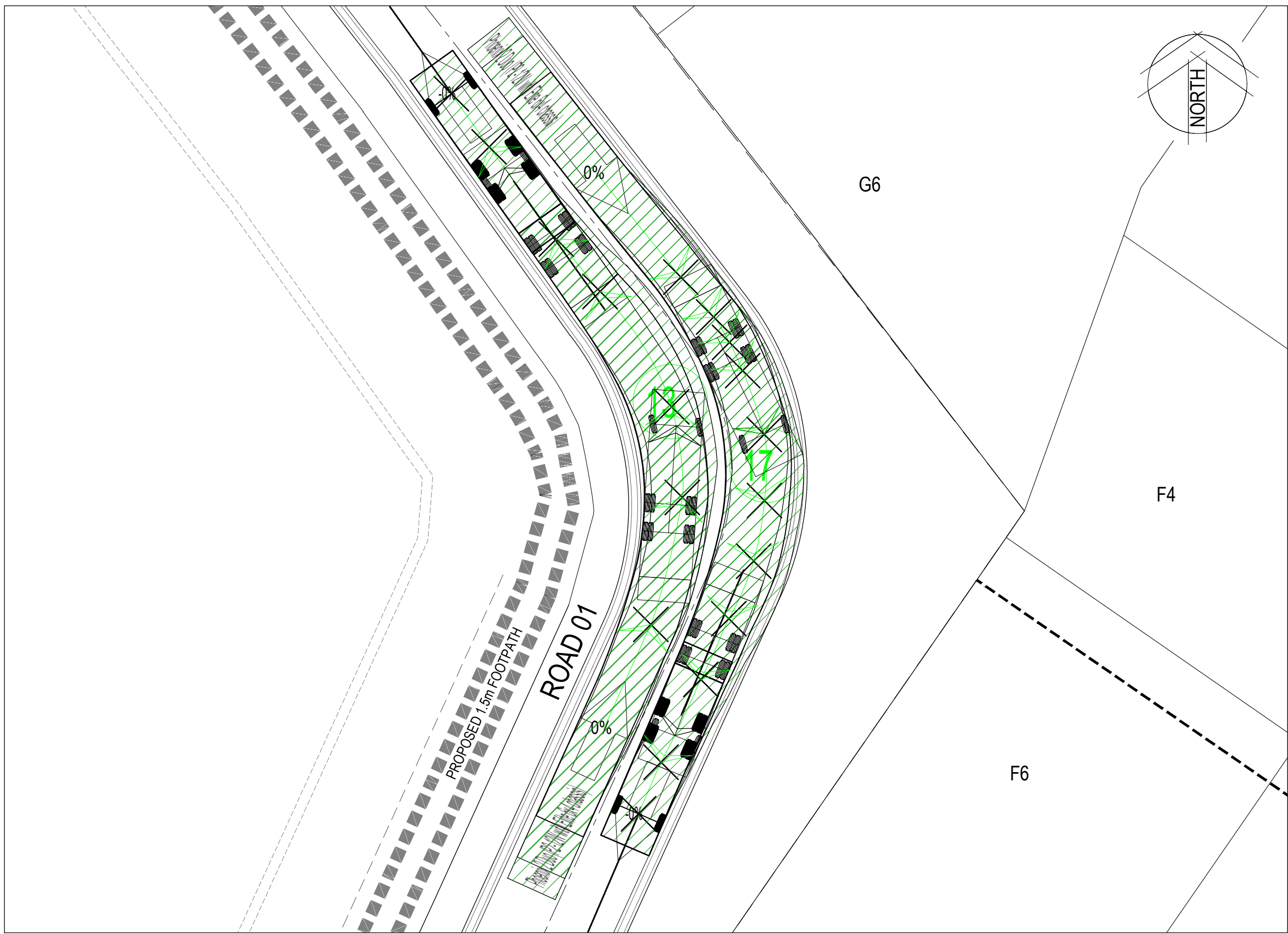
Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	VEHICLE TURNING PATH SHEET 1 OF 3

Status				FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES							
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Drawing Number						Revision	
50522033-C-1080						C	

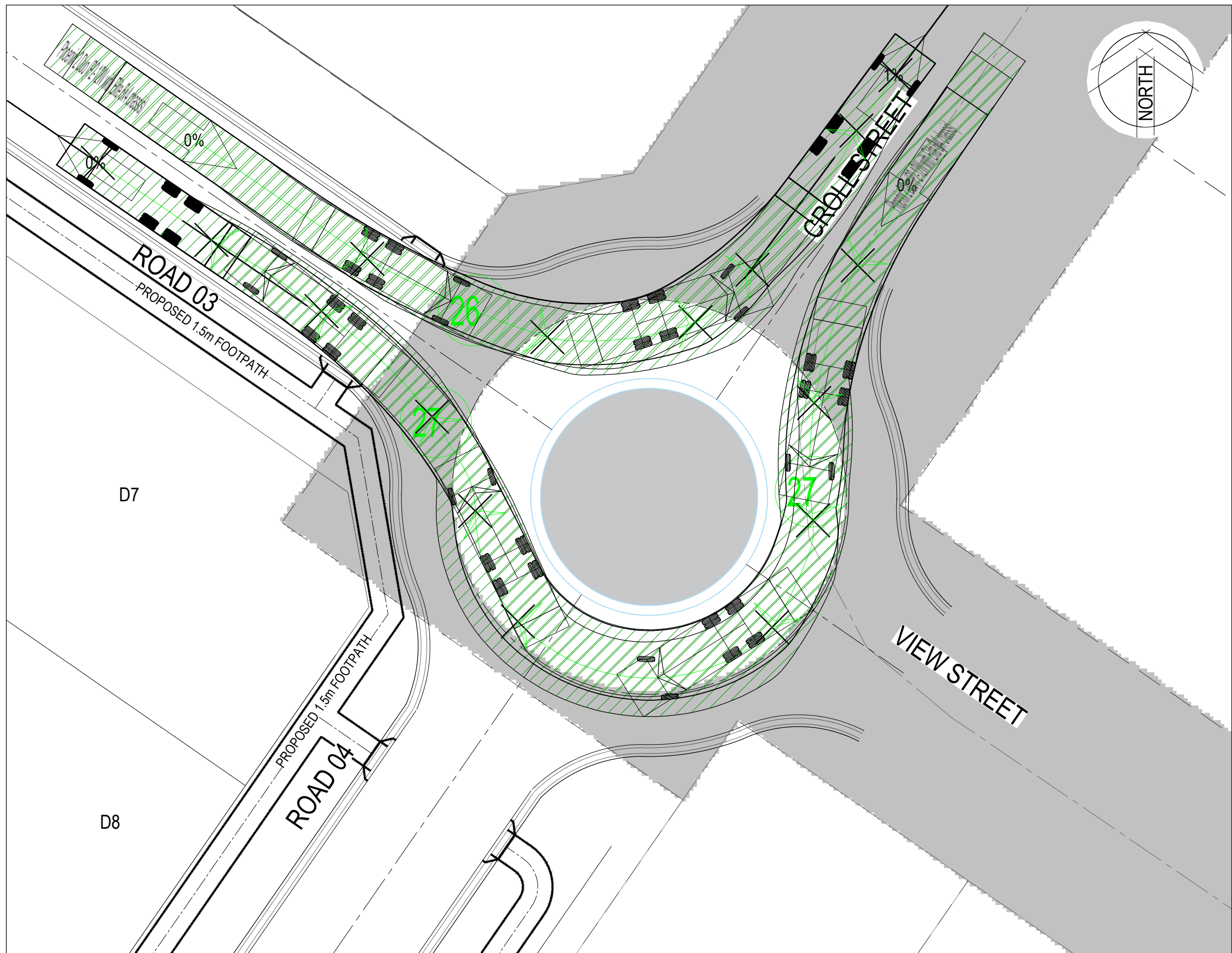
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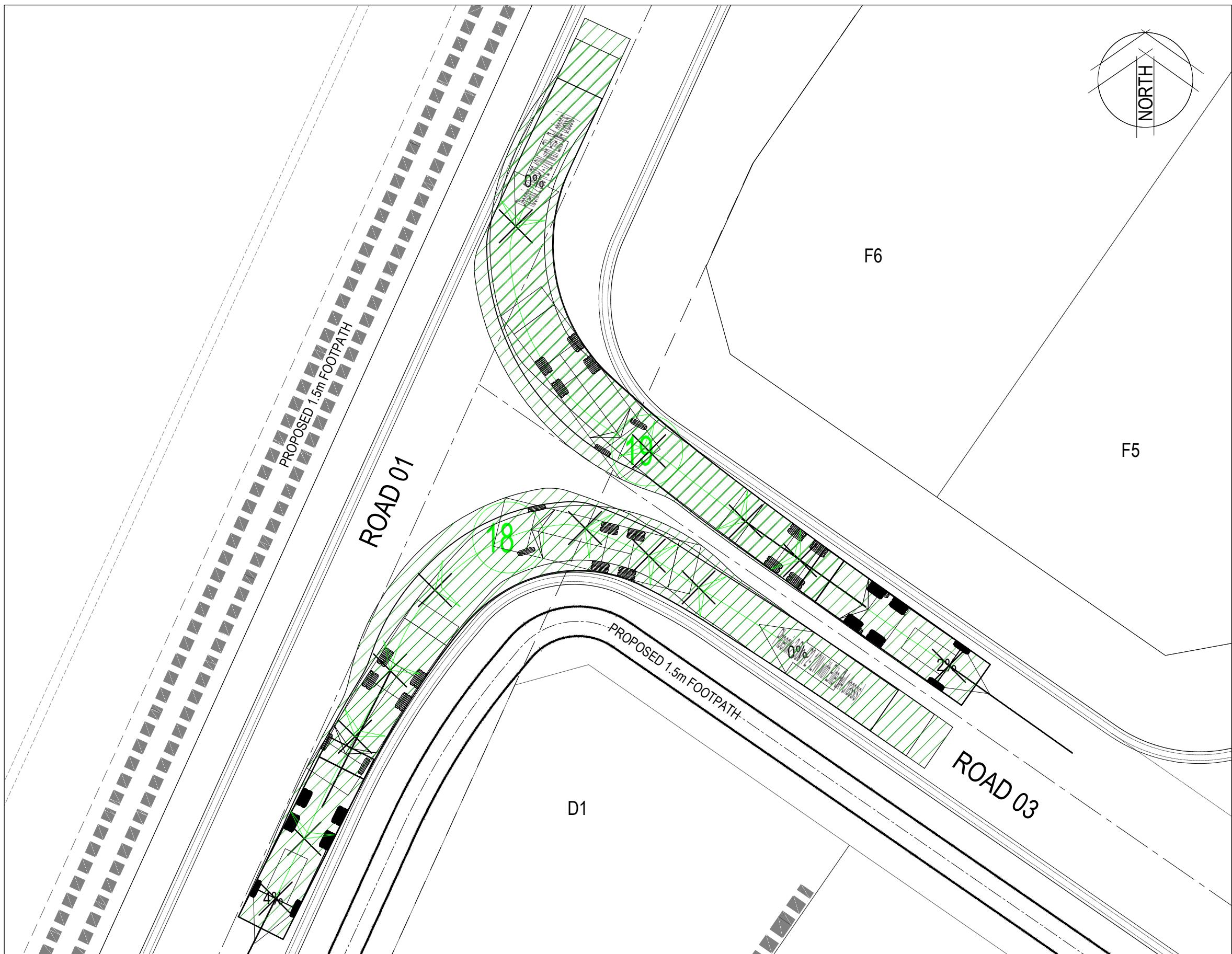
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SCALE 1:200



ROAD 01
SCALE 1:200



ROAD 03 and ROAD 04 - VIEW STREET AND CROLL STREET ROUNDABOUT
SCALE 1:200

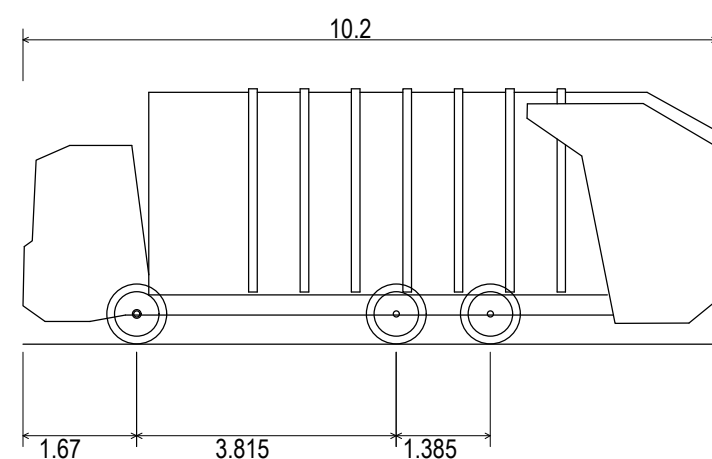


ROAD 01 - ROAD 03
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LEGEND

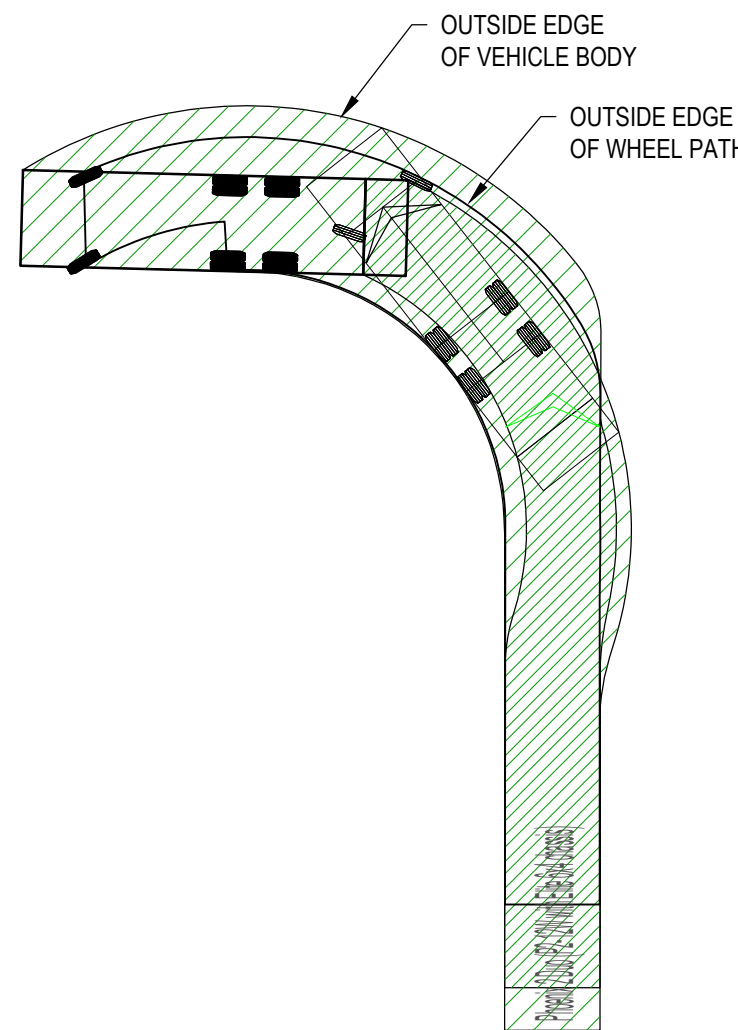
A5

BLOCK LETTER



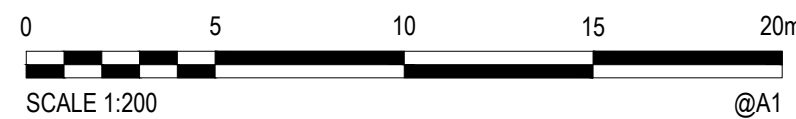
Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)

Overall Length	10.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7.800m



VEHICLE PATH TEMPLATE DETAIL

SCALE 1:200



XREFs: X-Base: G:\Extract_2021\1013_X-Final_Cad_Base_Option E: X-Final Lot Areas_Option E
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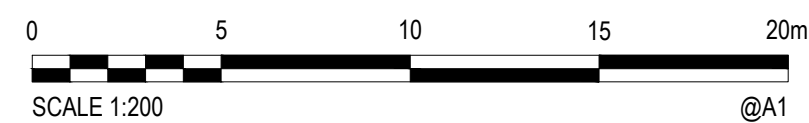


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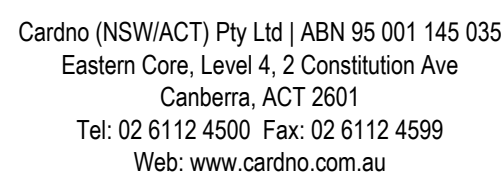
Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	VEHICLE TURNING PATH SHEET 2 OF 3

Status	FOR APPROVAL			
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Date	Datum	Scale	Size	
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Drawing Number				Revision
50522033-C-1081				C



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Verified	Date
GZ	09/05/2022
Approved	
JS	09/05/2022

Client	Addenbrooke Pty. Ltd.
Project	BLUEYS BEACH DEVELOPMENT BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Title	VEHICLE TURNING PATH SHEET 3 OF 3

Status		FOR APPROVAL	
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Datum	Scale	Size
09/05/2022	AHD	1:200	A1
Drawing Number			Revision
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