

SITE	DATA
SITE AREA	1794.26 m²
DWE	LLING
Ground Floor Area	690.25
First Floor Area	713.4
Second Floor Area	713.4
Total	2117.05
FSR 1	= 1.180

- 1. Introduction of substation along Vicliffe Avenue front.
- 2. Addition of the Fire Booster Assembly along Vicliffe Avenue front.
- 3. Reconfiguration of the basement waste rooms and staircase to accommodate the FH pump room and fire tanks.
- 4. Skylight for Unit 26 removed. Addition of highlight window to

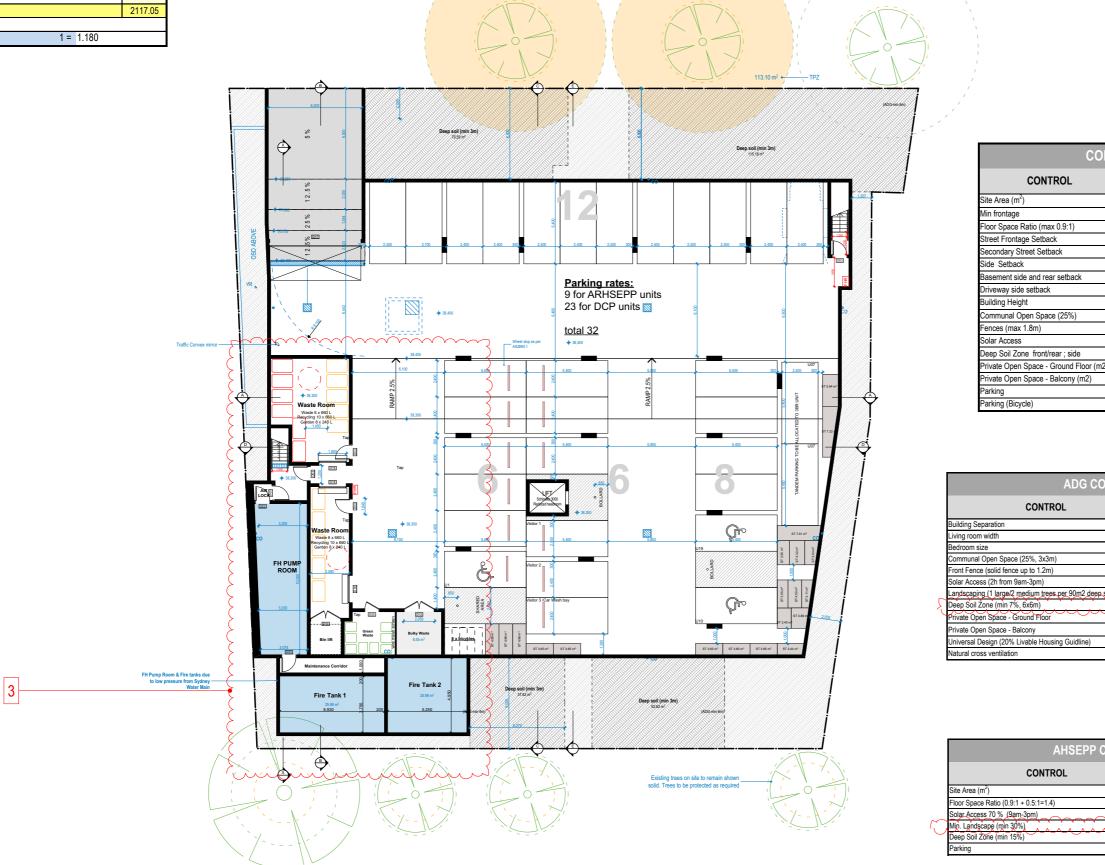
CONTROL

ADG CO

AHSEPP C

CONTROL

Unit 27 Living room. 1.8m sill height for solar access.



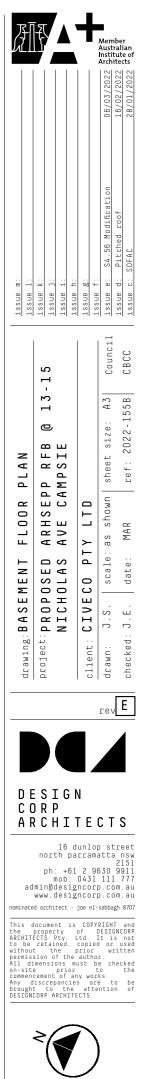
113.10 m²

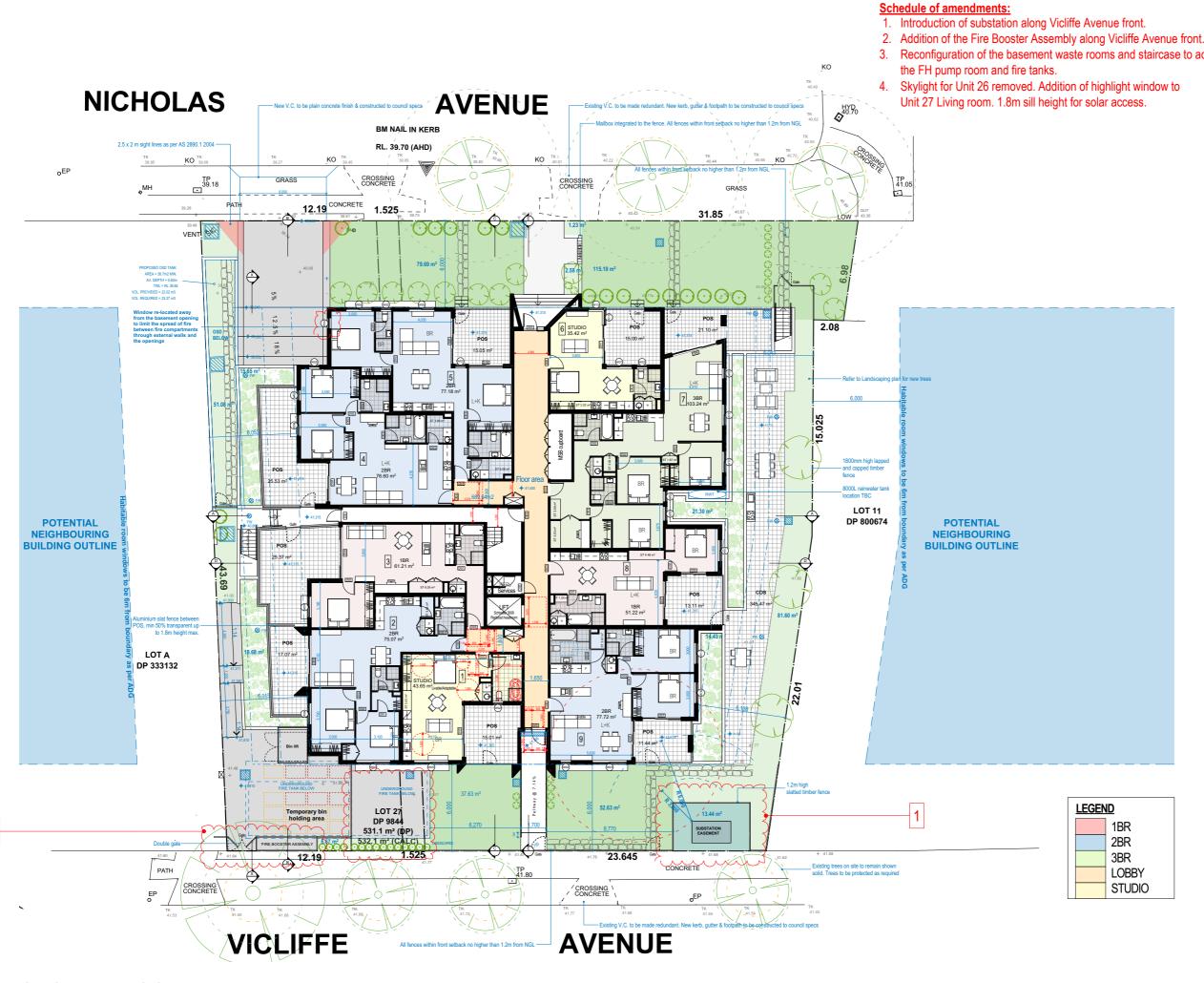
BASEMENT FLOOR PLAN

COMP	LIANCE TABLE	
CONTROL	REQUIRED	PROPOSED
Site Area (m²)	n/a	1794.26
Ain frontage	20	37.3
Floor Space Ratio (max 0.9:1)	1614.834	2112.42
Street Frontage Setback	min 6m	proposed in the second
Secondary Street Setback	min 6m	6
Side Setback	min 4 m	6
Basement side and rear setback	min 2m	2
Driveway side setback	min 1m	2
Building Height	max 11.5m	14m (roof ridge)
Communal Open Space (25%)	448.565	345.5
ences (max 1.8m)	1.8 (50% solid)	1.8
Solar Access	ADG	2
Deep Soil Zone front/rear ; side	5m; 2m	6m;2m
Private Open Space - Ground Floor (m2)	ADG	>15
Private Open Space - Balcony (m2)	ADG	>8
Parking	1br 1, 2br 1.2, 3br 2, V 0.2	32
Parking (Bicycle)	1 per 5 + v 1 per 10	5

MPLIAN	ICE TABLE		
	REQUIRED	Р	ROPOSED
	6-12m	\checkmark	6
	min dim. 3.6m 1BR; 4m 2+ BR	\checkmark	4
	min 9-10m2, min dimension 3m	\checkmark	9
	448.57	X	345.5
	1.2m	✓	1.2
	min 70%	✓	70.4%
oil)	1 large-/2 medium	~	
	125.60	\checkmark	285.1
	15m ² ; min dimension 3m	X	11.5
	8-12m ² ; min dimension 2-2.4m	\checkmark	8
	5.4	\checkmark	6
	60%	\checkmark	63.0%

OMPLIA	NCE TABLE	
	REQUIRED	PROPOSED
	450	✓ 1794,26
	2511.96	2112.42
	3 hours	2
	538.28	511.75
	269.14	285.1
	1br 0.5, 2br 1, 3br 1.5	y 9





GROUND FLOOR PLAN

1:250

2

- 3. Reconfiguration of the basement waste rooms and staircase to accommodate



Australian nstitute of Architects

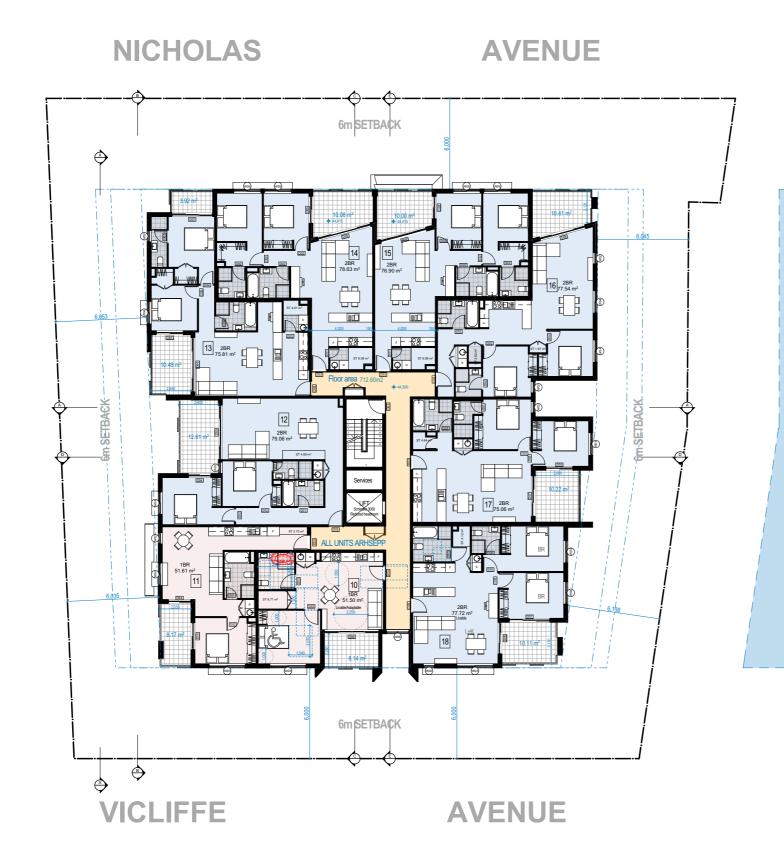
6/02 8/01

<u>ND</u>
1BR
2BR
3BR
LOBBY
STUDIO



- 1. Introduction of substation along Vicliffe Avenue front.
- 2. Addition of the Fire Booster Assembly along Vicliffe Avenue front.
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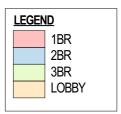
POTENTIAL NEIGHBOURING BUILDING OUTLINE

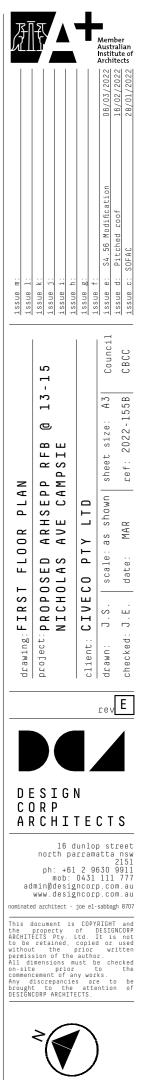


POTENTIAL NEIGHBOURING **BUILDING OUTLINE**

FIRST FLOOR PLAN 1:250

- 4. Skylight for Unit 26 removed. Addition of highlight window to Unit 27 Living room. 1.8m sill height for solar access.

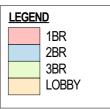


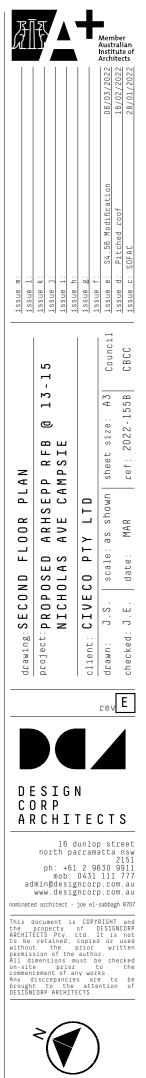


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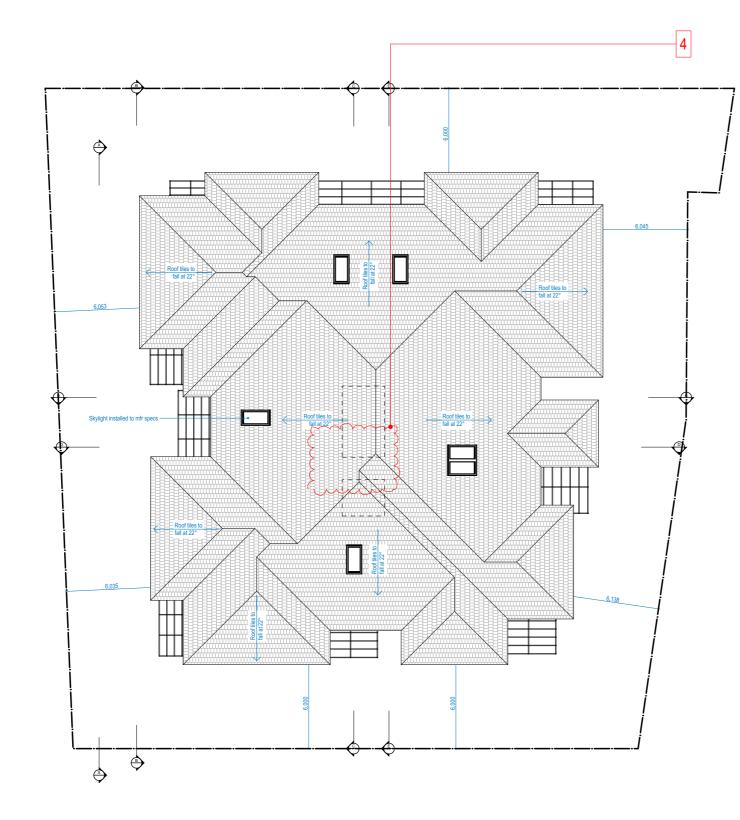




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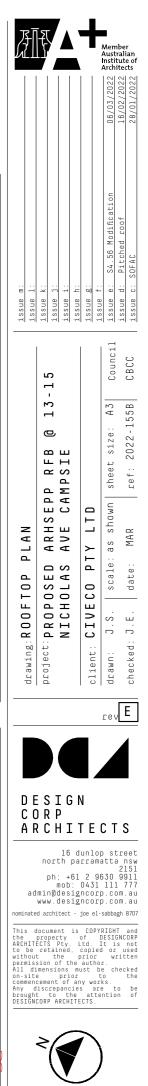
				OOR SCHEDUL	E	
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	
D01	SWING DOOR	2,040	720			:
D02	SWING DOOR	2,040	820	\square	·	
D02.s	SWING DOOR	2,040	820	\sim]	
D03	SWING DOOR	2,040	920	\square	ŀ	•
D03.f1	SWING DOOR	2,040	920	\sum		
D03.f2	SWING DOOR	2,040	920	$\left[\right]$		
D04	SLIDING DOOR	2,400	1,500			
D05	SLIDING DOOR	2,400	1,800			
D06	SLIDING DOOR	2,400	2,100			
D06	SLIDING DOOR	2,400	3,200			
D07	SLIDING DOOR	2,400	2,700			
D08	SLIDING DOOR	2,400	3,100			
D09	SLIDING DOOR	2,400	3,600			
D10.f2	SWING DOOR	2,340	970	\bigcap		
D11.g	SWING DOUBLE DOOR	2,040	1,100			
D12	EXT SLIDING DOOR	2,100	3,100			
D13	DOUBLE SWING DOOR	2,400	2,050	\sim		
D14	EXT SLIDING DOOR	2,100	2,650			
D15	EXT SWING DOOR	2,400	1,030	\square		
D16	EXT SWING DOOR	2,400	1,050	\square		
D17	GARAGE DOOR	2,300	6,020			
D18	ROLLING SHUTTER	2,400	1,800			
D19	SLIDING DOOR	2,400	2,400	<u> </u>		
D20	SLIDING DOOR	2,400	3,200	<u> </u>		
D21	SWING DOUBLE DOOR	2,040	1,440	\mathbb{M}		
D22	SWING DOOR	2,040	600	Λ		
D23	SWING DOOR W/ SIDELIGHT	2,800	1,500			Г

ID	TYPE
W01	DOUBLE HUNG
W02	DOUBLE HUNG
W03	SLIDING
W04	SLIDING
W05	SLIDING
W06	LOUVRED
W07	SLIDING
W08	DOUBLE HUNG
W09	DOUBLE HUNG
W10	SLIDING
W11	SLIDING WINDOW
W12	SLIDING WINDOW
W13	SLIDING WINDOW
W14	SLIDING WINDOW
W15	DOUBLE HUNG CORNE
W16	SLIDING WINDOW
W17	FIXED



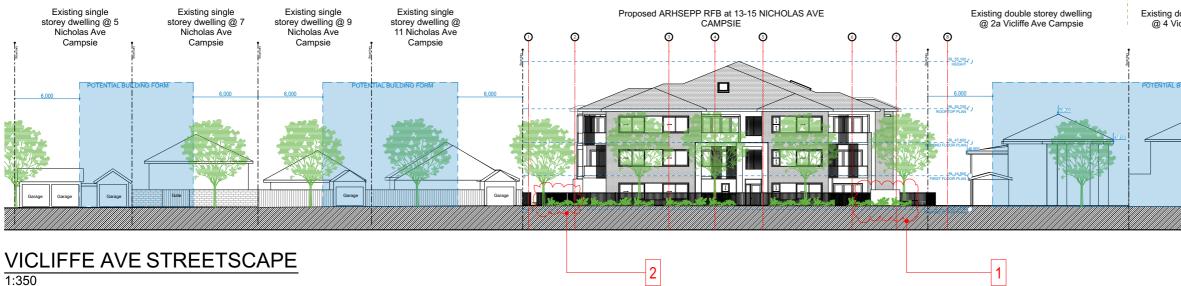
1. Introduction of substation along Vicliffe Avenue front. 2. Addition of the Fire Booster Assembly along Vicliffe Avenue front. 3. Reconfiguration of the basement waste rooms and staircase to accommodate

	WINDOW	V SCHED	ULE			
	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
	0	750	2,400		1	2
	900	750	1,500		1	21
	900	2,400	1,500		-	9
	900	1,500	1,500	3	-	19
	900	1,800	1,500		-	10
	600	1,500	1,800	•		2
	0	1,800	2,400	0. 		1
	1,500	750	900		I t	1
	900	1,020	1,500	.	1	1
	1,500	1,500	900			5
	900	1,500	1,200			6
	900	1,800	1,200	······································	-	7
	1,300	1,500	1,200			1
	900	950	1,200		-	1
ER	0	1,080	2,400	V	1	2
\sim	900	1,050	1,200		Ē	1
	1,800	1,500	600			1
		\mathcal{I}				

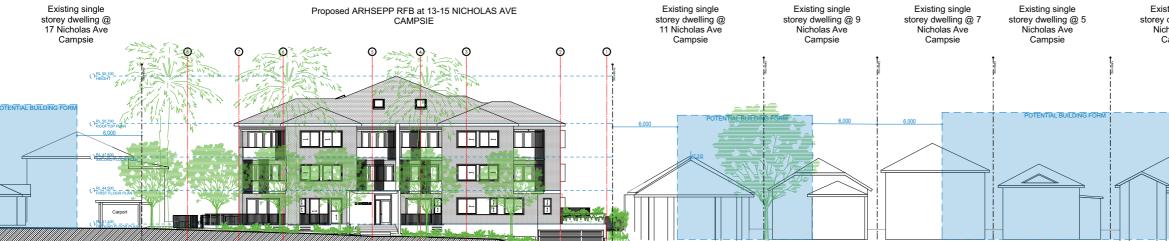


- 1. Introduction of substation along Vicliffe Avenue front.

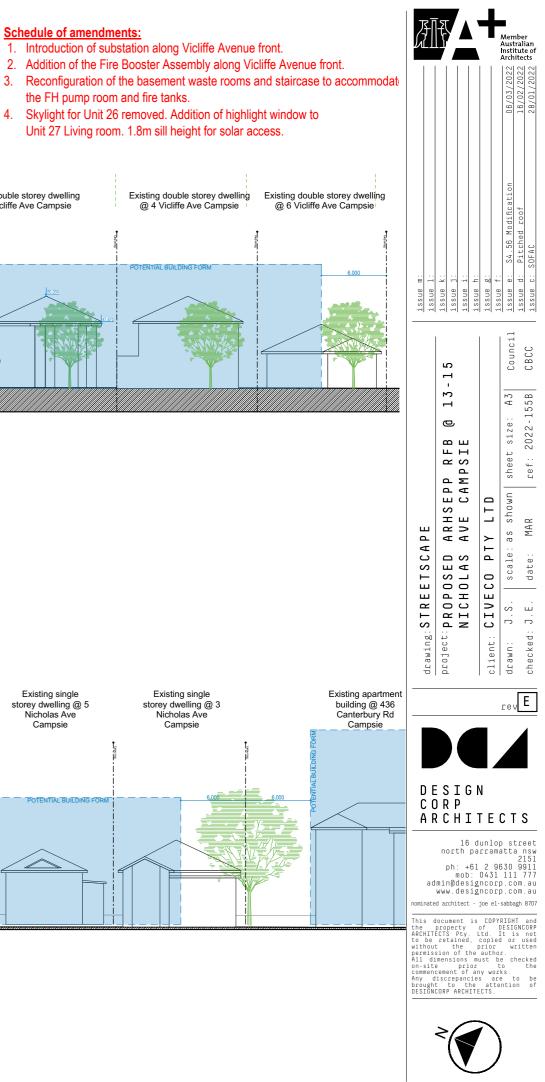
- the FH pump room and fire tanks.



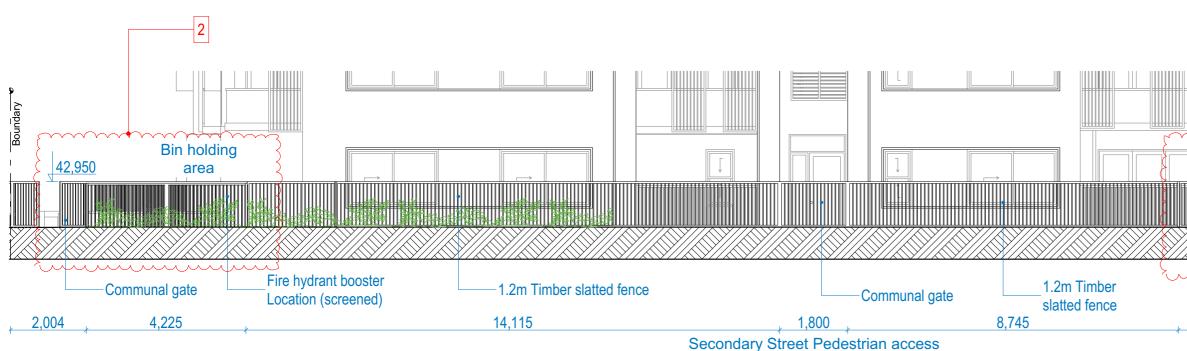




NICHOLAS AVE STREETSCAPE



- the FH pump room and fire tanks.

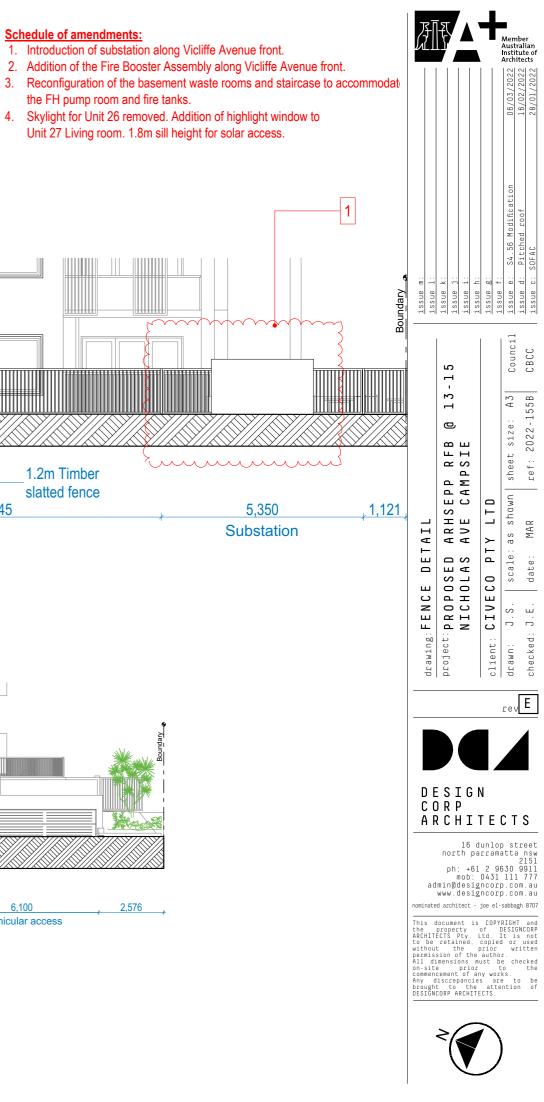


WEST FENCE DETAIL

1:100

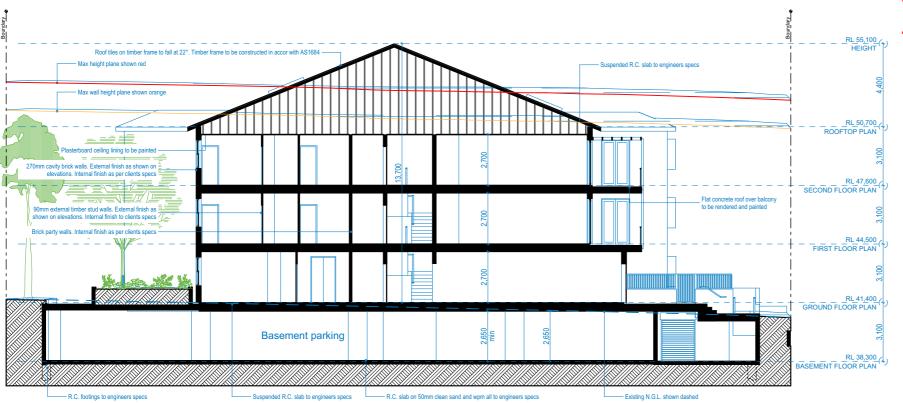


EAST FENCE DETAIL

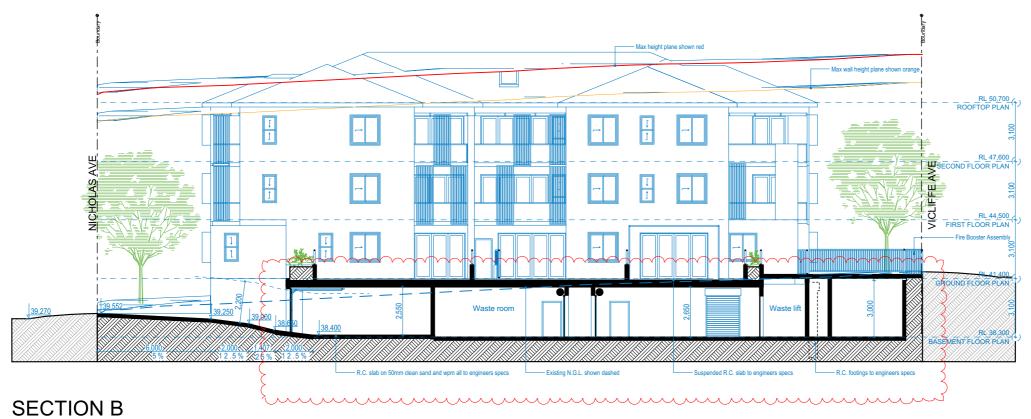


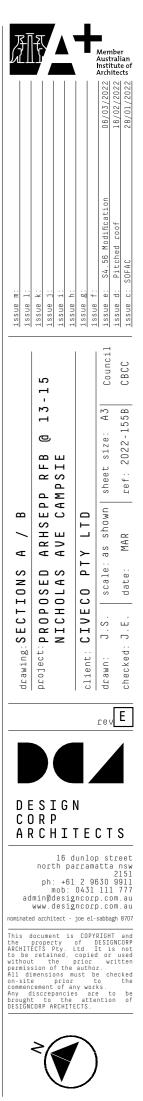


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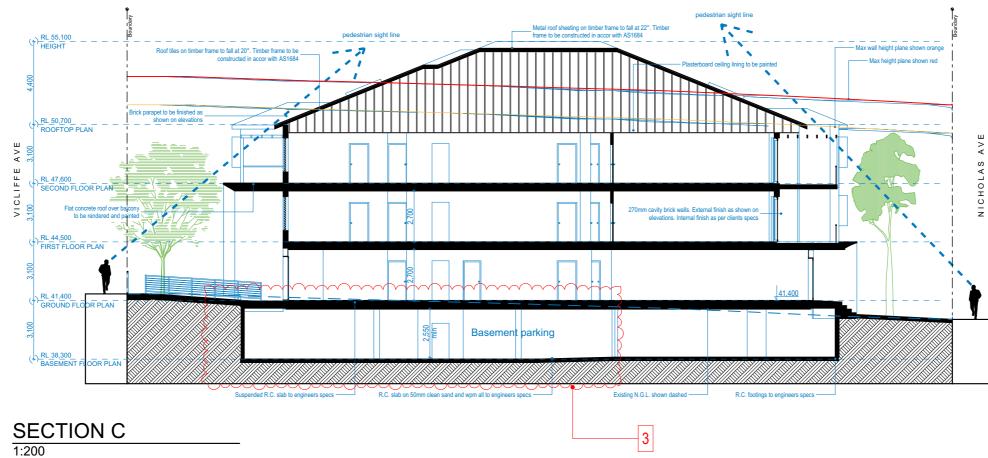
SECTION A





- 1. Introduction of substation along Vicliffe Avenue front.

- the FH pump room and fire tanks.





2. Addition of the Fire Booster Assembly along Vicliffe Avenue front. 3. Reconfiguration of the basement waste rooms and staircase to accommodate

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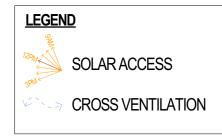
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4





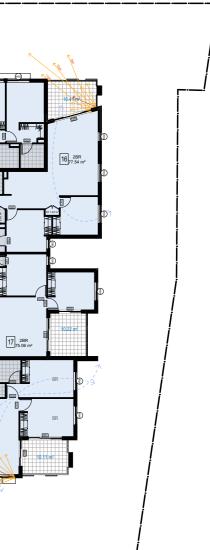
GROUND FLOOR PLAN - SOLAR/VENTILATION



2BR 78.63 m² 13 2BR 75.81 m² 576.08 m³ 28R 79.06 m² 10 / 2BR 77.72 m Uvable

FIRST FLOOR PLAN - SOLAR/VENTILATION 1:300

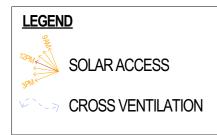
		Unit mix			POS	Solar Access (reg > 2h)	Cross-		Stora	ige	
	UNIT	1bed/studio	2bed	3bed	P03	9am to 3pm	ventilated	Required	IN	OUT	Total
Ground	1	43.65			15.12	1	NO	4	2.42	5.39	7.81
	2		75.07		17.07	6	YES	8	4.16	4.05	8.21
	3	61.21			25.37	6	NO	6	6.26	0	6.26
	4		76.6		25.53	6	YES	8	4.55	4.05	8.6
	5		77.18		15.05	2	NO	8	6.5	4.05	10.55
	6	35.42			15	2	NO	4	2.02	4.09	6.11
	7			103.24	82.39	2	YES	10	12	16.3	28.3
	8	51.22			40.89	0	NO	6	6.09	0	6.09
	9		77.74		45.86	1	YES	8	4	4.29	8.29
First*	10	51.5			8.12	1	NO	6	7	0	7
	11	51.61			8.17	6	YES	6	3.06	4.5	7.56
	12		79.06		12.61	6	NO	8	4.89	4.5	9.39
	13		75.81		10.48	6	YES	8	4.55	3.66	8.21
	14		78.63		10.04	2	NO	8	6.5	4.32	10.51
	15		76.9		10	2	NO	8	6.5	4.32	14.16
	16		77.54		10.41	2	YES	8	5.54	4.01	10.52
	17		75.06		10.22	0	NO	8	5.12	7.66	10.1
	18		77.72		10.11	1	YES	8	4	4.98	8.98
Second	19*	51.5			8.12	1	YES	6	7	0	7
	20*	51.61			8.17	6	YES	6	3.06	4.98	8.04
	21		79.06		12.61	6	YES	8	4.89	4.98	9.87
	22		75.81		10.48	6	YES	8	4.55	4.98	9.53
	23		78.63		10.04	2	YES	8	6.5	4.98	12
	24		76.9		10	2	YES	8	6.5	4.98	12
	25		77.54		10.41	2	YES	8	5.54	5.5	10.93
	26		75.06		10.22	203	YES	8	5.12	5.5	10.62
	27		77.72		10.11	2 3 5	YES	8	4	5.39	9.39
Total	27	8	18	1		70.4%	63.0%				
Area		397.72	1388.03	103.24				-	Afford	able ho	ousing *



drawing: SOLAR/VENT issue minimizers project: PROPOSED ARHSEPP RFB (0 13-15 NICHOLAS AVE CAMPSIE 13-15 project: PROPOSED ARHSEPP RFB (0 13-15 issue i: issue i: issue i: issue i: issue i: issue i: i
ing:SOLAR/VENT ^{sot:} PROPOSED ARHSEPP RFB (0 13-1 NICHOLAS AVE CAMPSIE t: CIVECO PTY LTD 1. J.S. scale: as shown sheet size: A3 date: MAR ref: 2022-1558

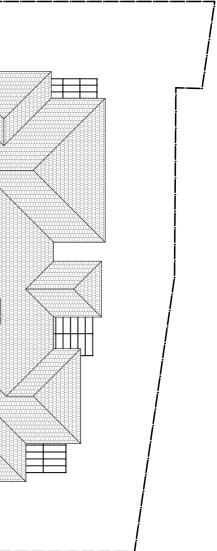


$\frac{\text{SECOND FLOOR PLAN}}{1:300} - \text{SOLAR/VENTILATION}$



ROOF PLAN - SOLAR/VENTILATION

		Unit mix			POS	Solar Access (reg > 2h)	Cross-		Stora	ge	
U	NIT	1bed/studio	2bed	3bed	PUS	9am to 3pm	ventilated	Required	IN	OUT	Tota
Ground	1	43.65		-	15.12	1	NO	4	2.42	5.39	7.
	2		75.07		17.07	6	YES	8	4.16	4.05	8
	3	61.21			25.37	6	NO	6	6.26	0	6
	4		76.6		25.53	6	YES	8	4.55	4.05	8
	5		77.18		15.05	2	NO	8	6.5	4.05	10
	6	35.42			15	2	NO	4	2.02	4.09	6
	7			103.24	82.39	2	YES	10	12	16.3	2
	8	51.22			40.89	0	NO	6	6.09	0	6
	9		77.74		45.86	1	YES	8	4	4.29	8
First*	10	51.5			8.12	1	NO	6	7	0	
	11	51.61			8.17	6	YES	6	3.06	4.5	7
	12		79.06		12.61	6	NO	8	4.89	4.5	9
	13		75.81		10.48	6	YES	8	4.55	3.66	٤
	14		78.63		10.04	2	NO	8	6.5	4.32	1
	15		76.9		10	2	NO	8	6.5	4.32	1
	16		77.54		10.41	2	YES	8	5.54	4.01	1
	17		75.06		10.22	0	NO	8	5.12	7.66	1
	18		77.72		10.11	1	YES	8	4	4.98	8
Second	19*	51.5			8.12	1	YES	6	7	0	
	20*	51.61			8.17	6	YES	6	3.06	4.98	٤
	21		79.06		12.61	6	YES	8	4.89	4.98	9
	22		75.81		10.48	6	YES	8	4.55	4.98	9
	23		78.63		10.04	2	YES	8	6.5	4.98	
	24		76.9		10	2	YES	8	6.5	4.98	
	25		77.54		10.41	2	YES	8	5.54	5.5	1
	26		75.06		10.22	205	YES	8	5.12	5.5	1
	27		77.72		10.11	2 3 2	YES	8	4	5.39	9
Total	27	8	18	1		70.4%	63.0%				
Area		397.72	1388.03	103.24				-	Afford	able ho	usin



R/VENT issue m: OSED ARHSEPP RFB @ 13-15 issue i: 0LAS AVE CAMPSIE issue i: 0LAS AVE CAMPSIE issue i: 0C PTY LTD issue i: scale: as shown sheet size: A3 date: MAR ref: 2022-155B CBCC issue c:	drawing: SOLAR/VENT drawing: SOLAR/VENT drawing: SOLAR/VENT project: proposed project: proposed nICHOLAS AVE Calient: Client: Council isseue isseue name: J.S. Scale: Adrewn: J.S. Council isseue date: MAR ref: Socale: Socale: State Adde: MAR ref: Socale: Socale: Socale: Socale: Socale: Socale: Socale: Socale: Socale: Socale: </th <th>J. J.</th> <th>Ĵ</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>Mer Aust Insti</th> <th>tral</th> <th>ian</th>	J. J.	Ĵ							Mer Aust Insti	tral	ian
R/VENT OSED ARHSEPP RFB (0 13-15 OLAS AVE CAMPSIE CO PTY LTD con PTY LTD scale: as shown sheet size: A3 council date: MAR ref: 2022-1558 CBCC	drawing: SOLAR/VENT drawing: SOLAR/VENT drawing: SOLAR/VENT drawing: SOLAR/VENT project: pRoPOSED ARHSEPP RFB (0 13-15 project: pRoPOSED ARHSEPP RFB (0 13-15 nicholder drawing: SOLAR/VENT project: proposed proposed <									06/03/2022	16/02/2022	28/01/2022
R/VENT OSED ARHSEPP RFB (0 13-1 OLAS AVE CAMPSIE CO PTY LTD scale: as shown sheet size: A3 date: MAR ref: 2022-155B	drawing: SOLAR/VENT drawing: SOLAR/VENT project: pR0POSED ARHSEPP RFB (0 13-1 project: pR0POSED ARHSEPP RFB (0 13-1) nlcholds AVE CAMPSIE nlcholds AVE CAMPSIE ncholds AVE COPTY LTD ncholds Shown sheet size: A3 checked: J.S. scale: as shown sheet size: MAR not: 1055 not: 1051 not: 1052	issue m:	issue 1:	issue k:	issue j:	issue i:	issue h:	issue g:	issue f:	issue e: S4.56 Modification	issue d: Pitched roof	issue c: SOFAC
జ o o ల	DESIGN CORP ARCHITECTS			5	с Т					Council	5	CBCC
awing: S O L oject: P R O N I C ient: C I V awn: J.S. ecked: J.E.	DESIGN DESIGN CORP ARCHITECTS 16 dunlop street north parramatta nsy 2151 ph: +61 2 9630 9911 mob: 0431 111 777 admin@designcorp.com.au		awıng: o u r I	ct: n n n n n	о Г О	CH0		CTUFC	ר ב ביי ביי	drawn: J.S. scale: as shown sheet size: A3		cked: J.E. date: MAR
This document is COPYRIGHT an the property of DESIGNCUR ARCHITECTS Pty. Ltd. It is no to be retained, copied or uses without the prior written permission of the author. All dimensions must be checke on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention o DESIGNCORP ARCHITECTS.			•	>	6		1		/			

*Note - all surfaces seen receive solar access on nominated hour

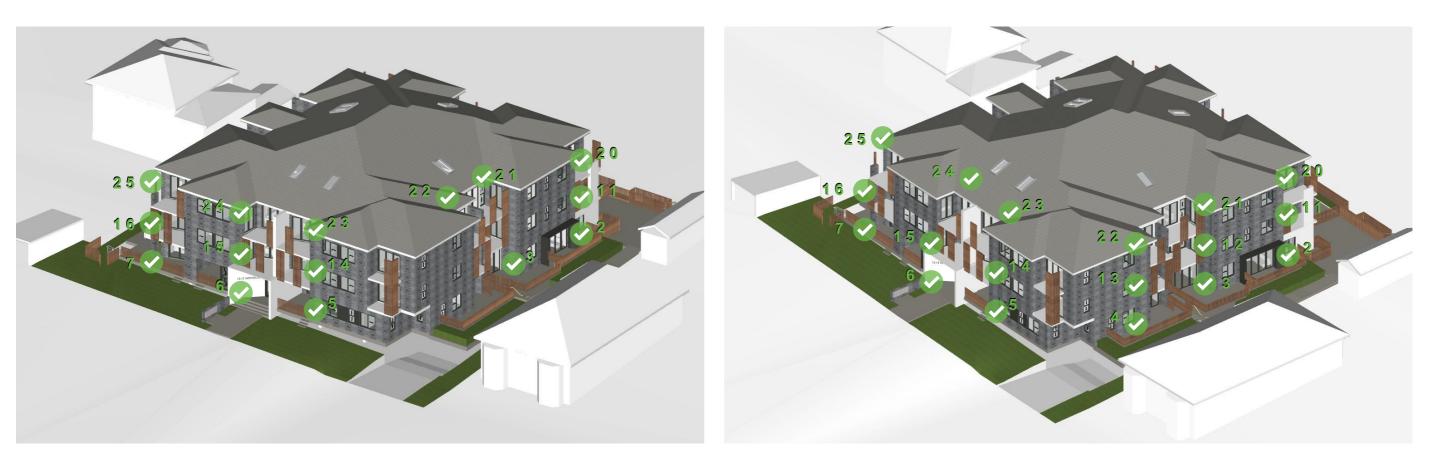
VIEWS FROM THE SUN 21st of June

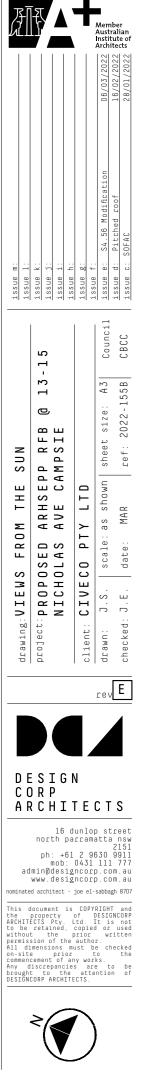




8am

9am





Living rooms and balconies receiving direct solar access on nominated hour



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12pm
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1pm





Æ					\ust nsti	16/02/2022 apprendication	an e of
issue m: issue 1:	issue k: issue j:	issue i: issue h:	issue g:	issue f:	issue e: S4.56 Modification	issue d: Pitched roof	issue c: SOFAC
	15				Council		CBCC
	13-				A 3		0.5B
	۵ ۳				size:		ref: 2022-1558
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П ТН	A R H S	ΝE	 		s sho		MAR
WS FROM THE SUN	POSED ARHSEPP RFB @ 13-15	HOLAS AVE CAMPSIE	CO PTY ITD	-	scale: as shown sheet size: A3		date:
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*Note - all surfaces seen receive solar access on nominated hour

VIEWS FROM THE SUN

21st of June



04

4pm

$\left(\begin{array}{c} \\ \end{array} \right)$

Sola Unit mix POS (red 2bed 3bed UNIT Lbed/studio 9am 15.12 17.07 43.65 75.07 2 61.21 25.37 3 76.6 25.53 4 5 77.18 15.05 🖌 35.42 15 6 103.24 7 82.39 51.22 40.89 8 45.86 77.74 10 8.12 51.5 irst* 51.61 8.17 11 12 79.06 12.61 10.48 13 75.81 14 78.63 10.04 15 76.9 10 16 77.54 10.41 < 17 10.22 < 75.06 77.72 10.11 18 19* 8.12 51.5 econd 20* 51.61 8.17 21 12.61 79.06 22 75.81 10.48 78.63 10.04 23 10 24 76.9 77.54 10.41 25 26 75.06 10.22 77.72 10.11 27 18 27 Total 8 397.72 1388.03 Area 103.24

Yuuuuuu



Living rooms and balconies receiving direct solar access on nominated hour

Æ	A A			Aust Insti	16/02/2022 add tute of itects 28/01/2022 add	
issue m: issue l:	issue k: issue j:	issue i: issue h:	issue g:	issue f: issue e: S4.56 Modification	issue d: Pitched roof issue c: SOFAC	
	15			Council	CBCC	
SUN	POSED ARHSEPP RFB @ 13-1	MPSIE		sheet size: A3	ref: 2022-155B	
WS FROM THE SUN	OSED ARHSEF	HOLAS AVE CAMPSIE	ECO PTY LTD	scale: as shown sheet size:	date: MAR	
drawing:VIEW	project: p R O P	NICH	client: CIVE	drawn: J.S.	checked: J.E.	
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DE CC AF)	N T E	C 1	S	
16 dunlop street north parramatta nsw 2151 ph: +61 2 9630 9911 mob: 0431 111 777 admin@designcorp.com.au nominated architect - joe el-sabbagh 8707 This document is COPYRIGHT and						
This of the ARCHITI to be withoum permis: All di on-site commene Any d brough DESIGNI	proper ECTS F retai t th sion o	ty ty. ned, ne f the	of Ltd. copi prior auth	DESI It i ed or wor.	GNCORP s not used ritten	
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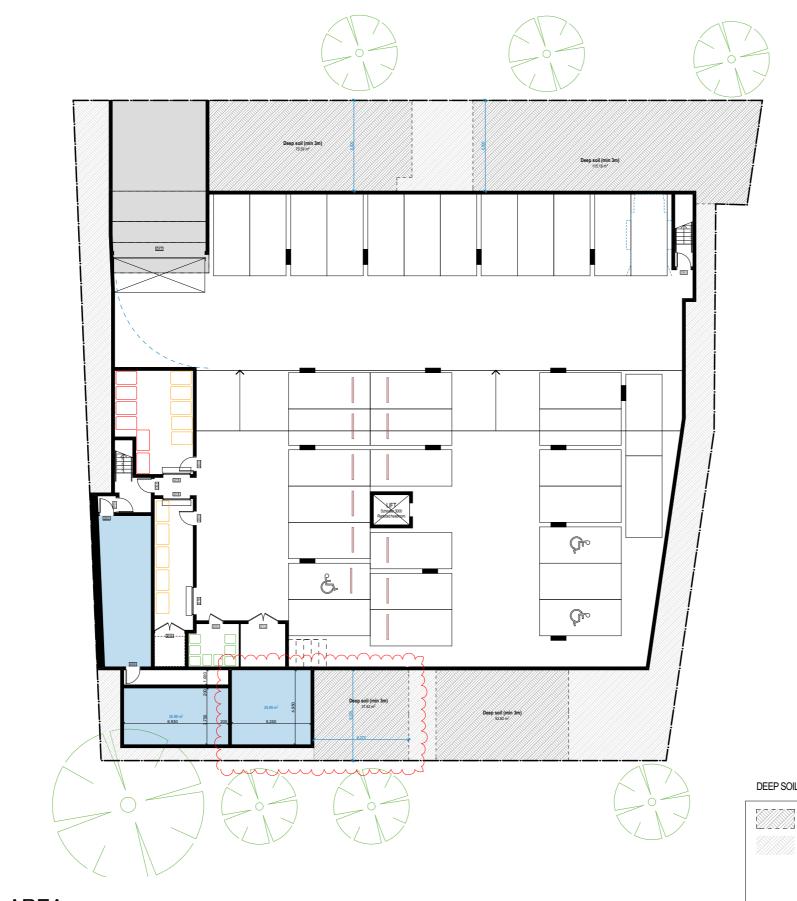
ar Acce eq > 2h	(ross-		Stora	ige	
n to 3p	ventilated	Required	IN	OUT	Total
1	NO	4	2.42	5.39	7.81
6	YES	8	4.16	4.05	8.21
6	NO	6	6.26	0	6.26
6	YES	8	4.55	4.05	8.6
2	NO	8	6.5	4.05	10.55
2	NO	4	2.02	4.09	6.11
2	YES	10	12	16.3	28.3
0	NO	6	6.09	0	6.09
1	YES	8	4	4.29	8.29
1	NO	6	7	0	7
6	YES	6	3.06	4.5	7.56
6	NO	8	4.89	4.5	9.39
6	YES	8	4.55	3.66	8.21
2	NO	8	6.5	4.32	10.51
2	NO	8	6.5	4.32	14.16
2	YES	8	5.54	4.01	10.52
0	NO	8	5.12	7.66	10.1
1	YES	8	4	4.98	8.98
1	YES	6	7	0	7
6	YES	6	3.06	4.98	8.04
6	YES	8	4.89	4.98	9.87
6	YES	8	4.55	4.98	9.53
2	YES	8	6.5	4.98	12
2	YES	8	6.5	4.98	12
2	YES	8	5.54	5.5	10.93
0)	YES	8	5.12	5.5	10.62
3	YES	8	4	5.39	9.39
70.4%	63.0%				
	-	•	∆fford	able hou	ısing *

Affordable housing *



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issue m:	issue 1:	issue k:	issue j:	issue i:	issue h:	issue g:	issue f:	issue e: S4.56 Modification	issue d: Pitched roof	issue c: SOFAC
	drawing:LANUOCAFING CALCO	project: nnonocen Anucenn nep a 13 16		NICHOLAS AVE CAMPSIE		CIICCE DIV ITD		drawn: J.S. scale: as shown sheet size: A3 Council		checked: J.E. date: MAR ref: 2022-155B CBCC
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nomii Thii the ARCI to witi on - comi broi DES	nate s d HITE be hout nis:	d ar www d ar locu pro CT: re sion	n(dc w.c cchir imer per S F tai th n o	tect tect ty ty ty ned ie f t	ig is is	joe cc cf td. cop ric aut	PYF DIC PYF D I ied r	ESI ti or W	99 0 m 0 m agh IT GNC is c u rit	. au . au 8707

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DEEP SOIL AREA CALCULATION - min dimension 3m

SITE AREA INCLUDED IN DEEP SOIL AREA CALCULATION DEEP SOIL AREA NOT INCLUDED IN CALCULATION REQUIRED 15% OF SITE AREA = 269.14 $\ensuremath{\mathsf{m}}^2$ PROVIDED 285.01 m²

DEEP SOIL AREA 1:250

Æ		- # -	Member Australian Institute of Architects 707/07/2025 8/07/07/2025 8/07/90			
issue m: issue l:	issue k: issue j: issue i:	ISSUE N: ISSUE g: issue f:	issue e: S4.56 Modification issue d: Pitched roof issue c: SOFAC			
	.15		Council CBCC			
	OSED ARHSEPP RFB (0 13-1 OLAS AVE CAMPSIE		scale: as shown sheet size: A3 date: MAR ref: 2022-1558			
SOIL CALCS	OSED ARHSEPP RFB OLAS AVE CAMPSIE	CO PTY LTD	e: as shown MAR			
EP SOI	D P O S E D C H O L A S	JECOP				
drawing: DEE	project: p R (N I (client: CIV	drawn: J.S checked: J.E			
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d e C c A r			стѕ			
16 dunlop street north parramatta nsw 2151 ph: +61 2 9630 9911 mob: 0431 111 777 admin@designcorp.com.au www.designcorp.com.au nominated architect - joe el-sabbagh 8707						
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