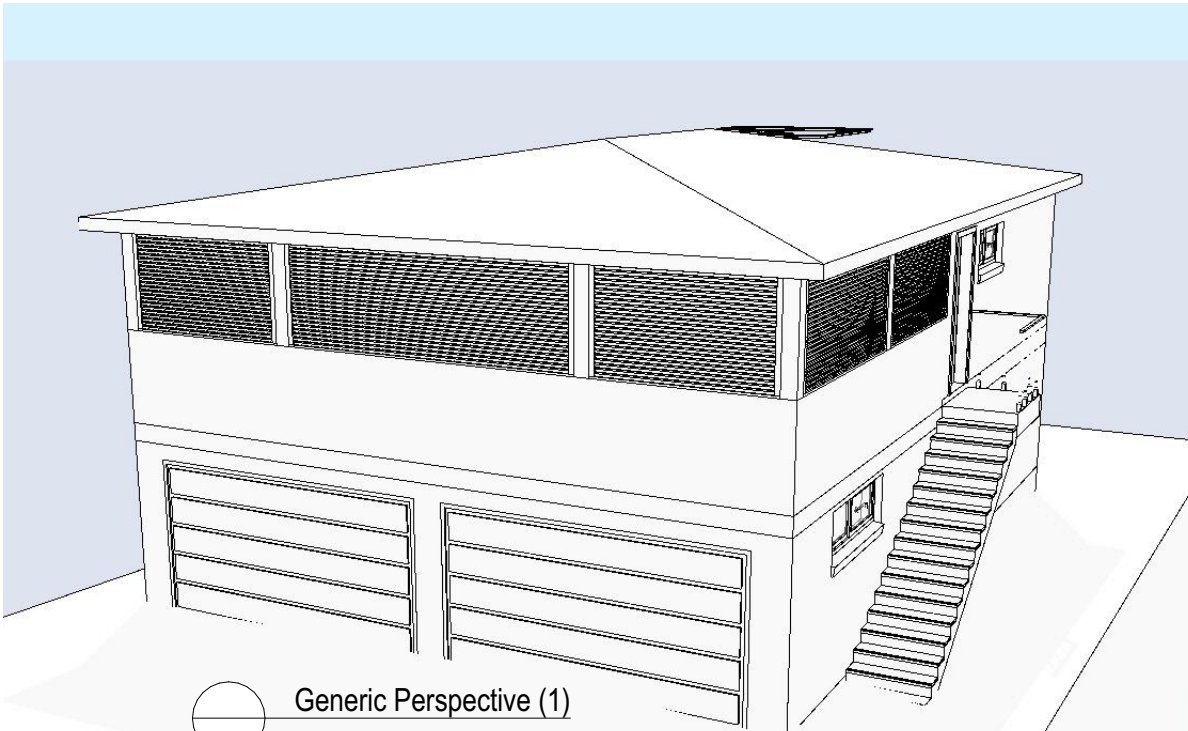


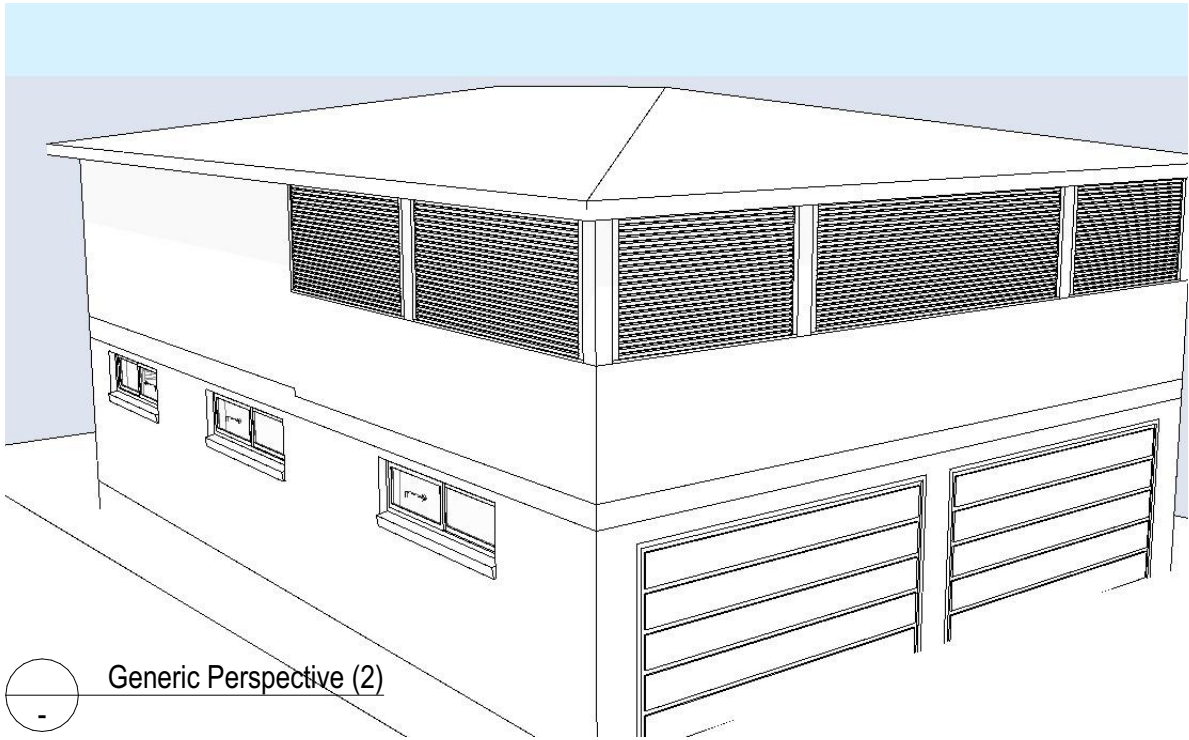
UD2466 DOUBLE STOREY GRANNY FLAT - DA APPLICATION

84 LANCASTER AVENUE PUNCHBOWL 2196 | LOT 33 DP 11831

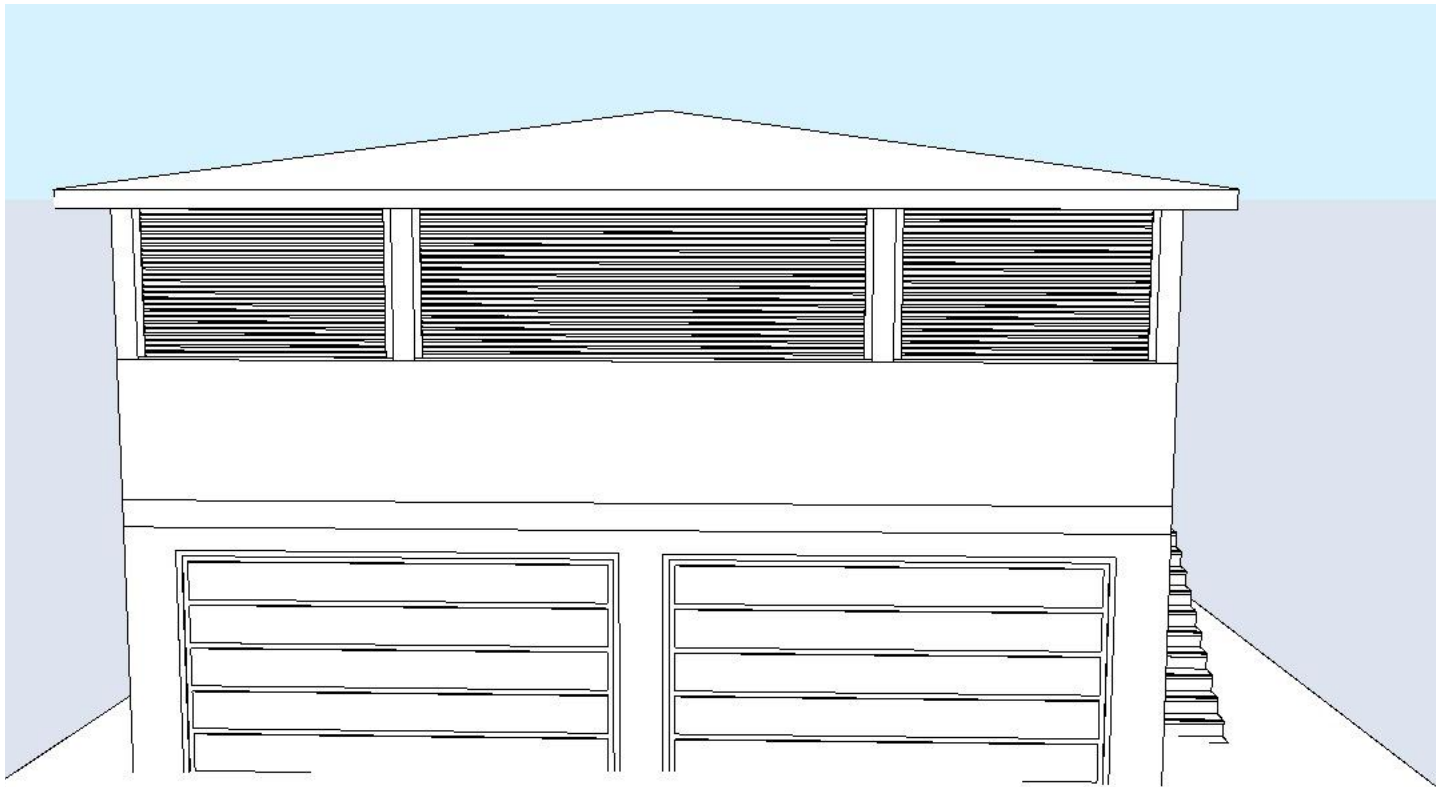
PREPARED FOR - JOSEPH MOKDASSI



Generic Perspective (1)



Generic Perspective (2)



Generic Perspective (3)
1:200

3D IMAGE IS FOR ILLUSTRATION PURPOSES ONLY. CERTAIN BUILDING ELEMENTS MAY NOT BE INCLUDED AND MAY BE DONE BY THE CLIENT AFTER HANDOVER.

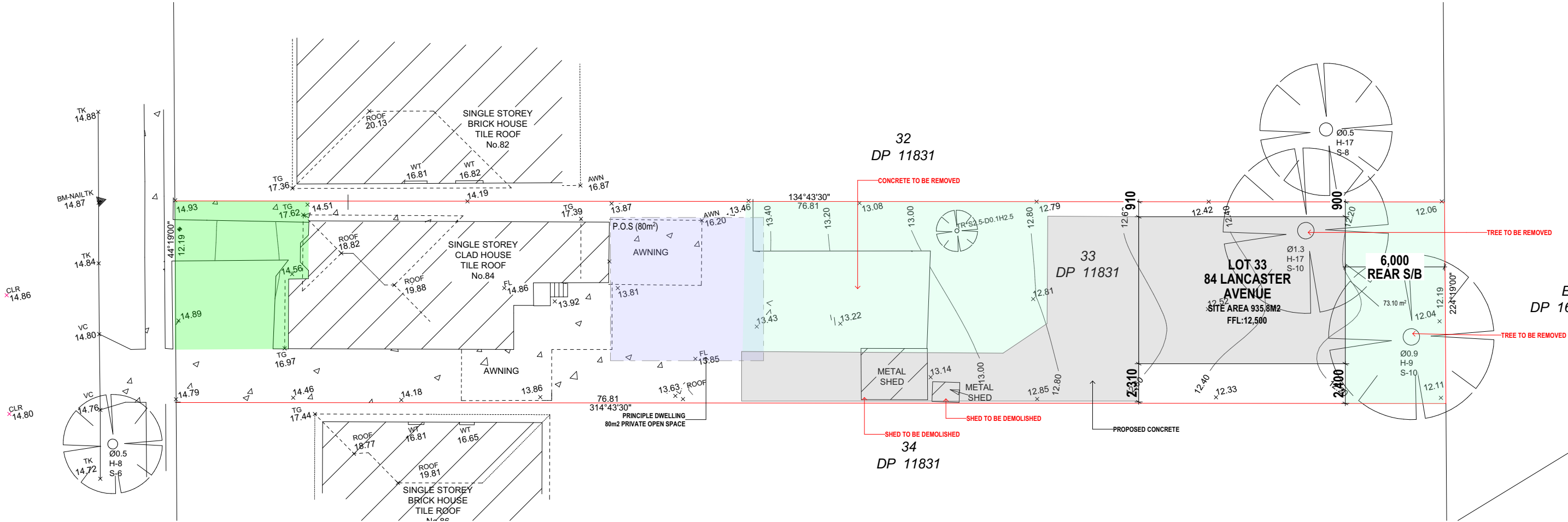
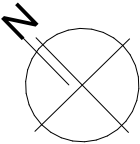


COUNCIL DEVELOPMENT CONTROLS - SECONDARY DWELLING			
CONTROLS	REQ'D	PROPOSED	COMPLIES
LOT SIZE M²	450m²	935.8m²	YES
SECONDARY DWELLING MAX FLOOR AREA	60m²	60m²	YES
MAXIMUM HEIGHT (as per DCP definition) <small>The storey limit for attached secondary dwellings is 2 storeys</small>	2	2	YES
MAX FLOOR SPACE RATIO	0.5:1	0.35:1	YES
SETBACKS FROM SIDE BOUNDARIES			
LHS	0.9m	0.9m	YES
RHS	0.9m	2.3m	YES
SETBACKS FROM REAR BOUNDARY	0.9m	6m	YES
LANDSCAPED AREA REQ'D M²	N/A	301m²	YES
PRIVATE OPEN SPACE (as defined by Sepp) <small>Secondary dwelling must not result in principal dwelling on site having less than the required landscaped area and private open space</small>			YES
MAX ROOF PITCH	35°	15°	YES

SITE PLAN LEGEND

- CUT
- FILL
- BATTER
- PROPOSED DRIVEWAY
- LANDSCAPING FRONT OF BUILDING LINE
- LANDSCAPING BEHIND BUILDING LINE

FLOOR AREA	
SECONDARY DWELLING	59.36
ALFRESCO	45.73
GARAGE	111.13
PRINCIPLE DWELLING	121.19
	337.41 m²



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DESIGNS

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matthew@universaldesigns.com.au

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6	30/09/2024
5	18/08/2024
4	11/08/2024
3	03/08/2024
2	17/07/2024
1	13/07/2024

DA ISSUE - RFI
DA ISSUE - RFI
DA ISSUE
CONCEPT DESIGN
CONCEPT DESIGN
CONCEPT DESIGN
CONCEPT DESIGN

DRAWING :

SITE PLAN

CLIENT : JOSEPH MOKDASSI
PROJECT : DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196

DRAWN BY:

MM
SCALE: 1:250, 1:1
SHEETSIZE A3

DATE :

15/10/2024
APPLICATION : DA + CC
SHEET NO: 1

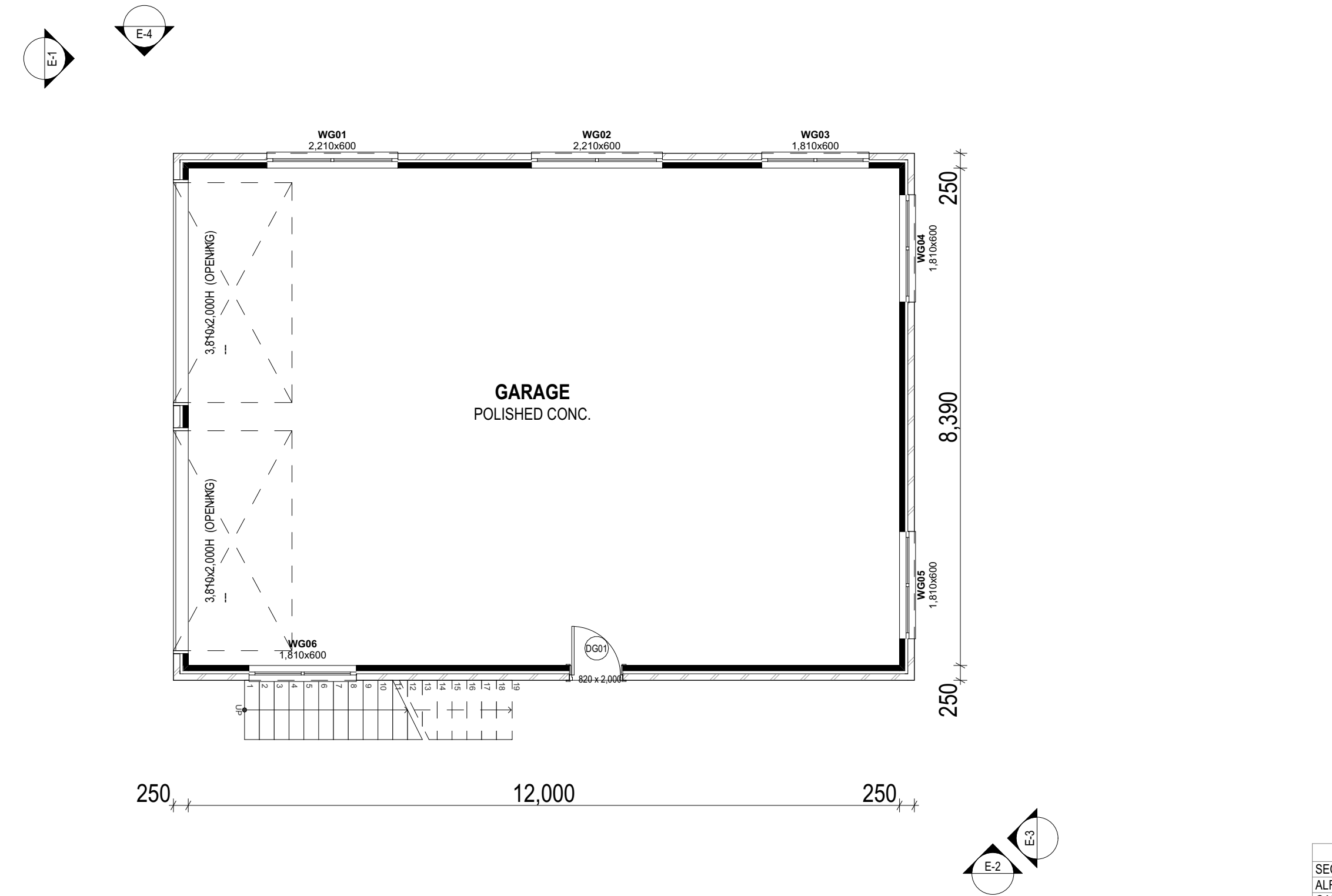
JOB NO.

UD2466
ISSUE



7

FLOOR PLAN LEGEND	
	FLOOR WASTE
	MECHANICAL VENTILATION
	SMOKE DETECTOR / ALARM
	DOWNPIPE
	DOWNPIPE + SPREADER
	AIR CONDITIONING DUCT
	HOT WATER SYSTEM
	WINDOW NUMBER (GROUND FLOOR)
	WINDOW NUMBER (FIRST FLOOR)
	DOOR NUMBER (GROUND FLOOR)
	DOOR NUMBER (FIRST FLOOR)
	EXTERNAL DOOR NUMBER
	BULKHEAD



GROUND FLOOR PLAN
1:75

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DA ISSUE - RF1
DA ISSUE
CONCEPT DESIGN
CONCEPT DESIGN
CONCEPT DESIGN
CONCEPT DESIGN

DRAWING :

GROUND FLOOR PLAN

CLIENT :

JOSEPH MOKDASSI

PROJECT :

DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196

DRAWN BY:

MM

SCALE:
1:75

SHEETSIZE
A3

DATE :

15/10/2024

APPLICATION :
DA + CC

SHEET NO:
2

JOB NO.

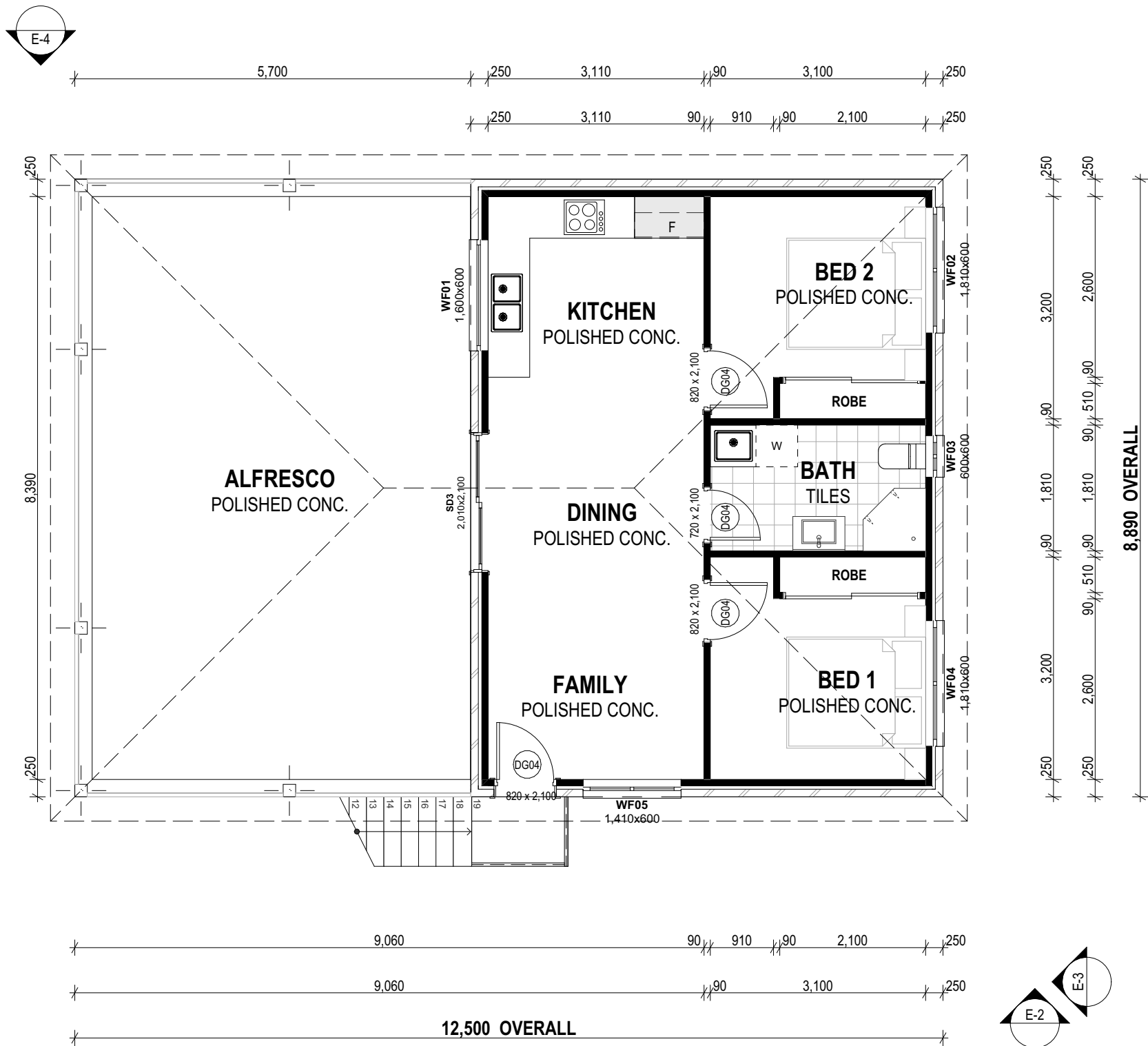
UD2466

ISSUE

7



FIRST FLOOR PLAN
1:75



FLOOR PLAN LEGEND	
	FLOOR WASTE
	MECHANICAL VENTILATION
	SMOKE DETECTOR / ALARM
	DOWNPIPE
	DOWNPIPE + SPREADER
	AIR CONDITIONING DUCT
	HOT WATER SYSTEM
	WINDOW NUMBER (GROUND FLOOR)
	WINDOW NUMBER (FIRST FLOOR)
	DOOR NUMBER (GROUND FLOOR)
	DOOR NUMBER (FIRST FLOOR)
	EXTERNAL DOOR NUMBER
	BULKHEAD

FLOOR AREA	
SECONDARY DWELLING	59.36
ALFRESCO	45.73
GARAGE	111.13
PRINCIPLE DWELLING	121.19
	337.41 m²



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DA ISSUE - RFI
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DA ISSUE
CONCEPT DESIGN
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CONCEPT DESIGN
CONCEPT DESIGN

DRAWING :
FIRST FLOOR PLAN

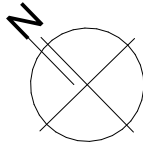
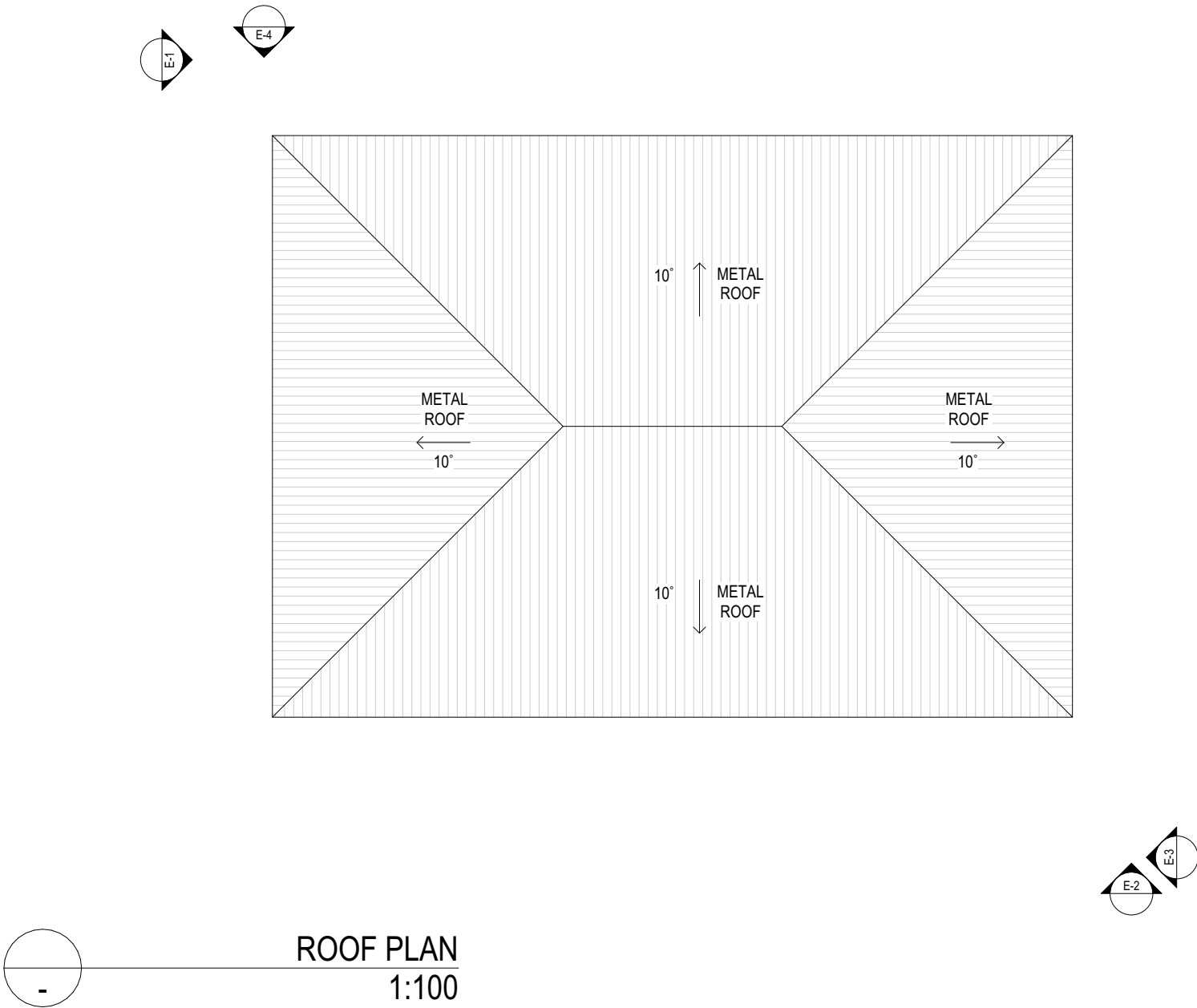
CLIENT : JOSEPH MOKDASSI
PROJECT : DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196

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SCALE: 1:75
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DATE : 15/10/2024
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JOB NO.
UD2466
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TOTAL ROOF AREA	
PITCH	SURFACE AREA OF ROOF
10.00°	128.54
	128.54 m²



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CONCEPT DESIGN
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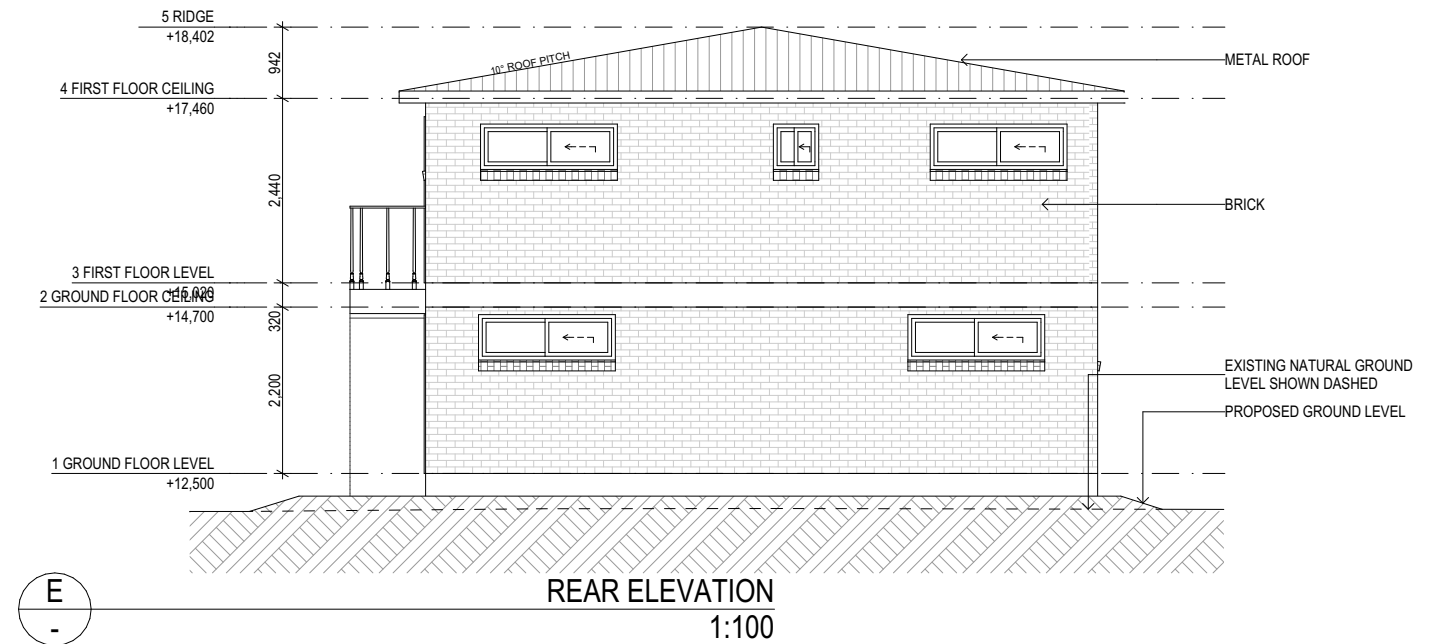
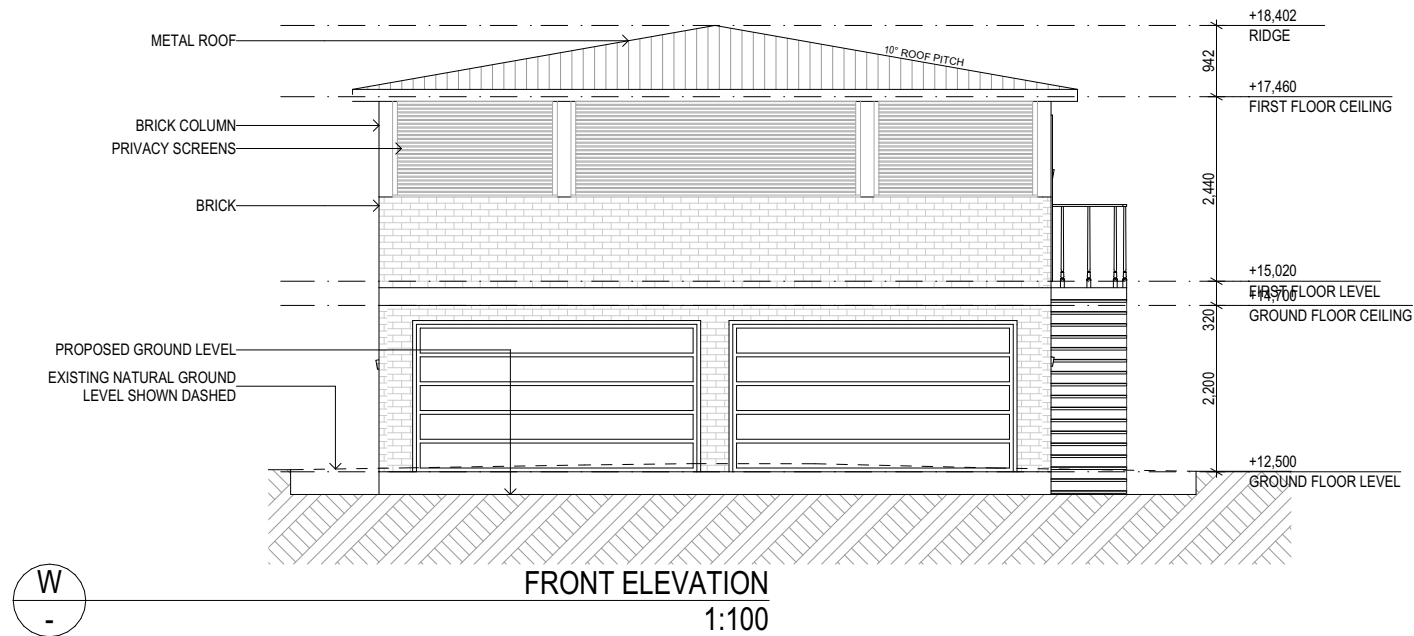
DRAWING :
ROOF PLAN

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCBOWL 2196**

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MM	15/10/2024
SCALE:	APPLICATION :
1:100, 1:1	DA + CC
SHEETSIZE	SHEET NO:
A3	4

JOB NO.	ISSUE
UD2466	7





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DA ISSUE - RFI
DA ISSUE - RFI
DA ISSUE
CONCEPT DESIGN
CONCEPT DESIGN
CONCEPT DESIGN
CONCEPT DESIGN

DRAWING :

ELEVATIONS SHEET 1

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **DOUBLE STOREY GRANNY FLAT**
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196

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1:100

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DATE :

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APPLICATION :
DA + CC

SHEET NO:
5

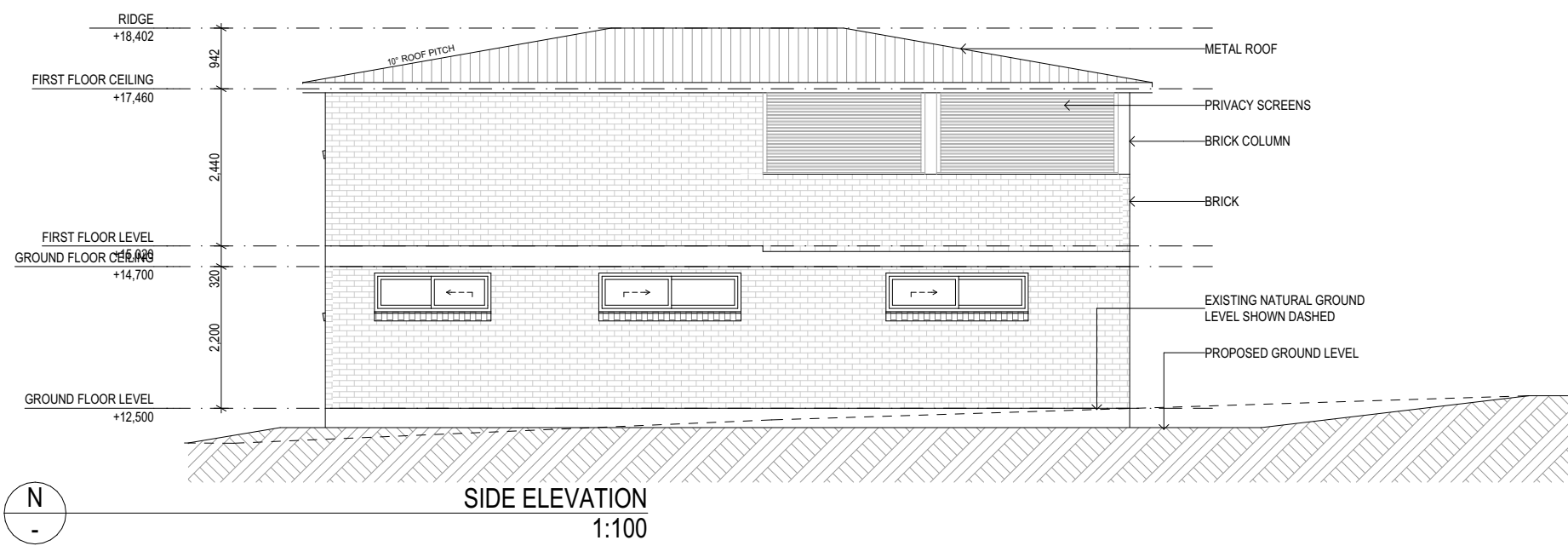
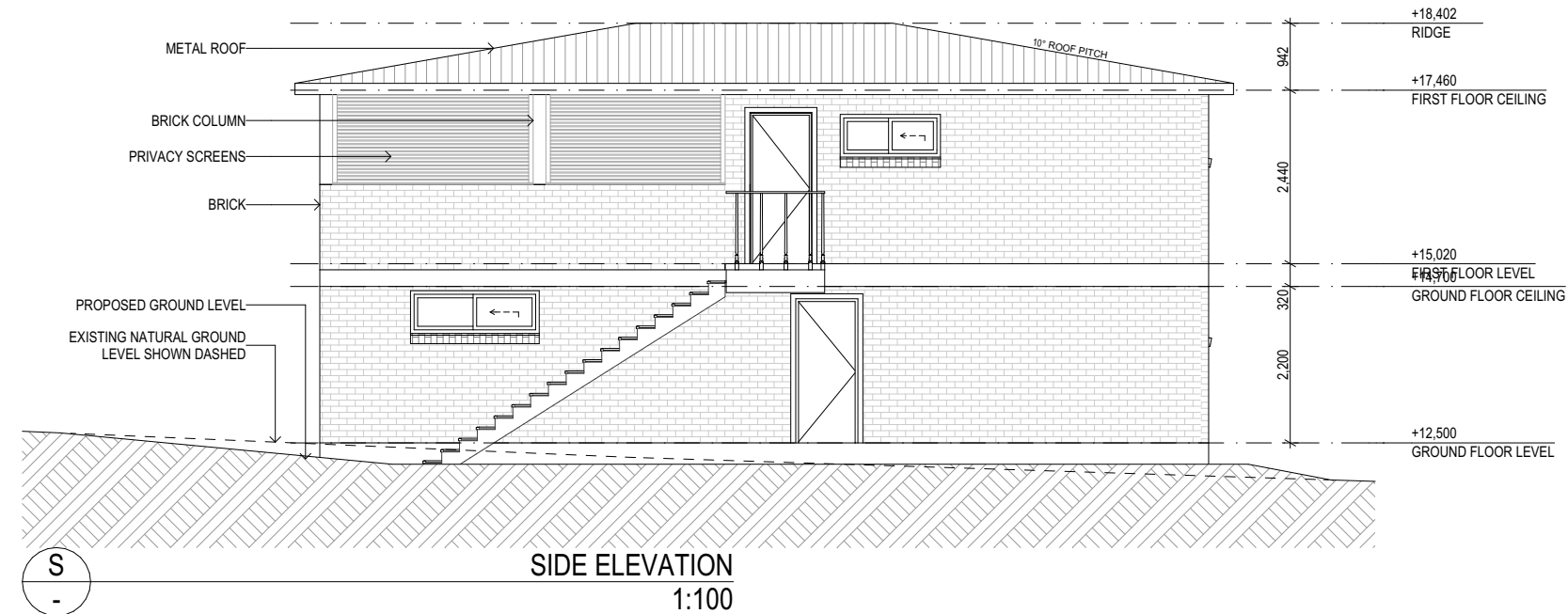
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4	11/08/2024	CONCEPT DESIGN
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1	13/07/2024	CONCEPT DESIGN

DRAWING :
ELEVATIONS SHEET 2

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY: MM	DATE : 15/10/2024	JOB NO. UD2466
SCALE: 1:100	APPLICATION : DA + CC	ISSUE 7
SHEETSIZE A3	SHEET NO: 6	



WINDOW SCHEDULE											
ID	WF01	WF02	WF03	WF04	WF05	WG01	WG02	WG03	WG04	WG05	WG06
View from Opening Side											
W x H	1,600×600	1,810×600	600×600	1,810×600	1,410×600	2,210×600	2,210×600	1,810×600	1,810×600	1,810×600	1,810×600
Quantity	1	1	1	1	1	1	1	1	1	1	1
Glass	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear
W/D Nominal Sill Height	950	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,540
W/D Nominal Head Height	1,550	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,140

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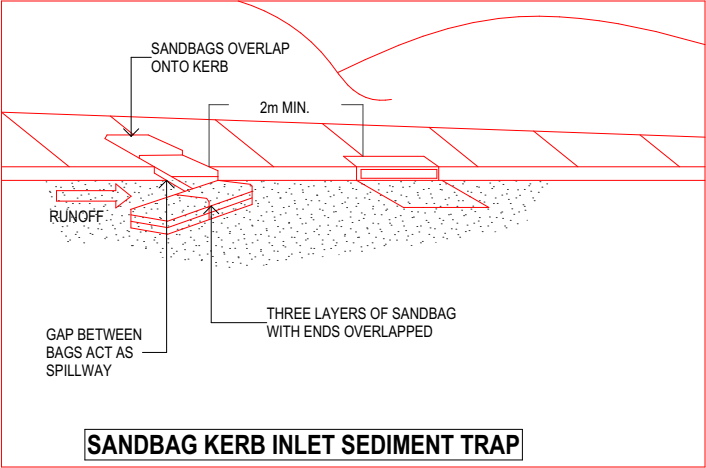
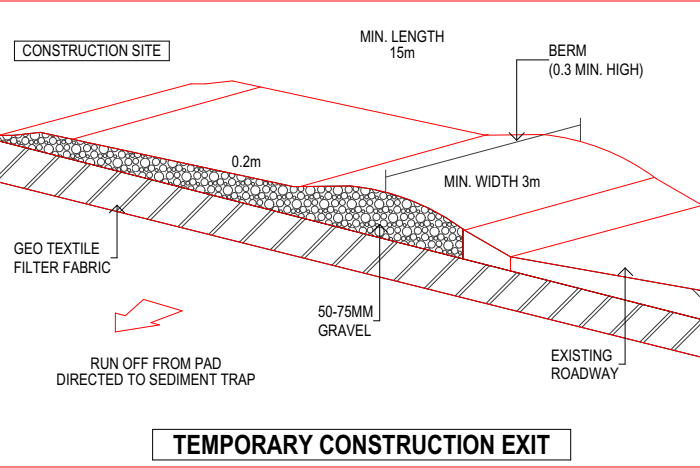
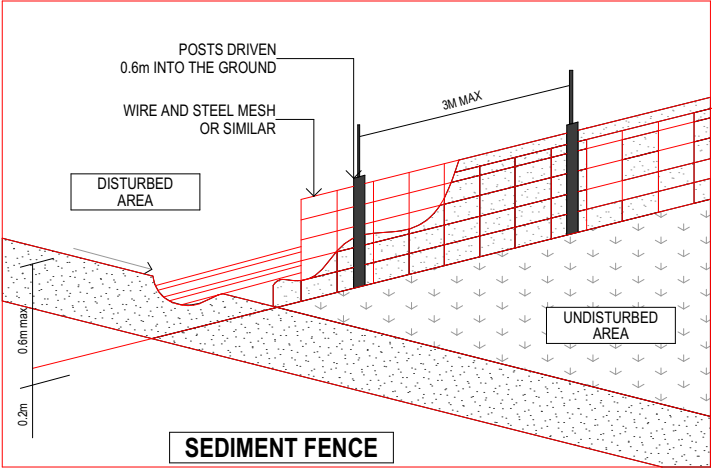
7	30/09/2024	DA ISSUE - RFI
6	30/09/2024	DA ISSUE - RFI
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4	11/08/2024	CONCEPT DESIGN
3	03/08/2024	CONCEPT DESIGN
2	17/07/2024	CONCEPT DESIGN
1	13/07/2024	CONCEPT DESIGN

DRAWING :
WINDOW SCHEDULE

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY: MM	DATE : 15/10/2024	JOB NO. UD2466
SCALE: 1:100, 1:1	APPLICATION : DA + CC	ISSUE
SHEETSIZE A3	SHEET NO: 7	





SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE x 300DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES AREA MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC(PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER.

SEDIMENT CONTROL PLAN LEGEND	
	SITE FENCE
	SEDIMENT FENCE
PO	PORTALOO

SOIL EROSION NOTES

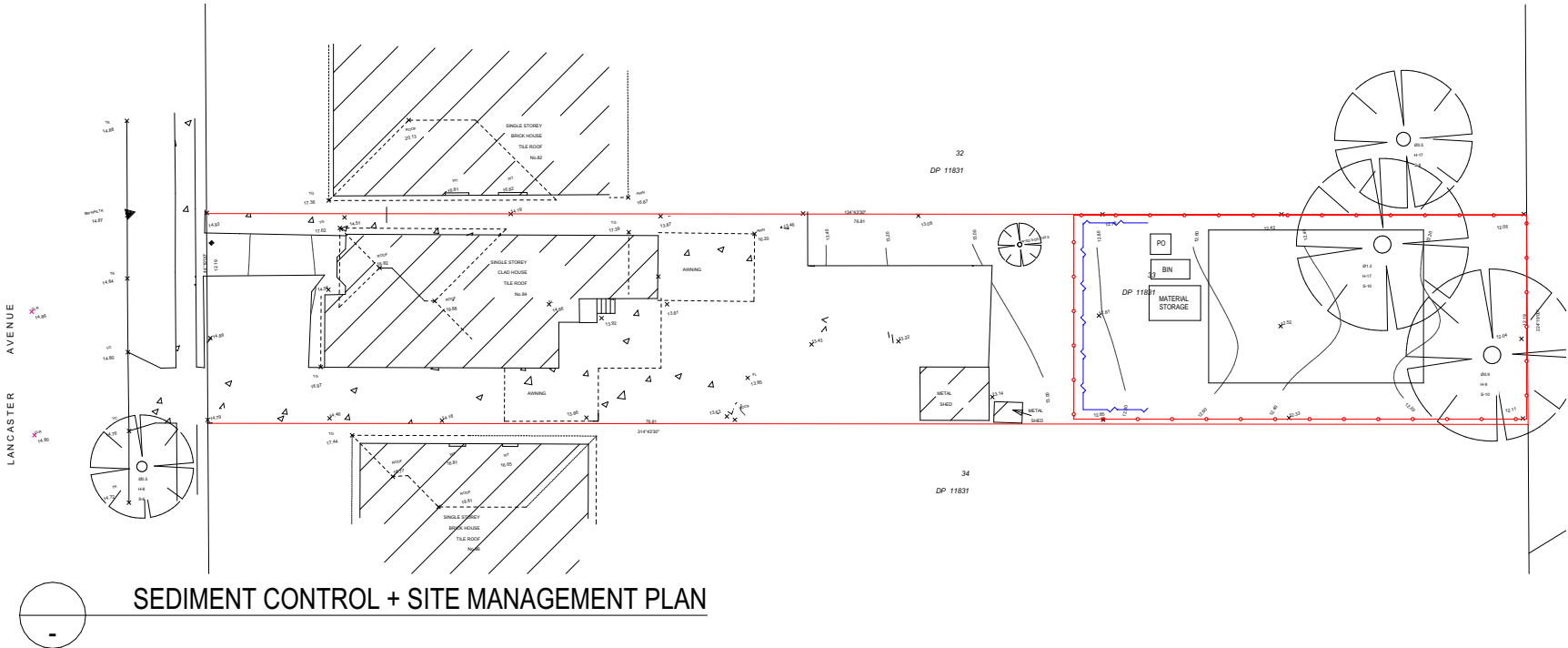
1. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS).
2. TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM.
3. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST.
4. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR / SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY
6. UNDER SECTION 16 OF THE CLEAN WATERS ACT, HEAVY FINES,INCLUDING A \$600 ON THE SPOT FINE, MAY BE IMPOSED IF A PERSON ALLOWS SOIL, CEMENT SLURRY OR OTHER BUILDING MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORMWATER SYSTEM.

SEDIMENT FENCE NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5M LONG STAR PICKETS INTO GROUND MAX. 3M CTRS.
3. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A MIN. LAP OF 150MM.



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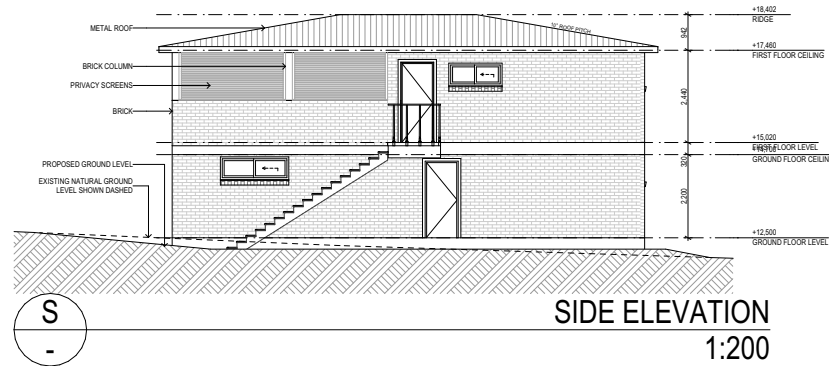
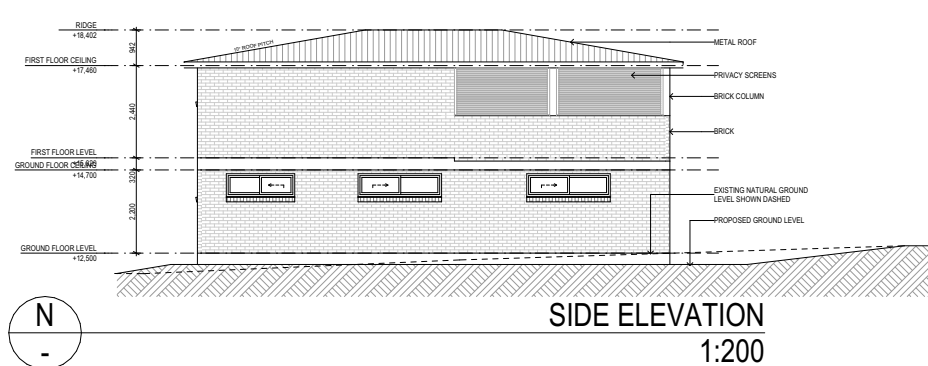
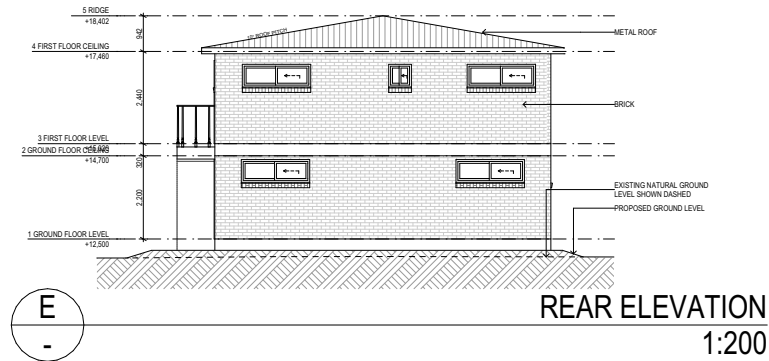
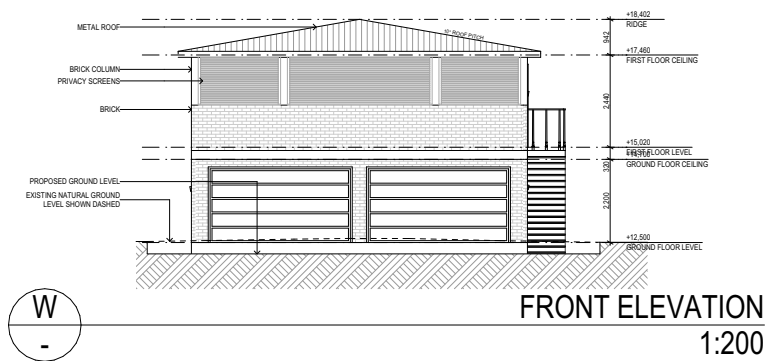
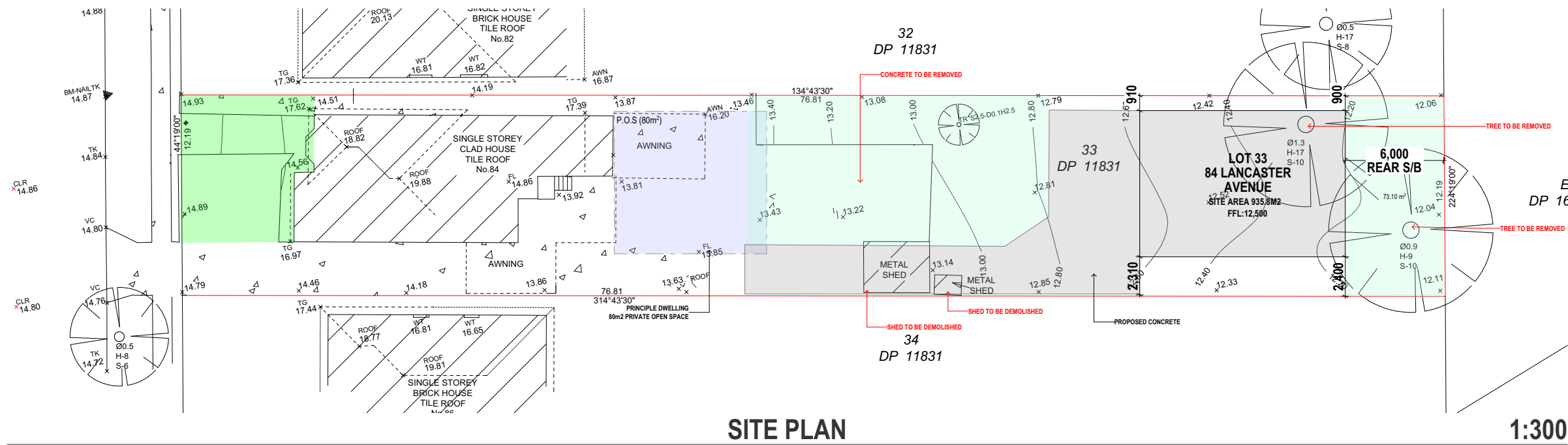
7	30/09/2024	DA ISSUE - RFI
6	30/09/2024	DA ISSUE - RFI
5	18/08/2024	DA ISSUE
4	11/08/2024	CONCEPT DESIGN
3	03/08/2024	CONCEPT DESIGN
2	17/07/2024	CONCEPT DESIGN
1	13/07/2024	CONCEPT DESIGN

DRAWING :
SEDIMENT CONTROL PLAN

CLIENT :
PROJECT :
JOSEPH MOKDASSI
DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196

DRAWN BY:	DATE :	JOB NO.
MM	15/10/2024	UD2466
SCALE:	APPLICATION :	ISSUE
	DA + CC	
SHEETSIZE	SHEET NO:	
A3	8	





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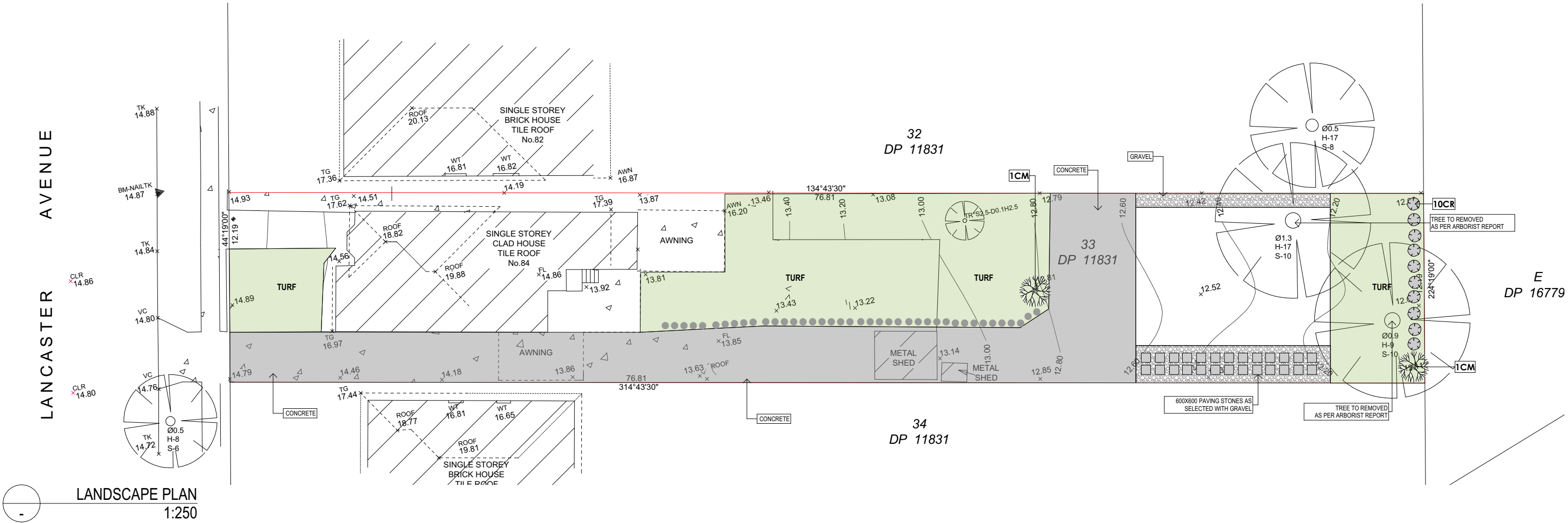
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DRAWING :
NOTIFICATION PLANS
CLIENT : **JOSEPH MOKDASSI**
PROJECT : **DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY :
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SCALE:
1:300, 1:200
SHEETSIZE
A3
DATE :
15/10/2024
APPLICATION :
DA + CC
SHEET NO:
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JOB NO.
UD2466
ISSUE





LANDSCAPING LEGEND			
ABB.	TYPE OF PLANT	QUA.	POT SIZE
PG	Photinia glabra 'Rubens'	13	300 mm
BX	Buxus-Microphylla	15	300mm
CP	Crepe Myrtle	2	75 LT.

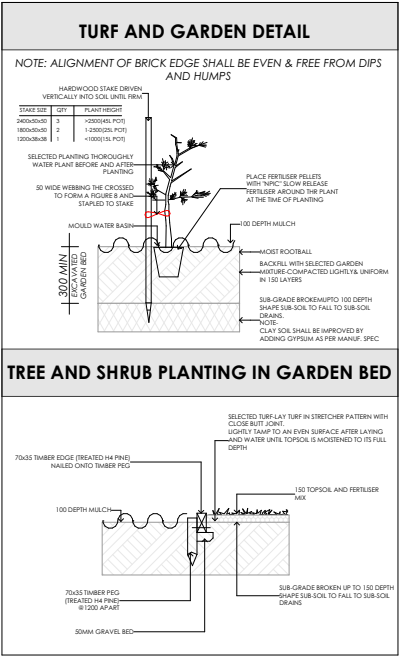
LAND SCAPE NOTES

TURF
EXCAVATE/ GRADE AREAS TO BE TURFED TO 120MM BELOW THE REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITH 1500MM OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL OF THE SURFACE WATER RUNOFF IS TO BE DIRECTED TOWARDS THE INLET PITS, KERBS ETC. AD AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP SUBGRADE TO 150MM DEEP. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING TURF, SPREAD SHIRLEYS NO. 17 LAWN FERTILISER OVER THE TOPSOIL, AT THE RECOMMENDED RATE. LAY SIR WALTER BUFFALO TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.

STABILISED CRUSHED SANDSTONE
PATH TO BE CRUSHED SANDSTONE OVER WEEDMATT TO DEPTH OF 50MM. STABILISED WITH 5% CEMENT.

TIMBER EDGING
TREATED HARDWOOD EDGING. THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINES AS INDICATED ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN SCORE TIMBER TO ACHIEVE MORE EVEN CURVES. THE TOP OF THE EDGE IS TO FINISH FLUSH WITH THE ADJACENT TURF AND MULCH LEVELS.

PLANTING AREAS
ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300MM BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX IF REQUIRED OR IMPROVE EXISTING SOIL WITH COMPOST BLEND. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOP SOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE I.E. NO CLAY). INSTALL 75MM OF SELECTED MULCH. MULCH TO BE ANHL FOREST BLEND.



WESTRINGIA FRUTICOSA
COASTAL ROSEMARY
(CR)



DIANELLA CAERULEA
BLUE FLAX LILY
(FL)



LAGERSTROEMIA INDICA
"TUSCOCORE" CREPE MYRTLE
(CM)



ZOYSIA NARA NATIVE TURF



PAVING STONE WITH PEBBLES



PAVING STONE WITH
DICHONDRA

NOTE
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All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

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DESIGNS**

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matthew@universaldesigns.com.au

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6	30/09/2024
5	18/08/2024
4	11/08/2024
3	03/08/2024
2	17/07/2024
1	13/07/2024

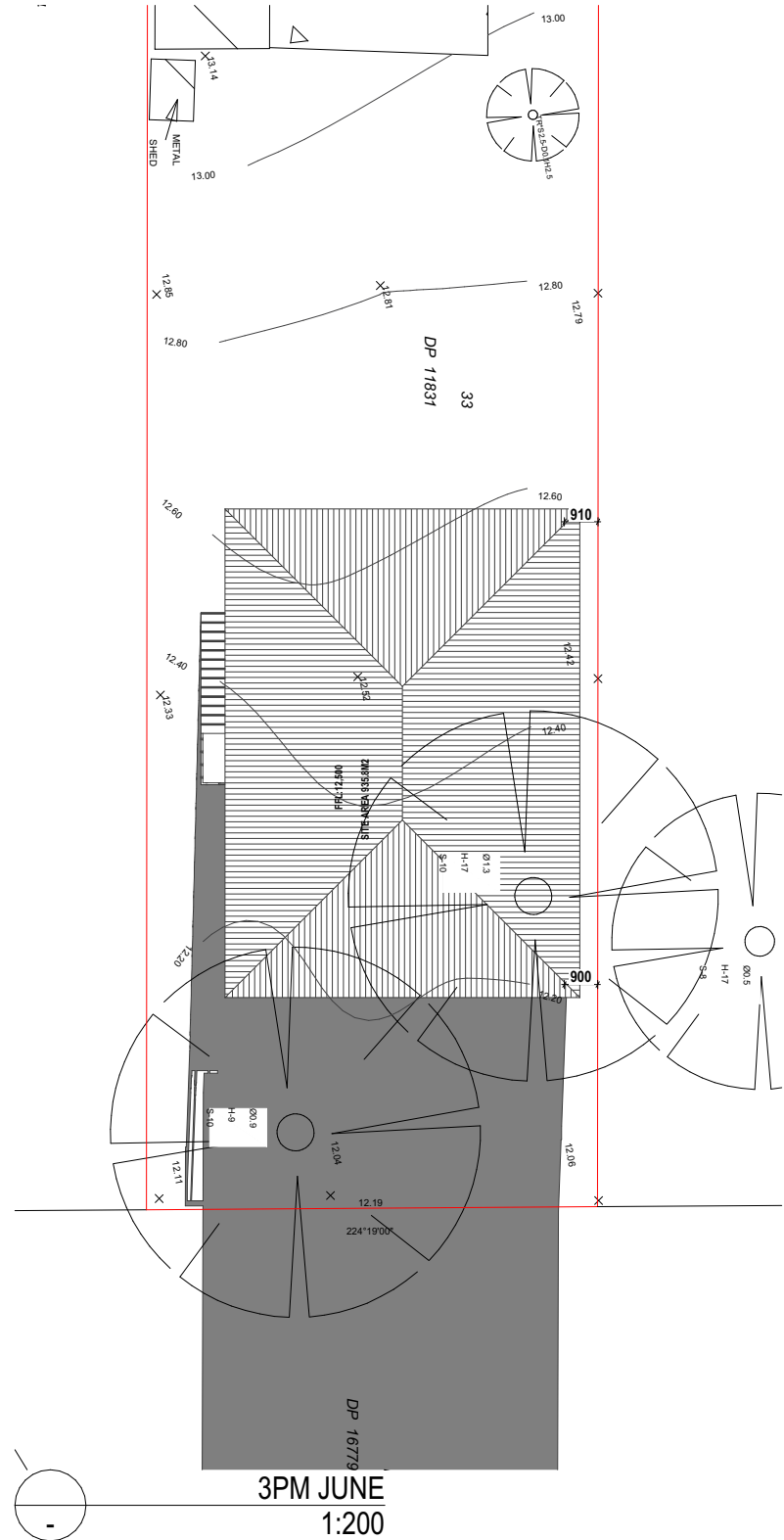
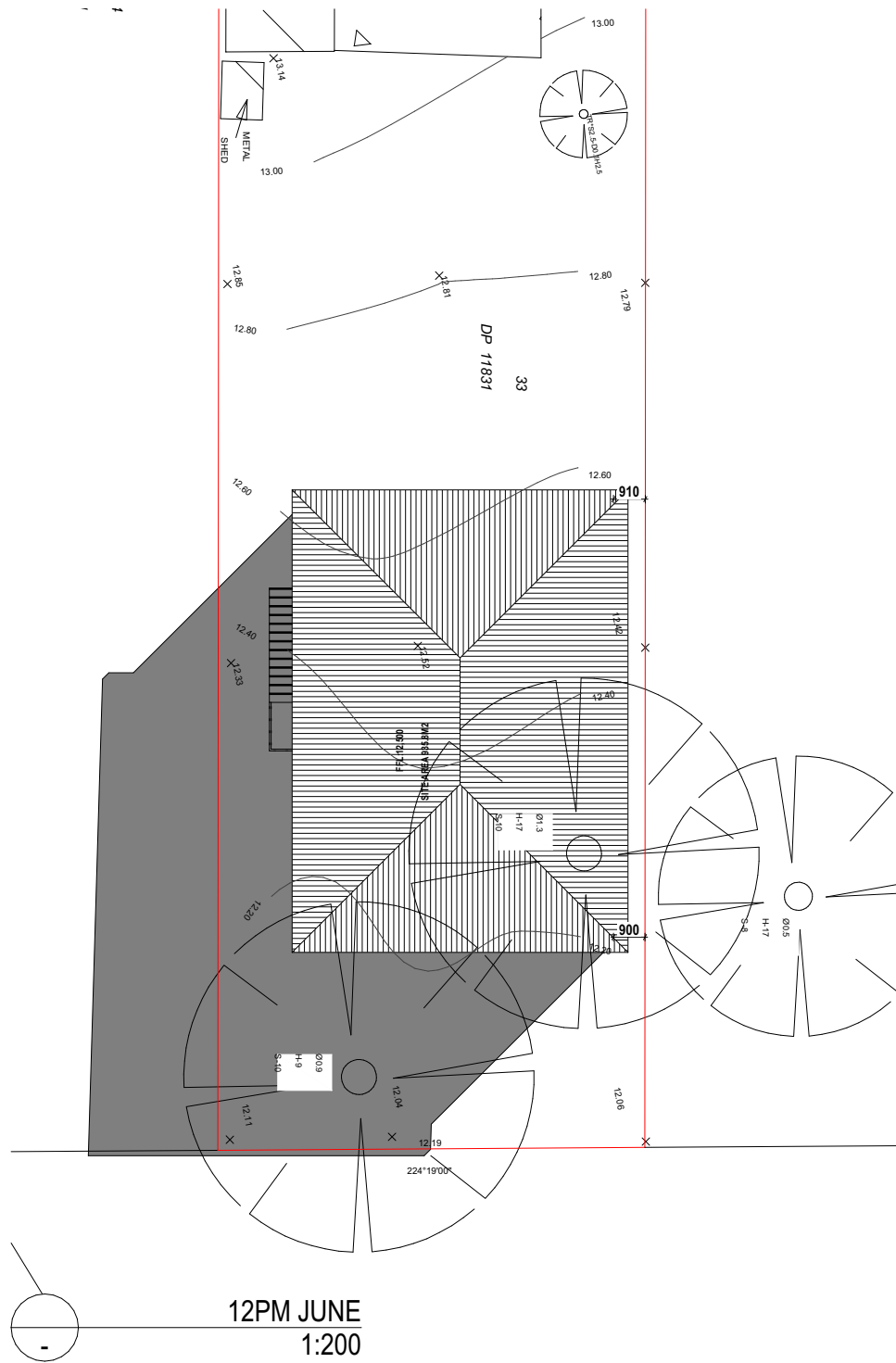
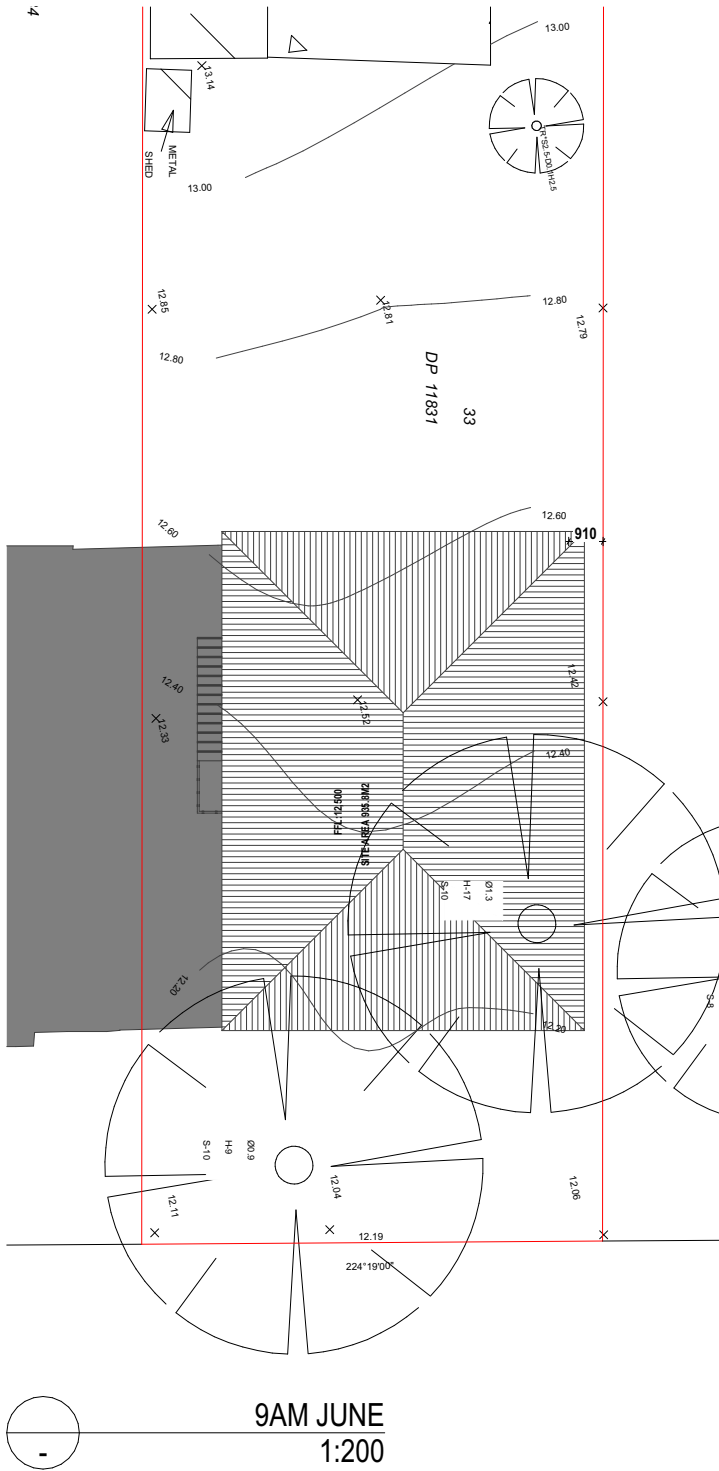
DA ISSUE - RFI
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DA ISSUE
CONCEPT DESIGN
CONCEPT DESIGN
CONCEPT DESIGN
CONCEPT DESIGN

DRAWING :
CONCEPT LANDSCAPE PLAN

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY: MM	DATE : 15/10/2024	JOB NO. UD2466
SCALE: 1:250	APPLICATION : DA + CC	ISSUE 7
SHEETSIZE A3	SHEET NO: 10	





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2	17/07/2024	CONCEPT DESIGN
1	13/07/2024	CONCEPT DESIGN

DRAWING :
SHADOW DIAGRAMS

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY: MM	DATE : 15/10/2024
SCALE: 1:200	APPLICATION : DA + CC
SHEETSIZE A3	SHEET NO: 11

JOB NO.

ISSUE

UD2466

7



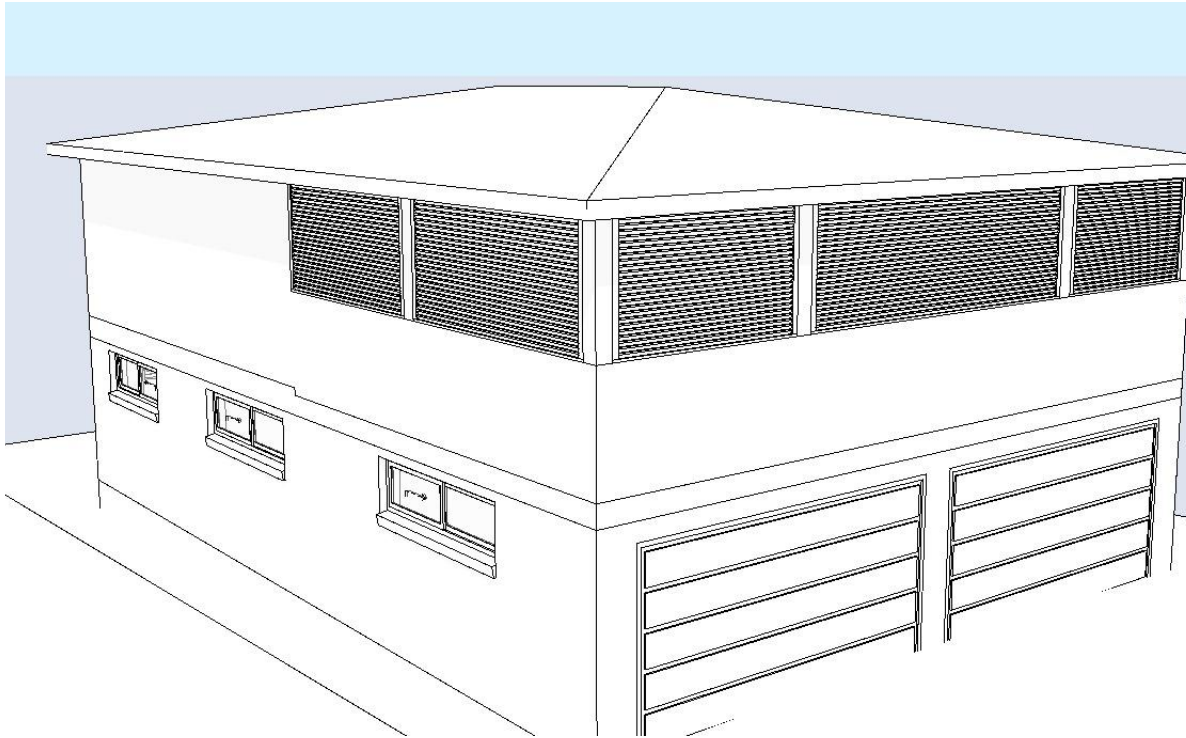
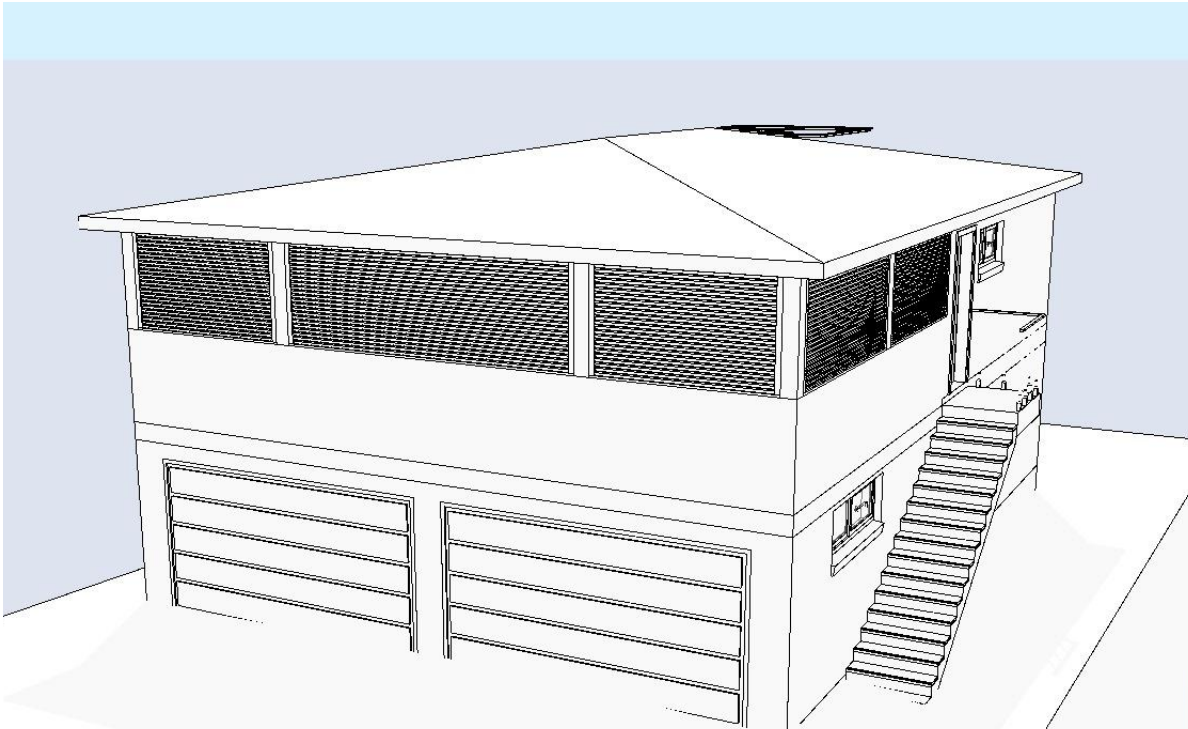
ROOF
COLORBOND ROOF
MONUMENT

GUTTER
COLORBOND ROOF
MONUMENT

WINDOWS
MONUMENT

BRICK
ZEPHR COLOUR

GARAGE DOOR
PANEL LIFT MERBAU



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1	13/07/2024	CONCEPT DESIGN

DRAWING :
EXTERNAL FINISHES

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **DOUBLE STOREY GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY: MM	DATE : 15/10/2024	JOB NO. UD2466
SCALE: 1:250	APPLICATION : DA + CC	ISSUE 7
SHEETSIZE A3	SHEET NO: 12	

