

DEVELOPMENT APPLICATION

MIDCOAST COUNCIL

100 BECKER ROAD, FORSTER NSW 2428



DRAWING LIST

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SITE DETAILS

ADDRESS:100 BECKER ROAD, FORSTER NSW 2428

PROPERTY:LOT 32 | SEC 5 | DP 22922

SITE AREA:474.20 m²

BASIX CERTIFICATE

10 STAR BUILDING ASSESSMENTS

Myrtle Street, Sydney, NSW, 2019  
admin@10sba.com  
www.10sba.com  
048 1010 999

NATHERS REQUIREMENTS PLAN STAMP 547.0 ESD-NAT-BAX-300724-BECKER RD

NATHERS requirements set out below are part of the requirements to achieve final occupation certification.  
Any items that are changed or altered require a new NATHERS certificate to be issued.  
Compliance with this is required to be demonstrated upon completion to the certifying authority. The Certifier must confirm that these commitments have been installed and not altered.

PROJECT DETAILS

ADDRESS	SUBURBS / TOWN / POST CODE	LOT # DP#
100 BECKER ROAD	FORSTER 2428	LOT 32 DP 22922

ENERGY RATING

STAR RATING	DWELLING #	HEATING LOAD	COOLING LOADS
7.1	HOUSE	29.3	20.8

FLOORS

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
CSGG 150MM	R1.30 XPS TO ENTRY FOYER FLOOR ONLY	
CSGG 150MM SUSPENDED	R2.30 TO LEVEL 2 FLOOR ONLY	

FLOOR COVERINGS

AREA	COVERING	OTHER INFORMATION
ALL FLOORS	CONCRETE EXPOSED	

WALL INSULATION

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
EXTERNAL	CONC BLOCK 190MM CORE FILLED	NIL	LEVEL 1
EXTERNAL	DOUBLE BRICK 110/110 CAVITY	R1.10 FOILBOARD	LEVEL 2 + LEVEL 3 LIFT WALLS
EXTERNAL	WEATHERBOARD BATTENED NON-RELS CAVITY	R2.70	LEVEL 3
INTERNAL	SINGLE BRICK / CONCRETE BLOCK	R1.1	STAIR WALLS SHARED WITH GARAGE, BATH AND LDYR
INTERNAL	CONCRETE BLOCK	-	
INTERNAL	PB	R2.60	WALLS SHARED WITH BATH AND LDYR

SOLAR ABSORPTANCE

CONCRETE BLOCK MEDIUM 0.50SA / LEVEL 2 DOUBLE BRICK LIGHT 0.30SA / LEVEL 3 WEATHERBOARD R2.70SA	
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ROOF AND CEILINGS

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
METAL	R1.30 ANTICON	

SOLAR ABSORPTANCE

SURF MIST 0.33SA			
CEILING TYPE	INSULATION	OTHER INFORMATION	
PLASTERBOARD LEVEL 3	R5.00		
PLASTERBOARD LEVEL 2	R3.00	AREAS ADJACENT EXTERNAL SLAB	
PLASTERBOARD LEVEL 1	R2.30	ENTRY ONLY ADJACENT EXTERNAL SLAB	

WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	U VALUE	SHGC
HINGED DOOR L2 LAUNDRY	ALM DG LOW E CLEAR	3.42	0.47
SLIDING DOORS	ALM DG LOW E CLEAR	3.80	0.52
SLIDING DOORS	ALM DG LOW E CLEAR	2.19	0.39
FIXED	ALM DG LOW E CLEAR	2.33	0.50
LOUVRE	ALM SG LOW E CLEAR	4.51	0.54

SOLAR ABSORPTANCE

DARK 0.65 SA			
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SKYLIGHTS

FRAME TYPE	GLAZING	U VALUE	SHGC	SHAFT INSULATION / COVERINGS
VELUX FIXED 3.6 SQUARE METERS	3MM LGS 266 / 10.5 ARGON GAP / 3MM CLEAR	2.66	0.24	WITH VENETIAN BLIND FITTED INTERNALLY

CEILING FANS - EXHAUST FANS

AREA	TYPE	SIZE
BATHROOM , LDYR, KITCHEN	EXHAUST FAN	MAX 250 X 250 PENETRATION (SEALED FAN)

LIGHTING

DESCRIPTION	OTHER INFORMATION
MAX 1 LIGHT PER 5 SQM (SEALED DOWNLIGHT UNIT)	NO RECESSED DOWNLIGHTS FOR GARAGE

10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-5QJ0GG-02

Scan QR code or follow website link for rating details.

Assessor name

Adam Clarke

Accreditation No.

ABSA 101518

Property Address

100 BECKER ROAD,  
FORSTER, NSW, 2428

http://www.hero-software.com.au/pdf/HR-5QJ0GG-02

ABSA

Assessor's name

Adam Clarke

Accreditation Number

101518

Assessment Date

03/09/2024-03/09/2025

Assessment Number

101518

Assessment Signature

Adam Clarke

With Accredited Assessment

Assessor's name

Adam Clarke

Accreditation Number

101518

Assessment Date

03/09/2024-03/09/2025

Assessment Number

101518

Assessment Signature

Adam Clarke

NOTES	REVISIONS	DESCRIPTION	DATE	ISSUE	LEGEND
1. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.		DEVELOPMENT APPLICATION	14.10.24	A	
2. VERIFY ALL DIMENSIONS ON-SITE AND RESOLVE ANY DISCREPANCIES PRIOR TO COMMENCING WORKS.		DEVELOPMENT APPLICATION	10.11.24	B	
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4. DOCUMENTS AND DESIGN REMAIN THE COPYRIGHT OF THE BUILDING DESIGNER AND MUST NOT BE USED REPRODUCED WITHOUT WRITTEN PERMISSION.					

COVER PAGE

100 BECKER ROAD, FORSTER NSW 2428

BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

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NOT TO SCALE

DATE

10 / 11 / 24

ISSUE

B

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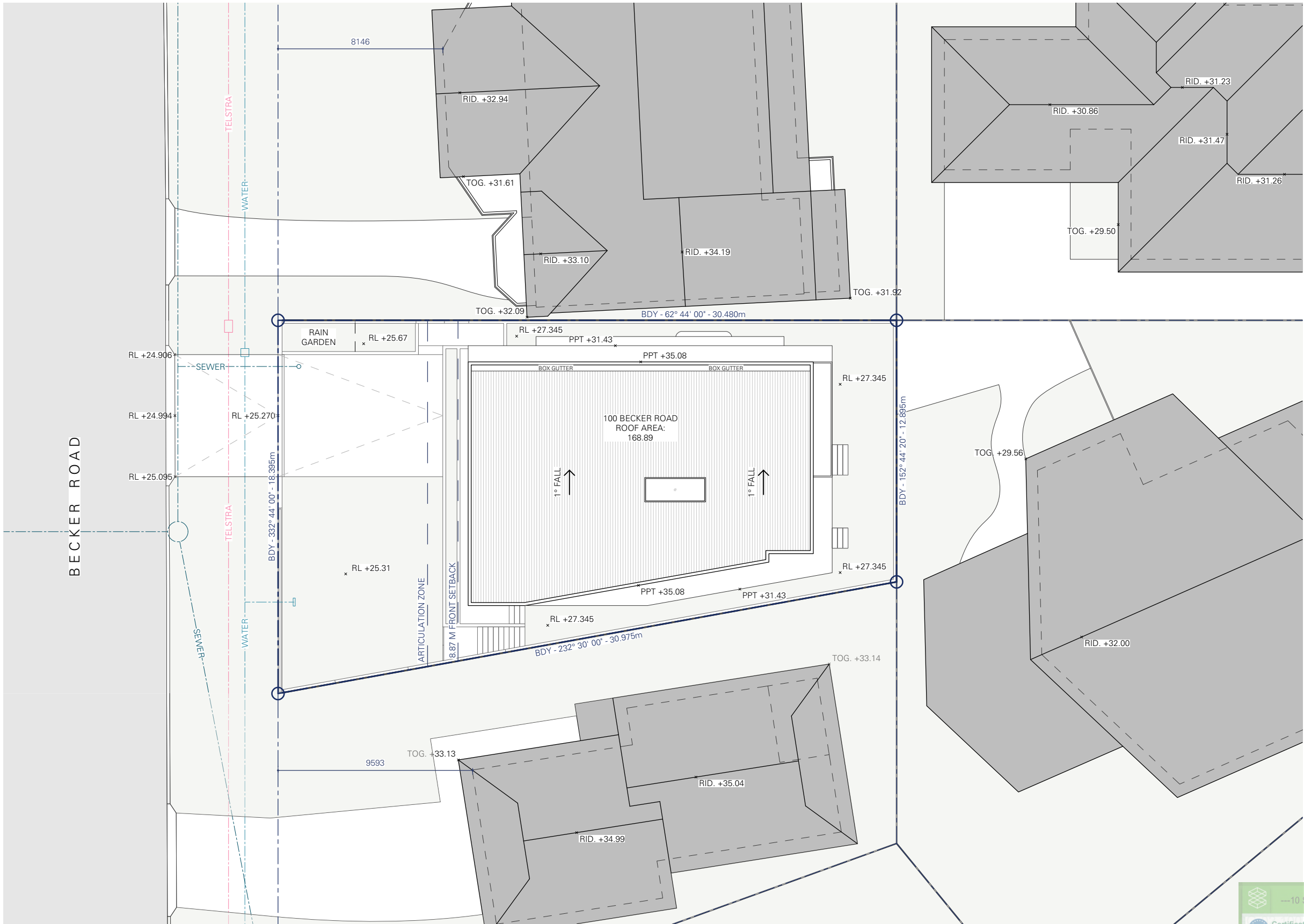
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LEGEND

□ □ BOUNDARY



PROJECT DRAWING

## SITE ANALYSIS PLAN

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO.

1.1

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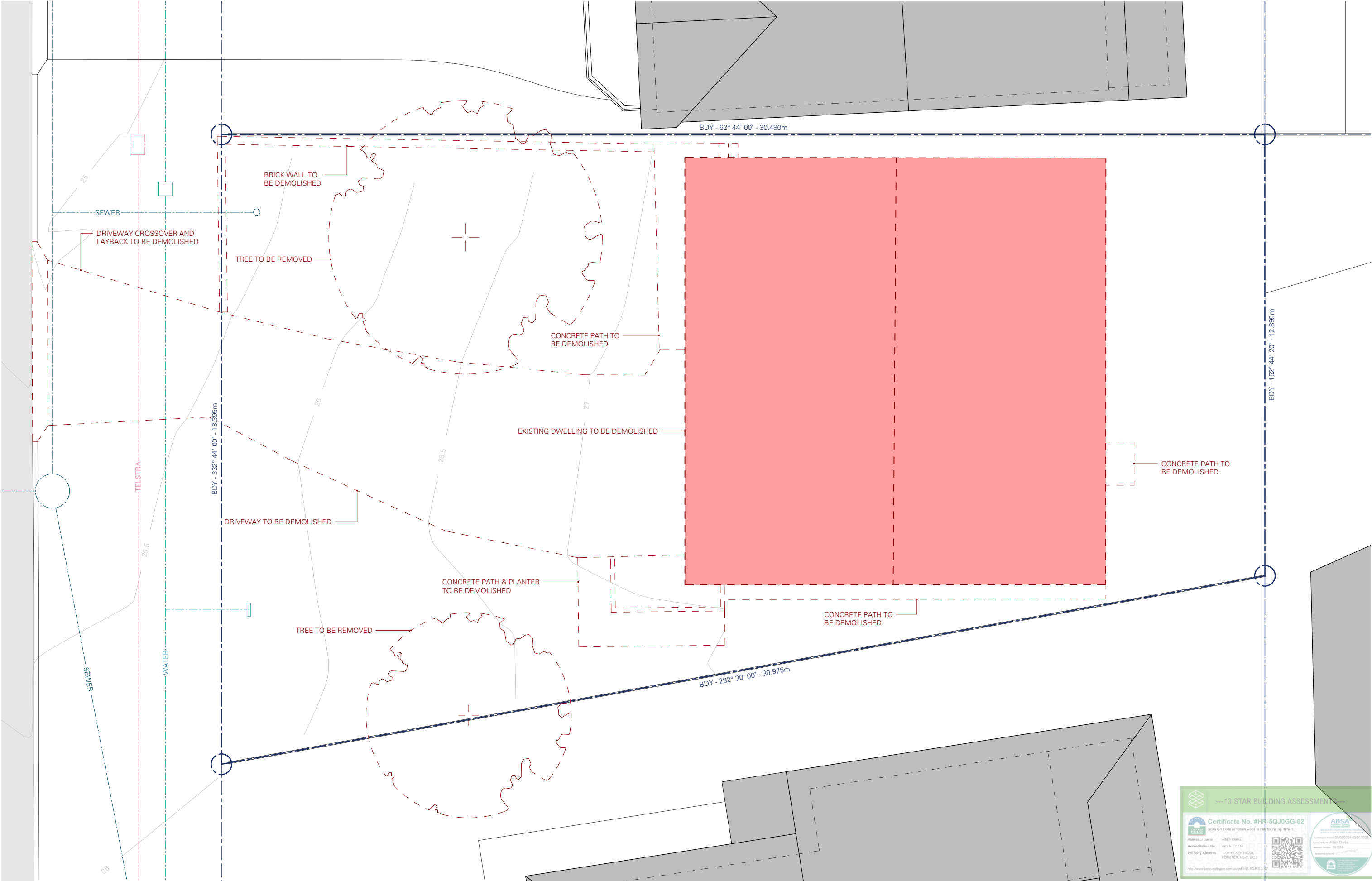
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DEMOLITION



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## DEMOLITION PLAN

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SCALE SHEET NO.

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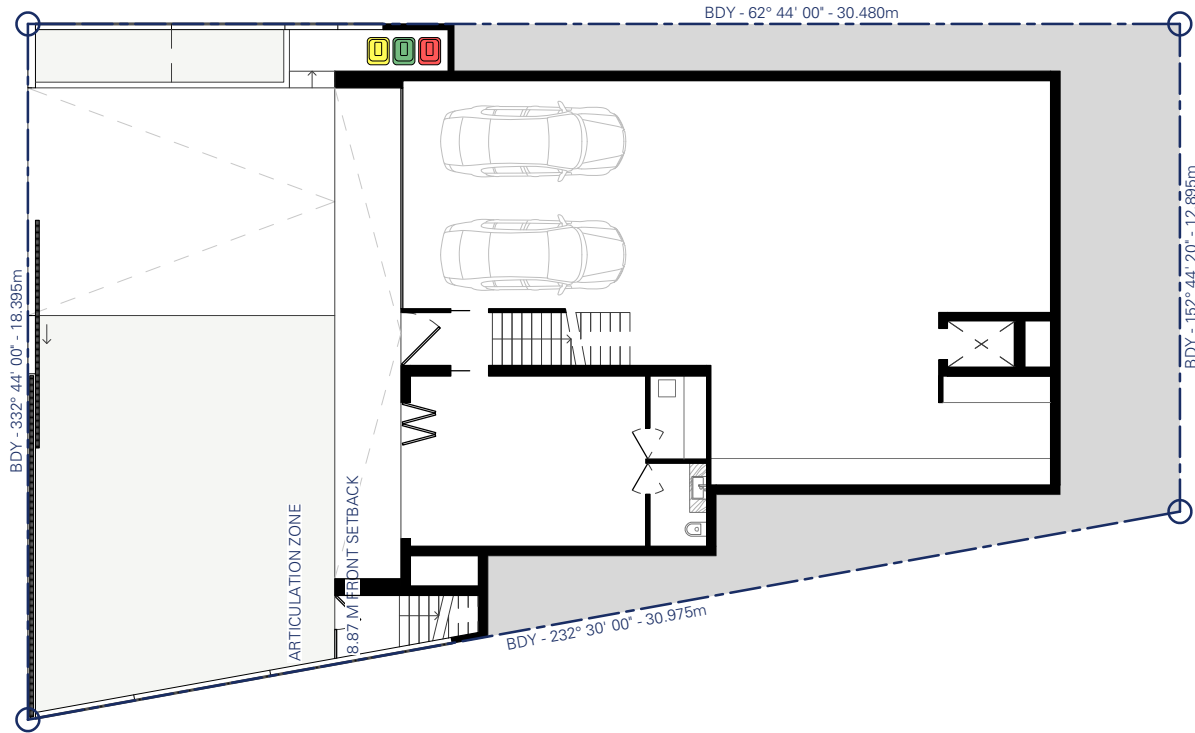
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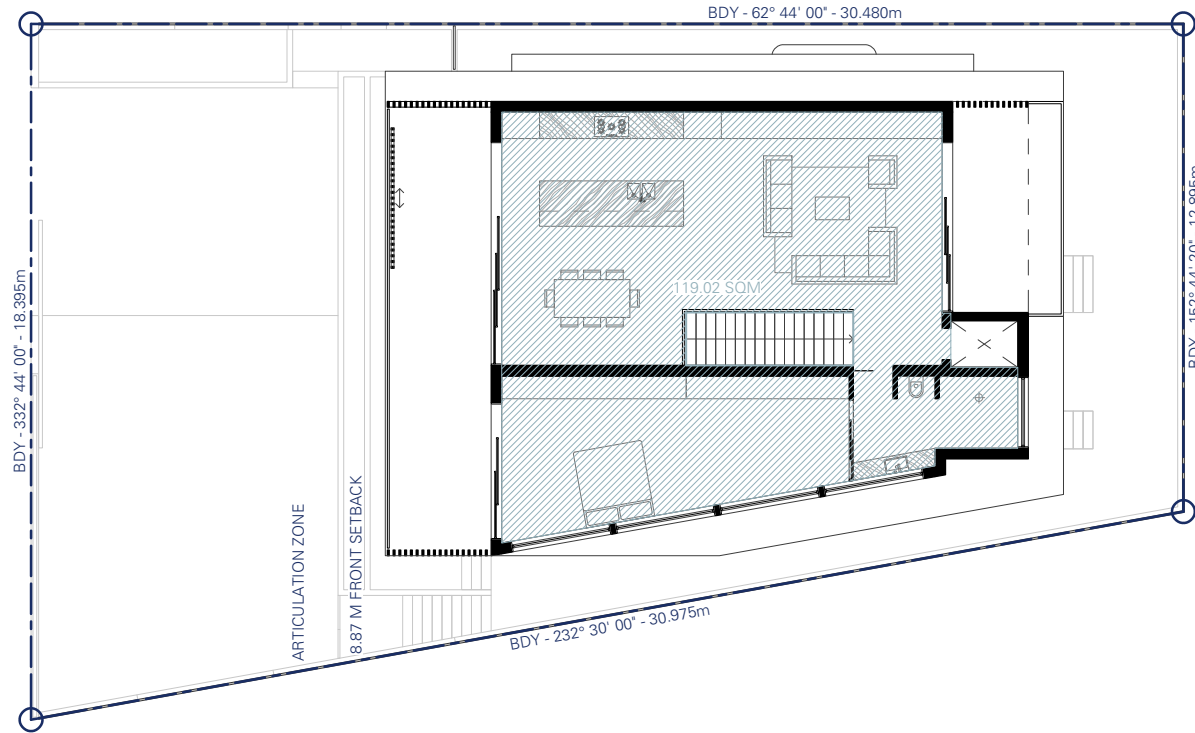
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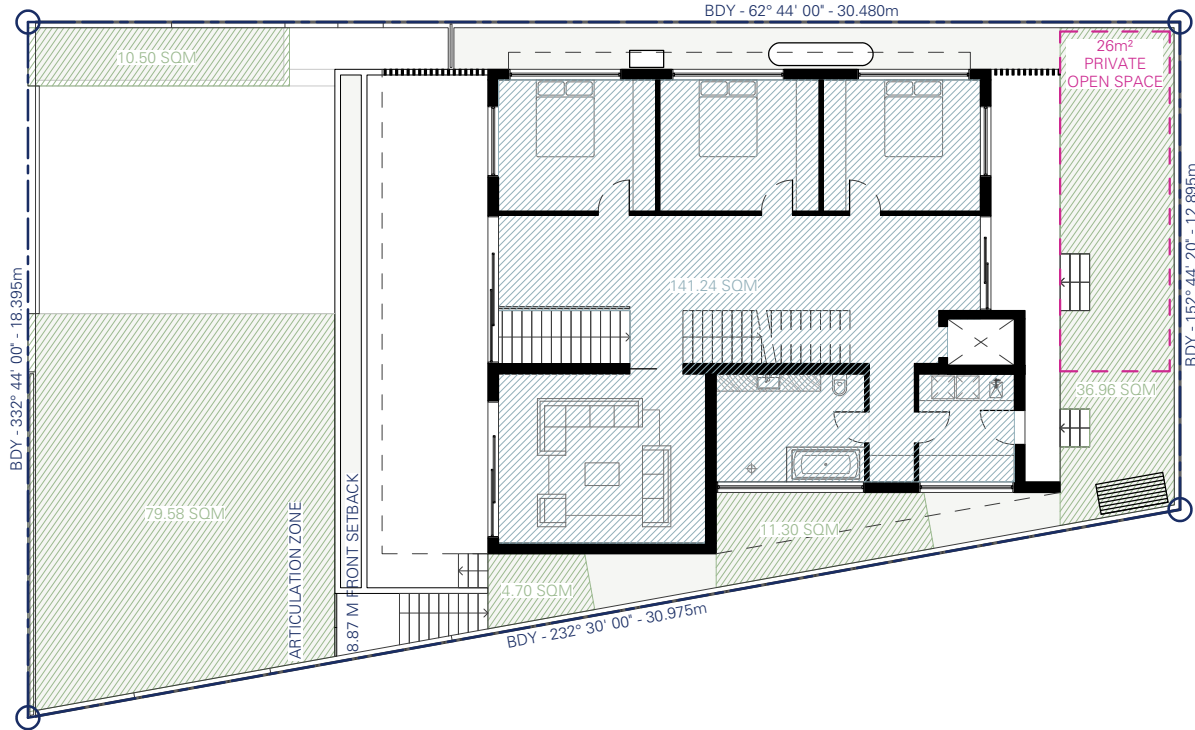
BASEMENT AREA CALCULATIONS

SCALE 1 : 200



FIRST FLOOR AREA CALCULATIONS

SCALE 1 : 200



GROUND FLOOR AREA CALCULATIONS

SCALE 1 : 200

## COMPLIANCE TABLE

100 BECKER ROAD, FORSTER NSW 2428 [ LOT 32 | SEC 5 | DP 22922 ]  
ZONE: R2 - LOW DENSITY RESIDENTIAL  
LOT AREA: 474.20 SQM

	CONTROL	PROPOSED	COMPLIES (Y/N)
HEIGHT OF BUILDINGS	MAX. 8.5M	REFER ELEVATIONS	YES
FLOOR SPACE RATIO	0.5:1 (237.10 m <sup>2</sup> )	0.549:1 (260.26 m <sup>2</sup> )	NO
LANDSCAPING - TOTAL	30% OF PARENT LOT (142.26 m <sup>2</sup> )	143.04 m <sup>2</sup>	YES
PRIVATE OPEN SPACE	MIN. 26 m <sup>2</sup>	26 m <sup>2</sup>	YES



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LEGEND	
GROSS FLOOR AREA	
LANDSCAPED AREA	



## AREA CALCULATIONS & COMPLIANCE TABLE

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

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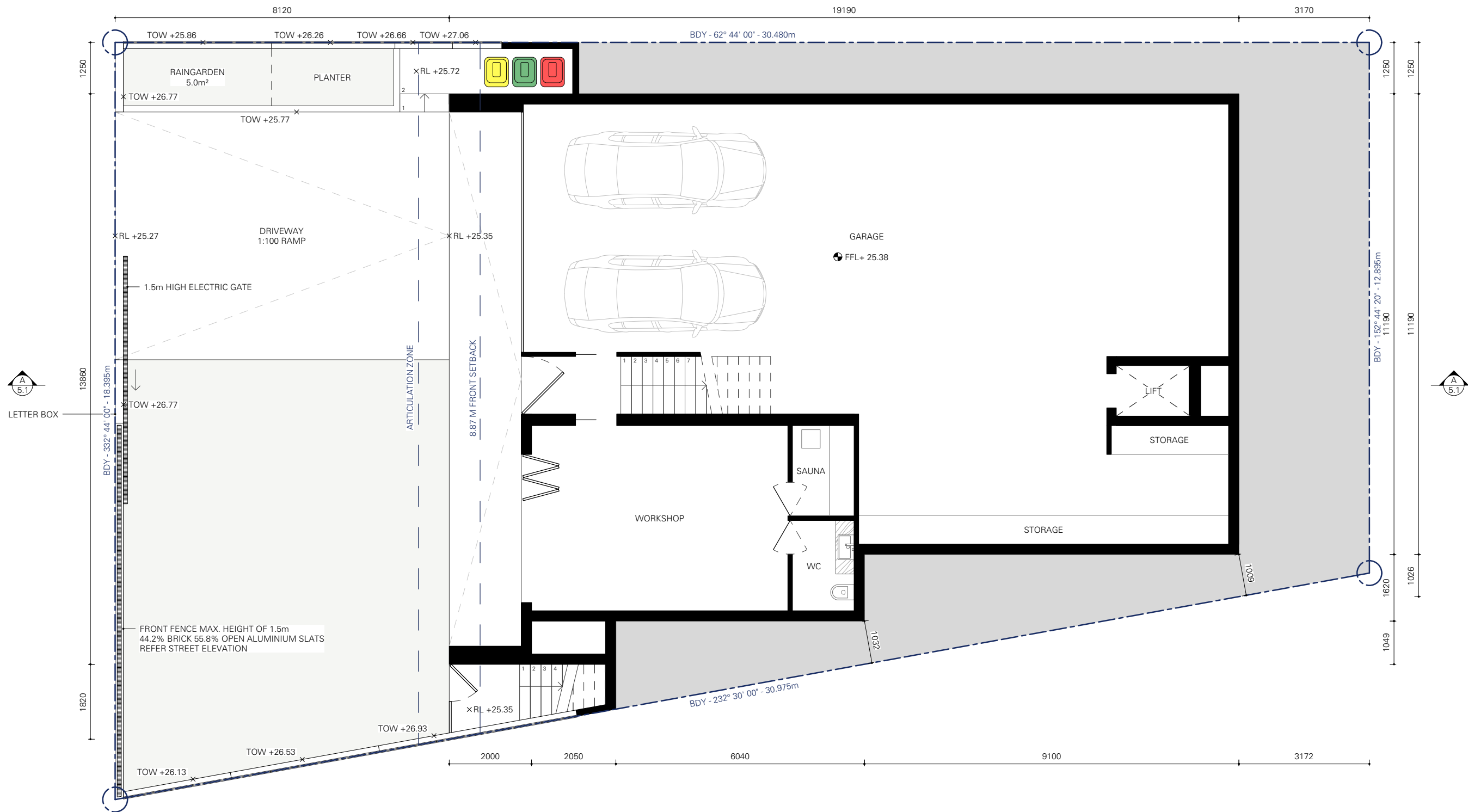
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— BOUNDARY



PROJECT DRAWING

## BASEMENT FLOOR PLAN

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO. 3.1

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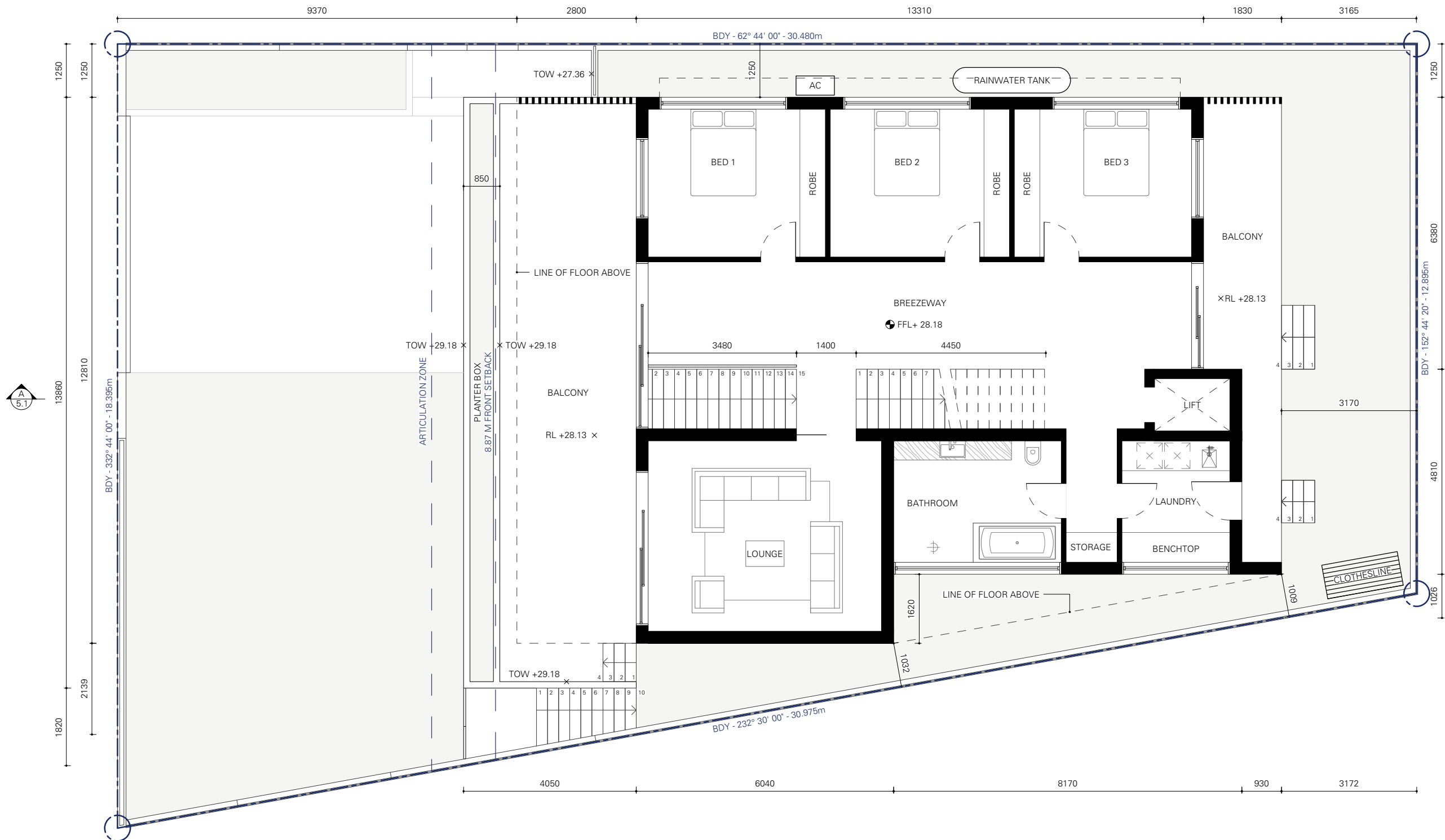
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PROJECT DRAWING

## GROUND FLOOR PLAN

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO. 3.2

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## FIRST FLOOR PLAN

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO.

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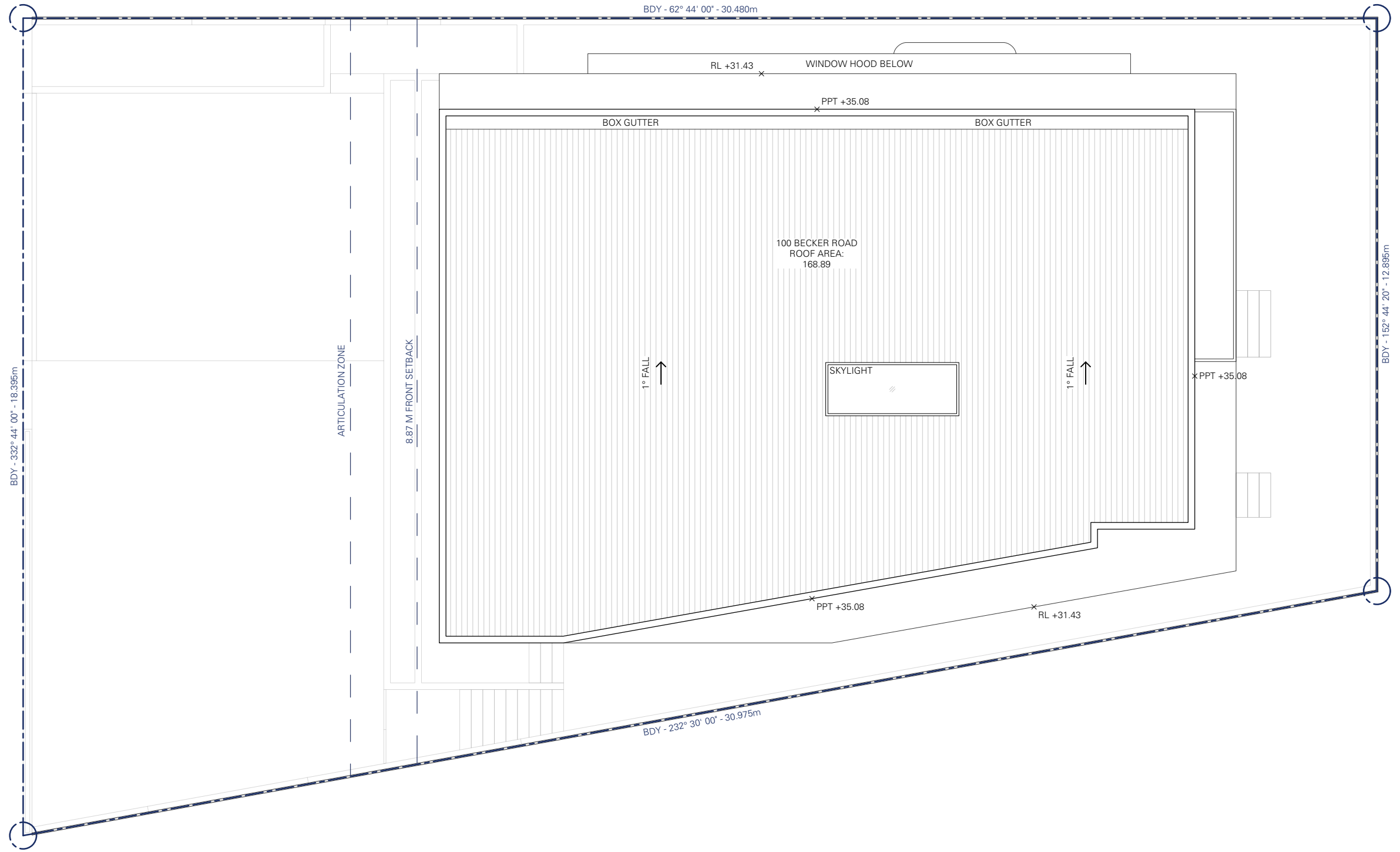
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---10 STAR BUILDING ASSESSMENTS---

Scan QR code or follow website link for rating details.

Assessor nameAdrian Clarke

Accreditation No.101118

Property Address100 BECKER ROAD, FORSTER, NSW 2428

Assessor NameAdrian Clarke

Assessor Number101118

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PROJECT

ROOF PLAN

100 BECKER ROAD, FORSTER NSW 2428

BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

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BOUNDARY

OG - OPERABLE GLAZING  
FG - FIXED GLAZING  
L - LOUVRED GLAZING  
(O) - OPAQUE GLAZING  
BWK - BRICKWORK  
CON - OFF FORM CONCRETE  
REN - CONCRETE RENDER

BAL - METAL BALUSTRADE  
SCR - OPERABLE SCREENING  
BAT - BATTEN CLADDING  
STS - DARK CLADDING

PROJECT DRAWING

## STREETSCAPE ELEVATION

100 BECKER ROAD, FORSTER NSW 2428  
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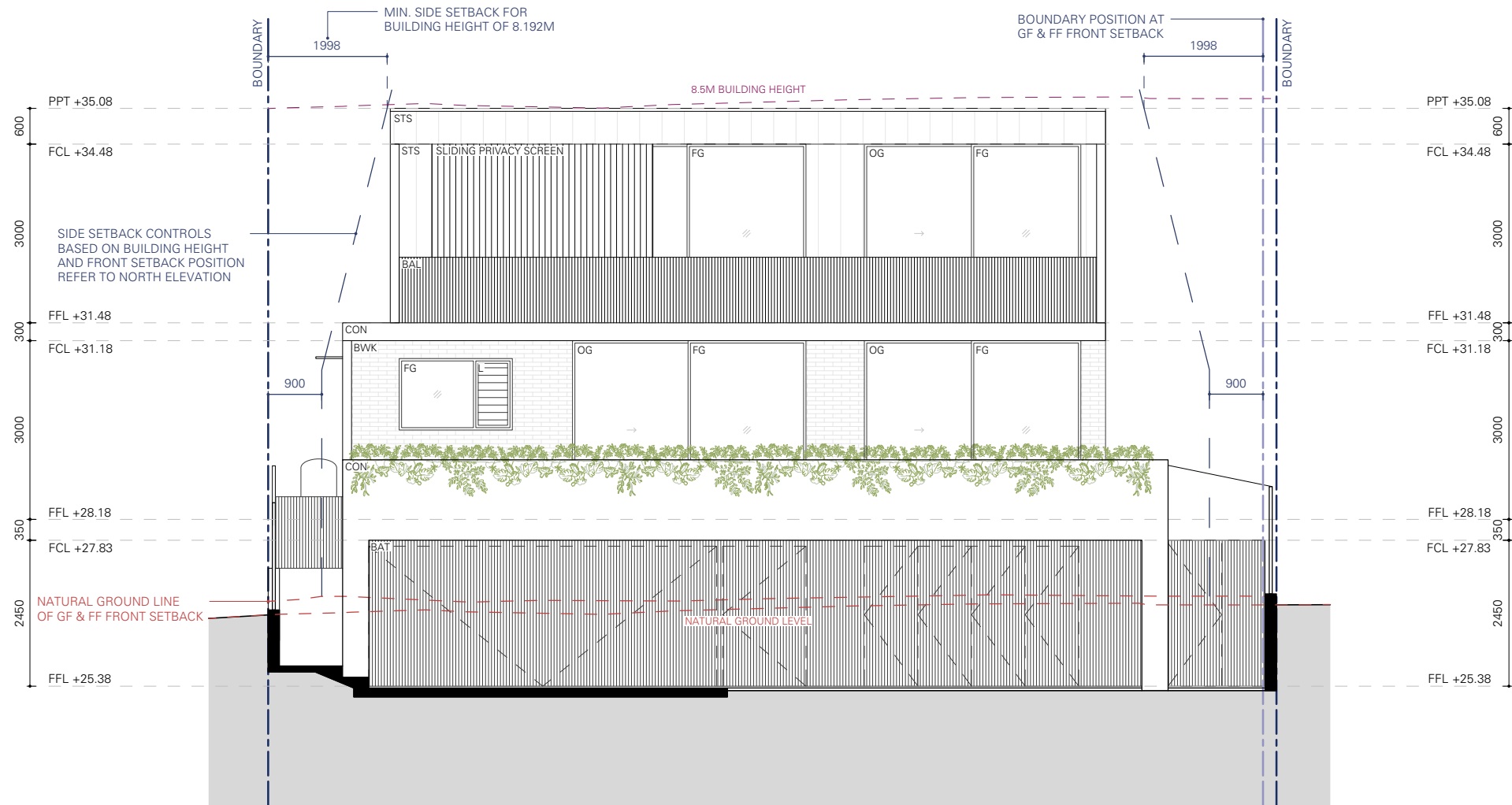
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## WEST ELEVATION

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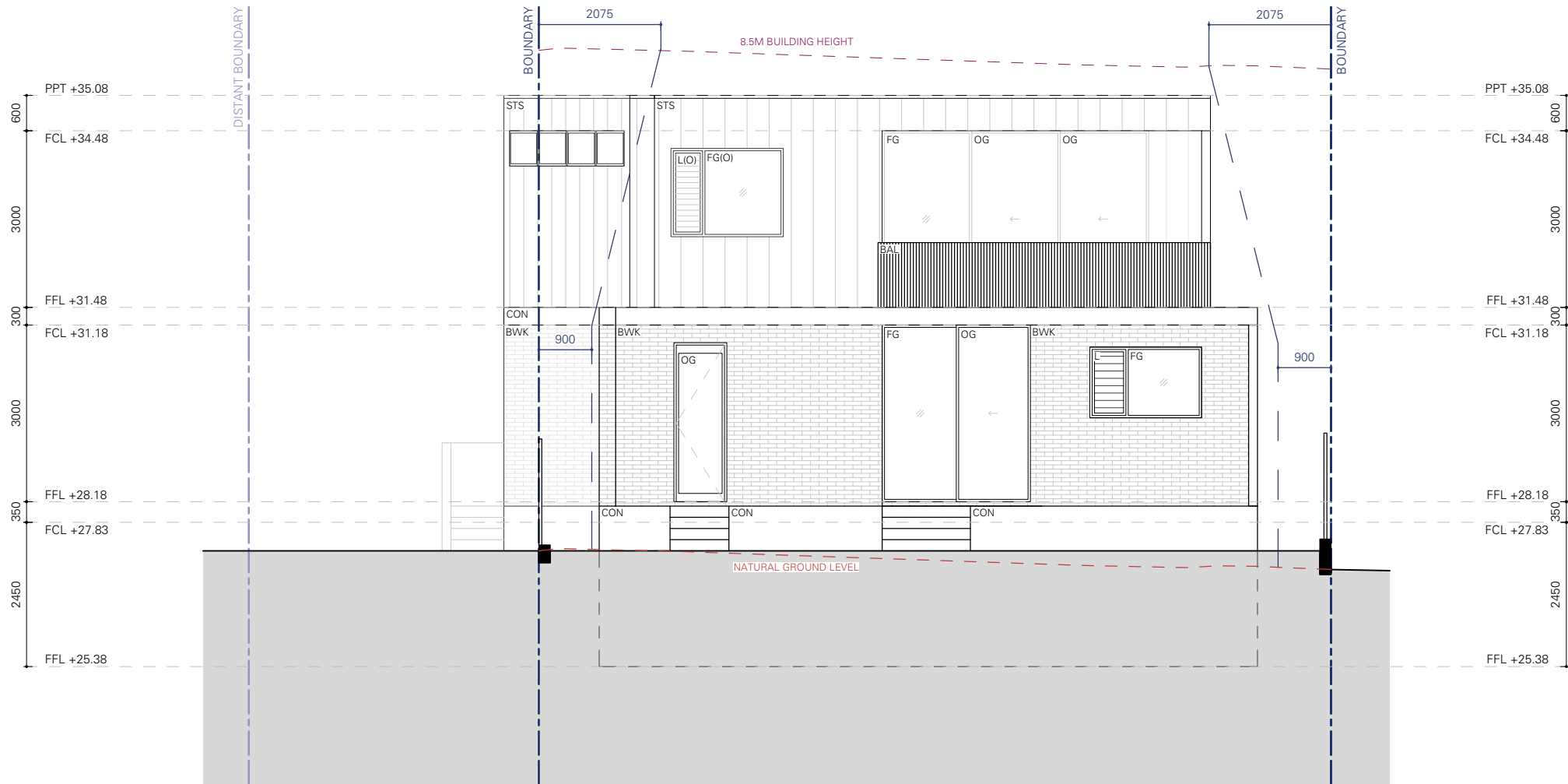
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## EAST ELEVATION

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4.3

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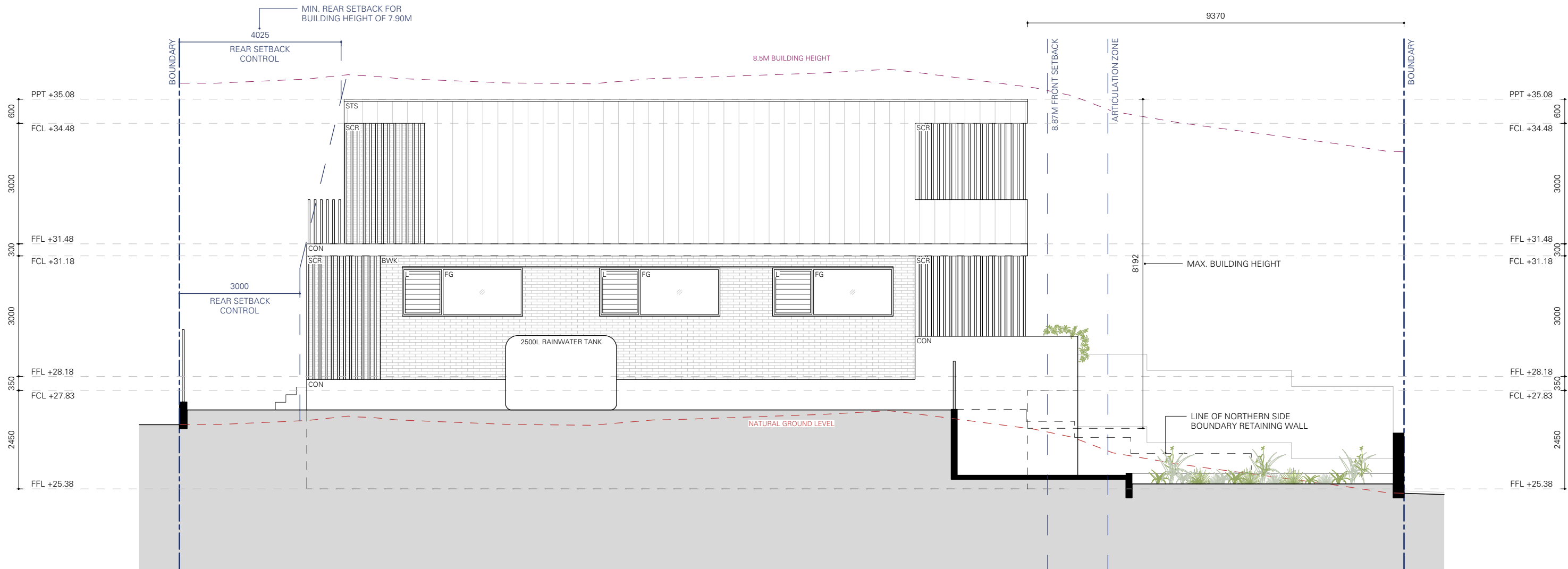
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## NORTH ELEVATION

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4.4

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REVISIONS	DESCRIPTION	DATE	ISSUE
	DEVELOPMENT APPLICATION	14.10.24	A
	DEVELOPMENT APPLICATION	10.11.24	B

LEGEND

— BOUNDARY

PROJECT DRAWING

## SECTION

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO. 5.1

DATE 10 / 11 / 24

ISSUE B

DRAWN BY PC

STAGE DA

@ A3

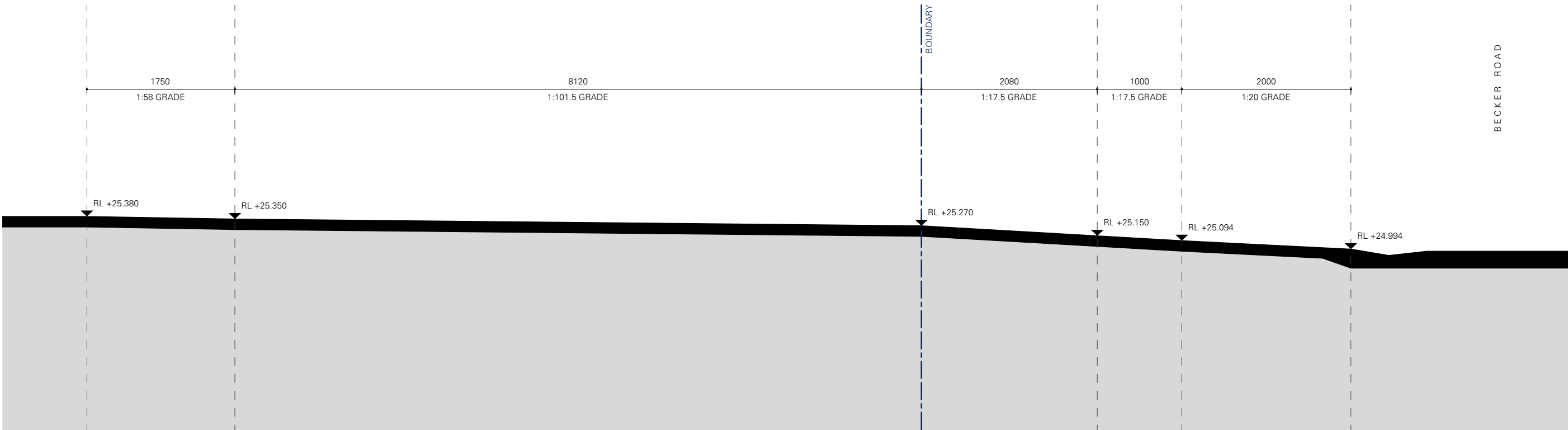
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CONTRACT

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E info@twentytwosix.com.au  
A 265 Glebe Rd, Merewether NSW 2291





---10 STAR BUILDING ASSESSMENTS---



Certificate No. #HR-5QJ0GG-02

Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke

Accreditation No.: ABSA 10118

Property Address: 100 BECKER ROAD, FORSTER, NSW 2428

HERO SOFTWARE

http://www.hero-software.com.au/pdf/HR-5QJ0GG-02





ABSA  
Building  
Assessors  
Association  
of  
Australia

Assessor Name: Adam Clarke

Assessor Number: 10118

Assessor Rating: 10/15

NOTES

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DESCRIPTION	DATE	ISSUE
DEVELOPMENT APPLICATION	14.10.24	A
DEVELOPMENT APPLICATION	10.11.24	B

LEGEND

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PROJECT DRAWING

DRIVEWAY SECTION

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO.

5.2

1 : 50

DATE  
10 / 11 / 24  
ISSUE  
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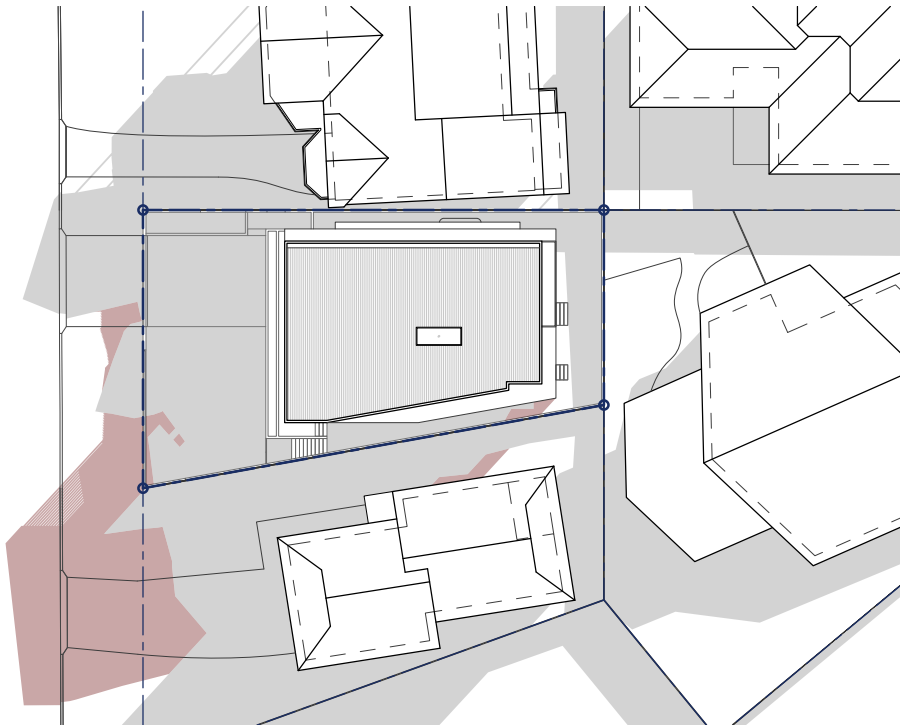
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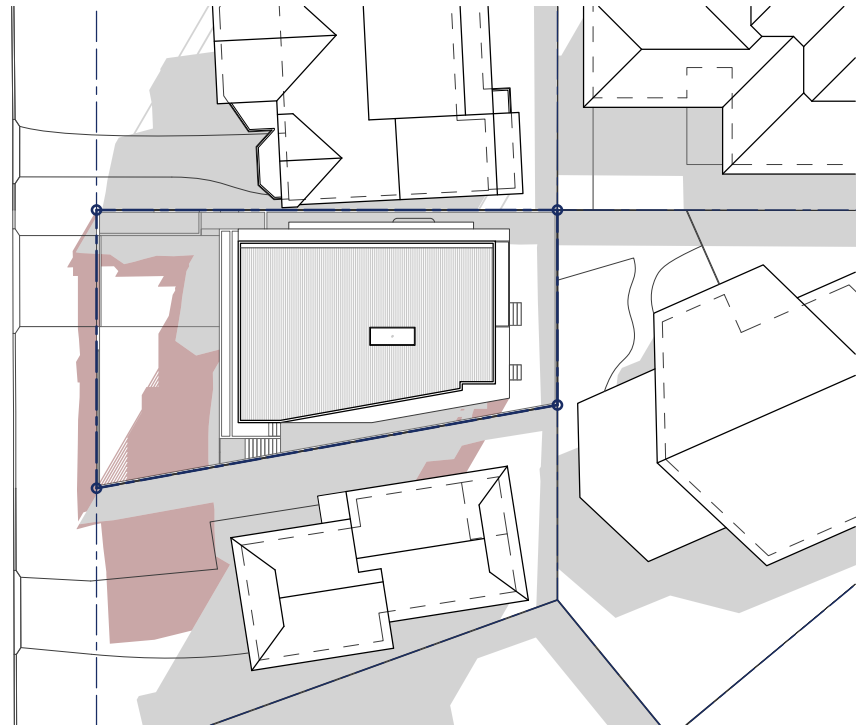
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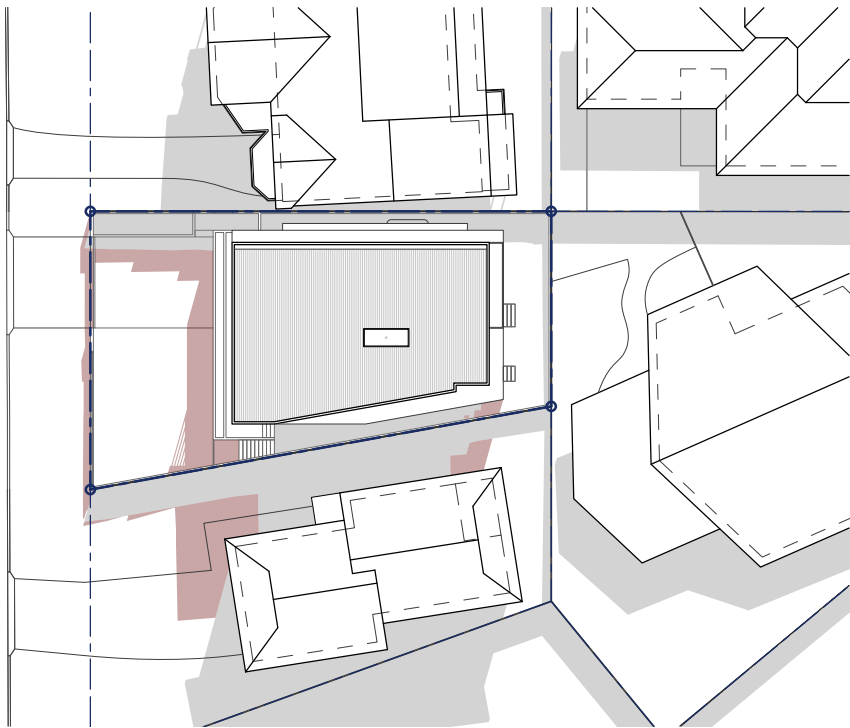
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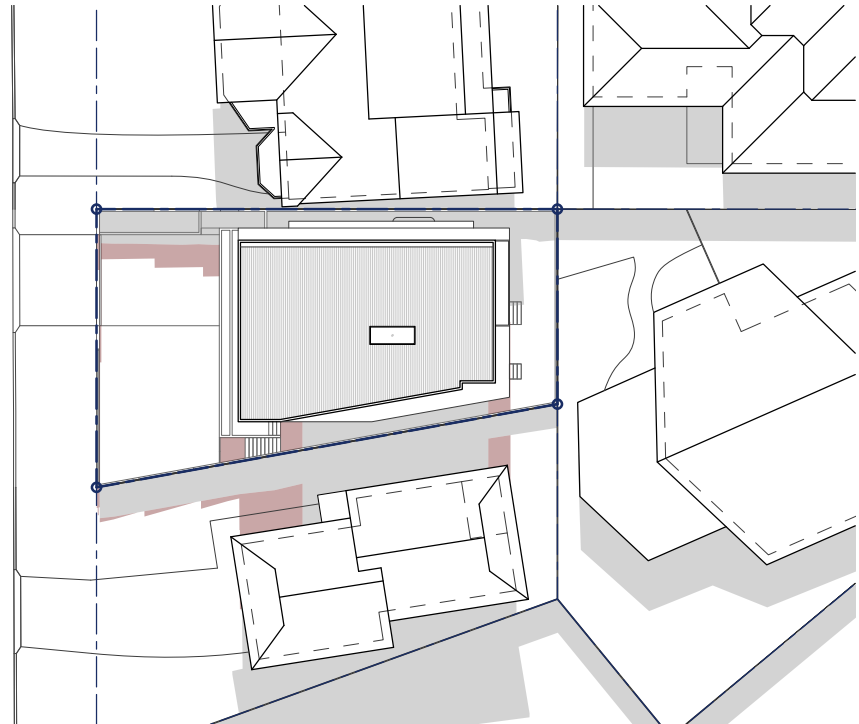
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SCALE 1 : 500



11am 21st JUNE

SCALE 1 : 500



12pm 21st JUNE

SCALE 1 : 500



- NOTES
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DESCRIPTION	DATE	ISSUE
DEVELOPMENT APPLICATION	14.10.24	A
DEVELOPMENT APPLICATION	10.11.24	B

LEGEND

- EXISTING SHADOW
- ADDITIONAL SHADOW



PROJECT DRAWING

## SHADOW DIAGRAMS

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO.

6.1

DATE  
10 / 11 / 24  
ISSUE  
B

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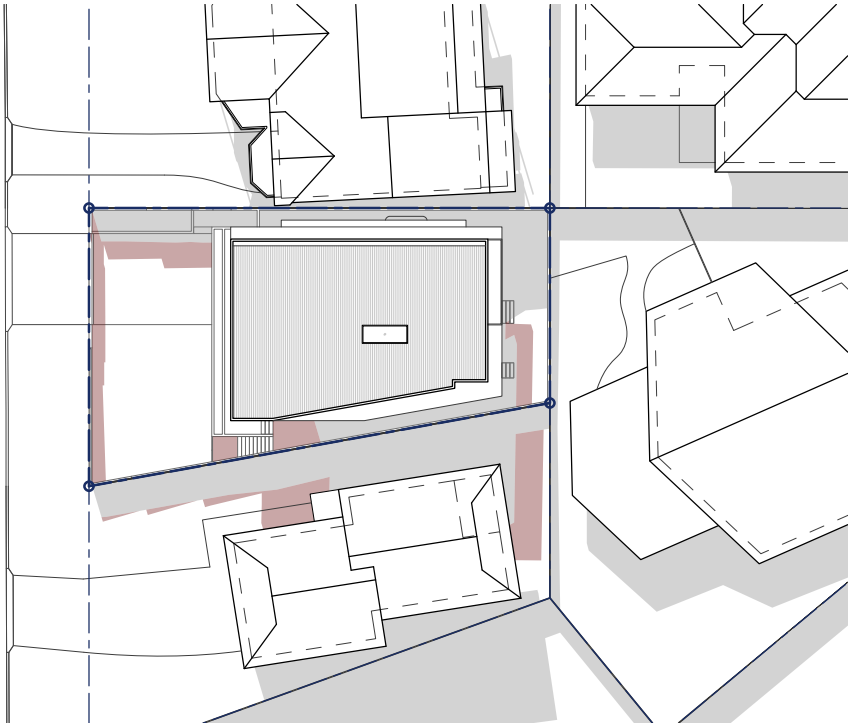


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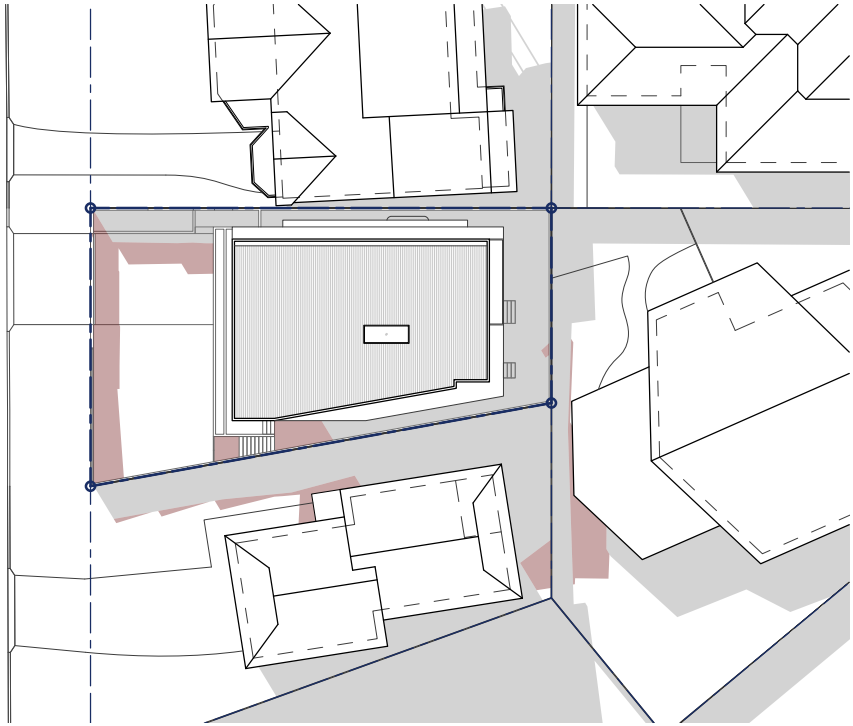
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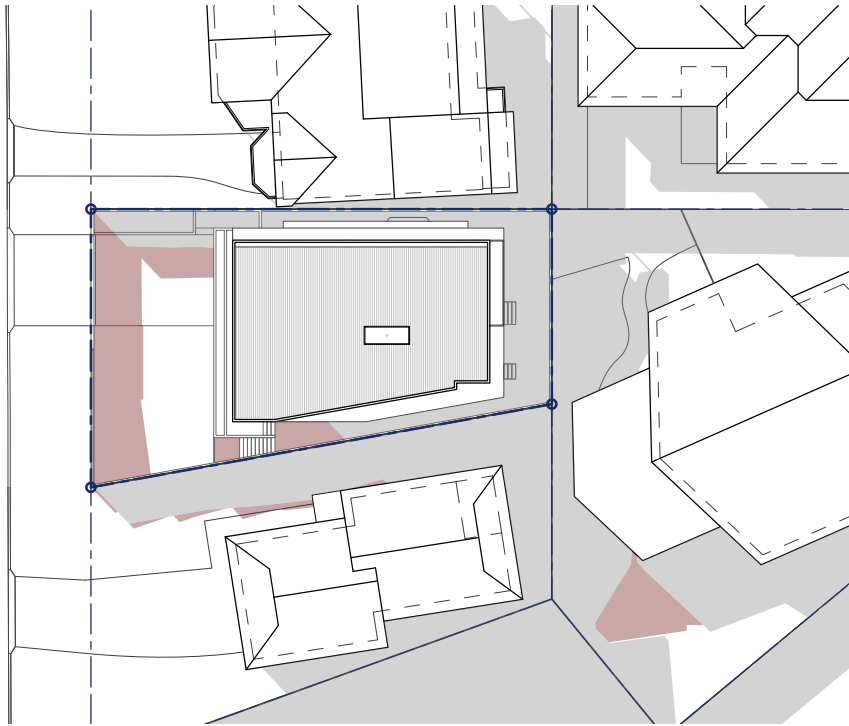
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SCALE 1 : 500



2pm 21st JUNE

SCALE 1 : 500



3pm 21st JUNE

SCALE 1 : 500



- NOTES
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DEVELOPMENT APPLICATION	14.10.24	A
DEVELOPMENT APPLICATION	10.11.24	B

LEGEND

- EXISTING SHADOW
- ADDITIONAL SHADOW



PROJECT DRAWING

## SHADOW DIAGRAMS

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO.

6.2

1 : 500



DATE  
10 / 11 / 24  
ISSUE  
B

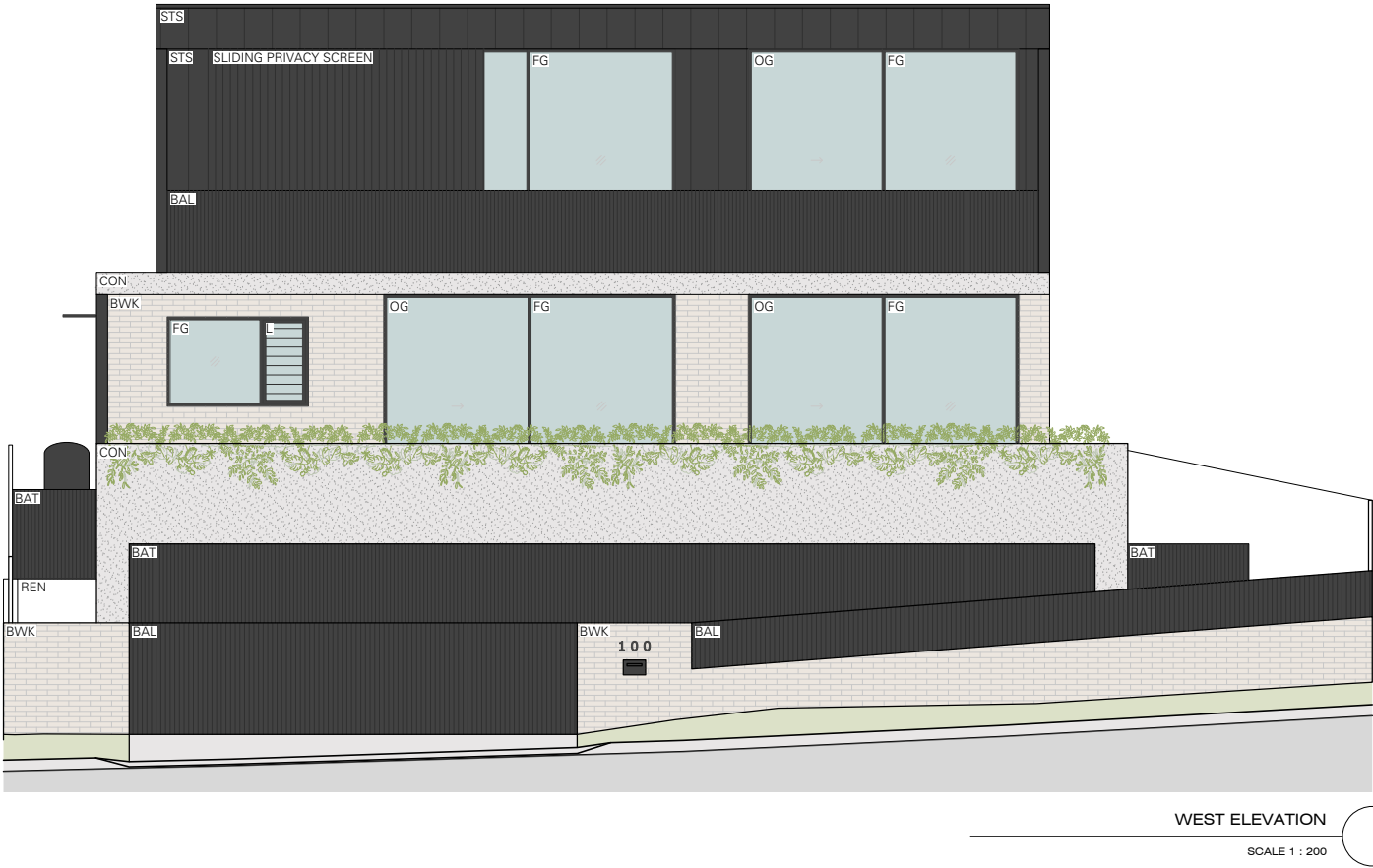
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STS - BLACK STANDING SEAM CLADDING



BLACK ALUMINIUM WINDOW FRAMES



SCR - BLACK ALUMINIUM PRIVACY SCREEN



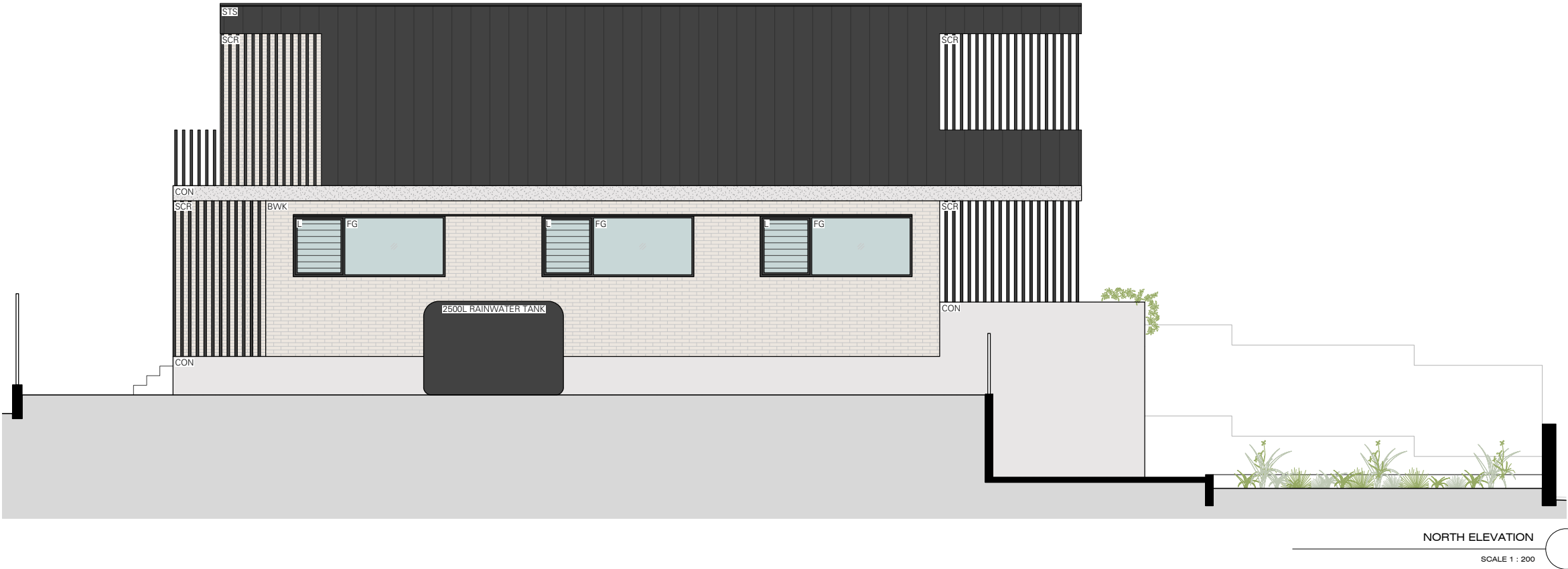
BWK - BEIGE BRICKWORK



CON - OFF FORM CONCRETE



BAL - BLACK ALUMINIUM BALUSTRADE



NOTES

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1	DEVELOPMENT APPLICATION	14.10.24	A
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LEGEND

— BOUNDARY

OG - OPERABLE GLAZING  
FG - FIXED GLAZING  
L - LOUVRED GLAZING  
(O) - OPAQUE GLAZING  
BWK - BRICKWORK  
CON - OFF FORM CONCRETE  
REN - CONCRETE RENDER

BAL - METAL BALUSTRADE  
SCR - OPERABLE SCREENING  
BAT - BATTEN CLADDING  
STS - DARK CLADDING



PROJECT DRAWING

## MATERIALS SCHEDULE

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO. 7.1

DATE 10 / 11 / 24  
ISSUE B

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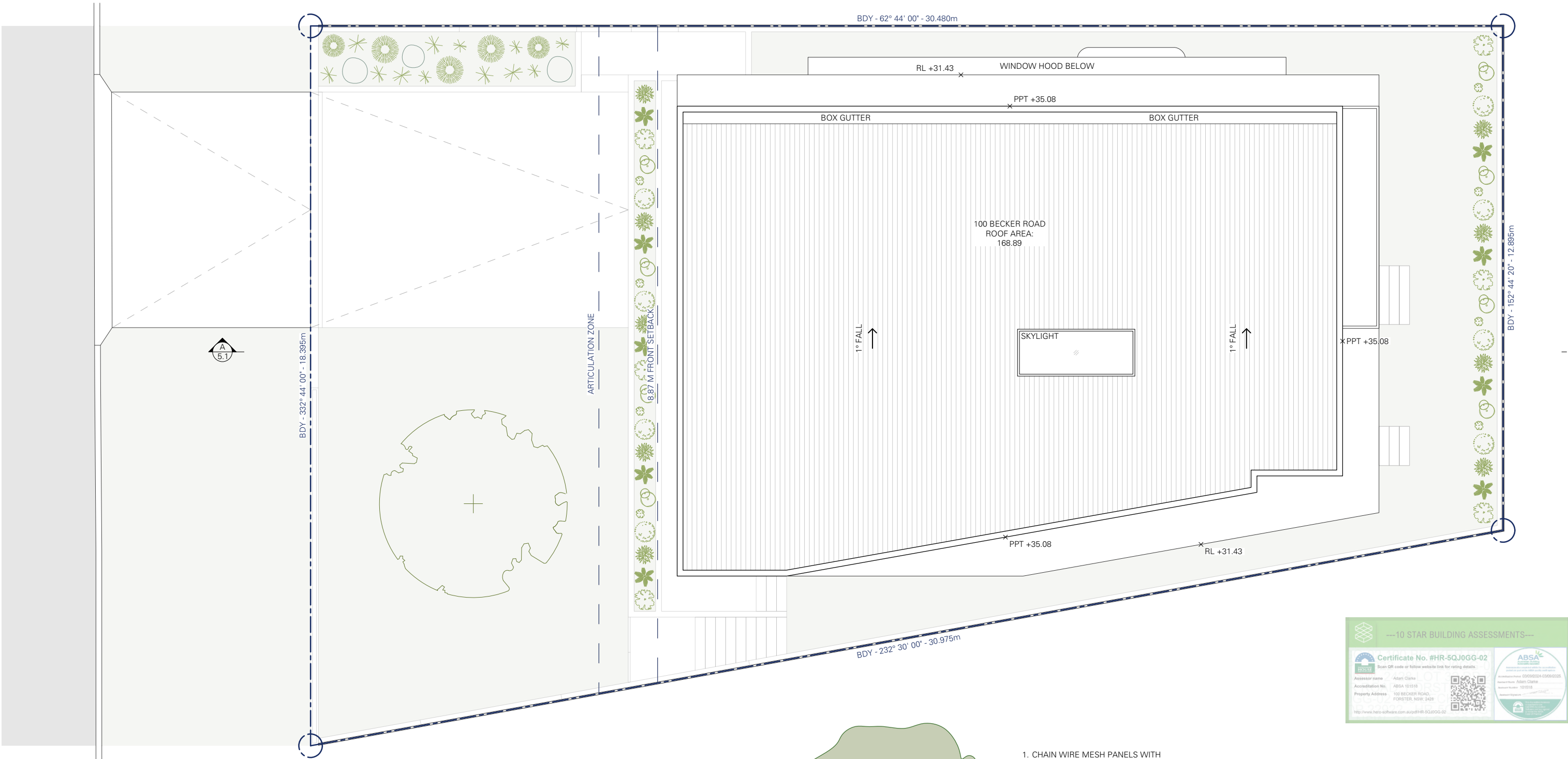
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CONTRACT

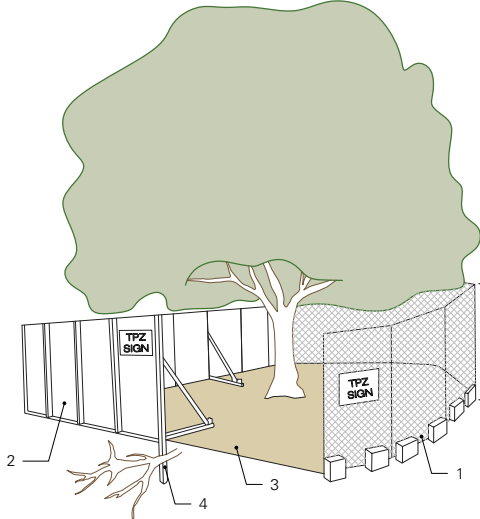
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E info@twentytwosix.com.au  
A 265 Glebe Rd, Merewether NSW 2291



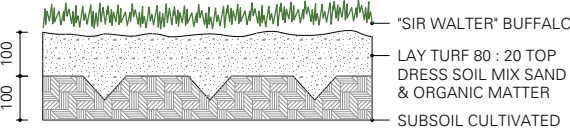
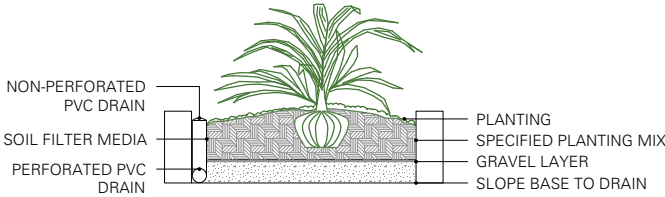
SYMBOL	COMMON NAME	BOTANICAL NAME
	COAST BANKSIA	BANKSIA INTEGRIFOLIA
	KANGAROO GRASS	THEMEDA TRIANDRA
	TALL SEDGE	CAREX APPRESSA
	KNOBBY CLUB RUSH	FICINIA NODOSA
	GREY MYRTLE	BACKHOUSIA MYRTIFOLIA

SYMBOL	COMMON NAME	BOTANICAL NAME
	NSW CHRISTMAS BUSH	CERATOPETALUM APETULUM
	BRUSH CHERRY	SYZYGIUM AUSTRALE
	TWINING GUINEA FLOWER	HIBBERTIA DENTATA
	WONGA VINE	PANDOREA PANDORANA



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.



- NOTES
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## LANDSCAPE PLAN

100 BECKER ROAD, FORSTER NSW 2428  
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SCALE SHEET NO. 8.1

DATE 10 / 11 / 24

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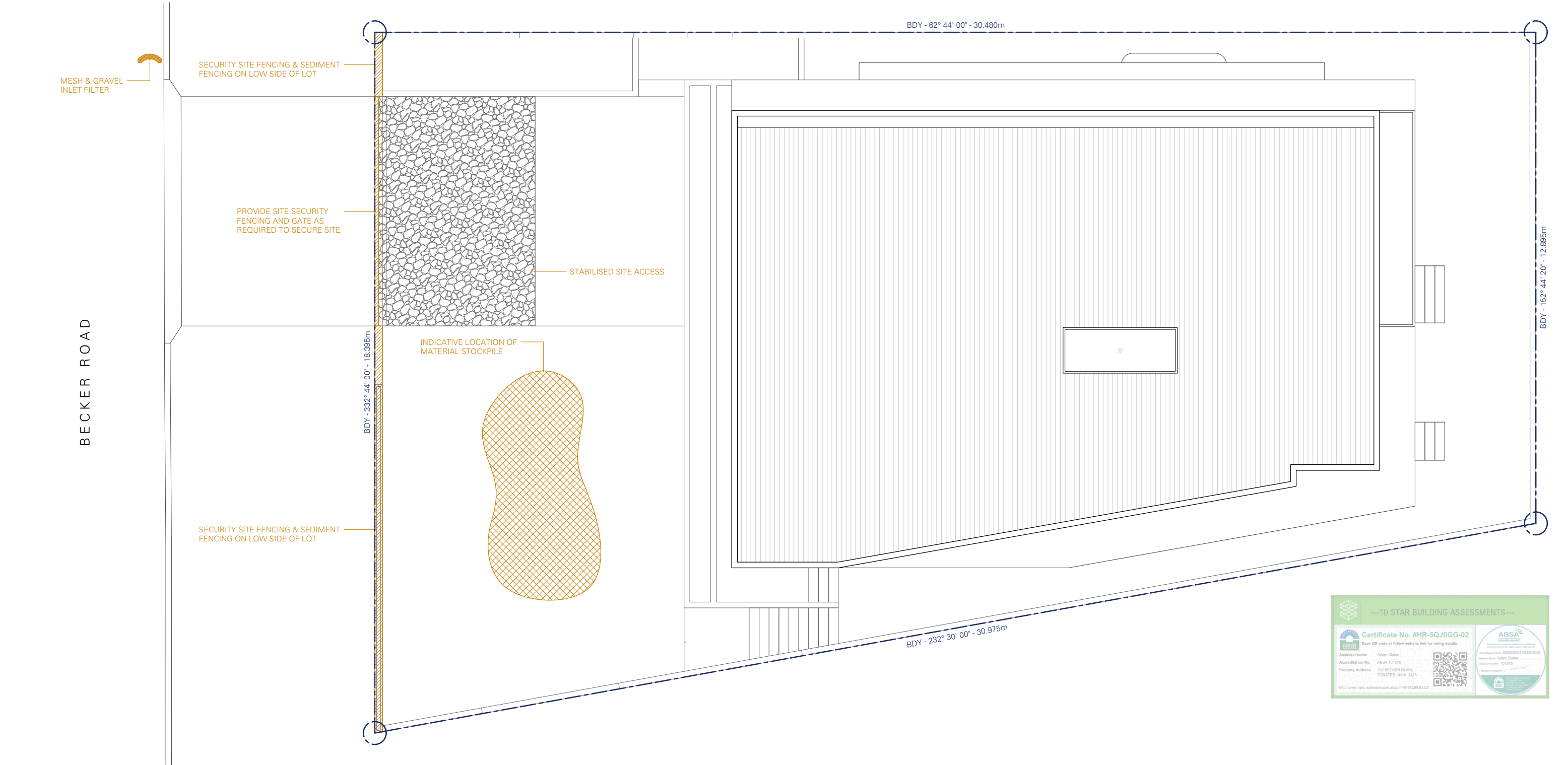
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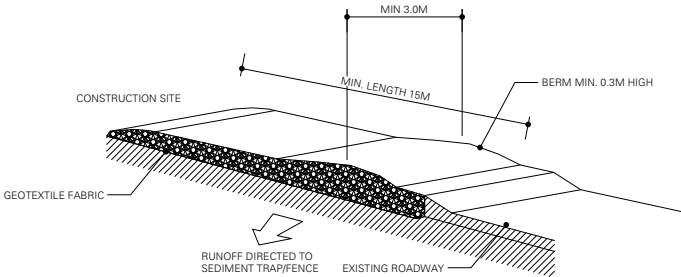
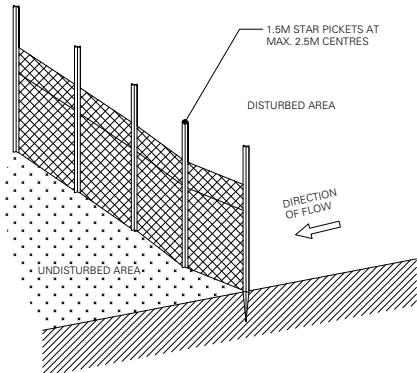
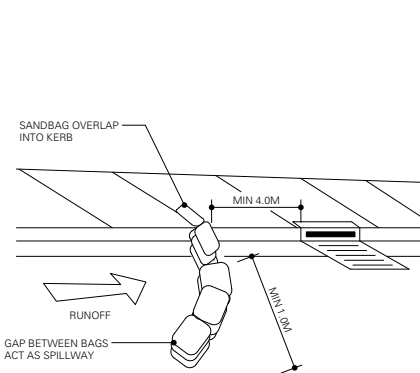
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E info@twentytwosix.com.au  
A 265 Glebe Rd, Merewether NSW 2291





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 300mm deep trench.
4. All sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of soil materials, including the maintenance period.
5. All disturbed areas shall be revegetated 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 edge.



NOTES

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REVISIONS

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DEVELOPMENT APPLICATION	10.11.24	B

LEGEND

	BOUNDARY
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PROJECT DRAWING

**WASTE MANAGEMENT & SEDIEMNT CONTROL PLAN**

100 BECKER ROAD, FORSTER NSW 2428

BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO.

**9.1**

DATE 10 / 11 / 24

ISSUE B

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SCALE 1 : 100

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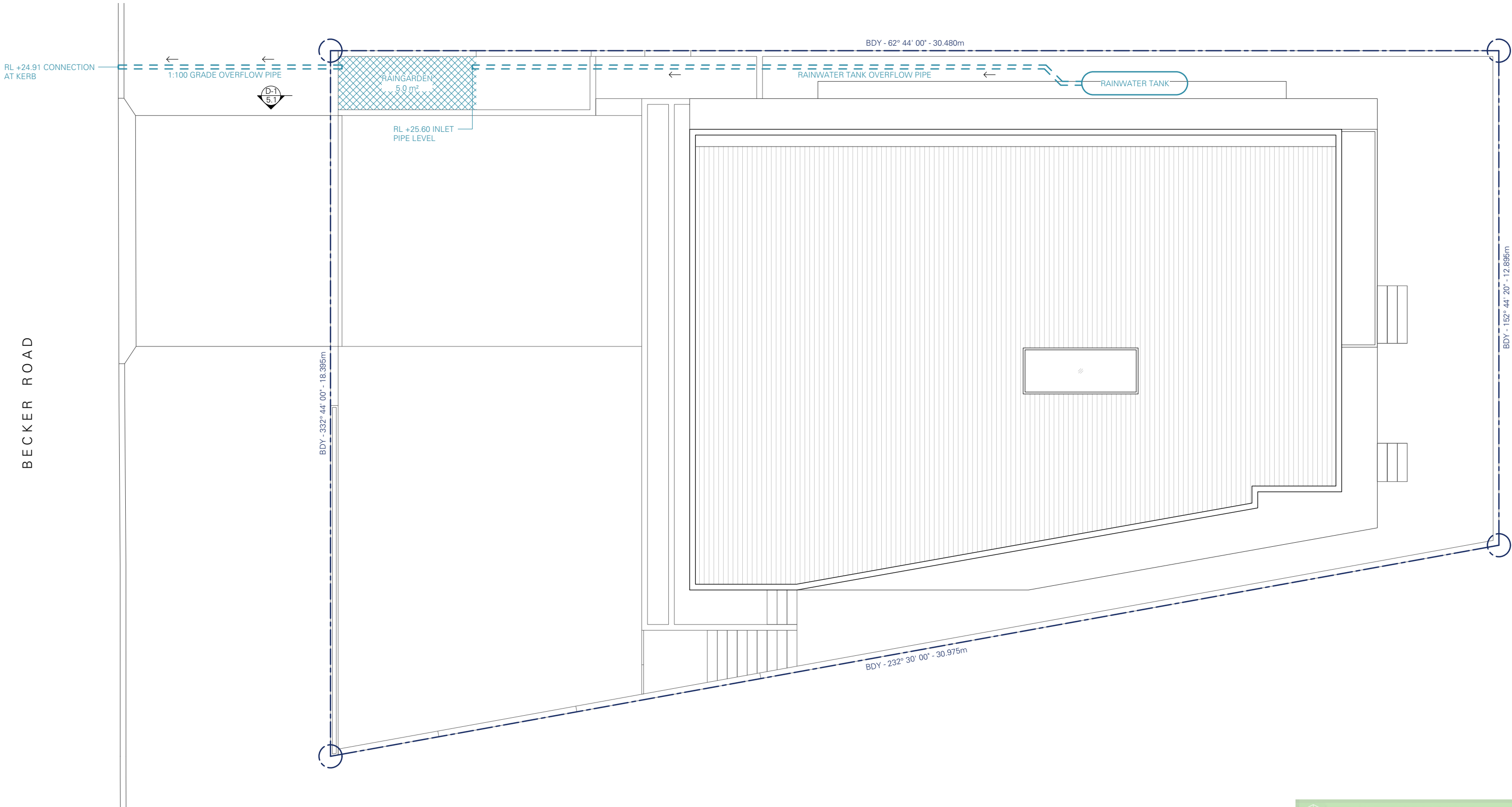
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A 265 Glebe Rd, Merewether NSW 2291





---10 STAR BUILDING ASSESSMENTS---



Certificate No. #HR-5QJ0GG-02

Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke

Accreditation No.: ABSA 10118

Property Address: 100 BECKER ROAD, FORSTER, NSW 2428

http://www.hello-softcare.com.au/pdf/HR-5QJ0GG-02





ABS

Assessment Number: 03050224-03050224

Assessor Name: Adam Clarke

Assessor Number: 10118

NOTES

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REVISIONS	DESCRIPTION	DATE	ISSUE
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LEGEND

PROJECT DRAWING

STORMWATER PLAN  
RAINGARDEN

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE

SHEET NO.

10.1

1 : 100

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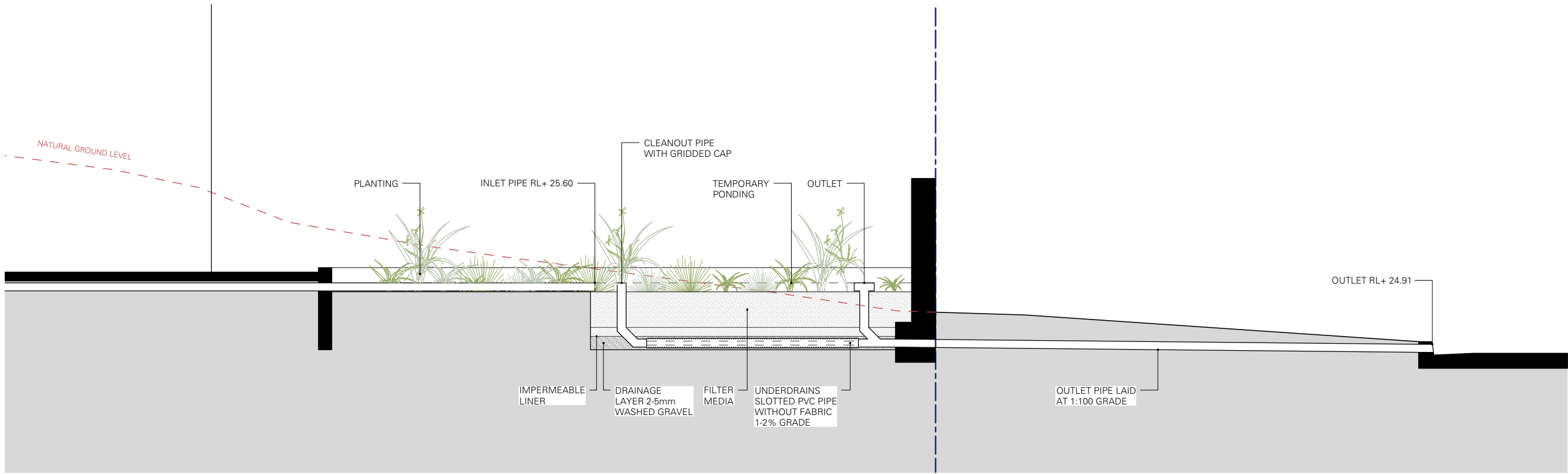
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A

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SECTION D-1

SCALE 1 : 50



- NOTES
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LEGEND

PROJECT DRAWING

## STORMWATER PLAN RAINGARDEN

100 BECKER ROAD, FORSTER NSW 2428  
BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

SCALE SHEET NO.

10.2

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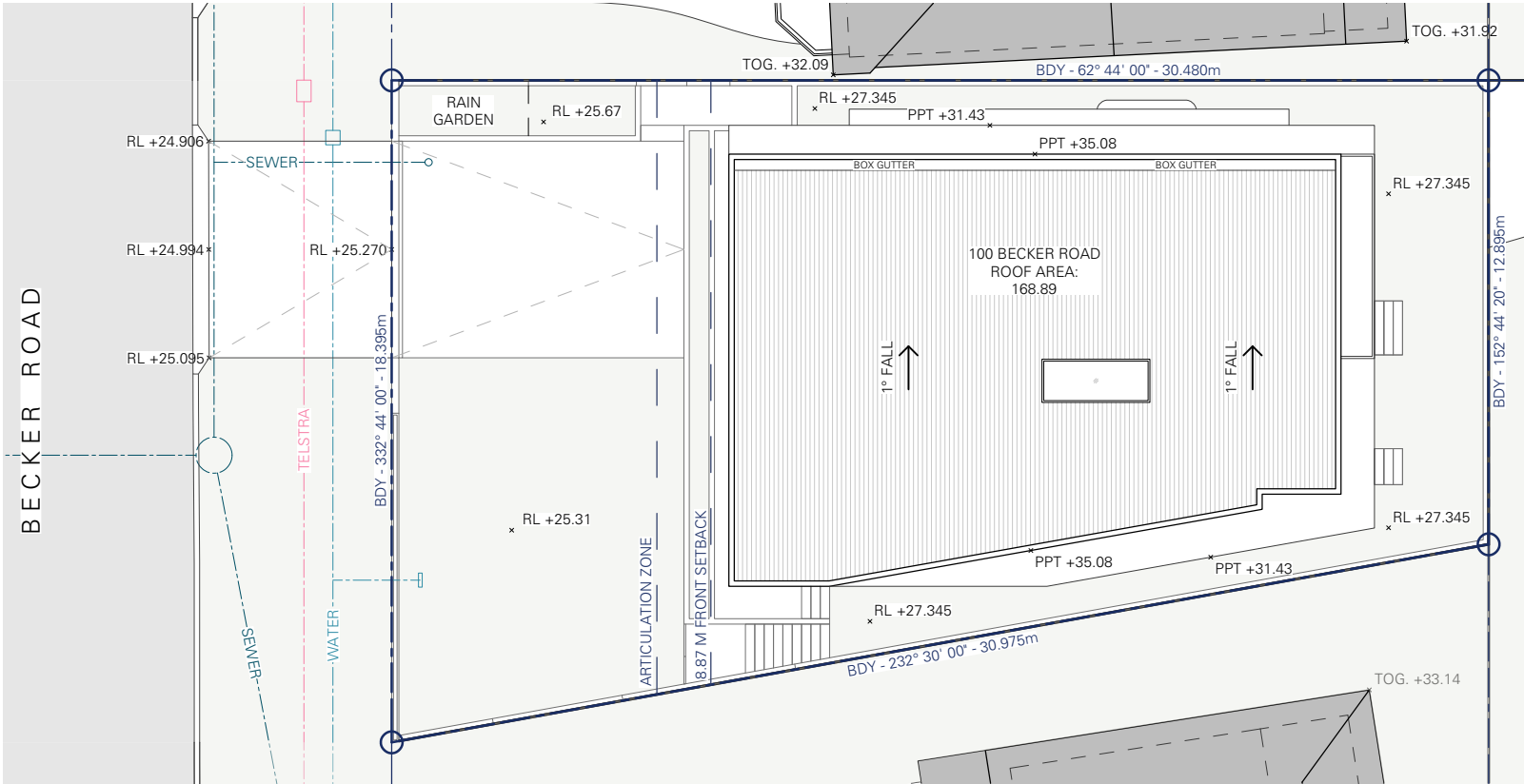
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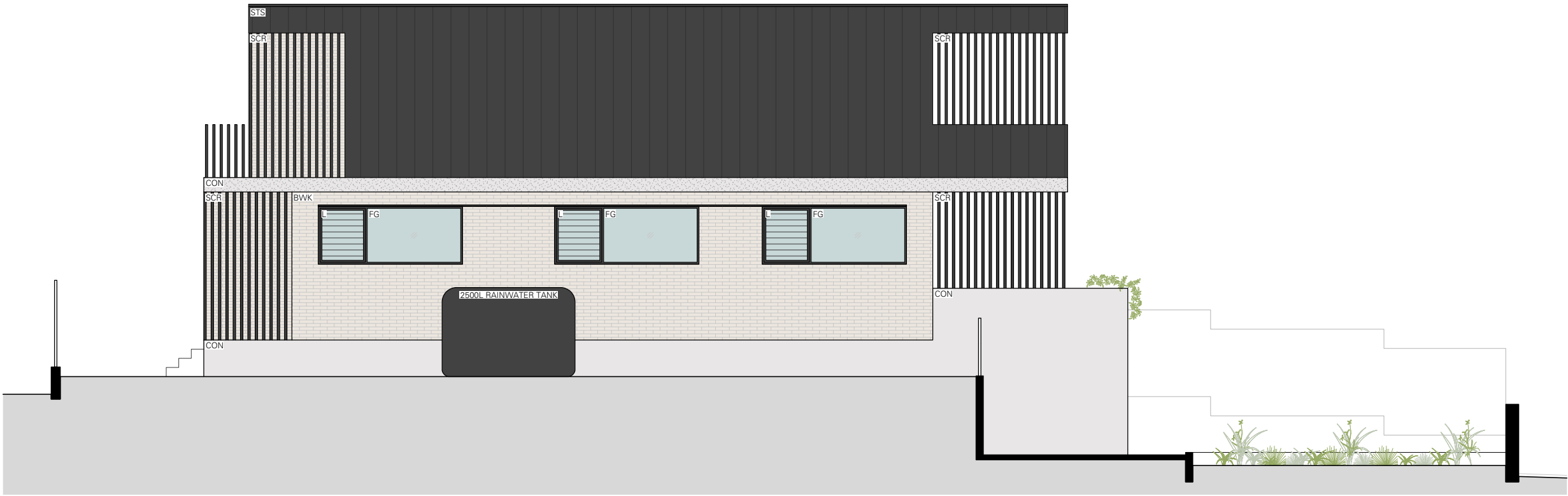
SITE PLAN

SCALE 1 : 200



WEST ELEVATION

SCALE 1 : 100



NORTH ELEVATION

SCALE 1 : 100

- NOTES
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LEGEND



PROJECT DRAWING

## NOTIFICATION PLAN

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BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

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