

DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS - INTERNAL RECONFIGURATION

AT
22 MARAMBA CL, KINGSGROVE

FOR
Mr. & Mrs. FAHD

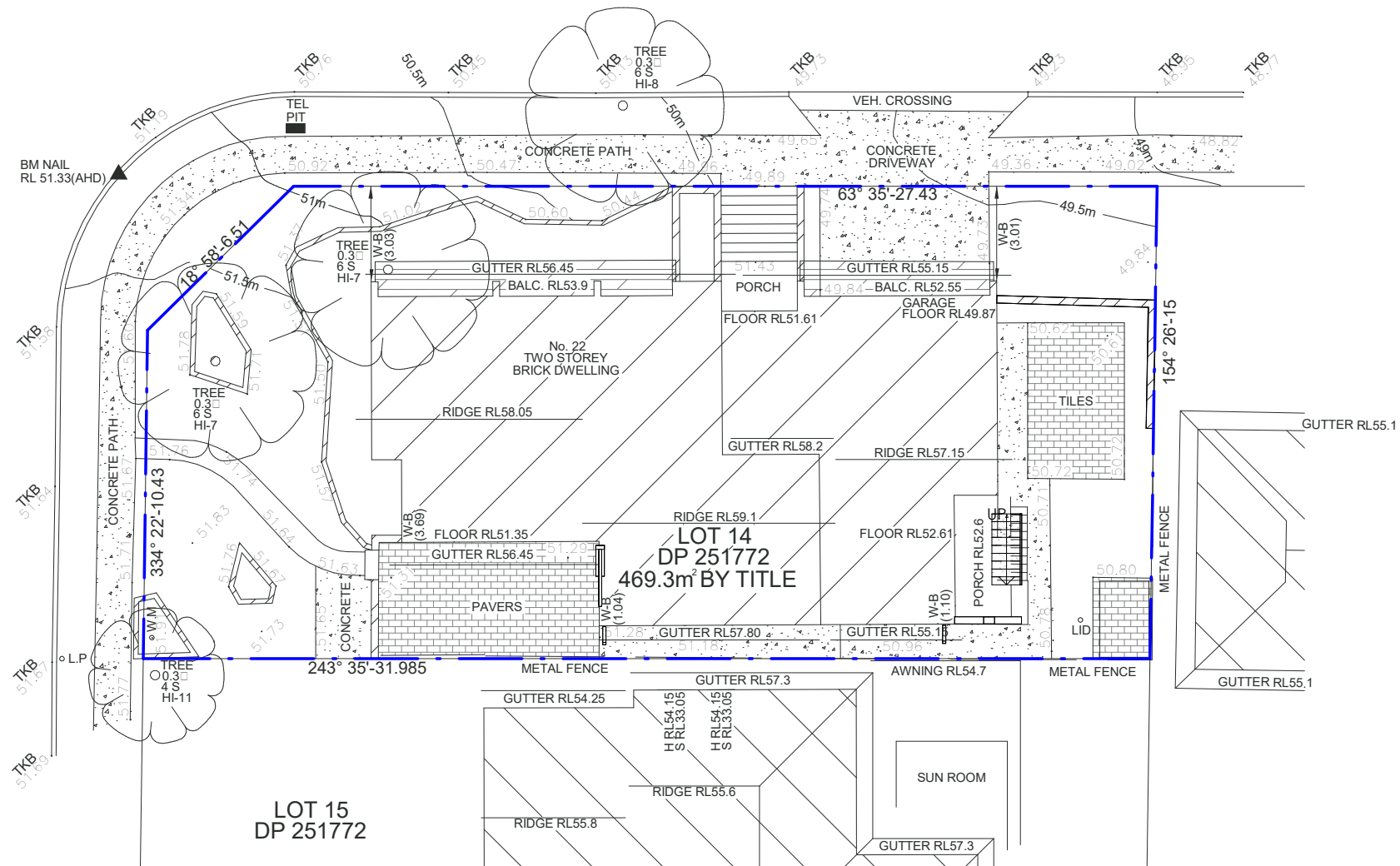
ARCHITECTURAL DRAWING LIST

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02	EXISTING GARAGE PLAN
03	EXISTING GROUND FLOOR PLAN
04	EXISTING FIRST FLOOR PLAN
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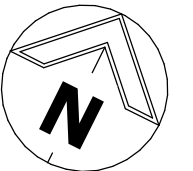


MARAMBA CLOSE

MARAMBA CLOSE



1 EXISTING SITE PLAN
1 : 200



C	ADDITIONAL INFORMATION	01/04/2025	DP	EJS, RO
B	DEVELOPMENT APPLICATION	18/03/2025	DP	EJS, RO
A	CONCEPT DESIGN	17/02/2025	DP	EJS, RO
ISSUE	AMENDMENTS	DATE	DRN	CHK

CLIENT
Mr. & Mrs. FAHD

ADDRESS
22 MARAMBA CL,
KINGSGROVE

PROJECT
ALTERATIONS & ADDITIONS -
INTERNAL RECONFIGURATION

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
EXISTING SITE PLAN

SHEET NO: 01 ISSUE: C
SCALE: 1 : 200@A3 JOB NO: 888-1804
DESIGN: DP DRAWN: DP CHECKED BY: EJS, RO

DS407
DESIGN STUDIO

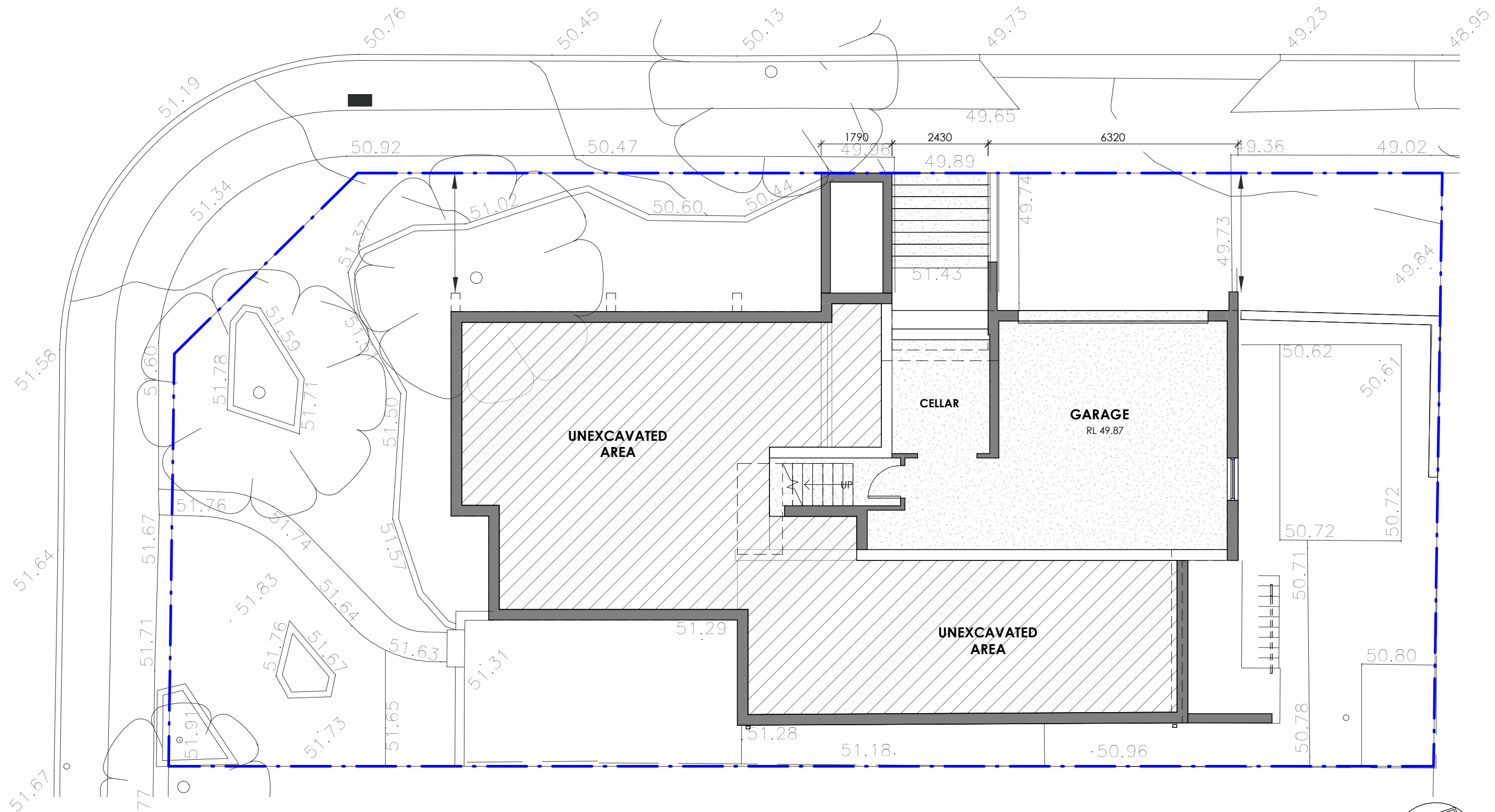
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Rodolfo O'Laco: Nominated Architect NSW A.R.B. 6520.
Principal Design Practitioner: PDP0000407



1 EXISTING GARAGE FLOOR PLAN
1 : 100

C	ADDITIONAL INFORMATION	01/04/2025	DP	EJS, RO
B	DEVELOPMENT APPLICATION	18/03/2025	DP	EJS, RO
A	CONCEPT DESIGN	17/02/2025	DP	EJS, RO
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DEVELOPMENT APPLICATION

DRAWING TITLE
EXISTING GARAGE PLAN

SHEET NO: 02 ISSUE: C
SCALE: 1 : 100@A3 JOB NO: 888-1804
DESIGN: DP DRAWN: DP CHECKED BY: EJS, RO



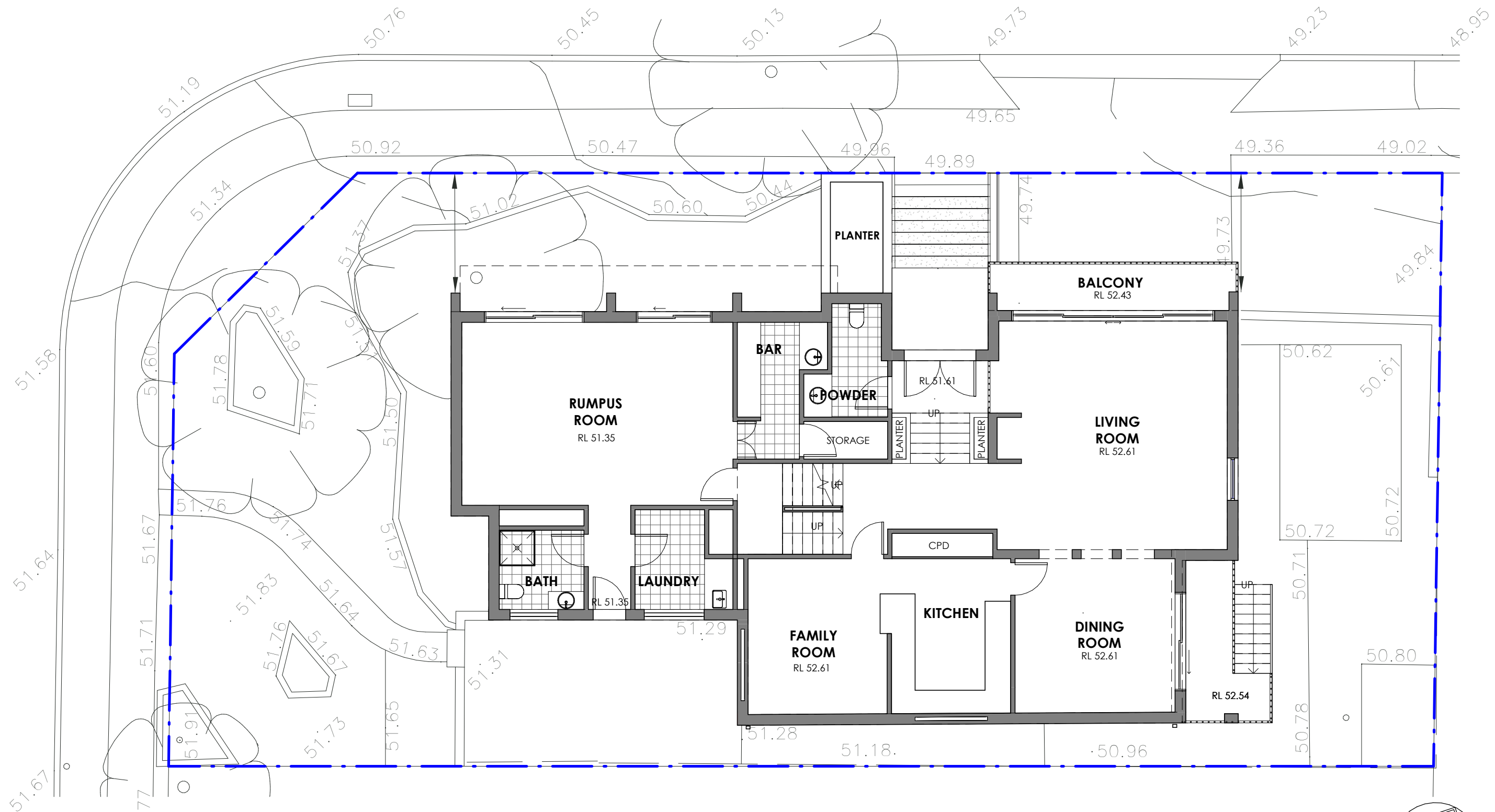
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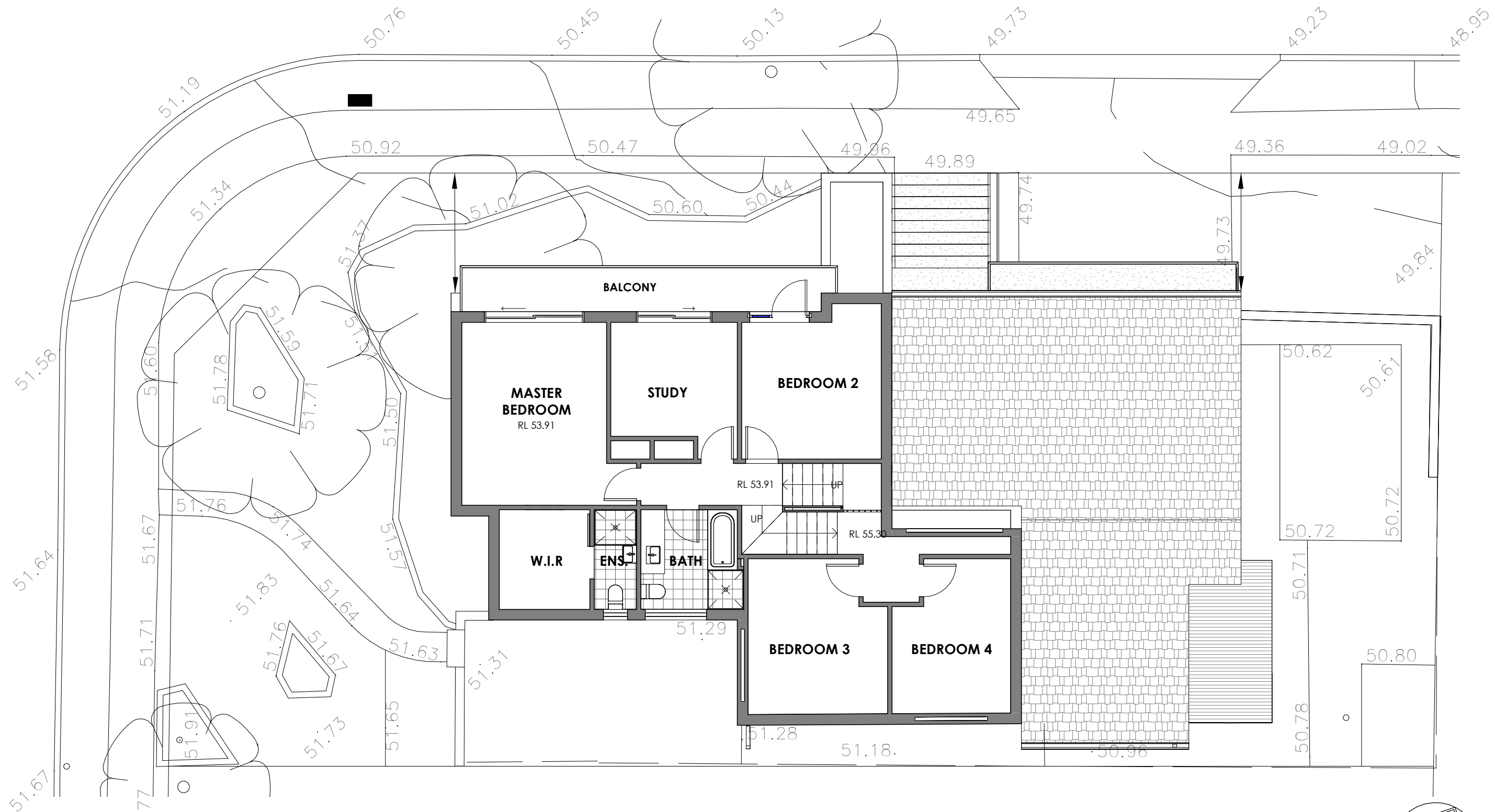
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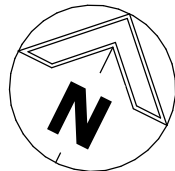


1 EXISTING GROUND FLOOR PLAN
1 : 100

<table><tr><td>C</td><td>ADDITIONAL INFORMATION</td><td>01/04/2025</td><td>DP</td><td>EJS, RO</td></tr><tr><td>B</td><td>DEVELOPMENT APPLICATION</td><td>18/03/2025</td><td>DP</td><td>EJS, RO</td></tr><tr><td>A</td><td>CONCEPT DESIGN</td><td>17/02/2025</td><td>DP</td><td>EJS, RO</td></tr><tr><td>ISSUE</td><td>AMENDMENTS</td><td>DATE</td><td>DRN</td><td>CHK</td></tr></table>					C	ADDITIONAL INFORMATION	01/04/2025	DP	EJS, RO	B	DEVELOPMENT APPLICATION	18/03/2025	DP	EJS, RO	A	CONCEPT DESIGN	17/02/2025	DP	EJS, RO	ISSUE	AMENDMENTS	DATE	DRN	CHK	<p>CLIENT Mr. & Mrs. FAHD</p> <p>ADDRESS 22 MARAMBA CL, KINGSGROVE</p>		<p>PROJECT ALTERATIONS & ADDITIONS - INTERNAL RECONFIGURATION</p> <p>PROJECT STATUS DEVELOPMENT APPLICATION</p>		<p>DRAWING TITLE EXISTING GROUND FLOOR PLAN</p> <table><tr><td>SHEET NO:</td><td>03</td><td>ISSUE:</td><td>C</td></tr><tr><td>SCALE:</td><td>1 : 100@A3</td><td>JOB NO:</td><td>888-1804</td></tr><tr><td>DESIGN:</td><td>DP</td><td>DRAWN:</td><td>DP</td></tr><tr><td>CHECKED BY:</td><td colspan="3">EJS, RO</td></tr></table>		SHEET NO:	03	ISSUE:	C	SCALE:	1 : 100@A3	JOB NO:	888-1804	DESIGN:	DP	DRAWN:	DP	CHECKED BY:	EJS, RO			<div>DS407 DESIGN STUDIO</div> <p>P PO Box 141 Earlwood NSW 2206. E admin@designstudio407.com.au W www.designstudio407.com.au</p> <p>T (02) 9558 8944 F (02) 9558 9765</p> <p>Rodolfo O'Laco: Nominated Architect NSW A.R.B. 6520. Principal Design Practitioner: PDP0000407</p>	
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1 EXISTING FIRST FLOOR PLAN
1 : 100



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CLIENT
Mr. & Mrs. FAHD

ADDRESS
22 MARAMBA CL,
KINGSGROVE

PROJECT
ALTERATIONS & ADDITIONS -
INTERNAL RECONFIGURATION

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
EXISTING FIRST FLOOR PLAN

SHEET NO: 04
SCALE: 1 : 100@A3
DESIGN: DP
ISSUE: C
JOB NO: 888-1804
DRAWN: DP
CHECKED BY: EJS, RO

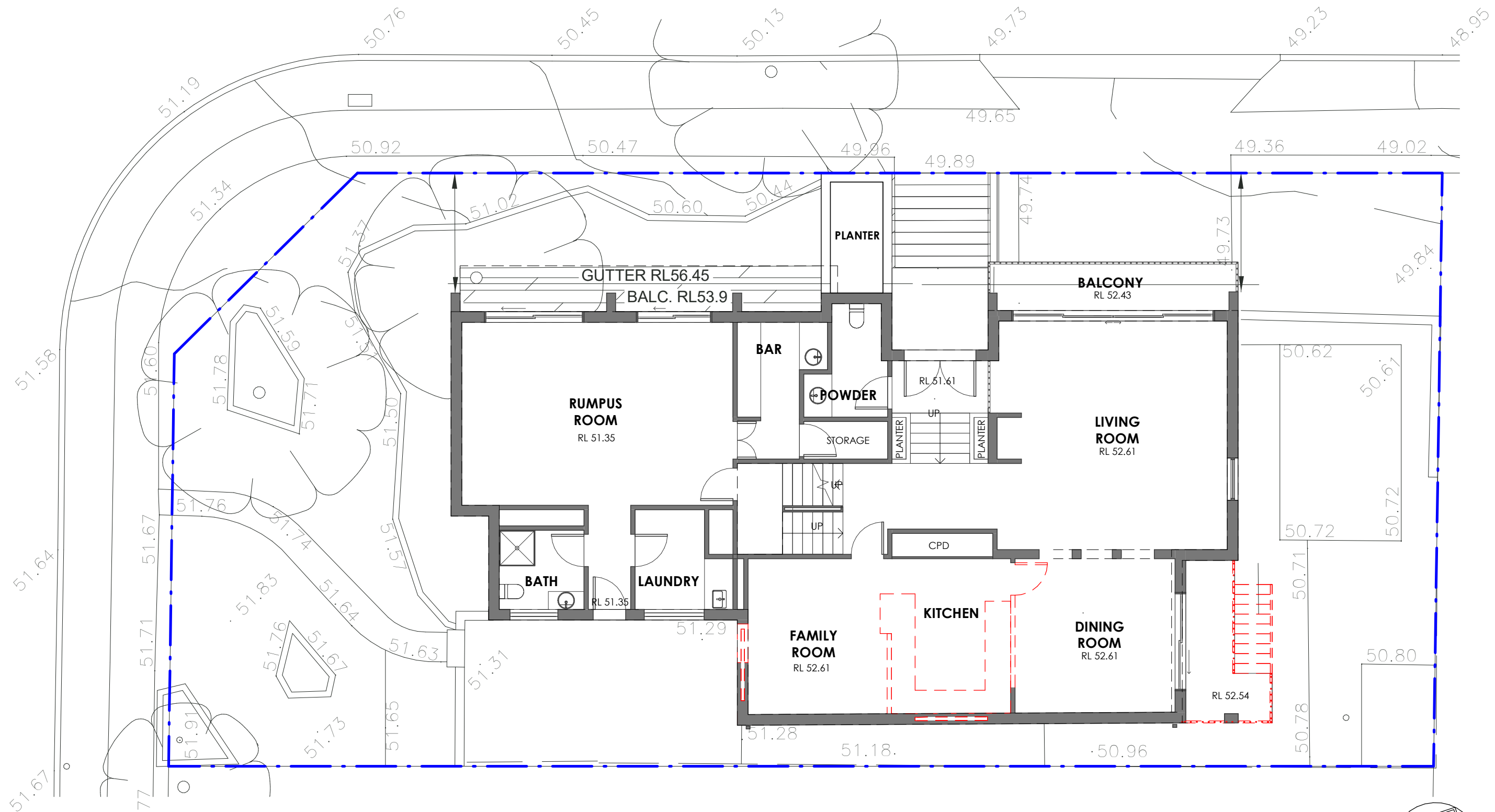


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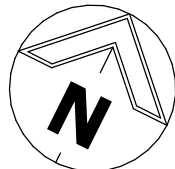


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Principal Design Practitioner: PDP0000407



1 PROPOSED DEMOLITION GROUND FLOOR PLAN
1 : 100

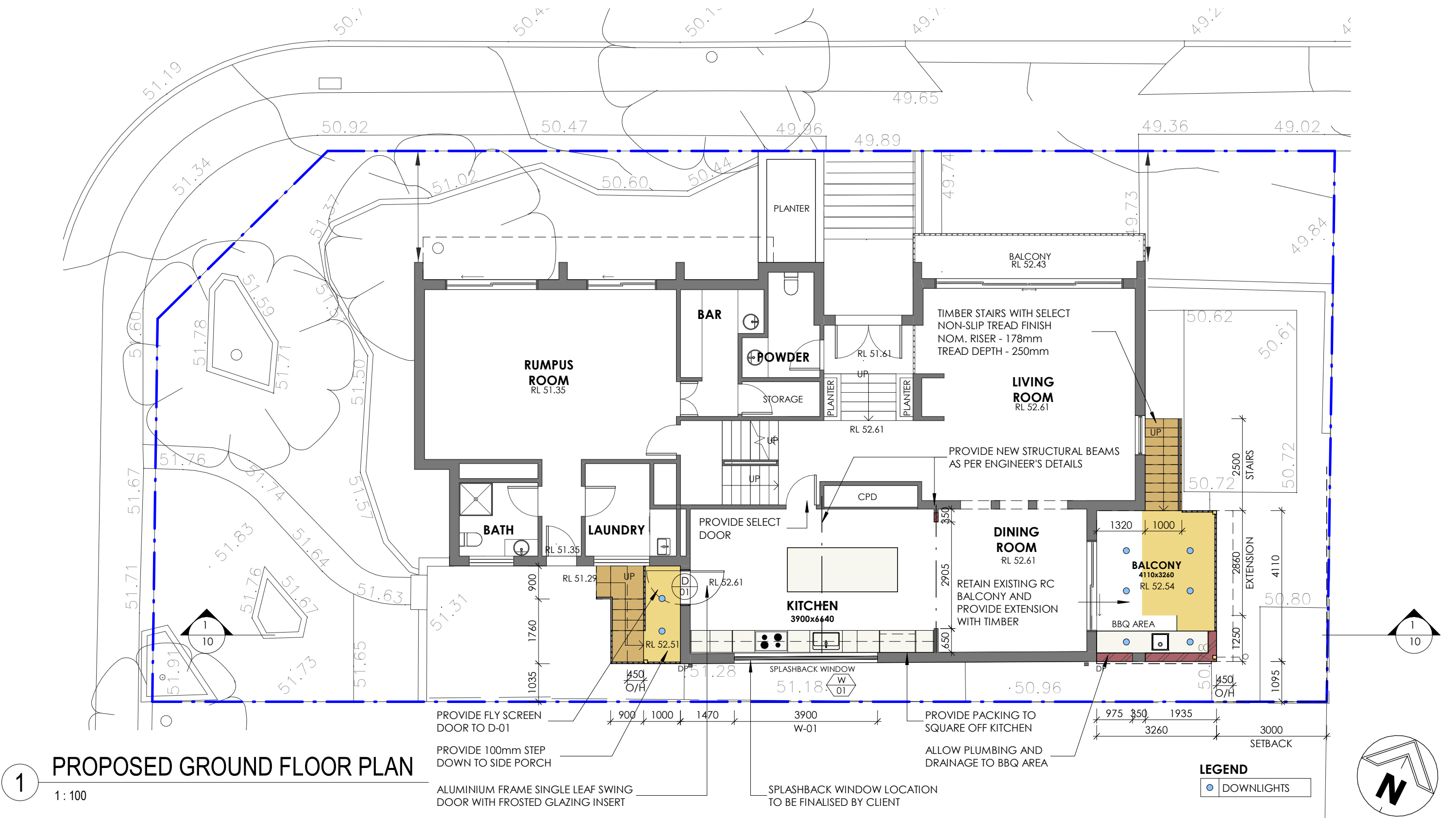


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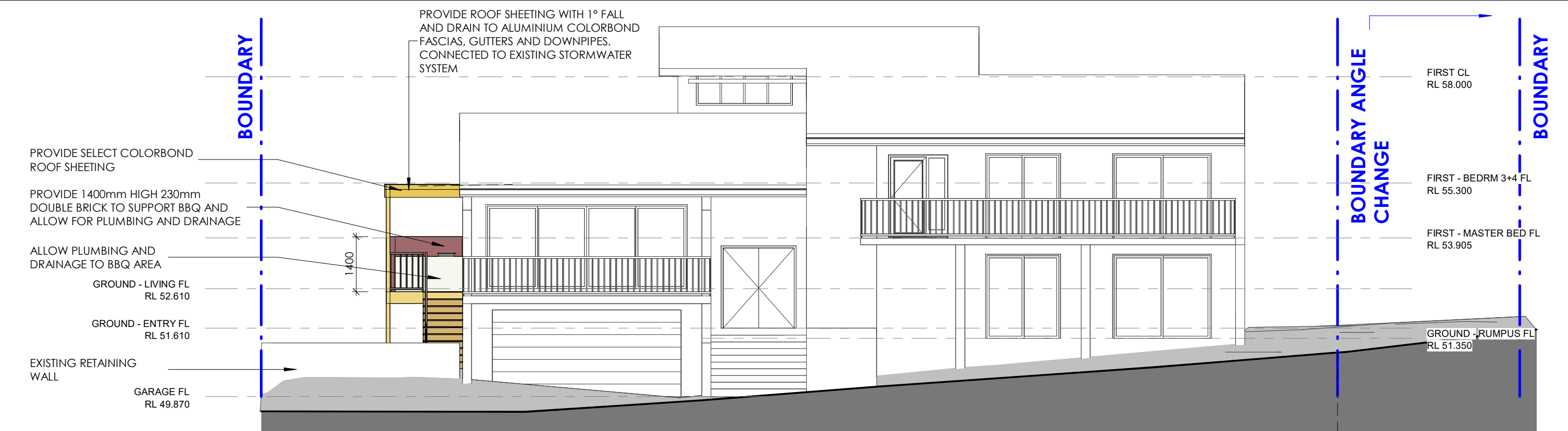
MARAMBA CLOSE

PRINT DATE: 1/04/2025 12:57:51 PM A3

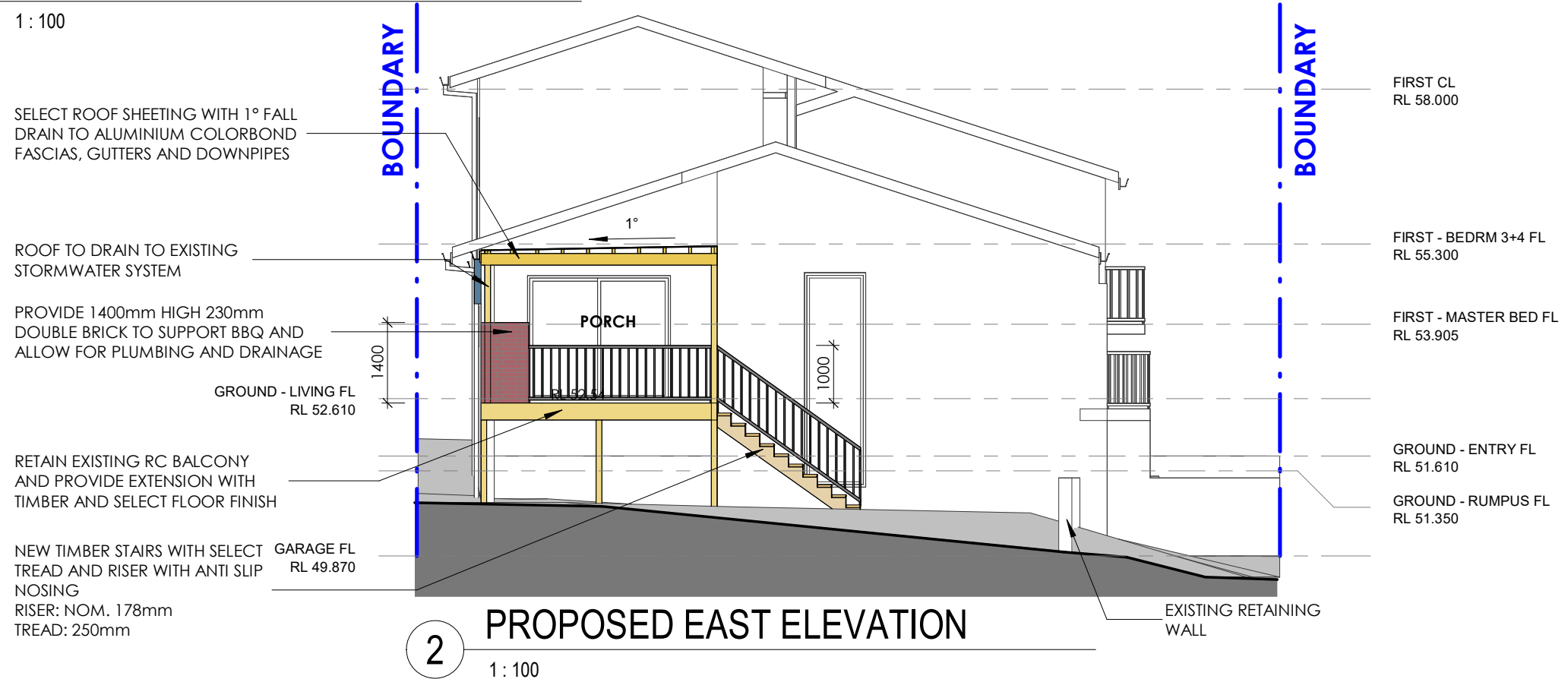
NOTE:
ALL DIMENSIONS OF JOINERY AND WINDOW PLACEMENT TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION AND FINALISED BY CLIENT



<table border="1"> <tr> <td>C</td> <td>ADDITIONAL INFORMATION</td> <td>01/04/2025</td> <td>DP</td> <td>EJS, RO</td> </tr> <tr> <td>B</td> <td>DEVELOPMENT APPLICATION</td> <td>18/03/2025</td> <td>DP</td> <td>EJS, RO</td> </tr> <tr> <td>A</td> <td>CONCEPT DESIGN</td> <td>17/02/2025</td> <td>DP</td> <td>EJS, RO</td> </tr> <tr> <td>ISSUE</td> <td>AMENDMENTS</td> <td>DATE</td> <td>DRN</td> <td>CHK</td> </tr> </table>					C	ADDITIONAL INFORMATION	01/04/2025	DP	EJS, RO	B	DEVELOPMENT APPLICATION	18/03/2025	DP	EJS, RO	A	CONCEPT DESIGN	17/02/2025	DP	EJS, RO	ISSUE	AMENDMENTS	DATE	DRN	CHK	CLIENT Mr. & Mrs. FAHD ADDRESS 22 MARAMBA CL, KINGSGROVE		PROJECT ALTERATIONS & ADDITIONS - INTERNAL RECONFIGURATION PROJECT STATUS DEVELOPMENT APPLICATION		DRAWING TITLE PROPOSED GROUND FLOOR PLAN SHEET NO: 07 ISSUE: C SCALE: 1 : 100@A3 JOB NO: 888-1804 DESIGN: DP DRAWN: DP CHECKED BY: EJS, RO		<div> </div> <div> <p>PO Box 141 Earlwood NSW 2206. admin@designstudio407.com.au www.designstudio407.com.au</p> <p>T (02) 9558 8944 F (02) 9558 9765</p> </div> <div> <p>Master Builders Association Australian Institute of Architects Member</p> <p>COPYRIGHT of designs shown heron is retained by DESIGN STUDIO 407. Authority is required for any reproduction. Contractor(s) to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling.</p> <p>Rodolfo O'Laco: Nominated Architect NSW A.R.B. 6520. Principal Design Practitioner: PDP0000407</p> </div>	
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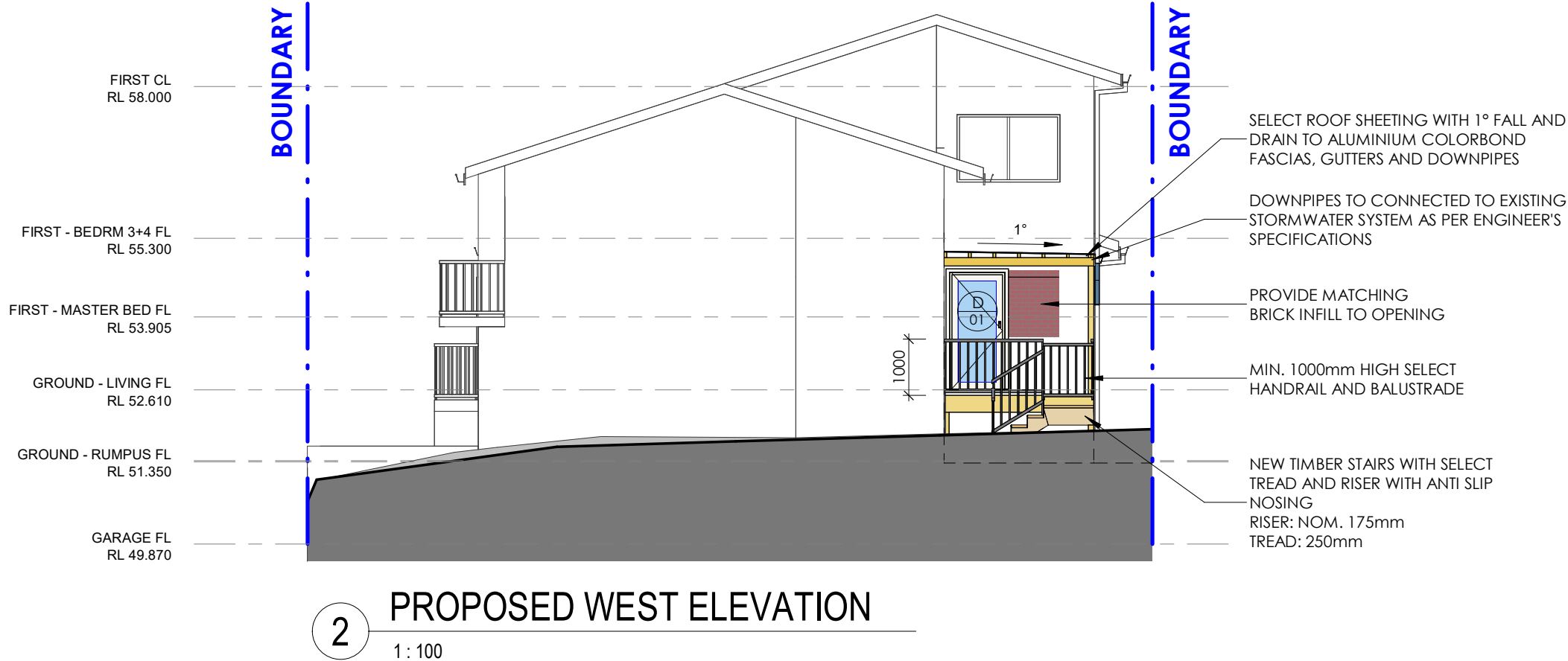
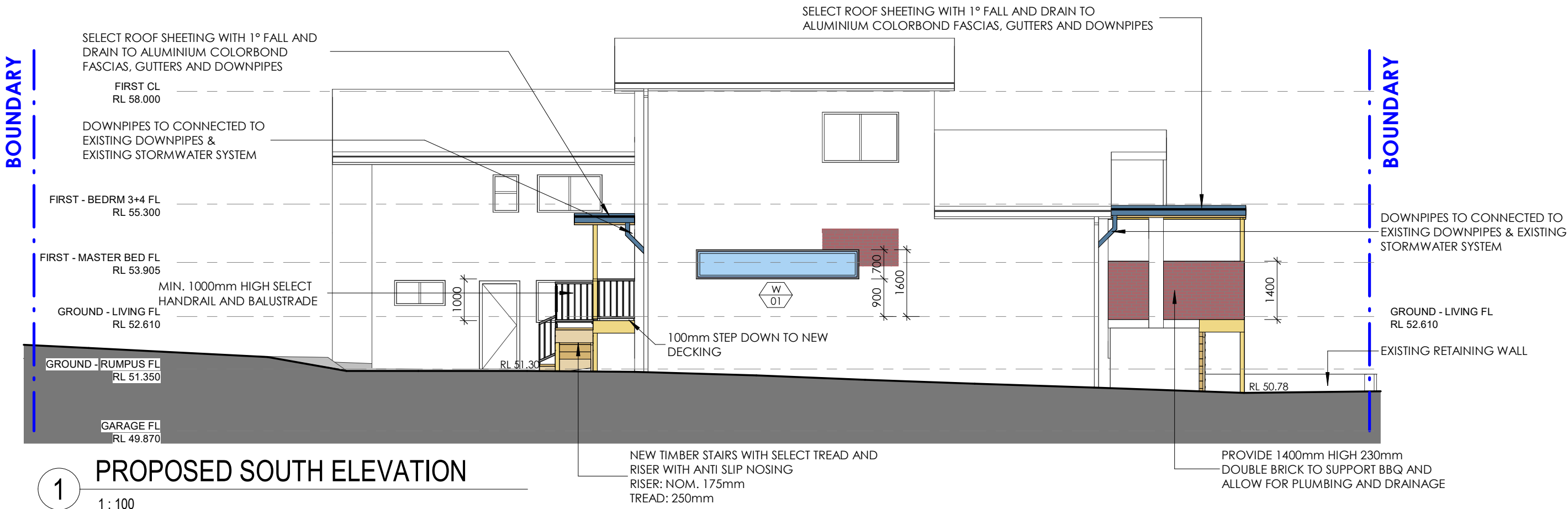


1 PROPOSED NORTH ELEVATION
1 : 100



2 PROPOSED EAST ELEVATION
1 : 100

					CLIENT Mr. & Mrs. FAHD	PROJECT ALTERATIONS & ADDITIONS - INTERNAL RECONFIGURATION	DRAWING TITLE PROPOSED NORTH & EAST ELEVATIONS	<div><div>DS407</div><div>DESIGN STUDIO</div></div> <div><div><div><div><div><div></div></div></div><div><div>Master Builders Association</div><div>Australian Institute of Architects</div></div><div><div>Member</div><div>Australian Institute of Architects</div></div></div><div><div>COPYRIGHT of designs shown heron is retained by DESIGN STUDIO 407. Authority is required for any reproduction.</div><div>Contractor(s) to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling.</div></div><div><div>Rodolfo O'Laco: Nominated Architect NSW A.R.B. 6520.</div><div>Principal Design Practitioner: PDP0000407</div></div></div></div>		
C	ADDITIONAL INFORMATION	01/04/2025	DP	EJS, RO	ADDRESS 22 MARAMBA CL, KINGSGROVE	PROJECT STATUS DEVELOPMENT APPLICATION	SHEET NO: 08	ISSUE: C	P PO Box 141 Earlwood NSW 2206. E admin@designstudio407.com.au W www.designstudio407.com.au	T (02) 9558 8944 F (02) 9558 9765
B	DEVELOPMENT APPLICATION	18/03/2025	DP	EJ,S,RO			SCALE: 1 : 100@A3	JOB NO: 888-1804		
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INTERNAL RECONFIGURATION

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DRAWING TITLE
PROPOSED SOUTH & WEST ELEVATIONS

SHEET NO: 09
ISSUE: C
SCALE: 1 : 100@A3
JOB NO: 888-1804
DESIGN: DP
DRAWN: DP
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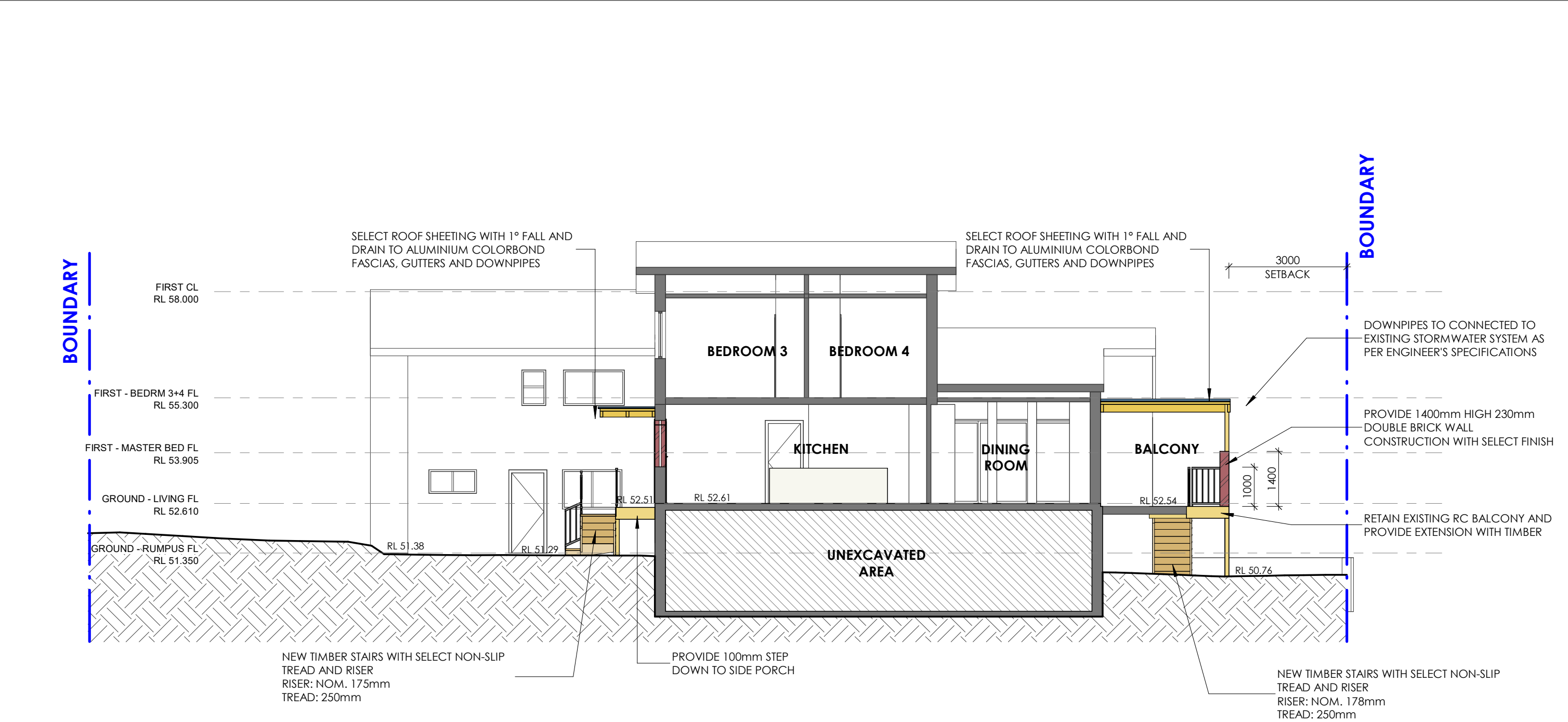
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1 PROPOSED SECTION 1
1 : 100

<table><tr><td>C</td><td>ADDITIONAL INFORMATION</td><td>01/04/2025</td><td>DP</td><td>EJS, RO</td></tr><tr><td>B</td><td>DEVELOPMENT APPLICATION</td><td>18/03/2025</td><td>DP</td><td>EJS, RO</td></tr><tr><td>A</td><td>CONCEPT DESIGN</td><td>17/02/2025</td><td>DP</td><td>EJS, RO</td></tr><tr><td>ISSUE</td><td>AMENDMENTS</td><td>DATE</td><td>DRN</td><td>CHK</td></tr></table>					C	ADDITIONAL INFORMATION	01/04/2025	DP	EJS, RO	B	DEVELOPMENT APPLICATION	18/03/2025	DP	EJS, RO	A	CONCEPT DESIGN	17/02/2025	DP	EJS, RO	ISSUE	AMENDMENTS	DATE	DRN	CHK	<p>CLIENT Mr. & Mrs. FAHD</p> <p>ADDRESS 22 MARAMBA CL, KINGSGROVE</p>		<p>PROJECT ALTERATIONS & ADDITIONS - INTERNAL RECONFIGURATION</p> <p>PROJECT STATUS DEVELOPMENT APPLICATION</p>		<p>DRAWING TITLE PROPOSED SECTION 1</p> <table><tr><td>SHEET NO:</td><td>10</td><td>ISSUE:</td><td>C</td></tr><tr><td>SCALE:</td><td>1 : 100@A3</td><td>JOB NO:</td><td>888-1804</td></tr><tr><td>DESIGN:</td><td>DP</td><td>DRAWN:</td><td>DP</td></tr><tr><td>CHECKED BY:</td><td colspan="3">EJS, RO</td></tr></table>		SHEET NO:	10	ISSUE:	C	SCALE:	1 : 100@A3	JOB NO:	888-1804	DESIGN:	DP	DRAWN:	DP	CHECKED BY:	EJS, RO			<div><div>DS407 DESIGN STUDIO</div><p>P PO Box 141 Earlwood NSW 2206. E admin@designstudio407.com.au W www.designstudio407.com.au</p><p>T (02) 9558 8944 F (02) 9558 9765</p></div> <div><p>Master Builders Association Member Australian Institute of Architects</p><p>COPYRIGHT of designs shown heron is retained by DESIGN STUDIO 407. Authority is required for any reproduction. Contractor(s) to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling.</p><p>Rodolfo O'Laco: Nominated Architect NSW A.R.B. 6520. Principal Design Practitioner: PDP0000407</p></div>	
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DOOR SCHEDULE						
Mark	Height	Width	Door Area	Description		Basix Requirements
01	2040	920	1.88	Alum. Frame Glazed Single Swing Door		Standard Aluminium, Single Clear, (or U-Value: 7.63, SHGC: 0.75)

WINDOW SCHEDULE						
Mark	Height	Width	Window Area	Head Height	Description	Basix Requirments
01	700	3900	2.73	1600	Alum. Frame Fixed Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Clear, (or U-Value: 7.63, SHGC: 0.75)

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1787264

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 13 March 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	22 MARAMBA CL
Street address	22 MARAMBA - KINGSGROVE 2208
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP251772
Lot number	14
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Building & Energy Consultants Australia	
ABN (if applicable): 92122407783	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.							✓	✓	✓
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W01	SE	2.73	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D01	SW	1.88	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

CLIENT
Mr. & Mrs. FAHD

ADDRESS
22 MARAMBA CL,
KINGSGROVE

PROJECT
ALTERATIONS & ADDITIONS -
INTERNAL RECONFIGURATION

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BASIX, WINDOW & DOOR SCHEDULE

SHEET NO:	11	ISSUE:	C
SCALE:	@A3	JOB NO:	888-1804
DESIGN: DP	DRAWN: DP	CHECKED BY:	EJS, RO



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Principal Design Practitioner: PDP0000407

LANDSCAPE CALCULATIONS

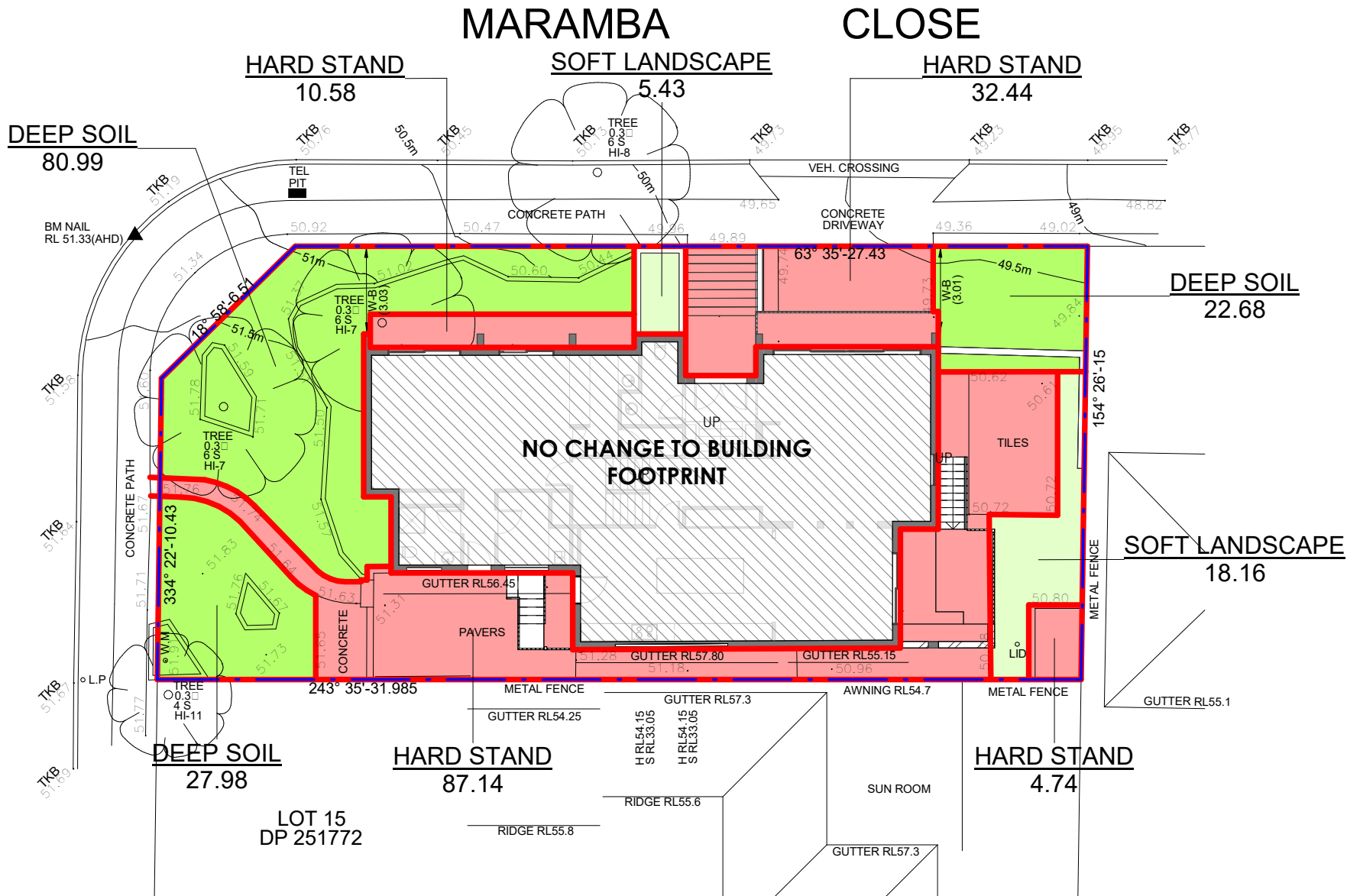
ZONE	R3
SITE AREA	469.3m ²
SITE COVERAGE	
HARDBAVED AREA	134.9m ²
SOFT LANDSCAPE AREA	23.59m ²
DEEP SOIL AREA	131.65m ²
DEEP SOIL %	28%
MIN. DEEP SOIL m ² REQUIRED	
93.86m ²	
MIN. DEEP SOIL % REQUIRED	
20%	

LANDSCAPE LEGEND

- DEEP SOIL
- HARD STAND
- SOFT LANDSCAPE

MARAMBA

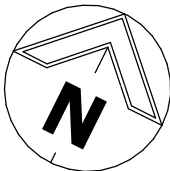
CLOSE



LANDSCAPE PLAN

1

1 : 200



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PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LANDSCAPE CALCULATIONS

SHEET NO: 12 ISSUE: C
SCALE: 1 : 200@A3 JOB NO: 888-1804
DESIGN: DP DRAWN: DP CHECKED BY: EJS, RO

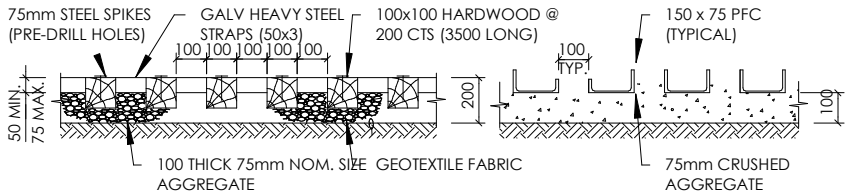
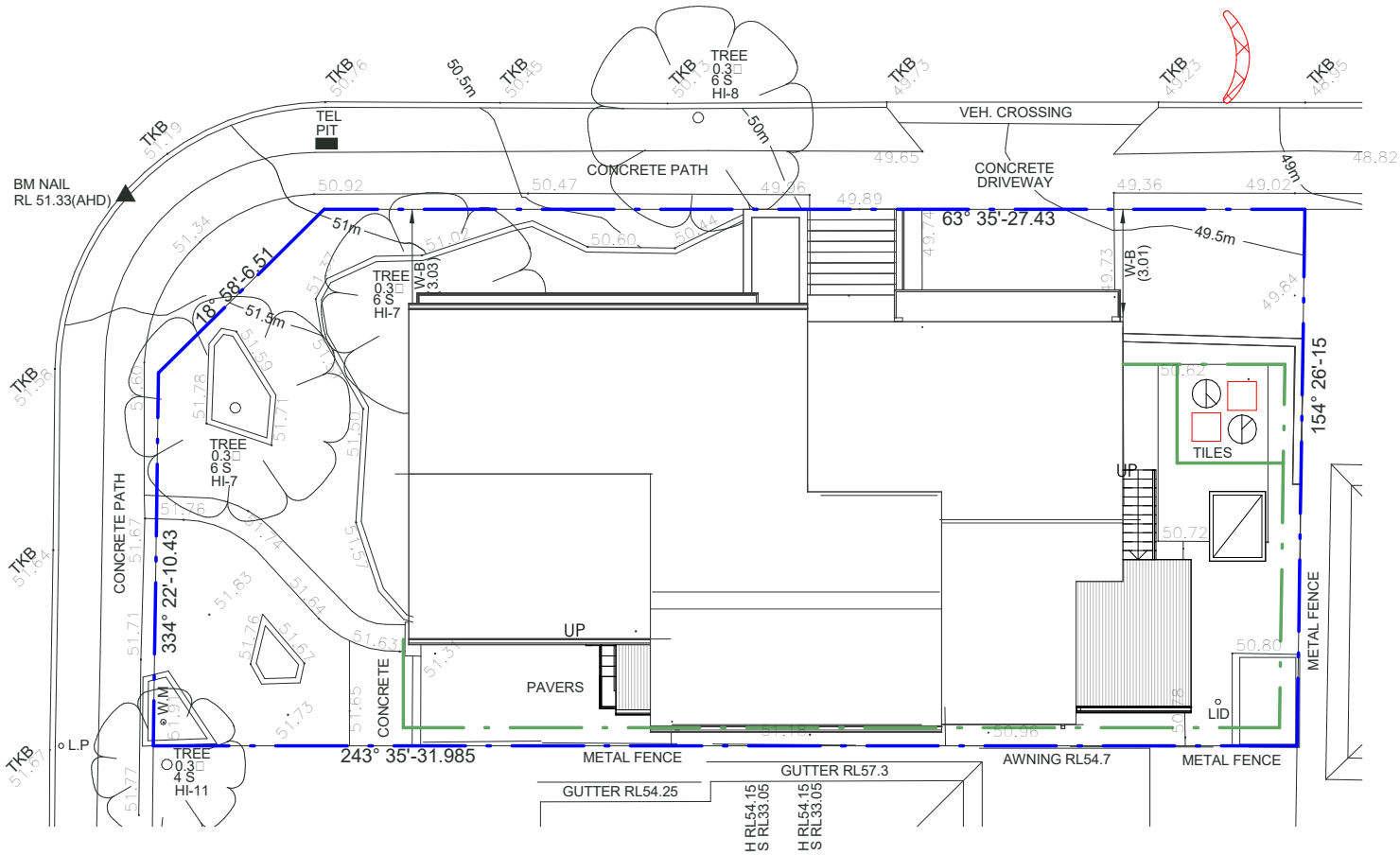


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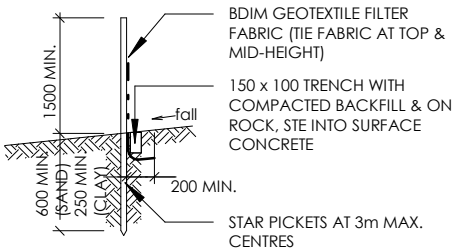


TYPICAL SHAKEDOWN SECTION

THIS DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.

ALTERNATIVE SECTION

GRID MADE FROM FULLY WELDED 150x75 PFC PERIMETER FRAME WITH 150x75 PFC SPACED AT 100mm. LAID ON 100mm THICK BED OF CRUSHED AGGREGATE.

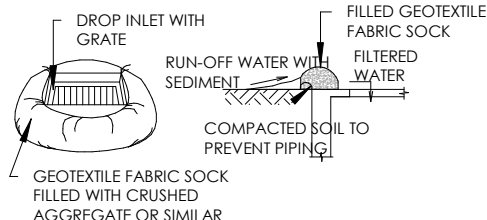


TEMP. SEDIMENT CONTROL FENCE

1. PROVIDE SEDIMENT CONTROL FENCE AT STORMWATER OUTLETS AND DOWNSTREAM BOUNDARIES UNTIL LANDSCAPING, PAVING & TURFING IS COMPLETED.
2. MINIMISE BARE EARTH AND DISTURBED AREAS. ALL BARE SOIL AREAS ARE TO BE PROTECTED FROM EROSION BY TEMPORARY MEASURES AND REVEGETATED AT CESSATION OF CONSTRUCTION.
3. RETURN OR PROTECT AS SOON AS PRACTICABLE.
4. COVER ALL SOIL MOUNDS.
5. PROVIDE LARGE COARSE AGGREGATE SURFACE (100 MIN. DEEP) TO ENTRY AND EXIT AREAS WITH GEOTEXTILE FILTER UNDERLAY.
6. SATISFACTORILY COMPACT ALL BACKFILL.
7. LOCATE ALL DEBRIS IN CATCH AREA BEHIND SEDIMENT FENCE.
8. REGULARLY CHECK AND MAINTAIN ALL SEDIMENT FEATURES.

ALL EROSION PROTECTION MEASURES TO MEET THE REQUIREMENTS OF COUNCIL & DEPT. OF CONSERVATION AND LAND MANAGEMENT.

TEMP. DROP INLET SEDIMENT TRAP



SEDIMENT CONTROL, CONSTRUCTION AND WASTE MANAGEMENT PLAN

SEDIMENT CONTROL DEVICES

FILTER DAMS ARE TO BE CONSTRUCTED AT ALL DRAINAGE OUTLETS WITHIN THE SITE. THESE DAMS SHALL BE CONSTRUCTED AS DETAILED IN THE APPROVED DRAWINGS. SILT FENCES SHALL BE CONSTRUCTED AS DETAILED IN THE APPROVED DRAWINGS AROUND ALL DISTURBED AREAS, STOCKPILES AND AS DIRECTED BY THE ENGINEER.

MATERIALS

MATERIALS AND WORKMANSHIP SHALL BE TO THE ENGINEER'S SATISFACTION AND UNLESS OTHERWISE SPECIFIED SHALL CONFORM TO SUCH STANDARD SPECIFICATIONS ISSUED BY THE STANDARDS ASSOCIATION OF AUSTRALIA AS APPLICABLE.

ROCK BREAKERS / HAMMERS

THE USE OF ANY PNEUMATIC BREAKING OR HAMMERING DEVICE IS NOT PERMITTED FOR THE EXCAVATION OF BEDROCK MATERIAL WITHIN 10 METRES OF EXISTING DWELLINGS OR STRUCTURES.

TRANSPORTATION OF MATERIALS

TRANSPORTATION OF MATERIALS AND OF EARTH, SAND, ROAD CONSTRUCTION MATERIAL, LOOSE DEBRIS AND ANY LOOSE MATERIALS TO OR FROM THE SITE WILL BE IN A MANNER THAT WILL PREVENT THE DROPPING OF MATERIAL ON THE SURROUNDING STREETS. LOAD COVERS ARE TO BE USED AT ALL TIMES.

SURVEY MARKS

ADEQUATE PRECAUTIONS ARE TO BE TAKEN TO PROTECT AND PRESERVE ANY SURVEY MARK RELATIVE TO OR AFFECTED BY THE DEVELOPMENT.

EARTHWORKS & CLEARING

DURING THE CLEARING, CARE SHALL BE TAKEN NOT TO DISTURB ANY BENCHMARK, SURVEY OR LEVEL PEG. TOPSOIL IS TO BE REMOVED FROM THE WORKS AREA, STOCKPILED AND REPLACED UPON THE DISTURBED AREAS AT THE COMPLETION OF CONSTRUCTION.

VEGETATION PROTECTION

PRIOR TO AND DURING ANY CONSTRUCTION WORKS THE ROOTS, TRUNKS AND BRANCHES OF ALL VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM POLLUTANTS, MACHINERY, CHEMICAL AND FUEL SPILLAGE, COMPACTION OF SURROUNDING SOILS, LEVEL CHANGES WITHIN THE DRIP LINE, STOCKPIILING OF SPOIL, AND STOCKPIILING OF BUILDING MATERIALS. PROTECTIVE FENCING OF SUCH VEGETATION SHALL BE UNDERTAKEN AS NECESSARY. VEGETATION TO BE LEFT UNDISTURBED OUTSIDE THE APPROVED WORKS AREA.

LEGEND

- GRAVEL ACCESS
- HARDWOOD CROSSING PROTECTION
- SITE BOUNDARY
- SITE SILT FENCE
- STOCK PILES
- GEOTEXTILE FABRIC FILLED WITH GRAVEL
- SKIP BINS

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PROJECT
ALTERATIONS & ADDITIONS -
INTERNAL RECONFIGURATION

DRAWING TITLE
SEDIMENT CONTROL, CONSTRUCTION & WASTE
MANAGEMENT PLAN

SHEET NO: 13 ISSUE: C
SCALE: 1 : 200@A3 JOB NO: 888-1804
DESIGN: DP DRAWN: DP CHECKED BY: EJS, RO

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22 MARAMBA CL,
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PROJECT STATUS
DEVELOPMENT APPLICATION

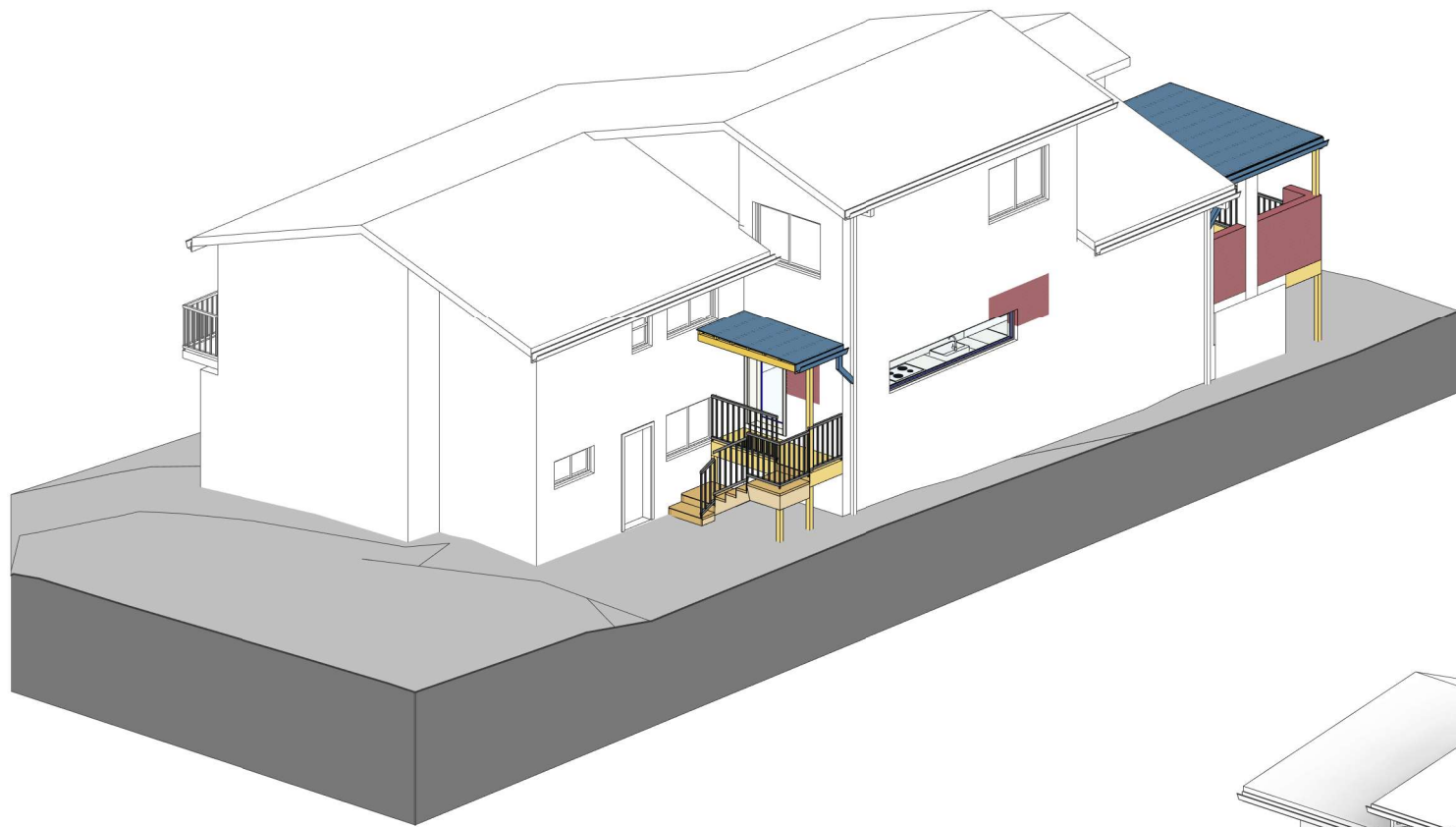
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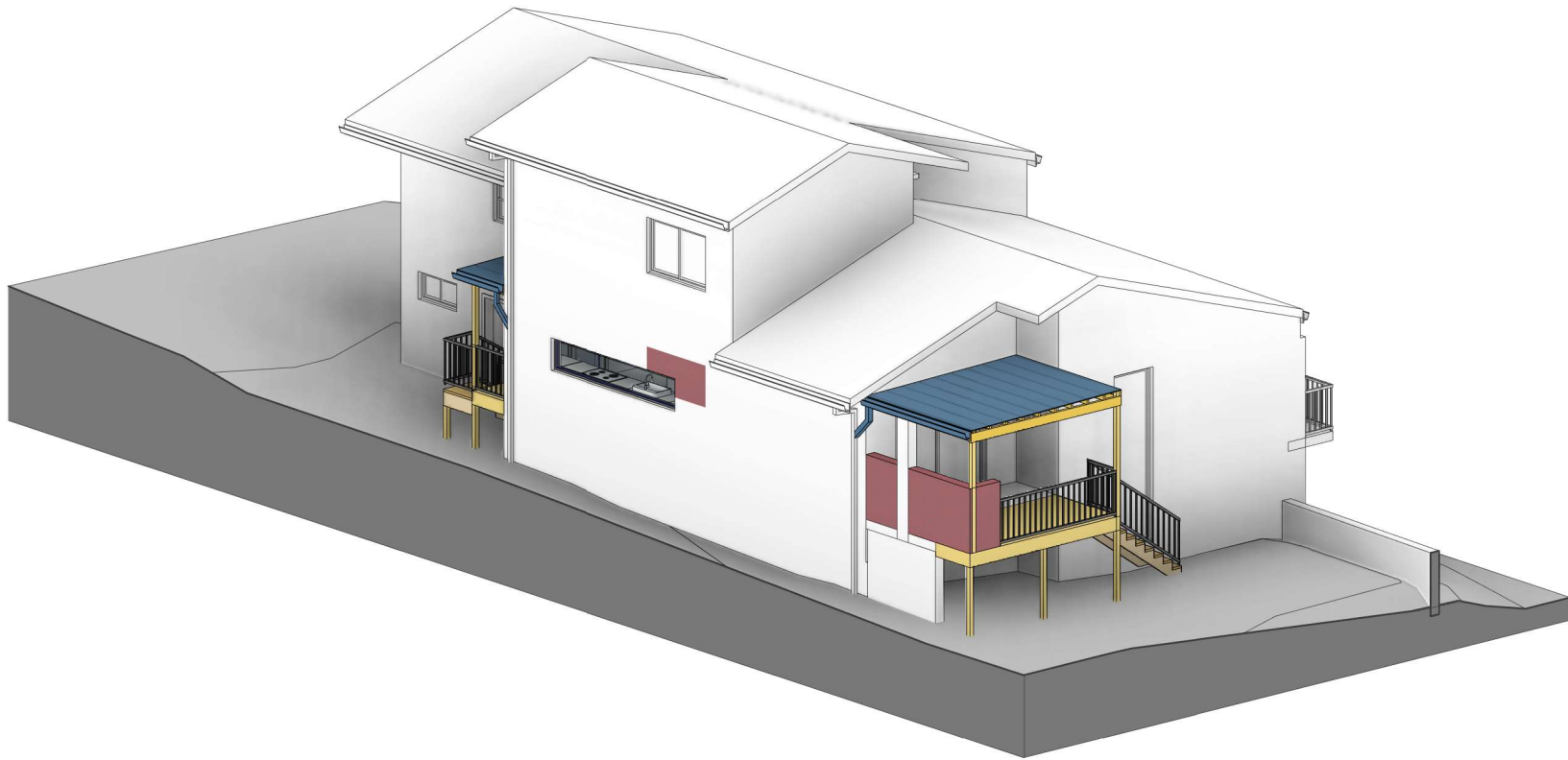
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PERSPECTIVE 1



PERSPECTIVE 2

C	ADDITIONAL INFORMATION	01/04/2025	DP	EJS, RO
B	DEVELOPMENT APPLICATION	18/03/2025	DP	EJS, RO
A	CONCEPT DESIGN	17/02/2025	DP	EJS, RO
ISSUE	AMENDMENTS	DATE	DRN	CHK

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PROJECT
ALTERATIONS & ADDITIONS -
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PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
PERSPECTIVES

SHEET NO:	15	ISSUE:	C
SCALE:	@A3	JOB NO:	888-1804
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MARAMBA CLOSE

MARAMBA CLOSE

