

- BASIX REQUIREMENTS (CERTIFICATE NUMBER A1797913):**
- MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS
 - SOLAR HOT WATER SYSTEM WITH ELECTRIC BOOSTER TO BE INSTALLED
 - A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY 4.95KW OF SOLAR TO BE INSTALLED
 - 60 SQUARE METRES OF THE SITE MUST BE PLANTED WITH INDIGENOUS OR LOW WATER USE SPECIES
 - THE DWELLING MUST NOT HAVE MORE THAN 2 STOREYS. MUST NOT EXCEED 300 SQUARE METRES, MUST
 - NEW AND ALTERED SHOWERHEADS, TAPS AND TOILETS MUST HAVE A MIN 3 STAR RATING
 - SUSPENDED FLOOR TO HAVE MINIMUM R1.2 INSULATION
 - EXTERNAL WALLS TO BE MINIMUM R3 INSULATION
 - ROOF INSULATION TO BE GREATER THAN R5.0
 - ALL GLAZED WINDOWS AND DOORS TO COMPLY WITH BASIX CERTIFICATE

77 UNDERCLIFFE RD EARLWOOD NSW 2206

DEVELOPMENT APPLICATION for ANNA BRUCE & GILES ALEXANDER

mackenziepronk
architects



EXISTING VIEW FROM COOKS RIVER SHARED PATHWAY



PROPOSED VIEW FROM COOKS RIVER SHARED PATHWAY

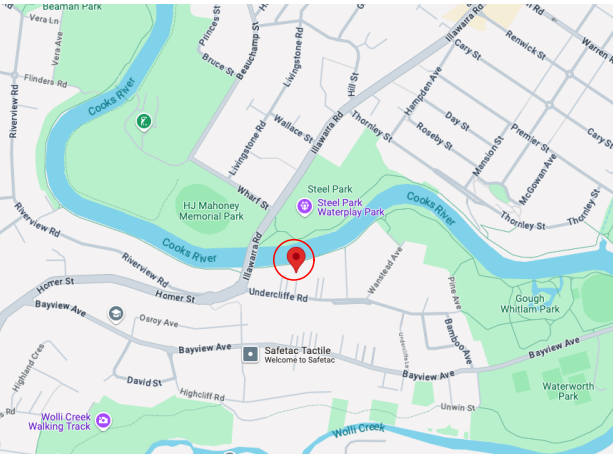


EXISTING GARDEN VIEW



PROPOSED GARDEN VIEW

DRAWING No.	DESCRIPTION	REV
DA00	TITLE PAGE	
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DA03	SITE ANALYSIS PLAN	
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DA17	NEIGHBOUR NOTIFICATION PLANS - FLOOR & R...	
DA18	NEIGHBOUR NOTIFICATION PLANS - ELEVATION	



LOCATION MAP - NOT TO SCALE

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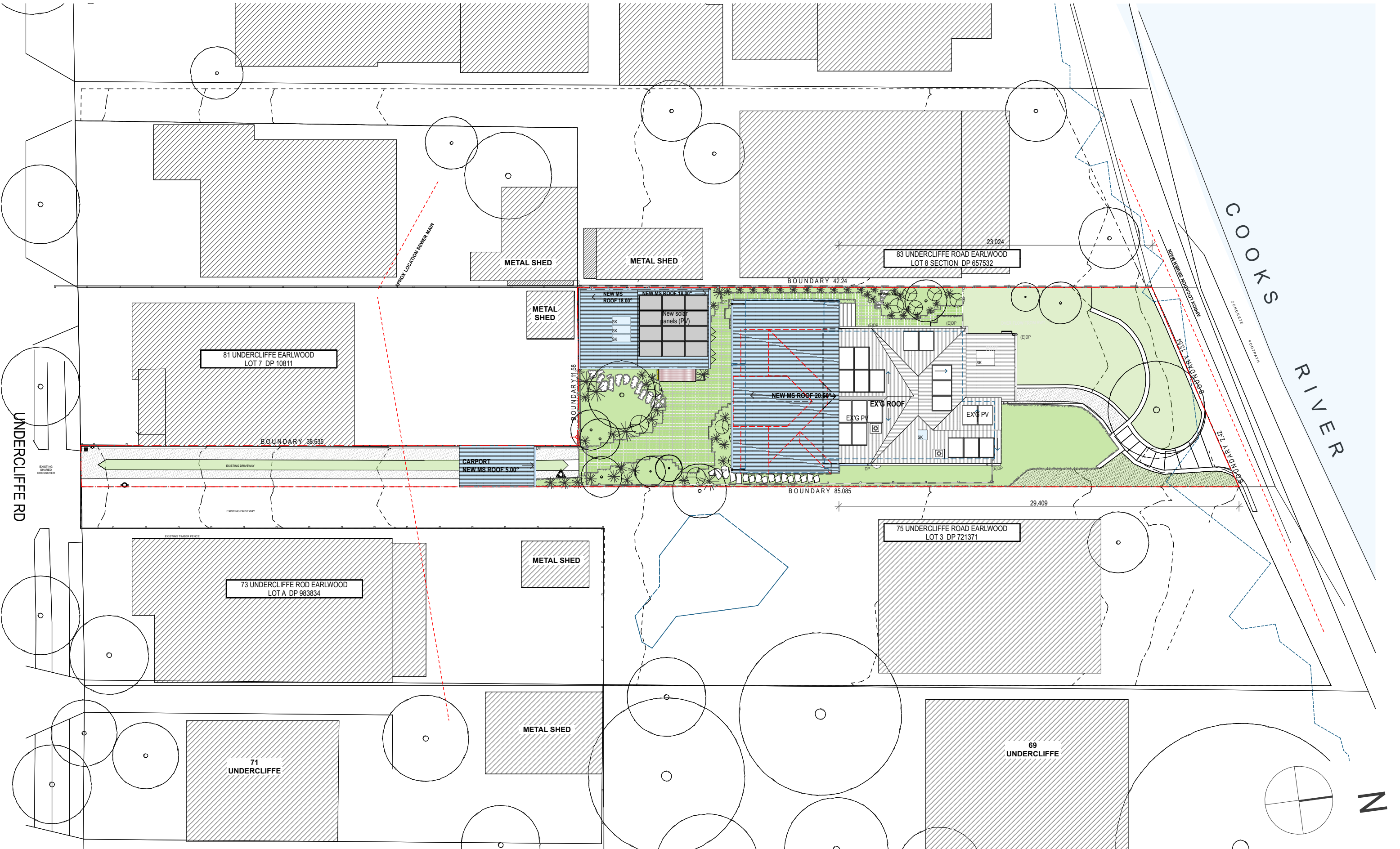
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(SA)	SMOKE ALARM	FC	FIBRE CEMENT CLADDING
—	BOUNDARY (REF. SURVEY)	FG	FIXED GLAZING
		FW	FLOOR WASTE
		L	LOUVRES
		MS	METAL ROOF SHEETING
		PB	PLASTERBOARD CLADDING
		RBK	RECYCLED BRICKWORK
		TB	TIMBER FLOOR BOARDS
		TD	TIMBER DECKING

mackenziepronk architects

155 Illawarra Road Marrickville 2204
e: studio@mackenziepronk.com.au
t: 02 9559 4595

abn: 51 352 087 948
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1 SITE PLAN
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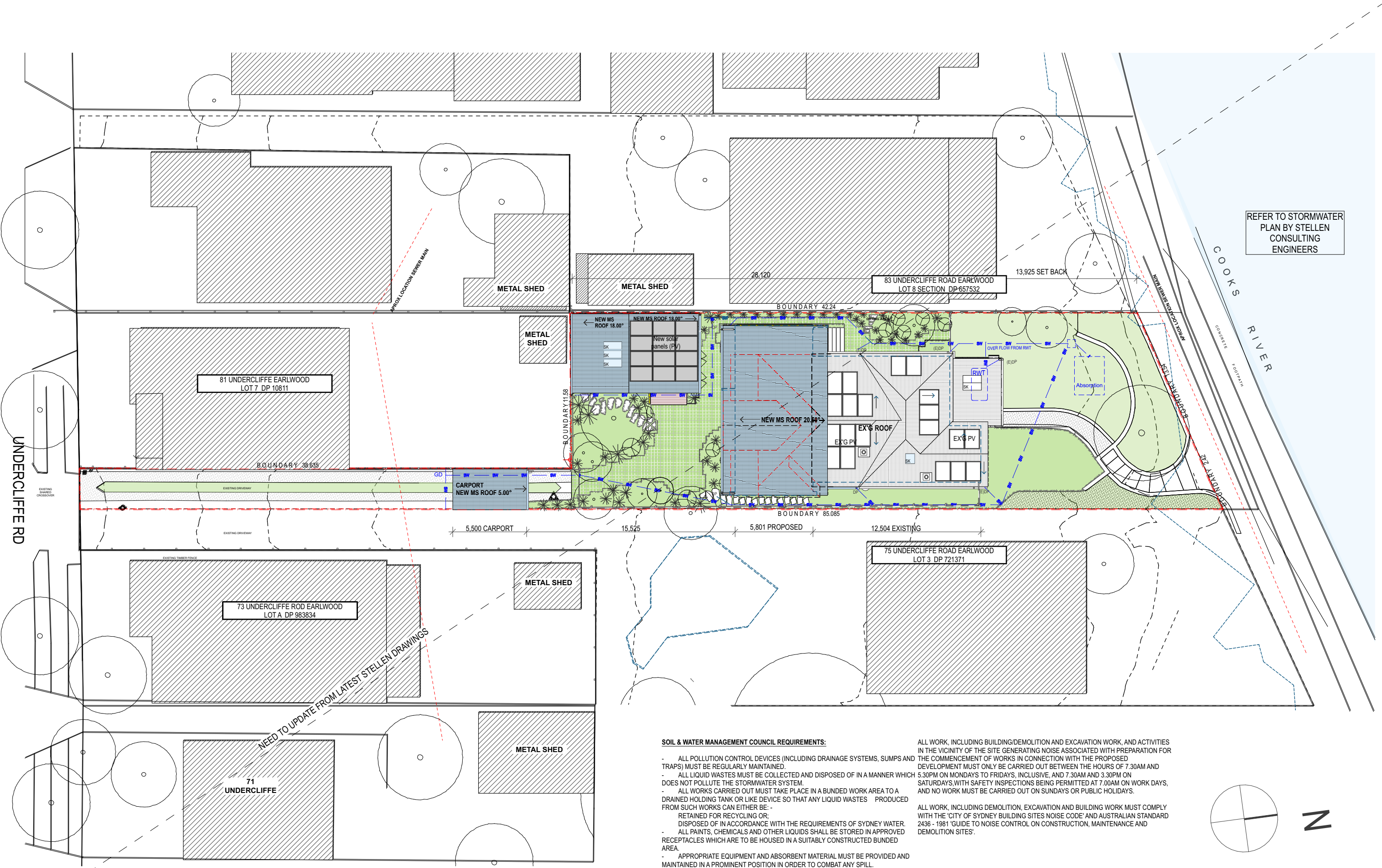
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REFER TO STORMWATER
PLAN BY STELLEN
CONSULTING
ENGINEERS

SOIL & WATER MANAGEMENT COUNCIL REQUIREMENTS:

- ALL POLLUTION CONTROL DEVICES (INCLUDING DRAINAGE SYSTEMS, SUMPS AND TRAPS) MUST BE REGULARLY MAINTAINED.
- ALL LIQUID WASTES MUST BE COLLECTED AND DISPOSED OF IN A MANNER WHICH DOES NOT POLLUTE THE STORMWATER SYSTEM.
- ALL WORKS CARRIED OUT MUST TAKE PLACE IN A BUNDED WORK AREA TO A DRAINED HOLDING TANK OR LIKE DEVICE SO THAT ANY LIQUID WASTES PRODUCED FROM SUCH WORKS CAN EITHER BE:-
 - RETAINED FOR RECYCLING OR;
 - DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF SYDNEY WATER.
- ALL PAINTS, CHEMICALS AND OTHER LIQUIDS SHALL BE STORED IN APPROVED RECEPTACLES WHICH ARE TO BE HOUSED IN A SUITABLY CONSTRUCTED BUNDED AREA.
- APPROPRIATE EQUIPMENT AND ABSORBENT MATERIAL MUST BE PROVIDED AND MAINTAINED IN A PROMINENT POSITION IN ORDER TO COMBAT ANY SPILL.

ALL WORK, INCLUDING BUILDING/DEMOLITION AND EXCAVATION WORK, AND ACTIVITIES IN THE VICINITY OF THE SITE GENERATING NOISE ASSOCIATED WITH PREPARATION FOR THE COMMENCEMENT OF WORKS IN CONNECTION WITH THE PROPOSED DEVELOPMENT MUST ONLY BE CARRIED OUT BETWEEN THE HOURS OF 7.30AM AND 5.30PM ON MONDAYS TO FRIDAYS, INCLUSIVE, AND 7.30AM AND 3.30PM ON SATURDAYS WITH SAFETY INSPECTIONS BEING PERMITTED AT 7.00AM ON WORK DAYS, AND NO WORK MUST BE CARRIED OUT ON SUNDAYS OR PUBLIC HOLIDAYS.

ALL WORK, INCLUDING DEMOLITION, EXCAVATION AND BUILDING WORK MUST COMPLY WITH THE 'CITY OF SYDNEY BUILDING SITES NOISE CODE' AND AUSTRALIAN STANDARD 2436 - 1981 'GUIDE TO NOISE CONTROL ON CONSTRUCTION, MAINTENANCE AND DEMOLITION SITES'.

1 STORMWATER & SEDIMENT PLAN
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LEGEND:

- (WD) WINDOW/DOOR MARKER
- (SK) SKYLIGHT MARKER
- (SA) SMOKE ALARM
- BOUNDARY (REF. SURVEY)

- AW AWNING WINDOW
- CT CERAMIC TILES
- FC FIBRE CEMENT CLADDING
- FG FIXED GLAZING
- FW FLOOR WASTE
- L LOUVRES
- MS METAL ROOF SHEETING
- PB PLASTERBOARD CLADDING
- RBK RECYCLED BRICKWORK
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mackenziepronk architects

155 Illawarra Road Marrickville 2204
e: studio@mackenziepronk.com.au
t: 02 9559 4595
abn: 51 352 087 948
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STORMWATER CONCEPT PLAN

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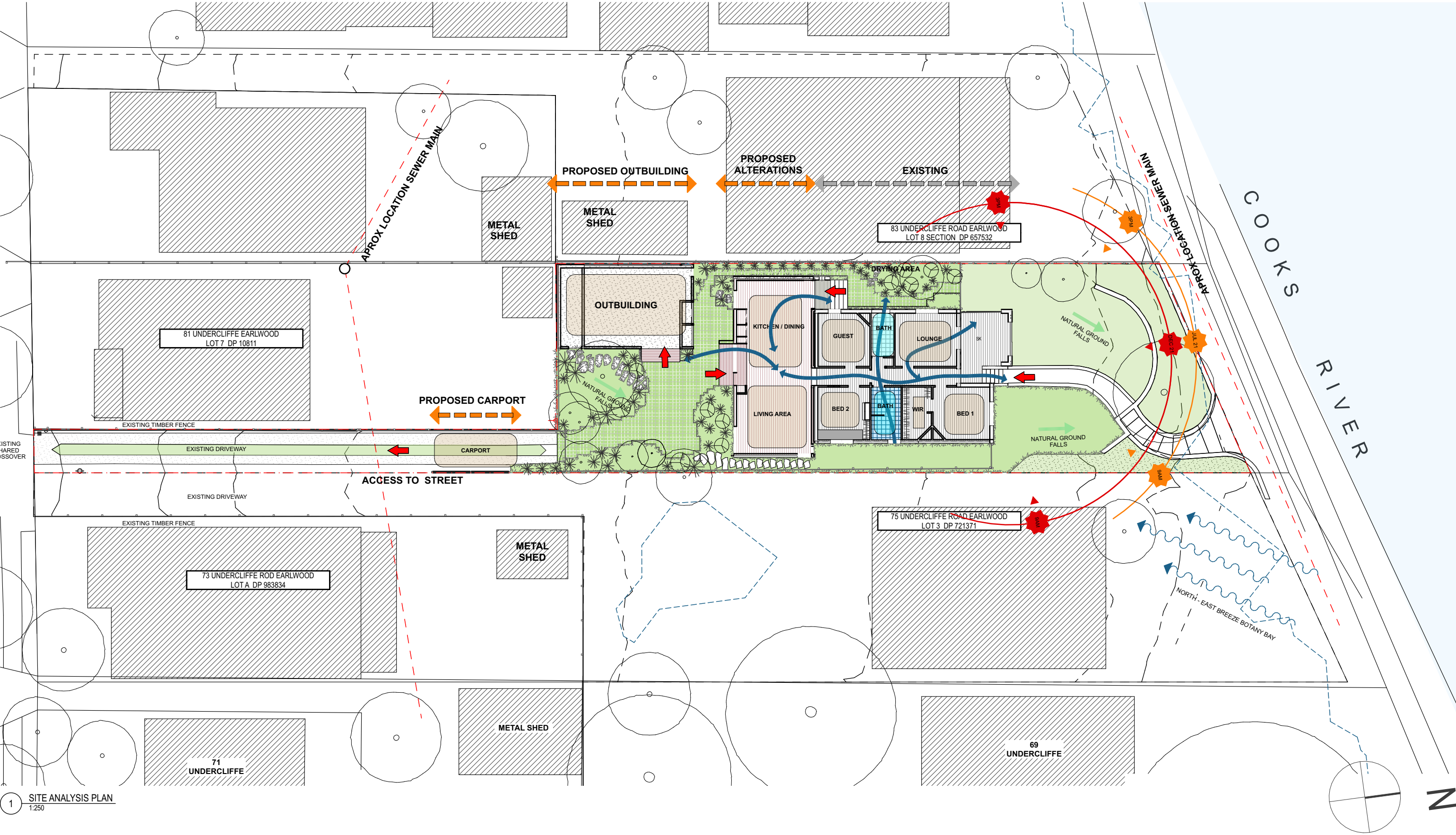
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1 SITE ANALYSIS PLAN
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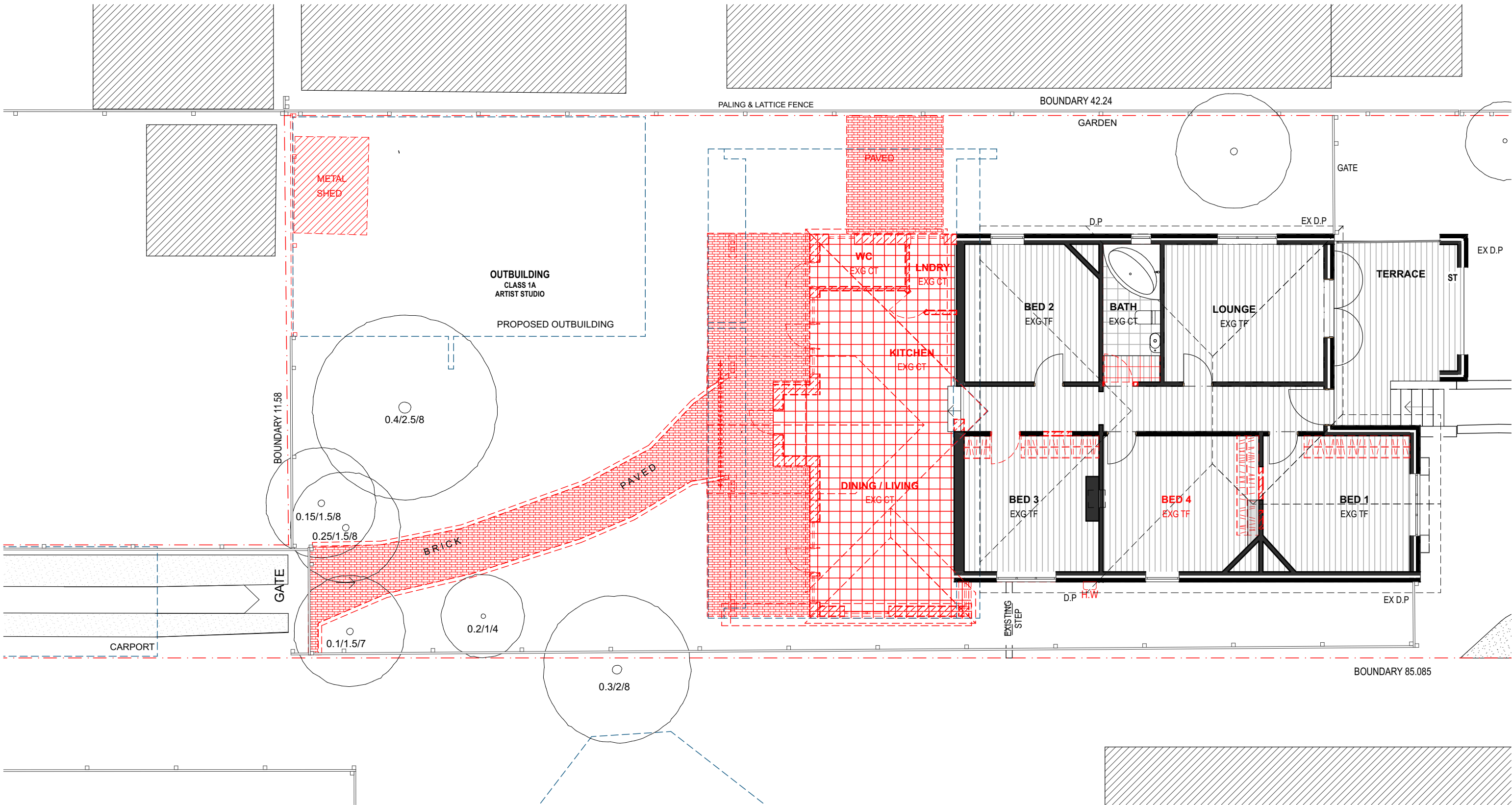
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1 EXISTING & DEMOLITION PLAN
1:100

DEMOLITION NOTES:

ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

a) COMPLIANCE WITH THE REQUIREMENTS OF AUSTRALIAN STANDARDS AS 2801 'THE DEMOLITION OF STRUCTURES' WITH SPECIFIC REFERENCE TO HEALTH AND SAFETY OF THE PUBLIC, HEALTH AND SAFETY OF THE SITE PERSONNEL, PROTECTION OF ADJOINING BUILDINGS AND PROTECTION OF THE IMMEDIATE ENVIRONMENT;

b) ALL WORKS INVOLVING THE DEMOLITION, REMOVAL, TRANSPORT AND DISPOSAL OF MATERIAL CONTAINING ASBESTOS MUST BE CARRIED OUT BY SUITABLY QUALIFIED PERSONS IN ACCORDANCE WITH THE WORKSAFE CODE OF PRACTICE FOR REMOVAL OF ASBESTOS AND THE REQUIREMENTS OF THE WORKCOVER AUTHORITY OF NSW AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER;

c) ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH PART 2.21 OF MARRICKVILLE DEVELOPMENT CONTROL PLAN 2011 - SITE FACILITIES AND WASTE MANAGEMENT AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER;

d) SANITARY DRAINAGE, STORMWATER DRAINAGE, WATER, ELECTRICITY AND TELECOMMUNICATIONS MUST BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITIES;

e) THE GENERATION OF DUST AND NOISE ON THE SITE MUST BE CONTROLLED;

f) THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORISED ENTRY;

g) SUITABLE PROVISION MUST BE MADE TO CLEAN THE WHEELS AND BODIES OF ALL VEHICLES LEAVING THE SITE TO PREVENT TRACKING OF DEBRIS AND SOIL ONTO THE PUBLIC WAY;

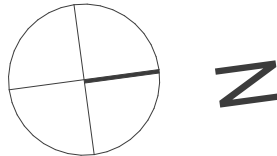
h) ALL TRUCKS AND VEHICLES ASSOCIATED WITH THE DEMOLITION, INCLUDING THOSE DELIVERING TO OR REMOVING MATERIAL FROM SITE, MUST ONLY HAVE ACCESS TO THE SITE DURING WORK HOURS NOMINATED BY COUNCIL AND ALL LOADS MUST BE COVERED;

i) ALL VEHICLES TAKING MATERIALS FROM SITE MUST BE LOADED WHOLLY WITHIN THE PROPERTY UNLESS OTHERWISE PERMITTED BY COUNCIL;

j) NO WASTE COLLECTION SKIPS, SPOIL, EXCAVATION OR DEMOLITION MATERIAL FROM THE SITE MUST BE DEPOSITED ON THE PUBLIC ROAD, FOOTPATH, PUBLIC PLACE OR COUNCIL OWNED PROPERTY WITHOUT THE APPROVAL OF COUNCIL; AND

k) THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS.

RETAIN AND CLEAN BRICKS FOR REUSE IF ECONOMIC



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DEMOLITION LEGEND



AREA TO BE DEMOLISHED



EXISTING WALLS



EXTERNAL AREAS TO BE REMOVED



EXISTING TREE TO BE REMOVED

mackenziepronk architects

155 Illawarra Road Marrickville 2204

e: studio@mackenziepronk.com.au

t: 02 9559 4595

abn: 51 352 087 948

Nominated Architects NSW

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FOR
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EXISTING & DEMOLITION GROUND

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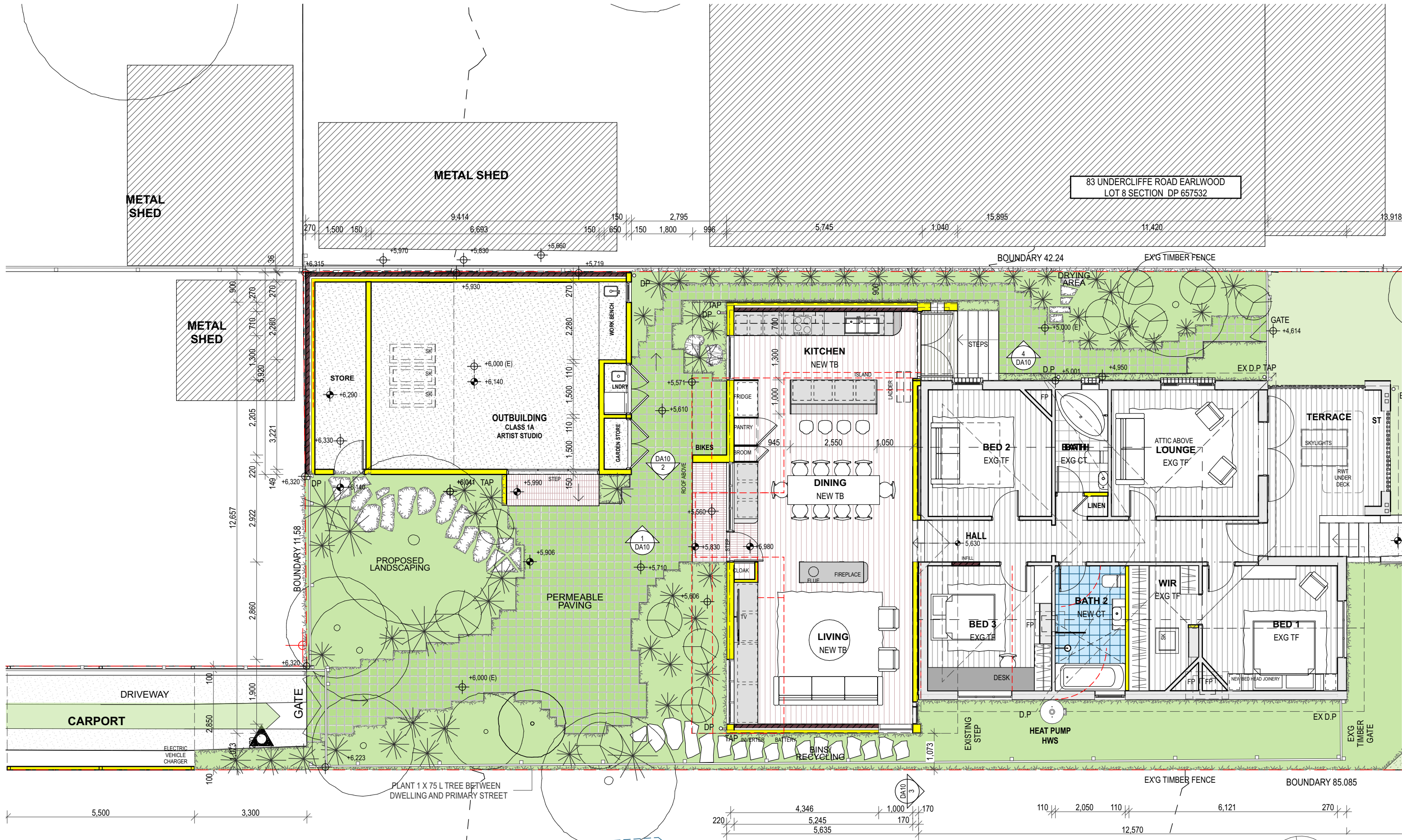
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1 GROUND FLOOR PLAN
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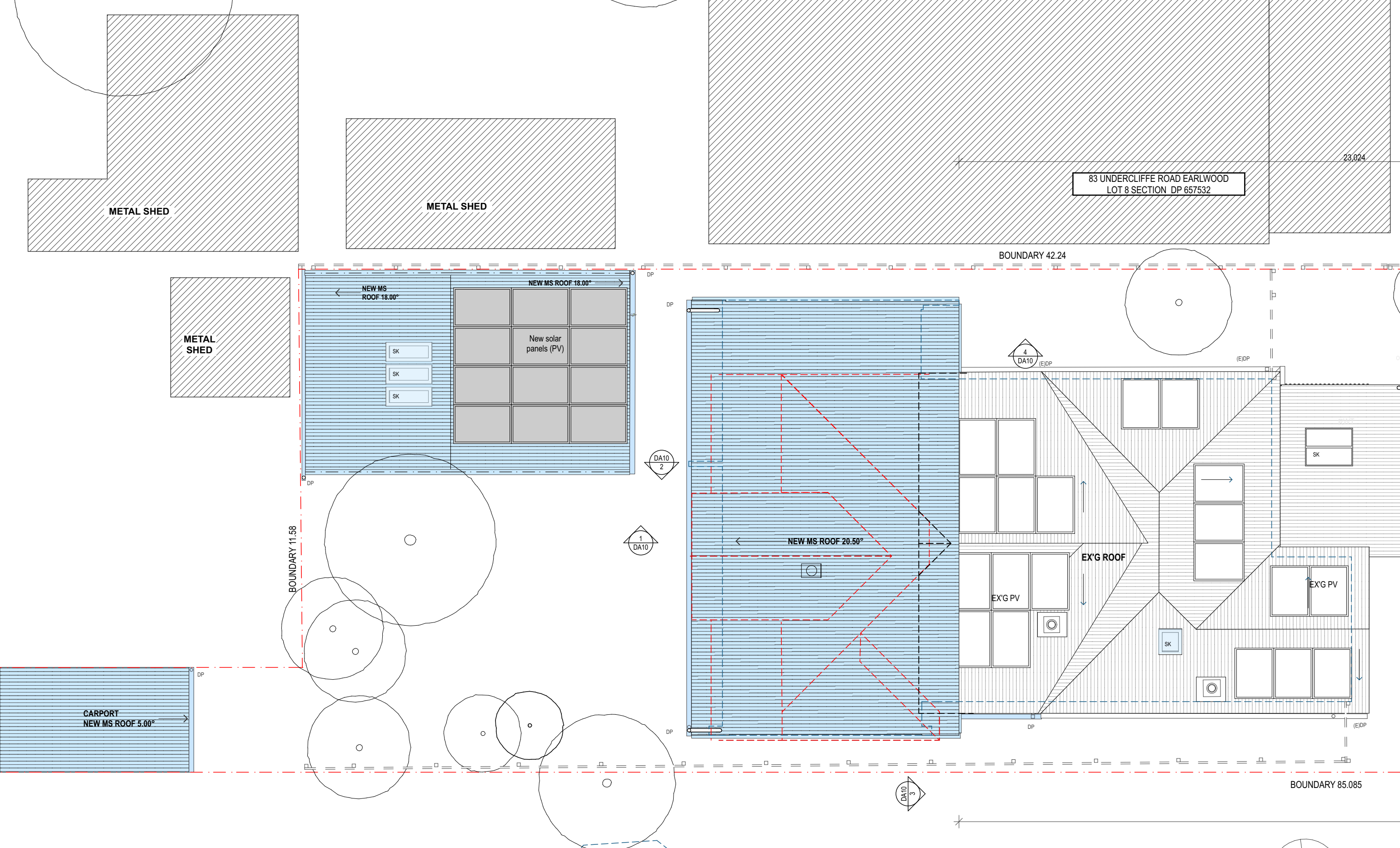
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		FW	FLOOR WASTE	TD	TIMBER DECKING
		L	LOUVRES		

mackenziepronk architects
155 Illawarra Road Marrickville 2204
e: studio@mackenziepronk.com.au
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1 ROOF PLAN
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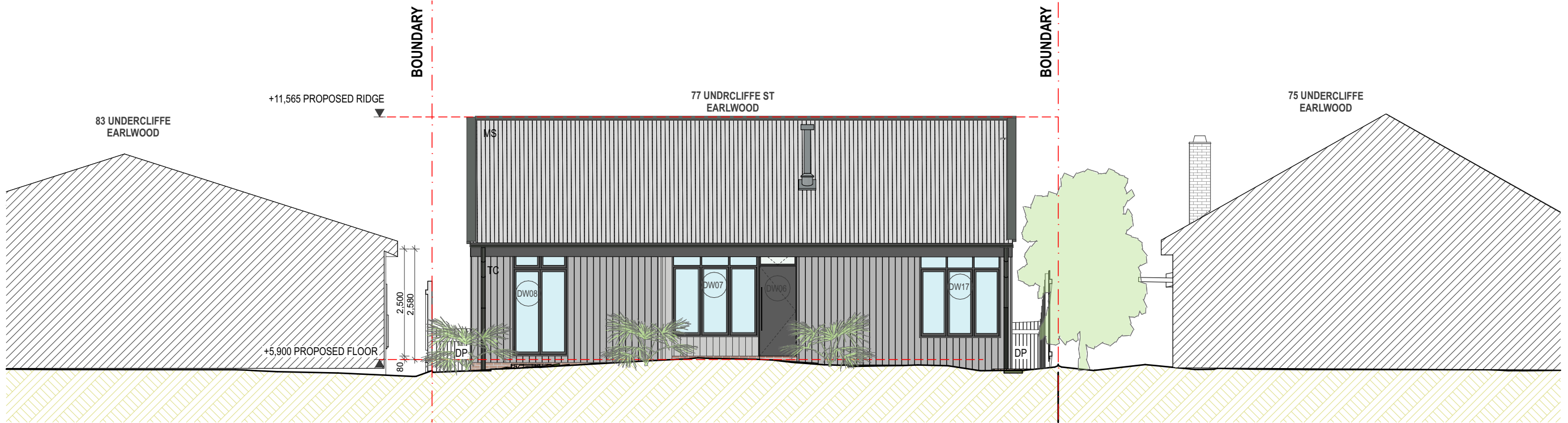
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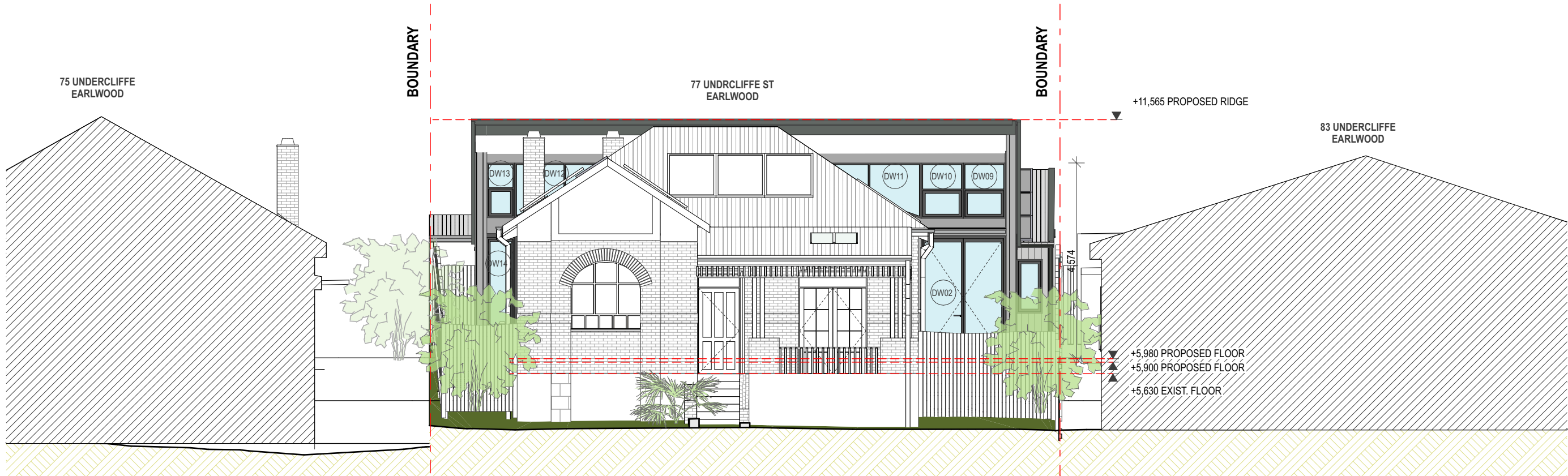
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1 SOUTH ELEVATION house
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2 NORTH ELEVATION
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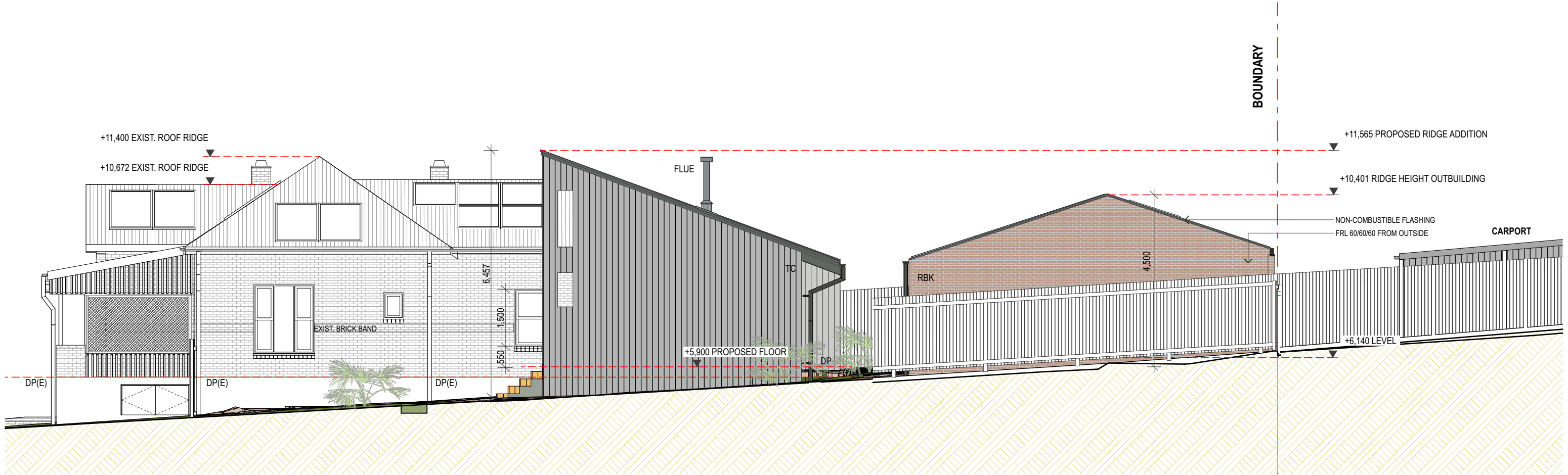
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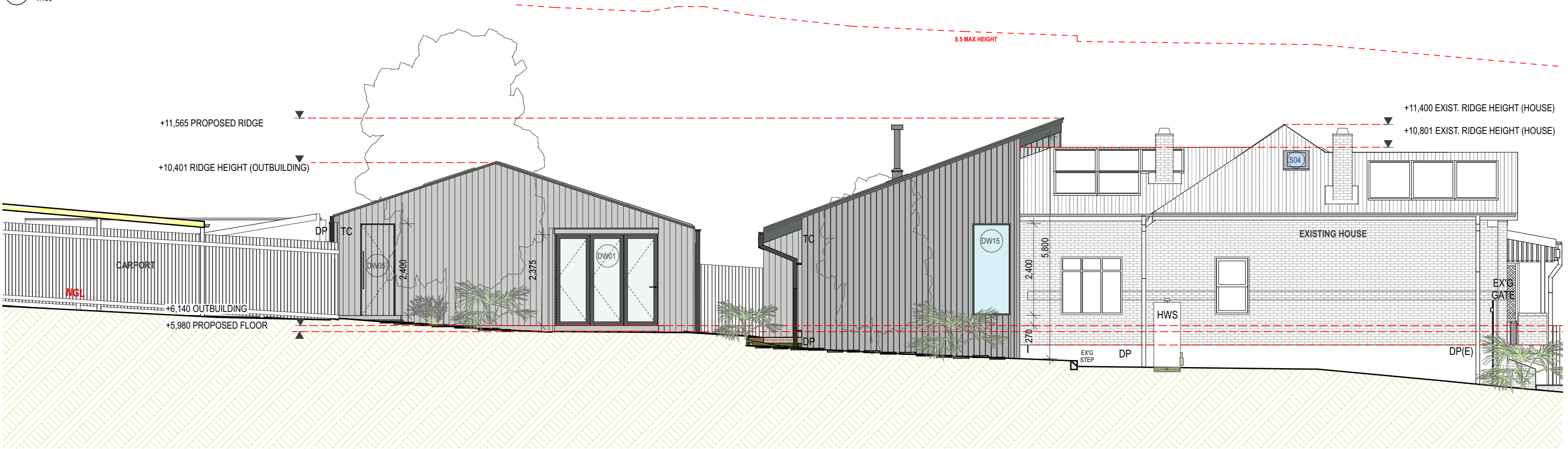
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1 WEST ELEVATION
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2 EAST ELEVATION
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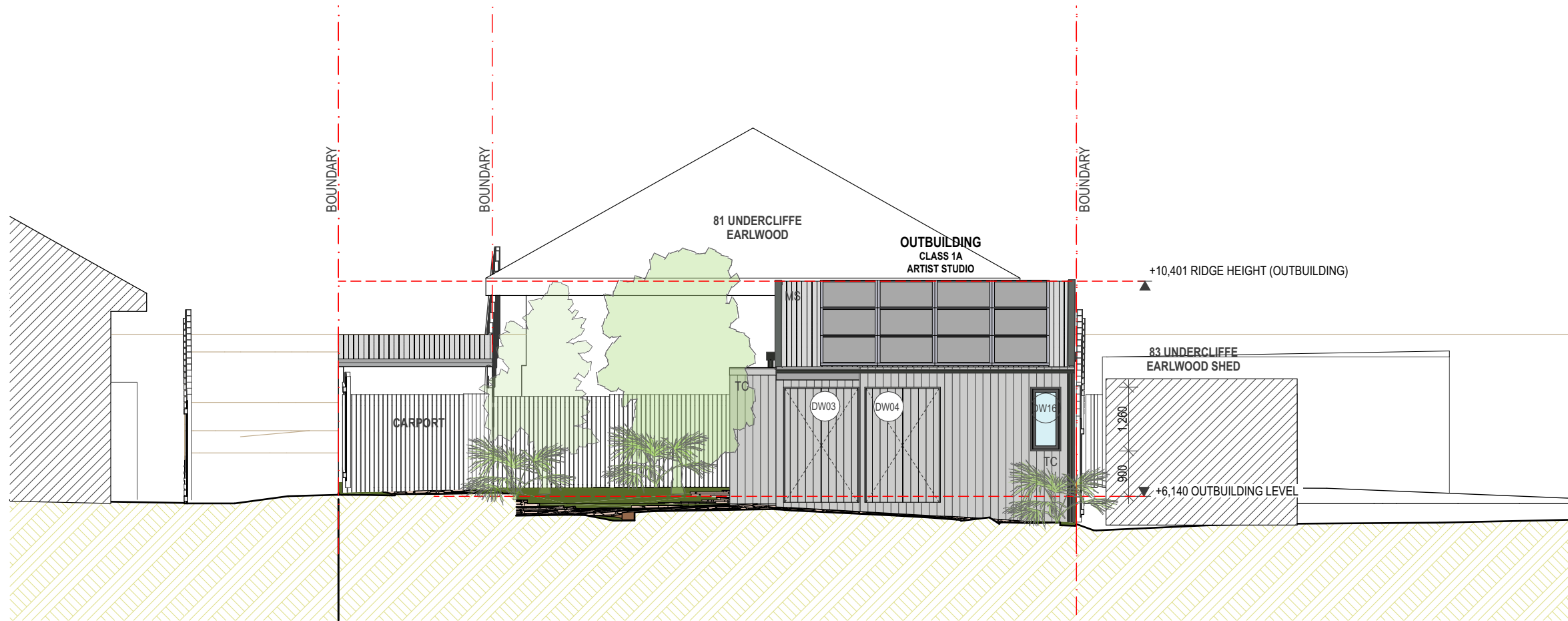
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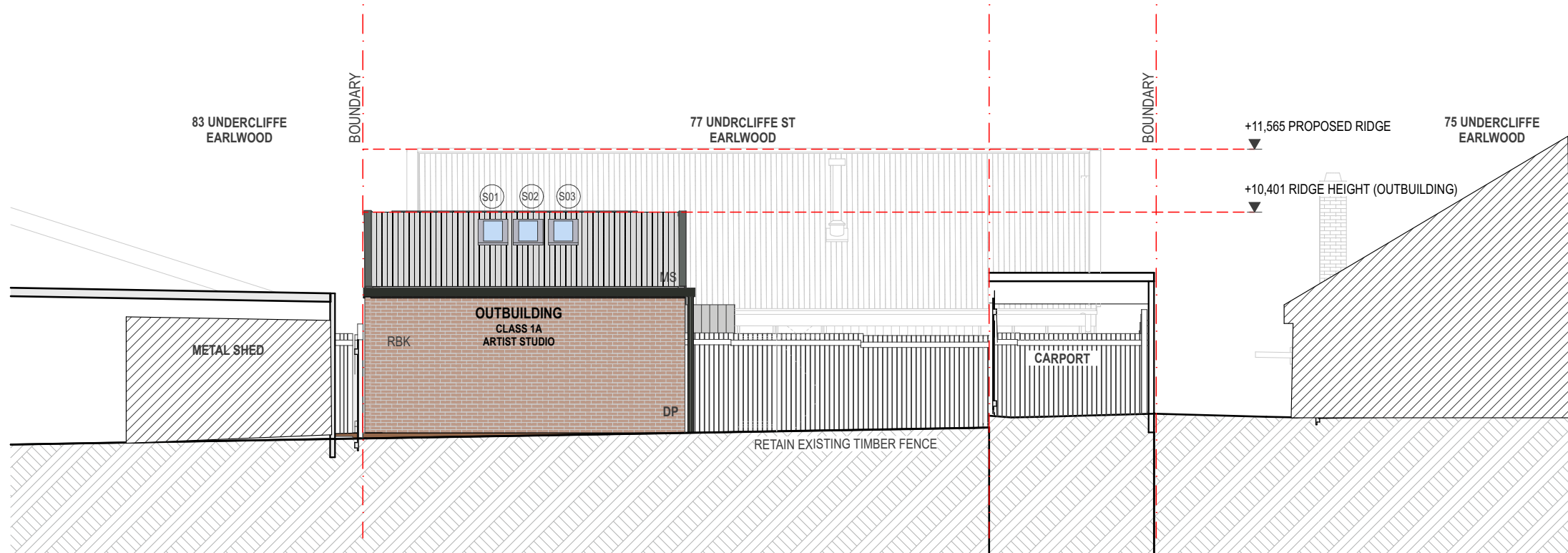
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1 NORTH ELEVATION (OUTBUILDING)
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2 SOUTH ELEVATION (OUTBUILDING)
1:100

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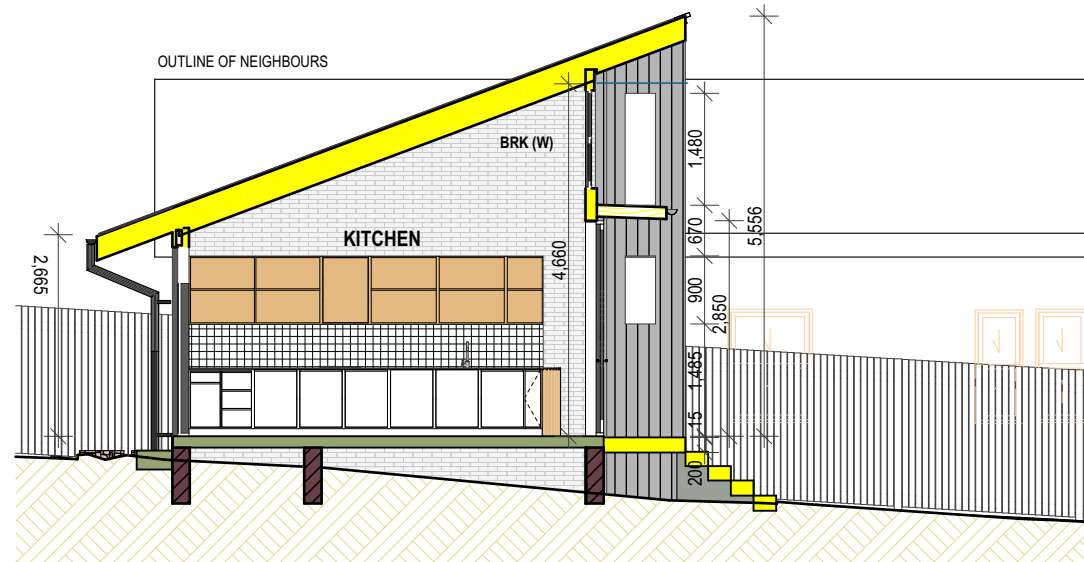
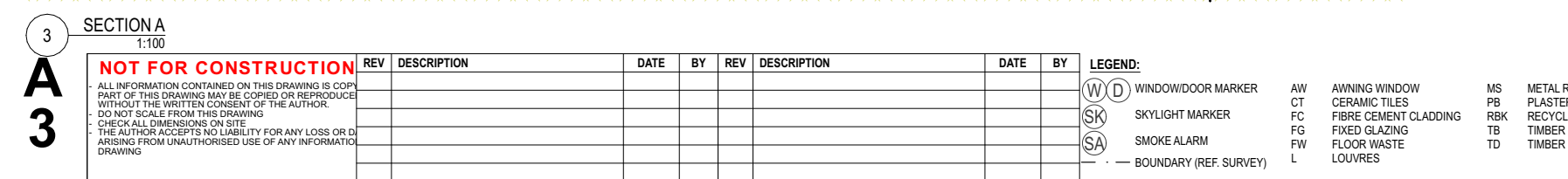
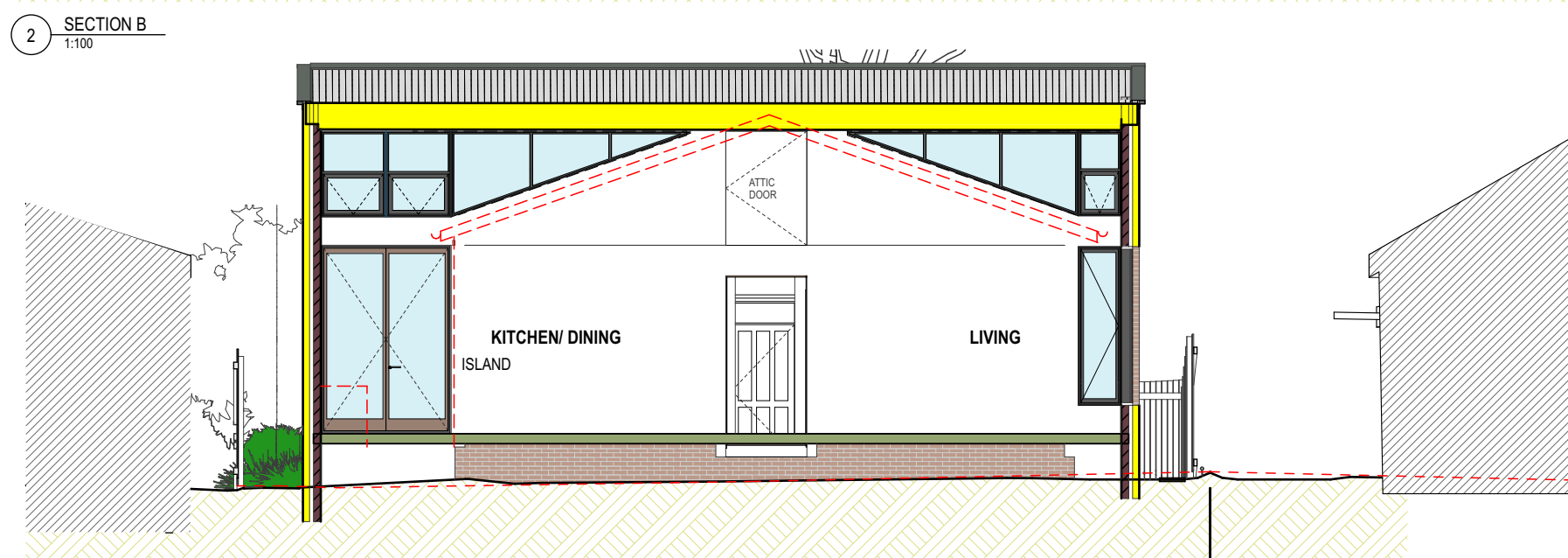
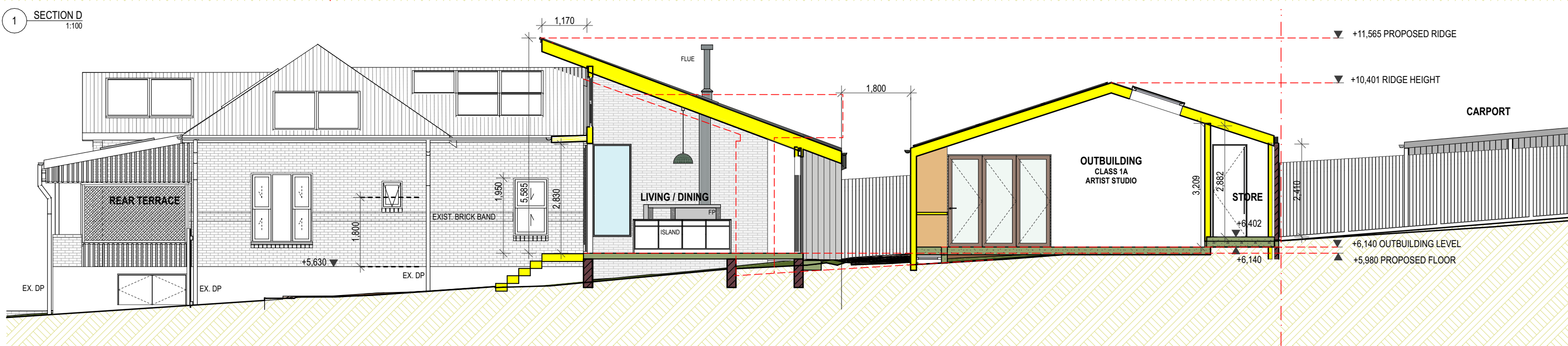
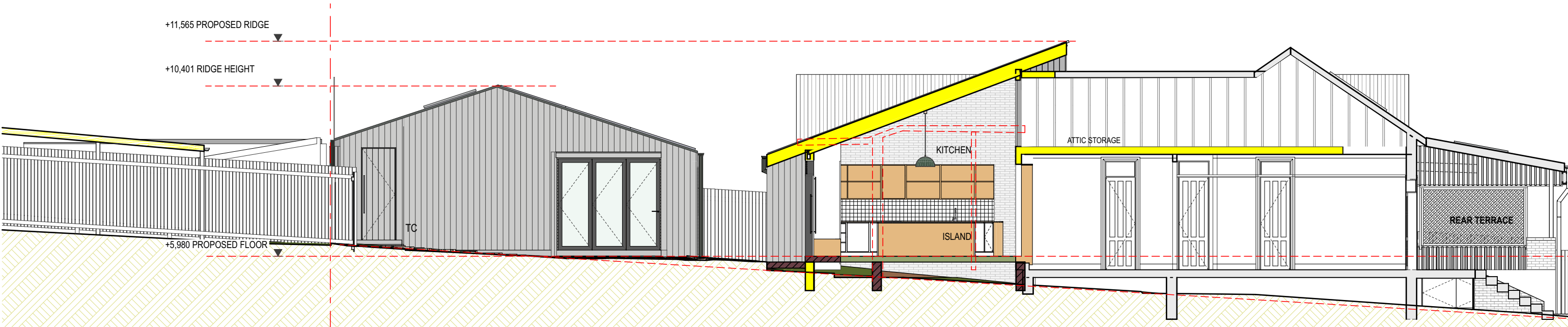
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LEGEND:					
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(SK)	SKYLIGHT MARKER	CT	CERAMIC TILES	PB	PLASTERBOARD CLADDING
(SA)	SMOKE ALARM	FC	FIBRE CEMENT CLADDING	RBK	RECYCLED BRICKWORK
—	BOUNDARY (REF. SURVEY)	FG	FIXED GLAZING	TB	TIMBER FLOOR BOARDS
		FW	FLOOR WASTE	TD	TIMBER DECKING
		L	LOUVRES		

mackenziepronk architects
155 Illawarra Road Marrickville 2204
e: studio@mackenziepronk.com.au
t: 02 9559 4595
asn: 51 352 087 948
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PROJECT NO. - ADDRESS
**24413 - 77 UNDERCLIFFE RD
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FOR
DEVELOPMENT APPLICATION

DRAWING TITLE NORTH (SHED) & SOUTH (SHED) ELEVATION		
SCALE 1:100	DRAWN/CHECKED NM HN	DATE 30/5/25
DRAWING NO. DA09		REVISION
FILE 250402 77 UNDERCLIFFE RD EARLWOOD -DA WIP.pln		



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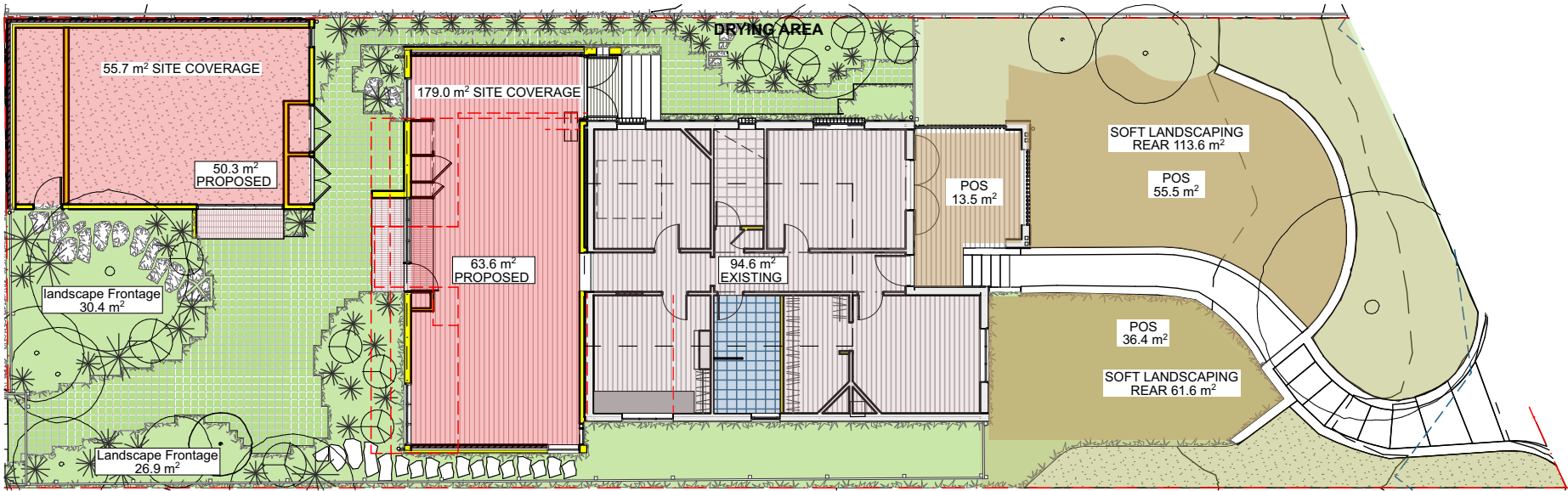
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(SK)	SKYLIGHT MARKER	FC	CERAMIC TILES	RBK	PLASTERBOARD CLADDING
(SA)	SMOKE ALARM	FG	FIBRE CEMENT CLADDING	TB	RECYCLED BRICKWORK
—	BOUNDARY (REF. SURVEY)	FW	FIXED GLAZING	TD	TIMBER FLOOR BOARDS
		L	FLOOR WASTE		TIMBER DECKING
			LOUVRES		

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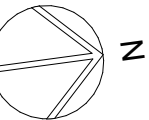
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DRAWING TITLE SECTIONS		
SCALE 1:100	DRAWN/CHECKED NM HN	DATE 30/5/25
DRAWING NO. DA10		REVISION
FILE 250402 77 UNDERCLIFFE RD EARLWOOD -DA WIP.pln		



1 AREA PLAN- FLOOR AREA
1:200

CANTERBURY- BANKSTOWN CONTROLS				
MAX FSR 0.5:1	1. Site area	774.90		
PROPOSED FSR 0.27:1	2. Gross Floor Area	208.45	YES	
40% of 774m² area 309.9 m² Max	4. Site Coverage (Building footprint 380 m² max)	234.76	YES	
80m2 MIN	5. POS	105.44	YES	
45% of 121m2 =54.5m2	6. 45 % landscape frontage	57.22	YES	



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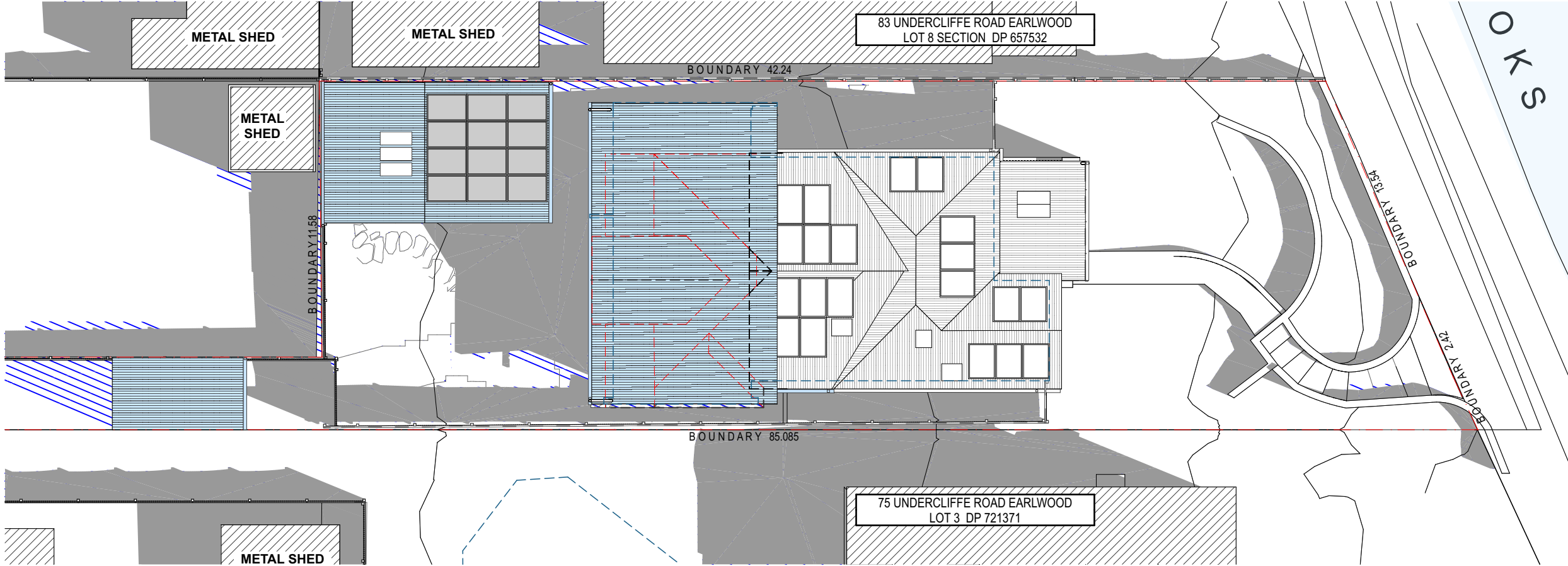
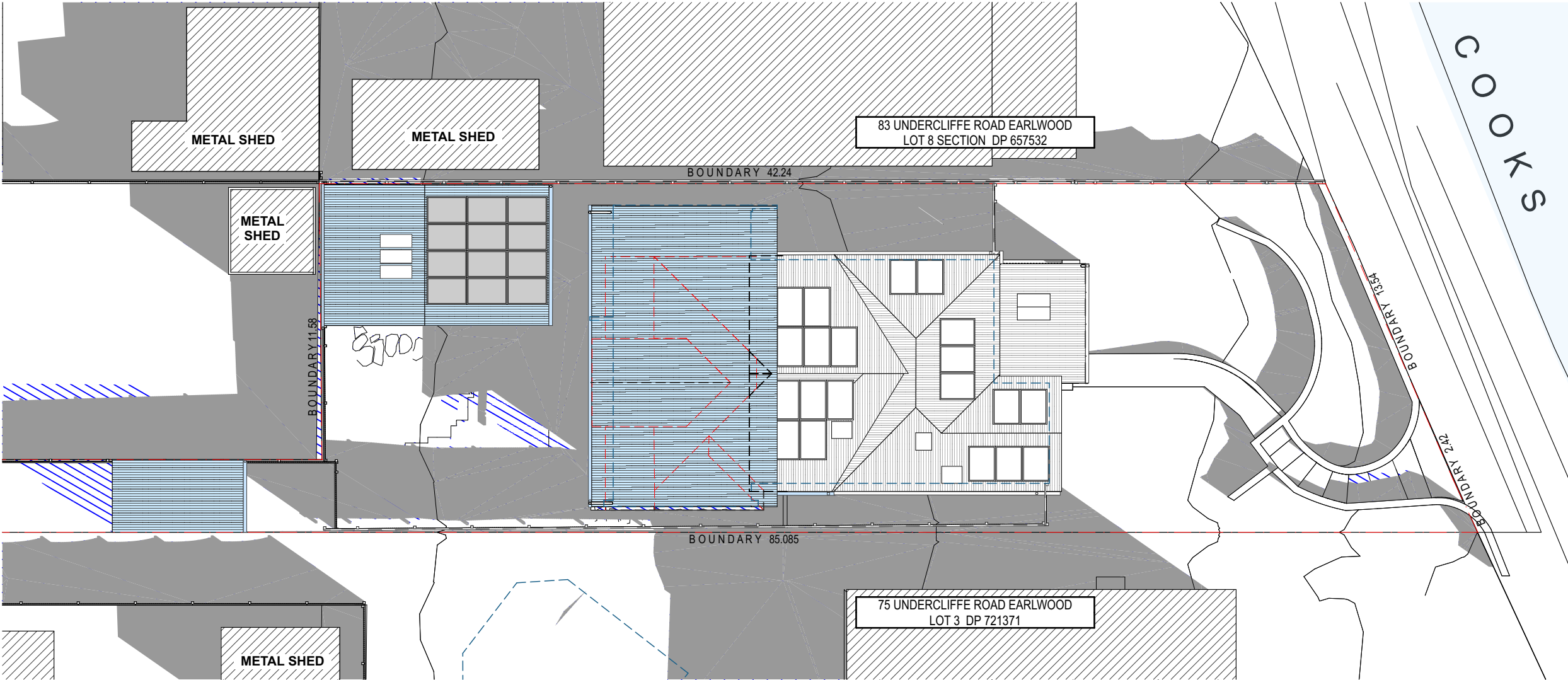
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LEGEND:			
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(SK)	SKYLIGHT MARKER	CT	CERAMIC TILES
(SA)	SMOKE ALARM	FC	FIBRE CEMENT CLADDING
—	BOUNDARY (REF. SURVEY)	FG	FIXED GLAZING
		FW	FLOOR WASTE
		L	LOUVRES
		MS	METAL ROOF SHEETING
		PB	PLASTERBOARD CLADDING
		RBK	RECYCLED BRICKWORK
		TB	TIMBER FLOOR BOARDS
		TD	TIMBER DECKING

mackenziepronk architects
155 Illawarra Road Marrickville 2204
e: studio@mackenziepronk.com.au
t: 02 9559 4595
abn: 51 352 087 948
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AREAS PLAN		
SCALE 1:200	DRAWN/CHECKED NM HN	DATE 30/5/25
DRAWING NO. DA11		REVISION
FILE: 250402 77 UNDERCLIFFE RD EARLWOOD -DA WIP.pln		



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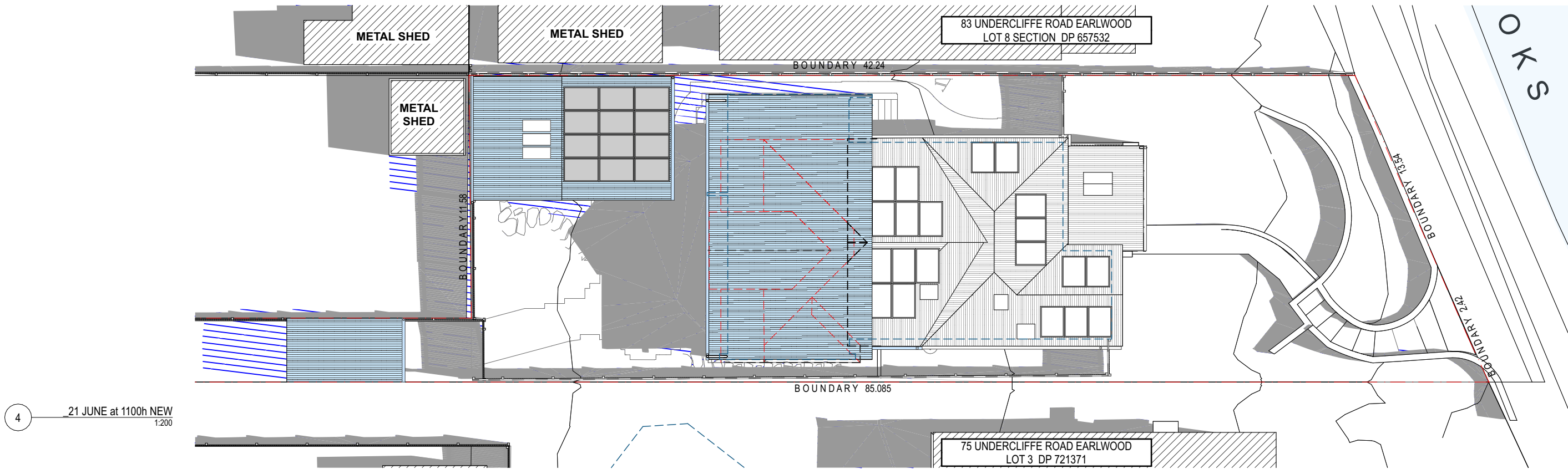
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LEGEND: SHADOW DIAGRAMS LEGEND	
	EXISTING SHADOWS
	NEW SHADOWS
	NEW SHADOWS
	NEW SHADOWS

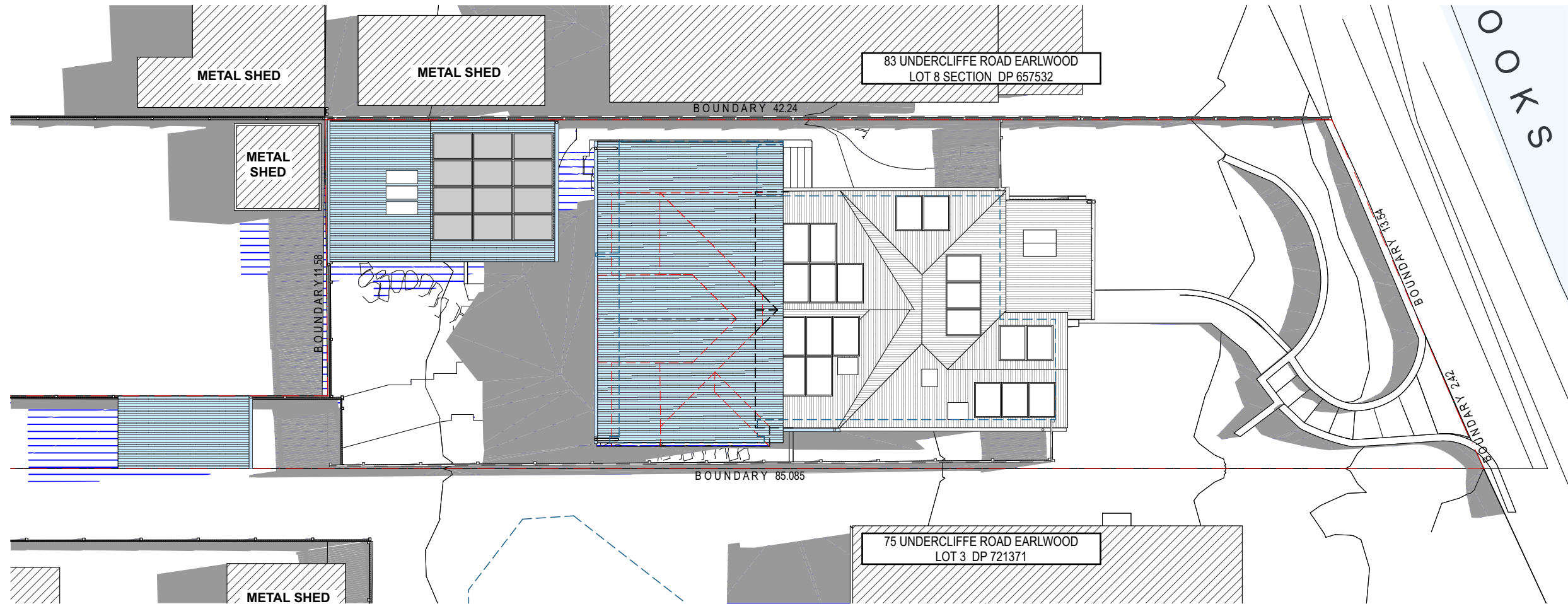
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DRAWING TITLE		
21 JUNE SHADOWS 1		
SCALE	DRAWN/CHECKED	DATE
1:200	NM HN	30/5/25
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DA12		
FILE 250402 77 UNDERCLIFFE RD EARLWOOD -DA WIP.pln		



4 21 JUNE at 1100h NEW
1:200





1 21 JUNE at 1200h NEW
1:200

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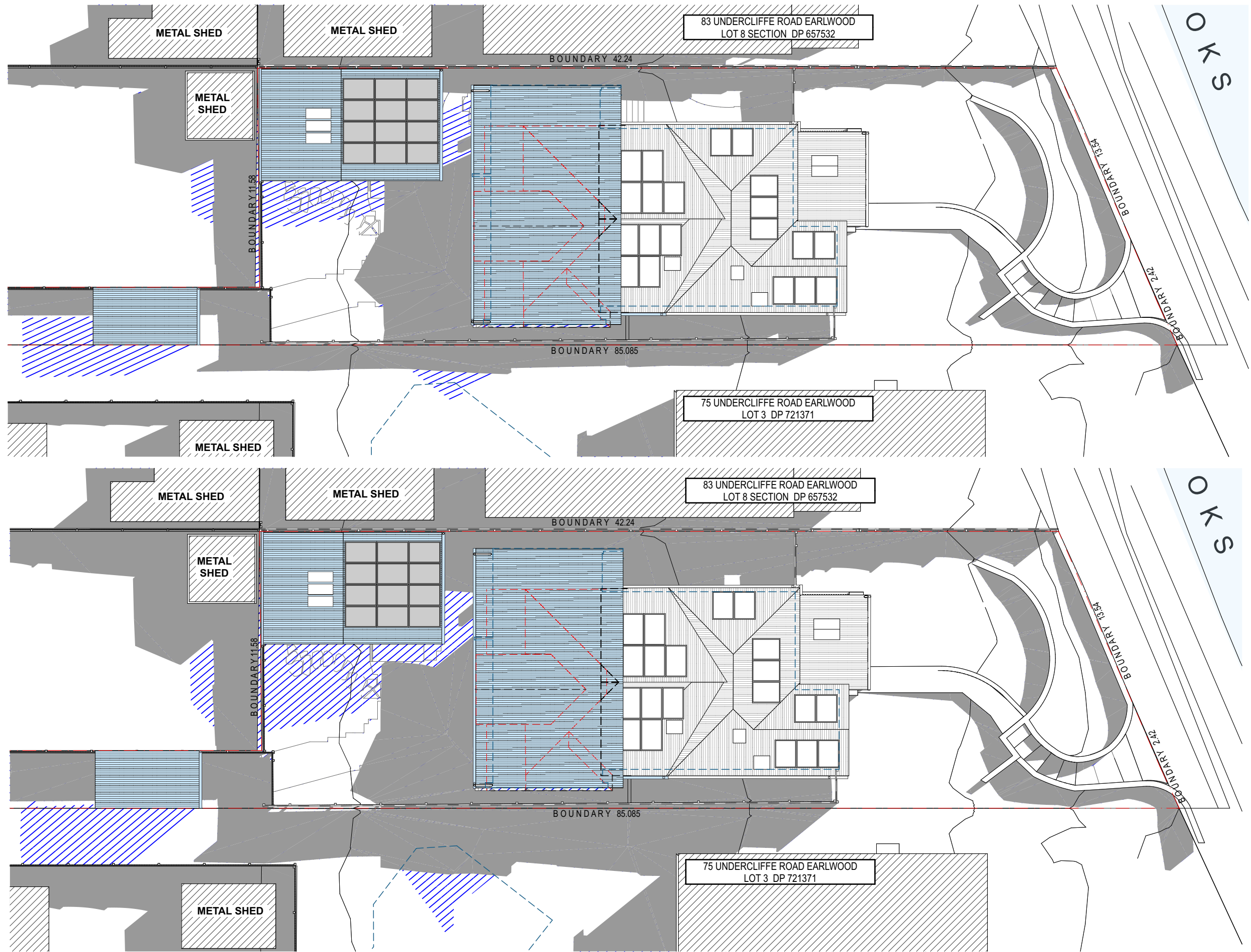
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LEGEND: SHADOW DIAGRAMS LEGEND	
	EXISTING SHADOWS
	NEW SHADOWS

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e: studio@mackenziepronk.com.au
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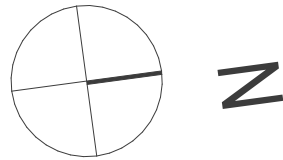
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DRAWING TITLE 21 JUNE SHADOWS 2		
SCALE 1:200	DRAWN/CHECKED NM HN	DATE 30/5/25
DRAWING NO. DA13		REVISION
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4 21 JUNE at 1300h NEW
1:200

1 21 JUNE at 1400h NEW
1:200



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LEGEND: SHADOW DIAGRAMS LEGEND

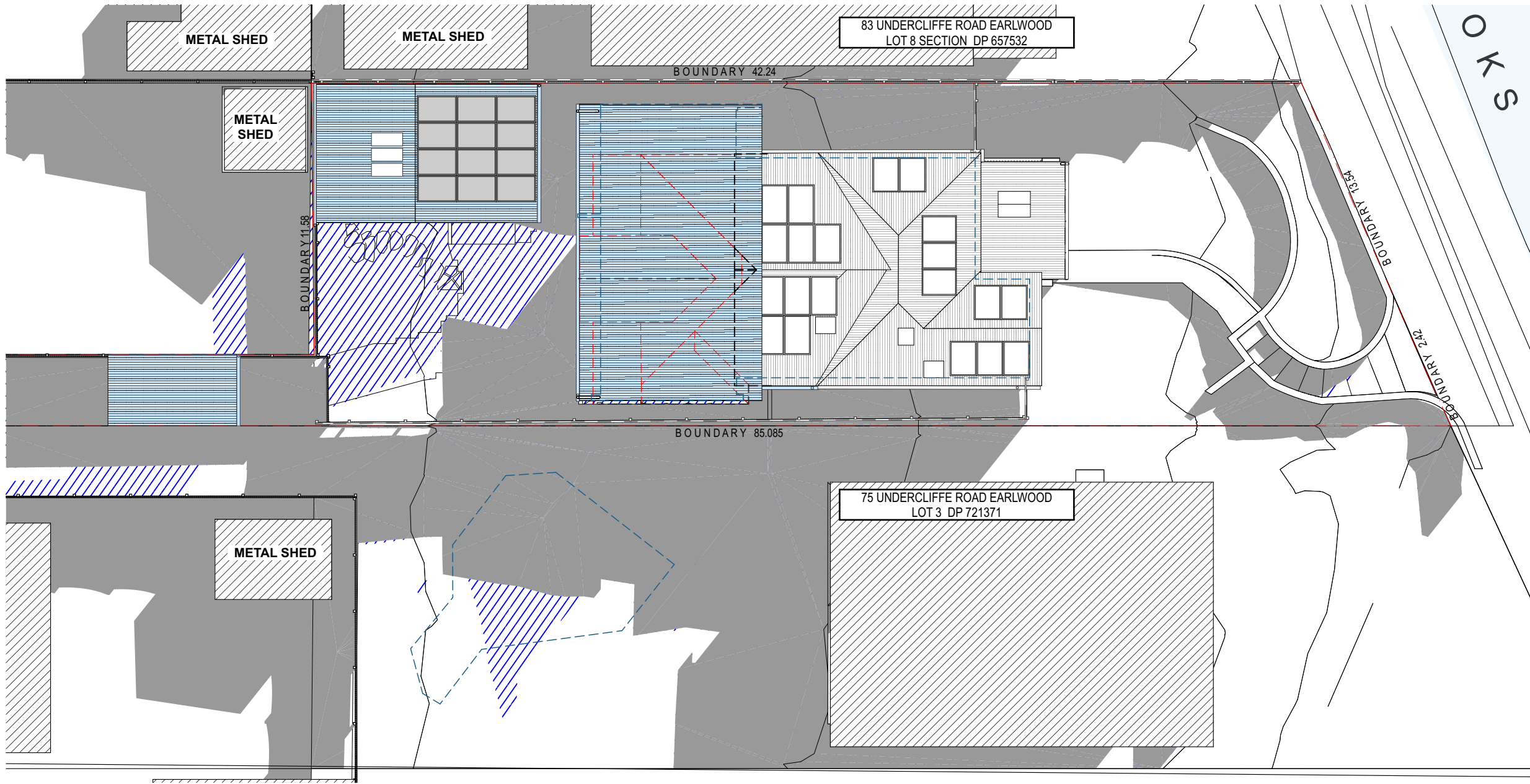


EXISTING SHADOWS
NEW SHADOWS

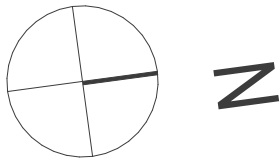
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DRAWING TITLE
21 JUNE SHADOWS 3
SCALE
1:200
DRAWN/CHECKED
NM HN
DATE
30/5/25
DRAWING NO.
DA14
REVISION
FILE: 250402 77 UNDERCLIFFE RD EARLWOOD -DA WIP.pln





1 21 JUNE at 1500h NEW
1:200



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LEGEND: SHADOW DIAGRAMS LEGEND	
	EXISTING SHADOWS
	NEW SHADOWS

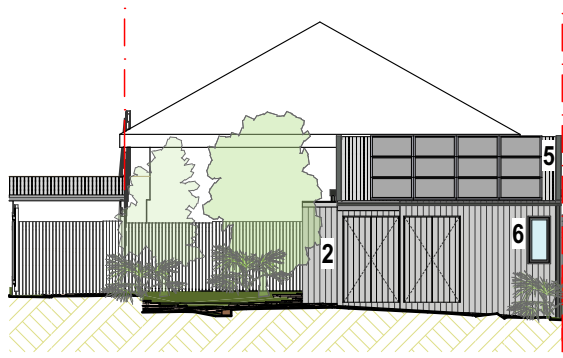
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DRAWING TITLE		
21 JUNE SHADOWS 4		
SCALE	DRAWN/CHECKED	DATE
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DRAWING NO.		REVISION
DA15		
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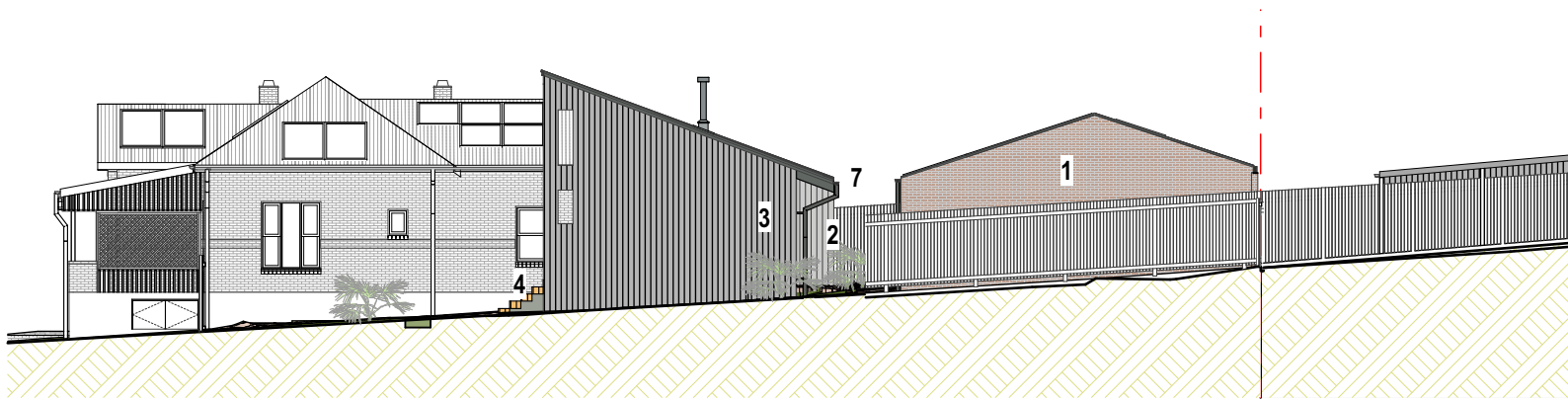
1 NORTH ELEVATION
1:200



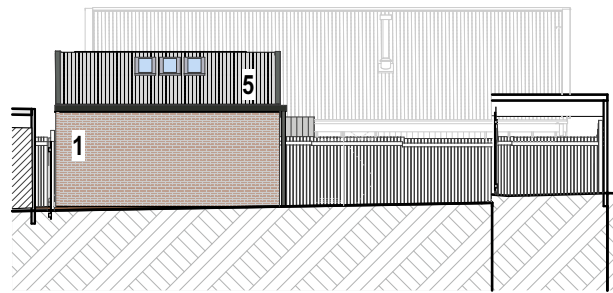
2 NORTH ELEVATION (shed)
1:200



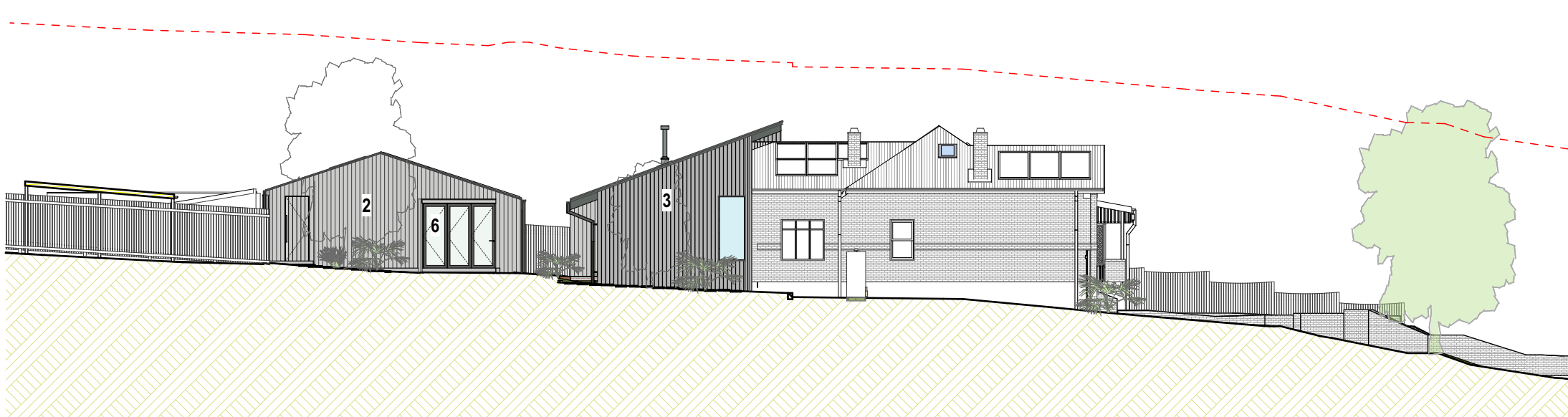
3 SOUTH ELEVATION house
1:200



4 WEST ELEVATION
1:200



5 SOUTH ELEVATION shed
1:200

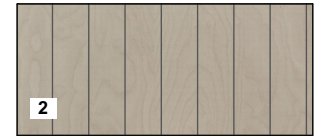


6 EAST ELEVATION
1:200

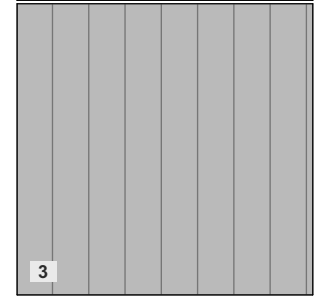
SCHEDULE OF MATERIALS AND COLOURS



1 BRICK (RBK) - RECYCLED BRICK OR TO MATCH EXISTING



2 TIMBER CLADDING (TC) - V GROOVE CLADDING LIGHT GRAY STAINED



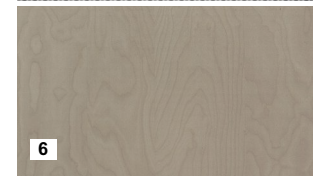
3 TIMBER CLADDING (TC) - V GROOVE CLADDING GRAY STAINED



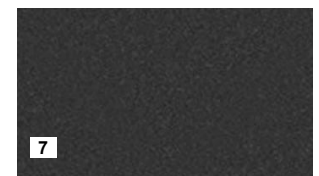
4 HARDWOOD TIMBER (TM) - DECKING CLEAR FINISH



5 COLORBOND ROOF SHEETTING (MS) LIGHT GREY



6 WINDOW & DOOR FRAMES TIMBER ACCOYA FINISH LIGHT GREY STAINED



7 RAINWATER GOODS DARK GRAY COLORBOND FINISH

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REV	DESCRIPTION	DATE	BY	REV	DESCRIPTION	DATE	BY

LEGEND:

(WD)	WINDOW/DOOR MARKER
(SK)	SKYLIGHT MARKER
(SA)	SMOKE ALARM
---	BOUNDARY (REF. SURVEY)

AW	AWNING WINDOW
CT	CERAMIC TILES
FC	FIBRE CEMENT CLADDING
FG	FIXED GLAZING
FW	FLOOR WASTE
L	LOUVRES

MS	METAL ROOF SHEETING
PB	PLASTERBOARD CLADDING
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TB	TIMBER FLOOR BOARDS
TD	TIMBER DECKING

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FOR
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DRAWING TITLE
ELEVATION - MATERIALS

SCALE 1:200	DRAWN/CHECKED NM HN	DATE 30/5/25
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DRAWING NO. DA16	REVISION
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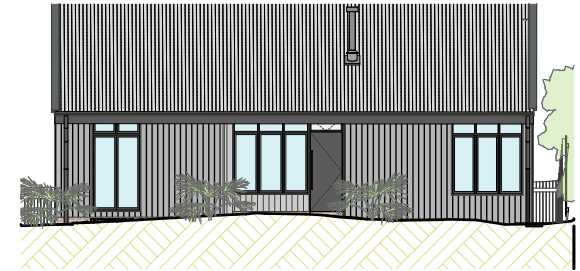
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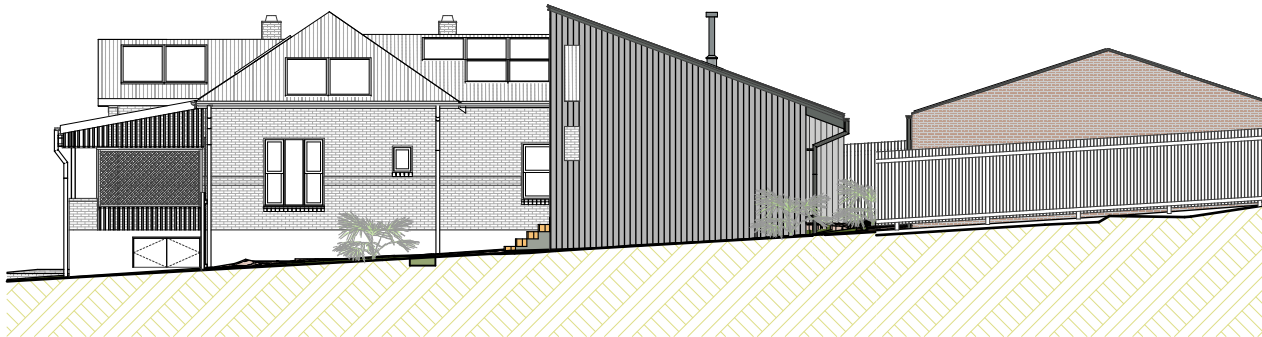
1 NORTH ELEVATION
1:200



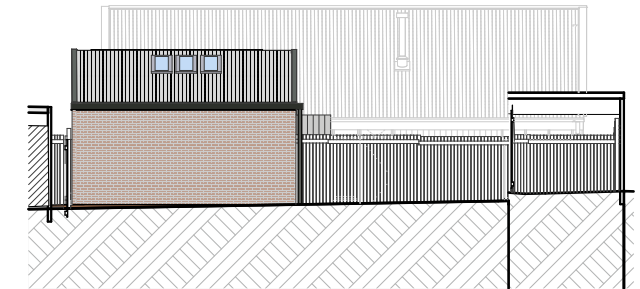
2 NORTH ELEVATION (shed)
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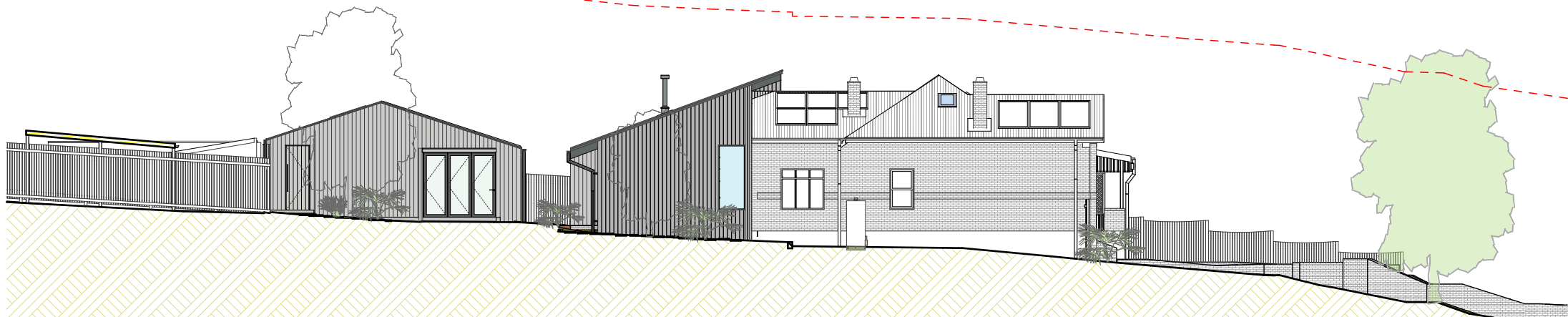
3 SOUTH ELEVATION house
1:200



4 WEST ELEVATION
1:200



5 SOUTH ELEVATION shed
1:200



6 EAST ELEVATION
1:200