



ARTIST IMPRESSION WITH VEGETATION SHOWN 'GOASTED'

ISSUE FOR DEVELOPMENT APPLICATION

COMPLIANCE TABLE

ADG	OBJECTIVE	COMPLIES?
3E-1(1)	DEEP SOIL	YES
3F-1(1)	BUILDING SEPARATION	YES
4A-1(1)	2 HOUR SOLAR ACCESS	YES
4A-1(3)	NO SUN	YES
4B-2(1)	CROSS VENTILATION	YES
4C-1(1)	CEILING HEIGHTS	YES
4D-1(1)	APARTMENT AREAS	YES
4D-3(1-4)	ROOM SIZES	YES
4E-1(1)	POS SIZES	YES
4G-1(1)	STORAGE	YES
LEP	CLAUSE	COMPLIES?
4.3	HEIGHT OF BUILDINGS	NO
5.3	DEVELOPMENT NEAR ZONE BOUNDARIES	YES
6.1	ACID SULFATE SOILS	YES
6.2	EARTHWORKS	YES
6.3	FLOOD PLANNING	YES
6.4	DEVELOPMENT ON SLOPING LAND	YES
DCP	CLAUSE	COMPLIES?
B2	NUMBER OF STORIES	YES
B5	SIDE BOUNDARY SETBACKS - SOUTH BASEMENT	YES
B5	SIDE BOUNDARY SETBACKS - SOUTH BUILDING	YES
B5	SIDE BOUNDARY SETBACKS - WEST BASEMENT	YES
B5	SIDE BOUNDARY SETBACKS - WEST BUILDING	YES
B7	FRONT BOUNDARY SETBACKS - RICHMOND RD	YES
B7	SECONDARY FRONT BOUNDARY - AVON RD	YES
D1	LANDSCAPED OPEN SPACE	NO

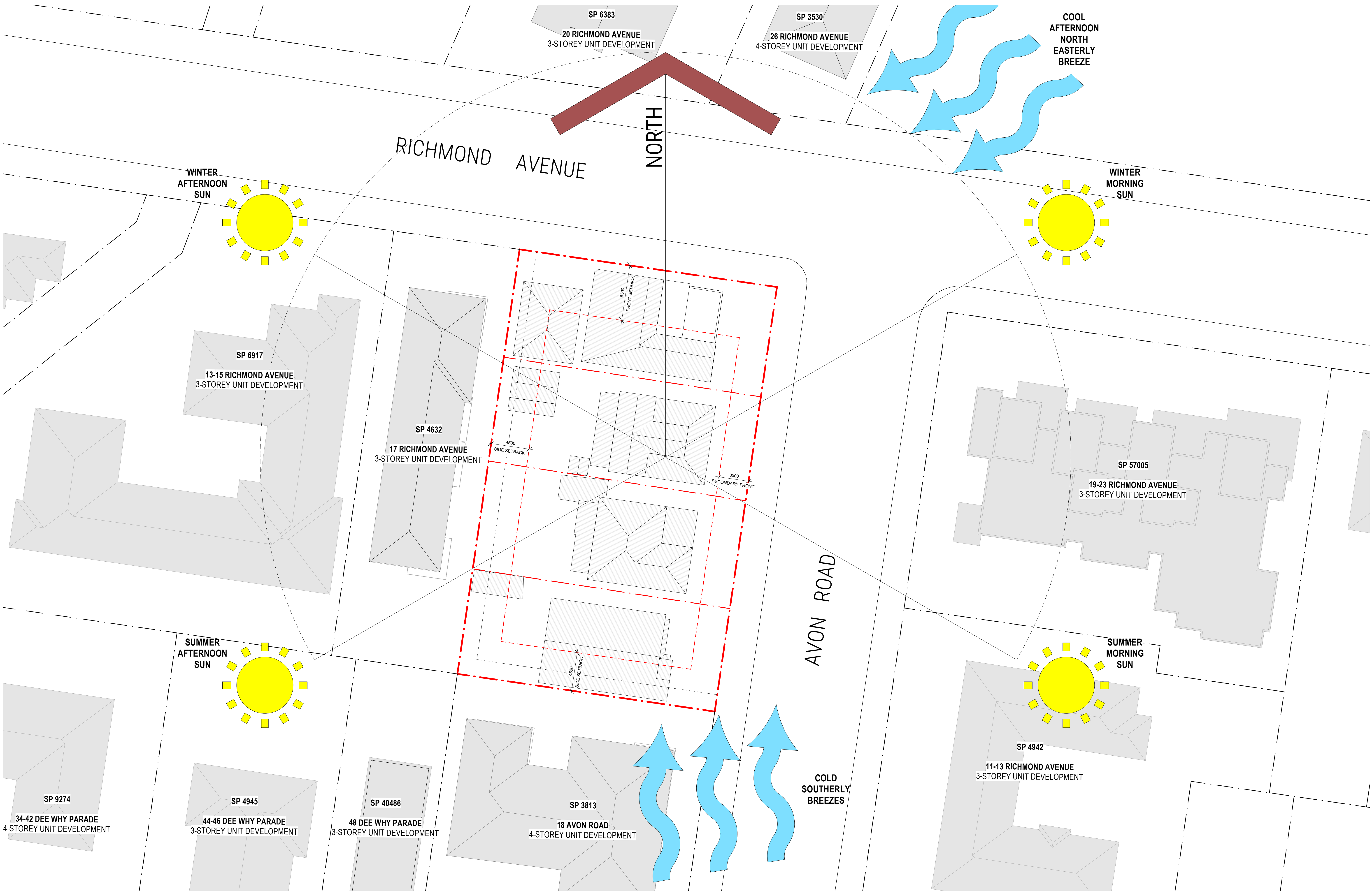
DRAWING SHEETS		
SHEET NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	D
DA010	SITE ANALYSIS	A
DA015	HEIGHT MAP	A
DA016	CONTEXT ANALYSIS	A
DA020	DEMOLITION PLAN	A
DA090	PROPOSED SITE PLAN	B
DA100	BASEMENT PLAN	D
DA101	GROUND FLOOR PLAN	E
DA102	LEVEL 1 PLAN	D
DA103	LEVEL 2 PLAN	D
DA104	ATTIC PLAN	C
DA105	ROOF PLAN	D
DA201	SECTIONS	E
DA202	SECTIONS	E
DA203	SECTIONS	C
DA300	ELEVATIONS	E
DA301	ELEVATIONS	D
DA401	AREA CALCULATIONS - LANDSCAPE	D
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	C
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	C
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	C
DA550	VIEWS FROM SUN - JUNE 21ST	C
DA551	VIEWS FROM SUN - JUNE 21ST	C
DA552	VIEWS FROM SUN - JUNE 21ST	C
DA555	OVERSHADOWING - 17 RICHMOND AVE	A
DA901	ADG COMPLIANCE	C
DA910	EXTERNAL FINISHES	C

20-26 AVON ROAD, DEE WHY

APARTMENT BUILDING - 23 APARTMENTS

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Project: 20-26 AVON ROAD, DEE WHY
APARTMENT BUILDING - 23 APARTMENTS

Client: ACN 647 465 236 PTY LTD

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Scale
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1 : 400 @ A3

Sheet Name
SITE ANALYSIS

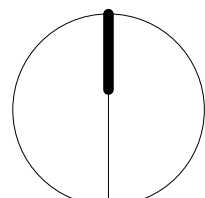
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Number
DA010

No. A
Description
ISSUE FOR DEVELOPMENT APPLICATION

Date
21.06.21

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A





- 1 STOREY
- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 5+ STOREYS
- SUBJECT SITE

3-STOREY BUILDINGS		4-STOREY BUILDINGS	
6 RICHMOND AVE	33 DEE WHY PARADE	3 RICHMOND AVE	44 HOWARD AVE
8 RICHMOND AVE	39 DEE WHY PARADE	5 RICHMOND AVE	48 HOWARD AVE
9 RICHMOND AVE	44-46 DEE WHY PARADE	7 RICHMOND AVE	50 HOWARD AVE
11 RICHMOND AVE	48 DEE WHY PARADE	10 RICHMOND AVE	68 HOWARD AVE
12 RICHMOND AVE	54-58 DEE WHY PARADE	26 RICHMOND AVE	
13-15 RICHMOND AVE	60 DEE WHY PARADE	5 CLARENCE AVE	
14 RICHMOND AVE	64 DEE WHY PARADE	16 AVON ROAD	
16 RICHMOND AVE	64 DEE WHY PARADE	18 AVON ROAD	
17 RICHMOND AVE	64 HOWARD AVE	27 DEE WHY PARADE	
20 RICHMOND AVE	66 HOWARD AVE	28 DEE WHY PARADE	
19-23 RICHMOND AVE		35 DEE WHY PARADE	
29 RICHMOND AVE		37 DEE WHY PARADE	
49 AVON ROAD		41 DEE WHY PARADE	
11-13 AVON ROAD		34-42 DEE WHY PARADE	
20 DEE WHY PARADE		45 DEE WHY PARADE	
26 DEE WHY PARADE		47 DEE WHY PARADE	
30 DEE WHY PARADE		51-53 DEE WHY PARADE	
TOTAL = 27 x 3-STOREY SITES 51.9% OF CONTEXT ANALYSED		TOTAL = 21 x 4-STOREY SITES 40.4% OF CONTEXT ANALYSED	

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1 : 2000 @ A3

Sheet Name

HEIGHT MAP

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Number

DA015

No.
A

Description

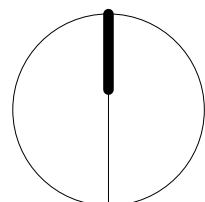
ISSUE FOR DEVELOPMENT APPLICATION

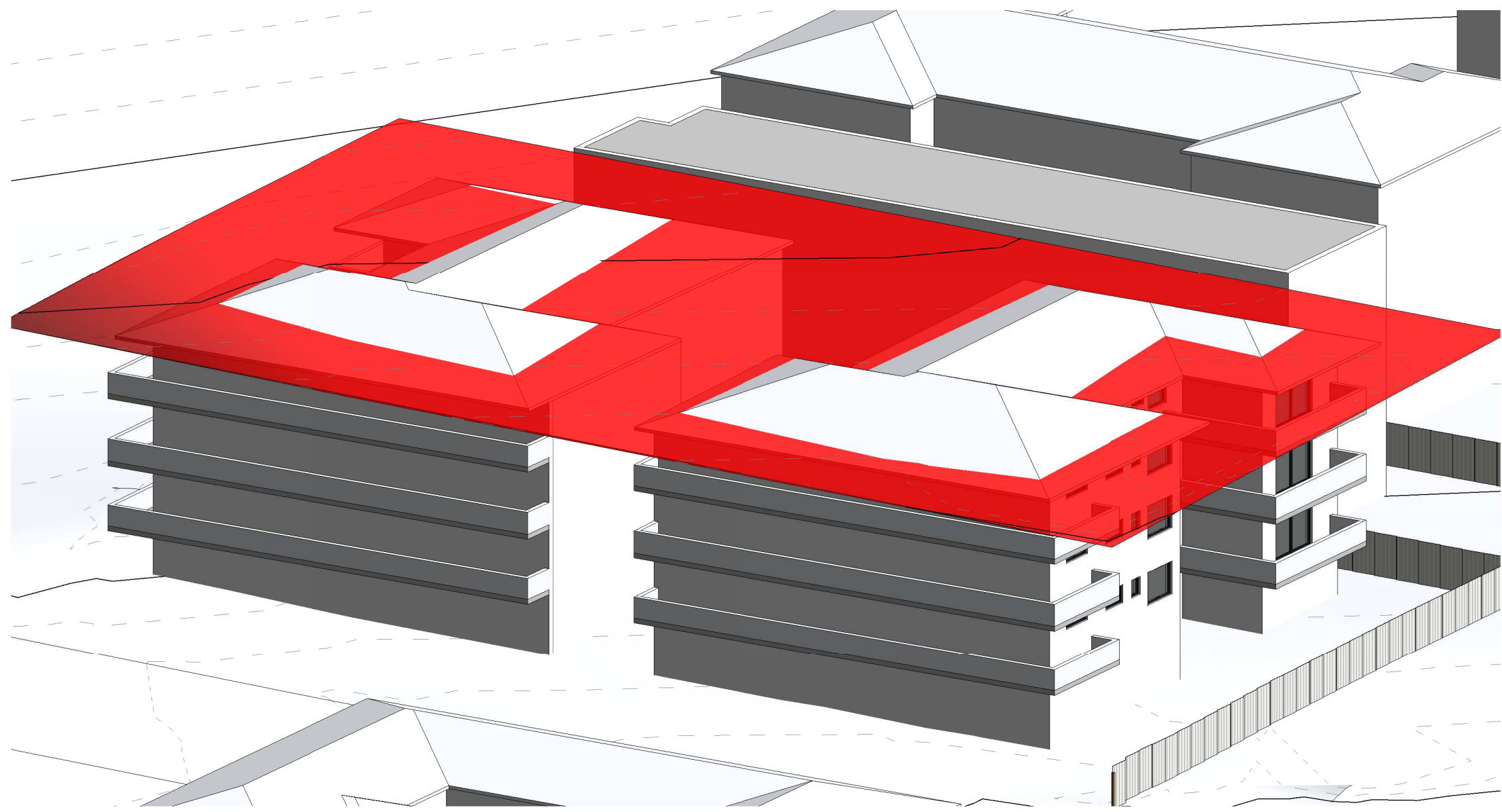
Date

21.06.21

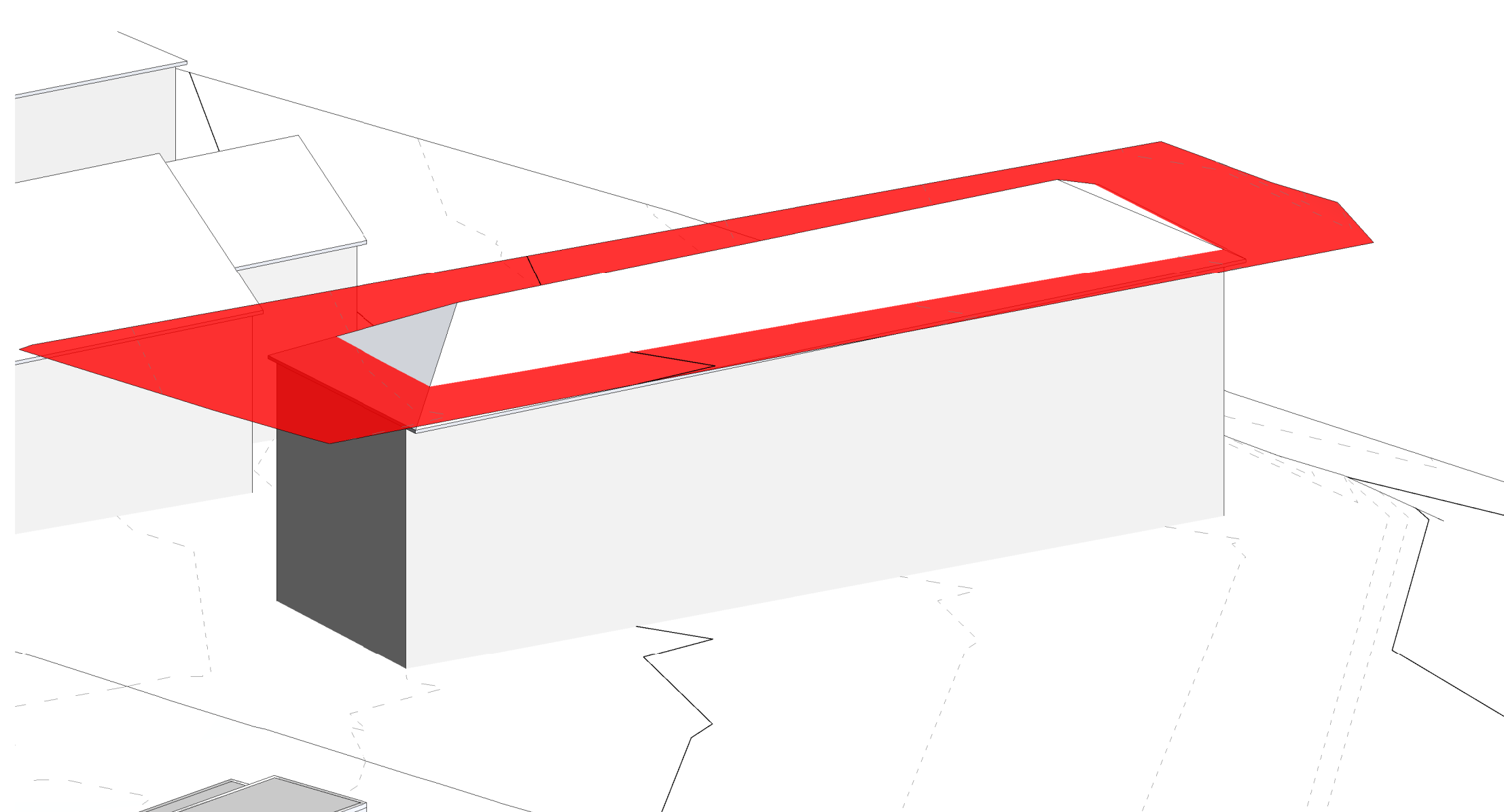
Rev.

A

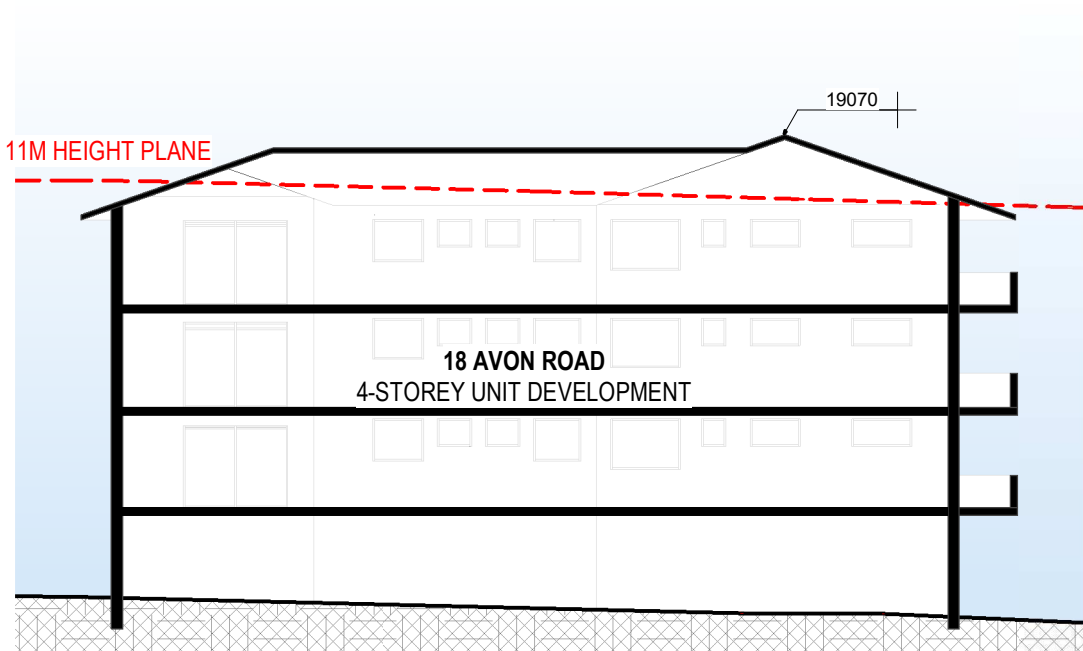




1 11m HEIGHT - 18 AVON RD
DA016/ @ A1



2 11m HEIGHT - 26 RICHMOND AVE
DA016/ @ A1



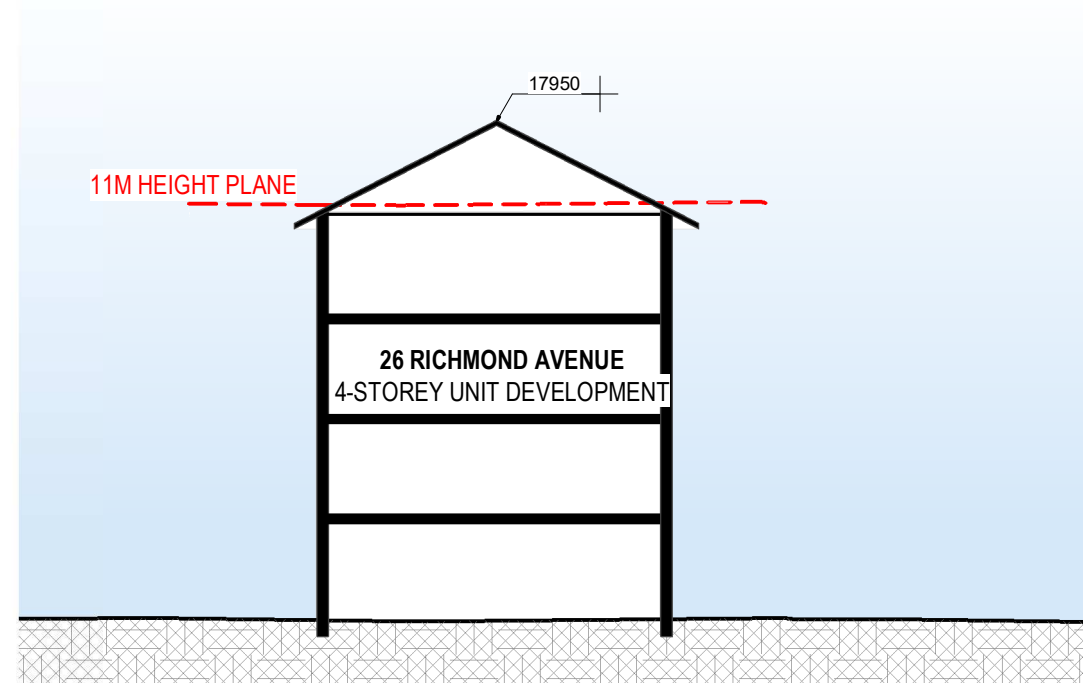
A SECTION A
DA016/ 1: 200 @ A1



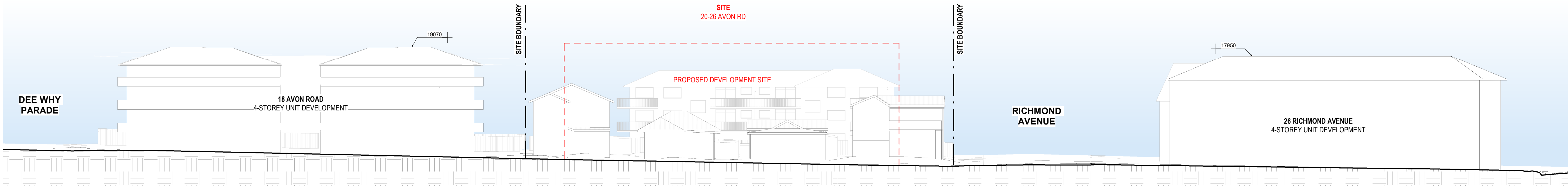
PHOTO OF 18 AVON RD



PHOTO OF 26 RICHMOND AVE



B SECTION B
DA016/ 1: 200 @ A1



3 AVON ROAD ELEVATION
DA016/ 1: 250 @ A1

Project: 20-26 AVON ROAD, DEE WHY
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Scale
As indicated @ A1
As indicated @ A3

Sheet Name
CONTEXT ANALYSIS

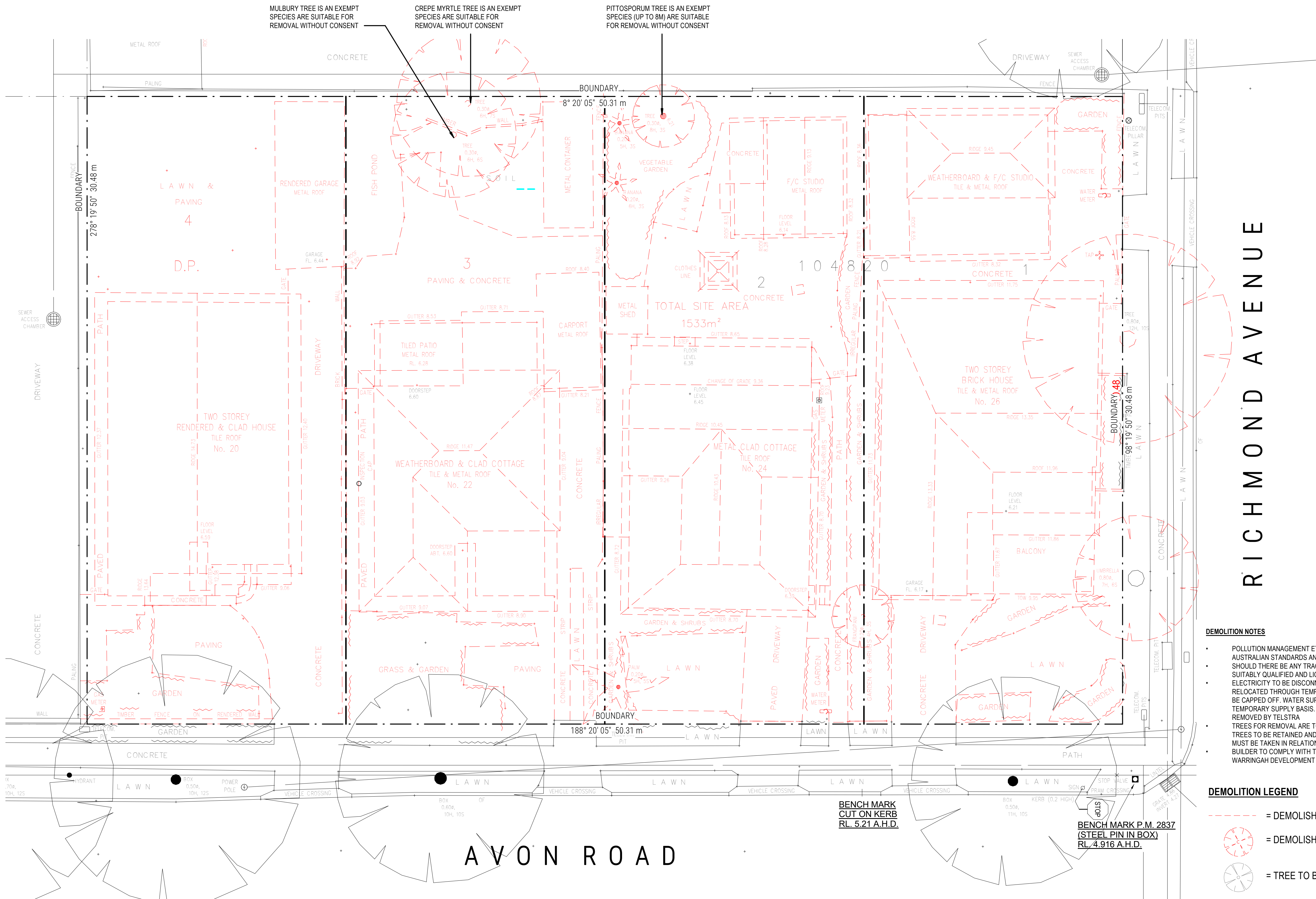
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DA016

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ISSUE FOR DEVELOPMENT APPLICATION

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Sheet Name
DEMOLITION PLAN

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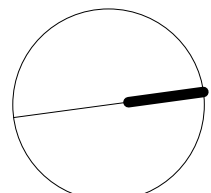
Number
DA020

No.
A

Description
ISSUE FOR DEVELOPMENT APPLICATION

Date
21.06.21

Rev.
A





SEPP65 PARKING RATES			
UNIT TYPE	NUMBER OF UNITS	GUIDE TO TRAFFIC GEN PARKING RATE	VISTOR PARKING RATE

1 BED	3	1.8	0.6
2 BED	9	8.1	1.8
3 BED	10	14	2
STUDIO	1	0.6	0.2
	23	24.5	4.6

TOTAL PROVIDED - 26 RESIDENTIAL & 5 VISITOR PARKING SPACES

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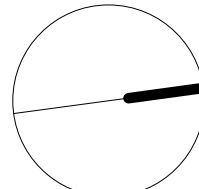
Sheet Name
BASEMENT PLAN

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Number
DA100

No.	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	21.06.21
B	PLANS WITHOUT PREJUDICE	02.12.21
C	PLANS WITHOUT PREJUDICE	10.12.21
D	PLANS FOR LEC	27.01.22

Rev.
D







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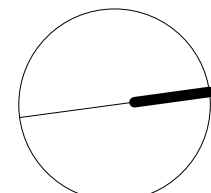
Sheet Name
LEVEL 1 PLAN

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DA102

No.	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	21.06.21
B	PLANS WITHOUT PREJUDICE	19.11.21
C	PLANS WITHOUT PREJUDICE	10.12.21
D	PLANS FOR LEC	27.01.22

Rev.
D







Project: 20-26 AVON ROAD, DEE WHY
APARTMENT BUILDING - 23 APARTMENTS
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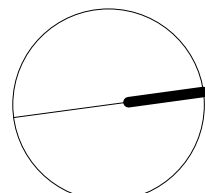
Sheet Name
ATTIC PLAN

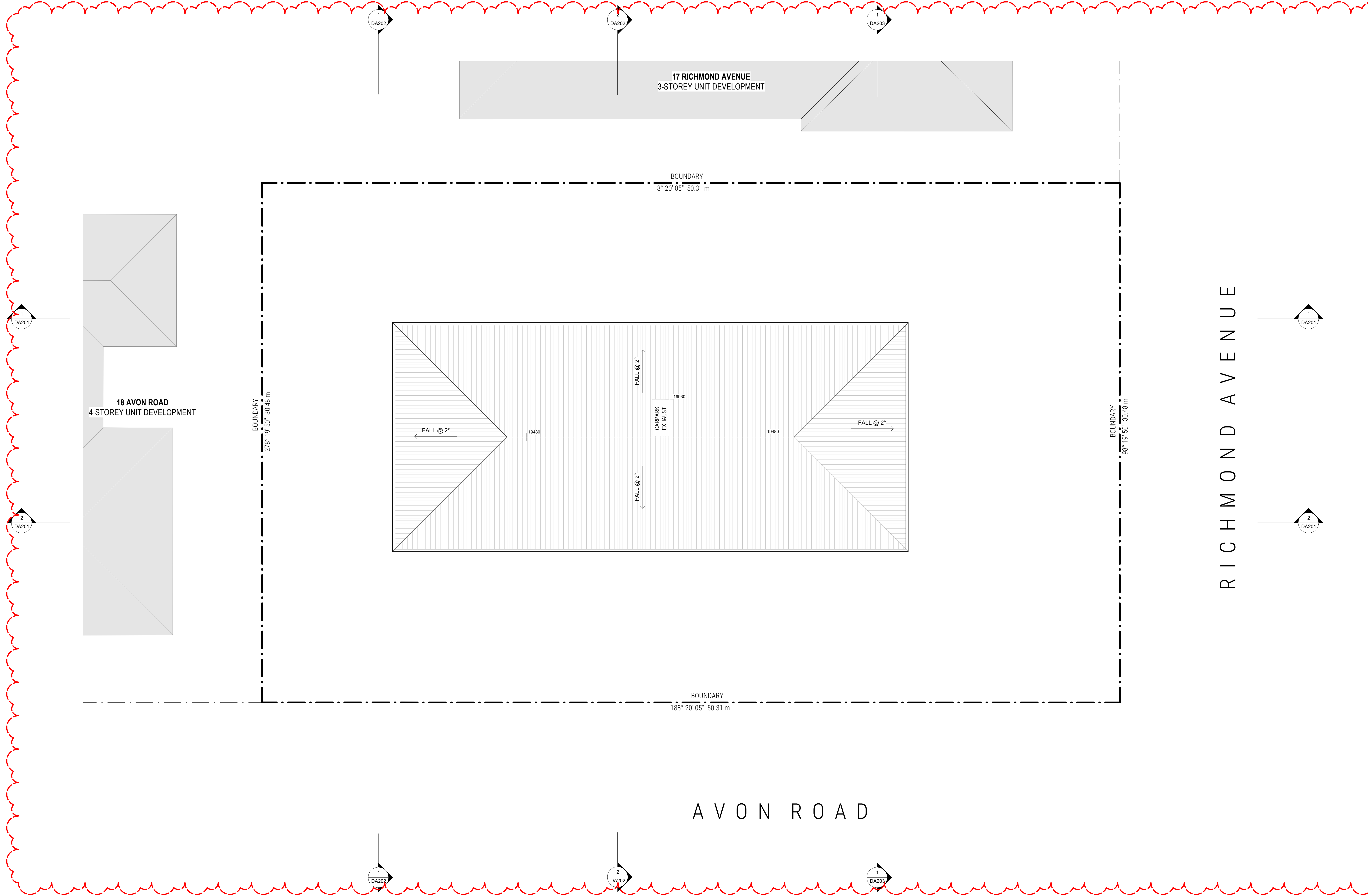
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DA104

No.	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	21.06.21
B	PLANS WITHOUT PREJUDICE	10.12.21
C	PLANS FOR LEC	27.01.22

Rev.
C





Project: **20-26 AVON ROAD, DEE WHY**
APARTMENT BUILDING - 23 APARTMENTS

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ROOF PLAN

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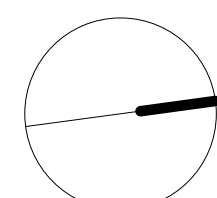
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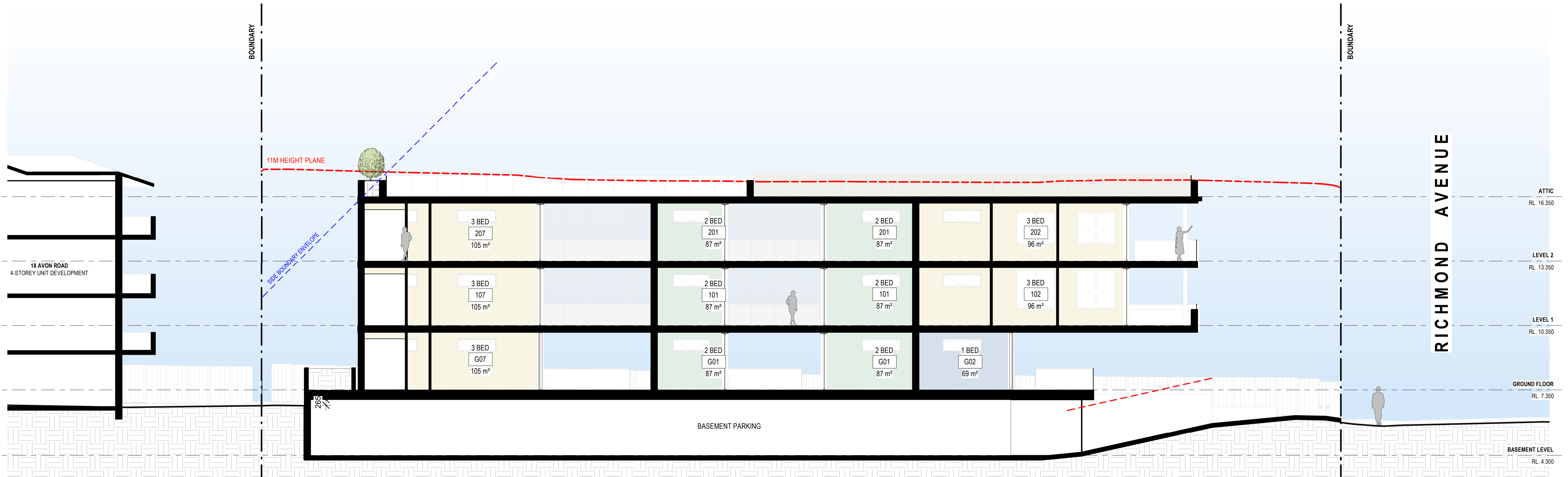
DA105

No.	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	21.06.21
B	PLANS WITHOUT PREJUDICE	19.11.21
C	PLANS WITHOUT PREJUDICE	10.12.21
D	PLANS FOR LEC	27.01.22

Rev.

D





Project: 20-26 AVON ROAD, DEE WHY
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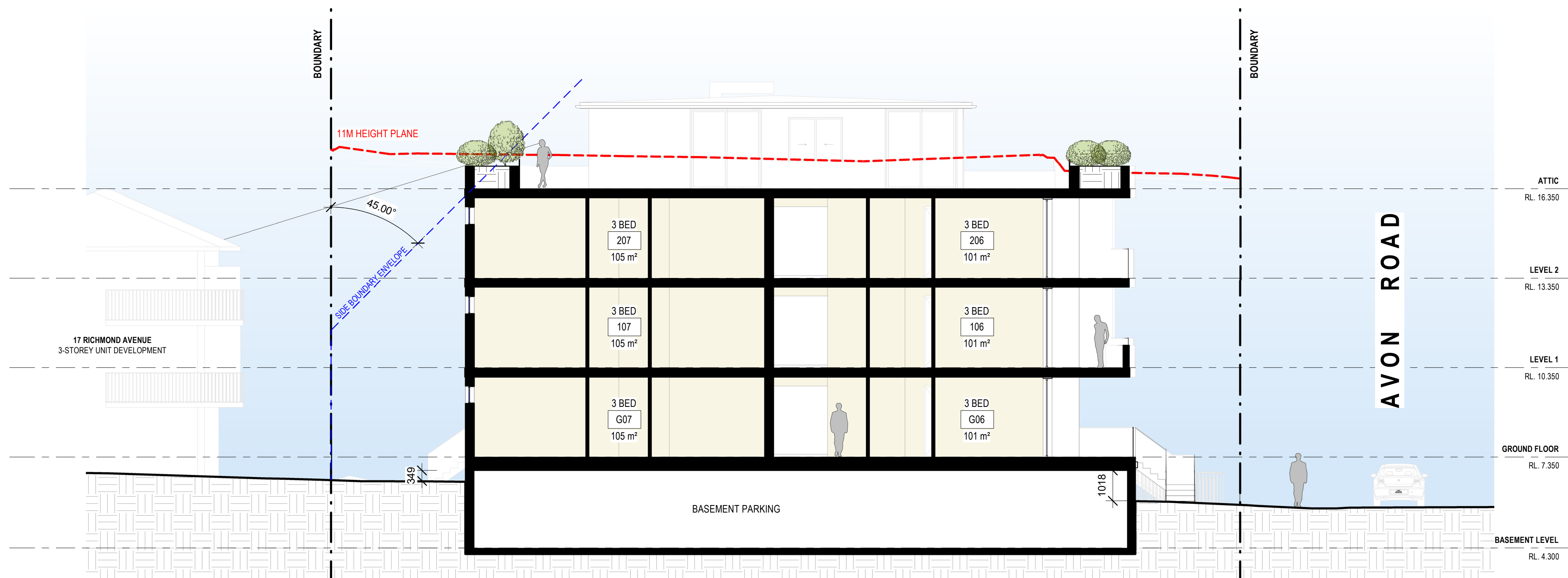
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Sheet Name
SECTIONS

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Number
DA201

No.	Description	Date	Rev.
B	PLANS WITHOUT PREJUDICE	19.11.21	
C	PLANS WITHOUT PREJUDICE	02.12.21	
D	PLANS WITHOUT PREJUDICE	10.12.21	
E	PLANS FOR LEC	27.01.22	E



1 CROSS SECTION 1
DA202/ 1: 100 @ A1



2 CROSS SECTION 2
DA202/ 1: 100 @ A1

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Sheet Name
SECTIONS

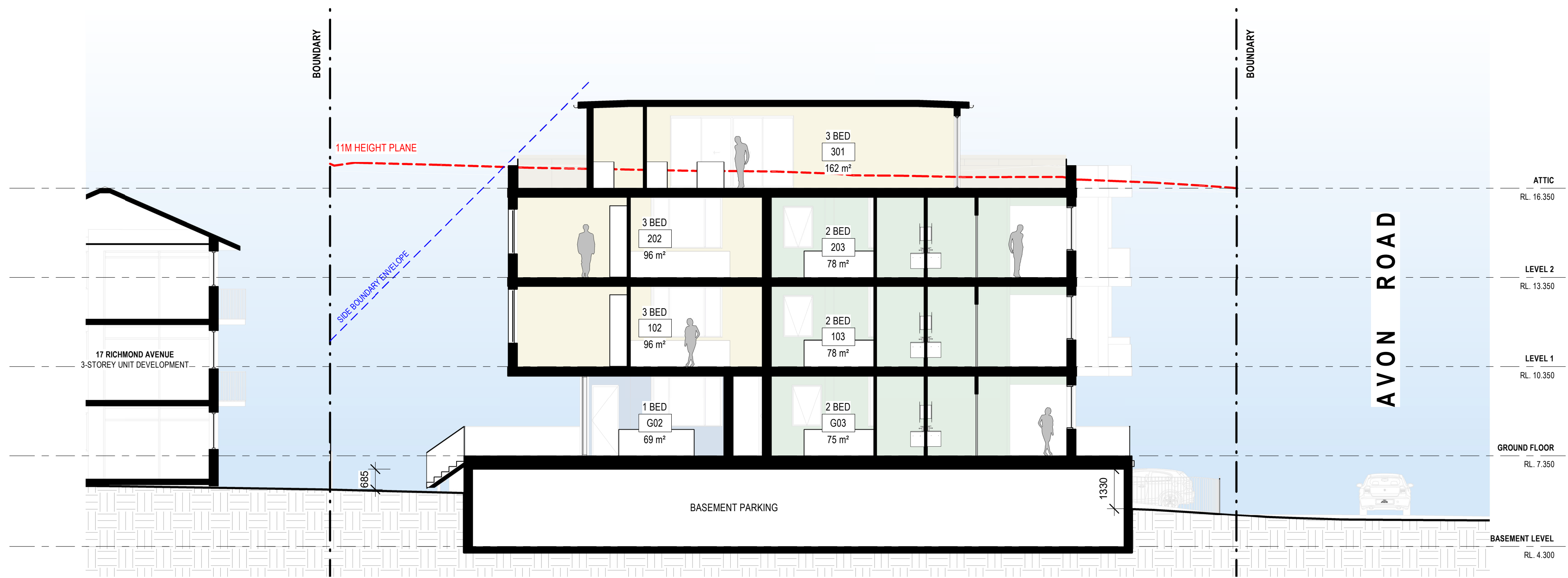
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Number
DA202

No.	Description
B	PLANS WITHOUT PREJUDICE
C	PLANS WITHOUT PREJUDICE
D	PLANS WITHOUT PREJUDICE
E	PLANS FOR LEC

Date
19.11.21
02.12.21
10.12.21
27.01.22

Rev.
E



1 CROSS SECTION 3
DA203 1:100 @ A1

Project: 20-26 AVON ROAD, DEE WHY
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SECTIONS

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Number
DA203

No.	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	21.06.21
B	PLANS WITHOUT PREJUDICE	10.12.21
C	PLANS FOR LEC	27.01.22

Rev.
C



1 EASTERN ELEVATION - AVON ROAD
DA300 1:100 @ A1



2 NORTHERN ELEVATION - RICHMOND AVENUE
DA300 1:100 @ A1

Project: 20-26 AVON ROAD, DEE WHY
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ELEVATIONS
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Number
DA300

No.	Description	Date
B	PLANS WITHOUT PREJUDICE	19.11.21
C	PLANS WITHOUT PREJUDICE	02.12.21
D	PLANS WITHOUT PREJUDICE	10.12.21
E	PLANS FOR LEC	27.01.22

Rev.
E



1 WESTERN ELEVATION
DA301/ 1:100 @ A1



2 SOUTHERN ELEVATION
DA301/ 1:100 @ A1

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ELEVATIONS

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DA301

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A	ISSUE FOR DEVELOPMENT APPLICATION	21.06.21
B	PLANS WITHOUT PREJUDICE	19.11.21
C	PLANS WITHOUT PREJUDICE	10.12.21
D	PLANS FOR LEC	27.01.22

Rev.
D



LANDSCAPE AREAS		
TYPE	AREA	% OF SITE AREA
LANDSCAPE	4 m²	0.3%
OPEN SPACE	562 m²	36.6%
	566 m²	36.9%

AREA INCLUDES PLANTERS OVER
BASEMENT. PREVIOUS DA ON THIS SITE
(DA 2017/0198) WAS APPROVED ON **38.8%**

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Sheet Name
AREA CALCULATIONS - LANDSCAPE
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DA401

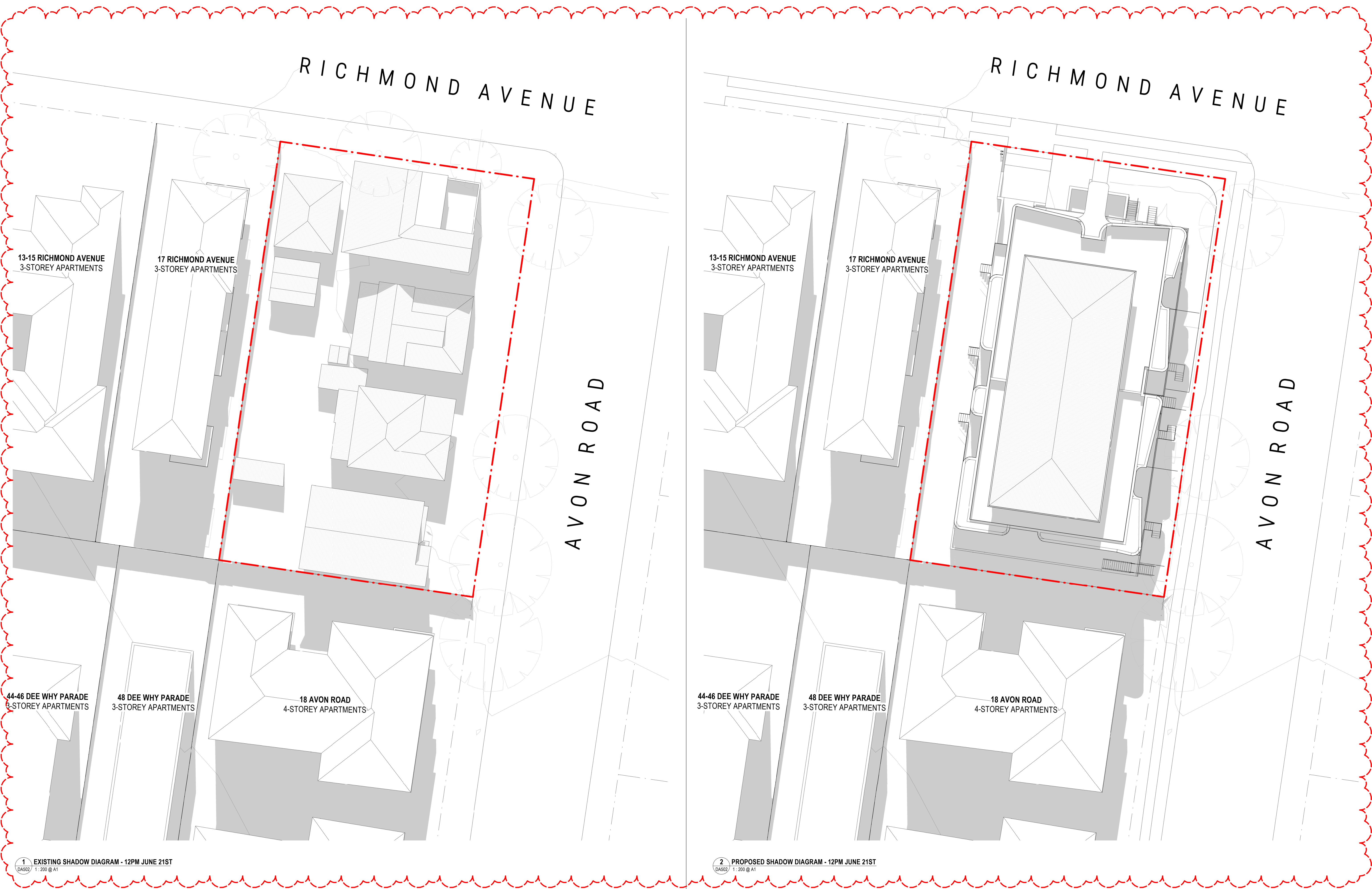
No.	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	21.06.21
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C	PLANS WITHOUT PREJUDICE	10.12.21
D	PLANS FOR LEC	27.01.22

Rev.
D



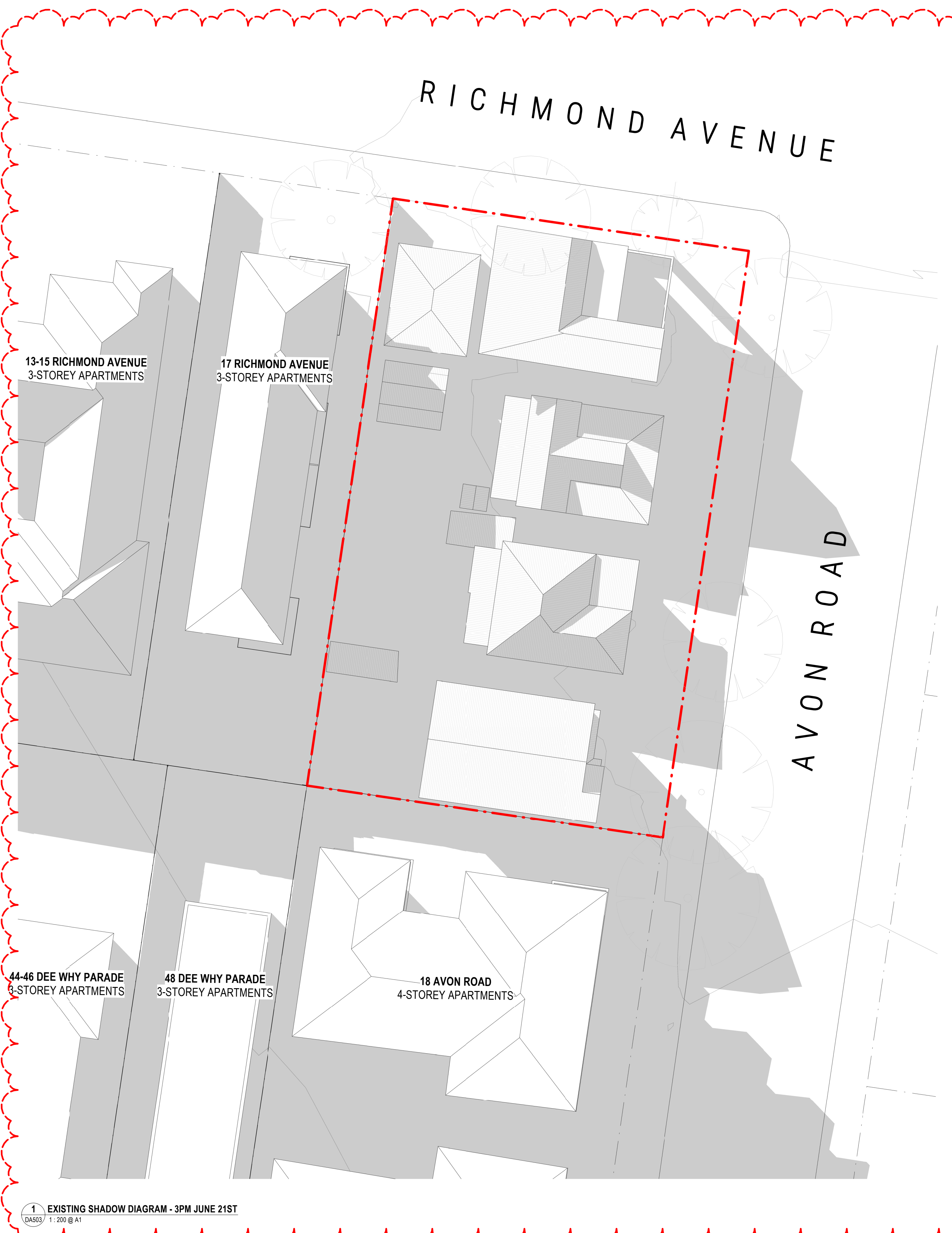
1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DAS00 1:200 @ A1

2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DAS00 1:200 @ A1

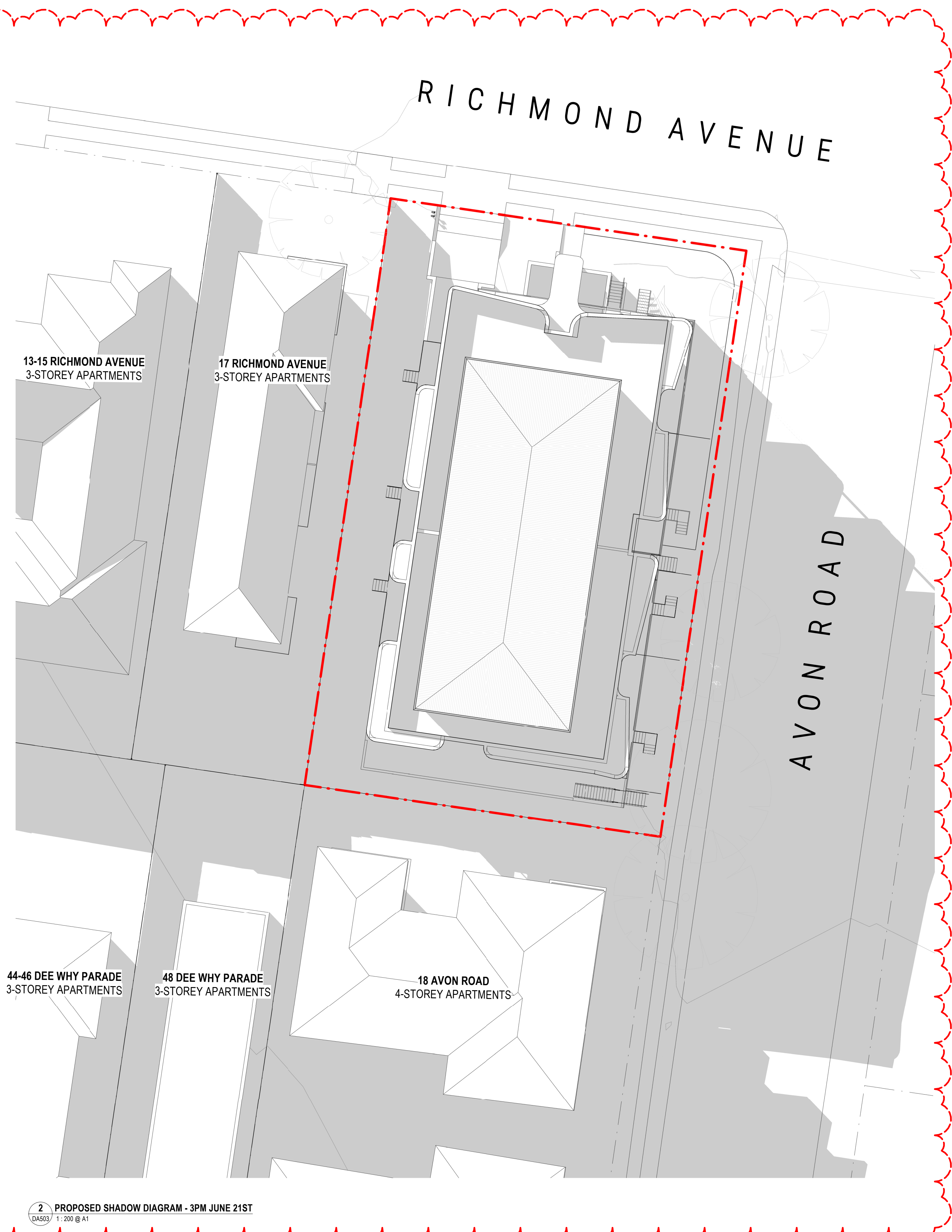


1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DAS02 1:200 @ A1

2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DAS02 1:200 @ A1

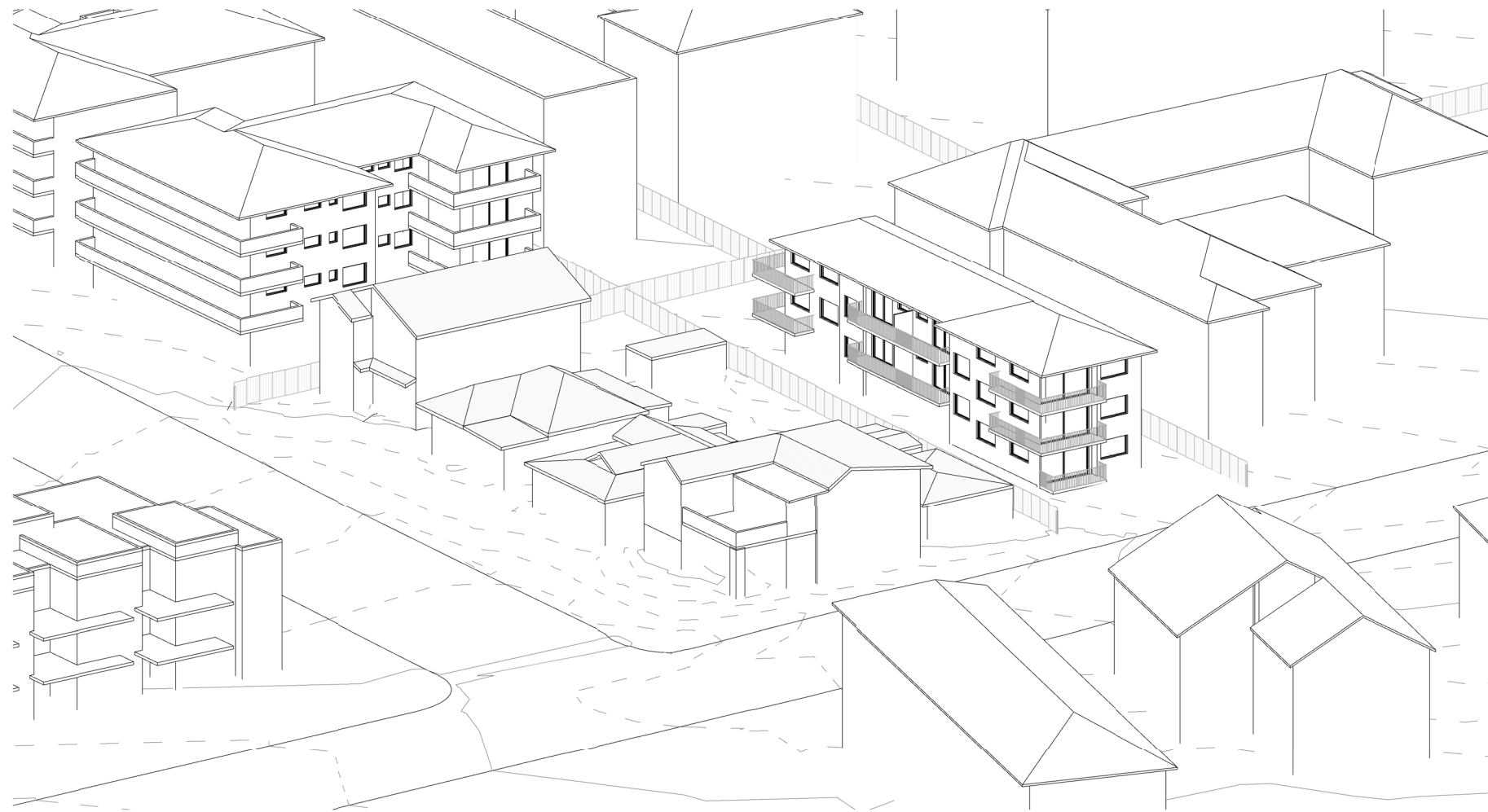


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503 1:200 @ A1

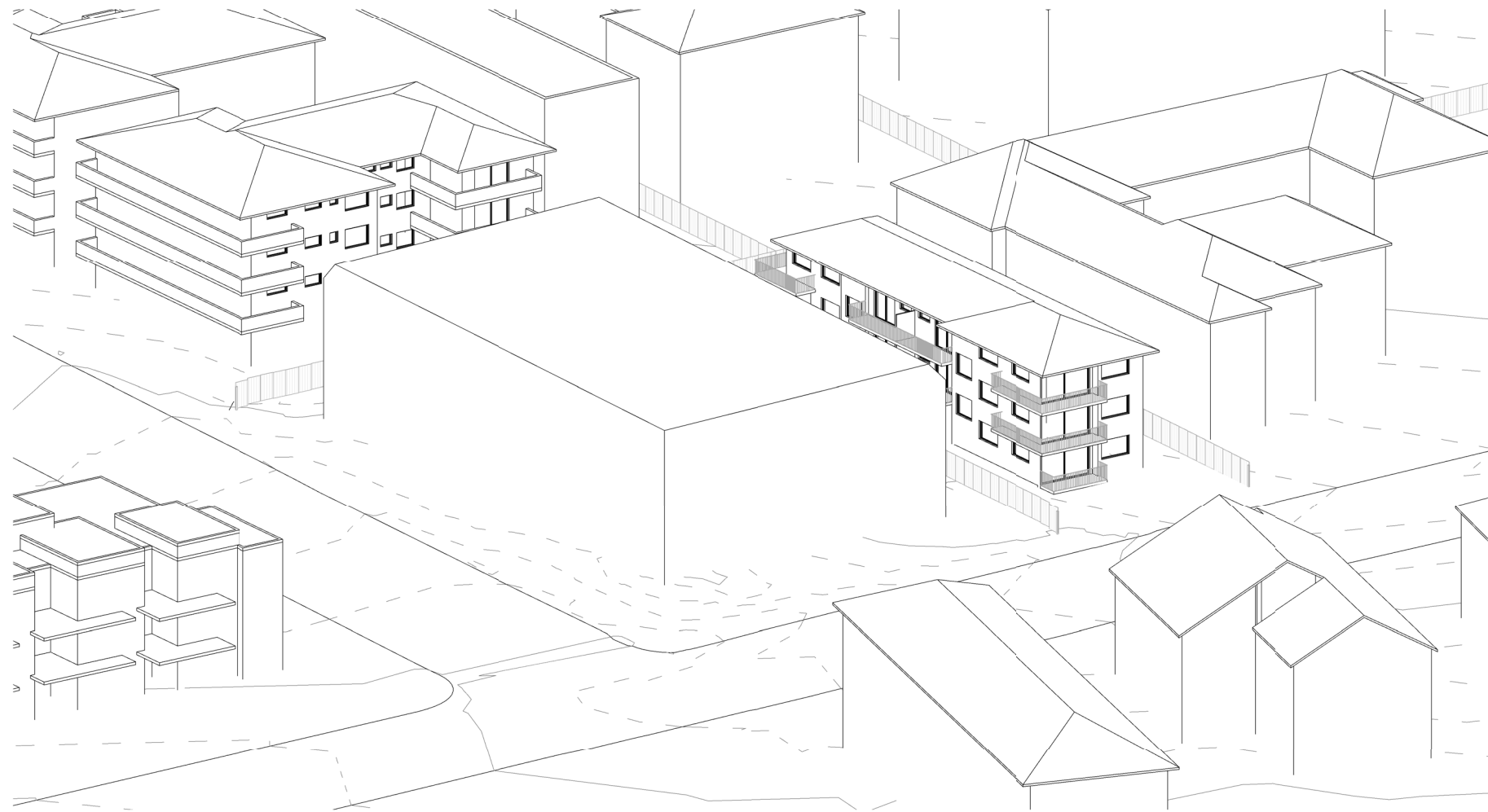


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA503 1:200 @ A1

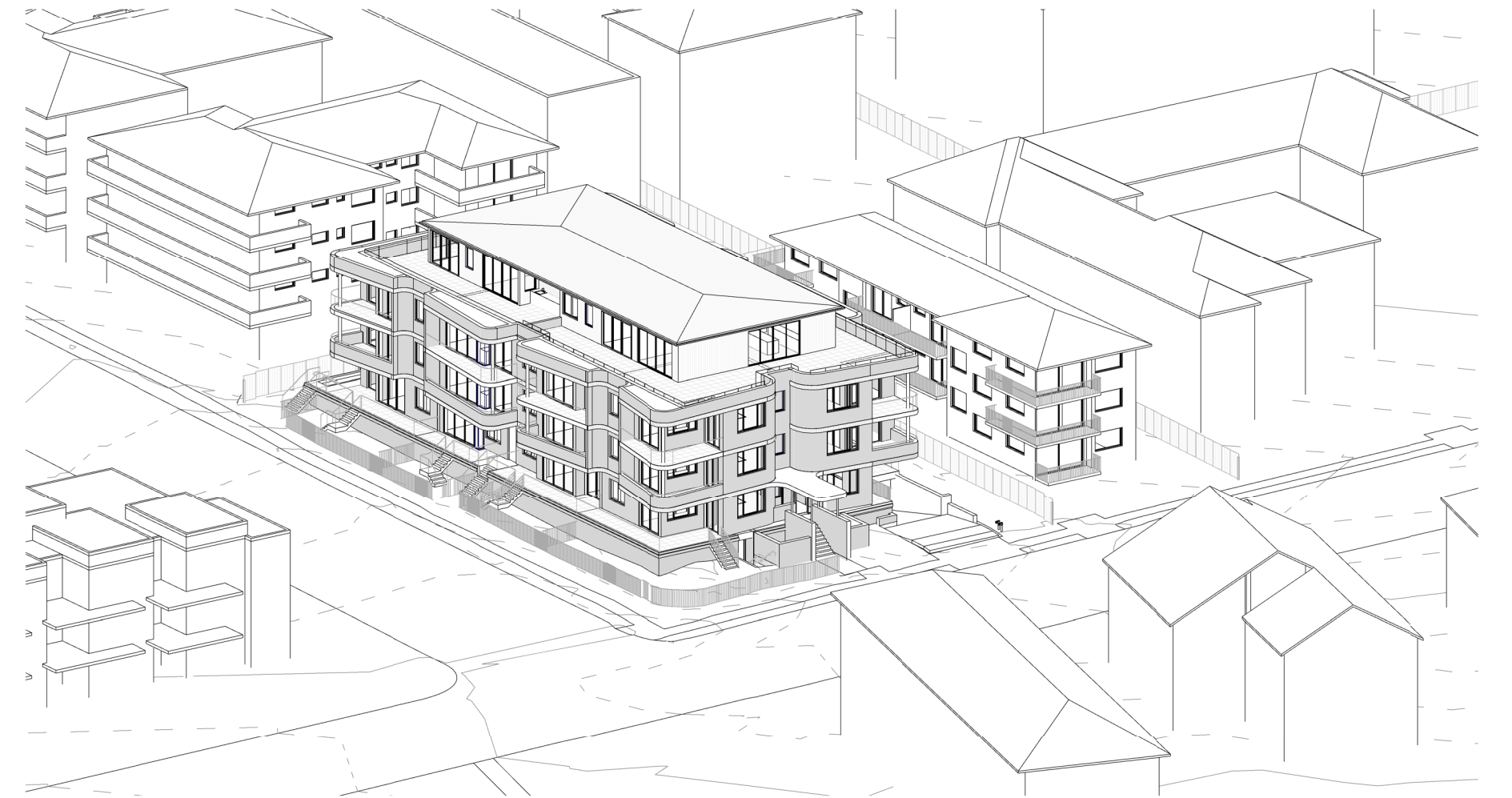
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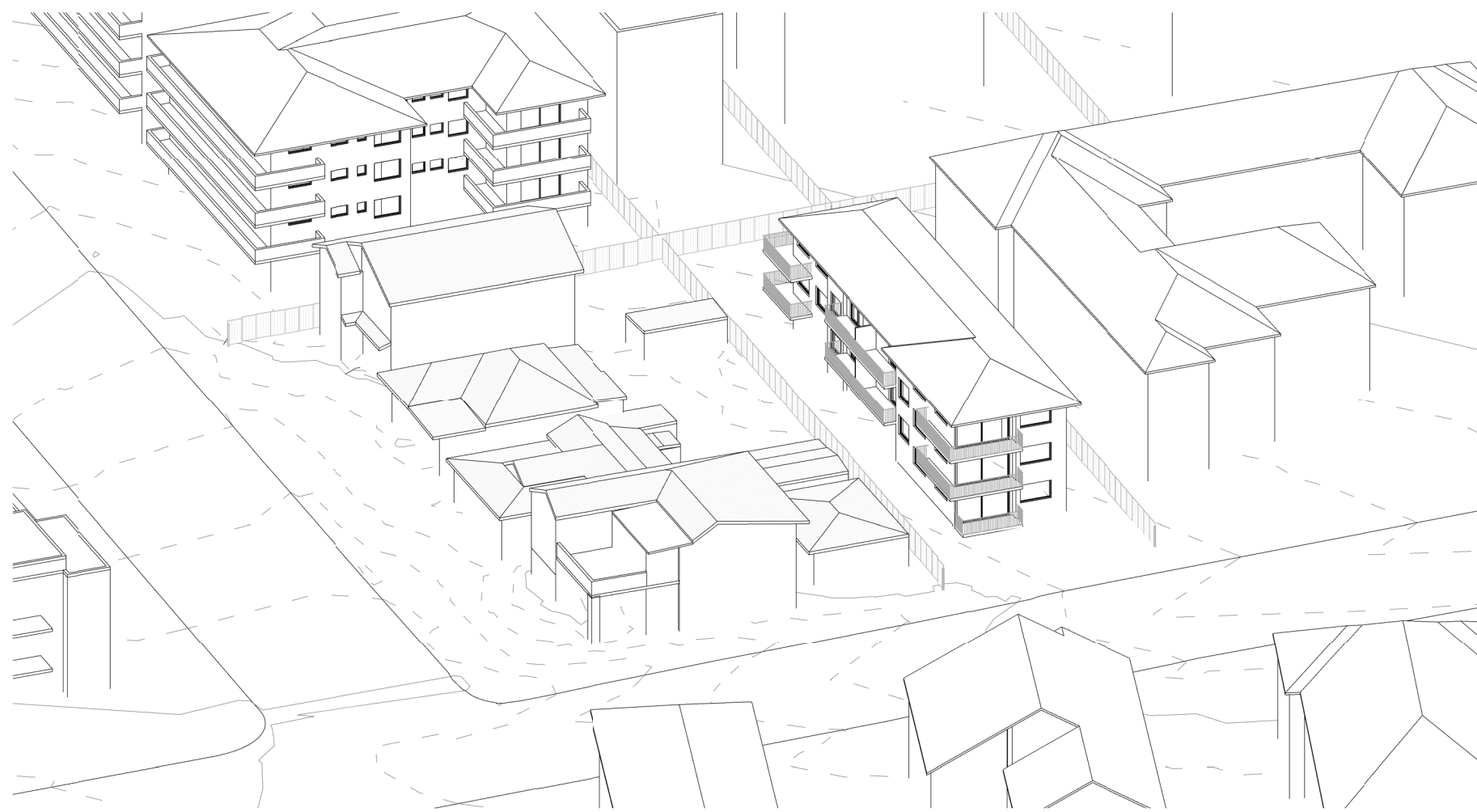
1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING
DA550 / @ A1



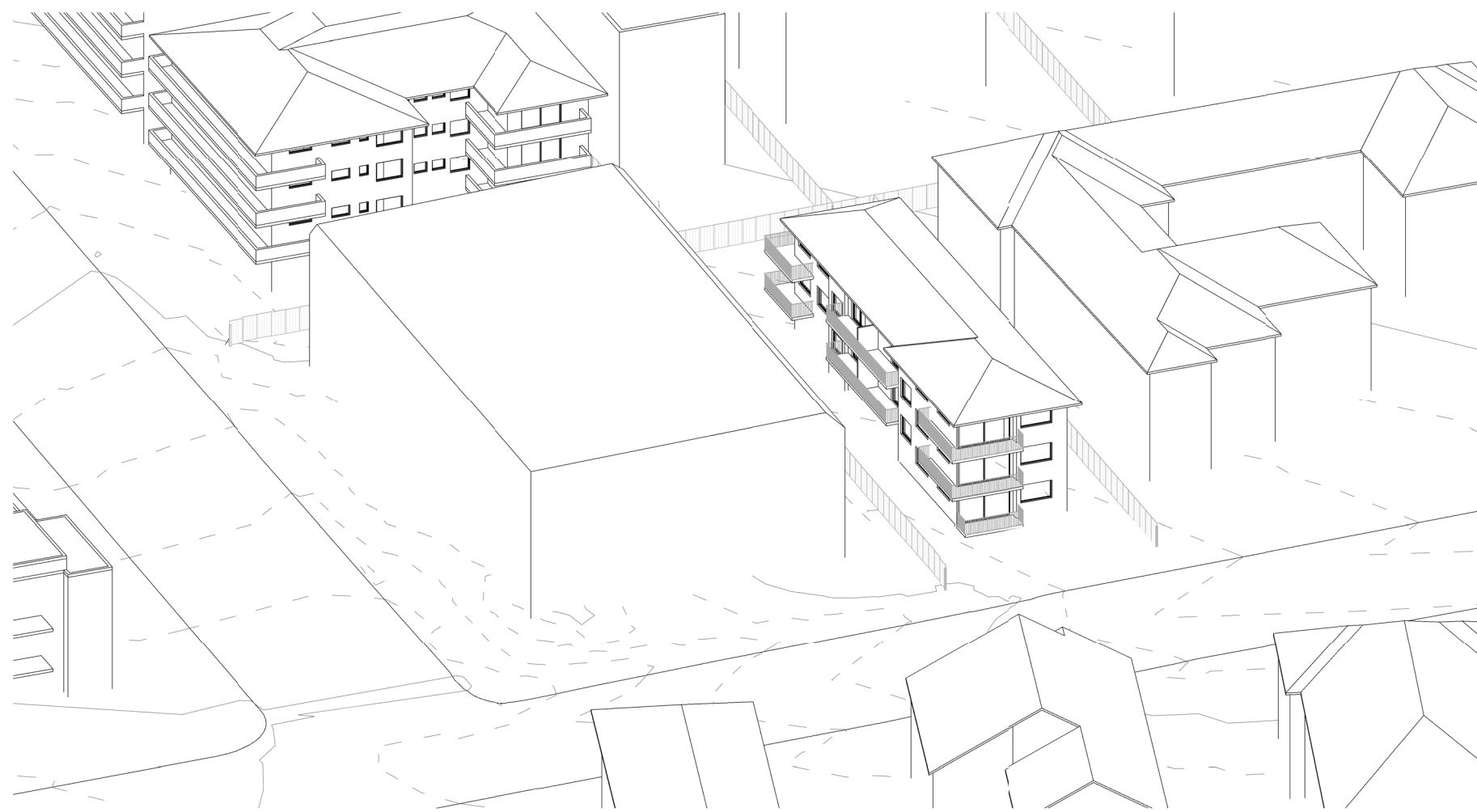
2 VIEW FROM SUN - JUNE 21 - 9AM BUILDING ENVELOPE
DA550 / @ A1



3 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED
DA550 / @ A1



4 VIEW FROM SUN - JUNE 21 - 10AM EXISTING
DA550 / @ A1



5 VIEW FROM SUN - JUNE 21 - 10AM BUILDING ENVELOPE
DA550 / @ A1



6 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
DA550 / @ A1



7 VIEW FROM SUN - JUNE 21 - 11AM EXISTING
DA550 / @ A1



8 VIEW FROM SUN - JUNE 21 - 11AM BUILDING ENVELOPE
DA550 / @ A1



9 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED
DA550 / @ A1

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Scale
@ A1
NTS @ A3

Sheet Name
VIEWS FROM SUN - JUNE 21ST
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Number
DA550

No.	Description
A	ISSUE FOR DEVELOPMENT APPLICATION
B	PLANS WITHOUT PREJUDICE
C	PLANS FOR LEC

Date
21.06.21
10.12.21
27.01.22

Rev.
C



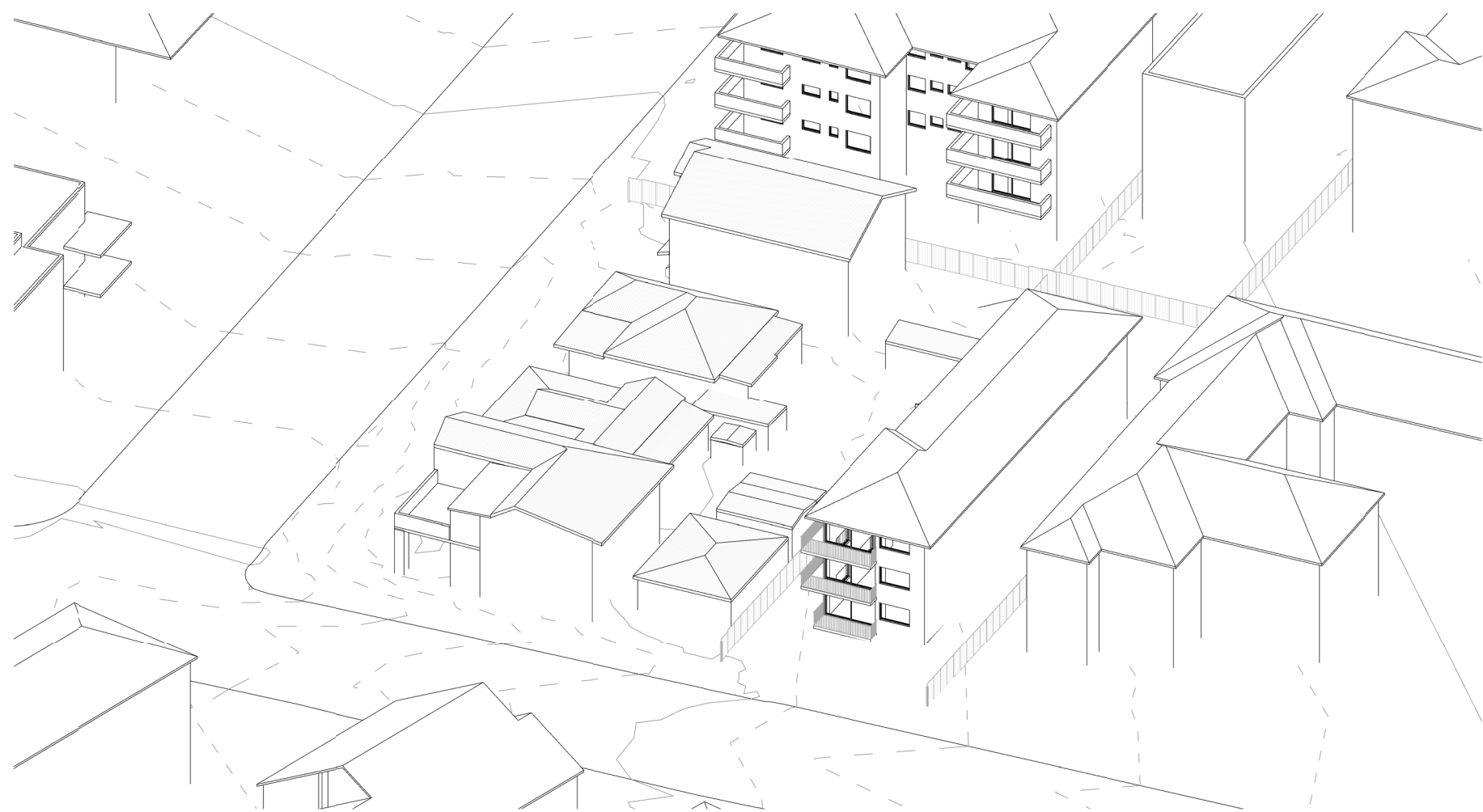
1 VIEW FROM SUN - JUNE 21 - 12PM EXISTING
DA551/ @ A1



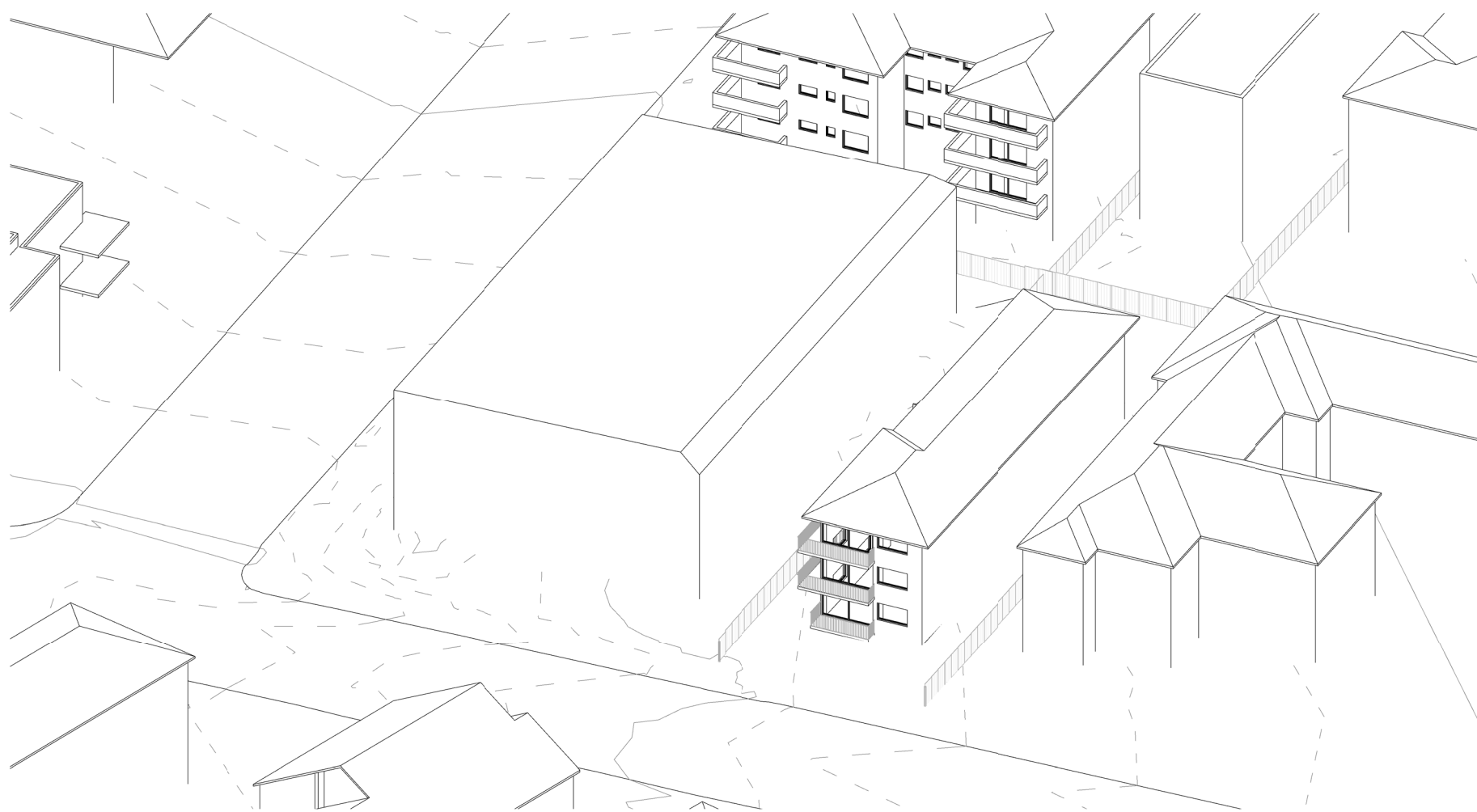
2 VIEW FROM SUN - JUNE 21 - 12PM BUILDING ENVELOPE
DA551/ @ A1



3 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
DA551/ @ A1



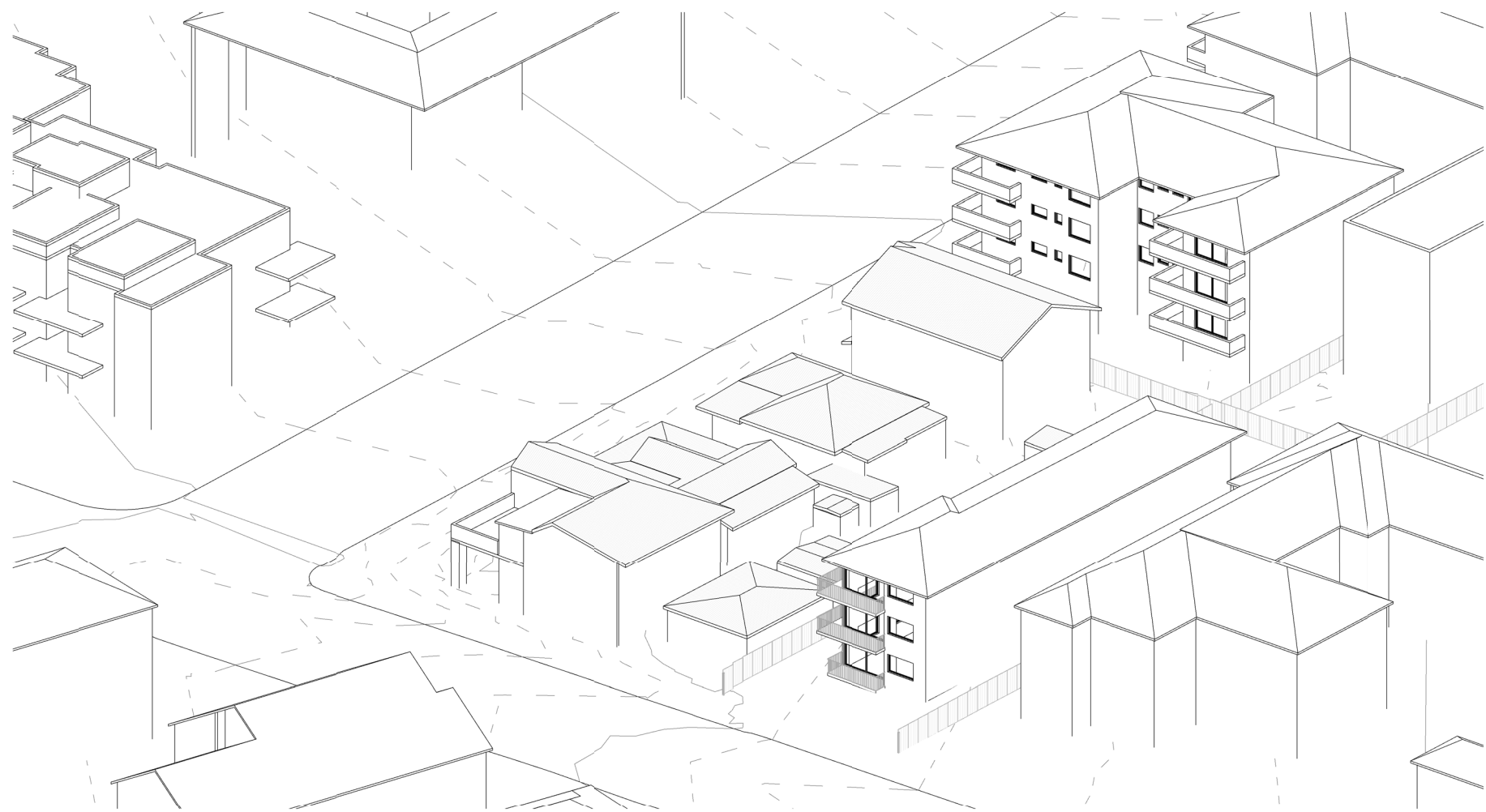
4 VIEW FROM SUN - JUNE 21 - 1PM EXISTING
DA551/ @ A1



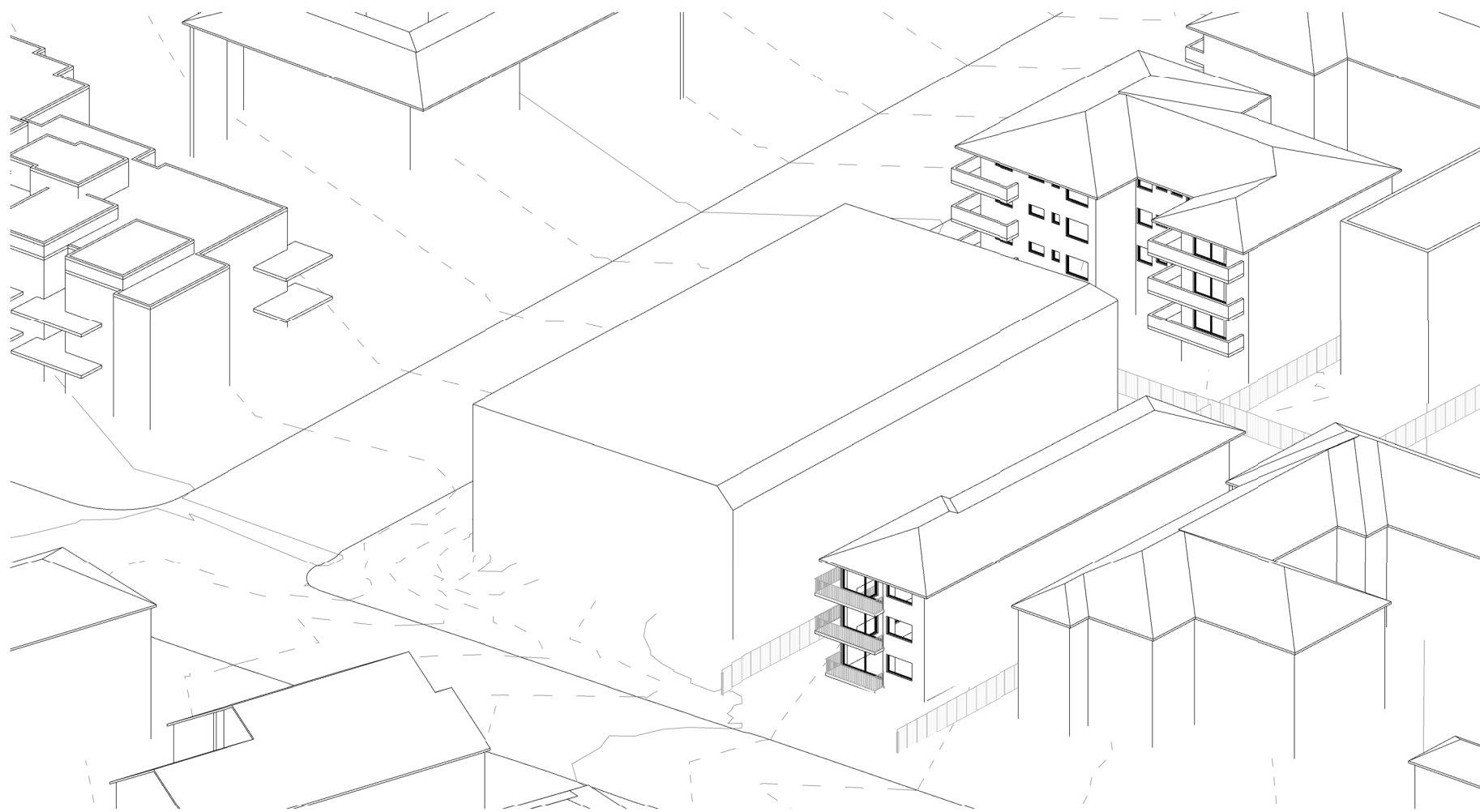
5 VIEW FROM SUN - JUNE 21 - 1PM BUILDING ENVELOPE
DA551/ @ A1



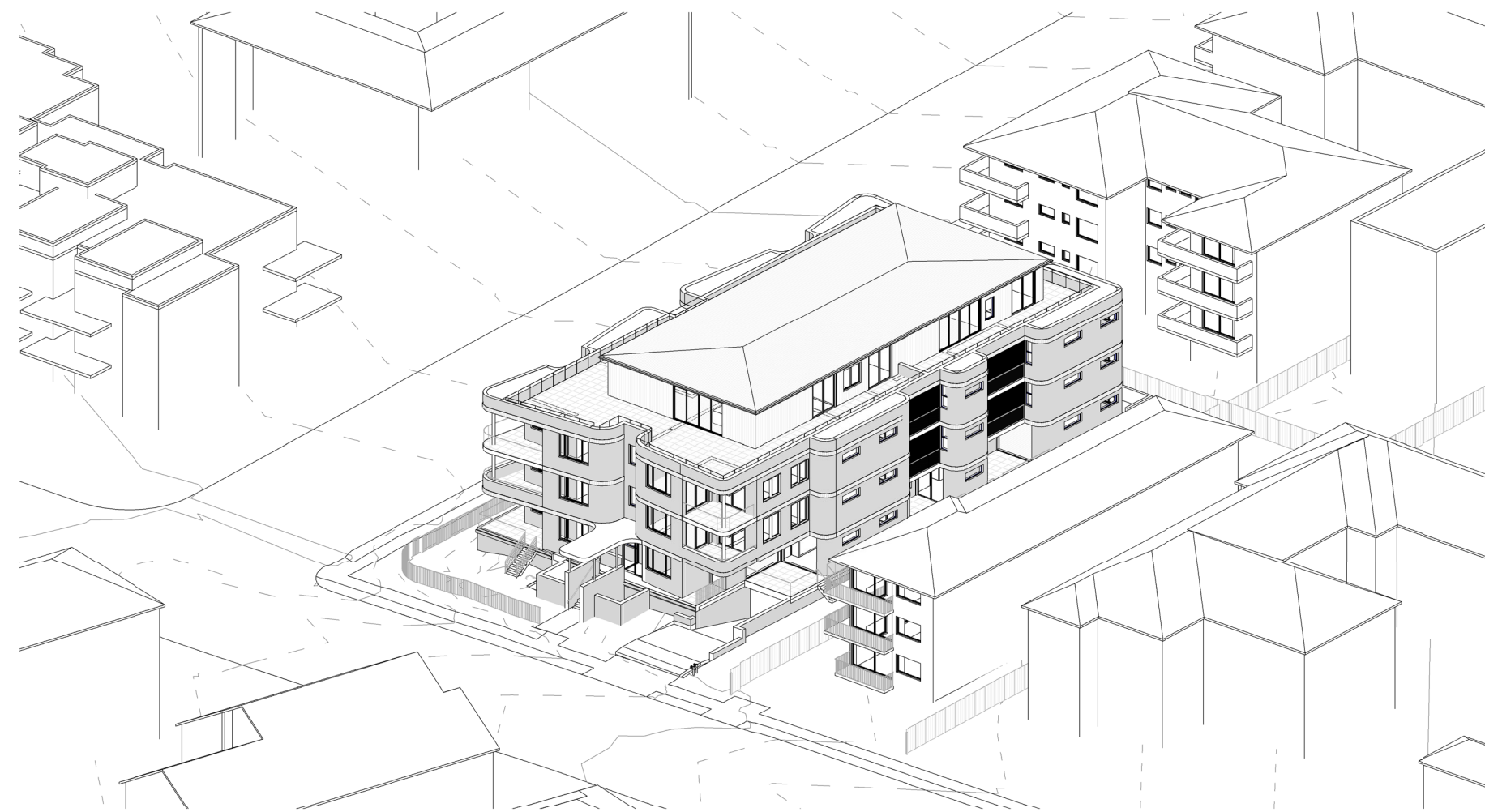
6 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
DA551/ @ A1



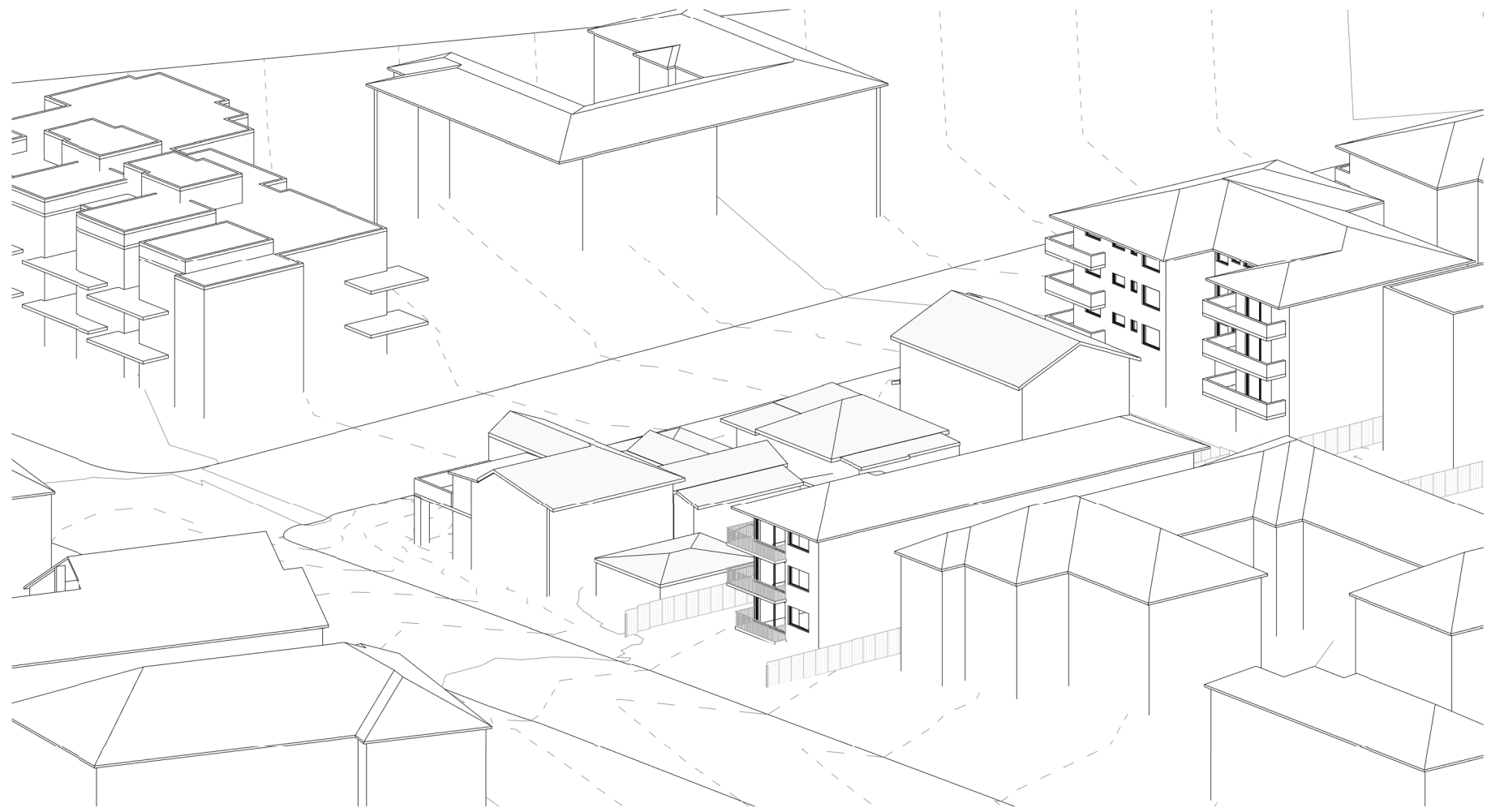
7 VIEW FROM SUN - JUNE 21 - 2PM EXISTING
DA551/ @ A1



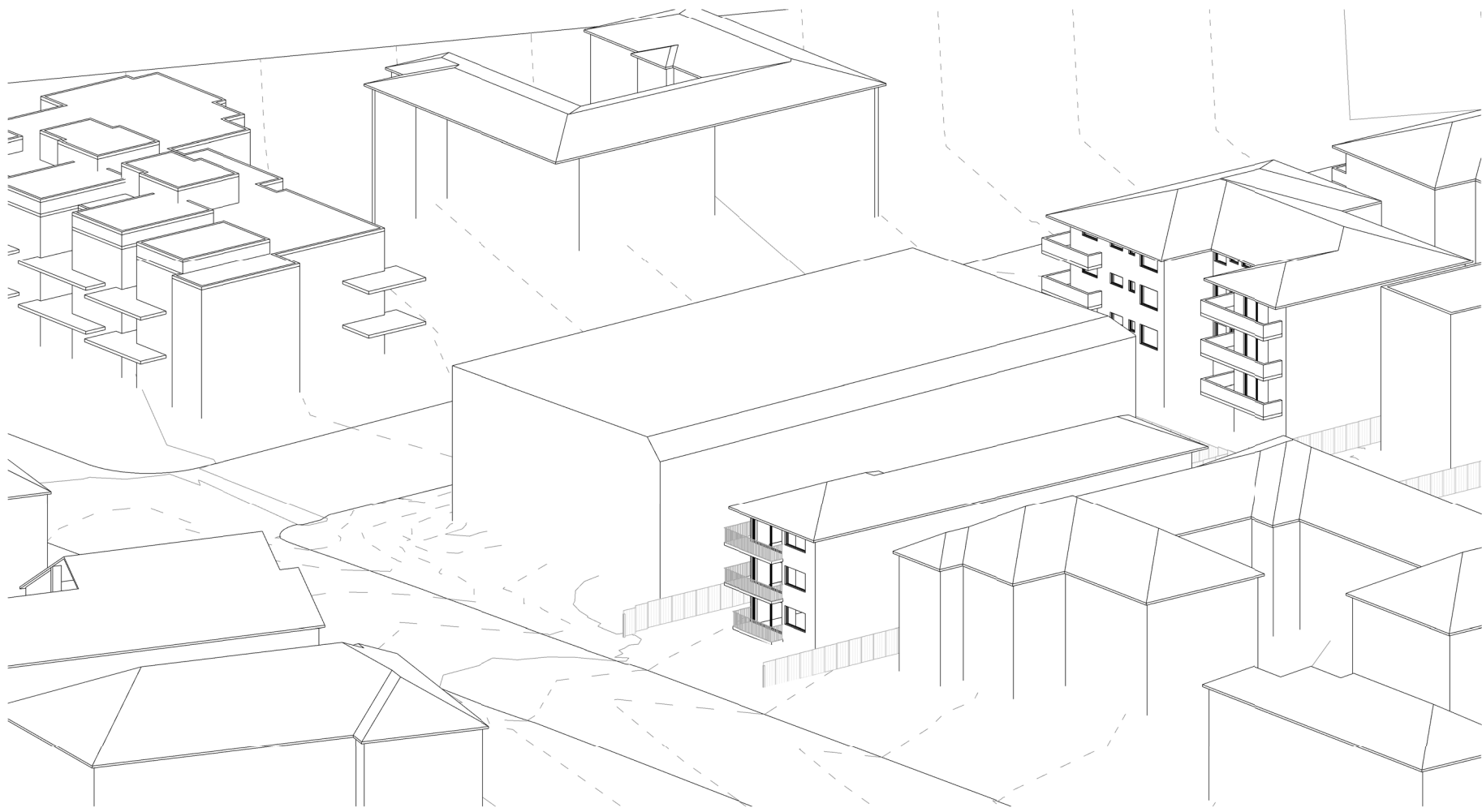
8 VIEW FROM SUN - JUNE 21 - 2PM BUILDING ENVELOPE
DA551/ @ A1



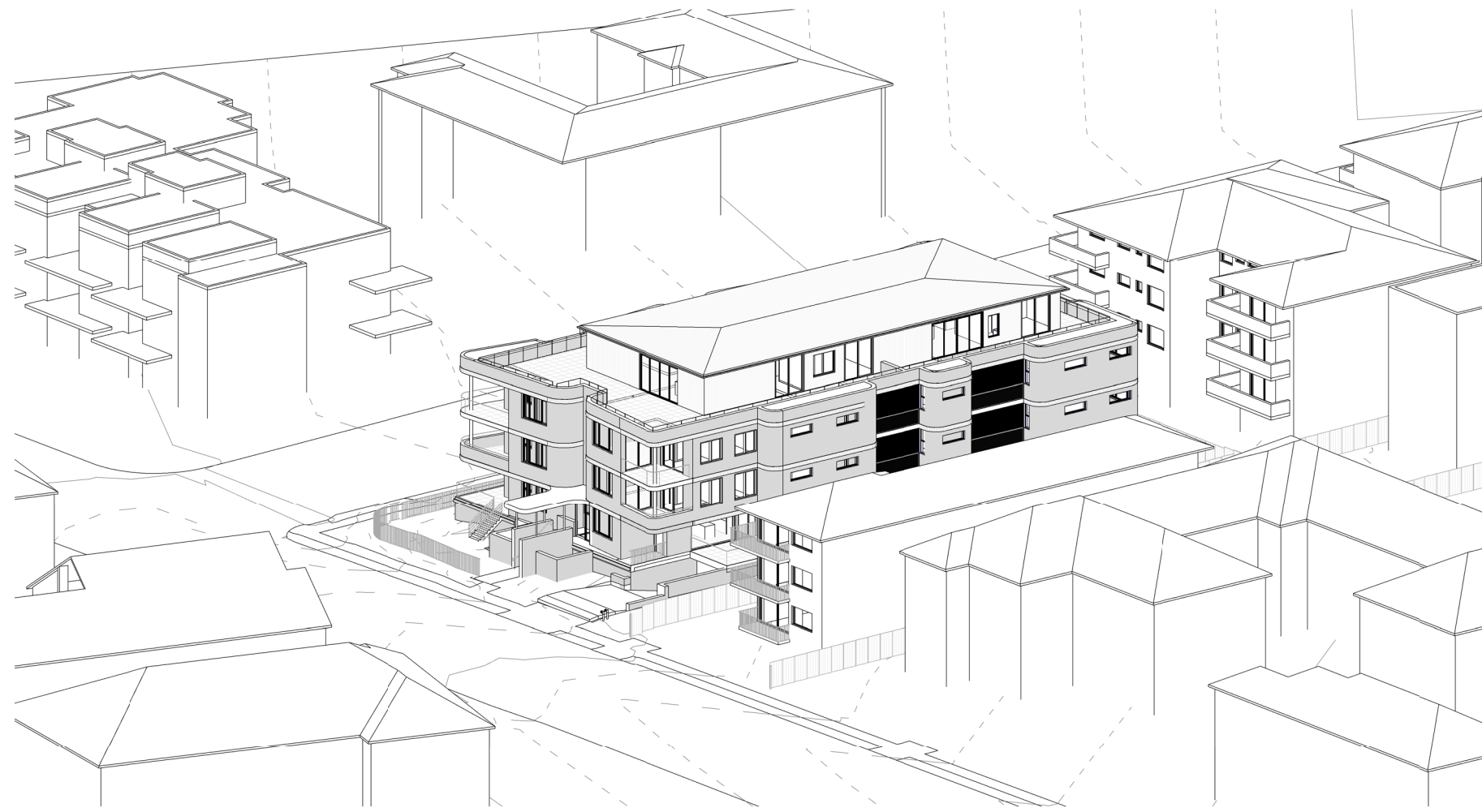
9 VIEW FROM SUN - JUNE 21 - 2PM PROPOSED
DA551/ @ A1



1 VIEW FROM SUN - JUNE 21 - 3PM EXISTING
DA552/ @ A1



2 VIEW FROM SUN - JUNE 21 - 3PM BUILDING ENVELOPE
DA552/ @ A1



3 VIEW FROM SUN - JUNE 21 - 3PM PROPOSED
DA552/ @ A1



1 JUNE 21- 9AM EXISTING
DA555



2 JUNE 21- 9AM PROPOSED
DA555



3 JUNE 21-930AM EXISTING
DA555



4 JUNE 21-930AM PROPOSED
DA555



5 JUNE 21-10AM EXISTING
DA555



6 JUNE 21-10AM PROPOSED
DA555



7 JUNE 21-1030AM EXISTING
DA555



8 JUNE 21-1030AM PROPOSED
DA555

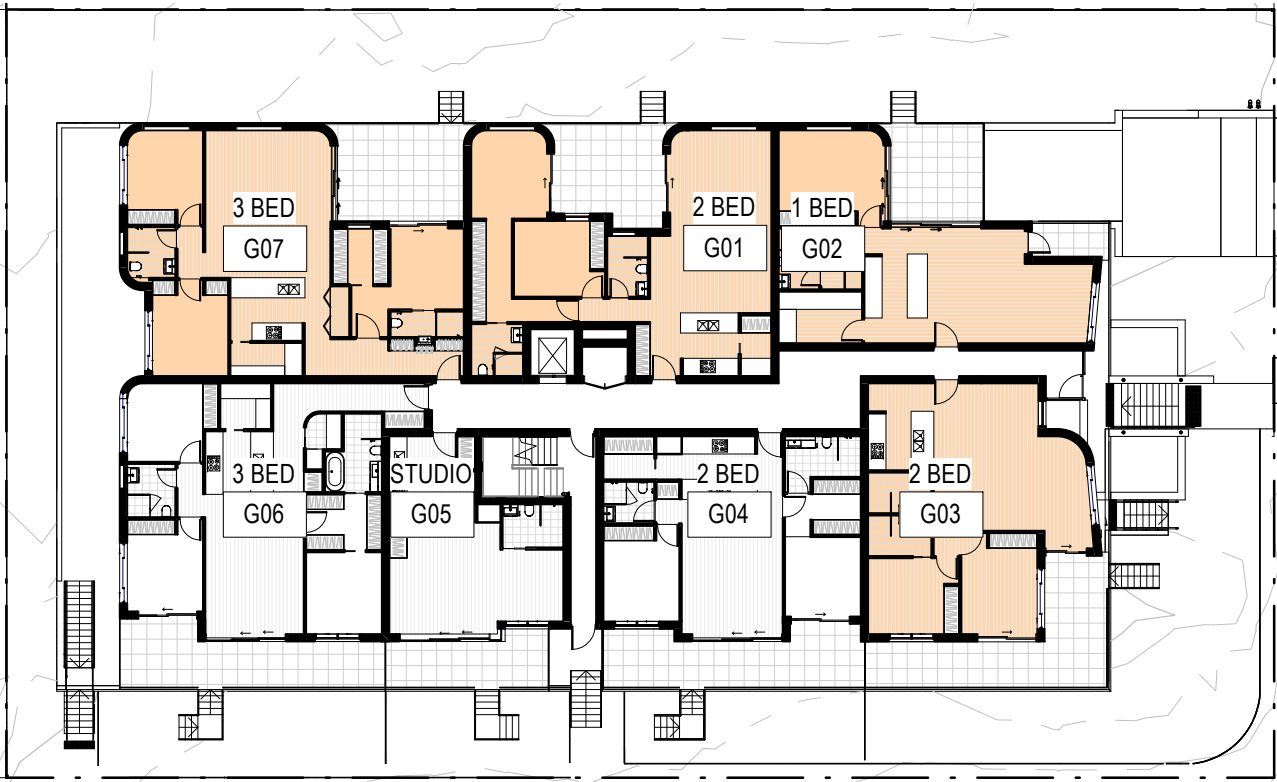


9 JUNE 21-11AM EXISTING
DA555

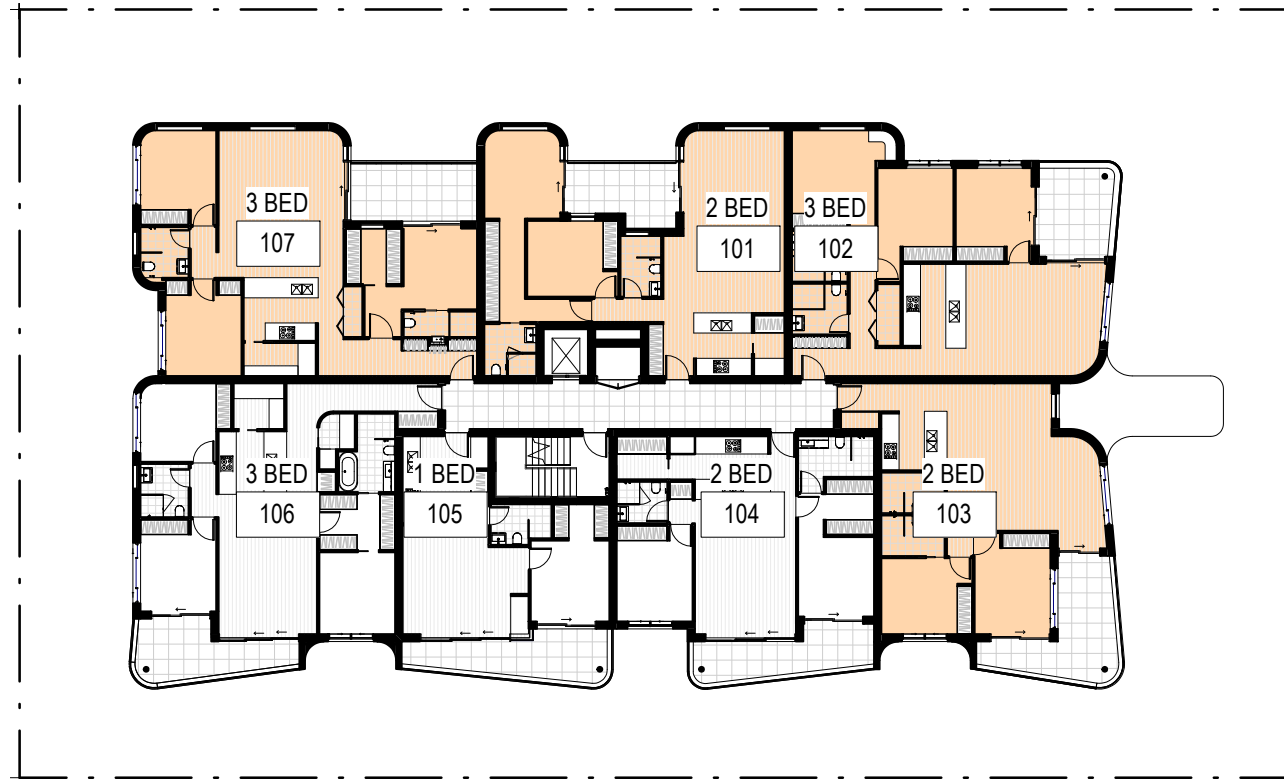


10 JUNE 21-11AM PROPOSED
DA555

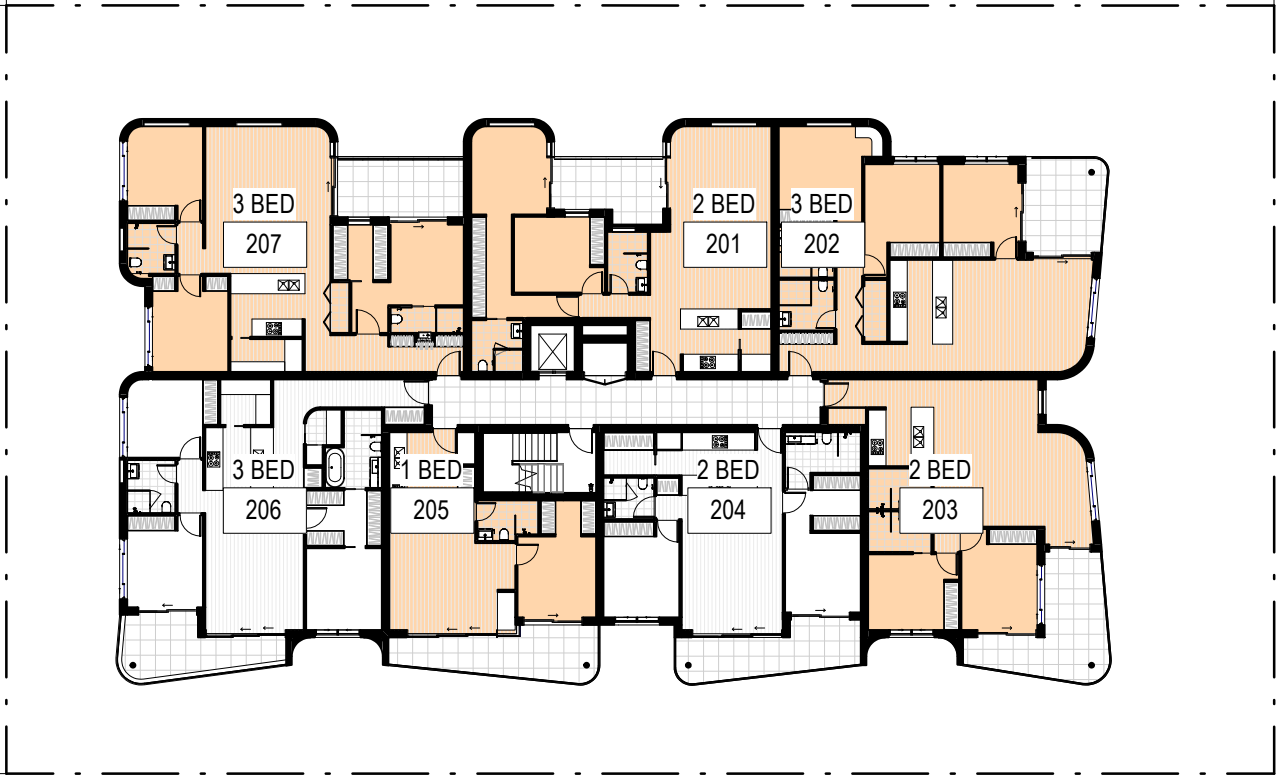
DA555



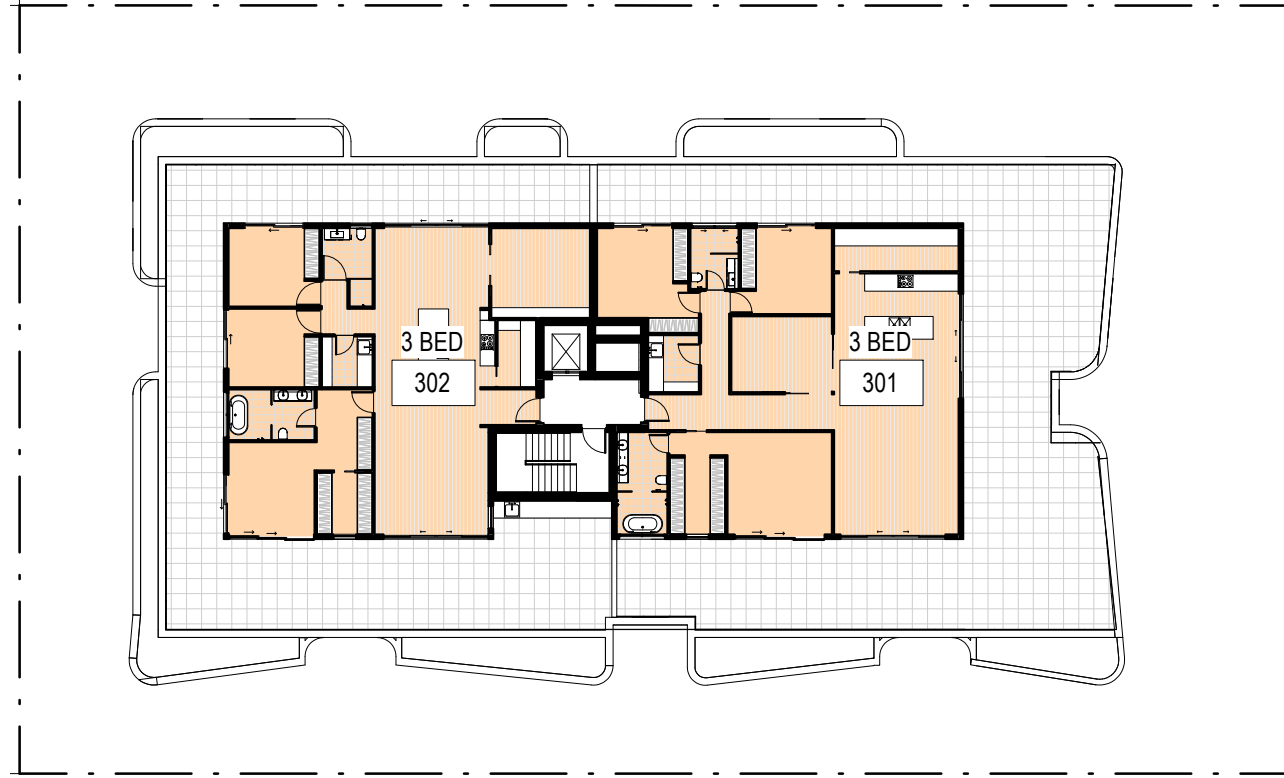
1 SOLAR - GROUND FLOOR PLAN
DA901/ 1: 300 @ A1



2 SOLAR - LEVEL 1 FLOOR PLAN
DA901/ 1: 300 @ A1



3 SOLAR - LEVEL 2
DA901/ 1: 300 @ A1



4 SOLAR - ATTIC
DA901/ 1: 300 @ A1

2 HOUR SOLAR ACCESS	
SOLAR ACCESS	NUMBER
No	8
Yes	15

OBJECTIVE 4A-1

DESIGN CRITERION 1

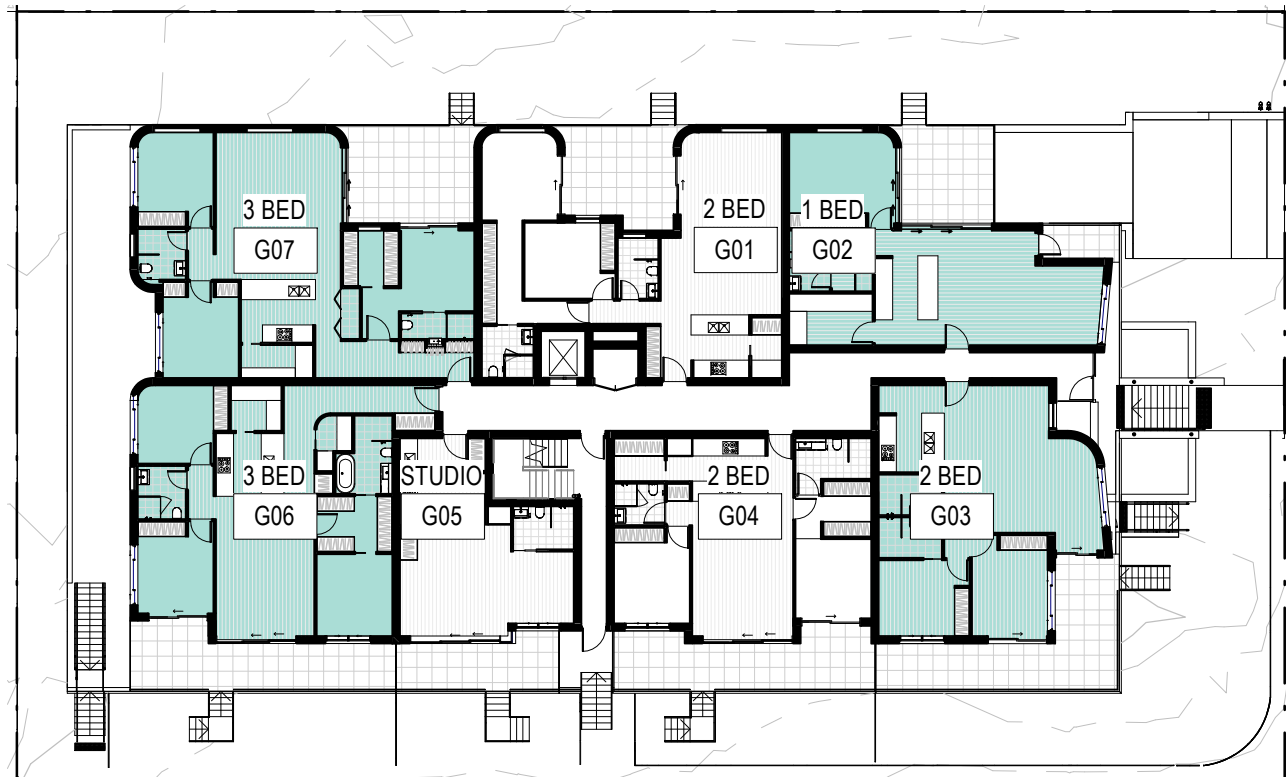
- 2 HOURS OF SOLAR ACCESS TO 70% OF DWELLINGS 9-3PM
- 15/23 = 65% OF APARTMENTS COMPLY

DESIGN CRITERION NOT SATISFIED BUT COUNCIL REQUIRE LIVING TO BE SET BACK ON EASTERN FACADES WHICH DOES NOT FOLLOW SPACE PLANNING TO MAXIMISE SOLAR ACCESS. THIS IS A DISCRETIONARY STANDARD AND THE BUILDING STILL MEETS THE GUIDANCE.

DESIGN CRITERION 3

- MAXIMUM 15% OF APARTMENTS RECIEVE LESS THAN 15 MINUTES OF SUN
- 0/26 = 0% OF APARTMENTS RECIEVE LESS THAN 15 MINUTES OF SUN

DESIGN CRITERION FULLY SATISFIED.



5 VENTILATION - GROUND FLOOR PLAN
DA901/ 1: 300 @ A1



6 VENTILATION - LEVEL 1 FLOOR PLAN
DA901/ 1: 300 @ A1

CROSS VENTILATION	
CROSS VENTILATION	NUMBER
No	9
Yes	14

OBJECTIVE 4B-3

DESIGN CRITERION 1

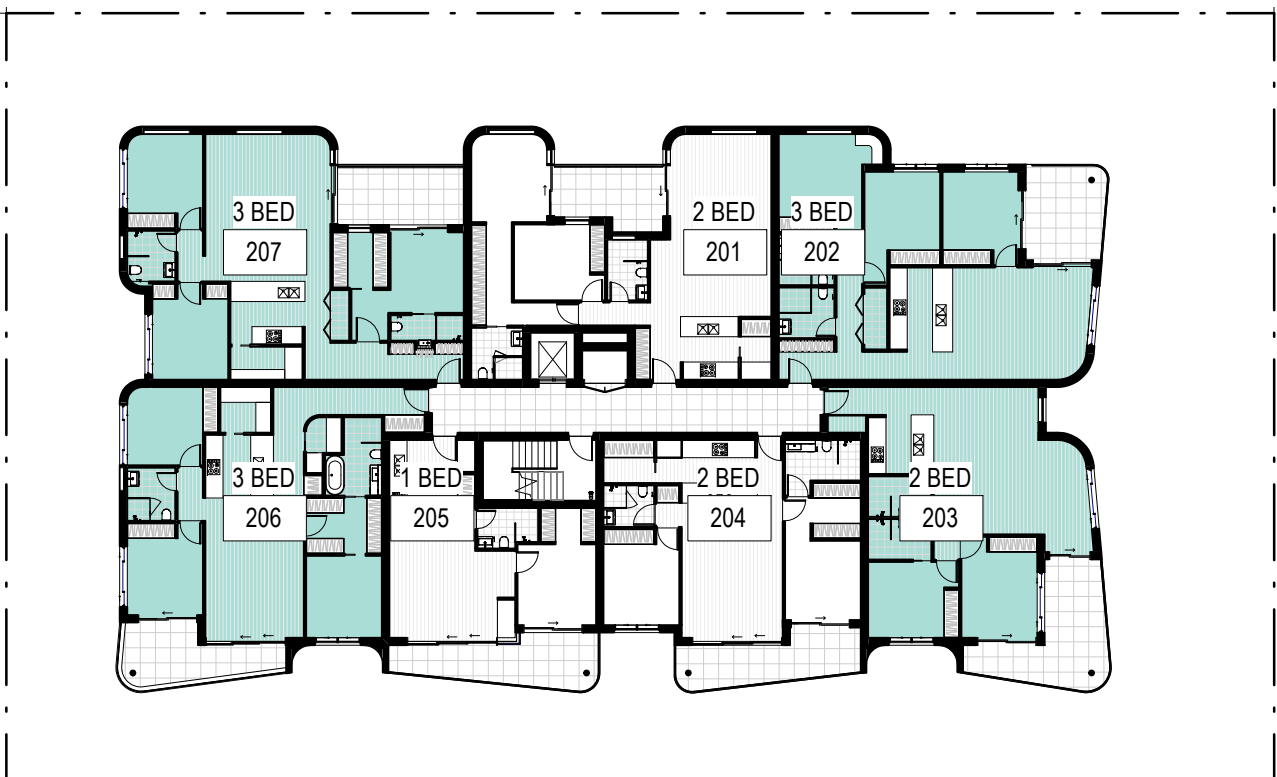
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSSVENTILATED
- 14/23 = 60.8% ARE CROSS VENTILATED.

DESIGN CRITERION FULLY SATISFIED.

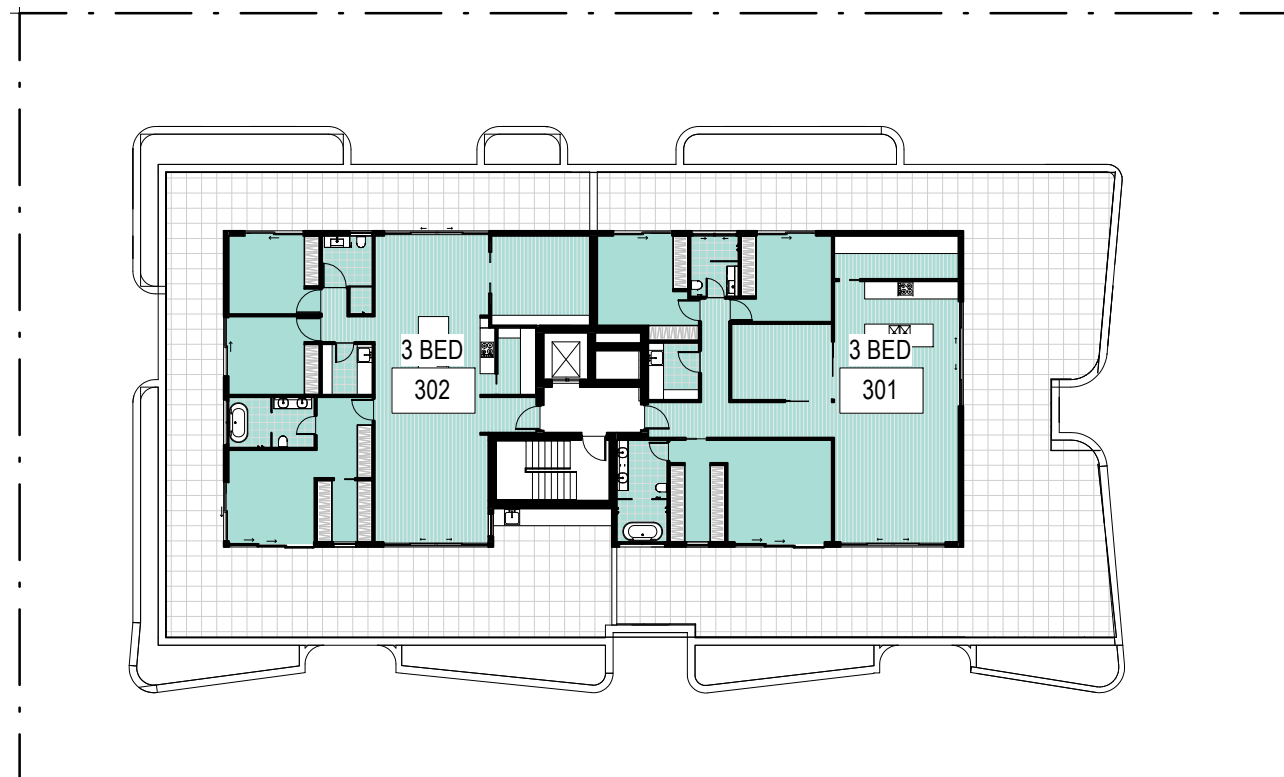
DESIGN CRITERION 2

- MAXIMUM DEPTH OF CROSS OVER/THROUGH APARTMENTS IS 18M.
- NO UNITS ARE CROSS OVER/THROUGH.

DESIGN CRITERION FULLY SATISFIED.



7 VENTILATION - LEVEL 2
DA901/ 1: 300 @ A1



8 VENTILATION - ATTIC
DA901/ 1: 300 @ A1

Project: 20-26 AVON ROAD, DEE WHY
APARTMENT BUILDING - 23 APARTMENTS
Client: ACN 647 465 236 PTY LTD

Walsh
Architects

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scott@walsharchitects.com.au
0466 049 880

Scale
1 : 300 @ A1
1 : 600 @ A3

Sheet Name
ADG COMPLIANCE

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Number
DA901

No.	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	21.06.21
B	PLANS WITHOUT PREJUDICE	10.12.21
C	PLANS FOR LEC	27.01.22

Rev.
C



1. BRICK CLADDING - AUSTRAL WHITEHAVEN OR SIMILAR
USED ON FACADE OF GROUND TO LEVEL 2

2. GLASS BALUSTRADES
ALL BALCONIES EITHER FULL HEIGHT OR ABOVE BRICKWORK

3. PEARL WHITE DETAILING
BALUSTRADES, WINDOWS, GUTTERS, FENCING, ETC

4. METAL ROOFING - LYSAGHT KLIPLOK DUNE OR SIMILAR
ROOFING AND ATTIC WALLS

5. SPLIT FACE SANDSTONE OR SIMILAR
FENCING AND ENTRY WALLS

Project: **20-26 AVON ROAD, DEE WHY**
APARTMENT BUILDING - 23 APARTMENTS
Client: ACN 647 465 236 PTY LTD

Walsh Architects
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0466 049 880

Scale
1 : 200 @ A1
1 : 400 @ A3

Sheet Name
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Number
DA910

No.	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	21.06.21
B	PLANS WITHOUT PREJUDICE	19.11.21
C	PLANS FOR LEC	27.01.22

Rev.
C