PROPOSED
RESIDENTIAL DEVELOPMENT

LOTS 13 & 2 DP 1030814 & DP 38085
HARBINGER & RAILWAY STREET
CORRIMAL NSW

FOR:

SAM HANNA PTY. LTD &
J.J. HANNA PTY LTD.

BY:

adm ARCHITECTS
94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

ARCHITECTURAL DRAWING SCHEDULE

No.	DESCRIPTION	SCALE
A00	TITLE PAGE	-
A01	SITE ANALYSIS PLAN	1:300
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A03	BASMENT PLAN	1:200
A04	LEVEL 1 PLAN	1:200
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A08	ELEVATIONS - SHEET 1	1:200
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A11	SHADOW ANALYSIS - SHEET 1	N.T.S.
A12	SHADOW ANALYSIS - SHEET 2	N.T.S.
A13	COLOUR & MATERIALS SCHEDULE	N.T.S.
A14	ARTIST IMPRESSION	N.T.S.

DEVELOPMENT SUMMARY

SITE AREA	9094.00SQM
MAXIMUM BUILDING FLOOR AREA	6820.00 SQM
PERMISSABLE FSR	0.75: 1
PROPOSED FSR	0.75: 1
BLOCK A & B LEVEL 1	1742 SQM
BLOCK A & B LEVEL 2	1741 SQM
BLOCK A & B LEVEL 3	1773 SQM
BLOCK A & B LEVEL 4	779 SQM
VILLA HOMES 1-6	785 SQM
TOTAL PROPOSED FLOOR AREA	6820 SQM
UNIT MIX (including all buildings)	
1 BED	6 UNITS
2 BED	48 UNITS
3 BED	12 UNITS
TOTAL	66 UNITS
DEEP SOIL ZONE AREA	1767.9 SQM (19.4%)
CAR PARKING	
RESIDENTS	97 SPACES
ADAPTABLE PARKING SPACES (RESIDENTS)	7 SPACES
VISITORS	14 SPACES
TOTAL	118 SPACES
BICYCLE PARKING	
RESIDENTS	20 SPACES
VISITORS	8 SPACES
TOTAL	28 SPACES
MOTORBIKE PARKING	
RESIDENTS	4 SPACES

View of site from Harbinger Street

View of neighbouring properties on Harbinger Street

View of Harbinger & Railway Street frontage

View of Railway Street frontage

View of existing clubhouse from Railway Street

View of neighbouring properties on Railway Street

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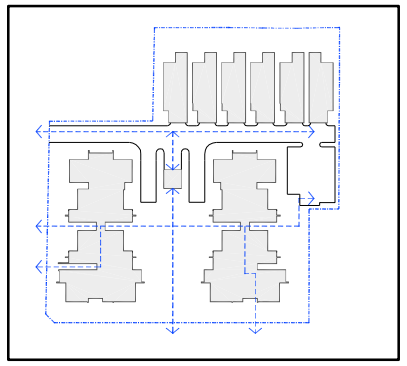
ISSUE	DATE	DESCRIPTION
A	04.11.10	DEVELOPMENT APPLICATION ISSUE

NOT FOR CONSTRUCTION

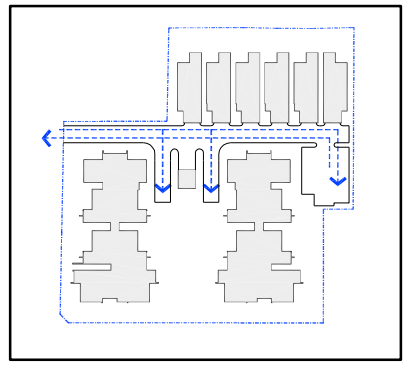
STREETSCAPE IMAGES

SITE ANALYSIS PLAN / LOCATION PLAN

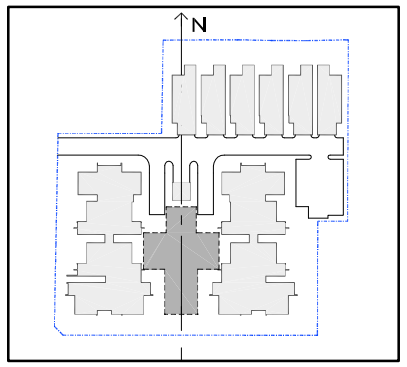
PROGRAM



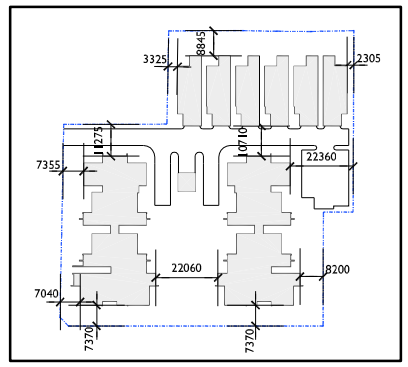
PEDESTRIAN CONNECTIONS



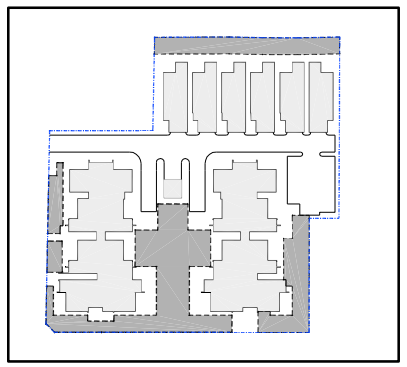
VEHICULAR ACCESS



COMMUNAL OPEN SPACE



SETBACKS / SEPARATION



DEEP SOIL ZONE

adm ARCHITECTS
94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

Project
RESIDENTIAL DEVELOPMENT COMPRISING
60 RESIDENTIAL HOME UNITS
ABOVE BASEMENT PARKING &
6 VILLA HOMES WITH DOUBLE GARAGES

At
LOTS 13 & 2 DP 1030814 & DP 38085
HARBINGER & RAILWAY STREET
CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
SITE ANALYSIS / LOCATION PLAN

Scale	Date
1:300@ A1 1:600@ A3	SEPTEMBER 2010
Drawn	Checked
DP	ADM

Project No.	Drawing No.	Issue
2010-13	A01	A

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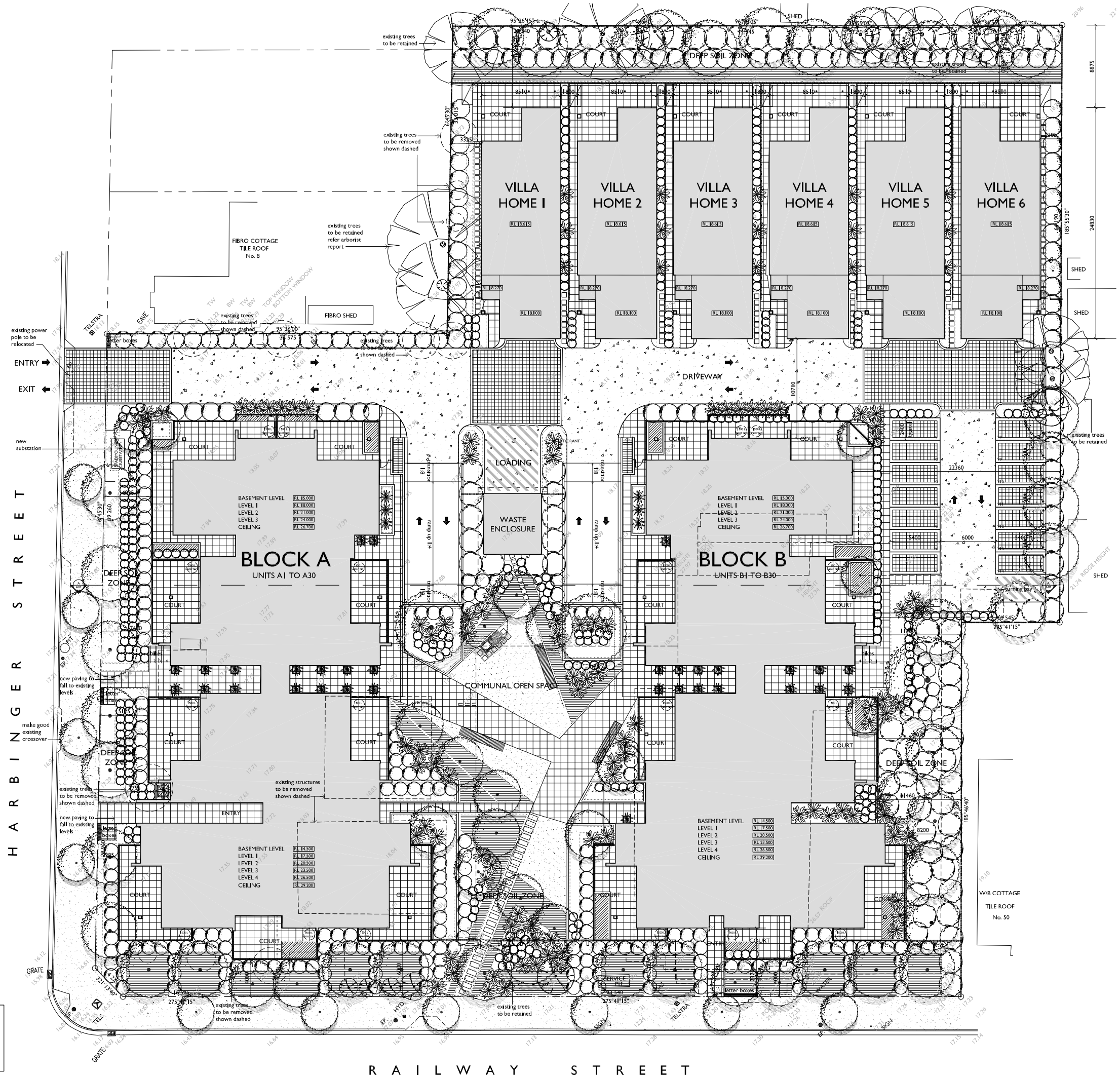

SITE PLAN

NOTE:
REFER TO CIVIL ENGINEERS DRAWINGS FOR STORMWATER COLLECTION AND ALL EXTERNAL SURFACE LEVELS

REFER TO LANDSCAPE DRAWINGS FOR ALL PAVING AND PLANTING DETAILS

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ISSUE	DATE	DESCRIPTION
A	04.11.10	DEVELOPMENT APPLICATION ISSUE

NOT FOR CONSTRUCTION

GENERAL LEGEND

AHD	Australian Height Datum
AS	Australian Standard
BCA	Building Code of Australia
cbd	cupboard
conc	concrete (trowel finish)
csd	cavity sliding door
ct	gas cooktop with electric oven
carpet	carpet as selected
dp	downpipe
dw	dishwasher
fth	fan/light/heat unit, exhaust fan (mach vent) to BCA/australian standard
ef	exhaust fan (mech vent) to BCA/australian standard
f	fixed glazing
fbwk	face brickwork
fc	external fibre cement sheet cladding
fw	floor waste
gp	gas point
hc	hose cock
hwu	gas intantaneous hot water unit - 5 star
mh	man hole
og	obscure glazing
pit	stormwater drainage pit
rbwk	rendered & painted brickwork
RL	relative level to AHD
sld	sliding door (glazed)
smk	smoke detector installed in accordance with Part 3.7.2 of the BCA
sp	spitter
st	sewer soil stack
tiles	selected slip resistant tiles
TOP	top of parapet level
TOW	top of wall level
w/b-L	James Hardie 'Scyon Linea' cladding
w/b-A	James Hardie 'Scyon Axon' cladding
19.25	existing AHD level
RL 19.990	proposed structural level to AHD

adm ARCHITECTS
94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

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CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
SITE PLAN

Scale	Date
1:200@ A1 1:400@ A3	SEPTEMBER 2010
Drawn	Checked
SP, DP	ADM

Project No.	Drawing No.	Issue
2010-13	A02	A

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ISSUE	DATE	DESCRIPTION
A	04.11.10	DEVELOPMENT APPLICATION ISSUE
B	01.02.11	WATER TANKS DELETED

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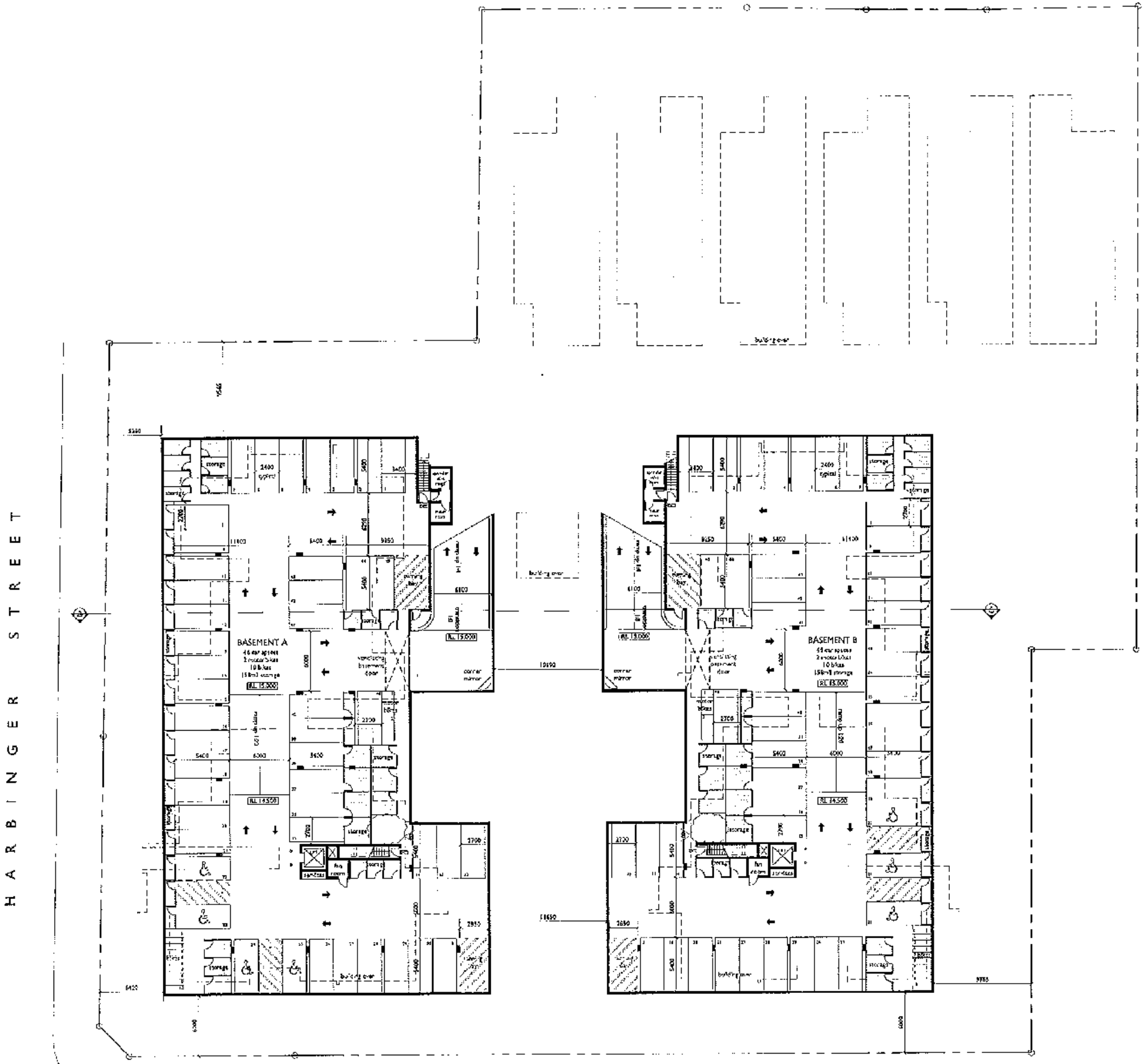

BASEMENT LEVEL PLAN

RL 18.500 RL 15.000

GENERAL LEGEND

AHD	Australian Height Datum
AS	Australian Standard
BCA	Building Code of Australia
cbd	cupboard
conc	concrete (trowel finish)
csd	cavity sliding door
cc	gas cooktop with electric oven
carpet	carpet as selected
dp	downpipe
dw	dishwasher
⊗ EA	fixed exhaust unit, exhaust fan (each vent) to BCA/Australian standard
⊗ ef	exhaust fan (each vent) to BCA/Australian standard
f	fixed glazing
fbwk	face brickwork
fc	external fibre cement sheet cladding
⊗ fw	floor waste
⊗ gp	gas point
⊗ hc	hob cook
HW	gas instantaneous hot water unit - 5 star
	mail box
	obscure glazing
pit	stormwater drainage pit
rbwk	rendered & painted brickwork
RL	relative level to AHD
sd	sliding door (glazed)
⊗ smk	smoke detector installed in accordance with Part 3.7.2 of the BCA
sp	splitter
ssk	sewer soil stack
vent	selected exp restrung sites
TOP	top of parapet level
TOW	top of wall level
wb-C	James Hardie Scyon Linea cladding
wb-A	James Hardie Scyon Axon cladding
	existing AHD level
RL 19.990	proposed structural level to AHD

adm ARCHITECTS
94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong
ph: 02 4228 6459 fax: 02 4228 6455 www.admarchitects.com.au

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6 VILLA HOMES WITH DOUBLE GARAGES

At
LOTS 13 & 2 DP 1030814 & DP 38085
HARBINGER & RAILWAY STREET
CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
BASEMENT LEVEL PLAN

Scale	Date
1:200@ A1 1:400@ A3	FEBRUARY 2011
Drawn	Checked
SP, DP	ADM

Project No.	Drawing No.	Issue
2010-13	A03	B

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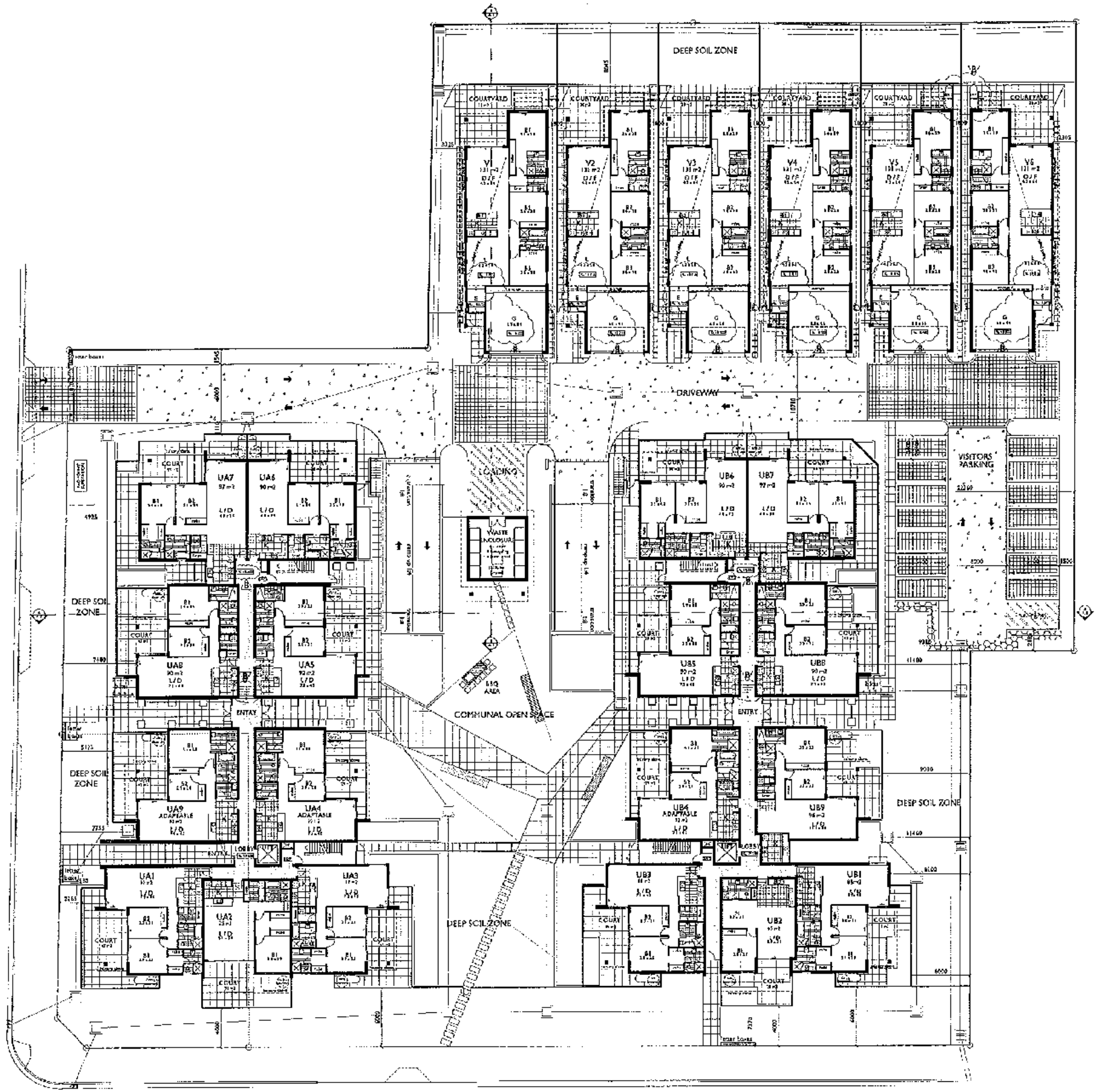

LEVEL 1 PLAN

RL 17.350 (RL 17.250)

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ISSUE	DATE	DESCRIPTION
A	04.11.10	DEVELOPMENT APPLICATION ISSUE
B	01.02.11	FLOOR LEVELS REVISED, VILLA HOMES 5 & 6 WATER STAINS ALLOCATED

NOT FOR CONSTRUCTION

GENERAL LEGEND

AHD	Australian Height Datum
AS	Australian Standard
BCA	Building Code of Australia
cbd	cupboard
conc	concrete (trowel finish)
csd	cavity sliding door
ct	gas cooktop with electric oven
carpet	carpet as selected
dp	downpipe
dw	dishwasher
⊗ fh	fan (ceiling unit, exhaust fan (mechanical) to BCA/Australian standard
⊗ cf	exhaust fan (roof mounted) to BCA/Australian standard
f	fixed glazing
fbwk	face brickwork
fc	external fibre cement sheet cladding
X fw	floor waste
⊗ gp	gas point
⊕ hc	hose cock
gwh	gas instantaneous hot water unit - 5 star
⊗	main hole
og	obscure glazing
pit	stormwater drainage pit
rbwk	rendered & painted brickwork
RL	relative level to AHD
sd	sliding door (glazed)
⊗ smk	smoke detector installed in accordance with Part 3.7.2 of the BCA
sp	spiker
svs	sewer soil stack
sfas	selected slip resistant tiles
TOP	top of parapet level
TOW	top of wall level
wb-L	James Hardie 'Scyon Linea' cladding
wb-A	James Hardie 'Scyon Axon' cladding
37	existing AHD level
RL 37.250	proposed structural level to AHD

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ph 02 4228 6402 fax 02 4228 6455 www.admarchitects.com.au

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At
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HARBINGER & RAILWAY STREET
CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
LEVEL 1 PLAN

Scale	Date
1:200@ A1 1:400@ A3	FEBRUARY 2011
Drawn: SP, KL, DP	Checked: ADM

Project No.	Drawing No.	Issue
2010-13	A04	B

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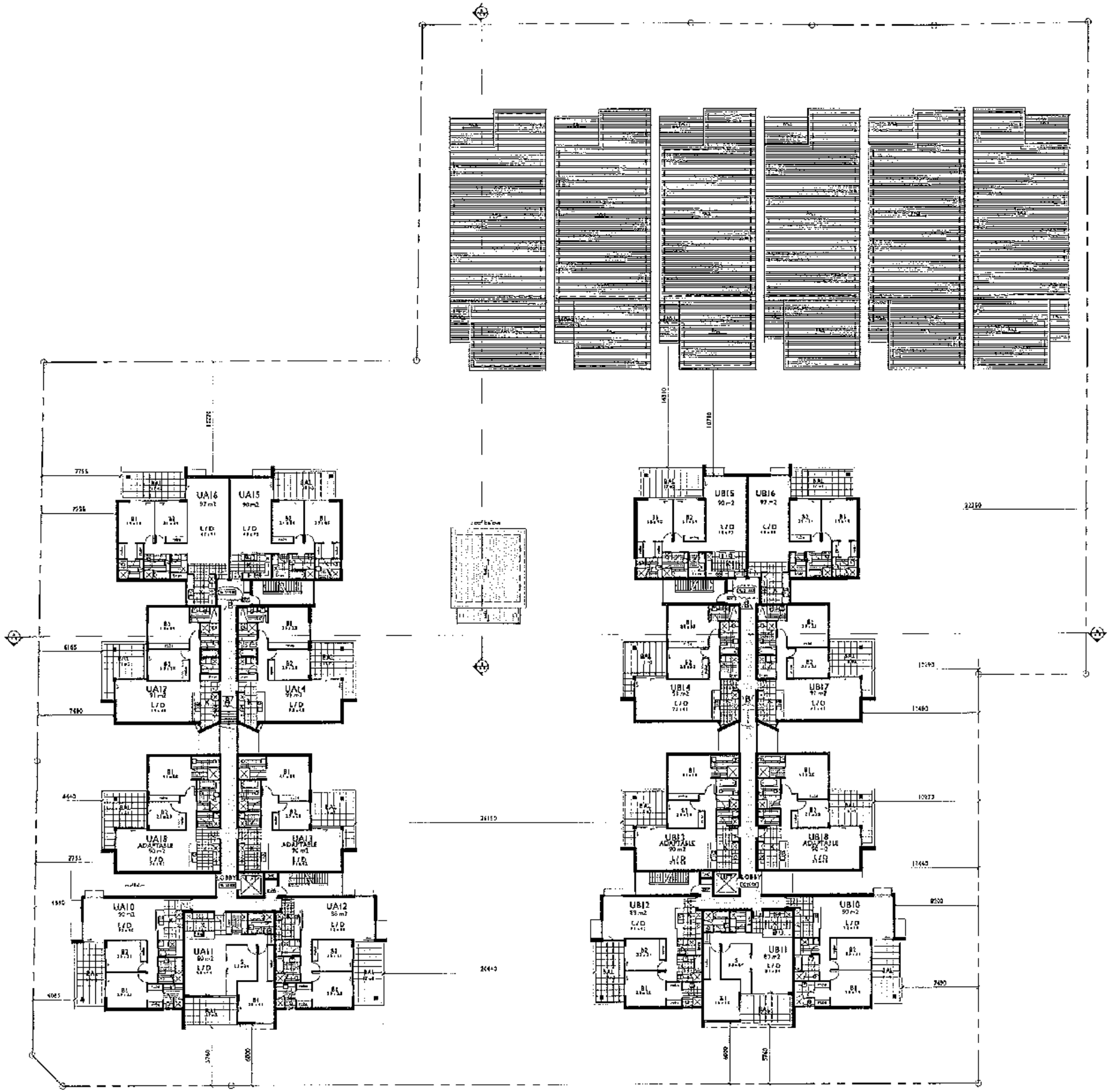

LEVEL 2 PLAN

RL 28.550 RL 21.900

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ISSUE	DATE	DESCRIPTION
A	04.11.10	DEVELOPMENT APPLICATION ISSUE
B	01.02.11	FLOOR LEVELS REVISED

NOT FOR CONSTRUCTION

GENERAL LEGEND

AHD	Australian Height Datum
AS	Australian Standard
BCA	Building Code of Australia
cbd	cupboard
conc	concrete (trowel finish)
csd	cavity sliding door
ct	gas cooktop with electric oven
carpet	carpet as selected
dp	downpipe
dw	dishwasher
⊗ fh	fan/lightshaft unit, exhaust fan (mech vent) to BCA/Australian standard
⊗ ef	exhaust fan (mech vent) to BCA/Australian standard
f	fixed glazing
fbwk	face brickwork
fc	external fibre cement sheet cladding
⊗ fw	floor waste
⊗ gp	gas point
⊗ hc	hose cock
ghw	gas instantaneous hot water unit - 5 star
MH	man hole
sg	shower glazing
pit	stormwater drainage pit
rbwk	rendered & painted brickwork
RL	relative level to AHD
sd	sliding door (glazed)
⊗ smk	smoke detector installed in accordance with Part 3.7.2 of the BCA
sp	sprinkler
SVP	sewer soil stack
sfm	selected slip resistant tiles
TOP	top of parapet level
TOW	top of wall level
wb-L	James Hardie 'Stycon Linea' cladding
wb-A	James Hardie 'Stycon Aero' cladding
	existing AHD level
RL 19.900	proposed structural level to AHD

adm ARCHITECTS
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ph 02 4228 5400 fax 02 4228 6455 www.admarchitects.com.au

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60 RESIDENTIAL HOME UNITS
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6 VILLA HOMES WITH DOUBLE GARAGES

At
LOTS 13 & 2 DP 1030814 & DP 35085
HARBINGER & RAILWAY STREET
CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
LEVEL 2 PLAN

Scale	Date
1:200@ A1 1:400@ A3	FEBRUARY 2011
Drawn: SP, DP	Checked: ADM

Project No.	Drawing No.	Issue
2010-13	A05	B

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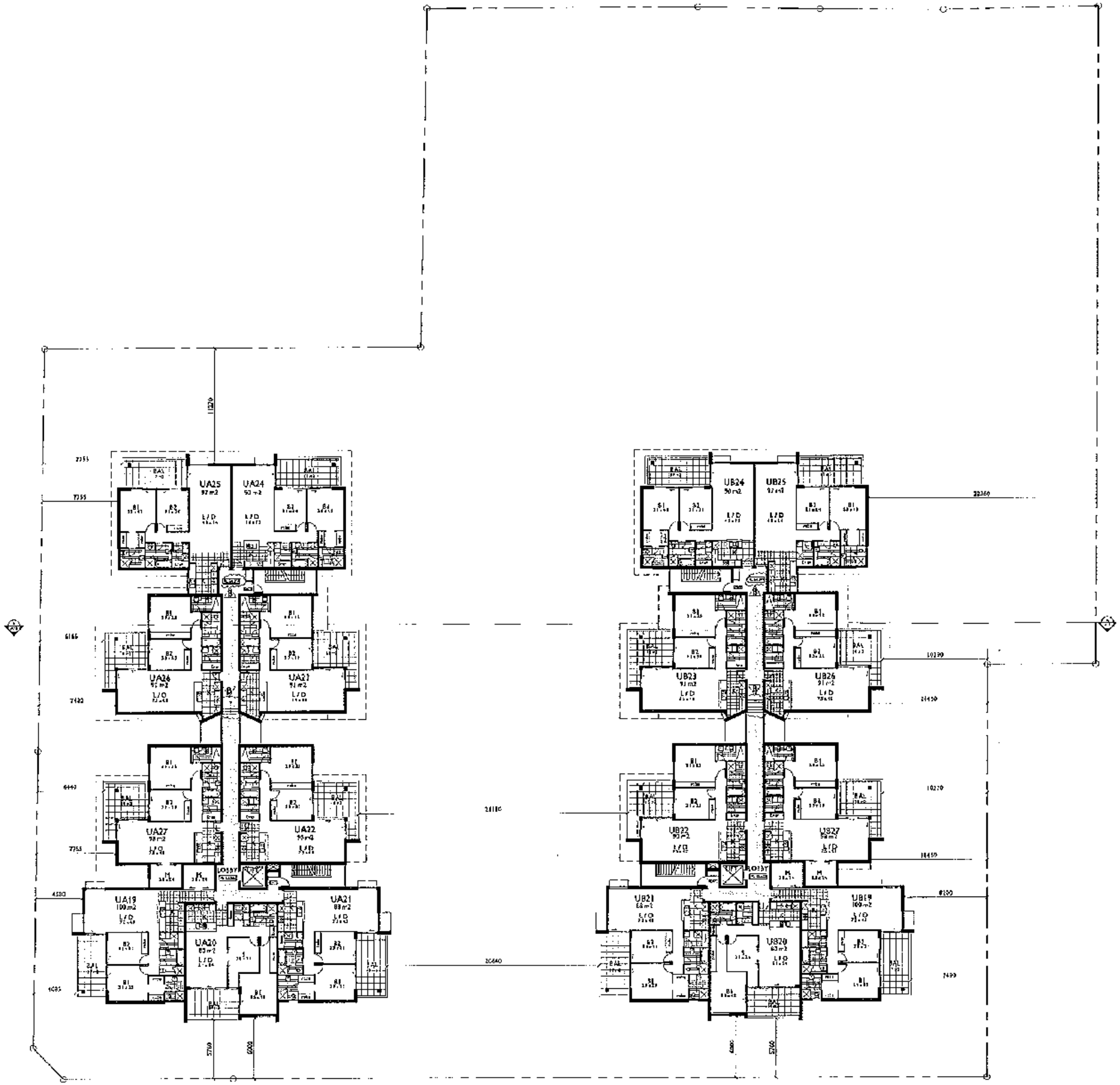

LEVEL 3 PLAN

RL 13.555 RL 14.160

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ISSUE	DATE	DESCRIPTION
A	25.10.10	DEVELOPMENT APPLICATION ISSUE
B	01.02.11	FLOOR LEVELS REVISED

NOT FOR CONSTRUCTION

GENERAL LEGEND

AHD	Australian Height Datum
AS	Australian Standard
BCA	Building Code of Australia
cbd	cupboard
conc	concrete (trowel finish)
csd	cavity sliding door
cc	gas cooktop with electric oven
carpet	carpet as selected
dp	downpipe
dw	dishwasher
Ⓢ Eh	bathroom unit, exhaust fan (mech vent) to BCA/australian standard
⊗ef	exhaust fan (mech vent) to BCA/australian standard
f	fixed glazing
fbwk	face brickwork
fc	external fibre cement sheet cladding
X fw	floor waste
×gp	gas point
×hc	hose cock
hwc	gas instantaneous hot water unit - 5 star
⊠	main stop
ob	obscure glazing
▤ pit	stormwater drainage pit
rbwk	rendered & painted brickwork
RL	relative level to AHD
sd	sliding door (glass)
⊗ smk	smoke detector installed in accordance with Part 3.7.2 of the BCA
sp	spacer
⊙ st	water soil stack
tbw	selected slip resistant tiles
TOP	top of parapet level
TOW	top of wall level
wb-L	James Hardie 'Seven Oaks' cladding
wb-A	James Hardie 'Seven Avon' cladding
12.500	existing AHD level
RL 10.000	proposed structural level to AHD

adm ARCHITECTS
94 Keira St, Wollongong NSW 2500 PO Box 3061 Wollongong
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

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CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
LEVEL 3 PLAN

Scale	Date
1:200@ A1 1:400@ A3	FEBRUARY 2011
Drawn	Checked
SP, DP	ADM

Project No.	Drawing No.	Issue
2010-13	A06	B

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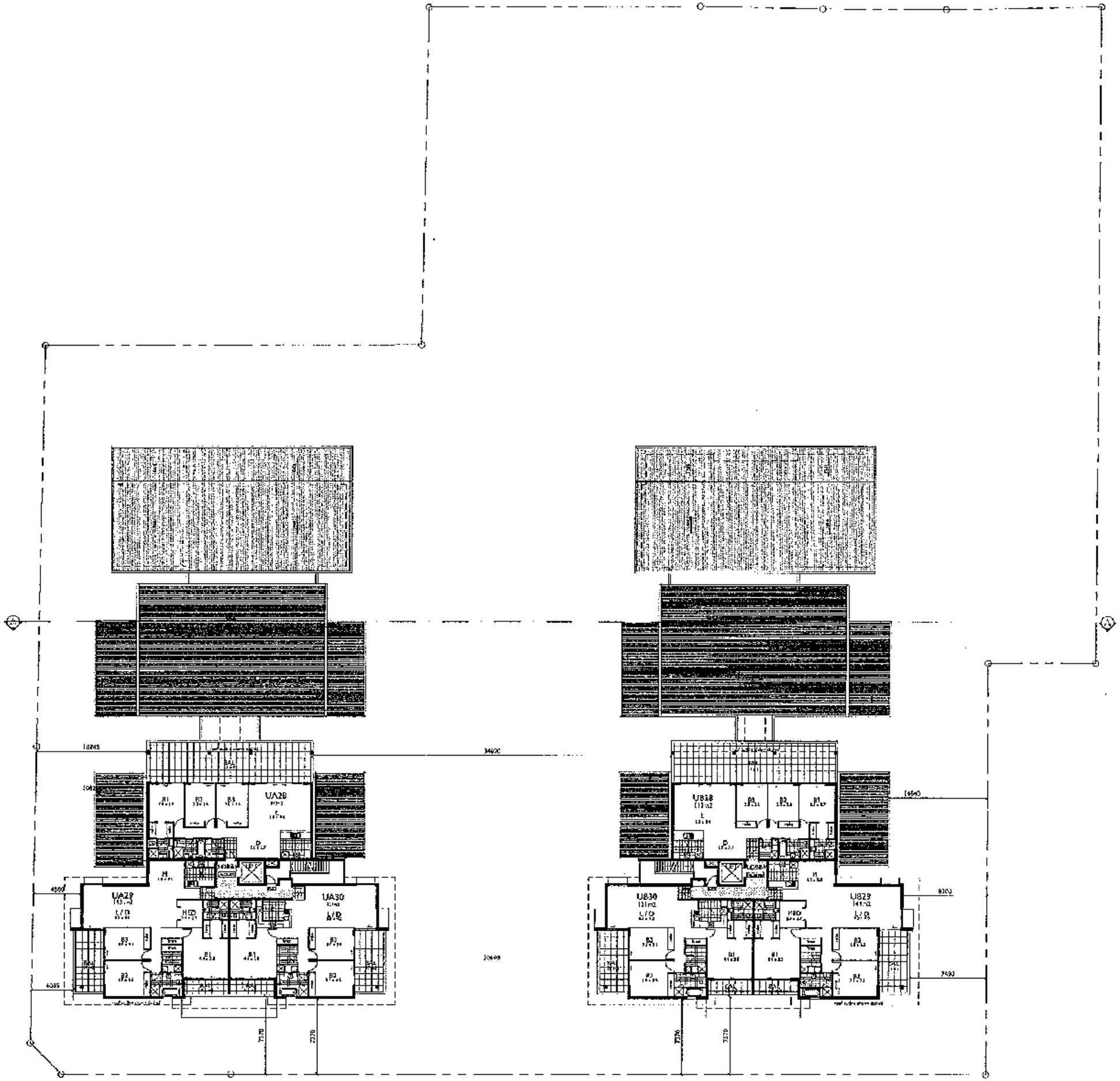

LEVEL 4 PLAN

RL 22.800

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ISSUE	DATE	DESCRIPTION
A	04.11.10	DEVELOPMENT APPLICATION ISSUE

NOT FOR CONSTRUCTION

GENERAL LEGEND

AHD	Australian Height Datum
AS	Australian Standard
BCA	Building Code of Australia
cbd	cupboard
conc	concrete (trowel finish)
csd	cavity sliding door
cs	gas cooktop with electric oven
c/pet	carpet as selected
dp	downpipe
dw	dishwasher
	fan/light/heat unit, exhaust fan (mech vent) to BCA/Australian standard
	exhaust fan (mech vent) to BCA/Australian standard
f	fixed glazing
fbrk	face brickwork
fc	external fibre cement sheet cladding
Xfm	floor waste
g gp	gas point
g hp	hose cock
	gas meter to suit hot water unit - 5 star
	manhole
OR	obscure glazing
	stormwater drainage pit
rbrk	rendered & painted brickwork
RL	relative level to AHD
sld	sliding door (glazed)
	smoke detector hard wired in accordance with Part F7.5 of the BCA
sp	spreader
S/R	sewer rod stack
slip	selected slip resistant tile
TOP	top of parapet level
TOW	top of wall level
rab-L	James Hardie Stripe Mini cladding
rab-A	James Hardie Stripe Axon cladding
	existing AHD level
RL 18.992	proposed structural level to AHD

adm ARCHITECTS
94 Keira St, Wollongong NSW 2500 PO Box 3061 Wollongong
p.t. 02 4229 6400 fax 02 4229 6455 www.adm-architects.com.au

Project
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60 RESIDENTIAL HOME UNITS
ABOVE BASEMENT PARKING &
6 VILLA HOMES WITH DOUBLE GARAGES

At
LOTS 13 & 2 DP 1030814 & DP 38085
HARBINGER & RAILWAY STREET
CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
LEVEL 4 PLAN

Scale	Date
1:200 @ A1 1:400 @ A3	NOVEMBER 2010
Drawn	Checked
SP, DP	ADM

Project No	Drawing No.	Issue
2010-13	A07	A

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ISSUE	DATE	DESCRIPTION
A	04.11.10	DEVELOPMENT APPLICATION ISSUE

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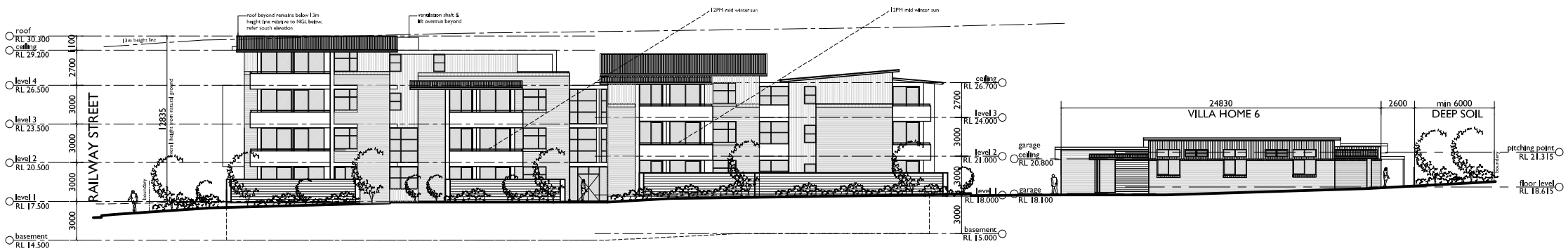
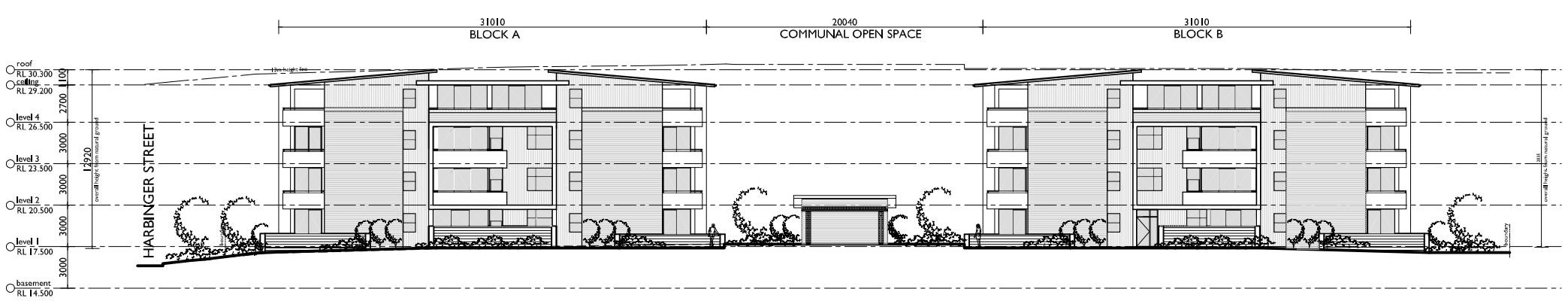
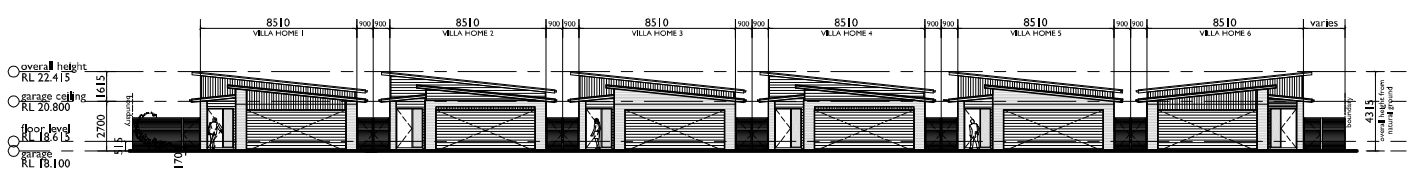


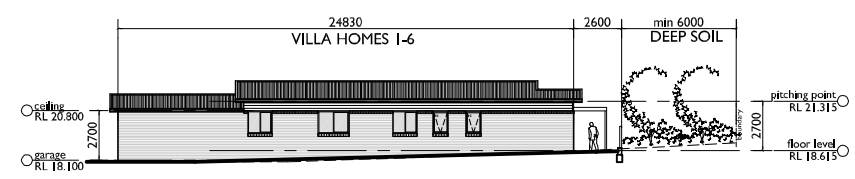
EAST ELEVATION
BLOCK B & VILLA HOME 6



SOUTH ELEVATION
BLOCKS A & B (VIEW FROM RAILWAY STREET)



SOUTH ELEVATION
VILLA HOMES 1-6 (VIEW FROM DRIVEWAY)



EAST ELEVATION
VILLA HOMES 1-5 (VILLA HOME 6 WEST ELEVATION MIRRORED)

adm ARCHITECTS
94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

Project
RESIDENTIAL DEVELOPMENT COMPRISING
60 RESIDENTIAL HOME UNITS
ABOVE BASEMENT PARKING &
6 VILLA HOMES WITH DOUBLE GARAGES

At
LOTS 13 & 2 DP 1030814 & DP 38085
HARBINGER & RAILWAY STREET
CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
ELEVATIONS - SHEET 1

Scale	Date
1:200@ A1 1:400@ A3	SEPTEMBER 2010
Drawn	Checked
SP, DP	ADM

Project No.	Drawing No.	Issue
2010-13	A08	A

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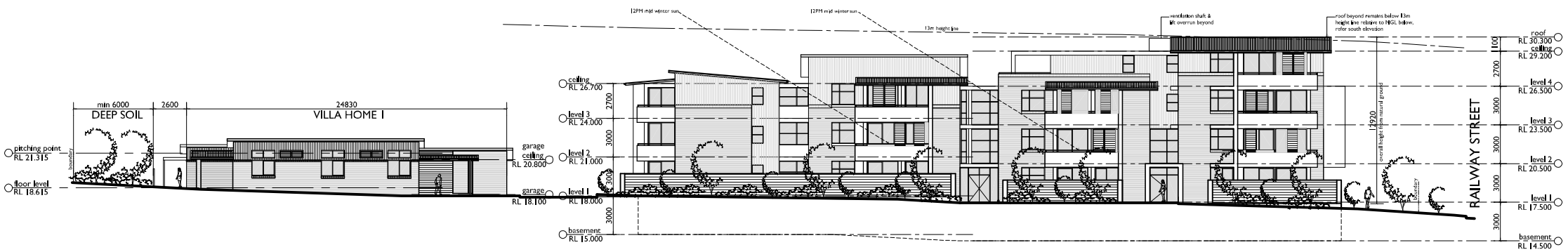
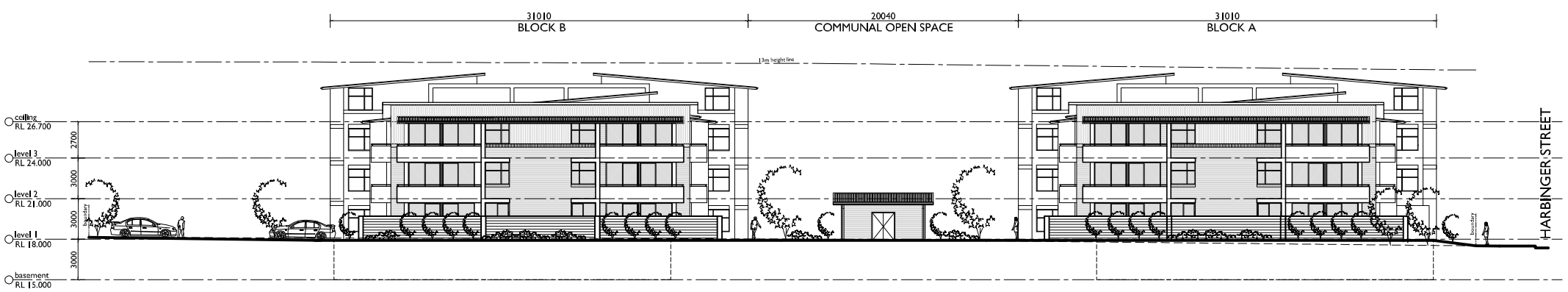
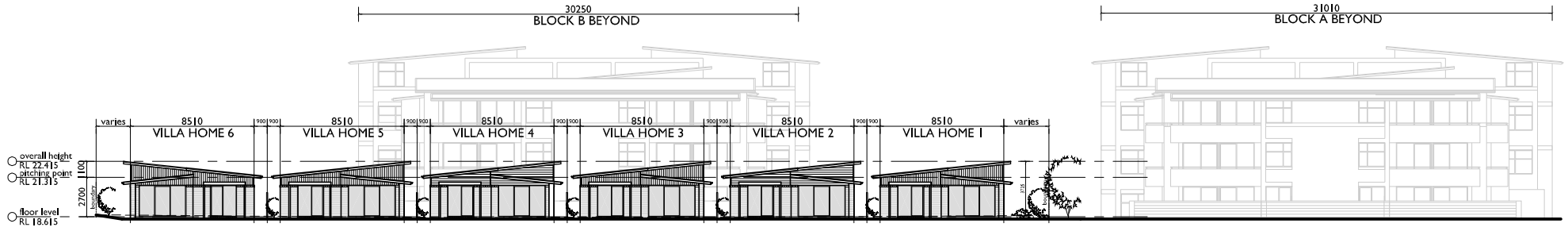


WEST ELEVATION
BLOCK A & VILLA HOME 1 (VIEW FROM HARBINGER STREET)



NORTH ELEVATION
BLOCKS A & B (VIEW FROM DRIVEWAY)



NORTH ELEVATION
VILLA HOMES 1-6

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6 VILLA HOMES WITH DOUBLE GARAGES

At
LOTS 13 & 2 DP 1030814 & DP 38085
HARBINGER & RAILWAY STREET
CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
ELEVATIONS - SHEET 2

Scale	Date
1:200@ A1 1:400@ A3	SEPTEMBER 2010
Drawn	**Checked**
SP, DP	ADM

Project No.	Drawing No.	Issue
2010-13	A09	A

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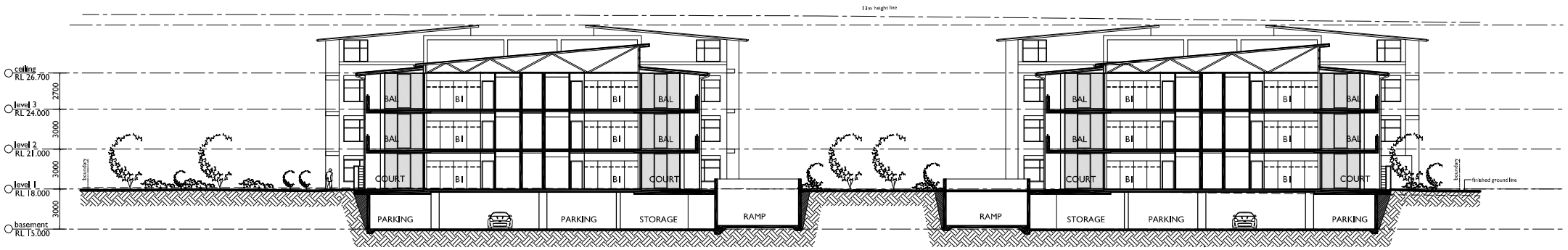
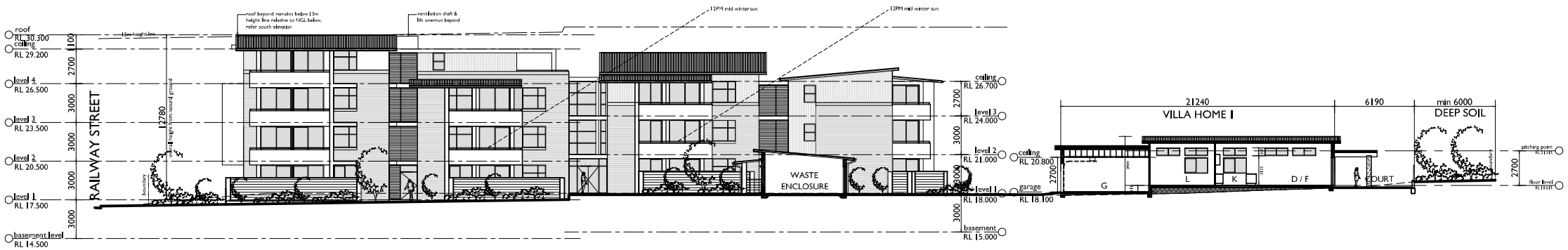


SECTION A-A
BLOCKS A & B



SECTION B-B
VILLA HOME 1 (BLOCK A INTERNAL ELEVATION)

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CORRIMAL

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SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
SECTIONS

Scale	Date
1:200@ A1 1:400@ A3	SEPTEMBER 2010
Drawn	Checked
SP, DP	ADM

Project No.	Drawing No.	Issue
2010-13	A10	A

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9 A M 2 1 J U N E

1 0 A M 2 1 J U N E

1 1 A M 2 1 J U N E

1 2 P M 2 1 J U N E

WINTER SOLSTICE
SHADOW ANALYSIS (21ST JUNE)

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CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
SHADOW ANALYSIS - SHEET 1

Scale	Date	
N.T.S.	SEPTEMBER 2010	
Drawn	Checked	
DP	ADM	
Project No.	Drawing No.	Issue
2010-13	A11	A

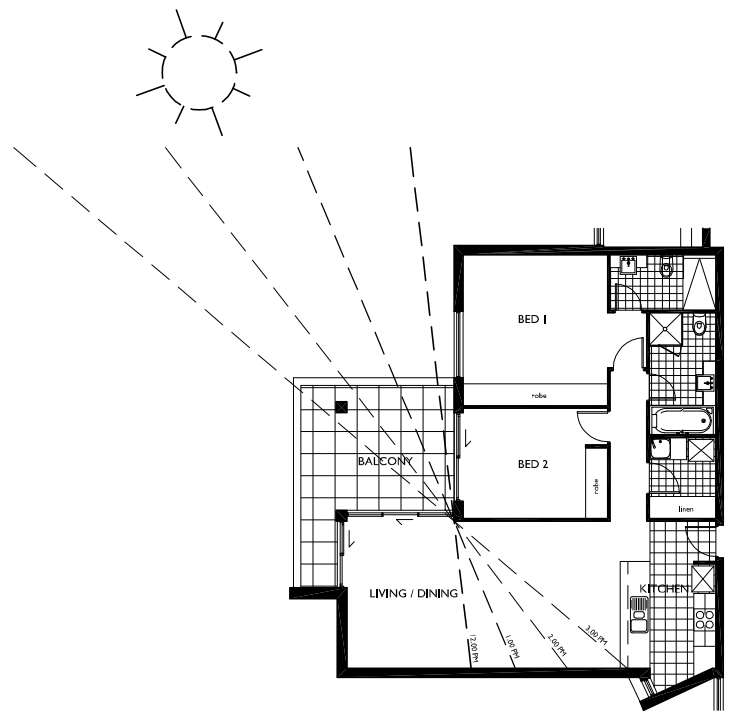
c o p y r i g h t o f a d m a r c h i t e c t s

1 P M 2 1 J U N E

2 P M 2 1 J U N E

3 P M 2 1 J U N E

WINTER SOLSTICE
SHADOW ANALYSIS (21ST JUNE)



SOLAR STUDY
TYPICAL CENTRAL UNIT PLAN 12.00PM TO 3.00PM

12.00PM TO 3.00PM (9.00AM TO 12.00PM SIMILAR)

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CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
SHADOW ANALYSIS - SHEET 2

Scale	Date	
N.T.S.	SEPTEMBER 2010	
Drawn	Checked	
DP	ADM	
Project No.	Drawing No.	Issue
2010-13	A12	A

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ISSUE	DATE	DESCRIPTION
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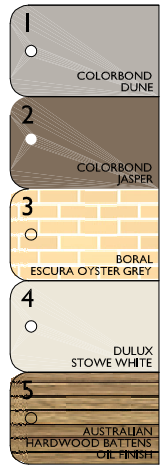
EXTERNAL COLOUR & MATERIALS SCHEDULE

PART WEST ELEVATION

COLOUR PALETTE



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Title
DEVELOPMENT APPLICATION
COLOUR & MATERIALS SCHEDULE

Scale	Date	
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HARBINGER STREET ARTIST IMPRESSION

LOOKING SOUTH EAST

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CORRIMAL

For
SAM HANNA PTY. LTD &
J. J. HANNA PTY. LTD

Title
DEVELOPMENT APPLICATION
ARTIST IMPRESSION

Scale	Date
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Drawn	Checked
DP	ADM

Project No.	Drawing No.	Issue
2010-13	A14	A

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