

BRISTOL CIRCUIT AFFORDABLE HOUSING

44 BRISTOL CIRCUIT & 2-4 BLUE HILLS AVENUE
GOONELLABAH
NSW 2480

ISSUED FOR

DEVELOPMENT APPLICATION

DRAWING LIST

DA-0 SERIES

- A - 0.00 COVER SHEET
- A - 0.50 CGIs - SHEET 01
- A - 0.90 SITE ANALYSIS
- A - 0.95 DEMOLITION PLAN

DA-1 SERIES

- A - 1.01 SITE PLAN
- A - 1.02 SITE PLAN - ZONING
- A - 1.10 CONTOUR PLAN

DA-2 SERIES

- A - 2.00 GROUND FLOOR PLAN
- A - 2.10 LEVEL 1 FLOOR PLAN
- A - 2.20 ROOF PLAN
- A - 2.30 FLOOR PLAN - GROUND FLOOR - 1 BEDROOM DWELLINGS
- A - 2.31 FLOOR PLAN - GROUND FLOOR - 2 BEDROOM DWELLINGS
- A - 2.32 FLOOR PLAN - LEVEL 1 - 2 BEDROOM DWELLINGS
- A - 2.33 FLOOR PLAN - GROUND FLOOR - 3 BEDROOM DWELLINGS
- A - 2.34 FLOOR PLAN - LEVEL 1 - 3 BEDROOM DWELLINGS

DA-3 SERIES

- A - 3.01 ELEVATIONS - 1 BEDROOM DWELLINGS
- A - 3.02 ELEVATIONS - 2 BEDROOM DWELLINGS
- A - 3.03 ELEVATIONS - 3 BEDROOM DWELLINGS
- A - 3.10 STREETScape ELEVATIONS
- A - 3.20 SECTIONS - 1 BEDROOM DWELLINGS
- A - 3.21 SECTIONS - 2 BEDROOM DWELLINGS
- A - 3.22 SECTIONS - 3 BEDROOM DWELLINGS

DA-4 SERIES

- A - 4.01 SHADOW DIAGRAMS - WINTER SOLSTICE
- A - 4.10 VIEW FROM SUN - WINTER SOLSTICE 01
- A - 4.11 VIEW FROM SUN - WINTER SOLSTICE 02
- A - 4.50 SOLAR ACCESS DIAGRAM - 1 BEDROOM DWELLINGS
- A - 4.51 SOLAR ACCESS DIAGRAM - 2 BEDROOM DWELLINGS
- A - 4.52 SOLAR ACCESS DIAGRAM - 3 BEDROOM DWELLINGS

DA-8 SERIES

- A - 8.10 INDICATIVE HEIGHT PLANE

DA-9 SERIES

- A - 9.10 TYPICAL DWELLING LAYOUT - 1 BEDROOM PRE-ADAPTABLE
- A - 9.11 TYPICAL DWELLING LAYOUT - 1 BEDROOM POST-ADAPTABLE
- A - 9.20 TYPICAL DWELLING LAYOUT - 2 BEDROOM
- A - 9.30 TYPICAL DWELLING LAYOUT - 3 BEDROOM

BRISTOL CCT AFFORDABLE HOUSING

44 Bristol Circuit & 2-4 Blue Hills Avenue
Goonellabah NSW 2480

For LANDCOM

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COVER SHEET

2 AMENDED ISSUE FOR DA

KJ

A -0.00

rev. 2

2025-11-11



BRISTOL CIRCUIT VIEW - DEVELOPMENT CGI

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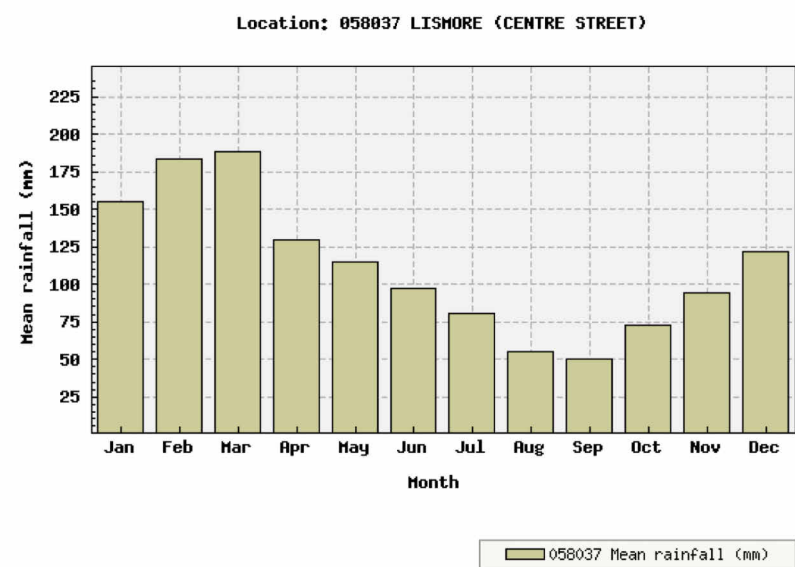
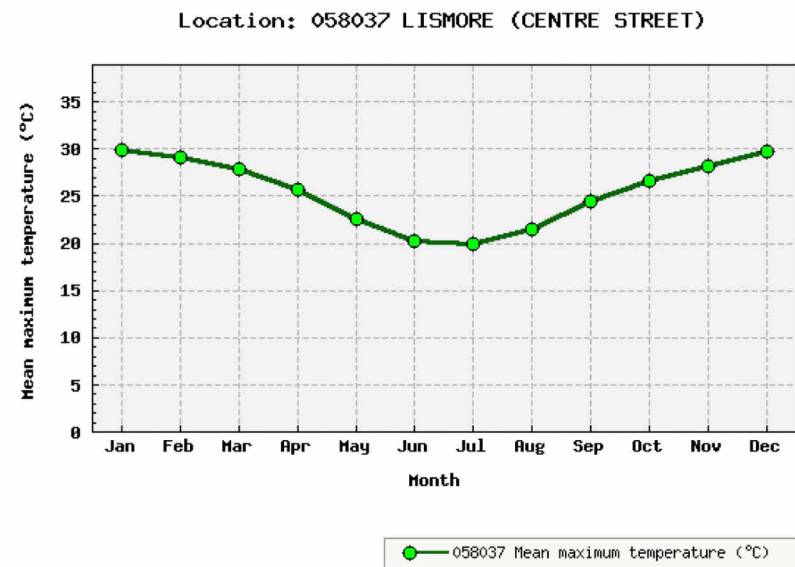
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CGIs - SHEET 01

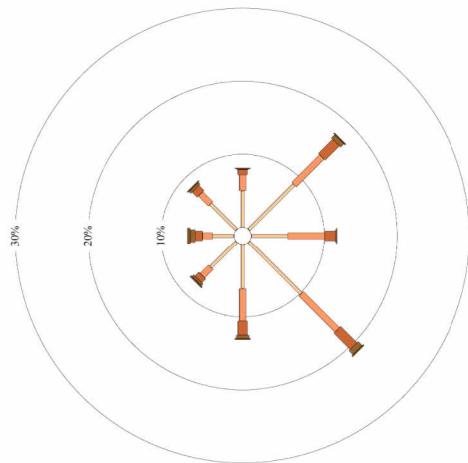
1 ISSUE FOR DA

KJ

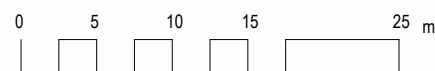
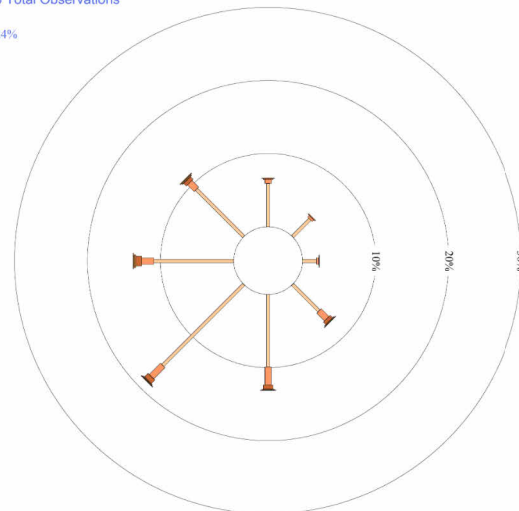
A -0.50 rev. 1 2025-06-10



3 pm
16772 Total Observations
Calm 6%



9 am
16850 Total Observations
Calm 24%



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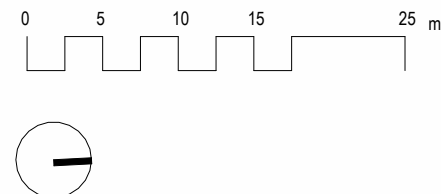
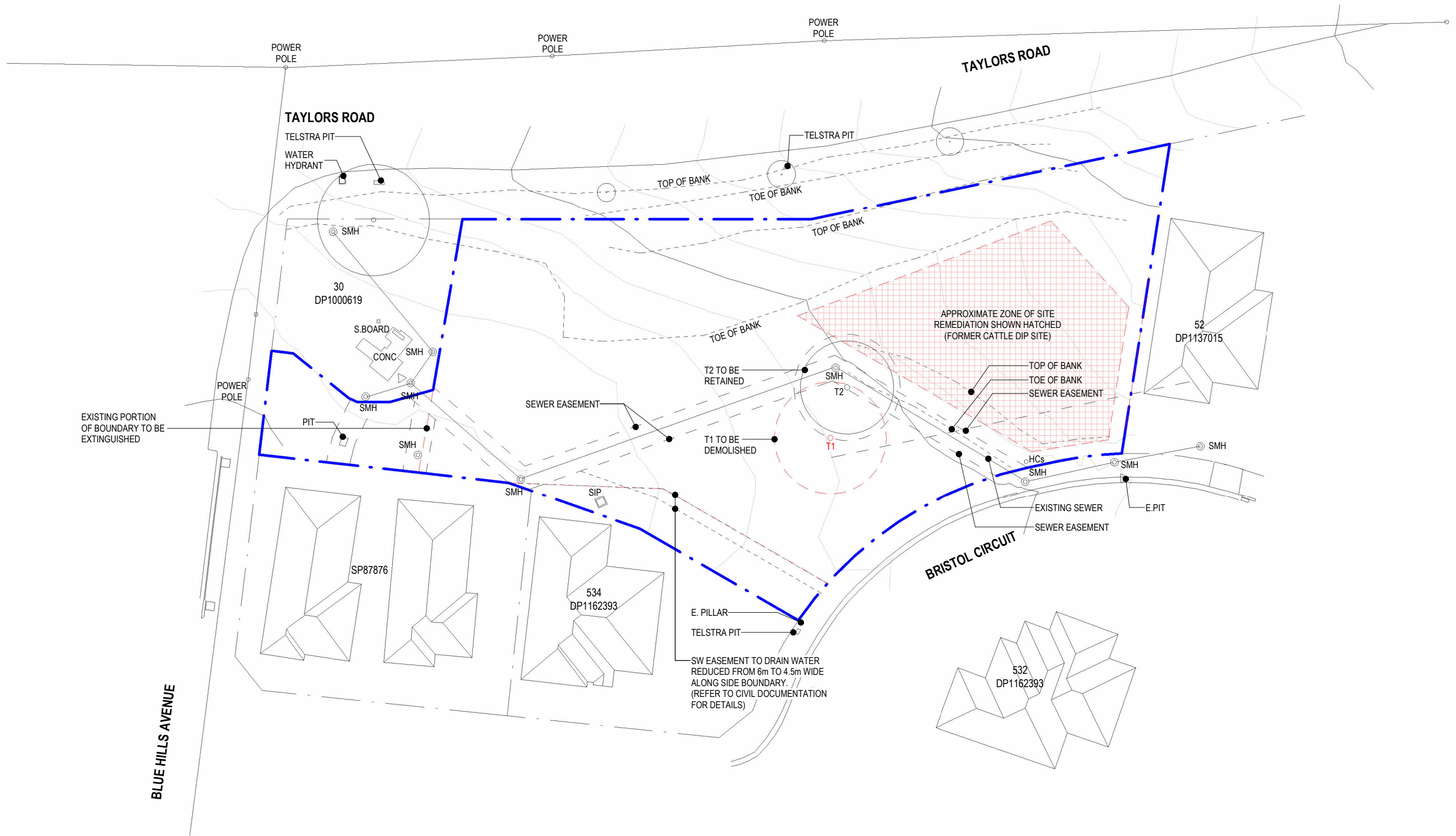
SITE ANALYSIS

1 ISSUE FOR DA
1 : 2000 @ A3
A -0.90 rev. 1

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2025-06-10





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DEMOLITION PLAN

1 ISSUE FOR DA
1 : 500 @ A3
A -0.95 rev. 1 2025-06-10
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SITE PLAN

1 ISSUE FOR DA
1 : 1000 @ A3

A -1.01 rev. 1 2025-06-10

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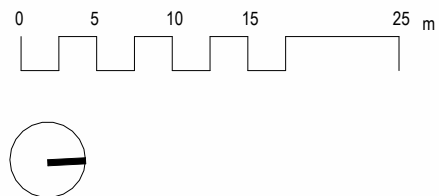
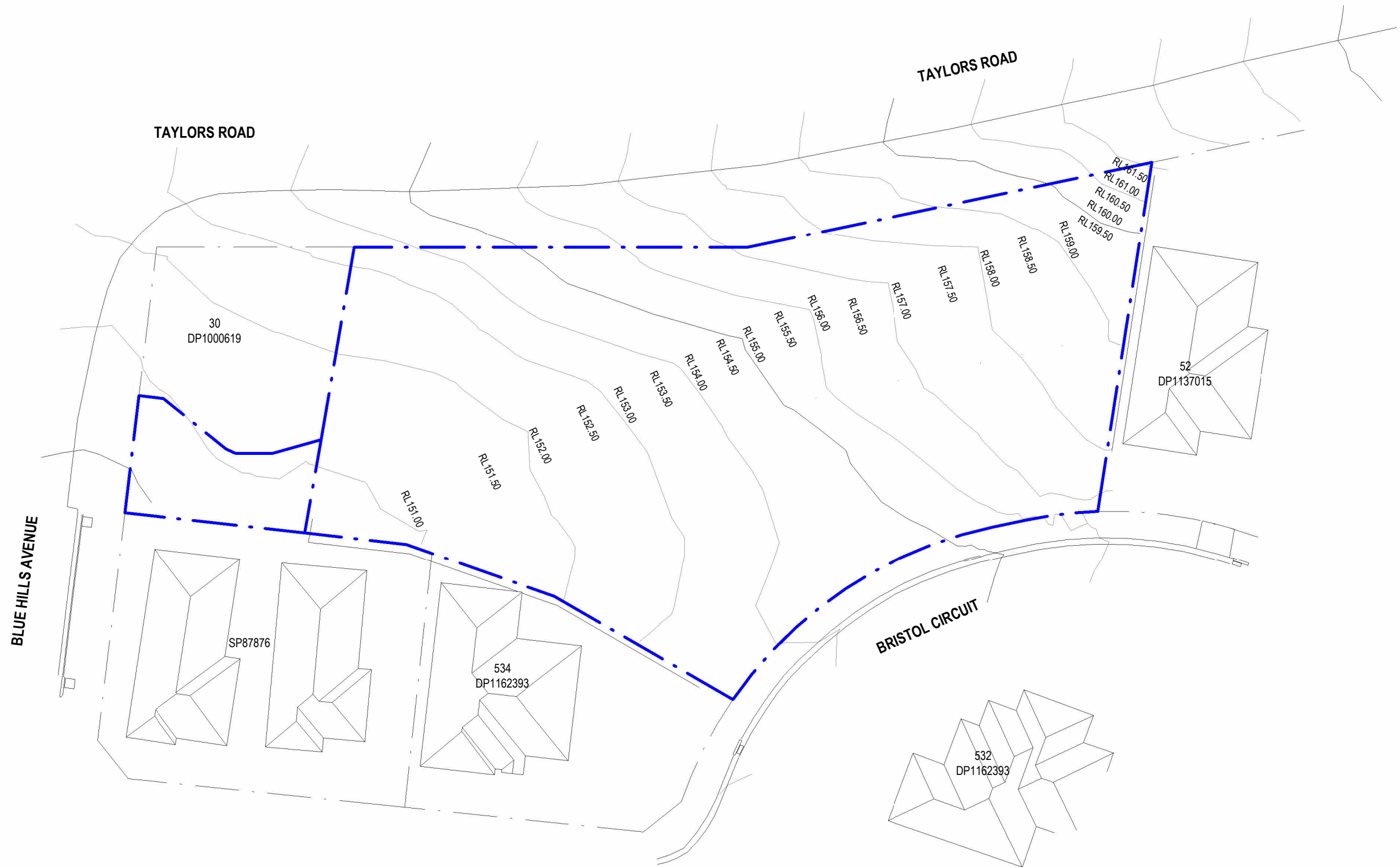
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SITE PLAN - ZONING

1 ISSUE FOR DA
1 : 1000 @ A3
A -1.02 **rev. 1** **2025-06-10**

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CONTOUR PLAN

1 : 500 @ A3
A -1.10

1 ISSUE FOR DA

rev. 1

2025-06-10

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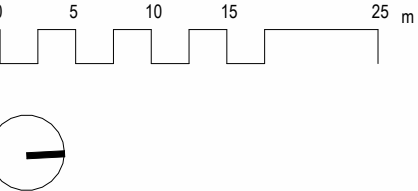


4 x 1 BEDROOM DWELLINGS (1B.1 - 1B.4)
ADAPTABLE DWELLINGS TO COMPLY WITH REQUIREMENTS
OF AS 4299 - 1995 - ADAPTABLE HOUSING

LEGEND :

RP RESIDENT PARKING
VP VISITOR PARKING

1 BED
2 BED
3 BED



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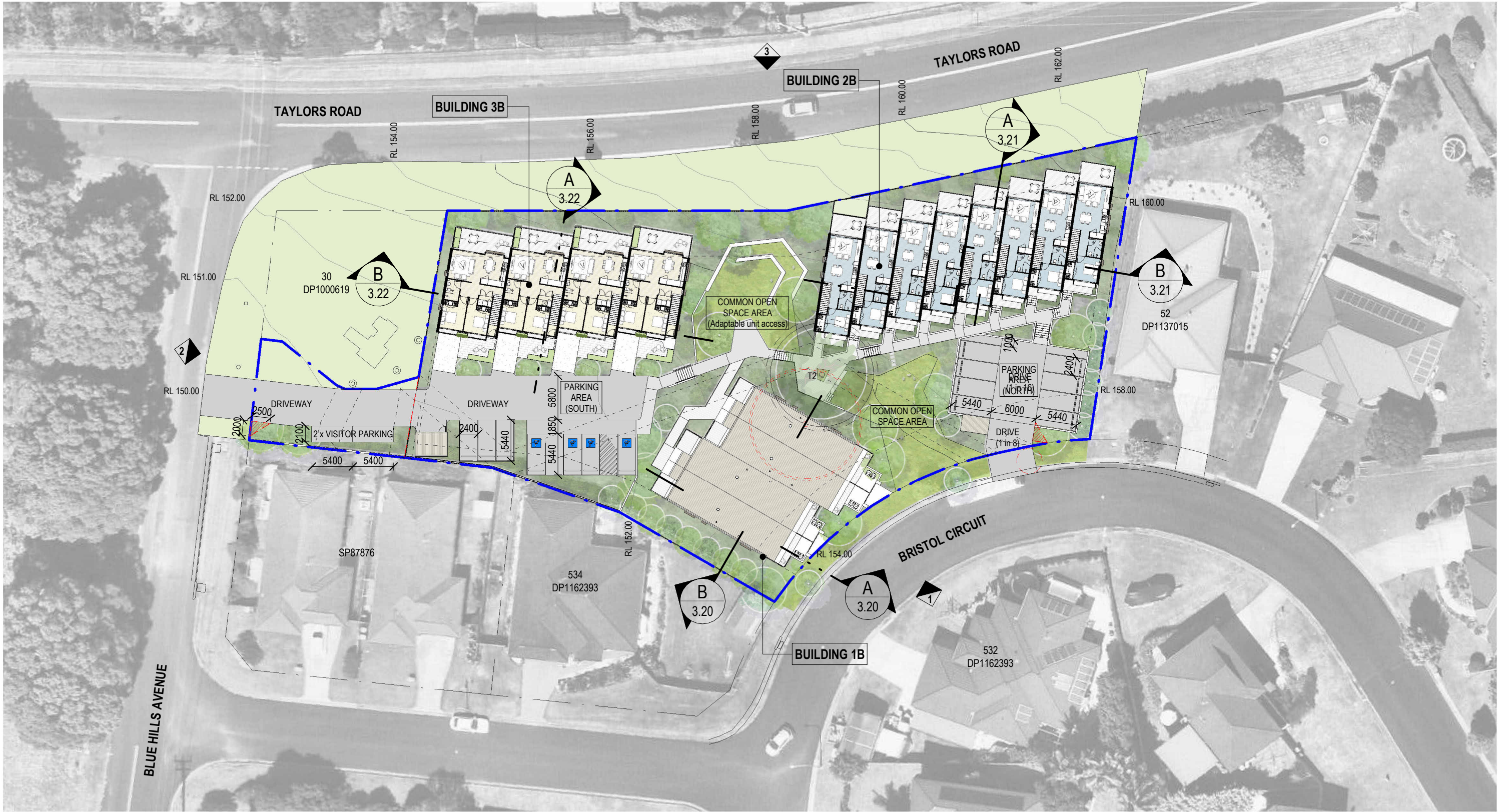
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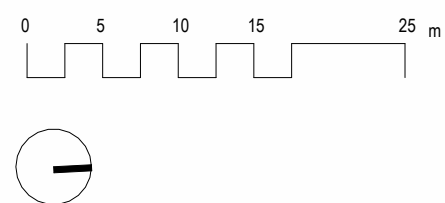
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GROUND FLOOR PLAN

2 AMENDED ISSUE FOR DA KJ
1 : 500 @ A3
A -2.00 rev. 2 2025-11-11



- 2 BED
- 3 BED



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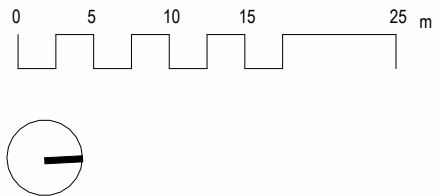
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LEVEL 1 FLOOR PLAN
1 : 500 @ A3
A -2.10 rev. 1 **2025-06-10**
1 ISSUE FOR DA KJ



NOTE: ROOF ITEMS INCLUDING PHOTOVOLTAIC PANELS, SOLA-TUBES AND MECHANICAL EQUIPMENT (INCLUDING EXHAUST FANS, etc.) INDICATIVELY SHOWN ON PLANS. POSITIONING AND PRODUCT SELECTION SUBJECT TO FUTURE DESIGN DEVELOPMENT



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ROOF PLAN

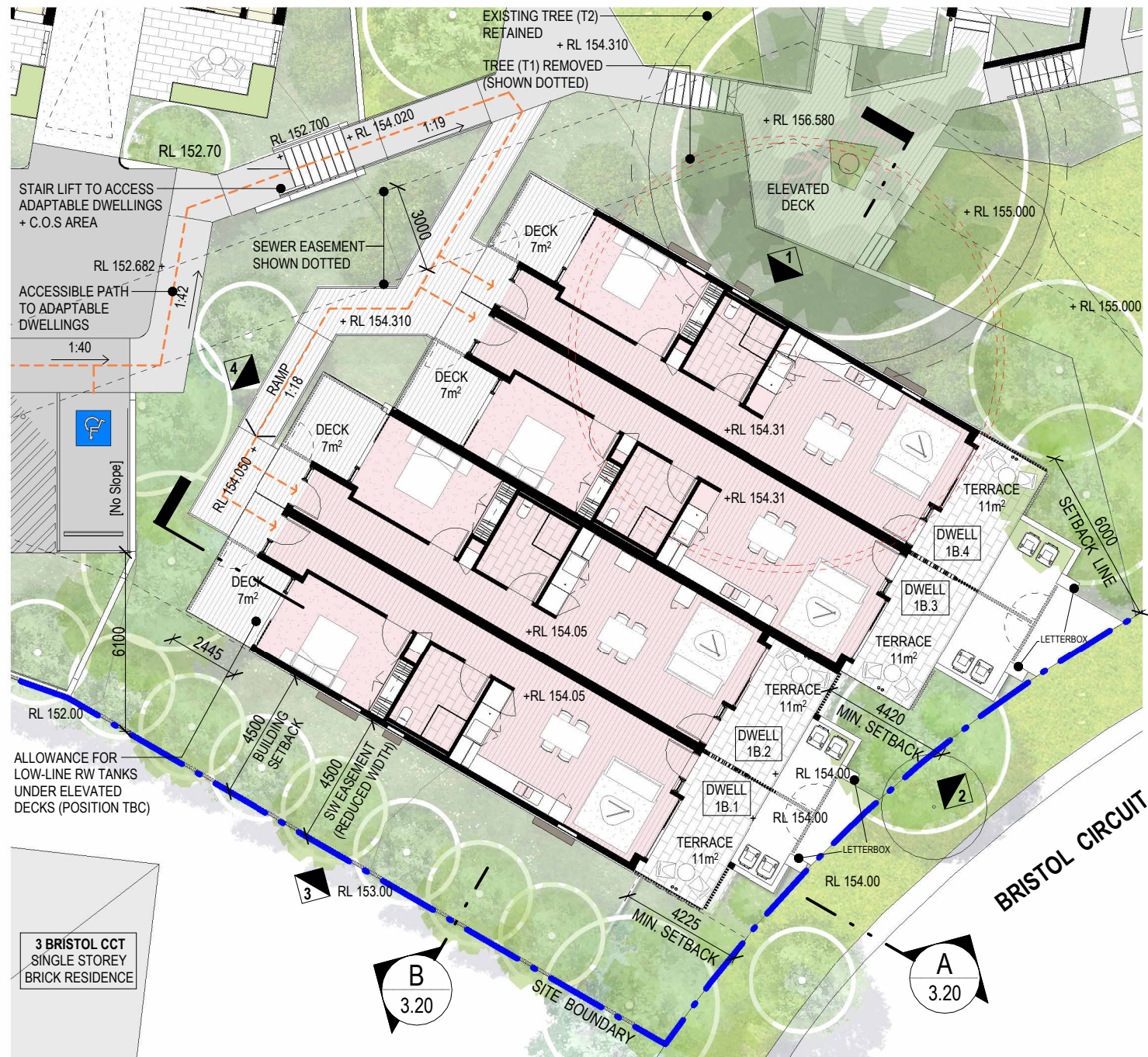
1 : 500 @ A3
A -2.20

1 ISSUE FOR DA

rev. 1

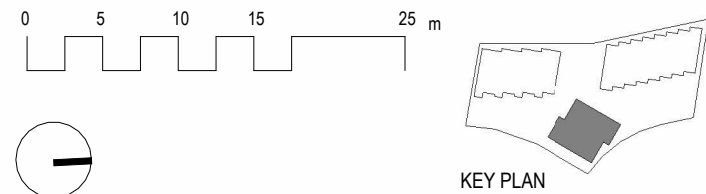
2025-06-10

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1 GROUND FLOOR PLAN
 1 : 200

4 x 1 BEDROOM DWELLINGS (1B.1 - 1B.4)
 ADAPTABLE DWELLINGS TO COMPLY WITH REQUIREMENTS
 OF AS 4299 - 1995 - ADAPTABLE HOUSING



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**FLOOR PLAN - GROUND FLOOR
 - 1 BEDROOM DWELLINGS**

2 AMENDED ISSUE FOR DA
 As indicated @ A3

A-2.30 rev. 2 2025-11-11

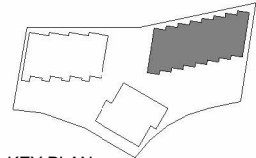
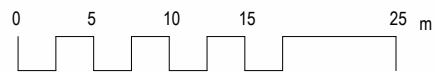
KJ



LEGEND :
RP RESIDENT PARKING
VP VISITOR PARKING

NOTE :
REFER TO SHEET A-9.20 FOR FURTHER
DETAIL + DIMENSIONS FOR TYPICAL 2
BEDROOM DWELLING

1 LEVEL 1 FLOOR PLAN
1 : 200



KEY PLAN

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**FLOOR PLAN - LEVEL 1 - 2
BEDROOM DWELLINGS**

1 ISSUE FOR DA
As indicated @ A3

A-2.32 rev. 1 2025-06-10

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LEGEND :
RP RESIDENT PARKING
VP VISITOR PARKING

1 GROUND FLOOR PLAN
1 : 200

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FLOOR PLAN - GROUND FLOOR - 3 BEDROOM DWELLINGS

1 ISSUE FOR DA
As indicated @ A3

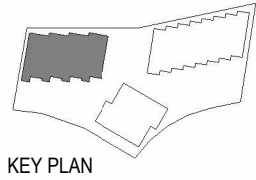
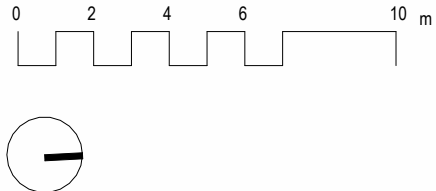
A-2.33 rev. 1 2025-06-10

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LEGEND :
RP RESIDENT PARKING
VP VISITOR PARKING



1 LEVEL 1 FLOOR PLAN
1 : 200



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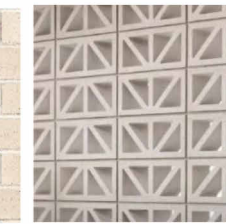
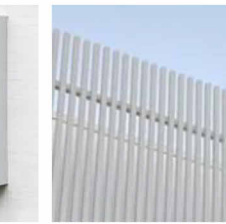
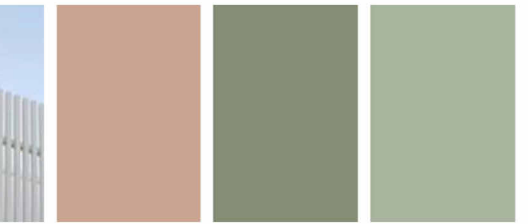
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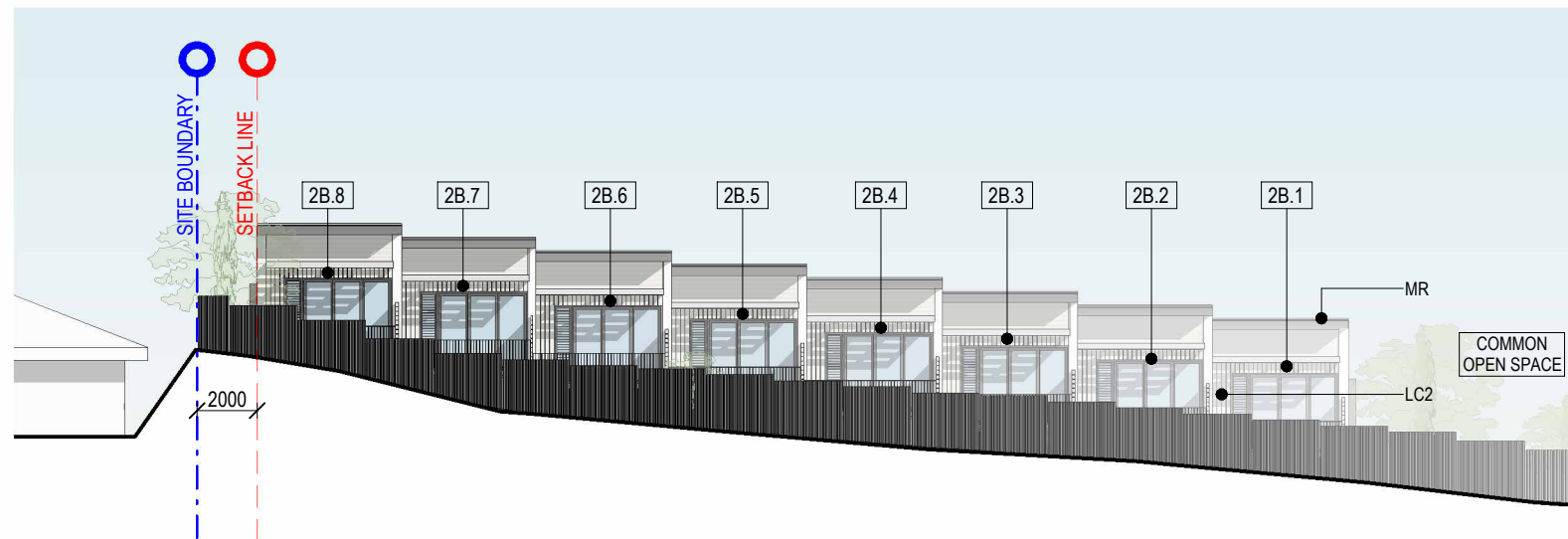
**FLOOR PLAN - LEVEL 1 - 3
BEDROOM DWELLINGS**

1 ISSUE FOR DA
As indicated @ A3
A-2.34 rev. 1

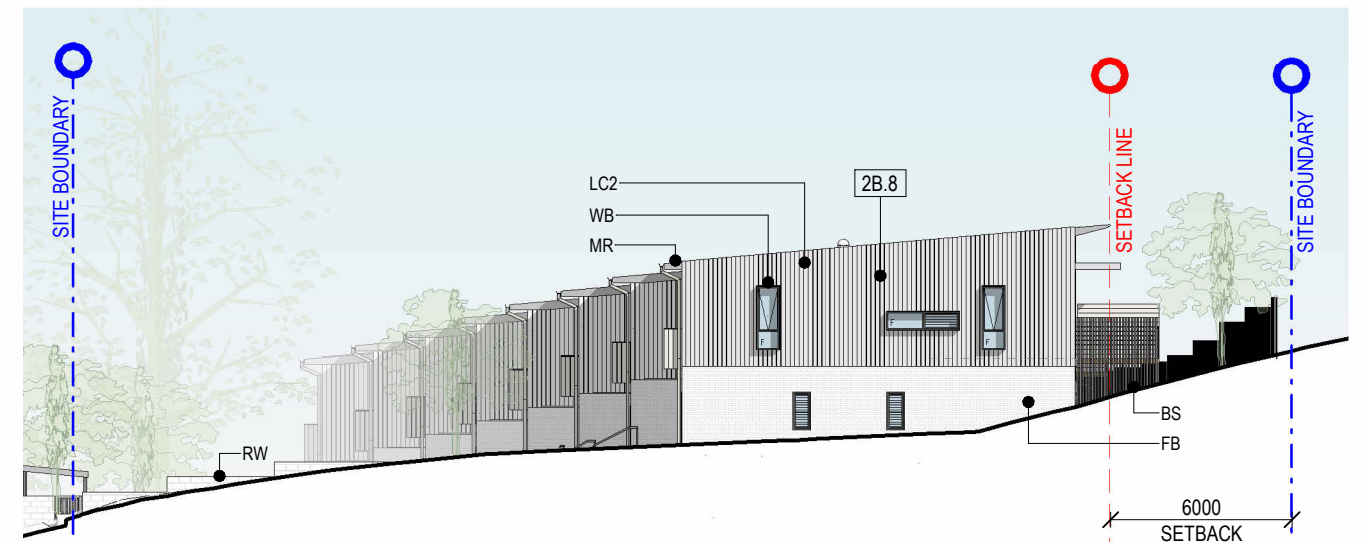
2025-06-10

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MR - METAL ROOFING AND RAINWATER GOODS COLORBOND 'SURFMIST' or SIMILAR	TD - EXTERNAL COMPOSITE TIMBER DECKING WOODEVO 'ANTIQUE SILVER' or SIMILAR	RW/BW - CONCRETE BLOCK or RETAINING WALL GB MASONRY HONED CONC. BLOCK 'PEBBLE' or SIMILAR	BR - FLAT PLATE STEEL BALCONY RAILING WITH POWDERCOAT FINISH 'WHISPER WHITE' or SIM.	FB - FACE BRICKWORK WARM SOFT TONE - PGH 'OATMEAL', BOWRAL 76 'SIMMENTAL SILVER' or SIM.	MS - MASONRY SCREENS GB MASONRY WEDGE BREEZE BLOCK - 'PORCELAIN' or SIMILAR	LC1 - LIGHTWEIGHT WALL CLADDING - 'LINEA' PRE-PRIMED WEATHERBOARD - COLOUR TBC	LC2 - LIGHTWEIGHT WALL CLADDING - JAMES HARDIE 'AXON' CLADDING w/ PAINT FINISH or SIMILAR VJ BOARD	WB - ALUMINUM PLATE WINDOW BOX - POWDER COAT FINISH - DULUX 'WHISPER WHITE' or SIM.	BS - BATTEN SCREENING POWDER-COATED ALUMINIUM - 'WHISPER WHITE' or SIMILAR	COLOUR ACCENTS - PAINT FINISH TO ENTRY DOORS + ACCENT ELEMENTS eg. DULUX 'PRIMAL', 'PESTO' AND 'SALVIA' or SIMILAR TBC



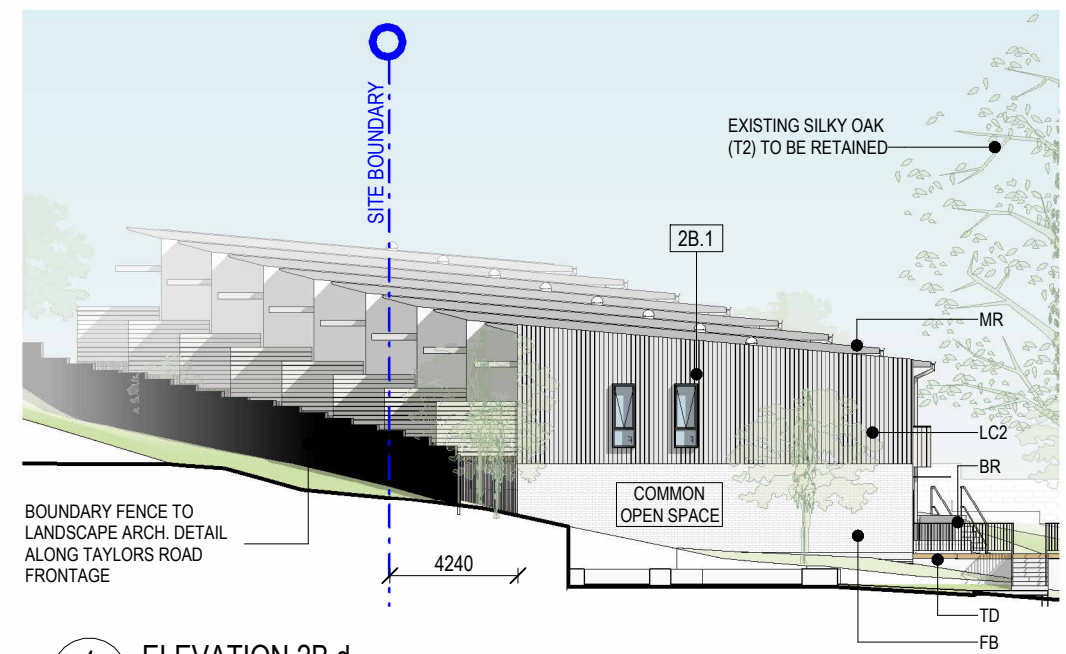
1
2.31
ELEVATION 2B a
1 : 250



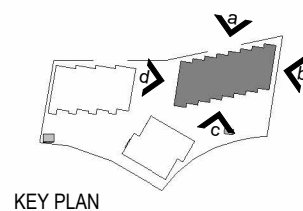
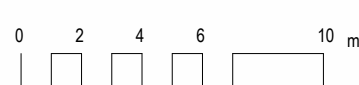
2
2.31
ELEVATION 2B b
1 : 250



3
2.31
ELEVATION 2B c
1 : 250



4
2.31
ELEVATION 2B d
1 : 250



KEY PLAN

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ELEVATIONS - 2 BEDROOM DWELLINGS

1 ISSUE FOR DA
As indicated @ A3

A -3.02

rev. 1

2025-06-10

KJ

MR - METAL ROOFING AND RAINWATER GOODS COLORBOND 'SURFMIST' or SIMILAR

TD - EXTERNAL COMPOSITE TIMBER DECKING WOODENO 'ANTIQUE SILVER' or SIMILAR

RW/BW - CONCRETE BLOCK or RETAINING WALL GB MASONRY HONED CONC. BLOCK 'PEBBLE' or SIMILAR

BR - FLAT PLATE STEEL BALCONY RAILING WITH POWDERCOAT FINISH 'WHISPER WHITE' or SIM.

FB - FACE BRICKWORK WARM SOFT TONE - PGH 'OATMEAL', BOWRAL 76 'SIMMENTAL SILVER' or SIM.

MS - MASONRY SCREENS GB MASONRY WEDGE BREEZE BLOCK - 'PORCELAIN' or SIMILAR

LC1 - LIGHTWEIGHT WALL CLADDING - 'LINEA' PRE-PRIMED WEATHERBOARD - COLOUR TBC

LC2 - LIGHTWEIGHT WALL CLADDING - JAMES HARDIE 'AXON' CLADDING w/ PAINT FINISH or SIMILAR VJ BOARD

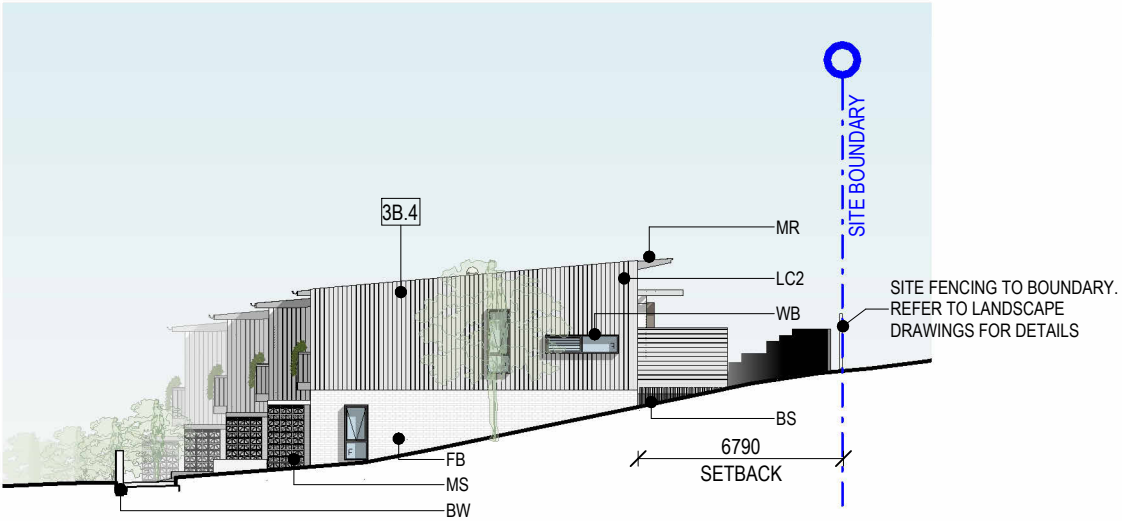
WB - ALUMINUM PLATE WINDOW BOX - POWDER COAT FINISH - DULUX 'WHISPER WHITE' or SIM.

BS - BATTEN SCREENING POWDER-COATED ALUMINIUM - 'WHISPER WHITE' or SIMILAR

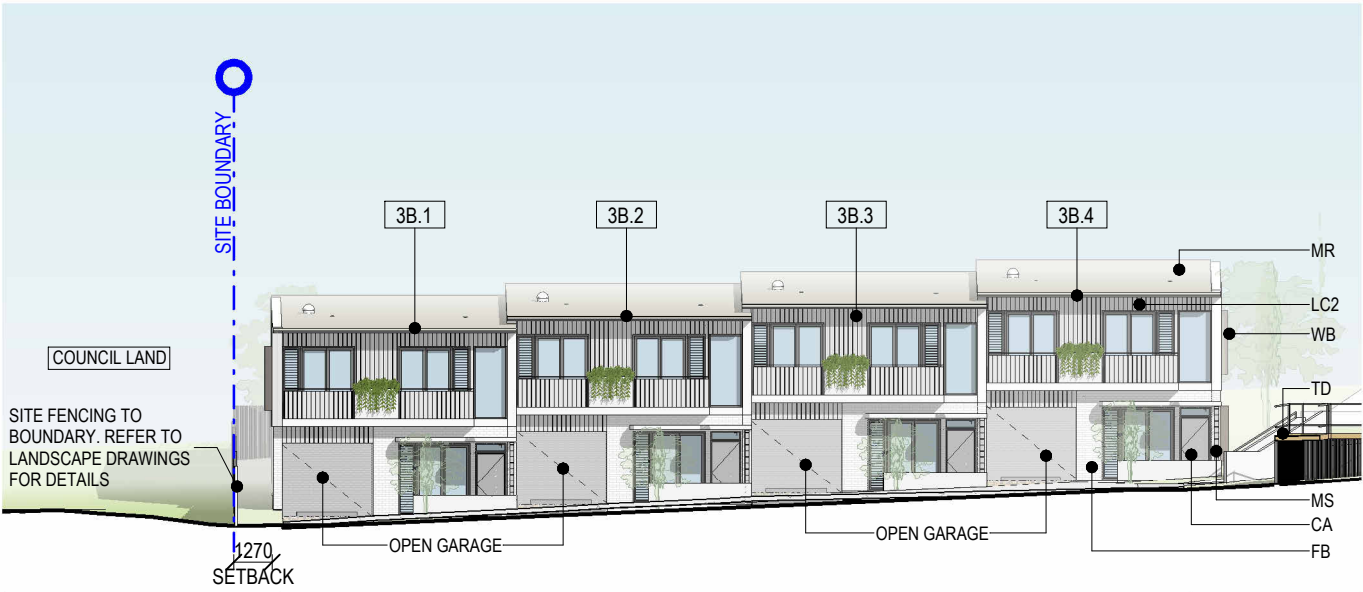
COLOUR ACCENTS - PAINT FINISH TO ENTRY DOORS + ACCENT ELEMENTS eg. DULUX 'PRIMAL', 'PESTO' AND 'SALVIA' or SIMILAR TBC



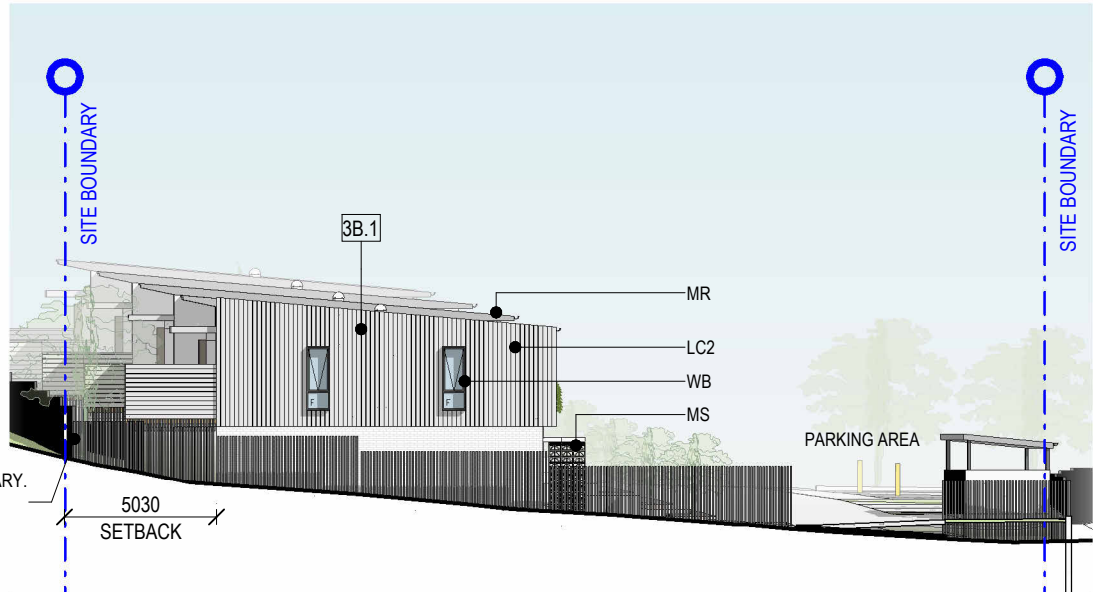
3 ELEVATION 3B a - TAYLORS ROAD FRONTAGE
2.33 1 : 250



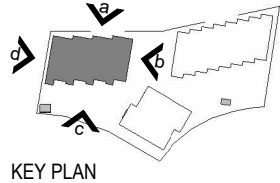
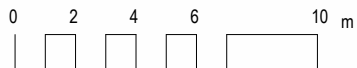
4 ELEVATION 3B b - NORTH ELEVATION
2.33 1 : 250



1 ELEVATION 3B c - EAST ELEVATION
2.33 1 : 250



2 ELEVATION 3B d - SOUTH ELEVATION
2.33 1 : 250



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ELEVATIONS - 3 BEDROOM
DWELLINGS

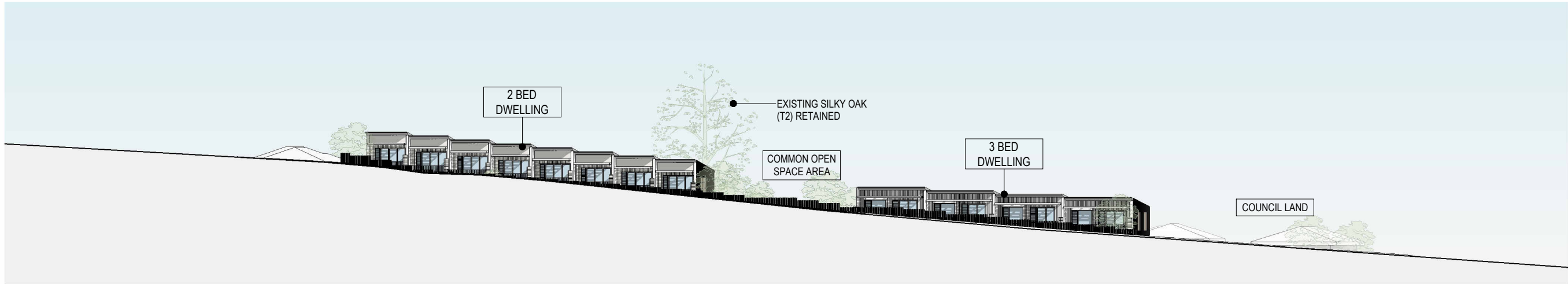
As indicated @ A3
A -3.03

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2025-06-10

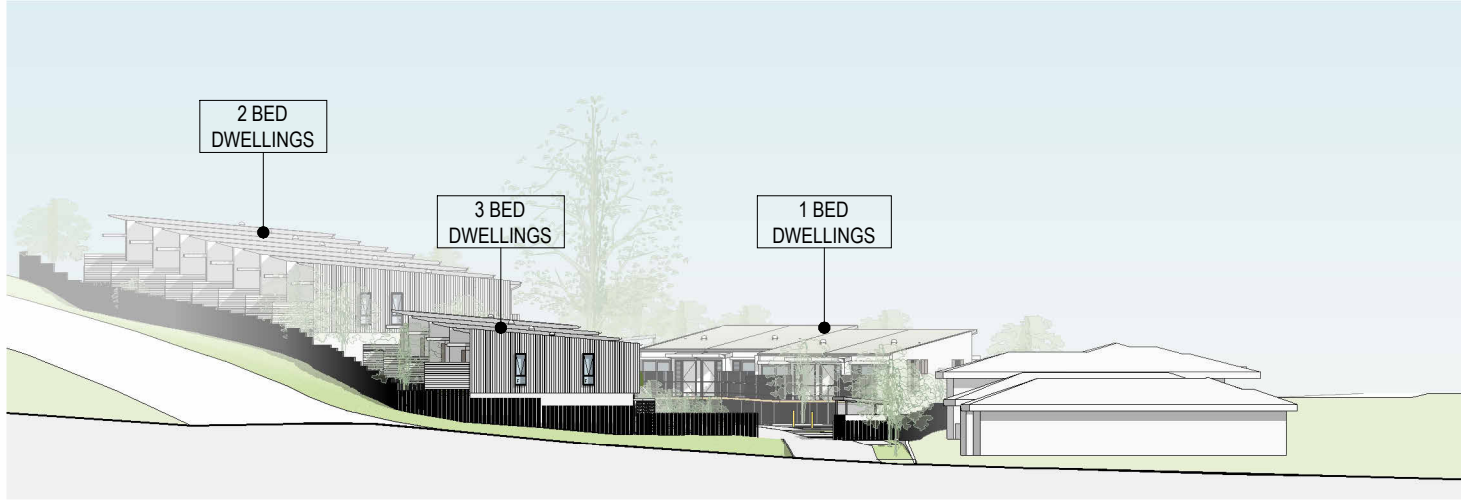
KJ



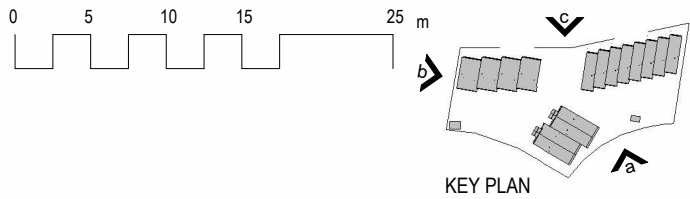
3
2.00
ELEVATION 1 c - TAYLORS ROAD FRONTAGE
1 : 500



1
2.00
ELEVATION 1 a - BRISTOL CIRCUIT
1 : 500



2
2.00
ELEVATION 1 b - BLUE HILLS AVENUE
1 : 500



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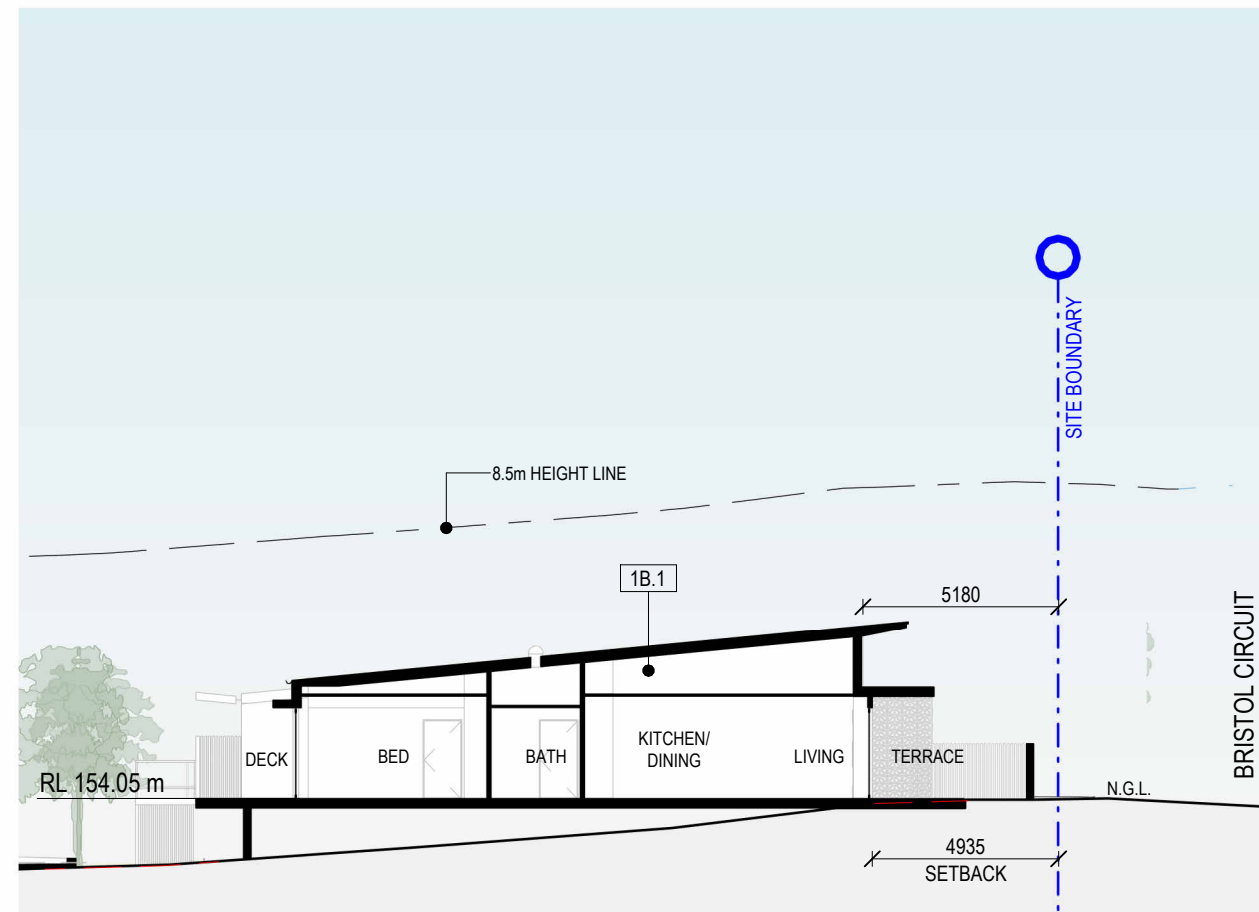
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STREETSCAPE ELEVATIONS

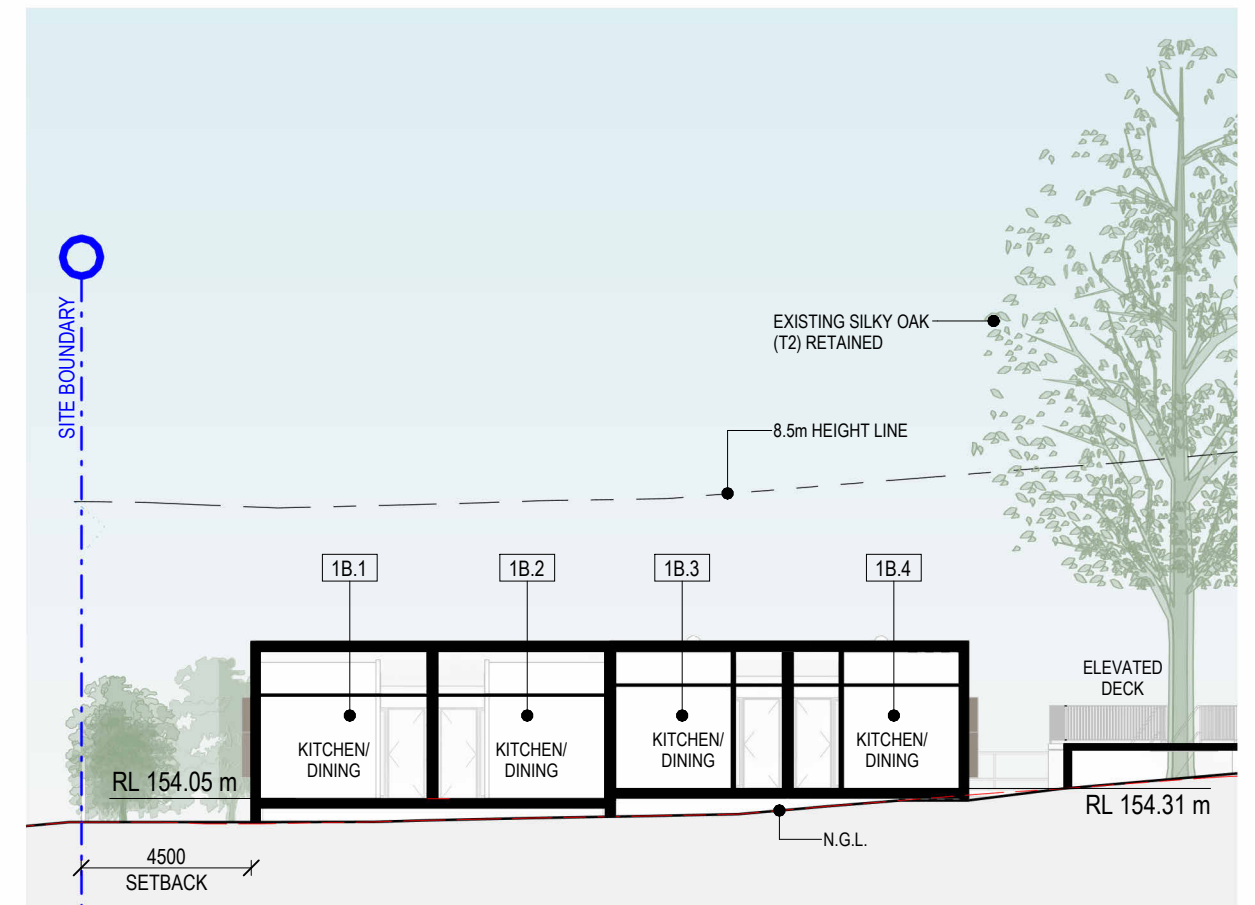
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As indicated @ A3

A -3.10 **rev. 1** **2025-06-10**

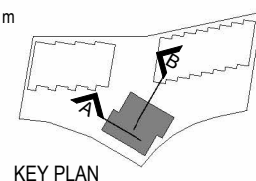
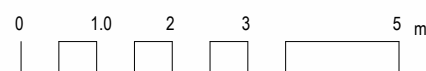
KJ



A SECTION A - 1 BEDROOM DWELLING
1 : 200



B SECTION B - 1 BEDROOM DWELLING
1 : 200



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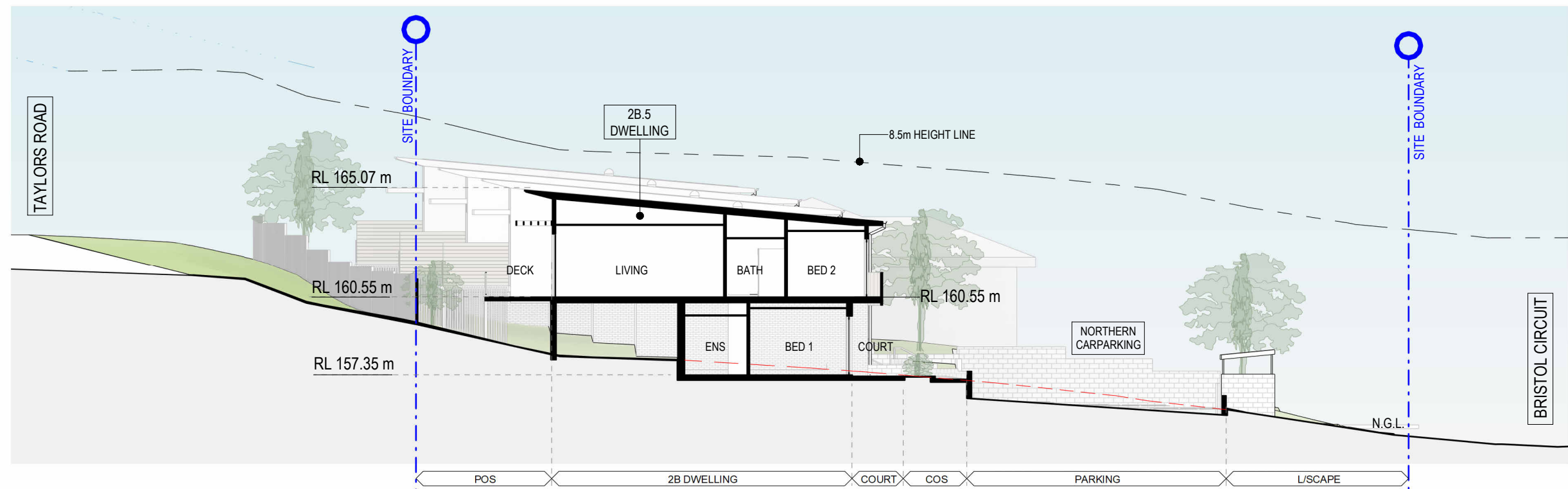
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SECTIONS - 1 BEDROOM DWELLINGS

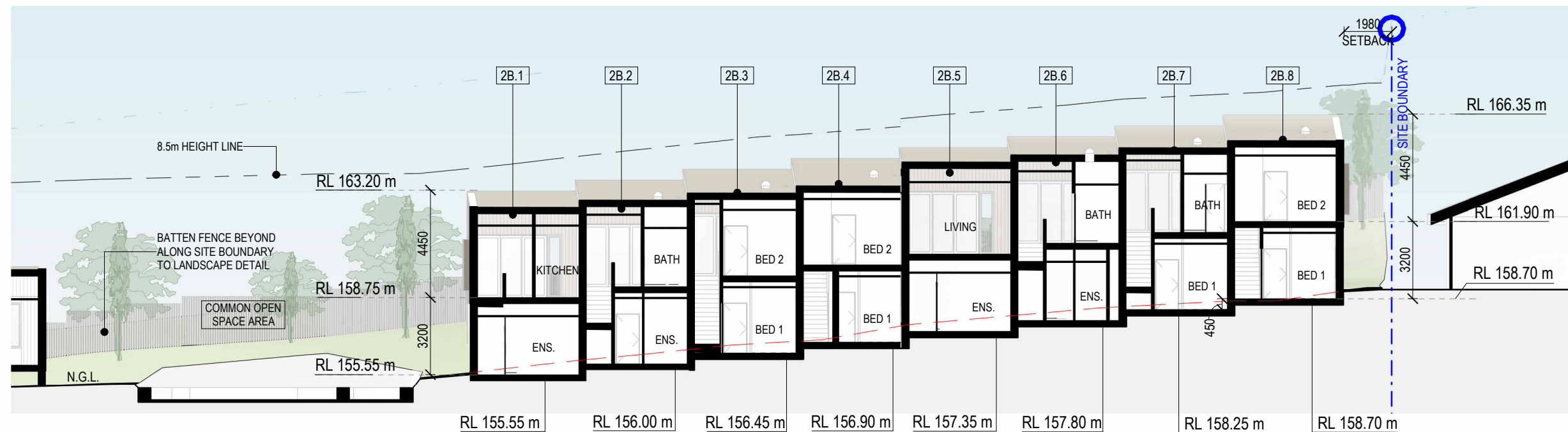
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A -3.20 rev. 1 2025-06-10

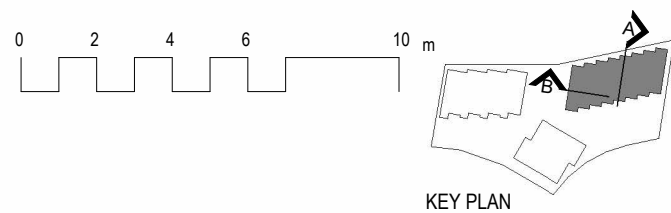
KJ



A SECTION A - 2 BEDROOM DWELLING
1 : 200



B SECTION B - 2 BEDROOM DWELLING
1 : 200



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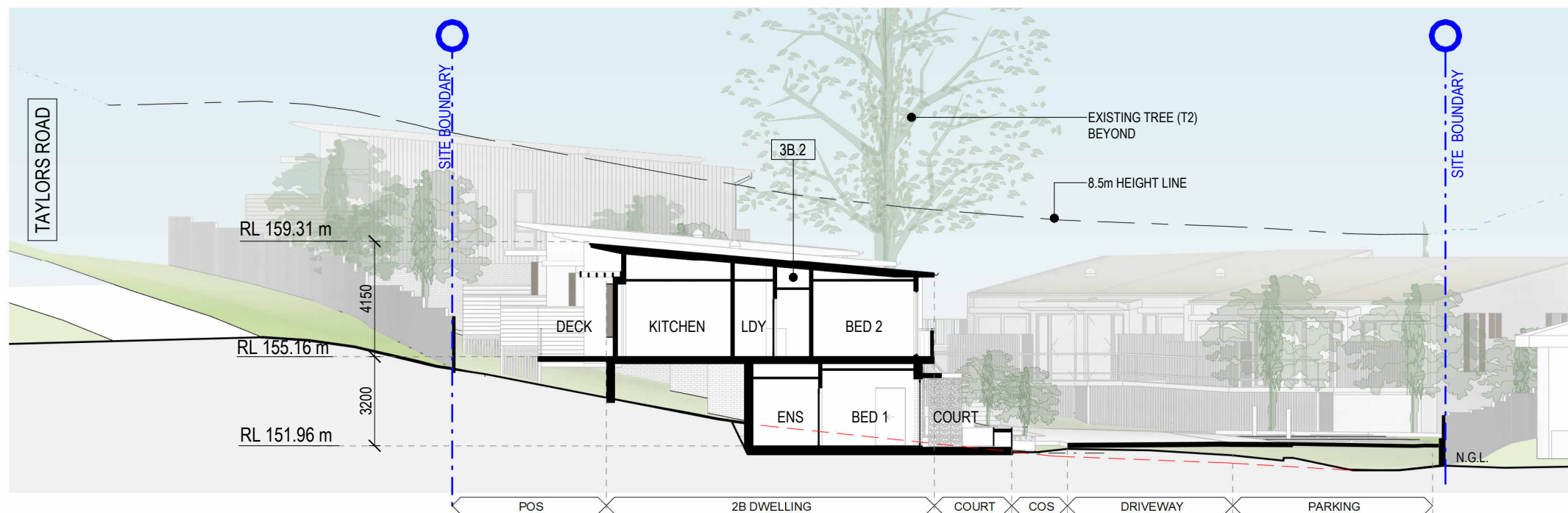
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SECTIONS - 2 BEDROOM DWELLINGS

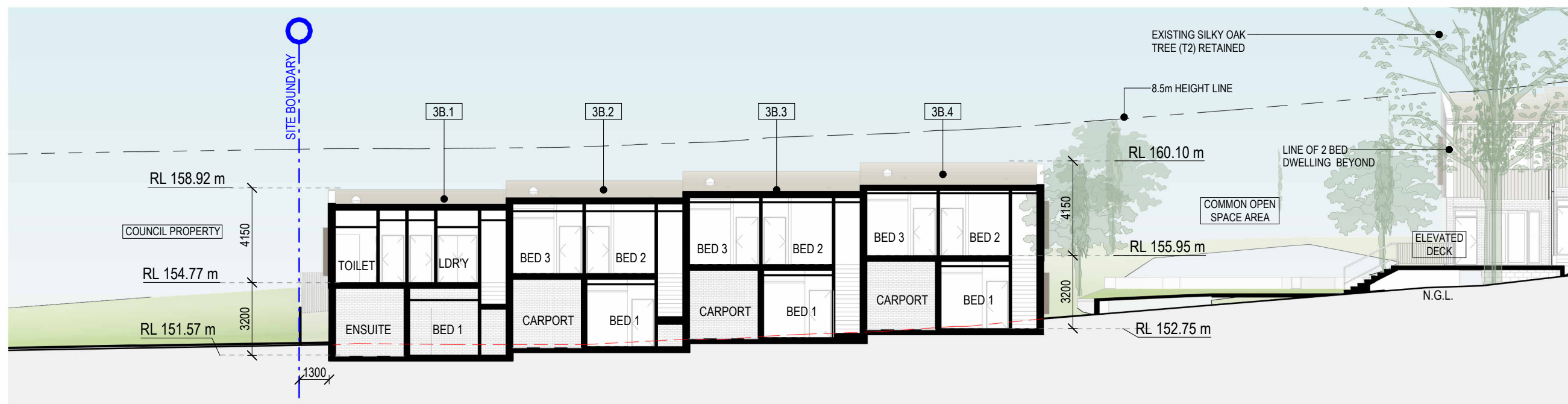
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A -3.21 rev. 1 2025-06-10

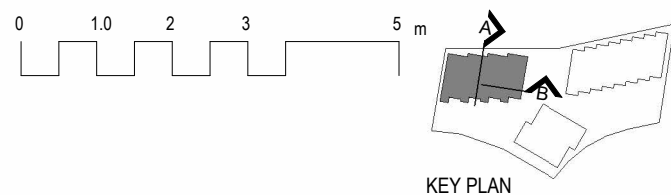
KJ



A SECTION A - 3B BEDROOM DWELLING
1 : 200



B SECTION B - 3B BEDROOM DWELLING
1 : 200



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SECTIONS - 3 BEDROOM DWELLINGS

1 ISSUE FOR DA
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KJ



1 SHADOW DIAGRAM JUNE 21 @9AM
1 : 2000

2 SHADOW DIAGRAM JUNE 21 @10AM
1 : 2000

3 SHADOW DIAGRAM JUNE 21 @11AM
1 : 2000



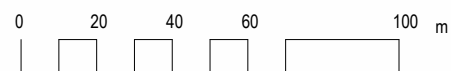
4 SHADOW DIAGRAM JUNE 21 @12PM
1 : 2000

5 SHADOW DIAGRAM JUNE 21 @1PM
1 : 2000

6 SHADOW DIAGRAM JUNE 21 @2PM
1 : 2000



7 SHADOW DIAGRAM JUNE 21 @3PM
1 : 2000



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SHADOW DIAGRAMS - WINTER SOLSTICE

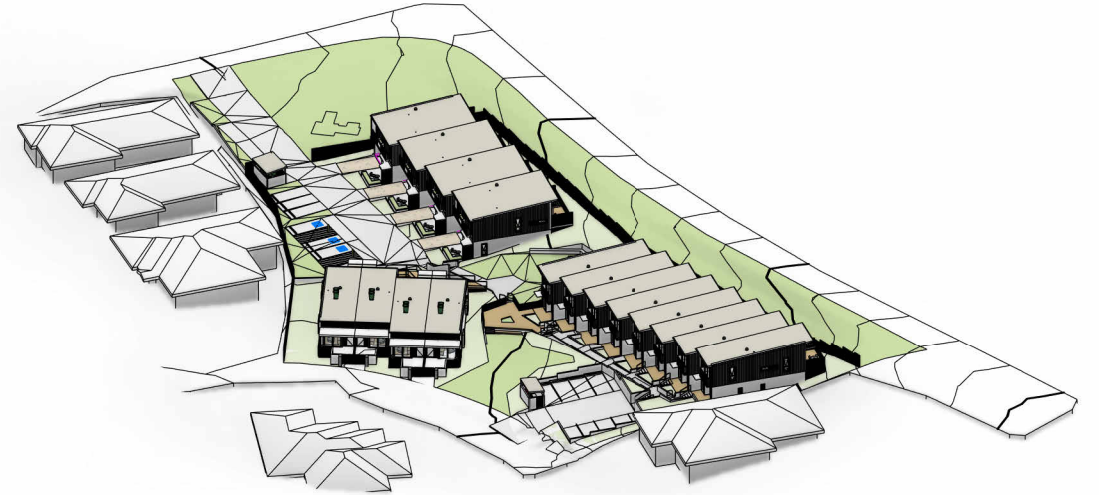
1 ISSUE FOR DA

KJ

A -4.01 rev. 1 2025-06-10



1 VIEW FROM SUN JUNE 21 @9AM



2 VIEW FROM SUN JUNE 21 @10AM



3 VIEW FROM SUN JUNE 21 @11AM



4 VIEW FROM SUN JUNE 21 @12PM

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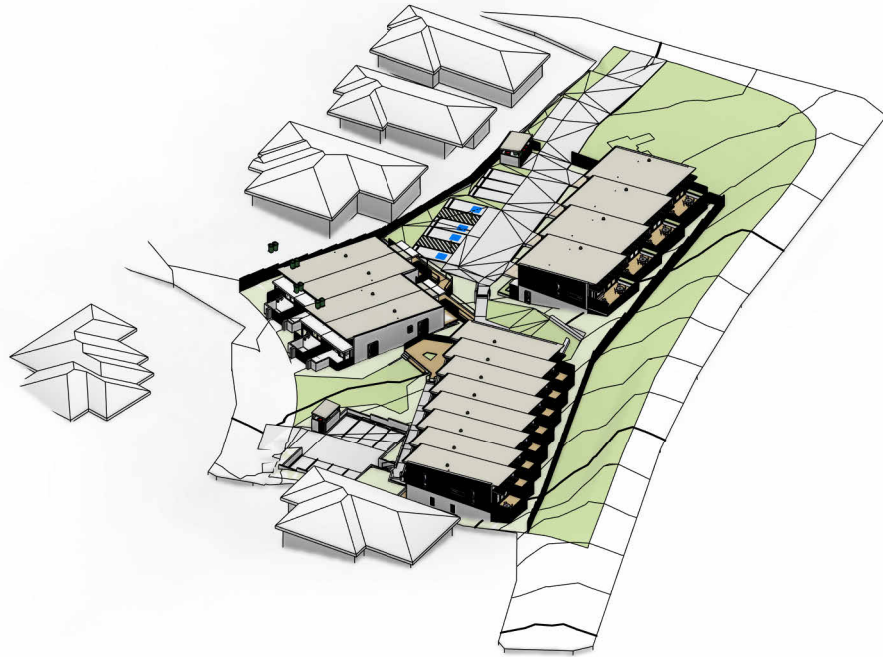
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**VIEW FROM SUN - WINTER
SOLSTICE 01**

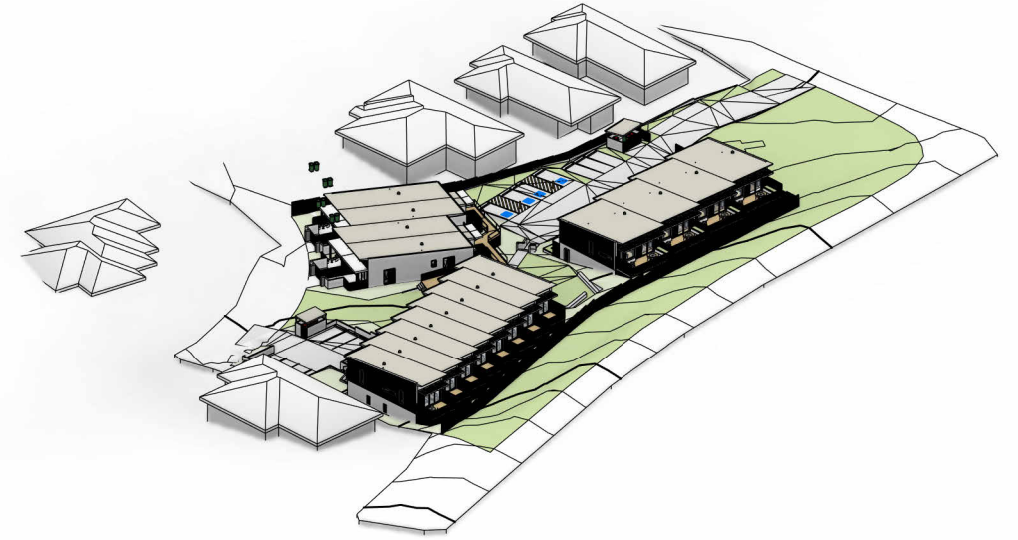
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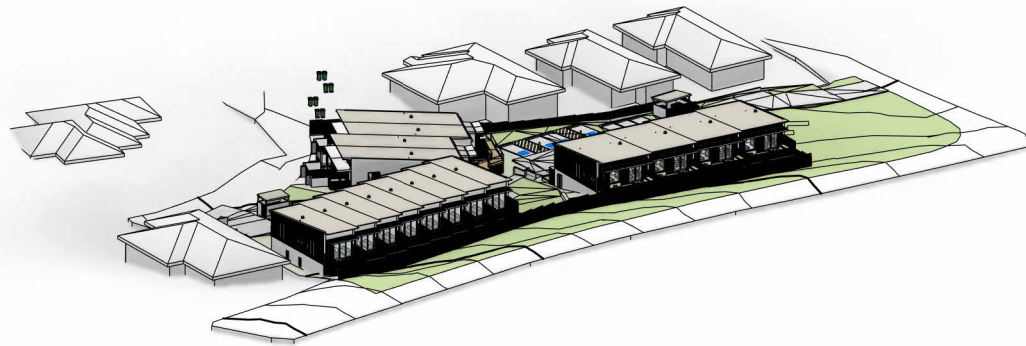
A -4.10 rev. 1 2025-06-10



5 VIEW FROM SUN JUNE 21 1PM



6 VIEW FROM SUN JUNE 21 @2PM



7 VIEW FROM SUN JUNE 21 @3PM

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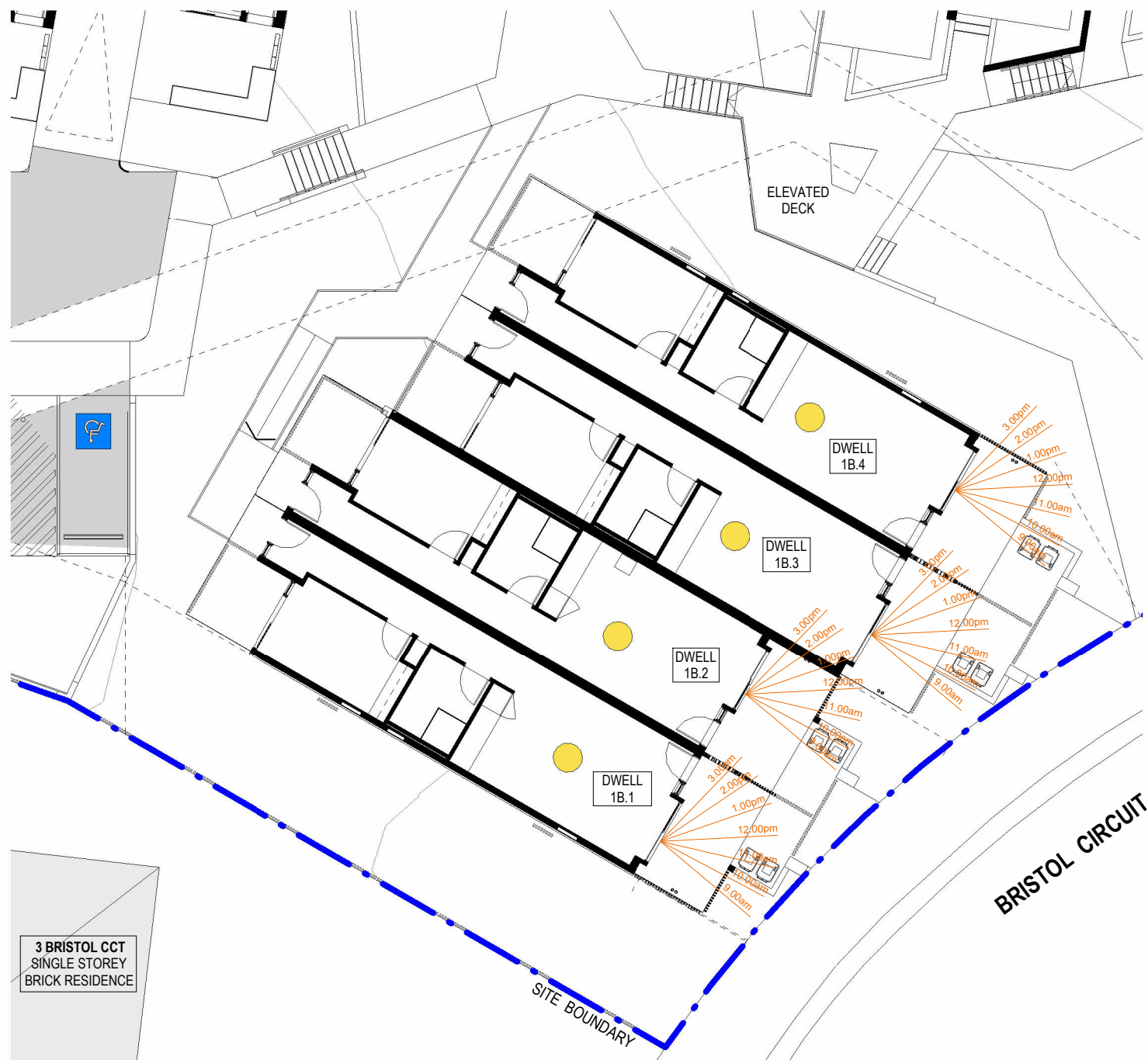
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**VIEW FROM SUN - WINTER
SOLSTICE 02**

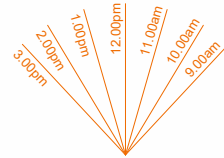
1 ISSUE FOR DA

A -4.11 rev. 1 2025-06-10

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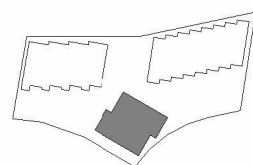
LEGEND

- SOLAR ACCESS
- NO SOLAR ACCESS
- LESS THAN 2 HOURS
-  SOLAR ACCESS

LEGEND

- SOLAR ACCESS 1 BEDROOM CONTROL -** 70% x DWELLINGS
Min. 2 HOURS (9am - 3pm)
- **SOLAR ACCESS**
PROPOSED – 100% OF DWELLINGS
4/4 DWELLINGS
- **NO SOLAR ACCESS**
PROPOSED – 0% OF DWELLINGS
- **LESS THAN 2 HOURS**
PROPOSED – 0% OF DWELLINGS

1 SOLAR ACCESS GROUND FLOOR PLAN - 1 BEDROOM
1 : 200



KEY PLAN

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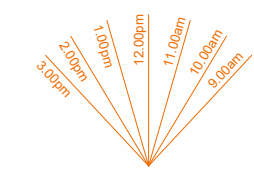
SOLAR ACCESS DIAGRAM - 1 BEDROOM DWELLINGS

1 ISSUE FOR DA
As indicated @ A3
A-4.50 rev. 1 2025-06-10
KJ



LEGEND

- SOLAR ACCESS
- NO SOLAR ACCESS
- LESS THAN 2 HOURS



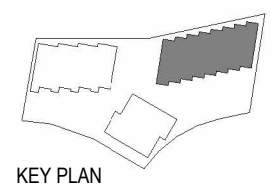
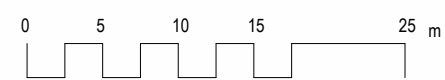
SOLAR ACCESS

LEGEND

SOLAR ACCESS 1 BEDROOM CONTROL - 70% x DWELLINGS
Min. 2 HOURS (9am - 3pm)

- SOLAR ACCESS**
PROPOSED – 100% OF DWELLINGS
4/4 DWELLINGS
- NO SOLAR ACCESS**
PROPOSED – 0% OF DWELLINGS
- LESS THAN 2 HOURS**
PROPOSED – 0% OF DWELLINGS

1 LEVEL 1 FLOOR PLAN
1 : 200



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**SOLAR ACCESS DIAGRAM - 2
BEDROOM DWELLINGS**
1 ISSUE FOR DA
As indicated @ A3
A-4.51 rev. 1 2025-06-10

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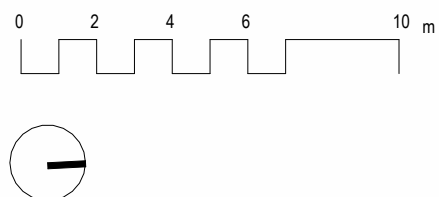
1 LEVEL 1 FLOOR PLAN
1 : 200

LEGEND

- SOLAR ACCESS
- NO SOLAR ACCESS
- LESS THAN 2 HOURS
- SOLAR ACCESS

LEGEND

- SOLAR ACCESS 1 BEDROOM CONTROL -** 70% x DWELLINGS
Min. 2 HOURS (9am - 3pm)
- SOLAR ACCESS**
PROPOSED - 100% OF DWELLINGS
4/4 DWELLINGS
 - NO SOLAR ACCESS**
PROPOSED - 0% OF DWELLINGS
 - LESS THAN 2 HOURS**
PROPOSED - 0% OF DWELLINGS



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SOLAR ACCESS DIAGRAM - 3 BEDROOM DWELLINGS

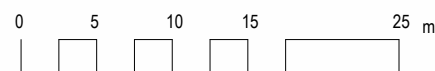
1 ISSUE FOR DA
As indicated @ A3

A-4.52

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2025-06-10

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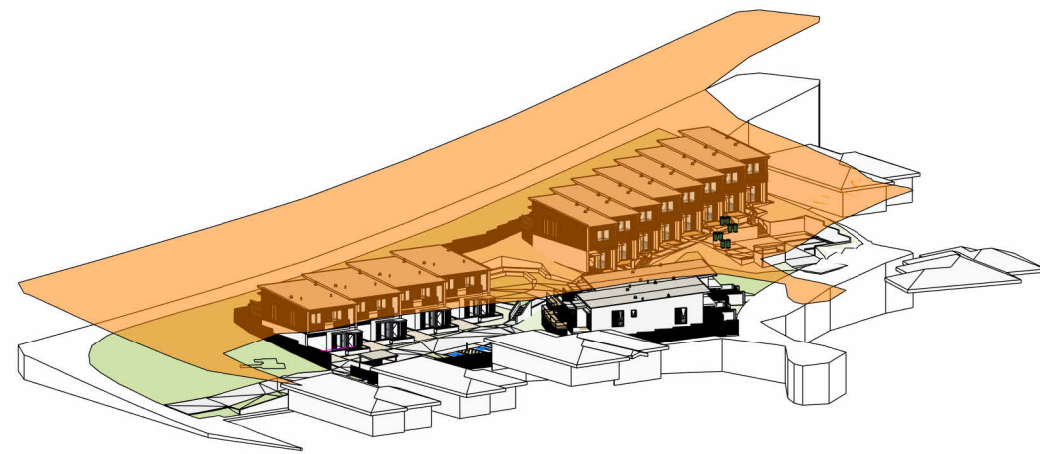
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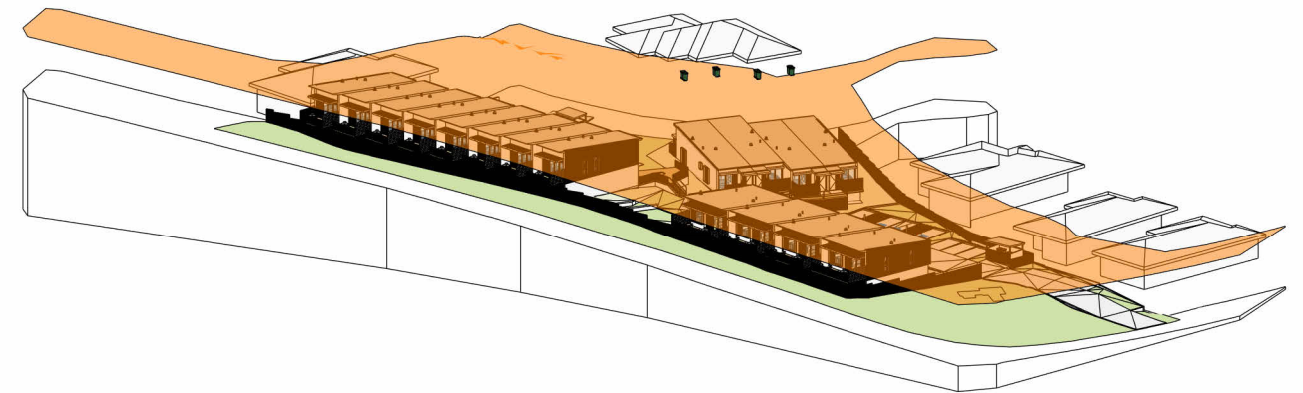
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SOLAR ACCESS DIAGRAM

1 : 500 @ A3
A-4.60 rev. 1 2025-04-03



1 INDICATIVE HEIGHT PLANE - VIEW 1



2 INDICATIVE HEIGHT PLANE - VIEW 2

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INDICATIVE HEIGHT PLANE

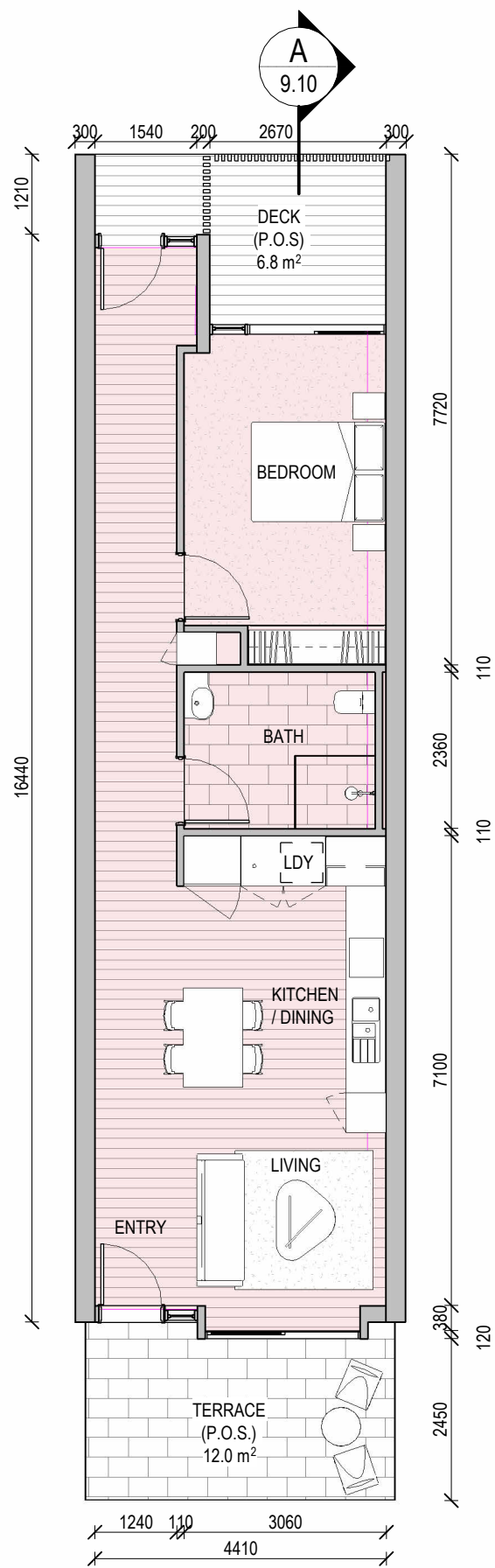
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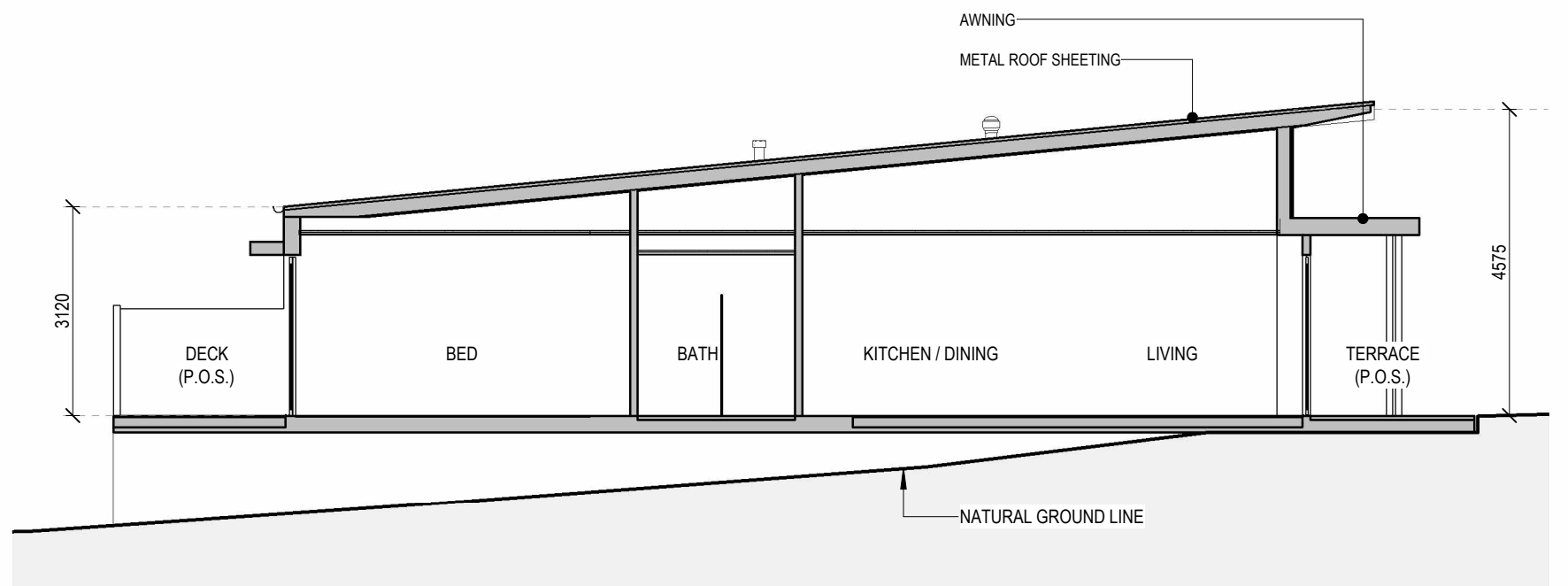
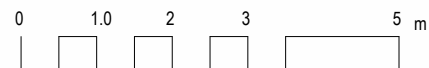
A -8.10

rev. 1

2025-06-10



1 GROUND FLOOR PLAN
1 : 100



A SECTION
1 : 100

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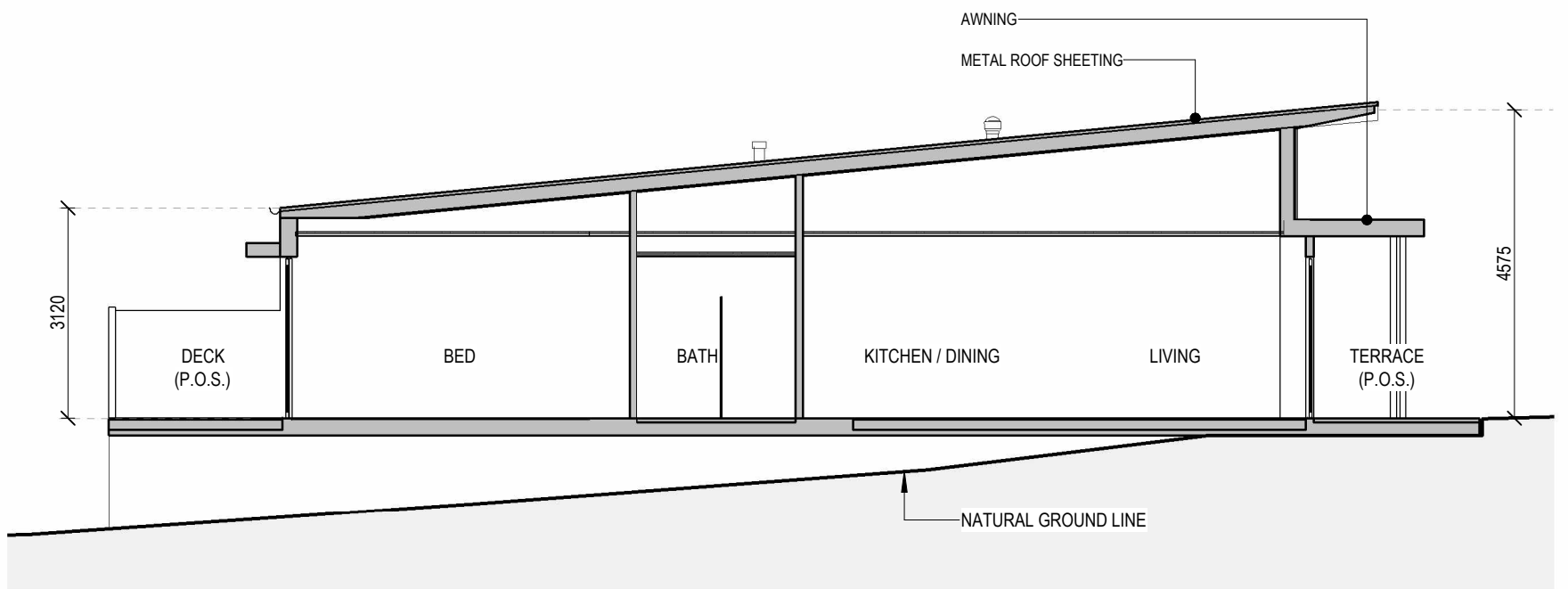
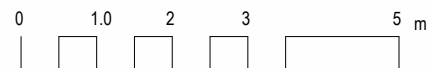
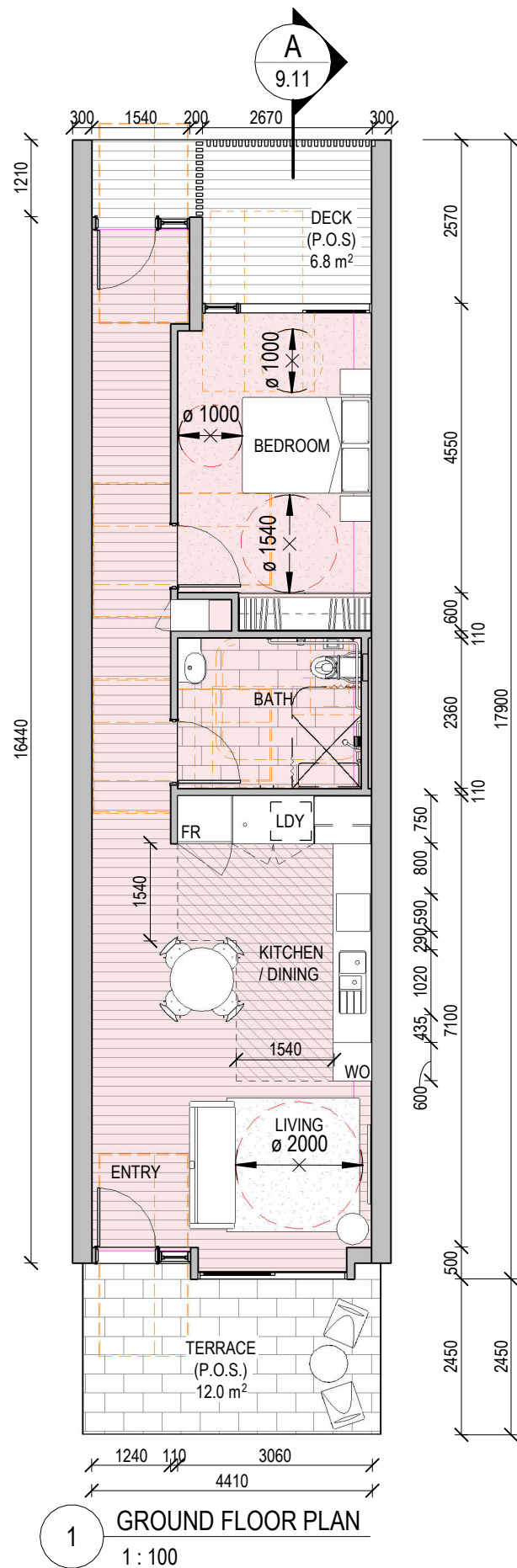
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TYPICAL DWELLING LAYOUT - 1 BEDROOM PRE-ADAPTABLE

2 AMENDED ISSUE FOR DA KJ
1 : 100 @ A3
A -9.10 rev. 2 2025-11-11



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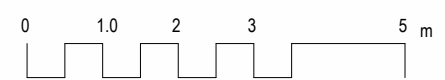
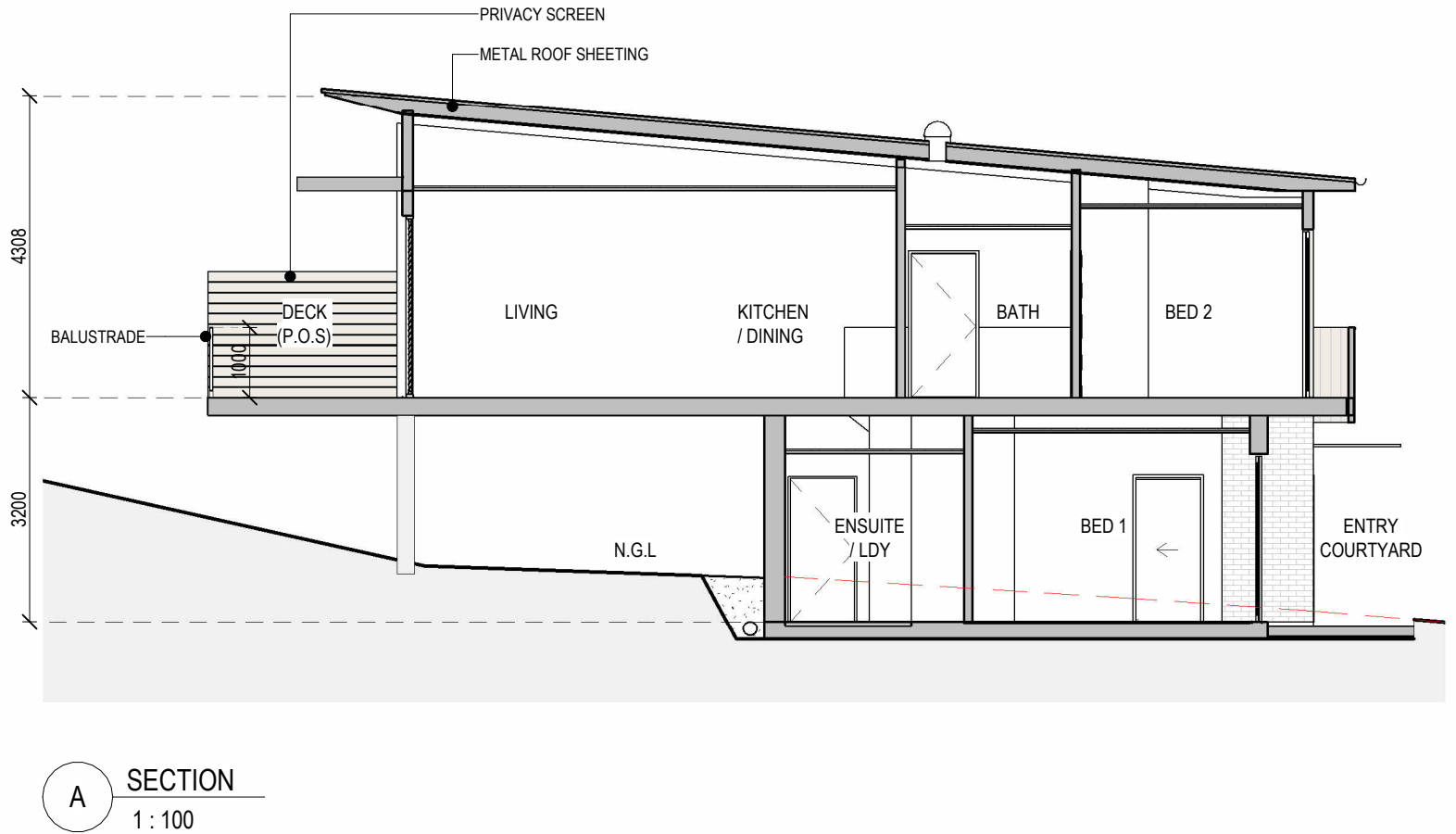
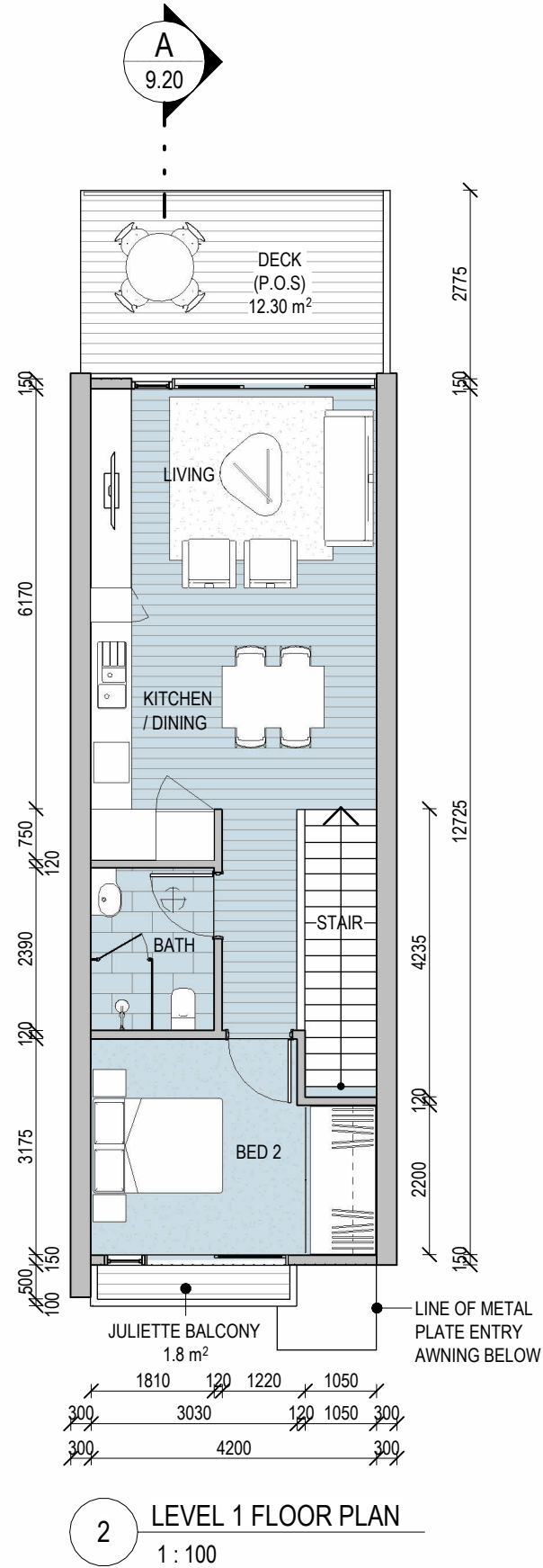
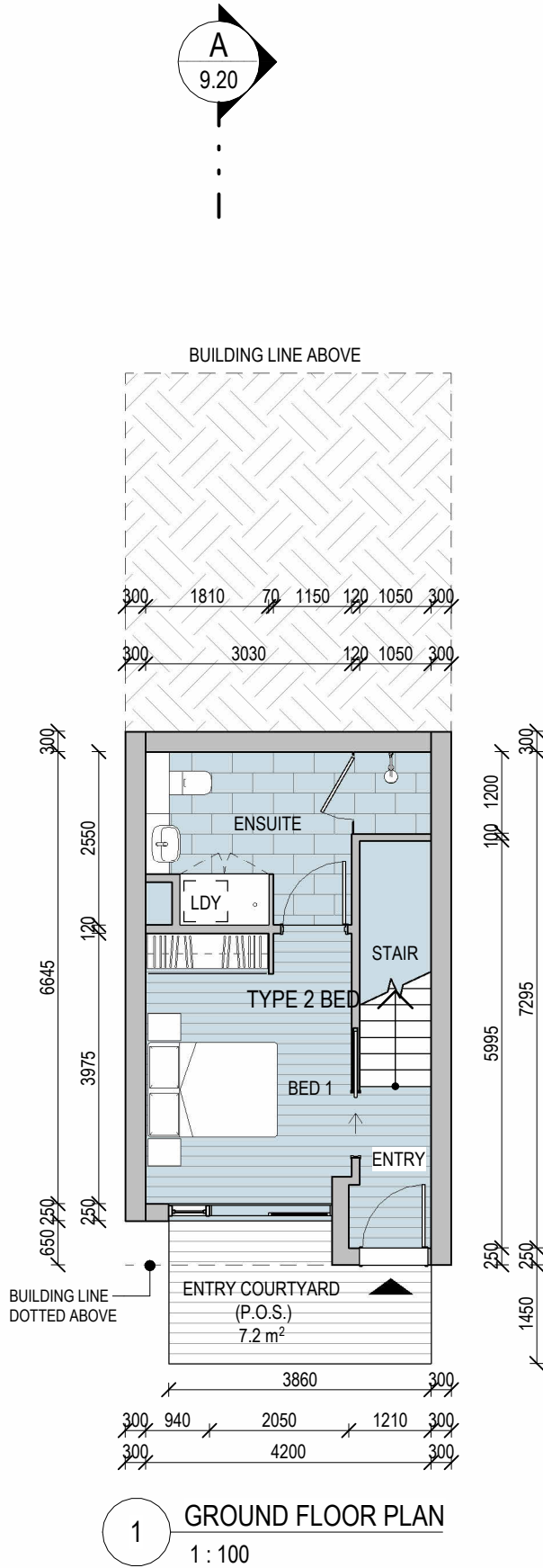
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TYPICAL DWELLING LAYOUT - 1 BEDROOM POST-ADAPTABLE

2 AMENDED ISSUE FOR DA KJ
1 : 100 @ A3
A-9.11 rev. 2 2025-11-11



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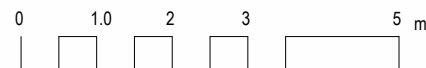
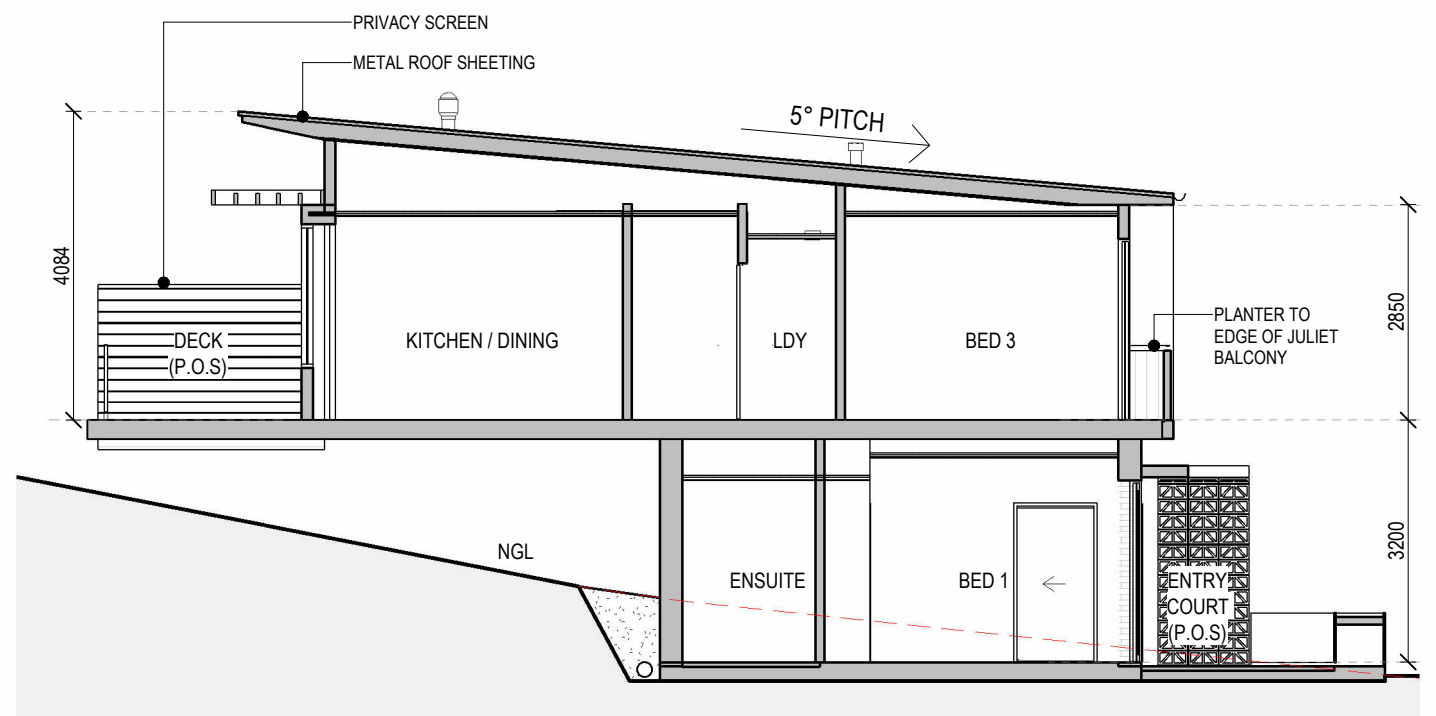
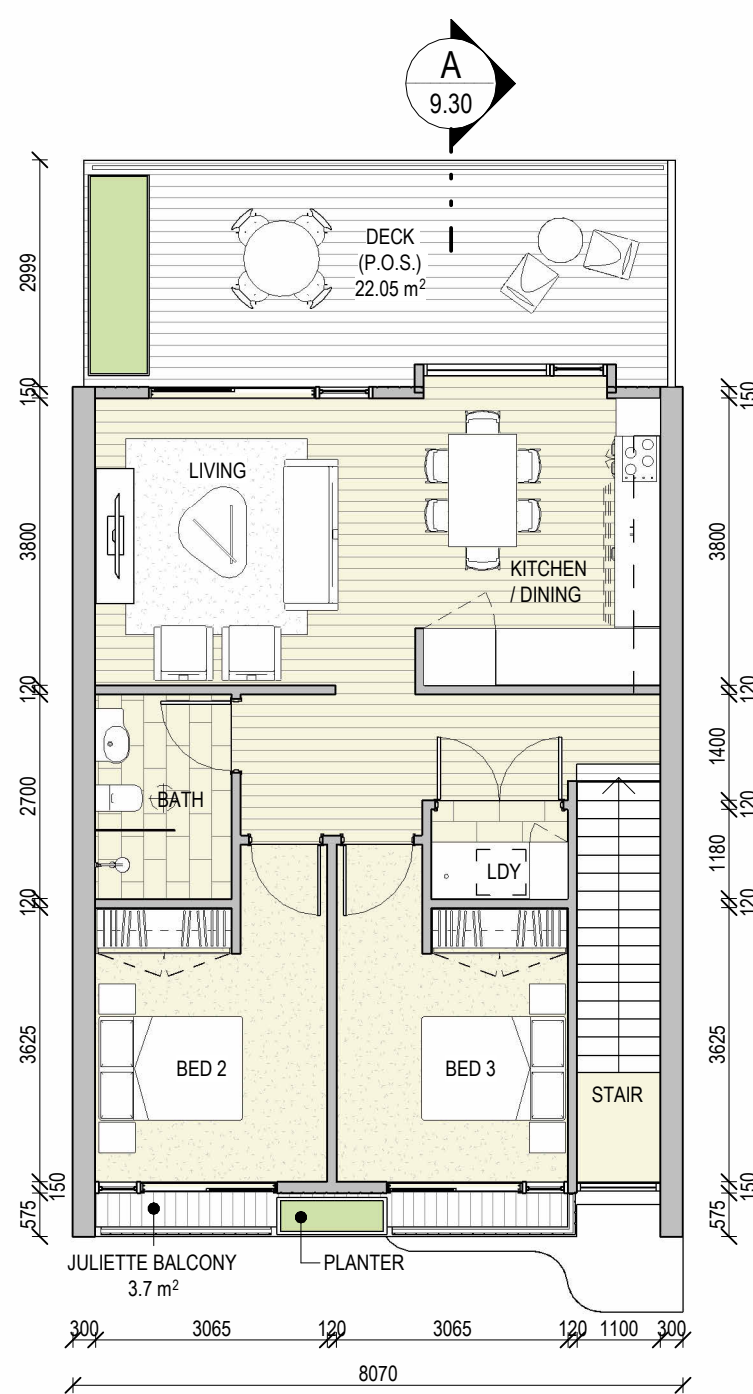
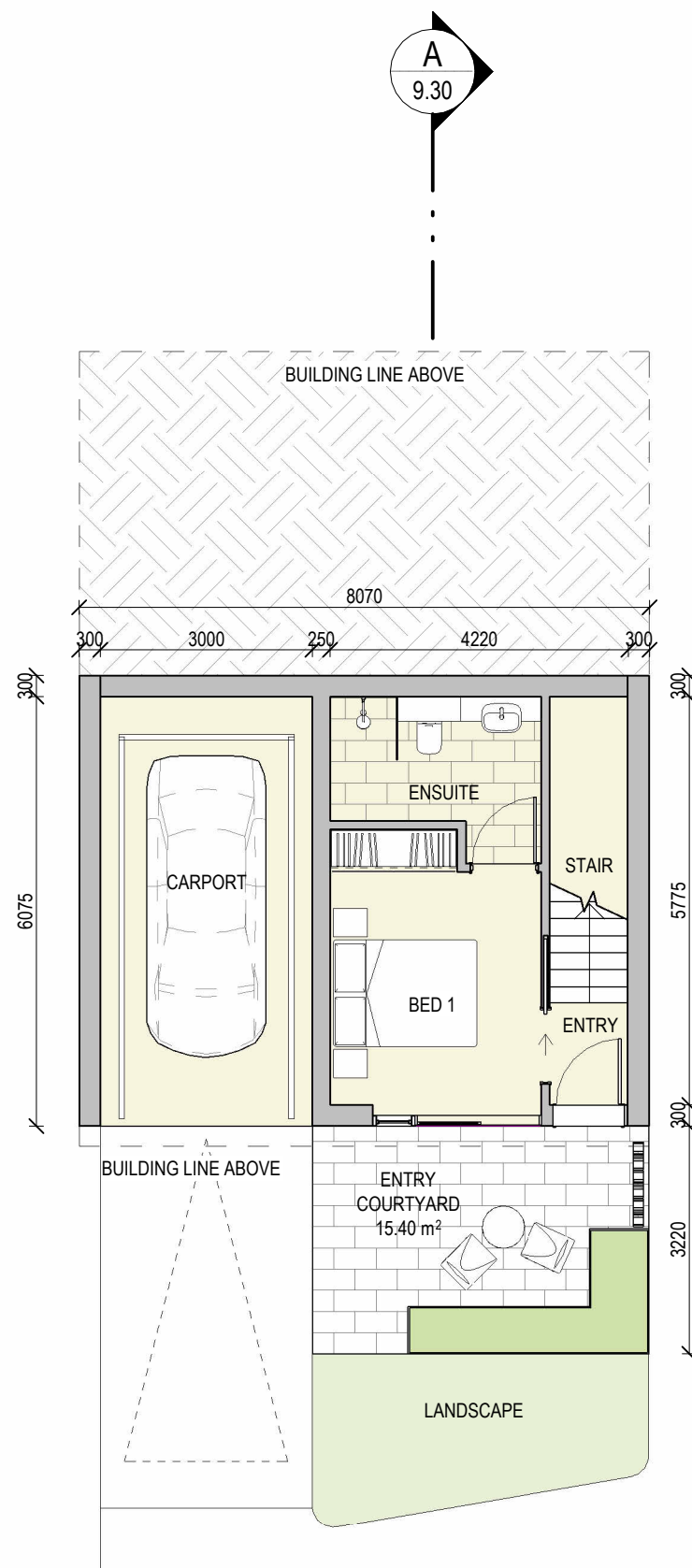
**TYPICAL DWELLING LAYOUT -
2 BEDROOM**

1 ISSUE FOR DA

1 : 100 @ A3

A -9.20 rev. 1 2025-06-10

KJ



BRISTOL CCT AFFORDABLE HOUSING

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For LANDCOM

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TYPICAL DWELLING LAYOUT - 3 BEDROOM

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