### DEVELOPMENT APPLICATION

MERITON PAGEWOOD LOT C PAGEWOOD NSW 2035 AUSTRALIA



LAYOUT NUMBER	DRAWING NAME	REVISION
PLA-DA-0000 PRELIMINARIES		
PLA-DA-0000	COVER SHEET	В
PLA-DA-0003	EXISTING SITE PLAN	Α
PLA-DA-0004	SITE ANALYSIS	Α
PLA-DA-0100	SITE PLAN	Α
PLA-DA-1000 GENERAL FLOO	R PLANS	
PLA-DA-0997	FLOOR PLAN - BASEMENT 03	Α
PLA-DA-0998	FLOOR PLAN - BASEMENT 02	Α
PLA-DA-0999	FLOOR PLAN - BASEMENT 01	Α
PLA-DA-1000	FLOOR PLAN - GROUND	Α
PLA-DA-1001	FLOOR PLAN - LEVEL 01	A
PLA-DA-1002	FLOOR PLAN - TYPICAL LEVEL 02 - 03	A
PLA-DA-1004 PLA-DA-1006	FLOOR PLAN - TYPICAL LEVEL 04 - 05 FLOOR PLAN - LEVEL 06	A
PLA-DA-1006 PLA-DA-1007	FLOOR PLAN - LEVEL 06  FLOOR PLAN - TYPICAL LEVEL 07 - 08	A
PLA-DA-1007 PLA-DA-1009	FLOOR PLAN - LEVEL 09	A
PLA-DA-1010	FLOOR PLAN - LEVEL 10	
PLA-DA-1010	FLOOR PLAN - LEVEL 11	
PLA-DA-1012	ROOF PLAN	В
PLA-DA-2000 ELEVATIONS & S		
PLA-DA-2001	ELEVATION - SOUTH	В
PLA-DA-2002	ELEVATION - NORTH	<u>В</u>
PLA-DA-2003	ELEVATION - EAST	В
PLA-DA-2004	ELEVATION - WEST	A
PLA-DA-2005	INTERNAL ELEVATION - SOUTH	Α
PLA-DA-2020	SECTION A-A	В
PLA-DA-2021	SECTION B-B	В
PLA-DA-2022	SECTION C-C	В
PLA-DA-2023	SECTION D-D	В
PLA-DA-2024	SECTION E-E	В
PLA-DA-3000 SOLAR ACCESS		
PLA-DA-3000	SOLAR ACCESS DIAGRAM	Α
PLA-DA-3100 SUN EYE VIEWS		
PLA-DA-3100	SUN EYE VIEWS - SHEET 01	Α
PLA-DA-3101	SUN EYE VIEWS - SHEET 02	A
PLA-DA-3102	SUN EYE VIEWS - SHEET 03	Α
PLA-DA-3200 SHADOW DIAGR	AMS	
PLA-DA-3200	EXISTING SHADOW DIAGRAMS - SHEET 01	Α
PLA-DA-3201	EXISTING SHADOW DIAGRAMS - SHEET 02	Α
PLA-DA-3202	PROPOSED SHADOW DIAGRAMS - SHEET 01	Α
PLA-DA-3203	PROPOSED SHADOW DIAGRAMS - SHEET 02	Α
PLA-DA-3300 CROSS VENTILA	TION DIAGRAM	
PLA-DA-3301	CROSS VENTILATION DIAGRAM	Α
PLA-DA-3400 AREA DIAGRAMS	3	
PLA-DA-3400	GFA DIAGRAMS	Α
PLA-DA-3403	OPEN SPACE CACULATION	Α
PLA-DA-3405	DEEP SOIL CALCULATION	Α
PLA-DA-4000 APARTMENT TYP	POLOGIES	
PLA-DA-4000	DDA DIAGRAMS	Α
PLA-DA-4002	PRE & POST ADAPTABLE TYPOLOGIES 01	Α
PLA-DA-4003	PRE & POST ADAPTABLE TYPOLOGIES 02	Α
PLA-DA-4004	PRE & POST ADAPTABLE TYPOLOGIES 03	Α
PLA-DA-4005	PRE & POST ADAPTABLE TYPOLOGIES 04	Α
PLA-DA-5000 MATERIAL SCHE		
PLA-DA-5000	MATERIAL SCHEDULE	Α
<b>PLA-DA-6000 PERSPECTIVES</b>		
PLA-DA-6000	PERSPECTIVES - SHEET 01	Α

DATE	REVISION	BY	СНК	NO.
22/08/2024	FOR DA	Α	Α	Α
22/08/2024	FOR DA	В	В	В

DRAWING TO BE READ IN CONJUNCTION WITH A0000 LEGEND, RELEVANT SCHEDULES AND PROJECT

MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY

GRANT OF DEVELOPMENT CONSENT. THE DESIGN IS NOT IN





ia Nominated Architect (NSW id Amit Julka 10002 Rido Pin 11286

MERITON PAGEWOOD LOT C NSW AUSTRALIA

DRAWING TITLE
COVER SHEET

#### DEVELOPMENT SUMMARY

TOTAL SITE AREA: 8,529 sqm

ALLOWABLE GFA: 21,600 sqm TARGET GFA: 21,600 sqm ALLOWABLE FSR: N/A

ACHIEVED GFA: 21,600 sqm ACHIEVED RESI GFA: 21,136 sqm ACHIEVED NON-RESI GFA: 459 sqm

NO.OF APARTMENTS: 214 CAR PARKING: 279

NatHERS - Thermal Comfort Item	s Proposed	Proposed Specifications				
External Walls 1	Concrete wall + R2 added (Metal studs +R0	.2 break added)				
External Walls 2	Metal cladding +R2 added (Metal studs +R0	0.2 break added)				
External Walls 3	Colorback glass +R2 added (Metal studs +F	R0.2 break added)				
Walls in Problems Units (ext. +next to	nall) Ext. and next to hall - add R2.5 + break for 6	colder units - 617, 624, 911, 1010, 1107, 1108				
Unit Walls next to halls/lobbies	Plasterboard and studs + R2 acoust But few units add R2.5+ break - for 6	ic insulation 6 colder units - 617, 624, 911, 1010, 1107, 1108				
Unit Walls next to halls/lobbies	2 Concrete columns +plasterboard +F	R1.5 insulation				
Party walls 1	Plasterboard and studs + optional insulation	n (dictated by acoustic)				
Party walls 2	Concrete columns, lined plasterboard + op	tional insulation				
Walls next to lifts/stairs/etc	Concrete or filled block and plaster	board lining inside unit				
Internal Walls	Plasterboard on Studs and some co	ncrete as shown				
Floor Finishes (as shown)	Tiles - wet areas, carpet - bedrooms, tiles -	living/dining				
Internal Floors	Concrete floors, with plasterboard below					
External Floors (units with air below)	Concrete slab with basement or air below					
Floor Insulation Rooms over basemen						
Roofs 1 - penthouse roofs	Concrete roof + R3.5 added (Metal studs +R0.2 break added) except for R5 +break for 516, 519, 615, 617, 622, 624, 803, 902, 910, 911, 1010, 1107, 1108, 1109 Concrete roof + R2.5 added (Metal studs +R0.2 break added)					
Roofs 1 - below balconies/terra						
Roof Colour	Light colour roofs	Light colour roofs				
Skylights for units (if used)	None, otherwise, suggest double glaze/tint, U ≤ 2.7, SHGC =0.24±5% (VELUX, etc)					
Window Shading	Eaves and overhangs + Screens as shown					
Weather Stripping	All external doors and windows  RCP not finalised, so generic holes assumed, as per protocol					
Ceiling Penetrations Lights						
Ceiling Penetrations Fans	RCP not finalised, so generic holes a	RCP not finalised, so generic holes assumed, as per protocol  Fans simulated in each bed and living – generic 1400 size (TBC later but not study)				
Ceilings fans (adding 0.5 to 1 star appr	ox) Fans simulated in each bed and living – gen					
Spandrel insulation bedrooms on edge	Insulation and color-backed glass to bedrooms on edge facades but not on balcs Insulation and color-backed glass for 2 types - living south for type 1 - 116, 216, 316, 416, 516					
Spandrel insulation living zones on edg	ge and Living west for type 2 - 111,211, 311, 41	11, 511, 611, 708, 808, 908, 1008, 1108,				
Glazing	Glass 1 – All Buildings Specifications	Glass 2 – Few Problem Units				
Windows - awning/hinged	Metal frame +grey tinted double-glazing	Some living glass problem unit TBC				
Windows - U-value	≤ 3.7	≤ 3.0				
Windows - SHGC	0.35 ± 5%	0.48 ± 5%				
Window - fixed glazing	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing				
Windows - U-value	≤ 2.9	≤ 2.2				
	0.42 ± 5%	0.39 ± 5%				
Windows - SHGC						
Windows - SHGC Window - sliders/hung	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing				
		Metal frames + tinted double-glazing ≤ 2.2				

ASIX Energy Item		Proposed for Development							Dillo	
nagement system (	(BMS)	Yes		Ground floor lobby	512	light-emitting diode V	Г	zoned switching with motion ∨	O Yes	O No
er factor correction	(PFC)	Yes					-			
ar Power		60 kW total PV		Hallway/lobby upper levels	2043	light-emitting diode		zoned switching with motion ∨	O Yes	O No
		Heat Pump Central COP >3.0 (R1 insulation for ringmain +supply risers)					F		O.,	
		Gearless, VVVF lift motors		Hallway/lobby basement	172	light-emitting diode	L	zoned switching with motion ∨	O Yes	O No
		Lifts serve all levels (see lift schedule and BASIX cert)		Lift bank (No. 4)	n/a	light-emitting diode		connected to lift call button ∨	O Yes	O No
		Electric infrared + stand-by efficiency function / or timer		,	-		<u>                                     </u>			
g Pools		Approx 167 kL + pump timer + heat pump heating		Lift bank (No. 1)	n/a	light-emitting diode	Ш	connected to lift call button 🗡	O Yes	O No
		Approx 19 kL + pump timer + heat pump heating							_	
		Fan to façade/roof - manual switch		Lift bank (No. 2)	n/a	light-emitting diode	Ш	connected to lift call button 🗡	O Yes	O No
st		Fan to façade/roof - manual switch		Lift bank (No. 3)	n/a	light-emitting diode		connected to lift call button ∨	O Yes	O No
	61-1	Fan to façade/roof - manual switch		LITE DATIK (140. 3)	Tiva	light-emitting glode *	l	connected to lift call button	O les	- · · ·
or Living/ Kitchen/		LEDs ≥80% fittings (all dedicated)		Indoor swimming pool and spa	234	light-emitting diode	Ш	davlight sensors V	O Yes	O No
or Bathrooms/Toile or Laundry	ets	LEDs ≥80% fittings (all dedicated)  LEDs ≥80% fittings (all dedicated)							_	
lings (beds + living)	١	1 phase system, 3.0 or more for EER		Gym area	143	light-emitting diode	Ш	davlight sensors	O Yes	O No
lings (beds + living)		1 phase system, 2.5 or more for EER		Undercover car park and loading	11713	light-emitting diode		zoned switching with motion >	O Yes	O No
units		Not used (hence, bedrooms and living can be cooled at same time)		Undercover car park and loading	11713	light-emitting glode *	l	zoned switching with motion *	O les	
nes		Not supplied		Switch room	45	light-emitting diode	Ш	manual on / manual off	O Yes	O No
		Induction cooktop & electric oven							_	_
ashers common		4 star WELS or better (and 4 energy for dryer/wash)		Substation	36	light-emitting diode	Ш	manual on / manual off	O Yes	O No
		Not supplied		FOGO waste rooms	58	light-emitting diode	I	motion sensors V	O Yes	O No
		2 star energy		T COO WASTE TOUTIS	55	tight-enlitting diode	l l	Illottori serisors	O 103	
		4 star energy		Waste rooms upper levels	74	light-emitting diode		motion sensors V	O Yes	O No
		None							_	_
aces		Not assessed in BASIX anymore		Waste rooms ground and basemen	t 343	light-emitting diode	Ш	motion sensors	O Yes	O No
				Plant fan rooms	107	light-emitting diode		motion sensors V	O Yes	O No
ater Item	< C 0 1 / 1- (1)	Proposed for Development  low-flow in BASIX)		T turk turr comp	107	tight-enlitting diode	l l	IIIOLIOII SEIISOIS	O 103	
	4 star, or bet			Plant pump rooms	93	light-emitting diode		motion sensors ~	O Yes	O No
	5 star, or bet							0	_	
	5 star, or bet			Plant pool rooms	148	light-emitting diode	l	motion sensors ~	O Yes	O No
ashers private		provided		Plant rooms other	152	light-emitting diode	Ш	motion sensors ~	O Yes	O No
ashers common	4 star	WELS or better (and 4 energy for dryer/wash)							_	_
ers	4 star WELS or better			Sauna room	15	light-emitting diode	I	manual on / manual off	O Yes	O No
	10 kL minimu	um - collects >200 m2		Linen and BOH rooms	226	light-emitting diode	1 1	zoned switching with motion V	O Yes	O No
Jse	-	rns + planting (pool and car wash optional)		Sinon and DOLLIOUNS		usin-enlitting diode	Ш	voise switching with motion +	J 100	- N
ter		er" re-used in a closed loop		Toilets and change rooms	62	light-emitting diode		zoned switching with motion $\vee$	O Yes	O No
ing Area	1204.	7 m2 plants + 219.5 m2 lawn					Η,		1	

door swimming pool and spa	234	ventilation (supply + exhaust)	~]	time clock or BMS controlled	~
ym area	143	air conditioning system	~	time clock or BMS controlled	~
ndercover car park and loading	11713	ventilation (supply + exhaust)	~	carbon monoxide monitor + VSD fan	~
witch room	45	ventilation exhaust only	~	thermostatically controlled	~
ubstation	36	no mechanical ventilation	~	n/a	
DGO waste rooms	58	ventilation exhaust only	~	n/a	
aste rooms upper levels	74	ventilation exhaust only	~	n/a	
aste rooms ground and basement	343	ventilation exhaust only	~	n/a	
lant fan rooms	107	no mechanical ventilation	~]	n/a	
lant pump rooms	93	ventilation exhaust only	~	thermostatically controlled	~
lant pool rooms	148	ventilation exhaust only	v	thermostatically controlled	~
lant rooms other	152	ventilation exhaust only	~]	none i.e., continuous	~
auna room	15	ventilation exhaust only	v	time clock or BMS controlled	~
inen and BOH rooms	226	ventilation (supply + exhaust)	~]	time clock or BMS controlled	~
oilets and change rooms	62	ventilation exhaust only	v	time clock or BMS controlled	~
ffice and admin AC rooms	181	air conditioning system	~	time clock or BMS controlled	~
ffice store room	31	ventilation supply only	~	time clock or BMS controlled	~
round floor lobby	512	ventilation supply only	~]	time clock or BMS controlled	~
allway/lobby upper levels	2043	ventilation supply only	~	time clock or BMS controlled	~
allway/lobby basement	172	ventilation supply only	$\overline{}$	time clock or BMS controlled	~

### FOR DEVELOPMENT APPLICATION

DATE PLOT DATE SCALE
23/08/2024 23/08/2024 1:0.84, 1:4.86, 1:2, 1:2.15, 1:1.30 @A

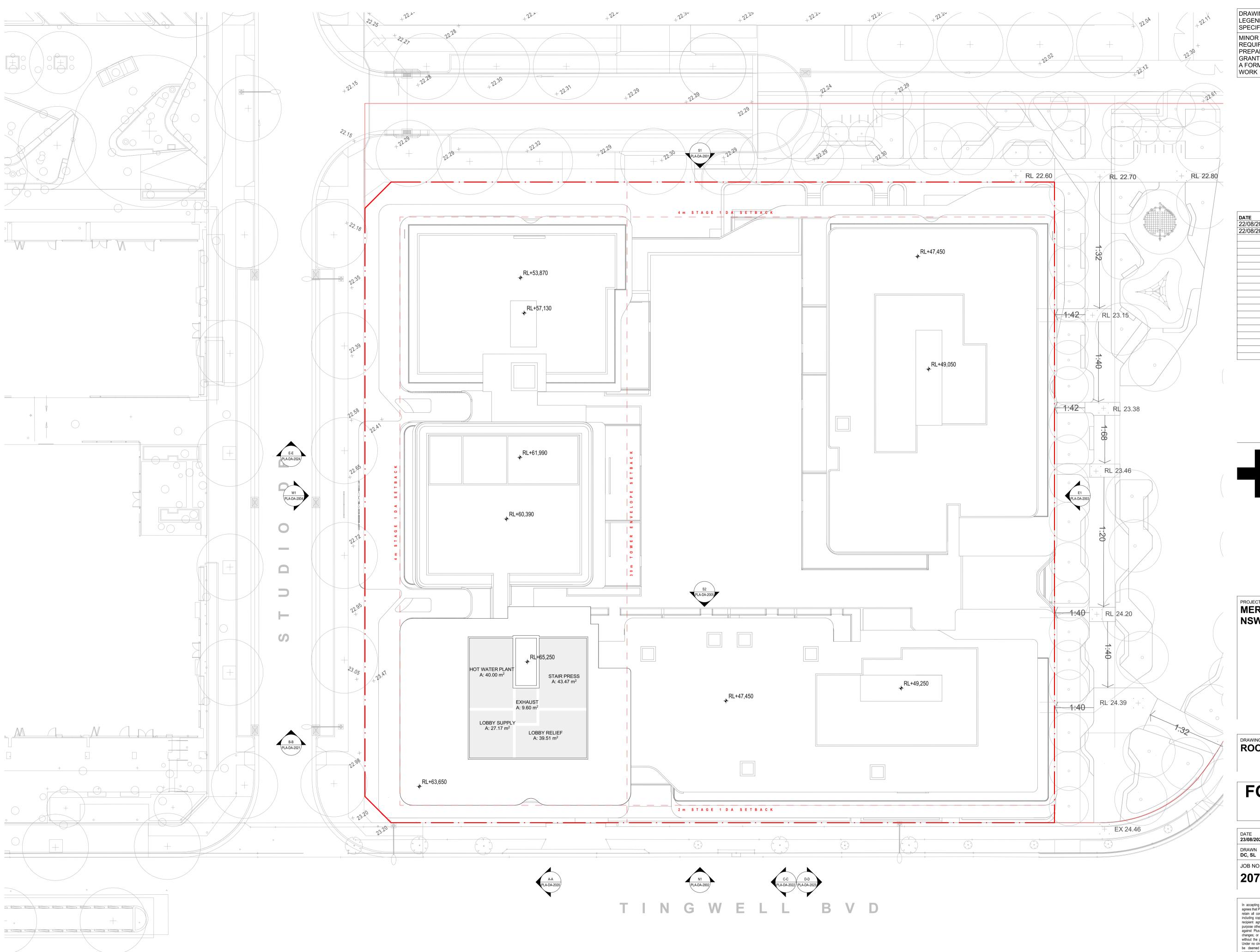
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DC, SL PDS

ов NO. **20721** 

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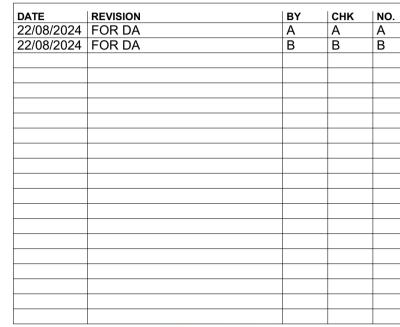
The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

DRG. NO.
PLA-DA-0000
REVISION
R



DRAWING TO BE READ IN CONJUNCTION WITH A0000 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

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MERITON PAGEWOOD LOT C **NSW AUSTRALIA** 

DRAWING TITLE **ROOF PLAN** 

### FOR DEVELOPMENT **APPLICATION**

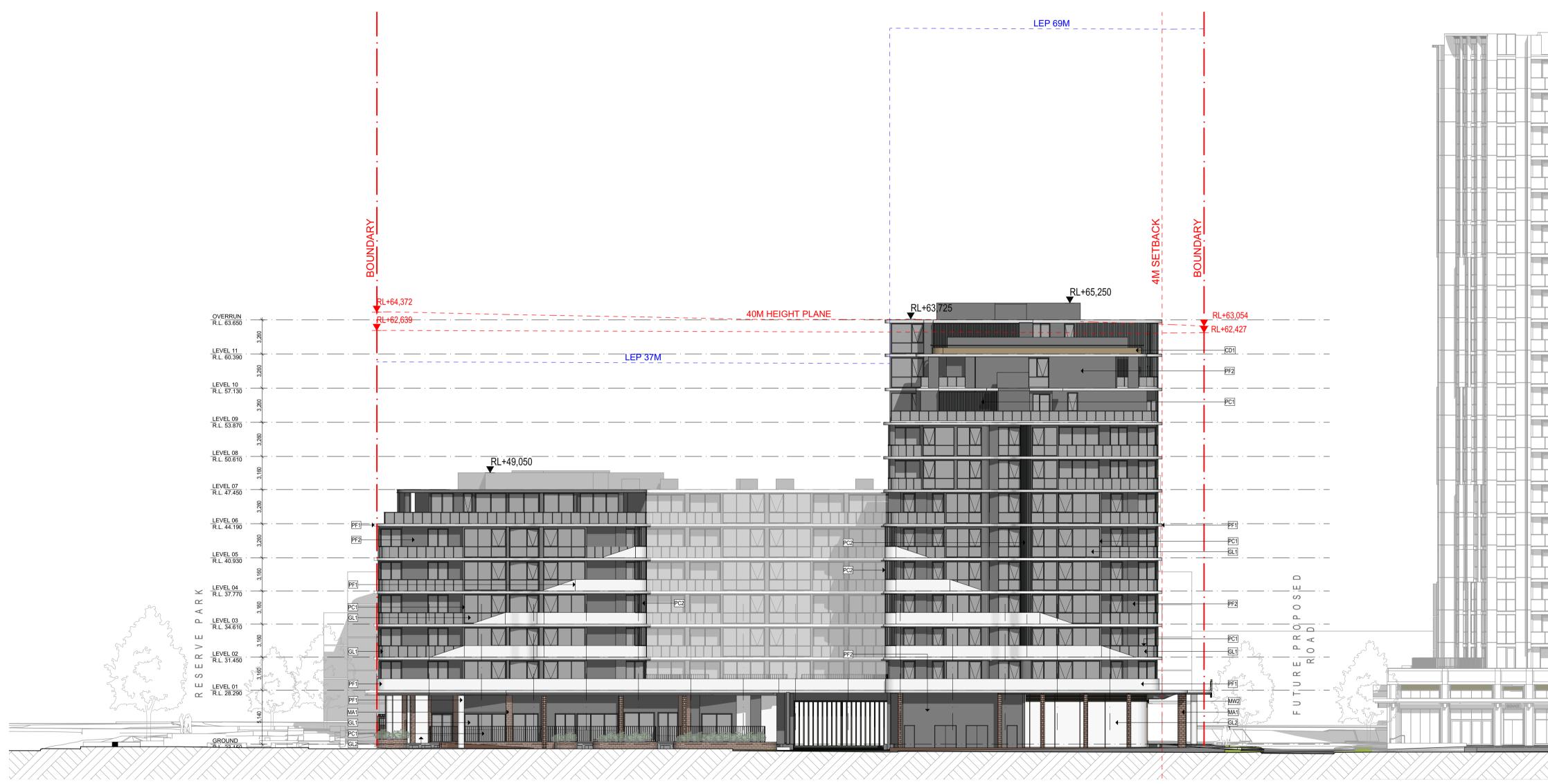
DATE 23/08/2024 PLOT DATE **23/08/2024** SCALE 1:200 @A1 CHECKED **PDS** 

JOB NO.

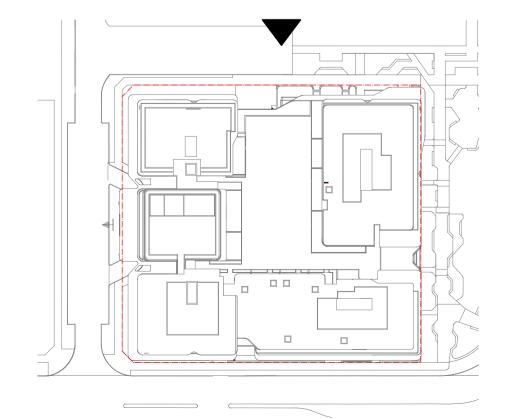
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DRG. NO. PLA-DA-1012 REVISION



01 SOUTH ELEVATION
- SCALE: 1:250@A1



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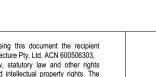
MERITON PAGEWOOD LOT C NSW AUSTRALIA

DRAWING TITLE
ELEVATION SOUTH

## FOR DEVELOPMENT APPLICATION

DATE	PLOT DATE	SCALE
23/08/2024	23/08/2024	1:250, 1:1000 @A1
DRAWN DC, SL	CHECKED <b>PDS</b>	

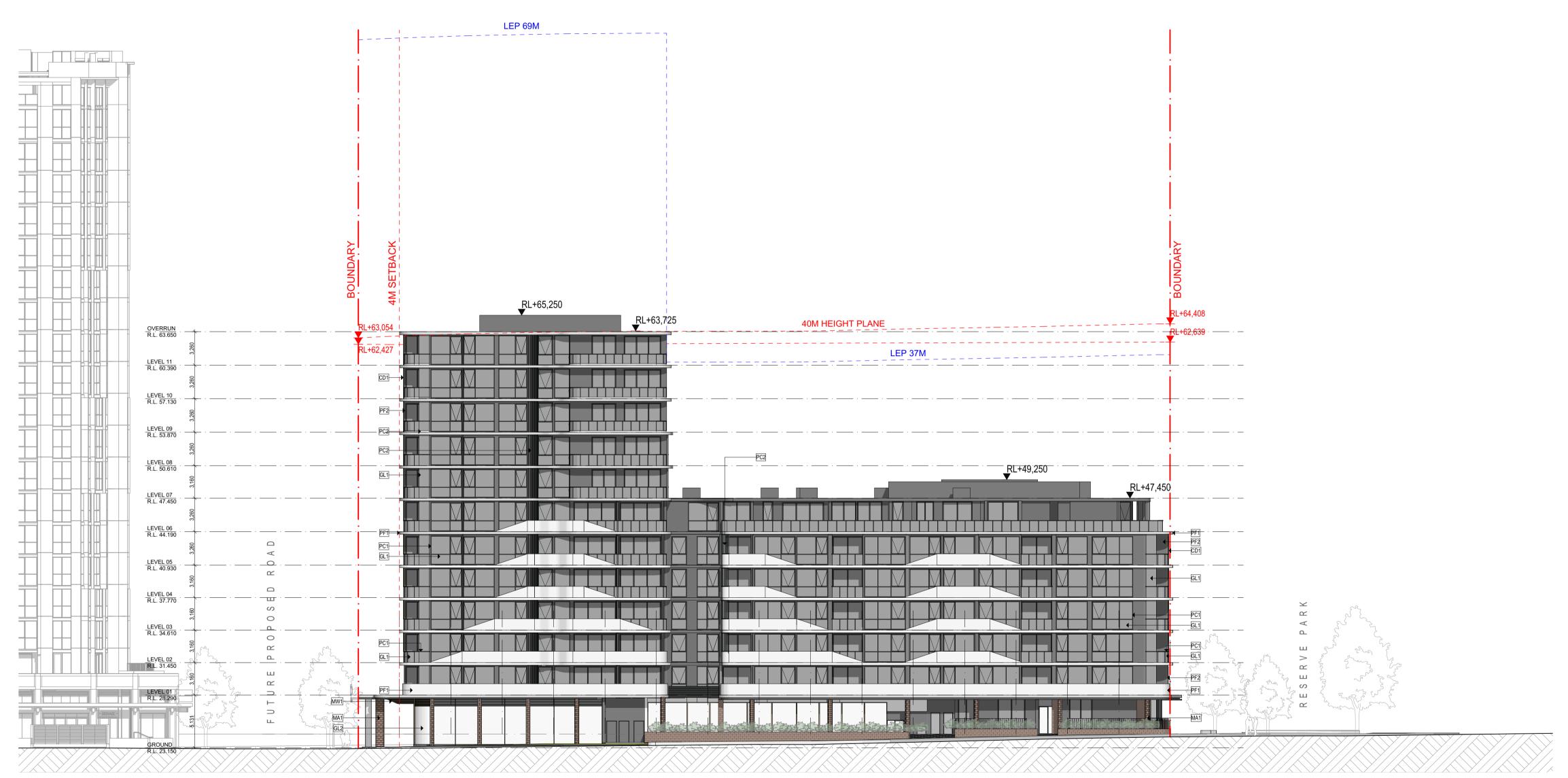
JOB NO. **20721** 



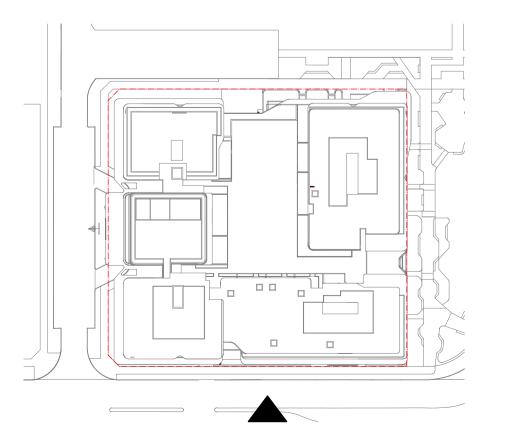
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DRG. NO.
PLA-DA-2001
REVISION

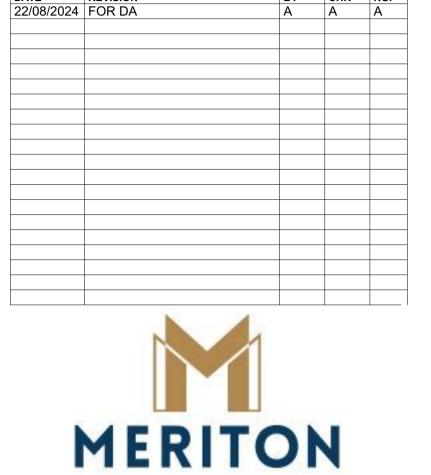


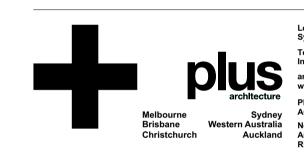
01 NORTH ELEVATION
- SCALE: 1:250@A1



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MERITON PAGEWOOD LOT C
NSW AUSTRALIA

DRAWING TITLE
ELEVATION NORTH

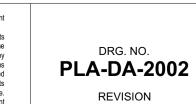
### FOR DEVELOPMENT APPLICATION

DATE 23/08/2024 PLOT DATE SCALE 1:250, 1:1000 @A1

DRAWN CHECKED PDS

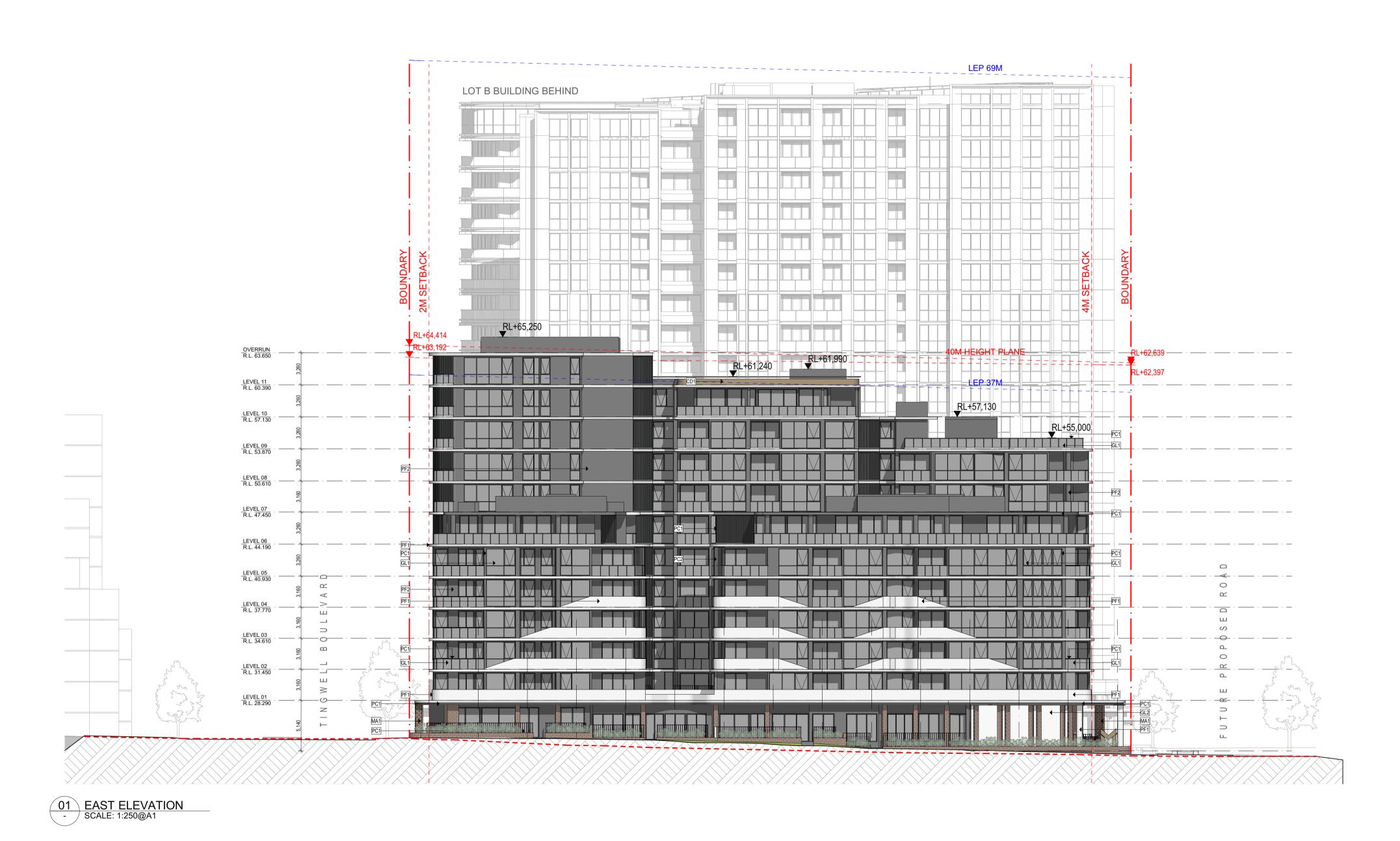
ЈОВ NO. **20721** 

20121



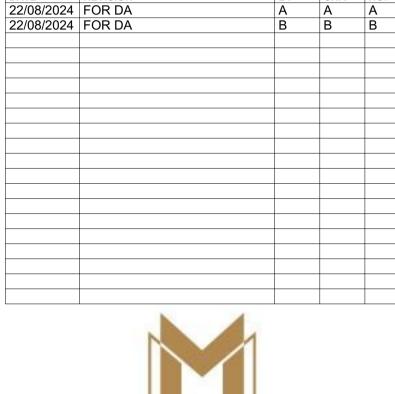
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ACN 600506303
Nominated Architect (NSW)
Amit Julka 10002
Rido Pin 11286

MERITON PAGEWOOD LOT C NSW AUSTRALIA

DRAWING TITLE

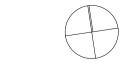
ELEVATION - EAST

## FOR DEVELOPMENT APPLICATION

DATE 23/08/2024 PLOT DATE SCALE 1:250, 1:1000 @A1

DRAWN CHECKED DC, SL PDS

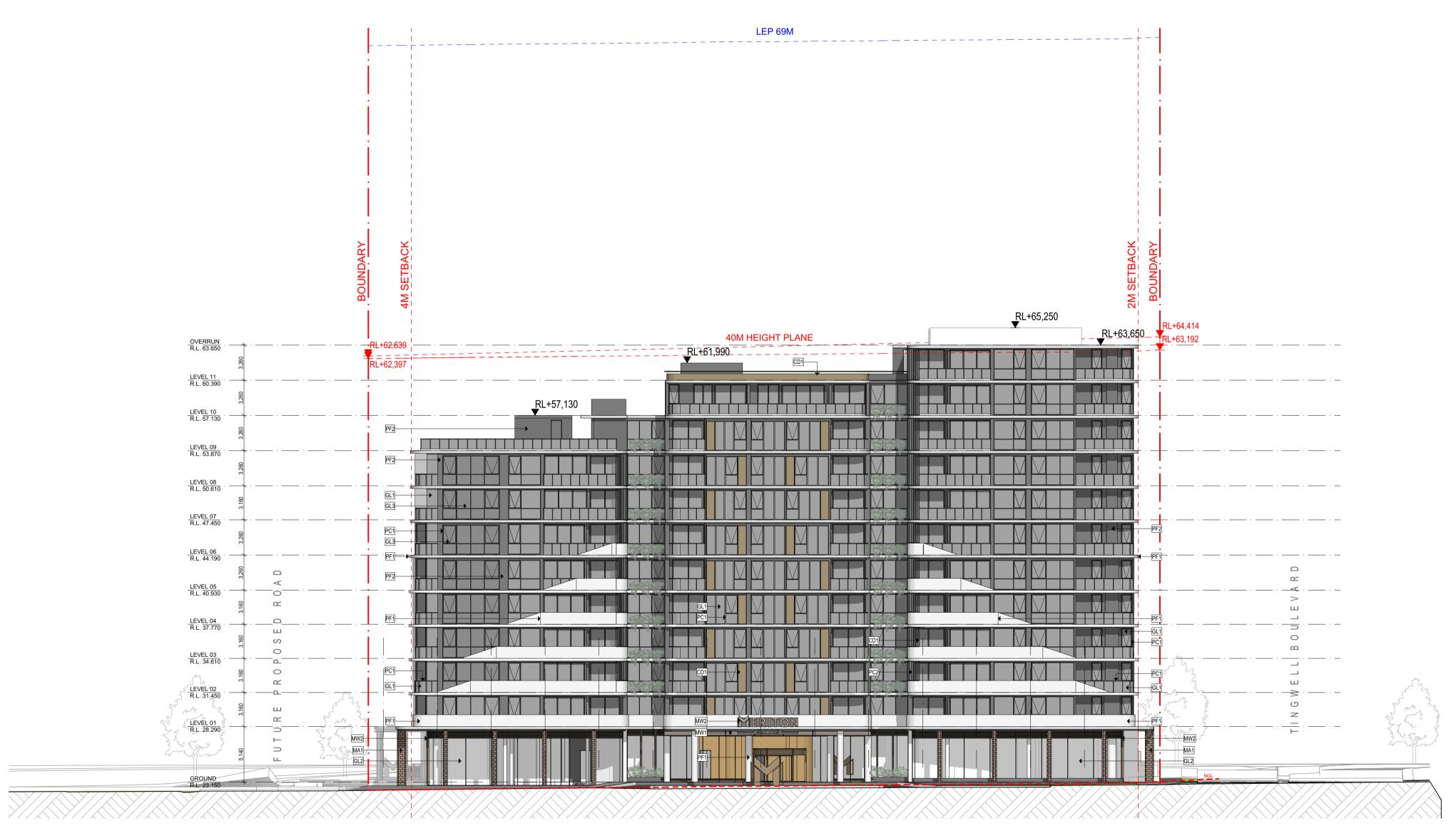
JOB NO. **20721** 



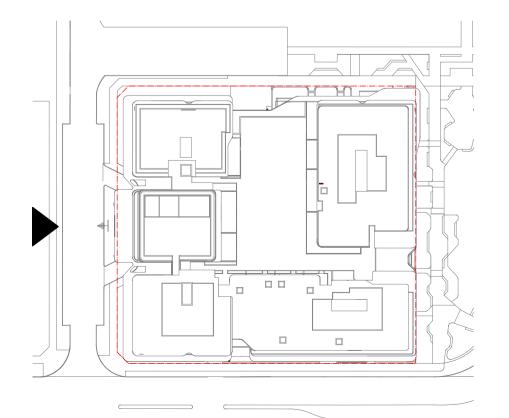
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DRG. NO.
PLA-DA-2003
REVISION

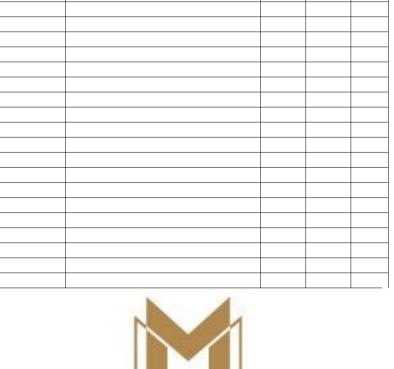


01 WEST ELEVATION
- SCALE: 1:250@A1



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MERITON PAGEWOOD LOT C
NSW AUSTRALIA

DRAWING TITLE **ELEVATION - WEST** 

## FOR DEVELOPMENT APPLICATION

DATE	PLOT DATE	SCALE
23/08/2024	23/08/2024	1:250, 1:1000 @A1
DRAWN DC, SL	CHECKED PDS	

JOB NO. **20721** 



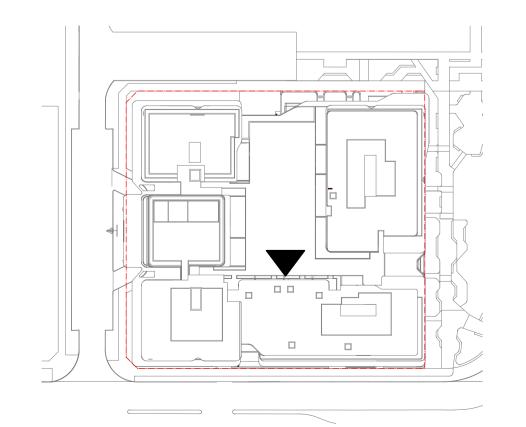
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DRG. NO.
PLA-DA-2004
REVISION

\_\_\_\_\_LEP\_69M\_\_\_\_\_\_\_ LOT B BUILDING \_RL+65,250

01 INTERNAL SOUTH ELEVATION
- SCALE: 1:250@A1



DRAWING TO BE READ IN CONJUNCTION WITH A0000 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

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#### MERITON PAGEWOOD LOT C NSW AUSTRALIA

INTERNAL
ELEVATION SOUTH

## FOR DEVELOPMENT APPLICATION

DATE	PLOT DATE	SCALE
23/08/2024	23/08/2024	1:250, 1:1000 @A1
DRAWN DC, SL	CHECKED PDS	

JOB NO.

20721

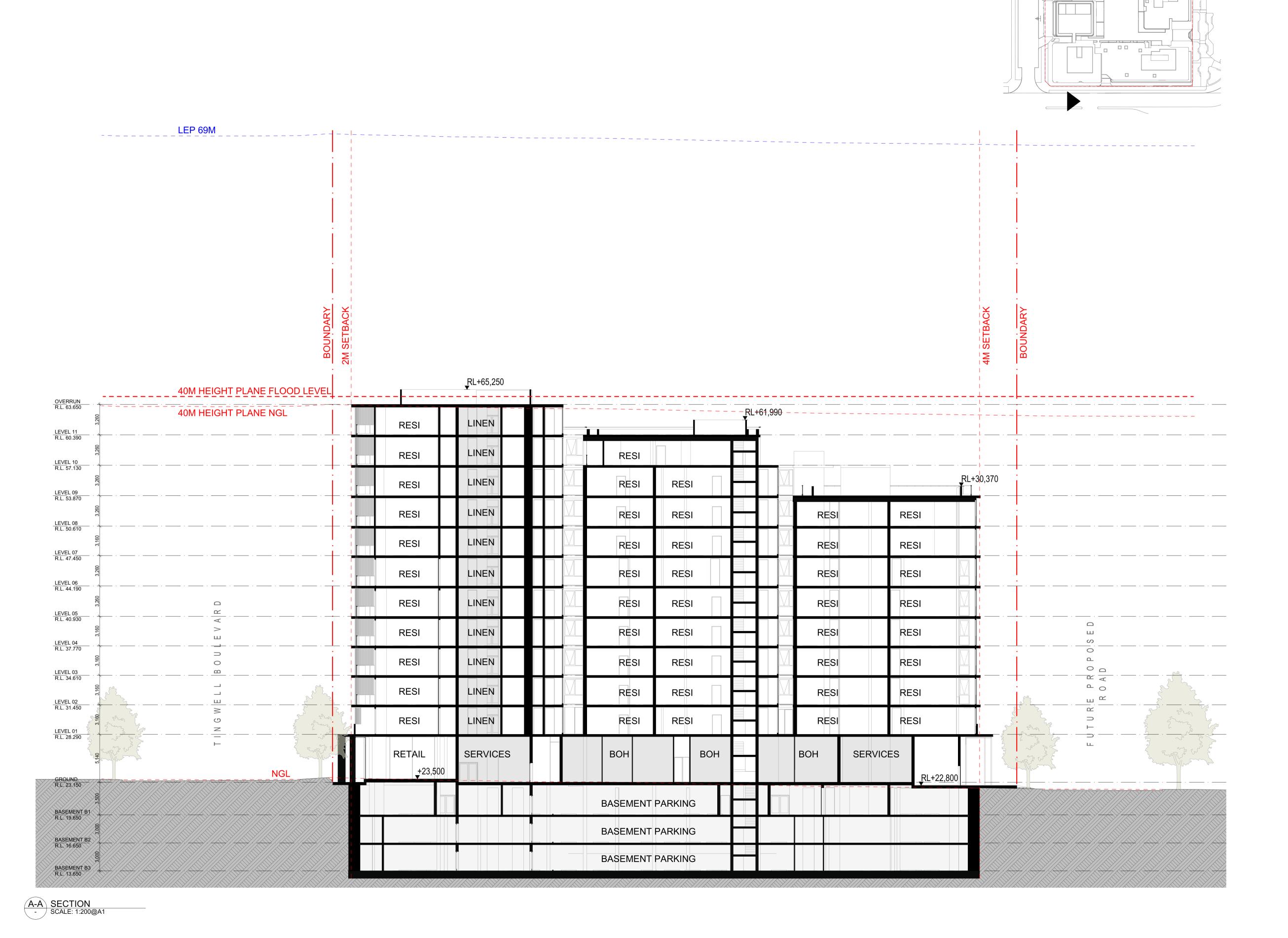


DRG. NO. **PLA-DA-2005** 

REVISION

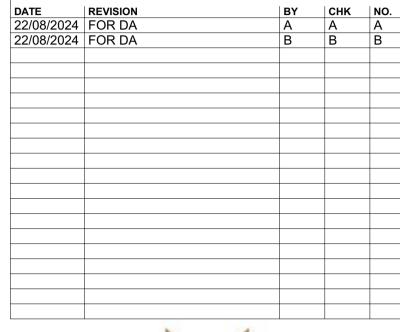
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MERITON PAGEWOOD LOT C NSW AUSTRALIA

SECTION A-A

### FOR DEVELOPMENT APPLICATION

DATE PLOT DATE SCALE 23/08/2024 23/08/2024 1:200, 1:1000 @A1

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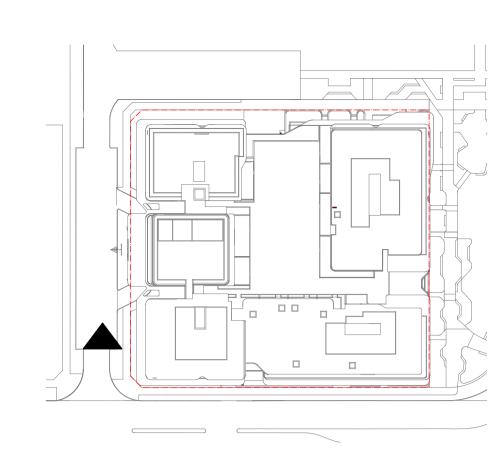
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DRG. NO.
PLA-DA-2020
REVISION

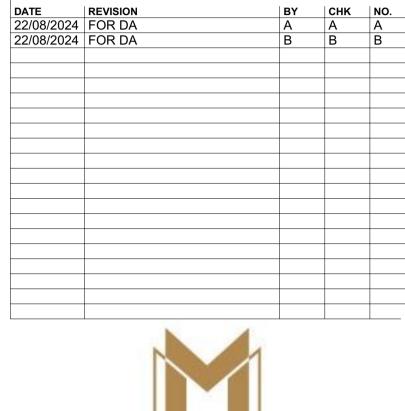


LEP 69M <u>R</u>L+65,250 40M HEIGHT PLANE NATURAL GROUND **PLANT** OVERRUN R.L. 63.650 LEP 37M RESI RESI RESI RESI RESI RESI RESI LEVEL 08 R.L. 50.610 RL+49,250 ▼ RESI RESI PLANT LEVEL 07 R.L. 47.450 RESI RESI RESI RESI RESI RESI RESI RESI RESI RE\$I RESI RESI RESI **RESI** RESI RESI RESI RESI RESI RESI RESI RESI RESI **RESI** RESI LEVEL 03 R.L. 34.610 0 RESI RESI RE\$I RESI RESI RESI RESI LEVEL 02 R.L. 31.450 RESI RESI RE\$I RESI RESI RESI RESI LEVEL 01 R.L. 28.290 POOL RESI RESI RETAIL RL+23,500 GROUND R.L. 23.150 BASEMENT PARKING BASEMENT B1 R.L. 19.650 BASEMENT PARKING BASEMENT B2 R.L. 16,650 BASEMENT PARKING

B-B SECTION
- SCALE: 1:200@A1

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MERITON PAGEWOOD LOT C
NSW AUSTRALIA

DRAWING TITLE
SECTION B-B

# FOR DEVELOPMENT APPLICATION

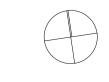
DATE PLOT DATE SCALE 23/08/2024 23/08/2024 1:200, 1:1000 @A1

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JOB NO.

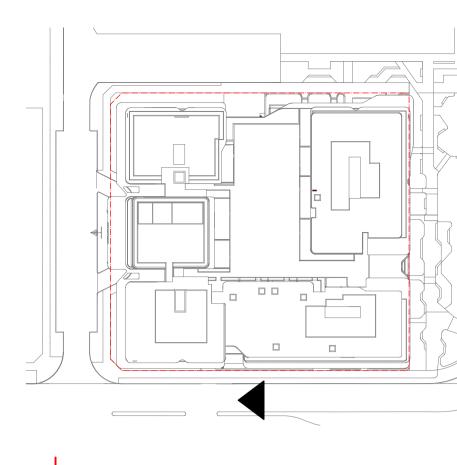
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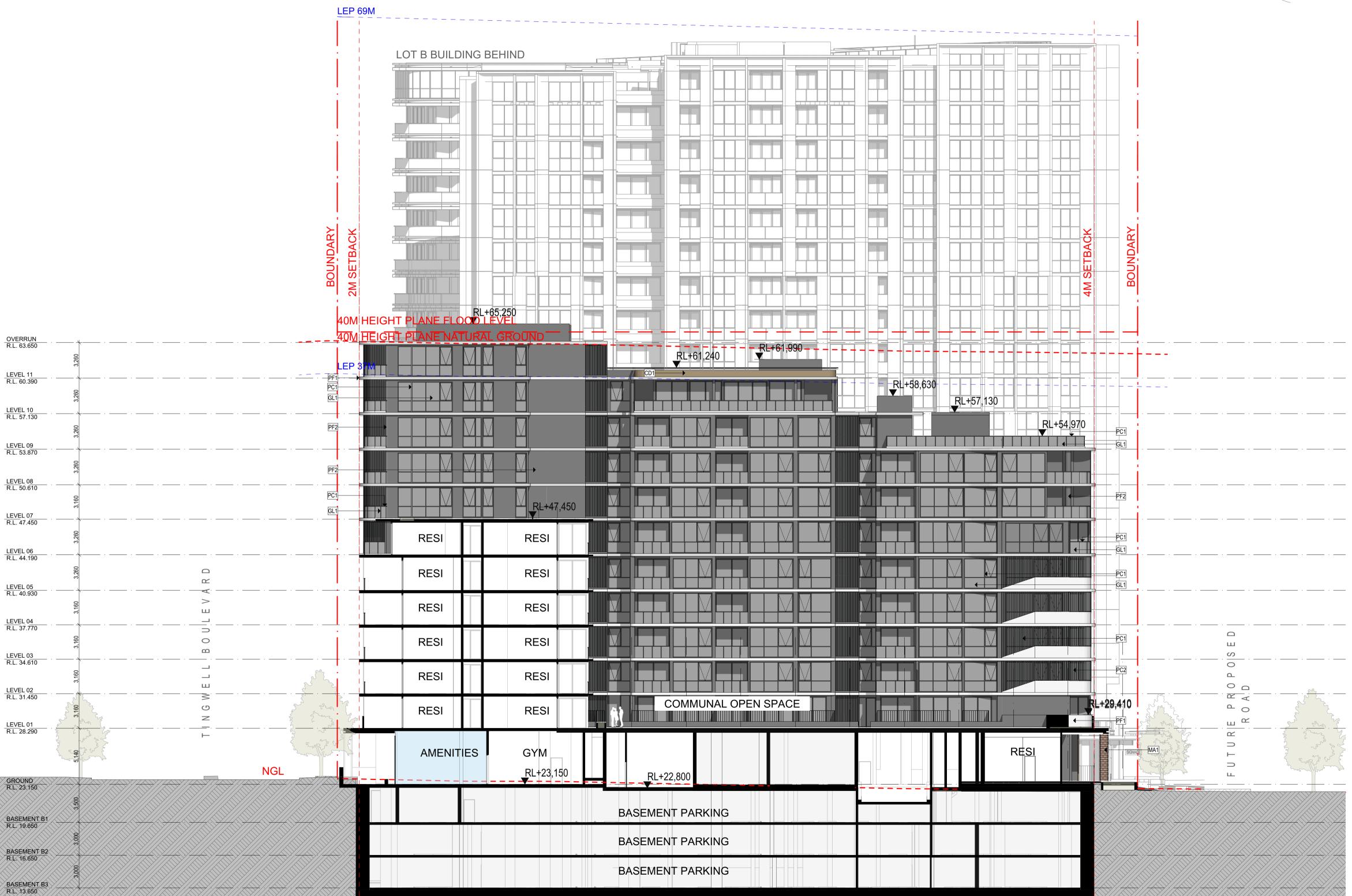


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DRG. NO.
PLA-DA-2021
REVISION

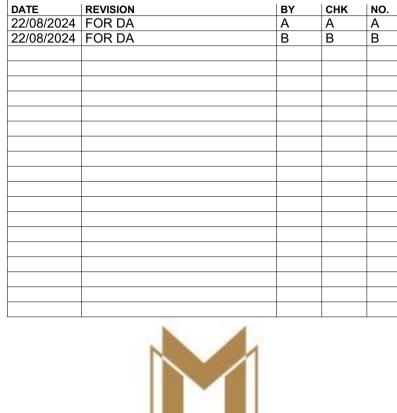




C-C SECTION
- SCALE: 1:200@A1

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DRAWING TITLE **SECTION C-C** 

### FOR DEVELOPMENT **APPLICATION**

DATE 23/08/2024 PLOT DATE **23/08/2024** SCALE 1:200, 1:1000 @A1

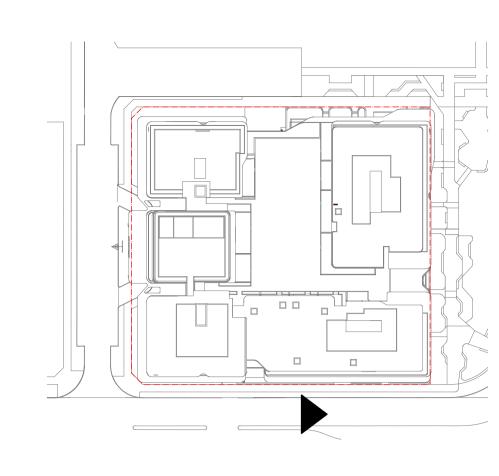
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DRG. NO. PLA-DA-2022 REVISION



40M HEIGHT PLANE FLOOD LEVEL LEVEL 11 R.L. 60.390 LEVEL 08 R.L. 50.610 RL+49,050 RL+47,450 LEVEL 07 R.L. 47.450 RESI RESI LEVEL 06 R.L. 44.190 RESI  $\alpha$ RESI RESI RESI 0 GL1 0 LEVEL 03 R.L. 34.610 ٥ ۵ PC1 RESI RESI LEVEL 02 R.L. 31.450 G  $\overline{\phantom{a}}$ RESI LEVEL 01 R.L. 28.290 WASTE RE\$I GYM **AMENITIES** OSD **ENTRANCE** GROUND R.L. 23.150 BASEMENT PARKING BASEMENT PARKING BASEMENT B2 R.L. 16.650 BASEMENT PARKING

D-D SECTION
- SCALE: 1:200@A1

BASEMENT B3 R.L. 13.650

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DRAWING TITLE **SECTION D-D** 

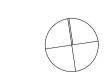
**NSW AUSTRALIA** 

### FOR DEVELOPMENT **APPLICATION**

DATE 23/08/2024 PLOT DATE **23/08/2024** SCALE 1:200, 1:1000 @A1 CHECKED PDS

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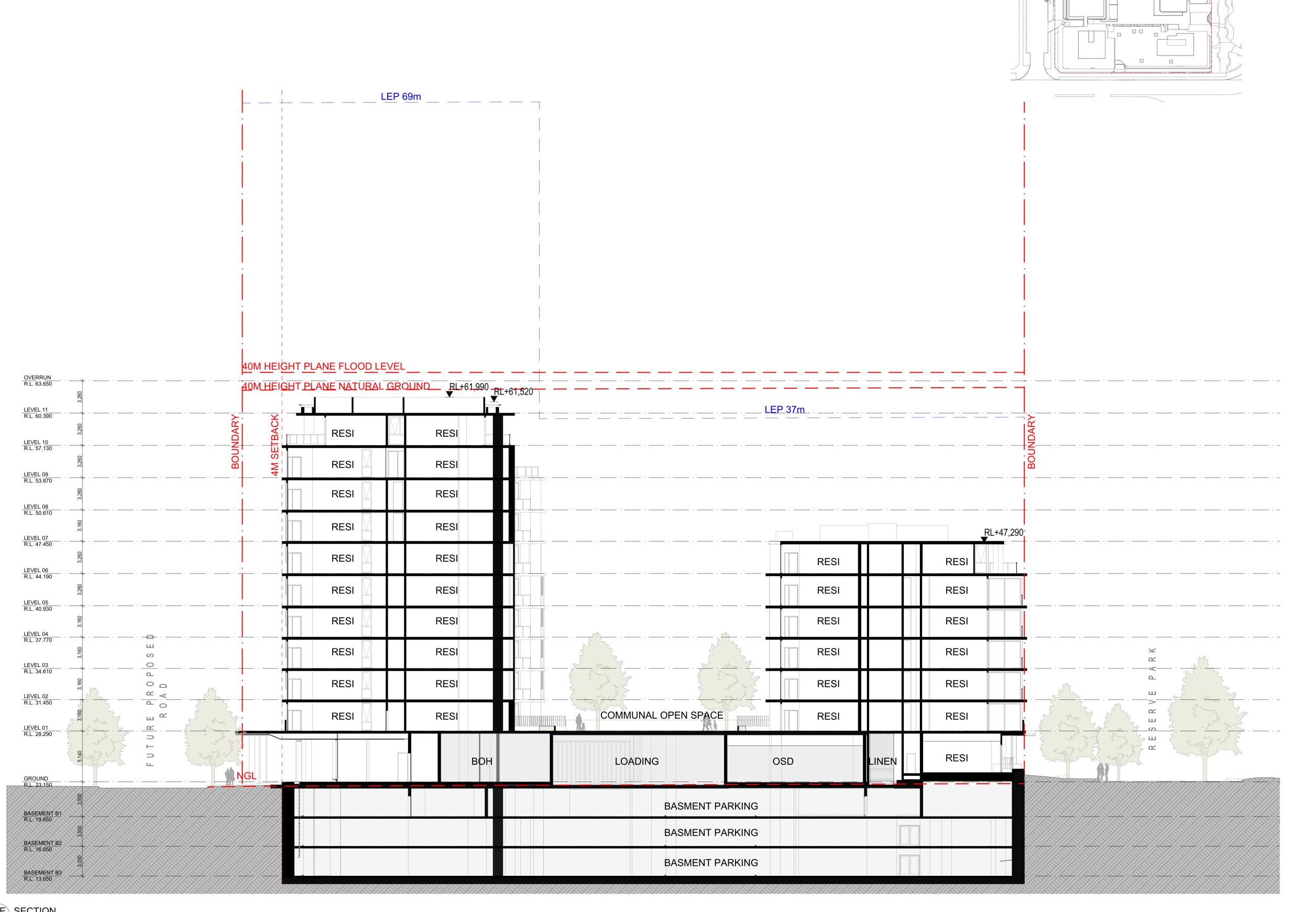
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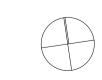
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DRAWING TITLE **SECTION E-E** 

### FOR DEVELOPMENT **APPLICATION**

DATE 23/08/2024 PLOT DATE **23/08/2024** SCALE 1:200, 1:1000 @A1 CHECKED **PDS** 

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