



11-17 COLUMBIA LANE, HOMEBUSH

PROPOSED MIXED-USE DEVELOPMENT

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- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

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north point:

key plan:

notes:

amendments:

Revision	Description	By	Date
B	Adjustments for Council's RFI and D.R.P comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20

Drawing No:	Description
AP01	Cover Page
AP02	Data
AP03	Site Plan
AP04	Basement 4
AP05	Basement 3
AP06	Basement 2
AP07	Basement 1
AP08	Ground Floor
AP09	Level 1
AP10	Level 2-6
AP11	Level 7
AP12	Level 8
AP13	Level 9-12
AP14	Level 13
AP15	Level 14-16
AP16	Level 17
AP17	Level 18-21
AP18	Levels 22
AP19	Level 23
AP20	Level 24
AP21	Level 25
AP22	Roof Plan
AP23	Elevation NE
AP24	Elevation N
AP25	Elevation SE
AP26	Elevation SW
AP27	Section A
AP28	Section B
AP29	Section C
AP30	Section D
AP31	Adaptable & Livable Units
AP32	Materials Palette
AP33	Facade Details
AP34	Nipper Street View
AP35	Corner Columbia & Gramophone Lane
AP36	Gramophone Lane View
AP37	Communal open space courtyard
AP38	Powels Creek Parkland Corridor new
AP38.1	Powels Creek Parkland Corridor old
AP39	Powels Creek Corridor connection new
AP39.1	Powels Creek Corridor connection old
AP40	Gramophone Lane Park view new
AP40.1	Gramophone Lane Park view old

Drawing No:	Description
SP01	Site Analysis
SP02.1	GFA Calculation
SP02.2	GFA Calculation
SP02.3	GFA Calculation
SP02.4	Deleted
SP03.1	ADG Natural Ventilation
SP04.1	ADG Solar Access Table
SP04.2	ADG Solar Access 3D
SP04.3	ADG Solar Access 3D
SP04.4	ADG Solar Access 2D
SP04.5	ADG Solar Access 2D
SP04.6	ADG Solar Access 2D
SP04.7	Shadow Diagrams 1
SP04.8	Shadow Diagrams 2
SP04.103	ADG Solar Access 3D SUPPLEMENT
SP04.104	ADG Solar Access 3D SUPPLEMENT
SP04.105	ADG Solar Access 3D SUPPLEMENT
SP04.106	ADG Solar Access 3D SUPPLEMENT
SP04.107	ADG Solar Access 3D SUPPLEMENT
SP04.108	ADG Solar Access 3D SUPPLEMENT
SP04.109	ADG Solar Access 3D SUPPLEMENT
SP04.110	ADG Solar Access 3D SUPPLEMENT
SP04.111	ADG Solar Access 3D SUPPLEMENT
SP04.112	ADG Solar Access 3D SUPPLEMENT
SP04.113	ADG Solar Access 3D SUPPLEMENT
SP04.114	ADG Solar Access 3D SUPPLEMENT
SP04.115	ADG Solar Access 3D SUPPLEMENT
SP05.1	ADG Communal Open Space
SP06.1	Sample Unit Types - Building A & B
SP07.1	Storage Location B4 - B3
SP07.2	Storage Location B2 - B1
SP07.3	Storage Location G - L1
SP07.4	Storage Location L2 - L7
SP07.5	Storage Location L8 - L12
SP07.6	Storage Location L13 - L16
SP07.7	Storage Location L18 - L21
SP07.8	Storage Location L22 - L23
SP07.9	Storage Location L24 - L25



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Cover Page

scale @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP01 issue D

11-17 COLUMBIA LANE, HOMEBUSH
DATE: 01.07.20

UNIT	APARTMENT TYPE	GFA	NSA	INTERNAL	TERRACE	MISC	TOTAL	ADAPTABLE	LIVABLE	STORAGE	STORAGE
1 BED	2 BED	3 BED	NOTES							with unit	basement
AG.01A			RETAL	120			120				
AG.01B			RETAL	67			67				
AG.02.1B				52	35		87			✓	✓
AG.03	2B			100	21		121			✓	✓
AG.04			plus office	79	17		96			✓	✓
BG.01	2B			83	39		122	✓	✓	✓	✓
BG.02.1B				50	22		72			✓	✓
BG.03.1B			plus office	69	17		86			✓	✓
BG.04	2B		plus office	80	18		98			✓	✓
TOTAL	4	3	0	758	700	169	669	1	1		5

LEVEL 1											
A1.01		3B	dual key	117	20		137			✓	✓
A1.02.1B				53	8		61			✓	✓
A1.03.1B				50	8		58			✓	✓
A1.04	2B			77	10		87			✓	✓
A1.05.1B			plus study	71	10		81			✓	✓
A1.06.1B				58	8		66			✓	✓
A1.07	2B			75	10		85			✓	✓
A1.08	2B			80	15		95			✓	✓
B1.01.1B				51	9		60	✓	✓	✓	✓
B1.02	2B			83	10		93			✓	✓
B1.03.1B				50	8		58			✓	✓
B1.04	2B			77	10		87			✓	✓
B1.05	2B			78	10		88			✓	✓
B1.06	2B			80	20		100			✓	✓
B1.07.1B				51	16		67			✓	✓
B1.08.1B				69	18		87			✓	✓
TOTAL	8	7	1	1375	1120	190	0	1310	2	2	11

LEVEL 2											
A2.01		3B	dual key	121	17		138			✓	✓
A2.02.1B				53	8		61			✓	✓
A2.03.1B				50	8		58			✓	✓
A2.04	2B		plus study	77	10		87			✓	✓
A2.05.1B			plus study	71	10		81			✓	✓
A2.06.1B				58	8		66			✓	✓
A2.07.1B				58	8		66			✓	✓
A2.08	2B			83	10		93			✓	✓
A2.09	2B			75	10		85			✓	✓
A2.10	2B			80	15		95			✓	✓
B2.01.1B				51	8		59	✓	✓	✓	✓
B2.02	2B			83	10		93			✓	✓
B2.03.1B				50	8		58			✓	✓
B2.04	2B			77	10		87			✓	✓
B2.05	2B			78	10		88			✓	✓
B2.06	2B			80	10		90			✓	✓
B2.07	2B			80	10		90	✓	✓	✓	✓
B2.08	2B			89	10		99			✓	✓
B2.09	2B			87	10		97			✓	✓
TOTAL	7	11	1	1578	1401	190	0	1591	3	3	15

LEVEL 3											
A3.01		3B	dual key	121	17		138			✓	✓
A3.02.1B				53	8		61			✓	✓
A3.03.1B				50	8		58			✓	✓
A3.04	2B		plus study	77	10		87			✓	✓
A3.05.1B			plus study	71	10		81			✓	✓
A3.06.1B				58	8		66			✓	✓
A3.07.1B				58	8		66			✓	✓
A3.08	2B			83	10		93			✓	✓
A3.09	2B			75	10		85			✓	✓
A3.10	2B			80	15		95			✓	✓
B3.01.1B				51	9		60	✓	✓	✓	✓
B3.02	2B			83	10		93	✓	✓	✓	✓
B3.03.1B				50	8		58			✓	✓
B3.04	2B			75	10		85			✓	✓
B3.05	2B			78	10		88			✓	✓
B3.06	2B			80	10		90			✓	✓
B3.07	2B			80	10		90	✓	✓	✓	✓
B3.08	2B			82	16		98			✓	✓
B3.09	2B			85	11		96			✓	✓
TOTAL	7	11	1	1578	1390	198	0	1588	3	3	15

LEVEL 4											
A4.01		3B	dual key	121	17		138			✓	✓
A4.02.1B				53	8		61			✓	✓
A4.03.1B				50	8		58			✓	✓
A4.04	2B		plus study	77	10		87			✓	✓
A4.05.1B			plus study	71	10		81			✓	✓
A4.06.1B				58	8		66			✓	✓
A4.07.1B				58	8		66			✓	✓
A4.08	2B			83	10		93			✓	✓
A4.09	2B			75	10		85			✓	✓
A4.10	2B			80	15		95			✓	✓
B4.01.1B				51	9		60	✓	✓	✓	✓
B4.02	2B			83	10		93	✓	✓	✓	✓
B4.03.1B				50	8		58			✓	✓
B4.04	2B			75	10		85			✓	✓
B4.05	2B			78	10		88			✓	✓
B4.06	2B			80	10		90			✓	✓
B4.07	2B			80	10		90	✓	✓	✓	✓
B4.08	2B			82	16		98			✓	✓
B4.09	2B			85	11		96			✓	✓
TOTAL	7	11	1	1578	1390	198	0	1588	3	3	15

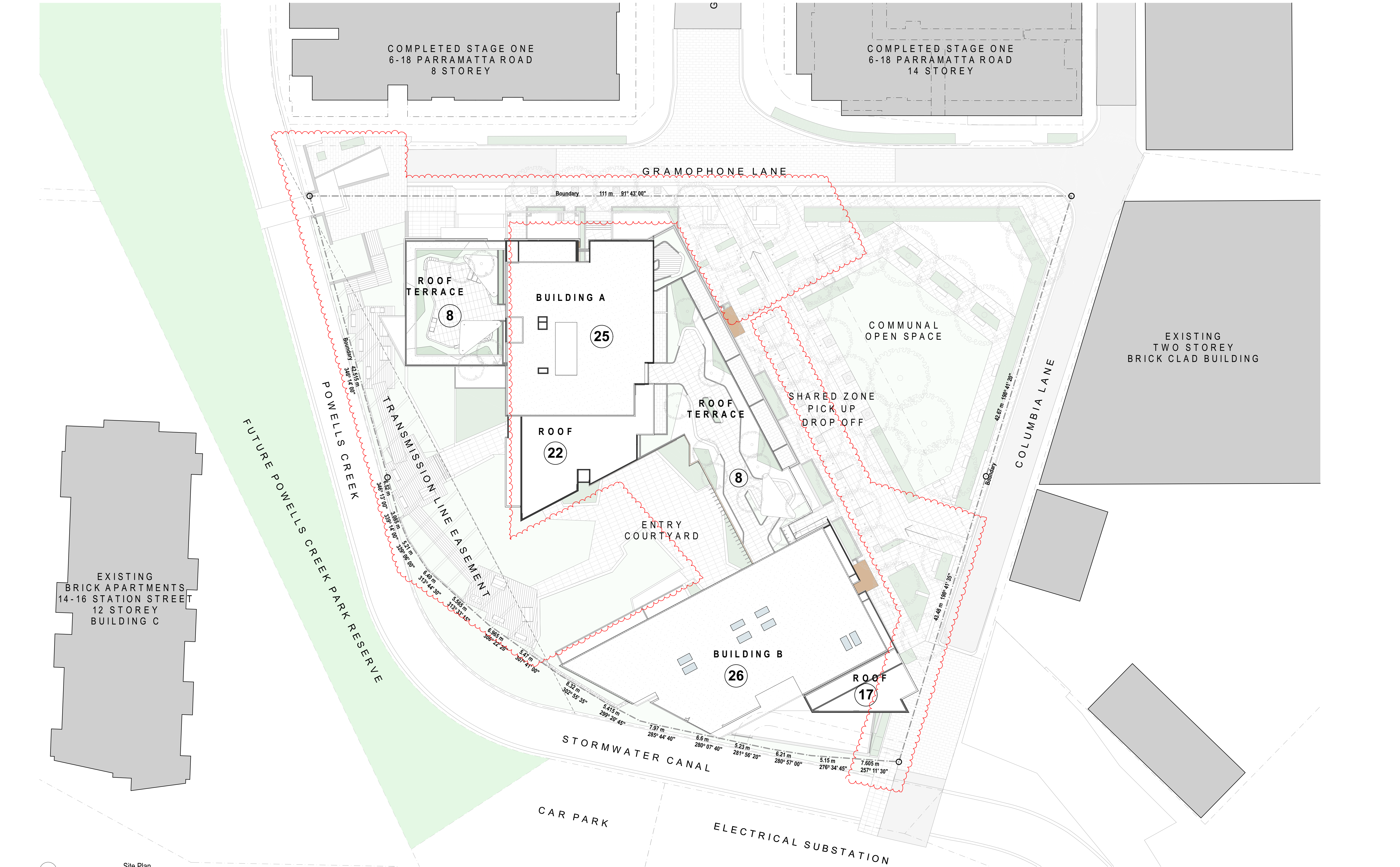
LEVEL 5											
A5.01		3B	dual key	121	17		138			✓	✓
A5.02.1B				53	8		61			✓	✓
A5.03.1B				50	8		58			✓	✓
A5.04	2B		plus study	77	10		87			✓	✓
A5.05.1B			plus study	71	10		81			✓	✓
A5.06.1B				58	8		66			✓	✓
A5.07.1B				58	8		66			✓	✓
A5.08	2B			83	10		93			✓	✓
A5.09	2B			75	10		85			✓	✓
A5.10	2B			80	15		95			✓	✓
B5.01.1B				51	9		60	✓	✓	✓	✓
B5.02	2B			83	10		93	✓	✓	✓	✓
B5.03.1B				50	8		58			✓	✓
B5.04	2B			75	10		85			✓	✓
B5.05	2B			78	10		88			✓	✓
B5.06	2B			80	10		90			✓	✓
B5.07	2B			80	10		90	✓	✓	✓	✓
B5.08	2B			82	16		98			✓	✓
B5.09	2B			85	11		96			✓	✓
TOTAL	7	11	1	1578	1390	198	0	1588	2	3	15

11-17 COLUMBIA LANE, HOMEBUSH
DATE: 01.07.20

UNIT	APARTMENT TYPE	GFA	NSA	INTERNAL	TERRACE	MISC	TOTAL	ADAPTABLE	LIVABLE	STORAGE	STORAGE
1 BED	2 BED	3 BED	NOTES							with unit	basement
AE.01		3B	dual key	121	17		138			✓	✓
AE.02.1B				53	8		61			✓	✓
AE.03.1B				50	8		58			✓	✓
AE.04	2B		plus study	77	10		87			✓	✓
AE.05.1B			plus study	71	10		81			✓	✓
AE.06	2B			58	8		66			✓	✓
AE.07	2B			58	8		66			✓	✓
AE.08	2B			83	10		93			✓	✓
AE.09	2B			75	10		85			✓	✓
AE.10	2B			80	15		95			✓	✓
BE.01.1B				51	9		60	✓	✓	✓	✓
BE.02	2B			83	10		93	✓	✓	✓	✓
BE.03.1B				50	8		58			✓	✓
BE.04	2B			75	10		85			✓	✓
BE.05	2B			78	10		88			✓	✓
BE.06	2B			80	10		90			✓	✓
BE.07	2B			80	10		90			✓	✓
BE.08	2B			82	16		98			✓	✓
BE.09	2B			85	11		96			✓	✓
TOTAL	7	11	1	1578	1390	198	0	1588	2	3	15

LEVEL 7											
A7.01		3B	dual key	117	21		138			✓	✓
A7.02.1B				53	8		61			✓	✓
A7.03	2B			77	10		87			✓	✓
A7.04	2B			77	10		87			✓	✓
A7.05.1B				51	15		66			✓	✓
A7.06	2B			51	15		66			✓	✓
A7.07	2B			77	16		93			✓	✓
A7.08	2B			75	10		85			✓	✓
A7.09	2B			80	15		95			✓	✓
B7.01.1B				51	9		60	✓	✓	✓	✓
B7.02	2B			83	10		93	✓	✓	✓	✓
B7.03.1B				50	8		58			✓	✓
B7.04	2B			75	10		85			✓	✓
B7.05	2B			72	16		88			✓	✓
B7.06	2B			80	10		90			✓	✓
B7.07	2B			75	14		89			✓	✓
B7.08	2B			82	16		98			✓	✓
B7.09	2B			85	11		96			✓	✓
TOTAL	6	11	1	1473	1284	222	0	1506	2	3	14

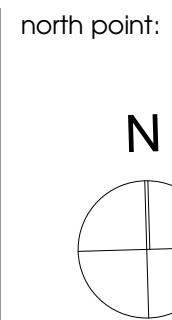
87.02	2B			83	10	93	✓	✓	✓	✓	
87.03.1B				50	8	58					
87.04	2B			75	10	85			✓		
87.05	2B			72	16	88			✓	✓	
87.06	2B			80	10	90			✓	✓	
87.07	2B			75	14	89	✓		✓	✓	
87.08	2B			82	16	98			✓	✓	
87.09	2B			85	11	96			✓	✓	
TOTAL	6	11	1	1473	1284	222	0	1506	2	3	14



Site Plan
1:250

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key plan:

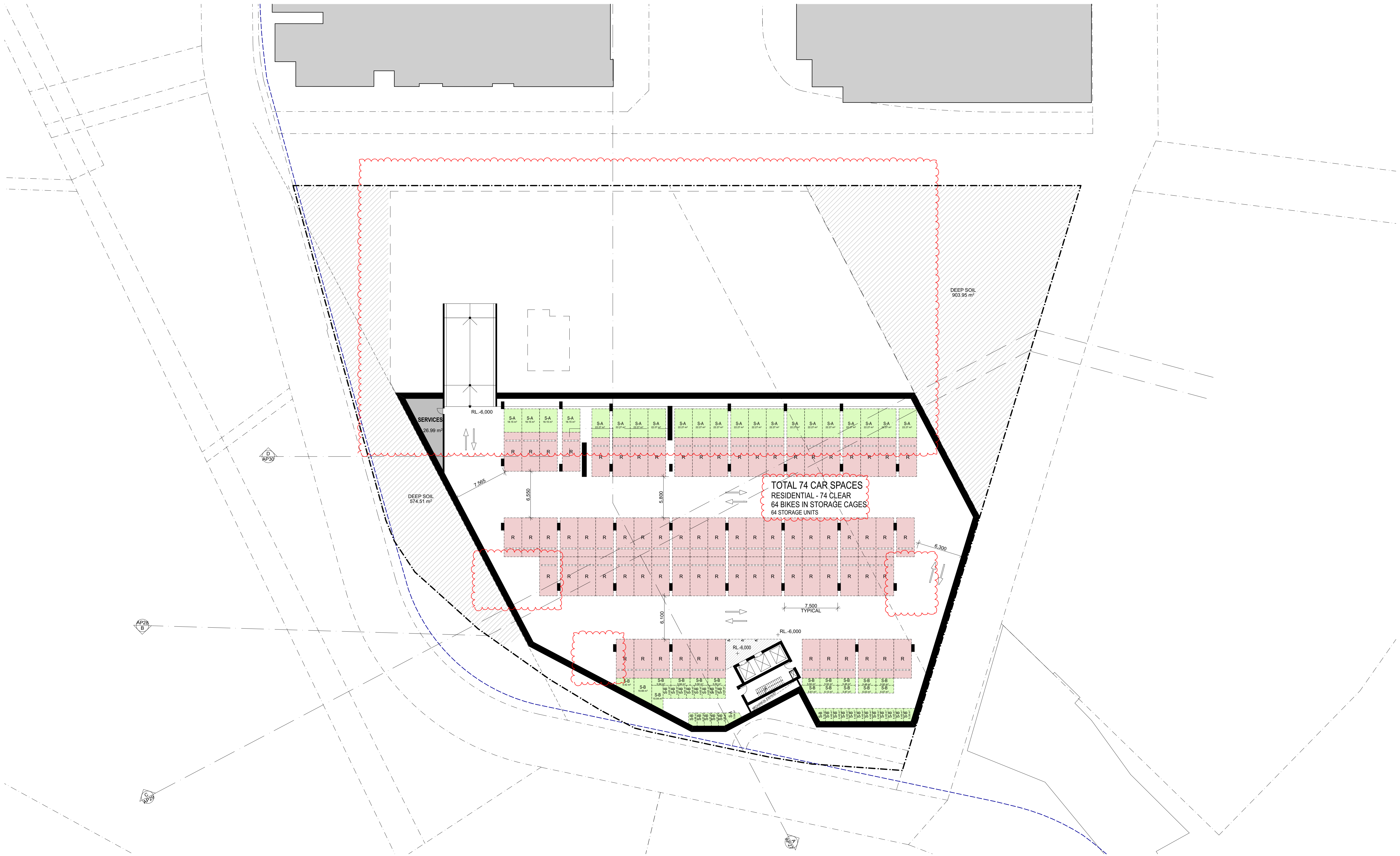
notes:

amendments:

Revision	Description	By	Date
B	Adjustments for Council's RFI and D.R.P comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20



project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd
drawing title	Site Plan
scale	1:250 @ A1
job no.	14028
project architect	SP / GK
drawing no.	AP03
drawn	SB / MA
issue	D

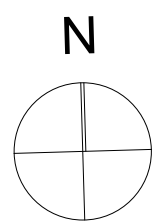


Basement 4
1:250

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north point:



key plan:

notes:

amendments:

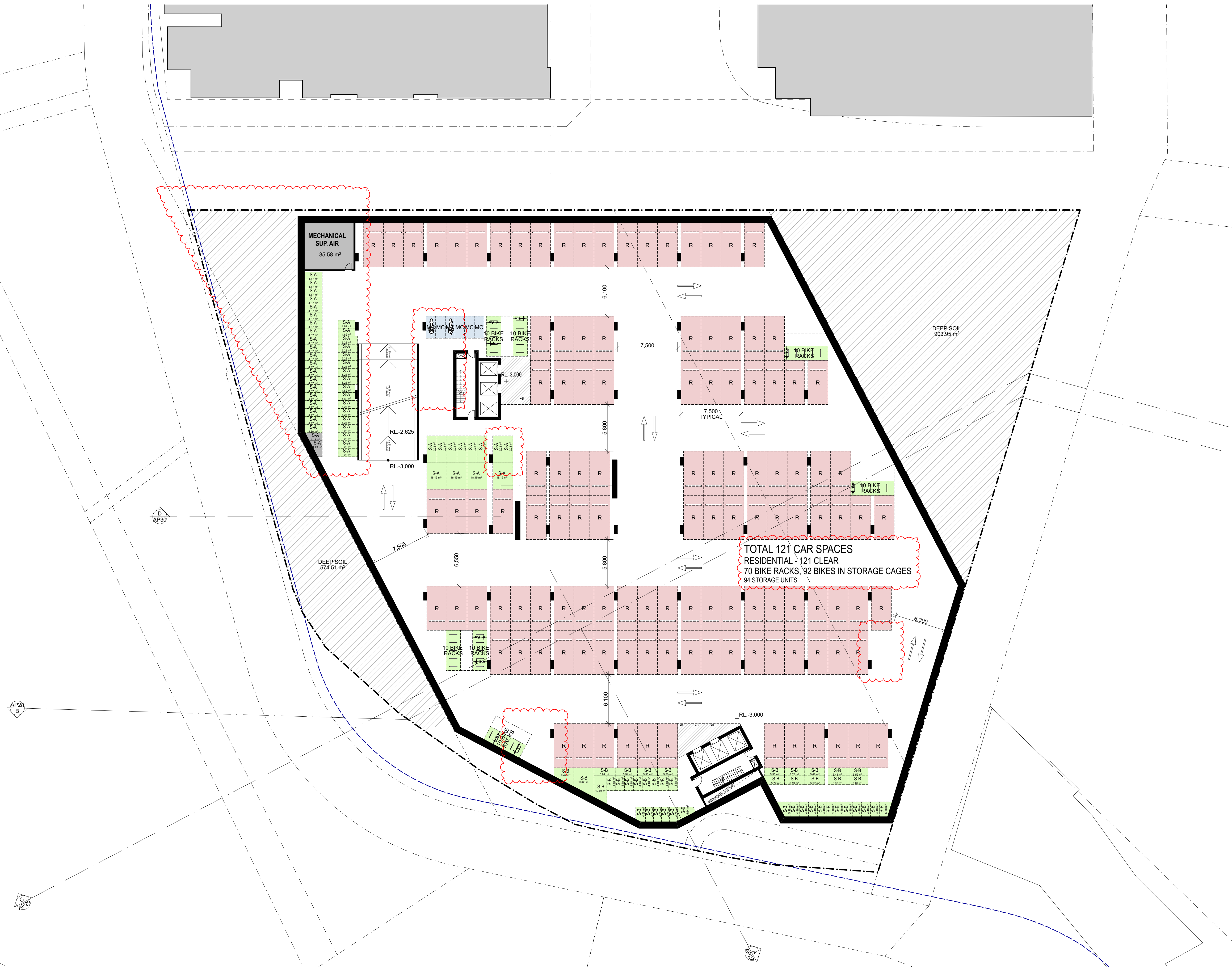
Revision	Description	By	Date
B	Adjustments for Council's RFI and D.R.P. comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	08.07.20
D	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Basement 4

scale 1:250 @ A1
job no. 14028
project architect SP / GK
drawing no. AP04
drawn SB / MA
issue

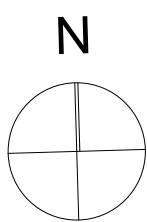


Basement 3
1:250

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north point:



key plan:

notes:

amendments:

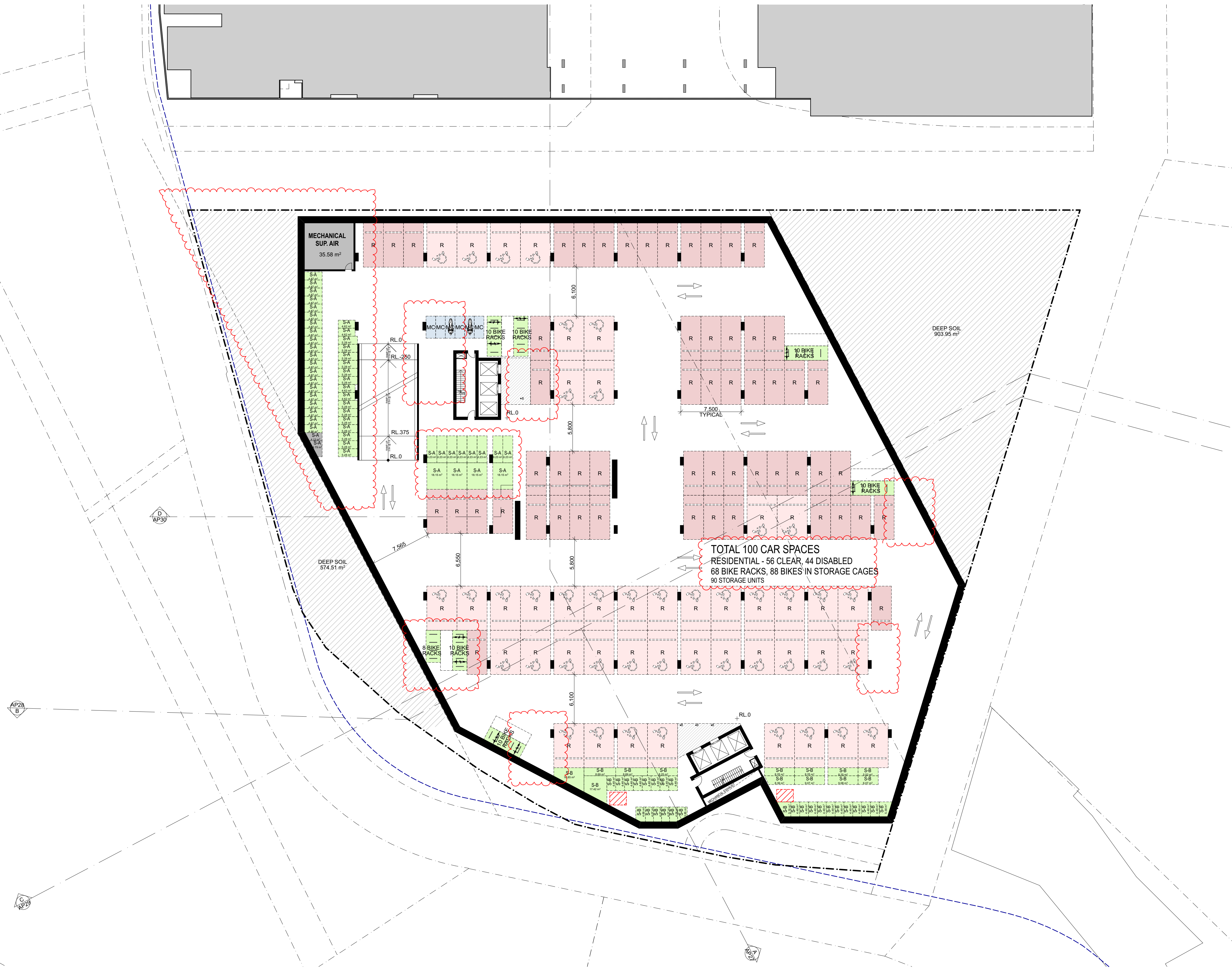
Revision	Description	By	Date
B	Adjustments for Council's RFI and D.R.P. comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Basement 3

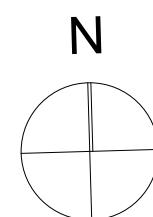
scale 1:250 @ A1	project architect SP / GK	drawn SB / MA
job no. 14028	drawing no. AP05	issue D



Basement 2
1:250

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north point:



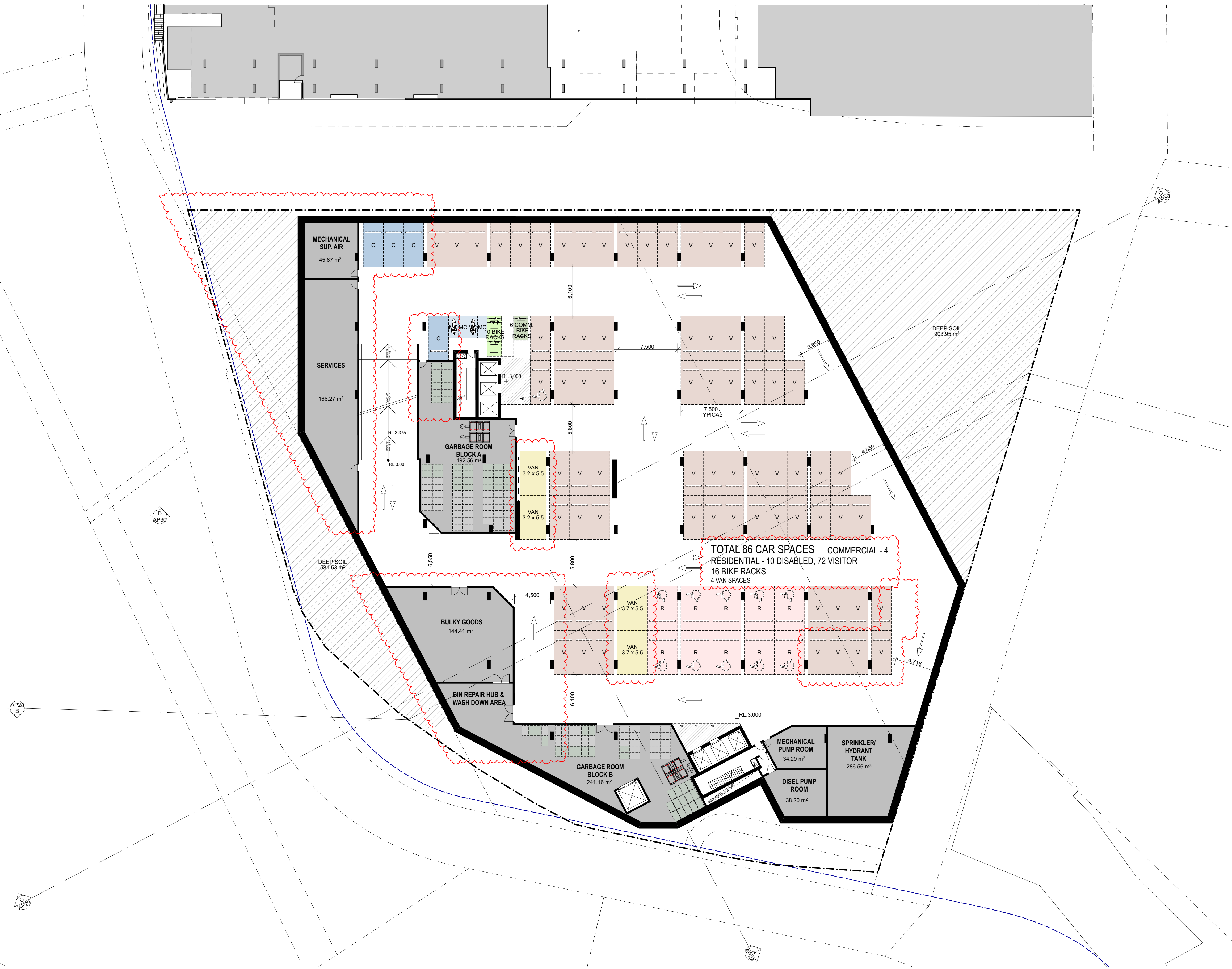
key plan:

notes:

amendments:

Revision	Description	By	Date
B	Adjustments for Council's RFI and D.R.P. comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20

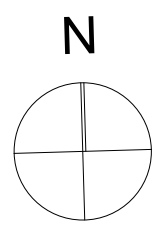




Basement 1
1:250

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north point:



key plan:

notes:

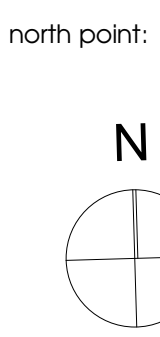
amendments:

Revision	Description	By	Date
B	Adjustments for Council's RFI and D.R.P comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20



Ground.
1:250

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key plan:

notes:

- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS
- LIVE WORK UNITS

amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
B	Adjustments for Council's R.F.I and D.R.P comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20

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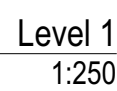
project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Ground Floor

scale 1:250 @ A1
job no. 14028

project architect SP / GK
drawing no. AP08

drawn SB / MA
issue D



scale	1:250 @ A1	project architect	SP / GK	drawn	SB / MA
job no.	14028	drawing no.	AP09	issue	D

scale	1:250 @ A1	project architect	SP / GK	drawn	SB / MA
job no.	14028	drawing no.	AP09	issue	D

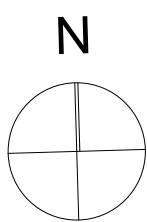


Level 2-6
1:250

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north point:



key plan:

notes:

- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS
- LIVE WORK UNITS

amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
B	Adjustments for Council's R.F.I and D.R.P comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Level 2-6

scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP10 issue D

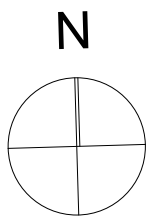


Level 7
1:250

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- 3 BED UNITS
- LIVE WORK UNITS

amendments:

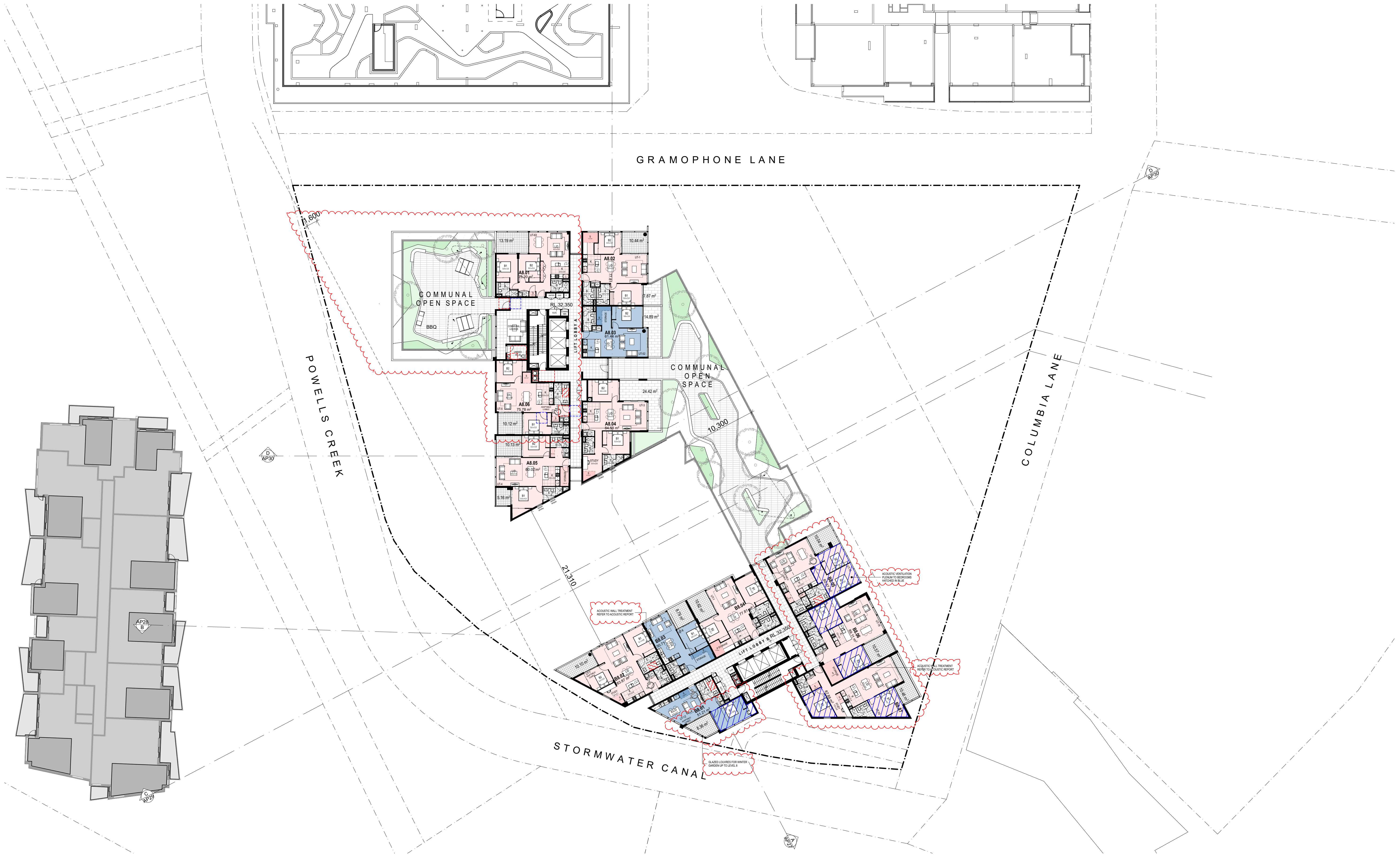
Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
B	Adjustments for Council's R.F.I and D.R.P comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Level 7

scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP11 issue D

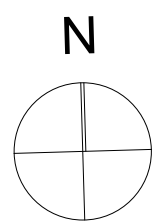


Level 8 - Podium
1:250

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- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS
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amendments:

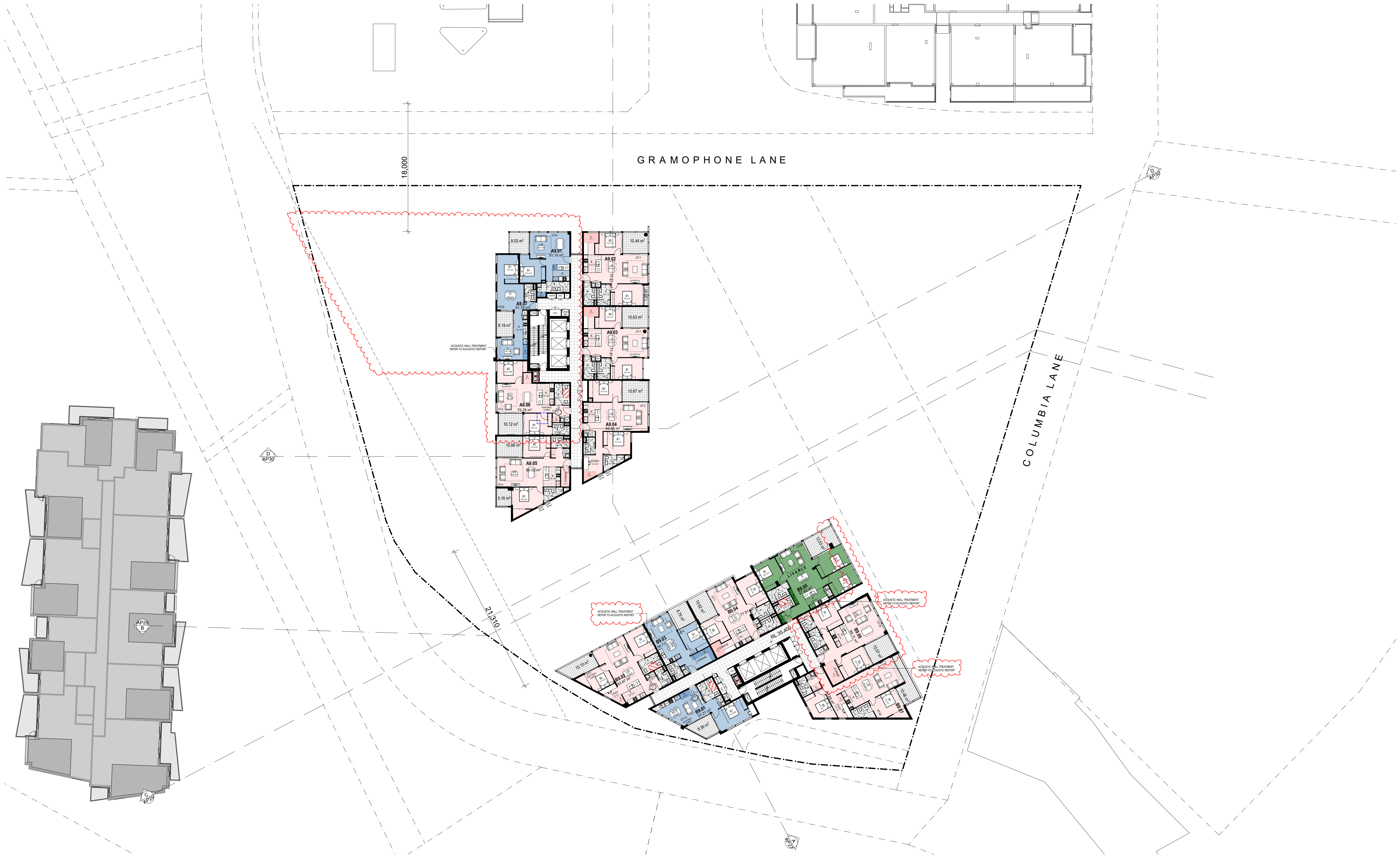
Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
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project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Level 8

scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP12 issue D

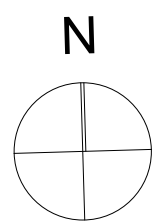


Levels 9-12
1:250

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notes:

- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS
- LIVE WORK UNITS

amendments:

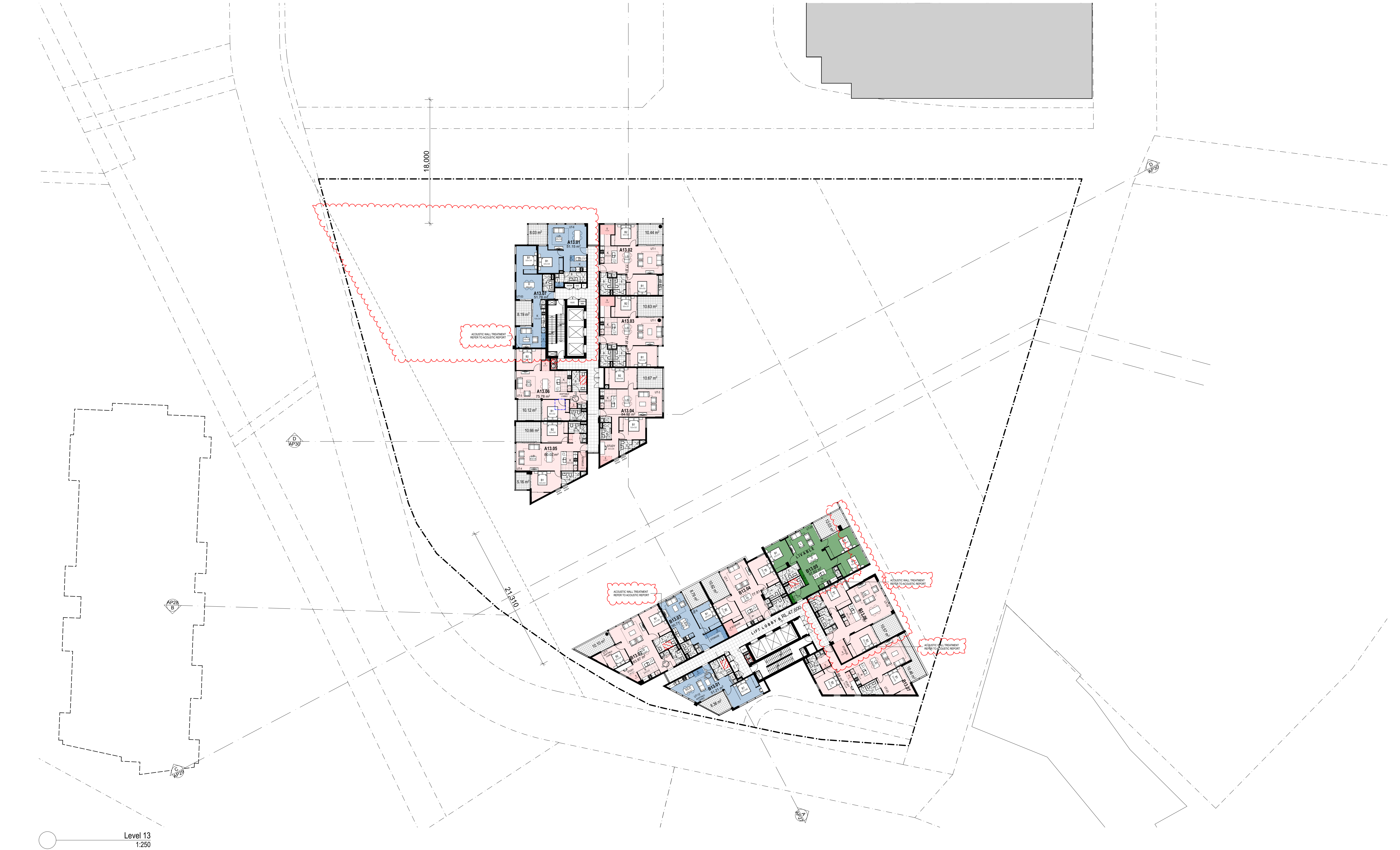
Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
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project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Level 9-12

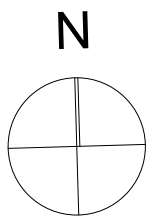
scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP13 issue D



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amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
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project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Level 13
scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP14 issue D

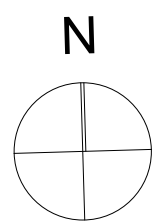


Level 14-16
1:250

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amendments:

Revision	Description	By	Date
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project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

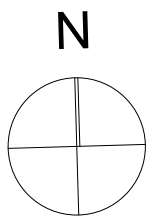
drawing title Level 14-16
scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP15 issue D



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- 3 BED UNITS
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amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
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project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Level 17
scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP16 issue D

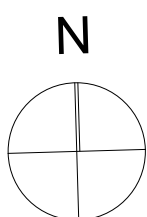


Levels 18 - 21
1:250

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project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd
drawing title	Level 18-21
scale	1:250 @ A1
job no.	14028
project architect	SP / GK
drawing no.	AP17
drawn	SB / MA
issue	D

AP28
B

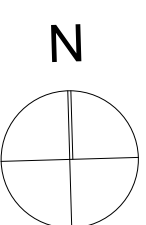
C
AP29

Level 22
1:250

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key plan:

notes:

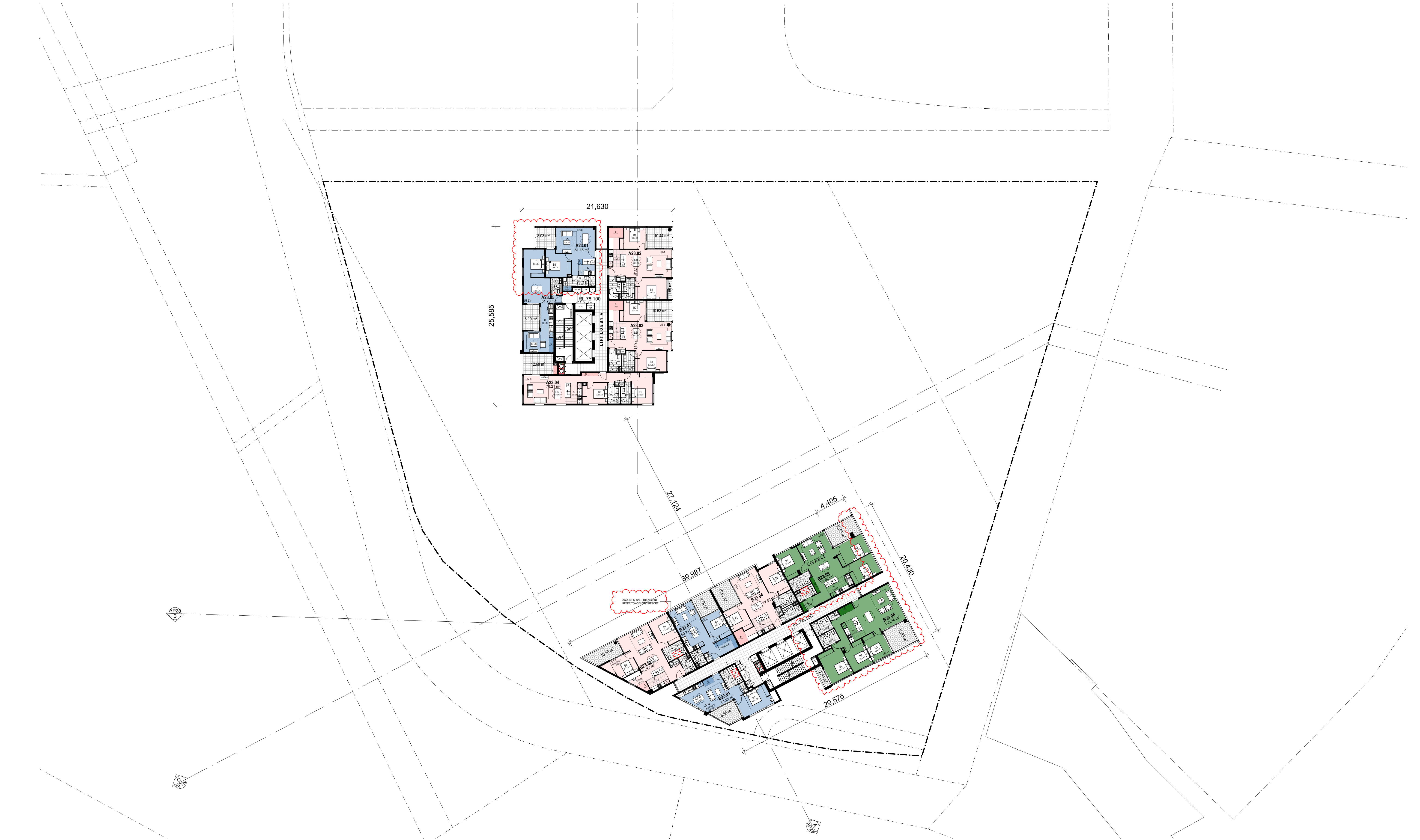
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS
- LIVE WORK UNITS

amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
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project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd
drawing title	Levels 22
scale	1:250 @ A1
job no.	14028
project architect	SP / GK
drawing no.	AP18
drawn	SB / MA
issue	D

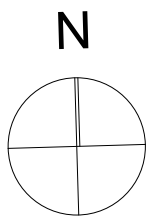


Level 23
1:250

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key plan:

notes:

- 1 BED UNITS
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- 3 BED UNITS
- LIVE WORK UNITS

amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
B	Adjustments for Council's R.F.I and D.R.P comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Level 23

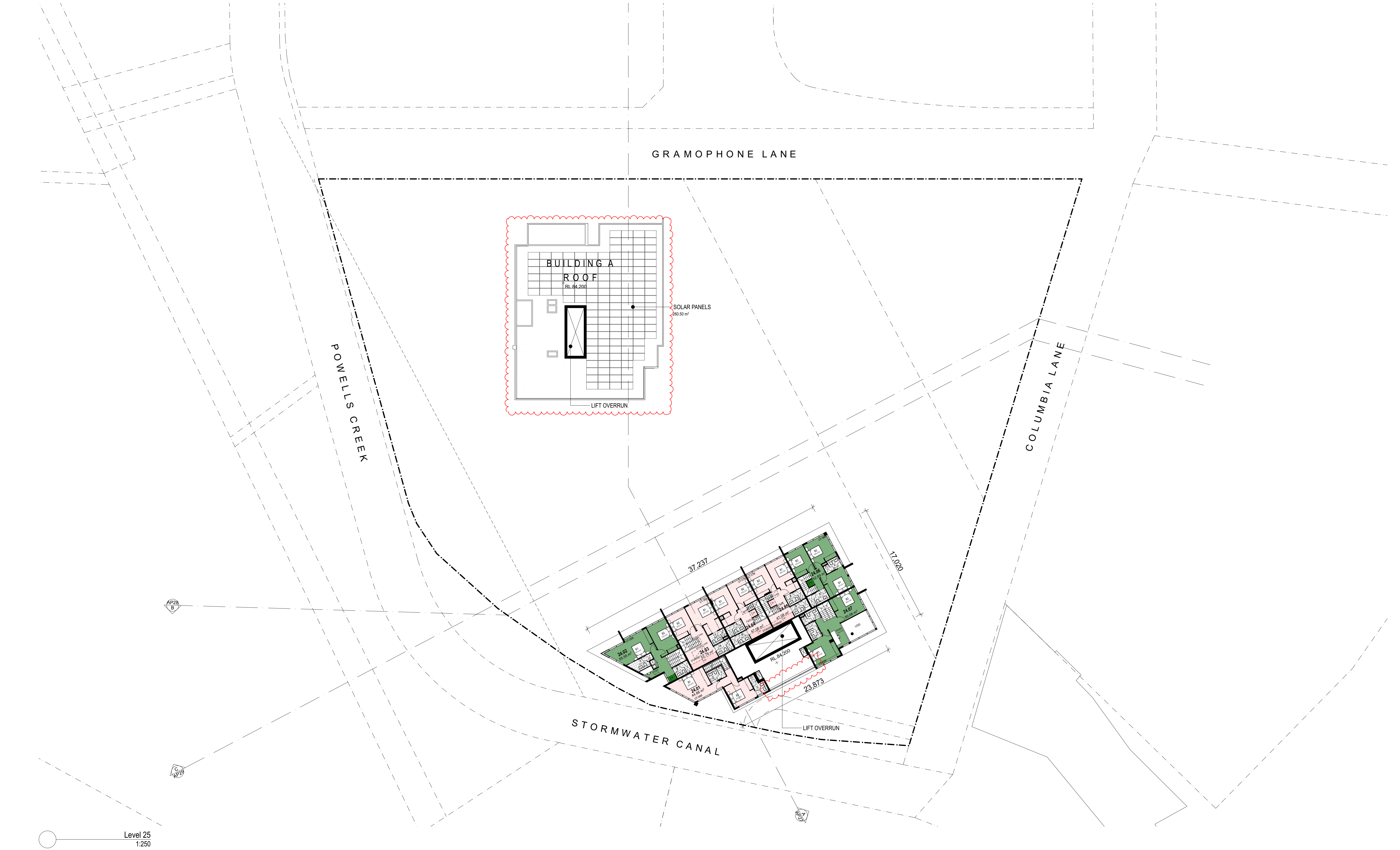
scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP19 issue D

project MIXED USE DEVELOPMENT
 location 11-17 Columbia Lane, HOMEBUSH
 client Columbia Lane Development Pty. Ltd

drawing title Level 24

scale 1:250 @ A1	project architect	SP / GK	drawn	SB / MA
job no. 14028	drawing no.	AP20	issue	D

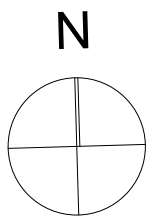
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key plan:

notes:

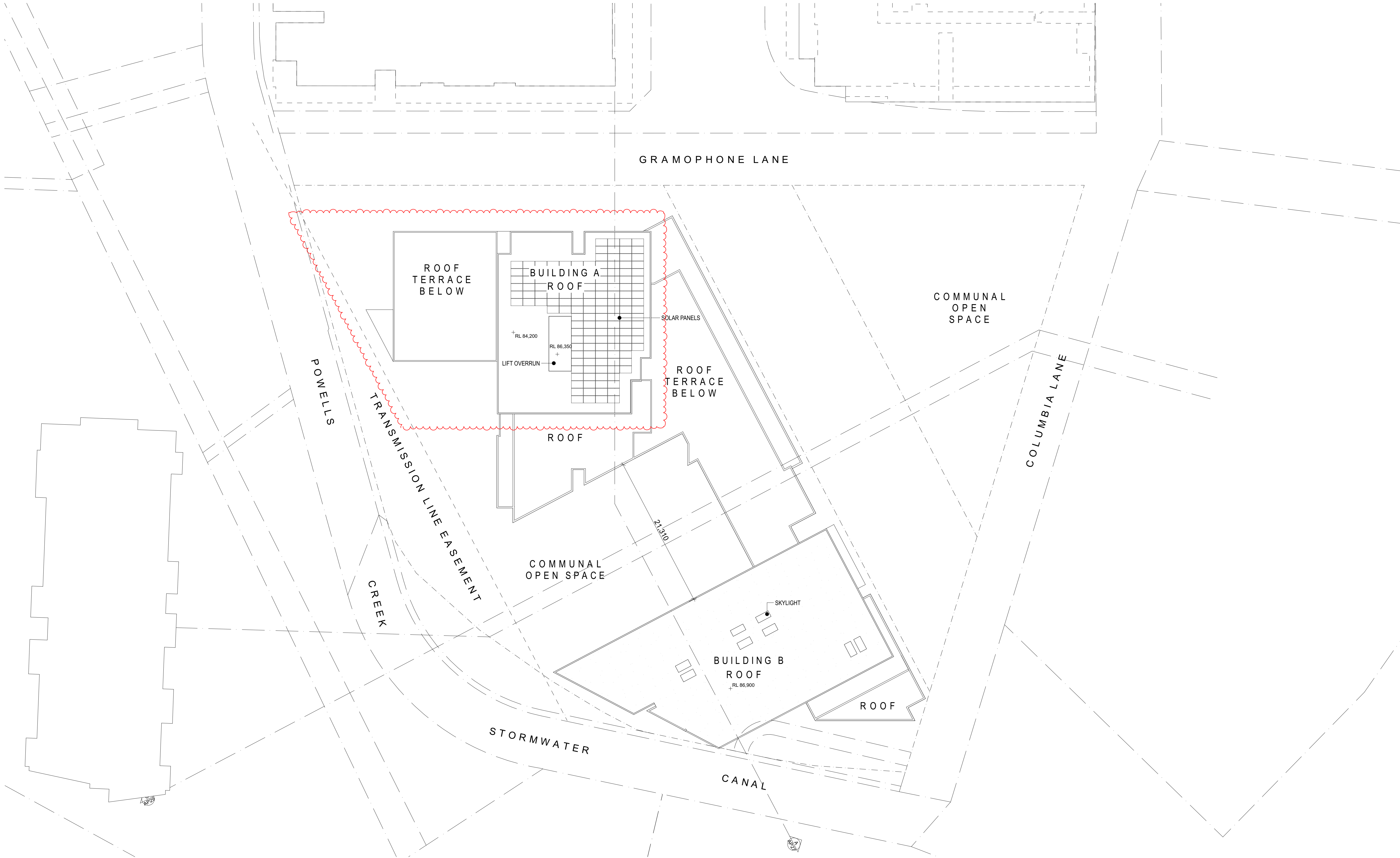
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS
- LIVE WORK UNITS

amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
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C	Revised scheme - Consultant issue	MA, SB	06.07.20
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project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd
drawing title	Level 25
scale	1:250 @ A1
project architect	SP / GK
drawn	SB / MA
job no.	14028
drawing no.	AP21
issue	D

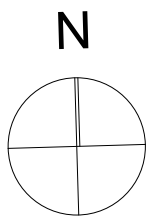


Roof
1:250

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key plan:

notes:

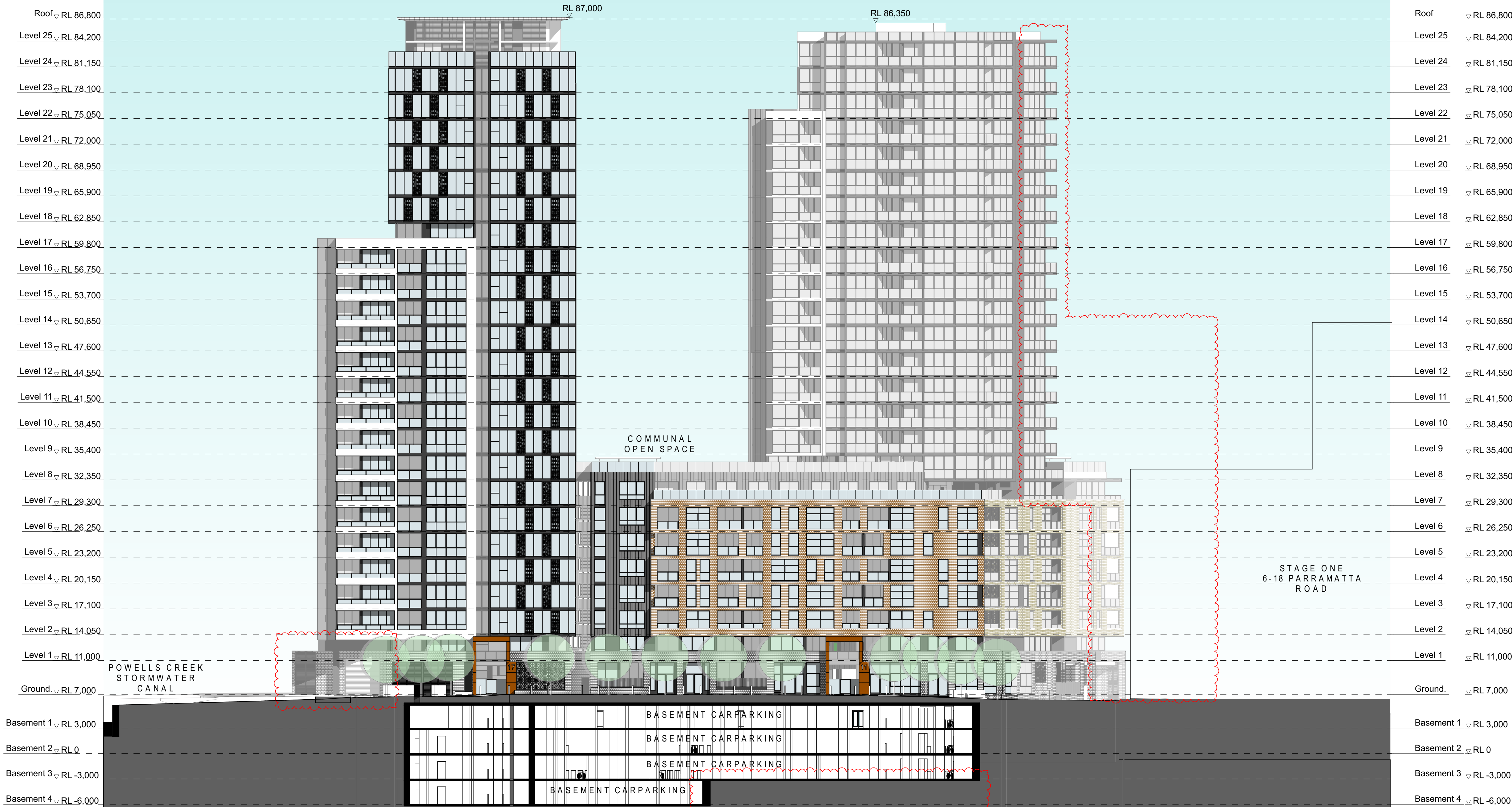
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS
- LIVE WORK UNITS

amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
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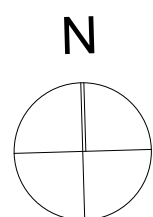
project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd
drawing title	Roof Plan
scale	1:250 @ A1
job no.	14028
project architect	SP / GK
drawing no.	AP22
drawn	SB / MA
issue	D



North-East Elevation
1:250

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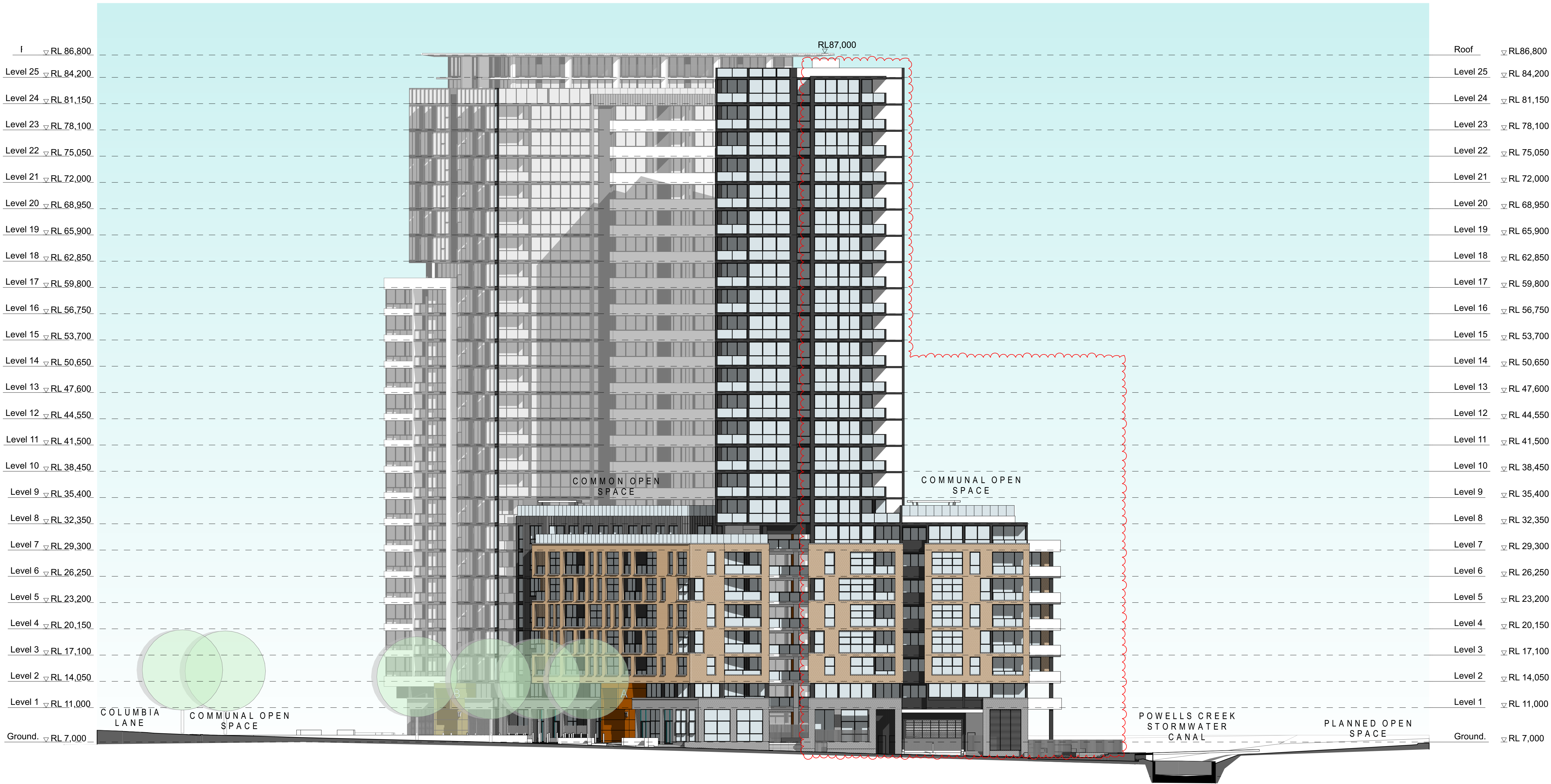


key plan:

notes:

amendments:

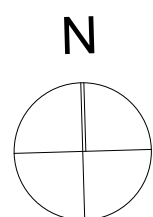
Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
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notes:

amendments:

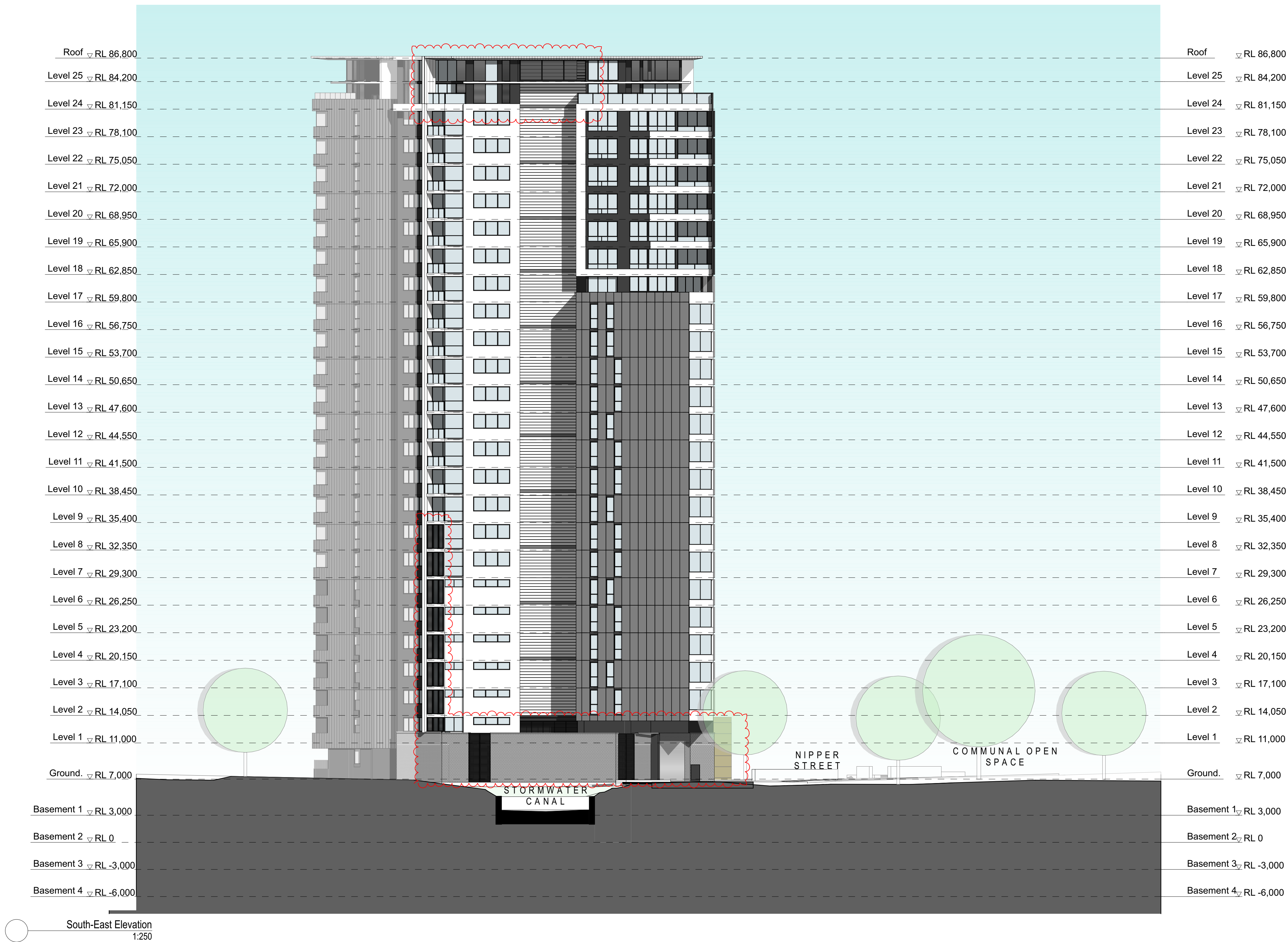
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A	DA SUBMISSION	SB	08.08.19
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project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

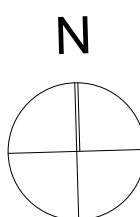
drawing title Elevation N

scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP24 issue D



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key plan:

notes:

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A	DA SUBMISSION	SB	08.08.19
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project

location

client

drawing title

scale 1:250 @ A1

job no. 14028

MIXED USE DEVELOPMENT
11-17 Columbia Lane, HOMEBUSH
Columbia Lane Development Pty. Ltd

Elevation SE

project architect

drawing no. AP25

SP / GK

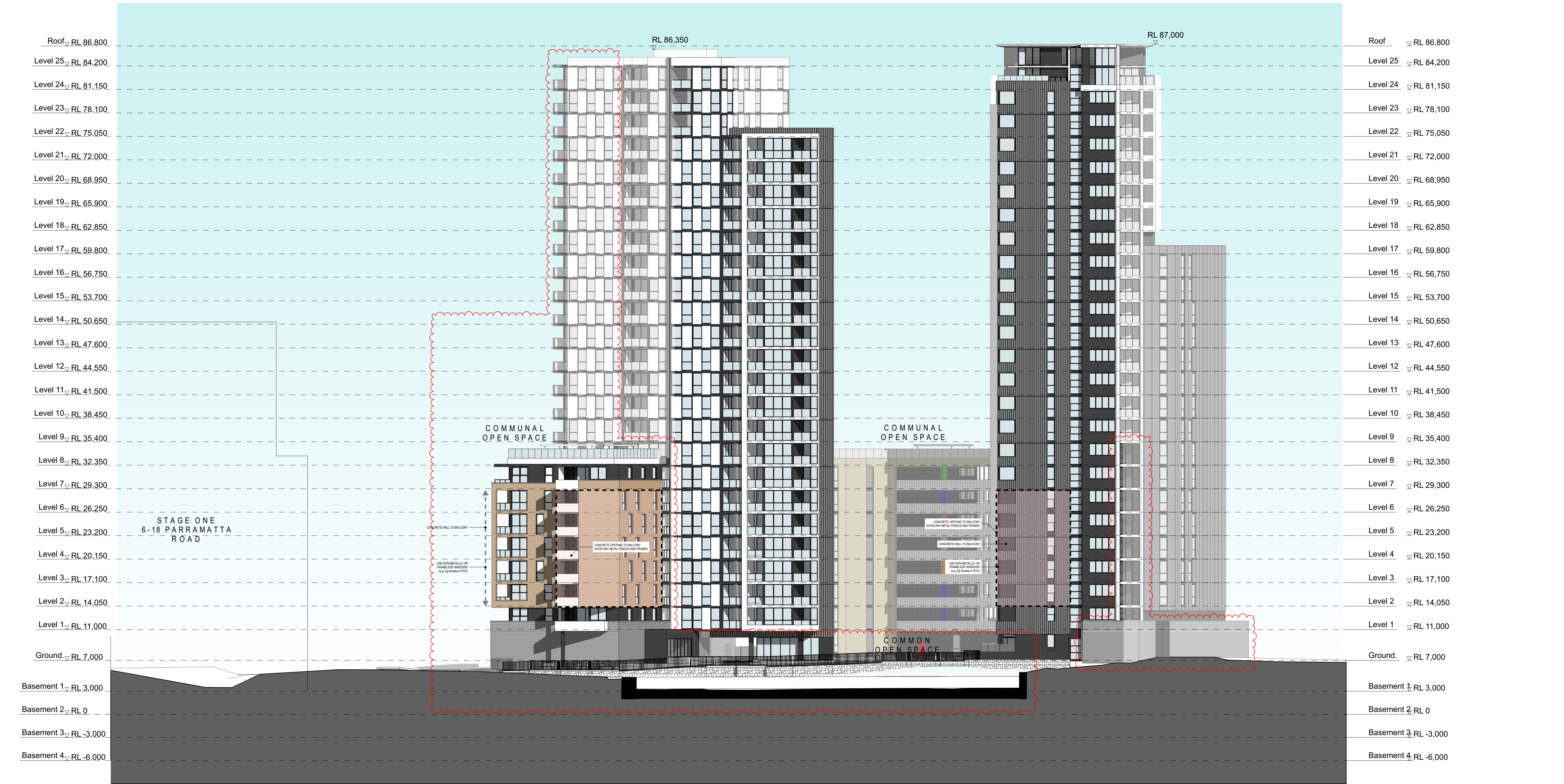
drawn

issue

SB / MA

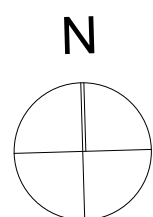
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D





north point:



key plan:

notes:

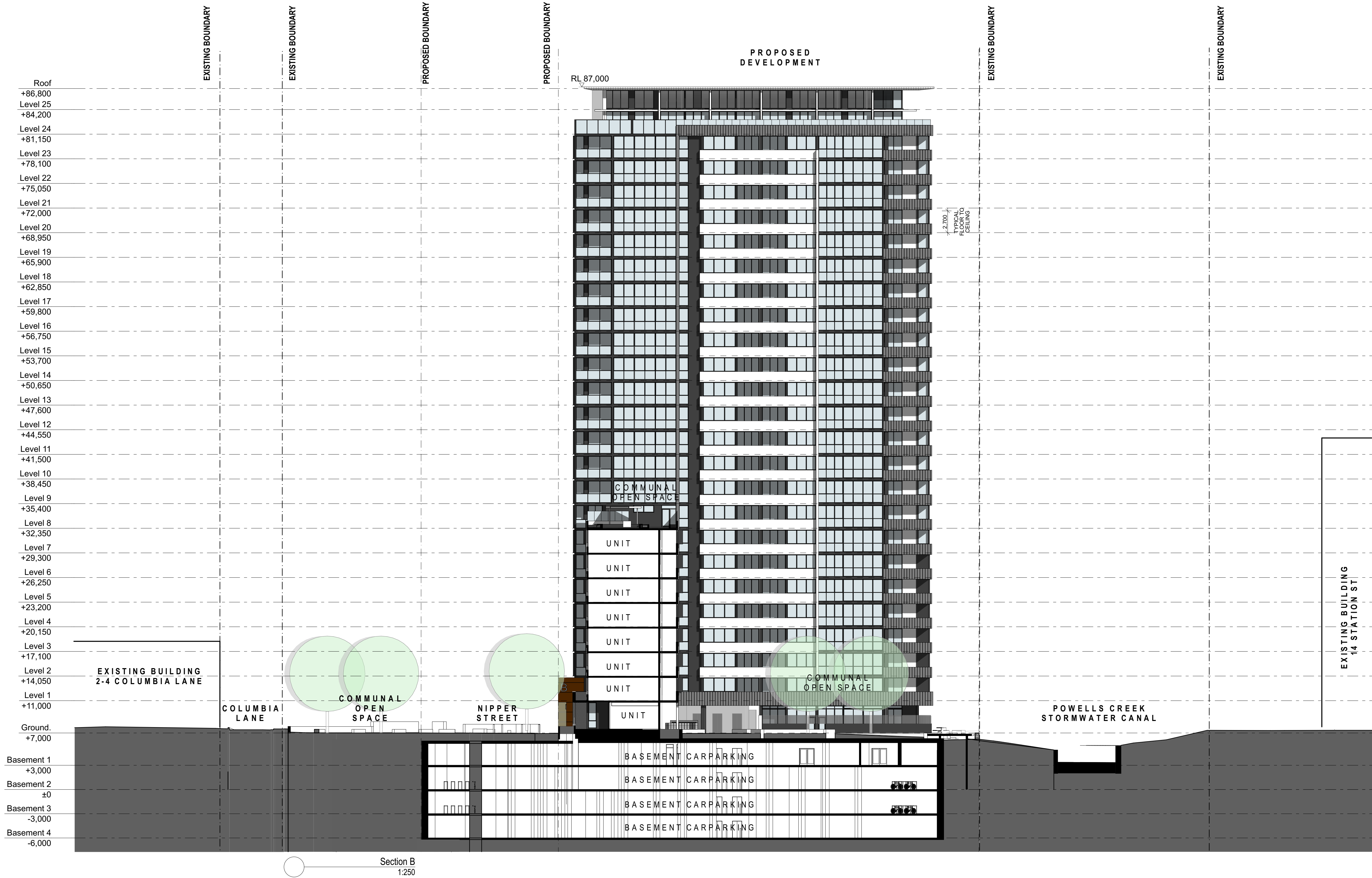
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project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd

drawing title Section A

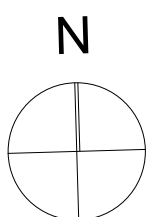
scale	1:250 @ A1	project architect	SP / GK	drawn	SB / MA
job no.	14028	drawing no.	AP27	issue	D



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notes:

amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	08.08.19
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project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Section B

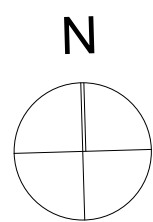
scale 1:250 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP28 issue D



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key plan:

Section C
1:200

notes:

amendments:

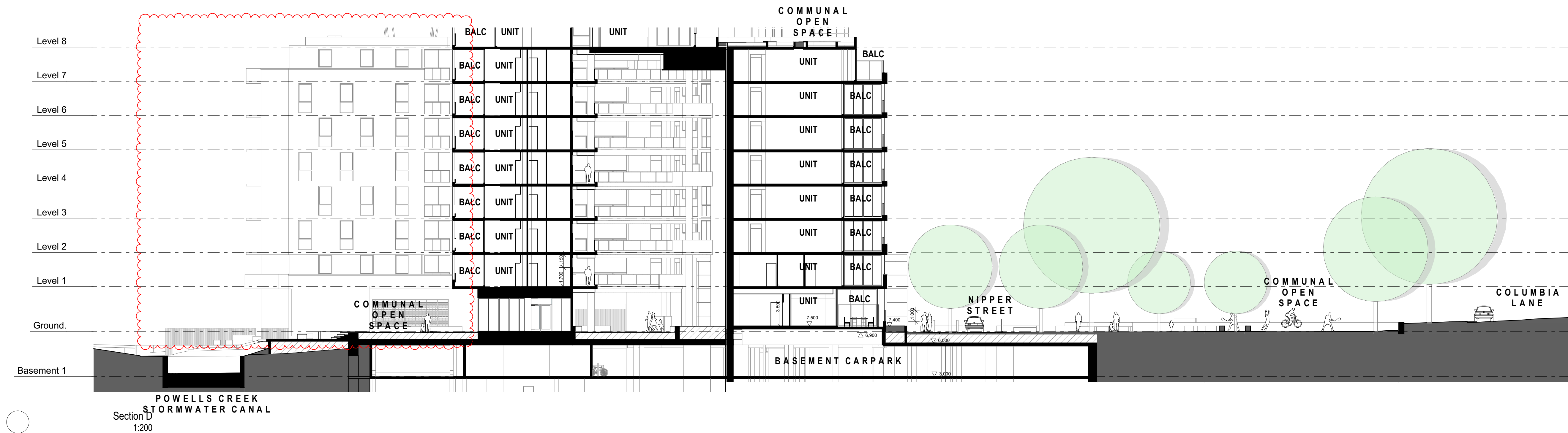
Revision	Description	By	Date
B	Adjustments for Council's RFI and D.R.P. comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Section C

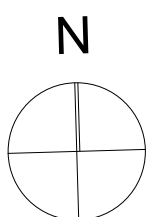
scale 1:200 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP29 issue D



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Revision	Description	By	Date
B	Adjustments for Council's RFI and D.R.P. comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	08.07.20
D	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Section D

scale 1:200 @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP30 issue D

Adaptable Housing

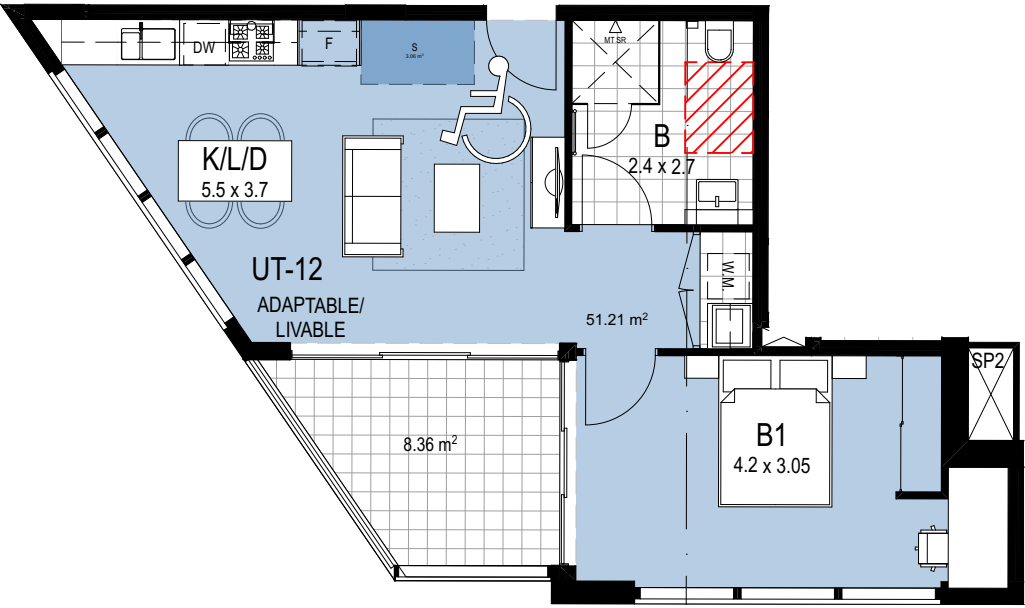
- A. All ground surfaces will be slip resistant to comply with AS3661.1.
- B. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299.
- C. Door hardware will be compliant with AS1428.1-2009 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.
- D. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
- E. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.
- F. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.
- G. Cook tops to be provided with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.
- H. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
- I. The adaptable bathroom will be provided for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
- J. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(i) of AS4299.
- K. The bathrooms will be waterproofed to comply with AS3740.
- L. The soap holder will be recessed in accordance with Clause 4.4.4(i) of AS4299.
- M. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(i) of AS4299.
- N. Provision for the installation of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(i) of AS4299.
- O. Provision for the installation of a washbasin with clearances as required by AS1428.1 will be provided in accordance with Clause 4.4.4(i) of AS4299.
- P. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(i) of AS4299.
- Q. Provision for the toilet to comply with AS1428.1 will be provided, including locating the pan in the correct position or providing future plumbing connection, and the provision for the installation of all grabrails in accordance with Clauses 4.4.1, 4.4.3, and 4.4.4(i) of AS4299.
- R. Where a clothes line is provided, and accessible path of travel will be provided to this in accordance with Clause 4.8(a) of AS4299.
- S. A double GPO will be provided in the laundry, as well as a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
- T. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.
- U. Adaptable car spaces will be spaced and sized to be capable of achieving compliance with AS2890.6-2009.

Specification

- The following matters are to be addressed by Design Certifiers of a Specification issued by the architect or relevant design consultant at the CC Stage of the development.
- General
1. The new works will be accessible in accordance with NCC2016 Clause D3.1 and Table D3.1, D3.2, D3.3 and with AS 1428-2009, with particular note to door circulation spaces, accessway widths, turning spaces and floor coverings, in accordance with NCC2015 Part D3.
2. Doorways in accessible areas will have a clear opening of not less than 850mm and where a double door is provided the active leaf will provide a clear opening of not less than 850mm in accordance with Clause 13 of AS1428-2009.
3. Tactile ground surface indicators will be installed as follows in accordance with Clause D3.8 of NCC2015:
- a. at the top and bottom of stairways (other than fire isolated stairways); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS/NZS 1428.4.1.
- b. In the absence of a suitable barrier.
- c. An overhead obstruction less than two metres above the finished floor level, other than a doorway.
4. An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point.
4. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900mm and 1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
5. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428-2009.
6. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428-2009.
7. Walkways will comply with Clause 10 of AS1428-2009.
8. [For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428-2009.
9. Stairways will comply with Clause 11 of AS1428-2009.
10. The free-isolated stairs will comply with Clause 11.1(i) and (j) of AS1428-2009.
11. Handrails will comply with Clause 12 of AS1428-2009.
12. Grabrails will comply with Clause 17 of AS1428-2009.
13. Switches and power points will comply with Clause 14 of AS1428-2009.

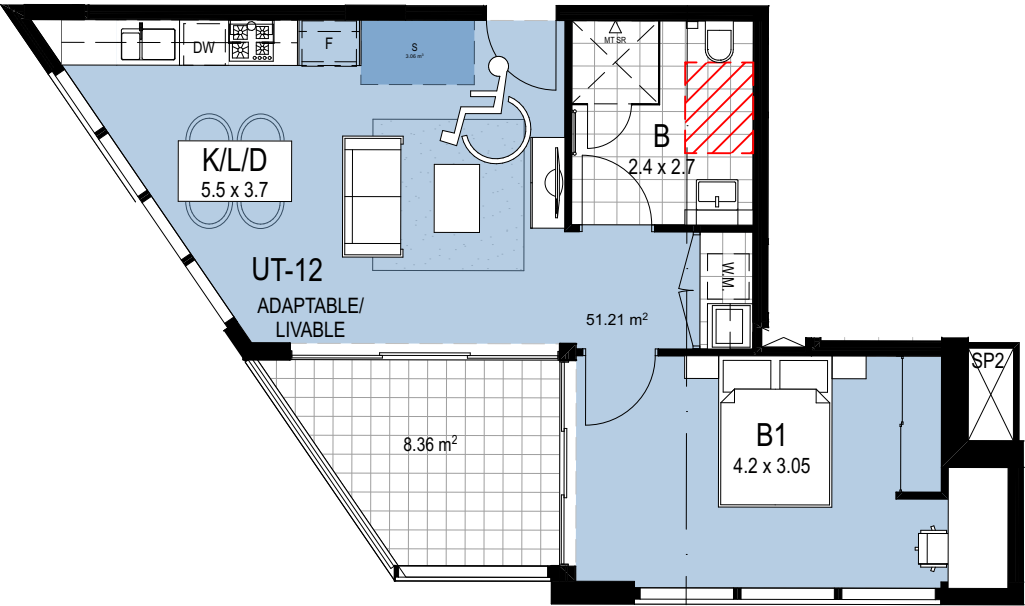
Adaptable Housing Units

33. All ground surfaces will be slip resistant to comply with AS3661.1.
34. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299.
35. Door hardware will be compliant with AS1428.1-2009 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.
36. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
37. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.
38. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.
39. Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.
40. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
41. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
42. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(i) of AS4299.
43. The bathrooms will be waterproofed to comply with AS3740.
44. The soap holder will be recessed in accordance with Clause 4.4.4(i) of AS4299.
45. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(i) of AS4299.
46. Provision for the installation of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(i) of AS4299.
47. Provision for the installation of a washbasin with clearances as required by AS1428.1 will be provided in accordance with Clause 4.4.4(i) of AS4299.
48. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(i) of AS4299.
49. Provision for the toilet to comply with AS1428.1 will be provided, including locating the pan in the correct position or providing future plumbing connection, and the provision for the installation of all grabrails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(i) of AS4299.
50. Where a clothes line is provided and accessible path of travel will be provided to this in accordance with Clause 4.8(a) of AS4299.
51. A double GPO will be provided in the laundry, as well as a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
52. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.
53. Adaptable car spaces will achieve be spaced and sized to be capable of achieving compliance with AS/NZS 2890.6-2009.

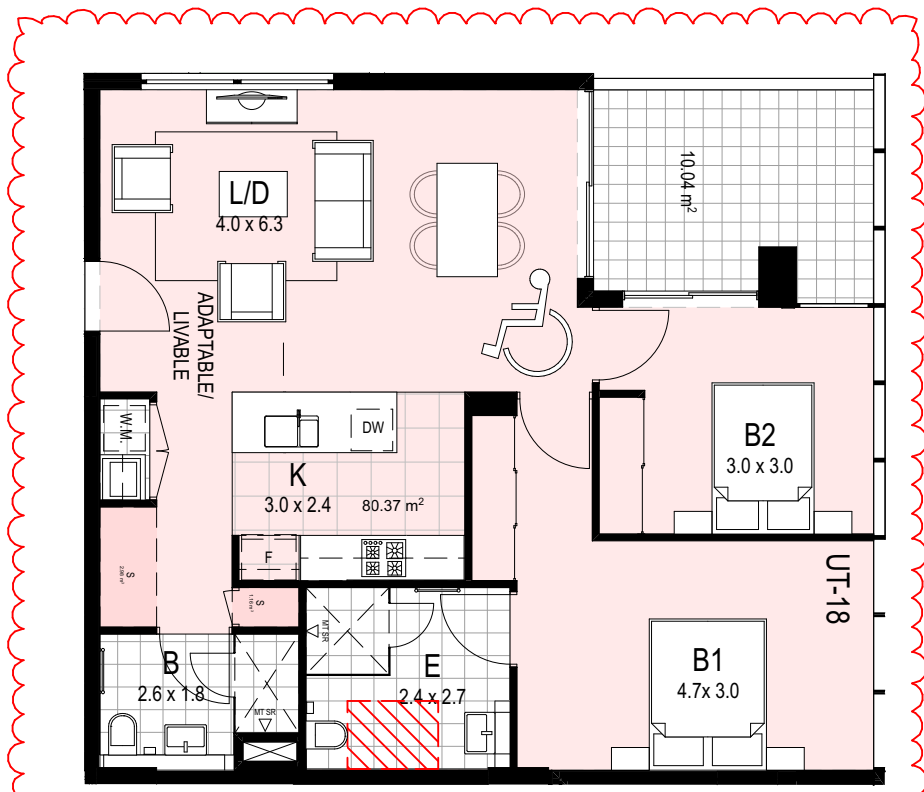


UT-12 Pre Adaptation & Livable 1:100

B1.01	B9.01	B17.01
B2.01	B10.01	B18.01
B3.01	B11.01	
B4.01	B12.01	
B5.01	B13.01	
B6.01	B14.01	
B7.01	B15.01	
B8.01	B16.01	

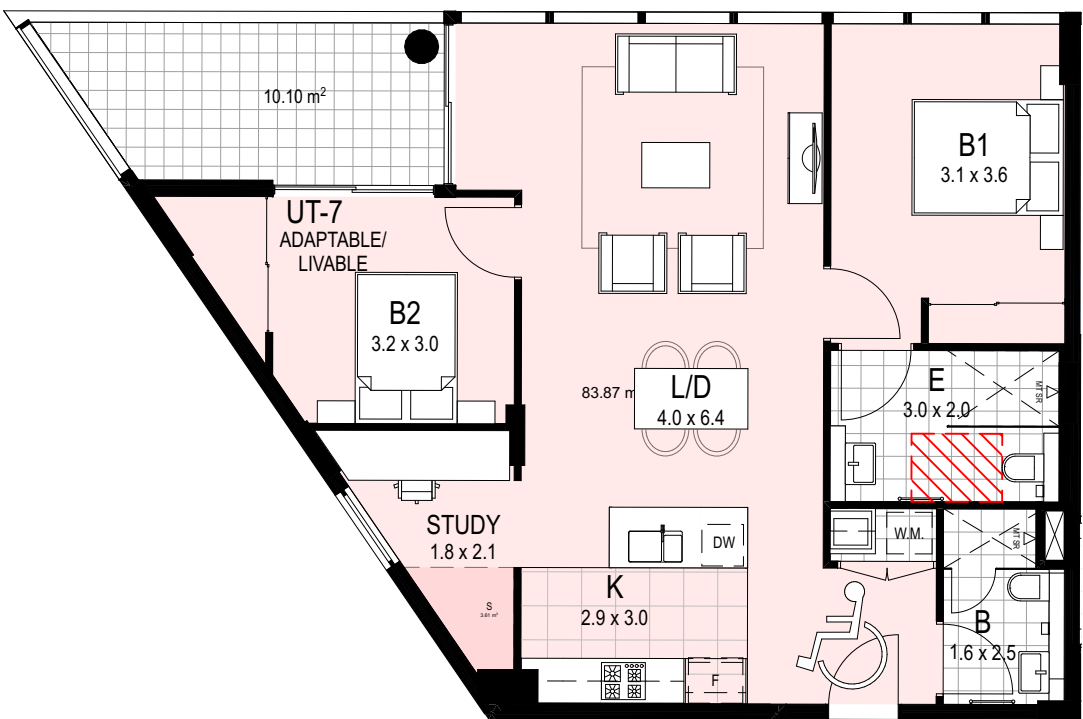


UT- 12 Post Adaptation 1:100



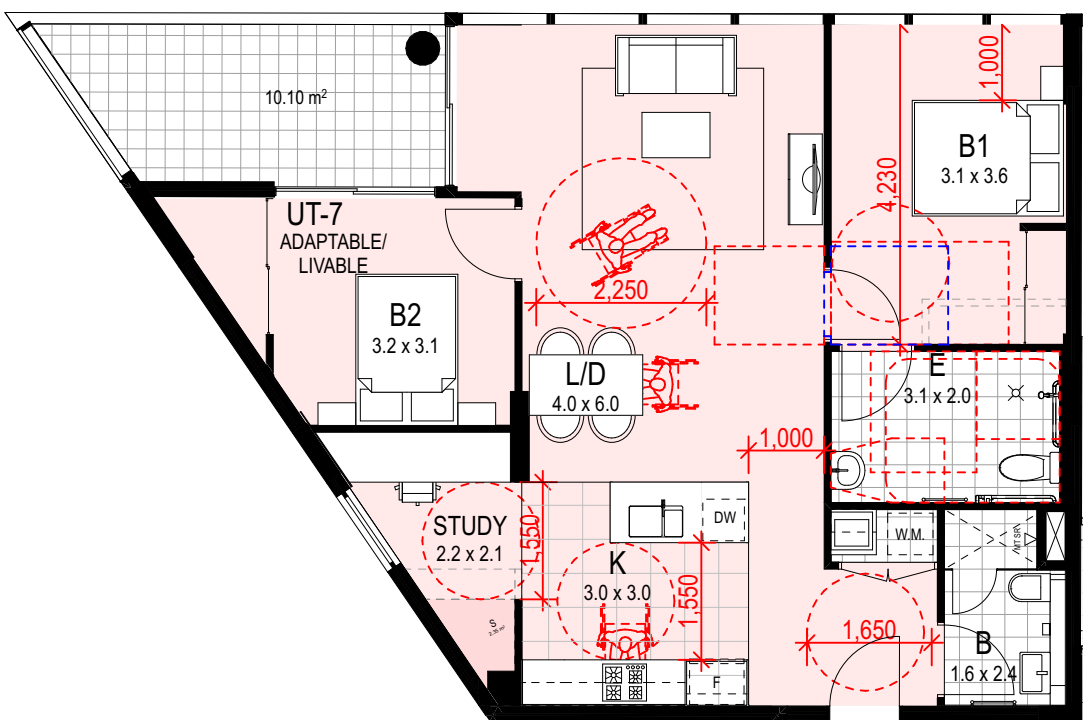
UT-18 Livable 1:100

B5.07
B6.07
B7.07
B8.05

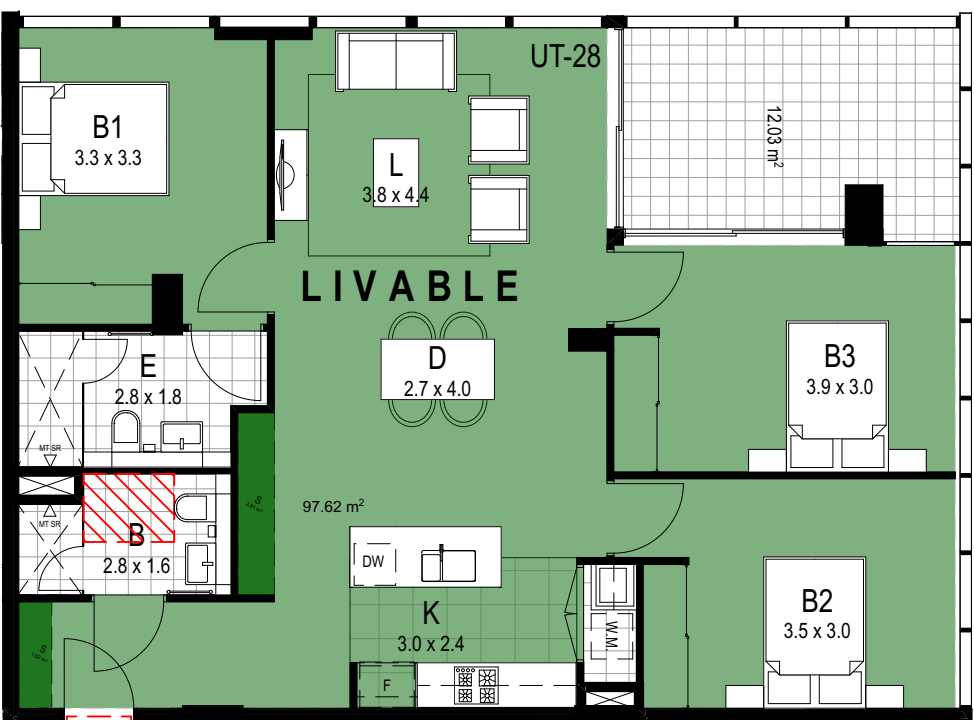


UT-7 Pre Adaptation & Livable 1:100

B6.01	B8.02	B16.02
B7.02	B9.02	B17.02
B8.02	B10.02	B18.02
B9.02	B11.02	
B10.02	B12.02	
B11.02	B13.02	
B12.02	B14.02	
B13.02	B15.02	

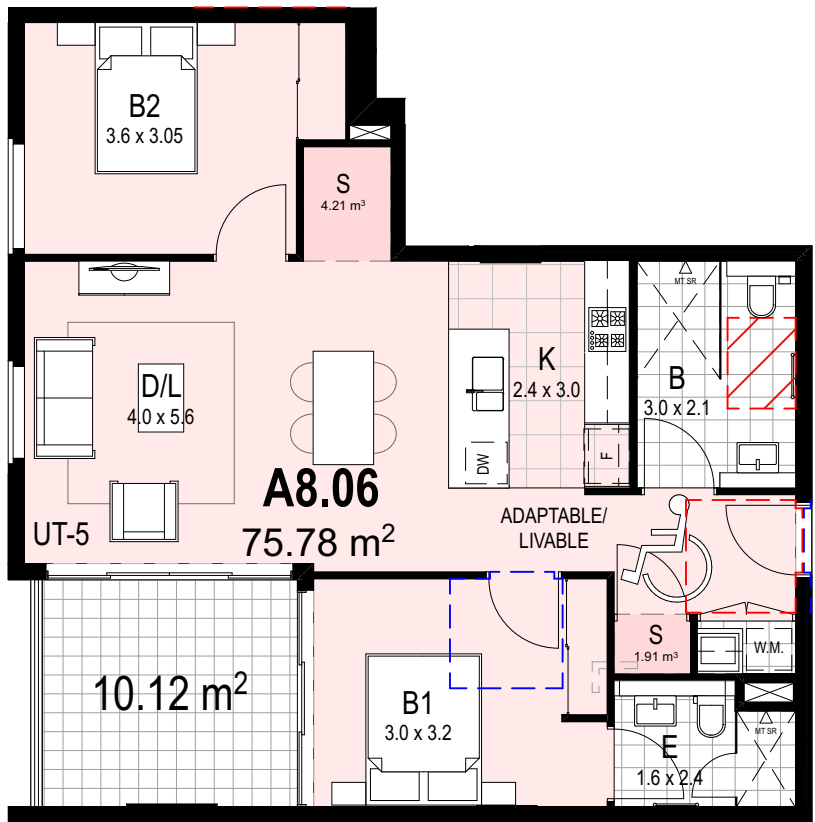


UT-7 Post Adaptation 1:100



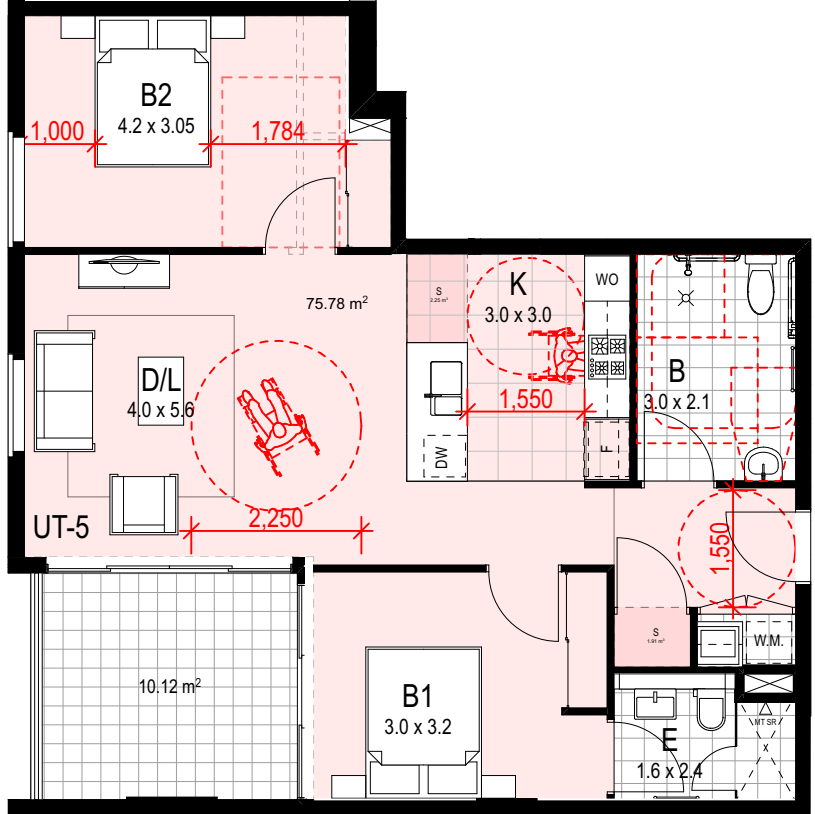
UT-28 Livable 1:100

B9.05	B15.05
B10.05	B16.05
B11.05	B17.05
B12.05	B18.05
B13.05	B19.05
B14.05	B20.05
B21.05	B21.05
B22.05	B22.05
B23.05	B23.05

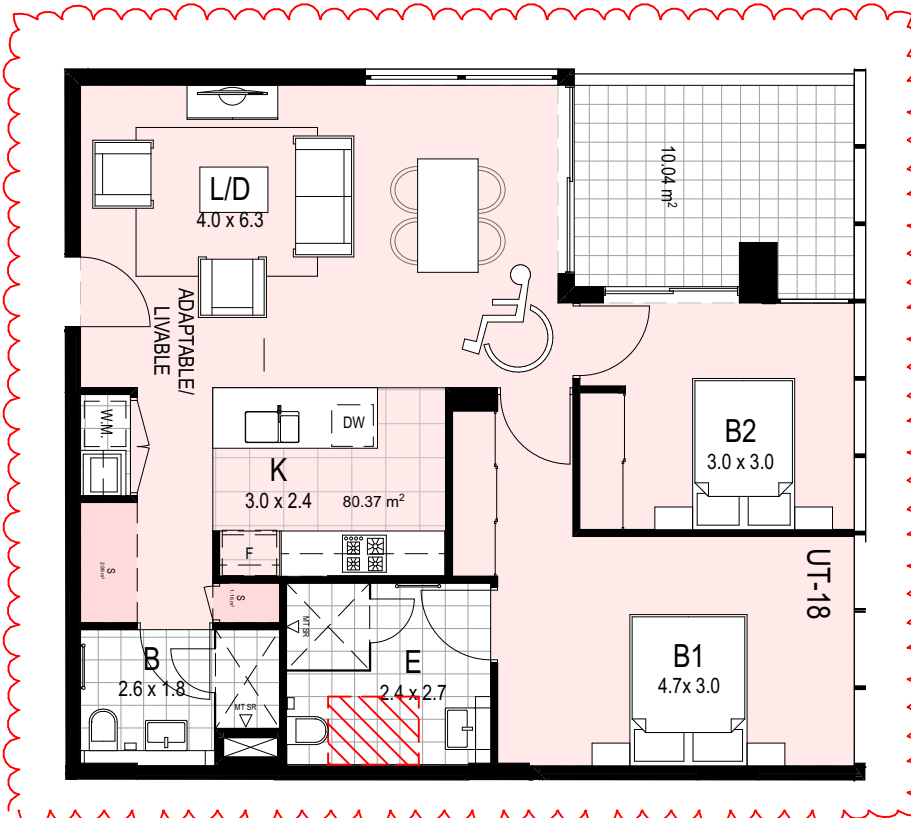


UT-5 Pre Adaptation & Livable 1:100

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A9.06	A18.06
A10.06	A19.06
A11.06	A20.06
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A13.06	
A14.06	
A15.06	
A16.06	

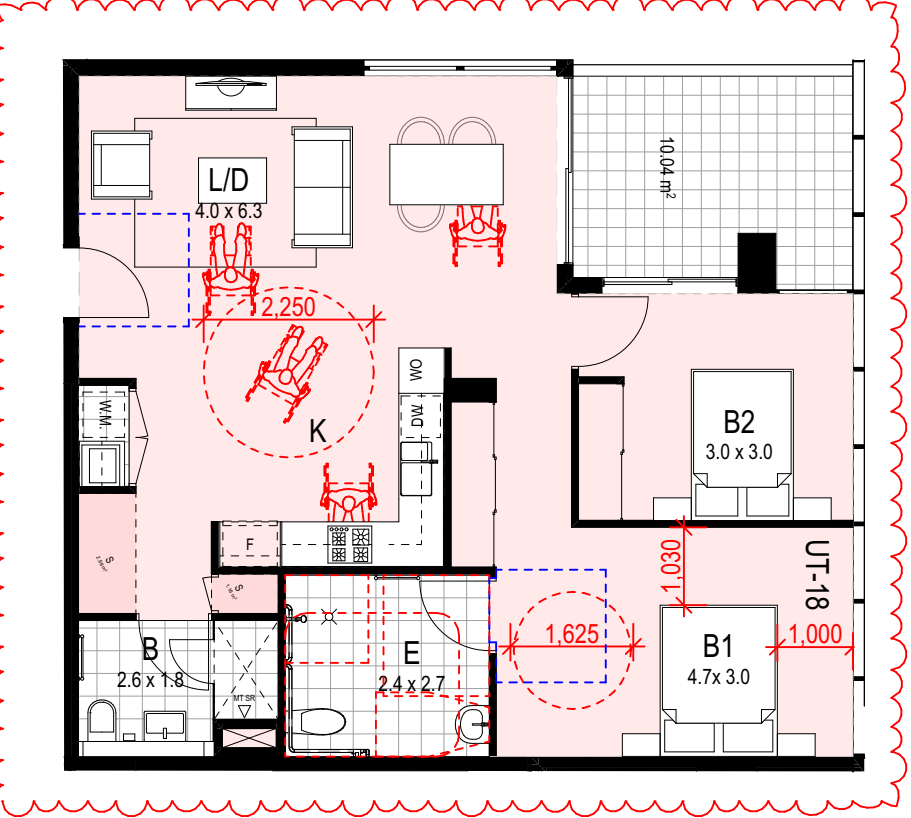


UT-5 Post Adaptation 1:100



UT-18 Pre Adaptation & Livable 1:100

B2.07
B3.07
B4.07



UT-18 Post Adaptation 1:100

ADAPTABLE & LIVABLE UNITS: OVERALL

Total number of livable units = 73 (20%)
Total number of adaptable units = 54 (15%)

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Refer to Drawing No: AP02 Data for adaptable and livable unit allocations.

- ☐ 1 BED UNITS
☐ 2 BED UNITS
☐ 3 BED UNITS

amendments:

Revision	Description	By	Date
B	Adjustments for Council's R.F.I and D.R.P comments	MA	22.11.19
C	Revised scheme - Consultant issue	MA, SB	06.07.20
D	Council RFI Response	MA, SB	15.07.20



Curtain glass wall with integrated alternating glass louvers.
Glazing - grey tint
Frame - Matt black aluminium

Metal Screen
Satin powdercoat finish
"Moorsish original" or similar
Colour Matt black

White paint finish to concrete upstands - Casper White

Painted finish to grooved Hebel Panels - Dulux Timeless Grey

White paint finish to concrete upstand with aluminium framed glass balustrade over.
Glazing - grey tint
Frame - charcoal aluminium

Curtain glass wall.
Glazing - grey tint
Frame - Matt black aluminium

Metal Screen
Satin powdercoat finish
"Moorsish original" or similar
Colour Matt black

Metal entry cladding - Copper or similar

Metal soffit cladding - Mouse Grey

Painted finish to grooved Hebel Panels - Dulux Timeless Grey

Painted finish to grooved Hebel Panels - Dulux Timeless Grey

White paint finish to concrete upstands - Casper White

Painted finish to grooved Hebel Panels - Dulux Timeless Grey

White paint finish to concrete upstand with aluminium framed glazing over.
Glazing - grey tint
Frame - Charcoal aluminium

Painted finish to grooved Hebel Panels - Dulux Timeless Grey

Painted finish to Hebel Panels - Casper White

Painted finish to grooved Hebel Panels - Dulux Domino

White paint finish to concrete upstand with aluminium framed glazing over.
Glazing - grey tint
Frame - Charcoal aluminium

Facebrick - Austrel Bricks
- Willemse Design
Matt hoagy

Metal entry cladding - Copper or similar

Grass Wall with Basalt stone infill

Curtain glass wall.
Glazing - grey tint
Frame - Matt black aluminium

External wall paint finish - Dulux Domino

Painted finish to Hebel Panels - Casper White

Facebrick - Austrel Bricks
- Willemse Design
Matt hoagy

Facebrick - Austrel Bricks
- La Paloma Romero



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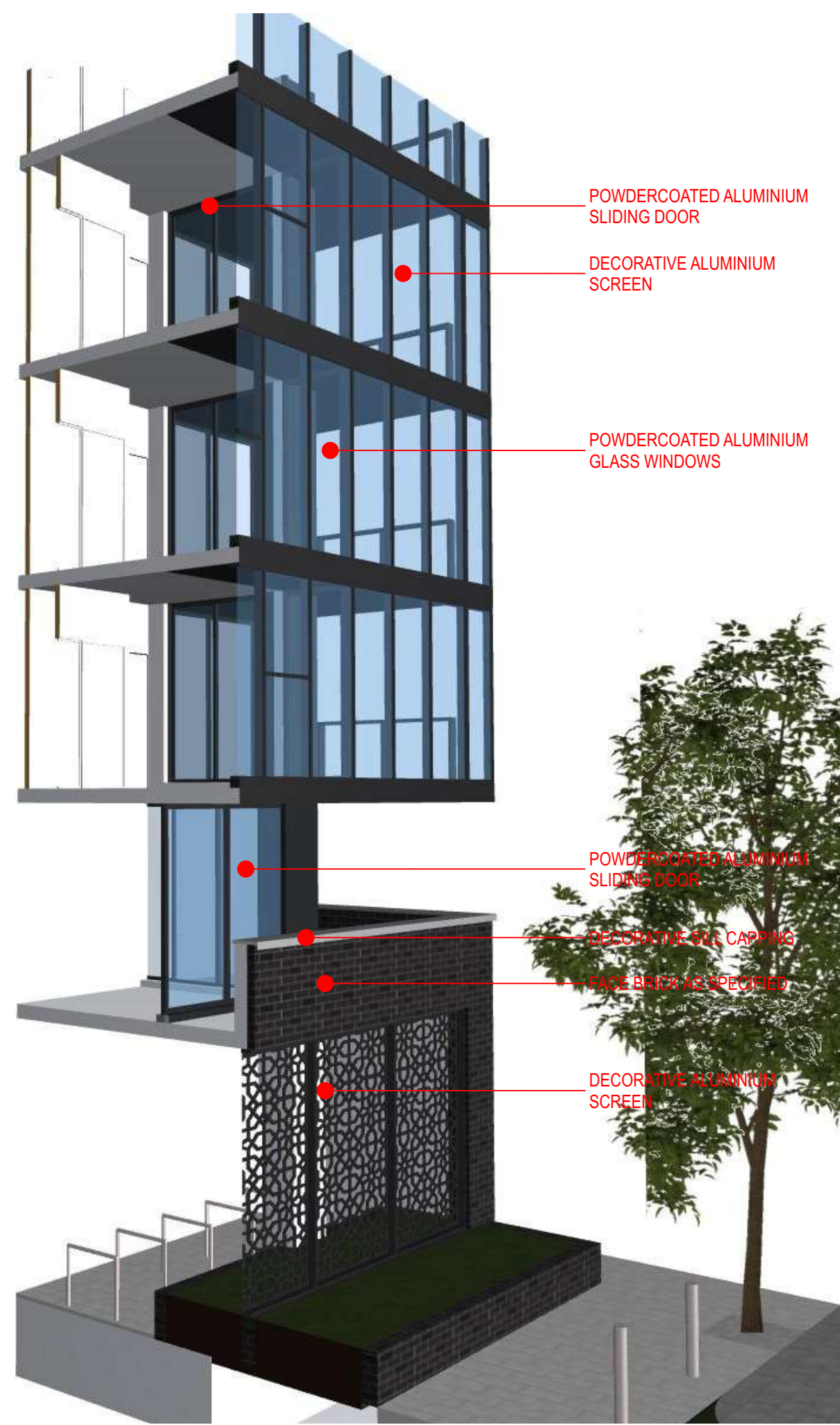
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D	Council RFI Response	MA, SB	15.07.20

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mosca pserras architects

project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Materials Palette
scale @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP32 issue D



FACADE DETAIL - BUILDING B TYPE 1



FACADE DETAIL - PODIUM



FACADE DETAIL BUILDING A TYPE 1



FACADE DETAIL BUILDING B TYPE 2

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amendments:

Revision	Description	By	Date
A	DA SUBMISSION	SB	06.08.19
B	Revised scheme - Consultant issue	MA, SB	06.07.20
C	Council RFI Response	MA, SB	15.07.20



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project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Nipper Street View

scale @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP34 issue D



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project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd
drawing title	Corner Columbia & Gramophone Lane
scale	@ A1
job no. 14028	project architect SP / GK drawing no. AP35 drawn SB / MA issue D



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D	Council RFI Response	MA, SB	15.07.20



project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd
drawing title	Gramophone Lane View
scale	@ A1
job no.	14028
project architect	SP / GK
drawing no.	AP36
drawn	SB / MA
issue	D



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project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Communal open space courtyard

scale @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP37 issue D



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amendments:

Revision	Description	By	Date
A	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Powels Creek Parkland Corridor new
scale @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP38 issue A



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amendments:

Revision	Description	By	Date
A	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Powels Creek Parkland Corridor old
scale @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP38.1 issue A



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A	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Powels Creek Corridor connection new

scale @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP39 issue A



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amendments:

Revision	Description	By	Date
A	Council RFI Response	MA, SB	15.07.20



project MIXED USE DEVELOPMENT
location 11-17 Columbia Lane, HOMEBUSH
client Columbia Lane Development Pty. Ltd

drawing title Powels Creek Corridor connection old
scale @ A1 project architect SP / GK drawn SB / MA
job no. 14028 drawing no. AP39.1 issue A



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north point:

key plan:

notes:

amendments:

Revision	Description	By	Date
A	Council RFI Response	MA, SB	15.07.20



project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd
drawing title	Gramacophone Lane Park view new
scale	@ A1
job no. 14028	project architect SP / GK drawing no. AP40 drawn SB / MA issue A



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- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

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project	MIXED USE DEVELOPMENT
location	11-17 Columbia Lane, HOMEBUSH
client	Columbia Lane Development Pty. Ltd
drawing title	Gramophone Lane Park view old
scale	@ A1
job no. 14028	project architect SP / GK drawing no. AP40.1 drawn SB / MA issue A