

- 1- FOIL LINED BLANKET TO UNDERSIDE OF METAL ROOFING
- 2- ROOF TO BE LIGHT COLOUR - SURFMIT COLORBOND
- 3- R2.5 INSULATION BATTS TO THE CEILING ADJACENT TO ROOF
- 4- ALL EXTERNAL WALLS CAVITY BRICK WITH R1.9 INSULATION
- 5- ALL FLOORS TO BE MIN. 200mm CONCRETE SLAB
- 6- ALL FLOORS ADJACENT TO BASEMENT TO INCLUDE R1.4 INSULATION
- 7- ALL WINDOWS ARE ALUMINIUM FRAMED WITH SINGLE CLEAR GLASS
U=6.7 SHGC=0.57 (AWNING) SHGC=0.7 (SLIDING/FIXED)
- 8- ALL WINDOWS ARE WEATHER SEALED
- 9- ALL RECESSED DOWNLIGHTS SEALED AND FITTED WITH APPROVED
FIREPROOF COVERS
- 10- CEILING EXHAUST FAN TO KITCHEN AND BATHROOM OF EACH UNIT
TO BE SEALED



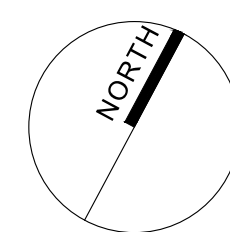
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G	10-07-19	DRIVEWAY UPDATED
F	16-05-19	MINOR AMENDMENTS
E	06-11-18	MAXIMUM BUILDING HEIGHT CHANGED
D	05-11-18	REVISED FOR DA AMENDMENT
C	27-08-18	ISSUED FOR DA APPROVAL
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE FIGURED DIMENSIONS TAKE PRECEDENCE.		

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FILE:
1097-BGRJ6-A03 PROPOSED SITE PLAN

OCT 17	1:100	BGRJ6	1097
STAGE: DA	DRAWN: GG	CHECKED: JP	SHEET SIZE: A1
TYPE: A	SHEET: 03 of 15		REV: G

	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	HURSTVILLE DCP	12m ABOVE NATURAL GROUND LEVEL	11.65m
PARKING	ARH SEPP LAND IN NON-ACCESSIBLE AREA	1 BED x 0.5 = 3 x 0.5 = 1.5 2 BED x 1 = 12 x 1 = 12 TOTAL = 12 + 1.5 = 13.5 = 14	16 SPACES
	HURSTVILLE DCP	1 or 2 BED x 1 = 15 x 1 = 15 VISITORS 1 PER 4 UNITS 15 / 4 = 3.75 = 4 TOTAL = 19	
F.S.R	HURSTVILLE DCP	1:1	1:1
SETBACKS	HURSTVILLE DCP	TO PRIMARY & SECONDARY STREET SETBACK = 6m	6m Min.
	SEPP 65	SIDE SETBACK UP TO 4 STOREYS = 6m	6m Min.
		REAR SETBACK UP TO 4 STOREYS = 6m	6.5m Min.
BUILDING SEPARATION	SEPP 65 UP TO 4 STOREYS	BETWEEN HABITABLE ROOMS /BALCONIES = 12m	12m
		BETWEEN HABITABLE AND NON-HABITABLE ROOMS = 9m	N/A
		BETWEEN NON-HABITABLE ROOMS = 6m	N/A
COMMUNAL & PUBLIC OPEN SPACE	SEPP 65	MIN. AREA EQUAL TO 25% OF SITE AREA = 338.18m²	492m²
DEEP SOIL	SEPP 65	MIN. 7% OF SITE AREA = 94.7m²	259m²
		MIN. DIMENSION = 3M	
VISUAL PRIVACY	SEPP 65 UP TO 4 STOREYS	SIDE AND REAR BOUNDARIES TO HABITABLE ROOMS /BALCONIES = 6m	6m
		SIDE AND REAR BOUNDARIES TO NON-HABITABLE ROOMS = 3m	N/A
SOLAR AND DAYLIGHT ACCESS	SEPP 65	70% OF UNITS RECEIVE 2HRS DIRECT SUNLIGHT TO LIVING ROOMS AND PRIVATE OPEN SPACES BETWEEN 9am AND 3pm AT MID WINTER	12 Units out of 15 = 80%
		MAX. 15% OF UNITS RECEIVE NO DIRECT SUNLIGHT BETWEEN 9am AND 3pm AT MID WINTER	0%
NATURAL VENTILATION	SEPP 65	AT LEAST 60% OF UNITS ARE NATURALLY CROSS VENTILATED IN 1st NINE STOREYS BUILDING	12 Units out of 15 = 80%
COMMON CIRCULATION SPACE	SEPP 65	MAX. NUMBER OF UNITS OFF A CIRCULATION CORE ON A SINGLE LEVEL = 8 UNITS	5 Units
ADAPTABLE UNITS	HURSTVILLE DCP	1 FOR EVERY 10 UNITS OR PART THEREOF	2 UNITS
LIVEABLE UNITS	SEPP 65	20% OF TOTAL UNITS 20% x 15 = 3	15 UNITS = 100%

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 - 4- ALL EXTERNAL WALLS CAVITY BRICK BRICK WITH R1.9 INSULATION
 - 5- ALL FLOORS TO BE MIN. 200mm CONCRETE SLAB
 - 6- ALL FLOORS ADJACENT TO BASEMENT TO INCLUDE R1.4 INSULATION
 - 7- ALL WINDOWS ARE ALUMINIUM FRAMED WITH SINGLE CLEAR GLASS (U=6.7 SHGC=0.57 (AWNING) SHGC=0.7 (SLIDING/FIXED))
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 - 9- ALL RECESSED DOWNLIGHTS SEALED AND FITTED WITH APPROVED FIREPROOF COVERS
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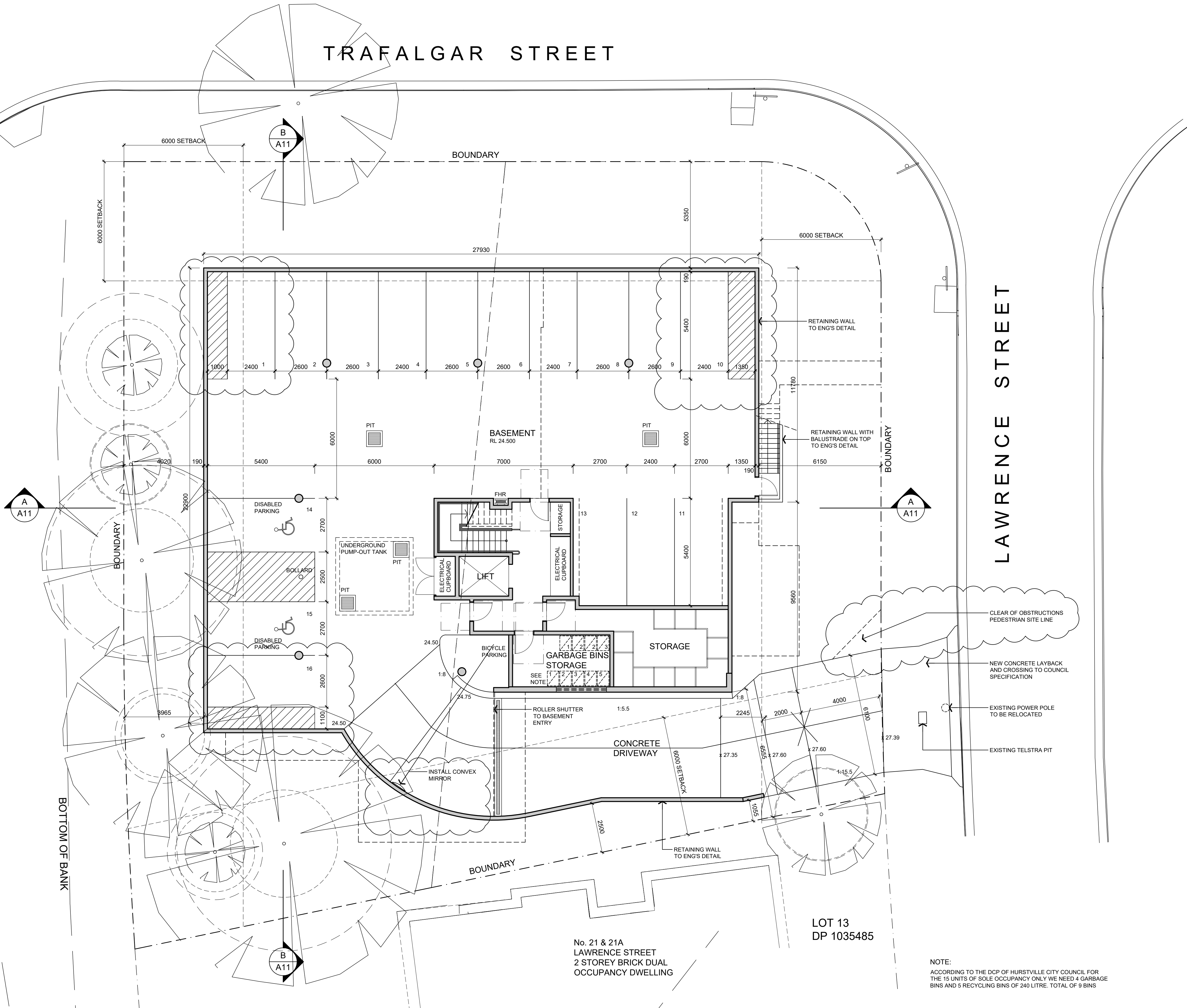
JACQUES AVENUE

TOP OF BANK

BOTTOM OF BANK

TRAFALGAR STREET

LAWRENCE STREET



No. 21 & 21A
LAWRENCE STREET
2 STOREY BRICK DUAL
OCCUPANCY DWELLING

LOT 13
DP 1035485

NOTE:
ACCORDING TO THE DCP OF HURSTVILLE CITY COUNCIL FOR
THE 15 UNITS OF SOLE OCCUPANCY ONLY WE NEED 4 GARBAGE
BINS AND 5 RECYCLING BINS OF 240 LITRE. TOTAL OF 9 BINS



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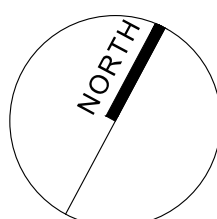
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NOMINATED ARCHITECT:
JOHN PERRY 8846
MAURICE PERRY 3472

G	10-07-19	MINOR AMENDMENTS
F	16-05-19	CAR RAMP ADJUSTED
E	27-09-18	REVISED FOR DA AMENDMENT
D	10-09-18	DOOR CLEARANCE AND ROLLER SHUTTER ADDED
C	27-08-18	ISSUED FOR DA APPROVAL
REV	DATE	NOTATION/AMENDMENT
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PROJECT ARCHITECT
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PROJECT MANAGER
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PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

TITLE:
BASEMENT FLOOR PLAN
FILE:
1097-BGRJ6-A04 BASEMENT FLOOR PLAN
PLOTTED:
27/08/18

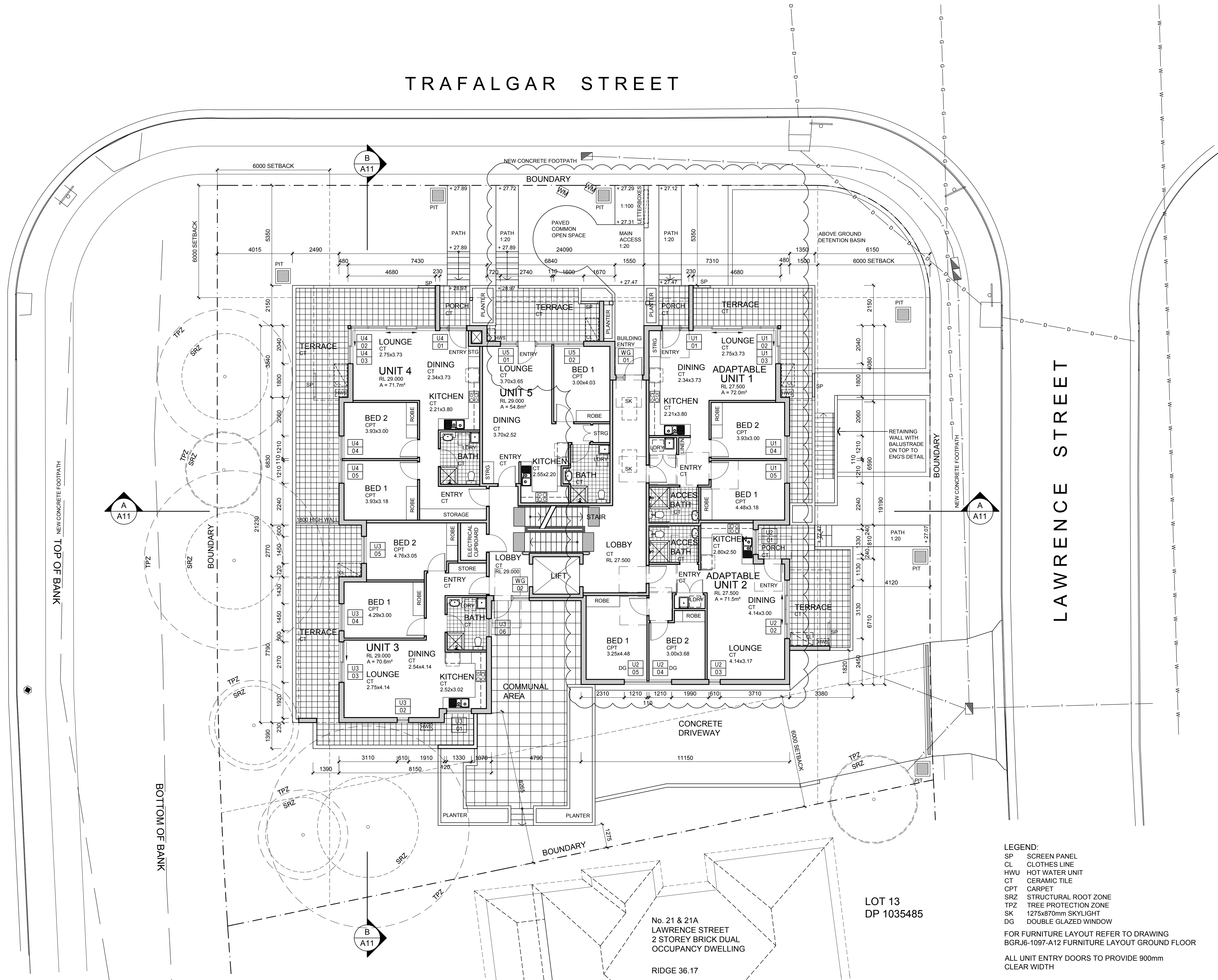
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DEVELOPMENT APPLICATION
DATE:
OCT 17
STAGE:
DA
TYPE:
A
SCALE:
1:100
DRAWN:
GG
SHEET:
04 of 15
PROJECT NO.
1097
SHEET SIZE:
A1
CHECKED:
JP
REV:
G

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JACQUES AVENUE

TRAFALGAR STREET

LAWRENCE STREET



- LEGEND:
- SP SCREEN PANEL
 - CL CLOTHES LINE
 - HWU HOT WATER UNIT
 - CT CERAMIC TILE
 - CPT CARPET
 - SRZ STRUCTURAL ROOT ZONE
 - TPZ TREE PROTECTION ZONE
 - SK 1275x870mm SKYLIGHT
 - DG DOUBLE GLAZED WINDOW

FOR FURNITURE LAYOUT REFER TO DRAWING
BGRJ6-1097-A12 FURNITURE LAYOUT GROUND FLOOR

ALL UNIT ENTRY DOORS TO PROVIDE 900mm
CLEAR WIDTH



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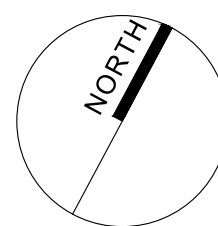
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NOMINATED ARCHITECT:
JOHN PERRY 8846
MAURICE PERRY 3472

H	16-05-19	MINOR AMENDMENTS
G	27-09-18	REVISED FOR DA AMENDMENT
F	25-09-18	REVISED FOR DA AMENDMENT
E	10-09-18	DOOR CLEARANCE & EXTRA SHEET ADDED
D	27-08-18	ISSUED FOR DA APPROVAL
REV	DATE	NOTATION/AMENDMENT
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PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

TITLE:
GROUND FLOOR PLAN

FILE:
1097-BGRJ6-A05 GROUND FLOOR PLAN

PLOTTED:
27/08/18

STATUS: DEVELOPMENT APPLICATION			
DATE: OCT 17	SCALE: 1:100	PROJ: BGRJ6	PROJECT NO: 1097
STAGE: DA	DRAWN: GG	CHECKED: JP	SHEET SIZE: A1
TYPE: A	SHEET: 05 of 15	REV: H	

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TRAFALGAR STREET

JACQUES AVENUE

LAWRENCE STREET

TOP OF BANK

BOTTOM OF BANK



- LEGEND:
- SP SCREEN PANEL
 - CL CLOTHES LINE
 - HWU HOT WATER UNIT
 - CT CERAMIC TILE
 - CPT CARPET
 - SK 1275x870mm SKYLIGHT

FOR FURNITURE LAYOUT REFER TO DRAWING
BGRJ6-1097-A13 FURNITURE LAYOUT FIRST &
SECOND FLOOR
ALL UNIT ENTRY DOORS TO PROVIDE 900mm
CLEAR WIDTH

LOT 13
DP 1035485

No. 21 & 21A
LAWRENCE STREET
2 STOREY BRICK DUAL
OCCUPANCY DWELLING

RIDGE 36.17



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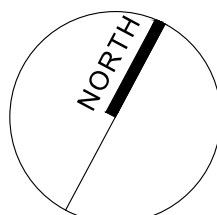
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MAURICE PERRY 3472

H	16-05-19	MINOR AMENDMENTS
G	27-09-18	REVISED FOR DA AMENDMENT
F	25-09-18	REVISED FOR DA AMENDMENT
E	10-09-18	EXTRA SHEET ADDED
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PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

TITLE:
FIRST FLOOR PLAN

FILE:
1097-BGRJ6-A06 FIRST FLOOR PLAN

PLOTTED:
27/08/18

STATUS: DEVELOPMENT APPLICATION			
DATE: OCT 17	SCALE: 1:100	PROJ: BGRJ6	PROJECT NO: 1097
STAGE: DA	DRAWN: GG	CHECKED: JP	SHEET SIZE: A1
TYPE: A	SHEET: 06 of 15	REV: H	

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TRAFALGAR STREET

JACQUES AVENUE

LAWRENCE STREET

TOP OF BANK

BOTTOM OF BANK



- LEGEND:
- SP SCREEN PANEL
 - CL CLOTHES LINE
 - HWU HOT WATER UNIT
 - CT CERAMIC TILE
 - CPT CARPET

FOR FURNITURE LAYOUT REFER TO DRAWING
BGRJ6-1097-A12 FURNITURE LAYOUT FIRST &
SECOND FLOOR
ALL UNIT ENTRY DOORS TO PROVIDE 900mm
CLEAR WIDTH

LOT 13
DP 1035485

No. 21 & 21A
LAWRENCE STREET
2 STOREY BRICK DUAL
OCCUPANCY DWELLING

RIDGE 36.17



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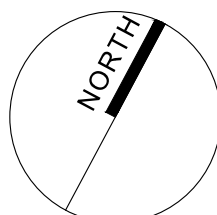
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PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

TITLE:
SECOND FLOOR PLAN

FILE:
1097-BGRJ6-A07 SECOND FLOOR

PLOTTED:
27/08/18

STATUS: DEVELOPMENT APPLICATION			
DATE: OCT 17	SCALE: 1:100	PROJ: BGRJ6	PROJECT NO: 1097
STAGE: DA	DRAWN: GG	CHECKED: JP	SHEET SIZE: A1
TYPE: A	SHEET: 07 of 15	REV: H	

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JACQUES AVENUE

TOP OF BANK

BOTTOM OF BANK

TRAFALGAR STREET

LAWRENCE STREET

LOT 13
DP 1035485

No. 21 & 21A
LAWRENCE STREET
2 STOREY BRICK DUAL
OCCUPANCY DWELLING

RIDGE 36.17

NOTE:
ALL VALLEYS TO BE BOX GUTTER VALLEY.

LEGEND:
SK 1275x870mm SKYLIGHT
VSS VENTILATED SOLATUBE SKYLIGHT



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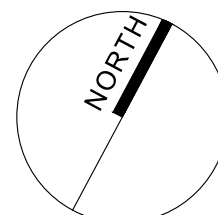
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D	10-09-18	EXTRA SHEET ADDED
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PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

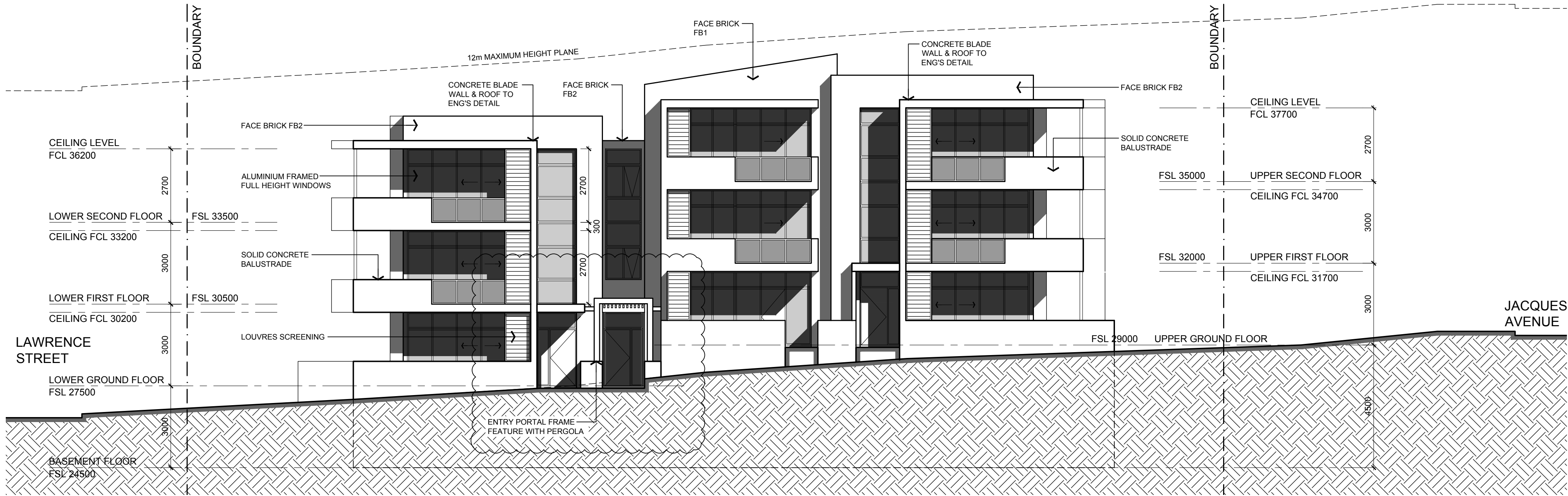
TITLE:
ROOF PLAN

FILE:
1097-BGRJ6-A08 ROOF PLAN

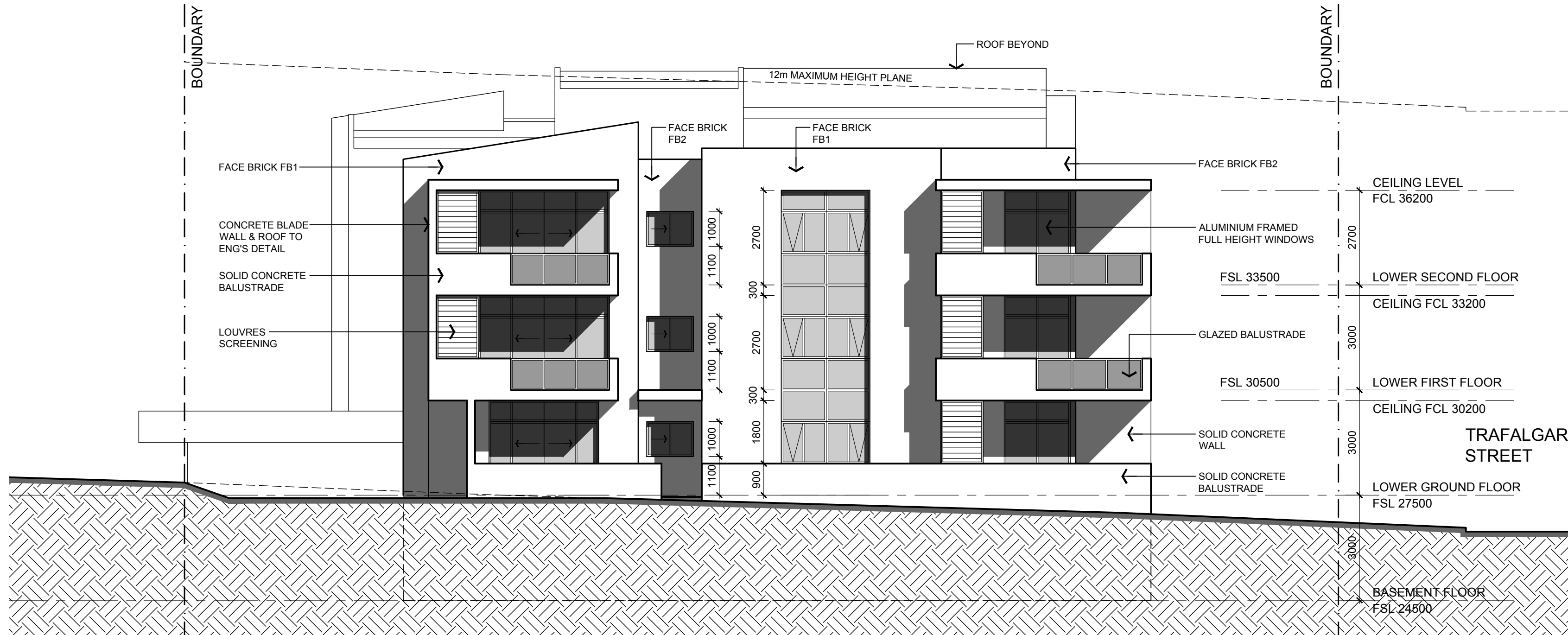
PLOTTED:
27/08/18

STATUS: DEVELOPMENT APPLICATION			
DATE: OCT 17	SCALE: 1:100	PROJ: BGRJ6	PROJECT NO: 1097
STAGE: DA	DRAWN: GG	CHECKED: JP	SHEET SIZE: A1
TYPE: A	SHEET: 08 of 15	REV: G	

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NORTH ELEVATION - TRAFALGAR STREET
SCALE 1:100



EAST ELEVATION - LAWRENCE STREET
SCALE 1:100



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NOMINATED ARCHITECT:
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MAURICE PERRY 3472

REV	DATE	NOTATION/AMENDMENT
H	16-05-19	MINOR AMENDMENTS
G	25-09-18	REVISED FOR DA AMENDMENT
F	25-09-18	REVISED FOR DA AMENDMENT
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PROJECT MANAGER
Land & Housing Corporation
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CIVIL & STRUCTURAL CONSULTANT
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PH (02) 9437 1022 FAX (02) 9437 1025

PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

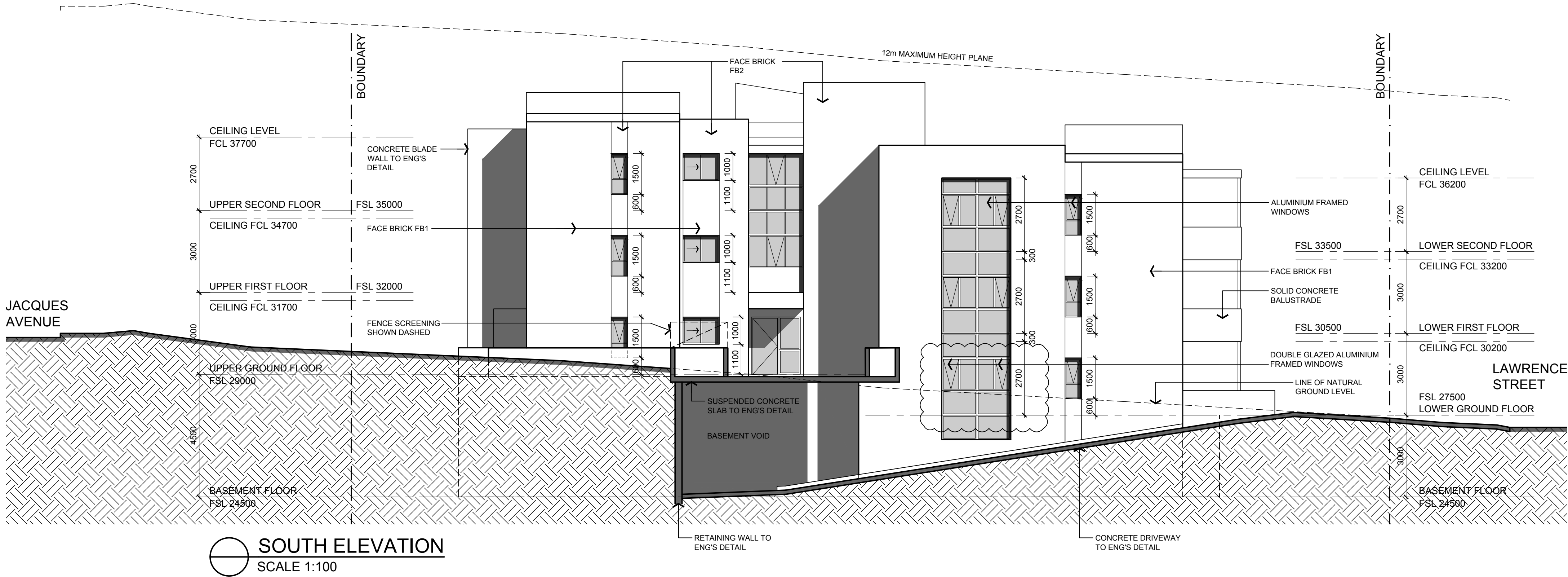
TITLE:
**NORTH & EAST
ELEVATIONS**

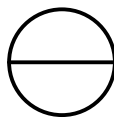
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1097-BGRJ6-A09 ELEVATIONS

PLOTTED:
27/08/18

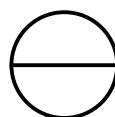
STATUS: DEVELOPMENT APPLICATION			
DATE: OCT 17	SCALE: 1:100	PROJ: BGRJ6	PROJECT NO: 1097
STAGE: DA	DRAWN: GG	CHECKED: JP	SHEET SIZE: A1
TYPE: A	SHEET: 09 of 15	REV: H	

- BASIX COMMITMENT:
- 1- FOIL LINED BLANKET TO UNDERSIDE OF METAL ROOFING
 - 2- ROOF TO BE LIGHT COLOUR - SURFMIST COLORBOND
 - 3- R2.5 INSULATION BATTS TO THE CEILING ADJACENT TO ROOF
 - 4- ALL EXTERNAL WALLS CAVITY BRICK BRICK WITH R1.9 INSULATION
 - 5- ALL FLOORS TO BE MIN. 200mm CONCRETE SLAB
 - 6- ALL FLOORS ADJACENT TO BASEMENT TO INCLUDE R1.4 INSULATION
 - 7- ALL WINDOWS ARE ALUMINIUM FRAMED WITH SINGLE CLEAR GLASS U=6.7 SHGC=0.57 (AWNING) SHGC=0.7 (SLIDING/FIXED)
 - 8- ALL WINDOWS ARE WEATHER SEALED
 - 9- ALL RECESSED DOWNLIGHTS SEALED AND FITTED WITH APPROVED FIREPROOF COVERS
 - 10- CEILING EXHAUST FAN TO KITCHEN AND BATHROOM OF EACH UNIT TO BE SEALED



 **SOUTH ELEVATION**
SCALE 1:100



 **WEST ELEVATION - JACQUES AVENUE**
SCALE 1:100



Family & Community Services
Land & Housing Corporation

LOCKED BAG 4009
ASHFIELD NSW BC1800
PHONE No (02) 8753 9000
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
JOHN PERRY 8846
MAURICE PERRY 3472

REV	DATE	NOTATION/AMENDMENT
H	20-05-19	MINOR AMENDMENTS
G	27-09-18	REVISED FOR DA AMENDMENT
F	25-09-18	REVISED FOR DA AMENDMENT
E	10-09-18	EXTRA SHEET ADDED
D	27-08-18	ISSUED FOR DA APPROVAL
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
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PROJECT MANAGER
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PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

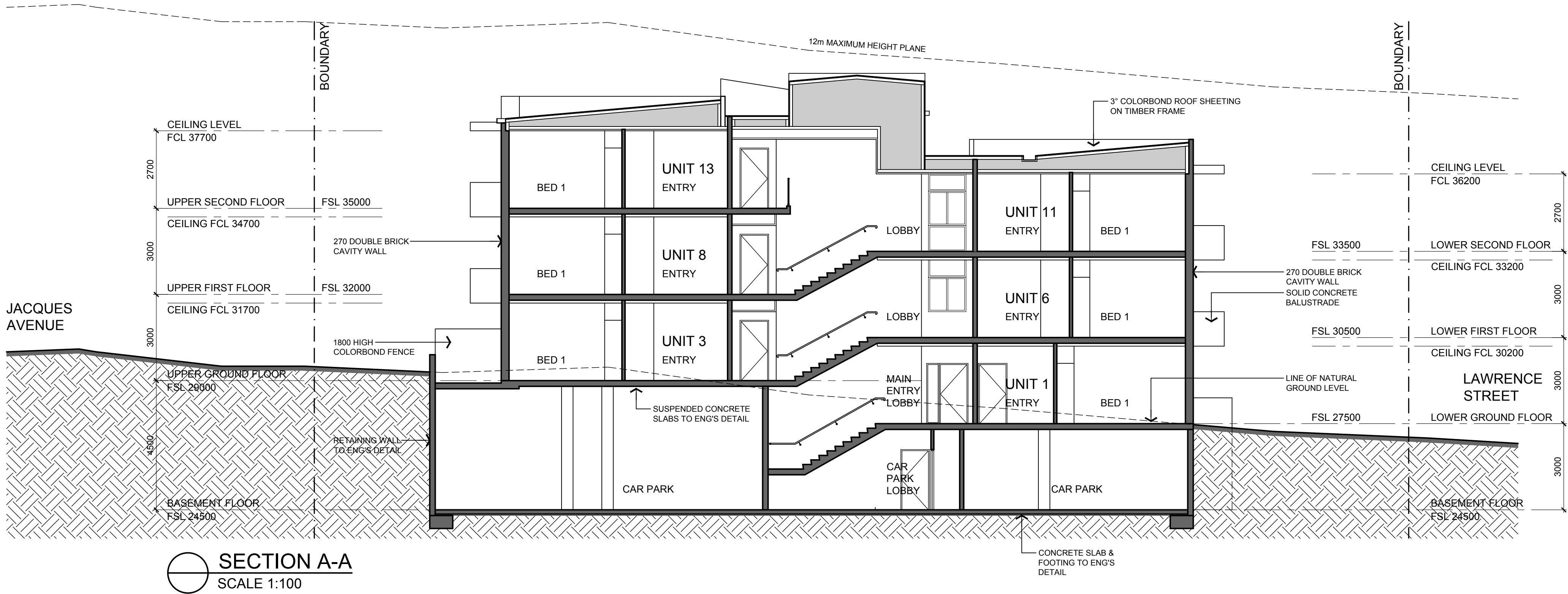
TITLE:
SOUTH & WEST ELEVATIONS

FILE:
1097-BGRJ6-A10 ELEVATIONS

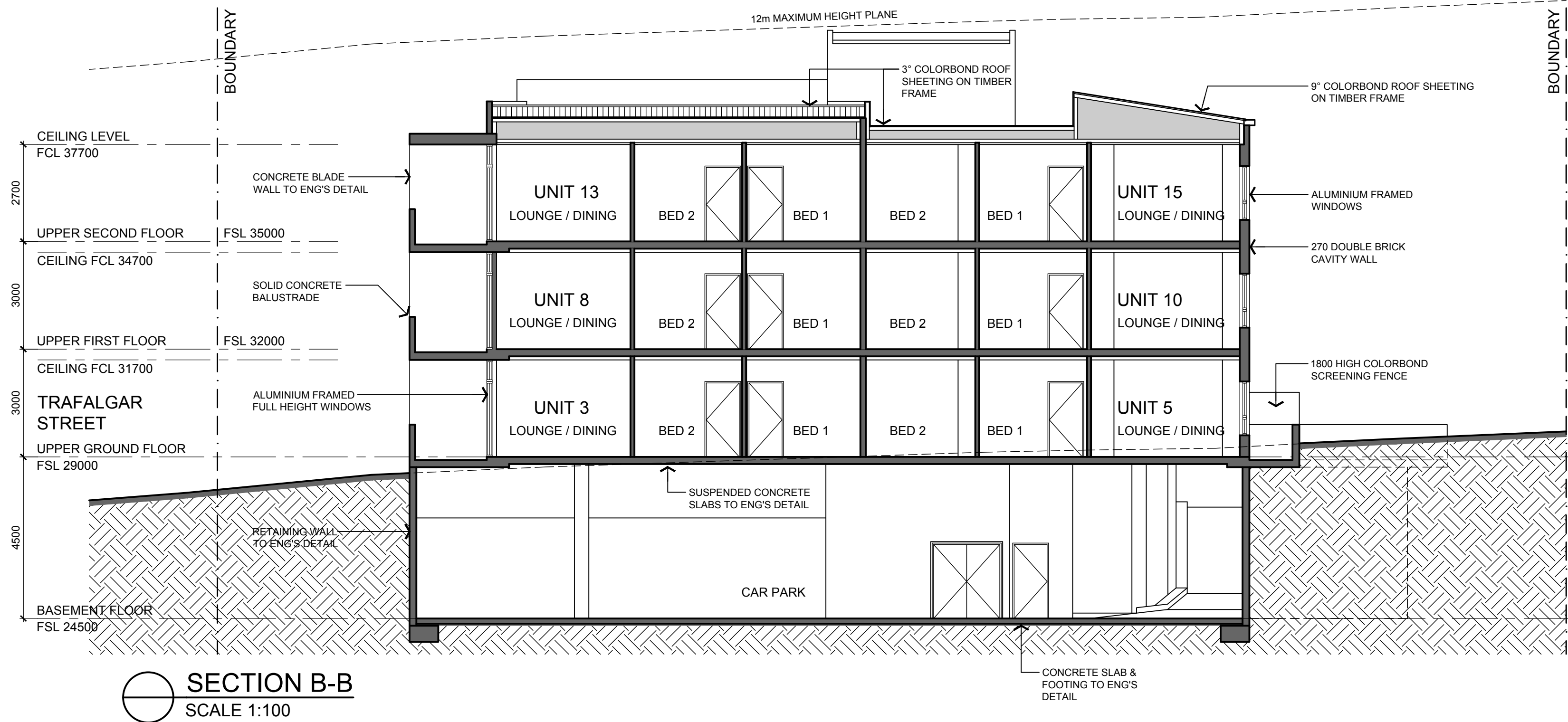
PLOTTED:
27/08/18

STATUS: DEVELOPMENT APPLICATION			
DATE: OCT 17	SCALE: 1:100	PROJ: BGRJ6	PROJECT NO: 1097
STAGE: DA	DRAWN: GG	CHECKED: JP	SHEET SIZE: A1
TYPE: A	SHEET: 10 of 15	REV: H	

- BASIX COMMITMENT:
- 1- FOIL LINED BLANKET TO UNDERSIDE OF METAL ROOFING
 - 2- ROOF TO BE LIGHT COLOUR - SURFMIST COLORBOND
 - 3- R2.5 INSULATION BATT'S TO THE CEILING ADJACENT TO ROOF
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SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100



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NOMINATED ARCHITECT:
JOHN PERRY 8846
MAURICE PERRY 3472

D	05-11-18	REVISED FOR DA AMENDMENT
C	27-08-18	ISSUED FOR DA APPROVAL
B	15-08-18	ISSUED TO CONSULTANTS
A	11-12-17	ISSUED FOR SKETCH DESIGN
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

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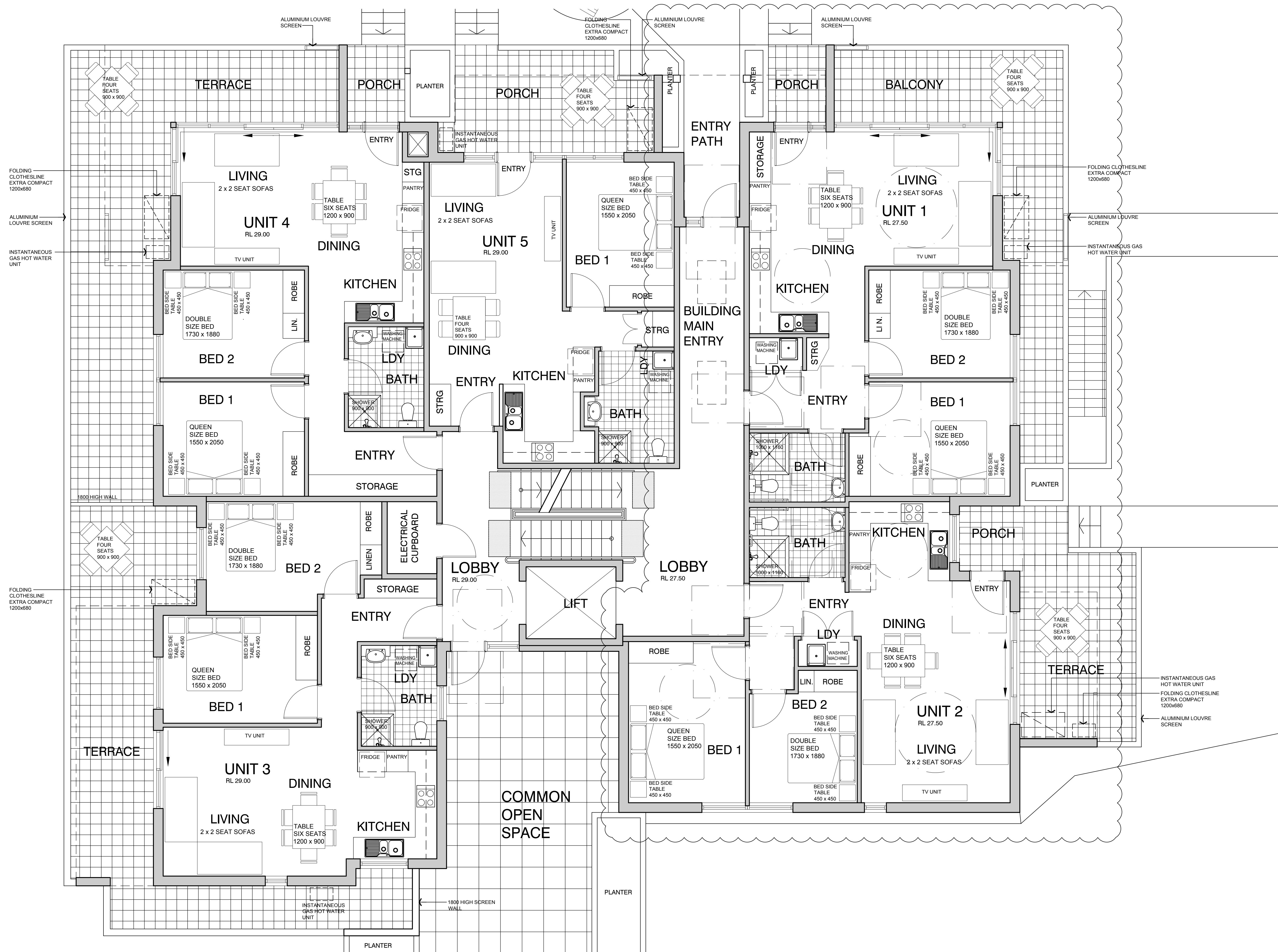
PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

TITLE:
SECTIONS A-A & B-B

FILE:
1097-BGRJ6-A11 SECTIONS

PLOTTED:
27/08/18

STATUS: DEVELOPMENT APPLICATION			
DATE: OCT 17	SCALE: 1:100	PROJ: BGRJ6	PROJECT NO: 1097
STAGE: DA	DRAWN: GG	CHECKED: JP	SHEET SIZE: A1
TYPE: A	SHEET: 11 of 15	REV: D	



Family & Community Services
Land & Housing Corporation

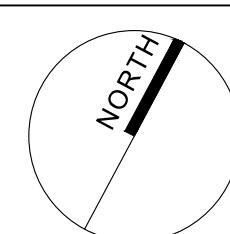
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PHONE No (02) 8753 9000
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
JOHN PERRY 8846
MAURICE PERRY 3472

F	16-05-19	MINOR AMENDMENTS
E	27-09-18	REVISED FOR DA AMENDMENT
D	25-09-18	REVISED FOR DA AMENDMENT
C	10-09-18	EXTRA SHEET ADDED
B	27-08-18	ISSUED FOR DA APPROVAL
REV	DATE	NOTATION/AMENDMENT
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PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

TITLE:
**FURNITURE LAYOUT
GROUND FLOOR**
FILE:
1097-BGRJ6-A12-Furniture L/O Ground Flr
PLOTTED:
27/08/18

STATUS:
DEVELOPMENT APPLICATION
DATE:
OCT 17
STAGE:
DA
SCALE:
1:50
DRAWN:
GG
PROJ:
BGRJ6
CHECKED:
JP
PROJECT NO:
1097
SHEET SIZE:
A1
TYPE:
A
SHEET:
12 of 15
REV:
F



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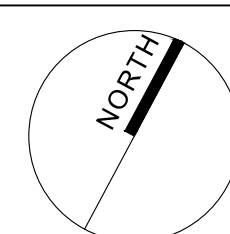
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E	27-09-18	REVISED FOR DA AMENDMENT
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C	10-09-18	EXTRA SHEET ADDED
B	27-08-18	ISSUED FOR DA APPROVAL
REV	DATE	NOTATION/AMENDMENT
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PROJECT:
GENERAL HOUSING
at
77-79 TRAFALGAR STREET, PEAKHURST
LOT 227 & 228 in DP 36317

TITLE:
**FURNITURE LAYOUT
FIRST & SECOND FLOOR**
FILE: 1097-BGRJ6-A13-Furniture L/O 1st & 2nd Flr
PLOTTED: 27/08/18

STATUS:
DEVELOPMENT APPLICATION
DATE: OCT 17 SCALE: 1:50 PROJ: BGRJ6 PROJECT NO: 1097
STAGE: DA GG CHECKED: JP SHEET SIZE: A1
TYPE: A SHEET: 13 of 15 REV: F