



PROPOSED DWELLING AT Lot 1 DP923396, 14 Broughton Road, Strathfield FOR Cameron & Margaret Lam

STP
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DA2022.17
DATE 2 February 2022



ILLUSTRATION ONLY. ACTUAL MAY DIFFER FROM IMAGE

PAGE NO. SHEET NAME:

- 1 COVER PAGE
- 2 DATA PAGE
- 3 SITE PLAN
- 4 BASEMENT FLOOR
- 5 GROUND FLOOR
- 6 FIRST FLOOR
- 7 ELEVATIONS 1 OF 2
- 8 ELEVATIONS 2 OF 2
- 9 CROSS SECTIONS
- SA SITE ANALYSIS
- LP LANDSCAPE PLAN
- SP SITE MANAGEMENT PLAN
- SD SHADOW DIAGRAMS

PRELIMINARY

CLD studio
 Suite 26 No 1 Railway Parade Burwood 2134
 e: cameron@CLDStudio.com.au
 p: 0431558956

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 BUILDING DESIGNER

REV.	DATE	DRAWING:	INT.
A	22.10.21	PRELIM DRAWINGS (CLIENT REVIEW)	CL
B	13.12.21	CONSULTANT ISSUE	CL
C	20.12.21	REDESIGN	CL

CLIENT: Cameron & Margaret Lam	LOT NO: Lot 1
ADDRESS: 14 Broughton Road	DP NO: DP923396
SUBURB: Strathfield	POSTCODE: 2135

SHEET NAME: COVER PAGE	COUNCIL: Strathfield
SCALE:	DRAWN: CL
HOUSE NAME:	DATE: 13.12.21

NORTH: 	SHEET NO.: 1/10	REVISION: C
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DATE 2 February 2022

		Window Schedule																			
ID		W00	W01	W02	W03	W04	W05	W06	W09	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	
Window																					
Width		2.650	1.210	0.850	2.410		3.010		2.410	0.610	0.610	0.610	0.970		3.610	0.970	0.970	2.410		2.410	1.810
Height		0.600	0.860	2.150	0.700		2.700		2.700	6.000	6.000	6.000	6.000		2.700	6.000	2.150	2.150		2.150	1.200
Sill Height		1.970	1.840	0.550	0.850		0.850		0.200	0.200	0.200	0.200	0.200		0.200	0.750	0.750	0.750		0.750	1.500
Head Height		2.570	2.700	2.700	1.550		1.550		2.900	2.900	2.900	2.900	2.900		2.900	2.900	2.900	2.900		2.900	2.700
Surface Area		1.59	1.04	1.83	1.69		2.11		8.13		6.51		21.66		2.09	2.09	5.18		5.18	1.53	2.17

		Window Schedule									
ID		W21	W22	W24	W25	W26	W27	W28	W29	W30	W31
Window											29
Width		1.810	2.170	3.010	0.850	0.850	1.810	0.970	2.410	1.580	3.610
Height		0.860	1.200	1.800	1.200	1.200	1.200	2.150	2.400	2.400	0.500
Sill Height		1.840	1.500	0.900	1.500	1.500	1.500	0.550	0.300	0.300	0.800
Head Height		2.700	2.700	2.700	2.700	2.700	2.700	2.700	2.700	2.700	1.300
Surface Area		1.56	2.60	5.42	1.02	1.02	2.17	2.09	5.78	3.79	1.81



		Exterior Door Schedule			
ID		D01	D02	D03	D04
Door Name		Pivot Door 23	Sliding Door 20	Sliding Door 20	Sliding Door 20
Width		1.500	3.715	2.685	2.820
Height		2.850	2.900	2.900	2.700
Additional Information					
Surface Area		4.28	10.77	7.79	7.61

Interior Door Schedule				
Door Name	Width	Height	Additional Information	Qty
Door 20	0.820	2.700		4
Door 20	0.920	2.700		4
Door 20	1.020	2.340		1
Door 20	1.120	2.700		1
Pocket Door 20	0.820	2.700		1
Pocket Double Door 20	1.640	2.700		1
Rectangular Door Opening 20	1.500	2.400		1

Roof Area	House Areas
276.89 m ²	BALCONY 8.20
	FIRST FLOOR 184.58
	VOID 3 24.42
	BASEMENT 160.27
	PORCH 4.69
	ALFRESCO 13.95
	GROUND FLOOR 184.02
	VOID 1 6.01
	586.14 m²

(INCLUSIVE OF ALL FLOORS AND WALLS)

PRELIMINARY

CLD studio
 Suite 26 No 1 Railway Parade Burwood 2134
 e: cameron@CLDStudio.com.au
 p: 0431558956

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A	22.10.21	PRELIM DRAWINGS (CLIENT REVIEW)	CL
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SHEET NAME:	DATA PAGE	COUNCIL:	Strathfield
SCALE:		DRAWN:	CL
HOUSE NAME:		DATE:	13.12.21

NORTH

SHEET NO.: 2/10

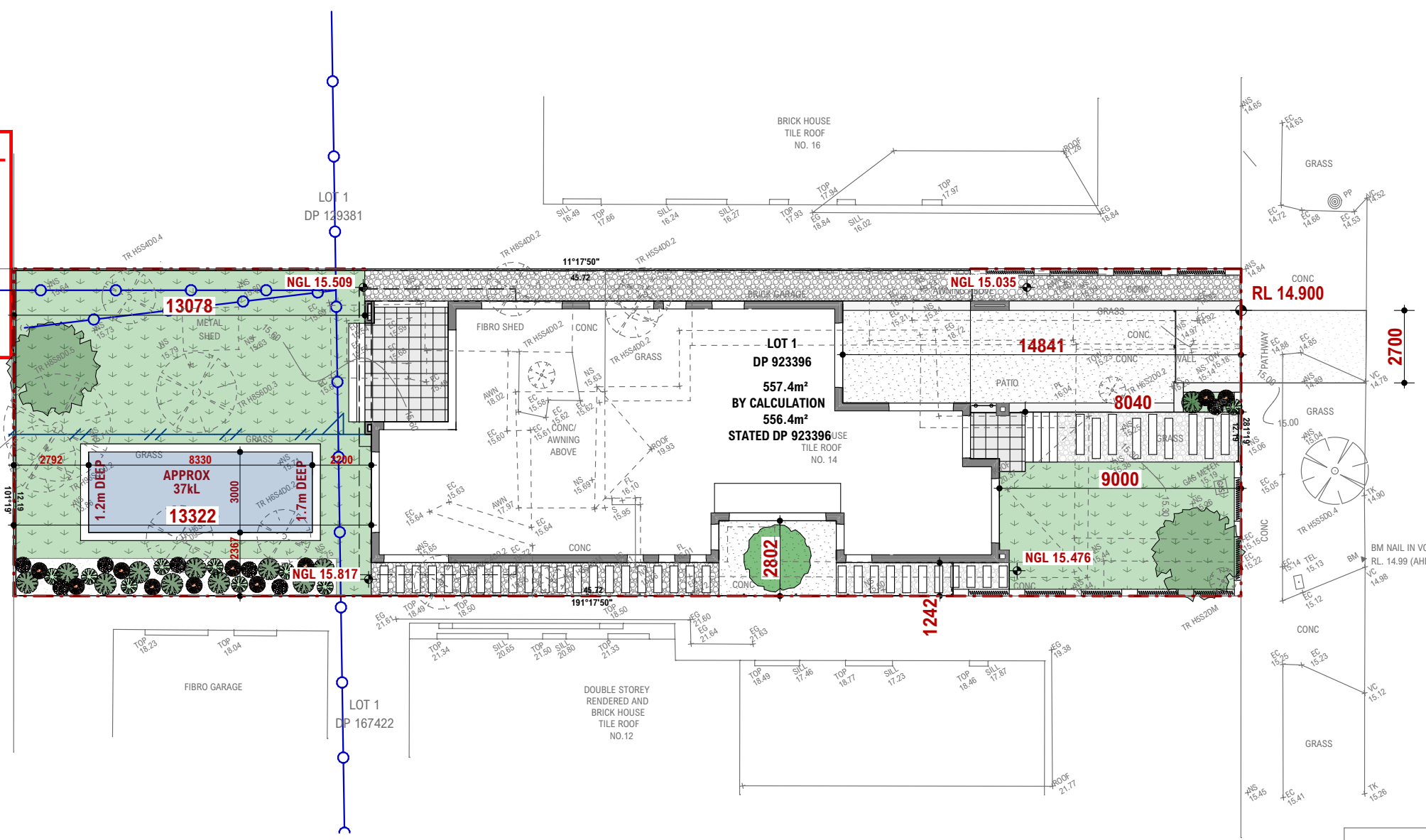
REVISION: C

DRAWING NO.: 21223

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STRATHFIELD COUNCIL RECEIVED
 LOT 1 DP 950953
DA2022.17
DATE 2 February 2022
 LOT A DP 105958



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1270649S
 Date of issue: Tuesday, 21 December 2021
 To be valid, this certificate must be lodged within 3 months of the date of issue.

Basix-Commitments

/for details: See the Basix certificate/
 Alternative water

- The applicant must install a rainwater tank of at least 3000 litres.
- The rainwater tank to collect rain runoff from at least 120 m² of the roof
- The applicant must connect the rainwater tank to:
 - all toilets in the development
 - the cold water tap that supplies each clothes washer
 - at least one outdoor tap in the development

Fixtures

- Shower heads 3 star (>7.5 but <= 9.0 L/min)
- Toilets 4 star
- Kitchen tap 5 star
- Basin Taps 5 star

Hot Water System: gas instantaneous with a performance of 5.0 stars /or a system with a higher energy rating/

Heating/Cooling: In at least 1 living area and 1 bedroom: 3-phase Air-conditioning; Energy rating: EER 2.5 - 3.0 (Zoned)

Ventilation

- At least 1 Bathroom: No mechanical ventilation (Natural); Operation control: n/a
- Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
- Laundry: natural ventilation only, or no laundry; Operation control: n/a

Natural lighting

- The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
- The applicant must install a window and/or skylight in 4 bathroom (s)/toilet(s) in the development for natural lighting.

Artificial lighting fluorescent or (LED)/DEDICATED/:

- 6 in the bedrooms/study,
- 5 in the living,
- The kitchen, Bathroom, Laundry and ALL Hallways

OTHER

- The applicant must install a gas cook top & electric oven in the kitchen of the dwelling.
- The applicant must install a fixed outdoor clothes drying line as part of the development.

Swimming pool

- The swimming pool must not have a volume greater than 37 kilolitres.
- The swimming pool must be outdoors
- The development must not incorporate any heating system for the swimming pool.
- The applicant must install a timer for the swimming pool pump in the development.

Alternative energy

- The applicant must install a photovoltaic system with the capacity to generate at least 1.0 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

BROUGHTON STREET

SITE PLAN

1:200

PRELIMINARY

0006958813 21 Dec 2021
 Assessor Zoran Cvetkovski
 Accreditation No. DMN13/1641
 Address
 14 Broughton Road,
 Strathfield, NSW, 2135
 hstar.com.au

CLD studio
 a: Suite 26 No 1 Railway Parade Burwood 2134
 e: cameron@CLDStudio.com.au
 p: 0491559956

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SHEET NAME:	SITE PLAN	COUNCIL:	Strathfield
SCALE:	1:200, 1:2	DRAWN:	CL
HOUSE NAME:		DATE:	13.12.21

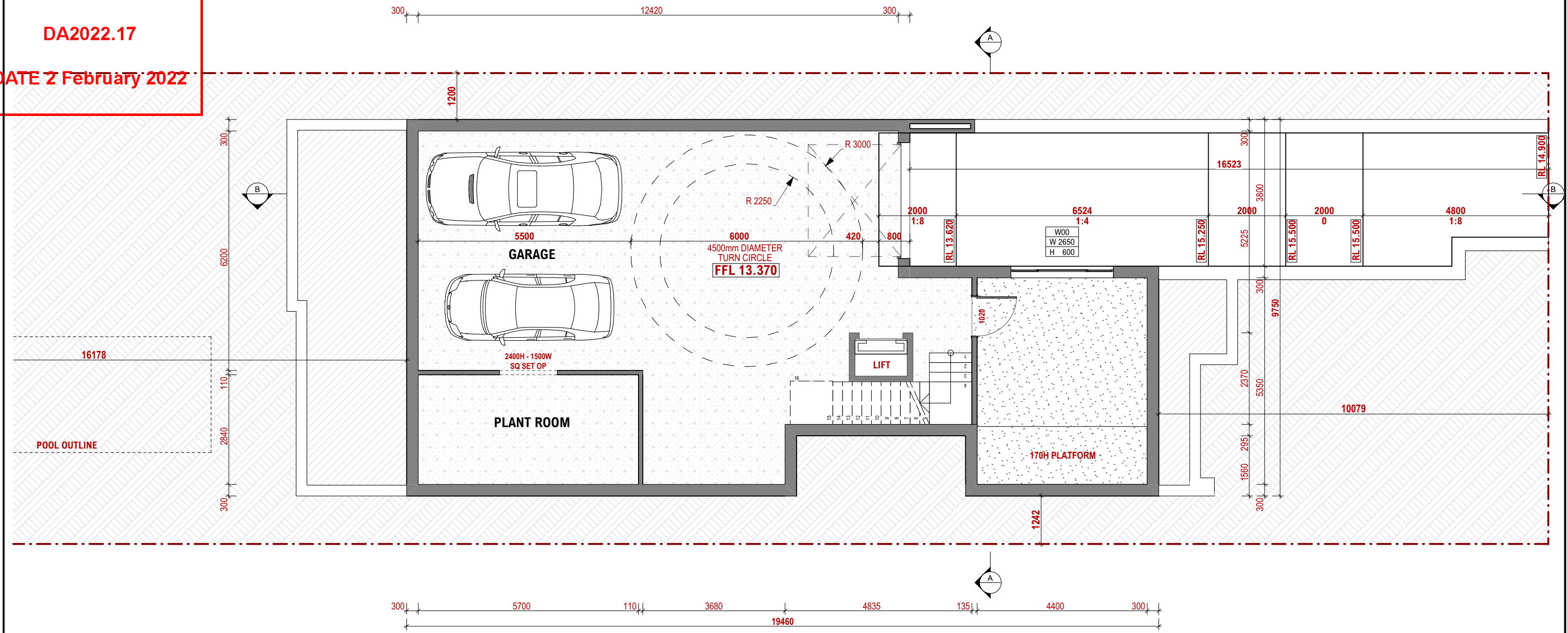
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BASEMENT

1:100

PRELIMINARY



- The proposed works shall comply with the following:**
- Glazing: AS1288-2006 and AS2047-1999
 - Timber framing: AS1684-2010
 - Footings: AS2870-2011
 - Stormwater: AS3500-2003
 - Termite Management: AS3660.1-2000
 - Masonry Construction: AS3700-2011 & AS4773.2-2010
 - Waterproofing: AS3740-2010
 - Smoke Alarms: AS3786-2014
 - Concrete Construction: AS3600-2009
 - Roof Tiling: Part 3.5.1 of BCA Vol 2 and AS2049-2002
 - Sound Insulation: AS/NZS1276-1999
 - Balustrade: Part 3.9.2 of BCA Vol 2
 - Stair Construction: Part 3.9.1 of BCA Vol 2

CLD studio
a: Suite 26 No 1 Railway Parade Burwood 2134
e: cameron@CLDStudio.com.au
p: 0491558956

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SUBURB:	Strathfield	POSTCODE:	2135

SHEET NAME:	BASEMENT FLOOR	COUNCIL:	Strathfield
SCALE:	1:100	DRAWN:	CL
HOUSE NAME:		DATE:	13.12.21

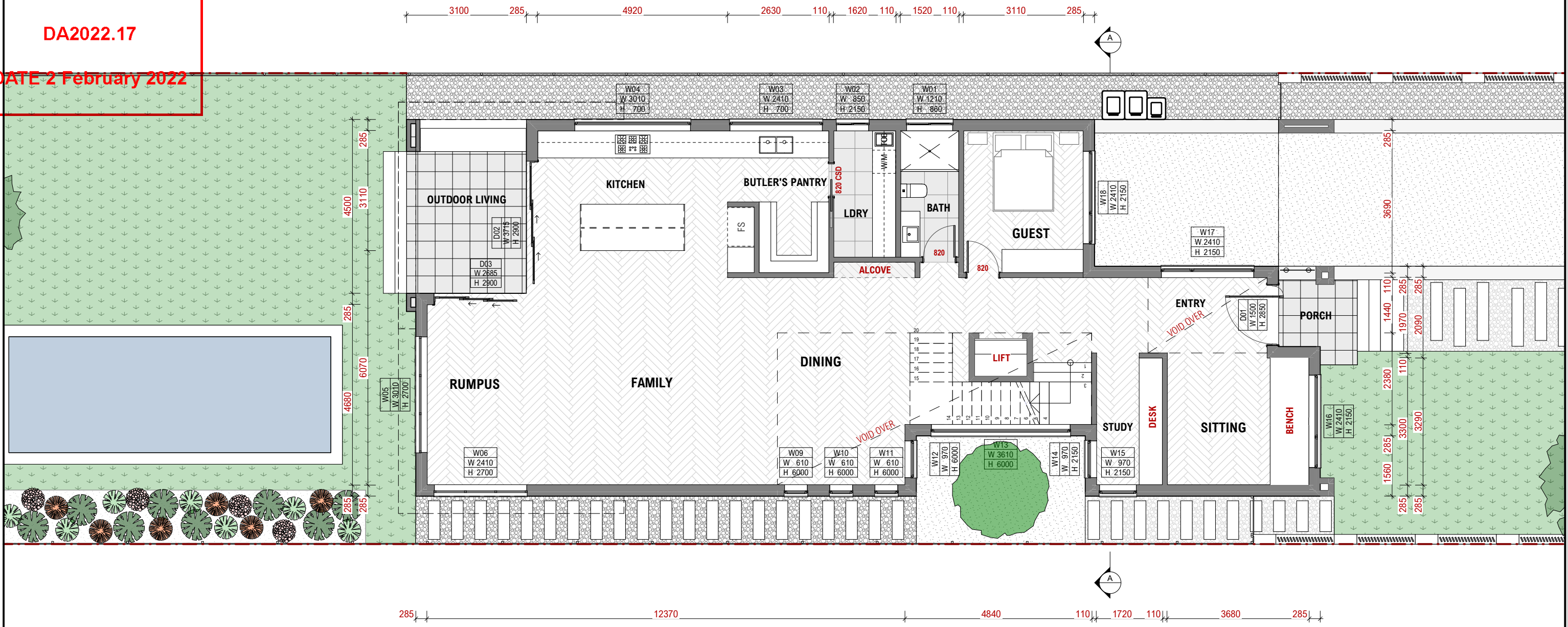
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GROUND FLOOR

1:100

PRELIMINARY

5.8
NATIONWIDE HOUSE ENERGY RATING SCHEME
54.4 MJ/m²

0006958813 21 Dec 2021
Assessor Zoran Cvetkovski
Accreditation No. DMV13/1641
Address
14 Broughton Road,
Strathfield, NSW, 2135

www.nathers.gov.au hstar.com.au

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CLD studio
a: Suite 26 No 1 Railway Parade Burwood 2134
e: cameron@CLDStudio.com.au
p: 0431558956

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CLIENT: Cameron & Margaret Lam	LOT NO: Lot 1
ADDRESS: 14 Broughton Road	DP NO: DP923396
SUBURB: Strathfield	POSTCODE: 2135

SHEET NAME: GROUND FLOOR	COUNCIL: Strathfield
SCALE: 1:100	DRAWN: CL
HOUSE NAME:	DATE: 13.12.21

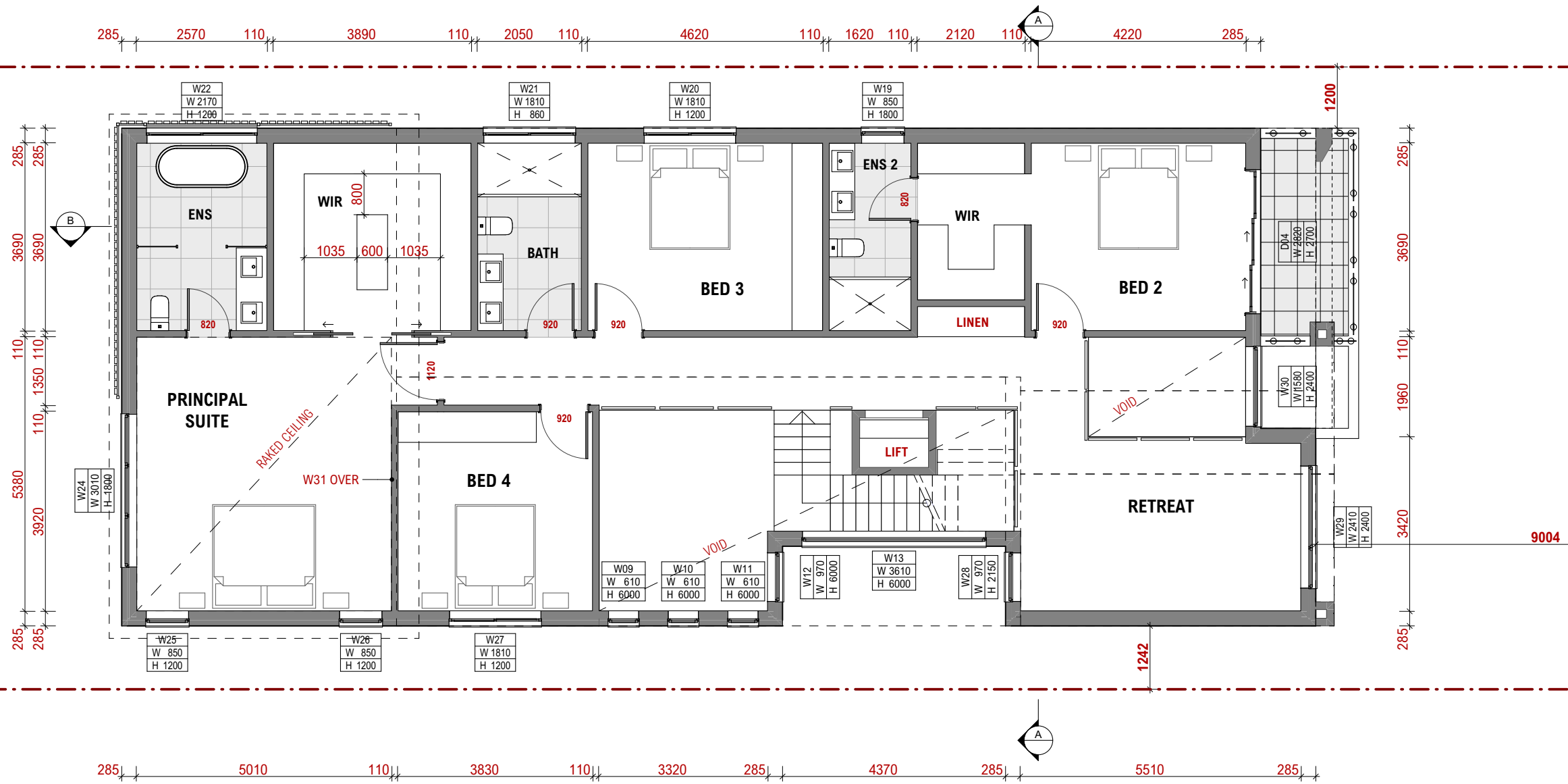
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FIRST FLOOR

1:100

PRELIMINARY



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CLD studio
s: Suite 26 No 1 Railway Parade Burwood 2134
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SUBURB: Strathfield	POSTCODE: 2135

SHEET NAME: FIRST FLOOR	COUNCIL: Strathfield
SCALE: 1:100	DRAWN: CL
HOUSE NAME:	DATE: 13.12.21

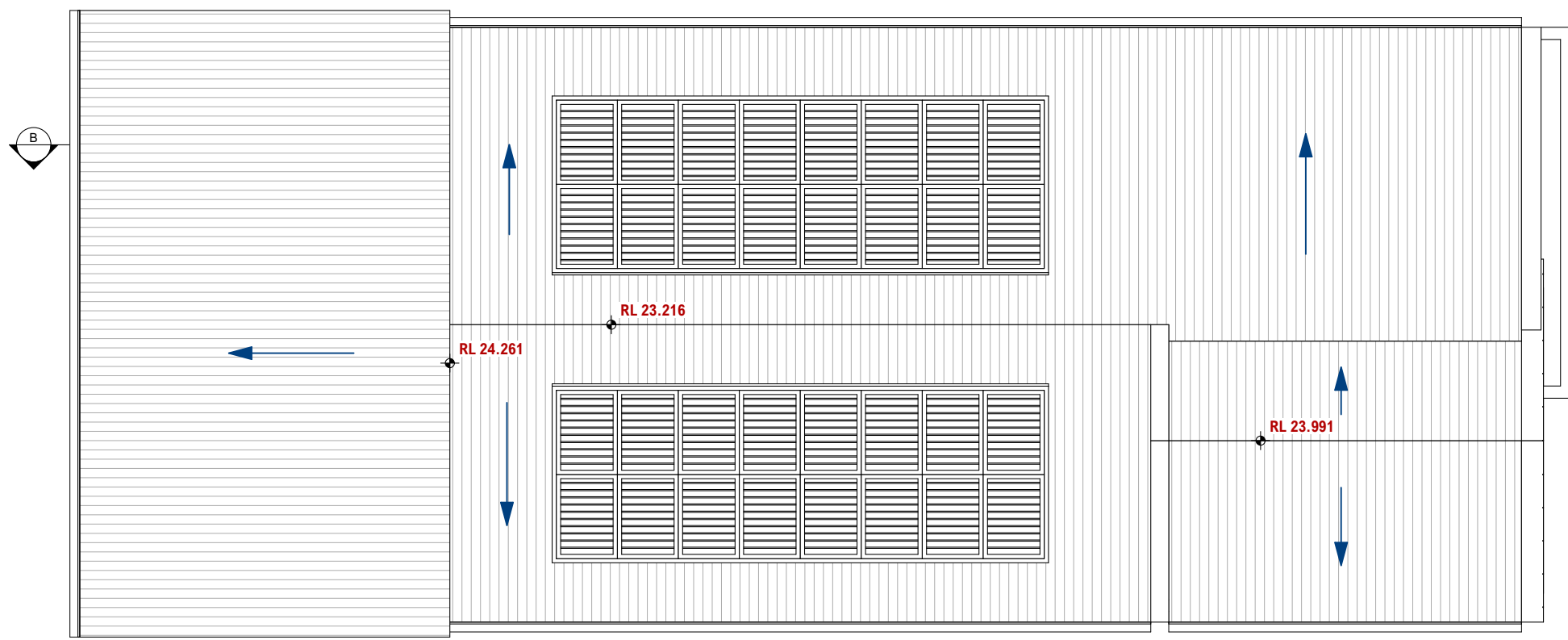
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DATE 2 February 2022



ROOF PLAN

1:100

PRELIMINARY

5.8
NATIONWIDE HOUSE
54.4 M²
www.nathers.gov.au

0006958813 21 Dec 2021
Assessor Zoran Cvetkovski
Accreditation No. DMN/13/1641
Address
14 Broughton Road,
Strathfield, NSW, 2135
hstar.com.au

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


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SHEET NAME: ROOF PLAN	COUNCIL: Strathfield
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HOUSE NAME:	DATE: 13.12.21

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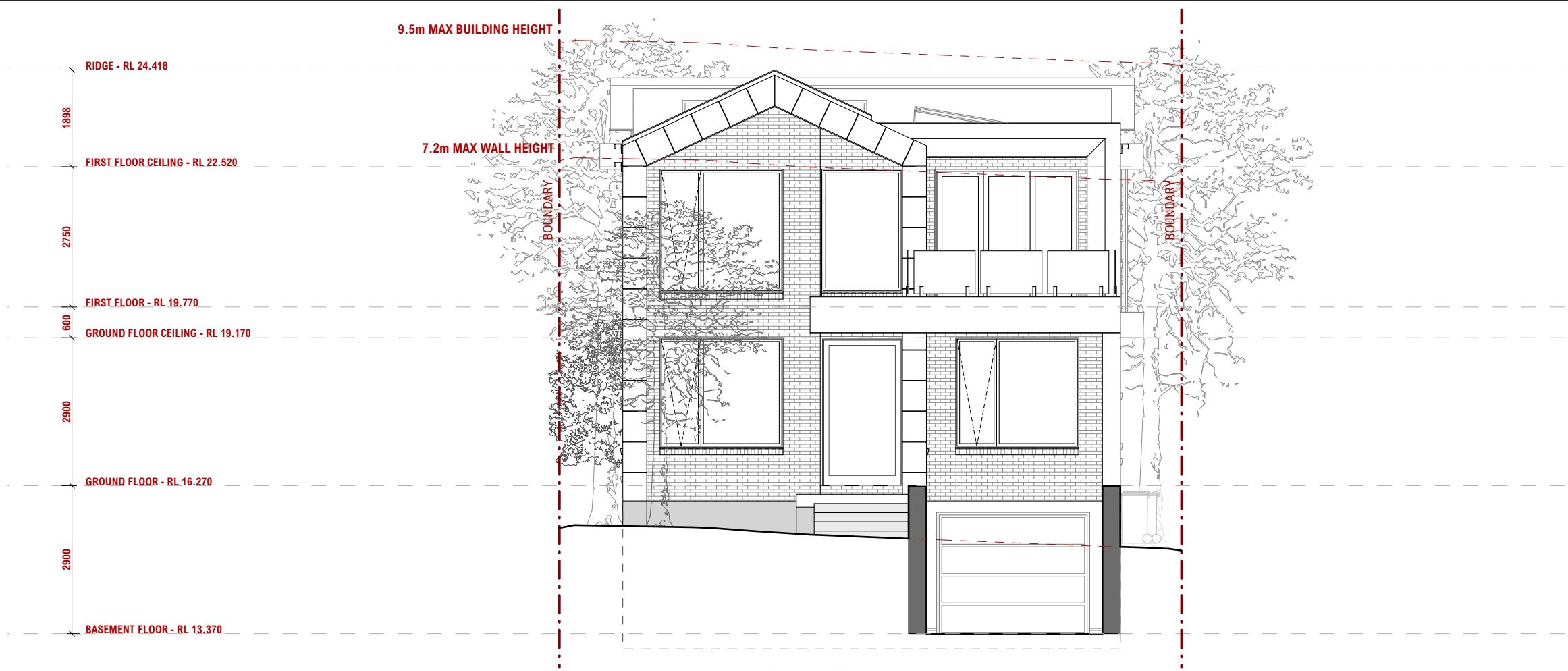
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-  FACE BRICK FINISH
-  RENDER & PAINTED FINISH (1)
-  RENDER & PAINTED FINISH (2)

STRATHFIELD COUNCIL
RECEIVED

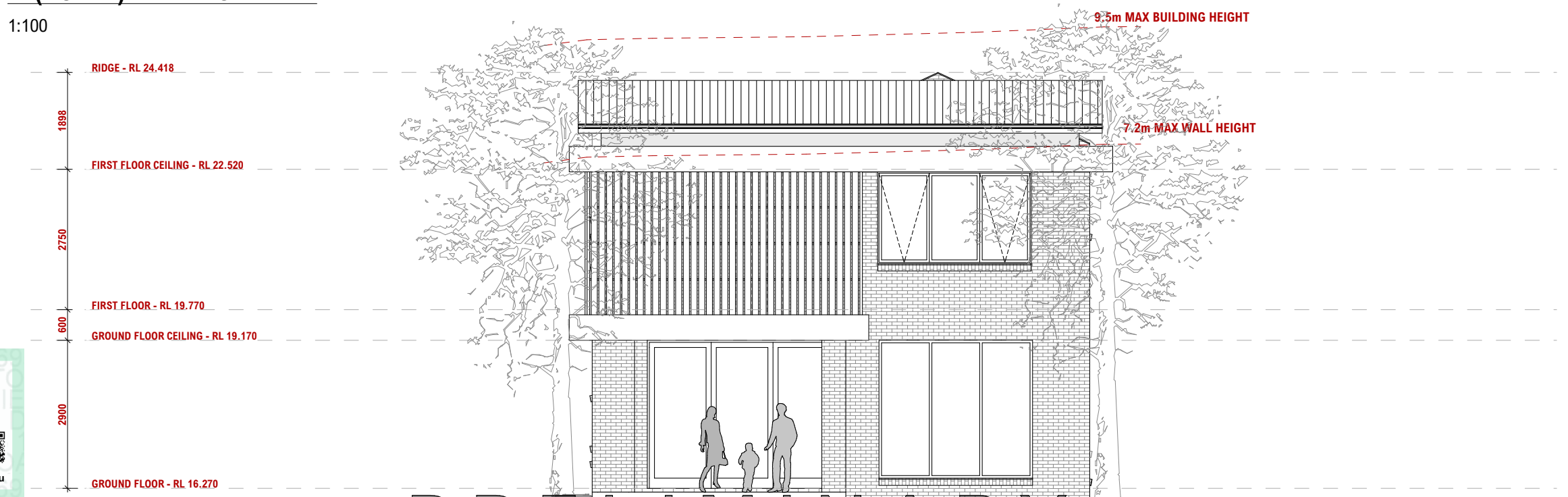
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DATE 2 February 2022



FRONT (NORTH) ELEVATION

1:100



REAR (SOUTH) ELEVATION

1:100



5.8 M.Jm²

0006958813 21 Dec 2021

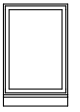
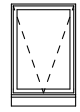
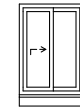
Assessor Zoran Cvetkovski
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14 Broughton Road,
Strathfield, NSW, 2135



hstar.com.au

PRELIMINARY

WINDOW LEGEND

		
FIXED	AWNING	SLIDING

CLD

studio

c: Suite 26 No 1 Railway Parade Burwood 2134
e: cameron@CLDStudio.com.au
p: 0491558956




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SHEET NAME: ELEVATIONS 1 OF 2	COUNCIL: Strathfield
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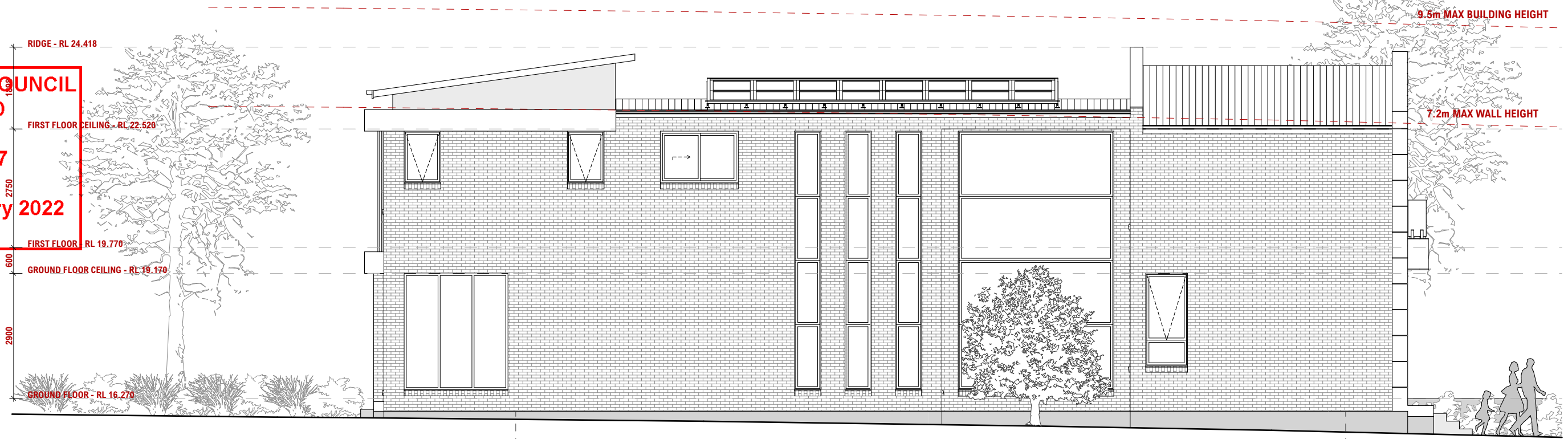
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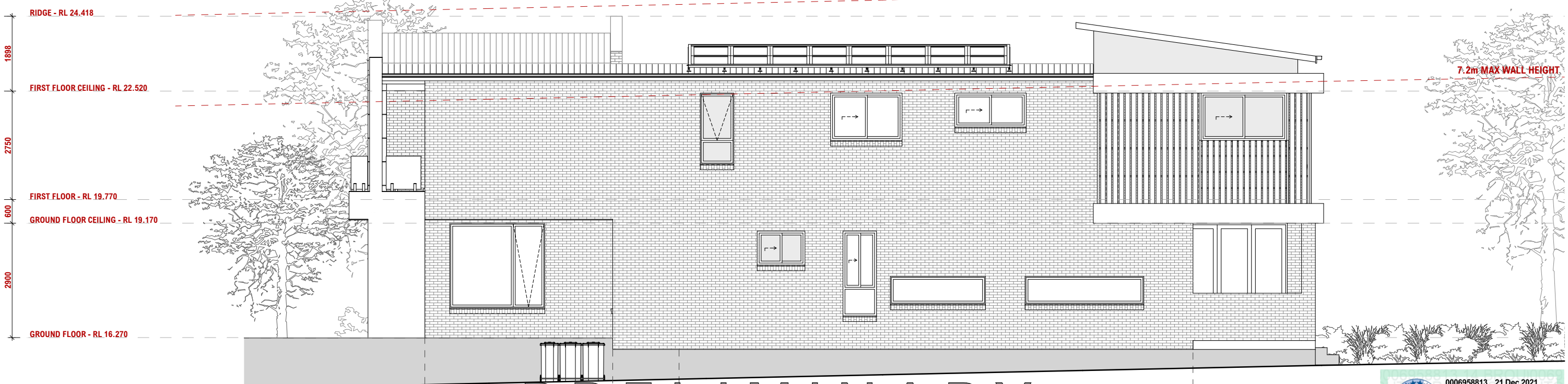
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DATE 2 February 2022



LEFT (EAST) ELEVATION

1:100



RIGHT (WEST) ELEVATION

1:100

PRELIMINARY

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5.8
NATIONWIDE HOUSE
ACCREDITED

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Accreditation No. DNV131641
Address
14 Broughton Road
Strathfield, NSW, 2135

54.4
hstar.com.au

CLD studio

c: Suite 26 No 1 Railway Parade Burwood 2134
e: cameron@CLDStudio.com.au
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REV.	DATE	DRAWING	INT.
A	22.10.21	PRELIM DRAWINGS (CLIENT REVIEW)	CL
B	13.12.21	CONSULTANT ISSUE	CL
C	20.12.21	REDESIGN	CL

CLIENT: Cameron & Margaret Lam

ADDRESS: 14 Broughton Road

SUBURB: Strathfield

LOT NO: Lot 1

DP NO: DP923396

POSTCODE: 2135

SHEET NAME: ELEVATIONS 2 OF 2

SCALE: 1:100

HOUSE NAME:

COUNCIL: Strathfield

DRAWN: CL

DATE: 13.12.21

NORTH:

SHEET NO.: 9/10

REVISION: C

DRAWING NO.: 21223

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5.8
NATIONWIDE HOUSE
ACCREDITED

Assessor Zoran Cvetkovski
Accreditation No. DNV131641
Address
14 Broughton Road
Strathfield, NSW, 2135

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Building Elements

/For Details: see the NatHERs certificate

Thermal Comfort-Simulation method

A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.
The dwelling design has been assessed with NatHERS software from an accredited assessor

External Walls

- Tilt up Concrete No Insulation
- Cavity Brick Foil Sided Bubble Wrap, Anti-glare One Side
- Fibro Cavity Panel on Battens Bulk Insulation R2.5

Internal Wall

- Single Skin Brick No Insulation

External Floor

- Concrete Slab on Ground
- Suspended floor (Open to air)-R2.5

Internal Floor/Ceiling

- Concrete Above Plasterboard Bulk Insulation R 2.5 (Above Garage)
- Concrete Above Plasterboard No Insulation (All Others)

External Ceiling

- Plasterboard Bulk Insulation R5.0 No roof space cavity
- Plasterboard Bulk Insulation R5.0 Unventilated roof space

Roof

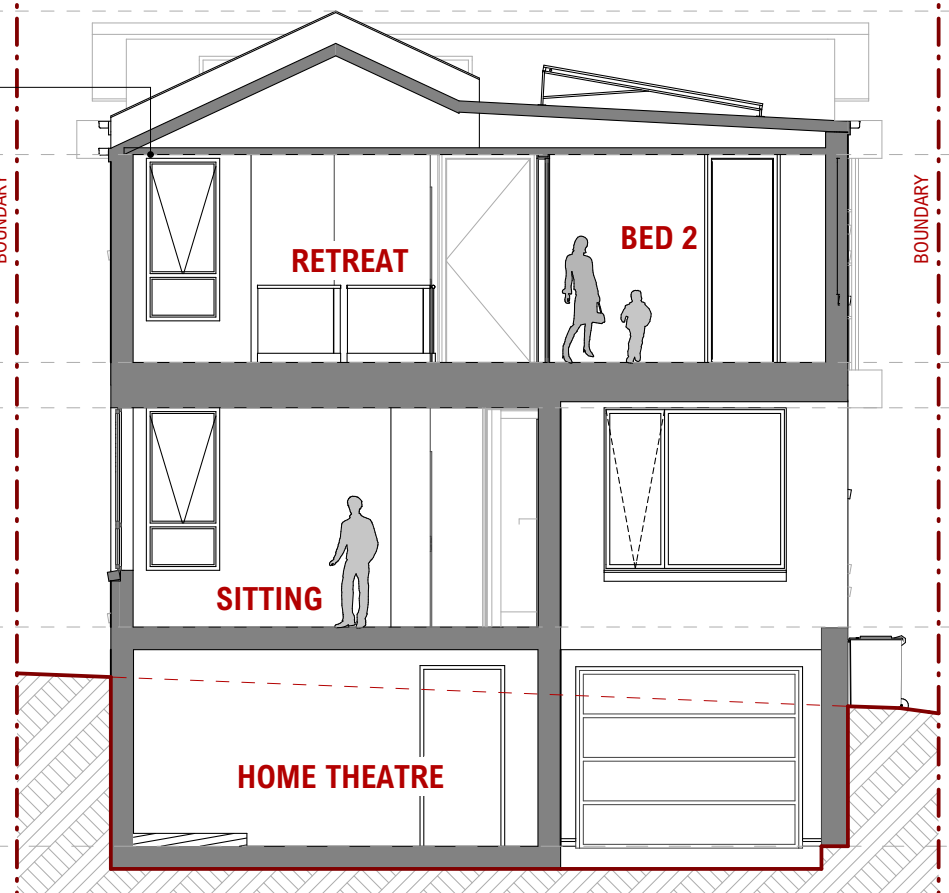
- Corrugated Iron Bulk, Reflective Side Down, No Air Gap Above R 1.3

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation

Note: All down lights: IC-F /IC-4/ (insulation covered/ including the control gears) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

Note-Ceiling fans: For the number and the location, see the NatHERs certificate

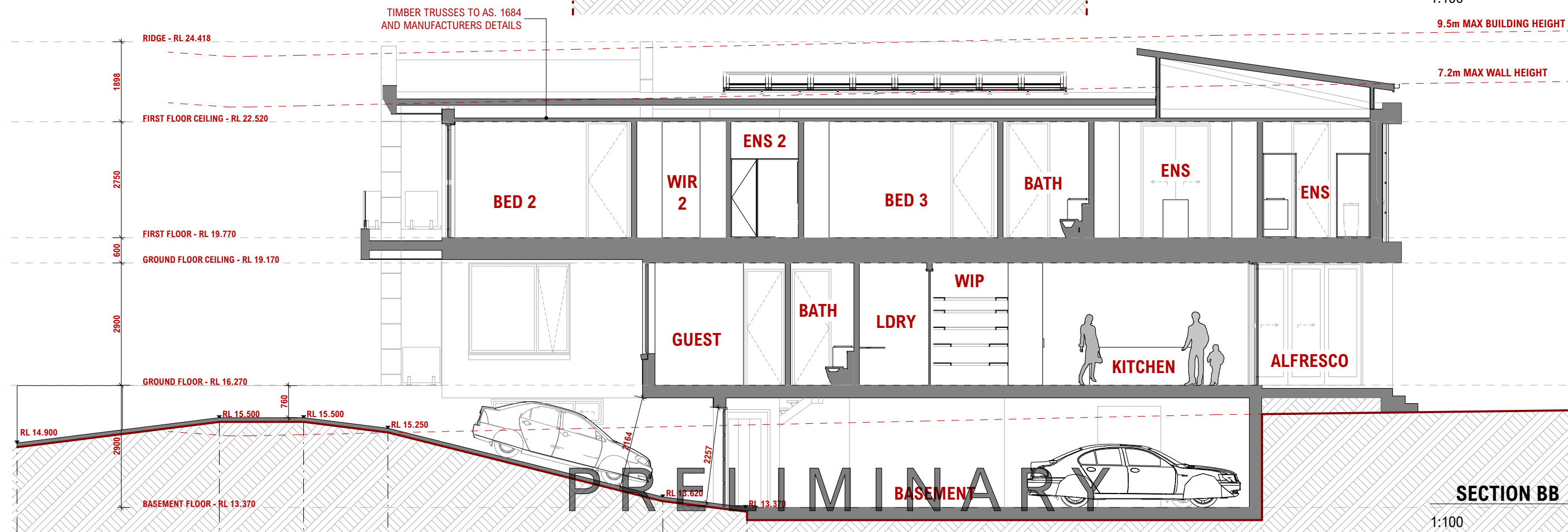


SECTION AA

1:100

9.5m MAX BUILDING HEIGHT

7.2m MAX WALL HEIGHT



SECTION BB

1:100

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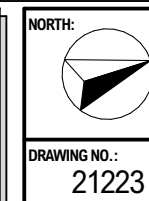
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CLIENT:	Cameron & Margaret Lam
ADDRESS:	14 Broughton Road
SUBURB:	Strathfield

LOT NO:	Lot 1
DP NO:	DP923396
POSTCODE:	2135

SHEET NAME:	CROSS SECTIONS
SCALE:	1:100
HOUSE NAME:	

COUNCIL:	Strathfield
DRAWN:	CL
DATE:	13.12.21



SHEET NO.:	10/10	REVISION:	C
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Gross Floor Areas

FIRST FLOOR (GFA)	164.43
BASEMENT FLOOR (GFA)	23.54
GROUND FLOOR (GFA)	154.26
TOTAL	342.23 m²

Landscaped Area

LANDSCAPED AREA	196.68
TOTAL	196.68 m²

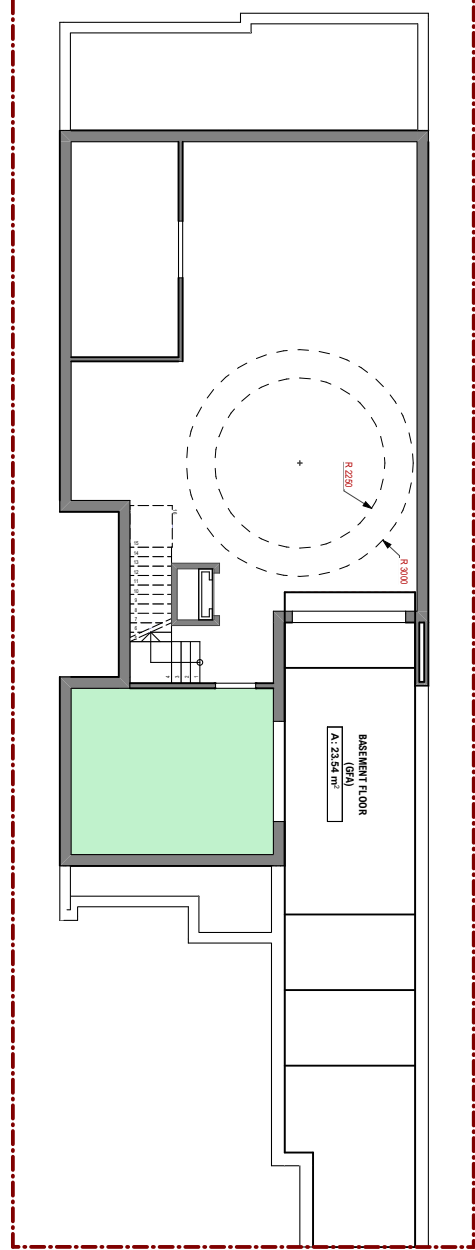
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5.8
NATIONWIDE HOUSE ENERGY RATING SCHEME

Assessor Zoran Cvetkovski
Accreditation No. DMV13/1641
Address
14 Broughton Road,
Strathfield, NSW, 2135

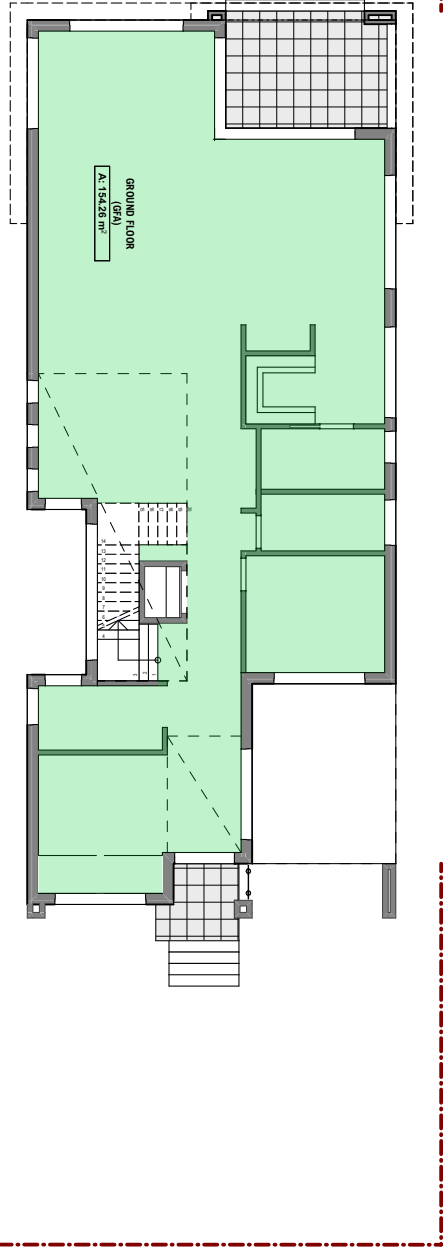
54.4 MJ/m²
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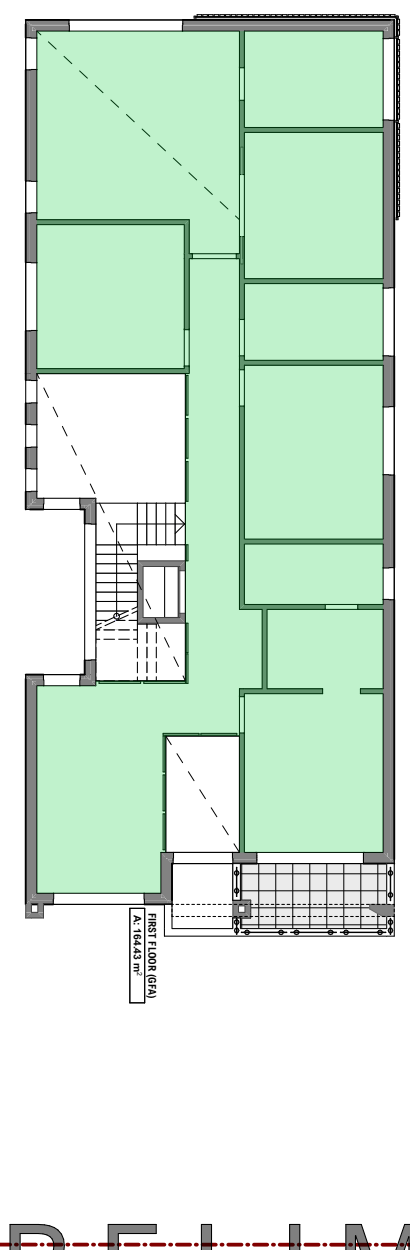
BM AREAS GFA

1:200



GF AREAS GFA

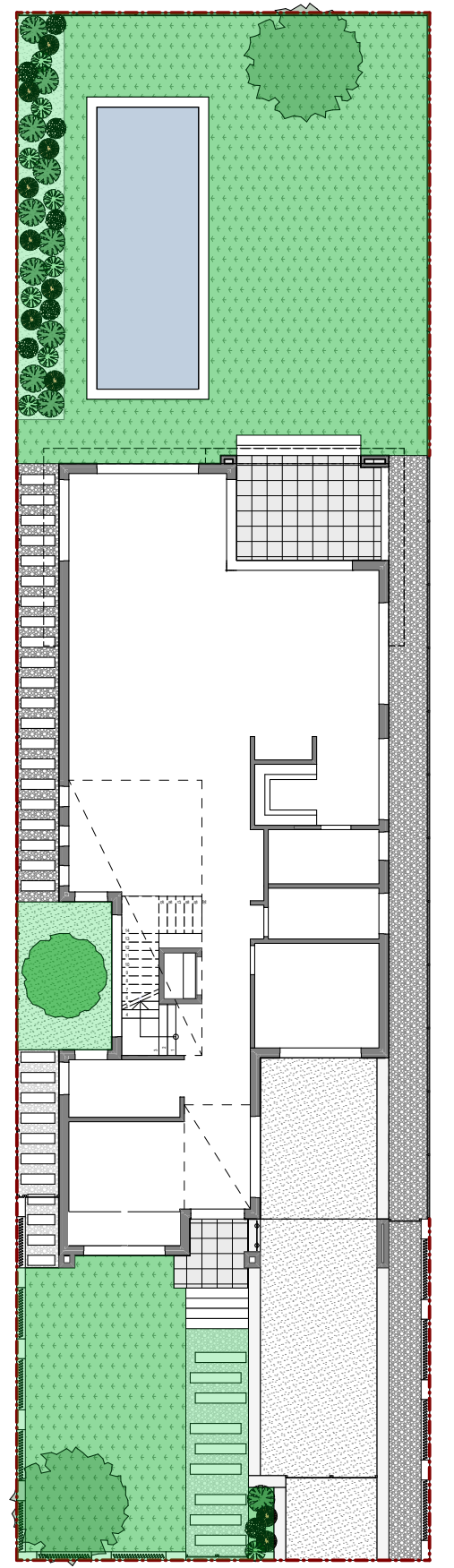
1:200



FF AREAS GFA

1:200

P R E L I M I N A R Y



LANDSCAPED AREA

1:200

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ADDRESS:	14 Broughton Road	DP NO.:	DP923396
SUBURB:	Strathfield	POSTCODE:	2135

SHEET NAME:	AREA CALCULATIONS	COUNCIL:	Strathfield
SCALE:	1:200, 1:1.50	DRAWN:	CL
HOUSE NAME:		DATE:	13.12.21

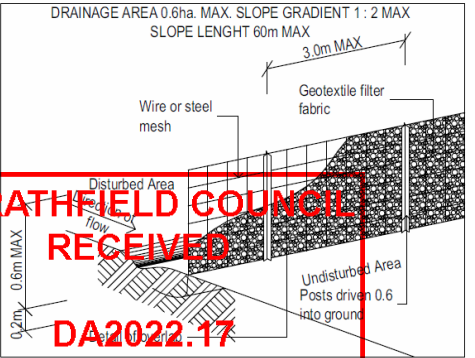
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DRAWING NO.: 21223

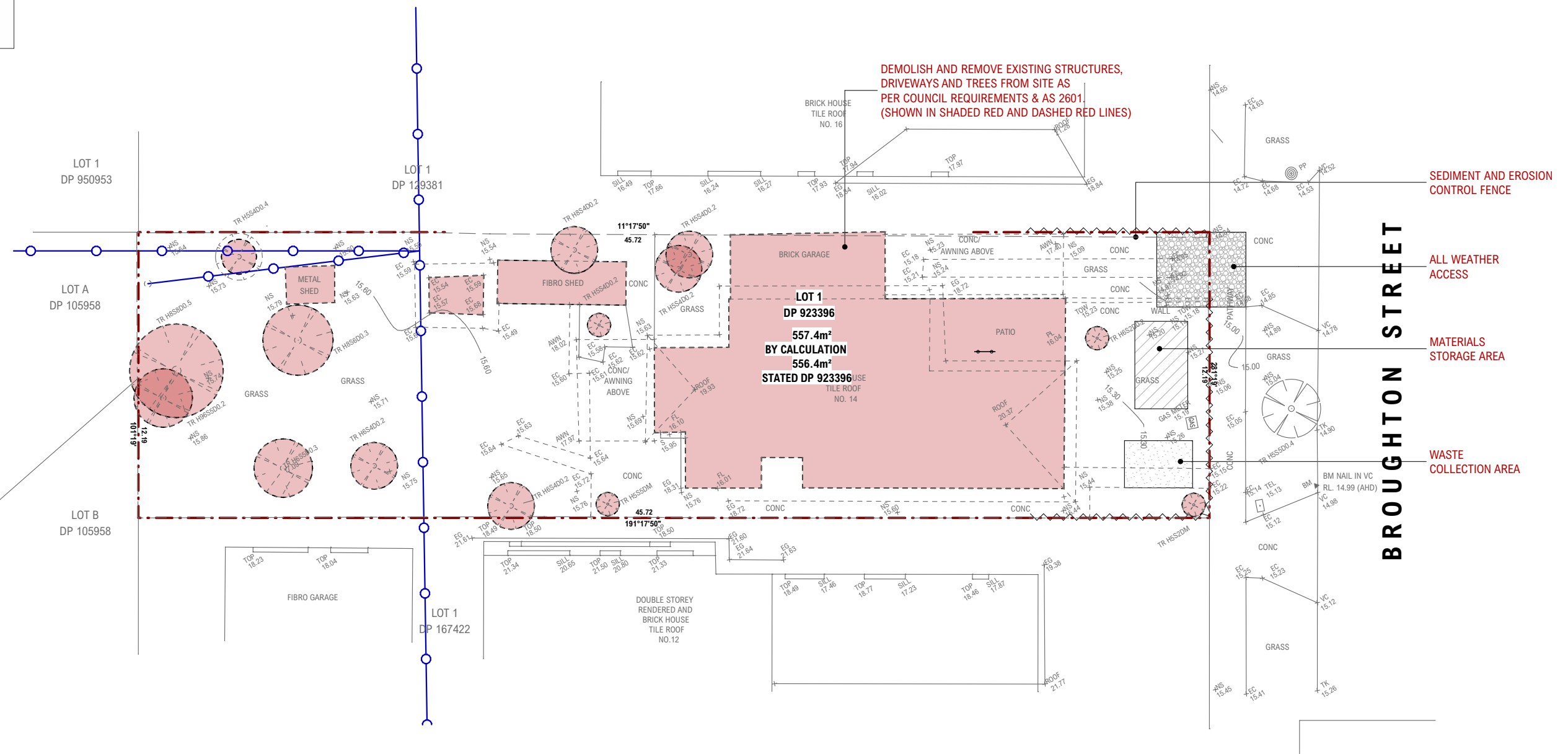
SHEET NO.: AC

REVISION: C

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SITE MANAGEMENT PLAN
 1:200

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C	20.12.21	REDESIGN	CL

CLIENT: Cameron & Margaret Lam	LOT NO: Lot 1
ADDRESS: 14 Broughton Road	DP NO: DP923396
SUBURB: Strathfield	POSTCODE: 2135

SHEET NAME: SITE MANAGEMENT PLAN	COUNCIL: Strathfield
SCALE: 1:200	DRAWN: CL
HOUSE NAME:	DATE: 13.12.21

NORTH:

SHEET NO.: SP

REVISION: C

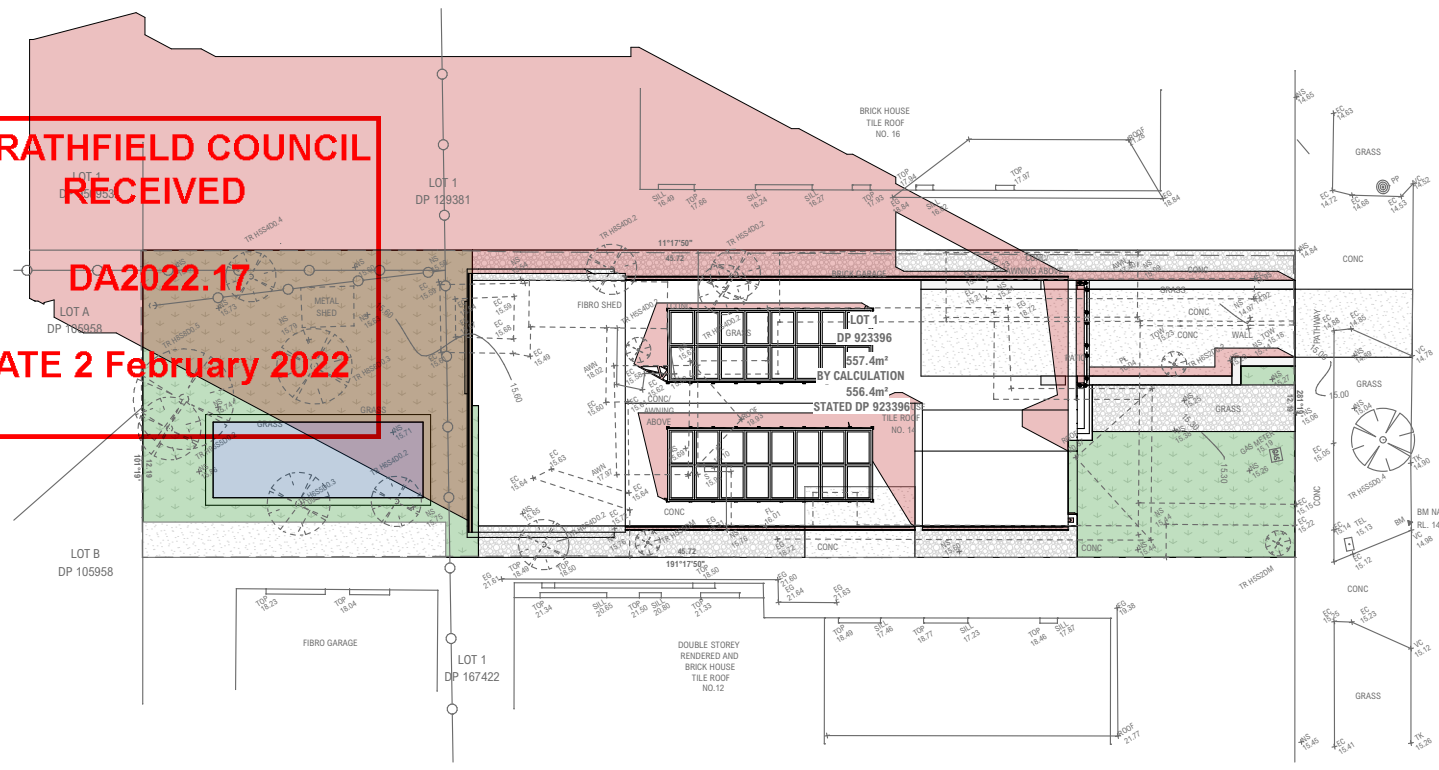
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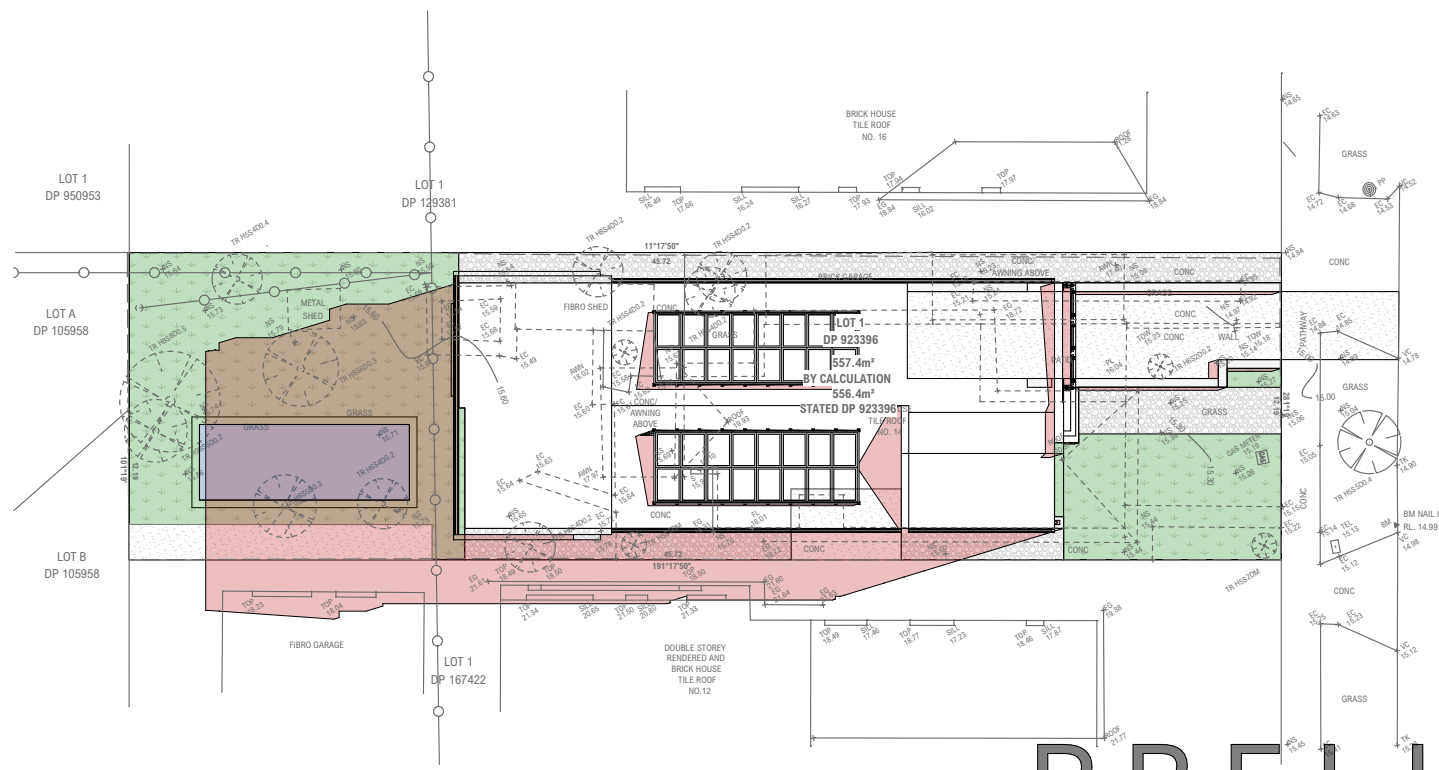
0006958813 21 Dec 2021
5.8
 Assessor Zoran Ovetkovski
 Accreditation No. DMN/13/1641
 Address
 14 Broughton Road,
 Strathfield, NSW, 2135
 54.4
 MJ/m²
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Jun 9am

1:300

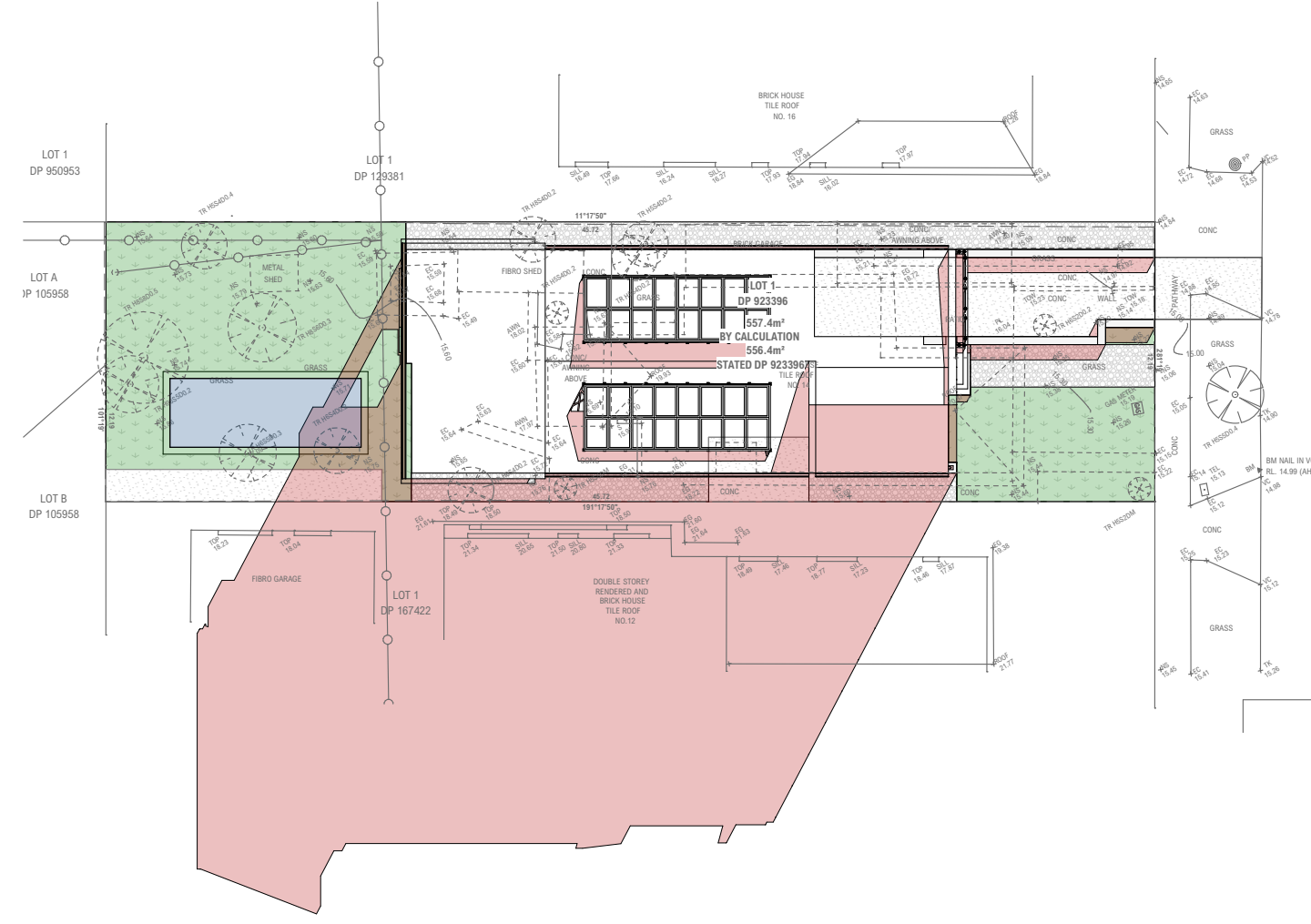


Jun 12pm

1:300

BROUGHTON STREET

BROUGHTON STREET



Jun 3pm

1:300

BROUGHTON STREET

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CLIENT:	Cameron & Margaret Lam
ADDRESS:	14 Broughton Road
SUBURB:	Strathfield

LOT NO:	Lot 1
DP NO:	DP923396
POSTCODE:	2135

SHEET NAME:	SHADOW DIAGRAMS
SCALE:	1:300
HOUSE NAME:	

COUNCIL:	Strathfield
DRAWN:	CL
DATE:	13.12.21

NORTH:

DRAWING NO.: 21223

SHEET NO.:	SD	REVISION:	C
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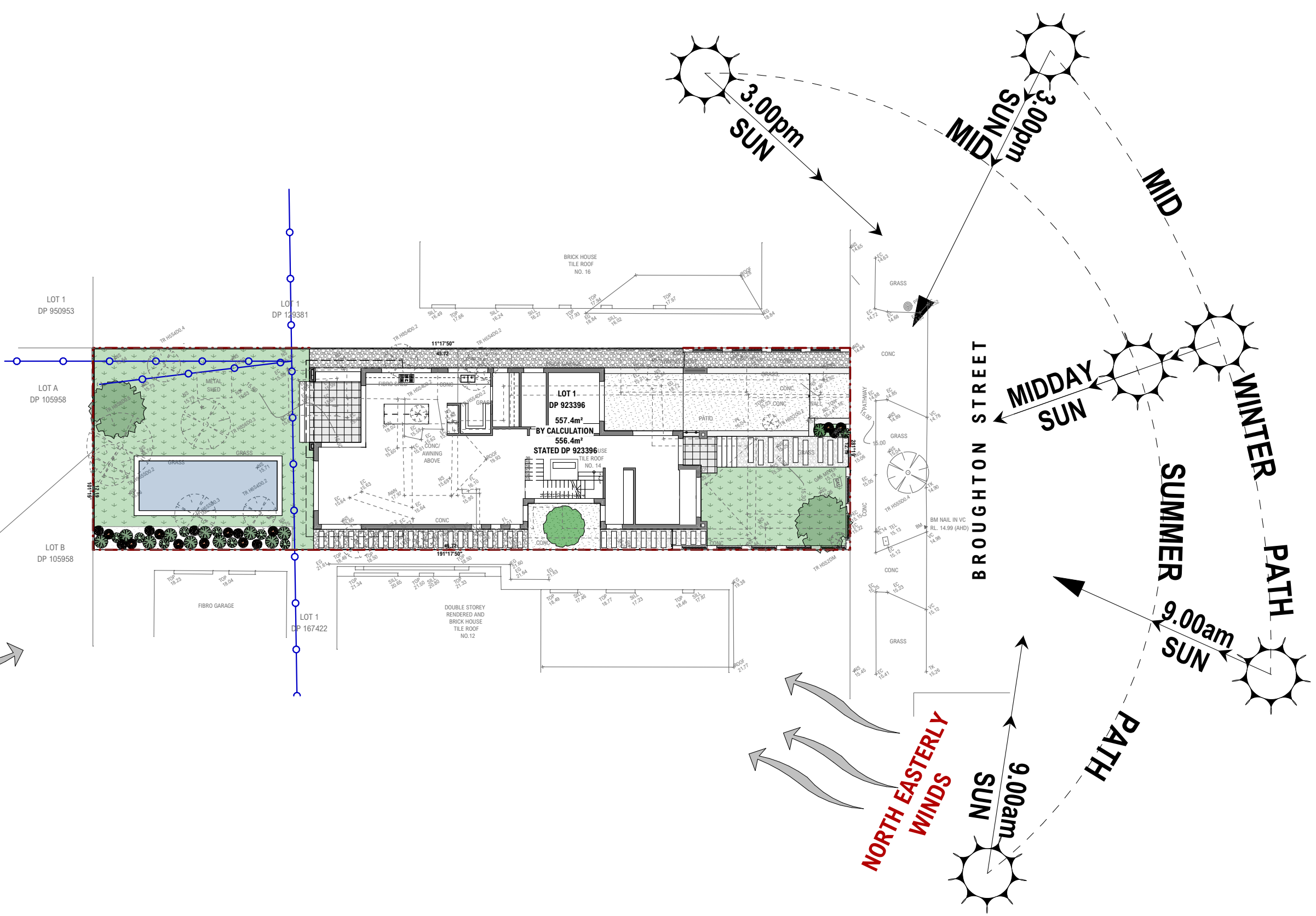
5.8
NATIONWIDE HOUSE ENERGY RATING SCHEME

Assessor Zoran Cvetkovski
Accreditation No. DMN/13/1641
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54.4 MJ/m²

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SITE ANALYSIS

1:250

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CLIENT: Cameron & Margaret Lam	LOT NO: Lot 1
ADDRESS: 14 Broughton Road	DP NO: DP923396
SUBURB: Strathfield	POSTCODE: 2135

SHEET NAME: SITE ANALYSIS	COUNCIL: Strathfield
SCALE: 1:250	DRAWN: CL
HOUSE NAME:	DATE: 13.12.21

NORTH:	SHEET NO.: SA	REVISION: C
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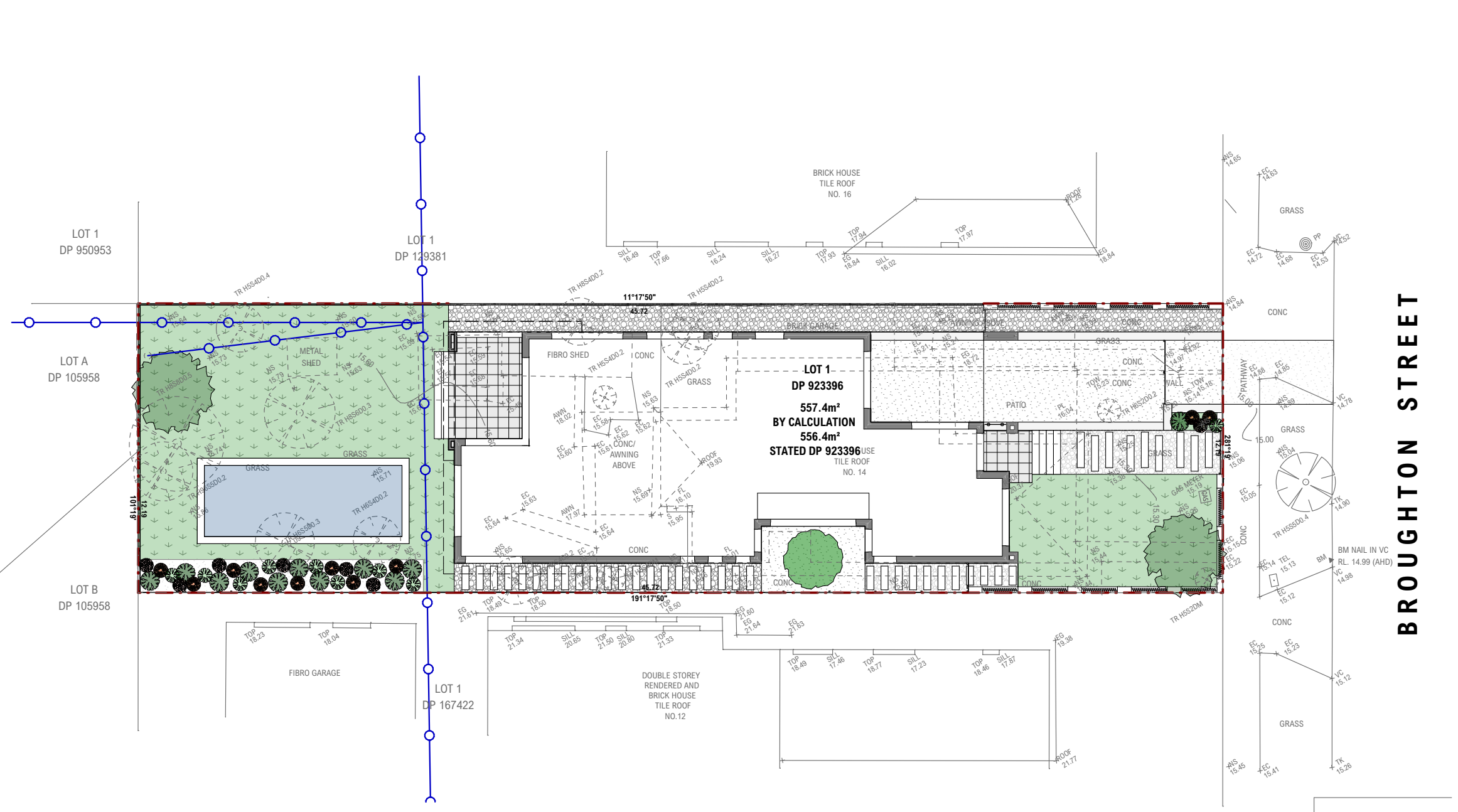
NATIONWIDE HOUSE ENERGY RATING SCHEME

54.4 MJ/m²

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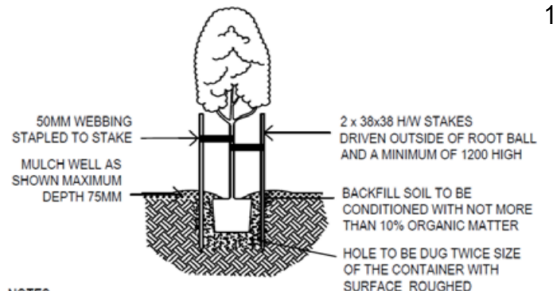
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BROUGHTON STREET

LANDSCAPE PLAN

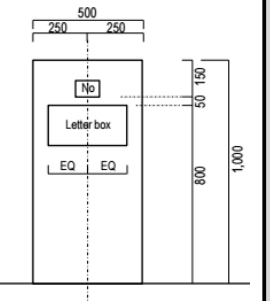
1:200



NOTES:

- 1) AFTER PLANTING WATER IN PLANT WELL USING 4 TIMES THE PLANT CONTAINER CAPACITY OF WATER.
- 2) FOR TREES 50R AND ABOVE INSERT A 60MM DIA AG PIPE UNDER PLANT IN BACKFILL TO PROMOTE GOOD AERATION IN SOIL.

PRELIMINARY



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bdaa

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ADDRESS:	14 Broughton Road	DP NO:	DP923396
SUBURB:	Strathfield	POSTCODE:	2135

SHEET NAME:	LANDSCAPE PLAN	COUNCIL:	Strathfield
SCALE:	1:200	DRAWN:	CL
HOUSE NAME:		DATE:	13.12.21

NORTH

SHEET NO.: LP

REVISION: C

DRAWING NO.: 21223

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