

GENERAL NOTE

Project to meet the requirements of the corresponding conditions of the Incorporated Document relating to;

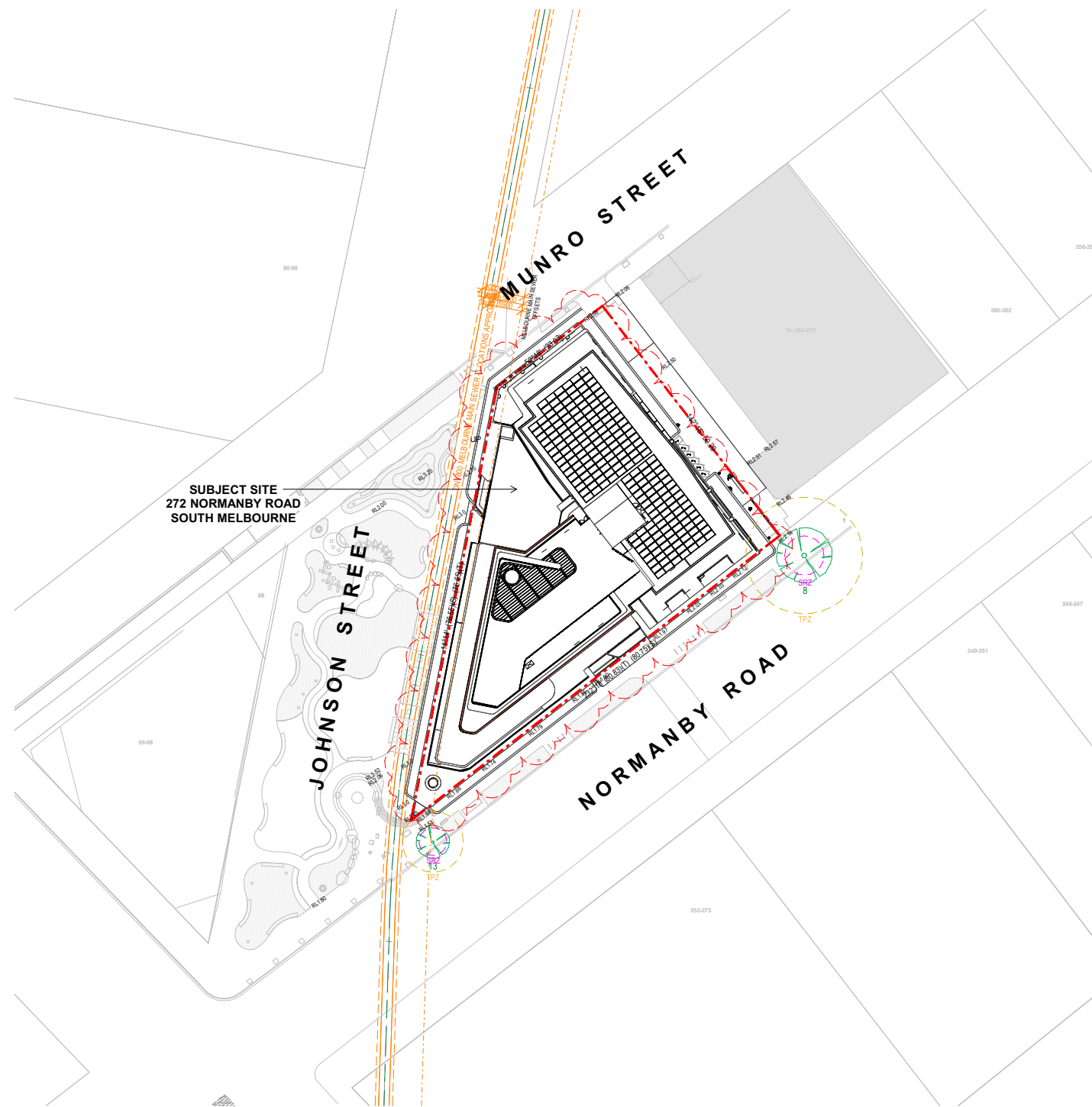
- Facade Strategy
- External Reflectivity
- Landscaping and Public Realm
- Traffic, Parking & Loading
- Laneway
- Waste Management Plan
- Noise Attenuation
- Amenity Impact Report
- Wind Assessment
- Melbourne Water
- Environmentally Sustainable Design, WSUD, Green Star and Third Pipe

AFFORDABLE HOUSING

Affordable housing provision to be delivered as per the relevant ID clauses 4.13-4.17

Proposed mix of affordable apartments (12 total):
1 BED = 33% 2 BED = 50% 3 BED = 17%

Date received by Statutory Planning: 12 August 2022



Project Title
Normanby Road
272 Normanby Road, South Melbourne

Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
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ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028



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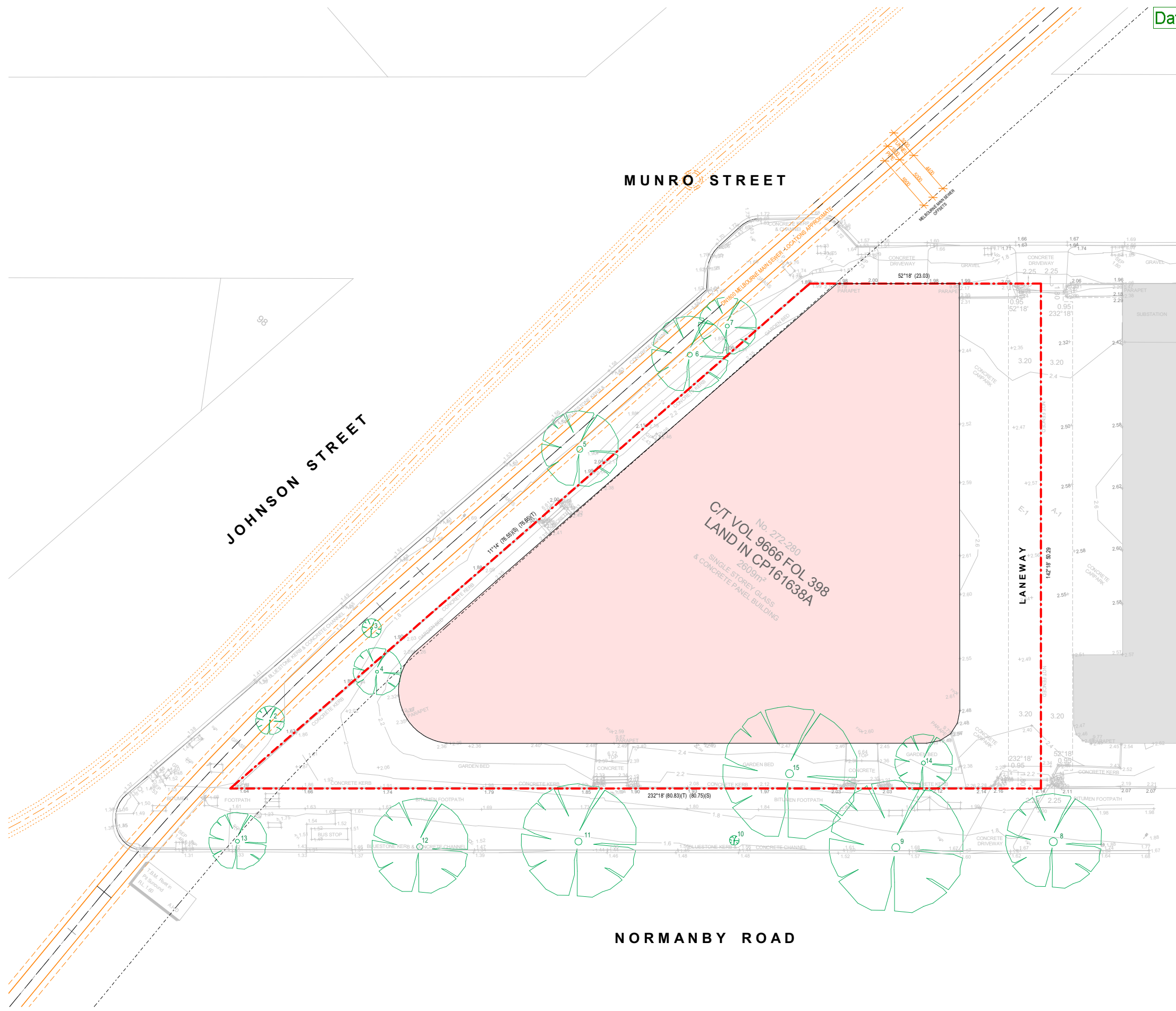


Rev	Date	Description
1	26.04.22	Town Planning
2	02.08.22	Planning RFI Response

Drawing Title
SITE PLAN

Status
TOWN PLANNING

Project No 2553	Drawing No SK01.01	Revision 2
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DISCLAIMER
 The information presented herein is preliminary. It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant Statutory Authorities. Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor. Floor areas shown have generally been measured using the guidelines – published by the Property Council of Australia. All areas and measurements shown are rounded to the nearest whole number. All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only. Further development of this design will require information produced by a number of specialist consultants. This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented. Hayball accepts no legal responsibilities for any decision, commercial or otherwise, made on the basis of the information presented.

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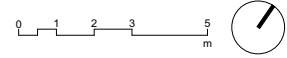
Brisbane
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Rev	Date	Description
1	02.08.22	Planning RFI Response

Drawing Title
 EXISTING CONDITIONS PLAN

Status
 TOWN PLANNING

Project No 2553
Drawing No SK01.02
Revision 1

GENERAL NOTE

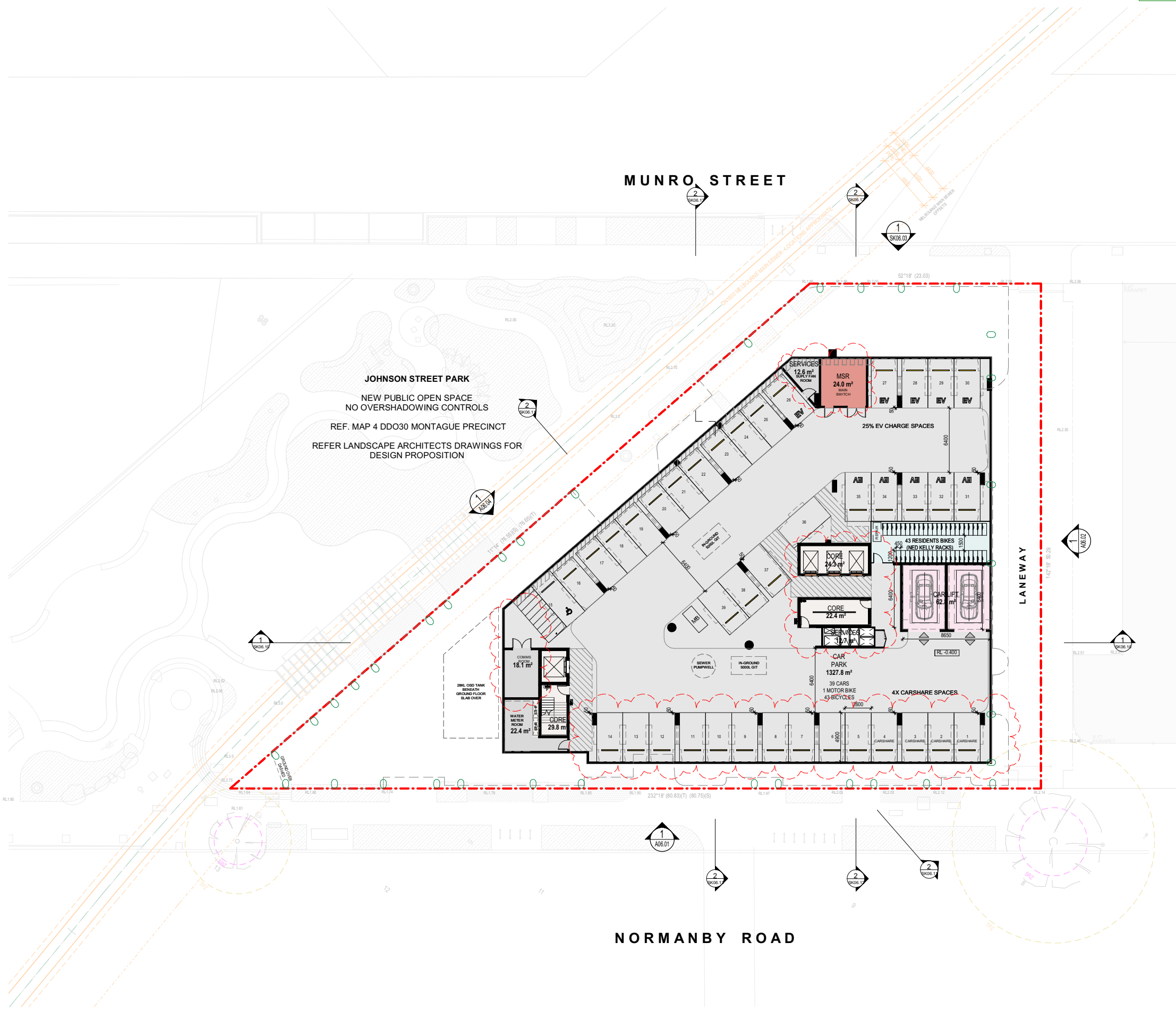
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- Laneway
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AFFORDABLE HOUSING

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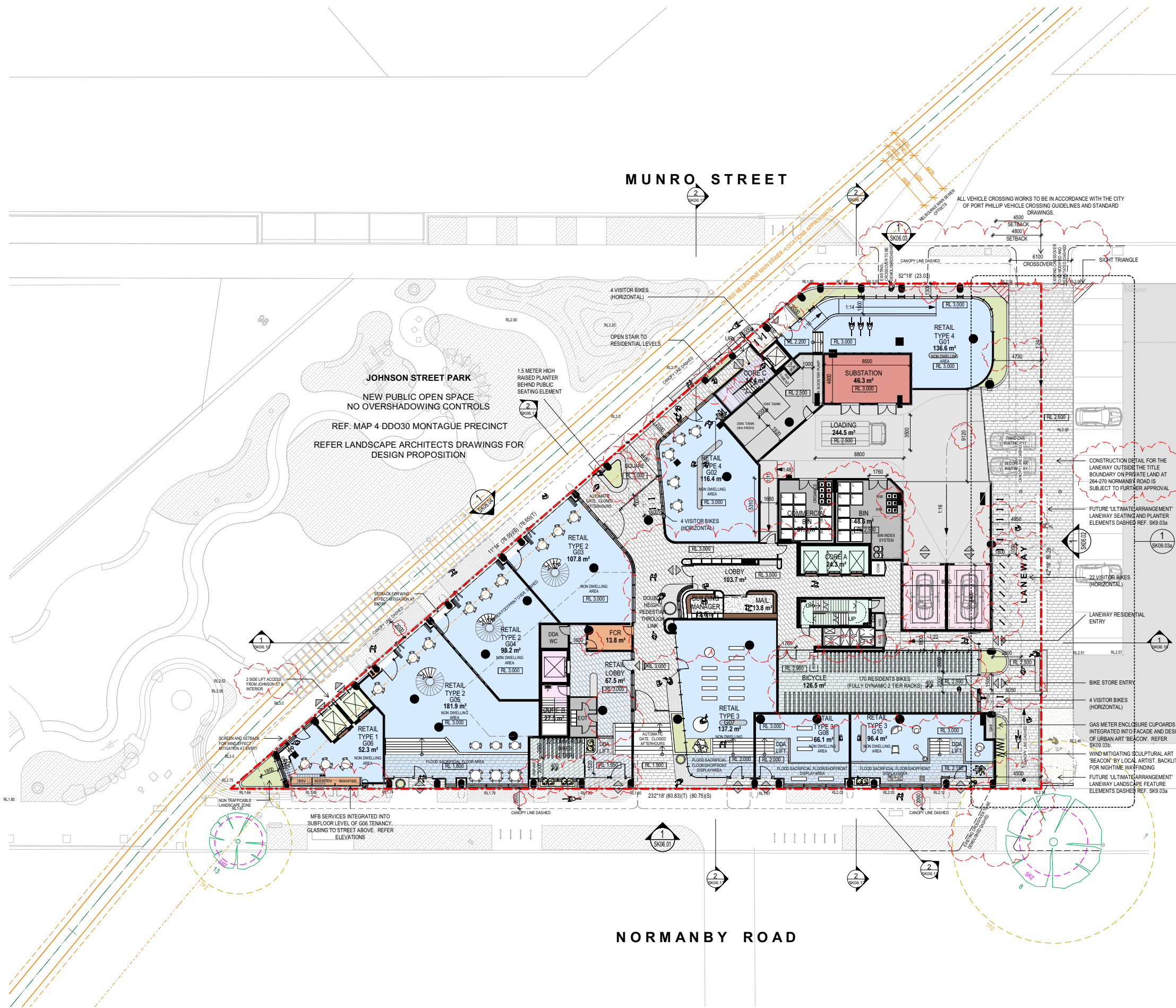
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Rev	Date	Description
1	02.08.22	Planning RFI Response

Drawing Title
 BASEMENT 1

Status
 TOWN PLANNING

Project No 2553
Drawing No SK02.00
Revision 1



GENERAL NOTE

Project to meet the requirements of the corresponding conditions of the Incorporated Document relating to:

- Facade Strategy
- External Reflectivity
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AFFORDABLE HOUSING

Affordable housing provision to be delivered as per the relevant ID clauses 4.13-4.17

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RETAIL TYPE LEGEND

TYPE 1	COFFEE TAKEAWAY ONLY
TYPE 2	FOOD & BEVERAGE
TYPE 3	RETAIL SHOP
TYPE 4	RETAIL SHOP (W/ COLD STORE)
TYPE 5	GYM FITNESS
TYPE 6	MEDICAL CENTRE
TYPE 7	DESTINATION FOOD & BEVERAGE
TYPE 8	PUBLICLY ACCESSIBLE FACILITY

NOTE:

- WHERE EXISTING VEHICLE CROSSOVER TO BE DEMOLISHED, REINSTATE FOOTPATH IN ACCORDANCE WITH THE CITY OF PORT PHILLIP VEHICLE CROSSING GUIDELINES AND STANDARD DRAWINGS
- WHERE EXISTING VEHICLE CROSSOVER TO BE RETAINED, REINSTATE CROSSOVER WITH MODIFICATION IN ACCORDANCE WITH THE CITY OF PORT PHILLIP VEHICLE CROSSING GUIDELINES AND STANDARD DRAWINGS.

CONSTRUCTION DETAIL FOR THE LANEWAY OUTSIDE THE TITLE BOUNDARY ON PRIVATE LAND AT 264-270 NORMANBY ROAD IS SUBJECT TO FURTHER APPROVAL

FUTURE 'ULTIMATE ARRANGEMENT' LANEWAY SEATING AND PLANTER ELEMENTS DASHED REF. SK09.03a

LANEWAY RESIDENTIAL ENTRY

BIKE STORE ENTRY

GAS METER ENCLOSURE COUPOARDS INTEGRATED INTO FACADE AND DESIGN OF URBAN ART 'BEACON'. REFER SK09.03a.

WIND MITIGATING SCULPTURAL ART 'BEACON' BY LOCAL ARTIST. BACKLIT FOR NIGHTTIME WAFFINDING

FUTURE 'ULTIMATE ARRANGEMENT' LANEWAY LANDSCAPE FEATURE ELEMENTS DASHED REF. SK09.03a

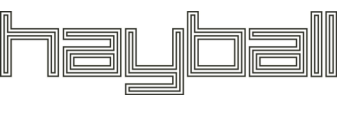
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Rev	Date	Description
1	26.04.22	Town Planning
2	02.08.22	Planning RFI Response

Drawing Title
 PLANS - GROUND

Status
 TOWN PLANNING

Project No 2553
Drawing No SK02.01
Revision 2

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only. © Copyright 2008 All rights reserved

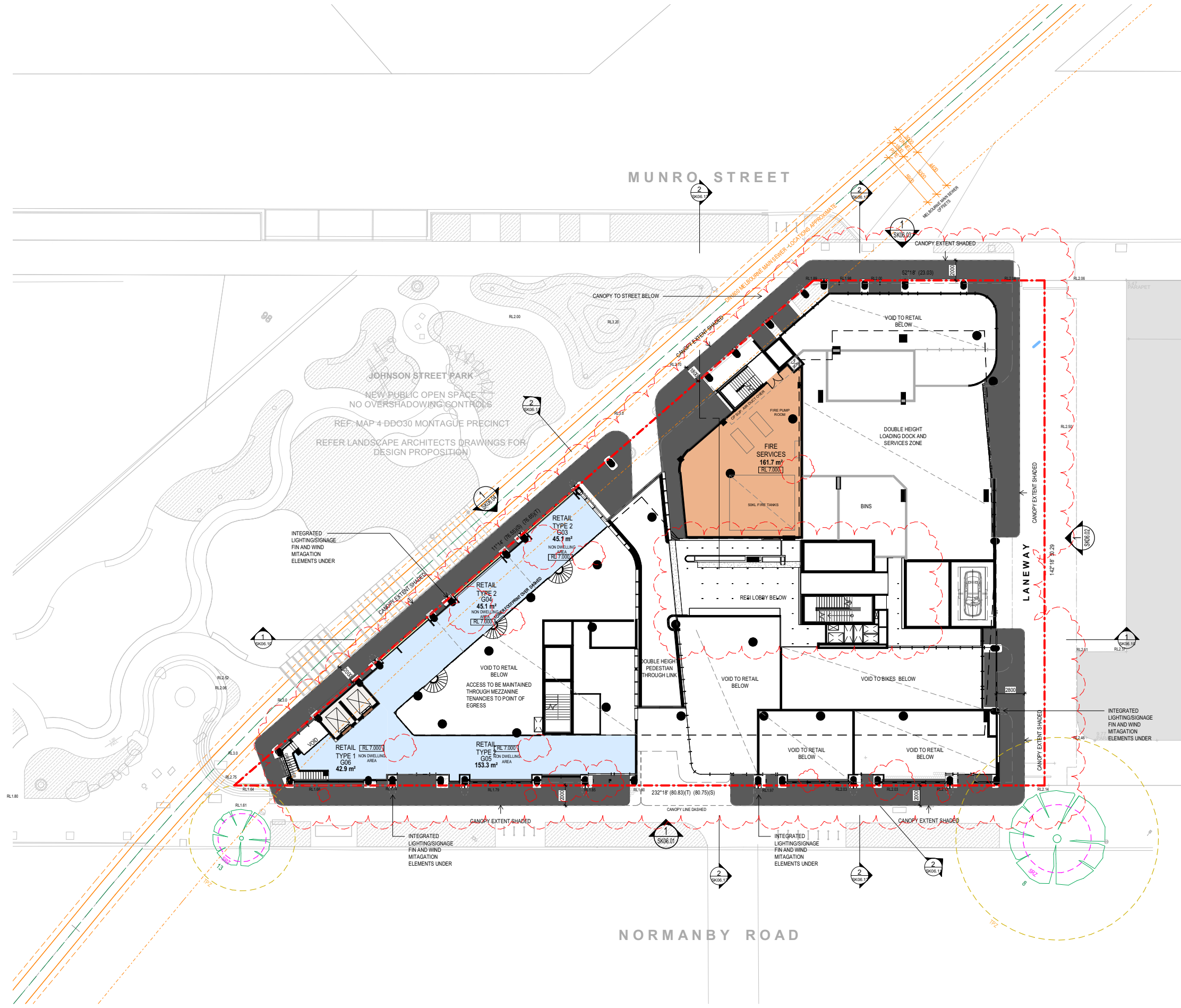
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1	26.04.22	Town Planning
2	02.08.22	Planning RFI Response
3	12.08.22	Planning RFI Response - Addendum 1

Drawing Title
 PLANS - GROUND FLOOR
 MEZZANINE

Status
 TOWN PLANNING

Project No 2553
Drawing No SK02.01.1
Revision 3

GENERAL NOTE

Project to meet the requirements of the corresponding conditions of the Incorporated Document relating to:

- Facade Strategy
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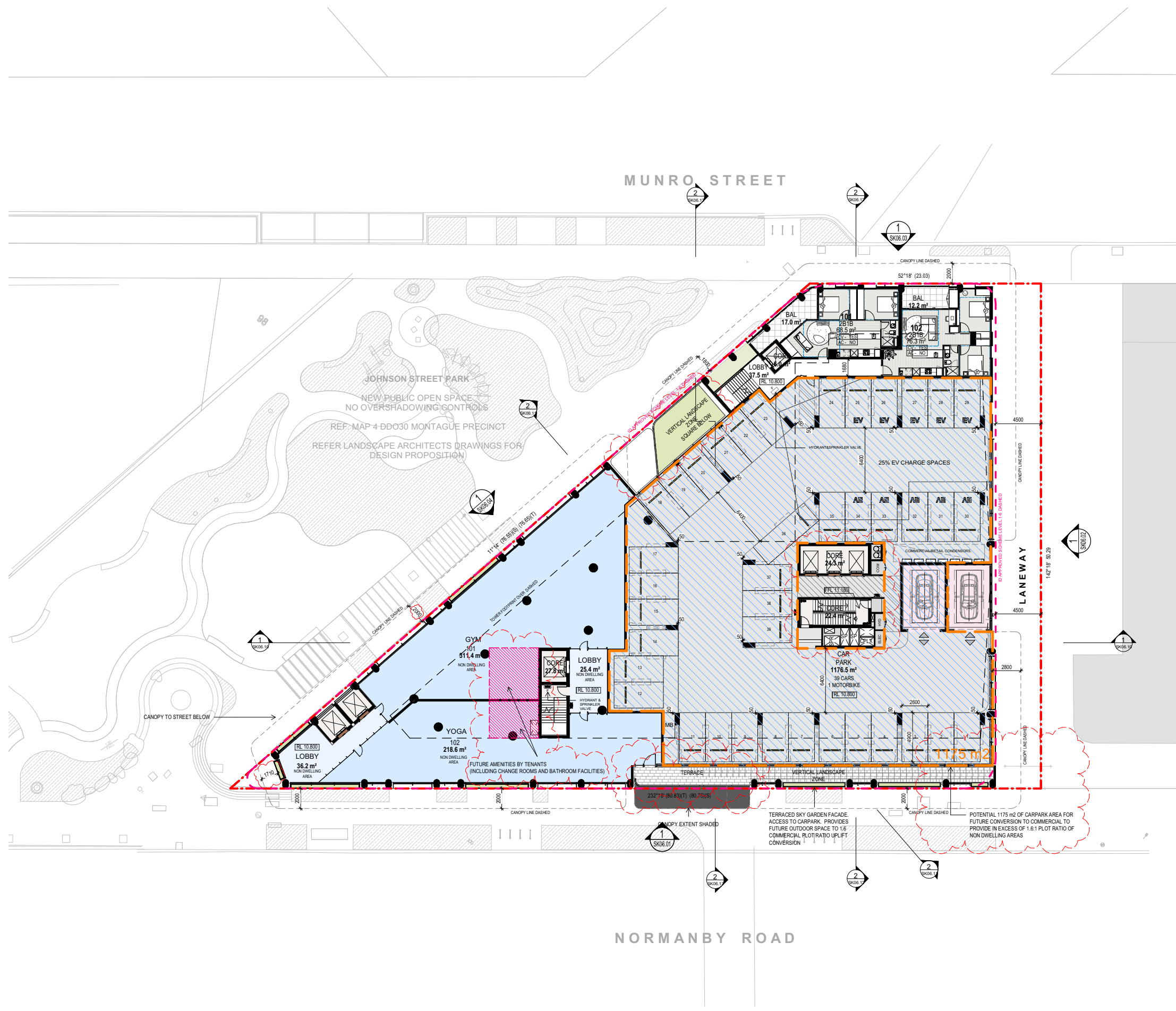
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1	26.04.22	Town Planning
2	02.08.22	Planning RFI Response
3	12.08.22	Planning RFI Response - Addendum 1

Drawing Title
 PLANS - LEVEL 1

Status
 TOWN PLANNING

Project No 2553
Drawing No SK02.02
Revision 3

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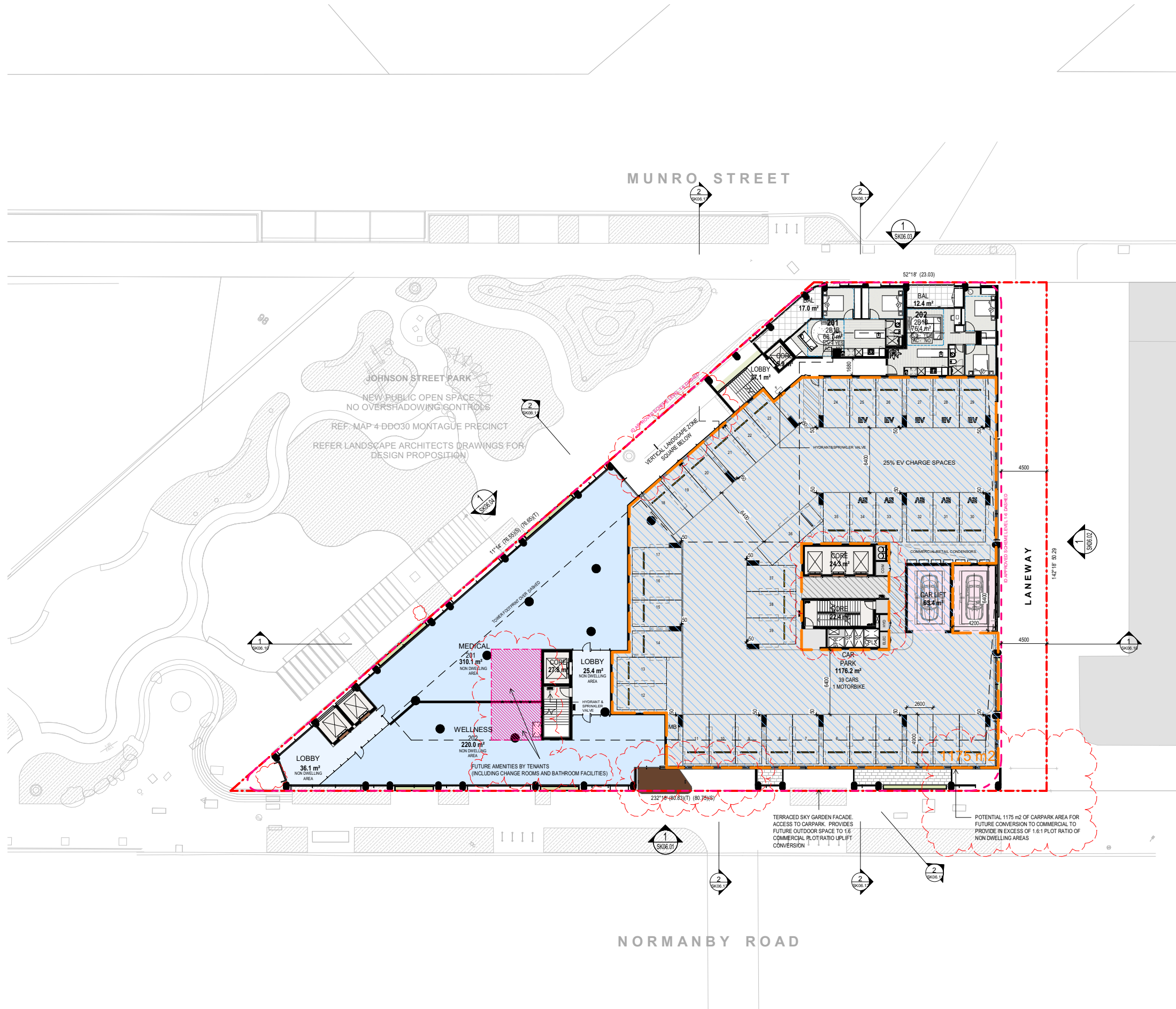
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1	26.04.22	Town Planning
2	02.08.22	Planning RFI Response
3	12.08.22	Planning RFI Response - Addendum 1

Drawing Title
 PLANS - LEVEL 2

Status
 TOWN PLANNING

Project No 2553
Drawing No SK02.03
Revision 3

GENERAL NOTE

Project to meet the requirements of the corresponding conditions of the Incorporated Document relating to:

- Facade Strategy
- External Reflectivity
- Landscaping and Public Realm
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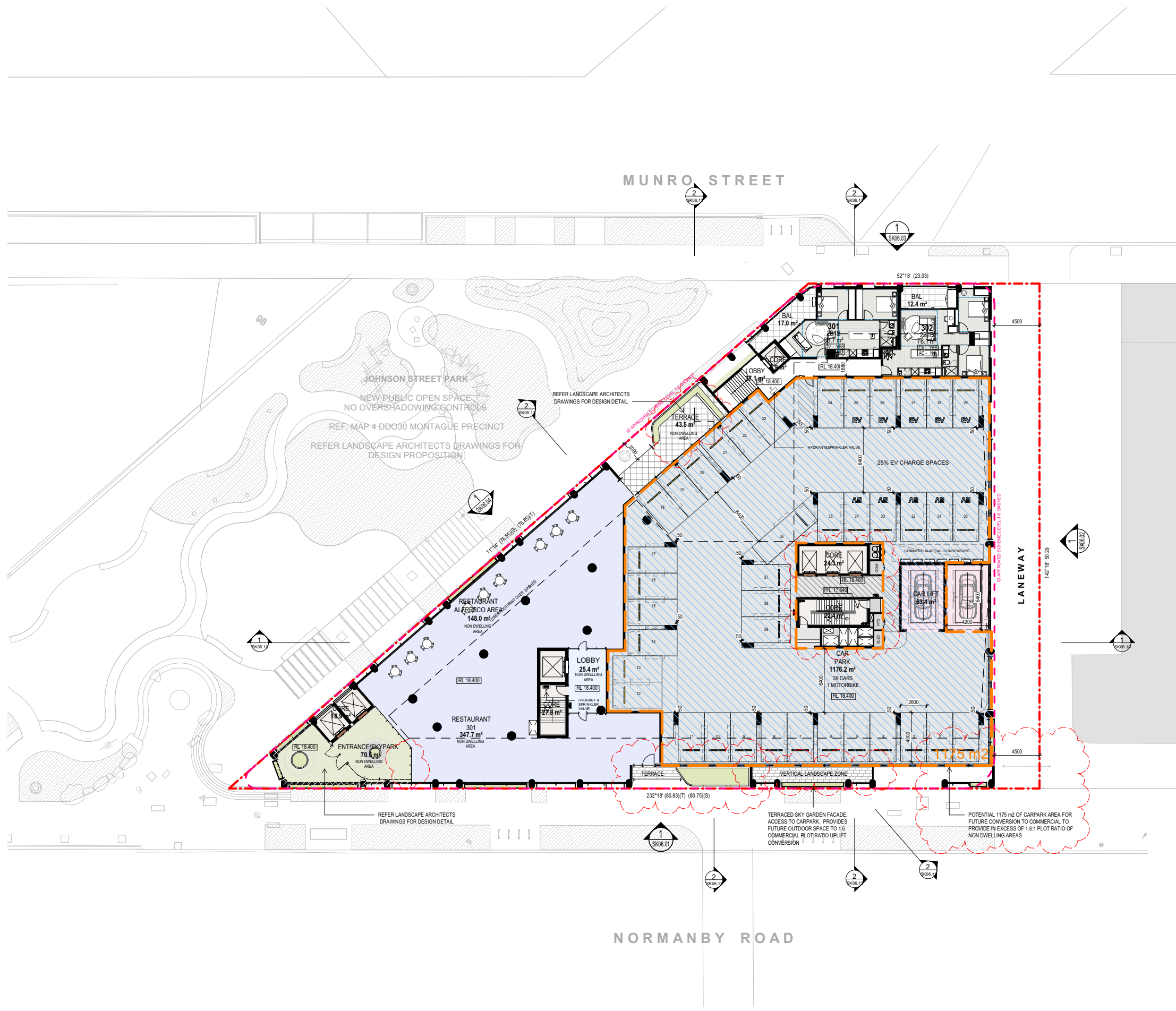
AFFORDABLE HOUSING

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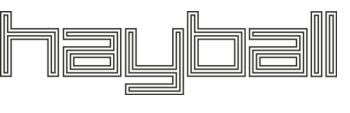
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1	26.04.22	Town Planning
2	02.08.22	Planning RFI Response
3	12.08.22	Planning RFI Response - Addendum 1

Drawing Title
 PLANS - LEVEL 3

Status
 TOWN PLANNING

Project No 2553
Drawing No SK02.04
Revision 3

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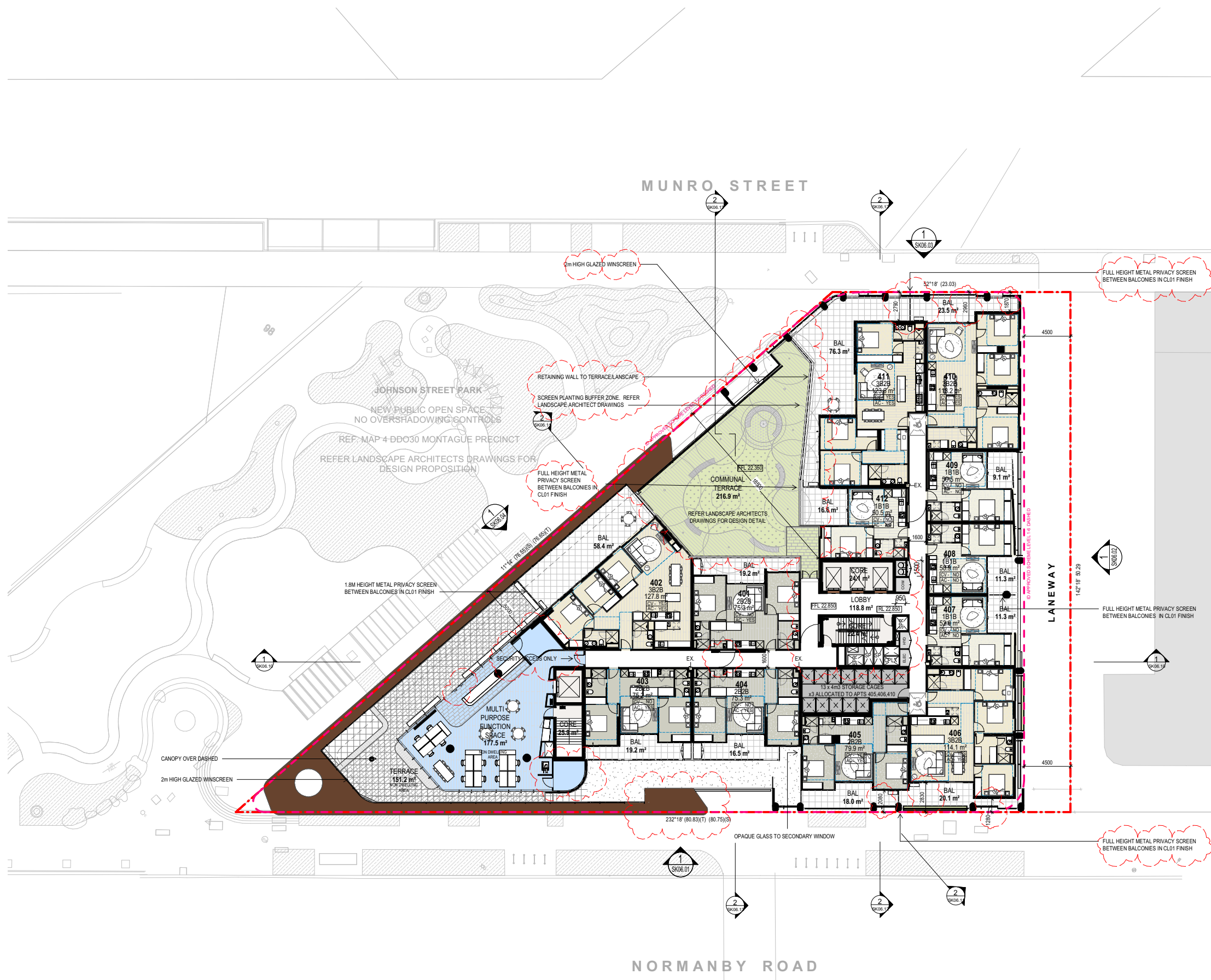
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1	26.04.22	Town Planning
2	02.08.22	Planning RFI Response
3	12.08.22	Planning RFI Response - Addendum 1

Drawing Title
 PLANS - LEVEL 4

Status
 TOWN PLANNING

Project No 2553
Drawing No SK02.05
Revision 3

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only. © Copyright 2008 All rights reserved

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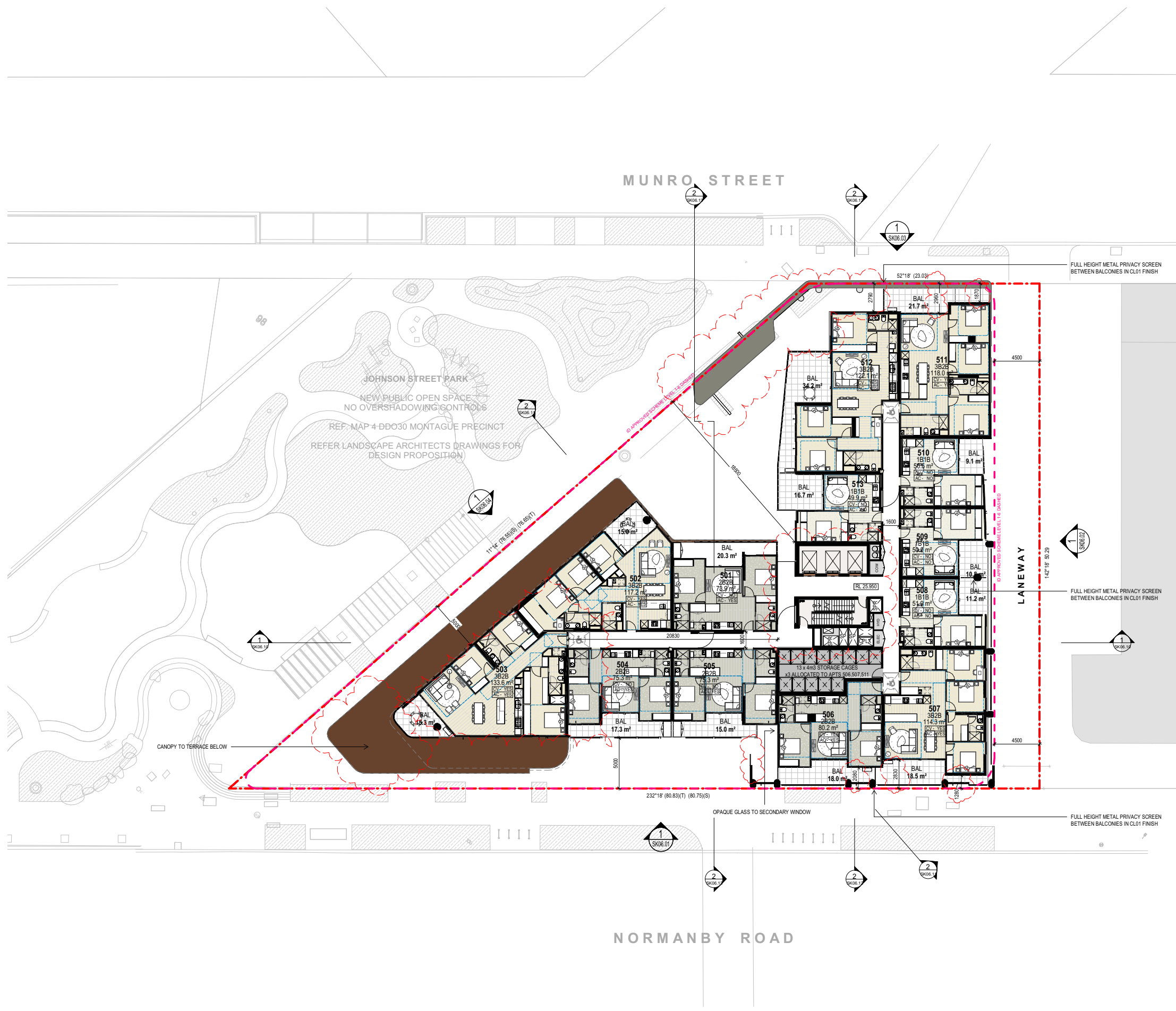
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Rev	Date	Description
1	26.04.22	Town Planning
2	24.06.22	WIP Issue
3	02.08.22	Planning RFI Response
4	12.08.22	Planning RFI Response - Addendum 1

Drawing Title
 PLANS - LEVEL 5

Status
 TOWN PLANNING

Project No 2553
Drawing No SK02.06
Revision 4

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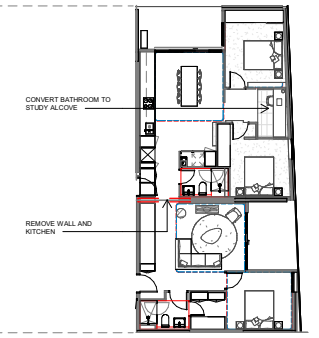
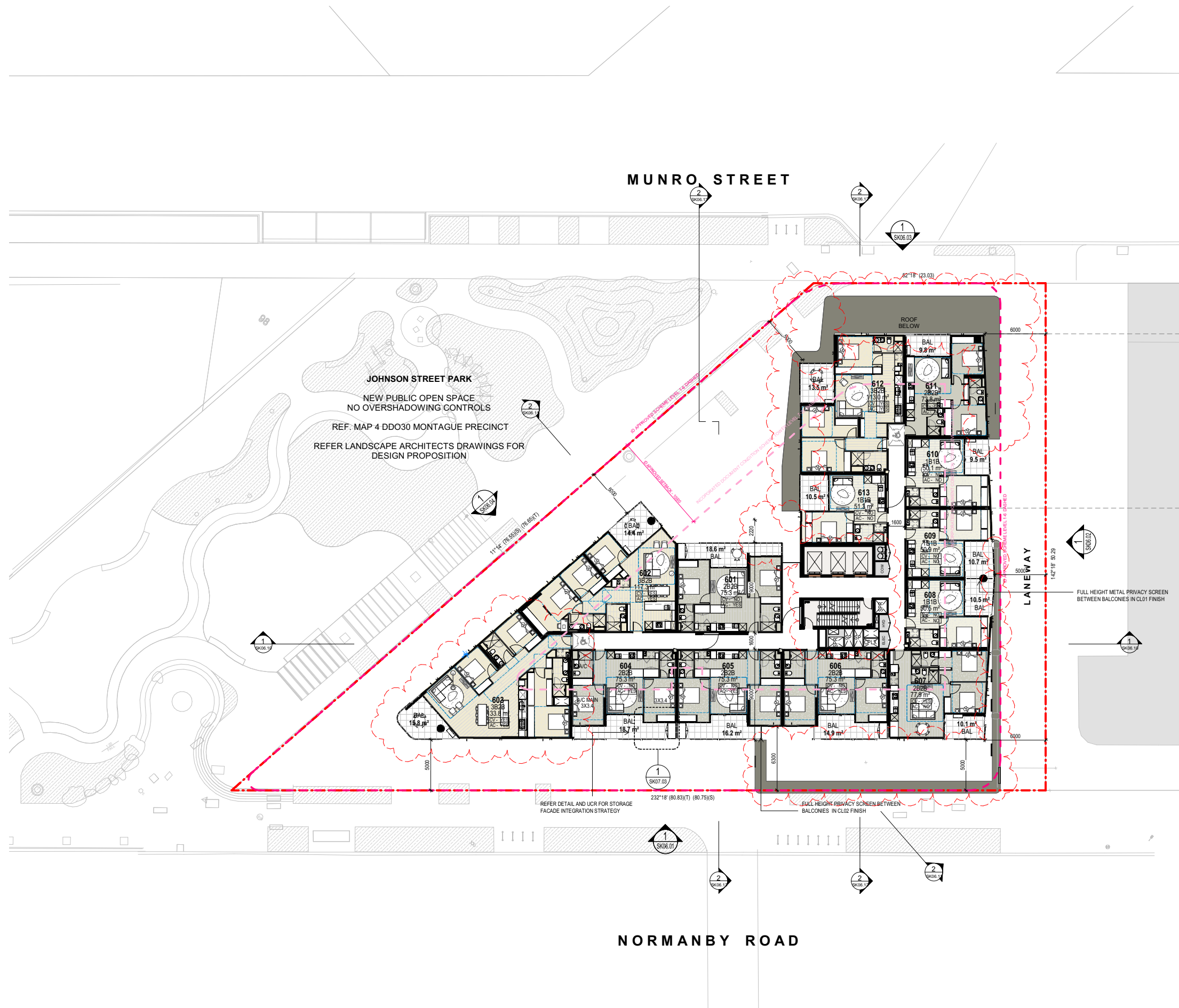
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AFFORDABLE HOUSING

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Proposed mix of affordable apartments (12 total):
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02_TOWER LEVEL 6-19_3BED CONVERSION

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Drawing Title
 PLANS - LEVEL 6-19 Typical

Status
 TOWN PLANNING

Project No 2553
Drawing No SK02.07
Revision 3

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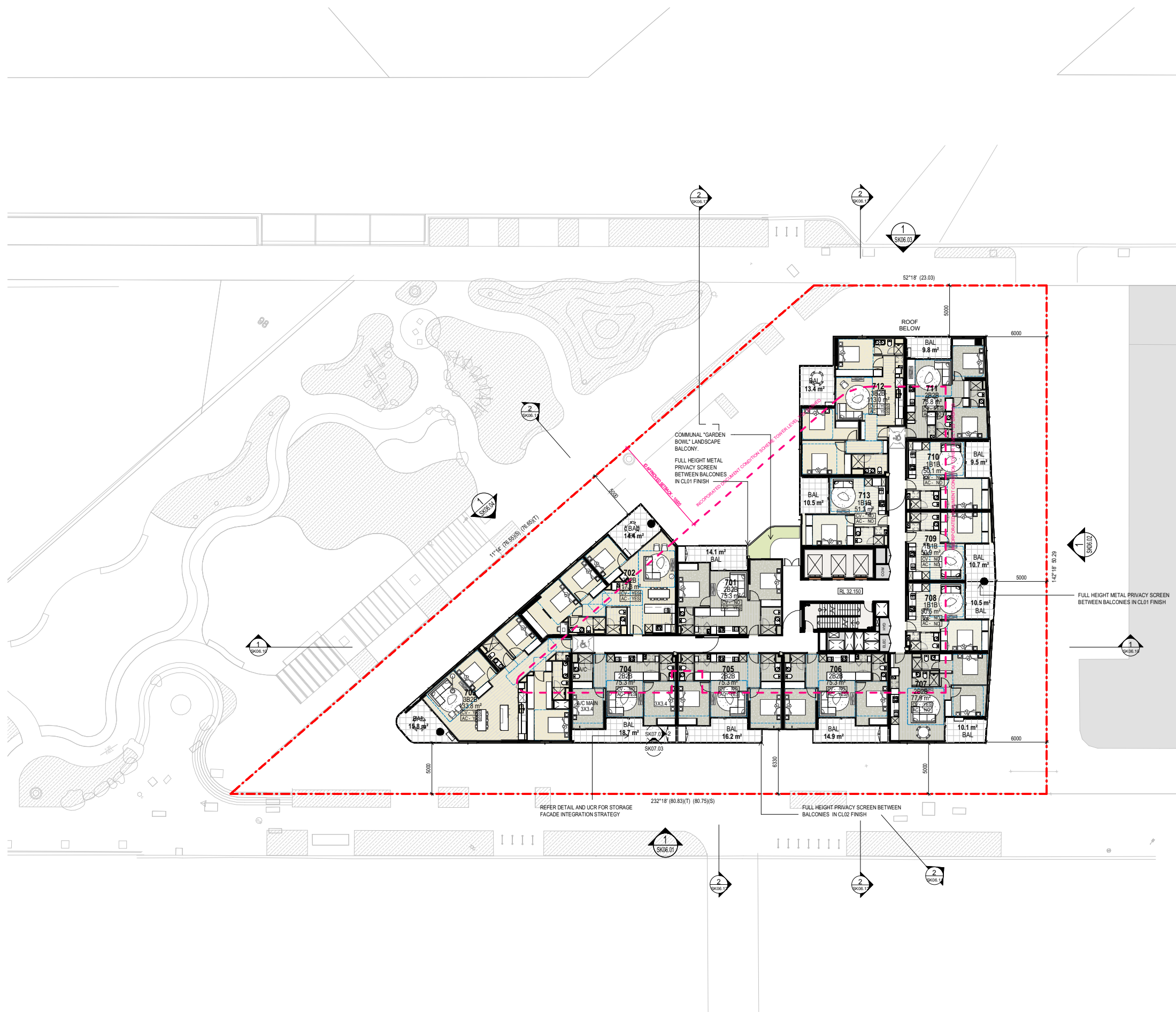
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- Noise Attenuation
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- Wind Assessment
- Melbourne Water
- Environmentally Sustainable Design, WSUD, Green Star and Third Pipe

AFFORDABLE HOUSING

Affordable housing provision to be delivered as per the relevant ID clauses 4.13-4.17

Proposed mix of affordable apartments (12 total):
1 BED = 33% 2 BED = 50% 3 BED = 17%



LEVEL 7

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Normanby Road
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1	26.04.22	Town Planning
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Drawing Title
PLANS - LEVEL
7,9,12,14,16,19_Garden Bowl

Status
TOWN PLANNING

Project No 2553
Drawing No SK02.08
Revision 2

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.
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GENERAL NOTE

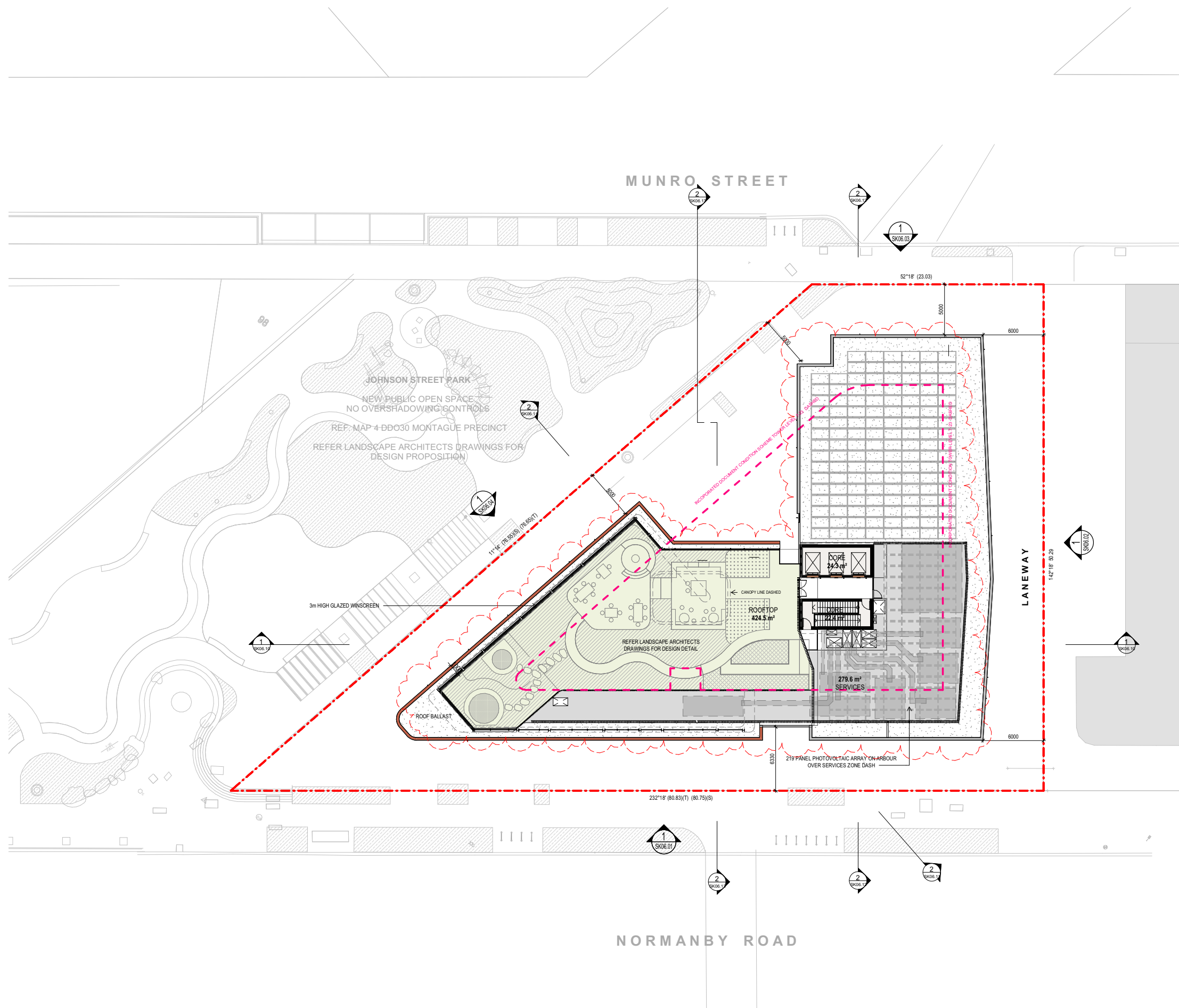
Project to meet the requirements of the corresponding conditions of the Incorporated Document relating to:

- Facade Strategy
- External Reflectivity
- Landscaping and Public Realm
- Traffic, Parking & Loading
- Laneway
- Waste Management Plan
- Noise Attenuation
- Amenity Impact Report
- Wind Assessment
- Melbourne Water
- Environmentally Sustainable Design, WSUD, Green Star and Third Pipe

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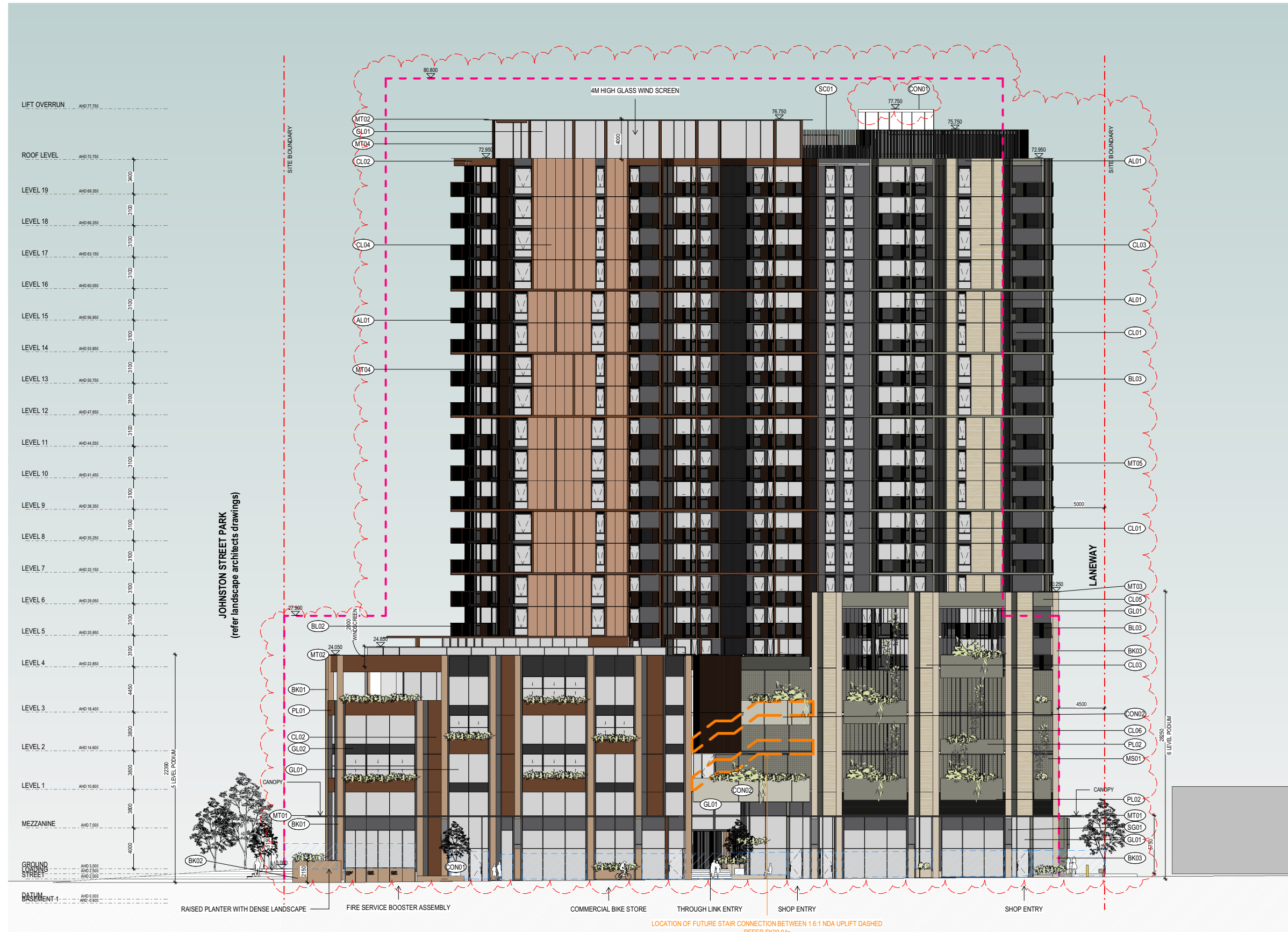
Rev	Date	Description
1	26.04.22	Town Planning
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Drawing Title
 PLANS - ROOF

Status
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Project No 2553
Drawing No SK02.09
Revision 2

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MATERIAL LEGEND	
MARK	DESCRIPTION
AL01	ALUMINIUM WINDOW FRAMES AND SHROUD_CHARCOAL
BK01	BRICKSNAP CLAD PRECAST_LIGHT TERRACOTTA SOLDIER
BK02	BRICK WALLS AND PLANTERS_LIGHT TERRACOTTA
BK03	BRICKSNAP CLAD PRECAST_WARM GREY SOLDIER
BK04	BRICK WALLS AND PLANTERS_WARM GREY
BL02	METAL FIN BALUSTRADE_TERRACOTTA
BL03	METAL FIN BALUSTRADE_GREY GREEN
CL01	METAL CLAD COMPOSITE PANEL_CHARCOAL
CL02	METAL CLAD COMPOSITE PANEL_TERRACOTTA
CL03	METAL CLAD COMPOSITE PANEL_WARM GREY
CL04	METAL CLAD COMPOSITE PANEL_LIGHT TERRACOTTA
CL05	METAL CLAD COMPOSITE PANEL_GREY GREEN
CL06	METAL CLAD COMPOSITE PANEL_DARK GREY GREEN
CON01	CONCRETE - BRIGHTON LIGHT
CON02	CONCRETE - APPLIED NAWKAW FINISH - (TINT TO MATCH CL03)
GL01	CLEAR GLAZING
GL02	GLAZED SPANDREL PANEL_CHARCOAL (TINT TO MATCH CL01)
GL03	GLAZED SPANDREL PANEL_DARK GREY GREEN (TINT TO MATCH CL06)
MS01	EXPANDED MESH SCREEN_GREY GREEN
MT01	CANOPY, SCREENS AND SHROUDS_CHARCOAL
MT02	CANOPY, SCREENS AND SHROUDS_TERRACOTTA
MT03	CANOPY, SCREENS AND SHROUDS_GREY GREEN
MT04	METAL PFC DETAIL_TERRACOTTA
MT05	METAL PFC DETAIL_GREY GREEN
PL01	FORMED METAL PLANTER BOXES_TERRACOTTA
PL02	FORMED METAL PLANTER BOXES_GREY GREEN
PT01	PAINTED SLAB EDGE_CHARCOAL
PV01	STONE PAVING
SC01	ALUMINIUM SCREEN AND LOUVRES_CHARCOAL
SG01	FORMED METAL SIGNAGE ELEMENT_CHARCOAL
SS01	STAINLESS STEEL PLANTER CABLES
TMO1	TIMBER ELEMENTS TO GROUND PLANE - SHOPFRONT DOOR HARDWARE, SEATING ELEMENTS ETC.

GLAZING NOTE
 GLAZING TO MEET PERFORMANCE REQUIREMENTS AS PER ESD AND ACOUSTIC REPORTS TYPICALLY

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1	26.04.22	Town Planning
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Drawing Title
ELEVATIONS

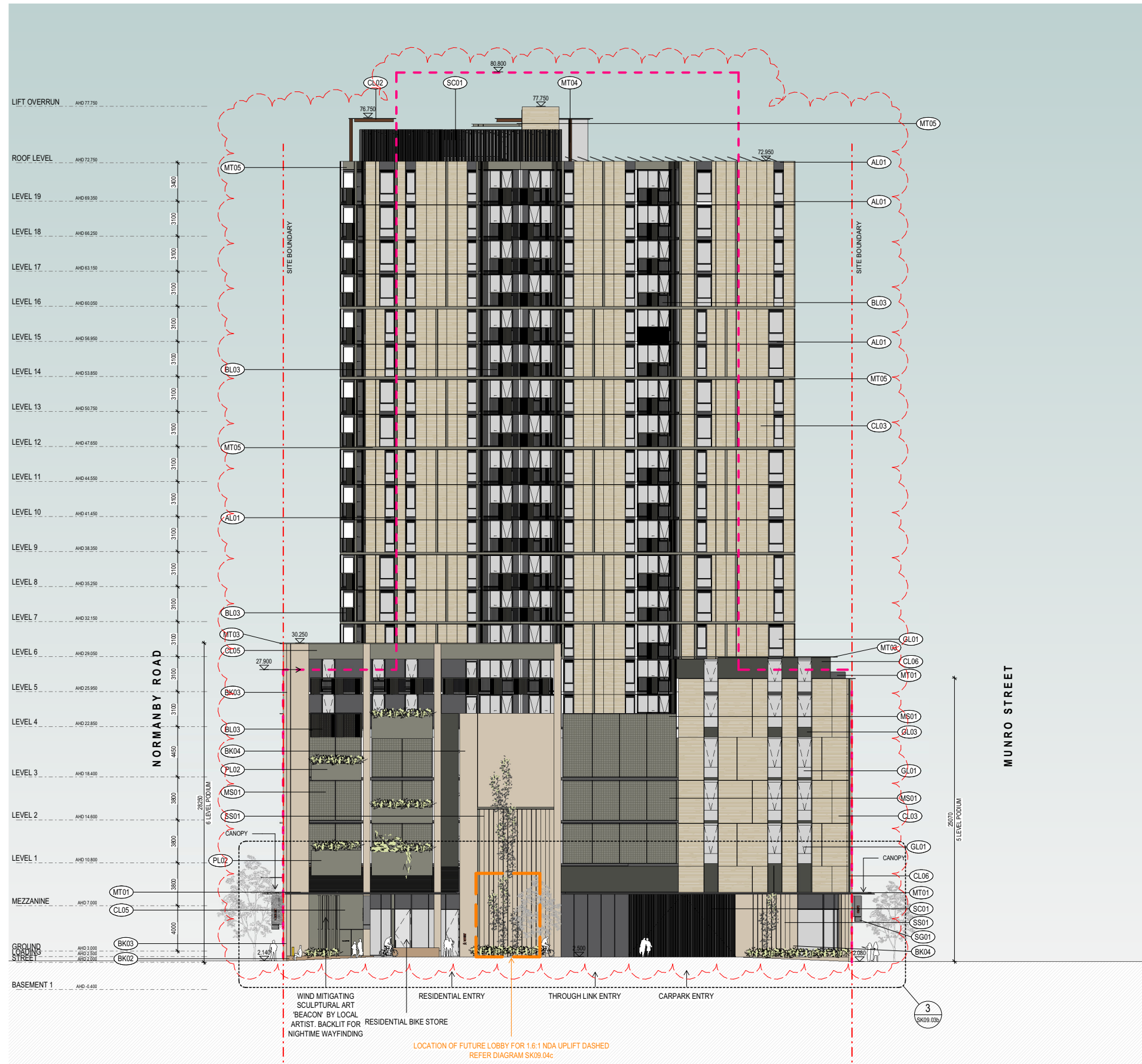
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Project No
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Drawing No
 SK06.01

Revision
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ELEVATION - LANEWAY

MATERIAL LEGEND	
MARK	DESCRIPTION
AL01	ALUMINIUM WINDOW FRAMES AND SHROUD_CHARCOAL
BK01	BRICKSNAP CLAD PRECAST_LIGHT TERRACOTTA SOLDIER
BK02	BRICK WALLS AND PLANTERS_LIGHT TERRACOTTA
BK03	BRICKSNAP CLAD PRECAST_WARM GREY SOLDIER
BK04	BRICK WALLS AND PLANTERS_WARM GREY
BL02	METAL FIN BALUSTRADE_TERRACOTTA
BL03	METAL FIN BALUSTRADE_GREY GREEN
CL01	METAL CLAD COMPOSITE PANEL_CHARCOAL
CL02	METAL CLAD COMPOSITE PANEL_TERRACOTTA
CL03	METAL CLAD COMPOSITE PANEL_WARM GREY
CL04	METAL CLAD COMPOSITE PANEL_LIGHT TERRACOTTA
CL05	METAL CLAD COMPOSITE PANEL_GREY GREEN
CL06	METAL CLAD COMPOSITE PANEL_DARK GREY GREEN
CON01	CONCRETE - BRIGHTON LIGHT
CON02	CONCRETE - APPLIED NAWKAW FINISH - (TINT TO MATCH CL03)
GL01	CLEAR GLAZING
GL02	GLAZED SPANDREL PANEL_CHARCOAL (TINT TO MATCH CL01)
GL03	GLAZED SPANDREL PANEL_DARK GREY GREEN (TINT TO MATCH CL06)
MS01	EXPANDED MESH SCREEN_GREY GREEN
MT01	CANOPY, SCREENS AND SHROUDS_CHARCOAL
MT02	CANOPY, SCREENS AND SHROUDS_TERRACOTTA
MT03	CANOPY, SCREENS AND SHROUDS_GREY GREEN
MT04	METAL PFC DETAIL_TERRACOTTA
MT05	METAL PFC DETAIL_GREY GREEN
PL01	FORMED METAL PLANTER BOXES_TERRACOTTA
PL02	FORMED METAL PLANTER BOXES_GREY GREEN
PT01	PAINTED SLAB EDGE_CHARCOAL
PV01	STONE PAVING
SC01	ALUMINIUM SCREEN AND LOUVRES_CHARCOAL
SG01	FORMED METAL SIGNAGE ELEMENT_CHARCOAL
SS01	STAINLESS STEEL PLANTER CABLES
TM01	TIMBER ELEMENTS TO GROUND PLANE -SHOPFRONT DOOR HARDWARE, SEATING ELEMENTS ETC.

GLAZING NOTE
 GLAZING TO MEET PERFORMANCE REQUIREMENTS AS PER ESD AND ACOUSTIC REPORTS TYPICALLY

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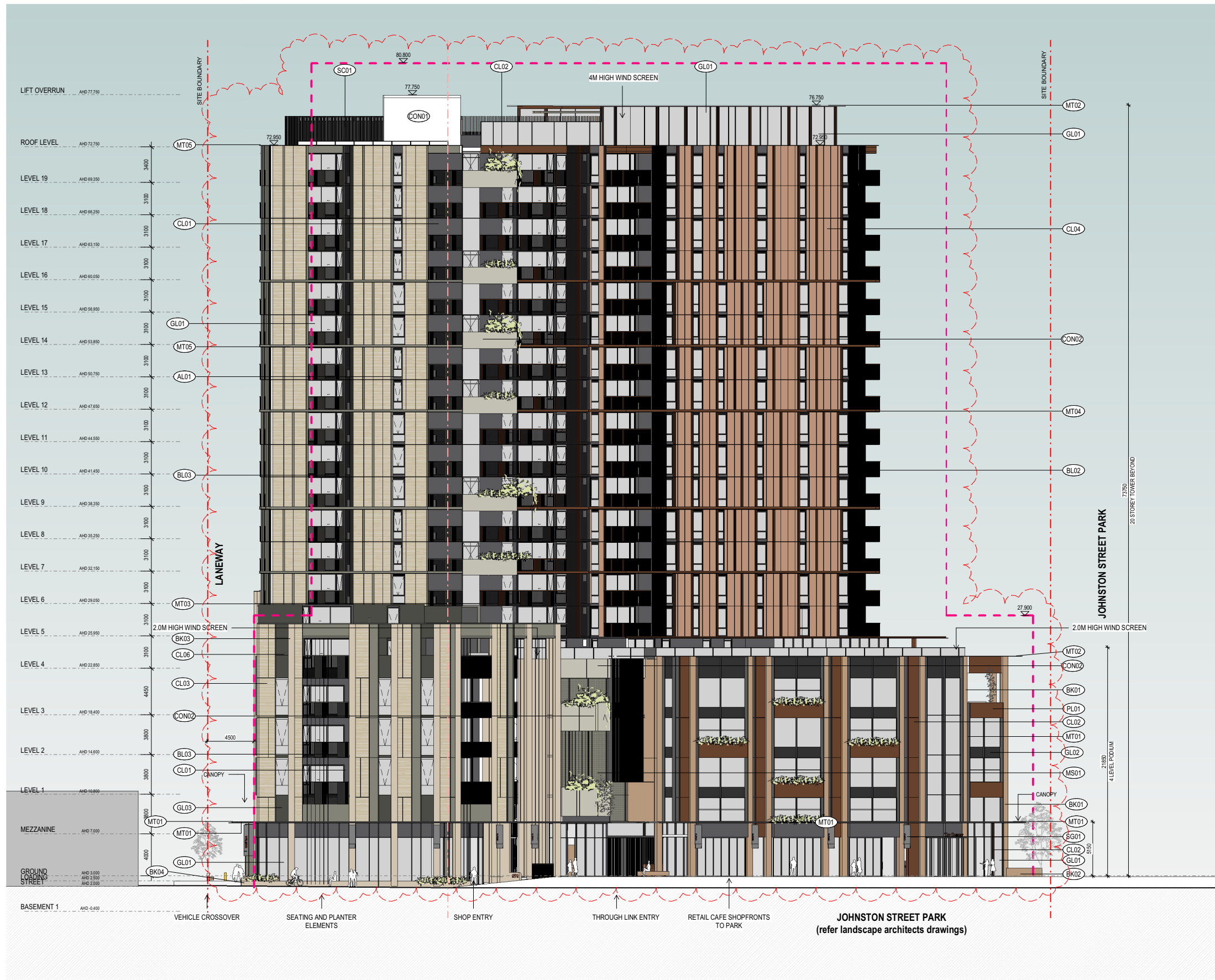
Drawing Title
 ELEVATIONS

Status
 TOWN PLANNING

Project No
 2553

Drawing No
 SK06.02

Revision
 3



MATERIAL LEGEND	
MARK	DESCRIPTION
AL01	ALUMINIUM WINDOW FRAMES AND SHROUD_CHARCOAL
BK01	BRICKSNAP CLAD PRECAST_LIGHT TERRACOTTA SOLDIER
BK02	BRICK WALLS AND PLANTERS_LIGHT TERRACOTTA
BK03	BRICKSNAP CLAD PRECAST_WARM GREY SOLDIER
BK04	BRICK WALLS AND PLANTERS_WARM GREY
BL02	METAL FIN BALUSTRADE_TERRACOTTA
BL03	METAL FIN BALUSTRADE_GREY GREEN
CL01	METAL CLAD COMPOSITE PANEL_CHARCOAL
CL02	METAL CLAD COMPOSITE PANEL_TERRACOTTA
CL03	METAL CLAD COMPOSITE PANEL_WARM GREY
CL04	METAL CLAD COMPOSITE PANEL_LIGHT TERRACOTTA
CL05	METAL CLAD COMPOSITE PANEL_GREY GREEN
CL06	METAL CLAD COMPOSITE PANEL_DARK GREY GREEN
CON01	CONCRETE - BRIGHTON LIGHT
CON02	CONCRETE - APPLIED NAWKAW FINISH - (TINT TO MATCH CL03)
GL01	CLEAR GLAZING
GL02	GLAZED SPANDREL PANEL_CHARCOAL (TINT TO MATCH CL01)
GL03	GLAZED SPANDREL PANEL_DARK GREY GREEN (TINT TO MATCH CL06)
MS01	EXPANDED MESH SCREEN_GREY GREEN
MT01	CANOPY, SCREENS AND SHROUDS_CHARCOAL
MT02	CANOPY, SCREENS AND SHROUDS_TERRACOTTA
MT03	CANOPY, SCREENS AND SHROUDS_GREY GREEN
MT04	METAL PFC DETAIL_TERRACOTTA
MT05	METAL PFC DETAIL_GREY GREEN
PL01	FORMED METAL PLANTER BOXES_TERRACOTTA
PL02	FORMED METAL PLANTER BOXES_GREY GREEN
PT01	PAINTED SLAB EDGE_CHARCOAL
PV01	STONE PAVING
SC01	ALUMINIUM SCREEN AND LOUVRES_CHARCOAL
SG01	FORMED METAL SIGNAGE ELEMENT_CHARCOAL
SS01	STAINLESS STEEL PLANTER CABLES
TM01	TIMBER ELEMENTS TO GROUND PLANE -SHOPFRONT DOOR HARDWARE, SEATING ELEMENTS ETC.

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1	26.04.22	Town Planning
2	02.08.22	Planning RFI Response
3	12.08.22	Planning RFI Response - Addendum 1

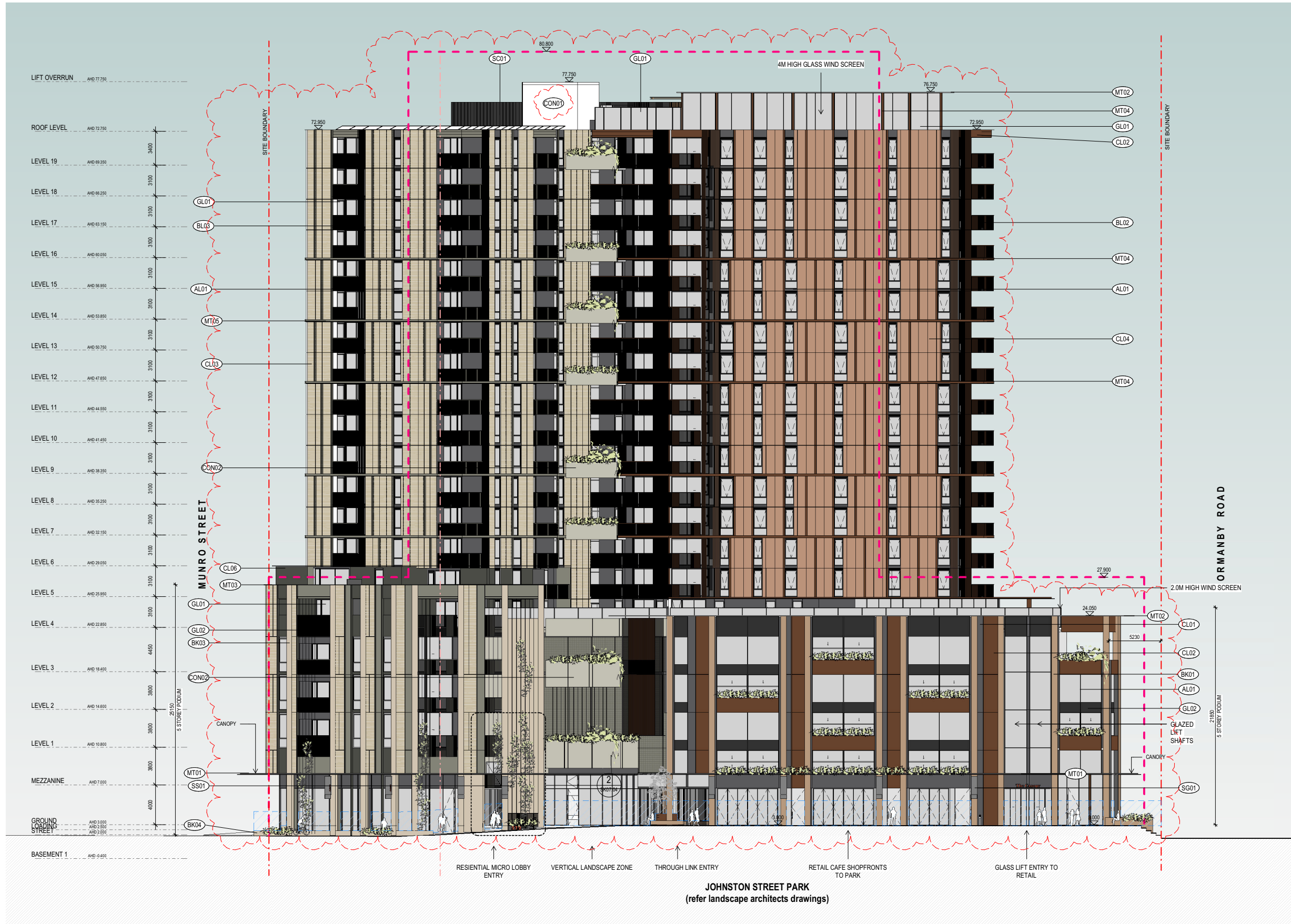
Drawing Title
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Status
 TOWN PLANNING

Project No
 2553

Drawing No
 SK06.03

Revision
 3



MATERIAL LEGEND	
MARK	DESCRIPTION
AL01	ALUMINIUM WINDOW FRAMES AND SHROUD_CHARCOAL
BK01	BRICKSNAP CLAD PRECAST_LIGHT TERRACOTTA SOLDIER
BK02	BRICK WALLS AND PLANTERS_LIGHT TERRACOTTA
BK03	BRICKSNAP CLAD PRECAST_WARM GREY SOLDIER
BK04	BRICK WALLS AND PLANTERS_WARM GREY
BL02	METAL FIN BALUSTRADE_TERRACOTTA
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SG01	FORMED METAL SIGNAGE ELEMENT_CHARCOAL
SS01	STAINLESS STEEL PLANTER CABLES
TM01	TIMBER ELEMENTS TO GROUND PLANE -SHOPFRONT DOOR HARDWARE, SEATING ELEMENTS ETC.

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2	02.08.22	Planning RFI Response
3	12.08.22	Planning RFI Response - Addendum 1

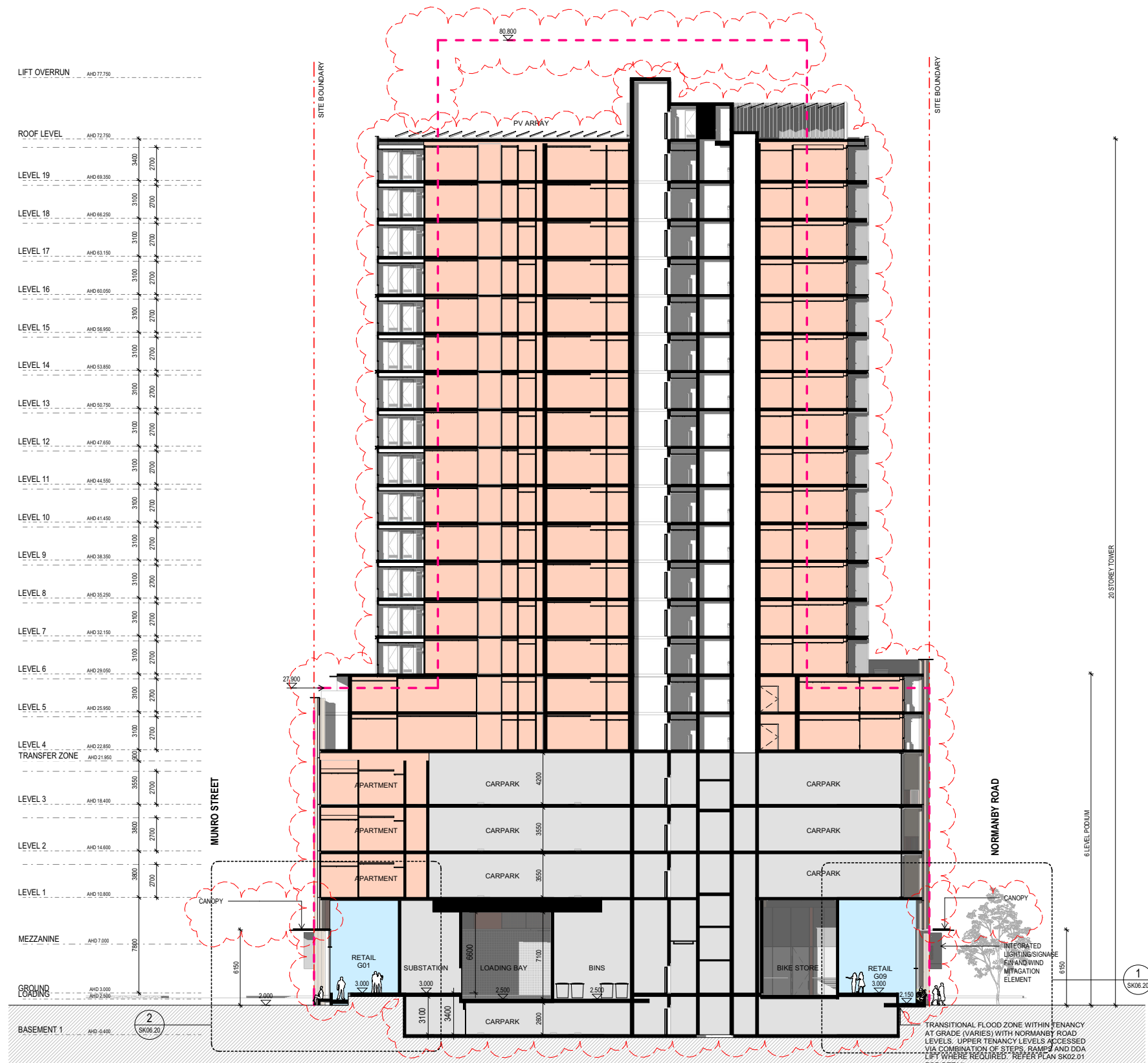
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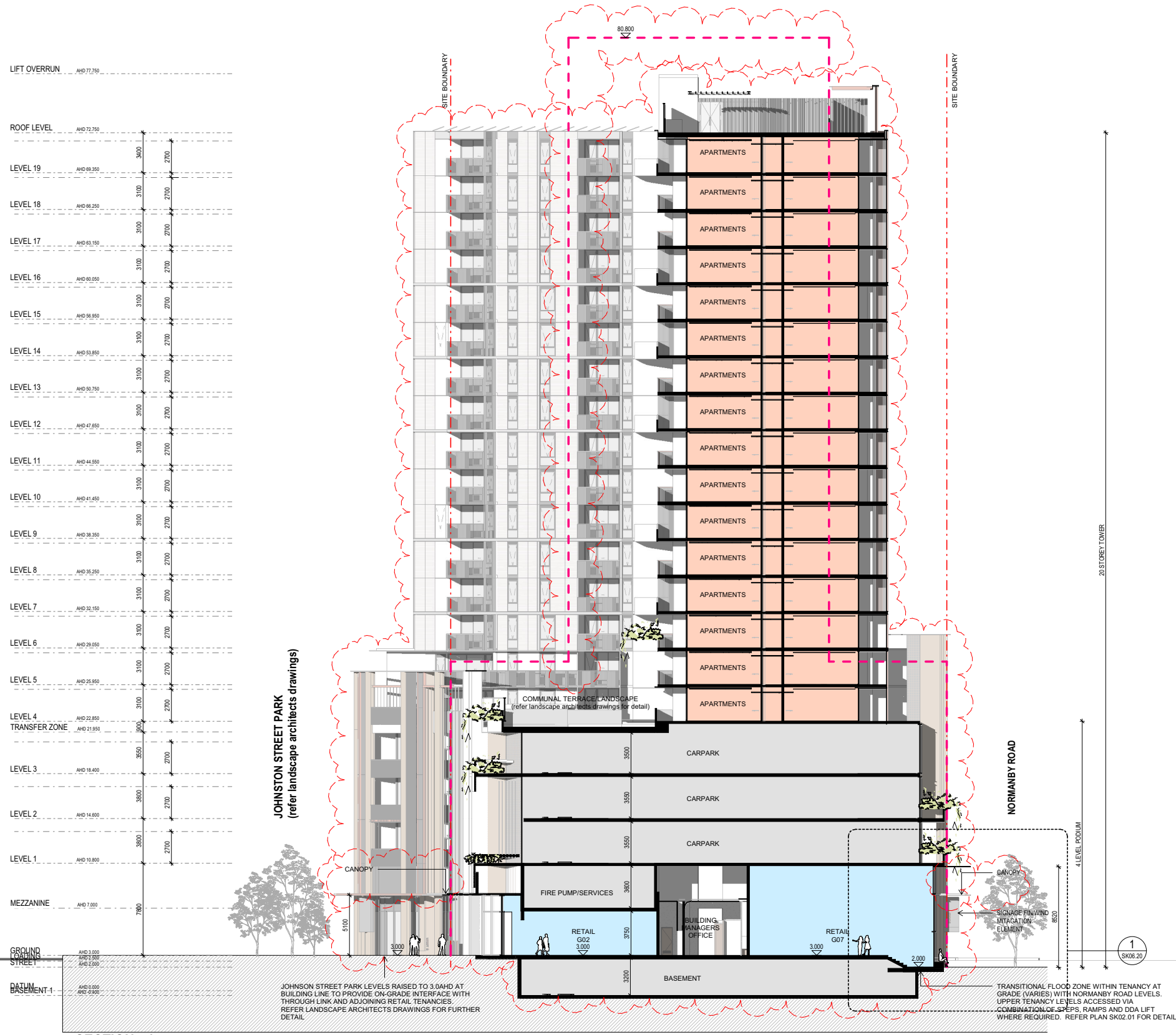
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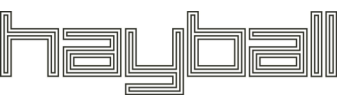
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Project No 2553
Drawing No SK06.13
Revision 2