



ABN 48 612 666 172

Sydney | Brisbane | Melbourne

Level 23, 101 Miller St
North Sydney NSW 2060

PO Box 3
North Sydney NSW 2059
Ph (02) 94371000

7 February 2022

Billbergia

Suite 101, 25 Angas Street,

Meadowbank NSW 2114

Acoustic Statement for Ventilation to Apartments

JOB NUMBER: 200413

REVISION NO.: [A]

SUBJECT PREMISES : 26-42 Eden St & 161-179 Princes Hwy, Arncliffe

This acoustic statement has been prepared in response to the DPIE feedback which has been received regarding ventilation solutions to noise affected apartments and the cross ventilation design for the development.

At the time of this letter, the number of affected apartments is based on preliminary assessments conducted within the Noise & Vibration Impact Assessment SSDA by Stantec (23/06/21). Further detailed modelling will be conducted based on updated architectural documentation and factoring in façade detailing. This will likely reduce the number of noise affected apartments.

As the development is subject to the provisions of the SEPP (Infrastructure) 2007, the DoP Development Near Rail Corridors and Busy Roads – Interim Guideline has been applied. The requirement of the DoP Guideline is to assess whether apartments can open windows to achieve natural ventilation, and meet the internal noise criteria. Where this cannot be achieved, an alternative means of ventilation is to be provided in accordance with the NCC. The apartments which have been identified in JHA Markup 220204-MechanicalVentilation-SM require mechanical ventilation in accordance with the NCC to satisfy the requirements of the DoP Interim Guideline.

The ADG requires that apartments be cross ventilated. There is no acoustic requirement or criteria for a cross ventilated scenario in apartments, however there will be measures explored in order to improve the amenity of the cross ventilated apartments which are located in regions of high noise levels. Measures will include maximising the use of corner apartments utilising lower noise affected facades, the use of balconies which will provide noise attenuation, and the use of sliding window/door orientations which are less exposed to traffic noise. For the highest noise affected apartments along the Princes Highway, additional measures can be explored such as the use of winter gardens with soffit absorption, and exploring the possibility of acoustic plenums integrated into the winter gardens. This provision for the winter garden design will consider the following:

- Offsetting the openings between winter garden external openings and the interior openings such as to maximise the distance between openings as well as including a change in direction such as to maximise the noise attenuation;
- Winter garden finishes such as soffit absorption to provide sound absorption
- Consider the provision of an acoustic plenum (if required) to further attenuate the apartments with the highest noise sensitivity (those apartments closest to the Princes Highway).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Matthews', written on a light gray rectangular background.

Sean Matthews

Senior Acoustics Engineer



1 UPPER GROUND
1: 250

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
5	ISSUED FOR INFORMATION	01/12/2020			
6	ISSUED FOR INFORMATION	05/02/2021			
7	ISSUED FOR INFORMATION	02/03/2021			
8	ISSUED FOR INFORMATION	08/03/2021			
9	ISSUED FOR INFORMATION	19/03/2021			
10	ISSUED FOR GANSW 03	24/03/2021			
11	ISSUED FOR INFORMATION	07/04/2021			
12	ISSUED FOR CONSULTANTS	16/04/2021			
13	ISSUED FOR CONSULTANTS	10/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR DA	24/06/2021			

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Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
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Client
Billbergia Group Pty Ltd
Suite 101, 25 Angus St,
Meadowbank, NSW, 2114

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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 60 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
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nom architect Lisa-Maree Carrigan 7568

Bedrooms and living areas requiring mechanical ventilation to NCC requirements

Bedrooms (only) requiring mechanical ventilation to the NCC requirements

Eden Street Arcade

UPPER GROUND LEVEL

Drawing Title

Verified PDS Approved LMC

Drawing Created (date) Drawing Created (by) JK, SM, AR, AO, AF

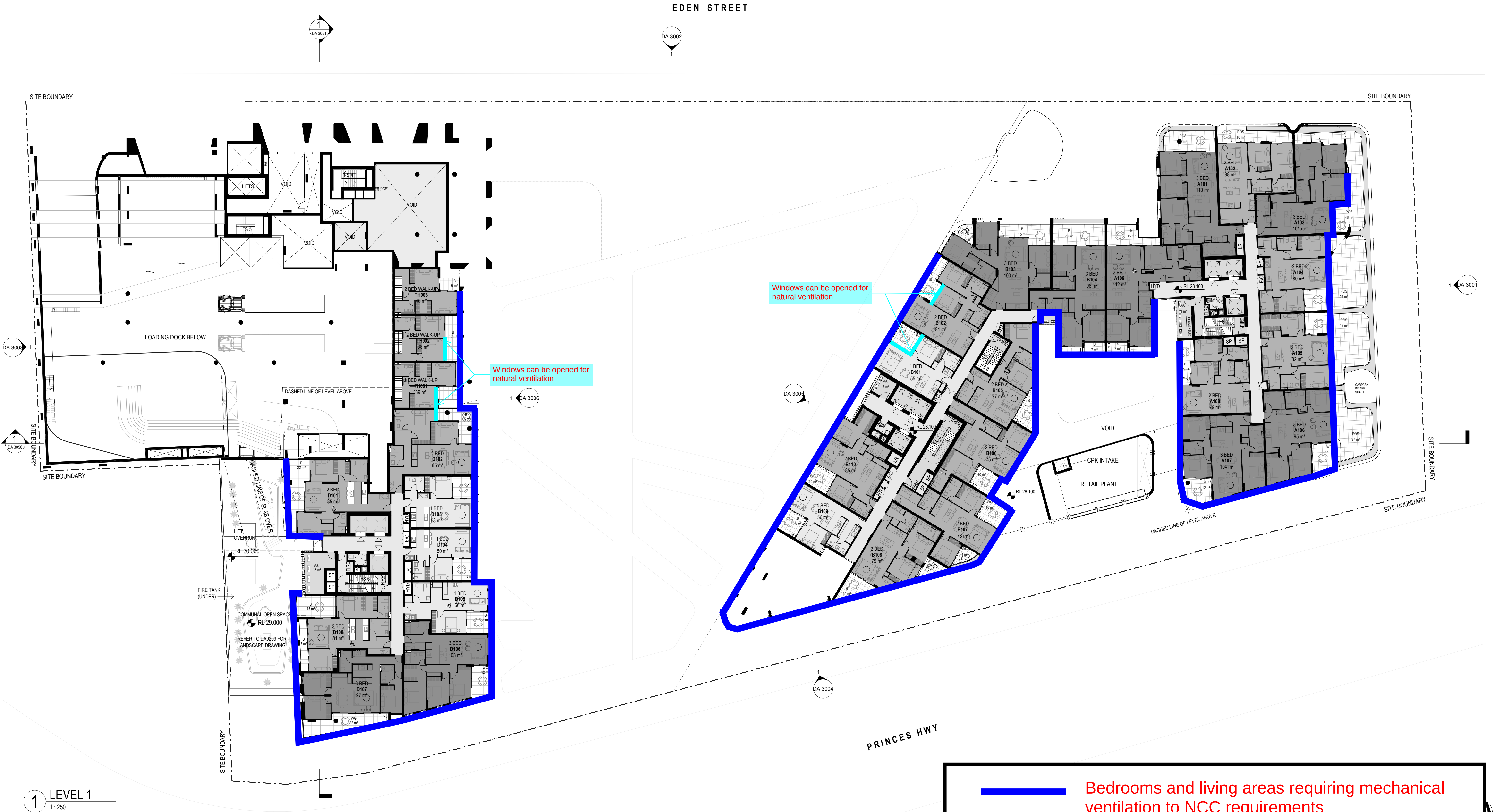
Scale Project No Drawing No Issue

1: 250 180319 DA 2005 B

22/10/2020

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7	ISSUED FOR INFORMATION	08/03/2021			
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9	ISSUED FOR INFORMATION	07/04/2021			
10	ISSUED FOR CONSULTANTS	16/04/2021			
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A	ISSUED FOR DA	28/05/2021			
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Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant
TTW

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
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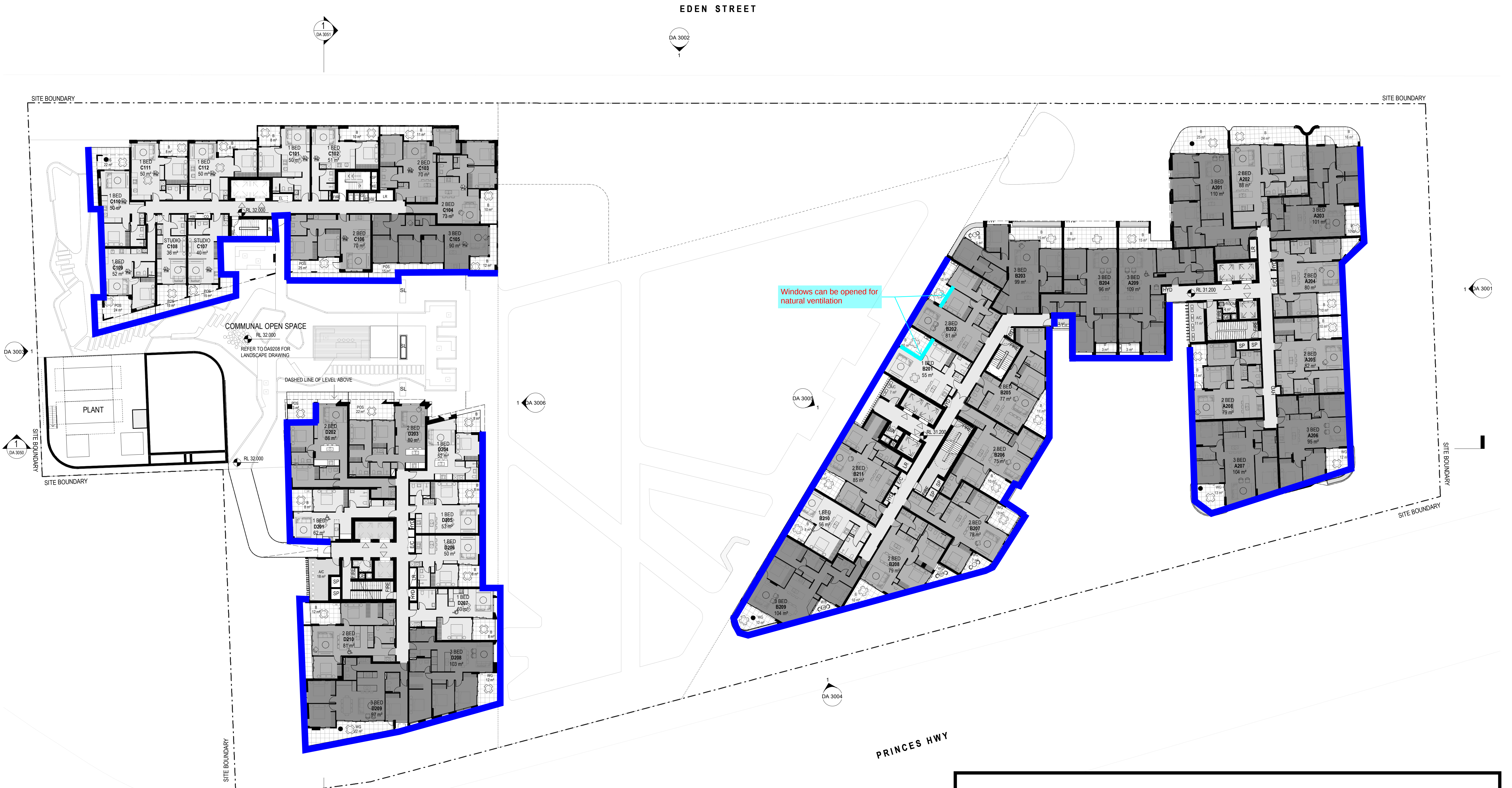
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Eden Street Apartment					Verified			
LEVEL 1					PDS	Approved	LMC	
Drawing Title					Drawing Created (date)			
					Drawing Created (by) JK, SM, AR, AO, AF			
					22/10/2020			
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					1 : 250	180319	DA 2006	B

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1 GA - LV 2
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B	ISSUED FOR DA	01/07/2021

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Level 6, 73 Miller Street, North Sydney
NSW 2060
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Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060

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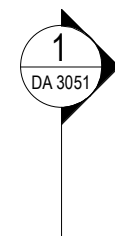
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Level 7, 80 William St East Sydney NSW
Australia, 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Bedrooms and living areas requiring mechanical ventilation to NCC requirements

Bedrooms (only) requiring mechanical ventilation to the NCC requirements

Eden Street Apartment			
Verified	PDS	Approved	LMC
Drawing Created (date)			
Drawing Created (by) JK, SM, AR, AO, AF			
12/02/20			
Scale	Project No	Drawing No	Issue
1:250	180319	DA 2007	B

DA 3002
1



Windows can be opened for natural ventilation

LEVEL 3-5
1 : 250

PRINCES HWY

Bedrooms and living areas requiring mechanical ventilation to NCC requirements

Bedrooms (only) requiring mechanical ventilation to the NCC requirements

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9	ISSUED FOR CONSULTANTS	10/05/2021			
A	ISSUED FOR DA	28/05/2021			

Amendments		
Issue	Description	Date

Consultant	
Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060	TW
Consultant	
Mechanical / Acoustic / Fire Engineer Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065	STANTEC
Consultant	
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angus St,
Meadowbank, NSW, 2114

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

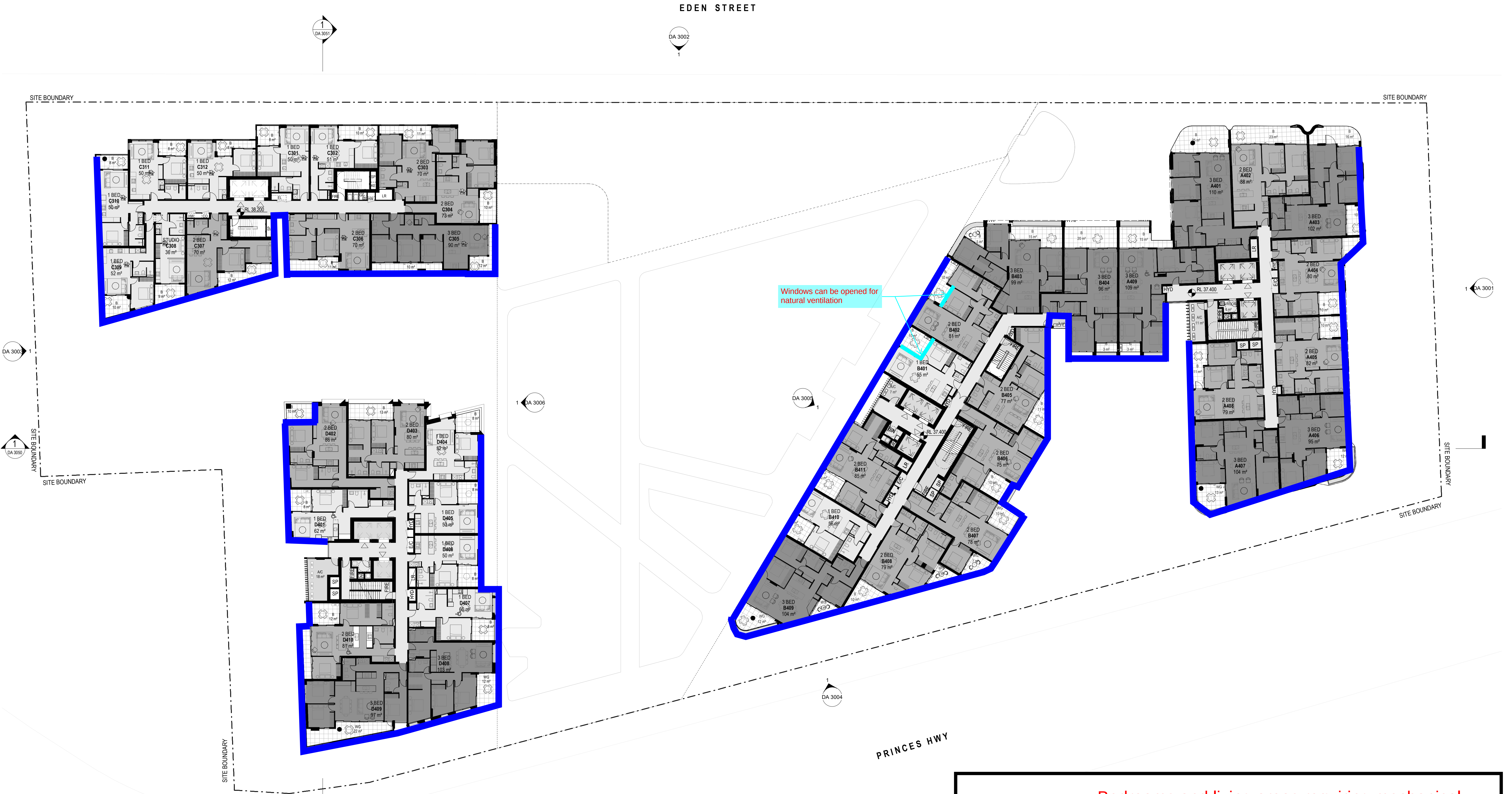
~~Eden Street Anticline~~

Level 3

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A	ISSUED FOR DA	28/05/2021			

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant

TTW

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
Consultant

STANTEC

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060

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Client

Billbergia Group Pty Ltd
Suite 101, 25 Angus St,
Meadowbank, NSW, 2114

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Level 7, 60 William St East Sydney NSW
Australia 2011
www.groupgsa.com

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nom architect Lisa-Maree Carrigan 7568

Bedrooms and living areas requiring mechanical ventilation to NCC requirements

Bedrooms (only) requiring mechanical ventilation to the NCC requirements

Eden Street Apartment

Level 4

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A	ISSUED FOR DA	28/05/2021			

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant

TTW

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
Consultant

STANTEC

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060

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Australia, 2011
www.groupgsa.com

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Eden Street Apartment				Level 5			
Verified	PDS	Approved	LMC	Drawing Title	Drawing Created (date)	Drawing Created (by)	JK, SM, AR, AO, AF
							03/08/21
Scale	Project No	Drawing No	Issue				
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DA 3002



Bedrooms (only) requiring mechanical ventilation to the NCC requirements

Amendments		
Issue	Description	Date

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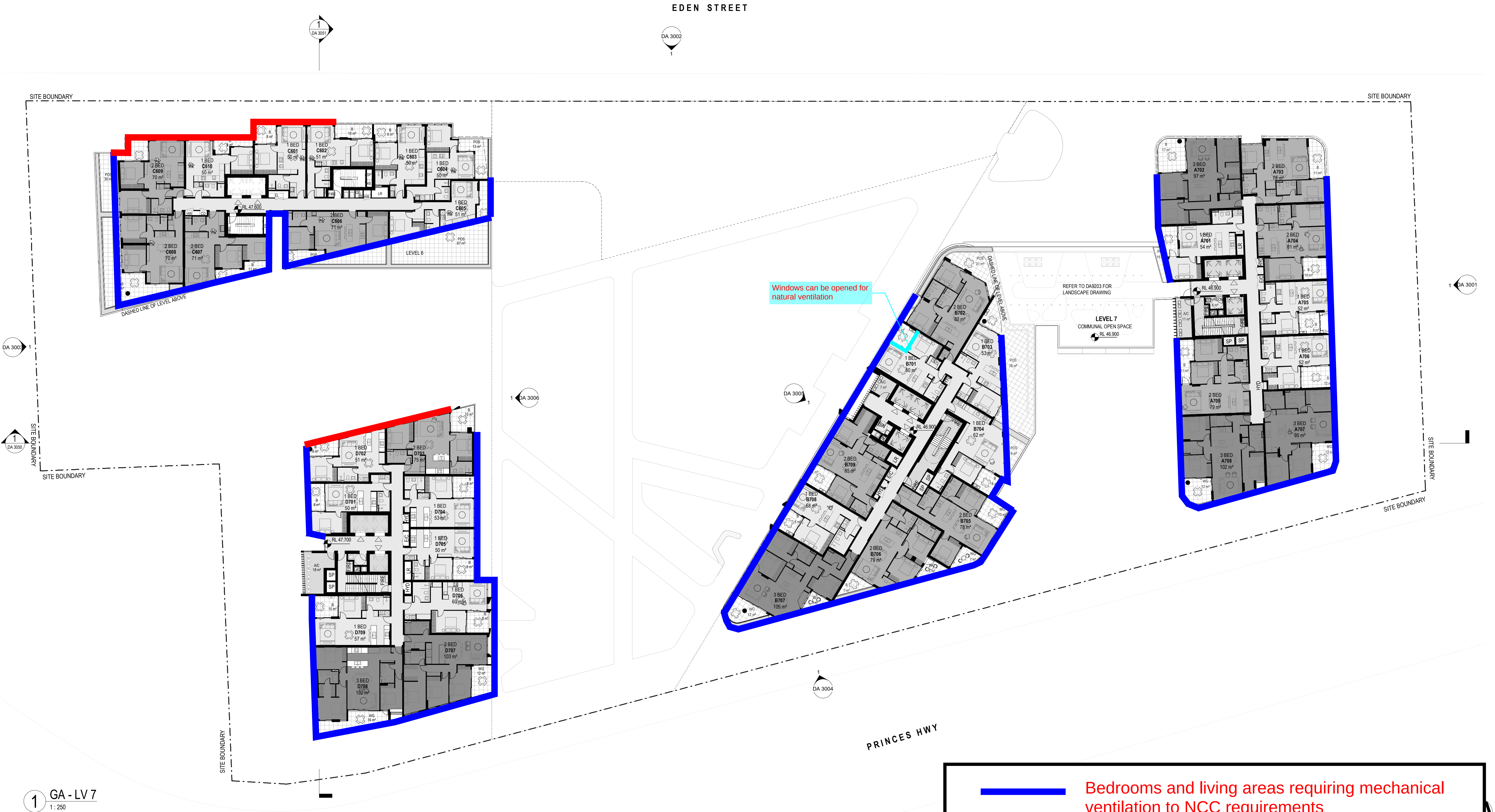
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1 : 250 180319 DA 2011 A



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2	ISSUED FOR INFORMATION	07/04/2021			
3	ISSUED FOR CONSULTANTS	16/04/2021			
4	ISSUED FOR CONSULTANTS	10/05/2021			
A	ISSUED FOR DA	28/05/2021			

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Structural Engineer / Civil

Level 6, 73 Miller Street, North Sydney

NSW 2060

Consultant

Mechanical / Acoustic / Fire Engineer

Level 6, Building B, 207 Pacific Highway

St Leonards NSW 2065

Consultant

Hydraulics

Level 23, 101 Miller Street, North Sydney,

NSW 2060

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Client

Billbergia Group Pty Ltd

Suite 101, 25 Angus St,

Meadowbank, NSW, 2114

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Eden Street Apartment

Level 7

GROUP GSA

Eden Street Apartment

Level 7

Group GSA Pty Ltd ABN 76 002 113 779

Level 7, 60 William St East Sydney NSW

Australia 2011

www.groupgsa.com

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Eden Street Apartment

Level 7

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Drawing Created (date)	Drawing Created (by)	JK, SM, AR, AO, AF	
12/08/20			
Scale	Project No	Drawing No	Issue
1:250	180319	DA 2012	A



- Bedrooms and living areas requiring mechanical ventilation to NCC requirements
- Bedrooms (only) requiring mechanical ventilation to the NCC requirements

Amendments			Amendments		
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10	ISSUED FOR CONSULTANTS	10/05/2021			
A	ISSUED FOR DA	28/05/2021			

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Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
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Meadowbank, NSW, 2114

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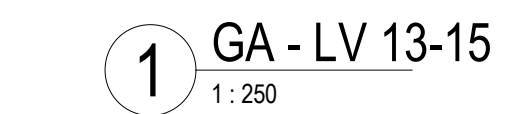
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Eden Street Apartment

Level 8-12

Verified	PDS	Approved	LMC
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22/10/2020			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2013	A

DA 3002
1



PRINCES HWY

Bedrooms (only) requiring mechanical ventilation to the NCC requirements

Amendments		
Issue	Description	Date

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DA 3002
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Amendments			Amendments		
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Consultant	
Mechanical / Acoustic / Fire Engineer Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065	STANTEC
Consultant	
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angus St,
Meadowbank, NSW, 2114



GROUP USA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458
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~~Eden Street Anticline~~

Level 16-17

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22/10/2020			
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1 : 250	180319	DA 2021	A

DA 3002
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Windows can be opened for natural ventilation

GA - LV 18
1 : 250

Amendments			Amendments		
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Consultant	
Mechanical / Acoustic / Fire Engineer Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065	STANTEC
Consultant	
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	JHA

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~~Eden Street Anticline~~

Level 18

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Consultant
TTW

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St Leonards NSW 2065
Consultant
STANTEC

Hydraulics
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GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 60 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Bedrooms and living areas requiring mechanical ventilation to NCC requirements

Bedrooms (only) requiring mechanical ventilation to the NCC requirements

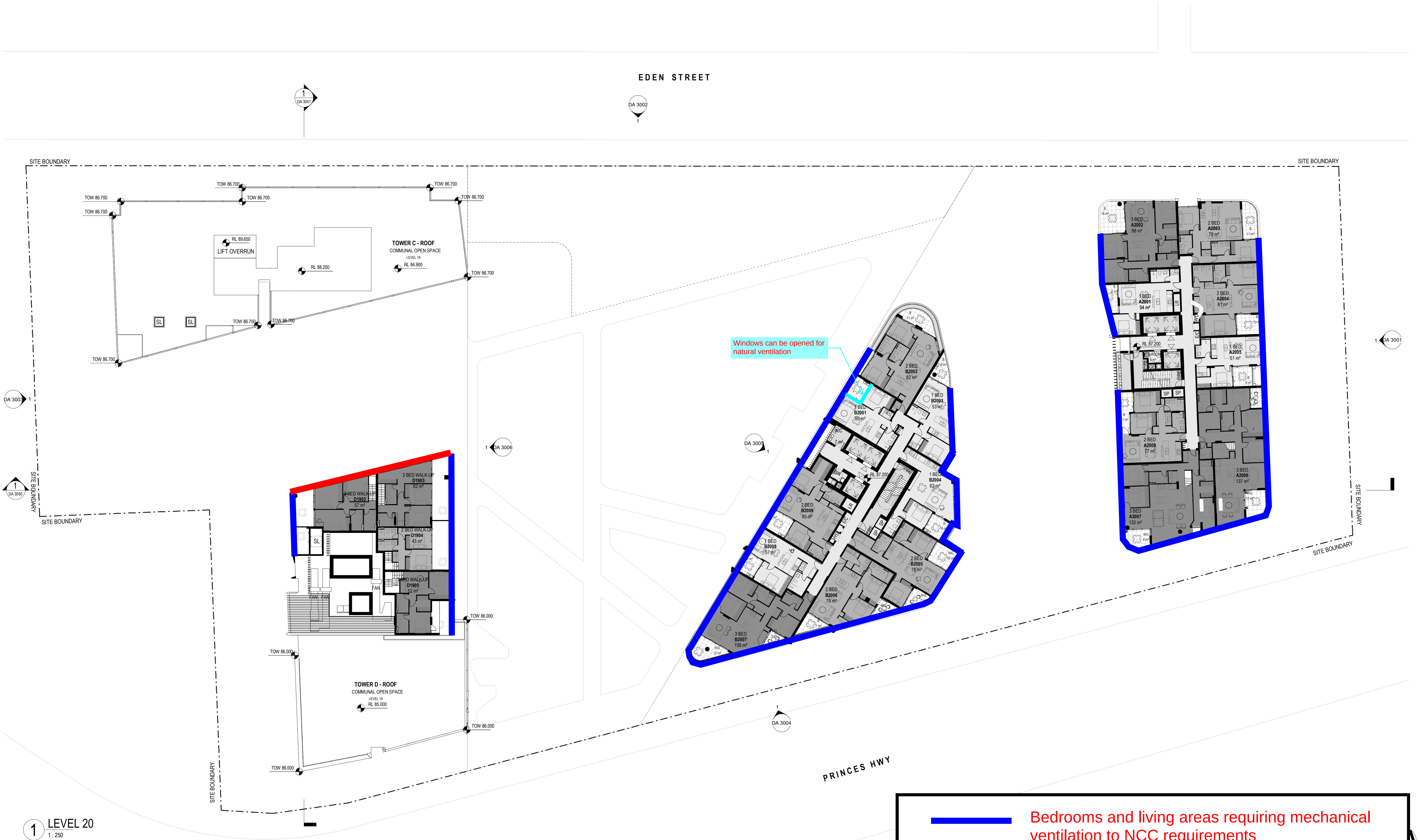
Eden Street Apartment

Level 19

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Verified	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by)	J.K. SM. AR. AO. AF	
22/10/2020			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2024	A

28-May-21 8:31:00 PM



Amendments		
Issue	Description	Date
1	ISSUED FOR CONSULTANTS	22/10/2020
2	ISSUED FOR PRE DA	29/10/2020
3	ISSUED FOR INFORMATION	05/11/2020
4	ISSUED FOR INFORMATION	12/11/2020
5	ISSUED FOR INFORMATION	01/12/2020
6	ISSUED FOR GANSW 03	08/03/2021
7	ISSUED FOR INFORMATION	24/03/2021
8	ISSUED FOR CONSULTANTS	07/04/2021
9	ISSUED FOR CONSULTANTS	16/04/2021
A	ISSUED FOR DA	10/05/2021
		28/05/2021

Amendments		
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3	ISSUED FOR INFORMATION	05/11/2020
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7	ISSUED FOR INFORMATION	24/03/2021
8	ISSUED FOR CONSULTANTS	07/04/2021
9	ISSUED FOR CONSULTANTS	16/04/2021
A	ISSUED FOR DA	10/05/2021
		28/05/2021

Consultant		
Structural Engineer / Civil	TTW	
Level 6, 73 Miller Street, North Sydney		
NSW 2060		
Consultant		
Mechanical / Acoustic / Fire Engineer	STANTEC	
Level 6, Building B, 207 Pacific Highway		
St Leonards NSW 2065		
Consultant		
Hydraulics	JHA	
Level 23, 101 Miller Street, North Sydney,		
NSW 2060		

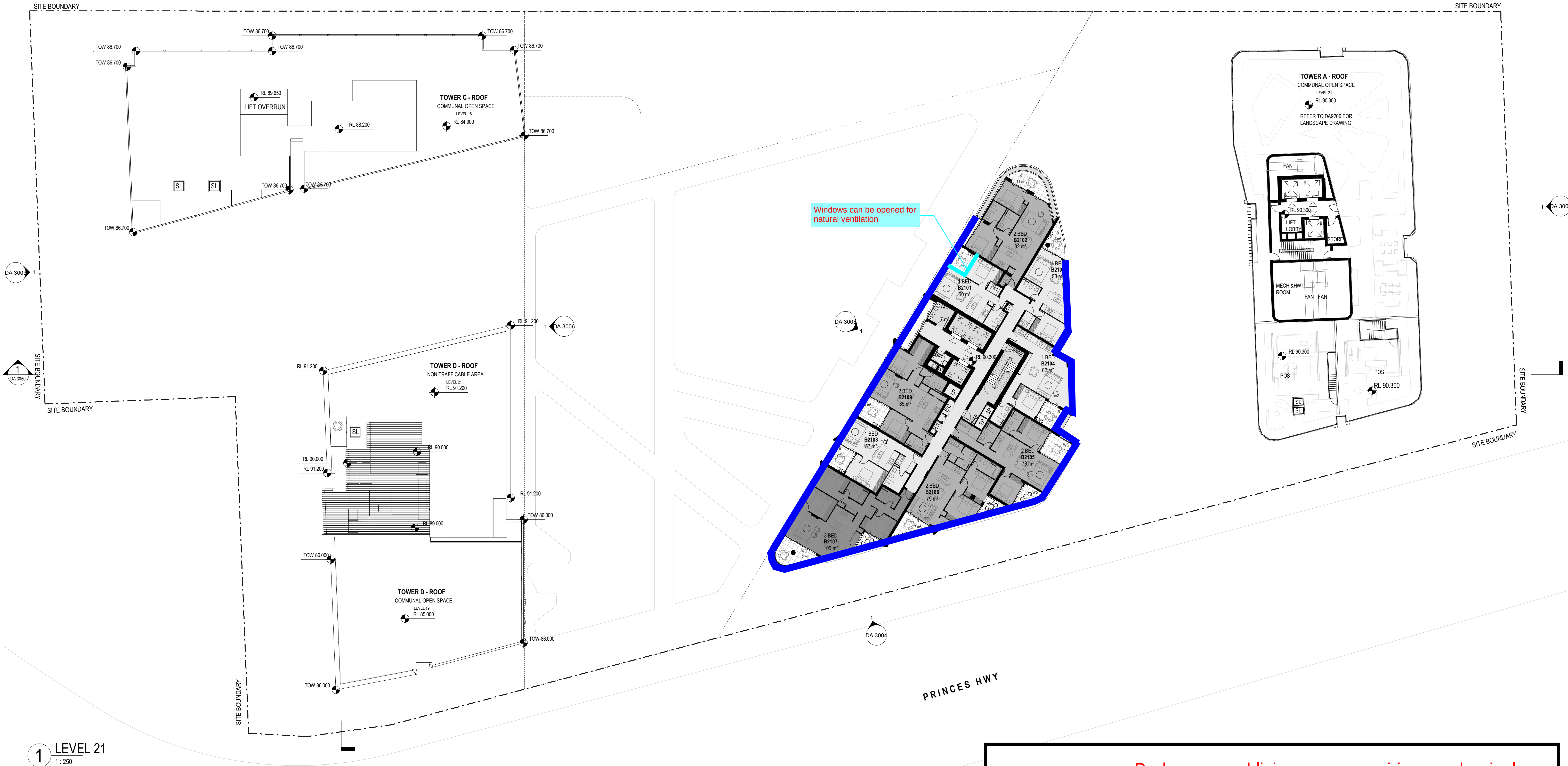
Client		
Billbergia Group Pty Ltd		
Level 7, 60 William St East Sydney NSW		
Australia 2011		
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Australia 2011		
www.groupgsa.com		
T +612 9361 4144 F +612 9332 3458		
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Eden Street Annexe		
Level 20		
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Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2025	A

EDEN STREET



1 LEVEL 21
1 : 250

- Bedrooms and living areas requiring mechanical ventilation to NCC requirements
- Bedrooms (only) requiring mechanical ventilation to the NCC requirements

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR CONSULTANTS	22/10/2020			
2	ISSUED FOR PRE DA	29/10/2020			
3	ISSUED FOR INFORMATION	05/11/2020			
4	ISSUED FOR INFORMATION	12/11/2020			
5	ISSUED FOR INFORMATION	01/12/2020			
6	ISSUED FOR GANSW 03	08/03/2021			
7	ISSUED FOR INFORMATION	24/03/2021			
8	ISSUED FOR CONSULTANTS	07/04/2021			
9	ISSUED FOR CONSULTANTS	16/04/2021			
A	ISSUED FOR DA	10/05/2021			
		28/05/2021			

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant
TTW
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
Consultant
STANTEC
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

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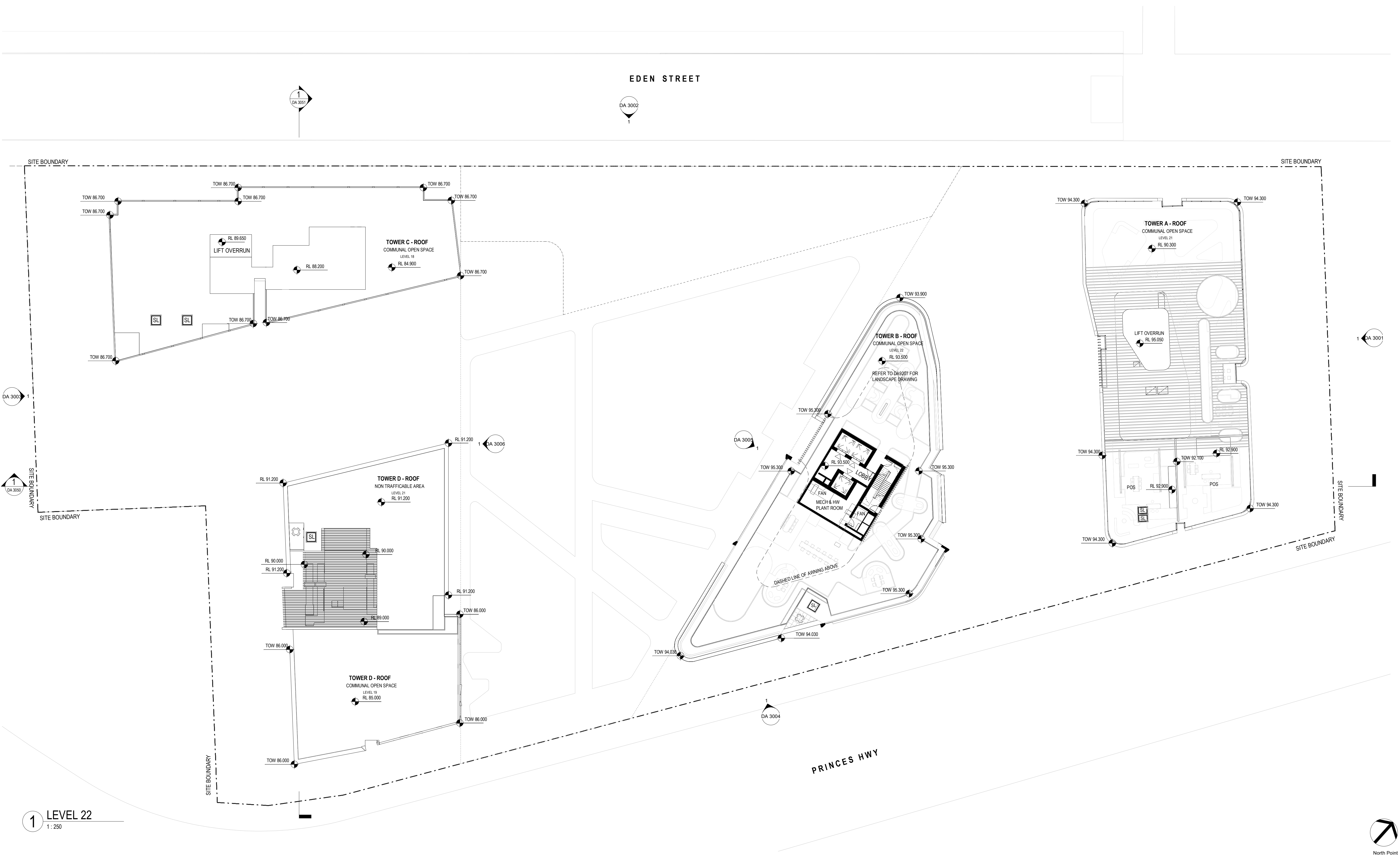
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 90 William St East Sydney NSW
Australia 2011
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T +612 9361 4144 F +612 9332 3458
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Eden Street Annexe

Level 21

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Drawing Created (date)	Drawing Created (by)	J.K. SM. AR. AO. AF	
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2026	A



Amendments		
Issue	Description	Date
-	ISSUED FOR INFORMATION	01/12/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR INFORMATION	07/04/2021
4	ISSUED FOR CONSULTANTS	16/04/2021
5	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021

Amendments		
Issue	Description	Date
-	ISSUED FOR INFORMATION	01/12/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR INFORMATION	07/04/2021
4	ISSUED FOR CONSULTANTS	16/04/2021
5	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021

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Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant
TTW
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
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STANTEC
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
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nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe
Drawing Title
Level 22 / Roof
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DA SUBMISSION				
Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, AO, AF	
				11/12/20
Scale	Project No	Drawing No	Issue	
1 : 250	180319	DA 2027	A	

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