

Preliminary Hydrogeological Assessment

2-30 Tempus Street, Rouse Hill, NSW

Final Report

P2410429JR02V03

June 2025

Prepared for Freecity Rouse Hill Development Pty Ltd

environmental science & engineering

Project Details

Report Title	Preliminary Hydrogeological Assessment: 2-30 Tempus Street, Rouse Hill, NSW
Client	Freecity Rouse Hill Development Pty Ltd
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Document History

Issue	Issue Date	Status	Description / Comment	Author(s)	Reviewer	Approved
1	28/01/2025	Draft	For Client Review	TR	BM	GT
2	20/02/2025	Final	For Submission	TR	BM	GT
3	13/03/2025	Draft	Updated SEARs	TR	BM	GT
4	21/03/2025	Final	Updated SEARs	TR	BM	GT
5	10/06/2025	Final	Updated Development Plans	TR	BM	GT

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Executive Summary

This Preliminary Hydrogeological Assessment has been prepared by Martens and Associates Pty Ltd to accompany a detailed State Significant Development Application (**SSDA**) for the mixed use development at 2-30 Tempus Street, Rouse Hill. The site is made up of one lot, being Lot 19 in DP 280013.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (SSD-76190964). The results of monitoring from the single installed groundwater monitoring well suggest that the proposed two-level basement excavation will not intercept groundwater.

The following conclusions are made from this assessment:

- Groundwater monitoring data indicated that the groundwater level at the Site is relatively consistent with reported levels between 39.05 mAHD and 39.24 mAHD during the monitoring period.
- Comparison of monitoring data to daily rainfall data indicates rainfall does not significantly increase groundwater level at the Site.
- Based on site plans, excavation required for basement construction is expected to be approximately 10.01 – 5.98 m across the Site, assuming for a 200 mm slab.
- Based on measured groundwater levels during the preliminary monitoring period (39.05 mAHD – 39.24 mAHD) groundwater is not expected to be intercepted during the proposed development construction.

While the available data indicates that groundwater is not expected to be encountered during future construction works, the assessment is based on a single monitoring well. To provide a more comprehensive understanding of groundwater conditions, it is recommended that:

- Two to three additional groundwater monitoring wells be installed at strategic locations across the site to improve spatial and hydrogeological coverage. Based on a two level basement, at least one investigation hole is to be drilled to 15 m below ground level.
- Monitoring of groundwater levels and quality be conducted at all wells over a minimum of three months to capture temporal variations.
- The results of the extended monitoring program be incorporated into an updated groundwater assessment report.

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Glossary of Terms

AS	Australian Standard
ASS	Acid sulfate soils
ASMP	Acidic soil management plan
ASSMAC	Acid Sulfate Soil Management Advisory Committee (1998)
ASSMP	Acid sulfate soil management plan
BH	Borehole
BoM	Bureau of Meteorology
CFA	Continuous flight auger
COPC	Chemical of potential concern
DA	Development application
DCP	Dynamic Cone Penetrometer
DP	Deposited Plan
DPIE	NSW Department of Planning, Industry and Environment
DSI	Detailed site investigation
EC	Electrical conductivity
IA	Investigation area
<i>k</i>	hydraulic conductivity
LEP	Local Environmental Plan
LGA	Local government area
MA	Martens & Associates Pty Ltd
mAHD	Metres, Australian height datum
mbgl	Metres, below ground level
MW	Groundwater monitoring well
NSW EPA	NSW Environmental Protection Authority
NSW HAPE	NSW Historical Air Photo Enhancement program
OSD	Onsite stormwater detention
PASS	Potential acid sulfate soil
SCr	Chromium reducible sulfur suite
SOFAC	Statement of Facts and Contentions
TAA	Actual acidity
TOC	Table of contents

1 Introduction

1.1 Overview

This report presents the findings of a Preliminary Hydrogeological Assessment (**PHA**) completed by Martens and Associates (**MA**) on behalf of Freecity Rouse Hill Development Pty Ltd (the **Client**), for a proposed mixed use development at 2-30 Tempus, Rouse Hill, NSW (the **Site**).

This report has been prepared to support a State Significant Development Application (**SSDA**) for a proposed multistorey mixed use development, with a two level basement.

The Site location is shown in Map 01, Appendix A.

1.2 SEARs

The project is to facilitate the delivery of high-quality, diverse housing and commercial floor space at a strategically located site. The proposal seeks to deliver a built form outcome that responds appropriately to its location at the edge of Rouse Hill Town Centre and adjacent to Rouse Hill Metro Station and that is consistent with the desired future character of Rouse Hill.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (**SEARs**) dated 30th September 2024 and issued for SSD-76190964. Specifically, this report has been prepared to respond to part of SEARs requirement issued below.

Table 1: Groundwater SEARs Requirements.

Item	Description of Requirement
13. Ground and Water Conditions	<ul style="list-style-type: none"> • Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the Site, including soil erosion, salinity and acid sulfate soils. • Provide a Surface and Groundwater Impact Assessment that assess potential impacts on: <ul style="list-style-type: none"> ○ Surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and water courses. ○ Groundwater resources in accordance with the <i>Groundwater Guidelines</i>.

It should be noted that this report only addresses the proposals impacts on groundwater resources and makes no assessment of surface water resources.

1.3 Proposed Development

1.3.1 Overview

The application seeks development consent for the development of an 11, 18 and 23 storey mixed use development at 2-30 Tempus Street, Rouse Hill. Specifically, the SSDA seeks development consent for:

Site preparation works including removal of temporary planting, bulk excavation and earthworks.

Construction and operation of an 11, 18 and 23 storey mixed use development, comprising:

- Consolidated podium comprising ground level lobby, retail and wellness tenancies, and two levels of commercial floor space above
- 216 co-living units within the 11-storey tower
- 332 build-to-rent units across the 18 and 23-storey towers, including 227 dual key units
- Rooftop internal and external amenity spaces on each tower to service the build-to-rent and co-living residents

Landscaping and public domain works, including:

- Retaining existing street trees
- Provision of a deep soil landscaped buffer zone along the rear boundary
- On-structure landscaping on each rooftop.

Construction and use of two basement levels, accessed from White Hart Drive, to accommodate:

- Approximately 120 car spaces
- Motorcycle and bicycle parking
- Loading dock facilities

Extension and augmentation of services and infrastructure as required.

Development plans are shown in Appendix C.

1.3.2 Basement Extent

Latest architectural plans (Architectus, 2025) show the proposal will include a two level basement with a finished floor level (**FFL**) of 40.584 mAHD, equivalent to an estimated bulk excavation ranging from approximately 10.01 – 5.98 metres below ground level (**mbgl**) allowing for a 200 mm slab to be constructed.

Approximate basement extent is shown in Map 03, Appendix A.

1.4 Scope

The scope of this Hydrogeological Assessment is as follows:

- Desktop review of available Site information including topography, geology, soil landscape and acid sulfate soils (**ASS**) risk.
- Site inspection and installation of an onsite groundwater monitoring well (**MW01**).
- Purging and development the monitoring well immediately after installation.
- Manual measurement of groundwater levels in each monitoring well using an electronic dip meter, and monitoring of groundwater level using a data logger for a period of approximately 3 months.
- Assessment of expected groundwater interception by the proposed development.
- Summarise assessment findings.

2 Hydrogeological Assessment

2.1 Overview

The site is located on the southern edge of Rouse Hill Town Centre and to the east of Rouse Hill Metro Station.

To the east of the site across White Hart Drive is a large residential area comprising single dwellings and town houses.

To the south of the site across White Hart Drive is new residential flat development of approximately 6 to 12 storeys.

Open spaces are located in proximity to the site including Castlebrook Memorial Park to the south-west of the site across Windsor Road, Caddies Creek Park and Reserve to the south of the site and Iron Bark Ridge Reserve to the west of the site at Caddies Creek.

The site is identified as a 'sleeve' site in the Rouse Hill Town Centre Precinct Plan approval (DA 1581/2005/HB) where the intent is for future development to screen the existing big box retail and car parking structures behind. As the retail and car parking structures have already been constructed and are in operation, the site was temporarily treated with earth bents, landscaping and tree planting until the site is developed.

No other structures exist on the site.

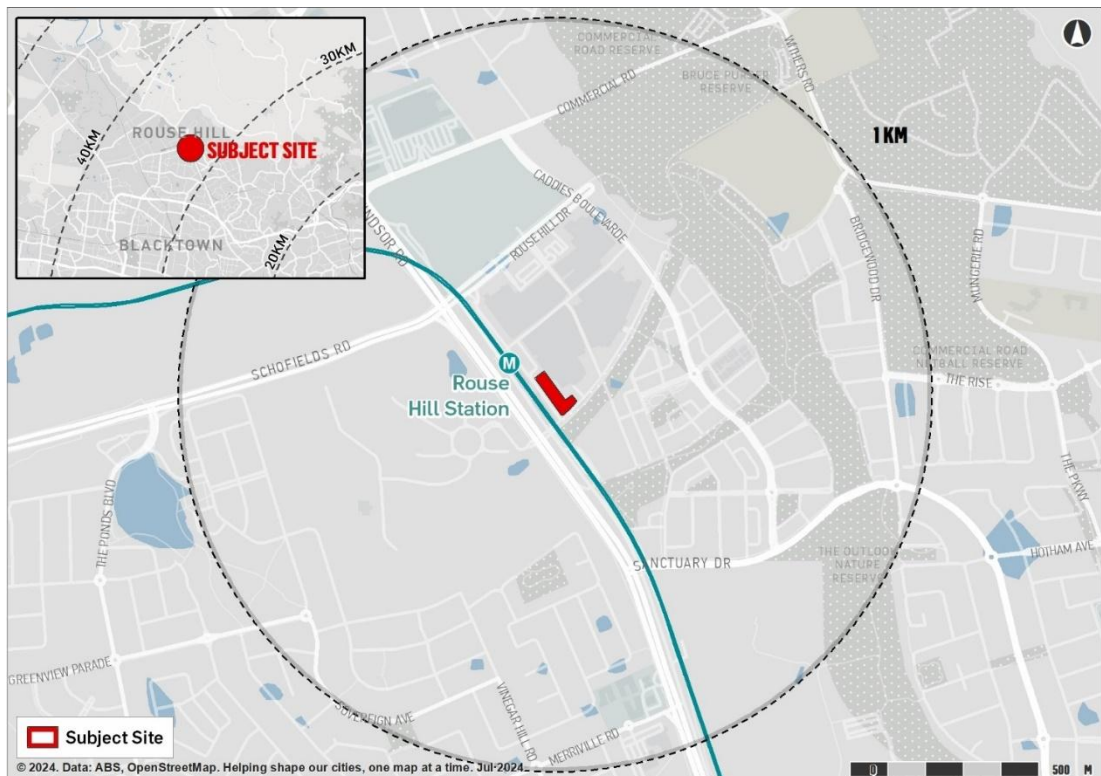


Figure 1: Regional Context (Source: Urbis).

2.2 Site Details

Site details are summarised in Table 2 below.

Table 2: Summary of Site details.

Item	Description / Comment
Site Address	2-30 Tempus Street, Rouse Hill, NSW
Legal Identifiers	Lot 19 in DP280013
LGA	The Hill Shire Council.
Site Area	The Site is approximately 4,445 m ² (Source: Six Maps)
Geology	The NSW seamless geology indicates the Site is underlain by Ashfield shale of the Wianamatta Group consisting of black to light grey shale and laminate. (Source: MinView. 2024)
Soil Landscape	Soil mapping information present on the eSPADE spatial viewer indicates the Site soils belong to the Blacktown Landscape. Soils typically comprise of shallow to moderately deep (<100cm) hard setting mottled texture contrast soils, Red Brown Podzolic Soil on crests grading to Yellow Podzolic Soils on lower slopes and in drainage lines. (Source: eSPADE).
Topography	Topography of the surrounding landscape is generally characterised by gently undulating rises on Wianamatta Group shales. Local relief to 30 m slopes usually >5%. Broad and rounded with convex upper slopes grading into concave slopes (eSPADE). The Site itself is relatively flat, with elevation approximately 50 mAHD. Change in topography is generally slow. (Source: NSW Spatial Map Viewer)
Acid Sulfate Soils	Review of NSW Government SEED mapping tool indicates the Site and surroundings are not mapped on the acid sulphate soil risk. (NSW, SEED).
Nearest surface waterbody	An unnamed tributary of Caddies Creek is located approximately 45 m to the south of the Site.

2.3 Groundwater Monitoring

2.3.1 Monitoring Methodology

Groundwater monitoring was completed in general accordance with NSW DPIE (2021) *Minimum requirements for building site groundwater investigations and reporting*. Monitoring works undertaken included:

1. Drilling of two boreholes (BH101 and BH102) and installation of one monitoring well (**MW01**) in BH101, using a truck mounted drill rig to a depth of 9.90 mbgl.
2. Development of wells and deployment of continuous data loggers immediately following well installation on 19 September 2024.

3. Continuous monitoring using data logger set at 15 minutes recording intervals. Monitoring period between 19 September 2024 to 24 December 2024.
4. Manual dip meter measurements taken during each inspection of the continuous monitoring period.

2.4 Monitoring Well Construction Methodology

MW01 was installed on 19 September 2024 in conjunction with borehole investigations completed as part of geotechnical investigation at the Site. A summary of well construction is provided in Table 3.

Table 3: Monitoring well construction summary.

Monitoring Well	Total depth (mbgl)	Screen length (m)	Screened Media
MW01	9.90	8	Shale

Borehole logs and monitoring well construction sheets are provided in Appendix B.

2.5 Monitoring Results

Dip meter measurements and continuous data logger recordings are summarised in Table 4 and Table 5, and graphical plot of collected groundwater level data is provided in Figure 2 and Figure 3.

Table 4: 'Dip' measurement summary.

Date	Groundwater level (mbgl)	Groundwater level (mAHD)
19 September 2024	9.69	38.81
8 October 2024	9.39	39.11
1 November 2024	9.34	39.16
24 December 2024	9.30	39.20

Table 5: Monitoring data summary (19/09/2024 – 24/12/2024).

Monitoring well	Surface level (mAHD)	Groundwater level (mbgl / mAHD)			Range (m)
		Minimum	Mean	Maximum	
MW01	48.5	9.45 / 39.05	9.38 / 39.12	9.26 / 39.24	0.18

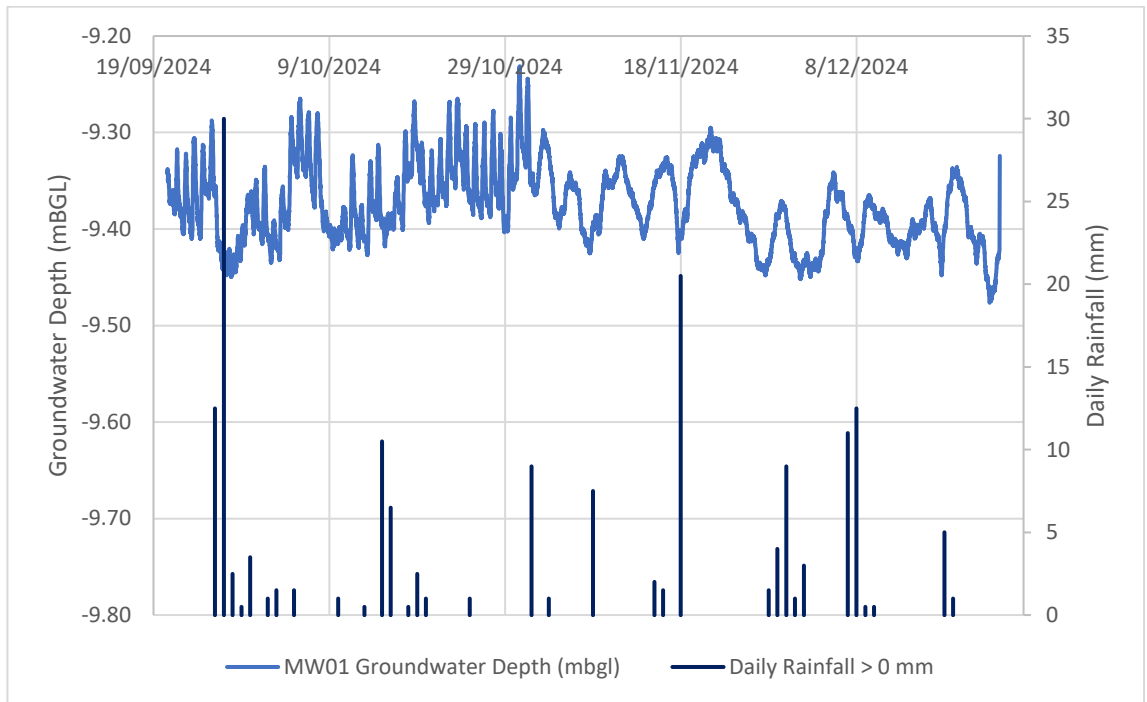


Figure 2: Plot of groundwater depths (mbgl) and daily rainfall (mm).

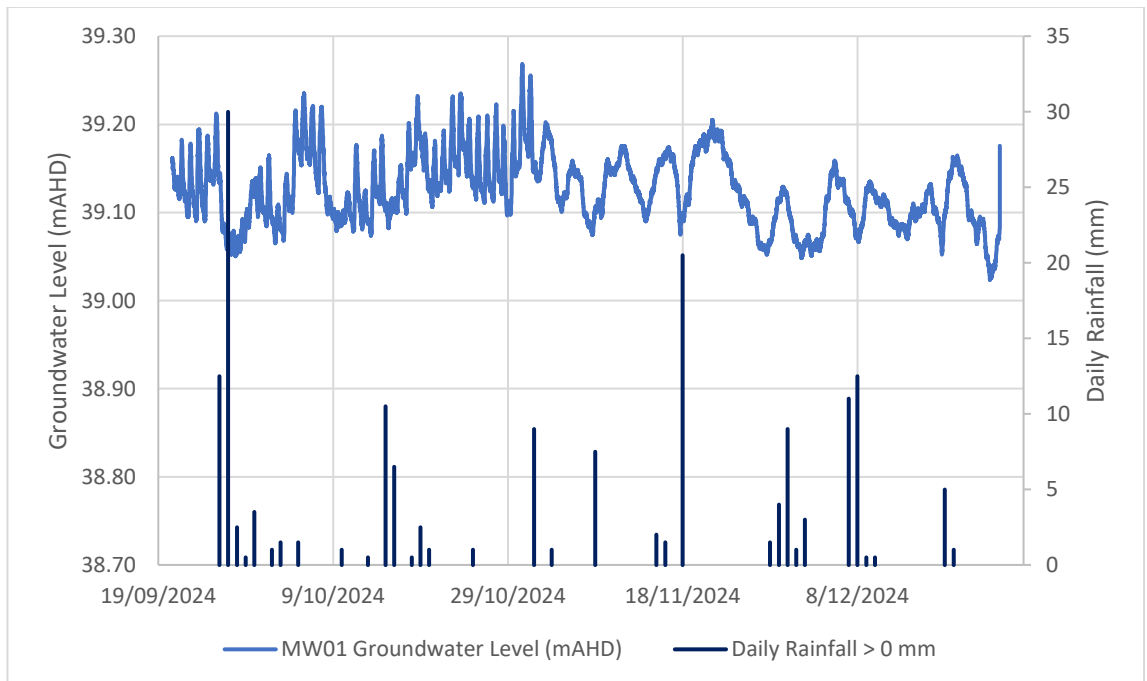


Figure 3: Plot of groundwater depths (mAHD) and daily rainfall (mm).

In summary groundwater level at the Site is relatively consistent with a range of 0.18 m. Comparison of monitoring data with daily rainfall data suggests that incident rainfall does not significantly increase groundwater level at the Site. We note that extreme and prolonged rainfall or drought can induce peaks and troughs with future data. The aquifer

is predominantly located in the weathered shale rock mass underlying the placed fill material.

2.6 Conclusion and Recommendations

The following conclusions are made from this assessment:

- One monitoring well was constructed on 19 September 2024 using a truck mounted drill rig. The monitoring well was installed to a depth of 9.90 mbgl.
- Groundwater levels in the monitoring well were continuously monitored using a data logger at 15 minute recording intervals between a monitoring period of 19 September 2024 and 24 December 2024
- Groundwater monitoring data indicated that the groundwater level at the Site is relatively consistent with reported levels between 39.05 mAHD and 39.24 mAHD during the monitoring period.
- Comparison of monitoring data to daily rainfall data indicates rainfall does not significantly increase groundwater level at the Site.
- Based on site plans, excavation required for basement construction is expected to be approximately 10.01 – 5.98 m across the Site, assuming for a 200 mm slab.
- Based on measured groundwater levels during the preliminary monitoring period (39.05 mAHD – 39.24 mAHD) groundwater is not expected to be intercepted during the proposed development construction.

While the available data indicates that groundwater is not expected to be encountered during future construction works, the assessment is based on a single monitoring well. To provide a more comprehensive understanding of groundwater conditions, it is recommended that:

- Two to three additional groundwater monitoring wells be installed at strategic locations across the site to improve spatial and hydrogeological coverage. Based on a two level basement, at least one investigation hole is to be drilled to 15 m below ground level.
- Monitoring of groundwater levels and quality be conducted at all wells over a minimum of three months to capture temporal variations.
- The results of the extended monitoring program be incorporated into an updated groundwater assessment report.

3 References

Architectus (2025) *Tempus Street Rouse Hill*.

Bureau of Meteorology (2019) Groundwater Dependent Ecosystems Atlas. <http://www.bom.gov.au/water/groundwater/gde/map.shtml>. Accessed 4/11/2024.

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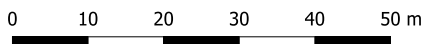
Water Quality Australia (2018) Australian and New Zealand Guidelines for Fresh and Marine Water Quality.

Appendix A – Maps

Legend
 Site Boundary



Map	Title
Map 01	Site Overview
Map 02	Monitoring Well Locations
Map 03	Approximate Basement Extent



1:1000 @ A3



Viewport

Source: Nearmaps (2024).



Map Title / Figure:
Site Overview

Legend

-  Monitoring Well Location
-  Site Boundary



1:1000 @ A3
 Viewport
 Source: Nearmaps (2024).

Map Title / Figure:
Monitoring Well Locations

Legend

- Approximate Basement Extent
- Site Boundary



0 10 20 30 40 50 m

1:1000 @ A3

Viewport

Source: Nearmaps (2024).
Basement extent: Architectus (2024).

Map Title / Figure:

Approximate Basement Extent

Map 03
 2 Tempus Street, Rouse Hill NSW
 Geotechnical Assessment
 Preliminary Site Investigation
 Freecity Rouse Hill Development Pty Ltd
 13/03/2025

Map
 Site
 Project
 Sub-Project
 Client
 Date

Appendix B – Borehole and Monitoring Well Logs

CLIENT	Freecity Rouse Hill Developments Pty Ltd	COMMENCED	19/09/2024	COMPLETED	19/09/2024	REF BH101	
PROJECT	Geotechnical Investigation	LOGGED	MB	CHECKED	WB	Sheet 1 OF 1	
SITE	2 Tempus St, Rouse Hill, NSW	GEOLOGY	Ashfield Shale	VEGETATION	NIL	PROJECT NO. P2410429	
EQUIPMENT	4WD truck-mounted hydraulic drill rig	LONGITUDE	150.92525	RL SURFACE	48.5 m	DATUM	AHD
EXCAVATION DIMENSIONS	Ø100 mm x 9.90 m depth	LATITUDE	-33.692594	ASPECT	East	SLOPE	< 10%

Drilling			Sampling			Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
AD/V	L-M		48.50	0.40	0.2-0.3/S/1 D 0.20-0.30 m	█	█	CL	FILL: Silty CLAY; low plasticity; light brown, brown; with shale gravels; inferred poorly compacted.	M (<PL)			FILL
			48.10	0.80	0.5-0.6/S/1 D 0.50-0.60 m	█	█		SHALE; highly weathered; light brown; inferred very low strength.				WEATHERED ROCK 0.60: V-bit refusal.
			47.70	1.10	0.9-1.0/S/1 D 0.90-1.00 m	█	█		Grading to red brown.				
			47.40	1.50	SPT 1.00-1.15 m 14, HB N = refusal	█	█		Grading to grey.				
	L-M		47.00	1.60	1.6-1.7/S/1 D 1.60-1.70 m	█	█		Grading to red brown, larger shale fragments.				
			2	2.40	2.5-2.6/S/1 D 2.50-2.60 m	█	█		Grading to light brown, brown.				
				3.10					Inferred low strength				
			4	4.50									
	M			44.00					Grading to dark grey, grey.				
					4.9-5.0/S/1 D 4.90-5.00 m	█	█						
				5.70	5.7-5.8/S/1 D 5.70-5.80 m	█	█		Grading to grey, pale grey, dark grey.				
			6	6.20					Grading to pale grey, grey; inferred low strength; water added.				
	M-H			42.30									
	H												
	M												
	H												
	M-H												
				7.90									
			8	40.60					SHALE; distinctly weathered; orange brown, light brown; inferred low to medium strength.				
					8.5-8.6/S/1 D 8.50-8.60 m	█	█						
	H												
				9.90									
			10						Hole Terminated at 9.90 m Refusal				

EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS

MARTENS 2.00.LIB.GLB Log MARTENS BOREHOLE P2410429BH101-102.GPJ <-DrawingFile>> 13/03/2025 11:48 10.02.00.04 D:\git\Lab and In Situ Tool - DGD [Lib: Martens 2.00 2016-11-13 Proj: Martens 2.00 2016-11-13]



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**Engineering Log -
BOREHOLE**

CLIENT	Freecity Rouse Hill Developments Pty Ltd	COMMENCED	19/09/2024	COMPLETED	19/09/2024	REF BH101 / MW01 Sheet 1 OF 1 PROJECT NO. P2410429	
PROJECT	Geotechnical Investigation	LOGGED	MB	CHECKED	WB		
SITE	2 Tempus St, Rouse Hill, NSW	GEOLOGY	Ashfield Shale	VEGETATION	NIL		
EQUIPMENT	4WD truck-mounted hydraulic drill rig	LONGITUDE	150.92525	RL SURFACE	48.5 m	DATUM	AHD
EXCAVATION DIMENSIONS	9.90 m depth	LATITUDE	-33.692594	ASPECT	East	SLOPE	< 10%

Drilling			Sampling			Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	PIEZOMETER DETAILS	
AD/V												ID MW01 Static Water Level	
AD/T	L-M	Not Encountered	48.50	0.2-0.3/S/1 D	0.20-0.30 m	█	⊗	CL	FILL: Silty CLAY; low plasticity; light brown, brown; with shale gravels; inferred poorly compacted.	M	(-PL)		
			0.40	0.20-0.30 m									
			48.10	0.5-0.6/S/1 D	0.50-0.60 m	█				SHALE; highly weathered; light brown; inferred very low strength.			
			0.80										
			47.70	0.9-1.0/S/1 D	0.90-1.00 m	█				Grading to red brown.			
			1.10	0.90-1.00 m									
			47.40	SPT 1.00-1.15 m	14, HB	█				Grading to grey.			
			1.50	N = refusal									
			47.00	1.6-1.7/S/1 D	1.60-1.70 m	█				Grading to red brown, larger shale fragments.			
			2.40										
46.10	2.5-2.6/S/1 D	2.50-2.60 m	█				Grading to light brown, brown.						
3.10													
45.40								Inferred low strength					
4.50													
44.00								Grading to dark grey, grey.					
5.70	4.9-5.0/S/1 D	4.90-5.00 m	█										
42.80	5.7-5.8/S/1 D	5.70-5.80 m	█					Grading to grey, pale grey, dark grey.					
6.20													
42.30								Grading to pale grey, grey; inferred low strength; water added.					
7.90													
40.60								SHALE; distinctly weathered; orange brown, light brown; inferred low to medium strength.					
8.5-8.6/S/1 D	8.50-8.60 m	█											
9.90													
									Hole Terminated at 9.90 m Refusal				

EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS

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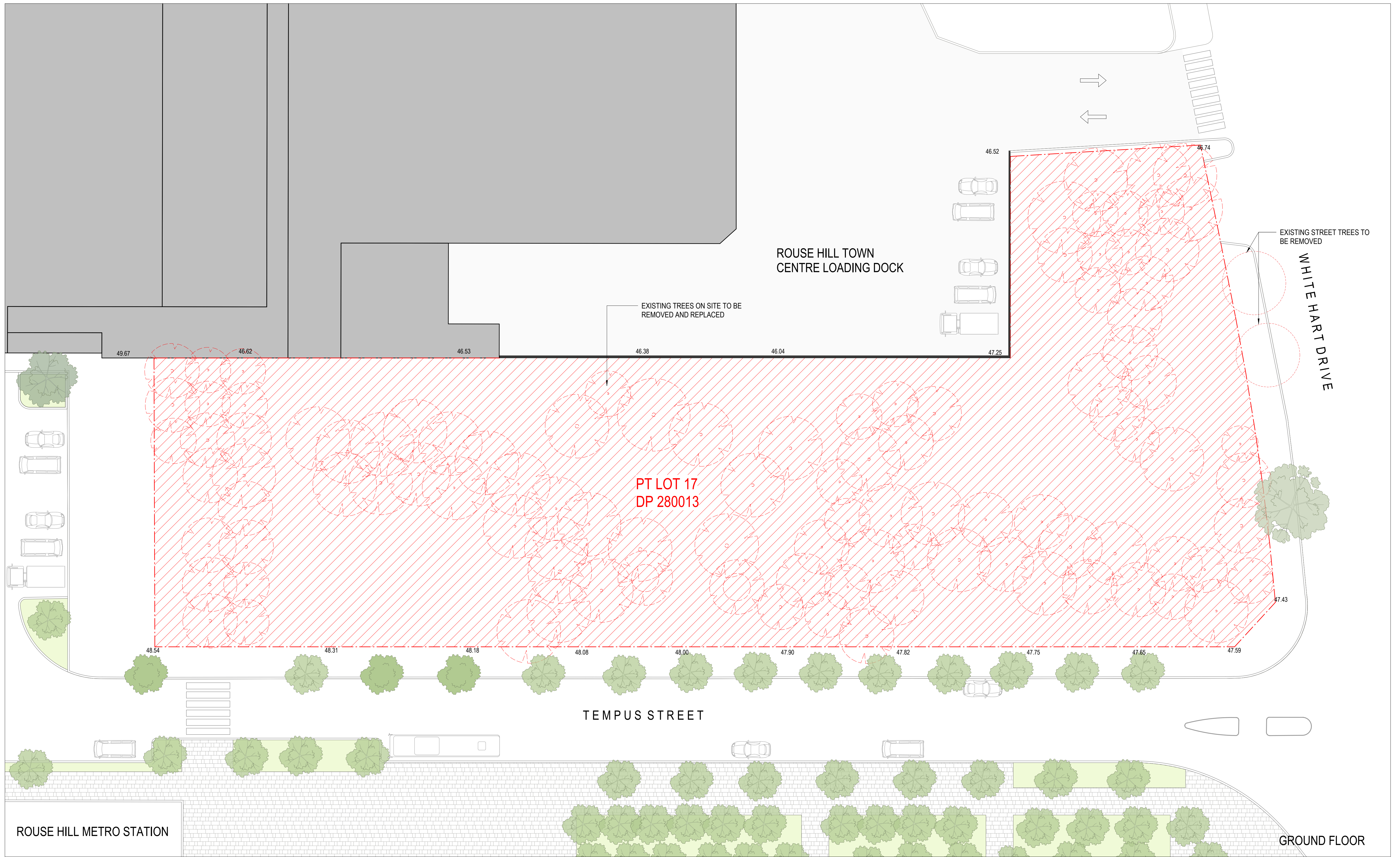


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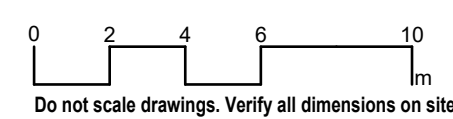
**Engineering Log -
TEST**

Appendix C – Proposed Development Plans

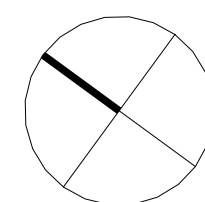


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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25



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approved MD scale 1:200 @A1
prepared KL, MK, SD, VJ project no 240130

project
TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Demolition Plan

drawing no. revision

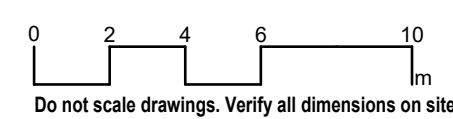
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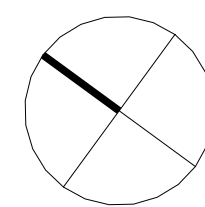


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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		07.03.25
P.02	DRAFT ISSUE		12.03.25
P.03	SSDA ISSUE		07.04.25
P.04	SDRP 2 COMMENTS		16.05.25
P.05	SDRP 2 + BASIX COMMENTS		05.06.25



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approved MD scale 1:200 @A1
 prepared KL, MK, SD, VJ project no 240130

project TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

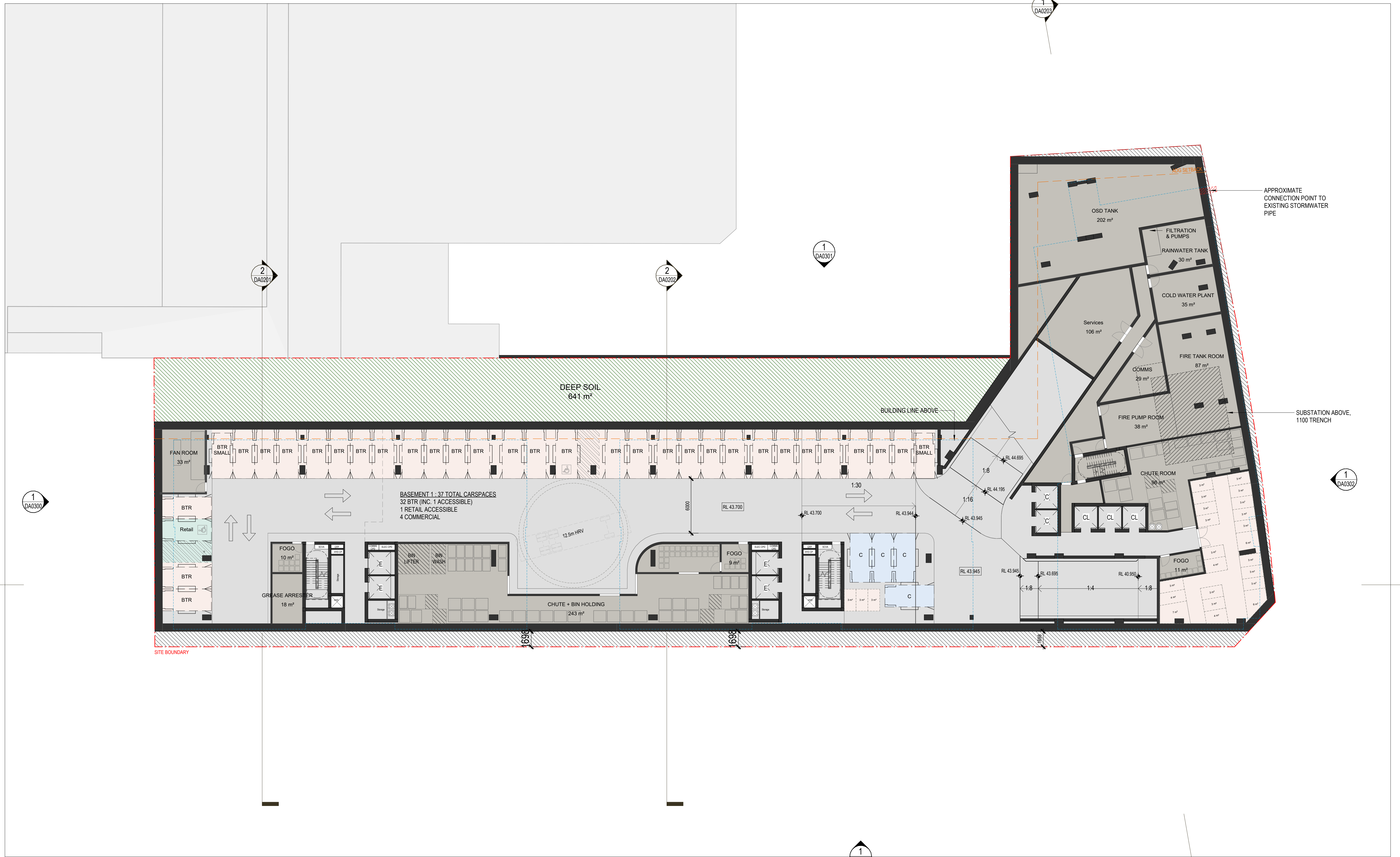
drawing

Basement 2 Plan

drawing no. revision

DA0091 P.05

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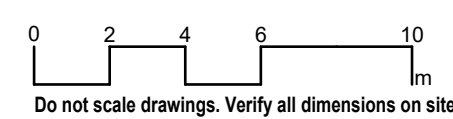


APPROXIMATE CONNECTION POINT TO EXISTING STORMWATER PIPE

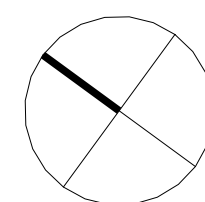
SUBSTATION ABOVE, 1100 TRENCH

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project TEMPUS STREET ROUSE HILL

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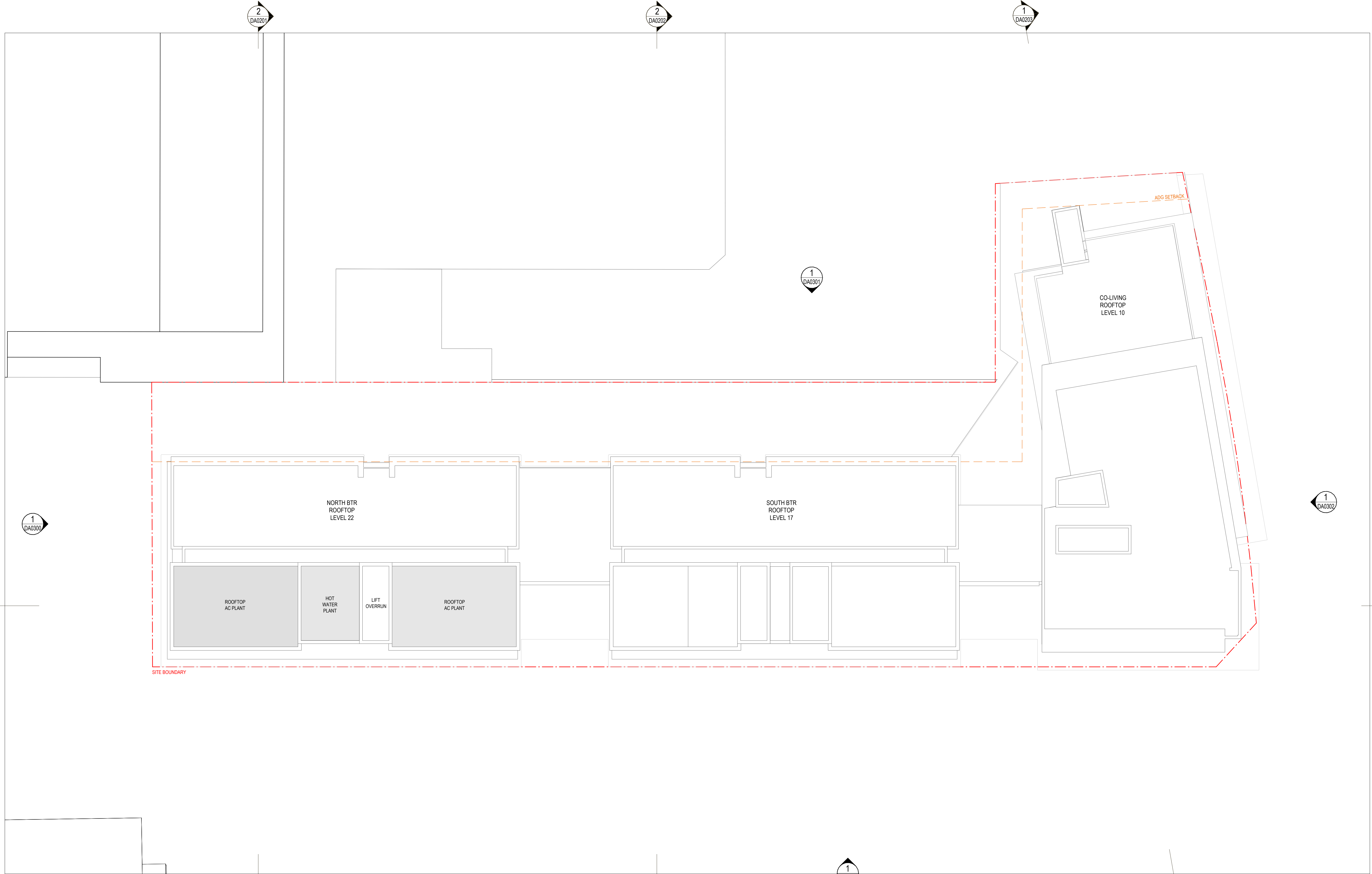
drawing

Basement 1 Plan

drawing no. DA0092 revision

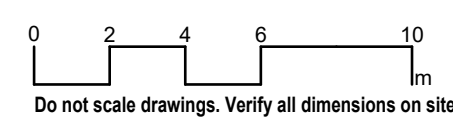
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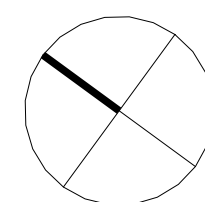


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project
TEMPUS STREET ROUSE HILL
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drawing
Roof Plan
 drawing no. **DA0123** revision **P.04**