

AURA RETAIL PRECINCT 12 STOCKLANDS

23037 - DEVELOPMENT APPROVAL ISSUE

ISSUE N - 27/6/2024

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no:

Date:

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- SITE
- BUSHLAND



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P12 NEIGHBOURHOOD RETAIL
CENTRE
NIRIMBA

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LOCATION PLAN
CLIENT
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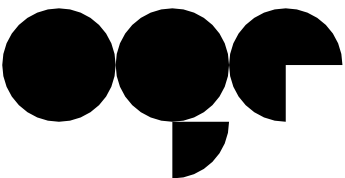
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AURA RETAIL PRECINCT - CONTEXT PLAN

LEGEND

- 1. FUTURE EDUCATION USE
- 2. FUTURE RESIDENTIAL USE (SOHO)
- 3. FUTURE PARKLAND
- 4. FUTURE COMMUNITY FACILITY
- 5. FUTURE RESIDENTIAL USE
- 6. EXISTING RESIDENTIAL USE

-  SITE
-  RESIDENTIAL
-  PARKLAND
-  COMMUNITY
-  EDUCATION

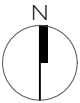


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P12 NEIGHBOURHOOD RETAIL
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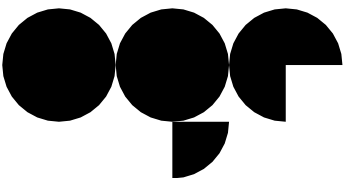
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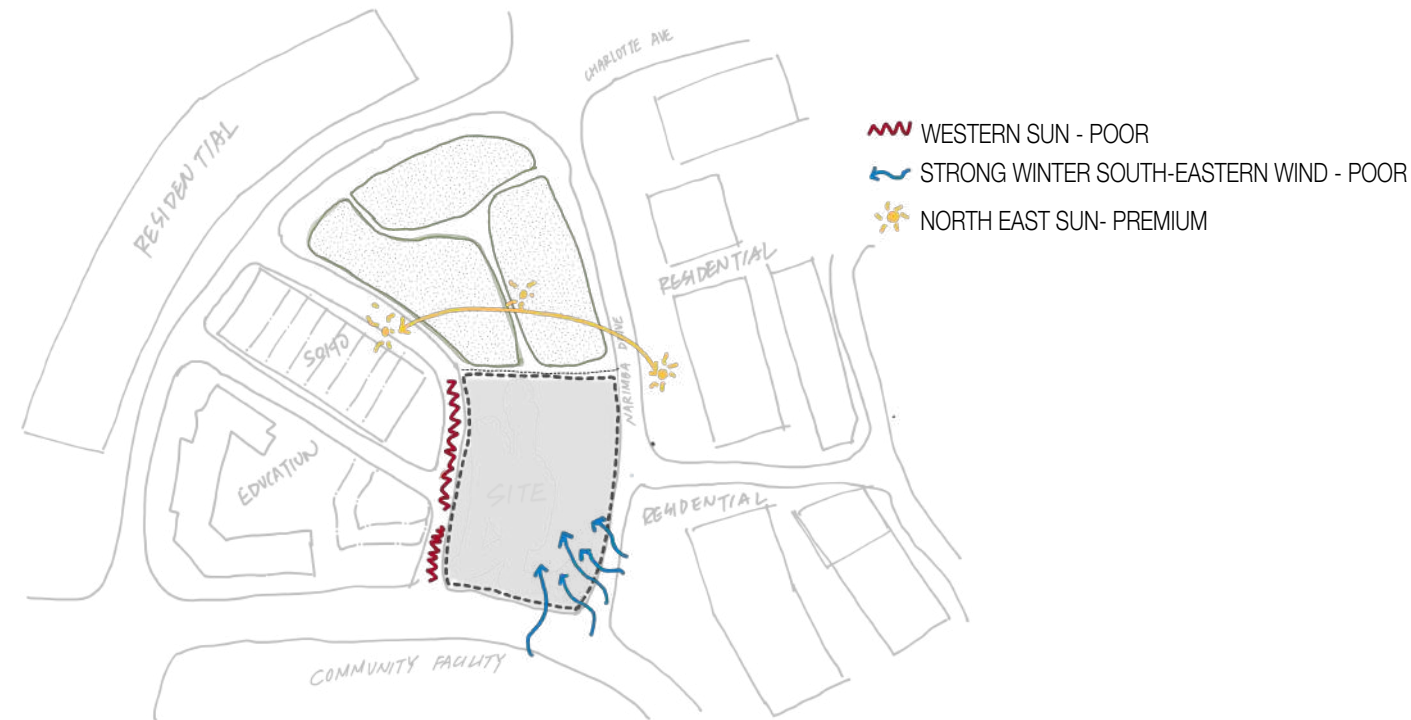
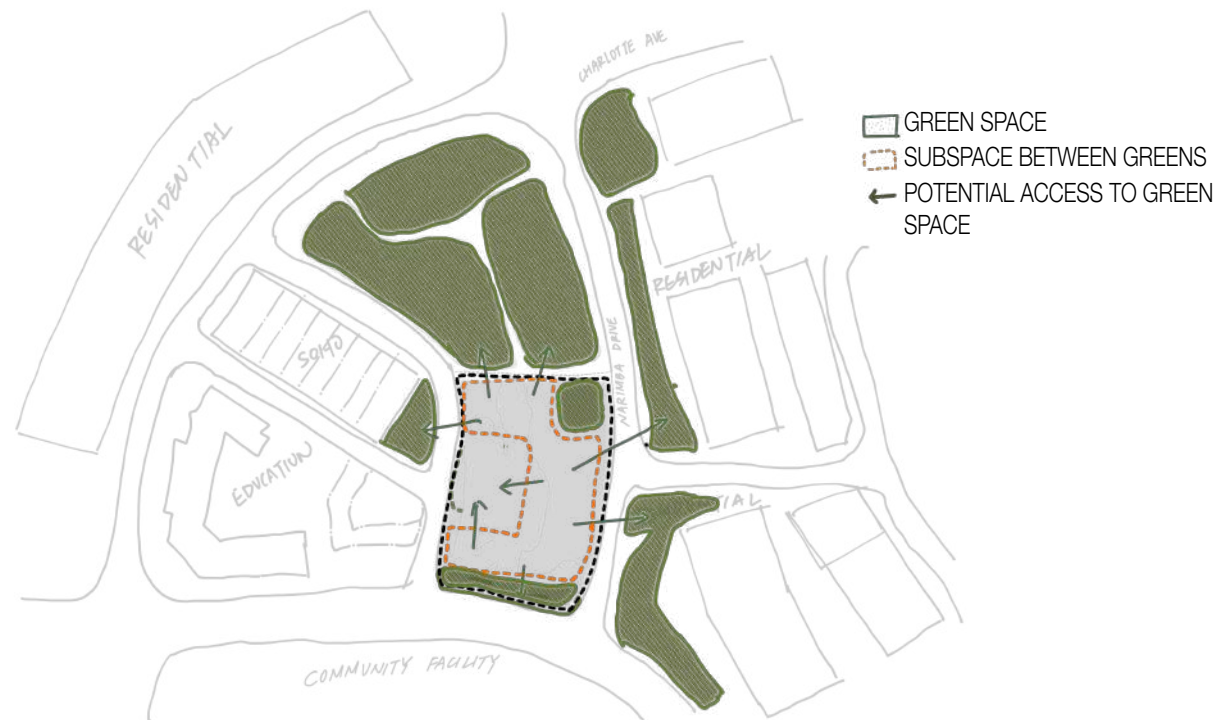
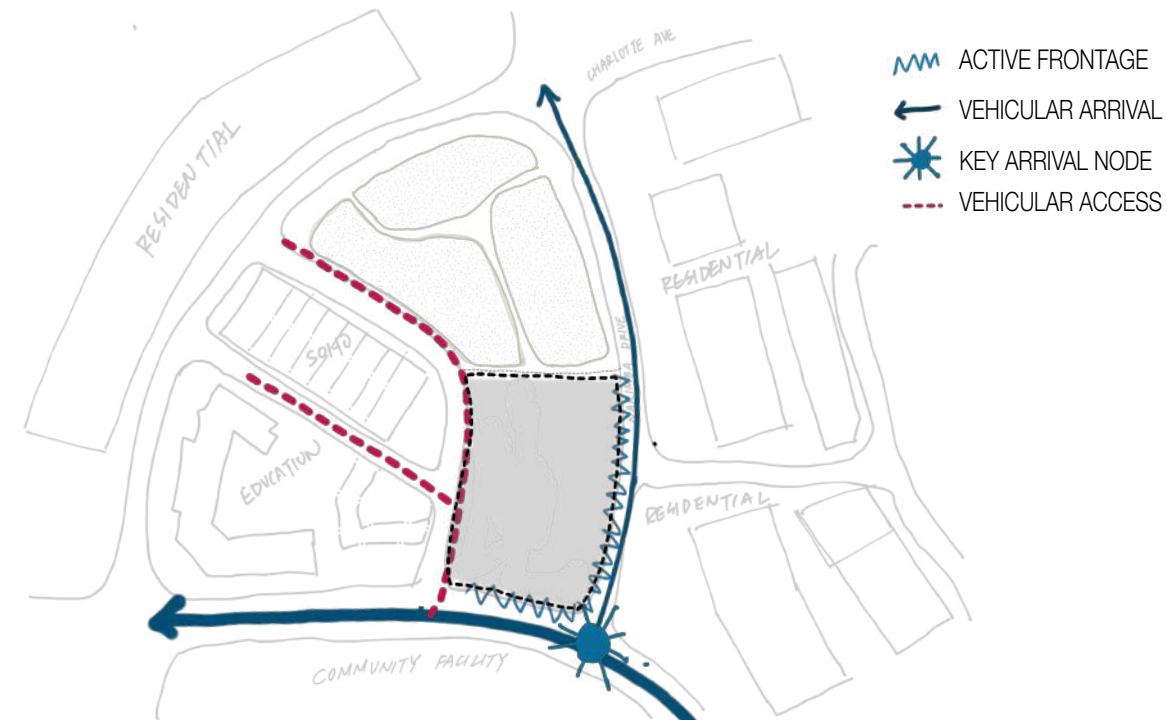
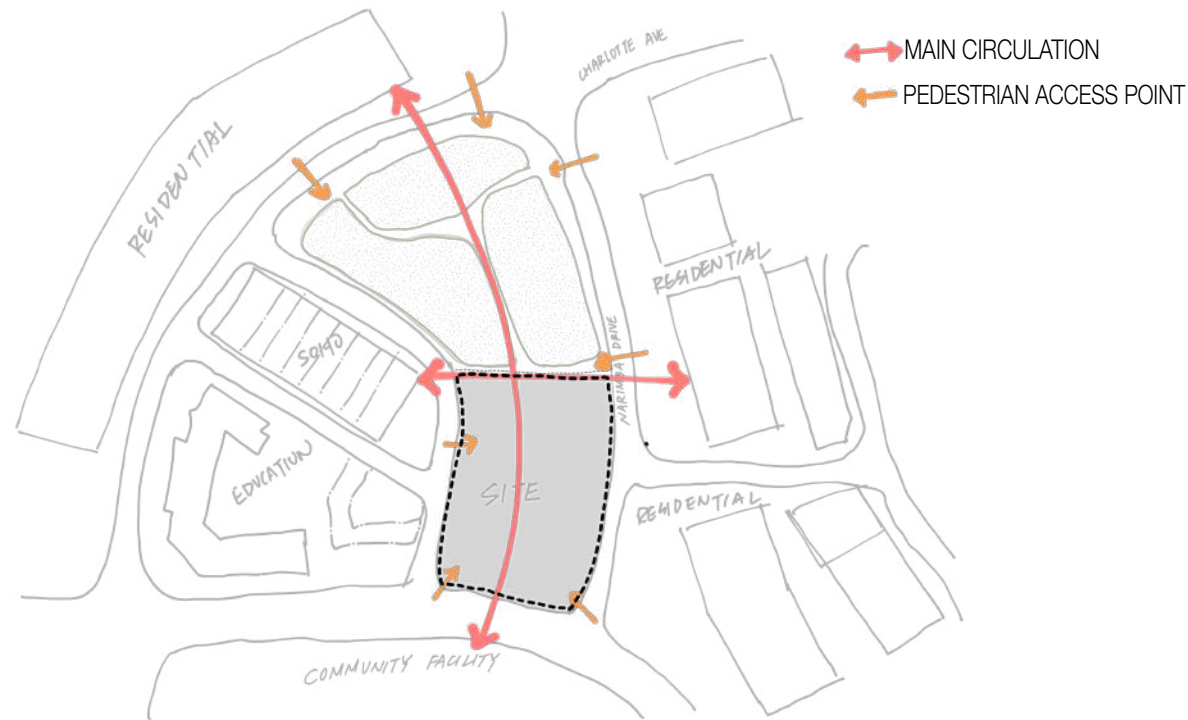
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AURA RETAIL PRECINCT - SITE ANALYSIS

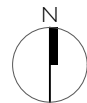


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CENTRE
NIRIMBA

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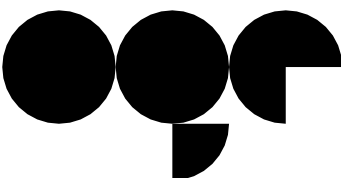
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AURA RETAIL PRECINCT - DESIGN PRINCIPLES



SIMPLE FORM & VOLUME



'THE VERANDAH'
- CONNECTIVITY,
SHADE & WEATHER
PROTECTION



**HEART OF THE
COMMUNITY**



**INTEGRATED
CIVIC SQUARE**

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AURA RETAIL PRECINCT - DESIGN PRINCIPLES



RESIDENTIAL
SCALE



INTEGRATED
LANDSCAPE



FEATURE
OFFERING



NO BACK OF
HOUSE

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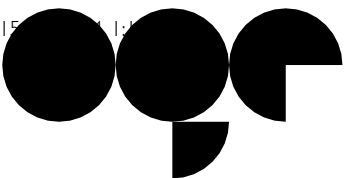
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AURA RETAIL PRECINCT - DESIGN PRINCIPLES



INTEGRATED
SIGNAGE



FEATURE
ENTRY DOOR



SIGNAGE



PYLON SIGN
TOTEM

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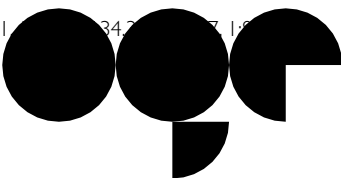
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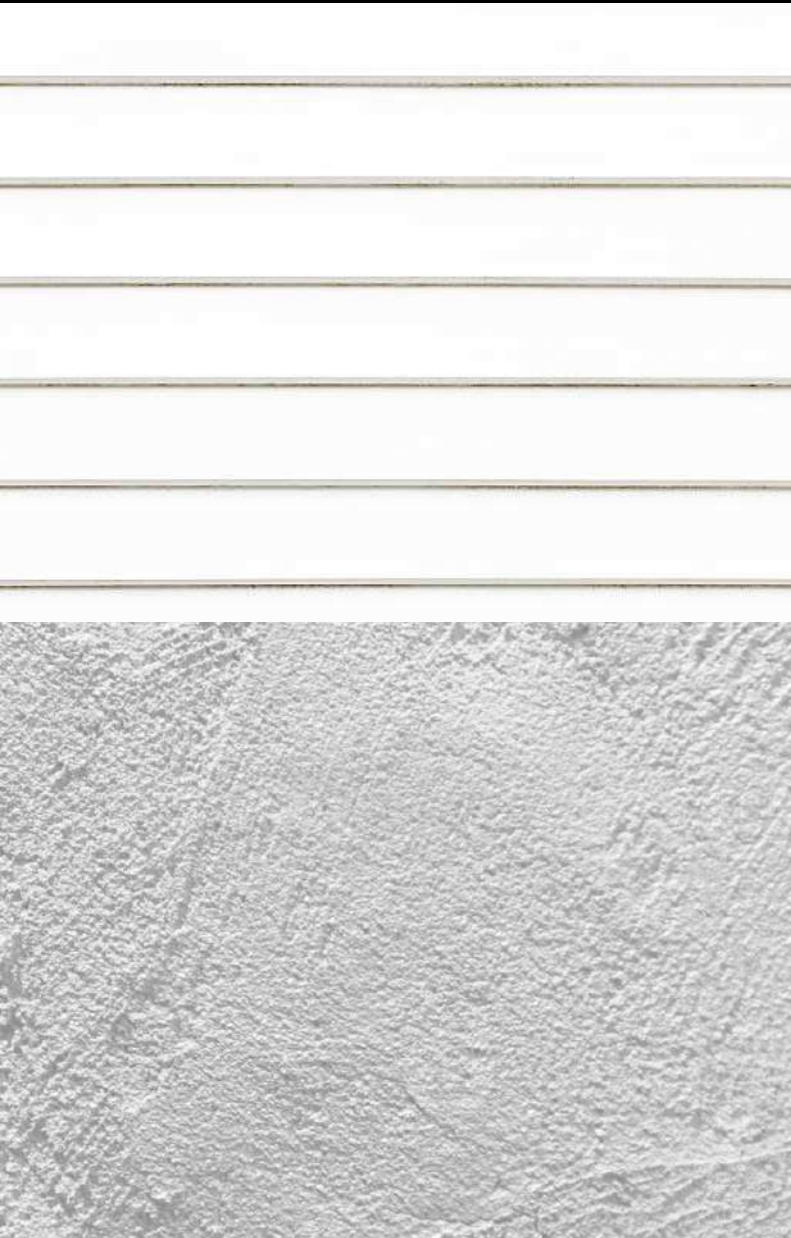
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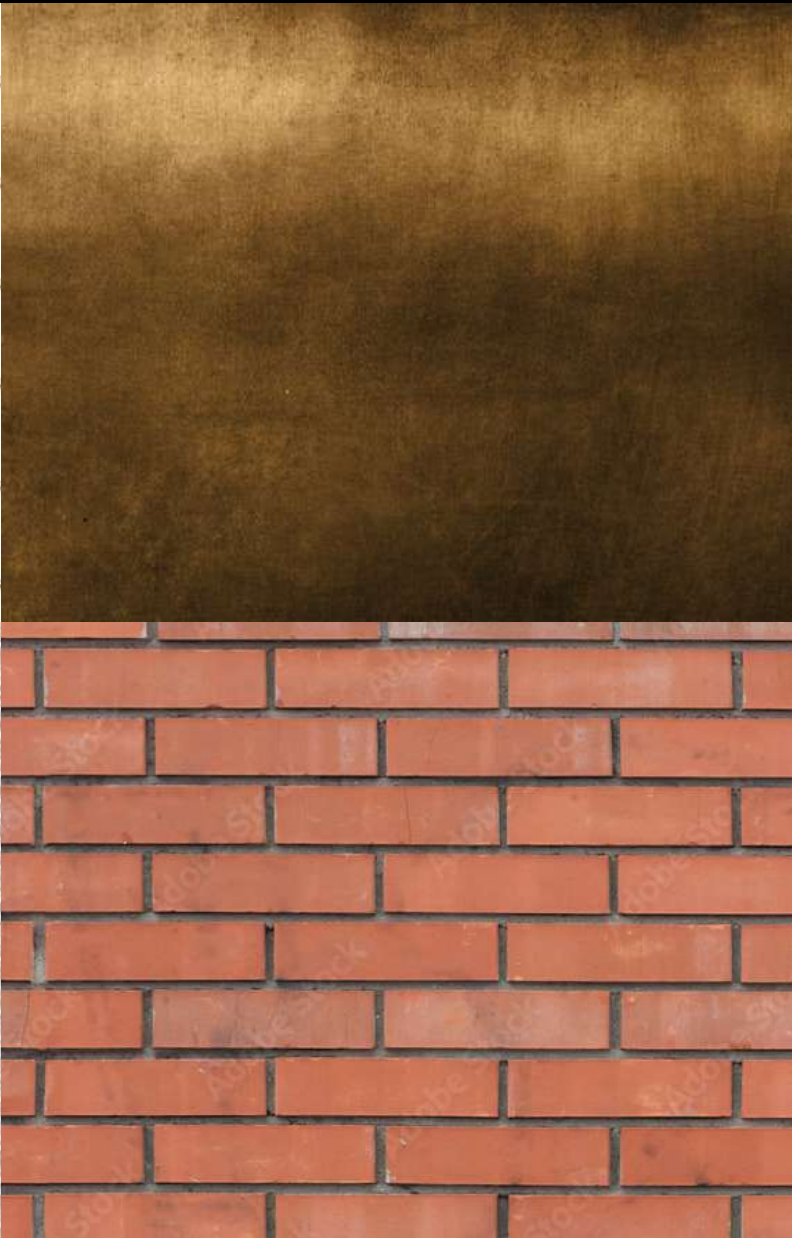


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AURA RETAIL PRECINCT - DESIGN PRINCIPLES



TEXTURED
WHITE



POPS OF COLOUR
& BRASS



MULBERRY
TONES



DEEP GREENS

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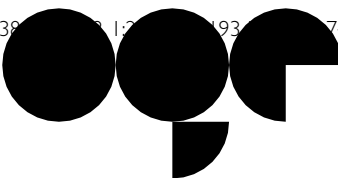
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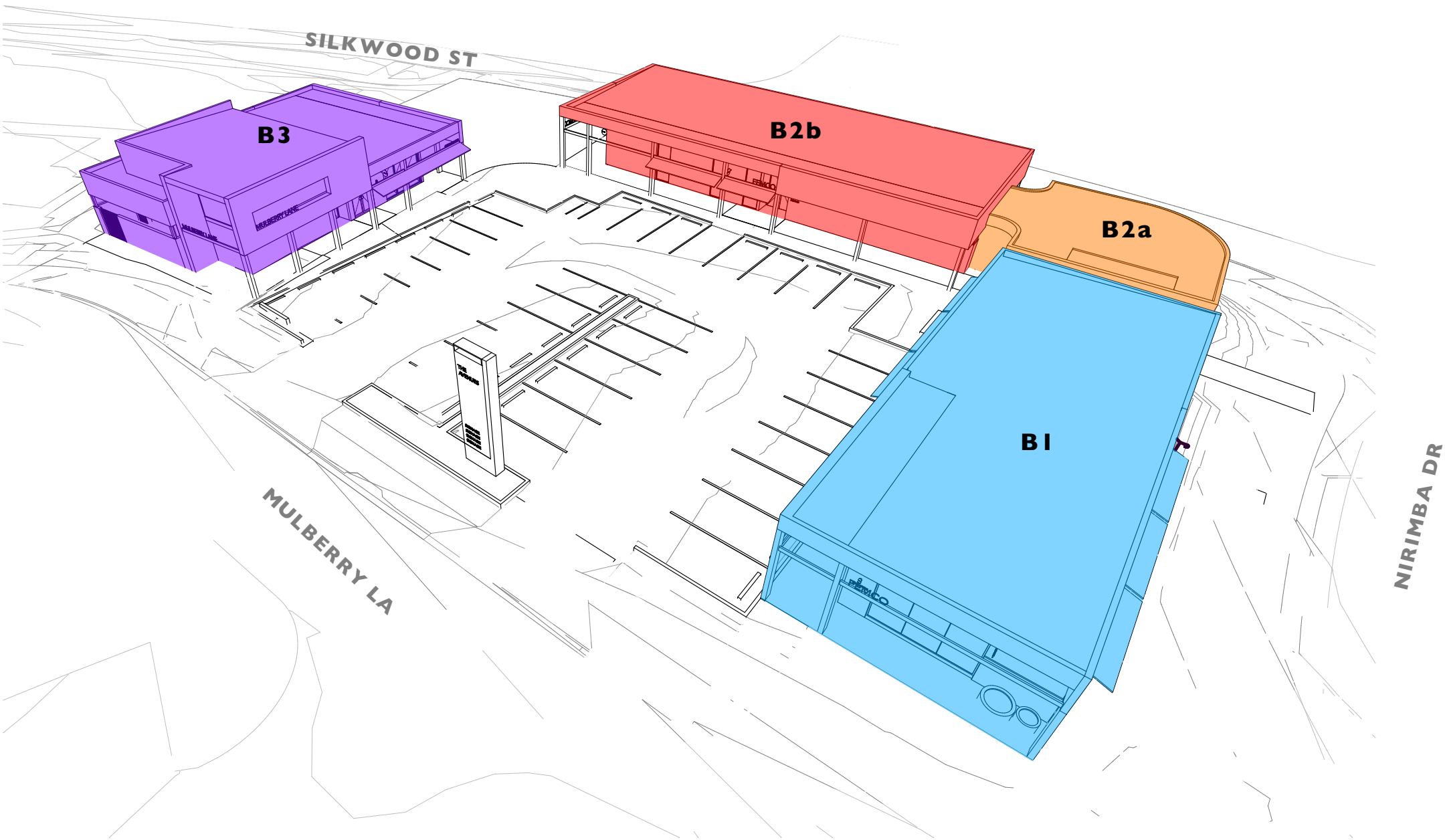
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AURA RETAIL PRECINCT - DEVELOPMENT MATRIX



AREAS

FEMCO BUILDING AREA

Building 1	Ground	163.8m ²
	BOH	16.1m ²
Building 2a		52.5m ²
Building 2b		268.2m ²
Femco GFA Total <i>BOH excluded from GFA total*</i>		484.5m ^{2*}

RYTHM BUILDING AREA

Building 3	Ground	203.1m ²
	BOH	22m ²
	Mezz Store	88.8m ²
Rythm GFA Total <i>BOH excluded from GFA total*</i>		203.1m ^{2*}

TOTAL GFA

Development Total <i>BOH excluded from GFA total*</i>	687.6m ^{2*}
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PARKING

Development Total <i>Includes 1 PWD space*</i>	34 CARS*
	2 Motor Bikes
	5 Bicycle Spaces

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AURA RETAIL PRECINCT - SITE PLAN

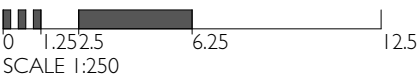


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2.

PROPOSED FLOOR PLANS

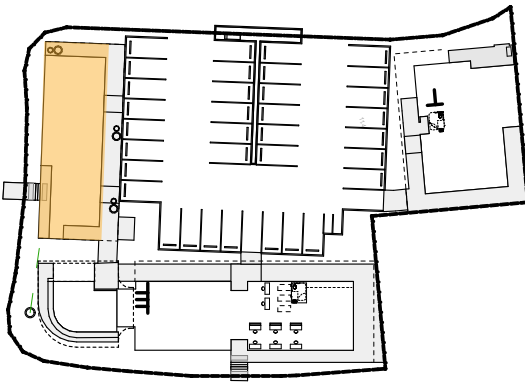


FLOOR PLANS
ROOF PLANS

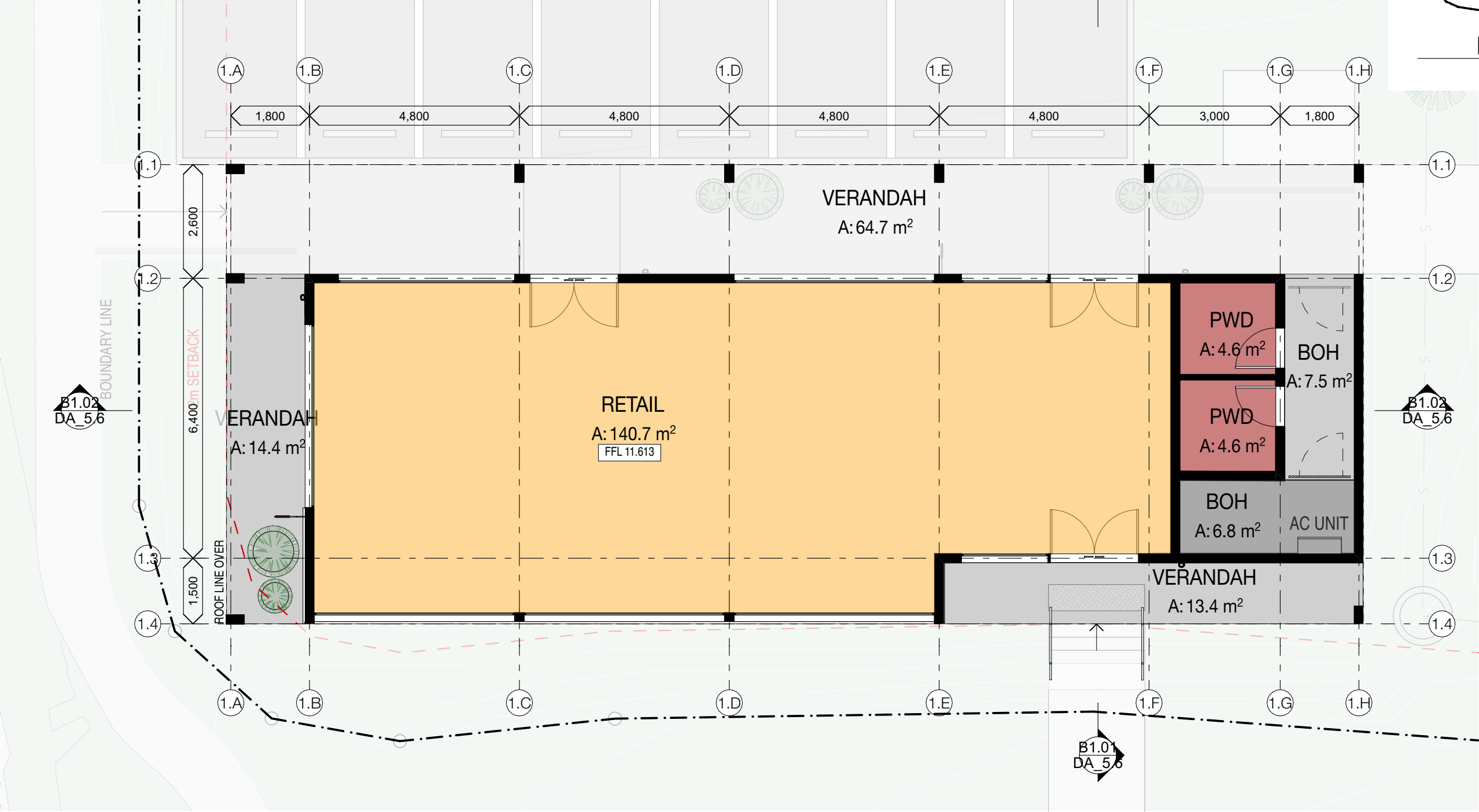


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AURA RETAIL PRECINCT - BUILDING I - GROUND FLOOR



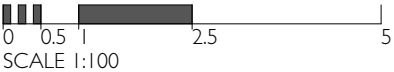
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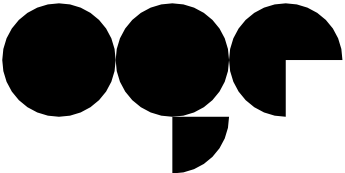
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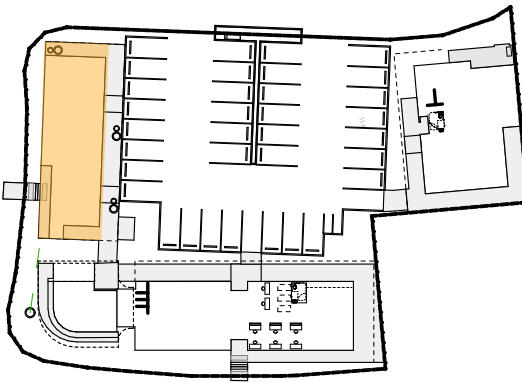
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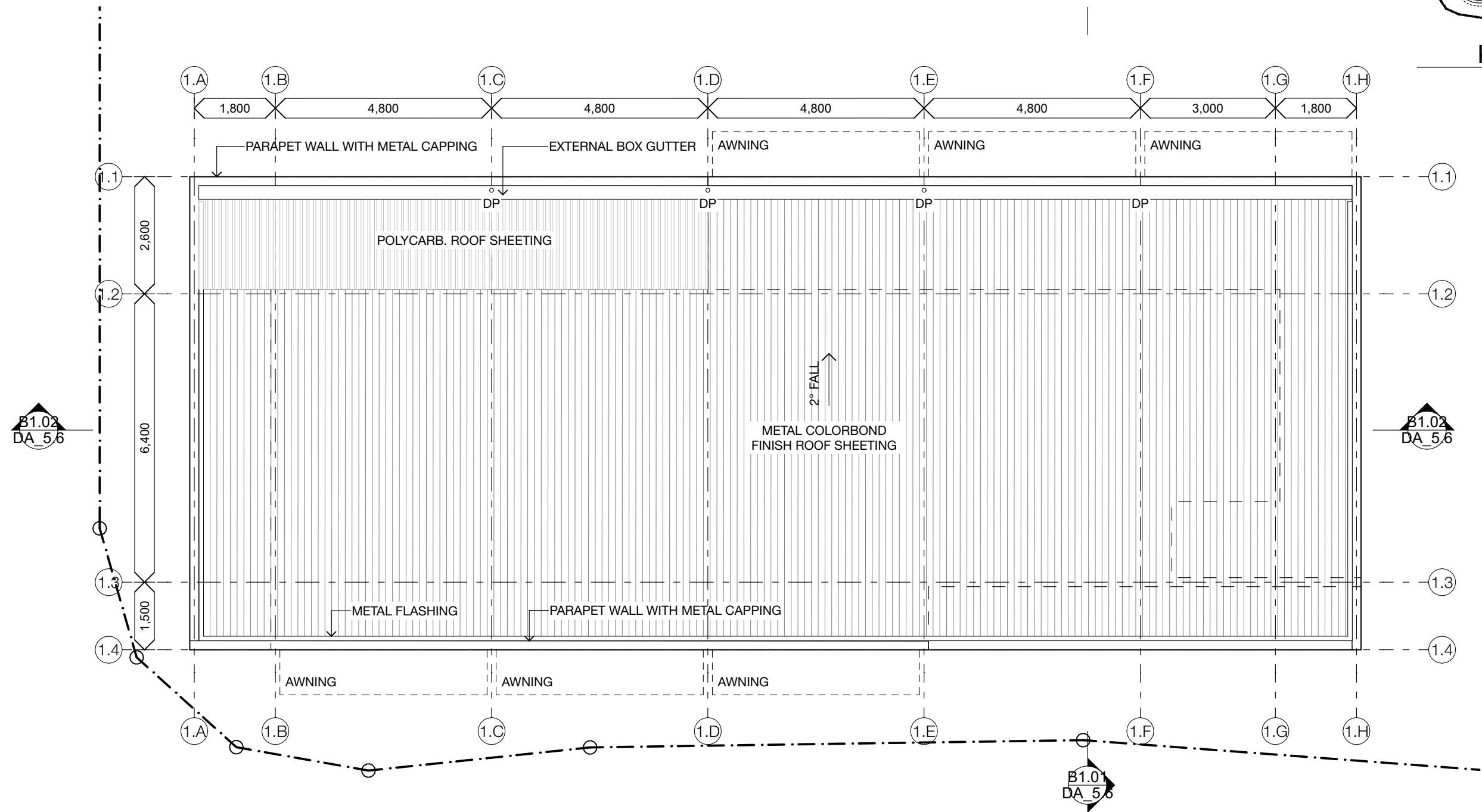
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AURA RETAIL PRECINCT - BUILDING I - ROOF PLAN



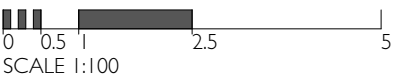
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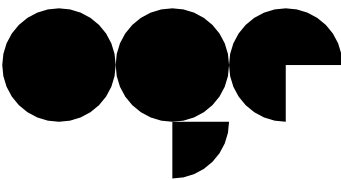
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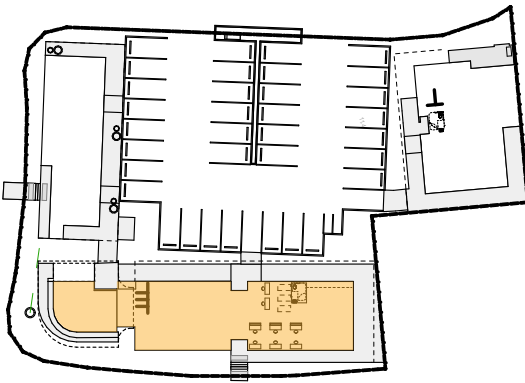


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AURA RETAIL PRECINCT - BUILDING 2 - GROUND PLAN



KEY PLAN

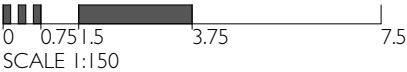


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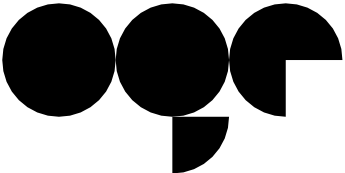
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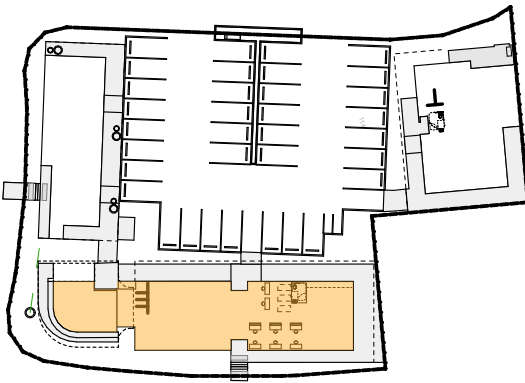
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ISSUE No.
N

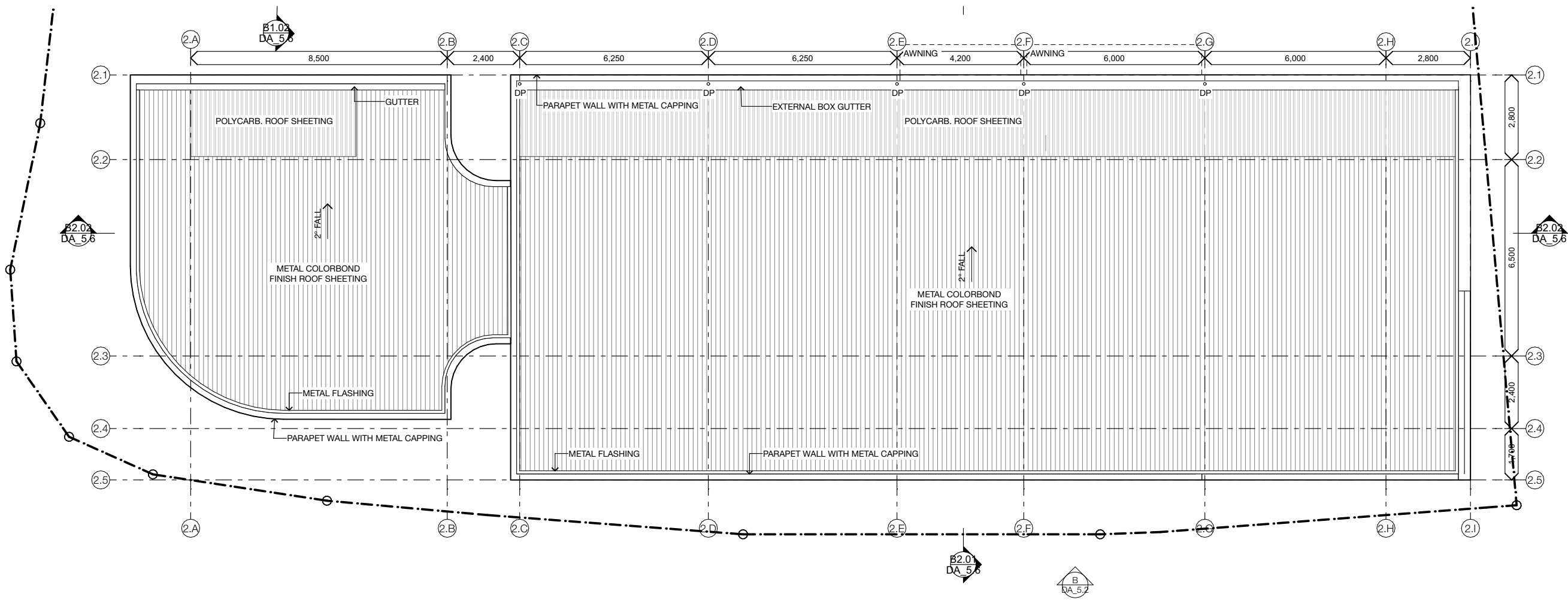


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AURA RETAIL PRECINCT - BUILDING 2 - ROOF PLAN



KEY PLAN



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N	26/6/2024	Development Approval Issue	DH	NC

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0 0.75 1.5 3.75 7.5
SCALE 1:150

DEVELOPMENT APPROVAL

PROJECT
AURA RETAIL PRECINCT
P12 NEIGHBOURHOOD RETAIL
CENTRE
NIRIMBA

DRAWING TITLE
BUILDING 2 - ROOF PLAN
CLIENT
STOCKLANDS

DRAWN
OGE
PROJECT No.
23037

DATE
27/6/2024
DRAWING No.
DA_4.05

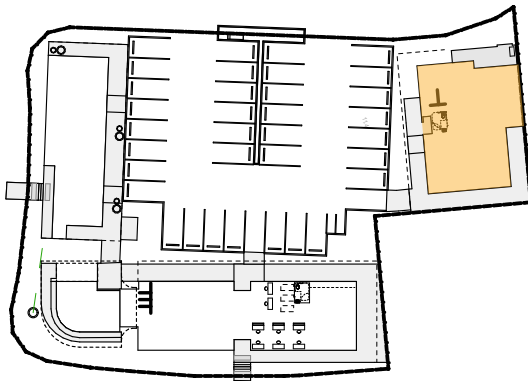
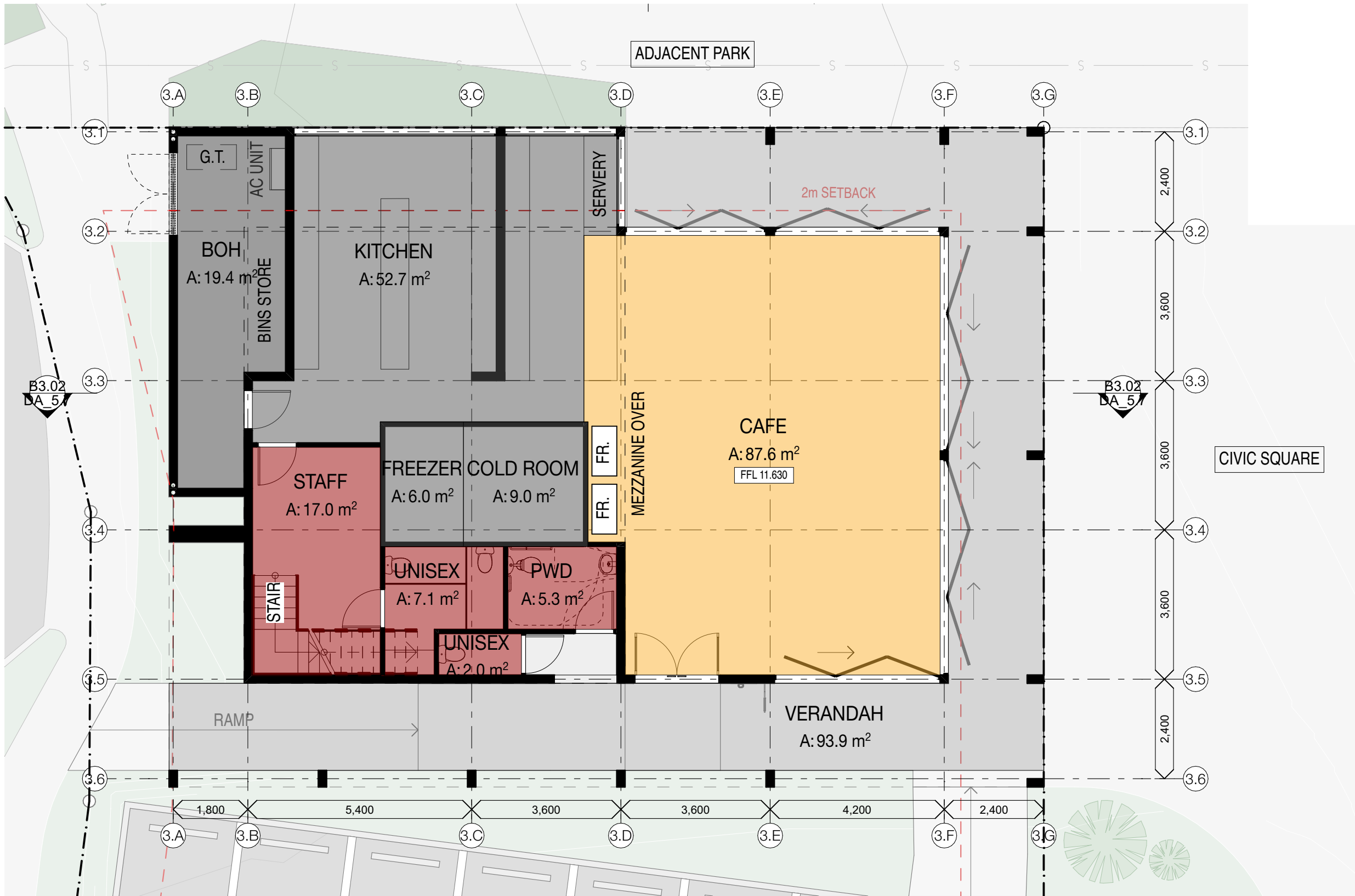
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ISSUE No.
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info@ogegroup.com.au QLD Reg. No. 4212
www.ogegroup.com.au NSW Reg. No. 11843



AURA RETAIL PRECINCT - BUILDING 3 - GROUND FLOOR



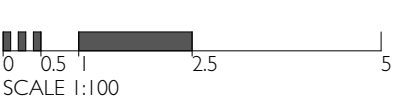
KEY PLAN

REV	DATE	DESCRIPTION	DRAWN	CHECKED
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DRAWING TITLE
BUILDING 3 - GROUND
FLOOR
CLIENT
STOCKLANDS

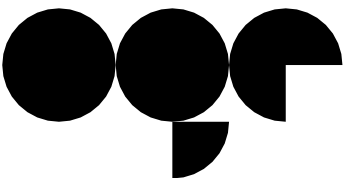
PO Box 281
Maroochydore Q 4558

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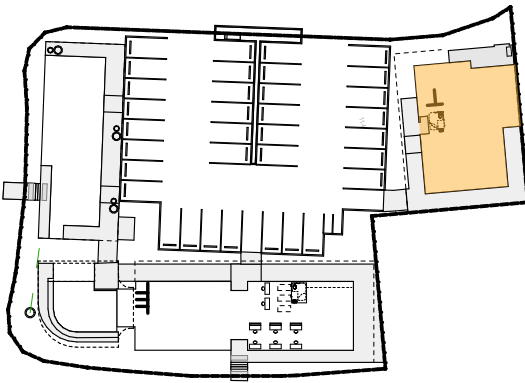
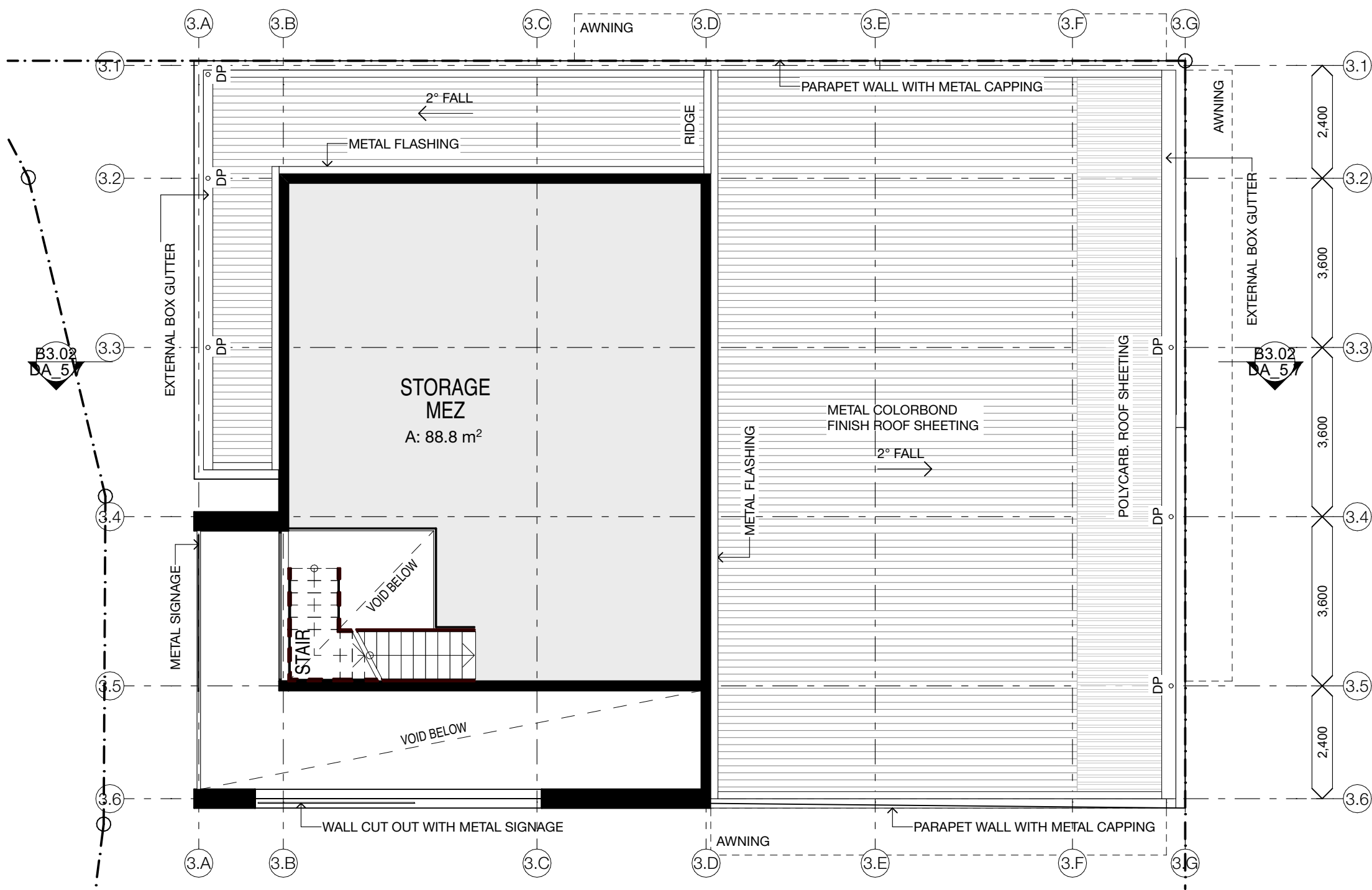
DATE
27/6/2024
DRAWING No.
DA_4.06

QLD Reg. No. 4212
NSW Reg. No. 11843



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AURA RETAIL PRECINCT - BUILDING 3 - FIRST FLOOR

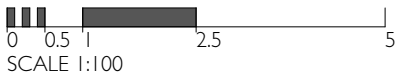


KEY PLAN

REV	DATE	DESCRIPTION	DRAWN	CHECKED
N	26/6/2024	Development Approval Issue	DH	NC

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P12 NEIGHBOURHOOD RETAIL
CENTRE
NIRIMBA

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Level 1 "The Old Courthouse"
4 First Avenue, Maroochydore Q 4558

DRAWING TITLE
BUILDING 3 - FIRST FLOOR
CLIENT
STOCKLANDS

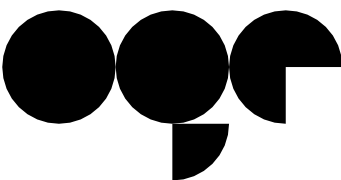
PO Box 281
Maroochydore Q 4558

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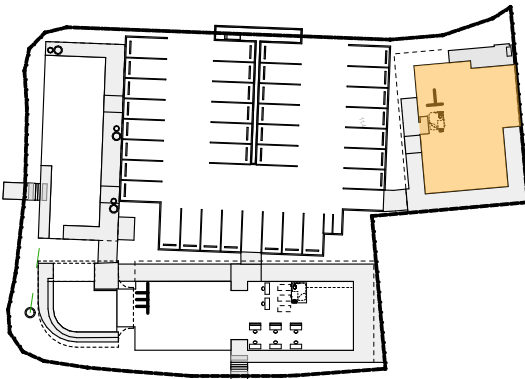
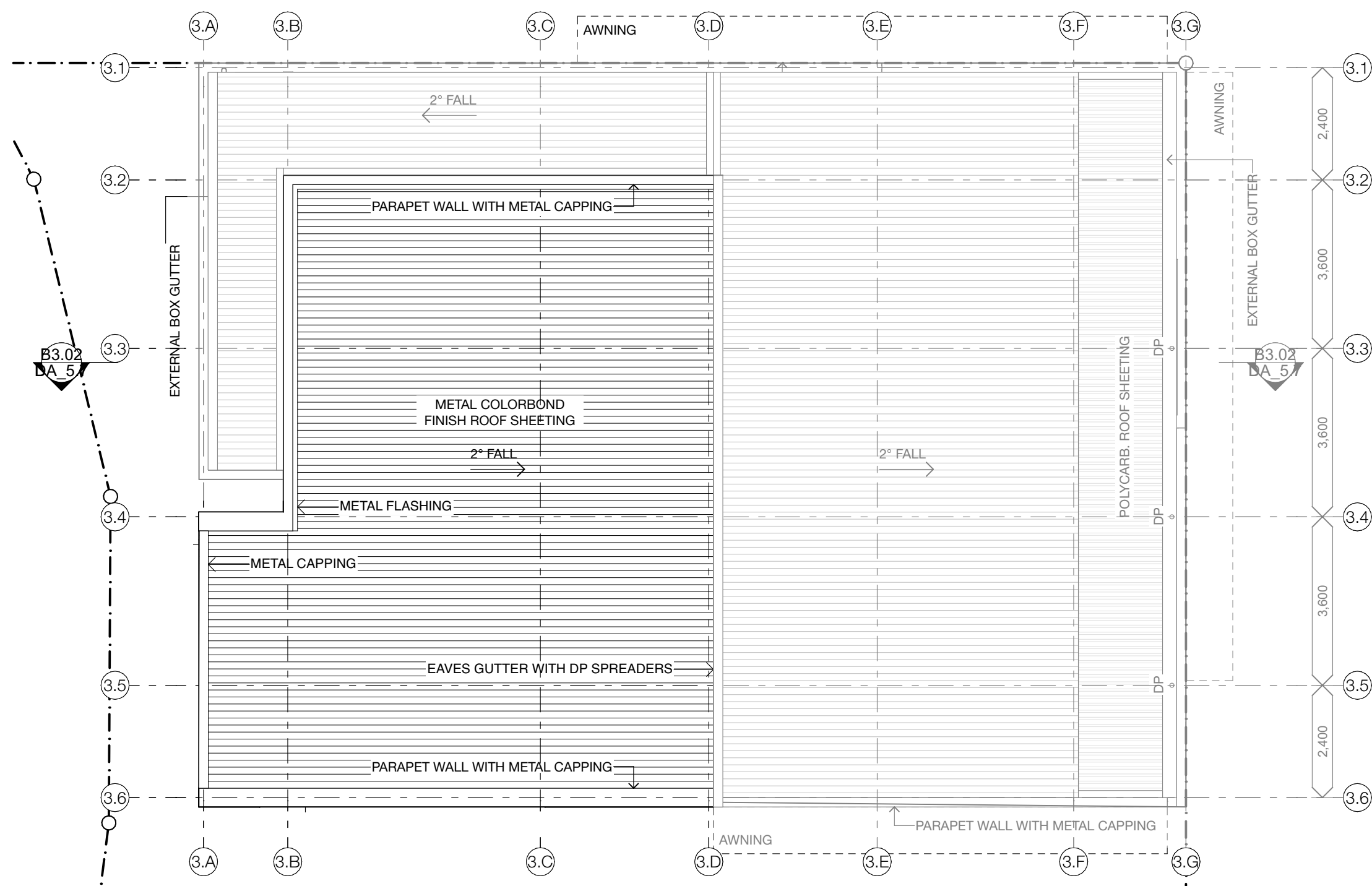
DATE
27/6/2024
DRAWING No.
DA_4.07

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NSW Reg. No. 11843



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AURA RETAIL PRECINCT - BUILDING 3 - ROOF PLAN



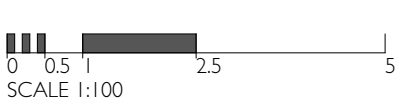
KEY PLAN

REV	DATE	DESCRIPTION	DRAWN	CHECKED
N	26/6/2024	Development Approval Issue	DH	NC

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P12 NEIGHBOURHOOD RETAIL
CENTRE
NIRIMBA

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DRAWING TITLE
BUILDING 3 - ROOF PLAN
CLIENT
STOCKLANDS

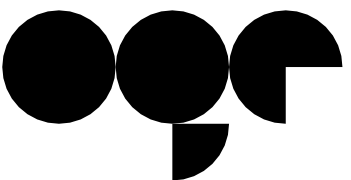
PO Box 281
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27/6/2024
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DA_4.08

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3.

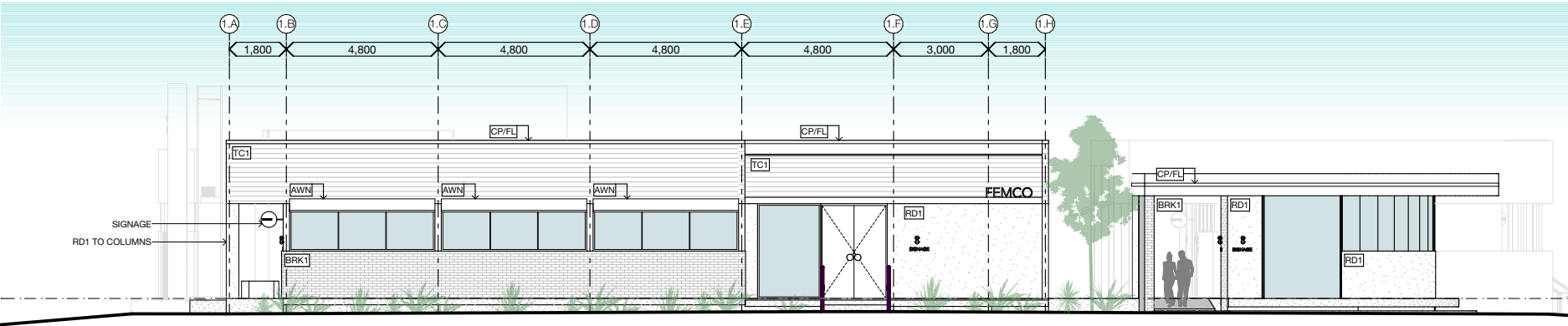
ELEVATIONS & SECTIONS

STREET ELEVATIONS
BUILDING ELEVATIONS
BUILDING SECTIONS



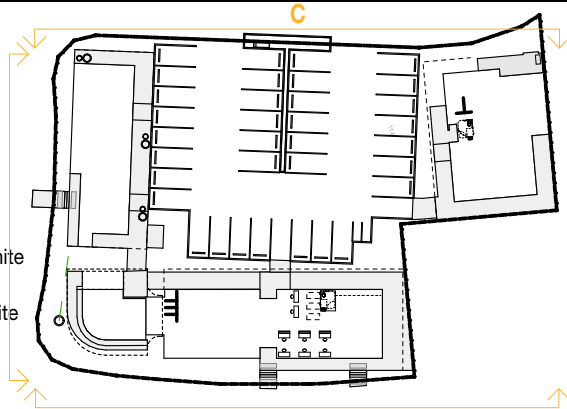
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AURA RETAIL PRECINCT - STREET ELEVATIONS



MATERIALS & COLOUR LEGEND

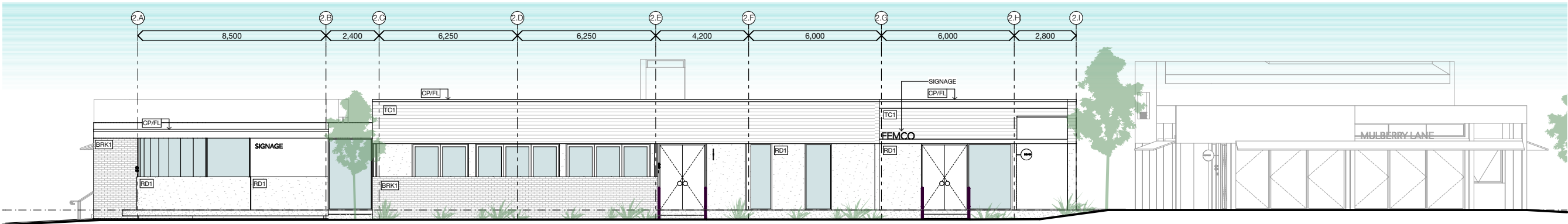
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- CP/FL Metal Colorbond finish capping and flashing
- RD1 Rendered Blockwork, Painted finish: white
- RD2 Rendered FC lightweight Parapet Wall, Paint finish: white
- BRK1 Selected toned facebrick cladding over Blockwork
- TC1 Profiled FC weatherboard cladding, Painted finish: white
- SCR1 Vertical aluminium fixed batten screen gate - white
- AWN Lightweight Mulberry toned fabric awning roof
- P1 CSH feature steel columns, Powdercoated: white
- C1 Rendered Blockwork Columns, Painted finish: white
- P01 Painted Plasterboard - white



KEY PLAN

A

SOUTH STREET ELEVATION
1:200



B

EAST STREET ELEVATION
1:200



C

WEST STREET ELEVATION
1:200

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NIRIMBA

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CLIENT
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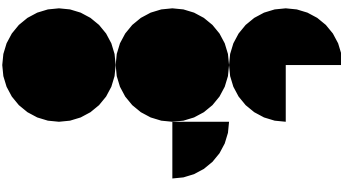
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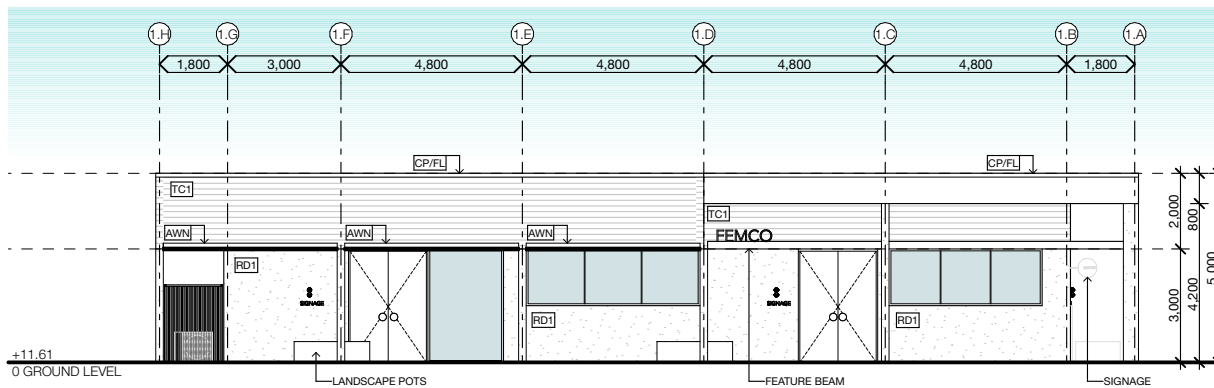
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ISSUE No.
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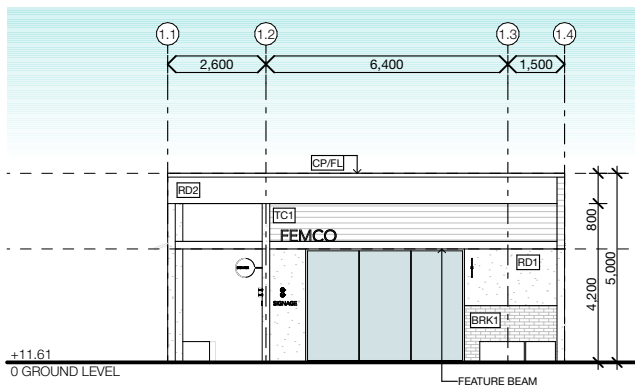


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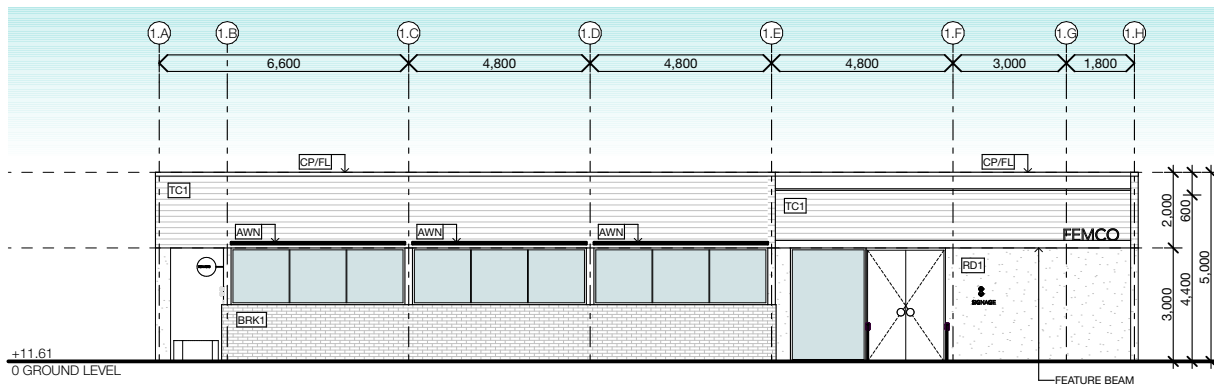
AURA RETAIL PRECINCT - BUILDING ELEVATIONS



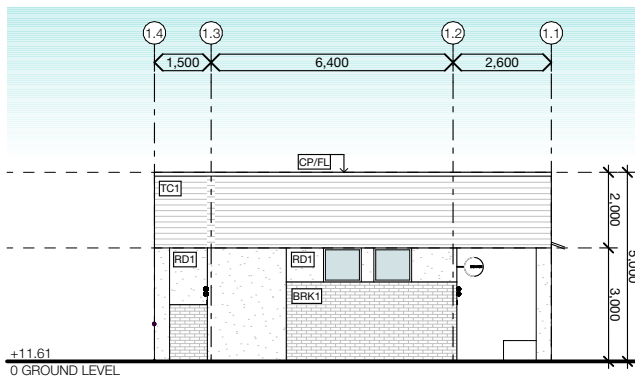
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1:200



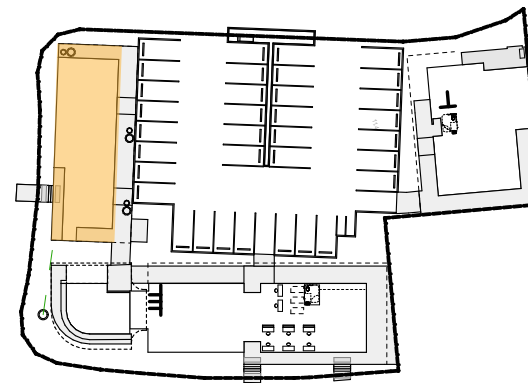
B1 WEST ELEVATION
1:200



B1 SOUTH ELEVATION
1:200



B1 EAST ELEVATION
1:200



KEY PLAN

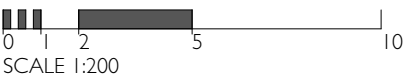
MATERIALS & COLOUR LEGEND

- CR Metal Colorbond finish roof sheeting
- CP/FL Metal Colorbond finish capping and flashing
- RD1 Rendered Blockwork, Painted finish: white
- RD2 Rendered FC lightweight Parapet Wall, Paint finish: white
- BRK1 Selected toned facebrick cladding over Blockwork
- TC1 Profiled FC weatherboard cladding, Painted finish: white
- SCR1 Vertical aluminium fixed batten screen gate - white
- AWN Lightweight Mulberry toned fabric awning roof
- P1 CSH feature steel columns, Powdercoated: white
- C1 Rendered Blockwork Columns, Painted finish: white
- P01 Painted Plasterboard - white

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PROJECT
AURA RETAIL PRECINCT
P12 NEIGHBOURHOOD RETAIL
CENTRE
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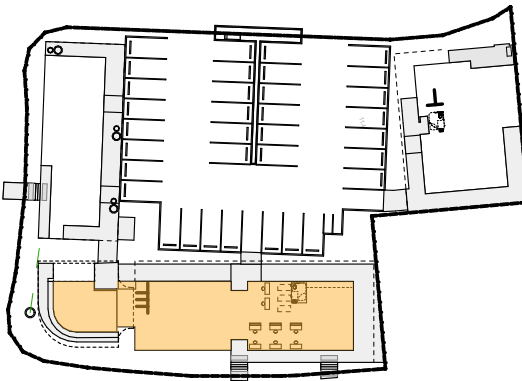


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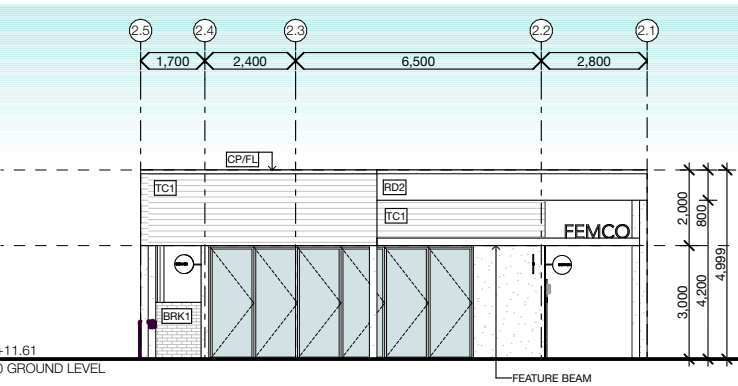
AURA RETAIL PRECINCT - BUILDING ELEVATIONS

MATERIALS & COLOUR LEGEND

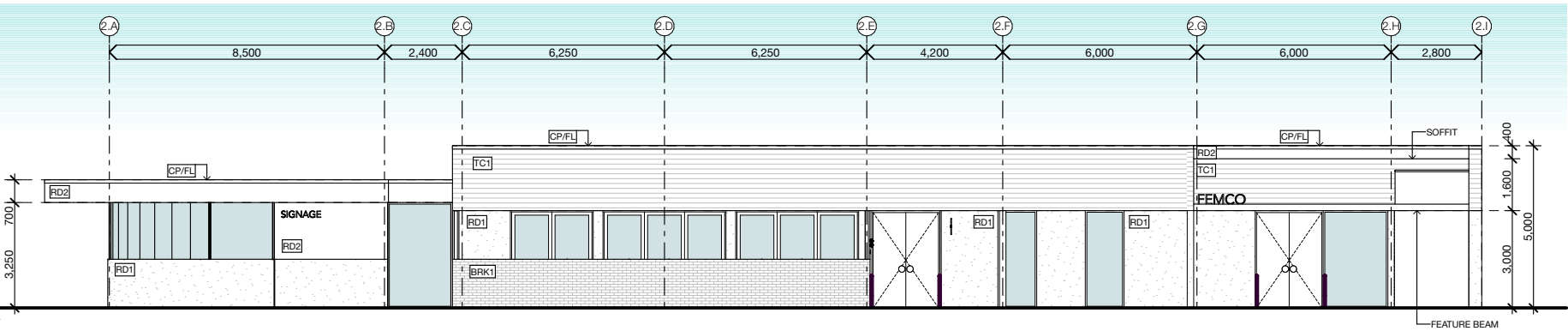
- CR Metal Colorbond finish roof sheeting
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- RD1 Rendered Blockwork, Painted finish: white
- RD2 Rendered FC lightweight Parapet Wall, Paint finish: white
- BRK1 Selected toned facebrick cladding over Blockwork
- TC1 Profiled FC weatherboard cladding, Painted finish: white
- SCR1 Vertical aluminium fixed batten screen gate - white
- AWN Lightweight Mulberry toned fabric awning roof
- P1 CSH feature steel columns, Powdercoated: white
- C1 Rendered Blockwork Columns, Painted finish: white
- P01 Painted Plasterboard - white



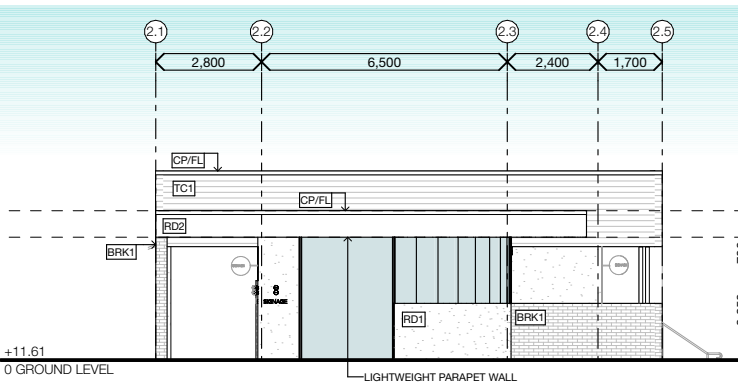
KEY PLAN



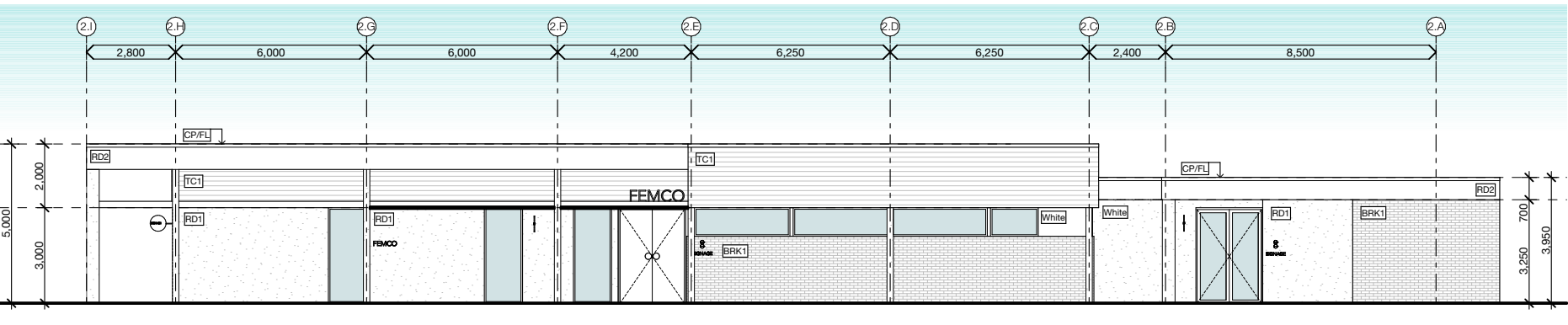
NORTH ELEVATION
1:200



EAST ELEVATION
1:200



SOUTH ELEVATION
1:200



WEST ELEVATION
1:200

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SCALE 1:200

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CENTRE
NIRIMBA

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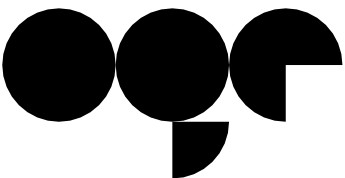
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DRAWING TITLE
BUILDING ELEVATIONS
CLIENT
STOCKLANDS

PO Box 281
Maroochydore Q 4558

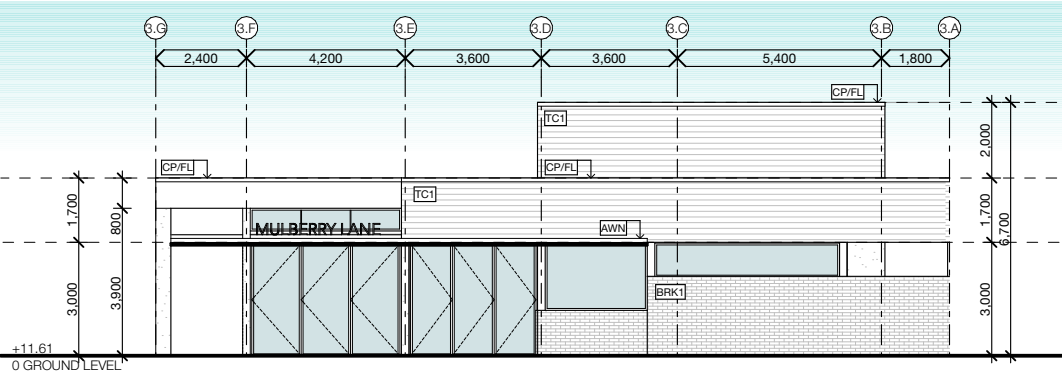
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DRAWING No.
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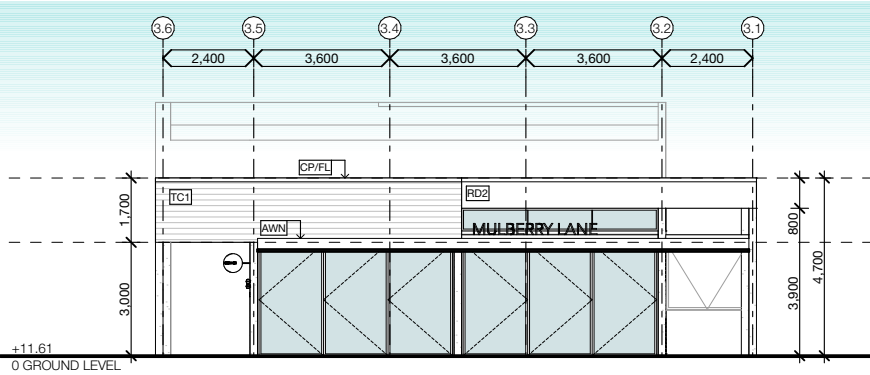


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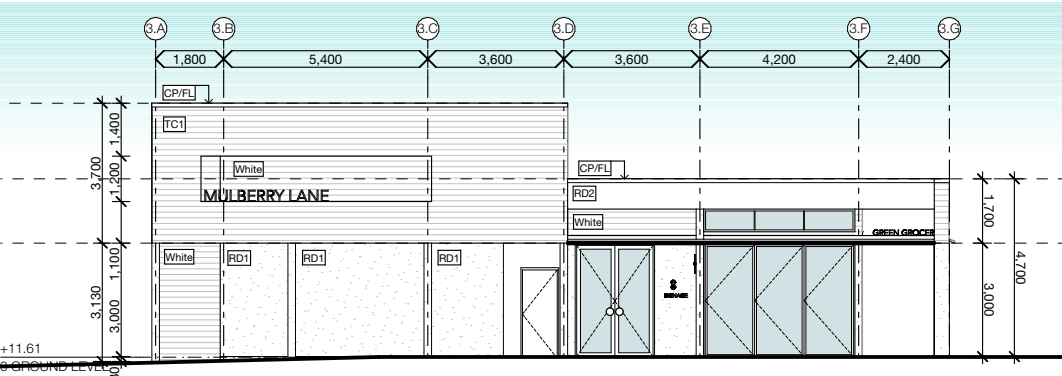
AURA RETAIL PRECINCT - BUILDING ELEVATIONS



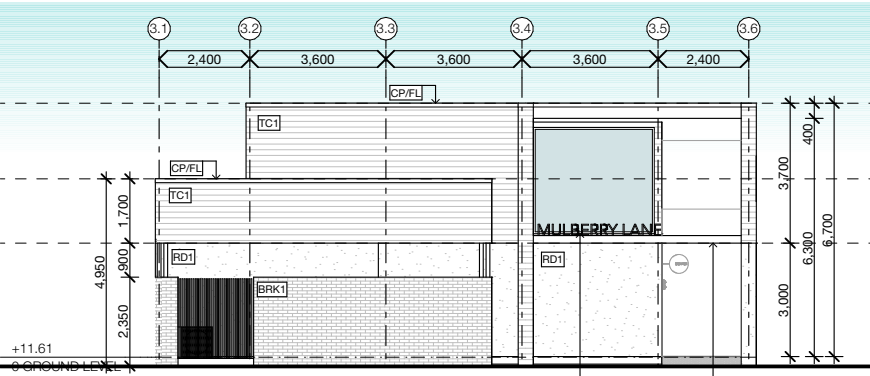
B3 NORTH ELEVATION
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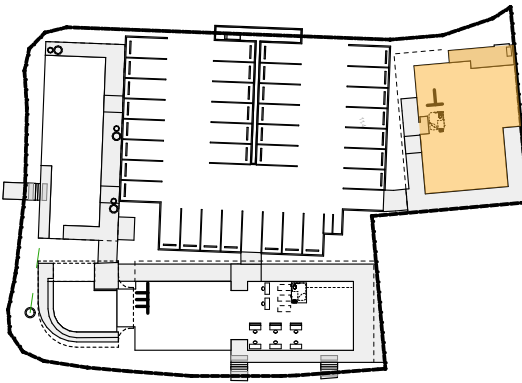
B3 EAST ELEVATION
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B3 SOUTH ELEVATION
1:200



B3 WEST ELEVATION
1:200



KEY PLAN

MATERIALS & COLOUR LEGEND

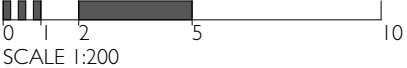
- CR Metal Colorbond finish roof sheeting
- CP/FL Metal Colorbond finish capping and flashing
- RD1 Rendered Blockwork, Painted finish: white
- RD2 Rendered FC lightweight Parapet Wall, Paint finish: white
- BRK1 Selected toned facebrick cladding over Blockwork
- TC1 Profiled FC weatherboard cladding, Painted finish: white
- SCR1 Vertical aluminium fixed batten screen gate - white
- AWN Lightweight Mulberry toned fabric awning roof
- P1 CSH feature steel columns, Powdercoated: white
- C1 Rendered Blockwork Columns, Painted finish: white
- P01 Painted Plasterboard - white

REV	DATE	DESCRIPTION	DRAWN	CHECKED
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PROJECT
AURA RETAIL PRECINCT
P12 NEIGHBOURHOOD RETAIL
CENTRE
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DRAWING TITLE
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SCALE @ A3
1:200

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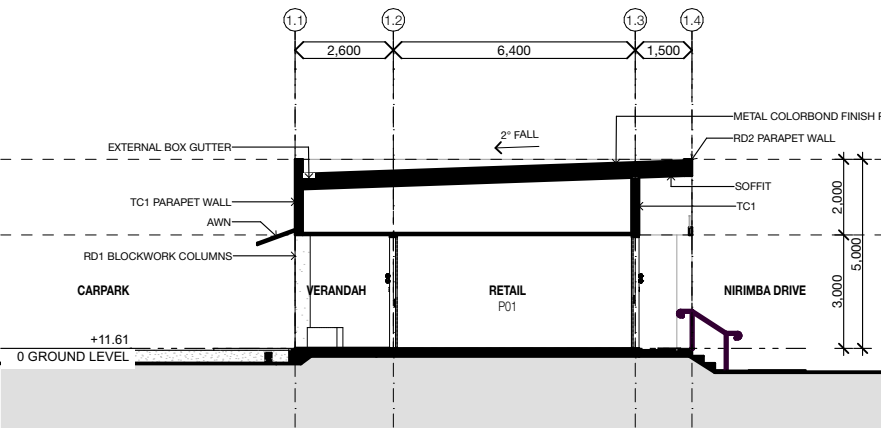
PO Box 281
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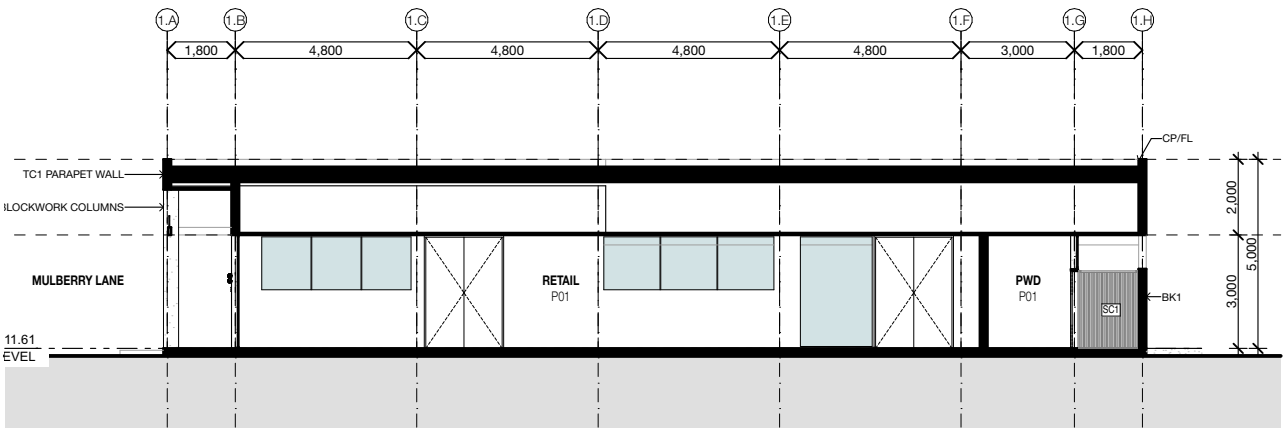
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NSW Reg. No. 11843



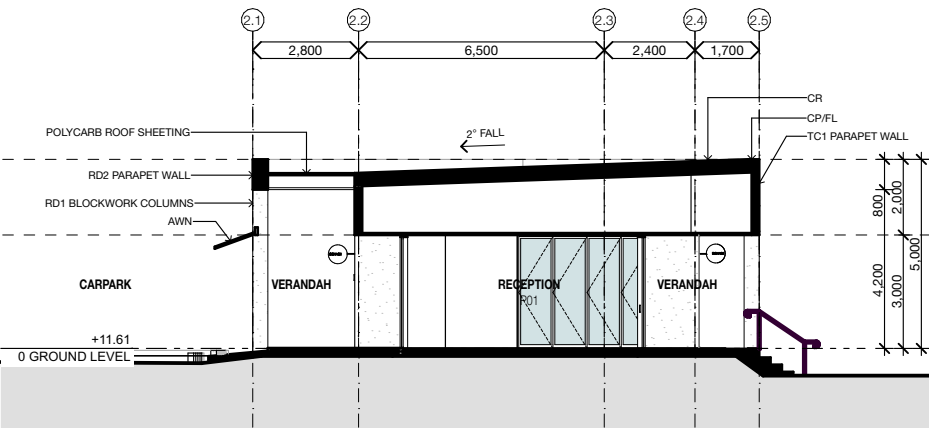
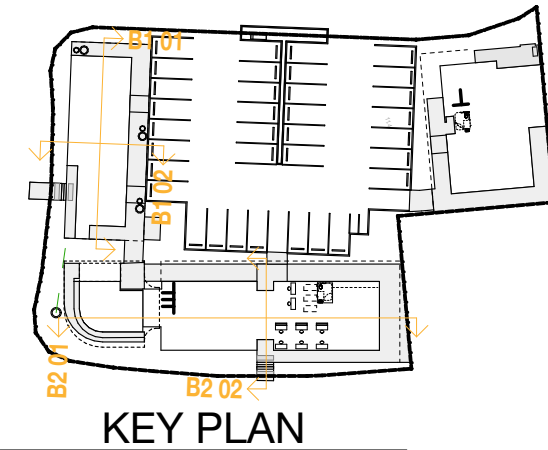
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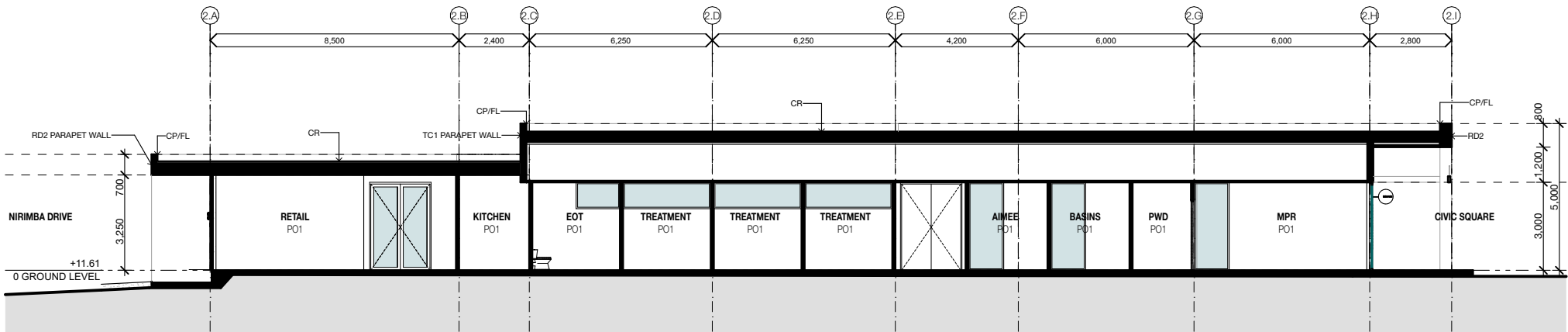
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B1.02 SECTION 02
1:200



B2.01 SECTION 01
1:200



B2.02 SECTION 02
1:200

MATERIALS & COLOUR LEGEND

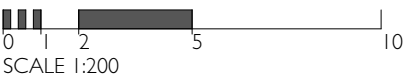
- CR Metal Colorbond finish roof sheeting
- CP/FL Metal Colorbond finish capping and flashing
- RD1 Rendered Blockwork, Painted finish: white
- RD2 Rendered FC lightweight Parapet Wall, Paint finish: white
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- C1 Rendered Blockwork Columns, Painted finish: white
- P01 Painted Plasterboard - white

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BUILDING SECTIONS
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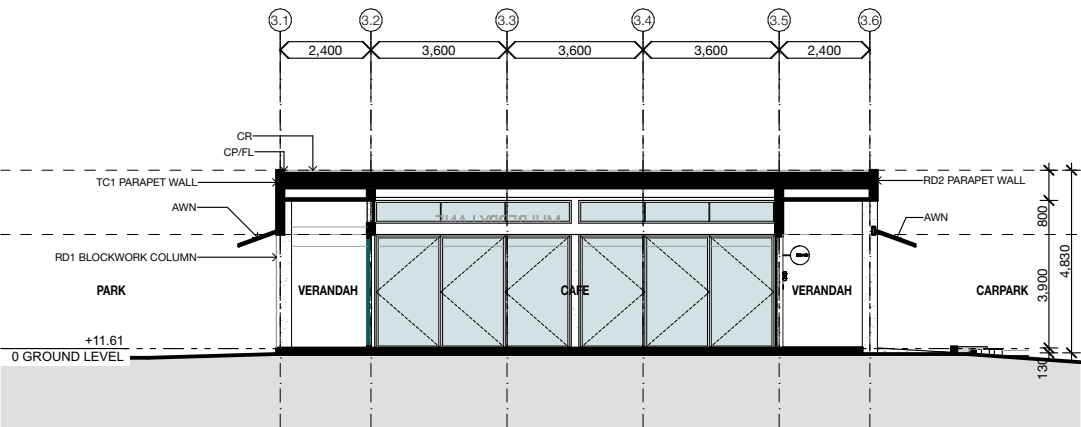
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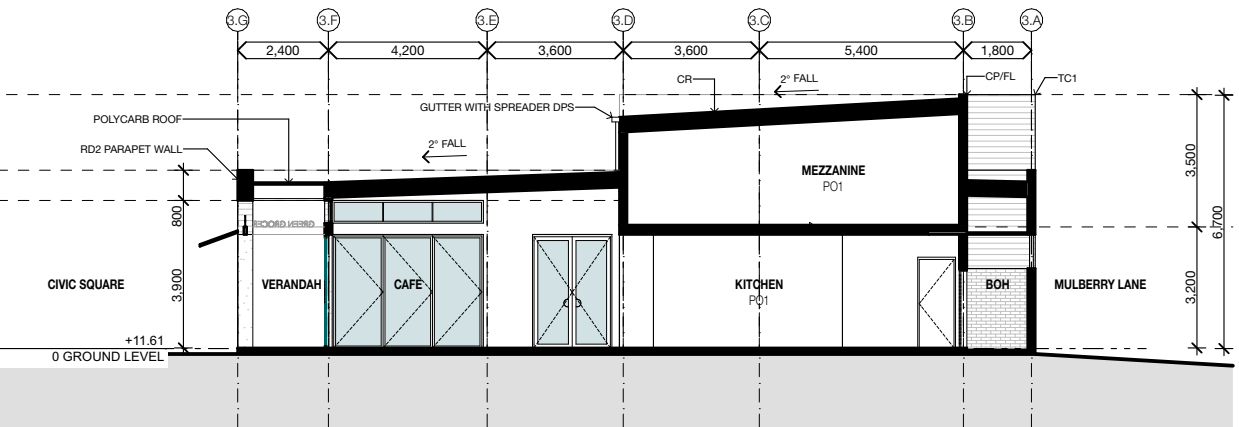
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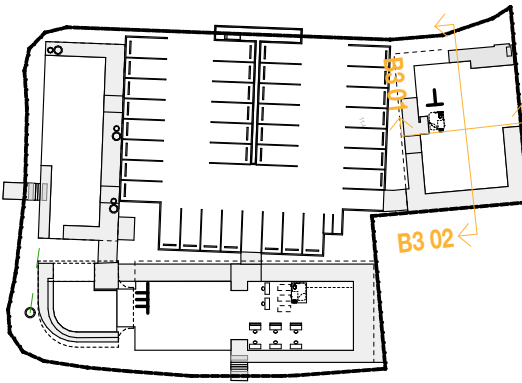
AURA RETAIL PRECINCT - BUILDING SECTIONS



B3.01 SECTION 01
1:200



B3.02 SECTION 02
1:200



KEY PLAN

MATERIALS & COLOUR LEGEND

- CR Metal Colorbond finish roof sheeting
- CP/FL Metal Colorbond finish capping and flashing
- RD1 Rendered Blockwork, Painted finish: white
- RD2 Rendered FC lightweight Parapet Wall, Paint finish: white
- BRK1 Selected toned facebrick cladding over Blockwork
- TC1 Profiled FC weatherboard cladding, Painted finish: white
- SCR1 Vertical aluminium fixed batten screen gate - white
- AWN Lightweight Mulberry toned fabric awning roof
- P1 CSH feature steel columns, Powdercoated: white
- C1 Rendered Blockwork Columns, Painted finish: white
- P01 Painted Plasterboard - white

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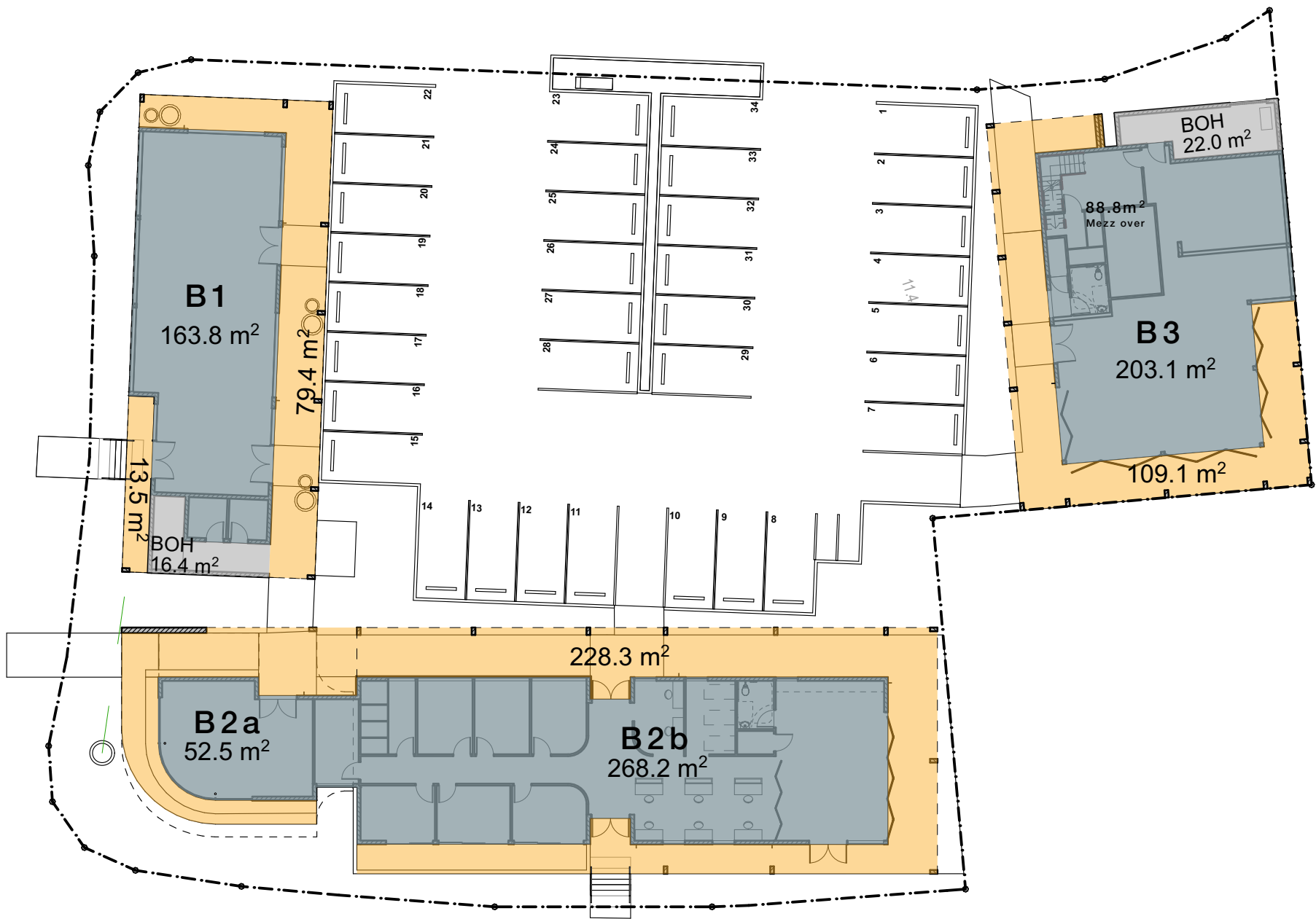
PLANNING INFORMATION

SITE COVER
LANDSCAPE CALCULATION



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AURA RETAIL PRECINCT - SITE COVER



SITE COVER

	m ²	%
INTERNAL	687.6m ²	26.9 %
EXTERNAL	430.3m ²	16.8 %
BOH	38.1m ²	1.5 %
Site Area		= 2556m ²

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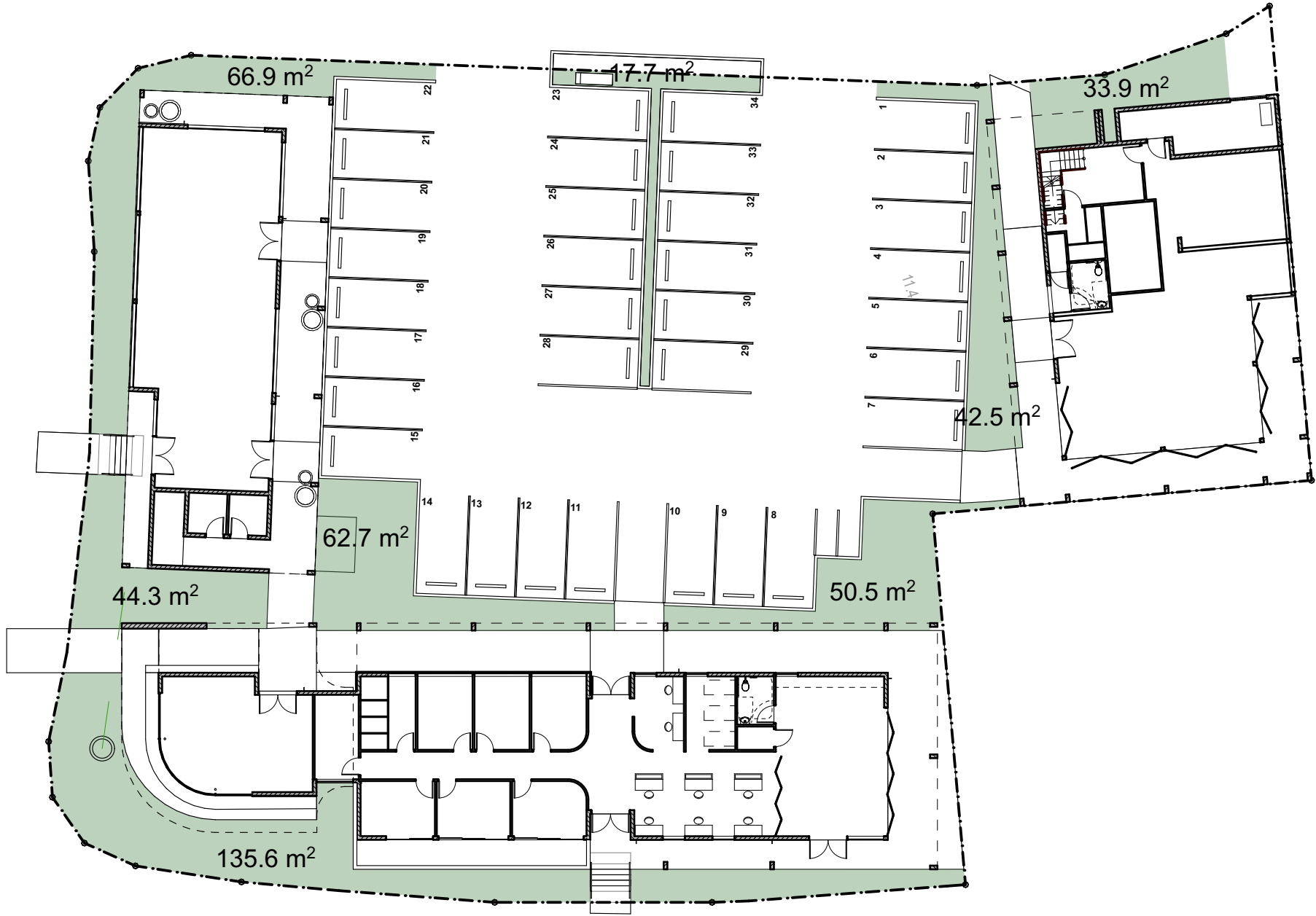
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AURA RETAIL PRECINCT - LANDSCAPE CALCULATION

	m ²	%
LANDSCAPE	454.1m ²	17.8%
Site Area	= 2556m ²	



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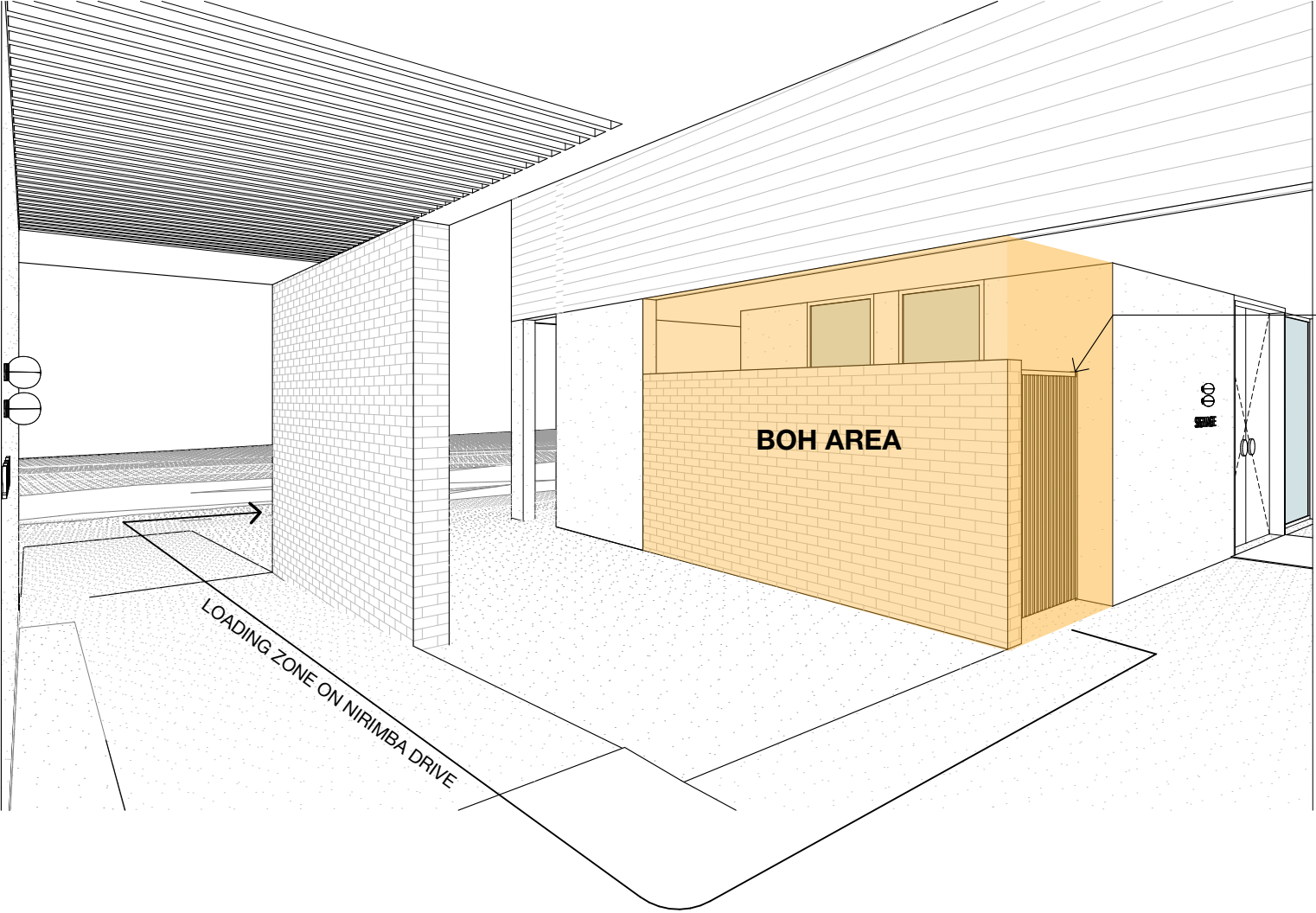
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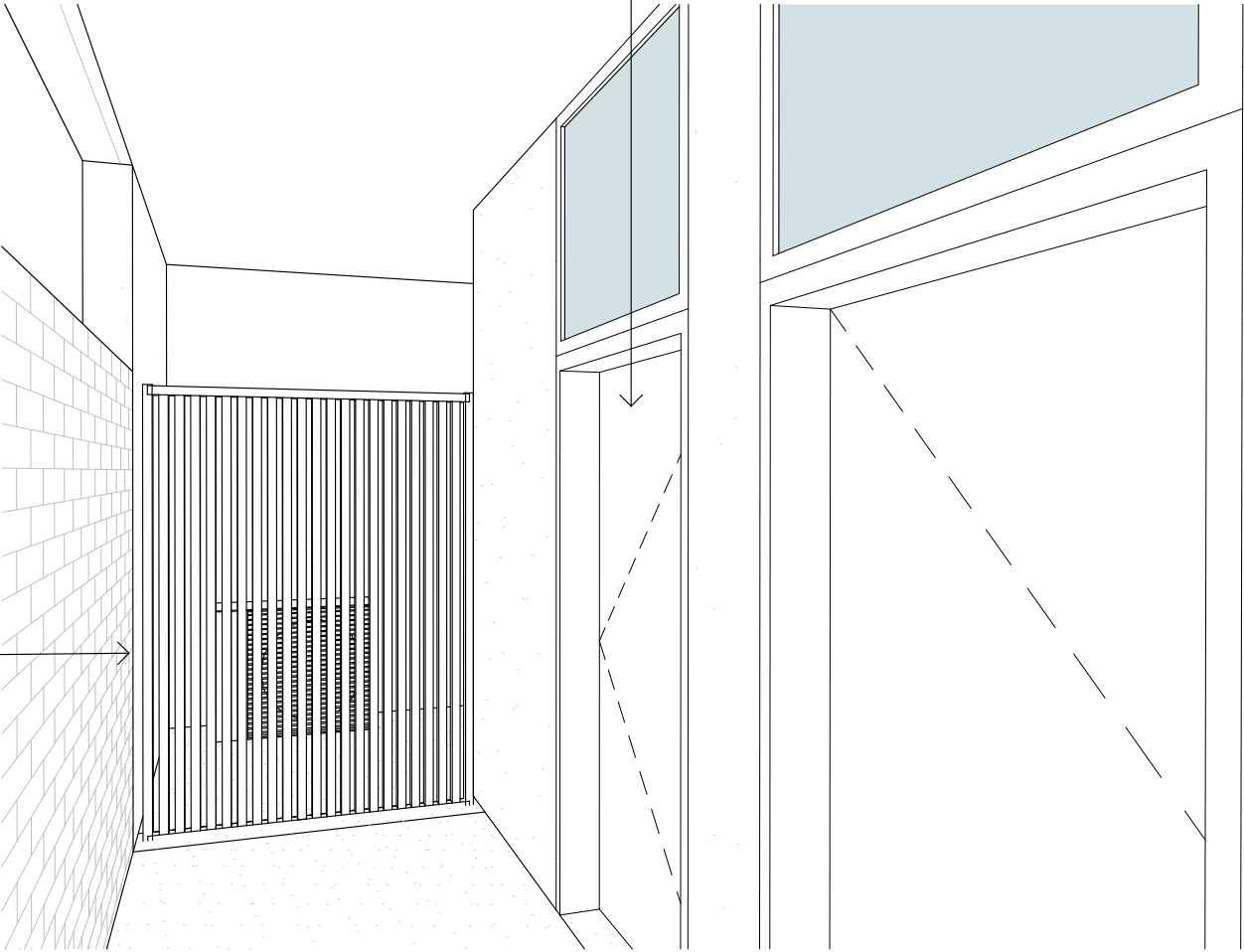
AURA RETAIL PRECINCT - BOH OPERATIONS



ALL BACK OF HOUSE AREAS ARE TO BE CONCEALED BEHIND ARCHITECTURAL ELEMENTS.

GATE ONE ACCESS TO AMENITIES OPEN DURING BUSINESS HOURS

PUBLIC AMENITIES



GATE TWO CONTROLLED ACCESS TO BUILDING BOH SERVICES

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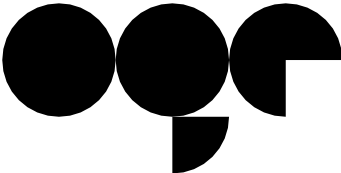
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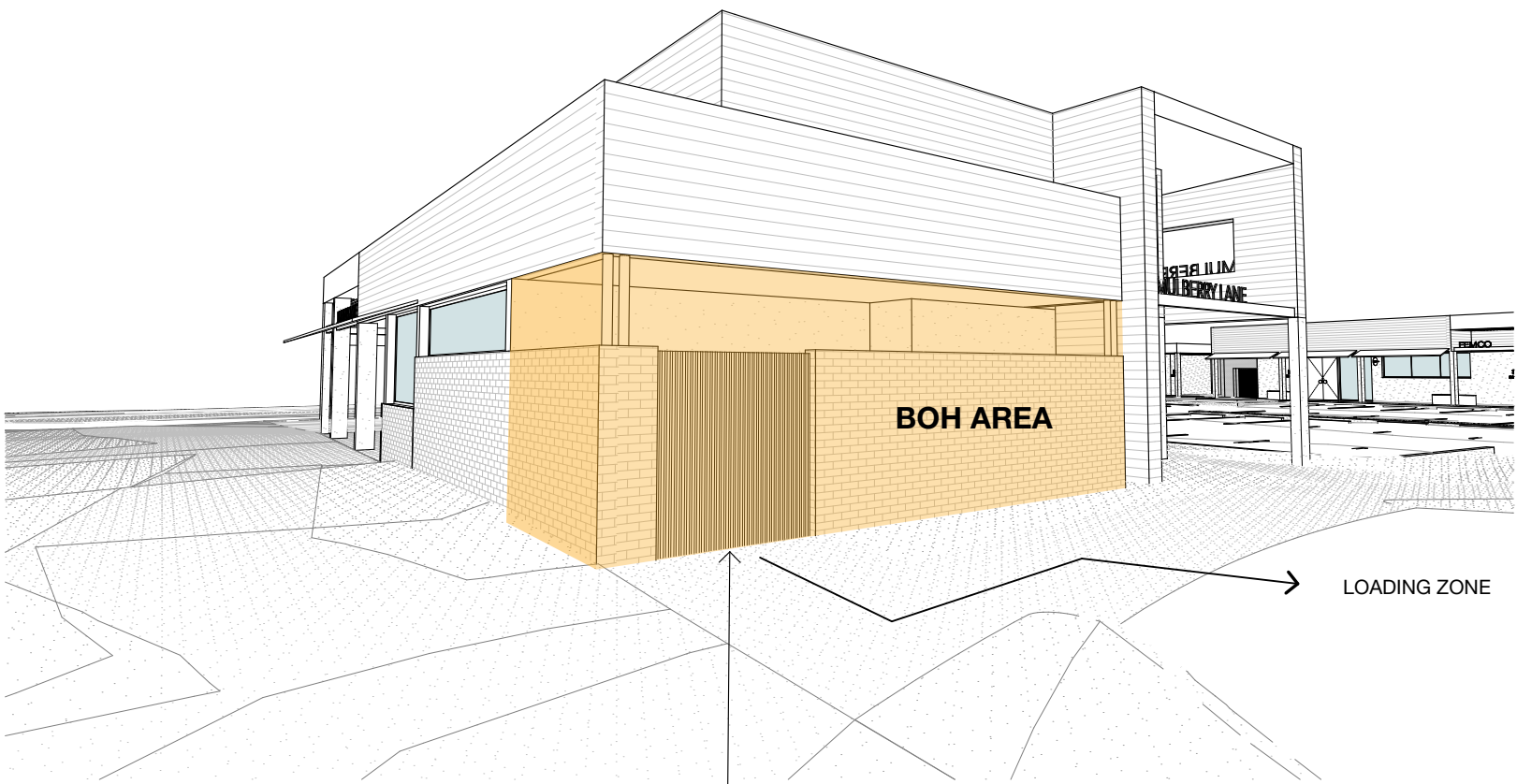
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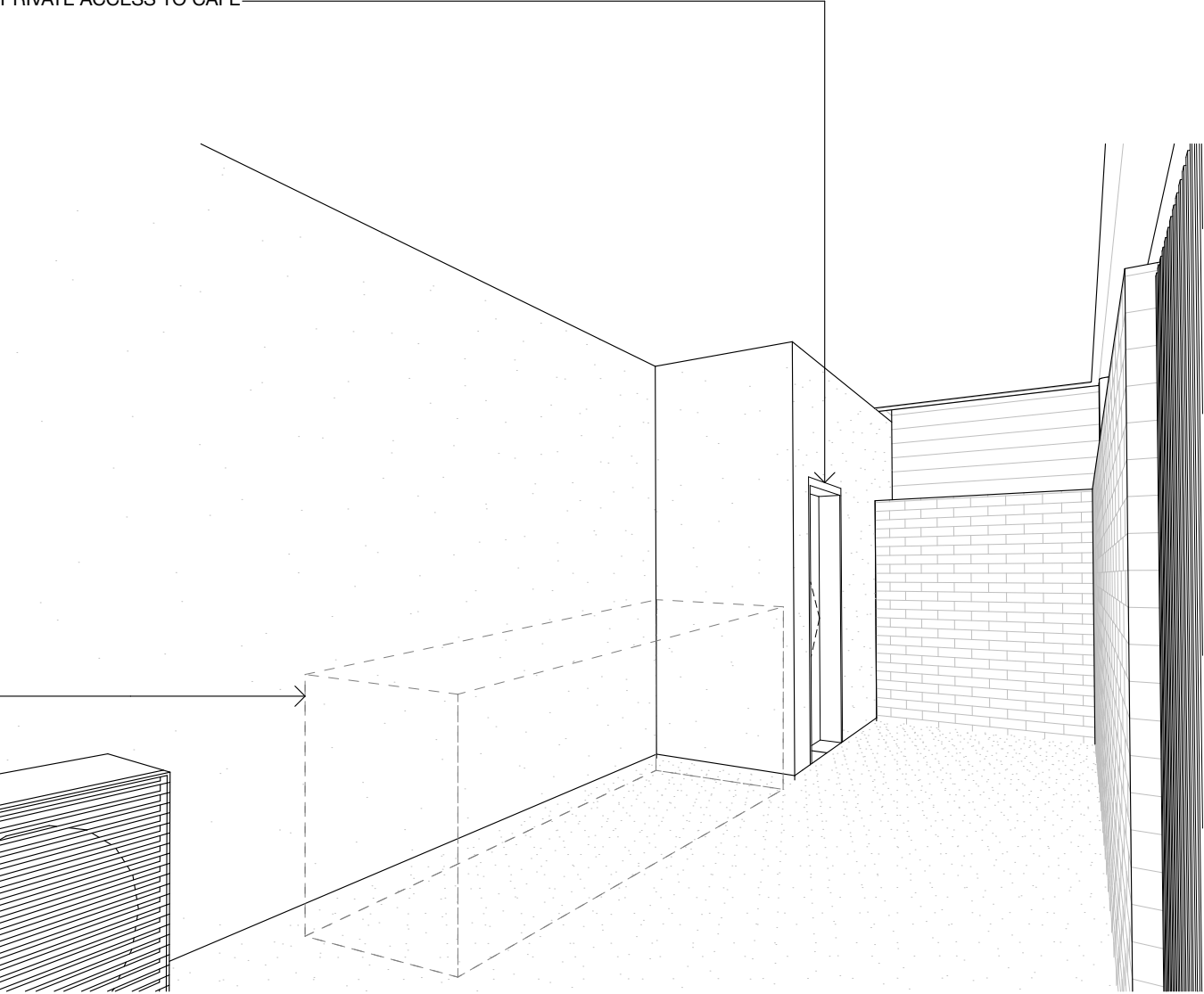
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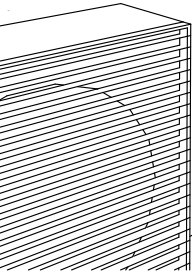


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PRIVATE ACCESS TO CAFE



LOCATION FOR REFUSE STORAGE



GATE ONE CONTROLLED ACCESS TO BUILDING BOH SERVICES

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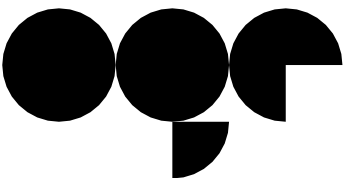
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RENDERED PERSPECTIVES



RENDER IMAGES



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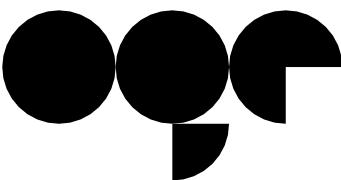
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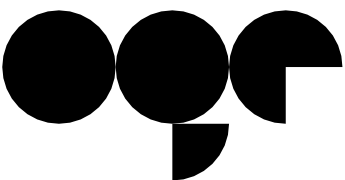
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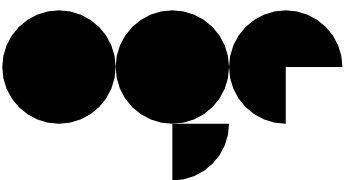
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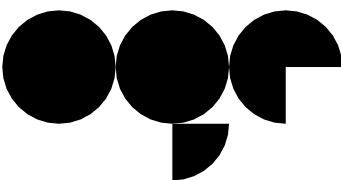
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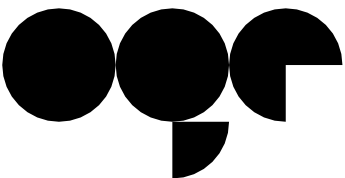
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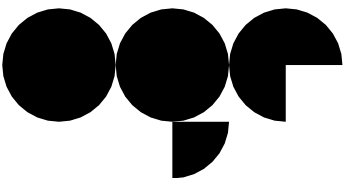
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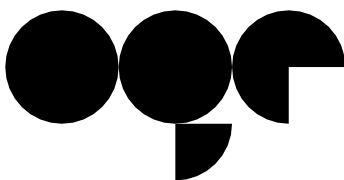
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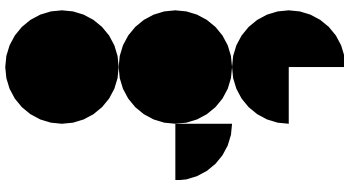
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P12 NEIGHBOURHOOD RETAIL
CENTRE
NIRIMBA

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RENDERED IMAGES
CLIENT
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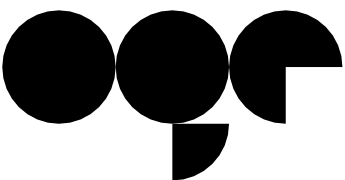
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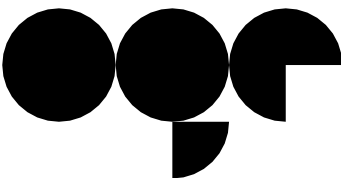
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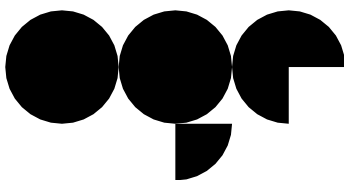
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