

# FORMER POLICE STATION/RESIDENCE

4 PUNT ROAD, EMU PLAINS, NSW 2750

LSJ DRAWINGS - A3 size




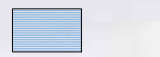

No.	Name
124010/00	INDEX
124010/14	PROPOSED SITE PLAN
124010/12	AS EXISTING PLAN SHOWING DEMOLITIONS
124010/16	PROPOSED PLAN
124010/18	PROPOSED EAST AND SOUTH ELEVATIONS
124010/19	PROPOSED NORTH AND WEST ELEVATIONS
124010/30	AS EXISTING PRIVY PLAN AND ELEVATIONS
124010/31	PROPOSED PRIVY AND STORE PLAN AND ELEVATIONS
124010/33	PROPOSED WASTE ROOM PLAN AND ELEVATIONS

SEC 4.55 MODIFICATION TO DA20/0628

<b>LUCAS STAPLETON JOHNSON</b> LSJ Heritage Planning & Architecture	Lucas Stapleton Johnson & Partners Pty Ltd Suite 303,155 King Street Sydney, NSW, 2000 Tel.: (02) 9357 4811 ACN 002 584 189 ABN 60 763 960 154 Nominated Architect: Ian Stapleton (Reg. 4032) Email: mailbox@lsjarchitects.com Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com	Job ADAPTIVE REUSE OF FORMER POLICE STATION/RESIDENCE 4 PUNT ROAD, EMU PLAINS, NSW 2750		
	Dwg. INDEX	Date 02/06/21	Scale (at A3) NTC	Drawn EC

06.10.21 A S 4.55  
 Date No. Amendment

**LEGEND**

-  PROPOSED WORK INSIDE BOUNDARY
-  PROPOSED S 4.55 AMENDMENTS TO DA20/0628
-  BRICK PAVING AS PER APPROVED DA20/0628
-  DECOMPOSED GRANITE GRAVEL
-  TREE TO BE RELOCATED

**NOTES**

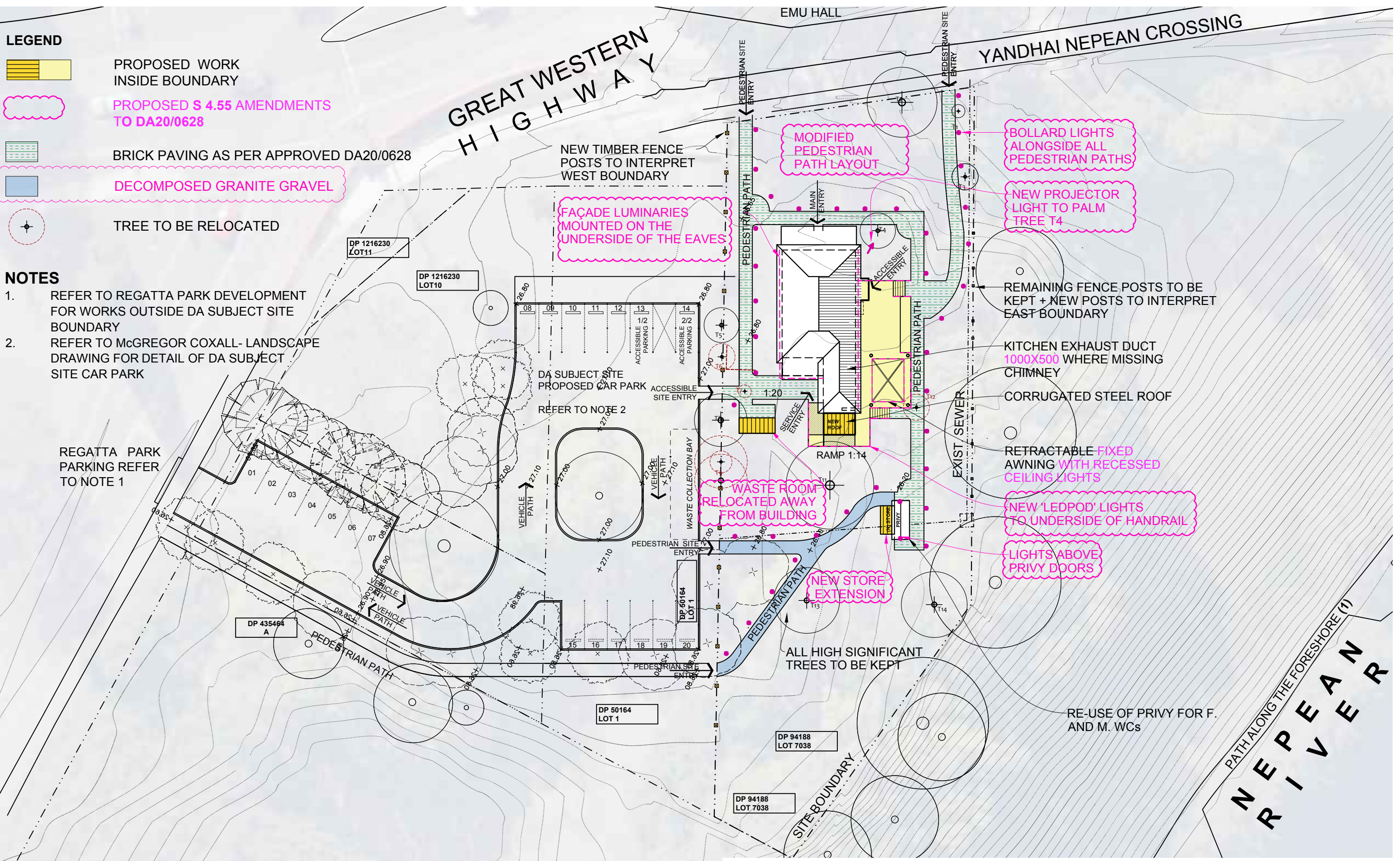
1. REFER TO REGATTA PARK DEVELOPMENT FOR WORKS OUTSIDE DA SUBJECT SITE BOUNDARY
2. REFER TO MCGREGOR COXALL- LANDSCAPE DRAWING FOR DETAIL OF DA SUBJECT SITE CAR PARK

REGATTA PARK PARKING REFER TO NOTE 1

GREAT WESTERN HIGHWAY

YANDHAI NEPEAN CROSSING

NEPEAN RIVER



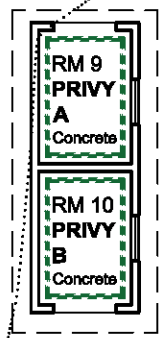
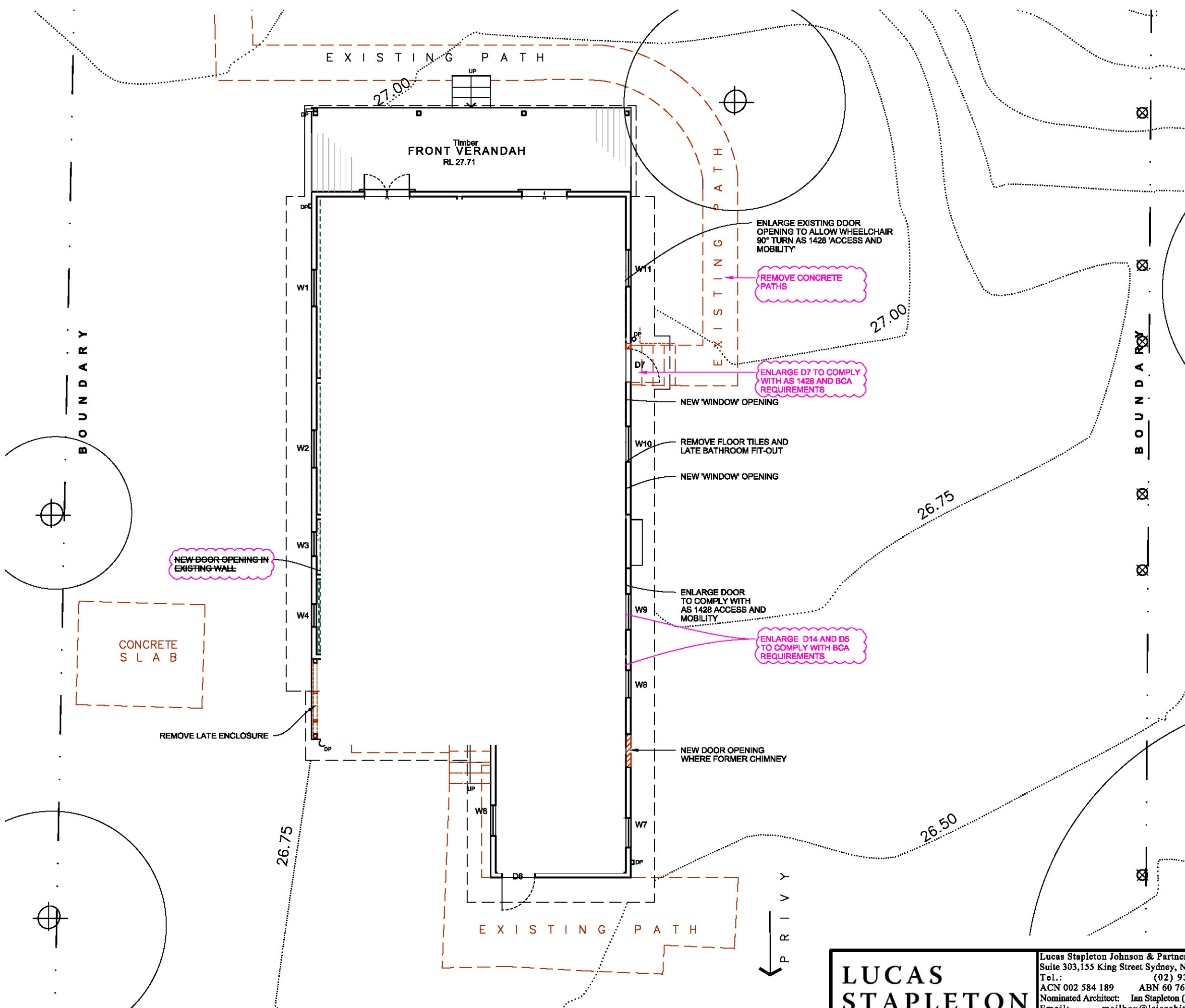
06.10.21	D	S 4.55	N ↑
03.05.20	C	DA UPDATE	
29.09.20	B	DA LODGM.	
Date	No.	Amendment	

**LUCAS STAPLETON JOHNSON**  
LSJ Heritage Planning & Architecture

Lucas Stapleton Johnson & Partners Pty Ltd  
Suite 303,155 King Street Sydney, NSW, 2000  
Tel.: (02) 9357 4811  
ACN 002 584 189 ABN 60 763 960 154  
Nominated Architect: Ian Stapleton (Reg. 4032)  
Email: mailbox@lsjarchitects.com  
Websites: www.lsjarchitects.com  
www.traditionalaustralianhouses.com

SEC 4.55 MODIFICATION TO DA20/0628			
Job	ADAPTIVE REUSE OF FORMER POLICE STATION/RESIDENCE 4 PUNT ROAD, EMU PLAINS, NSW 2750		
Dwg.	PROPOSED SITE PLAN		
Date	Scale (at A3)	Drawn	Dwg. No.
29.07.20	AS NOTED	EC	124010/14/D

LEGEND	
DEMOLITIONS	
INTERNAL BOARDED LINING	
PROPOSED S 4.55 AMENDMENTS TO DA20/0628	



**1 FLOOR PLAN**  
Scale 1:100 124010-12.dwg

**2 PRIVY PLAN**  
Scale 1:100 124010-12.dwg

06.10.21 B S 4.55  
29.09.20 A DA LODGMENT  
Date No. Amendment

**LUCAS STAPLETON JOHNSON**  
LSJ Heritage Planning & Architecture

Lucas Stapleton Johnson & Partners Pty Ltd  
Suite 303,155 King Street Sydney, NSW, 2000  
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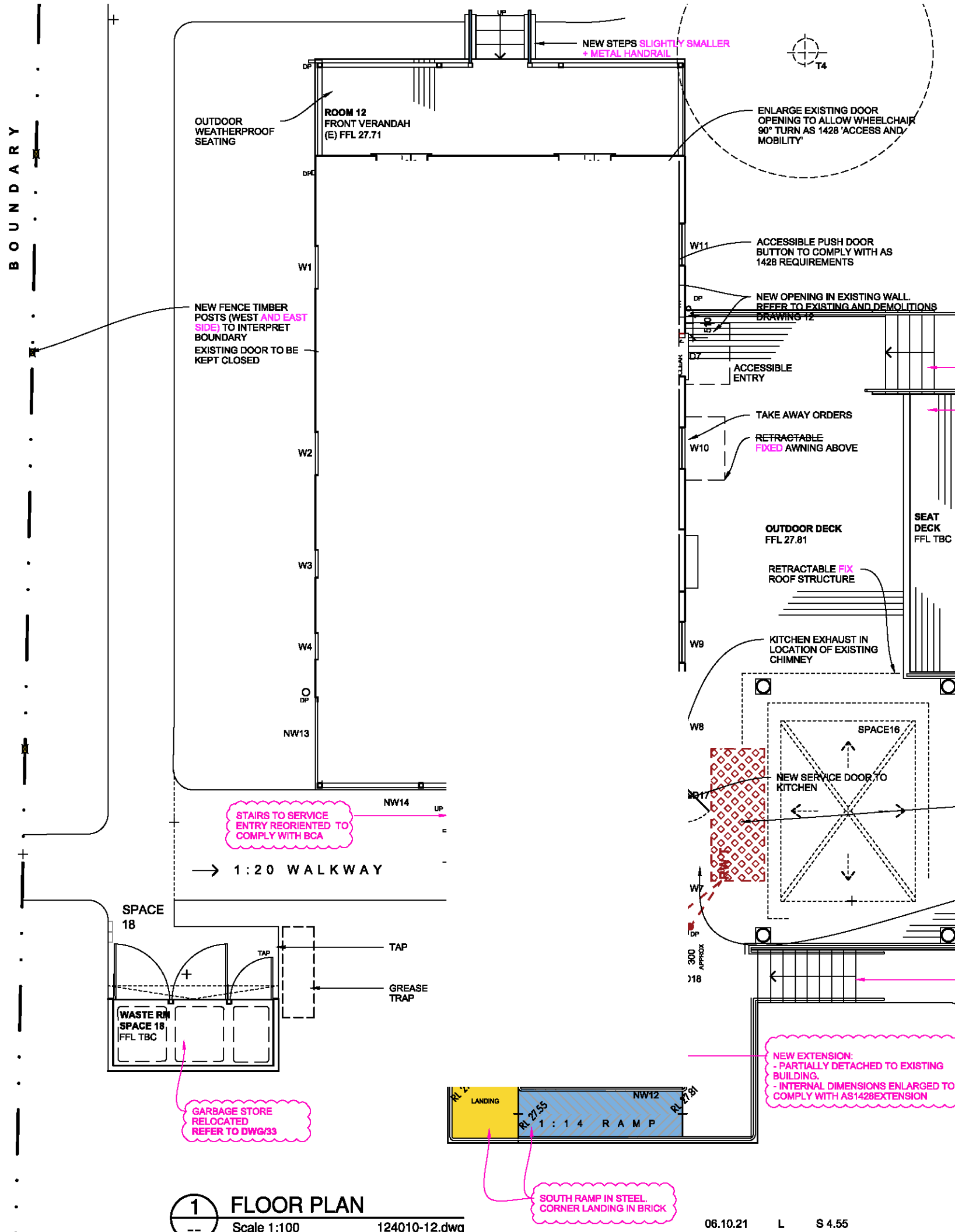
Job ADAPTIVE REUSE OF FORMER POLICE STATION/RESIDENCE  
4 PUNT ROAD, EMU PLAINS, NSW 2750

Dwg. AS EXISTING PLAN SHOWING DEMOLITIONS

© Lucas Stapleton Johnson & Partners Pty Ltd  
Check all dimensions. Figured dimensions to be taken in preference to scale.

Date	Scale (at A3)	Drawn	Dwg. No.
05.08.20	1:100	EC	124010/12/B

SEC 4.55 MODIFICATION TO DA20/0628



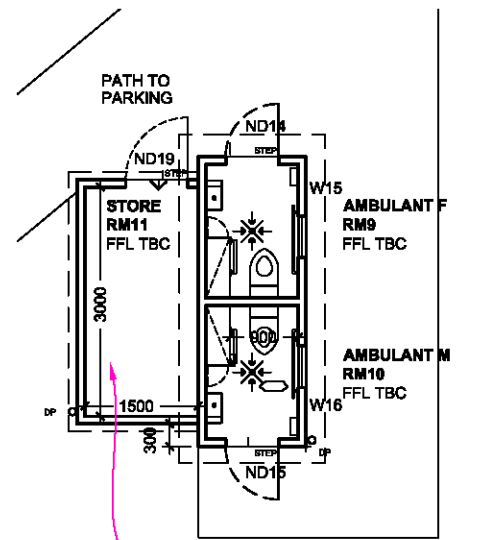
**1 FLOOR PLAN**  
Scale 1:100 124010-12.dwg

**LEGEND & COLOR SCHEDULE**

**AMENDMENTS ONLY ARE COLORED ON PLANS**

SEWER CONNECTION	---
RAINWATER TANK (RW T)	⊗---
HARDWOOD	■
LINOLEUM	■
STEEL GALVANIZED	■
BRICK	■
TILES	■
FABRIC	■
DP	⊗
DOWNPIPE	⊗

- NOTES**
- SUGGESTED KITCHEN LAYOUT. ALL DIMENSIONS, FINISHES AND EQUIPMENT TO COMPLY WITH: FOOD SAFETY STANDARD 3.2.3 FOOD PREMISES AND EQUIPMENT, AND, AUSTRALIAN STANDARD 4674-2004 - DESIGN, CONSTRUCTION AND FIT-OUT OF FOOD PREMISES
  - ALL SERVICES, FITTING AND FIXTURES ARE TO COMPLY WITH THE REQUIREMENTS SET OUT IN AS1428.1- ACCESS AND MOBILITY.
  - RESTORE FORMER TIMBER FLOOR IN SEATING ROOM 5,3,2,1
  - ALL DOWNPIPES TO HAVE SHOES AND DISCHARGED INTO GRATED DRAINS TO ALLOW CLEANING
  - NEW 2000L RAINWATER TANK TO BE INSTALLED UNDER THE DECK, APPROX 600mm AWAY FROM BUILDING ON 100mm CONCRETE SLAB. RAINWATER TANK TO BE CONNECTED TO MAIN ROOF DOWNPIPE AND TO ACCESSIBLE WC FOR FLUSHING.








**2 PRIVY AND STORE PLAN**  
Scale 1:100 124010-12.dwg  
**SEC 4.55 MODIFICATION TO DA20/0628**

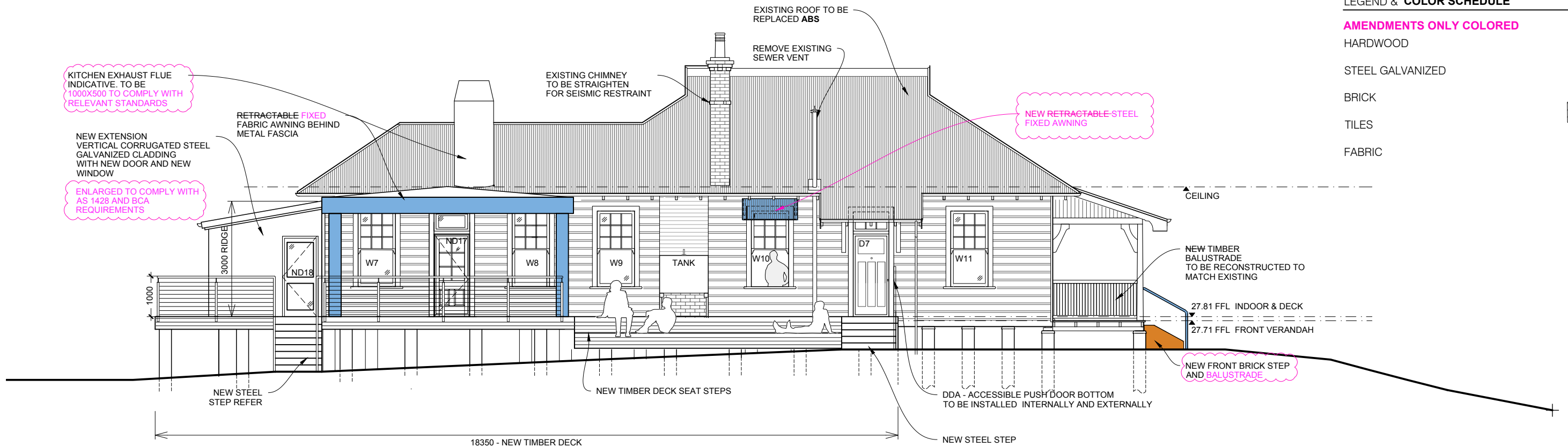
<p><b>LUCAS STAPLETON JOHNSON</b> LSJ Heritage Planning &amp; Architecture</p>	<p>Lucas Stapleton Johnson &amp; Partners Pty Ltd Suite 303,155 King Street Sydney, NSW, 2000 Tel.: (02) 9357 4811 ACN 002 584 189 ABN 60 763 960 154 Nominated Architect: Ian Stapleton (Reg. 4032) Email: mailbox@lsjarchitects.com Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com</p>	<p>Job <b>ADAPTIVE REUSE OF FORMER POLICE STATION/RESIDENCE</b> 4 PUNT ROAD, EMU PLAINS, NSW 2750</p>
	<p>Dwg. <b>PROPOSED PLAN</b></p>	<p>Date 29.09.20</p>
<p>Scale (at A3) 1:100</p>	<p>Drawn EC</p>	<p>Dwg. No. <b>124010/16/L</b></p>

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Check all dimensions. Figured dimensions to be taken in preference to scale.

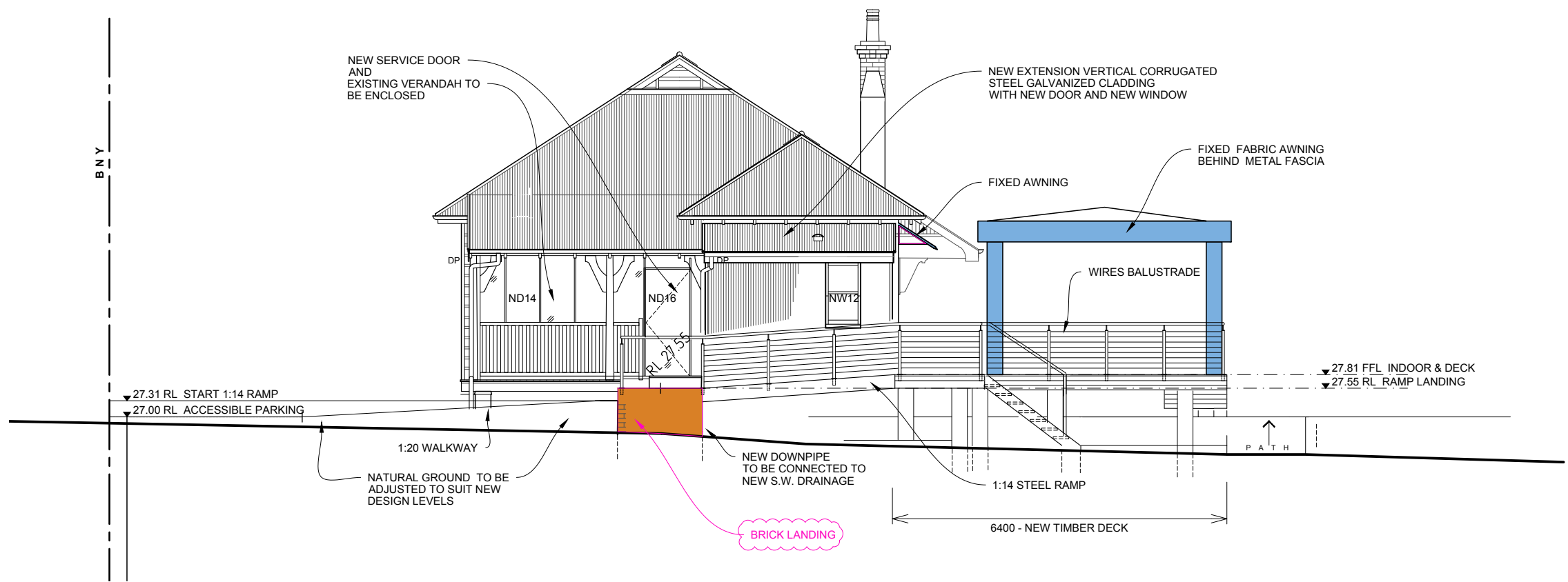
LEGEND & COLOR SCHEDULE

AMENDMENTS ONLY COLORED

HARDWOOD	
STEEL GALVANIZED	
BRICK	
TILES	
FABRIC	



**1 EAST ELEVATION**  
Scale 1:100  
124010-el.dwg



**2 SOUTH ELEVATION**  
Scale 1:100  
124010-el.dwg






SEC 4.55 MODIFICATION TO DA20/0628

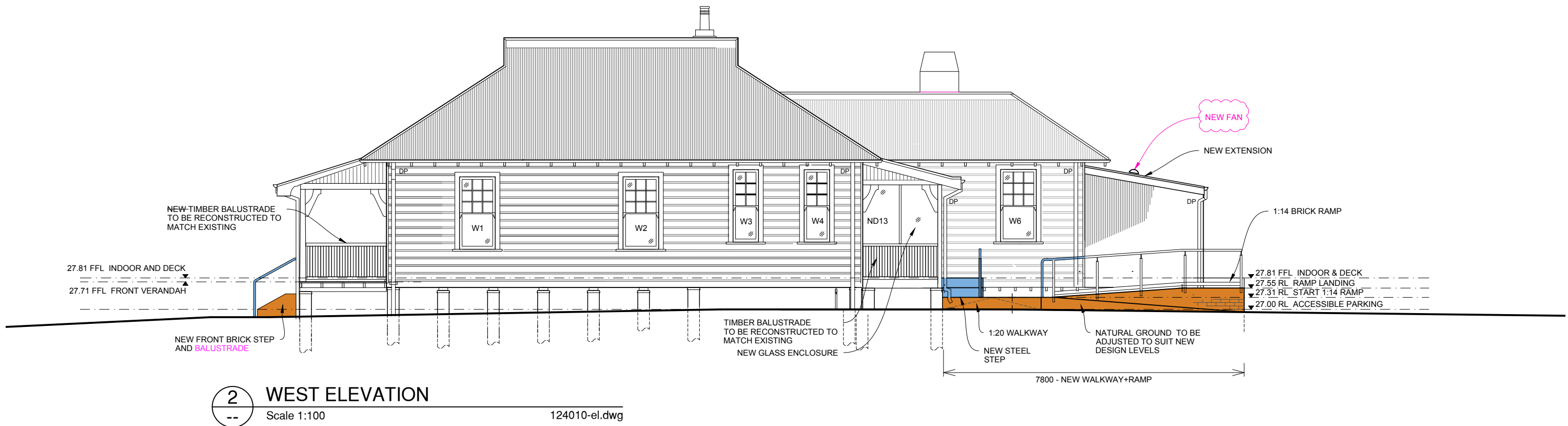
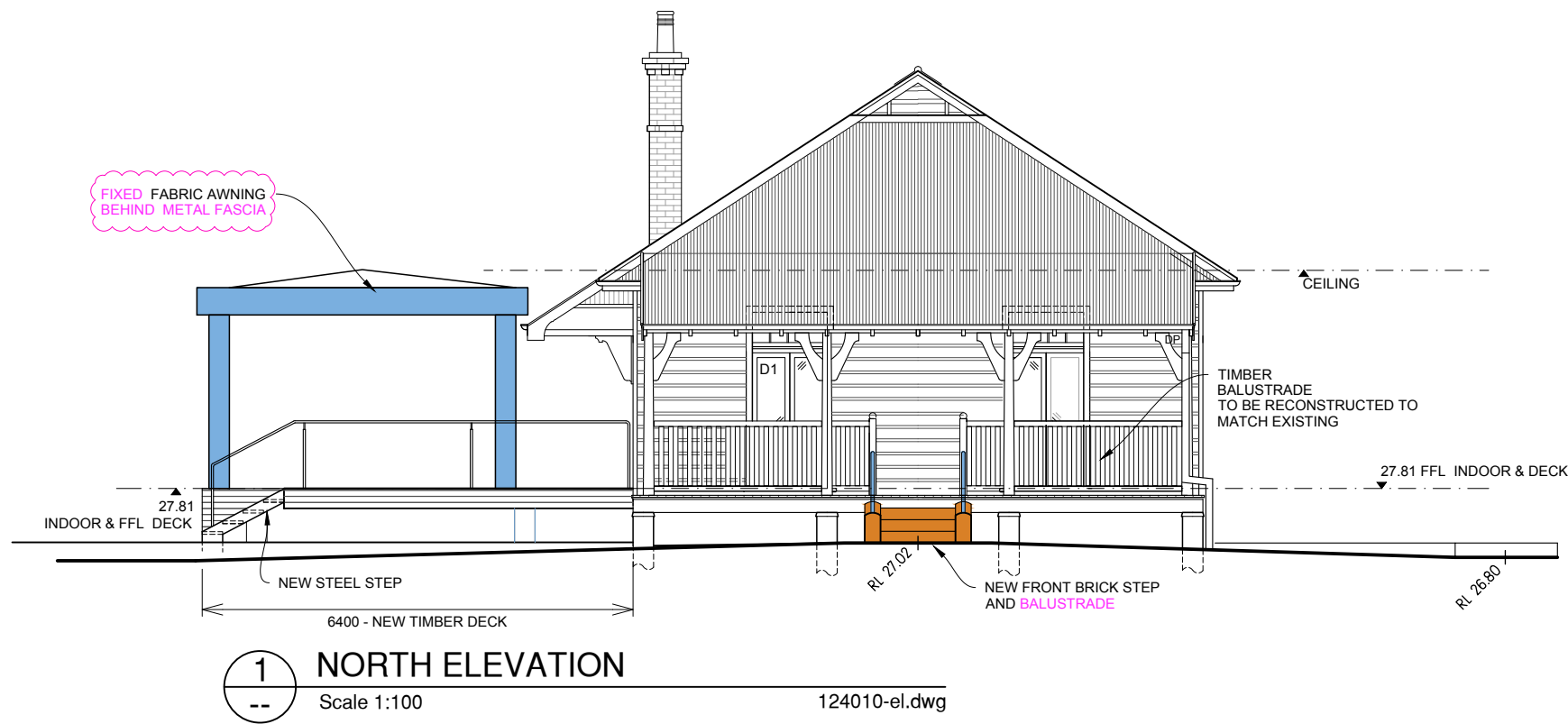
<p><b>LUCAS STAPLETON JOHNSON</b> LSJ Heritage Planning &amp; Architecture</p>	<p>Lucas Stapleton Johnson &amp; Partners Pty Ltd Suite 303,155 King Street Sydney, NSW, 2000 Tel.: (02) 9357 4811 ACN 002 584 189 ABN 60 763 960 154 Nominated Architect: Ian Stapleton (Reg. 4032) Email: mailbox@lsjarchitects.com Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com</p>		<p>Job ADAPTIVE REUSE OF FORMER POLICE STATION/RESIDENCE 4 PUNT ROAD, EMU PLAINS, NSW 2750</p>	
	<p>© Lucas Stapleton Johnson &amp; Partners Pty Ltd Check all dimensions. Figured dimensions to be taken in preference to scale.</p>		<p>Dwg. EAST AND SOUTH ELEVATIONS</p>	
<p>Date 07.08.21</p>	<p>Scale (at A3) 1:100</p>	<p>Drawn EC</p>	<p>Dwg. No. 124010/18/D</p>	

06.10.21 D S 4.55  
12.08.21 A AMENDED  
Date No. Amendment

LEGEND & COLOR SCHEDULE

AMENDMENTS ONLY COLORED

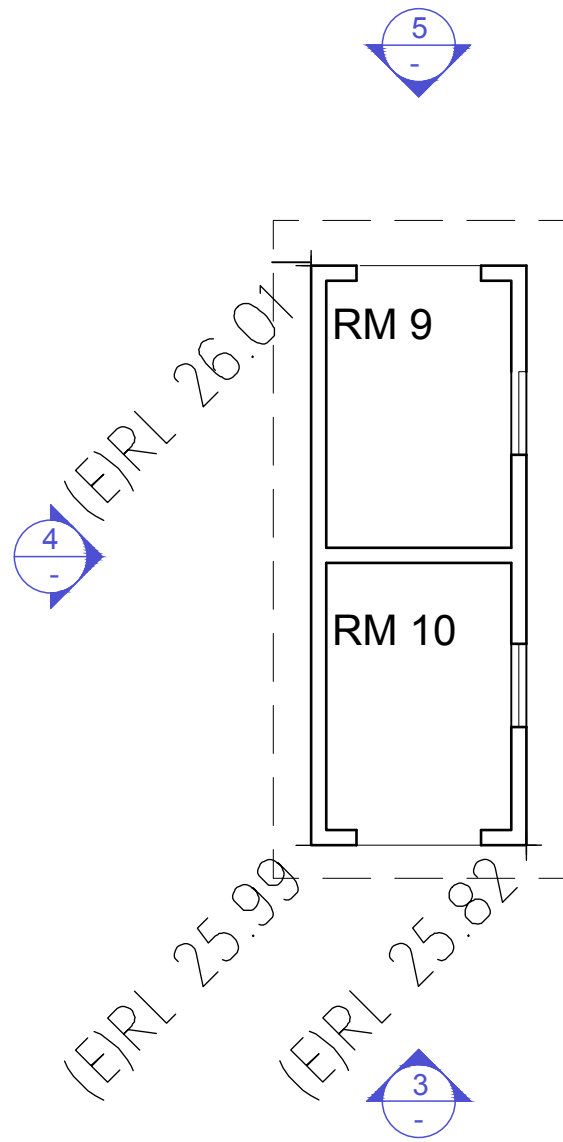
HARDWOOD	
STEEL GALVANIZED	
BRICK	
TILES	
FABRIC	



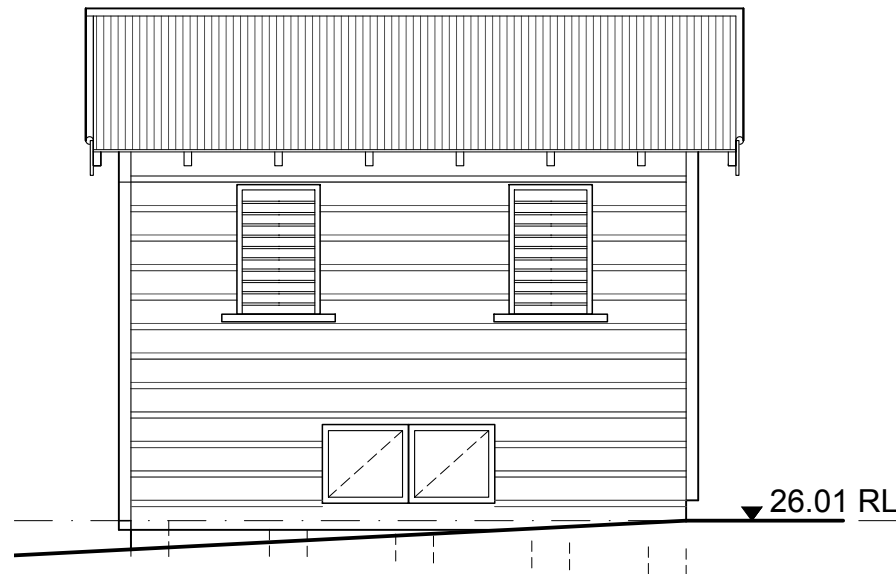
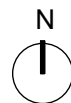
SEC 4.55 MODIFICATION TO DA20/0628

<p><b>LUCAS STAPLETON JOHNSON</b>                  LSJ Heritage Planning &amp; Architecture</p>	Lucas Stapleton Johnson & Partners Pty Ltd Suite 303,155 King Street Sydney, NSW, 2000 Tel.: (02) 9357 4811 ACN 002 584 189 ABN 60 763 960 154 Nominated Architect: Ian Stapleton (Reg. 4032) Email: mailbox@lsjarchitects.com Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com	Job ADAPTIVE REUSE OF FORMER POLICE STATION/RESIDENCE 4 PUNT ROAD, EMU PLAINS, NSW 2750 Dwg. NORTH AND WEST ELEVATIONS
	© Lucas Stapleton Johnson & Partners Pty Ltd Check all dimensions. Figured dimensions to be taken in preference to scale.	Date 06.08.21 Scale (at A3) 1:100 Drawn EC Dwg. No. 124010/19/D

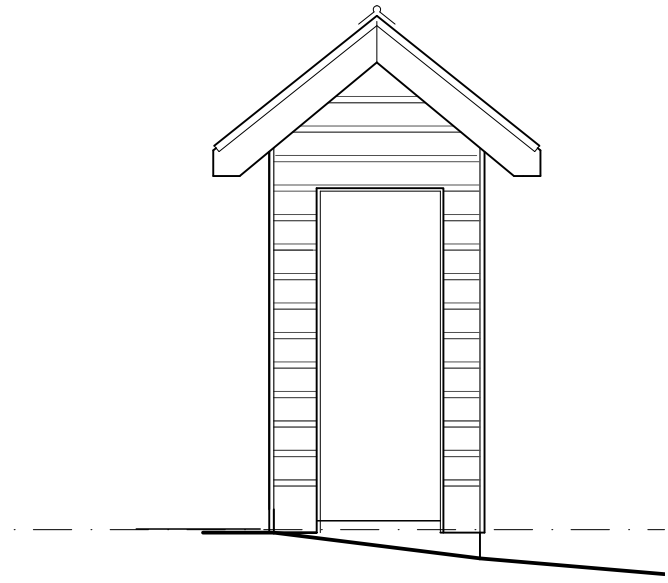
06.10.21 D S 4.55  
 12.08.21 A A AMENDED  
 Date No. Amendment



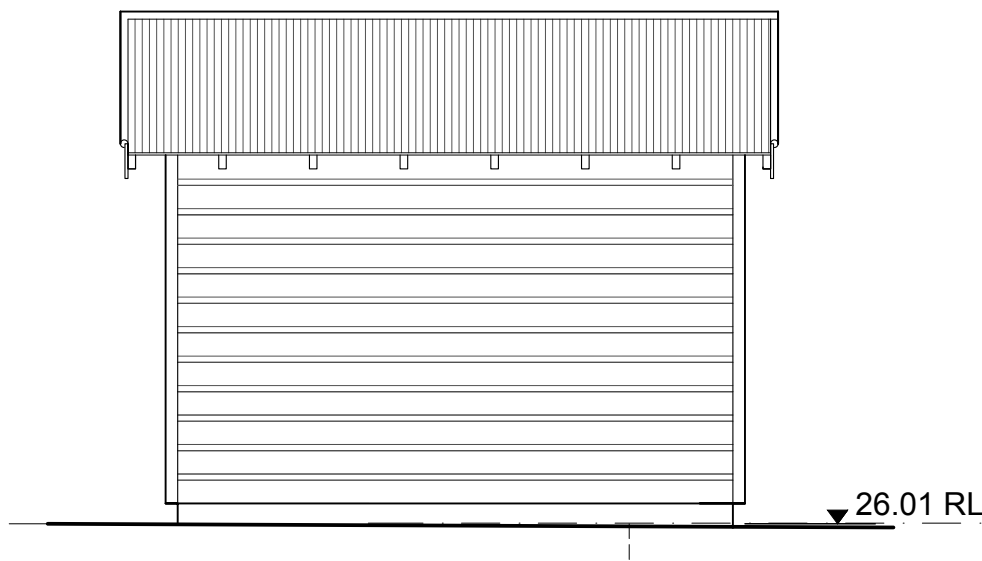
1 PRIVY PLAN  
Scale 1:50  
124010-el.dwg



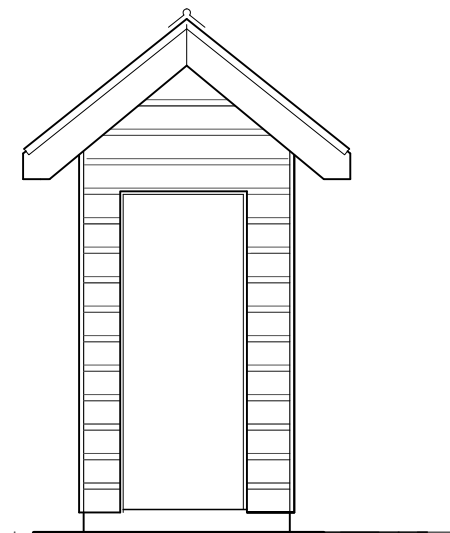
2 EAST ELEVATION  
Scale 1:50  
124010-el.dwg



3 SOUTH ELEVATION  
Scale 1:50  
124010-el.dwg



4 WEST ELEVATION  
Scale 1:50  
124010-el.dwg

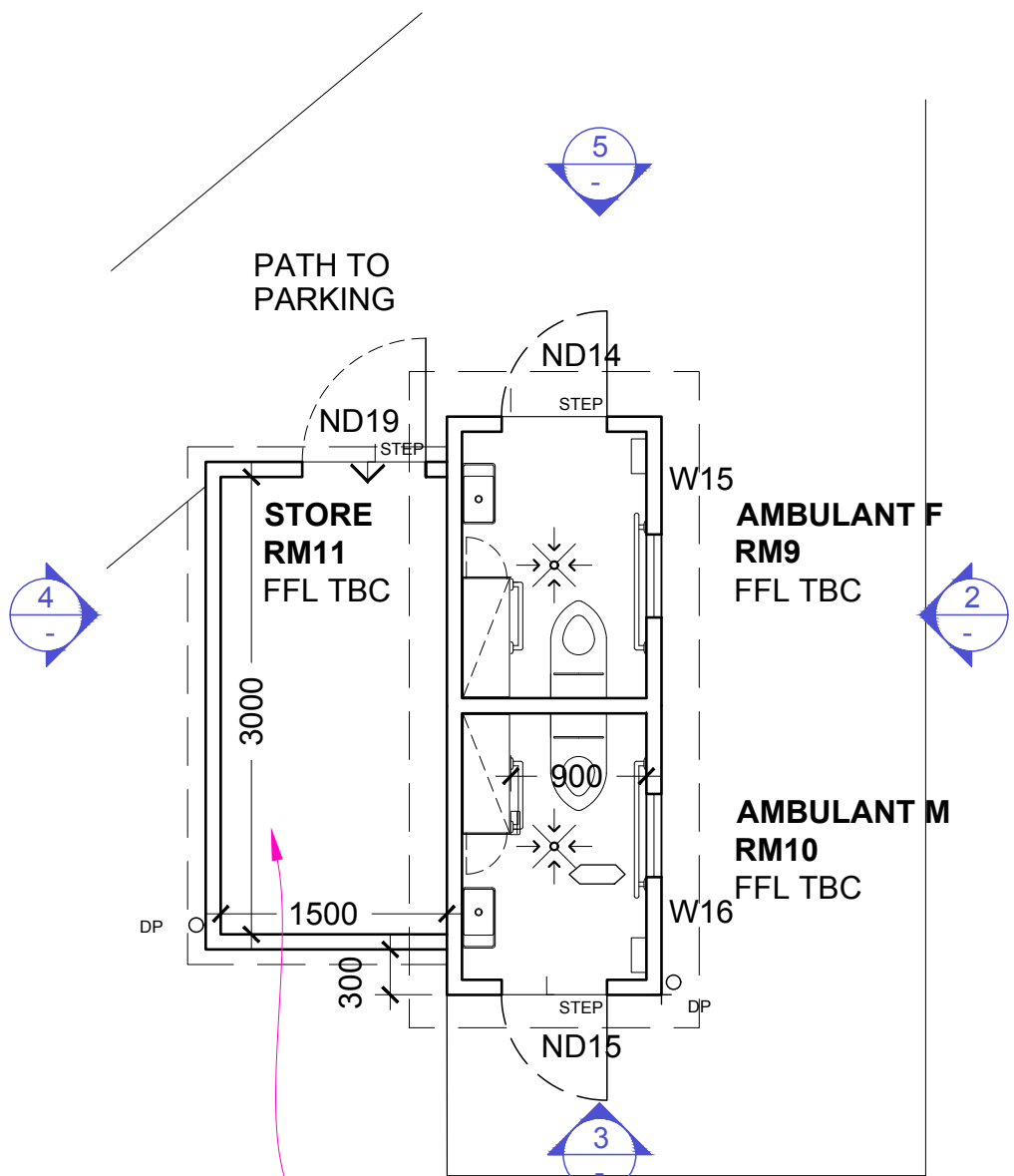


5 NORTH ELEVATION  
Scale 1:50  
124010-el.dwg



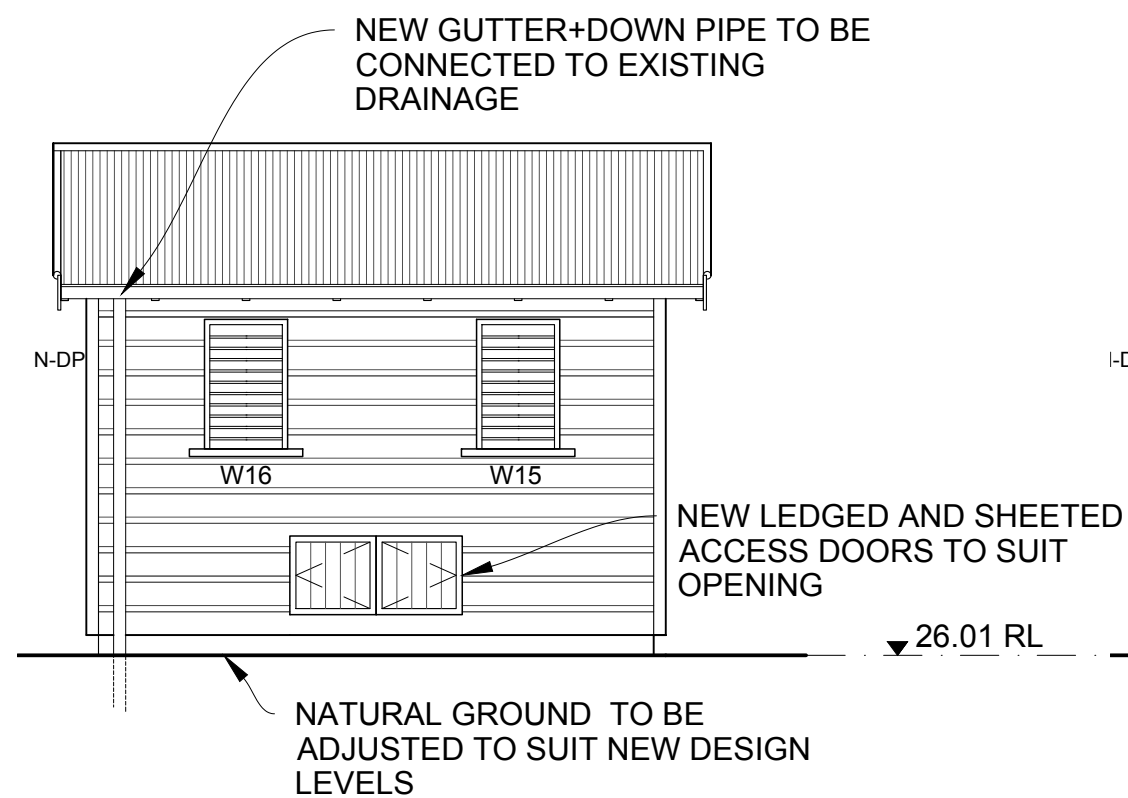
<b>LUCAS STAPLETON JOHNSON</b> LSJ Heritage Planning & Architecture	Lucas Stapleton Johnson & Partners Pty Ltd Suite 303,155 King Street Sydney, NSW, 2000 Tel.: (02) 9357 4811 ACN 002 584 189 ABN 60 763 960 154 Nominated Architect: Ian Stapleton (Reg. 4032) Email: mailbox@lsjarchitects.com Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com	Job ADAPTIVE REUSE OF FORMER POLICE STATION/RESIDENCE 4 PUNT ROAD, EMU PLAINS, NSW 2750 Dwg. AS EXISTING PRIVY PLAN AND ELEVATIONS
	© Lucas Stapleton Johnson & Partners Pty Ltd Check all dimensions. Figured dimensions to be taken in preference to scale.	Date 02.07.20 Scale (at A3) 1:50 Drawn EC Dwg. No. 124010/30

SEC 4.55 MODIFICATION TO DA20/0628

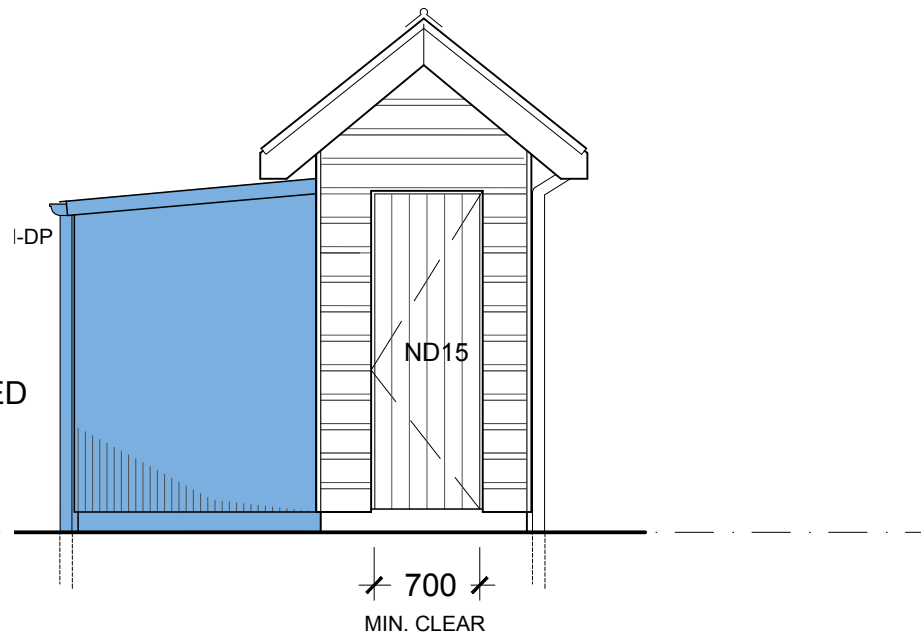


NEW ADDITIONS TO PRIVY (STORE ROOM). REFER TO DWG 30-31

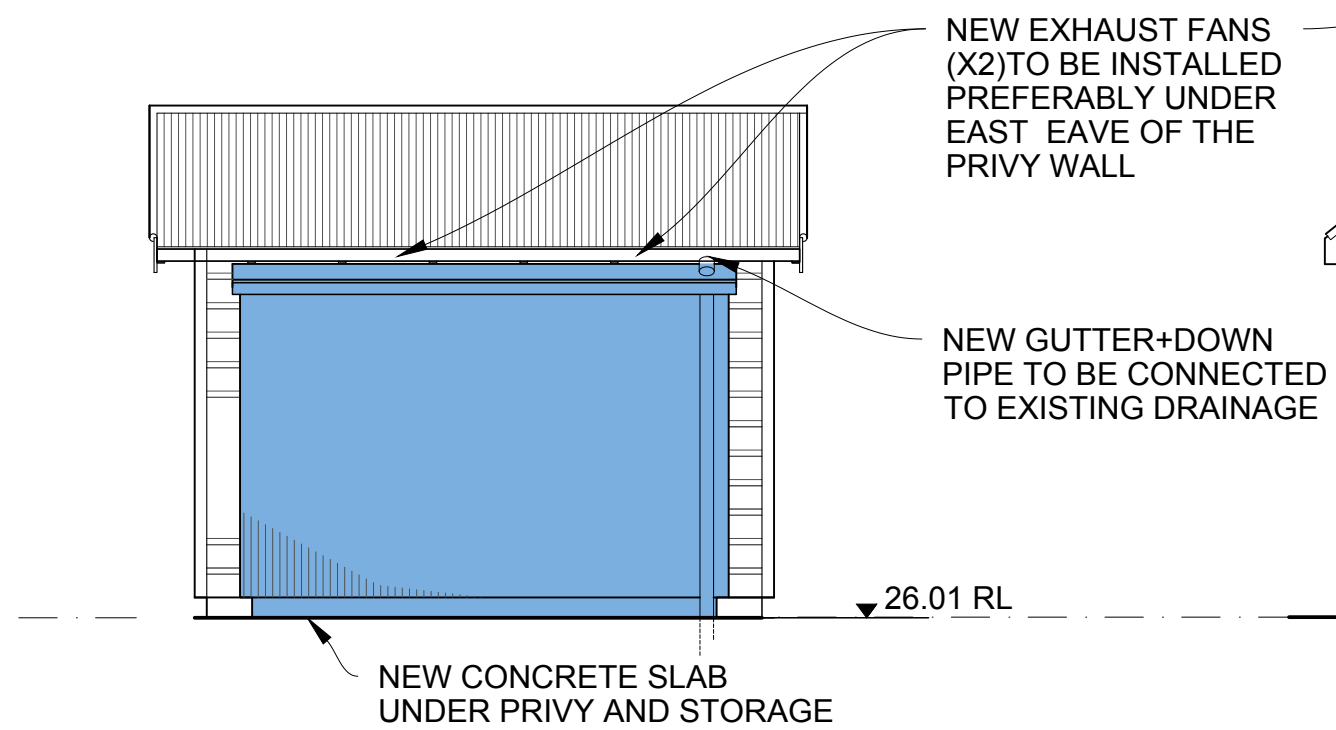
**1 PRIVY AND STORE PLAN**  
Scale 1:50 124010-el.dwg



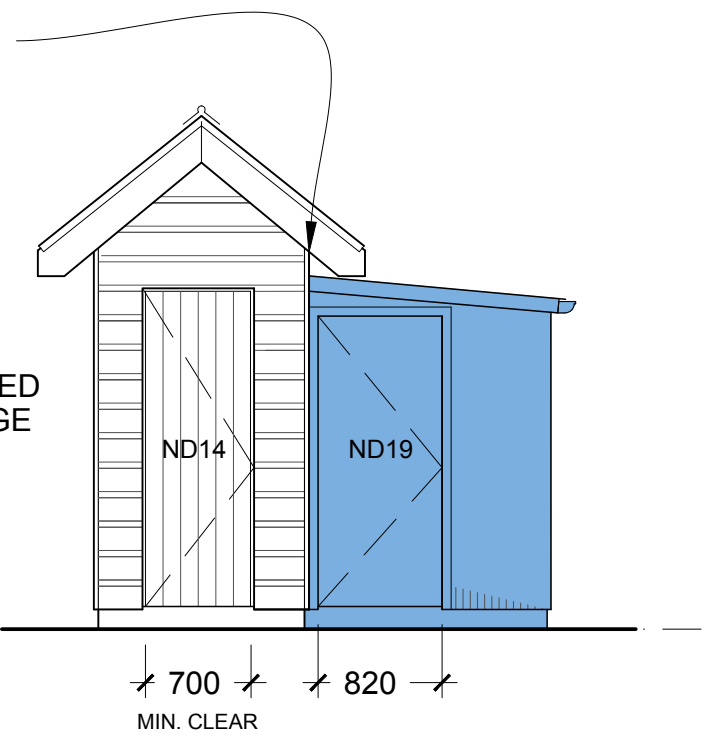
**2 EAST ELEVATION**  
Scale 1:50 124010-el.dwg



**3 SOUTH ELEVATION**  
Scale 1:50 124010-el.dwg



**4 WEST ELEVATION**  
Scale 1:50 124010-el.dwg

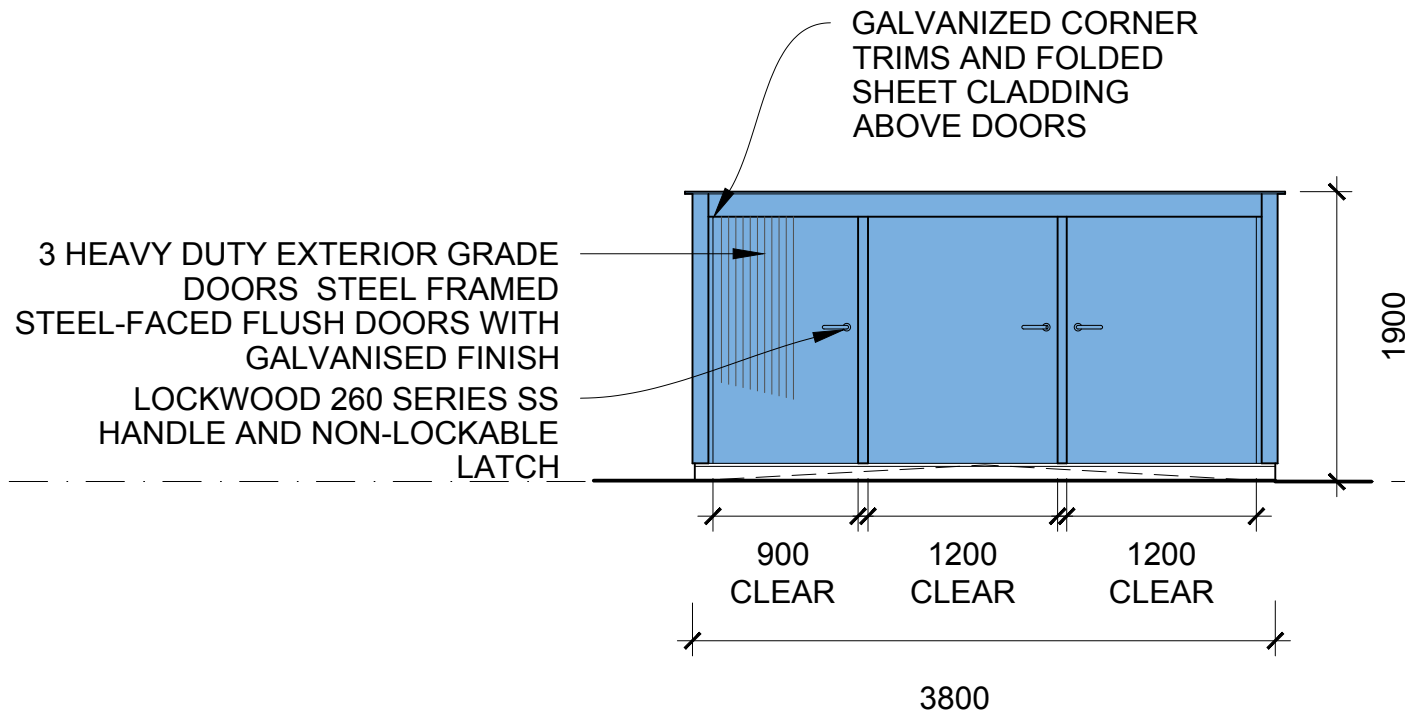


**5 NORTH ELEVATION**  
Scale 1:50 124010-el.dwg

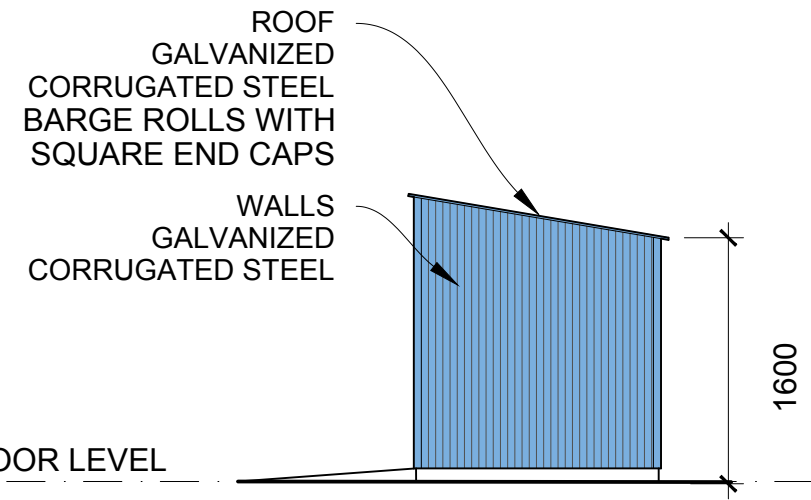
SEC 4.55 MODIFICATION TO DA20/0628

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	<p>© Lucas Stapleton Johnson &amp; Partners Pty Ltd Check all dimensions. Figured dimensions to be taken in preference to scale.</p>	<p>Dwg. PRIVY AND STORE PLAN AND ELEVATIONS</p>
<p>Date 02.07.20</p>	<p>Scale (at A3) 1:50</p>	<p>Drawn EC</p>
<p>Date 10.06.21</p>	<p>D S 4.55</p>	<p>Dwg. No. 124010/31/D</p>
<p>Date 08.07.20</p>	<p>A AMENDED</p>	
<p>Date</p>	<p>No. Amendment</p>	

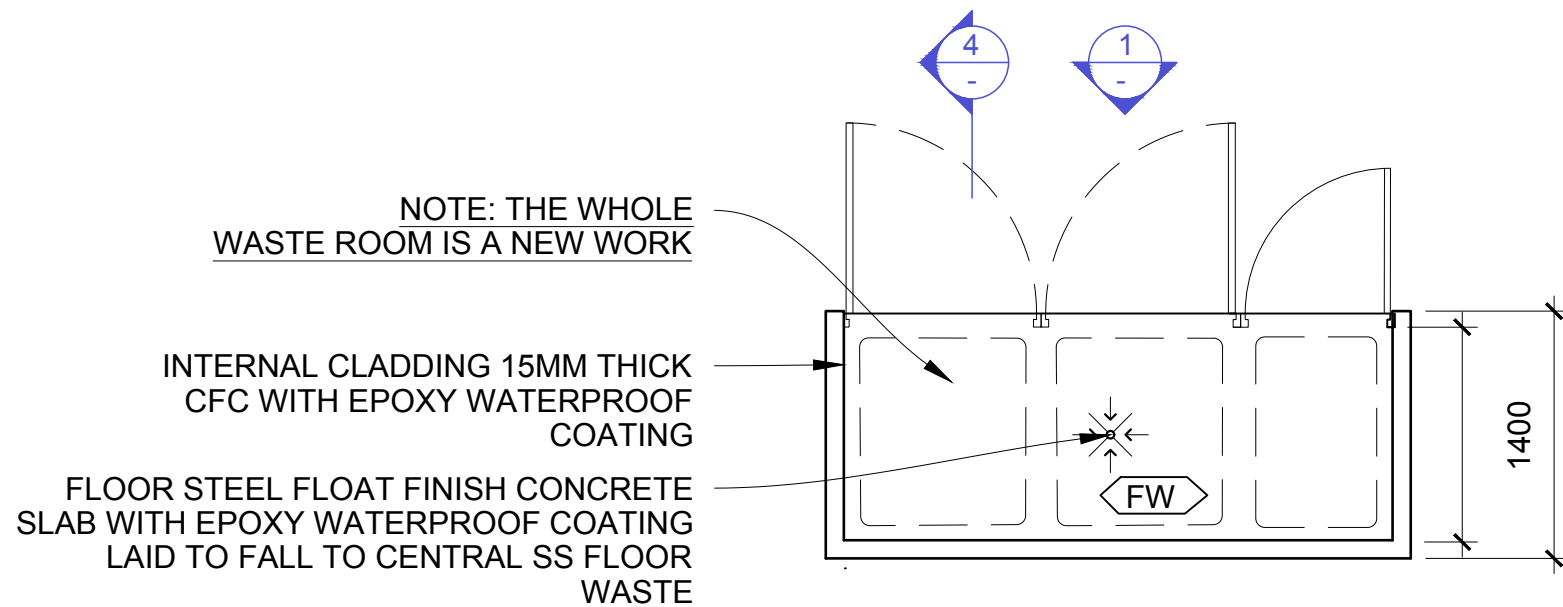




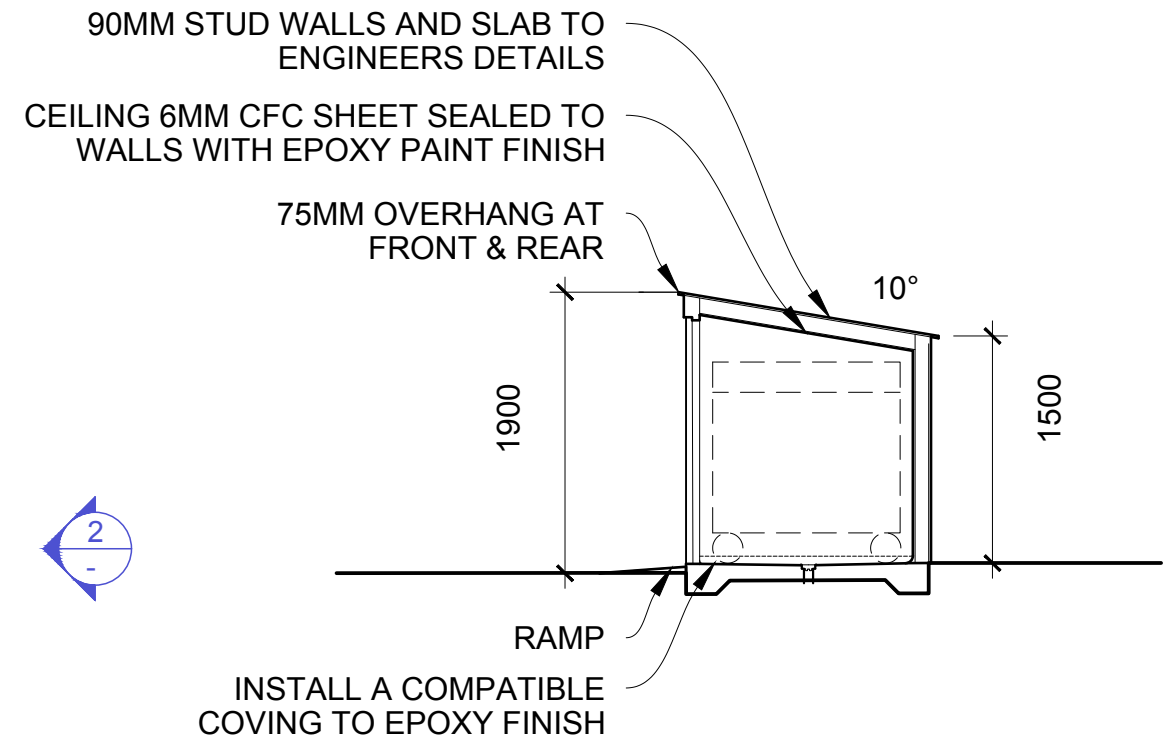
**1 NORTH ELEVATION**  
Scale 1:50 124010-el.dwg



**2 SIDES ELEVATION**  
Scale 1:50 124010-el.dwg



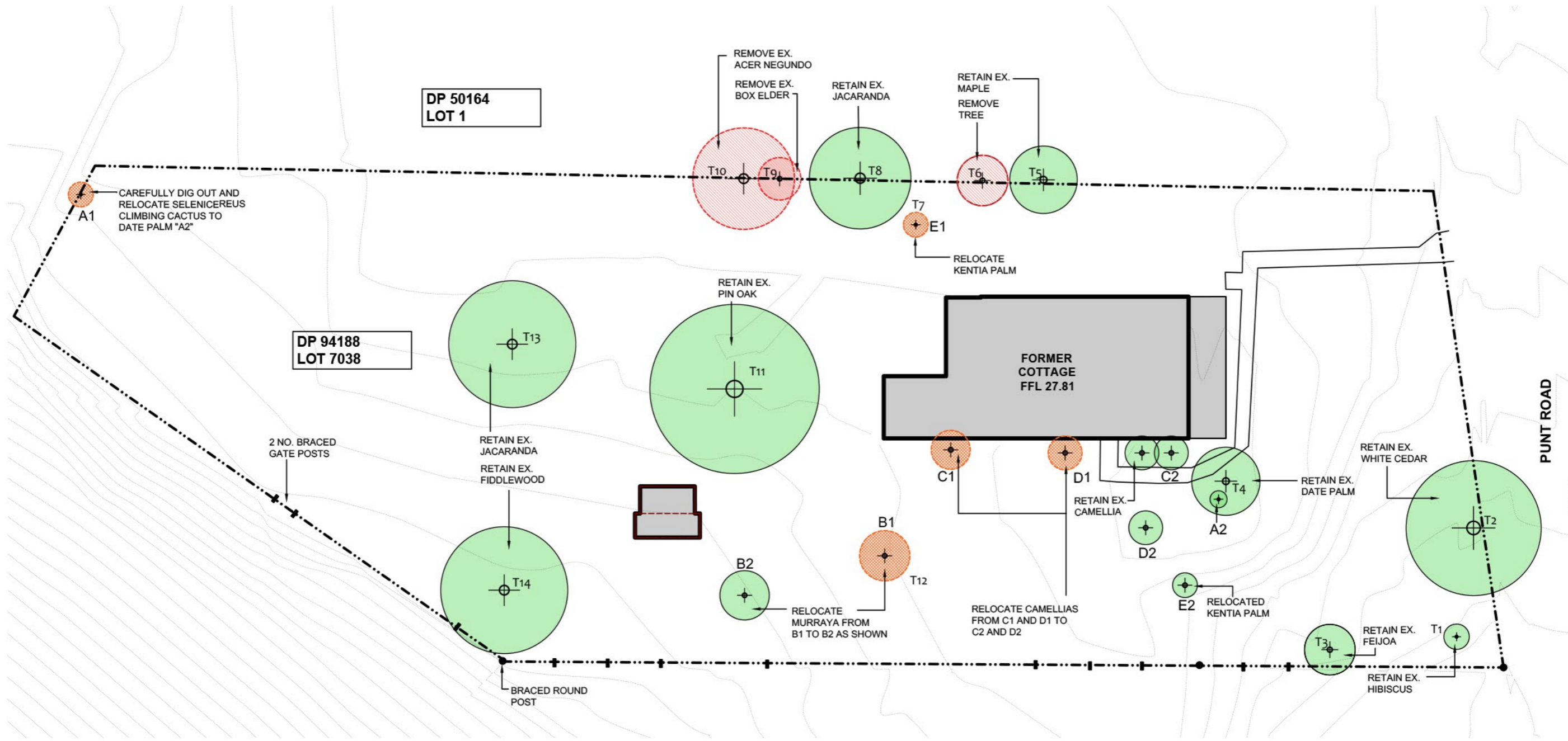
**3 PLAN**  
Scale 1:50 124010-el.dwg



**4 SECTION**  
Scale 1:50 124010-el.dwg  
SEC 4.55 MODIFICATION TO DA20/0628

<b>LUCAS STAPLETON JOHNSON</b> LSJ Heritage Planning & Architecture	Lucas Stapleton Johnson & Partners Pty Ltd Suite 303,155 King Street Sydney, NSW, 2000 Tel.: (02) 9357 4811 ACN 002 584 189 ABN 60 763 960 154 Nominated Architect: Ian Stapleton (Reg. 4032) Email: mailbox@lsjarchitects.com Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com		Job ADAPTIVE REUSE OF FORMER POLICE STATION/RESIDENCE 4 PUNT ROAD, EMU PLAINS, NSW 2750 Dwg. WASTE ENCLOSURE FOR 2 NO. 1100L BINS AND 1 NO. 660 RECYCLING BIN	
	© Lucas Stapleton Johnson & Partners Pty Ltd Check all dimensions. Figured dimensions to be taken in preference to scale.	Date 24.07.20	Scale (at A3) 1:50	Drawn EC

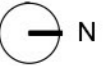
12.08.21	D	TENDER
09.08.20	B	TENDER
Date	No.	Amendment



**LEGEND:**

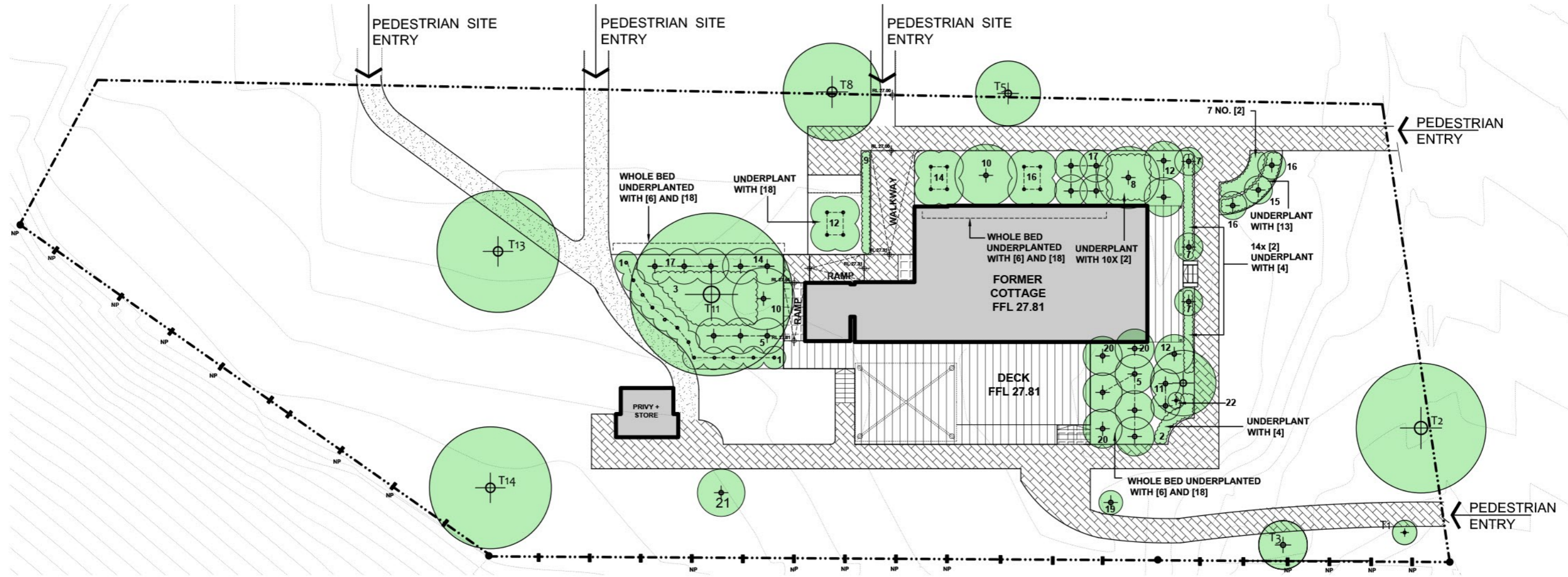
	ROUND FENCE POST
	RECTANGULAR FENCE POST
	TREE TO BE RELOCATED
	EXISTING LOCATION OF TREE
	PROPOSED LOCATION OF RELOCATED TREE
	TREE TO BE REMOVED

**1 EXISTING LANDSCAPE PLAN**  
 Scale 1:250  
 124010-tp.dwg



<b>LUCAS STAPLETON JOHNSON</b> LSJ Heritage Planning & Architecture	Lucas Stapleton Johnson & Partners Pty Ltd Suite 303, 155 King Street Sydney, NSW, 2000 Tel.: (02) 9357 4811 ACN 002 584 189 ABN 60 763 960 154 Nominated Architect: Ian Stapleton (Reg. 4032) Email: mailbox@lsjarchitects.com Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com		Job <b>FORMER POLICE STATION/RESIDENCE</b> <b>4 PUNT ROAD, EMU PLAINS, NSW 2750</b>	
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Date	Scale (at A3)	Drawn	Dwg. No.	
05.08.21	1:250	JK	124010/204	

Date No. Amendment



SPECIES (NEW PLANTINGS)	COMMON NAME	NO.	SIZE/SPACINGS	NOTES
1 ACANTHUS MOLLIS	BEAR'S BREECH	12	200MM MINIMUM	
2 AGAPANTHUS ORIENTALIS	AFRICAN LILY	38	PLANT @ 500MM CC	
3 BILLBERGIA PYRAMIDALIS		32	@ 350MM CC	
4 BULBINE BULBOSA	NATIVE LEEK	80	TUBESTOCK	DISTRIBUTE FRONT BED THROUGH-OUT AS UNDERPLANTING
5 CARISSA GRANDIFLORA	DELHI PLUM	7	5 LITRE	
6 CHLOROPHYTUM COMOSUM	SPIDER LILY	100	TUBESTOCK	
7 CORDYLINA PETIOLARIS	BROAD-LEAVED PALM LILY	3	15 LITRE APPROX. MINIMUM	
8 LONICERA FRAGRANTISSIMA	WINTER HONEYSUCKLE, WOODBINE	1	5 LITRE	
9 MOLINERIA CAPITULATA (SYN. CURCULIGO CAPITULATA)	WEEVIL LILY	10	200MM @ 450 CC	
10 MURRAYA PANICULATA	ORANGE JESSAMINE	2	5 LITRE	
11 NANDINA DOMESTICA		2	5 LITRE	
12 PHORMIUM TENAX	FLAX	7	5 LITRE	PLAIN FORM ONLY (NOT A MODERN CULTIVAR)
13 PLECTRANTHUS ARGENTATUS	SILVER SPURFLOWER	30	TUBESTOCK @ 300MM CC	
14 PLUMBAGO AURICULATA	PLUMBAGO	6	5 LITRE	
15 PUNICA GRANATUM	POMEGRANATE	1	5 LITRE	
16 SPIRAEA CORYMBOSA	MAYBUSH	6	5 LITRE	
17 STROBILANTHES ANISOPHYLLUS	GOLDFUSSIA	7	5 LITRE	
18 VINCA MAJOR	PERIWINKLE	150	TUBESTOCK @ 300MM CC	PLAIN FORM ONLY (NOT VARIEGATED)

SPECIES (RELOCATED SITE VEGETATION)	COMMON NAME	NO.	NOTES
19 HOWEA FORSTERIANA	KENTIA PALM	1	RELOCATE EXISTING KENTIA PALM FROM WESTERN SIDE TO NEW POSITION SHOWN
20 CAMELLIA CULTIVARS	CAMELLIA CULTIVARS	2	RELOCATE 2 CAMELLIAS ALONG EASTERN WALL TO NEW POSITIONS SHOWN (PUT TALLER ONE NEAREST TO PATH)
21 MURRAYA PANICULATA	ORANGE JESSAMINE	1	RELOCATE MURRAYA FURTHER TO THE SOUTH & AWAY FROM NEW PATH AS SHOWN
22 SELENICEREUS GRANDIFLORUS	QUEEN-OF-THE-NIGHT CLIMBER	1	RELOCATE CLIMBING CACTUS FROM REAR SOUTHERN FENCE LINE OF COTTAGE ALLOTMENT TO SOUTHEASTERN SIDE OF, AND ATTACH TO, DATE PALM

- NOTES:
- ALL SETTING OUT IS TO BE IN ACCORDANCE WITH THE PLAN. ANY DISCREPANCIES ARE TO BE DISCUSSED WITH THE NOMINATED REPRESENTATIVE PRIOR TO CONSTRUCTION. VERIFY SET OUT OF AREAS AND PLANT MATERIAL ON SITE BEFORE PROCEEDING.
  - EXISTING VEGETATION (EXCEPT WEEDS NOTED BELOW) TO BE PROTECTED DURING CONSTRUCTION.
  - ALL SERVICES TO BE CHECKED FOR LEVEL AND LOCATION BEFORE EXCAVATION. DIAL 1100 BEFORE DIGGING.
  - THROUGHOUT THE CONTRACT AREA THERE ARE VARIOUS WEED SPECIES THAT ARE TO BE REMOVED. SPECIES INCLUDE:
    - JACARANDA SEEDLINGS (FOR EXAMPLE BETWEEN FRONT VERANDAH AND THE EXISTING DATE PALM)
    - BOX ELDER (ACER NEGUNDO)
    - BROAD-LEAFED PRIVET (LIGUSTRUM LUCIDUM)
    - SMALL-LEAFED PRIVET (LIGUSTRUM SINENSE)
    - CESTRUM SP.
    - OCHINA SERRULATA
    - OLEA EUROPAEA VAR CUSPIDATA
    - ASPARAGUS FERN
    - CASSIA SP.
    - ASTHMA WEED (PARIETARIA JUDAICA)
  - CAUTION: ARCHAEOLOGICAL RESOURCES MAY REMAIN THROUGHOUT THIS SITE. CARE MUST BE TAKEN WITH ALL GROUNDWORKS SO AS NOT TO DISTURB ANY ARCHAEOLOGICAL RESOURCES. WHERE SUCH ARE ENCOUNTERED, THE NOMINATED REPRESENTATIVE MUST BE NOTIFIED IMMEDIATELY.
  - ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY RELEVANT AUTHORITIES. CONTRACTOR TO PROVIDE FOR ALL INSPECTIONS AND PERMITS REQUIRED BY VARIOUS GOVERNMENT AUTHORITIES IN FURNISHING TRANSPORTING AND INSTALLING ALL WORKS AND MATERIALS.
  - UPON REQUEST, SAMPLES ARE TO BE PROVIDED TO THE NOMINATED REPRESENTATIVE OF ANY MATERIALS INTENDED FOR USE ON THE PROJECT.
  - ENSURE WATERING OF THE PLANTINGS DOES NOT RESULT IN WATER AGAINST ANY PART OF THE BUILDING OR DECKING.
  - AT VARIOUS PLACES WITHIN THE FORMER POLICE COTTAGE GROUNDS THERE ARE REMNANT STONE EDGINGS FROM PREVIOUS GARDENS. THESE ARE TO BE LEFT INTACT INSITU.
  - REMAINDER OF GROUNDS TO BE GRASS. RETAIN GRASS WHERE EXISTING AND FILL GAPS WITH NEW GRASS - BUFFALO TURF WHERE REQUIRED.
  - REFER TO EXISTING LANDSCAPE PLAN FOR LOCATION OF RELOCATED TREES

**1 LANDSCAPE PLAN** N  
 Scale 1:250 124010-tp.dwg

LEGEND

	NEW RELATIVE LEVEL
	BRICK LAID IN HERRINGBONE PATTERN 230 STACK BOND ON EDGE ON PATHS REFER TO DWG 102 FOR FURTHER DETAILS
	COMMERCIAL TIMBER DECKING BOARDS
	GALVANIZED METAL
	GRAVEL - DECOMPOSED GRANITE.
	ROUND FENCE POST
	RECTANGULAR FENCE POST
	NEW POST
	DENOTES SAME SPECIES

<h1>LUCAS STAPLETON JOHNSON</h1> <p>LSJ Heritage Planning &amp; Architecture</p>	Lucas Stapleton Johnson & Partners Pty Ltd Suite 303,155 King Street Sydney, NSW, 2000 Tel.: (02) 9357 4811 ACN 002 584 189 ABN 60 763 960 154 Nominated Architect: Ian Stapleton (Reg. 4032) Email: mailbox@lsjarchitects.com Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com	Job <b>FORMER POLICE STATION/RESIDENCE</b> <b>4 PUNT ROAD, EMU PLAINS, NSW 2750</b>		
	Dwg. <b>LANDSCAPE PLAN</b>			
© Lucas Stapleton Johnson & Partners Pty Ltd Check all dimensions. Figured dimensions to be taken in preference to scale.	Date <b>05.08.21</b>	Scale (at A3) <b>1:250</b>	Drawn <b>JK</b>	Dwg. No. <b>124010/ 205</b>