

NOTE

REINSTATE SURROUNDS WHERE CONSTRUCTION HAS DISTURBED, REMOVE ALL DEBRIS, SURPLUS EXCAVATION / FILL FROM SITE. REGRASS AND GENERALLY LEAVE TIDY.

ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER, GRADED TO A SLOPE NOT LESS THAN 1:20 OVER THE FIRST 1000mm FROM THE BUILDING.

STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH BCA PARTS 3.1.2 & 3.5.2. IN ADDITION TO AS/NZS 3500 & DISCHARGED TO LOCAL AUTHORITIES REQUIREMENTS. REFER HYDRAULIC ENGINEERS DETAILS.

ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PITS AS REQUIRED.

THE HEIGHT IF OVERFLOW RELIEF GULLYS RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80 DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH B.C.A E1.6 AND SELECTED, LOCATED AND DISTRIBUTED IN ACCORDANCE WITH AS.2444.

DRIVEWAY
1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS

ALL EXTERNAL DRIVEWAY GRADES TO CIVIL ENGINEERS DETAIL AND SPEC.
ALL DRAINAGE TO HYDRAULIC ENGINEERS DETAIL AND SPEC

EXCAVATION NOTES

BANKS TO BE BATTERED IN ACCORDANCE WITH THE BCA, PART 3.1.1 RETAINING WALLS THAT EXCEED 1m IN HEIGHT WILL REQUIRE ADDITIONAL APPROVAL PRIOR TO THE RELEASE OF A FINAL CERTIFICATION FORM 21.

CONTOURS AND LEVELS MAY BE BASED ON PROPOSED SITE INFORMATION ONLY. CHECK AND VERIFY ALL CONTOUR AND SPOT LEVELS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GRADE SITE AWAY FROM BUILDING A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm TO THE PERIMETER, SO THAT THE WATER DRAINS TO THE ROAD OR UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/208

Dated: 12 June 2024

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

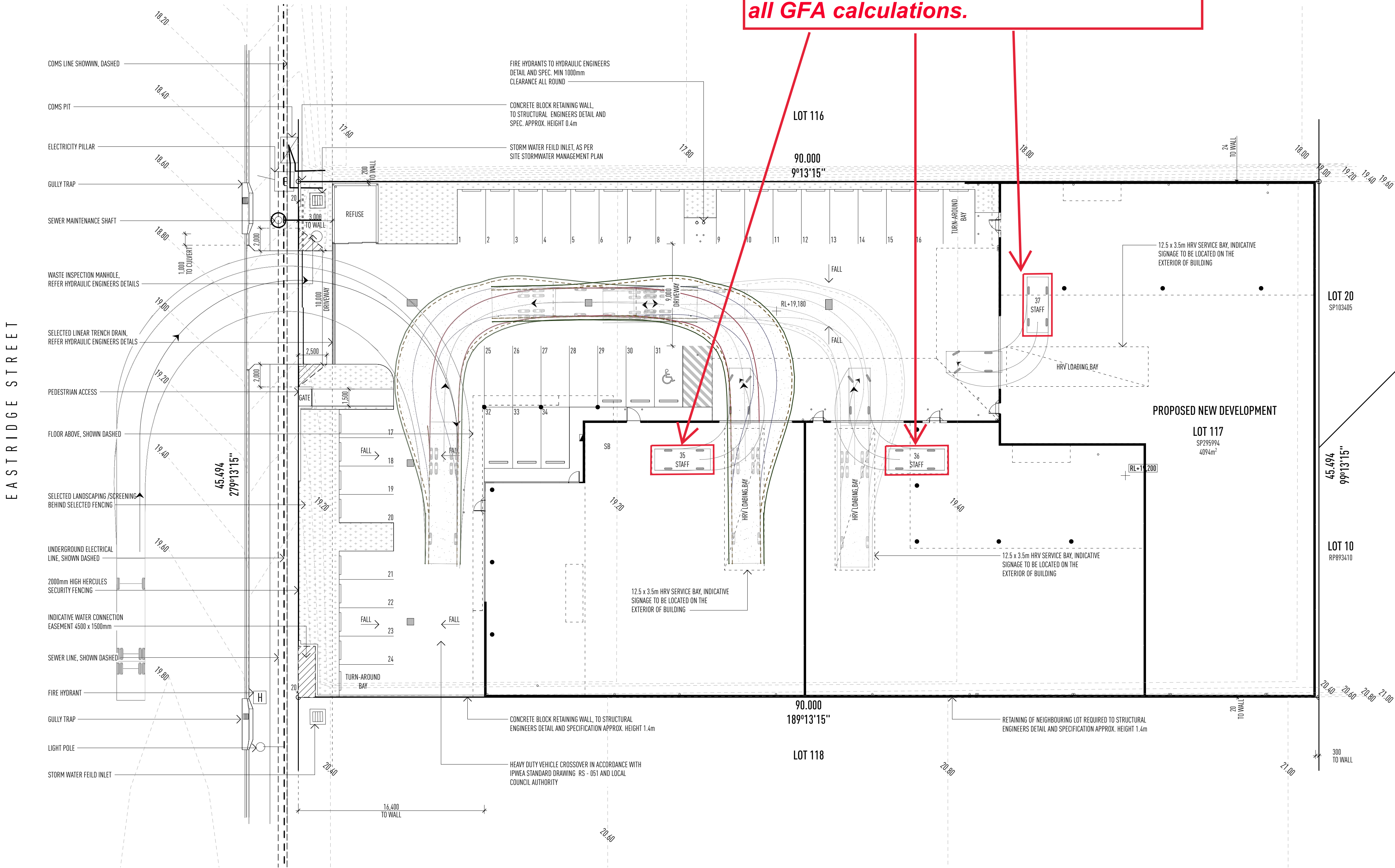
PEDESTRIAN TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LOW LEVEL LANDSCAPING PERMITTED TO A MAXIMUM MATURE HEIGHT OF 500mm ABOVE DRIVEWAY LEVEL

R.L. 00.000 SURFACE LEVEL

E.L. 00.000 EXISTING SURFACE LEVELS

F.L. 00.000 FLOOR LEVEL

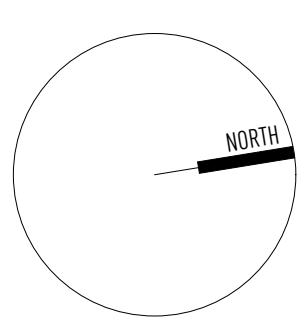
As amended in red by Council: Areas identified in red internal to tenancies are not endorsed as formal off-street car parking spaces, and are to be included in all GFA calculations.



SITE PLAN

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	03.04.24	MINOR CHANGE APPLICATION PACKAGE



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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 Eastridge Street, Vantage, Yatala, QLD
FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
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DRAWING SITE PLAN		DRAWING No. BP1358/WD/1.01	ISSUE A
DRAWN CV / KF / RC			
DATE APRIL '24			
SCALE 1:200 @ A1			

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VERTICAL STORAGE RACKS TO BE PROVIDED AND IN ACCORDANCE WITH AS2890.3 BICYCLE PARKING FACILITIES.

BICYCLE STORAGE LAYOUT IS TO BE IN ACCORDANCE WITH AS2890.3 SECTION 2 FIGURE 2.4 - VERTICAL STORAGE FACILITIES

21 BICYCLE PARKS HAVE BEEN ARRANGED TO MEET THE EXAMPLE SET OUT IN AS2890.3 SECTION 2 FIGURE 2.4

BICYCLE PARKING

1 : 150 GFA

BICYCLE SPACES REQUIRED: 19

BICYCLE SPACES PROVIDED: 21

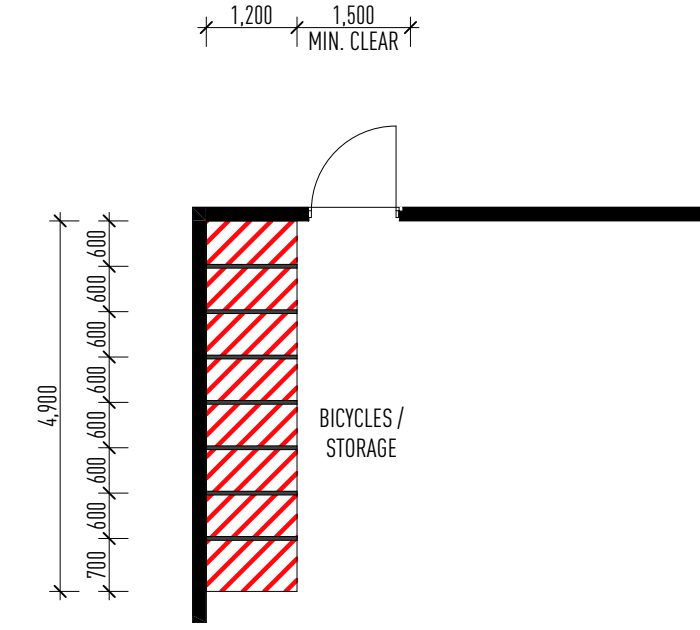
GENERAL				
INDUSTRY	50 LTRS/100m ²	(2,308.5m ²)	=1,154.25	LTRS/DAY
OFFICE	10 LTRS/100m ²	(412.49m ²)	=41.24	LTRS/DAY
TOTAL PER DAY			=1,195.49	LTRS/DAY
TOTAL PER 5 DAY WEEK			=5,977.45	LTRS
1x INDUSTRIAL BINS 3000L (2 PICK UP PER WEEK)			=6000	LTRS
1x INDUSTRIAL BINS 1000L (1 PICK UP PER WEEK)			=1000	LTRS

RECYCLE				
OFFICE	20 LTRS/100m ²	(412.49m ²)	=82.49	LTRS/DAY
TOTAL PER DAY			=82.49	LTRS/DAY
TOTAL PER WEEK			=412.49	LTRS
1x WHEELIE BINS 360L (2 PICK UP PER WEEK)			=720	LTRS

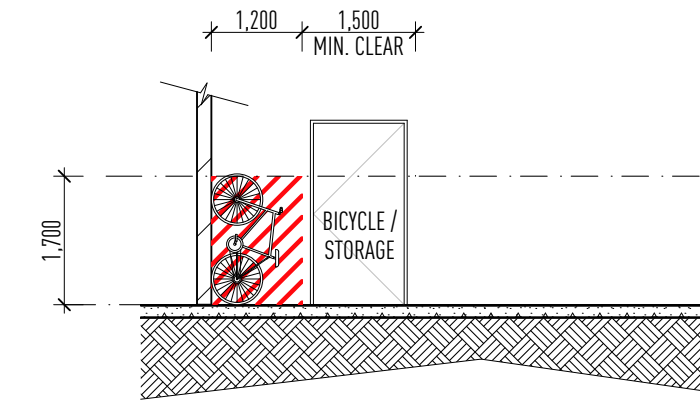
SIZE	CAPACITY (L)	LENGTH	WIDTH	HEIGHT
-	3000	2630mm	1450mm	1684mm
-	1000	1738mm	901mm	1310mm

SIZE	CAPACITY (L)	LENGTH	WIDTH	HEIGHT
-	360	865	650	1100

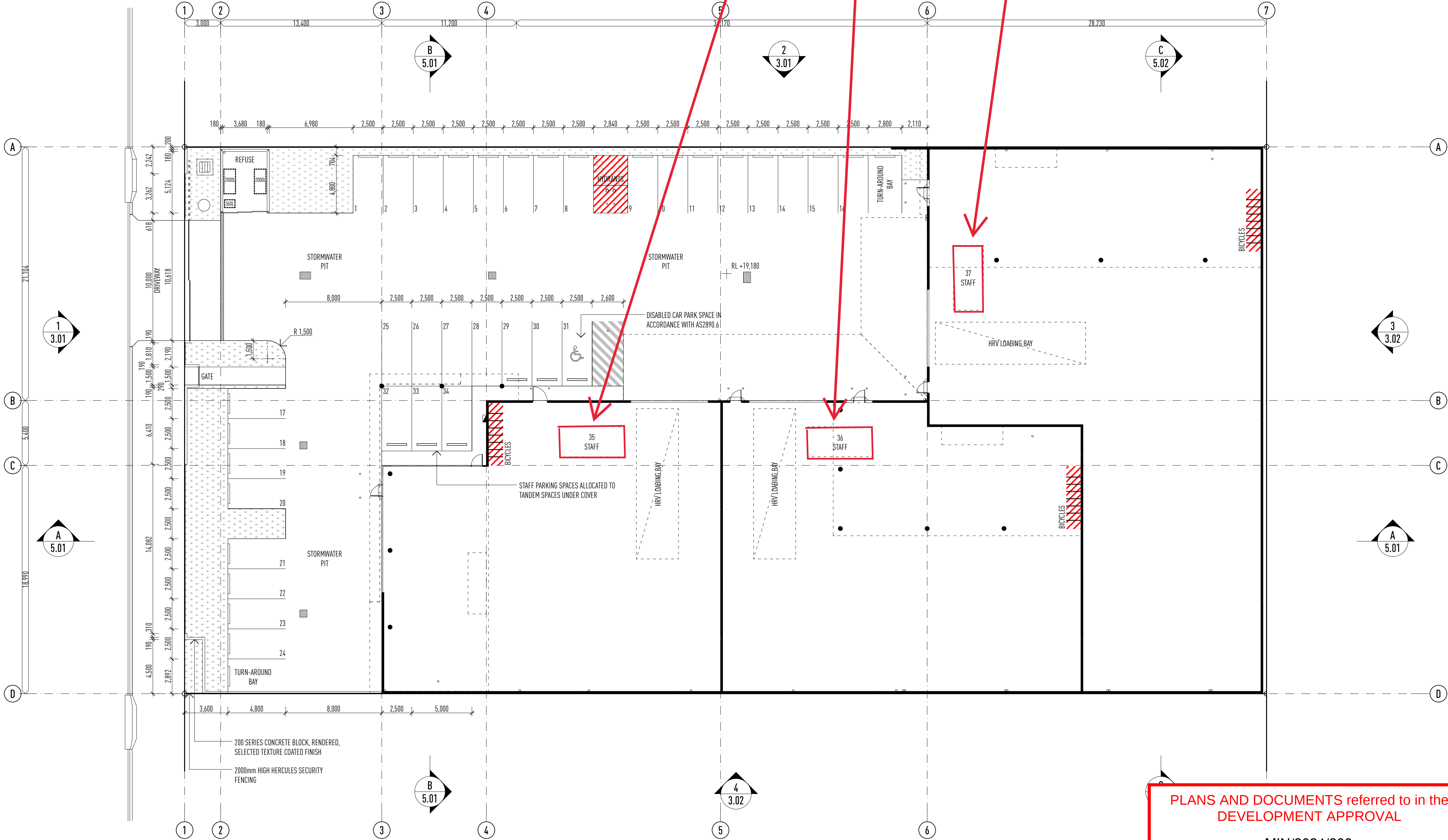
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TYPICAL BICYCLE STORAGE PLAN 1 : 100



BICYCLE STORAGE DETAIL 1 : 100



SITE DEVELOPMENT PLAN 1:200 @ A1

NOTE

NCC 2019 VOLUME 1 PART C: COMPARTMENTATION AND SEPARATION C2.2 GENERAL FLOOR AREA AND VOLUME LIMITATIONS

(a) THE SIZE OF ANY FIRE COMPARTMENT OR ATRIUM IN A CLASS 5, 6, 7, 8 OR 9 BUILDING MUST NOT EXCEED THE RELEVANT MAXIMUM FLOOR AREA NOR THE RELEVANT MAXIMUM VOLUME SET OUT IN TABLE C2.2 AND C2.5 EXCEPT AS PERMITTED IN C2.3

(b) A PART OF A BUILDING WHICH CONTAINS ONLY HEATING, VENTILATING OR LIFT EQUIPMENT, WATER TANKS, OR SIMILAR SERVICE UNITS IS NOT COUNTED IN THE FLOOR AREA OR VOLUME OF A FIRE COMPARTMENT OR ATRIUM IF IT IS SITUATED AT THE TOP OF THE BUILDING.

(c) IN A BUILDING CONTAINING AN ATRIUM, THE PART OF THE ATRIUM WELL BOUNDED BY THE PERIMETER OF THE OPENINGS IN THE FLOORS AND EXTENDING FROM THE LEVEL OF THE FIRST FLOOR ABOVE THE ATRIUM FLOOR TO THE ROOF COVERING IS NOT COUNTED IN THE VOLUME OF THE ATRIUM FOR THIS CLAUSE.

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT EP4.3 EMERGENCY WARNING AND INTERCOM SYSTEM

TO WARN OCCUPANTS OF AN EMERGENCY AND ASSIST EVACUATION OF A BUILDING, AN EMERGENCY WARNING AND INTERCOM SYSTEM MUST BE PROVIDED, TO THE DEGREE NECESSARY, APPROPRIATE TO:-

(a) THE FLOOR AREA OF THE BUILDING; AND
(b) THE FUNCTION OR USE OF THE BUILDING; AND
(c) THE HEIGHT OF THE BUILDING.

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT E2.2 GENERAL REQUIREMENTS

(a) A BUILDING MUST COMPLY WITH (b), (c), (d) AND -
(i) TABLE E2.2a AS APPLICABLE TO CLASS 2 TO 9 BUILDINGS SUCH THAT EACH SEPARATE PART

COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION; AND
(ii) TABLE E2.2b AS APPLICABLE TO CLASS 6 AND 9b BUILDINGS SUCH THAT EACH SEPARATE PART COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION.

(d) A SMOKE DETECTION SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CLAUSE 6 OF SPECIFICATION E2.2a TO OPERATE AS1668.1 SYSTEMS THAT ARE PROVIDED FOR ZONE PRESSURISATION AND AUTOMATIC AIR PRESSURISATION OF FIRE ISOLATED EXITS.

E2.2 GENERAL REQUIREMENTS - EXTRACT FROM TABLE E2.2a

BUILDINGS NOT MORE THAN 25m IN EFFECTIVE HEIGHT

CLASS 5, 6, 7b, 8 AND 9b BUILDINGS IN A-

(b) CLASS 6, 7b, 8 OR 9b BUILDING (OTHER THAN A SCHOOL) OR PART OF A BUILDING HAVING A RISE IN STOREYS OF MORE THAN 2, OR

THE BUILDING MUST BE PROVIDED WITH-

(d) IN EACH FIRE ISOLATED STAIRWAY, INCLUDING ANY ASSOCIATED FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP; AN AUTOMATIC AIR PRESSURISATION SYSTEM FOR FIRE ISOLATED EXITS IN ACCORDANCE WITH AS 1668.1; OR

(e) A ZONE PRESSURISATION SYSTEM BETWEEN VERTICALLY SEPERATED FIRE COMPARTMENTS IN ACCORDANCE WITH AS1668.1, IF THE BUILDING HAS MORE THAN ONE FIRE COMPARTMENT; OR

(f) AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM COMPLYING WITH SPECIFICATION E2.2a; OR

(g) A SPRINKLER SYSTEM (OTHER THAN FPA1010D OR FPA1010H SYSTEM) COMPLYING WITH SPECIFICATION E1.5

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT CLAUSE 4. SMOKE DETECTION SYSTEM

(a) IN ALL CLASSES 2 - 9 BUILDINGS-
(i) A SMOKE DETECTION SYSTEM MUST -
(A) SUBJECT TO (b) AND (c), COMPLY WITH AS1670.1, AND
(B) ACTIVATE A BUILDING OCCUPANT WARNING SYSTEM IN ACCORDANCE WITH CLAUSE 7

CLAUSE 7. BUILDING OCCUPANT WARNING SYSTEM

SUBJECT TO E4.9, A BUILDING OCCUPANT WARNING SYSTEM PROVIDED AS PART OF A SMOKE HAZARD MANAGEMENT SYSTEM MUST COMPLY WITH CLAUSE 3.22 OF AS1670.1 TO SOUND THROUGH ALL OCCUPIED AREAS EXCEPT

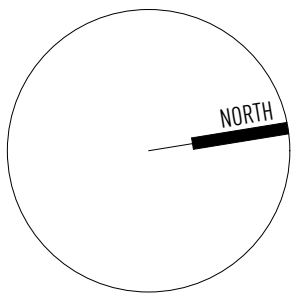
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PROJECT

PROPOSED NEW DEVELOPMENT

AT

LOT 117 Eastridge Street, Vantage, Yatala, QLD

FOR

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2m

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DRAWING

SITE DEVELOPMENT PLAN

DRAWN

CV / KF / RC

DATE

APRIL '24

SCALE

1:200 @ A1

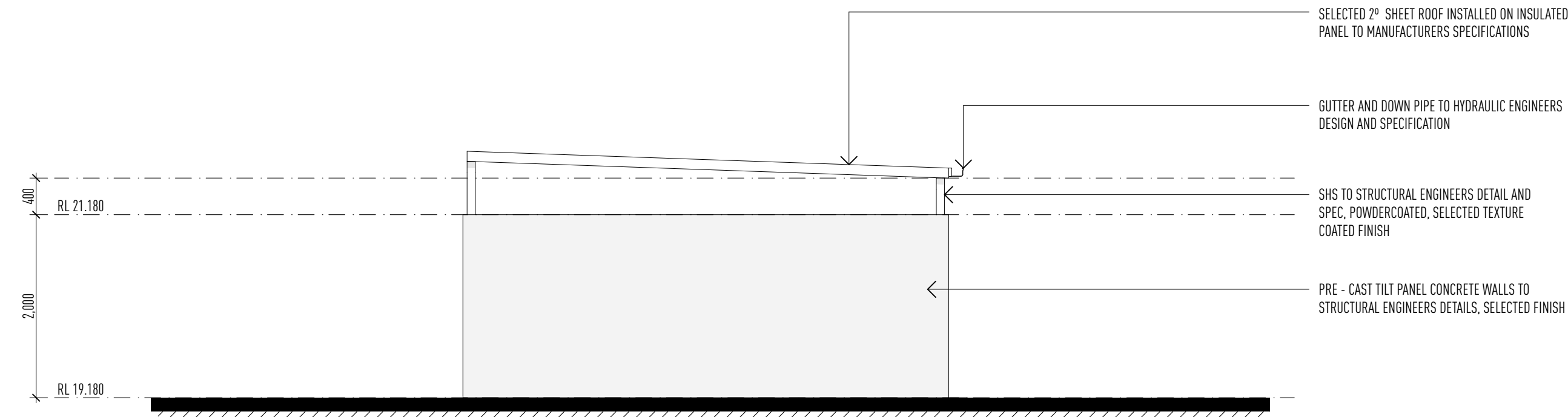
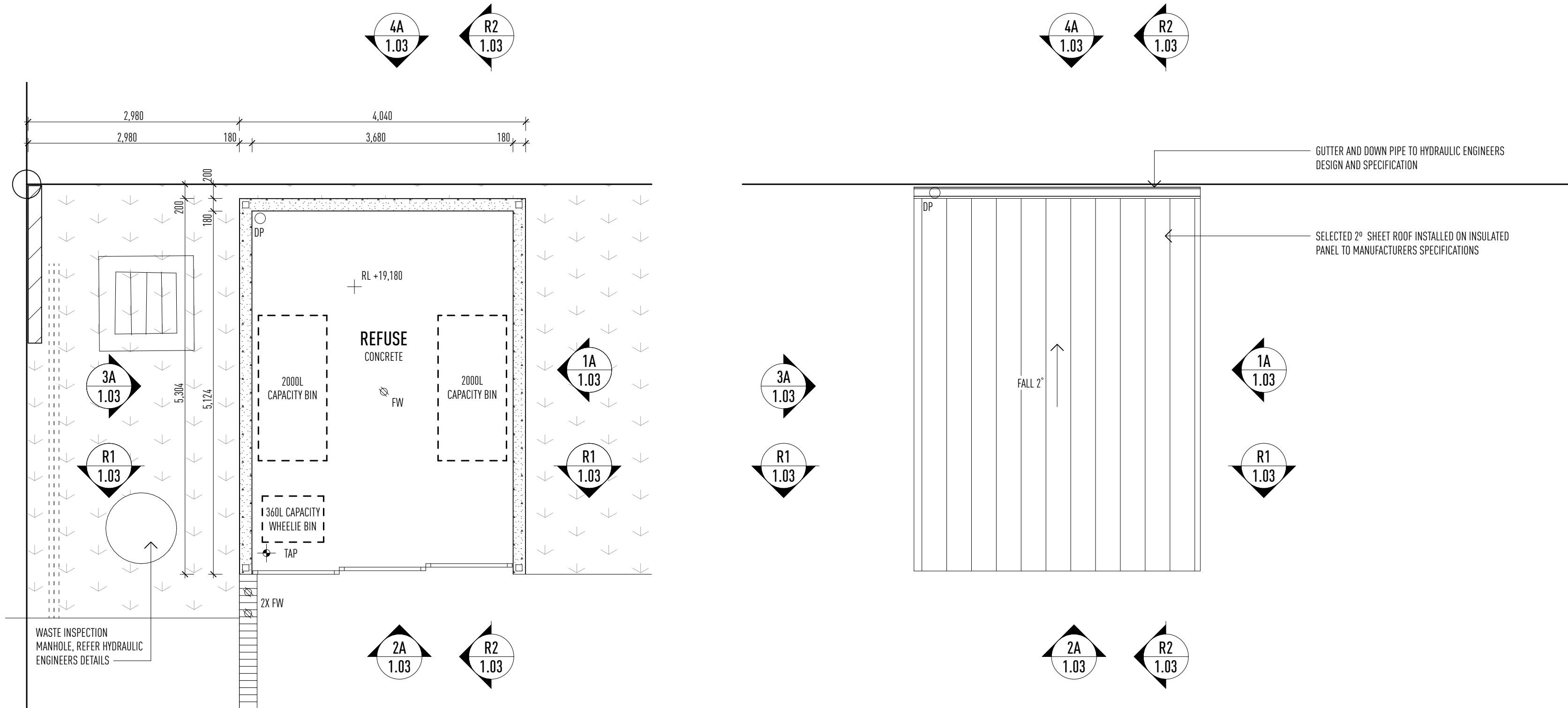
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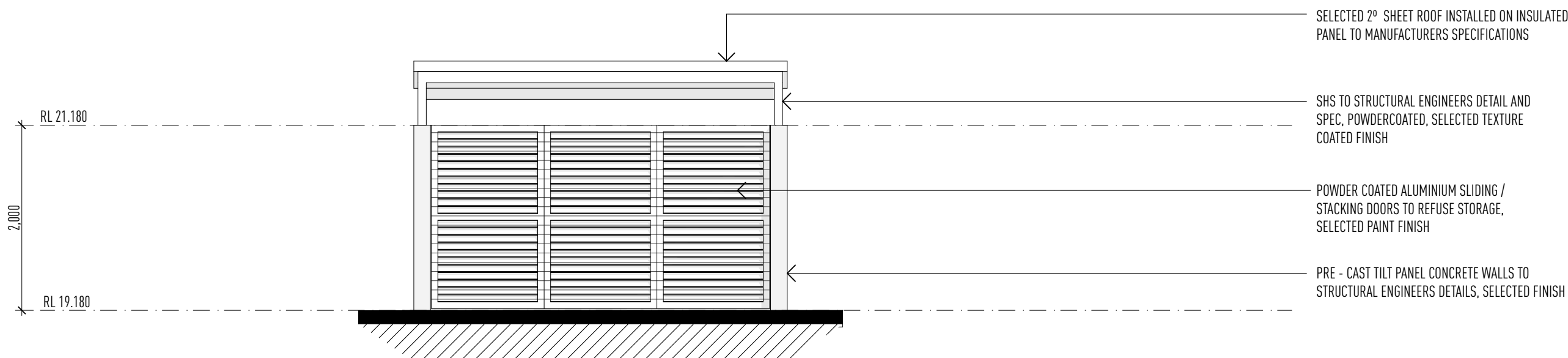
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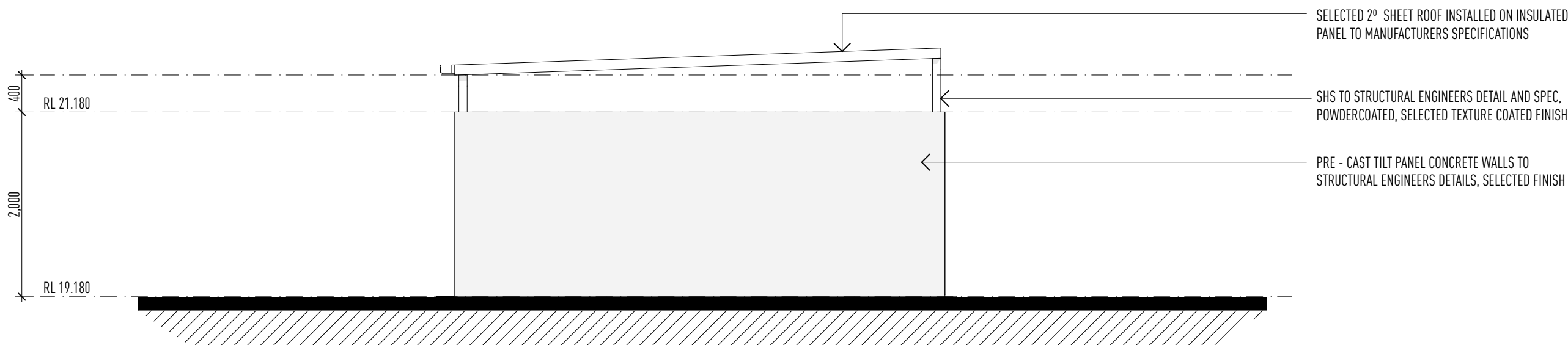
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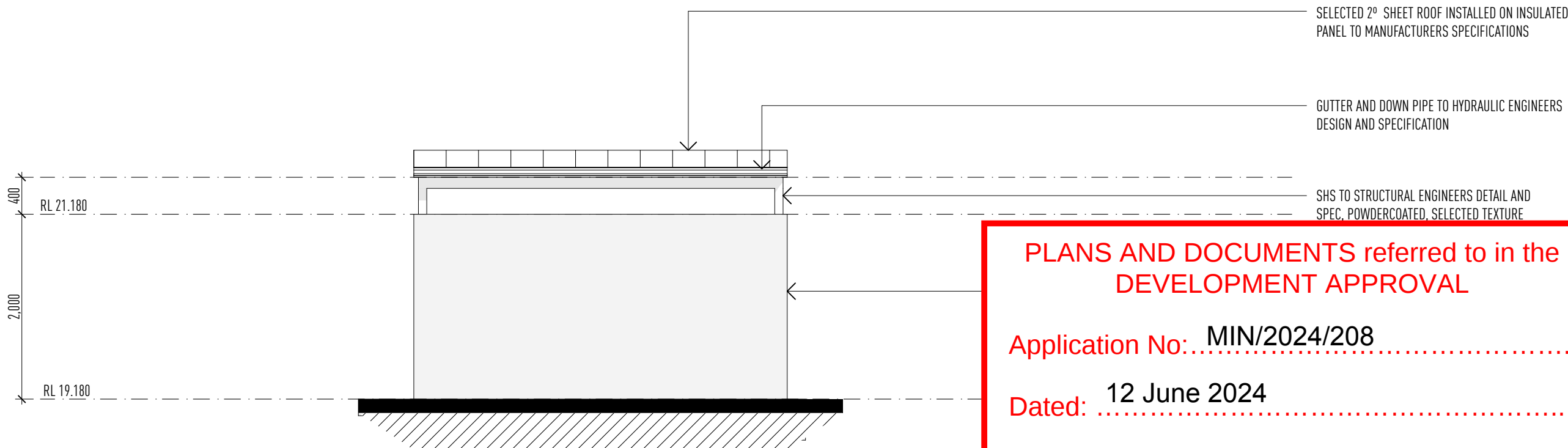
ELEVATION 1 1:50



ELEVATION 2 1:50

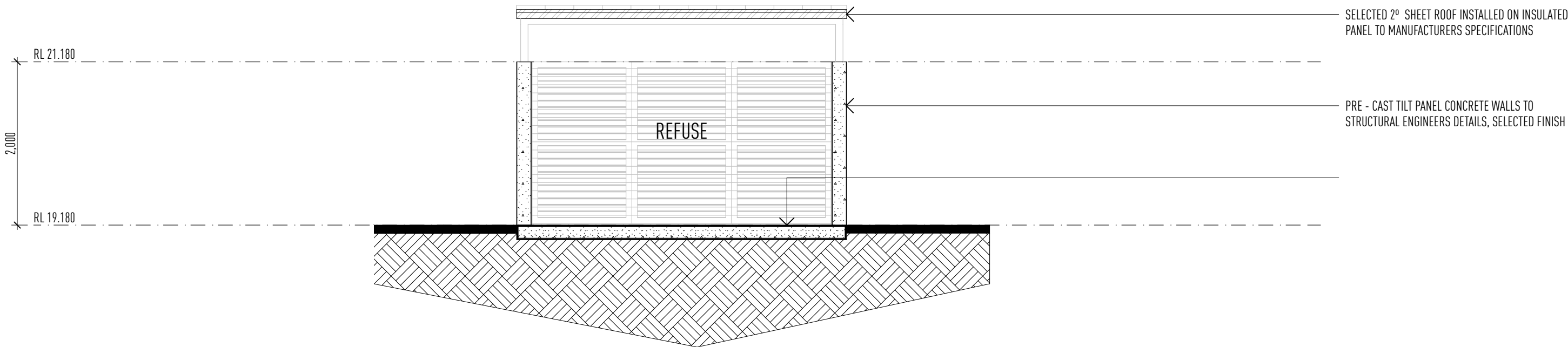


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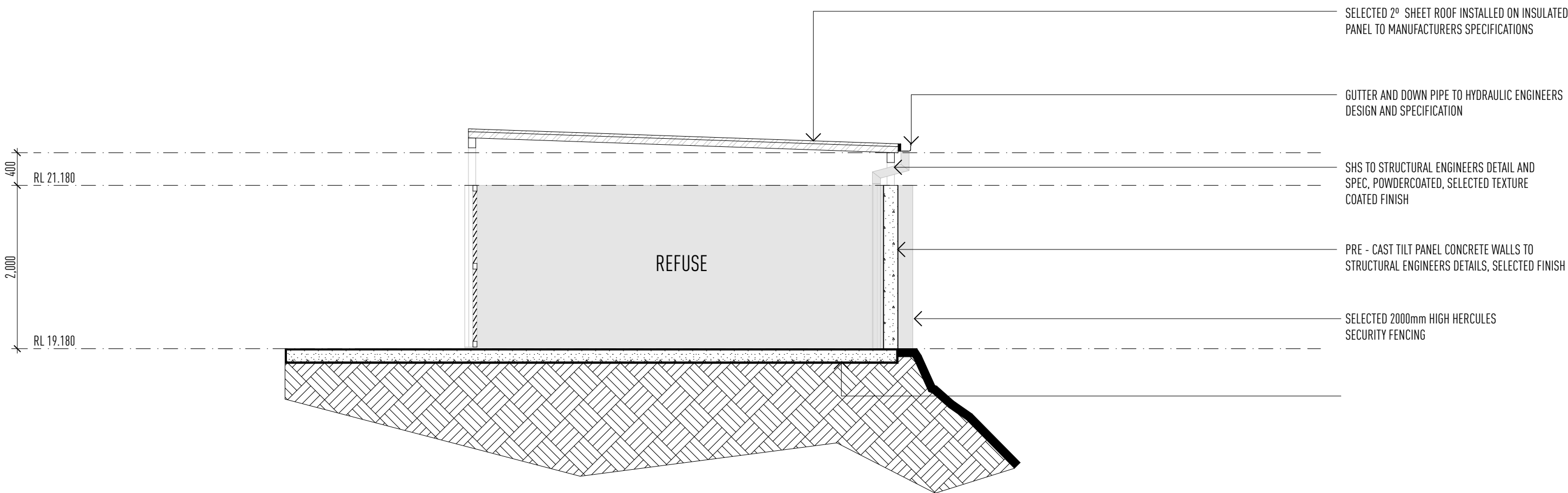


ELEVATION 4 1:50

SECTION R1 1:50



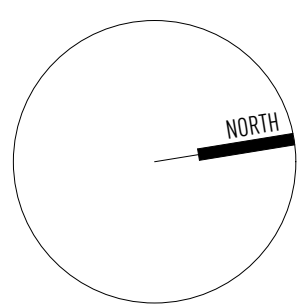
SECTION R2 1:50



REFUSE DETAILS

1:50 @ A1

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FOR
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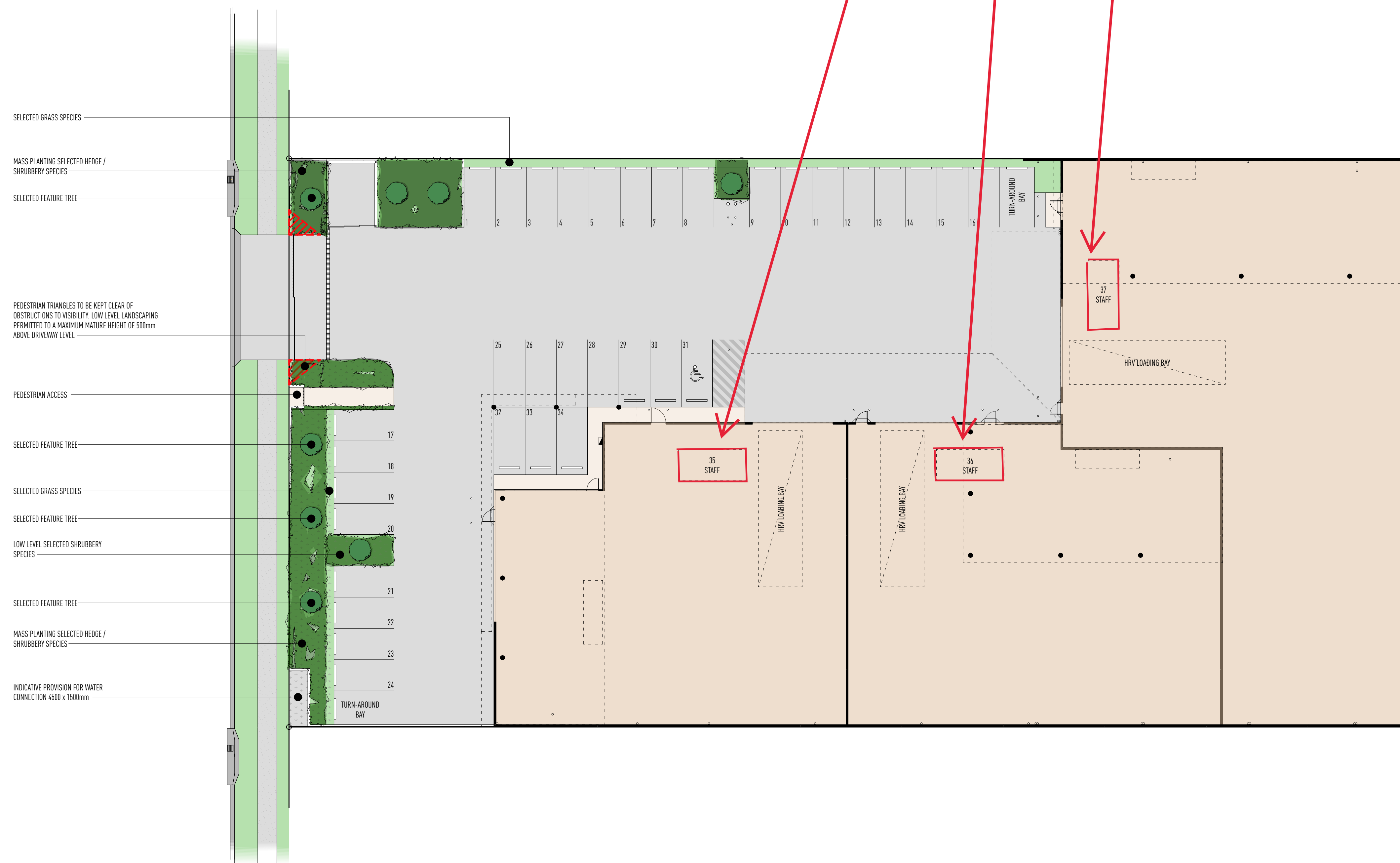
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-  TURF
 HEDGES
 TREES



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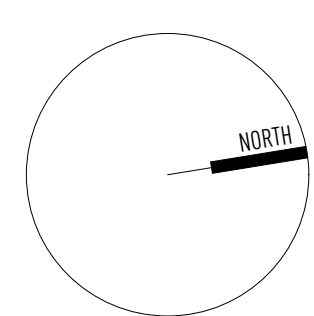
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LANDSCAPE INTENT PLANS

1:200, 2:1 @ A1

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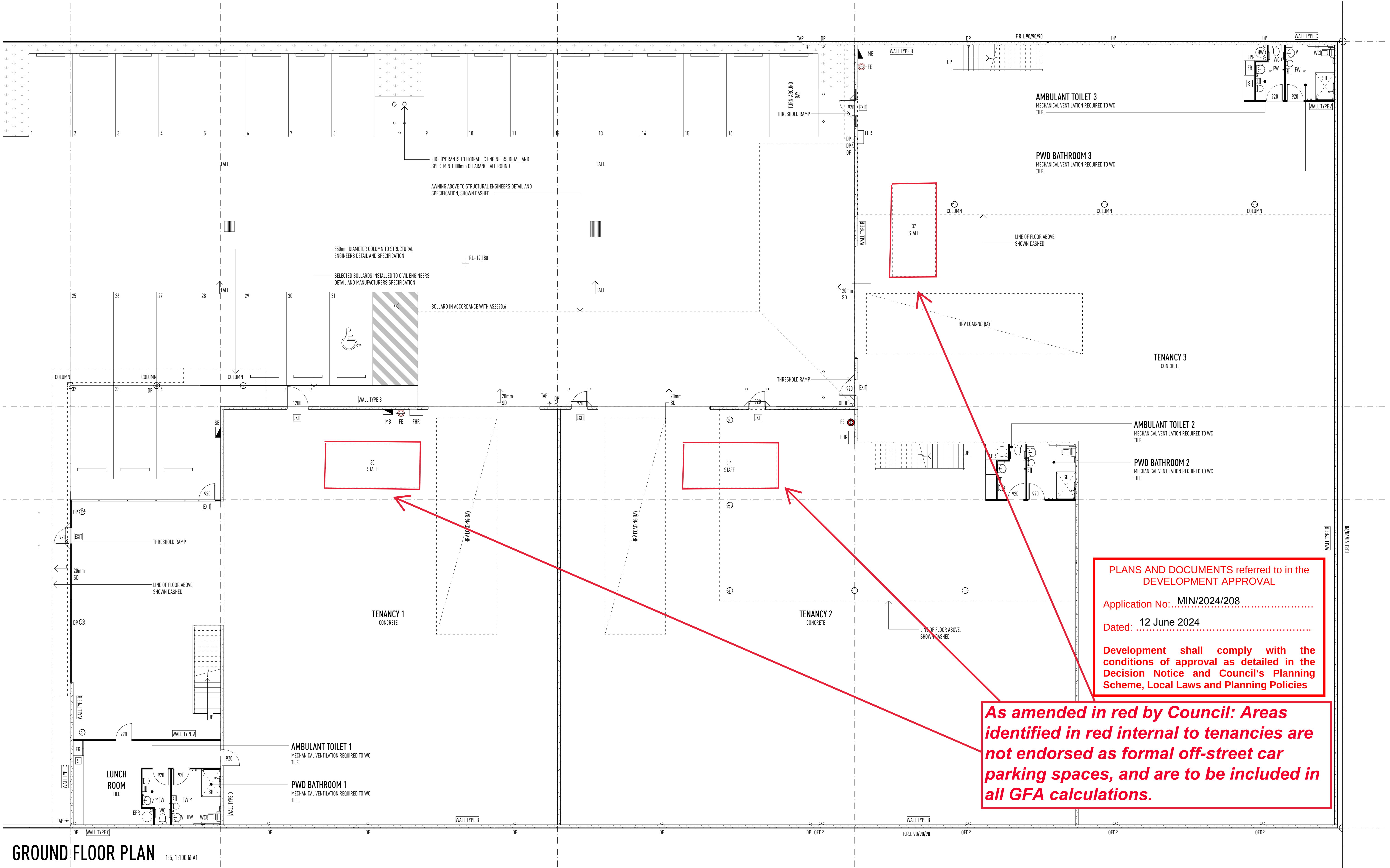
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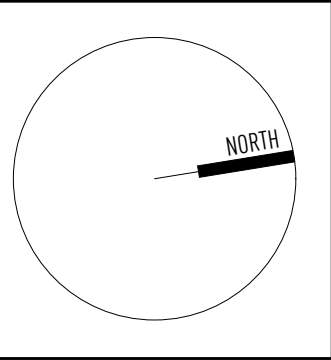
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GROUND FLOOR PLAN 1:5, 1:100 @ A1

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A	03.04.24	MINOR CHANGE APPLICATION PACKAGE
B	22.04.24	CHANGES TO AREA DIAGRAM



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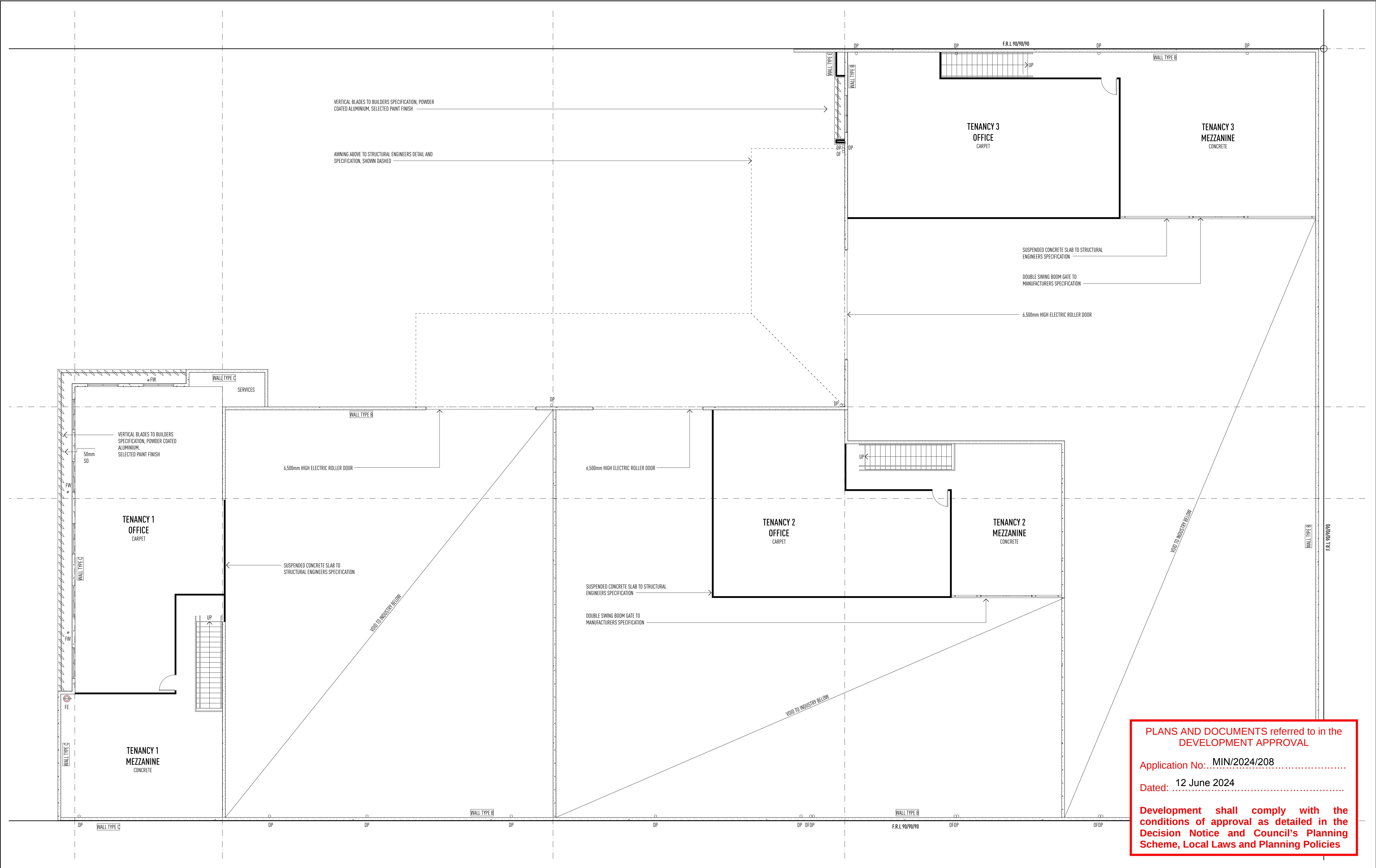
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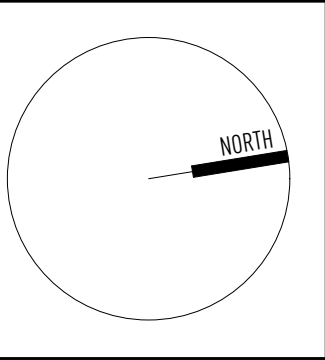


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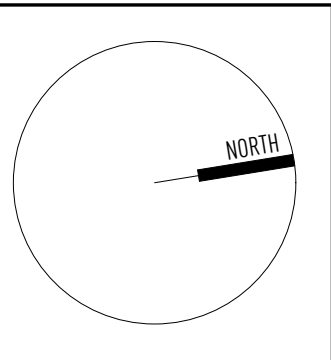
DRAWING FIRST FLOOR PLAN		DRAWING No. BP1358/WD/2.02	ISSUE A
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ROOF PLAN

1:100 @ A1

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DRAWING
ROOF PLAN

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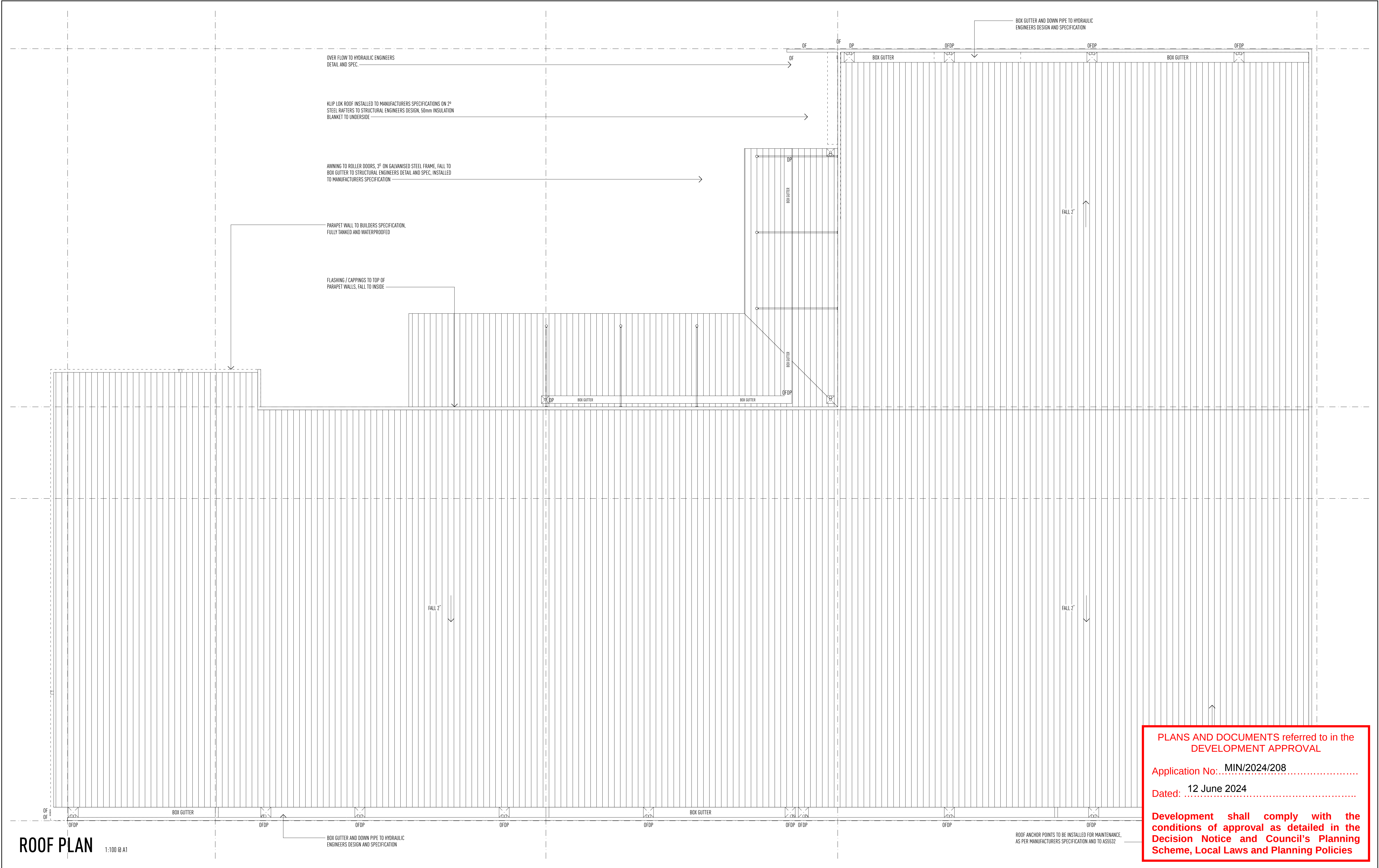
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A

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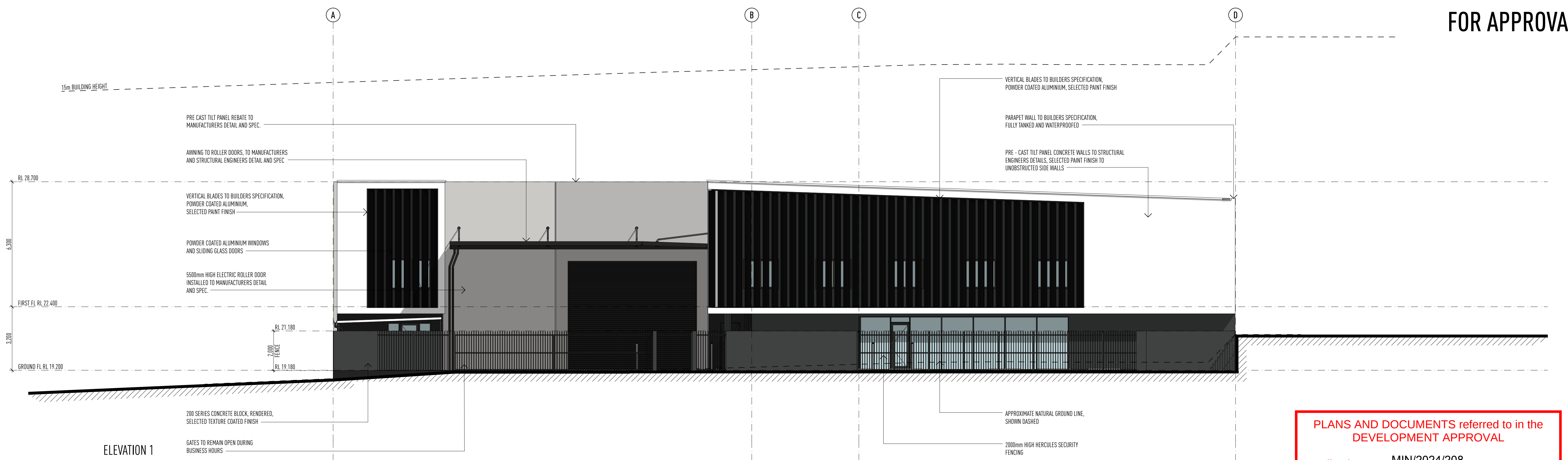


PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/208

Dated: 12 June 2024

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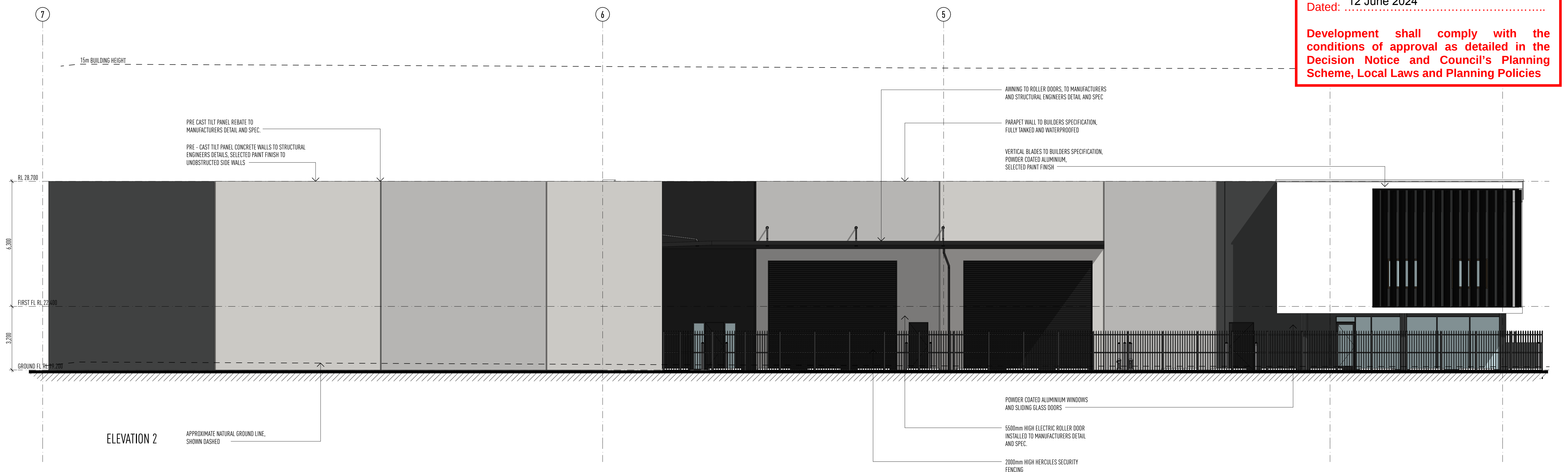


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ELEVATION 1 & 2 1:100 @ A1

ISSUE	DATE	DESCRIPTION
A	03.04.24	MINOR CHANGE APPLICATION PACKAGE
B	22.04.24	CHANGES TO AREA DIAGRAM

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PROJECT

PROPOSED NEW DEVELOPMENT

AT

LOT 117 Eastridge Street, Vantage, Yatala, QLD

FOR

Eastridge 117 Pty Ltd

LEVEL 1 33 ELKHORN AVENUE

SURFERS PARADISE, Q. 4217 AUSTRALIA

P.O. BOX 42

ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL

07 5527 5300

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2m5m10m

DRAWING

ELEVATION 1 & 2

DRAWN

CV / KF / RC

DATE

APRIL '24

SCALE

1:100 @ A1

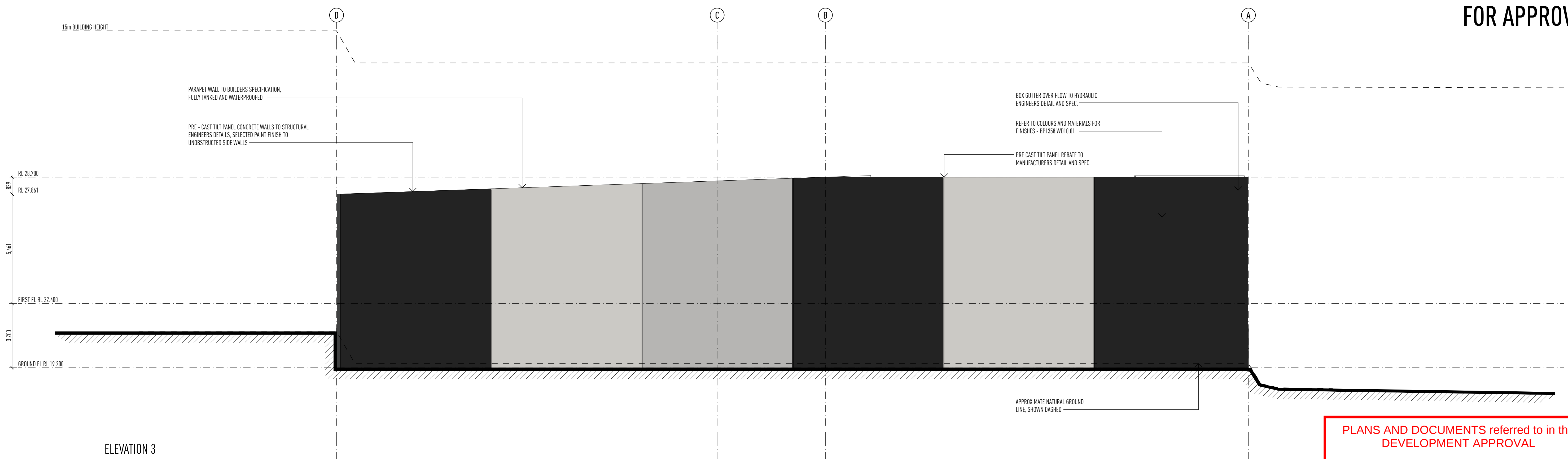
DRAWING No.

BP1358/WD/3.01

ISSUE

A

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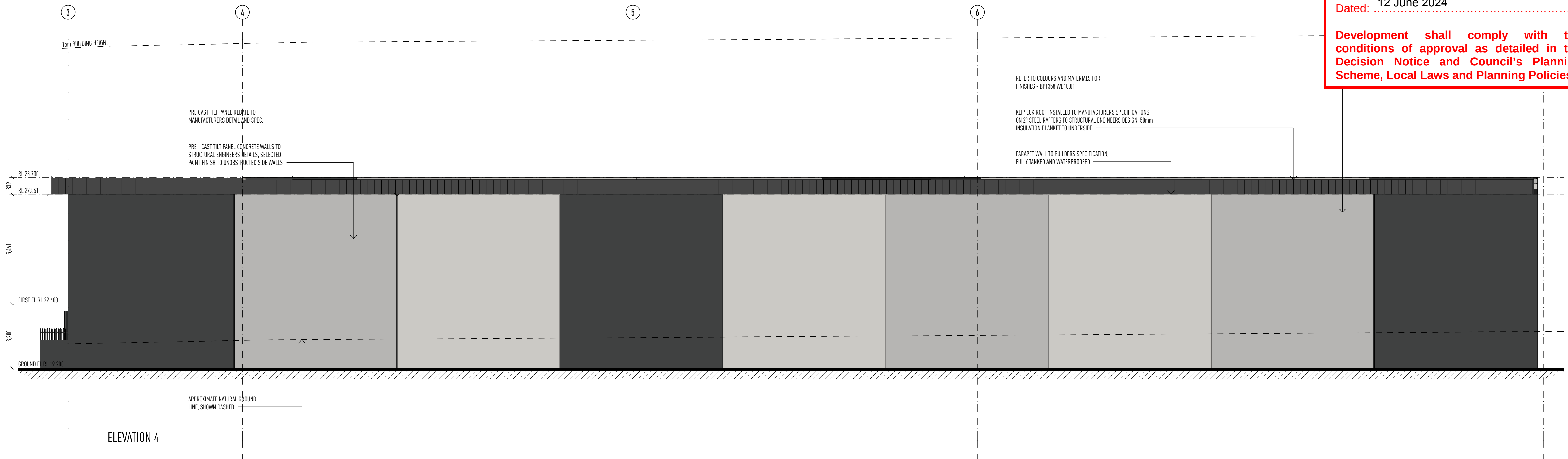


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ELEVATION 3 & 4

1:100 @ A1

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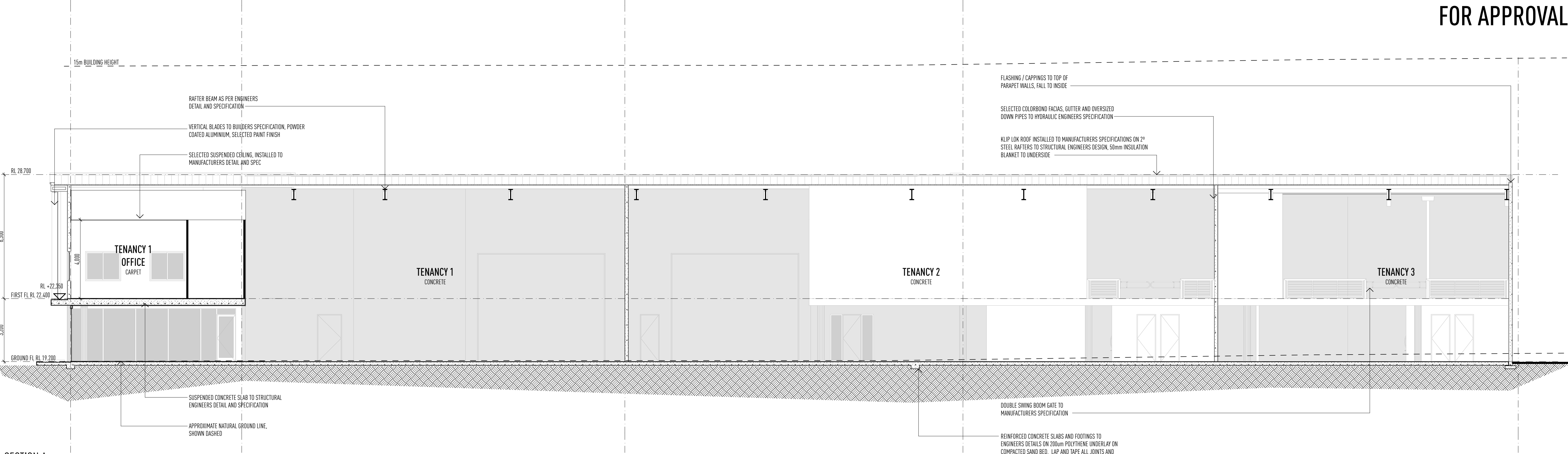
LEVEL 1 33 ELKHORN AVENUE
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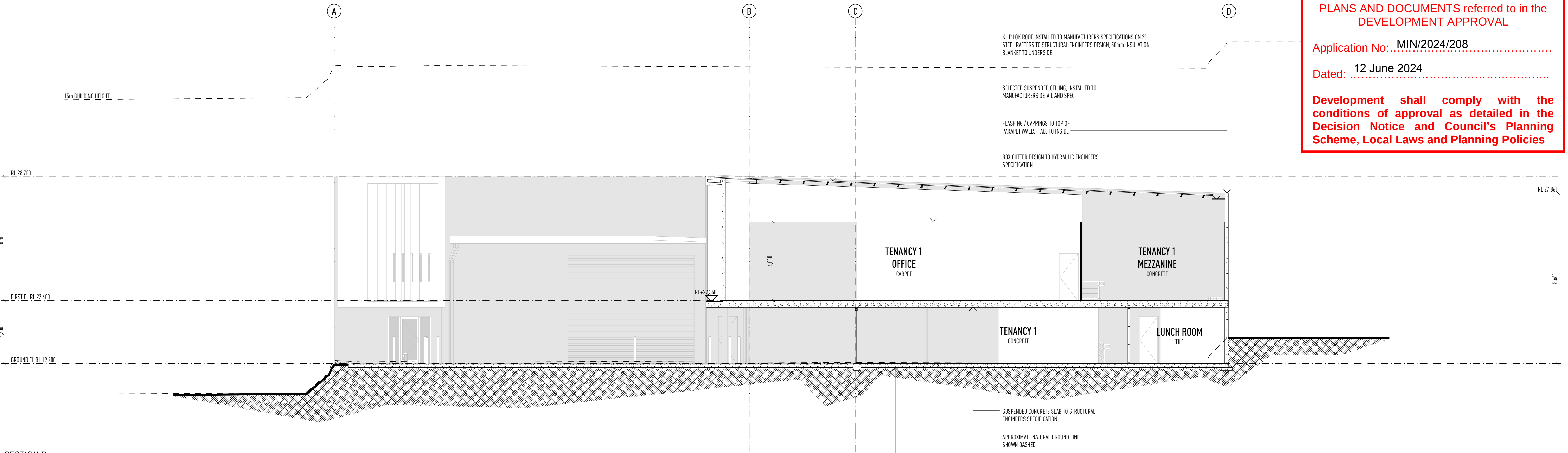


DRAWING ELEVATION 3 & 4		DRAWING No. BP1358/WD/3.02		ISSUE A
DRAWN	CV / KF / RC			
DATE	APRIL '24			
SCALE	1:100 @ A1			

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SECTION A



SECTION B

SECTION A & B

1:100 @ A1

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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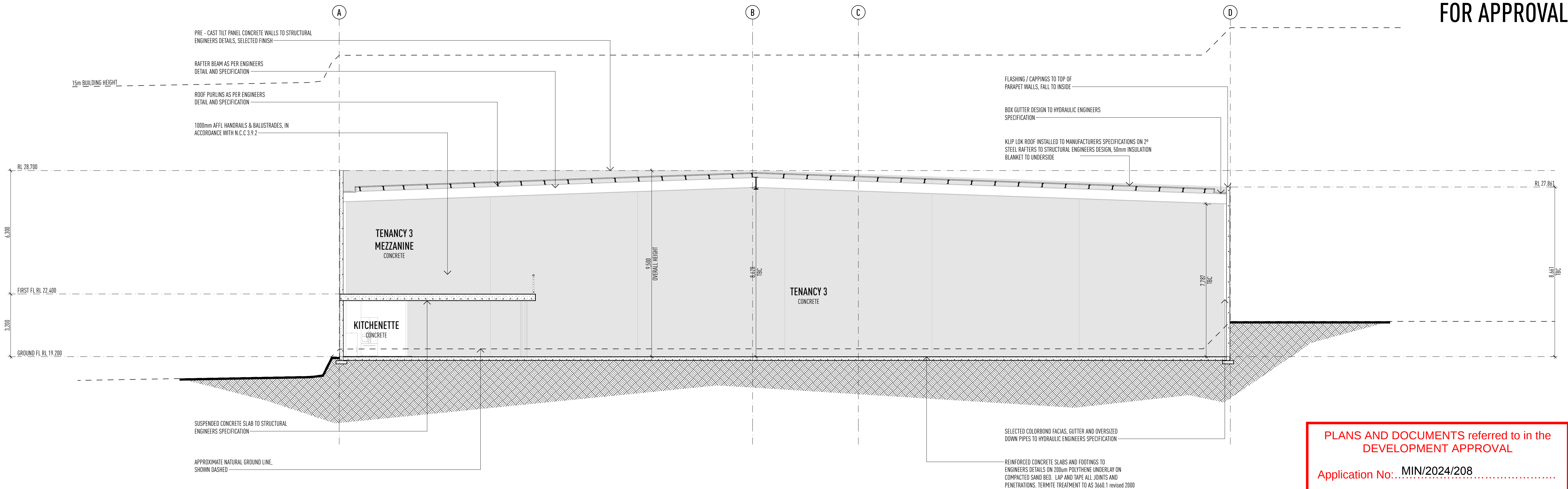
FOR
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DRAWING SECTION A & B		DRAWING No. BP1358/WD/5.01	ISSUE A
DRAWN CV / KF / RC			
DATE APRIL '24			
SCALE 1:100 @ A1			



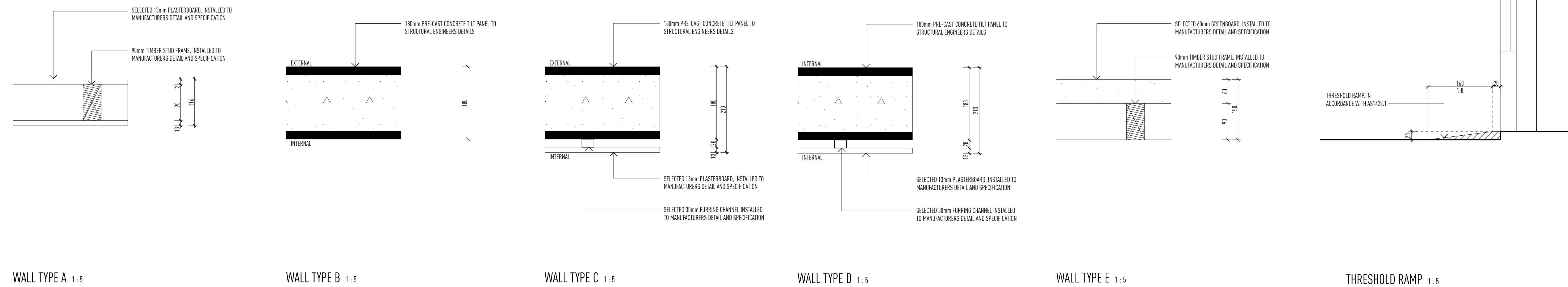
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/208

Dated: 12 June 2024

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SECTION C



SECTION C & WALL TYPES 1:100, 1:5 @ A1

ISSUE	DATE	DESCRIPTION
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2m5m10m

DRAWING
SECTION C & WALL TYPES

DRAWN CV / KF / RC

DATE APRIL '24

SCALE 1:100, 1:5 @ A1

DRAWING No.
BP1358/WD/5.02

ISSUE
A

two clicks design



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: ...MIN/2024/208

Dated: ...12 June 2024

**Development shall comply with the
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1



WALLS
RENDER 1
DULUX PAINT OR SIMILAR
COLOURBOND MONUMENT

2



WALLS
RENDER 1
DULUX PAINT OR SIMILAR
SILKWORTH

3



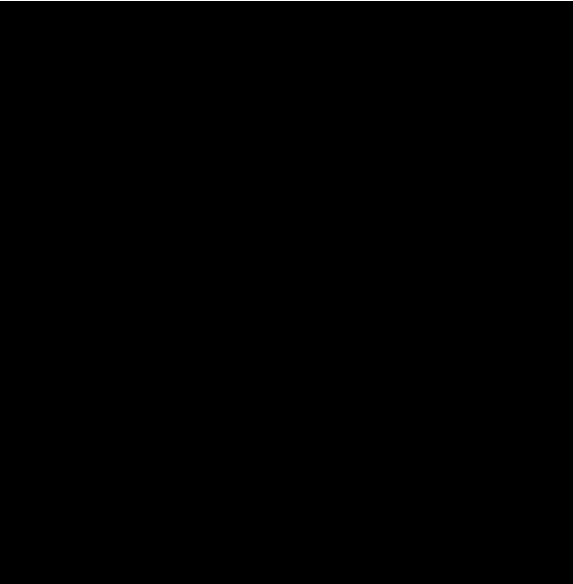
WALLS
RENDER 1
DULUX PAINT OR SIMILAR
TIMELESS GREY

4



WALLS
RENDER 2
RESENE PAINT OR SIMILAR
DOUBLE ALABASTER

5



WINDOW AND DOOR FRAMES, GATE
POWDER COATED
- BLACK

6



ROOF
KLIP LOCK ROOF SHEETING
POWDER COAT
COLOURBOND MONUMENT OR SIMILAR

7



DRIVEWAY
SELECTED CONCRETE FINISH
- GREY

8



ALUMINIUM BATTEN SCREENS, ROLLER DOORS
SELECTED ALUMINIUM BATTENS
POWDER COAT
BLACK

COLOURS AND MATERIALS

1:0.974 @ A1

ISSUE	DATE	DESCRIPTION
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DRAWING

COLOURS AND MATERIALS

DRAWN

CV / KF / RC

DATE

APRIL '24

SCALE

1:0.974 @ A1

DRAWING No.

BP1358/WD/10.01

ISSUE

A

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DEVELOPMENT PARTICULARS

AREA BREAKDOWN				
	TENANCY 1	TENANCY 2	TENANCY 3	TOTAL
GROUND FLOOR AREA	641.96m ²	703.66m ²	982.49m ²	2,328.11m ²
DEDUCTIONS				
VEHICLE LOADING BAY	59.63m ²	59.63m ²	59.63m ²	178.89m ²
AMENITIES	41.32m ²	17.17m ²	17.17m ²	75.66m ²
STAIR WELL	8.21m ²	7.75m ²	7.65m ²	23.61m ²
GROUND FLOOR GFA	574.12m ²	636.25m ²	915.21m ²	2,125.58m ²
GROUND FLOOR TUA	514.50m ²	605.32m ²	875.43m ²	1,995.25m ²
MEZZANINE FLOOR AREA	247.69m ²	208.22m ²	279.30m ²	734.07m ²
DEDUCTIONS				
STAIR	7.75m ²	7.65m ²	7.65m ²	23.05m ²
SERVICES	6.72m ²	-	-	6.72m ²
MEZZANINE GFA	232.09m ²	200.56m ²	271.65m ²	704.30m ²
MEZZANINE TUA	224.70m ²	191.22m ²	259.82m ²	675.74m ²

DEVELOPMENT PARTICULARS

TOTAL GFA	TENANCY 1	TENANCY 2	TENANCY 3	TOTAL
806.21m ²	806.21m ²	836.81m ²	1,186.86m ²	2,829.88m ²
TOTAL USE AREA (TUA)	739.20m ²	796.54m ²	1,135.25m ²	2,670.99m ²
TOTAL AREA	888.52m ²	911.87m ²	1,261.79m ²	3,062.18m ²
OFFICE - MAXIMUM 20% TUA				
ALLOWABLE OFFICE SPACE	147.84m ²	159.30m ²	227.05m ²	534.19m ²
PROPOSED OFFICE SPACE	140.91m ²	127.12m ²	141.95m ²	399.04m ²
CARPARKING				
2 PER TENANCY	6 SPACES			
1/50m ² FOR FIRST 500m ² TUA	10 SPACES			
1/100m ² THEREAFTER	22 SPACES			
TOTAL MIN. REQUIRED	38			
TOTAL PROVIDED	37			
SERVICING REQUIREMENT				
HEAVY RIGID VEHICLE (HRV)	12.5m x 3.5m			
HRV LOADING PER TENANCY	1 (3 TOTAL)			

DEVELOPMENT PARTICULARS

BICYCLE PARKING	
1/150m ² TUA	2,628.86m ² / 150
TOTAL REQUIRED	18 SPACES
TOTAL PROVIDED	21 SPACES
LANDSCAPE CALCULATIONS	
PERVIOUS AREA	232.66m ² (6%)
IMPERVIOUS AREA	3,861.34m ² (94%)
SITE COVER CALCULATIONS	
SITE AREA	4,094m ²
SITE COVER	2,430.18m ² (59.35%)

FOR APPROVAL

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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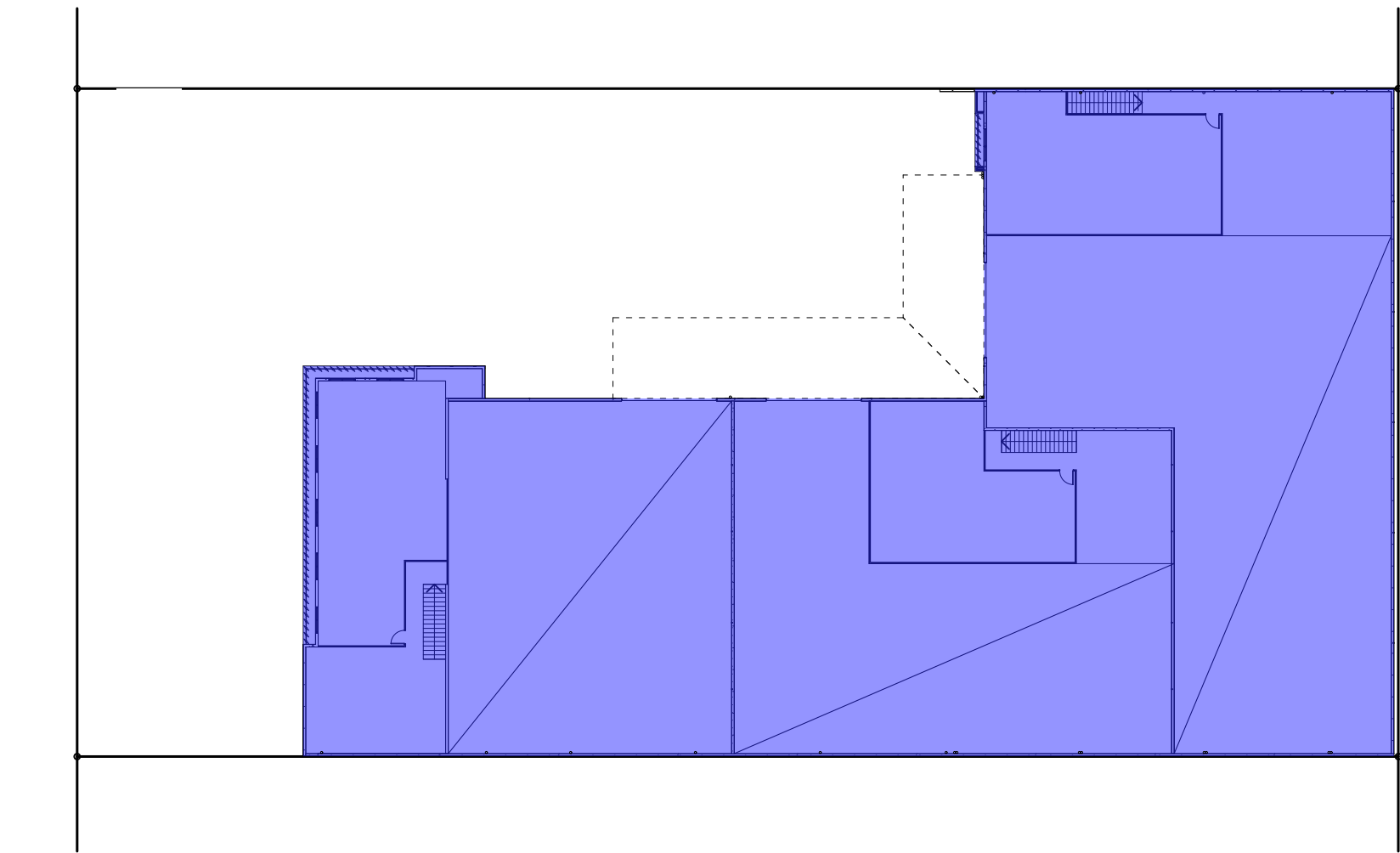
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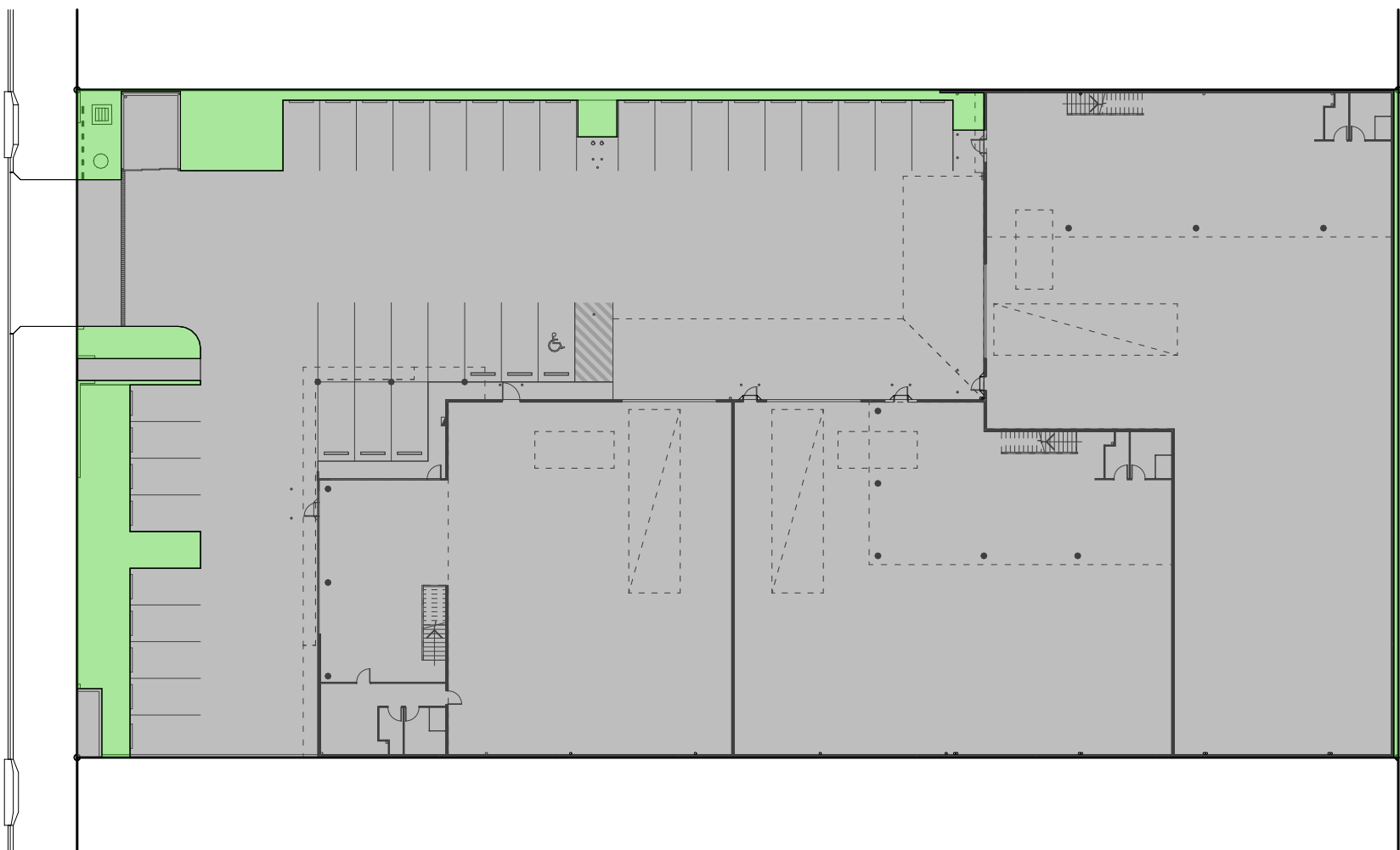
GFA DEFINITION
FOR A BUILDING, THE TOTAL FLOOR AREA OF ALL STOR-
OF THE BUILDING, OTHER THAN AREAS USED FOR:
(A) BUILDING SERVICES, PLANT OR EQUIPMENT; OR
(B) ACCESS BETWEEN LEVELS; OR
(C) GROUND FLOOR PUBLIC LOBBY; OR
(D) A HALL; OR
(E) PARKING, LOADING AND MANOEUVRING OF VEHICLE
(F) UNENCLOSED PRIVATE BALCONIES WHETHER ROOF-

TOTAL USABLE AREA (TUA) DEFINITION
THE SUM OF ALL THE AREAS (EXCLUSIVE OF ALL WALL
PURPOSE, PLUS ANY OTHER AREA OF A SITE WHICH IS
DEMAND, THE TERM DOES NOT INCLUDE:
(A) AREAS (INCLUSIVE OF ALL WALLS AND COLUMNS)
EQUIPMENT ROOMS;
(B) AREAS OF ANY STAIRCASES / ACCESS BETWEEN LE
(C) AREAS OF ANY PUBLIC COMMON COVER OR LOBBY

As amended in red by Council: "Staff" parking spaces internal to tenancies are not endorsed as formal off-street car parking spaces, and are to be included in all GFA calculations.



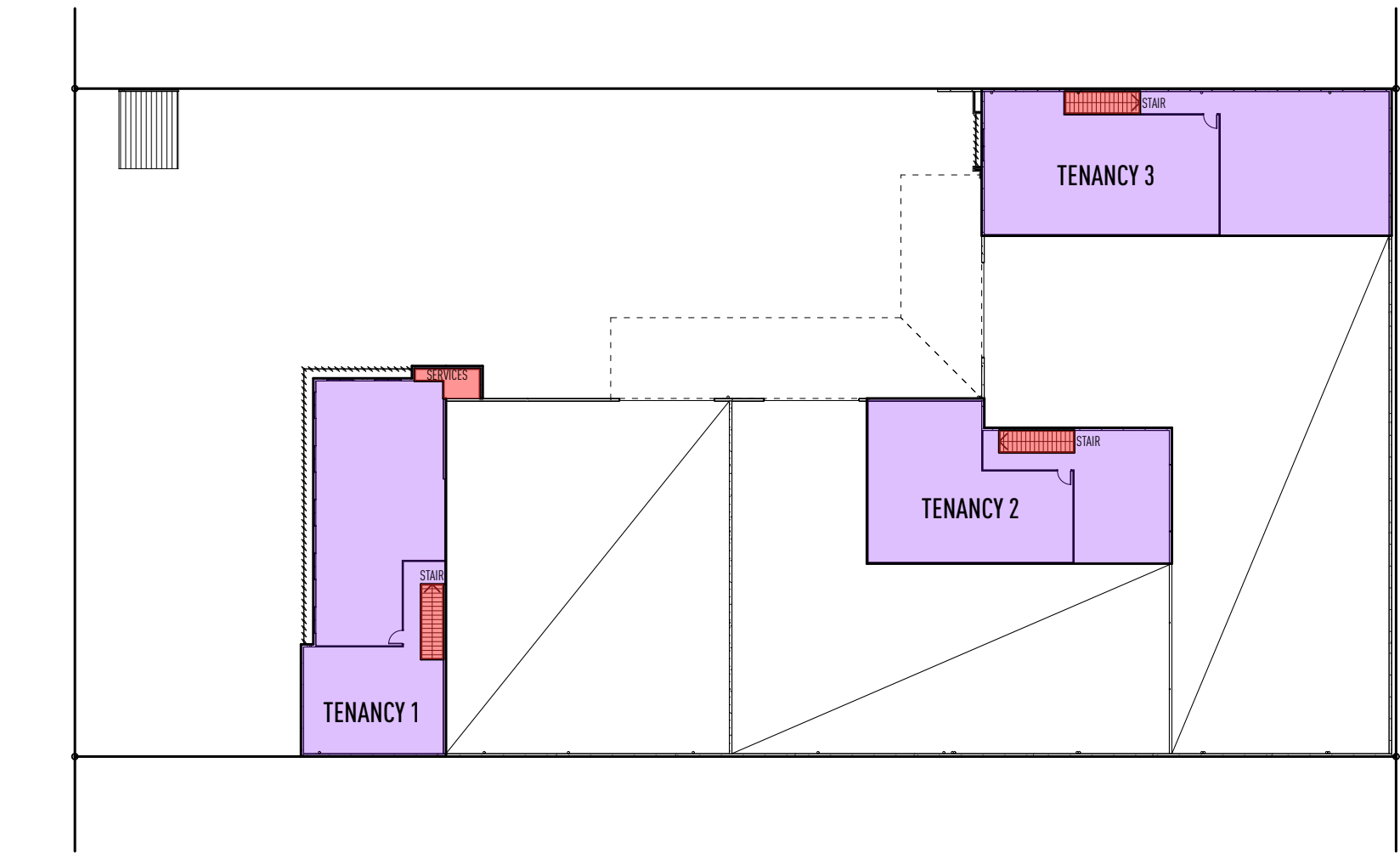
FIRST FLOOR - SITE COVER DIAGRAM
NTS



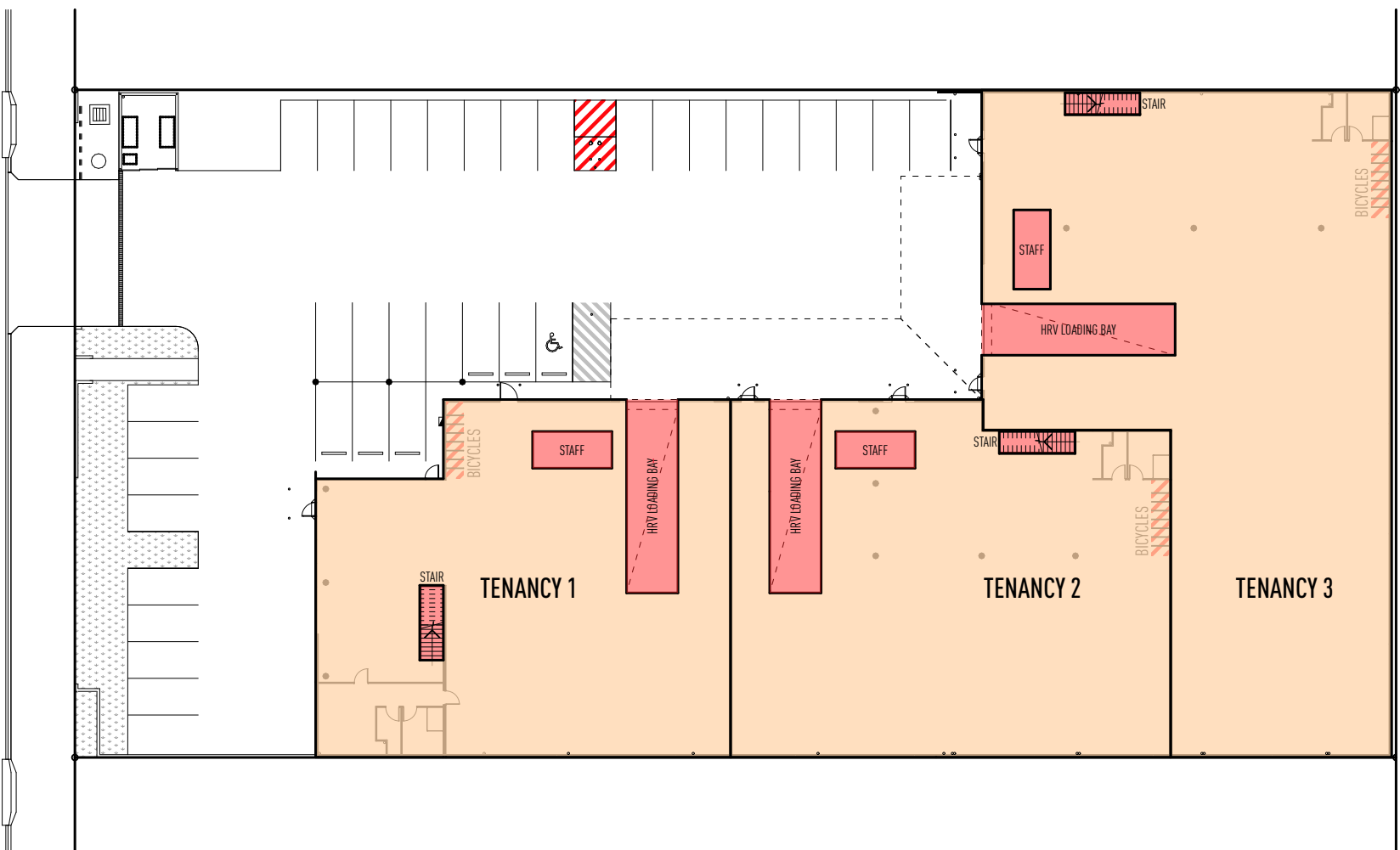
GROUND FLOOR - IMPERVIOUS AREA DIAGRAM
NTS

AREA DIAGRAMS

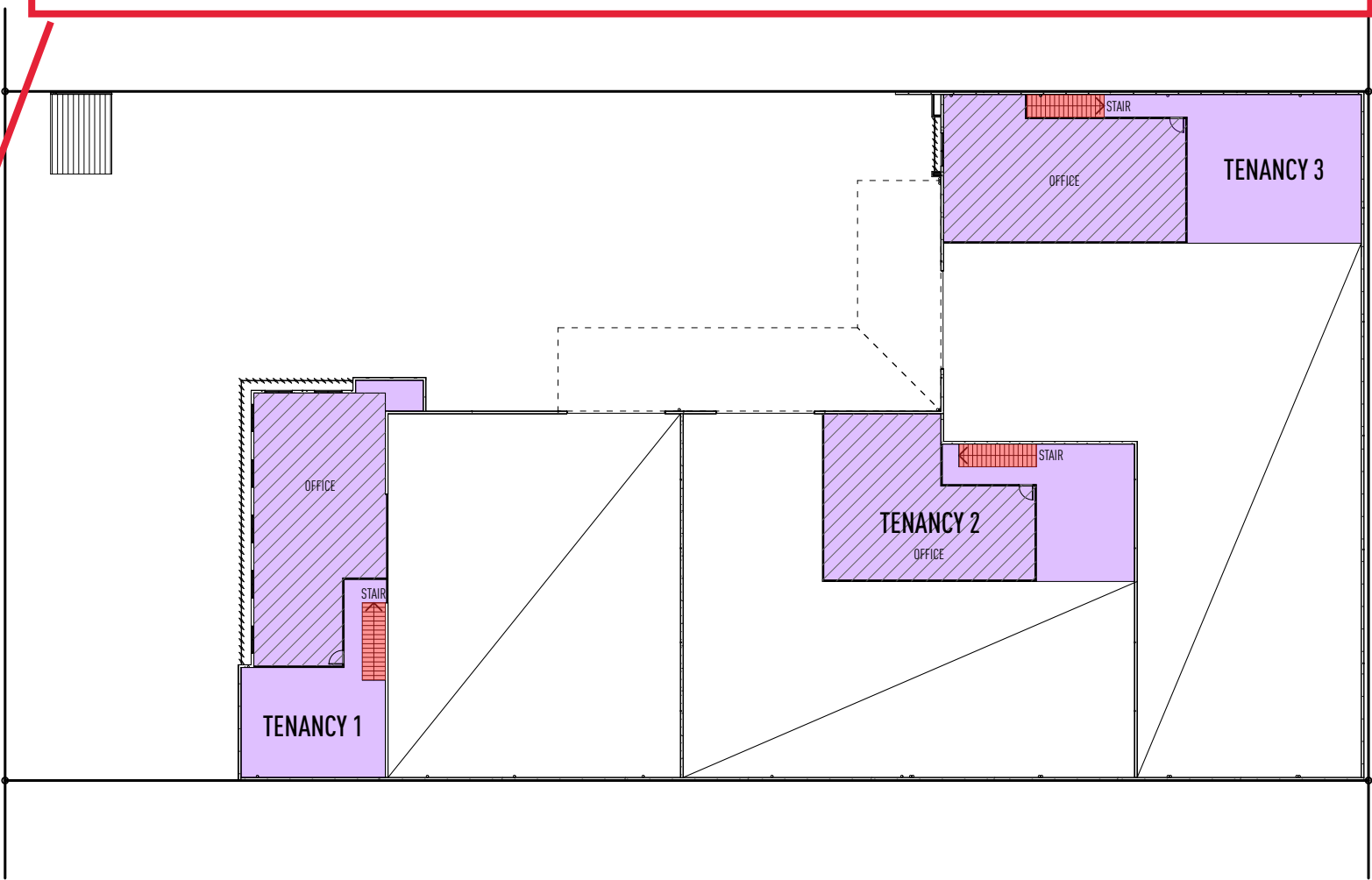
1:437,500 @ A1



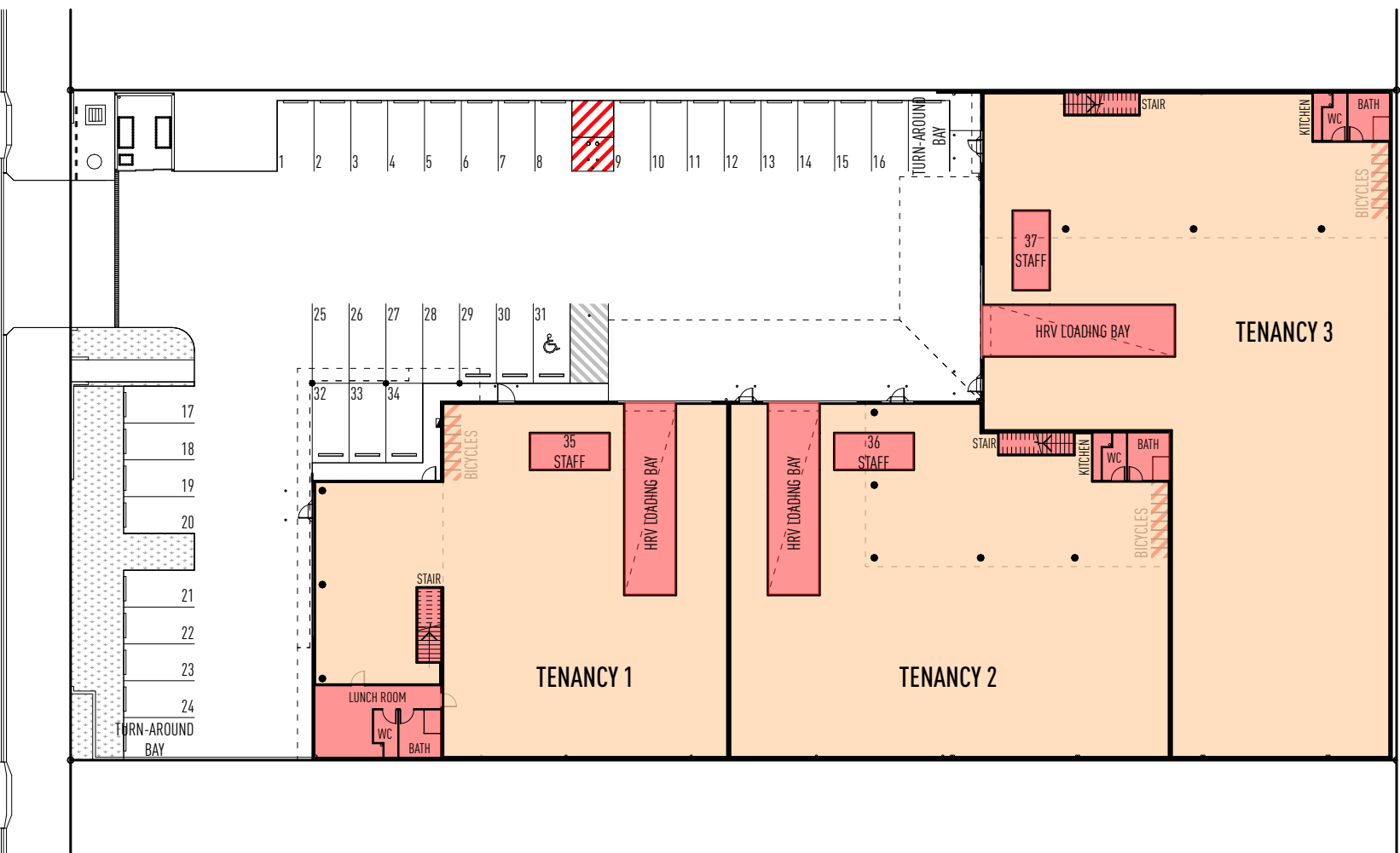
MEZZANINE - GFA DIAGRAM
NTS



GROUND FLOOR - GFA DIAGRAM
NTS



MEZZANINE - TUA DIAGRAM
NTS



GROUND FLOOR - TUA DIAGRAM
NTS

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DRAWING AREA DIAGRAMS		DRAWING No. BP1358/WD/11.01	ISSUE A
DRAWN	CV / KF / RC		
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SCALE	1:437,500 @ A1		

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