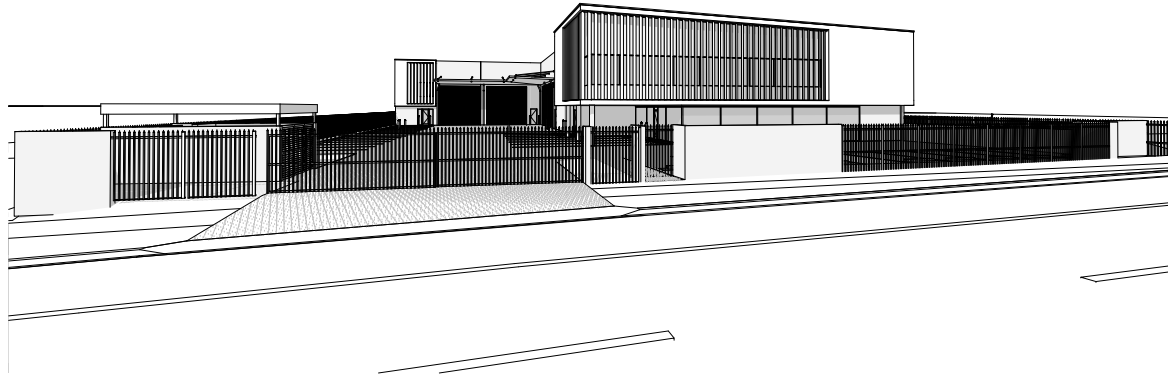


PRELIMINARY ONLY

NOT FOR CONSTRUCTION



PROJECT: **PROPOSED NEW DEVELOPMENT**

AT: **LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD**

FOR: **EASTRIDGE 117 PTY LTD**

DRAWING REGISTER -

SHEET	DESCRIPTION	SCALE ON A1 SHEET	SCALE ON A3 SHEET	SHEET	DESCRIPTION	SCALE ON A1 SHEET	SCALE ON A3 SHEET
GENERAL				ELEVATIONS			
BP1358/BA/0.01	COVERSHEET	N.T.S	N.T.S	BP1358/BA/4.01	ELEVATIONS	1 : 100	1 : 200
0.02	GENERAL NOTES	N.T.S	N.T.S	4.02	ELEVATIONS	1 : 100	1 : 200
0.03	PERSPECTIVE	N.T.S	N.T.S			1 : 100	1 : 200
SITE DETAILS				SECTIONS			
1.01	SITE PLAN	1 : 200	1 : 400	5.01	SECTION A & B		
1.02	SITE DETAILS - CAR PARK DIMENSION PLAN	1 : 200	1 : 400	5.02	SECTION C & D	1 : 50	1 : 100
1.03	COMPARTMENT DETAILS - GROUND FLOOR	1 : 200	1 : 400	5.03	SECTION E & F	1 : 50	1 : 100
1.04	COMPARTMENT DETAILS - FIRST FLOOR	1 : 200	1 : 400	WINDOW / DOOR SCHEDULE			
1.05	GROUND FLOOR - ACCESS AND EGRESS PATH	1 : 200	1 : 400	6.01	WINDOW SCHEDULE	1 : 50	1 : 100
1.06	FIRST FLOOR - ACCESS AND EGRESS PATH	1 : 200	1 : 400	6.02	DOOR SCHEDULE	1 : 50	1 : 100
1.07	LANDSCAPE INTENT PLAN	1 : 200	1 : 400	ACCESSIBLE BATHROOM			
SLAB SET-OUT PLANS				7.01	ACCESSIBLE BATHROOM DETAILS	1 : 50	1 : 100
2.01	GF SLAB SET-OUT PLAN	1 : 200	1 : 400	AMBULANT TOILET DETAILS			
2.02	FF SLAB SET-OUT PLAN	1 : 200	1 : 400	8.01	AMBULANT TOILET DETAILS	1 : 50	1 : 100
2.03	SLAB SET-OUT DETAILS	1 : 200	1 : 400	KITCHENETTE DETAILS			
FLOOR PLANS				9.01	KITCHENETTE DETAILS	1 : 50	1 : 100
3.01	GROUND FLOOR PLAN	1 : 200	1 : 400	STAIR DETAILS			
3.02	DIMENSION PLAN - GROUND FLOOR	1 : 200	1 : 400	10.01	TYPICAL STAIR DETAIL	1 : 50	1 : 100
3.03	FIRST FLOOR PLAN	1 : 200	1 : 400	COLOURS AND MATERIALS			
3.04	DIMENSION PLAN - FIRST FLOOR	1 : 200	1 : 400	11.01	COLOURS AND MATERIALS	N.T.S	N.T.S
3.05	ROOF PLAN	1 : 200	1 : 400				

NAME AND ADDRESS OF BUILDER:
BUILDERS REGISTRATION NUMBER:
WIND CATEGORY OF SITE:

ALL WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NATIONAL CONSTRUCTION CODE), CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS.

AS 1288	GLASS IN BUILDINGS
AS 1562	DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
AS 1680	ARTIFICIAL LIGHTING & VENTILATION
AS 1684	TIMBER FRAMING CODE
AS 1926	POOL FENCING
AS 2049	ROOF TILES
AS 2050	INSTALLATION OF ROOF TILES
AS 2870	RESIDENTIAL SLABS & FOOTINGS
AS 2984	DAMP PROOF COURSES & FLASHINGS
AS 3000	ELECTRICAL
AS 3500	PUMBINQ & DRAINAGE
AS 3600	CONCRETE STRUCTURES
AS 3660	BARRIERS FOR SUBTERRANEAN TERMITES
AS 3700	MASONRY IN BUILDINGS
AS 3740	WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 3786	SMOKE ALARMS
AS 3798	SITE PREPARATION
AS 4055	WIND LOADINGS FOR HOUSING
AS 4100	STEEL STRUCTURES

NO BUILDING WORK SHALL BE UNDERTAKEN PRIOR TO BUILDING APPROVAL BEING ISSUED BY A REGISTERED CERTIFIER OR LOCAL AUTHORITY.

- USE WRITTEN DIMENSIONS ONLY.
- DO NOT SCALE OFF DRAWINGS.
- IF IN DOUBT, ASK.

BUILDER / CONTRACTOR SHALL CHECK & VERIFY THE SITING & ORIENTATION PRIOR TO CONSTRUCTION SETOUT. CONSTRUCTION SETOUT TO BE CARRIED OUT BY A LICENSED SURVEYOR.

BUILDER / CONTRACTOR TO TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED CONSULTANTS DRAWINGS. ALL DRAWINGS TO BE CO-ORDINATED WITH CONSULTANTS DOCUMENTATION PRIOR TO COMMENCEMENT OF WORKS.

SERVICES:
ALL SERVICES SHALL BE CONCEALED. WHERE SERVICES ARE EXPOSED THEY MUST BE CONFIRMED BY THE DESIGNER ON SITE PRIOR TO INSTALLATION UNLESS NOTED OTHERWISE.

EXCAVATE OVER THE SITE TO GIVE CORRECT LEVELS AND PROFILES AS THE BASIS FOR CONSTRUCTION, PAVING, FILLING, LANDSCAPING AND THE LIKE. MAKE ALLOWANCES FOR COMPACTION AND SETTLEMENT. EXTERNAL GROUND LEVELS ADJACENT TO BUILDINGS SHALL BE IN ACCORDANCE WITH BCA 3.3.2. 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. BANKS TO BE BATTERED IN ACCORDANCE WITH BCA 3.1.1

ALL BUILDING WORK TO BE TERMITE PROTECTED IN ACCORDANCE WITH AS 3660. DURABILITY NOTICE TO BE PLACED IN METERBOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS AND MAINTENANCE.

GENERAL NOTES

29.03.22	PRELIMINARY SKETCH PLAN ISSUED
24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
02.12.22	RFI RESPONSE BA ISSUED FOR APPROVAL
21.02.23	RFI RESPONSE ISSUED

SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA 3.8.3. DOORS TO SWING OUT FROM PAN. DISTANCE FROM PAN TO DOOR EDGE TO BE 1200mm OR LIFT OFF HINGES TO BE INSTALLED ENSURING DOOR IS READILY REMOVABLE FROM OUTSIDE.

[illegible]

NOT FOR CONSTRUCTION

29.03.22	PRELIMINARY SKETCH PLAN ISSUED
24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
02.12.22	RFI RESPONSE BA ISSUED FOR APPROVAL
21.02.23	RFI RESPONSE ISSUED

- THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, JARED POOL DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
- THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOL DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOL DESIGN.

FOR
EASTRIDGE 117 PTY LTD

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EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



DRAWING No. BP1358/WD/0.02		ISSUE C
DRAWN CV / KF		
DATE FEB '23		
SCALE (B A1)		

two clicks design



PERSPECTIVE

NTSR01

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.08.22	PRELIMINARY DA ISSUED FOR APPROVAL
B	08.12.22	DA RESPONSE DA ISSUED FOR APPROVAL
C	17.09.23	DA RESPONSE ISSUED

• THE DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, JAVED POOL DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

• THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS, AGREEMENTS WITH THIS PROJECT PRODUCED BY JAVED POOL DESIGN ARE CREATED BY CONSULTING THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSES. WORKS CANNOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE PERMISSION OF JAVED POOL DESIGN.

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
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2m 10m 20m		DRAWING No. BP1358/WD/0.03	ISSUE C
DRAWING PERSPECTIVE			
DRAWN	CV / KF		
DATE	FEB 23		
SCALE	1:1 @ A1		

two clicks design

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two clicks design

NOTES

NCC.2019 ACCESS AND EGRESS

D1.4 EXIT TRAVEL DISTANCES

CLASS 5, 6, 7, 8 OR 9 BUILDINGS - SUBJECT TO G6, G6.1(a), (b), (c), (d) NO POINT ON A FLOOR MUST BE MORE THAN 20m FROM AN EXIT, OR A POINT FROM WHICH TRAVEL, IN DIFFERENT DIRECTIONS TO 2 EXITS IS AVAILABLE. IN WHICH CASE THE MAXIMUM DISTANCE FROM ONE OF THOSE EXITS MUST NOT EXCEED 40m; AND

D1.5 DISTANCE BETWEEN ALTERNATIVE EXITS

EXITS THAT ARE REQUIRED AS ALTERNATIVE MEANS OF EGRESS MUST BE -

(i) IN ALL OTHER CASES - 10m APART; AND

D1.6 DIMENSIONS OF EXITS AND PATHS OF TRAVEL TO EXITS

(a) IN A REQUIRED EXIT OR PATH OF TRAVEL TO AN EXIT

(i) THE UNOBSTRUCTED HEIGHT THROUGHOUT MUST NOT BE LESS THAN 2m, EXCEPT THE UNOBSTRUCTED HEIGHT OF ANY DOORWAY MAY BE REDUCED TO NOT LESS THAN 1900mm; AND

(ii) THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OF TRAVEL TO AN EXIT, EXCEPT FOR DOORWAYS, MUST NOT BE LESS THAN 1m

D1.7 TRAVEL VIA FIRE ISOLATED EXITS

(a) A DOORWAY FROM A ROOM MUST NOT OPEN DIRECTLY INTO A STAIRWAY, PASSAGEWAY OR RAMP THAT IS REQUIRED TO BE FIRE ISOLATED UNLESS IT IS FROM -

(i) A PUBLIC CORRIDOR, PUBLIC LOBBY OR THE LIKE; OR

(ii) A SINGLE OCCUPANCY UNIT OCCUPYING ALL OF A STOREY; OR

(iii) A SANITARY COMPARTMENT, ARBLOCK OR THE LIKE

(b) WHERE A PATH OF TRAVEL FROM THE POINT OF DISCHARGE OF THE FIRE ISOLATED EXIT NECESSITATES PASSING WITHIN 6m OF ANY PART OF AN EXTERNAL WALL OF THE SAME BUILDING, MEASURED HORIZONTALLY AT RIGHT ANGLES TO THE PATH OF TRAVEL, THAT PART OF THE WALL MUST HAVE -

(i) AN FRL OF NOT LESS THAN G6.1 (a) / G6.1 (d); AND

(ii) ANY OPENINGS PROTECTED INTERNALLY IN ACCORDANCE WITH C3.4 FOR A DISTANCE OF 3m ABOVE OR BELOW, AS APPROPRIATE, THE LEVEL OF THE PATH OF TRAVEL, OR FOR THE HEIGHT OF THE WALL, WHICHEVER IS THE LESSER.

(c) IF MORE THAN 1 ACCESS DOORWAYS, NOT FROM A SANITARY COMPARTMENT OR THE LIKE, OPEN TO A REQUIRED FIRE ISOLATED EXIT IN THE SAME STOREY -

(i) A SINGLE LIBRARY IN ACCORDANCE WITH D2.4 MUST BE PROVIDED; OR

(ii) THE EXIT MUST BE PREVIOUSLY IN ACCORDANCE WITH AS 168.1 TO A ROAD OR OPEN SPACE; OR

(iii) TO A POINT -

(i) ADJOINING A ROAD OR OPEN SPACE; AND

(ii) IS OPEN FOR AT LEAST 12.5 OF ITS PERIMETER; AND

(iii) HAS AN UNOBSTRUCTED CLEAR HEIGHT THROUGHOUT, INCLUDING THE PERIMETER OPENINGS, OF NOT LESS THAN 3m; AND

(iv) PROVIDES AN UNIMPEDED PATH OF TRAVEL FROM THE POINT OF DISCHARGE TO THE ROAD OR OPEN SPACE OF NOT MORE THAN 4m. A DOORWAY FROM A ROOM MUST NOT OPEN DIRECTLY INTO A STAIRWAY, PASSAGEWAY OR RAMP THAT IS REQUIRED TO BE FIRE ISOLATED UNLESS IT IS FROM -

(i) PUBLIC CORRIDOR, PUBLIC LOBBY OR THE LIKE; OR

(ii) A SINGLE OCCUPANCY UNIT OCCUPYING ALL OF A STOREY; OR

(iii) A SANITARY COMPARTMENT, ARBLOCK OR THE LIKE

Each fire isolated stairway or fire isolated ramp must provide an independent egress from each story served and discharge directly, or by way of it's down fire isolated passageway -

WHERE A PATH OF TRAVEL FROM THE POINT OF DISCHARGE OF A FIRE ISOLATED EXIT NECESSITATES PASSING WITHIN 6m OF ANY PART OF AN EXTERNAL WALL OF THE SAME BUILDING, MEASURED HORIZONTALLY AT RIGHT ANGLES TO THE PATH OF TRAVEL, THAT PART OF THE WALL MUST HAVE -

(i) AN FRL OF NOT LESS THAN G6.1 (a) / G6.1 (d); AND

(ii) ANY OPENINGS PROTECTED INTERNALLY IN ACCORDANCE WITH C3.4.

NOTES

NCC.2019 VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

EV 4.1 EMERGENCY LIGHTING

COMPLIANCE WITH EP4.1 IS VERIFIED FOR THE LEVEL OF VISIBILITY FOR SAFE EVACUATION IN AN EMERGENCY AND INSTANTANEOUS ACTIVATION, WHEN AN EMERGENCY LIGHTING SYSTEM SATISFIES THE REQUIREMENTS BELOW:

(a) THE CALCULATED HORIZONTAL ILLUMINANCE IS NOT LESS THAN -

(i) 0.2 Lux AT FLOOR LEVEL IN THE PATH OF TRAVEL TO AN EXIT; AND

(ii) 1 Lux AT EACH FLOOR LEVEL OR THEREIN EVERY REQUIRED -

(i) FIRE ISOLATED STAIRWAY; OR

(ii) FIRE ISOLATED PASSAGEWAY; OR

(iii) FIRE ISOLATED RAMP; OR

(iv) NON - FIRE ISOLATED STAIRWAY; OR

(v) NON - FIRE ISOLATED RAMP

(b) THE EMERGENCY LIGHTING PROVIDES A LEVEL OF ILLUMINANCE NOT LESS THAN -

(i) 10% OF THAT REQUIRED BY (a) WITHIN 1 SECOND OF ENERGIZATION; AND

(ii) 90% OF THAT REQUIRED BY (a) WITHIN 15 SECONDS OF ENERGIZATION

(c) THE FULL LEVEL OF ILLUMINATION REQUIRED BY (a) MUST BE ACHIEVED WITHIN 60 SECONDS OF ENERGIZATION

(d) AN EMERGENCY LIGHTING SYSTEM MUST OPERATE AT NOT LESS THAN THE MINIMUM REQUIRED LEVEL OF ILLUMINANCE FOR NOT LESS THAN 90 MINUTES

NOTES

NCC.2019 VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

EV 4.2 EMERGENCY LIGHTING REQUIREMENTS

AN EMERGENCY LIGHTING SYSTEM MUST BE INSTALLED -

(a) IN EVERY FIRE ISOLATED STAIRWAY, FIRE ISOLATED PASSAGEWAY OR THE ISOLATED RAMP; AND

(b) IN EVERY CORNER OF A CLASS 5, 6, 7, 8 OR 9 BUILDING WHERE THE STOREY HAS A FLOOR AREA MORE THAN 300m² -

(i) IN EVERY PASSAGEWAY, CORRIDOR, HALLWAY, OR THE LIKE THAT IS THE PATH OF TRAVEL TO AN EXIT; AND

(ii) IN ANY ROOM HAVING A FLOOR AREA MORE THAN 100m² THAT DOES NOT OPEN TO A CORRIDOR OR SPACE THAT HAS EMERGENCY LIGHTING OR TO A ROAD OR OPEN SPACE; AND

(iii) IN ANY ROOM HAVING A FLOOR AREA MORE THAN 300m² SA EA 20(a)(ii)

NOTES

NCC.2019 FIRE RESISTANCE

C3.8 OPENINGS IN FIRE ISOLATED EXITS

(a) DOORWAYS THAT OPEN TO FIRE-ISOLATED STAIRWAYS, FIRE ISOLATED PASSAGEWAYS OR FIRE ISOLATED RAMPs, AND ARE NOT DOORWAYS OPENING TO A ROAD OR OPEN SPACE, MUST BE PROTECTED BY - (i) NON-FIRE DOORS THAT ARE SELF-CLOSING - OR AUTOMATIC - CLOSING IN ACCORDANCE WITH E4 AND E5;

(ii) THE AUTOMATIC - CLOSING OPERATION REQUIRED BY (a) MUST BE INITIATED BY THE ACTIVATION OF A SMOKE DETECTOR OR ANY OTHER DETECTOR DESIGNED SUITABLE IN ACCORDANCE WITH AS 1678.1 IF SMOKE DETECTORS ARE INOPERABLE IN THE ATMOSPHERE, INSTALLED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF AS 1678.1 AND LOCATED NOT MORE THAN 1.5m IN HORIZONTAL DISTANCE FROM THE APPROACH SIDE OF THE DOORWAY;

(iii) WHERE ANY OTHER RESOURCES SUITABLE FIRE ALARM SYSTEM, INCLUDING A SPRINKLER SYSTEM (OTHER THAN FRAM100 SYSTEM) COMPLYING WITH SPECIFICATION E3.3, IS INSTALLED IN THE BUILDING, ACTIVATION OF THE SYSTEM MUST ALSO INITIATE THE AUTOMATIC CLOSING OPERATION;

(iv) A WINDOW IN AN EXTERNAL WALL OF THE A FIRE ISOLATED STAIRWAY, FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP MUST BE PROTECTED IN ACCORDANCE WITH C3.4 IF IT IS WITHIN 4m OF, AND EXPOSED TO, A WINDOW OR OTHER OPENING IN A WALL OF THE SAME BUILDING, OTHER THAN IN THE SAME FIRE ISOLATED ENCLOSURE.

NOTES

NCC.2019 ACCESS AND EGRESS

D3.3 PARTS OF BUILDING TO BE ACCESSIBLE

IN A BUILDING REQUIRED TO BE ACCESSIBLE -

(i) A RAMP COMPLYING WITH AS 1428.1 OR A PASSENGER LIFT NEED NOT BE PROVIDED TO SERVE A STORY OR LEVEL OTHER THAN THE ENTRANCE STORY IN A CLASS 5, 6, 7, 8 OR 9 BUILDING -

(ii) CONTAINING NOT MORE THAN 2 STOREYS; AND

(iii) WITH A FLOOR AREA FOR EACH STOREY EXCLUDING THE ENTRANCE STOREY, OF NOT MORE THAN 200m²

NOTES

AS1428 DESIGN FOR ACCESS AND MOBILITY

1428.6 CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

6.1 GENERAL

CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL NOT INCLUDE A STEP, STAIRWAY, TURNSTILE, REVOLVING DOOR, ESCALATOR, MOVING WALK OR OTHER IMPEDIMENT.

6.2 HEIGHTS OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL

THE MINIMUM UNOBSTRUCTED HEIGHT OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL BE 2000mm OR 1900mm AT DOORWAYS

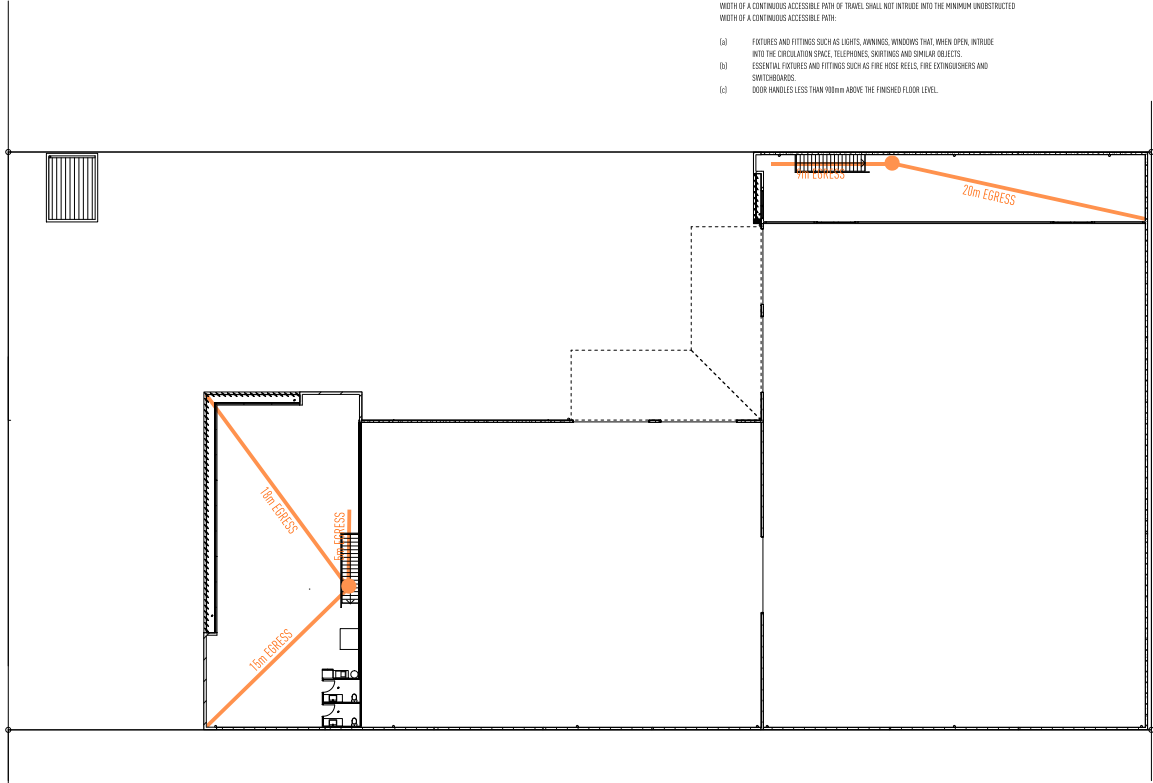
6.3 WIDTH OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL

UNLESS OTHERWISE SPECIFIED (SUCH AS AT DOORS, CURVED RAMPS AND SIMILAR), THE MINIMUM UNOBSTRUCTED WIDTH OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL NOT INTRUDE INTO THE MINIMUM UNOBSTRUCTED WIDTH OF A CONTINUOUS ACCESSIBLE PATH:

(a) FIXTURES AND FITTINGS SUCH AS LIGHTS, JARININGS, WINDOWS THAT, WHEN OPEN, INTRUDE INTO THE CIRCULATION SPACE, TELEPHONES, SKIRTINGS AND SIMILAR OBJECTS.

(b) ESSENTIAL FIXTURES AND FITTINGS SUCH AS FIRE HOSE REELS, FIRE EXTINGUISHERS AND SWITCHES/ROBOTS.

(c) DOOR HANDLES LESS THAN 900mm ABOVE THE FINISHED FLOOR LEVEL.



FIRST FLOOR - ACCESS AND EGRESS PATH

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
B	24.06.22	PRELIMINARY GA ISSUED FOR APPROVAL
B	08.12.22	RPI RESPONSE GA ISSUED FOR APPROVAL
C	27.03.23	RPI RESPONSE ISSUED

• THE DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, JAVED POKER DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

• THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS, ASSOCIATED WITH THIS PROJECT, PRODUCED BY JAVED POKER DESIGN ARE CREATED BY COMPUTER. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JAVED POKER DESIGN.

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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2m	10m	20m
DRAWING No.	BP1358/WD/1.04	ISSUE C
FIRST FLOOR - ACCESS AND EGRESS PATH		
DRAWN	CV / KF	
DATE	FEB 23	
SCALE	1:200 @ A1	

two clicks design

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 RESIDENT MAXIMUM FLOOR AREA AND THE RESIDENT MAXIMUM VOLUME SET OUT IN TABLE C2.2 AND C2.3 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 NOT 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.

FIRE RATING OF BUILDING ELEMENTS
CLASS 8 - TYPE C CONSTRUCTION

INDUSTRY BUILDING
RISE IN STOREYS - 2

FIRE RESISTANCE LEVELS EXTRACT FROM THE BUILDING CODE OF AUSTRALIA
2007 VOLUME 1 CLASS 2 TO 9 BUILDINGS
SPECIFICATION TABLE C1.1 TABLE 4

BUILDING ELEMENT	FRL - (MIN MINUTES)
STRUCTURAL ADJACENCY/INTERFLOOR INSULATION	

EXTERNAL WALL

(INCLUDING ANY COLUMN AND OTHER BUILDING ELEMENT INCORPORATED THEREIN OR OTHER EXTERNAL BUILDING ELEMENT) MEASURE THE DISTANCE FROM ANY FIRE SOURCE FEATURE TO WHICH IT IS EXPOSED IS:

FOR LOAD BEARING PARTS:

LESS THAN 1.5m	90 / 90 / 90
1.5m TO LESS THAN 3m	60 / 60 / 60
3m TO LESS THAN 7m	- / - / -
7m TO LESS THAN 10m	- / - / -
10m OR MORE	- / - / -

FOR NON-LOAD BEARING PARTS:

LESS THAN 1.5m	90 / 90 / 90
1.5m TO LESS THAN 3m	60 / 60 / 60
3m OR MORE	- / - / -

EXTERNAL COLUMN

NOT INCORPORATED INTO ANY EXTERNAL WALL WHERE THERE IS A DISTANCE FROM ANY FIRE SOURCE FEATURE TO WHICH IT IS EXPOSED IS:

FOR LOAD BEARING COLUMNS:

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / - / -
3m TO LESS THAN 10m	- / - / -
10m OR MORE	- / - / -

FOR NON-LOAD BEARING COLUMNS:

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / - / -
3m TO LESS THAN 10m	- / - / -
10m OR MORE	- / - / -

COMMON WALLS AND
FIRE WALLS

INTERNAL WALLS

FIRE RESISTING LIFT AND STAIR SHAFT

LOAD BEARING	N/A
NON-LOAD BEARING	N/A

BOUNDING PUBLIC CORRIDORS, PUBLIC HALLWAYS
AND THE LIFT:

LOAD BEARING	N/A
NON-LOAD BEARING	N/A

VENTILATING, PPE, GARBAGE, AND LINE SHAFTS NOT USED FOR THE DISCHARGE
OF HOT PRODUCTS OF COMBUSTION:

LOAD BEARING	N/A
NON-LOAD BEARING	N/A

BOUNDING A STAIR IF REQUIRED TO BE RATED:

LOAD BEARING	60 / 60 / 60
NON-LOAD BEARING	60 / 60 / 60

OTHER LOAD BEARING INTERNAL
WALLS, INTERNAL BEAMS, TRUSSES
AND COLUMNS

N/A

FLOORS	N/A
--------	-----

ROOFS	- / - / -
-------	-----------

NOTE

NCC 2019 VOLUME 1 PART E: 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.

NOTE

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 4 AND 9a BUILDINGS SUCH THAT EACH SEPARATE
PART COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION.

(a) A SMOKE DETECTION SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CLAUSE 4 OF
SPECIFICATION E2.2a TO OPERATE AS A SMOKE DETECTION SYSTEM THAT ARE PROVIDED FOR ZONE PRESSURISATION
AND AUTOMATIC AIR PRESSURISATION OF FIRE ISOLATED EXITS.

NOTE

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

BUILDINGS NOT MORE THAN 25m IN EFFECTIVE HEIGHT

CLASS 5, 6, 7a, 8 AND 9a BUILDINGS
9a-A:

- (a) CLASS 6, 7a, 8 OR 9a 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:

(i) 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 TAB 3; OR

(ii) A ZONE PRESSURISATION SYSTEM BETWEEN VERTICALLY SEPARATED FIRE COMPARTMENTS IN ACCORDANCE WITH AS TAB 3, IF THE
BUILDING HAS MORE THAN ONE FIRE COMPARTMENT; OR

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

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

NOTE

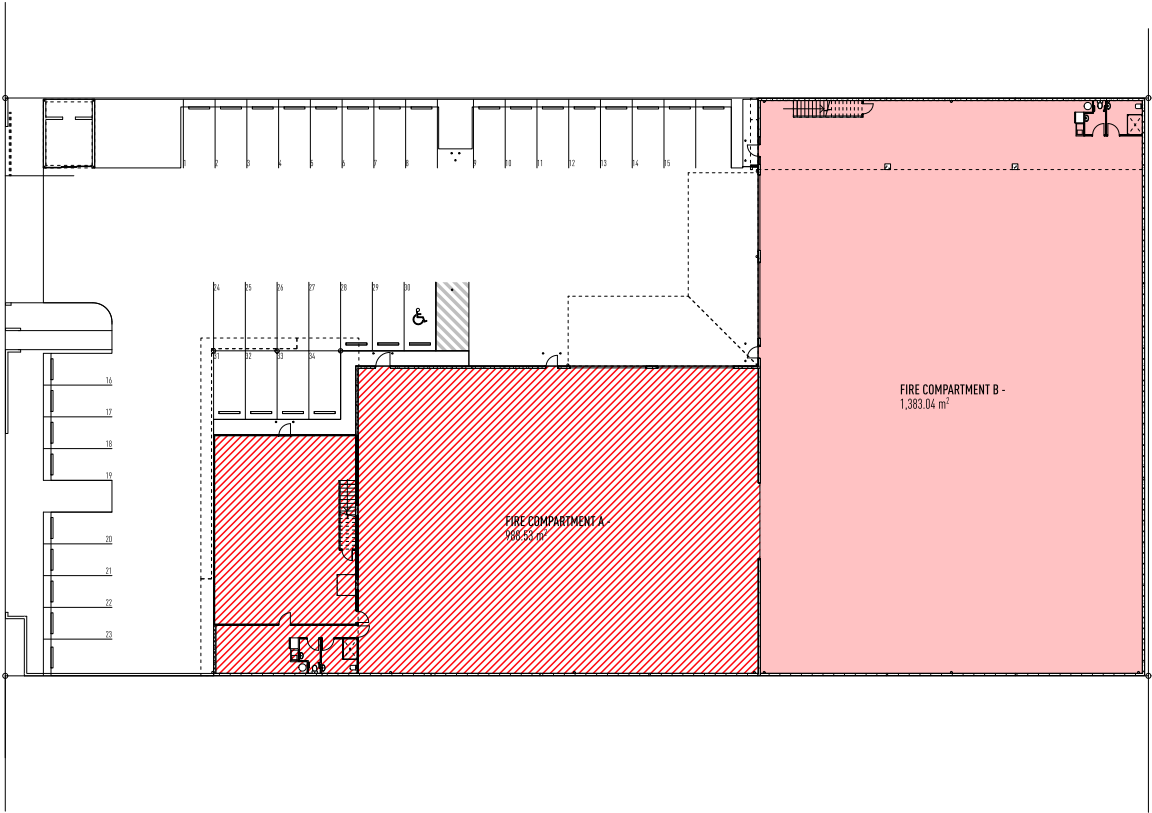
NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT
CLAUSE 4. SMOKE DETECTION SYSTEM

(a) IN ALL CLASSES 2 - 9 BUILDINGS-

- (i) A SMOKE DETECTION SYSTEM MUST -
(a) SUBJECT TO (b) AND (c), COMPLY WITH AS TAB 1; AND
(b) ACTIVATE A BUILDING OCCUPANT WARNING SYSTEM IN ACCORDANCE WITH CLAUSE 7

CLAUSE 7. BUILDING OCCUPANT WARNING SYSTEM

SUBJECT TO 6.4.9, A BUILDING OCCUPANT WARNING SYSTEM PROVIDED AS PART OF A SMOKE HAZARD
MANAGEMENT SYSTEM MUST COMPLY WITH CLAUSE 3.2.2 OF AS 1670.1 TO SOUND THROUGH ALL OCCUPIED
AREAS EXCEPT:



CLASS B - TYPE C CONSTRUCTION

FIRE COMPARTMENTS TO BE IN ACCORDANCE WITH N.C.C. PART C2.2 GENERAL FLOOR
AREA AND VOLUME LIMITATIONS.

FIRE COMPARTMENTS IN ACCORDANCE WITH N.C.C. PART C2.2 TABLE C2.2 MAXIMUM
SIZE OF FIRE COMPARTMENT OR ATRIUM

	FIRE COMPARTMENT A -	GFA - 1,318.18m²	NOMINAL VOLUME - GF + FF = 9385m³
	FIRE COMPARTMENT B -	GFA - 1,547.88m²	NOMINAL VOLUME - GF + FF = 12,000m³
		NOMINAL TOTAL VOLUME - A + B = 21,385m³	

GROUND FLOOR - FIRE COMPARTMENT DETAILS

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
B	24.06.22	PRELIMINARY GA ISSUED FOR APPROVAL
B	02.12.22	RPI RESPONSE GA ISSUED FOR APPROVAL
C	27.06.23	RPI RESPONSE ISSUED

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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
PO BOX 42
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2m10m20m			DRAWING No. BP1358/WD/1.05	ISSUE C		
DRAWING GROUND FLOOR - FIRE COMPARTMENT DETAILS						
DRAWN CV / KF					two clicks design	
DATE FEB '23						
SCALE 1:200 @ A1						

two clicks design

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 RESIDENT MAXIMUM FLOOR AREA AND THE RELEVANT MAXIMUM VOLUME SET OUT IN TABLE C2.2 AND C2.3 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 NOT 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.

FIRE RATING OF BUILDING ELEMENTS

CLASS 8 - TYPE C CONSTRUCTION

INDUSTRY BUILDING

RISE IN STOREYS - 2

FIRE RESISTANCE LEVELS EXTRACT FROM THE BUILDING CODE OF AUSTRALIA 2007 VOLUME 1 CLASS 2 TO 9 BUILDINGS SPECIFICATION TABLE C1.1 TABLE 4

BUILDING ELEMENT	FRL - (IN MINUTES)
STRUCTURAL ADJACENCY/INTERFLOOR INSULATION	

EXTERNAL WALL

(INCLUDING ANY COLUMN AND OTHER BUILDING ELEMENT INCORPORATED THEREIN OR OTHER EXTERNAL BUILDING ELEMENT, INWHICH THE DISTANCE FROM ANY FIRE SOURCE FEATURE TO WHICH IT IS EXPOSED IS:

FOR LOAD BEARING PARTS:

LESS THAN 1.5m	90 / 90 / 90
1.5m TO LESS THAN 3m	60 / 60 / 60
3m TO LESS THAN 7m	- / - / -
7m TO LESS THAN 10m	- / - / -
10m OR MORE	- / - / -

FOR NON-LOAD BEARING PARTS:

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / 60 / 60
3m OR MORE	- / - / -

EXTERNAL COLUMN

NOT INCORPORATED INTO ANY EXTERNAL WALL WHERE THERE IS A DISTANCE FROM ANY FIRE SOURCE FEATURE TO WHICH IT IS EXPOSED IS:

FOR LOAD BEARING COLUMNS:

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / - / -
3m TO LESS THAN 10m	- / - / -
10m OR MORE	- / - / -

FOR NON-LOAD BEARING COLUMNS:

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / - / -
3m TO LESS THAN 10m	- / - / -
10m OR MORE	- / - / -

COMMON WALLS AND FIRE WALLS

90 / 90 / 90

INTERNAL WALLS

FIRE RESISTING LIFT AND STAIR SHAFT

LOAD BEARING	N/A
NON-LOAD BEARING	N/A

BOUNDING PUBLIC CORRIDORS, PUBLIC HALLWAYS AND THE LIFT:

LOAD BEARING	N/A
NON-LOAD BEARING	N/A

VENTILATING, PPE, GARBAGE, AND LINE SHAFTS NOT USED FOR THE DISCHARGE OF HOT PRODUCTS OF COMBUSTION:

LOAD BEARING	N/A
NON-LOAD BEARING	N/A

BOUNDING A STAIR IF REQUIRED TO BE RATED:

LOAD BEARING	60 / 60 / 60
NON-LOAD BEARING	60 / 60 / 60

OTHER LOAD BEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES AND COLUMNS

N/A

FLOORS

N/A

ROOFS

- / - / -

NOTE

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.

NOTE

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 4 AND 7b BUILDINGS SUCH THAT EACH SEPARATE PART COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION.
- (b) A SMOKE DETECTION SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CLAUSE 4 OF SPECIFICATION E2.2a TO OPERATE AS A ZONE PRESSURISATION SYSTEMS THAT ARE PROVIDED FOR ZONE PRESSURISATION AND AUTOMATIC AIR PRESSURISATION OF FIRE ISOLATED EXITS.

NOTE

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

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- THE BUILDING MUST BE PROVIDED WITH:

(i) IN EACH FIRE ISOLATED STAIRWAY, INCLUDING ANY ASSOCIATED FIRE ISOLATED PASSAGWAY OR FIRE ISOLATED RAMP; AN AUTOMATIC AIR PRESSURISATION SYSTEM FOR FIRE ISOLATED EXITS IN ACCORDANCE WITH AS TAB 3; OR

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

NOTE

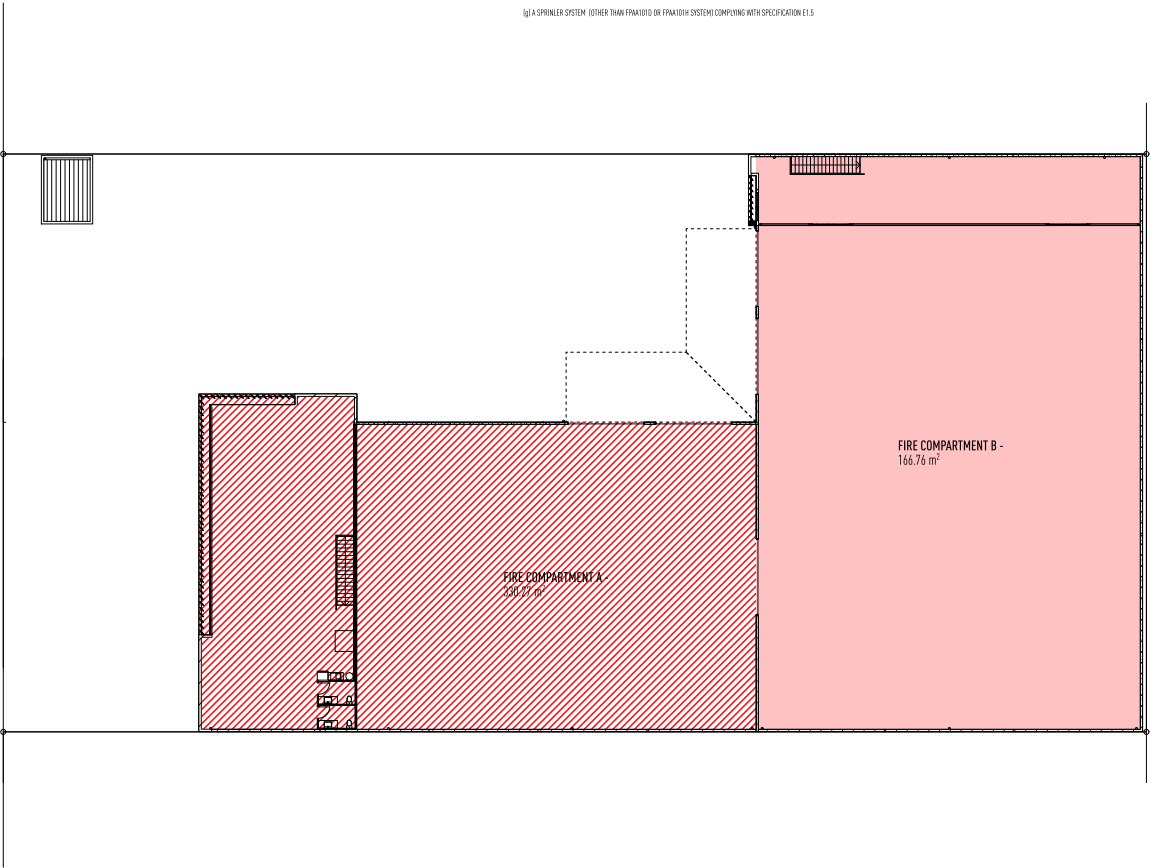
NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT

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CLAUSE 7. BUILDING OCCUPANT WARNING SYSTEM

SUBJECT TO 6.4.9, A BUILDING OCCUPANT WARNING SYSTEM PROVIDED AS PART OF A SMOKE HAZARD MANAGEMENT SYSTEM MUST COMPLY WITH CLAUSE 3.2.2 OF AS 1670.1 TO SOUND THROUGH ALL OCCUPIED AREAS EXCEPT:



CLASS 8 - TYPE C CONSTRUCTION

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FIRE COMPARTMENTS IN ACCORDANCE WITH N.C.C. PART C2.2 TABLE C2.2 MAXIMUM SIZE OF FIRE COMPARTMENT OR ATRIUM

	COMPARTMENT A -	GFA - 1,319.18m²	NOMINAL VOLUME - GF + FF = 9385m³
	COMPARTMENT B -	GFA - 1,547.88m²	NOMINAL VOLUME - GF + FF = 12,000m³
		NOMINAL TOTAL VOLUME - A + B = 21,385m³	

FIRST FLOOR - FIRE COMPARTMENT DETAILS

1:200 @ A1

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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
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TEL 07 5627 5300
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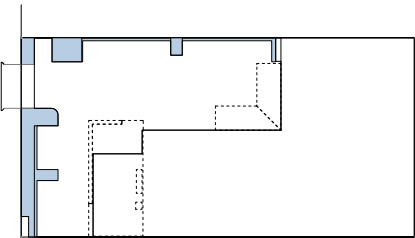
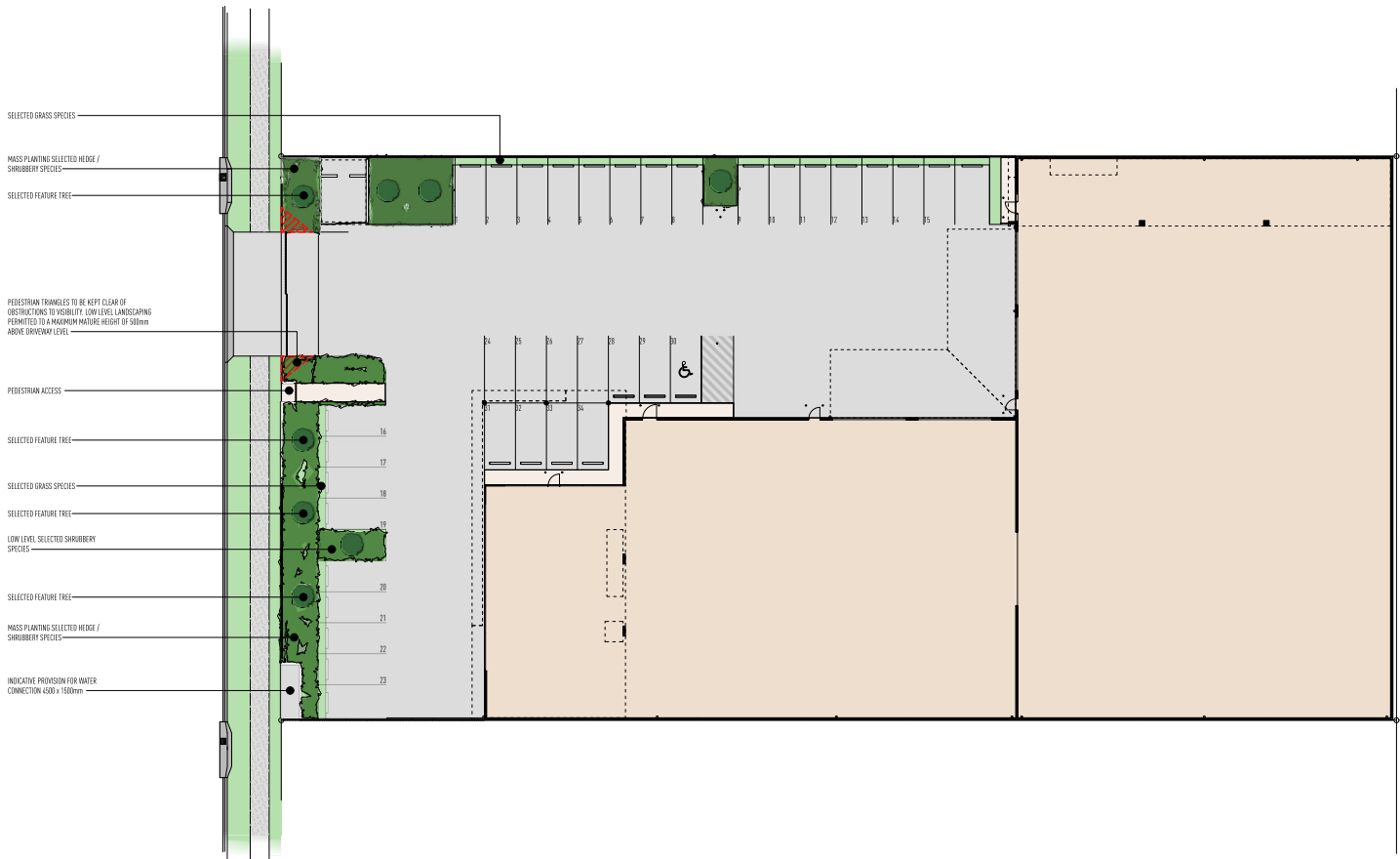
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DRAWING FIRST FLOOR - FIRE COMPARTMENT DETAILS					
DRAWN	CV / KF				
DATE	FEB '23				
SCALE	1:200 @ A1				

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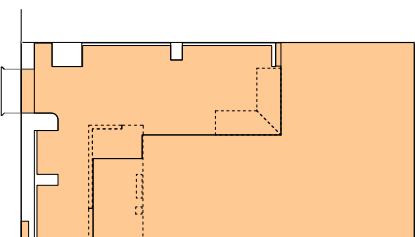
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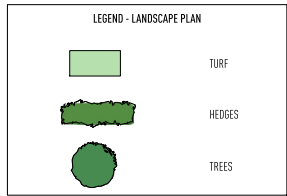
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PERVIOUS AREA DIAGRAM - NTS
246m² (6%)



IMPERVIOUS AREA DIAGRAM - NTS
3,846m² (94%)



LANDSCAPE INTENT

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
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B	08.12.22	RPI RESPONSE BA ISSUED FOR APPROVAL
C	27.08.23	RPI RESPONSE ISSUED



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FOR
EASTRIDGE 117 PTY LTD

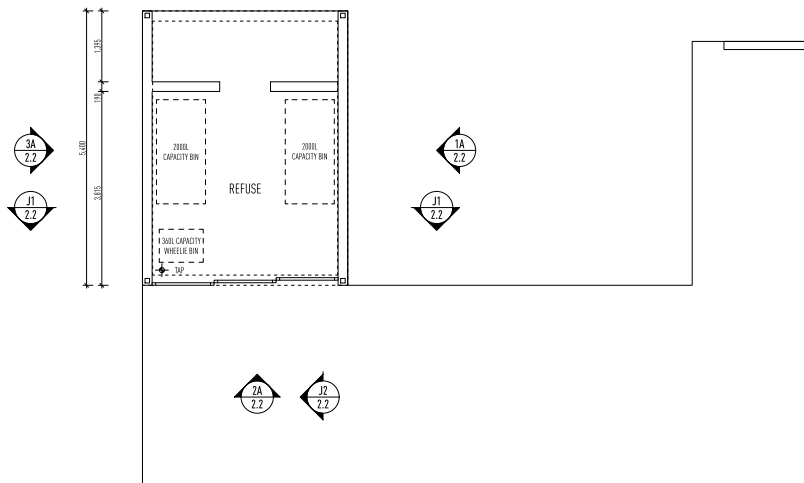
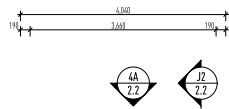
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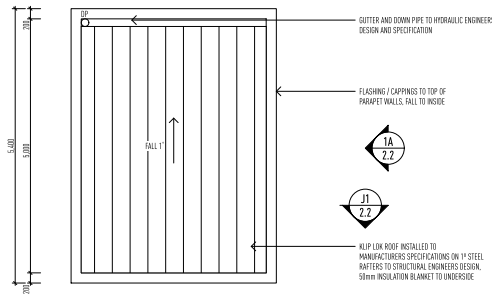
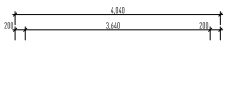


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LANDSCAPE INTENT			
DRAWN	CV / RF		
DATE	FEB 23		
SCALE	1:200 @ A1		

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PLAN 1:50



ROOF PLAN 1:50

REFUSE / STORAGE DETAILS

1:50 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
B	08.12.22	RFI RESPONSE BA ISSUED FOR APPROVAL
C	17.09.23	RFI RESPONSE ISSUED

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FOR
EASTRIDGE 117 PTY LTD

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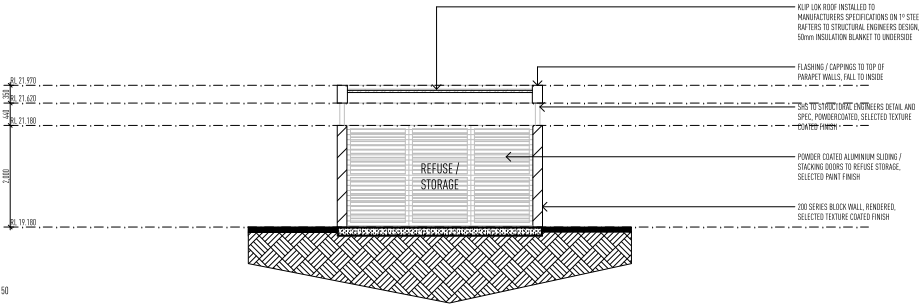
			
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DRAWN	CV / KF		
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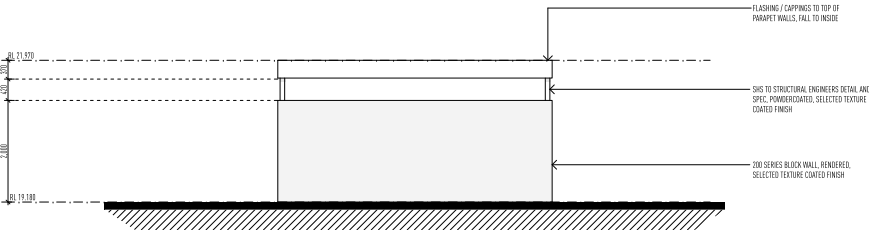
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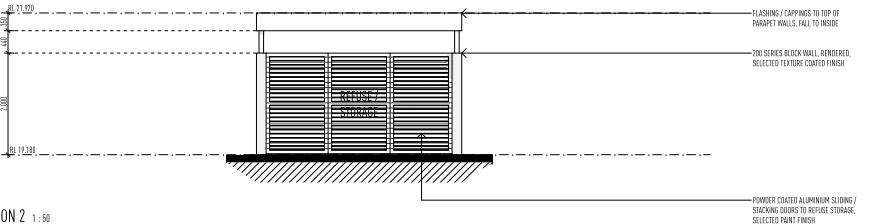
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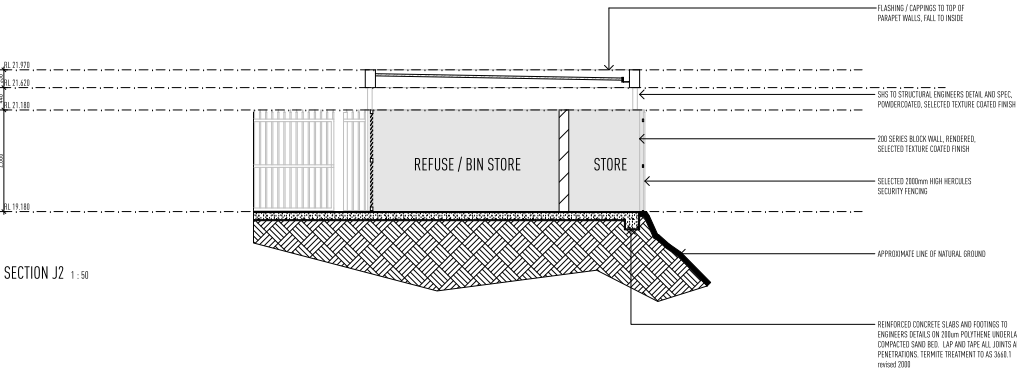
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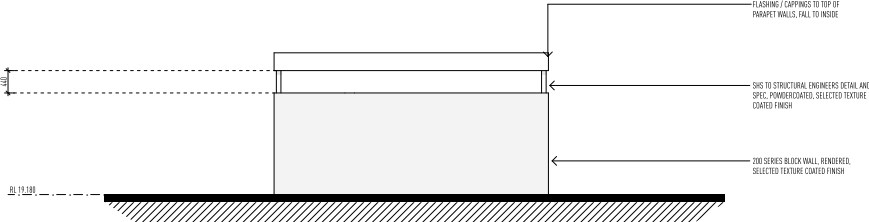
ELEVATION 2 1:50



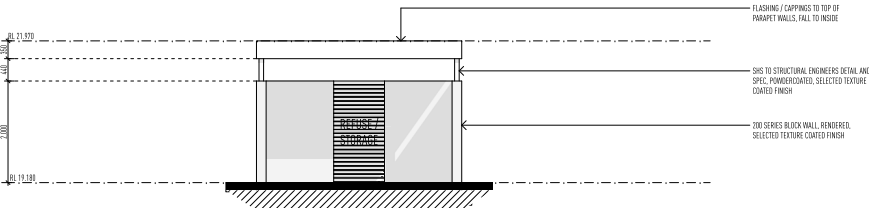
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ELEVATION 3 1:50



ELEVATION 4 1:50



REFUSE / STORAGE DETAILS

1:50 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
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REFUSE / STORAGE DETAILS			BP1358/WD/2.2		
DRAWN	CV / KF				
DATE	FEB 23				
SCALE	1:50 @ A1				

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NOTE

REINFORCED CONCRETE SLABS & FOOTINGS TO STRUCTURAL ENGINEERS DETAILS.
ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER.
TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1.
SERVICES PENETRATIONS TO BE CONFORMED ON SITE.
WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOL PART 2 3.8.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.
ACCESS ALL EXTERIOR DOOR TRACKS/RILLS.
FINISHED R/Ls TO BE CONFORMED ON SITE.
TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

NOTES

AS1428 DESIGN FOR ACCESS AND MOBILITY

1428.6 CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

6.1 GENERAL

CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL NOT INCLUDE A STEP, STAIRWAY, TURNSTILE, REVOLVING DOOR, ESCALATOR, MOVING WALK OR OTHER IMPEDIMENT.

6.2 HEIGHTS OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL

THE MINIMUM UNOBSTRUCTED HEIGHT OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL BE 2000mm OR 1900mm AT DOORWAYS

NOTES

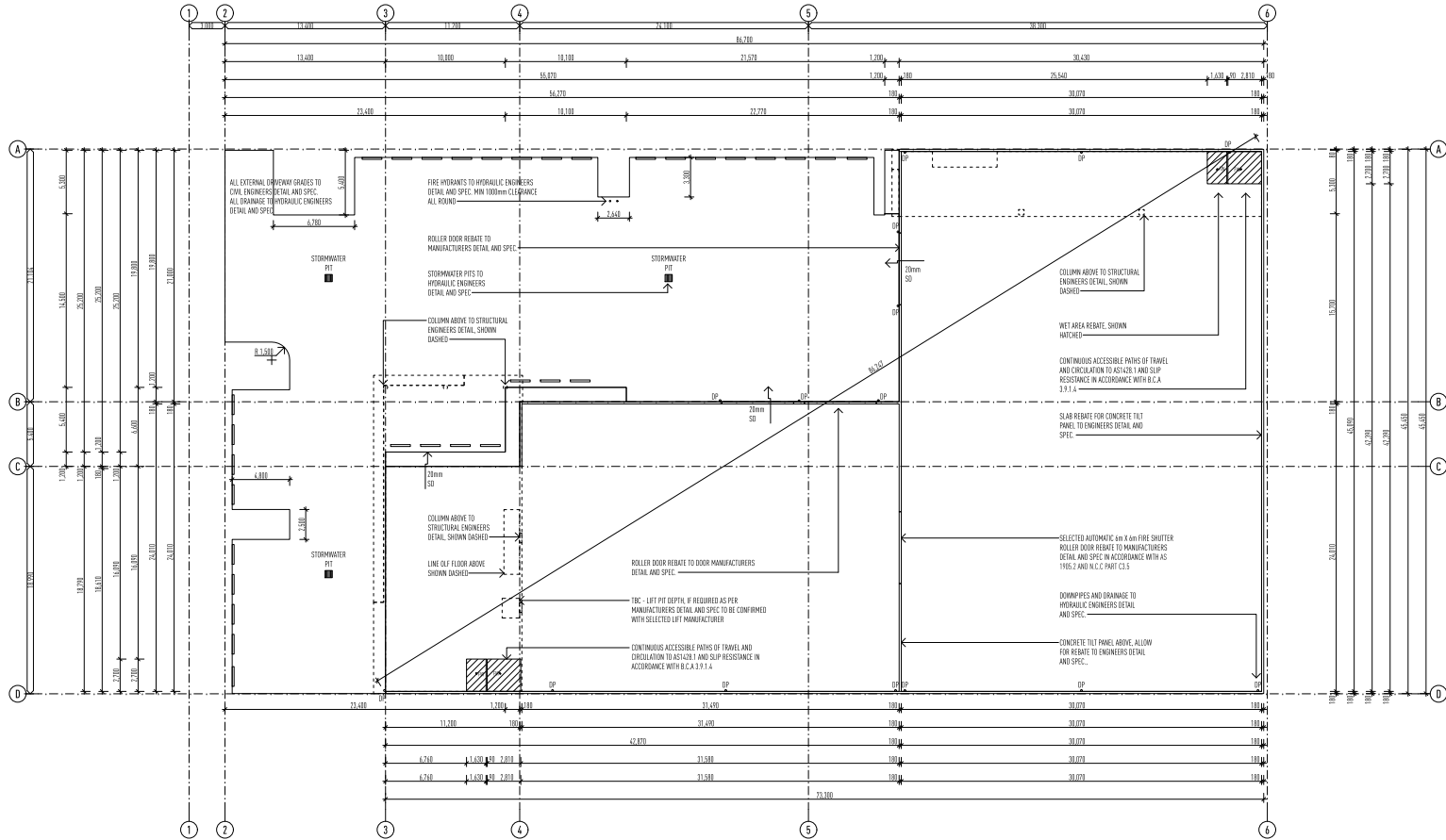
AS1428 DESIGN FOR ACCESS AND MOBILITY

1428.6 CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

6.3 WIDTH OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL

UNLESS OTHERWISE SPECIFIED SUCH AS AT DOORS, CURVED RAMPES AND TURNING, THE MINIMUM UNOBSTRUCTED WIDTH OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL NOT INTRUDE INTO THE MINIMUM UNOBSTRUCTED WIDTH OF A CONTINUOUS ACCESSIBLE PATH.

- (a) FIXTURES AND FITTINGS SUCH AS LIGHTS, ARMCHairs, WINDOWS THAT WHEN OPEN INTRUDE INTO THE CIRCULATION SPACE, TELEPHONES, SHIRTINGS AND SIMILAR OBJECTS.
- (b) ESSENTIAL FIXTURES AND FITTINGS SUCH AS FIRE HOSE REELS, FIRE EXTINGUISHERS AND SWITCHBOARDS.
- (c) DOOR HANDLES LESS THAN 900mm ABOVE THE FINISHED FLOOR LEVEL.



GROUND FLOOR - SLAB SET-OUT PPLAN

1:200 @ A1

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C	27.08.23	R/S RESPONSE ISSUED

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• THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS, IN ACCORDANCE WITH THIS PROJECT, PRODUCED BY JAVED POCOL DESIGN ARE CREATED BY CONSULTANT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JAVED POCOL DESIGN.

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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



2m 10m 20m		DRAWING No. BP1358/WD/2.01	ISSUE C
GROUND FLOOR - SLAB SET-OUT PPLAN			
DRAWN	CV / KF		
DATE	FEB 23		
SCALE	1:200 @ A1		

two clicks design

NOTE

REINFORCED CONCRETE SLABS & FOOTINGS TO STRUCTURAL ENGINEERS DETAILS.
ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER.
TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1.
SERVICES PENETRATIONS TO BE CONFIRMED ON SITE.
UNDERPINNING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOL PART 2 3.8.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.
ACCESS ALL EXTERIOR DOOR TRACKSILLS.
FINISHED FLSs TO BE CONFIRMED ON SITE.
TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

NOTES

AS1428 DESIGN FOR ACCESS AND MOBILITY

1428.6 CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

6.1 GENERAL

CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL NOT INCLUDE A STEP, STAIRWAY, TURNSTILE, REVOLVING DOOR, ESCALATOR, MOVING WALK OR OTHER IMPEDIMENT.

6.2 HEIGHTS OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL

THE MINIMUM UNOBSTRUCTED HEIGHT OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL BE 2000mm OR 1900mm AT DOORWAYS

NOTES

AS1428 DESIGN FOR ACCESS AND MOBILITY

1428.6 CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

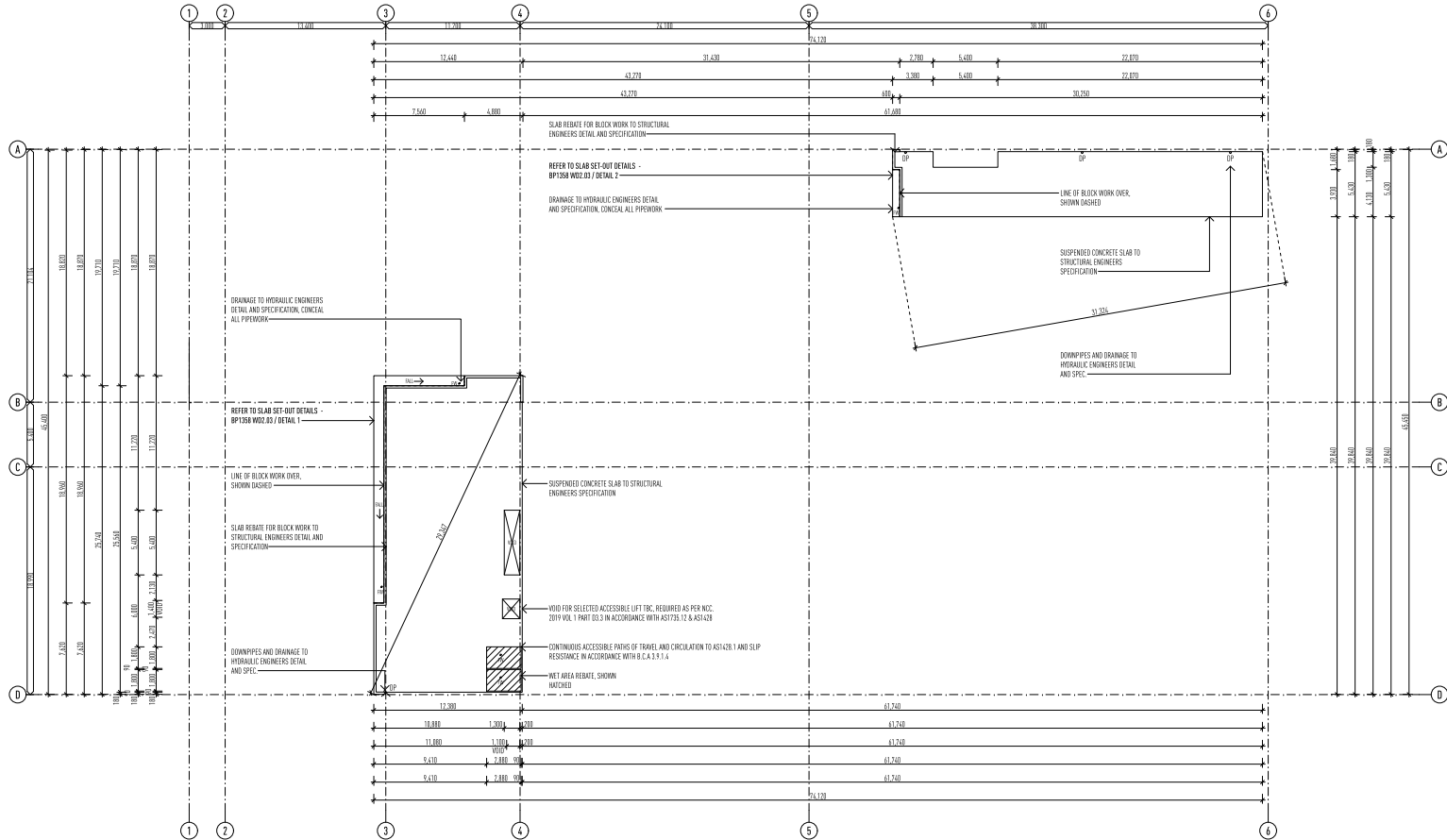
6.3 WIDTH OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL

UNLESS OTHERWISE SPECIFIED SUCH AS AT DOORS, CURVED DAMPS AND SIMILAR, THE MINIMUM UNOBSTRUCTED WIDTH OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL NOT INTRUDE INTO THE MINIMUM UNOBSTRUCTED WIDTH OF A CONTINUOUS ACCESSIBLE PATH.

- (a) FIXTURES AND FITTINGS SUCH AS LIGHTS, ANNOUNCERS, WINDOWS THAT WHEN OPEN INTRUDE INTO THE CIRCULATION SPACE, TELEPHONES, SKIRTINGS AND SIMILAR OBJECTS.
(b) ESSENTIAL FIXTURES AND FITTINGS SUCH AS FIRE HOSE REELS, FIRE EXTINGUISHERS AND SWITCHGEAR.
(c) DOOR HANDLES LESS THAN 900mm ABOVE THE FINISHED FLOOR LEVEL.

PRELIMINARY ONLY

NOT FOR CONSTRUCTION



FIRST FLOOR - SLAB SET - OUT PLAN

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.06.22	PRELIMINARY BA ISSUED FOR APPROVAL
B	08.12.22	RPI RESPONSE BA ISSUED FOR APPROVAL
C	17.09.23	RPI RESPONSE ISSUED

• THE DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



2m 10m 20m		DRAWING No. BP1358/WD/2.02	ISSUE C
DRAWING FIRST FLOOR - SLAB SET - OUT PLAN			
DRAWN	CV / KF	DATE FEB 23	
SCALE	1:200 @ A1		

two clicks design

REINFORCED CONCRETE SLABS & FOOTINGS TO STRUCTURAL ENGINEERS DETAILS.

ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER.

TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1.

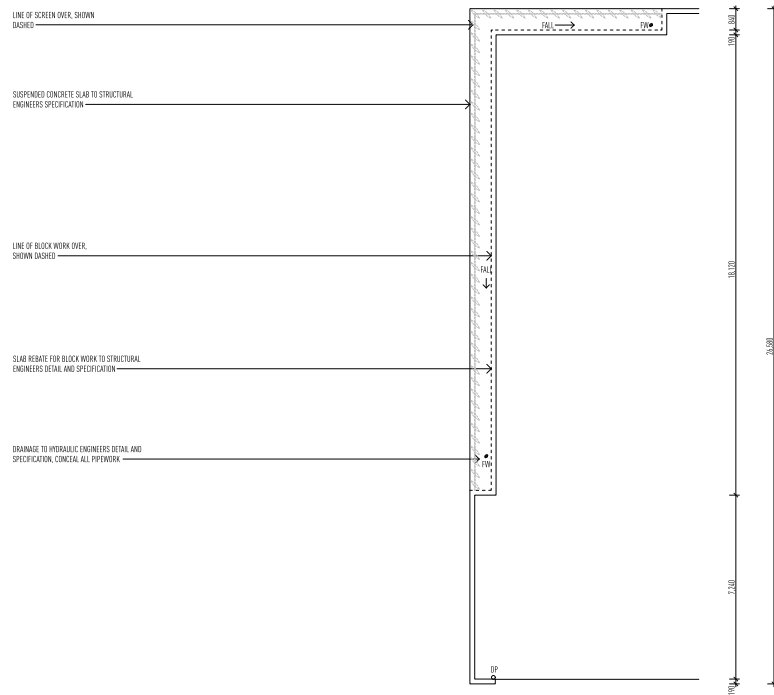
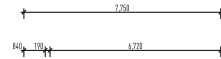
SERVICES PENETRATIONS TO BE CONFIRMED ON SITE.

WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOLUME PART 2 3.8.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.

RECESS ALL EXTERIOR DOOR TRACKS/SHILLS.

FINISHED RLs TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

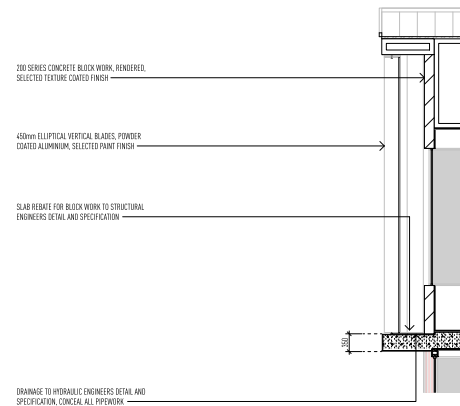


SLAB PLAN DETAIL 1 1:100

SLAB SET-OUT DETAILS

[illegible]

SLAB PLAN DETAIL 2 1:50



SLAB SECTION DETAIL 3 1:50

[illegible]

- THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, JARED POOLE, DESIGNER, WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

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DRAWING SLAB SET-OUT DETAILS		DRAWING No. BP1358/WD/2.03	ISSU C
DRAWN CV / KF	two clicks design		
DATE FEB '23			
SCALE @ A1			

two clicks design

NOTE

W.C. DOORS TO COMPLY WITH THE BCA PART 3.8.1, DOOR TO SWING OUT FROM CORSE OF THE PAUL, UNLESS BETWEEN THE PAUL AND THE CORSE TO BE 1200mm OR LEFT HINGED TO BE INSTALLED.

MECHANICAL VENTILATION TO ALL HABITABLE ROOMS WITHOUT NATURAL VENTILATION TO COMPLY WITH THE BCA PART 3.8.5.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA 3.7.2.

ALL STAIRS AND HANDRAILS INSTALLED TO BCA 3.7.2 AND MANUFACTURERS SPECIFICATIONS.

RECESS ALL EXTERIOR DOOR THRESHOLDS.

FINISHED RLs TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

REFER SLAB SET OUT PLANS FOR SLAB DIMENSIONS.

WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOL PART 2.3.1.8 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.

NOTE

FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES TO BE IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

SYMBOLS INDICATING ACCESS FOR PEOPLE WITH DISABILITIES TO BE IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

STAIRWAY LOCATION AND HANDRAILS EXTENDING TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

STAIR NOSING PROFILE AND EXPOSED NOSING STRIP TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

ALL HANDRAILS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

ALL LANDINGS CIRCULATION SPACES AND DOORWAYS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

NOTE

ALL EXIT AND TRAVEL DISTANCES TO COMPLY WITH NCC 2019 VOL 1 D1.4 - EXIT TRAVEL DISTANCES.

THE DISTANCE BETWEEN ALTERNATIVE MEANS OF EGRESS TO COMPLY WITH NCC 2019 VOL 1 D1.5 - DISTANCE BETWEEN ALTERNATIVE EXITS.

ALL EXITS AND PATHS OF TRAVEL TO COMPLY WITH NCC 2019 VOL 1 D1.6 - DIMENSIONS OF EXITS AND PATHS OF TRAVEL TO EXITS.

ALL TRAVEL VIA ISOLATED EXITS TO COMPLY WITH NCC 2019 VOL 1 D1.7 - TRAVEL VIA ISOLATED EXITS.

ALL EMERGENCY LIGHTING TO COMPLY WITH NCC 2019 VOL 1 E4.1 - EMERGENCY LIGHTING.

ALL EMERGENCY LIGHTING TO COMPLY WITH NCC 2019 VOL 1 E4.2 - EMERGENCY LIGHTING REQUIREMENTS.

ALL EMERGENCY LIGHTING MUST BE IN ACCORDANCE WITH AS2295.1.

NOTE

1.9 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.

	10mm TIMBER STUD + FOAM CLADDING
	10mm TIMBER STUD WALL
	180mm PRE-CAST CONCRETE WALL
	450 x 450mm CONCRETE COLUMN
	800 x 200mm CONCRETE COLUMN
	200 SERIES CONCRETE BLOCK WALL

EXIT

SELECTED EMERGENCY LIGHTING

F.H.R.

3m HOSE, 100mm CLEARANCE ALL ROUND, INSTALLED IN ACCORDANCE WITH AS2441

WALL TYPE

WALL TYPE REFER TO SCHEDULE ON PAGE

DOOR NUMBER - REFER TO SCHEDULE

WINDOW NUMBER - REFER TO SCHEDULE

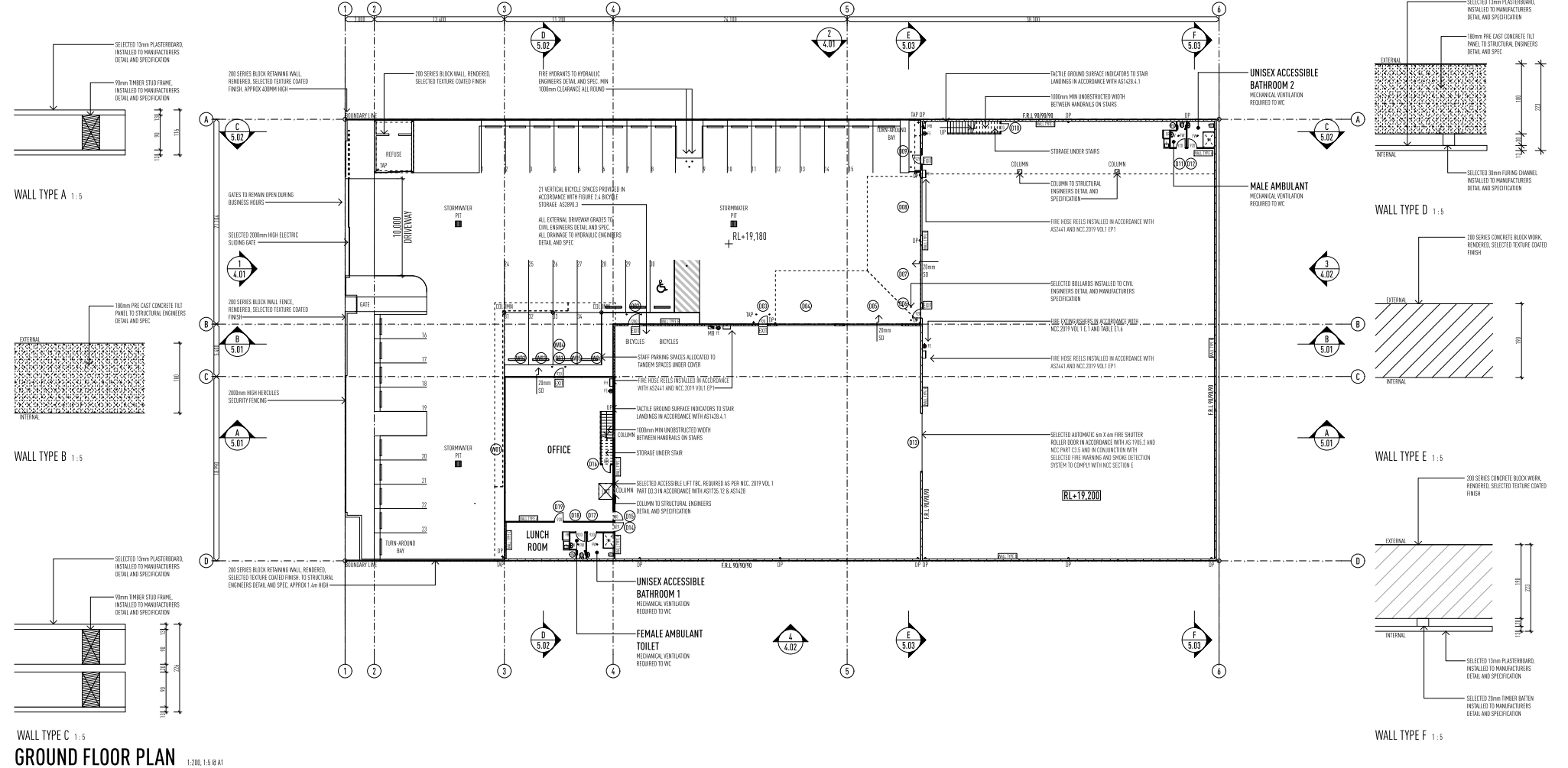
SELECTED FIRE EXTINGUISHER, IN ACCORDANCE WITH B.C.A. E1 AND TABLE E1.6

AREA SCHEDULE

TENANCY 1 FF WAREHOUSE	2,137.17
TENANCY 1 FF LUNCH ROOM	31.10
TENANCY 1 FF LUNCH ROOM AMENITIES	13.72
TENANCY 1 FF WAREHOUSE AMENITIES	14.23
TENANCY 1 FF OFFICE	170.70
TENANCY 1 FF MEZZANINE 2	144.47
TENANCY 1 FF OFFICE	309.79
TENANCY 1 FF OFFICE TOILETS	12.39
TOTAL	2,855.57 m²

PRELIMINARY ONLY

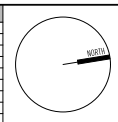
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GROUND FLOOR PLAN

1:200, 1:5 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
B	24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
C	08.12.22	BA RESPONSE BA ISSUED FOR APPROVAL
D	27.08.23	BA RESPONSE ISSUED



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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5627 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



2m 10m 20m		DRAWING No. BP1358/WD/3.01	ISSUE C
GROUND FLOOR PLAN			
DRAWN	CV / KF		
DATE	FEB 23		
SCALE	1:200, 1:5 @ A1		

two clicks design

NOTE

WVC DOORS TO COMPLY WITH THE BCA, PART 3.8.1, DOOR TO SWING OUT FROM CORSE OF THE PAN, UNLESS BETWEEN THE PAN AND THE DOOR EDGE TO BE 1200mm OR LEFT HFT HINGES TO BE INSTALLED.

MECHANICAL VENTILATION TO ALL HABITABLE ROOMS WITHOUT NATURAL VENTILATION TO COMPLY WITH THE BCA, PART 3.8.5.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA 3.7.2.

ALL STAIRS AND HANDRAILS INSTALLED TO BCA 3.9.7 AND MANUFACTURERS SPECIFICATIONS.

RECESS ALL EXTERIOR DOOR TRACKS/RILLS.

FINISHED RLs TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

REFER SLAB SET-OUT PLANS FOR SLAB DIMENSIONS.

WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOLUME PART 2.3.8.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.

NOTE

FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES TO BE IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

SYMBOLS INDICATING ACCESS FOR PEOPLE WITH DISABILITIES TO BE IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

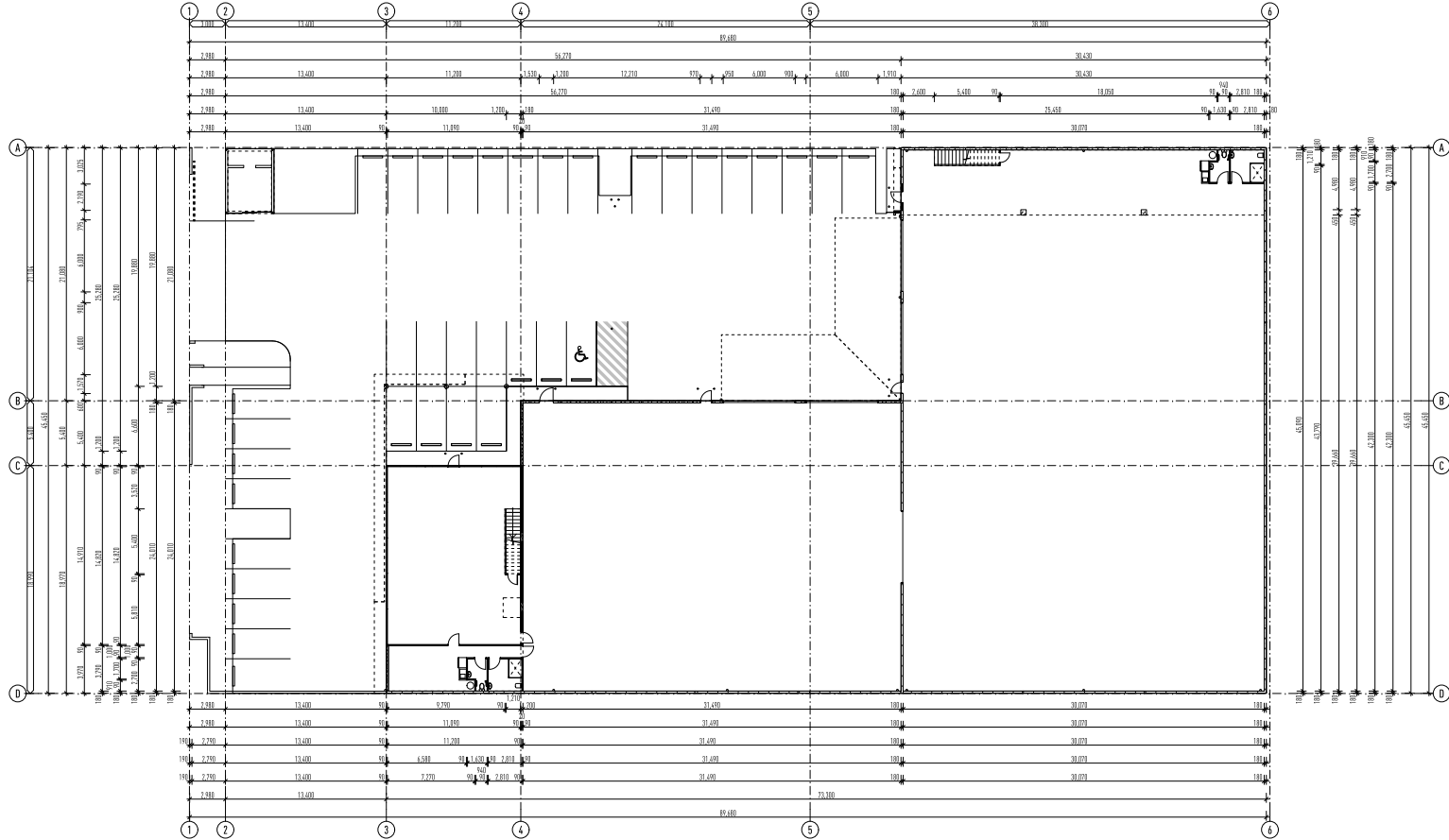
TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

STAIRWAY LOCATION AND HANDRAIL EXTENSIONS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

STAIR NOISING PROFILE AND EXPOSED NOISING STRIP TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL HANDRAILS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL LANDINGS CIRCULATION SPACES AND DOORWAYS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY



DIMENSION PLAN - GROUND FLOOR

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.08.22	PRELIMINARY GA ISSUED FOR APPROVAL
B	08.12.22	RFI RESPONSE GA ISSUED FOR APPROVAL
C	17.09.23	RFI RESPONSE ISSUED

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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5627 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



2m 10m 20m		DRAWING No. BP1358/WD/3.02	ISSUE C
DRAWING DIMENSION PLAN - GROUND FLOOR			
DRAWN	CV / KF		
DATE	FEB 23		
SCALE	1:200 @ A1		

two clicks design

NOTE

W.C. DOORS TO COMPLY WITH THE BCA PART 3.8.3, DOOR TO SWING OUT FROM CORSE OF THE PAIR, MEASURED BETWEEN THE PAN AND THE DOOR EDGE TO BE 1200mm OR LIFT OFF HINGES TO BE INSTALLED.

MECHANICAL VENTILATION TO ALL HABITABLE ROOMS WITHOUT NATURAL VENTILATION TO COMPLY WITH THE BCA PART 3.8.5.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA 3.7.2.

ALL STAIRS AND HANDRAILS INSTALLED TO BCA 3.7.2 AND MANUFACTURERS SPECIFICATIONS.

RECESS ALL EXTERIOR DOOR TRACKS/HINGES.

FINISHED R/Ls TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

REFER SLAB SET-OUT PLANS FOR SLAB DIMENSIONS.

WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOL PART 7.2.8.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.

NOTE

FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES TO BE IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY.

SYMBOLS INDICATING ACCESS FOR PEOPLE WITH DISABILITIES TO BE IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY.

TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY.

STAIRWAY LOCATION AND MINIMUM EXTENSIONS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY.

STAIR WINDING PROFILE AND EXPOSED WINDING STRIP TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY.

ALL HANDRAILS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY.

ALL LANDINGS CIRCULATION SPACES AND DOORWAYS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY.

NOTE

ALL EXIT AND TRAVEL DISTANCES TO COMPLY WITH NCC 2019 VOL 1 D1.4 - EXIT TRAVEL DISTANCES.

THE DISTANCE BETWEEN ALTERNATIVE MEANS OF EGRESS TO COMPLY WITH NCC 2019 VOL 1 D1.5 - DISTANCE BETWEEN ALTERNATIVE EXITS.

ALL EXITS AND PATHS OF TRAVEL TO COMPLY WITH NCC 2019 VOL 1 D1.6 - DIMENSIONS OF EXITS AND PATHS OF TRAVEL TO EXITS.

ALL TRAVEL VIA ISOLATED EXITS TO COMPLY WITH NCC 2019 VOL 1 D1.7 - TRAVEL VIA FIRE ISOLATED EXITS.

ALL EMERGENCY LIGHTING TO COMPLY WITH NCC 2019 VOL 1 E4.1 - EMERGENCY LIGHTING.

ALL EMERGENCY LIGHTING TO COMPLY WITH NCC 2019 VOL 1 E4.2 - EMERGENCY LIGHTING REQUIREMENTS.

ALL EMERGENCY LIGHTING MUST BE IN ACCORDANCE WITH AS/NZS 2293.1.

NOTE

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.

	90mm TIMBER STUD + FOAM CLADDING
	90mm TIMBER STUD WALL
	180mm PRE CAST CONCRETE WALL
	450 x 450mm CONCRETE COLUMN
	800 x 200mm CONCRETE COLUMN
	200 SERIES CONCRETE BLOCK WALL

EXIT

SELECTED EMERGENCY LIGHTING

F.H.R.

3m ROSE, 100mm CLEARANCE ALL ROUND, INSTALLED IN ACCORDANCE WITH AS1421

WALL TYPE

WALL TYPE REFER TO SCHEDULE ON PAGE

DOOR NUMBER - REFER TO SCHEDULE

WINDOW NUMBER - REFER TO SCHEDULE

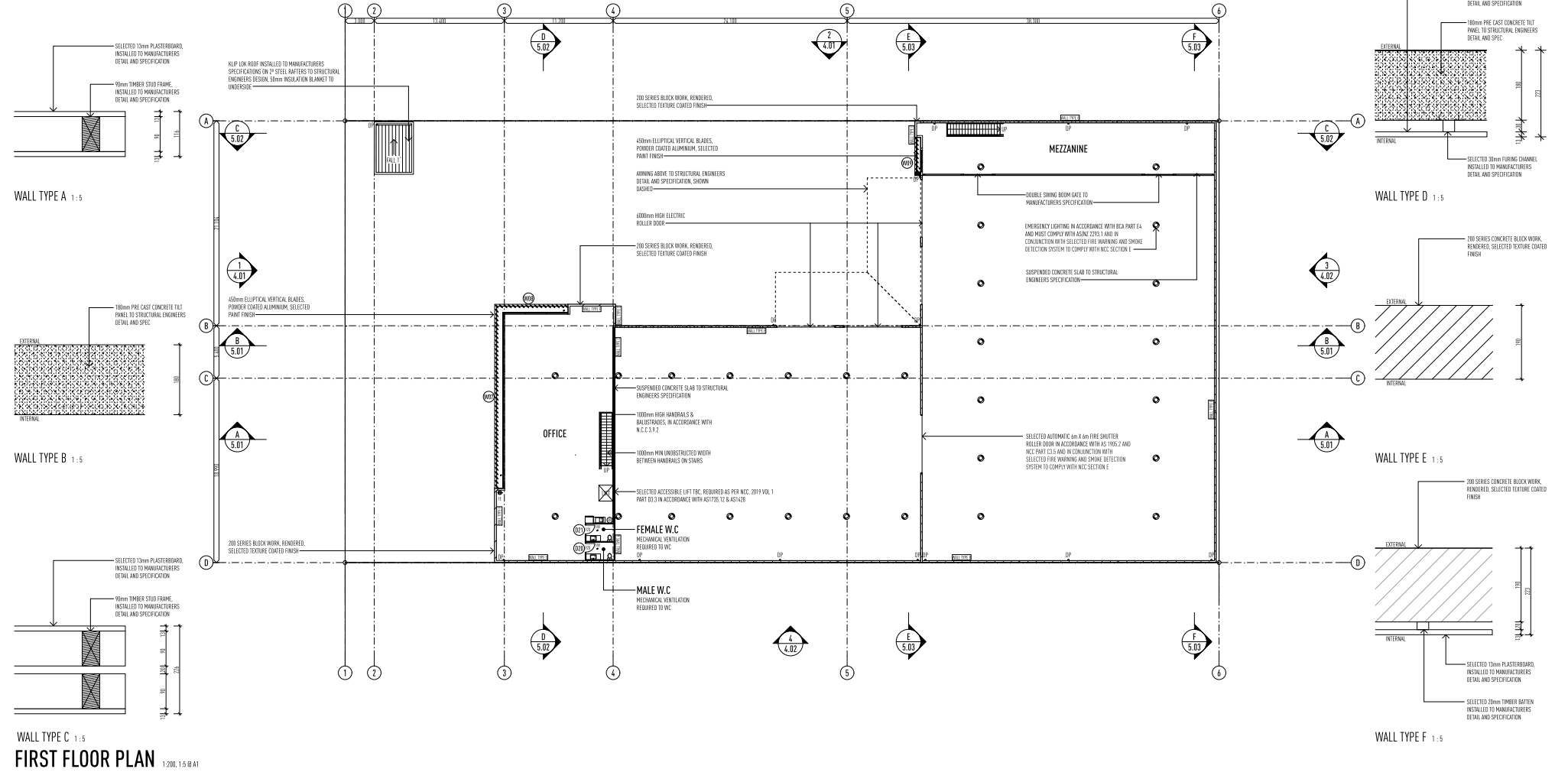
SELECTED FIRE EXTINGUISHER, IN ACCORDANCE WITH B.C.A. E1 AND TABLE E1.6

AREA SCHEDULE

TENANCY 1 OF WAREHOUSE	2,137.17
TENANCY 1 OF LUNCH ROOM	31.10
TENANCY 1 OF LUNCH ROOM AMENITIES	13.72
TENANCY 1 OF WAREHOUSE AMENITIES	14.23
TENANCY 1 OF OFFICE	170.70

PRELIMINARY ONLY

NOT FOR CONSTRUCTION



ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
B	24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
C	08.12.22	RPI RESPONSE BA ISSUED FOR APPROVAL
D	27.08.23	RPI RESPONSE ISSUED



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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5627 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

2m 10m 20m		DRAWING No. BP1358/WD/3.03	ISSUE C
DRAWING FIRST FLOOR PLAN			
DRAWN	CV / KF		
DATE	FEB 23		
SCALE	1:200, 1:5 @ A1		

two clicks design

NOTE

W.C. DOORS TO COMPLY WITH THE BCA, PART 3.8.1, DOOR TO SWING OUT FROM CORSE OF THE PAN, DISTANCE BETWEEN THE PAN AND THE DOOR EDGE TO BE 1200mm OR LIFT OFF HINGES TO BE INSTALLED.

MECHANICAL VENTILATION TO ALL HABITABLE ROOMS WITHOUT NATURAL VENTILATION TO COMPLY WITH THE BCA, PART 3.8.5.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA 3.7.2.

ALL STAIRS AND HANDRAILS INSTALLED TO BCA 3.9.2 AND MANUFACTURERS SPECIFICATIONS.

RECESS ALL EXTERIOR DOOR TRACKS/RILLS.

FINISHED RLs TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

REFER SLAB SET-OUT PLANS FOR SLAB DIMENSIONS.

WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOLUME PART 2.3.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.

NOTE

FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES TO BE IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

SYMBOLS INDICATING ACCESS FOR PEOPLE WITH DISABILITIES TO BE IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY.

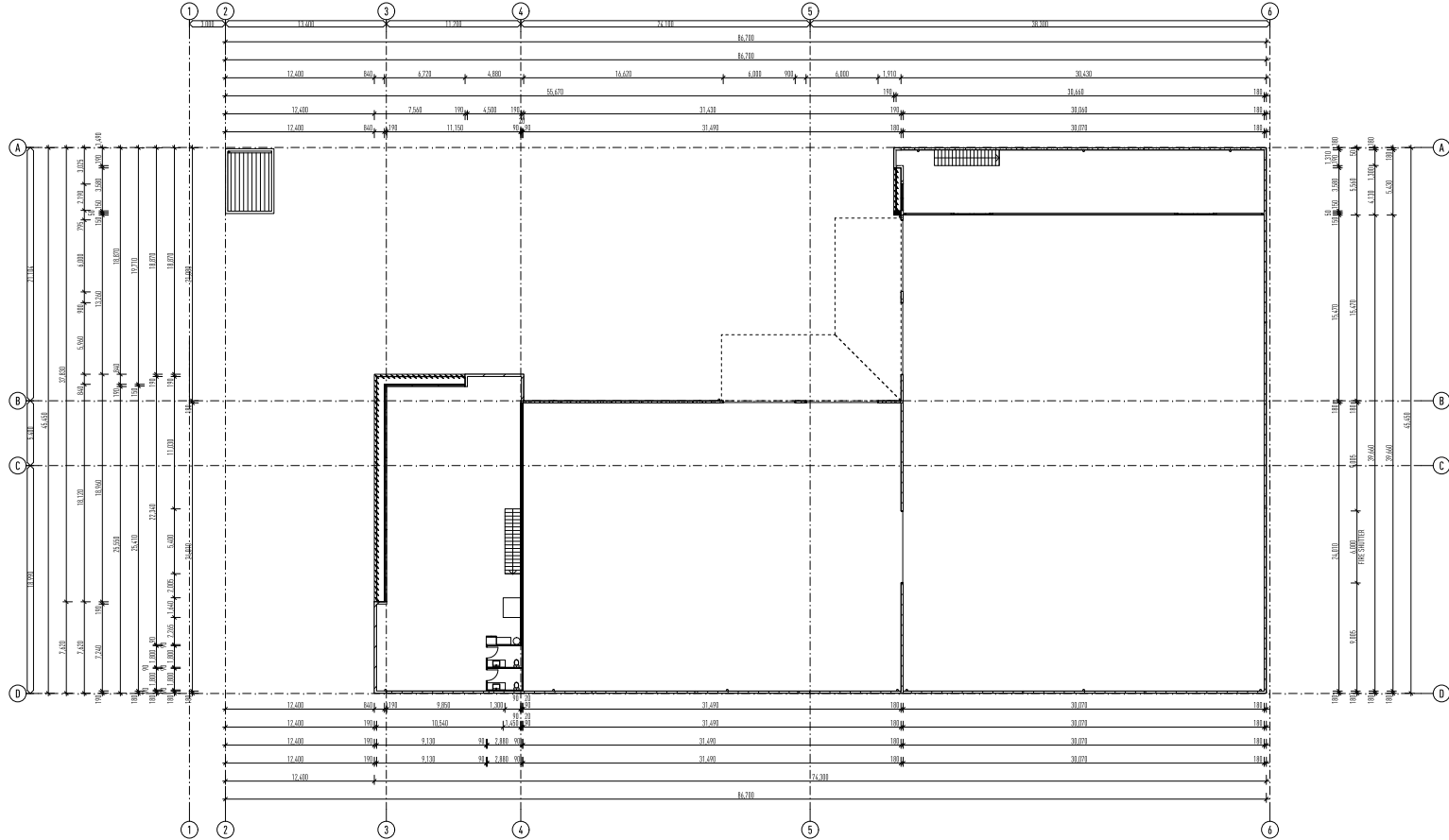
TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

STAIRWAY LOCATION AND HANDRAIL EXTENSIONS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

STAIR NOISING PROFILE AND EXPOSED NOISING STRIP TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

ALL HANDRAILS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.

ALL LANDINGS CIRCULATION SPACES AND DOORWAYS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY.



DIMENSION PLAN - FIRST FLOOR

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.09.22	PRELIMINARY BA ISSUED FOR APPROVAL
B	08.12.22	RPI RESPONSE BA ISSUED FOR APPROVAL
C	17.09.23	RPI RESPONSE ISSUED

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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5627 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



2m 10m 20m		DRAWING No. BP1358/WD/3.04	ISSUE C
DRAWING DIMENSION PLAN - FIRST FLOOR			
DRAWN	CV / KF		
DATE	FEB 23		
SCALE	1:200 @ A1		

two clicks design

NOTE

DWC DOORS TO COMPLY WITH THE BCA PART 3.8.3, DOOR TO SWING OUT FROM
COST OF THE PAN, DISTANCE BETWEEN THE PAN AND THE DOOR EDGE TO BE
1200mm OR LIFT OFF HINGES TO BE INSTALLED.

MECHANICAL VENTILATION TO ALL HABITABLE ROOMS WITHOUT NATURAL
VENTILATION TO COMPLY WITH THE BCA PART 3.8.5.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA 3.7.2.

ALL STAIRS AND HANDRAILS INSTALLED TO BCA 3.7.2 AND MANUFACTURERS
SPECIFICATIONS.

RECESS ALL EXTERIOR DOOR TRACKS/RILLS.

FINISHED RLs TO BE CONFIRMED ON SITE.

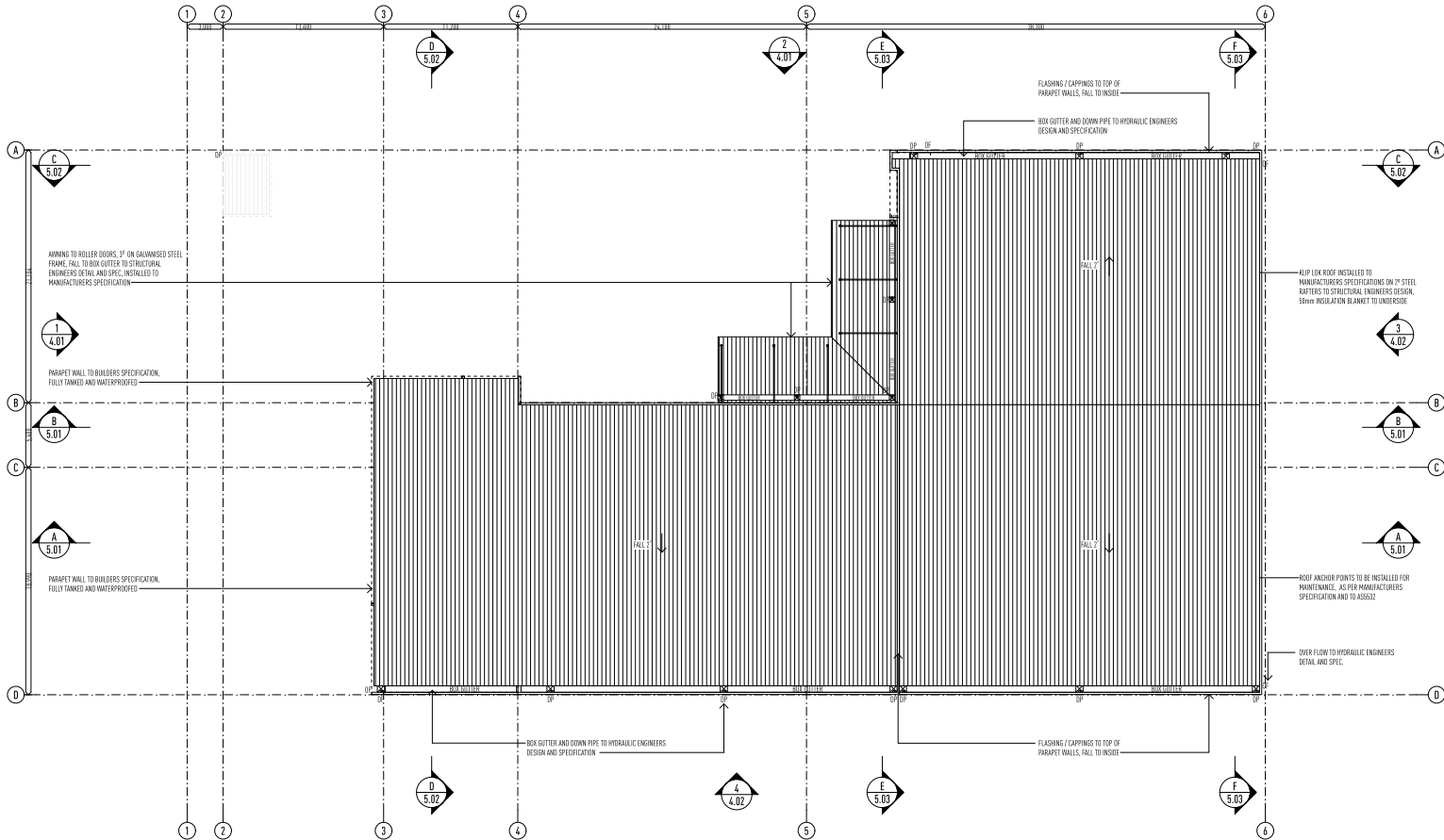
TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

REFER SLAB SET-OUT PLANS FOR SLAB DIMENSIONS.

WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOL
PART 2.3.1.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.

PRELIMINARY ONLY

NOT FOR CONSTRUCTION



ROOF PLAN

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.09.22	PRELIMINARY BA ISSUED FOR APPROVAL
B	02.12.22	RPI RESPONSE BA ISSUED FOR APPROVAL
C	17.09.23	RPI RESPONSE ISSUED



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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

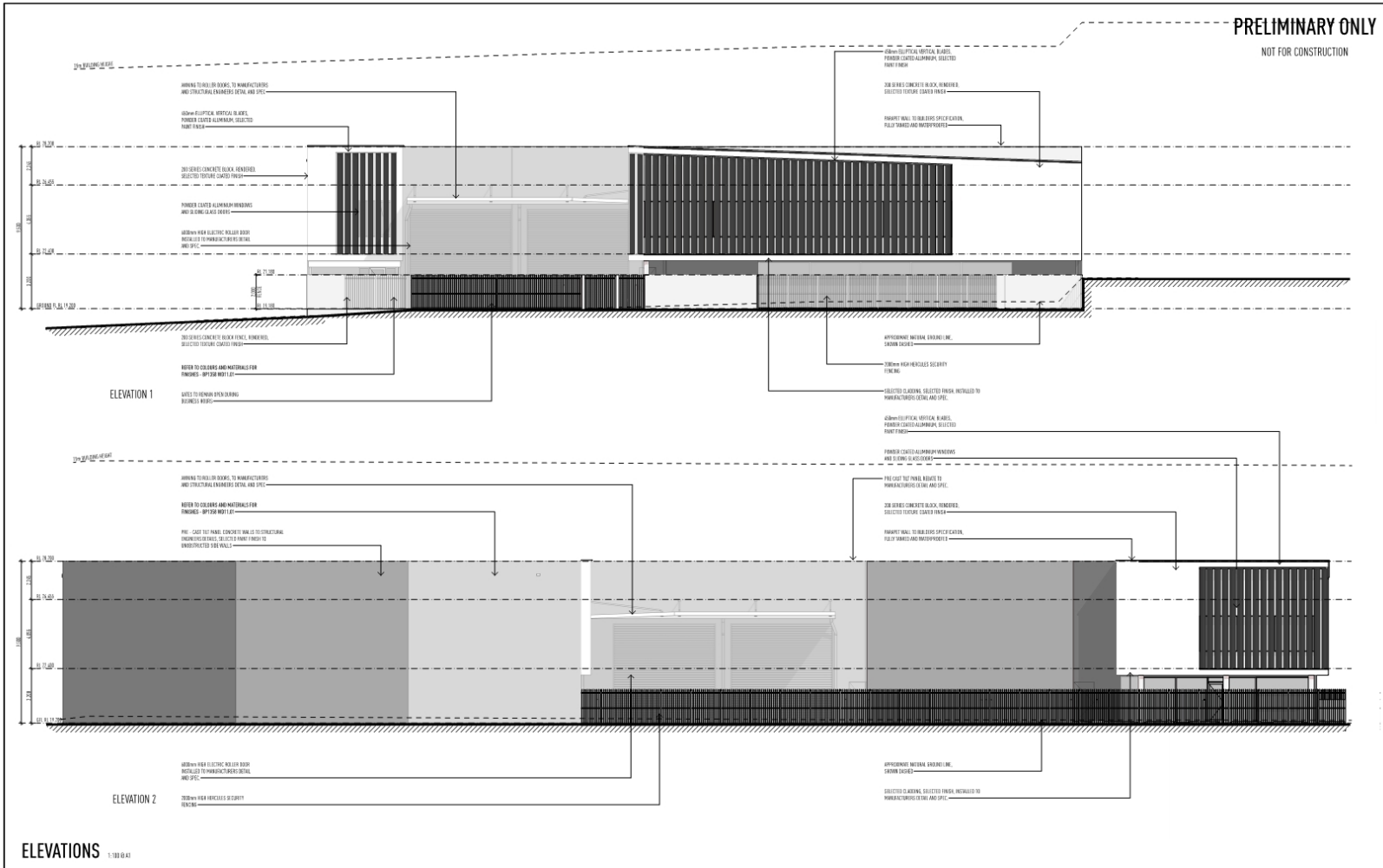
TEL 07 5627 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



2m 10m 20m		DRAWING No. BP1358/WD/3.05	ISSUE C
DRAWING ROOF PLAN			
DRAWN	CV / KF		
DATE	FEB 23		
SCALE	1:200 @ A1		

two clicks design

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DATE	DESCRIPTION
15/01/20	PRELIMINARY DESIGN DEVELOPMENT
15/01/20	PRELIMINARY DESIGN DEVELOPMENT
15/01/20	PRELIMINARY DESIGN DEVELOPMENT
15/01/20	PRELIMINARY DESIGN DEVELOPMENT
15/01/20	PRELIMINARY DESIGN DEVELOPMENT
15/01/20	PRELIMINARY DESIGN DEVELOPMENT
15/01/20	PRELIMINARY DESIGN DEVELOPMENT
15/01/20	PRELIMINARY DESIGN DEVELOPMENT
15/01/20	PRELIMINARY DESIGN DEVELOPMENT
15/01/20	PRELIMINARY DESIGN DEVELOPMENT

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PROPOSED NEW DEVELOPMENT
AS
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD
FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 101 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@TCD.COM.AU
WEB WWW.TCD.COM.AU



DRAWING		ELEVATIONS		DRAWING NO.		SCALE	
DATE	15/01/20	DATE	15/01/20	BP1358/W0/4.01	SCALE	1:100 @ A1	SCALE
DRAWN		CHECKED		DATE		SCALE	
BY		BY		DATE		SCALE	
BY		BY		DATE		SCALE	
BY		BY		DATE		SCALE	
BY		BY		DATE		SCALE	
BY		BY		DATE		SCALE	
BY		BY		DATE		SCALE	
BY		BY		DATE		SCALE	
BY		BY		DATE		SCALE	

two clicks design

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ELEVATIONS 1:100 @ A1

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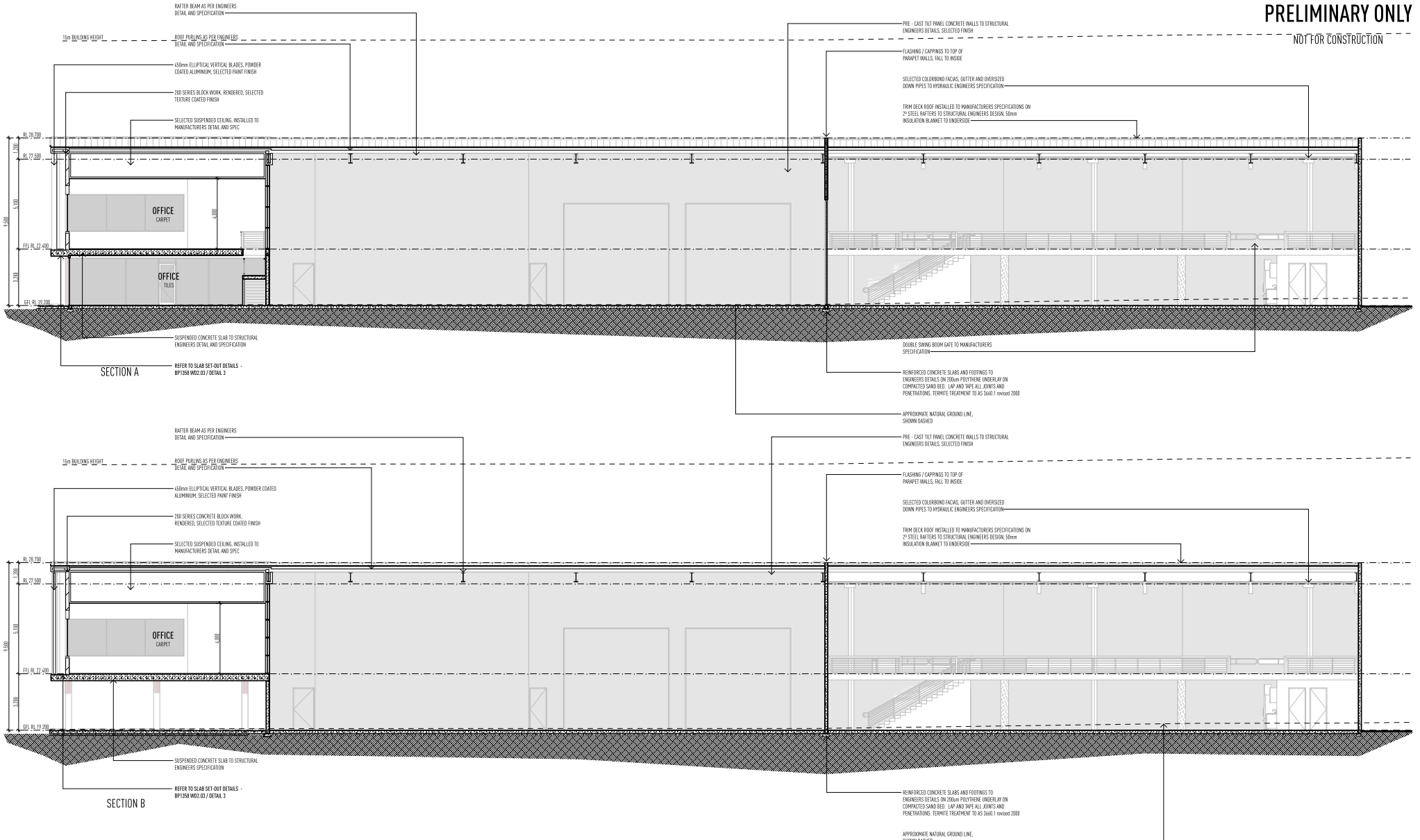
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LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA



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SECTION A & B

1:100 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
B	24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
B	02.12.22	RPI RESPONSE BA ISSUED FOR APPROVAL
C	27.08.23	RPI RESPONSE ISSUED

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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5627 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

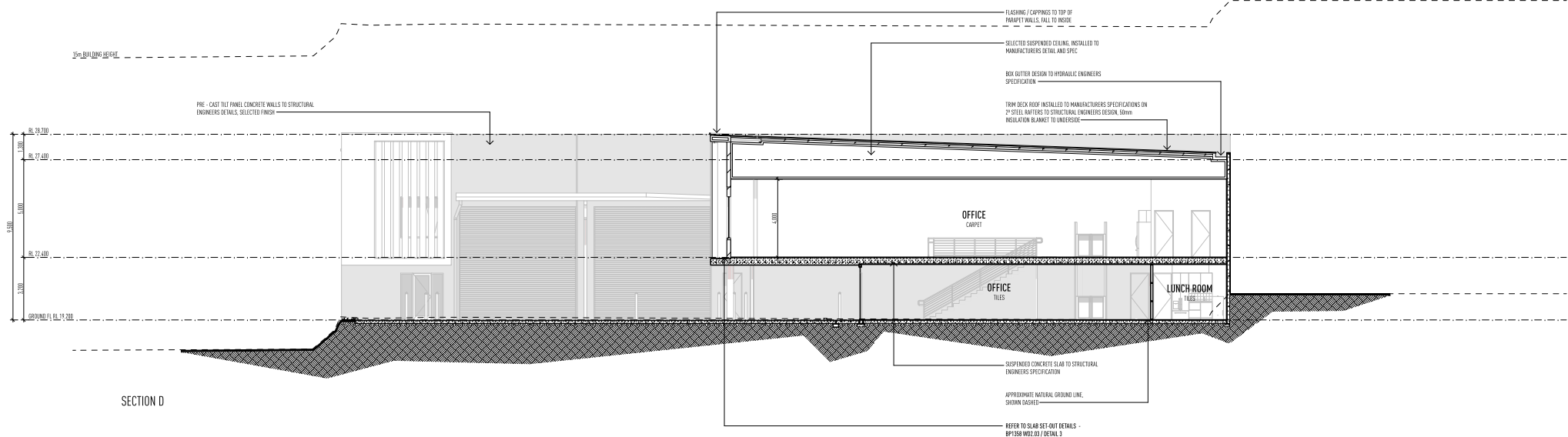
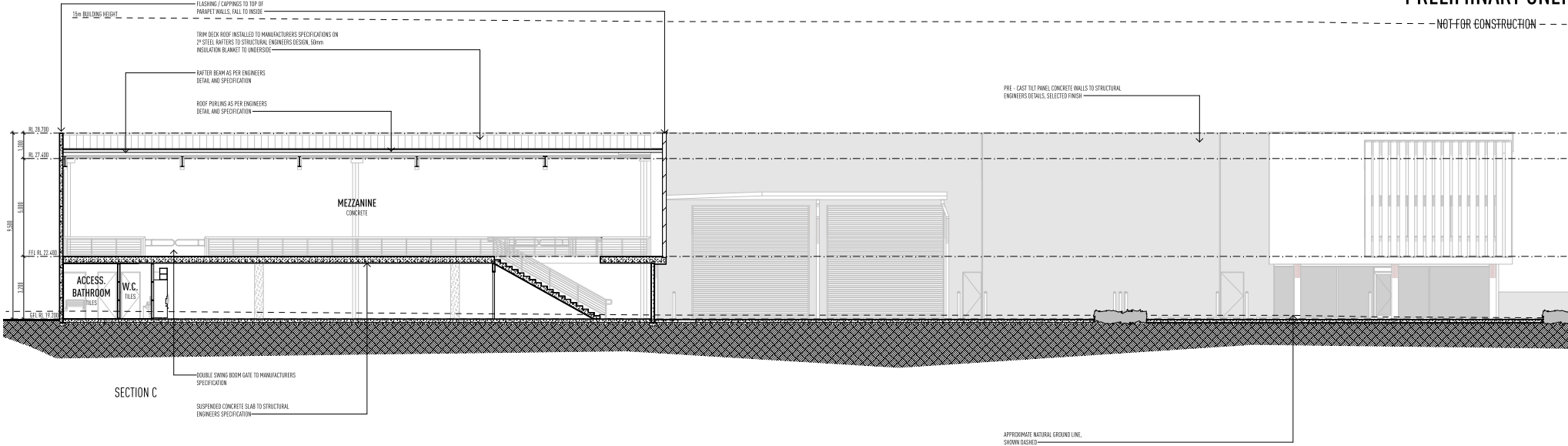


DRAWING No. BP1358/WD/5.01		ISSUE C
SECTION A & B		
DRAWN	CV / KF	
DATE	FEB 23	
SCALE	1:100 @ A1	

two clicks design

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SECTION C & D

1:100 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
B	24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
C	08.12.22	RPI RESPONSE BA ISSUED FOR APPROVAL
D	27.08.23	RPI RESPONSE ISSUED

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD
FOR
EASTRIDGE 117 PTY LTD

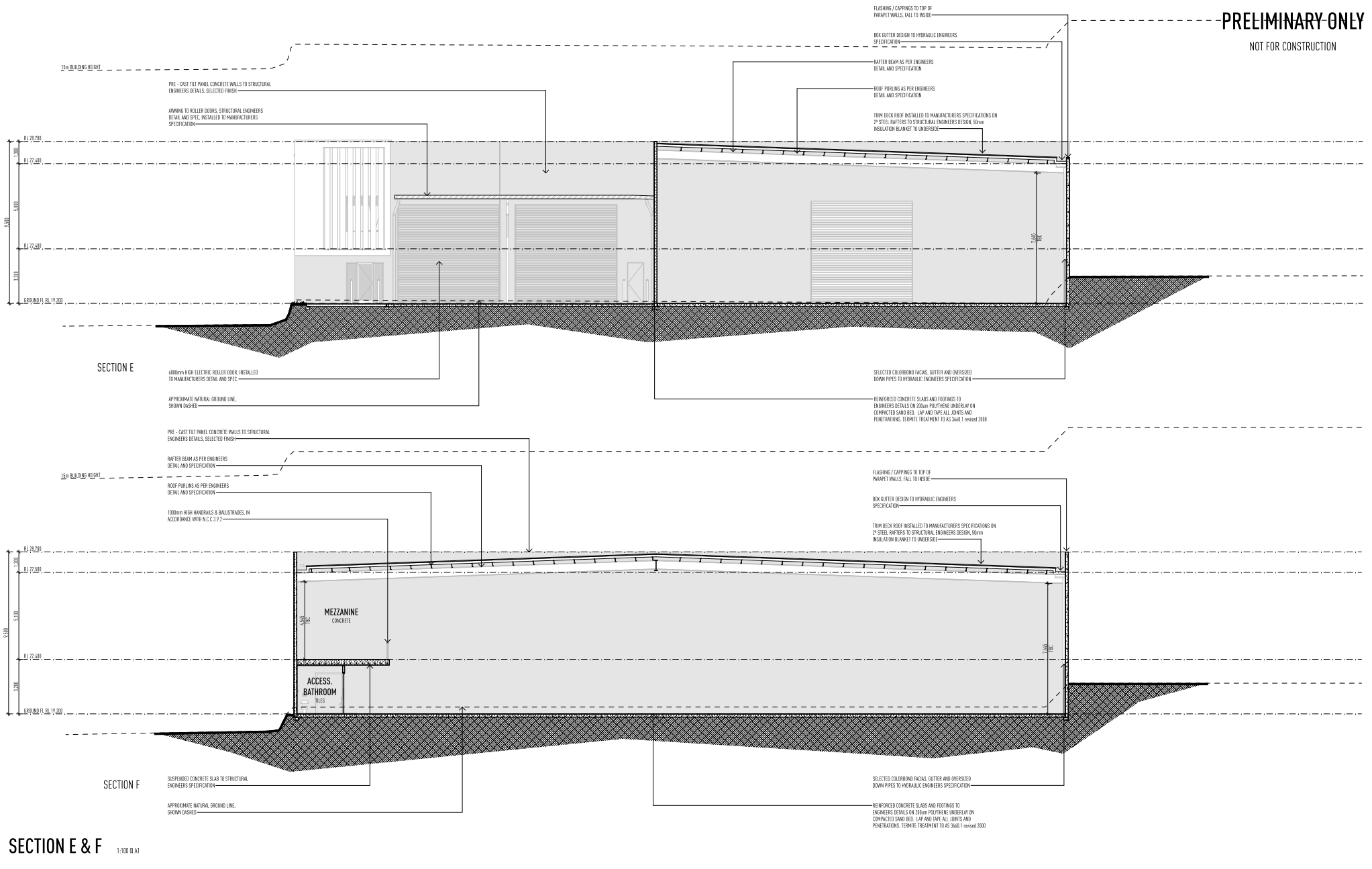
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



DRAWING No. BP1358/WD/5.02		ISSUE C
SECTION C & D		
DRAWN	CV / KF	
DATE	FEB 23	
SCALE	1:100 @ A1	

two clicks design

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SECTION E & F 1:100 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
B	24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
C	02.12.22	RPI RESPONSE BA ISSUED FOR APPROVAL
D	17.08.23	RPI RESPONSE ISSUED

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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



DRAWING SECTION E & F		DRAWING No. BP1358/WD/5.03		ISSUE C
DRAWN	CV / KF			
DATE	FEB 23			
SCALE	1:100 @ A1			

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1:50 @ A1

ALL DIMENSIONS TO BE VERIFIED ON SITE.

ALL WINDOWS TO BE KEYED ALIKE.

ALL WINDOWS TO BE KEYED ALIKE.

DOOR & WINDOW SCHEDULES TO BE READ IN CONJUNCTION
WITH FLOOR PLANS, ELEVATIONS, SECTIONS AND ALL OTHER
RELEVANT PLANS.

ANY DISCREPANCIES ARE TO BE REPORTED TO THE BUILDER.

MAKE ALLOWANCE FOR DOOR & SCREEN TRACKS TO BE RECESSED INTO SLAB.

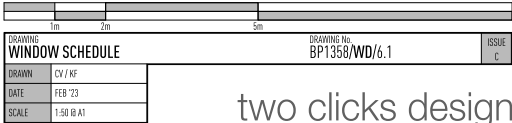
ALL DOORS & WINDOWS TO BE IN ACCORDANCE WITH THE RELEVANT CODES AND AUSTRALIAN STANDARDS.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

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LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

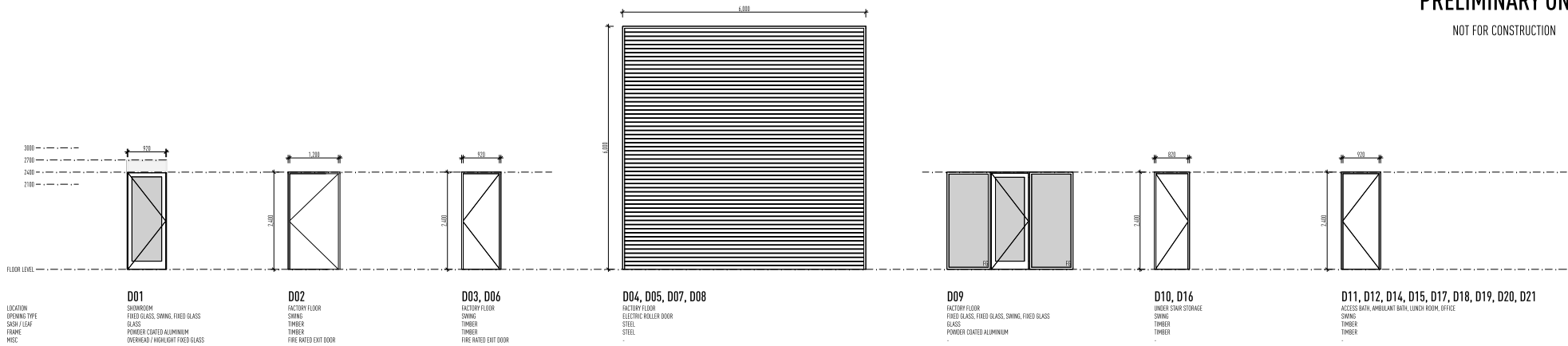
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



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PRELIMINARY ONLY

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NOTE

ALL DIMENSIONS TO BE VERIFIED ON SITE.
ALL WINDOWS TO BE KEYED ALIKE.
DOOR & WINDOW SCHEDULES TO BE READ IN CONJUNCTION WITH FLOOR PLANS, ELEVATIONS, SECTIONS AND ALL OTHER RELEVANT PLANS.
ANY DISCREPANCIES ARE TO BE REPORTED TO THE BUILDER.
MAKE ALLOWANCE FOR DOOR & SCREEN TRACKS TO BE RECESSED INTO SLAB.
ALL DOORS & WINDOWS TO BE IN ACCORDANCE WITH THE RELEVANT CODES AND AUSTRALIAN STANDARDS.

DOOR SCHEDULE

1:50 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.06.22	PRELIMINARY BA ISSUED FOR APPROVAL
B	02.12.22	RFI RESPONSE BA ISSUED FOR APPROVAL
C	27.06.23	RFI RESPONSE ISSUED

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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

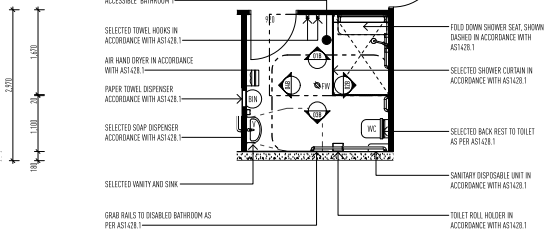
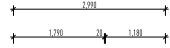


DRAWING DOOR SCHEDULE			DRAWING No. BP1358/WD/6.2		ISSUE C
DRAWN	CV / KF				
DATE	FEB 23				
SCALE	1:50 @ A1				

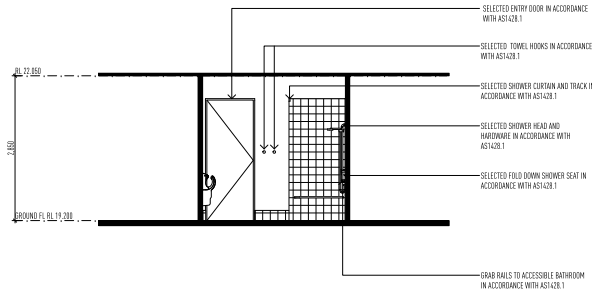
two clicks design

PRELIMINARY ONLY

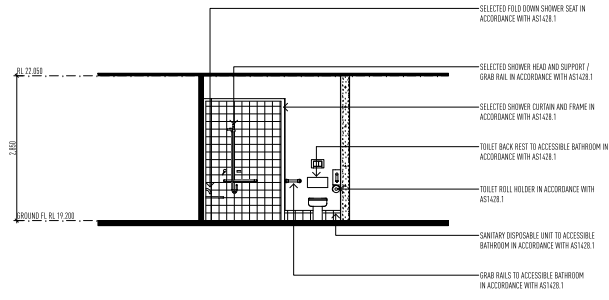
NOT FOR CONSTRUCTION



PLAN 1:50



ELEVATION 1 1:50



ELEVATION 2 1:50

NOTE

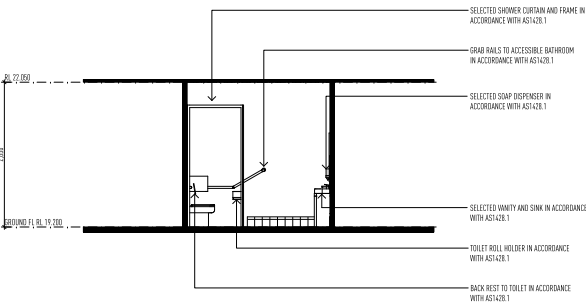
ACCESSIBLE BATHROOM AND ALL RELEVANT HARDWARE TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL GRABRAILS FOR ACCESSIBLE BATHROOM TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

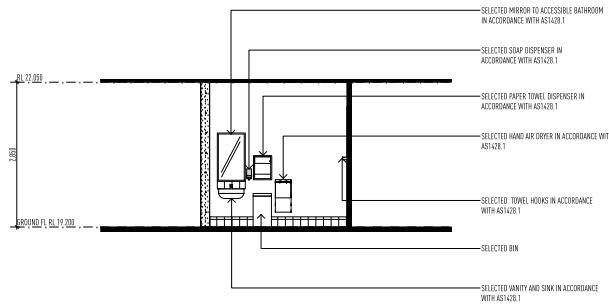
ALL THRESHOLDS FOR ACCESSIBLE BATHROOM TO BE IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL SHOWER HARDWARE TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

SINK, MIRROR AND VANITY TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY



ELEVATION 3 1:50



ELEVATION 4 1:50

ACCESSIBLE BATHROOM DETAILS 1:50 (B A1)

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
B	24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
B	08.12.22	R41 RESPONSE BA ISSUED FOR APPROVAL
C	17.08.23	R41 RESPONSE ISSUED

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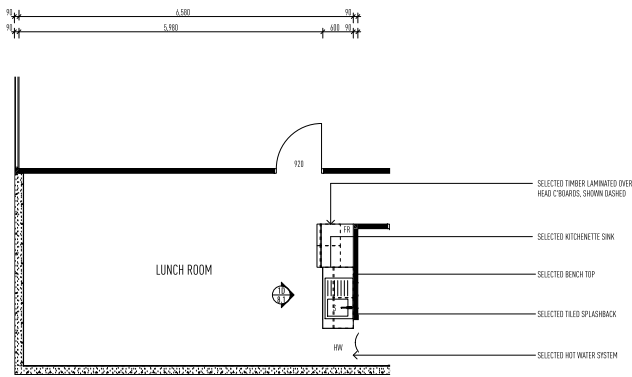
• THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS, ACCORDANCE WITH THIS PROJECT PRODUCED BY JAVED POOLE DESIGN ARE CREATED BY CONSULTING THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JAVED POOLE DESIGN.

PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD
FOR
EASTRIDGE 117 PTY LTD

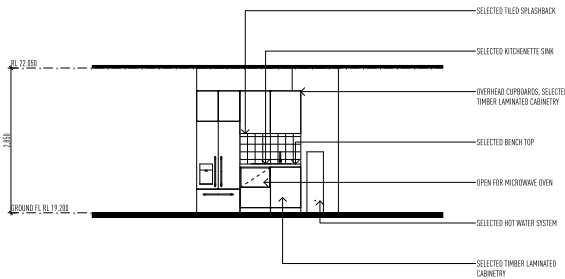
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



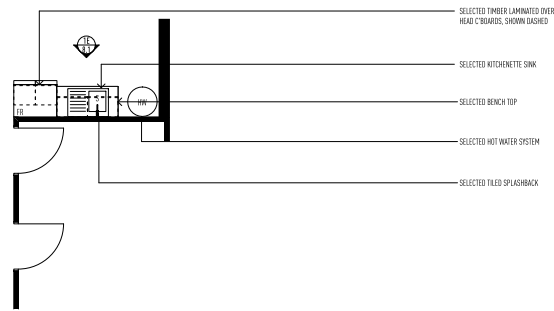
1m 2m 5m		DRAWING No. BP1358/WD/7.1	ISSUE C
DRAWING ACCESSIBLE BATHROOM DETAILS			
DRAWN	CV / KF	DATE FEB 23	
DATE	FEB 23	SCALE 1:50 (B A1)	
SCALE	1:50 (B A1)	two clicks design	



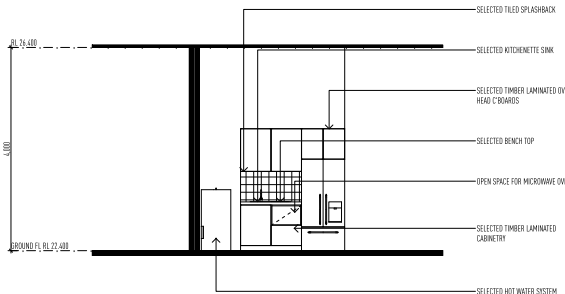
GROND FLOOR - LUNCH ROOM PLAN 1: 50



ELEVATION 1A 1: 50



FIRST FLOOR - LUNCH ROOM PLAN 1: 50



ELEVATION 1B 1: 50

TYPICAL KITCHENETTE DETAILS

1:50 (B A1)

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.03.22	PRELIMINARY SKETCH PLAN FOR APPROVAL
B	02.02.22	40% RESPONSE BA ISSUED FOR APPROVAL
C	27.03.22	40% RESPONSE ISSUED

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD

FOR
EASTRIDGE 117 PTY LTD

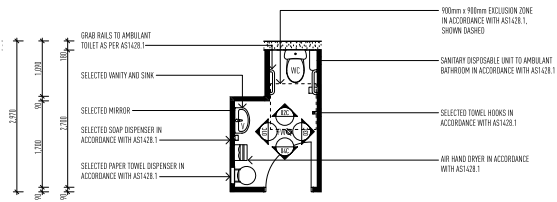
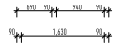
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

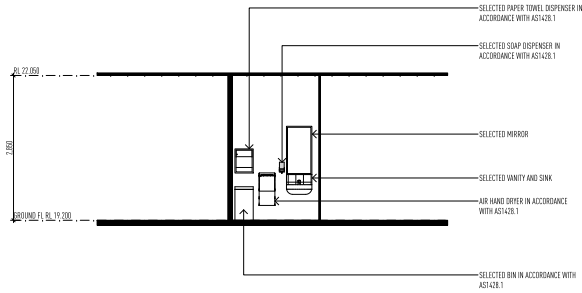


DRAWING TYPICAL KITCHENETTE DETAILS			DRAWING No. BP1358/WD/8.1		ISSUE C
DRAWN	CV / KF				
DATE	FEB 23				
SCALE	1:50 (B A1)				

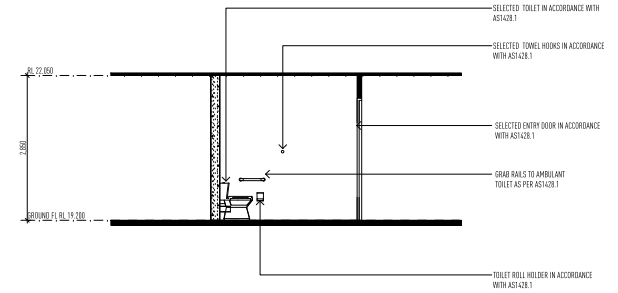
two clicks design



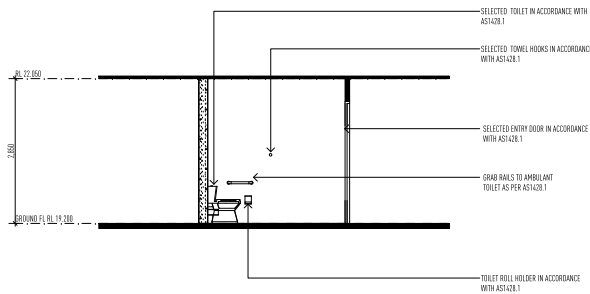
PLAN 1:50



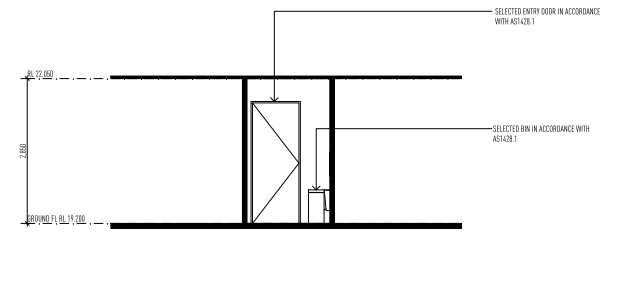
ELEVATION 1 1:50



ELEVATION 2 1:50



ELEVATION 3 1:50



ELEVATION 4 1:50

NOTE

ACCESSIBLE BATHROOM AND ALL RELEVANT HARDWARE TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL GRABRAILS FOR ACCESSIBLE BATHROOM TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL THRESHOLDS FOR ACCESSIBLE BATHROOM TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL SHOWER HARDWARE TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

SINK, MIRROR AND VANITY TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

TYPICAL AMBULANT DETAILS 1:50 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.08.22	PRELIMINARY BA ISSUED FOR APPROVAL
B	08.12.22	RPI RESPONSE BA ISSUED FOR APPROVAL
C	27.08.23	RPI RESPONSE ISSUED

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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
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TEL
EMAIL
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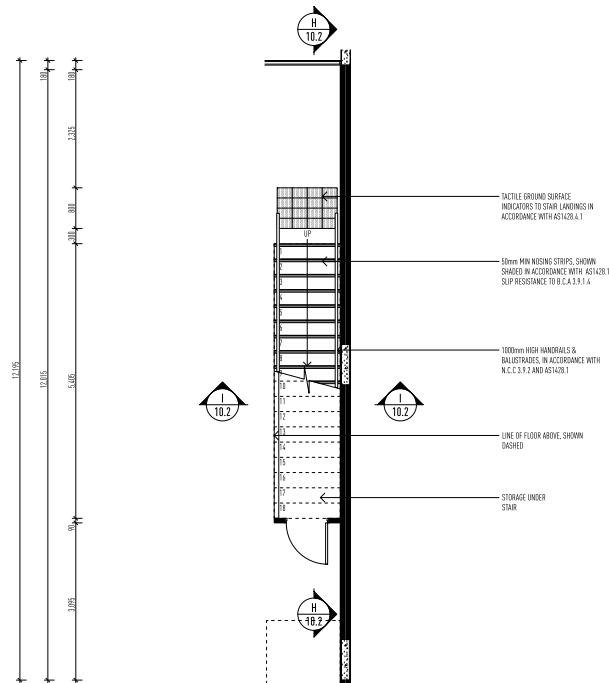
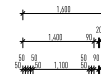
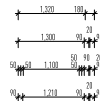


1m 2m 5m		DRAWING No. BP1358/WD/9.1	ISSUE C
DRAWING TYPICAL AMBULANT DETAILS			
DRAWN	CV / RF		
DATE	FEB 23		
SCALE	1:50 @ A1		

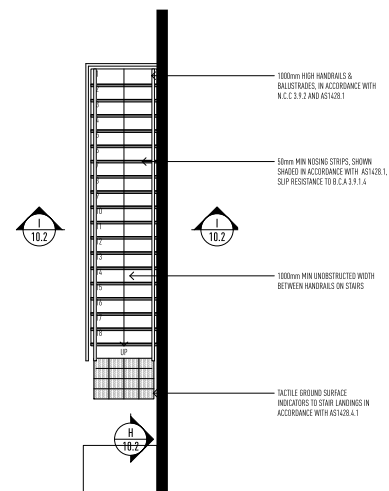
two clicks design

PRELIMINARY ONLY

1.0m MIN UNOBSTRUCTED WIDTH BETWEEN HANDRAILS ON STAIRS IN ACCORDANCE WITH 1428.1. DESIGN FOR ACCESS AND MOBILITY



GROUND FLOOR 1:50



FIRST FLOOR 1:50

STAIR DETAILS

1:50 @ A1

[illegible]

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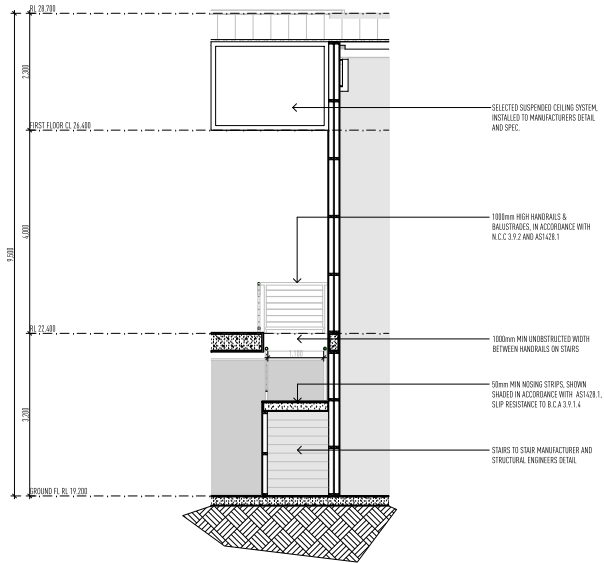
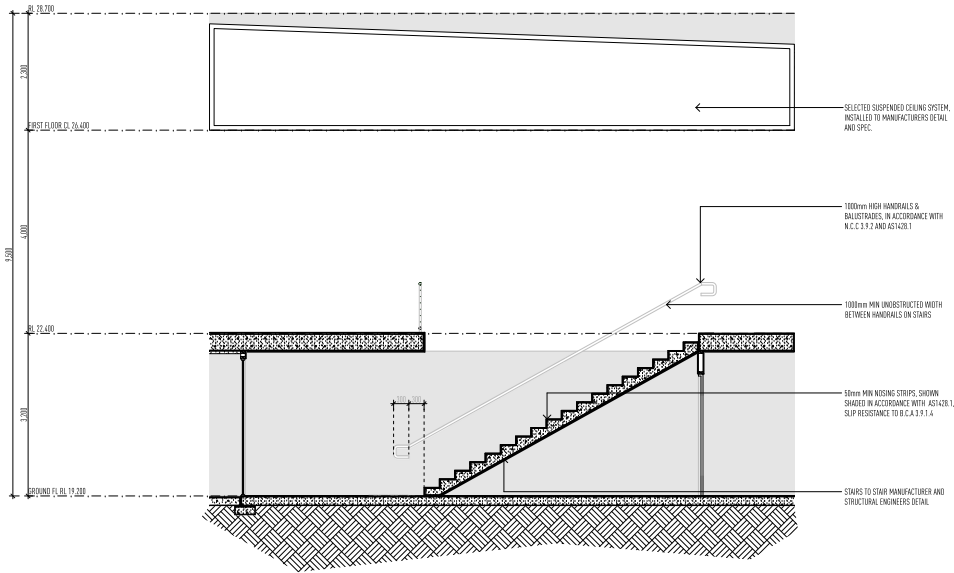
PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD
FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
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STAIR DETAILS

1:50 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.06.22	PRELIMINARY BA ISSUED FOR APPROVAL
B	08.07.22	R40 RESPONSE BA ISSUED FOR APPROVAL
C	17.08.23	R40 RESPONSE ISSUED

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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
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

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DRAWING No. BP1358/WD/10.2			ISSUE C
DRAWING STAIR DETAILS			
DRAWN	CV / KF		
DATE	FEB 23		
SCALE	1:50 @ A1		

two clicks design



1



WALLS
RENDER 1
DULUX PAINT OR SIMILAR
COLOURBOND MONUMENT

2



WALLS
RENDER 1
DULUX PAINT OR SIMILAR
SILKWORD

3



WALLS
RENDER 1
DULUX PAINT OR SIMILAR
TIMELESS GREY

4



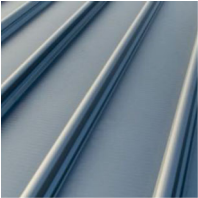
WALLS
RENDER 2
RESENE PAINT OR SIMILAR
DOUBLE ALABASTER

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

1:1 @ A1

ISSUE	DATE	DESCRIPTION
A	29.03.22	PRELIMINARY SKETCH PLAN ISSUED
A	24.09.22	PRELIMINARY GA ISSUED FOR APPROVAL
B	08.12.22	GA RESPONSE GA ISSUED FOR APPROVAL
C	17.09.23	GA RESPONSE ISSUED

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FOR
EASTRIDGE 117 PTY LTD

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DRAWING			DRAWING No.	ISSUE
COLOURS AND MATERIALS			BP1358/WD/11.01	C
DRAWN	CV / RF	two clicks design		
DATE	FEB 23			
SCALE	1:1 @ A1			