

ATTACHMENT D

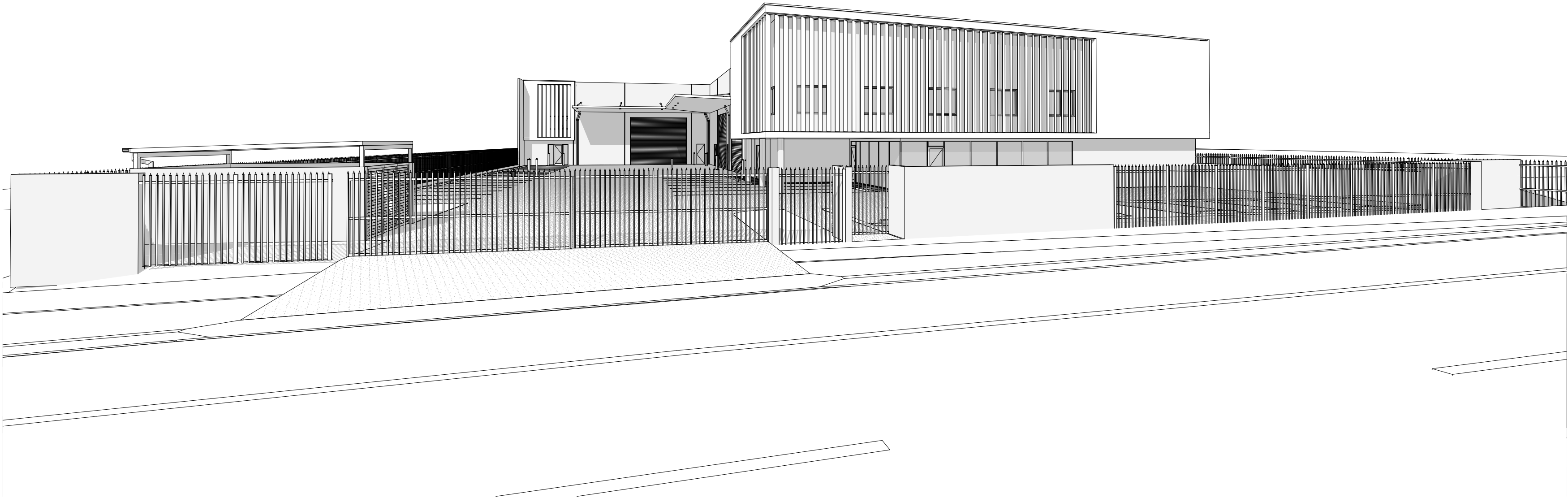
AMENDED PROPOSAL PLANS



1985

gasman
development
perspectives

planning
environment
landscape
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PROJECT:

AT:

FOR

PROPOSED NEW DEVELOPMENT

LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD

EASTRIDGE 117 PTY LTD

DRAWING REGISTER - MINOR CHANGE APPLICATION

SHEET	DESCRIPTION	SCALE ON A1 SHEET	SCALE ON A3 SHEET
GENERAL			
BP1358/BA/0.01	COVERSHEET	N.T.S	N.T.S
0.02	GENERAL NOTES	N.T.S	N.T.S
0.03	PERSPECTIVE	N.T.S	N.T.S
SITE DETAILS			
1.01	SITE PLAN	1 : 200	1 : 400
1.02	SITE DEVELOPMENT PLAN	1 : 200	1 : 400
1.03	REFUSE DETAILS	1 : 200	1 : 400
1.04	LANDSCAPE INTENT PLANS	1 : 50	1 : 100
FLOOR PLANS			
2.01	GROUND FLOOR PLAN	1 : 100	1 : 200
2.02	FIRST FLOOR PLAN	1 : 100	1 : 200
2.03	ROOF PLAN	1 : 100	1 : 200
ELEVATIONS			
3.01	ELEVATIONS 1 & 2	1 : 100	1 : 200
3.02	ELEVATIONS 3 & 4	1 : 100	1 : 200
SECTIONS			
5.01	SECTION A & B	1 : 100	1 : 200
5.02	SECTION C & WALL TYPES	1 : 100	1 : 200
COLOURS AND MATERIALS			
10.01	COLOURS AND MATERIALS	NTS	NTS
AREA DIAGRAMS			
11.01	AREA DIAGRAMS	NTS	NTS

NOTE

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

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

THE FOLLOWING CODES ARE A RECOMMENDATION ONLY, ADDITIONAL CODES MAY BE REQUIRED:

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 2904	DAMP PROOF COURSES & FLASHINGS
AS 3000	ELECTRICAL
AS 3500	PLUMBING & 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

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

BUILDER/CONTRACTORS:
BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE PROPRIETORS REPRESENTATIVE.
- USE WRITTEN DIMENSIONS ONLY.
- DO NOT SCALE OFF DRAWINGS.
- IF IN DOUBT, ASK.

BUILDER / CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS ON SITE PRIOR TO CONSTRUCTION. LEVELS SHOWN ON DRAWINGS ARE RECOMMENDED AND APPROXIMATE ONLY. IT SHALL BE THE BUILDERS / CONTRACTORS RESPONSIBILITY TO ENSURE THAT CORRECT GRADES ARE ATTAINED ON SITE.

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

BUILDER / CONTRACTOR SHALL CHECK & VERIFY ALL SET-BACKS & HEIGHTS PRIOR TO CONSTRUCTION. NO FOOTINGS, WALLS OR OTHER PHYSICAL ELEMENTS ARE TO ENCROACH THE TITLE BOUNDARY.

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

BUILDER / CONTRACTOR TO LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY EXCAVATION WORKS. IF AN EXISTING PLUMBING SERVICE IS TO BE ABANDONED THE CONTRACTOR MUST CUT AND SEAL / DISCONNECT AND MAKE SAFE.

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.

LICENSED TRADESPERSONS:
ALL SERVICES TO BE INSTALLED BY LICENSED TRADESPERSONS IN ACCORDANCE WITH THE LOCAL AUTHORITY AND WITH CURRENT MANUFACTURERS SPECIFICATIONS.

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.

SITE SURFACE:
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

EROSION CONTROL:
ALL BUILDING WORKS TO COMPLY WITH LOCAL AUTHORITIES EROSION AND SEDIMENT CONTROL STANDARDS.

TERMITE PROTECTION:
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. STAINLESS STEEL MESH PROTECTION TO ALL CONDUIT PIPE OR OTHER PENETRATIONS THROUGH FLOOR SLAB, ALL CONSTRUCTION JOINTS BETWEEN BETWEEN SLABS OR BETWEEN NON CONTINUOUS POORS, AT THE PERIMETER ENSURING FFL IS BELOW LEVEL OF BARRIER.

GENERAL NOTES

N.T.S @ A1

MATERIALS:
ALL MATERIALS SHALL BE NEW UNLESS SPECIFIED OTHERWISE.

MATERIALS RELATING TO CONSTRUCTION IN CLOSE PROXIMITY OF COASTAL & INDUSTRIAL ENVIRONMENTS TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

STRUCTURAL STEEL:
ALL STEEL TO STRUCTURAL ENGINEERS DESIGN. UNLESS NOTED OTHERWISE, ALL EXPOSED STRUCTURAL STEEL SHALL BE HOT DIP GALVANISED. A COLD GAL PAINTED FINISH SHALL BE APPLIED TO ANY FIELD WELDING BE IT EXISTING OR NEW STEELWORK. ALL STEELWORK CAST IN CONCRETE FOOTINGS OR SLABS SHALL HAVE A BITUMEN FINISH APPLIED TO FULL EXTENT OF CAST IN CONCRETE STEEL. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF ANY STEELWORK.

SLABS & FOOTINGS:
ALL GROUND SLABS & FOOTINGS TO AS2870, REFER ENGINEERS DETAILS. MINIMUM 200mm POLYETHYLENE UNDERLAY ON COMPACTED SAND BED. LAP AND TAPE ALL JOINTS AND PENETRATIONS.

RETAINING WALLS:
ALL RETAINING WALLS TO STRUCTURAL ENGINEERS DETAILS. PROVIDE RUBBLE BACKFILL AND AGG DRAINAGE TO ALL RETAINING WALLS. BUILDER TO PROVIDE TANKING WHERE REQUIRED. RETAINING WALLS THAT EXCEED 1m IN HEIGHT WILL REQUIRE ADDITIONAL APPROVAL PRIOR TO THE RELEASE OF A FINAL CERTIFICATION FORM Z1.

BRICKWORK:
BRICK VENEER WALLS SHALL BE CONSTRUCTED WITH LIGHT DUTY WALL TIES. W33 AT 450mm CENTRES HORIZONTALLY AND 514mm CENTRES VERTICALLY. W41 AT 450mm CENTRES HORIZONTALLY AND 429mm CENTRES VERTICALLY. PROVIDE ARTICULATION JOINTS TO COMPLY WITH CEMENT AND CONCRETE ASSOCIATION CONSTRUCTION.

WALL FRAMING:
TIMBER FRAME DESIGN TO BE IN ACCORDANCE WITH AS1684 AND AS1684.2. NOGGINGS AT 1350mm C/C MAXIMUM. NOGGINGS IN WET AREAS ARE TO LINE UP HORIZONTALLY THROUGHOUT. FOR CAVITY SLIDING DOORS PROVIDE 90mm STUD WALL FRAMES. LINTEL SIZES TO STRUCTURAL ENGINEERS DETAILS.

ROOF FRAMING:
ROOF PITCH AS INDICATED ON PLANS. ROOF TRUSSES TO BE 'GANGNAIL' TYPE TRUSSES SUPPLIED AND FIXED TO ENGINEERS DETAILS AT 600mm C/C UNLESS NOTED OTHERWISE. CEILING BINDERS TO BE EVENLY SPACED THROUGHOUT THE CEILING SPACE. ROOF BATTENS TO BE TO MANUFACTURERS SPECIFICATIONS FOR CLADDING TYPE.

FLOOR FRAMING:
FLOOR FRAMING TO STRUCTURAL ENGINEERS DETAILS.

WALL LININGS:
EXTERIOR WALL LININGS AS INDICATED ON PLANS. INTERIOR WALL LININGS TO BE FLUSH PLASTERBOARD LINING UNLESS NOTED OTHERWISE. 6mm VILLABOARD TO WET AREAS FIXED OFF IN ACCORDANCE WITH THE BCA AND MANUFACTURERS SPECIFICATIONS. FEATURE WALLS AS INDICATED ON PLANS.

CEILING LININGS:
CEILING LINING TO BE FLUSH PLASTERBOARD FIXED TO MANUFACTURERS SPECIFICATIONS UNLES NOTED OTHERWISE.

FLOOR LININGS:
FLOOR LININGS AS INDICATED ON PLANS. BUILDER/CONTRACTOR TO CONFIRM ALL REBATES IN TOP OF SLAB TO ENSURE TOP OF FLOOR FINISHES ARE FLUSH UNLES NOTED OTHERWISE. EXPOSED TIMBER FLOORS TO HAVE VAPOUR PERMEABLE FOIL TO UNDERSIDE.

BRACING & TIE-DOWN:
BRACING & TIE-DOWN TO AS1684.2, REFER STRUCTURAL ENGINEERS DETAILS.

ROOF DRAINAGE:
DOWNPIPES TO BE LOCATED AS PER THE PLANS. ALLOW TO CONNECT TO IN-GROUND STORMWATER DRAINS WITH 90mmØ UPVC AT 1:100 MINIMUM GRADE. ALLOW FOR 1.0:1S AT EACH CHANGE IN DIRECTION AND AT 6000mm CENTRES.

WATERPROOFING:
WATERPROOFING IS TO BE CARRIED OUT BY A SUITABLY QUALIFIED PERSON. ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH BCA 3.9 & AS 3740. BUILDER TO PROVIDE CERTIFICATE OF INSTALLATION AND COMPLIANCE. (

A) BUILDING ELEMENTS IN WET AREAS IN CLASS 2 AND 3 BUILDINGS AND CLASS 4 PARTS OF BUILDINGS MUST BE WATER RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740
(B) IN A CLASS 5, 6, 7, 8 OR 9 BUILDING THE BATHROOM OR SHOWER ROOM, SLOP HOPPER OR SINK COMPARTMENT, LAUNDRY OR SANITARY COMPARTMENT MUST BE WATER RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740 AS IF THEY WERE IN A RESIDENTIAL BUILDING

APPLIANCES & EQUIPMENT:
BUILDER TO CO-ORDINATE ALL APPLIANCE AND EQUIPMENT LOCATIONS ON SITE WITH JOINER. INSTALLATION AND FINAL CONNECTION BY CONTRACTOR.

SANITARY COMPARTMENTS:
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.

STAIRS & BALUSTRADES:
STAIRS & BALUSTRADES TO COMPLY WITH BCA 3.9. STEPS TO BE PROVIDED WHERE FALL FROM DWELLING EXCEEDS 190mm.

SITE DISCHARGE:
STORMWATER AND SANITARY PLUMBING TO BE CONNECTED TO EXISTING COUNCIL SYSTEM IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS.

WATER LINES:
ALL HOT WATER LINES SHALL BE FULLY INSULATED. ALL DOMESTIC HOT WATER TO BASINS, SHOWERS AND BATHS TO HAVE A MAXIMUM TEMPERATURE OF 50°C. ALLOW TO SUPPLY AND INSTALL TEMPERING VALVES WHERE REQUIRED, AS NOMINATED IN THE BCA AND RELEVANT CODES AND STANDARDS.

DISTRIBUTION BOARD:
PROVIDE NEW DISTRIBUTION BOARD AS REQUIRED. ALL ELECTRICAL OUTLETS SHALL BE PROTECTED BY OVER-CURRENT / EARTH LEAKAGE CIRCUIT BREAKERS IN ACCORDANCE WITH AUSTRALIAN STANDARDS.

ELECTRICAL ACCESSORIES:
LIGHT SWITCHES TO BE LOCATED 1200mm ABOVE THE FINISHED FLOOR LEVEL UNLES NOTED OTHERWISE.

LIGHT & VENTILATION:
PROVIDE A MINIMUM OF 10% NATURAL LIGHT AND 5% NATURAL VENTILATION TO HABITABLE ROOMS IN ACCORDANCE WITH BCA 3.8.4 AND 3.8.5 AND RELEVANT AUSTRALIAN STANDARDS. MECHANICAL VENTILATION SYSTEM COMPLYING WITH AS.1668.1, AS.1668.2AND SHALL BE PROVIDED IN ACCORDANCE WITH THE MECHANICAL VENTILATION CONSULTANTS DETAILS TO REQUIRED ROOMS.

ARTIFICIAL LIGHT:
PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH AS 1680 TO ALL ROOMS WITHOUT NATURAL LIGHTING.

SOUND:
TO BE IN ACCORDANCE WITH BCA 3.8.6.

SUB-FLOOR:
SUB-FLOOR ACCESS AND VENTILATION TO BE IN ACCORDANCE WITH BCA 3.4.1.

ENERGY EFFICIENCY:
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BCA ENVIRONMENTAL GUIDELINES, APPROVED ENERGY EFFICIENCY REPORT AND ESD CONSULTANT CERTIFICATES. SHOWER ROSES TO BE A MINIMUM OF AAA RATING. WATER CLOSETS TO BE DUAL FLUSH.

INSULATION:
INSULATION TO BE IN ACCORDANCE WITH ENERGY EFFICIENCY & ACOUSTIC REPORTS. INSULATION REQUIREMENTS INDICATED IN REPORTS MUST BE MET AS A MINIMUM. ALL EXTERNAL WALLS & ROOF TO HAVE VAPOUR PERMEABLE SARKING.

HYDRAULICS:
HYDRAULIC WORKS TO BE CARRIED OUT IN ACCORDANCE WITH:
- THE PLUMBING AND DRAINAGE ACT 2002
- AS 3500
- LOCAL AUTHORITY
- ANY OTHER RELEVANT JURISDICTION

SANITARY PLUMBING:
SANITARY PLUMBING SHALL BE UPVC CLASS HD WITH SOLVENT WELD JOINTS AND SHALL BE LAID AT A MINIMUM GRADE OF 1:60 UNLESS NOTED OTHERWISE. CONNECT SANITARY PLUMBING TO COUNCIL SEWER IN ACCORDANCE WITH AUTHORITY REQUIREMENTS. WHERE NO LOCAL AUTHORITY SEWER CONNECTION IS AVAILABLE ALL WASTE WATER TO BE CONNECTED TO AN ON SITE TREATMENT PLANT IN ACCORDANCE WITH ENGINEERS DETAILS.

FIRE PROOF PENETRATIONS:
PENETRATIONS MADE THROUGH FIRE RELATED ELEMENTS SHALL BE MADE USING FIRE STOP COLLARS TO MAINTAIN THE INTEGRITY OF THE ELEMENT BEING PENETRATED.

ENCASING UNDERGROUND SERVICES:
UNDERGROUND WATER & FIRE SERVICES TO BE ENCASED IN 100mm OF SAND.

WEATHERSTRIPS:
EXTERNAL DOORS TO CONTAIN WEATHER STRIPS (TYPE TO BE CONFIRMED BY DESIGNER PRIOR TO MANUFACTURE).

WINDOWS AND DOORS:
WINDOW & DOOR DIMENSIONS TO BE CONFIRMED ON SITE. DIMENSIONS ARE TO OUTSIDE OF FRAMES UNLESS SHOWN OTHERWISE. WINDOW SUPPLIER TO ADJSUT DIMENSIONS TO SUIT STANDARD FRAME SIZES WITH THE DESIGNERS APPROVAL. WINDOW & DOOR JOINER TO CONFIRM FRAME SIZES TO SUIT AS-BUILT WALL DEPTHS ON SITE. INSTALL DOOR BOTTOM AND FRAME SEALS ON AND AROUND ALL EXTERNAL OPENINGS TO PREVENT HEAT LOSS.

MAKE ALLOWANCES FOR DOOR AND SCREEN TRACKS TO BE RECESSED INTO FLOOR FINISH / SLAB. DEPTH OF RECESS / REBATE TO BE CONFIRMED BY BUILDER / CONTRACTOR.

BUILDER / CONTRACTOR TO INSTALL NECESSARY FLASHINGS TO ALL WINDOWS, DOORS & OPENINGS.

BUILDER / CONTRACTOR TO CONFIRM ALL STRUCTURAL OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.

GLASS WHICH FORMS ANY EXTERNAL WALL OF A BUILDING DOES NOT EXCEED:
-A MAXIMUM DEGREE OF REFLECTION OF BOTH HEAT AND LLIGHT OF TWENTY PERCENT (20%)
-SIXTY PERCENT (60%) OF THE TOTAL AREA OF SUCH WALL.

(A) DESIGN WIND PRESSURE: REFER STRUCTURAL ENGINEER FOR WIND DESIGN PRESSURES FOR ALL WINDOWS AND DOORS AND THEIR STRUCTURAL ELEMENTS.
FURTHER ALLOWANCES FOR LOCAL PRESSURE ZONES BY MANUFACTURER, REFER FIGURE B2. AS.1170 / PART 2, REFER TO STRUCTURAL ENGINEER FOR DETAILS OF RATINGS AND DESIGN LIMITS
(B) ALL WINDOWS AND DOORS SHALL BE TESTED FOR WATER PENETRATION TO CONFORM WITH AS.2047 AND AS.2048, 1997 PART 5.3.4 AND RELEVANT LOCAL AUTHORITY CONDITIONS

CLASS 8 - 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 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 ADEQUACY/INTEGRITY/INSULATION

EXTERNAL WALL
(INCLUDING ANY COLUMN AND OTHER BUILDING ELEMENT INCORPORATED THERE IN) OR OTHER EXTERNAL BUILDING ELEMENT, WHERE 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 9m	- / - / -
9m TO LESS THAN 18m	- / - / -
18m OR MORE	- / - / -

FOR NON-LOADBEARING 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 18m	- / - / -
18m OR MORE	- / - / -

FOR NON-LOAD BEARING COLUMNS :

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / - / -
3m TO LESS THAN 18m	- / - / -
18m OR MORE	- / - / -

COMMON WALLS AND FIRE WALLS 90 / 90 / 90

INTERNAL WALLS
FIRE RESISTING LIFT AND STAIR SHAFT

LOAD BEARING	N/A
NON-LOADBEARING	N/A

BOUNDING PUBLIC CORRIDORS, PUBLIC HALLWAYS AND THE LIKE :

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

VENTILATING, PIPE, GARBAGE, AND LIKE SHAFTS NOT USED FOR THE DISCHARGE OF HOT PRODUCTS OF COMBUSTION :

LOAD BEARING	N/A
NON-LOADBEARING	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

FLOORS	N/A
ROOFS	- / - / -

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
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2m10m20m

DRAWING No. BP1358/WD/0.02

ISSUE A

DRAWING GENERAL NOTES

DRAWN CV / KF / RC

DATE APRIL '24

SCALE @ A1

two clicks design

ISSUE	DATE	DESCRIPTION
A	03.04.24	MINOR CHANGE APPLICATION PACKAGE

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PROJECT

PROPOSED NEW DEVELOPMENT

AT

LOT 117 EATRIDGE STREET, VANTAGE, YATALA, QLD

FOR

EATRIDGE 117 PTY LTD



PERSPECTIVE

N.T.S @ A1

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

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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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 Eastridge Street, Vantage, Yatala, QLD

FOR
Eastridge 117 Pty Ltd

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DRAWING PERSPECTIVE			DRAWING No. BP1358/WD/0.03	ISSUE A
DRAWN	CV / KF / RC	two clicks design		
DATE	APRIL '24			
SCALE	1:1 @ A1			

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

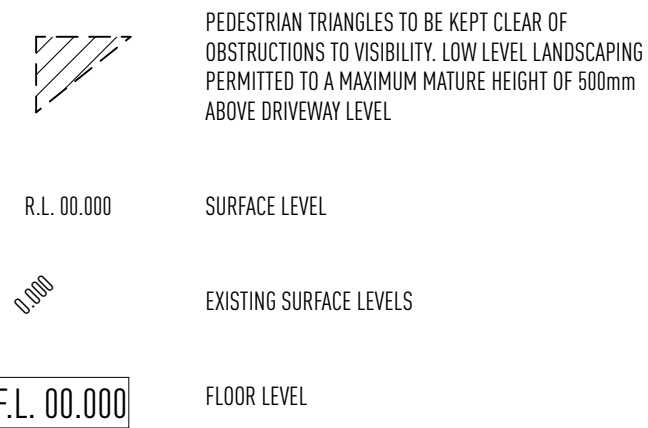
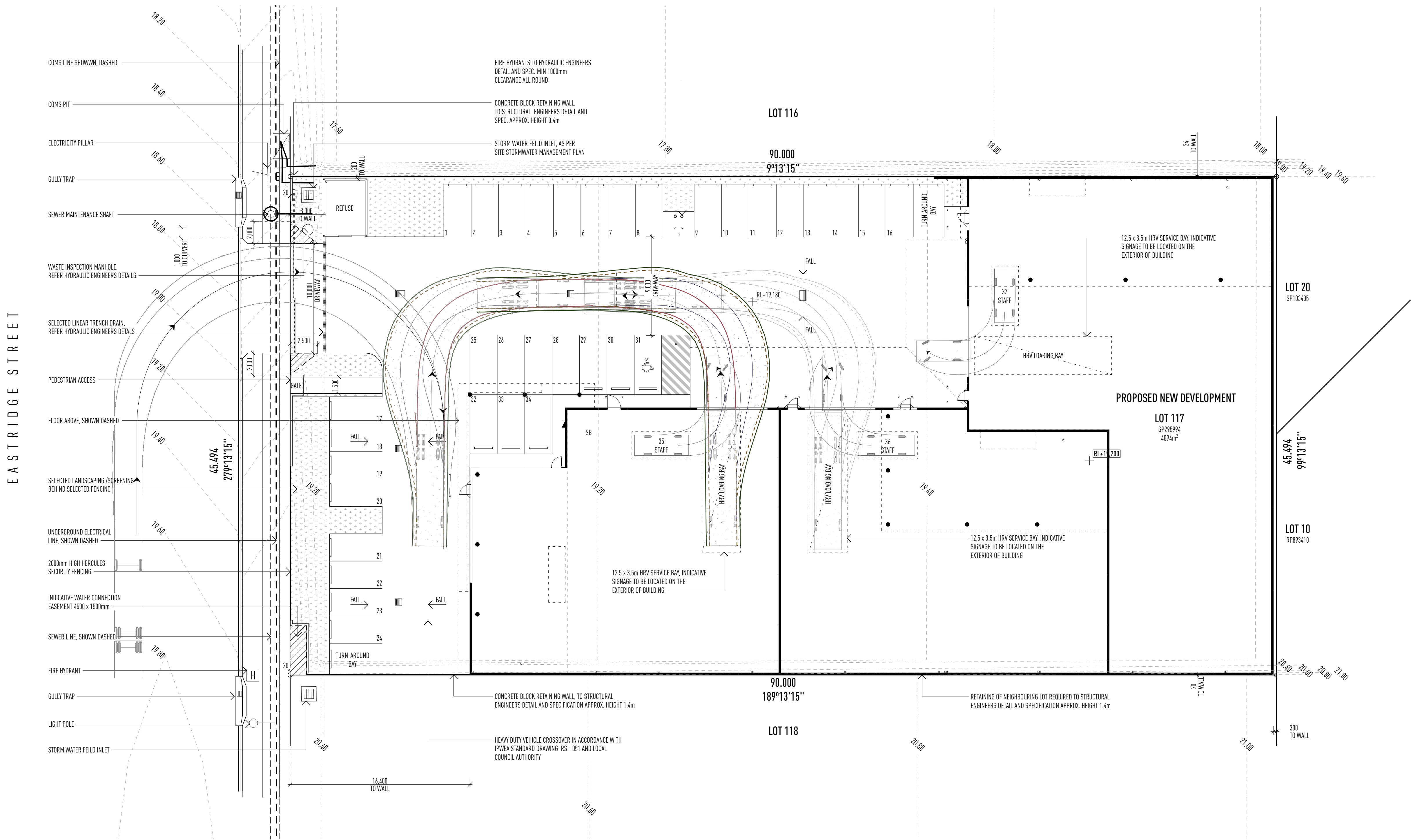
ALL EXTERNAL DRIVEWAY GRADES TO CIVIL ENGINEERS DETAIL AND SPEC.
ALL DRAINAGE TO HYDRAULIC ENGINEERS DETAIL AND SPEC

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.

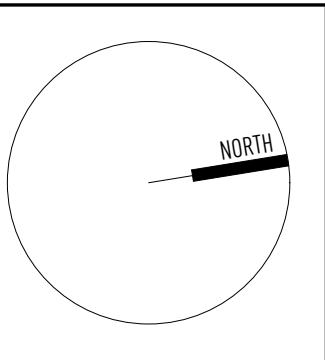
GRADE SITE AWAY FROM BUILDING A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm TO THE PERIMETER, SO THAT THE WATER DRAINS TO THE ROAD OR UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES.



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 No. BP1358/WD/1.01

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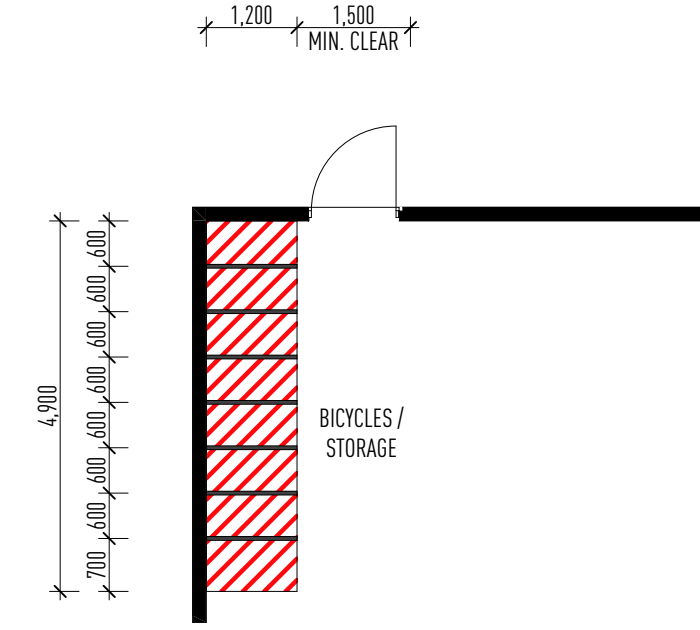
BICYCLE STORAGE FACILITIES

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

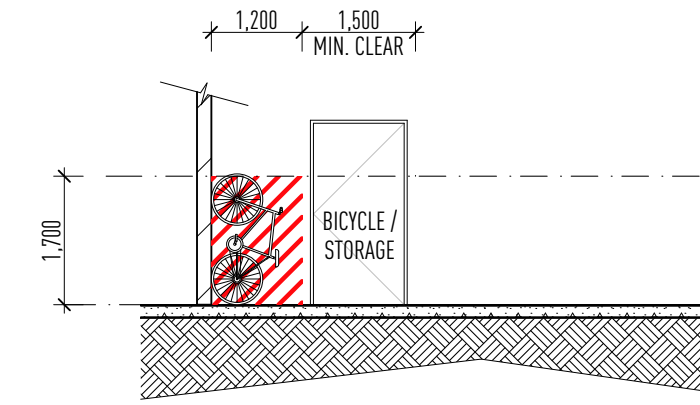
BICYCLE STORAGE LAYOUT IS TO BE IN ACCORDANCE WITH AS2890.3 SECTION 2 FIGURE 2.4 - VERTICAL STORAGE FACILITIES

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



TYPICAL BICYCLE STORAGE PLAN 1 : 100



BICYCLE STORAGE DETAIL 1 : 100

WASTE GENERATION GENERAL

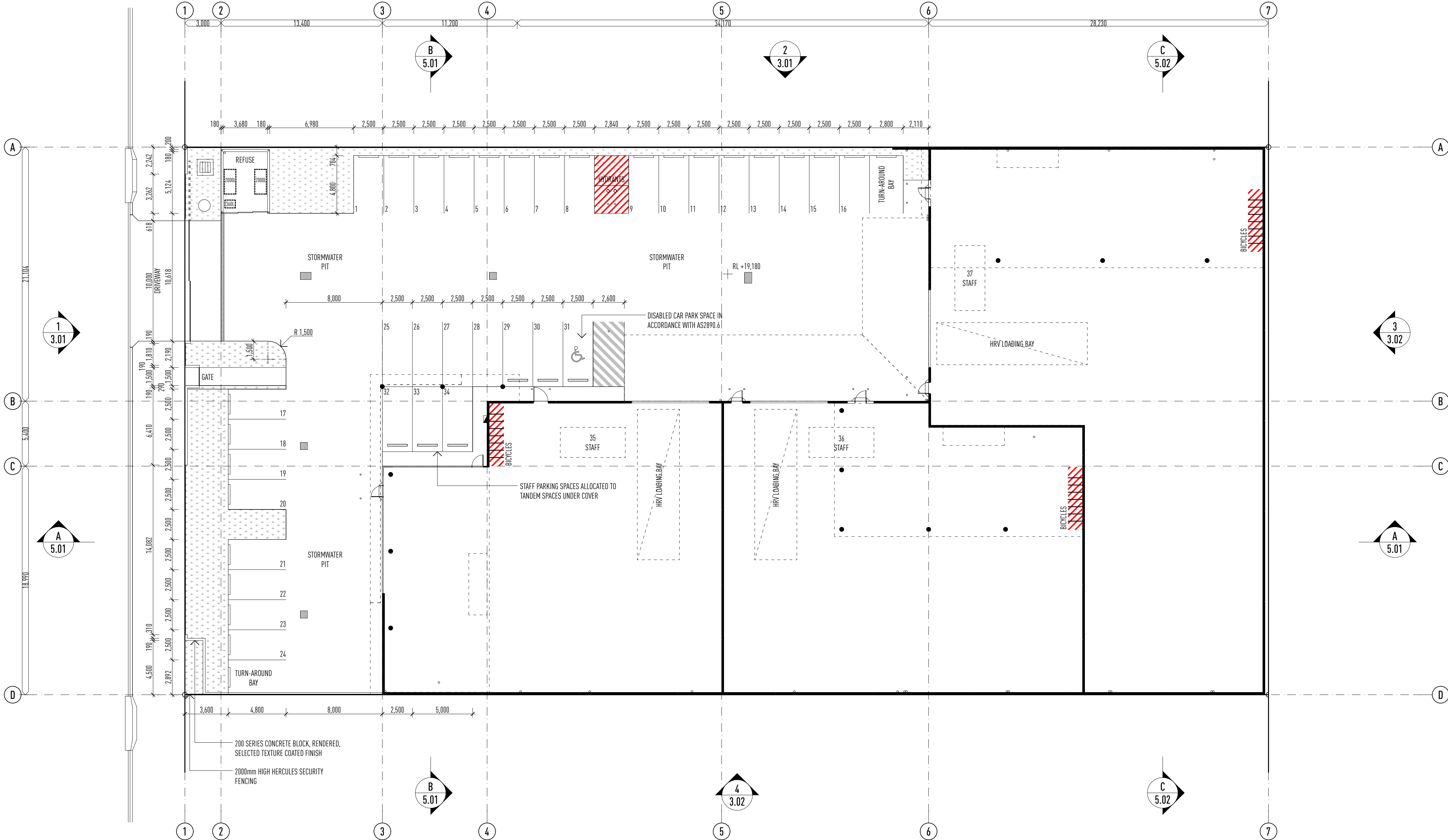
GENERAL	50 LTRS/100m ²	(2,308.5m ²)	=1,154.25	LTRS/DAY
OFFICE	10 LTRS/100m ²	(412.49m ²)	=41.24	LTRS/DAY
TOTAL PER DAY			=1,195.49	LTRS/DAY
TOTAL PER 5 DAY WEEK			=5,977.45	LTRS
1x INDUSTRIAL BINS 3000L (2 PICK UP PER WEEK)			=6000	LTRS
1x INDUSTRIAL BINS 1000L (1 PICK UP PER WEEK)			=1000	LTRS

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

WASTE GENERATION RECYCLE

RECYCLE	20 LTRS/100m ²	(412.49m ²)	=82.49	LTRS/DAY
OFFICE			=82.49	LTRS/DAY
TOTAL PER DAY			=164.98	LTRS/DAY
TOTAL PER WEEK			=1154.86	LTRS
1 x WHEELIE BINS 360L (2 PICK UP PER WEEK)			=720	LTRS

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



SITE DEVELOPMENT PLAN

1:200 @ A1

FOR APPROVAL

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

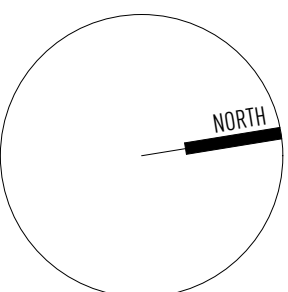
NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD
MANAGEMENT
CLAUSE 4. SMOKE DETECTION SYSTEM

(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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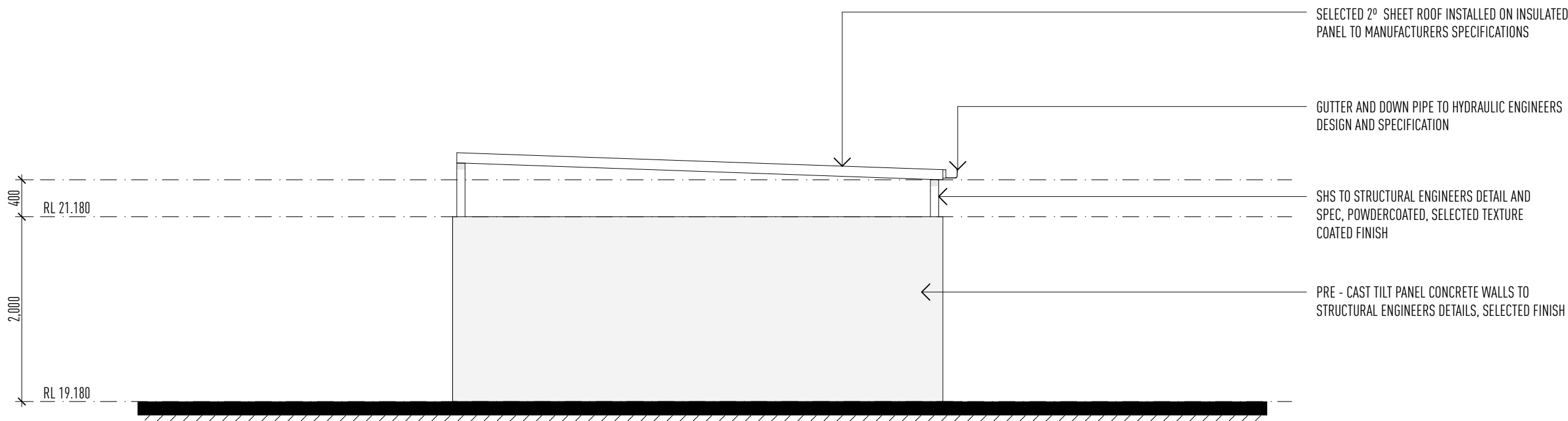
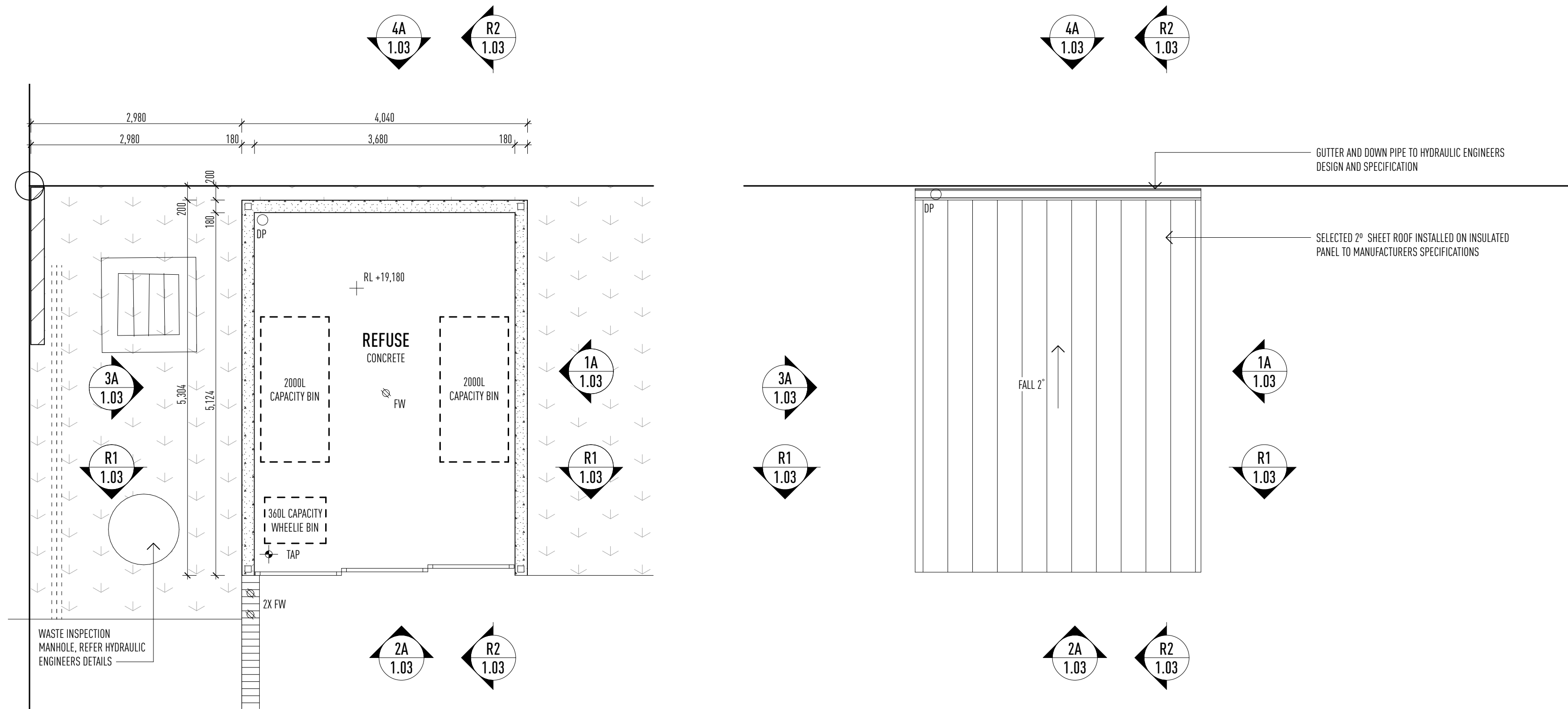
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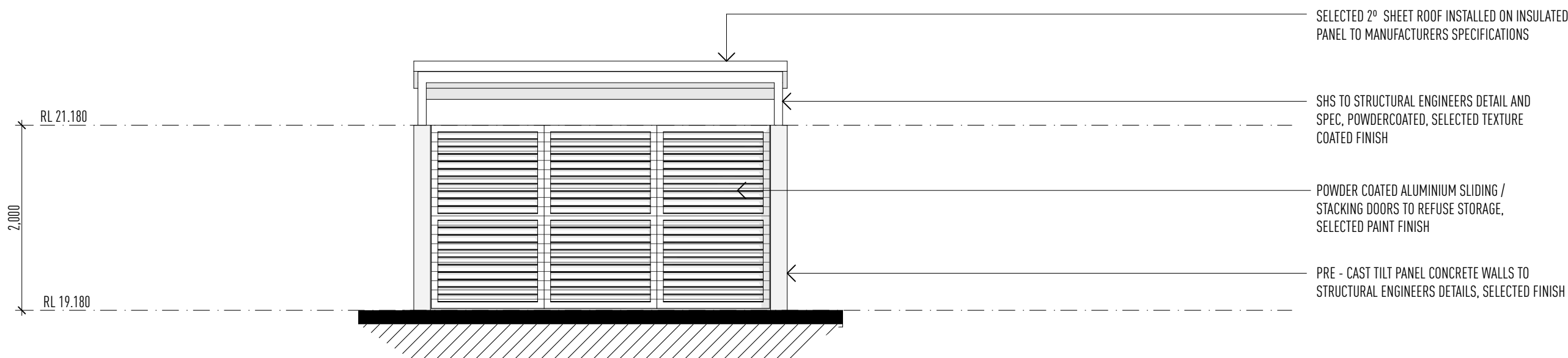
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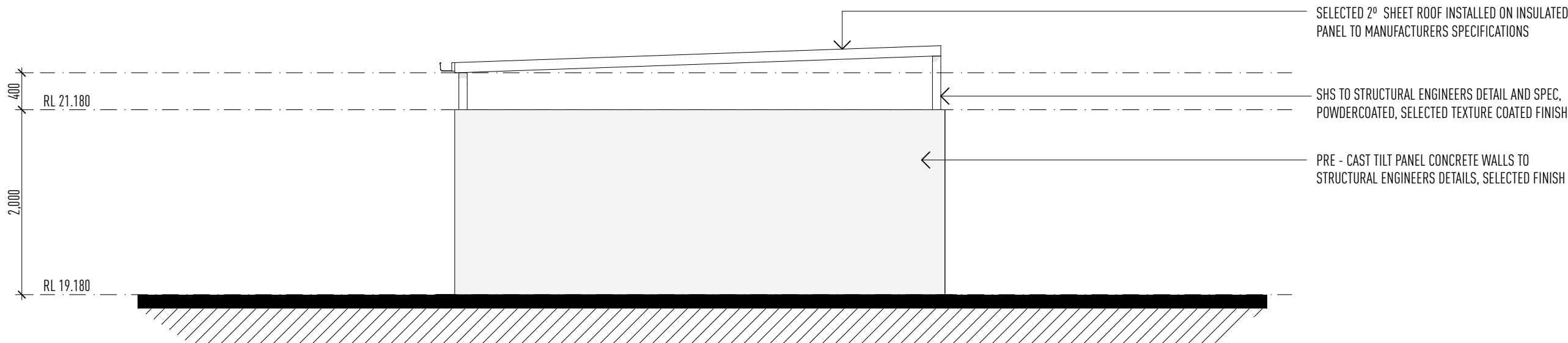
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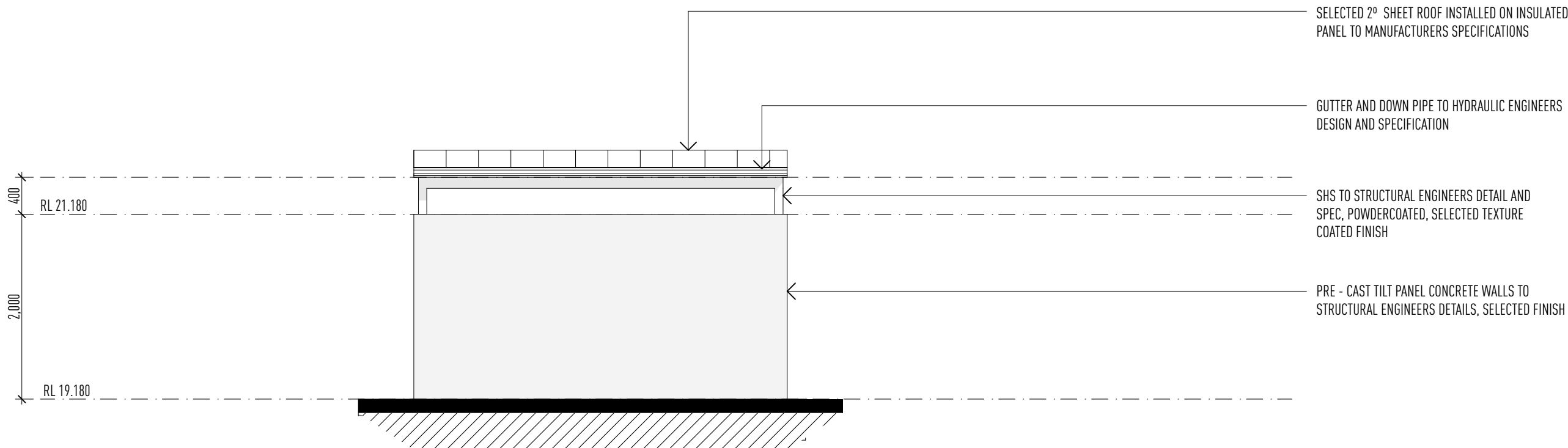
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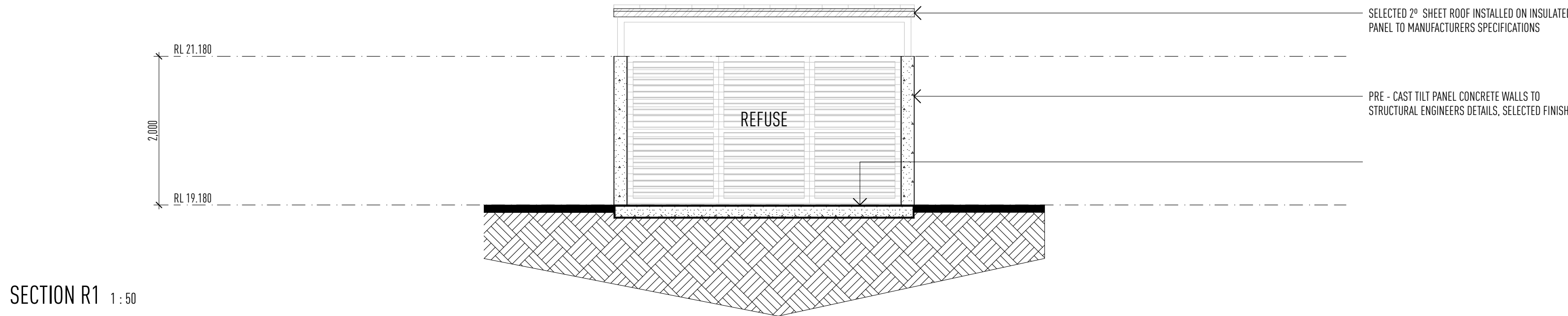
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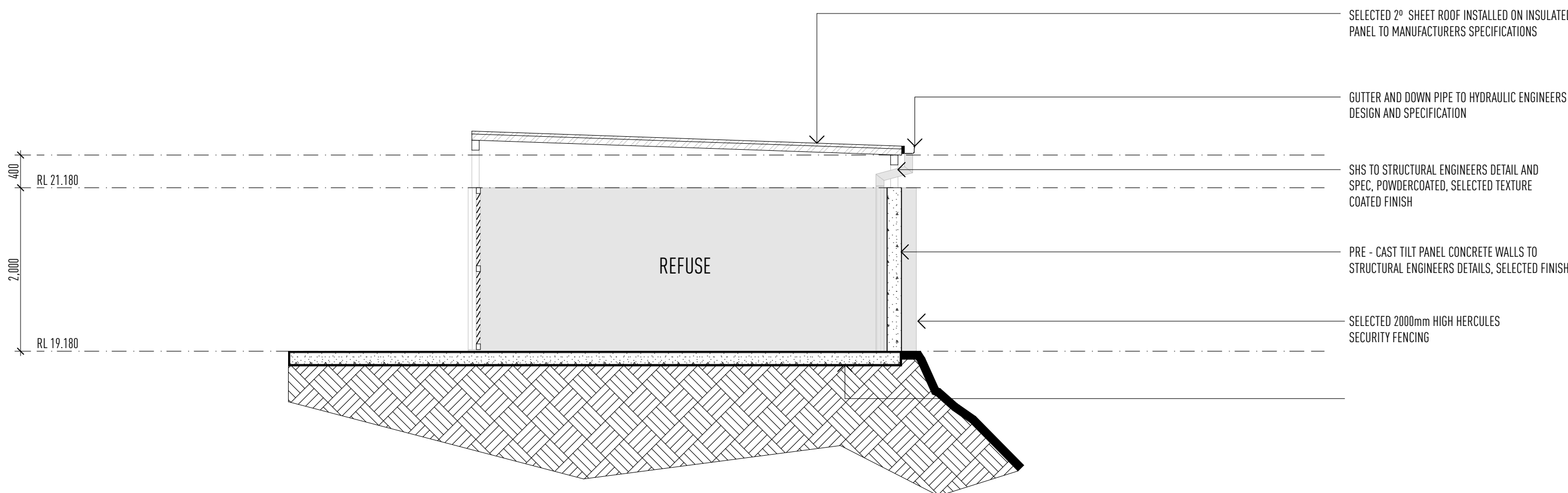
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ELEVATION 4 1:50



SECTION R1 1:50

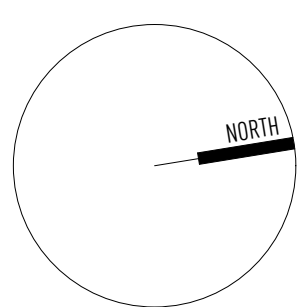


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REFUSE DETAILS

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LEGEND - LANDSCAPE PLAN

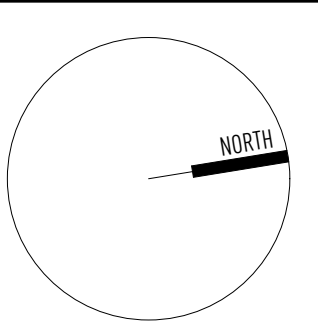
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- HEDGES
- TREES



LANDSCAPE INTENT PLANS

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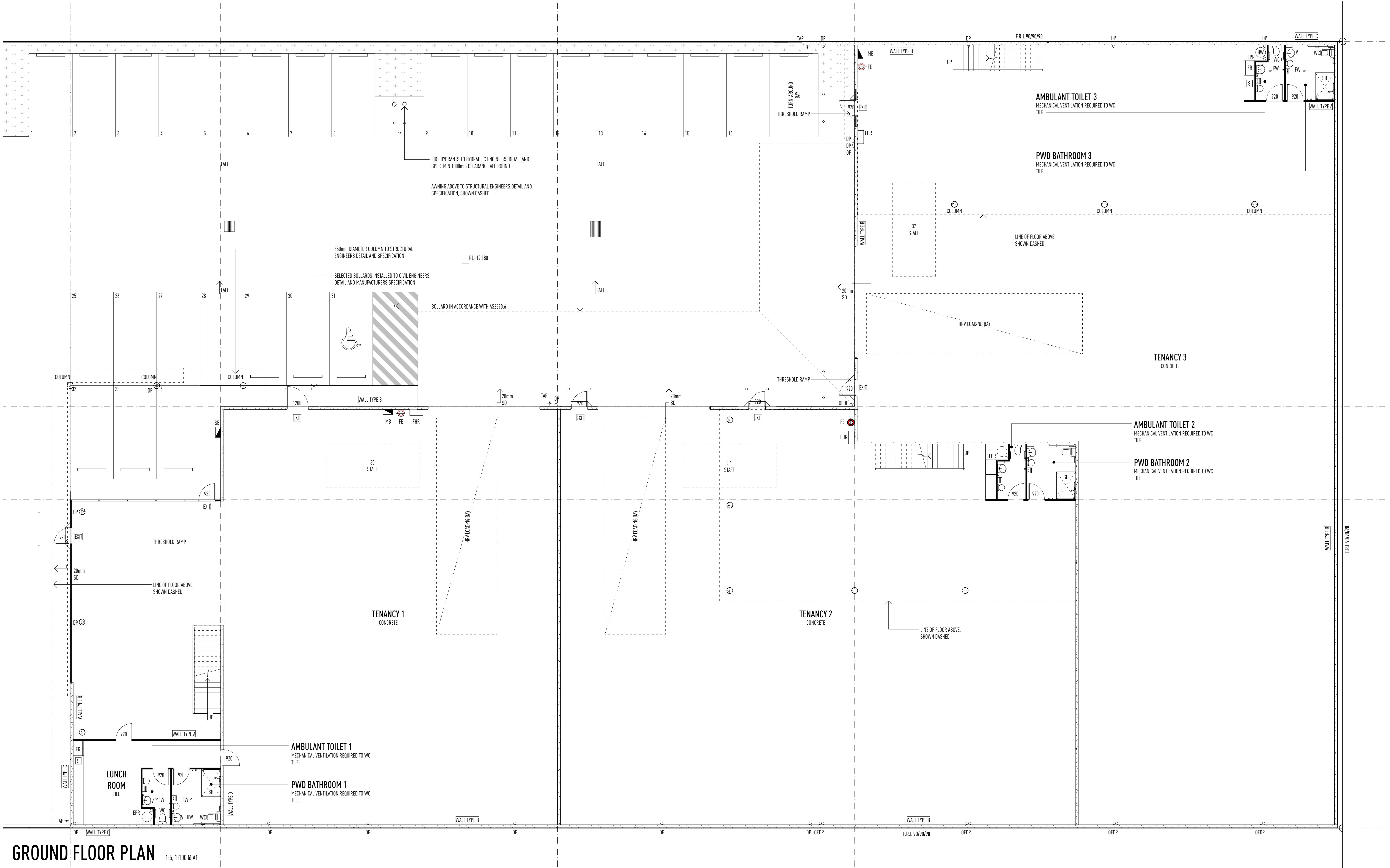
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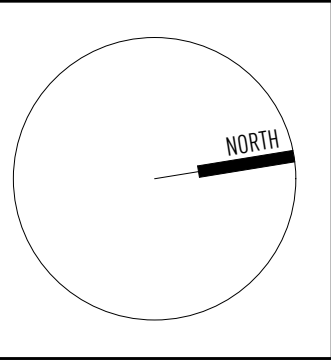
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GROUND FLOOR PLAN 1:5, 1:100 @ A1

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GROUND FLOOR PLAN

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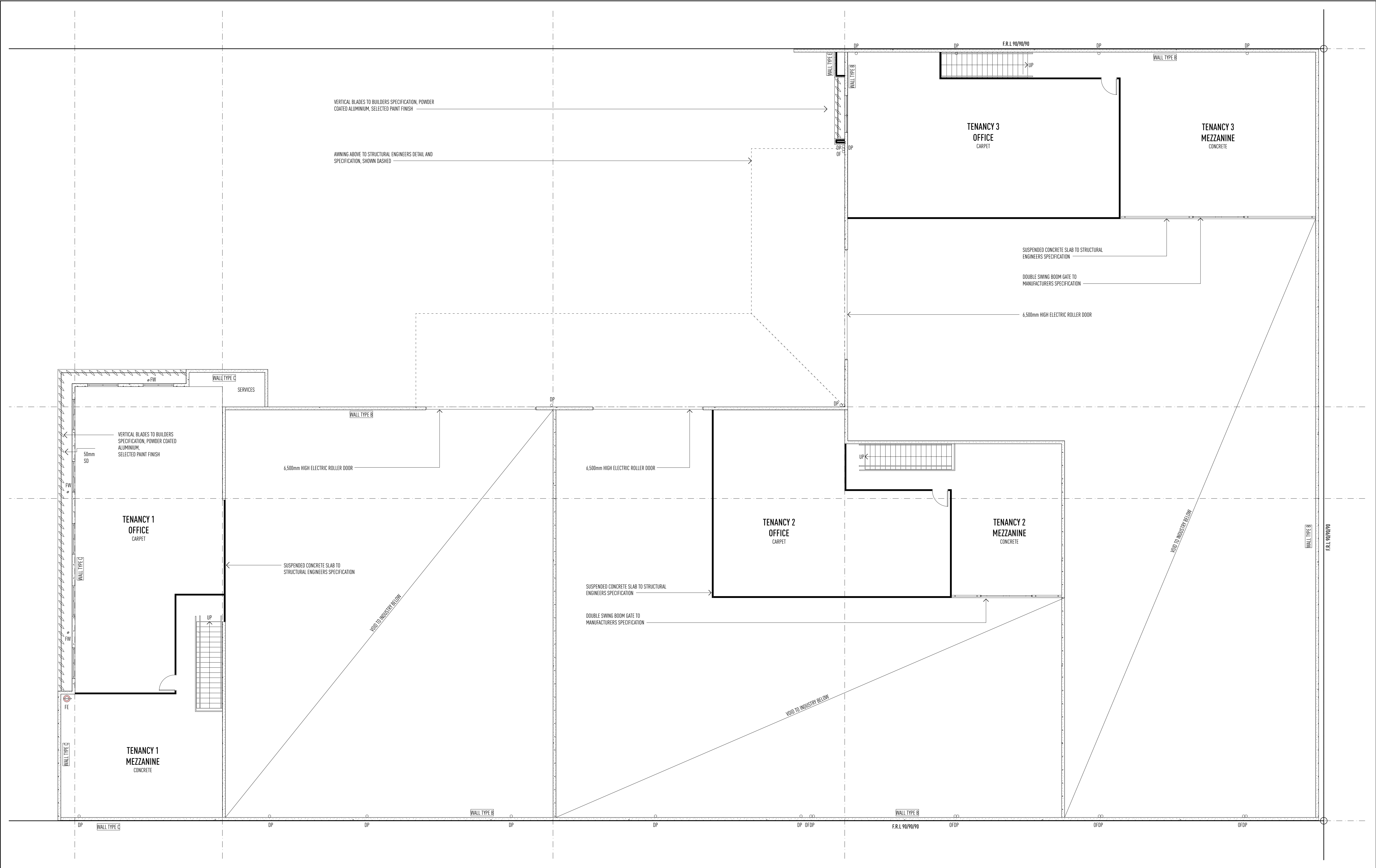
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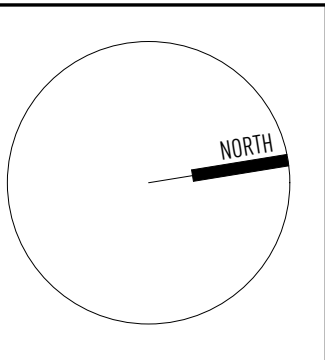
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FIRST FLOOR PLAN

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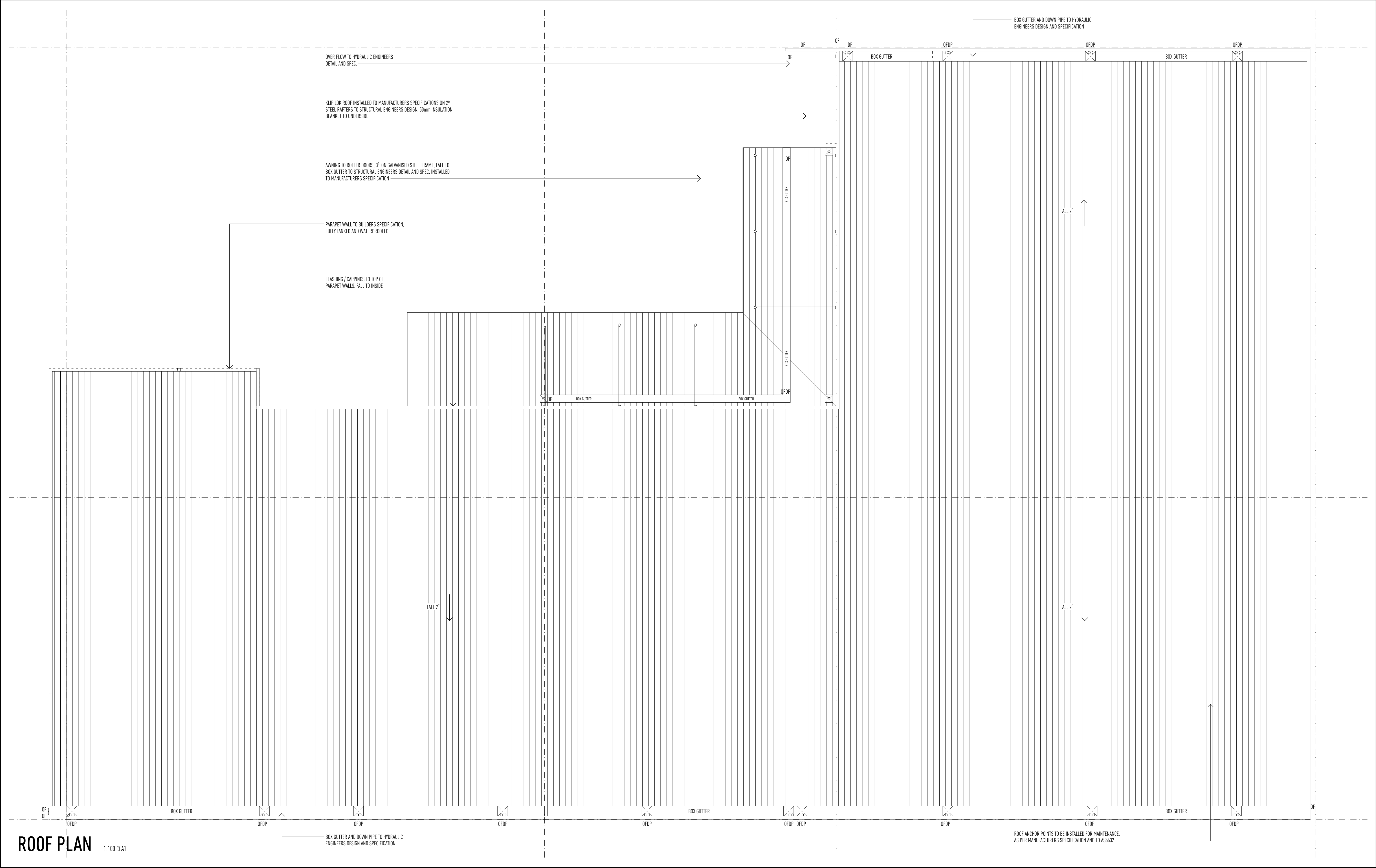
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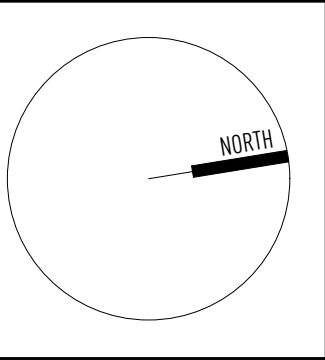
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ROOF PLAN

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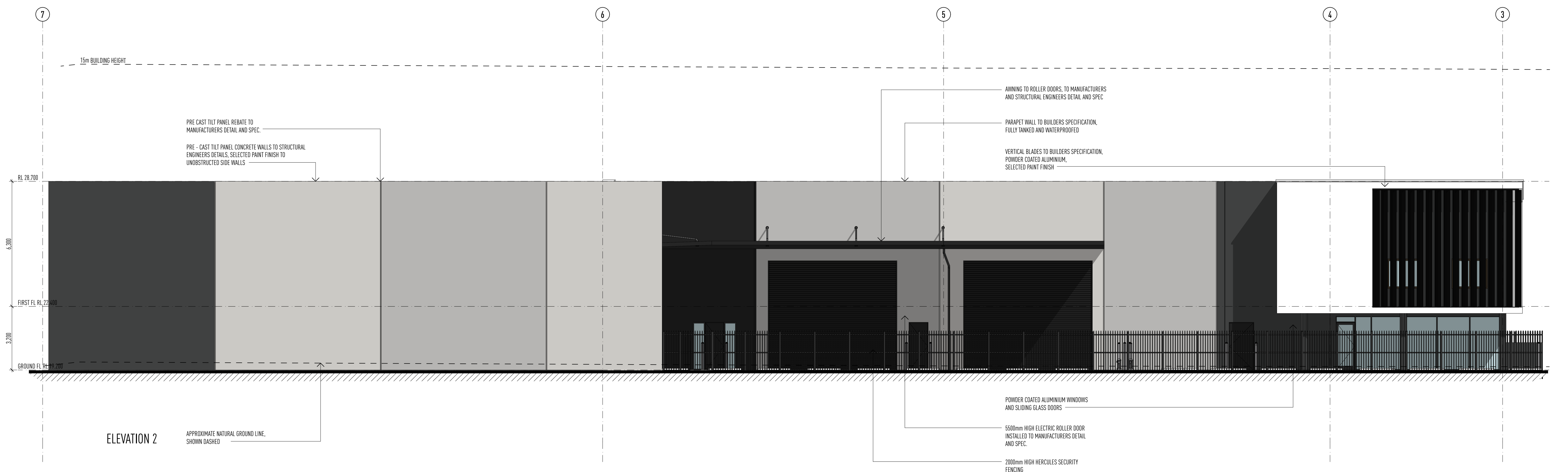
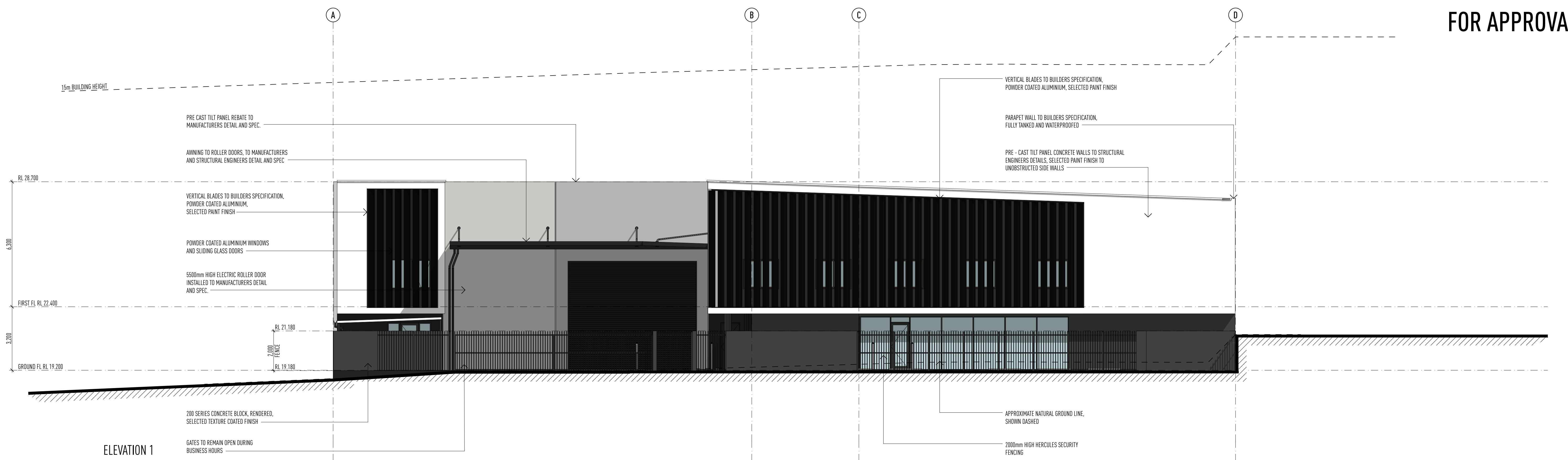
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ELEVATION 1 & 2

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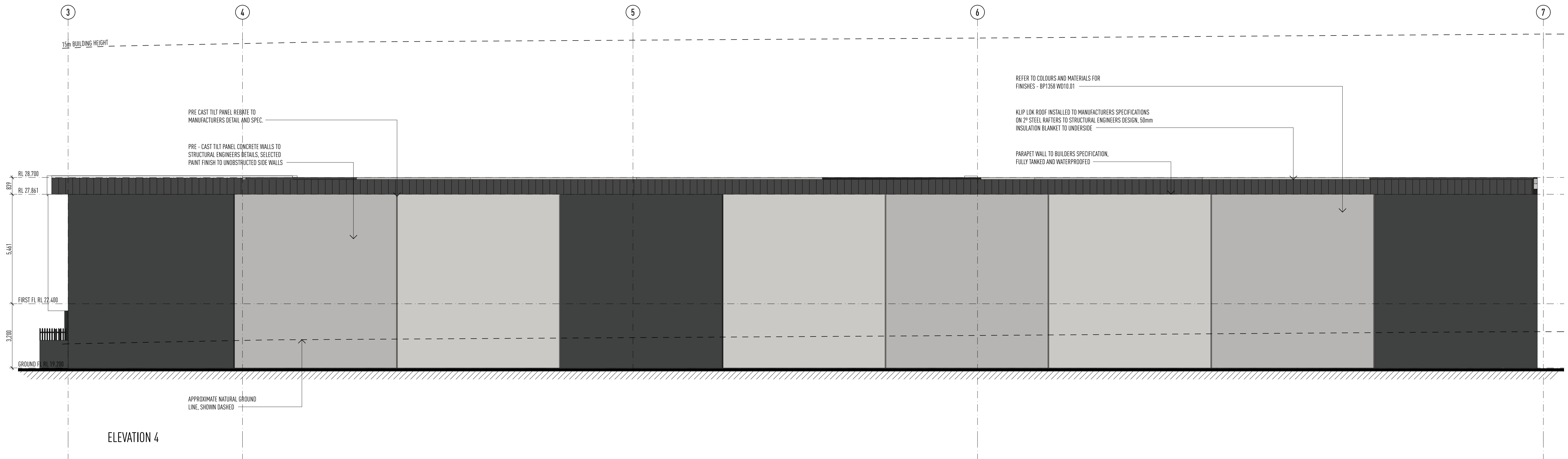
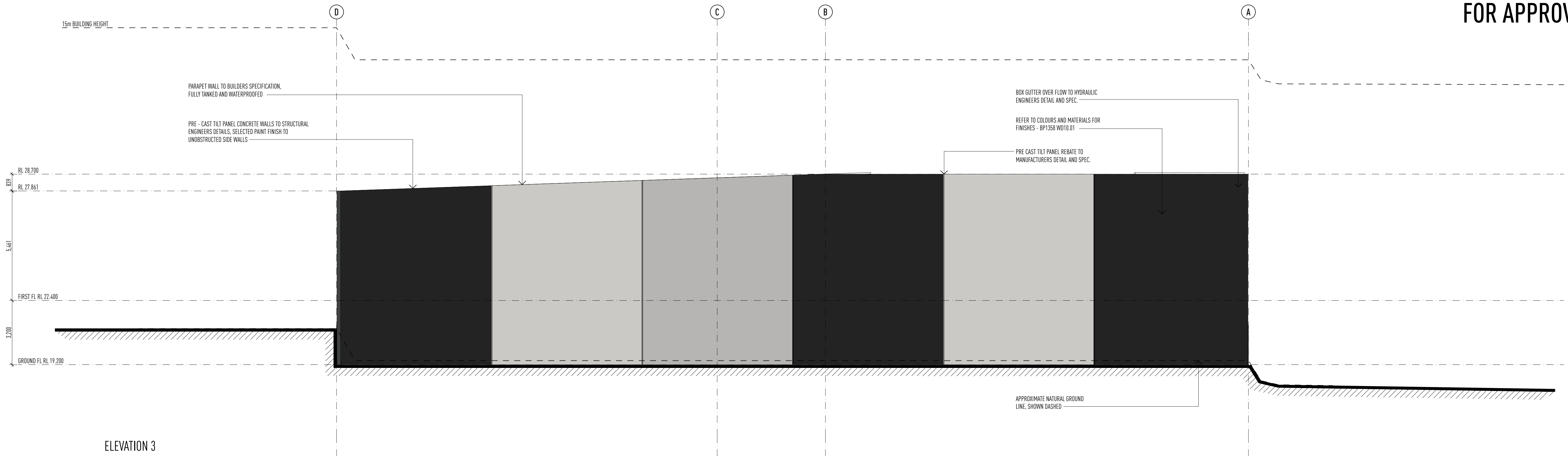
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ELEVATION 3 & 4

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ELEVATION 3 & 4

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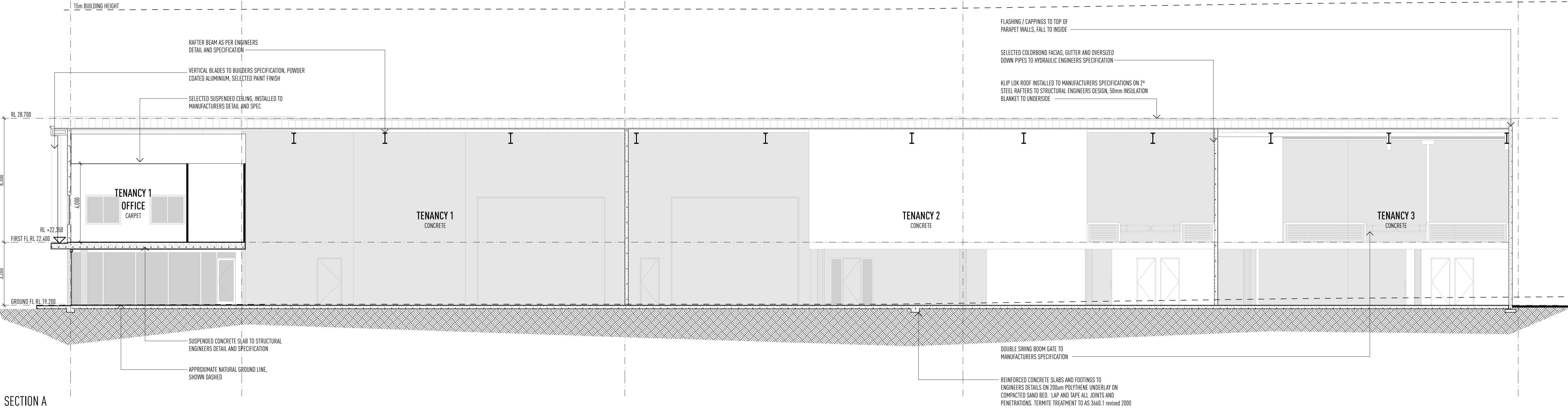
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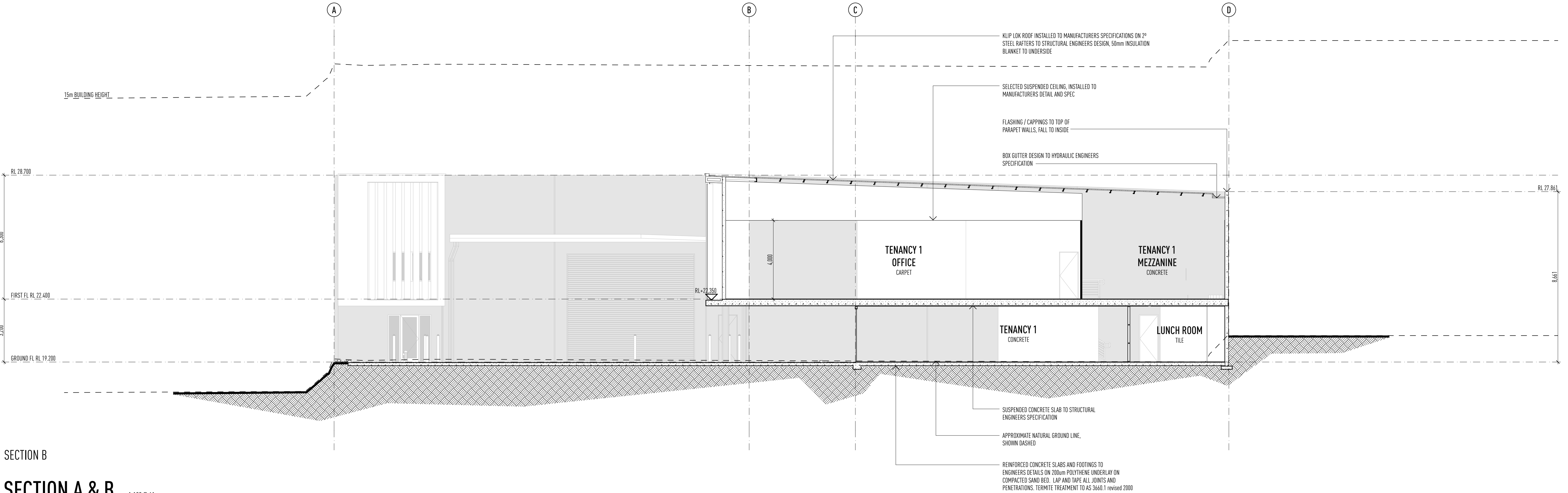
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SECTION A



SECTION B

SECTION A & B

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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
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 A & B

DRAWN CV / KF / RC
DATE APRIL '24
SCALE 1:100 @ A1

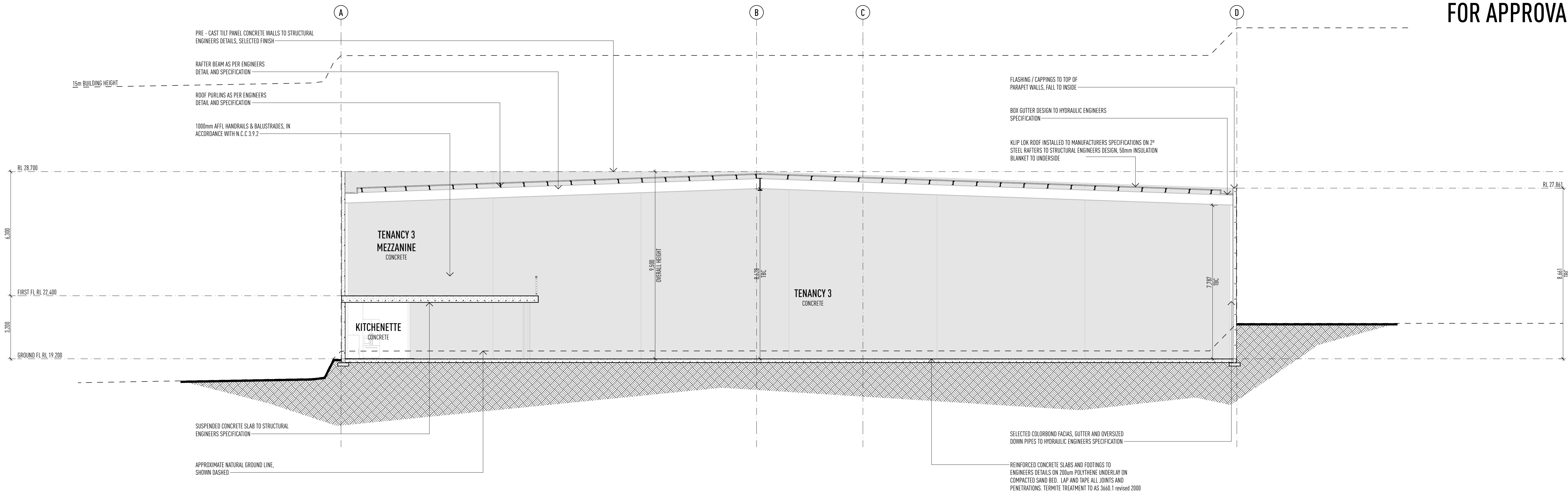
DRAWING No.

BP1358/WD/5.01

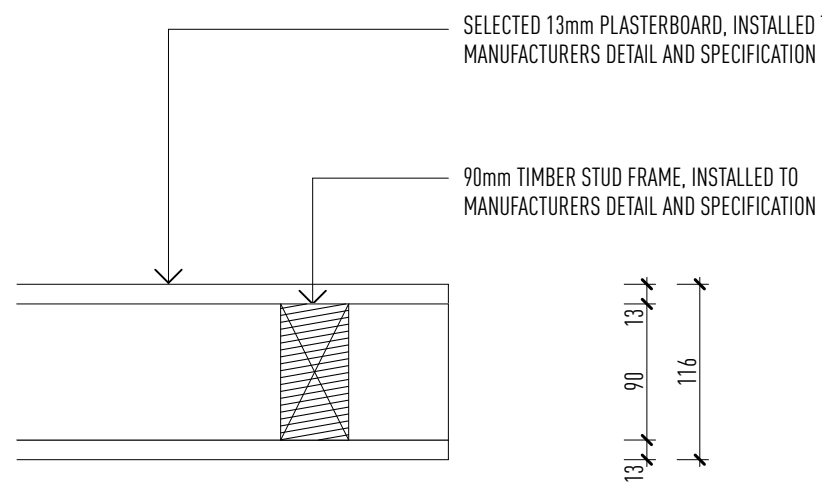
ISSUE

A

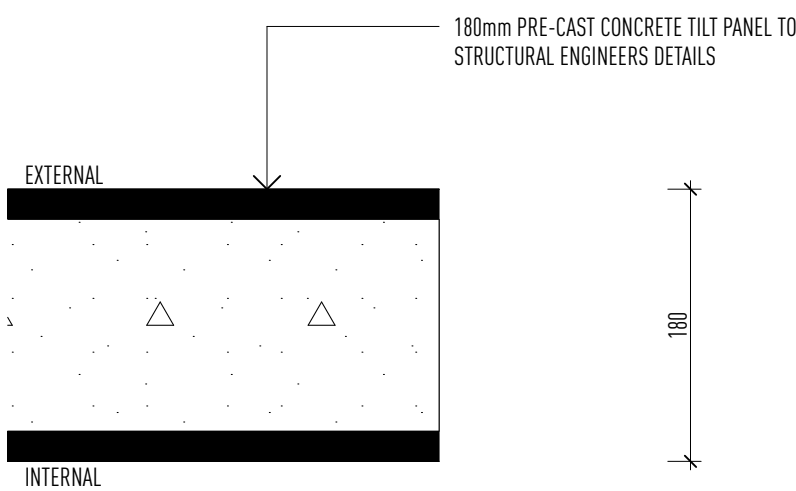
two clicks design



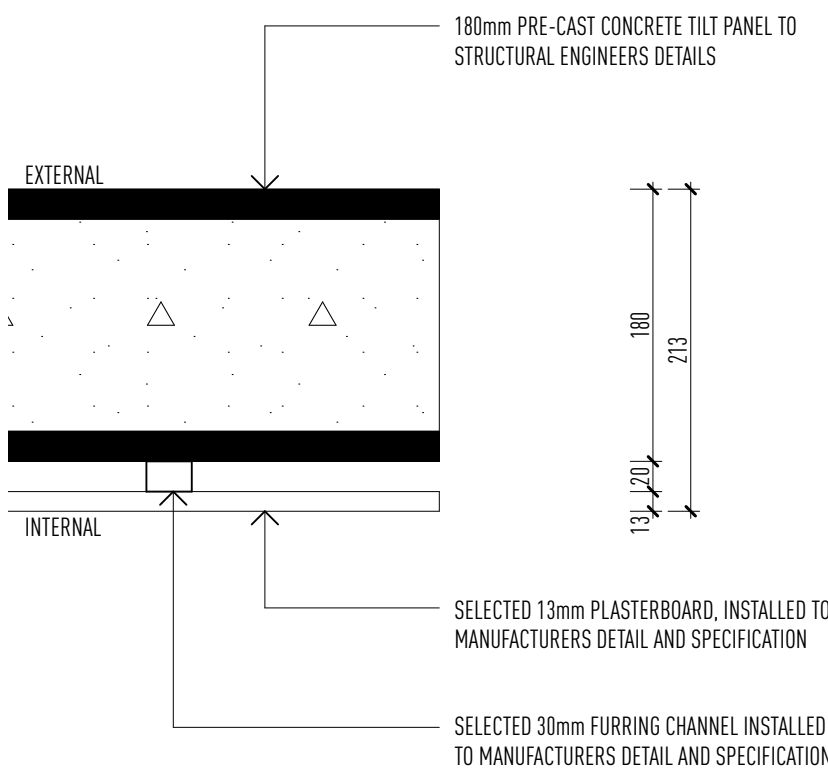
SECTION C



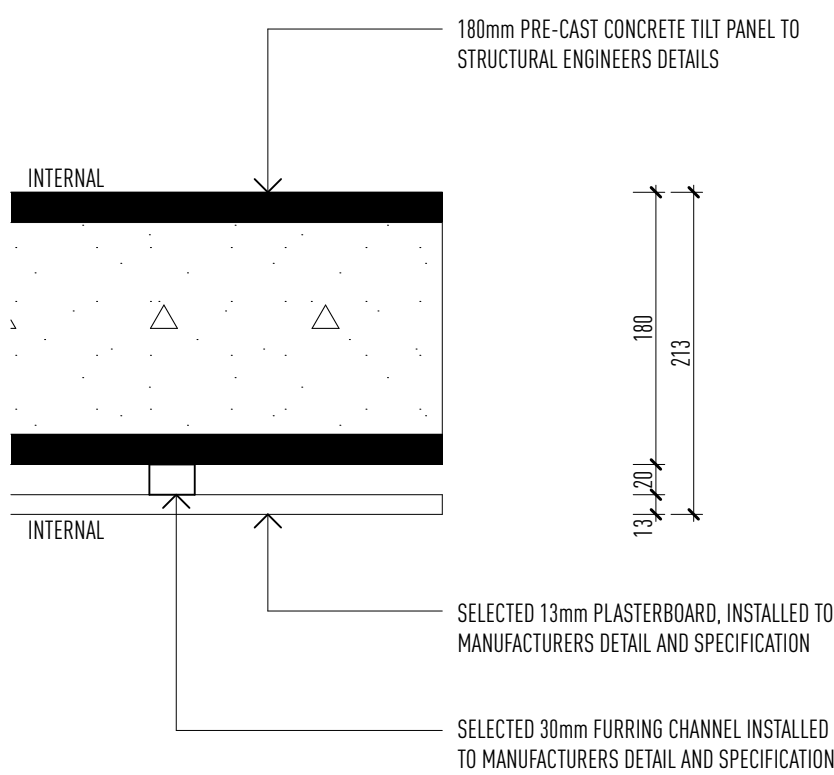
WALL TYPE A 1:5



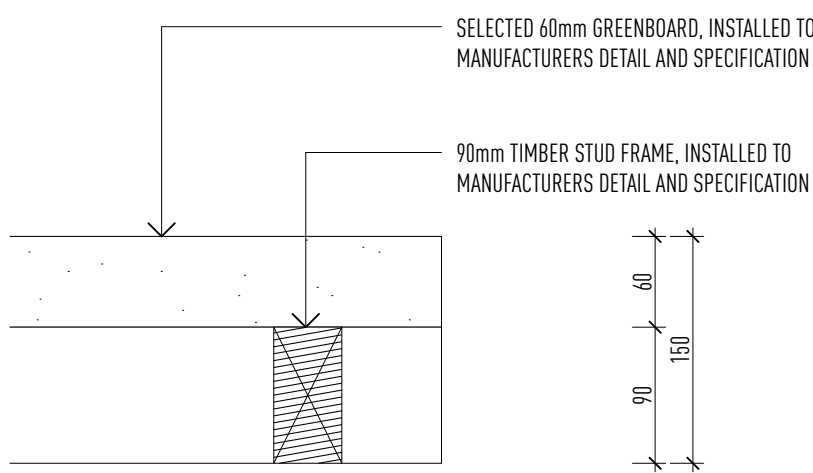
WALL TYPE B 1:5



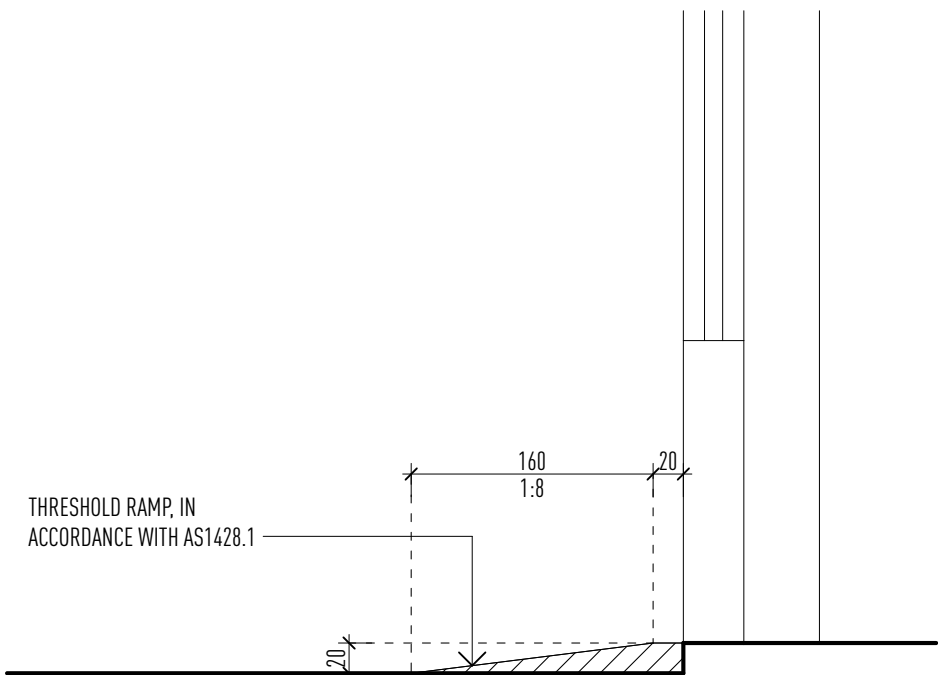
WALL TYPE C 1:5



WALL TYPE D 1:5



WALL TYPE E 1:5



THRESHOLD RAMP 1:5

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

ISSUE	DATE	DESCRIPTION
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DRAWING

SECTION C & WALL TYPES

DRAWING No.

BP1358/WD/5.02

ISSUE

A

DRAWN

CV / KF / RC

DATE

APRIL '24

SCALE

1:100, 1:5 @ A1

two clicks design



1



WALLS
RENDER 1
DULUX PAINT OR SIMILAR
COLOURBOND MONUMENT

2



WALLS
RENDER 1
DULUX PAINT OR SIMILAR
SILKWORTH

3



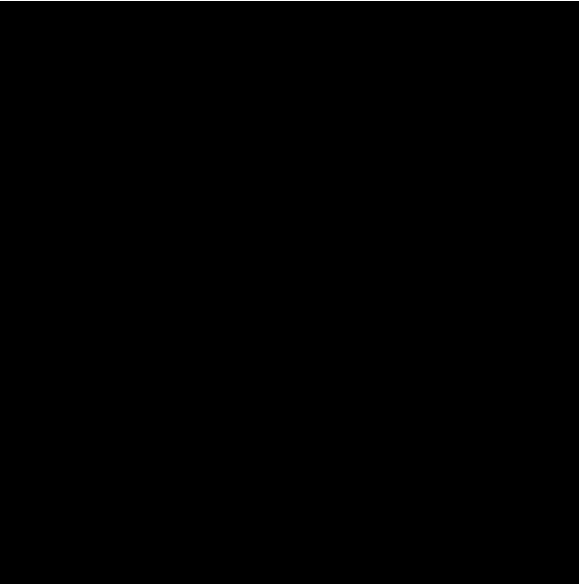
WALLS
RENDER 1
DULUX PAINT OR SIMILAR
TIMELESS GREY

4



WALLS
RENDER 2
RESENE PAINT OR SIMILAR
DOUBLE ALABASTER

5



WINDOW AND DOOR FRAMES, GATE
POWDER COATED
- BLACK

6



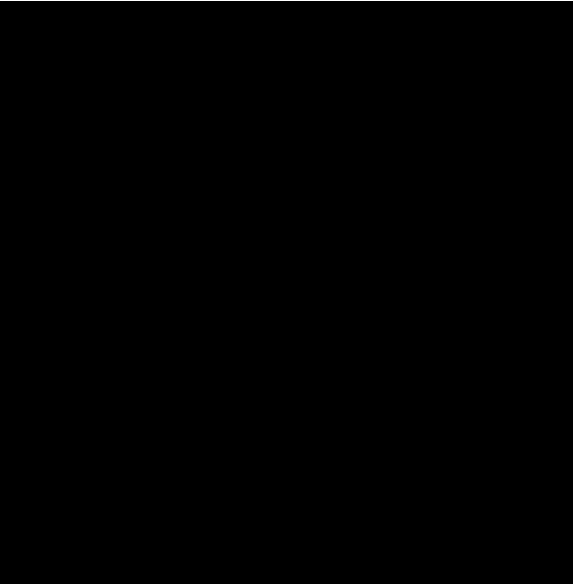
ROOF
KLIP LOCK ROOF SHEETING
POWDER COAT
COLOURBOND MONUMENT OR SIMILAR

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

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DRAWING

COLOURS AND MATERIALS

DRAWN

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SCALE

1:0.974 @ A1

DRAWING No.

BP1358/WD/10.01

ISSUE

A

two clicks design

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
TOTAL USE AREA (TUA)	806.21m ²	836.81m ²	1,186.86m ²	2,829.88m ²
TOTAL AREA	739.20m ²	796.54m ²	1,135.25m ²	2,670.99m ²
	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)			

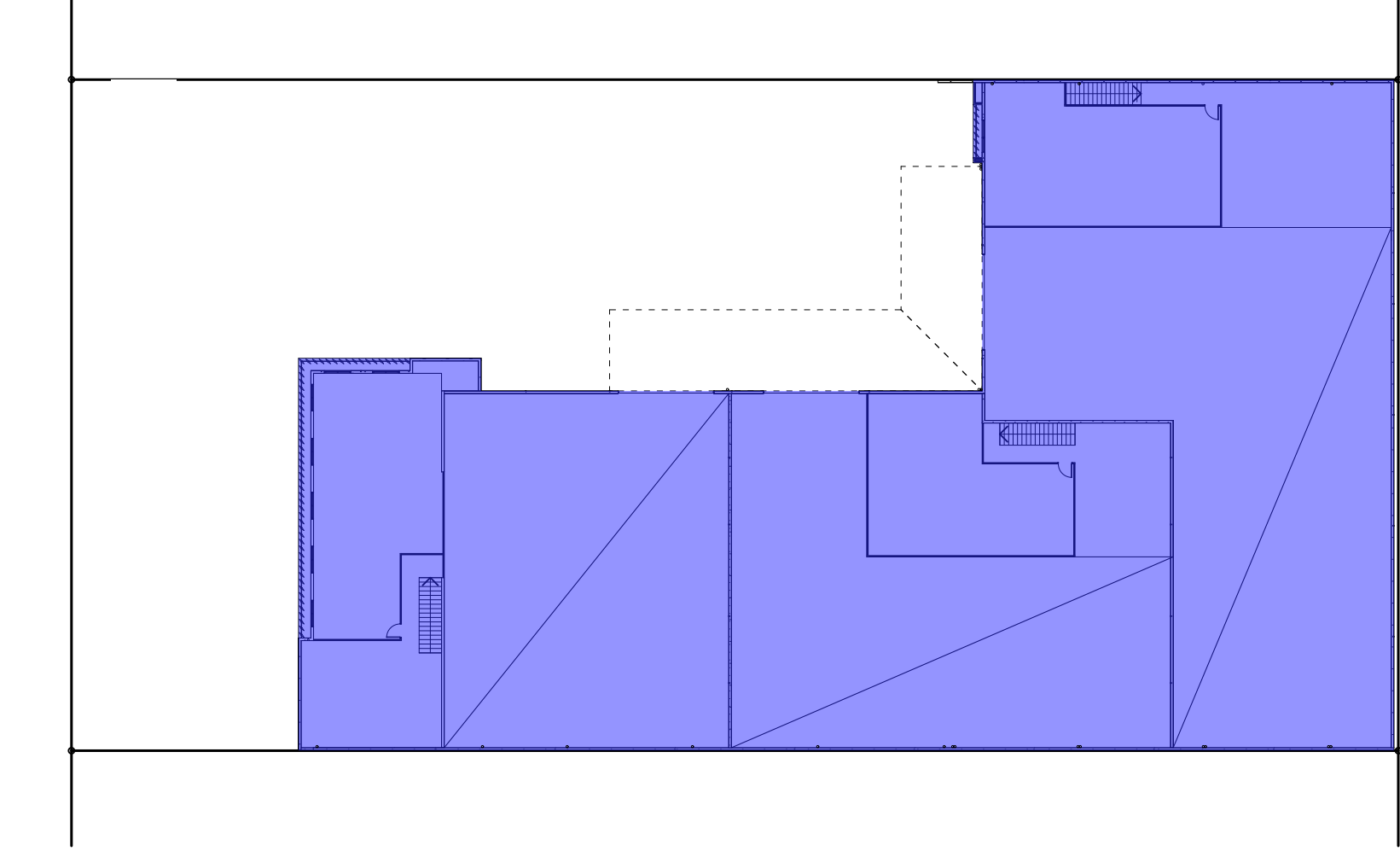
DEVELOPMENT PARTICULARS

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%)

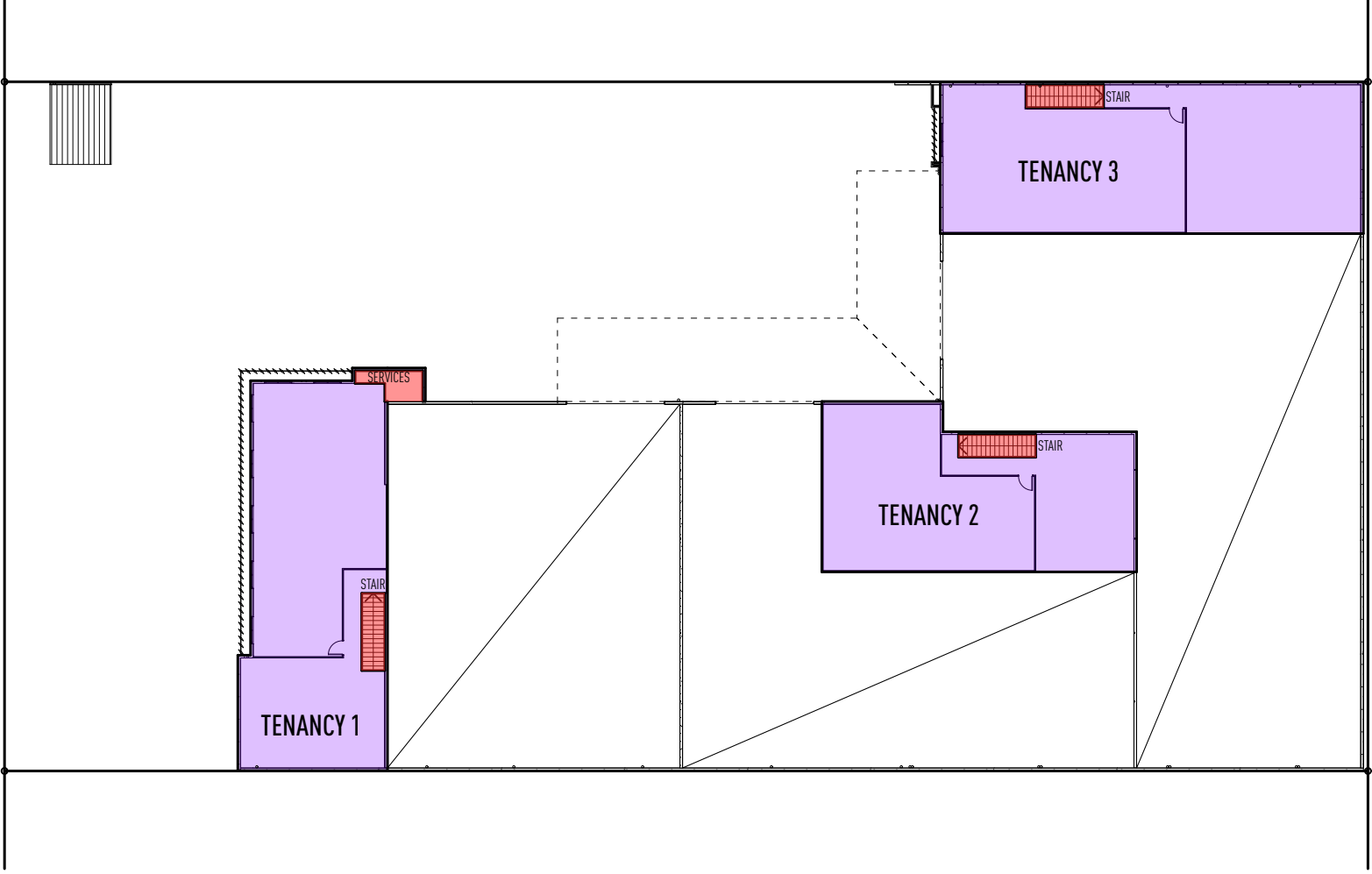
GFA DEFINITION
FOR A BUILDING, THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS TO THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR:
(A) BUILDING SERVICES, PLANT OR EQUIPMENT; OR
(B) ACCESS BETWEEN LEVELS; OR
(C) GROUND FLOOR PUBLIC LOBBY; OR
(D) A MALL; OR
(E) PARKING, LOADING AND MANOEUVRING OF VEHICLES; OR
(F) UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

TOTAL USABLE AREA (TUA) DEFINITION
THE SUM OF ALL THE AREAS (EXCLUSIVE OF ALL WALLS AND COLUMNS) OF ALL STOREYS OF A BUILDING WHICH ARE USED OR INTENDED FOR YOU FOR A PARTICULAR PURPOSE, PLUS ANY OTHER AREA OF A SITE WHICH IS USED, OR INTENDED TO BE USED, FOR THE SAME PURPOSE WHICH ARE LIKELY TO GENERATE CAR PARKING DEMAND. THE TERM DOES NOT INCLUDE:
(A) AREAS (INCLUSIVE OF ALL WALLS AND COLUMNS) OF ANY LIFT WELLS, LIFT MOTOR ROOMS, AIR CONDITIONING AND ASSOCIATED MECHANICAL OR ELECTRICAL PLANT AND EQUIPMENT ROOMS;
(B) AREAS OF ANY STAIRCASES / ACCESS BETWEEN LEVELS;
(C) AREAS OF ANY PUBLIC COMMON FOYER OR LOBBY WHERE THERE ARE NOT BEING USED FOR COMMERCIAL OR RETAIL PURPOSES;
(D) AREAS OF ANY PUBLIC TOILETS;
(E) AREAS OF ANY STAFF TOILETS, WASHROOMS, RECREATION AREAS AND LUNCHROOMS, PROVIDED THAT SUCH AREAS ARE NOT OPEN TO PERSONS OTHER THAN STAFF;
(F) AREAS USED FOR THE ACCESS, PARKING AND ASSOCIATED MANOEUVRING OF MOTOR VEHICLES;
(G) MALL / PUBLIC ARCADE; AND
(H) UNENCLOSED PRIVATE BALCONIES WHETHER ROOF OR NOT

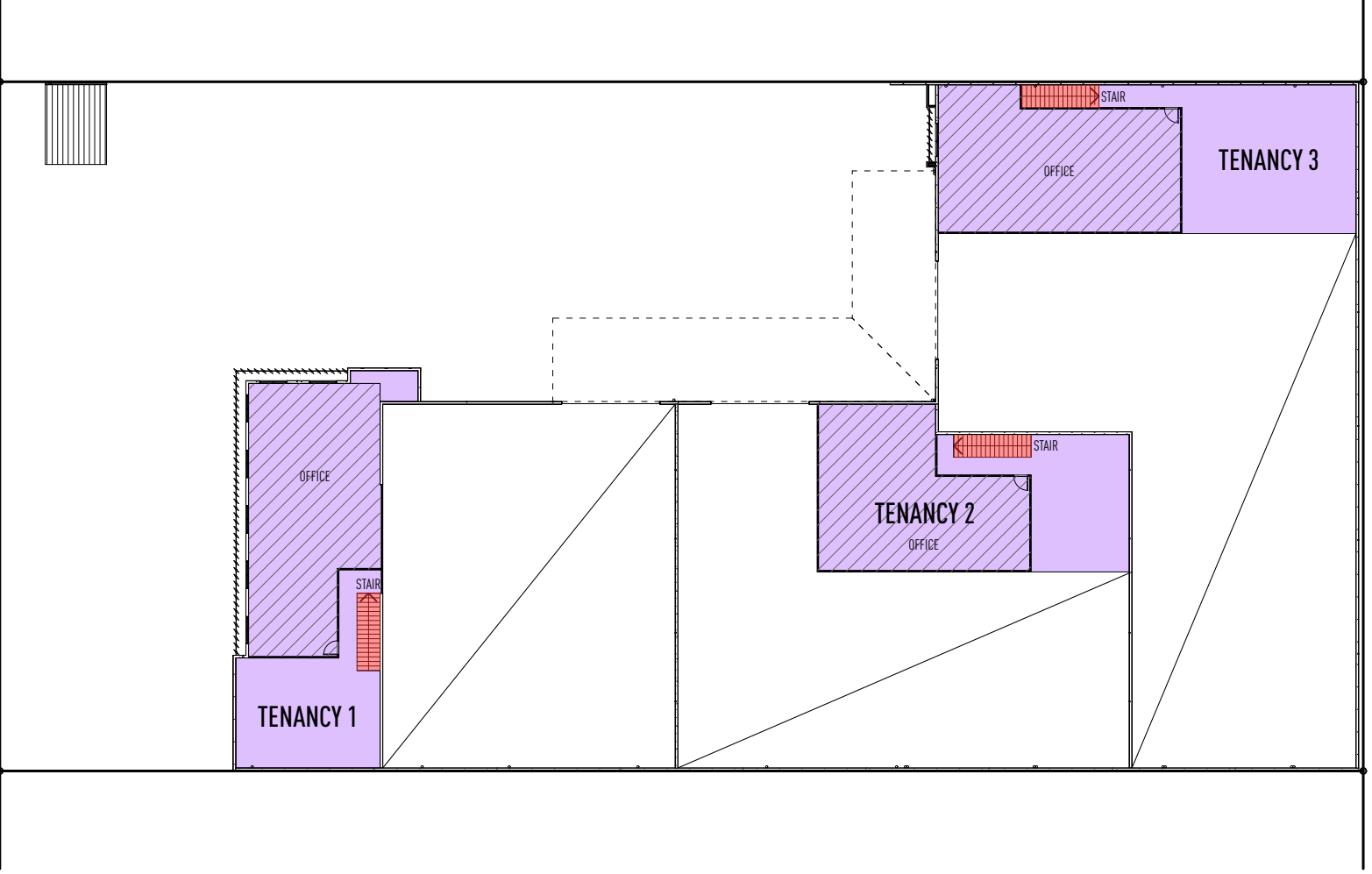
FOR APPROVAL



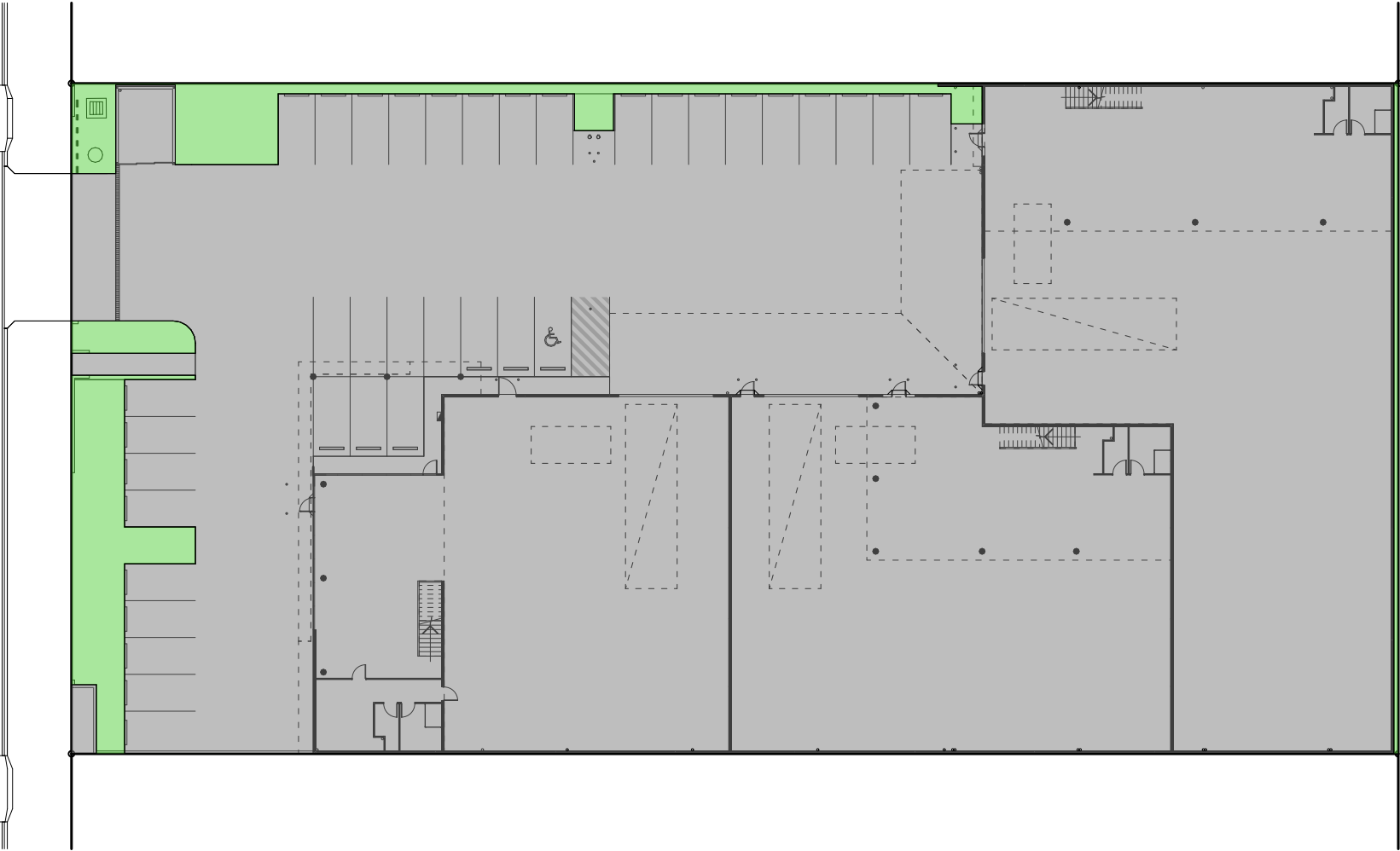
FIRST FLOOR - SITE COVER DIAGRAM
NTS



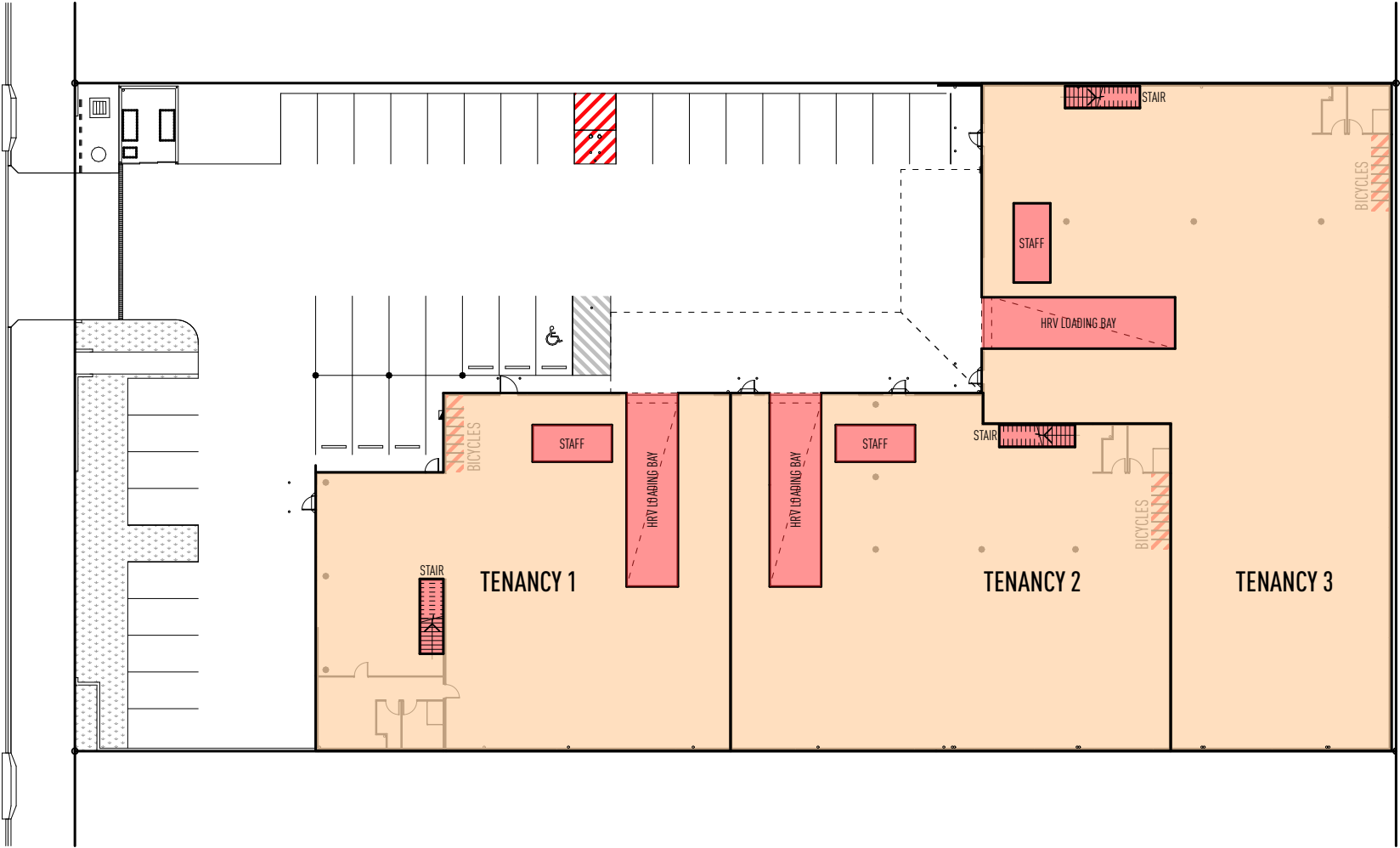
MEZZANINE - GFA DIAGRAM
NTS



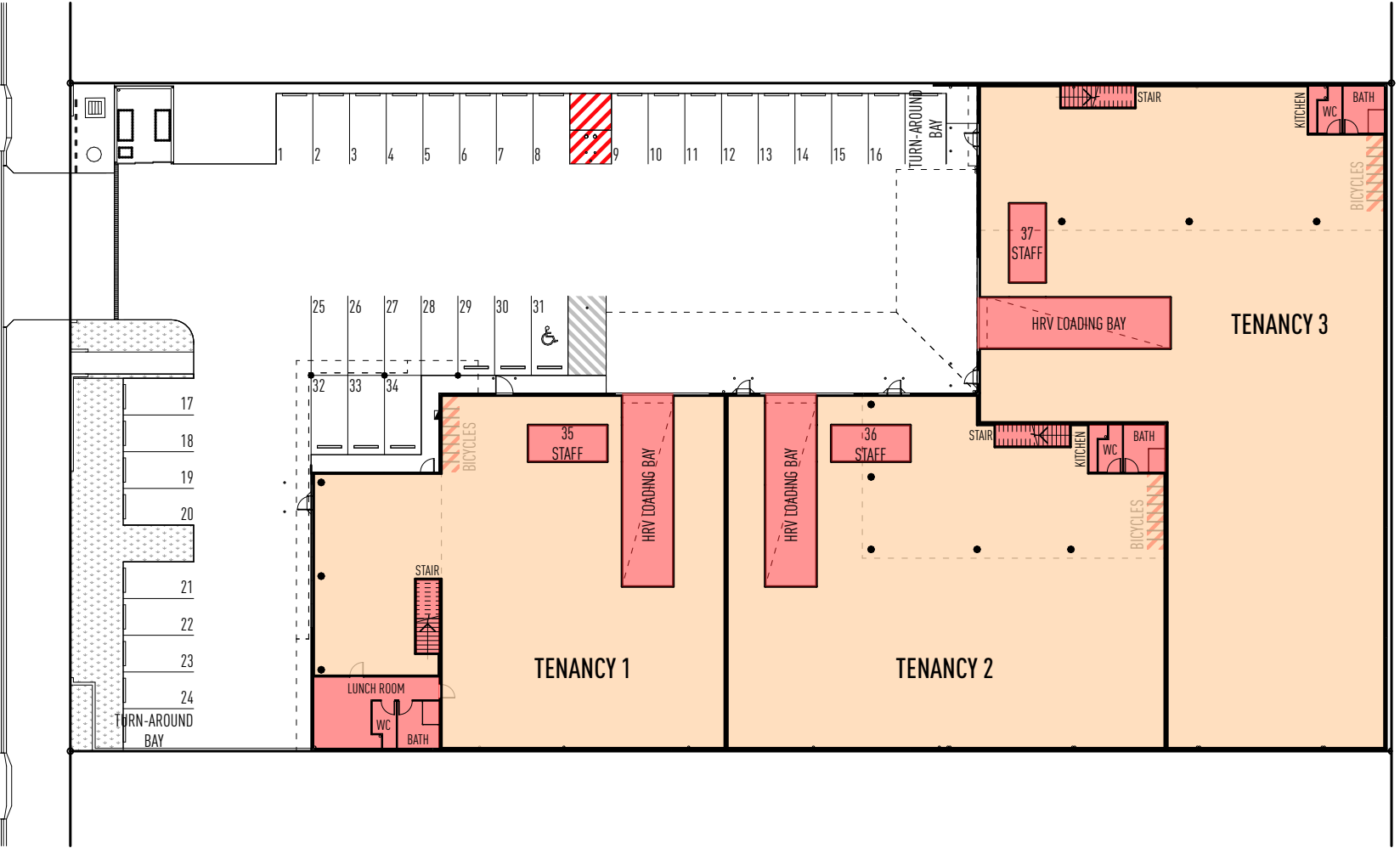
MEZZANINE - TUA DIAGRAM
NTS



GROUND FLOOR - IMPERVIOUS AREA DIAGRAM
NTS



GROUND FLOOR - GFA DIAGRAM
NTS



GROUND FLOOR - TUA DIAGRAM
NTS

AREA DIAGRAMS

1:437.500 @ A1

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DRAWING
AREA DIAGRAMS

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DATE APRIL '24
SCALE 1:437.500 @ A1

DRAWING No.
BP1358/WD/11.01

ISSUE
A

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