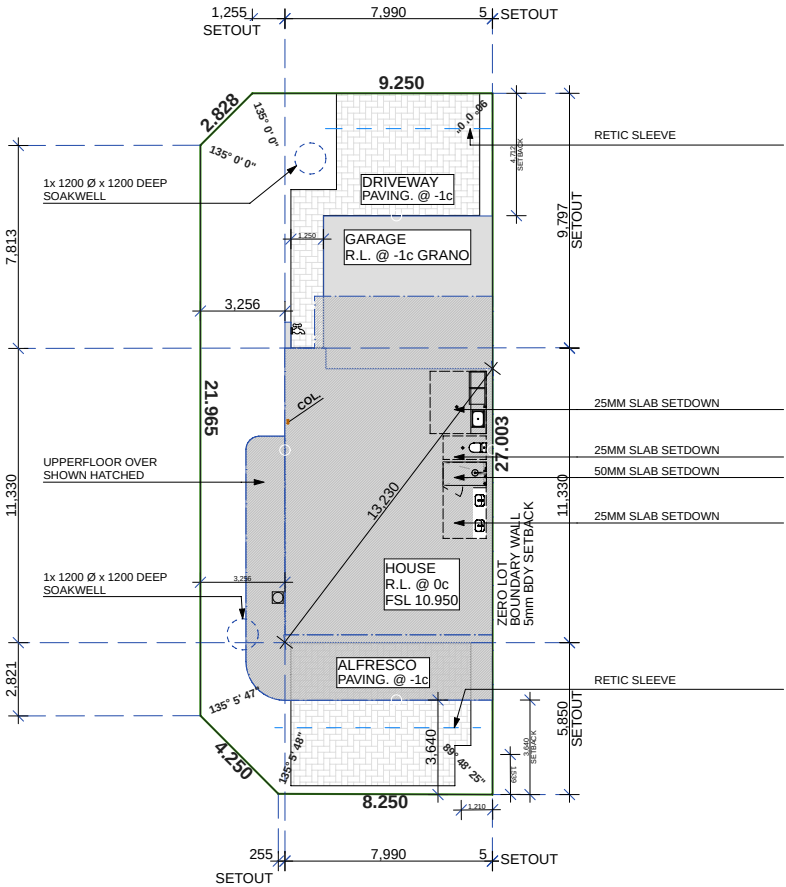


BUILDING AREAS	
GROUND FLOOR AREAS	
GROUND ALFRESCO	32.46
GROUND GARAGE	38.18
GROUND LIVING	85.78
TOTAL GROUND FLOOR AREAS	156.42 m ²
FIRST FLOOR AREAS	
FIRST BALCONY	34.78
FIRST LIVING	102.03
TOTAL FIRST FLOOR AREAS	136.81 m ²
TOTAL BUILDING AREAS	293.23 m ²

CONSTRUCTION TO COMPLY WITH BAL 19
CORROSION RATING: R3
SOIL CLASS: A
WIND: N3

SITE NOTES:
PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF DRAWINGS ALL MEASUREMENTS AND ANY CONSTRUCTION WORK SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY.
ALL ITEMS TO CONFORM WITH THE RELEVANT SECTIONS OF THE B.C.A AND AUSTRALIAN STANDARDS.
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.
APPROVED TERMITE TREATMENT TO AS3660.1:2014
ROOF RUNOFF AND PAVEMENT RUNOFF TO BE COLLECTED AND DISPOSED OF TO COUNCIL SATISFACTION. TO BE CONTAINED IN SOAKWELLS OR CONNECTED TO MAIN S/W VIA ON-SITE STORMWATER PIT SUBJECT TO COUNCIL REQUIREMENTS.
x2 1200mm Ø x 1200mm DEEP PRECAST CONCRETE SOAKWELLS, CONNECTED WITH 150mm PVC PIPE AT LOW LEVEL. ENSURE TANKS MAINTAIN EFFECTIVE INDIVIDUAL CAPACITY OF 1.36m ³ TO BE CONFIRMED WITH PLUMBER ON SITE. REFER TO AS3500.3
100mm PVC DWV STORM WATER PIPES, EXTENDED TO BASE OF DOWNPIPES AND PAVINGS DRAINS. 100mm PIPE TO BE LAID AT 1:100 AND CAPABLE OF DISCHARGING 8L / SECOND EACH. REFER TO AS3500.3
IDENTIFICATION OF LOT BOUNDARIES IS THE RESPONSIBILITY OF THE BUILDER PRIOR TO CONSTRUCTION.
SUBMIT AN ENGINEER APPROVED PENETROMETER TEST OF COMPACTED FILL PRIOR TO CONCRETING STAGE.
RETICULATION NOTE:
PVC SLEEVES UNDER ALL HARDSCAPING TO ALL LANDSCAPING BEDS AND ZONES. T.B.C TO LANDSCAPE DESIGNERS SPECIFICATION.
SETBACK/DIMENSION NOTE:
SETBACKS & DIMENSIONS DO NOT INCLUDE LININGS, BATTENS OR CLADDINGS.
COASTAL ENVIRONMENT NOTE:
ALL FINISHES, SPECIFICATIONS, CONSTRUCTION METHODOLOGIES, ETC. REQUIRED TO COMPLETE THE SCOPE OF WORKS ARE TO COMPLY WITH THE RELEVANT STANDARDS AND CODES FOR BREAKING SURF OR SALT WATER BODY IN CLOSE PROXIMITY. BUILDER TO CONFIRM ALL DETAILS PRIOR TO COMMENCEMENT OF ANY WORKS.
EARTHWORKS NOTE:
SITE IS TO BE PREPARED AS PER SITE CLASSIFICATION AND ENGINEERING REQUIREMENTS AND SPECIFICATION.



SITE PLAN
1:200

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SITE PLAN

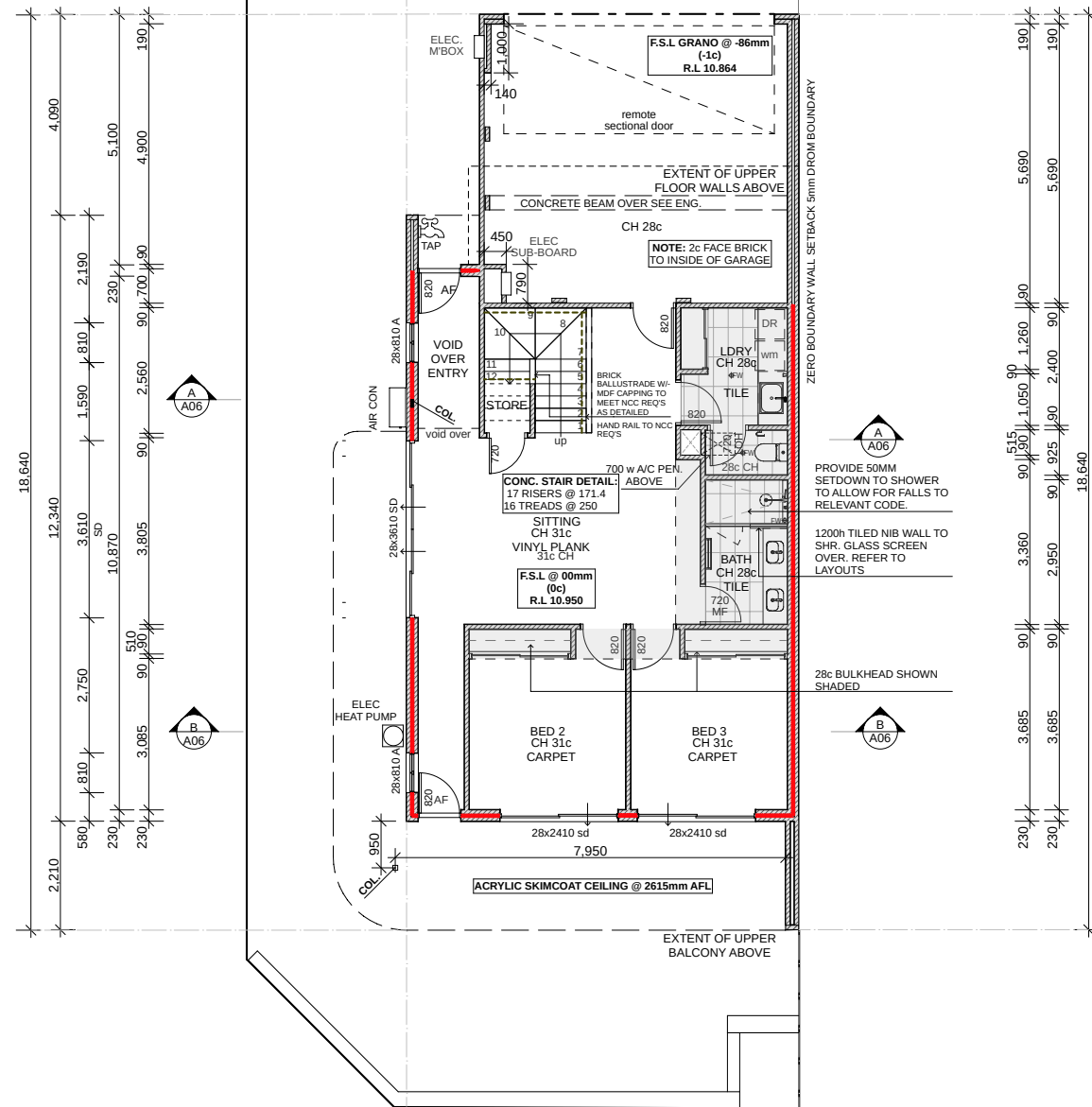
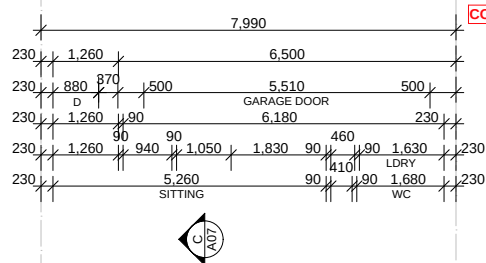
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DRAWN:	NP KA	005-24
SCALE @ A3:	1:200	
REV	NAME	DATE
CD-02	ISSUED FOR CONSTRUCTION	13/10/25
CD-03	ISSUED FOR CONSTRUCTION	17/10/25
CD-04	ISSUED FOR CONSTRUCTION	31/10/25
CD-05	ISSUED FOR CONSTRUCTION	04/11/25

DRAWING NO.:

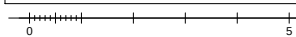


A02
OF A12

BUILDING AREAS	
GROUND FLOOR AREAS	
GROUND ALFRESCO	32.46
GROUND GARAGE	38.18
GROUND LIVING	85.78
TOTAL GROUND FLOOR AREAS	156.42 m²
FIRST FLOOR AREAS	
FIRST BALCONY	34.78
FIRST LIVING	102.03
TOTAL FIRST FLOOR AREAS	136.81 m²
TOTAL BUILDING AREAS	293.23 m²



NOTES:	
- PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF DRAWINGS ALL MEASUREMENTS AND ANY CONSTRUCTION WORK SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. - ALL ITEMS TO CONFORM WITH THE RELEVANT SECTIONS OF THE NCC / B.C.A AND AUSTRALIAN STANDARDS. - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS. - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY CONSULTANTS REPORT - REFER TO ENERGY EFFICIENCY REPORT & SECTIONS FOR INSULATION TYPES & LOCATIONS. - REFER TO ENERGY REPORT FOR WERS RATING AND CLADDING INFORMATION. - ALL CLADDING TO BE INSTALLED WITH FLASHINGS & BUILDING WRAP AS PER MANUFACTURERS REG'S - REFER ALL RELEVANT DRAWINGS FOR CONFIRMATION OF HEIGHTS, OPENINGS AND HANDING. CONFIRM WITH THE DESIGNER ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO MANUFACTURING. - REFER TO ELEVATIONS FOR DOOR / WINDOW SILL AND HEAD HEIGHTS. - MITRE AND WELD 'T' BARS AT CORNERS AND TREAT IN ACCORDANCE WITH CURRENT AUSTRALIA STANDARDS AND PART 3.4.4 NCC/BCA REQUIREMENTS. - NUMBER AND POSITION OF DOWNPIPES SHOWN AS APPROXIMATE ONLY AND ARE TO BE AS PER THE PLUMBERS DISCRETION AND IN ACCORDANCE WITH PART 3.5.2 OF CURRENT NCC/BCA REQ. - CEILING, WALL INSULATION AND OTHER ENERGY EFFICIENCY REQUIREMENTS AS DEFINED IN ENERGY ASSESSMENT. - GLAZING TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1288 AND PART 3.6.0 OF CURRENT NCC/BCA REQUIREMENTS. - SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF CURRENT NCC AND BCA REQUIREMENTS - SUPPLY AND INSTALL CHEMICAL TERMITE TREATMENT IN ACCORDANCE WITH AS3660.1-2014 AND MANUFACTURER SPECIFICATIONS. - ALL BRICKWORK SHALL BE IN ACCORDANCE WITH AS3700: MASONRY CODE AND PART 3.3 OF CURRENT NCC/B.C.A REQUIREMENTS. - ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684 AND PART 3.4.3 OF CURRENT NCC/B.C.A REQUIREMENTS. - UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION, WITH TIMBER OR METAL BATTENS. - ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786 AND PART 3.7.2 OF CURRENT NCC/B.C.A REQUIREMENTS. - ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS1688.2 AND PART 3.8.5 OF CURRENT NCC/B.C.A REQUIREMENTS (ALL VENTS TO BE DUCTED TO EXTERNAL AIR). - ALL GAS FITTINGS AND OUTLETS TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999.	
INSULATION KEY:	
CAVITY WALL INSULATION:	
CEILING HEIGHTS:	
31c CEILING UNLESS NOTED OTHERWISE	
CEILING NOTES:	
28c CEILING TO AREAS SHOWN SHADED UNLESS NOTED OTHERWISE	
SLAB NOTES:	
25mm SETDOWN TO BATH AND WET AREAS, 50mm SETDOWN TO SHOWERS TO ALLOW FOR FALL OF TILING TO FLOOR WASTE	
TOP OF FOOTINGS TO BE @ -2c TO PIERS/POSTS, GARAGE, PORTICOS, AND ALFRESCOS	
DOOR NOTES:	
DOORS MARKED WITH (LOH) = LIFT OFF HINGE	
TERMITE + EHB NOTES:	
TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 AND BCA PART 3.1.4. SPECIFICATIONS AS PER MANUFACTURER'S DETAILS.	
H2 TREATED PINE INSTALLED TO TIMBERLINK BLUE RECOMMENDATIONS TO ROOF FRAMING	
EXTERNAL EXPOSED TIMBER TO BE H3 TREATED TIMBER	
ROOF PLUMBER NOTES:	
LOCATION OF DOWNPIPES TO BE INDICATIVE ONLY. FINAL LOCATION OF DOWNPIPES MAY BE CHANGED AT THE ROOF PLUMBERS DISCRETION	
CEILING FIXER NOTES:	
ALL CEILINGS AS NOTED ON PLANS. ALL FULL HEIGHT OPENINGS TO HAVE CORNICE THROUGH.	
ROOF CARPENTER NOTES:	
ALLOW FOR 450 x 450 CEILING CUTOUT TO FRAMING TO RANGEHOOD FLUME	



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PORT KENNEDY

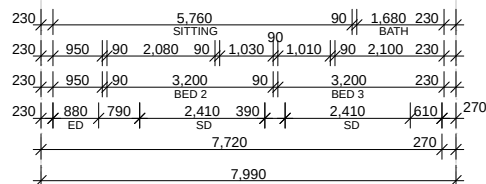
GROUND FLOOR PLAN

REV:	CD-06	JOB NO.:
DRAWN:	NP KA	005-24
SCALE:	@ A3: 1:100	
REV	NAME	DATE
CD-02	ISSUED FOR CONSTRUCTION	13/10/25
CD-03	ISSUED FOR CONSTRUCTION	17/10/25
CD-04	ISSUED FOR CONSTRUCTION	31/10/25
CD-05	ISSUED FOR CONSTRUCTION	04/11/25

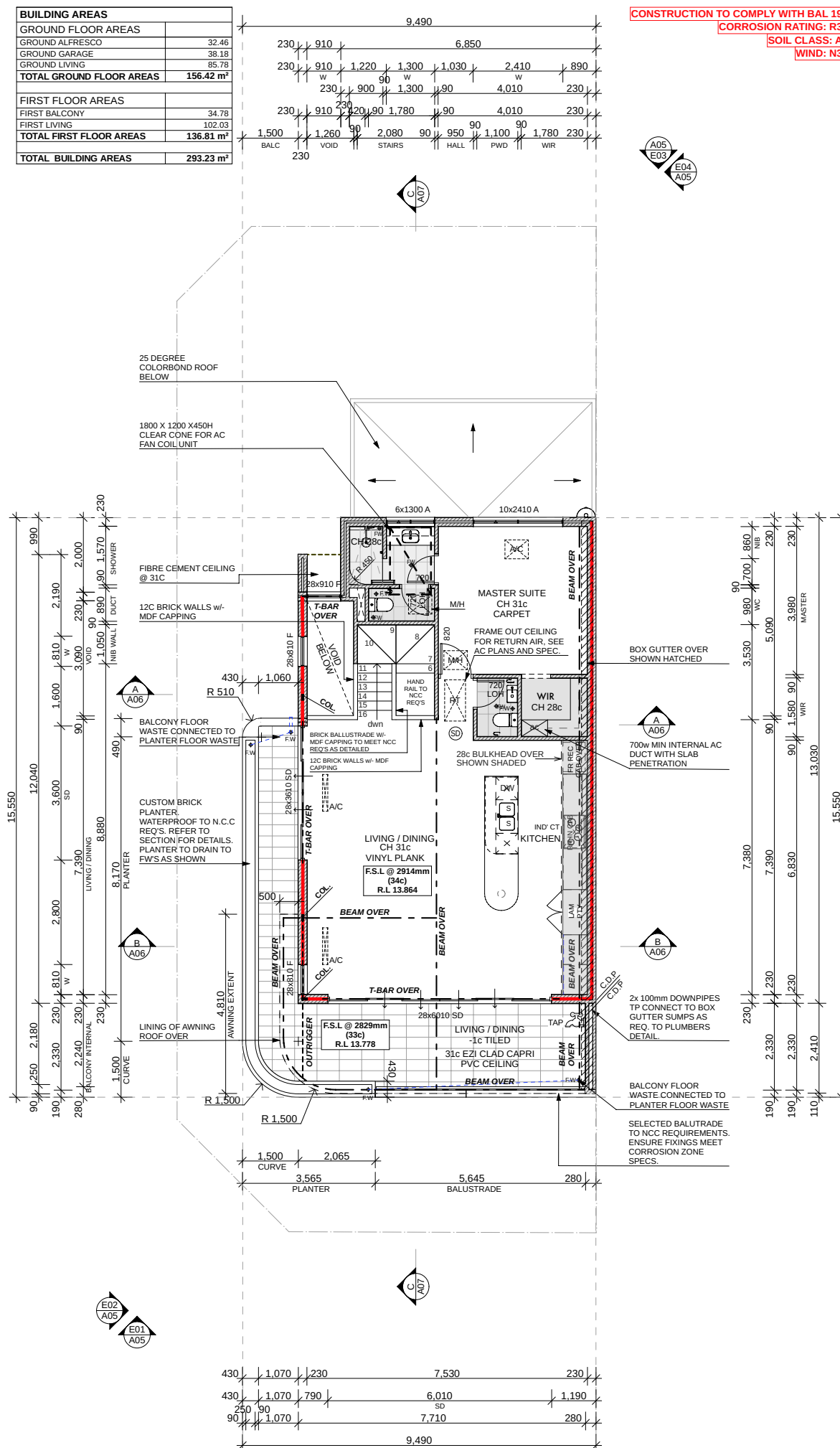
DRAWING NO.:



A03
OF A12



BUILDING AREAS	
GROUND FLOOR AREAS	
GROUND ALFRESCO	32.46
GROUND GARAGE	38.18
GROUND LIVING	85.78
TOTAL GROUND FLOOR AREAS	156.42 m²
FIRST FLOOR AREAS	
FIRST BALCONY	34.78
FIRST LIVING	102.03
TOTAL FIRST FLOOR AREAS	136.81 m²
TOTAL BUILDING AREAS	293.23 m²



CONSTRUCTION TO COMPLY WITH BAL 19
CORROSION RATING: R3
SOIL CLASS: A
WIND: N3

NOTES:

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- REFER TO ENERGY REPORT FOR WERS RATING AND GLAZING INFORMATION.
- ALL CLADDING TO BE PLUMBER INSCRETION AND IN FLASHINGS & BUILDING WRAP AS PER MANUFACTURES REQ.'S
- REFER ALL RELEVANT DRAWINGS FOR CONFIRMATION OF HEIGHTS, OPENINGS AND TRUSSES. CONFIRM WITH THE DESIGNER ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO MANUFACTURING.
- REFER TO ELEVATIONS FOR DOOR / WINDOW SILL AND HEAD HEIGHTS.
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- CEILING, WALL INSULATION AND OTHER ENERGY EFFICIENCY REQUIREMENTS AS DEFINED IN ENERGY ASSESSMENT.
- GLAZING TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1288 AND PART 3.6.0 OF CURRENT NCC/BCA REQUIREMENTS.
- SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH PART 3.6.3 OF CURRENT NCC/BCA REQUIREMENTS.
- SUPPLY AND INSTALL CHEMICAL TERMITE TREATMENT IN ACCORDANCE WITH AS3660.1:2014 AND MANUFACTURER SPECIFICATIONS.
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- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684 AND PART 3.4.3 OF CURRENT NCC/BC.A REQUIREMENTS.
- UNLESS OTHERWISE PROVIDED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION, WITH TIMBER OR METAL BATTENS.
- ELECTRICIAN TO SUPPLY AND INSTALL APPOINTED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786 AND PART 3.7.2 OF CURRENT NCC/BC.A REQUIREMENTS.
- ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS1686.2 AND PART 3.8.5 OF CURRENT NCC/BC.A REQUIREMENTS (ALL VENTS TO BE DUCTED TO EXTERNAL AIR).
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INSULATION KEY:
CAVITY WALL INSULATION:

CEILING HEIGHTS:
31' c CEILING UNLESS NOTED OTHERWISE

CEILING NOTES:
28c CEILING TO AREAS SHOWN SHADED UNLESS
NOTED OTHERWISE

SLAB NOTES:
25mm SETDOWN TO BATH AND WET AREAS, 50mm SETDOWN TO SHOWERS TO ALLOW FOR FALL TILING TO FLOOR WASTE

TOP OF FOOTINGS TO BE @ -2c TO PIERS/POSTS
GARAGE PORTICOS, AND ALL FRESCOS

DOOR NOTES:
DOORS MARKED WITH (LOH) = LIFT OFF HINGE

TERMITE + EHB NOTES:
TERMITE TREATMENT IN ACCORDANCE WITH AS
3660.1 AND BCA PART 3.1.4. SPECIFICATIONS AS PER
MANUFACTURER'S DETAILS

H2 TREATED PINE INSTALLED TO TIMBERLINK BLUE
RECOMMENDATIONS TO ROOF FRAMING

EXTERNAL EXPOSED TIMBER TO BE H3 TREATED
TIMBER

ROOF PLUMBER NOTES:
LOCATION OF DOWNPIPES TO BE INDICATIVE
ONLY. FINAL LOCATION OF DOWNPIPES MAY BE
CHANGED AT THE ROOF PLUMBERS DISCRETION

CEILING FIXER NOTES:
ALL CEILINGS AS NOTED ON PLANS. ALL FULL
HEIGHT OPENINGS TO HAVE CORNICE
THROUGH

ROOF CARPENTER NOTES:
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FRAMING TO RANGEHOOD FILLME

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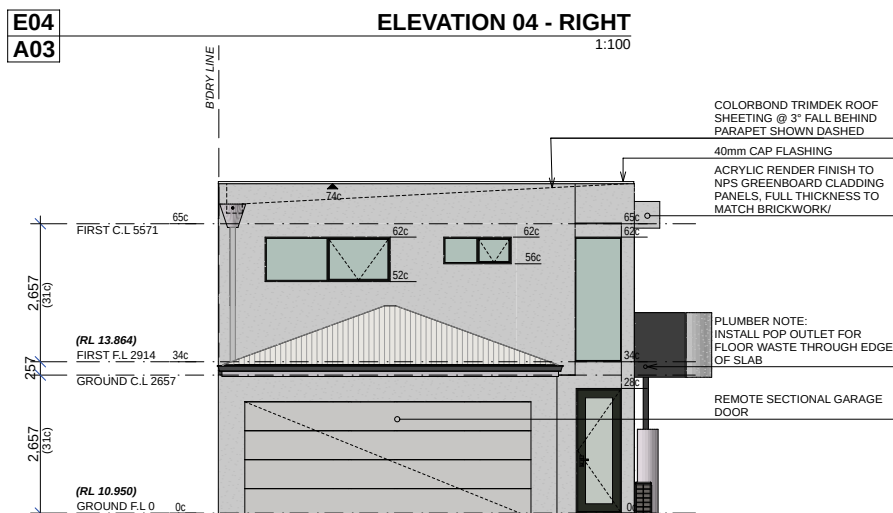
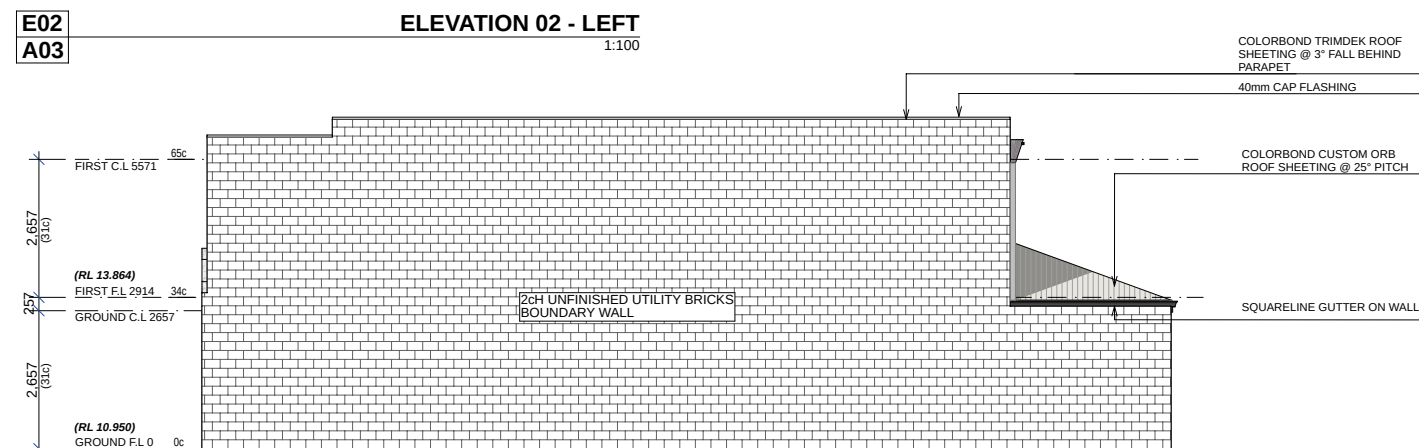
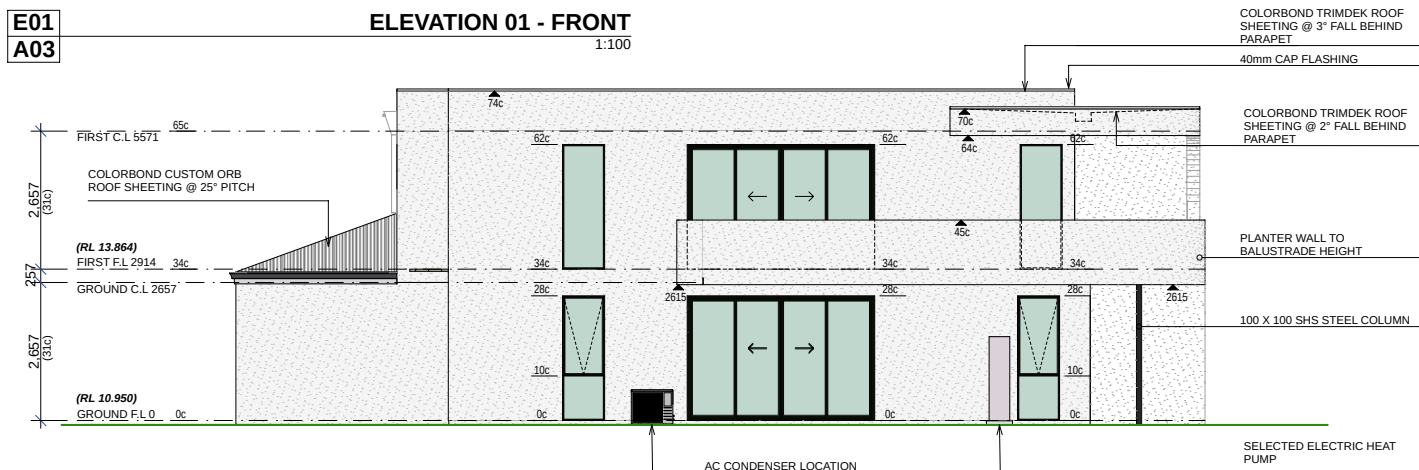
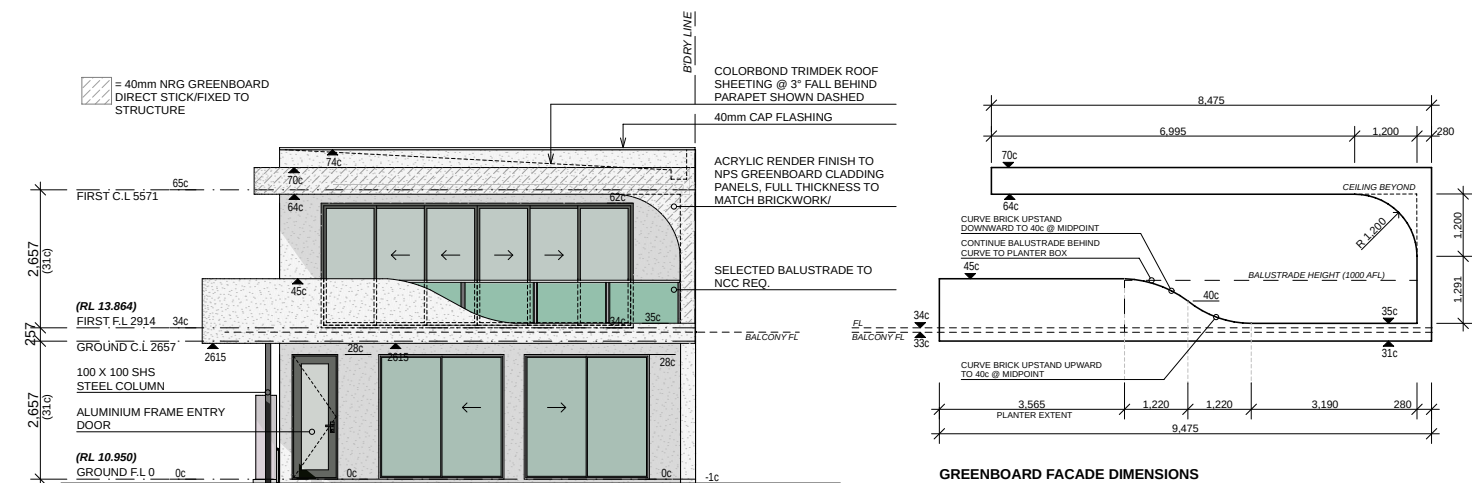
FIRST FLOOR PLAN

REV:	CD-06	JOB N
DRAWN:	NP KA	005-2
SCALE	@ A3: 1:100	
REV	NAME	DATE
CD-02	ISSUED FOR CONSTRUCTION	13/10/11
CD-03	ISSUED FOR CONSTRUCTION	17/10/11
CD-04	ISSUED FOR CONSTRUCTION	31/10/11
CD-05	ISSUED FOR CONSTRUCTION	04/11/11

DRAWING NO.



A04



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LOT 189 OFFSHORE DRIVE,
PORT KENNEDY

ELEVATIONS

REV:	CD-06	JOB NO.:	005-24
DRAWN:	NP KA		
SCALE:	@ A3: 1:100		
REV	NAME	DATE	
CD-02	ISSUED FOR CONSTRUCTION	13/10/25	
CD-03	ISSUED FOR CONSTRUCTION	17/10/25	
CD-04	ISSUED FOR CONSTRUCTION	31/10/25	
CD-05	ISSUED FOR CONSTRUCTION	04/11/25	

DRAWING NO.:

A05

OF A12