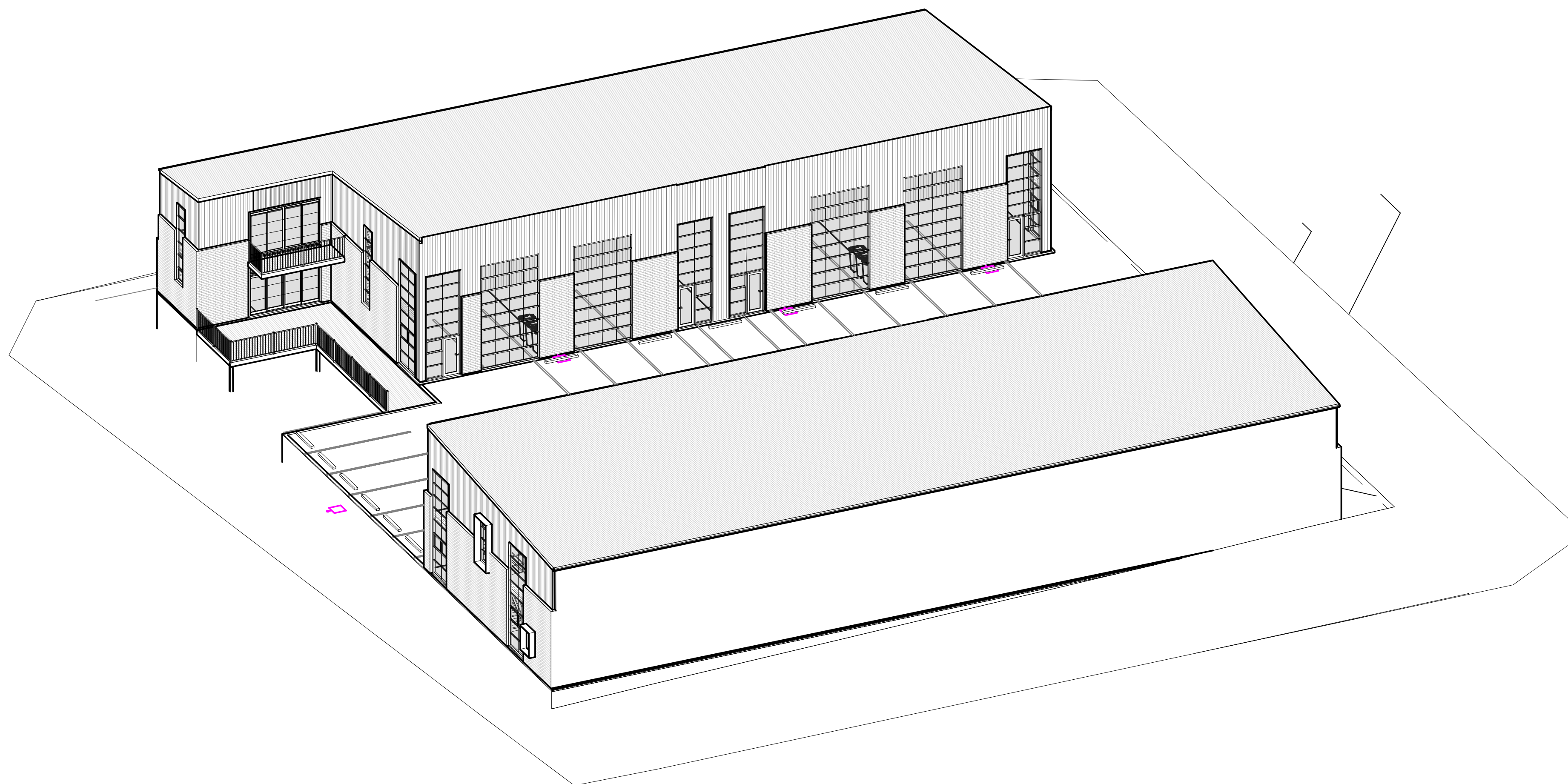




BUILDING APPLICATION



DRAWING SCHEDULE			
DRAWING	SHEET	DATE	REV
A100	COVERSHEET AND DRAWING SCHEDULE	14/11/22	H
A110	EXISTING SITE	14/11/22	H
A130	DEMOLITION PLAN / TMPP	14/11/22	H
A140	SITE PLAN	14/11/22	H
A150	GROUND FLOOR PLAN	14/11/22	H
A160	MEZZANINE PLAN	14/11/22	H
A180	SITE SECTIONS 1	14/11/22	I
A185	SITE SECTIONS 2	14/11/22	I
A195	ELEVATIONS UNIT 1 TO 4	14/11/22	I
A200	ELEVATIONS UNIT 5 TO 8	14/11/22	I
A210	ROOF PLAN	14/11/22	I
A250	AREAS	14/11/22	H
A260	CLOURS AND FINISHES	14/11/22	I
A320	SLAB SET OUT PLAN	14/11/22	I
A330	DOOR & WINDOW SCHEDULE	14/11/22	H
A350	WALL TYPES	14/11/22	I
A370	OVERALL 3D	14/11/22	I

GENERAL NOTES

CO-ORDINATE ALL CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS.
REPORT ALL DISCREPANCIES TO THE CONTRACT ADMINISTRATOR AND
RESOLVE ALL DISCREPANCIES BEFORE COMMENCING WORK ON THE
SECTIONS AFFECTED.

BASE STRUCTURAL DESIGN ON TERRAIN CLASSIFICATION RELEVANT WIND SPEED RATINGS, AUSTRALIAN STANDARDS, ENGINEERING CODES AND APPLICABLE REGULATIONS TO ACHIEVE THE ARCHITECTURAL DESIGN INTENT SHOWN ON THE DRAWINGS.

REFER TO SPECIFICATIONS, PROJECT REQUIREMENTS, NOTES AND ABBREVIATIONS ON LEGENDS.

REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR:
A. DIMENSIONS AND DETAILS OF ALL CONCRETE MEMBERS
B. SIZES OF STEEL AND TIMBER STRUCTURAL MEMBERS, SPACING'S AND
LOCATIONS
C. DIMENSIONS AND DETAILS OF RETAINING WALLS.

VERIFY ALL DIMENSIONS AND RESOLVE ANY DISCREPANCIES IN THE
DRAWINGS PRIOR TO CONSTRUCTION.

POSITIONS OF EXPANSION JOINTS IN MASONRY WALLS ARE INDICATIVE ONLY.
EXACT LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION BASED ON
STRUCTURAL DESIGN PARAMETERS.

LAYOUTS OF SERVICE LINES, PLANT AND EQUIPMENT SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC ONLY. BEFORE COMMENCING WORK OBTAIN MEASUREMENTS AND ALL OTHER NECESSARY INFORMATION AND COORDINATE THE INSTALLATIONS OF ALL TRADES. ARRANGE SERVICES SO THAT SERVICES RUNNING TOGETHER ARE PARALLEL WITH EACH OTHER AND WITH ADJACENT BUILDING ELEMENTS.

THE LOCATION OF OUTLETS AND EQUIPMENT SHOWN ON THE DRAWINGS IS INDICATIVE ONLY, EXCEPT WHERE FIGURED DIMENSIONS ARE PROVIDED OR CALCULABLE. FINALISE THE LOCATION OF HOT WATER UNITS, ELECTRICAL SWITCHBOARDS, LIGHT FITTINGS, AC UNITS AND APPLIANCES PRIOR TO CONSTRUCTION.

COORDINATE THE LOCATIONS OF ALL SERVICES AND OUTLETS TO ENSURE THAT THE BUILDING STRUCTURE AND OTHER ELEMENTS AND THE VARIOUS SERVICES WHEN INSTALLED DO NOT INTERFERE AND OBSTRUCT EACH OTHER AND THAT ACCESS FOR MAINTENANCE AND SERVICING IS PROVIDED AS NEEDED.

CONFIRM THAT ALL SERVICE RUNS WITHIN AND OUTSIDE OF THE BUILDING AND THE SITE CAN BE ACCOMMODATED IN RELATION TO STRUCTURAL DESIGN, DIMENSIONS AND DETAILS OF CONCRETE SLABS ON GROUND ESPECIALLY AT LEVEL DIFFERENCES.

ALL MATERIALS, COMPONENTS AND INSTALLATIONS ARE TO FULLY COMPLY WITH BCA REQUIREMENTS, APPLICABLE CODES AND REGULATIONS, STATUTORY REQUIREMENTS, APPROPRIATE AUSTRALIAN STANDARDS AND PROJECT SPECIFICATIONS.

THE WHOLE OF EACH MATERIAL OR PRODUCT USED SHALL BE FROM THE SAME MANUFACTURER OR SOURCE AND SHALL BE OF CONSISTENT TYPE, SIZE, QUALITY AND APPEARANCE.

FOR EXTERNAL AND INTERNAL FINISHES AND COLOURS REFER TO FINISHES AND COLOUR SCHEDULES.

SMOKE DETECTORS ARE TO COMPLY WITH CLAUSE E 1.7.1 OF THE BUILDING CODE OF AUSTRALIA.

THE INSTALLED ROOFING SYSTEM AND ASSOCIATED WORK IS TO INCLUDE ALL CAPPINGS, FLASHINGS AND ACCESSORIES FOR THE COMPLETE ROOFING SYSTEM IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S WRITTEN REQUIREMENTS AND DETAILS AND TO BE WEATHERPROOF FROM ALL RESPECTS. CONFIRM THAT THE SIZES OF GUTTERS AND DOWNPIPES STATED ON DRAWINGS AND DOCUMENTS ARE CAPABLE OF CATERING FOR THE DESIGN WATER SHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUSTRALIAN STANDARD.

H	14/11/22	WALL TYPES REVISED			BDM
G	6/10/22	BA COMMENCE			BDM
D	19/11/21	DA SUBMISSION SET			BDM
C	09/09/21	CLIENT CHANGES			BDM
B	31/08/21	DA SET			BDM
A	17/11/20	SKETCH PLAN SET			BDM
Prep			Prepared by:		

Client Name:



Project Name

MULTI UNIT SITE

Project Address:

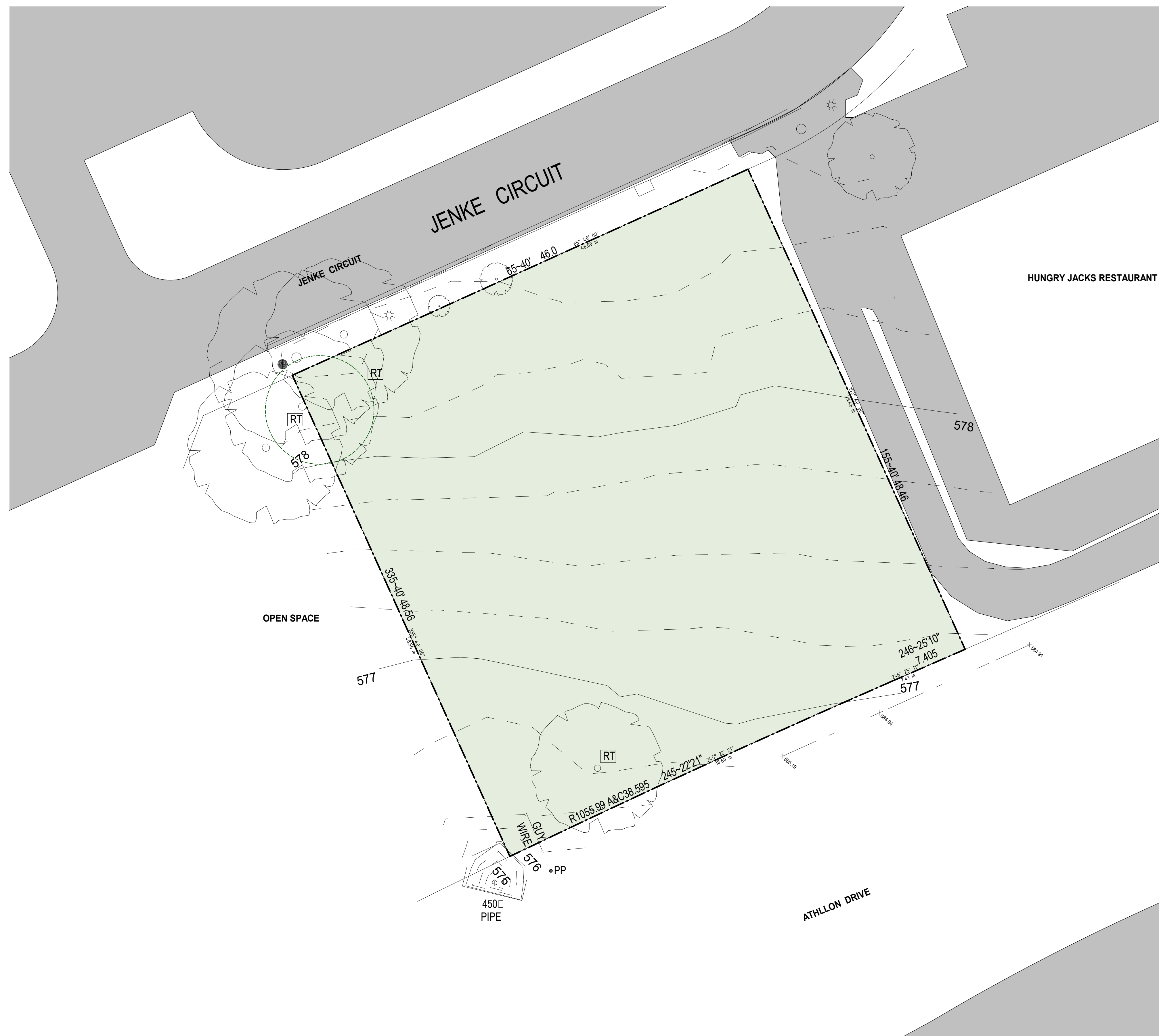
**BLOCK 12, SECTION 275,
KAMBAH ACT**

Drawing Title:

COVERSHEET AND DRAWING SCHEDULE

Z:\BDH\Fred_Kambali Commercial\Revit\KambaliCommercial-14.rvt

Project Architect:	FKA	A100 Issue: H
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	1 : 50	
Commenced:	JULY 2020	
Print Date:	14/11/2022 10:25:29 AM	
Project Phase:	DA	



SITE PLAN NOTES

- (1) BLOCK BEARINGS, LENGTHS & CONTOURS TO BE CONFIRMED BY SURVEYOR BEFORE ANY CONSTRUCTION HAS STARTED.
- (2) NO CUT, FILL OR RETAINING WALLS ARE TO ENCRANCH ANY PART OF THE EASEMENT.
- (3) A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE IS TO BE RETAINED AS PLANTING AREA.
- (4) EROSION & SEDIMENT CONTROL: THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION & LAND DEVELOPMENT ON THE ACT 2007.
- (5) ALL RESIDENTIAL BICYCLE STORAGE TO BE ACCOMMODATED WITHIN GARAGES

EXISTING WORKS

DRAWINGS OF THE EXISTING ARE APPROXIMATE ONLY AND ARE FOR GENERAL INFORMATION AND DO NOT FORM PART OF THE CONTRACT. TENDERS ARE TO VISIT THE SITE AND FAMILIARISE THEMSELVES WITH ALL EXISTING CONDITIONS. NO EXTRA CLAIMS FOR FAILING TO ALLOW FOR EXISTING CONDITIONS WILL BE ADMISSIBLE.

DO NOT INTERFERE WITH OR DAMAGE PROPERTY, WHICH IS TO REMAIN ON OR ADJACENT TO THE SITE.
ATTEND TO EXISTING SERVICES AS FOLLOWS:
- IF THE SERVICE IS TO BE CONTINUED, REPAIR, DIVERT OR RELOCATE AS REQUIRED. IF SUCH A SERVICE CROSSES THE LINE OF A REQUIRED TRENCH, OR WILL LOSE SUPPORT WHEN THE TRENCH IS EXCAVATED, PROVIDE PERMANENT SUPPORT FOR THE EXISTING SERVICE.

- IF THE SERVICE IS TO BE ABANDONED, CUT AND SEAL OR DISCONNECT, AND MAKE SAFE.
PROPOSALS: SUBMIT PROPOSALS FOR ACTION TO BE TAKEN WITH RESPECT TO EXISTING SERVICES BEFORE STARTING THIS WORK. MINIMISE THE NUMBER AND DURATION OF INTERRUPTIONS.

BEFORE PRACTICAL COMPLETION, CLEAN THROUGHOUT, INCLUDING INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW. VACUUM CARPETED AND SOFT SURFACES. CLEAN DEBRIS FROM SITE, ROOFS, GUTTERS, DOWNPIPES AND DRAINAGE SYSTEMS. REMOVE WASTE, SURPLUS MATERIALS AND RUBBISH.

ALL EXISTING WALLS TO BE MADE GOOD AS A RESULT OF
DEMOLITION OR DAMAGE DURING.

H	14/11/22	WALL TYPES REVISED		BC
G	6/10/22	BA COMMENCE		BC
D	19/11/21	DA SUBMISSION SET		BC
C	09/09/21	CLIENT CHANGES		BC
B	31/08/21	DA SET		BC
A	17/11/20	SKETCH PLAN SET		BC
Date	Comments:			

Client Name:



Project Name:

MULTI UNIT SITE

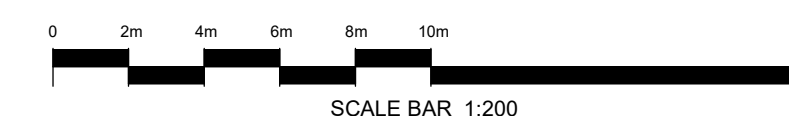
Project Address:

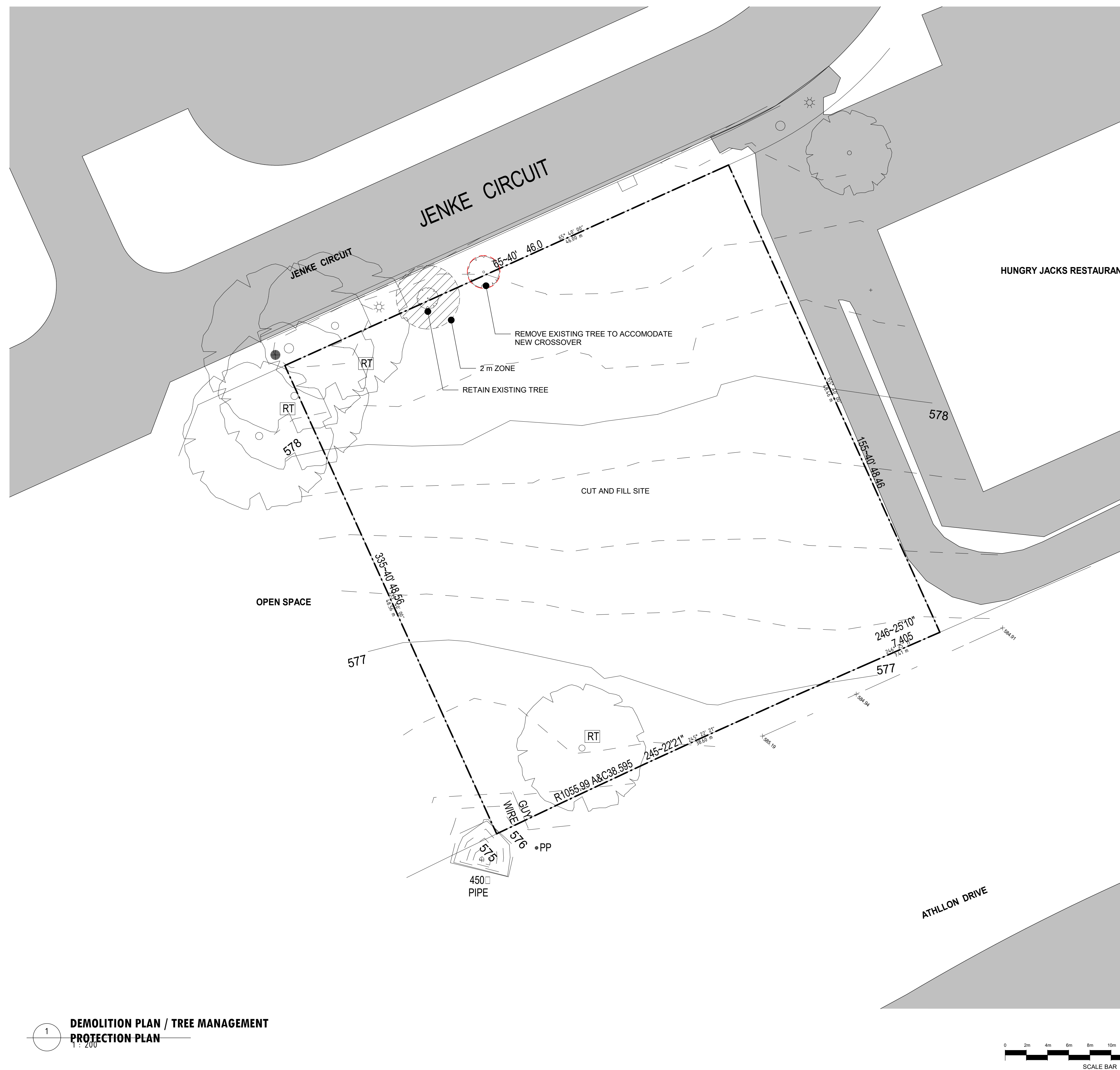
**BLOCK 12, SECTION 275,
KAMBAH ACT**

Drawing Title:

EXISTING SITE

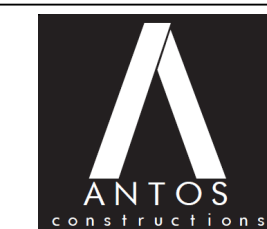
Project Architect:	FKA	 NORTH
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	As indicated	A110 Issue: H
Commenced:	JULY 2020	
Print Date:	14/11/2022 10:25:32 AM	
Project Phase:	DA	





H	14/11/22	WALL TYPES REVISED			BDH
G	6/10/22	BA COMMENCE			BDH
D	19/11/21	DA SUBMISSION SET			BDH
C	09/09/21	CLIENT CHANGES			BDH
B	31/08/21	DA SET			BDH
<i>Components:</i>					

Client Name:



Project Name:

Project Address:

**BLOCK 12, SECTION 275,
KAMBAH ACT**

Drawing Title:

DEMOLITION PLAN / TMPP

Z:\BDO\Fred_Kambali Commercial\Revit\KambaliCommercial.rvt

Project Architect:	FKA	 NORTH
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	1 : 200	A130 Issued: H
Commenced:	JULY 2020	
Print Date:	14/11/2022 10:25:35 AM	
Project Phase:	DA	



TOTAL GFA ITEMISED TOTAL	
U1	158.5 m²
U2	157.7 m²
U3	157.7 m²
U4	189.0 m²
U5	169.4 m²
U6	168.8 m²
U7	168.9 m²
U8	329.6 m²
TOTAL GFA FOR DEVELOPMENT	
1499.6 m²	

SITE STATISTICS	
SITE AREA	2224m²
GFA	
GROUND FLOOR GFA:	1050m²
1FL FLOOR GFA:	449m²
TOTAL GFA:	1499m²
PROVIDED PLOT RATIO:	0.65
PERMISSIBLE PLOT RATIO:	N/A
SITE COVER	
BUILDING FOOTPRINT:	1050m²
DRIVEWAY AREA:	749m²
DEEP ROOT PLANTING / COS AREA:	408m²
DEEP ROOT PLANTING PERCENTAGE:	18.3%
PARKING REQUIREMENTS	
WAREHOUSE AREA 1/100m² GFA:	11
OFFICE/MEZZANINE AREA 2.5/100m² GFA:	10
1 VISITOR SPACE PER 4 UNITS:	2
TOTAL CARSPACES REQUIRED:	23
PROVIDED	
WAREHOUSE AREA 1/100m² GFA:	11
OFFICE/MEZZANINE AREA 2.5/100m² GFA:	10
VISITOR SPACES PROVIDED (ONSITE):	3
TOTAL CARSPACES PROVIDED:	24

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
A	LED WALL LIGHT 3500mm AFFL, IP65 AND IK08 RATED, 3608 LUMENS & 3000K LUXYGEM LUGMAN TANGO 20, T4 W30
B	LED POLE TOP 3600mm AFFL, IP65 AND IK08 RATED, 3608 LUMENS & 3000K LUXYGEM LUGMAN TANGO 20, T4 W30

GENERAL NOTES

CO-ORDINATE ALL CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS. REPORT ALL DISCREPANCIES TO THE CONTRACT ADMINISTRATOR AND RESOLVE ALL DISCREPANCIES BEFORE COMMENCING WORK ON THE SECTIONS AFFECTED.

BASE STRUCTURAL DESIGN ON TERRAIN CLASSIFICATION RELEVANT WIND SPEED RATINGS, AUSTRALIAN STANDARDS, ENGINEERING CODES AND APPLICABLE REGULATIONS TO ACHIEVE THE ARCHITECTURAL DESIGN INTENT SHOWN ON THE DRAWINGS.

REFER TO SPECIFICATIONS, PROJECT REQUIREMENTS, NOTES AND ABBREVIATIONS ON LEGENDS.

REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR:
A. DIMENSIONS AND DETAILS OF ALL CONCRETE MEMBERS
B. SIZES OF STEEL AND TIMBER STRUCTURAL MEMBERS, SPACING'S AND LOCATIONS
C. DIMENSIONS AND DETAILS OF RETAINING WALLS.

VERIFY ALL DIMENSIONS AND RESOLVE ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO CONSTRUCTION.

POSITIONS OF EXPANSION JOINTS IN MASONRY WALLS ARE INDICATIVE ONLY. EXACT LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION BASED ON STRUCTURAL DESIGN PARAMETERS.

LAYOUTS OF SERVICE LINES, PLANT AND EQUIPMENT SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC ONLY. BEFORE COMMENCING WORK OBTAIN MEASUREMENTS AND ALL OTHER NECESSARY INFORMATION AND COORDINATE THE INSTALLATIONS OF ALL TRADES. ARRANGE SERVICES SO THAT SERVICES RUNNING TOGETHER ARE PARALLEL WITH EACH OTHER AND WITH ADJACENT BUILDING ELEMENTS.

THE LOCATION OF OUTLETS AND EQUIPMENT SHOWN ON THE DRAWINGS IS INDICATIVE ONLY. EXCEPT WHERE FIGURED DIMENSIONS ARE PROVIDED OR CALCULABLE. FINALISE THE LOCATION OF HOT WATER UNITS, ELECTRICAL SWITCHBOARDS, LIGHT FITTINGS, AC UNITS AND APPLIANCES PRIOR TO CONSTRUCTION.

COORDINATE THE LOCATIONS OF ALL SERVICES AND OUTLETS TO ENSURE THAT THE BUILDING STRUCTURE AND OTHER ELEMENTS AND THE VARIOUS SERVICES WHEN INSTALLED DO NOT INTERFERE AND OBSTRUCT EACH OTHER AND THAT ACCESS FOR MAINTENANCE AND SERVICING IS PROVIDED AS NEEDED.

CONFIRM THAT ALL SERVICE RUNS WITHIN AND OUTSIDE OF THE BUILDING AND THE SITE CAN BE ACCOMMODATED IN RELATION TO STRUCTURAL DESIGN, DIMENSIONS AND DETAILS OF CONCRETE SLABS ON GROUND ESPECIALLY AT LEVEL DIFFERENCES.

ALL MATERIALS, COMPONENTS AND INSTALLATIONS ARE TO FULLY COMPLY WITH BCA REQUIREMENTS, APPLICABLE CODES AND REGULATIONS. STATUTORY REQUIREMENTS, APPROPRIATE AUSTRALIAN STANDARDS AND PROJECT SPECIFICATIONS.

THE WHOLE OF EACH MATERIAL OR PRODUCT USED SHALL BE FROM THE SAME MANUFACTURER OR SOURCE AND SHALL BE OF CONSISTENT TYPE, SIZE, QUALITY AND APPEARANCE.

FOR EXTERNAL AND INTERNAL FINISHES AND COLOURS REFER TO FINISHES AND COLOUR SCHEDULES.

SMOKE DETECTORS ARE TO COMPLY WITH CLAUSE E 1.7.1 OF THE BUILDING CODE OF AUSTRALIA.

THE INSTALLED ROOFING SYSTEM AND ASSOCIATED WORK IS TO INCLUDE ALL CAPPINGS, FLASHINGS AND ACCESSORIES FOR THE COMPLETE ROOFING SYSTEM IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S WRITTEN REQUIREMENTS AND DETAILS AND TO BE WEATHERPROOF IN ALL RESPECTS. CONFIRM THAT THE SIZES OF GUTTERS AND DOWNPIPES STATED ON DRAWINGS AND DOCUMENTS ARE CAPABLE OF CATERING FOR THE DESIGN WATER SHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUSTRALIAN STANDARD.

M	10/2/23	ACCESSIBLE VISITOR CARPARK PROVIDED	BDH
K	10/2/23	ADD SHOWERS TO EACH UNIT	BDH
J	10/2/23	REVISE U8 DOOR SWING	BDH
I	14/11/22	WALL TYPES REVISED	BDH
G	8/10/22	BA COMMENCE	BDH
F	25/05/22	ADD WINDOW NOTES	BDH
E	18/05/22	VISITOR CARPARKING PROVIDED ON JENKE STREET, CARSPACE RELOCATED INSIDE UNIT AND ALLOCATED	BDH
D	19/11/21	DA SUBMISSION SET	BDH
C	09/09/21	CLIENT CHANGES	BDH
B	31/08/21	DA SET	BDH
A	17/11/20	SKETCH PLAN SET	BDH

FLOOR PLAN LEGEND

- AWD ALUMINIUM WINDOWS AND DOORS
BTH BATH RM TUB
CFG COLORBOND FASCIA AND GUTTER
CONC CONCRETE STEEL TROWEL FINISH
CPT 100% WOOL CARPET ON RUBBER UNDERLAY
CL PARALINE CLOTHESLINE WITH PRIVACY SCREEN WHERE VISIBLE TO STREET
CONC CONCRETE ROOF TILES
CRT DOWNPIPES
DP DRYER PROVISION
DR DRYER PROVISION
DW DISHWASHER PROVISION
F FRIDGE PROVISION
FBK FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL FINISHED GROUND LINE
FW FLOOR WASTE WITH SUITABLE CAMBER
GAS GAS METER LOCATION
HB HAND BASIN
HP HEAT PUMP - EXCHANGE UNIT PER LDA REQ'M
HWS HOT WATER SYSTEM
PS PRIVACY SCREEN
LB LETTERBOX
MB METER BOARD LOCATION
MR MIRROR WITH RECESSED MEDICINE CABINET
NGL NATURAL GROUND LINE
OHC OVER HEAD CUPBOARDS
OV OVEN
PTY PANTRY
RH RANGEHOOD
SK SKYLIGHT
SHR ALUMINIUM AND GLASS SHOWER SCREEN
SPH RECESSED SOAP HOLDER
T LAUNDRY TUB
TAP TAPWARE
TLE NON-SLIP CERAMIC FLOOR TILES
TR TOWEL RAIL
V VANITY UNIT
WC TOILET SUITE
WM WASHING MACHINE PROVISION
RWT RAINWATER TANK
CS1 CAR SPACE
VS1 VISITOR CAR SPACE

REFER TO AREA DRAWING FOR ALL AREAS OF UNITS
REFER TO SECTION AND ELEVATION REFERENCES -
NOTES ELEVATION NUMBER AND DRAWING SHEET
REFERENCE

M	10/2/23	ACCESSIBLE VISITOR CARPARK PROVIDED	BDH
L	10/2/23	INCREASE MEZZANINE TO U8	BDH
K	10/2/23	ADD SHOWERS TO EACH UNIT	BDH
J	10/2/23	REVISE U8 DOOR SWING	BDH
H	14/11/22	WALL TYPES REVISED	BDH
G	6/10/22	BA COMMENCE	BDH
F	25/05/22	ADD WINDOW NOTES	BDH
E	18/05/22	VISITOR CARPARKING PROVIDED ON JENKE STREET, CARSPACE RELOCATED INSIDE UNIT AND ALLOCATED	BDH
D	19/11/21	DA SUBMISSION SET	BDH
C	09/09/21	CLIENT CHANGES	BDH
B	31/08/21	DA SET	BDH
Rev:	Date:	Comments:	Drawn:

Client Name:



Project Name:

MULTI UNIT SITE

Project Address:

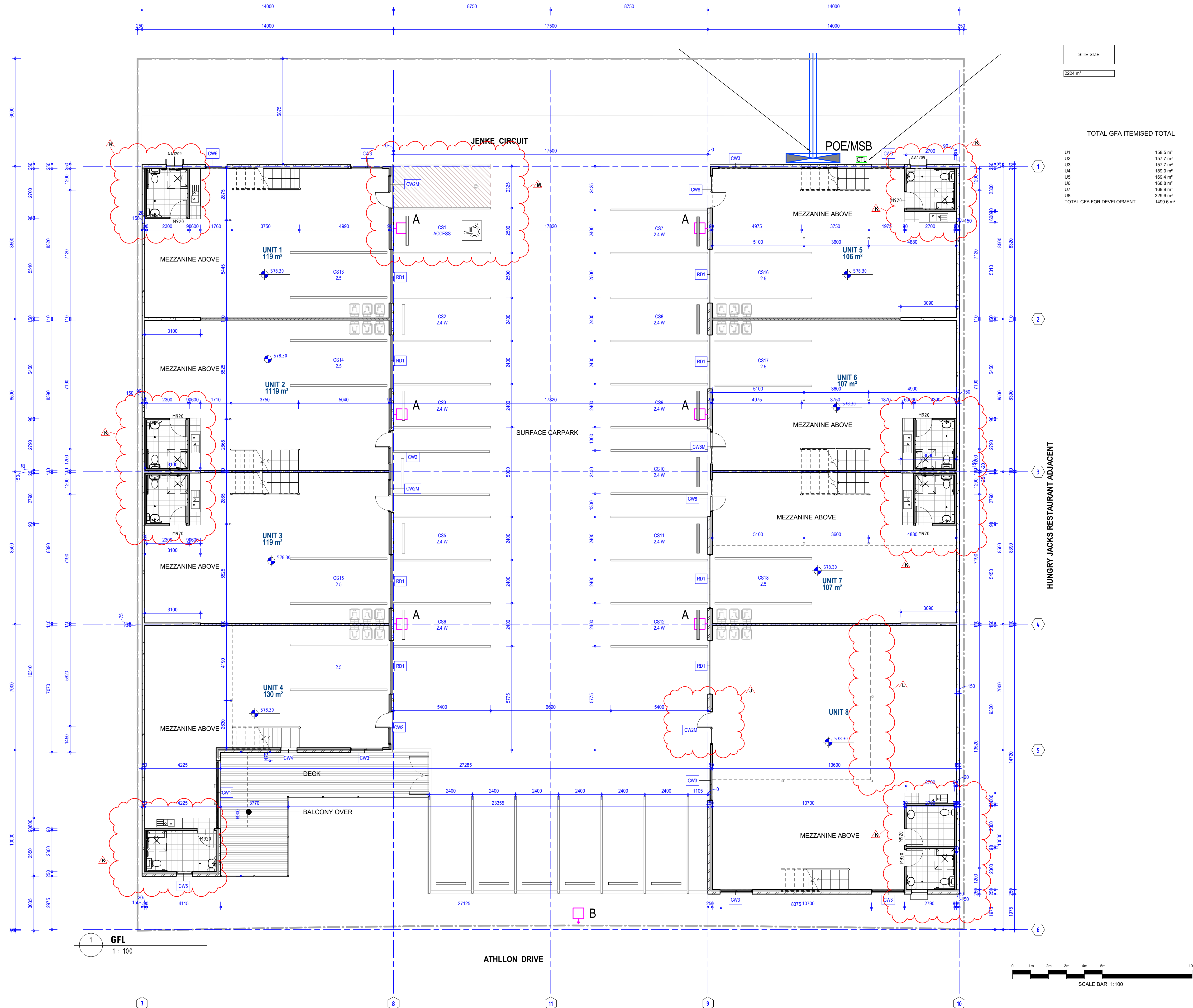
BLOCK 12, SECTION 275,
KAMBAH ACT

Drawing Title:

GROUND FLOOR PLAN

2:000Hrnt, Kambah Commercial/Residential/Commercial 14.04

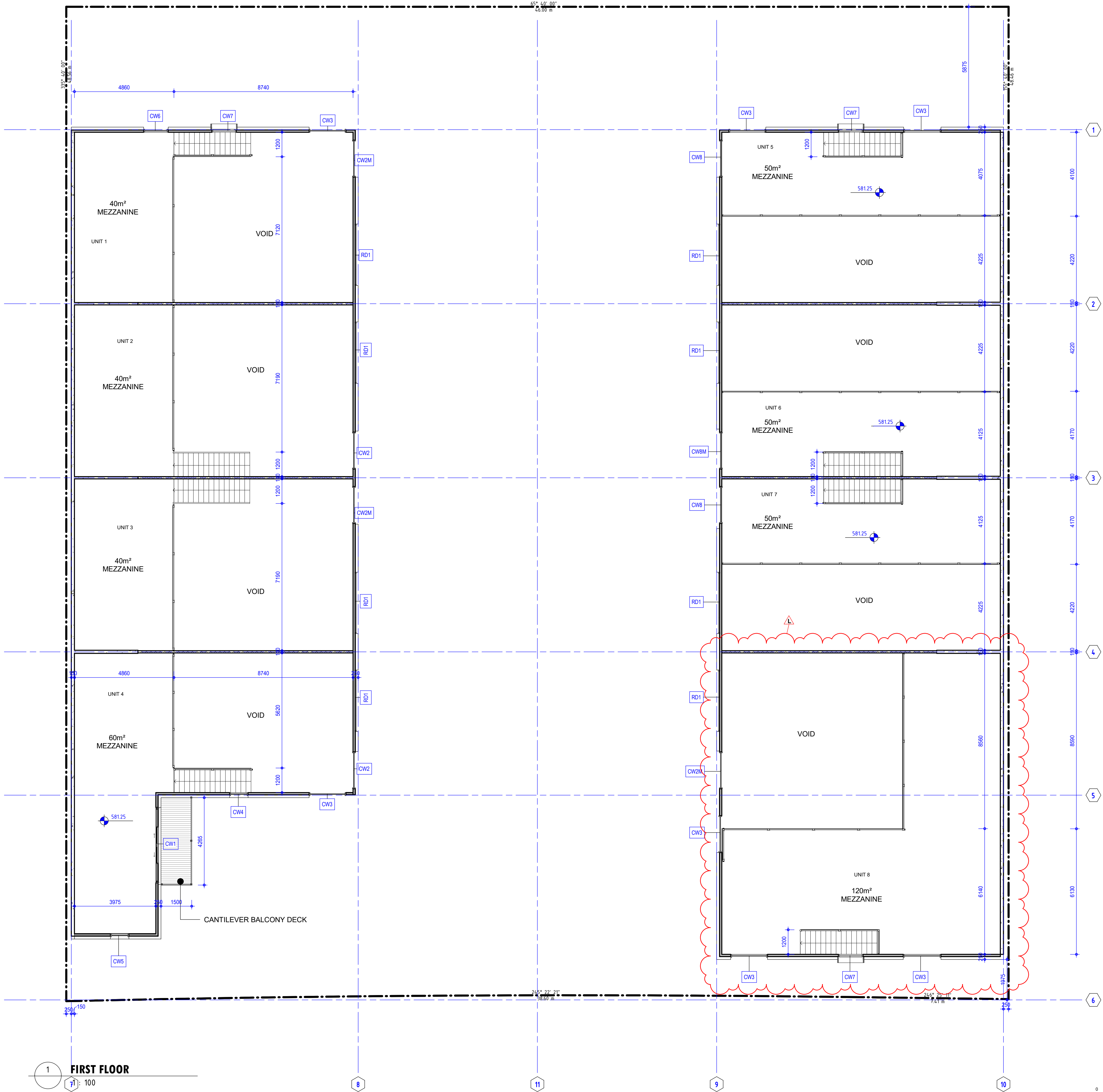
Project Architect:	FKA	 NORTH
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	As indicated	A150 Issue: M
Commenced:	JULY 2020	
Print Date:	10/02/2023 3:46:14 PM	
Project Phase:	DA	



FLOOR PLAN LEGEND	
AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH RM TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CL	PARALINE CLOTHESLINE WITH PRIVACY SCREEN WHERE VISIBLE TO STREET
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
F	FRIDGE PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HEAT PUMP - EXCHANGE UNIT PER LDA REQ'N
HWS	HOT WATER SYSTEM
PS	PRIVACY SCREEN
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NSL	NATURAL GROUND LINE
OHC	OVER HEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SK	SKYLIGHT
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TLE	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION
RWT	RAINWATER TANK
CS1	CAR SPACE
VS1	VISITOR CAR SPACE

REFER TO AREA DRAWING FOR ALL AREAS OF UNITS
REFER TO SECTION AND ELEVATION REFERENCES -
NOTES ELEVATION NUMBER AND DRAWING SHEET
REFERENCE

TOTAL GFA ITEMISED TOTAL	
U1	158.5 m²
U2	157.7 m²
U3	157.7 m²
U4	189.0 m²
U5	169.4 m²
U6	168.8 m²
U7	168.9 m²
U8	329.6 m²
TOTAL GFA FOR DEVELOPMENT	
1499.6 m²	



Rev.	Date	Comments	Drawn
L	10/2/23	INCREASE MEZZANINE TO U8	BDH
H	14/11/22	WALL TYPES REVISED	BDH
G	6/10/22	BA COMMENCE	BDH
F	25/05/22	ADD WINDOW NOTES	BDH
D	19/11/21	DA SUBMISSION SET	BDH
C	09/09/21	CLIENT CHANGES	BDH
B	31/08/21	DA SET	BDH



Project Name:
MULTI UNIT SITE

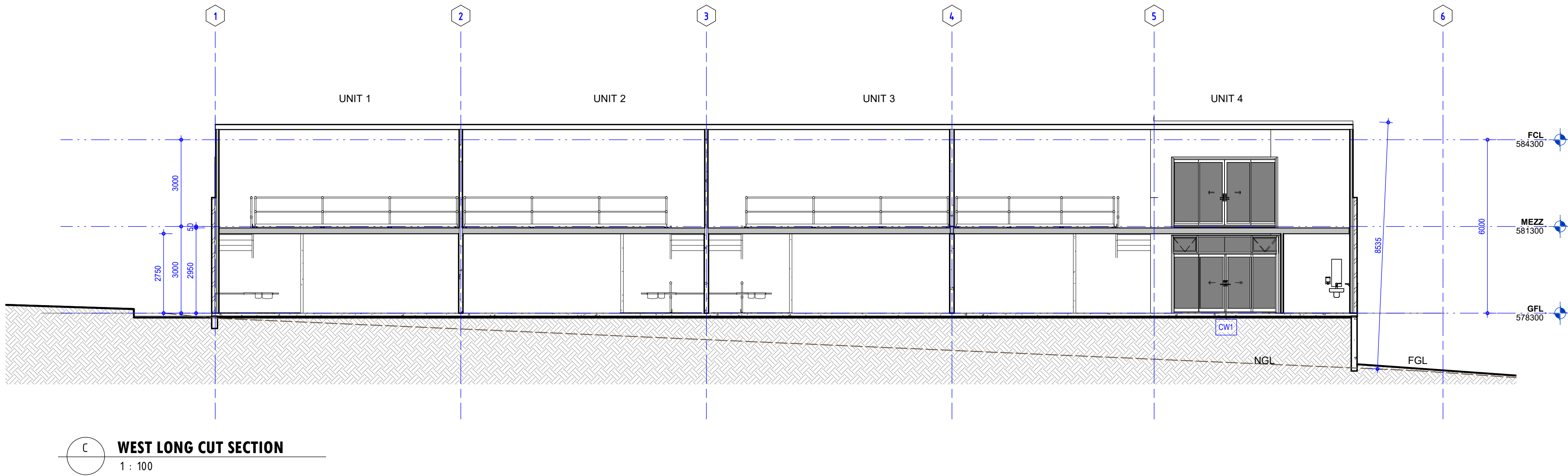
Project Address:
BLOCK 12, SECTION 275, KAMBAH ACT

Drawing Title:
MEZZANINE PLAN

Project Architect:	FKA	
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	A160 Issue: L
Scale:	As indicated	
Commenced:	JULY 2020	
Print Date:	10/02/2023 3:46:18 PM	
Project Phase:	DA	



Project Architect:	FKA
Design Architect:	BDH
Checked:	FKA
Project No:	2015
Scale:	As indicated
Commenced:	JULY 2020
Print Date:	14/11/2022 10:25:52 AM
Project Phase:	DA



SECTION NOTES

ALL CONSTRUCTION METHODS, INSTALLATIONS AND MATERIALS TO COMPLY WITH THE BCA, RELEVANT AUSTRALIAN STANDARDS, LOCAL AUTHORITIES REQUIREMENTS AND APPLICABLE CODES.

FLOOR SLAB

INTERNAL BEAM CONCRETE RAFT SLAB, TO AS2870 REFER TO ENGINEERS SPECIFICATIONS

RAFT SLAB POLYSTYRENE VOID FORMER, REFER TO EER NOTES AND ENGINEERS SPECIFICATIONS FOR DEPTH SIZE

RAFT SLAB VAPOR BARRIER TO COMPLY WITH AS2870

EXTERNAL WALLS

60MM STUD, 50MM CAVITY, 110 BRICK VENEER CONSTRUCTION TO AS1684 AND AS3700 INSULATION TO AS3999, REFER TO EER NOTES FOR RATING

INTERNAL PLASTER BOARD LINING TYPICAL

FLASHINGS, WEEP HOLES DPC AND ARTICULATION JOINTS TO AS3700

INTERNAL WALLS

TIMBER STUD FRAME TO AS 1684 PLASTER BOARD WALL LINING TYPICAL

CEILING

PLASTER BOARD CEILING LINING TYPICAL. CEILING INSULATION TO AS3999, REFER TO EER NOTES FOR RATING.

EAVES

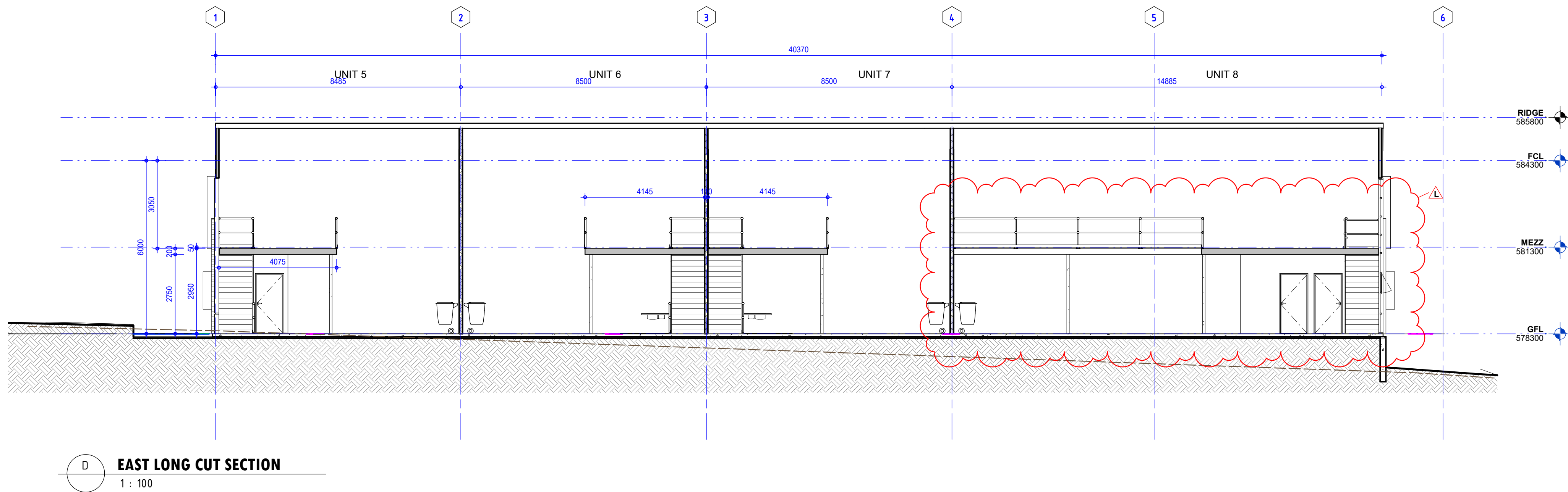
FC SHEETING TO EAVES SOFFIT TO AS1684

GUTTER AND FASCIA

COLOUR BOND STEEL EAVES FASCIA AND GUTTER PROFILE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

ROOF STRUCTURE

TIMBER ROOF TRUSSES SPACED AT 600MM MAX. TO MANUFACTURERS DESIGN AND INSTALLATION SPECIFICATIONS - CONCRETE ROOF TILES TO AS2050



Rev.	Date	Comments	Drawn
L	10/2/23	INCREASE MEZZANINE TO U8	BDH
I	14/11/22	REMOVE BLOCKWORK	BDH
H	14/11/22	WALL TYPES REVISED	BDH
G	6/10/22	BA COMMENCE	BDH
D	19/11/21	DA SUBMISSION SET	BDH
C	09/09/21	CLIENT CHANGES	BDH
B	31/08/21	DA SET	BDH
A	17/11/20	SKETCH PLAN SET	BDH

Client Name:



Project Name:

MULTI UNIT SITE

Project Address:

**BLOCK 12, SECTION 275,
KAMBAH ACT**

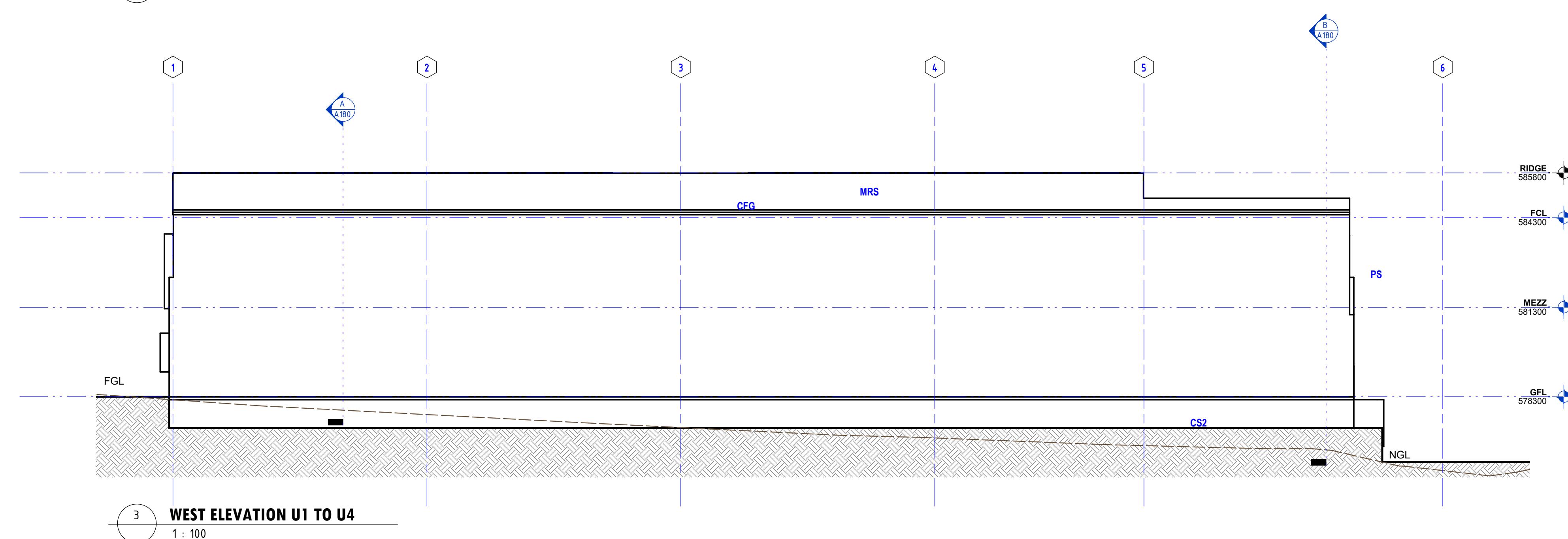
Drawing Title:

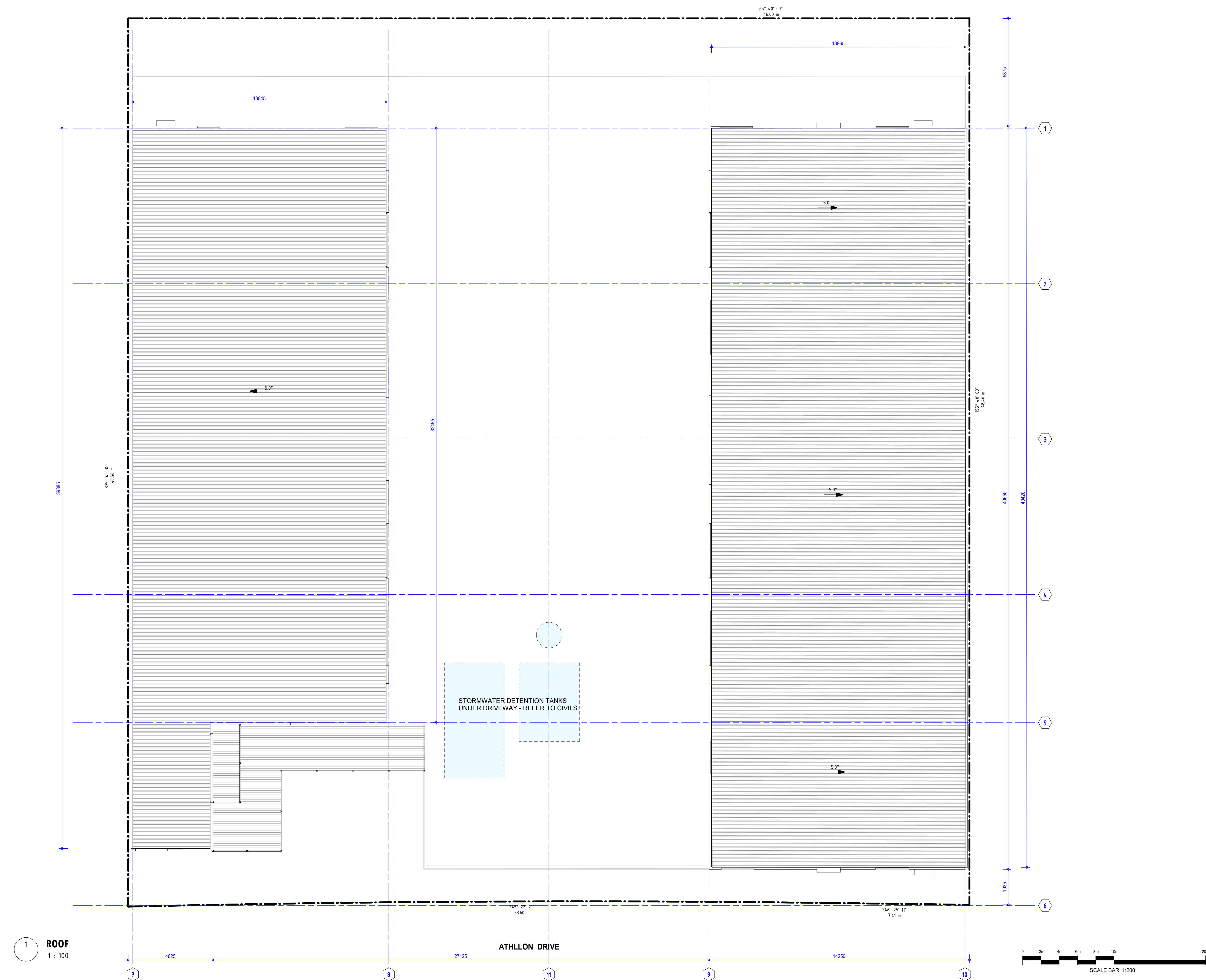
SITE SECTIONS 2

Z:\BDH\West_Kambah Commercial\Revit\KambahCommercial-14.rvt

Project Architect:	FKA	A185 Issue: L
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	As indicated	
Commenced:	JULY 2020	
Print Date:	10/02/2023 3:46:21 PM	
Project Phase:	DA	







I	14/11/22	REMOVE BLOCKWORK	BC
H	14/11/22	WALL TYPES REVISED	BC
G	6/10/22	BA COMMENCE	BC
D	19/11/21	DA SUBMISSION SET	BC
C	09/09/21	CLIENT CHANGES	BC
B	31/08/21	DA SET	BC
Comments:			

Client Name:



Project Name:

MULTI UNIT SITE

Project Address:

**BLOCK 12, SECTION 275,
KAMBAH ACT**

Drawing Title:

ROOF PLAN

Project Architect:	FKA	 NORTH
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	1 : 100	
Commenced:	JULY 2020	A210 Issue: I
Print Date:	14/11/2022 10:26:05 AM	
Project Phase:	DA	

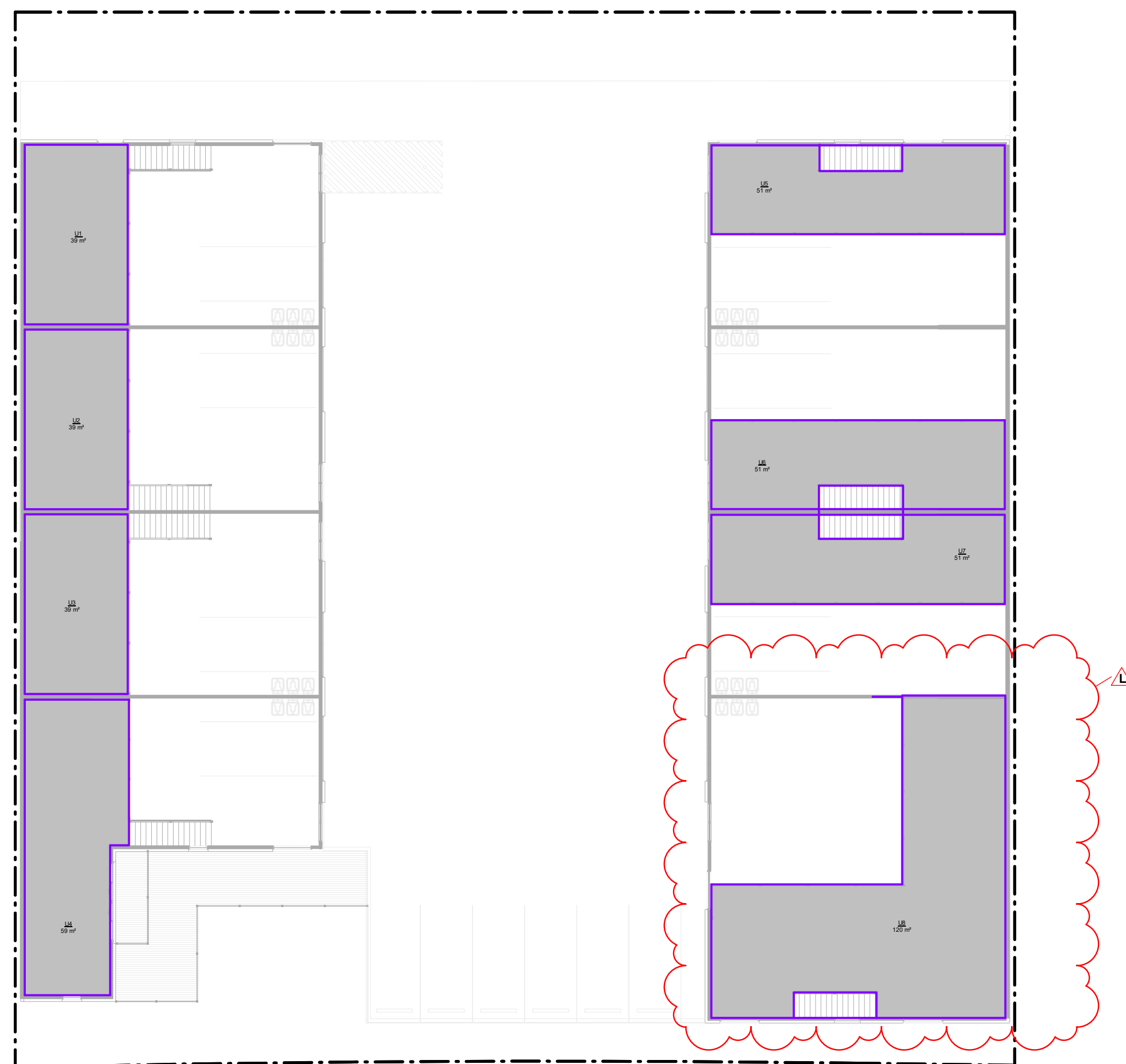
2224 m²

SITE STATISTICS	
SITE AREA	2224m ²
GFA	
GROUND FLOOR GFA:	1050m ²
1FL FLOOR GFA:	449m ²
TOTAL GFA:	1499m ²
DEEP ROOT PLANTING RATIO:	0.65
PERMISSABLE PLOT RATIO:	N/A
SITE COVER	
BUILDING FOOTPRINT:	1050m ²
DRIVEWAY AREA:	749m ²
DEEP ROOT PLANTING / COS AREA:	408m ²
DEEP ROOT PLANTING PERCENTAGE:	18.3%
PARKING	
REQUIREMENTS	
WAREHOUSE AREA 1/100m ² GFA:	11
OFFICE/MEZZANINE AREA 2/5100m ² GFA:	10
1 VISITOR SPACE PER 4 UNITS:	2
TOTAL CARSPACES REQUIRED:	23
PROVIDED	
WAREHOUSE AREA 1/100m ² GFA:	11
OFFICE/MEZZANINE AREA 2/5100m ² GFA:	10
VISITOR SPACES PROVIDED (ONSITE):	3
TOTAL CARSPACES PROVIDED:	24

TOTAL GFA BY FLOOR LEVEL	
GFL	1050.0 m ²
MEZZ	449.6 m ²
	1499.6 m ²

TOTAL GFA ITEMISED			
U1	119.3 m ²	GFL	
U1	39.2 m ²	MEZZ	
U1	158.5 m ²		
U2	118.5 m ²	GFL	
U2	39.2 m ²	MEZZ	
U2	157.7 m ²		
U3	118.5 m ²	GFL	
U3	39.2 m ²	MEZZ	
U3	157.7 m ²		
U4	129.7 m ²	GFL	
U4	59.3 m ²	MEZZ	
U4	189.0 m ²		
U5	118.7 m ²	GFL	
U5	50.7 m ²	MEZZ	
U5	169.4 m ²		
U6	117.9 m ²	GFL	
U6	51.0 m ²	MEZZ	
U6	168.8 m ²		
U7	117.8 m ²	GFL	
U7	51.2 m ²	MEZZ	
U7	168.9 m ²		
U8	209.7 m ²	GFL	
U8	119.9 m ²	MEZZ	
U8	329.6 m ²		
TOTAL GFA FOR DEVELOPMENT	1499.5 m ²		

TOTAL GFA ITEMISED TOTAL	
U1	158.5 m²
U2	157.7 m²
U3	157.7 m²
U4	189.0 m²
U5	169.4 m²
U6	168.8 m²
U7	168.9 m²
U8	329.6 m²
TOTAL GFA FOR DEVELOPMENT	1499.6 m²



L	10/2/23	INCREASE MEZZANINE TO U8	BG
H	14/11/22	WALL TYPES REVISED	BG
G	6/10/22	BA COMMENCE	BG
D	19/11/21	DA SUBMISSION SET	BG
C	09/09/21	CLIENT CHANGES	BG
B	31/08/21	DA SET	BG
A	17/11/20	SKETCH PLAN SET	BG
Drawn		Comments:	

Client Name:



Project Name

MULTI UNIT SITE

Project Address:

**BLOCK 12, SECTION 275,
KAMBAH ACT**

Drawing Title:

AREAS

Z:\BDH\Fred_Kambah Commercial\Revit\KambahCommercial-14

Project Architect:	FKA	A250 Issue: L
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	As indicated	
Commenced:	JULY 2020	
Print Date:	10/02/2023 3:46:26 PM	
Project Phase:	DA	

ELEVATION LEGEND

A/C	AIR CONDITIONER UNIT
AWD AND	POWDERCOATED ALUMINIUM FRAMED WINDOWS DOORS
BAL	BALUSTRADES
CB	CUSTOM ORB PROFILE COLORBOND
CFG	COLORBOND FASCIA AND GUTTERS
CS1	CLADDING - AXON STRIA
CS2	PAINTED CONCRETE
CL	CLOTHES LINE
OBS	OBSCURE GLASS WINDOW
DP	DOWNPIPES
FB	FACE BRICK
FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FGL	FINISHED GROUND LEVEL
SK	SKYLIGHT
GAS	GAS METER LOCATION
HWS	HOT WATER SYSTEM
LB	LETTERBOXES
MB	METER BOX LOCATION
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LEVEL
PS	POWDERCOATED ALUMINIUM PRIVACY SCREEN
PGL	POWDERCOATED METAL PERGOLA
RD	COLORBOND ROLLER DOOR

NOTE: REFER TO EXTERNAL FINISHES SCHEDULES FOR COLOUR SPECIFICATIONS.

REFER TO AREA DRAWING FOR ALL AREAS OF UNITS
REFER TO SECTION AND ELEVATION REFERENCES - NOTES
ELEVATION NUMBER AND DRAWING SHEET REFERENCE



PROPOSED COLOUR SCHEME



FACE BRICK (FB)

FACE BRICK EXTERNAL MASONRY WALLS
PGH MANHATTAN RANGE
"TRIBECA" OR SIMILAR

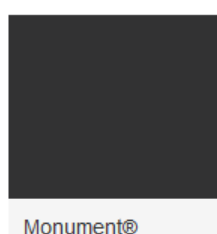
R	80
G	76
B	68



METAL ROOF SHEETING (MRS)

BLUESCOPE STEEL COLORBOND
COLOUR "SHALE GREY" OR SIMILAR

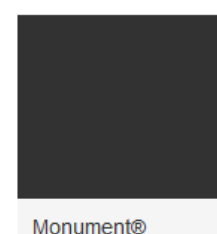
R	155
G	150
B	151



ROLLER DOORS (CGD)

COLORBOND STEEL
COLOUR "MONUMENT" OR SIMILAR

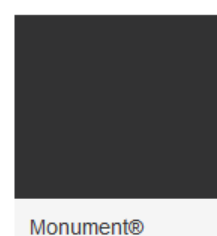
R	50
G	50
B	51



ALUMINIUM PERGOLAS (PGL)
BALUSTRADE FRAME & HANDRAILS (BAL)

POWDERCOAT ALUMINIUM
COLOUR "MONUMENT" OR SIMILAR

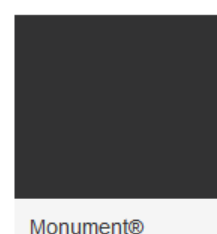
R	50
G	50
B	51



ALUMINIUM WINDOWS & DOOR FRAMES (AWD)

COLORBOND STEEL
COLOUR "MONUMENT" OR SIMILAR

R	50
G	50
B	51



COLORBOND FASCIAS, CAPPINGS AND GUTTERING (CFG)

COLORBOND STEEL
COLOUR "MONUMENT" OR SIMILAR

R	50
G	50
B	51

**PRIVACY SCREENS / WINDOW SURROUNDS (PS)**

CORETEN FINISH OR SIMILAR

DOWNPIPES TO MATCH WALL COLOUR / FINISH

NOTE-

COLOURS ARE INDICATIVE OF APPLICATION ONLY
FOR TRUE REPRESENTATION OF COLOURS REFER TO DULUX AND COLORBOND WEBSITES FOR RGB VALUES OR IDEALLY PHYSICAL COLOUR SAMPLES

N	20/2/23	FINALISE FINISHES		BC
I	14/11/22	REMOVE BLOCKWORK		BC
H	14/11/22	WALL TYPES REVISED		BC
G	6/10/22	BA COMMENCE		BC
D	19/11/21	DA SUBMISSION SET		BC
C	09/09/21	CLIENT CHANGES		BC
S	31/08/21	DA SET		BC
A	17/11/20	SKETCH PLAN SET		BC
BC	Date	Comments	BC	Date

Client Name:



Project Name

MULTI UNIT SITE

Project Address:

**BLOCK 12, SECTION 275,
KAMBAH ACT**

Drawing Title:

COLOURS AND FINISHES

Project Architect:	FKA	A260 Issue: N
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	As indicated	
Commenced:	JULY 2020	
Print Date:	20/02/2023 7:31:22 AM	
Project Phase:	DA	



L	10/2/23	INCREASE MEZZANINE TO U8		BC
K	10/2/23	ADD SHOWERS TO EACH UNIT		BC
J	10/2/23	REVISE U8 DOOR SWING		BC
I	14/11/22	REMOVE BLOCKWORK		BC
H	14/11/22	WALL TYPES REVISED		BC
G	6/10/22	BA COMMENCE		BC

Client Name:



Project Name:

MULTI UNIT SITE

Project Address:

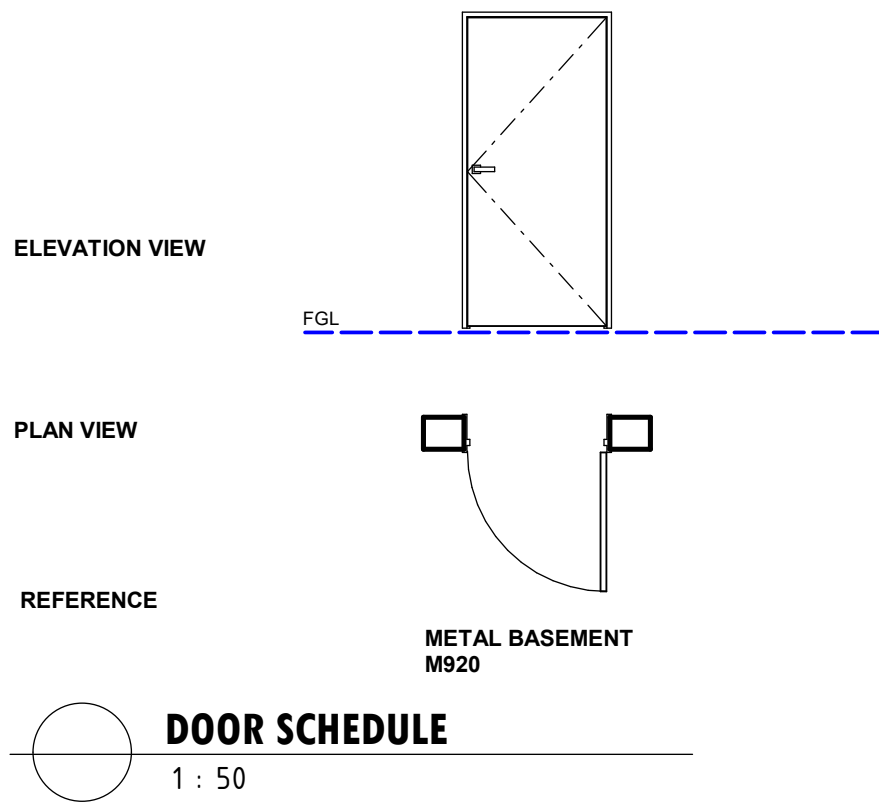
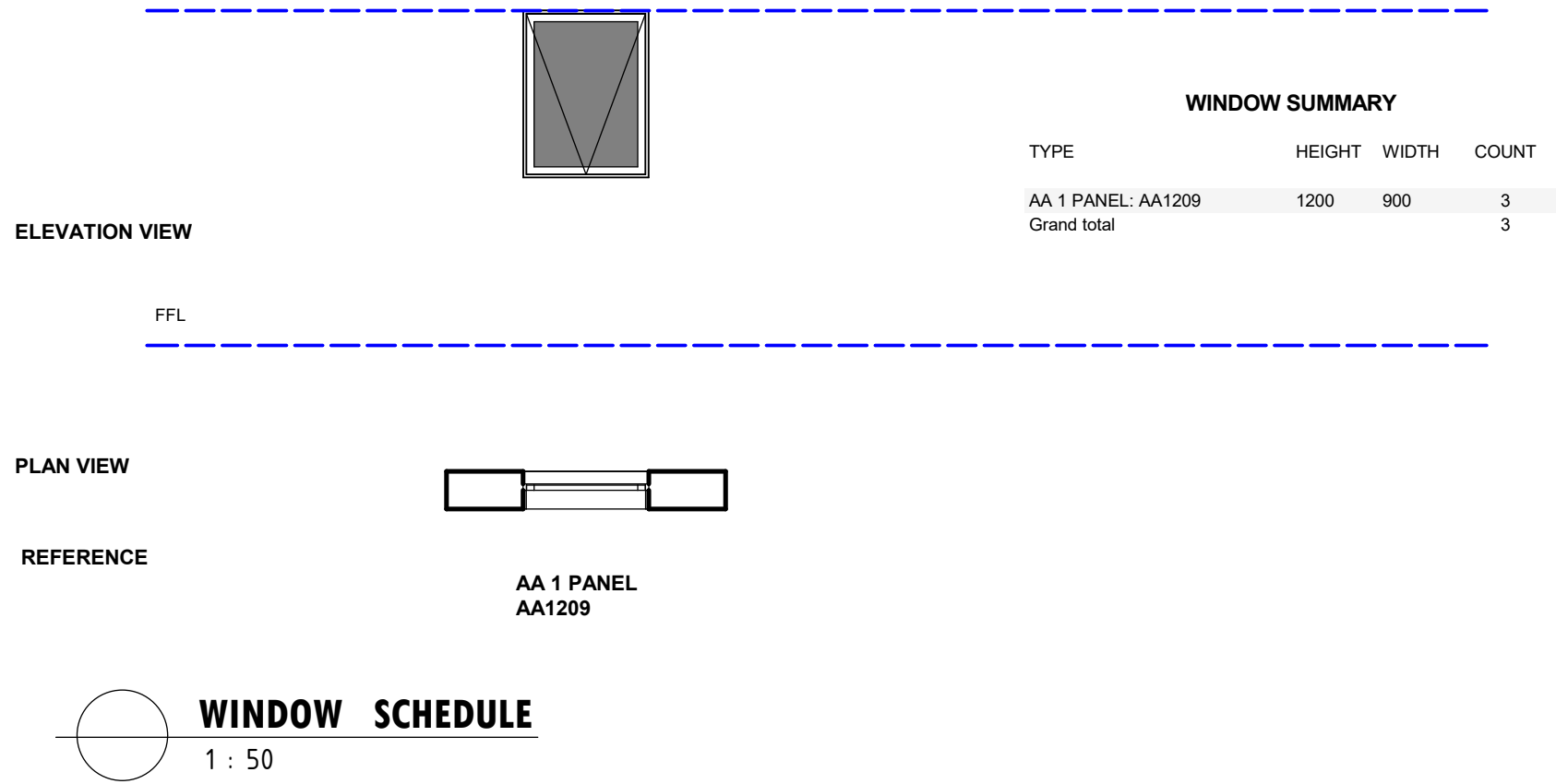
**BLOCK 12, SECTION 275,
KAMBAH ACT**

Drawing Title:

SLAB SET OUT PLAN

7180Edr_Kenbsh_CommercialResultKenbshCommercial_14

Project Architect:	FKA	 NORTH
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	1 : 100	A320
Commenced:	JULY 2020	
Print Date:	10/02/2023 3:46:32 PM	
Project Phase:	DA	Issue: L



DOOR SUMMARY			
TYPE	Panel Height	Panel Width	COUNT
METAL BASEMENT: M920	2040	920	9
TOTAL			9

NOTES:

ALL WINDOWS TO BE POWDERCOAT ALUMINIUM TYPICAL, COLOUR TO SCHEDULE

PROVIDE FLYSCREENS TO ALL OPERABLE WINDOWS AND SLIDING DOORS TYPICAL

ENSURE WINDOWS TO UPPER FLOOR ARE RESTRICTED TO 125mm MAX OPENING

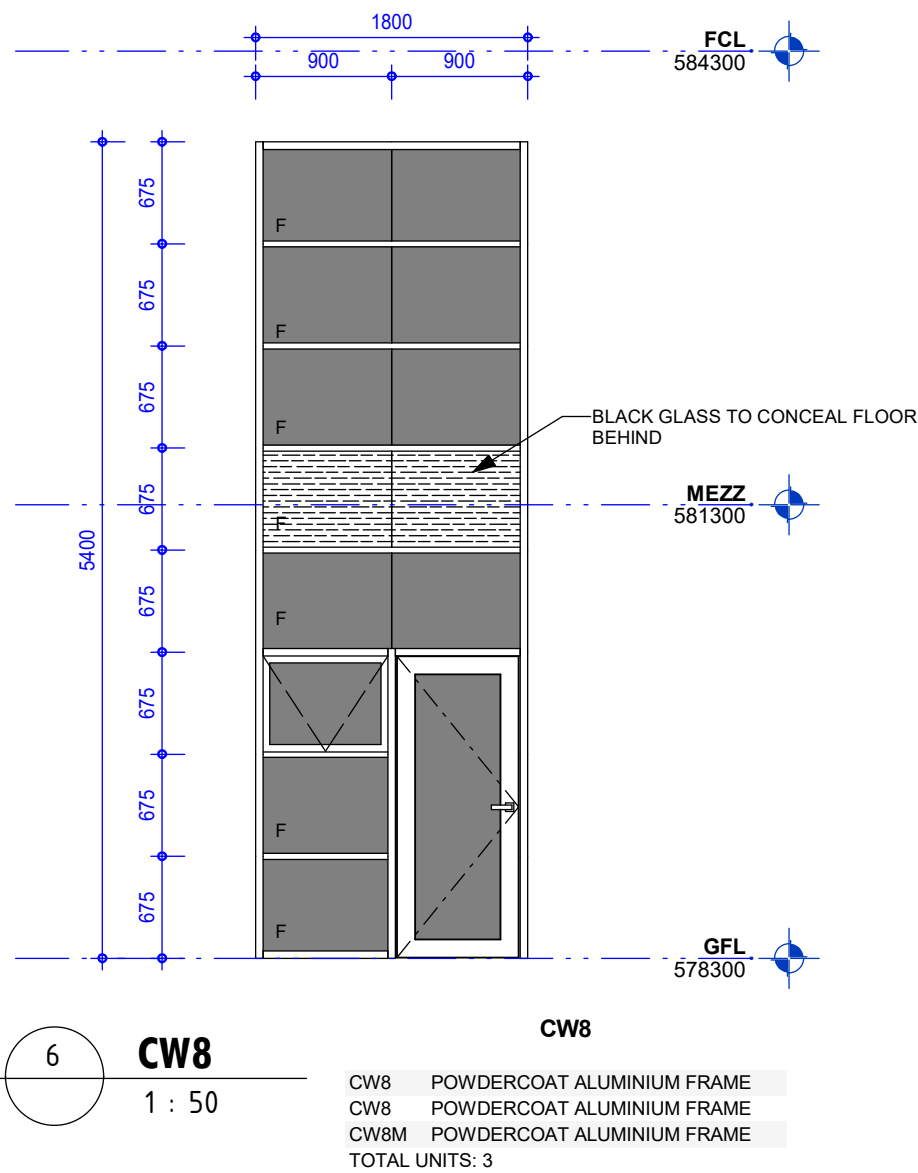
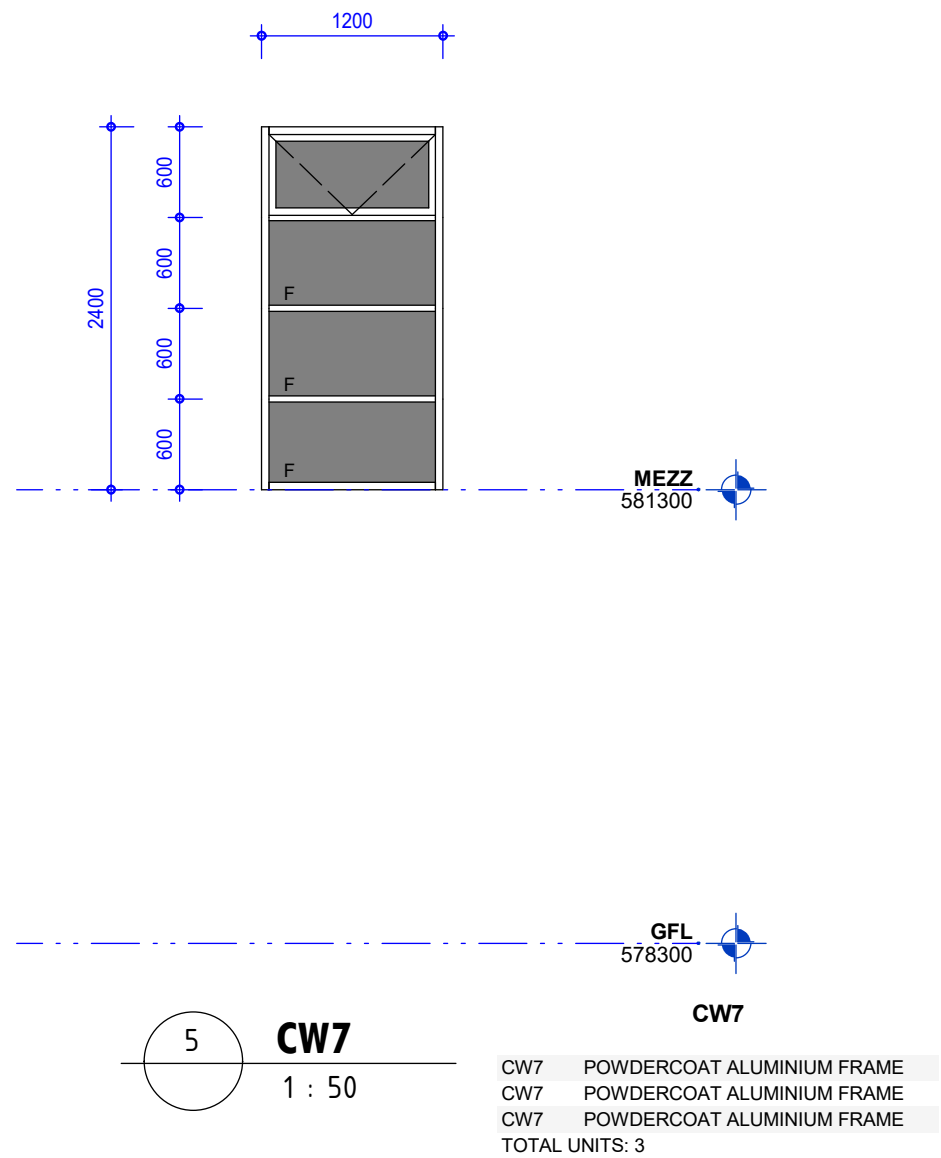
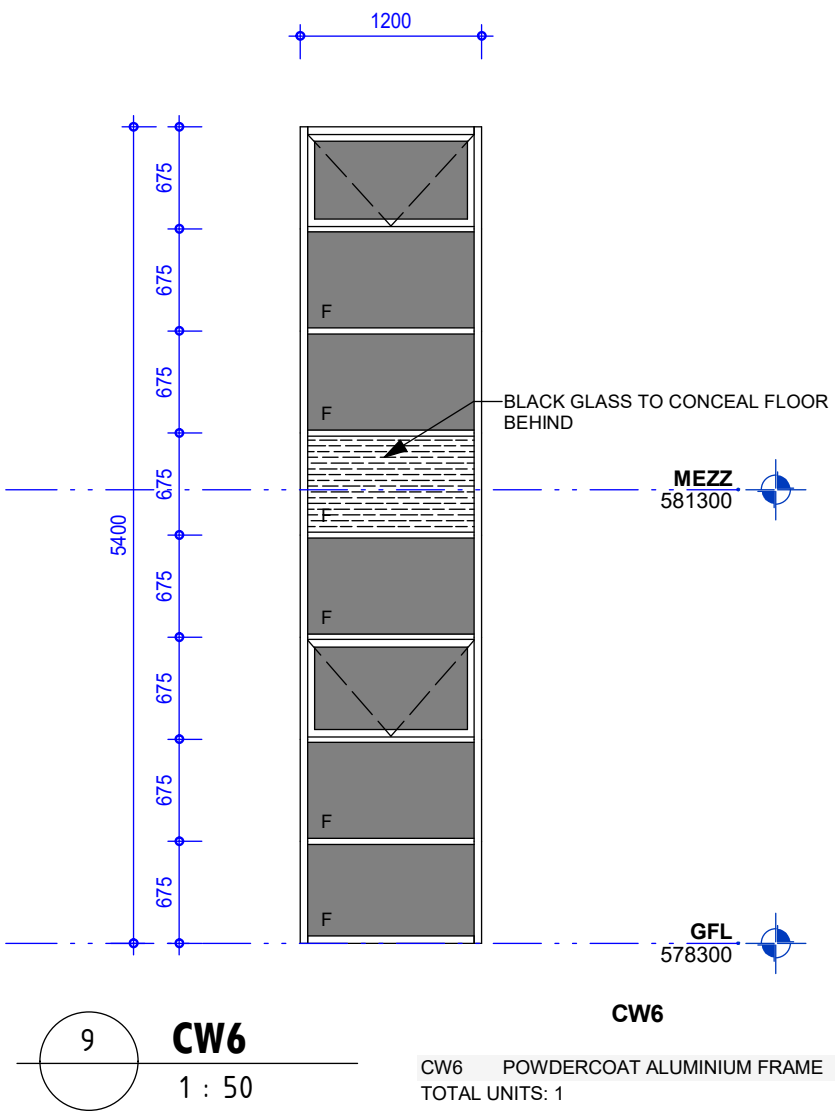
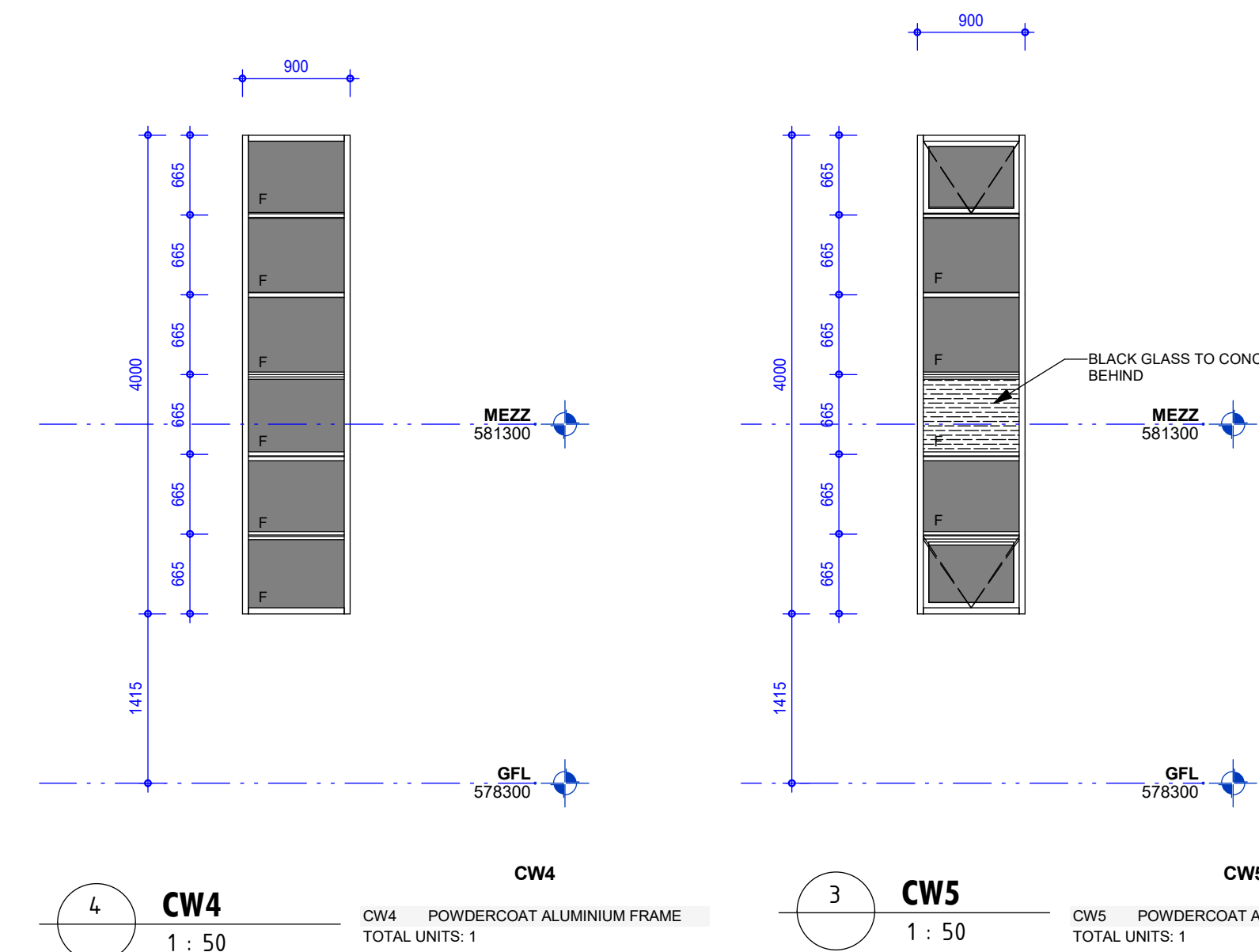
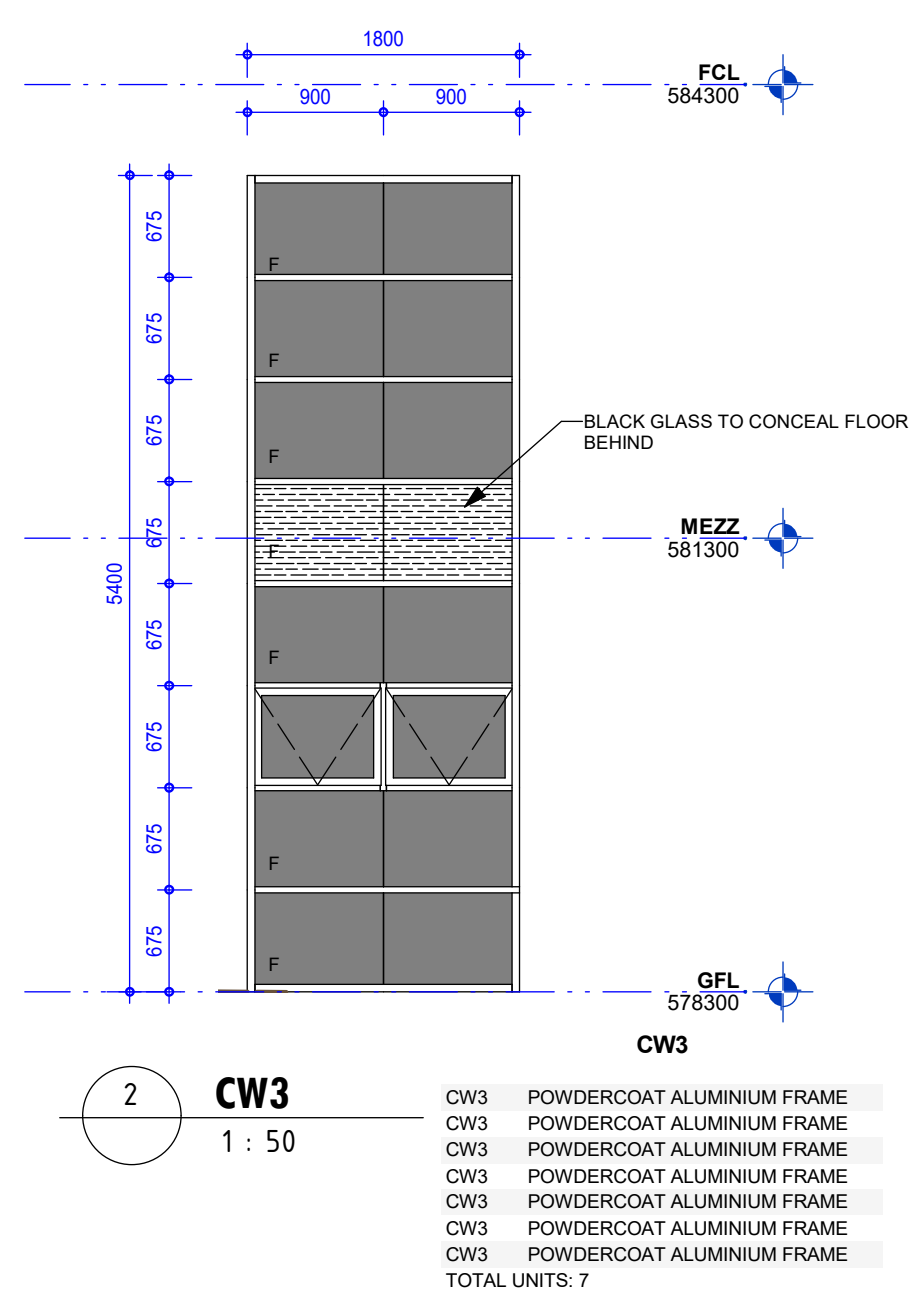
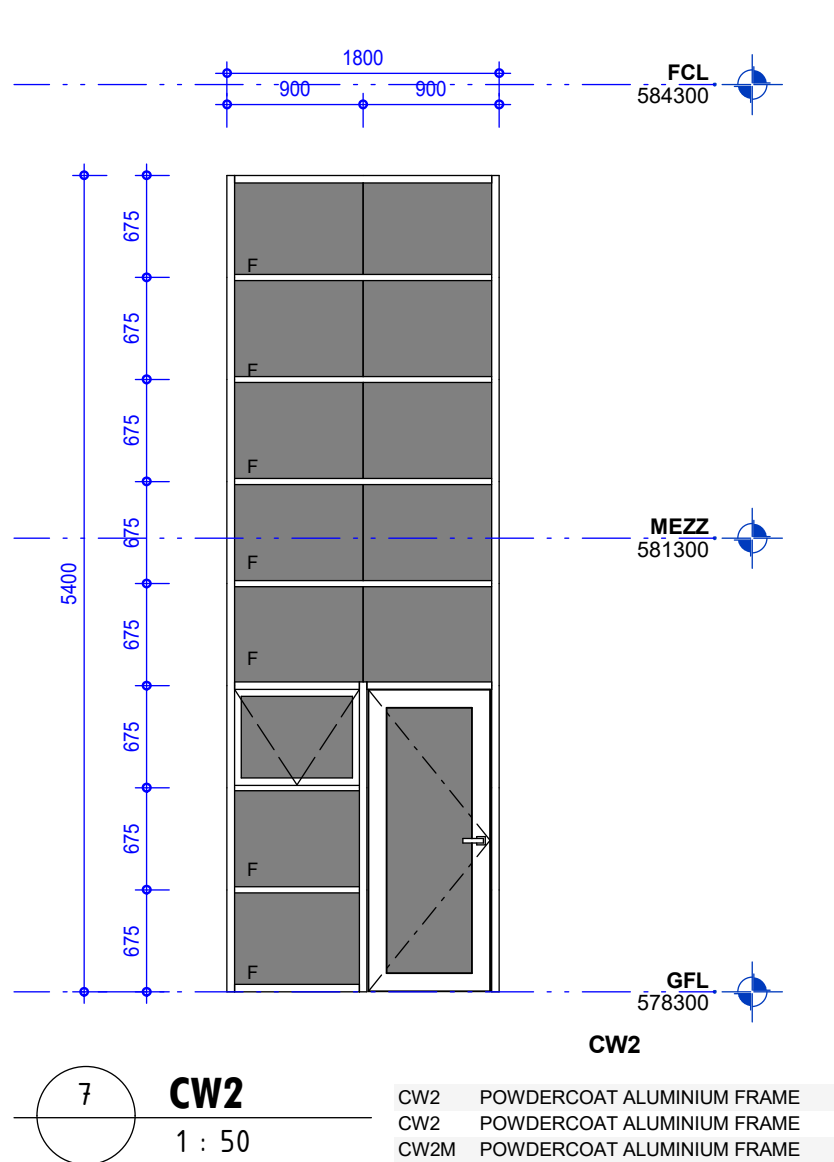
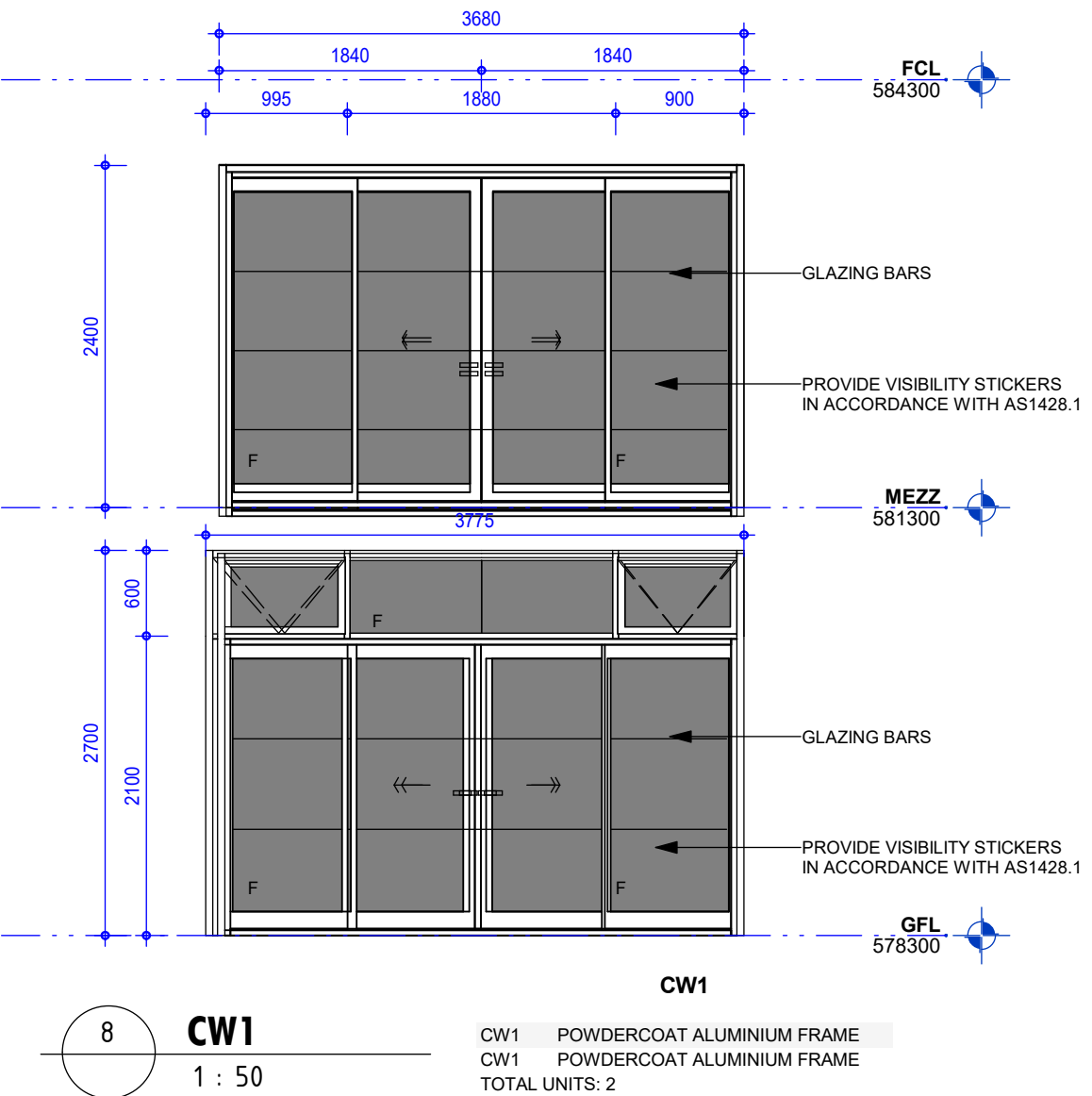
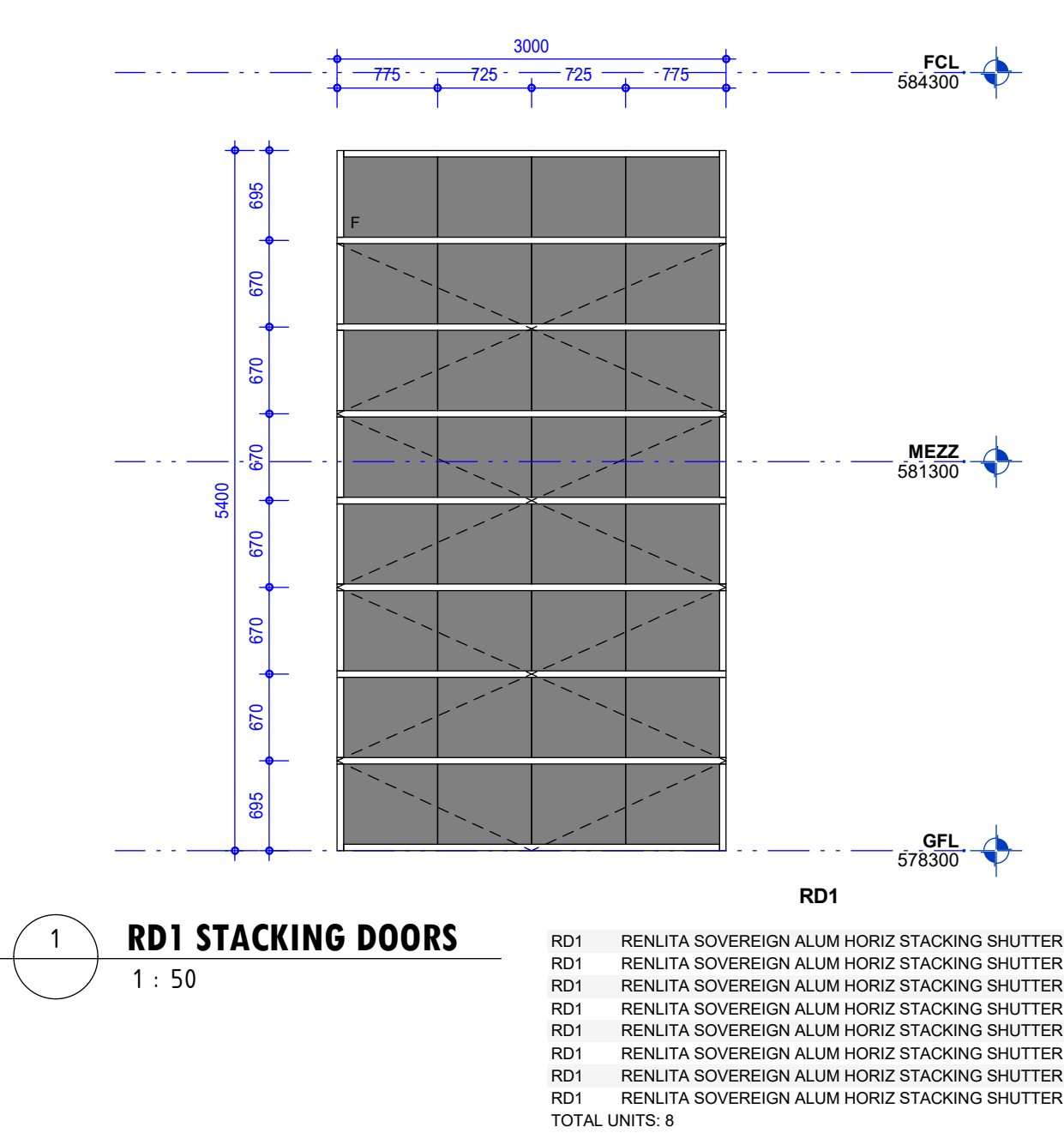
REFER TO ELEVATIONS FOR WINDOWS THAT REQUIRE SCREENING / OPAQUE GLASS

NOTES:

ALL WINDOWS TO BE POWDERCOAT ALUMINIUM TYPICAL, COLOUR TO SCHEDULE

PROVIDE FLYSCREENS TO ALL OPERABLE WINDOWS AND SLIDING DOORS TYPICAL

ENSURE WINDOWS TO UPPER FLOOR ARE RESTRICTED TO 125mm MAX OPENING



Rev.	Date	Comments	Drawn
H	14/11/22	WALL TYPES REVISED	BDH
G	6/10/22	BA COMMENCE	BDH
D	19/11/21	DA SUBMISSION SET	BDH
C	09/09/21	CLIENT CHANGES	BDH
B	31/08/21	DA SET	BDH
A	17/11/20	SKETCH PLAN SET	BDH

Client Name:



Project Name:

MULTI UNIT SITE

Project Address:

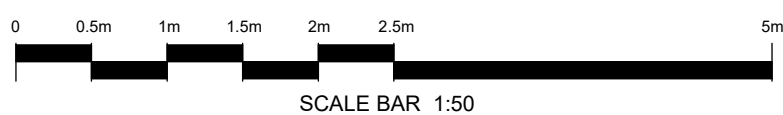
**BLOCK 12, SECTION 275,
KAMBAH ACT**

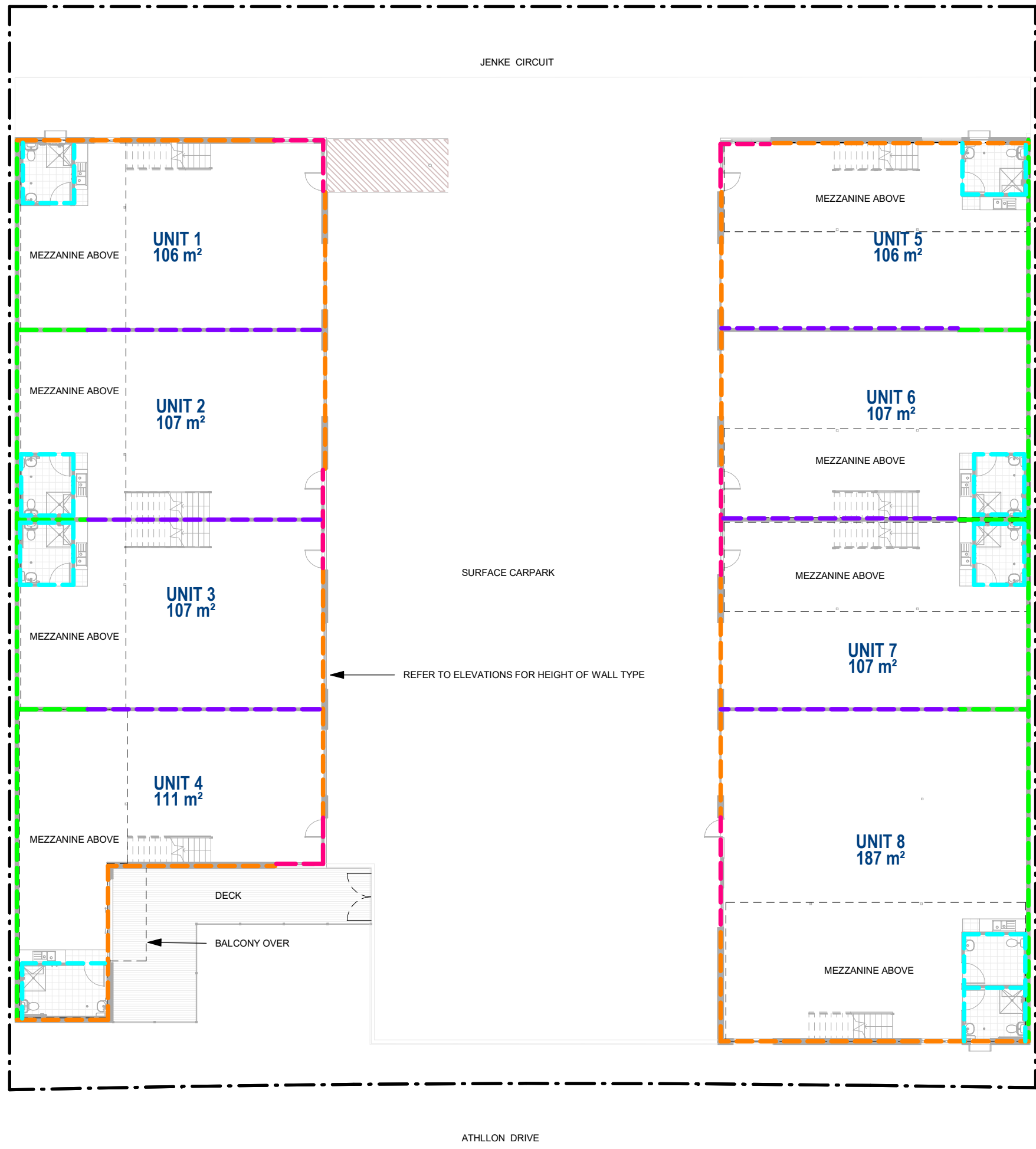
Drawing Title:

DOOR & WINDOW SCHEDULE

Z:\0201\resnet_kambah\Commercial\0201Kambah\Commercial-14.cad

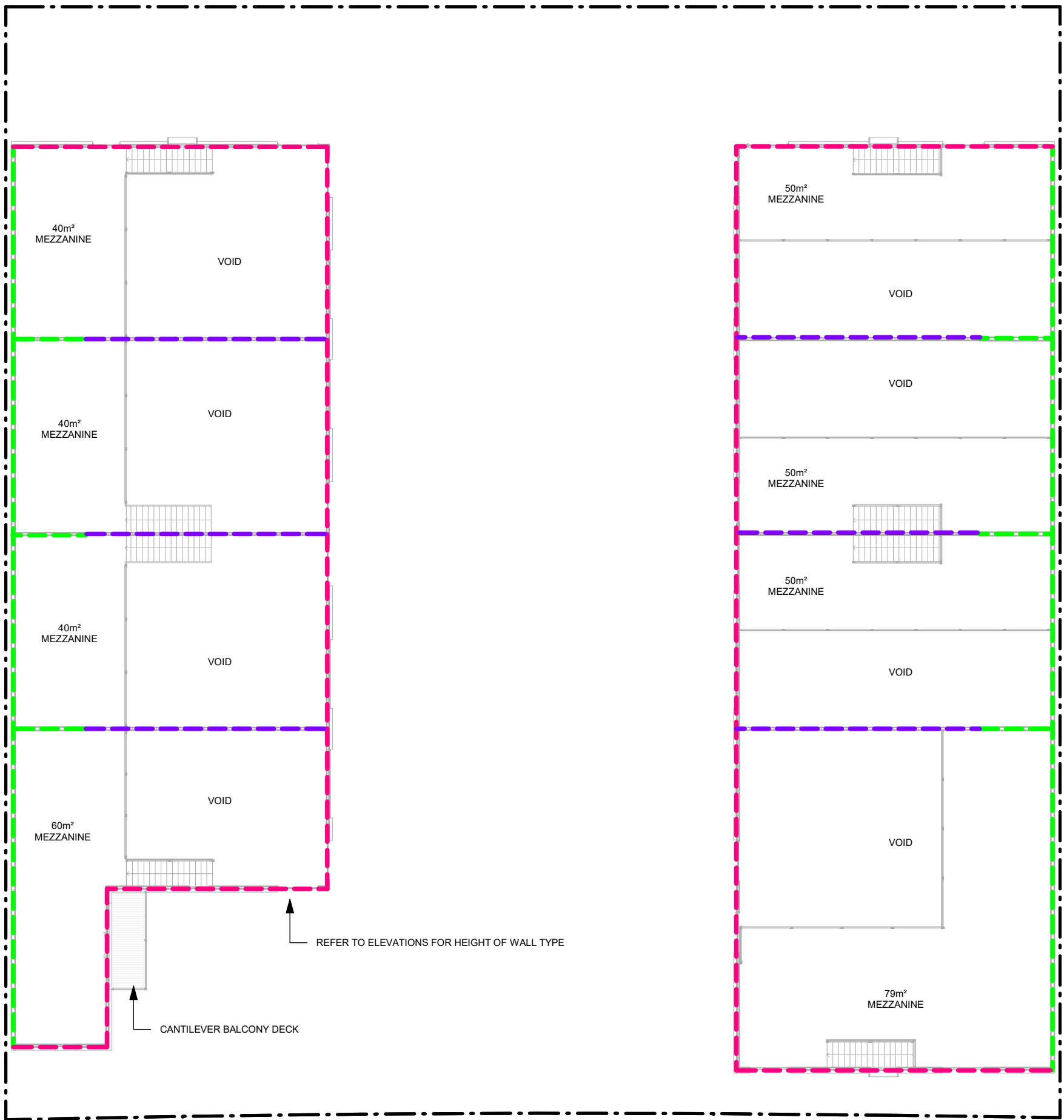
Project Architect:	FKA	A330 Issue: H
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:	1 : 50	
Commenced:	JULY 2020	
Print Date:	14/11/2022 10:26:21 AM	
Project Phase:	DA	





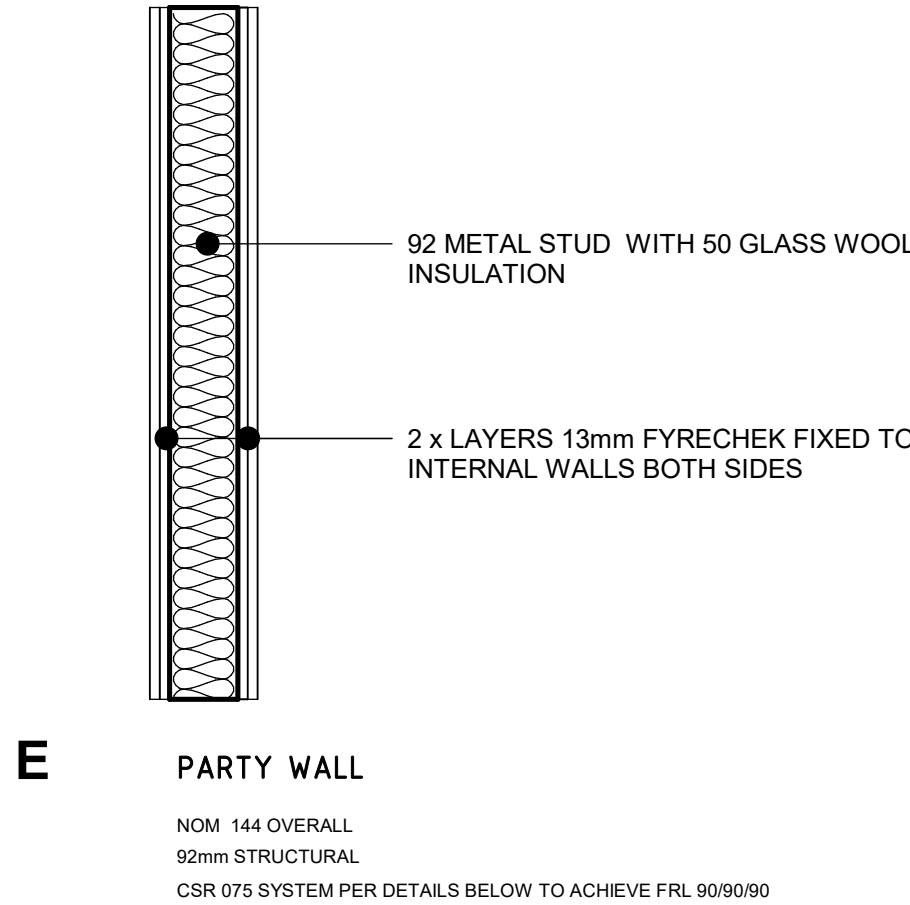
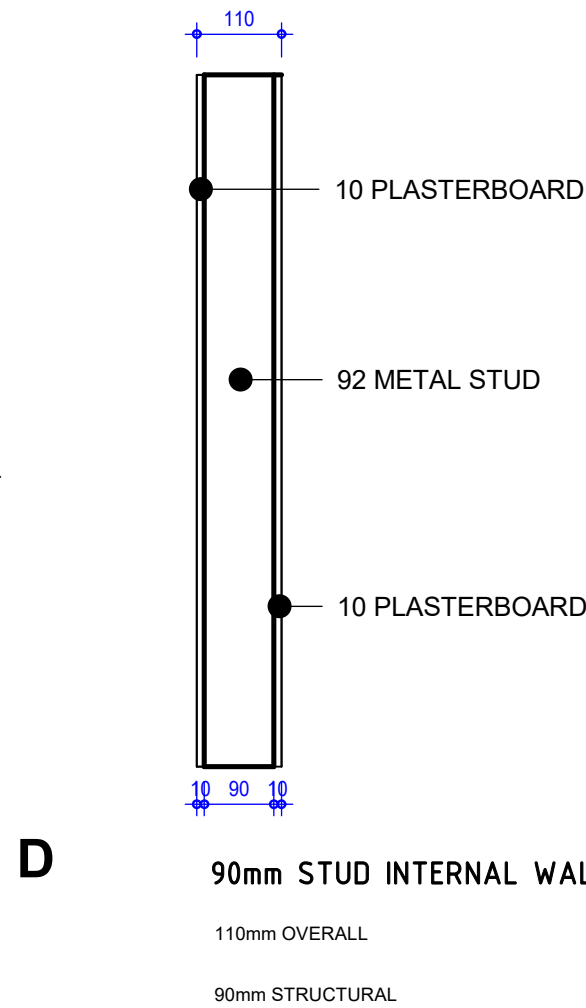
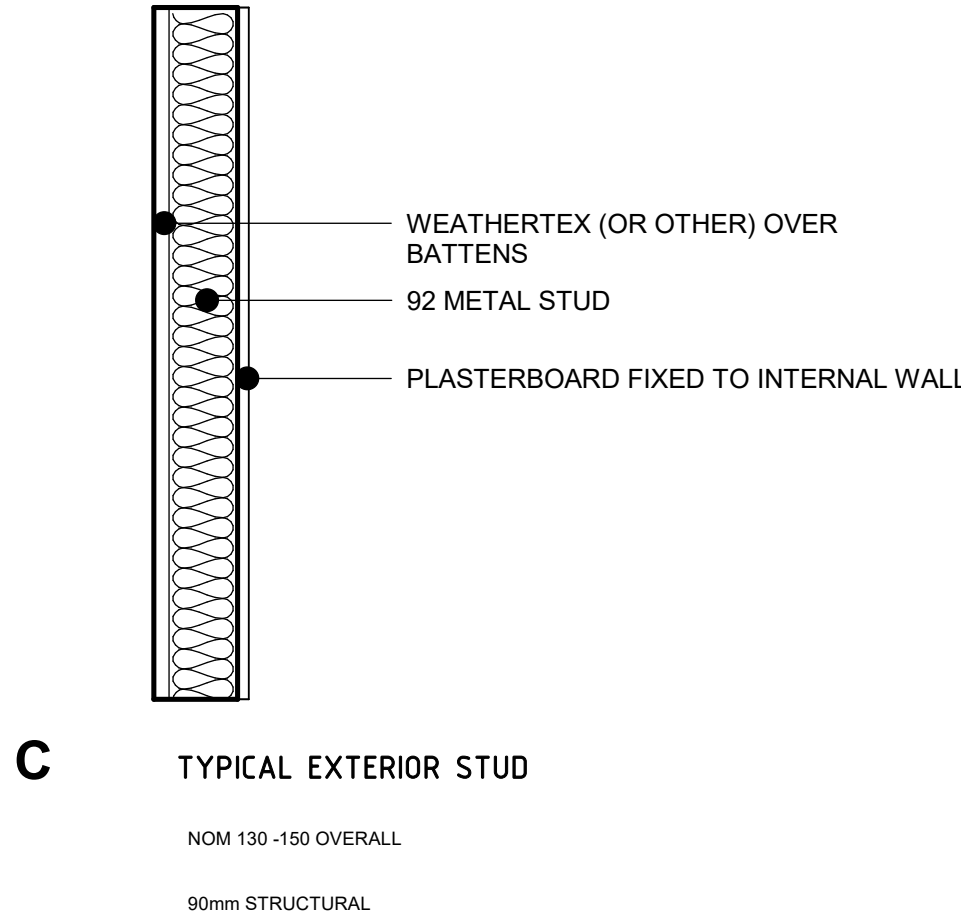
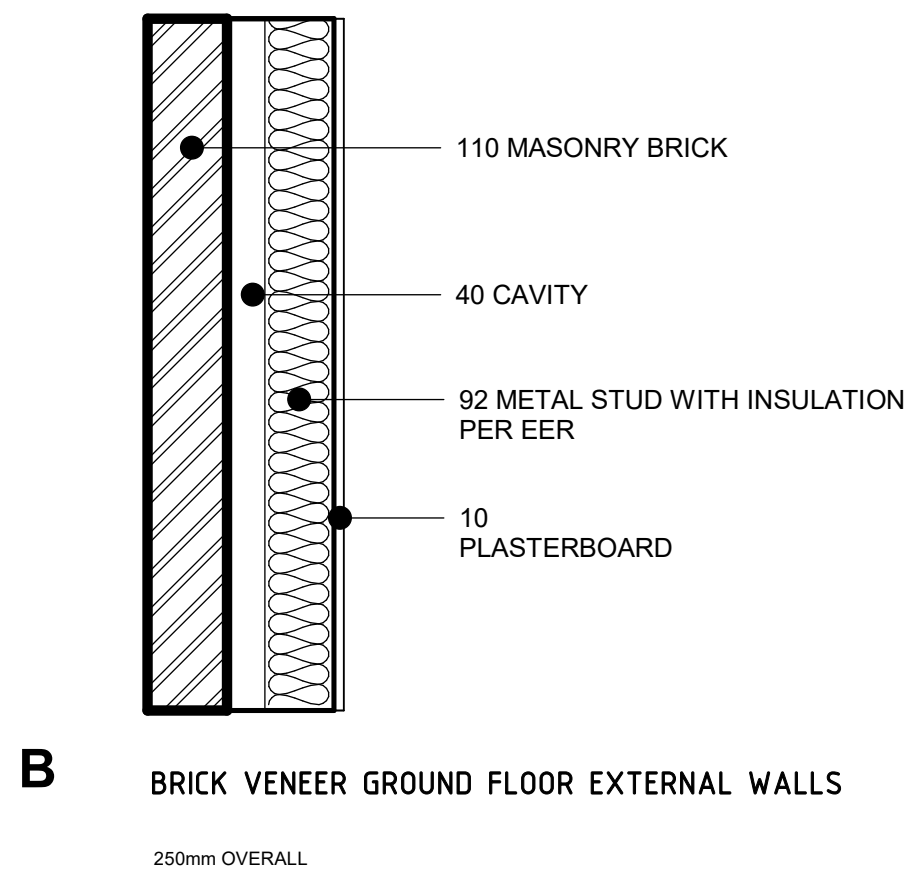
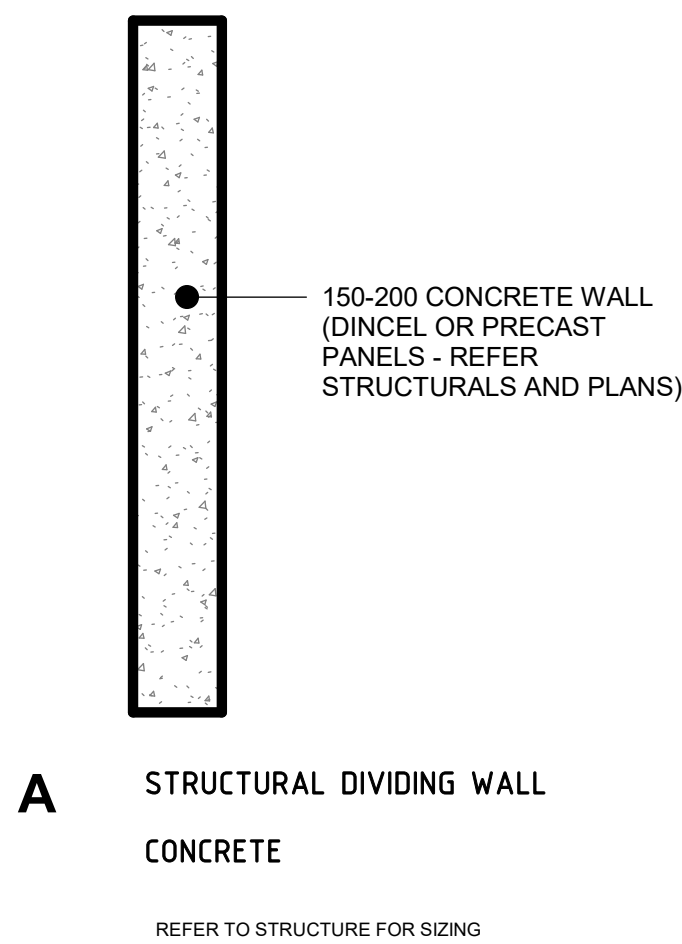
HUNGRY JACKS RESTAURANT ADJACENT

ATHLON DRIVE



1 GFL WALL TYPES
1 : 200

2 FIRST FLOOR WALL TYPES
1 : 200



WALL TYPES LEGEND	
	A STRUCTURAL DIVIDING WALL
	B BRICK VENEER GROUND FLOOR EXTERNAL
	C TYPICAL EXTERIOR STUD
	D TYPICAL INTERNAL WALLS
	E INTERNAL PARTY WALL

REFER TO STRUCTURALS FOR LOAD BEARING ELEMENTS
REFER TO ELEVATIONS FOR HEIGHT OF WALLS

~ /120/120 90/90/90 120/120/120* ACR10% FAR2357		Both Sides • 2 x 13mm GYPROCK FYRECHEK plasterboard.	(a) NI	44/37	45/38	46/40	47/41	49/43
			(b) 50 GW Partition 11kg	49/40	50/41	51/43	52/44	53/45
			(c) 75 GW Partition 11kg		52/43	52/44	53/45	54/46
			(d) TBS3/ASB3 Polyester	49/42	49/42	50/44	51/45	52/46
			(e) 60 Soundscreen™ 1.6		51/41	52/43	53/44	54/45
WALL THICKNESS mm			103	116	128	144	202	

Rev.	Date	Comments	Drawn
N	20/2/23	FINALISE FINISHES	BDH
I	14/11/22	REMOVE BLOCKWORK	BDH
H	14/11/22	WALL TYPES REVISED	BDH
G	6/10/22	BA COMMENCE	BDH
D	19/11/21	DA SUBMISSION SET	BDH
C	09/09/21	CLIENT CHANGES	BDH
B	31/08/21	DA SET	BDH
A	17/11/20	SKETCH PLAN SET	BDH



Project Name:

MULTI UNIT SITE

Project Address:

BLOCK 12, SECTION 275, KAMBAH ACT

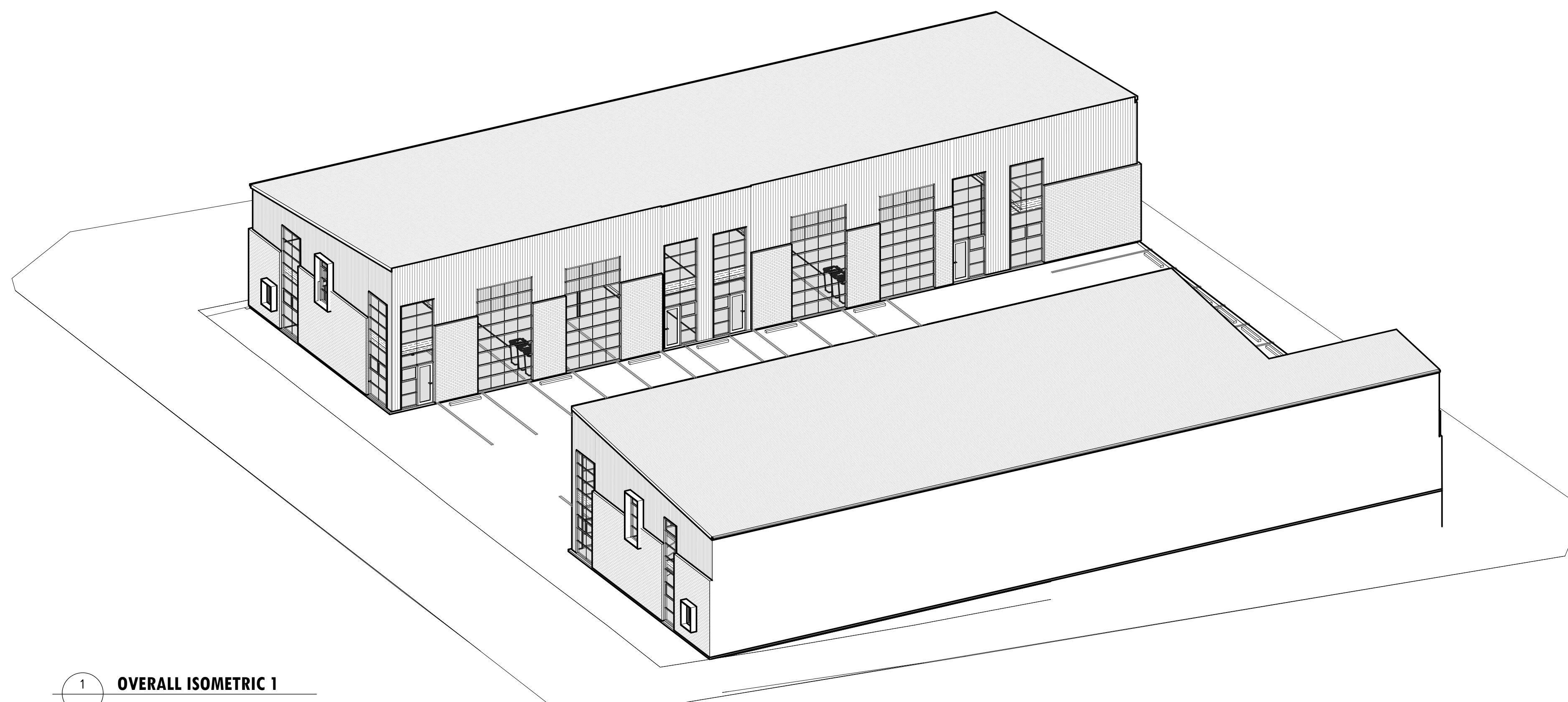
Drawing Title:

WALL TYPES

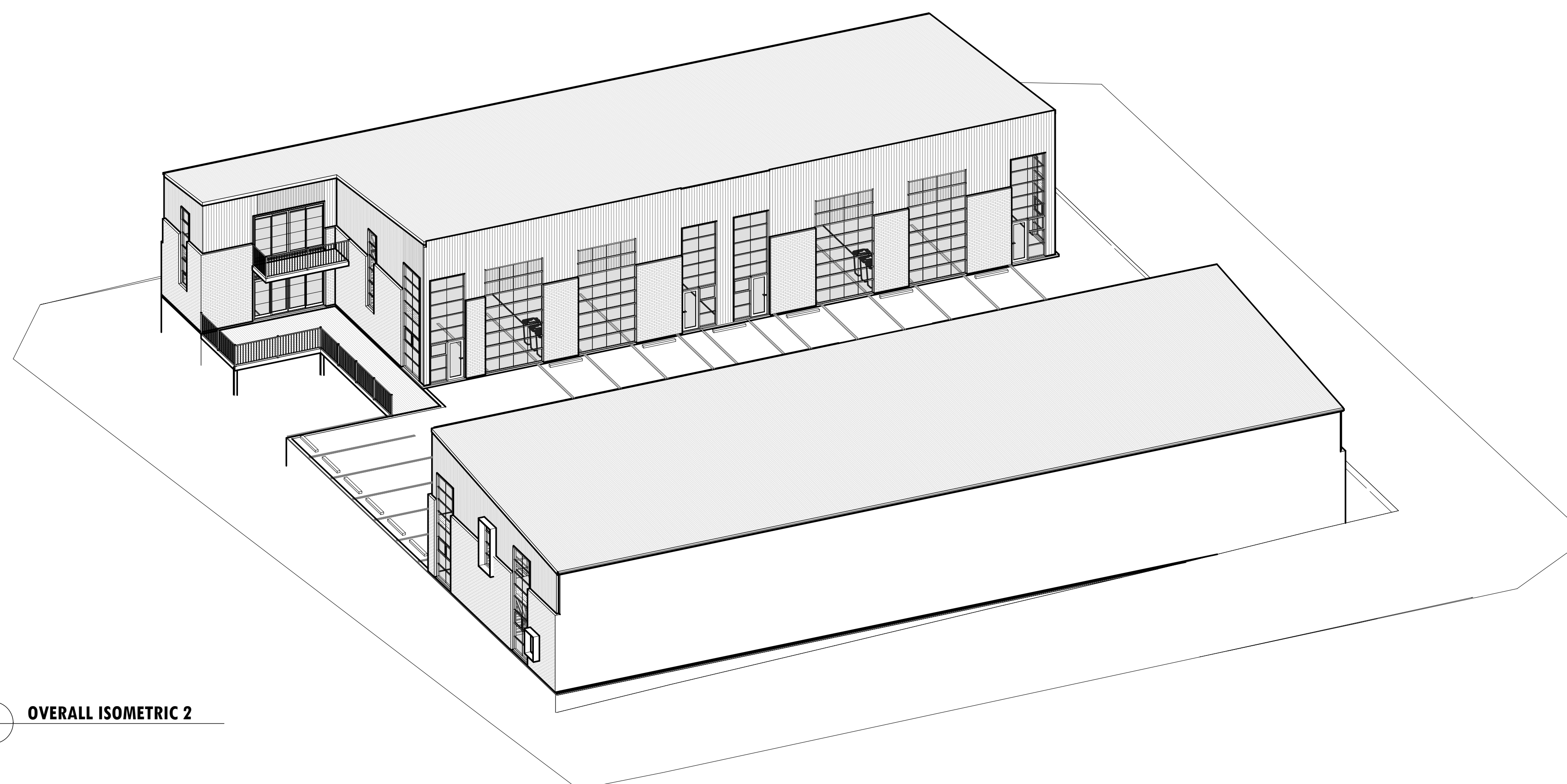
Z:\BDH\Draw_Kambah Commercial\Revit\KambahCommercial-14.rvt

Project Architect:	FKA	
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	A350 Issue: N
Scale:	As indicated	
Commenced:	JULY 2020	
Print Date:	20/02/2023 7:31:27 AM	
Project Phase:	DA	





1 **OVERALL ISOMETRIC 1**



2 OVERALL ISOMETRIC 2

I	14/11/22	REMOVE BLOCKWORK		BC
H	14/11/22	WALL TYPES REVISED		BC
G	6/10/22	BA COMMENCE		BC
D	19/11/21	DA SUBMISSION SET		BC
C	09/09/21	CLIENT CHANGES		BC
B	31/08/21	DA SET		BC

Client Name:



Project Name:

MULTI UNIT SITE

Project Address:

**BLOCK 12, SECTION 275,
KAMBAH ACT**

Drawing Title:

OVERALL 3D

Project Architect:	FKA	A370 Issue: I
Design Architect:	BDH	
Checked:	FKA	
Project No:	2015	
Scale:		
Commenced:	JULY 2020	
Print Date:	14/11/2022 10:26:29 AM	
Project Phase:	DA	