

**UNIT 1**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	172.48m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>235.712 m<sup>2</sup></b>
78.88 / 235.712 = <b>OPEN SPACE 33.46%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 82.24 m <sup>2</sup>
UNCOVERED AREA	20m <sup>2</sup> 82.24 m <sup>2</sup>

**UNIT 2**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	132.69m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>195.922 m<sup>2</sup></b>
79.9 / 195.922 = <b>OPEN SPACE 40.78%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 38.24 m <sup>2</sup>
UNCOVERED AREA	20m <sup>2</sup> 38.24 m <sup>2</sup>

**UNIT 3**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	133.65m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>196.882 m<sup>2</sup></b>
79.9 / 196.882 = <b>OPEN SPACE 40.58%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 38.24 m <sup>2</sup>
UNCOVERED AREA	20m <sup>2</sup> 38.24 m <sup>2</sup>

- GENERAL NOTE:**
- BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS AND ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND/OR FABRICATION.
  - ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS ANY DISCREPANCIES TO BE REPORTED FOR DETERMINATION.
  - NOTIFY DESIGNER IF ANY DISCREPANCIES THAT MAY OCCUR PRIOR TO CONSTRUCTION OR FABRICATION.
  - ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCC'S/B.C.A REQUIREMENTS.
  - MITRE AND WELD T-BARS AT CORNERS AND TREAT IN ACCORDANCE WITH MOST CURRENT AUSTRALIA STANDARDS AND ABCB NCC 2022 HP PART 6.3.
  - WET AREA AND APPLIANCE DETAILS PROVIDED BY OWNER (CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB).
  - NUMBER AND POSITION OF DOWNPIPES SHOWN AS APPROXIMATE ONLY AND ARE TO BE AS PER THE PLUMBERS DISCRETION AND IN ACCORDANCE WITH ABCB NCC 2022 HP PART 7.4.
  - BATH AND SHOWER INSTALLATION AND WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 AND ABCB NCC 2022 HP PART 10.2.
  - 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 ABCB NCC 2022 HP PART 8.
  - SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH ABCB NCC 2022 HP PART 10.4.1 AND 10.4.2.
  - SUPPLY AND INSTALL CHEMICAL TERMITE TREATMENT IN ACCORDANCE WITH AS3660.1-2014 AND MANUFACTURER SPECIFICATIONS.
  - TERMITE MANAGEMENT AS PER AS3660.1-2014 & NCC 2022 H1D3(3)/PART 3.4.2 USING TERMICO SYSTEM OR APPROVED EQUIVALENT.
  - ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684.
  - UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION.
  - ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786.
  - ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS1668.2 AND ABCB NCC 2022 HP PART 10.6. (ALL VENTS TO BE DUCTED TO EXTERNAL AIR).

**UNIT 4**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	213.52m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>276.752 m<sup>2</sup></b>
83.66 / 276.752 = <b>OPEN SPACE 30.22%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 115.06 m <sup>2</sup>
UNCOVERED AREA	20m <sup>2</sup> 115.06 m <sup>2</sup>

**UNIT 5**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	218.20m <sup>2</sup> + 76.795m <sup>2</sup> (SHARED CP) = <b>294.995 m<sup>2</sup></b>
83.67 / 294.995 = <b>OPEN SPACE 28.36%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 114.0 m <sup>2</sup>
UNCOVERED AREA	20m <sup>2</sup> 114.0 m <sup>2</sup>

**UNIT 6**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	135.74m <sup>2</sup> + 76.795m <sup>2</sup> (SHARED CP) = <b>212.535 m<sup>2</sup></b>
81.3 / 212.535 = <b>OPEN SPACE 38.25%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 45.45 m <sup>2</sup>
UNCOVERED AREA	20m <sup>2</sup> 45.45 m <sup>2</sup>

**UNIT 7**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	135.74m <sup>2</sup> + 76.795m <sup>2</sup> (SHARED CP) = <b>212.535 m<sup>2</sup></b>
79.9 / 212.535 = <b>OPEN SPACE 37.59%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 45.39 m <sup>2</sup>
UNCOVERED AREA	20m <sup>2</sup> 45.39 m <sup>2</sup>

**UNIT 8**

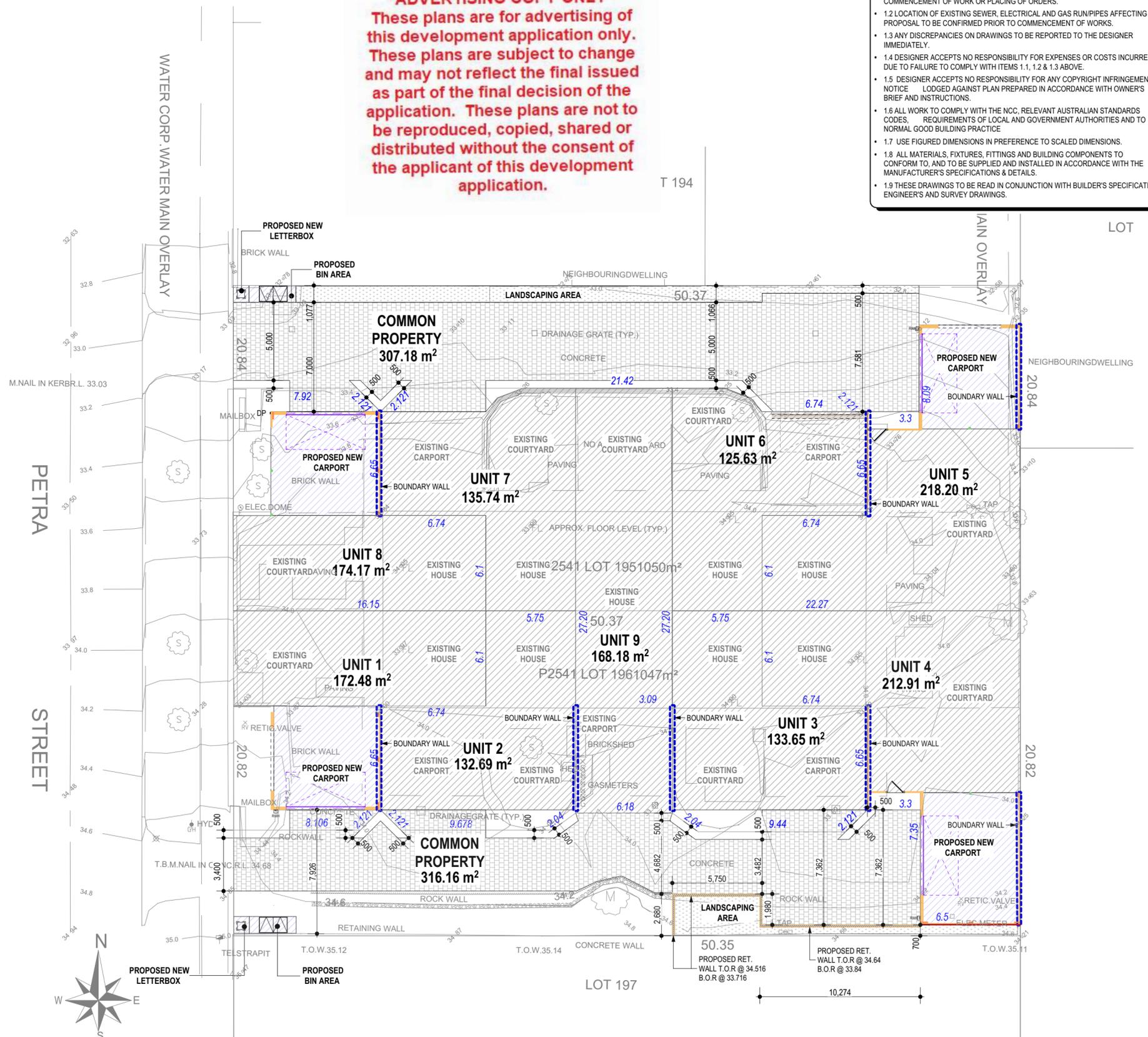
OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	174.17m <sup>2</sup> + 76.795m <sup>2</sup> (SHARED CP) = <b>250.965 m<sup>2</sup></b>
78.91 / 250.965 = <b>OPEN SPACE 31.44%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 82.19 m <sup>2</sup>
UNCOVERED AREA	20m <sup>2</sup> 82.19 m <sup>2</sup>

**UNIT 9**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	168.18m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>231.412 m<sup>2</sup></b>
119.37 / 231.412 = <b>OPEN SPACE 51.58%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 45.39 m <sup>2</sup>
UNCOVERED AREA	20m <sup>2</sup> 45.39 m <sup>2</sup>

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  - 1.2 LOCATION OF EXISTING SEWER, ELECTRICAL AND GAS RUN/PIPES AFFECTING PROPOSAL TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS.
  - 1.3 ANY DISCREPANCIES ON DRAWINGS TO BE REPORTED TO THE DESIGNER IMMEDIATELY.
  - 1.4 DESIGNER ACCEPTS NO RESPONSIBILITY FOR EXPENSES OR COSTS INCURRED DUE TO FAILURE TO COMPLY WITH ITEMS 1.1, 1.2 & 1.3 ABOVE.
  - 1.5 DESIGNER ACCEPTS NO RESPONSIBILITY FOR ANY COPYRIGHT INFRINGEMENT NOTICE LODGED AGAINST PLAN PREPARED IN ACCORDANCE WITH OWNER'S BRIEF AND INSTRUCTIONS.
  - 1.6 ALL WORK TO COMPLY WITH THE NCC, RELEVANT AUSTRALIAN STANDARDS CODES, REQUIREMENTS OF LOCAL AND GOVERNMENT AUTHORITIES AND TO NORMAL GOOD BUILDING PRACTICE.
  - 1.7 USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.
  - 1.8 ALL MATERIALS, FIXTURES, FITTINGS AND BUILDING COMPONENTS TO CONFORM TO, AND TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & DETAILS.
  - 1.9 THESE DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDER'S SPECIFICATION, ENGINEER'S AND SURVEY DRAWINGS.



JOB No. 00103	DWG TITLE _A2_SITE PLAN
CLIENT HIAM DESIGN	PROJECT ADDRESS LOT 195 & 196 (#24 & #26) PETRA STREET, PALMYRA

SCALE: 1:200	DATE: 19/11/25	PAGE: 03 of 10
DRAWN BY: KS1		

**UNIT 1**

OPEN SPACE	
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ALLOWED OPEN SPACE	50%
SITE AREA	172.48m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>235.712 m<sup>2</sup></b>
78.88 / 235.712 = <b>OPEN SPACE 33.46%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 82.24 m2
UNCOVERED AREA	20m <sup>2</sup> 82.24 m2

**UNIT 2**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	132.69m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>195.922 m<sup>2</sup></b>
79.9 / 195.922 = <b>OPEN SPACE 40.78%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 38.24 m2
UNCOVERED AREA	20m <sup>2</sup> 38.24 m2

**UNIT 3**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	133.65m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>196.882 m<sup>2</sup></b>
79.9 / 196.882 = <b>OPEN SPACE 40.58%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 38.24 m2
UNCOVERED AREA	20m <sup>2</sup> 38.24 m2

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  - SUPPLY AND INSTALL CHEMICAL TERTMITE TREATMENT IN ACCORDANCE WITH AS3660.1-2014 AND MANUFACTURER SPECIFICATIONS.
  - TERTMITE MANAGEMENT AS PER AS3660.1-2014 & NCC 2022 H1D3(3)/PART 3.4.2 USING TERMICO SYSTEM OR APPROVED EQUIVALENT.
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  - ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786.
  - ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS1668.2 AND ABCB NCC 2022 HP PART 10.6. (ALL VENTS TO BE DUCTED TO EXTERNAL AIR).

**UNIT 4**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	213.52m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>276.752 m<sup>2</sup></b>
83.66 / 276.752 = <b>OPEN SPACE 30.22%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 115.06 m2
UNCOVERED AREA	20m <sup>2</sup> 115.06 m2

**UNIT 5**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	218.20m <sup>2</sup> + 76.795m <sup>2</sup> (SHARED CP) = <b>294.995 m<sup>2</sup></b>
83.67 / 294.995 = <b>OPEN SPACE 28.36%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 114.0 m2
UNCOVERED AREA	20m <sup>2</sup> 114.0 m2

**UNIT 6**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	135.74m <sup>2</sup> + 76.795m <sup>2</sup> (SHARED CP) = <b>212.535 m<sup>2</sup></b>
81.3 / 212.535 = <b>OPEN SPACE 38.25%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 45.45 m2
UNCOVERED AREA	20m <sup>2</sup> 45.45 m2

**UNIT 7**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	135.74m <sup>2</sup> + 76.795m <sup>2</sup> (SHARED CP) = <b>212.535 m<sup>2</sup></b>
79.9 / 212.535 = <b>OPEN SPACE 37.59%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 45.39 m2
UNCOVERED AREA	20m <sup>2</sup> 45.39 m2

**UNIT 8**

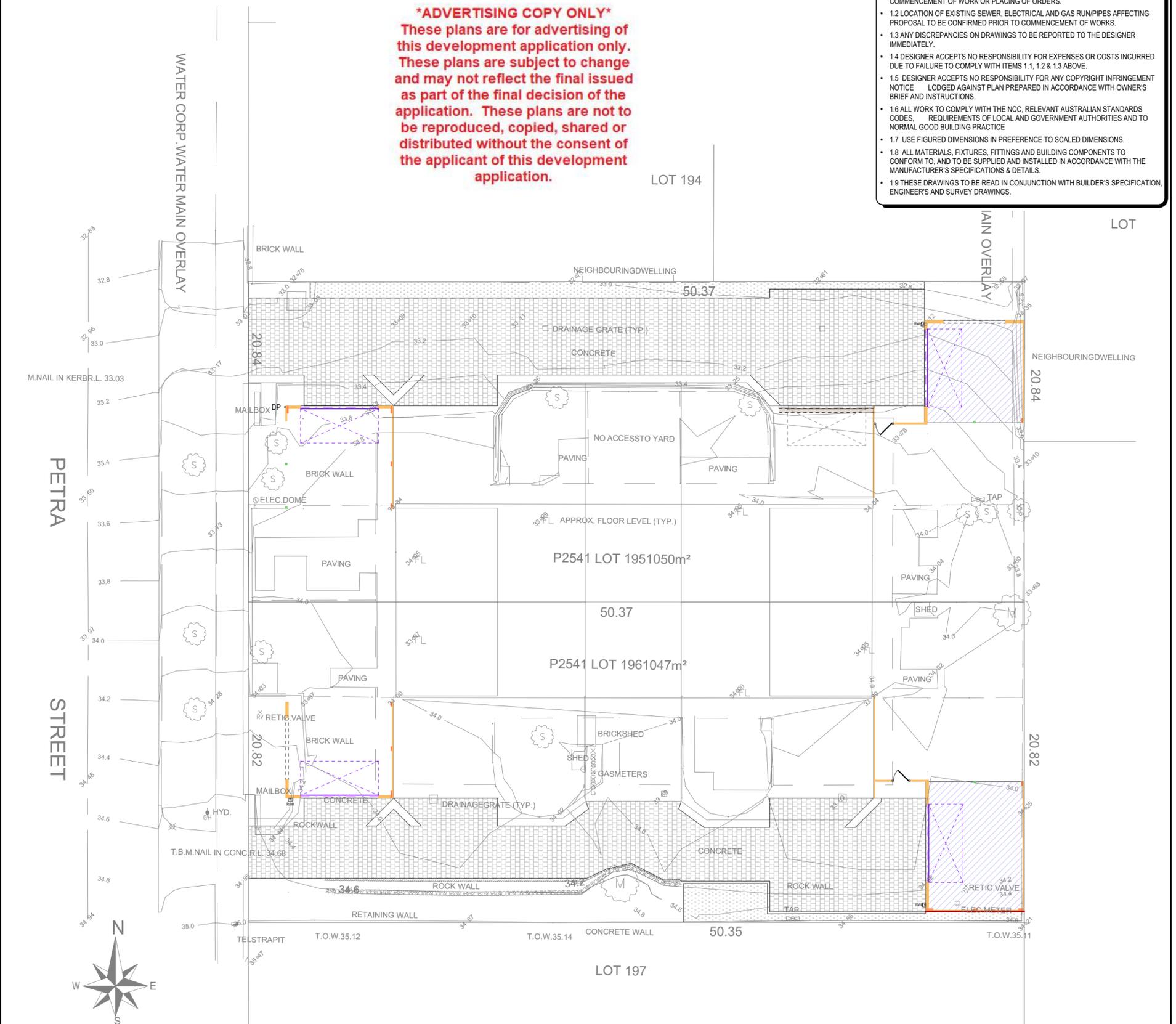
OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	174.17m <sup>2</sup> + 76.795m <sup>2</sup> (SHARED CP) = <b>250.965 m<sup>2</sup></b>
78.91 / 250.965 = <b>OPEN SPACE 31.44%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 82.19 m2
UNCOVERED AREA	20m <sup>2</sup> 82.19 m2

**UNIT 9**

OPEN SPACE	
ZONED	R20
ALLOWED OPEN SPACE	50%
SITE AREA	168.18m <sup>2</sup> + 63.232m <sup>2</sup> (SHARED CP) = <b>231.412 m<sup>2</sup></b>
119.37 / 231.412 = <b>OPEN SPACE 51.58%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING	30m <sup>2</sup> 45.39 m2
UNCOVERED AREA	20m <sup>2</sup> 45.39 m2

- NOTE:**
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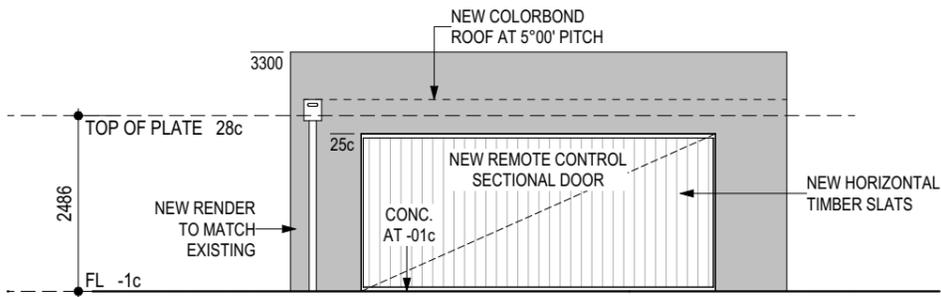
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JOB No. 00103	DWG TITLE _A2_TURNING CIRLCE SITE PLAN
CLIENT HIAM DESIGN	PROJECT ADDRESS LOT 195 & 196 (#24 & #26) PETRA STREET, PALMYRA

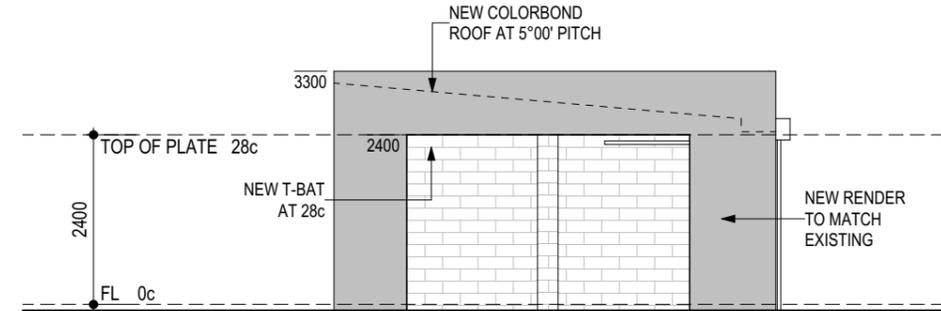
SCALE: 1:200	DATE: 19/11/25	PAGE: 04 of 10
DRAWN BY: KS1		

## GARAGE 1 (UNIT 1 & 8)



**ELEVATION 1**

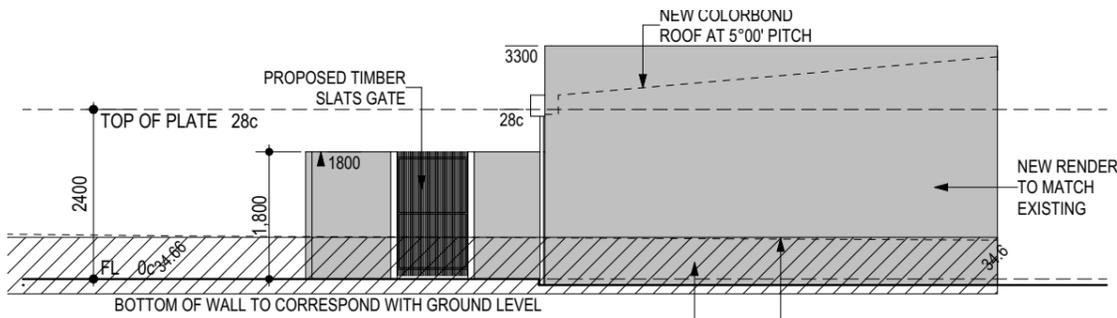
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**ELEVATION 2**

1:100

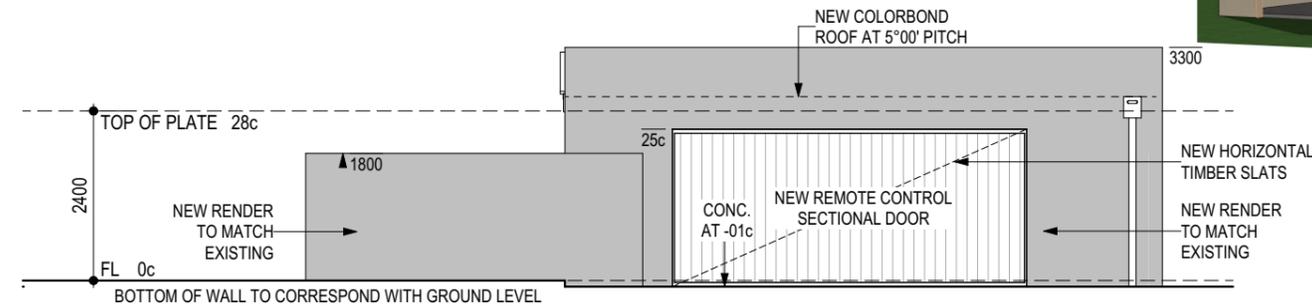
## GARAGE 2 (UNIT 4)



**ELEVATION 3**

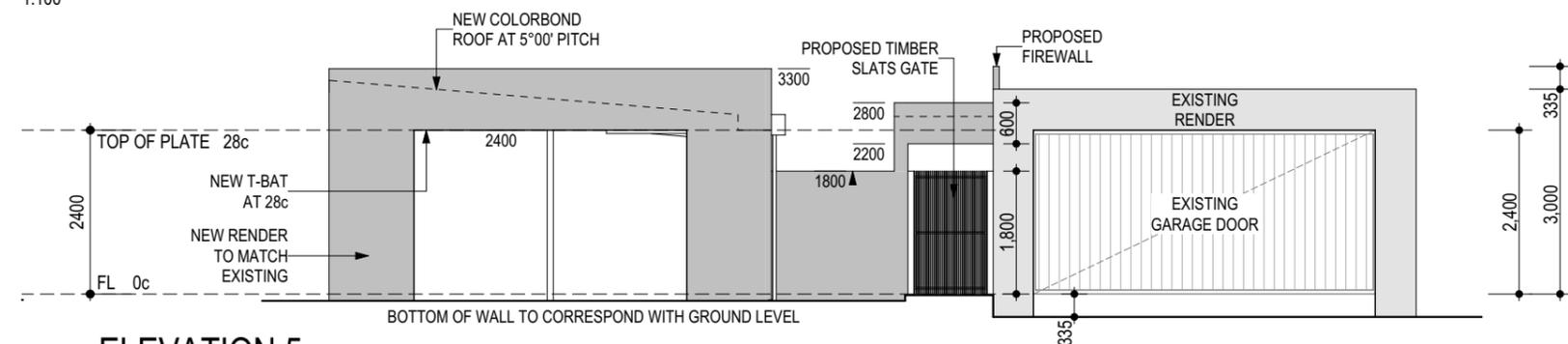
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## GARAGE 3 (UNIT 5 & 6)



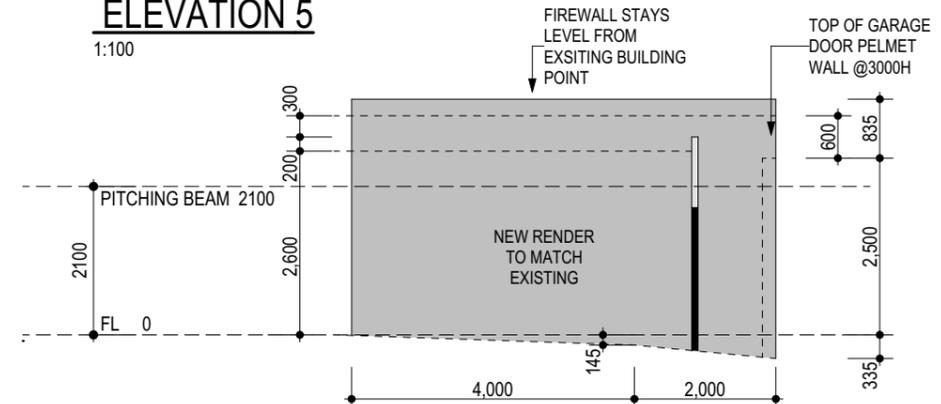
**ELEVATION 4**

1:100



**ELEVATION 5**

1:100



**ELEVATION 6 (UNIT 6 FIREWALL / UNIT 5 WALKWAY ENTR)**

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**NOTE:**  
 • BUILDER TO LOCATE AND BE AWARE OF ALL RELEVANT AUTHORITY SERVICES (SEWER, WATER, POWER, ETC.). CONDUCT BYDA SEARCH AND FOLLOW ALL GUIDELINES WHEN BUILDING NEAR SERVICES.



JOB No. 00103	DWG TITLE _A3_ELEVATIONS
CLIENT HIAM DESIGN	PROJECT ADDRESS LOT 195 & 196 (#24 & #26) PETRA STREET, PALMYRA

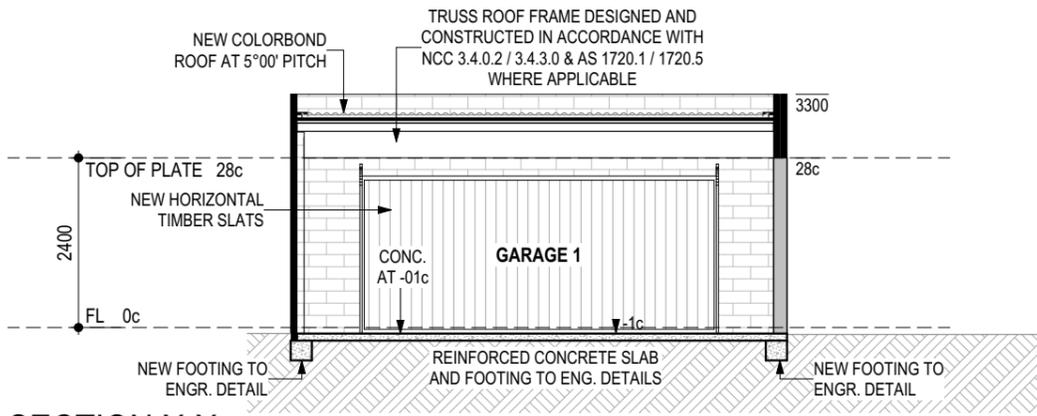
SCALE: 1:100, 1:500	DATE: 19/11/25	PAGE: 08 of 10
DRAWN BY: KS1		

**NOTE:**

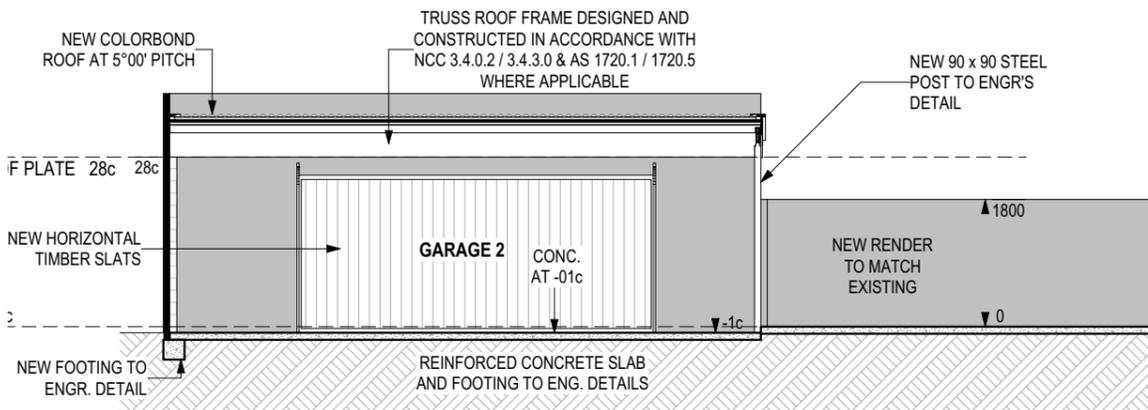
- ALL EXISTING DETAILS, DIMENSIONS AND HEIGHTS TAKEN FROM SUPPLIED DRAWINGS AND TO BE CHECKED ON SITE BY BUILDER

**NOTE:**

- BUILDER TO LOCATE AND BE AWARE OF ALL RELEVANT AUTHORITY SERVICES (SEWER, WATER, POWER, ETC.). CONDUCT BYDA SEARCH AND FOLLOW ALL GUIDELINES WHEN BUILDING NEAR SERVICES.

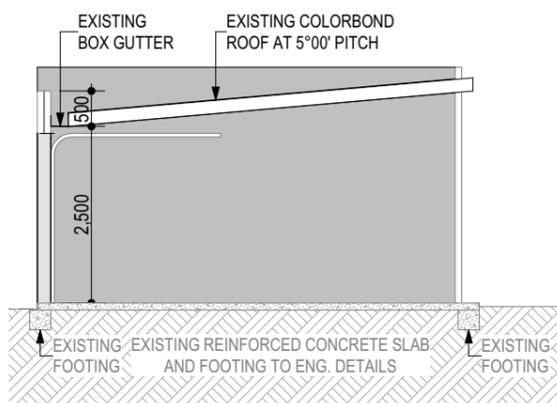


**SECTION X-X**  
1:100



**SECTION Y-Y**

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**SECTION Z-Z (UNIT 6 GARAGE FIREWALL / UNIT 5 WALKWAY)**  
1:100