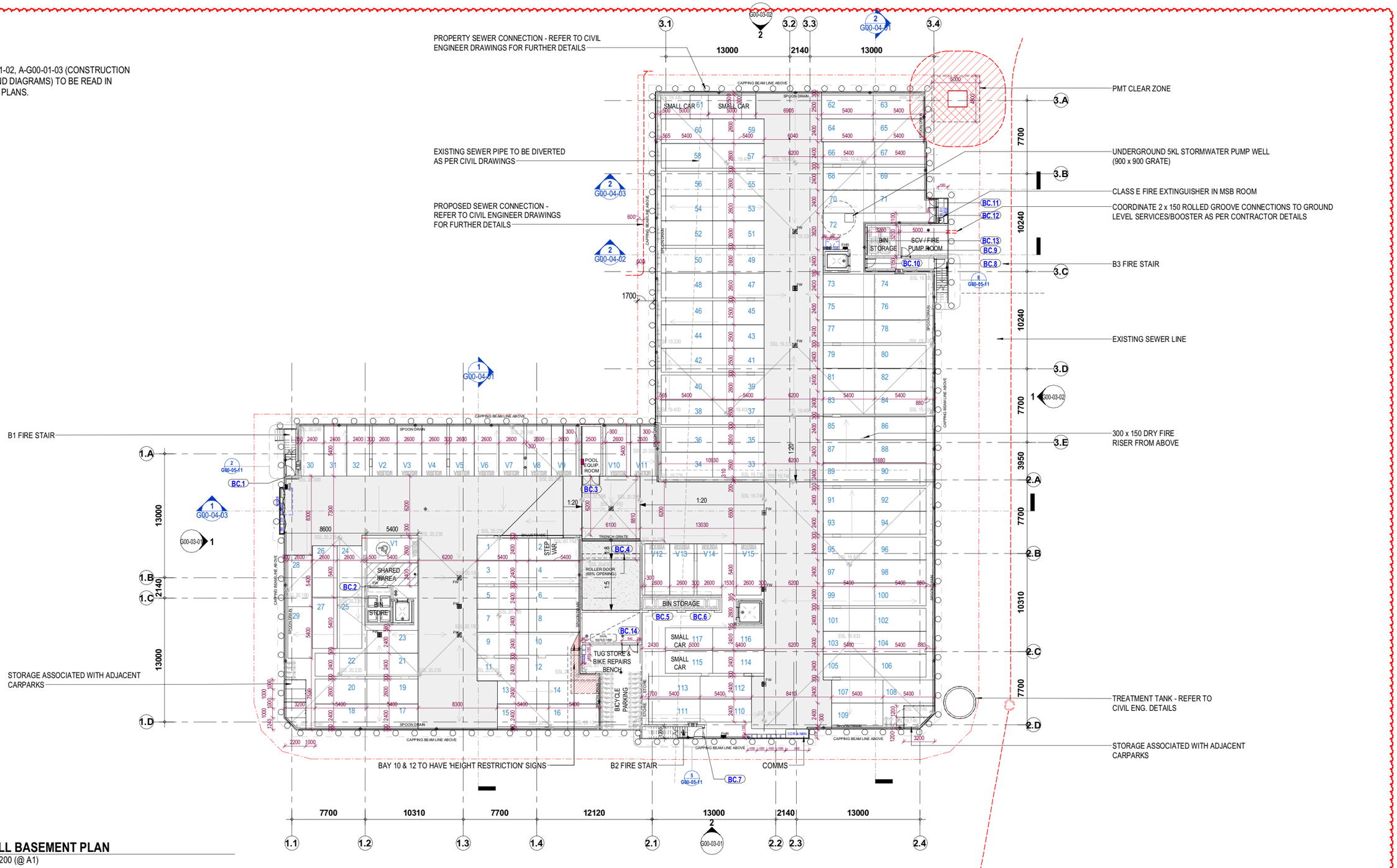
REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 OVERALL BASEMENT PLAN

SCALE: 1 : 200 (@ A1)

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Issue	Description	Date	By
P4	PMT & BASEMENT CHANGES FOR COORDINATION	25/03/2025	RF
P5	BASEMENT WIP DRAWINGS FOR COORDINATION	26/03/2025	RF
P6	WIP DRAWINGS FOR COORDINATION	27/03/2025	RF
P7	FOR COORDINATION PLANS	15/04/2025	RF
P8	FOR COORDINATION	01/05/2025	RF
P9	WIP FOR COORDINATION	09/05/2025	RF
P10	BASEMENT 1 BA ISSUE	13/05/2025	RF
P11	BASEMENT SKETCH FOR REVIEW	29/05/2025	RF
P12	FOR REVIEW	20/06/2025	RF
P13	PRELIMINARY BA ISSUE	01/08/2025	RF
P14	REVISED SERVICES SPATIALS	03/09/2025	RF
P15	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P16	REVISED DOOR SCHEDULE - RISER UPDATES	20/10/2025	RF
P17	BA ISSUE	03/11/2025	RF
A	BASEMENT IFC	14/11/2025	RF
B	ISSUE FOR CONSTRUCTION	20/11/2025	RF

Contractor:

Client:

BALMAIN & CO.

1 THEODORE ST, STAFFORD

Drawing Title.

OVERALL FLOOR PLAN - BASEMENT

FOR CONSTRUCTION

North Point

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	As indicated (@ A1)
Drawing No.	60935-A-G00-02-01
Issue	B

20/11/2025 4:30:05 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.

- **GENERAL BOUNDARY DEEP PLANTING NOTE:** REFINED DEEP PLANTING CAUSED BY BASEMENT RETAINING WALL STRUCTURE

- CHANGED DEEP PLANTING/PLANTER AREA CAUSED BY BASEMENT EV ELEC. CUPBOARDS/ SWITCHBOARDS

- **GENERAL BOUNDARY DEEP PLANTING NOTE:** REFINED DEEP PLANTING CAUSED BY BASEMENT RETAINING WALL STRUCTURE

SCREEN/GATE TO BE SUBJECT TO ENERGEX REVIEW AND APPROVAL

REMOVED PEDESTRIAN ACCESS

UNIT TYPE H LAYOUT CHANGE (PMT REQUIREMENTS)
- RELOCATED HABITABLE ROOM
- REMOVED WALL OPENINGS

INCREASED SETBACK TO COMPLY WITH PMT REQUIREMENTS (RESTRICTED OPENINGS)

BASEMENT MSB IN DEEP PLANTING AREA

SERVICE ZONE / ROOM FOR MASTER ASSEMBLY, M-MP, BOOSTER (RELOCATED FROM LINDLEY ST.)

ADDITION OF UNIT 312 FRONT YARD GATE & ACCESS

DIVIDING FENCE TO ALL FRONT YARDS

RELOCATED STORMWATER TANK

CHANGED DEEP PLANTING/PLANTER AREA CAUSED BY BASEMENT NBN, EV ELEC. CUPBOARDS & SB

INCREASED REFUSE TRUCK BAY OVERHANG

ROOFED BIN WASH AREA

REVISED BIN STORE ACCESS TO FLAT SURFACE

CHANGED POOL & PLANTERS LAYOUT

TREATED PINE TIMBER FENCING CONSTRUCTED WITH A MINIMUM SURFACE AREA DENSITY OF 10KG/M2

PAD-MOUNT TRANSFORMER - REFER TO CONSULTANT'S DRAWINGS FOR DETAILS

RE-ALIGNED SEWER

3750mm VERGE WIDTH

EXISTING BUS STOP

B3 FIRE STAIR

PROPOSED SEWER MAIN

24 x LETTER BOX

FIRE STROBE ON ENTRANCE AWNING ABOVE

B1 FIRE STAIR

3 x VISITOR BICYCLE PARKING

ENTRANCE AWNING ABOVE

20 x LETTER BOX

B2 FIRE STAIR

UNDERGROUND TREATMENT TANK (GRAVEL TOPPING)

PROPOSED SEWER MAIN

20 x LETTER BOX

ENTRANCE AWNING ABOVE

THEODORE STREET

LINDLEY STREET

WEBSTER ROAD

BOUNDARY LINE

BLOCK 01

BLOCK 02

BLOCK 03

1 **OVERALL SITE PLAN - LEVEL 1 (GROUND)**
SCALE: 1 : 200 (@ A1)

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Issue	Description	Date	By
P19	REVISED SERVICES SPATIALS	03/09/2025	RF
P20	REVISED AC RISERS	11/09/2025	RF
P21	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P22	REVISED DOOR SCHEDULE - RISER UPDATES	20/10/2025	RF
P23	BA ISSUE	03/11/2025	RF
A	BASEMENT IFC	14/11/2025	RF
B	ISSUE FOR CONSTRUCTION	20/11/2025	RF
C	RAISED BLOCK LEVELS	23/01/2026	RF
D	REVISED FRONT YARD FENCE, GATE & STEPS	27/04/2026	RF
E	DA NOTES	22/05/2026	RF
F	PRE-LODGE DA NOTES	01/06/2026	RF
G	MINOR CHANGE DA	02/06/2026	RF
H	MINOR CHANGE NOTES	21/07/2026	RF
I	UNIT 112 & 216 GATES	29/07/2026	RF
J	FURTHER DA MINOR CHANGE NOTES	11/08/2026	
K	REVISED DA PLANS	11/08/2026	

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST, STAFFORD

Drawing Title.
OVERALL FLOOR PLAN - LEVEL 1 (GRD)

FOR CONSTRUCTION

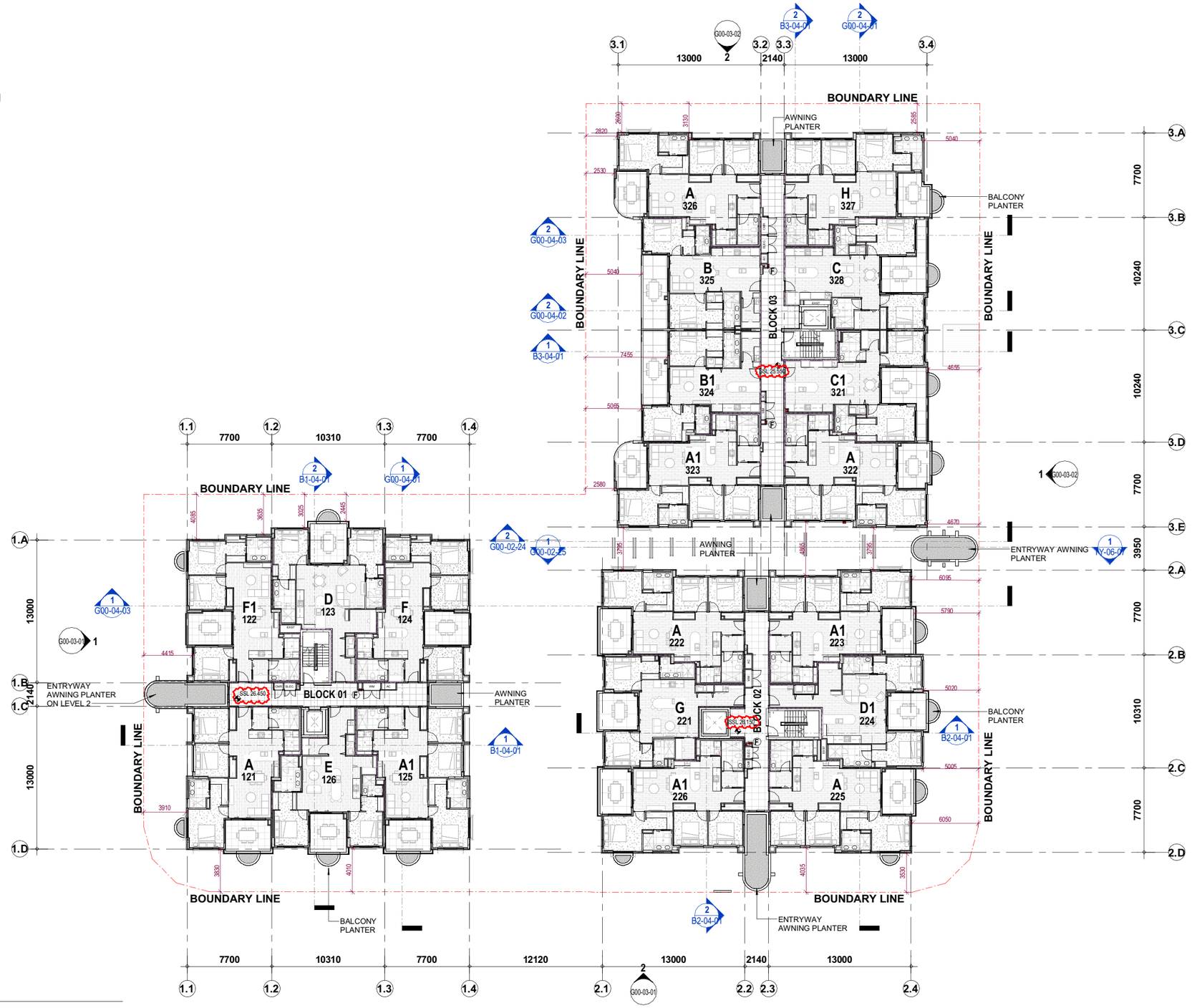
North Point

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	As indicated (@ A1)
Drawing No.	60935-A-G00-02-02
Issue	K

11/08/2026 3:12:54 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 OVERALL SITE PLAN - LEVEL 2

SCALE: 1 : 200 (@ A1)

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Issue	Description	Date	By
P1	PRELIM. PLANS FOR COORDINATION	23/02/2025	RF
P2	WIP FOR COORDINATION	06/05/2025	RF
P3	BASEMENT 1 BA ISSUE	13/05/2025	RF
P4	PROPOSED RISER LOCATIONS FOR REVIEW	29/05/2025	RF
P5	FOR REVIEW	20/06/2025	RF
P6	PRELIMINARY BA ISSUE	01/08/2025	RF
P7	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P8	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
OVERALL FLOOR PLAN - LEVEL 2

FOR CONSTRUCTION

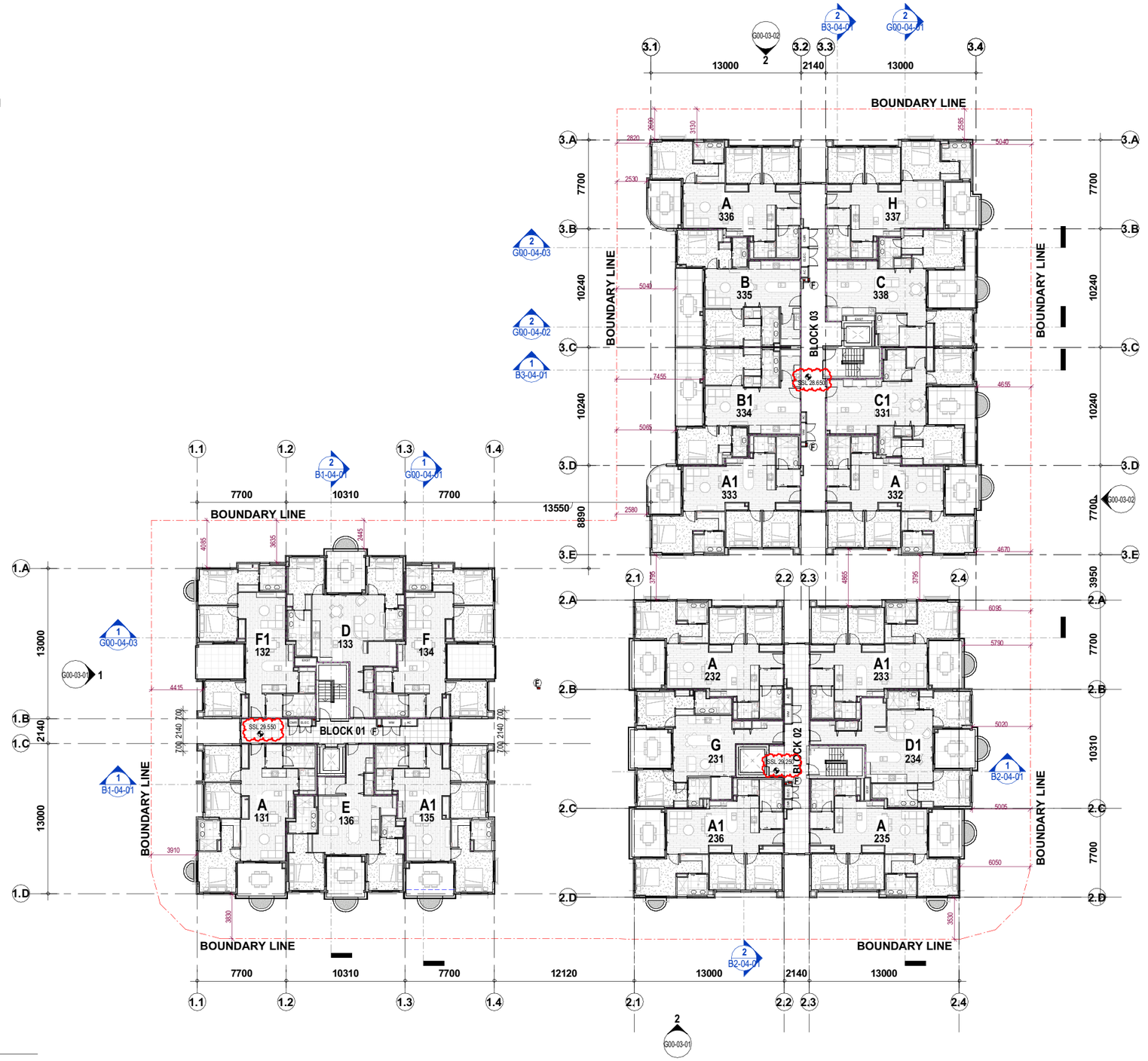
North Point: TN MN

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	As indicated (@ A1)
Drawing No.	60935-A-G00-02-03
Issue	B

23/01/2026 12:31:28 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 OVERALL SITE PLAN - LEVEL 3

SCALE: 1 : 200 (@ A1)

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Issue	Description	Date	By
P1	PRELIM. PLANS FOR COORDINATION	23/02/2025	RF
P2	WIP FOR COORDINATION	06/05/2025	RF
P3	BASEMENT 1 BA ISSUE	13/05/2025	RF
P4	FOR REVIEW	20/06/2025	RF
P5	PRELIMINARY BA ISSUE	01/08/2025	RF
P6	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P7	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
OVERALL FLOOR PLAN - LEVEL 3

FOR CONSTRUCTION

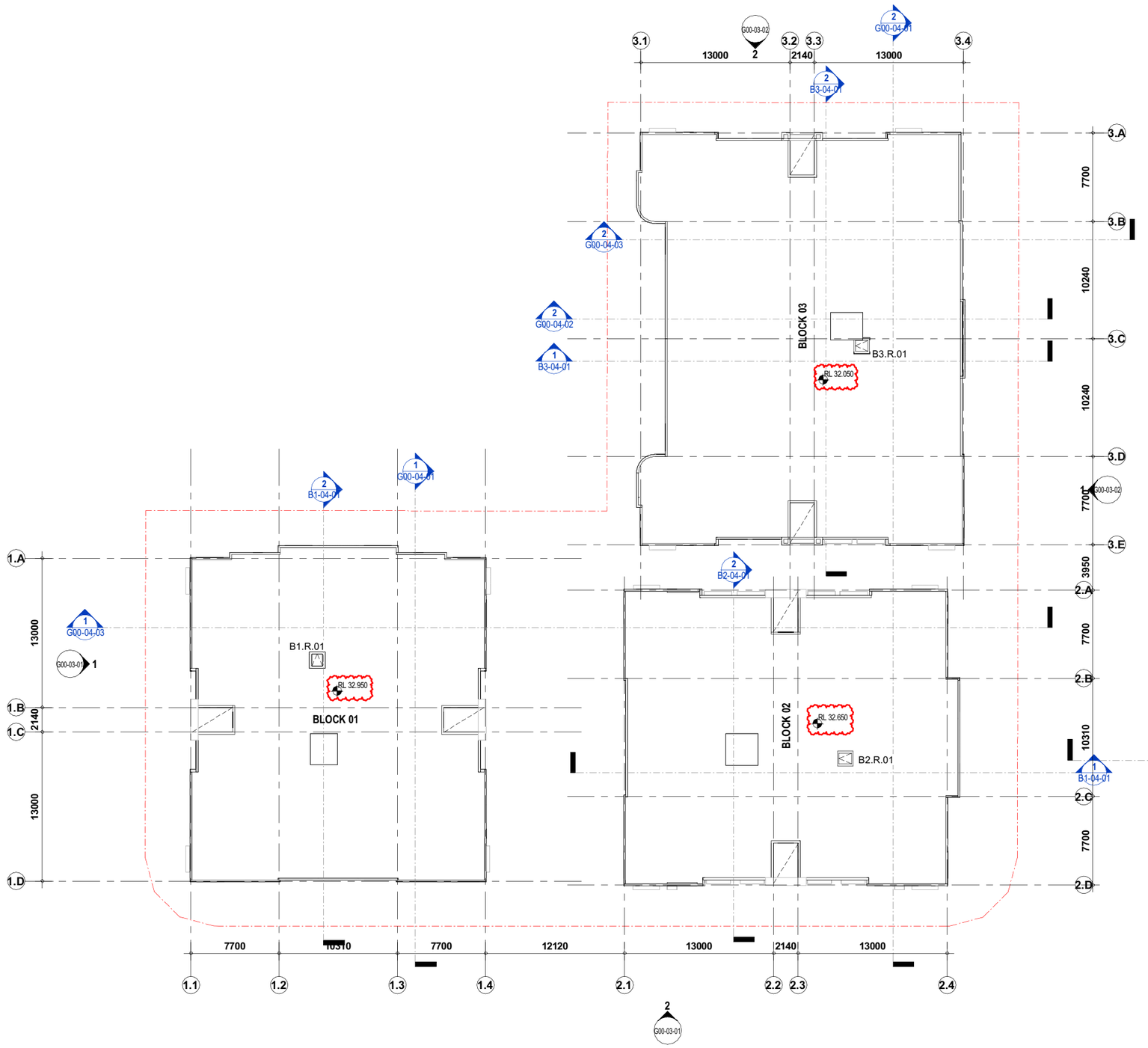
North Point

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	As indicated (@ A1)
Drawing No.	60935-A-G00-02-04
Issue	B

23/01/2026 12:31:40 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 OVERALL SITE PLAN - ROOF

SCALE: 1 : 200 (@ A1)

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Issue	Description	Date	By
P1	PRELIM. PLANS FOR COORDINATION	23/02/2025	RF
P2	WIP FOR COORDINATION	06/05/2025	RF
P3	BASEMENT 1 BA ISSUE	13/05/2025	RF
P4	FOR REVIEW	20/06/2025	RF
P5	PRELIMINARY BA ISSUE	01/08/2025	RF
P6	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P7	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
OVERALL FLOOR PLAN - ROOF

FOR CONSTRUCTION

North Point: TN MN

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	As indicated (@ A1)
Drawing No.	60935-A-G00-02-05
Issue	B

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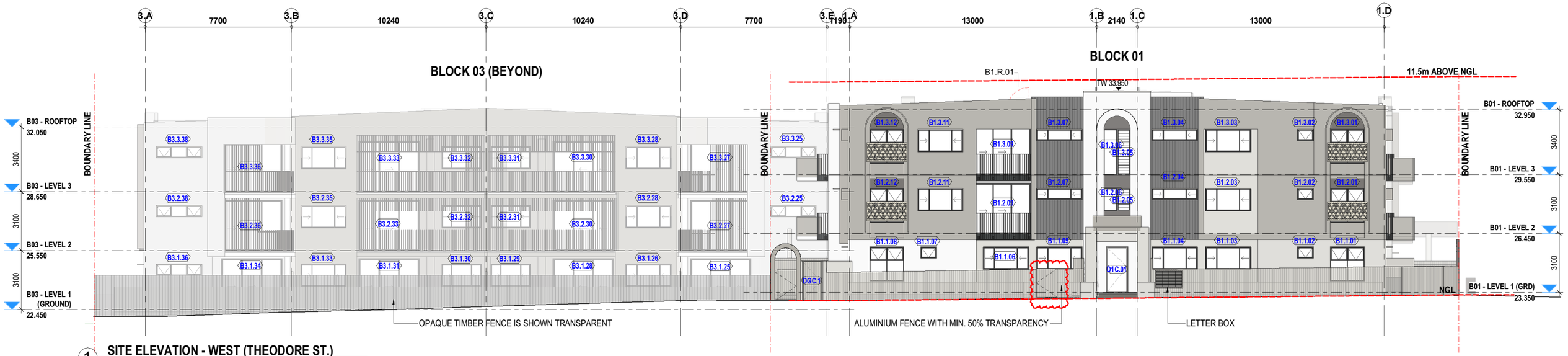
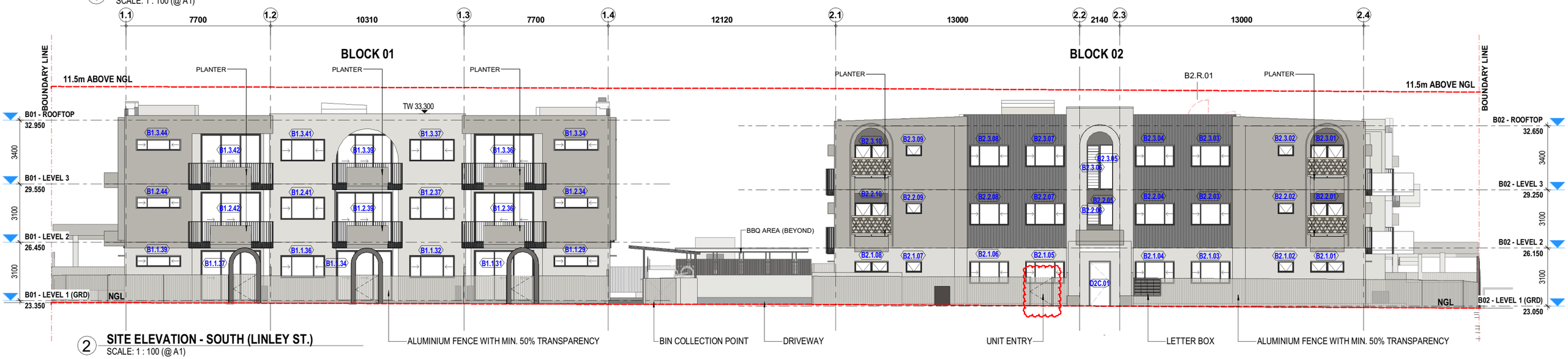


1 **SITE ELEVATION - WEST (THEODORE ST.)**
SCALE: 1 : 100 (@ A1)



2 **SITE ELEVATION - SOUTH (LINLEY ST.)**
SCALE: 1 : 100 (@ A1)

EXTERNAL COLOUR LEGEND

PC1 : POWDER COAT FINISH - SOFT WHITE
ENTRY ARCH INSERTS
TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PC2 : POWDER COAT FINISH - WARM GREY
WINDOW HOODS
TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PC3 : POWDER COAT FINISH - DARK GREY
BOUNDARUY FENCING ANGLES & ENTRY ARCHES
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

PC4 : POWDER COAT FINISH - DARK GREY
WINDOWS FRAME, SCREENS &
BALUSTERADE BATTENS TO MATCH
COLOURBOND 'MONUMENT' OR SIMILAR.

FT1 : CRAZY PAVING FLOOR FINISH
PEDESTRIAN ENTRY FLOORING, RAMPS,
STAIRS, COMMON OPEN SPACE FLOORING.
MINIMUM SLIP RATING : P4 OR R11
- REFER TO FINISHES SCHEDULE FOR DETAILS.

CL1 : VERTICALLY GROOVED FC EXTERNAL CLADDING
PAINTED IN 'DULUX COLOURBOND BASALT'
OR SIMILAR

PC5 : PERFORATED WINDOW PRIVACY SCREEN
WITH 25% OPENING
POWDER COAT FINISH -
COLOURBOND 'FLUOROSET ALLURE
CHAMPAGNE SATIN' OR SIMILAR.

PT1 : PAINT FINISH - SOFT WHITE
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PT2 : PAINT FINISH - WARM GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PT3 : PAINT FINISH - DARK GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

FT2 : BALCONY FLOOR FINISH (20MM), CORRIDOR
FLOORING (10MM).
ASCOLI CLASSIC CROSSCUT 600X600 STACKBOND
W/ MAPEI 137 CARIBBEAN GROUT
MIN SLIP RATING : P4 OR R11

RS1 : SPANDEK ROOF SHEETING OR SIMILAR
PAINTED IN DULUX 'COLOURBOND MONUMENT'
OR SIMILAR

*** GUTTERS & FASCIA : TO MATCH THE RESPECTIVE WALL FINISH**

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Issue	Description	Date	By
P1	PRELIM. PLANS FOR COORDINATION	23/02/2025	RF
P2	WIP FOR COORDINATION	06/05/2025	RF
P3	BASEMENT 1 BA ISSUE	13/05/2025	RF
P4	FOR REVIEW	20/06/2025	RF
P5	PRELIMINARY BA ISSUE	01/08/2025	RF
P6	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	MINOR CHANGE NOTES	21/07/2026	RF
D	UNIT 112 & 216 GATES	29/07/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
OVERALL SITE ELEVATIONS

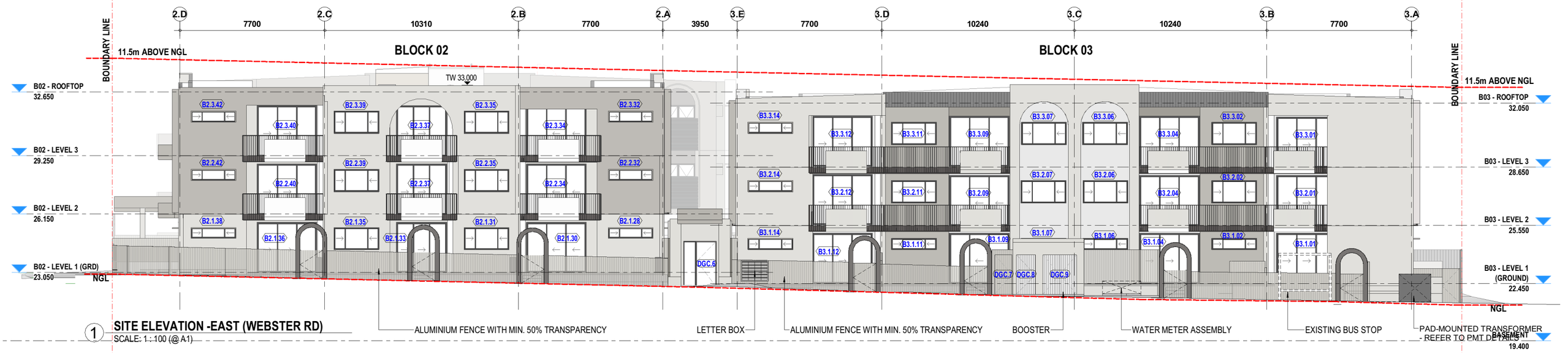
FOR CONSTRUCTION

North Point

Project No. **60935**
Status **CD**
Drawn by **RF**
Date **ISSUE DATE**
Scale As indicated (@ A1)

Drawing No. **60935-A-G00-03-01**
Issue **D**

29/07/2026 4:20:41 PM



1 **SITE ELEVATION -EAST (WEBSTER RD)**
SCALE: 1 : 100 (@ A1)

2 **SITE ELEVATION - NORTH (ADJ. NEIGHBOUR)**
SCALE: 1 : 100 (@ A1)

EXTERNAL COLOUR LEGEND

* GUTTERS & FASCIA : TO MATCH THE RESPECTIVE WALL FINISH

PC1 : POWDER COAT FINISH - SOFT WHITE
ENTRY ARCH INSERTS
TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PC2 : POWDER COAT FINISH - WARM GREY
WINDOW HOODS
TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PC3 : POWDER COAT FINISH - DARK GREY
BOUNDARUY FENCING ANGLES & ENTRY ARCHES
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

PC4 : POWDER COAT FINISH - DARK GREY
WINDOWS FRAME, SCREENS & BALUSTERADE BATTENS TO MATCH
COLOURBOND 'MONUMENT' OR SIMILAR.

FT1 : CRAZY PAVING FLOOR FINISH
PEDESTRIAN ENTRY FLOORING, RAMPS, STAIRS, COMMON OPEN SPACE FLOORING.
MINIMUM SLIP RATING : P4 OR R11
- REFER TO FINISHES SCHEDULE FOR DETAILS.

CL1 : VERTICALLY GROOVED FC EXTERNAL CLADDING
PAINTED IN 'DULUX COLOURBOND BASALT'
OR SIMILAR

PC5 : PERFORATED WINDOW PRIVACY SCREEN
WITH 25% OPENING
POWDER COAT FINISH -
COLOURBOND 'FLUOROSET ALLURE CHAMPAGNE SATIN' OR SIMILAR.

PT1 : PAINT FINISH - SOFT WHITE
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PT2 : PAINT FINISH - WARM GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PT3 : PAINT FINISH - DARK GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

FT2 : BALCONY FLOOR FINISH (20MM), CORRIDOR FLOORING (10MM).
ASCOLI CLASSIC CROSSCUT 600X600 STACKBOND
W/ MAPEI 137 CARIBBEAN GROUT
MIN SLIP RATING : P4 OR R11

RS1 : SPANDEK ROOF SHEETING OR SIMILAR
PAINTED IN DULUX 'COLOURBOND MONUMENT'
OR SIMILAR

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Issue	Description	Date	By
P1	PRELIM. PLANS FOR COORDINATION	23/02/2025	RF
P2	WIP FOR COORDINATION	06/05/2025	RF
P3	BASEMENT 1 BA ISSUE	13/05/2025	RF
P4	FOR REVIEW	20/06/2025	RF
P5	PRELIMINARY BA ISSUE	01/08/2025	RF
P6	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	REVISED FRONT YARD FENCE, GATE & STEPS	27/04/2026	RF
D	MINOR CHANGE NOTES	21/07/2026	RF
E	UNIT 112 & 216 GATES	29/07/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
OVERALL SITE ELEVATIONS

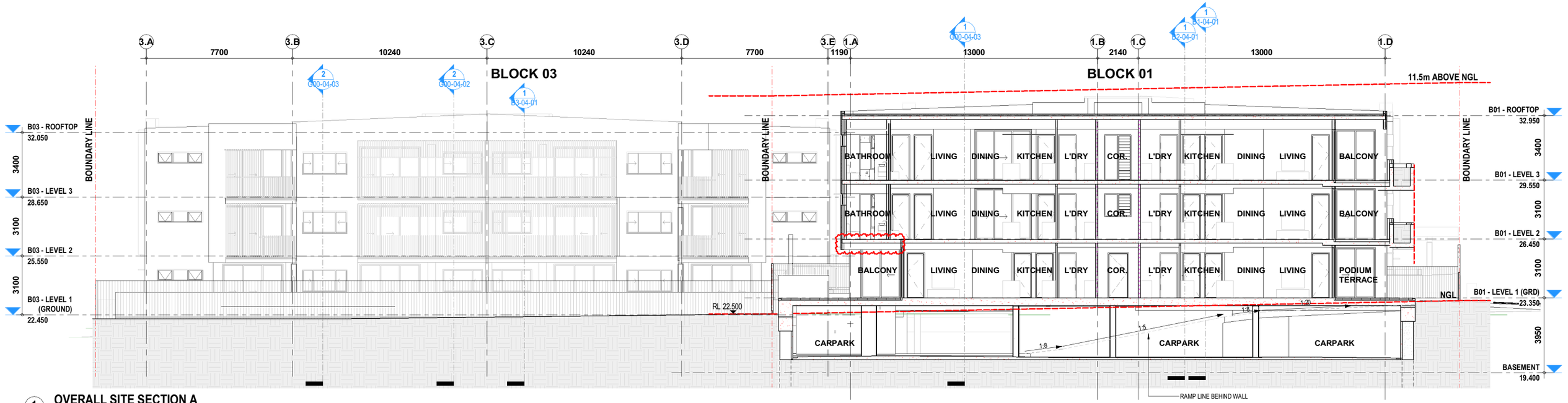
FOR CONSTRUCTION

North Point

Project No. **60935**
Status **CD**
Drawn by **RF**
Date **ISSUE DATE**
Scale As indicated (@ A1)

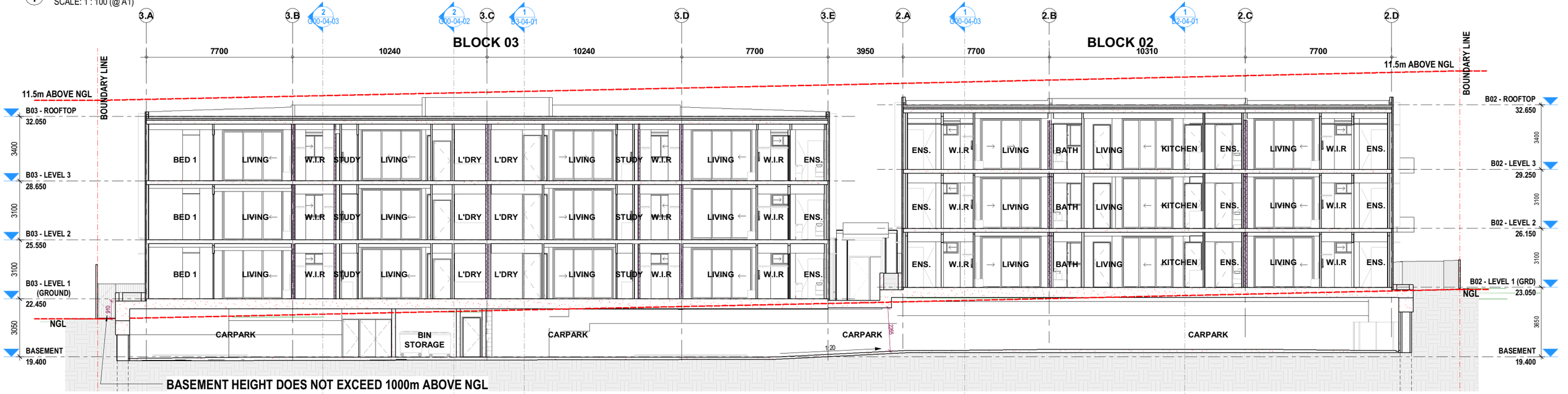
Drawing No. **60935-A-G00-03-02**
Issue **E**

29/07/2026 4:20:48 PM



1 OVERALL SITE SECTION A

SCALE: 1 : 100 (@ A1)



2 OVERALL SITE SECTION B

SCALE: 1 : 100 (@ A1)

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A007111411

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Issue	Description	Date	By
P1	PRELIM. PLANS FOR COORDINATION	23/02/2025	RF
P2	BASEMENT 1 BA ISSUE	13/05/2025	RF
P3	PRELIMINARY BA ISSUE	01/08/2025	RF
P4	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	BLOCK 1 PATIO CEILING	28/04/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
OVERALL SITE SECTIONS

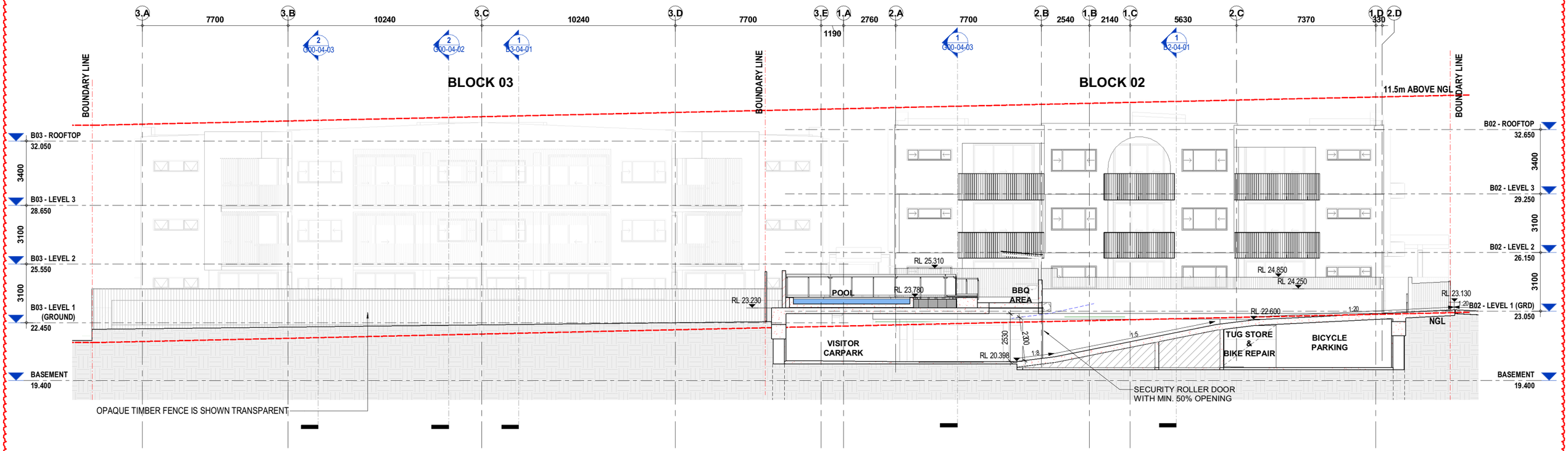
FOR CONSTRUCTION

North Point

Project No. **60935**
Status **CD**
Drawn by RF
Date ISSUE DATE
Scale 1 : 100 (@ A1)

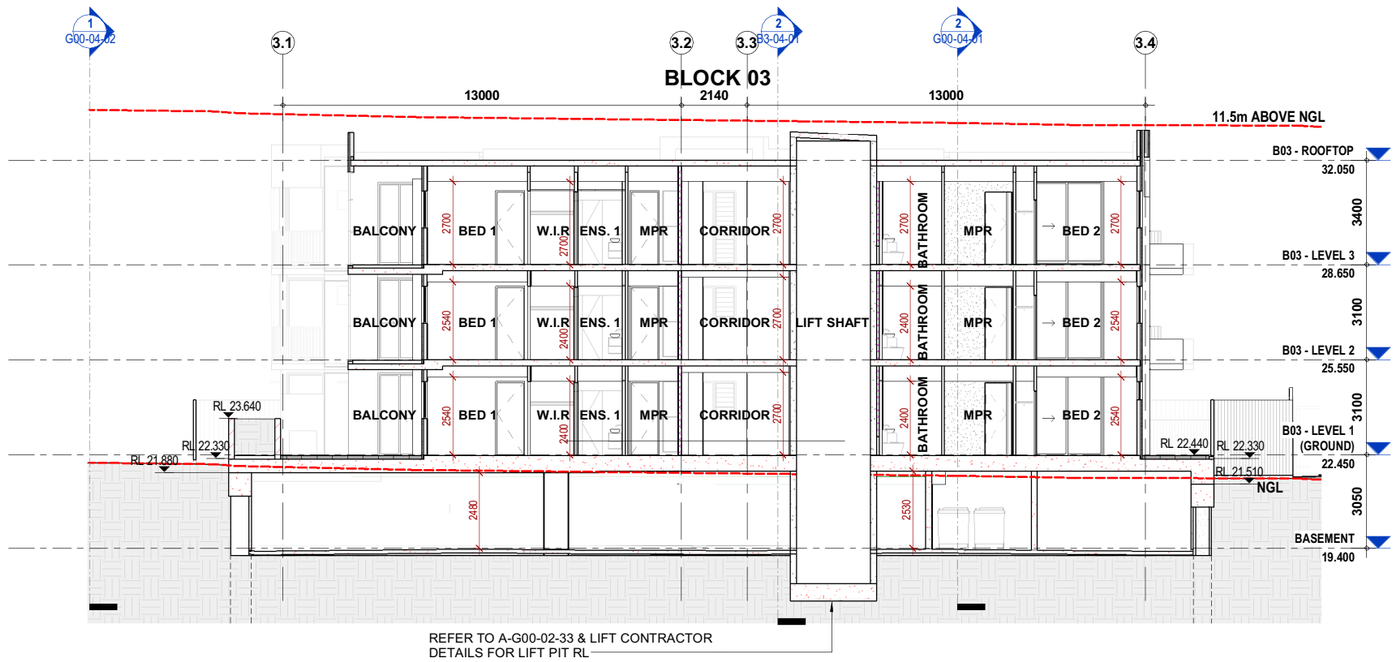
Drawing No. **60935-A-G00-04-01**
Issue **C**

28/04/2026 11:53:25 AM



1 OVERALL SITE SECTION C

SCALE: 1 : 100 (@ A1)



2 OVERALL SITE SECTION F

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIM. PLANS FOR COORDINATION	23/02/2025	RF
P2	FOR COORDINATION	23/04/2025	RF
P3	BASEMENT 1 BA ISSUE	13/05/2025	RF
P4	PRELIMINARY BA ISSUE	01/08/2025	RF
P5	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

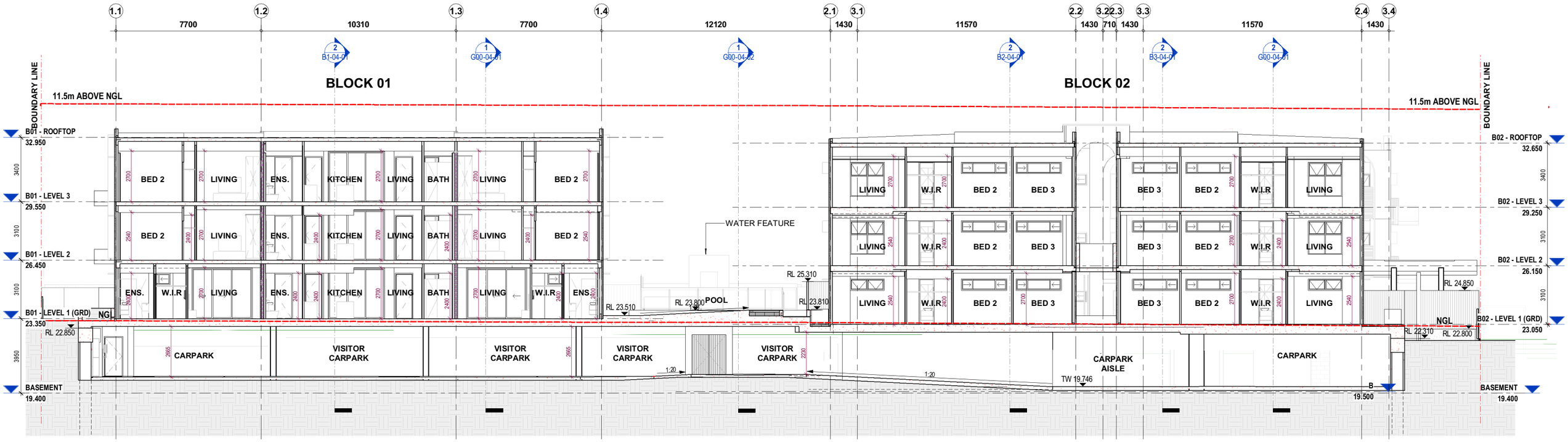
Drawing Title.
OVERALL SITE SECTIONS

FOR CONSTRUCTION

North Point

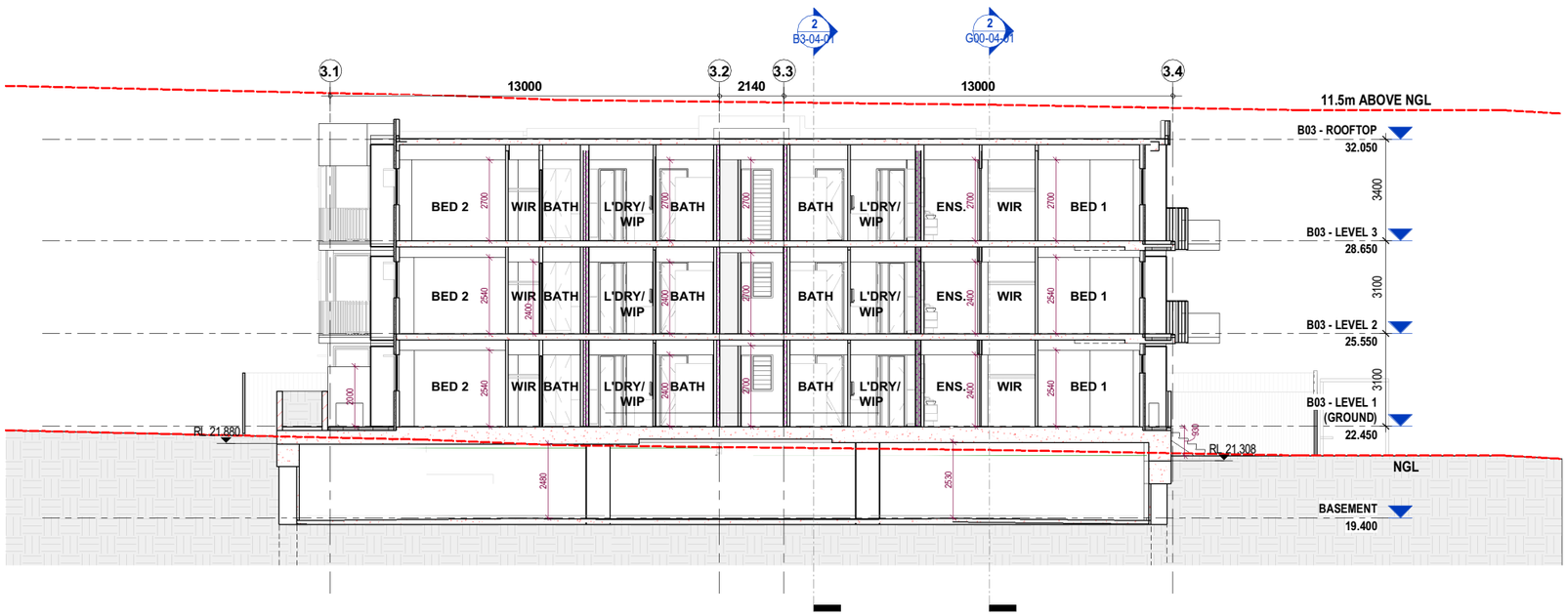
Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-G00-04-02
Issue	B

23/01/2026 12:33:23 PM



1 OVERALL SITE SECTION E

SCALE: 1 : 100 (@ A1)



2 OVERALL SITE SECTION D

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIM. PLANS FOR COORDINATION	23/02/2025	RF
P2	BASEMENT 1 BA ISSUE	13/05/2025	RF
P3	PRELIMINARY BA ISSUE	01/08/2025	RF
P4	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
OVERALL SITE SECTIONS

FOR CONSTRUCTION

North Point

Project No. **60935**
Status **CD**
Drawn by **RF**
Date **ISSUE DATE**
Scale **1 : 100 (@ A1)**

Drawing No. **60935-A-G00-04-03**
Issue **B**

23/01/2026 12:33:33 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 B01 FLOOR PLAN - LEVEL 1 (GRD)

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	DRAFT FLOOR PLANS	29/01/2025	RF
P2	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P3	FOR REVIEW	20/06/2025	RF
P4	PRELIMINARY BA ISSUE	01/08/2025	RF
P5	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P6	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAN & CO.

1 THEODORE ST, STAFFORD

Drawing Title.
BLOCK 01 FLOOR PLAN - LEVEL 1 (GROUND)

FOR CONSTRUCTION

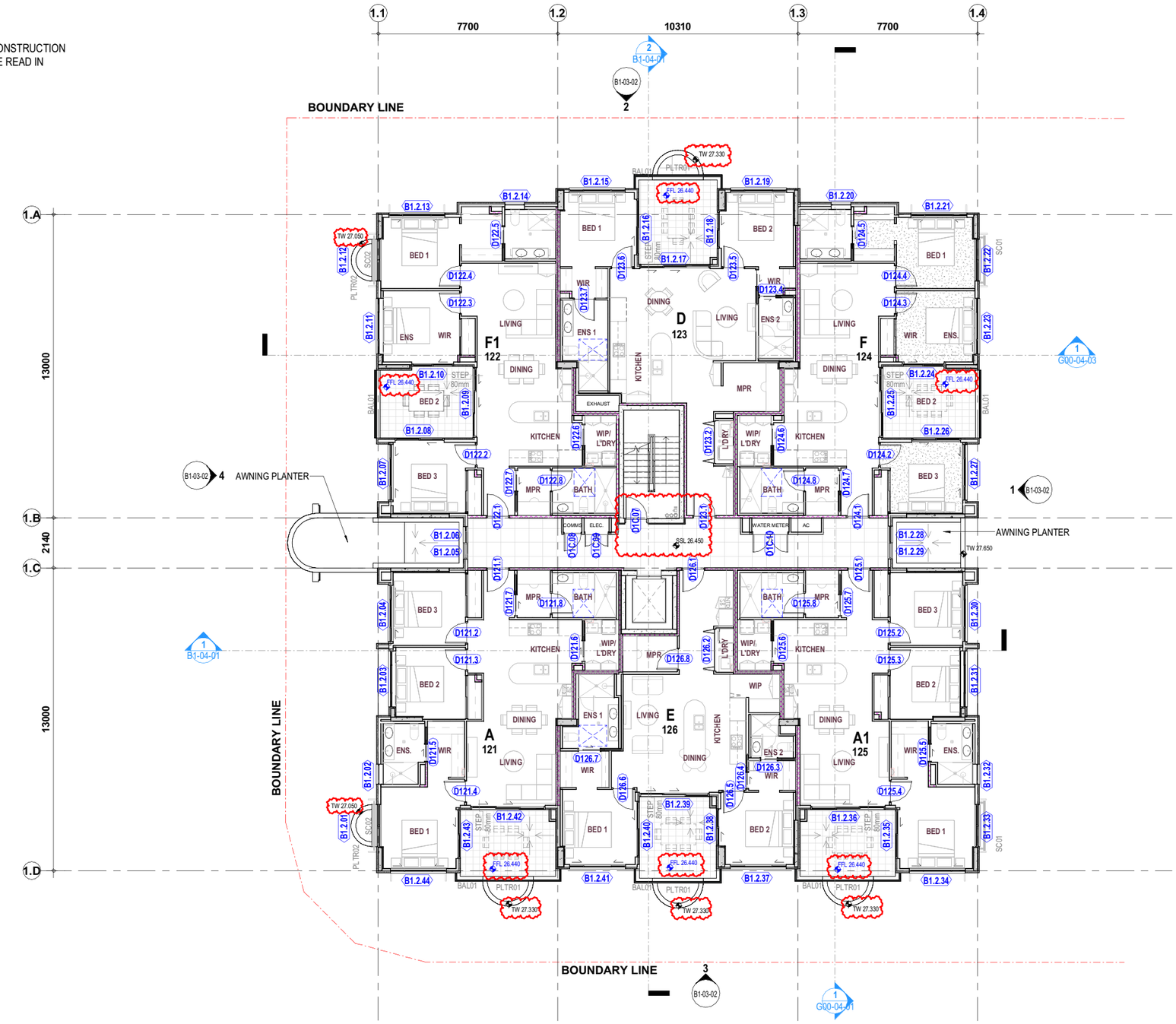
North Point: TN MN

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B1-02-01
Issue	B

29/01/2026 1:58:56 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 B01 FLOOR PLAN - LEVEL 2

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	DRAFT FLOOR PLANS	29/01/2025	RF
P2	WIP STRUCTURE SKETCH	04/02/2025	RF
P3	SERVICES COORDINATION	10/02/2025	RF
P4	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P5	FOR REVIEW	20/06/2025	RF
P6	PRELIMINARY BA ISSUE	01/08/2025	RF
P7	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P8	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 01 FLOOR PLAN - LEVEL 2

FOR CONSTRUCTION

North Point: TN MN

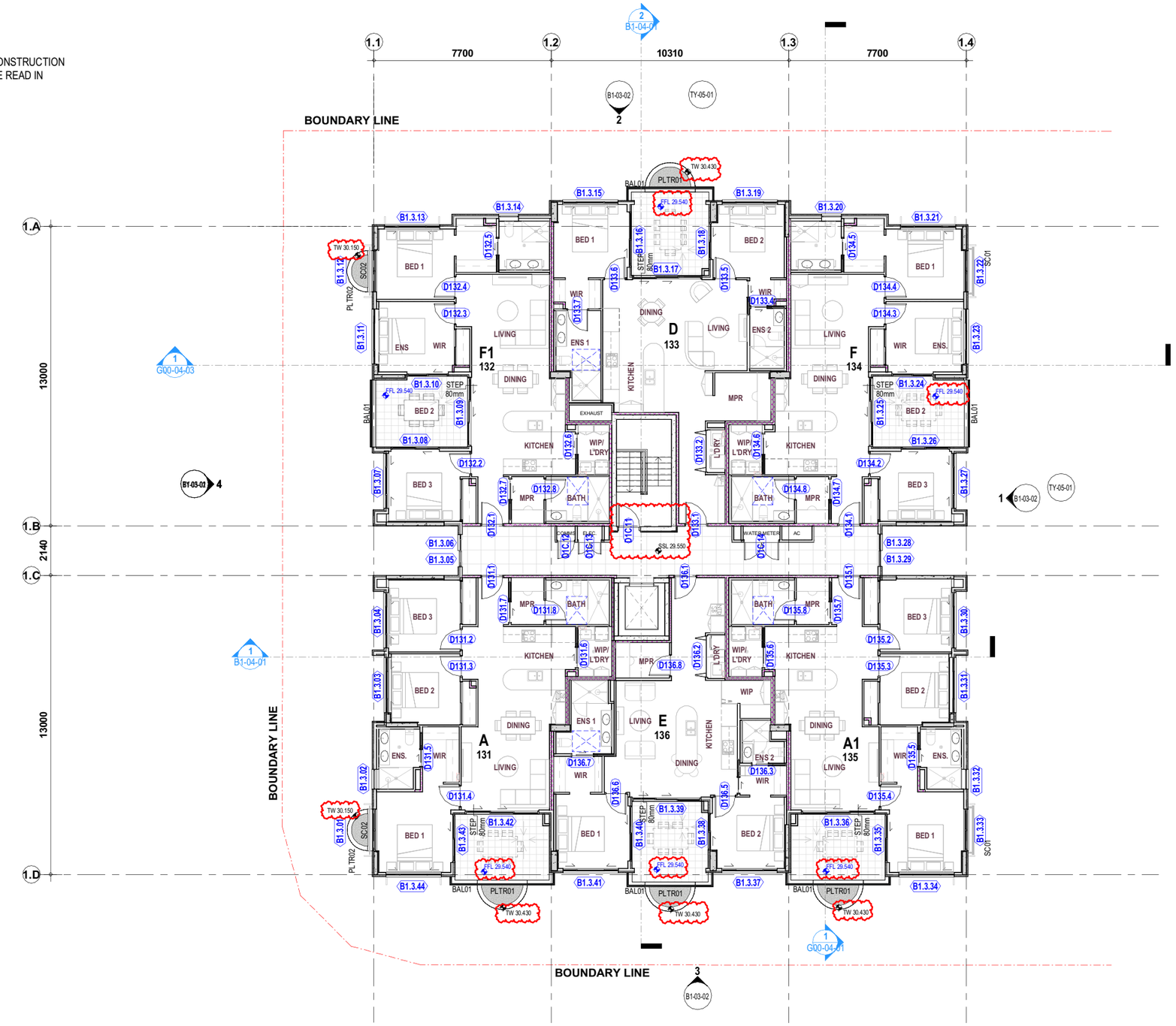
Project No. **60935**
Status **CD**
Drawn by **RF**
Date **ISSUE DATE**
Scale **1 : 100 (@ A1)**

Drawing No. **60935-A-B1-02-02**
Issue **B**

29/01/2026 1:59:03 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 B01 FLOOR PLAN - LEVEL 3

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P2	FOR REVIEW	20/06/2025	RF
P3	PRELIMINARY BA ISSUE	01/08/2025	RF
P4	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P5	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 01 FLOOR PLAN - LEVEL 3

FOR CONSTRUCTION

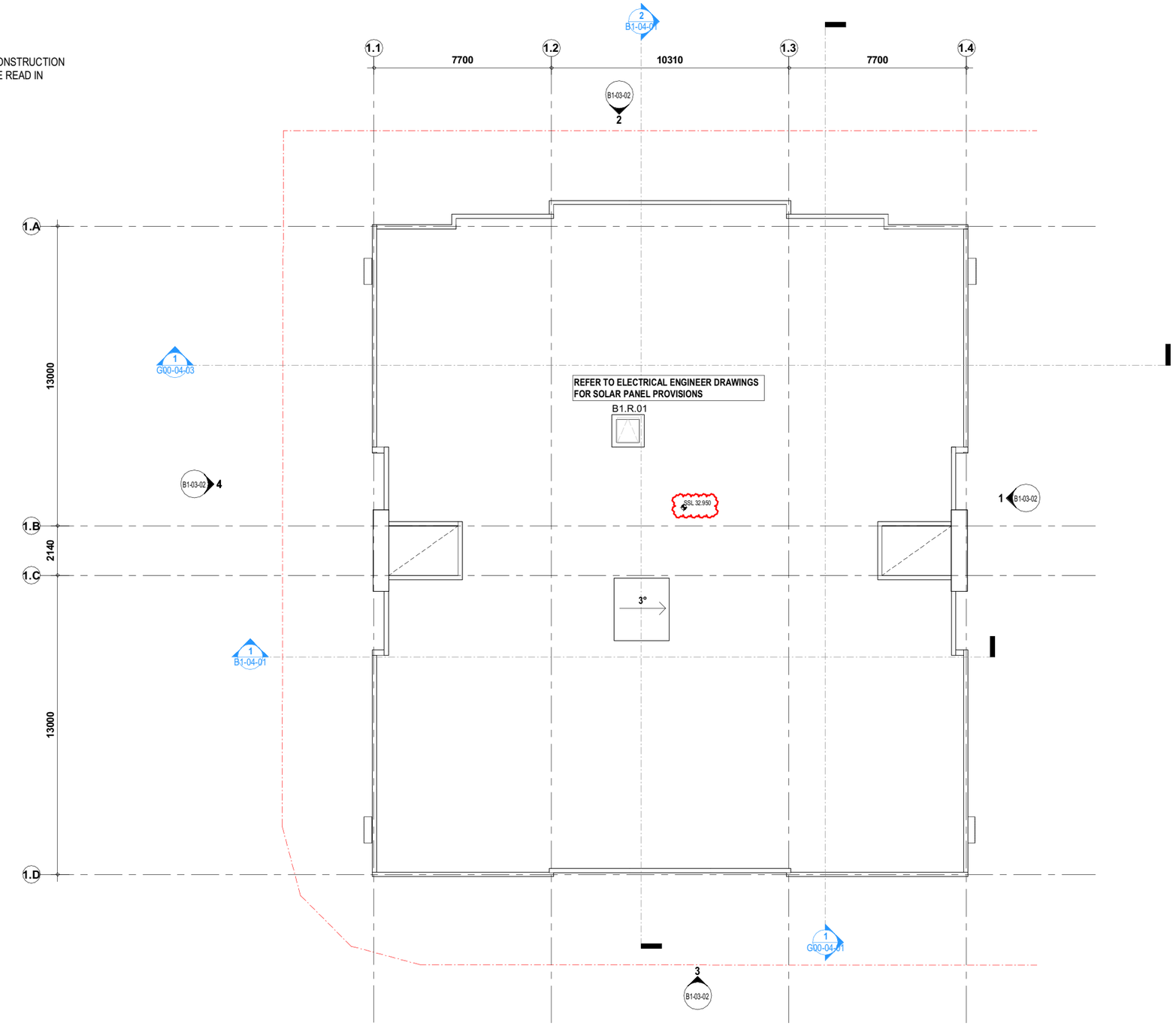
North Point: TN MN

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B1-02-03
Issue	B

29/01/2026 1:59:08 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 B01 FLOOR PLAN - ROOFTOP

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P2	FOR REVIEW	20/06/2025	RF
P3	PRELIMINARY BA ISSUE	01/08/2025	RF
P4	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P5	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 01 FLOOR PLAN - ROOF

FOR CONSTRUCTION

North Point: TN MN

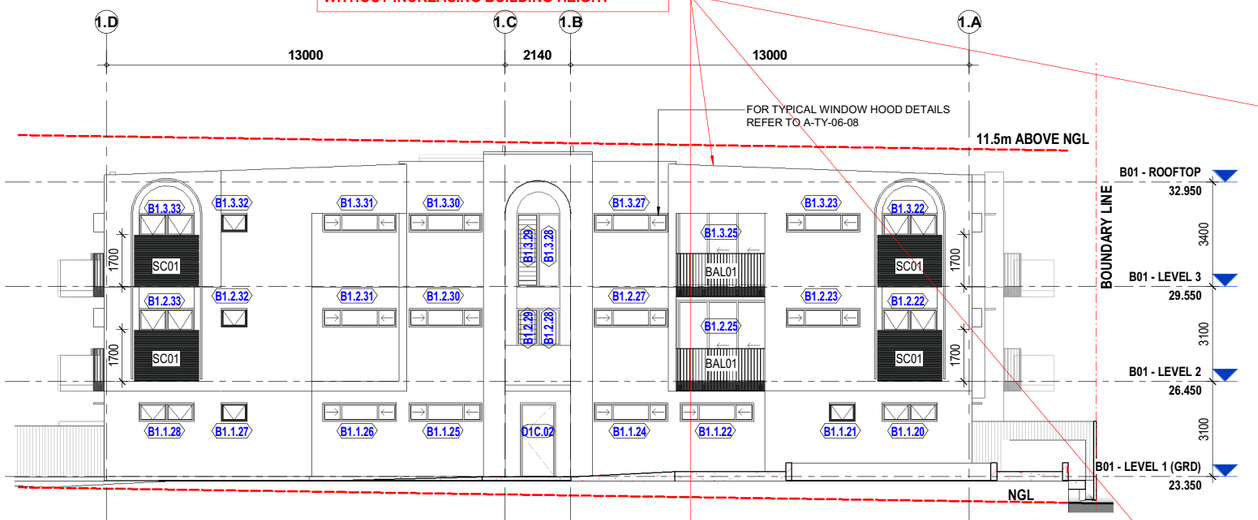
Project No. **60935**
Status **CD**
Drawn by RF
Date ISSUE DATE
Scale 1 : 100 (@ A1)

Drawing No. **60935-A-B1-02-04**
Issue **B**

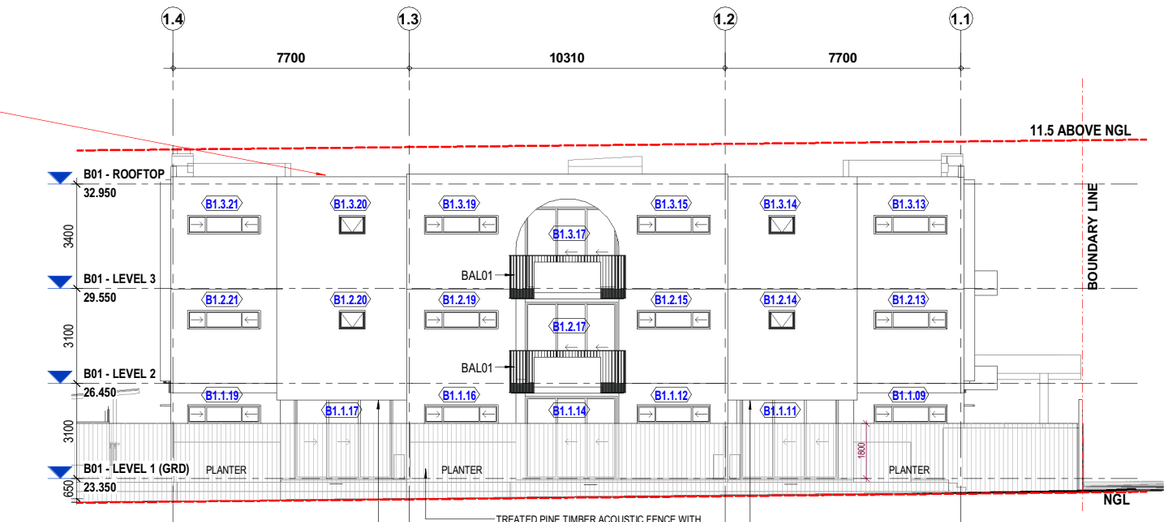
29/01/2026 1:59:12 PM

CHANGE OF PITCHED ROOF TO FLAT ROOFTOP WITHOUT INCREASING BUILDING HEIGHT

DASHED GREEN LINES SHOW BLOCK OUTLINE AS PER APPROVE DA



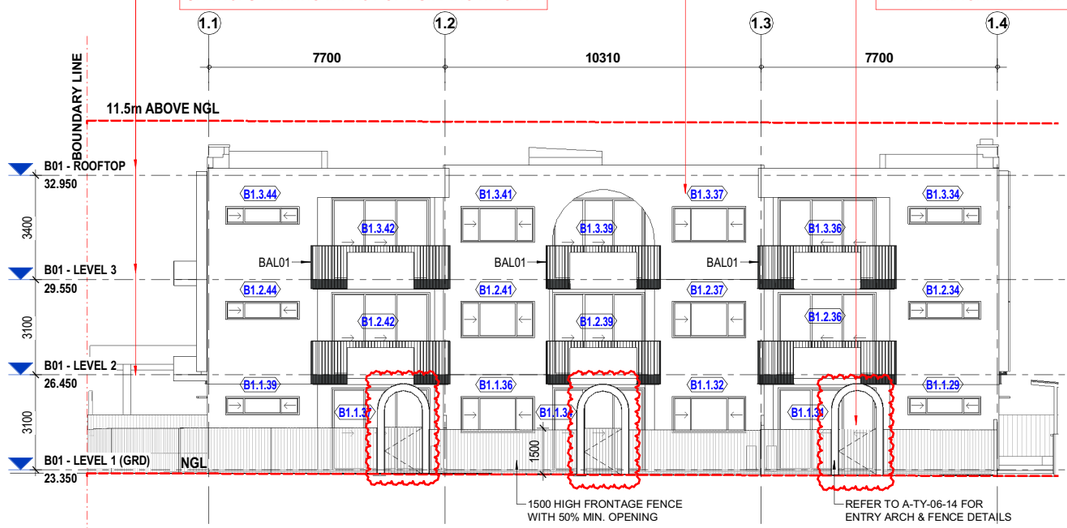
1 **BLOCK 01 ELEVATION - EAST**
SCALE: 1 : 100 (@ A1)



2 **BLOCK 01 ELEVATION - NORTH**
SCALE: 1 : 100 (@ A1)

RAISED LEVELS TO ACCOMMODATE CEILING SERVICES WITH NO IMPACT OF BUILDING HEIGHT

REVISED TYPICAL GATE DESIGN FOR BETTER ALIGNMENT WITH FACADE ARCHES



3 **BLOCK 01 ELEVATION - SOUTH (LINLEY ST.)**
SCALE: 1 : 100 (@ A1)

REDUCED WINDOW HEIGHT



4 **BLOCK 01 ELEVATION - WEST (THEODORE ST.)**
SCALE: 1 : 100 (@ A1)

* GUTTERS & FASCIA : TO MATCH THE RESPECTIVE WALL FINISH

EXTERNAL COLOUR LEGEND

PC1 : POWDER COAT FINISH - SOFT WHITE
ENTRY ARCH INSERTS
TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PC2 : POWDER COAT FINISH - WARM GREY
WINDOW HOODS
TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PC3 : POWDER COAT FINISH - DARK GREY
BOUNDARUY FENCING ANGLES & ENTRY ARCHES
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

PC4 : POWDER COAT FINISH - DARK GREY
WINDOWS FRAME, SCREENS & BALUSTERADE BATTENS TO MATCH
COLOURBOND 'MONUMENT' OR SIMILAR.

FT1 : CRAZY PAVING FLOOR FINISH
PEDESTRIAN ENTRY FLOORING, RAMPS, STAIRS, COMMON OPEN SPACE FLOORING.
MINIMUM SLIP RATING : P4 OR R11
- REFER TO FINISHES SCHEDULE FOR DETAILS.

CL1 : VERTICALLY GROOVED FC EXTERNAL CLADDING
PAINTED IN 'DULUX COLOURBOND BASALT'
OR SIMILAR

PC5 : PERFORATED WINDOW PRIVACY SCREEN
WITH 25% OPENING
POWDER COAT FINISH -
COLOURBOND 'FLUOROSET ALLURE CHAMPAGNE SATIN' OR SIMILAR.

PT1 : PAINT FINISH - SOFT WHITE
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PT2 : PAINT FINISH - WARM GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PT3 : PAINT FINISH - DARK GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

FT2 : BALCONY FLOOR FINISH (20MM), CORRIDOR FLOORING (10MM).
ASCOLI CLASSIC CROSSCUT 600X600 STACKBOND
W/ MAPEI 137 CARIBBEAN GROUT
MIN SLIP RATING : P4 OR R11

RS1 : SPANDEK ROOF SHEETING OR SIMILAR
PAINTED IN DULUX 'COLOURBOND MONUMENT'
OR SIMILAR

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Issue	Description	Date	By
P1	40% PROGRESS ISSUE	11/07/2025	RF
P2	PRELIMINARY BA ISSUE	01/08/2025	RF
P3	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	BLOCK 1 PATIO CEILING	28/04/2026	RF
D	DA NOTES	22/05/2026	RF
E	PRE-LODGE DA NOTES	01/06/2026	RF
F	MINOR CHANGE NOTES	21/07/2026	RF
G	UNIT 112 & 216 GATES	29/07/2026	RF
H	FURTHER DA MINOR CHANGE NOTES	11/08/2026	

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

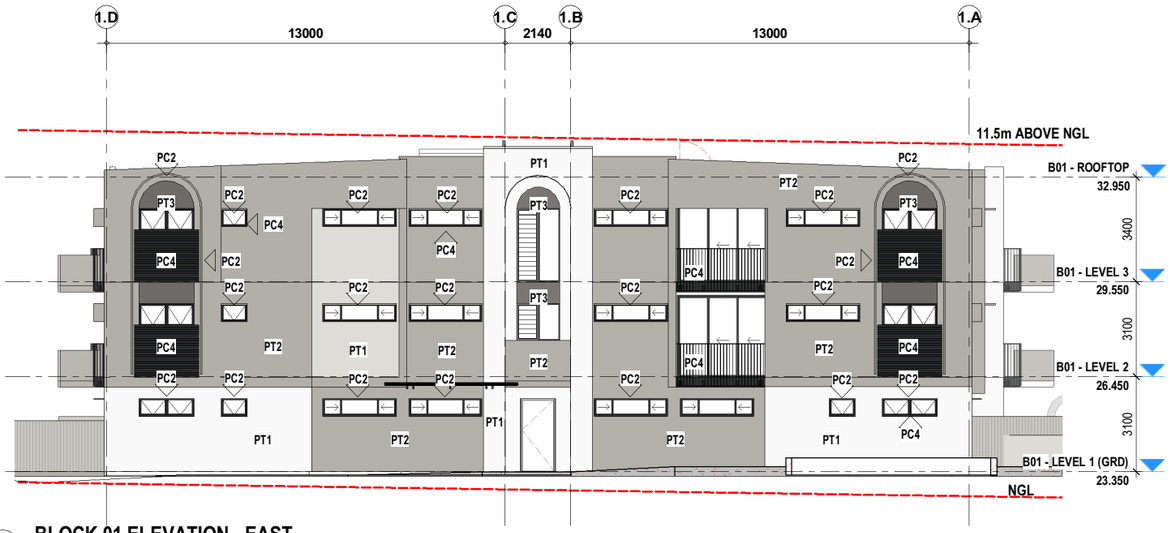
Drawing Title.
BLOCK 01
ELEVATIONS

FOR CONSTRUCTION

North Point

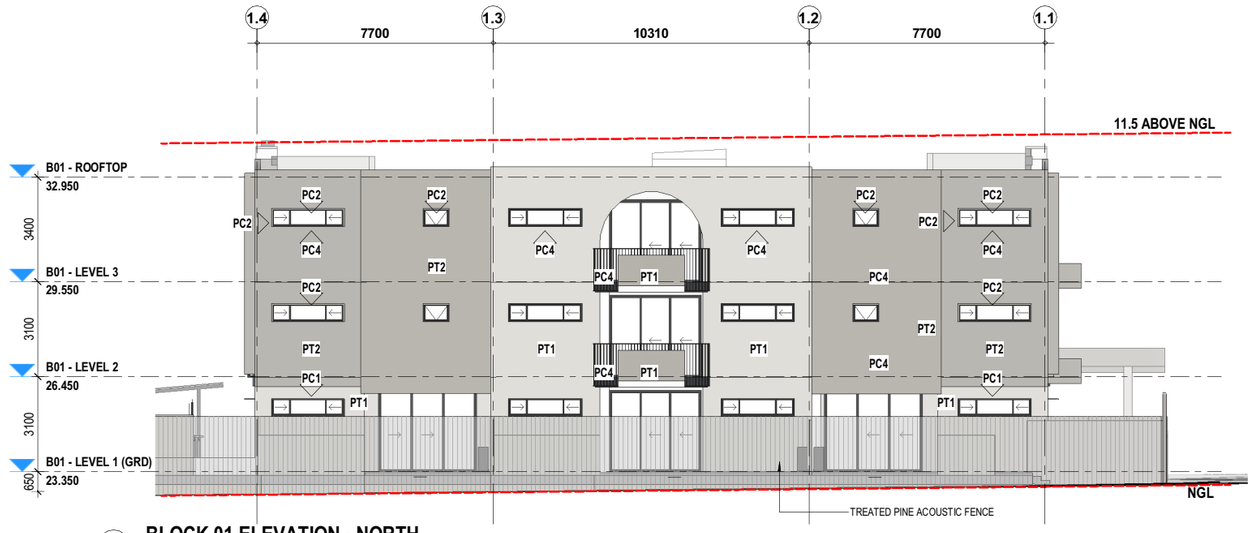
Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	As indicated (@ A1)
Drawing No.	60935-A-B1-03-01
Issue	H

11/08/2026 10:30:48 AM



1 BLOCK 01 ELEVATION - EAST

SCALE: 1 : 100 (@ A1)



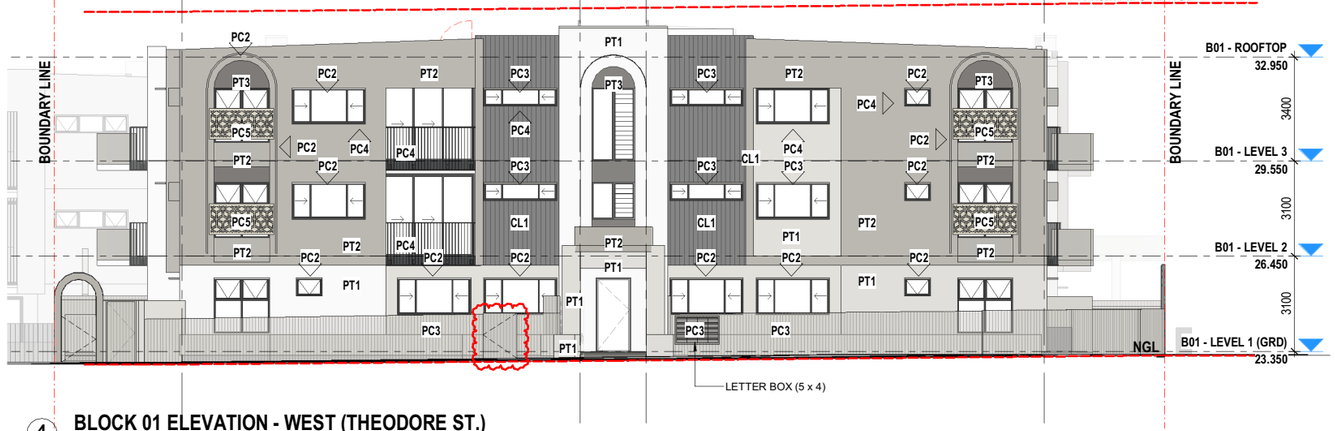
2 BLOCK 01 ELEVATION - NORTH

SCALE: 1 : 100 (@ A1)



3 BLOCK 01 ELEVATION - SOUTH (LINLEY ST.)

SCALE: 1 : 100 (@ A1)



4 BLOCK 01 ELEVATION - WEST (THEODORE ST.)

SCALE: 1 : 100 (@ A1)

EXTERNAL COLOUR LEGEND

* GUTTERS & FASCIA : TO MATCH THE RESPECTIVE WALL FINISH

- **PC1** : POWDER COAT FINISH - SOFT WHITE ENTRY ARCH INSERTS TO MATCH DULUX 'COLORBOND SURFMIST' OR SIMILAR
- **PC2** : POWDER COAT FINISH - WARM GREY WINDOW HOODS TO MATCH DULUX 'COLORBOND DUNE' OR SIMILAR
- **PC3** : POWDER COAT FINISH - DARK GREY BOUNDARUY FENCING ANGLES & ENTRY ARCHES COLOUR TO MATCH DULUX 'COLORBOND BASALT' OR SIMILAR
- **PC4** : POWDER COAT FINISH - DARK GREY WINDOWS FRAME, SCREENS & BALUSTERADE BATTENS TO MATCH COLOURBOND 'MONUMENT' OR SIMILAR.
- **FT1** : CRAZY PAVING FLOOR FINISH PEDESTRIAN ENTRY FLOORING, RAMPS, STAIRS, COMMON OPEN SPACE FLOORING. MINIMUM SLIP RATING : P4 OR R11 - REFER TO FINISHES SCHEDULE FOR DETAILS.
- **CL1** : VERTICALLY GROOVED FC EXTERNAL CLADDING PAINTED IN 'DULUX COLOURBOND BASALT' OR SIMILAR
- **PC5** : PERFORATED WINDOW PRIVACY SCREEN WITH 25% OPENING POWDER COAT FINISH - COLOURBOND 'FLUOROSET ALLURE CHAMPAGNE SATIN' OR SIMILAR.
- **PT1** : PAINT FINISH - SOFT WHITE GENERAL EXTERNAL WALLS COLOUR TO MATCH DULUX 'COLORBOND SURFMIST' OR SIMILAR
- **PT2** : PAINT FINISH - WARM GREY GENERAL EXTERNAL WALLS COLOUR TO MATCH DULUX 'COLORBOND DUNE' OR SIMILAR
- **PT3** : PAINT FINISH - DARK GREY GENERAL EXTERNAL WALLS COLOUR TO MATCH DULUX 'COLORBOND BASALT' OR SIMILAR
- **FT2** : BALCONY FLOOR FINISH (20MM), CORRIDOR FLOORING (10MM). ASCOLI CLASSIC CROSSCUT 600X600 STACKBOND W/ MAPEI 137 CARIBBEAN GROUT MIN SLIP RATING : P4 OR R11
- **RS1** : SPANDEK ROOF SHEETING OR SIMILAR PAINTED IN DULUX 'COLOURBOND MONUMENT' OR SIMILAR

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Issue	Description	Date	By
P1	40% PROGRESS ISSUE	11/07/2025	RF
P2	PRELIMINARY BA ISSUE	01/08/2025	RF
P3	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	UNIT 112 & 216 GATES	29/07/2026	RF

Contractor:

Client:
BALMAN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 01
ELEVATIONS -
COLOURED

FOR CONSTRUCTION

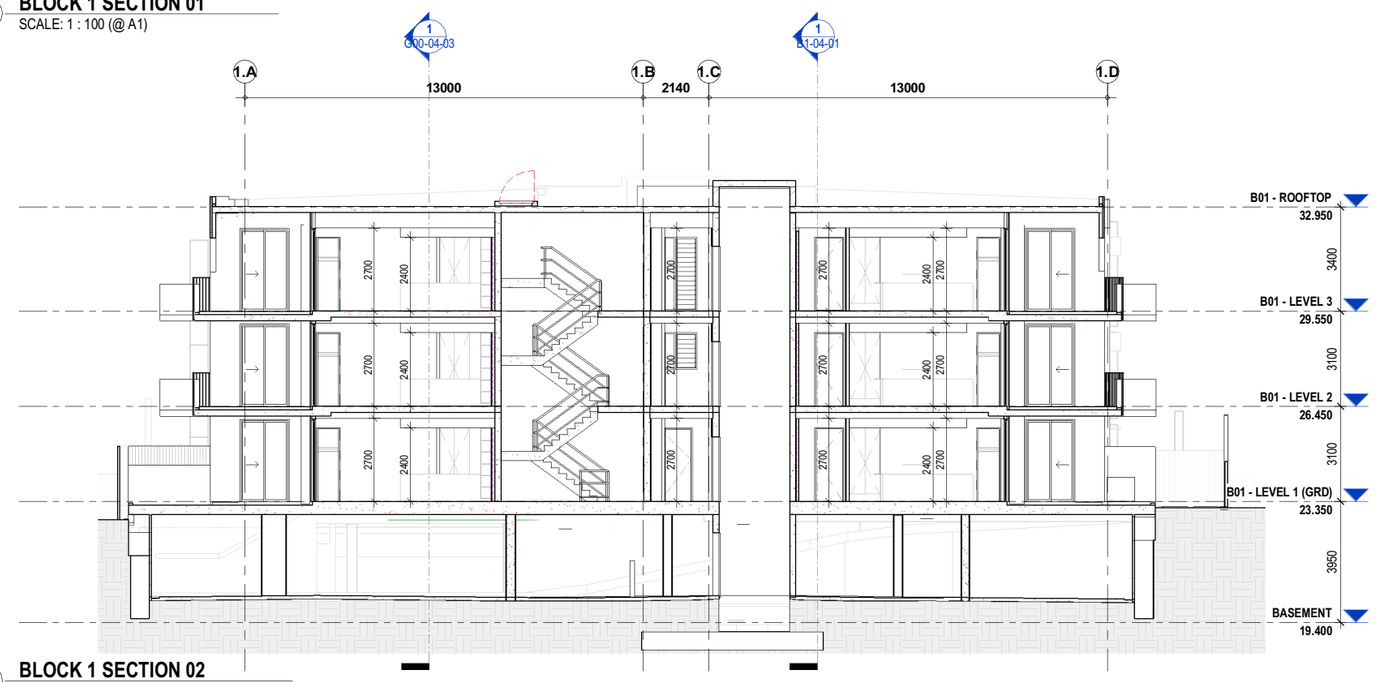
North Point
TN MN

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	As indicated (@ A1)
Drawing No.	60935-A-B1-03-02
Issue	C

29/07/2026 4:19:27 PM



1 **BLOCK 1 SECTION 01**
SCALE: 1 : 100 (@ A1)



2 **BLOCK 1 SECTION 02**
SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIMINARY BA ISSUE	01/08/2025	RF
P2	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 01 SECTIONS

FOR CONSTRUCTION

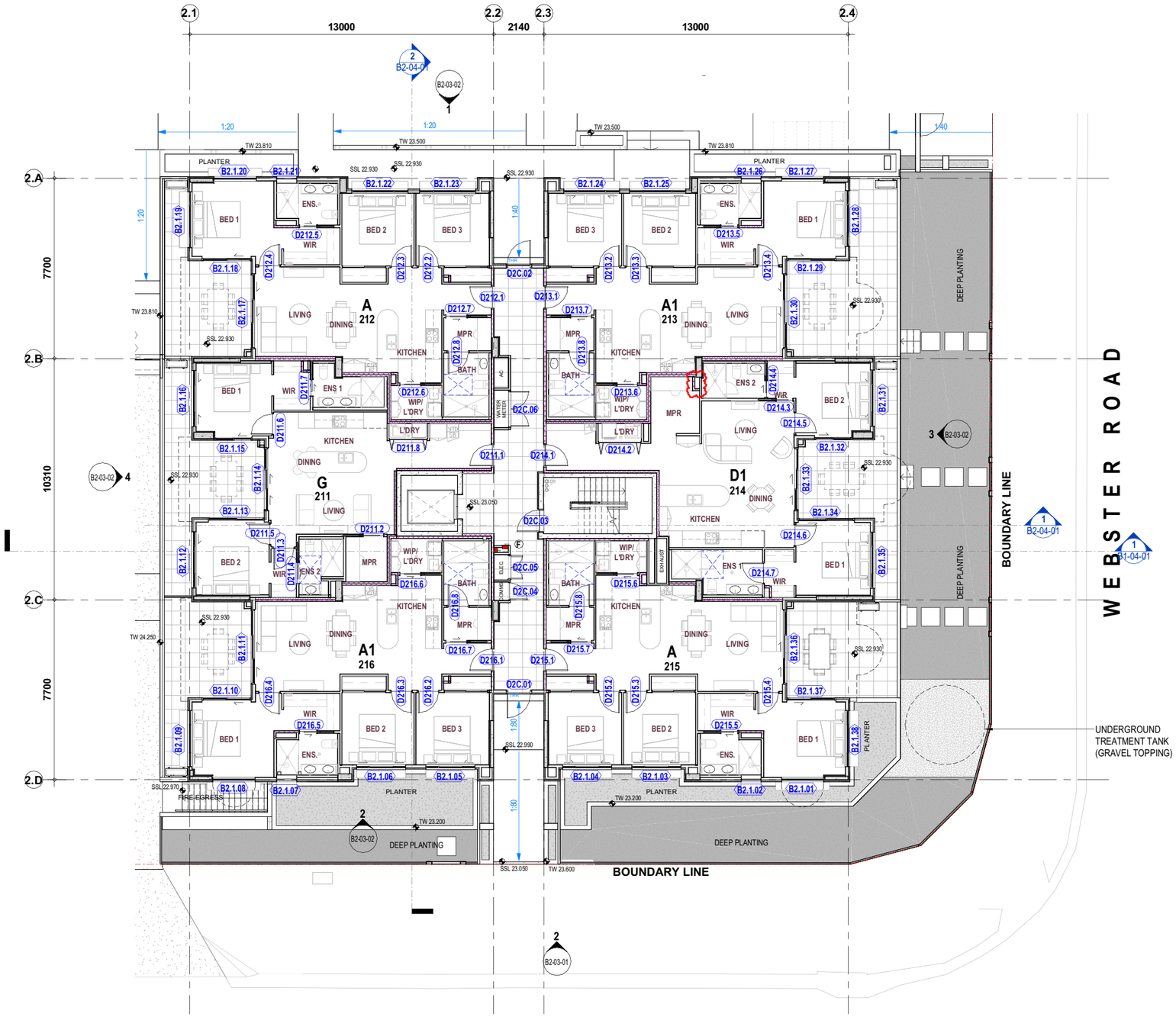
North Point

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B1-04-01
Issue	B

23/01/2026 12:27:13 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 B02 FLOOR PLAN - LEVEL 1 (GRD)

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	DRAFT FLOOR PLANS	29/01/2025	RF
P2	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P3	FOR REVIEW	20/06/2025	RF
P4	PRELIMINARY BA ISSUE	01/08/2025	RF
P5	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P6	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	REVISED TYPE D1 STUDY RISER	11/03/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 02 FLOOR PLAN - LEVEL 1 (GROUND)

FOR CONSTRUCTION

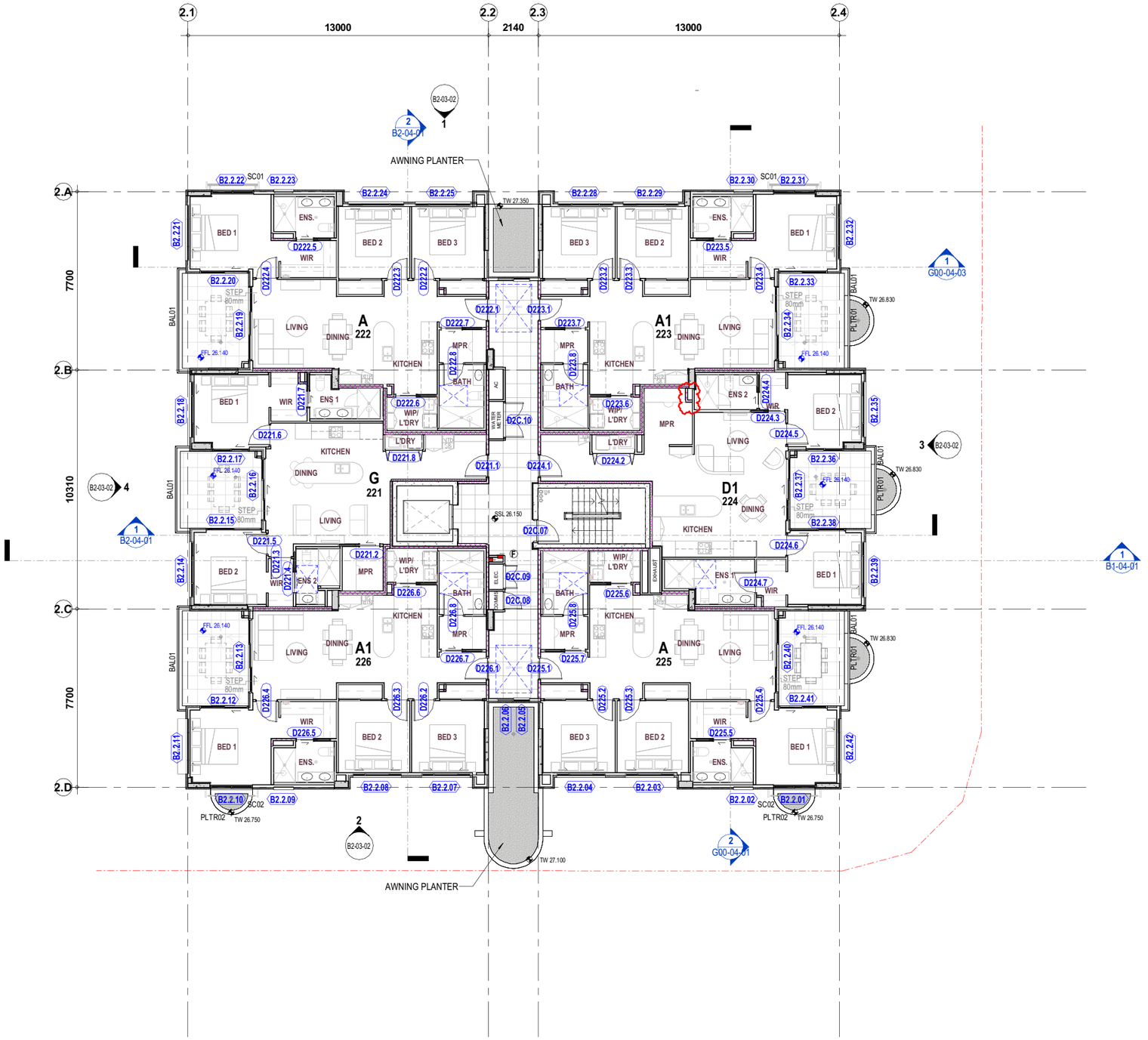
North Point: TN MN

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B2-02-01
Issue	C

11/03/2026 3:18:09 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 B02 FLOOR PLAN - LEVEL 2

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P2	FOR REVIEW	20/06/2025	RF
P3	PRELIMINARY BA ISSUE	01/08/2025	RF
P4	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P5	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	REVISED TYPE D1 STUDY RISER	11/03/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 02 FLOOR PLAN - LEVEL 2

FOR CONSTRUCTION

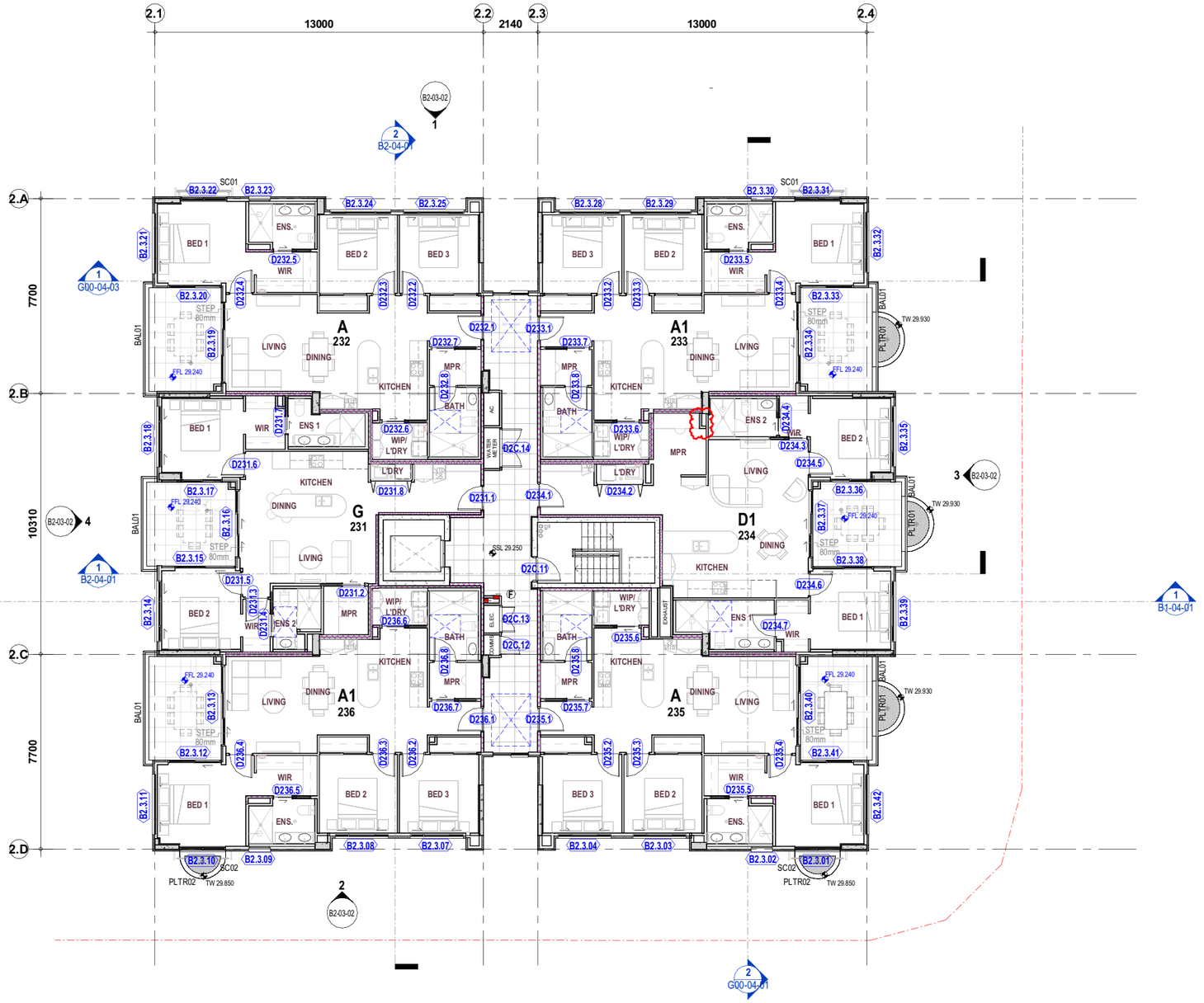
North Point: TN MN

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B2-02-02
Issue	C

11/03/2026 3:18:14 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 B02 FLOOR PLAN - LEVEL 3

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P2	FOR REVIEW	20/06/2025	RF
P3	PRELIMINARY BA ISSUE	01/08/2025	RF
P4	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P5	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	REVISED TYPE D1 STUDY RISER	11/03/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 02 FLOOR PLAN - LEVEL 3

FOR CONSTRUCTION

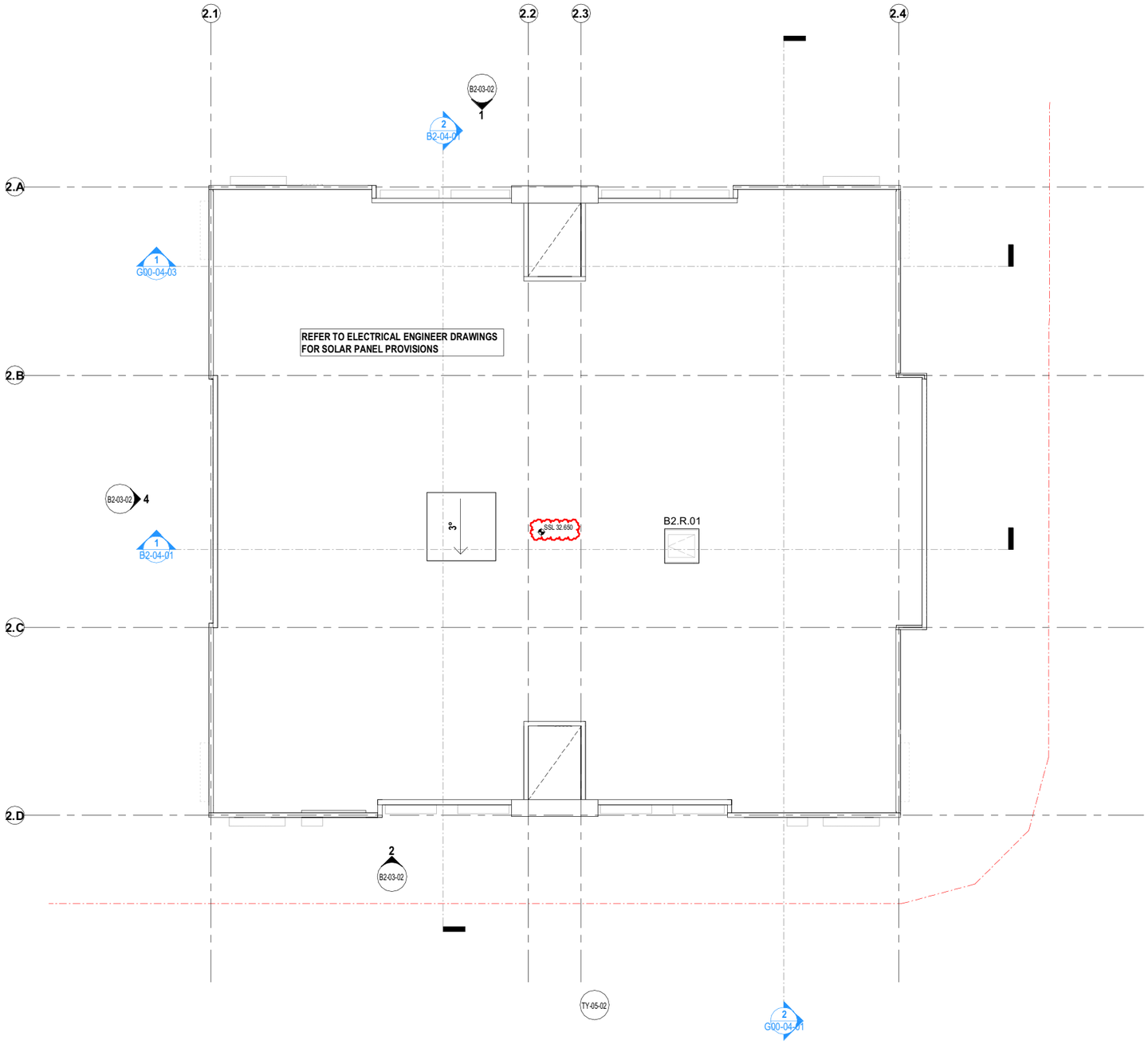
North Point: TN MN

Project No. 60935
Status CD
Drawn by RF
Date ISSUE DATE
Scale 1 : 100 (@ A1)
Drawing No. 60935-A-B2-02-03
Issue C

11/03/2026 3:18:18 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 **B02 FLOOR PLAN - ROOFTOP**
SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P2	FOR REVIEW	20/06/2025	RF
P3	PRELIMINARY BA ISSUE	01/08/2025	RF
P4	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P5	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 02 FLOOR PLAN - ROOF

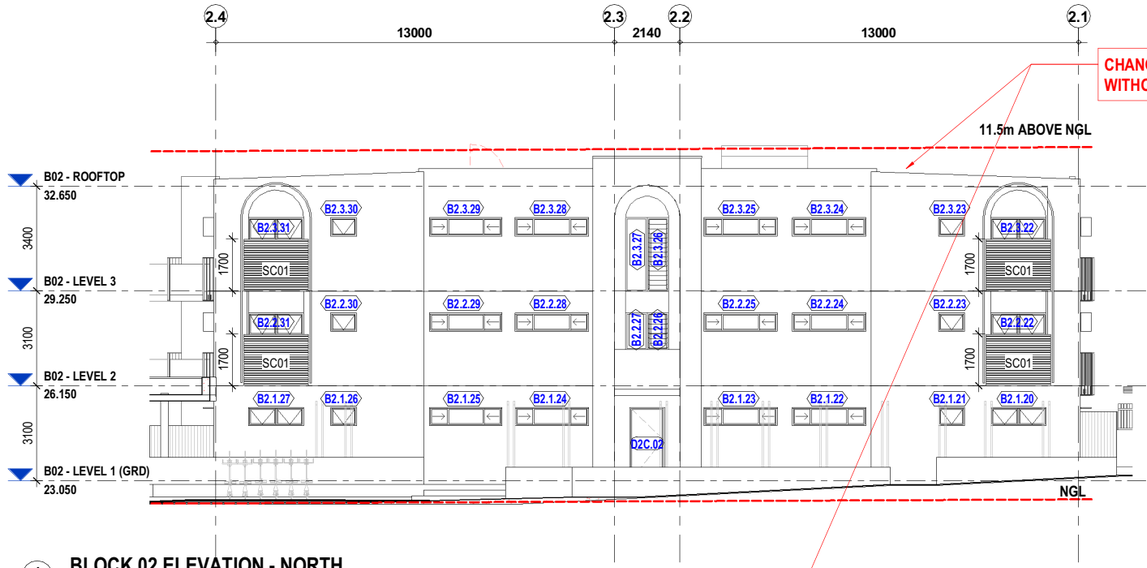
FOR CONSTRUCTION

North Point: TN MN

Project No.	**60935**
Status	**CD**
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	**60935-A-B2-02-04**
Issue	**B**

29/01/2026 2:14:28 PM

DASHED GREEN LINES SHOW BLOCK OUTLINE AS PER APPROVE DA



1 BLOCK 02 ELEVATION - NORTH
SCALE: 1 : 100 (@ A1)



3 BLOCK 02 ELEVATION -EAST (WEBSTER RD)
SCALE: 1 : 100 (@ A1)

REVISED TYPICAL GATE DESIGN FOR
BETTER ALIGNMENT WITH FACADE ARCHES

2 BLOCK 02 ELEVATION - SOUTH (LINLEY ST.)
SCALE: 1 : 100 (@ A1)

4 BLOCK 02 ELEVATION - WEST
SCALE: 1 : 100 (@ A1)

EXTERNAL COLOUR LEGEND

PC1 : POWDER COAT FINISH - SOFT WHITE
ENTRY ARCH INSERTS
TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PC2 : POWDER COAT FINISH - WARM GREY
WINDOW HOODS
TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PC3 : POWDER COAT FINISH - DARK GREY
BOUNDARUY FENCING ANGLES & ENTRY ARCHES
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

PC4 : POWDER COAT FINISH - DARK GREY
WINDOWS FRAME, SCREENS &
BALUSTERADE BATTENS TO MATCH
COLOURBOND 'MONUMENT' OR SIMILAR.

FT1 : CRAZY PAVING FLOOR FINISH
PEDESTRIAN ENTRY FLOORING, RAMPS,
STAIRS, COMMON OPEN SPACE FLOORING.
MINIMUM SLIP RATING : P4 OR R11
- REFER TO FINISHES SCHEDULE FOR DETAILS.

CL1 : VERTICALLY GROOVED FC EXTERNAL CLADDING
PAINTED IN 'DULUX COLOURBOND BASALT'
OR SIMILAR

PC5 : PERFORATED WINDOW PRIVACY SCREEN
WITH 25% OPENING
POWDER COAT FINISH -
COLOURBOND 'FLUOROSET ALLURE
CHAMPAGNE SATIN' OR SIMILAR.

PT1 : PAINT FINISH - SOFT WHITE
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PT2 : PAINT FINISH - WARM GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PT3 : PAINT FINISH - DARK GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

FT2 : BALCONY FLOOR FINISH (20MM), CORRIDOR FLOORING (10MM).
ASCOLI CLASSIC CROSSCUT 600X600 STACKBOND
W/ MAPEI 137 CARIBBEAN GROUT
MIN SLIP RATING : P4 OR R11

RS1 : SPANDEK ROOF SHEETING OR SIMILAR
PAINTED IN DULUX 'COLOURBOND MONUMENT'
OR SIMILAR

GUTTERS & FASCIA : TO MATCH THE RESPECTIVE WALL FINISH

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Issue	Description	Date	By
P1	PRELIMINARY BA ISSUE	01/08/2025	RF
P2	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	PRE-LODGE DA NOTES	01/06/2026	RF
D	MINOR CHANGE NOTES	21/07/2026	RF
E	UNIT 112 & 216 GATES	29/07/2026	RF
F	FURTHER DA MINOR CHANGE NOTES	11/08/2026	

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 02
ELEVATIONS

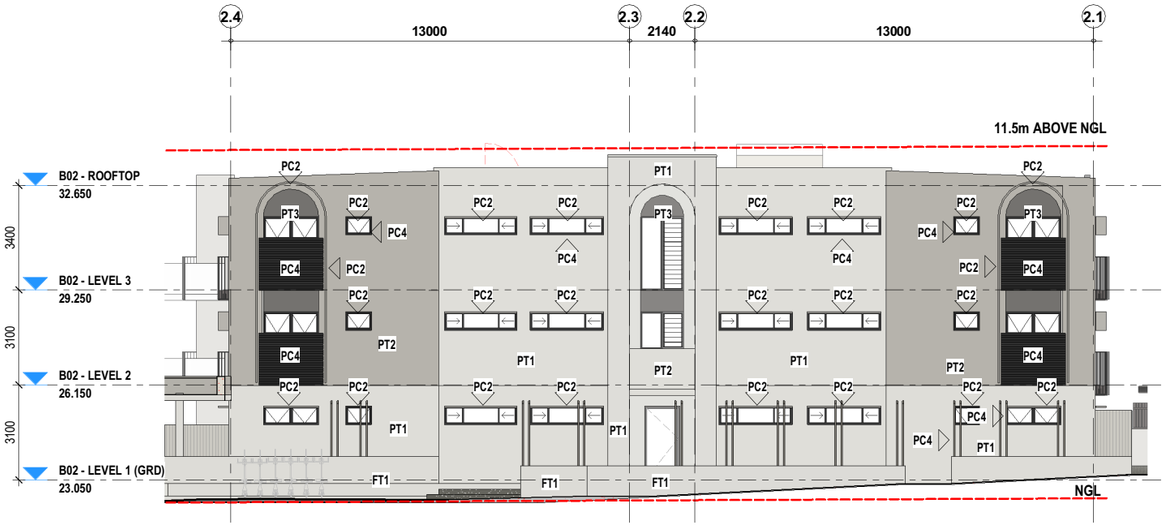
FOR CONSTRUCTION

North Point

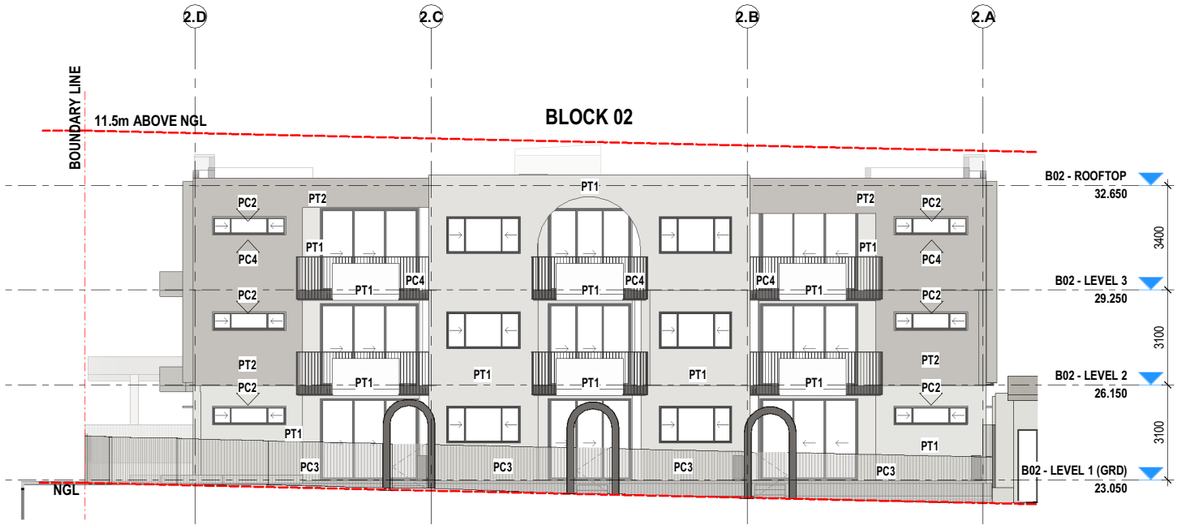
Project No. **60935**
Status **CD**
Drawn by **RF**
Date ISSUE DATE
Scale As indicated (@ A1)

Drawing No. **60935-A-B2-03-01**
Issue **F**

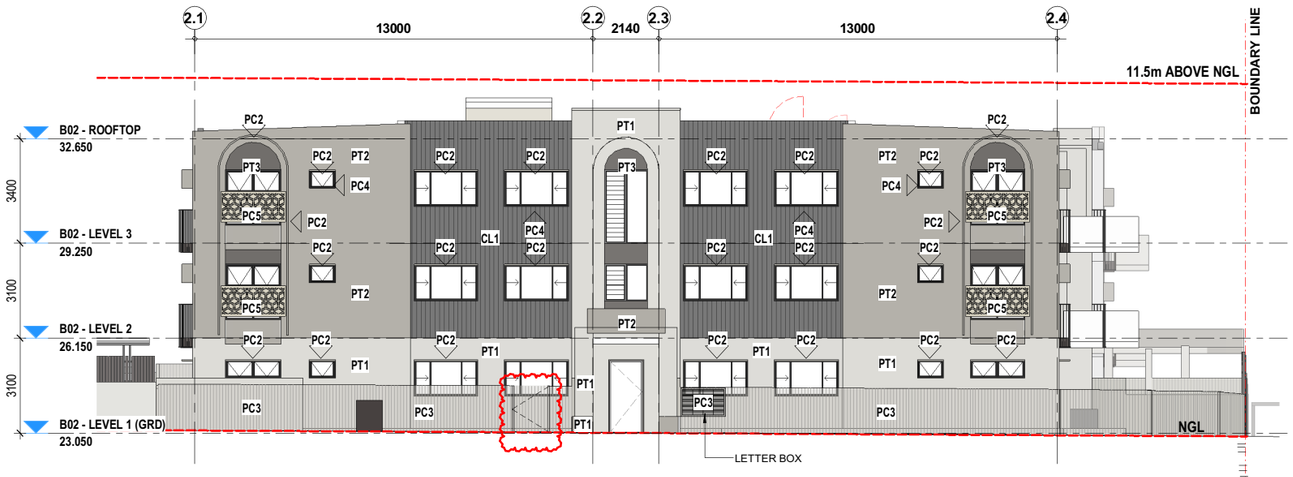
11/08/2026 10:31:16 AM



1 **BLOCK 02 ELEVATION - NORTH**
SCALE: 1 : 100 (@ A1)



3 **BLOCK 02 ELEVATION -EAST (WEBSTER RD)**
SCALE: 1 : 100 (@ A1)



2 **BLOCK 02 ELEVATION - SOUTH (LINLEY ST.)**
SCALE: 1 : 100 (@ A1)



4 **BLOCK 02 ELEVATION - WEST**
SCALE: 1 : 100 (@ A1)

EXTERNAL COLOUR LEGEND

PC1 : POWDER COAT FINISH - SOFT WHITE
ENTRY ARCH INSERTS
TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PC2 : POWDER COAT FINISH - WARM GREY
WINDOW HOODS
TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PC3 : POWDER COAT FINISH - DARK GREY
BOUNDARUY FENCING ANGLES & ENTRY ARCHES
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

PC4 : POWDER COAT FINISH - DARK GREY
WINDOWS FRAME, SCREENS &
BALUSTERADE BATTENS TO MATCH
COLOURBOND 'MONUMENT' OR SIMILAR.

FT1 : CRAZY PAVING FLOOR FINISH
PEDESTRIAN ENTRY FLOORING, RAMPS,
STAIRS, COMMON OPEN SPACE FLOORING.
MINIMUM SLIP RATING : P4 OR R11
- REFER TO FINISHES SCHEDULE FOR DETAILS.

CL1 : VERTICALLY GROOVED FC EXTERNAL CLADDING
PAINTED IN 'DULUX COLOURBOND BASALT'
OR SIMILAR

PC5 : PERFORATED WINDOW PRIVACY SCREEN
WITH 25% OPENING
POWDER COAT FINISH -
COLOURBOND 'FLUOROSET ALLURE
CHAMPAGNE SATIN' OR SIMILAR.

PT1 : PAINT FINISH - SOFT WHITE
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PT2 : PAINT FINISH - WARM GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PT3 : PAINT FINISH - DARK GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

FT2 : BALCONY FLOOR FINISH (20MM), CORRIDOR
FLOORING (10MM).
ASCOLI CLASSIC CROSSCUT 600X600 STACKBOND
W/ MAPEI 137 CARIBBEAN GROUT
MIN SLIP RATING : P4 OR R11

RS1 : SPANDEK ROOF SHEETING OR SIMILAR
PAINTED IN DULUX 'COLOURBOND MONUMENT'
OR SIMILAR

* GUTTERS & FASCIA : TO MATCH THE RESPECTIVE WALL FINISH

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Issue	Description	Date	By
P1	PRELIMINARY BA ISSUE	01/08/2025	RF
P2	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	REVISED PAINT TAGS	24/06/2026	RF
D	UNIT 112 & 216 GATES	29/07/2026	RF

Contractor:

Client:
BALMAN & CO.

1 THEODORE ST,
STAFFORD

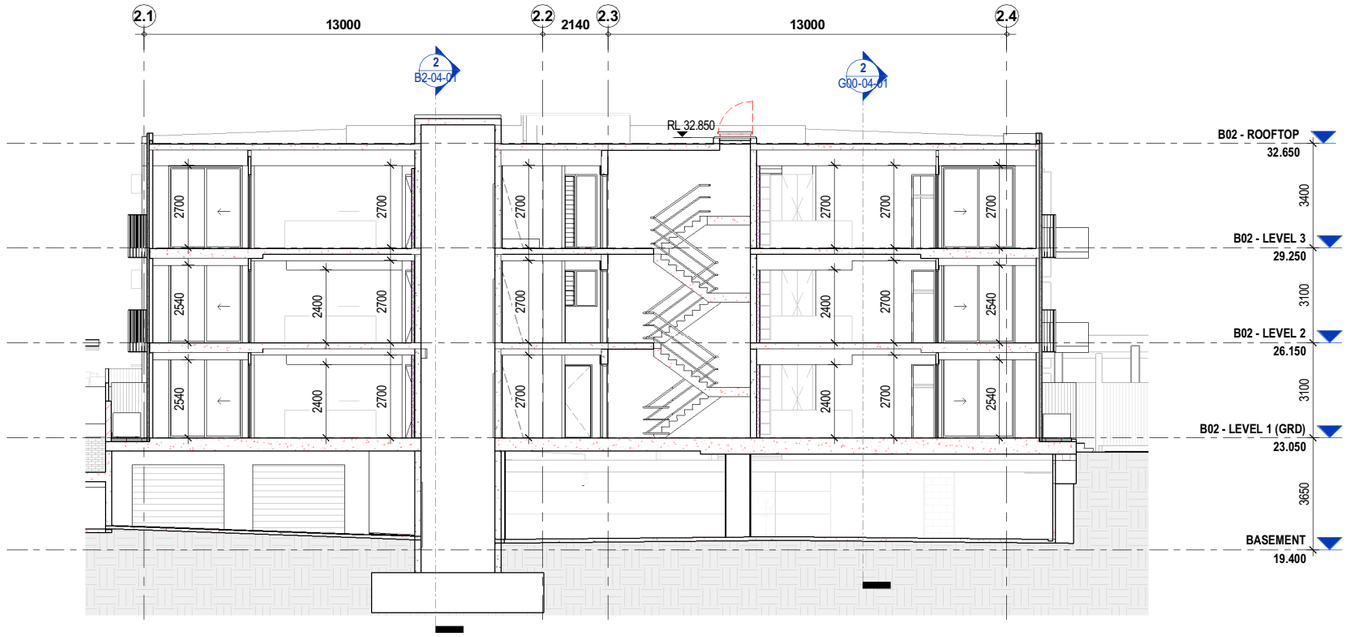
Drawing Title.
BLOCK 02
ELEVATIONS -
COLOURED

FOR CONSTRUCTION

North Point

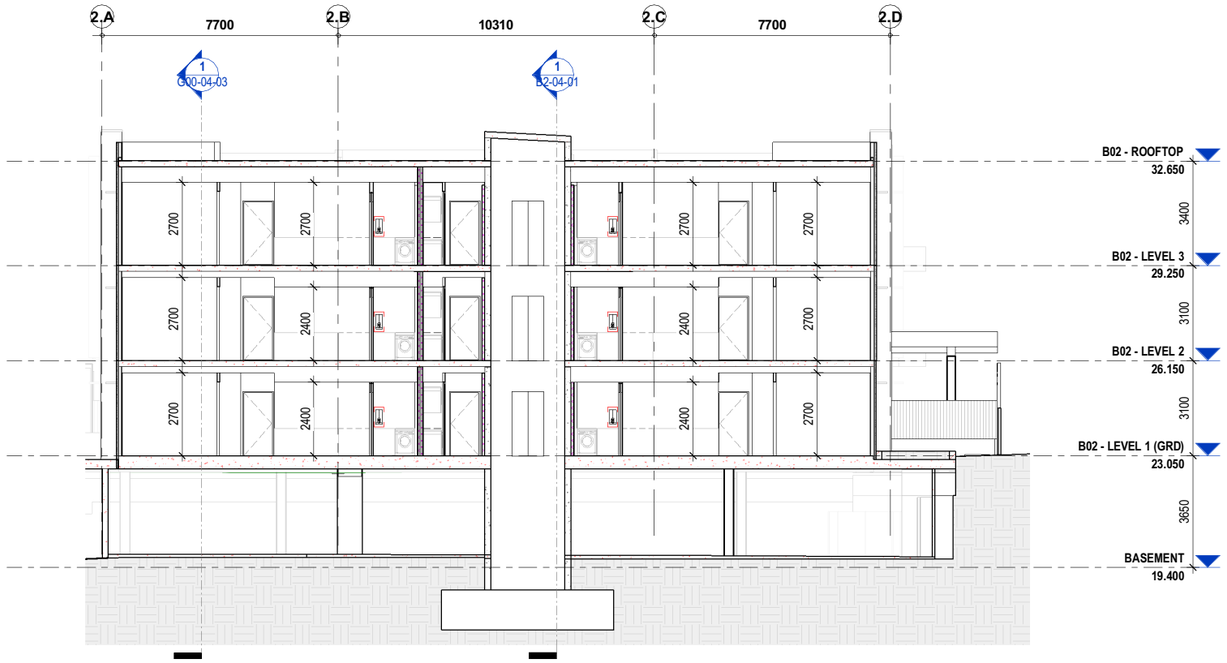
Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	As indicated (@ A1)
Drawing No.	60935-A-B2-03-02
Issue	D

29/07/2026 4:19:53 PM



1 BLOCK 2 SECTION 01

SCALE: 1 : 100 (@ A1)



2 BLOCK 2 SECTION 02

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIMINARY BA ISSUE	01/08/2025	RF
P2	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 02 SECTIONS

FOR CONSTRUCTION

North Point

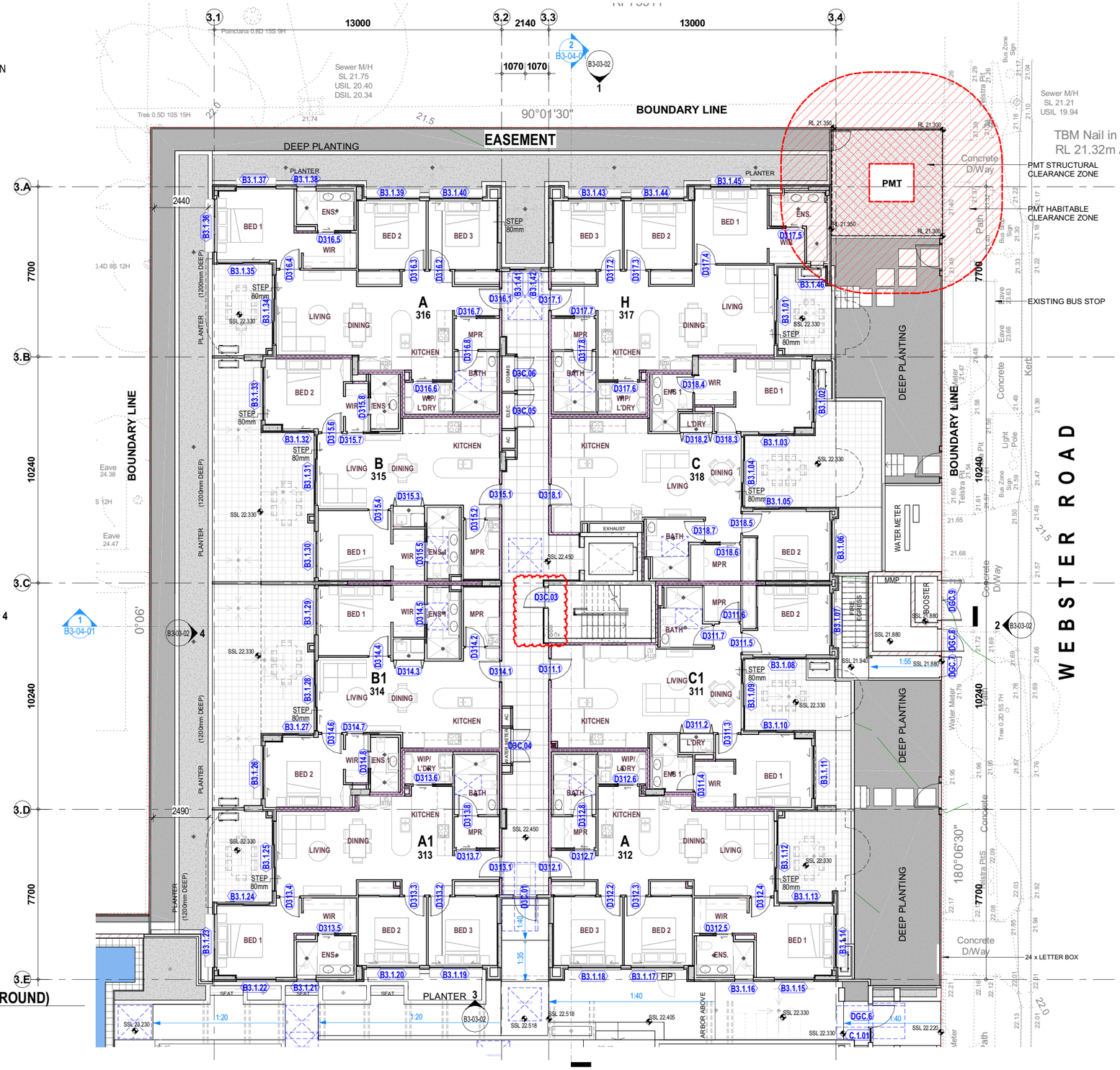
Project No. **60935**
Status **CD**
Drawn by **RF**
Date **ISSUE DATE**
Scale **1 : 100 (@ A1)**

Drawing No. **60935-A-B2-04-01**
Issue **B**

23/01/2026 12:28:50 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 **B03 FLOOR PLAN - LEVEL 1 (GROUND)**
SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	DRAFT FLOOR PLANS	29/01/2025	RF
P2	PMT & BASEMENT CHANGES FOR COORDINATION	25/03/2025	RF
P3	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P4	FOR REVIEW	20/06/2025	RF
P5	PMT AMENDMENTS	28/07/2025	RF
P6	PRELIMINARY BA ISSUE	01/08/2025	RF
P7	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P8	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 03 FLOOR PLAN - LEVEL 1 (GROUND)

FOR CONSTRUCTION

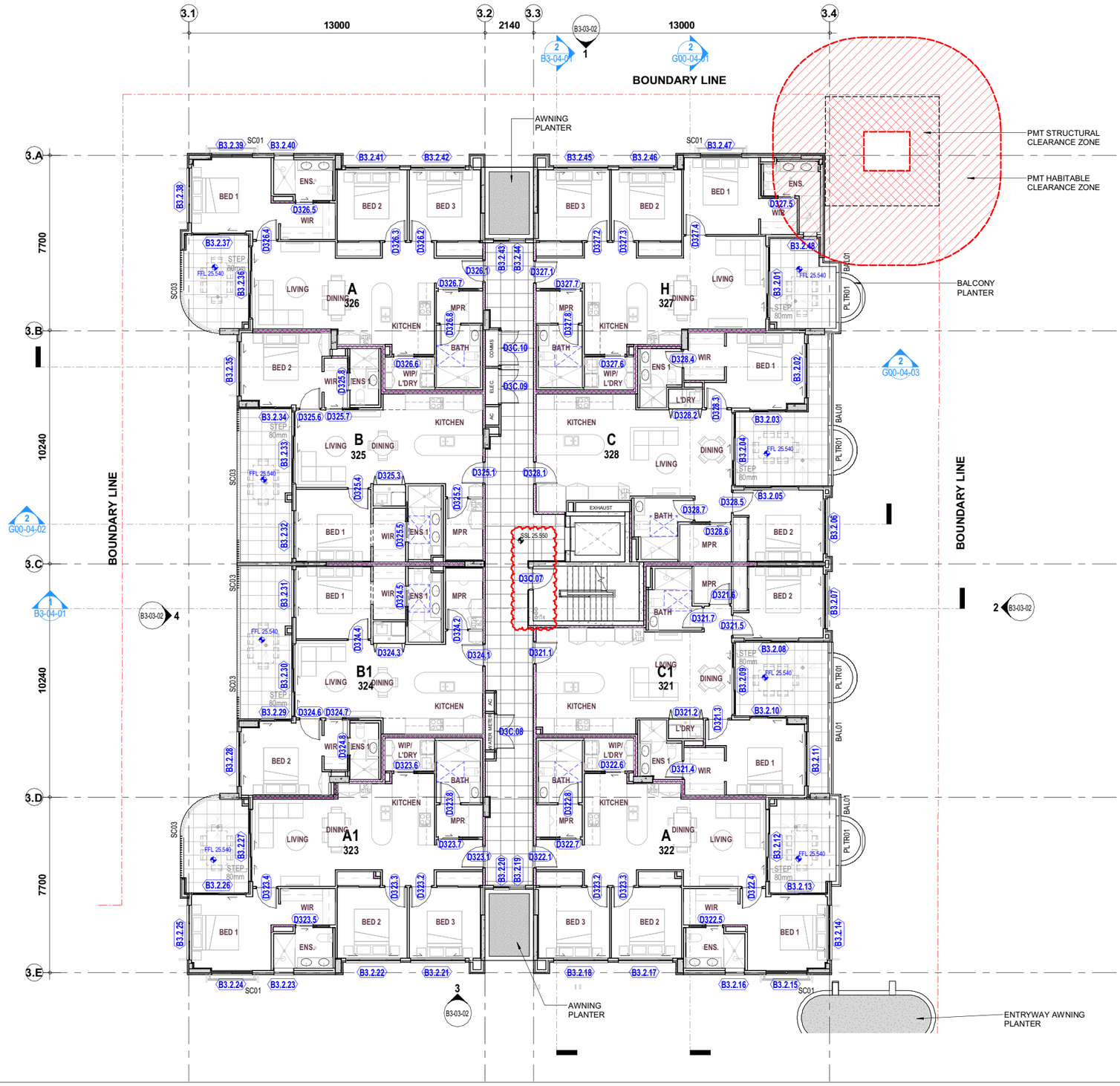
North Point

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B3-02-01
Issue	B

29/01/2026 2:02:29 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 B03 FLOOR PLAN - LEVEL 2

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PMT & BASEMENT CHANGES FOR COORDINATION	25/03/2025	RF
P2	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P3	FOR REVIEW	20/06/2025	RF
P4	PMT AMENDMENTS	28/07/2025	RF
P5	PRELIMINARY BA ISSUE	01/08/2025	RF
P6	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P7	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 03 FLOOR PLAN - LEVEL 2

FOR CONSTRUCTION

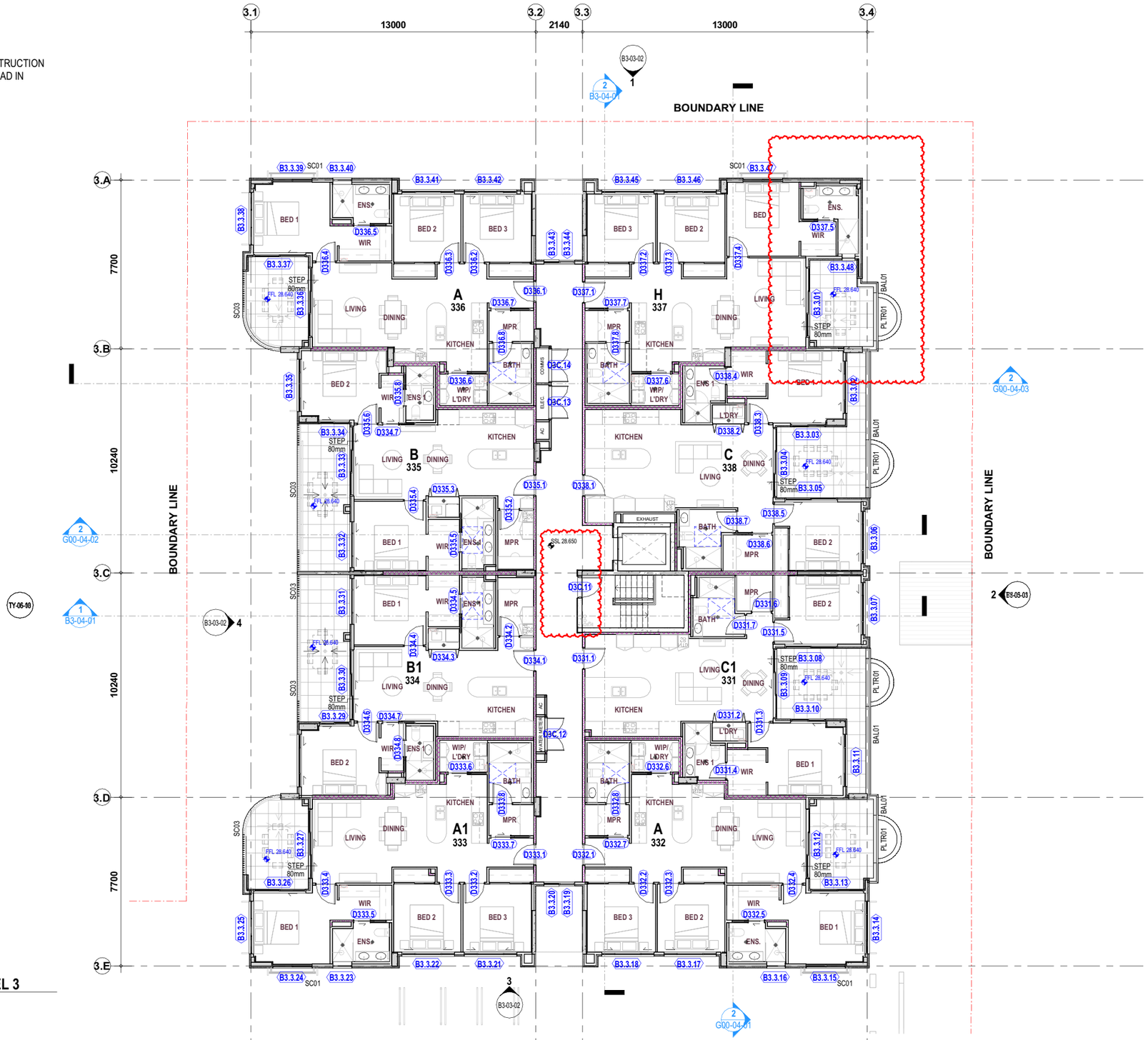
North Point

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B3-02-02
Issue	B

29/01/2026 2:02:37 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 **B03 FLOOR PLAN - LEVEL 3**
SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PMT & BASEMENT CHANGES FOR COORDINATION	25/03/2025	RF
P2	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P3	FOR REVIEW	20/06/2025	RF
P4	PMT AMENDMENTS	28/07/2025	RF
P5	PRELIMINARY BA ISSUE	01/08/2025	RF
P6	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
P7	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 03 FLOOR PLAN - LEVEL 3

FOR CONSTRUCTION

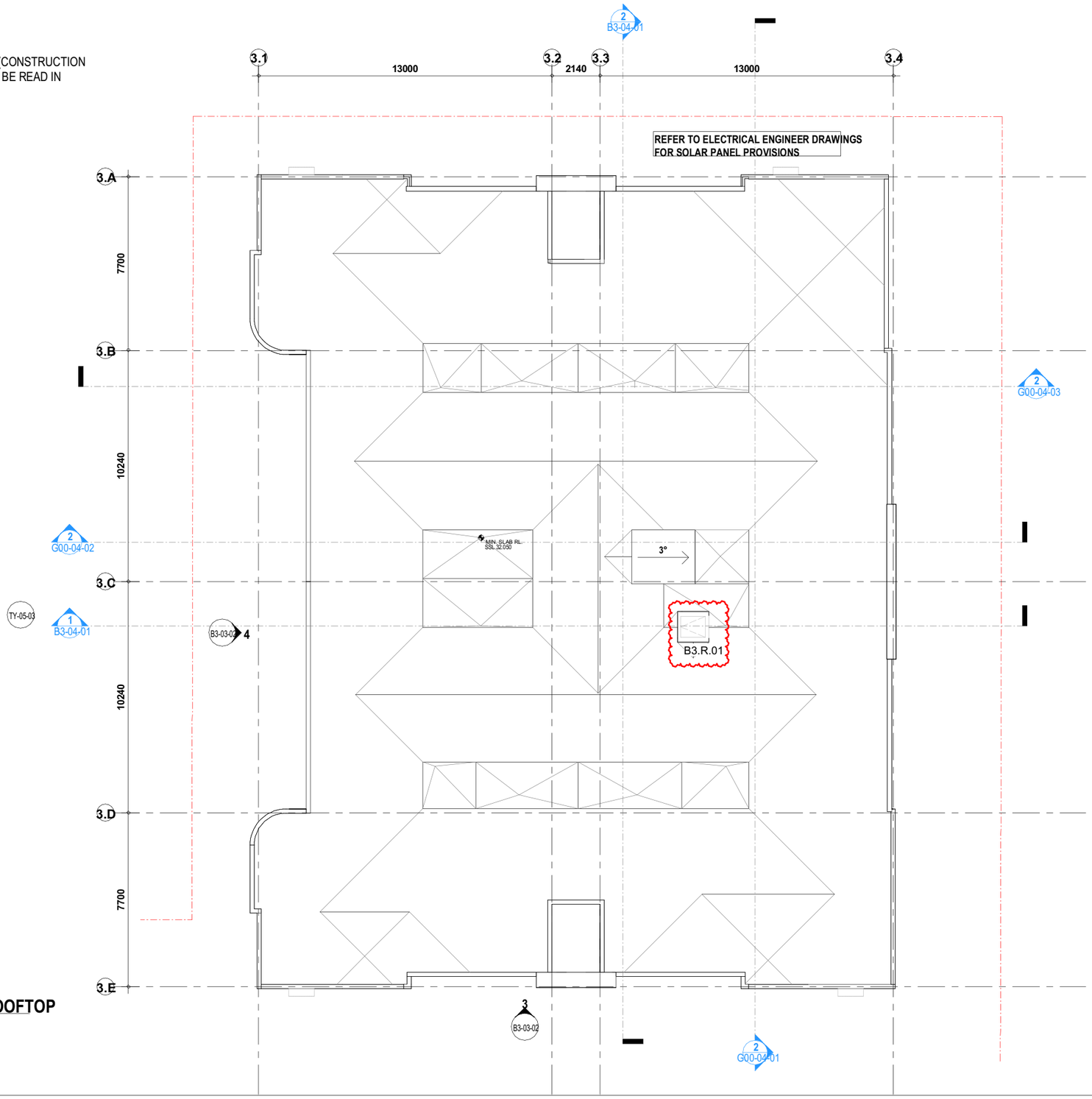
North Point: TN MN

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B3-02-03
Issue	B

29/01/2026 2:02:44 PM

REFERENCES:

1. A-G00-01-01, A-G00-01-02, A-G00-01-03 (CONSTRUCTION NOTES, LEGENDS AND DIAGRAMS) TO BE READ IN CONJUNCTION WITH PLANS.



1 **B03 FLOOR PLAN- ROOFTOP**
SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIMINARY BLOCKS DRAWINGS	12/06/2025	RF
P2	FOR REVIEW	20/06/2025	RF
P3	PRELIMINARY BA ISSUE	01/08/2025	RF
P4	FLOOR PLANS - REVISED RISERS	17/10/2025	RF
BA	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	REVISED BLOCK 3 ROOF HATCH	27/05/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 03 FLOOR PLAN - ROOF

FOR CONSTRUCTION

North Point

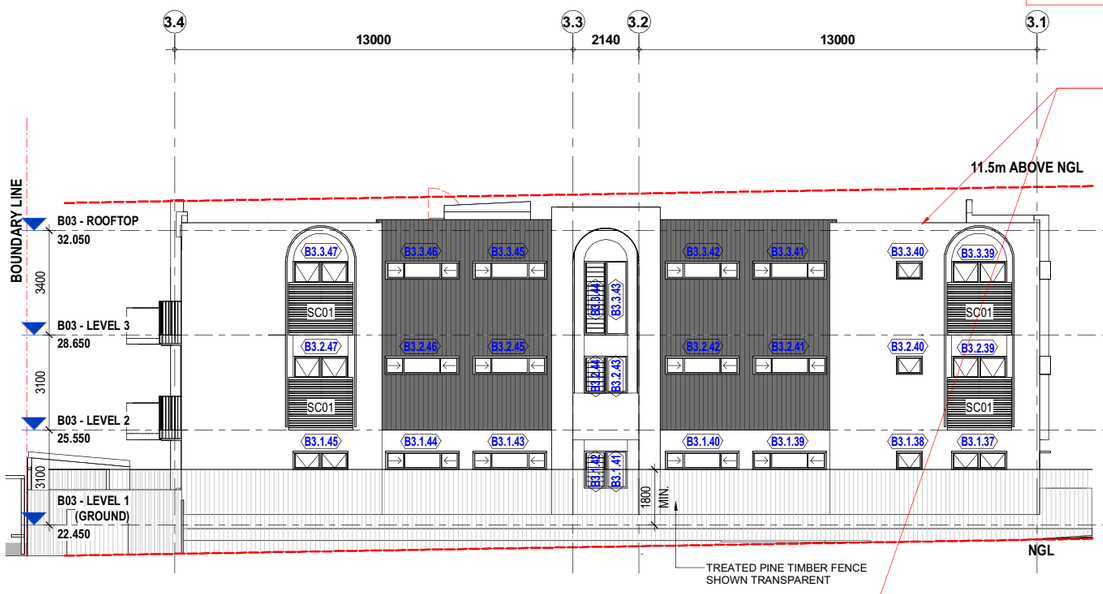
Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B3-02-04
Issue	C

27/05/2026 10:06:15 AM

DASHED GREEN LINES SHOW BLOCK OUTLINE AS PER APPROVE DA

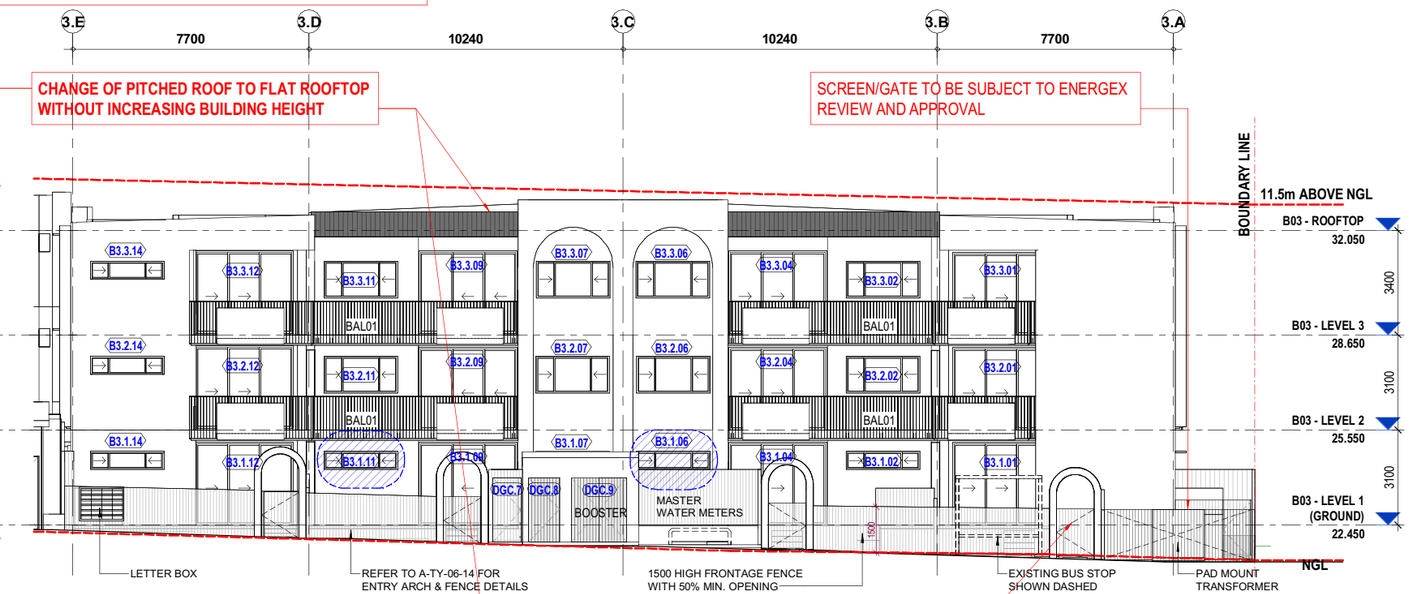
CHANGE OF PITCHED ROOF TO FLAT ROOFTOP WITHOUT INCREASING BUILDING HEIGHT

SCREEN/GATE TO BE SUBJECT TO ENERGEX REVIEW AND APPROVAL



1 BLOCK 03 ELEVATION - NORTH

SCALE: 1 : 100 (@ A1)

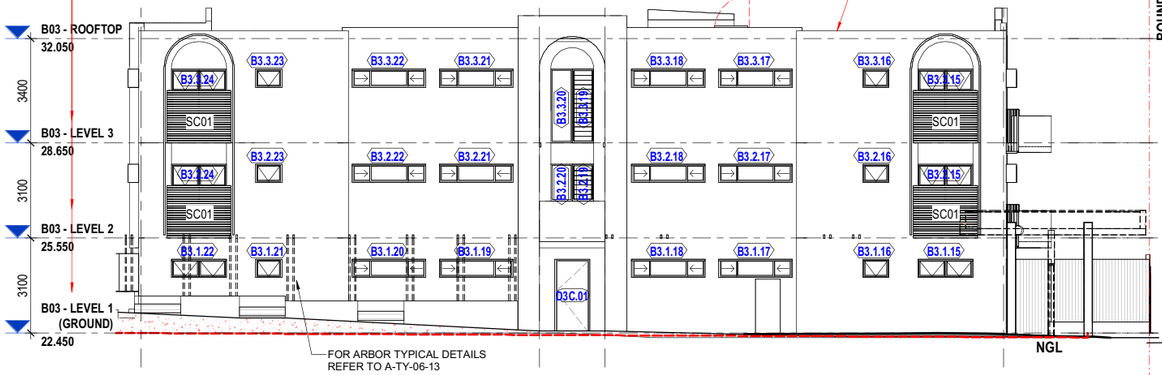


2 BLOCK 03 ELEVATION - EAST (WEBSTER RD)

SCALE: 1 : 100 (@ A1)

RAISED LEVELS TO ACCOMMODATE CEILING SERVICES WITH NO INCREASE IN BUILDING HEIGHT

REVISED TYPICAL GATE DESIGN FOR BETTER ALIGNMENT WITH FACADE ARCHES





3 BLOCK 03 ELEVATION - SOUTH

SCALE: 1 : 100 (@ A1)

4 BLOCK 03 ELEVATION - WEST

SCALE: 1 : 100 (@ A1)

EXTERNAL COLOUR LEGEND

* GUTTERS & FASCIA : TO MATCH THE RESPECTIVE WALL FINISH

PC1 : POWDER COAT FINISH - SOFT WHITE
ENTRY ARCH INSERTS
TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PC2 : POWDER COAT FINISH - WARM GREY
WINDOW HOODS
TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PC3 : POWDER COAT FINISH - DARK GREY
BOUNDARUY FENCING ANGLES & ENTRY ARCHES
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

PC4 : POWDER COAT FINISH - DARK GREY
WINDOWS FRAME, SCREENS &
BALUSTERADE BATTENS TO MATCH
COLOURBOND 'MONUMENT' OR SIMILAR.

FT1 : CRAZY PAVING FLOOR FINISH
PEDESTRIAN ENTRY FLOORING, RAMPS,
STAIRS, COMMON OPEN SPACE FLOORING.
MINIMUM SLIP RATING : P4 OR R11
- REFER TO FINISHES SCHEDULE FOR DETAILS.

CL1 : VERTICALLY GROOVED FC EXTERNAL CLADDING
PAINTED IN 'DULUX COLOURBOND BASALT'
OR SIMILAR

PC5 : PERFORATED WINDOW PRIVACY SCREEN
WITH 25% OPENING
POWDER COAT FINISH -
COLOURBOND 'FLUOROSET ALLURE
CHAMPAGNE SATIN' OR SIMILAR.

PT1 : PAINT FINISH - SOFT WHITE
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PT2 : PAINT FINISH - WARM GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PT3 : PAINT FINISH - DARK GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

FT2 : BALCONY FLOOR FINISH (20MM), CORRIDOR
FLOORING (10MM).
ASCOLI CLASSIC CROSSCUT 600X600 STACKBOND
W/ MAPEI 137 CARIBBEAN GROUT
MIN SLIP RATING : P4 OR R11

RS1 : SPANDEK ROOF SHEETING OR SIMILAR
PAINTED IN DULUX 'COLOURBOND MONUMENT'
OR SIMILAR

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Issue	Description	Date	By
P1	PRELIMINARY BA ISSUE	01/08/2025	RF
P2	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	PRE-LODGE DA NOTES	01/06/2026	RF
D	UNIT 112 & 216 GATES	29/07/2026	RF
E	FURTHER DA MINOR CHANGE NOTES	11/08/2026	

Contractor:

Client:
BALMAN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 03
ELEVATIONS

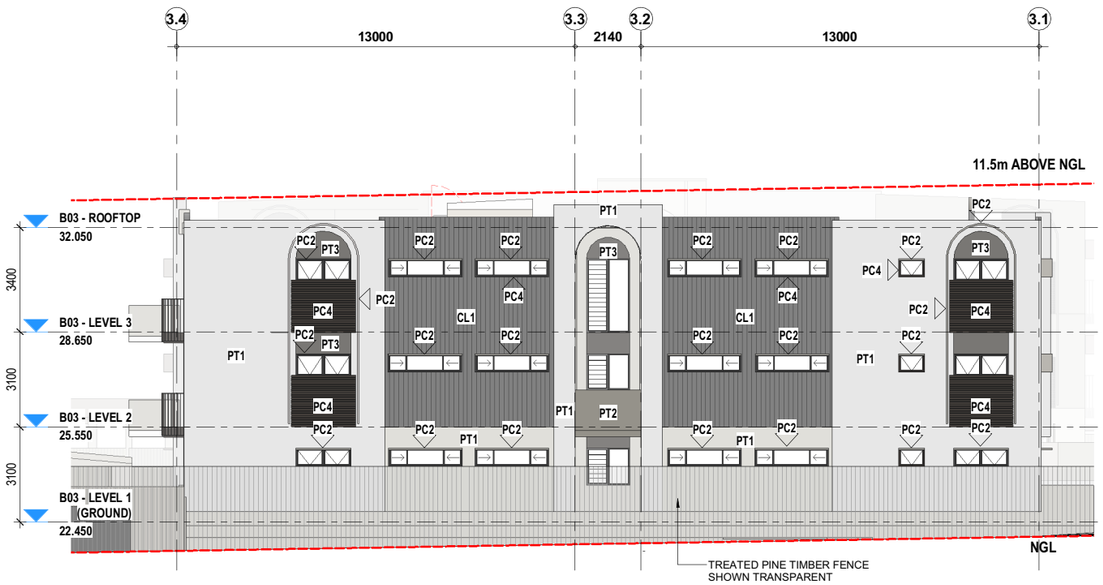
FOR CONSTRUCTION

North Point
TN MN

Project No. 60935
Status CD
Drawn by RF
Date ISSUE DATE
Scale As indicated (@ A1)

Drawing No. 60935-A-B3-03-01
Issue E

11/08/2026 10:31:38 AM



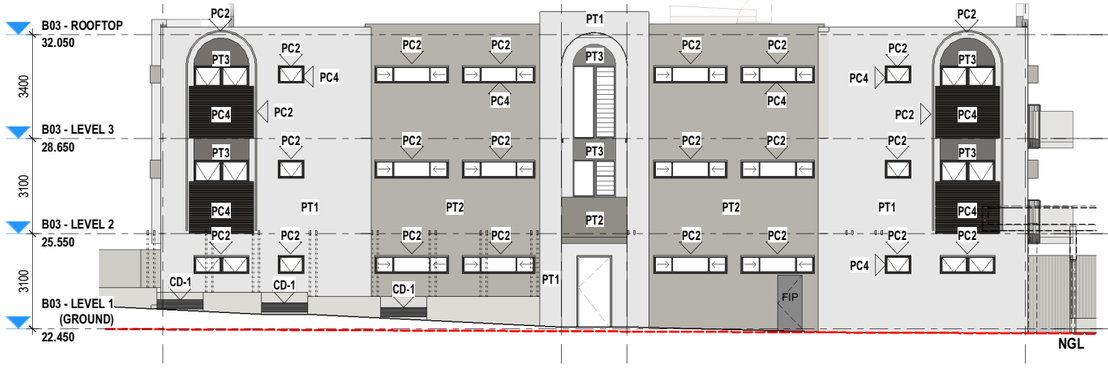
1 BLOCK 03 ELEVATION - NORTH

SCALE: 1 : 100 (@ A1)



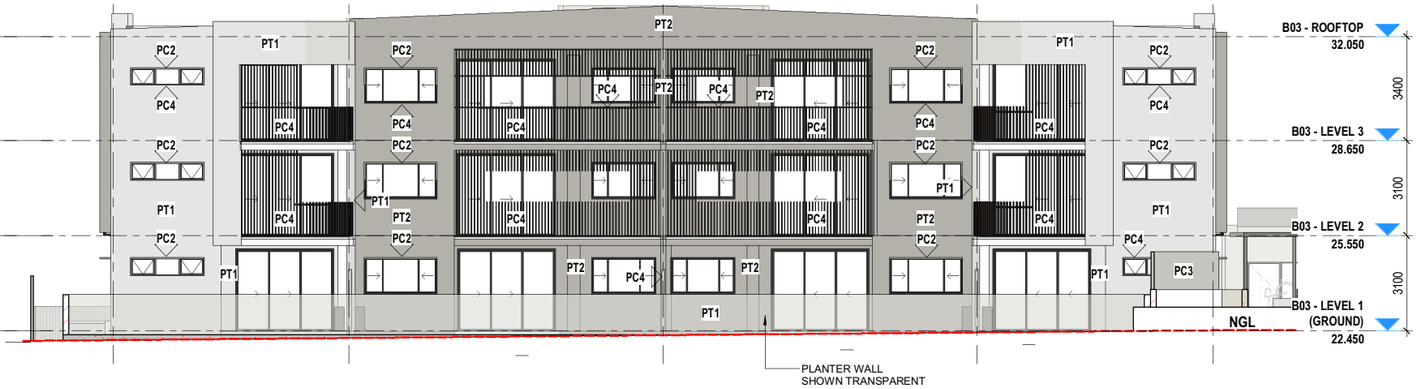
2 BLOCK 03 ELEVATION - EAST (WEBSTER RD)

SCALE: 1 : 100 (@ A1)



3 BLOCK 03 ELEVATION - SOUTH

SCALE: 1 : 100 (@ A1)



4 BLOCK 03 ELEVATION - WEST

SCALE: 1 : 100 (@ A1)

EXTERNAL COLOUR LEGEND

* GUTTERS & FASCIA : TO MATCH THE RESPECTIVE WALL FINISH

PC1 : POWDER COAT FINISH - SOFT WHITE
ENTRY ARCH INSERTS
TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PC2 : POWDER COAT FINISH - WARM GREY
WINDOW HOODS
TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PC3 : POWDER COAT FINISH - DARK GREY
BOUNDARUY FENCING ANGLES & ENTRY ARCHES
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

PC4 : POWDER COAT FINISH - DARK GREY
WINDOWS FRAME, SCREENS & BALUSTERADE BATTENS TO MATCH
COLOURBOND 'MONUMENT' OR SIMILAR.

FT1 : CRAZY PAVING FLOOR FINISH
PEDESTRIAN ENTRY FLOORING, RAMPS, STAIRS, COMMON OPEN SPACE FLOORING.
MINIMUM SLIP RATING : P4 OR R11
- REFER TO FINISHES SCHEDULE FOR DETAILS.

CL1 : VERTICALLY GROOVED FC EXTERNAL CLADDING
PAINTED IN 'DULUX COLOURBOND BASALT'
OR SIMILAR

PC5 : PERFORATED WINDOW PRIVACY SCREEN
WITH 25% OPENING
POWDER COAT FINISH -
COLOURBOND 'FLUOROSET ALLURE CHAMPAGNE SATIN' OR SIMILAR.

PT1 : PAINT FINISH - SOFT WHITE
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND SURFMIST' OR SIMILAR

PT2 : PAINT FINISH - WARM GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND DUNE' OR SIMILAR

PT3 : PAINT FINISH - DARK GREY
GENERAL EXTERNAL WALLS
COLOUR TO MATCH
DULUX 'COLORBOND BASALT' OR SIMILAR

FT2 : BALCONY FLOOR FINISH (20MM), CORRIDOR FLOORING (10MM).
ASCOLI CLASSIC CROSSCUT 600X600 STACKBOND
W/ MAPEI 137 CARIBBEAN GROUT
MIN SLIP RATING : P4 OR R11

RS1 : SPANDEK ROOF SHEETING OR SIMILAR
PAINTED IN DULUX 'COLOURBOND MONUMENT'
OR SIMILAR

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Issue	Description	Date	By
P1	PRELIMINARY BA ISSUE	01/08/2025	RF
P2	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF
C	BIN WASH AREA & DRIVEWAY FINISH	27/04/2026	RF
D	UNIT 112 & 216 GATES	29/07/2026	RF
E	FURTHER DA MINOR CHANGE NOTES	11/08/2026	
F	REVISED DA PLANS	11/08/2026	

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

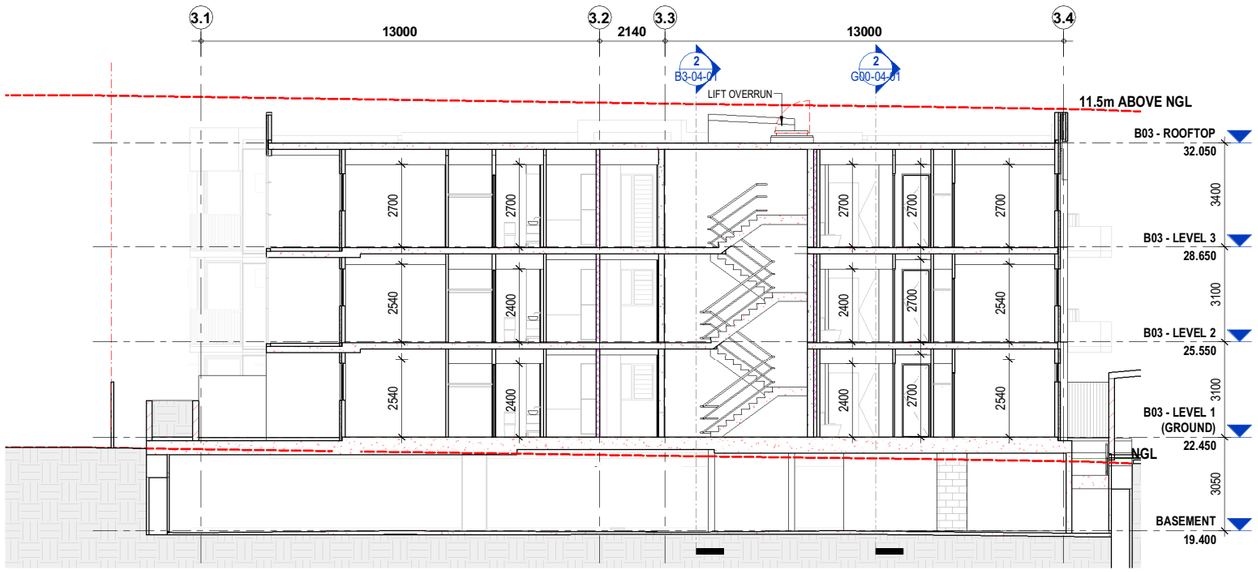
Drawing Title.
BLOCK 03
ELEVATIONS -
COLOURED

FOR CONSTRUCTION

North Point
TN MN

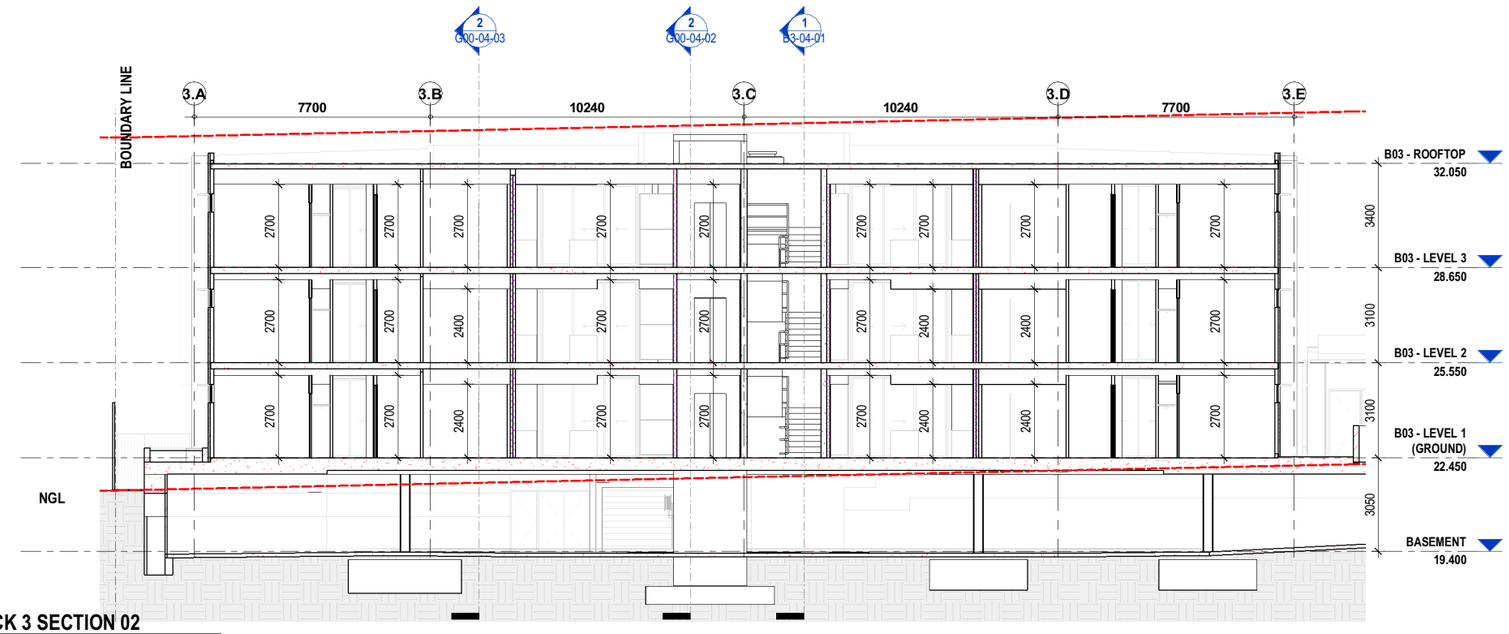
Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	As indicated (@ A1)
Drawing No.	60935-A-B3-03-02
Issue	F

11/08/2026 3:12:47 PM



1 BLOCK 3 SECTION 01

SCALE: 1 : 100 (@ A1)



2 BLOCK 3 SECTION 02

SCALE: 1 : 100 (@ A1)

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Issue	Description	Date	By
P1	PRELIMINARY BA ISSUE	01/08/2025	RF
P2	BA ISSUE	03/11/2025	RF
A	ISSUE FOR CONSTRUCTION	20/11/2025	RF
B	RAISED BLOCK LEVELS	23/01/2026	RF

Contractor:

Client:
BALMAIN & CO.

1 THEODORE ST,
STAFFORD

Drawing Title.
BLOCK 03 SECTIONS

FOR CONSTRUCTION

North Point

Project No.	60935
Status	CD
Drawn by	RF
Date	ISSUE DATE
Scale	1 : 100 (@ A1)
Drawing No.	60935-A-B3-04-01
Issue	B

23/01/2026 12:31:18 PM