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APPLICATION REF
A006375195

1 / - FLOOR PLAN - BASEMENT LEVEL
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

KOKODA PROPERTY

PROPOSED SCHEME

ISSUE	PURPOSE	DATE	D	C	A
17	BCC RFI 2	07/06/2024	CPA	TK	SB
16	BCC RFI 2	06/06/2024	CPA	TK	SB
15	FOR REVIEW	27/05/2024	CPA	TK	SB
14	FOR REVIEW	20/05/2024	VT	VT	SB
13	FOR REVIEW	16/05/2024	CPA	TK	SB
12	FOR REVIEW	24.03.24	CPA	TK	SB
11	FOR REVIEW	19/03/2024	CPA	VT	SB
10	FOR REVIEW	01.03.24	CPA	VT	SB
09	FOR REVIEW	21.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - BASEMENT 01

JOB No	DRAWING No	ISSUE
6974	SD 2001	17

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 5:25 PM

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BRISBANE RIVER
4mng
10mg - Measured Contour
PODIUM SETBACK
TOWER SETBACK
COUNCIL SETBACK
20.000
4.500
1.500
6000
PLAZA TENERIFFE
RETAIN THE EXISTING BUS DRIVER FACILITIES
PLANTER ENCROACH INTO ROAD RESUMPTION TO KEEP EXTG TREES
EXHAUST FAN ROOM 78m²
COMMS / ELEC ROOM 50m²
PIT LID TO PLANT ROOM
VAN TURN AREA
FB1 F&B 253m²
F&B BOH 139m²
RCV 11m X 3.5m
BIN COLLECTION POINT 46m²
BOH 86m²
HOTEL SECURITY 10m²
BINTUG PARKING & CHARGING
COMPACTOR 3.2
BOH 40m²
COMMERCIAL BIN ROOM 39m²
HOTEL BIN ROOM 75m²
HOTEL C.COMMS 40m²
BOH 62m²
HOTEL LOBBY 186m²
HRV 11m X 3.5m
DROP OFF ZONE
CR14 COMMERCIAL (RETAIL/OFFICE) 46m²
EXTERNAL CANOPY OVER DROP OFF & HOTEL ENTRY
22.100
24.955
6.899
ANTENNA SYSTEM ROOM 31m²
HOTEL MSB 21m²
HOTEL POTABLE WATER TANK 64m²
ENERGEX ROOM 54m²
MSB 46m²
WATER METER 21m²
HV SUB-STATION 69m²
GAS METER 15m²
WASH BAY 7m X 3.5m
MECH A/C PLANT 14m²
CR13 COMMERCIAL (RETAIL/OFFICE) 52m²
LOBBY 55m²
COMMS ROOM 9m²
DISTRBUTOR ROOM 12m²
MANAGERS 26m²
MAIL ROOM 15m²
EXHAUST FAN ROOM 30m²
FIRE CONTROL ROOM 44m²
FIRE PUMP ROOM 92m²
FB6 F&B 48m²
MECH
BOOSTER
COMMERCIAL (RETAIL/OFFICE) CR12 38m²
F&B OUTDOOR 177m²
AREAS OF DEEPER SOIL BETWEEN CONCRETE BEAMS
FB2 F&B 345m²
FB3 F&B 95m²
F&B BOH 211m²
RESIDENTIAL LOBBY 112m²
MANAGERS OFFICE 18m²
MECH PUMP ROOM 27m²
MSB 18m²
PUBLIC AMENITIES 92m²
MAIL ROOM 18m²
FB4 F&B 118m²
F&B BOH 56m²
BRICK LANE
F&B BOH 56m²
FB5 F&B 153m²
CR5 COMMERCIAL (RETAIL/OFFICE) 75m²
T3S1
T3S2
T3S3
T3S4
T3 RESI' RESIDENTIAL LOBBY 59m²
MAIL ROOM 16m²
LOUNGE 43m²
T3S5
T3 RESI' PRIVATE AMENITIES 78m²
FB6 F&B 102m²
CR1 COMMERCIAL (RETAIL/OFFICE) 140m²
CR2 COMMERCIAL (RETAIL/OFFICE) 143m²
MANAGERS OFFICE 25m²
CR3 COMMERCIAL (RETAIL/OFFICE) 103m²
BIN STORE
ART & CULTURAL PRODUCTION GALLERY
CREATIVE STORE
MEETING ROOM
MEETING ROOM
WC
WC
WC
CS1 COMMUNITY SPACE 253m²
WELLNESS STORE
WELLNESS HALL
WORKSHOP STORE
MECH
CR4 COMMERCIAL (RETAIL/OFFICE) 154m²
E-MOBILITY
BUS SHELTER
HERITAGE BUS SHELTER
TOWER SETBACK
PODIUM SETBACK
COMMERCIAL ROAD
1,600
ROAD RESUMPTION
6m x 3 CHORD TRUNCATION
OPENINGS 6m CLEAR FROM STRUCTURE
WOOL LANE
HELEN STREET
DROP OFF ZONE
PEDESTRIAN PRIORITY
T4 LOBBY 53m²
MANAGERS OFFICE 31m²
MAIL ROOM 14m²
DOG WASH 36m²
T3 & T4 MSB 29m²
STAFF ROOM 31m²
CONCIERGE 60m²
CENTRAL PARCEL / STORE ROOM 55m²
SECURITY OFFICE 15m²
CR7 COMMERCIAL (RETAIL/OFFICE) 90m²
CR6 COMMERCIAL (RETAIL/OFFICE) 90m²
CR11 COMMERCIAL (RETAIL/OFFICE) 105m²
CR10 COMMERCIAL (RETAIL/OFFICE) 105m²
CR9 COMMERCIAL (RETAIL/OFFICE) 62m²
CR8 COMMERCIAL (RETAIL/OFFICE) 72m²
ENERGEX CABLE PIT
2.400
ROAD RESUMPTION
PLANTER ENCROACHING INTO ROAD RESUMPTION TO KEEP EXTG TREES
PLANTER ENCROACH INTO ROAD RESUMPTION TO KEEP EXTG TREES
TAPER IN
20m BUS LAYOVER
20m BUS LAYOVER
12 m INTERMEDIATE ZONE
20m BUS STOP
SKYRING TERRACE

1 / - FLOOR PLAN - GROUND FLOOR
SCALE 1:250 @ A1
SCALE 1:500 @ A3

PROPOSED SCHEME

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
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BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 5:25 PM

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA
DRAWING TITLE
FLOOR PLAN - GROUND FLOOR

JOB No	DRAWING No	ISSUE
6974	SD 2002	17

BCC DS
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LEGEND
- RESIDENTIAL
- F&B + RETAIL
- COMMUNAL
- HOTEL
- OFFICE
- RECREATION

(F&B LEVEL 2)

(F&B LEVEL 2)

BOUNDARY

BRISBANE RIVER

10mg - Assumed Contour
(Subject the measured contour @ ground level)

7.100 PROPOSED SETBACK

6.100 PROPOSED SETBACK

6.100 COUNCIL SETBACK

9.400

6.000

6.000 COUNCIL SETBACK

6.000 PROPOSED SETBACK

21.410 PROPOSED SETBACK

3.000

1.600 COUNCIL SETBACK

3.090

1.600 PROPOSED SETBACK

GENERATOR ROOM 73m²

GENERATOR ROOM 2 65m²

F&B 295m²

F&B BOH 82m²

F&B 257m²

F&B BOH 110m²

VOID

T1C3

T1C5

T3C1

T3S1

T3C2

T3C3

T3C4

T3S2

T3 RES

CR-5 (RETAIL/OFFICE) 64m²

CR15 COMMERCIAL (RETAIL/OFFICE) 108m²

CR16 COMMERCIAL (RETAIL/OFFICE) 122m²

HOTWATER PLANT 67m²

CHOTWATER PLANT 39m²

8 CAR PARKS

ELEC.

COMMS

REFUSE 11m²

WATER METER

OPENINGS 6m CLEAR ABOVE STAIR

2 BED 109m² 30101 3 2A

2 BED 109m² 30102 3 2B

2 BED 109m² 30103 3 2A

2 BED 109m² 30104 3 2B

2 BED 109m² 30105 3 2A

2 BED 97m² 30106 3 2C

2 BED 104m² 30109 3 2E

2 BED 161m² 30108 3 2D

3 BED 146m² 30107 3 3A

2 BED 96m² 40201 2BD

2 BED 94m² 40202 2BD

3 BED 114m² 40205 L3-A

3 BED 114m² 40204 L3-A

3 BED 114m² 40203 L3-A

3 BED LOFT 107m² 3 BED 500203 L3-A

3 BED LOFT 104m² 3 BED 500202 L3-A

2 BED LOFT 48m² 2 BED 500201 L2-A

BALC 23m² BALC 24m² BALC 11m² BALC 16m² BALC 15m² BALC 14m² BALC 15m² BALC 123m² BALC 15m² BALC 29m² BALC 30m² BALC 15m² BALC 30m² BALC 15m² BALC 30m² BALC 28m² BALC 24m²

PODIUM SETBACK

ROAD RESUMPTION

EXISTING BOUNDARY

3.000

5.000 PROPOSED SETBACK

3.000 PROPOSED SETBACK

3.000 PROPOSED SETBACK

ARRIVALS PLAZA BELOW

SKYRING TERRACE

EXISTING BOUNDARY ROAD RESUMPTION

PODIUM SETBACK

COMMERCIAL ROAD

STOREY #2

STOREY #2

STOREY #2

1 / 3101

1 / 3102

1 / 3105

1 - FLOOR PLAN - LEVEL 01
SCALE 1:250 @ A1
SCALE 1:500 @ A3

PROPOSED SCHEME

ISSUE	PURPOSE	DATE	D	C	A
18	BCC RFI 2	07/06/2024	CPA	TK	SB
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09	FOR INFORMATION	20.02.24	CPA	TK	SB

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 5:25 PM

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 01

JOB No	DRAWING No	ISSUE
6974	SD 2003	18

BCC DS
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LEGEND
- RESIDENTIAL
- F&B + RETAIL
- COMMUNAL
- HOTEL
- OFFICE
- RECREATION

STOREY #2

BRISBANE RIVER

BOUNDARY

STOREY #2

10mg - Assumed Contour
(Subject the measured contour @ ground level)

8,500 PROPOSED SETBACK

6,000 COUNCIL SETBACK

6,000 PROPOSED SETBACK

6,100 PROPOSED SETBACK

6,100 COUNCIL SETBACK

9200

6,000

21,410 PROPOSED SETBACK

3,000

1,600 COUNCIL SETBACK

3,090

1,600 PROPOSED SETBACK

WATER CHILLER PLANT 132m²

KK1 OFFICE 218m²

FIRE STORAGE TANK 128m²

REVERSE BAY

CAR SHARE

CAR SHARE

CAR SHARE

CAR SHARE

POTABLE WATER TANK 35m²

60 CAR PARKS
46 BIKE RACKS

BALC 11m²

BALC 10m²

EMERGENCY ROOM

AMENITIES 762m²

WIND BARRIER 1,500mm H

RES-CO WORKING SPACE 75m²

INC 7m²

AMENITIES 63m²

2 BED 99m² 400301 2BD

2 BED 108m² 400303 2BD

BALC 14m²

BALC 12m²

2 BED 94m² 400302 2BD

3 BED 93m² 400205 L3-A

3 BED UP 93m² 400204 L3-A

3 BED UP 91m² 400203 L3-A

2 BED 94m² 30210 3 2F

2 BED 104m² 30209 3 2E

2 BED 101m² 30208 3 2D

3 BED 146m² 30207 3 3A

2 BED 109m² 30201 3 2A

2 BED 109m² 30202 3 2B

2 BED 109m² 30203 3 2A

2 BED 109m² 30204 3 2B

2 BED 109m² 30205 3 2A

2 BED 97m² 30206 3 2C

BALC 29m²

BALC 30m²

BALC 15m²

BALC 24m²

VOID

T3S1

T3S2

T3S3

T3S4

T3S2

T3 RES

ELEC

COMMS

REFUSE 11m²

WATER METER

1 BED 77m² 500302 1BD

1 BED 64m² 500301 1BD

3 BED LOFT UPPER 87m² 500203 L3-B

3 BED LOFT UPPER 97m² 500202 L3-B

2 BED LOFT UPPER 46m² 500201 L1-B

3,000

6,000 COUNCIL SETBACK

PODIUM SETBACK

ROAD RESUMPTION

EXISTING BOUNDARY

3,000 PROPOSED SETBACK

3,000 PROPOSED SETBACK

EXISTING BOUNDARY

ROAD RESUMPTION

3M SETBACK

ARRIVALS PLAZA BELOW

COMMERCIAL ROAD

SKYRING TERRACE

STOREY #3

STOREY #3

STOREY #3

1 / 3101

1 / 3102

1 / 3105

1 / - FLOOR PLAN - LEVEL 02
SCALE 1:250 @ A1
SCALE 1:500 @ A3

PROPOSED SCHEME

ISSUE	PURPOSE	DATE	D	C	A
18	BCC RFI 2	07/06/2024	CPA	TK	SB
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COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 02

JOB No	DRAWING No	ISSUE
6974	SD 2004	18

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 5:25 PM

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1 FLOOR PLAN - LEVEL 03
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

KOKODA PROPERTY

PROPOSED SCHEME

ISSUE	PURPOSE	DATE	D	C	A
18	BCC RFI 2	07/06/2024	CPA	TK	SB
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11	FOR REVIEW	01.03.24	CPA	VT	SB
10	FOR REVIEW	21.02.24	CPA	TK	SB
09	FOR INFORMATION	20.02.24	CPA	TK	SB

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA
DRAWING TITLE
FLOOR PLAN - LEVEL 03

JOB No	DRAWING No	ISSUE
6974	SD 2005	18

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APPLICATION REF
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1 FLOOR PLAN - LEVEL 04
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 524 106
COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
18	BCC RFI 2	07/06/2024	CPA	TK	SB
17	BCC RFI 2	06/06/2024	CPA	TK	SB
16	FOR REVIEW	27/05/2024	CPA	TK	SB
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SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA
DRAWING TITLE
FLOOR PLAN - LEVEL 04

JOB No	DRAWING No	ISSUE
6974	SD 2006	18

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 5:25 PM

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LEGEND

- RESIDENTIAL
- F&B + RETAIL
- COMMUNAL
- HOTEL
- OFFICE
- RECREATION

10mg
CALCULATED CONTOUR

270A 10mg - Calculated Contour
(provided 19.12.23)

BOUNDARY

BRISBANE RIVER

STOREY #5

OFFICE TERRACE
157m²

HOTEL TERRACE
219m²

OFFICE UPPER
180m²

BAR
186m²

LAUNDRY &
UNIFORMS
43m²

HOTEL CIRCULATION
196m²

BOH KITCHEN/
STAFF
170m²

TOILET
73m²

HOTEL LOUNGE/ RECEPTION
397m²

6.100
PROPOSED
SETBACK

6.100
COUNCIL
SETBACK

6.000

9.400

6.000
COUNCIL
SETBACK

6.000
PROPOSED
SETBACK

STOREY #5

21.310

20.000

3 BED
168m²
3 BED
200501
3BD

3 BED
144m²
3 BED
200502
3BD

BALC.
22m²

BALC.
24m²

BALC.
10m²

BALC.
12m²

BALC.
16m²

2 BED
88m²
2 BED
200505
2BD

2 BED
82m²
2 BED
200504
2BD

3 BED
125m²
3 BED
200503
3BD

2.410
PROPOSED
SETBACK

BALC.
70m²

BALC.
43m²

SUB-PENTHOUSE
296m²
30504
3SP-D

SUB-PENTHOUSE
212m²
30501
3SP-A

SUB-PENTHOUSE
249m²
30503
3SP-C

SUB-PENTHOUSE
211m²
30502
3SP-B

T3S1

T3S2

T3 RESI

T3K2

T3K3

T3K4

ELEC.

COMMS

REFUSE
11m²

WATER METER

BALC.
58m²

BALC.
45m²

3.090

1.600
PROPOSED
SETBACK

3.090

1.600
COUNCIL
SETBACK

EXISTING BOUNDARY
ROAD RESUMPTION

PODIUM SETBACK

COMMERCIAL ROAD

ARRIVALS PLAZA BELOW

BALC.
14m²

BALC.
14m²

BALC.
14m²

3 BED
188m²
400601
SPH

3 BED
149m²
400602
SPH

3 BED
145m²
400603
SPH

STOREY #6

SKYRING TERRACE

STOREY #6

STOREY #6

2 BED
97m²
500601
2BD

AMENITIES
57m²
500602
AM

2 BED
80m²
500603
2BD

BALC.
14m²

CONTENT
CREATION
STUDIO

BALC.
12m²

BALC.
10m²

CHANGE

1 BED
55m²
500701
2BD

BALC.
18m²

BALC.
15m²

BALC.
14m²

3 BED
123m²
500606
3BD

2 BED
93m²
500605
2BD

3 BED
121m²
500604
3BD

PODIUM SETBACK

ROAD RESUMPTION

EXISTING BOUNDARY

3.000

5.000
PROPOSED
SETBACK

3.000
PROPOSED
SETBACK

3.000
PROPOSED
SETBACK

1 / -
FLOOR PLAN - LEVEL 05
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

KOKODA PROPERTY

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SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 05

JOB No	DRAWING No	ISSUE
6974	SD 2007	18

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195

1 / 3101
1 / 3102
1 / 3105

BOUNDARY

BRISBANE RIVER

270A 10mg - Calculated Contour (provided 19.12.23)

STOREY #6

21.100 PROPOSED SETBACK

10.000 COUNCIL SETBACK

10.000 PROPOSED SETBACK

BALLROOM 280m²

PREFUNCTION 90m²

LIFT

TOILETS 29m²

LIFT

BOH 103m²

MEETING 01 35m²

MEETING 02 35m²

MEETING 03 39m²

6.100 COUNCIL SETBACK

6.100 PROPOSED SETBACK

20.000

21.420

STOREY #6

3 BED 168m² 3 BED 200601 3BD

3 BED 144m² 3 BED 200602 3BD

BALC. 22m²

BALC. 24m²

BALC. 12m²

BALC. 16m²

2 BED 88m² 2 BED 200605 2BD

2 BED 82m² 2 BED 200604 2BD

3 BED 125m² 3 BED 200603 3BD

20.000 PROPOSED SETBACK

1.600 COUNCIL SETBACK

1.600 PROPOSED SETBACK

10.000

10.000

BALC. 70m²

BALC. 43m²

T3S1

T3S2

T3S3

T3S4

T3S2

T3 RESI

ELEC

COMMS

REFUSE 11m²

WATER METER

BALC. 58m²

BALC. 45m²

SUB-PENTHOUSE 296m² 30604 3SP-D

SUB-PENTHOUSE 212m² 30601 3SP-A

SUB-PENTHOUSE 249m² 30603 3SP-C

SUB-PENTHOUSE 211m² 30602 3SP-B

EXISTING BOUNDARY

ROAD RESUMPTION

COMMERCIAL ROAD

2 BED 97m² 500701 2BD

1 BED 59m² 500702 1BD

2 BED 80m² 500703 2BD

BALC. 12m²

BALC. 14m²

BALC. 10m²

1 BED 55m² 500707 1BD

BALC. 18m²

BALC. 15m²

BALC. 14m²

10.000 PROPOSED SETBACK

3 BED 123m² 500706 3BD

2 BED 93m² 500705 2BD

3 BED 121m² 500704 3BD

10.000 COUNCIL SETBACK

10.000 PROPOSED SETBACK

2.400

ROAD RESUMPTION

EXISTING BOUNDARY

STOREY #7

3 BED 188m² 400701 SPH

3 BED 149m² 400702 SPH

3 BED 145m² 400703 SPH

BALC. 14m²

BALC. 14m²

BALC. 14m²

10.000 PROPOSED SETBACK

10.000 PROPOSED SETBACK

SKYRING TERRACE

STOREY #7

STOREY #7

1 / - FLOOR PLAN - LEVEL 06

SCALE 1:250 @ A1

SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
18	BCC RFI 2	07/06/2024	CPA	TK	SB
17	BCC RFI 2	06/06/2024	CPA	TK	SB
16	FOR REVIEW	27/05/2024	CPA	TK	SB
15	FOR REVIEW	20/05/2024	VT	VT	SB
14	FOR REVIEW	16/05/2024	CPA	TK	SB
13	FOR REVIEW	24.03.24	CPA	TK	SB
12	FOR REVIEW	19/03/2024	CPA	VT	SB
11	FOR REVIEW	01.03.24	CPA	VT	SB
10	FOR REVIEW	21.02.24	CPA	TK	SB
09	FOR INFORMATION	20.02.24	CPA	TK	SB

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 5:25 PM

SKYRING RESIDENCE

17-27 SKYRING TERRACE, TENERIFFE

CLIENT - KOKODA

DRAWING TITLE

FLOOR PLAN - LEVEL 06

JOB No	DRAWING No	ISSUE
6974	SD 2008	18

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195

1 / - FLOOR PLAN - LEVEL 07

SCALE 1:250 @ A1

SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 5:26 PM

ISSUE	PURPOSE	DATE	D	C	A
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15	FOR REVIEW	27/05/2024	CPA	TK	SB
14	FOR REVIEW	20/05/2024	VT	VT	SB
13	FOR REVIEW	16/05/2024	CPA	TK	SB
12	FOR REVIEW	24.03.24	CPA	TK	SB
11	FOR REVIEW	19/03/2024	CPA	VT	SB
10	FOR REVIEW	01.03.24	CPA	VT	SB
09	FOR REVIEW	21.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB

SKYRING RESIDENCE

17-27 SKYRING TERRACE, TENERIFFE

CLIENT - KOKODA

DRAWING TITLE

FLOOR PLAN - LEVEL 07

JOB No	DRAWING No	ISSUE
6974	SD 2009	17

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195

1 / - FLOOR PLAN - LEVEL 08
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

KOKODA PROPERTY

N

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 5:39 PM

ISSUE	PURPOSE	DATE	D	C	A
17	BCC RFI 2	07/06/2024	CPA	TK	SB
16	BCC RFI 2	06/06/2024	CPA	TK	SB
15	FOR REVIEW	27/05/2024	CPA	TK	SB
14	FOR REVIEW	20/05/2024	VT	VT	SB
13	FOR REVIEW	16/05/2024	CPA	TK	SB
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10	FOR REVIEW	01.03.24	CPA	VT	SB
09	FOR REVIEW	21.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA
DRAWING TITLE
FLOOR PLAN - LEVEL 08

JOB No	DRAWING No	ISSUE
6974	SD 2010	17

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195

1 / - FLOOR PLAN - LEVEL 09
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

N

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 5:39 PM

ISSUE	PURPOSE	DATE	D	C	A
17	BCC RFI 2	07/06/2024	CPA	TK	SB
16	BCC RFI 2	06/06/2024	CPA	TK	SB
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13	FOR REVIEW	16/05/2024	CPA	TK	SB
12	FOR REVIEW	24.03.24	CPA	TK	SB
11	FOR REVIEW	19/03/2024	CPA	VT	SB
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09	FOR REVIEW	21.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 09

JOB No	DRAWING No	ISSUE
6974	SD 2011	17

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195

1 / - FLOOR PLAN - LEVEL 10
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
16	BCC RFI 2	06/06/2024	CPA	TK	SB
15	FOR REVIEW	27/05/2024	CPA	TK	SB
14	FOR REVIEW	20/05/2024	VT	VT	SB
13	FOR REVIEW	16/05/2024	CPA	TK	SB
12	FOR REVIEW	24.03.24	CPA	TK	SB
11	FOR REVIEW	19/03/2024	CPA	VT	SB
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09	FOR REVIEW	21.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB
07	FOR REVIEW	31.01.24	CPA	TK	SB

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA
DRAWING TITLE
FLOOR PLAN - LEVEL 10

JOB No	DRAWING No	ISSUE
6974	SD 2012	16

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10/06/2024
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A006375195

1 / - FLOOR PLAN - LEVEL 11
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

KOKODA PROPERTY

N

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 6/06/2024: 2:56 PM

ISSUE	PURPOSE	DATE	D	C	A
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08	FOR REVIEW	11/02/2024	CPA	VT	SB
07	FOR REVIEW	31.01.24	CPA	TK	SB

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 11

JOB No	DRAWING No	ISSUE
6974	SD 2013	16

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195

1 / 3101
1 / 3102
1 / 3105

BOUNDARY

BRISBANE RIVER

STOREY #12

21,100 PROPOSED SETBACK

6,100 COUNCIL SETBACK

6,100 PROPOSED SETBACK

20,000

21,420

STOREY #12

TRANSMISSION TOWER

10,000 COUNCIL SETBACK

10,000 PROPOSED SETBACK

HOTEL 41m² | HOTEL 39m² | HOTEL 39m² | HOTEL 39m² | HOTEL 39m² | HOTEL 39m² | HOTEL 39m² | HOTEL 39m² | HOTEL SUITE 72m²

BOH 43m²

LIFT

HOTEL 35m²

HOTEL 32m²

HOTEL 32m² | HOTEL 30m² | HOTEL 30m² | HOTEL 30m² | HOTEL 31m²

3 BED 202m² 201201 SPH

3 BED 132m² 201202 SPH

3 BED 185m² 201203 SPH

BALC. 26m² | BALC. 12m² | BALC. 15m² | BALC. 6m² | BALC. 12m²

3 BED 138m² 201204 SPH

EXISTING BOUNDARY ROAD RESUMPTION

COMMERCIAL ROAD

2 BED 97m² 501301 2BD

1 BED 69m² 501302 1BD

2 BED 80m² 501303 2BD

BALC. 12m² | BALC. 14m² | BALC. 10m² | BALC. 12m²

10,000 PROPOSED SETBACK

1 BED 55m² 501307 1BD

BALC. 18m² | BALC. 15m² | BALC. 14m²

3 BED 123m² 501306 3BD | 2 BED 93m² 501305 2BD | 3 BED 121m² 501304 3BD

10,000 COUNCIL SETBACK

10,000 PROPOSED SETBACK

2,400

SUBSTATION

HELEN STREET

ROAD RESUMPTION

EXISTING BOUNDARY

STOREY #13

SKYRING TERRACE

1 / - FLOOR PLAN - LEVEL 12
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

N

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ISSUE	PURPOSE	DATE	D	C	A
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09	FOR REVIEW	21.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB
07	FOR REVIEW	31.01.24	CPA	TK	SB

SKYRING RESIDENCE

17-27 SKYRING TERRACE, TENERIFFE

CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 12

JOB No	DRAWING No	ISSUE
6974	SD 2014	16

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10/06/2024
APPLICATION REF
A006375195

1 / - FLOOR PLAN - LEVEL 13

SCALE 1:250 @ A1

SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
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08	FOR REVIEW	11/02/2024	CPA	VT	SB
07	FOR REVIEW	31.01.24	CPA	TK	SB

SKYRING RESIDENCE

17-27 SKYRING TERRACE, TENERIFFE

CLIENT - KOKODA

DRAWING TITLE

FLOOR PLAN - LEVEL 13

JOB No	DRAWING No	ISSUE
6974	SD 2015	16

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A006375195

1 - FLOOR PLAN - LEVEL 14
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
17	BCC RFI 2	06/06/2024	CPA	TK	SB
16	FOR REVIEW	27/05/2024	CPA	TK	SB
15	FOR REVIEW	20/05/2024	VT	VT	SB
14	FOR REVIEW	16/05/2024	CPA	TK	SB
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12	FOR REVIEW	19/03/2024	CPA	VT	SB
11	FOR REVIEW	01.03.24	CPA	VT	SB
10	FOR REVIEW	21.02.24	CPA	TK	SB
09	FOR INFORMATION	20.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 14

JOB No	DRAWING No	ISSUE
6974	SD 2016	17

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 6/06/2024: 2:56 PM

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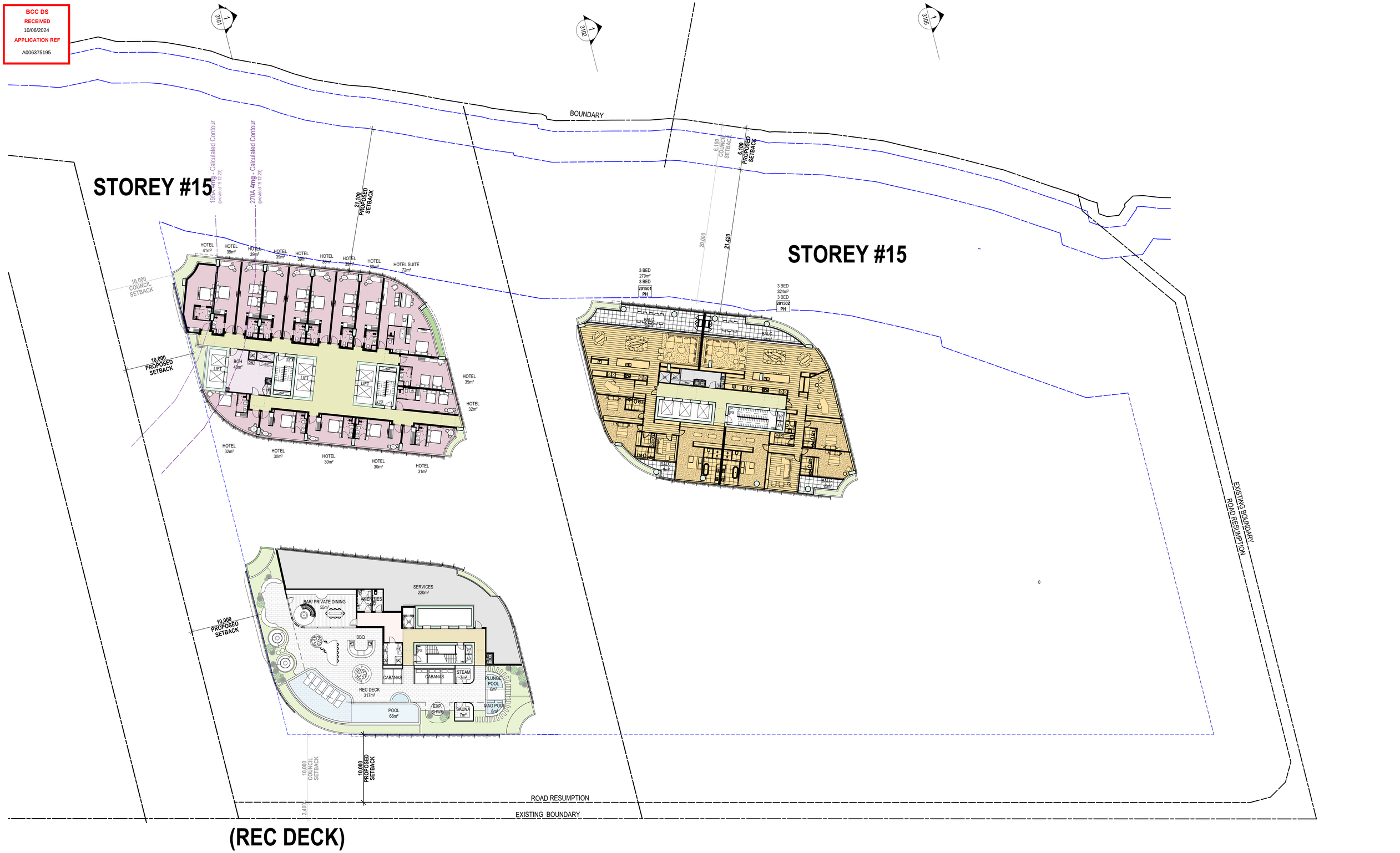
RECEIVED
10/06/2024
APPLICATION REF
A006375195



1 / - FLOOR PLAN - LEVEL 15
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
18	BCC RFI 2	07/06/2024	CPA	TK	SB
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10	FOR REVIEW	21.02.24	CPA	TK	SB
09	FOR INFORMATION	20.02.24	CPA	TK	SB

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 4:56 PM

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 15

JOB No	DRAWING No	ISSUE
6974	SD 2017	18

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195

1 3101

1 3102

1 3105

BOUNDARY

STOREY #16

(REC DECK)

195A 4mg - Calculated Contour (provided 19.12.23)

270A 4mg - Calculated Contour (provided 19.12.23)

21,100 PROPOSED SETBACK

6,100 COUNCIL SETBACK

6,100 PROPOSED SETBACK

20,000

21,420

10,000 COUNCIL SETBACK

10,000 PROPOSED SETBACK

HOTEL SUITE 59m²

HOTEL SUITE 59m²

HOTEL SUITE 59m²

HOTEL SUITE 59m²

HOTEL 30m²

HOTEL SUITE 72m²

HOTEL 35m²

HOTEL 32m²

HOTEL 32m²

HOTEL 30m²

HOTEL 30m²

HOTEL 30m²

HOTEL 31m²

HOTEL LIFT

BOH 43m²

LIFT

LIFT

LIFT

FS

FS

BR

BR

CLUBHOUSE

PLUNGE POOL 4m²

MAG. POOLS 4m²

SHWR 5m²

SPA 8m²

SAUNA 10m²

STEAM 11m²

CABANAS

CABANAS

POOL 70m²

DN

DN

MC

MC

AMENITIES 54m²

CORRIDOR 48m²

LIFT

FS

FS

REC DECK 353m²

BBQ

SERVICES 196m²

BAR PRIVATE DINING 46m²

EXISTING BOUNDARY ROAD RESUMPTION

10,000 PROPOSED SETBACK

SERVICES 106m²

10,000 COUNCIL SETBACK

10,000 PROPOSED SETBACK

2,400

ROAD RESUMPTION

EXISTING BOUNDARY

1 / - FLOOR PLAN - LEVEL 16

SCALE 1:250 @ A1

SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

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ISSUE	PURPOSE	DATE	D	C	A
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10	FOR REVIEW	21.02.24	CPA	TK	SB
09	FOR INFORMATION	20.02.24	CPA	TK	SB

SKYRING RESIDENCE

17-27 SKYRING TERRACE, TENERIFFE

CLIENT - KOKODA

DRAWING TITLE

FLOOR PLAN - LEVEL 16

JOB No	DRAWING No	ISSUE
6974	SD 2018	18

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 4:58 PM

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STOREY #17

1 FLOOR PLAN - LEVEL 17
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
17	BCC RFI 2	06/06/2024	CPA	TK	SB
16	FOR REVIEW	27/05/2024	CPA	TK	SB
15	FOR REVIEW	20/05/2024	VT	VT	SB
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10	FOR REVIEW	21.02.24	CPA	TK	SB
09	FOR INFORMATION	20.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 6/06/2024: 2:57 PM

SKYRING RESIDENCE

17-27 SKYRING TERRACE, TENERIFFE

CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 17

JOB No	DRAWING No	ISSUE
6974	SD 2019	17

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195

STOREY #18

1 / - FLOOR PLAN - LEVEL 18
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
17	BCC RFI 2	06/06/2024	CPA	TK	SB
16	FOR REVIEW	27/05/2024	CPA	TK	SB
15	FOR REVIEW	20/05/2024	VT	VT	SB
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10	FOR REVIEW	21.02.24	CPA	TK	SB
09	FOR INFORMATION	20.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 6/06/2024: 2:57 PM

SKYRING RESIDENCE
17-27 SKYRING TERRACE, TENERIFFE
CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 18

JOB No	DRAWING No	ISSUE
6974	SD 2020	17

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195

1 / - FLOOR PLAN - LEVEL 19

SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
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12	FOR REVIEW	19/03/2024	CPA	VT	SB
11	FOR REVIEW	01.03.24	CPA	VT	SB
10	FOR REVIEW	21.02.24	CPA	TK	SB
09	FOR INFORMATION	20.02.24	CPA	TK	SB

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 7/06/2024: 4:56 PM

SKYRING RESIDENCE

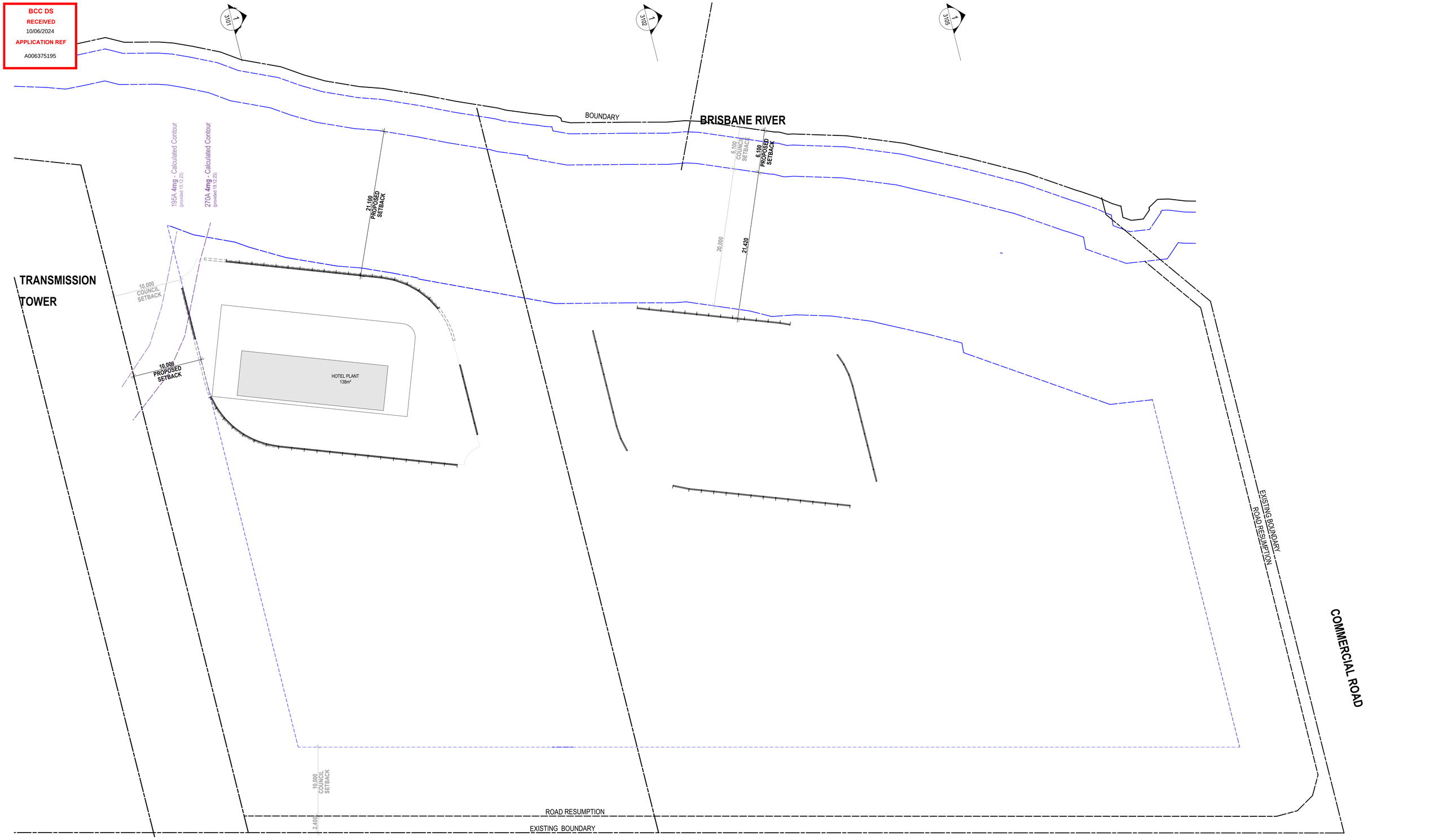
17-27 SKYRING TERRACE, TENERIFFE

CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 19

JOB No	DRAWING No	ISSUE
6974	SD 2021	18

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195



1 - FLOOR PLAN - LEVEL 20
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
17	BCC RFI 2	06/06/2024	CPA	TK	SB
16	FOR REVIEW	27/05/2024	CPA	TK	SB
15	FOR REVIEW	20/05/2024	VT	VT	SB
14	FOR REVIEW	16/05/2024	CPA	TK	SB
13	FOR REVIEW	24.03.24	CPA	TK	SB
12	FOR REVIEW	19/03/2024	CPA	VT	SB
11	FOR REVIEW	01.03.24	CPA	VT	SB
10	FOR REVIEW	21.02.24	CPA	TK	SB
09	FOR INFORMATION	20.02.24	CPA	TK	SB
08	FOR REVIEW	11/02/2024	CPA	VT	SB

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 6/06/2024: 2:57 PM

SKYRING RESIDENCE

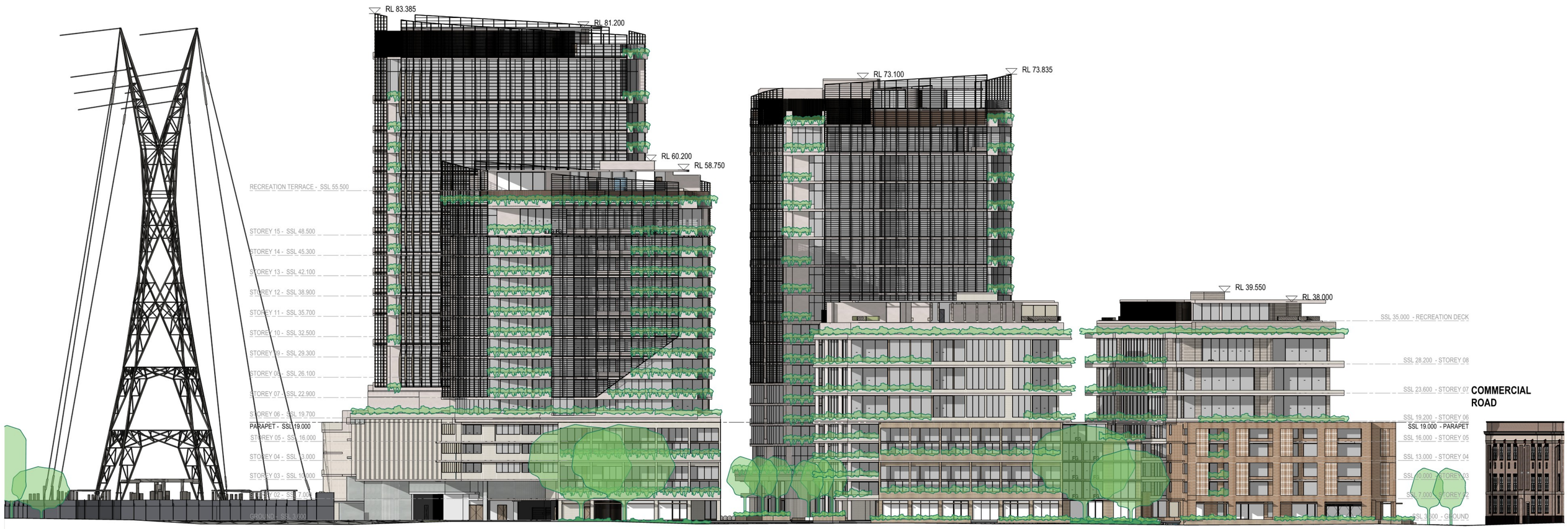
17-27 SKYRING TERRACE, TENERIFFE

CLIENT - KOKODA

DRAWING TITLE
FLOOR PLAN - LEVEL 20

JOB No	DRAWING No	ISSUE
6974	SD 2022	17

BCC DS
RECEIVED
10/06/2024
APPLICATION REF
A006375195



1 / - SITE - WEST ELEVATION
SCALE 1:300 @ A1
SCALE 1:600 @ A3

0 3 6 9 12 15 18 21 24 27 30

SCALE 1: 300 @ A1
SCALE 1: 600 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

KOKODA PROPERTY

ISSUE	PURPOSE	DATE	D	C	A
4	BCC RFI 2	06/06/2024	CPA	TK	SB
3	FOR REVIEW	27/05/2024	CPA	TK	SB
A	FOR INFORMATION	12/09/2023	DL	VT	ND

SKYRING RESIDENCE

17-27 SKYRING TERRACE, TENERIFFE

CLIENT - KOKODA

DRAWING TITLE
SITE WEST ELEVATION

JOB No	DRAWING No	ISSUE
6974	SD 3004	4

BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6974 Skyring Tce Newstead Master SD: 6/06/2024: 5:19 PM