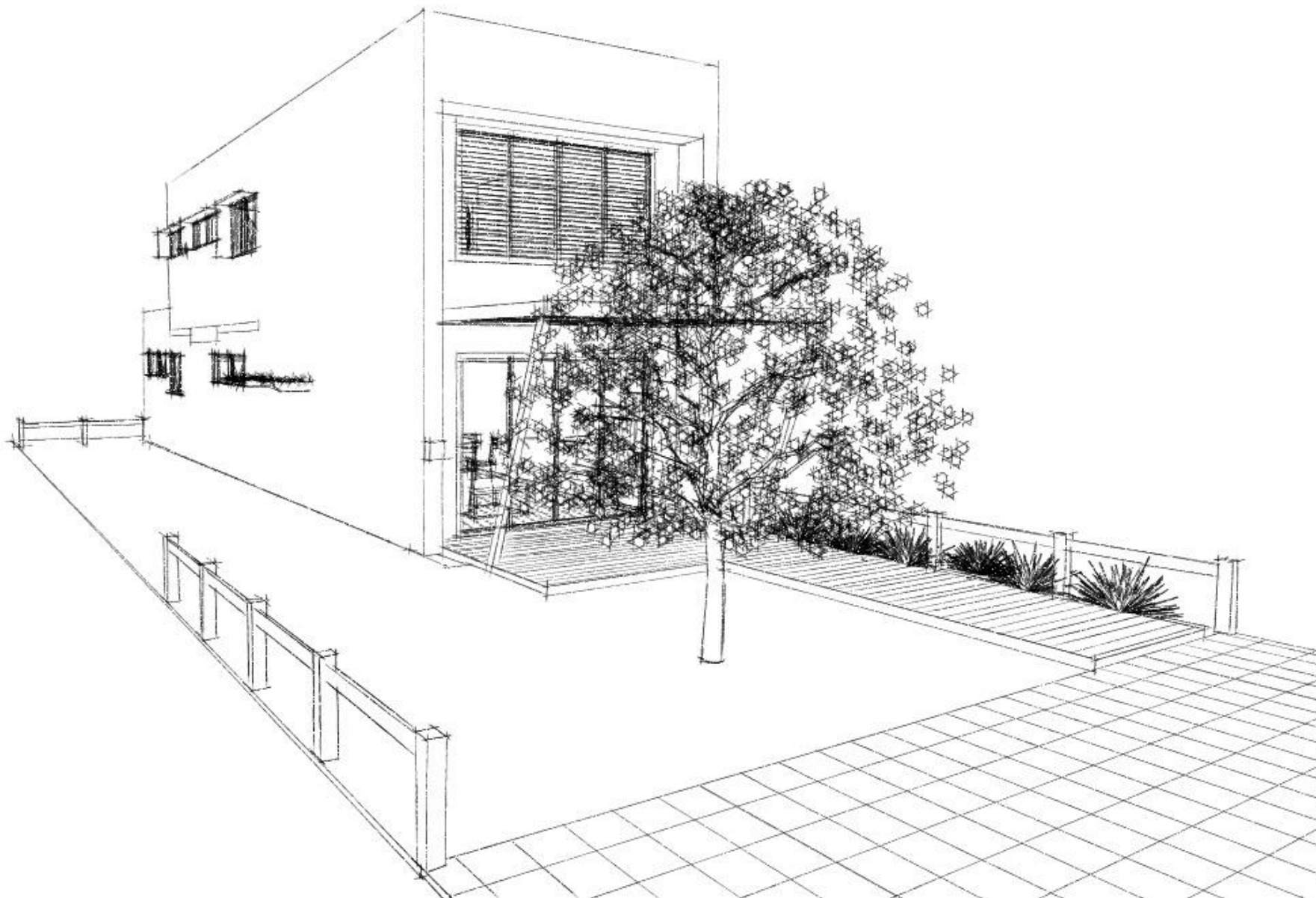


Transmittal History				
Issue	Drawing ID	Name	Revision	Changes
01, Transmittal Set, 15/10/2025 10:05 AM	1	3D ELEVATION	01	
	2	COMPLIANCE NOTES	01	
	3	SITE PLAN	01	
	4	GF SLAB LAYOUT	01	
	5	UF SLAB LAYOUT	01	
	6	GF FLOOR PLAN	01	
	7	UF FLOOR PLAN	01	
	8	ROOF PLAN	01	
	9	ELEVATIONS	01	
	10	ELECTRICAL	01	
	11	SECTION	01	
	12	DETAILS	01	
	13	INTERNAL LAYOUTS	01	
	14	WINDOW & DOOR SCHEDULE	01	
	15	3D PERSPECTIVES	01	
02, Transmittal Set, 5/11/2025 11:31 AM	13	STAIR LAYOUT	02	Ch-01
03, Transmittal Set, 14/11/2025 11:47 AM	4	GF SLAB LAYOUT	02	Ch-02
	6	GF FLOOR PLAN	02	Ch-02
	10	ELECTRICAL	02	Ch-02
	14	INTERNAL LAYOUTS	02	Ch-02
04, Transmittal Set, 20/11/2025 9:36 AM	6	GF FLOOR PLAN	03	Ch-03
	7	UF FLOOR PLAN	03	Ch-03
	13	STAIR LAYOUT	03	Ch-03
05, Transmittal Set, 9/02/2026 11:41 AM	6	GF FLOOR PLAN	04	Ch-04
	7	UF FLOOR PLAN	04	Ch-04
	10	ELECTRICAL	03	Ch-04
	13	STAIR LAYOUT	04	Ch-04
	15	WINDOW & DOOR SCHEDULE	02	Ch-04
06, Transmittal Set, 3/03/2026 11:19 AM	3	SITE PLAN	02	Ch-05
	6	GF FLOOR PLAN	05	Ch-05
	9	ELEVATIONS	02	Ch-05
	10	ELECTRICAL	04	Ch-05





Kellett Design Group

Designs for a better tomorrow

Tel: (08) 9446 8860
www.kellettdesigngroup.com.au

SHEET

3D ELEVATION

PROJECT

1 CASUARINA CRESCENT, JURIE BAY

REV

C15

INITIAL DESIGNER

YA

DATE PRINTED

3/03/2026

PAPER PRINTED

@A3

DRAWING No.

1 of 16

DESIGN COMPLIANCE SPECIFICATION

THIS SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE CERTIFICATE OF DESIGN COMPLIANCE, FINAL ARCHITECTURAL DRAWINGS, BUILDER'S SPECIFICATIONS, AND ANY TECHNICAL CERTIFICATES (ENERGY EFFICIENCY DOCUMENTATION, STRUCTURAL ENGINEERS' DRAWINGS).

IT IS THE RESPONSIBILITY OF THE BUILDING PERMIT OWNER (BUILDER) TO ENSURE ALL CONDITIONS OF THIS SPECIFICATION, AS STATED UNDER SECTION 3, ARE STRICTLY ADHERED TO. DEVIATION FROM THE PRESCRIBED CERTIFICATION CONDITIONS WOULD RENDER THE WORKS NON-COMPLIANT, AND FURTHER APPROVALS MAY BE REQUIRED BEFORE WORKS MAY CONTINUE.

1. BUILDING CHARACTERISTICS
- BUILDING DESCRIPTION: RESIDENTIAL DWELLING

- BUILDING CLASSIFICATION: CLASS 1a, 10a, 10b

2. PRECAUTIONS DURING CONSTRUCTION
- ANY WORKS THAT MAY ADVERSELY AFFECT LAND ON ADJOINING PROPERTY, OR THAT ENCROACH BEYOND THE BOUNDARIES OF THE WORKS LAND, MUST NOT BE UNDERTAKEN WITHOUT THE RELEVANT NECESSARY CONSENTS BEING OBTAINED, AS REQUIRED BY PART 6 DIVISION 2 OF THE BUILDING ACT 2011. IN ACCORDANCE WITH PART 6 DIVISION 3 OF THE BUILDING ACT 2011, NOTABLE EVENTS THAT REQUIRE SUCH CONSENTS ARE IDENTIFIED AS -
- A. PART OF A BUILDING OR STRUCTURE IS PLACED INTO, ONTO OR OVER LAND BEYOND THE BOUNDARIES OF THE WORKS LAND;

B. LAND BEYOND THE BOUNDARIES OF THE WORKS LAND IS ADVERSELY AFFECTED;

C. A PROTECTION STRUCTURE IS PLACED INTO OR ONTO LAND BEYOND THE BOUNDARIES OF THE WORKS LAND;

D. THE STRUCTURAL, WATERPROOFING, OR NOISE INSULATION CAPACITY OF A PARTY WALL OR A SUBSTANTIAL DIVIDING FENCE SHARED WITH THE WORKS LAND, OR A BOUNDARY RETAINING WALL THAT PROTECTS LAND BEYOND THE BOUNDARIES OF THE WORKS LAND, IS AFFECTED;

E. A FENCE, GATE OR OTHER BARRIER TO LAND ON OR BEYOND THE BOUNDARIES OF THE WORKS LAND IS REMOVED;

F. IN DOING THE WORK A PERSON GOES ONTO OTHER LAND.

- AS PER THE TERMS DEFINED IN THE BUILDING ACT 2011, ADVERSELY AFFECT LAND INCLUDES
- A. REDUCE THE STABILITY OR BEARING CAPACITY OF THE LAND OR A BUILDING OR STRUCTURE ON THE LAND; OR

B. DAMAGE, OR REDUCE THE STRUCTURAL ADEQUACY OF, A BUILDING OR STRUCTURE ON THE LAND; OR

C. THE CHANGING OF THE NATURAL SITE DRAINAGE IN A WAY THAT REDUCES THE EFFECTIVENESS OF THE DRAINAGE OF THE LAND OR EXISTING OR FUTURE BUILDINGS OR STRUCTURES ON THE LAND.

3. CONDITIONS OF COMPLIANCE
1. A NOTICE AND REQUEST FOR CONSENT TO WORK AFFECTING OTHER LAND (BA20A FORM) IS TO BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION WHERE:

THERE IS A NEED TO REMOVE A DIVIDING FENCE (S 80 OF THE BUILDING ACT 2011).

ACCESS THE ADJOINING LAND IS REQUIRED (S 81 OF THE BUILDING ACT 2011).

WORK AFFECTS A PARTY WALL, SUBSTANTIAL DIVIDING FENCE OR A BOUNDARY RETAINING WALL (S79 OF THE BUILDING ACT 2011).

2. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS, APPLICABLE CONSTRUCTION MANUALS AND NCC PART.

3. ANY WORKS SHOWN AS "FUTURE" OR "PART OF NEXT STAGE" OR MARKED AS SUCH ON THE APPROVED PLANS ARE NOT INCLUDED IN THIS APPROVAL. THESE WORKS MAY REQUIRE SEPARATE CERTIFICATE OF DESIGN COMPLIANCE APPROVAL.

4. CONCRETE TO COMPLY WITH AS 3600.

5. ALL STORMWATER MUST BE CONTAINED ON-SITE AND BE DESIGNED & INSTALLED IN ACCORDANCE WITH AS 3500.3.

6. TIMBER FRAMING MUST ADHERE TO AS 1684 PART 1 OR PART 2, AS APPLICABLE TO THE WIND REGION (CYCLONIC OR NON-CYCLONIC).

7. METAL SHEET ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS 1562.1.

8. ALL GLAZING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AS 2047 AND AS 1288, AS APPLICABLE.

9. MECHANICAL VENTILATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AS 1668. EXHAUST SYSTEMS WITHIN ANY KITCHEN, LAUNDRY, BATHROOM OR SANITARY COMPARTMENT MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 10.6.2.

10. HARD-WIRED, INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISION, PART 9.5 AND AS 3786. SMOKE ALARMS ARE TO BE INSTALLED BETWEEN THE KITCHEN AND SLEEPING AREAS FOR GROUND FLOOR DWELLINGS AND MUST BE INSTALLED BETWEEN THE KITCHEN AND SLEEPING AREAS AND THE TOP & BOTTOM OF ANY INTERNAL CONNECTING STAIRWAYS IN DWELLING MORE THAN SINGLE STOREY.

11. PROTECTIVE COATINGS FOR STEELWORK MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 6.3.9.

12. WATERPROOFING OF WET AREAS MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 10.2.

13. WEATHERPROOFING OF MASONRY MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 5.7.

14. VAPOR BARRIERS AND DAMP-PROOF MEMBRANES MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 4.2.8.

15. PHYSICAL TERMITE BARRIERS MUST SATISFY THE INSTALLATION REQUIREMENTS OF AS 3660.1 AND BE INSTALLED ALONG THE EXTERNAL BOUNDARY WALLS.

IF SPRAY TERMITE BARRIER IS TO BE USED, REFER TO APPROVED NCC PERFORMANCE SOLUTION.

16. A DURABLE NOTICE, FOR THE REGISTRATION OF PESTICIDES (TERMITE TREATMENT) MUST BE FIXED TO THE BUILDING IN A PROMINENT AND ACCESSIBLE LOCATION - PREFERABLY THE EXTERNAL ELECTRICAL DISTRIBUTION/METER BOX.

17. THE CONCRETE SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 2870, WITH TERMITE COLLARS ON ANY PIPE PENETRATIONS THROUGH THE SLAB.

18. UPPER FLOOR BEDROOM WINDOWS, WHERE THE SILL IS LESS THAN 1.7M ABOVE THE FINISHED FLOOR LEVEL (OF THE EXTERNAL SURFACE) MUST BE PROTECTED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 11.3.7.

19. THICKNESS AND TYPE OF GLAZING SHALL BE SELECTED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 8.

20. DOWNPIPES WILL BE INSTALLED TO THAT THEY DO NOT SERVE MORE THAN 12M OF GUTTER EACH AND LOCATED AS CLOSE AS POSSIBLE TO VALLEYS. THE SIZE OF DOWNPIPES AND GUTTER SHALL ADHERE WITH ABCB HOUSING PROVISIONS, PART 7.4.5.

21. RESIDENTIAL CROSSOVERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY'S GUIDELINES/POLICY.

22. CONSTRUCTION OF STAIRS SHALL ADHERE WITH ABCB HOUSING PROVISIONS, PART 11.2. PARTICULARS INCLUDE -

NOT MORE THAN 18 & NOT LESS THAN 2 RISERS IN EACH FLIGHT.

GOING IN RISER DIMENSIONS IN ACCORDANCE WITH TABLE 11.2.2a.

CONSTANT GOING & RISER DIMENSIONS.

NO OPENINGS GREATER THAN 125MM.

23. CARE IS TO BE TAKEN SO AS NOT TO UNDERMINE ANY EXISTING STRUCTURES ON THE ADJOINING PROPERTIES.

24. THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB ON GROUND MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING. TYPICALLY, THE FINISHED SURFACE MUST BE GRADED 50MM OVER THE FIRST 1M FROM THE BUILDING. ALTERNATIVELY, THE SLAB ON GROUND MUST BE FINISHED AT A HEIGHT OF NO LESS THAN 100MM ABOVE THE FINISHED GROUND LEVEL (INCREASED TO 150MM IN CLAY AREAS).

IF FLUSH THRESHOLD, REFER TO APPROVED NCC PERFORMANCE SOLUTION.

25. DOORS TO ROOMS WITH A TOILET, WHERE THERE IS NOT 1.2M CLEARANCE BETWEEN THE DOOR AND THE TOILET, WILL BE PROVIDED WITH LIFT-OFF HINGES.

26. SELECTED TIMBER & COMPOSITE WALL/FACADE CLADDING MUST BE SELECTED AND INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 7.5.

27. OPENINGS IN EXTERNAL WALL CLADDING MUST BE FLASHED WITH MATERIALS COMPLYING WITH ABCB HOUSING PROVISIONS, PART 7.5.6 AND AS/NZS 2904.

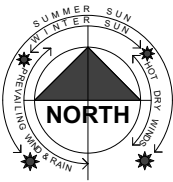
28. BUILDING ELEMENTS IN WET AREAS MUST BE WATERPROOF AND WATER RESISTANT IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 10.2.

29. FOR SINGLE SKIN FRAMED EXTERNAL WALLS, A PLIABLE BUILDING MEMBRANE MUST BE INSTALLED. THIS MEMBRANE MUST COMPLY WITH AS/NZS 4200.1, BE INSTALLED IN ACCORDANCE WITH AS 4200.2, AND BE LOCATED ON THE EXTERIOR SIDE OF THE INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL BUILDING ENVELOPE.

30. WALL CLADDING SYSTEMS SHALL CONFORM WITH THE SELECTED MANUFACTURERS INSTALLATION GUIDE.

UPDATED: 01/05/2025

kd Kellett Design Group Designs for a better tomorrow Tel: (08) 9446 8860 www.kellettdesigngroup.com.au ©Copyright. Use figured dimensions in preference to scaled. All dimensions to be verified and checked prior to construction.	REV.	ITEMS	DRN	PM	DATE	PROJECT 1 CASUARINA CRESCENT JURIEN BAY SHIRE OF DANDARAGAN	SHEET COMPLIANCE NOTES	
	C08	DA SET DRR 5	DR	DR	02/09/2025			
	C09	PRELIM BP SET	DR	DR	08/09/2025		INITIAL DESIGNER YA	DATE PRINTED 3/03/2026
	C10	BP SET	PV	DR	14/10/2025		PAPER PRINTED @A3	DRAWING No. 2 of 16
	C11	BP SET - STAIR PLAN	PV	DR	31/10/2025			
SHORT STAY 3 BED VILLA						CLIENT NAME JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY		



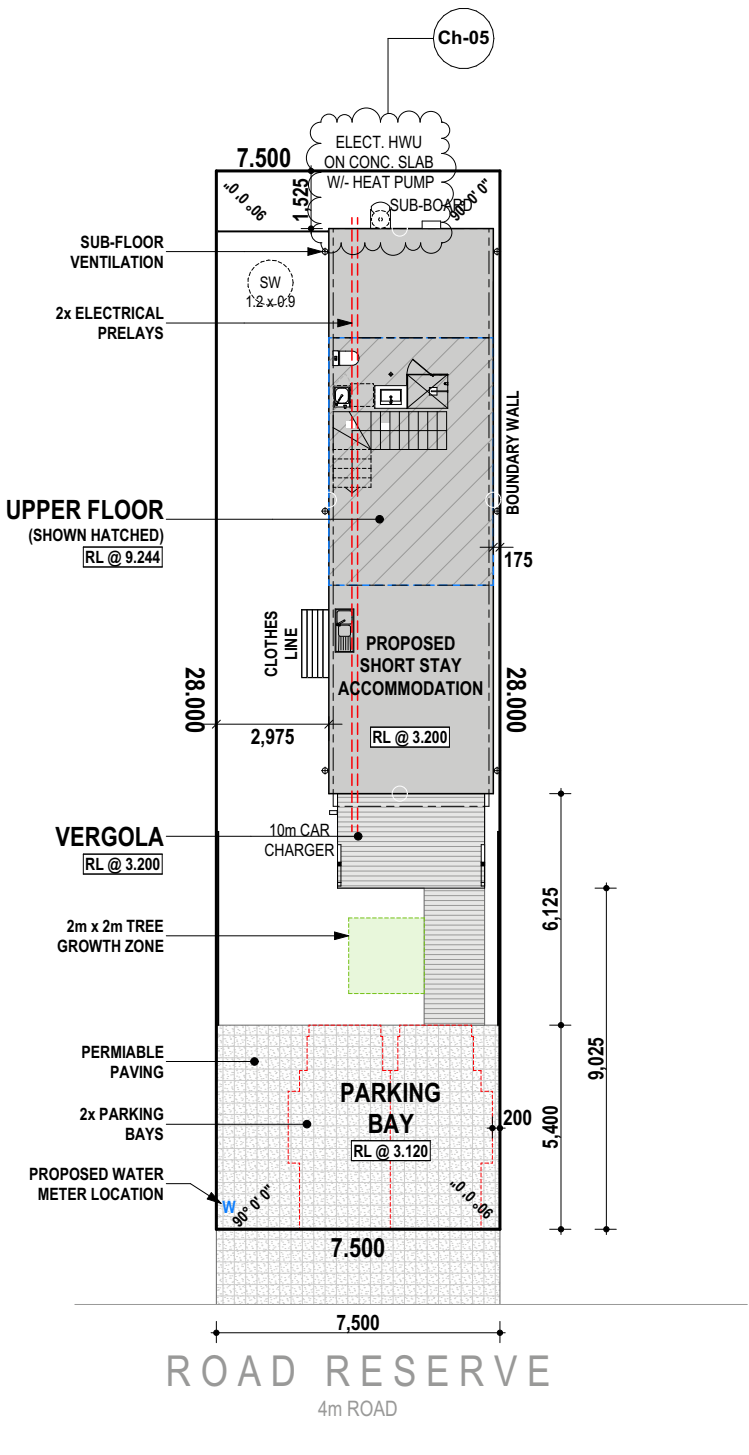
SITE COVERAGE

ZONED	R40
% ALLOWED	55%
SITE AREA	210.00m ²
SITE COVER	65.03m ²

SITE COV. =31.0%

No.	Soak Well Type
1.0 m3	1 SW 1200x900
1.0 m3	Total Capacity
12.0 m2	Roof Area GF
51.0 m2	Roof Area UF
63.0 m2	Total Area
0.8 m3	Capacity Required (Area x 0.0125)
0.2 m3	Extra Capacity Provided

COASTAL AREA



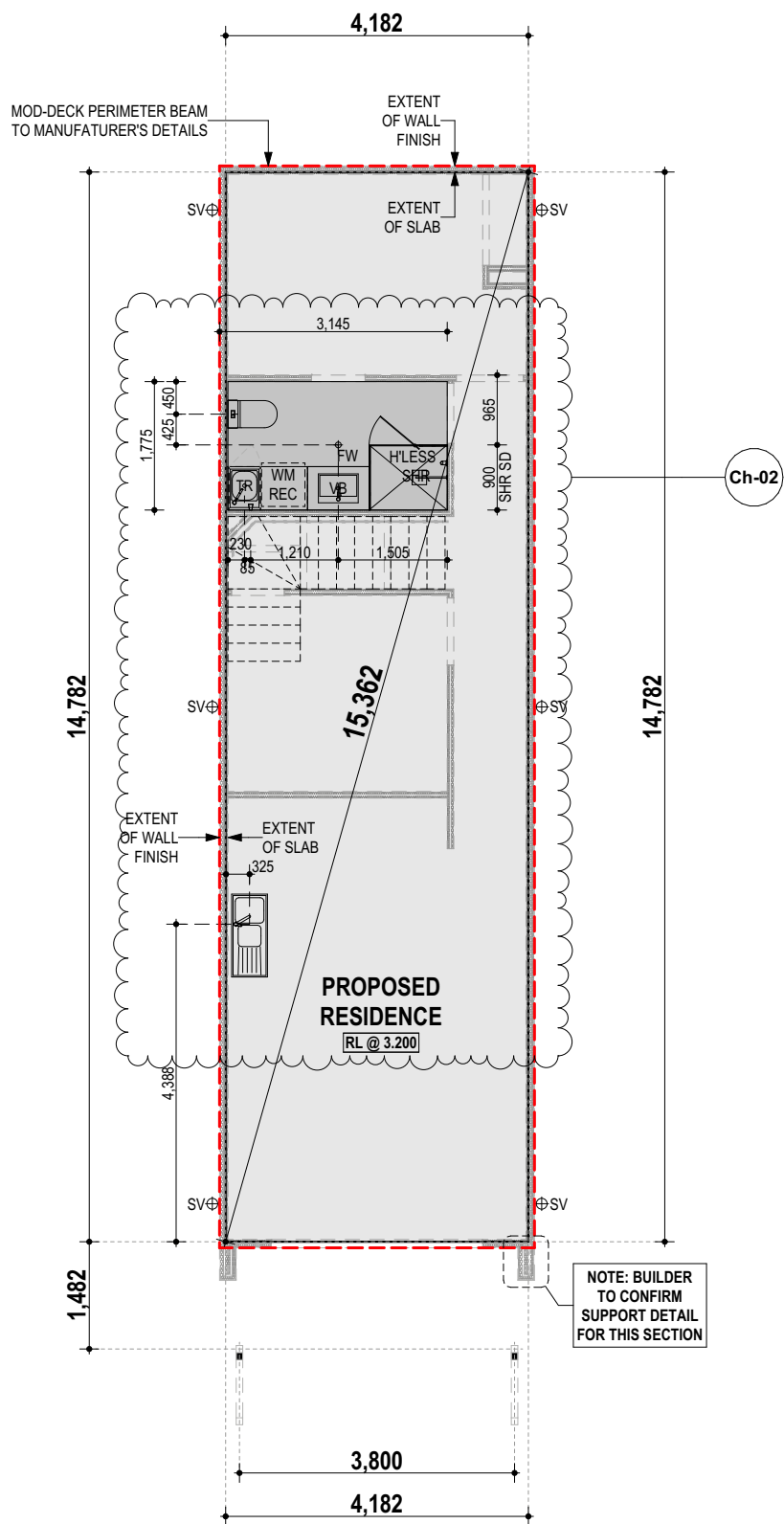
SITE PLAN
1:200

REV.	ITEMS	DRN	PM	DATE
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	14/10/2025
C11	BP SET - STAIR PLAN	PV	DR	31/10/2025
C12	BP SET - DRR1	MD	DR	14/11/2025
C13	BP SET - DRR2	MD	DR	20/11/2025
C14	BP SET - DRR3	DR	DR	09/02/2026
C15	BP SET - DRR4	DR	DR	03/03/2026

SHORT STAY 3 BED VILLA

PROJECT	1 CASUARINA CRESCENT JURIEN BAY SHIRE OF DANDARAGAN
CLIENT NAME	JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET	SITE PLAN
INITIAL DESIGNER YA	DATE PRINTED 3/03/2026
PAPER PRINTED @A3	DRAWING No. 3 of 16



GF SLAB SETOUT
1:100

GENERAL NOTES:

- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK.
- ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING.
- ANY DISCREPANCIES WHICH MAY ARISE ARE TO BE QUERIED WITH THE BUILDER BEFORE CONTINUING.
- ANY DISCREPANCIES MUST BE REFERRED TO THE BUILDER OR THE SUBCONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR WORKS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS AND OTHER CONSULTANTS DETAILS.
- REFER TO ENGINEER'S DETAILS FOR CONCRETE SLAB & FOOTING SPECIFICATIONS.
- ALL WORKS TO BE CARRIED OUT TO RELEVANT AUSTRALIAN STANDARDS, NCC REQUIREMENTS & RELEVANT AUTHORITIES. WORK TO BE DONE IN A GOOD AND WORKMAN LIKE MANNER AND TO THE ENTIRE SATISFACTION OF THE BUILDER.

SETOUT NOTES:

- SLAB & PLUMBING SETOUT MEASURED FROM EDGE OF SLAB

TERMITE MANAGEMENT NOTE:

- TERMITE TREATMENT TO COMPLY WITH BCA 3.1.4 AND AS3660.1 INCLUDING BOUNDARY TREATMENT



Kellett Design Group
Designs for a better tomorrow

Tel: (08) 9446 8860
www.kellettdesigngroup.com.au

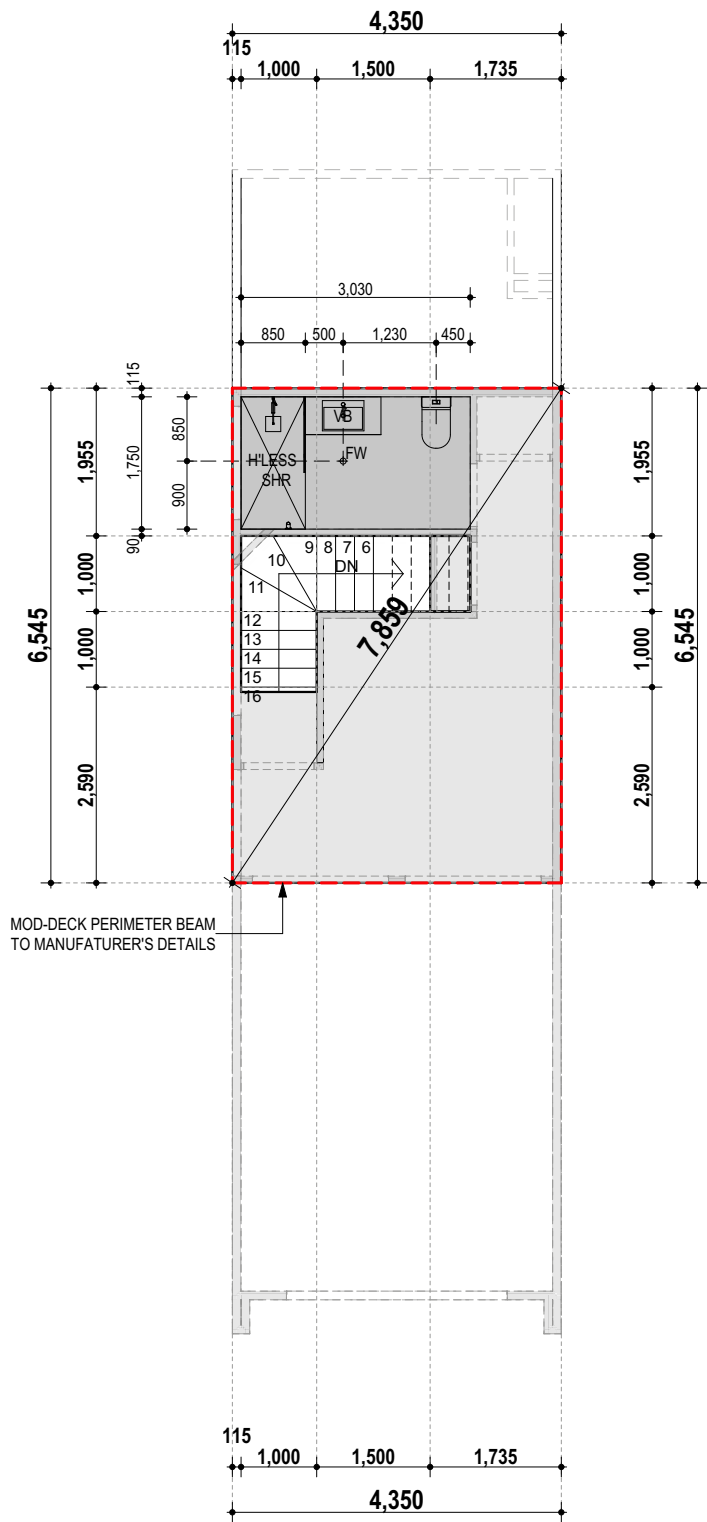
© Copyright.
Use figured dimensions in preference to scaled.
All dimensions to be verified and checked prior to construction.

REV.	ITEMS	DRN	PM	DATE
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	14/10/2025
C11	BP SET - STAIR PLAN	PV	DR	31/10/2025
C12	BP SET - DRR1	MD	DR	14/11/2025
C13	BP SET - DRR2	MD	DR	20/11/2025
C14	BP SET - DRR3	DR	DR	09/02/2026
C15	BP SET - DRR4	DR	DR	03/03/2026

SHORT STAY 3 BED VILLA

PROJECT	1 CASUARINA CRESCENT JURIEN BAY SHIRE OF DANDARAGAN
CLIENT NAME	JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET	GF SLAB LAYOUT
INITIAL DESIGNER YA	DATE PRINTED 3/03/2026
PAPER PRINTED @A3	DRAWING No. 4 of 16



UF SLAB SETOUT
1:100

GENERAL NOTES:

- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK.
- ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING.
- ANY DISCREPANCIES WHICH MAY ARISE ARE TO BE QUERIED WITH THE BUILDER BEFORE CONTINUING.
- ANY DISCREPANCIES MUST BE REFERRED TO THE BUILDER OR THE SUBCONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR WORKS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS AND OTHER CONSULTANTS DETAILS.
- REFER TO ENGINEER'S DETAILS FOR CONCRETE SLAB & FOOTING SPECIFICATIONS.
- ALL WORKS TO BE CARRIED OUT TO RELEVANT AUSTRALIAN STANDARDS, NCC REQUIREMENTS & RELEVANT AUTHORITIES. WORK TO BE DONE IN A GOOD AND WORKMAN LIKE MANNER AND TO THE ENTIRE SATISFACTION OF THE BUILDER.

SETOUT NOTES:

- SLAB & PLUMBING SETOUT MEASURED FROM EDGE OF SLAB

TERMITE MANAGEMENT NOTE:

- TERMITE TREATMENT TO COMPLY WITH BCA 3.1.4 AND AS3660.1 INCLUDING BOUNDARY TREATMENT



Kellett Design Group
Designs for a better tomorrow

Tel: (08) 9446 8860
www.kellettdesigngroup.com.au

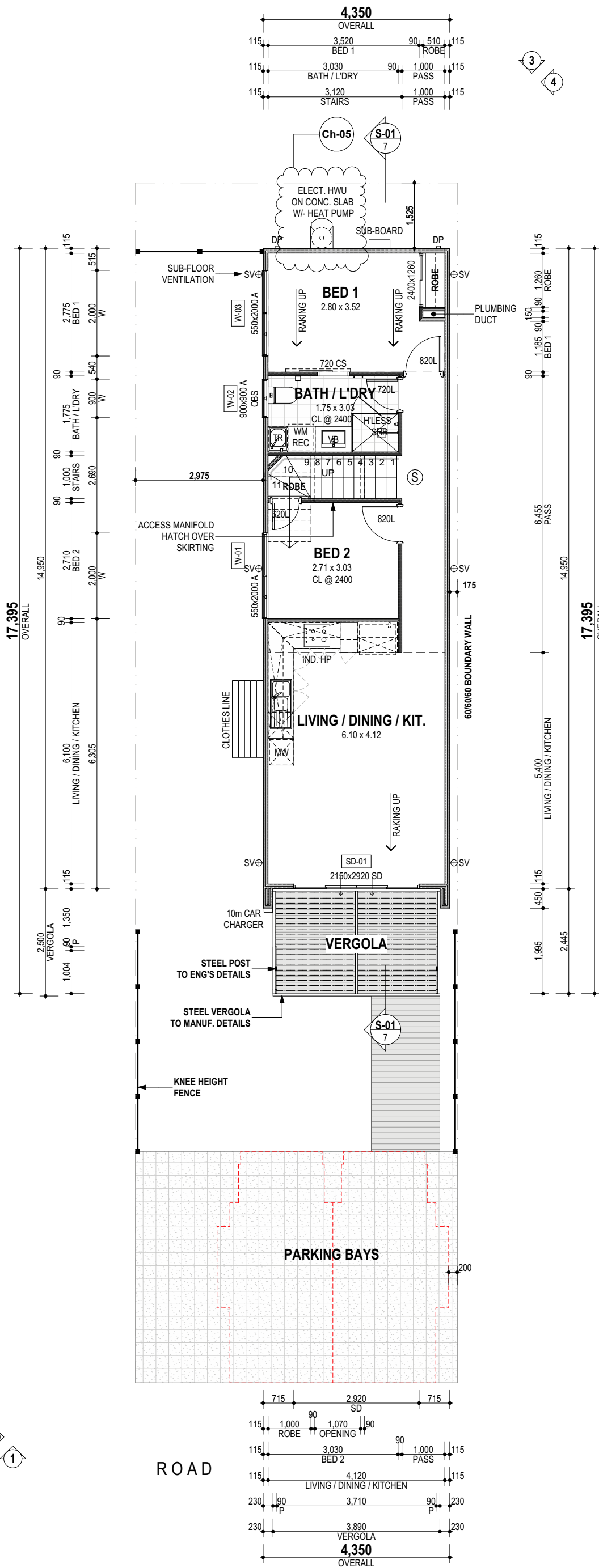
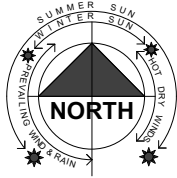
© Copyright.
Use figured dimensions in preference to scaled.
All dimensions to be verified and checked prior to construction.

REV.	ITEMS	DRN	PM	DATE
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	14/10/2025
C11	BP SET - STAIR PLAN	PV	DR	31/10/2025
C12	BP SET - DRR1	MD	DR	14/11/2025
C13	BP SET - DRR2	MD	DR	20/11/2025
C14	BP SET - DRR3	DR	DR	09/02/2026
C15	BP SET - DRR4	DR	DR	03/03/2026

SHORT STAY 3 BED VILLA

PROJECT	1 CASUARINA CRESCENT JURIEN BAY SHIRE OF DANDARAGAN
CLIENT NAME	JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET	UF SLAB LAYOUT
INITIAL DESIGNER YA	DATE PRINTED 3/03/2026
PAPER PRINTED @A3	DRAWING No. 5 of 16



AREAS:	
GF HOUSE AREA	65.03
UF HOUSE AREA	28.47
VERGOLA AREA	9.72
103.22 m²	

ROOF AREAS:	
GF HOUSE AREA	11.90
UF ROOF AREA	51.07

WALL LEGEND:	
EXT. 115mm JBR	SIGNATURE
SIPS PANELS	SIPS PANELS
INT. 90mm JBR	SIGNATURE
SIPS PANELS	SIPS PANELS

COASTAL AREA

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SOIL REPORT, STRUCTURAL DRAWING, ENERGY REPORT, BAL REPORT, AND ACOUSTIC REPORT.

TERMITE MANAGEMENT NOTE:
• TERMITE TREATMENT TO COMPLY WITH BCA 3.1.4 AND AS3660.1 INCLUDING BOUNDARY TREATMENT

SETOUT AND SETBACK NOTES:
• DIMENSIONS ARE TO BE TAKEN FROM WALL FINISH TO BOUNDARY.

BUILDER NOTES:
• BOUNDARY LOCATION SHOWN IN THIS DRAWING IS INDICATIVE ONLY. LICENSED SURVEYOR TO LOCATE THE PEGS AT TRUE BOUNDARY.
• BUILDER TO CHECK ALL SETBACKS FROM THE TRUE B'DRY. IF ANY ISSUE, CONTACT THE OFFICE PRIOR TO CONSTRUCTION.

ENERGY ITEMS LIST:

ROOF:
TIMBER FRAMING
KLIP-LOK - UNVENTED
NO INSULATION REQUIRED

CEILINGS:
R6.0 BULK INSULATION TO FLAT CEILING
R5.0 TO RAKED CEILING

WALLS:
EXTERNAL
115w JBR SIPS PANELS

INTERNAL
90w JBR SIPS PANELS

FLOOR:
MOD-DECK SLAB

GLAZING:
DOUBLE GLAZED ALUMINUM

**ENERGY ASSESSOR IS TO CONTACT KDG IF ANY CHANGE*

CONSTRUCTION METHOD:

GROUND FLOOR - MOD-DECK SLAB

UPPER FLOOR - MOD-DECK SLAB

EXTERNAL WALL - 115w JBR SIPS PANELS
INTERNAL WALL - 90w JBR SIPS PANELS

ROOF FRAME - TIMBER
ROOF COVER - KLIP-LOK

DOORS & WINDOWS - DOUBLE GLAZED ALUM.

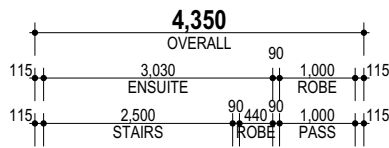
GROUND FLOOR
1:100

REV.	ITEMS	DRN	PM	DATE
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	14/10/2025
C11	BP SET - STAIR PLAN	PV	DR	31/10/2025
C12	BP SET - DRR1	MD	DR	14/11/2025
C13	BP SET - DRR2	MD	DR	20/11/2025
C14	BP SET - DRR3	DR	DR	09/02/2026
C15	BP SET - DRR4	DR	DR	03/03/2026

SHORT STAY 3 BED VILLA

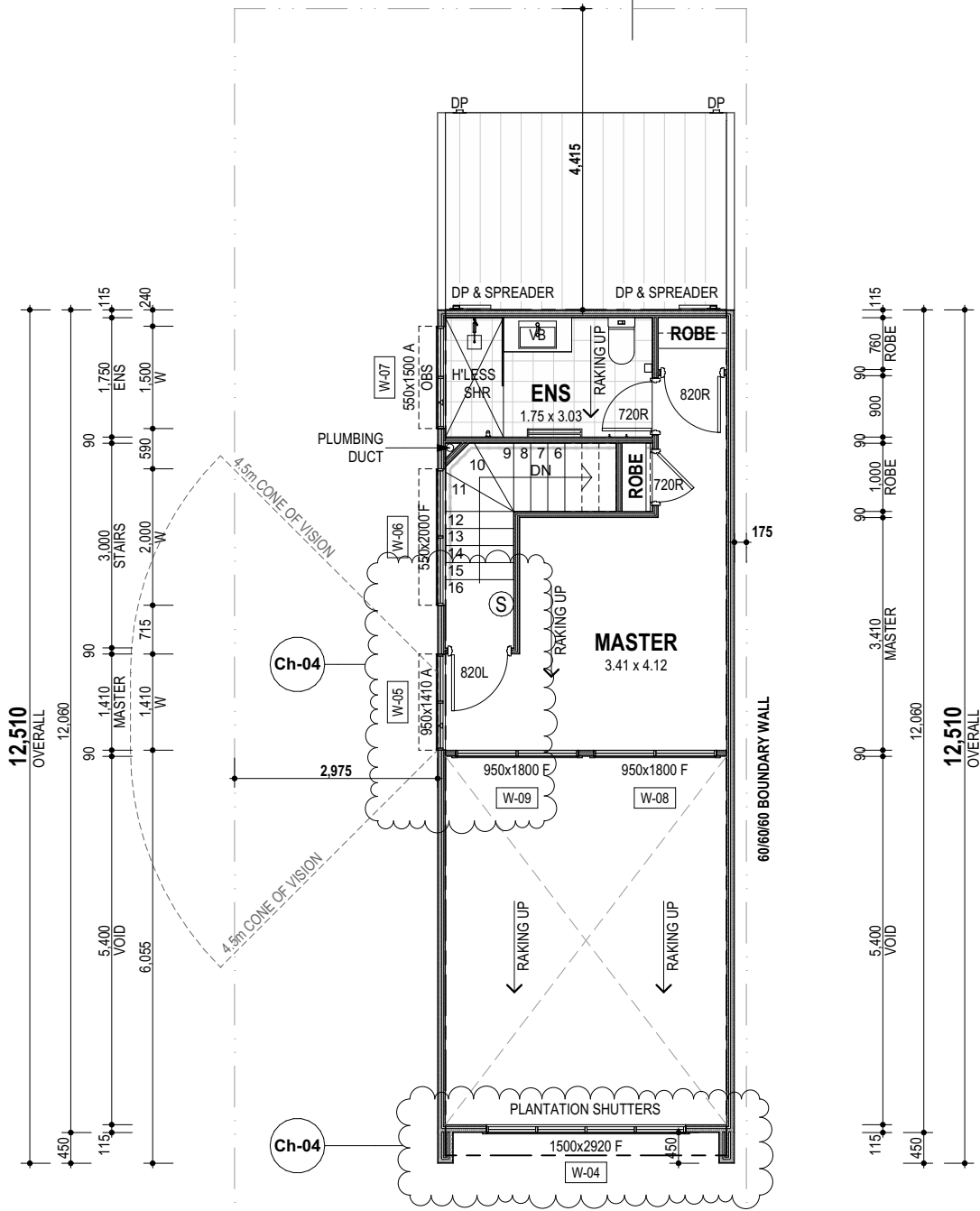
PROJECT	1 CASUARINA CRESCENT JURIEN BAY SHIRE OF DANDARAGAN
CLIENT NAME	JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET	
GF FLOOR PLAN	
INITIAL DESIGNER YA	DATE PRINTED 3/03/2026
PAPER PRINTED @A3	DRAWING No. 6 of 16



AREAS:	
GF HOUSE AREA	65.03
UF HOUSE AREA	28.47
VERGOLA AREA	9.72
103.22 m²	

ROOF AREAS:	
GF HOUSE AREA	11.90
UF ROOF AREA	51.07



WALL LEGEND:	
EXT. 115mm JBR	SIGNATURE
SIPS PANELS	SIPS PANELS
INT. 90mm JBR	SIGNATURE
SIPS PANELS	SIPS PANELS

COASTAL AREA

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SOIL REPORT, STRUCTURAL DRAWING, ENERGY REPORT, BAL REPORT, AND ACOUSTIC REPORT.

TERMITE MANAGEMENT NOTE:
• TERMITE TREATMENT TO COMPLY WITH BCA 3.1.4 AND AS3660.1 INCLUDING BOUNDARY TREATMENT

SETOUT AND SETBACK NOTES:
• DIMENSIONS ARE TO BE TAKEN FROM WALL FINISH TO BOUNDARY.

BUILDER NOTES:
• BOUNDARY LOCATION SHOWN IN THIS DRAWING IS INDICATIVE ONLY. LICENSED SURVEYOR TO LOCATE THE PEGS AT TRUE BOUNDARY.
• BUILDER TO CHECK ALL SETBACKS FROM THE TRUE B'DRY. IF ANY ISSUE, CONTACT THE OFFICE PRIOR TO CONSTRUCTION.

ENERGY ITEMS LIST:

ROOF:
TIMBER FRAMING
KLIP-LOK - UNVENTED
NO INSULATION REQUIRED

CEILINGS:
R6.0 BULK INSULATION TO FLAT CEILING
R5.0 TO RAKED CEILING

WALLS:
EXTERNAL
115w JBR SIPS PANELS

INTERNAL
90w JBR SIPS PANELS

FLOOR:
MOD-DECK SLAB

GLAZING:
DOUBLE GLAZED ALUMINUM

*ENERGY ASSESSOR IS TO CONTACT KDG IF ANY CHANGE

CONSTRUCTION METHOD:

GROUND FLOOR	-	MOD-DECK SLAB
UPPER FLOOR	-	MOD-DECK SLAB
EXTERNAL WALL	-	115w JBR SIPS PANELS
INTERNAL WALL	-	90w JBR SIPS PANELS
ROOF FRAME	-	TIMBER
ROOF COVER	-	KLIP-LOK
DOORS & WINDOWS	-	DOUBLE GLAZED ALUM.

UPPER FLOOR
1:100



REV.	ITEMS	DRN	PM	DATE
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	14/10/2025
C11	BP SET - STAIR PLAN	PV	DR	31/10/2025
C12	BP SET - DRR1	MD	DR	14/11/2025
C13	BP SET - DRR2	MD	DR	20/11/2025
C14	BP SET - DRR3	DR	DR	09/02/2026
C15	BP SET - DRR4	DR	DR	03/03/2026

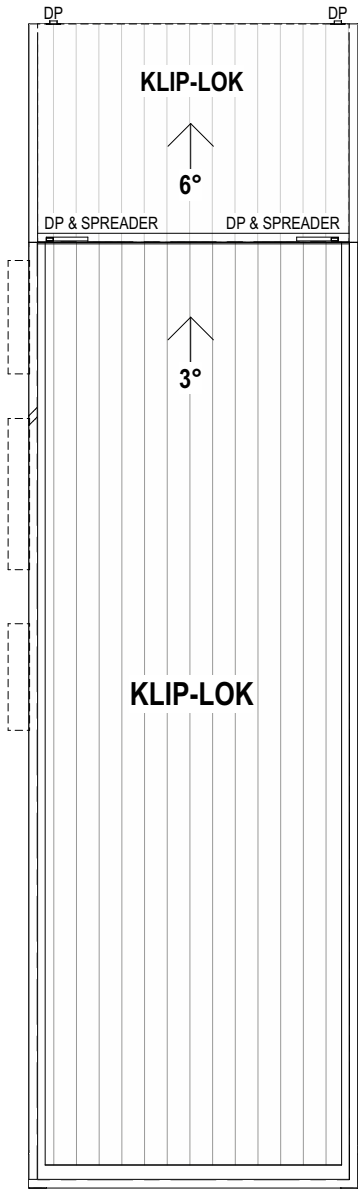
SHORT STAY 3 BED VILLA

PROJECT	1 CASUARINA CRESCENT JURIEN BAY SHIRE OF DANDARAGAN
CLIENT NAME	JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

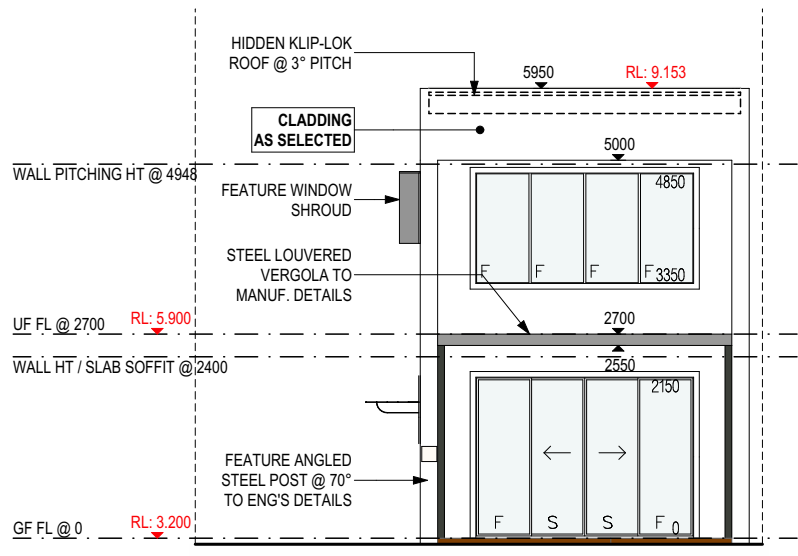
SHEET	UF FLOOR PLAN
INITIAL DESIGNER YA	DATE PRINTED 3/03/2026
PAPER PRINTED @A3	DRAWING No. 7 of 16



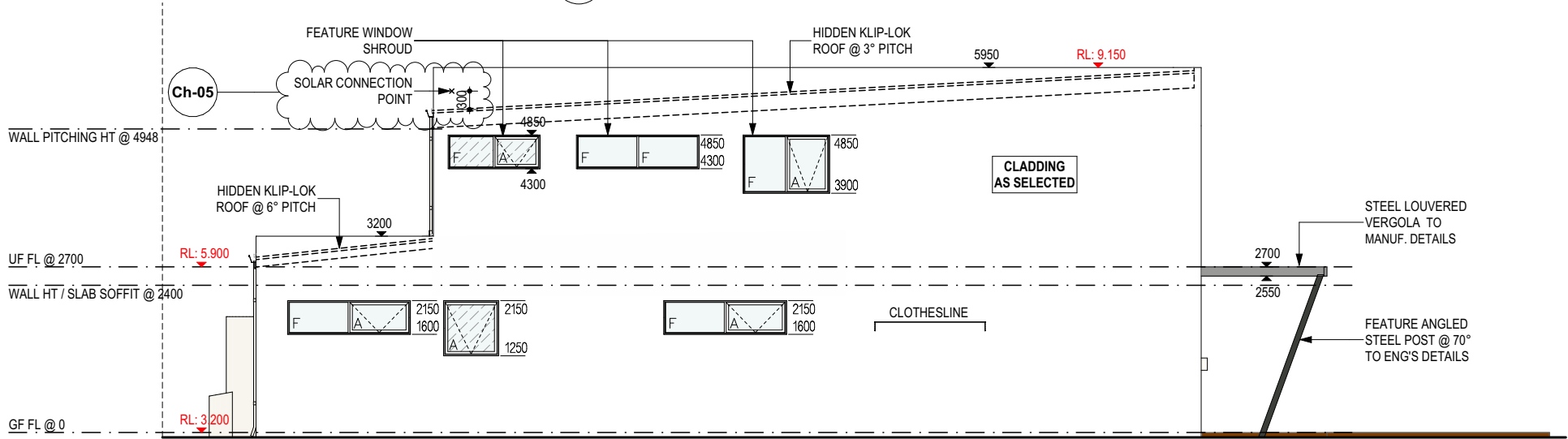
ROOF AREAS:	
GF HOUSE AREA	11.90
UF ROOF AREA	51.07



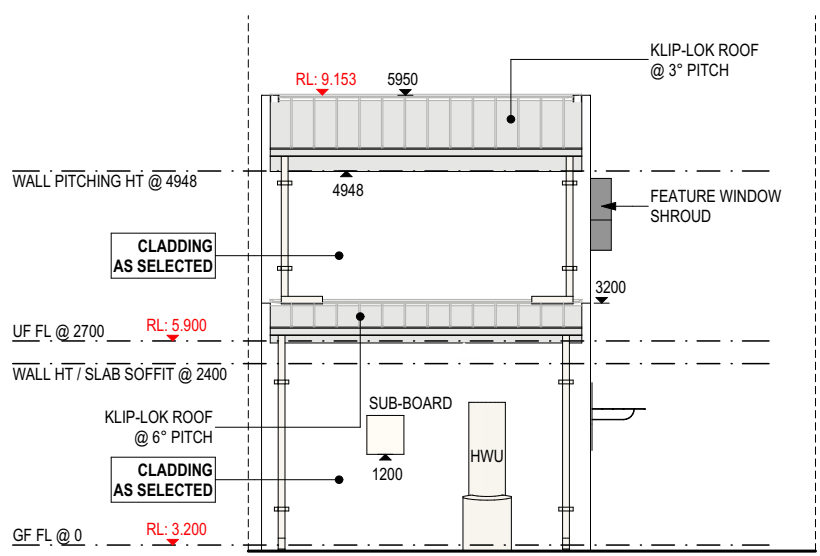
ROOF PLAN
1:100



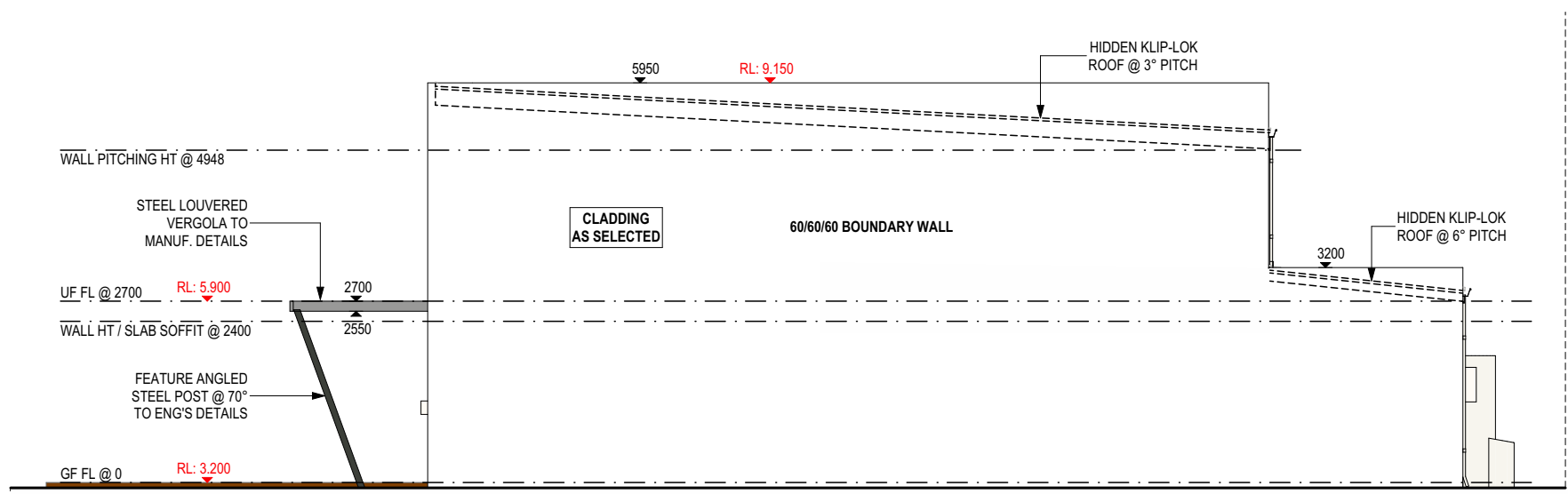
1 ELEVATION
1:100



2 ELEVATION
1:100



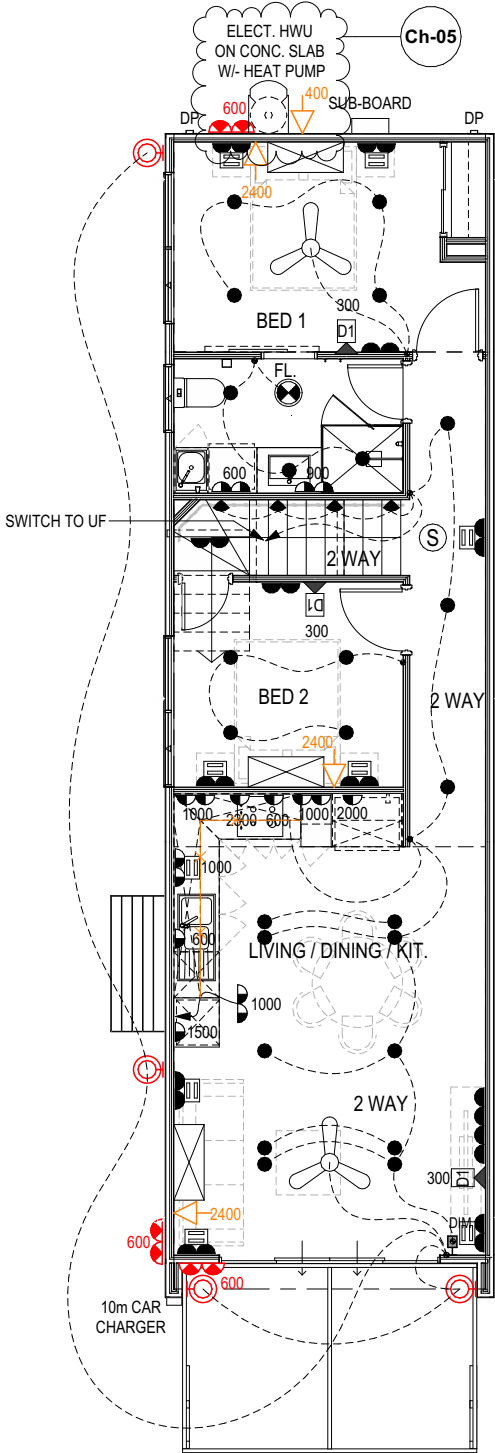
3 ELEVATION
1:100



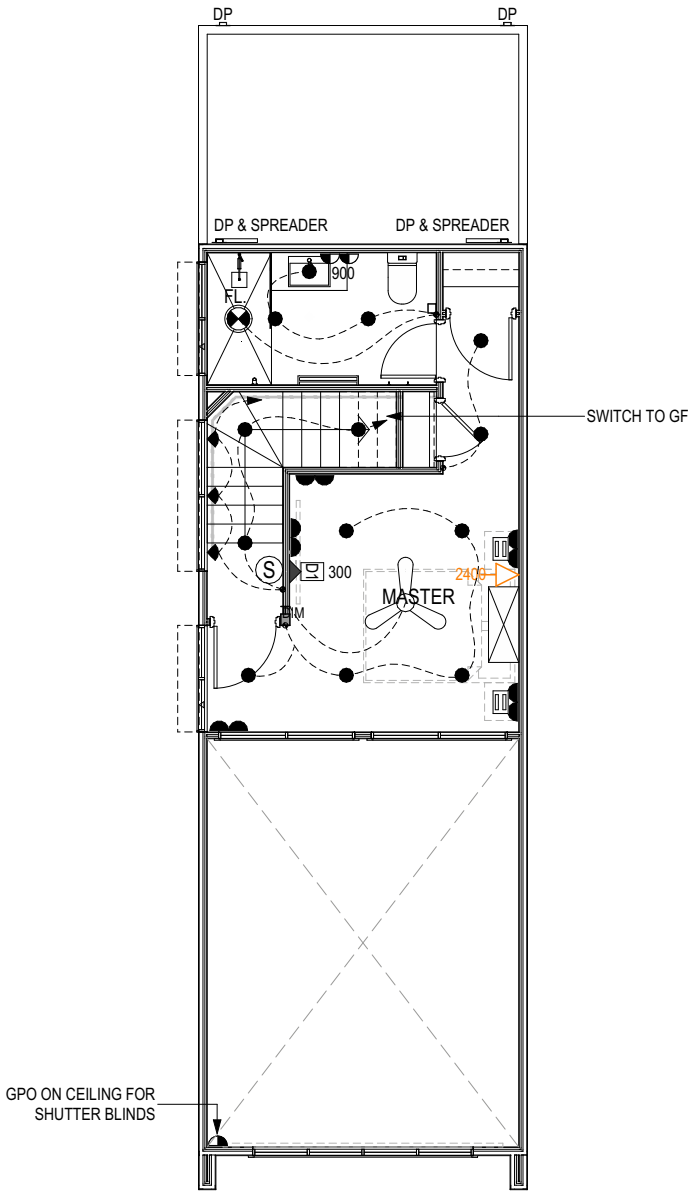
4 ELEVATION
1:100

ELECTRICAL LEGEND - GROUND FLOOR		
No.	SYMBOL	TYPE
2		1800mm CEILING FAN (1m DROP)
3	2 WAY	2 WAY CIRCUIT
1		4 GPOs @ 300 AFL
3		A/C SPLIT SYSTEM WALL UNIT
3		DATA POINT
1		DIMMER SWITCH DIM
3		DOUBLE GPO @ 300 AFL
8		DOUBLE GPO @ 300 AFL W/USB + USB-C
5		DOUBLE GPO @ NOTED HT
1		DOUBLE GPO @ NOTED HT W/USB + USB-C
3		DOUBLE WATER PROOF GPO
1		EXHAUST FAN FLUMED
4		EXTERNAL WALL LIGHT
1		H.WIRED SMOKE DETECTOR
4		ISOLATION SWITCH
2		LED LIGHT STRIP
24		RECESSED LED DOWN-LIGHT
5		SINGLE GPO @ NOTED HT
4		STAIR TREAD LIGHT - 150mm AFL

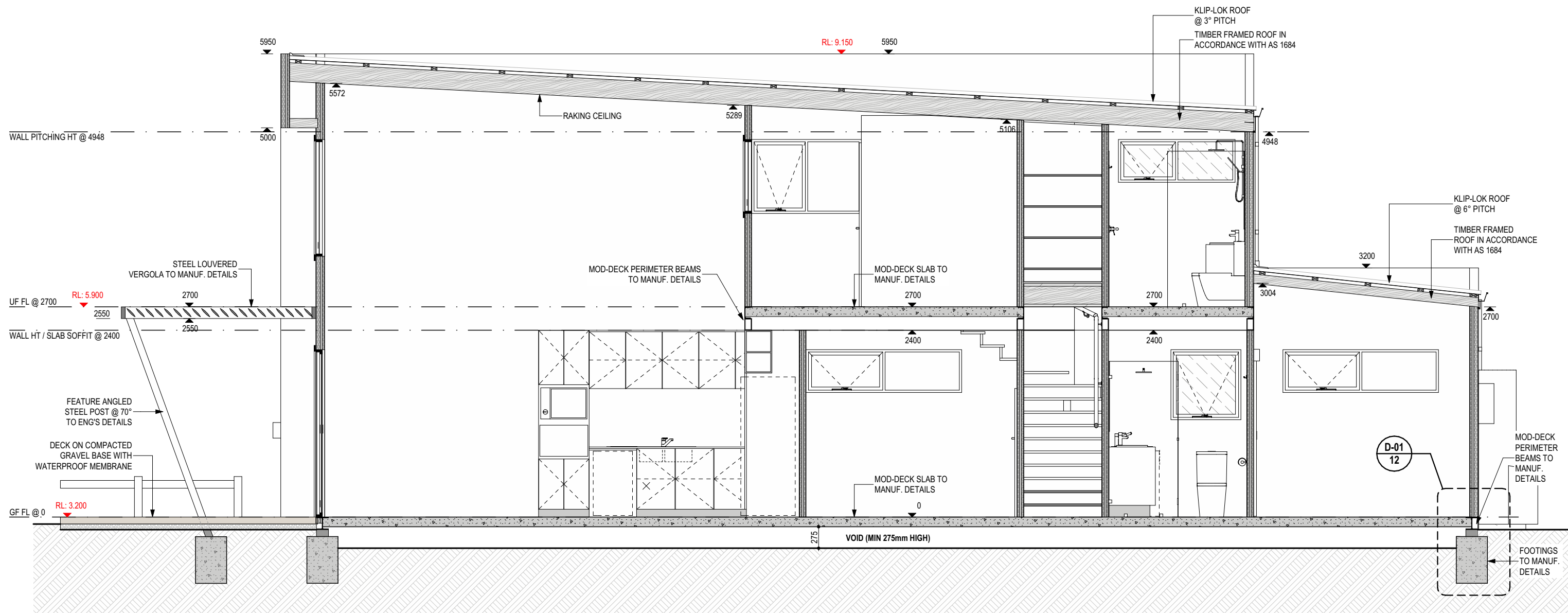
ELECTRICAL LEGEND - UPPER FLOOR		
No.	SYMBOL	TYPE
1		1800mm CEILING FAN (1m DROP)
1		A/C SPLIT SYSTEM WALL UNIT
1		DATA POINT
1		DIMMER SWITCH DIM
3		DOUBLE GPO @ 300 AFL
2		DOUBLE GPO @ 300 AFL W/USB + USB-C
1		DOUBLE GPO @ NOTED HT
1		EXHAUST FAN FLUMED
1		H.WIRED SMOKE DETECTOR
1		ISOLATION SWITCH
13		RECESSED LED DOWN-LIGHT
1		SINGLE GPO @ NOTED HT
3		STAIR TREAD LIGHT - 150mm AFL



GF ELECTRICAL
1:100



UF ELECTRICAL
1:100



S-01 SECTION
1:50



Kellett Design Group
Designs for a better tomorrow

Tel: (08) 9446 8860
www.kellettdesigngroup.com.au

© Copyright.
Use figured dimensions in preference to scaled.
All dimensions to be verified and checked prior to construction.

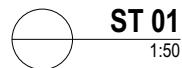
REV.	ITEMS	DRN	PM	DATE
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	14/10/2025
C11	BP SET - STAIR PLAN	PV	DR	31/10/2025
C12	BP SET - DRR1	MD	DR	14/11/2025
C13	BP SET - DRR2	MD	DR	20/11/2025
C14	BP SET - DRR3	DR	DR	09/02/2026
C15	BP SET - DRR4	DR	DR	03/03/2026

SHORT STAY 3 BED VILLA

PROJECT	1 CASUARINA CRESCENT JURIEN BAY SHIRE OF DANDARAGAN
CLIENT NAME	JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET	SECTION
INITIAL DESIGNER YA	DATE PRINTED 3/03/2026
PAPER PRINTED @A3	DRAWING No. 11 of 16

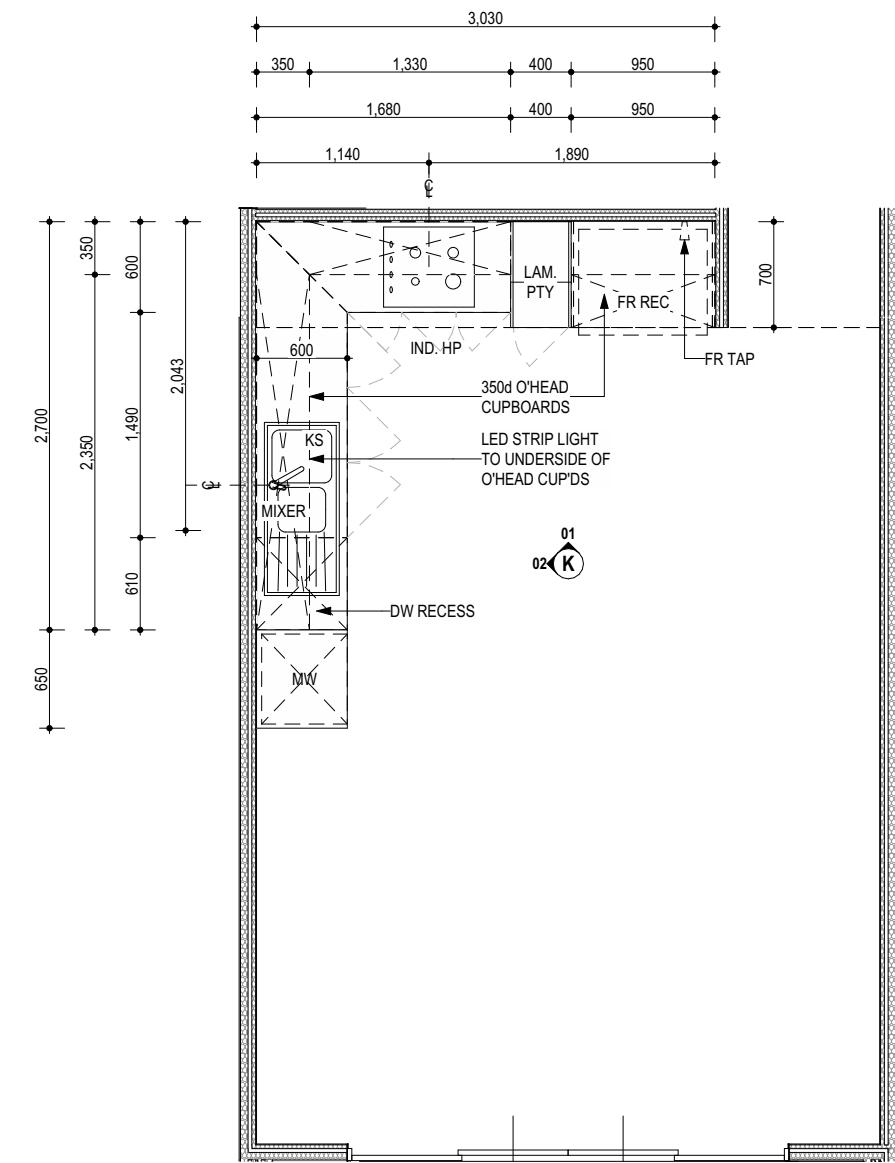
16 RISERS @ 170/RISER
15 TREADS @ 280/TREAD



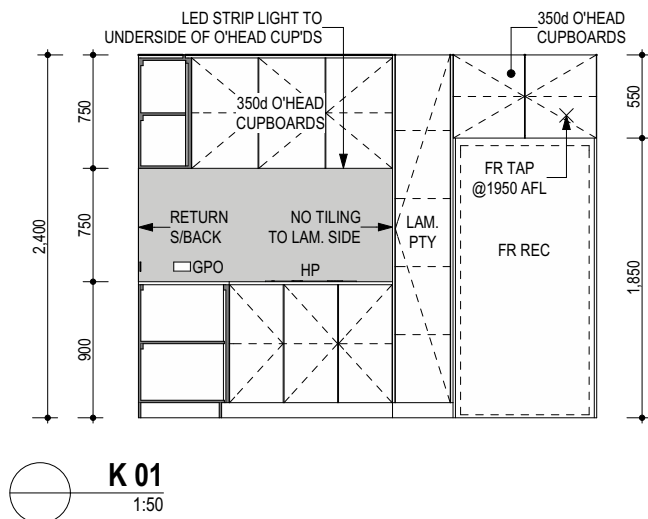
PROJECT	1 CASUARINA CRESCENT JURIEN BAY SHIRE OF DANDARAGAN
CLIENT NAME	JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP. WA 6018. C/O TOM TIERNEY

SHEET	
STAIR LAYOUT	
INITIAL DESIGNER YA	DATE PRINTED 3/03/2026
PAPER PRINTED @A3	DRAWING No. 13 of 16

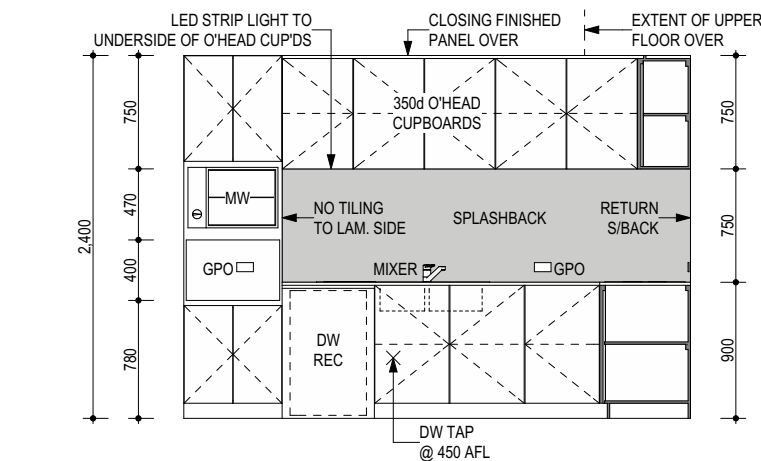
- CLIENT NOTE:**
- LOCATION OF APPLIANCES ARE APPROX. AND MAY ALTER SLIGHTLY TO SUIT CABINETWORK AT THE DISCRETION OF THE CABINETMAKER.
 - LOCATION OF JOINTS IN THE BENCHTOPS ARE AT THE DISCRETION OF THE CABINETMAKER.
 - DIMENSIONS SHOWN ON PLAN ARE STRUCTURAL SIZES. PLEASE ALLOW AN EXTRA 13mm TO EACH WALL FOR PLASTER AND SET.
 - IT IS THE RESPONSIBILITY OF THE OWNERS TO ENSURE THAT APPLIANCE RECESSES AS INDICATED ON THESE PLANS ARE OF ADEQUATE SIZE TO SUIT THEIR APPLIANCES. IF HOWEVER, THE SIZE IS NOT SUITABLE, THE BUILDER MUST BE NOTIFIED PRIOR TO CONSTRUCTION, OTHERWISE NO RESPONSIBILITY CAN BE ACCEPTED FOR INCORRECT SIZES.
- TILING NOTE:**
- SHADED FILL DENOTES TILING EXTENT. REFER TO ADDENDA FOR LAYING PATTERN.



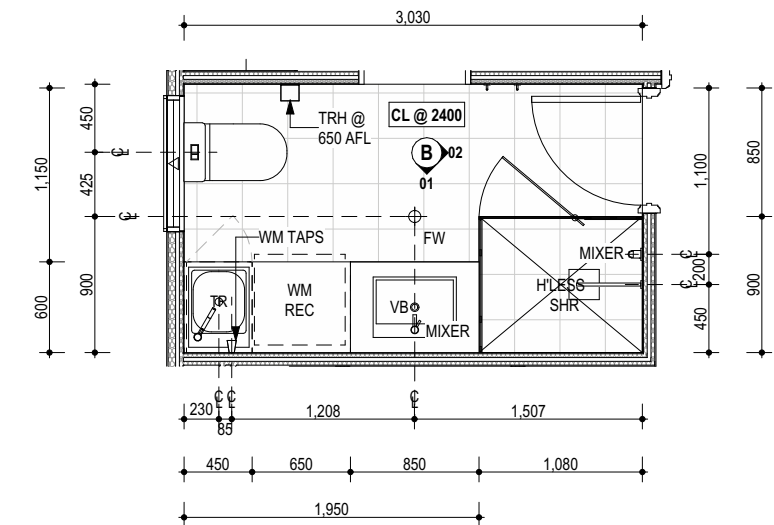
KITCHEN LAYOUT
1:50



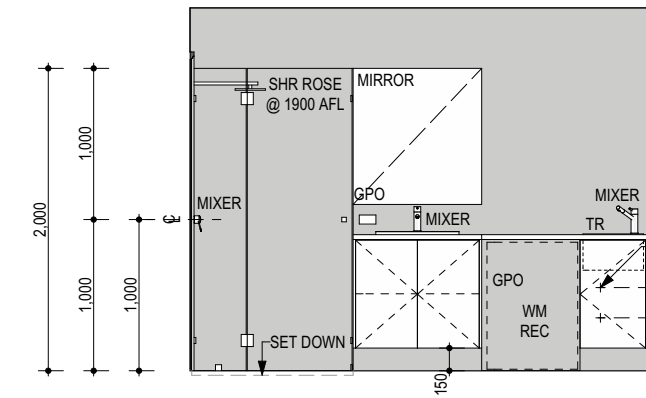
K 01
1:50



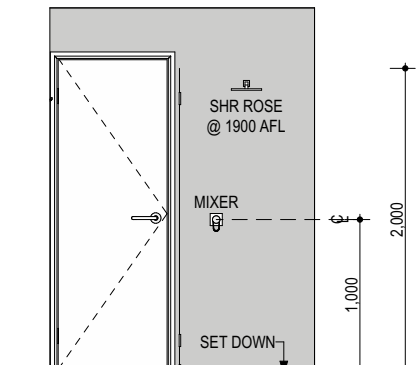
K 02
1:50



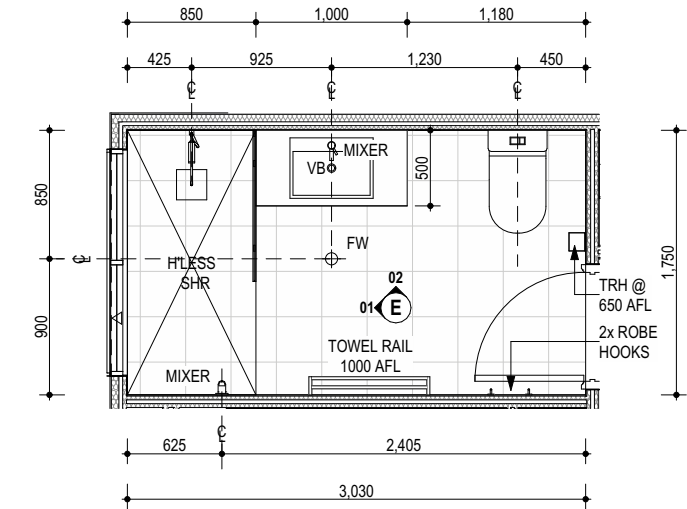
BATH LAYOUT
1:50



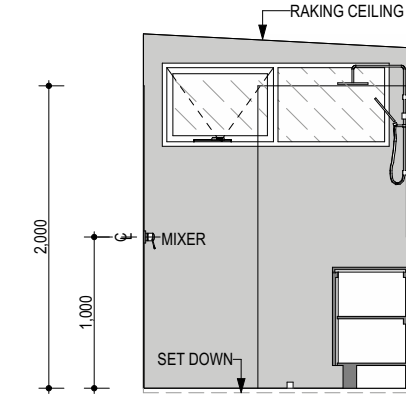
B 01
1:50



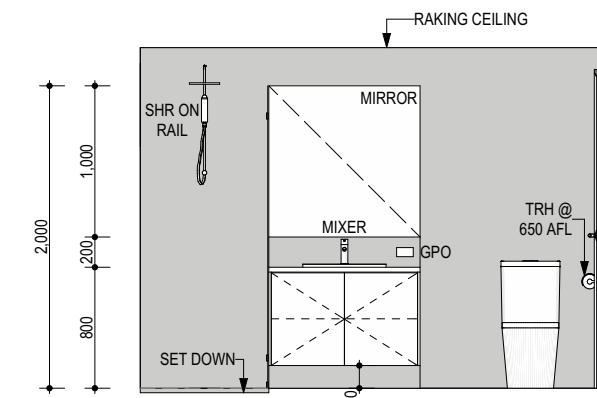
B 02
1:50



ENSUITE LAYOUT
1:50



E 01
1:50



E 02
1:50

REV.	ITEMS	DRN	PM	DATE
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	14/10/2025
C11	BP SET - STAIR PLAN	PV	DR	31/10/2025
C12	BP SET - DRR1	MD	DR	14/11/2025
C13	BP SET - DRR2	MD	DR	20/11/2025
C14	BP SET - DRR3	DR	DR	09/02/2026
C15	BP SET - DRR4	DR	DR	03/03/2026

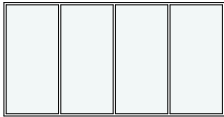
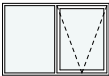
© Copyright. Use figured dimensions in preference to scaled. All dimensions to be verified and checked prior to construction.

SHORT STAY 3 BED VILLA

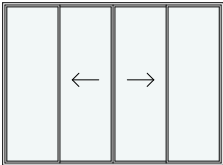
PROJECT	1 CASUARINA CRESCENT JURIEN BAY SHIRE OF DANDARAGAN
CLIENT NAME	JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET	INTERNAL LAYOUTS
INITIAL DESIGNER YA	DATE PRINTED 3/03/2026
PAPER PRINTED @A3	DRAWING No. 14 of 16

WINDOW SCHEDULE			
ID	W-01	W-02	W-03
QUANTITY	1	1	1
RELATED ZONE NAME	BED 2	BATH / L'DRY	BED 1
HEIGHT	550	900	550
WIDTH	2,000	900	2,000
VIEW FROM EXTERNAL SIDE			
OPENING TYPE	AWNING	AWNING	AWNING
GLAZING	DOUBLE GLAZED; CLEAR	DOUBLE GLAZED; OBSCURED	DOUBLE GLAZED; CLEAR
FRAME	ALUMINUM	ALUMINUM	ALUMINUM

WINDOW SCHEDULE			
ID	W-04	W-05	W-06
QUANTITY	1	1	1
RELATED ZONE NAME		MASTER	
HEIGHT	1,500	950	550
WIDTH	2,920	1,410	2,000
VIEW FROM EXTERNAL SIDE			
OPENING TYPE	FIXED	AWNING	FIXED
GLAZING	DOUBLE GLAZED; CLEAR	DOUBLE GLAZED; CLEAR	DOUBLE GLAZED; CLEAR
FRAME	ALUMINUM	ALUMINUM	ALUMINUM

WINDOW SCHEDULE			
ID	W-07	W-08	W-09
QUANTITY	1	1	1
RELATED ZONE NAME	ENS	MASTER	MASTER
HEIGHT	550	950	950
WIDTH	1,500	1,800	1,800
VIEW FROM EXTERNAL SIDE			
OPENING TYPE	AWNING	FIXED	FIXED
GLAZING	DOUBLE GLAZED; OBSCURED	DOUBLE GLAZED; CLEAR	DOUBLE GLAZED; CLEAR
FRAME	ALUMINUM	ALUMINUM	ALUMINUM

SD-01
1
LIVING / DINING / KIT.
2,150
2,920

SLIDER
DOUBLE GLAZED; CLEAR
ALUMINUM

DOOR SCHEDULE

1:1

WINDOW SCHEDULE

1:1



Kellett Design Group
Designs for a better tomorrow

Tel: (08) 9446 8860
www.kellettdesigngroup.com.au

© Copyright.
Use figured dimensions in preference to scaled.
All dimensions to be verified and checked prior to construction.

REV.	ITEMS	DRN	PM	DATE
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	14/10/2025
C11	BP SET - STAIR PLAN	PV	DR	31/10/2025
C12	BP SET - DRR1	MD	DR	14/11/2025
C13	BP SET - DRR2	MD	DR	20/11/2025
C14	BP SET - DRR3	DR	DR	09/02/2026
C15	BP SET - DRR4	DR	DR	03/03/2026

SHORT STAY 3 BED VILLA

PROJECT

1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME

JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET,
KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET

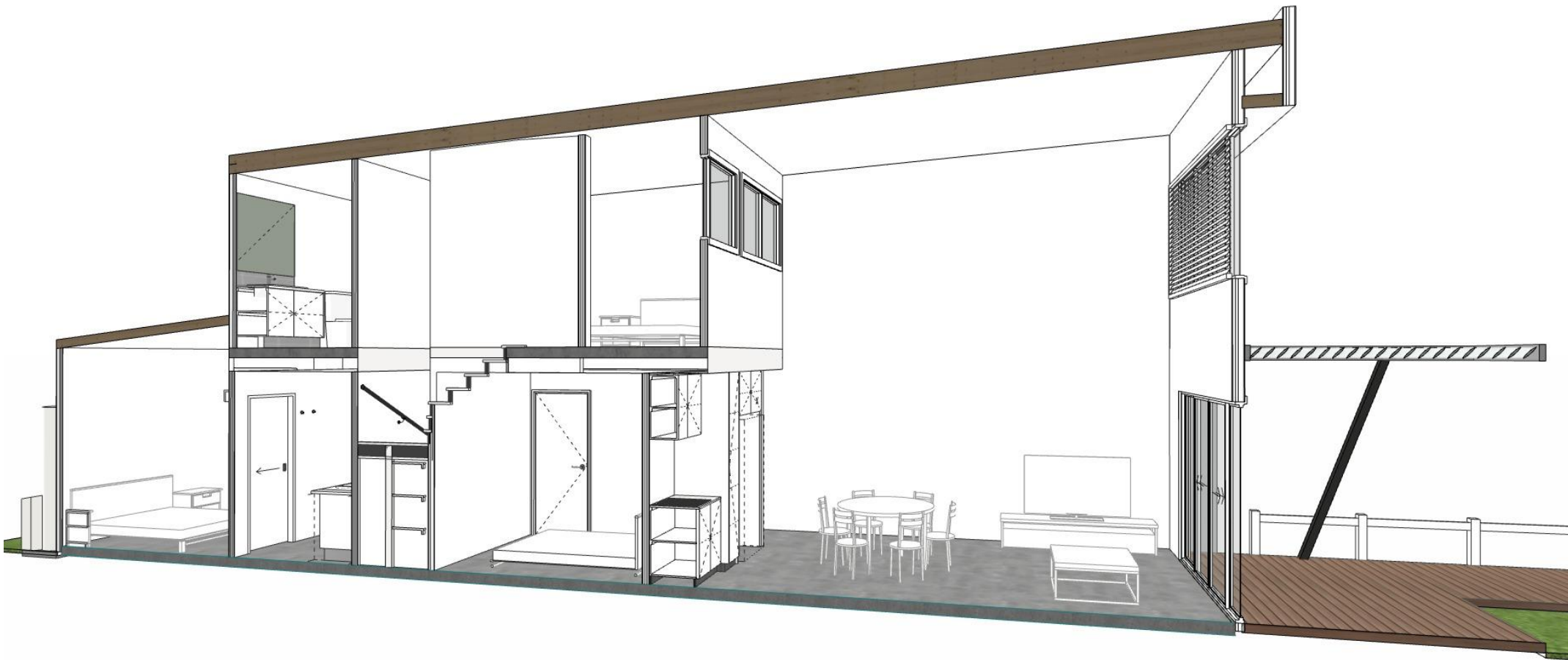
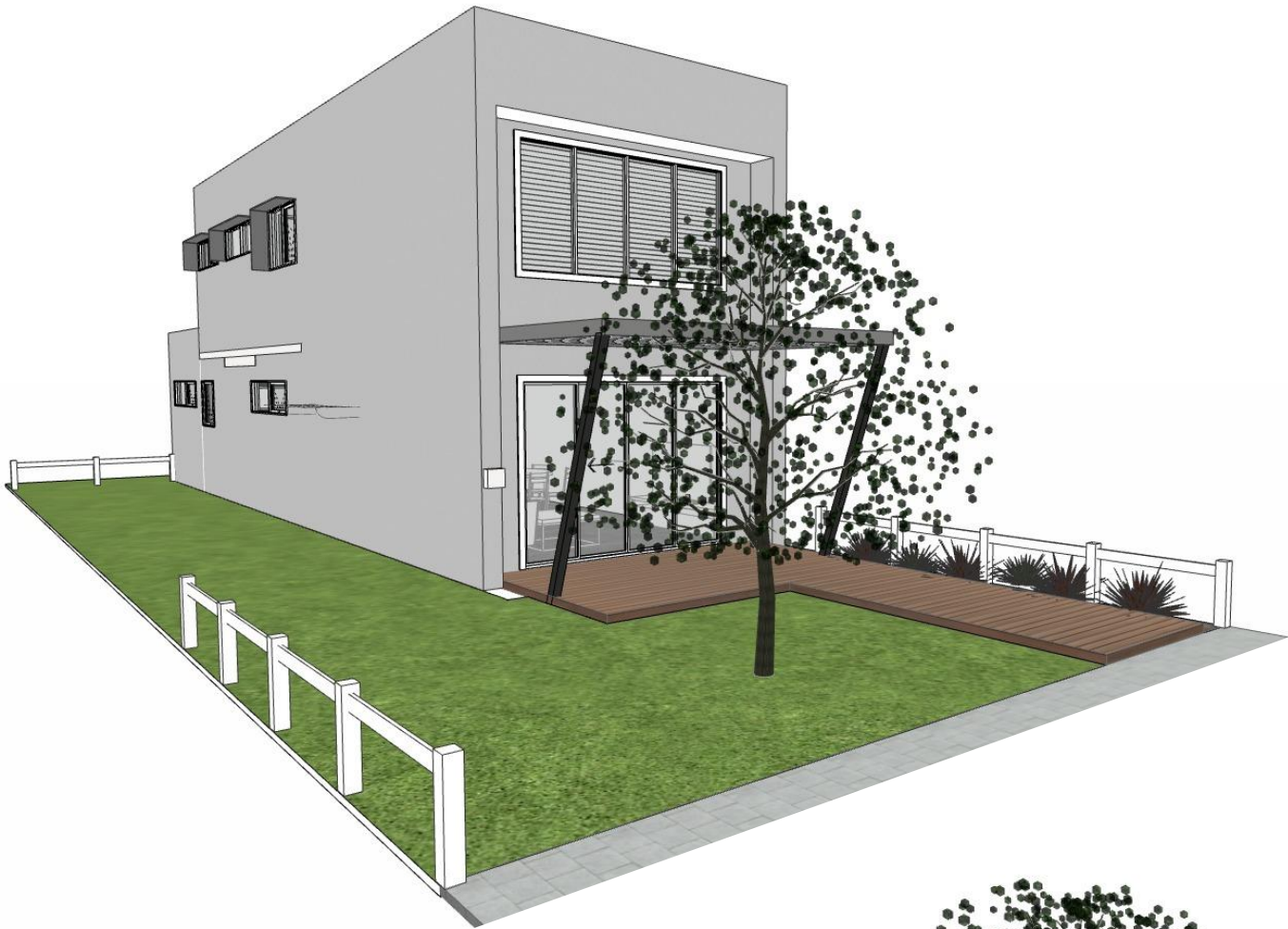
WINDOW & DOOR SCHEDULE

INITIAL DESIGNER
YA

DATE PRINTED
3/03/2026

PAPER PRINTED
@A3

DRAWING No.
15 of 16



Kellett Design Group
Designs for a better tomorrow

Tel: (08) 9446 8860
www.kellettdesigngroup.com.au

© Copyright. Use figured dimensions in preference to scaled. All dimensions to be verified and checked prior to construction.

REV.	ITEMS	DRN	PM	DATE
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	14/10/2025
C11	BP SET - STAIR PLAN	PV	DR	31/10/2025
C12	BP SET - DRR1	MD	DR	14/11/2025
C13	BP SET - DRR2	MD	DR	20/11/2025
C14	BP SET - DRR3	DR	DR	09/02/2026
C15	BP SET - DRR4	DR	DR	03/03/2026

SHORT STAY 3 BED VILLA

PROJECT

**1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN**

CLIENT NAME

JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET,
KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET

3D PERSPECTIVES

INITIAL DESIGNER
YA

DATE PRINTED
3/03/2026

PAPER PRINTED
@A3

DRAWING No.
16 of 16