

# IVE GROUP SYDNEY

LOT 8, 804-882 MAMRE RD  
KEMPS CREEK, NSW

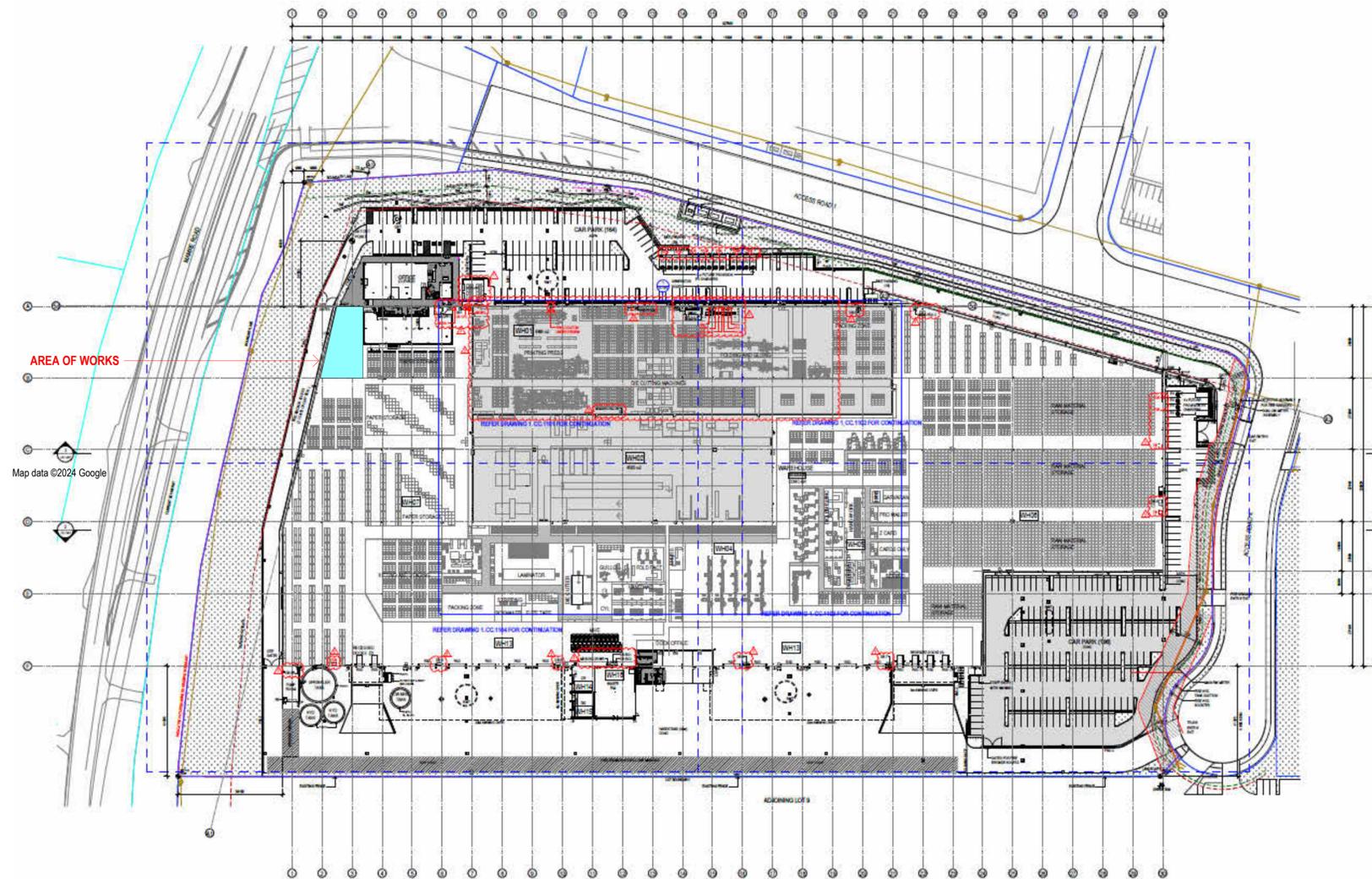
## ISSUED FOR CONSTRUCTION

**CC6: Commencement of west wing fit out relating only to structural steel, roof and wall cladding, set-out and construction of partitions, mechanical services rough-in, and fire services rough-in.**

General Notes:  
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Consultants:

VICINITY PLAN:



PROJECT INFORMATION:

PROJECT: IVE GROUP - SYD  
 CLIENT: IVE GROUP  
 ADDRESS: LOT 8, 804 - 882 MAMRE RD KEMPS CREEK, NSW  
 NO. OF FLOORS: 02  
 BUILDING USE CLASS: 05  
 EXTENT OF PROJECT: LEVEL GF-1  
 TOTAL PROJECT AREA: 1900 SQM  
 PROJECT DESCRIPTION: OFFICE FITOUT

PROJECT CONSULTANTS

BUILDING SERVICES SPECIALIST: ASTON CONSULTING  
 L13, 175 PITT STREET SYDNEY  
 STRUCTURAL SPECIALIST: NORTHROP  
 L10, 400 GEORGE STREET SYDNEY  
 LIGHTING SPECIALIST: ASTON CONSULTING  
 L13, 175 PITT STREET SYDNEY

DOCUMENT INDEX:

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IA-0EW	COVER SHEET (EARLY WORKS)	2
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REV	DESCRIPTION	DATE	BY	CHK
2	Issue for Construction	05.12.25	LM	AC
1	Issue for Construction	17.11.25	LM	AC

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 Sydney NSW 2000 Australia  
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Client / Project Name / Address:

**IVE GROUP SYDNEY**  
 LOT 8, 804-882 MAMRE RD  
 KEMPS CREEK, NSW

Drawing Title:

**COVER SHEET (EARLY WORKS)**

Status: **ISSUED FOR CONSTRUCTION**

Drawn By: LM Checked By: AI  
 Scale: As indicated AT A1 Date: 07.11.25

Project Number: **SYD-00612**

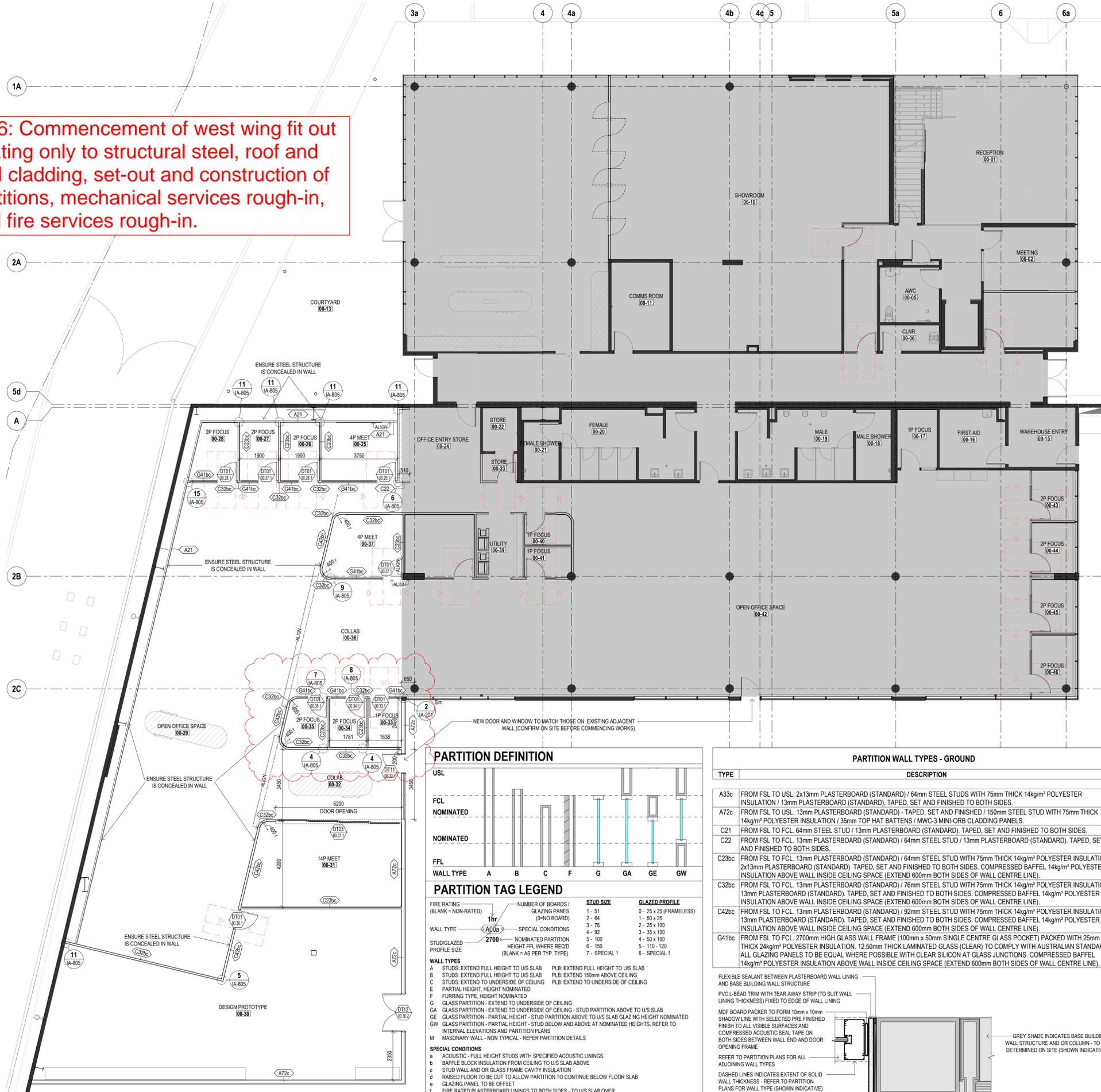
Drawing Number: Revision:

**IA-0EW 2**  
 of 200

**CONSTRUCTION CERTIFICATE**  
 Approved Plans & Specifications relating to:  
 Date Approved: **08 December 2025**  
 Certificate No.: **CC - 25162**  
**BLACKETT MAGUIRE + GOLDSMITH**



**CC6: Commencement of west wing fit out relating only to structural steel, roof and wall cladding, set-out and construction of partitions, mechanical services rough-in, and fire services rough-in.**



**PARTITION LEGEND:**

- OUT OF SCOPE
- BASE BUILDING / EXISTING WALLS
- DENOTES FULL HEIGHT JOINERY
- DENOTES PART HEIGHT JOINERY
- PARTITIONER TO ALLOW FOR STRENGTHENING TO WALL FOR AV, WHITEBOARDS OR JOINERY
- CORE HOLE PENETRATION LOCATIONS
- INDICATIVE EXISTING FLOOR BOX LOCATIONS - UNISPACE TO CONFIRM EXACT LOCATIONS & QUANTITIES FOR CONSTRUCTION
- INDICATIVE NEW FLOOR BOX LOCATIONS - UNISPACE TO CONFIRM EXACT LOCATIONS & QUANTITIES FOR CONSTRUCTION
- EXISTING DOOR REFER TO DOOR SCHEDULE IA-811 FOR FURTHER DETAILS.
- NEW DOOR REFER TO DOOR SCHEDULE IA-811 FOR FURTHER DETAILS.

**NOTES:**

- TYPICAL DOOR SETOUT TO BE USED UNLESS NOTED OTHERWISE. ENSURE ALL DOORS COMPLY WITH AS1428.1-2009. DOOR STOP TO BE POSITIONED TO PREVENT DOOR HANDLE FROM TOUCHING ADJOINING WALL LINING WHEN IN FULL OPEN POSITION.
- PARTITION DIMENSIONS WITH CENTRE LINE SYMBOL ARE DIMENSIONED FROM TOTAL WALL STRUCTURE CENTRE LINE
- PARTITION DIMENSIONS WITHOUT CENTRE LINE SYMBOL ARE DIMENSIONED FROM EXPOSED FACE OF WALL LINING - AS INDICATED ON PLANS
- REFER TO IA-800 SERIES DRAWINGS FOR TYPICAL PARTITION AND TYPICAL GLAZING STRUCTURE DETAILS.

- NOTES:**
- ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO PROJECT MANAGER. DIMENSIONS GENERALLY MEASURED FROM THE CENTRELINE OF STUD, OR AS ANNOTATED.
  - ALL DRAWINGS TO BE READ IN CONJUNCTION WITH MECHANICAL, HYDRAULIC, ELECTRICAL ENGINEERS, SECURITY CONSULTANTS DETAILS & ACOUSTIC DRAWINGS, REPORTS & SPECIFICATION. REPORT ANY DISCREPANCIES TO PROJECT MANAGER.
  - PARTITION WALLS TO BE ALIGNED WITH EXISTING COLUMNS. BLOCKWORK OR PARTITIONS UNLESS NOTED OTHERWISE. PARTITIONS TO BE TAPED & FLUSH SET.
  - REFER TO IA-800 SERIES DRAWINGS FOR GLAZING SECTIONS AND PARTITION DETAILS.
  - FRAMING SYSTEM TO DOORS TO SUIT & MATCH SYSTEM SPECIFIED FOR GLAZING SYSTEMS UNLESS NOTED OTHERWISE
  - ALL NEW DOORS ARE TO BE FROM FFL TO UNDERSIDE OF CEILING UNLESS NOTED OTHERWISE.
  - FINISHES DETAILS REFER TO IA-400 SERIES DRAWINGS AND FINISHES SCHEDULE IA-1000 FOR FURTHER DETAILS.
  - PARTITIONING CONTRACTOR TO ENSURE PAIRED STUDS AND EXTRA NOGGINS ARE PROVIDED FOR FIXING ALL JOINERY, PINBOARDS AND WALL MOUNTED EQUIPMENT i.e AV SCREENS WHERE REQUIRED. REFER TO IA-250 & IA-900 SERIES DRAWINGS AND SERVICES CONSULTANT DRAWINGS FOR LOCATIONS.
  - ALL PARTITIONS ABUTTING BASE BUILDING PERIMETER MULLION ARE TO BE CENTRE ALIGNED TO MULLION UNLESS NOTED OTHERWISE.
  - ALL PROPOSED GLAZING SHALL COMPLY WITH AS 1288.
  - ALIGNMENT OF FITOUT TO EXISTING ELEMENTS - TYPICAL FOR WHOLE FITOUT
  - ALL BASE BUILD PIPEWORK OFF CORE TO BE VARIFIED ON SITE
  - NEW SKIRTING TO BE 100mm HIGH x 3mm IN SPECIFIED FINISH UNLESS OTHERWISE NOTED.
  - ALL PARTITION, GLAZING AND DOOR FRAMES TO HAVE POWDERCOAT FINISH - REFER TO FINISHES SCHEDULE
  - FLOOR BOXES (IF ANY) ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS, BASE BUILDING GUIDELINES AND STRUCTURAL CERTIFIERS INSTRUCTIONS. REFER TO GENERAL NOTES AND COMMENTS FROM STRUCTURAL ENGINEER.
  - ALL WALLS WITH DIGITAL SCREENS MUST HAVE ADDITIONAL STRUCTURE TO SUPPORT SCREEN WEIGHT - REFER TO SPECS.
  - ALL BASE BUILD SKIRTING TO BE CAREFULLY REMOVED AND MADE GOOD TO ALLOW FOR NEW 100mm HIGH x 3mm SKIRTING IN SPECIFIED FINISH UNLESS OTHERWISE NOTED.
  - ALL PLASTERBOARD TO BE GYPROCK GECA CERTIFIED STANDARD RANGE OR SINIAT MASTASHIELD GLOBAL GREEN TAG CERTIFIED UNLESS NOTED OTHERWISE (OR EQUIVALENT 3<sup>RD</sup> PARTY SUSTAINABLY CERTIFIED PRODUCT APPROVED BY ARCHITECTS).
  - ALL INSULATION TO BE LOW VOC MARTINI ABSORB OR AUTEX GREEN STUFF GLOBAL GREEN TAG CERTIFIED (OR EQUIVALENT 3<sup>RD</sup> PARTY SUSTAINABLY CERTIFIED PRODUCT APPROVED BY ARCHITECTS).
  - ALL TIMBER PRODUCTS TO BE FSC OR PEFC CERTIFIED WITH C.O.C CERTIFICATION (FOR PROJECTS TARGETING GREEN STAR TIMBER CREDITS)
  - REFER TO THE ESD CONSULTANTS SUSTAINABILITY SPECIFICATION AND MATERIALS FIT OUT COMPLIANCE GUIDE FOR FULL DETAILS, IF A FORMAL SUSTAINABILITY OR WELLNESS RATING IS BEING TARGETED.
  - ANY SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT / ESD CONSULTANT IF APPLICABLE.

**Key Plan:**

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**Revisions:**

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2	Issue for Construction	05.12.25	LM	AC
1	Issue for Construction	17.11.25	LM	AC
B	Issue for Tender	07.11.25	LM	AC
A	Issue for Tender	29.10.25	LM	AC

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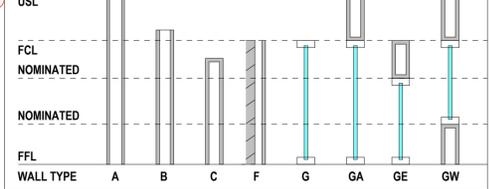
**PARTITION PLAN - GROUND  
(EARLY WORKS)**

**ISSUED FOR CONSTRUCTION**

Drawn By: MM Checked By: LM  
Scale: As indicated AT A1 Date: 07.11.25  
Project Number: **SYD-00612**

Drawing Number: **IA-201** Revision: **2**  
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**PARTITION DEFINITION**



**PARTITION TAG LEGEND**

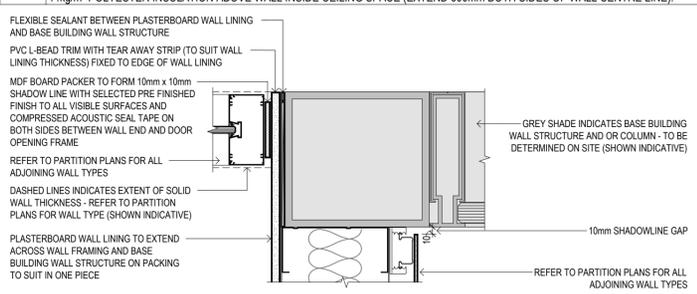
FIRE RATING (BLANK = NON-RATED)	NUMBER OF BOARDS / GLAZING PANES (I=NO BOARD)	STUD SIZE	GLAZED PROFILE
1hr	2	1 - 51	0 - 25 x 25 (FRAMELESS)
	2	2 - 64	1 - 50 x 25
	3	3 - 76	2 - 25 x 100
	4	4 - 92	3 - 35 x 100
	5	5 - 100	4 - 50 x 100
	6	6 - 150	5 - 110 - 120
	7	7 - SPECIAL 1	6 - SPECIAL 1

- WALL TYPES**
- A STUDS: EXTEND FULL HEIGHT TO US SLAB
  - B STUDS: EXTEND FULL HEIGHT TO US SLAB
  - C STUDS: EXTEND TO UNDERSIDE OF CEILING
  - E PARTIAL HEIGHT, HEIGHT NOMINATED
  - F GLASS PARTITION - PARTIAL HEIGHT - STUD PARTITION ABOVE TO US SLAB GLAZING HEIGHT NOMINATED
  - G GLASS PARTITION - EXTEND TO UNDERSIDE OF CEILING
  - GA GLASS PARTITION - EXTEND TO UNDERSIDE OF CEILING - STUD PARTITION ABOVE TO US SLAB
  - GE GLASS PARTITION - PARTIAL HEIGHT - STUD PARTITION ABOVE TO US SLAB GLAZING HEIGHT NOMINATED
  - M MASONRY WALL - NON TYPICAL - REFER PARTITION DETAILS

- SPECIAL CONDITIONS**
- ACUSTIC - FULL HEIGHT STUDS WITH SPECIFIED ACOUSTIC LININGS
  - BAFFLE BLOCK INSULATION FROM CEILING TO US SLAB ABOVE
  - STUD WALL AND OR GLASS FRAME CAVITY INSULATION
  - RAISED FLOOR TO BE CUT TO ALLOW PARTITION TO CONTINUE BELOW FLOOR SLAB
  - GLAZING PANEL TO BE OFFSET
  - FIRE RATED PLASTERBOARD LININGS TO BOTH SIDES - TO US SLAB OVER
  - MOISTURE RESISTANT - LINING TO TO WET SIDE ONLY
  - MDF / PLY PANNELLING REQUIRED - AS PER REQUIRED SPECIFICATION
  - SECURE WALL - 1.15mm BMT SECURE GALVANISED STEEL SHEET LINING BETWEEN STUD WALL FRAME AND WALL LINING ALONG OUTSIDE SIDE OF STUD FRAME OF ROOM.
- SKIRTING**
- NEW SKIRTING TO BE 3mm THICK x 50mm HIGH FLAT BAR WITH PCWF FINISH SECURELY FIXED TO WALL LINING - (UNLESS NOTED OTHERWISE ON WALL ELEVATIONS)
  - SKIRTING TO WRAP AROUND CORNERS WITH MITRE JOINTS
  - SKIRTING TO WRAP AROUND CORNERS INTO SHADOWLINES WITH MITRE JOINTS
  - SKIRTING TO BE CUT AND SHAPED INTO UNDER SIDE OF ADJOINING JOINERY UNITS TOESPACE

**PARTITION WALL TYPES - GROUND**

TYPE	DESCRIPTION
A33c	FROM FSL TO USL 2x13mm PLASTERBOARD (STANDARD) / 64mm STEEL STUDS WITH 75mm THICK 14kg/m <sup>2</sup> POLYESTER INSULATION / 13mm PLASTERBOARD (STANDARD), TAPED, SET AND FINISHED TO BOTH SIDES.
A72c	FROM FSL TO USL 13mm PLASTERBOARD (STANDARD), TAPED, SET AND FINISHED / 150mm STEEL STUD WITH 75mm THICK 14kg/m <sup>2</sup> POLYESTER INSULATION / 35mm TOP HAT BATTENS / MWC-3 MINI-ORB CLADDING PANELS.
C21	FROM FSL TO FCL 64mm STEEL STUD / 13mm PLASTERBOARD (STANDARD), TAPED, SET AND FINISHED TO BOTH SIDES.
C22	FROM FSL TO FCL 13mm PLASTERBOARD (STANDARD) / 64mm STEEL STUD / 13mm PLASTERBOARD (STANDARD), TAPED, SET AND FINISHED TO BOTH SIDES.
C23bc	FROM FSL TO FCL 13mm PLASTERBOARD (STANDARD) / 64mm STEEL STUD WITH 75mm THICK 14kg/m <sup>2</sup> POLYESTER INSULATION / 2x13mm PLASTERBOARD (STANDARD), TAPED, SET AND FINISHED TO BOTH SIDES, COMPRESSED BAFFEL 14kg/m <sup>2</sup> POLYESTER INSULATION ABOVE WALL INSIDE CEILING SPACE (EXTEND 600mm BOTH SIDES OF WALL CENTRE LINE).
C32bc	FROM FSL TO FCL 13mm PLASTERBOARD (STANDARD) / 76mm STEEL STUD WITH 75mm THICK 14kg/m <sup>2</sup> POLYESTER INSULATION / 13mm PLASTERBOARD (STANDARD), TAPED, SET AND FINISHED TO BOTH SIDES, COMPRESSED BAFFEL 14kg/m <sup>2</sup> POLYESTER INSULATION ABOVE WALL INSIDE CEILING SPACE (EXTEND 600mm BOTH SIDES OF WALL CENTRE LINE).
C42bc	FROM FSL TO FCL 13mm PLASTERBOARD (STANDARD) / 92mm STEEL STUD WITH 75mm THICK 14kg/m <sup>2</sup> POLYESTER INSULATION / 13mm PLASTERBOARD (STANDARD), TAPED, SET AND FINISHED TO BOTH SIDES, COMPRESSED BAFFEL 14kg/m <sup>2</sup> POLYESTER INSULATION ABOVE WALL INSIDE CEILING SPACE (EXTEND 600mm BOTH SIDES OF WALL CENTRE LINE).
G41bc	FROM FSL TO FCL 2700mm HIGH GLASS WALL FRAME (100mm x 50mm SINGLE CENTRE GLASS POCKET) PACKED WITH 25mm THICK 24kg/m <sup>2</sup> POLYESTER INSULATION. 12.50mm THICK LAMINATED GLASS (CLEAR) TO COMPLY WITH AUSTRALIAN STANDARDS. ALL GLAZING PANELS TO BE EQUAL WHERE POSSIBLE WITH CLEAR SILICON AT GLASS JOINTS. COMPRESSED BAFFEL 14kg/m <sup>2</sup> POLYESTER INSULATION ABOVE WALL INSIDE CEILING SPACE (EXTEND 600mm BOTH SIDES OF WALL CENTRE LINE).

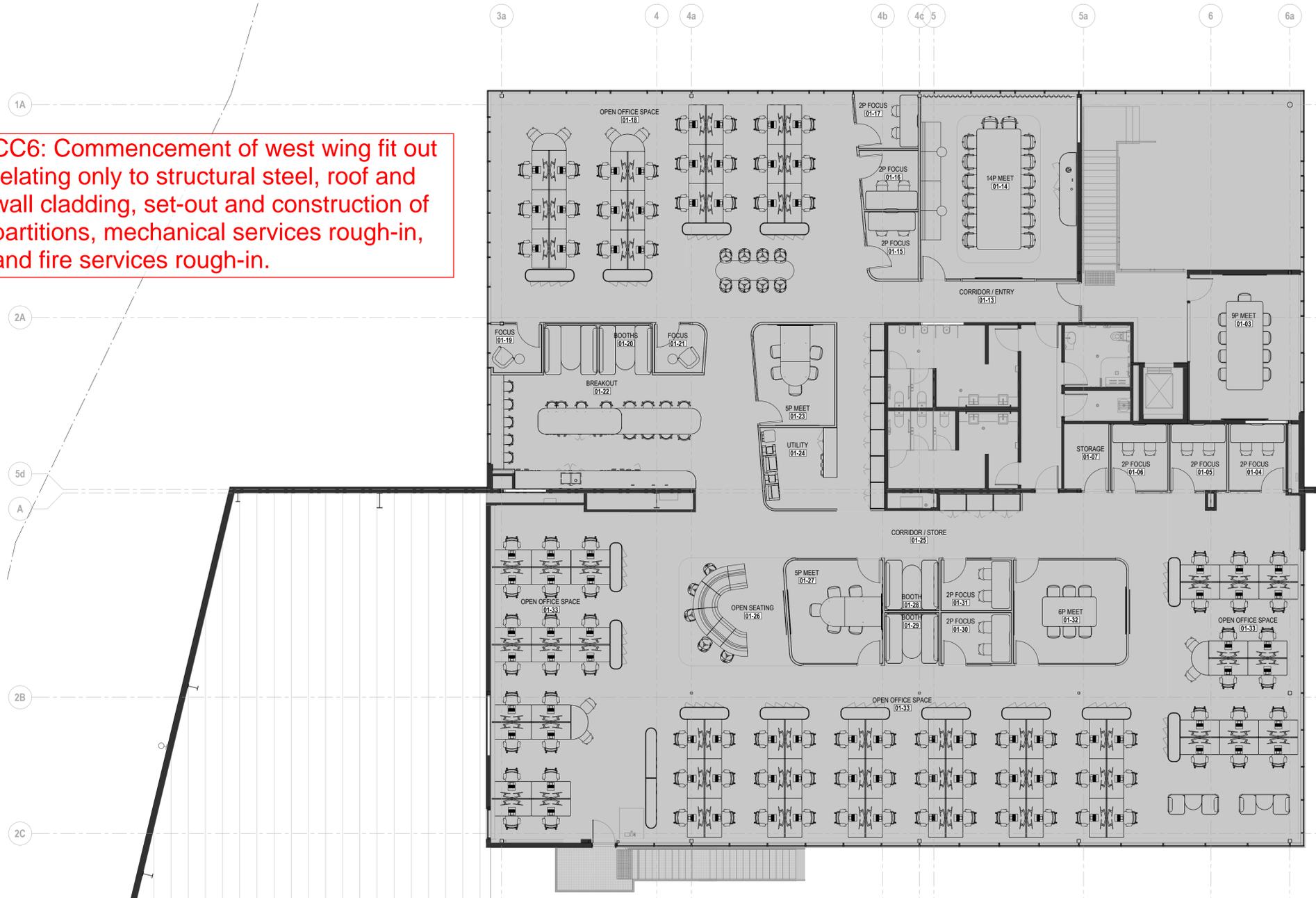


**2 WALL JUNCTION**

**CONSTRUCTION CERTIFICATE**  
Approved Plans & Specifications relating to:  
Date Approved: **08 December 2025**  
Certificate No.: **CC-25162**  
**BLACKETT MAGUIRE + GOLDSMITH**



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**GENERAL LEGEND:**

RM-NAME [RM-#] SQM	ALLOCATED ROOM NUMBER
[Grey Box]	OUT OF SCOPE
[Thick Line]	BASE BUILDING / EXISTING WALLS

**ROOM SCHEDULE - LEVEL 01**

ROOM NUMBER	ROOM NAME	NOM. AREA
01-01	VOID BELOW	66 m <sup>2</sup>
01-02	LIFT STAIR ENTRY	13 m <sup>2</sup>
01-03	9P MEET	28 m <sup>2</sup>
01-04	2P FOCUS	6 m <sup>2</sup>
01-05	2P FOCUS	6 m <sup>2</sup>
01-06	2P FOCUS	6 m <sup>2</sup>
01-07	STORAGE	5 m <sup>2</sup>
01-08	CLNR	3 m <sup>2</sup>
01-09	AWC	7 m <sup>2</sup>
01-10	AIRLOCK	11 m <sup>2</sup>
01-11	FEMALE	16 m <sup>2</sup>
01-12	MALE	17 m <sup>2</sup>
01-13	CORRIDOR / ENTRY	14 m <sup>2</sup>
01-14	14P MEET	49 m <sup>2</sup>
01-15	2P FOCUS	6 m <sup>2</sup>
01-16	2P FOCUS	6 m <sup>2</sup>
01-17	2P FOCUS	6 m <sup>2</sup>
01-18	OPEN OFFICE SPACE	143 m <sup>2</sup>
01-19	FOCUS	4 m <sup>2</sup>
01-20	BOOTH	9 m <sup>2</sup>
01-21	FOCUS	4 m <sup>2</sup>
01-22	BREAKOUT	56 m <sup>2</sup>
01-23	5P MEET	13 m <sup>2</sup>
01-24	UTILITY	25 m <sup>2</sup>
01-25	CORRIDOR / STORE	32 m <sup>2</sup>
01-26	OPEN SEATING	19 m <sup>2</sup>
01-27	5P MEET	16 m <sup>2</sup>
01-28	BOOTH	5 m <sup>2</sup>
01-29	BOOTH	5 m <sup>2</sup>
01-30	2P FOCUS	6 m <sup>2</sup>
01-31	2P FOCUS	6 m <sup>2</sup>
01-32	6P MEET	19 m <sup>2</sup>
01-33	OPEN OFFICE SPACE	335 m <sup>2</sup>

**Key Plan:**

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REV	DESCRIPTION	DATE	BY	CHK
1	Issue for Construction	17.11.25	LM	AC
B	Issue for Tender	07.11.25	LM	AC
A	Issue for Information	22.09.25	LM	AC

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**GROUND FLOOR - ROOF PLAN (EARLY WORKS)**

Status:

**ISSUED FOR CONSTRUCTION**

Drawn By: MM Checked By: LM  
 Scale: 1 : 100 AT A1 Date: 07.11.25  
 Project Number: **SYD-00612**

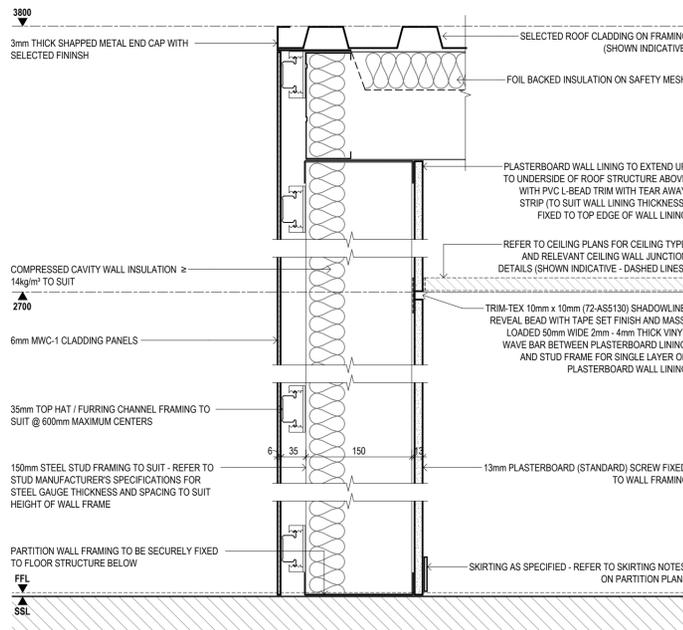
Drawing Number: **IA-303** Revision: **1**  
 of 200

MWC-1	ITEM	ITEM
	SUPPLIER	LYSAGHT
	MANUFACTURER	LYSAGHT
	PRODUCT	TRIMDECK
	FINISH/COLOUR	TO MATCH EXISTING
	INSTALL METHOD	AS PER MANUFACTORER INSTRUCTIONS
	SIZE	762MM
	FIRE RATING	NA
MDR -1	ITEM	ITEM
	SUPPLIER	LYSAGHT
	MANUFACTURER	
	PRODUCT	
	FINISH/COLOUR	SURFMIST
	INSTALL METHOD	AS PER MANUFACTORER INSTRUCTIONS
	SIZE	
FIRE RATING	NA	

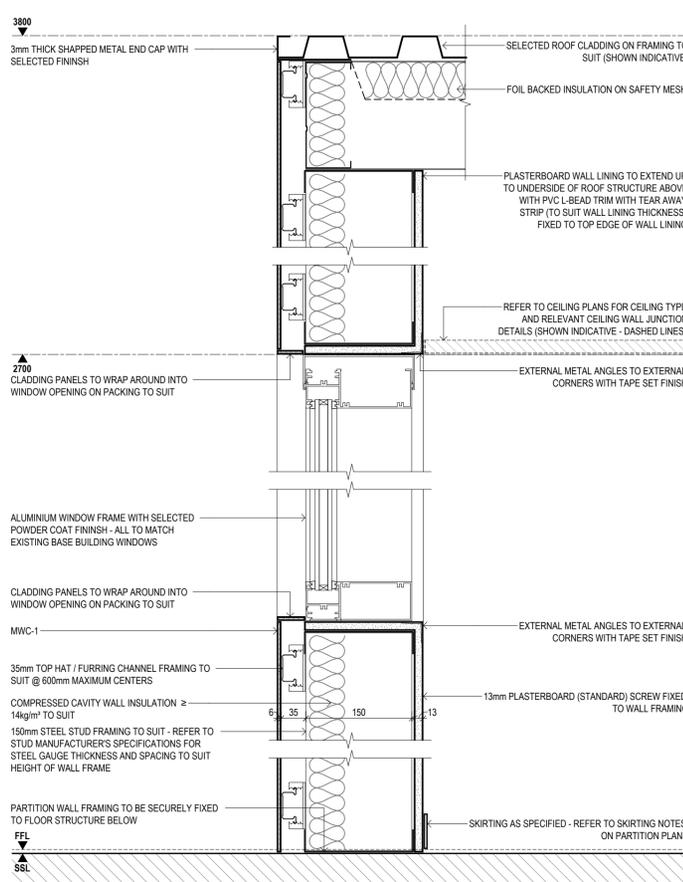
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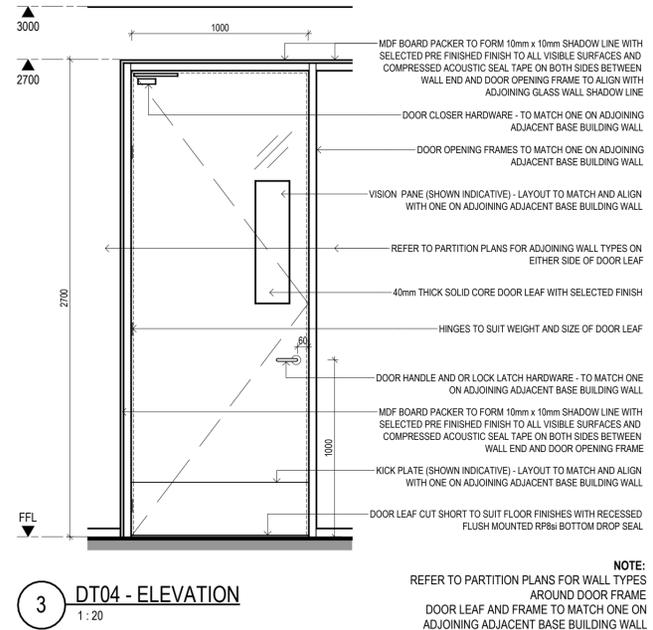


**1 PARTITION TYPE - A72c**  
1:5

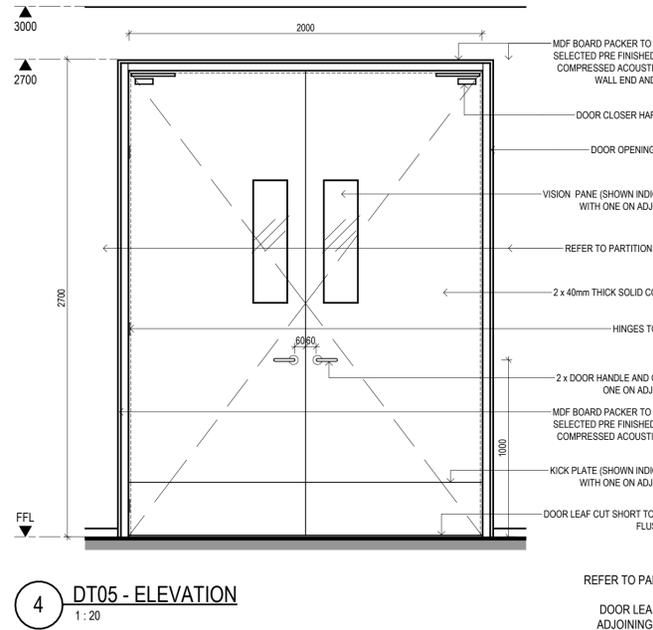


**2 PARTITION TYPE - A72c**  
1:5

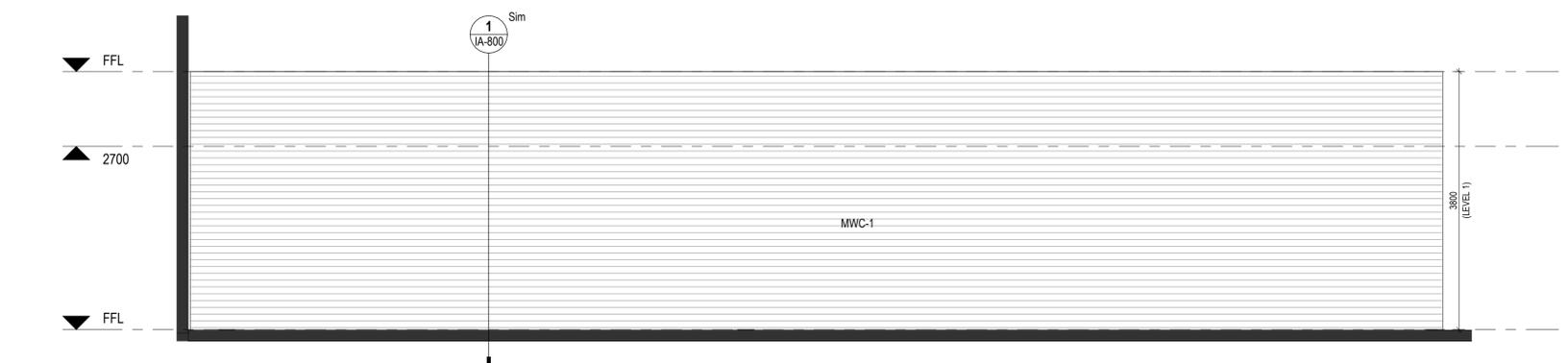
MWC-1	ITEM	ITEM	MDR -1	ITEM	ITEM
	SUPPLIER	LYSAGHT		SUPPLIER	LYSAGHT
	MANUFACTURER	LYSAGHT		MANUFACTURER	SURFMIST
	PRODUCT	TRIMDECK		PRODUCT	
	FINISH/COLOUR	TO MATCH EXISTING		FINISH/COLOUR	TO MATCH EXISTING
	INSTALL METHOD	AS PER MANUFACTORER INSTRUCTIONS		INSTALL METHOD	AS PER MANUFACTORER INSTRUCTIONS
	SIZE	762MM		SIZE	
	FIRE RATING	NA		FIRE RATING	NA



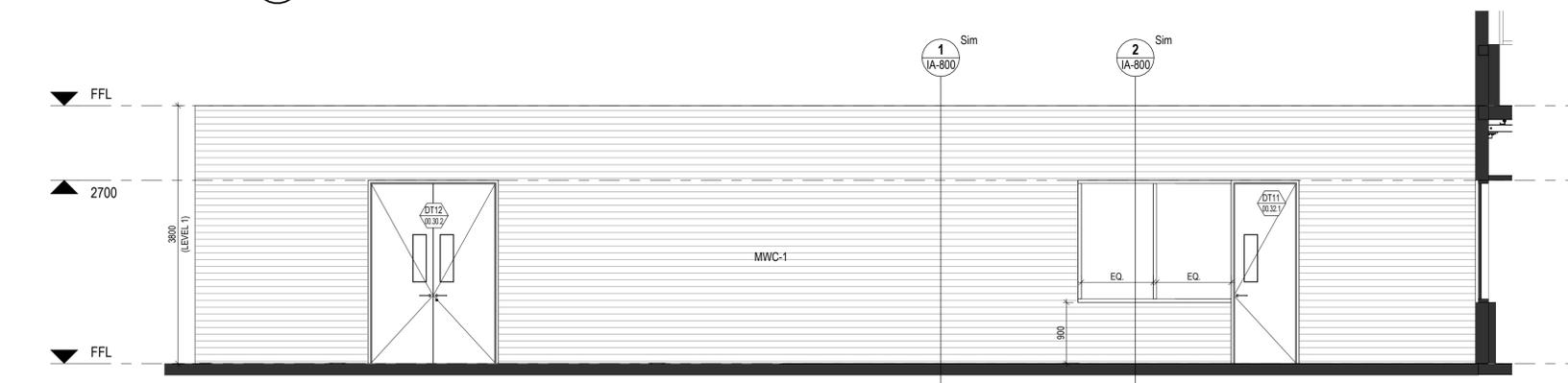
**3 DT04 - ELEVATION**  
1:20



**4 DT05 - ELEVATION**  
1:20



**5 FRONT**  
1:50



**6 SIDE**  
1:50

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Drawing Title:  
**CONSTRUCTION DETAILS AND WALL ELEVATIONS (EARLY WORKS)**

Status:  
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Scale: As indicated AT A1 Date: 17.11.2025  
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Drawing Number: **IA-800** Revision: **1**  
of 200

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