



Te Kamo

89 Great North Road

Proudly marketed by Steve and Miriam Davis

**Harcourts**  
Whangarei

# Property Information

<b>Property Type</b>	House
<b>Rooms</b>	Dining Room, 4 Double Bedrooms, Conservatory, Workshop
<b>Hot Water</b>	Electric, Wetback
<b>Heating</b>	Ceiling Fans, Closed Fire
<b>Insulation</b>	Ceiling
<b>Kitchen</b>	Modern, Open Plan
<b>Dining</b>	Combined Kitchen
<b>Bathrooms</b>	Combined Bth/WCs, Ensuite
<b>Lounge</b>	Lounge/Dining Combined
<b>Stove</b>	Electric
<b>Interior Condition</b>	Excellent
<b>Exterior</b>	Weatherboard Timber
<b>Exterior Condition</b>	Excellent
<b>Roof</b>	Iron
<b>Flooring</b>	Carpet, Tiles, Vinyl
<b>Garaging</b>	Boat Parking, Double, Off St Parking
<b>Fencing</b>	Fully Fenced
<b>Aspect</b>	Easterly, Northerly
<b>Views</b>	Private, Rural
<b>Sewage</b>	Mains
<b>Water</b>	Town
<b>Frontage</b>	Street
<b>Amenities</b>	Close to Schools, Close to Shops, Close to Transport

## Features & Chattels

<b>Living Rooms</b>	2
<b>Chattels</b>	Bathroom Extractor Fan, Blinds, Cooktop, Dishwasher, Drapes, Fireplace, Fixed Floor Coverings, Garden Shed, Light Fittings, Rangehood, Wall Oven, Waste Disposal Unit
<b>Other Features</b>	Heat Transfer System

## Additional Information

<b>More Details URL</b>	<a href="http://harcourtswhangarei.co.nz/property/WR49245">harcourtswhangarei.co.nz/property/WR49245</a>
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“  
 ...outdoor living is a true highlight. Multiple decks are positioned to capture the sun...  
 ”



4 2 2 2 2

# Much-Loved Family Home Ready for Its Next Chapter

**FOR SALE**

**FLOOR AREA** 144sqm

**LAND AREA** 809sqm

Beautifully maintained and positioned to capture a sunny north-easterly aspect, this spacious family home combines comfort, practicality, and outstanding outdoor living.

A wheelchair-friendly ramp provides easy access, while the welcoming open-plan living area is kept warm and cosy with a wood burner, wetback system, heat transfer system, and newly installed ceiling insulation for year-round comfort.

Offering four generous bedrooms, the home includes three double bedrooms on the ground floor and a spacious master retreat upstairs complete with its own ensuite. The master suite also enjoys a charming sunroom - the perfect spot to relax with your morning coffee while soaking up the sun.

Set on a flat, fully fenced section, there's plenty of space for children and pets to play safely. Keen gardeners will love the large raised vegetable garden and established citrus trees, while exterior sensor lighting adds convenience and peace of mind.

Parking is plentiful, with ample off-street space for family and visitors. At the rear of the property you'll find a garage, workshop with extensive storage, plus three additional garden sheds, providing room for tools, hobbies, and all your outdoor equipment.

Outdoor living is a true highlight. Multiple decks are positioned to capture the sun throughout the day. Enjoy breakfast on the front deck, then entertain family and friends on the large covered rear deck, perfectly designed for afternoon and evening sun, barbecues, and year-round gatherings.

Conveniently located close to schools, shops, public transport, and everyday amenities, this home is set within a friendly neighbourhood and welcoming community.

If you're searching for a spacious family home that offers character, comfort, and exceptional outdoor living, this property is a must-see. Don't miss this opportunity - homes of this size and versatility are always in demand.



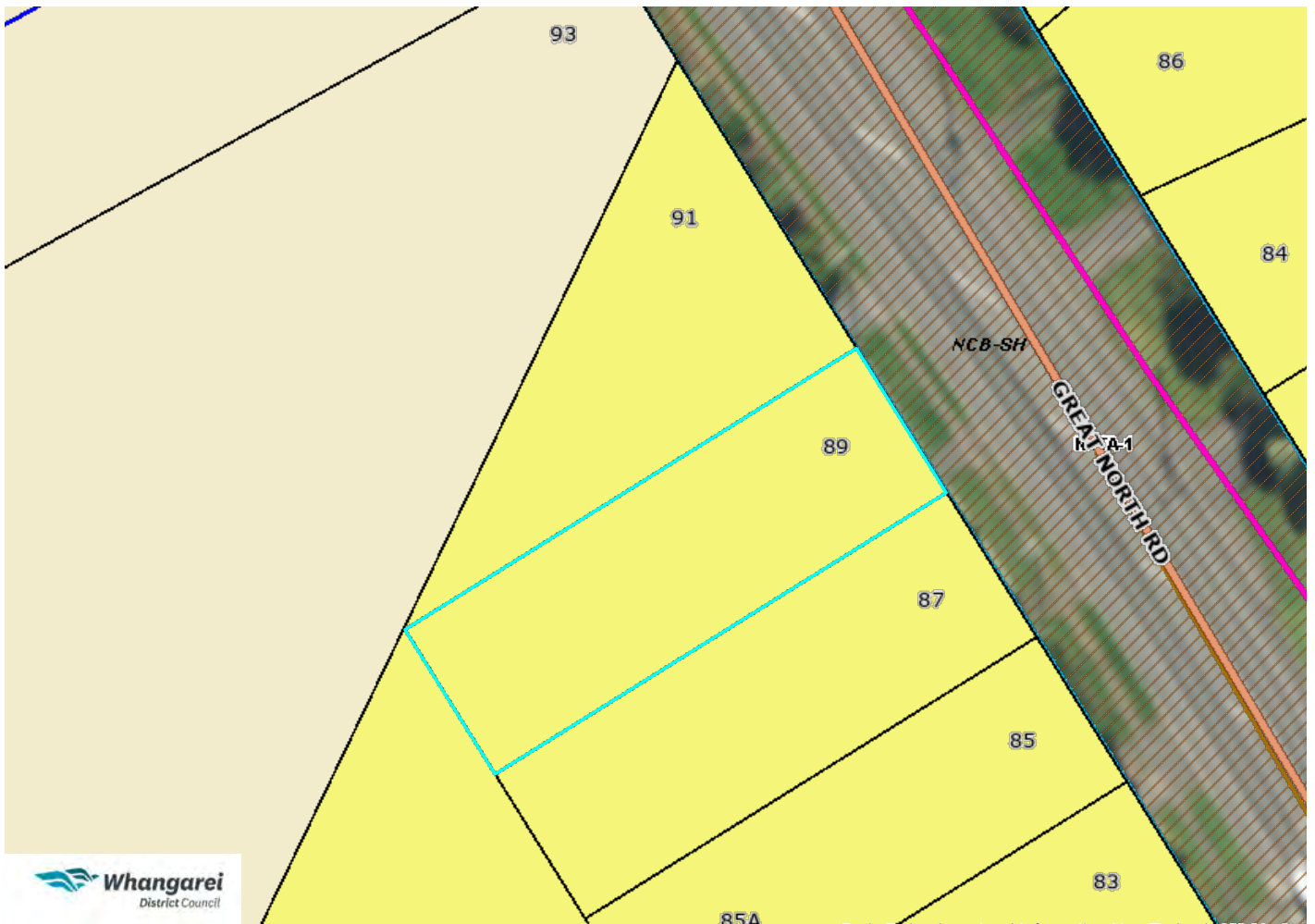


# Rates

Assessment Number:	0033039700		
Property ID:	4367		
Address:	89 Great North Road Te Kamo 0112		
View Maps:	<a href="#">WDC Maps</a>	<a href="#">Google Maps</a>	
Land Area (hectares):	0.0809		
Capital Value:	2025/2026	\$570,000	2026/2027 \$0
Land Value:	2025/2026	\$280,000	2026/2027 \$0
Record of Title:	22B/61		
Floor Area (square metres):	144		
Site Area (square metres):	144		
Improvements:	DWG OBS OI		
Land Use Code:	Residential Single Unit		
Number of Units:	1		
Property Category:	RD194B		
Zone (view District Plan Map):	<a href="#">District Plan Map</a>		

<input type="checkbox"/> <b>WDC</b>			
General Residential	Land Value	280000	\$816.84
Uniform Annual General Charge	SUIPs	1	\$901.00
Sewage Disposal - Residential	Pans	1	\$966.00
Stormwater	SUIPs	1	\$79.00
<b>Total</b>			<b>\$2,762.84</b>
<input type="checkbox"/> <b>NRC</b>			
NRC - Regional Council Services	SUIPs	1	\$229.89
NRC - Regional Economic Development	Land Value	280000	\$8.51
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$67.31
NRC - Regional Flood Infrastructure	SUIPs	1	\$41.66
NRC - Regional Land and Freshwater Management	Land Value	280000	\$84.73
NRC - Regional Pest Management	SUIPs	1	\$109.47
NRC - Regional Rescue Services	SUIPs	1	\$8.87
NRC - Regional Sporting Facilities	SUIPs	1	\$16.09
NRC - Regional Transport Rate	SUIPs	1	\$30.40
NRC - Regional Urban Rivers Management - Gen Catchment	SUIPs	1	\$40.34
<b>Total</b>			<b>\$637.27</b>
<b>Total</b>			<b>\$3,400.11</b>

# WDC GIS Map - Zoning



## Zones

### Residential Zones

- Large Lot Residential Zone
- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone

### Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone
- Future Urban Zone
- Strategic Rural Industries Zone
- Fonterra Kauri Milk Processing SRIZ - Ancillary Irrigation Farms

# WDC GIS Map - Land Stability



## Land Stability

Landslide Susceptibility Zone


-  High
-  Moderate
-  Low

# WDC GIS Map - Overland Flow Paths








## Stormwater Catchment and Flood Management

Overland Flow Path Spill Points from Roads 2021






 Locations Overland Flow Spills from Roads

Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021

-  0.2 ha to 0.4 ha
-  0.4 ha to 1.0 ha
-  1.0 ha to 3.0 ha
-  3.0 ha to 100.0 ha
-  100.0 ha and above

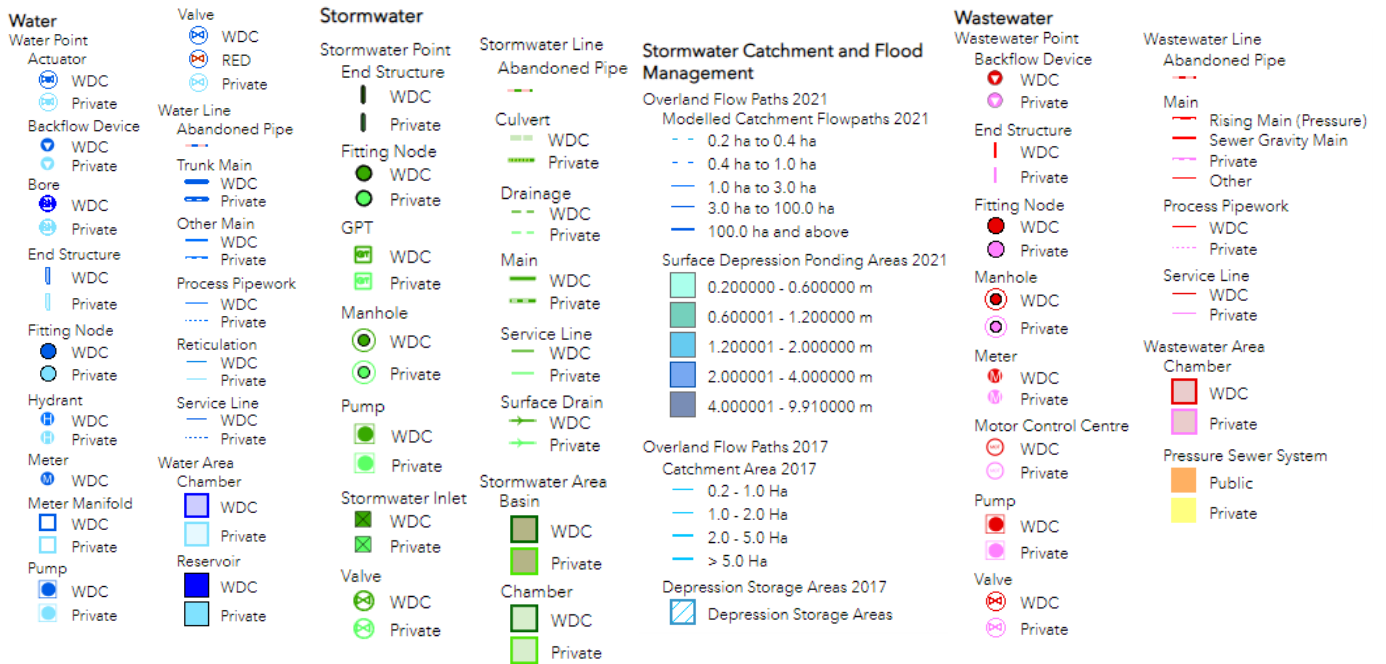
Surface Depression Ponding Areas 2021

-  0.200000 - 0.600000 m
-  0.600001 - 1.200000 m
-  1.200001 - 2.000000 m
-  2.000001 - 4.000000 m
-  4.000001 - 9.910000 m

# WDC GIS Map - Assets



## Assets Map



# WDC GIS Map - 10 & 100 Year Flood Risk



## Land Parcels



## Flood Hazard Area

Flood Hazard - 10yr extent



Flood Hazard - 100yr CC extent



# Title



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA22B/61  
**Land Registration District** North Auckland  
**Date Issued** 28 January 1972

**Prior References**  
NA1063/153

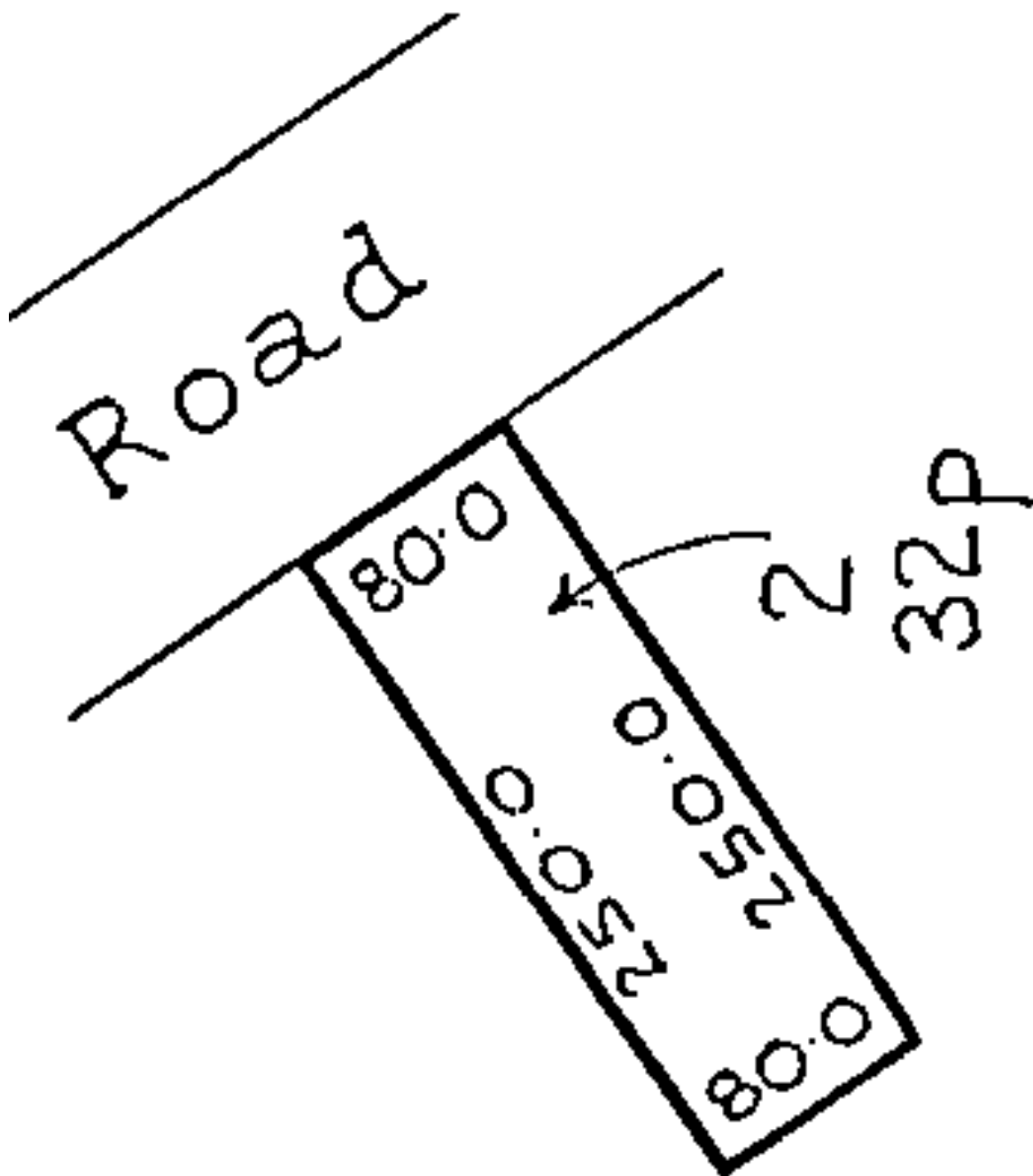
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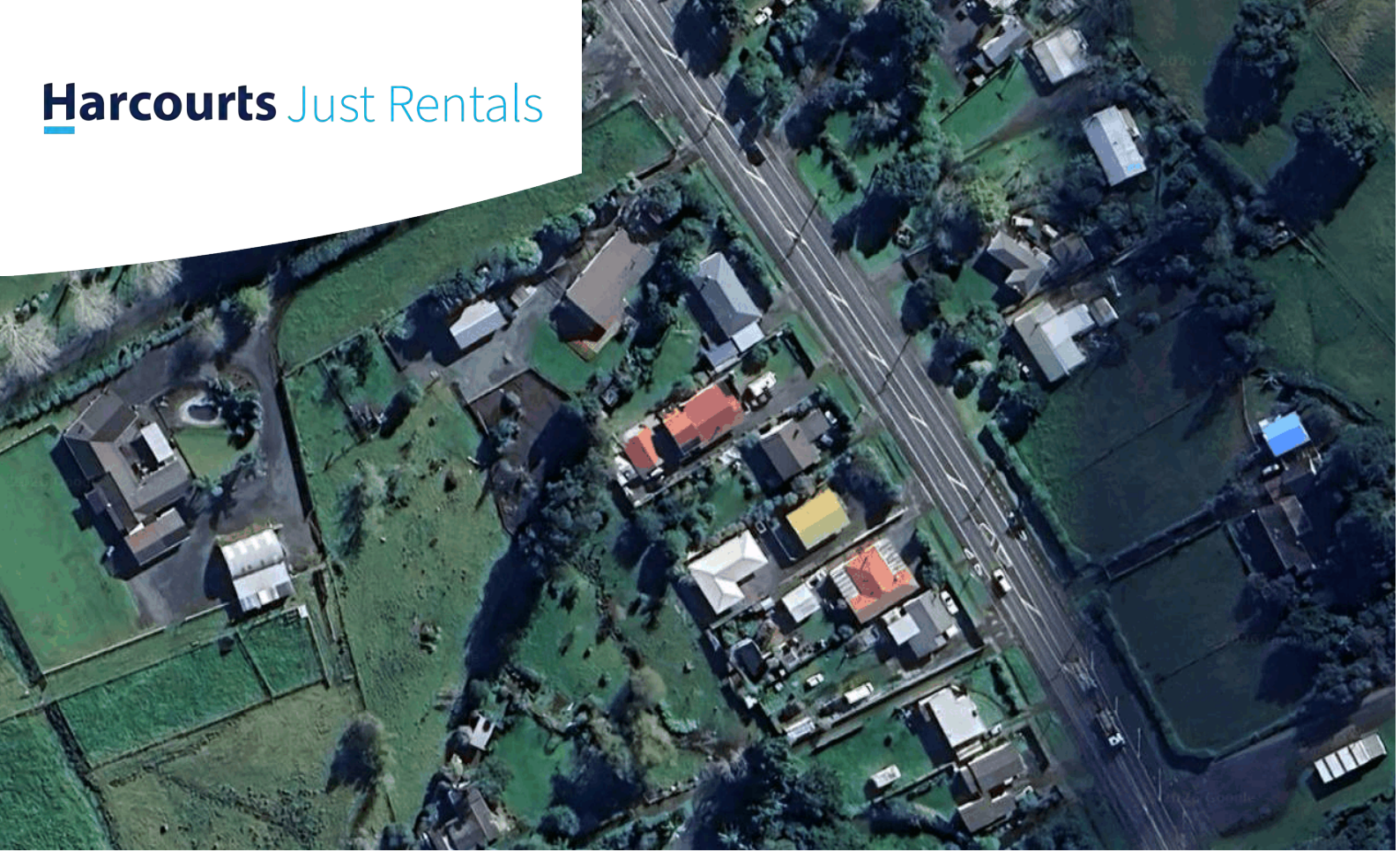
**Estate** Fee Simple  
**Area** 809 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 39697  
**Registered Owners**  
Freddy Akehurst Woodman and Annette Marie Woodman

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#### Interests

398600.1 Gazette Notice declaring the adjoining road to be a limited access road - 28.2.1979 at 10:44 am  
11633968.2 Mortgage to Kiwibank Limited - 10.12.2019 at 9:26 am





## Rental Appraisal

2 June 2026

**Te Kamo** 89 Great North Road

4 2 1 2

**Rental Estimate:** \$690.00 - \$720.00 per week

### Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
Okaihau Place, Tikipunga	4 Bedroom, 1 Bathroom	\$690.00
Pebble Beach Boulevard, Te Kamo	4 Bedroom, 2 Bathroom	\$700.00
Lake Drive, Tikipunga	4 Bedroom, 2 Bathroom	\$720.00

### Are you considering purchasing this home as an investment?

We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property. We take property management seriously and our results speak for themselves.

**99.54% of our properties are tenanted**

**99.36% of our tenants pay their rent on time**

To ensure your investment property reaches it's full potential, contact us today.

## Harcourts Just Rentals

Your Local Property Management Specialists  
09 438 2054 | justrentalsnth@harcourts.co.nz

Disclaimer: This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act 1986 and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property can not be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2015, the Healthy Homes Guarantee Act 2017, and the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Full compliance with Healthy Homes Standards is required from 1 July 2025. Information about these regulations can be found here: <https://www.tenancy.govt.nz/forms-and-resources/?topic=12&type=&target=&keyword=>. This report is solely to provide information to the property owner and/or addressee. Any person, other than the property owner or addressee, who relies on this report for any purpose does so in all respects at their own risk.



# Your Salesperson

## Steve & Miriam Davis

Described by our clients as *hardworking, extremely professional, delightful to work with*, and known for *achieving outstanding results*, we take pride in delivering a real estate experience that truly puts people first.

For us, real estate is about more than just property — it's about people, life changes, and important milestones. Whether you're selling due to a new opportunity, a growing family, or a major life transition, we're here to guide you through the process smoothly and successfully, no matter the circumstances.

As Team Davis, we work together with a shared commitment: **to achieve the best possible outcome for you.**

We combine:

- Strategic, targeted marketing
- Proactive and hands-on selling
- Clear, consistent communication
- Skilled, confident negotiation

All while ensuring your interests are fully protected through strict compliance with industry regulations.

Our results speak for themselves. We consistently rank among the top-performing agents on RateMyAgent, but our focus isn't on competing with others — it's on delivering the best result for our clients.

We also believe in giving back. Supporting local schools and participating in community initiatives is an important part of who we are.

### Why marketing matters

Great marketing is the key to a successful sale. Think of it like fishing — the better you cast your net, the more likely you are to attract the right buyers willing to pay the best price. Once we've found those buyers, we focus on negotiating the strongest possible result on your behalf.

We are results-driven, client-focused, and backed by testimonials that reflect our commitment and success.

If you're looking for an experienced, dedicated real estate team who will guide you every step of the way and work tirelessly to secure the best outcome — we'd love to help.

**You only get one chance to sell your property — make sure you do it right.**



Steve & Miriam Davis

M 021 820 015 | P 09 430 1000

steve.davis@harcourts.co.nz

whangarei.harcourts.co.nz

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



## Steve Davis

Licensed Real Estate Salesperson

**M** 021 820 015

[steve.davis@harcourts.co.nz](mailto:steve.davis@harcourts.co.nz)

## Miriam Davis

Licensed Real Estate Salesperson

**M** 027 577 6335

[miriam.davis@harcourts.co.nz](mailto:miriam.davis@harcourts.co.nz)

**Harcourts**  
Whangarei



# PROPERTY DOCUMENTS

This information has been supplied by the Whangarei District Council. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

# Property File

Property Address: 89 Great North Road

Property ID: 4367

Legal Description: Lot 2 DP 39697

Date Issued: 29 May 2026

**Disclaimer**

*Council makes all reasonable efforts to ensure that the information provided is accurate and up to date, however, to the extent possible under the law, Council disclaims any liability whatsoever for any error, inaccuracy or incompleteness of the information.*

*No person should rely on any information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document.*







WHANGAREI COUNTY COUNCIL

Building Application Form

Date 11<sup>th</sup> Dec 1963

TO THE COUNTY ENGINEER,

Sir— I hereby apply for permission to erect a ENCLOSE EXISTING VERANDAH TO FORM SUN RM

SPRINGS FLAT for H. BULLOCK of SPRINGS FLAT  
 according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND: Lot No. 172 D.P. 39697 Section Allot 119, 120.

Block 1211 S.D. Purmo Valn. Assmt. No. 33/397

LENGTH OF BOUNDARIES: ..... Area .....

PARTICULARS OF BUILDING—

Foundations..... Walls..... Roof.....

Area of Ground Floor.....square feet.

Area of Outbuildings.....square feet.

ESTIMATED VALUE—

Building - - - - - £ 9.0

Sanitary Plumbing and Drainage - £ N.I.C.

Total value of Building - - - £ 9.0

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) .....

Proposed use or occupancy of other part of building .....

Nature of ground on which building is to be placed and of the subjacent strata .....

Yours faithfully,

Mitson Builder

..... Owner

Postal Address 13 PURIRI ST

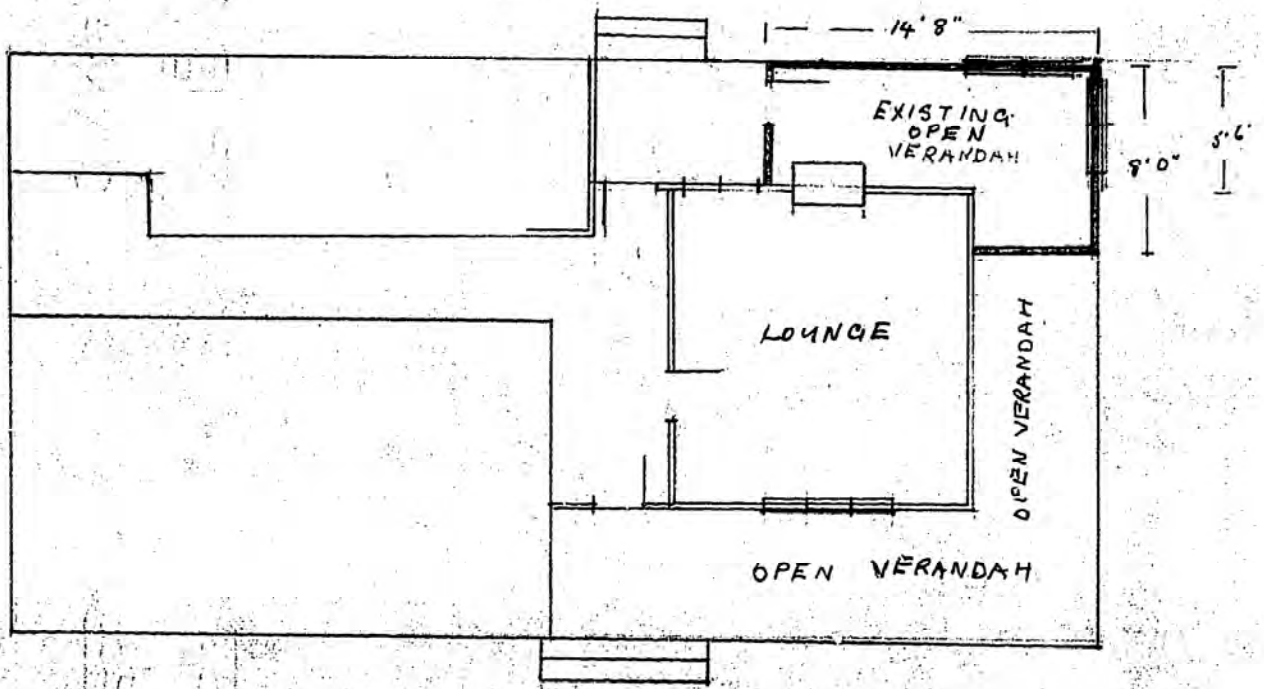
KAMO

NOTE: The following MUST accompany this Application:

PLANS AND SPECIFICATIONS IN DUPLICATE (in ink) including—

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage work a Separate Application Form must be filled in and fee paid before a building permit can be issued.
- (f) Application for entrance crossing from road.

NO 4367



MAIN HIGHWAY

PROPOSED ADDITION  
OF SUN ROOM  
FOR  
H BULLOCK Esq.  
SPRING'S FLAT.

STD HEIGHT 8'3"  
ALL TIMBER T. PINE  
LINING : H. BOARD  
DOOR : STD 3 PANE  
WINDOWS : COPPER LOUVRE

EXISTING WORK. ———  
NEW WORK —————  
SCALE : 1/8" = 1 FT.

04367

8100

M.H.

APPROVED  
W/STAMP

4000

75mm  
Concrete  
Capping

Garage

Preliminary Inspection  
Final Inspection

2000

100mm pvc sewer pipe

Veranda

Glassing  
Access

1140

Kitchen

BATH  
Room

Laundry

Living Room

BEDROOM

Lounge

Bedroom

45 300

SPRINGS FLAT SEWERAGE RETICULATION AS BUILT SHEET

PHOTO REF. NO. 306.73.69. PERMIT NO. 7811. STREET NO. 85, 87, 89.

LOCATION S.H.1. / Geed North Road AKUSTRANE / HARRISAN

OWNER .....

VALUATION REF. 33/399.2.398. (397)

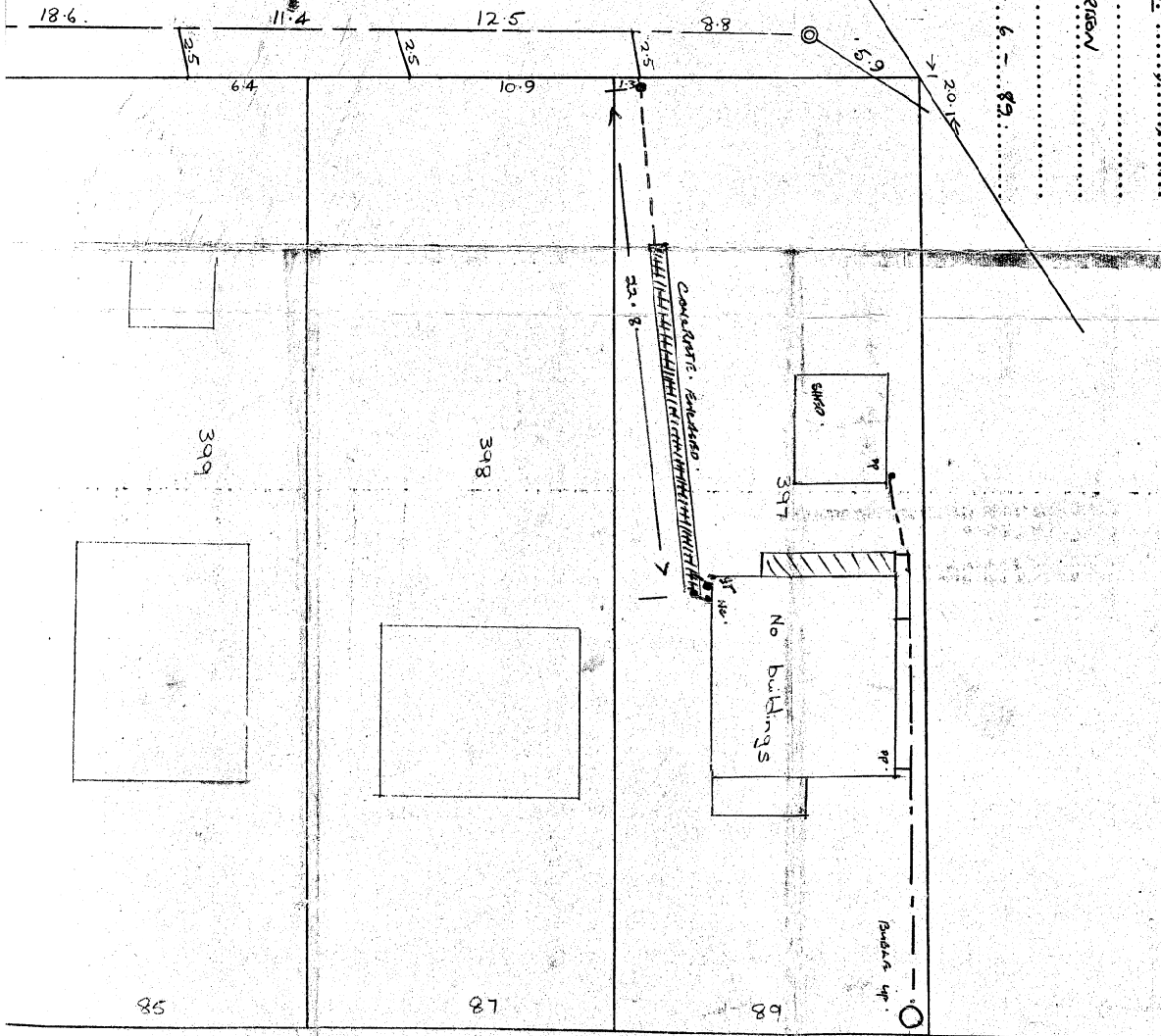
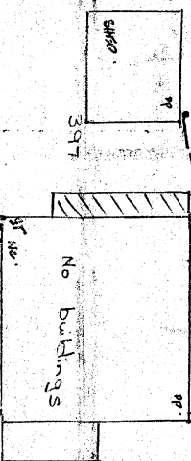
CERTIFIED CORRECT .....

SCALE 1:250 DATE 8.6.89

**WARNING!**  
HIGH LEVELS OF ARSON DIOXIDE MAY BE ENCOUNTERED IN THE SPRINGS FLAT SEWERAGE. VENTILATE ALL ENCLOSED AREAS THOROUGHLY BEFORE ENTERING.

MH 35  
LL 98.18  
IL 96.80

CONCRETE MANHOLE  
32.8



311 04367

04367  
113

S.H.1.



RECEIVED  
- 6 APR 1995  
Whangarei District Council

12600

**APPLICATION FOR BUILDING CONSENT**  
(Section 33, Building Act 1991)

**PART A : GENERAL**

*(To be completed in all cases, ticking each box as appropriate.  
The applicant must be the owner of the land, or the leaseholder, or a person who has agreed either conditionally or unconditionally agreed to purchase the land or any leasehold.)*

**APPLICATION TYPE**

- Building Consent only (Project Information Memorandum No. \_\_\_\_\_)
- Both Building Consent and a Project Information Memorandum. 12557

**APPLICANT**

Name RICHARD & JUDY SOCKLING  
Mailing \_\_\_\_\_  
Address 89 GREAT NORTH ROAD  
Contact \_\_\_\_\_  
Phone No. 4350338 Fax \_\_\_\_\_

**AGENT**

Name \_\_\_\_\_  
Mailing \_\_\_\_\_  
Address \_\_\_\_\_  
Contact \_\_\_\_\_  
Phone No. \_\_\_\_\_ Fax \_\_\_\_\_

**SITE**

Street/Road No \_\_\_\_\_  
Street/  
Road Name \_\_\_\_\_  
Town or  
Area \_\_\_\_\_

**LEGAL DESCRIPTION**

Valuation Roll No 33/397  
Lot 2 DP 39697

**FULL DESCRIPTION AND INTENDED USE OF THE PROJECT**

INSTALL FIREPLACE & ENLARGE DINNING/UNIK ROOM.

**SIZE OF PROJECT**

*(Required for the Department of Statistics)*

Floor Area \_\_\_\_\_ m<sup>2</sup> No of Dwelling Units \_\_\_\_\_  
No of Storeys \_\_\_\_\_

**ESTIMATED VALUE OF PROJECT**

Include plumbing and drainage \$ 1400.00

**INTENDED PROJECT LIFE**

- Not less than 50 years
- Under 50 years, specified as \_\_\_\_\_ years.

**STAGED PROJECT**

- No
- Yes, stage \_\_\_\_\_ of an intended \_\_\_\_\_

**NATURE OF CONSENT**

*(Required for the Department of Statistics)*

- New building - exclude domestic garages and domestic outbuildings.
- Foundations only.
- Alterations, repairs, extensions, conversions, resiting, installation of heating appliances and plumbing and drainage only.
- Other new construction and demolition.
- Domestic garages and domestic outbuildings.

**OFFICE USE ONLY**

Property I.D. 04367  
Classified Use HOUS.



**Issue Document**

CODE COMPLIANCE CERTIFICATE No: 12600

Section 43(3), Building Act 1991

Issued: 18/08/95  
 Building Consent No: 12600

**Applicant**

RICHARD NEVILLE SUCKLING  
 89 GREAT NORTH RD  
 KAMO

Doc Id	320915
--------	--------

**Agent**

RICHARD NEVILLE SUCKLING  
 89 GREAT NORTH RD  
 KAMO

**Site Information**

PROPERTY ID: 04367  
 ASSESSMENT NO: 00330/397.00  
 STREET ADDRESS: 89 GREAT NORTH RD, KAMO  
 LEGAL DESCF PT: LOT 2 DP 39697

**Project Information**

PROJECT IS FOR: Alteration  
 INTENDED USE(S): INSTALL FREESTANDING WOODFIRE/ENLARGE DINING-LIVING R  
 INTENDED LIFE: Indefinite but not less than 50 years  
 NUMBER OF STAGES: 1

**Fees**

There are no outstanding fees.

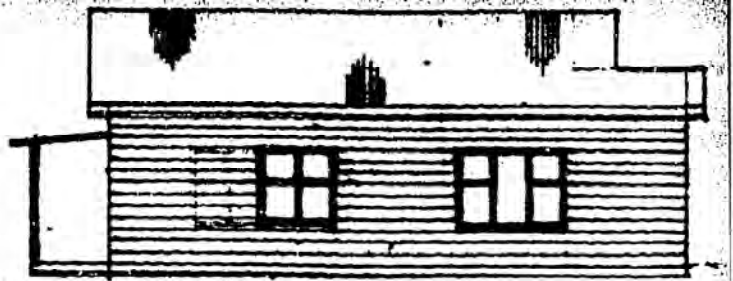
This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council

Name:..... **P. Reyburn** .....

Signature:.....  .....

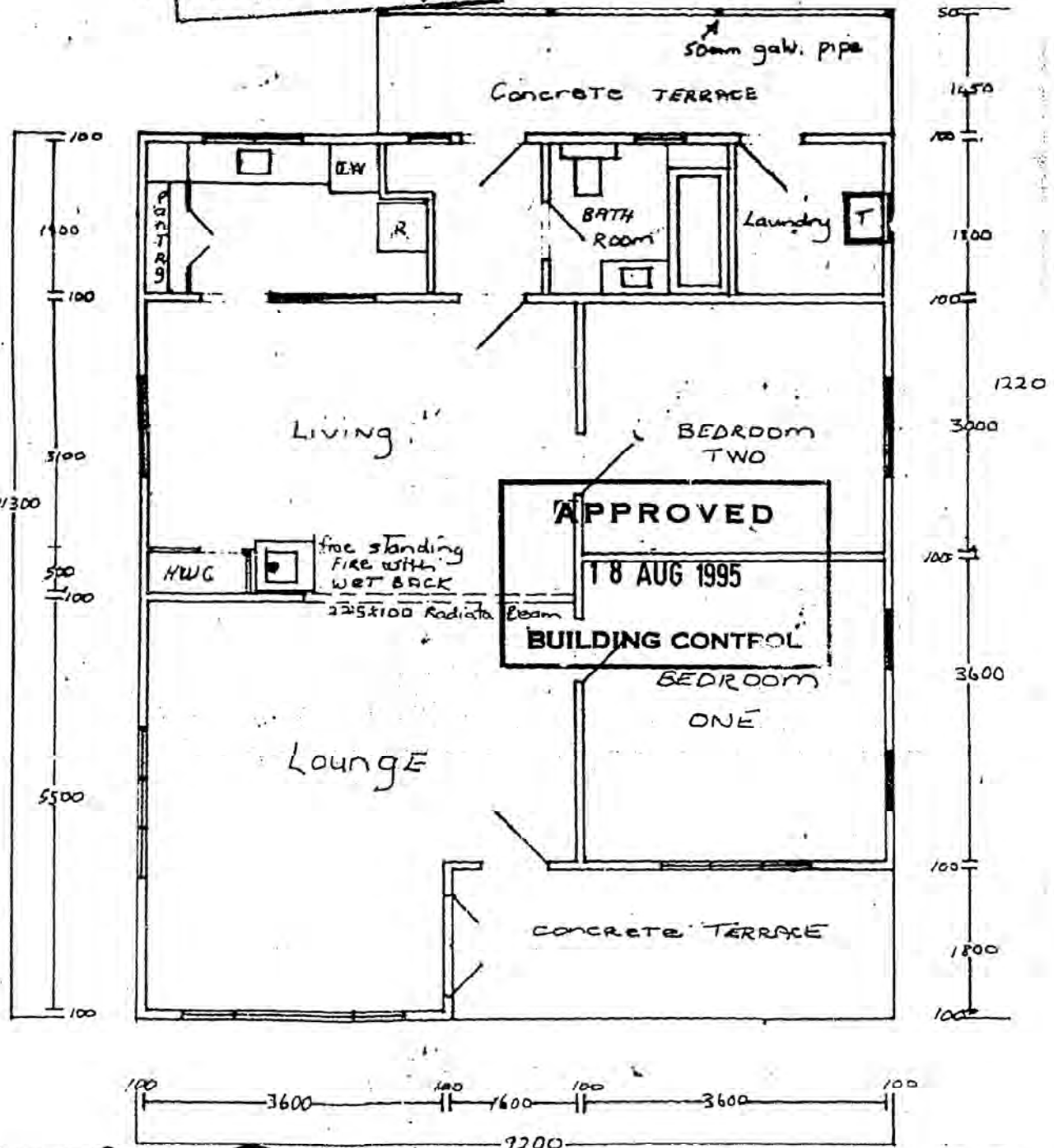
Date: 16 / 7 / 97



1989.

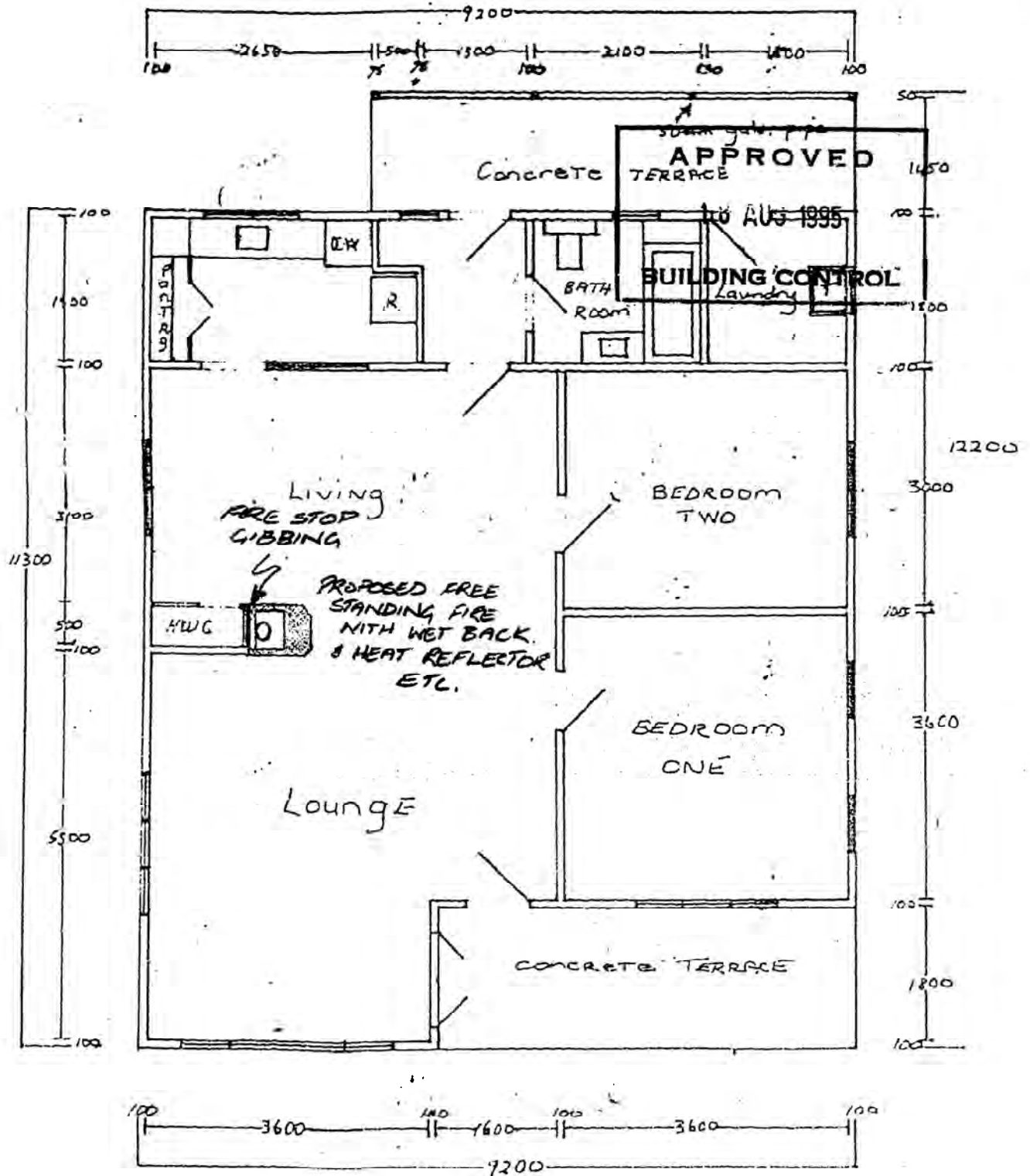
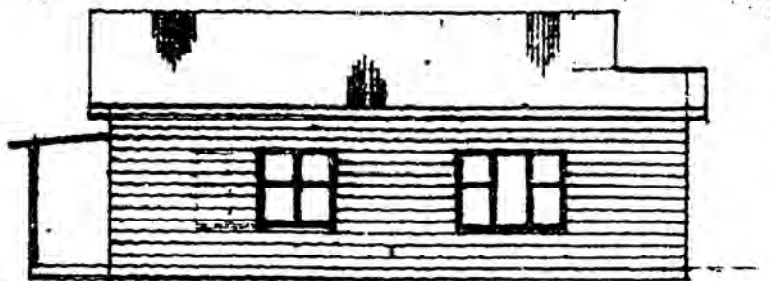
Handwritten notes on the left side of the page, including a large 'B' and '2/8' at the top, and a vertical sequence of '7', '3', '6', '7' below it.

RECEIVED  
8 AUG 1995  
Whangarei District Council



ORIGINAL PLAN - EXCEPT IT WAS NOT DONE





**STAGE.2.**



**Issue Document**

CODE COMPLIANCE CERTIFICATE No:13086

Section 43(3), Building Act 1991

Issued: 29/09/95  
Building Consent No: 13086

**Applicant**

RICHARD NEVILLE SUCKLING  
89 GREAT NORTH RD  
KAMO

Doc Id 320916

**Agent**

RICHARD NEVILLE SUCKLING  
89 GREAT NORTH RD  
KAMO

**Site Information**

PROPERTY ID: 04367  
ASSESSMENT NO: 00330/397.00  
STREET ADDRESS: 89 GREAT NORTH RD, KAMO  
LEGAL DESCRIPT: LOT 2 DP 39697

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): 2 BEDROOM EXTENSION TO EXISTING HOUSE  
INTENDED LIFE: Indefinite but not less than 50 years  
NUMBER OF STAGES: 1

**Fees**

There are no outstanding fees.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council

Name:.....P. Reyburn.....

Signature:..........

Date: 16.1.7.97

13086

**Applicant**

RICHARD NEVILLE SUCKLING  
89 GREAT NORTH RD  
KAMO

**Agent**

RICHARD NEVILLE SUCKLING  
89 GREAT NORTH RD  
KAMO

**Site Information**

PROPERTY ID: 04367  
ASSESSMENT NO: 00330/397.00  
STREET ADDRESS: 89 GREAT NORTH RD, KAMO  
LEGAL DESCRIPTION: LOT 2 DP 39697 BLK VIII PURUA SD

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): 2 BEDROOM EXTENSION TO EXISTING HOUSE  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$15,000.00  
NUMBER OF STAGES: 1

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$555.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 708882 Date: 19Sep95 Amount: \$555.00

This Consent is issued subject to the following conditions:  
=====

1: General

No Requirements.

Signed for and on behalf of the Council

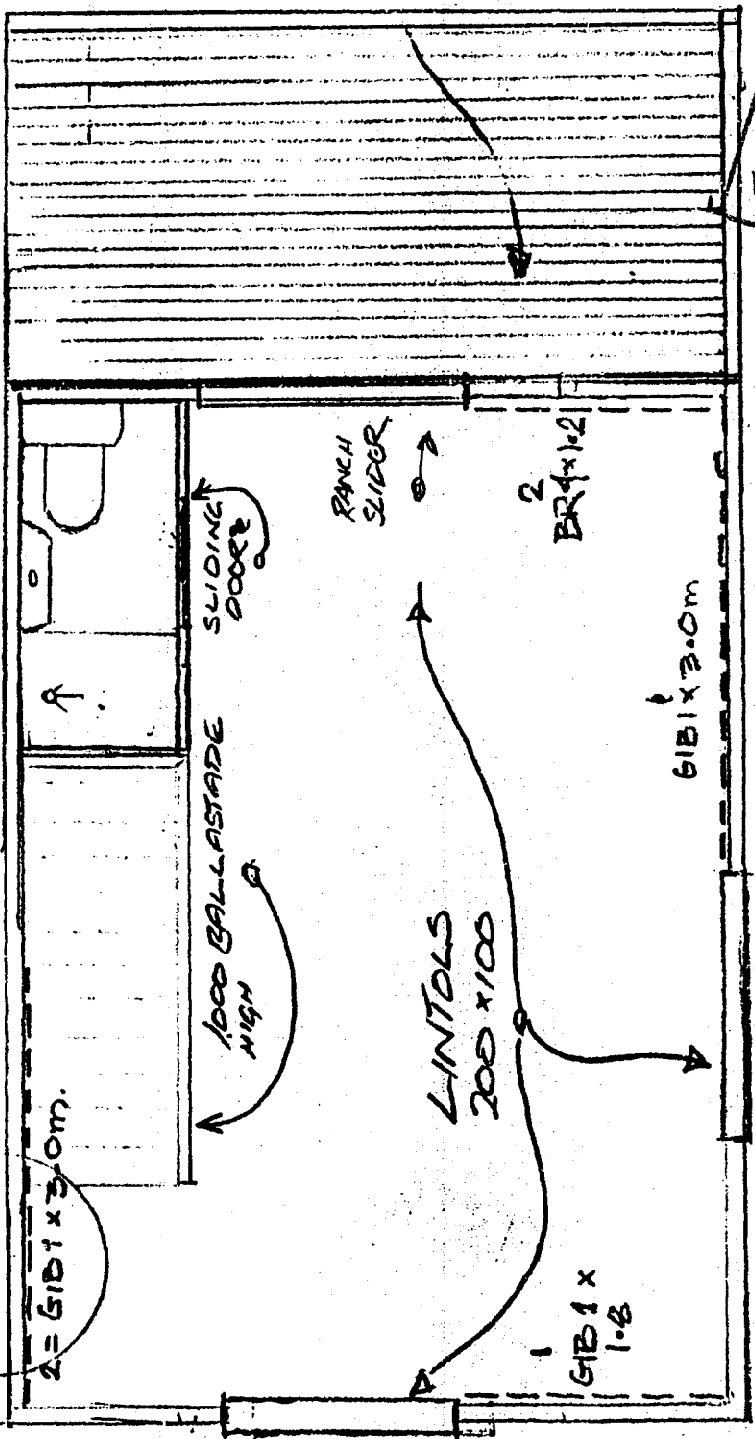
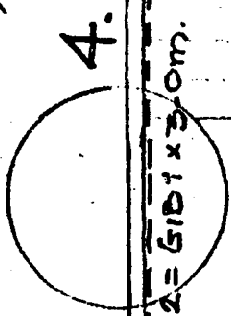
Name:.....G. Byers.....

Signature:....G. Byers..... Date: 29/.9./95.

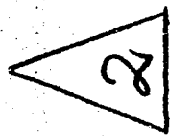
200X 100  
100X 100

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28 SEP 1995  
Whangarei District Council

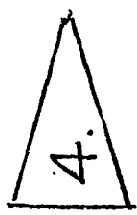
FLOOR JOISTS - EXISTING FRAMING.



TOP FLOOR 1:40



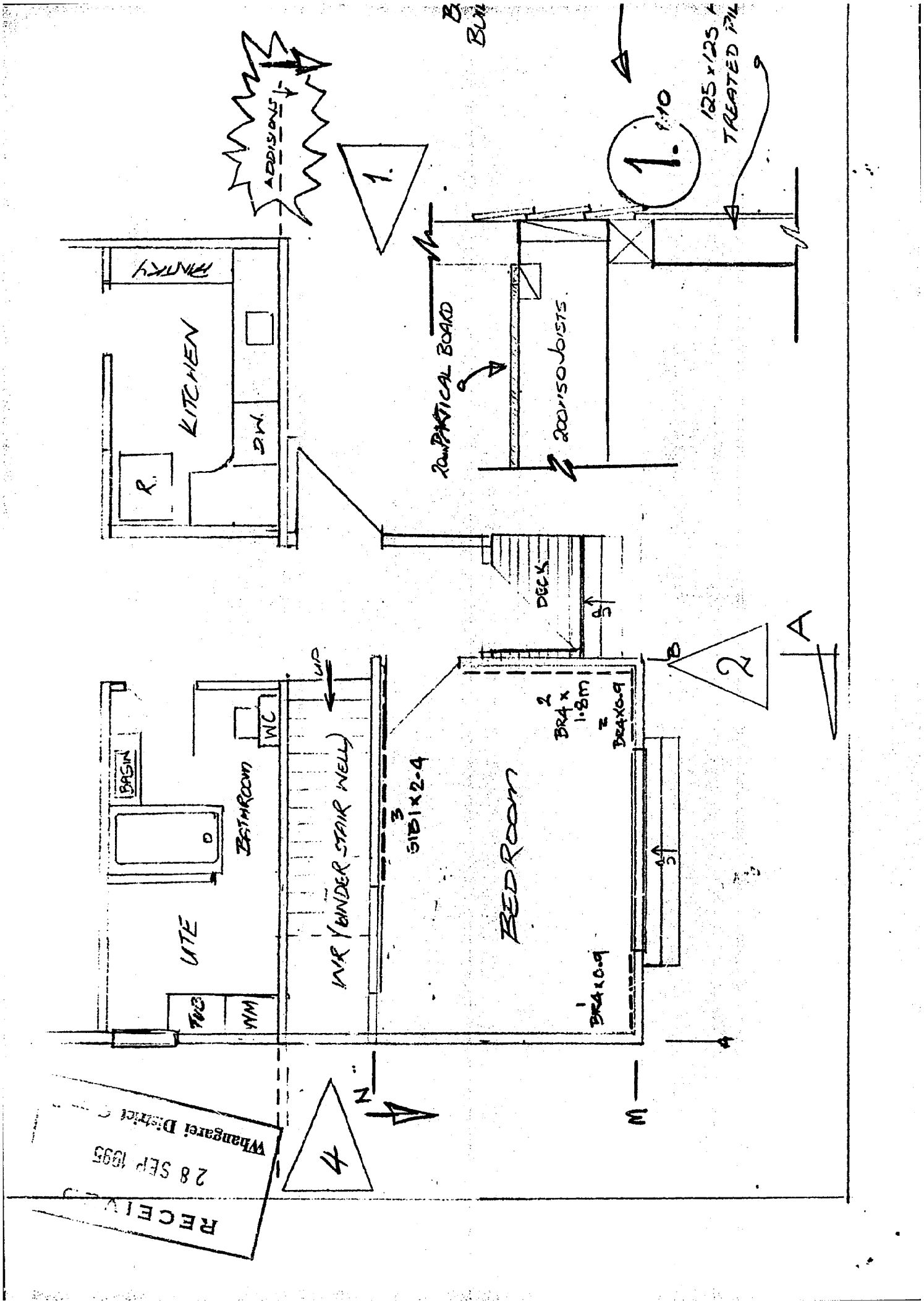
P



20x25 MC PILE

SING PILES

-E.



RECEIVED

28 SEP 1995

Whangarei District Council

\* The connection under the house is about 300mm above the ground & 500 below the floor line gives ample room for inspection & connection.

NEW PIPE

There is a pipe running along under the fence beside the main addition which runs into the sewer line. This pipe connects with the existing toilet & the new connection will tap into this line about 500mm from the old toilet connection.

NEW CONNECTION

EXISTING

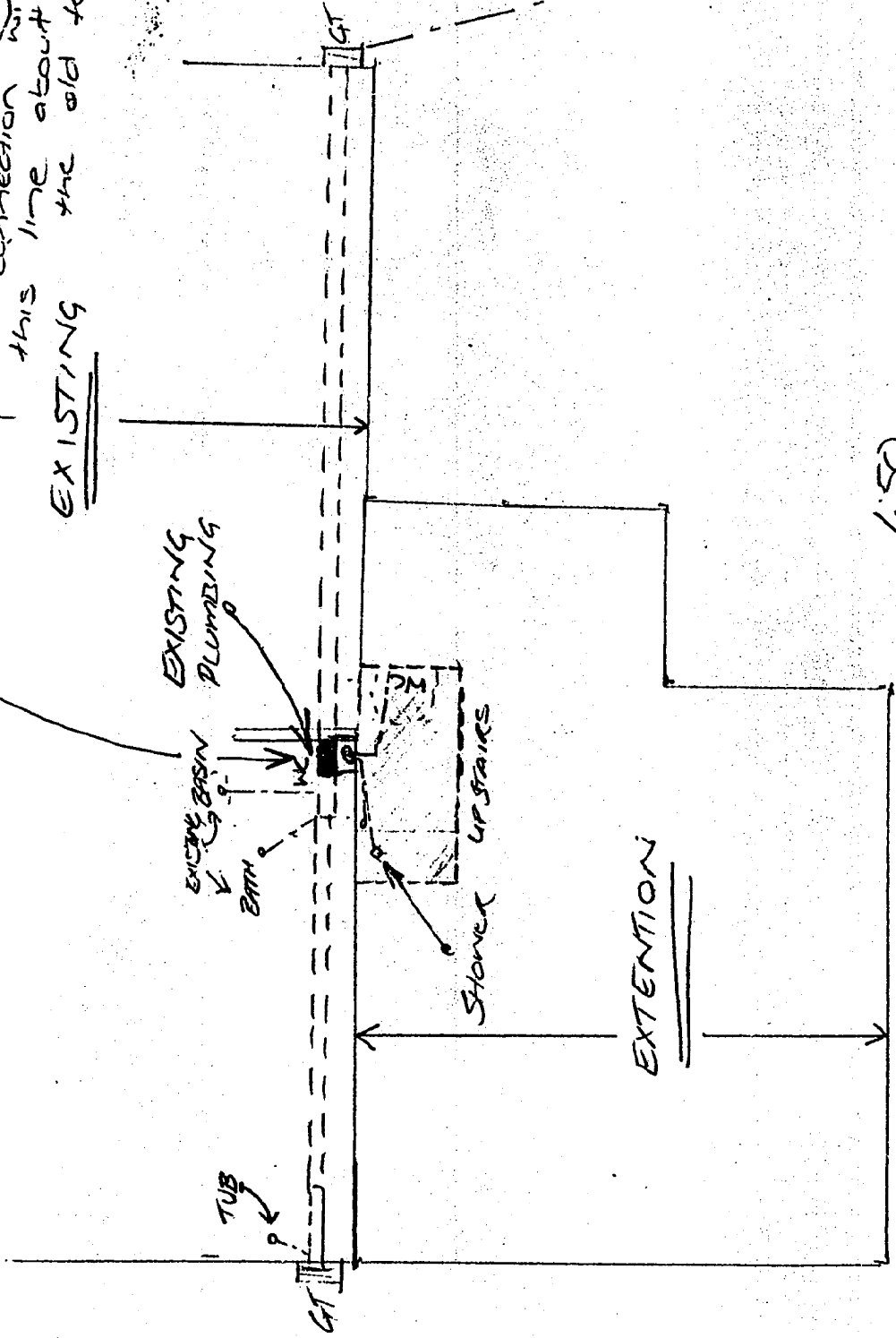
EXISTING PLUMBING

EXISTING BASIN  
BATH

STOVE & UPSTAIRS

EXTENSION

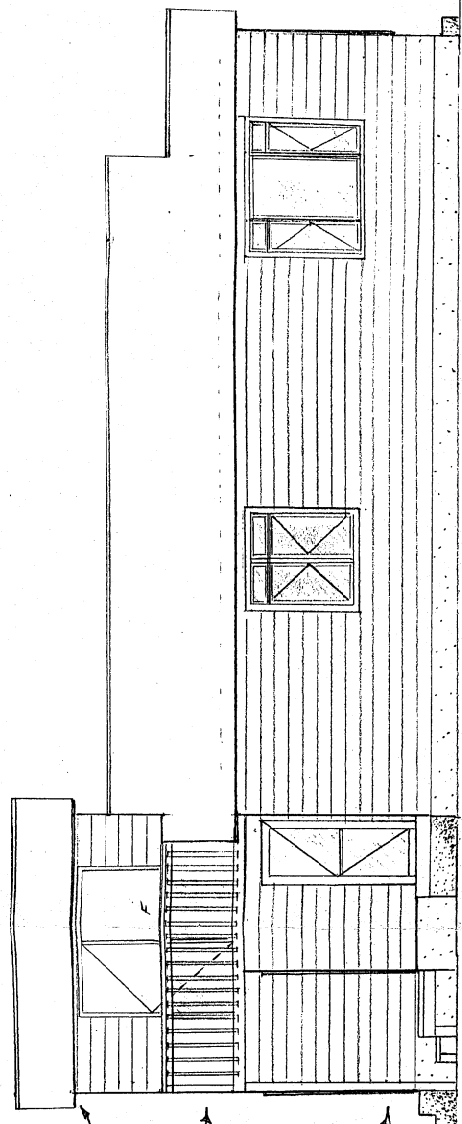
SEWER LINE



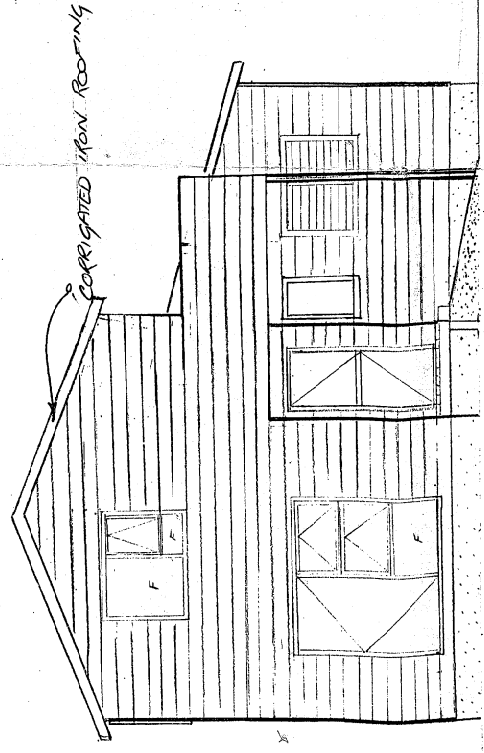
RECEIVED  
28 SEP 1995  
Whangarei District Council

1:50  
FLOOR PLAN

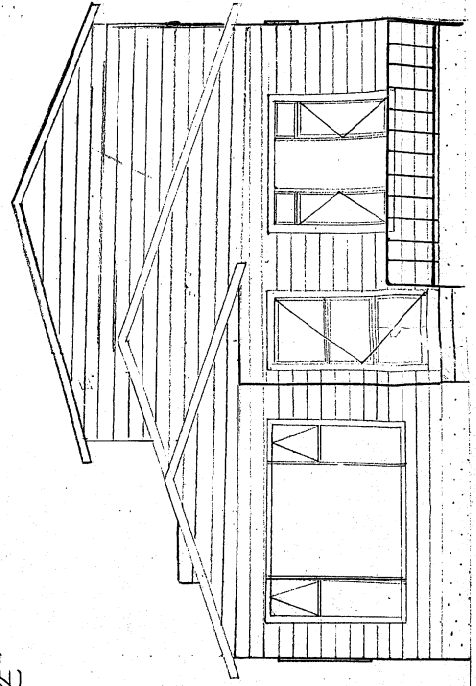
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14 SEP 1995  
Whangarei District Council



ONE



TWO



THREE

R#J SUCKLING.  
89 GREAT NORTH RD

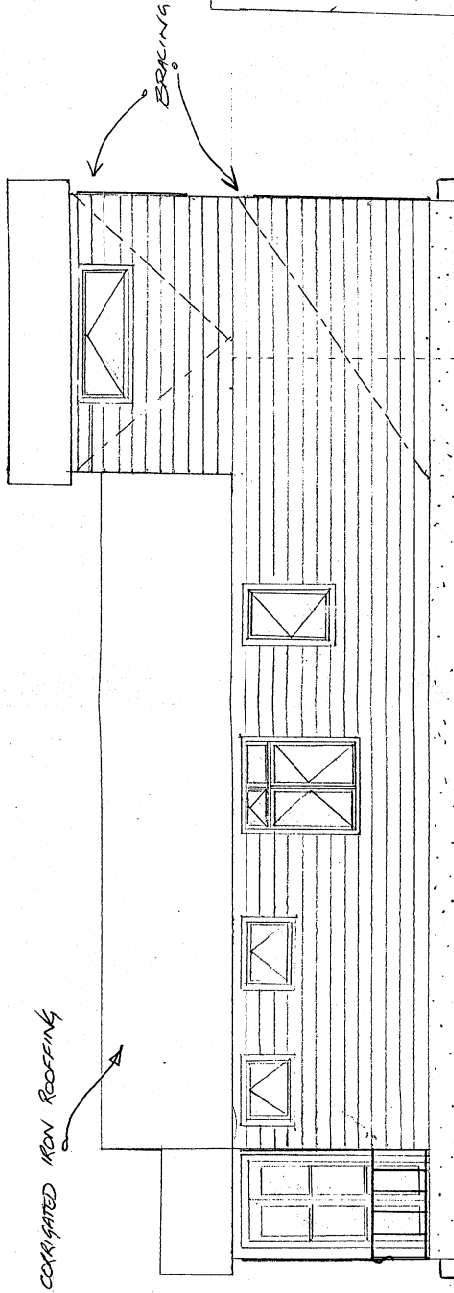
H

04367

SCALE 1:50

1.

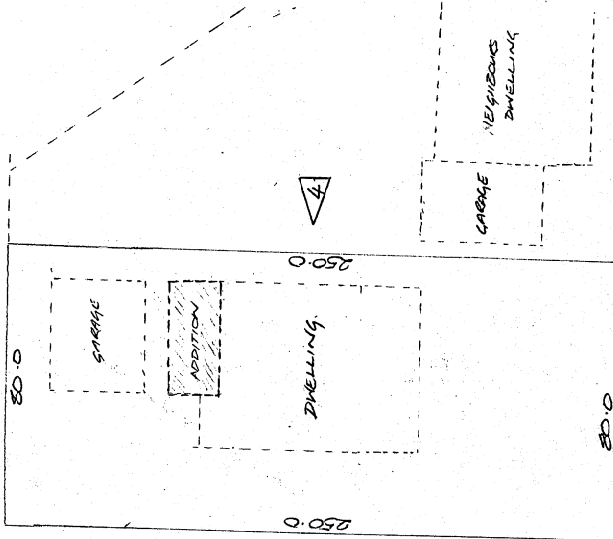
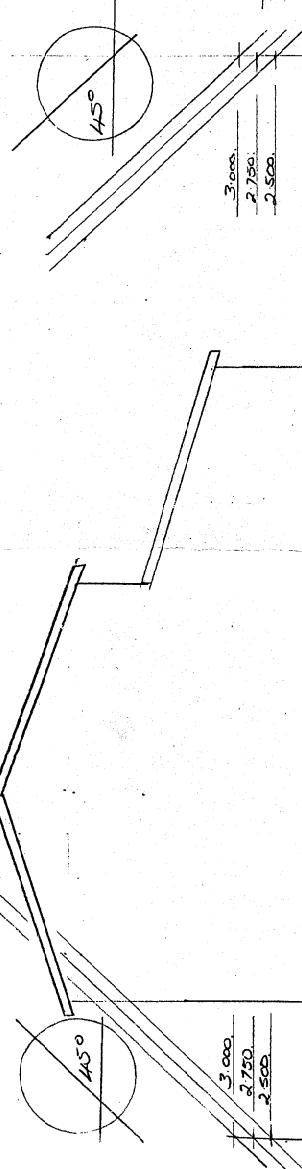
RECEIVED  
14 SEP 1995  
Whangarei District Council



SCALE 1:50

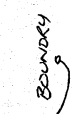
FOUR.

SCALE 1:50



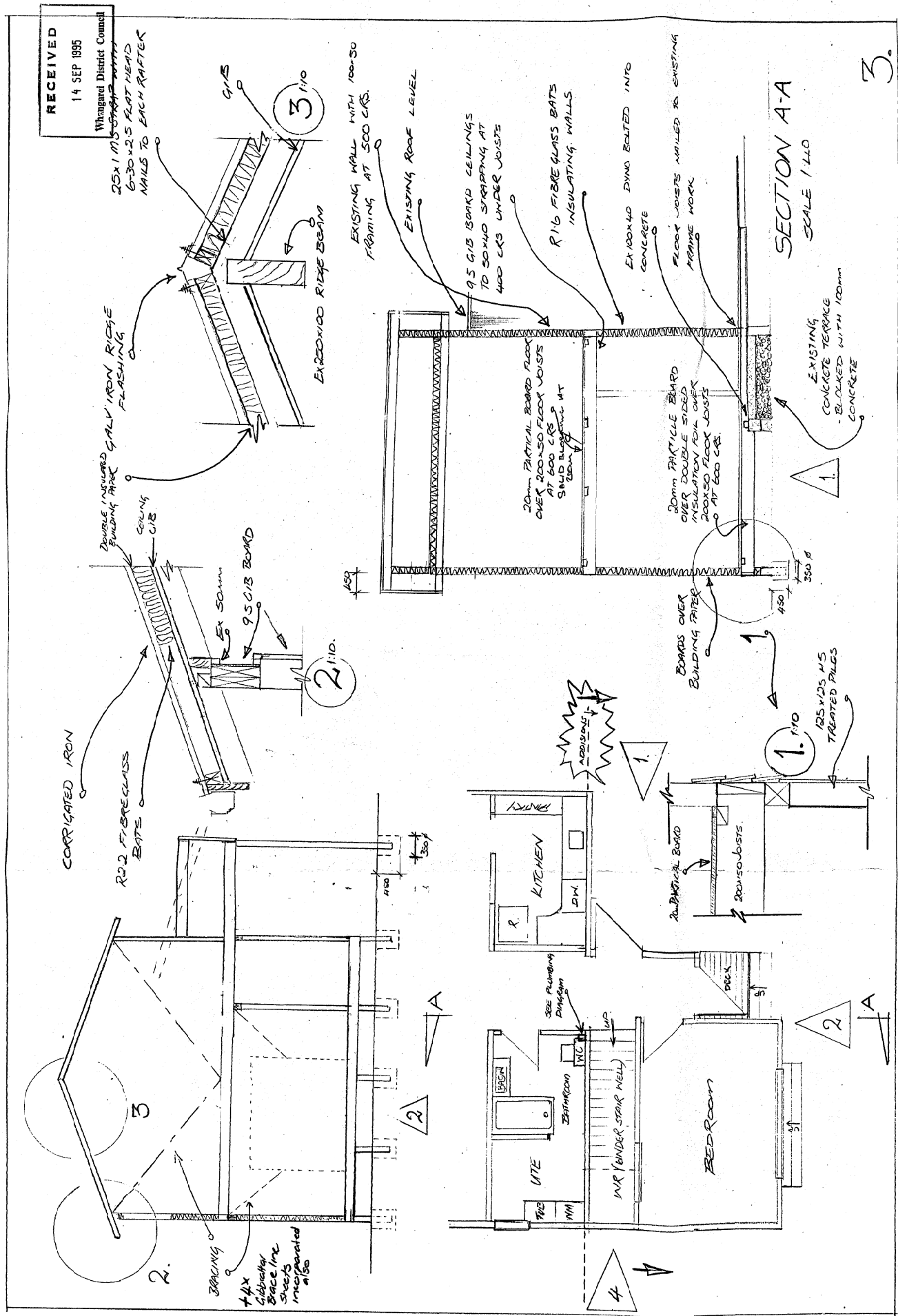
MAIN ROAD SH.1

NOT TO SCALE!



2.

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25x1 M10 STRAPPING  
6-30x2.5 FLAT HEAD  
NAILS TO EACH RAFTER

DOUBLE INSULATED GALV IRON RIDGE  
BUILDING WITH FLASHING  
SPUNNING  
C.I.B.

CORRUGATED IRON  
R2.2 FIBREGLASS  
BATS

BRACING  
4x4  
Substrack  
Base line  
Sheets  
insulated  
in place

EXISTING WALL WITH 100x50  
FRAMING AT 500 CRS.

EXISTING ROOF LEVEL

9.5 G1/8 ISOBARD CEILING  
TO 50x40 STRAPPING AT  
400 CRS UNDER JOISTS

R1.6 FIBRE GLASS BATS  
INSULATING WALLS

EX 100x40 DIMS BOLTED INTO  
CONCRETE

FLOOR JOISTS NAILLED TO EXISTING  
FRAME WORK

EX 50mm  
9.5 C.I.B BOARD

20mm PARTICLE BOARD FLOOR  
OVER 200x50 FLOOR JOISTS  
AT 600 CRS  
SOLID INSULATION AT  
BOARD

20mm PARTICLE BOARD  
OVER DOUBLE SIDED  
INSULATION FOIL OVER  
200x50 FLOOR JOISTS  
AT 600 CRS

EXISTING TERRACE  
- BLENDED WITH 100mm  
CONCRETE

125x25 H/S  
TREATED PILES

KITCHEN  
DIN  
BATHROOM  
UTE  
BEDROOM  
WIR (UNDER STAIR WELL)

PARTIAL BOARD  
200x50 joists

BOARDS OVER  
BUILDING PAPER

SECTION A-A  
SCALE 1:10

3.

2

4

1.1:10

2

A

1

1

2.1:10

3.1:10

450

450

350

450

350

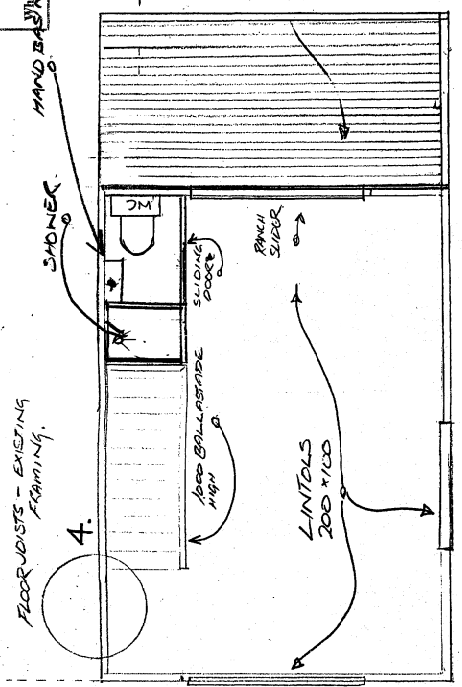
450

350

450

350

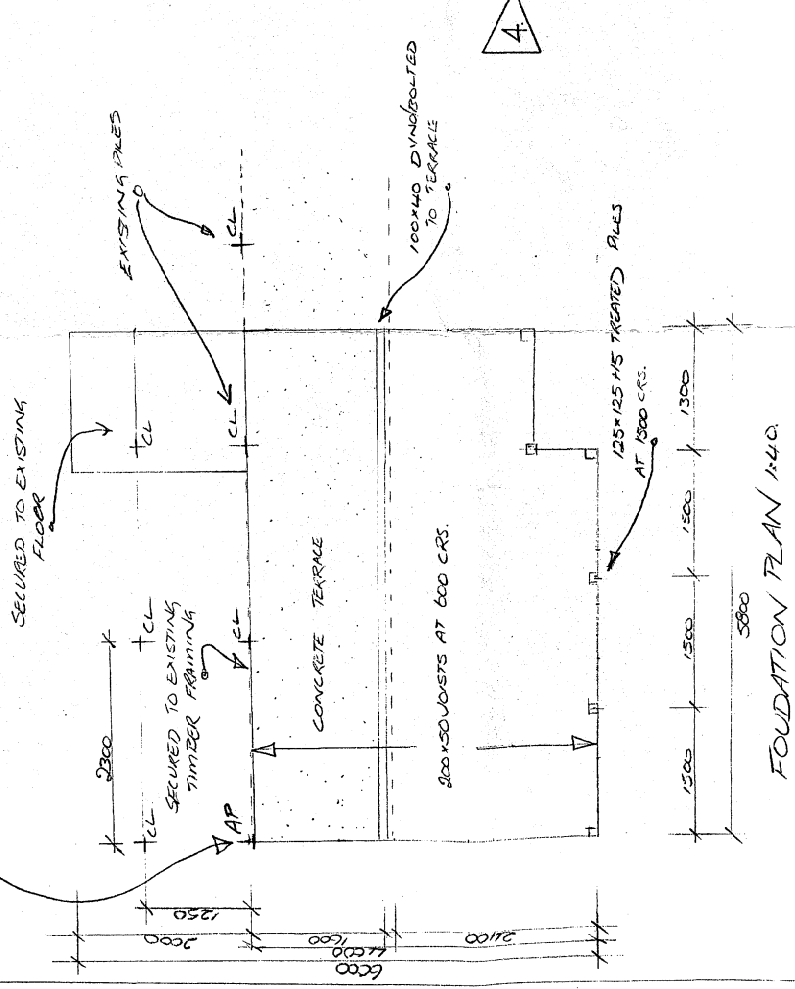
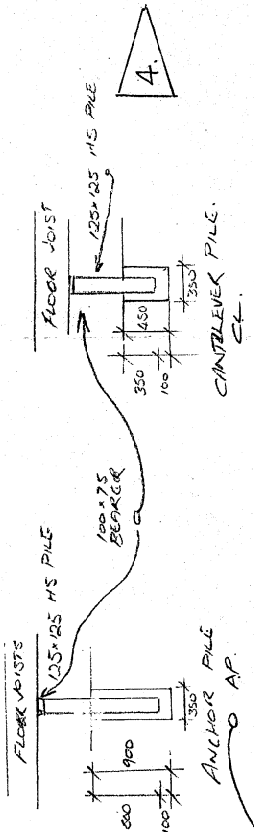
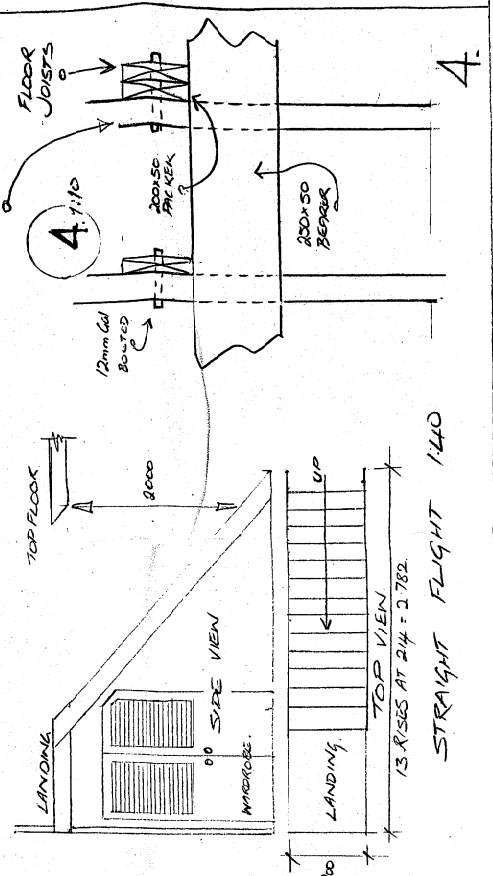
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Queens District Council



TOP FLOOR 1140



STAIRS



FOUNDATION PLAN 1140