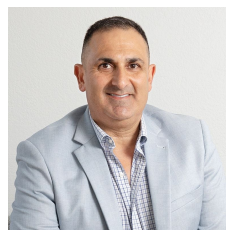


## 32 Kenny Street Wollongong NSW

5 🚗

- \* Central CBD Location
- \* Zoned E2 - Commercial Core
- \* 325sqm Warehouse & Office with amenities over 250sqm
- \* Off-Street Parking for 5 cars
- \* Close to Public Transport and within walking distance from station
- \* Suits multiple businesses

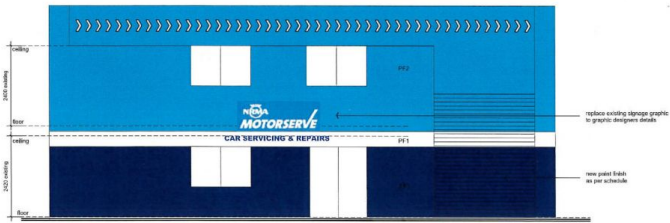
**Type** : Industrial  
**Building Size** : 575 sqm  
**Land Size** : 785 sqm  
**View** : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/wollongong/commercial/industrial/8049496>



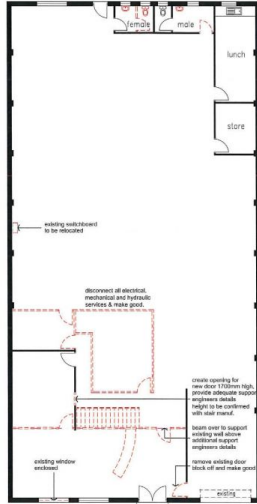
**Harry Stefanou**  
02 4229 6640



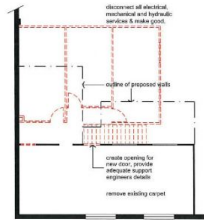
**Mark Marinelli**  
02 4229 6640



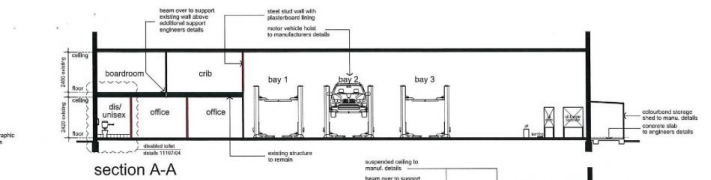
east elevation (kenny st) scale 1:50



demolition floor plan



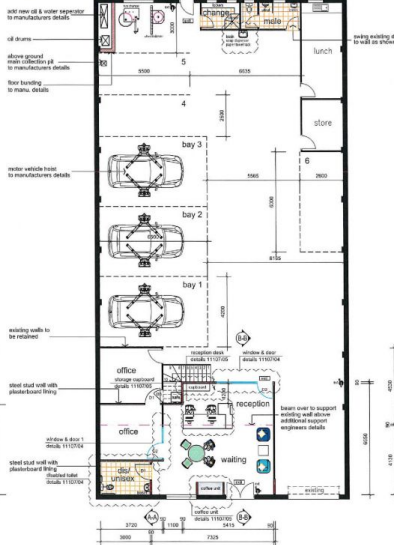
demolition mezzanine floor plan



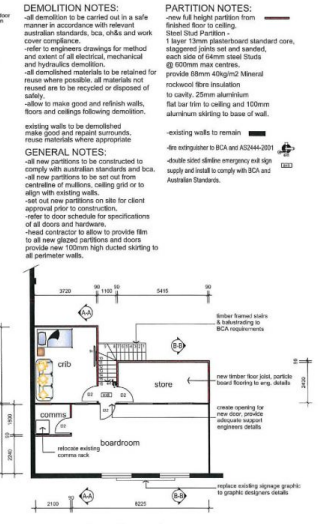
section A-A



section B-B



proposed floor plan



mezzanine floor plan

**DEMOLITION NOTES:**  
 all demolition to be carried out in a safe manner in accordance with relevant Australian standards, local codes and work cover compliance.  
 refer to engineers drawing for method and extent of all electrical, mechanical and hydraulic demolition.  
 all demolished materials to be retained for reuse where possible, all materials not reused are to be recycled or disposed of safely.  
 allow to make good and refresh walls, floors and ceilings following demolition.  
 existing walls to be demolished make good and repair components, refer to fabricator before appropriate.

**GENERAL NOTES:**  
 all new partitions to be constructed to comply with Australian standards and local, all new partitions to be set out from centreline of mullions, ceiling grid or to align with existing walls.  
 set out new partitions on site for client approval prior to construction.  
 refer to door schedule for specifications of all doors and hardware.  
 head contractor to allow to provide film to all new glazed partitions and doors provide new 100mm high ducted skirting to all perimeter walls.

**PARTITION NOTES:**  
 new full height partition from finished floor to ceiling.  
 Steel Stud Partition:  
 1 layer 130mm plasterboard standard core, staggered joints wet and sanded, each side of 60mm steel studs @ 600mm max centres.  
 provide 60mm 20kg/m<sup>2</sup> Mineral rockwool fibre insulation to cavity, 20mm aluminium flat bar fits to ceiling and 100mm aluminium skirting to base of wall.  
 existing walls to remain  
 also refer to BCA and AS/NZS 3501  
 provide steel shire emergency exit sign supply and install to comply with BCA and Australian Standards.



WORKING-DRAWINGS			
Project:	Motorserve Fitout		
Drawn:	J.B	Checked:	C.B
Date:	1:100	Date:	SEP'11
Drawing Number:	11107/02		
Project:	32 Kennedy St Wollongong		
Client:	NRMAA		
Scale:	1:100		
Issue:	A		
Approval:	SEP'11		
Revision:	A		
Revision Description:	Complying Development Application		

