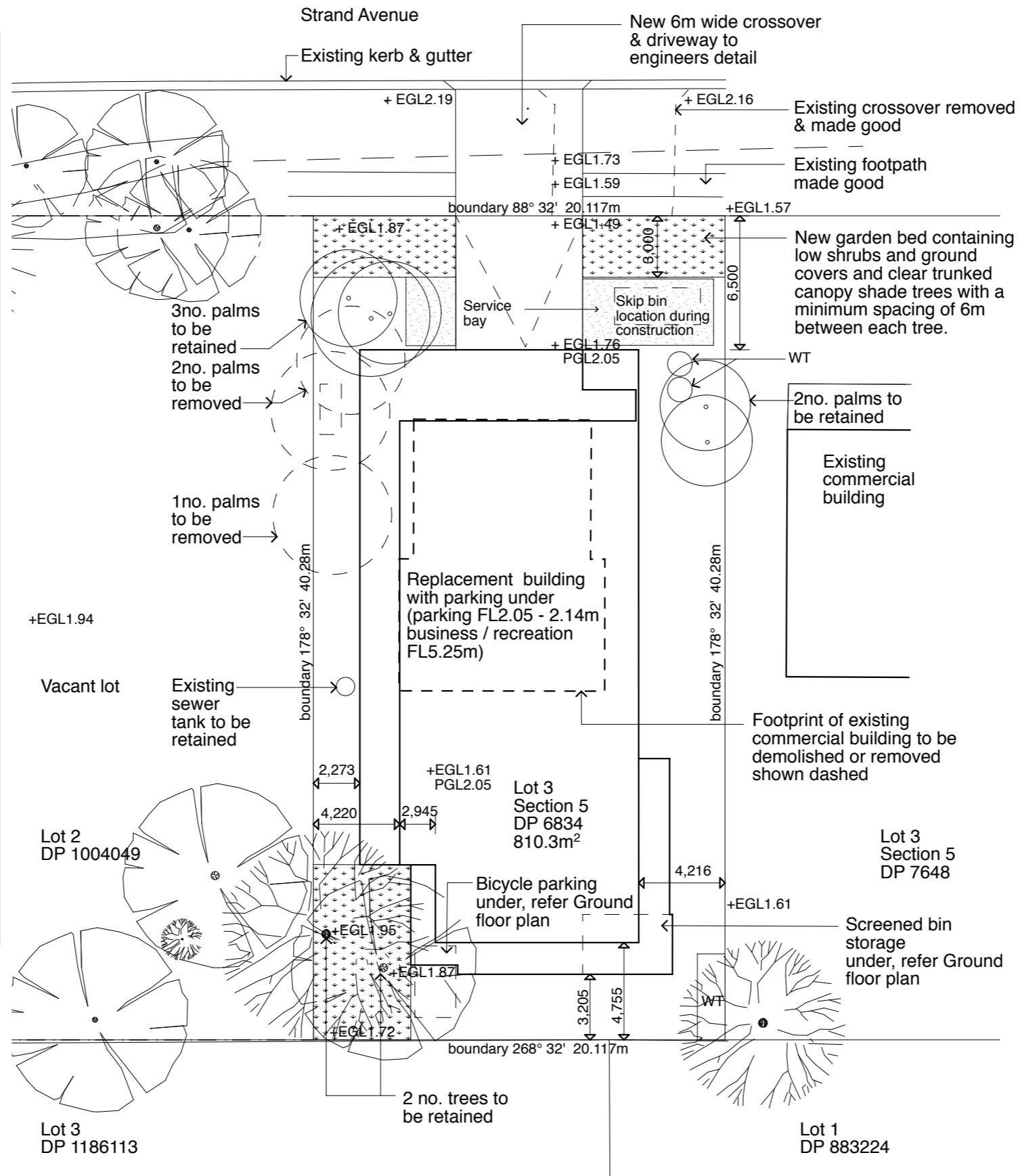


Abbreviations

ACS	Accessible car space as per AS2890.6
ALU	Aluminium, powder coat finish
AWN*	PPC aluminium awning (Heka hood)
BAL1	Balustrade type 1 - PPC metal framed
BAL 2	Balustrade type 2 - solid FC clad, paint finish, colour grey
BHP	Building Height Plane
BM	Steel beam, HDG finish
BW	Blockwork, colour grey
C	Casuarina
CB	Colorbond
CL1	FC weatherboard cladding, paint finish, colour off-white
CL2	FC sheet cladding, paint finish, colour grey
COL	Steel column, HDG finish
DK(NC)	Non-combustible decking boards
DP	PVC downpipe, paint finish to match gutters
EGL	Existing ground level
FC	Fibre cement
FFL	Finished floor level
GUT	Half round gutter, colour CB Windspray
HDG	Hot dipped galvanised
HWD	Hardwood
LD	Lift door incl. with lift
LFT	Lift (BCA compliant)
Imr	Lift motor
M	Melaleuca
MSR	Metal roof sheeting, colour CB Shale grey
P	Palm
PGL	Proposed ground level
PPC	Polyester powder coated
SCR1	HWD timber screen, clear finish
SCR2	ALU sun screen on ALU frame, CB Windspray
SCR3	ALU screen to bin enclosure, CB Windspray
TL	Tile
typ.	Typical
WT	Water tank (CB Windspray 5000L stormwater detention as per engineers design)



Planning schedule

Site area	810.3m ²
Floor area	280m ²
Building height	8.3m
Street setback	6.5m
Landscape buffer	3m
Car parking spaces	14
Bicycle parking spaces	5
Bins - waste	245L/ week (10L/ 100m ² / day)
- recycling	245L/ week (10L/ 100m ² / day)
Min. Landscape Area Required	81m ² (10% of site)
Landscape Area provided	82m ² (garden beds)

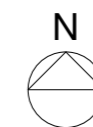
1 Site / landscape plan

General notes:
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Revisions	
-	For approval 16.09.19
A	Service bay amended 29.10.19
B	For DA application 10.12.19
C	Notes amended 22.12.19
D	Roof colour amended 24.03.20
E	Revised design - reduced floor area 23.09.20
F	Planning Schedule updated 23.09.20
G	Abbreviations amended 25.09.20

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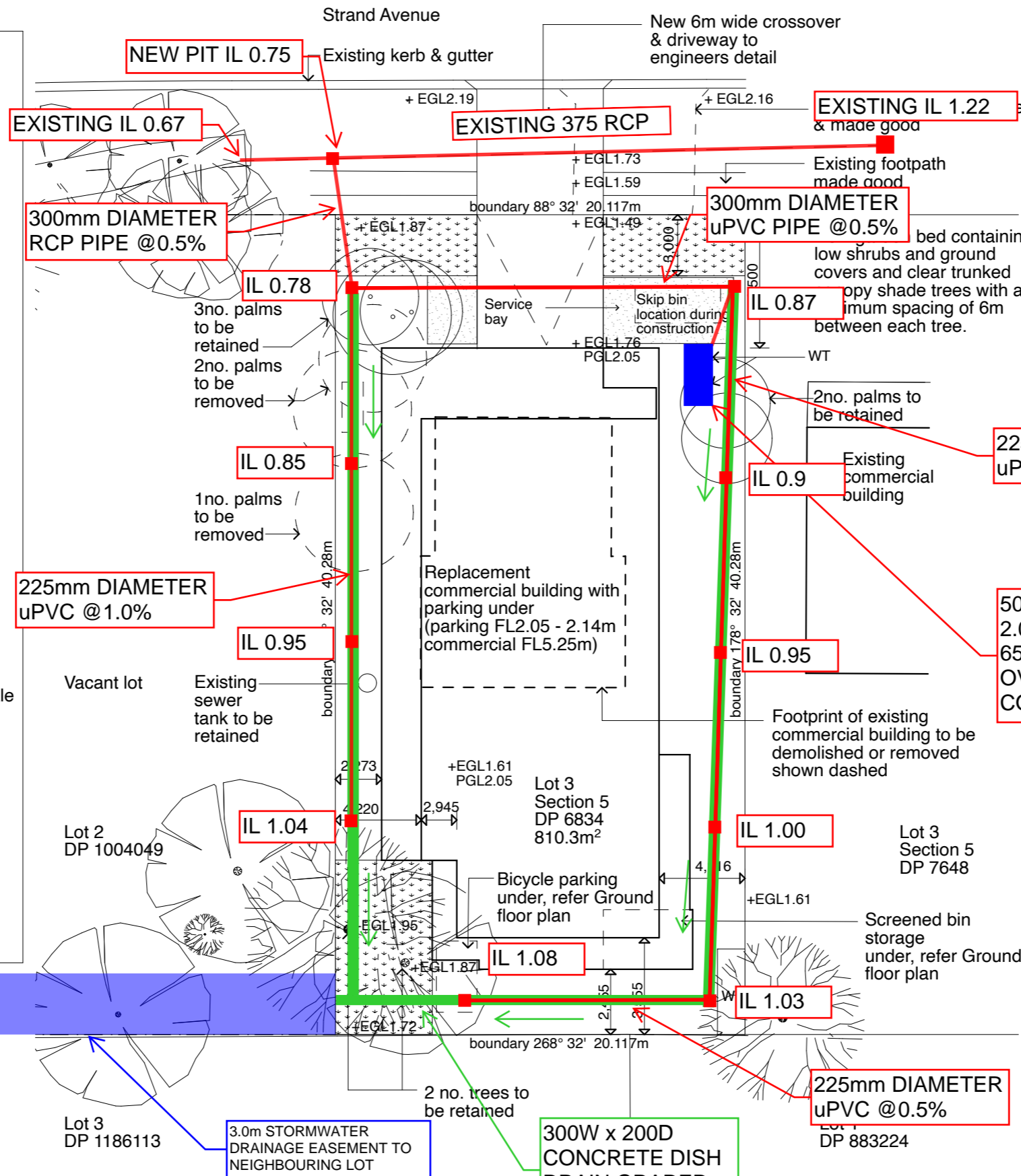
Project:	Replacement commercial building	
Location:	Lot 3 Section 5 DP 6834 6 Strand Avenue, New Brighton, NSW 2483	
Client:	Zak Goodman	
Scale:	1:250 @A3	Date: October 2019
Drawing title	Site / landscape plan	
Drawing number:	230 / DD/ 01	Rev. G

Abbreviations

ACS	Accessible car space as per AS2890.6
ALU	Aluminium, powder coat finish
AWN*	PPC aluminium awning (Heka hood)
BAL1	Balustrade type 1 - PPC metal framed
BAL 2	Balustrade type 2 - solid FC clad, paint finish, colour grey
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Planning schedule

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- recycling	245L/ week (10L/ 100m ² / day)
Min. Landscape Area Required	81m ² (10% of site)
Landscape Area provided	82m ² (garden beds)



1 Site / landscape plan

STORMWATER DRAINAGE PLAN

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Revisions

-	For approval	16.09.19
A	Service bay amended	29.10.19
B	For DA application	10.12.19
C	Notes amended	22.12.19
D	Roof colour amended	24.03.20
E	Revised design - reduced floor area	23.09.20
F	Planning Schedule updated	23.09.20

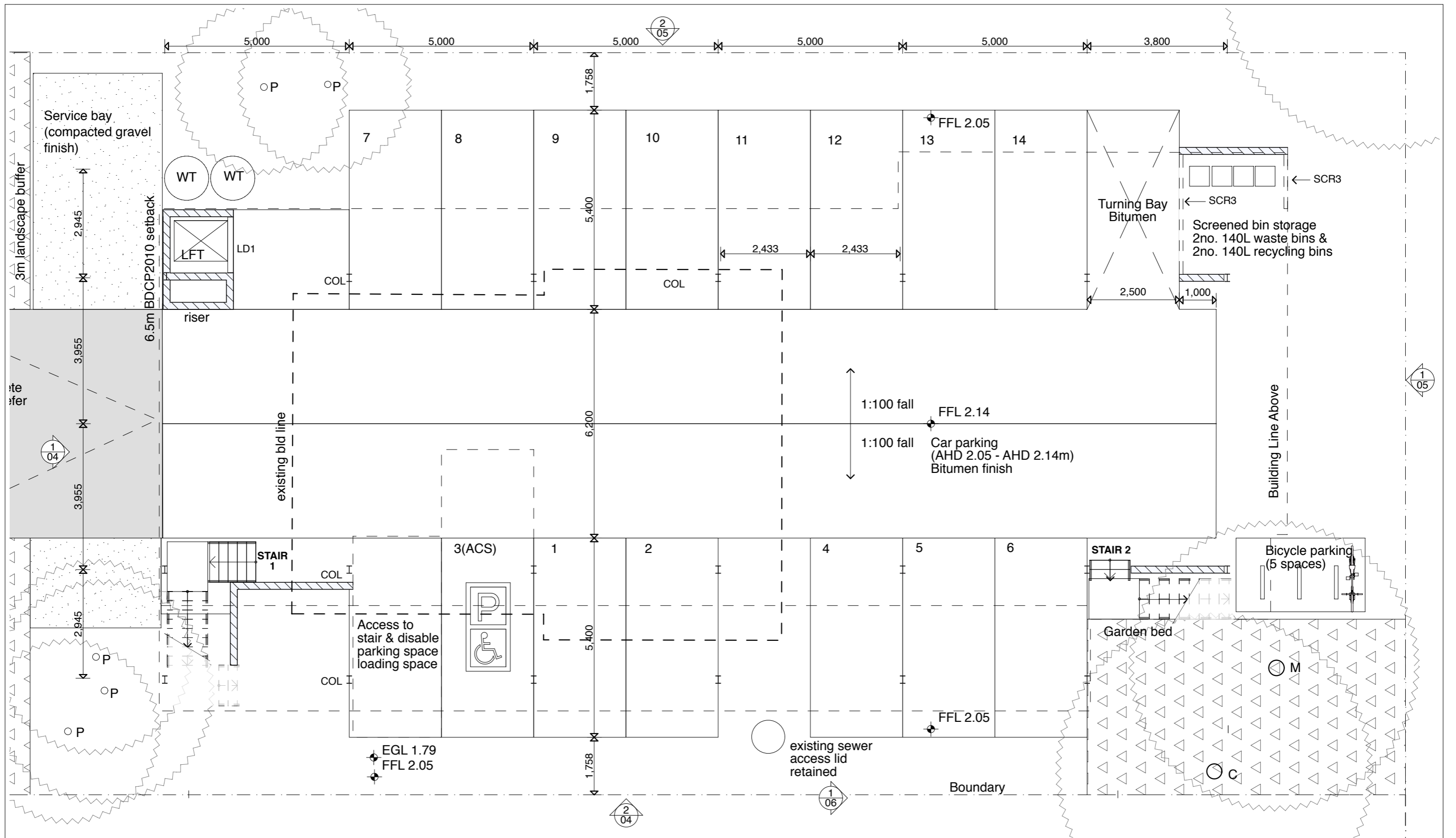
16.09.19
 29.10.19
 10.12.19
 22.12.19
 24.03.20
 23.09.20
 23.09.20

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Project:	Replacement commercial building	
Location:	Lot 3 Section 5 DP 6834 6 Strand Avenue, New Brighton, NSW 2483	
Client:	Zak Goodman	
Scale:	1:250 @A3	Date: October 2019
Drawing title	Site / landscape plan	
Drawing number:	230 / DD/ 01	Rev. F



1 Ground floor plan

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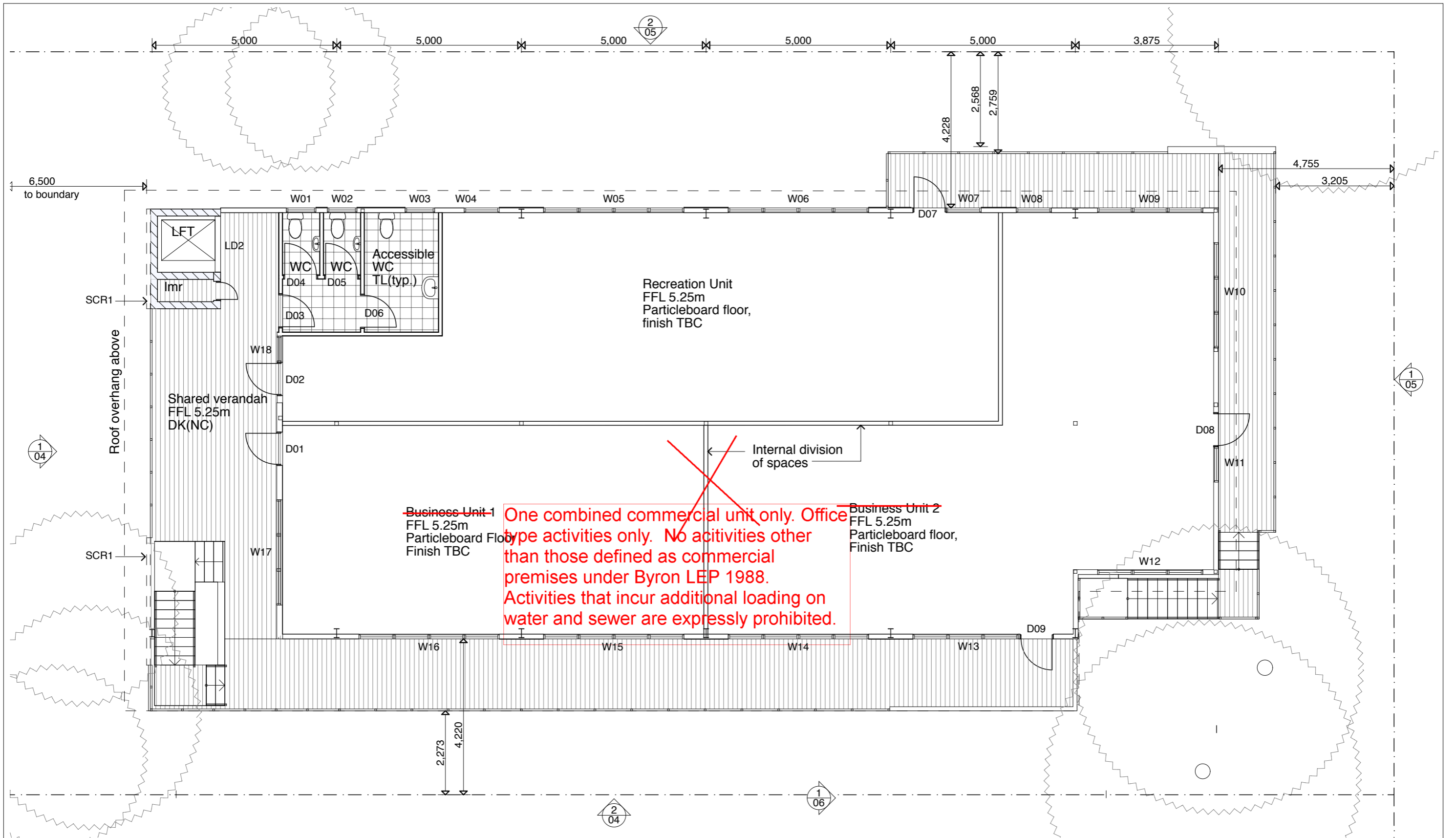
Revisions		
-	For approval	16.09.19
A	Service bay amended	29.10.19
B	Notes amended	22.12.19
C	Reduced scheme	19.06.20
D	Revised design - reduced floor area	23.09.20
E	Notes corrected	25.09.20

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Project:	Replacement commercial building	
Location:	Lot 3 Section 5 DP 6834 6 Strand Avenue, New Brighton, NSW 2483	
Client:	Zak Goodman	
Scale:	1:100 @A3	Date: October 2019
Drawing title	Ground floor plan	
Drawing number:	230 / DD/ 02	Rev. E



One combined commercial unit only. Office type activities only. No activities other than those defined as commercial premises under Byron LEP 1988. Activities that incur additional loading on water and sewer are expressly prohibited.

1 First floor plan

General notes:
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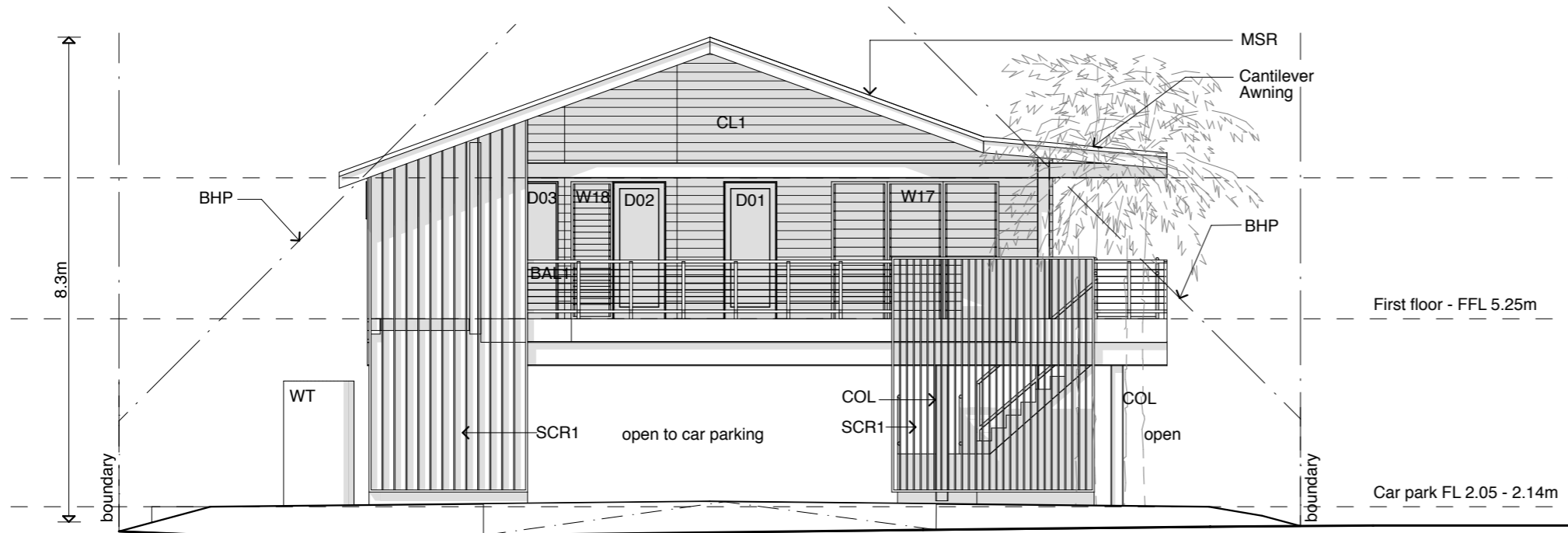
Revisions		
-	For approval	16.09.19
A	Notes amended	22.12.19
B	Reduced scheme	29.06.20
C	Revised design - reduced floor area	23.09.20
D	Dimensions corrected	25.09.20

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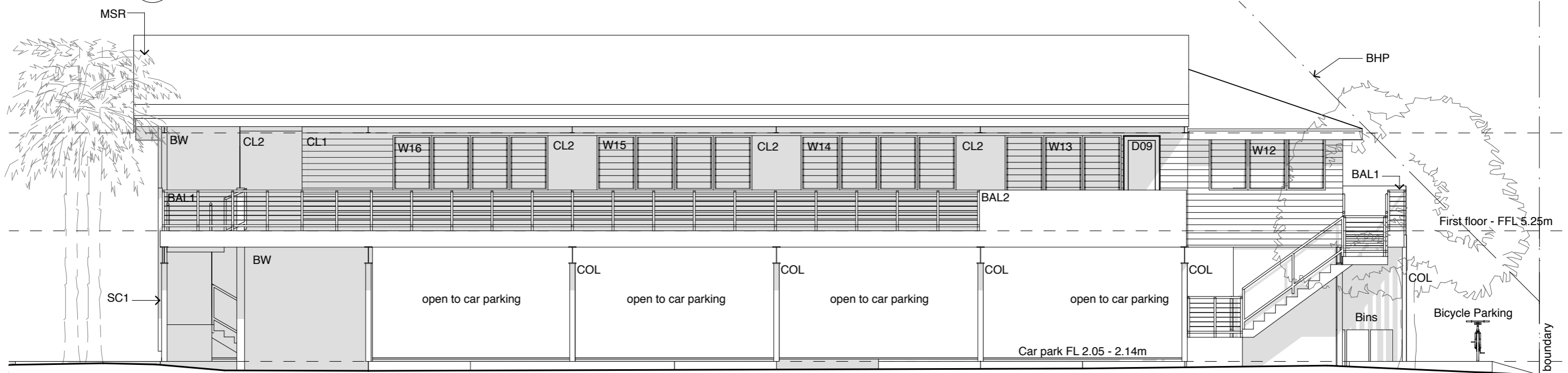
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N

Project:	Replacement commercial building	
Location:	Lot 3 Section 5 DP 6834 6 Strand Avenue, New Brighton, NSW 2483	
Client:	Zak Goodman	
Scale:	1:100 @A3	Date: October 2019
Drawing title	First floor plan	
Drawing number:	230 / DD/ 03	Rev D



1 North elevation



2 West elevation

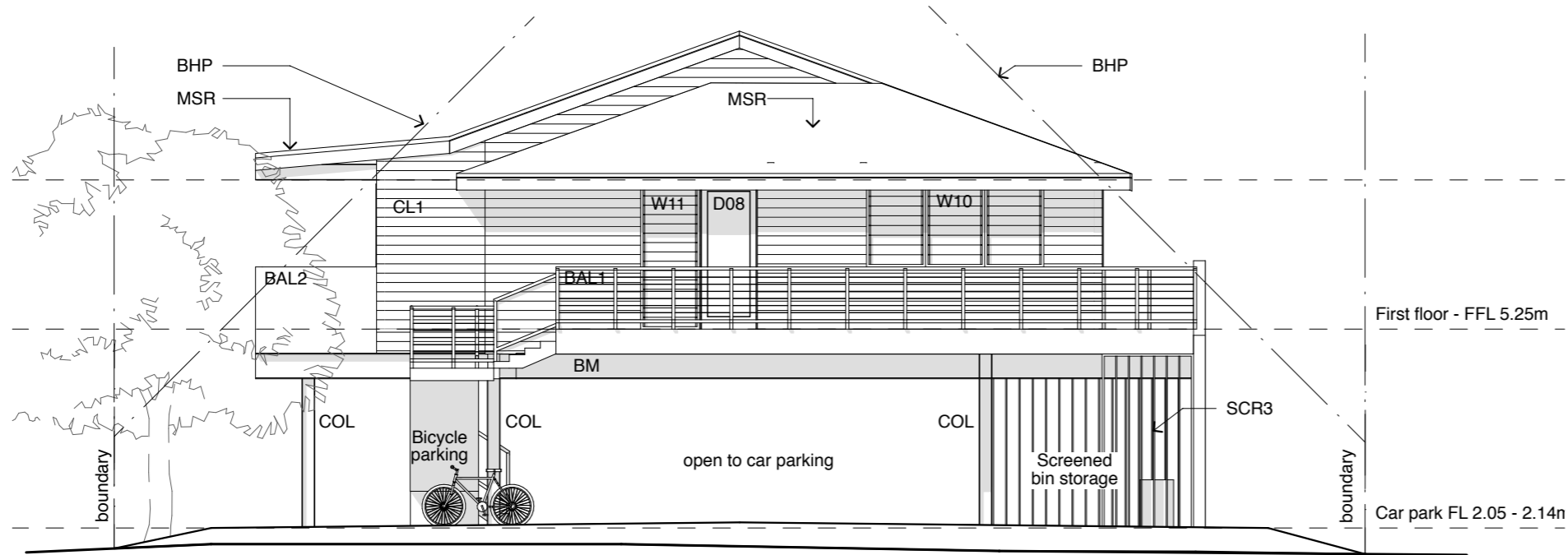
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Revisions		
-	For approval	16.09.19
A	Notes amended	22.12.19
B	Revised design - reduced floor area	23.09.20
C	Notes corrected	25.09.20

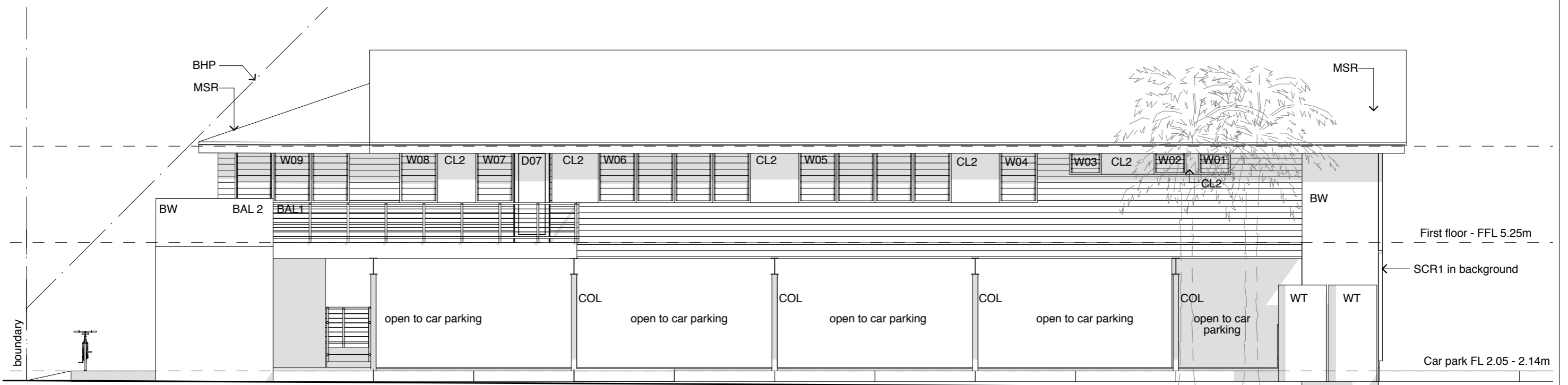
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Project:	Replacement commercial building	
Location:	Lot 3 Section 5 DP 6834 6 Strand Avenue, New Brighton, NSW 2483	
Client:	Zak Goodman	
Scale:	1:100 @A3	Date: October 2019
Drawing title	Elevations sheet 1 of 2	
Drawing number:	230 / DD/ 04	Rev C



1 South elevation



2 East elevation

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Revisions		
-	For approval	16.09.19
A	Notes amended	22.12.19
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C	Notes corrected	25.09.20

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Project:	Replacement commercial building	
Location:	Lot 3 Section 5 DP 6834 6 Strand Avenue, New Brighton, NSW 2483	
Client:	Zak Goodman	
Scale:	1:100 @A3	Date: October 2019
Drawing title	Elevations sheet 2 of 2	
Drawing number:	230 / DD/ 05	Rev C