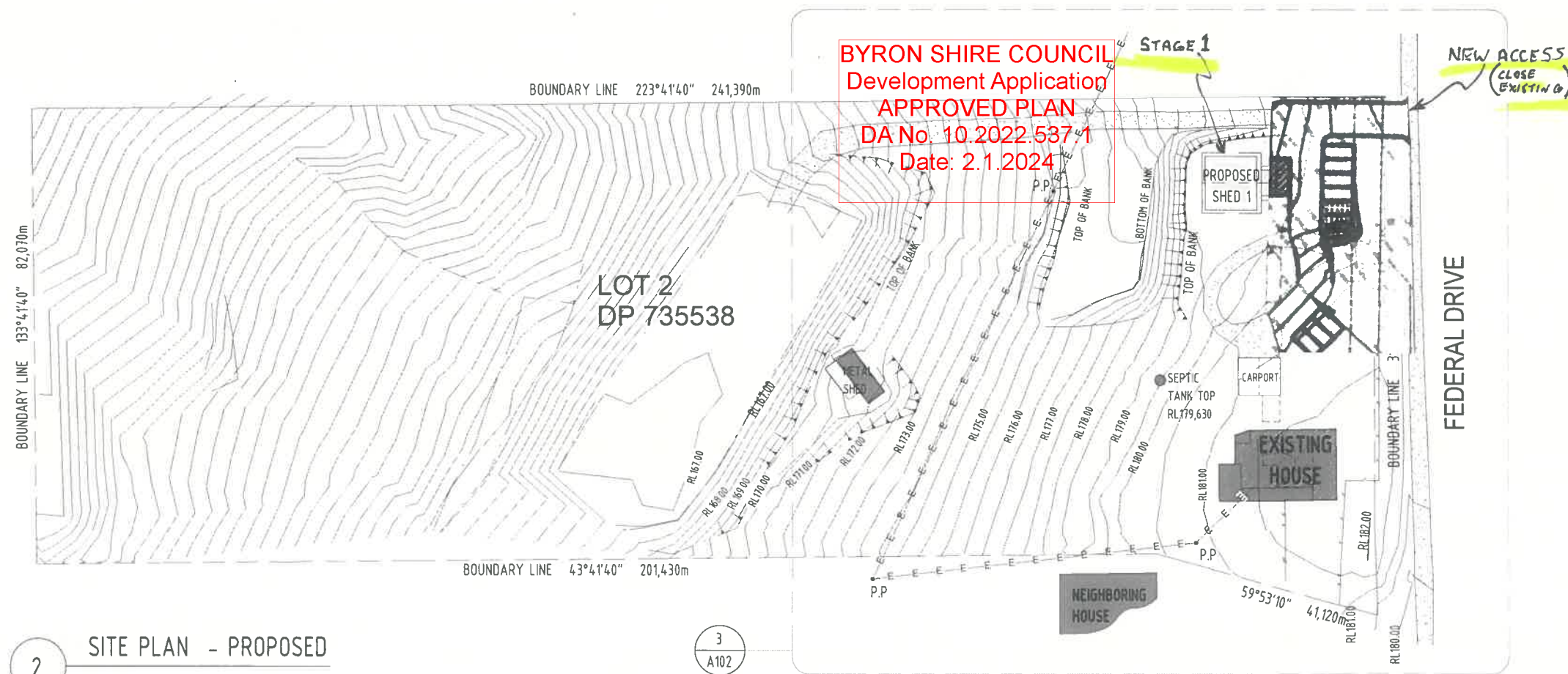


1 SITE PLAN - EXISTING

SCALE 1 : 1000 @ A3



2 SITE PLAN - PROPOSED

SCALE 1 : 1000 @ A3

## DESIGNED IN ACCORDANCE WITH BCA

- STAIRS TO COMPLY WITH PART 3.9.1 & 3.9.2
- STAIRS TO HAVE A NON-SLIP RESISTANCE & COMPLY WITH PART 3.9.13
- STAIR HANDRAILS REQUIRED AS PER PART 3.9.2.4
- BALUSTRADES TO COMPLY WITH PART 3.9.2
- GLASS BALUSTRADES TO COMPLY WITH AS1288.2006. TO HAVE INTERLINKING HANDRAIL
- TERMITE PROTECTION TO COMPLY WITH AS3660.1
- WC DOORS TO COMPLY WITH PART 3.8.3.3
- ALL WET AREAS TO COMPLY WITH 3.8.1
- LIGHTING TO COMPLY WITH 3.8.4
- VENTILATION TO COMPLY WITH 3.8.5
- FLASHING TO WALL OPENINGS 3.5.3.6
- GLAZING & WINDOW ASSEMBLIES - 3.6.0
- AUTO SMOKE DETECTION & ALARM SYSTEM - 3.7.2.2
- ENERGY EFFICIENCY - 3.12, 2011
- WINDOW PROTECTION TO COMPLY WITH 3.9.2.5

## NOTES

- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FABRICATION
- BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.
- REFER STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL REINFORCED CONC. SLABS, FOOTINGS, RETAINING WALLS, TIMBER FRAMING, TIE-DOWN & BRACING.
- DOWNPIPES TO CONNECT TO EXISTING STORMWATER LINE OR RAINWATER TANKS
- ALL WORK TO MATCH EXISTING
- ALL EXTERNAL STEEL WORK INCLUDING FIXINGS TO BE HOT DIPPED GALVANISED
- ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD
- OWNERS TO SELECT FINISHES, FIXTURES & LIGHTING
- WHILE GREAT CARE HAS BEEN TAKEN TO BE AS ACCURATE AS POSSIBLE, BUILDER IS TO CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION
- BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS
- ALL TIMBER USED IS TO BE FSC APPROVED

## LEGEND - EXISTING SERVICES

- E - E - ELECTRICITY LINE
- / / - FENCE LINE

NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY SURVEY REPORT



QLD - 39 Jutland St, NSW - 9 Joshua St, Oxley QLD 4075 Murwillumbah 2484 NSW

Services Provided:

- Building design, drawings for builder's pricing & council building approval
- Arrange council town planning applications
- Arrange engineers certification
- Arrange building tenders.

M: 0416 796 145  
ABN: 29301994145  
QBCCLN: 1269750

Rev.	Description	Date	By
A	PROPOSED DESIGN	13/06/2023	

Project name:  
**SYNTHESIS ORGANICS**  
736 FEDERAL DR, FEDERAL NSW 2481

Client & Site Location:  
**THEME & CHRISTOPHER RAINS**  
736 FEDERAL DRIVE, FEDERAL NSW 2481

Title: <b>SITE PLAN</b> <b>SHED 1 STAGE 1</b>	Drawn by: KN
Authorised for issue: KN	Date: 13/06/2023
Project number 230510	Sheet: A101
As indicated	at: A3
Rev A	





DESIGNED IN ACCORDANCE  
WITH BCA

- STAIRS TO COMPLY WITH PART 3.9.1 & 3.9.2
- STAIRS TO HAVE A NON-SLIP RESISTANCE & COMPLY WITH PART 3.9.13
- STAIR HANDRAILS REQUIRED AS PER PART 3.9.2.4
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- WINDOW PROTECTION TO COMPLY WITH 3.9.2.5

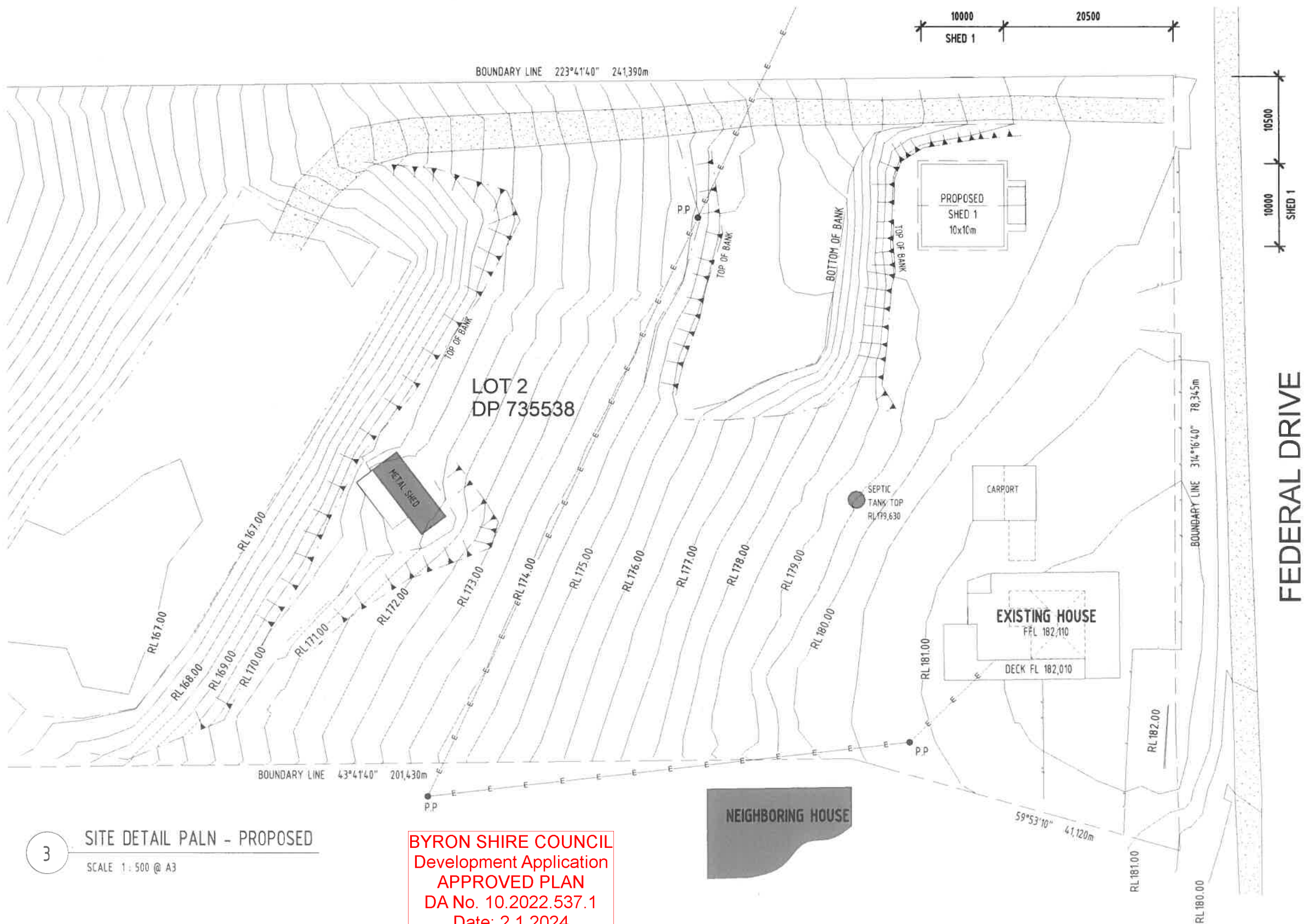
NOTES

- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FABRICATION
- BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.
- REFER STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL REINFORCED CONC. SLABS, FOOTINGS, RETAINING WALLS, TIMBER FRAMING, TIE-DOWN & BRACING.
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- ALL TIMBER USED IS TO BE FSC APPROVED

LEGEND - EXISTING SERVICES

- E - E - ELECTRICITY LINE
- - - - FENCE LINE

NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY SURVEY REPORT



SITE DETAIL PALN - PROPOSED

SCALE 1: 500 @ A3

BYRON SHIRE COUNCIL  
Development Application  
APPROVED PLAN  
DA No. 10.2022.537.1  
Date: 2.1.2024



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M: 0416 796 145  
ABN: 29301994145  
QBCCCLN: 1269750

Rev.	Description	Date	By
A	PROPOSED DESIGN	13/08/2023	

Project name:

SYNTHESIS ORGANICS  
736 FEDERAL DR, FEDERAL NSW 2481

Client & Site Location:

THEME & CHRISTOPHER RAINS  
736 FEDERAL DRIVE, FEDERAL NSW 2481

Title:

SITE PLAN - PROPOSED  
SHED 1 STAGE 1

Drawn by:

KN

Authorised for issue:

KN

Date:

13/06/2023

Project number:

230510

Sheet:

A102

Scale:

As indicated

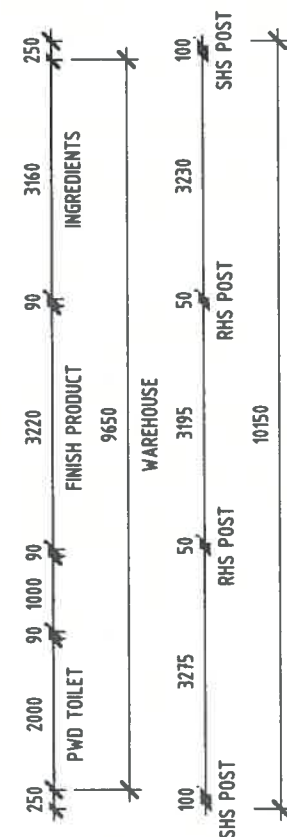
at:

A3

Rev:

A

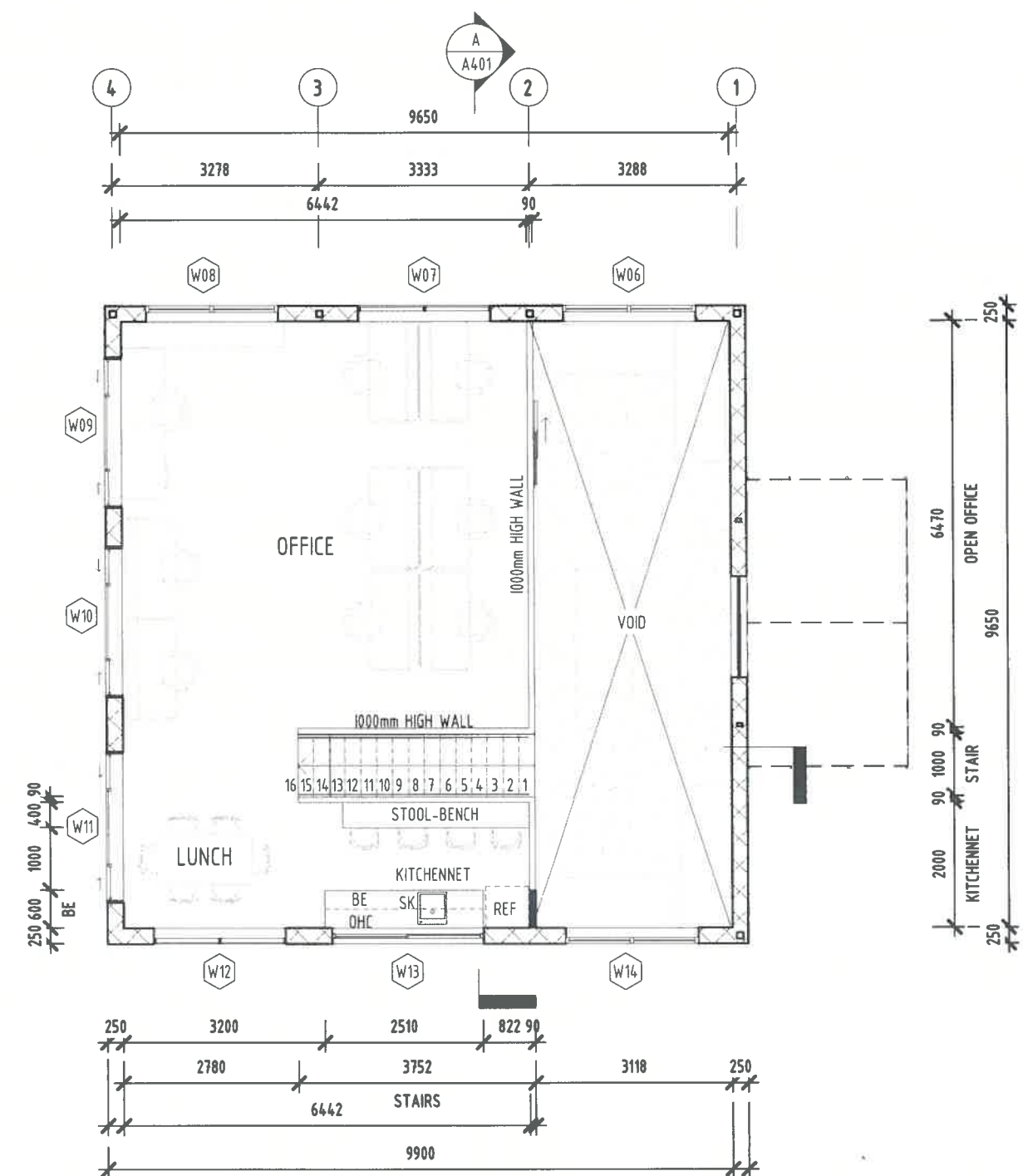




SCALE 1:100 @ A3



### FLOOR PLAN LEGEND

CPD	CUPBOARD	SH	SHELVES (SHx1 = 1 SHELF)	NO ST DN	STEP DOWN IN FLOOR LEVEL	CON	CONCRETE FLOOR
DP	DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE	SK	SINK	ST DN	STEP DOWN IN FLOOR LEVEL	VT	VITRIFIED TILES - NON SLIP
DW	DISHWASHER	SP	STEEL POST TO STRUCTURAL ENG'S SPEC'S	(D00)	DOOR NUMBER, REFER TO SCHEDULE		
FW	FLOOR WASTE	TP	TIMBER POST TO STRUCTURAL ENG'S SPEC'S	(W00)	WINDOW NUMBER, REFER TO SCHEDULE		
LW	1000mm H TIMBER STUD WALL	TR	TOWEL RAIL				
MI	MIRROR	TRH	TOILET ROLL HOLDER				
OHC	OVER HEAD CUPBOARD	WC	WATER CLOSET				



SCALE 1:100 @ A3

### FLOOR FINISH LEGEND

NO ST DN	STEP DOWN IN FLOOR LEVEL	CON	CONCRETE FLOOR
ST DN	STEP DOWN IN FLOOR LEVEL	VT	VITRIFIED TILES - NON SLIP
	DOOR NUMBER, REFER TO SCHEDULE		
	WINDOW NUMBER, REFER TO SCHEDULE		

- Building design, drawings for builder's pricing & council building approval
- Arrange council town planning applications
- Arrange engineers certification
- Arrange building tenders.

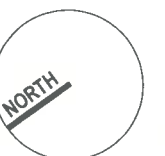
B	AMENDMENT	23/06/2023	
A	PROPOSED DESIGN	13/06/2023	
Rev	Description	Date	Rev

SYNTHESIS ORGANICS  
736 FEDERAL DR, FEDERAL NSW 2481

THEME & CHRISTOPHER RAINS  
736 FEDERAL DRIVE, FEDERAL NSW 2481

Date: 23/06/2023

Project number:	230510	Sheet:	A201	Scale:	1:100	at:	A3	Rev	B
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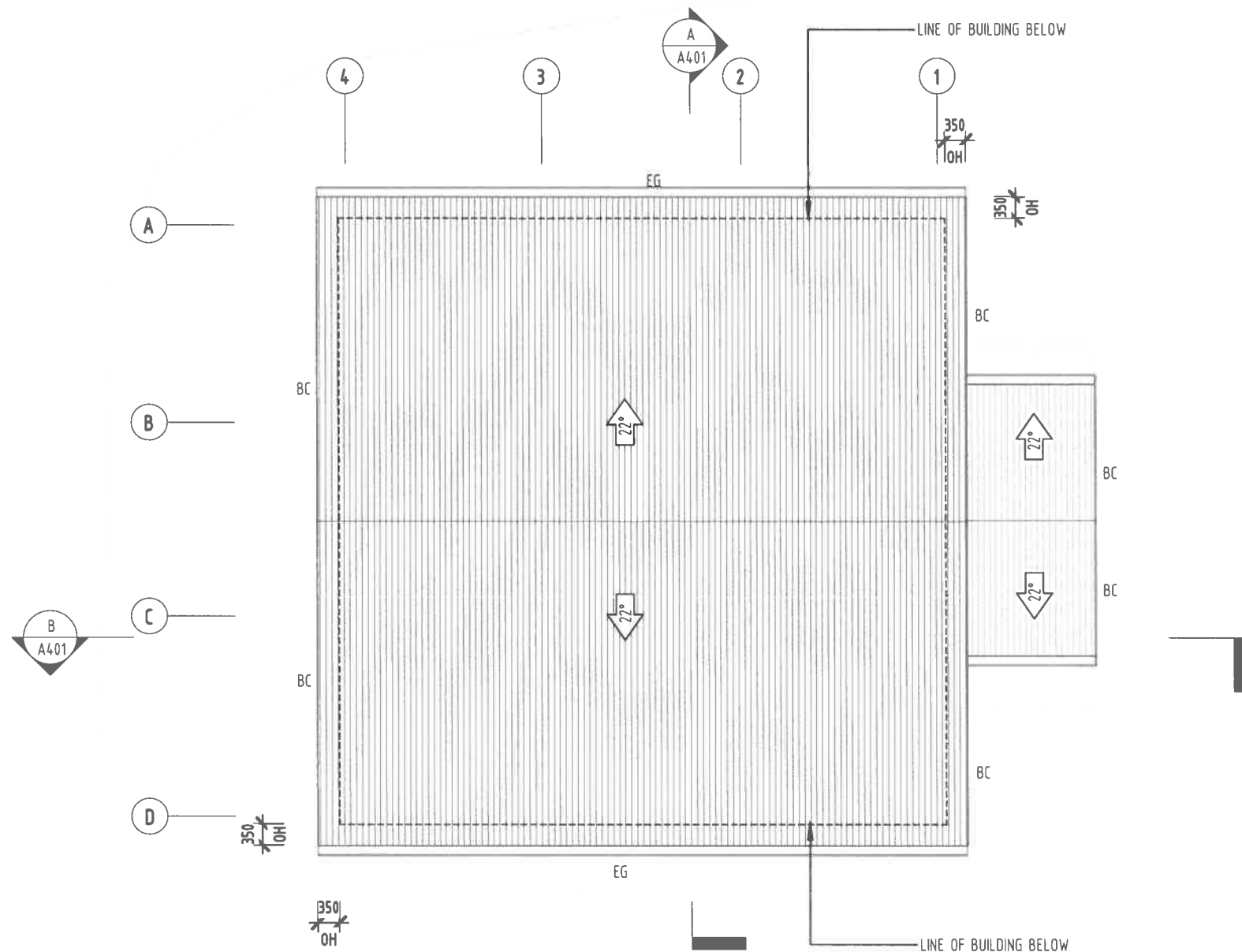
ROOF LEGEND

- BC COLORBOND BARGE CAPPING  
CB COLORBOND ROOF SHEETING  
CRT CONCRETE ROOF TILE  
DP PVC DOWNPIPE. CONNECT TO  
RAINWATER TANK OR EXISTING  
STORMWATER LINE  
EG COLORBOND EAVES GUTTER  
OH OVERHANG

0° PROPOSED ROOF PITCH

NOTES

- NEW COLORBOND ROOF SHEETING, FASCIAS,  
GUTTERS & DOWNPIPES TO ALL ROOF THROUGHOUT.



BYRON SHIRE COUNCIL  
Development Application  
APPROVED PLAN  
DA No. 10.2022.537.1  
Date: 2.1.2024



**SODA**  
CREATIVE DESIGN STUDIO

QLD - 39 Jutland St, NSW - 9 Joshua St,  
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- Arrange building tenders.

Rev.	Description	Date	By
A	PROPOSED DESIGN	13/06/2023	

Project name:

**SYNTHESIS ORGANICS**  
736 FEDERAL DR, FEDERAL NSW 2481

Client & Site Location:

**THEME & CHRISTOPHER RAINS**  
736 FEDERAL DRIVE, FEDERAL NSW 2481

Title:

**ROOF PLAN - PROPOSED  
SHED 1 STAGE 1**

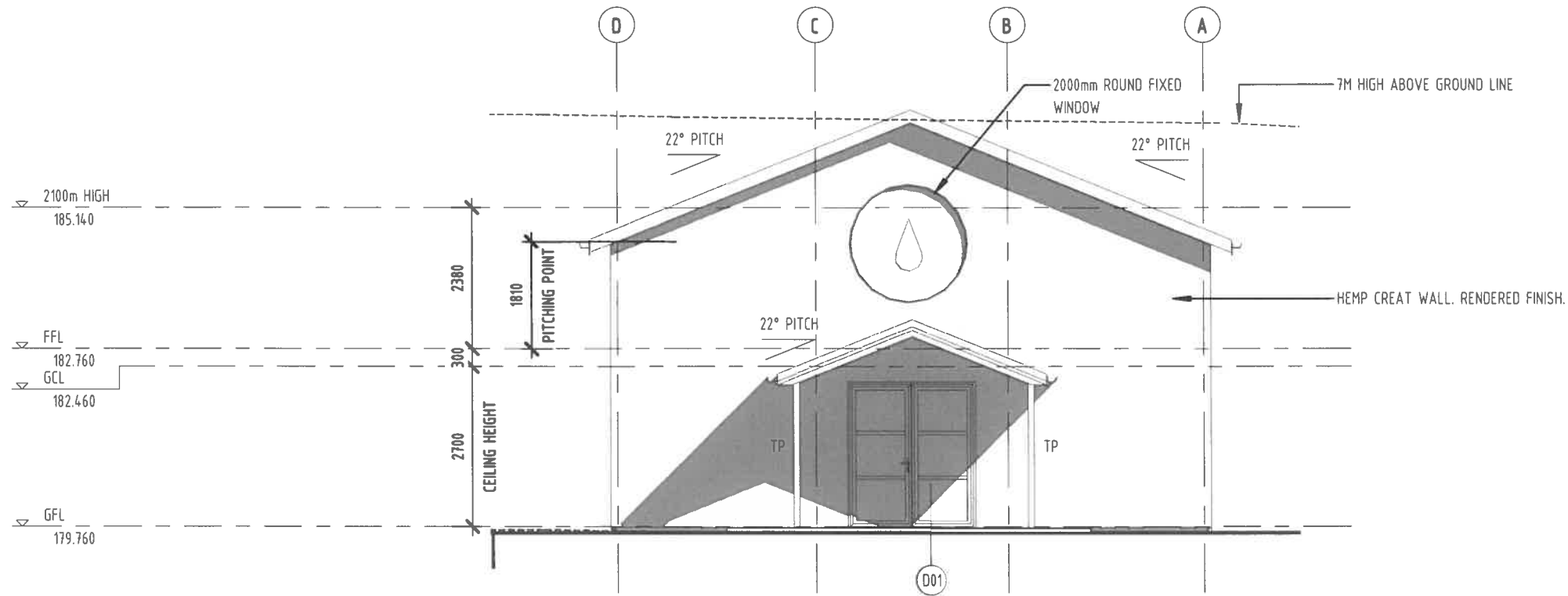
Drawn by: KN

Authorised for issue: KN

Date: 13/06/2023

Project number: 230510 | Sheet: A202 | Scale: 1 : 100 | at: A3 | Rev: A

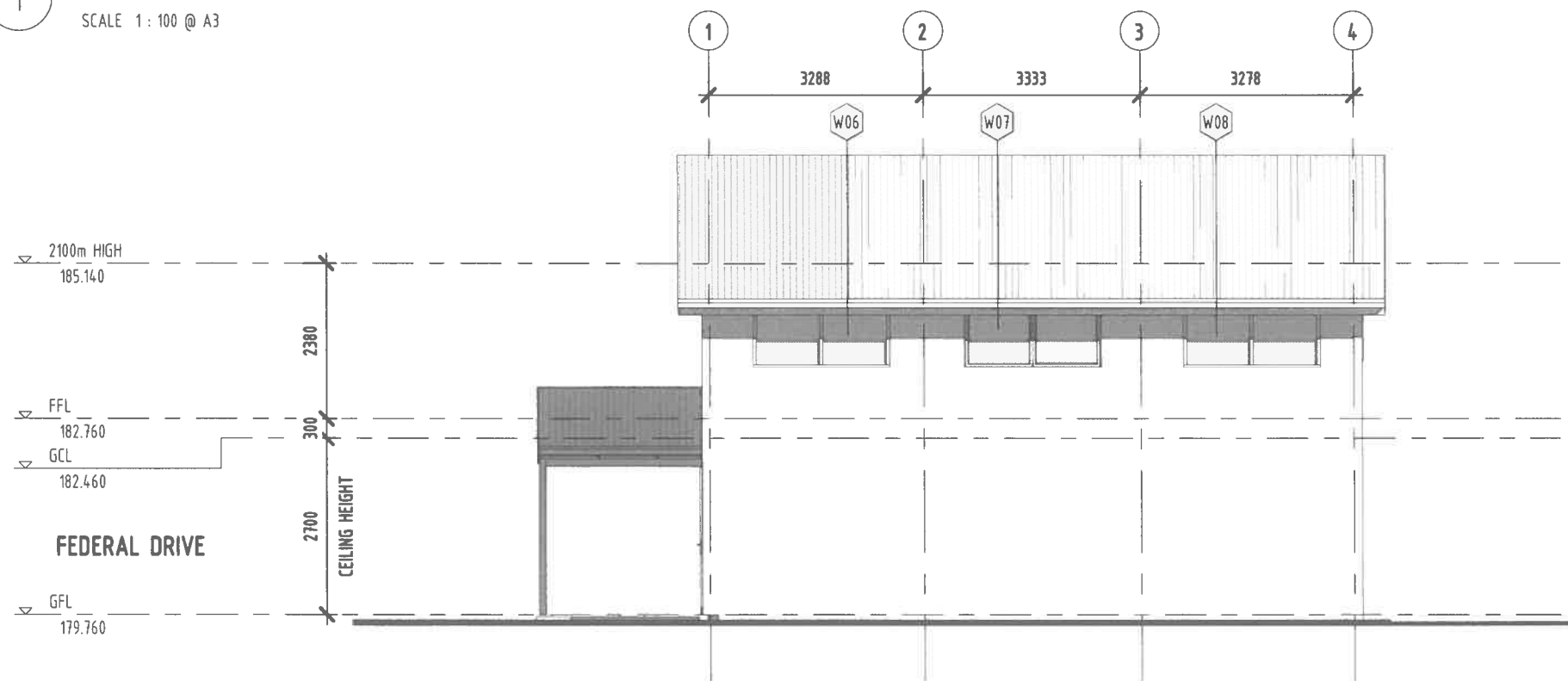




## LEGEND

CB	COLORBOND ROOF SHEETING
SP	STEEL POST TO STRUCTURAL ENG'S SPEC'S
TP	TIMBER POST TO STRUCTURAL ENG'S SPEC'S
D00	DOOR NUMBER, REFER TO SCHEDULE
W00	WINDOW NUMBER, REFER TO SCHEDULE

1 FRONT ELEVATION - PROPOSED  
SCALE 1 : 100 @ A3



2 SIDE ELEVATION 1 - PROPOSED  
SCALE 1 : 100 @ A3

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Development Application  
APPROVED PLAN  
DA No. 10.2022.537.1  
Date: 2.1.2024



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- Arrange engineers certification
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Rev.	Description	Date	By
B	AMENDMENT	23/06/2023	
A	PROPOSED DESIGN	13/06/2023	

### Project name:

SYNTHESIS ORGANICS  
736 FEDERAL DR, FEDERAL NSW 2481

### Client & Site Location:

THEME & CHRISTOPHER RAINS  
736 FEDERAL DRIVE, FEDERAL NSW 2481

### Title:

ELEVATIONS - PROPOSED  
SHED 1 STAGE 1

### Drawn by:

KN

### Authorised for issue:

KN

### Date:

23/06/2023

Project number: 230510

Sheet: A301

Scale: 1 : 100

at: A3

Rev: B

## LEGEND

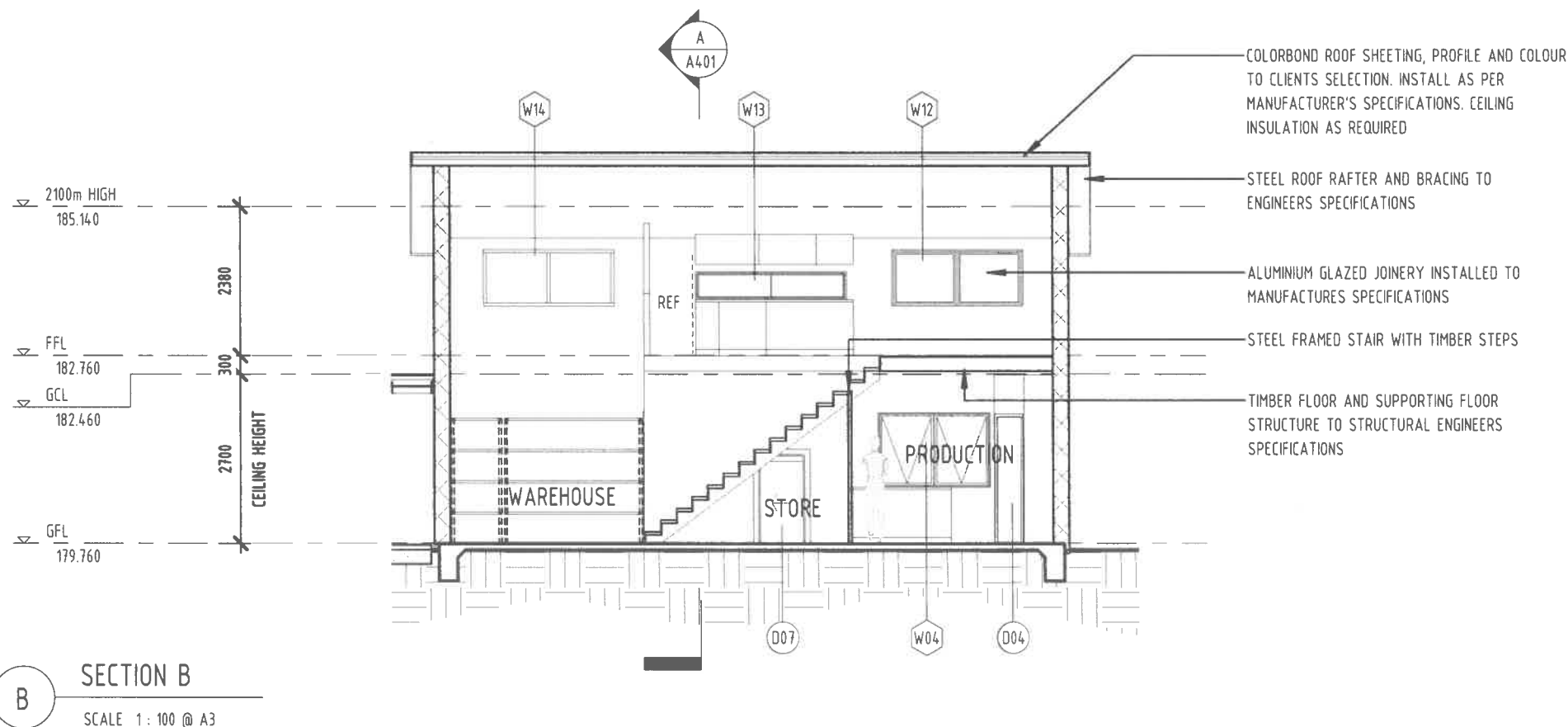
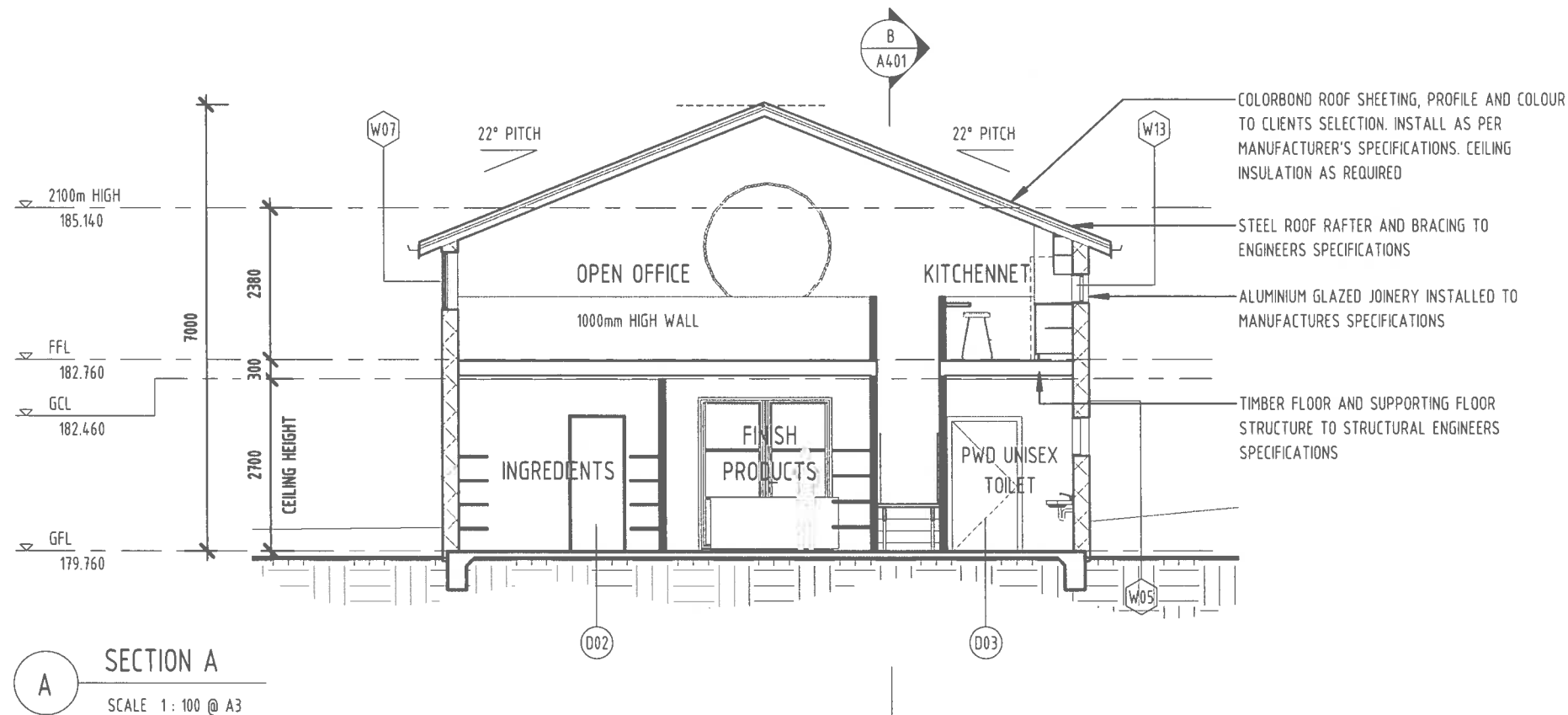
CB	COLORBOND ROOF SHEETING
SP	STEEL POST TO STRUCTURAL ENG'S SPEC'S
TP	TIMBER POST TO STRUCTURAL ENG'S SPEC'S
D00	DOOR NUMBER, REFER TO SCHEDULE
W00	WINDOW NUMBER, REFER TO SCHEDULE

## GENERAL NOTES:

PLANS ATTACHED ARE TO BE READ INCONJUNCTION WITH CODE & MANUFACTURERS INFORMATION TO OBTAIN ADDITIONAL INFORMATION TO CORRECTLY CONSTRUCT THIS PROJECT TO COMPLY WITH ALL CURRENT CODES & BUILDING REQUIREMENTS & IT WILL BE ASSUMED THE BUILDER WILL HAVE THESE DOCUMENTS AS REFERENCE MATERIALS.

ALL CONSTRUCTION WORK, MATERIALS, AND FIXING METHODS FOR EACH TRADE/PRODUCT IS TO COMPLY WITH THE RELEVANT "AUSTRALIAN STANDARD" AS PUBLISHED BY THE "STANDARDS ASSOCIATION OF AUSTRALIA" & MATERIALS SUPPLIED TO HAVE MANUFACTURES DATA APPROVAL "PRODUCT REGISTRATION" PURSUANT TO SECTION 13 OF THE STANDARD BUILDING BY-LAWS.

ALL CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH - "THE BUILDING CODE OF AUSTRALIA" AND ALL OTHER RELEVANT DOCUMENTS.



**BYRON SHIRE COUNCIL**  
Development Application  
**APPROVED PLAN**  
DA No. 10.2022.537.1  
Date: 2.1.2024



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- Arrange building tenders.

Rev.	Description	Date	By
B	AMENDMENT	23/06/2023	
A	PROPOSED DESIGN	13/06/2023	

### Project name:

**SYNTHESIS ORGANICS**  
736 FEDERAL DR, FEDERAL NSW 2481

### Client & Site Location:

**THEME & CHRISTOPHER RAINS**  
736 FEDERAL DRIVE, FEDERAL NSW 2481

### Title:

**SECTION - PROPOSED  
SHED 1 STAGE 1**

### Drawn by:

KN

### Authorised for issue:

KN

### Date:

23/06/2023

### Project number:

230510

### Sheet:

A401

### Scale:

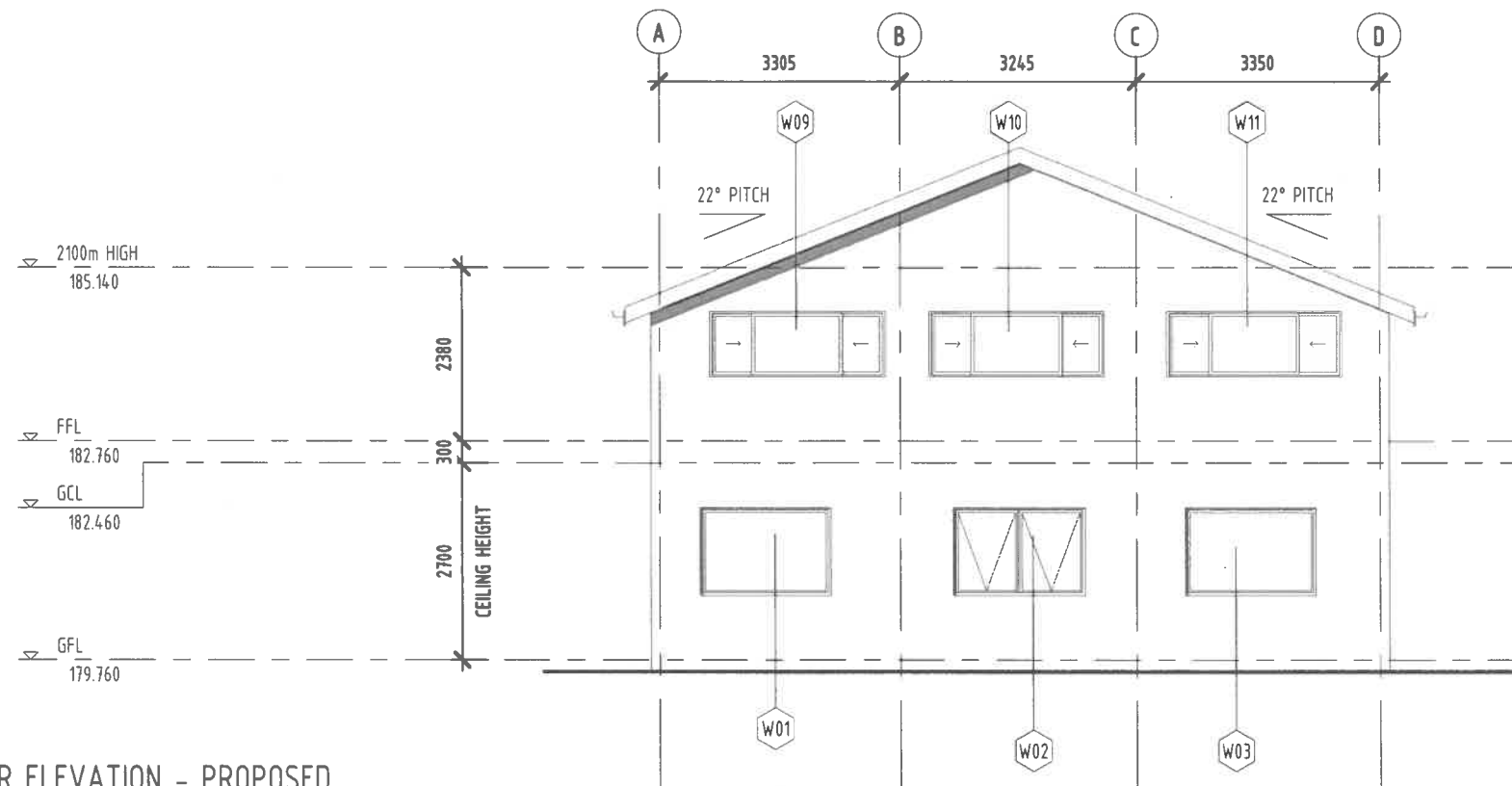
As indicated

### at:

A3

### Rev

B

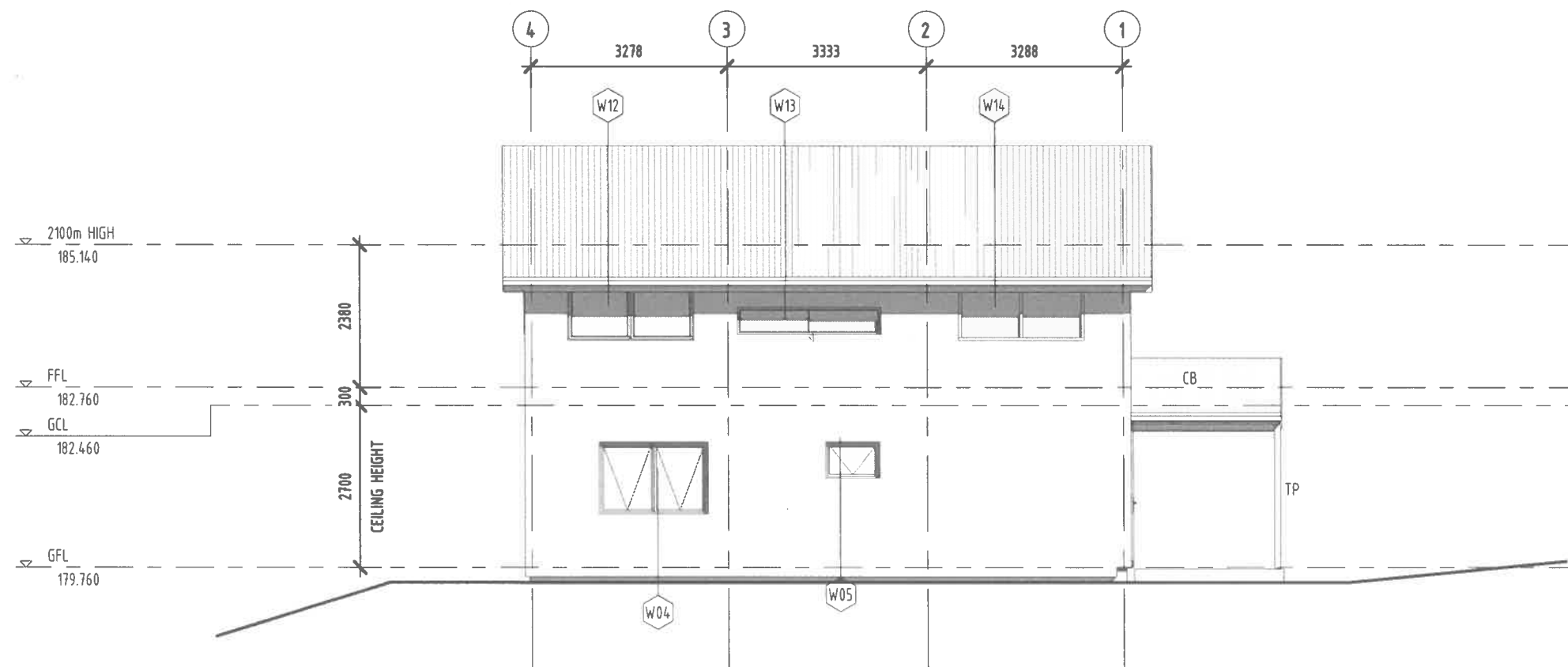


3 REAR ELEVATION - PROPOSED  
SCALE 1: 100 @ A3

## LEGEND

CB	COLORBOND ROOF SHEETING
SP	STEEL POST TO STRUCTURAL ENG'S SPEC'S
TP	TIMBER POST TO STRUCTURAL ENG'S SPEC'S
D00	DOOR NUMBER, REFER TO SCHEDULE
W00	WINDOW NUMBER, REFER TO SCHEDULE

BYRON SHIRE COUNCIL  
Development Application  
APPROVED PLAN  
DA No. 10.2022.537.1  
Date: 2.1.2024



4 SIDE ELEVATION 2 - PROPOSED  
SCALE 1: 100 @ A3



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M: 0416 796 145  
ABN: 29301994145  
QBCCLN: 1269750

Rev.	Description	Date	By
B	AMENDMENT	23/06/2023	
A	PROPOSED DESIGN	13/06/2023	

Project name:  
SYNTHESIS ORGANICS  
736 FEDERAL DR, FEDERAL NSW 2481  
Client & Site Location:  
THEME & CHRISTOPHER RAINS  
736 FEDERAL DRIVE, FEDERAL NSW 2481

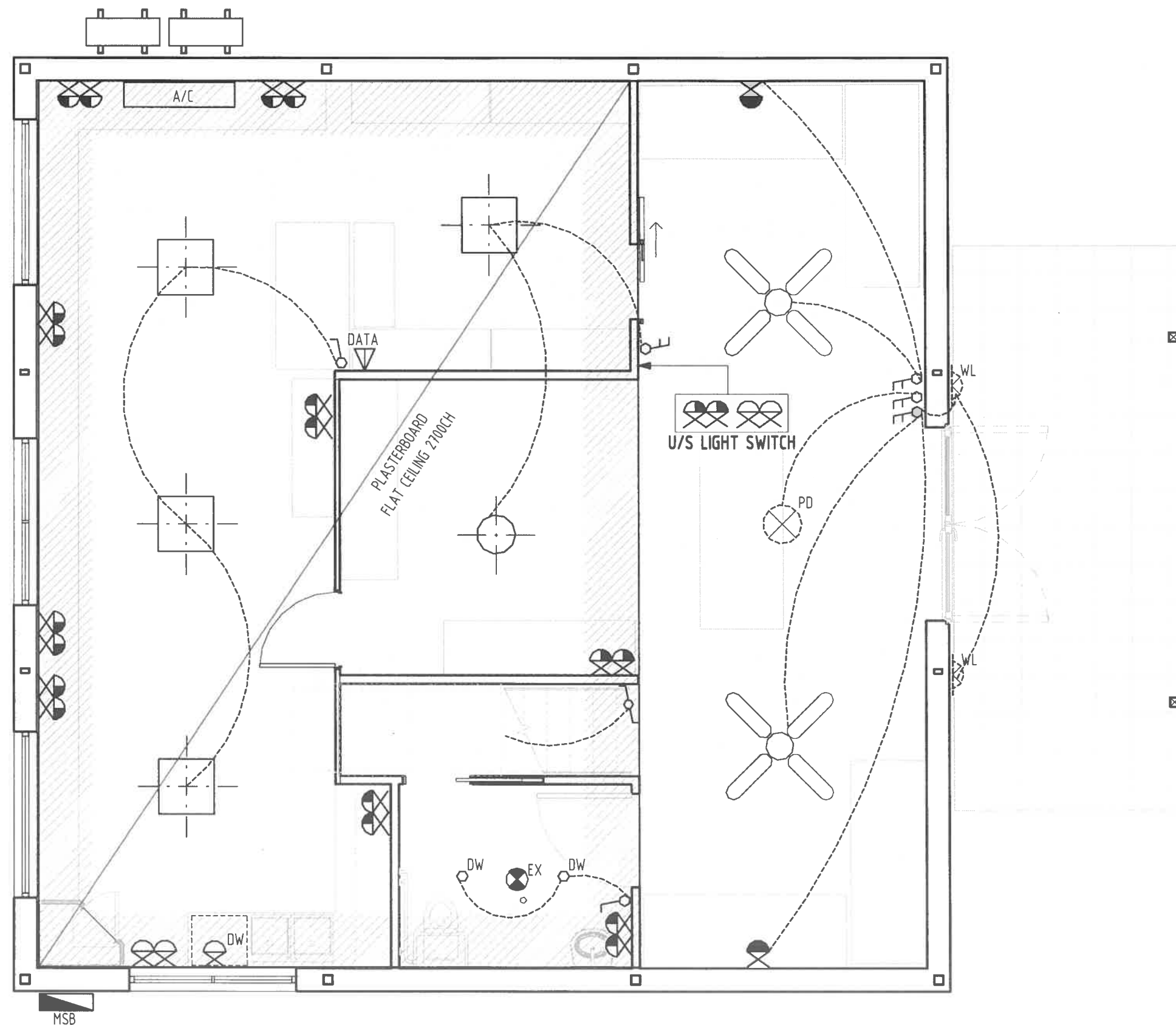
Title:  
ELEVATIONS - PROPOSED  
SHED 1 STAGE 1

Drawn by: KN  
Authorised for issue: KN  
Date: 23/06/2023

Project number: 230510 Sheet: A302 Scale: 1: 100 at: A3 Rev B







ELECTRICAL UNIT LEGEND		POWER LEGEND	
	DOWNLIGHT		SINGLE GPO - 300mm
	PENDANT LIGHT		SINGLE GPO - 1100mm
	WALL MOUNTED LIGHT		SINGLE GPO - 2400mm OVER SHELF
	CIRCLE CEILING LIGHT		SINGLE GPO - EXTERNAL
	SQUARED CEILING LIGHT		SINGLE GPO - D/WASHER @750H
	LIGHT SWITCH		FLOOR RECESSED DOUBLE GPO
	LIGHT SWITCH - DOUBLE		SINGLE GPO - 1800mm
	2 WAY - LIGHT SWITCH		DATA POINT
	JUNCTION BOX		
	CEILING EXHAUST FAN		
	CEILING FAN 1400mm		
	AC OUTSIDE UNIT - LOCATION TO BE CONFIRMED		
	AC UNIT - LOCATION TO BE CONFIRMED		
	SMOKE DETECTOR		
	MAIN SWITCH BOARD / METER		

ELECTRICAL NOTE

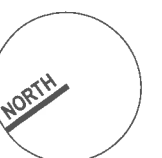
ALL SYMBOLS AND SYMBOL LOCATIONS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY.  
SYMBOLS AND LOCATIONS ARE NOT DRAWN TO SCALE.

NOTE : LOCATIONS OF ALL ELECTRICAL AND LIGHTING TO BE CONFIRMED WITH OWNER BEFORE CONSTRUCTION

BYRON SHIRE COUNCIL  
Development Application  
APPROVED PLAN  
DA No. 10.2022.537.1  
Date: 2.1.2024

A GROUND FLOOR PLAN - ELECTRICAL PLAN  
SCALE 1 : 50 @ A3

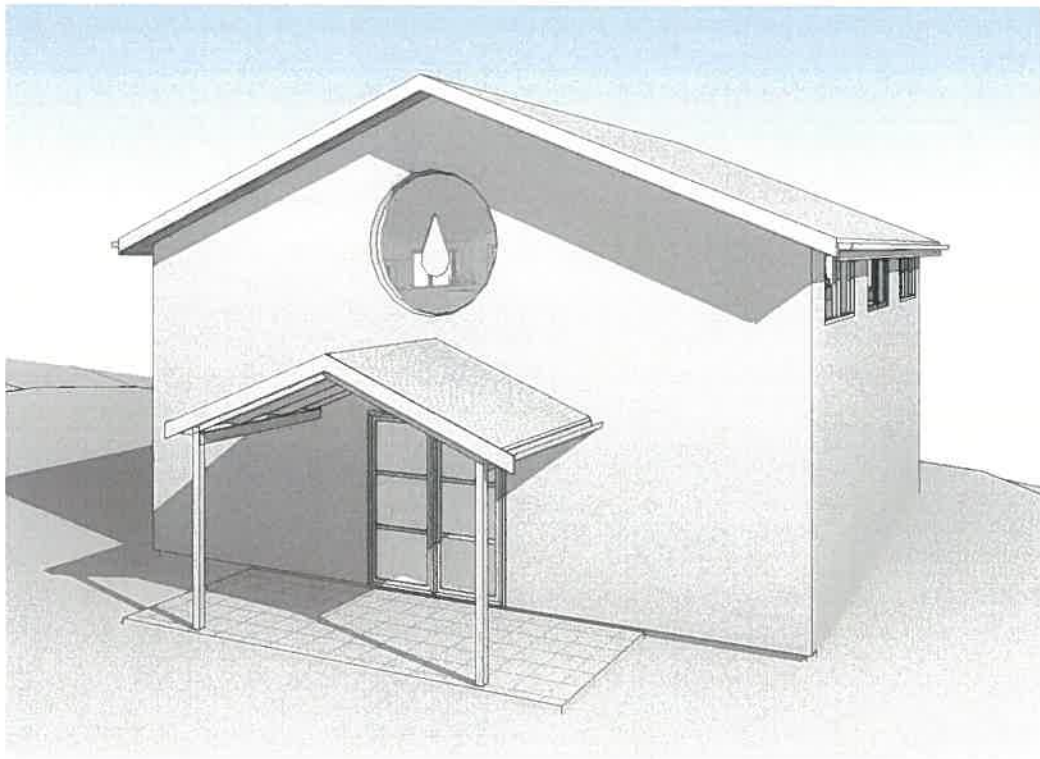
Rev.	Description	Date	By
C	ADDED ELECTRICAL PLANS	15/07/2023	



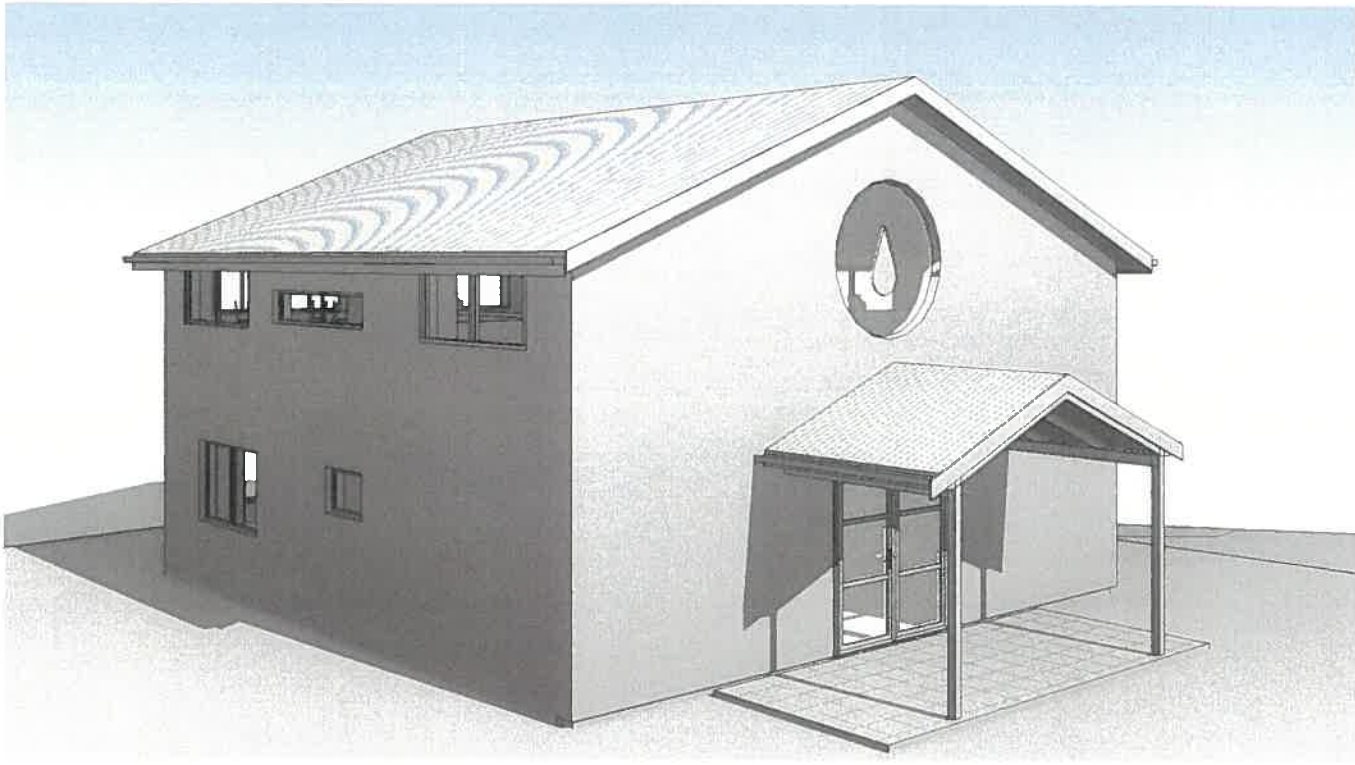




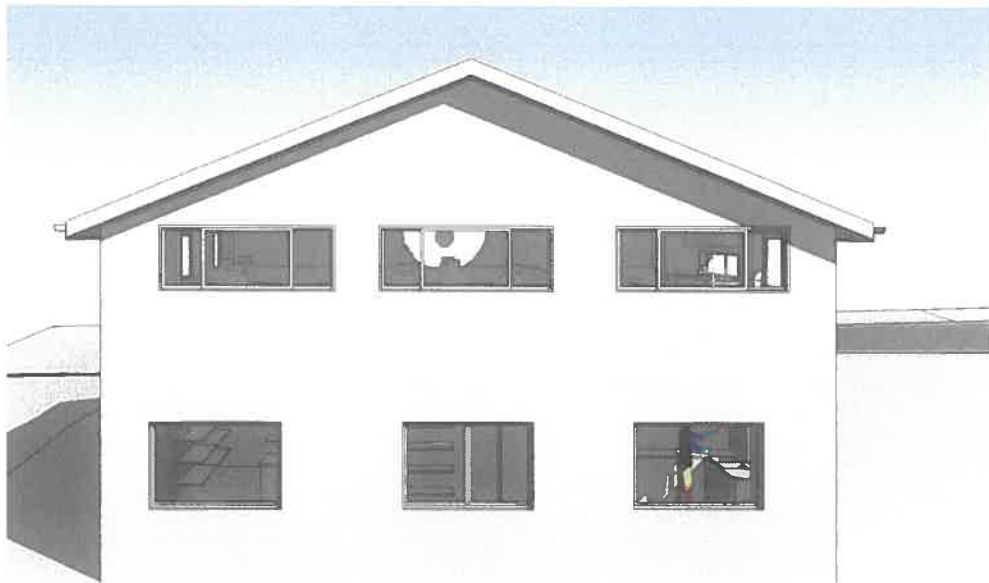
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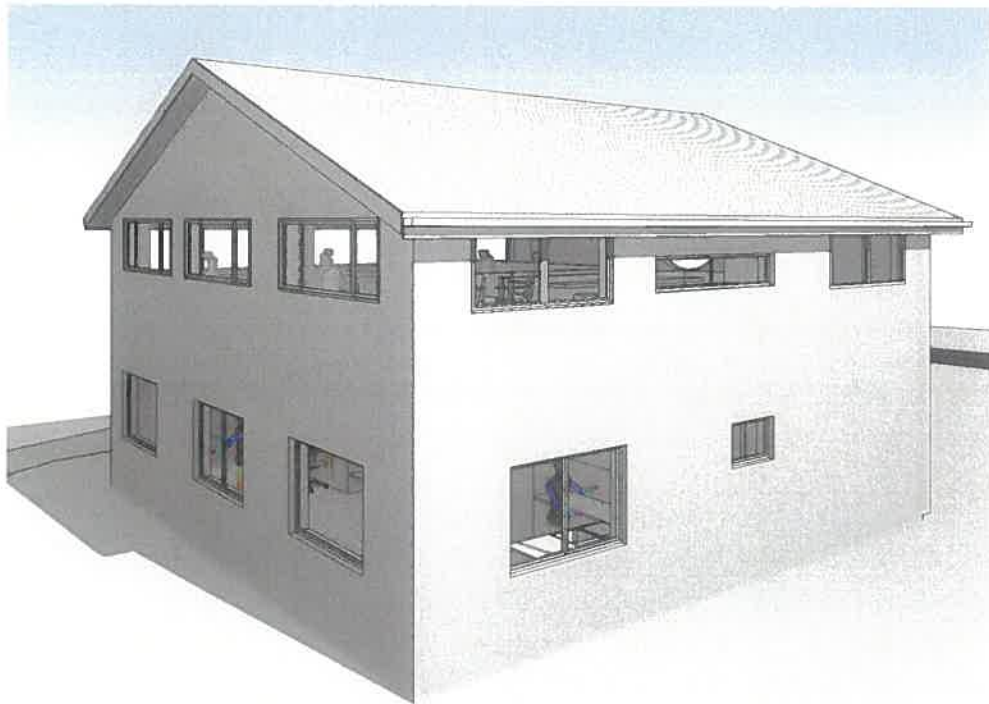
C 3D PERSPECTIVE C  
SCALE @ A3



D 3D PERSPECTIVE D  
SCALE @ A3



E 3D PERSPECTIVE E  
SCALE @ A3



F 3D PERSPECTIVE F  
SCALE @ A3

BYRON SHIRE COUNCIL  
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DA No. 10.2022.537.1  
Date: 2.1.2024



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- Arrange engineers certification  
- Arrange building tenders.  
M: 0416 796 145  
ABN: 29301994145  
QBCCLN: 1269750

Rev.	Description	Date	By
B	AMENDMENT	23/06/2023	
A	PROPOSED DESIGN	13/06/2023	

Project name:  
SYNTHESIS ORGANICS  
736 FEDERAL DR, FEDERAL NSW 2481  
Client & Site Location:  
THEME & CHRISTOPHER RAINS  
736 FEDERAL DRIVE, FEDERAL NSW 2481

Title:  
PERSPECTIVES  
SHED 1 STAGE 1  
Drawn by: KN  
Authorised for issue: KN  
Date: 23/06/2023  
Project number: 230510 Sheet: A701 Scale: 1:1 at A3 Rev B

