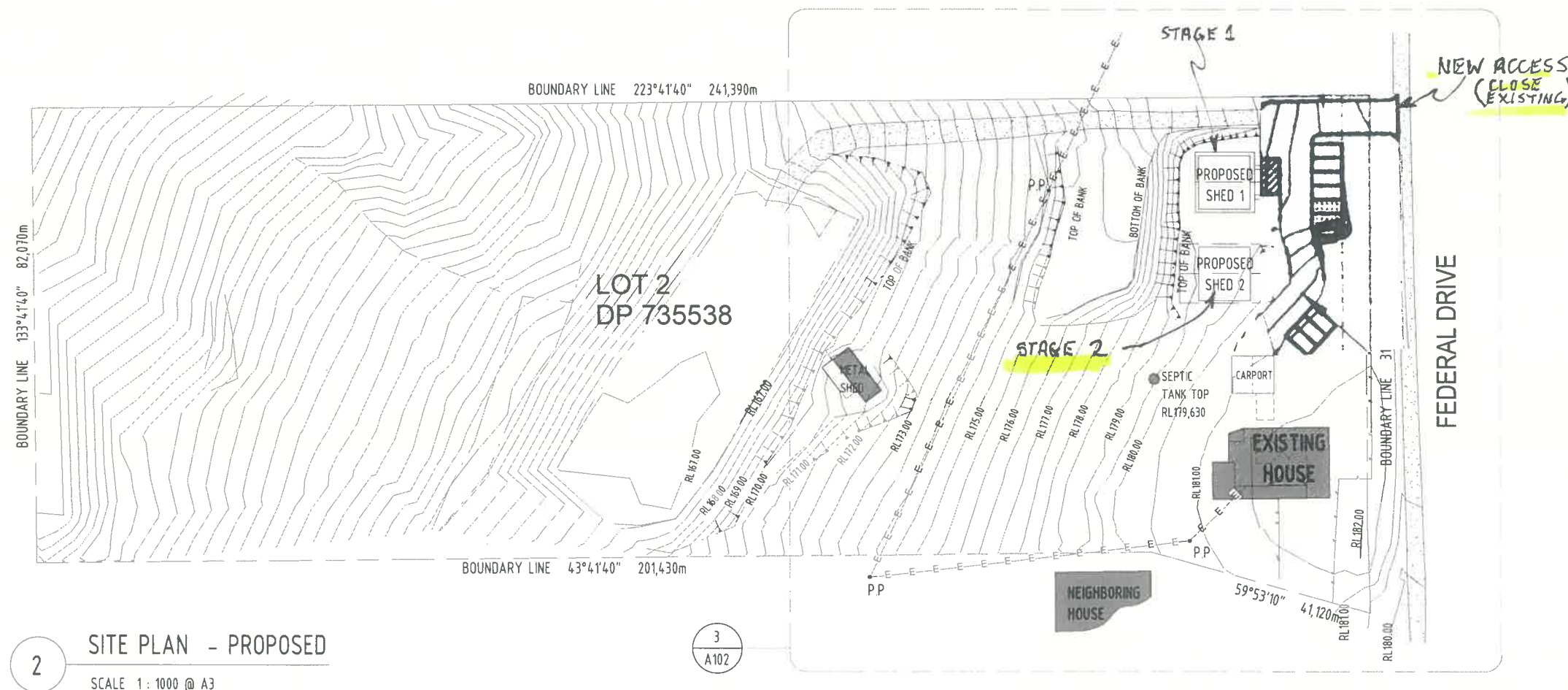


1 SITE PLAN - EXISTING
SCALE 1 : 1000 @ A3



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
COPYRIGHTED SODA ARCHITECTURAL DESIGN & DRAFTING ©
ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE

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

Project name:
SYNTHESIS ORGANICS / SHED 2
736 FEDERAL DR, FEDERAL NSW 2481

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

Title: SITE PLAN STAGE 2 SHED 2	Drawn by: KN
Authorised for issue: KN	Date:
Project number 230510	Sheet: A101
Scale: As indicated	at: A3
Rev	



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

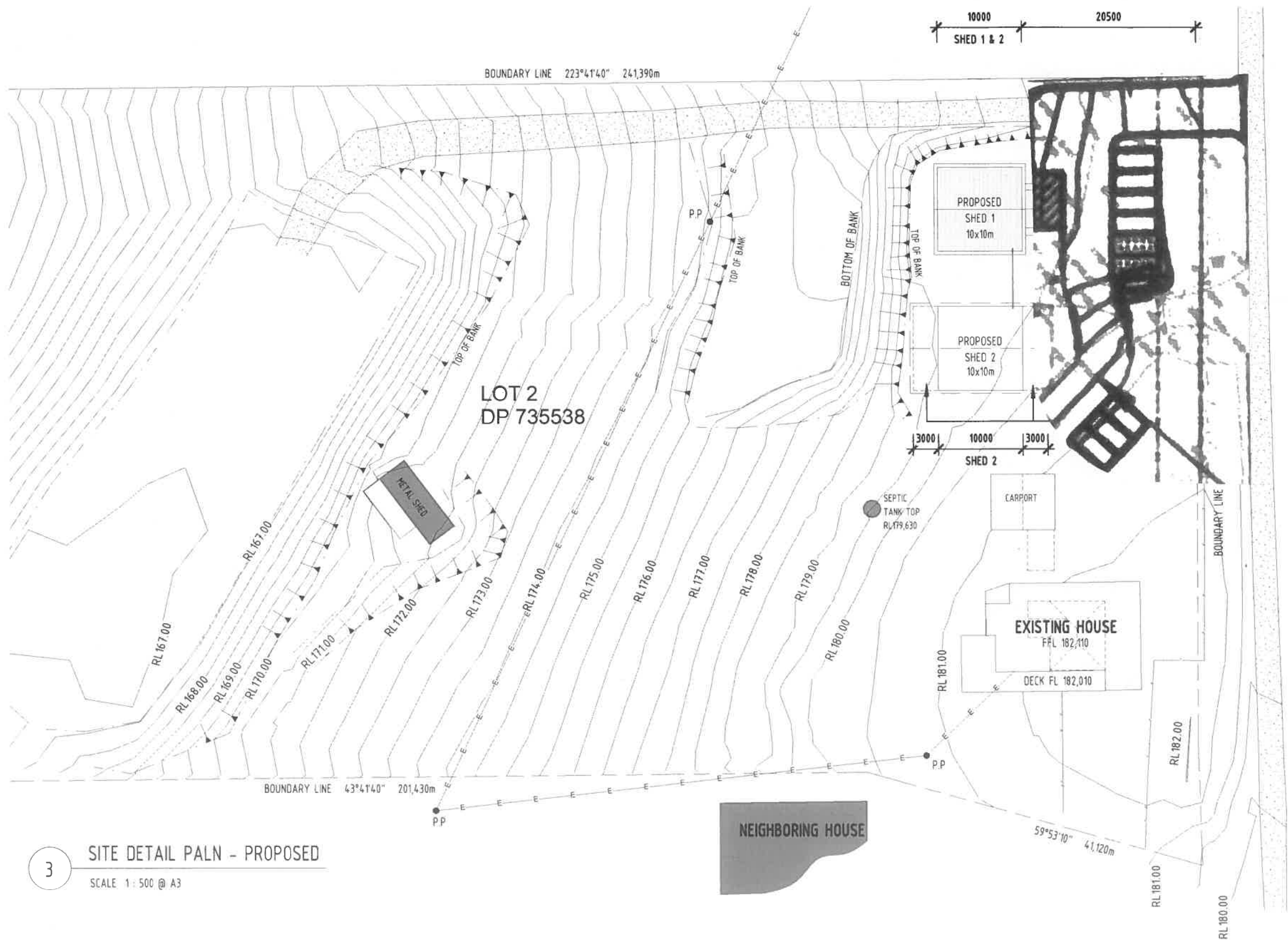
NOTES

- 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

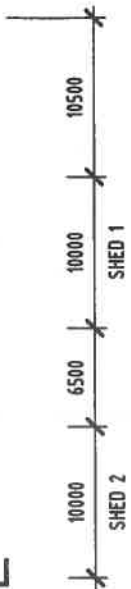
LEGEND - EXISTING SERVICES

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

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



FEDERAL DRIVE



SITE DETAIL PALN - PROPOSED

SCALE 1: 500 @ A3



QLD - 39 Jutland St, NSW -9 Joshua St,
Oxley QLD 4075 Murwillumbah 2484 NSW
COPYRIGHTED SODA ARCHITECTURAL DESIGN & DRAFTING ©
ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE

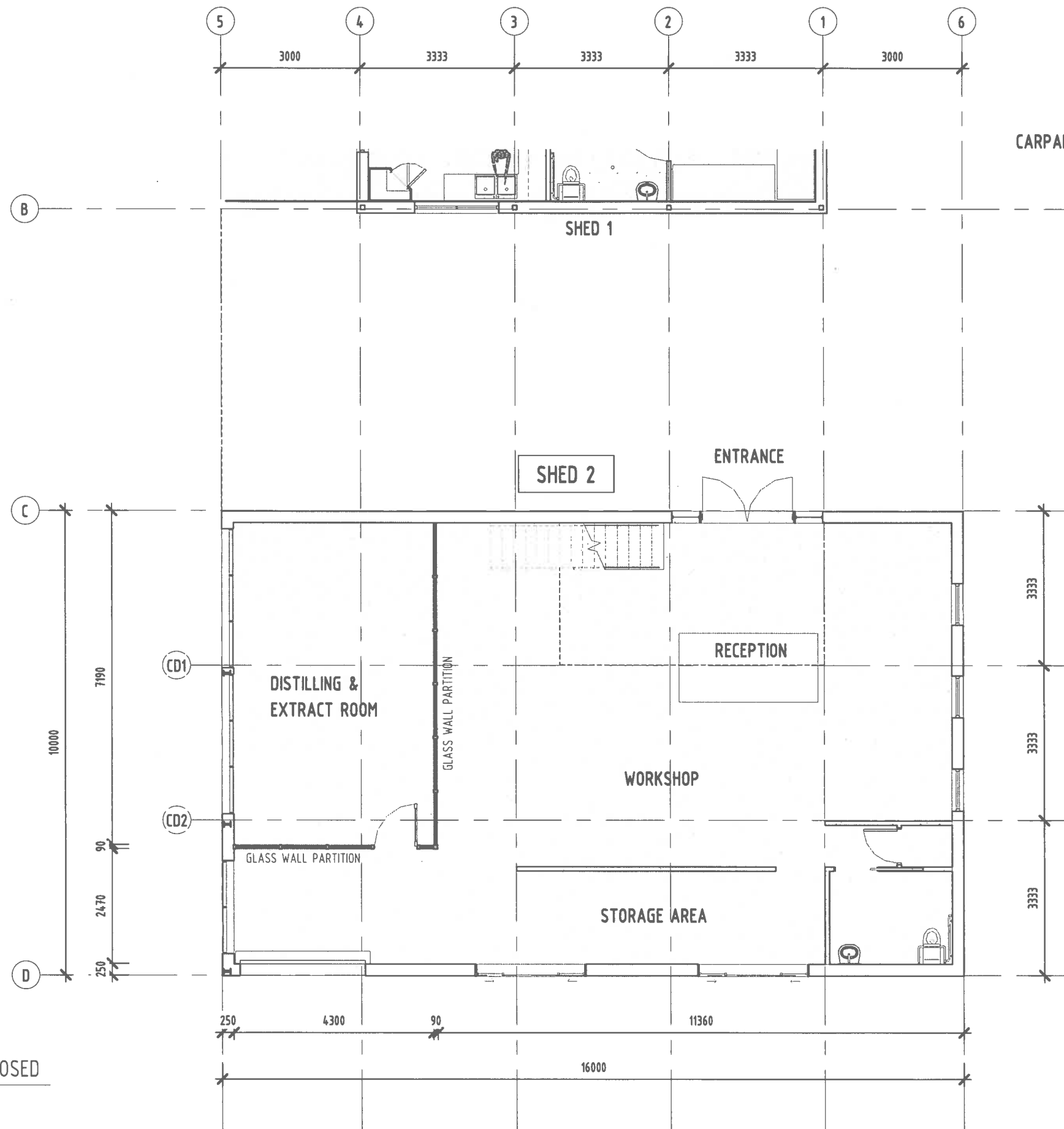
Services Provided:
- Building design, drawings for builder's pricing & council building approval
- Arrange council town planning applications
- Arrange engineers certification
- Arrange building tenders.
M: 0416 796 145
ABN: 29301994145
QBCCCLN: 1269750

Rev.	Description	Date	By

Project name:
SYNTHESIS ORGANICS / SHED 2
736 FEDERAL DR, FEDERAL NSW 2481
Client & Site Location:
THEME & CHRISTOPHER RAINS
736 FEDERAL DRIVE, FEDERAL NSW 2481

Title:
SITE PLAN - PROPOSED
STAGE 2
Drawn by: KN
Authorised for issue: KN
Date:
Project number: 230510 Sheet: A102 Scale: As indicated at: A3 Rev:





FLOOR PLAN LEGEND

- BA BATH
- BAL BALUSTRADE TO CLIENTS SELECTION, 1000mm HIGH MIN
- BB BREAKFAST BAR
- BC BROOM CUPBOARD
- BE BENCH
- BP BLOCK PIER - RENDERED FINISH. TO ENG'S SPEC
- CK/O COOKTOP / OVEN
- CPD CUPBOARD
- DP DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
- DW DISHWASHER
- EX EXHAUST FAN - VENT TO OUTSIDE
- FT FOOTING TO ENG'S SPEC'S
- FW FLOOR WASTE
- HC HOSE COCK
- LC LAUNDRY CHUTE
- LIN LINEN CUPBOARD
- LW 1000mm H TIMBER STUD WALL
- MI MIRROR
- NI NICHE WITH DOWNLIGHT
- OHC OVER HEAD CUPBOARD
- PF 1200mm H GLASS PANEL POOL FENCE
- PG 1200mm H GLASS POOL GATE
- PS BATTEN PRIVACY SCREEN
- PTY PANTRY
- REF REFRIGERATOR - TO HAVE TAP FOR PLUMBING
- RH RANGEHOOD
- SD SMOKE DETECTOR
- SH SHELVES (SHx1 = 1 SHELF)
- SHR SHOWER
- SK SINK
- SP STEEL POST TO STRUCTURAL ENG'S SPEC'S
- T LAUNDRY TUB
- TP TIMBER POST TO STRUCTURAL ENG'S SPEC'S
- TR TOWEL RAIL
- TRH TOILET ROLL HOLDER
- VB VANITY BASIN
- WC WATER CLOSET
- WIL WALK IN LINEN
- WIP WALK IN PANTRY
- WM WASHING MACHINE LOCATION
- WO WALL OVEN

NO ST DN STEP DOWN IN FLOOR LEVEL
ST DN STEP DOWN IN FLOOR LEVEL

- (D00) DOOR NUMBER, REFER TO SCHEDULE
- (W00) WINDOW NUMBER, REFER TO SCHEDULE

FLOOR FINISH LEGEND

- CON CONCRETE - BROOM FINISH
- CPT CARPET
- CT CERAMIC TILES
- TM POLISHED TIMBER FLOOR BOARDS
- TIM TIMBER DECKING
- VT VITRIFIED TILES - NON SLIP

1 GROUND FLOOR PLAN - PROPOSED
SCALE 1: 100 @ A3

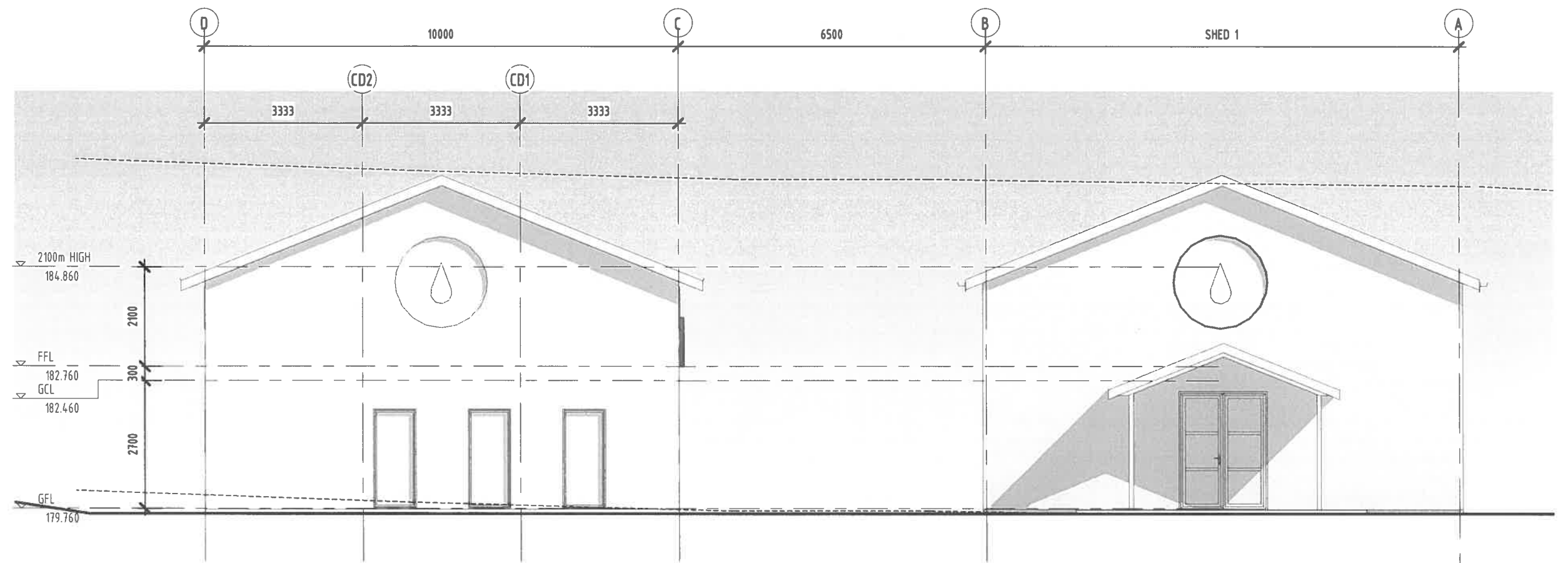
SODA
CREATIVE DESIGN STUDIO
QLD - 39 Jutland St, NSW -9 Joshua St,
Oxley QLD 4075 Murwillumbah 2484 NSW
COPYRIGHTED SODA ARCHITECTURAL DESIGN & DRAFTING ©
ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE

Services Provided:

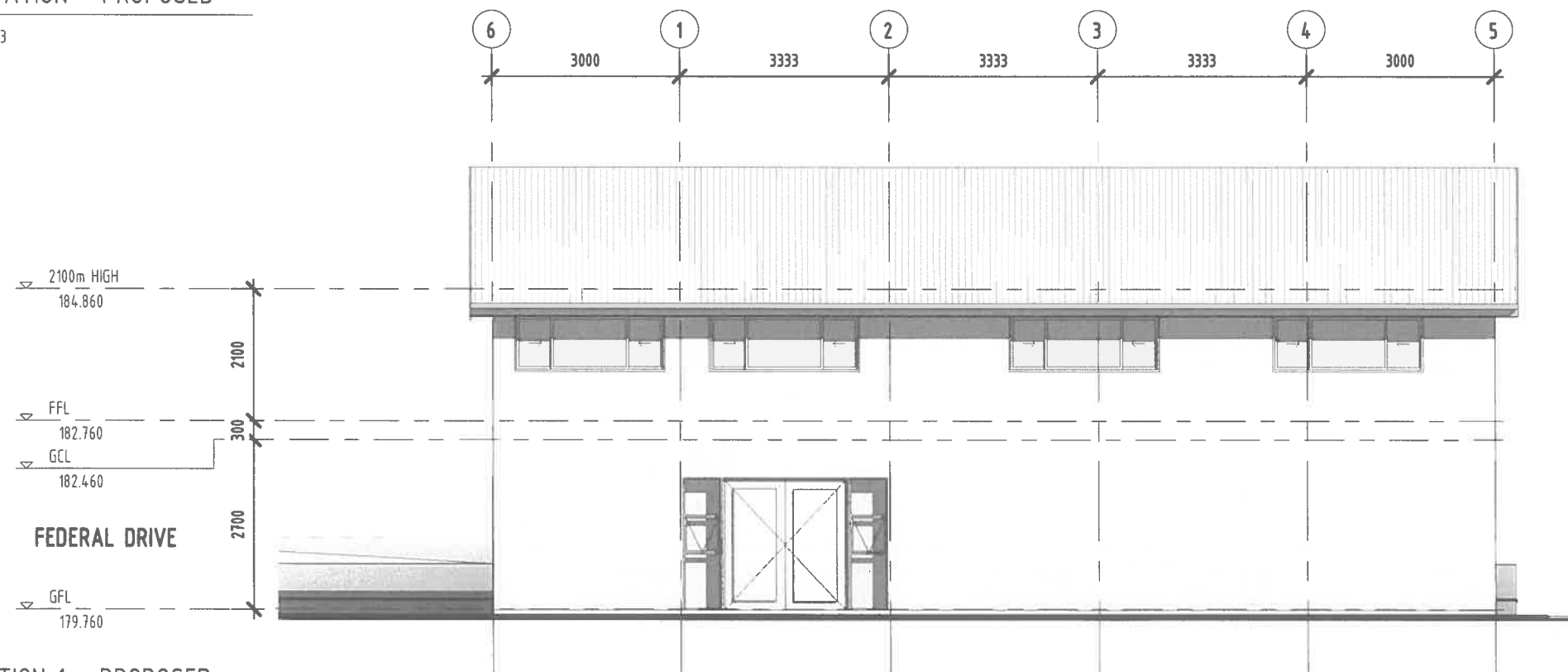
- Building design, drawings for builder's pricing & council building approval
- Arrange council town planning applications
- Arrange engineers certification
- Arrange building tenders.

M: 0416 796 145
ABN: 29301994145
QBCCLN: 1269750

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----



1 FRONT ELEVATION - PROPOSED
SCALE 1 : 100 @ A3



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

LEGEND

- BAL BALUSTRADE TO CLIENTS
SELECTION 1000mm HIGH MIN.
CB COLORBOND ROOF SHEETING
CRT CONCRETE ROOF TILE
DP COLORBOND DOWNPIPE.
CONNECT TO RAINWATER TANK OR
EXISTING STORMWATER LINE
DP/SP COLORBOND DOWNPIPE AND SPREADER
PS TIMBER BATTEN PRIVACY SCREENING
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



QLD - 39 Jutland St, NSW -9 Joshua St,
Oxley QLD 4075 Murwillumbah 2484 NSW
COPYRIGHTED SODA ARCHITECTURAL DESIGN & DRAFTING ©
ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE

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

Project name:

SYNTHESIS ORGANICS / SHED 2
736 FEDERAL DR, FEDERAL NSW 2481

Client & Site Location:

THEME & CHRISTOPHER RAINS
736 FEDERAL DRIVE, FEDERAL NSW 2481

Title:

ELEVATIONS - PROPOSED
STAGE 2

Drawn by:

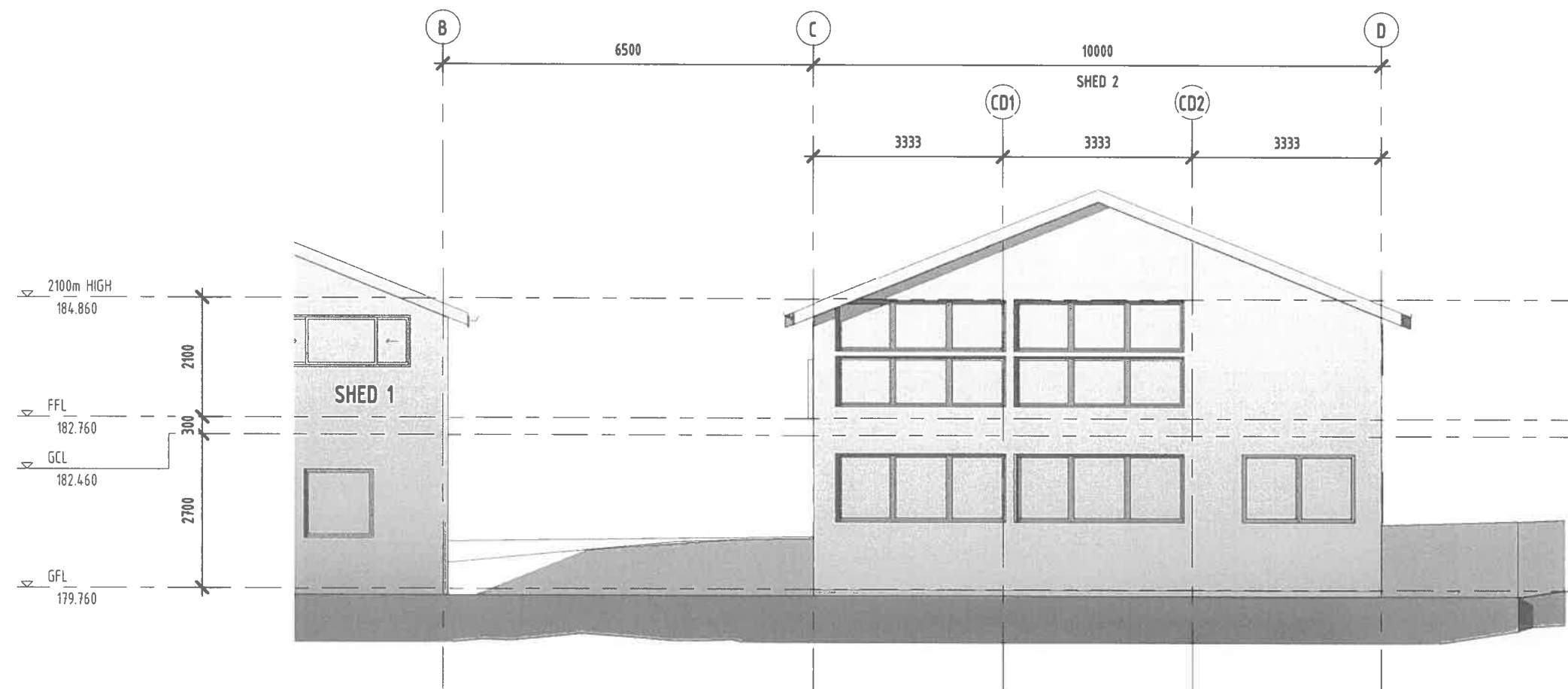
KN

Authorised for issue:

KN

Date:

Project number: 230510 Sheet: A501 Scale: 1 : 100 at: A3 Rev



LEGEND

- BAL BALUSTRADE TO CLIENTS
SELECTION 1000mm HIGH MIN.
- CB COLORBOND ROOF SHEETING
- CRT CONCRETE ROOF TILE
- DP COLORBOND DOWNPIPE.
CONNECT TO RAINWATER TANK OR
EXISTING STORMWATER LINE
- DP/SP COLORBOND DOWNPIPE AND SPREADER
- PS TIMBER BATTEN PRIVACY SCREENING
- 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

3 REAR ELEVATION - PROPOSED
SCALE 1: 100 @ A3



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



QLD - 39 Jutland St, NSW - 9 Joshua St,
Oxley QLD 4075 Murwillumbah 2484 NSW
COPYRIGHTED SODA ARCHITECTURAL DESIGN & DRAFTING ©
ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE

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

Project name:

SYNTHESIS ORGANICS / SHED 2
736 FEDERAL DR, FEDERAL NSW 2481

Client & Site Location:

THEME & CHRISTOPHER RAINS
736 FEDERAL DRIVE, FEDERAL NSW 2481

Title:

ELEVATIONS - PROPOSED
STAGE 2

Drawn by:

KN

Authorised for issue:

KN

Date:

Project number: 230510 Sheet: A502 Scale: 1: 100 at: A3 Rev