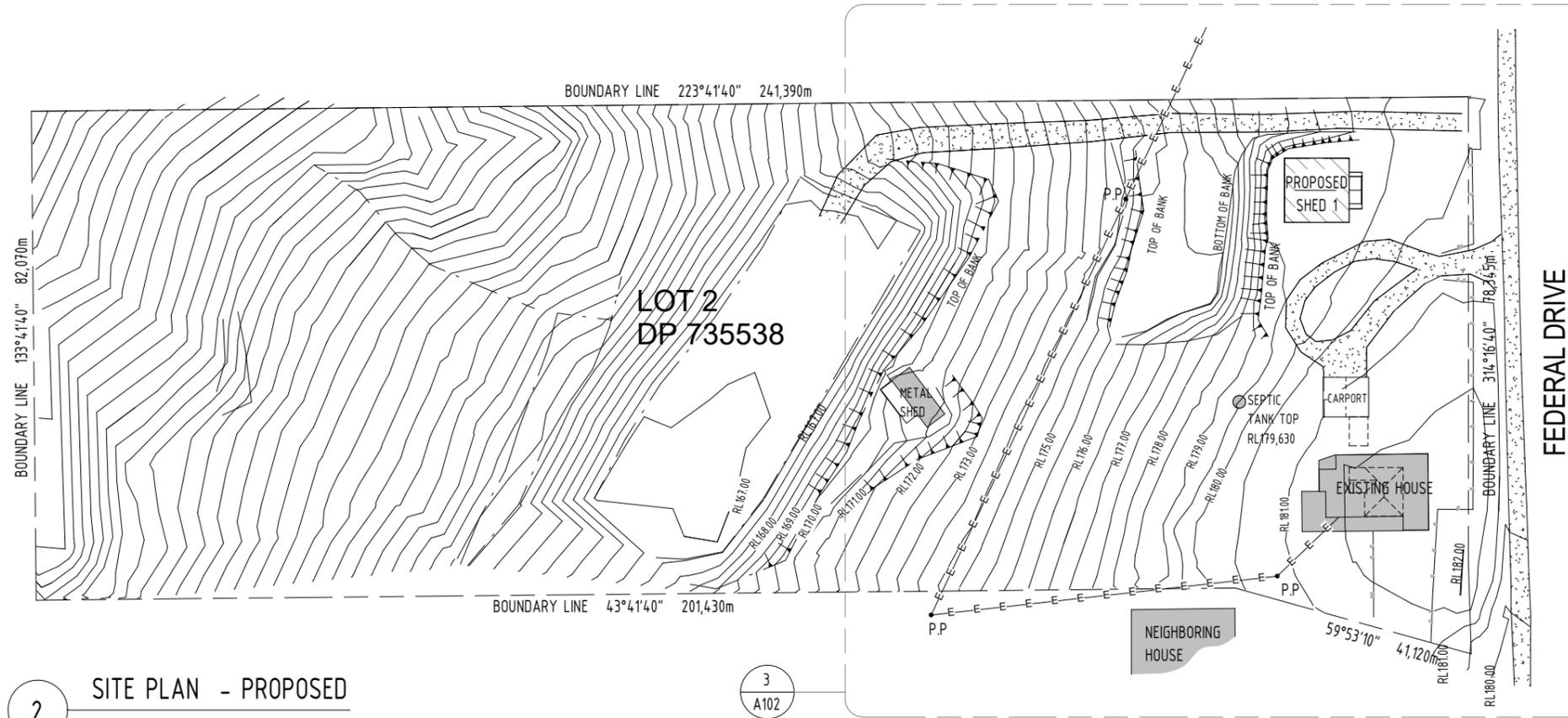


1 SITE PLAN - EXISTING  
SCALE 1 : 1000 @ A3



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 3.9.1.3
- 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

**SODA**  
CREATIVE DESIGN STUDIO

QLD - 39 Jutland St, NSW -9 Joshua St, Oxley QLD 4075  
Murwillumbah 2484 NSW  
M: 0416 796 145  
ABN: 29301994145  
QBCCLN: 1269750

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

Rev.	Description	Date	By
E	AS BUILT	18/02/24	
D	AMENDMENT	12/10/2023	
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:  
**SITE PLAN**

Drawn by: KN

Authorised for issue: KN

Date: 18/02/24

Project number: 230510 Sheet: A101

Scale: As indicated at: A3 Rev: E

**NORTH**

**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 3.9.1.3
- STAIR HANDRAILS REQUIRED AS PER PART 3.9.2.4
- BALUSTRADES TO COMPLY WITH PART 3.9.2
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- TERMITE PROTECTION TO COMPLY WITH AS3660.1
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- 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.

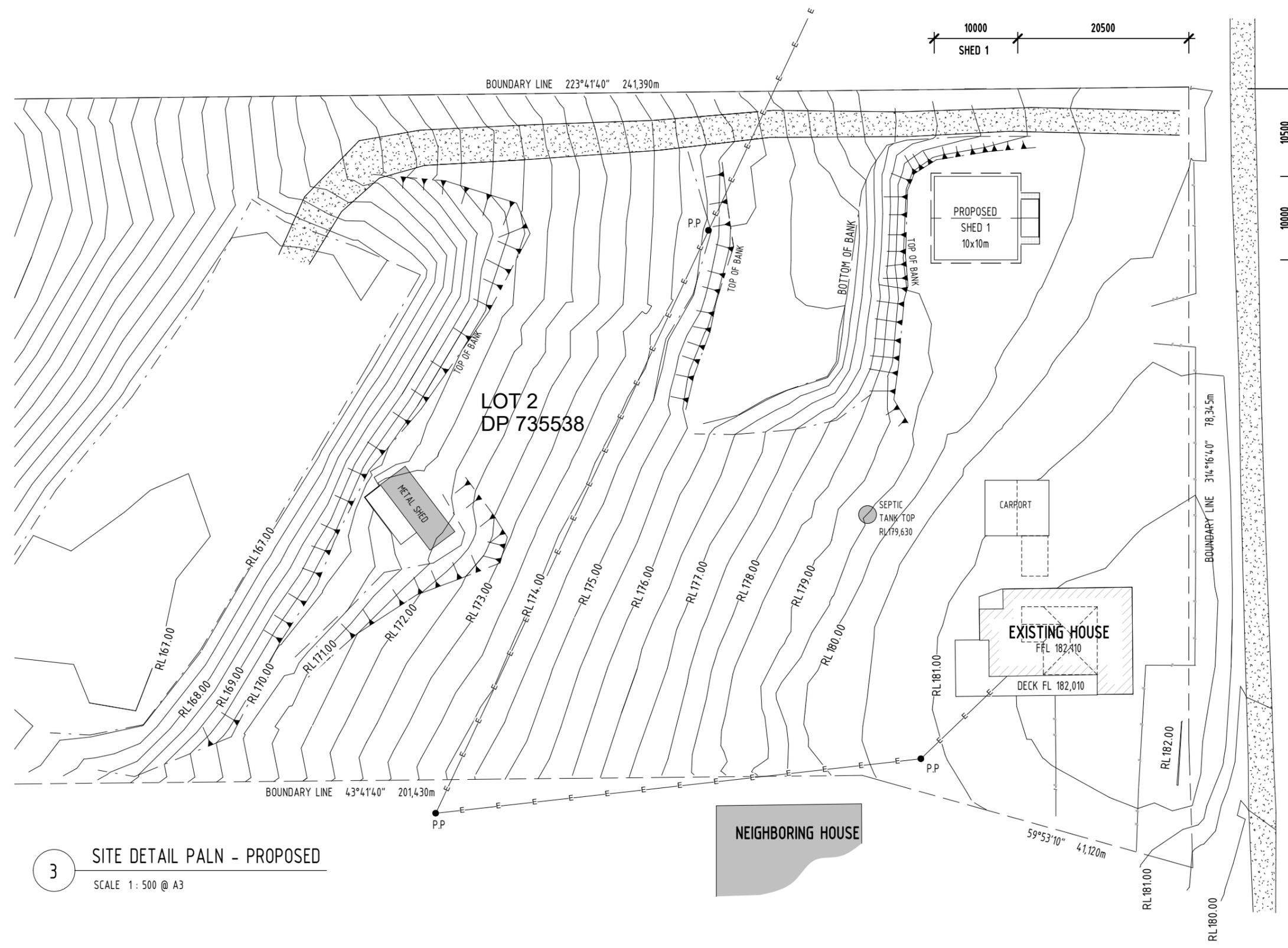
**NOTES**

- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FABRICATION
- BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.
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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



**FEDERAL DRIVE**

**3 SITE DETAIL PALN - PROPOSED**  
SCALE 1: 500 @ A3

**SODA CREATIVE DESIGN STUDIO**  
 QLD - 39 Jutland St, NSW -9 Joshua St, Oxley QLD 4075 Murwillumbah 2484 NSW  
 M: 0416 796 145  
 ABN: 29301994145  
 QBCCLN: 1269750

Services Provided:  
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 - Arrange council town planning applications  
 - Arrange engineers certification  
 - Arrange building tenders.

Rev.	Description	Date	By
E	AS BUILT	18/02/24	
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:  
**SITE PLAN - PROPOSED**

Drawn by: KN  
 Authorised for issue: KN  
 Date: 18/02/24

Project number: 230510 Sheet: A102 Scale: As indicated at: A3 Rev: E

**NORTH**



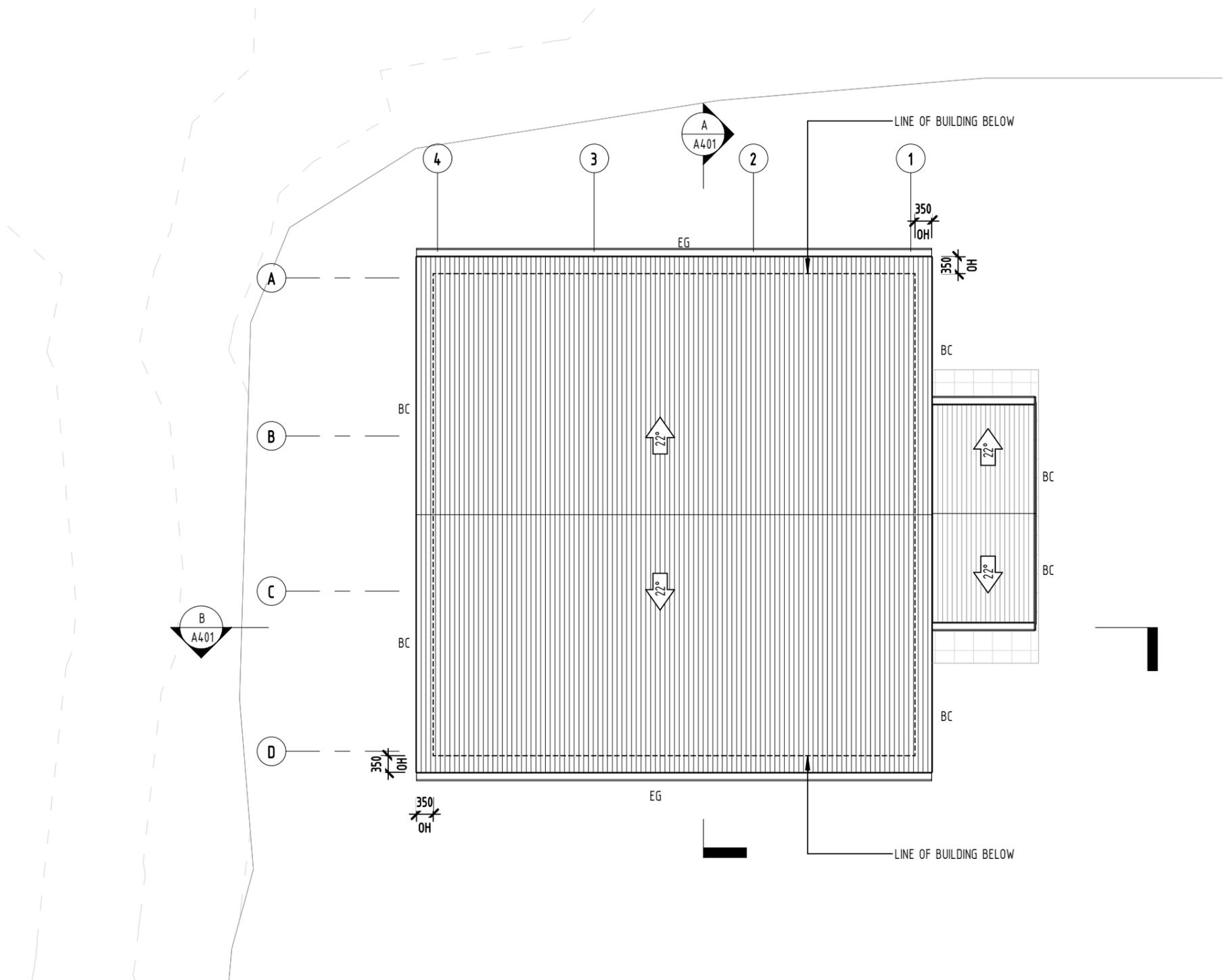
### ROOF LEGEND

- 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

PROPOSED ROOF PITCH

### NOTES

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



**SODA**  
**CREATIVE DESIGN STUDIO**  
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 M: 0416 796 145  
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Rev.	Description	Date	By
E	AS BUILT	18/02/24	
D	AMENDMENT	12/10/2023	
A	PROPOSED DESIGN	13/06/2023	

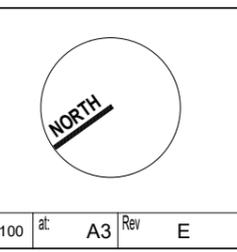
Project name:  
**SYNTHESIS ORGANICS**  
 736 FEDERAL DR, FEDERAL NSW 2481

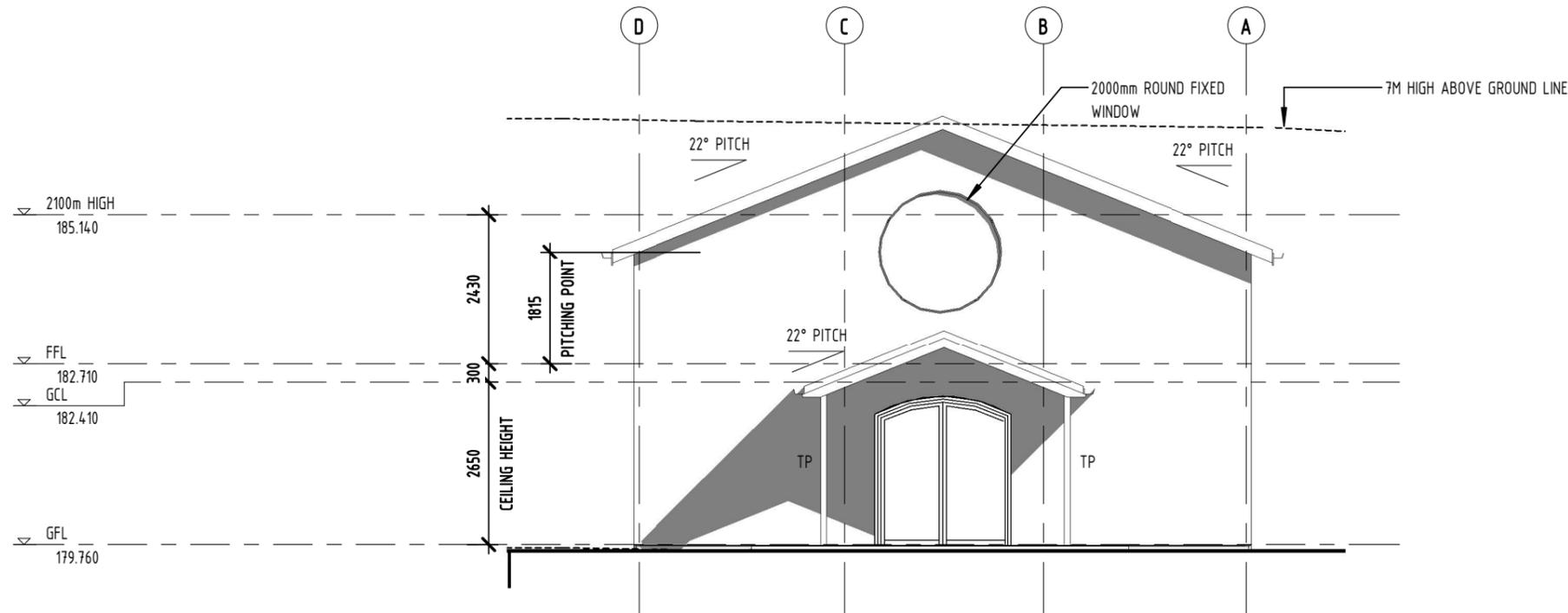
Client & Site Location:  
**THEME & CHRISTOPHER RAINS**  
 736 FEDERAL DRIVE, FEDERAL NSW 2481

Title:  
**ROOF PLAN - PROPOSED**

Drawn by: KN  
 Authorised for issue: KN  
 Date: 18/02/24

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

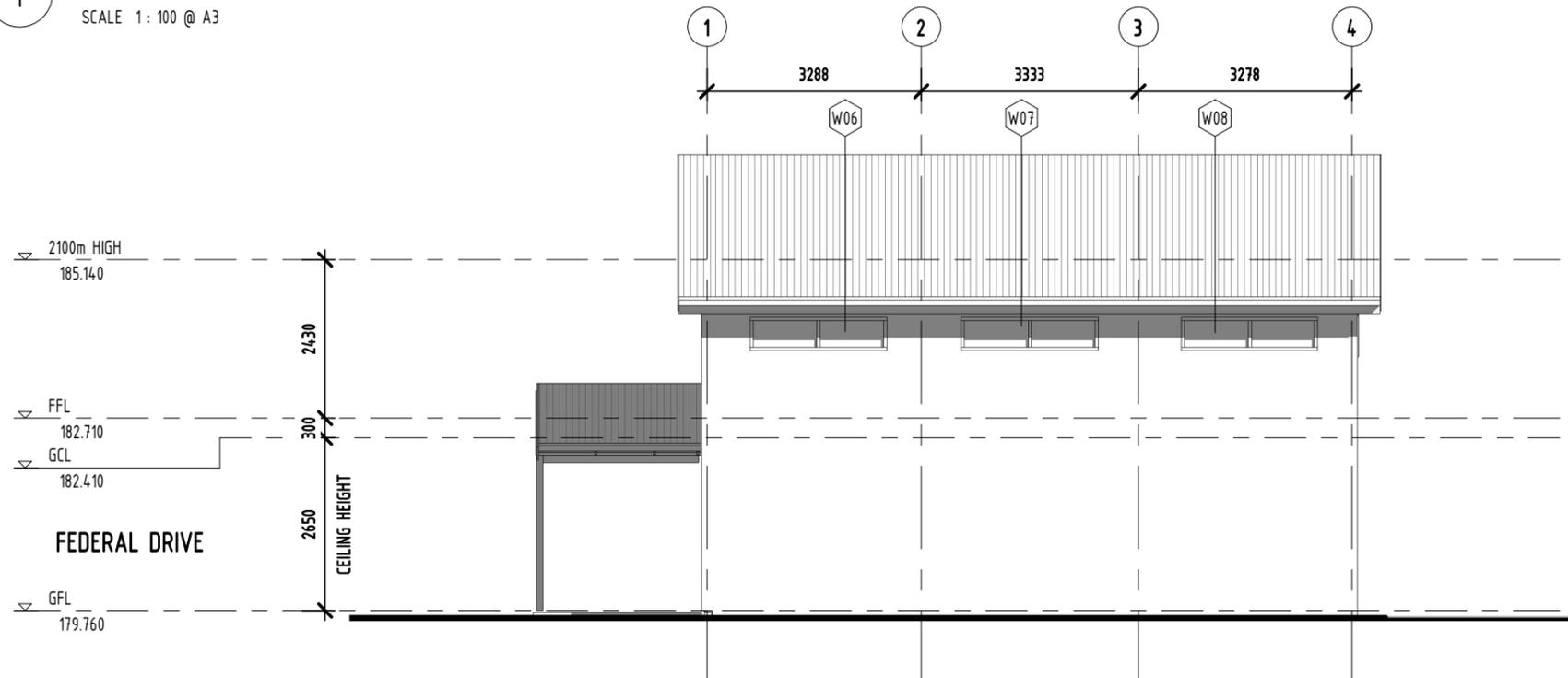




**LEGEND**

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

**1 FRONT ELEVATION - PROPOSED**  
SCALE 1 : 100 @ A3



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

**SODA**  
CREATIVE DESIGN STUDIO  
QLD - 39 Jutland St, NSW -9 Joshua St, Oxley QLD 4075 Murwillumbah 2484 NSW  
M: 0416 796 145  
ABN: 29301994145  
QBCCLN: 1269750

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Rev.	Description	Date	By
E	AS BUILT	18/02/24	
D	AMENDMENT	12/10/2023	
B	AMENDMENT	23/06/2023	
A	PROPOSED DESIGN	13/06/2023	

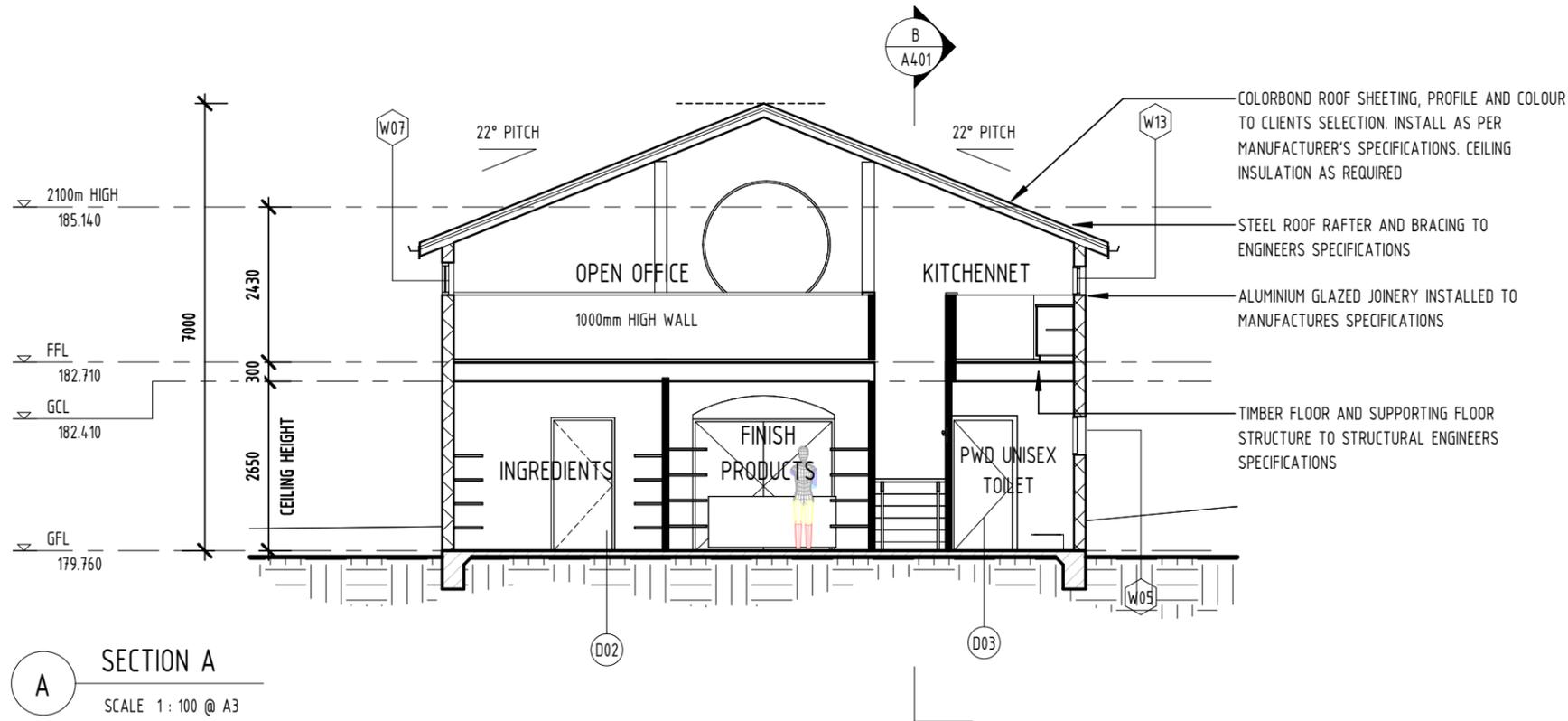
Project name:  
**SYNTHESIS ORGANICS**  
736 FEDERAL DR, FEDERAL NSW 2481

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

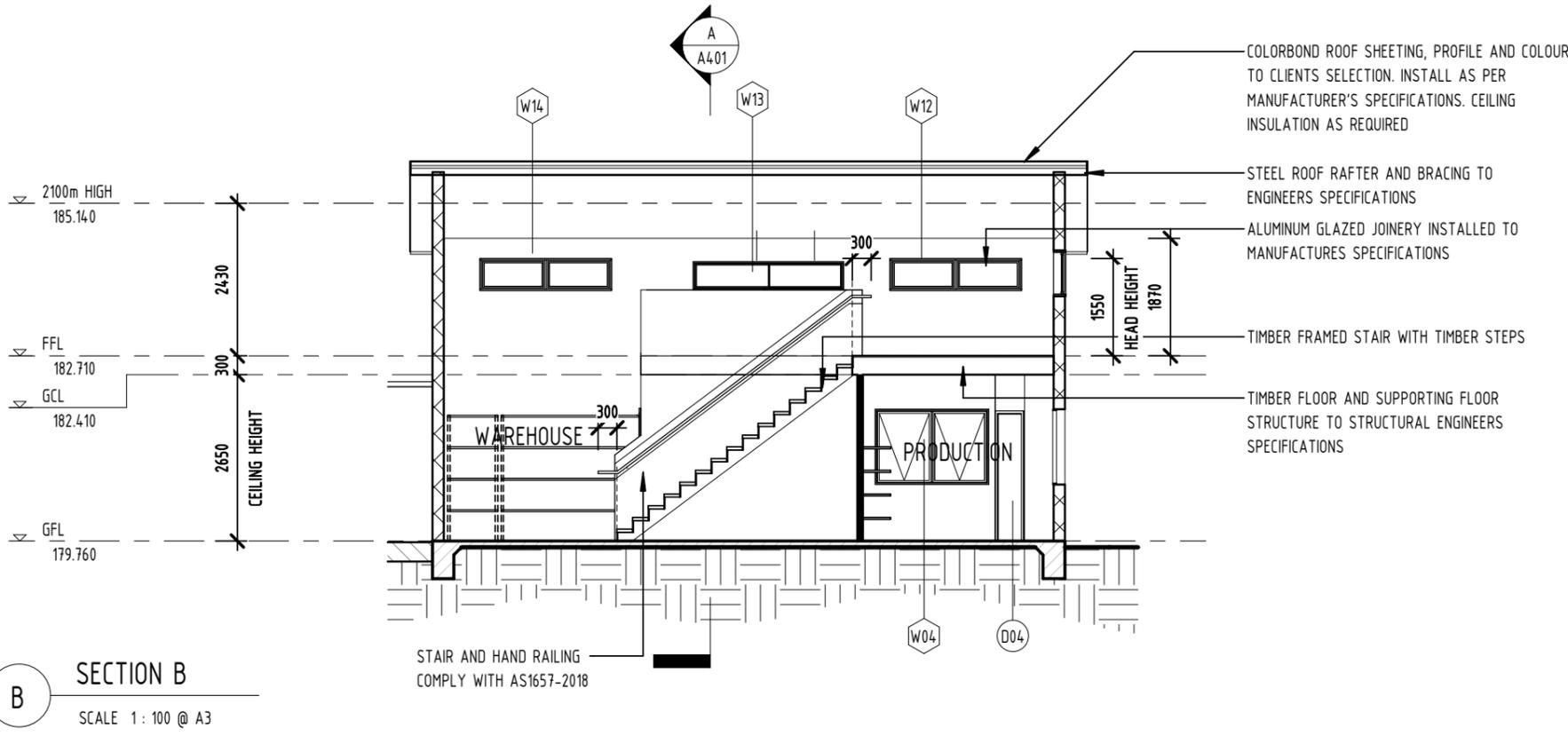
Title:  
**ELEVATIONS - PROPOSED**

Drawn by: KN  
Authorised for issue: KN  
Date: 18/02/24

Project number: 230510 | Sheet: A301 | Scale: 1 : 100 | at: A3 | Rev: E



**SECTION A**  
SCALE 1 : 100 @ A3



**SECTION B**  
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

**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.

**SODA CREATIVE DESIGN STUDIO**  
 QLD - 39 Jutland St, NSW - 9 Joshua St, Oxley QLD 4075 Murwillumbah 2484 NSW  
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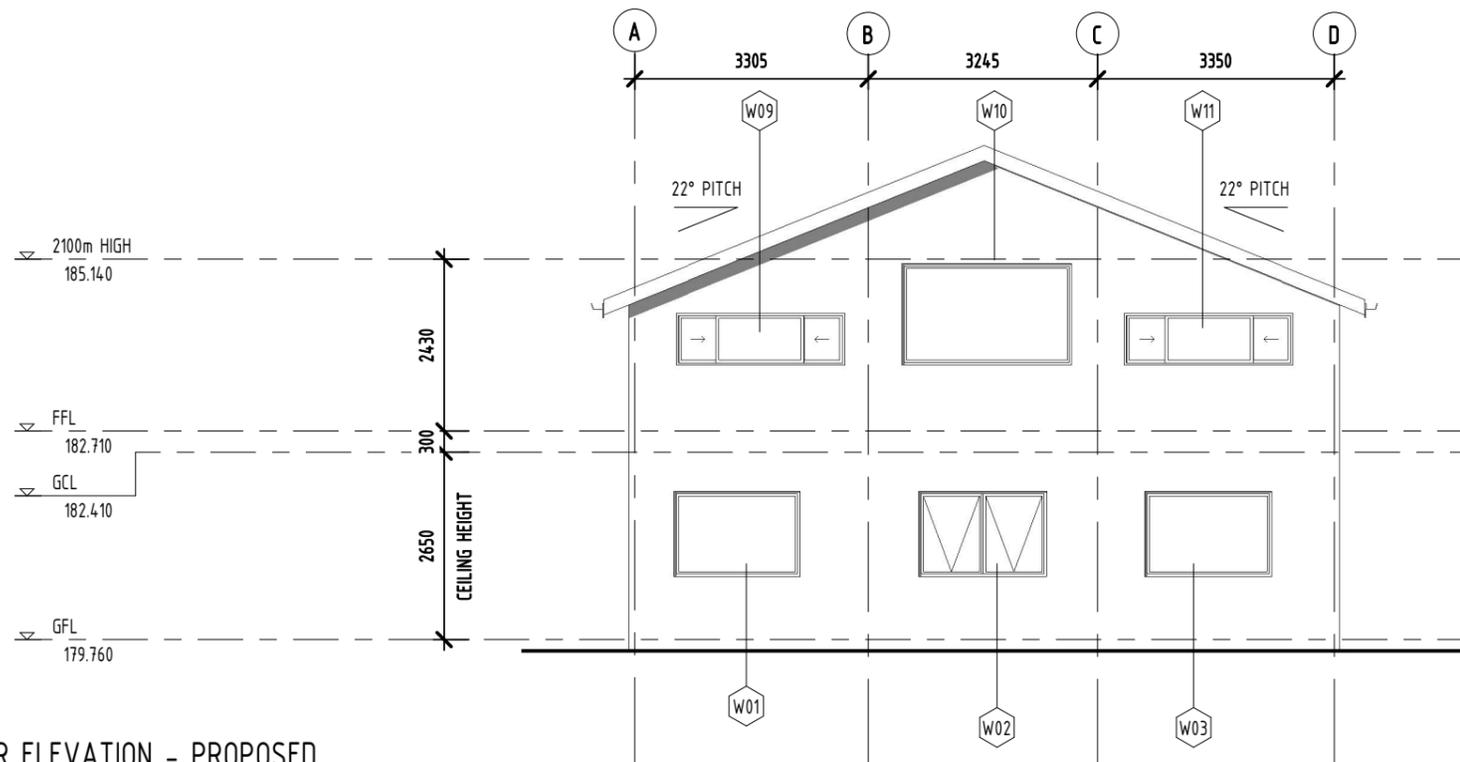
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Rev.	Description	Date	By
E	AS BUILT	18/02/24	
D	AMENDMENT	12/10/2023	
B	AMENDMENT	23/06/2023	
A	PROPOSED DESIGN	13/06/2023	

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

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

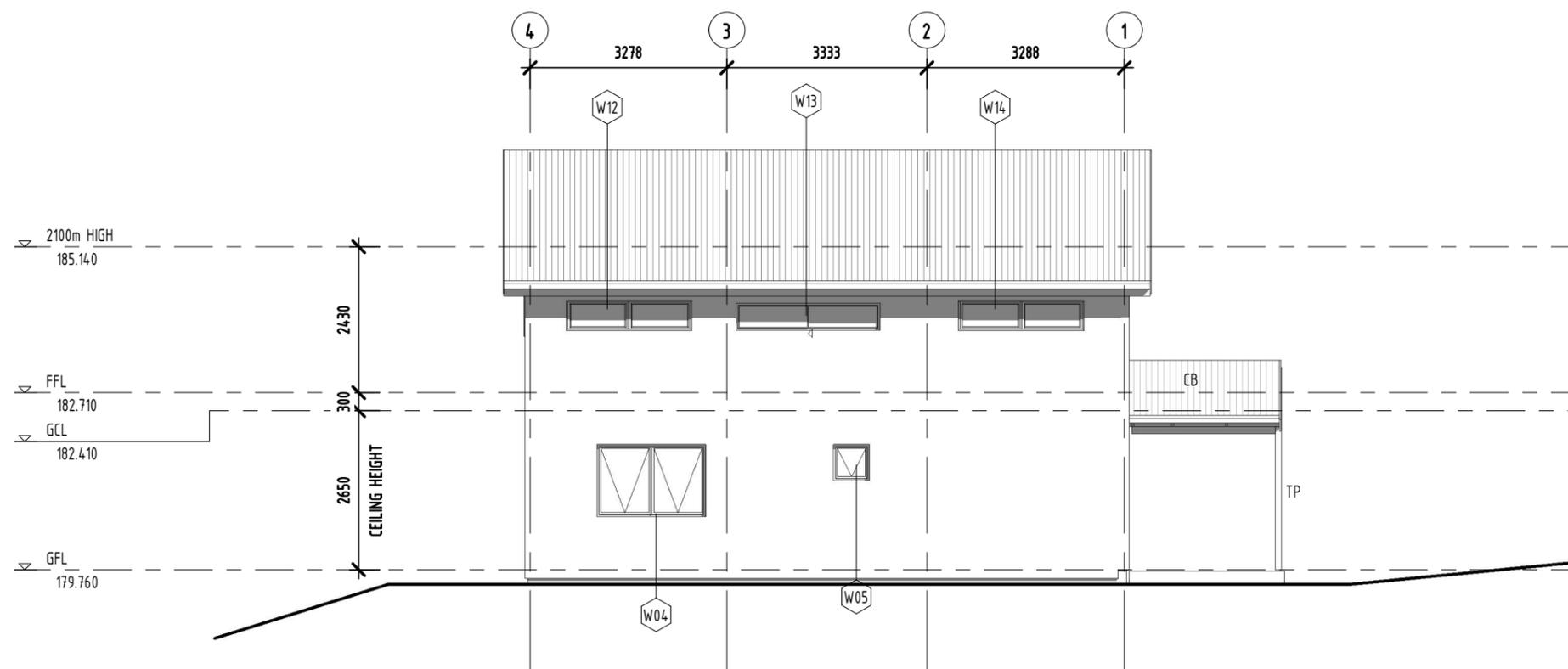
Title: SECTION - PROPOSED		
Drawn by:	KN	
Authorised for issue:	KN	
Date:	18/02/24	
Project number:	230510	Sheet: A401
	Scale: As indicated	at: A3
		Rev: E



### 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

**3** REAR ELEVATION - PROPOSED  
SCALE 1 : 100 @ A3



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

**SODA**  
CREATIVE DESIGN STUDIO  
QLD - 39 Jutland St, NSW -9 Joshua St,  
Oxley QLD 4075 Murwillumbah 2484 NSW  
M: 0416 796 145  
ABN: 29301994145  
QBCCLN: 1269750

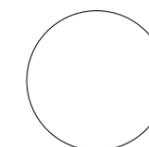
Services Provided:  
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Rev.	Description	Date	By
E	AS BUILT	18/02/24	
D	AMENDMENT	12/10/2023	
B	AMENDMENT	23/06/2023	
A	PROPOSED DESIGN	13/06/2023	

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	
Drawn by:	KN
Authorised for issue:	KN
Date:	18/02/24
Project number:	230510
Sheet:	A302
Scale:	1 : 100
at:	A3
Rev	E



Door Schedule						
NUMBER	FLOOR LEVEL	HEIGHT	WIDTH	FINISH	FRAME MATERIAL	COMMENTS
D01	GROUND FLOOR LEVEL	2020	2140		STEEL	STEEL FRAMED GLAZED FRENCH DOOR
D02	GROUND FLOOR LEVEL	2040	920	PAINT	TIMBER	SEELODED SLIDING DOOR
D03	GROUND FLOOR LEVEL	2040	920	PAINT	TIMBER	PWD TOILET SIZE HINGED DOOR
D04	GROUND FLOOR LEVEL	2040	520	PAINT	TIMBER	PANTRY DOOR

GROUND FLOOR LEVEL: 4

Window - Schedule							
NUMBER	FLOOR LEVEL	WINDOW STYLE	HEIGHT	WIDTH	FRAMING MATERIAL	GLAZING	SILL HEIGHT
W01	GROUND FLOOR LEVEL	FIXED	1200	1800	ALUMINIUM	CLEAR	900
W02	GROUND FLOOR LEVEL	TILT & TURN	1200	1810	ALUMINIUM	CLEAR	900
W03	GROUND FLOOR LEVEL	FIXED	1200	1800	ALUMINIUM	CLEAR	900
W04	GROUND FLOOR LEVEL	TILT & TURN	1200	1810	ALUMINIUM	CLEAR	900
W05	GROUND FLOOR LEVEL	TILT & TURN	600	600	ALUMINIUM	CLEAR	1500
W15	GROUND FLOOR LEVEL	FIXED	2100	900	ALUMINIUM	OPAQUE	0

GROUND FLOOR LEVEL: 6

W06	FIRST FLOOR LEVEL - PROPOSED	FIXED	510	2100	ALUMINIUM	CLEAR	1000
W07	FIRST FLOOR LEVEL - PROPOSED	SLIDING	510	2100	ALUMINIUM	CLEAR	1000
W08	FIRST FLOOR LEVEL - PROPOSED	FIXED	510	2100	ALUMINIUM	CLEAR	1000
W09	FIRST FLOOR LEVEL - PROPOSED	SLIDING	730	2400	ALUMINIUM	CLEAR	900
W10	FIRST FLOOR LEVEL - PROPOSED	SLIDING	1430	2400	ALUMINIUM	CLEAR	900
W11	FIRST FLOOR LEVEL - PROPOSED	SLIDING	730	2400	ALUMINIUM	CLEAR	900
W12	FIRST FLOOR LEVEL - PROPOSED	SLIDING	510	2100	ALUMINIUM	CLEAR	990
W13	FIRST FLOOR LEVEL - PROPOSED	SLIDING	450	2400	ALUMINIUM	CLEAR	1000
W14	FIRST FLOOR LEVEL - PROPOSED	FIXED	510	2100	ALUMINIUM	CLEAR	990

FIRST FLOOR LEVEL - PROPOSED: 9

### WINDOW LEGEND

DESIGNED IN ACCORDANCE WITH BCA  
 - FLASHING TO WALL OPENINGS 3.5.3.6  
 - GLAZING & WINDOW ASSEMBLIES - 3.6.0

BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS

**SODA**  
**CREATIVE DESIGN STUDIO**  
 QLD - 39 Jutland St, NSW - 9 Joshua St, Oxley QLD 4075 Murwillumbah 2484 NSW  
 M: 0416 796 145  
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E	AS BUILT	18/02/24	
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B	AMENDMENT	23/06/2023	
A	PROPOSED DESIGN	13/06/2023	

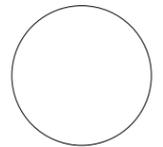
Project name:  
**SYNTHESIS ORGANICS**  
 736 FEDERAL DR, FEDERAL NSW 2481

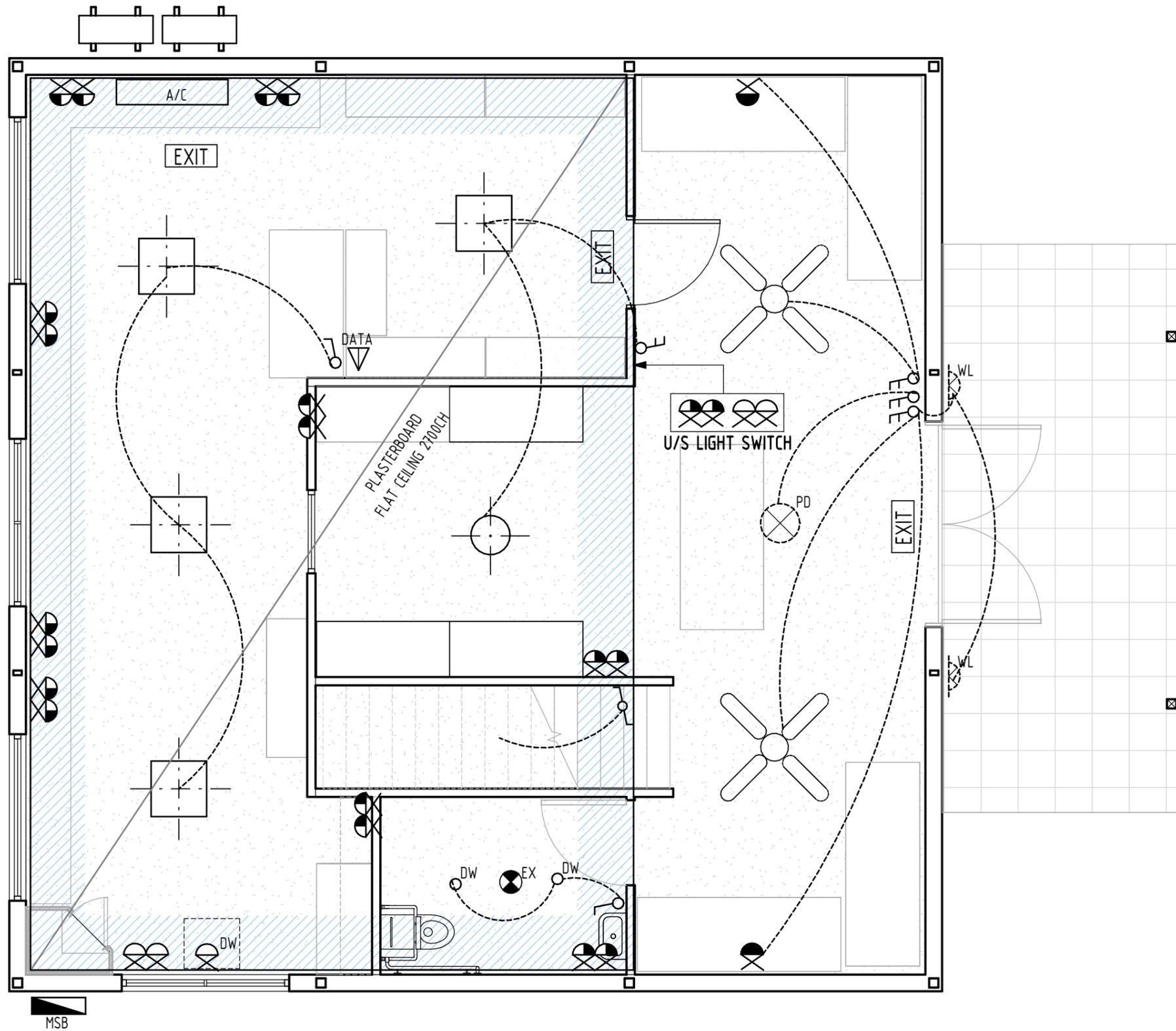
Client & Site Location:  
**THEME & CHRISTOPHER RAINS**  
 736 FEDERAL DRIVE, FEDERAL NSW 2481

Title:  
**DOOR & WINDOW SCHEDULE**

Drawn by: KN  
 Authorised for issue: KN  
 Date: 18/02/24

Project number: 230510 Sheet: A501 Scale: 1:50 at: A3 Rev: E





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**

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

**SODA**  
CREATIVE DESIGN STUDIO  
QLD - 39 Jutland St, NSW - 9 Joshua St, Oxley QLD 4075  
Murwillumbah 2484 NSW  
M: 0416 796 145  
ABN: 29301994145  
QBCCLN: 1269750

Services Provided:  
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- Arrange engineers certification  
- Arrange building tenders.

Rev.	Description	Date	By
E	AS BUILT	18/02/24	
C	ADDED ELECTRICAL PLANS	15/07/2023	

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

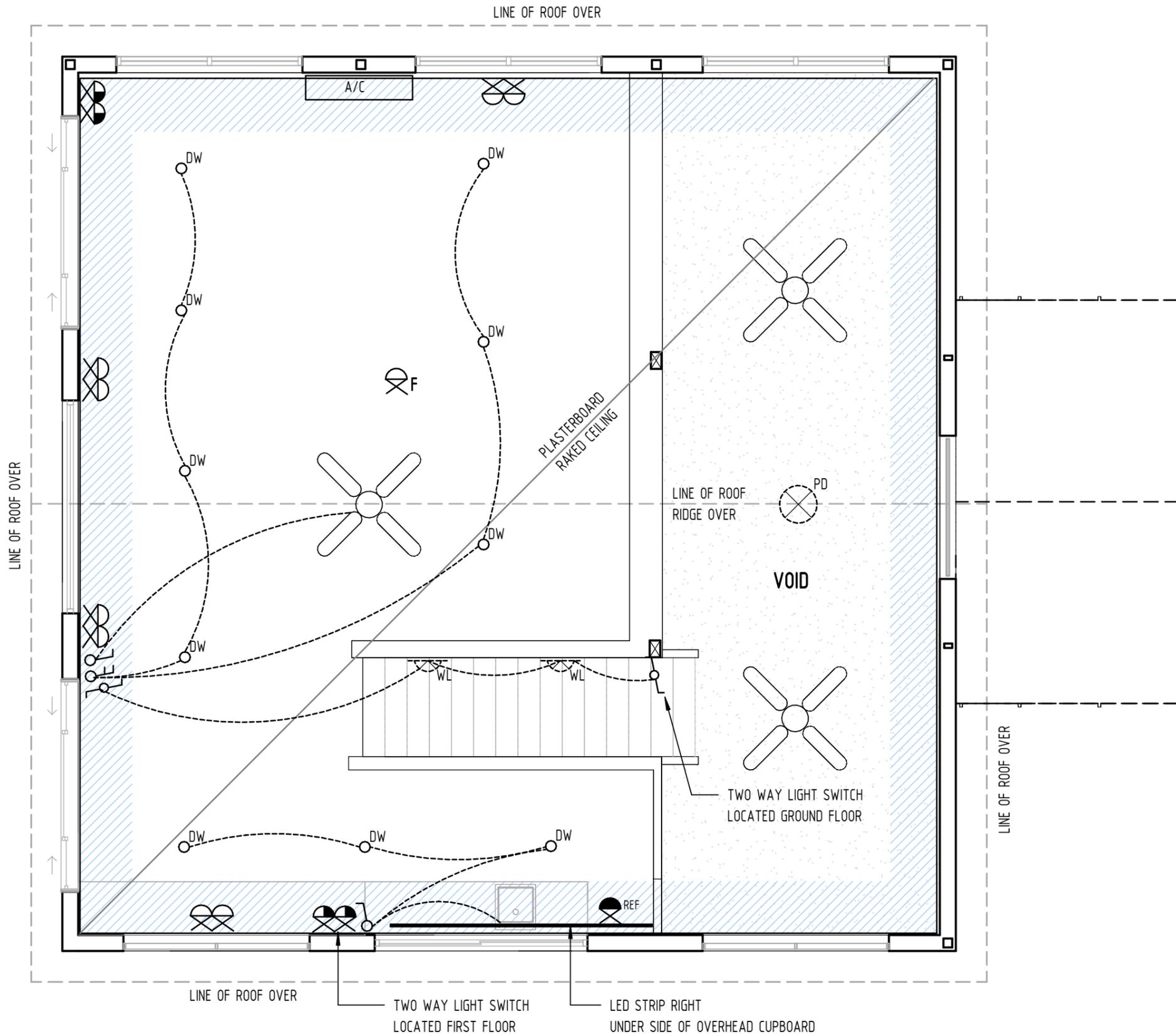
Client & Site Location:  
**THEME & CHRISTOPHER RAINS**  
736 FEDERAL DRIVE, FEDERAL NSW 2481

Title:  
**ELECTRICAL PLAN - GROUND FLOOR**

Drawn by: KN  
Authorised for issue: KN  
Date: 18/02/24

Project number: 230510 Sheet: A601 Scale: As indicated at: A3 Rev: E





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

**B** FIRST FLOOR LEVEL - ELECTRICAL PLAN  
 SCALE 1 : 50 @ A3

**SODA**  
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 QLD - 39 Jutland St, NSW - 9 Joshua St, Oxley QLD 4075 Murwillumbah 2484 NSW  
 M: 0416 796 145  
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 - Arrange building tenders.

Rev.	Description	Date	By
E	AS BUILT	18/02/24	
C	ADDED ELECTRICAL PLANS	15/07/2023	

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

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

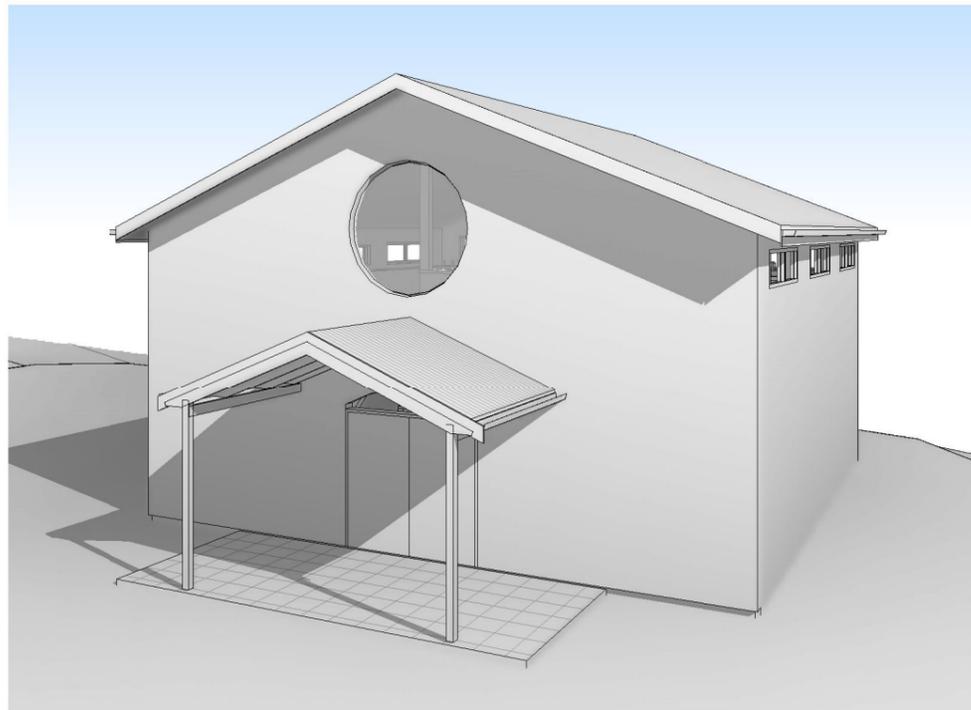
Title:  
**ELECTRICAL PLAN - FIRST FLOOR**

Drawn by: KN  
 Authorised for issue: KN  
 Date: 18/02/24

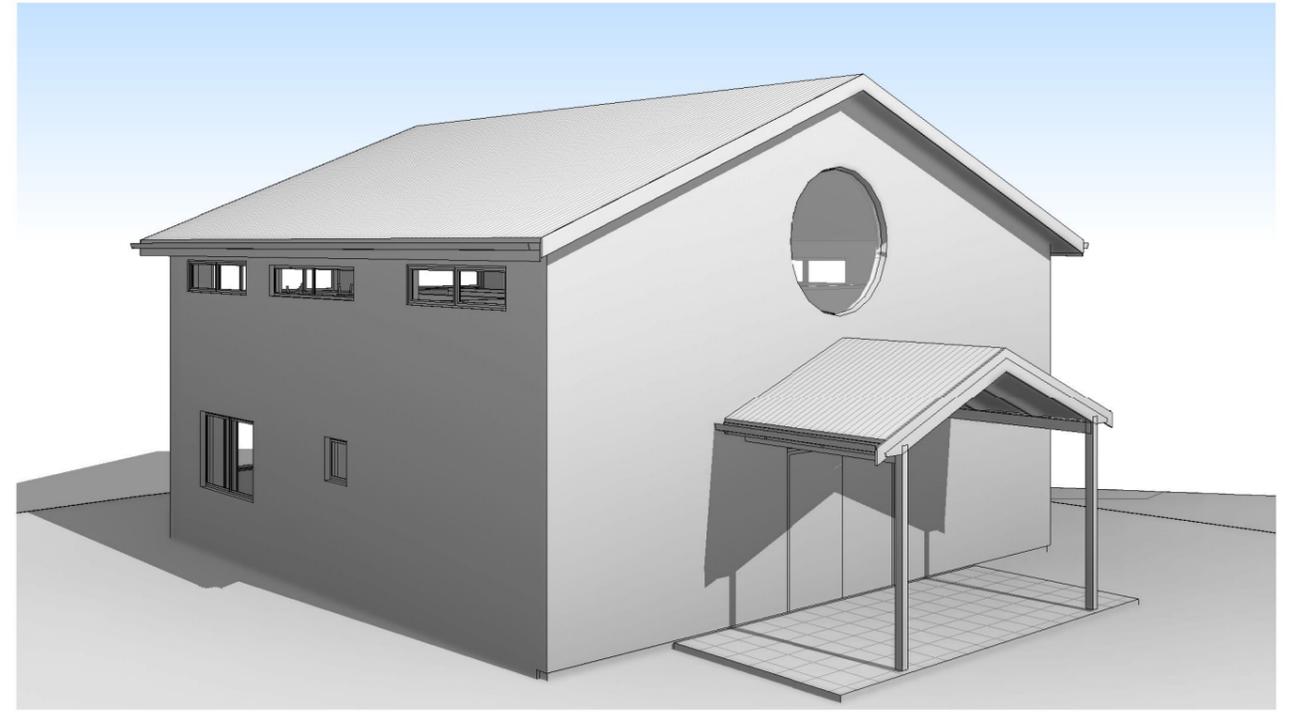
Project number: 230510 Sheet: A602 Scale: As indicated at: A3 Rev: E

**NORTH**

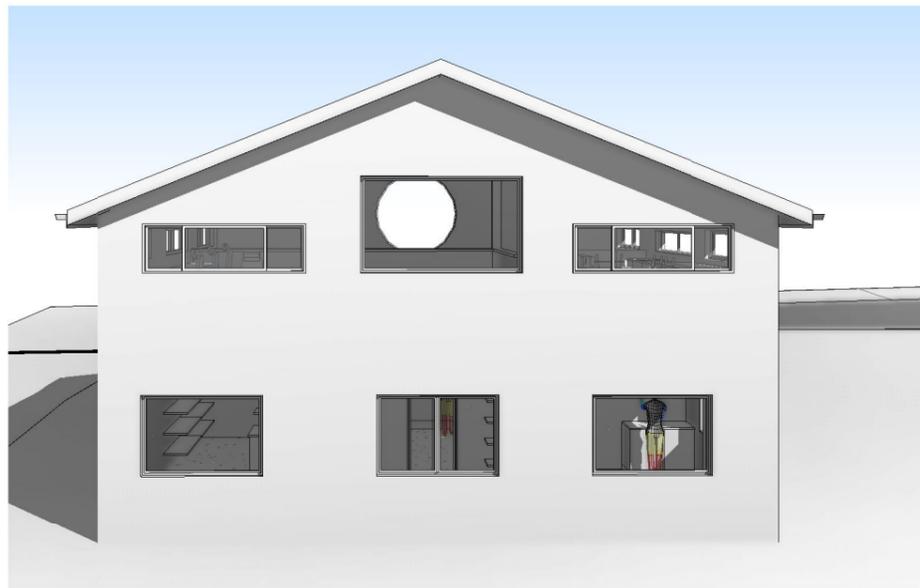
COLOURS ARE INDICATIVE ONLY



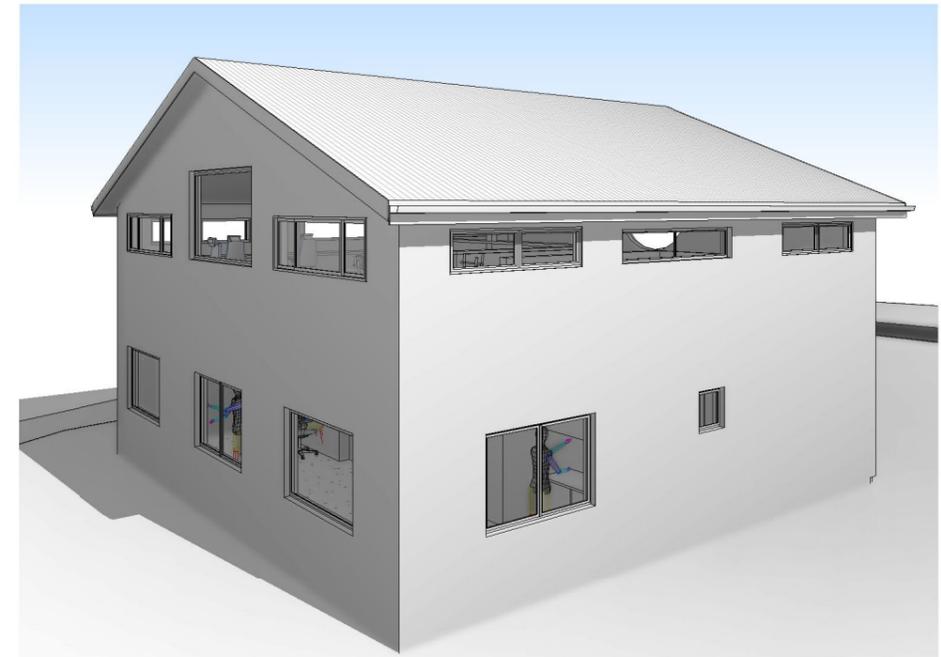
**C** 3D PERSPECTIVE C  
SCALE @ A3



**D** 3D PERSPECTIVE D  
SCALE @ A3



**E** 3D PERSPECTIVE E  
SCALE @ A3



**F** 3D PERSPECTIVE F  
SCALE @ A3

**SODA**  
CREATIVE DESIGN STUDIO  
QLD - 39 Jutland St, NSW -9 Joshua St, Oxley QLD 4075 Murwillumbah 2484 NSW  
M: 0416 796 145  
ABN: 29301994145  
QBCCLN: 1269750

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

Rev.	Description	Date	By
D	AMENDMENT	12/10/2023	
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**

Drawn by: KN  
Authorised for issue: KN  
Date: 12/10/2023

Project number: 230510 Sheet: A701 Scale: 1:1 at: A3 Rev: D

