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General DA overview is a change of use from residential to commercial
The purpose is to due to the flood classification being FPL2 according to
ref ENG2023/2143 for Lot3DP408162

The owner wants these changes so private occupation will not be displaced
in the event of a flood. The house has been standing for over 100years and endured
many floods. The normal flood height cuts off access to the house though it does not flood the house

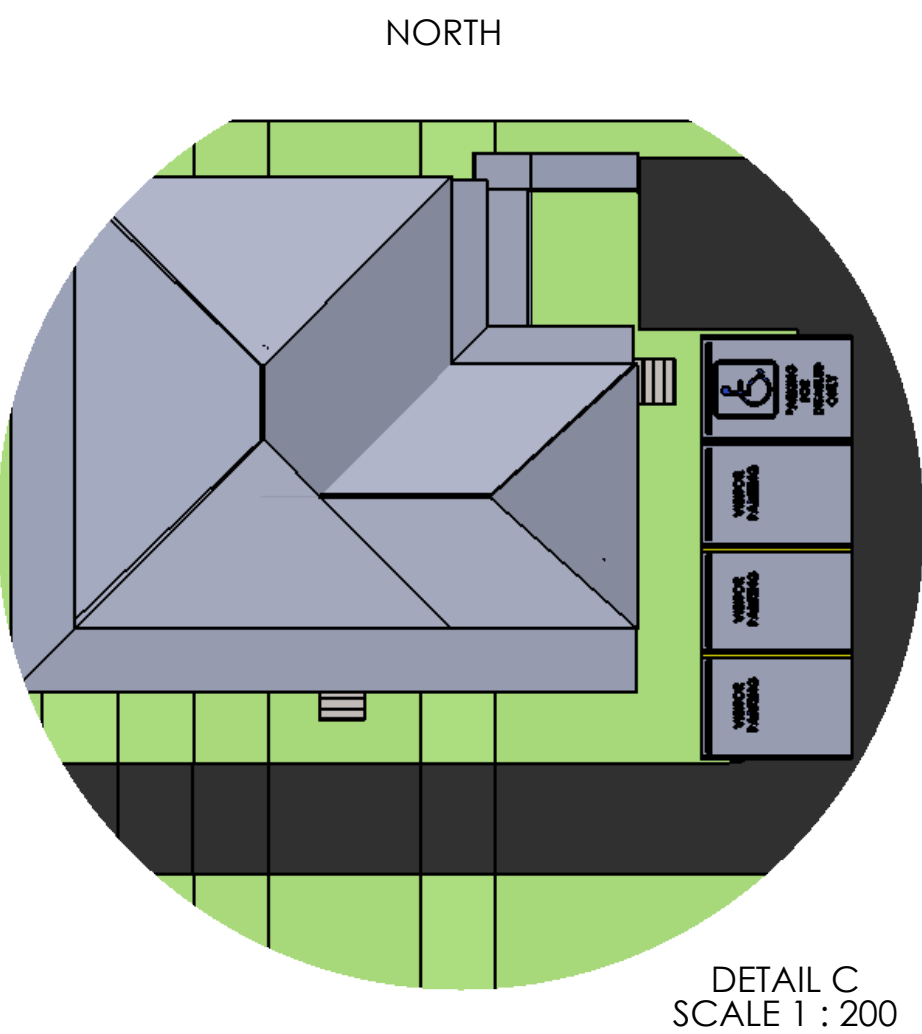
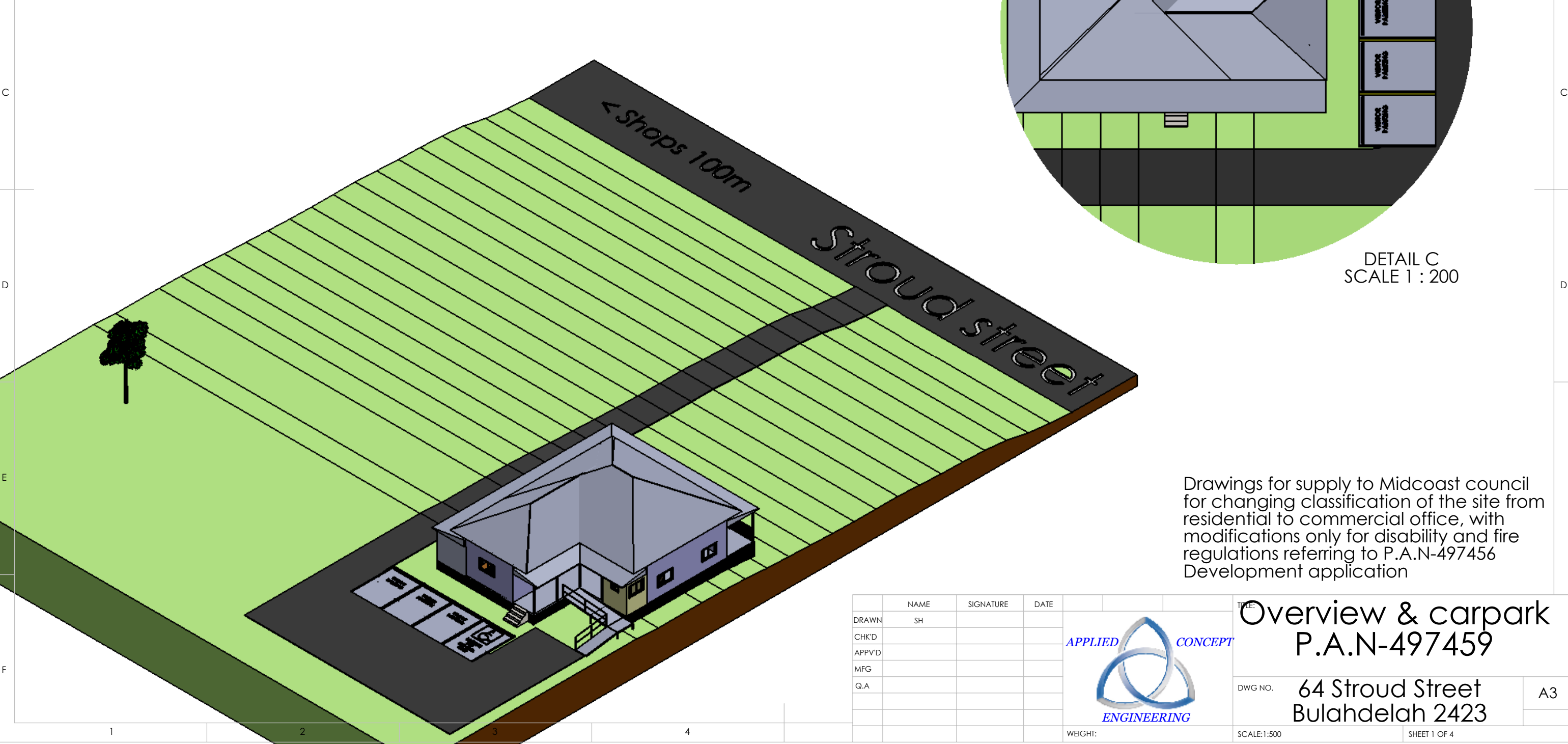
This DA addresses improvements of the property for safety, though there have been no structural or floor area
changes made to the property except for compliance for disability and fire.

The property is being kept original at the owners request to keep in the style of the
community of Buladelah, so the obvious choice is to offer the property to professional
services such as legal, accountancy, real estate etc

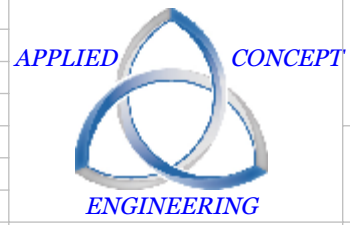
In summary the house is being

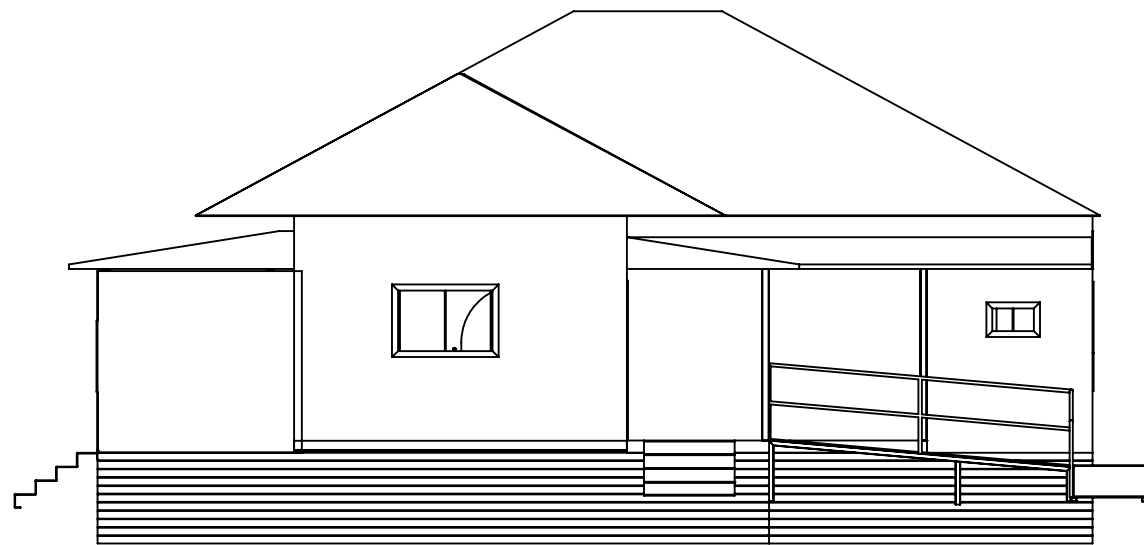
- Restored to traditional style
- Being offered to businesses not effected by short term restricted access
- House not being modified

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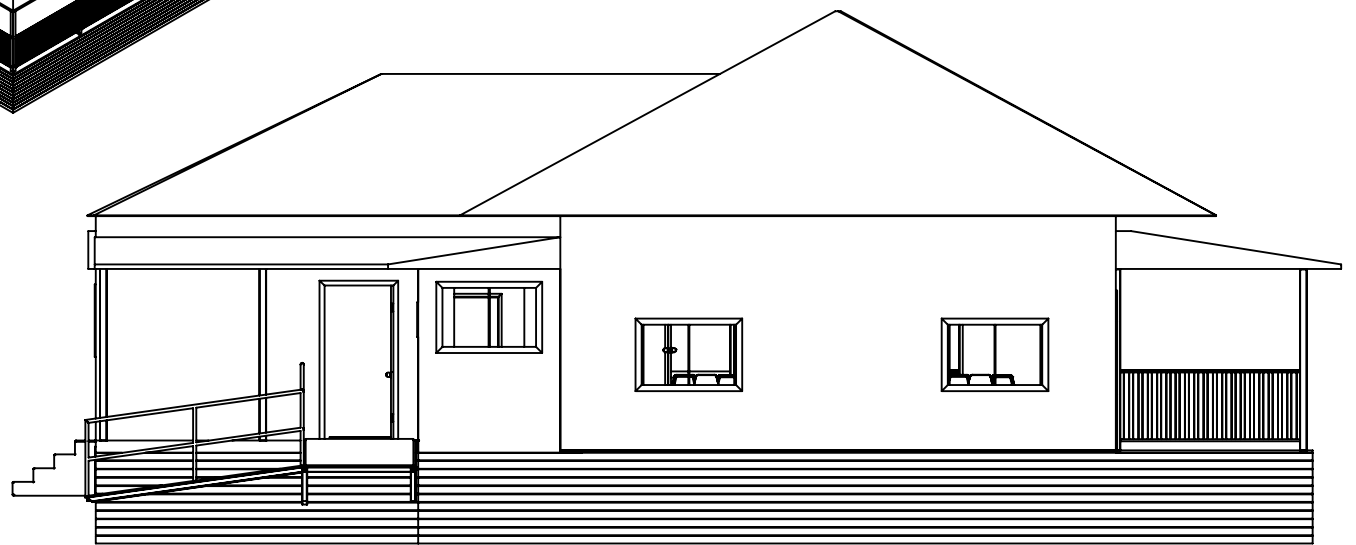


Drawings for supply to Midcoast council
for changing classification of the site from
residential to commercial office, with
modifications only for disability and fire
regulations referring to P.A.N-497456
Development application

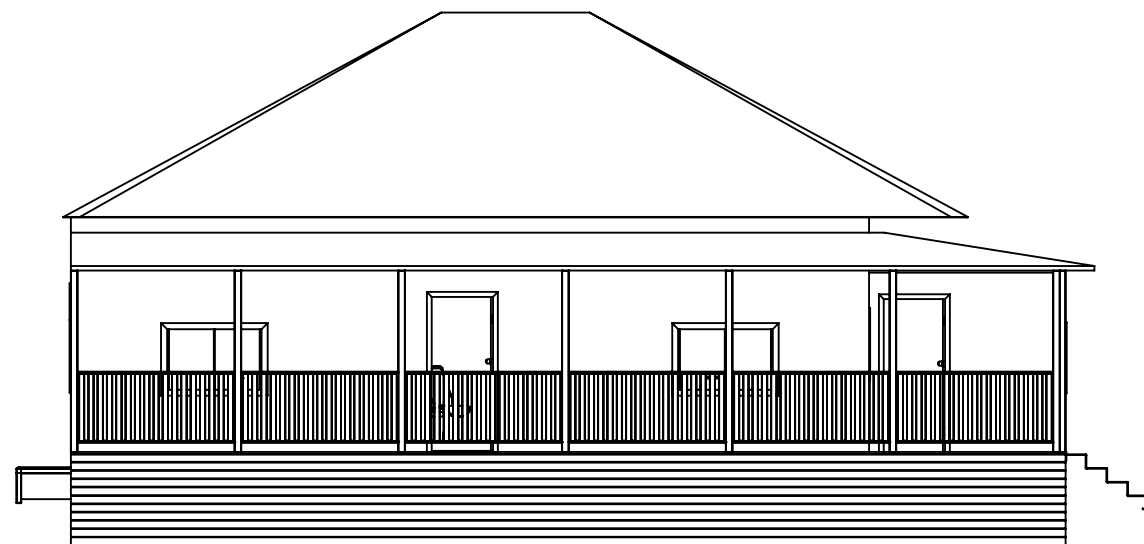
	NAME	SIGNATURE	DATE			
DRAWN	SH				Overview & carpark P.A.N-497459	A3
CHK'D						
APPV'D						
MFG						
Q.A						
				WEIGHT:	SCALE:1:500	SHEET 1 OF 4



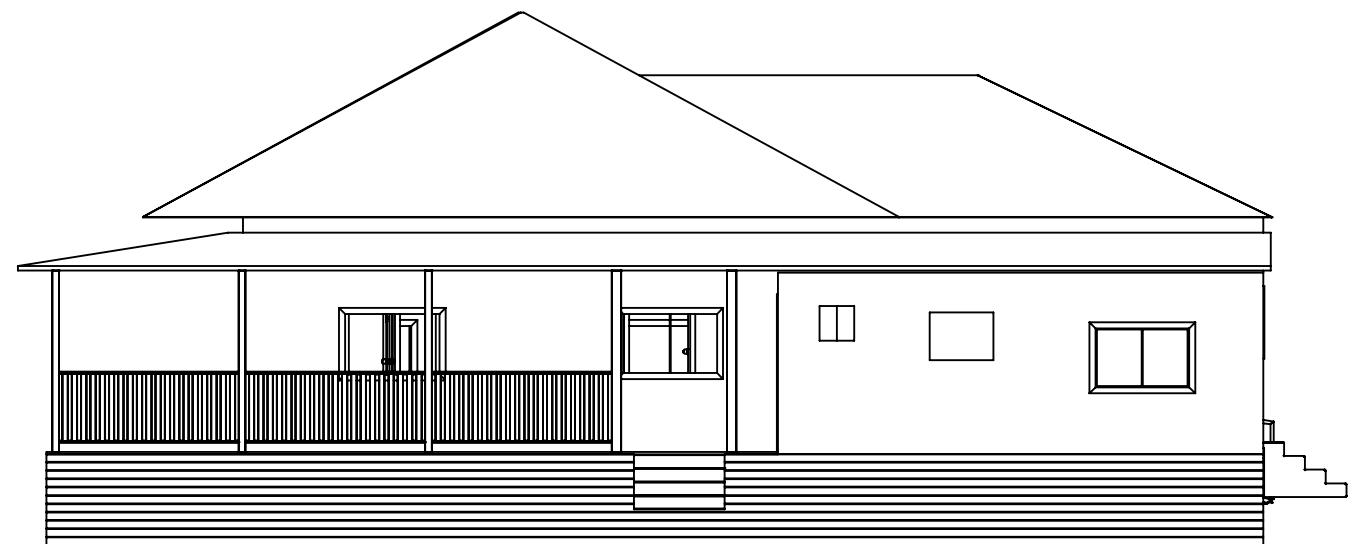
Eastern Elevation



Northern Elevation

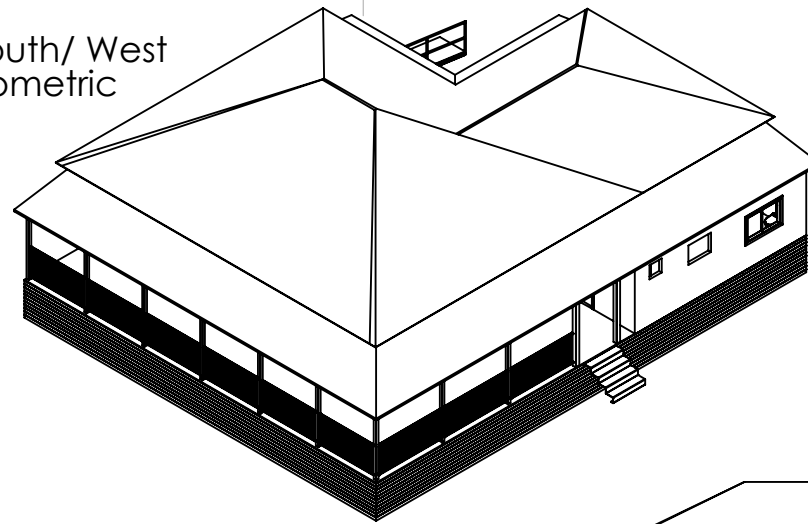


Western Elevation



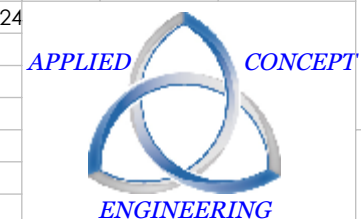
Southern Elevation

South/ West
Isometric



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	NAME	SIGNATURE	DATE
DRAWN	SH		20/9/24
CHK'D			
APPV'D			
MFG			
Q.A			



WEIGHT:

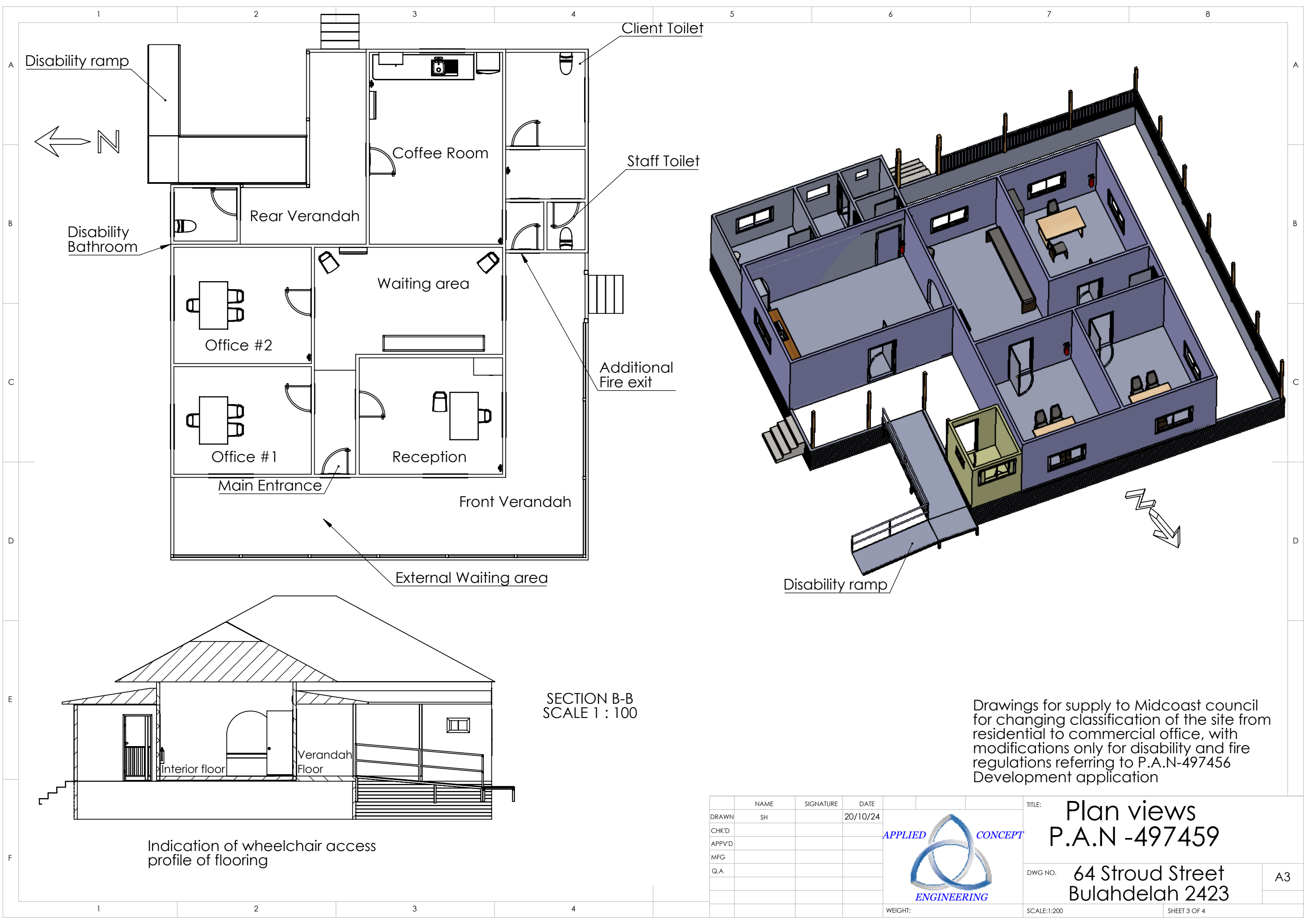
TITLE:
Plan & Elevations
P.A.N-497459

DWG NO. **64 Stroud Street**
Bulahdelah 2423

A3

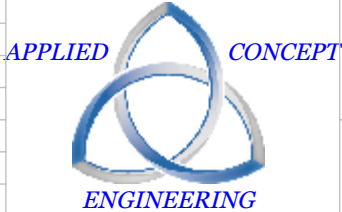
SCALE:1:200

SHEET 2 OF 4



Drawings for supply to Midcoast council
for changing classification of the site from
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	NAME	SIGNATURE	DATE
DRAWN	SH		20/10/24
CHK'D			
APPV'D			
MFG			
Q.A			

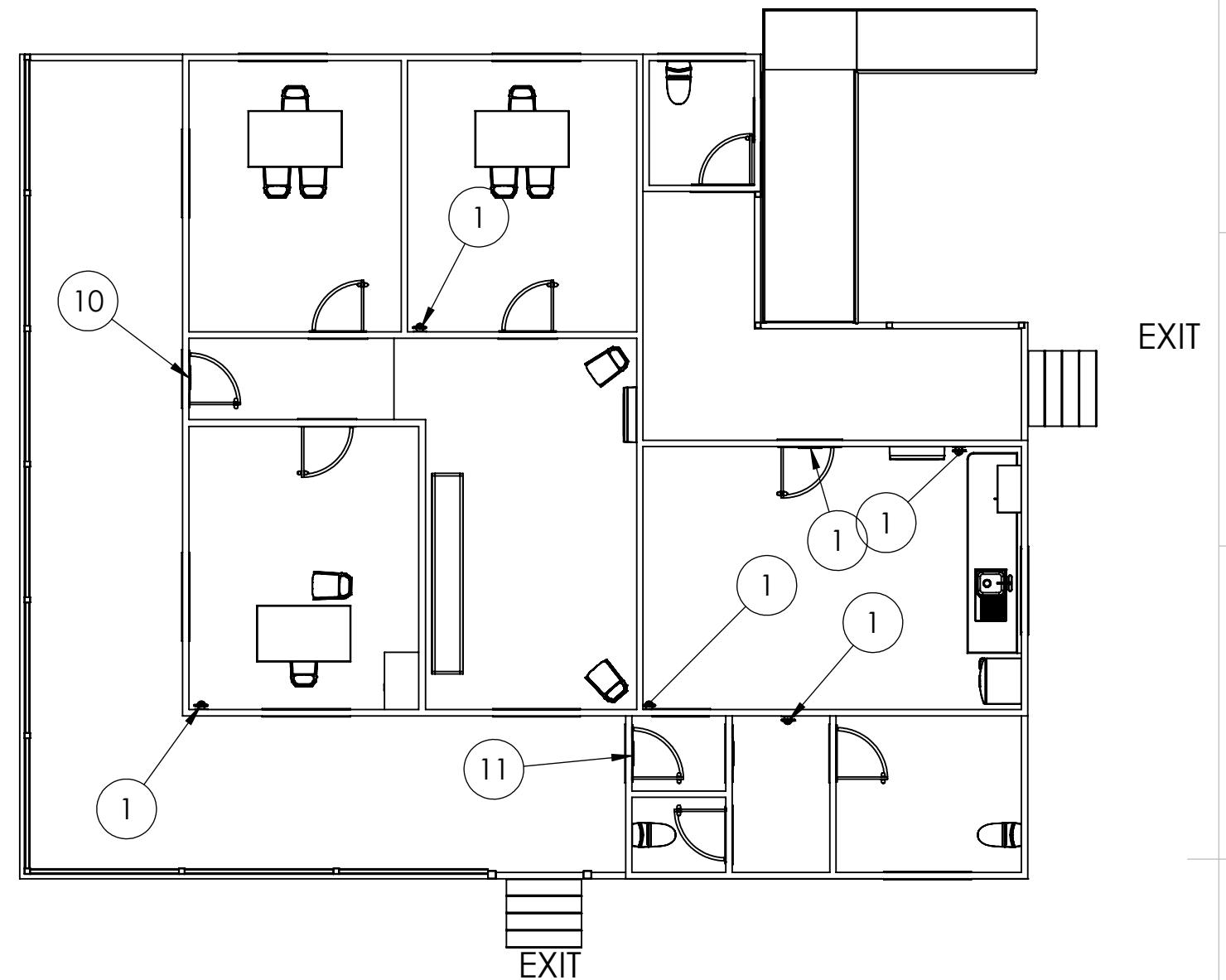


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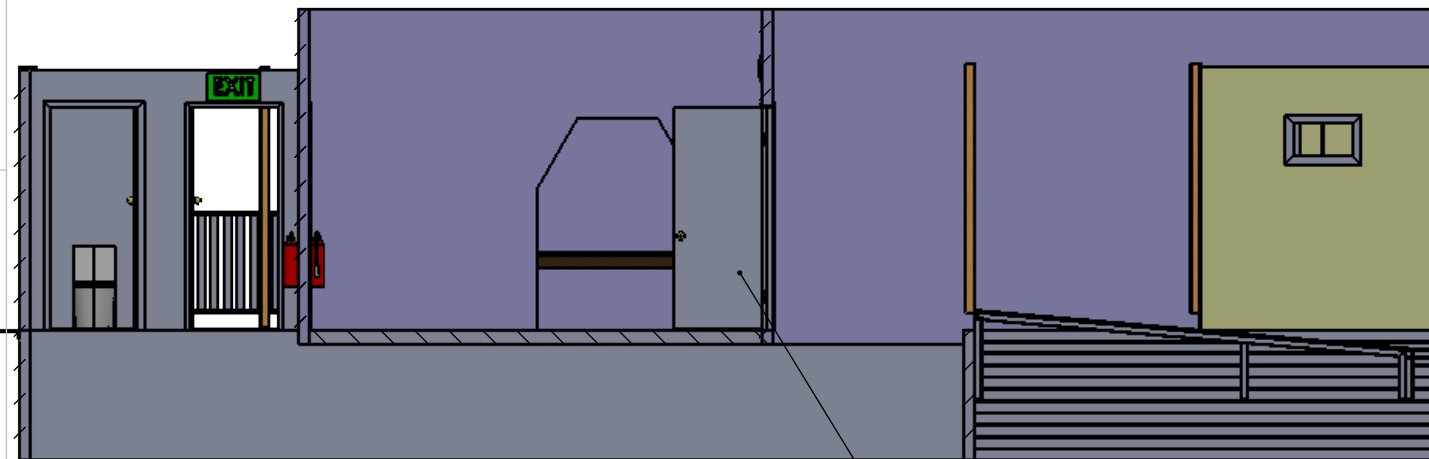
TITLE:		Plan views P.A.N -497459	
DWG NO.	64 Stroud Street Bulahdelah 2423		A3
SCALE:1:200	SHEET 3 OF 4		

#	Item	Reference	Part#
1	Fire extinguisher	2.5kg 2A:40B:E	LIF25ABE
2	Fire extinguisher	2.5kg 2A:40B:E	LIF25ABE
3	Fire extinguisher	2.5kg 2A:40B:E	LIF25ABE
4	Fire extinguisher	2.5kg 2A:40B:E	LIF25ABE
5	Fire extinguisher	2.5kg 2A:40B:E	LIF25ABE
6	Fire extinguisher	2.5kg 2A:40B:E	LIF25ABE
7	Exit signage	Exit 3.5W Mercury	EVO11258
8	Exit signage	Exit 3.5W Mercury	EVO11258
9	Exit signage	Exit 3.5W Mercury	EVO11258
10	Emergency lighting	Flood LED	EFLLED-LI
11	Emergency lighting	Flood LED	EFLLED-LI
12	Smoke alarm	Hard wired	EP-HYB-240-RF-10

EXIT



Cross section looking at western exit
internally & disability door and ramp



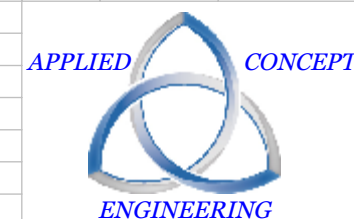
Disability Door

Disability ramp

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SECTION F-F
SCALE 1 : 70

	NAME	SIGNATURE	DATE
DRAWN	SH		
CHK'D			
APPV'D			
MFG			
Q.A			



WEIGHT:

TITLE: **Fire & Disability
P.A.N-497459**

DWG NO. **64 Stroud Street
Bulahdelah 2423**

A3

SCALE:1:200

SHEET 4 OF 4