



ARCHITECTURAL DRAWING SCHEDULE

A00	COVER SHEET	A18	WINTER SHADOW DIAGRAMS
A01	OVERALL CONTEXT - CITY CENTRE (4)	A19	SUMMER SHADOW DIAGRAMS
A02	OVERALL CONTEXT - CITY HEART (5)	A20	3D PERSPECTIVE 1 - DELETED
A03	IMMEDIATE CONTEXT (6)	A21	3D PERSPECTIVE 2
A04	EXISTING SITE PLAN (8)	A22	SETBACK & FUTURE DEVELOPMENT PLAN
A05	AXO DIAGRAM - FSR (9)	A23	EXISTING STREETSCAPE PHOTOS
A06	AXO DIAGRAM - ALLOWABLE HEIGHTS (10)	A24	PHOTO MONTAGE 1
A07	SITE ANALYSIS	A25	PHOTO MONTAGE 2
A08	SITE PLAN - PROPOSED	A26	SCHEDULE OF MATERIALS
A08.5	BASEMENT FLOOR PLAN	A27	NOTIFICATION PLAN
A09	GROUND FLOOR PLAN	A28	SEPP 65 COMPLIANCE (1)
A10	LEVEL 1 FLOOR PLAN (PODIUM)	A29	SEPP 65 COMPLIANCE (2)
A11	LEVEL 2 FLOOR PLAN ( LEVEL 3 TO 7 SIMILAR )		
A12	LEVEL 8 FLOOR PLAN		
A13	ROOF PLAN		
A14	ROOF PLAN - DELETED		
A15	NORTH - EAST ELEVATIONS		
A16	SOUTH - WEST ELEVATION		
A17	SECTION A & B		

PLANNING DATA

SITE AREA	3206 m²
GFA FOR EACH LEVEL	m²
GROUND FLOOR: TOTAL GROUND	152
LEVEL 1 FLOOR: TOTAL LEVEL 1 FLOOR	1218
LEVEL 2 FLOOR (SIMILAR LEVELS 3-7): TOTAL LEVEL 2 FLOOR	(1218) X6
LEVEL 8 FLOOR: TOTAL LEVEL 9 FLOOR	1121
TOTAL GFA	9799m²
FSR: 9799/3206	3.06:1
NON-RESIDENTIAL FLOOR AREA	m²
BASEMENT CARPARK & BASEMENT STORAGE	1991
GROUND LEVEL CARPARK & PLANT & GARBAGE & COMMERCIAL	2085
TOTAL NON-RESIDENTIAL FLOOR AREA	4056 m²
COMMON OPEN SPACE	m²
COMMON ROOM	57
LEVEL 2 OPEN SPACE	584
TOTAL COMMON OPEN SPACE	641 m²

1A MCLEAN , COFFS HARBOUR, NSW  
2450

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YIELD	
BASEMENT LEVEL	72 CAR SPACES,
GROUND LEVEL	65 CAR SPACES, +6 VISITORS CAR SPACES (INCLUSIVE OF 1 DISABLE SPACES)
LEVEL 1	3 x 1 BED + 6 x 2 BED + 2 x 3 BED
LEVEL 2 (SIMILAR LEVELS 3-7)	3 x 1 BED + 8 x 2 BED + 2 x 3 BED
LEVEL 8	3 x 2 BED + 6 x 3 BED
TOTAL	21 x 1 BED, + 57 x 2 BED, + 20 x 3 BED
SPACES	98 UNITS, 137 CAR SPACES, 6 VISITOR CAR (INCLUSIVE OF 1 DISABLE SPACES)

A00\_REV G\_29/04/2023

EJE ARCHITECTURE

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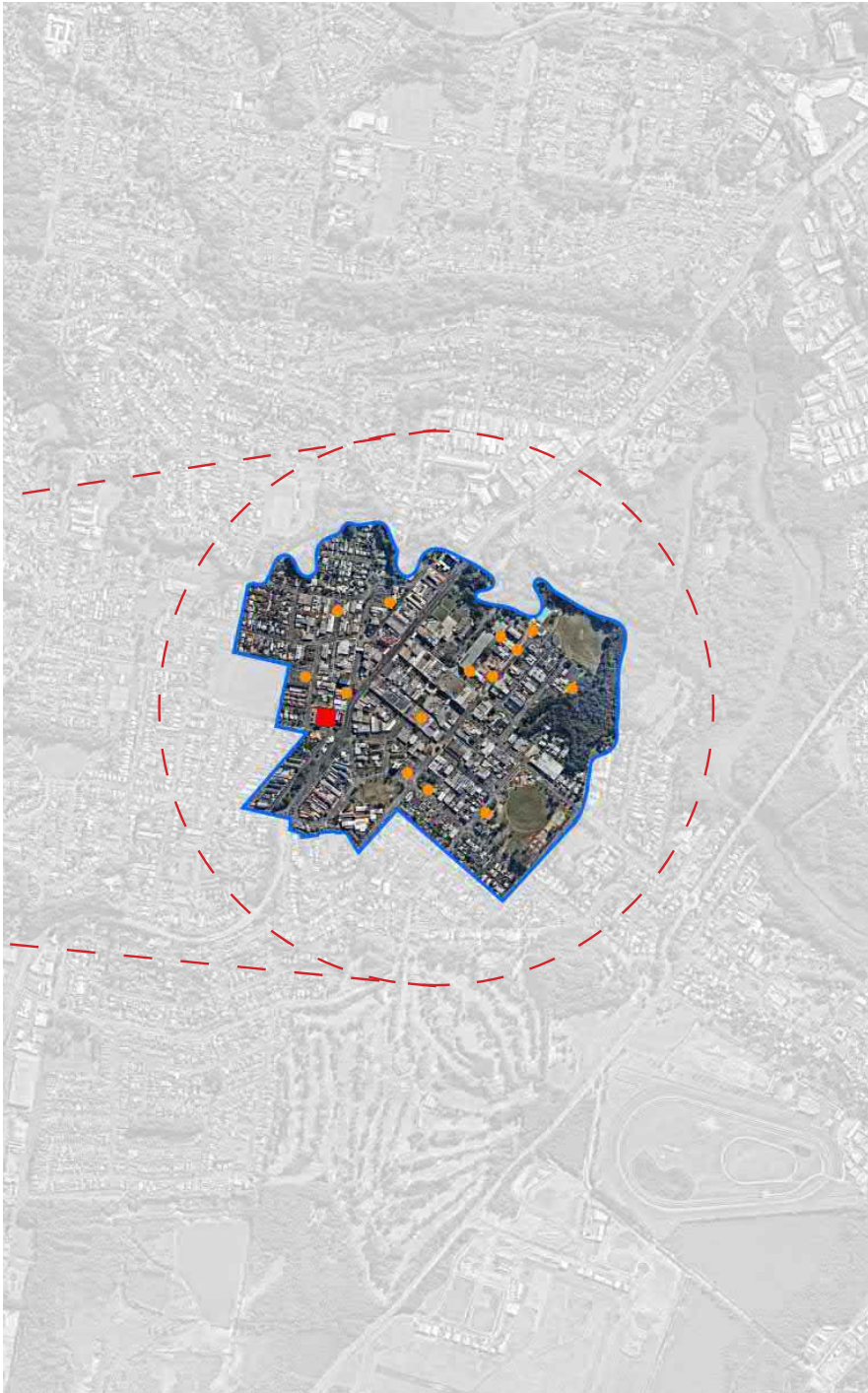
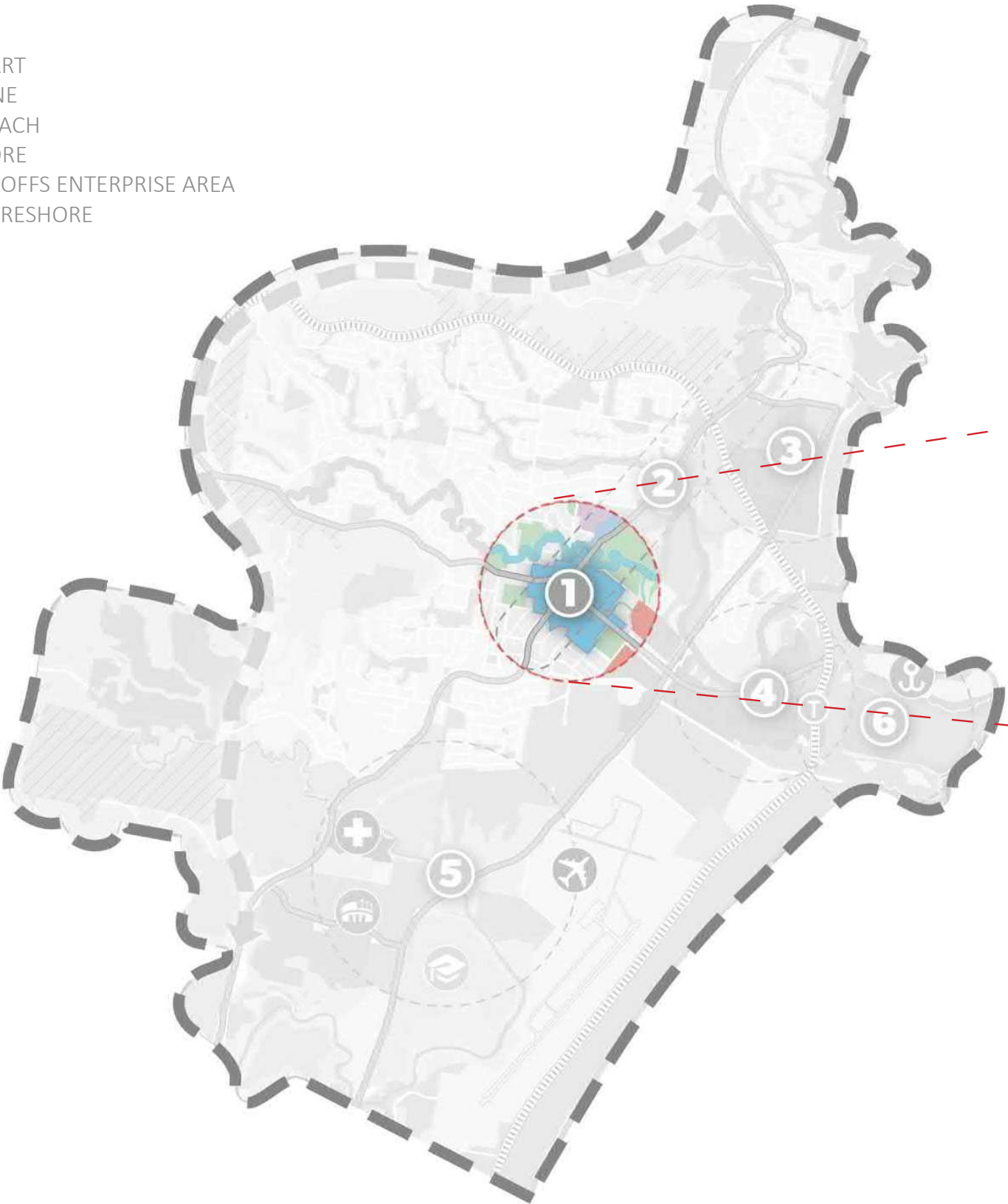
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EJE architecture



LEGEND

- 1. CITY HEART
- 2. CITY SPINE
- 3. PARK BEACH
- 4. JETTY CORE
- 5. SOUTH COFFS ENTERPRISE AREA
- 6. JETTY FORESHORE



Coffs Harbour Regional City Masterplan

REV	DATE	COMMENTS
A	14/04/2022	PRELIMINARY ISSUE
B	22/04/2022	PRELIMINARY CONSULTANT ISSUE
C	10/05/2022	ISSUED TO CONSULTANTS
D	17/05/2022	DEVELOPMENT APPLICATION ISSUE
E	19/05/2022	DEVELOPMENT APPLICATION ISSUE
F	26/01/2023	AMENDED DA ISSUE
G	29/04/2023	AMENDED DA ISSUE

DRN	CHKD	VRFD	PROJECT
			NEW RESIDENTIAL DEVELOPMENT
JY	MR		
SM	MR		
JY	MR		
CLIENT: IRIS CAPITAL 264-278 GEORGE STREET, SYDNEY NSW, 2000			

SITE:	1A MCLEAN STREET, COFFS HARBOUR, NSW 2450
DRAWING:	OVERALL CONTEXT - CITY CENTRE (4)

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.			
FILENAME: 13775-DA-MASTER			
DRAWN:	DATE:	SCALES @A3:	
<b>RK</b>	<b>29/04/2023</b>	<b>NTS</b>	
PROJECT No:	PHASE:	DRAWING No:	REV:
<b>13775</b>	<b>DA</b>	<b>A01</b>	<b>G</b>



- STRATEGIC SITES
- CITY HEART
- REAR LANE ACTIVATION
- COFFS CREEK GREEN RIBBON
- PARKS & RESERVES
- PACIFIC HIGHWAY



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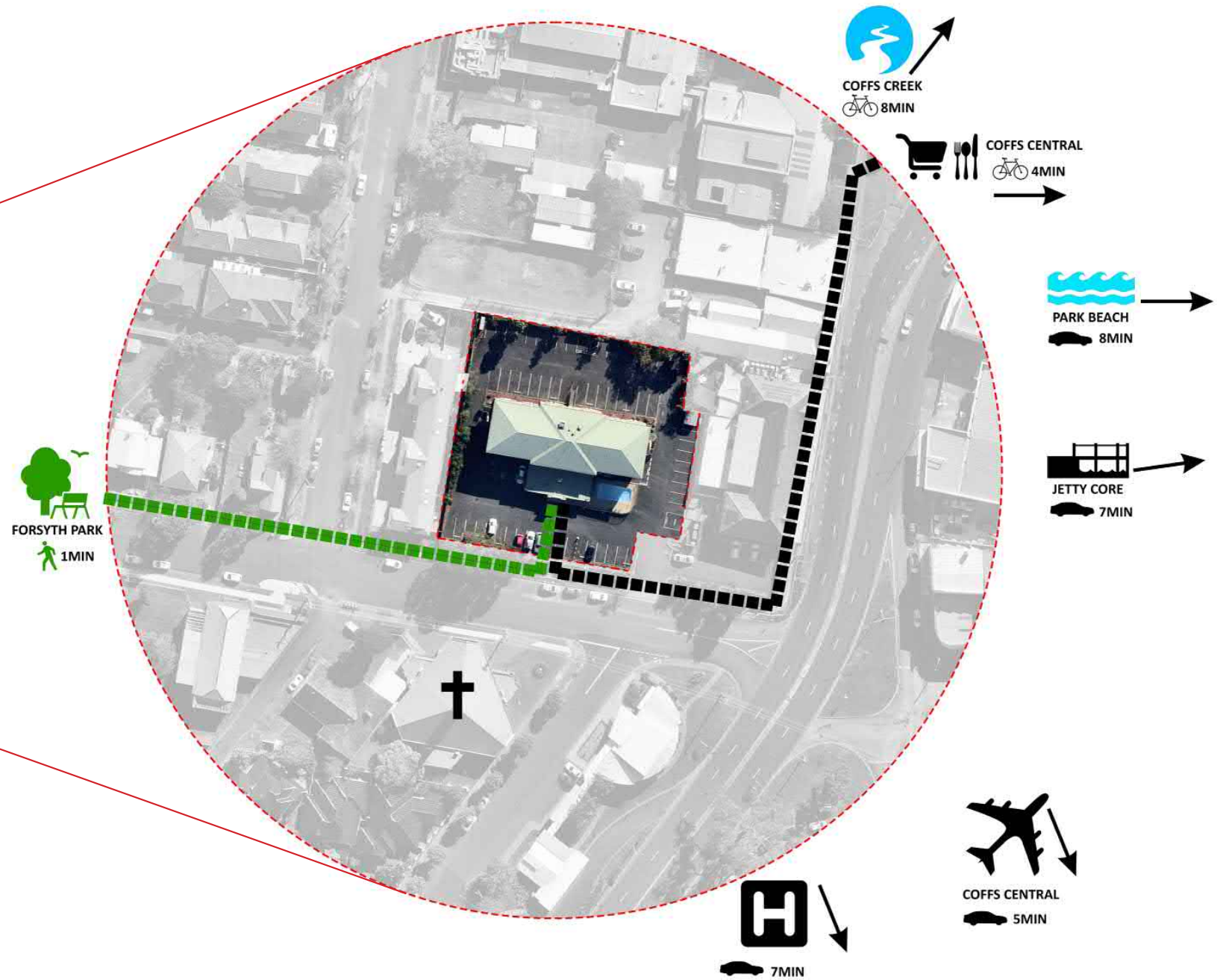
DRN	CHKD	VRFD	PROJECT
JY	MR		NEW RESIDENTIAL DEVELOPMENT
SM	MR		
JY	MR		

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE:	1A MCLEAN STREET, COFFS HARBOUR, NSW 2450
DRAWING:	OVERALL CONTEXT - CITY HEART (5)

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<b>RK</b>	<b>29/04/2023</b>	<b>NTS</b>	
PROJECT No:	PHASE:	DRAWING No:	REV:
<b>13775</b>	<b>DA</b>	<b>A02</b>	<b>G</b>





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DRN | CHKD | VRFD | PROJECT: NEW RESIDENTIAL DEVELOPMENT

JY MR  
SM MR  
JY MR  
CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE: 1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING: IMMEDIATE CONTEXT (6)

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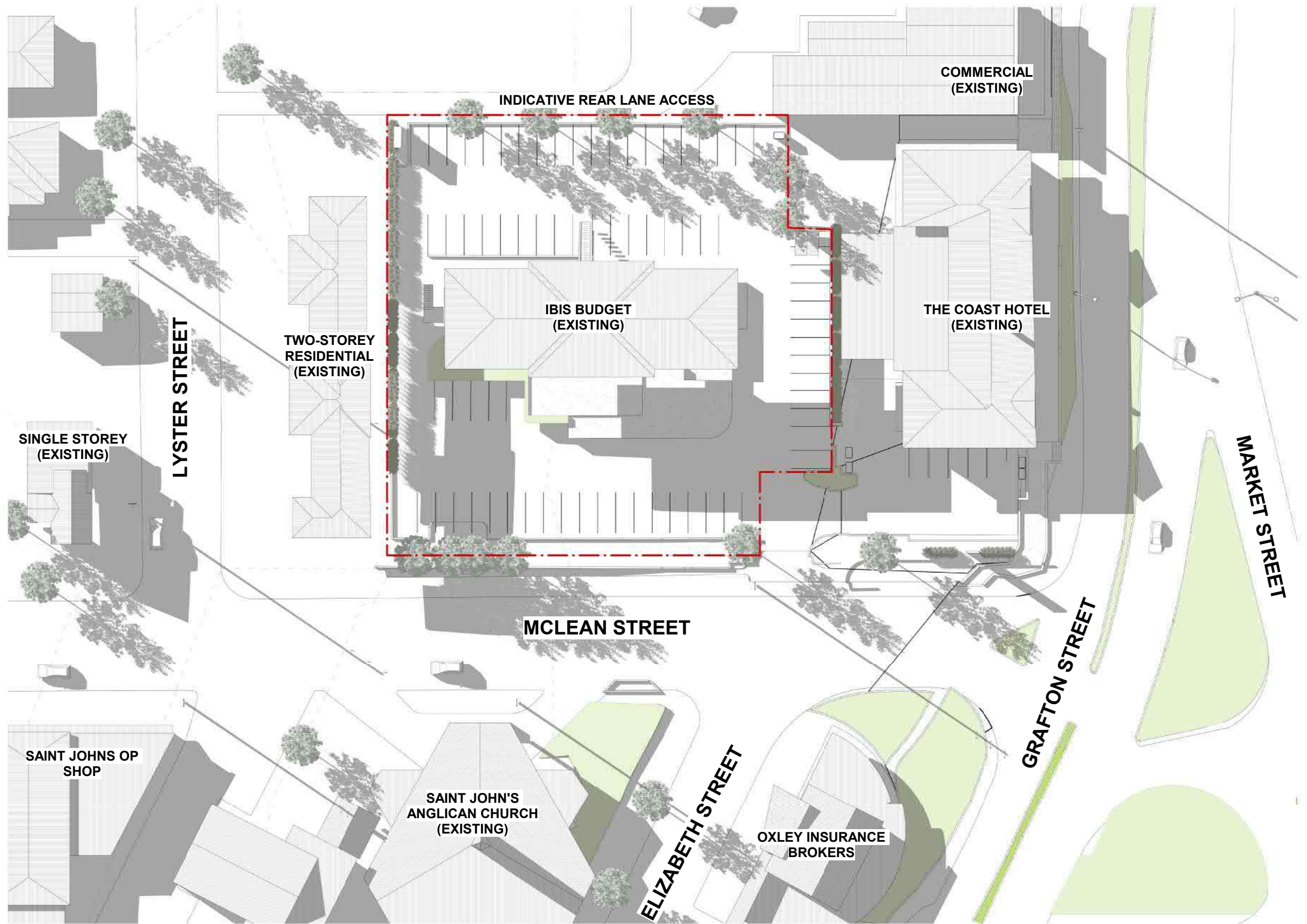
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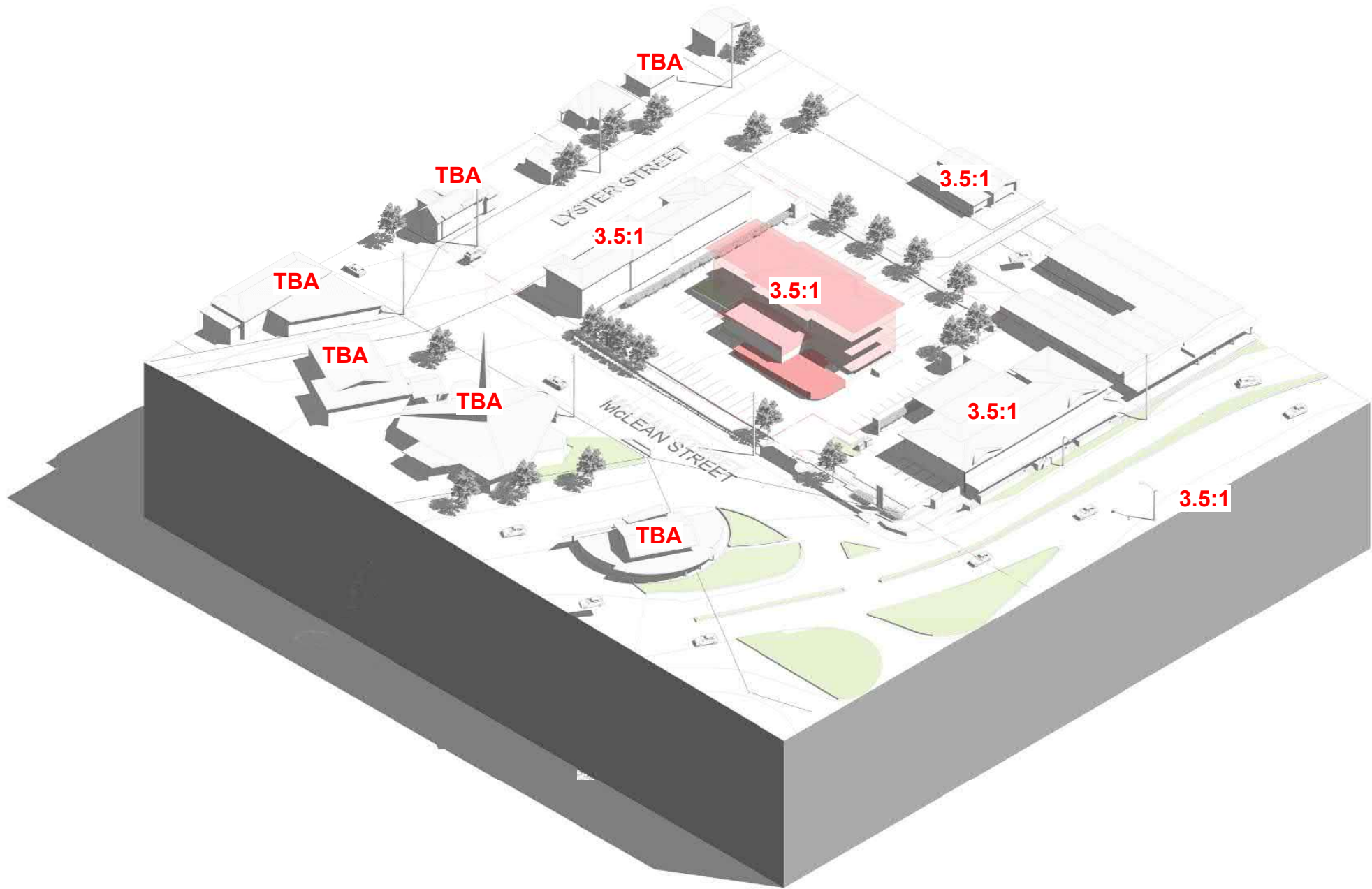
PROJECT No: 13775 PHASE: DA DRAWING No: A03 REV: G











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DRN | CHKD | VRFD | PROJECT: NEW RESIDENTIAL DEVELOPMENT

JY MR  
SM MR  
JY MR

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE: 1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING: AXO DIAGRAM - FSR (9)

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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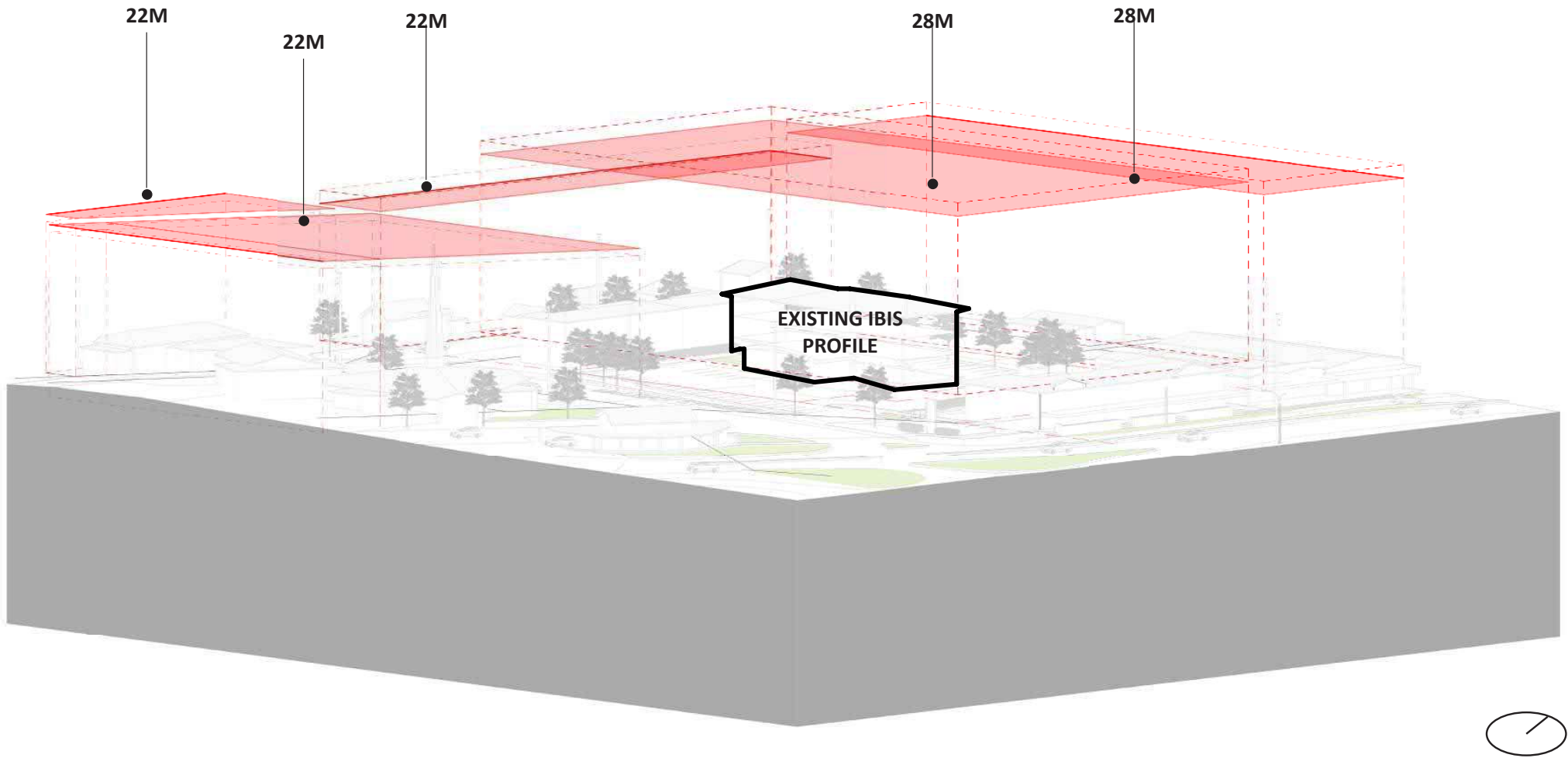
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PROJECT No: PHASE: DRAWING No: REV:  
13775 DA A05 G







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DRN	CHKD	VRFD	PROJECT
JY	MR		NEW RESIDENTIAL DEVELOPMENT
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JY	MR		

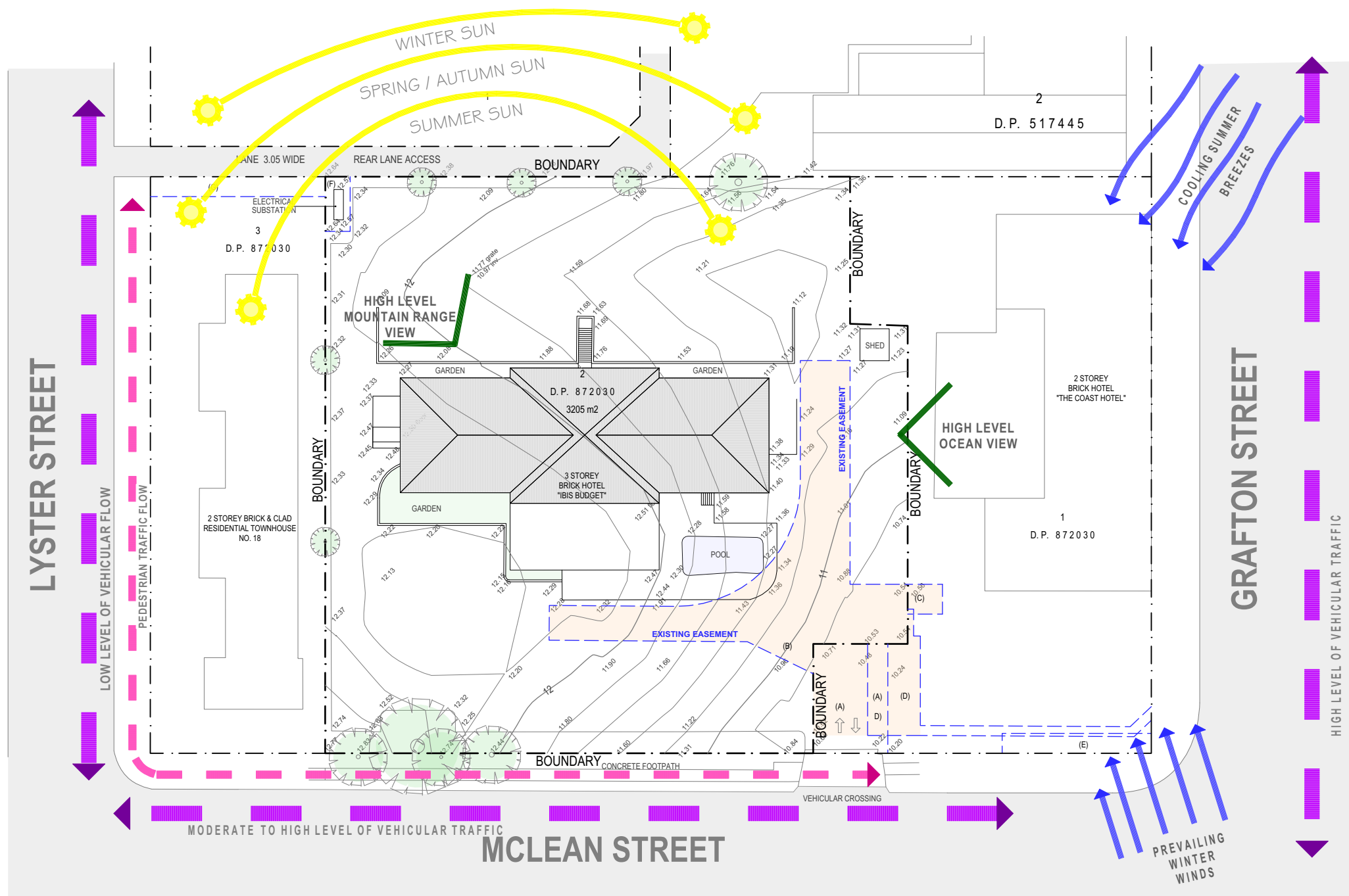
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264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE:	1A MCLEAN STREET, COFFS HARBOUR, NSW 2450
DRAWING:	AXO DIAGRAM - ALLOWABLE HEIGHTS (10)

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PROJECT No: 13775	PHASE: DA	DRAWING No: A06	REV: G



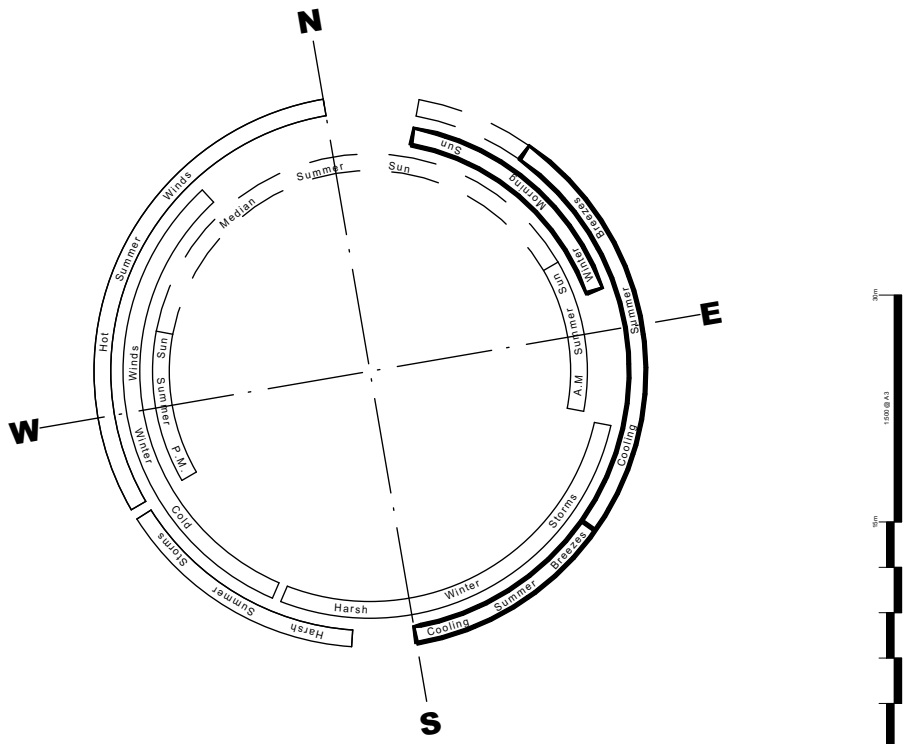
- NOTES
- (A) RIGHT OF CARRIAGEWAY 7.5 WIDE - D.P. 872030
  - (B) RIGHT OF CARRIAGEWAY VARIABLE WIDTH - D.P. 872030
  - (C) EASEMENT FOR BULK WATER 3.5 WIDE - D.P. 872030
  - (D) EASEMENT TO DRAIN WATER 1 WIDE & VARIABLE WIDTH - 5716699
  - (E) EASEMENT FOR SIGNAGE 2 WIDE - D.P. 872030
  - (F) EASEMENT FOR SUBSTATION SITE 2.75 WIDE - D.P. 872030
  - (G) EASEMENT FOR SERVICES 2 WIDE - D.P. 872030



SOURCE: GOOGLE MAPS STREET VIEW



SOURCE: GOOGLE MAPS STREET VIEW



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ORN | CHKD | VRFD | PROJECT: NEW RESIDENTIAL DEVELOPMENT

JY MR  
SM MR  
JY MR

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE: 1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING: SITE ANALYSIS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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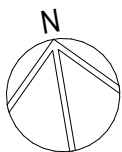
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PROJECT No: PHASE: DRAWING No: REV:

**13775 DA A07 G**

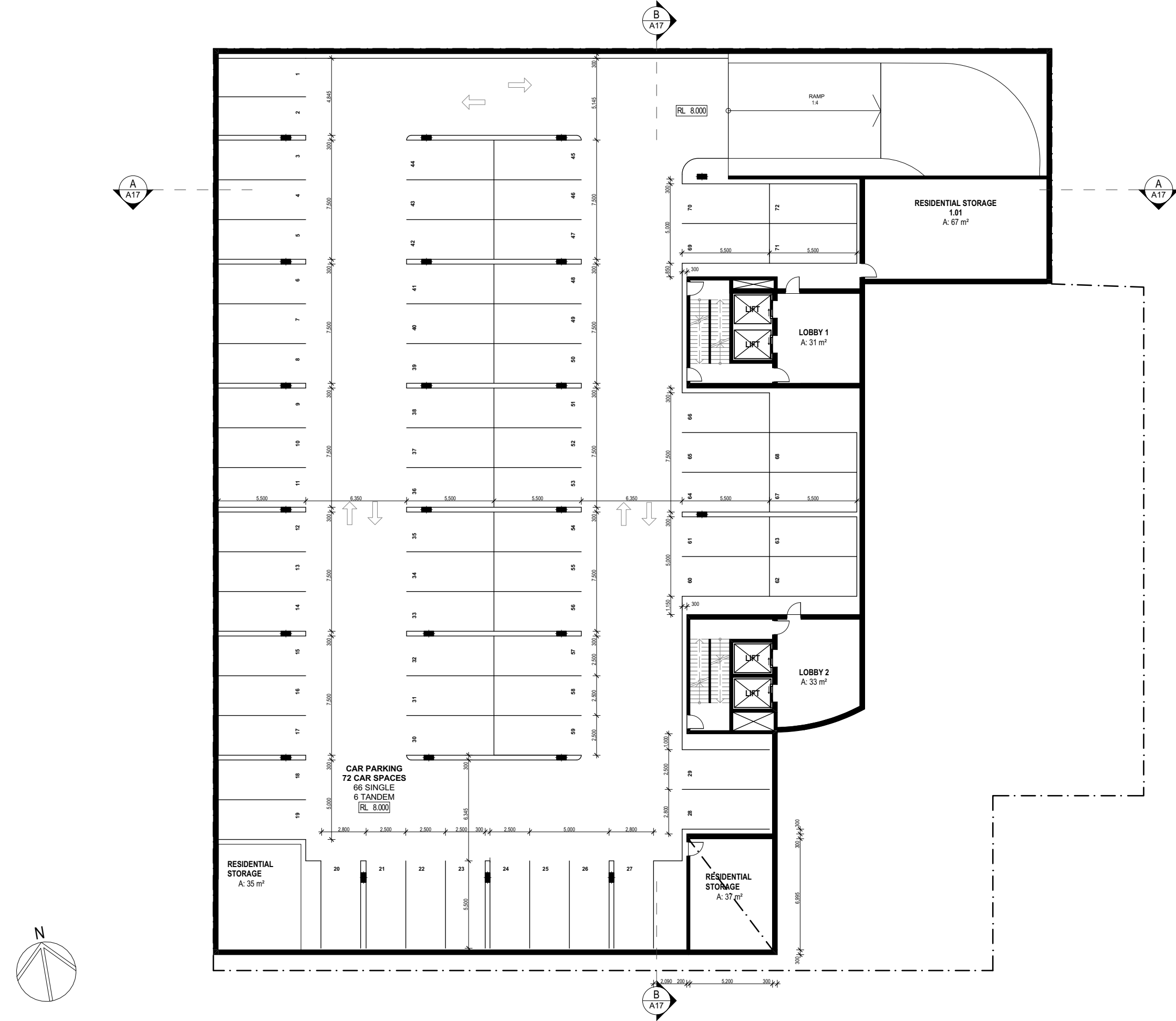
**EJE** architecture





**EVE** architecture





ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
ACP	ALUMINIUM COMPOSITE PANEL
ACS	SOLID SURFACE
ADJ	ADJUSTABLE SHELF
AHD	AUSTRALIAN HEIGHT DATUM
AL	ALUMINIUM LOUVRE
ALB	ALUMINIUM BATTEN
ALS	VERTICAL ALUMINIUM SCREEN
AP	ACCESS PANEL
AR	ARCHITRAVE
AS	AUSTRALIAN STANDARD
BA	BARGE BOARD
BAL	BALUSTRADE
BC	BABY CHANGE TABLE
BCT	BENCHTOP
BF	BI-FOLD DOOR
BG	BOX GUTTER
BH	BULKHEAD
BN	GARBAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
BOL	BOLLARD
BS	BENCH SEAT
BT	BOTTLE TRAP
BTH	BATHTUB
CAP	CAPPING
CS	PREPARED STEEL
CBG	COLOUR-BACKED GLASS
CFC	COMPRESSED FIBRE CEMENT
CH	COAT HOOK
CJ	CONSTRUCTION / CONTROL JOINT
CL	CENTRE LINE
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONE	CONCRETE
COS	CONFIRM ON SITE
CPC	COLORBOND PARAPET CAPPING
CPO	CUPBOARD
CPT	CARPET
CR	CEMENT RENDER
CRN	CORNICE
ORT	CURTAIN
ORR	CURTAIN RAIL
CS	CLEANERS SINK
CYS	COVERED SKIRTING
CW	COLD WATER
DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
DS	DOOR STOP
EDB	ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
EF	EXHAUST FAN
EG	EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
EJ	EXPANSION JOINT
ELP	ELECTRICAL PLATE
ENS	ENSUITE
EP	EPOXY FLOORING
EPS	EXPANDED POLYSTYRENE CLADDING SYSTEM
EQ	EQUAL SPACING
FAB	FABRIC / UPHOLSTERY
FAN	CEILING FAN
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FRP	FIREPLACE
FS	FIXED SHELF
FT	FLOOR TILES
FW	FLOOR WASTE
G	GLASS
GA	GREASE ARRESTOR
GC	GARBAGE CHUTE
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
LA	LINEAL ATTRACTION / POSITION



REV	DATE	COMMENTS
A	29/04/2023	AMENDED DA ISSUE

DRN	CHKD	VRFD	PROJECT
JY	MR		NEW RESIDENTIAL DEVELOPMENT

SITE : 1A MCLEAN STREET, COFFS HARBOUR, NSW 2450

CLIENT : IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY NSW, 2000

DRAWING : BASEMENT FLOOR PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

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DRAWN : **RK** DATE : **29/04/2023** SCALES @A3 : **1:250@A3**

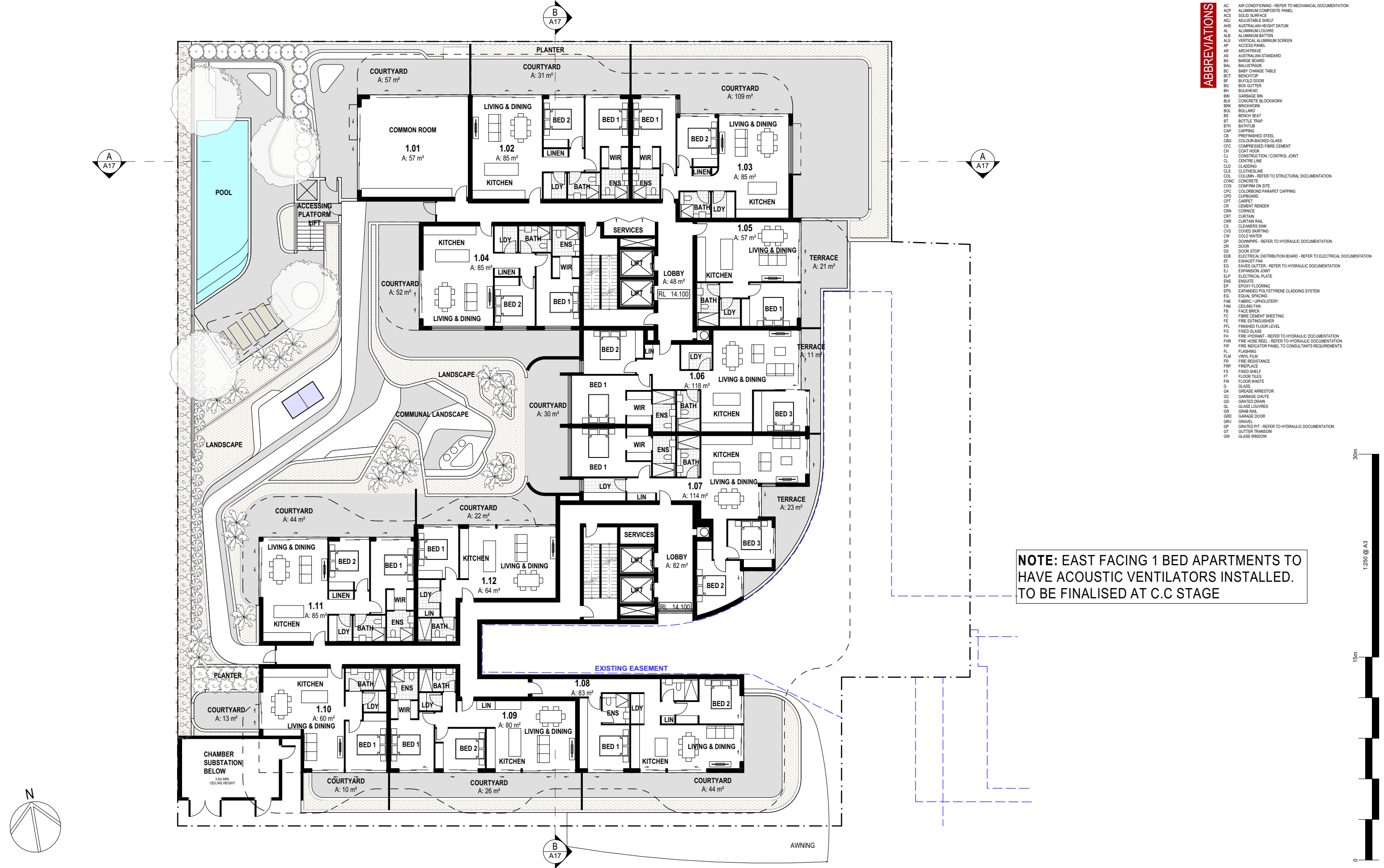
PROJECT No : **13775** PHASE : **DA** DRAWING No : **A08.5** REV : **A**











ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
ACP	ALUMINIUM COMPOSITE PANEL
ACS	SOLID SURFACE
ADJ	ADJUSTABLE SHELF
AHD	AUSTRALIAN HEIGHT DATUM
AL	ALUMINIUM LOUVER
ALB	ALUMINIUM BATTEN
ALS	VERTICAL ALUMINIUM SCREEN
AP	ACCESS PANEL
AR	ARCHITRAVE
AS	AUSTRALIAN STANDARD
BA	BARGE BOARD
BAL	BALUSTRADE
BC	BABY CHANGE TABLE
BCT	BENCHTOP
BF	BI-FOLD DOOR
BG	BOX GUTTER
BH	BULKHEAD
BN	GARBAGE BIN
BLK	CONCRETE BLOCKWORK
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BS	BENCH SEAT
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BTH	BATHTUB
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CS	PREFINISHED STEEL
CBG	COLOR-BACKED GLASS
CFC	COMPRESSED FIBRE CEMENT
CH	COAT HOOK
CJ	CONSTRUCTION / CONTROL JOINT
CL	CENTRE LINE
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
COS	CONFIRM ON SITE
CPC	COLORBOND PARAPET CAPPING
CPO	CUPBOARD
CR	CARPET
CR	CEMENT RENDER
CRN	CORNICE
ORT	CURTAIN
ORR	CURTAIN RAIL
CS	CLEANERS SINK
CYS	COVERED SKIRTING
CW	COLD WATER
DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
DS	DOOR STOP
EDB	ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
EF	EXHAUST FAN
EG	EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
EJ	EXPANSION JOINT
ELP	ELECTRICAL PLATE
ENS	ENSUITE
EP	EPOXY FLOORING
EPS	EXPANDED POLYSTYRENE CLADDING SYSTEM
EQ	EQUAL SPACING
FAB	FABRIC / UPHOLSTERY
FAN	CEILING FAN
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FPP	FIREPLACE
FS	FIXED SHELF
FT	FLOOR TILES
FW	FLOOR WASTE
G	GLASS
GA	GREASE ARRESTOR
GC	GARAGE CHUTE
GO	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW



REV	DATE	COMMENTS
I	29/04/2023	AMENDED DA ISSUE

DRN	CHKD	VRFD	PROJECT
JY	MR		NEW RESIDENTIAL DEVELOPMENT

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE: 1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING: LEVEL 1 FLOOR PLAN (PODIUM)

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 13775-DA-MASTER

DRAWN: SL DATE: 29/04/2023 SCALES @A3: 1:250@A3

PROJECT No: 13775 DA DRAWING No: A10 REV: I







ABBREVIATIONS

- AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
- ACP ALUMINIUM COMPOSITE PANEL
- ACS SOLID SURFACE
- ADJ ADJUSTABLE SHELF
- AHD AUSTRALIAN HEIGHT DATUM
- AL ALUMINIUM LOUVRE
- ALB ALUMINIUM BATTEN
- ALS VERTICAL ALUMINIUM SCREEN
- AP ACCESS PANEL
- AR ARCHITRAVE
- AS AUSTRALIAN STANDARD
- BA BARGE BOARD
- BAL BALUSTRADE
- BC BABY CHANGE TABLE
- BCT BENCHTOP
- BF BI-FOLD DOOR
- BG BOX GUTTER
- BH BULKHEAD
- BN GARBAGE BIN
- BLK CONCRETE BLOCKWORK
- BRK BRICKWORK
- BOL BOLLARD
- BS BENCH SEAT
- BT BOTTLE TRAP
- BTH BATHTUB
- CAP CAPPING
- CS PREFINISHED STEEL
- CBG COLOUR-BACKED GLASS
- CFC COMPRESSED FIBRE CEMENT
- CH COAT HOOK
- CJ CONSTRUCTION / CONTROL JOINT
- CL CENTRE LINE
- CLD CLADDING
- CLS CLOTHESLINE
- COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
- CONC CONCRETE
- COS CONFIRM ON SITE
- CPC COLORBOND PARAPET CAPPING
- CPO CUPBOARD
- CR CARPET
- CR CEMENT RENDER
- CRN CORNICE
- ORT CURTAIN
- ORR CURTAIN RAIL
- CS CLEANERS SINK
- CVS COVERED SKIRTING
- CW COLD WATER
- DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
- DR DOOR
- DS DOOR STOP
- EDB ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
- EF EXHAUST FAN
- EG EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
- EJ EXPANSION JOINT
- ELP ELECTRICAL PLATE
- ENS ENSUITE
- EP EPOXY FLOORING
- EPS EXPANDED POLYSTYRENE CLADDING SYSTEM
- EQ EQUAL SPACING
- FAB FABRIC / UPHOLSTERY
- FAN FAN
- FB FACE BRICK
- FC FIBRE CEMENT SHEETING
- FE FIRE EXTINGUISHER
- FRL FINISHED FLOOR LEVEL
- FG FIXED GLASS
- FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
- FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
- FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
- FL FLASHING
- FLM VINYL FILM
- FR FIRE RESISTANCE
- FRR FIREPLACE
- FS FIXED SHELF
- FT FLOOR TILES
- FW FLOOR WASTE
- G GLASS
- GA GREASE ARRESTOR
- GC GARBAGE CHUTE
- GO GRATED DRAIN
- GL GLASS LOUVRES
- GR GRAB RAIL
- GRD GARAGE DOOR
- GRV GRAVEL
- GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
- GT GUTTER TRANSOM
- GW GLASS WINDOW
- LIN LINEN

NOTE: EAST FACING 1 BED APARTMENTS TO HAVE ACOUSTIC VENTILATORS INSTALLED. TO BE FINALISED AT C.C STAGE

**EJE ARCHITECTURE**  
ACN 002 912 843 | ABN 62 644 649 849  
Nominated Architect - Standard Office  
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A 412 KING STREET, NEWCASTLE, NSW 2300  
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REV	DATE	COMMENTS
A	14/04/2022	PRELIMINARY ISSUE
B	22/04/2022	PRELIMINARY CONSULTANT ISSUE
C	10/05/2022	ISSUED TO CONSULTANTS
D	17/05/2022	DEVELOPMENT APPLICATION ISSUE
E	19/05/2022	DEVELOPMENT APPLICATION ISSUE
F	6/12/2022	ADDITIONAL INFORMATION COUNCIL REQUEST
G	26/01/2023	AMENDED DA ISSUE
H	29/04/2023	AMENDED DA ISSUE

PROJECT: NEW RESIDENTIAL DEVELOPMENT

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE: 1A MCLEAN STREET, COFFS HARBOUR, NSW 2450

DRAWING: LEVEL 2 FLOOR PLAN (LEVEL 3 TO 7 SIMILAR)

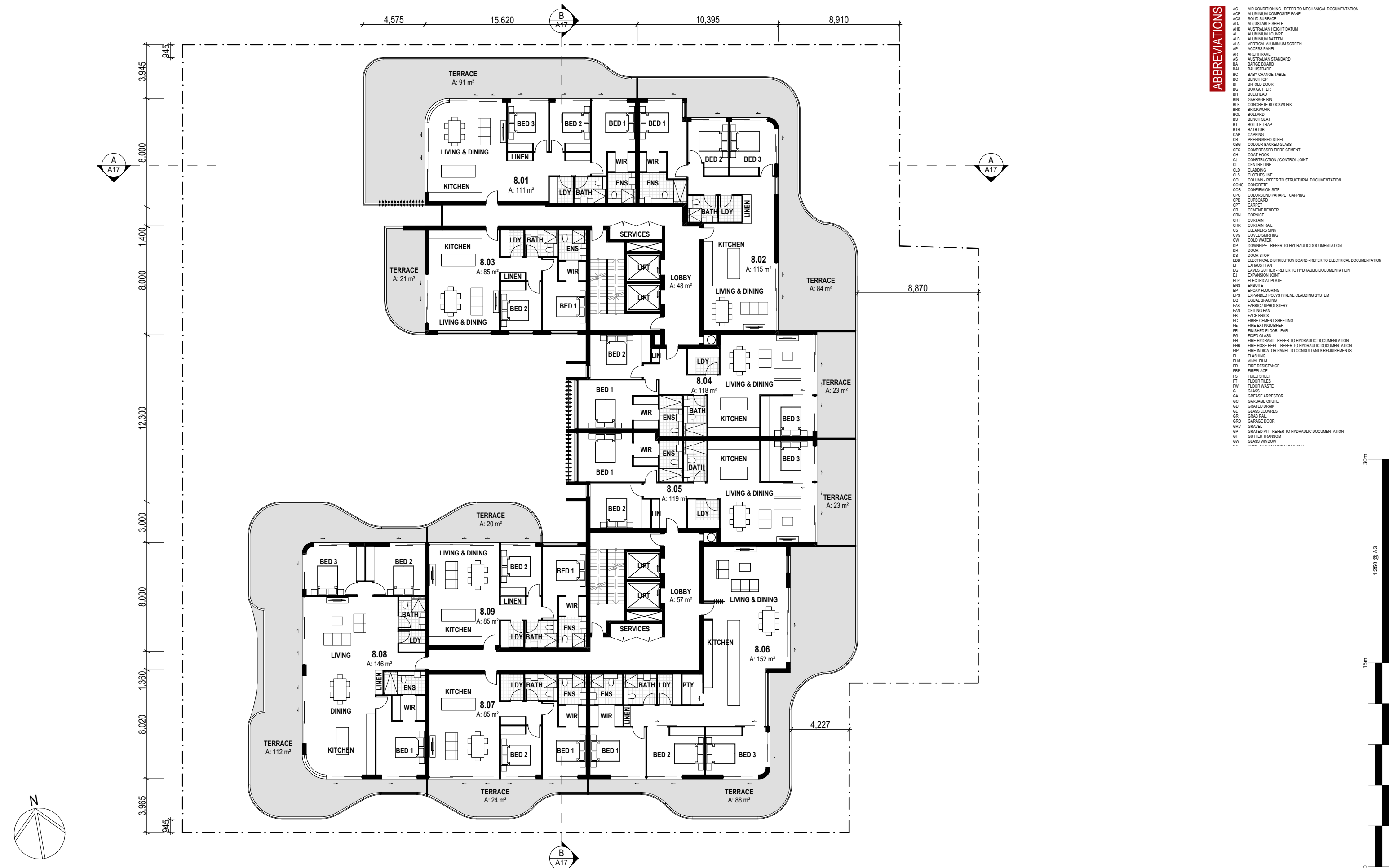
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 13775-DA-MASTER

DRAWN: **SL** DATE: **29/04/2023** SCALES @A3: **1:250@A3**

PROJECT No.: **13775** PHASE: **DA** DRAWING No.: **A11** REV: **H**





- ABBREVIATIONS**
- AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
  - ACP ALUMINIUM COMPOSITE PANEL
  - ACS SOLID SURFACE
  - ADJ ADJUSTABLE SHELF
  - AHD AUSTRALIAN HEIGHT DATUM
  - AL ALUMINIUM LOUVRE
  - ALB ALUMINIUM BATTEN
  - ALS VERTICAL ALUMINIUM SCREEN
  - AP ACCESS PANEL
  - AR ARCHITRAVE
  - AS AUSTRALIAN STANDARD
  - BA BARGE BOARD
  - BAL BALUSTRADE
  - BC BABY CHANGE TABLE
  - BCT BENCHTOP
  - BF BI-FOLD DOOR
  - BG BOX GUTTER
  - BH BULKHEAD
  - BN GARBAGE BIN
  - BLK CONCRETE BLOCKWORK
  - BRK BRICKWORK
  - BOL BOLLARD
  - BS BENCH SEAT
  - BT BOTTLE TRAP
  - BTH BATHTUB
  - CAP CAPPING
  - CS PREFINISHED STEEL
  - CBG COLOUR-BACKED GLASS
  - CFC COMPRESSED FIBRE CEMENT
  - CH COAT HOOK
  - CJ CONSTRUCTION / CONTROL JOINT
  - CL CENTRE LINE
  - CLD CLADDING
  - CLS CLOTHESLINE
  - COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
  - CONC CONCRETE
  - COS CONFIRM ON SITE
  - CPC COLORBOND PARAPET CAPPING
  - CPO CUPBOARD
  - CPT CARPET
  - CR CEMENT RENDER
  - CRN CORNICE
  - ORT CURTAIN
  - ORR CURTAIN RAIL
  - CS CLEANERS SINK
  - CVS COVED SKIRTING
  - CW COLD WATER
  - DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
  - DR DOOR
  - DS DOOR STOP
  - EDB ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
  - EF EXHAUST FAN
  - EG EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
  - EJ EXPANSION JOINT
  - EL ELECTRICAL PLATE
  - ENS ENSUITE
  - EP EPOXY FLOORING
  - EPS EXPANDED POLYSTYRENE CLADDING SYSTEM
  - EQ EQUAL SPACING
  - FAB FABRIC / UPHOLSTERY
  - FAN FAN
  - FB FACE BRICK
  - FC FIBRE CEMENT SHEETING
  - FE FIRE EXTINGUISHER
  - FFL FINISHED FLOOR LEVEL
  - FG FIXED GLASS
  - FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
  - FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
  - FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
  - FL FLASHING
  - FLM VINYL FILM
  - FR FIRE RESISTANCE
  - FRP FIREPLACE
  - FS FIXED SHELF
  - FT FLOOR TILES
  - FW FLOOR WASTE
  - G GLASS
  - GA GREASE ARRESTOR
  - GC GARBAGE CHUTE
  - GO GRATED DRAIN
  - GL GLASS LOUVRES
  - GR GRAB RAIL
  - GRD GARAGE DOOR
  - GRV GRAVEL
  - GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
  - GT GUTTER TRANSOM
  - GW GLASS WINDOW
  - LX LUMES - ALL DIMENSIONS IN METERS

**EJE ARCHITECTURE**  
ACN 002 912 843 | ABN 62 644 649 849  
Nominated Architect - Bernard Collins  
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B	22/04/2022	PRELIMINARY CONSULTANT ISSUE
C	10/05/2022	ISSUED TO CONSULTANTS
D	17/05/2022	DEVELOPMENT APPLICATION ISSUE
E	19/05/2022	DEVELOPMENT APPLICATION ISSUE
F	26/01/2023	AMENDED DA ISSUE
G	29/04/2023	AMENDED DA ISSUE

PROJECT: NEW RESIDENTIAL DEVELOPMENT

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE: 1A MCLEAN STREET, COFFS HARBOUR, NSW 2450

DRAWING: LEVEL 8 FLOOR PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

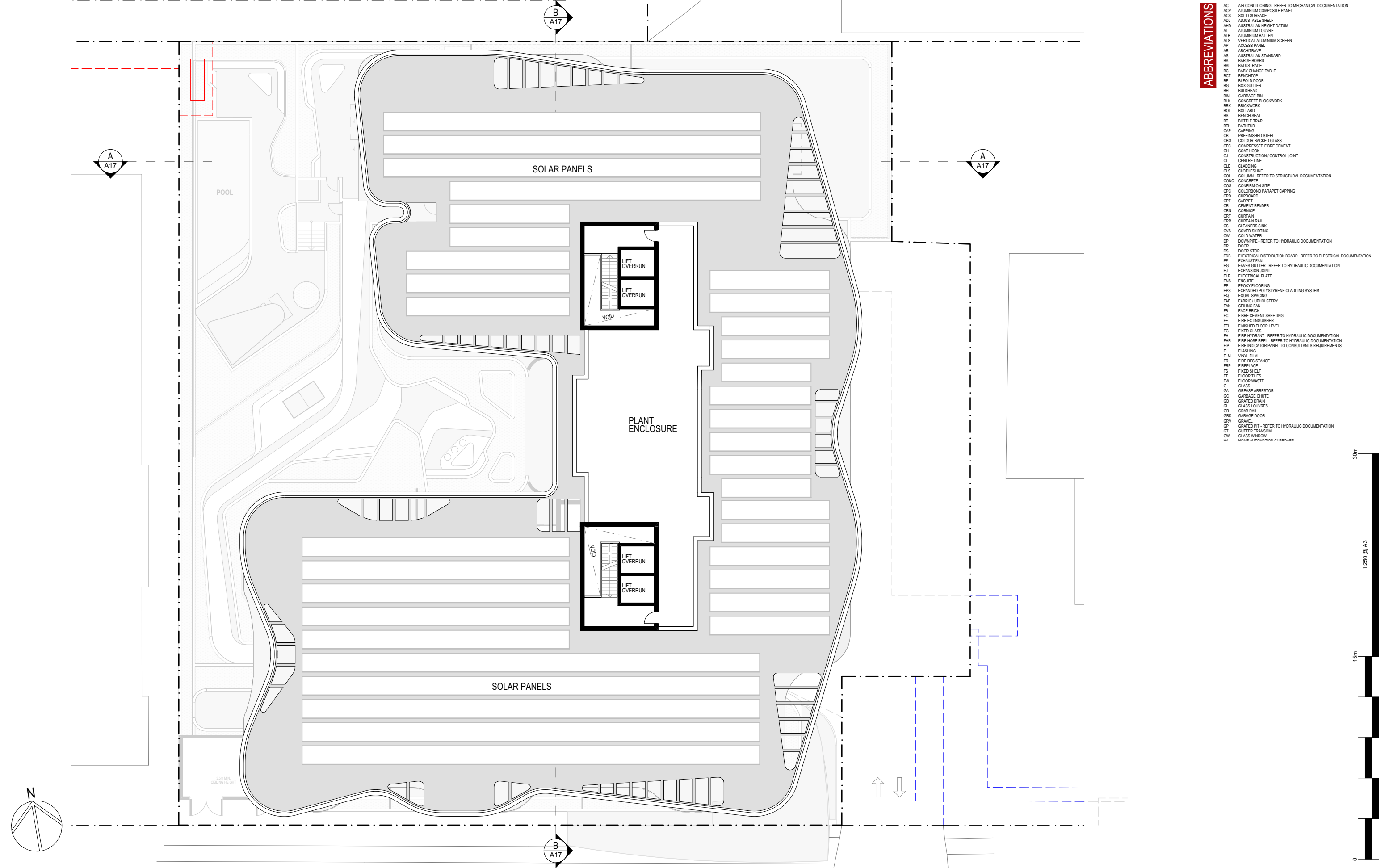
FILENAME: 13775-DA-MASTER

DRAWN: SL DATE: 29/04/2023 SCALES @A3: 1:250@A3

PROJECT No: 13775 PHASE: DA DRAWING No: A12 REV: G







ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
ACP	ALUMINIUM COMPOSITE PANEL
ACS	SOLID SURFACE
ADJ	ADJUSTABLE SHELF
AHD	AUSTRALIAN HEIGHT DATUM
AL	ALUMINIUM LOUVRE
ALB	ALUMINIUM BATTEN
ALS	VERTICAL ALUMINIUM SCREEN
AP	ACCESS PANEL
AR	ARCHITRAVE
AS	AUSTRALIAN STANDARD
BA	BARGE BOARD
BAL	BALUSTRADE
BC	BABY CHANGE TABLE
BCT	BENCHTOP
BF	BI-FOLD DOOR
BG	BOX GUTTER
BH	BULKHEAD
BN	GARBAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
BOL	BOLLARD
BS	BENCH SEAT
BT	BOTTLE TRAP
BTH	BATHTUB
CAP	CAPPING
CS	PREFINISHED STEEL
CBG	COLOUR-BACKED GLASS
CFC	COMPRESSED FIBRE CEMENT
CH	COAT HOOK
CJ	CONSTRUCTION / CONTROL JOINT
CL	CENTRE LINE
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONE	CONCRETE
COS	CONFIRM ON SITE
CPC	COLORBOND PARAPET CAPPING
CPO	CUPBOARD
CPT	CARPET
CR	CEMENT RENDER
CRN	CORNICE
ORT	CURTAIN
ORR	CURTAIN RAIL
CS	CLEANERS SINK
CYS	COVERED SKIRTING
CW	COLD WATER
DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
DS	DOOR STOP
EDB	ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
EF	EXHAUST FAN
EG	EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
EJ	EXPANSION JOINT
ELP	ELECTRICAL PLATE
ENS	ENSUITE
EP	EPOXY FLOORING
EPS	EXPANDED POLYSTYRENE CLADDING SYSTEM
EQ	EQUAL SPACING
FAB	FABRIC / UPHOLSTERY
FAN	CEILING FAN
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FRP	FIREPLACE
FS	FIXED SHELF
FT	FLOOR TILES
FW	FLOOR WASTE
G	GLASS
GA	GREASE ARRESTOR
GC	GARBAGE CHUTE
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
LX	LIGHTING - REFER TO ELECTRICAL DOCUMENTATION

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849

Normanville Architects - Bernard Collins

NSW Architects Registration No. 4438

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010mm

50mm

100mm ON ORIGINAL A3



REV	DATE	COMMENTS
A	14/04/2022	PRELIMINARY ISSUE
B	22/04/2022	PRELIMINARY CONSULTANT ISSUE
C	10/05/2022	ISSUED TO CONSULTANTS
D	17/05/2022	DEVELOPMENT APPLICATION ISSUE
E	19/05/2022	DEVELOPMENT APPLICATION ISSUE
F	26/01/2023	AMENDED DA ISSUE
G	29/04/2023	AMENDED DA ISSUE

DRN | CHKD | VRFD | PROJECT: NEW RESIDENTIAL DEVELOPMENT

SITE: 1A MCLEAN STREET, COFFS HARBOUR, NSW 2450

DRAWING: ROOF PLAN

JY MR

SM MR

JY MR

CLIENT: IRIS CAPITAL

264-278 GEORGE STREET, SYDNEY NSW, 2000

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 13775-DA-MASTER

DRAWN: SL DATE: 29/04/2023 SCALES @A3: 1:250@A3

PROJECT No: 13775 PHASE: DA DRAWING No: A13 REV: G





REV	DATE	COMMENTS
A	14/04/2022	PRELIMINARY ISSUE
B	22/04/2022	PRELIMINARY CONSULTANT ISSUE
C	10/05/2022	ISSUED TO CONSULTANTS
D	17/05/2022	DEVELOPMENT APPLICATION ISSUE
E	19/05/2022	DEVELOPMENT APPLICATION ISSUE
F	26/01/2023	AMENDED DA ISSUE
G	29/04/2023	AMENDED DA ISSUE

| DRN | CHKD | VRFD | PROJECT : NEW RESIDENTIAL DEVELOPMENT

JY MR  
SM MR  
JY MR

CLIENT : IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE : 1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING : ROOF PLAN - DELETED

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 13775-DA-MASTER  
DRAWN : DATE : SCALES @A3 :

RK 29/04/2023

PROJECT No : PHASE : DRAWING No : REV :  
13775 DA A14 G





NORTH ELEVATION



EAST ELEVATION



REV	DATE	COMMENTS
A	14/04/2022	PRELIMINARY ISSUE
B	22/04/2022	PRELIMINARY CONSULTANT ISSUE
C	10/05/2022	ISSUED TO CONSULTANTS
D	17/05/2022	DEVELOPMENT APPLICATION ISSUE
E	19/05/2022	DEVELOPMENT APPLICATION ISSUE
F	26/01/2023	AMENDED DA ISSUE
G	29/04/2023	AMENDED DA ISSUE

DRN	CHKD	VRFD	PROJECT
JY	MR		NEW RESIDENTIAL DEVELOPMENT
SM	MR		
JY	MR		

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE:	1A MCLEAN STREET, COFFS HARBOUR, NSW 2450
DRAWING:	NORTH - EAST ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.			
FILENAME: 13775-DA-MASTER			
DRAWN :	DATE :	SCALES @A3 :	
<b>RK</b>	<b>29/04/2023</b>	<b>1:400@A3</b>	
PROJECT No :	PHASE :	DRAWING No :	REV :
<b>13775</b>	<b>DA</b>	<b>A15</b>	<b>G</b>

SOUTH ELEVATION



WEST ELEVATION



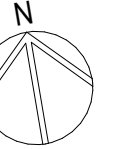


SECTION A-A

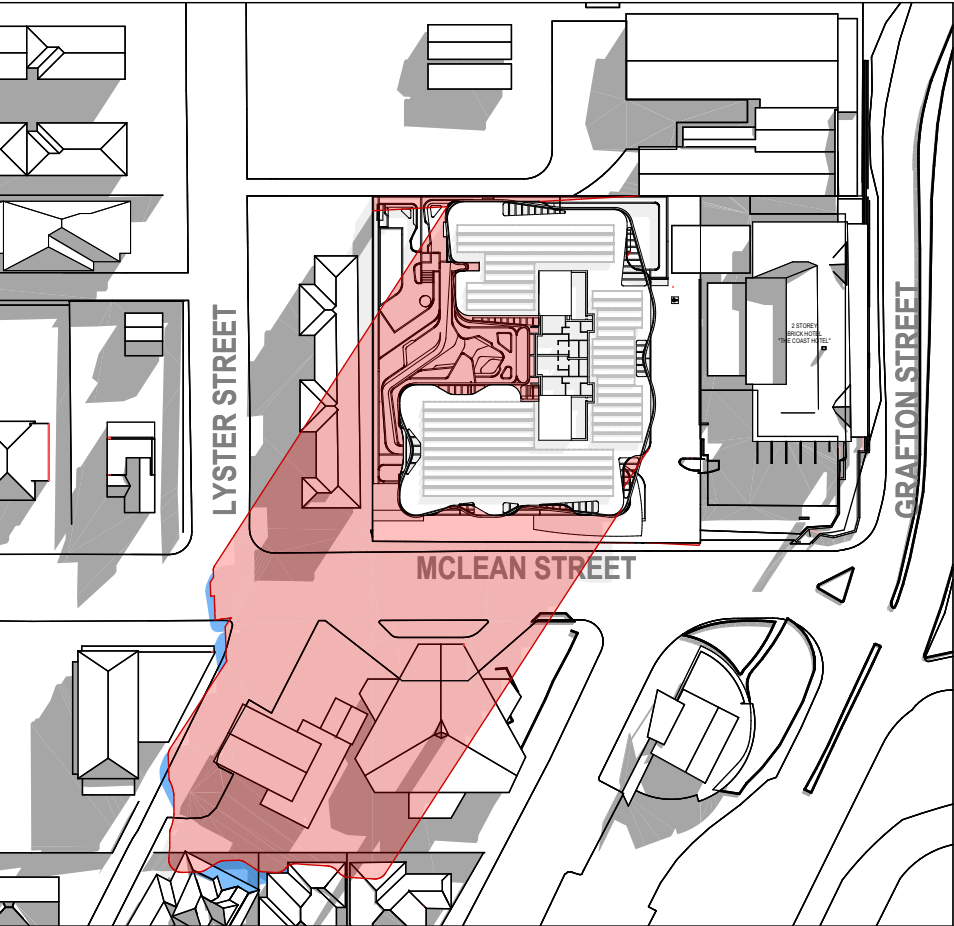


SECTION B-B

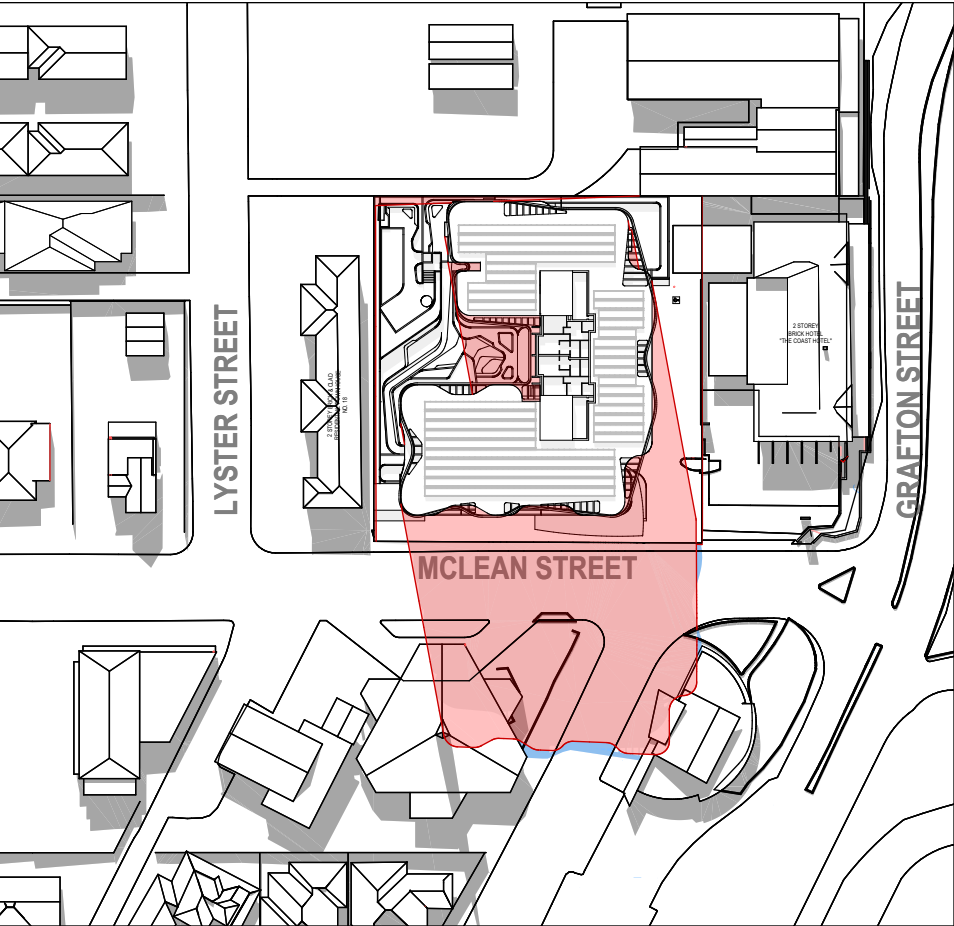




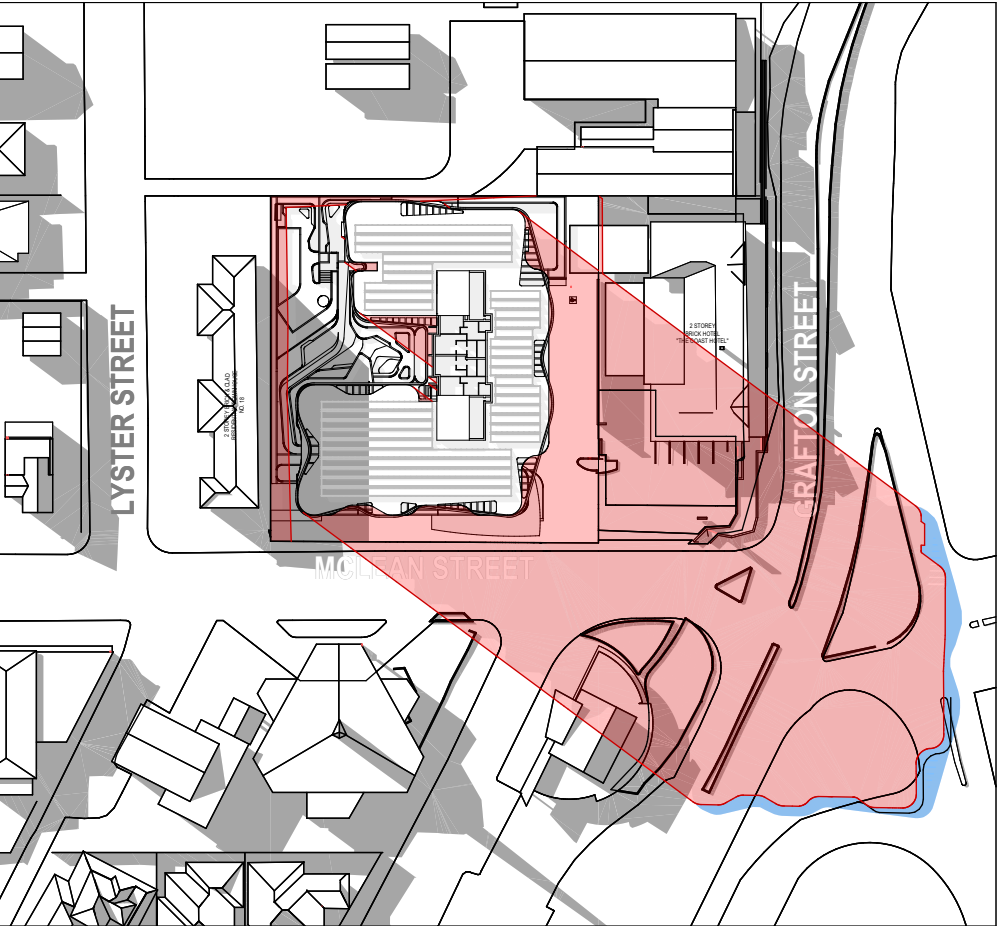
JUNE 21 - 9.00am



JUNE 21 - 12.00pm



JUNE 21 - 3.00pm



- HEIGHT COMPLIANT BUILDING (28m)
- PROPOSED BUILDING

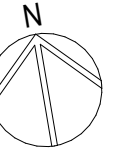
REV	DATE	COMMENTS
A	14/04/2022	PRELIMINARY ISSUE
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F	22/11/2022	ADDITIONAL INFORMATION COUNCIL REQUEST
G	26/01/2023	AMENDED DA ISSUE
H	29/04/2023	AMENDED DA ISSUE

DRN	CHKD	VRFD	PROJECT
			NEW RESIDENTIAL DEVELOPMENT
JY	MR		
FV	MR		
SM	MR		
JY	MR		
CLIENT			IRIS CAPITAL 264-278 GEORGE STREET, SYDNEY NSW, 2000

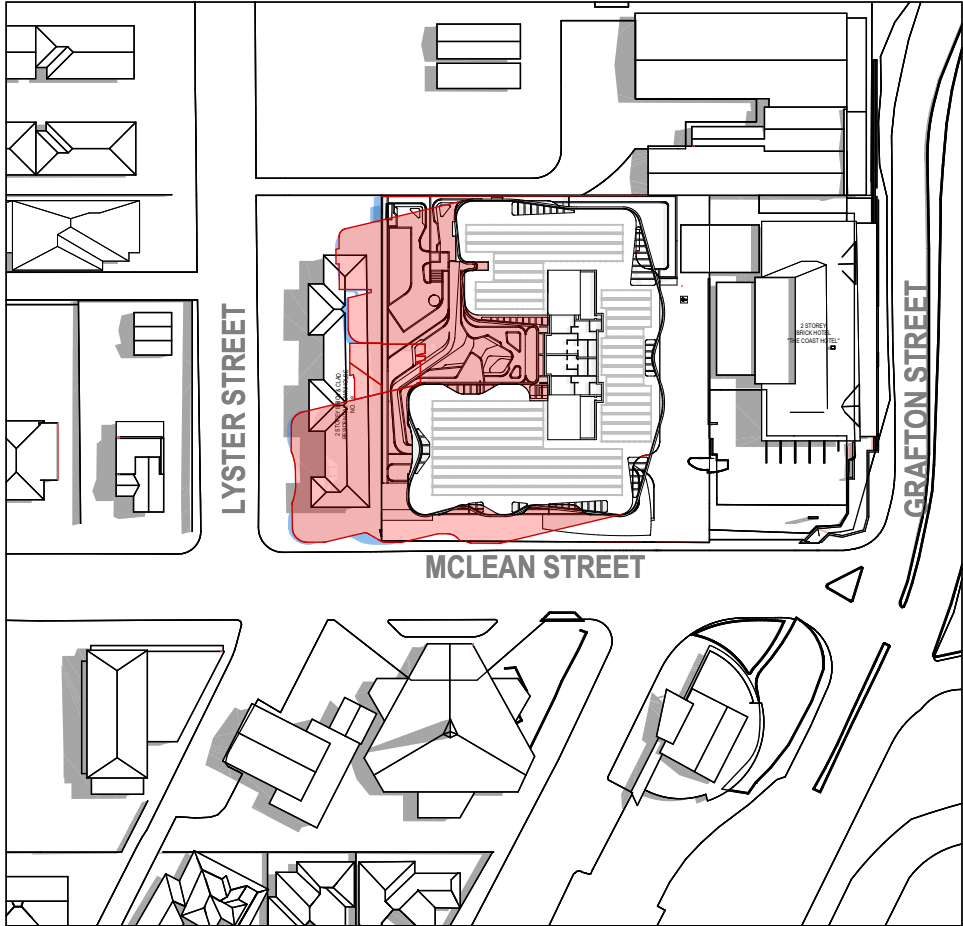
SITE :	1A MCLEAN STREET, COFFS HARBOUR, NSW 2450
DRAWING :	WINTER SHADOW DIAGRAMS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.			
FILENAME : 13775-DA-MASTER			
DRAWN :		DATE :	SCALES @A3 :
<b>RK</b>	<b>29/04/2023</b>	<b>NTS@A3</b>	
PROJECT No :	PHASE :	DRAWING No :	REV :
<b>13775</b>	<b>DA</b>	<b>A18</b>	<b>H</b>

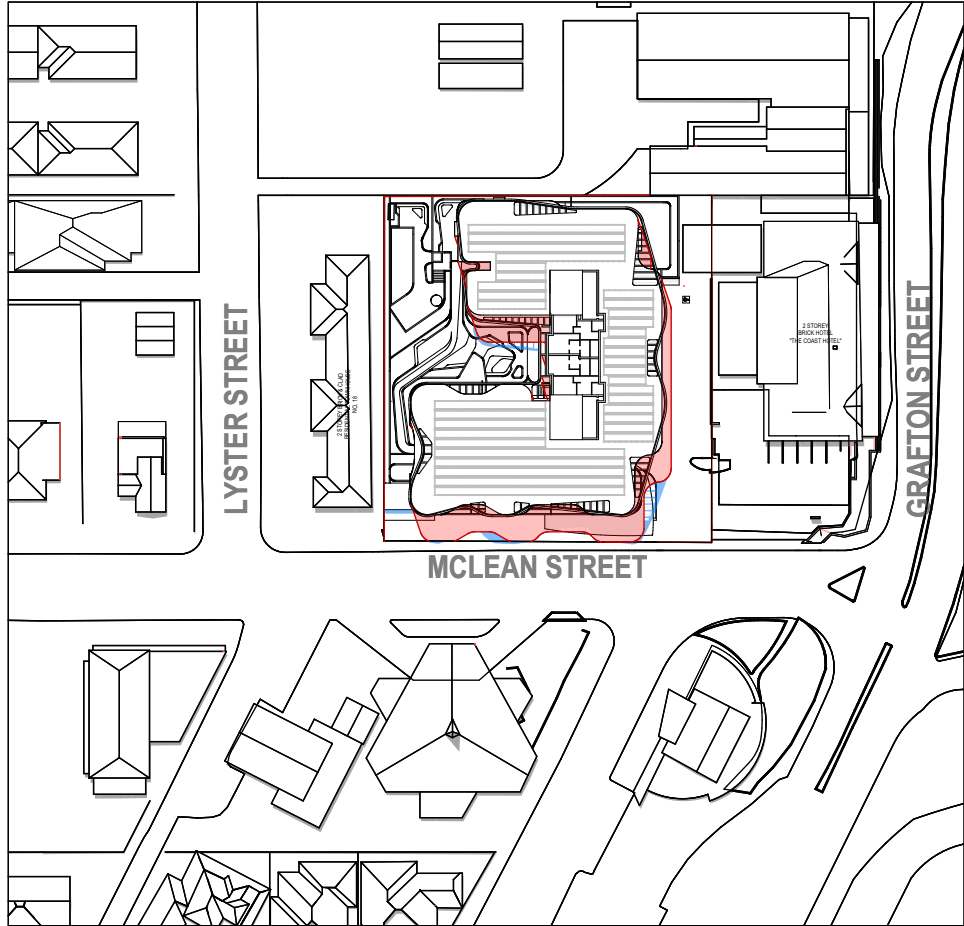




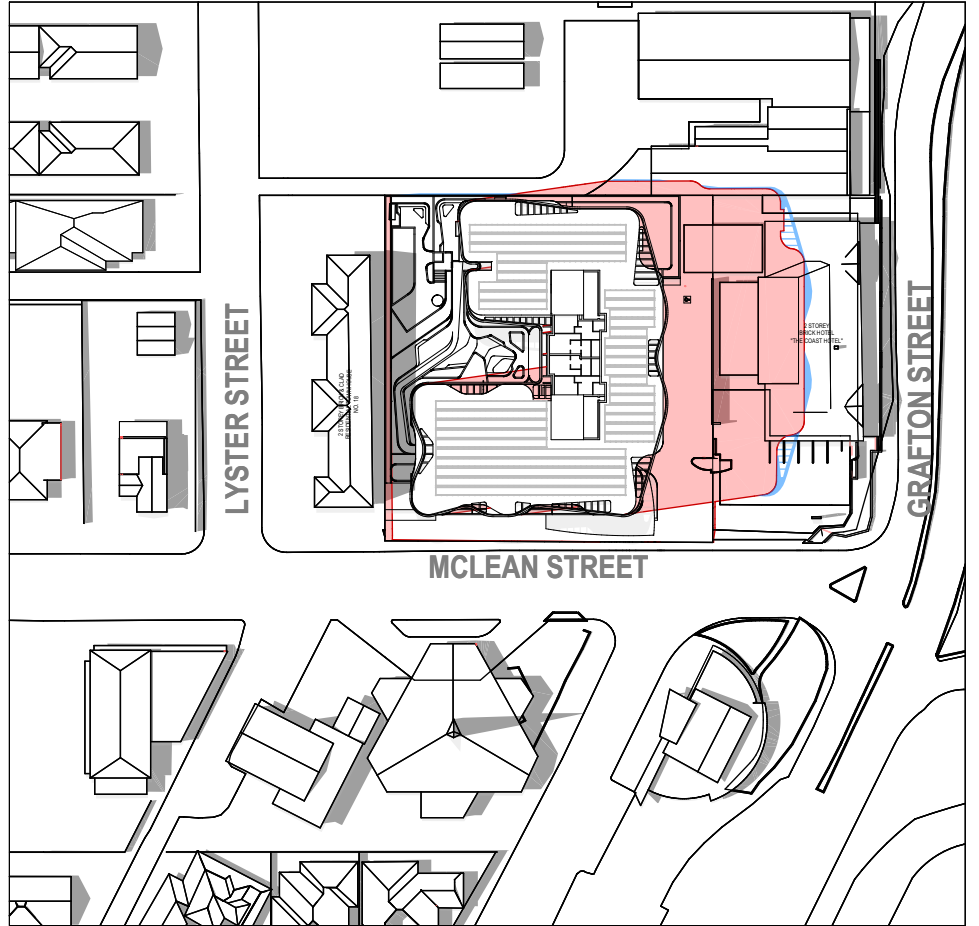
DECEMBER 21 - 9.00am



DECEMBER 21 - 12.00pm



DECEMBER 21 - 3.00pm



- HEIGHT COMPLIANT BUILDING (28m)
- PROPOSED BUILDING

REV	DATE	COMMENTS
A	14/04/2022	PRELIMINARY ISSUE
B	22/04/2022	PRELIMINARY CONSULTANT ISSUE
C	10/05/2022	ISSUED TO CONSULTANTS
D	17/05/2022	DEVELOPMENT APPLICATION ISSUE
E	19/05/2022	DEVELOPMENT APPLICATION ISSUE
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G	26/01/2023	AMENDED DA ISSUE
H	29/04/2023	AMENDED DA ISSUE

DRN	CHKD	VRFD	PROJECT
			NEW RESIDENTIAL DEVELOPMENT
JY	MR		
FV	MR		
SM	MR		
JY	MR		
CLIENT:	IRIS CAPITAL 264-278 GEORGE STREET, SYDNEY NSW, 2000		

SITE:	1A MCLEAN STREET, COFFS HARBOUR, NSW 2450
DRAWING:	SUMMER SHADOW DIAGRAMS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.	
FILENAME: 13775-DA-MASTER	
DRAWN: RK	DATE: 29/04/2023
SCALES @A3: NTS@A3	
PROJECT No: 13775	PHASE: DA
DRAWING No: A19	REV: H



REV	DATE	COMMENTS
B	22/04/2022	PRELIMINARY CONSULTANT ISSUE
C	10/05/2022	ISSUED TO CONSULTANTS
A	17/05/2022	DEVELOPMENT APPLICATION ISSUE
D	19/05/2022	DEVELOPMENT APPLICATION ISSUE
E	26/01/2023	AMENDED DA ISSUE
F	29/04/2023	AMENDED DA ISSUE



DRN | CHKD | VRFD |

PROJECT : NEW RESIDENTIAL DEVELOPMENT

JY MR

SM MR

JY MR

CLIENT :

IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE :

1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING : 3D PERSPECTIVE 1 - DELETED

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 13775-DA-MASTER

DRAWN :

DATE :

SCALES @A3 :

RK

29/04/2023

NTS

PROJECT No :

PHASE :

DRAWING No :

REV :

13775

DA

A20

F





ARTISTS IMPRESSION ONLY

**EJE ARCHITECTURE**  
ACN 002 912 843 | ABN 62 644 649 849  
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COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN. WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.

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iris

REV	DATE	COMMENTS
B	22/04/2022	PRELIMINARY CONSULTANT ISSUE
C	10/05/2022	ISSUED TO CONSULTANTS
A	17/05/2022	DEVELOPMENT APPLICATION ISSUE
D	19/05/2022	DEVELOPMENT APPLICATION ISSUE
E	26/01/2023	AMENDED DA ISSUE
F	29/04/2023	AMENDED DA ISSUE

		Energy Rating		Certificate Number: 0005175812	
<input type="checkbox"/> Single dwelling rating				5.5	Stars
<input checked="" type="checkbox"/> Multi-unit development (each lodging of ratings)				22.0	Stars
Reasoned downlights for fire/smoke		<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without	25.9	Stars
Assessor Name: H. H. H.		Assessor Signature: [Signature]		Date: 19/05/2023	

ORN | CHKD | VRFD | PROJECT: NEW RESIDENTIAL DEVELOPMENT

JY MR  
SM MR  
JY MR

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE: 1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING: 3D PERSPECTIVE 2

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 13775-DA-MASTER

DRAWN: **RK** DATE: **29/04/2023** SCALES @A3: **NTS**

PROJECT No: **13775** PHASE: **DA** DRAWING No: **A21** REV: **F**







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REV	DATE	COMMENTS
A	17/05/2022	DEVELOPMENT APPLICATION ISSUE
B	19/05/2022	DEVELOPMENT APPLICATION ISSUE
C	26/01/2023	AMENDED DA ISSUE
D	29/04/2023	AMENDED DA ISSUE

DRN	CHKD	VRFD
JY	MR	
SM	MR	
JY	MR	

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE: 1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING: SETBACK & FUTURE DEVELOPMENT  
PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 13775-DA-MASTER  
DRAWN: JY  
DATE: 29/04/2023  
SCALE: @A3

PROJECT No: 13775  
PHASE: DA  
DRAWING No: A22  
REV: D







VIEW CORNER OF VERNON STREET & GRAFTON STREET



VIEW PACIFIC HIGHWAY TO MCLEAN STREET



VIEW FROM PACIFIC HIGHWAY



VIEW CORNER ALBANY STREET & PACIFIC HIGHWAY





iris

DRN	CHKD	VRFD	PROJECT: NEW RESIDENTIAL DEVELOPMENT
JY	MR		
SM	MR		
JY	MR		



**EVE** architecture









TIMBER LOOK ALUMINIUM PANELS



TIMBER LOOK ALUMINIUM PRIVACY SCREEN



CEMENT RENDER & GREY PAINT FINISH



ALUMINIUM WINDOWS



CHANNELED PRE-CAST CONCRETE



BACKLIT SIGNAGE



GLASS BALUSTRADE + TIMBER LOOK ALUMINIUM RAIL



TIMBER LOOK ALUMINIUM BATTENS



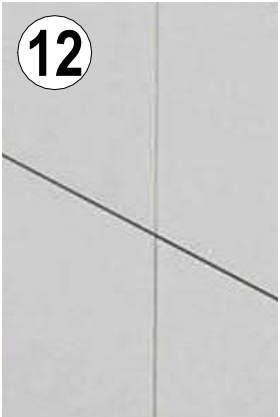
CONCRETE RENDER & WHITE PAINT FINISH



PLANTING



WHITE PAINTED SOFFITS



FIBRE CEMENT SHEETING

**EJE ARCHITECTURE**  
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REV	DATE	COMMENTS
A	17/05/2022	DEVELOPMENT APPLICATION ISSUE
B	19/05/2022	DEVELOPMENT APPLICATION ISSUE
C	26/01/2023	AMENDED DA ISSUE
D	29/04/2023	AMENDED DA ISSUE



DRN | CHKD | VRFD | PROJECT: NEW RESIDENTIAL DEVELOPMENT

JY MR  
SM MR  
JY MR

CLIENT: IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE: 1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING: SCHEDULE OF MATERIALS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK  
DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF  
MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN  
DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 13775-DA-MASTER

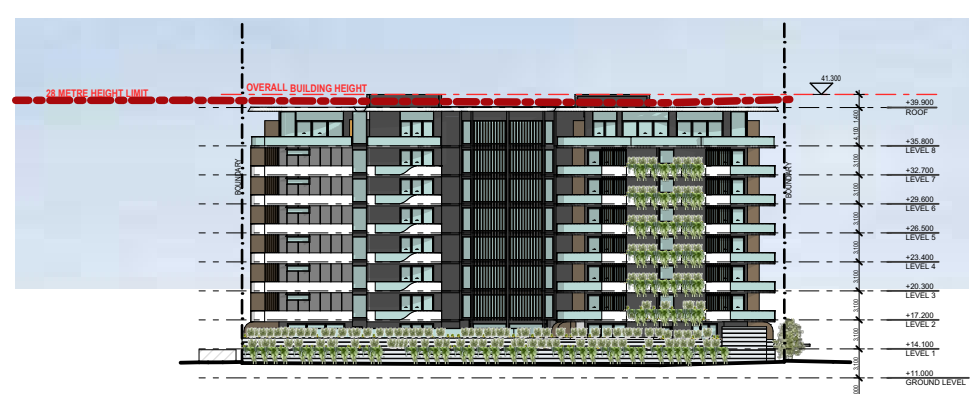
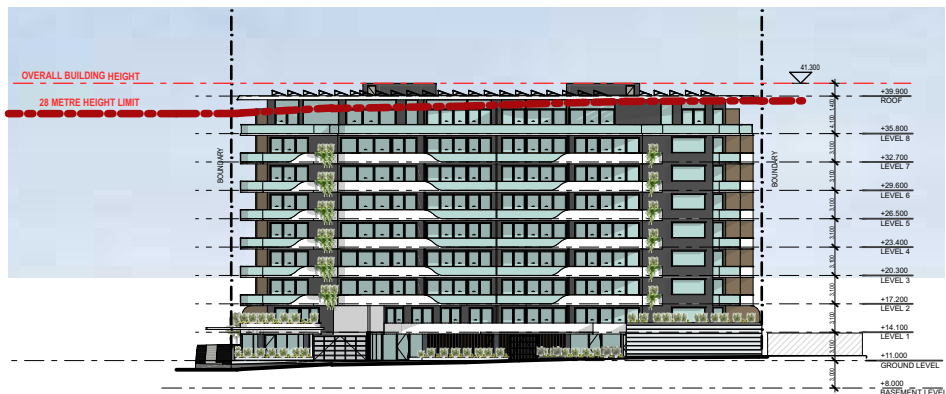
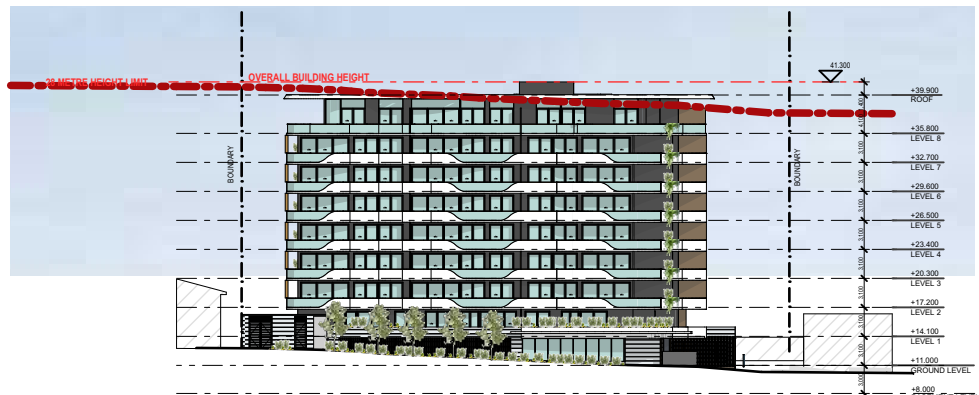
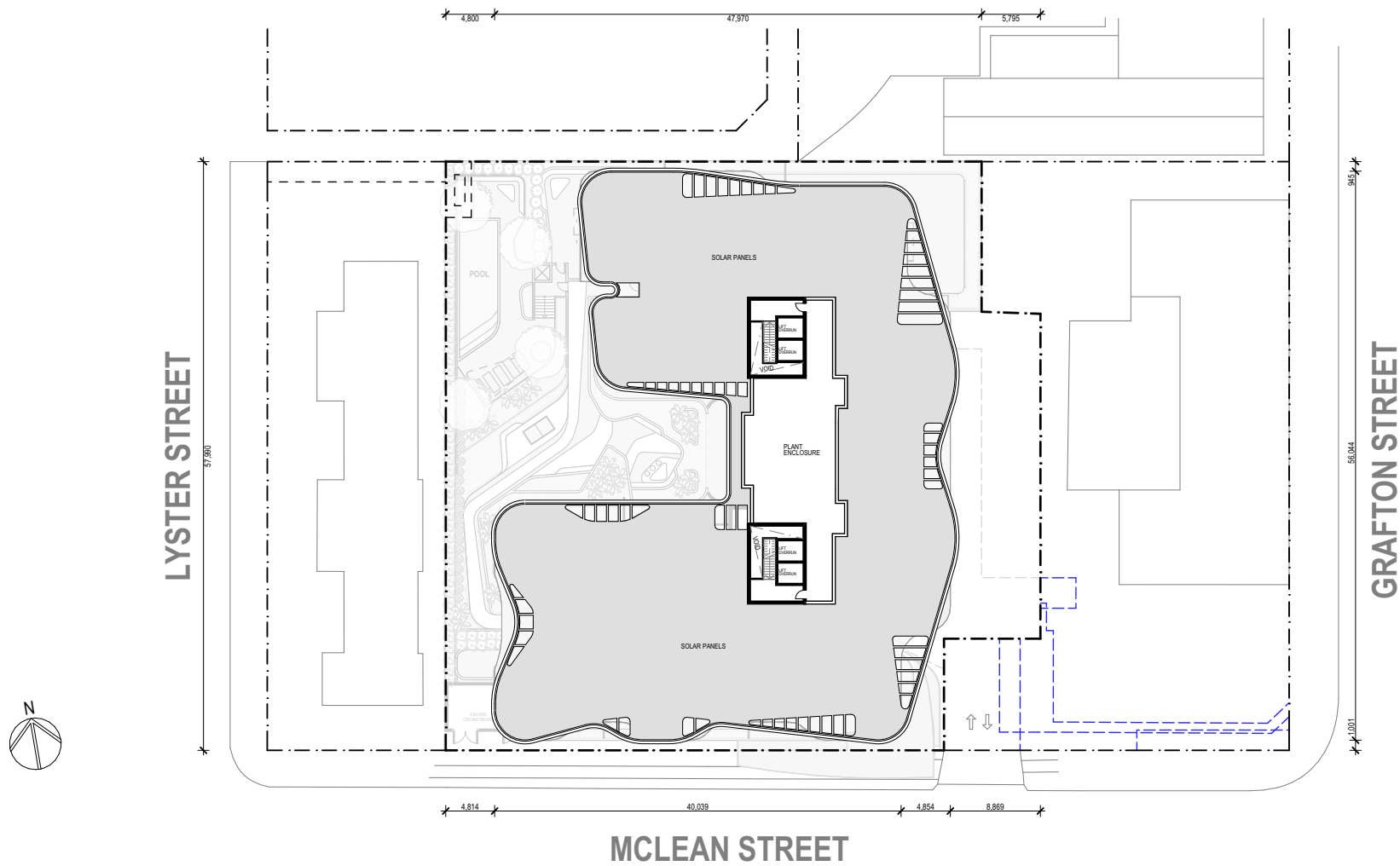
DRAWN: DATE: 29/04/2023

JY NTS

PROJECT No: 13775 PHASE: DA DRAWING No: A26 REV: D







SOLAR ANALYSIS					
UNIT No.	No. OF BEDS	LIVING AREA	P.O.S.	≥ 3hrs SUN (8AM TO 4PM MID WINTER)	0hrs SUN
1.01	COMMON AREA	≥ 3hrs	≥ 3hrs	✓	
1.02	2 BED	≥ 3hrs	≥ 3hrs	✓	
1.03	2 BED	≥ 3hrs	≥ 3hrs	✓	
1.04	2 BED	≥ 3hrs	≥ 3hrs	✓	
1.05	1 BED	≥ 3hrs	≥ 3hrs	✓	
1.06	3 BED	≥ 3hrs	≥ 3hrs	✓	
1.07	3 BED	≥ 3hrs	≥ 3hrs	✓	
1.08	2 BED	0	0	✗	✗
1.09	2 BED	0	0	✗	✗
1.10	1 BED	≥ 3hrs	≥ 3hrs	✓	
1.11	2 BED	≥ 3hrs	≥ 3hrs	✓	
1.12	1 BED	≥ 3hrs	≥ 3hrs	✓	
2.01	1 BED	≥ 3hrs	≥ 3hrs	✓	
2.02	2 BED	≥ 3hrs	≥ 3hrs	✓	
2.03	2 BED	≥ 3hrs	≥ 3hrs	✓	
2.04	2 BED	≥ 3hrs	≥ 3hrs	✓	
2.05	1 BED	≥ 3hrs	≥ 3hrs	✓	
2.06	3 BED	≥ 3hrs	≥ 3hrs	✓	
2.07	3 BED	≥ 3hrs	≥ 3hrs	✓	
2.08	1 BED	≥ 2hrs	≥ 3hrs	✓	
2.09	2 BED	0	0	✗	✗
2.10	2 BED	0	0	✗	✗
2.11	2 BED	≥ 3hrs	≥ 3hrs	✓	
2.12	2 BED	≥ 3hrs	≥ 3hrs	✓	
2.13	2 BED	≥ 3hrs	≥ 3hrs	✓	
3.01	1 BED	≥ 3hrs	≥ 3hrs	✓	
3.02	2 BED	≥ 3hrs	≥ 3hrs	✓	
3.03	2 BED	≥ 3hrs	≥ 3hrs	✓	
3.04	2 BED	≥ 3hrs	≥ 3hrs	✓	
3.05	1 BED	≥ 3hrs	≥ 3hrs	✓	
3.06	3 BED	≥ 3hrs	≥ 3hrs	✓	
3.07	3 BED	≥ 3hrs	≥ 3hrs	✓	
3.08	1 BED	≥ 2hrs	≥ 3hrs	✓	
3.09	2 BED	0	0	✗	✗
3.10	2 BED	0	0	✗	✗
3.11	2 BED	≥ 3hrs	≥ 3hrs	✓	
3.12	2 BED	≥ 3hrs	≥ 3hrs	✓	
3.13	2 BED	≥ 3hrs	≥ 3hrs	✓	
4.01	1 BED	≥ 3hrs	≥ 3hrs	✓	
4.02	2 BED	≥ 3hrs	≥ 3hrs	✓	
4.03	2 BED	≥ 3hrs	≥ 3hrs	✓	
4.04	2 BED	≥ 3hrs	≥ 3hrs	✓	
4.05	1 BED	≥ 3hrs	≥ 3hrs	✓	
4.06	3 BED	≥ 3hrs	≥ 3hrs	✓	
4.07	3 BED	≥ 3hrs	≥ 3hrs	✓	
4.08	1 BED	≥ 2hrs	≥ 3hrs	✓	
4.09	2 BED	0	0	✗	✗
4.10	2 BED	0	0	✗	✗
4.11	2 BED	≥ 3hrs	≥ 3hrs	✓	
4.12	2 BED	≥ 3hrs	≥ 3hrs	✓	
4.13	2 BED	≥ 3hrs	≥ 3hrs	✓	

STORAGE REQUIREMENTS				
UNIT No.	No. OF BEDS	VOLUME IN BASEMENT	VOLUME IN UNIT	COMPLIES
1.01	COMMON AREA			
1.02	2 BED	4m³	4m³	✓
1.03	2 BED	4m³	4m³	✓
1.04	2 BED	4m³	4m³	✓
1.05	1 BED	3m³	3m³	✓
1.06	3 BED	5m³	5m³	✓
1.07	3 BED	3m³	3m³	✓
1.08	2 BED	3m³	3m³	✓
1.09	2 BED	4m³	4m³	✓
1.10	1 BED	3m³	3m³	✓
1.11	2 BED	4m³	4m³	✓
1.12	1 BED	4m³	4m³	✓
2.01	1 BED	3m³	3m³	✓
2.02	2 BED	4m³	4m³	✓
2.03	2 BED	4m³	4m³	✓
2.04	2 BED	4m³	4m³	✓
2.05	1 BED	3m³	3m³	✓
2.06	3 BED	5m³	5m³	✓
2.07	3 BED	5m³	5m³	✓
2.08	1 BED	3m³	3m³	✓
2.09	2 BED	4m³	4m³	✓
2.10	2 BED	4m³	4m³	✓
2.11	2 BED	4m³	4m³	✓
2.12	2 BED	4m³	4m³	✓
2.13	2 BED	4m³	4m³	✓
3.01	1 BED	3m³	3m³	✓
3.02	2 BED	4m³	4m³	✓
3.03	2 BED	4m³	4m³	✓
3.04	2 BED	4m³	4m³	✓
3.05	1 BED	3m³	3m³	✓
3.06	3 BED	5m³	5m³	✓
3.07	3 BED	5m³	5m³	✓
3.08	1 BED	3m³	3m³	✓
3.09	2 BED	4m³	4m³	✓
3.10	2 BED	4m³	4m³	✓
3.11	2 BED	4m³	4m³	✓
3.12	2 BED	4m³	4m³	✓
3.13	2 BED	4m³	4m³	✓
4.01	1 BED	3m³	3m³	✓
4.02	2 BED	4m³	4m³	✓
4.03	2 BED	4m³	4m³	✓
4.04	2 BED	4m³	4m³	✓
4.05	1 BED	3m³	3m³	✓
4.06	3 BED	5m³	5m³	✓
4.07	3 BED	5m³	5m³	✓
4.08	1 BED	3m³	3m³	✓
4.09	2 BED	4m³	4m³	✓
4.10	2 BED	4m³	4m³	✓
4.11	2 BED	4m³	4m³	✓
4.12	2 BED	4m³	4m³	✓
4.13	2 BED	4m³	4m³	✓

REV	DATE	COMMENTS
A	19/05/2022	DEVELOPMENT APPLICATION ISSUE
B	26/01/2023	AMENDED DA ISSUE
C	29/04/2023	AMENDED DA ISSUE

DRN	CHKD	VRFD	PROJECT
JY	MR		NEW RESIDENTIAL DEVELOPMENT
SM	MR		
JY	MR		

CLIENT : IRIS CAPITAL  
264-278 GEORGE STREET, SYDNEY  
NSW, 2000

SITE : 1A MCLEAN STREET, COFFS  
HARBOUR, NSW 2450

DRAWING : SEPP 65 COMPLIANCE (1)



SOLAR ANALYSIS					
UNIT No.	No. OF BEDS	LIVING AREA	P.O.S.	≥ 3hrs SUN (8AM TO 4PM MID WINTER)	0hrs SUN
5.01	1 BED	≥ 3hrs	≥ 3hrs	✓	
5.02	2 BED	≥ 3hrs	≥ 3hrs	✓	
5.03	2 BED	≥ 3hrs	≥ 3hrs	✓	
5.04	2 BED	≥ 3hrs	≥ 3hrs	✓	
5.05	1 BED	≥ 3hrs	≥ 3hrs	✓	
5.06	3 BED	≥ 3hrs	≥ 3hrs	✓	
5.07	3 BED	≥ 3hrs	≥ 3hrs	✓	
5.08	1 BED	≥ 2hrs	≥ 3hrs	✓	
5.09	2 BED	0	0	✗	✗
5.10	2 BED	0	0	✗	✗
5.11	2 BED	≥ 3hrs	≥ 3hrs	✓	
5.12	2 BED	≥ 3hrs	≥ 3hrs	✓	
5.13	2 BED	≥ 3hrs	≥ 3hrs	✓	
6.01	1 BED	≥ 3hrs	≥ 3hrs	✓	
6.02	2 BED	≥ 3hrs	≥ 3hrs	✓	
6.03	2 BED	≥ 3hrs	≥ 3hrs	✓	
6.04	2 BED	≥ 3hrs	≥ 3hrs	✓	
6.05	1 BED	≥ 3hrs	≥ 3hrs	✓	
6.06	3 BED	≥ 3hrs	≥ 3hrs	✓	
6.07	3 BED	≥ 3hrs	≥ 3hrs	✓	
6.08	1 BED	≥ 2hrs	≥ 3hrs	✓	
6.09	2 BED	0	0	✗	✗
6.10	2 BED	0	0	✗	✗
6.11	2 BED	≥ 3hrs	≥ 3hrs	✓	
6.12	2 BED	≥ 3hrs	≥ 3hrs	✓	
6.13	2 BED	≥ 3hrs	≥ 3hrs	✓	
7.01	1 BED	≥ 3hrs	≥ 3hrs	✓	
7.02	2 BED	≥ 3hrs	≥ 3hrs	✓	
7.03	2 BED	≥ 3hrs	≥ 3hrs	✓	
7.04	2 BED	≥ 3hrs	≥ 3hrs	✓	
7.05	1 BED	≥ 3hrs	≥ 3hrs	✓	
7.06	3 BED	≥ 3hrs	≥ 3hrs	✓	
7.07	3 BED	≥ 3hrs	≥ 3hrs	✓	
7.08	1 BED	≥ 2hrs	≥ 3hrs	✓	
7.09	2 BED	0	0	✗	✗
7.10	2 BED	0	0	✗	✗
7.11	2 BED	≥ 3hrs	≥ 3hrs	✓	
7.12	2 BED	≥ 3hrs	≥ 3hrs	✓	
7.13	2 BED	≥ 3hrs	≥ 3hrs	✓	
8.01	3 BED	≥ 3hrs	≥ 3hrs	✓	
8.02	3 BED	≥ 3hrs	≥ 3hrs	✓	
8.03	2 BED	≥ 3hrs	≥ 3hrs	✓	
8.04	3 BED	≥ 3hrs	≥ 3hrs	✓	
8.05	3 BED	≥ 3hrs	≥ 3hrs	✓	
8.06	3 BED	≥ 3hrs	≥ 3hrs	✓	
8.07	2 BED	0	0	✗	✗
8.08	3 BED	≥ 2hrs	≥ 3hrs	✓	
8.09	2 BED	≥ 1hrs	≥ 2hrs	✓	
99 UNITS	195 BEDS			84/99 = 84%	14/99 = 14%

STORAGE REQUIREMENTS				
UNIT No.	No. OF BEDS	VOLUME IN BASEMENT	VOLUME IN UNIT	COMPLIES
5.01	1 BED	3m³	3m³	✓
5.02	2 BED	4m³	4m³	✓
5.03	2 BED	4m³	4m³	✓
5.04	2 BED	4m³	4m³	✓
5.05	1 BED	3m³	3m³	✓
5.06	3 BED	5m³	5m³	✓
5.07	3 BED	5m³	5m³	✓
5.08	1 BED	3m³	3m³	✓
5.09	2 BED	4m³	4m³	✓
5.10	2 BED	4m³	4m³	✓
5.11	2 BED	4m³	4m³	✓
5.12	2 BED	4m³	4m³	✓
5.13	2 BED	4m³	4m³	✓
6.01	1 BED	3m³	3m³	✓
6.02	2 BED	4m³	4m³	✓
6.03	2 BED	4m³	4m³	✓
6.04	2 BED	4m³	4m³	✓
6.05	1 BED	3m³	3m³	✓
6.06	3 BED	5m³	5m³	✓
6.07	3 BED	5m³	5m³	✓
6.08	1 BED	3m³	3m³	✓
6.09	2 BED	4m³	4m³	✓
6.10	2 BED	4m³	4m³	✓
6.11	2 BED	4m³	4m³	✓
6.12	2 BED	4m³	4m³	✓
6.13	2 BED	4m³	4m³	✓
7.01	1 BED	3m³	3m³	✓
7.02	2 BED	4m³	4m³	✓
7.03	2 BED	4m³	4m³	✓
7.04	2 BED	4m³	4m³	✓
7.05	1 BED	3m³	3m³	✓
7.06	3 BED	5m³	5m³	✓
7.07	3 BED	5m³	5m³	✓
7.08	1 BED	3m³	3m³	✓
7.09	2 BED	4m³	4m³	✓
7.10	2 BED	4m³	4m³	✓
7.11	2 BED	4m³	4m³	✓
7.12	2 BED	4m³	4m³	✓
7.13	2 BED	4m³	4m³	✓
8.01	3 BED	5m³	5m³	✓
8.02	3 BED	5m³	5m³	✓
8.03	2 BED	4m³	4m³	✓
8.04	3 BED	5m³	5m³	✓
8.05	3 BED	5m³	5m³	✓
8.06	3 BED	5m³	5m³	✓
8.07	2 BED	4m³	4m³	✓
8.08	3 BED	5m³	5m³	✓
8.09	2 BED	4m³	4m³	✓
				100% COMPLIANCE

REV	DATE	COMMENTS
A	19/05/2022	DEVELOPMENT APPLICATION ISSUE
B	26/01/2023	AMENDED DA ISSUE
C	29/04/2023	AMENDED DA ISSUE

