



<p>Scott Stewart, CPHD, BDA no. 1633-14 30 Ngarigale Street Wollongong 2456 +61 4491 327 admin@ljd.com.au</p> <p><b>design</b> liveable authentic bespoke</p>	<p><b>IF IN DOUBT, ASK:</b> reproduction in part or whole is forbidden without written permission All dimensions in millimetres Special dimensions to be used in programs to suit All dimensions to be checked on site ALL DESIGN, CONSTRUCTION &amp; MATERIALS ARE TO BE CHECKED ON SITE</p> <p><b>ALL DESIGN, CONSTRUCTION &amp; MATERIALS ARE TO BE CHECKED ON SITE</b></p> <p><b>NCC:</b> State Building Act 8 Regulations Local LEPs &amp; DCPs Australian Standards Manufacturer specifications &amp; installation details</p>	<table border="1"> <thead> <tr> <th>no.</th> <th>revision or issue / description / date</th> <th>date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Change 1</td> <td>09/09/2016</td> </tr> <tr> <td>2</td> <td>Change 2</td> <td>21/09/2016</td> </tr> </tbody> </table>	no.	revision or issue / description / date	date	1	Change 1	09/09/2016	2	Change 2	21/09/2016	<p><b>Commercial - Zone B6</b></p> <p>180 Pacific Highway Coffs Harbour</p>	<p><b>BUILD BY THE SEA</b></p> <p>Build by the Sea Sam Broomfield HA 0400 430425 2 Scarborough St Woolgoolga</p>	<p><b>Site Plan - True North</b></p> <table border="1"> <tr> <td>project number</td> <td>1612</td> <td>sheet</td> <td></td> </tr> <tr> <td>approved design</td> <td>CHCC</td> <td>rev.</td> <td>001</td> </tr> <tr> <td>design</td> <td>SAS</td> <td></td> <td></td> </tr> <tr> <td>drawn</td> <td>SAS</td> <td></td> <td></td> </tr> <tr> <td>building classification</td> <td>5 (inc 356m Class)</td> <td>class</td> <td></td> </tr> <tr> <td>wind classification</td> <td>N2</td> <td>scale</td> <td>1:200</td> </tr> <tr> <td>climate zone</td> <td>S</td> <td></td> <td></td> </tr> <tr> <td>soil classification</td> <td>T3A</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Low</td> <td></td> <td></td> </tr> </table>	project number	1612	sheet		approved design	CHCC	rev.	001	design	SAS			drawn	SAS			building classification	5 (inc 356m Class)	class		wind classification	N2	scale	1:200	climate zone	S			soil classification	T3A				Low		
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<p><b>Notes</b></p> <ol style="list-style-type: none"> <li>Minimum building width 5.3m.</li> <li>Terrace generally included:</li> <ol style="list-style-type: none"> <li>UNSEI toilet</li> <li>Kitchenette</li> </ol> <li>En and service area has been moved to the rear of building</li> <li>Single common disabled amenity (includes baby change table)</li> <li>Coffee outlet retained</li> <li>Build to boundary for office tenancy</li> <li>Windows and door added to western wall</li> <li>Roof wraps to rear of building which address outdoor area to rear tenancy</li> </ol>	<p><b>Object Documentation</b></p> <table border="1"> <thead> <tr> <th>no.</th> <th>revision or issue / description / date</th> <th>date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Change 1</td> <td>09/09/2016</td> </tr> <tr> <td>2</td> <td>Change 2</td> <td>21/09/2016</td> </tr> </tbody> </table>	no.	revision or issue / description / date	date	1	Change 1	09/09/2016	2	Change 2	21/09/2016	<p><b>Project Consultant List</b></p> <table border="1"> <thead> <tr> <th>no.</th> <th>revision or issue / description / date</th> <th>date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Change 1</td> <td>09/09/2016</td> </tr> <tr> <td>2</td> <td>Change 2</td> <td>21/09/2016</td> </tr> </tbody> </table>	no.	revision or issue / description / date	date	1	Change 1	09/09/2016	2	Change 2	21/09/2016	<p><b>Commercial - Zone B6</b></p> <p>180 Pacific Highway Coffs Harbour</p>	<p><b>BUILD BY THE SEA</b></p> <p>Build by the Sea Sam Broomfield HA 0400 430425 2 Scarborough St Woolgoolga</p>	<p><b>Site Plan - Project North</b></p> <table border="1"> <tr> <td>project number</td> <td>1612</td> <td>sheet</td> <td></td> </tr> <tr> <td>approved design</td> <td>CHCC</td> <td>rev.</td> <td>001</td> </tr> <tr> <td>design</td> <td>SAS</td> <td></td> <td></td> </tr> <tr> <td>drawn</td> <td>SAS</td> <td></td> <td></td> </tr> <tr> <td>building classification</td> <td>5 (inc 356m Class)</td> <td>class</td> <td></td> </tr> <tr> <td>wind classification</td> <td>N2</td> <td>scale</td> <td>1:200</td> </tr> <tr> <td>climate zone</td> <td>S</td> <td></td> <td></td> </tr> <tr> <td>soil classification</td> <td>T3A</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Low</td> <td></td> <td></td> </tr> </table>	project number	1612	sheet		approved design	CHCC	rev.	001	design	SAS			drawn	SAS			building classification	5 (inc 356m Class)	class		wind classification	N2	scale	1:200	climate zone	S			soil classification	T3A				Low		
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## Shop 4/180 Pacific Highway, Coffs Harbour NSW 2450

### New Cafe Premises Completion Anticipated Late 2017

Shop 4 will provide new cafe space within a professional office accommodation complex with an approximate gross leasable area of 15.8m2.

The new single storey building will comprise 3 professional office suites plus a cafe facing the Pacific Highway.

The building is U shaped, with central car parking and a pedestrian pathway linking all units.

The complex will enjoy huge highway exposure, approximately 1.5 kilometres north of Coffs Harbour's burgeoning CBD.

The new \$78 million Justice Precinct is one kilometre away. Some 50,000 vehicles pass this property daily on average.

Shop 4 is situated at the front of the building facing the highway.

Retail  
FOR LEASE  
\$15,800pa +GST  
15sqm

These new suites will e

**Deb Grimley**  
0434 301 550  
dgrimley@ljhcoffs.com