



<p>Scott Stewart, CPHD, BDA no. 1633-14 30 Ngarigalle Street, Woolgoolga 2456 +61 14 491 327 admin@ljd.com.au</p> <p>design liveable authentic bespoke</p>	<p>IF IN DOUBT: ASK! reproduction in part or whole is forbidden without written permission. All dimensions in millimetres. Special dimensions to be used in preference to listing dimensions to be checked on site. ALL DESIGN, CONSTRUCTION & MATERIALS ARE TO BE AS SHOWN.</p> <p>NOTES: 1. Minimum building width 5.3m. 2. Terrace, generally includes: a. 1 x UNDER table b. 1 x table 3. Bin and service area has been moved to the rear of building. 4. Single common disabled amenity (includes baby change table). 5. Coffee outlet retained. 6. Build to boundary for office tenancy. 7. Windows and door added to western wall. 8. Path ways to rear of building which address outdoor area to rear tenancy.</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>Concept 1</td> <td>04/09/2016</td> </tr> <tr> <td>2</td> <td>Concept 2</td> <td>21/10/2016</td> </tr> </tbody> </table>	no.	revision or issue / description / date	date	1	Concept 1	04/09/2016	2	Concept 2	21/10/2016	<p>Commercial - Zone B6</p> <p>180 Pacific Highway Coffs Harbour</p>	<p>BUILD BY THE SEA Build by the Sea Sam Broomfield HA 0400 430425 2 Scarborough St Woolgoolga</p>	<p>Site Plan - True North</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>SAS</td> <td></td> <td></td> <td></td> </tr> <tr> <td>building classification</td> <td>3 (Spec 356gm Class)</td> <td>class</td> <td></td> </tr> <tr> <td>wind classification</td> <td>N2</td> <td></td> <td></td> </tr> <tr> <td>climate zone</td> <td>S</td> <td></td> <td></td> </tr> <tr> <td>soil classification</td> <td>T3/A</td> <td></td> <td></td> </tr> <tr> <td>SAL</td> <td>Low</td> <td></td> <td></td> </tr> </table>	project number	1612	sheet		approved design	CHCC	rev.	001	design	SAS			SAS				building classification	3 (Spec 356gm Class)	class		wind classification	N2			climate zone	S			soil classification	T3/A			SAL	Low		
no.	revision or issue / description / date	date																																																
1	Concept 1	04/09/2016																																																
2	Concept 2	21/10/2016																																																
project number	1612	sheet																																																
approved design	CHCC	rev.	001																																															
design	SAS																																																	
SAS																																																		
building classification	3 (Spec 356gm Class)	class																																																
wind classification	N2																																																	
climate zone	S																																																	
soil classification	T3/A																																																	
SAL	Low																																																	

<p>Notes</p> <ol style="list-style-type: none"> Minimum building width 5.3m. Terrace, generally includes: a. 1 x UNDER table b. 1 x table Bin and service area has been moved to the rear of building. Single common disabled amenity (includes baby change table). Coffee outlet retained. Build to boundary for office tenancy. Windows and door added to western wall. Path ways to rear of building which address outdoor area to rear tenancy. 	<p>Object Documentation</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>Concept 1</td> <td>04/09/2016</td> </tr> <tr> <td>2</td> <td>Concept 2</td> <td>21/10/2016</td> </tr> </tbody> </table>	no.	revision or issue / description / date	date	1	Concept 1	04/09/2016	2	Concept 2	21/10/2016	<p>Project Consultant List</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>Concept 1</td> <td>04/09/2016</td> </tr> <tr> <td>2</td> <td>Concept 2</td> <td>21/10/2016</td> </tr> </tbody> </table>	no.	revision or issue / description / date	date	1	Concept 1	04/09/2016	2	Concept 2	21/10/2016	<p>Commercial - Zone B6</p> <p>180 Pacific Highway Coffs Harbour</p>	<p>Site Plan - Project North</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>SAS</td> <td></td> <td></td> <td></td> </tr> <tr> <td>building classification</td> <td>3 (Spec 356gm Class)</td> <td>class</td> <td></td> </tr> <tr> <td>wind classification</td> <td>N2</td> <td></td> <td></td> </tr> <tr> <td>climate zone</td> <td>S</td> <td></td> <td></td> </tr> <tr> <td>soil classification</td> <td>T3/A</td> <td></td> <td></td> </tr> <tr> <td>SAL</td> <td>Low</td> <td></td> <td></td> </tr> </table>	project number	1612	sheet		approved design	CHCC	rev.	001	design	SAS			SAS				building classification	3 (Spec 356gm Class)	class		wind classification	N2			climate zone	S			soil classification	T3/A			SAL	Low		
no.	revision or issue / description / date	date																																																								
1	Concept 1	04/09/2016																																																								
2	Concept 2	21/10/2016																																																								
no.	revision or issue / description / date	date																																																								
1	Concept 1	04/09/2016																																																								
2	Concept 2	21/10/2016																																																								
project number	1612	sheet																																																								
approved design	CHCC	rev.	001																																																							
design	SAS																																																									
SAS																																																										
building classification	3 (Spec 356gm Class)	class																																																								
wind classification	N2																																																									
climate zone	S																																																									
soil classification	T3/A																																																									
SAL	Low																																																									

Suite 1/180 Pacific Highway, Coffs Harbour NSW 2450

New Office Space Completion Anticipated Late 2017

Suite 1 will provide new professional office accommodation with an approximate gross leasable area of 101.5m2.

The new single storey building will comprise 3 professional office suites plus a cafe.

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.

Suite 1 is located towards the rear of the property.

Onsite car parking for up to 12 vehicles is available.

These new suites will e

Offices
FOR SALE
\$530,000 +GST
101.5sqm

Troy Mitchell
0417 695 915
tmtchell@ljhcoffs.com