



<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 5.1m. 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 access 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>Change 1</td> <td>20/09/2016</td> </tr> <tr> <td>2</td> <td>Change 2</td> <td>21/10/2016</td> </tr> </tbody> </table>	no.	revision or issue / description / date	date	1	Change 1	20/09/2016	2	Change 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 drawn</td> <td>CHC/SAS</td> <td>rev.</td> <td>001</td> </tr> <tr> <td>building classification</td> <td>SAS</td> <td></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></td> <td>Low</td> <td></td> <td></td> </tr> </table>	project number	1612	sheet		approved design drawn	CHC/SAS	rev.	001	building classification	SAS			wind classification	N2			climate zone	S			soil classification	T3/A				Low		
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Suite 3/180 Pacific Highway, Coffs Harbour NSW 2450

New Office Space Completion Anticipated Late 2017

Suite 3 will provide new professional office accommodation with an approximate gross leasable area of 100.1m2. 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 \$78mil Justice Precinct is one kilometre away. Some 50,000 vehicles pass this property daily on average. Suite 3 is situated at the front of the building facing the Pacific Highway. Onsite car parking for up to 12 vehicles is available.

Offices
FOR SALE
\$530,000 +GST
100.1sqm

These new suites will e

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