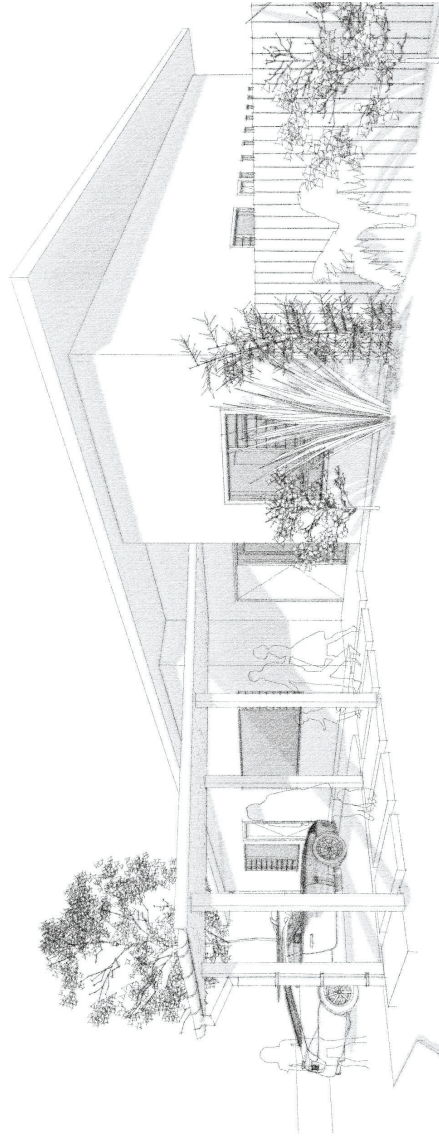


# DEVELOPMENT APPLICATION PET RESORT

96 COOMBA ROAD CHARLOTTE BAY NSW 2428 LOT:33of120 DP:848596

NO.	DRAWING - DA SET	SCALE	AREAS
A1.1	COVER SHEET	1:4000	AREA SQM
A2.1	SITE / ROOF PLAN	1:500	SITE AREA
A2.2	GROUND FLOOR PLAN	1:100	SITE AREA 18,270.52
A3.1	ELEVATIONS	1:100	LANDSCAPE OPEN SPACE
A3.2	ELEVATIONS	1:100	1: LANDSCAPE 409.49
A3.3	SECTIONS	1:100	FLOOR AREA 347.30

1: GROUND FLOOR



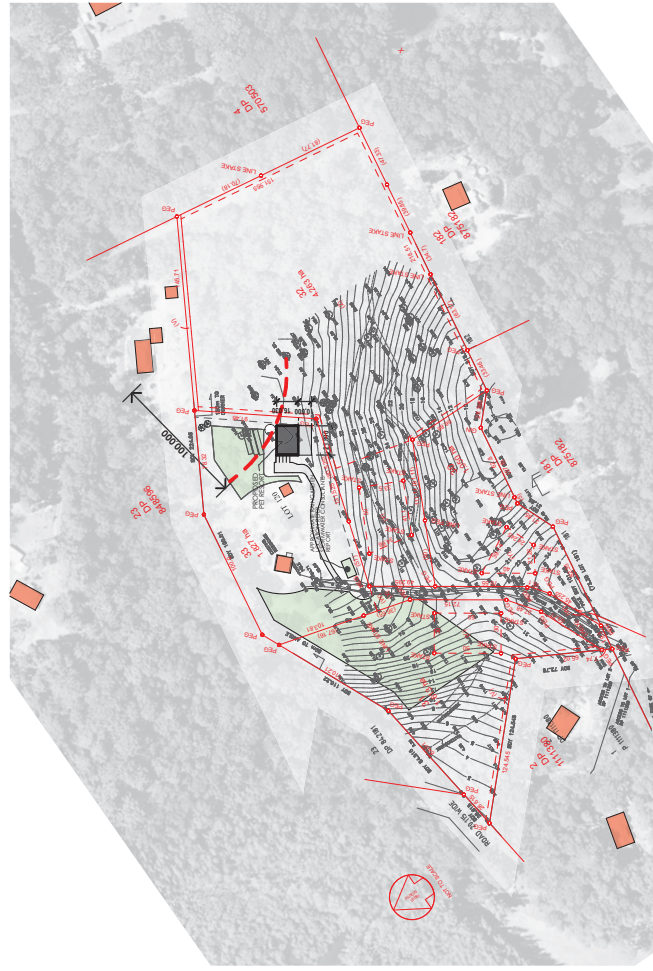
1 SOUTH EAST VIEW  
1:1

#### LEGEND

This drawing shall be read in conjunction with all other drawings and specifications for the project. The architect for clarification before proceeding with work. All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site. Figures dimensions to be used rather than scaling. This drawing is prepared in accordance with the Australian Standards, Council Consent and specialist consultants reports. CAD Ref: 19595PetResort\_V22.pln DRAWN BY: SH

MIDCOAST COUNCIL DCP 2014  
MIDCOAST COUNCIL LEP 2014  
LEP ZONE E3 ENVIRONMENTAL MANAGEMENT, E4 ENVIRONMENTAL LIVING, R5 LARGE LOT RESIDENTIAL  
BUILDING CLASSIFICATION: CLASS 6  
ACID SULFATE CLASS: 3 & 5  
FLOOD PLANNING AREA

CONTROL SITE AREA:	REQUIREMENT	PROPOSED	COMPLYING
18,270sqm	18,270sqm		
DENSITY:	Minimum Lot size 1ha,100,000sqm	no change	YES
HEIGHT:	8.5m	4.6m	YES



2 PROPERTY PLAN  
1:4000

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DRAWING TITLE  
**COVER SHEET**

REVISION  
DEVELOPMENT APPLICATION

26 FEB 2020

PROJECT  
**PET RESORT**  
96 COOMBA ROAD  
CHARLOTTE BAY NSW 2428  
LOT:33of120 DP:848596

DEVELOPMENT APPLICATION  
PET RESORT  
LINDA TRENT PARMENTER  
96 COOMBA ROAD  
CHARLOTTE BAY NSW 2428

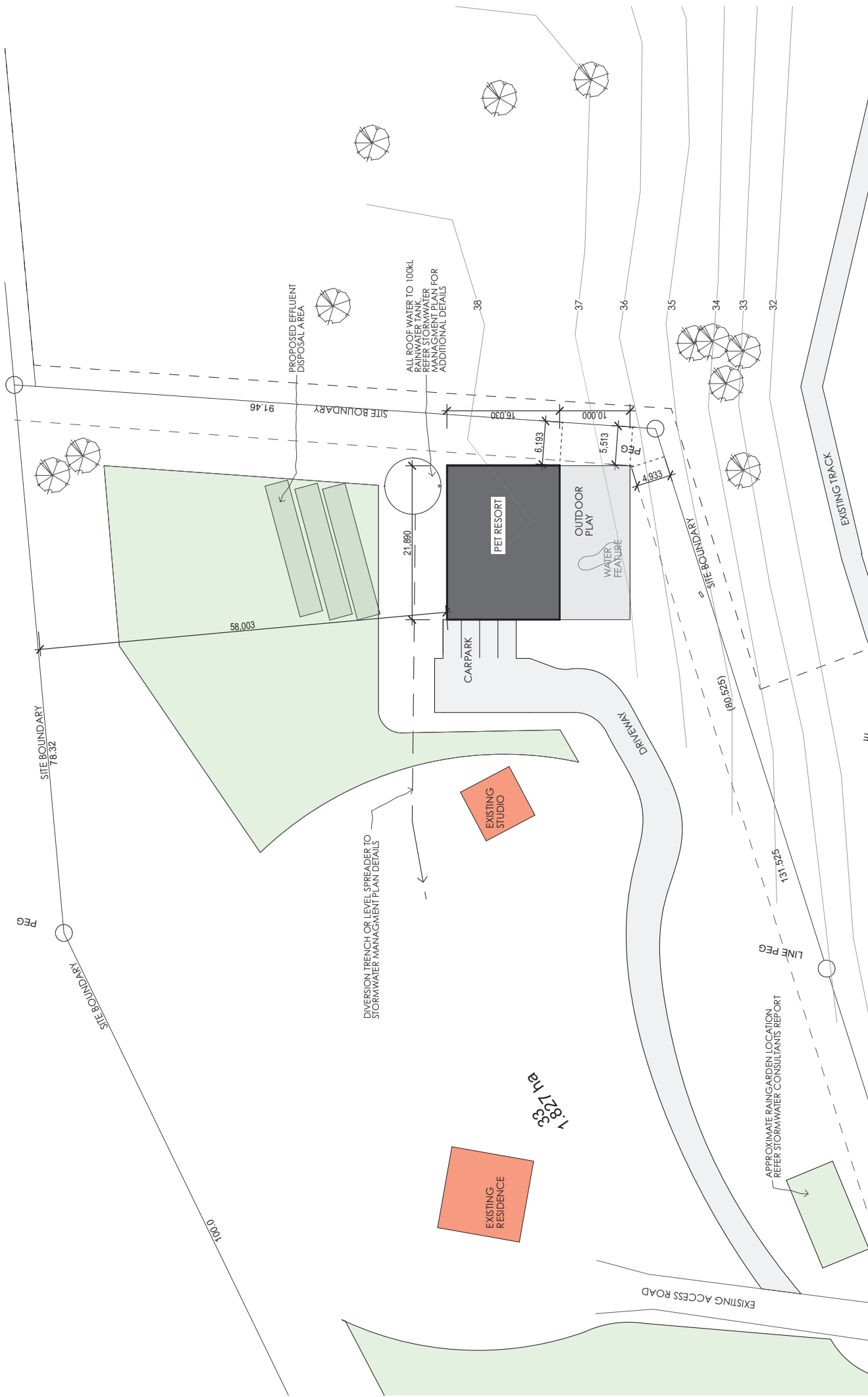
SCALE/A3  
1:4000

PROJECT NO.  
19595

DRAWING ISSUE  
**A1.1**

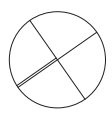
DRAWING ISSUE  
**26/2/20**

ian Sercombe Architect P/L - orb 7089 orb:68 077 344 866



**NOTES**  
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 CAD Ref: 19595PetResort\_V22.pln DRAWN BY: SH

**LEGEND**



**PROJECT**  
**PET RESORT**  
 96 COOMBA ROAD  
 CHARLOTTE BAY NSW 2428  
**LOT:33 of 20 DP:848596**

**DEVELOPMENT APPLICATION**  
 PET RESORT  
 LYNH TRENT PARTNER  
 96 COOMBA ROAD  
 CHARLOTTE BAY NSW 2428

**DRAWING TITLE**  
**SITE / ROOF PLAN**

**REVISION**  
 DEVELOPMENT APPLICATION

**SCALE/A3**  
 1:500

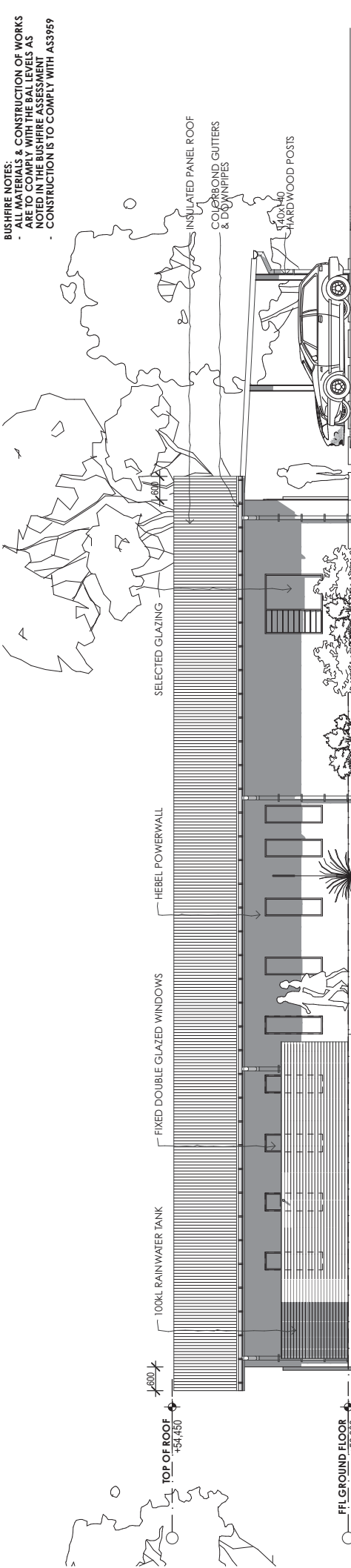
**PROJECT NO.**  
 19595

**DRAWING NO.**  
 A2.1

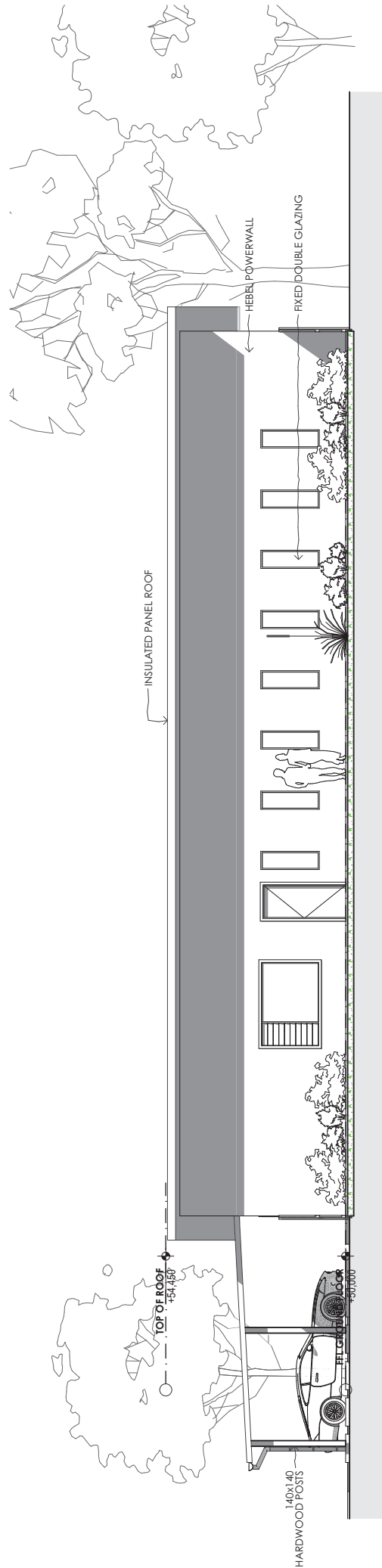
**DRAWING ISSUE**  
 26 FEB 2020

**BUSHFIRE NOTES:**

- ALL MATERIALS & CONSTRUCTION OF WORKS ARE TO COMPLY WITH THE BAL LEVELS AS NOTED IN THE BUSHFIRE ASSESSMENT
- CONSTRUCTION IS TO COMPLY WITH A33959



**1**  
NORTH ELEVATION  
1:100



**2**  
SOUTH ELEVATION  
1:100

DRAWING TITLE  
**ELEVATIONS**

REVISION  
DEVELOPMENT APPLICATION

SCALE/A3  
1:100

PROJECT NO.  
19595

DRAWING NO.  
A3.1

DATE  
26 FEB 2020

PROJECT  
**PET RESORT**  
96 COOMBA ROAD  
CHARLOTTE BAY NSW 2428  
LOT:33 of 120 DP:848596

DEVELOPMENT APPLICATION

PROJECT  
**PET RESORT**  
96 COOMBA ROAD  
CHARLOTTE BAY NSW 2428

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HOSE TAP TANK  
GAS INSTANTANEOUS  
INVERTER  
BAR FRIDGE  
REFRIGERATOR  
WATER PUMP  
WATER/TANK

H/T  
HW  
IN  
R  
WP  
WT

CLOTHES LINE  
DISHWASHER  
FREEZER  
FIREPLACE  
FLOOR WASTE  
GAS CYLINDER  
GAS BAYONET  
HOSE TAP MAINS

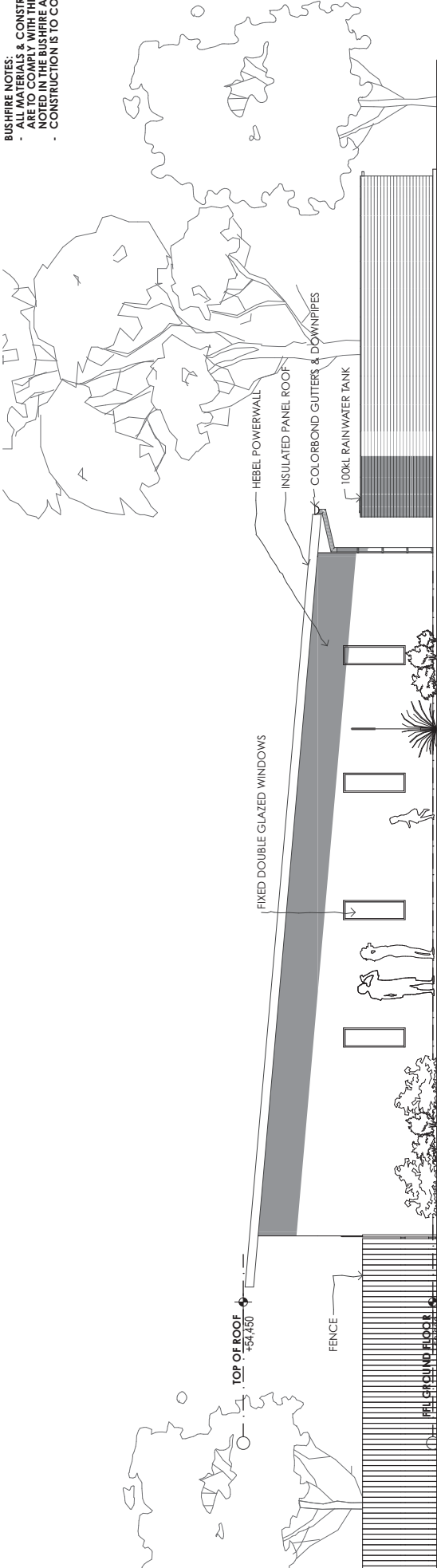
LEGEND  
820P  
101D  
101W  
FFL  
RL  
SFL

DOOR LEAF/HANDLE TYPE  
GLAZED DOOR No. TAG  
GLAZED WINDOW No. TAG  
FINISHED FLOOR LEVEL  
REDUCED LEVEL  
STRUCTURAL FLOOR LEVEL  
CL  
DW  
F  
FP  
FW  
GAS  
CB  
HT/M

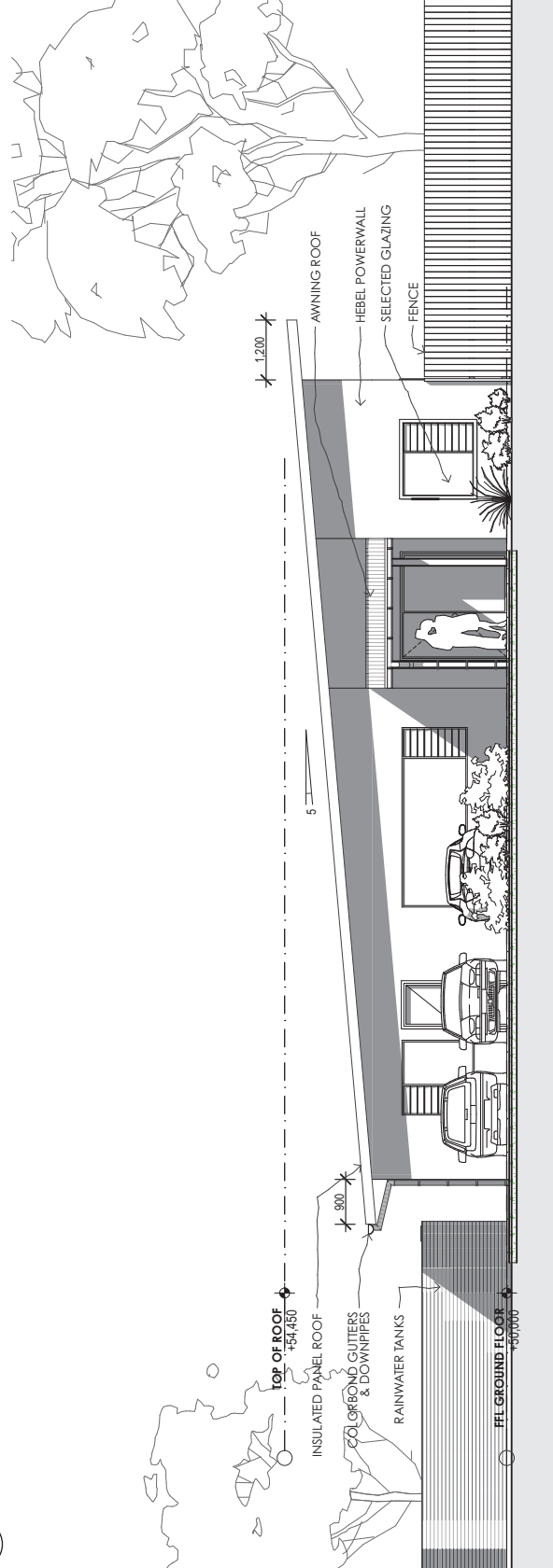
NOTES  
This drawing shall be read in conjunction with all other drawings and specifications for the project. All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site. Figure dimensions to be used rather than scaling. Dimensions with the Building Code of Australia, all relevant Australian Standards, Council Consent and specialist consultants reports.  
CAD Ref: 19595PetResort\_V22.pht DRAWN BY: SH

**BUSHFIRE NOTES:**

- ALL MATERIALS & CONSTRUCTION OF WORKS ARE TO COMPLY WITH THE BAL LEVELS AS NOTED IN THE BUSHFIRE ASSESSMENT
- CONSTRUCTION IS TO COMPLY WITH AS3959



**1 EAST ELEVATION**  
1:100



**2 WEST ELEVATION**  
1:100

**DRAWING TITLE**  
**ELEVATIONS**

**REVISION**  
DEVELOPMENT APPLICATION

**SCALE/A3**  
1:100

**PROJECT NO.**  
19595

**DRAWING NO.**  
A3.2

**DATE**  
26/2/20

**PROJECT**  
**PET RESORT**  
96 COOMBA ROAD  
CHARLOTTE BAY NSW 2428  
**LOT:33 of 120 DP:848596**

**DEVELOPMENT APPLICATION**  
LINDA TRENT PARTNER  
96 COOMBA ROAD  
CHARLOTTE BAY NSW 2428

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**HOSE TAP TANK**  
GAS INSTANTANEOUS  
INVERTER  
BAR FRIDGE  
REFRIGERATOR  
WATER PUMP  
WATER/TANK

**H/T**  
HW  
IN  
R  
WP  
WT

**CLOTHES LINE**  
DISHWASHER  
FREEZER  
FIREPLACE  
FLOOR WASTE  
GAS CYLINDER  
GAS BAYONNET  
HOSE TAP MAINS

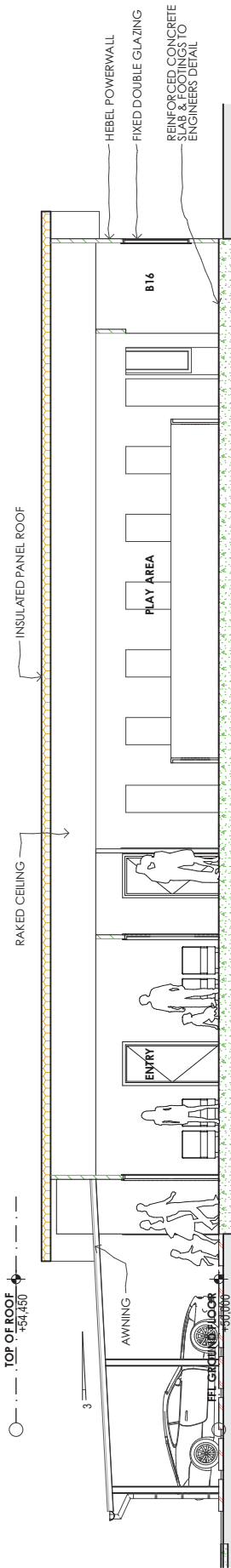
**DOOR LEAF/HANDLE TYPE**  
GLAZED DOOR No. TAG  
GLAZED WINDOW No. TAG  
FINISHED FLOOR LEVEL  
REDUCED LEVEL  
STRUCTURAL FLOOR LEVEL

**CL**  
**DW**  
**F**  
**FP**  
**FW**  
**GAS**  
**CB**  
**HT/M**

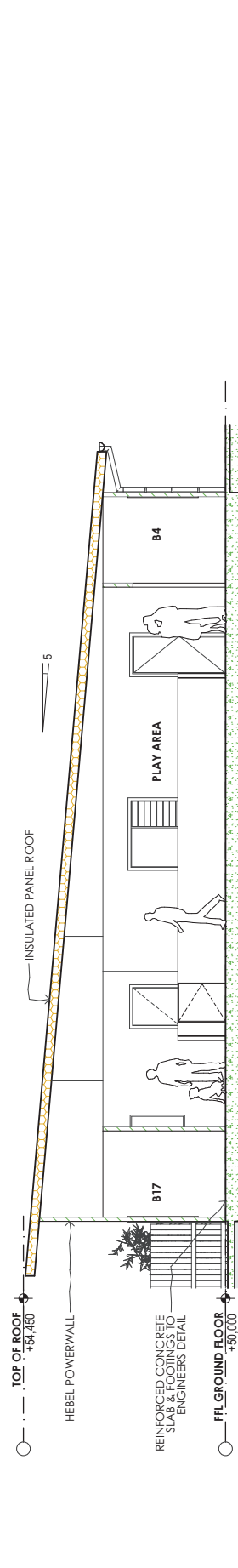
**LEGEND**

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CAD Ref: 19595PetResort-V222.ph DRAWN BY: SH



**SECTION X1**  
1:100



**SECTION Y1**  
1:100

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**LEGEND**

DOOR LEAF/HANDLE TYPE	CL	CLOTHES LINE	H/T	HOSE TAP TANK
GLAZED WINDOW No. TAG	DW	DISHWASHER	HW	GAS INSTANTANEOUS
GLAZED WINDOW No. TAG	F	FREEZER	IN	INVERTER
FINISHED FLOOR LEVEL	FP	FIREPLACE	R	BAR BRIDGE
REDUCED LEVEL	FW	FLOOR WASTE	R	REFRIGERATOR
STRUCTURAL FLOOR LEVEL	GAS	GAS CYLINDER	WP	WATER PUMP
	CB	GAS BAYONET	WT	WATER TANK
	Ht/M	HOSE TAP MAINS		

**PROJECT**  
**PET RESORT**  
9% COOMBA ROAD  
CHARLOTTE BAY NSW 2428  
LOT:33 of 120 DP:848596

**SCALE/A3**  
1:100

**REVISION**  
DEVELOPMENT APPLICATION

**DATE**  
26 FEB 2020

**DRAWING NO.**  
19595

**PROJECT NO.**  
A3.3

**DRAWING ISSUE**  
26/2/20

**PROJECT TITLE**  
**SECTIONS**

**PROJECT**  
**PET RESORT**  
9% COOMBA ROAD  
CHARLOTTE BAY NSW 2428  
LOT:33 of 120 DP:848596

**DEVELOPMENT APPLICATION**  
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**SCALE/A3**  
1:100

**PROJECT NO.**  
19595

**DRAWING NO.**  
A3.3

**DRAWING ISSUE**  
26/2/20

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