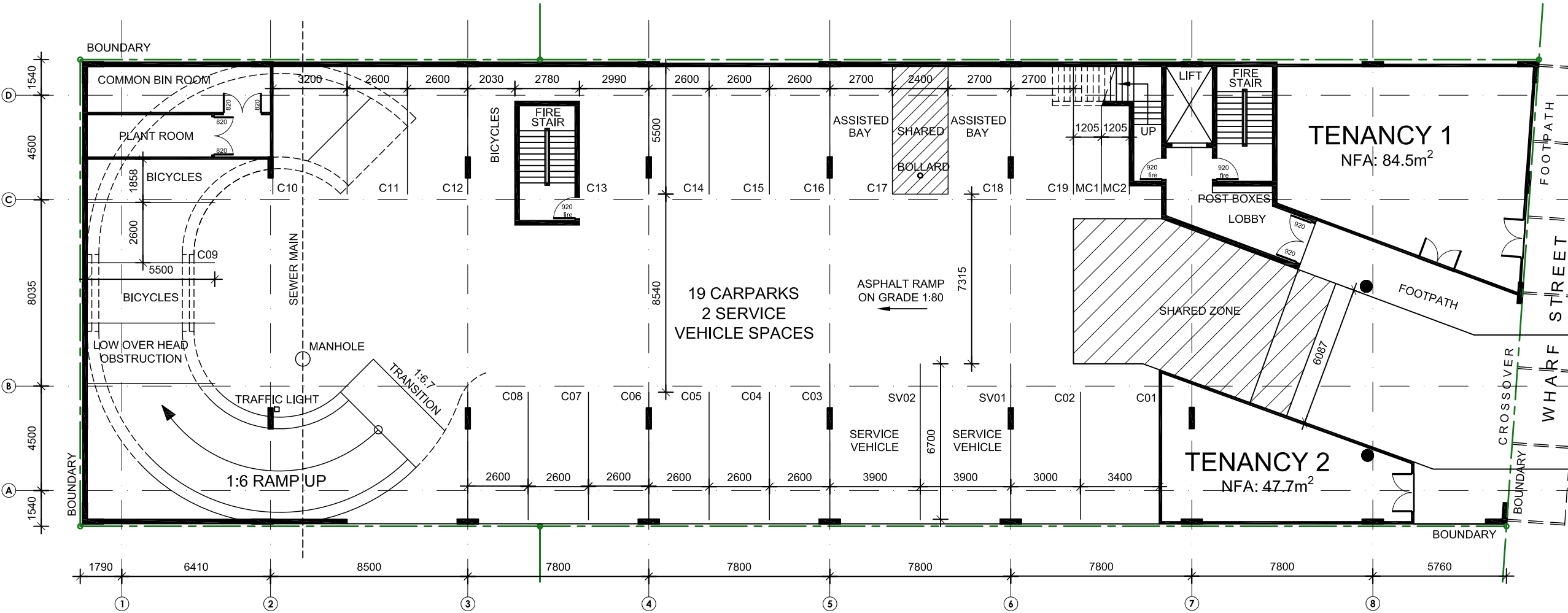


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DRAWINGS FOR PLANNING ASSESSMENT ONLY



0 | FOYER / CARPARK / GROUND LEVEL

CARPARK FLOOR PLAN

SCALE
1:200@A2

DRAWINGS FOR

Whitbourn Holdings Group

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Web: www.whitbourn.com.au

DRAWINGS BY

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TAS - ACCREDITATION - CC55680

REV	COMMENTS	DATE	DRWN
A	SKETCH - UNIT LAYOUT	20/05/14	MT

PROJECT
WHARF STREET DEVELOPMENT

CLIENT
DAVID WHITBOURN

LOT DESCRIPTION
LOT 2 ON DP205411 & LOT 8 ON DP2379

ADDRESS
No. 151
STREET WHARF STREET
SUBURB TWEED HEADS
P'CODE 2485 STATE NSW

DRAWN MT PLOT DATE 22/05/14

DRAWING REFERENCE No.

14-046

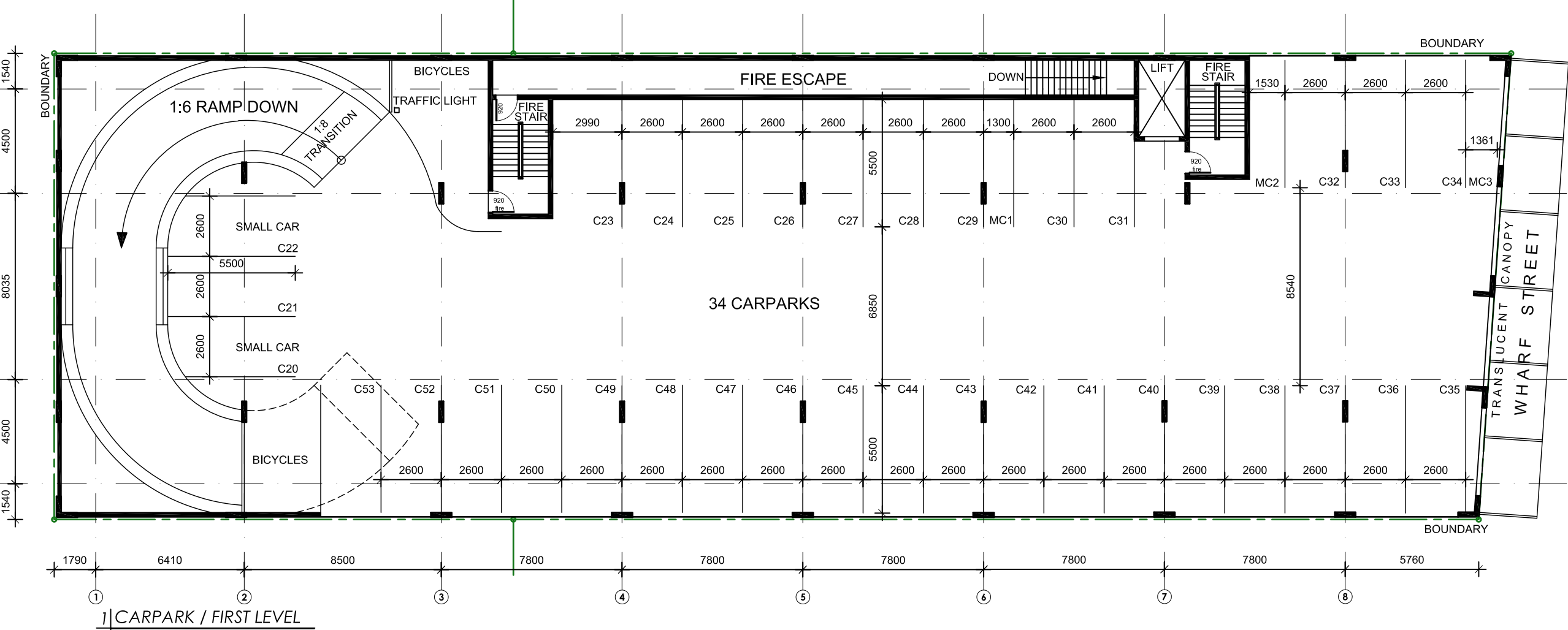
PROJECT NORTH SHEET No.

01 / 13

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DRAWINGS FOR PLANNING ASSESSMENT ONLY



CARPARK FLOOR PLAN

SCALE
1:200@A2

DRAWINGS FOR

Whitbourn Holdings Group

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Email: david@whitbourn.com.au
Web: www.whitbourn.com.au

DRAWINGS BY

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TAS - ACCREDITATION - CC55680

REV	COMMENTS	DATE	DRWN
A	SKETCH - UNIT LAYOUT	20/05/14	MT

PROJECT
WHARF STREET DEVELOPMENT

CLIENT
DAVID WHITBOURN

LOT DESCRIPTION
LOT 2 ON DP205411 & LOT 8 ON DP2379

ADDRESS
No. 151
STREET WHARF STREET
SUBURB TWEED HEADS
P'CODE 2485 STATE NSW

DRAWN MT PLOT DATE 22/05/14

DRAWING REFERENCE No.

14 - 046

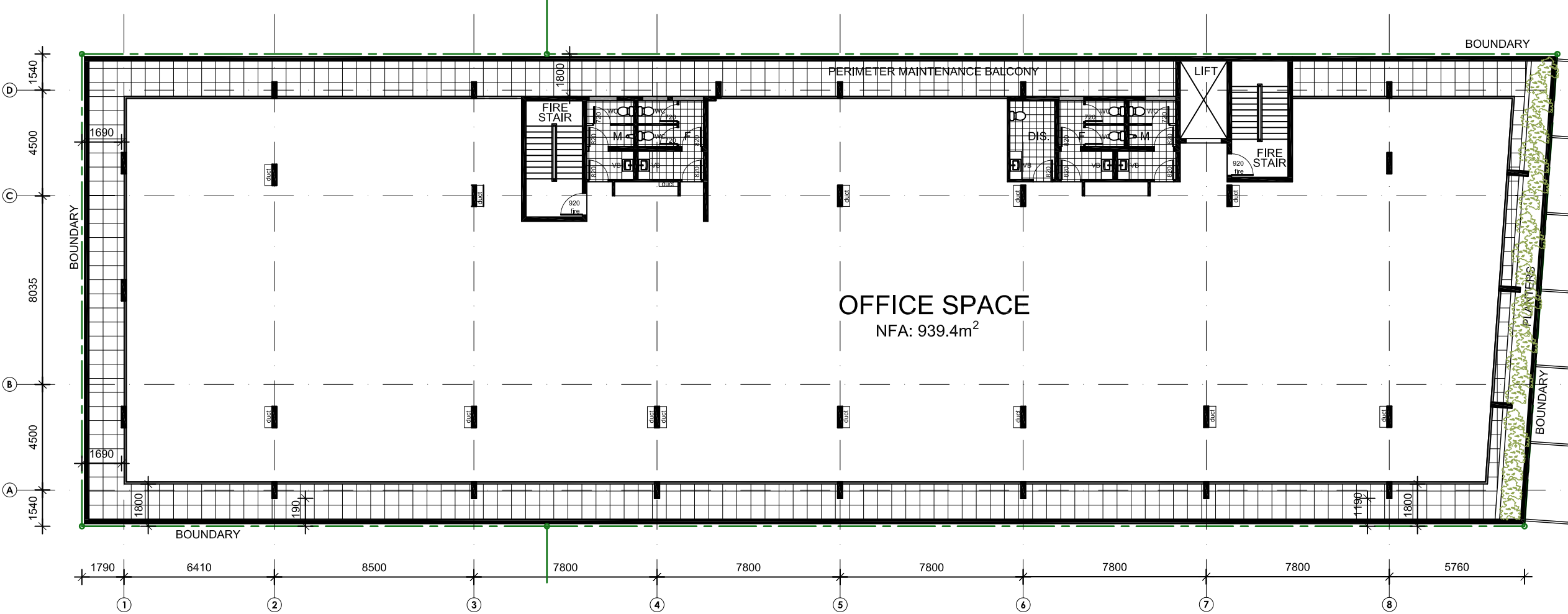
PROJECT NORTH SHEET No.

02 / 13

DEVELOPMENT CONSIDERATIONS

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DRAWINGS FOR PLANNING ASSESSMENT ONLY



2 | OFFICE LEVEL

OFFICE FLOOR PLAN

SCALE
1:200@A2

DRAWINGS FOR

Whitbourn Holdings Group

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Web: www.whitbourn.com.au

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REV	COMMENTS	DATE	DRWN
A	SKETCH - UNIT LAYOUT	20/05/14	MT

PROJECT
WHARF STREET DEVELOPMENT

CLIENT
DAVID WHITBOURN

LOT DESCRIPTION
LOT 2 ON DP205411 & LOT 8 ON DP2379

ADDRESS
No. 151
STREET WHARF STREET
SUBURB TWEED HEADS
P'CODE 2485 STATE NSW

DRAWN MT
PLOT DATE 22/05/14

DRAWING REFERENCE No.

14 - 046

PROJECT NORTH SHEET No.

03 / 13

SCENARIO 1 SITE DEVELOPMENT DATA

SITE AREA
LOT 2 & 8 TOTAL - 1244.3 SQM

BUILDING AREAS

FSR:
TOTAL NFA/SITE AREA = 3344.6 SQM/1244.3 = 2.7:1

COMMERCIAL SPACE PROVIDED:

TENANCY 1 - NFA 84.5 SQM
TENANCY 2 - NFA 47.7 SQM
OFFICE - NFA 939.4 SQM

RESIDENCES PROVIDED:

RES LVL 1: NFA 580 SQM (NOT INCLUDING BALCONIES)
RES LVL 2: NFA 580 SQM (NOT INCLUDING BALCONIES)
RES LVL 3: NFA 580 SQM (NOT INCLUDING BALCONIES)
RES LVL 4: NFA 533 SQM (NOT INCLUDING BALCONIES)

1 BED UNITS - 3
2 BED UNITS - 15
3 BED UNITS - 4

CARPARKING PROVIDED

COMMERCIAL:

1 CAR SPACE / 50 SQM NFA TENANCY - 22 (INCLUDING 2 ASSISTED BAYS)
2 MOTORCYCLE SPACES ON GF CARPARK
2 SERVICE VEHICLE SPACES
12 BICYCLE SPACES (MIN)

RESIDENTIAL:

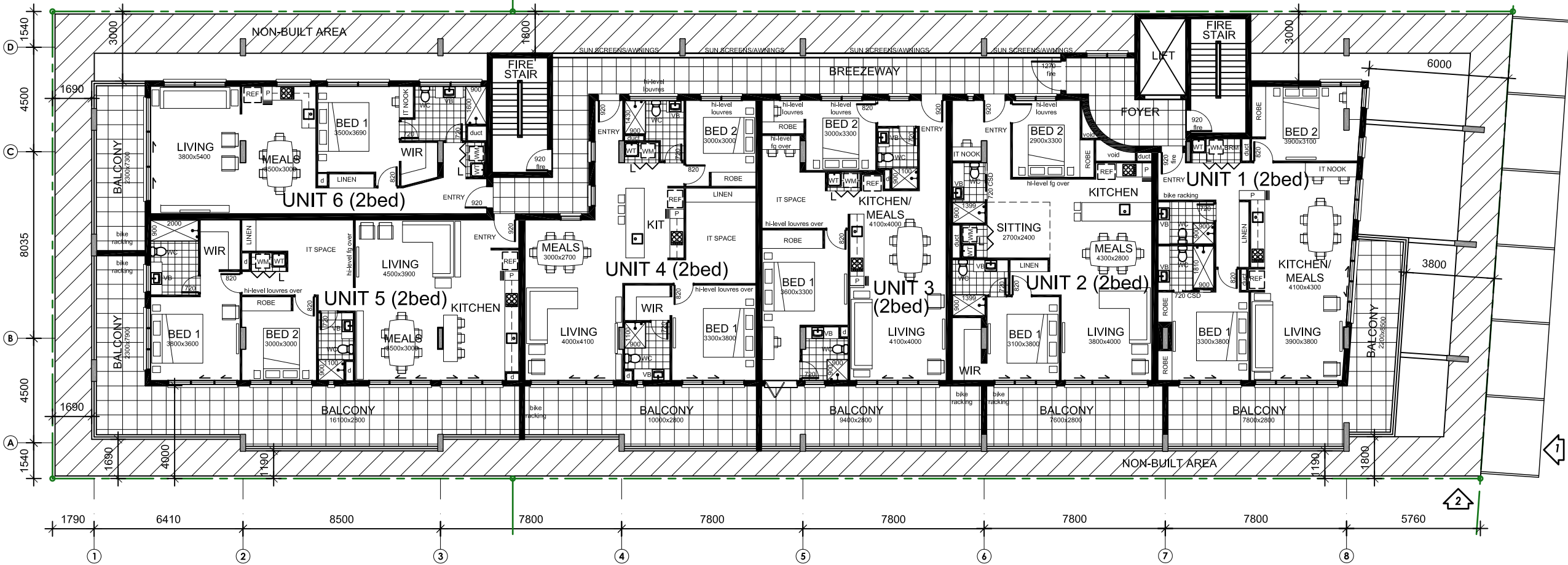
1 CAR SPACE / 1 & 2 BED UNITS - 18
1.5 CAR SPACES / 3 BED UNITS - 6
1 VISITOR CAR SPACE / 10 UNITS - 3
3 MOTORCYCLE SPACES ON FF CARPARK
2 BICYCLE SPACES/UNIT LOCATED WITHIN FF CARPARK & UNITS/BALCONIES

MAXIMUM HEIGHT DOES NOT EXCEED 34.0M ABOVE GROUND LEVEL

DEVELOPMENT CONSIDERATIONS

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-INDIVIDUAL AIR CONDITIONING SYSTEMS TO BE DETERMINED & ASSESSED

DRAWINGS FOR PLANNING ASSESSMENT ONLY



RESIDENCE AREAS

UNIT 1:
NFA 95 SQM
BALCONY 40.4 SQM
UNIT 2:
NFA 97 SQM
BALCONY 21.3 SQM
UNIT 3:
NFA 95 SQM
BALCONY 26.5 SQM
UNIT 4:
NFA 97 SQM
BALCONY 25.9 SQM
UNIT 5:
NFA 95 SQM
BALCONY 59.4 SQM
UNIT 6:
NFA 109.4 SQM
BALCONY 16.5 SQM

3 | RESIDENTIAL LEVELS 1, 2, 3
SCENARIO 1

SCENARIO 1 FLOOR PLAN

SCALE

1:200@A2

DRAWINGS FOR

Whitbourn Holdings Group

Phone: 07 5536 2012
Fax: 07 5536 2014
Email: david@whitbourn.com.au
Web: www.whitbourn.com.au

DRAWINGS BY

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REV	COMMENTS	DATE	DRWN
A	SKETCH - UNIT LAYOUT	20/05/14	MT

PROJECT
WHARF STREET DEVELOPMENT

CLIENT
DAVID WHITBOURN

LOT DESCRIPTION
LOT 2 ON DP205411 & LOT 8 ON DP2379

ADDRESS			
No.	151		
STREET	WHARF STREET		
SUBURB	TWEED HEADS		
P'CODE	2485	STATE	NSW

DRAWN	PLOT DATE
MT	22/05/14

DRAWING REFERENCE No.

14-046

PROJECT NORTH SHEET No.

04/13

Whitbourn Holdings Group

Phone: 07 5536 2012
Fax: 07 5536 2014
Email: david@whitbourn.com.au
Web: www.whitbourn.com.au



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CLIENT
DAVID WHITBOURN

LOT DESCRIPTION
LOT 2 ON DP205411 & LOT 8 ON DP2379

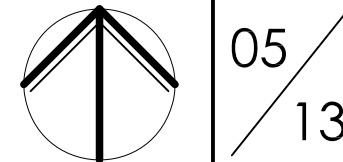
ADDRESS			
No.	151		
STREET	WHARF STREET		
SUBURB	TWEED HEADS		
P'CODE	2485	STATE	NSW

DRAWN	PLOT DATE
MT	22/05/14

DRAWING REFERENCE No.

14 - 046

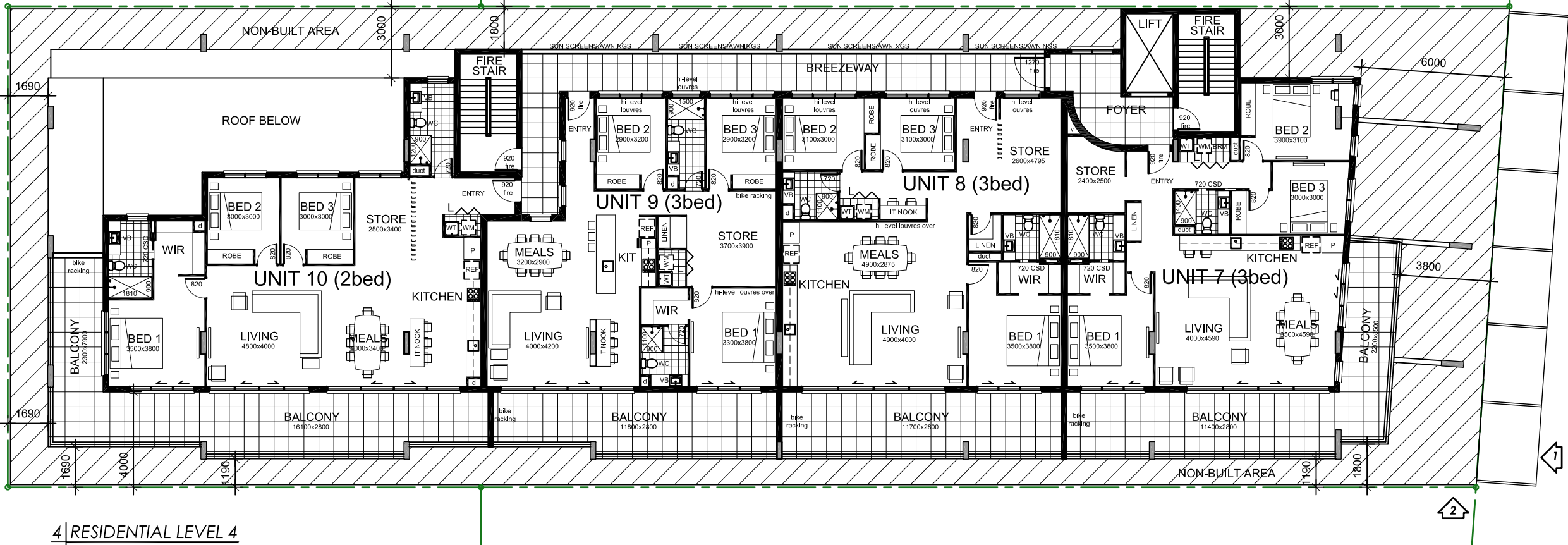
PROJECT NORTH SHEET No.



DRAWINGS FOR PLANNING ASSESSMENT ONLY

RESIDENCE AREAS

UNIT 7:
NFA 128 SQM
BALCONY 50.6 SQM
UNIT 8:
NFA 140 SQM
BALCONY 32.7 SQM
UNIT 9:
NFA 128 SQM
BALCONY 30.4 SQM
UNIT 10:
NFA 9137 SQM
BALCONY 58.9 SQM

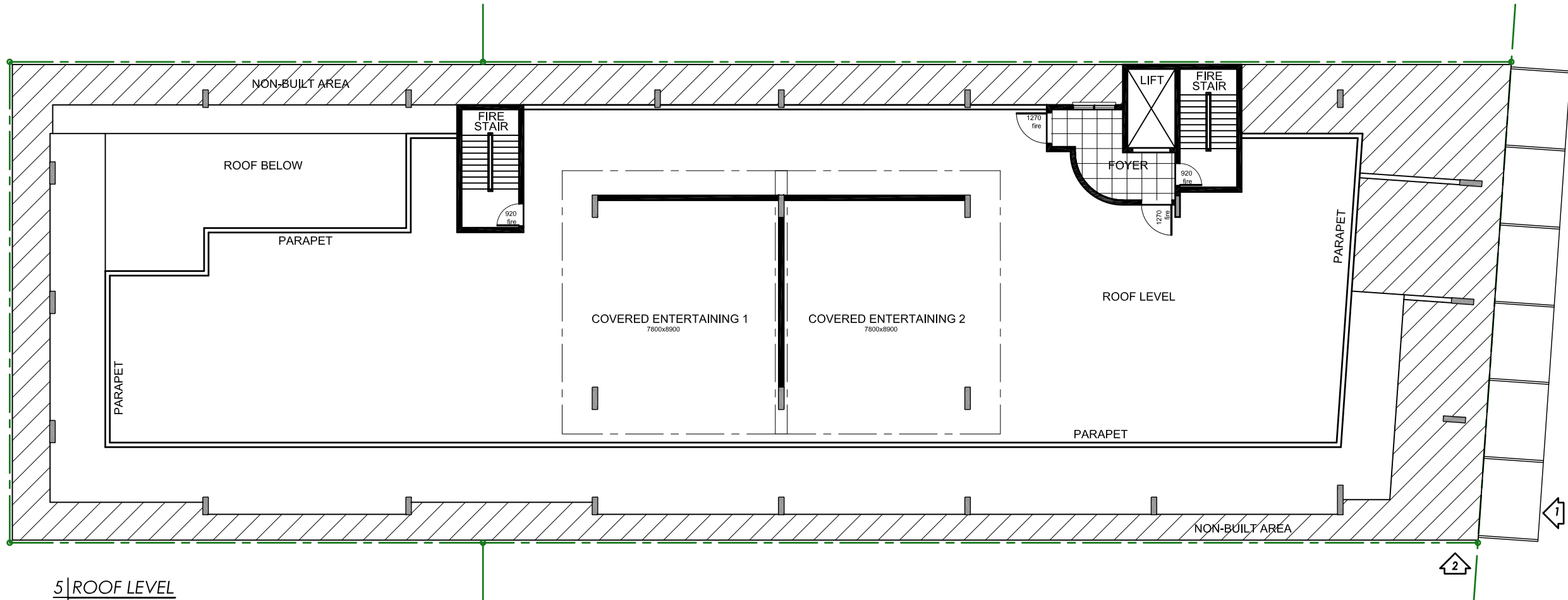


4 | RESIDENTIAL LEVEL 4
SCENARIO 1

SCENARIO 1 FLOOR PLAN

SCALE
1:200@A2

DRAWINGS FOR PLANNING ASSESSMENT ONLY



5 | ROOF LEVEL
SCENARIO 1

SCENARIO 1 FLOOR PLAN

SCALE
1:200@A2

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CLIENT
DAVID WHITBOURN

LOT DESCRIPTION
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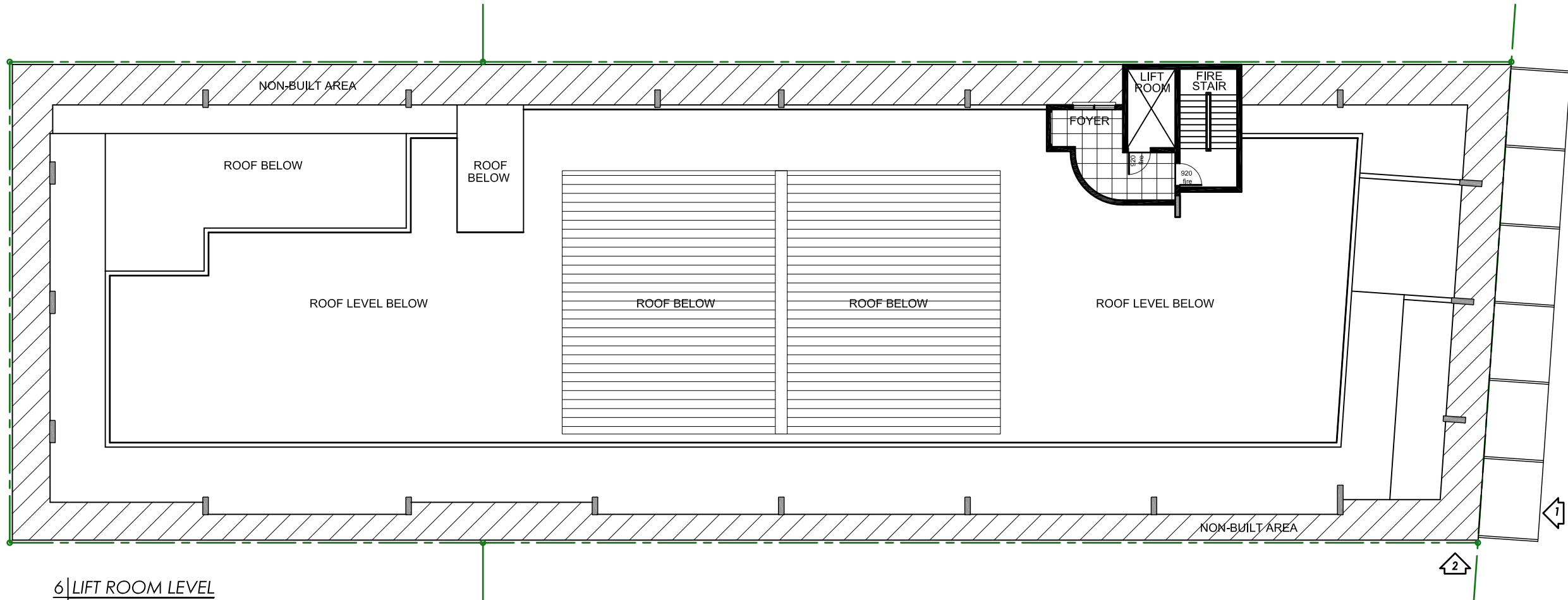
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PROJECT NORTH SHEET No.

06 / 13

DRAWINGS FOR PLANNING ASSESSMENT ONLY



6 | LIFT ROOM LEVEL
SCENARIO 1

SCENARIO 1 FLOOR PLAN


SCALE
1:200@A2

DRAWINGS FOR

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PROJECT

WHARF STREET DEVELOPMENT

CLIENT

DAVID WHITBOURN

LOT DESCRIPTION

LOT 2 ON DP205411 & LOT 8 ON DP2379

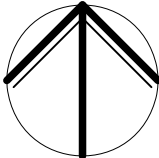
ADDRESS

No.	151		
STREET	WHARF STREET		
SUBURB	TWEED HEADS		
P'CODE	2485	STATE	NSW

DRAWN	PLOT DATE
MT	22/05/14

DRAWING REFERENCE No.

14 - 046

PROJECT NORTH	SHEET No.
	07 / 13

DRAWINGS FOR PLANNING ASSESSMENT ONLY



1 | WHARF STREET ELEVATION
SCENARIO 1

SCENARIO 1 ELEVATIONS

SCALE
1:200@A2

DRAWINGS FOR

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PROJECT			
WHARF STREET DEVELOPMENT			
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DAVID WHITBOURN			
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LOT 2 ON DP205411 & LOT 8 ON DP2379			

ADDRESS			
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PROJECT NORTH


SHEET No.
08 / 13

DRAWINGS FOR PLANNING ASSESSMENT ONLY

This architectural elevation drawing shows a multi-story building facade. On the left, a vertical scale is marked with levels: TS/L, P, FLS/L SV, CL, FLU SV, CL, FLU SV, CL, FLU SV, CL, FLU SV, CL, FLT, USC, FLC, and USC. The building features a series of windows, some of which are shaded green, and a central section with a flat roof and a small structure. The drawing is labeled 'DRAWINGS FOR PLANNING ASSESSMENT ONLY' at the top.

SCENARIO 1 ELEVATIONS

SCALE
1:200@A2

	09 / 13
---	---------

SCENARIO 2 SITE DEVELOPMENT DATA

SITE AREA
LOT 2 & 8 TOTAL - 1244.3 SQM

BUILDING AREAS

FSR:
TOTAL NFA/SITE AREA = 3659.6 SQM/1244.3 = 3.0:1

COMMERCIAL SPACE PROVIDED:

TENANCY 1 - NFA 84.5 SQM
TENANCY 2 - NFA 47.7 SQM
OFFICE - NFA 939.4 SQM

RESIDENCES PROVIDED:

RES LVL 1: NFA 580 SQM (NOT INCLUDING BALCONIES)
RES LVL 2: NFA 580 SQM (NOT INCLUDING BALCONIES)
RES LVL 3: NFA 580 SQM (NOT INCLUDING BALCONIES)
RES LVL 4: NFA 580 SQM (NOT INCLUDING BALCONIES)
RES LVL 5: NFA 268 SQM (NOT INCLUDING BALCONIES & ROOF LVL 1)

1 BED UNITS - 4
2 BED UNITS - 20
3 BED UNITS - 2

CARPARKING PROVIDED

COMMERCIAL:

1 CAR SPACE / 50 SQM NFA TENANCY - 22 (INCLUDING 2 ASSISTED BAYS)
2 MOTORCYCLE SPACES ON GF CARPARK
2 SERVICE VEHICLE SPACES
12 BICYCLE SPACES

RESIDENTIAL:

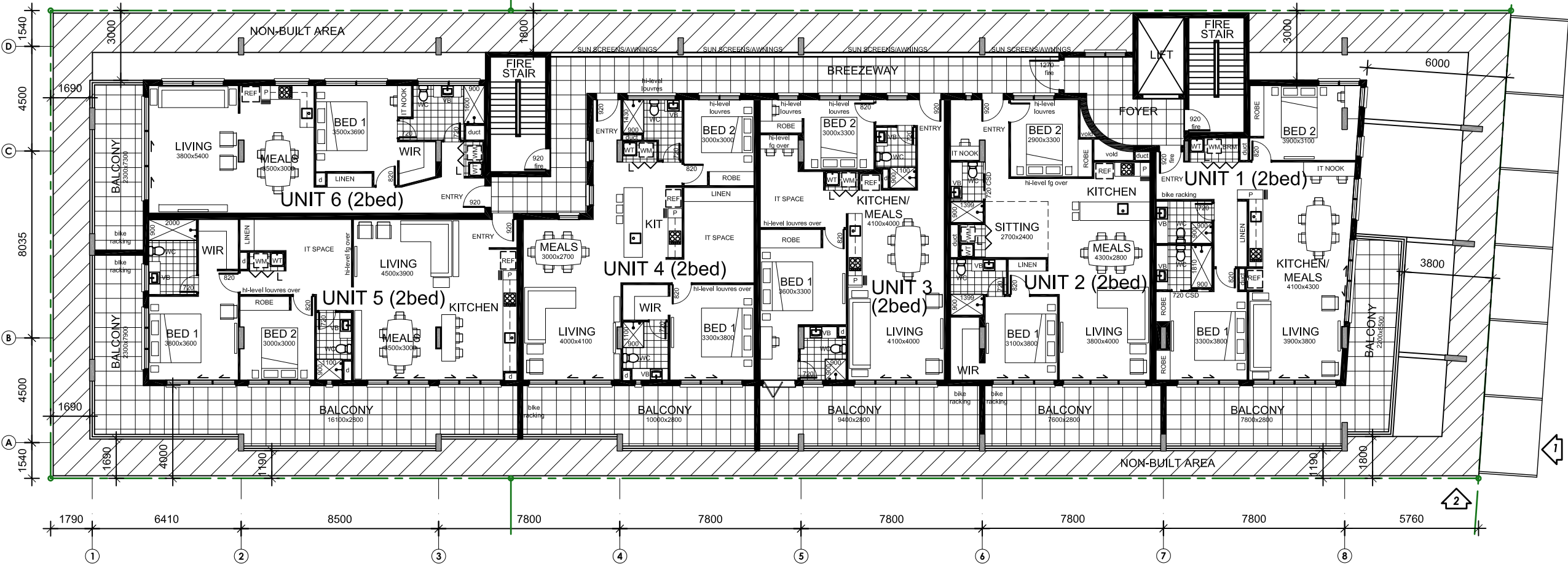
1 CAR SPACE / 1 & 2 BED UNITS - 24
1.5 CAR SPACES / 3 BED UNITS - 3
1 VISITOR CAR SPACE / 10 UNITS - 3
3 MOTORCYCLE SPACES ON FF CARPARK
2 BICYCLE SPACES/UNIT LOCATED WITHIN FF CARPARK & UNITS/BALCONIES

MAXIMUM HEIGHT DOES NOT EXCEED 34.0M ABOVE GROUND LEVEL

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DRAWINGS FOR PLANNING ASSESSMENT ONLY



RESIDENCE AREAS

UNIT 1:
NFA 95 SQM
BALCONY 40.4 SQM
UNIT 2:
NFA 97 SQM
BALCONY 21.3 SQM
UNIT 3:
NFA 95 SQM
BALCONY 26.5 SQM
UNIT 4:
NFA 97 SQM
BALCONY 25.9 SQM
UNIT 5:
NFA 95 SQM
BALCONY 59.4 SQM
UNIT 6:
NFA 109.4 SQM
BALCONY 16.5 SQM

3| RESIDENTIAL LEVELS 1, 2, 3, 4
SCENARIO 2

SCENARIO 2 FLOOR PLAN

SCALE

1:200@A2

DRAWINGS FOR

Whitbourn Holdings Group

Phone: 07 5536 2012
Fax: 07 5536 2014
Email: david@whitbourn.com.au
Web: www.whitbourn.com.au

DRAWINGS BY

THREE SIXTY DEGREES AUSTRALIA

Ph. 1300 050 603

Suite 4, 631 Logan Road,
Greenslopes, QLD 4120
info@360dg.com.au
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REV	COMMENTS	DATE	DRWN
A	SKETCH - UNIT LAYOUT	20/05/14	MT

PROJECT
WHARF STREET DEVELOPMENT

CLIENT
DAVID WHITBOURN

LOT DESCRIPTION
LOT 2 ON DP205411 & LOT 8 ON DP2379

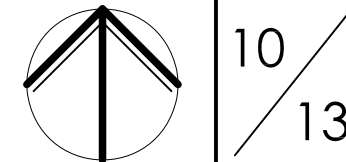
ADDRESS			
No.	151		
STREET	WHARF STREET		
SUBURB	TWEED HEADS		
P'CODE	2485	STATE	NSW

DRAWN	PLOT DATE
MT	22/05/14

DRAWING REFERENCE No.

14-046

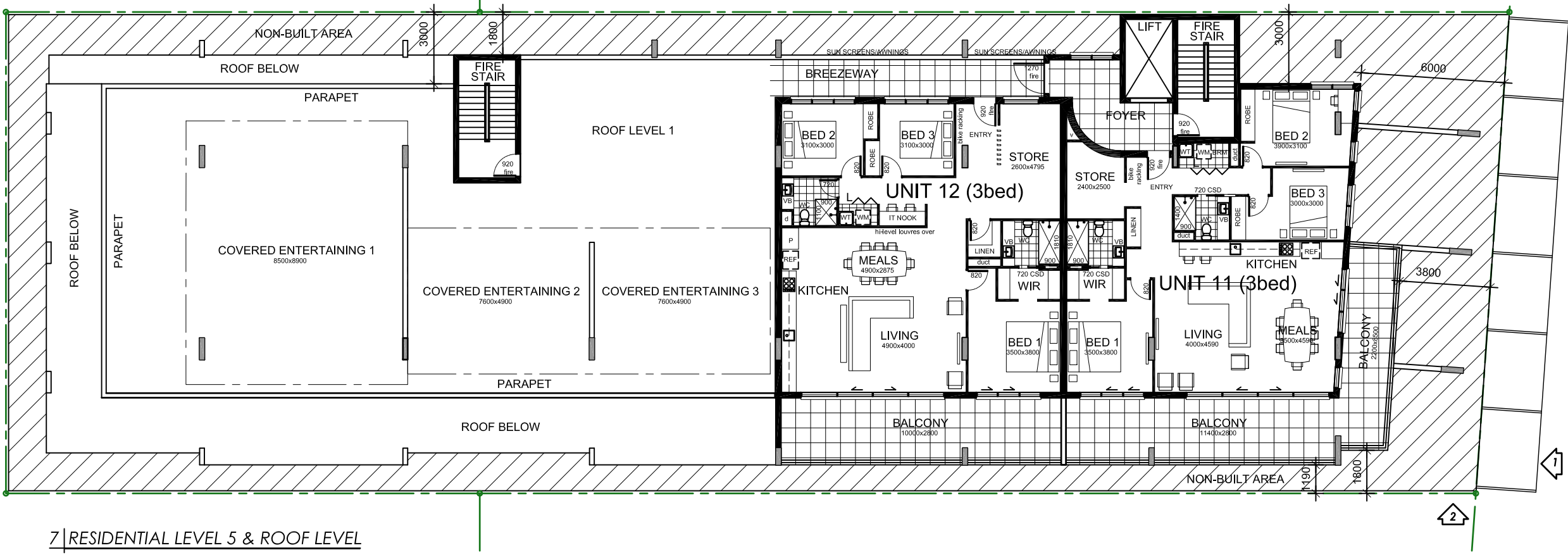
PROJECT NORTH SHEET No.



DRAWINGS FOR PLANNING ASSESSMENT ONLY

RESIDENCE AREAS

UNIT 11:
NFA 128 SQM
BALCONY 50.6 SQM
UNIT 12:
NFA 140 SQM
BALCONY 32.7 SQM



7 | RESIDENTIAL LEVEL 5 & ROOF LEVEL
SCENARIO 2

SCENARIO 2 FLOOR PLAN

SCALE
1:200@A2

DRAWINGS FOR

Whitbourn Holdings Group

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Fax: 07 5536 2014
Email: david@whitbourn.com.au
Web: www.whitbourn.com.au

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REV	COMMENTS	DATE	DRWN
A	SKETCH - UNIT LAYOUT	20/05/14	MT

PROJECT
WHARF STREET DEVELOPMENT

CLIENT
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LOT DESCRIPTION
LOT 2 ON DP205411 & LOT 8 ON DP2379

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P'CODE	2485	STATE	NSW

DRAWN	PLOT DATE
MT	22/05/14

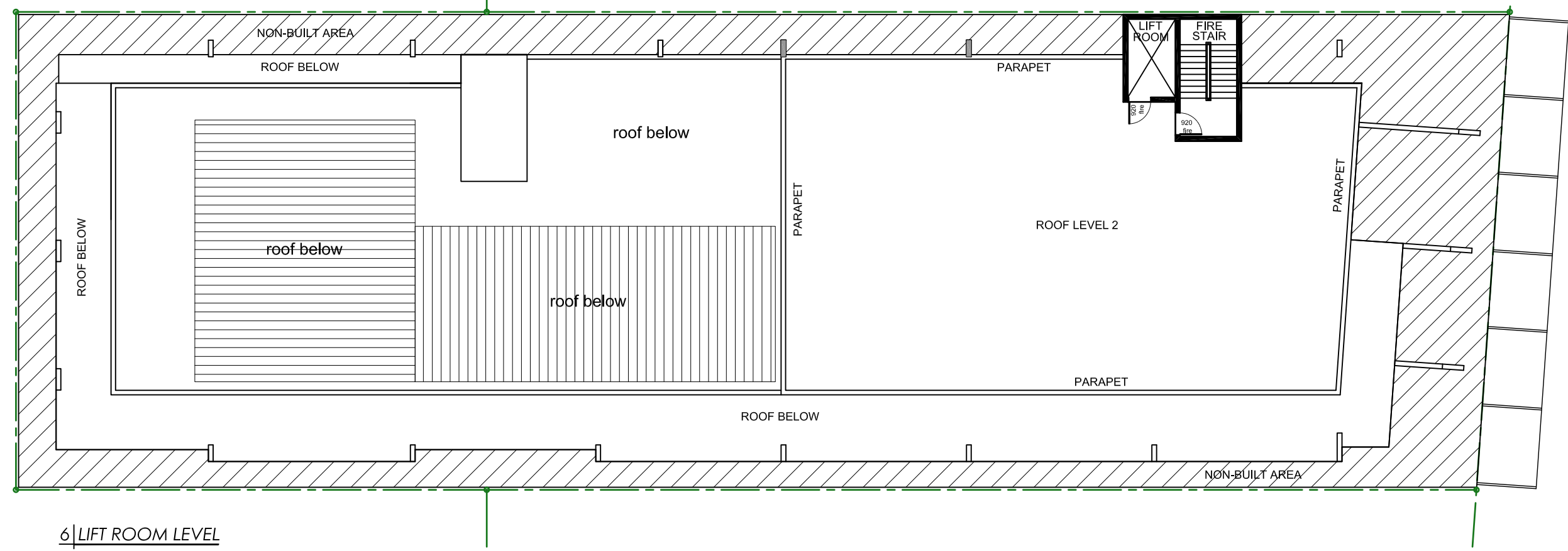
DRAWING REFERENCE No.

14 - 046

PROJECT NORTH SHEET No.

11 / 13

DRAWINGS FOR PLANNING ASSESSMENT ONLY



SCENARIO 2 FLOOR PLAN


SCALE
1:200@A2

DRAWINGS FOR

Whitbourn Holdings Group

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REV	COMMENTS	DATE	DRWN
A	SKETCH - UNIT LAYOUT	20/05/14	MT

PROJECT

WHARF STREET DEVELOPMENT

CLIENT

DAVID WHITBOURN

LOT DESCRIPTION

LOT 2 ON DP205411 & LOT 8 ON DP2379

ADDRESS

No.	151		
STREET	WHARF STREET		
SUBURB	TWEED HEADS		
P'CODE	2485	STATE	NSW

DRAWN

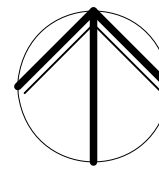
MT

PLOT DATE

22/05/14

DRAWING REFERENCE No.

14 - 046

PROJECT NORTH	SHEET No.
	12 / 13

DRAWINGS FOR PLANNING ASSESSMENT ONLY



1 | WHARF STREET ELEVATION
SCENARIO 2

SCENARIO 2 ELEVATIONS

SCALE
1:200@A2

DRAWINGS FOR

DRAWINGS BY



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REV	COMMENTS	DATE	DRWN
A	SKETCH - UNIT LAYOUT	20/05/14	MT

PROJECT			
WHARF STREET DEVELOPMENT			
CLIENT			
DAVID WHITBOURN			
LOT DESCRIPTION			
LOT 2 ON DP205411 & LOT 8 ON DP2379			

ADDRESS			
No.	151		
STREET	WHARF STREET		
SUBURB	TWEED HEADS		
P'CODE	2485	STATE	NSW

DRAWN	PLOT DATE
MT	22/05/14

DRAWING REFERENCE No.

14 - 046

PROJECT NORTH SHEET No.

13 / 13