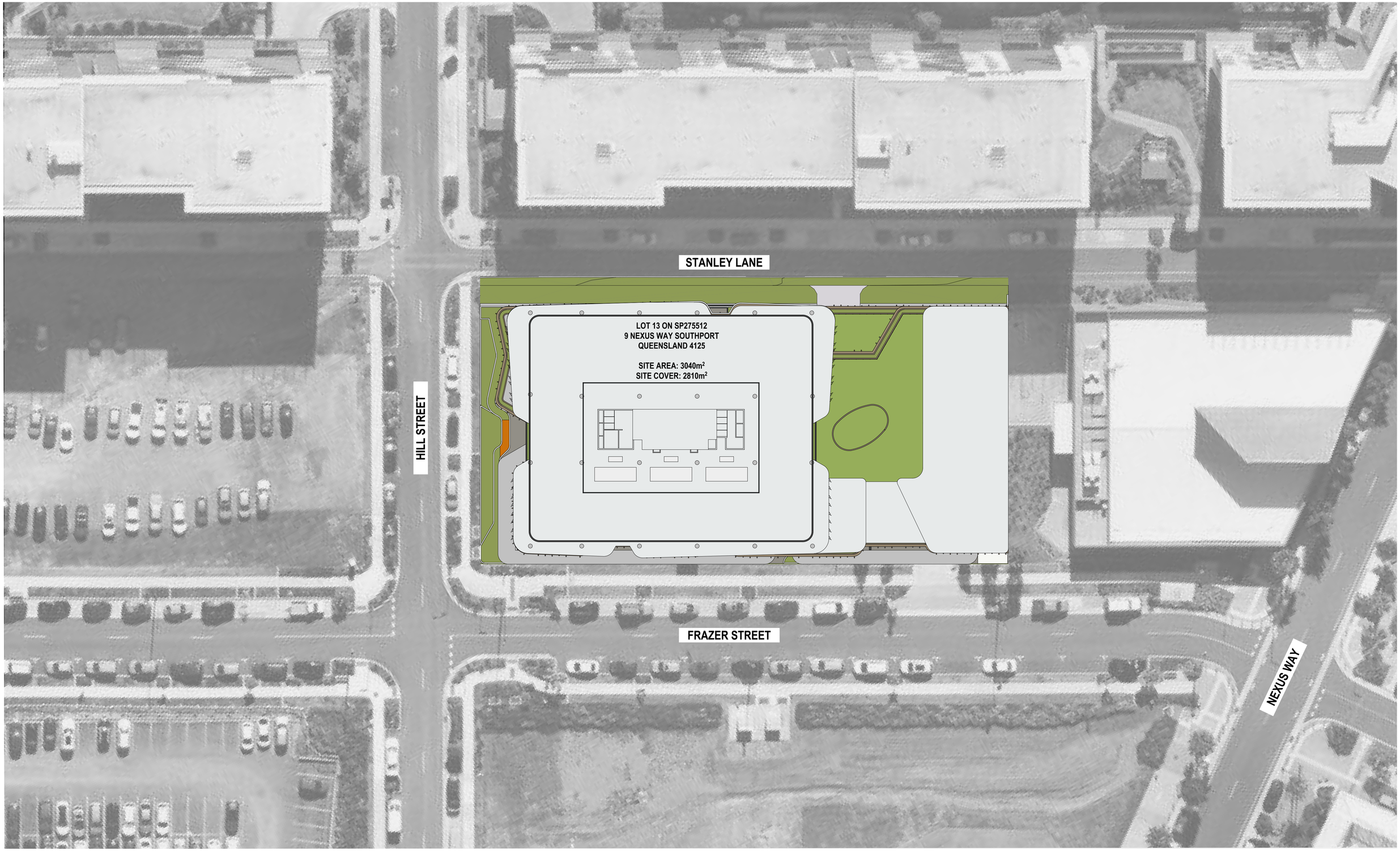

1 SITE PLAN
SCALE 1:250 @ A1
SCALE 1:500 @ A3

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0 5 10 15 20 25
SCALE 1: 250 @ A1
SCALE 1: 500 @ A3

N

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1133
Date: 2-Jun-2021

Queensland Government

ISSUE PURPOSE		DATE	D.	C.	A.
01	DA ISSUE	09/02/21	MB	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

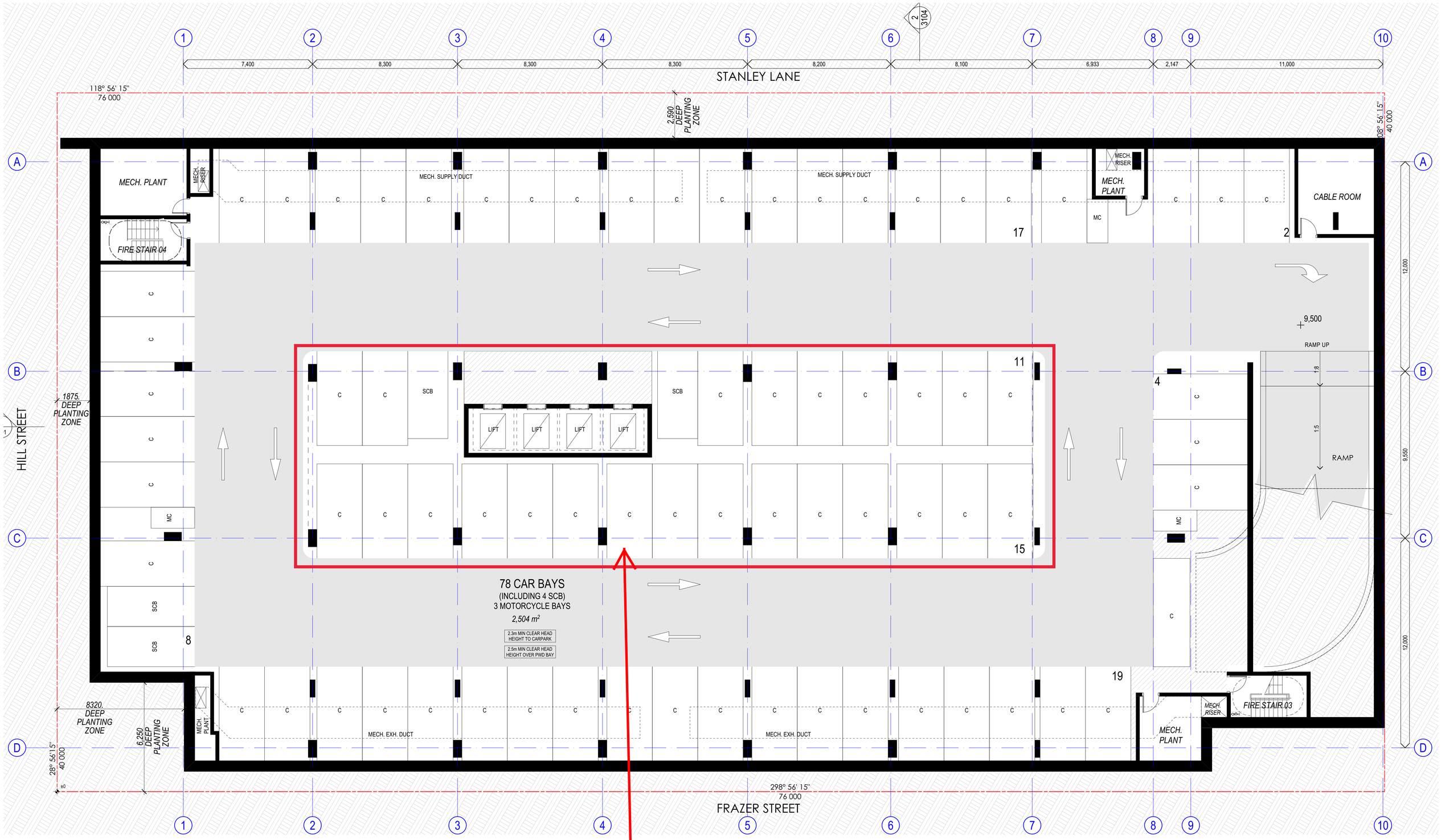
MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
SITE PLAN

JOB No	DRAWING No	ISSUE
6264	SD1001	01

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09: 9:04 AM



1 FLOOR PLAN - BASEMENT
SCALE 1:100 @ A1
SCALE 1:200 @ A3

Install wheel stops within all car parking spaces fronting pedestrian walkways.

AMENDED IN RED
By: K McGill
Date: 28 April 2021

Queensland Government

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021

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ISSUE	PURPOSE	DATE	D.	C.	A.
01	DA ISSUE	09/02/21	MB	DW	MT
C	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

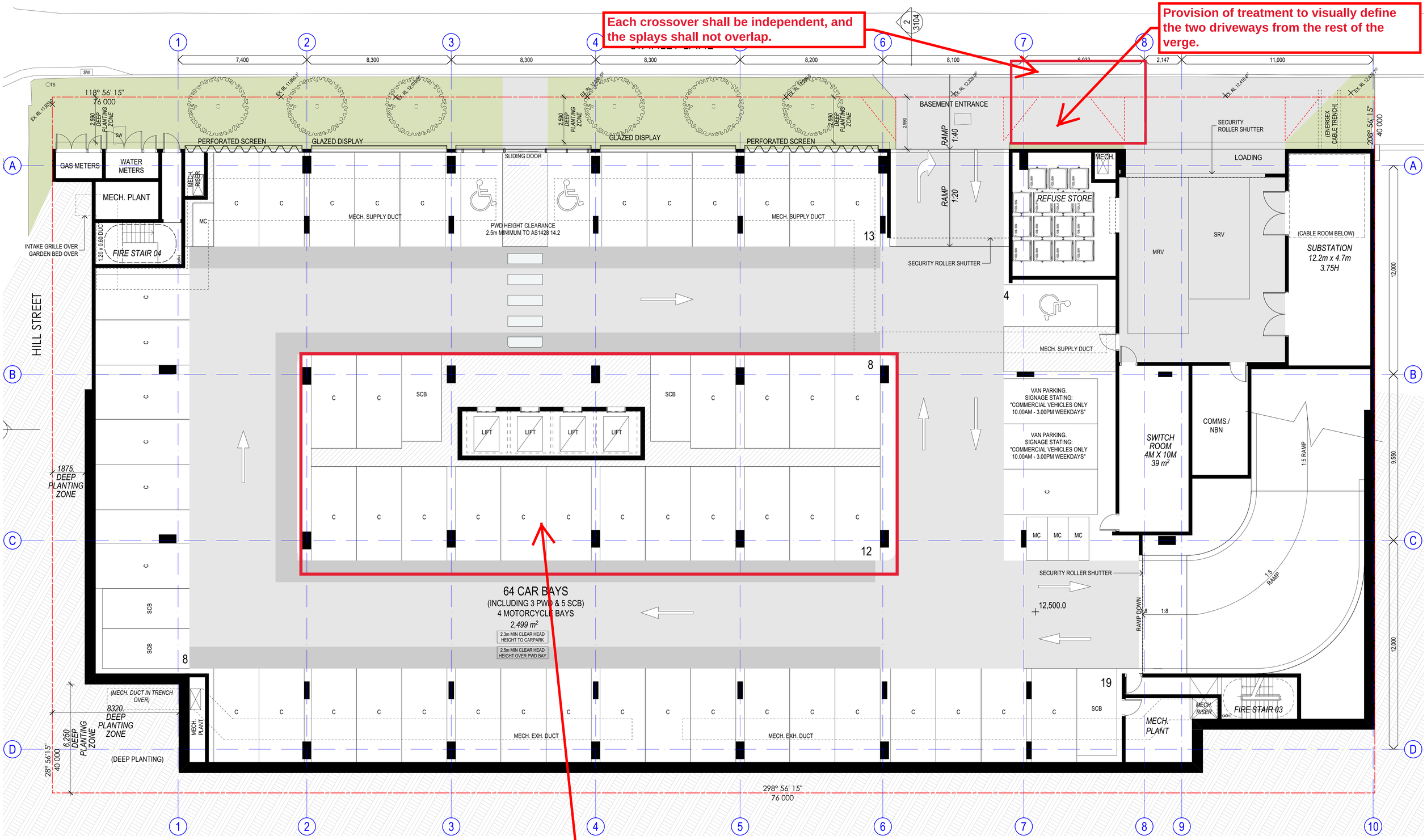
MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long
DRAWING TITLE
FLOOR PLAN - BASEMENT 01

JOB No	DRAWING No	ISSUE
6264	SD2009	01

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:04 AM

Each crossover shall be independent, and the splays shall not overlap.

Provision of treatment to visually define the two driveways from the rest of the verge.



1 - FLOOR PLAN - LOWER GROUND

SCALE 1:100 @ A1
SCALE 1:200 @ A3

Install wheel stops within all car parking spaces fronting pedestrian walkways.

AMENDED IN RED
By: K McGill
Date: 28 April 2021
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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021
Queensland Government

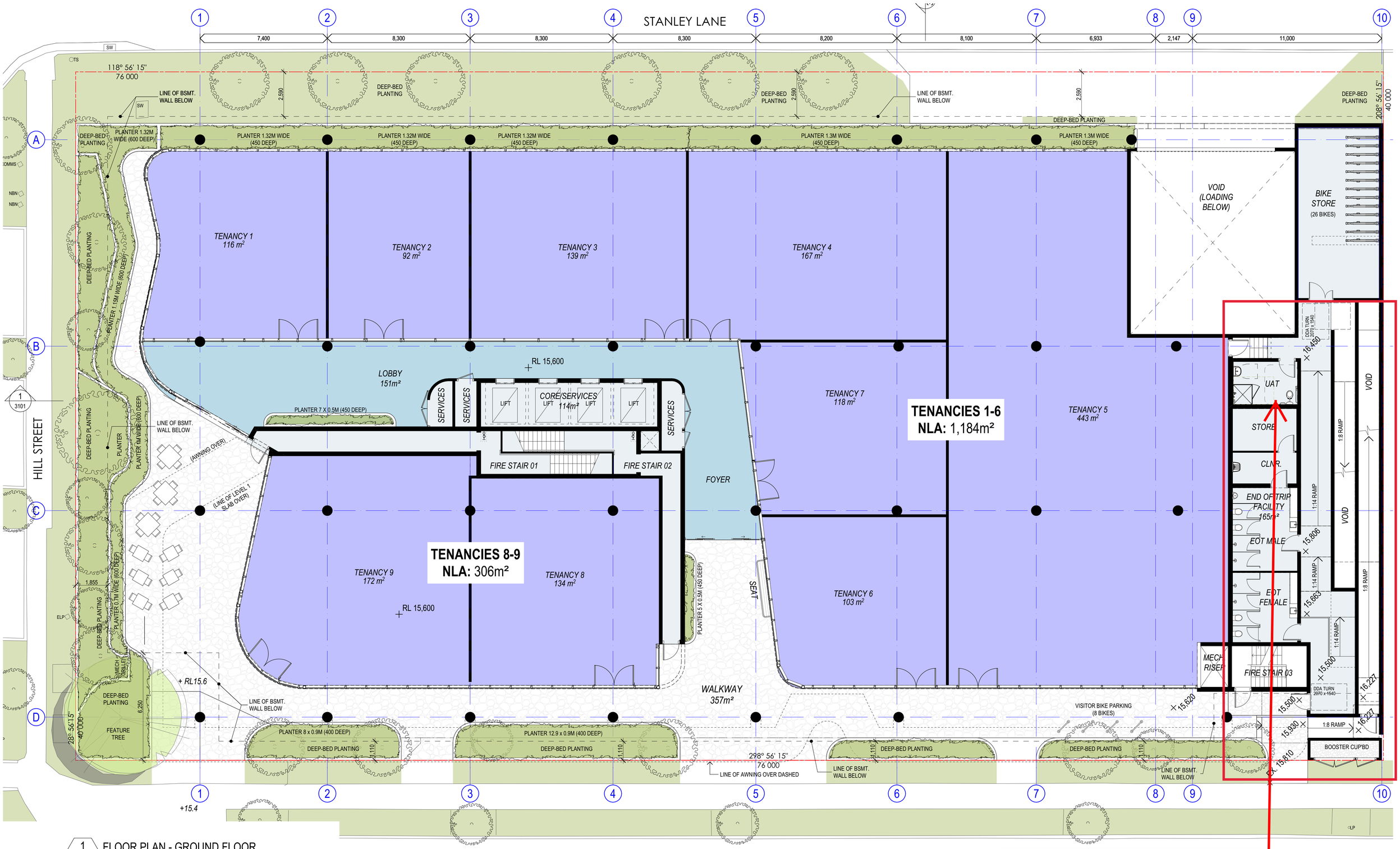
ISSUE	PURPOSE	DATE	D.	C.	A.
02	VAN PARKING IDENTIFIED	22/04/2021	AM	DW	MT
01	DA ISSUE	09/02/21	MB	DW	MT
E	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
D	PRELIMINARY ISSUE	27/01/2021	DW	DW	MT
C	PRELIMINARY ISSUE	25/01/2021	JH	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long
DRAWING TITLE
FLOOR PLAN - LOWER GROUND

JOB No	DRAWING No	ISSUE
6264	SD2010	02

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 22/04/2021: 12:40 PM



1 / - FLOOR PLAN - GROUND FLOOR
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100 @ A1
SCALE 1:200 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021
Queensland Government

AMENDED IN RED
By: K McGill
Date: 28 April 2021
Queensland Government

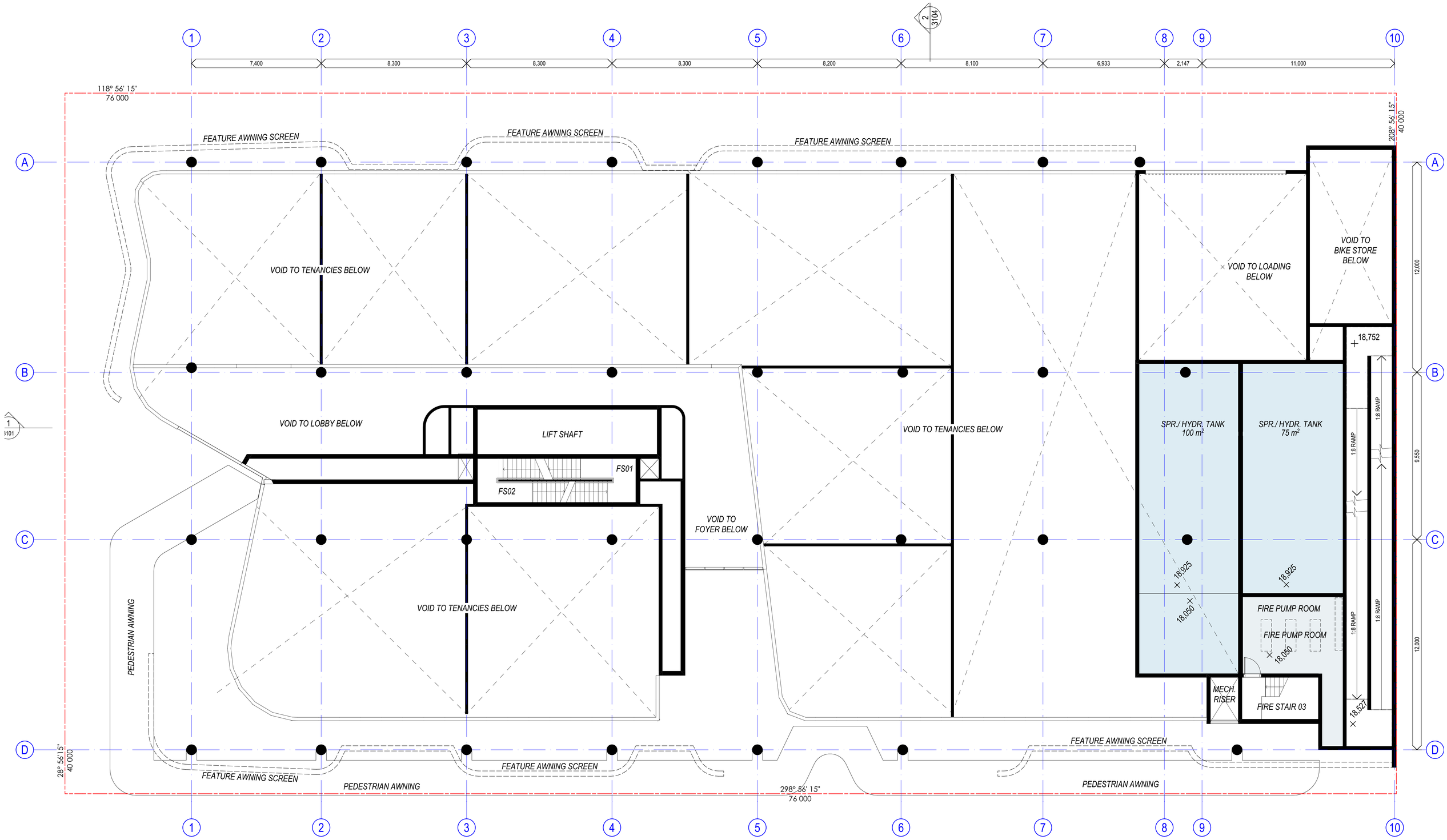
ISSUE	PURPOSE	DATE	D.	C.	A.
01	DA ISSUE	09/02/21	MB	DW	MT
C	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:13 AM

MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long
DRAWING TITLE
FLOOR PLAN - GROUND FLOOR

JOB No	DRAWING No	ISSUE
6264	SD2011	01



1 FLOOR PLAN - MEZZANINE
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:13 AM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021
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ISSUE	PURPOSE	DATE	D.	C.	A.
01	DA ISSUE	09/02/21	MB	DW	MT
C	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
FLOOR PLAN - MEZZANINE

JOB No	DRAWING No	ISSUE
6264	SD2011.M	01

1 - FLOOR PLAN - LEVEL 01
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

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Date: 2-Jun-2021

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BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:13 AM

ISSUE PURPOSE		DATE	D.	C.	A.
01	DA ISSUE	09/02/21	MB	DW	MT
C	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

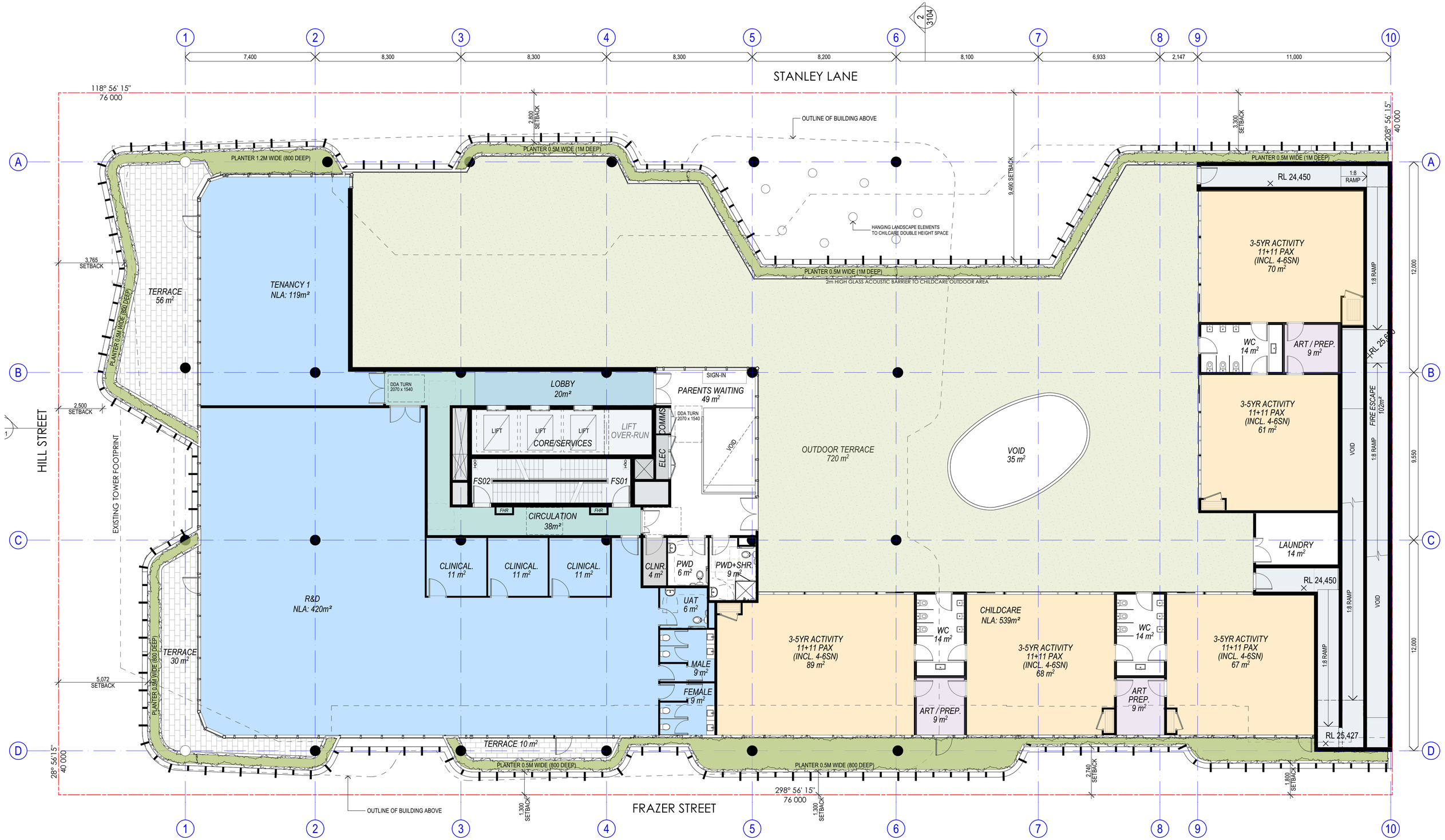
STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
FLOOR PLAN - LEVEL 01

JOB No	DRAWING No	ISSUE
6264	SD2012	01



1 FLOOR PLAN - LEVEL 02
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

N

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021
Queensland Government

ISSUE	PURPOSE	DATE	D.	C.	A.
01	DA ISSUE	09/02/21	MB	DW	MT
C	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

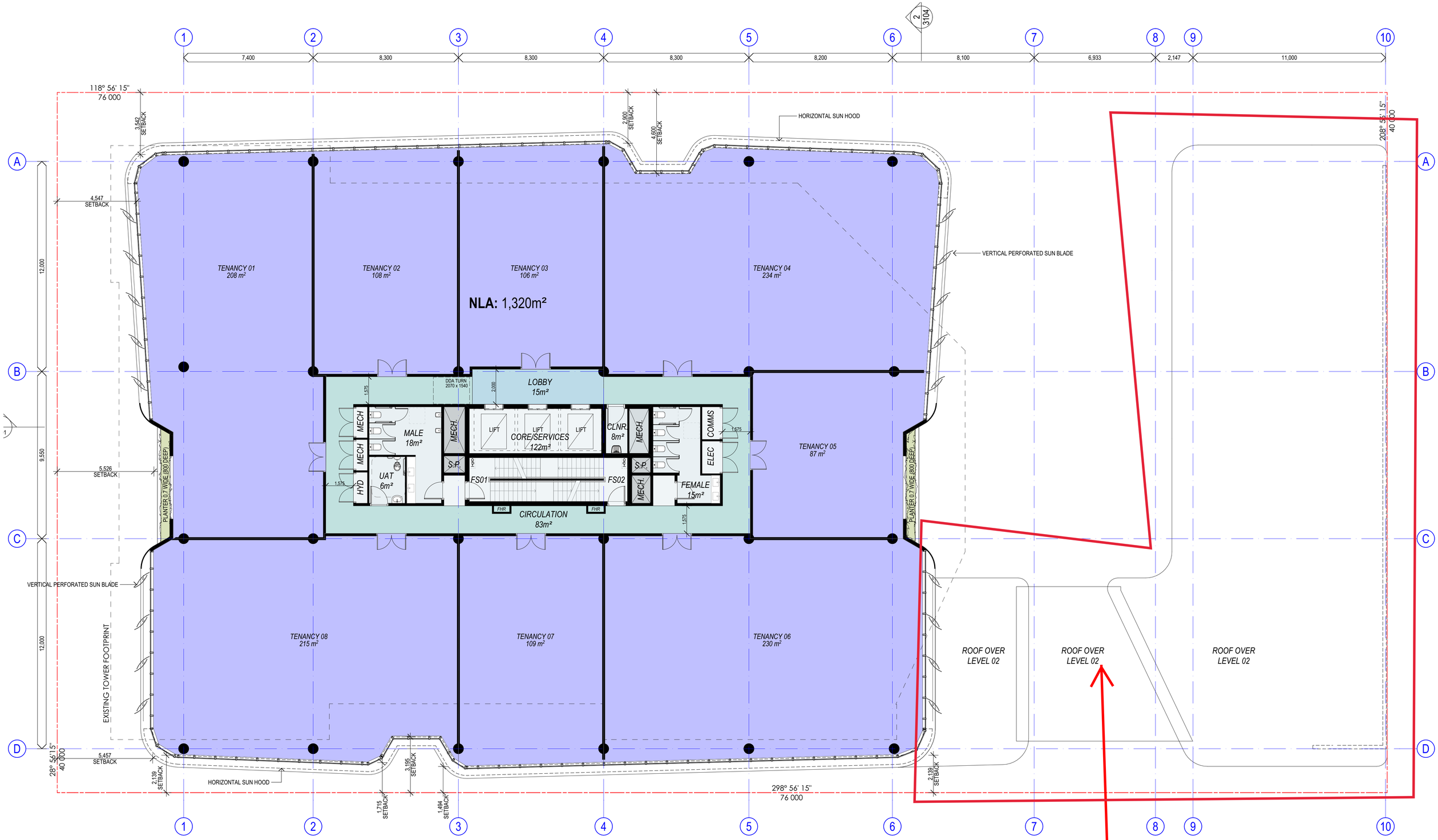
MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
FLOOR PLAN - LEVEL 02

JOB No	DRAWING No	ISSUE
6264	SD2013	01

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:13 AM



1 FLOOR PLAN - LEVEL 03
SCALE 1:100 @ A1
SCALE 1:200 @ A3

AMENDED IN RED
By: K McGill
Date: 28 April 2021
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Roof material to be specified

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021
Queensland Government

ISSUE PURPOSE	DATE	D.	C.	A.
01 DA ISSUE	09/02/21	MB	DW	MT
C PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A PRELIMINARY ISSUE	14/12/20	MB	DW	MT

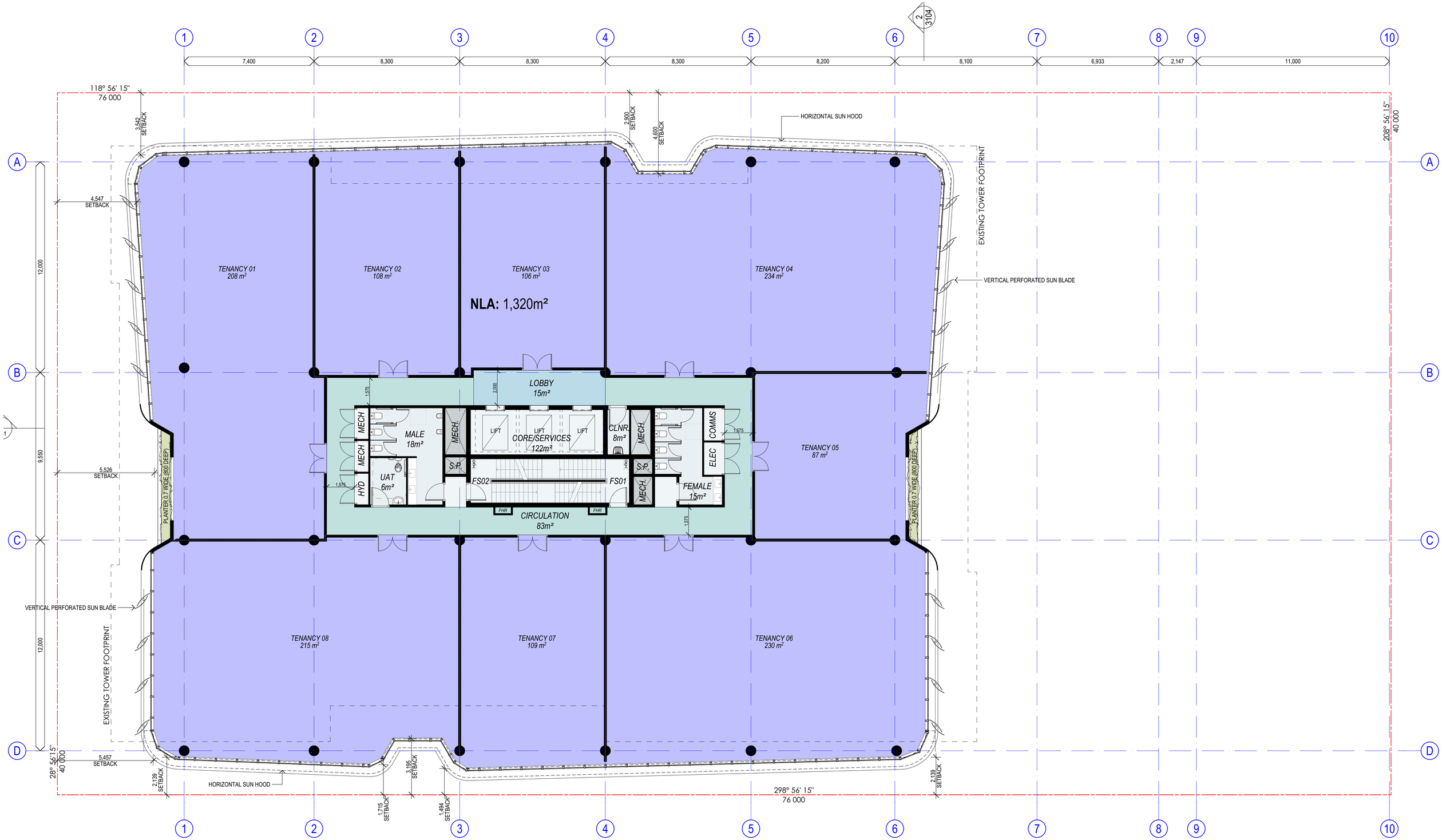
STATUS

MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
FLOOR PLAN - LEVEL 03

JOB No 6264
DRAWING No SD2014
ISSUE 01

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:04 AM



1 FLOOR PLAN - LEVEL 04 - 07 TYP.

SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10

SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

N

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:04 AM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1133
Date: 2-Jun-2021

Queensland Government

01	DA ISSUE	09/02/21	MB	DW	MT
C	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT
ISSUE PURPOSE		**DATE**	**D.**	**C.**	**A.**

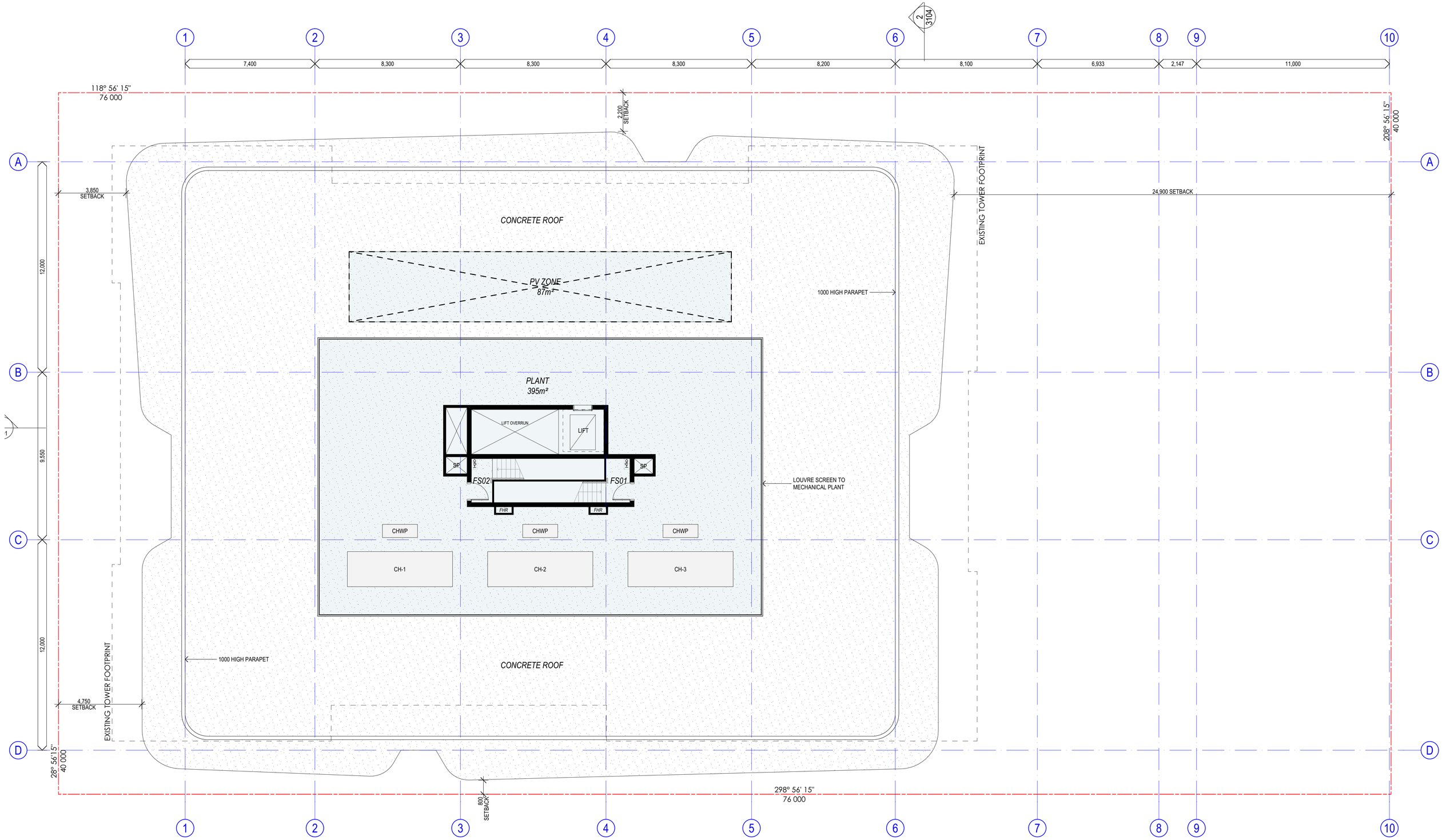
STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
FLOOR PLAN - LEVEL 04 - 07 TYP.

JOB No	DRAWING No	ISSUE
6264	SD2015	01



1 - FLOOR PLAN - LEVEL 08 ROOF

SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10

SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

N

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:04 AM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1133

Date: 2-Jun-2021

Queensland Government

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01	DA ISSUE	09/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

MIXED USE DEVELOPMENT

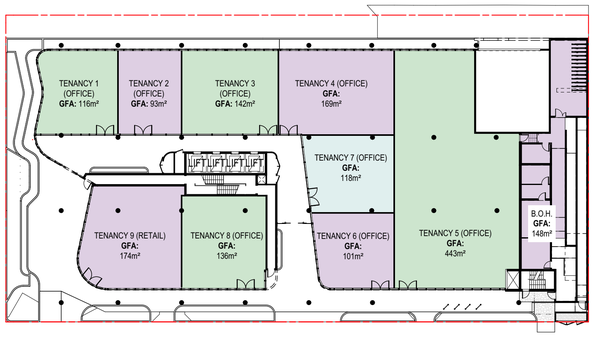
9 NEXUS WAY, GOLD COAST

CLIENT - Evans Long

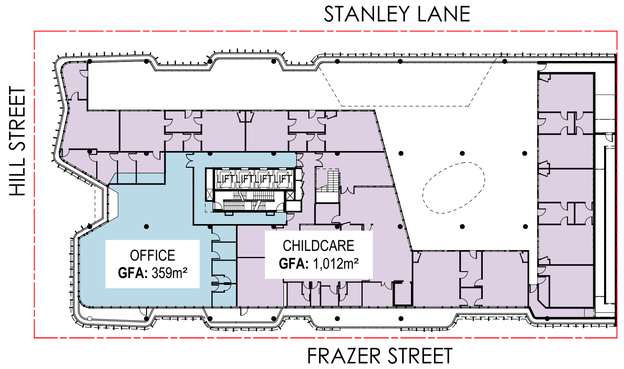
DRAWING TITLE

FLOOR PLAN - LEVEL 08 - ROOF

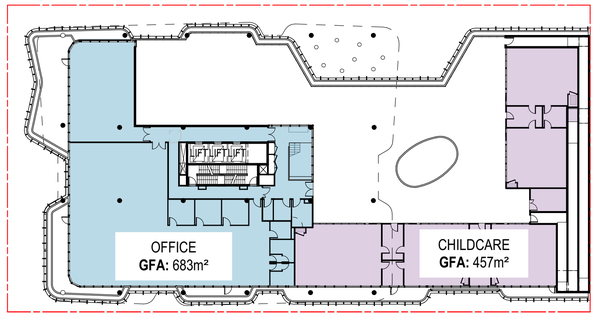
JOB No	DRAWING No	ISSUE
6264	SD2019	01



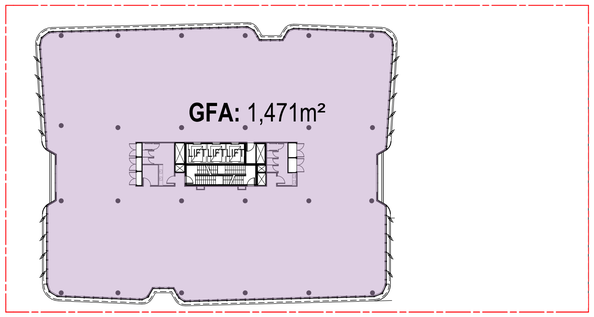
1 - GFA DIAGRAM - GROUND FLOOR
SCALE 1:400 @ A1
SCALE 1:800 @ A3



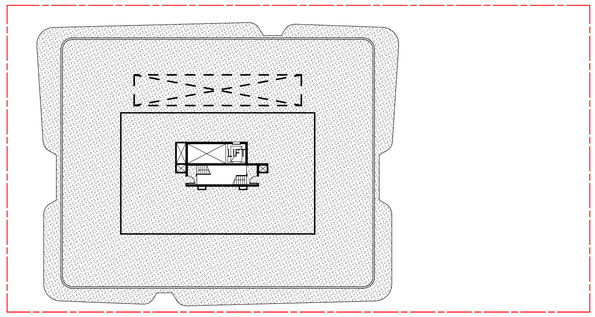
2 - GFA DIAGRAM - LEVEL 01
SCALE 1:400 @ A1
SCALE 1:800 @ A3



3 - GFA DIAGRAM - LEVEL 02
SCALE 1:400 @ A1
SCALE 1:800 @ A3



4 - GFA DIAGRAM - LEVEL 03-07 (TYPICAL)
SCALE 1:400 @ A1
SCALE 1:800 @ A3



5 - GFA DIAGRAM - LEVEL 08 - ROOF
SCALE 1:400 @ A1
SCALE 1:800 @ A3

GFA PROPOSED TOTAL		
GROUND FLOOR	B.O.H.	148
GROUND FLOOR	TENANCY 1 (OFFICE)	116
GROUND FLOOR	TENANCY 2 (OFFICE)	93
GROUND FLOOR	TENANCY 3 (OFFICE)	142
GROUND FLOOR	TENANCY 4 (OFFICE)	169
GROUND FLOOR	TENANCY 5 (OFFICE)	443
GROUND FLOOR	TENANCY 6 (OFFICE)	101
GROUND FLOOR	TENANCY 7 (OFFICE)	118
GROUND FLOOR	TENANCY 8 (OFFICE)	136
GROUND FLOOR	TENANCY 9 (RETAIL)	174
LEVEL 01	CHILDCARE	1,012
LEVEL 01	OFFICE	359
LEVEL 02	CHILDCARE	457
LEVEL 02	OFFICE	683
LEVEL 03	TENANCIES	1,471
LEVEL 04	TENANCIES	1,471
LEVEL 05	TENANCIES	1,471
LEVEL 06	TENANCIES	1,471
LEVEL 07	TENANCIES	1,471
TOTAL:		11,506 m²

GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN THE AREAS USED FOR -
(A) BUILDING SERVICES, PLANT OR EQUIPMENT; OR
(B) ACCESS BETWEEN LEVELS; OR
(C) A GROUND FLOOR PUBLIC LOBBY; OR
(D) A MALL; OR
(E) PARKING, LOADING OR MANOEUVRING VEHICLES; OR
(F) UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

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0 4 8 12 16 20 24 28 32 36 40
SCALE 1: 400 @ A1
SCALE 1: 800 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021
Queensland Government

ISSUE	PURPOSE	DATE	D.	C.	A.
01	DA ISSUE	09/02/21	MB	DW	MT
C	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

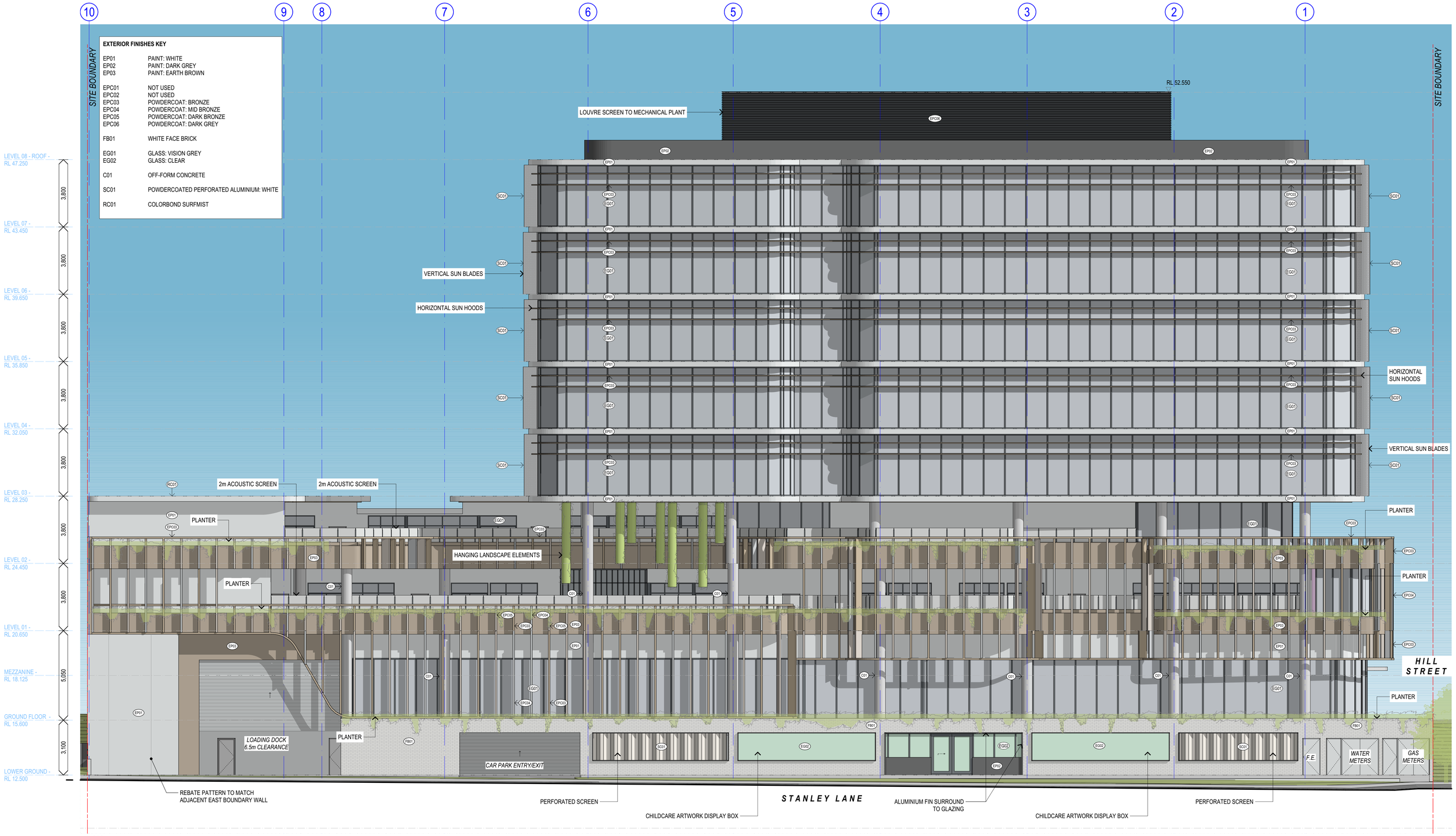
MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long
DRAWING TITLE
GFA DIAGRAMS

JOB No 6264
DRAWING No SD2804
ISSUE 01

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:04 AM

EXTERIOR FINISHES KEY

EP01	PAINT: WHITE
EP02	PAINT: DARK GREY
EP03	PAINT: EARTH BROWN
EPC01	NOT USED
EPC02	NOT USED
EPC03	POWDERCOAT: BRONZE
EPC04	POWDERCOAT: MID BRONZE
EPC05	POWDERCOAT: DARK BRONZE
EPC06	POWDERCOAT: DARK GREY
FB01	WHITE FACE BRICK
EG01	GLASS: VISION GREY
EG02	GLASS: CLEAR
C01	OFF-FORM CONCRETE
SC01	POWDERCOATED PERFORATED ALUMINIUM: WHITE
RC01	COLORBOND SURFMIST



1 NORTH ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021
Queensland Government

K:\2000\20006264 9 Nexus Way Southport\1 Production\ArchiCAD\Master\4 Archive\6264 Nexus Way 210505 prior to WD update.pln: 7/05/2021; 12:19 PM

ISSUE	PURPOSE	DATE	D.	C.	A.
02	MATERIALS KEY ADDED	07/05/2021	AM	DW	MT
01	DA ISSUE	09/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

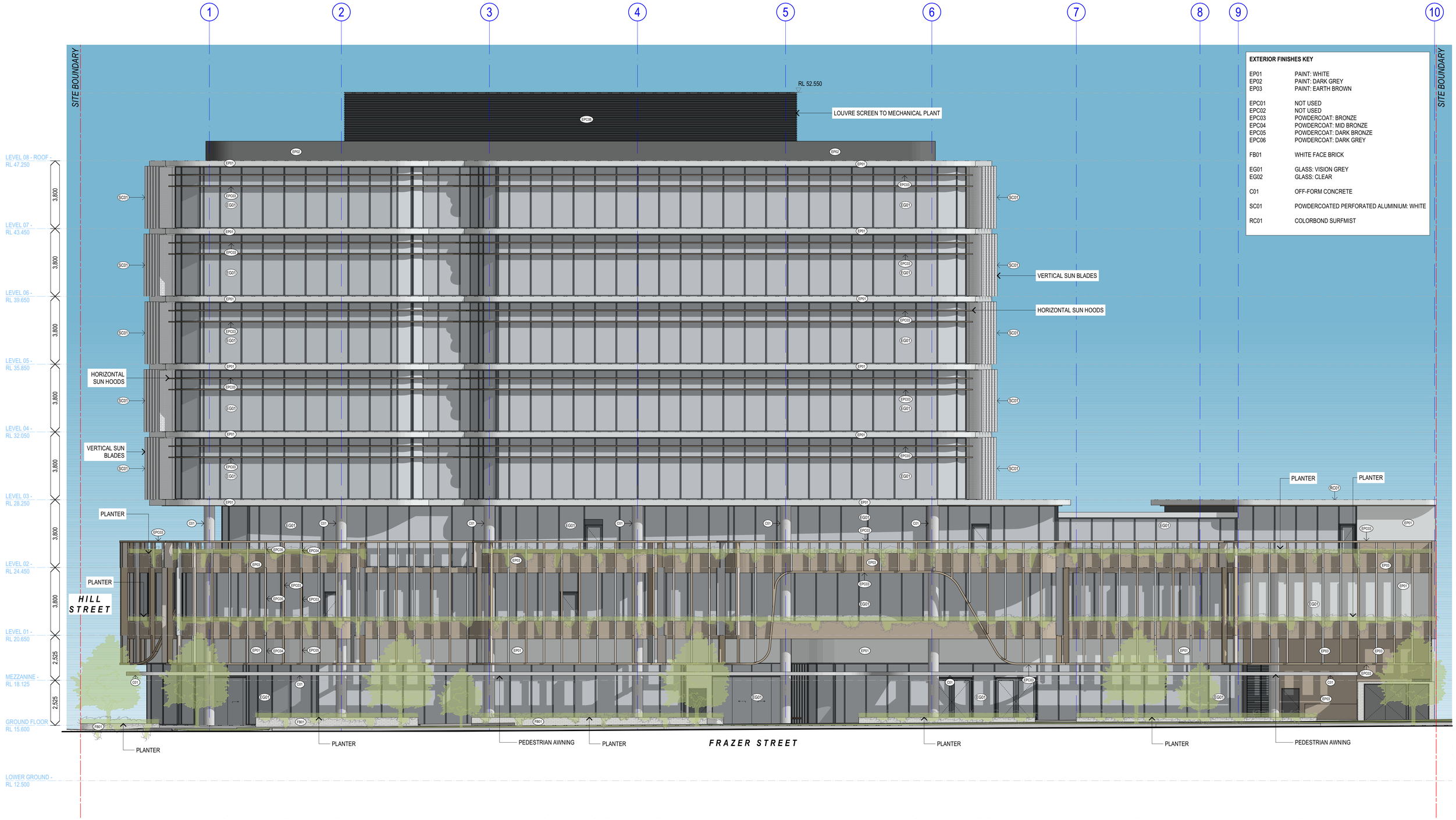
STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
NORTH ELEVATION

JOB No	DRAWING No	ISSUE
6264	SD3001	02



EXTERIOR FINISHES KEY

EP01	PAINT: WHITE
EP02	PAINT: DARK GREY
EP03	PAINT: EARTH BROWN
EPC01	NOT USED
EPC02	NOT USED
EPC03	POWDERCOAT: BRONZE
EPC04	POWDERCOAT: MID BRONZE
EPC05	POWDERCOAT: DARK BRONZE
EPC06	POWDERCOAT: DARK GREY
FB01	WHITE FACE BRICK
EG01	GLASS: VISION GREY
EG02	GLASS: CLEAR
C01	OFF-FORM CONCRETE
SC01	POWDERCOATED PERFORATED ALUMINIUM: WHITE
RC01	COLORBOND SURFMIST

1 / - SOUTH ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021
Queensland Government

ISSUE	PURPOSE	DATE	D.	C.	A.
02	MATERIALS KEY ADDED	07/05/2021	AM	DW	MT
01	DA ISSUE	09/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
SOUTH ELEVATION

JOB No	DRAWING No	ISSUE
6264	SD3002	02

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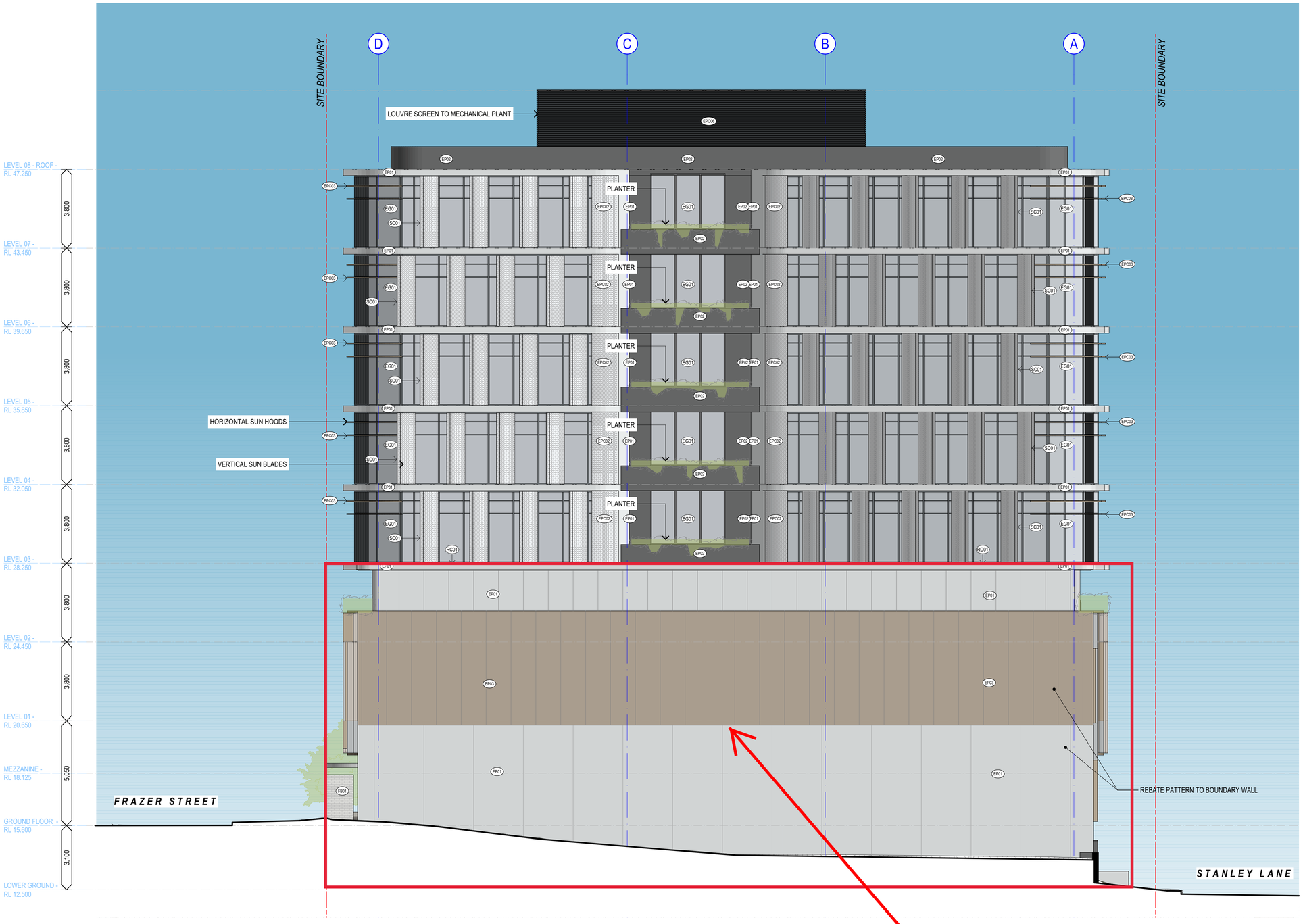

EXTERIOR FINISHES KEY

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EP02	PAINT: DARK GREY
EP03	PAINT: EARTH BROWN
EPC01	NOT USED
EPC02	NOT USED
EPC03	POWDERCOAT: BRONZE
EPC04	POWDERCOAT: MID BRONZE
EPC05	POWDERCOAT: DARK BRONZE
EPC06	POWDERCOAT: DARK GREY
FB01	WHITE FACE BRICK
EG01	GLASS: VISION GREY
EG02	GLASS: CLEAR
C01	OFF-FORM CONCRETE
SC01	POWDERCOATED PERFORATED ALUMINIUM: WHITE
RC01	COLORBOND SURFMIST

Built-to-boundary wall details to be revised to improve visual interest

AMENDED IN RED
By: K McGill
Date: 28 April 2021
Queensland Government

1 / - EAST ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

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A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

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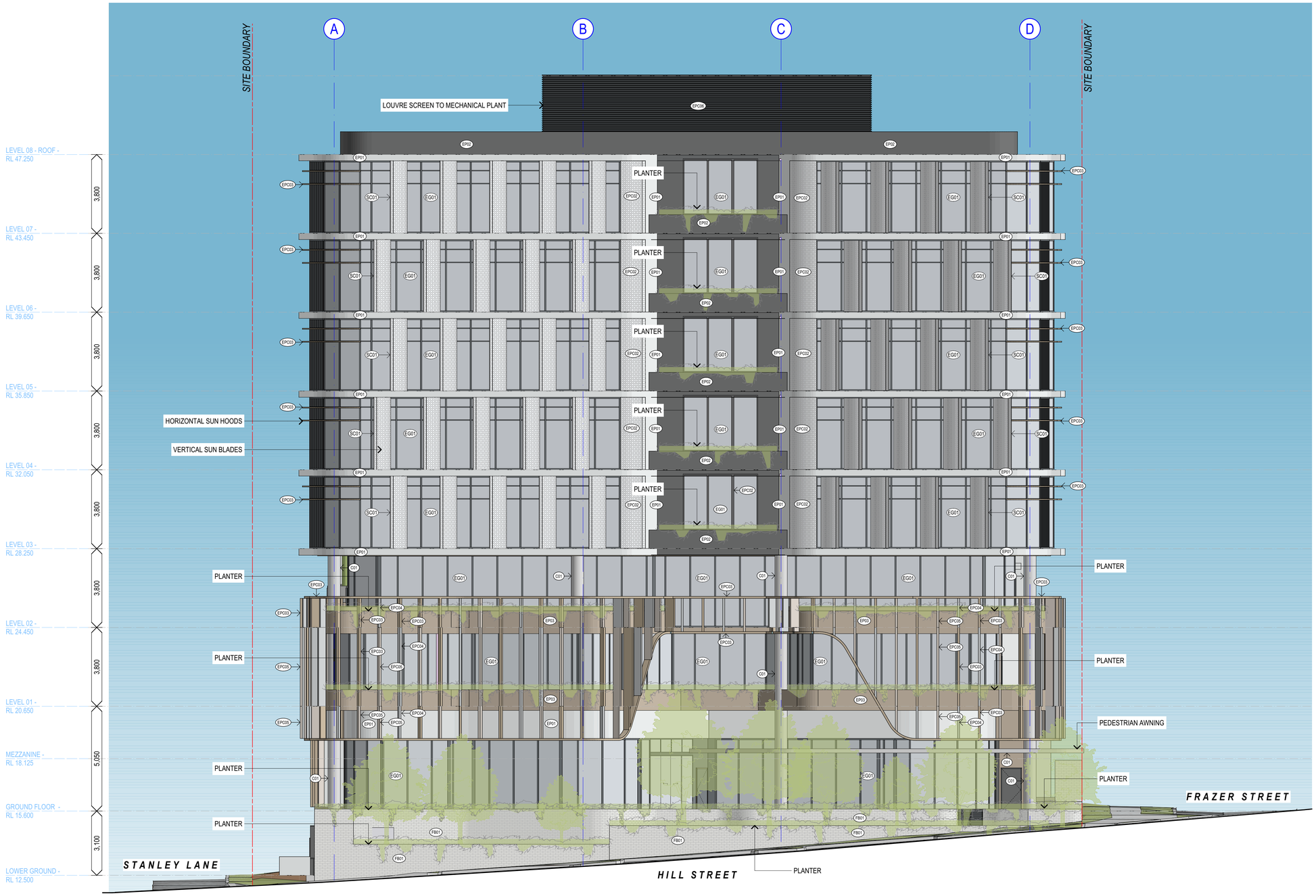
MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long
DRAWING TITLE
EAST ELEVATION

JOB No	DRAWING No	ISSUE
6264	SD3003	02



EXTERIOR FINISHES KEY

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EP03	PAINT: EARTH BROWN
EPC01	NOT USED
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EPC04	POWDERCOAT: MID BRONZE
EPC05	POWDERCOAT: DARK BRONZE
EPC06	POWDERCOAT: DARK GREY
FB01	WHITE FACE BRICK
EG01	GLASS: VISION GREY
EG02	GLASS: CLEAR
C01	OFF-FORM CONCRETE
SC01	POWDERCOATED PERFORATED ALUMINIUM: WHITE
RC01	COLORBOND SURFMIST

1 / - WEST ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

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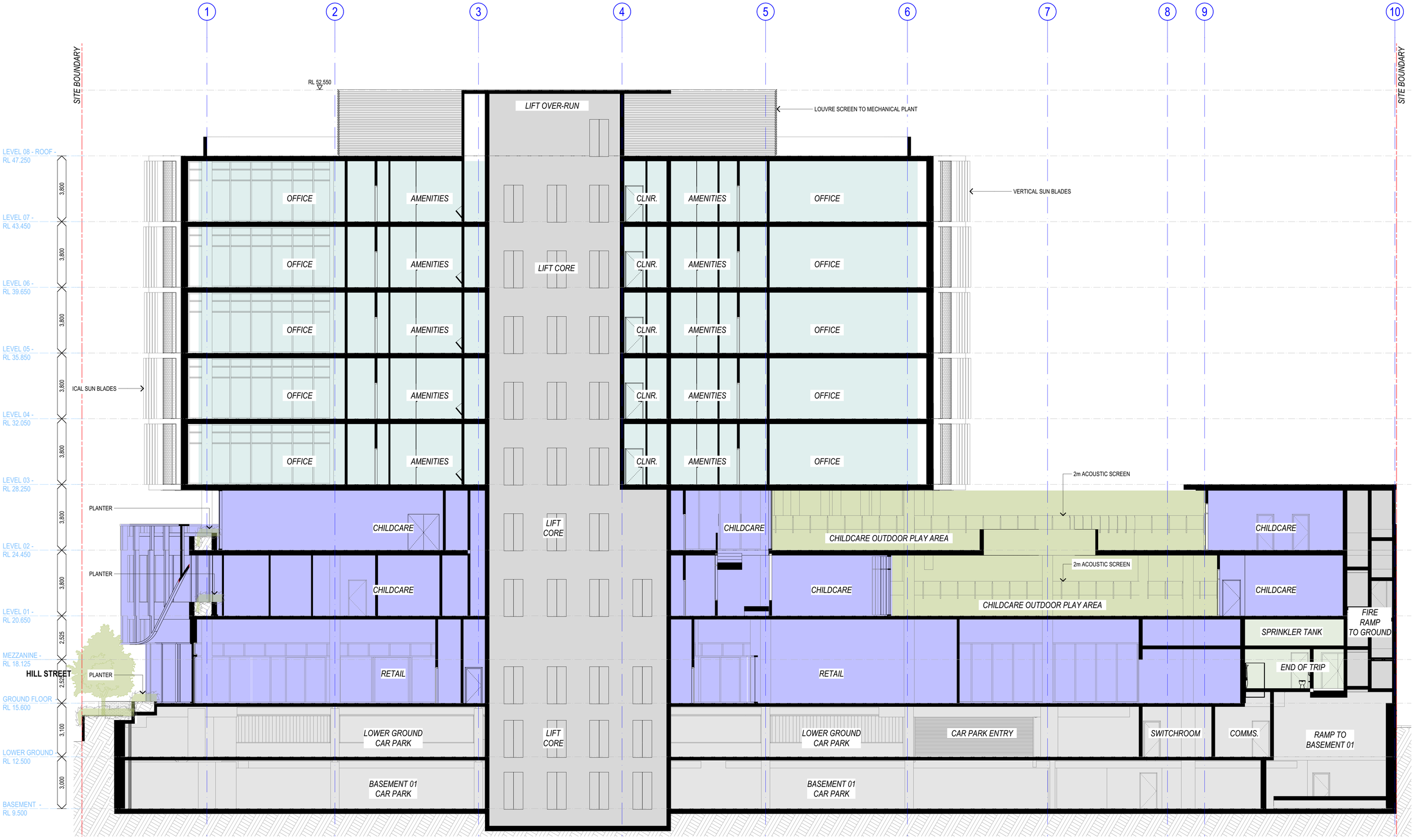
MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long
DRAWING TITLE
WEST ELEVATION

JOB No	DRAWING No	ISSUE
6264	SD3004	02



1 SECTION - 01
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

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B	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT
ISSUE PURPOSE		DATE	D.	C.	A.

STATUS

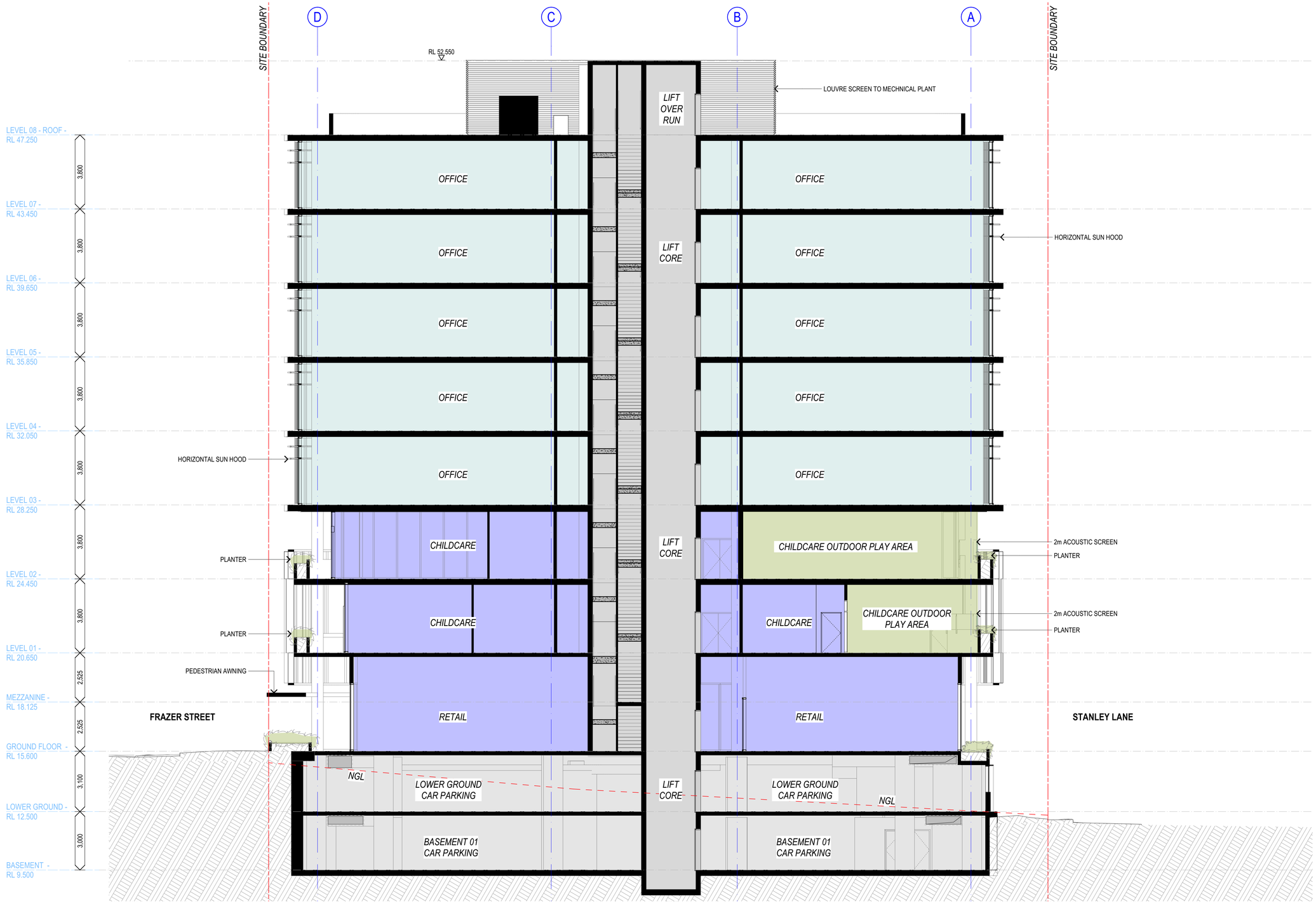
MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
SECTIONS

JOB No	DRAWING No	ISSUE
6264	SD3101	01

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:43 AM



1 / - SECTION - 02
SCALE 1:100 @ A1
SCALE 1:200 @ A3

0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133
Date: 2-Jun-2021
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B	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/PUNT/6264 Nexus Way PUNT: 2021-02-09; 9:43 AM

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - Evans Long

DRAWING TITLE
SECTIONS

JOB No	DRAWING No	ISSUE
6264	SD3102	01