

Vitale Property Group  
12 September 2023

Project No  
2555

# 29 Shirley Street & 2-4 Milton Street Byron Bay

## Development Application



#HR-AXP5G0-01 06/10/2023

Assessor Khyati Saxena

Accreditation No. HERA 10191

Address

29 Shirley Street, Byron Bay,  
NSW, 2481



<http://www.hero-software.com.au/pdf/HR-AXP5G0-01>

haybali



Building Element	Description
Exposed Floor	Floor between units in Ground floor and Basement (Car Park): Suspended concrete floor, <b>R2.0 insulation required.</b> Exposed floor for Unit 201, <b>R2.0 insulation required</b>
Internal Floor (Between Levels)	Concrete floor, <b>no insulation required.</b>
Floor Coverings	Carpet in Bedrooms and WIR Tiles in wet areas Timber in Kitchen/Living
Ceiling (Between Apartments)	Plasterboard ceiling, <b>no insulation required.</b>
Exposed Roof/Ceiling	Exposed concrete roof with plasterboard ceiling, <b>R3.0 insulation required in ceiling.</b>
External Walls	Brick Walls, <b>R2.5 Insulation required.</b>
Party Walls (between Units)	Between units: Concrete Walls or Lightweight Walls, <b>min R2.0 insulation required.</b>
Internal Partition Walls (Within Units)	Lightweight internal walls, <b>no insulation required.</b>
Internal Walls (between internal corridor and unit; between unit and Lift/Stairs)	Concrete walls: <b>R2.0 insulation required.</b>
Glazing	Whole of window values (glazing and frame): > Fixed and Sliding windows/doors: total U-value $\leq 3.2$ and SHGCw = 0.35 > Awning windows: total U-value $\leq 3.21$ and SHGCw = 0.35
Operable Windows / Doors	Bi-fold/Concertina, Casement, Fixed and Awning windows/doors as per window schedule.
Ceiling Fans	1 x 1200mm ceiling fan in each Bedroom. 1 x 1200mm ceiling fans in every Kitchen/Living
Entry Doors	Sealed and weather-stripped
Exhaust Fans	1 x Sealed and weather-stripped exhaust fan in each Ensuite, Bathroom, Laundry and Kitchen
Recessed downlights	Sealed (as per NatHERS default numbers)
Roof Colour	Medium, Solar absorbance 0.5
External Walls Colour	Medium, Solar absorbance 0.4
Overshadowing	As per drawings and site plan.



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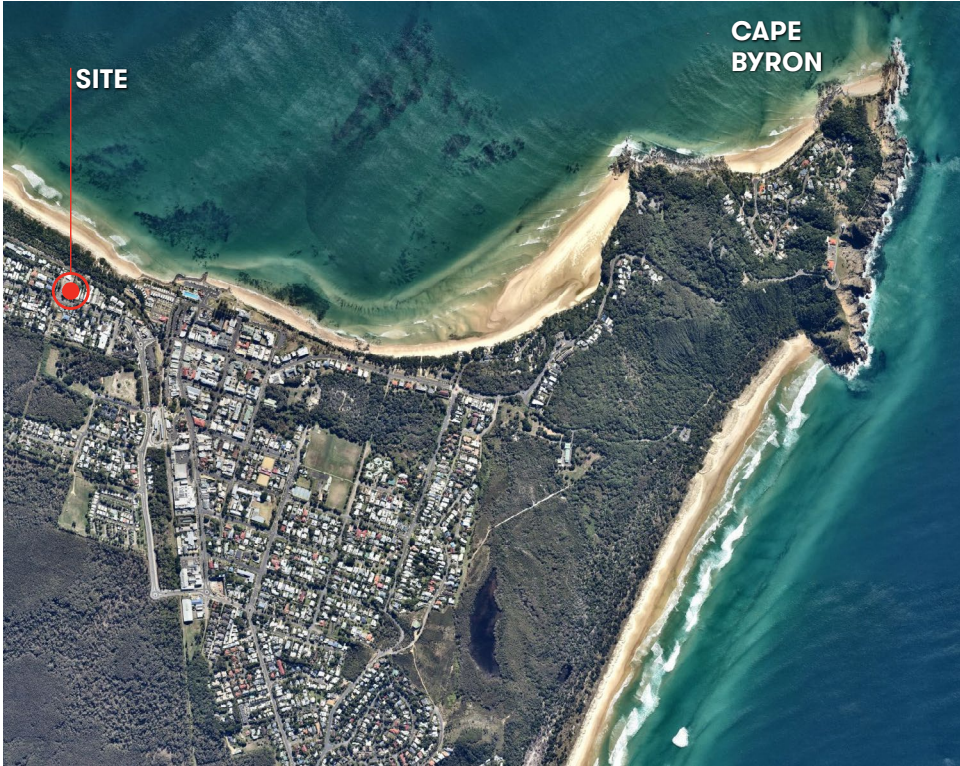
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Site Analysis  
Location



**KEY**

 SUBJECT SITE

 WALK ABLE DISTANCE



**7.4**  
Average  
star rating

NATIONWIDE  
HOUSE  
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Site Analysis  
Environmental Conditions & Traffic

7.4

Average star rating

NATIONWIDE

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KEY



SUBJECT SITE



EXISTING PEDESTRIAN PATH TO BEACH



EXISTING VEHICLE ACCESS



RAILWAY LINE



RAIL CROSSING



EXISTING SAND DUNE LANDSCAPE



EXISTING INN





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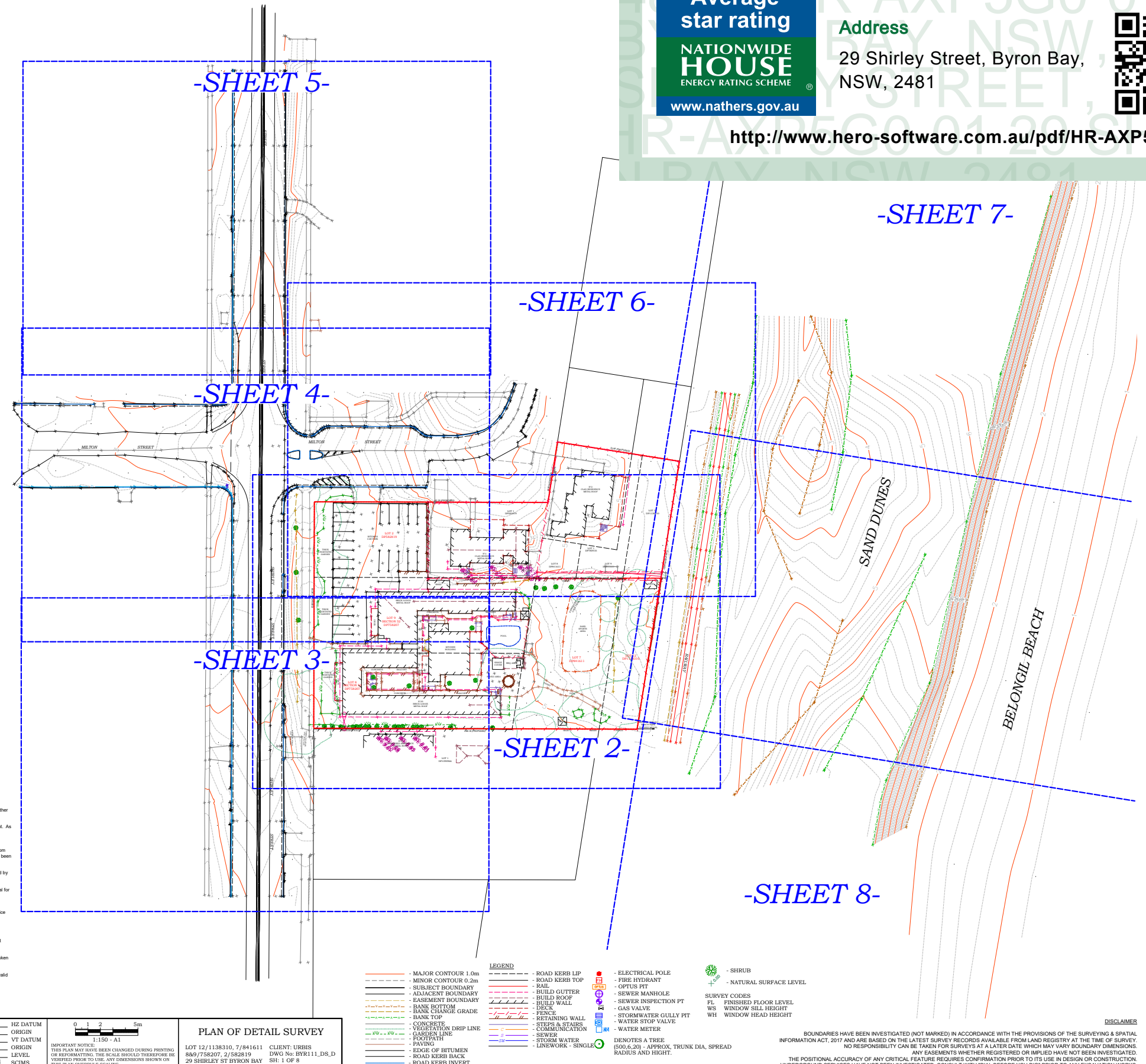
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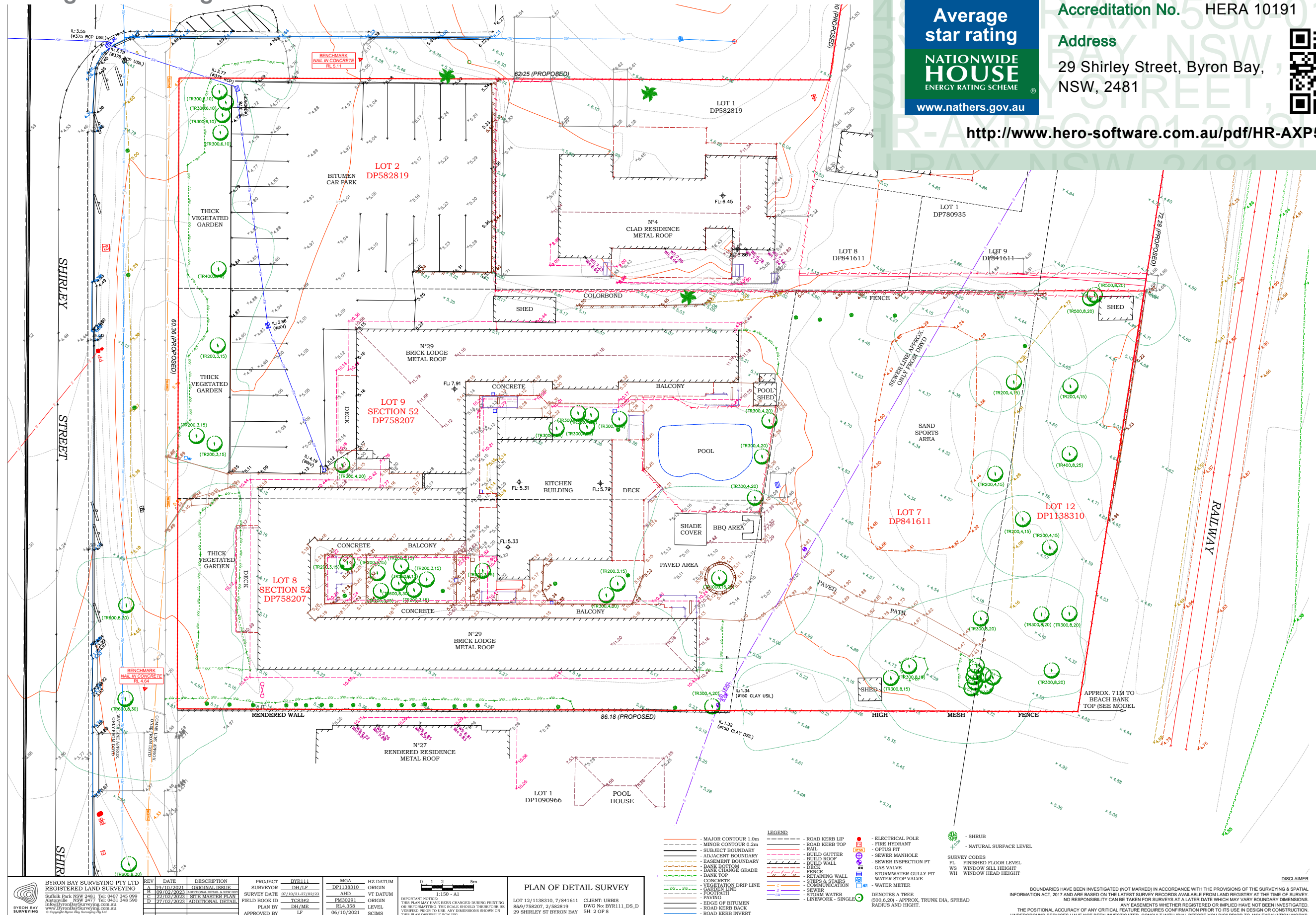
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 - NATURAL SURFACE LEVEL  
 SURVEY CODES  
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 WH WINDOW HEAD HEIGHT  
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## Site Survey - 29 Shirley St & 2-4 Milton St



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## Site Survey - 29 Shirley St & 2-4 Milton St



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8&9/758207, 2/582819 DWG No: BYR111\_DS\_D  
29 SHIRLEY ST BYRON BAY SH: 3 OF 8

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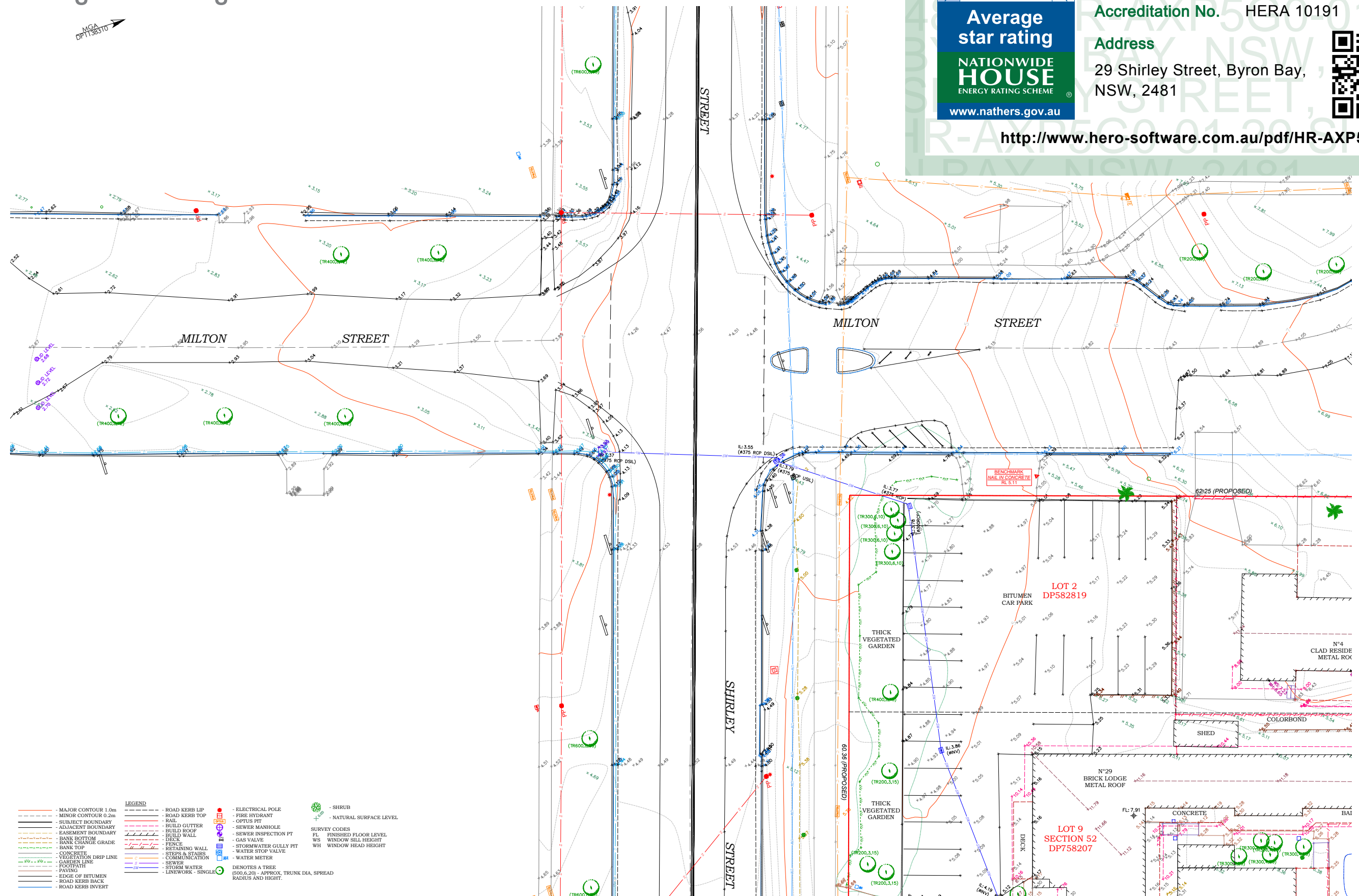


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		19/07/2024	ORIGINAL ISSUE	SURVEYOR	DH/LF	DPJ138-310	ORIGIN
		20/07/2024	REVISION	SURVEY DATA	37/08/2024/02/2024	VF DATED	ORIGIN
		22/02/2023	SITE MASTER PLAN	FIELD BOOKS	UCS2-32	PMQ2091	UTM ORIGIN
		22/02/2023	ADDITIONAL DETAIL	PLAN BY	DH/ME	LRA 358	LEVEL
		07/04/2023		APPROVED BY	LF	06/10/2021	SCIMS

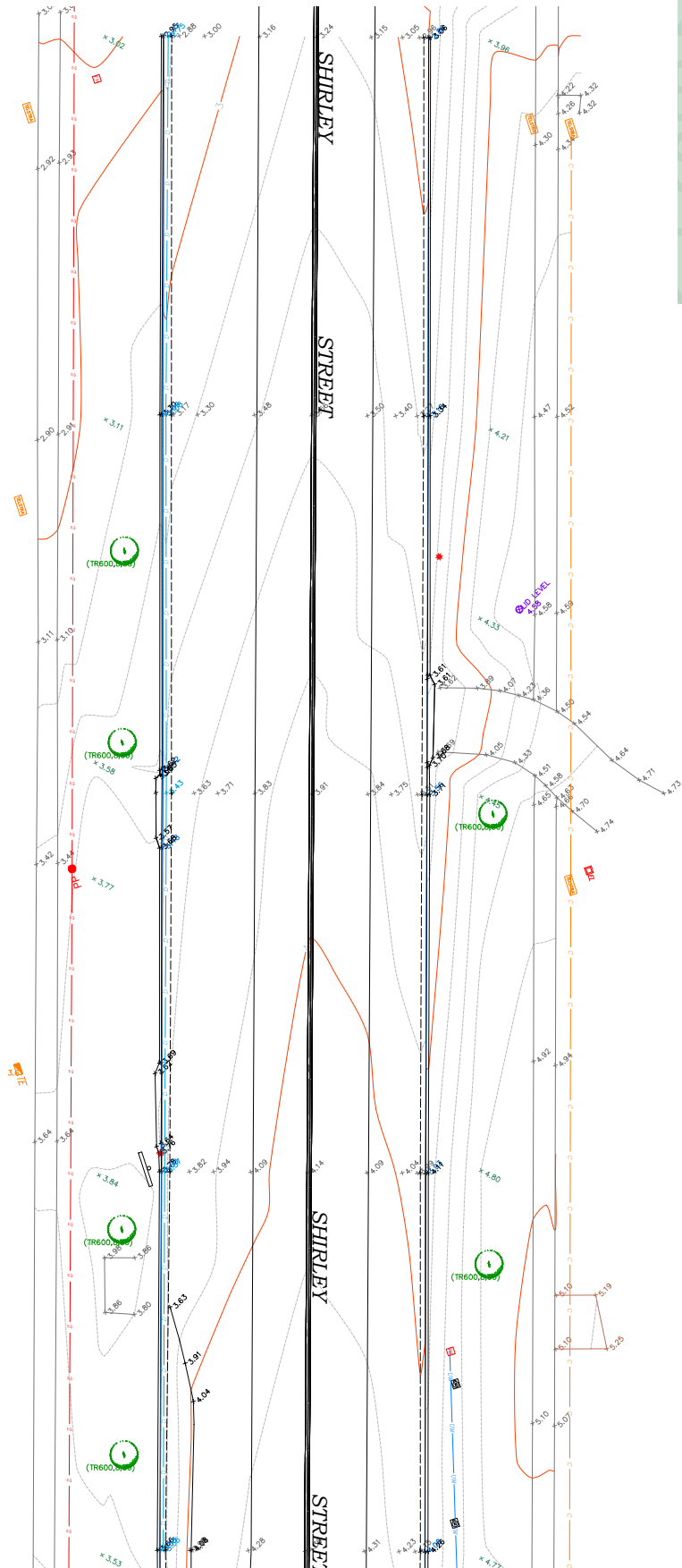
 <p>1:150 - A1</p> <p>IMPORTANT NOTICE: THIS PLAN MAY HAVE BEEN CHANGED DURING PRINTING OR REFORMATTING. THE SCALE SHOULD THEREFORE BE VERIFIED PRIOR TO USE. ANY DIMENSIONS SHOWN ON</p>	<p>PLAN OF DETAIL SURVEY</p> <p>LOT 12/1183310, 7/841611      CLIENT: URBIS</p> <p>889/758207, 2/582819      DWG NO: BYR111.DWG</p> <p>29 SHIRLEY ST BYRON BAY      SH: 4 OF 8</p>
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Site Analysis  
Site Survey - 29 Shirley St & 2-4 Milton St

MGA  
DP1138310



- LEGEND**

  - MAJOR CONTOUR 1.0m
  - MINOR CONTOUR 0.2m
  - SUBJECT BOUNDARY
  - ADJACENT BOUNDARY
  - EASEMENT BOUNDARY
  - BANK BOTTOM
  - BANK CHANGE GRADE
  - BANK TOP
  - CONCRETE
  - VEGETATION DRIP LINE
  - GARDEN LINE
  - FOOTPATH
  - PAVING
  - EDGE OF BITUMEN
  - ROAD KERB BACK
  - ROAD KERB INVERT
- ROAD KERB LIP
  - ROAD KERB TOP
  - RAIL
  - BUILD GUTTER
  - BUILD ROOF
  - BUILD WALL
  - DECK
  - RETAINING WALL
  - STEPS & STAIRS
  - COMMUNICATION
  - SEWER
  - STORM WATER
  - LINEWORK - SINGLE
- ELECTRICAL POLE
  - FIRE HYDRANT
  - OPTUS PIT
  - SEWER MANHOLE
  - SEWER INSPECTION PT
  - GAS VALVE
  - STORMWATER GULLY PIT
  - WATER STOP VALVE
  - WATER METER
- SHRUB
  - NATURAL SURFACE LEVEL
- SURVEY CODES**

  - FL FINISHED FLOOR LEVEL
  - WS WINDOW SILL HEIGHT
  - WH WINDOW HEAD HEIGHT
- DENOTES A TREE (500, 6.20) - APPROX. TRUNK DIA, SPREAD RADIUS AND HEIGHT.

	BYRON BAY SURVEYING PTY LTD REGISTERED LAND SURVEYING		REV	DATE	DESCRIPTION
	Suffolk Park NSW 2481 Tel: 0407 345 099		A	19/10/2021	ORIGINAL ISSUE
	Alstonville NSW 2477 Tel: 0431 348 590		B	07/04/2023	ORIGINAL WITH & NEW RD
	Info@ByronBaySurveying.com.au		C	22/02/2023	SITE MASTER PLAN
	www.ByronBaySurveying.com.au		D	27/02/2023	ADDITIONAL DETAIL
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		SURVEYOR	DH/LF		
		SURVEY DATE	07/10/21-27/02/23		
		FIELD BOOK ID	TCS342		
		PLAN BY	DH/ME		
		APPROVED BY	LF		

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DP1138310	ORIGIN
AHD	VT DATUM
PM30291	ORIGIN
RL4.358	LEVEL
06/10/2021	SCMS

PLAN OF DETAIL SURVEY	
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0	1	2	5m
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7.4

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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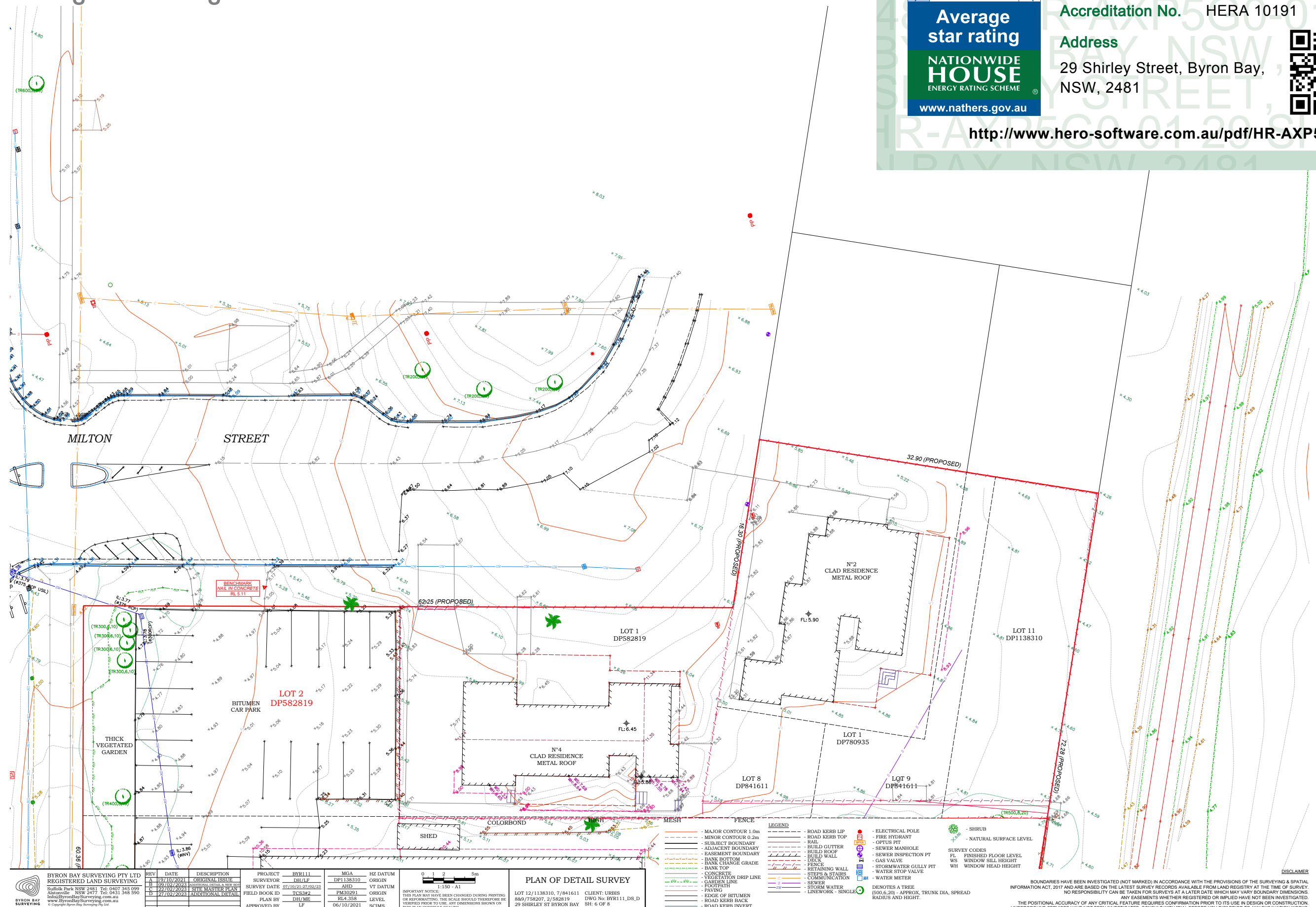
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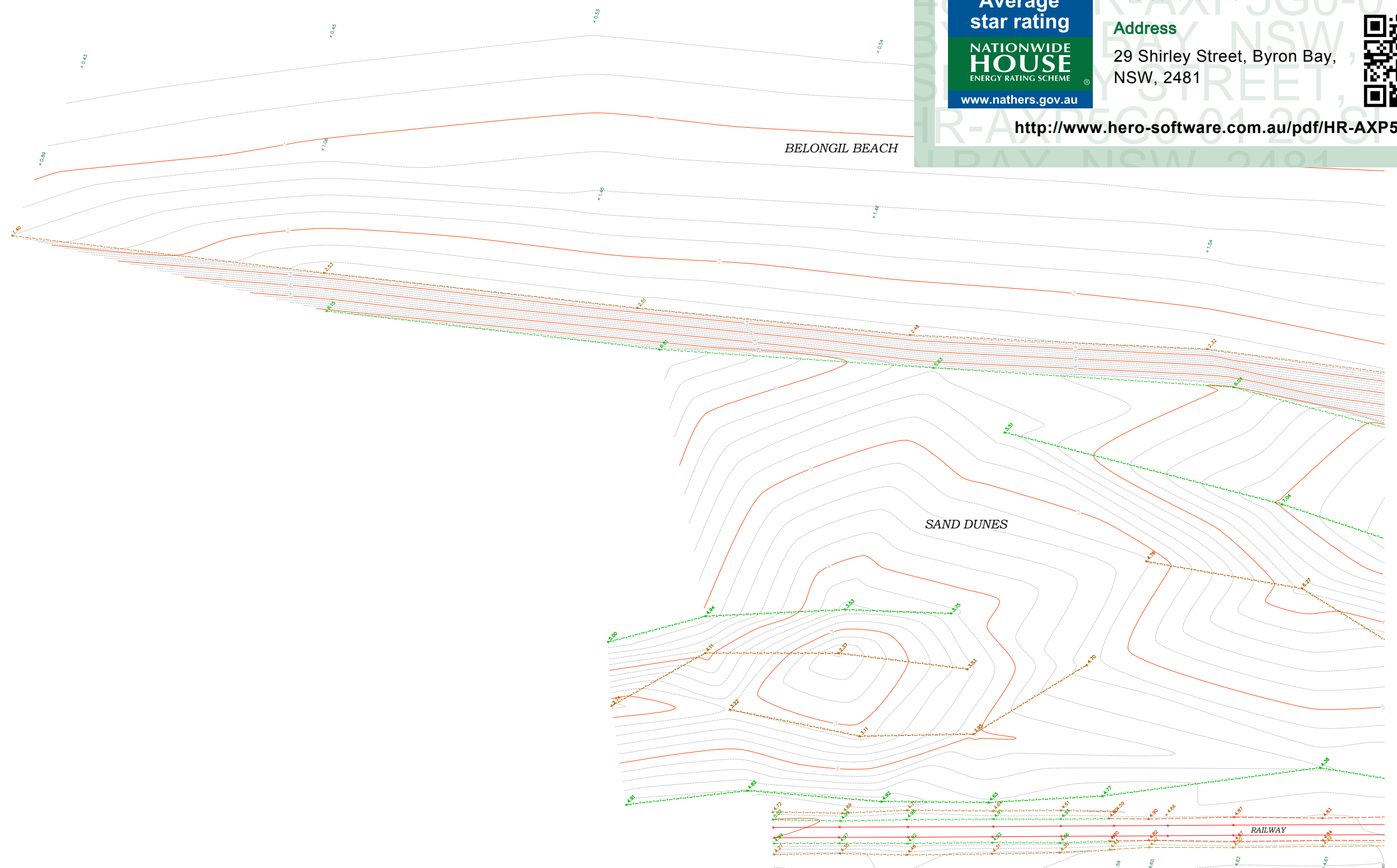




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## Site Survey - 29 Shirley St & 2-4 Milton St



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	A	19/10/2023	ORIGINAL ISSUE	SURVEYOR	DH/FL	DP1138310	ORIGIN		
	B	02/02/2024	FIELD BOOK ID	TCS352	PLM3291	AHD	VT DATUM		
	C	27/02/2024	ADDITIONAL DETAIL	DH MB	RIA 358	SCMS	SCMS		
	D	27/02/2024	ADDITIONAL DETAIL	APPROVED BY	06/10/2021	06/10/2021			

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29 SHIRLEY ST SHIRLEY NSW 2477

		<b>LEGEND</b>			
—	MAJOR CONTOUR 1.0m	—	ROAD KERB LIP	●	ELECTRICAL POLE
- - -	MINOR CONTOUR 0.2m	—	ROAD KERB TOP	●	FIRE HYDRANT
—	SUBJECT BOUNDARY	—	RAIL	●	OUTLET PIT
—	ADJACENT BOUNDARY	—	BUILD GUTTER	●	SEWER MANHOLE
—	EASEMENT BOUNDARY	—	BUILD ROOF	●	SEWER INSULATION PIT
—	RAIL FOOTING	—	BUILD WALL	●	WATER VALVE
—	BANK CHANGE GRADE	—	FENCE	●	STORMWATER GULLY PT
—	BACKSTOP	—	STEPS & STAIRS	●	WATER STOP VALVE
—	CONCRETE	—	COMMUNICATION	●	WATER METER
—	VEGETATION DRIP LINE	—	SEWER	●	
—	GARDEN LINE	—	STORM WATER	●	
—	POSTHOLE	—	LINEWORK - SINGLE	●	
—	PAVING	—		●	
—	EDGE OF BITUMEN	—		●	
—	ROAD KERB BUTTEND	—		●	

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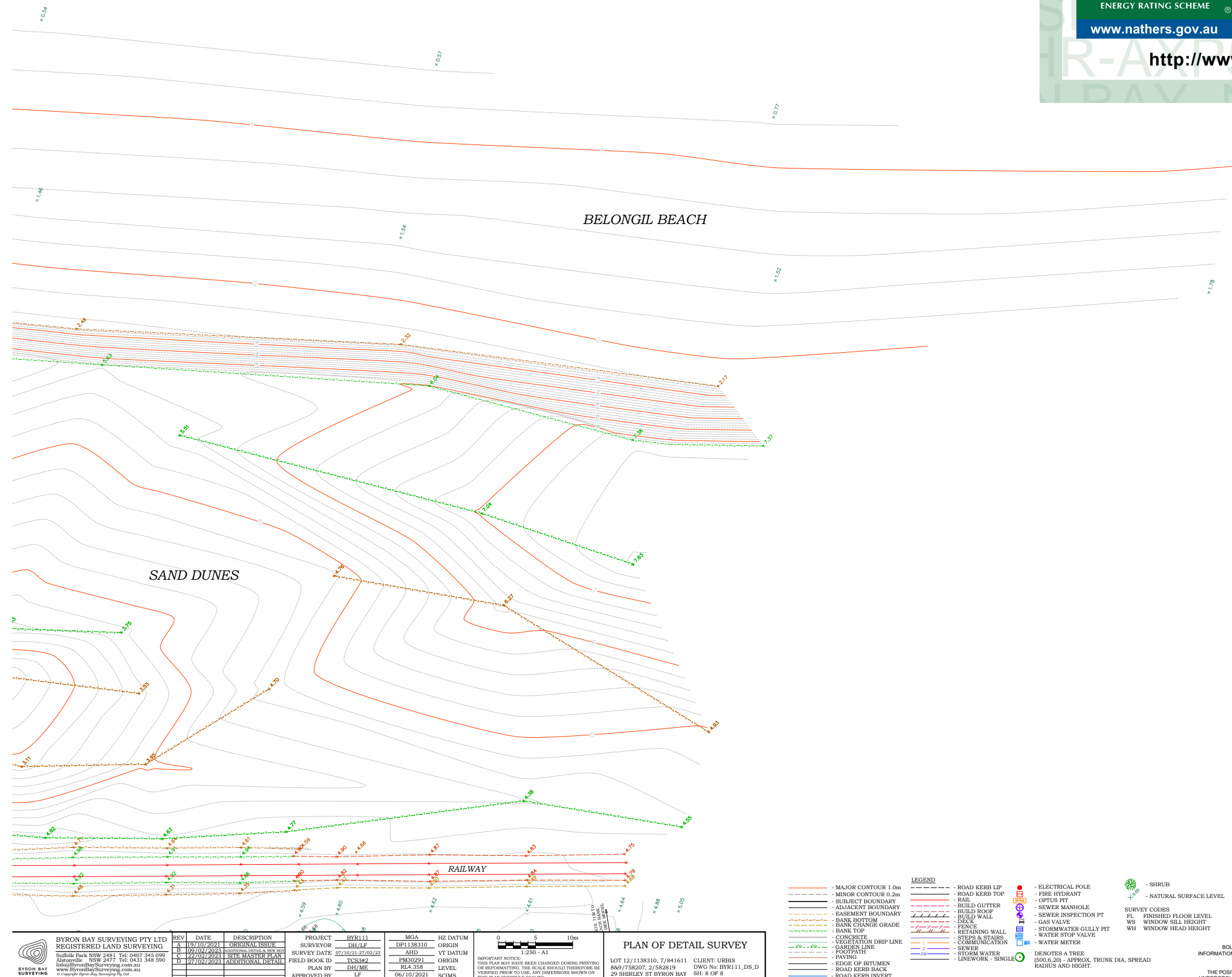
**7.4**

**Average  
star rating**

**NATIONWIDE  
HOUSE**

ENERGY RATING SCHEME

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## Site Analysis

### Existing Conditions





**7.5**  
Average  
star rating

**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME

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# Site Analysis

## Existing Streetscape

**7.4**

Average  
star rating

NATIONWIDE  
**HOUSE**  
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SHIRLEY STREET VIEW



MILTON STREET VIEW





## Existing Streetscape

3



3 CAVVANBAH STREET

1 CAVVANBAH STREET


## 2 MILTON STREET (SUBJECT SITE)

CAVVANBAH STREET VIEW





## Approved 19-21 Shirley Street Streetscape



**7.4**  
Average  
star rating

**NATIONWIDE  
HOUSE**  
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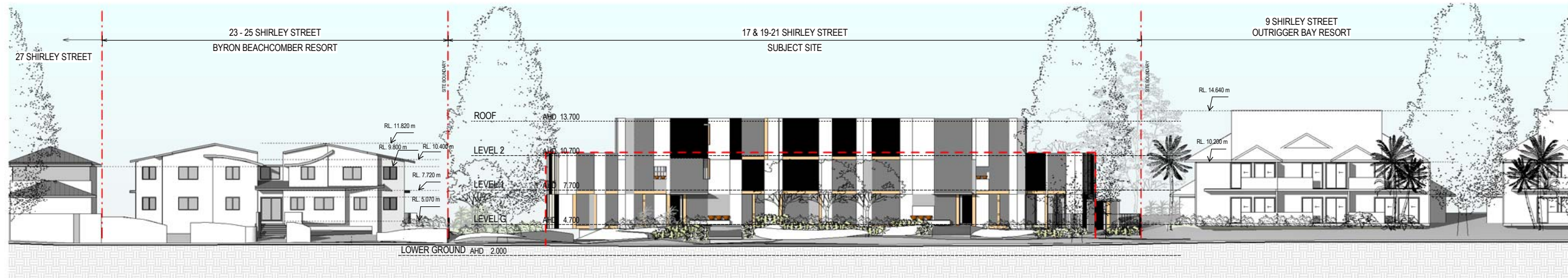
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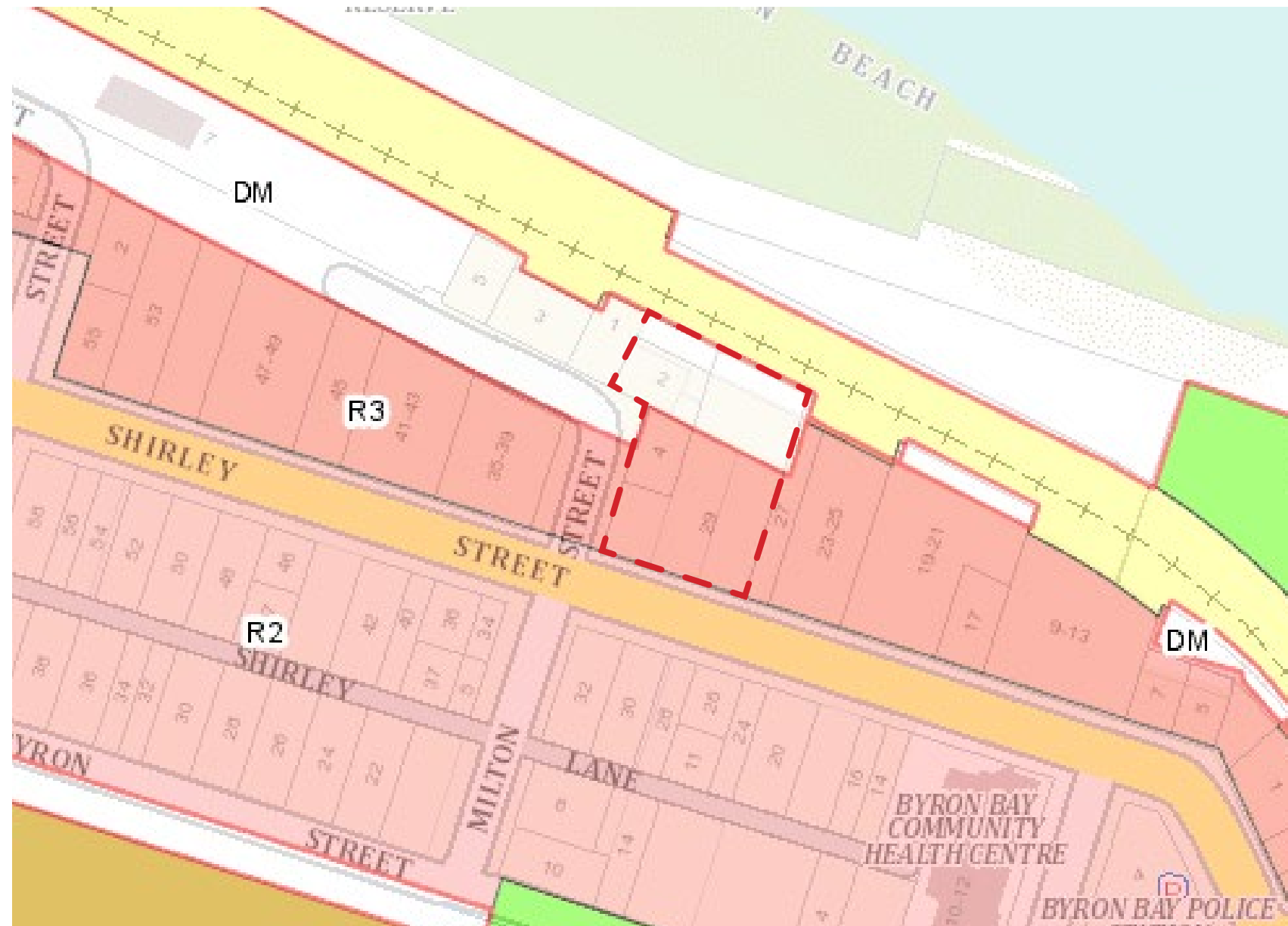
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## SHIRLEY STREET STREETScape



## Planning Scheme



29 S



**7.4**

**Average  
star rating**

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**Zones:** DM - Deferred Matter Amendment #18  
R3 - Medium Density Residential

**Clauses:** Clause 4.3 - Maximum Building Height 9m  
 Clause 4.4 - Floor Space Ratio 0.6  
 Clause 5.10 - Shirley Street Significance: Local

**Development Controls:** Byron DCP 2014 - Effective 11 September 2019  
Byron Shire Development Control Plan 2014

**Contribution Plan:** Byron CP 2012 – Amendment 4

## KEY

-  DM - Deferred Matter  
 R2 - Low Density Residential  
 R3 - Medium Density Residential  
 SP2 - Rail Corridor



# Design Quality Principles (SEPP 65)

## Part 1A - Identifying the Context





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## KEY

-  Up to 5m High Buildings (generally 1-storey)
-  6-7m High Buildings (generally 2-storey)
-  8-9m High Buildings (generally 2.5+ storeys)
-  Approved 1 Cavvanbah & 2 Milton Street (generally 1-storey)
-  Approved 1 Cavvanbah & 2 Milton Street (6-7m height)
-  Approved 19-21 Shirley Street (9m+ height)



## Design Quality Principles (SEPP 65)

### Part 1B - Local Character and Context



The council has located the residential to the south of Smiley Street to a slightly larger format on the beach side.

The adjacent developments along Shirley street vary in size but seem to be mostly under the 9m height limit with sometimes higher roof forms.

The materials used vary from timber cladding to masonry with common usage of screens to control the glare and light intake into the dwellings. To mitigate the busy traffic along Shirley Street, most properties have a front fence or masonry fence with strong planting and landscaping.



Screens to windows to filter light - Shirley St



Staggering of street fencing, use of masonry - Shirley St



3.5-storey is not uncommon on Shirley Street and represents the street scale of the neighbourhood






## Design Quality Principles (SEPP 65)

### Part 2 - Developing the Controls



## KEY

-  Deep Planting Zone on Natural Ground
-  Podium Planting Zone - min. 1200mm depth



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The d  
lands

The minimum setbacks proposed respond to the 1800mm raise with 45 degrees setbacks for shared property title boundaries to the West and the East. These are showing in the schematic section further in the report.

Deep soil zones are maintained all around the perimeter of the development for larger plantin. The basement carpark is largely located under the proposed buildings and entertainment areas.

The proposed development is organised around three (3) main building forms, of similar scale to the surrounding buildings. Along Shirley Street, we proposed a wider built form to the North and a narrower built form to the South to vary the building width along the street and marry with the existing street scape.

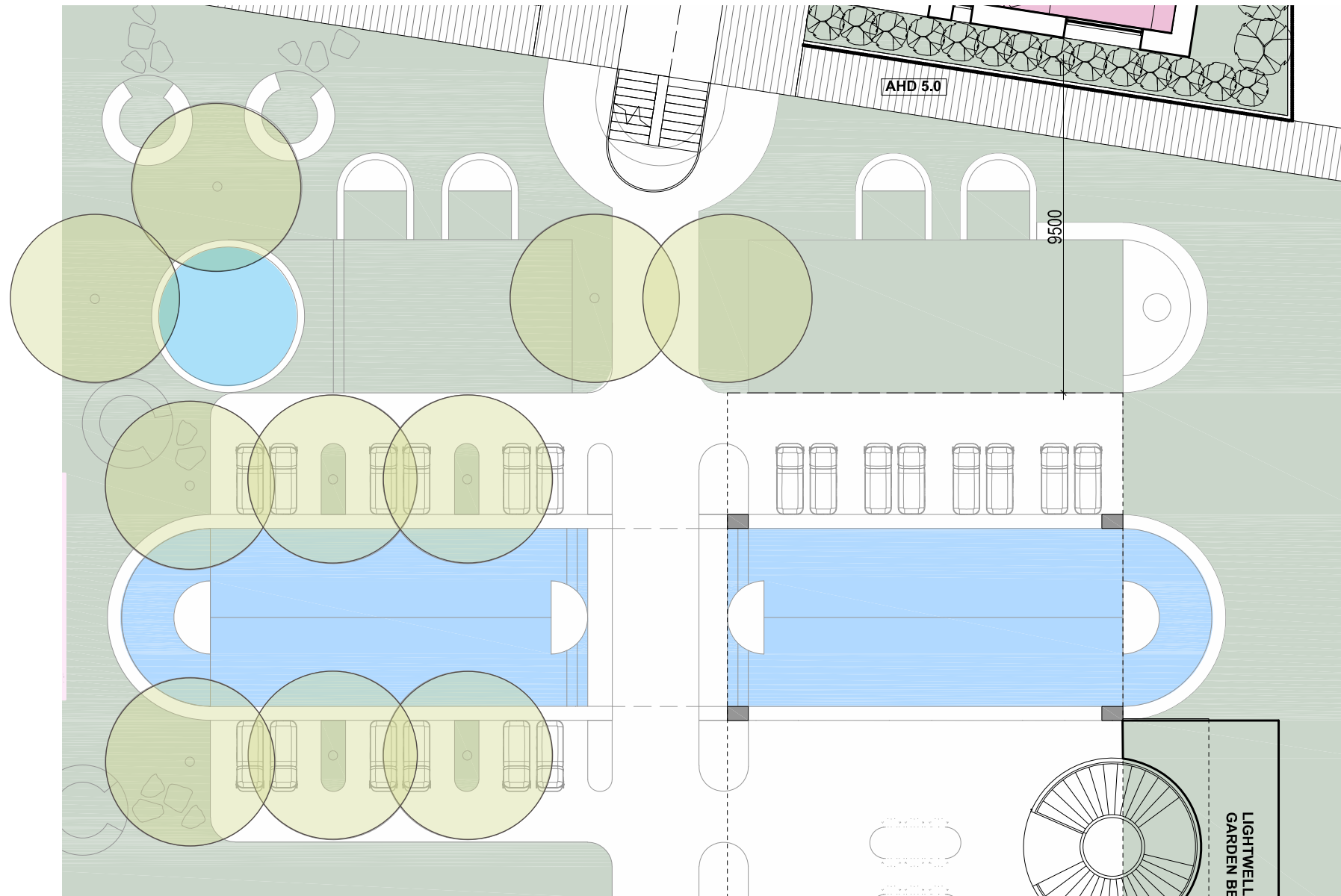
Within the built form, the apartments are oriented to have a minimum of 2 facades to allow for cross ventilation. Most of the apartments have 3 facades, and the living areas are oriented in different direction to allow more privacy for the residents. All apartments can benefit from the North East aspect in the morning.

The new development will feature double glazed units and aim for 8 stars environmental certification.

The building envelope and building height controls are demonstrated in this document and shows the permitted 9m height following the natural ground of the site. There is a variation of over 1100mm in height difference on the existing site. The buildings positioning is reflected to respect the natural level with the development closer to the beach being located 600mm lower than the ones along Shirley Street.



## Part 3 - Siting the Development



The extensive communal area



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The product is designed to help the development integrate with the existing street scape.

All dwellings have a North aspect orientation with at least a secondary façade aspect with one façade with access to the communal areas. All views are directed to the views or adjacent streets with screened views to the side adjacent neighbours.

Two public pedestrian entries are located along Shirley Street and a third entry along Milton Street. A landscaped masonry wall with integrated planting will provide privacy and mitigate busy traffic noise and pollution as public domain interface.

Both main pedestrian entries along Shirley Street will host a water feature providing a relaxing transition and white noise from the busy Byron main street.

The carpark entry is located along Milton Street as a single access ramp to the carpark. The carpark entry will be open with main screen door located at the bottom of the ramp. The ramp will be used for car and bike access with extensive secured bike storage located at the basement level for residents.

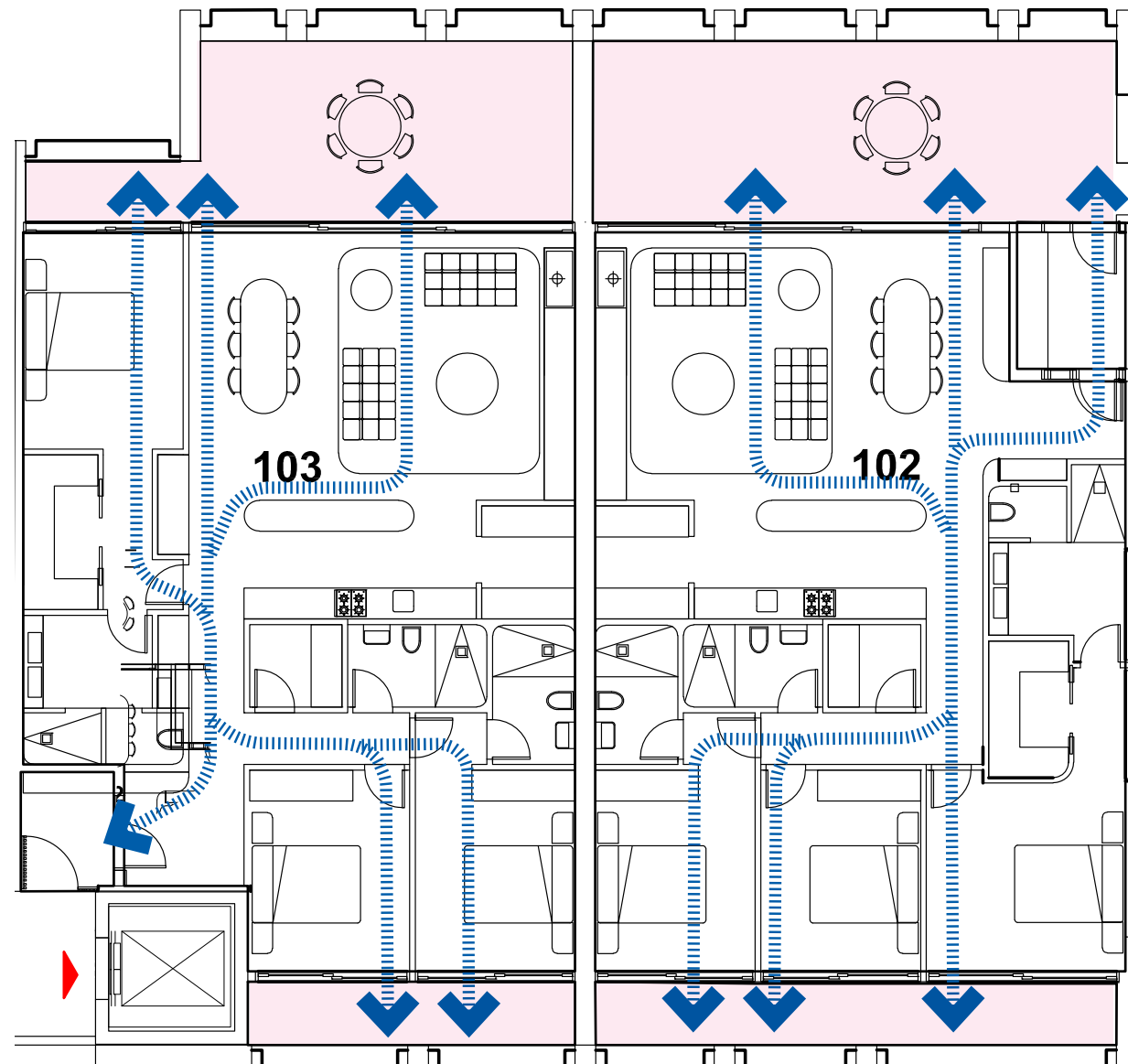
The large central part of the site is used as external communal areas for the residents. A large organic shaped pool and decking will be provided as well as a covered shared lounge area for yoga, social gathering or BBQ. The apartment covering the lounge area is raised to provide 3.7m ceiling height.






## Design Quality Principles (SEPP 65)

### Part 4 - Designing the Building



Apartments have access to excellent cross-ventilation





**7.4**  
Average  
star rating


**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME

[www.nathers.gov.au](http://www.nathers.gov.au)

**#HR-AXP5G0-01 06/10/2023**

**Assessor** Khyati Saxena  
**Accreditation No.** HERA 10191

**Address**  
29 Shirley Street, Byron Bay,  
NSW, 2481



<http://www.hero-software.com.au/pdf/HR-AXP5G0-01>

<http://www.hero-software.com.au/pdf/HR-AXP5G0-01>

As all apartments have a minimum of 2 facades of different orientations, it will benefit from great natural ventilation. Most of the apartments will benefit from 3 or 4 facades allowing indoor/outdoor natural air flow.

Ceiling height will be 2700mm in all habitable rooms and 2400 in bathrooms and kitchen areas.

The proposed dwellings mix vary between 140sqm and 280sqm apartment sizes with extensive open outdoor private spaces that can be screened in bad weather or hot days to mitigate glare control.

Each building have a dedicated entry minimizing common circulation and maximizing privacy between dwellings. High level of acoustic rating will be achieved for the shared masonry walls, and consideration was made to change the orientation of each living area to a different orientation to help with acoustics.

Storage cages are provided in the basement in addition to the abundant storage within the apartments. Minimum of 2 cars per apartment, some with 3 cars, have been allocated in the carpark and the waste collection will be done in the basement from a private collection company.

Ground floor apartments are at ground levels and have direct access to the landscaped outdoor spaces around the building. Most Ground level dwellings have access to a private pool as well as access to the communal spaces and pool area.

Top floor apartments benefit from a roof top terrace directly accessible by private stairs.

The landscape design will be sympathetic to the surroundings using native trees and plants.

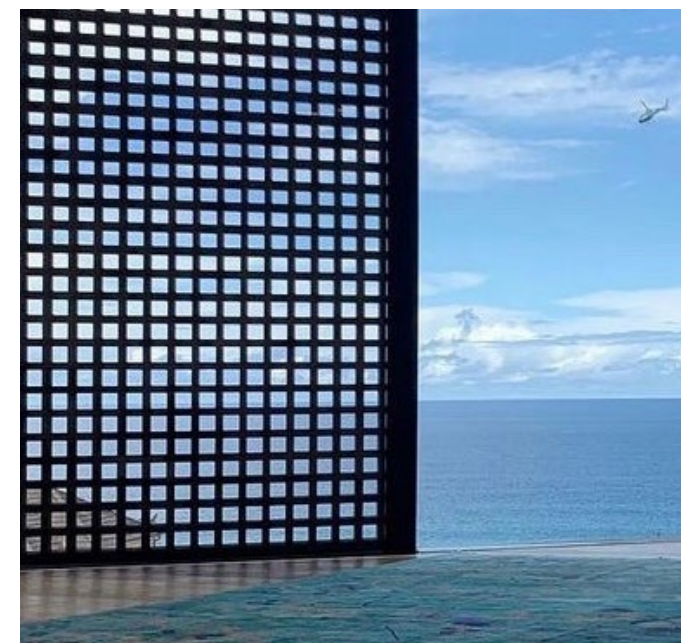
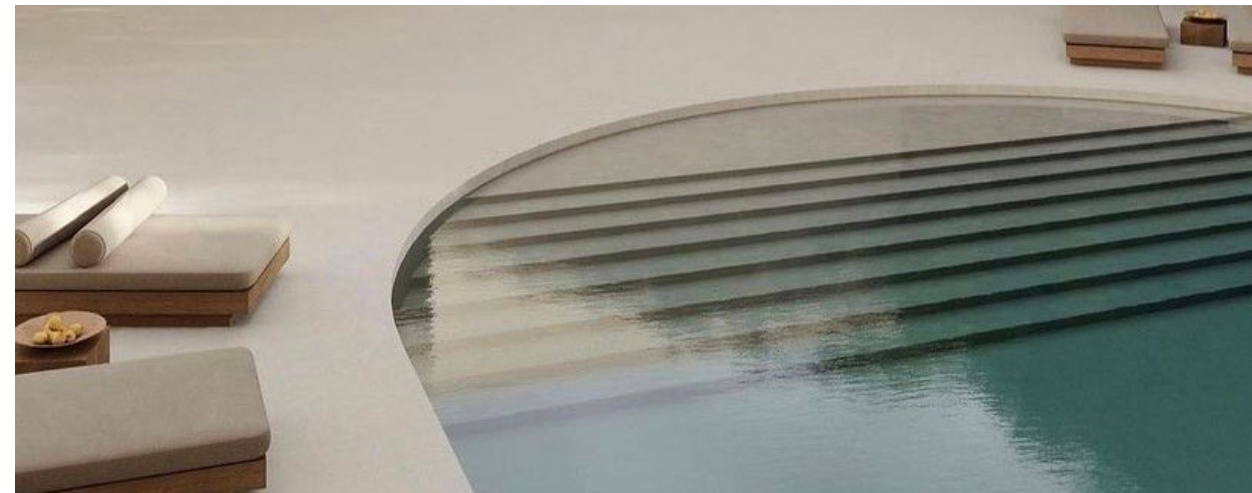
Masonry walls and durable material will reduce the maintenance for resident and give the development a feeling of durability and strength.

All dwellings will have lift access and levelled outdoor living areas to internal spaces for universal design access.

As part of the ESD credential, water tanks will be provided in the basement for water collection from the roofs and used for irrigation of common areas and private landscaping.



## Architectural Precedents





**7.4**  
Average  
star rating


**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME

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<http://www.hero-software.com.au/pdf/HR-AXP5G0-01>

- Bagged brick masonry walls
- 
- Screening elements to facilitate dappled light, allow cool sea breeze, and privacy for occupants
- 
- Warm accents of materials for doors, windows, and frames
- 
- Timber decking using tones and colours which complement the building walls
- 
- Luxurious, bespoke outdoor lounge and poolside spaces



## Material Palette



**BR01** - BAGGED RENDER ON GREY BRICKS  
TO CREATE A NEUTRAL BUILDING BASE



**SC01 - TIMBER SCREENS FACILITATING COOL BREEZES, DAPPLED LIGHT, AND SCREENING OF PRIVATE SPACES**

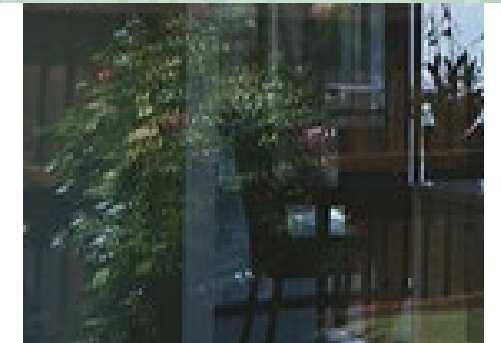


**MT01 - BRONZE COLOUR METAL CLADDING**

**MT02 - METAL DETAILING - WHITE POWDERCOAT FINISH**



**MT03 - STEEL FRAME FULL HEIGHT GLAZING  
WITH BLACK POWDERCOAT FINISH**



## GL01 - PERFORMANCE GLAZING



**GL02 - PHOTOVOLTAIC INTEGRATED GLASS  
BALUSTRADE**



**7.4**  
Average  
star rating

**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME

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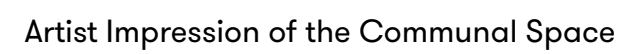
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29 Shirley Street, Byron Bay,  
NSW, 2481



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<http://www.hero-software.com.au/pdf/HR-AXP5G0-01>







# Proposed Floor Plans



Proposed Floor Plans  
Site Plan

  
**7.4**  
Average  
star rating  
**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

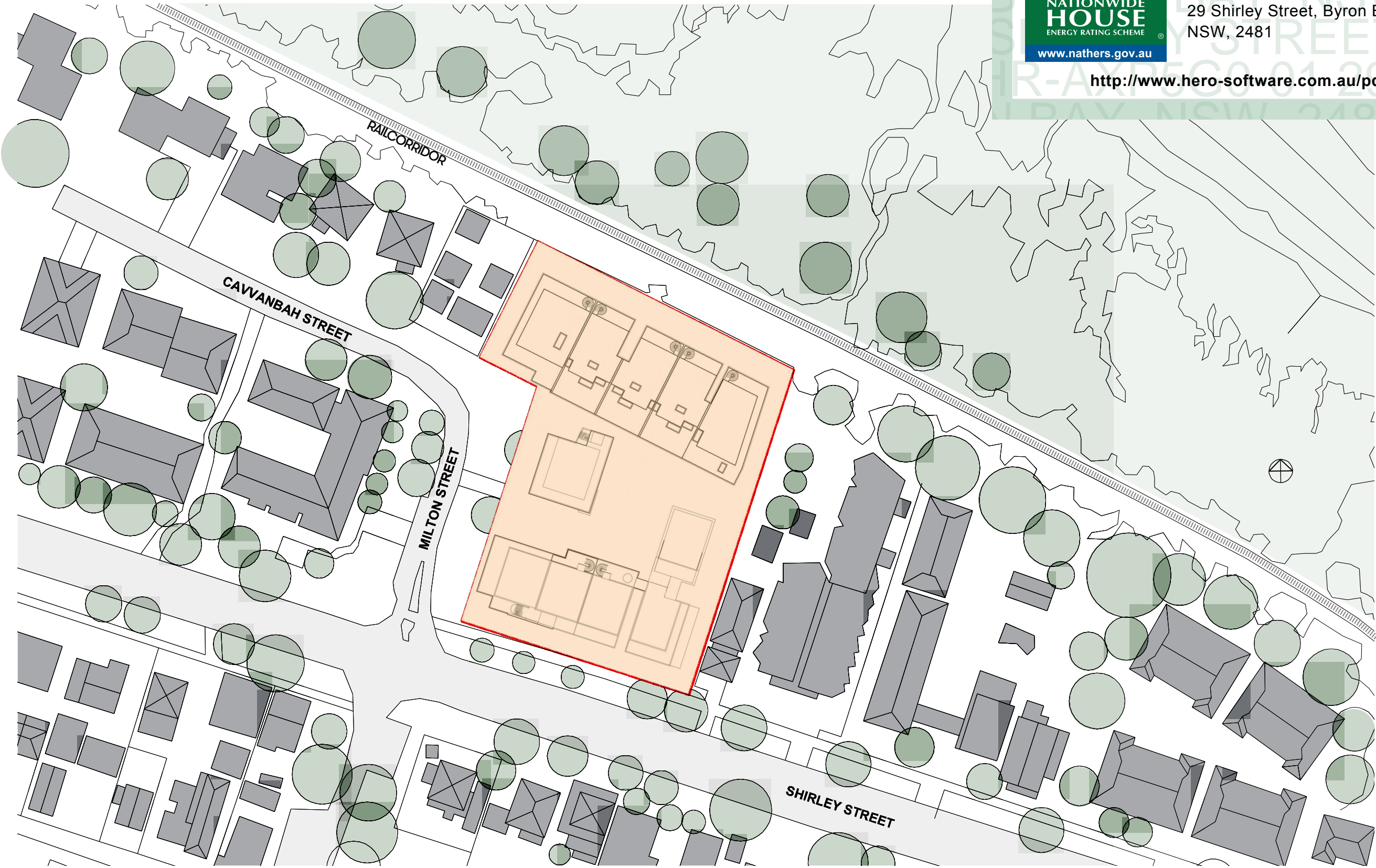
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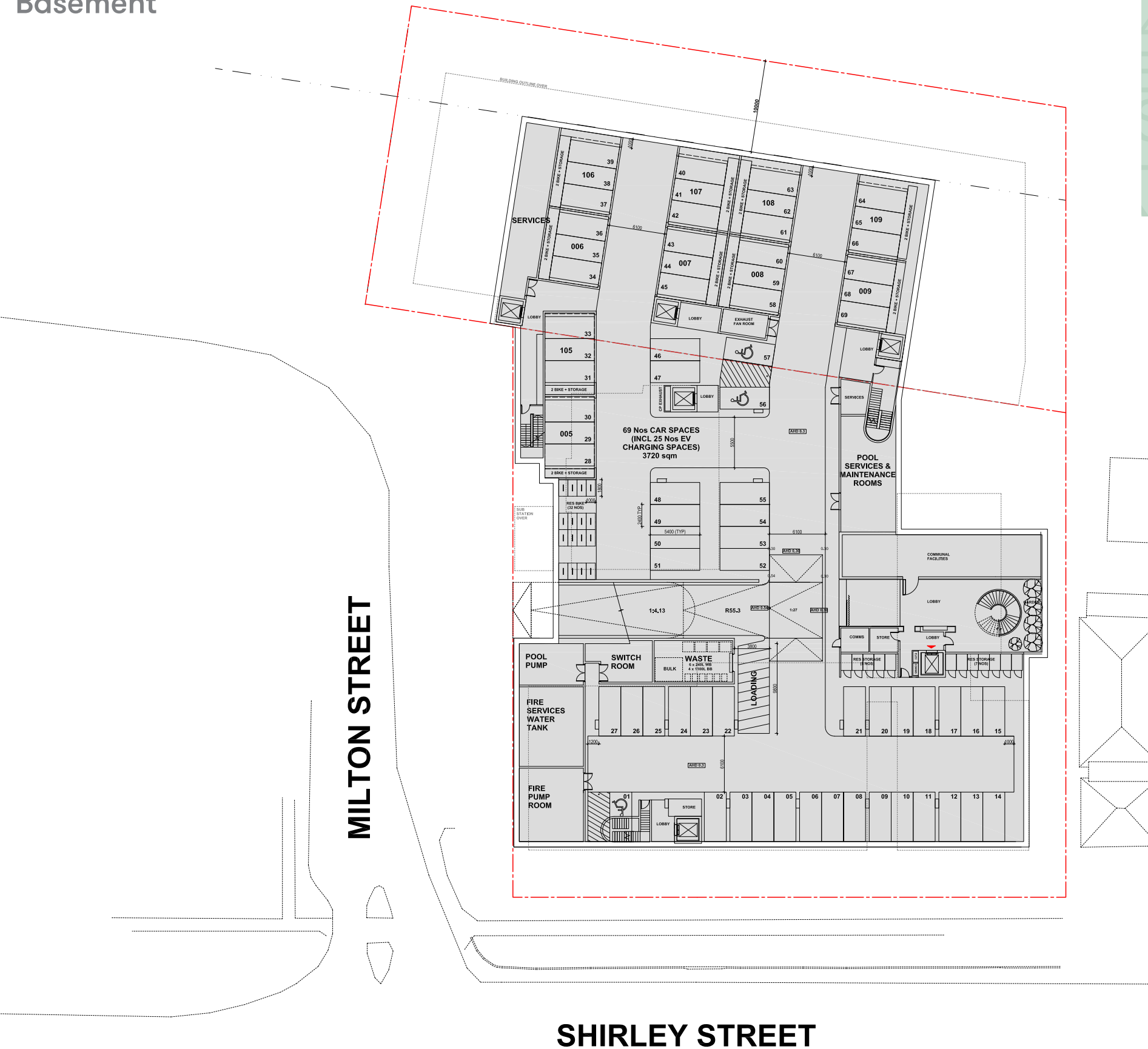
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## Proposed Floor Plans

### Basement





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SCALE 1:500



Proposed Floor Plans  
Ground Floor

7.4

Average  
star rating

NATIONWIDE  
HOUSE

ENERGY RATING SCHEME

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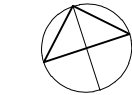
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REFER TO CIVIL DRAWING  
FOR LEVEL CHANGES DETAIL

REFER TO  
LANDSCAPE  
PACKAGE

MILTON STREET

SHIRLEY STREET

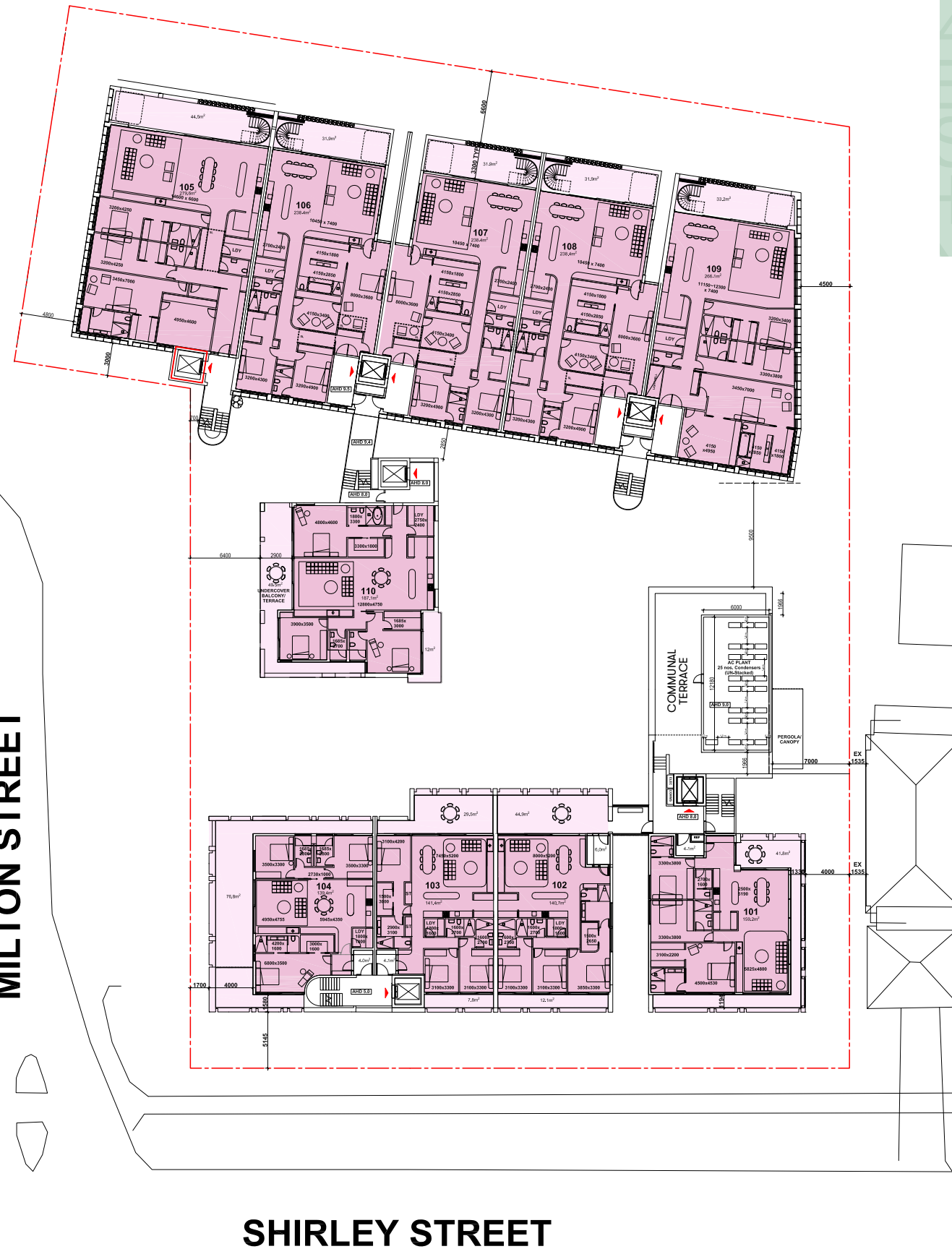


SCALE 1:500



## Proposed Floor Plans

### Level 1





**7.4**  
Average  
star rating


**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME

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SCALE 1:500



Proposed Floor Plans  
Level 2



**#HR-AXP5G0-01 06/10/2023**

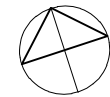
**Assessor** Khyati Saxena  
**Accreditation No.** HERA 10191

**Address**  
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NSW, 2481

**7.4**  
**Average star rating**

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME®  
[www.nathers.gov.au](http://www.nathers.gov.au)

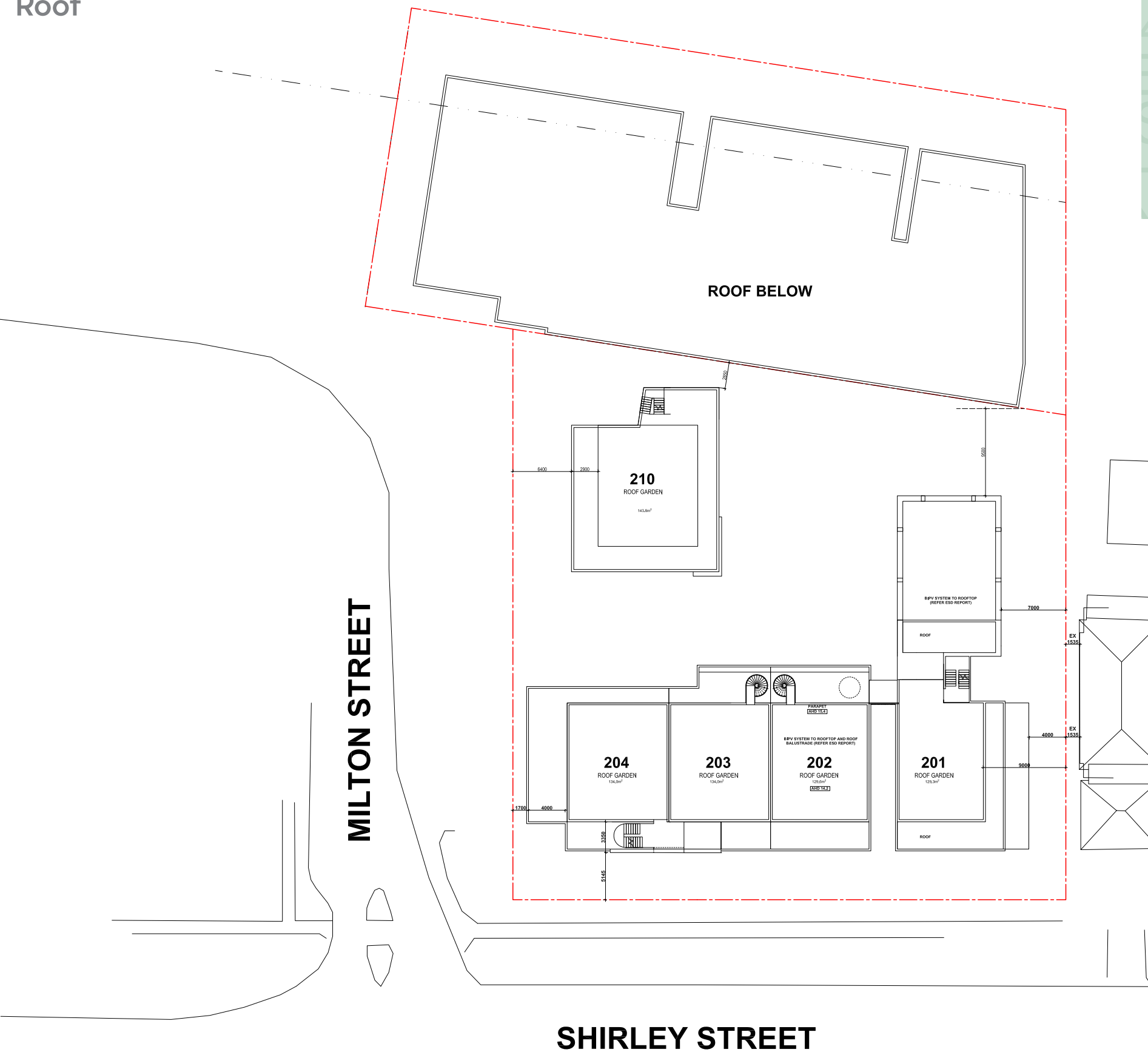
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SCALE 1:500



## Proposed Floor Plans





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SCALE 1:500



## Proposed Floor Plans

### Typical Layouts Ground Floor

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**Assessor** Khyati Saxena

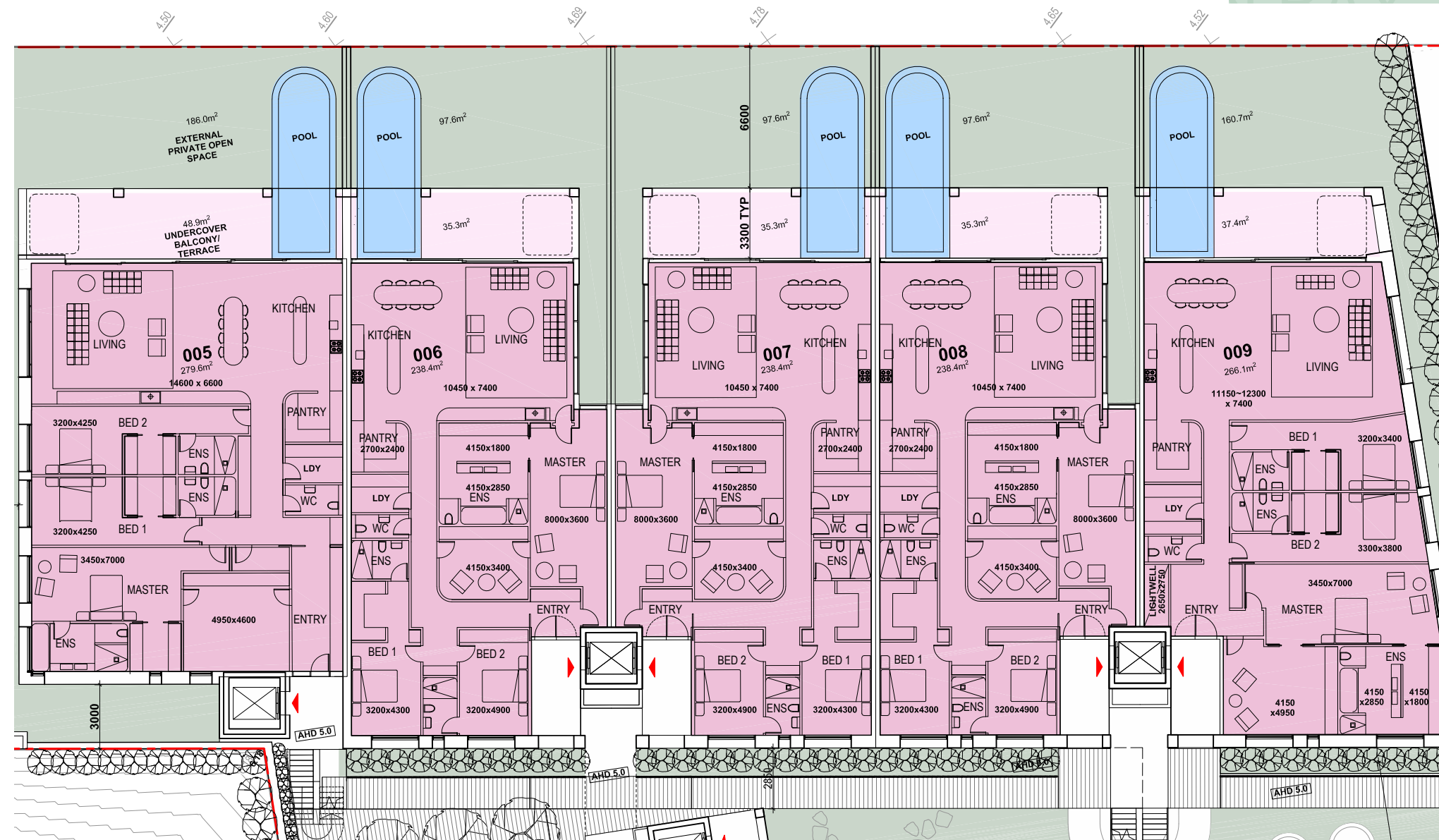
**Accreditation No.** HERA 10191

## Address

29 Shirley Street, Byron Bay,  
NSW, 2481




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**006, 007, 008**  
(Internal Layout Similar)

009



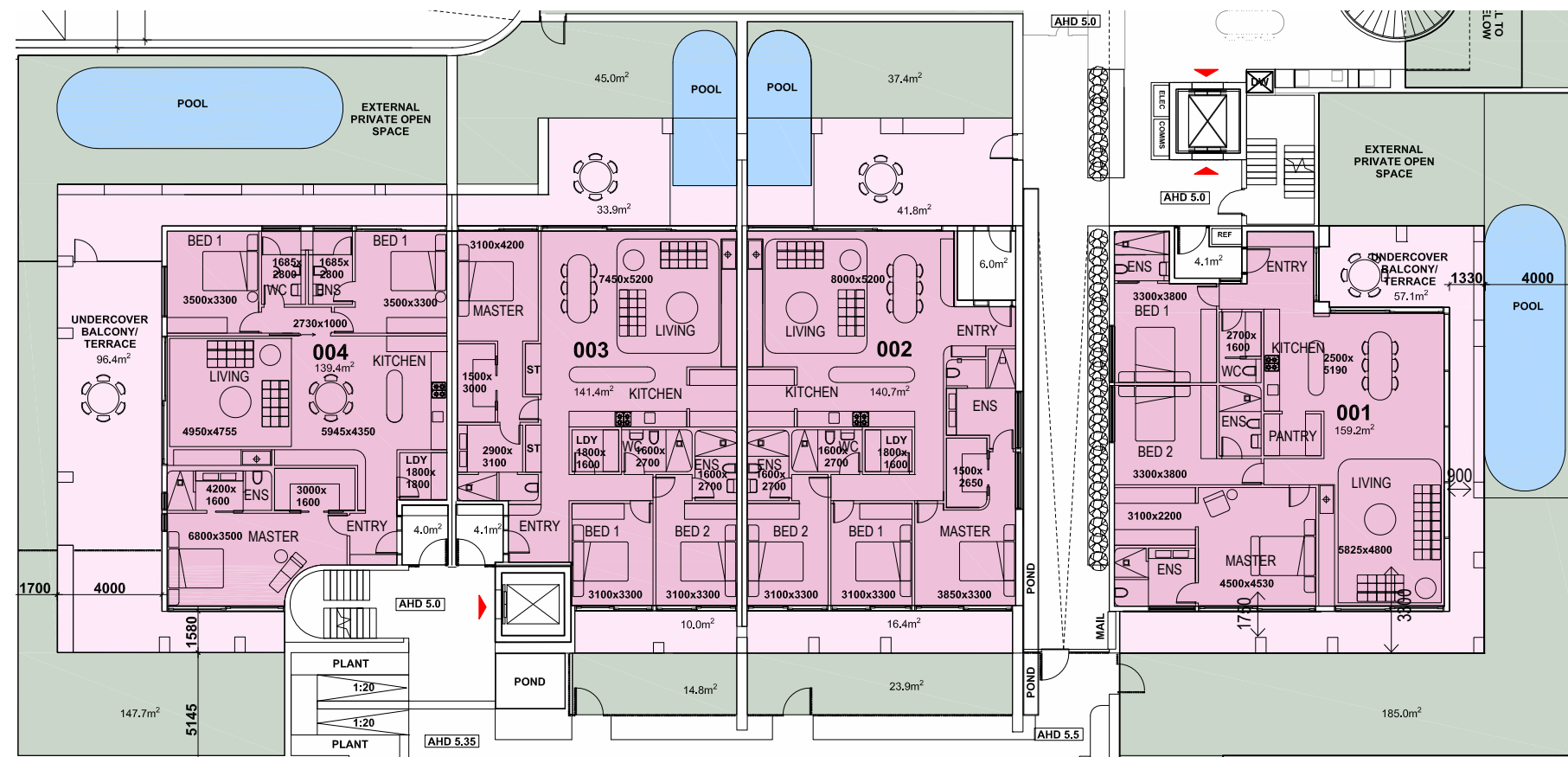
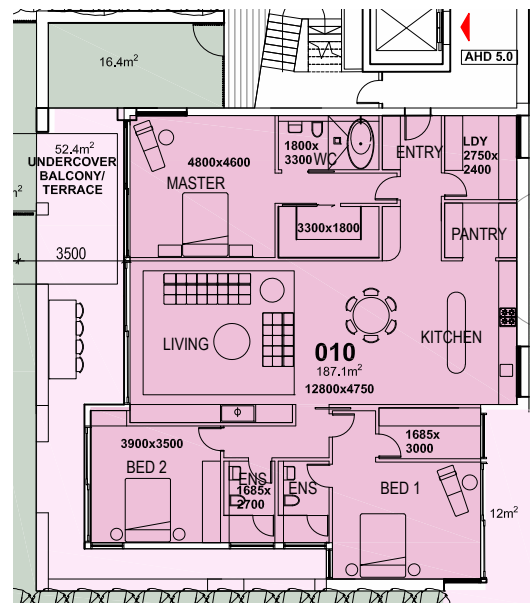
 7.5 m<sup>2</sup> Drying Area


SCALE 1:250



## Proposed Floor Plans

### Typical Layouts Ground Floor





**7.4**  
Average  
star rating

**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME

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
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002

003

004

010

 7.5 m<sup>2</sup> Drying Area

SCALE 1:250



## Proposed Floor Plans

### Typical Layouts Level 1




**#HR-AXP5G0-01 06/10/2023**

**Assessor** Khyati Saxena

**Accreditation No.** HERA 10191

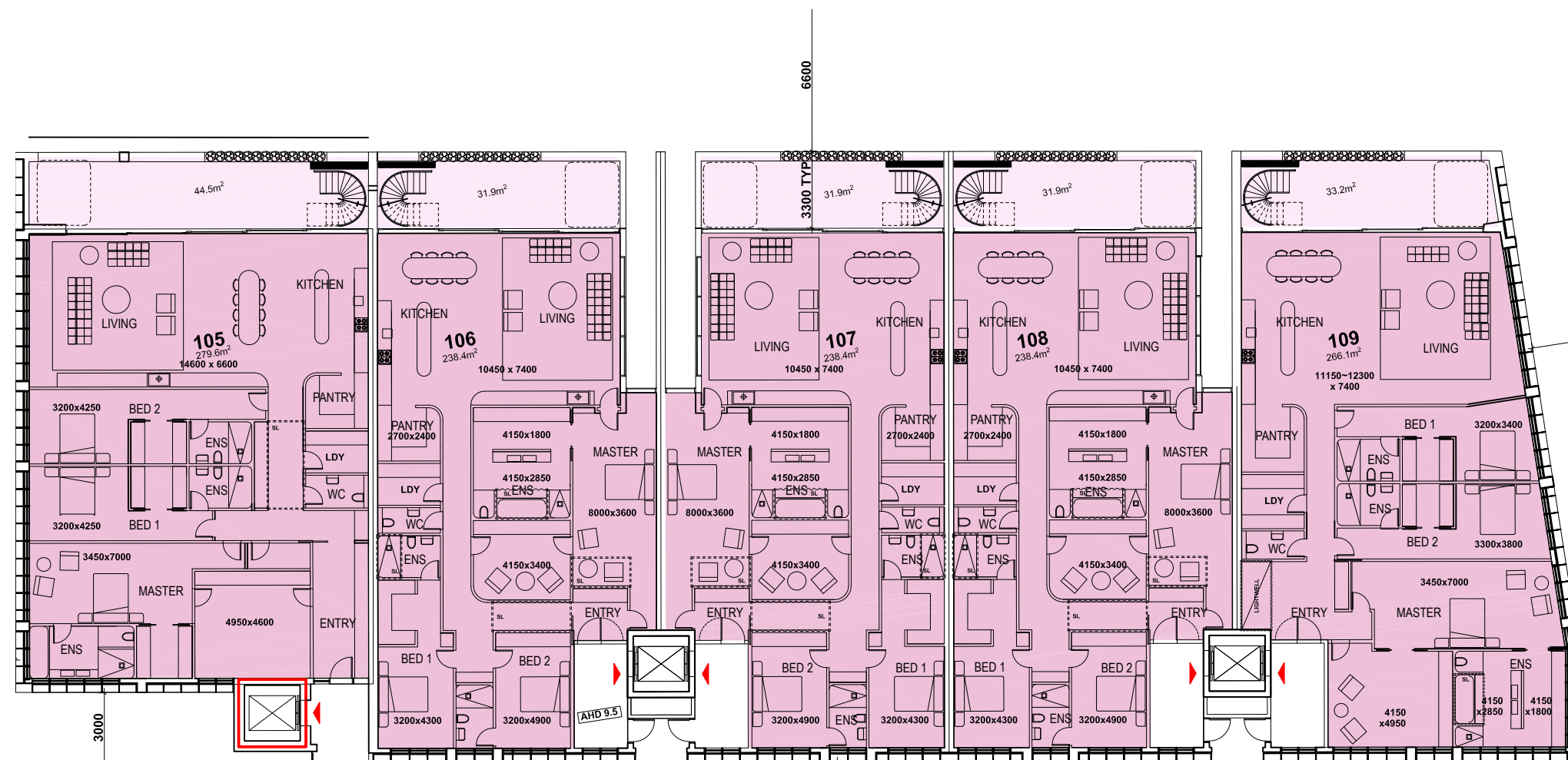
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NSW, 2481




<http://www.hero-software.com.au/pdf/HR-AXP5G0-01>

**106, 107, 108**  
(Internal Layout Similar)

109

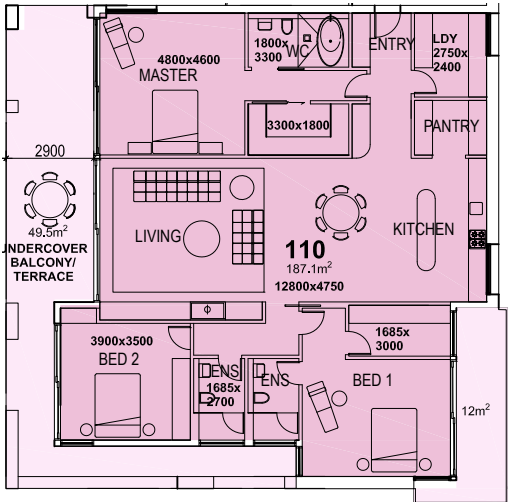


 7.5 m<sup>2</sup> Drying Area

SCALE 1:250



Proposed Floor Plans  
Typical Layouts Level 1 & 2



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Accreditation No. HERA 10191

Address 29 Shirley Street, Byron Bay, NSW, 2481

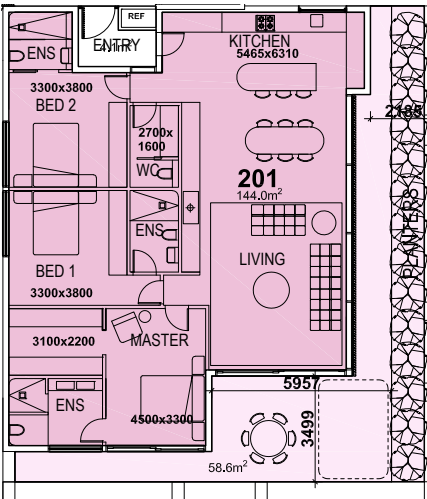
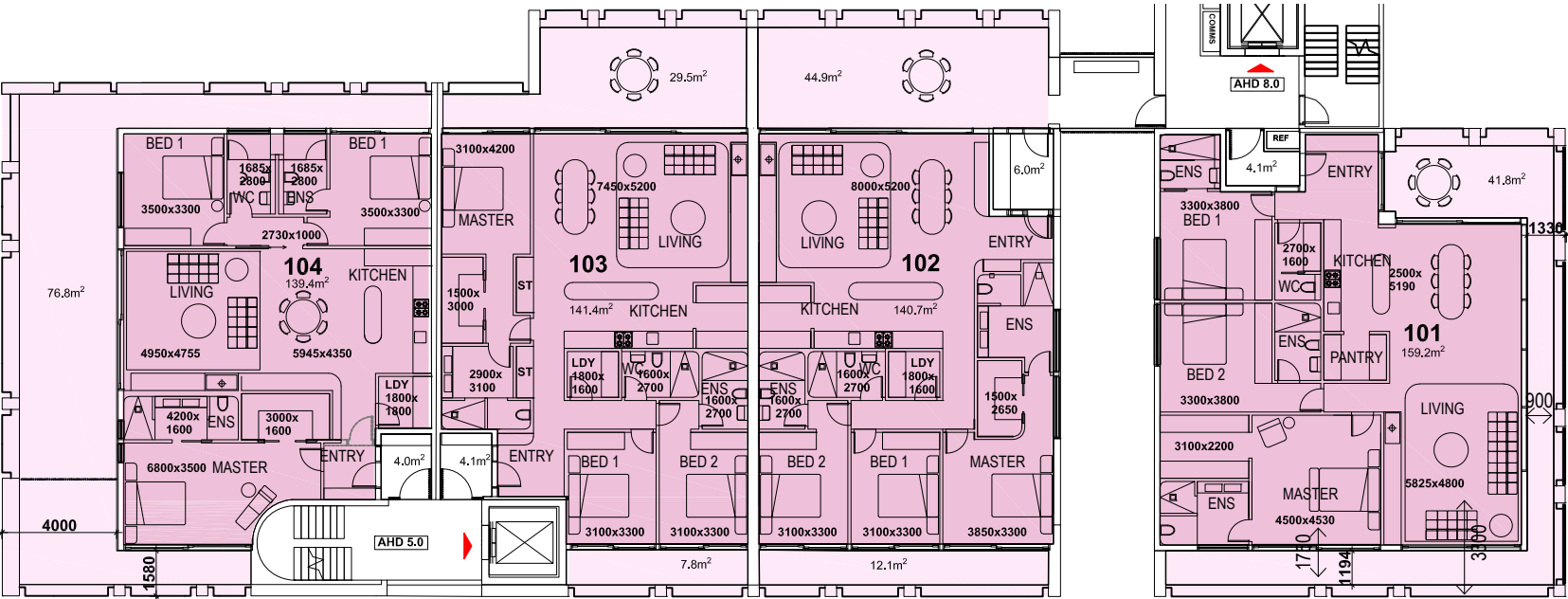
7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

http://www.hero-software.com.au/pdf/HR-AXP5G0-01

- 102, 103, 202, 203  
(Internal Layout Similar)
- 104, 204  
(Internal Layout Similar)
- 110, 210  
(Internal Layout Similar)
- 201

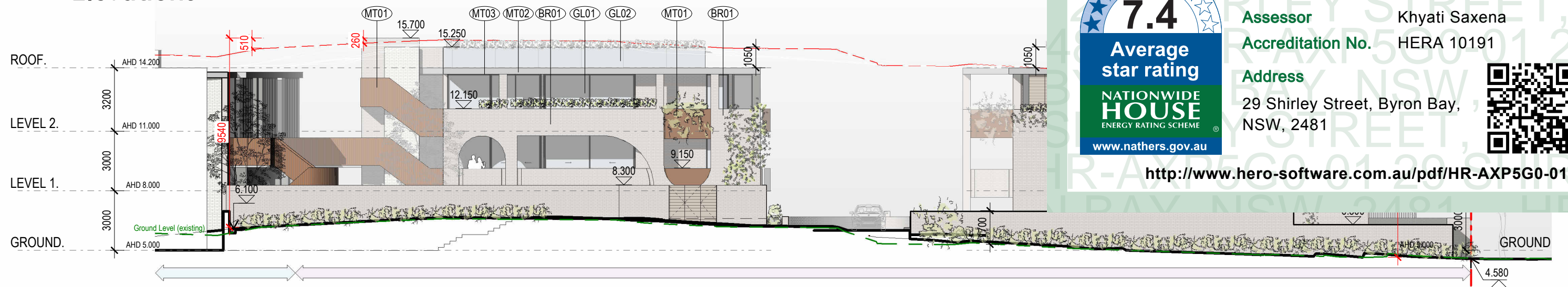


7.5 m² Drying Area

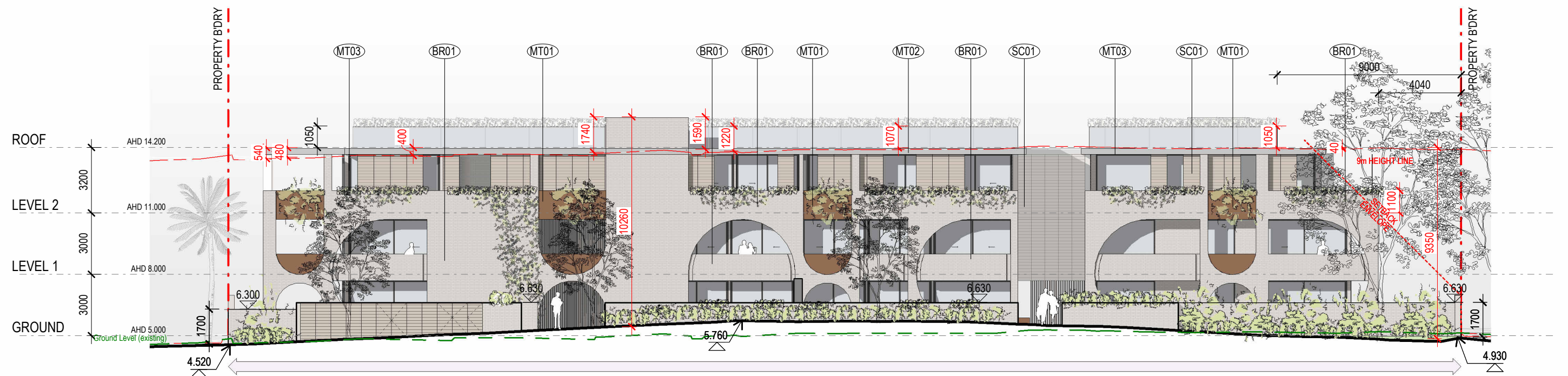
SCALE 1:250



# Elevations



WEST ELEVATION - MILTON STREET

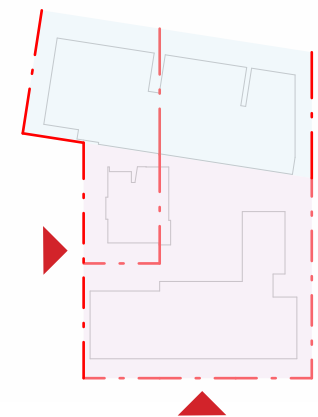


SOUTH ELEVATION - SHIRLEY STREET

- KEY**
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
  - GROUND LEVEL (EXISTING)
  - DM - DEFERRED MATTER AMMENDMENT #18 ZONE
  - R3 - MEDIUM DENSITY RESIDENTIAL

## MATERIAL KEY

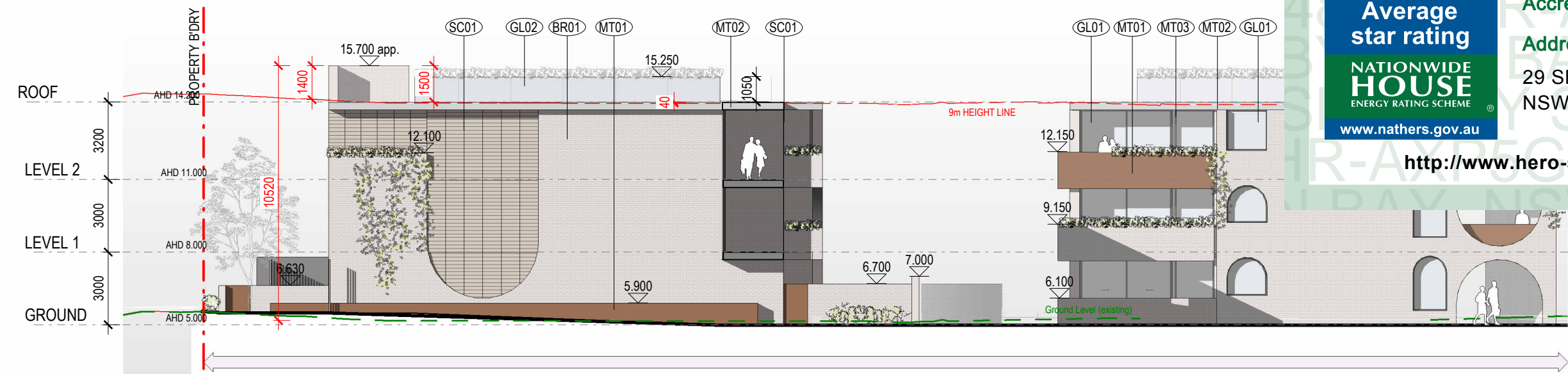
- BR01 BAGGED BRICKWORK - PALE CREAM BRICK & RENDER
- GL01 PERFORMANCE GLAZING
- GL02 PHOTOVOLTAIC INTEGRATED GLASS BALUSTRADE
- MT01 BRONZE SHEET CLADDING
- MT02 METAL DETAILING - WHITE POWDERCOAT FINISH
- MT03 STEEL FRAME FULL HEIGHT GLAZING - BLACK POWDERCOAT FINISH
- SC01 TIMBER HORIZONTAL LOUVRES



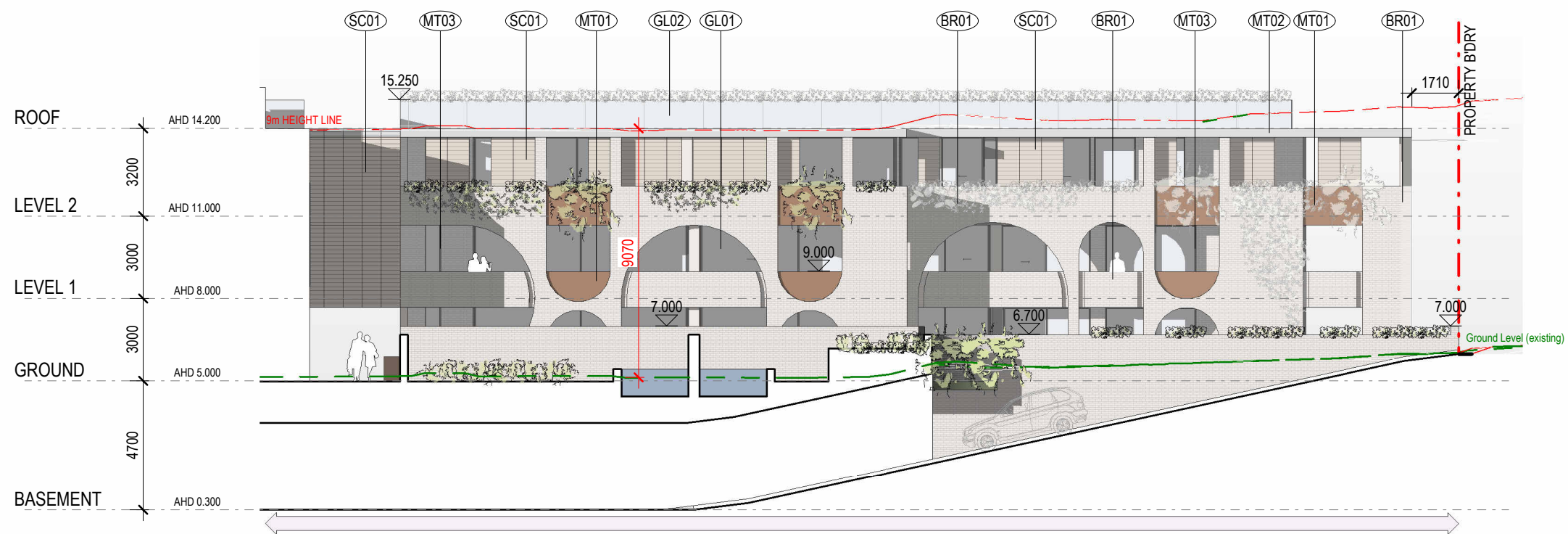
SCALE 1:200



# Elevations



SOUTH BUILDING - EAST ELEVATION



WEST BUILDING - NORTH ELEVATION

7.4

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

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#HR-AXP5G0-01 06/10/2023

Assessor Khyati Saxena

Accreditation No. HERA 10191

Address 29 Shirley Street, Byron Bay, NSW, 2481



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KEY

- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
- GROUND LEVEL (EXISTING)
- DM - DEFERRED MATTER AMMENDMENT #18 ZONE
- R3 - MEDIUM DENSITY RESIDENTIAL

BLACK POWDERCOAT FINISH  
SC01 TIMBER HORIZONTAL LOUVRES

SCALE 1:200

Vitale Property Group  
29 Shirley St & 2-4 Milton St, Byron Bay

Development Application  
12 September 2023

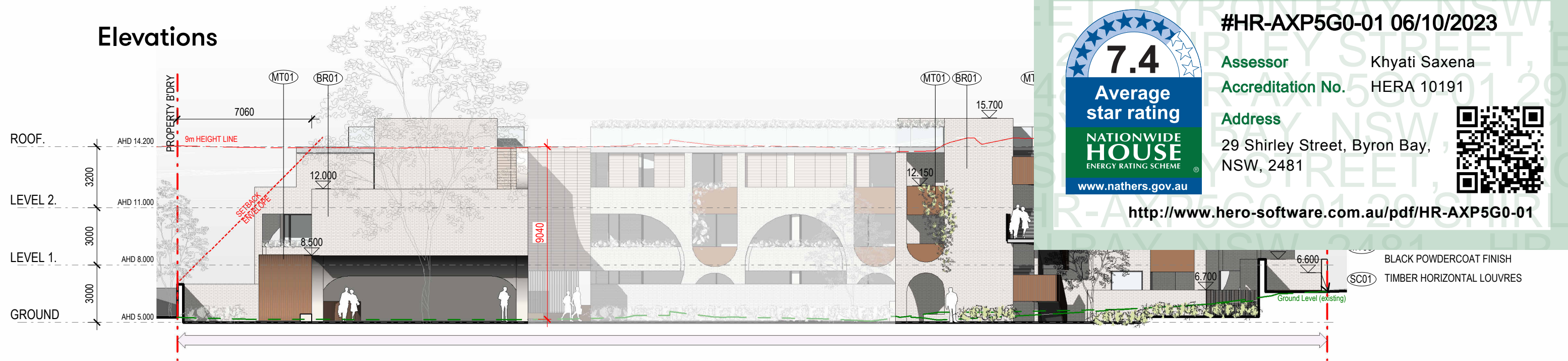
Project No  
2555

DA 7.02

Hayball 38



## Elevations



### EAST BUILDING - NORTH ELEVATION

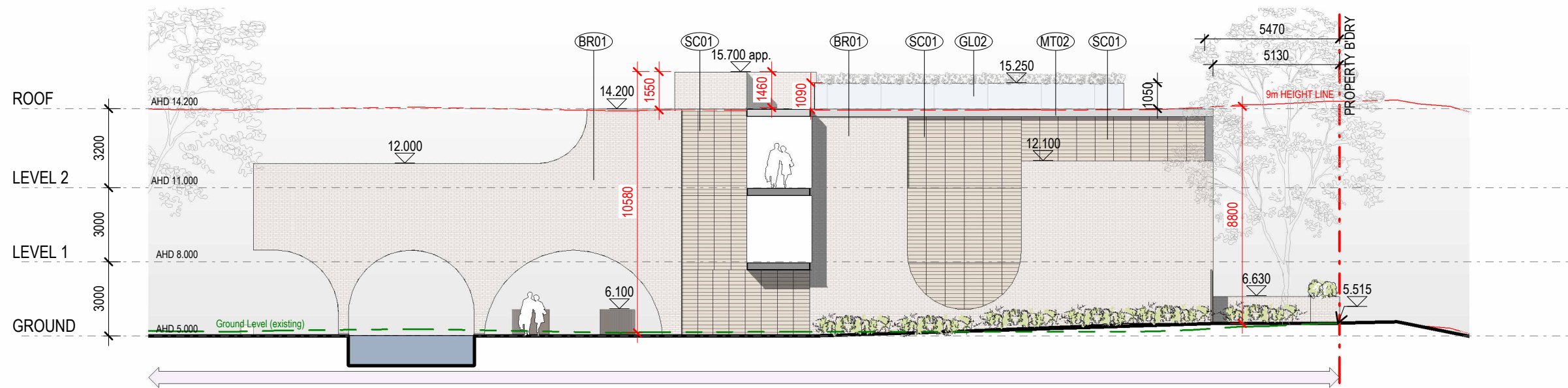
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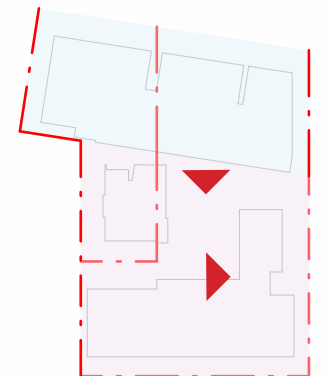
— — GROUND LEVEL (EXISTING)

DM - DEFERRED MATTER  
AMMENDMENT #18 ZONE

 R3 - MEDIUM DENSITY  
RESIDENTIAL



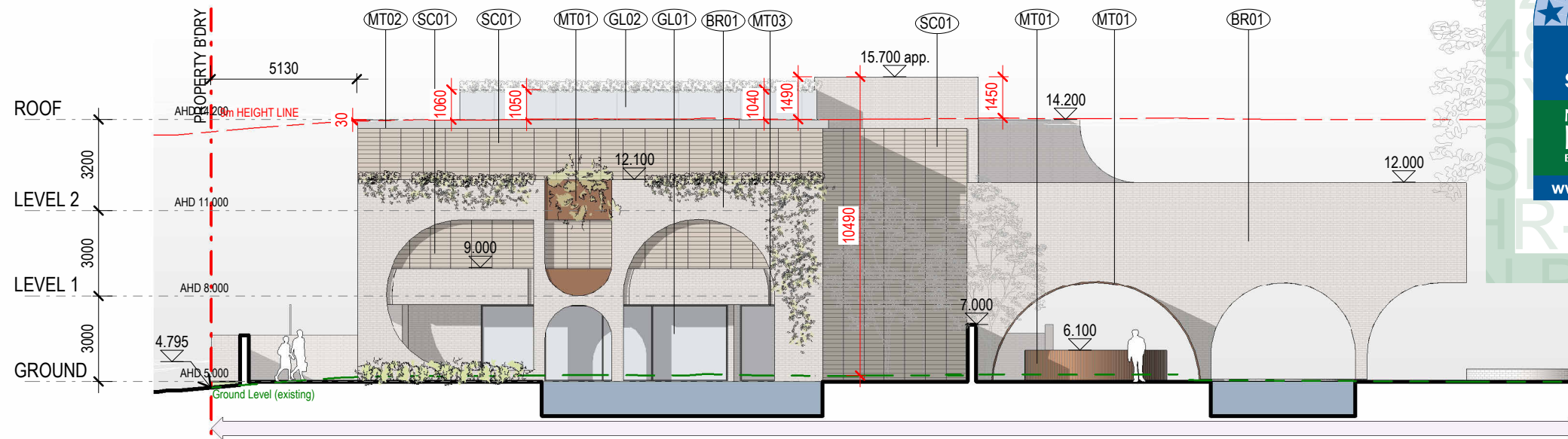
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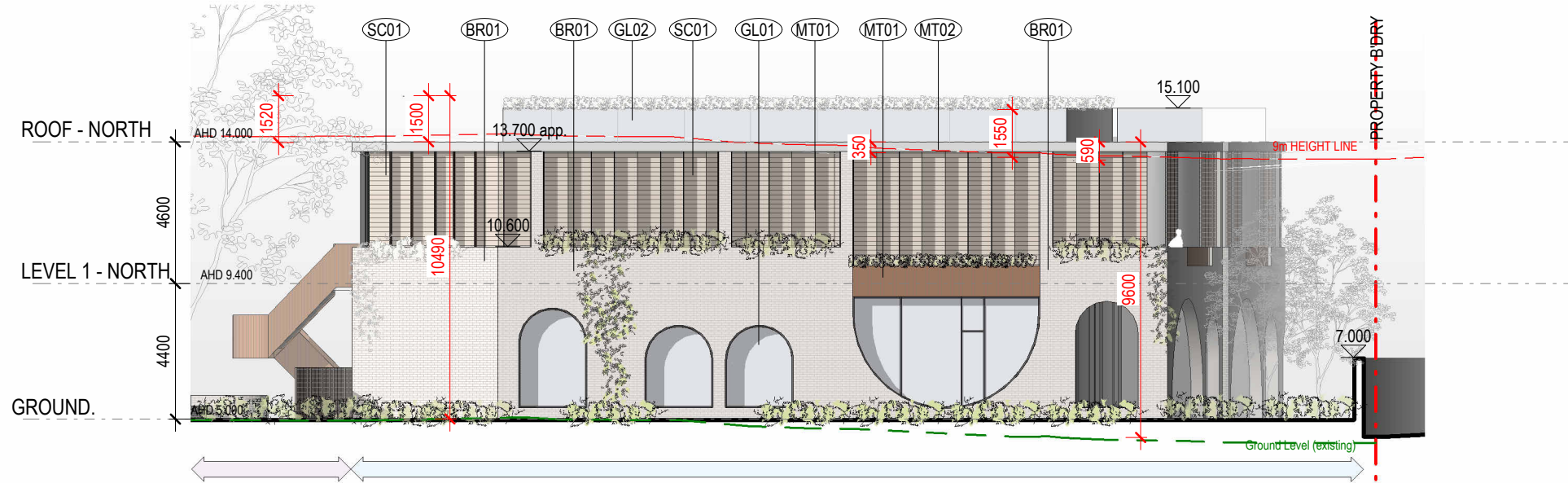
SCALE 1:200



## Elevations



### EAST BUILDING - EAST ELEVATION



**NORTH BUILDING - EAST ELEVATION**



**7.4**

**Average  
star rating**

**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME<sup>®</sup>

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**#HR-AXP5G0-01 06/10/2023**

## Assessor

Khyati Saxena

**Accreditation No.**

HERA 10191

## Address

29 Shirley Street, Byron Bay,  
NSW, 2481



<http://www.hero-software.com.au/pdf/HR-AXP5G0-01>

BLACK POWDERCOAT FINISH

SC01 TIMBER HORIZONTAL LOUVRES

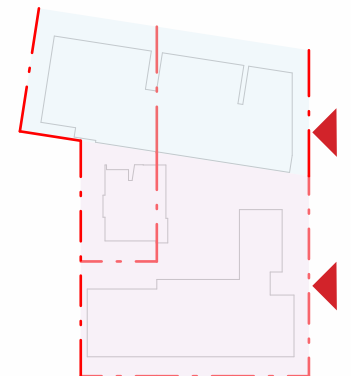
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— — — 9m LINE ABOVE LEVELS SHOWN ON  
SURVEY DRAWING BYR111 Rev D DATED  
FEBRUARY 22ND 2023 BY BYRON BAY  
SURVEYING

— — GROUND LEVEL (EXISTING)

DM - DEFERRED MATTER  
AMMENDMENT #18 ZONE

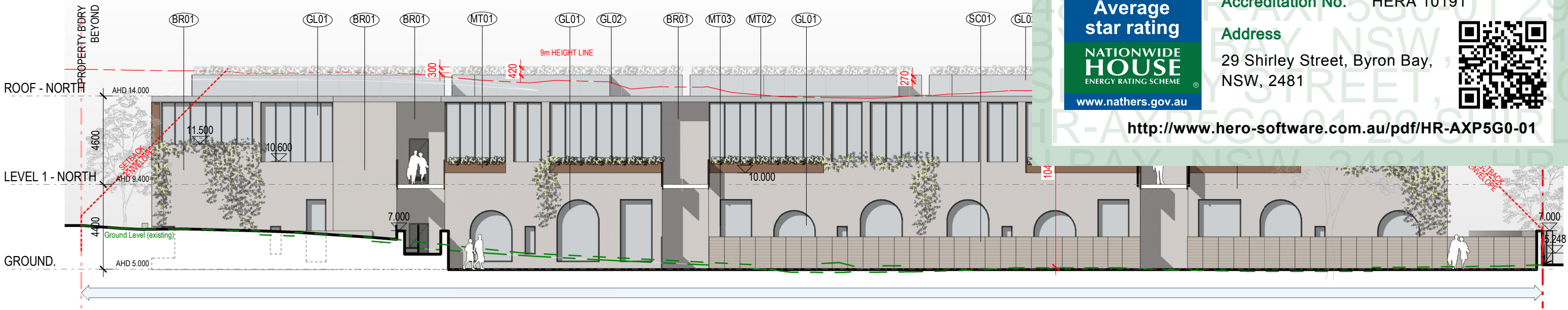
 R3 - MEDIUM DENSITY  
RESIDENTIAL



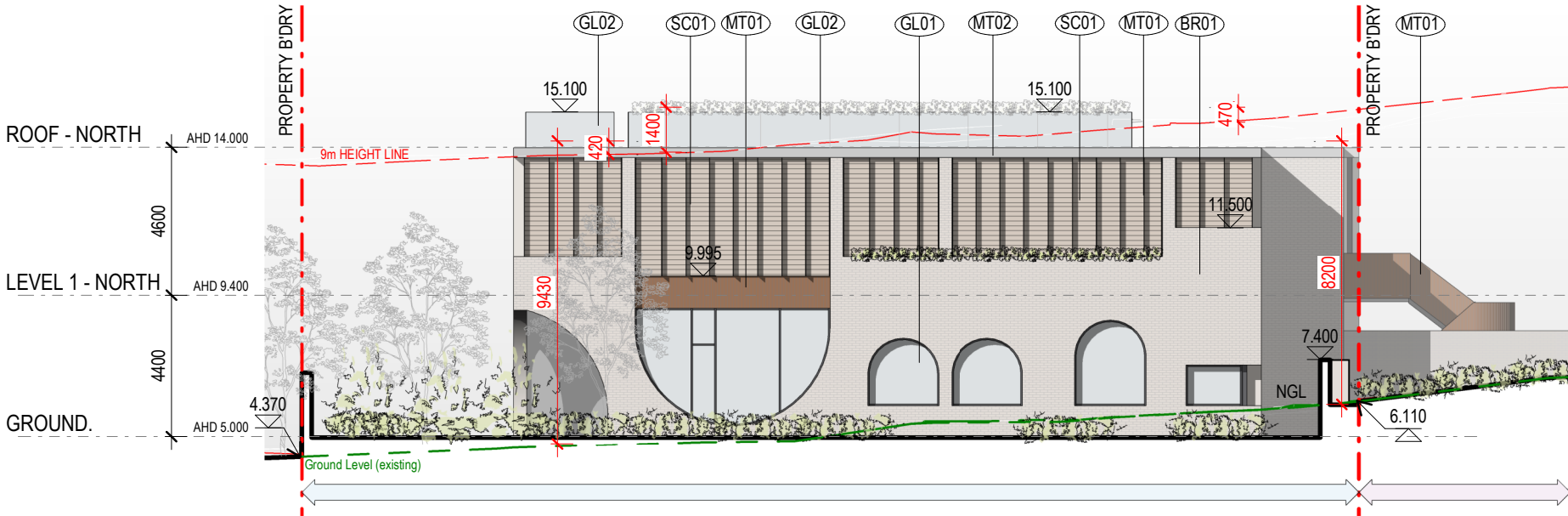
SCALE 1:200



# Elevations



NORTH BUILDING - SOUTH ELEVATION



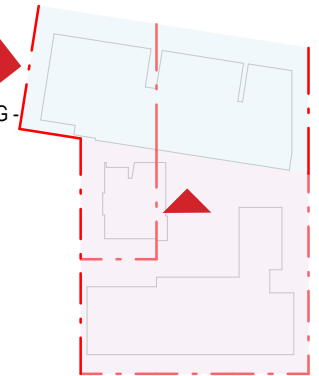
NORTH BUILDING - WEST ELEVATION

## MATERIAL KEY

- BR01 BAGGED BRICKWORK - PALE CREAM BRICK & RENDER
- GL01 PERFORMANCE GLAZING
- GL02 PHOTOVOLTAIC INTEGRATED GLASS BALUSTRADE
- MT01 BRONZE SHEET CLADDING
- MT02 METAL DETAILING - WHITE POWDERCOAT FINISH
- MT03 STEEL FRAME FULL HEIGHT GLAZING - BLACK POWDERCOAT FINISH
- SC01 TIMBER HORIZONTAL LOUVRES

## KEY

- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
- GROUND LEVEL (EXISTING)
- DM - DEFERRED MATTER AMMENDMENT #18 ZONE
- R3 - MEDIUM DENSITY RESIDENTIAL



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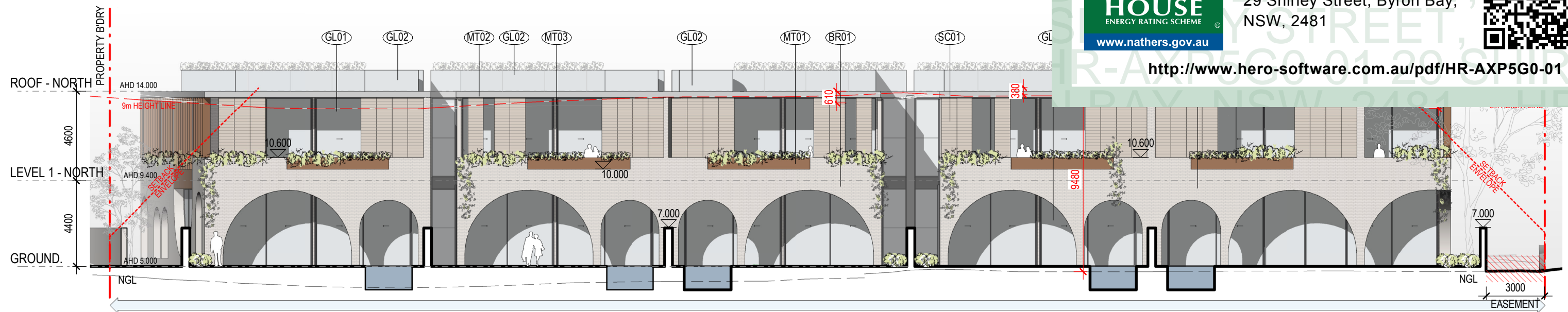
Address  
29 Shirley Street, Byron Bay,  
NSW, 2481



<http://www.hero-software.com.au/pdf/HR-AXP5G0-01>



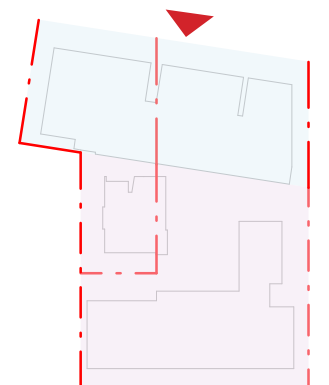
## Elevations



**NORTH BUILDING - NORTH ELEVATION**

## MATERIAL KEY

- BR01** BAGGED BRICKWORK - PALE CREAM BRICK & RENDER
- GL01** PERFORMANCE GLAZING
- GL02** PHOTOVOLTAIC INTEGRATED GLASS BALUSTRADE
- MT01** BRONZE SHEET CLADDING
- MT02** METAL DETAILING - WHITE POWDERCOAT FINISH
- MT03** STEEL FRAME FULL HEIGHT GLAZING - BLACK POWDERCOAT FINISH
- SC01** TIMBER HORIZONTAL LOUVRES



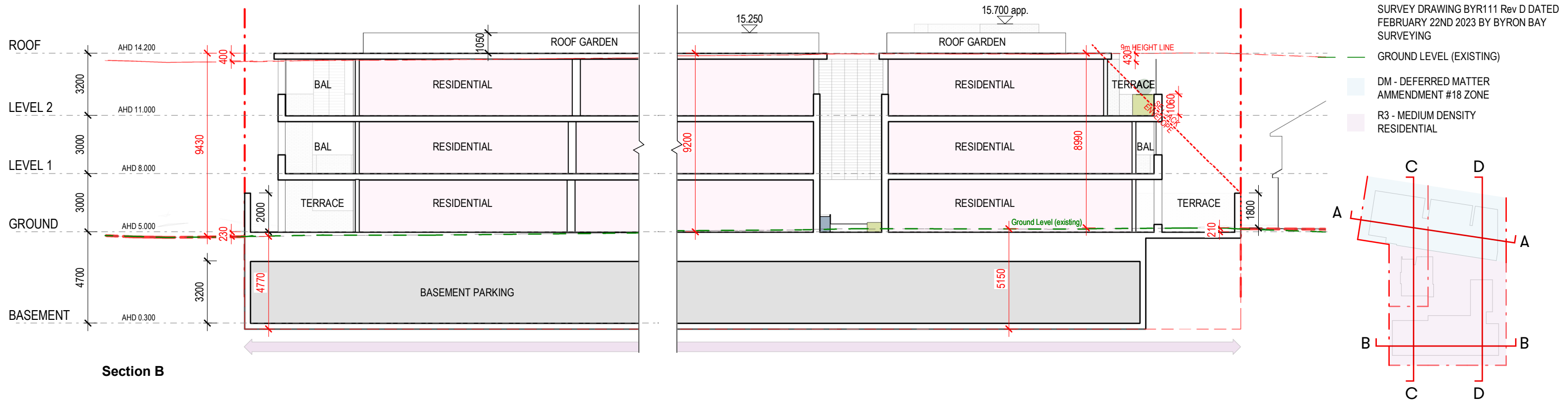
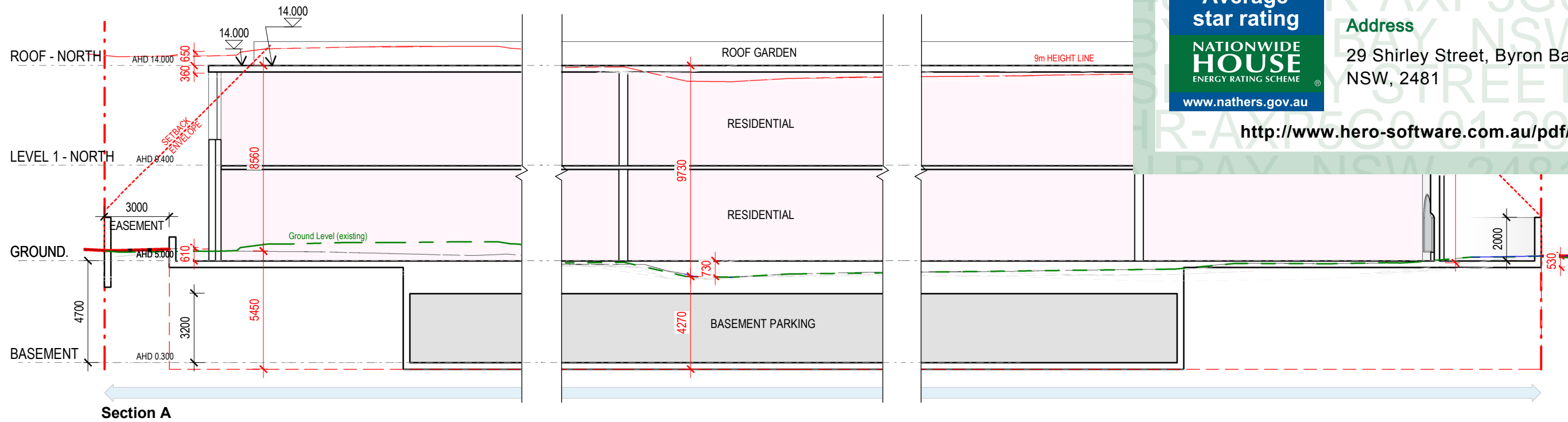
## KEY

- — — 9m LINE ABOVE LEVELS SHOWN ON  
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FEBRUARY 22ND 2023 BY BYRON BAY  
SURVEYING
- — — GROUND LEVEL (EXISTING)
- DM - DEFERRED MATTER  
AMMENDMENT #18 ZONE
- R3 - MEDIUM DENSITY  
RESIDENTIAL

SCALE 1:200



## Schematic Section



SCALE 1:200



# Schematic Section

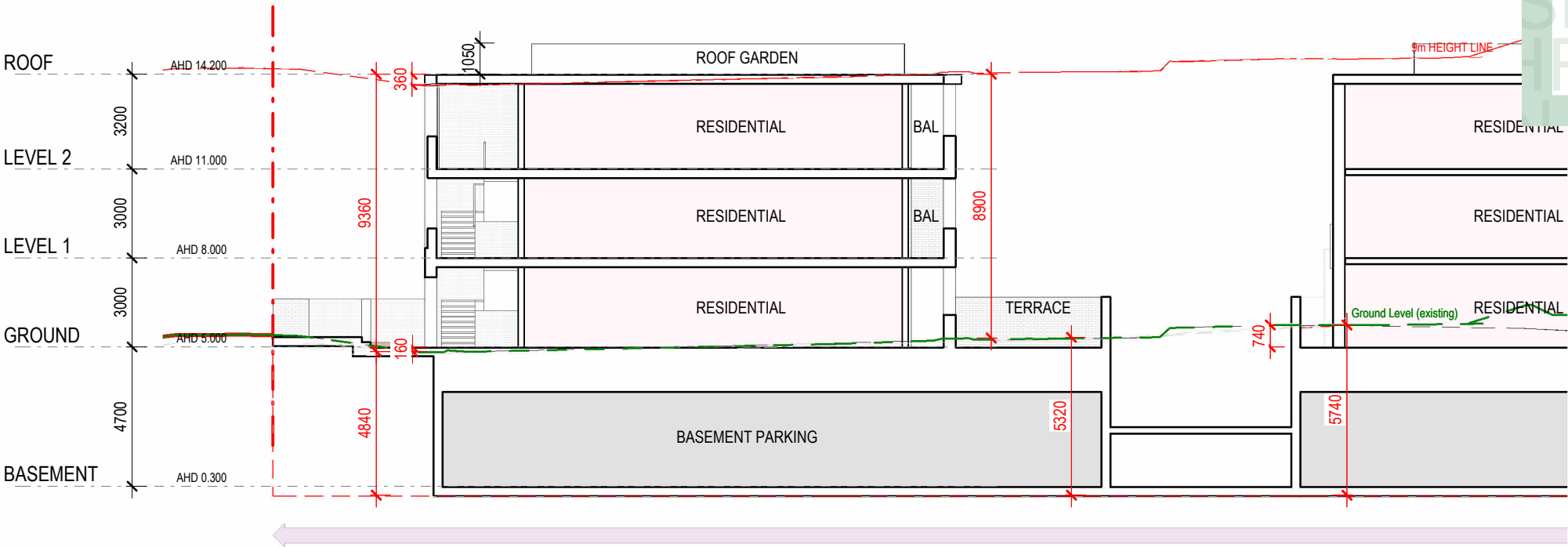
**#HR-AXP5G0-01 06/10/2023**

**Assessor** Khyati Saxena

**Accreditation No.** HERA 10191

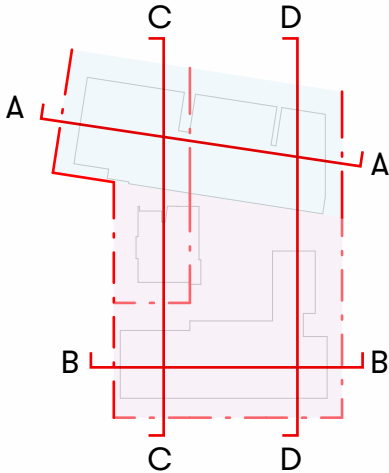
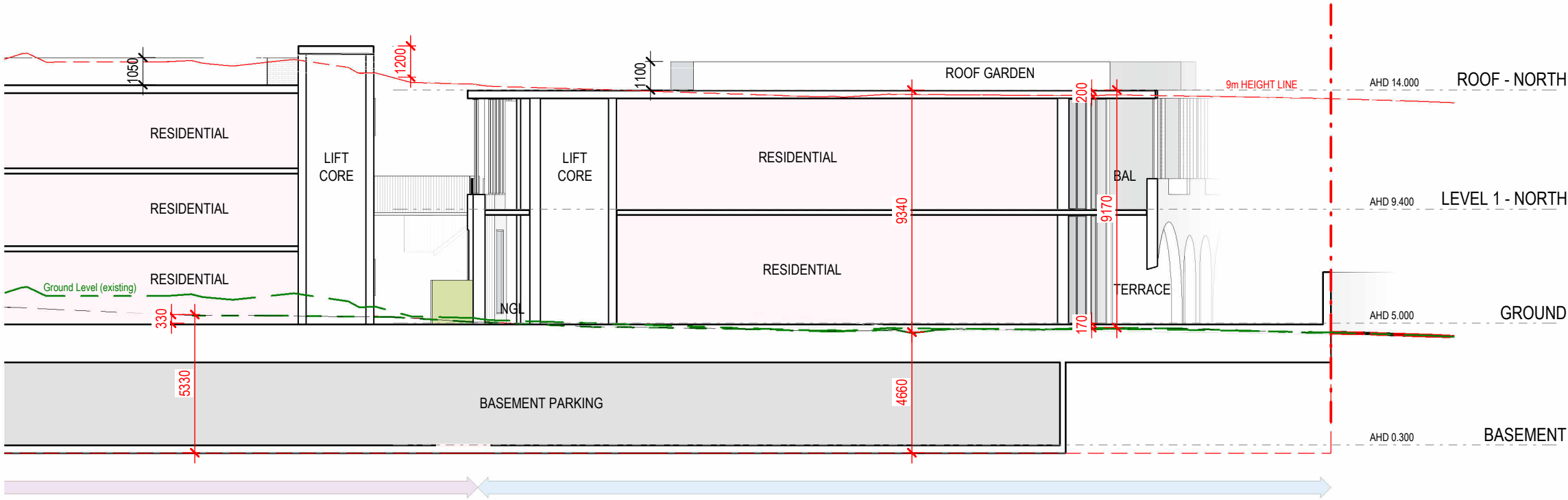
**Address**  
29 Shirley Street, Byron Bay,  
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<http://www.hero-software.com.au/pdf/HR-AXP5G0-01>



- KEY**
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
  - GROUND LEVEL (EXISTING)
  - DM - DEFERRED MATTER AMMENDMENT #18 ZONE
  - R3 - MEDIUM DENSITY RESIDENTIAL

Section C - N-S Section 1

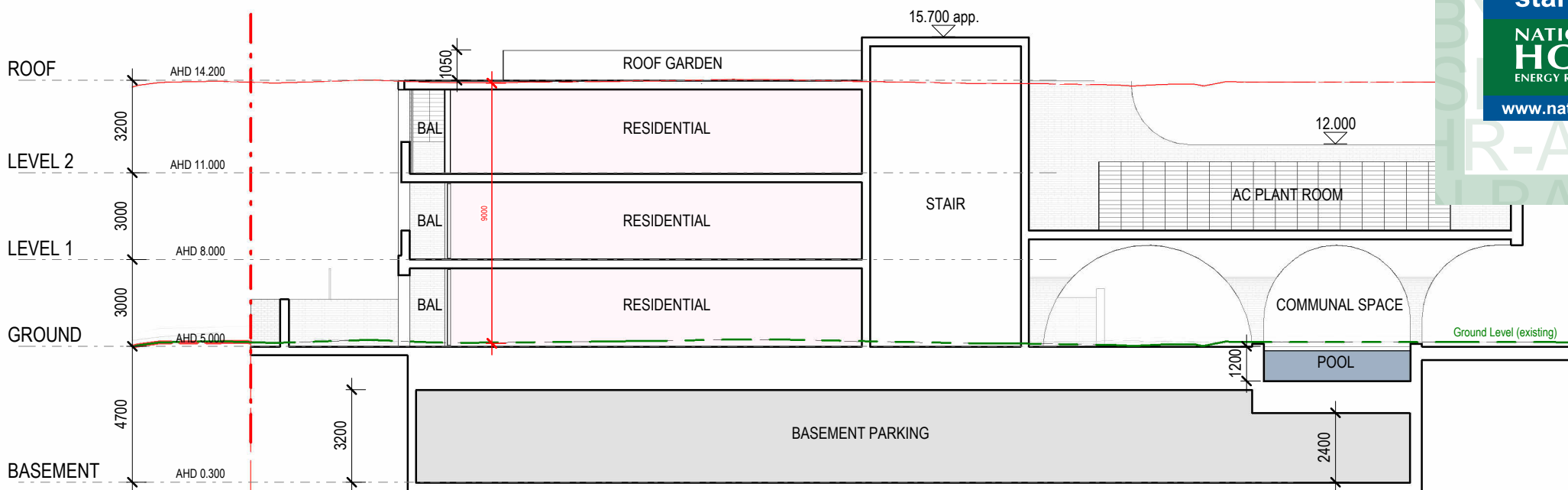


Section C - N-S Section 2

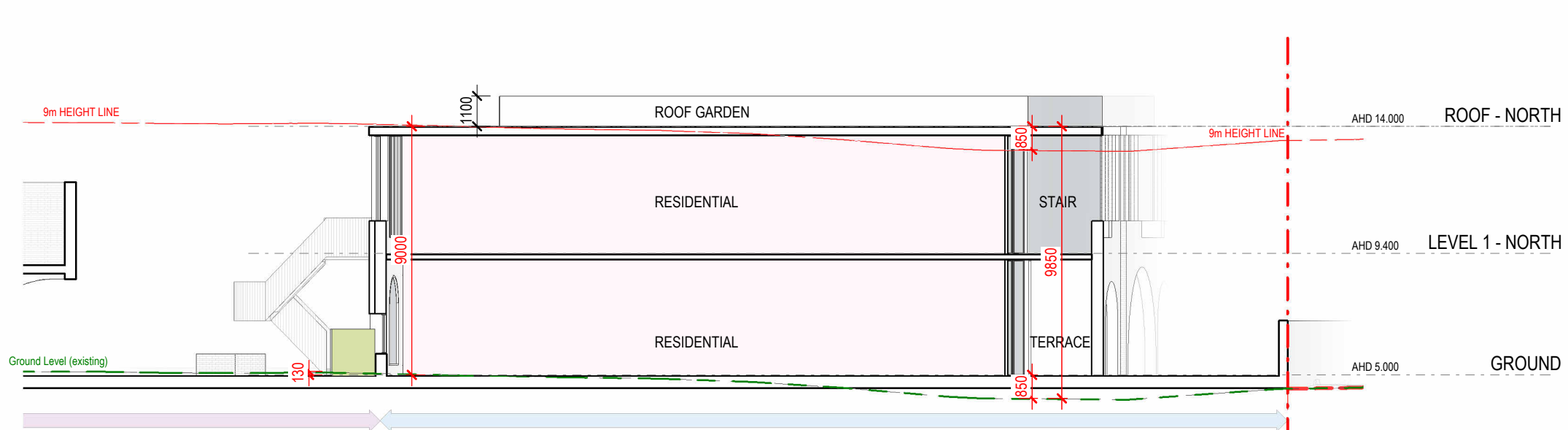
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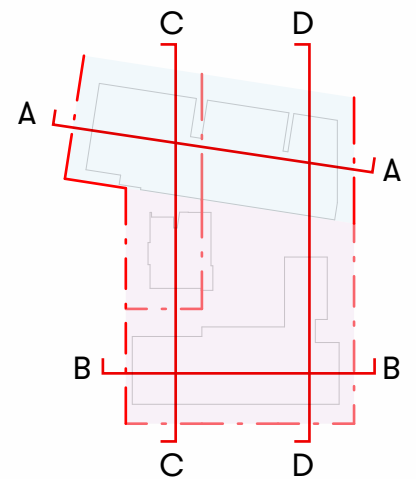
## Schematic Section



Section D - N-S Section 1



## Section D - N-S Section 2




## KEY

9m LINE ABOVE LEVELS SHOWN ON  
SURVEY DRAWING BYR111 Rev D DATED  
FEBRUARY 22ND 2023 BY BYRON BAY  
SURVEYING

— — GROUND LEVEL (EXISTING)

DM - DEFERRED MATTER  
AMMENDMENT #18 ZONE

 R3 - MEDIUM DENSITY  
RESIDENTIAL

Vitale Property Group  
29 Shirley St & 2-4 Milton St, Byron Bay

Development Application  
12 September 2023

Project No  
2555

## DA 8.03

SCALE 1:200

Hayball 45



## Schematic Section




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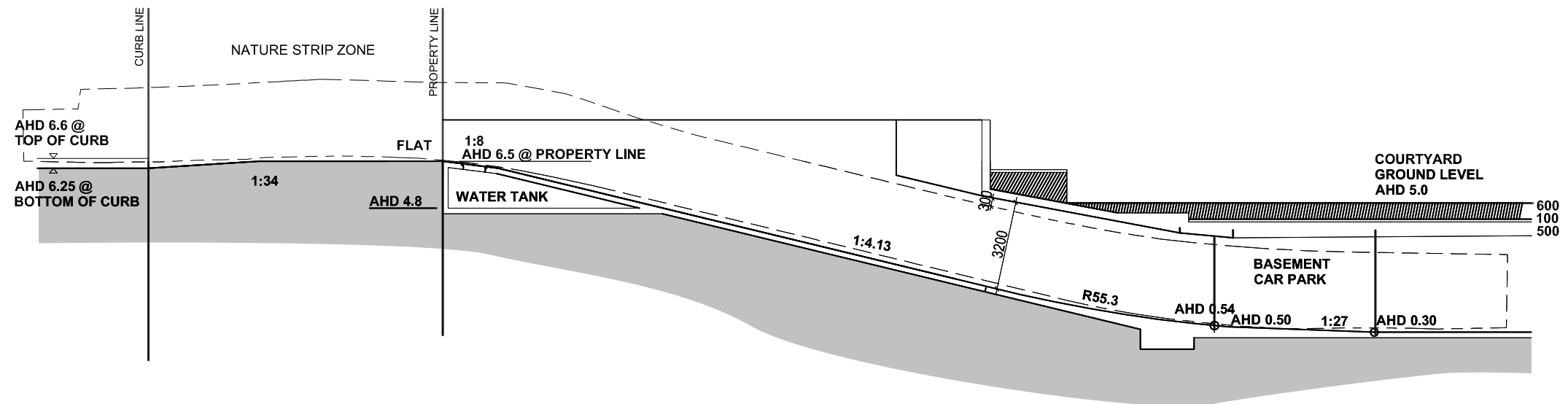
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## Schematic Section



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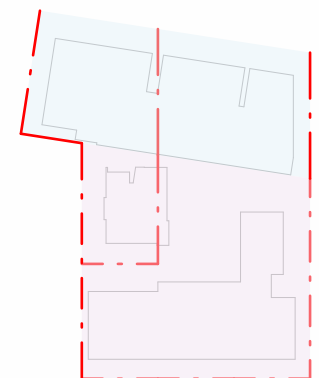


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### Indicative Section for a 2 Storey Building Along Railway Corridor - N-S Section

- ## KEY
- 9m LINE ABOVE LEVELS SHOWN ON  
SURVEY DRAWING BYR111 Rev D DATED  
FEBRUARY 22ND 2023 BY BYRON BAY  
SURVEYING
- GROUND LEVEL (EXISTING)
- DM - DEFERRED MATTER  
AMMENDMENT #18 ZONE
- R3 - MEDIUM DENSITY  
RESIDENTIAL



SCALE 1:500



# Height Plane

## DM Deffered Matter Zone - Based on Survey of 27 February 2023

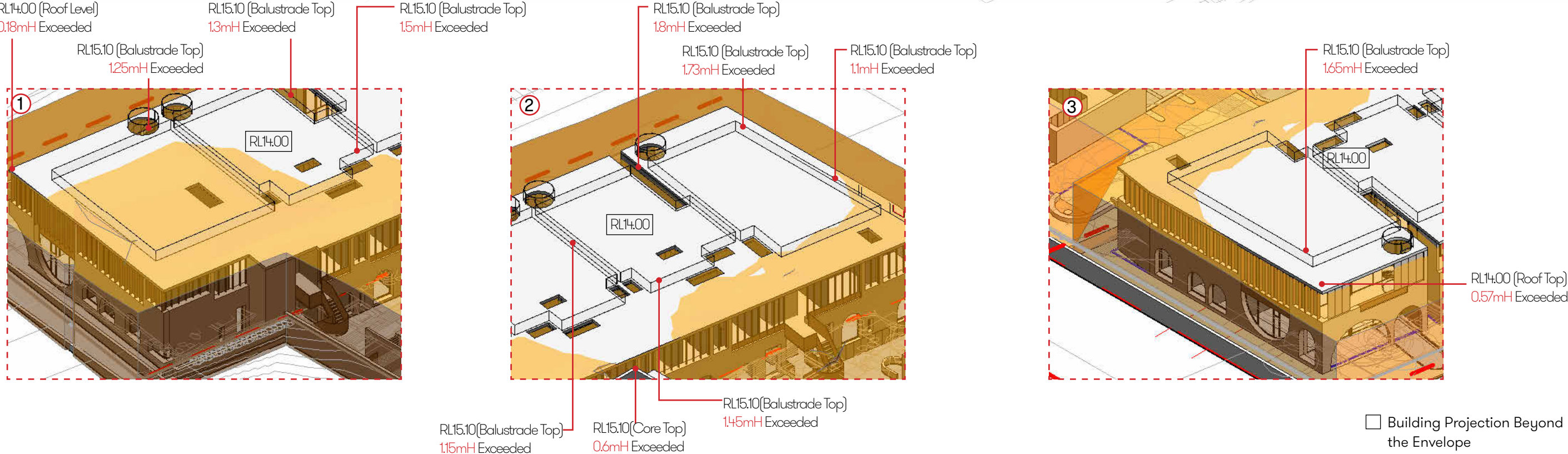
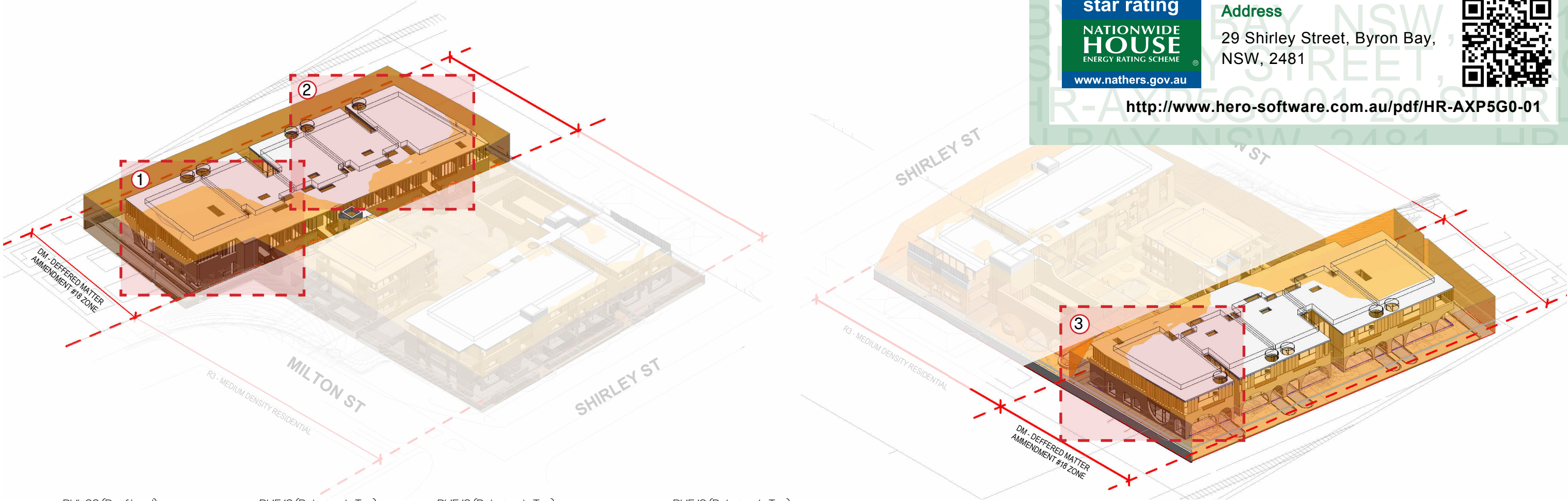
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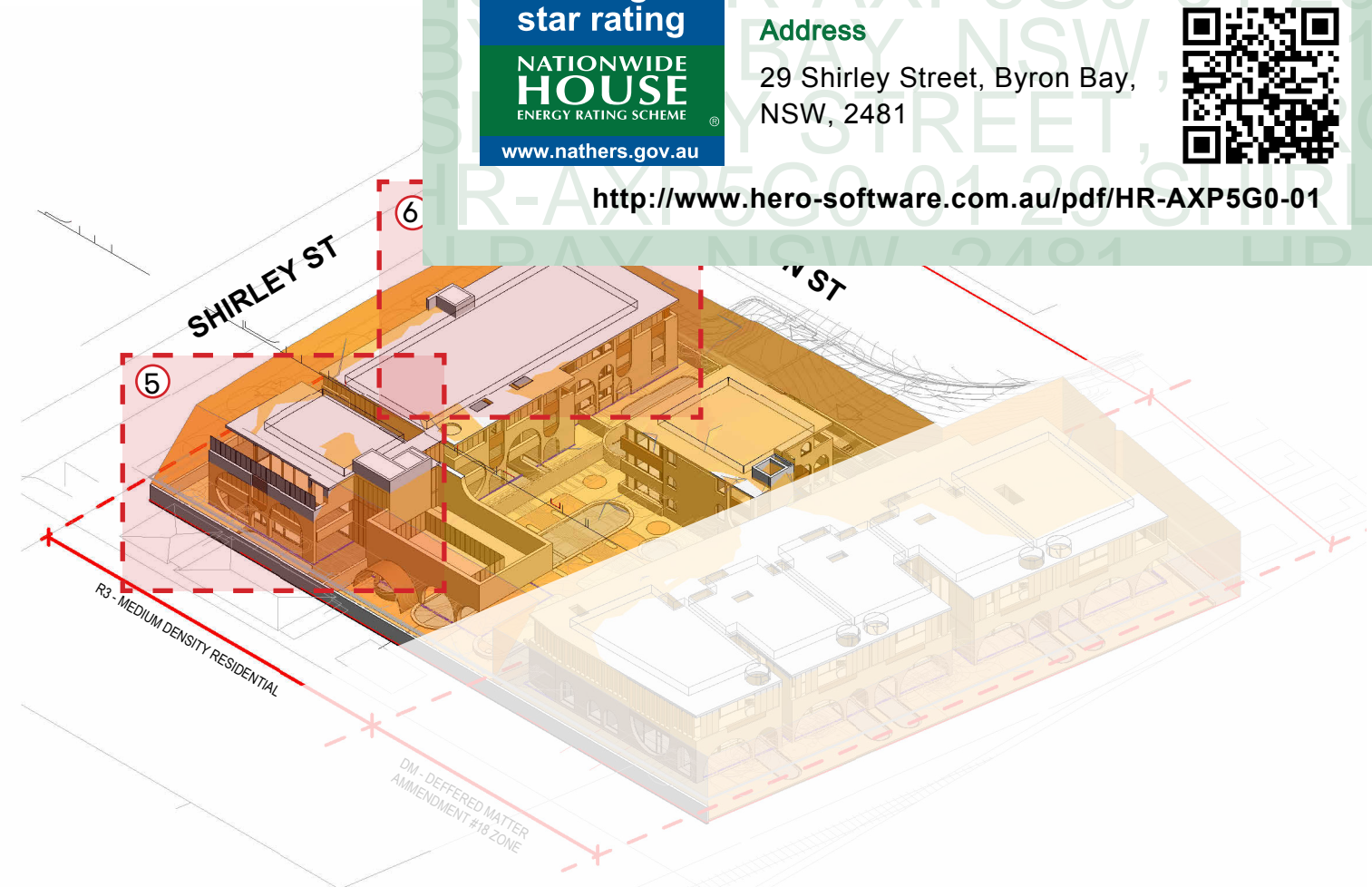
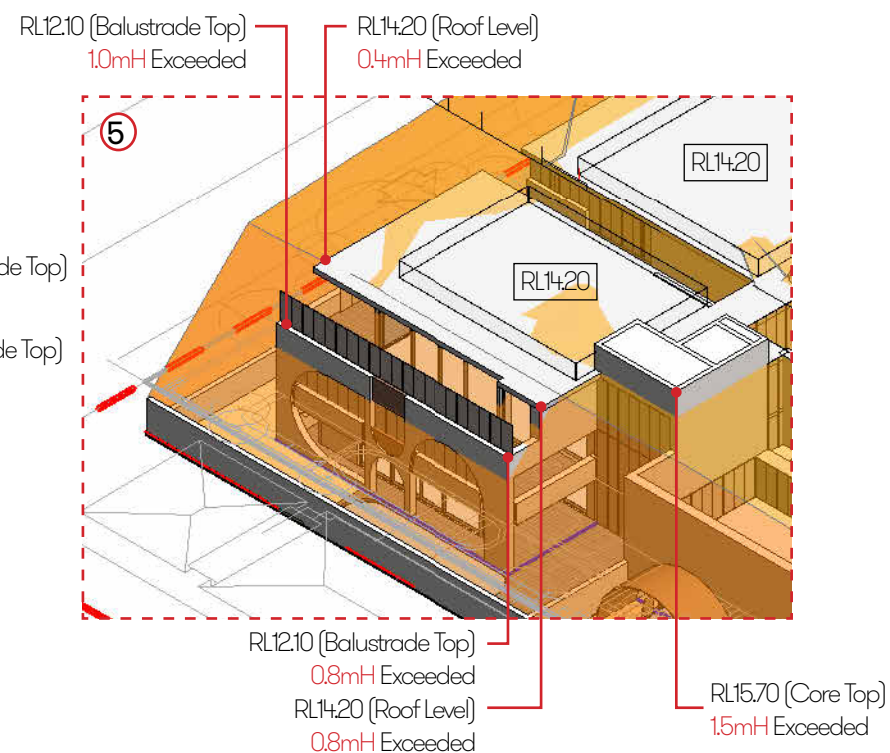
OFFERED MATTER  
MENT #18 ZONE

R3 - MEDIUM DENSITY RESIDENTIAL

MILTON ST

SHIRLEY ST

4



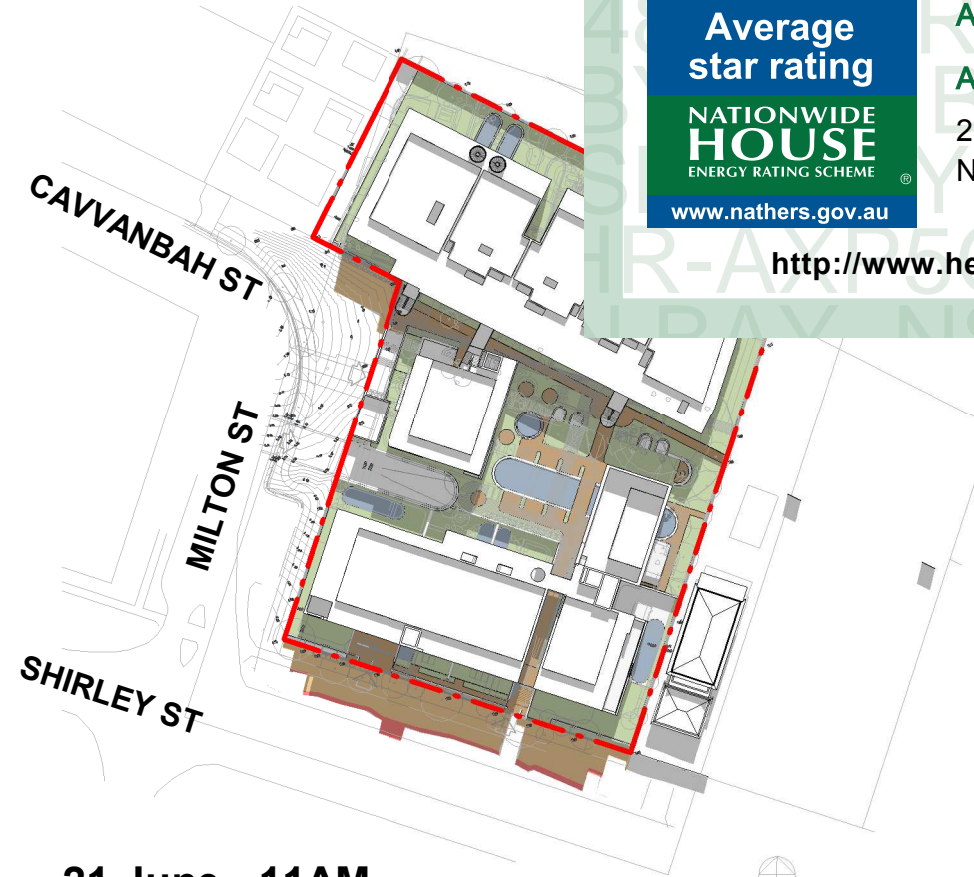


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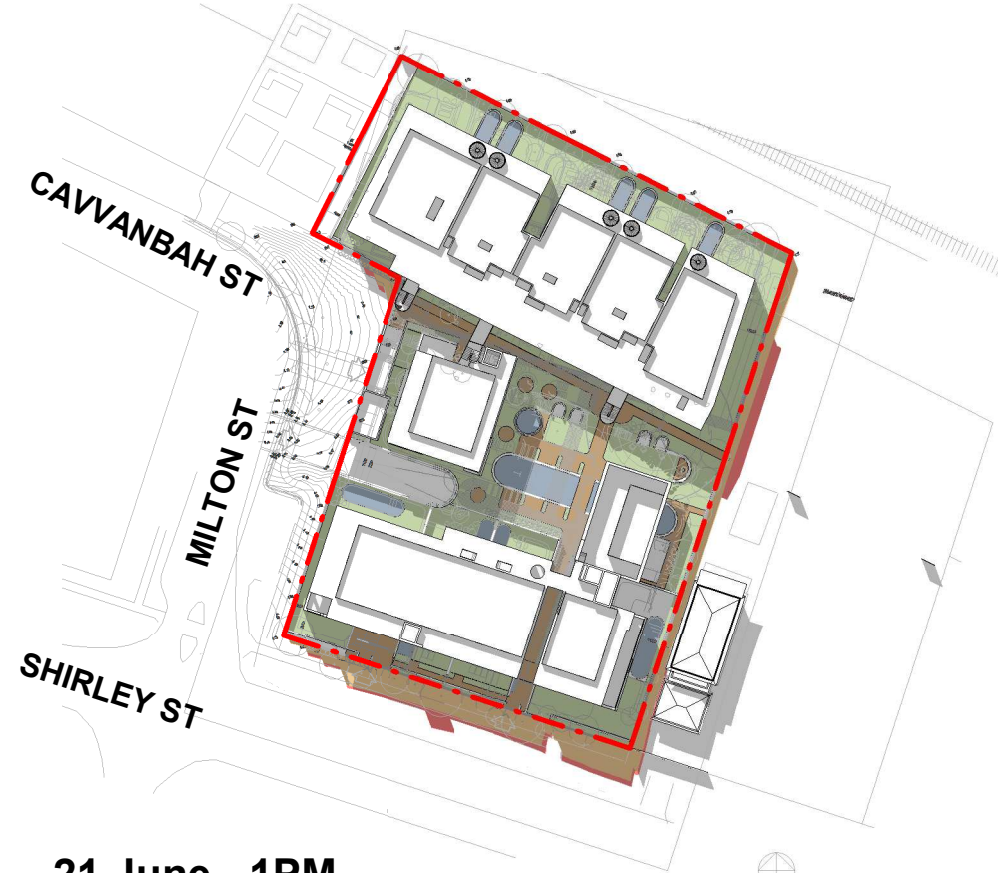
## DA Proposed Shadow



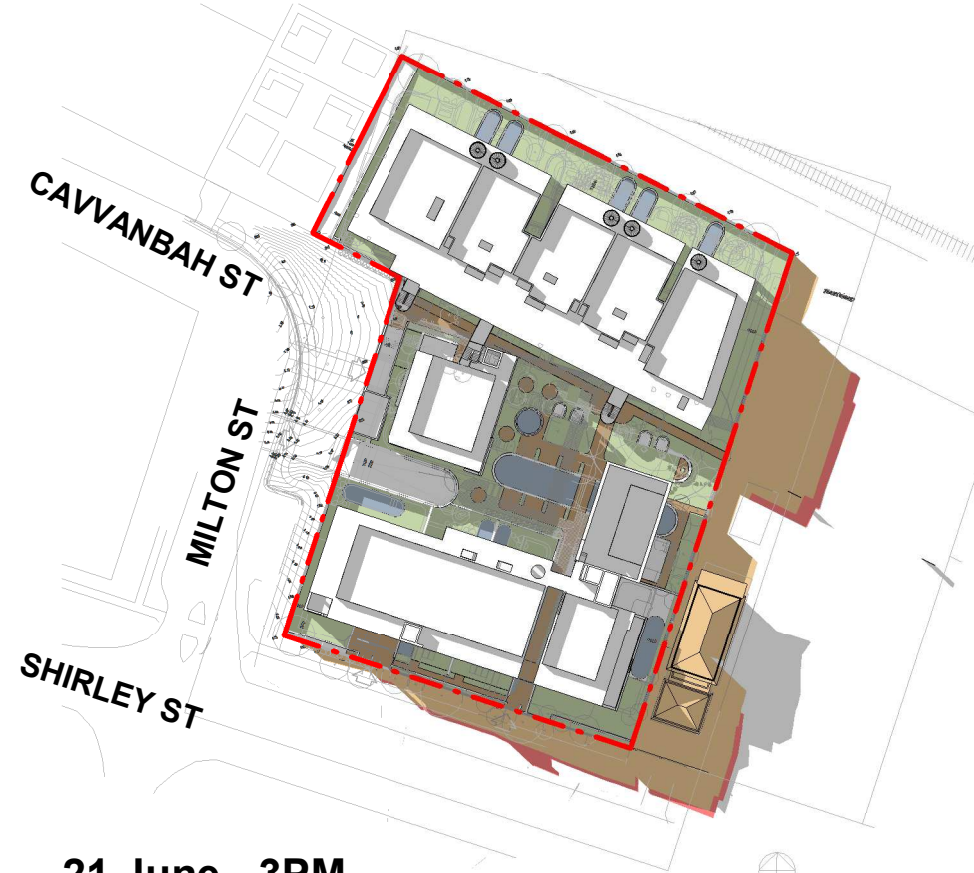
## 21 June - 9AM



## 21 June - 11AM



## 21 June - 1PM



## 21 June - 3PM



**7.4**  
Average  
star rating

NATIONWIDE  
**HOUSE**  
ENERGY RATING SCHEME


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### LEGEND

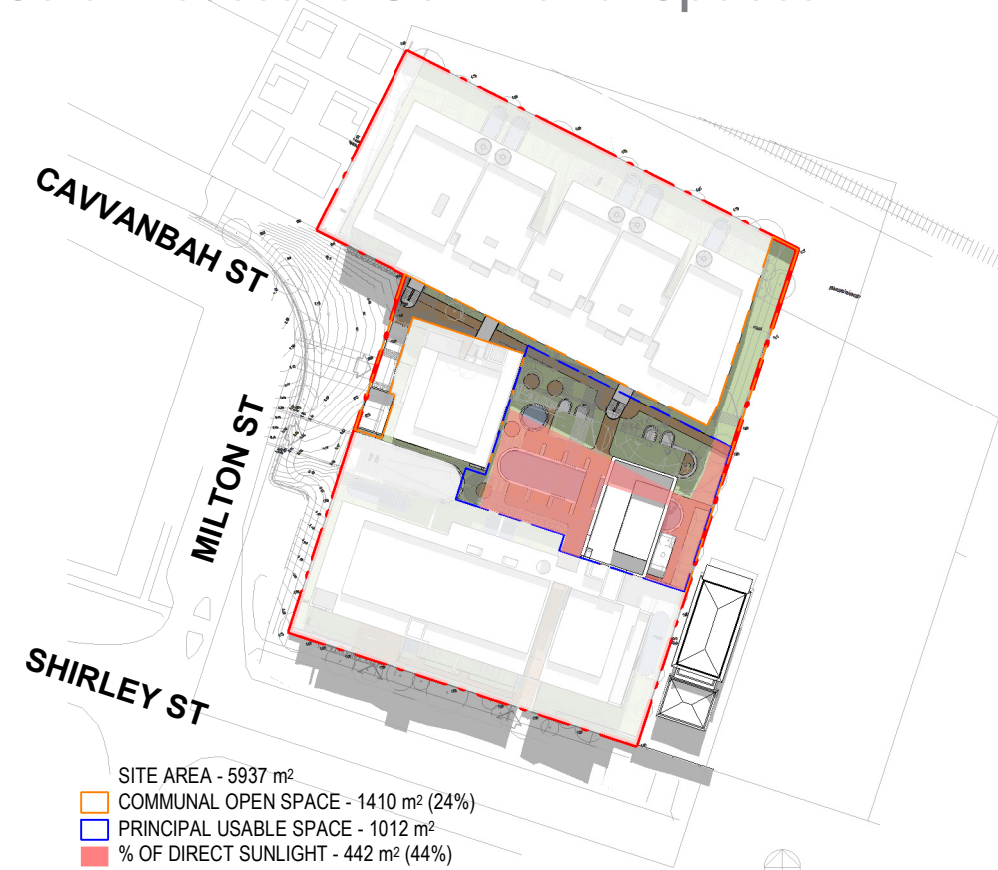
-  PORTION OF SHADOW BELOW THE 9m BUILDING ENVELOPE
-  PORTION OF SHADOW ABOVE THE 9m BUILDING ENVELOPE

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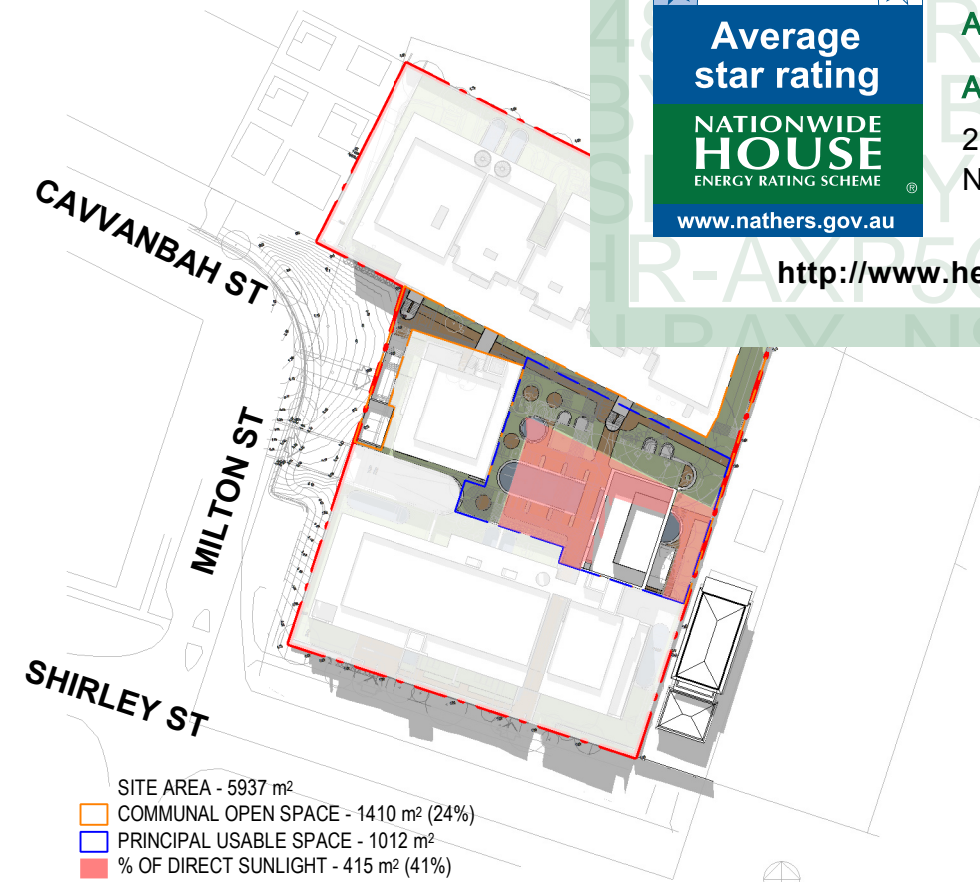


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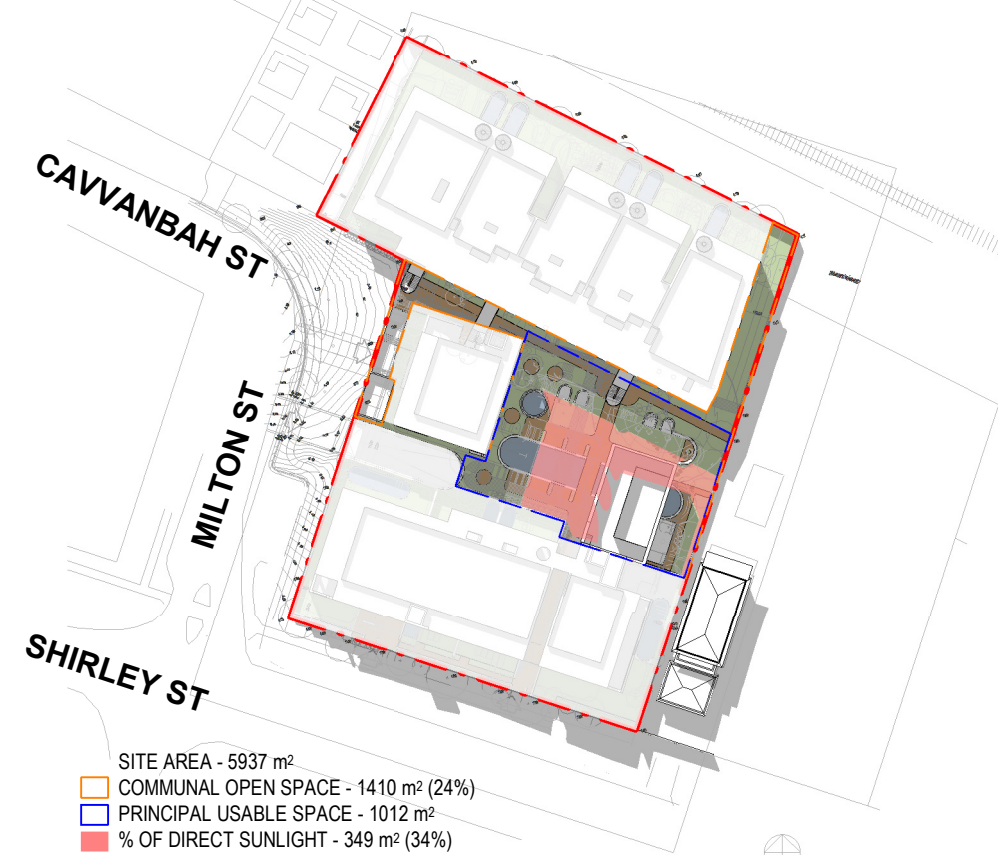
## Solar Access to Communal Spaces



**21 June - 11AM**



**21 June - 12PM**



**21 June - 1PM**



**7.4**

**Average  
star rating**

**NATIONWIDE  
HOUSE**  
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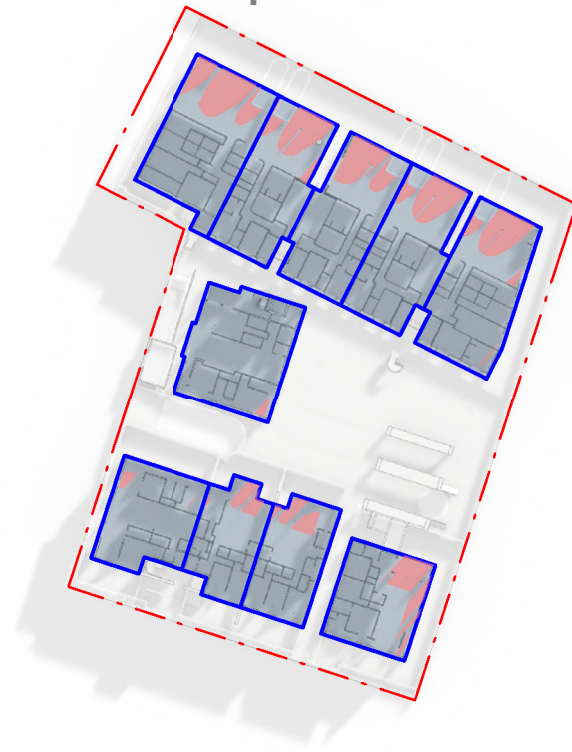
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## Shadow Analysis

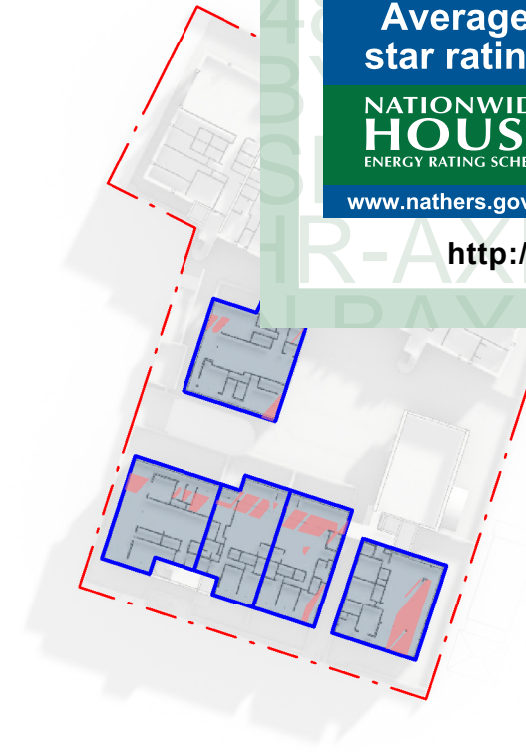
### Habitable Space Shadow



**GROUND - 21 JUNE 9AM**



## LEVEL 1 - 21 JUNE 9AM



## LEVEL 2 - 21 JUNE 9AM



**GROUND - 21 JUNE 10AM**



## LEVEL 1 - 21 JUNE 10AM



**LEVEL 2 - 21 JUNE 10AM**



**7.4**  
Average  
star rating

NATIONWIDE  
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- APARTMENT OUTLINE
- DIRECT SUN PROJECTION ON THE FLOOR LEVEL

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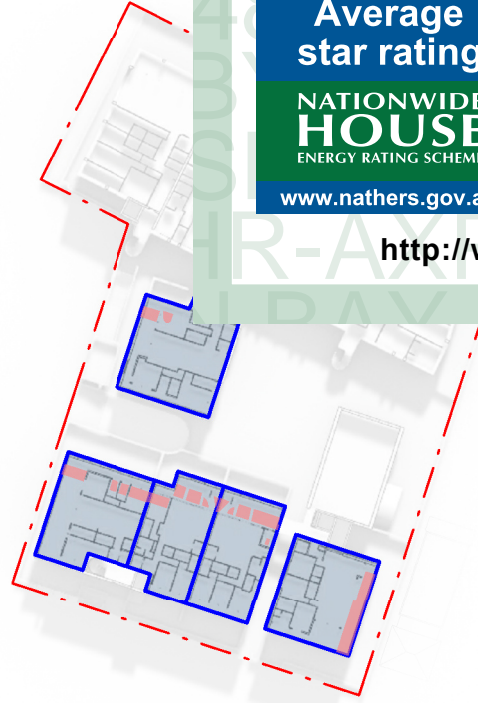
Shadow Analysis  
Habitable Space Shadow



GROUND - 21 JUNE 11AM



LEVEL 1 - 21 JUNE 11AM



LEVEL 2 - 21 JUNE 11AM



GROUND - 21 JUNE 12PM



LEVEL 1 - 21 JUNE 12PM



LEVEL 2 - 21 JUNE 12PM



**7.4**  
Average  
star rating

NATIONWIDE  
**HOUSE**  
ENERGY RATING SCHEME

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- APARTMENT OUTLINE
- DIRECT SUN PROJECTION ON THE FLOOR LEVEL

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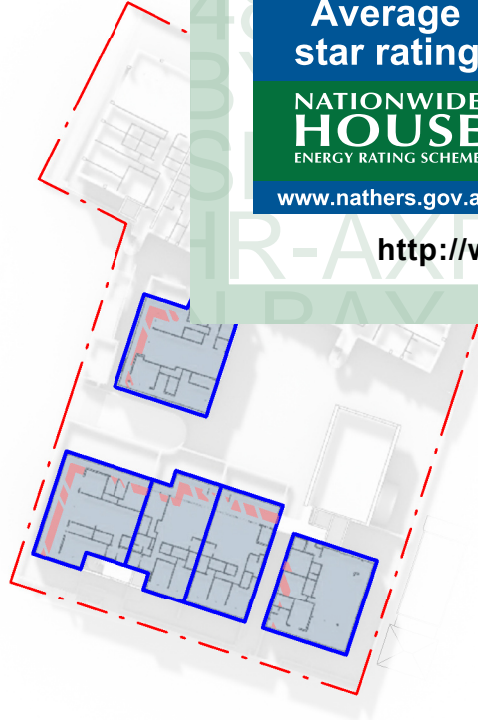
Shadow Analysis  
Habitable Space Shadow



GROUND - 21 JUNE 1PM



LEVEL 1 - 21 JUNE 1PM



LEVEL 2 - 21 JUNE 1PM



GROUND - 21 JUNE 2PM



LEVEL 1 - 21 JUNE 2PM



LEVEL 2 - 21 JUNE 2PM

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- APARTMENT OUTLINE
- DIRECT SUN PROJECTION ON THE FLOOR LEVEL

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## Shadow Analysis

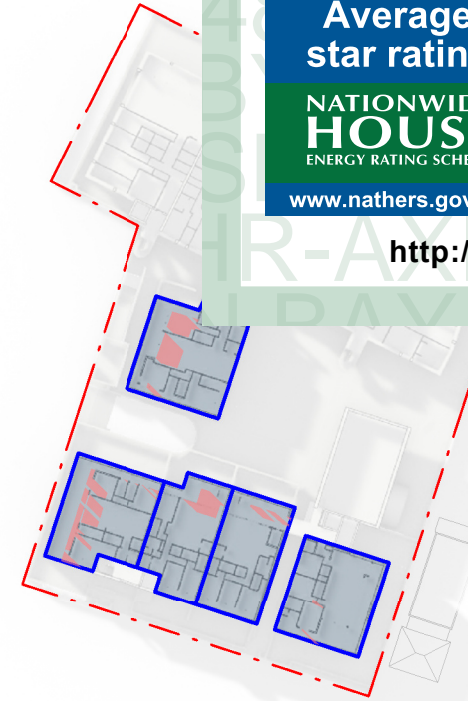
### Habitable Space Shadow




**GROUND - 21 JUNE 3PM**



**LEVEL 1 - 21 JUNE 3PM**



**LEVEL 2 - 21 JUNE 3PM**



**7.4**  
Average  
star rating


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- APARTMENT OUTLINE
- DIRECT SUN PROJECTION ON THE FLOOR LEVEL

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Streetscape Views  
Shirley Street & Milton Street



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Artist Impression from the Corner of Shirley Street and Milton Street



# Appendix





Preliminary Views  
Comparison with Existing Site Context - Milton Street



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Artist Impression from the Corner of Shirley Street and Milton Street



## Comparison with Existing Site Context - Shirley Street





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Artist Impression from Shirley Street



## Floor Space Ratio & Area Calculations

### DA RFI Revised Site Planning Scheme

	APPARTMENTS DESIGN					
	3 BED/3 BATH	GFA m <sup>2*</sup>	GBA m <sup>2**</sup>	Visitor Car Spaces	Resi Car Spaces	Car Park Ratio
Basement			3720.0	7	62	2.5
Ground	10	2028.8	3184.2			
Level 1	10	2028.8	2989.0			
Level 2	5	752.6	1245.6			
TOTAL	25	4810	7418.8			

(total above ground

\* GFA & FSR is calculated on the internal face of external walls

\*\*GBA includes Balcony Area, FSR, core and external walls (not including roof areas)

### R3 ZONE

Apartment	GFA *	Private Open Space			
Dwelling	m² (as per NSW Calculation for FSR)	External Ground	Balcony/Under cover	Roof top terrace	TOTAL POS
<b>GROUND</b>					
<b>001</b>	159.2	185.0	61.2	n/a	<b>246.2</b>
<b>002</b>	140.7	61.3	64.2	n/a	<b>125.5</b>
<b>003</b>	141.4	59.8	48	n/a	<b>107.8</b>
<b>004</b>	139.4	147.7	100.4	n/a	<b>248.1</b>
<b>010</b>	187.1	76.6	61.2	n/a	<b>137.8</b>
<b>LEVEL 1</b>					
<b>101</b>	159.2	n/a	45.9	n/a	<b>45.9</b>
<b>102</b>	140.7	n/a	63.0	n/a	<b>63</b>
<b>103</b>	141.4	n/a	41.3	n/a	<b>41.3</b>
<b>104</b>	139.4	n/a	80.8	n/a	<b>80.8</b>
<b>110</b>	187.1	n/a	61.5	n/a	<b>61.5</b>
<b>LEVEL 2</b>					
<b>201</b>	144	n/a	62.7	129.3	<b>192</b>
<b>202</b>	140.7	n/a	63.3	129.6	<b>192.9</b>
<b>203</b>	141.4	n/a	41.4	134.0	<b>175.4</b>
<b>204</b>	139.4	n/a	80.8	134.0	<b>214.8</b>
<b>210</b>	187.1	n/a	61.5	143.8	<b>205.3</b>
<b>TOTAL</b>	<b>2288.2</b>	530.4	937.2	670.7	<b>2138.3</b>

<b>R3 Zone SUMMARY</b>	
<b>Site Area (m²):</b>	<b>3473.7</b>
<b>GFA @ FSR 0.6 ratio (m²):</b>	<b>2084.2</b>
<b>GFA @ FSR 0.66 ratio (m²):</b>	<b>2292.6</b>
<b>GFA Propsoed (m²):</b>	<b>2288.2</b>
<b>No. of Dwellings</b>	<b>15 (3 Bed/ 3 Baths)</b>



**7.4**  
Average  
star rating

**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME

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**7(f2) ZONE**

Apartment	GFA *	Private Open Space			
Dwelling	m <sup>2</sup> (as per NSW Calculation for FSR)	External Ground	Balcony/Under cover	Roof top terrace	TOTAL POS
<b>GROUND</b>					
<b>005</b>	279.6	186.0	48.9	n/a	<b>234.9</b>
<b>006</b>	238.4	97.5	35.3	n/a	<b>132.8</b>
<b>007</b>	238.4	97.6	31.9	n/a	<b>129.5</b>
<b>008</b>	238.4	97.6	31.9	n/a	<b>129.5</b>
<b>009</b>	266.2	160.7	37.4	n/a	<b>198.1</b>
<b>LEVEL 1</b>					
<b>105</b>	279.6	n/a	44.5	205.2	<b>249.7</b>
<b>106</b>	238.4	n/a	31.9	167	<b>198.9</b>
<b>107</b>	238.4	n/a	31.9	167	<b>198.9</b>
<b>108</b>	238.4	n/a	31.9	167	<b>198.9</b>
<b>109</b>	266.2	n/a	33.2	194	<b>227.2</b>
<b>TOTAL</b>	<b>2522</b>	639.4	358.8	900.2	<b>1898.4</b>

7(f2) Zone SUMMARY	
Site Area (m <sup>2</sup> ):	2463.3
Dwellings @ 1 per 300m <sup>2</sup> of site area	8.21
Proposed Dwellings	10

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29 Shirley Street, Byron Bay\_Planning Zones  
Roof

7.4

Average star rating

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The diagram illustrates the roof layout of a building at 29 Shirley Street, Byron Bay. It is divided into two main planning zones: DM - Deferred Matter Amendment #18 Zone (light blue) and R3 - Medium Density Residential (light purple). The DM zone, labeled 'ROOF BELOW', occupies the upper portion of the roof. The R3 zone covers the lower portion and contains several roof garden areas: 210 (143.8m²), 204 (134.3m²), 203 (134.2m²), 202 (120.2m²), and 201 (125.3m²). Various dimensions and structural details are shown, including a 'PARAPET (BURY TYPE)' and 'RPU SYSTEM TO ROOFTOP AND ROOF BALUSTRADE (REFER ESD REPORT)'. The building is situated between Milton Street and Shirley Street.

- DM - Deferred Matter Amendment #18 Zone
- R3 - Medium Density Residential

Vitale Property Group  
29 Shirley St & 2-4 Milton St, Byron Bay

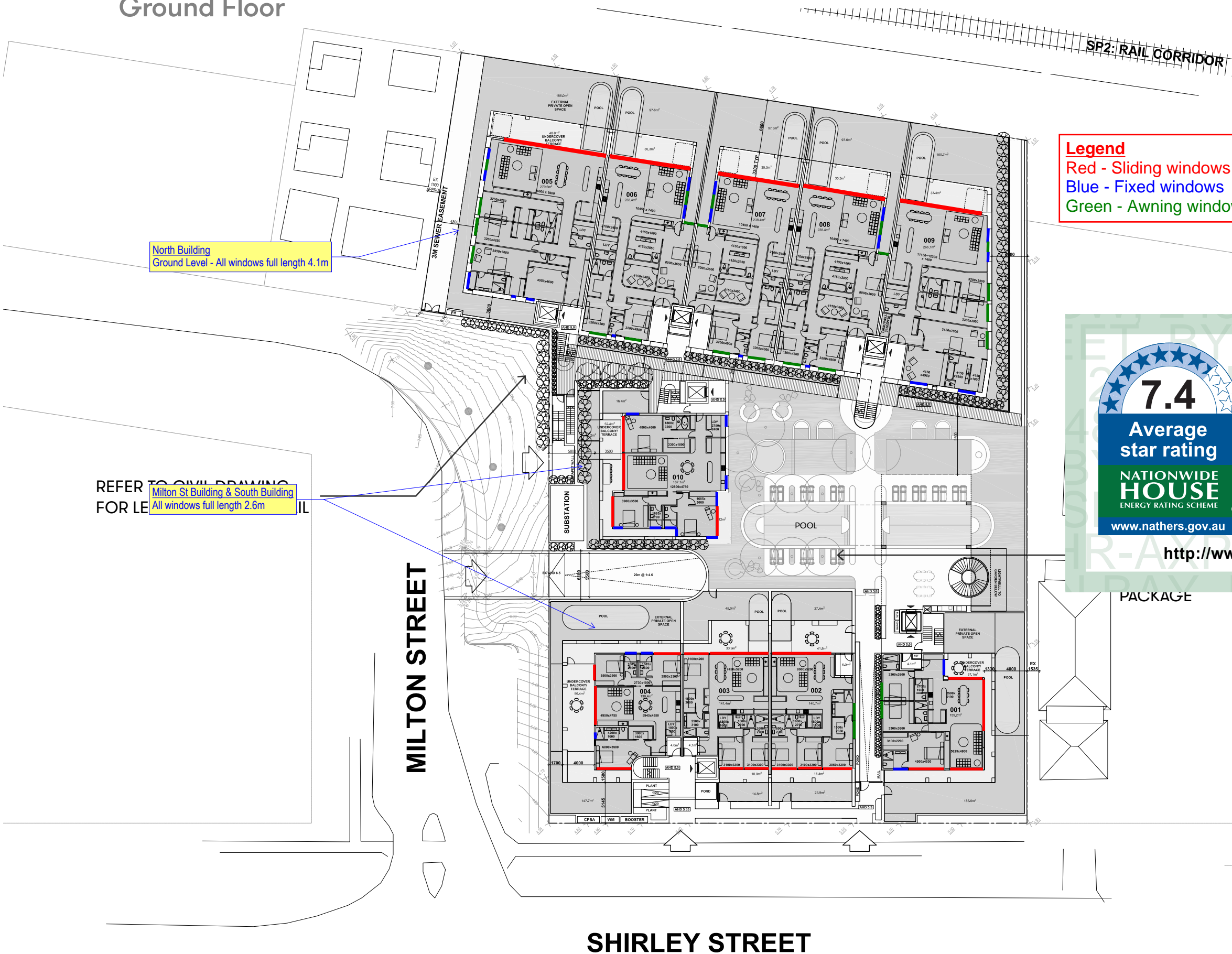
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Project No  
2555

Hayball 61



Proposed Floor Plans  
Ground Floor



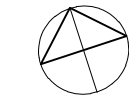
**Legend**  
Red - Sliding windows  
Blue - Fixed windows  
Green - Awning windows

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SCALE 1:500



Proposed Floor Plans  
Level 1

**Legend**  
Red - Sliding windows  
Blue - Fixed windows  
Green - Awning windows

North Building  
Level 1 - All sliding windows full length 4.1m  
- Awnings and Fixed 1.1m

Milton St Building & South Building  
All windows full length 2.6m



**7.4**  
Average  
star rating  
NATIONWIDE  
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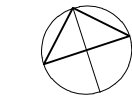
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MILTON STREET

SHIRLEY STREET



SCALE 1:500



# Proposed Floor Plans Level 2

**Legend**  
 Red - Sliding windows  
 Blue - Fixed windows  
 Green - Awning windows

7.4  
Average  
star rating

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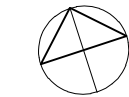
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Milton St Building & South Building  
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