

da app v3a

0 level 0 and site plan
1 : 100



Beach Architects

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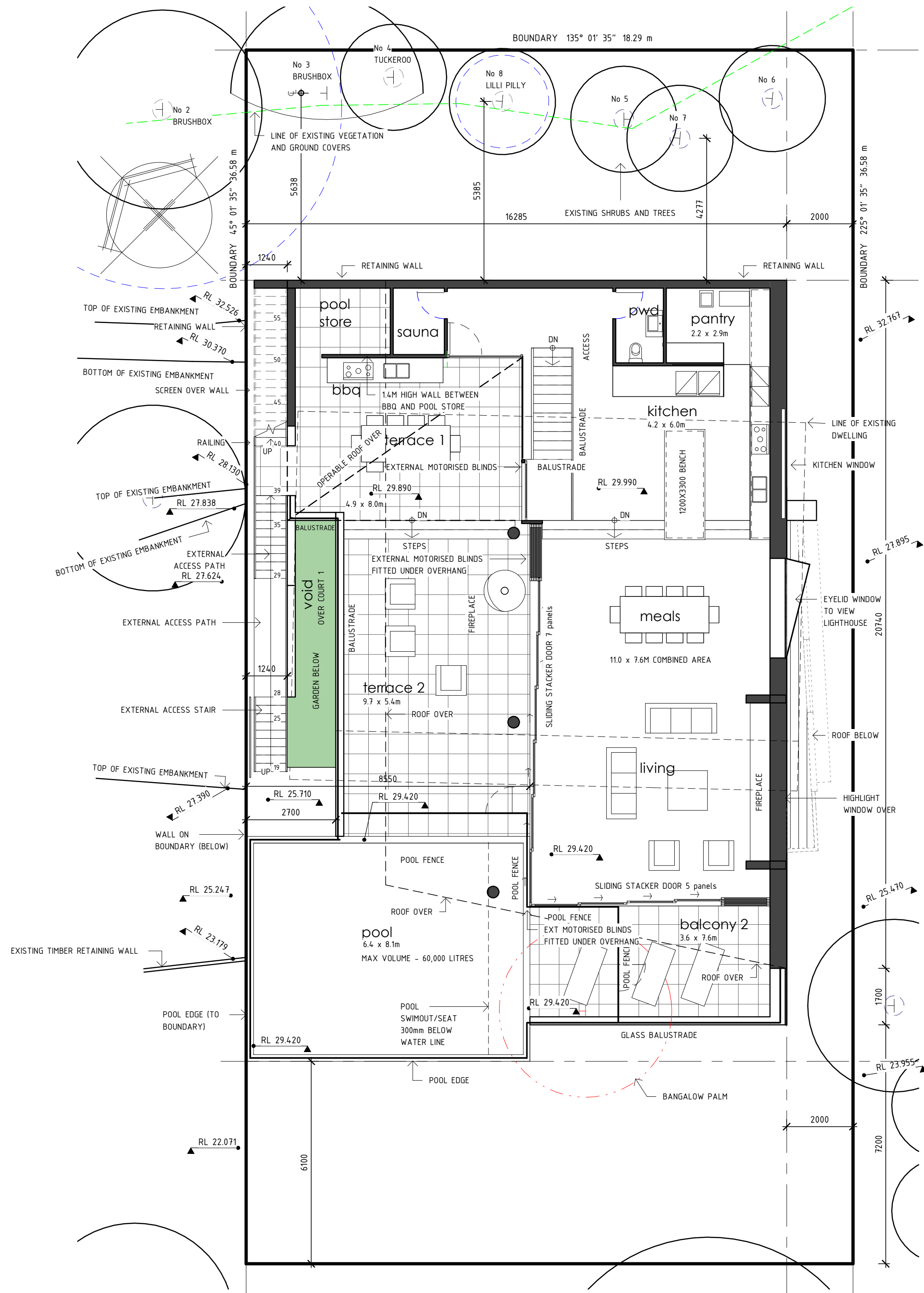
linea tecnica architects

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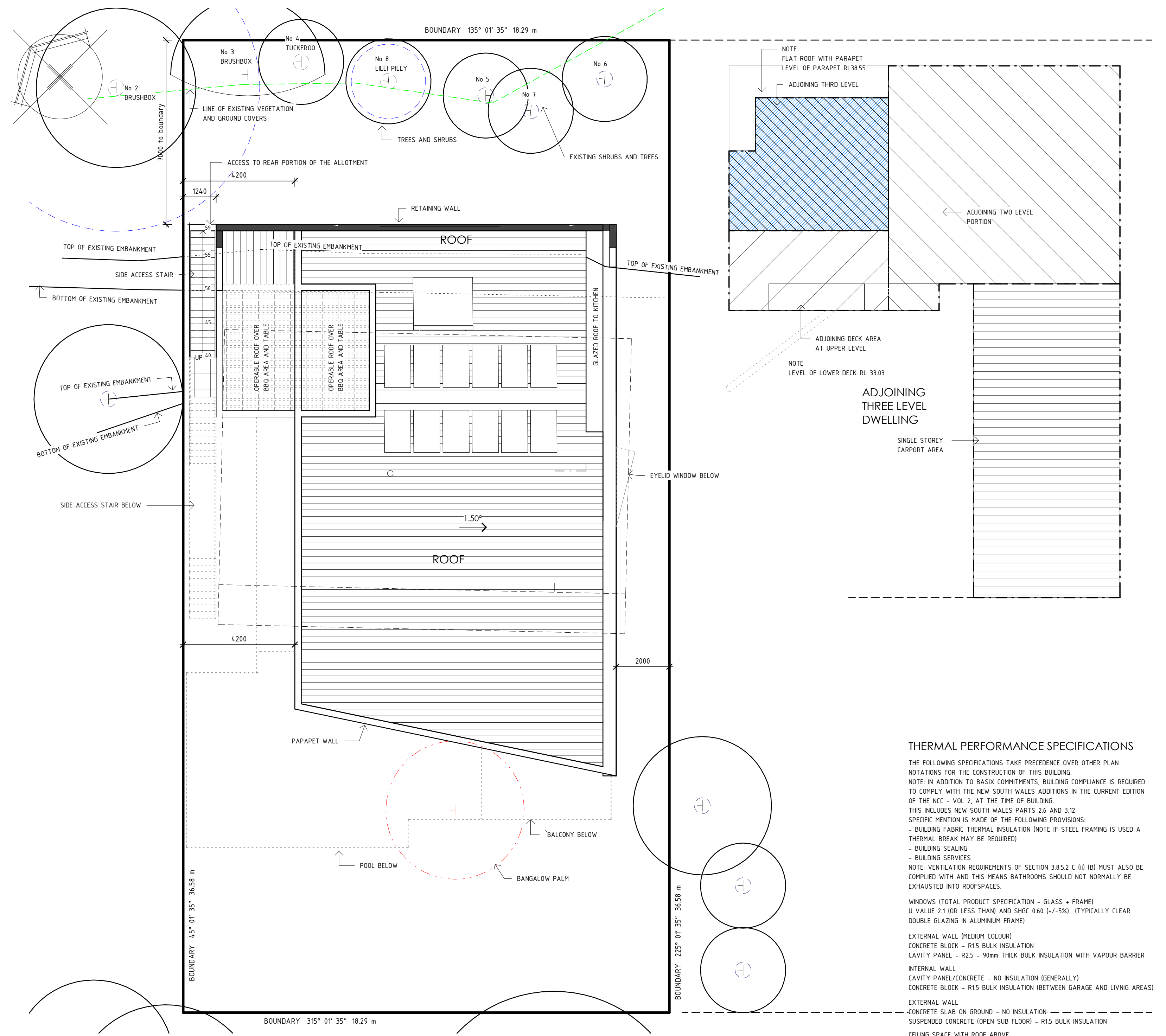
Drawing
plans
Project
new dwelling
mr. s. didier
No1 Brownell Dve. Byron Bay

Project number 201009
Date 23 dec 20
Drawn by VS
DA 101 rev
Scale 1 : 100

23/12/2020 09:59:09



2 level 2 plan
1 : 100



3 level 3 plan with adjoining
1 : 100

THERMAL PERFORMANCE SPECIFICATIONS

THE FOLLOWING SPECIFICATIONS TAKE PRECEDENCE OVER OTHER PLAN NOTATIONS FOR THE CONSTRUCTION OF THIS BUILDING.
NOTE: IN ADDITION TO BASIC COMMITMENTS, BUILDING COMPLIANCE IS REQUIRED TO COMPLY WITH THE NEW SOUTH WALES ADDITIONS IN THE CURRENT EDITION OF THE NCC - VOL 2, AT THE TIME OF BUILDING.
THIS INCLUDES NEW SOUTH WALES PARTS 2.6 AND 3.10 SPECIFIC MENTION IS MADE OF THE FOLLOWING PROVISIONS:
- BUILDING FABRIC THERMAL INSULATION (NOTE IF STEEL FRAMING IS USED A THERMAL BREAK MAY BE REQUIRED)
- BUILDING SEALING
- BUILDING SERVICES
NOTE: VENTILATION REQUIREMENTS OF SECTION 3.8.5.2 C (ii) (B) MUST ALSO BE COMPLIED WITH AND THIS MEANS BATHROOMS SHOULD NOT NORMALLY BE EXHAUSTED INTO ROOFSACES.
WINDOWS (TOTAL PRODUCT SPECIFICATION - GLASS + FRAME)
U VALUE 2.1 (OR LESS THAN) AND SHGC 0.60 (+/-5%) (TYPICALLY CLEAR DOUBLE GLAZING IN ALUMINIUM FRAME)
EXTERNAL WALL (MEDIUM COLOUR)
CONCRETE BLOCK - R15 BULK INSULATION
CAVITY PANEL - R25 - 90mm THICK BULK INSULATION WITH VAPOUR BARRIER
INTERNAL WALL
CAVITY PANEL/CONCRETE - NO INSULATION (GENERALLY)
CONCRETE BLOCK - R15 BULK INSULATION (BETWEEN GARAGE AND LIVING AREAS)
EXTERNAL WALL
CONCRETE SLAB ON GROUND - NO INSULATION -
SUSPENDED CONCRETE (OPEN SUB FLOOR) - R15 BULK INSULATION
CEILING SPACE WITH ROOF ABOVE
PLASTERBOARD - R35 BULK INSULATION (NO INSULATION TO EXPOSED GARAGE ROOF)
CONCRETE - R15 BULK INSULATION (WITH BALCONY ABOVE)
ROOF (MEDIUM COLOUR) (NON VENTILATED)
SHEET METAL ROOFING - 55mm FOIL BLANKET WITH REFLECTIVE AIRGAP
RATED WITH WITH NO DOWNLIGHTS OR WITH LED DOWNLIGHTS WHICH DO NOT PENETRATE CEILING INSULATION (IE IC RATED)

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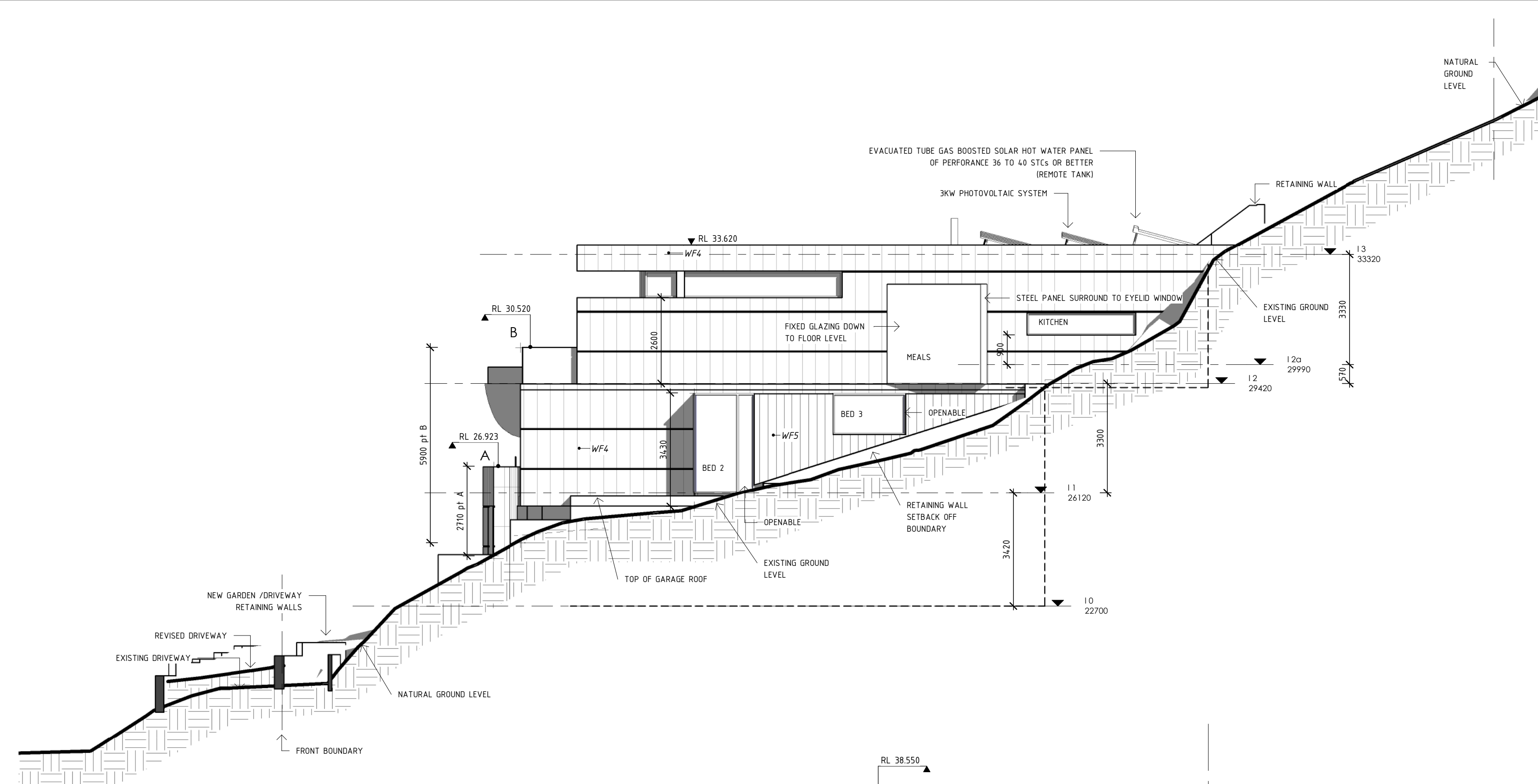
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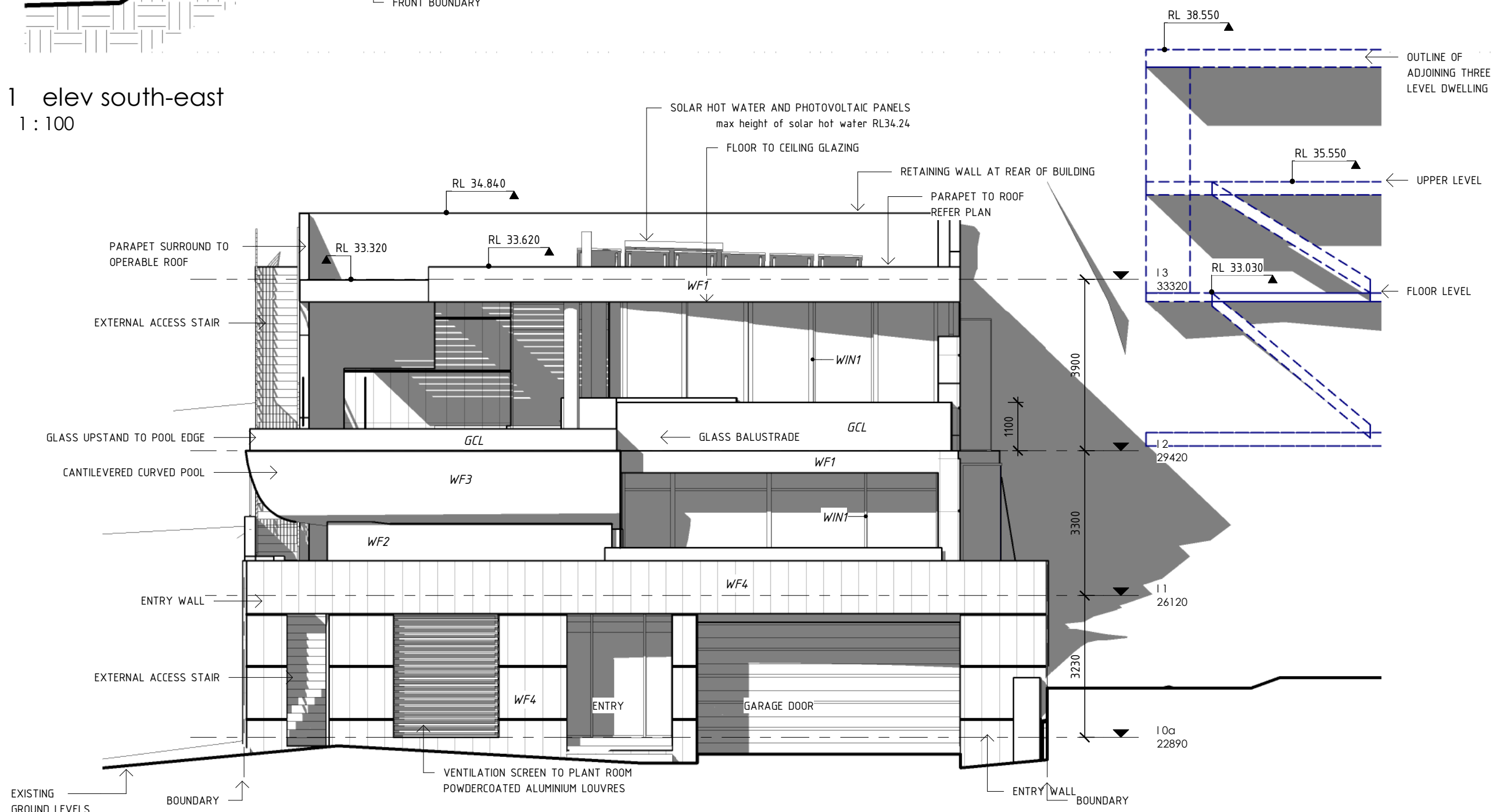
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Drawing
plans
Project
new dwelling
mr. s. didier
No1 Brownell Dve. Byron Bay

Project number 201009
Date 23 dec 20
Drawn by VS
DA 102 rev
Scale 1 : 100



1 elev south-east
1 : 100



2 elev front
1 : 100

external finishes		
Material: Mark	Material: Description	Material: Comments
FF1	POLISHED CONCRETE	FLOORS/PAVING
FF2	NATURAL LIMESTONE TILE	FLOORS/PAVING
GCL	CLEAR GLAZING	GLAZING
G0B	OBSCURE GLAZING TO PROVIDE PRIVACY	GLAZING
RC1	STRAMIT SPEEDDECK, COLORBOND, MONUMENT	ROOFING
WF1	ROCKCOTE NATURAL MATERIALS RENDER, COLOUR SIMILAR TO MUROBOND BADGER 50%	WALLS/EXTERNAL
WF2	ROCKCOTE NATURAL MATERIALS RENDER, COLOUR SIMILAR TO MUROBOND SYRUP	WALLS/EXTERNAL
WF3	ROCKCOTE NATURAL MATERIALS RENDER, COLOUR SIMILAR TO MUROBOND BADGER 50%	WALLS/EXTERNAL
WF4	NATURAL LIMESTONE TILE WITH ALUMINIUM BANDING	WALLS/EXTERNAL
WF5	VM ZINC, STANDING SEAM CLADDING, AZENGAR	WALLS/EXTERNAL
WF7	ROCKCOTE NATURAL MATERIALS RENDER, COLOUR SIMILAR TO MUROBOND BADGER 50%	WALLS/EXTERNAL
WIN1	POWDERCOAT BRONZE PEARL	WINDOWS

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NOTE: IN ADDITION TO BASIC COMMITMENTS, BUILDING COMPLIANCE IS REQUIRED TO COMPLY WITH THE NEW SOUTH WALES ADDITIONS IN THE CURRENT EDITION OF THE NEC - VOL 2, AT THE TIME OF BUILDING.
THIS INCLUDES NEW SOUTH WALES PARTS 2.8 AND 3.12
SPECIFIC MENTION IS MADE OF THE FOLLOWING PROVISIONS:
- BUILDING FABRIC THERMAL INSULATION (NOTE IF STEEL FRAMING IS USED A THERMAL BREAK MAY BE REQUIRED)
- BUILDING SEALING
- BUILDING SERVICES
NOTE: VENTILATION REQUIREMENTS OF SECTION 3.8.5.2 c (ii) (B) MUST ALSO BE COMPLIED WITH AND THIS MEANS BATHROOMS SHOULD NOT NORMALLY BE EXHAUSTED INTO ROOFSACES.

WINDOWS (TOTAL PRODUCT SPECIFICATION - GLASS + FRAME)
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EXTERNAL WALL (MEDIUM COLOUR)
CONCRETE BLOCK - R15 BULK INSULATION
CAVITY PANEL - R25 - 90mm THICK BULK INSULATION WITH VAPOUR BARRIER

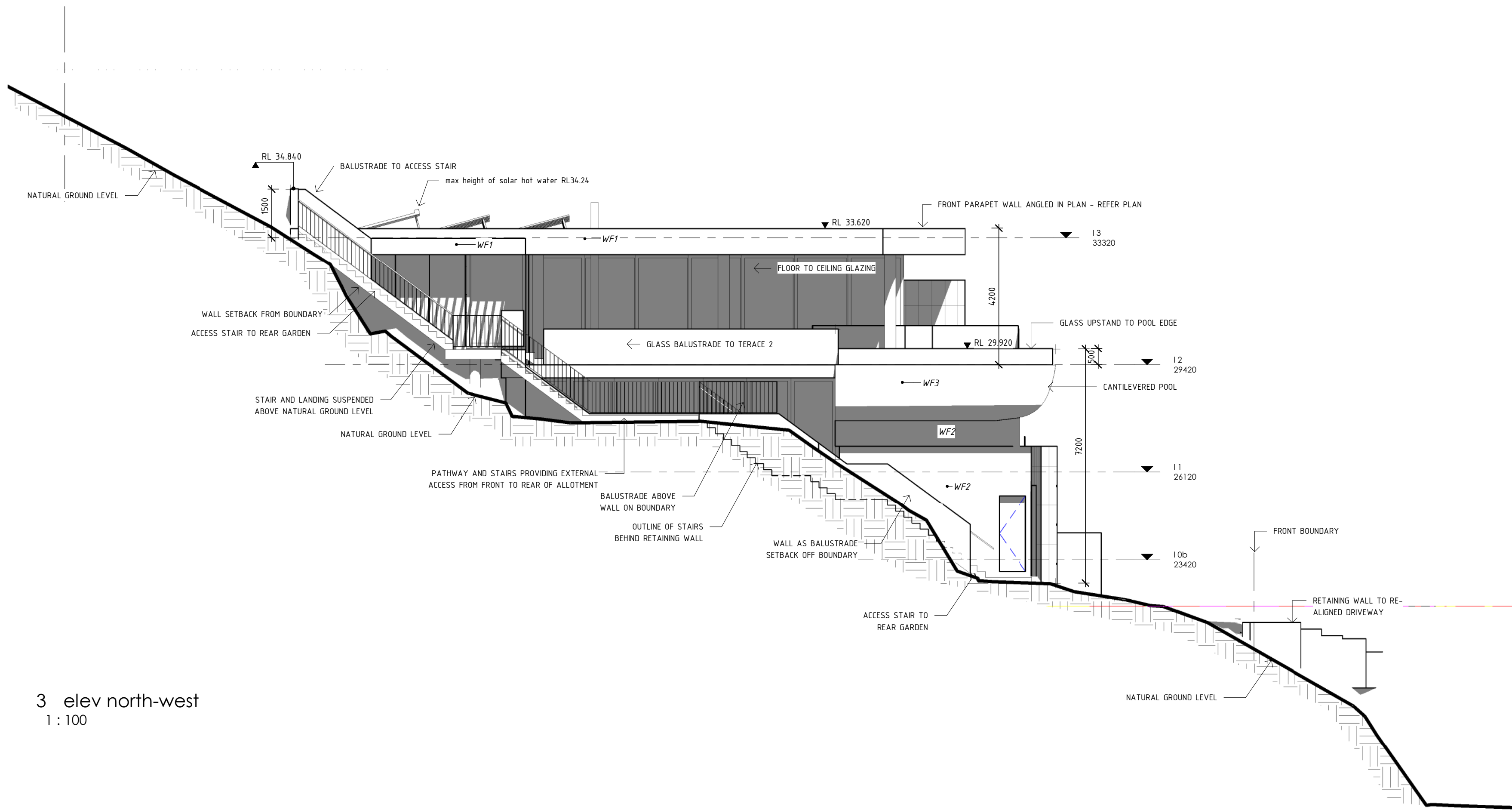
INTERNAL WALL
CAVITY PANEL/CONCRETE - NO INSULATION (GENERALLY)
CONCRETE BLOCK - R15 BULK INSULATION (BETWEEN GARAGE AND LIVING AREAS)

EXTERNAL WALL
CONCRETE SLAB ON GROUND - NO INSULATION
SUSPENDED CONCRETE (OPEN SUB FLOOR) - R15 BULK INSULATION

CEILING SPACE WITH ROOF ABOVE
PLASTERBOARD - R3.5 BULK INSULATION (NO INSULATION TO EXPOSED GARAGE ROOF)
CONCRETE - R15 BULK INSULATION (WITH BALCONY ABOVE)

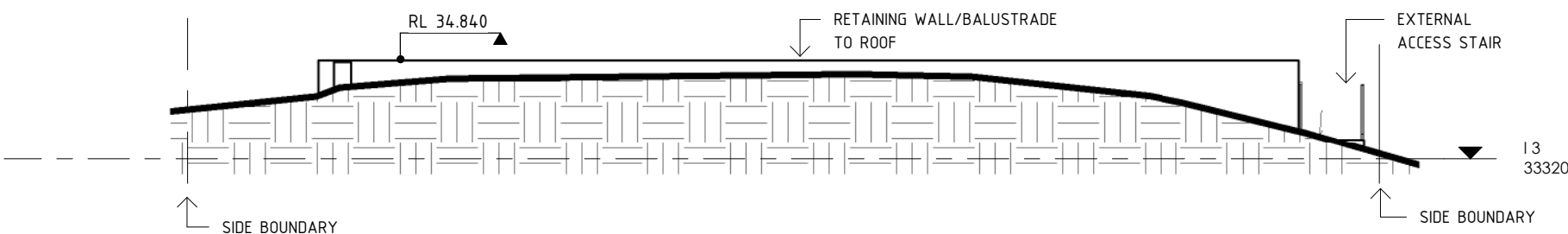
ROOF (MEDIUM COLOUR) (NON VENTILATED)
SHEET METAL ROOFING - 55mm FOIL BLANKET WITH REFLECTIVE AIRGAP
RATED WITH WITH NO DOWNLIGHTS OR WITH LED DOWNLIGHTS WHICH DO NOT PENETRATE CEILING INSULATION (IE IC RATED)

3 elev north-west
1 : 100



REFER SIDE ELEVATIONS FOR BUILDING HEIGHTS

4 elev rear
1 : 100



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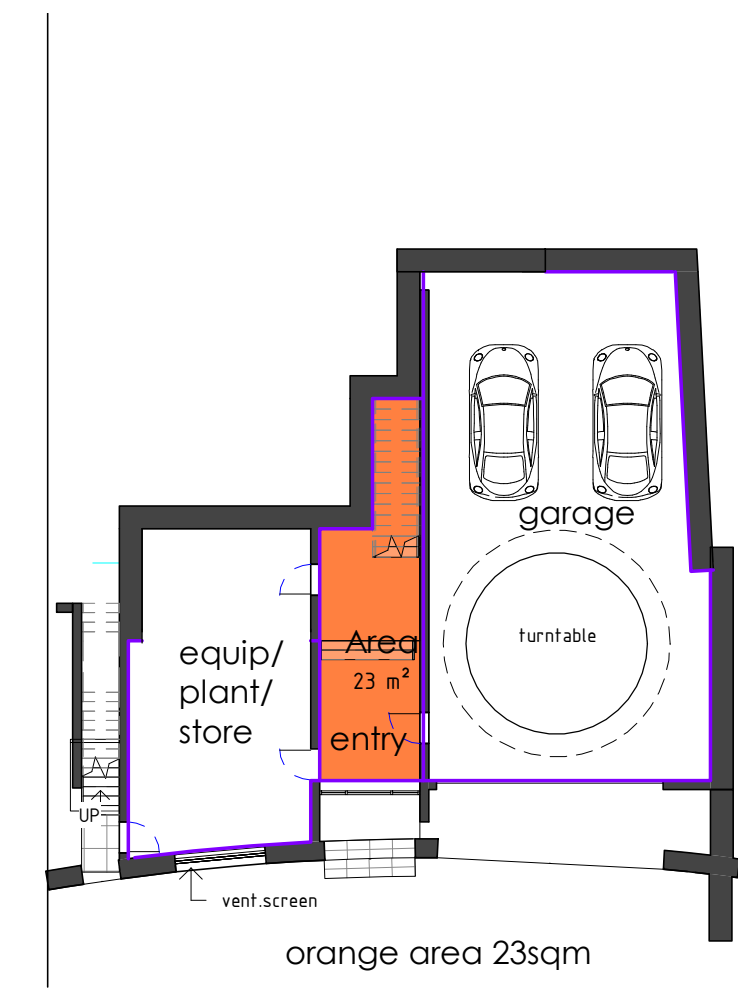
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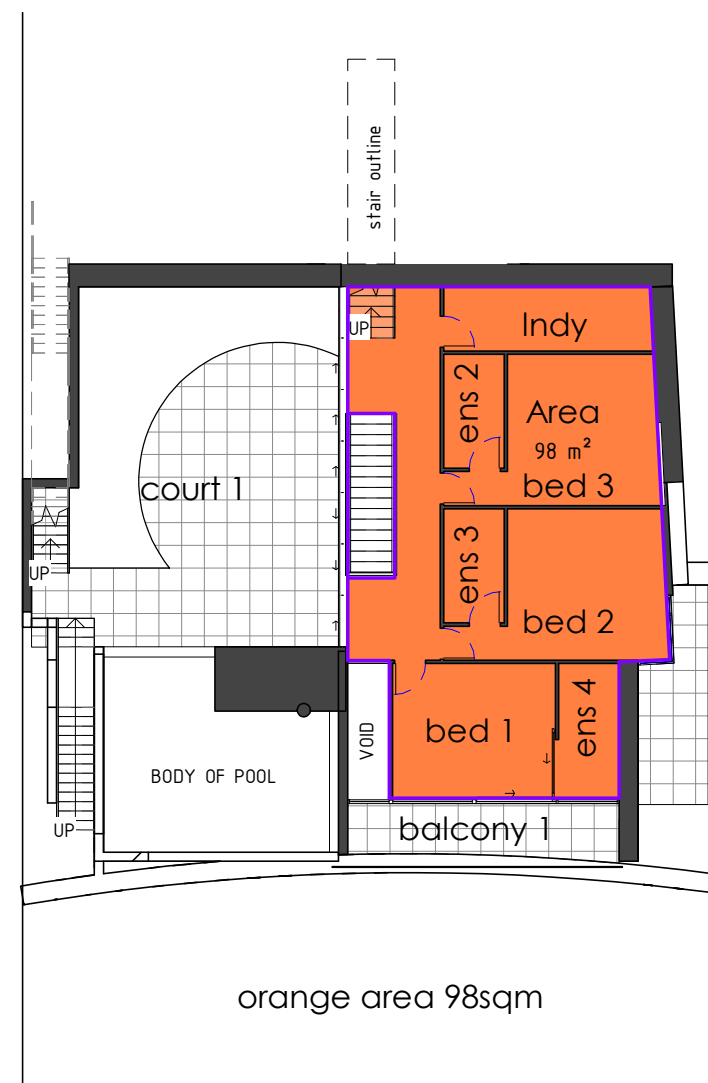
Drawing
elevations
Project
new dwelling
mr. s. didier
No1 Brownell Dve. Byron Bay

Project number 201009
Date 23 dec 20
Drawn by VS
DA 301 rev
Scale 1 : 100

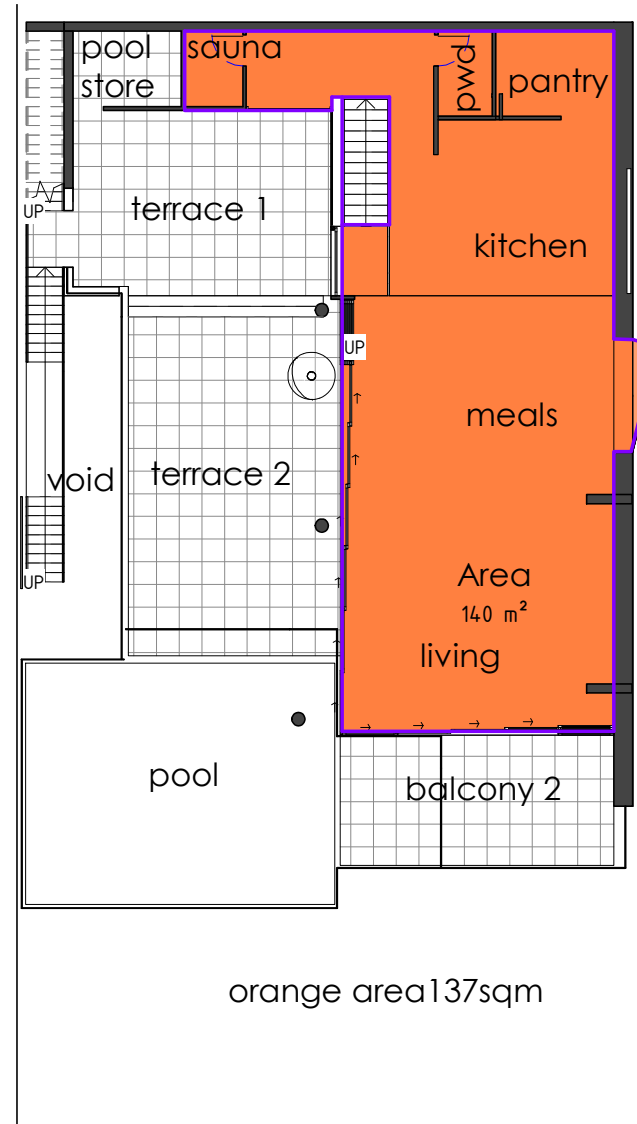
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0 L 0
1 : 200



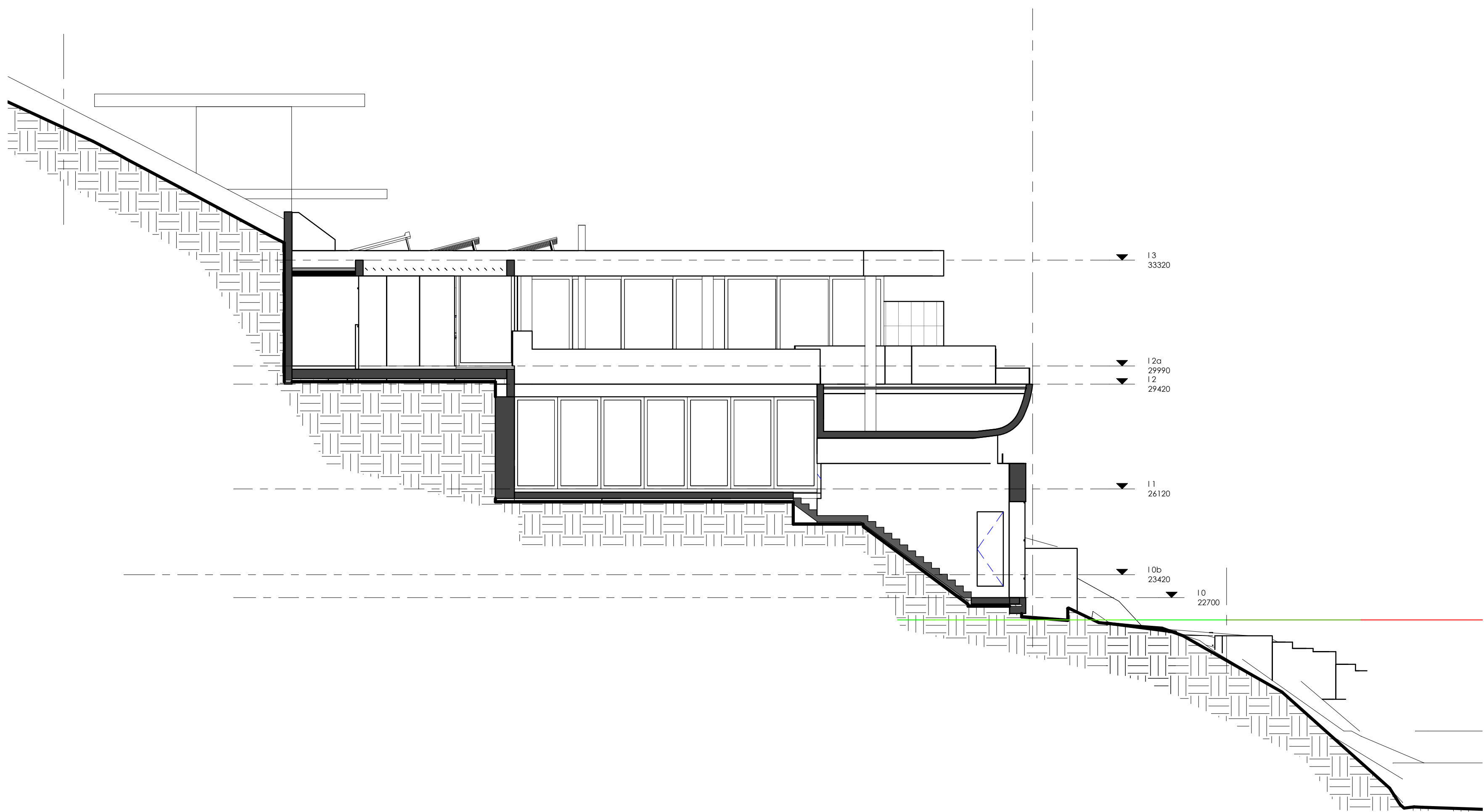
1 L 1
1 : 200



2 L 2
1 : 200

Area Schedule site ratio				
Number	Name	Level	Area	Comments
0.1	Area	L 0	23 m ²	
1.1	Area	L 1	98 m ²	
2.1	Area	L 2	140 m ²	
			261 m ²	

APPLICANT FSR CALCULATION
TOTAL AREA 258 SQM
SITE AREA 668.8 SQM
FSR 0.39 : 1



a elev north-west court
1 : 100

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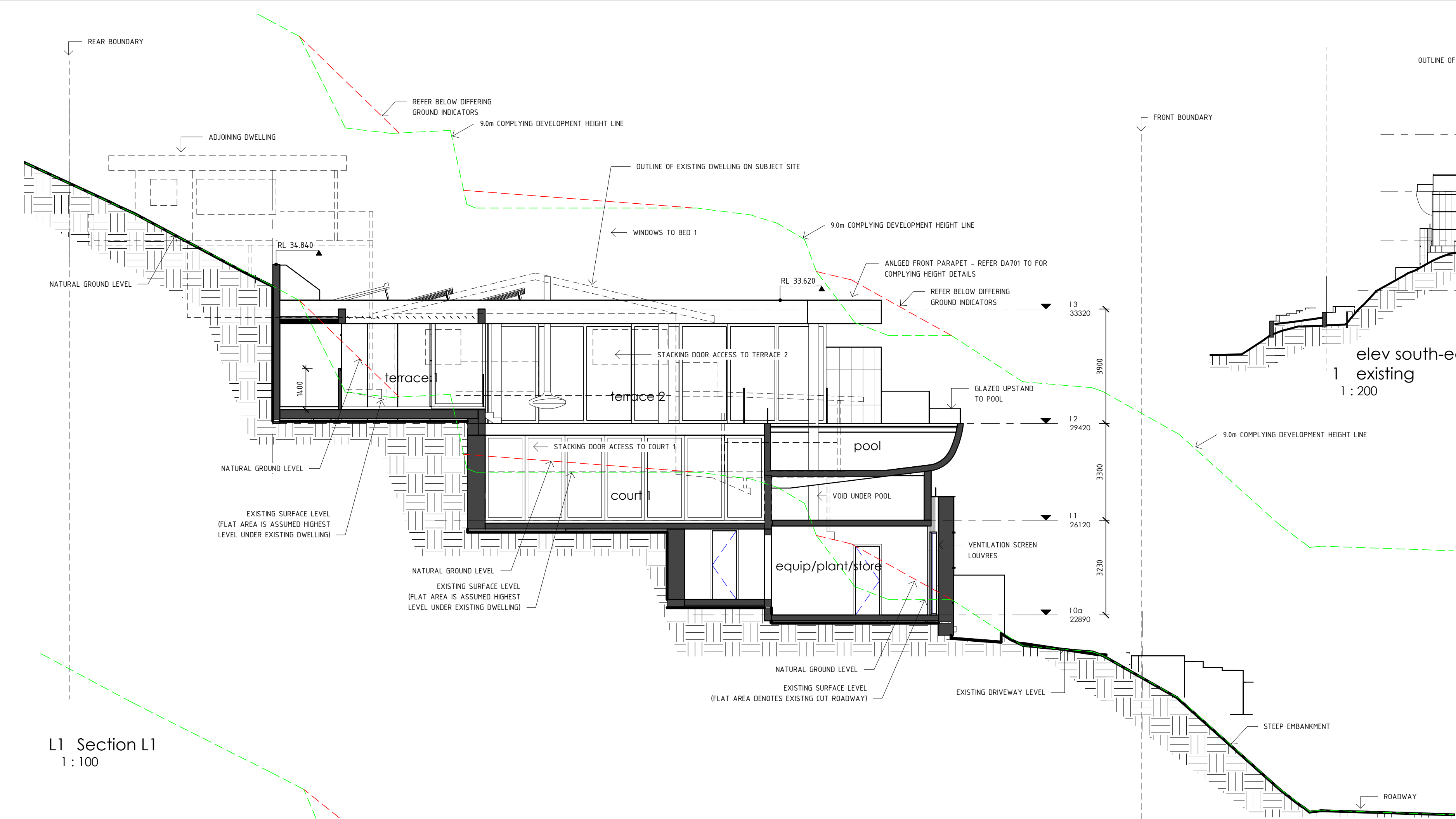


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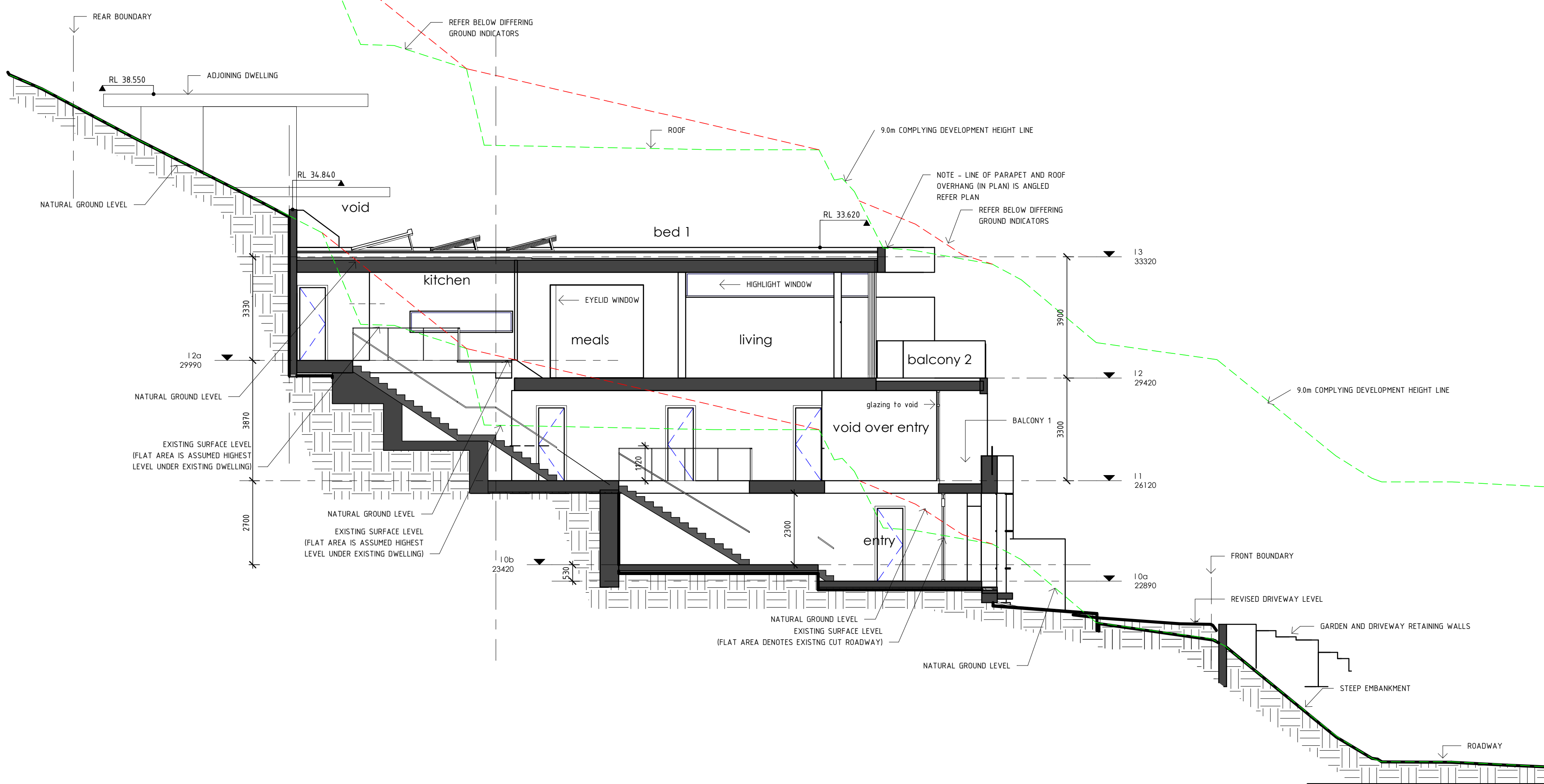
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e LT@ltaarch.com.au

Drawing
elevations and areas
Project
new dwelling
mr. s. didier
No1 Brownell Dve. Byron Bay

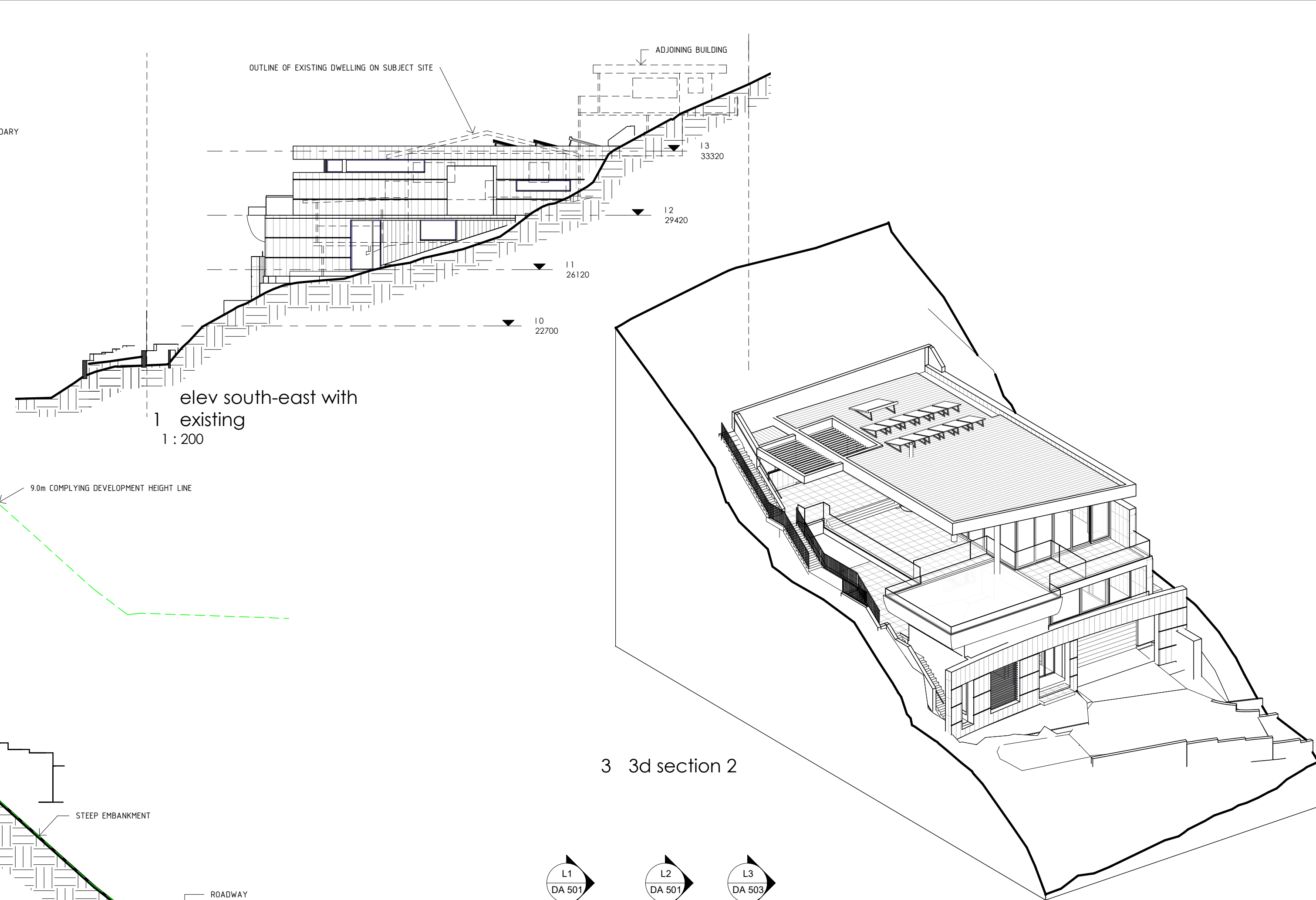
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Date 23 dec 20
Drawn by VS
DA 302 rev
Scale As indicated



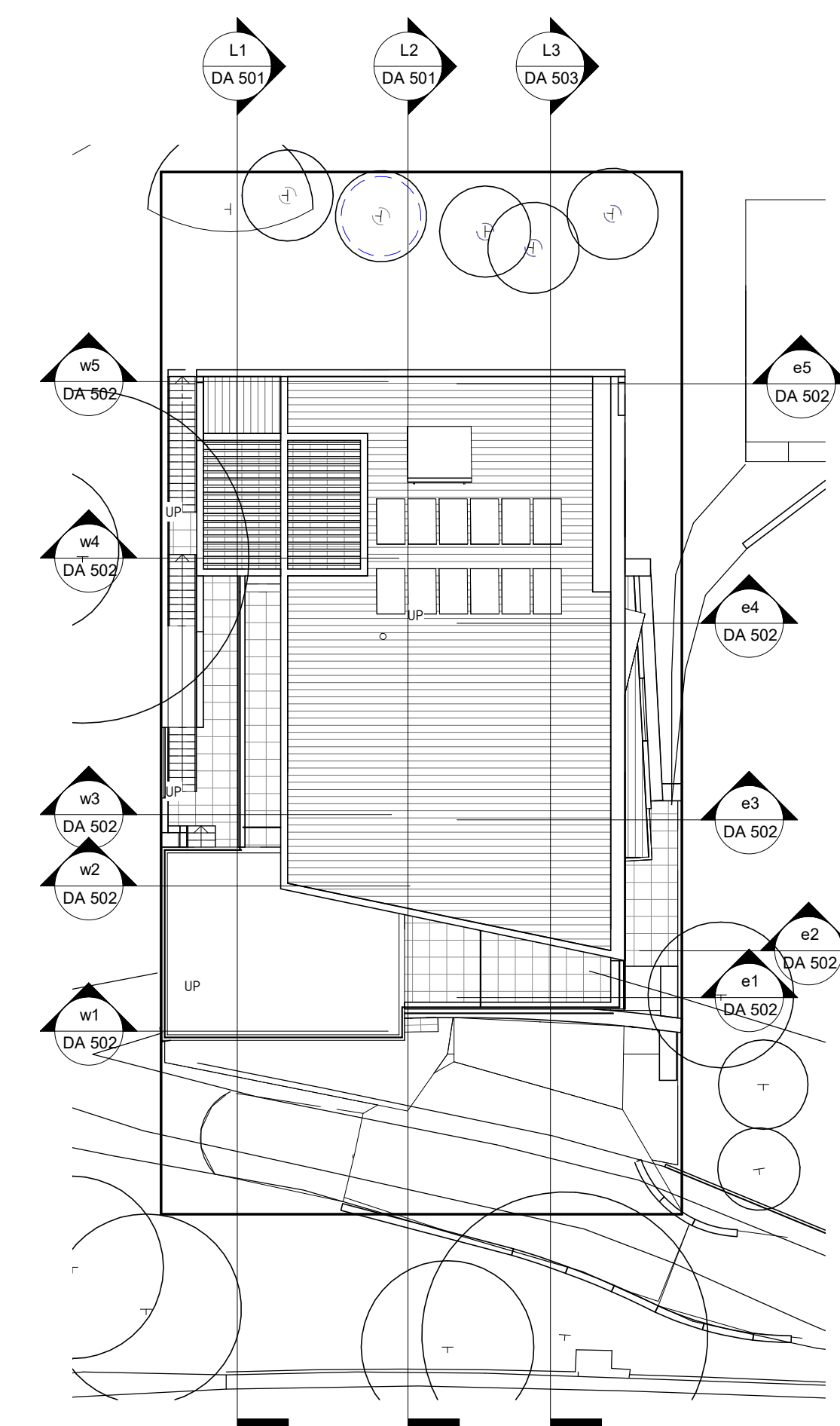
L1 Section L1
1 : 100



L2 Section L2
1 : 100



3 3d section 2



2 section locations - 2
1 : 200

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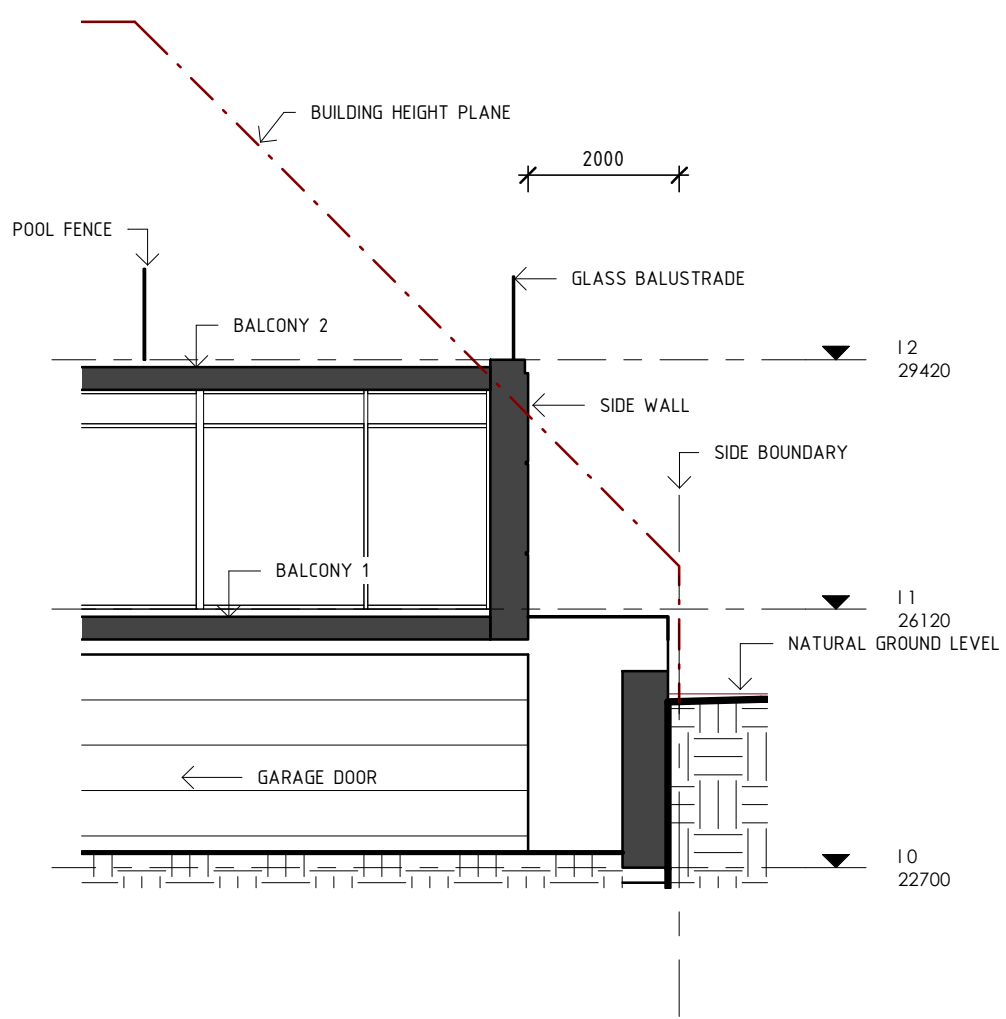
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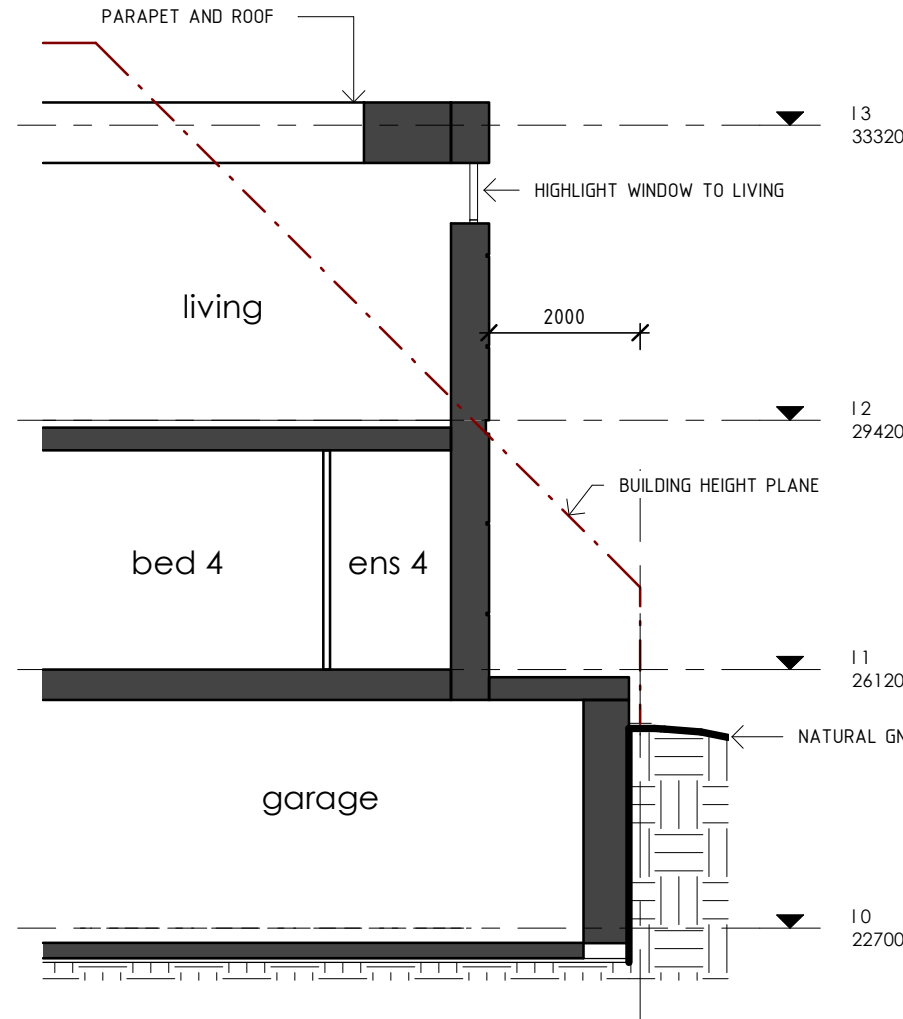
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Drawing
sections
Project
new dwelling
mr. s. didier
No1 Brownell Dve. Byron Bay

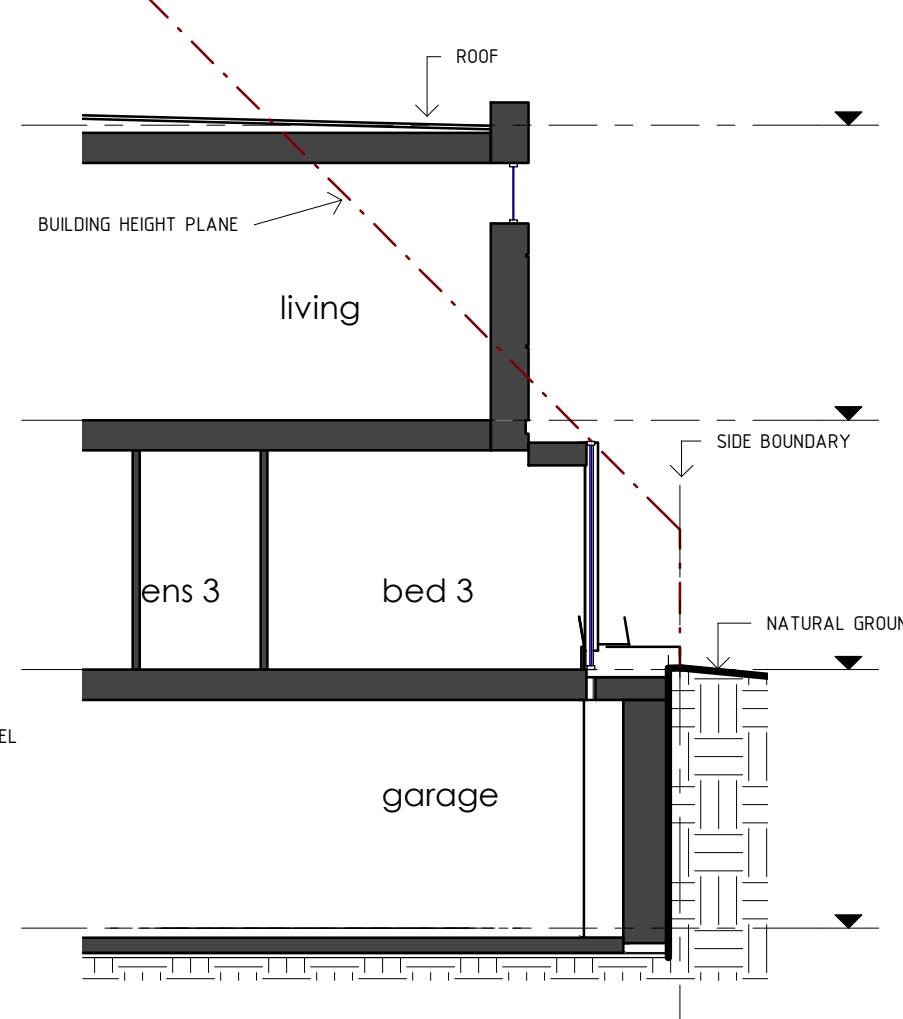
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Date 23 dec 20
Drawn by VS
DA 501 rev
Scale As indicated



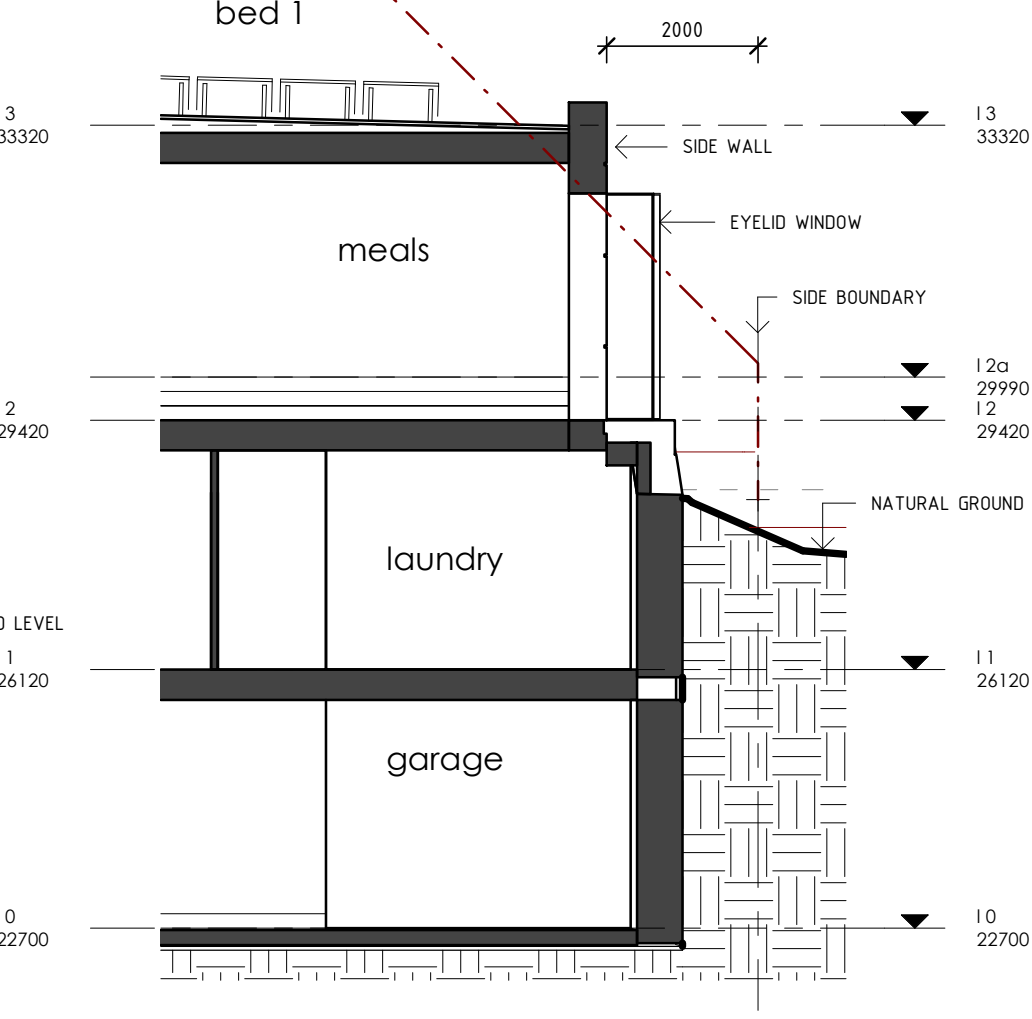
e1 Section e1
1 : 100



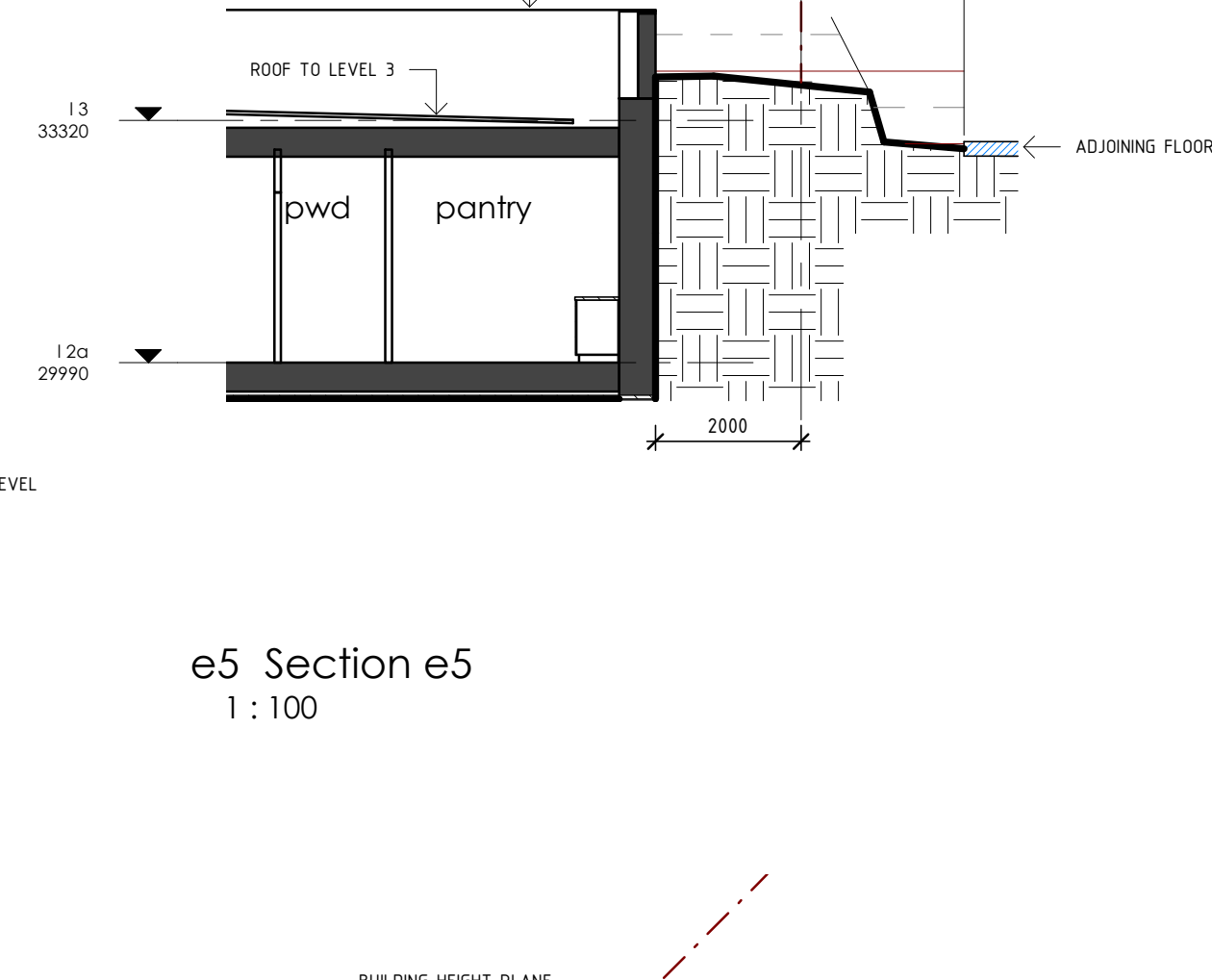
e2 Section e2
1 : 100



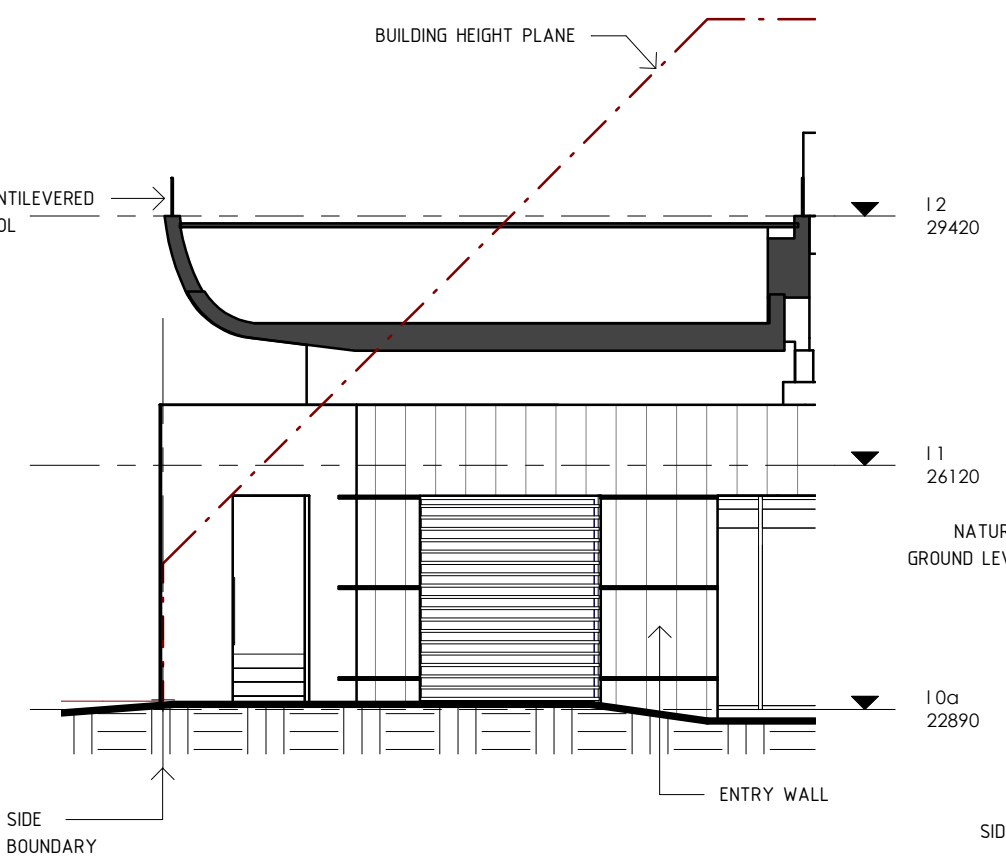
e3 Section e3
1 : 100



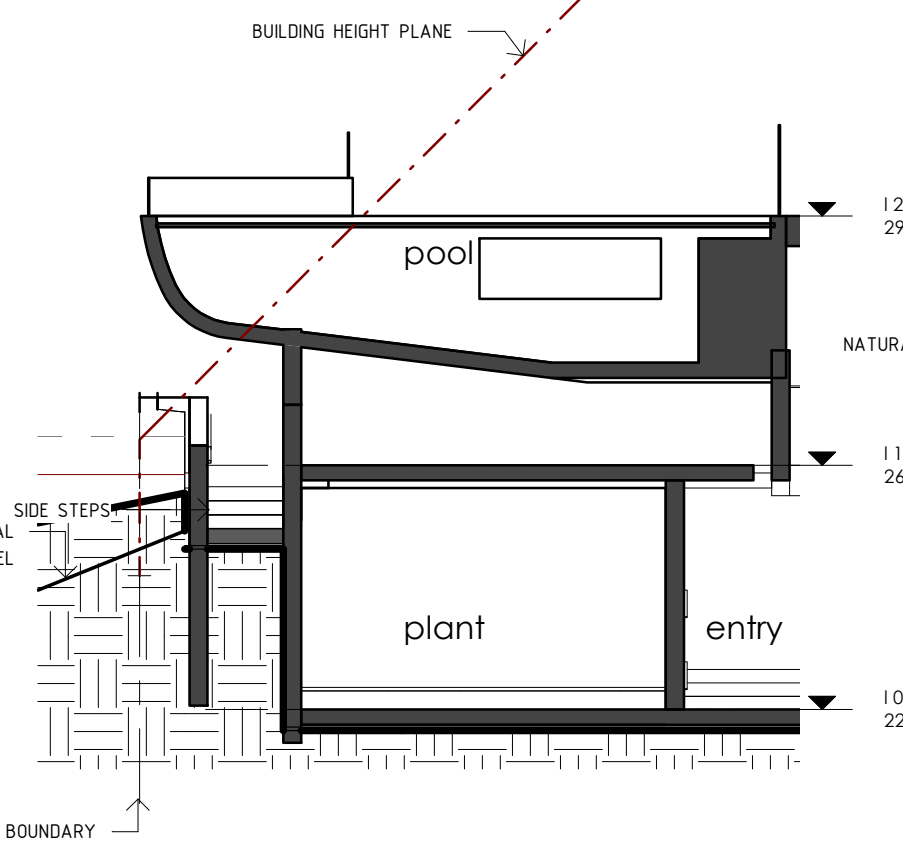
e4 Section e4
1 : 100



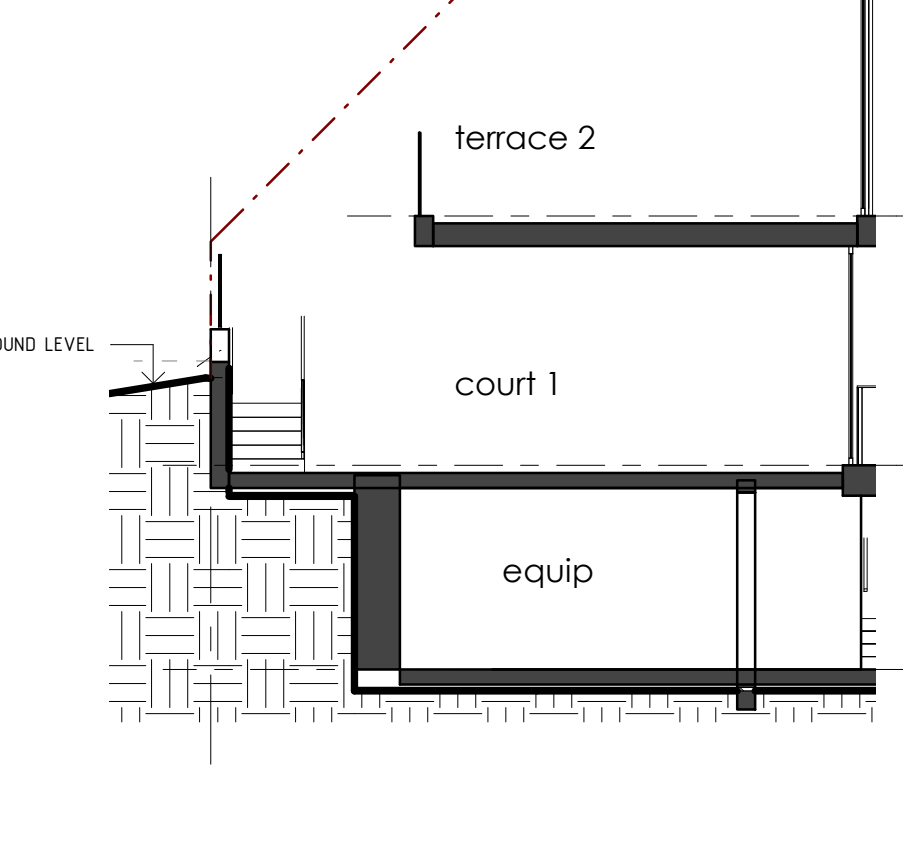
e5 Section e5
1 : 100



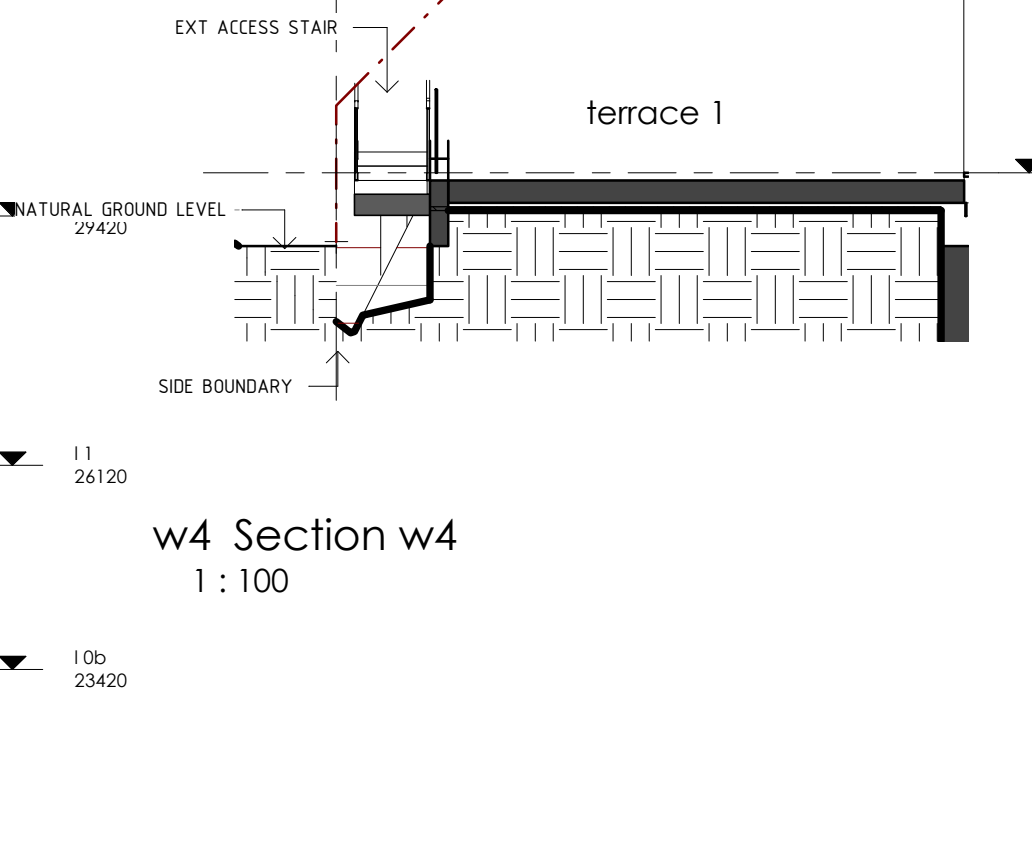
w1 Section w1
1 : 100



w2 Section w2
1 : 100



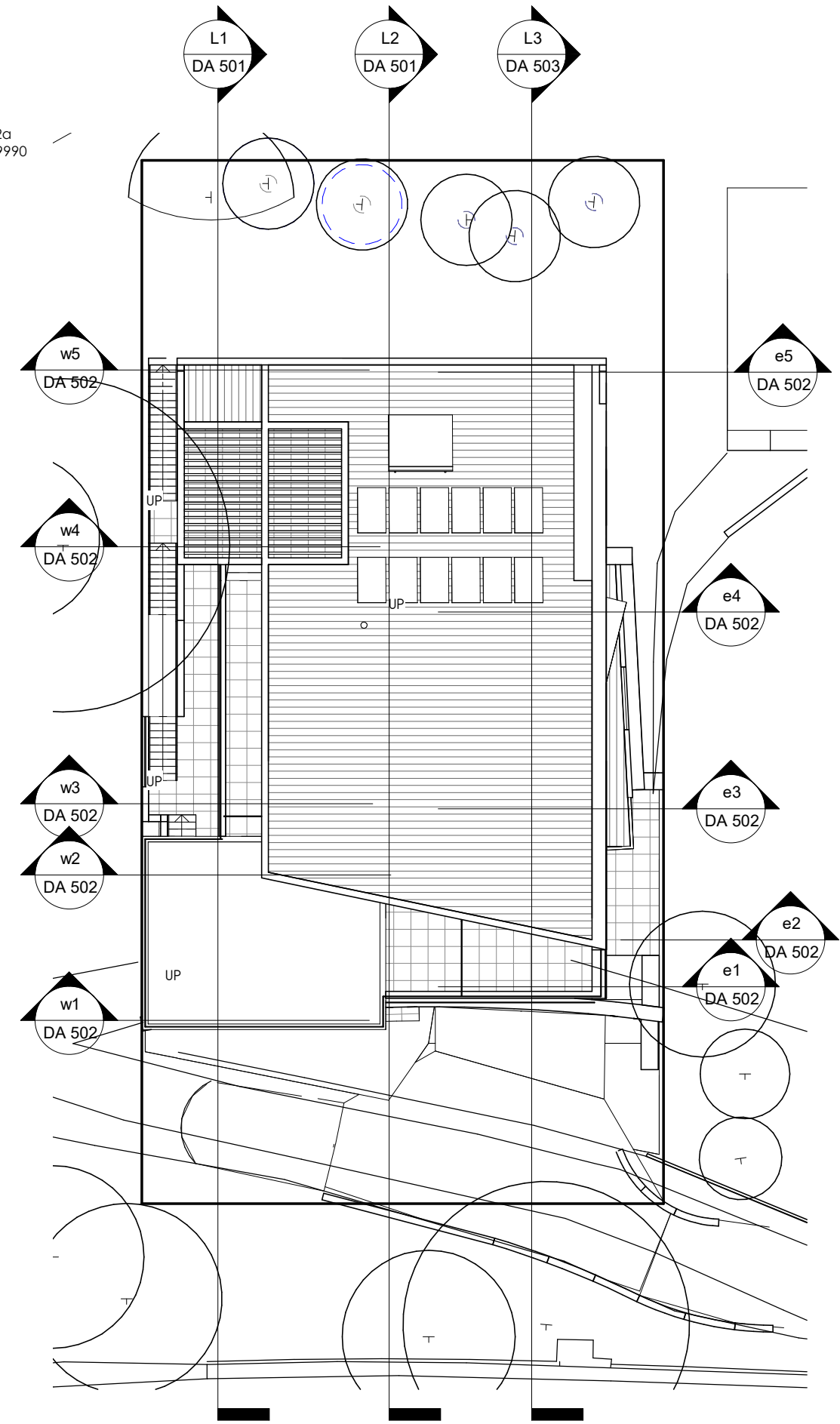
w3 Section w3
1 : 100



w4 Section w4
1 : 100



w5 Section w5
1 : 100



6 section locations
1 : 200

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Drawing
building height plane
Project
new dwelling
mr. s. didier
No1 Brownell Dve. Byron Bay

Project number 201009
Date 23 dec 20
Drawn by VS
DA 502 rev
Scale As indicated

23/12/2020 10:00:02

IMPORTANT NOTE:

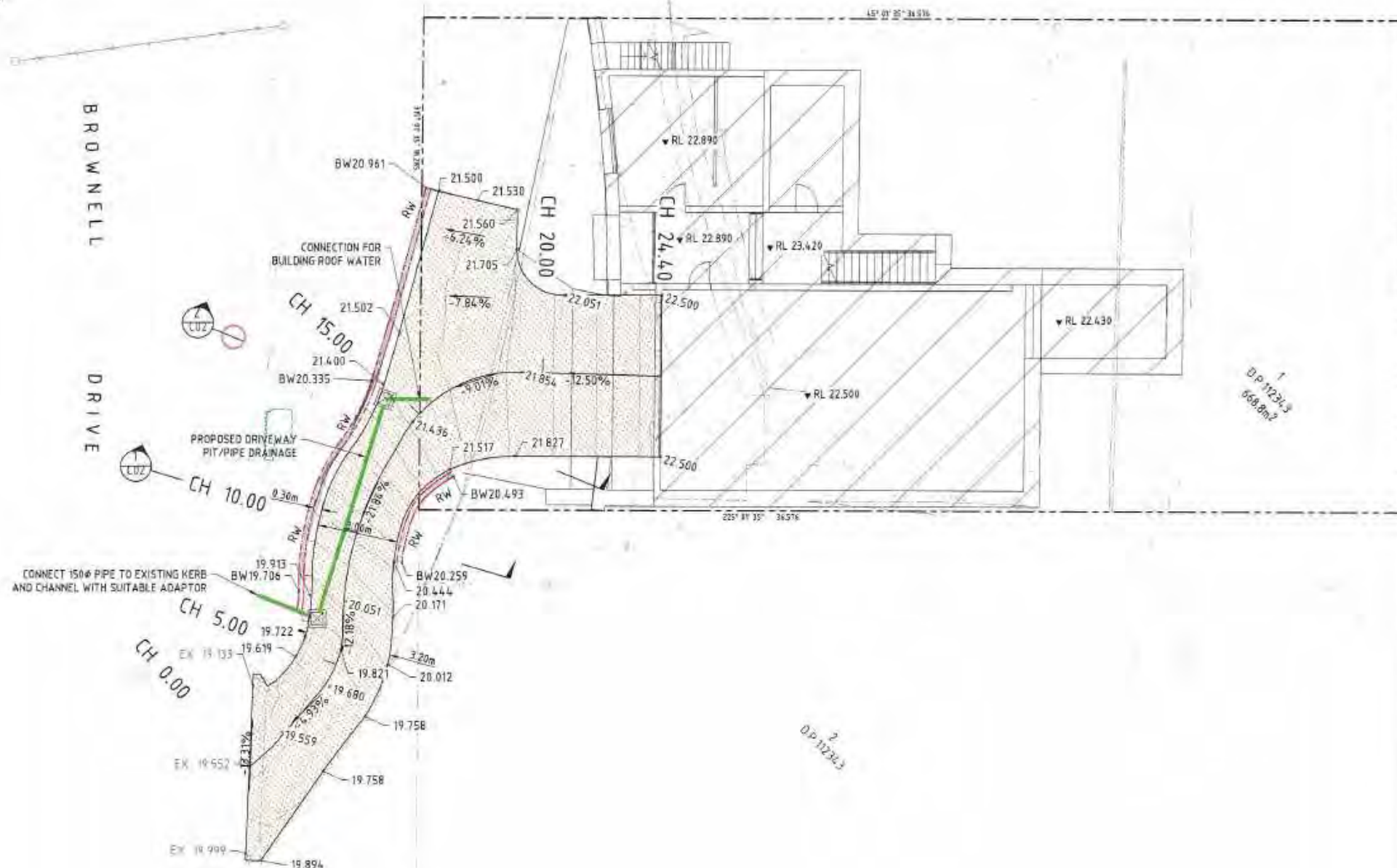
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ALL UNDERGROUND SERVICES
SHOULD BE LOCATED ON-SITE
BY RELEVANT AUTHORITIES
BEFORE ANY WORK IS COMMENCED



BROWNELL
DRIVE



REV	DATE	REVISION	BY	CHECKED
01	05/28	DRIVEWAY WIDENED	TWN	TWN
02	05/28	DRIVEWAY WIDENED	TWN	TWN
03	05/28	LEVELS AMENDED	TWN	TWN
04	05/28	LEVELS AMENDED	TWN	TWN
05	05/28	LEVELS AMENDED	TWN	TWN
06	05/28	WALL ADDED	TWN	TWN
07	05/28	ORIGINAL ISSUE	TWN	TWN

IN ASSOCIATION WITH

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE A
SCALE B



DATUM AND UNITS

SCALES SHOWN ARE AT A1 SIZE

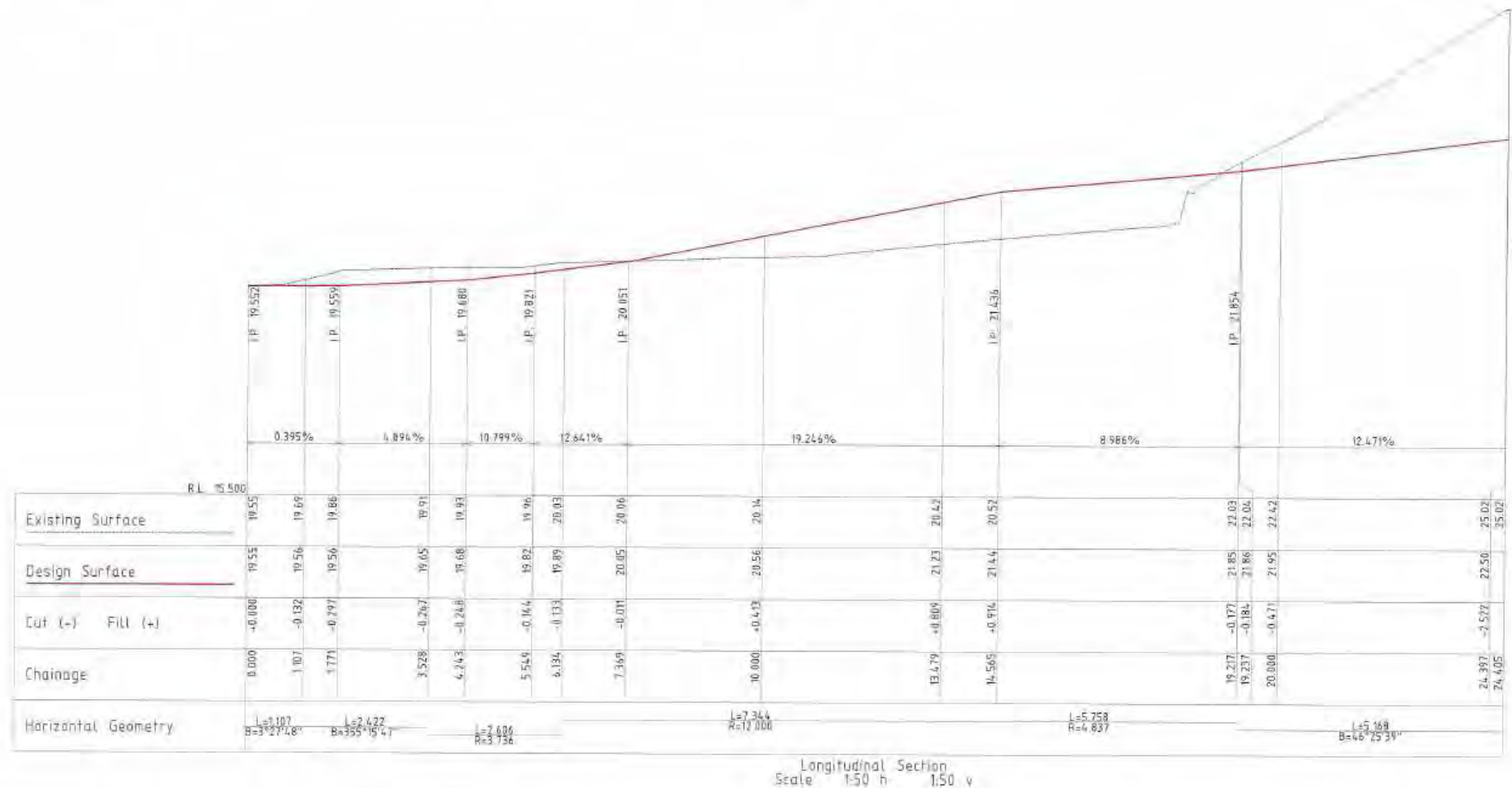
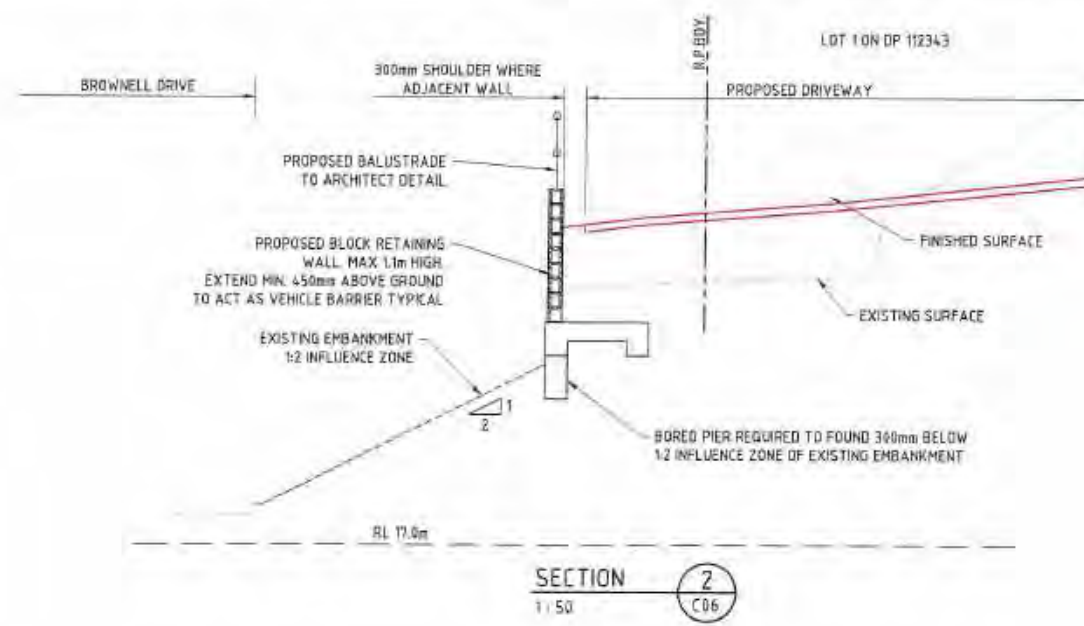
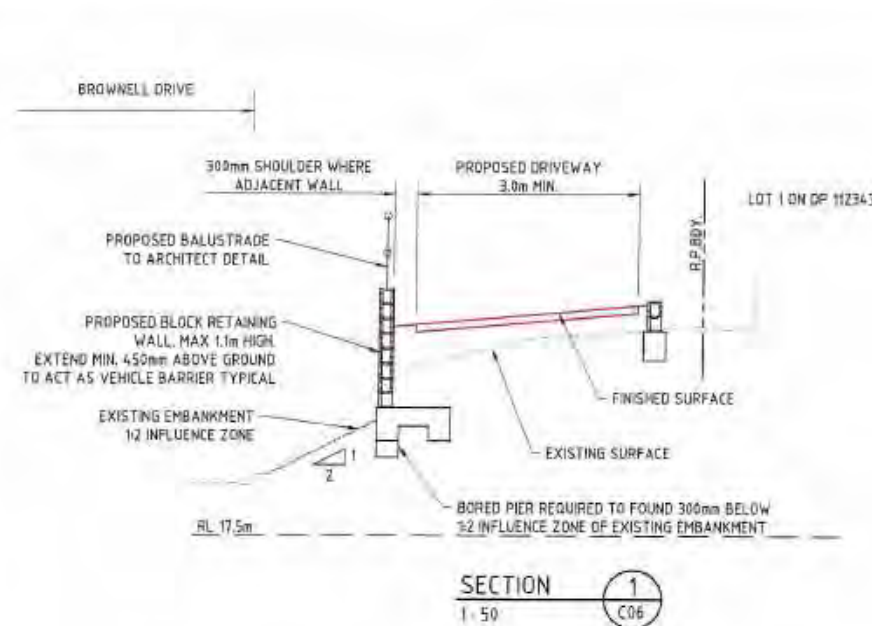


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PO BOX 2111 NERANG QLD 4211
P: (07) 5519 4100
F: (07) 5519 4092
E: mail@cozreg.com.au
W: www.cozreg.com.au

DESIGNED TWN
DRAWN SAR
CHECKED TWN
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
ISSUED BY 67581

CLIENT
MR. S. DIDIER
PROJECT
**PROPOSED NEW DWELLING
1 BROWNELL DRIVE, BYRON BAY, NSW
DRIVEWAY AND ACCESS PLAN**

DRAWING NO.
17919
C01
P1P2P3P4P5P6P7



NO.	DATE	ISSUE	REVISION	CHECKED
P1	05/21	DRIVEWAY MARKED	TWN	TWN
P2	05/21	DRIVEWAY MARKED	TWN	TWN
P3	06/21	BARRIER ADDED	TWN	TWN
P4	08/21	LEVELS AMENDED	TWN	TWN
P5	04/22	SECTIONS ADDED	TWN	TWN
P6	04/22	ORIGINAL ISSUE	BAR	TWN

BY ASSOCIATION WITH:	
----------------------	--

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A
SCALE B



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REGAN**
CONSULTING ENGINEERS • CIVIL • STRUCTURAL

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F: (07) 5578 4092
E: mail@cozensregan.com.au
W: www.cozensregan.com.au

DESIGNED: TWN
DRAWN: BAR
CHECKED: TWN
APPROVED FOR AND ON BEHALF OF:
COZENS REGAN GROUP PTY LTD
MPPG No 15785

CLIENT: MR. S. DIDIER
PROJECT: PROPOSED NEW DWELLING
1 BROWNELL DRIVE, BYRON BAY, NSW
SECTIONS AND DETAILS

AS NO. 17919
DRAWING NO. C02
REVISION: P1P2P3P4P5P6