

FOR **DEVELOPMENT APPLICATION** - JOB NO. DFJ102

PM-PRELIMINARY, DA-DEVELOPMENT APPLICATION, CC-CONSTRUCTION CERTIFICATE T-TENDER, C-CONSTRUCTION

SERVICES ENGINEERS (MDA CONSULTING ENGINEERS)

DA ARCHITECTS PTY LTD
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NSW 2481
(+61 2) 6687 1436
info@da-architects.com.au

REGISTERED ARCHITECT - GENERAL PRACTICE, ARCHITECTS, 1974

VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. VERIFY ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT. VERIFY THAT BRITISH DIMENSIONS ONLY DO NOT SCALE DATA VEHICLES. DIMENSIONS SHALL NOT BE USED TO CONSTRUCTION PURPOSES. ALL DIMENSIONS SHALL BE TAKEN FROM THE DRAWING. REFLECT A LAYOUT BY ARCHITECTS AND TO BE USED ONLY FOR WORK WHEN AUTHORIZED IN WRITING BY DA ARCHITECTS. ALL BOUNDARIES AND CONTIGUOUS ARE SUBJECT TO SURVEY DATA. ALL DIMENSIONS MUST BE TAKEN FROM THE SURVEY DATA. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONFLICTS OR DISCREPANCIES ON SITE AND LOCATIONS OF ANY SERVICES PRIOR TO WORK ON SITE. ALL DOCUMENTS HERE WITHIN ARE SUBJECT TO AUSTRALIAN COPYRIGHT LAWS AND REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DA ARCHITECTS PTY LTD.

PROJECT: HABITAT	JOB NO: DFJ102	DRAWING TITLE: 000 TRANSMITTAL
CLIENT: BAYSHORE DEVELOPMENT PTY LTD		TRANSMITTAL
PROJECT ADDRESS: The 2 Community Title blocks bounded by Wallum Place, Galagher Street, Easy Street and the walkway at the rear of 2-20 Porter Street and Penny Lane RYTON EAST NSW 2171 AUSTRALIA		PROJECT STATUS: DEVELOPMENT APPLICATION

FOR **DEVELOPMENT APPLICATION** - JOB NO. DFJ102

PM-PRELIMINARY, DA-DEVELOPMENT APPLICATION, CC-CONSTRUCTION CERTIFICATE T-TENDER, C-CONSTRUCTION

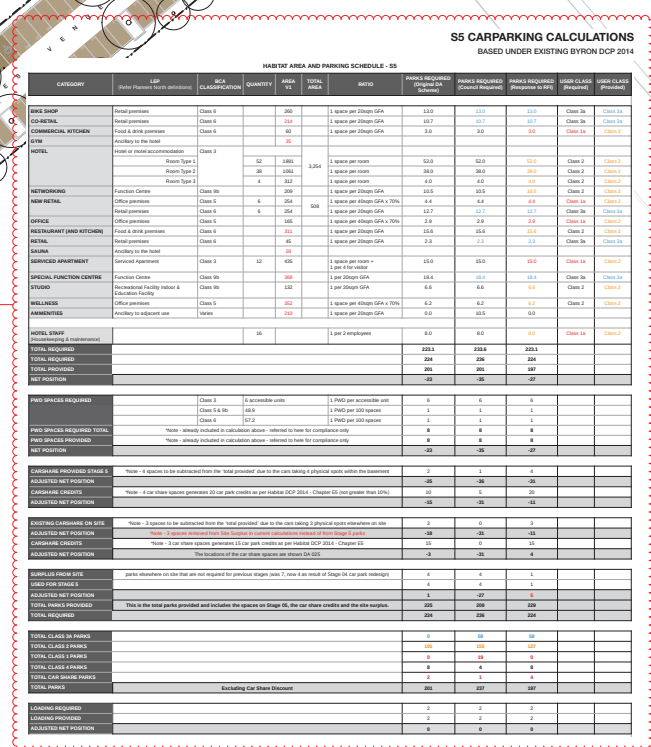
SECTION J CONSULTANT (PARTNERS ENERGY)
SERVICES ENGINEERS (MDA CONSULTING ENGINEERS)

of **BE+ARCHITECTS PTY LTD**
45/1 Porter St, Sydney NSW
2001 2881
P+61 (0)2 9231 4100
a@be+architects.com.au

MEMBERSHIP ADDRESS: COMPANY FOR JOINT AND SEVERAL RATES ONLY

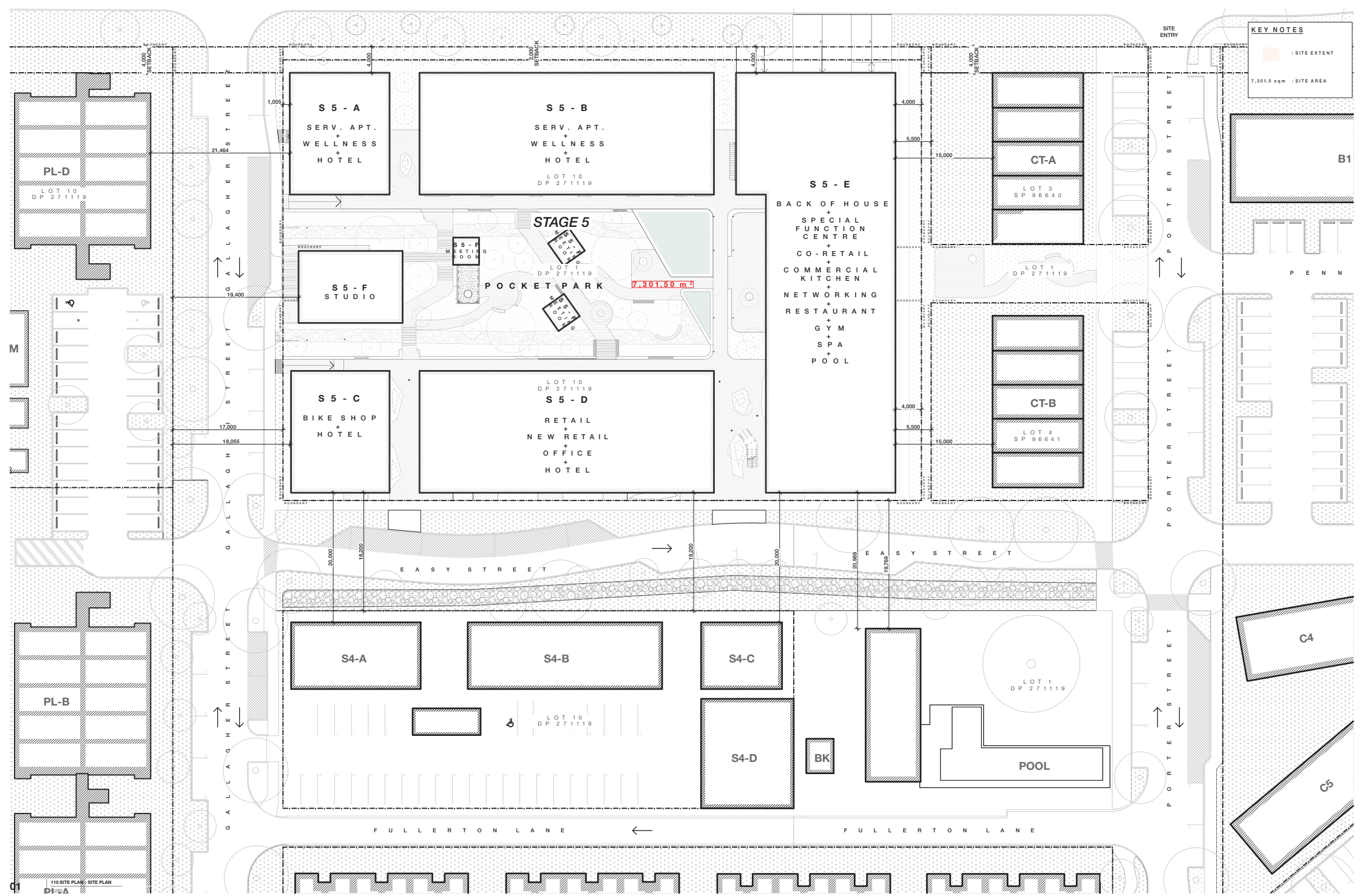
VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT. DESIGNS TO BE WRITTEN UNDERGROUND JOBS DO NOT SCALE AND ARE WRITTEN UNDERGROUND JOBS. TO BE USED TO CONSTRUCTION PURPOSES ONLY. ISSUES FOR CONSTRUCTION. THE DRAWING REFLECTS A DESIGN BY THE ARCHITECT AND IS TO BE USED ONLY FOR WORK UNDER AUTHORITY IN WRITING BY BE+ARCHITECTS. ALL BOUNDARIES AND CONTIGUOUS ARE SUBJECT TO SURVEY AND CONSTRUCTION HEIGHT CHART. THE ARCHITECT ACCEPTS NO RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE AND LOCATIONS OF ANY SERVICES PRIOR TO WORK ON SITE. ALL DOCUMENTS HEREIN ARE SUBJECT TO AUSTRALIAN COPYRIGHT LAWS AND REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT: HABITAT	JOB NO: DFJ102	DRAWING TITLE: 000 TRANSMITTAL TRANSMITTAL
CLIENT: BAYSHORE DEVELOPMENT PVTY LTD		
PROJECT ADDRESS: The Commerce Title blocks bounded by Wiltam Place, Gallagher Street, East Street and the walkway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2220 AUSTRALIA		PROJECT STATUS: DEVELOPMENT APPLICATION



	Required	Provided	Net
Carparks	74	74	0
PWD (incl. above)	1	1	0
Loading Bays	5	5	0

	Available	Used (\$5)	Net
Carparks	1	1	0
PWD (incl. above)	0	0	0
Section B	1	-1	0



KEY NOTES

: SITE EXTENT

7,301.5 sqm : SITE AREA



CONSULTANTS
REFER CONSULTANT DRAWINGS WHERE DIRECTED

PROJECT MANAGER: ANIEL KASIT
DESIGNER: NICK
CHECKER: ANIEL KASIT
DRAWN: ANIEL KASIT
DATE: 15/01/2024

Revised	Description	Change No.	Change Date
01	DRIFT BUBBLE 01		
02	DRIFT BUBBLE 02		
03	DRIFT BUBBLE 03		
04	DRIFT BUBBLE 04		
05	DRIFT BUBBLE 05		
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09	DRIFT BUBBLE 09		
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PROJECT:
HABITAT

CLIENT:
BAYSHORE DEVELOPMENT PTY LTD

PROJECT ADDRESS:
The 2 Community Title blocks bounded by Warren Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JOB NO:
DFJ102

SCALE AT A1:
1:200

DATE:
15/01/2024

CHECKED:
NICK

DRAWING TITLE:
200 FLOOR PLANS
LEVEL 02 PLAN

PROJECT STATUS:
DEVELOPMENT APPLICATION

REVISION NO:
05

DRAWING NO:
DA 203



DFI ARCHITECTURE PTY LTD
451 Porter St, Bayside NSW
1541 019999 FAX
1541 019999

CONSULTANTS
REFER CONSULTANT DRAWINGS WHERE DIRECTED
PROJECT MANAGER: ANSEL KAY
DESIGNED BY: STEVE CONNELLY
CHECKED BY: MARK PARFITT
CONSTRUCTION MANAGER: PETER BRIDGES
CONSTRUCTION MANAGER: JAMES MURPHY
CONSTRUCTION MANAGER: JAMES MURPHY
CONSTRUCTION MANAGER: JAMES MURPHY

Revised	Revised by	Change No.	Change Note
1	ANSEL KAY	1	ISSUED FOR PERMIT
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HABITAT
CLIENT:
BAYSHORE DEVELOPMENT PTY LTD
PROJECT ADDRESS:
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JOB NO:
DFJ102
SCALE AT A1:
1:200
DRAWN:
LSD
CHECKED:
FMM
DRAWING DATE: 10/04/2024
DRAWING TIME: 10/04/2024

DRAWING TITLE:
200 FLOOR PLANS
ROOF PLAN
PROJECT STATUS:
DEVELOPMENT APPLICATION

REVISION NO:
05
DRAWING NO:
DA 204

Refer **BCA Check BCA Report** for detailed review of BCA requirements.
 Sprinklers as required, refer to FER/ PS by I-Fire
 Refer **FER** for confirmation & details of all Performance Solutions applicable to this development.

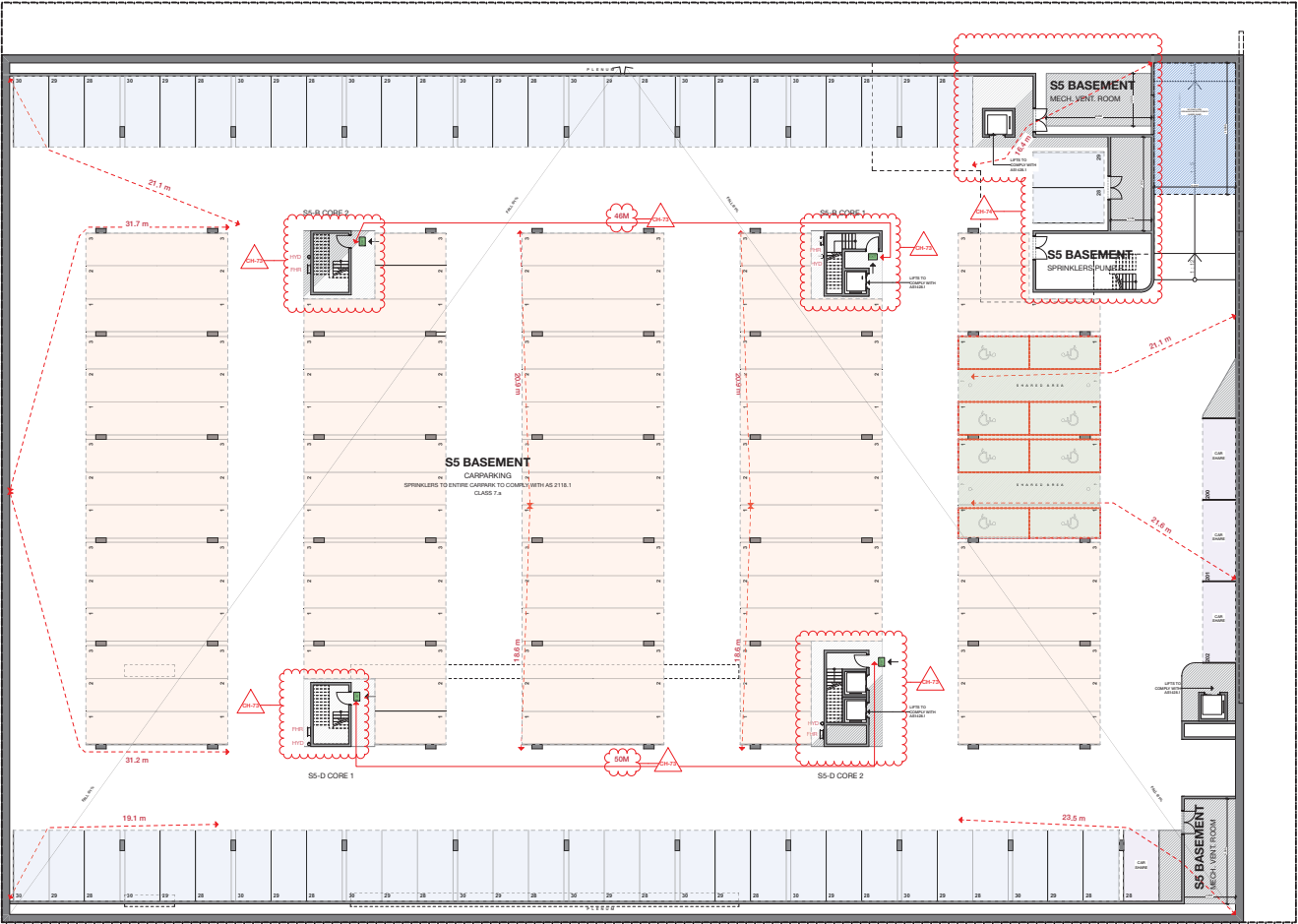
Building S5 - A (Type A Construction)
 Building A is to comply with BCA specification C1.1 and table 4 BCA Spec C.1.1
Level 00:
 - Serviced Apartments: Class 3
 - Office & Medical Centre: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

Building S5 - B (Type A Construction)
Building B is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
- Serviced Apartments: Class 3
- Office & Medical Centre: Class 5 & 6
Level 01:
- Hotel: Class 3
Level 02:
- Hotel: Class 3

Building S5 - C (Type A Construction)
 Building C is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
 - Office & Retail: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

Building S5 - D (Type A Construction)
 Building D is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
 Level 00:
 Office: Class 5
 Office & Retail: Class 5 & 6
 Retail: Class 6
 Level 01:
 Hotel: Class 3
 Level 02:
 Hotel: Class 3

Building 55 - E (Type A Construction)
 Building D is to comply with BCA specification C.1.1 and table 4 BCA Spec: C.1.1
Level 00:
 Retail: Class 6
 Recreation Facility Indoor: Class 9.b
Level 01:
 Recreation Facility Indoor: Class 9.b
 Hotel Amenities: Class 3
Level 02:
 Restaurant: Class 6
 Pool: Class 10.b
 Hotel Amenities: Class 3



S5 CARPARK SCHEDULE		
TO BE READ IN CONJUNCTION WITH S5 CARPARKING CALCULATIONS ON DRAWING DA 025		
PARKING SCHEDULE		
LEVEL		NO.
BASEMENT, CAR SHAPE		
		4
BASEMENT, CLASS 2		
		127
BASEMENT, CLASS 3a		
		58
BASEMENT, CLASS 4		
		8
		197

Refer **BCA Check BCA Report** for detailed review of BCA requirements.
 Sprinklers as required, refer to FER/ PS by I-Fire
 Refer **FER** for confirmation & details of all Performance Solutions applicable to this development.

Building S5 - A (Type A Construction)
 Building A is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
 - Serviced Apartments: Class 3
 - Office & Medical Centre: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

Building S5 - B (Type A Construction)
Building B is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
- Serviced Apartments: Class 3
- Office & Medical Centre: Class 5 & 6
Level 01:
- Hotel: Class 3
Level 02:
- Hotel: Class 3

Building S5 - C (Type A Construction)
 Building C is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
 - Office & Retail: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

Building S5 - D (Type A Construction)
 Building D is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
 Level 00:
 Office: Class 5
 Office & Retail: Class 5 & 6
 Retail: Class 6
 Level 01:
 Hotel: Class 3
 Level 02:
 Hotel: Class 3

Building 55 - E (Type A Construction)
 Building D is to comply with BCA specification C.1.1 and table 4 BCA Spec: C.1.1
Level 00:
 Retail: Class 6
 Recreation Facility Indoor: Class 9.b
Level 01:
 Recreation Facility Indoor: Class 9.b
 Hotel Amenities: Class 3
Level 02:
 Restaurant: Class 6
 Pool: Class 10.b
 Hotel Amenities: Class 3

Escape distance 9.6m

Distance between exits 9.6m

Worst case escape scenario (<60m) = 9.6m

Exit

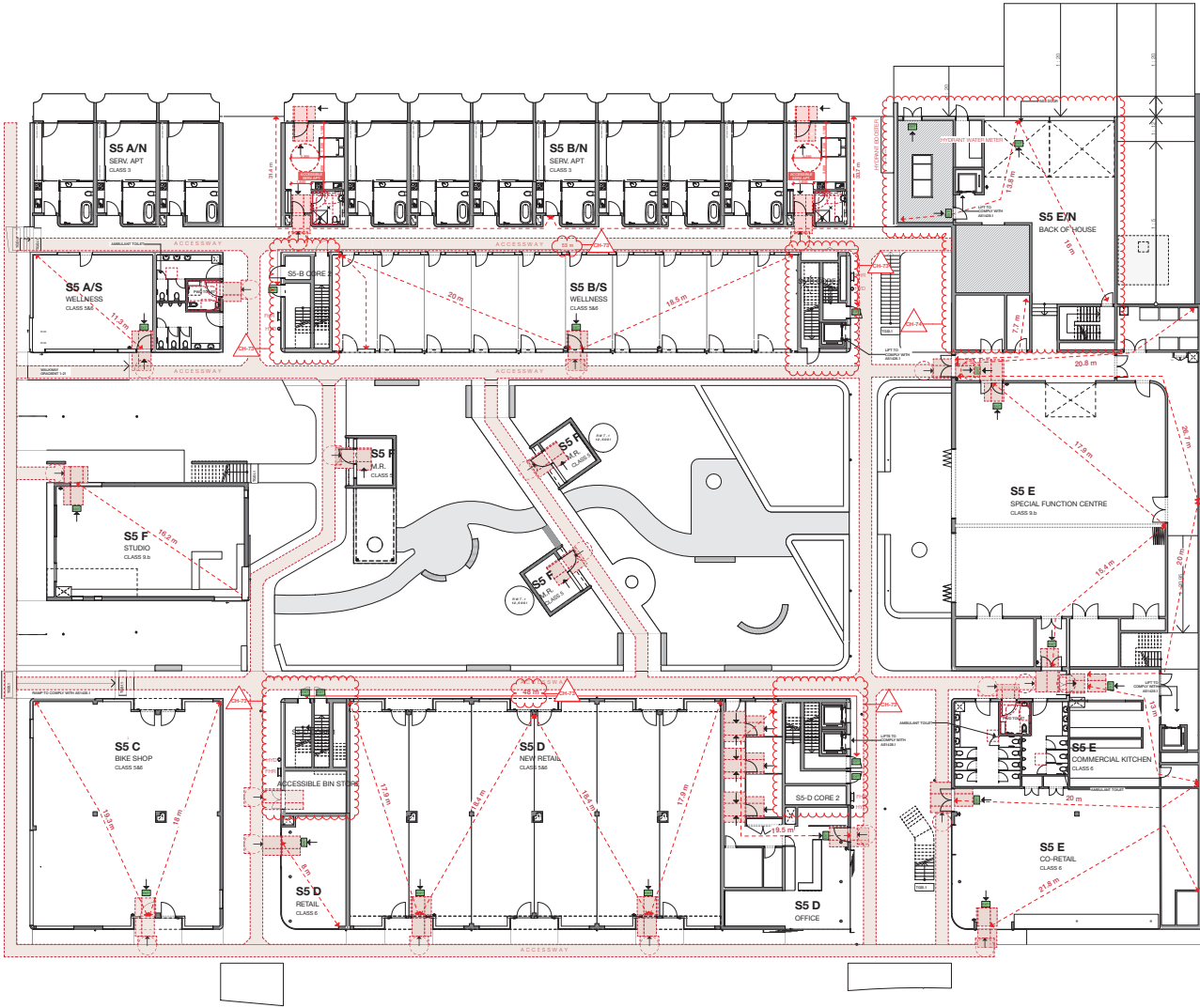
Direction of approach

Portable Fire Extinguisher

Turning Circle

Circulation at entries

Path of Travel



Refer **FER** for confirmation & details of all Performance Solutions applicable to this development.

Building S5 - A (Type A Construction)
 Building A is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
 - Serviced Apartments: Class 3
 - Office & Medical Centre: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

Building S5 - B (Type A Construction)
 Building B is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
 - Serviced Apartments: Class 3
 - Office & Medical Centre: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

Building S5 - C (Type A Construction)
 Building C is to comply with BCA specification C1.1 and table 4 BCA Spec C.1.1
Level 00:
 - Office & Retail: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

Building SS - D (Type A Construction)
 Building D is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
 Level 00:
 Office: Class 5
 Office & Retail: Class 5 & 6
 Retail: Class 6
 Level 01:
 Hotel: Class 3
 Level 02:
 Hotel: Class 3

Building 55 - E (Type A Construction)
 Building D is to comply with BCA specification C.1.1 and table 4 BCA Spec C.1.1
Level 00:
 Retail: Class 6
 Recreation Facility Indoor: Class 9.b
Level 01:
 Recreation Facility Indoor: Class 9.b
 Hotel Amenities: Class 3
Level 02:
 Restaurant: Class 6
 Pool: Class 10.b
 Hotel Amenities: Class 3

Escape distance

Distance between exits

Worst case escape scenario (<60m) = 9.6m

Exit

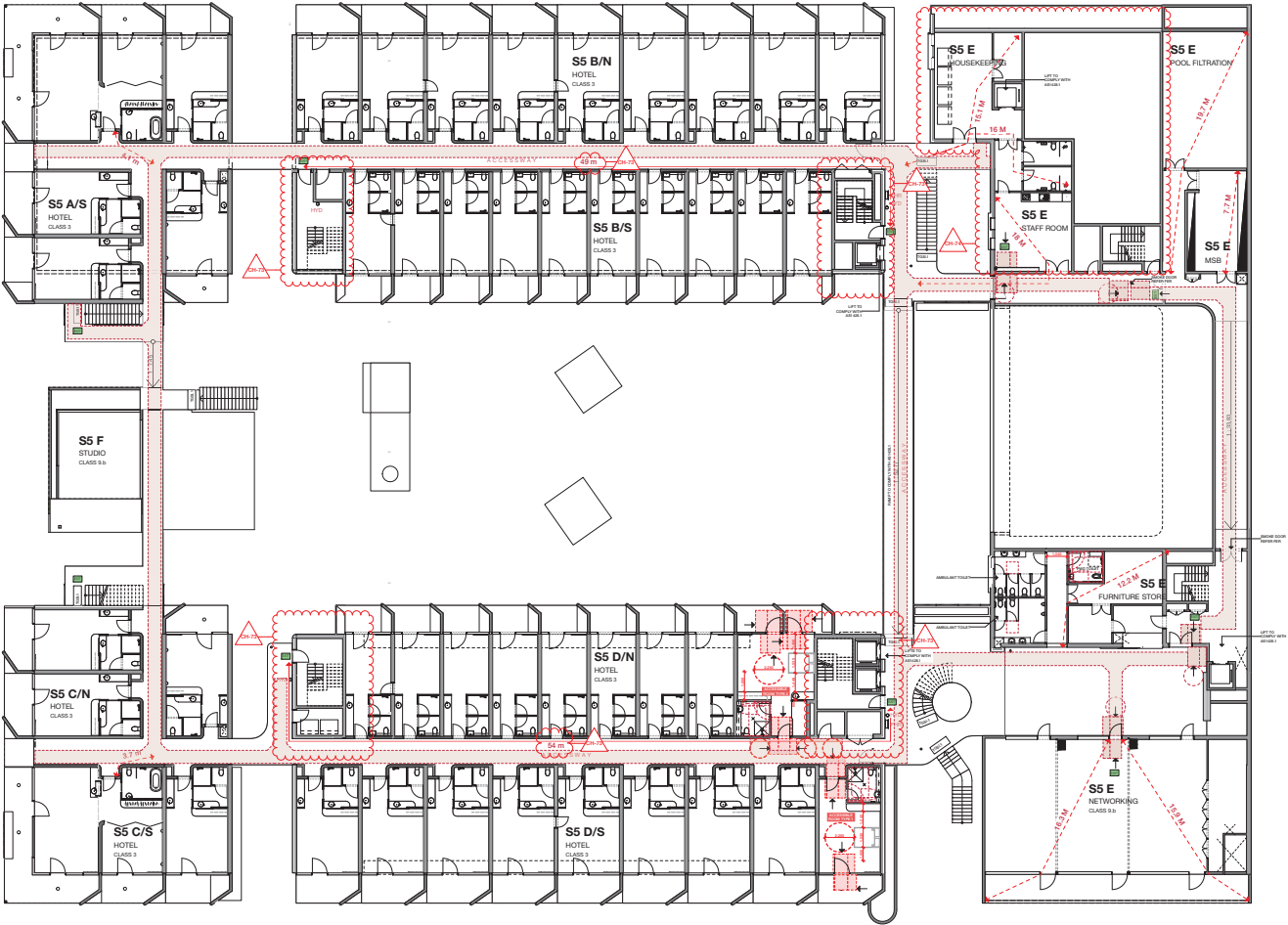
Direction of approach

Portable Fire Extinguisher

Turning Circle

Circulation at entries

Path of Travel



Acct#	Transactor Ref Name	Charge ID	Charge Name	Transactor Ref ID#
01	CHARTER SCHOOL 02			2013179
02	CHARTER SCHOOL 06			201130
03	CHARTER 05			11222
04	CHARTER OF COUNCIL #61			116021

Refer **BCA Check BCA Report** for detailed review of BCA requirements.
 Sprinklers as required, refer to FER/ PS by I-Fire
 Refer **FER** for confirmation & details of all Performance Solutions applicable to this development.

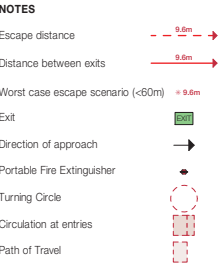
Building S5 - A (Type A Construction)
 Building A is to comply with BCA specification C1.1 and table 4 BCA Spec C.1.1
Level 00:
 - Serviced Apartments: Class 3
 - Office & Medical Centre: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

Building S5 - B (Type A Construction)
Building B is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
- Serviced Apartments: Class 3
- Office & Medical Centre: Class 5 & 6
Level 01:
- Hotel: Class 3
Level 02:
- Hotel: Class 3

Building S5 - C (Type A Construction)
 Building C is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
 - Office & Retail: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

Building S5 - D (Type A Construction)
 Building D is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
 Level 00:
 Office: Class 5
 Office & Retail: Class 5 & 6
 Retail: Class 6
 Level 01:
 Hotel: Class 3
 Level 02:
 Hotel: Class 3

Building 55 - E (Type A Construction)
 Building D is to comply with BCA specification C.1.1 and table 4 BCA Spec: C.1.1
Level 00:
 Retail: Class 6
 Recreation Facility Indoor: Class 9.b
Level 01:
 Recreation Facility Indoor: Class 9.b
 Hotel Amenities: Class 3
Level 02:
 Restaurant: Class 6
 Pool: Class 10.b
 Hotel Amenities: Class 3

[illegible]

Acct#	Transmittal Ser Name	Charge ID	Charge Name	Transmittal Ser Date
01	DRAFT ISSUE 02			2013/19
02	DRAFT ISSUE 04			09/10
03	04-ISSUE 05			11/03/1
04	04-ISSUE 07 COUNCIL RP1			11/03/1

PROJECT :
HABITAT
CLIENT :
BAYSHORE DEVELOPMENT PTY LTD
PROJECT ADDRESS :
The 2 Community Title blocks bounded by Wallum Place, Gallagher Street, Easy Street and the walkway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JOB NO :
DFJ102

SCALE AT A1 : **1:200**
DRAWN : **LG**
CHECKED : **FWM**

NOMINATED ARCHITECT : DOMINIC FINLAY JONES NSW REG. 70110

DRAWING TITLE : 280 COMPLIANCE PLAN
LEVEL 02 COMPLIANCE PLAN

PROJECT STATUS : **DEVELOPMENT APPLICATION**

REVISION NO.
04

DRAWING NO.
DA 283

Refer **BCA Check BCA Report** for detailed review of BCA requirements.
 Sprinklers as required, refer to FER/ PS by I-Fire
 Refer **FER** for confirmation & details of all Performance Solutions applicable to this development.

Building S5 - A (Type A Construction)
 Building A is to comply with BCA specification C1.1 and table 4 BCA Spec C.1.1
Level 00:
 - Serviced Apartments: Class 3
 - Office & Medical Centre: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

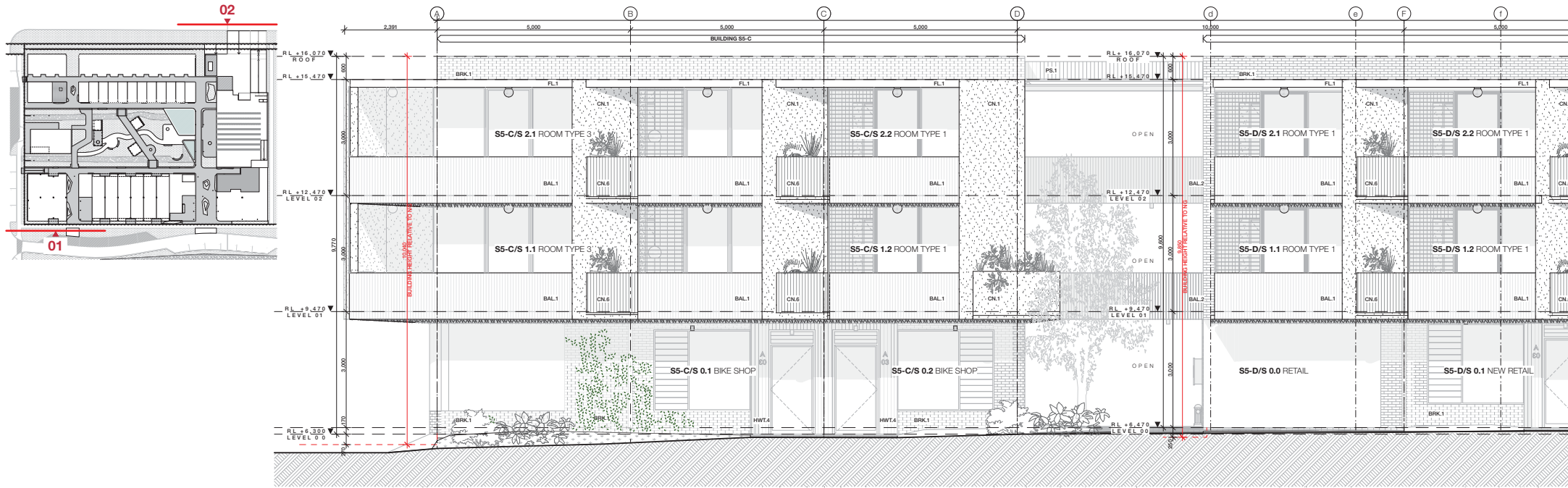
Building S5 - B (Type A Construction)
Building B is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1
Level 00:
- Serviced Apartments: Class 3
- Office & Medical Centre: Class 5 & 6
Level 01:
- Hotel: Class 3
Level 02:
- Hotel: Class 3

Building S5 - C (Type A Construction)
 Building C is to comply with BCA specification C1.1 and table 4 BCA Spec C.1.1
Level 00:
 - Office & Retail: Class 5 & 6
Level 01:
 - Hotel: Class 3
Level 02:
 - Hotel: Class 3

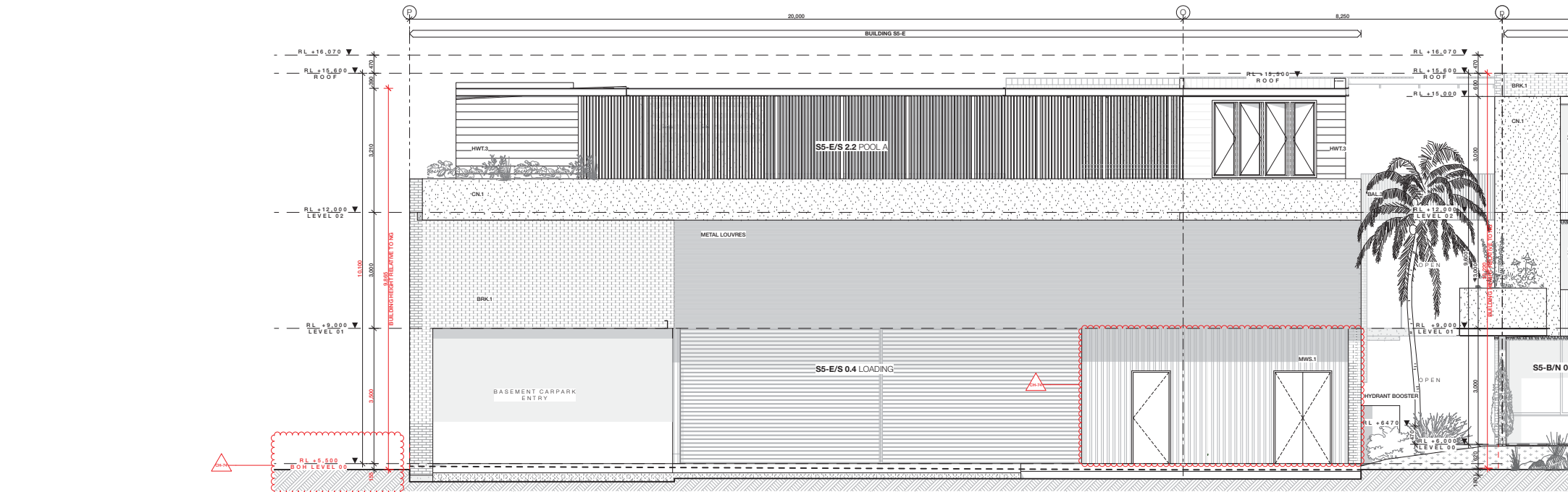
Building S5 - D (Type A Construction)
 Building D is to comply with BCA specification C1.1 and table 4 BCA Spec C1.1.
 Level 00:
 Office: Class 5
 Office & Retail: Class 5 & 6
 Retail: Class 6
 Level 01:
 Hotel: Class 3
 Level 02:
 Hotel: Class 3

Building 55 - E (Type A Construction)
 Building D is to comply with BCA specification C.1.1 and table 4 BCA Spec: C.1.1
Level 00:
 Retail: Class 6
 Recreation Facility Indoor: Class 9.b
Level 01:
 Recreation Facility Indoor: Class 9.b
 Hotel Amenities: Class 3
Level 02:
 Restaurant: Class 6
 Pool: Class 10.b
 Hotel Amenities: Class 3





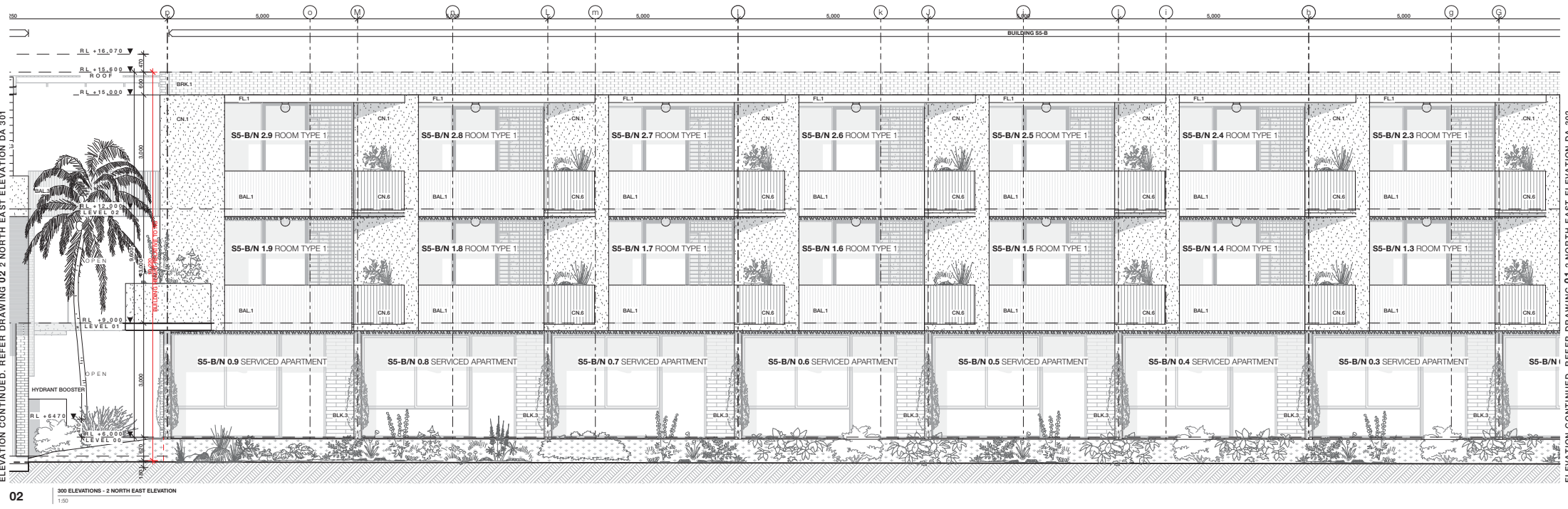
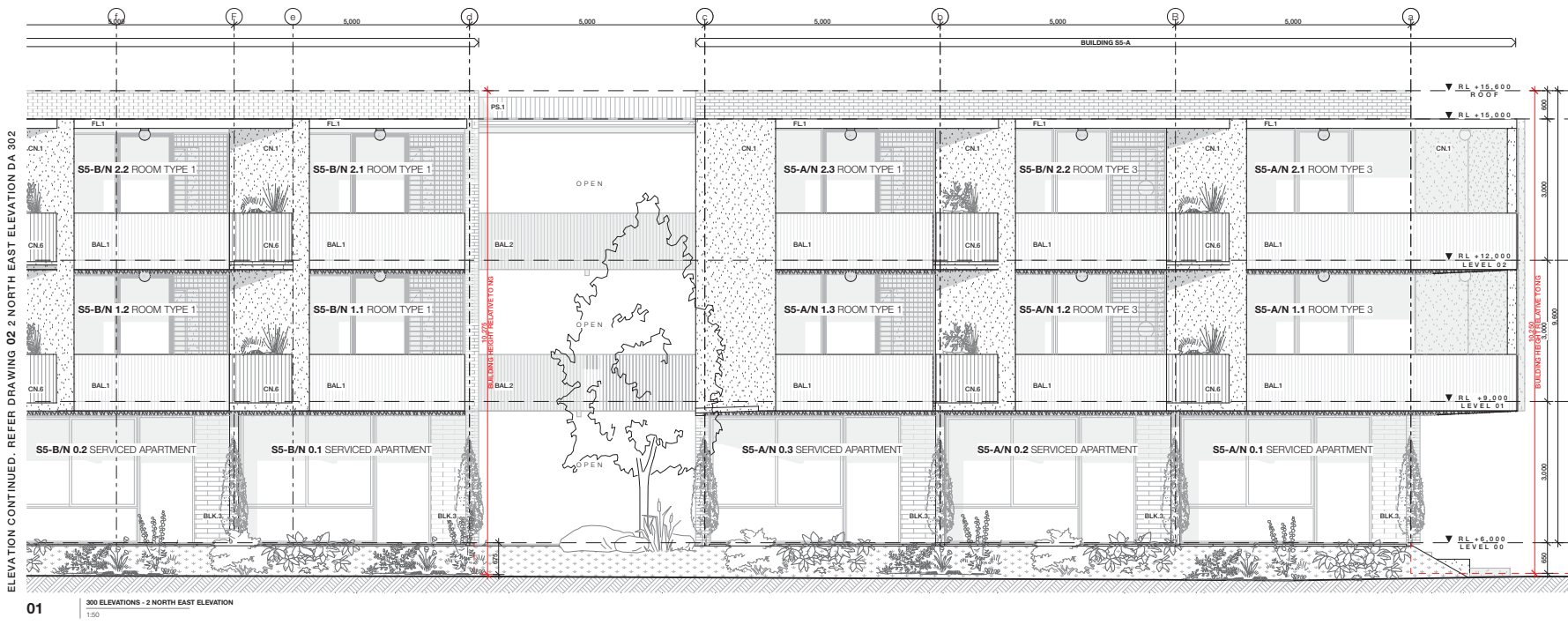
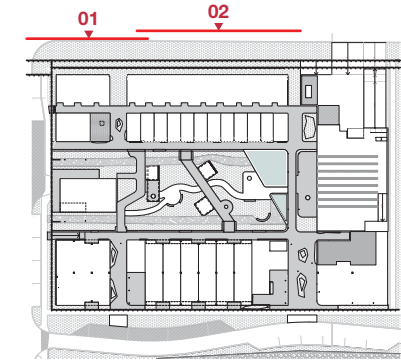
01 300 ELEVATIONS - 1 SOUTH WEST ELEVATION



01 300 ELEVATIONS - 2 NORTH EAST ELEVATION

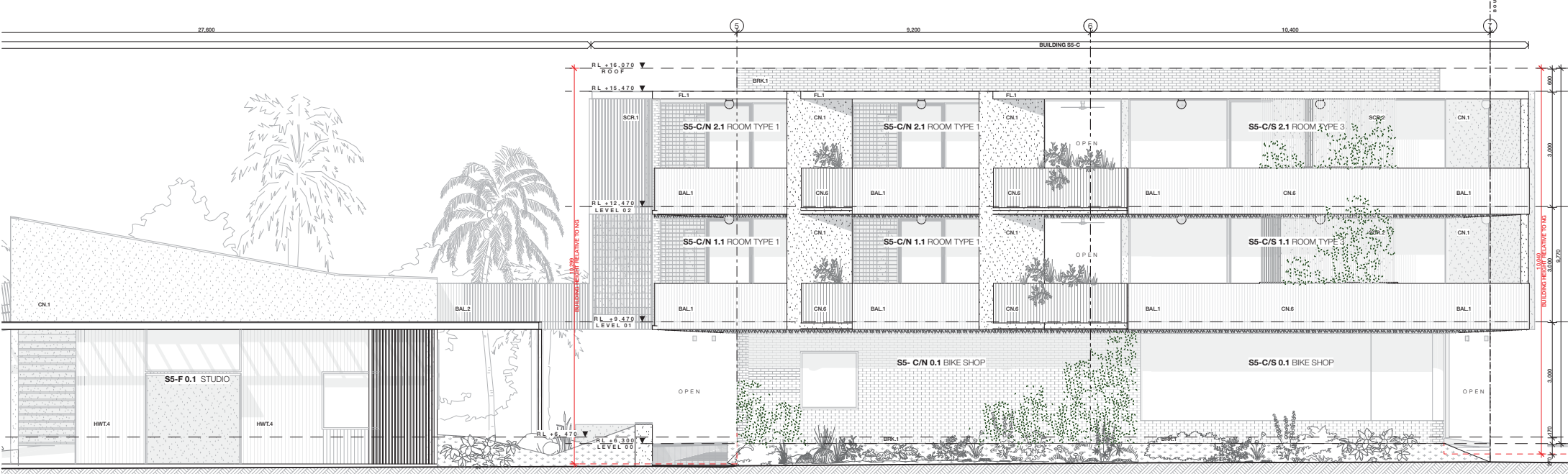
ELEVATION CONTINUED. REFER DRAWING 02 1 SOUTH WEST ELEVATION DA 300

ELEVATION CONTINUED. REFER DRAWING 02 2 NORTH EAST ELEVATION DA 302

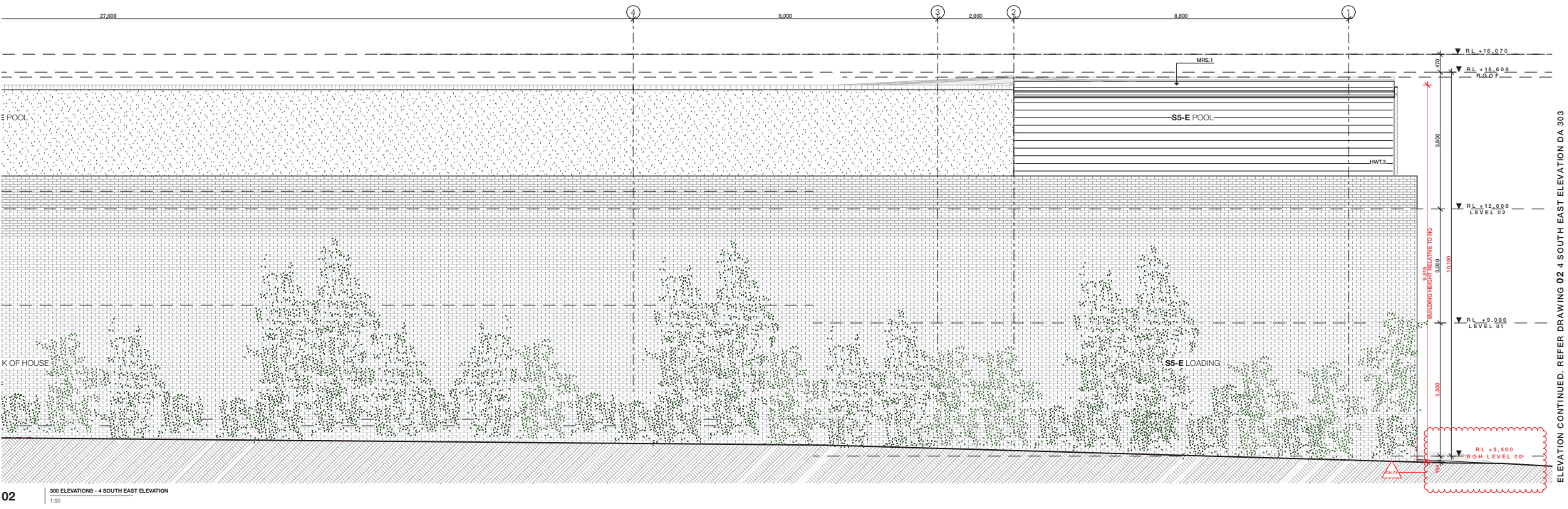
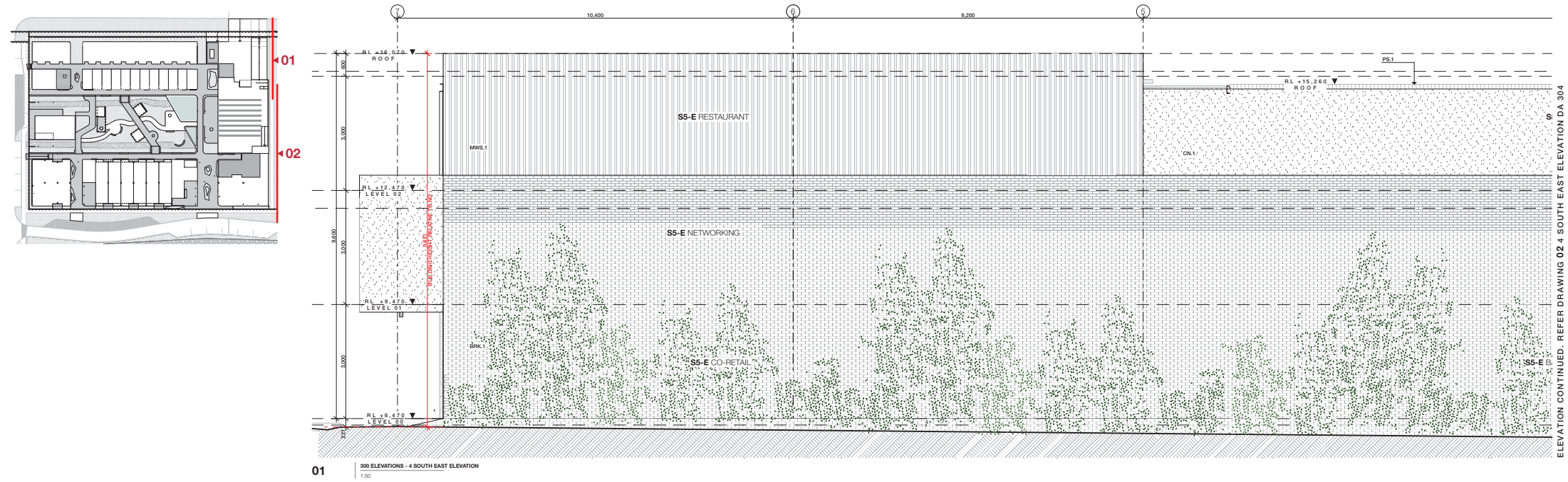


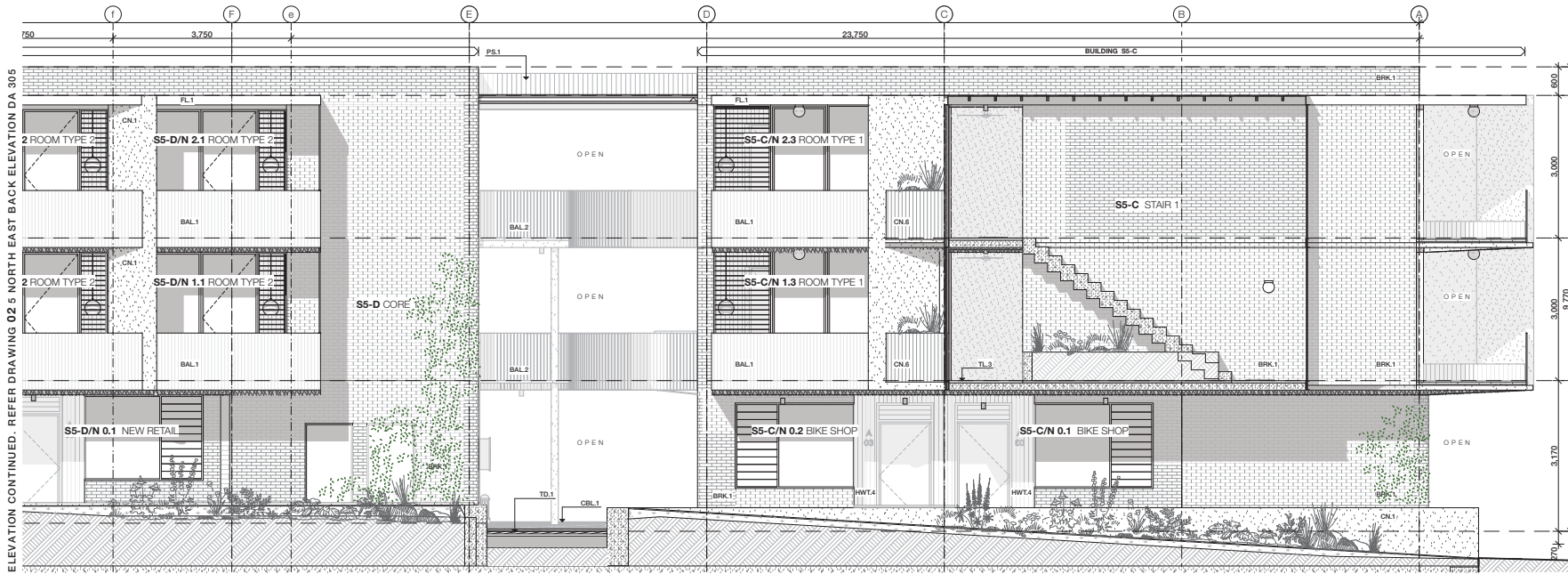
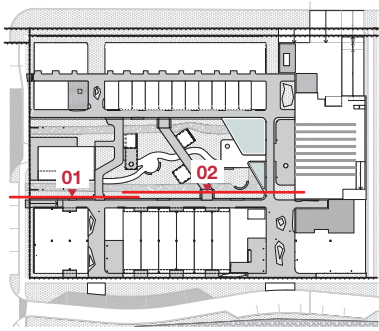
ELEVATION CONTINUED. REFER DRAWING 01 3 NORTH WEST ELEVATION DA 303

02

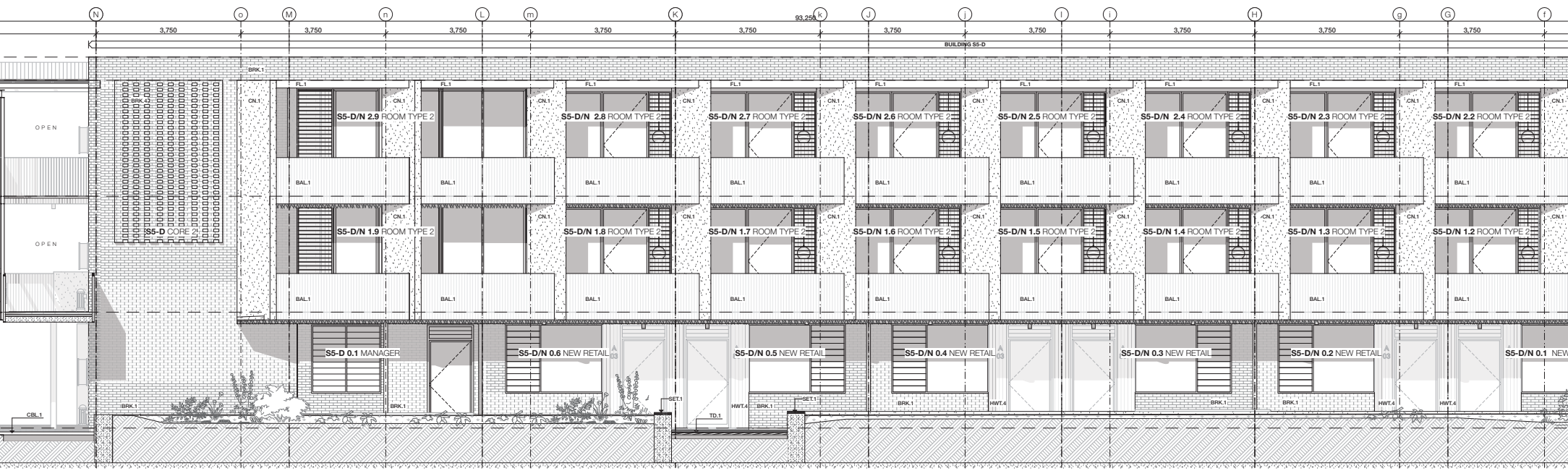


ELEVATION CONTINUED. REFER DRAWING 02 3 NORTH WEST ELEVATION DA 303

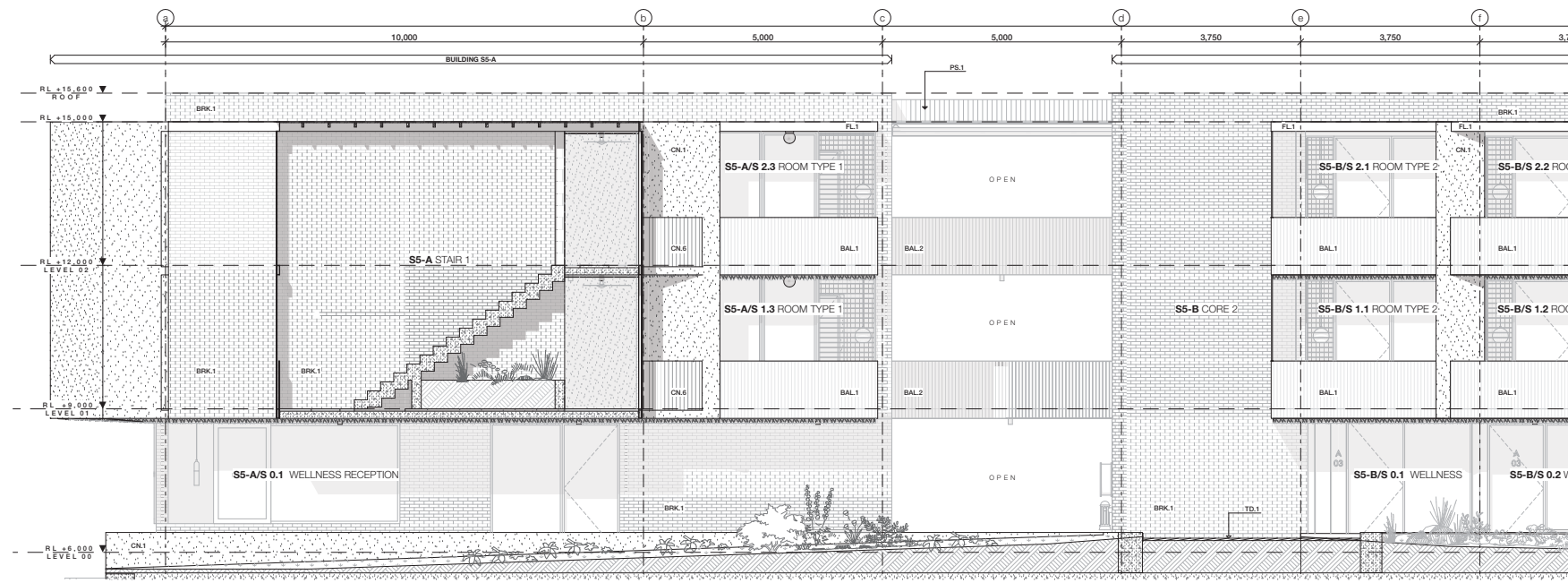
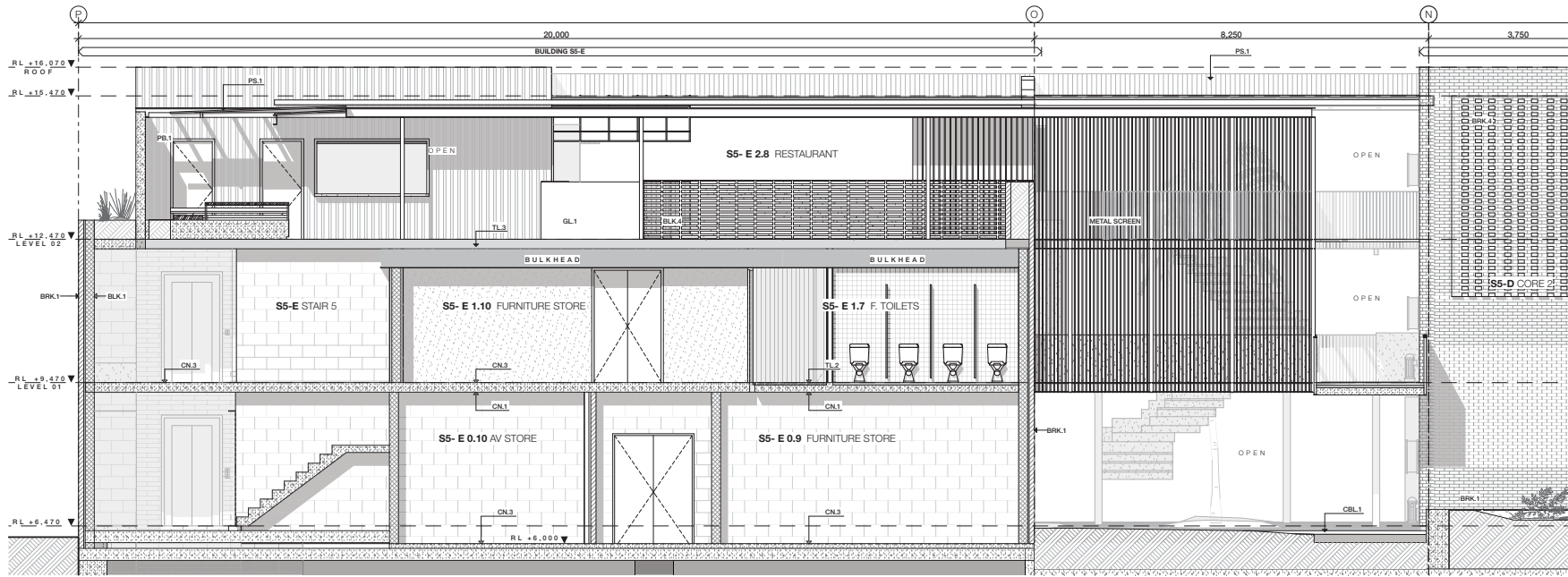


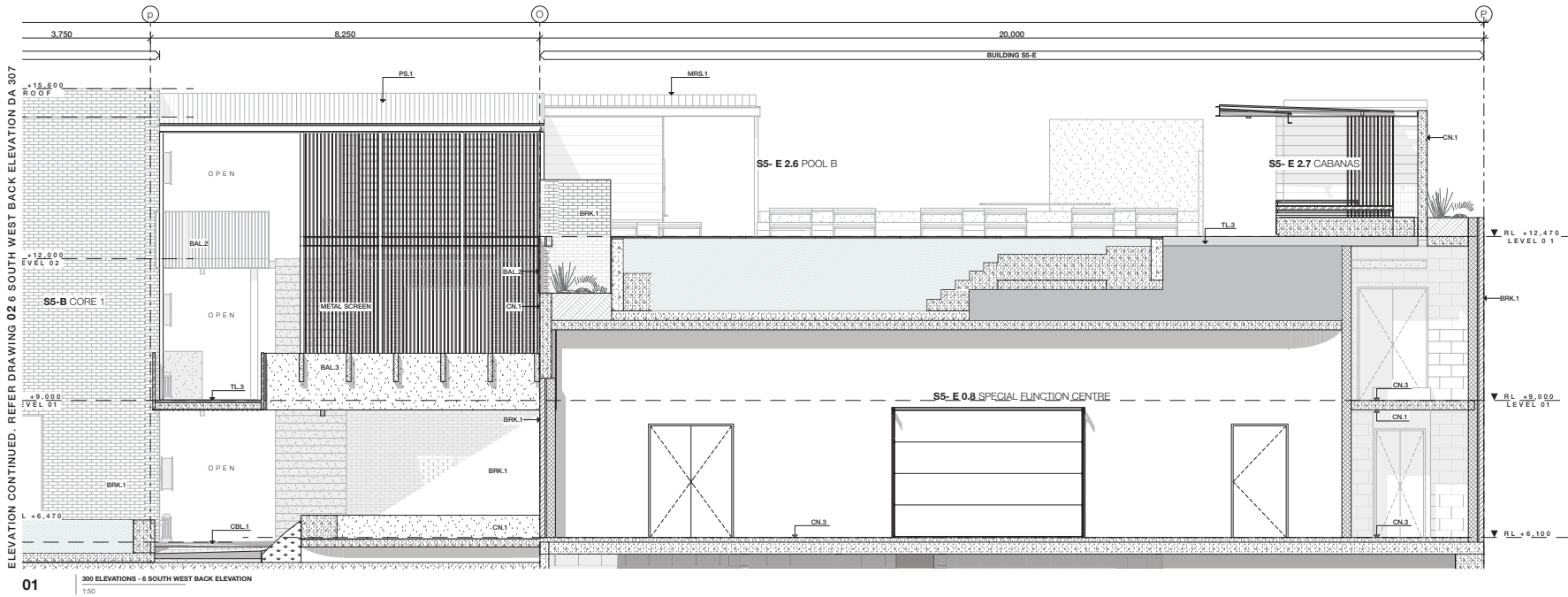
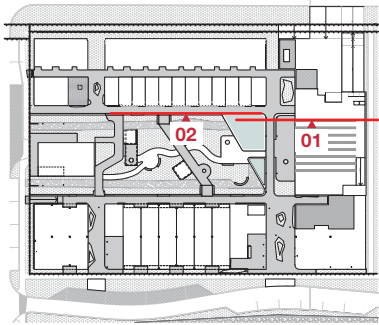


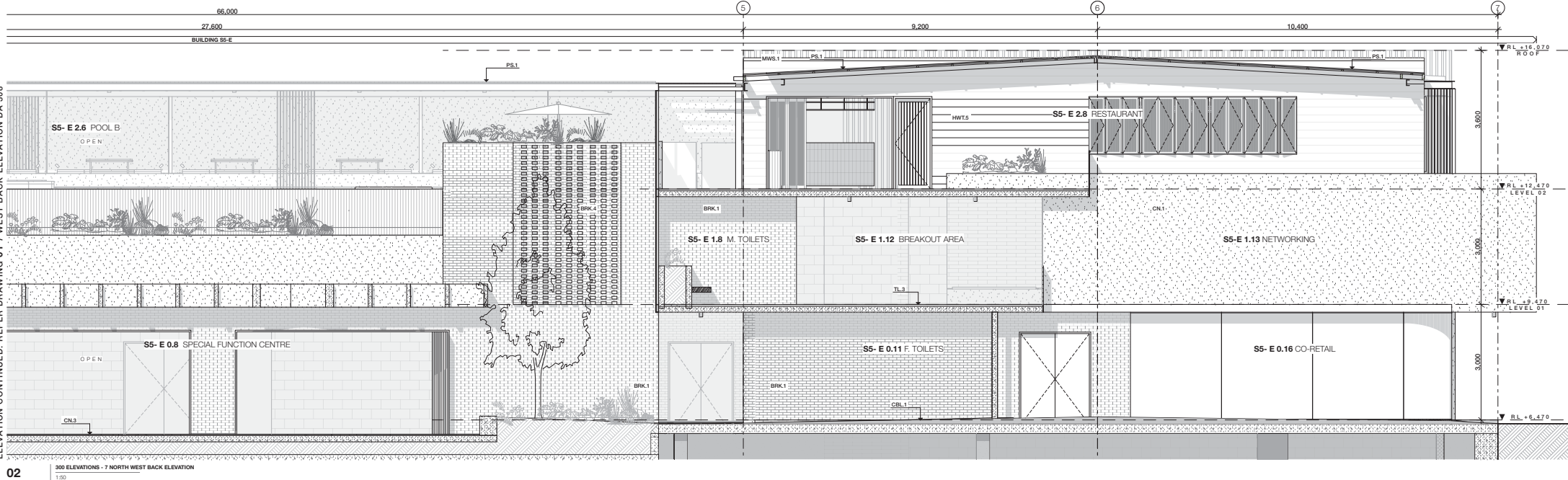
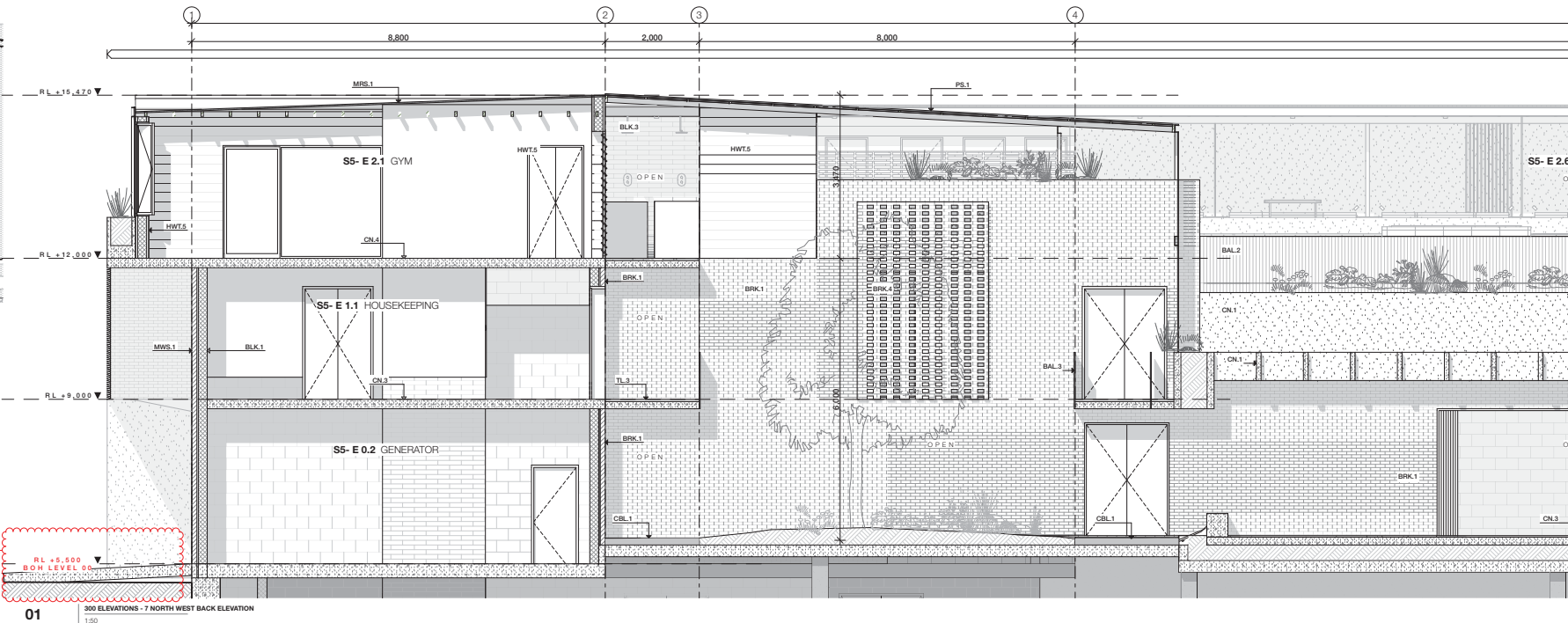
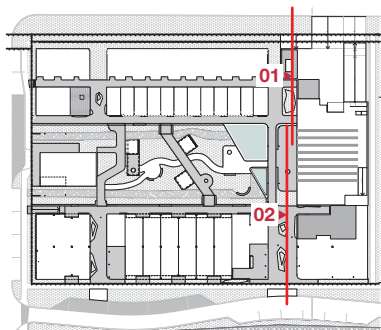
01 300 ELEVATIONS - S NORTH EAST BACK ELEVATION
1:50

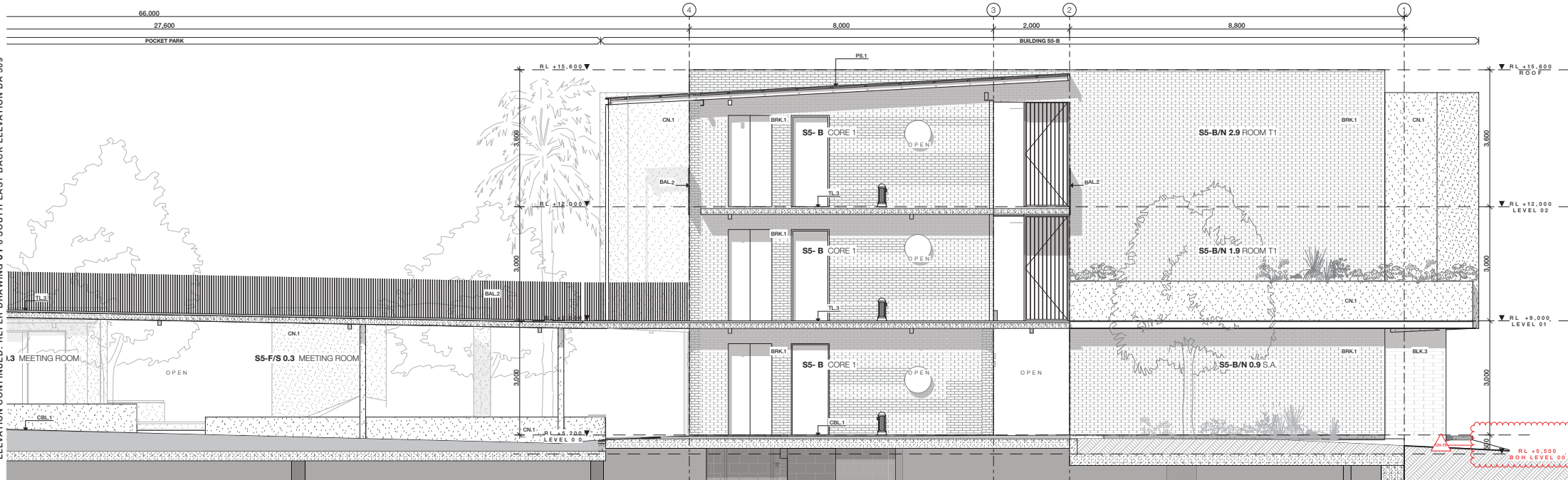
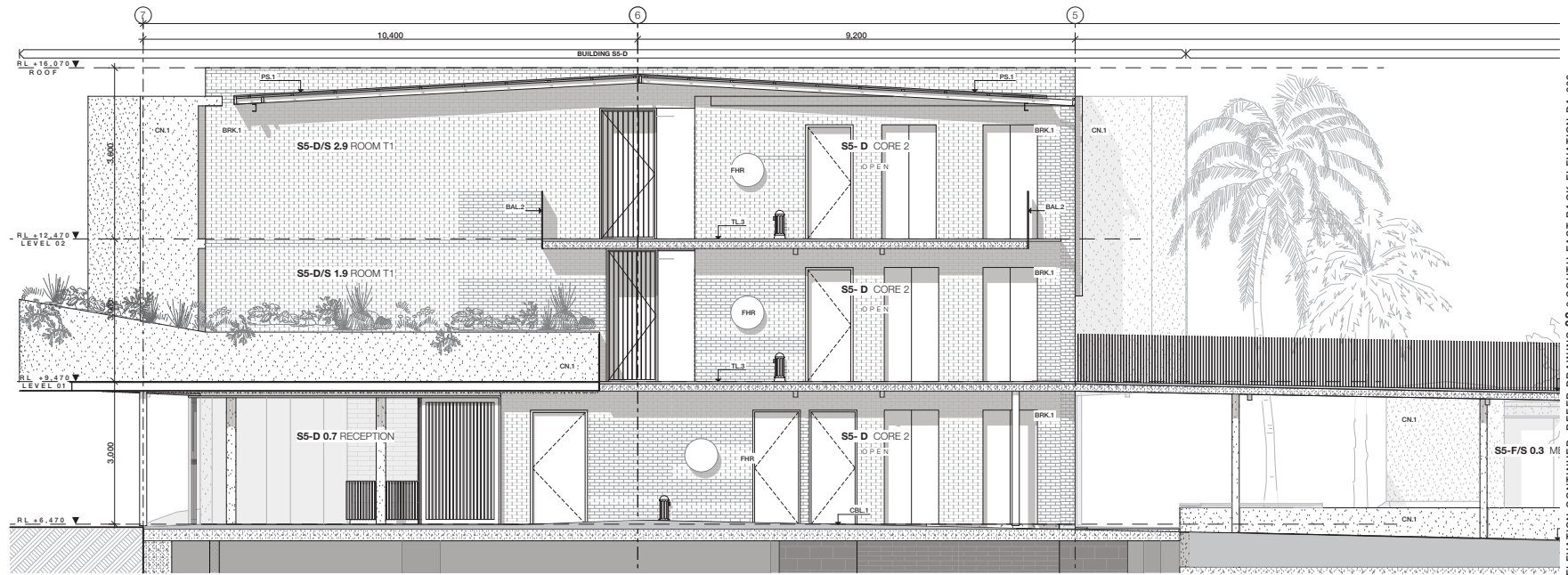


02 300 ELEVATIONS - S NORTH EAST BACK ELEVATION
1:50

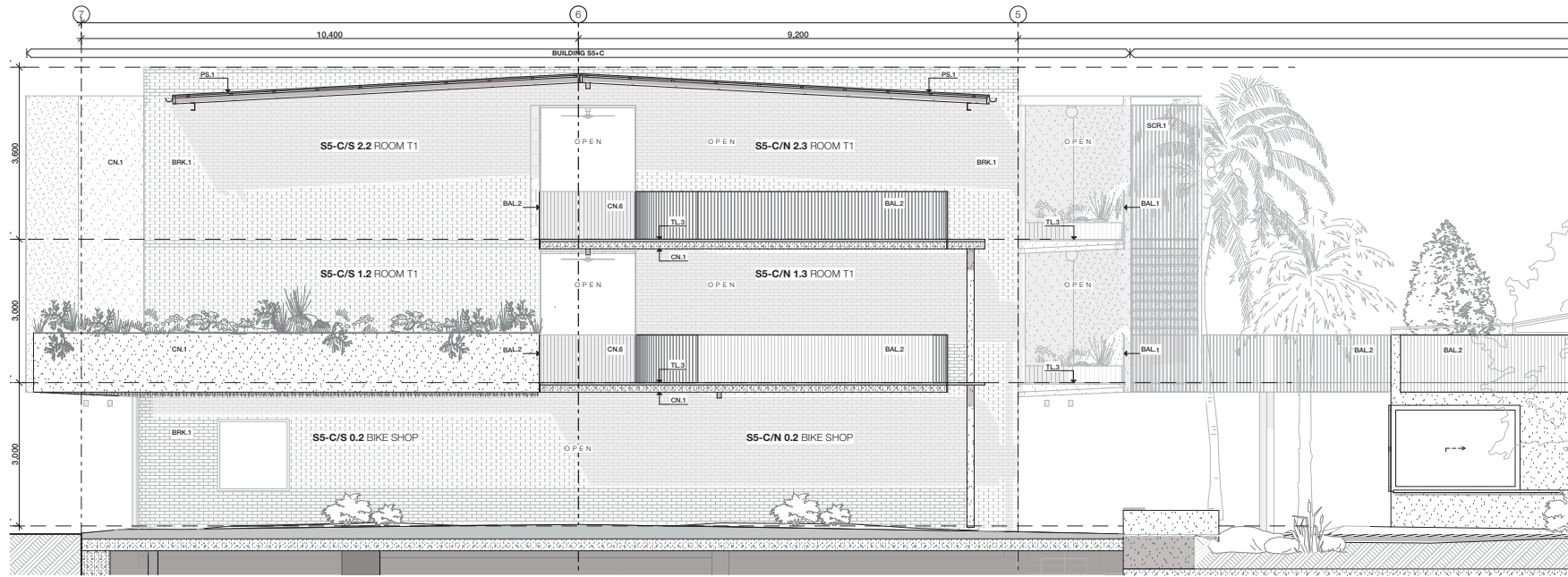
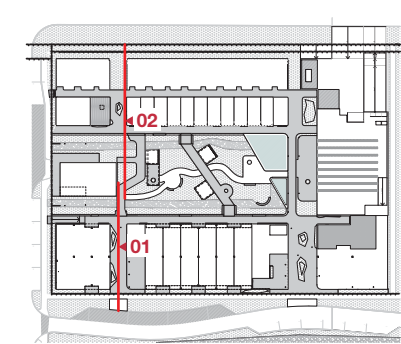




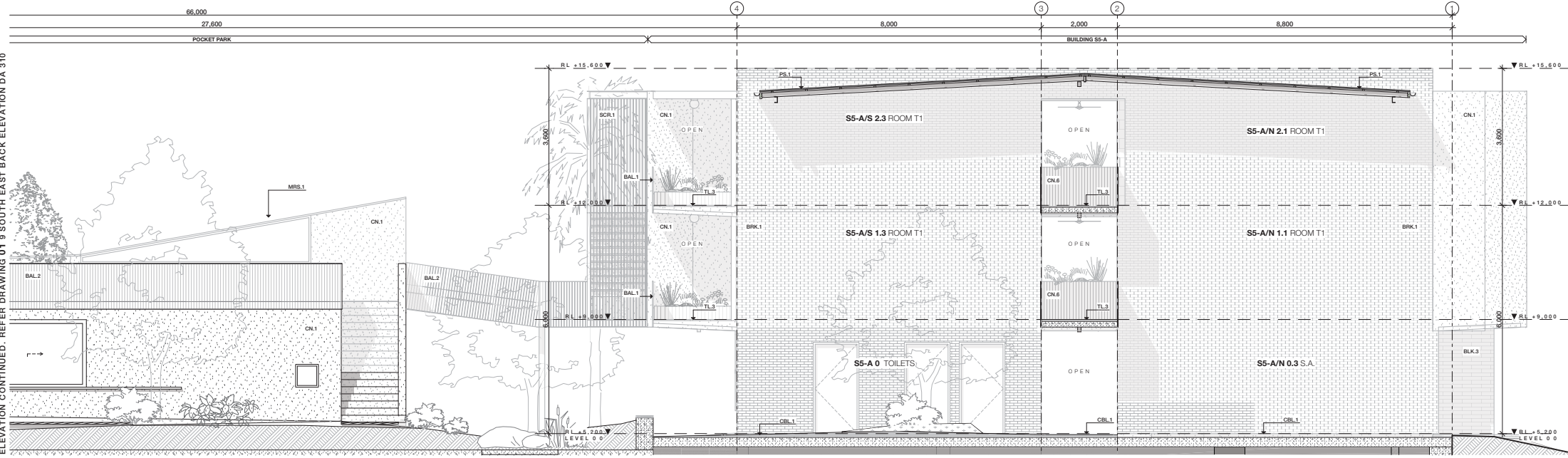




ELEVATION CONTINUED. REFER DRAWING 01 9 SOUTH EAST BACK ELEVATION DA 310

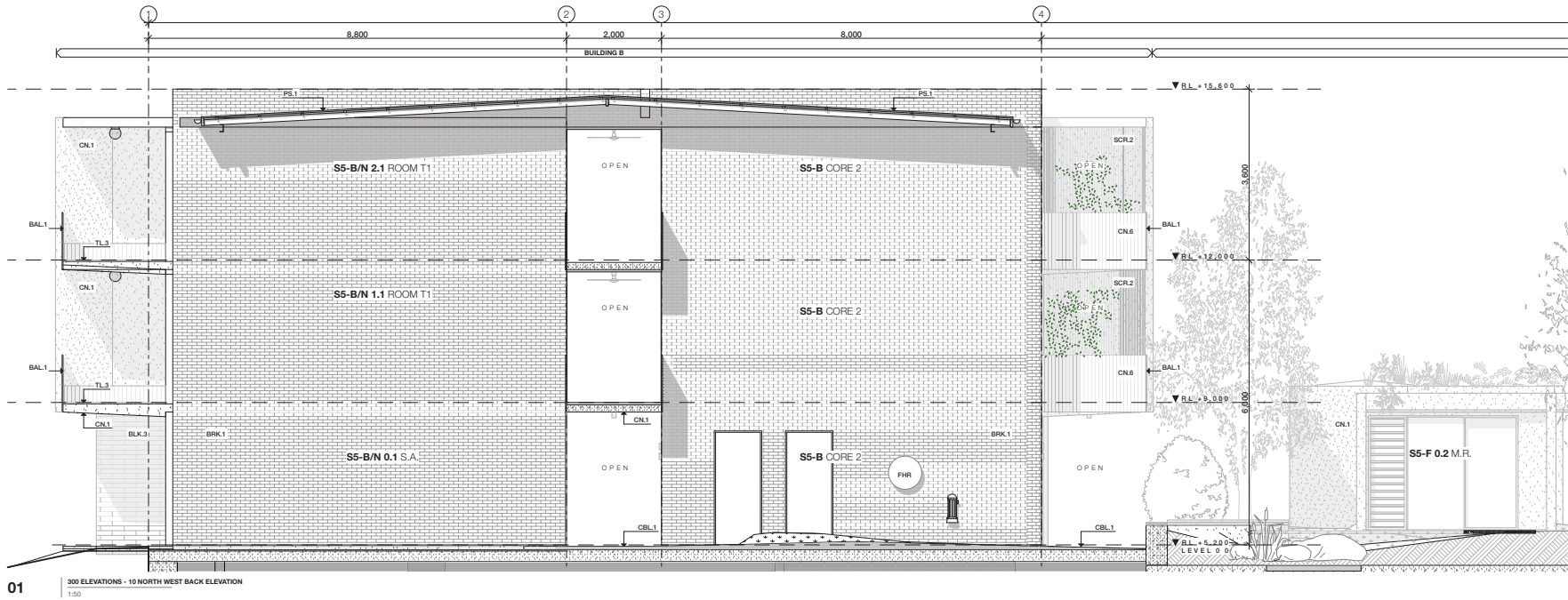


01 300 ELEVATIONS - 9 SOUTH EAST BACK ELEVATION
1:50

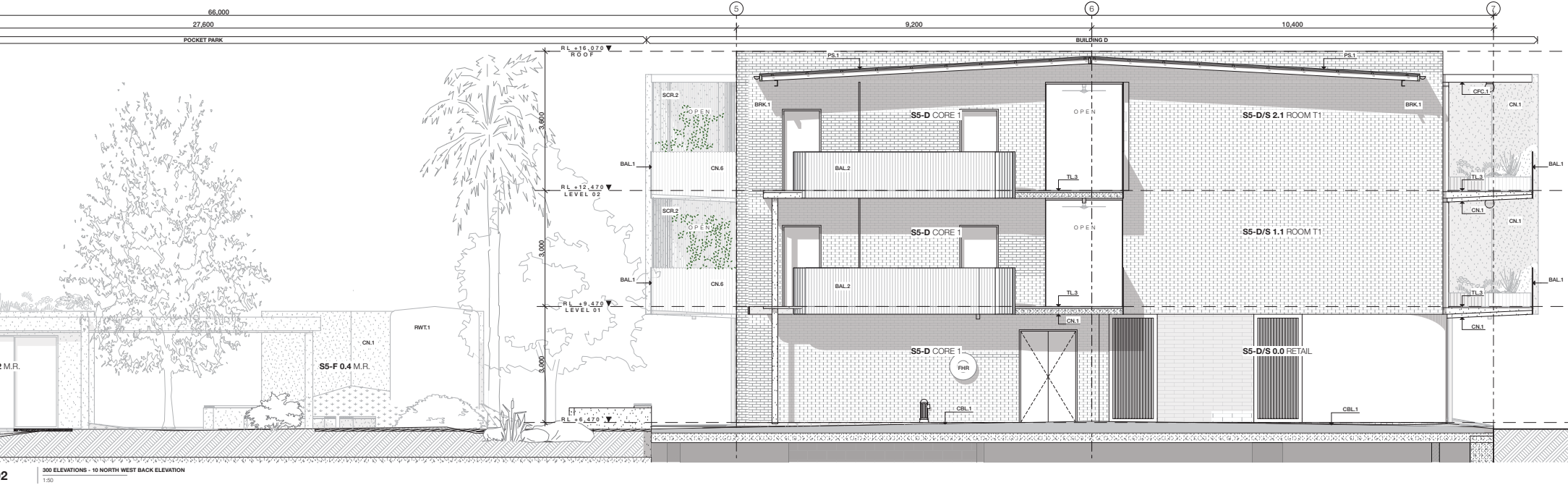


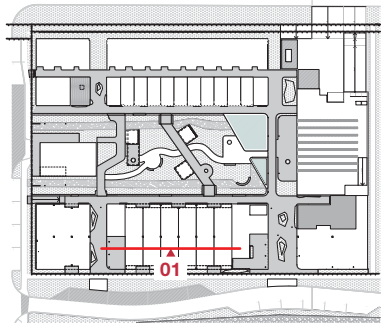
02 300 ELEVATIONS - 9 SOUTH EAST BACK ELEVATION
1:50

ELEVATION CONTINUED. REFER DRAWING 02 9 SOUTH EAST BACK ELEVATION DA 310



Architectural drawing of a building facade. The facade features a large, textured wall with a prominent vertical seam or joint. To the left, there is a large, dark, rectangular opening, possibly a doorway or a large window. To the right, there is a smaller, rectangular opening. A large, leafy tree stands in front of the building, its branches extending over the roofline. The ground in front of the building is indicated by a simple line. The drawing is in a minimalist, line-art style.

[illegible]



LEGEND

- NGL 2015 (REFERENCE SURVEY DETAILS)
- NGL 2008 (REFERENCE SURVEY DETAILS)
- WATER TABLE (GEO-TECHNICAL REPORT ASCT 2011/2013)
- WATER TABLE (DOUGLAS + PARTNERS MAY 2021 INVESTIGATION DONE AFTER SIGNIFICANT RAIN EVENT)
- *NOTE: STRUCTURAL MEMBERS SIZED AS PER STRUCTURAL ENG. ADVICE

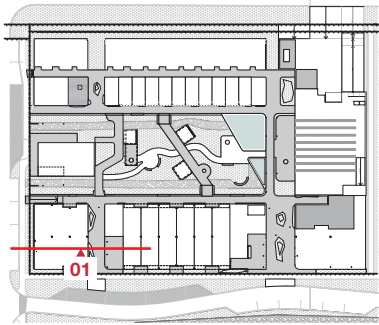
NOTE: REFER DA 985 TO DA 971 FOR DETAILED CROSS SECTIONS AND PLANS OF PROPOSED EXCAVATION DEPTHS

CONTINUED DA 402



CONTINUED DA 400

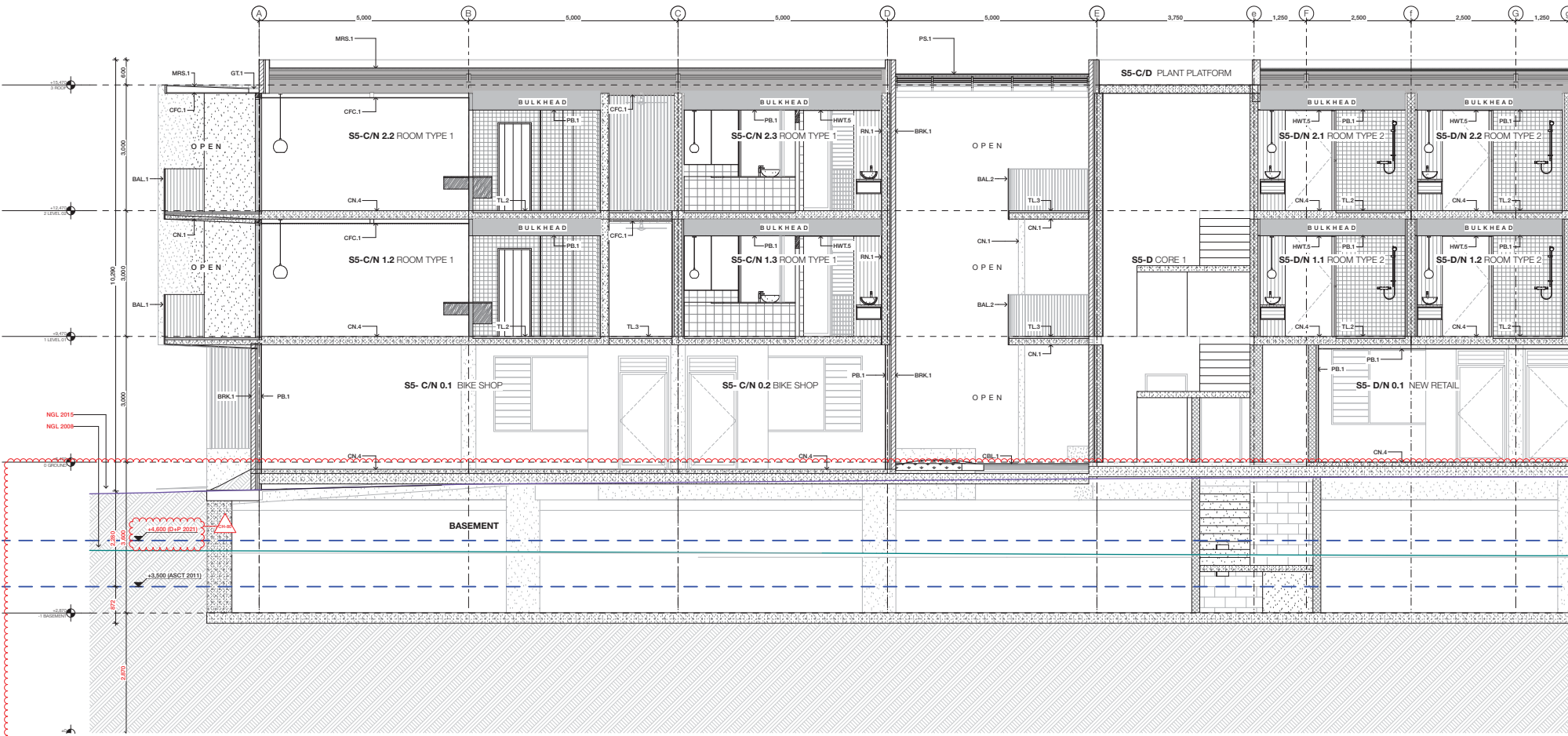
01



LEGEND

- NGL 2015 (REFERENCE SURVEY DETAILS)
- NGL 2008 (REFERENCE SURVEY DETAILS)
- WATER TABLE (GEO-TECHNICAL REPORT ASCT 2011/2013)
- WATER TABLE (DOUGLAS + PARTNERS MAY 2021)
- INVESTIGATION DONE AFTER SIGNIFICANT RAIN EVENT
- *NOTE: STRUCTURAL MEMBERS SIZED AD-POSTRUCTURAL ENG. ADVICE

NOTE: REFER DA 880 TO DA 871 FOR DETAILED CROSS SECTIONS AND PLANS OF PROPOSED EXCAVATION DEPTHS



CONTINUED DA 401

01

400 SECTIONS - A1 BUILDING SECTION
1:50

dfi ARCHITECTS PTY LTD
401 Porter St, Bayside NSW 1500
T 02 9550 0000
F 02 9550 0001
WWW.DFIARCHITECTS.COM.AU

CONSULTANTS
REFER CONSULTANT DRAWINGS WHERE DIRECTED

PROJECT MANAGER: **ARIEL KAT**
DESIGNER: **MARK PARTER**
CHECKED: **MARK PARTER**
DRAWN: **MARK PARTER**
MECHANICAL ENGINEER: **MARK PARTER**
ELECTRICAL ENGINEER: **MARK PARTER**
STRUCTURAL ENGINEER: **MARK PARTER**
Landscape Architect: **MARK PARTER**

NO	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
2	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
3	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
4	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
5	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
6	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
7	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
8	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
9	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
10	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER

PROJECT: **HABITAT**
CLIENT: **BATHSHORE DEVELOPMENT PTY LTD**
PROJECT ADDRESS: **The 2 Community Title blocks bounded by William Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BAYRON BAY NSW 2481 AUSTRALIA**

NO	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
2	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
3	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
4	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
5	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
6	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
7	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
8	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
9	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER
10	ISSUED FOR PERMIT	2024/01/15	MARK PARTER	MARK PARTER



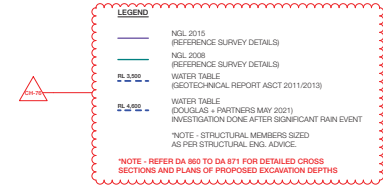
PROJECT: **HABITAT**
CLIENT: **BATHSHORE DEVELOPMENT PTY LTD**
PROJECT ADDRESS: **The 2 Community Title blocks bounded by William Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BAYRON BAY NSW 2481 AUSTRALIA**

JOB NO: **DFJ102**
SCALE AT A1: **1:50**
DRAWN: **LG**
CHECKED: **FM**

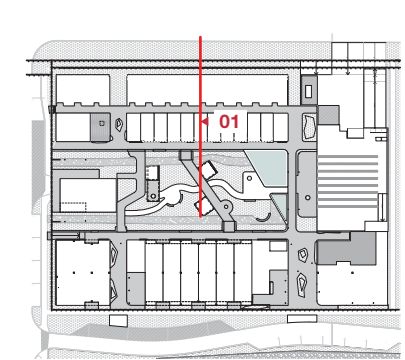
DRAWING TITLE:
400 SECTIONS - A1 BUILDING SECTION

PROJECT STATUS:
DEVELOPMENT APPLICATION

REVISION NO: **03**
DRAWING NO: **DA 402**



CONTINUED DA 403



LEGEND

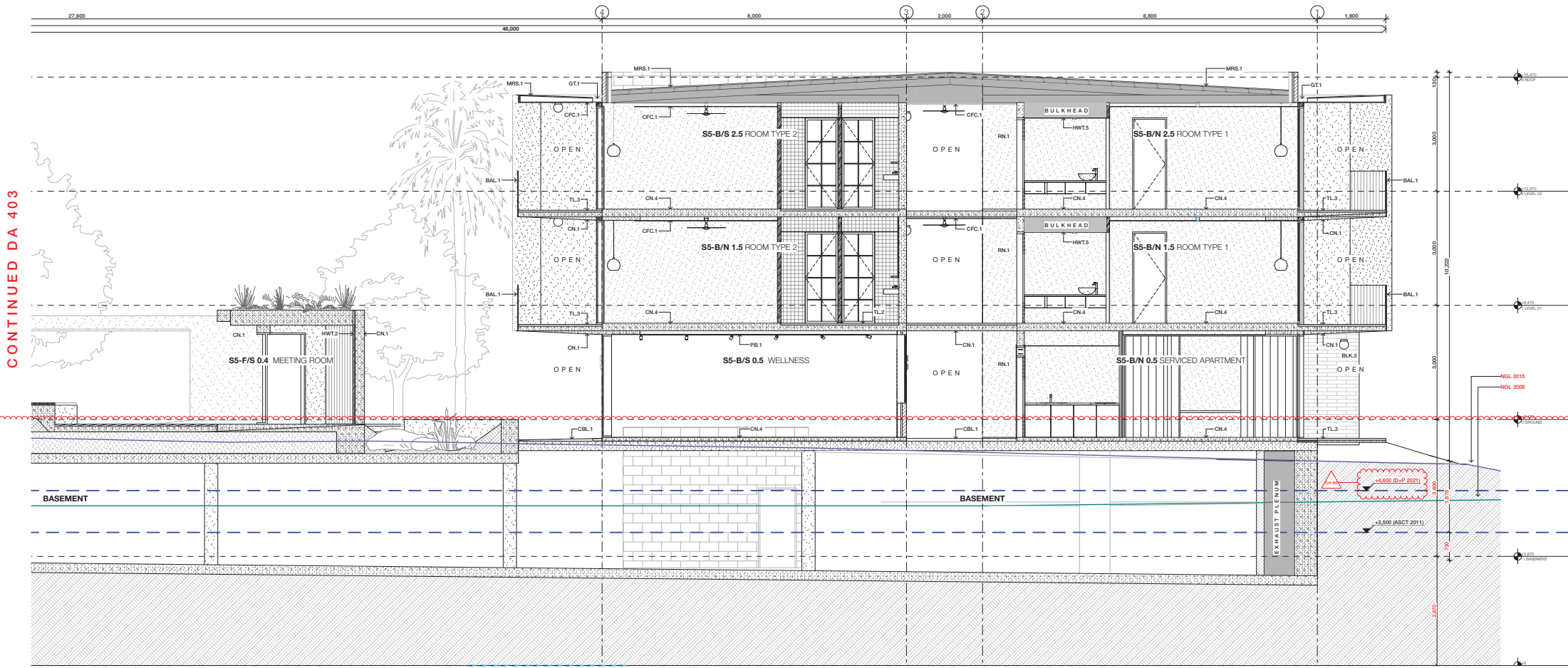
NGL 2015
(REFERENCE SURVEY DETAILS)

NGL 2008
(REFERENCE SURVEY DETAILS)

WATER TABLE
(GEOLOGICAL REPORT ASCT 2011/2013)

*NOTE - STRUCTURAL MEMBERS SIZED
AS PER STRUCTURAL ENG. ADVICE.

*NOTE - REFER DA 860 TO DA 871 FOR DETAILED CROSS
SECTIONS AND PLANS OF PROPOSED EXCAVATION DEPTHS



01

400 SECTIONS - A2 BUILDING SECTION

1:50

CONTRACTOR

PROJECT CONSULTANT DRAWINGS WERE DIRECTED

PROJECT MANAGER: ARIEL GALT

DESIGNED BY: MARK PARFITT

ENGINEERED BY: STEVE CONNELLY

STRUCTURAL CHECKED: JAMES MURPHY

MECHANICAL CHECKED: JAMES MURPHY

ELECTRICAL CHECKED: JAMES MURPHY

SECTION CHECKED: JAMES MURPHY

REVISION NO.

03

DRAWING NO.

DA 404

PROJECT

HABITAT

CLIENT

BATHSHORE DEVELOPMENT PTY LTD

PROJECT ADDRESS

The 2 Community Title blocks bounded by William Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JCR NO.

DFJ102

SCALE AT A1:

1:50

DRAWN

LD

CHECKED

FM

DATE

2023/08/01

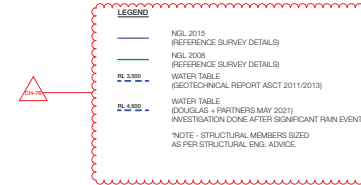
DRAWING TITLE:

400 SECTIONS

SECTIONS

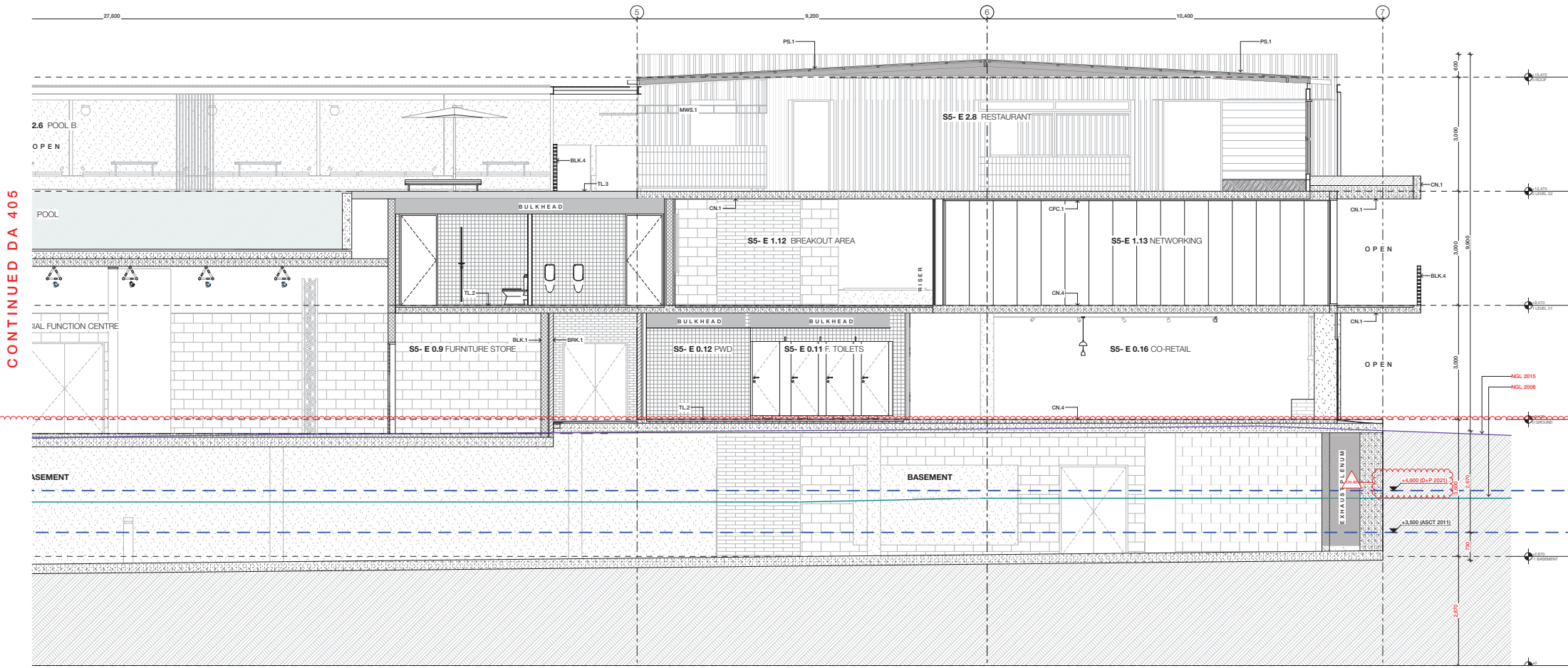
PROJECT STATUS:

DEVELOPMENT APPLICATION



DRAWING TITLE :	400 SECTIONS SECTIONS	REVISION NO. 02
PROJECT STATUS :	DEVELOPMENT APPLICATION	DRAWING NO. DA 405

CONTINUED DA 405



LEGEND

NGL 2015
(REFERENCE SURVEY DETAILS)

NGL 2008
(REFERENCE SURVEY DETAILS)

WATER TABLE
(GEOTECHNICAL REPORT ASCT 2011/2013)

WATER TABLE
(DOUGLAS + PARTNERS MAY 2021)
INVESTIGATION DONE AFTER SIGNIFICANT RAIN EVENT

*NOTE: STRUCTURAL MEMBERS SIZED
AS PER STRUCTURAL ENG. ADVICE.

01

400 SECTIONS - A3 BUILDING SECTION

1:50

PROJECT MANAGER: ARIEL KATZ

DESIGNER: JLM

CHECKED: MARK PARTER

APPROVED: STEVE CONNELLY

MECHANICAL DESIGNER: JAMES MURPHY

ELECTRICAL DESIGNER: JAMES MURPHY

STRUCTURAL DESIGNER: JAMES MURPHY

GEOTECHNICAL DESIGNER: JAMES MURPHY

ENVIRONMENTAL DESIGNER: JAMES MURPHY

LANDSCAPE DESIGNER: JAMES MURPHY

INTERIOR DESIGNER: JAMES MURPHY

EXTERIOR DESIGNER: JAMES MURPHY

MOBILITY DESIGNER: JAMES MURPHY

ACCESSIBILITY DESIGNER: JAMES MURPHY

SAFETY DESIGNER: JAMES MURPHY

SECURITY DESIGNER: JAMES MURPHY

HEALTH DESIGNER: JAMES MURPHY

WELLNESS DESIGNER: JAMES MURPHY

AGING DESIGNER: JAMES MURPHY

CHILD DESIGNER: JAMES MURPHY

ADULT DESIGNER: JAMES MURPHY

ELDERLY DESIGNER: JAMES MURPHY

YOUTH DESIGNER: JAMES MURPHY

ADOLESCENT DESIGNER: JAMES MURPHY

TEEN DESIGNER: JAMES MURPHY

CHILDREN DESIGNER: JAMES MURPHY

INFANTS DESIGNER: JAMES MURPHY

NEWBORN DESIGNER: JAMES MURPHY

FOETUS DESIGNER: JAMES MURPHY

EMBRYO DESIGNER: JAMES MURPHY

ZYGOTE DESIGNER: JAMES MURPHY

GAUSTRULA DESIGNER: JAMES MURPHY

BLASTOCYST DESIGNER: JAMES MURPHY

MOZILLA DESIGNER: JAMES MURPHY

CHICKEN DESIGNER: JAMES MURPHY

GOAT DESIGNER: JAMES MURPHY

PIG DESIGNER: JAMES MURPHY

COW DESIGNER: JAMES MURPHY

HORSE DESIGNER: JAMES MURPHY

DEER DESIGNER: JAMES MURPHY

WOLF DESIGNER: JAMES MURPHY

BOY DESIGNER: JAMES MURPHY

GIRL DESIGNER: JAMES MURPHY

ADULT DESIGNER: JAMES MURPHY

ELDERLY DESIGNER: JAMES MURPHY

YOUTH DESIGNER: JAMES MURPHY

ADOLESCENT DESIGNER: JAMES MURPHY

TEEN DESIGNER: JAMES MURPHY

CHILDREN DESIGNER: JAMES MURPHY

INFANTS DESIGNER: JAMES MURPHY

NEWBORN DESIGNER: JAMES MURPHY

FOETUS DESIGNER: JAMES MURPHY

EMBRYO DESIGNER: JAMES MURPHY

ZYGOTE DESIGNER: JAMES MURPHY

GAUSTRULA DESIGNER: JAMES MURPHY

BLASTOCYST DESIGNER: JAMES MURPHY

REVISION NO. 02

DRAWING NO. DA 406

PROJECT: HABITAT

CLIENT: BAYSHORE DEVELOPMENT PTY LTD

PROJECT ADDRESS: The 2 Community Title blocks bounded by William Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JCR NO. DFJ102

SCALE AT A1: 1:50

DRAWN: JLM

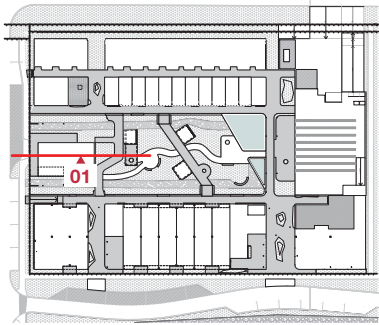
CHECKED: JLM

DRAWING TITLE: 400 SECTIONS SECTIONS

PROJECT STATUS: DEVELOPMENT APPLICATION

REVISION NO. 02

DRAWING NO. DA 406



LEGEND

NGL 2015
(REFERENCE SURVEY DETAILS)

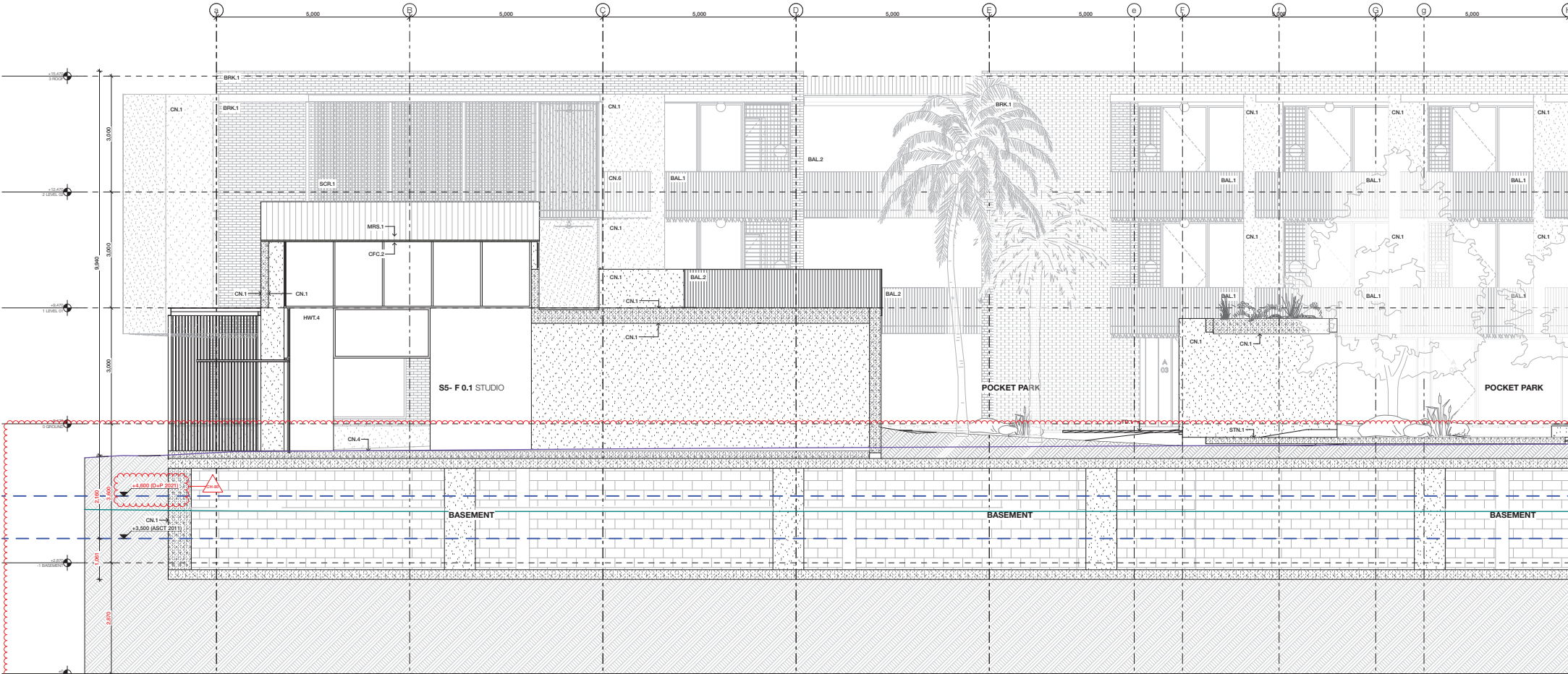
NGL 2008
(REFERENCE SURVEY DETAILS)

WATER TABLE
(GEO TECHNICAL REPORT ASCT 2011/2013)

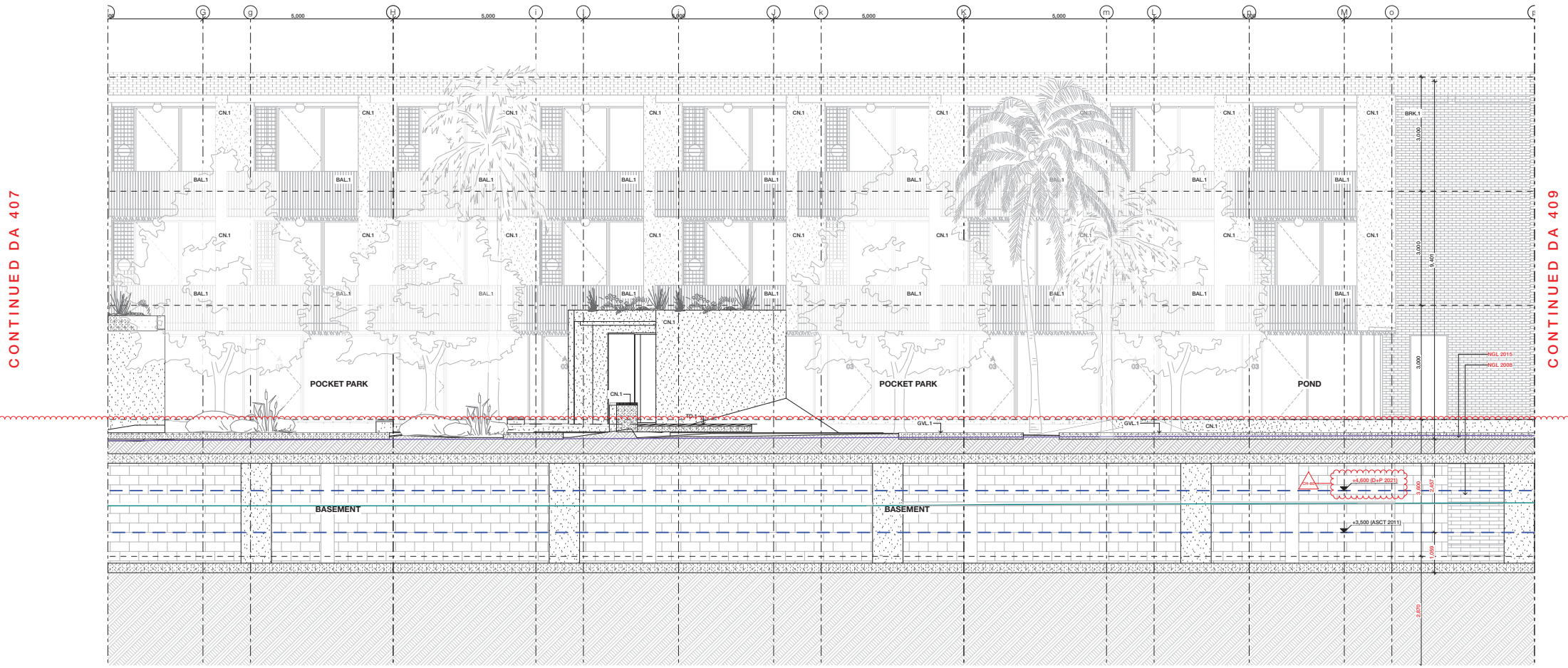
WATER TABLE
(DOUGLAS + PARTNERS MAY 2021)
INVESTIGATION DONE AFTER SIGNIFICANT RAIN EVENT

*NOTE: STRUCTURAL MEMBERS SIZED
AD-POSTRUCTURAL ENG. ADVICE

NOTE: REFER DA 989 TO DA 871 FOR DETAILED CROSS
SECTIONS AND PLANS OF PROPOSED EXCAVATION DEPTHS



CONTINUED DA 407



CONTINUED DA 409

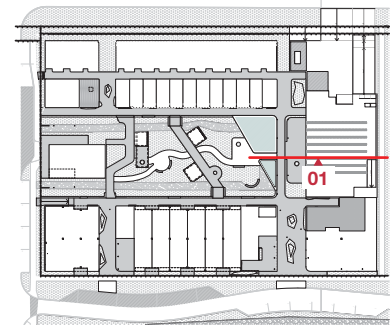


LEGEND

- NGL 2015 (REFERENCE SURVEY DETAILS)
- NGL 2008 (REFERENCE SURVEY DETAILS)
- WATER TABLE (GEO-TECHNICAL REPORT ASCT 2011/2013)
- WATER TABLE (DOUGLAS + PARTNERS MAY 2021)
- INVESTIGATION DONE AFTER SIGNIFICANT RAIN EVENT
- *NOTE: STRUCTURAL MEMBERS SIZED AD-POSTRUCTURAL ENG. ADVICE

***NOTE: REFER DA 389 TO DA 371 FOR DETAILED CROSS SECTIONS AND PLANS OF PROPOSED EXCAVATION DEPTHS**

CONTINUED DA 408



NGL 2015
(REFERENCE SURVEY DETAILS)

NGL 2008
(REFERENCE SURVEY DETAILS)

WATER TABLE
(GEO-TECHNICAL REPORT ASCT 2011/2013)

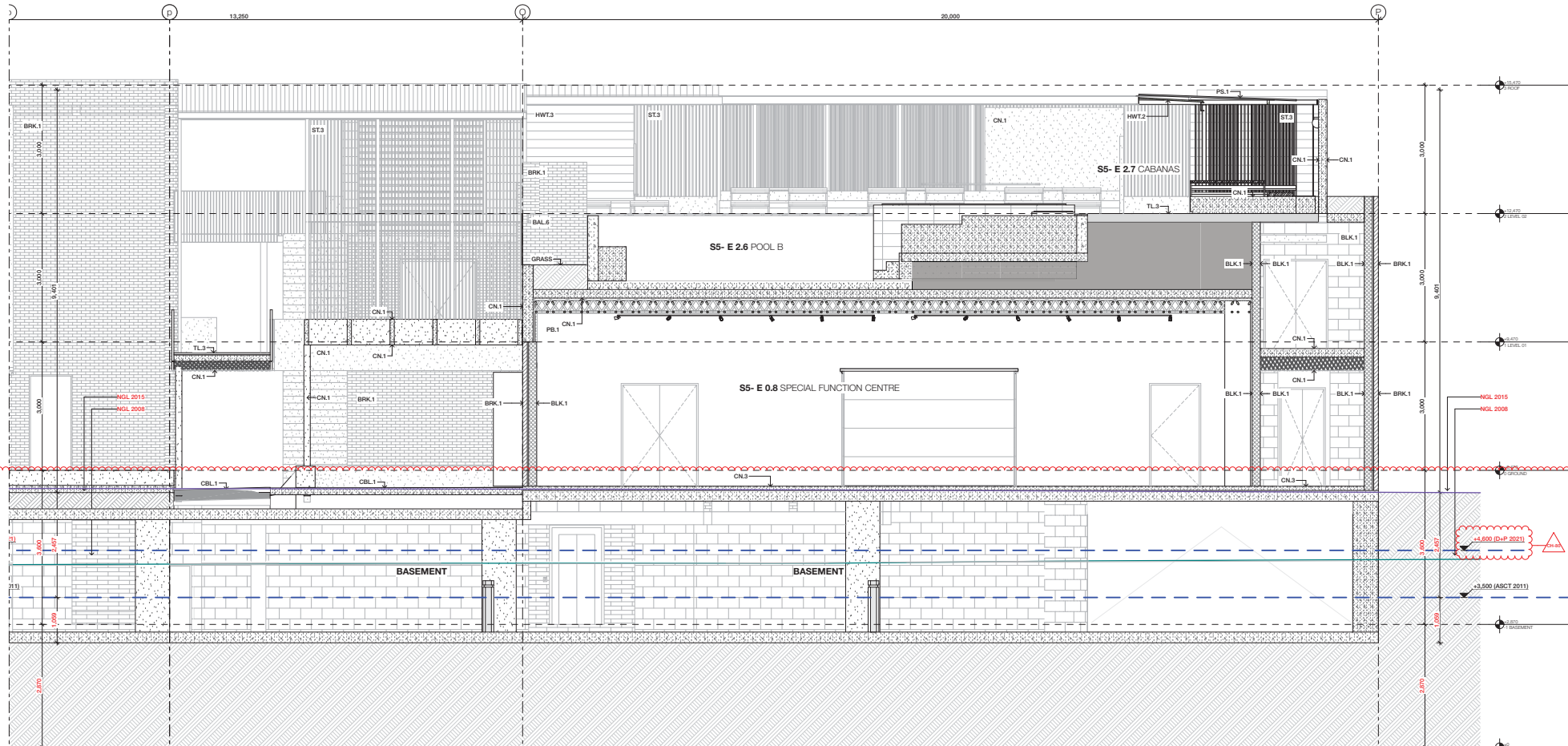
WATER TABLE
(DOUGLAS + PARTNERS MAY 2021)
INVESTIGATION DONE AFTER SIGNIFICANT RAIN EVENT

*NOTE: STRUCTURAL MEMBERS SIZED
AD-STRUCTURAL ENG. ADVICE

*NOTE: REFER DA 885 TO DA 871 FOR DETAILED CROSS
SECTIONS AND PLANS OF PROPOSED EXCAVATION DEPTHS

RL 3.100

RL 4.100



400 SECTIONS - A4 BUILDING SECTION
1:50

DA

400 ARCHITECTS PTY LTD

401 Porter St, Suite 100

Byron Bay NSW 2481

02 6688 8888

info@400architects.com.au

CONSULTANTS

REFER CONSULTANT DRAWINGS WHERE DIRECTED

PROJECT MANAGER: AMEL GAST

DESIGNER: MARK PARTER

ARCHITECTURAL DESIGN: STEVE CONNELLY

MECHANICAL DESIGN: PHILIP BROWN

ELECTRICAL DESIGN: JAMES MURPHY

STRUCTURAL DESIGN: MURRAY CONNOR

SOIL CONSULTANT: PAUL & HELEN THOMPSON

Author

Drawn by

Checked by

Scale

1:50

1:50

1:50

1:50

Project

HABITAT

CLIENT

BATHSHORE DEVELOPMENT PTY LTD

PROJECT ADDRESS

The 2 Community Title blocks bounded by William Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JCR NO

DFJ102

SCALE AT A1

1:50

DRAWN

LO

CHECKED

PM

DATE

2024/04/01

DRAWING TITLE

400 SECTIONS
SECTIONS

PROJECT STATUS

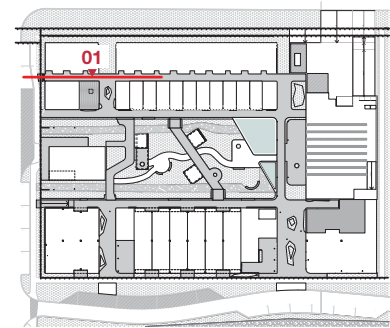
DEVELOPMENT APPLICATION

REVISION NO.

02

DRAWING NO.

DA 409



NGL 2015
(REFERENCE SURVEY DETAILS)

NGL 2008
(REFERENCE SURVEY DETAILS)

WATER TABLE
(GEO-TECHNICAL REPORT ASCT 2011/2013)

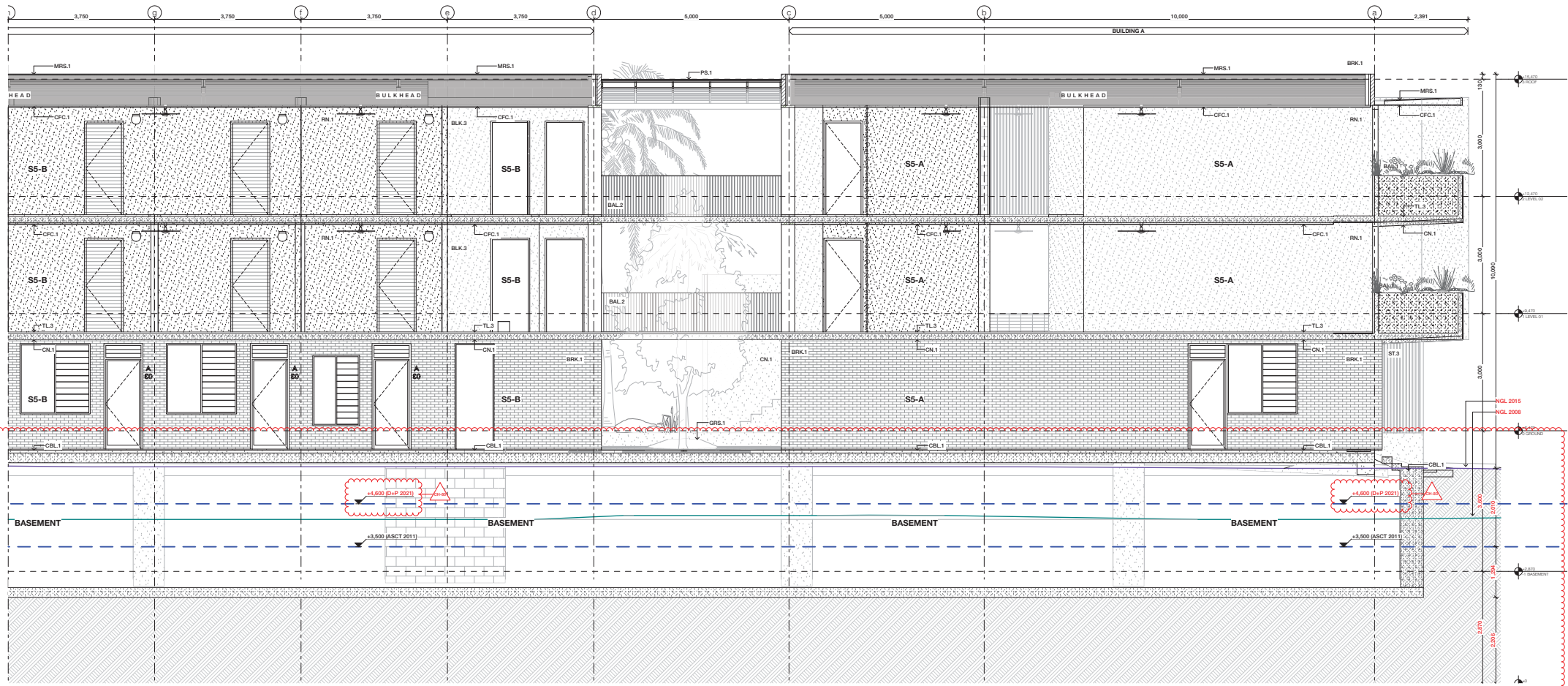
WATER TABLE
(DOUGLAS + PARTNERS MAY 2021)
INVESTIGATION DONE AFTER SIGNIFICANT RAIN EVENT

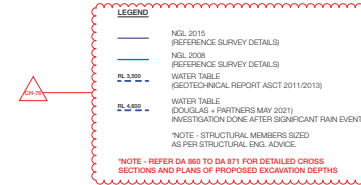
*NOTE: STRUCTURAL MEMBERS SIZED
AS PER STRUCTURAL ENG. ADVICE

*NOTE: REFER DA 880 TO DA 871 FOR DETAILED CROSS
SECTIONS AND PLANS OF PROPOSED EXCAVATION DEPTHS

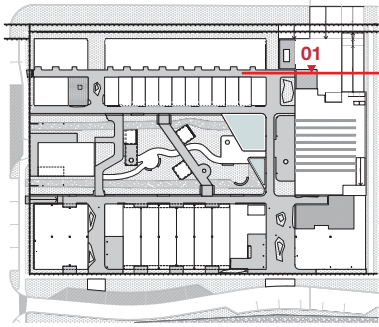
411-2

CONTINUED DA 411





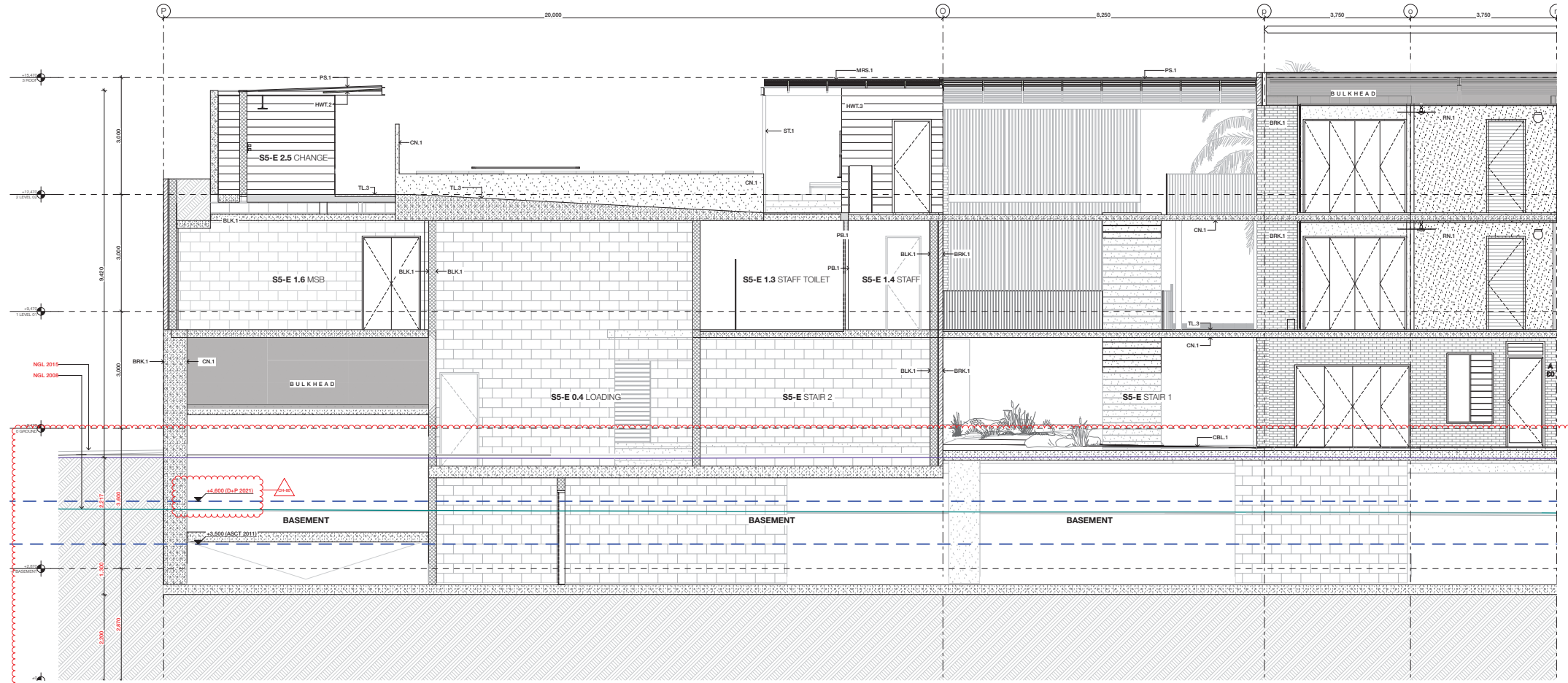
CONTINUED DA 410



LEGEND

- NGL 2015 (REFERENCE SURVEY DETAILS)
- NGL 2008 (REFERENCE SURVEY DETAILS)
- WATER TABLE (GEO-TECHNICAL REPORT ASCT 2011/2013)
- WATER TABLE (DOUGLAS + PARTNERS MAY 2021)
- INVESTIGATION DONE AFTER SIGNIFICANT RAIN EVENT
- *NOTE: STRUCTURAL MEMBERS SIZED AD-POSTRUCTURAL ENG. ADVICE

NOTE: REFER DA 885 TO DA 871 FOR DETAILED CROSS SECTIONS AND PLANS OF PROPOSED EXCAVATION DEPTHS



CONTINUED DA 411

01

400 SECTIONS - AS BUILDING SECTION
1:50

CONTRACTOR
400 SECTIONS - AS BUILDING SECTION
1:50

CONSULTANTS
REFER CONSULTANT DRAWINGS WHERE DIRECTED

PROJECT MANAGER - ANNE KAY
DESIGNER - MARK PARTER
ENGINEER - JAMES CONNELLY
MECHANICAL ENGINEER - JAMES CONNELLY
ELECTRICAL ENGINEER - JAMES CONNELLY
STRUCTURAL ENGINEER - JAMES CONNELLY

Revised	Issued	By	For	Check	Drawn
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
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6	6	6	6	6	6
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Change No. | Change Description

Revised	Issued	By	For	Check	Drawn
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7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10



PROJECT
HABITAT
CLIENT
BATHSHORE DEVELOPMENT PTY LTD

PROJECT ADDRESS
The 2 Community Title blocks bounded by William Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JCR NO.
DFJ102

SCALE AT A1 :
DRAWN :
CHECKED :
1:50
LQ
FMM

DRAWING TITLE :
400 SECTIONS - AS BUILDING SECTION

PROJECT STATUS :
DEVELOPMENT APPLICATION

REVISION NO. :
02

DRAWING NO. :
DA 412

MATERIAL DETAILS								APPLIED FINISH DETAILS					COMPLIANCE NOTES		
ID	MATERIAL	SUPPLIER	PRODUCT	SIZE	FINISH	COLOUR	LAYOUT	APPLIED FINISH	SUPPLIER	PRODUCT	COLOUR	SHEEN	BAL RATING	FIRE RATING	SLIP RATING
AL.1	ALUMINIUM	TBC	TBC	NA	ANODISED	LIGHT TO MEDIUM GREY	NA	NA	NA	NA	NA	NA	NA	TBC	NA
BLK.1	CONCRETE BLOCK 190 RUNNING BOND	TBC	GREY BLOCK	190Wx190Hx390L	SMOOTH	LIGHT GREY	RUNNING BOND	UNFINISHED	NA	NA	NA	NA	NA	TBC	NA
BLK.3	CONCRETE BLOCK 100 RUNNING BOND	TBC	GREY BLOCK	140Wx90Hx390L	SMOOTH	LIGHT GREY	RUNNING BOND	UNFINISHED	NA	NA	NA	NA	NA	TBC	NA
BRK.1	BRICK LIGHT	TBC	TBC	110Wx76Hx230L	SMOOTH	LIGHT TO MEDIUM BROWN/CREAM	TBC	UNFINISHED	NA	NA	NA	NA	NA	TBC	NA
CBL.1	COBBLESTONE	TBC	TBC	TBC	FLAMED/TUMBLED	GREY	TBC	UNFINISHED	NA	NA	NA	NA	NA	NA	NA
CFC.1	COMPRESSED FIBRE CEMENT SHEET LIGHT	TBC	TBC	TBC	NATURAL	LIGHT TO MEDIUM BROWN/NATURAL	TBC	UNFINISHED	NA	NA	NA	NA	NA	TBC	NA
CN.1	OFF FORM CONCRETE	TBC	TBC	NA	NATURAL	STANDARD GREY	NA	UNFINISHED	NA	NA	NA	NA	NA	TBC	TBC
CN.2	OFF FORM CONCRETE SEALED	TBC	TBC	NA	NATURAL	STANDARD GREY	NA	SEALED	ON-CRETE AUSTRALIA	SV21	CLEAR	LOW SHEEN	NA	TBC	TBC
CN.5	WASHED CONCRETE	TBC	TBC	NA	LIGHT WASH	STANDARD GREY	NA	SEALED	ON-CRETE AUSTRALIA	SV21	CLEAR	LOW SHEEN	NA	TBC	TBC
FC.1	FIBRE CEMENT SHEET	TBC	TBC	TBC	NATURAL	LIGHT TO MEDIUM BROWN/NATURAL	TBC	UNFINISHED	NA	NA	NA	NA	NA	TBC	NA
GVL.1	GRAVEL	TBC	RIVER ROCK	TBC	NATURAL	GREY/BROWN	NA	UNFINISHED	NA	NA	NA	NA	NA	NA	NA
HWT.1	HARDWOOD TIMBER STRUCTURAL	TBC	MIXED AUSTRALIAN HARDWOOD	CONTRACTOR TO CONFIRM	DRESSED	NATURAL KILN DRIED	NA	PAINTED	INTERGRAIN	NATURES TIMBER OIL	CLEAR	LOW SHEEN	NA	TBC	NA
HWT.3	HARDWOOD TIMBER DECKING	TBC	TBC	TBC	ROUGH SAWN	NATURAL	TBC	PAINTED	INTERGRAIN	NATURES TIMBER OOil	CLEAR	LOW SHEEN	NA	TBC	TBC
HWT.4	HARDWOOD TIMBER CLADDING VERTICAL	TBC	IRONBARK CLADDING	TBC	DRESSED	NATURAL KILN DRIED	VERTICAL	PAINTED	INTERGRAIN	NATURES TIMBER OIL	CLEAR	LOW SHEEN	NA	TBC	NA
HWT.6	HARDWOOD TIMBER CARPENTRY	TBC	TBC	NA	DRESSED	NATURAL KILN DRIED	NA	PAINTED	INTERGRAIN	NATURES TIMBER OIL	CLEAR	LOW SHEEN	NA	NA	NA
HWT.6	HARDWOOD TIMBER CLADDING CARPENTRY	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MRS.1	CLADDING - METAL ROOF SHEETING	LYSAGHT	SPANDEK	TBC	NATURAL	LIGHT TO MEDIUM GREY	NA	UNFINISHED	NA	NA	NA	NA	NA	TBC	NA
PB.1	PLASTERBOARD	TBC	TBC	NA	NATURAL	NATURAL	NA	PAINTED	DULUX	WASH & WEAR	NATURAL WHITE	LOW SHEEN	NA	NA	NA
PS.1	POLYCARBONATE SHEET	DANPAL	DANPALON MICROCELL FP PANEL	16THK	NATURAL	ICE SOFTLITE	NA	UNFINISHED	NA	NA	NA	NA	NA	GROUP 1	NA
RN.1	RENDER LIGHT	TBC	TBC	TBC	QUICK SPONGE	LIGHT TO MEDIUM GREY/ BROWN	NA	UNFINISHED	NA	NA	NA	NA	NA	TBC	NA
ST.1	STEEL PAINTED DARK	TBC	CONTRACTOR TO CONFIRM	TBC	NATURAL	NATURAL	NA	PAINTED	TBC	TBC	MEDIUM TO DARK GREY/ BLACK	LOW SHEEN	NA	TBC	NA
ST.1	STEEL POWDER COATED DARK	---	---	---	---	---	---	---	---	---	---	---	---	---	---
ST.2	STEEL - PAINTED LIGHT	TBC	CONTRACTOR TO CONFIRM	TBC	NATURAL	NATURAL	NA	PAINTED	TBC	TBC	LIGHT/GREY	LOW SHEEN	NA	TBC	NA
ST.3	STEEL - GALVANISED	TBC	CONTRACTOR TO CONFIRM	TBC	NATURAL	NATURAL	NA	HOT DIP GALVANISED	CONTRACTOR TO CONFIRM	CONTRACTOR TO CONFIRM	GREY/SILVER	NATURAL	NA	TBC	NA
ST.6	STEEL - ANODISED GOLD														
ST.6	STEEL- ANODISED GOLD	TBC	CONTRACTOR TO CONFIRM	TBC	NATURAL	NATURAL	NA	PAINTED	TBC	TBC	BRASS/GOLD	LOW SHEEN	NA	TBC	NA
STN.1	STONE FINISH	TBC	CRAZY PAVING BLUESTONE	TBC	NATURAL	NATURAL	TBC	UNFINISHED	NA	NA	NA	NA	NA	TBC	TBC
TL.1	TILE - 100x100 LIGHT	TBC	TBC	100Wx100H	NATURAL	WHITE/LIGHT GREY OR BROWN	STACKED	UNFINISHED	NA	NA	NA	NA	NA	NA	TBC
TL.2	TILE - 200x200 Grey	TBC	TBC	200Wx200H	NATURAL	LIGHT TO MEDIUM GREY/ BROWN	STACKED	UNFINISHED	NA	NA	NA	NA	NA	NA	TBC
TL.2	TILE - 200x200 LIGHT/MEDIUM	TBC	TBC	200Wx200H	NATURAL	LIGHT TO MEDIUM GREY/ BROWN	STACKED	UNFINISHED	NA	NA	NA	NA	NA	NA	TBC
TL.3	TILE - 600x300 Grey														
TL.3	TILE - 600x300 MEDIUM/DARK	TBC	TBC	300Wx600H	NATURAL	MEDIUM TO DARK GREY OR BROWN	STACKED	UNFINISHED	NA	NA	NA	NA	NA	TBC	TBC
TL.4	TILE - 200x100 LIGHT	TBC	TBC	100Wx200H	NATURAL	LIGHT GREY/BROWN	VERTICAL STACKED	UNFINISHED	NA	NA	NA	NA	NA	NA	TBC

SIZES ARE INDICATIVE OF DESIGN INTENT & SUBJECT TO MINOR VARIATIONS AS REQUIRED.



DESIGN & FABRICATE
4511 Porter St, Bayside NSW 1500
02 9550 0000
www.dfa.com.au

CONSULTANTS

REFER CONSULTANT DRAWINGS WHERE DIRECTED

PROJECT MANAGER: **ARIEL KAST**

DESIGNER: **THE**

DRAWN: **MARK PARTER**

CHECKED: **STEVE CONNELLY**

MECHANICAL ENGINEER: **FRANK BROWN**

ELECTRICAL ENGINEER: **JAMES MURPHY**

ELECTRICAL ENGINEER: **ANDREW CONNOLLY**

ELECTRICAL ENGINEER: **ANDREW CONNOLLY**

Approved

Issued

Revised

Change

Change Note

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PROJECT / HABITAT

CLIENT

PROJECT ADDRESS

The 2 Community Title blocks bounded by Wulfram Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JOB NO:

DFJ102

SCALE AT A1:

1:1

DRAWN:

L1

CHECKED:

PM

DRAWING TITLE:

730 MATERIALS FINISHES SCHEDULES

MATERIAL FINISHES SCHEDULE

PROJECT STATUS:

DEVELOPMENT APPLICATION

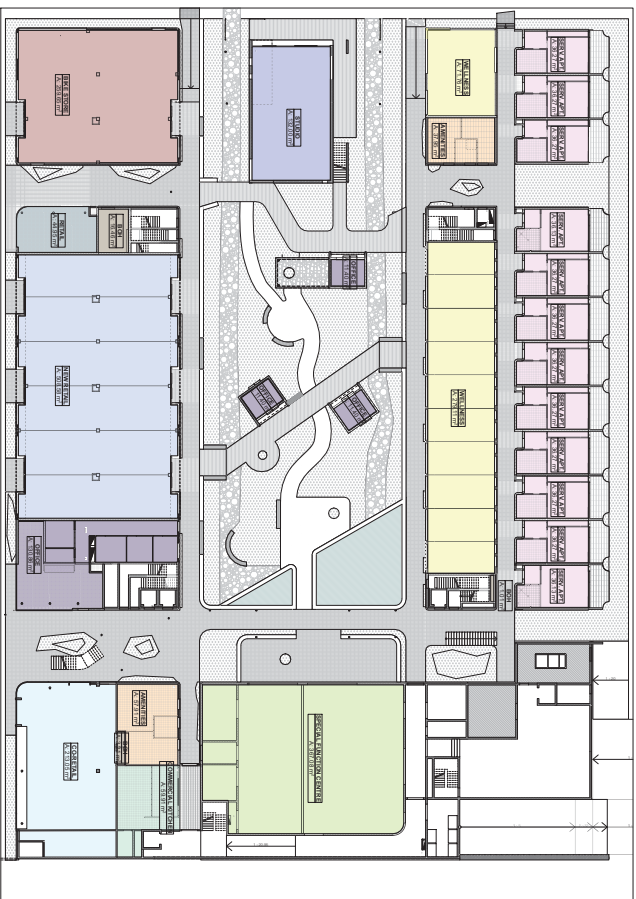
REVISION NO:

02

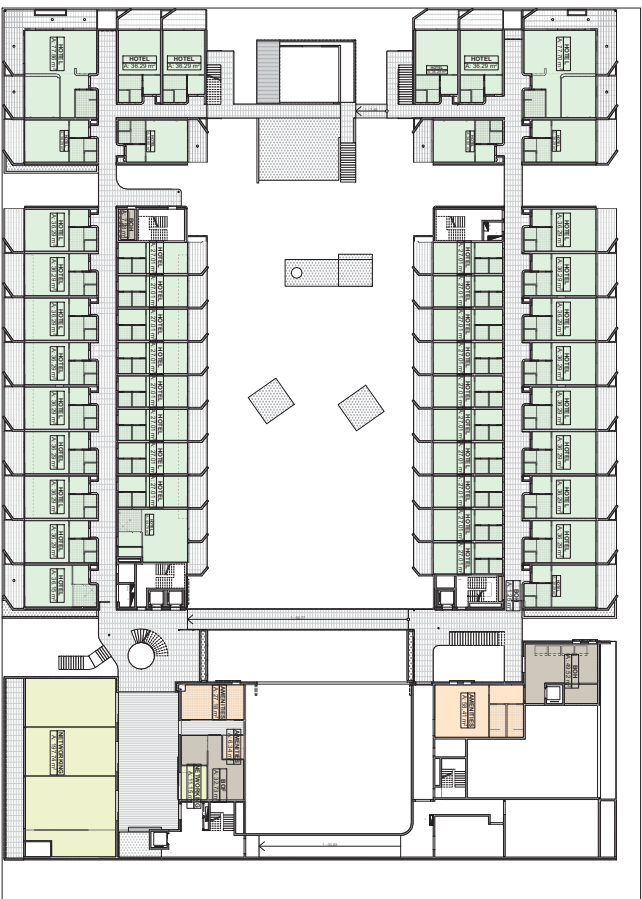
DRAWING NO:

DA 730

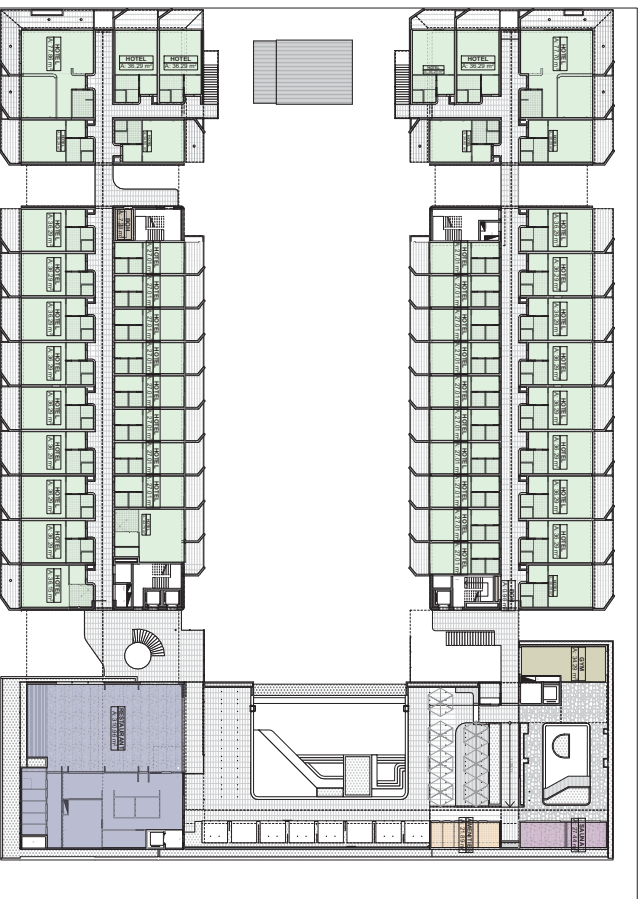
GFA_AREAS
CALCULATED IN
ACCORDANCE WITH
BYRON SHIRE LEP 2014



USE	COLOUR	CLASS	LEVEL 00	LEVEL 01	LEVEL 02	TOTAL
ADVENTURES			95.86	91.93	21.89	209.68
BACK OF HOUSE			20.88	90.78	8.26	119.72
BIKE SHOP		CLASS 5 & 6	259.65			259.65
CO-RETAIL		CLASS 6	213.05			213.05
COMMERCIAL KITCHEN		CLASS 6	59.91			59.91
GYM					34.29	34.29
HOTEL		CLASS 3		1,627.11	1,627.11	3,254.22
NETWORKING		CLASS 9b		208.89		208.89
NEW RETAIL		CLASS 5 & 6	508.58			508.58
OFFICE		CLASS 5	165.06			165.06
RESTAURANT		CLASS 6			310.96	310.96
RETAIL		CLASS 6	44.95			44.95
SALINA					27.44	27.44
SERVED APARTMENT		CLASS 3	434.96			434.96
SPECIAL FUNCTION CENTRE		CLASS 5, 8 & 9b	367.08			367.08
STUDIO		CLASS 9b	132.00			132.00
WELLNESS		CLASS 5 & 97	351.76			351.76
						6,702.20 m²

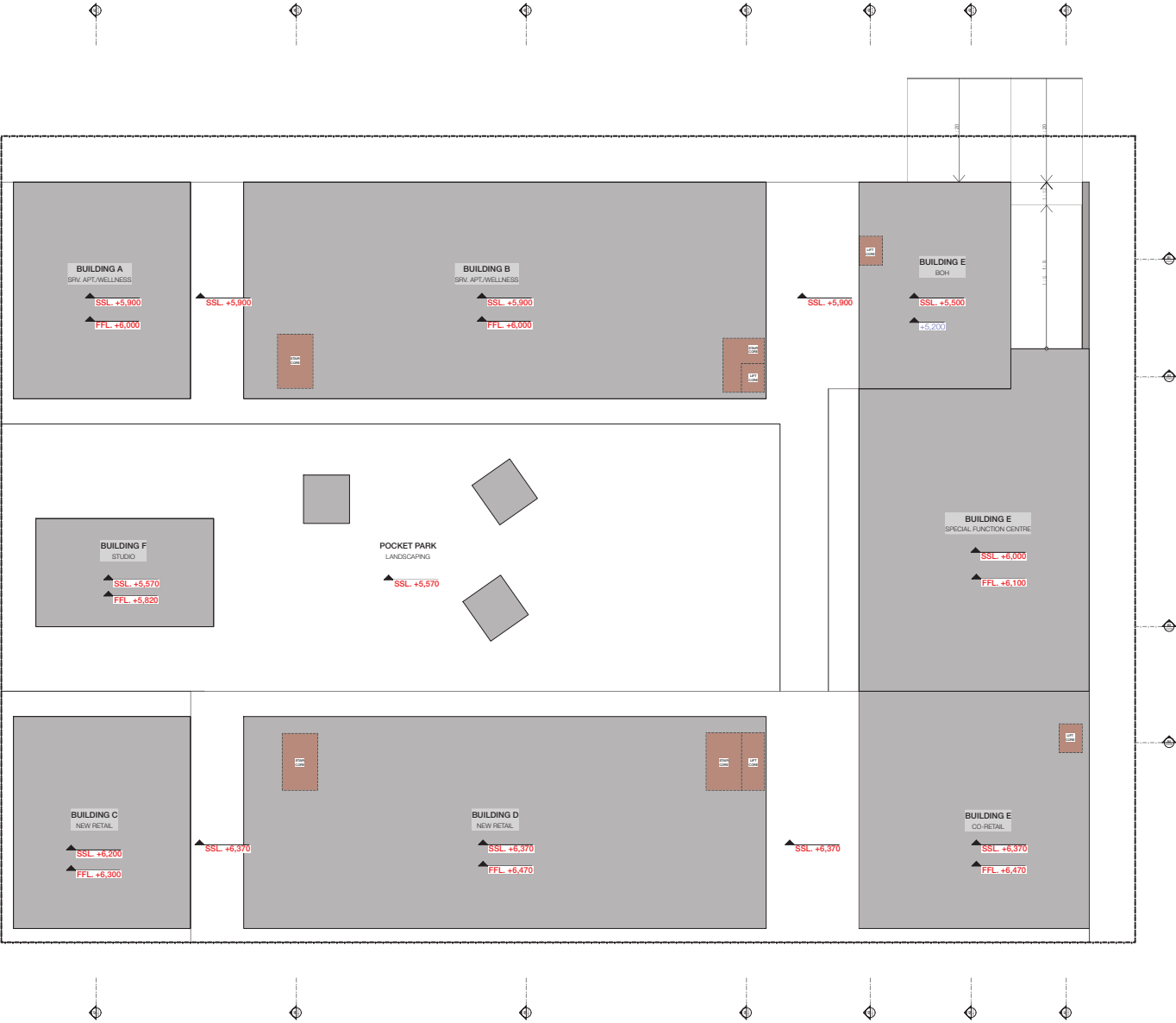


SITE AREA: 7,301.50 m2
GFA: 6,716.09 m2
FSR: 0.92





LEGEND
▲ -0.200 PREVIOUS RL (IF DIFFERENT FROM CURRENT)
▲ -5.500 CURRENT RL (PROPOSED)



360 ARCHITECTS PTY LTD
4511 Porter St, Sydney NSW
1500 000 000
1500 000 000
1500 000 000

CONSULTANTS
REFER CONSULTANT DRAWINGS WHEN DIRECTED
PROJECT MANAGER: AMEL EAST
DESIGNER: AMEL EAST
CHECKED: MARK HARTER
DRAWN: STEVE CONNELLY
STRUCTURAL ENGINEER: PETER BROWN
MECHANICAL ENGINEER: JAMES MURPHY
ELECTRICAL ENGINEER: JAMES MURPHY
ELECTRICAL ENGINEER: JAMES MURPHY
ELECTRICAL ENGINEER: JAMES MURPHY

Revised	Revised by	Revised for
1	AMEL EAST	1500 000 000
2	AMEL EAST	1500 000 000
3	AMEL EAST	1500 000 000
4	AMEL EAST	1500 000 000
5	AMEL EAST	1500 000 000
6	AMEL EAST	1500 000 000
7	AMEL EAST	1500 000 000
8	AMEL EAST	1500 000 000
9	AMEL EAST	1500 000 000
10	AMEL EAST	1500 000 000

Change No.	Change Description
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10	1500 000 000

Revised	Revised by	Revised for
1	AMEL EAST	1500 000 000
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6	AMEL EAST	1500 000 000
7	AMEL EAST	1500 000 000
8	AMEL EAST	1500 000 000
9	AMEL EAST	1500 000 000
10	AMEL EAST	1500 000 000

PROJECT:
HABITAT
CLIENT:
BATHSHORE DEVELOPMENT PTY LTD
PROJECT ADDRESS:
The 2 Community Title blocks bounded by William Place, Gallagher Street, Easy Street and the railway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JOB NO:
DFJ102



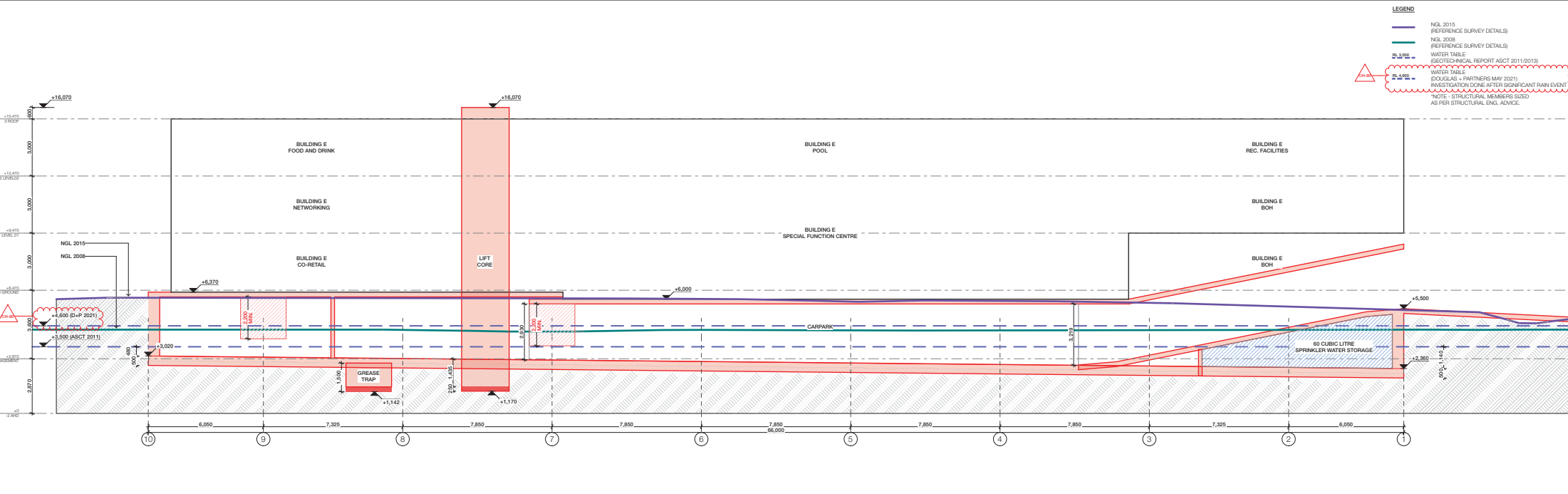
SCALE AT A1:
1:1
DRAWN:
LO
CHECKED:
FMM

DRAWING TITLE:
860 SKETCHES
GROUND - EXCAVATION INVESTIGATION
PROJECT STATUS:
DEVELOPMENT APPLICATION

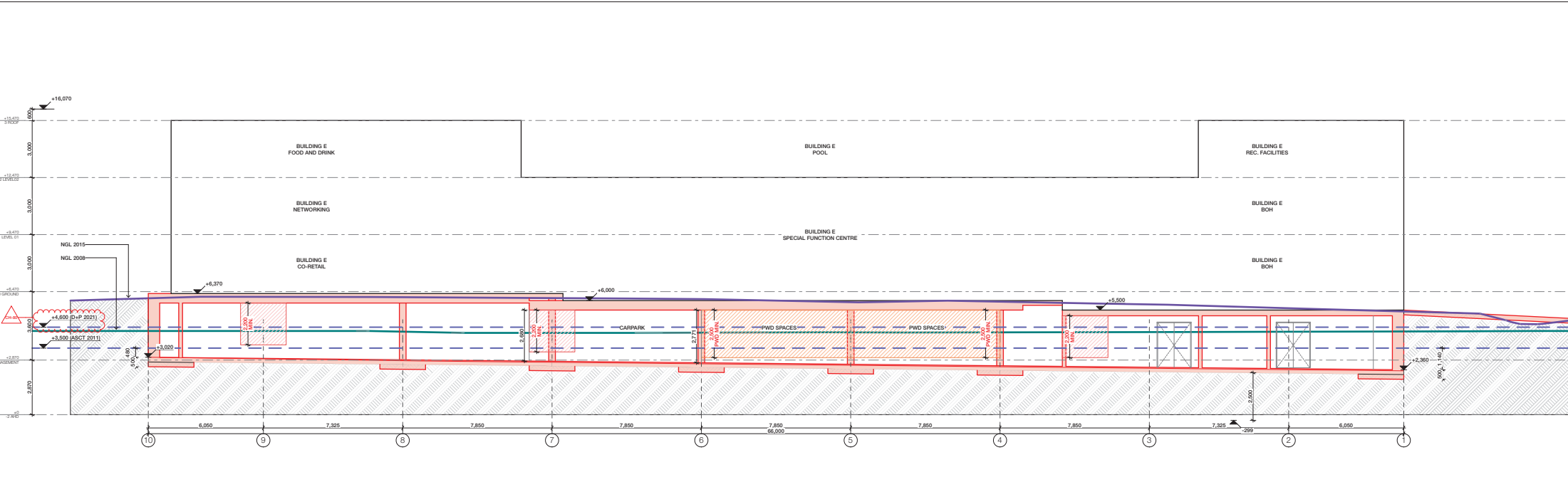
REVISION NO:
02
DRAWING NO:
DA 861

LEGEND

- NGL 2015 (REFERENCE SURVEY DETAILS)
- NGL 2008 (REFERENCE SURVEY DETAILS)
- WATER TABLE (GEOTECHNICAL REPORT ASCT 2011/2013)
- WATER TABLE (GEOGLASS + PARTNERS MAY 2021)
- WATER TABLE (INVESTIGATION DONE AFTER SIGNIFICANT RAIN EVENT)
- NOTE - STRUCTURAL MEMBERS SIZED AS PER STRUCTURAL ENG. ADVICE.



A1 SKETCH SECTIONS - A1 BUILDING SECTION
1:100



A2 SKETCH SECTIONS - A2 BUILDING SECTION
1:100

dfi ARCHITECTS PTY LTD
4511 Porter St, Byron Bay
NSW 2481
02 9386 1000
info@dfiarchitects.com.au

CONSULTANTS
REFER CONSULTANT DRAWINGS WHERE DIRECTED

Project	Consultant	Project	Consultant
PROJECT MANAGER	ARIEL KATZ	PROJECT MANAGER	ARIEL KATZ
DESIGNER	MARK PARFITT	DESIGNER	MARK PARFITT
CONSTRUCTION SUPERVISOR	STEVE CONNELLY	CONSTRUCTION SUPERVISOR	STEVE CONNELLY
STRUCTURAL ENGINEER	JOHN BROWN	STRUCTURAL ENGINEER	JOHN BROWN
Mechanical Engineer	JAMES MURPHY	Mechanical Engineer	JAMES MURPHY
Electrical Engineer	WILLIAM CONNOR	Electrical Engineer	WILLIAM CONNOR
Geotechnical Engineer	GEOTECHNICAL ENGINEERING	Geotechnical Engineer	GEOTECHNICAL ENGINEERING

PROJECT:
HABITAT

CLIENT:
BAYSHORE DEVELOPMENT PTY LTD

PROJECT ADDRESS:
The 2 Community Title blocks bounded by William Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JOB NO:
DFJ102

SCALE AT A1:
1:1
LO
PMM

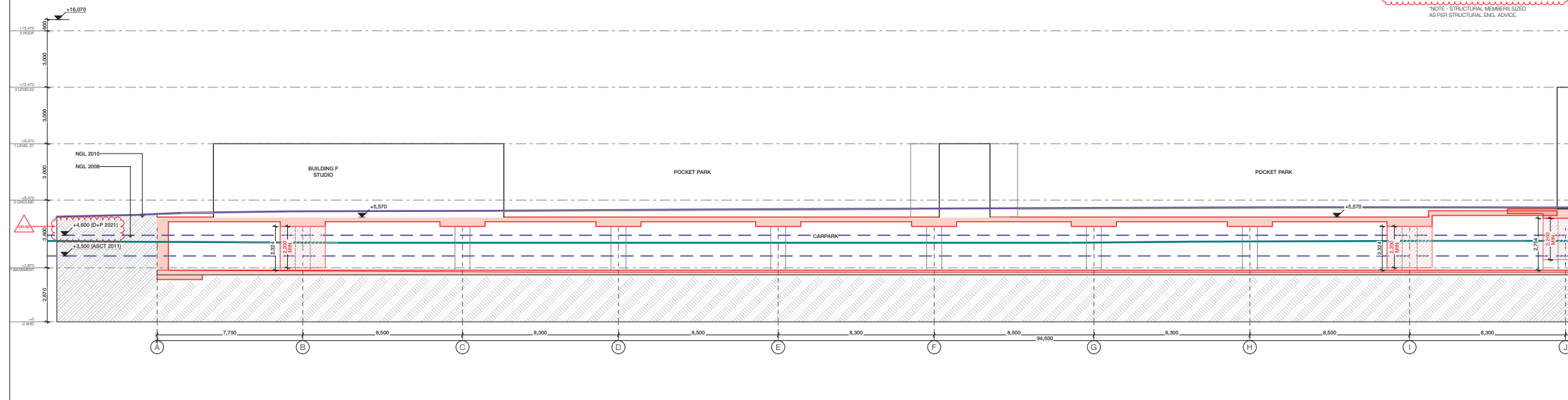
CHECKED:

DRAWING TITLE:
860 SKETCHES
SECTIONS - EXCAVATION INVESTIGATION

PROJECT STATUS:
DEVELOPMENT APPLICATION

REVISION NO:
02

DRAWING NO:
DA 864



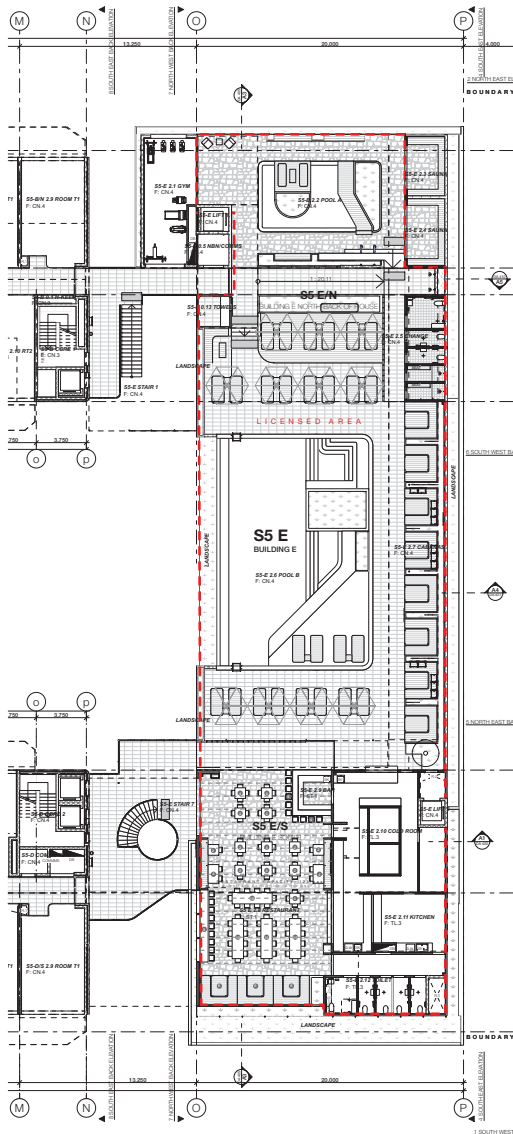
B3



SKET
1:100

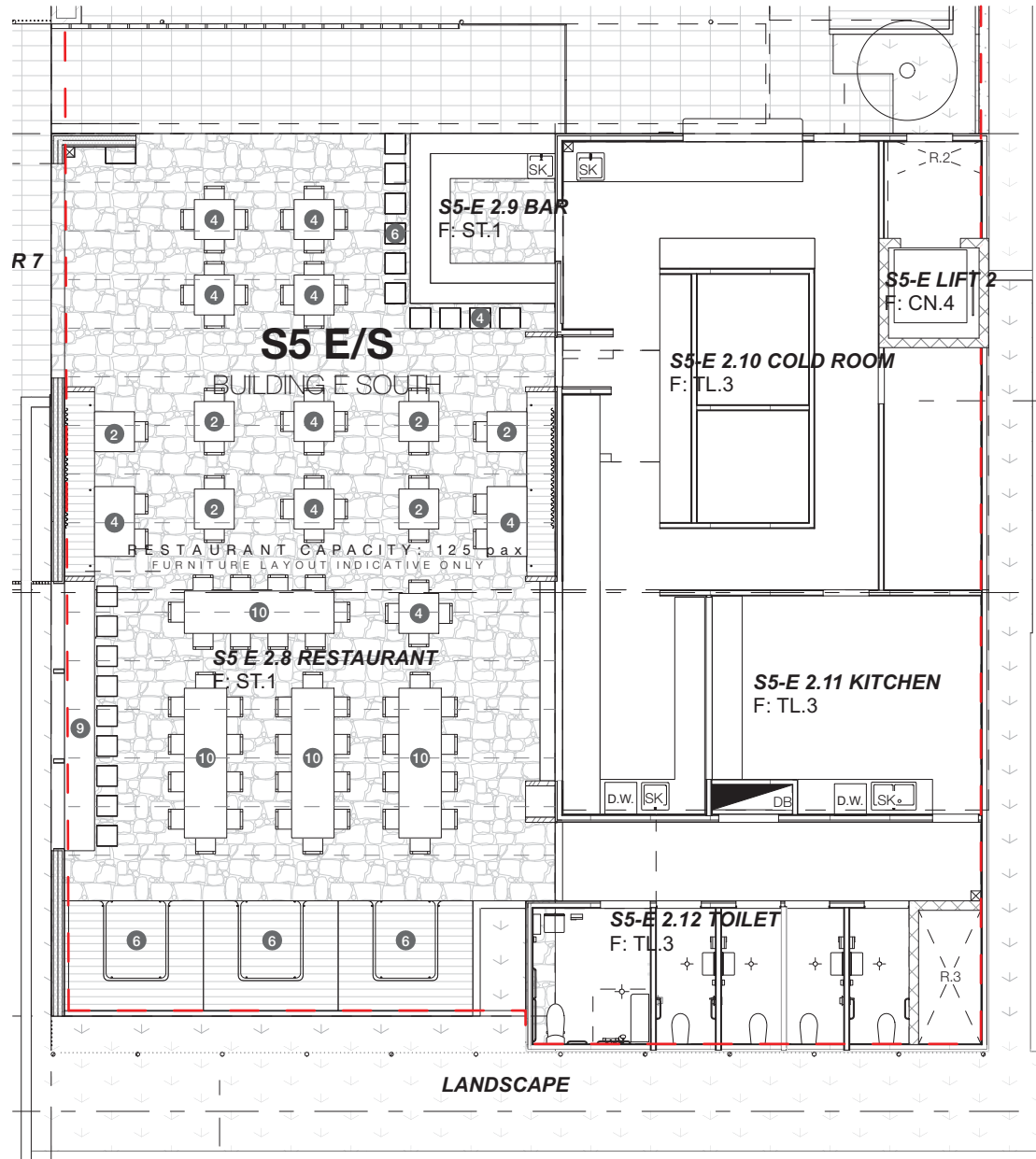
REVISION NO.
02

DRAWING NO.
DA 870



01 EXTENT OF THE LICENSED AREA

HABITAT



02 RESTAURANT CAPACITY LAYOUT

HABITAT



dfi ARCHITECTURE PTY LTD
4511 Pacific Dr, Bayside NSW
1541 4511 4511
1541 4511 4511

CONSULTANTS
PETER CONEY/DAVID WILSON/DAVID WILSON
PETER CONEY/DAVID WILSON/DAVID WILSON
PETER CONEY/DAVID WILSON/DAVID WILSON

PROJECT MANAGER: AMEL KAY
DESIGNER: MARK PASTER
ARCHITECT: PETER CONEY/DAVID WILSON/DAVID WILSON
MECHANICAL DESIGNER: JAMES MURPHY
ELECTRICAL DESIGNER: JAMES MURPHY
STRUCTURAL DESIGNER: JAMES MURPHY
LANDSCAPE DESIGNER: JAMES MURPHY

Client: BAYSHORE DEVELOPMENT PTY LTD
Project: 900 LICENSED AREA
Drawing: RESTAURANT CAPACITY LAYOUT

Change 01: Change Name

Change 02: Change Name

Change 03: Change Name

Change 04: Change Name

Change 05: Change Name

Change 06: Change Name

Change 07: Change Name

Change 08: Change Name

Change 09: Change Name

Change 10: Change Name

Change 11: Change Name

Change 12: Change Name

Change 13: Change Name

Change 14: Change Name

Change 15: Change Name

Change 16: Change Name

Change 17: Change Name

Change 18: Change Name

Change 19: Change Name

Change 20: Change Name

Change 21: Change Name

Change 22: Change Name

Change 23: Change Name

PROJECT:
HABITAT
CLIENT:
BAYSHORE DEVELOPMENT PTY LTD

PROJECT ADDRESS:
The 2 Community Title blocks bounded by Warren Place, Gallagher Street, Gray Street and the railway at the rear of 2-20 Porter Street and Penny Lane BYRON BAY NSW 2481 AUSTRALIA

JOB NO:
DFJ102

SCALE AT A1:
1:200, 1:50

SCALE AT A2:
1:100, 1:50

SCALE AT A3:
1:50, 1:100

SCALE AT A4:
1:100, 1:50

SCALE AT A5:
1:50, 1:100

SCALE AT A6:
1:100, 1:50

SCALE AT A7:
1:50, 1:100

SCALE AT A8:
1:100, 1:50

SCALE AT A9:
1:50, 1:100

SCALE AT A10:
1:100, 1:50

SCALE AT A11:
1:50, 1:100

DRAWING TITLE:

900 LICENSED AREA

RESTAURANT CAPACITY LAYOUT

PROJECT STATUS:

DEVELOPMENT APPLICATION

REVISION NO:

02

DRAWING NO:

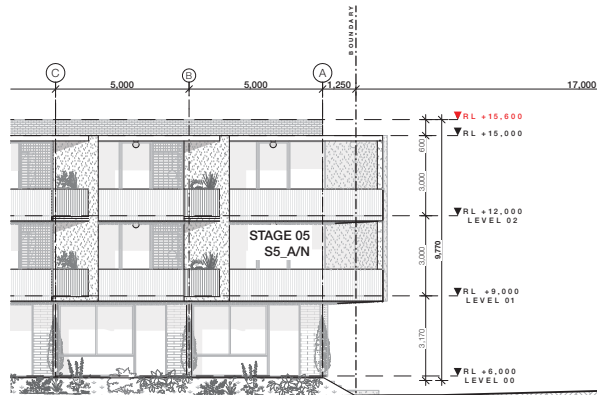
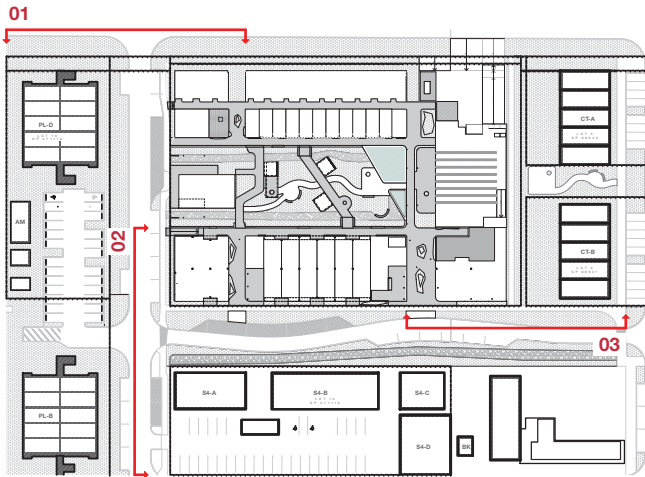
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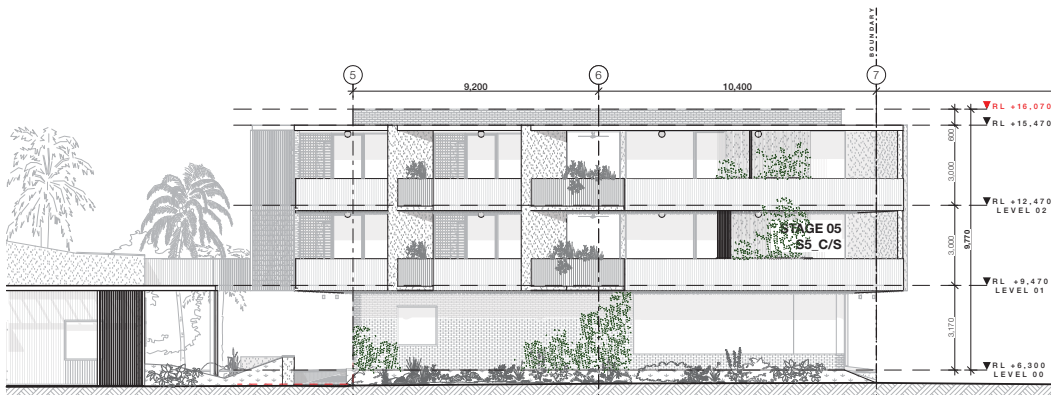
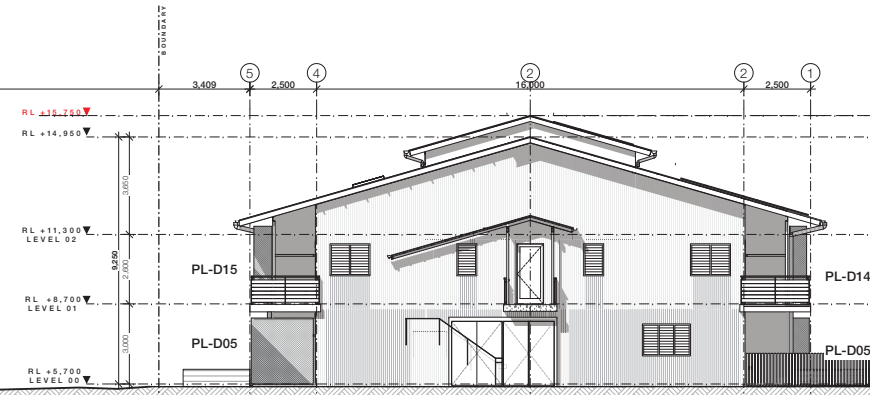




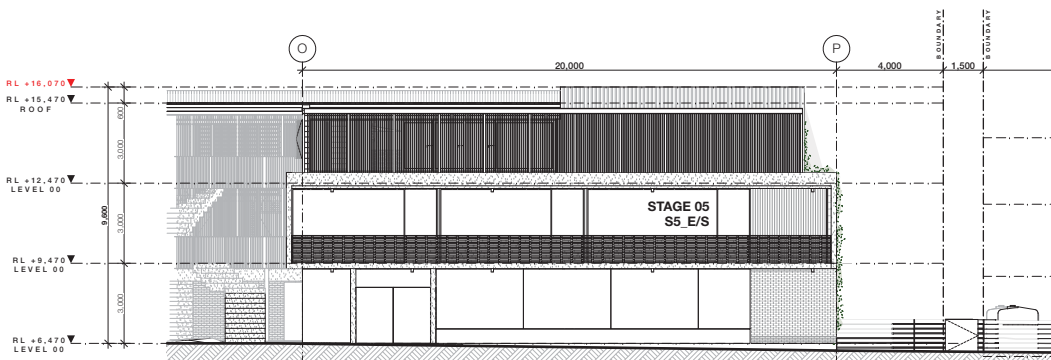
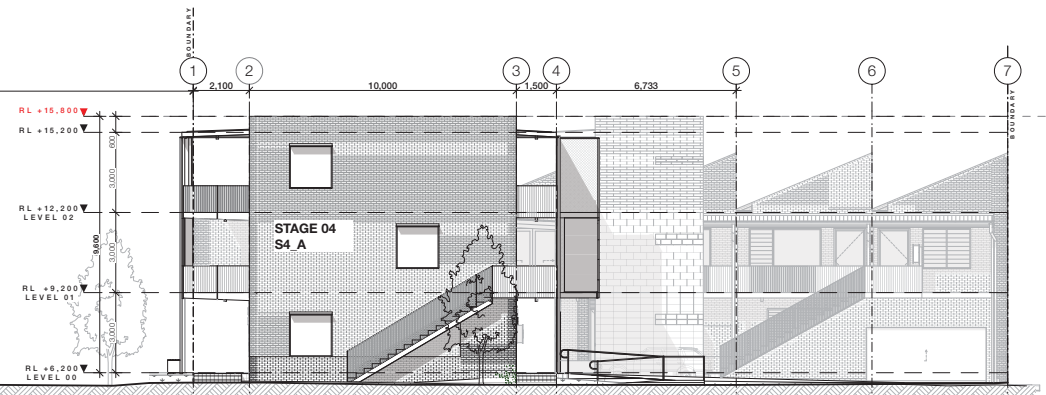




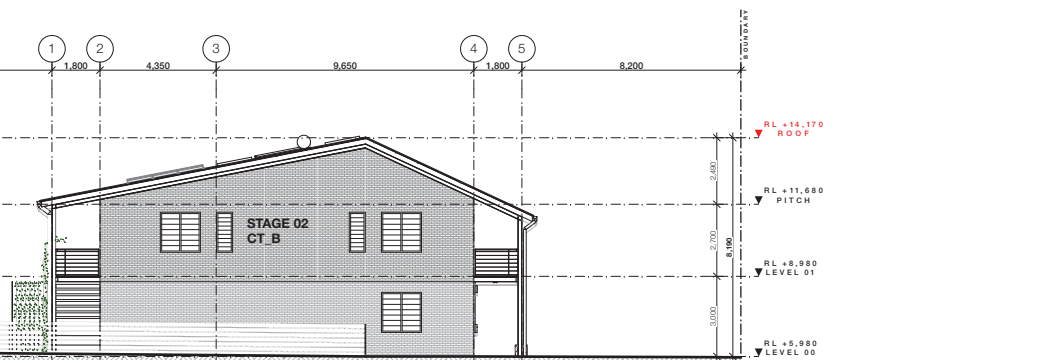
01 S5_A/N BUILDING HEIGHT RELATIVE TO STAGE 03 (PL_D)



02 S5_C/N BUILDING HEIGHT RELATIVE TO STAGE 04 (S4_A)



03 S5_E/S BUILDING HEIGHT RELATIVE TO STAGE 02 (CT_B)



Crime considerations have been considered and integrated into the design of Stage 5 Development Application. Key features are:

- The buildings have been designed to eliminate dead ends and ensure clear sight-lines through the development. All points of entry and exit are open, well connected to public space and clearly visible to surrounding road networks and Lots.

- Passive surveillance: Stage 5 is overlooked by existing residential dwellings, passively monitored by the Stage 4 to the SW, the Pocket Living units to the NW and the Commercial Terraces to the SE. From within Stage 5 care has been taken to eliminate dead ends and maximise passive surveillance from the occupants (tenants / guests / staff) within this stage development.

- Street lighting along Easy and Gallagher Street will ensure high visibility of people accessing the site outside of daylight hours.

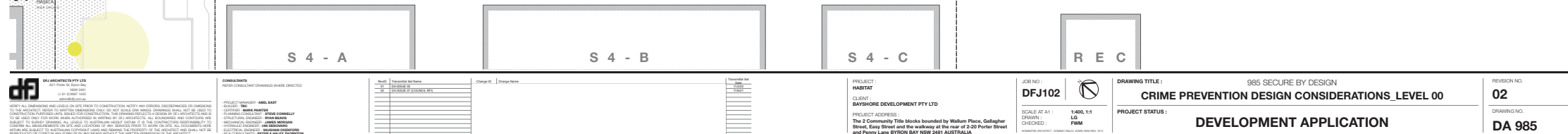
- A mix of wall lights, bollards and in-ground uplights will be selected depending on location. These external lightings will be installed throughout the precinct, ensuring coverage to all external spaces.

- CCTV will be installed throughout the precinct. Cameras will be placed in strategic locations to ensure all public areas have coverage and are well monitored (covered terraces / walkways / toilet block entry / meeting rooms)

- A private security company will be engaged to undertake perimeter security checks throughout the night by walking or driving around Stage 05.

Note: Locations and numbers of CCTV and external lights indicative only. Final layout and numbers to be determined by suitably qualified electrical engineer and security specialist.

01 CONSIDERATIONS



Crime considerations have been considered and integrated into the design of Stage 5 Development Application. Key features are:

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01 LEVEL 01 PLAN CRIME PREVENTION DESIGN CONSIDERATIONS

SCALE 1:500

Crime considerations have been considered and integrated into the design of Stage 5 Development Application. Key features are:

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- Passive surveillance: Stage 5 is overlooked by existing residential dwellings, passively monitored by the Stage 4 to the SW, the Pocket Living units to the NW and the Commercial Terraces to the SE. From within Stage 5 care has been taken to eliminate dead ends and maximise passive surveillance from the occupants (tenants / guests / staff) within this stage development.

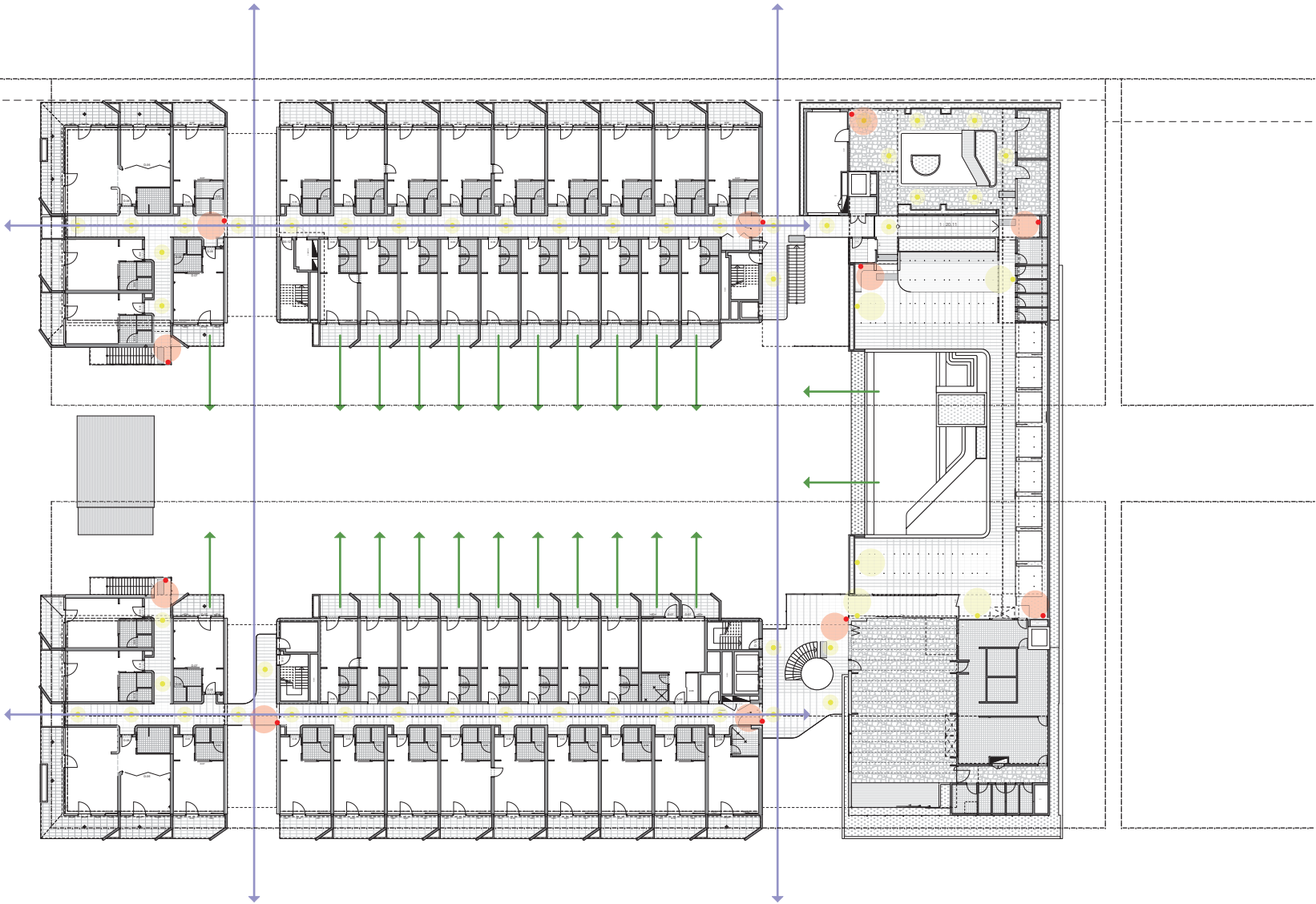
- Street lighting along Easy and Gallagher Street will ensure high visibility of people accessing the site outside of daylight hours.

- A mix of wall lights, bollards and in-ground uplights will be selected depending on location. These external lightings will be installed throughout the precinct, ensuring coverage to all external spaces.

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- A private security company will be engaged to undertake perimeter security checks throughout the night by walking or driving around Stage 05.

Note: Locations and numbers of CCTV and external lights indicative only. Final layout and numbers to be determined by suitably qualified electrical engineer and security specialist.































































































































































































































































































































THERMAL:

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
SSAN1	5.8	40.1
SSBN1	6.4	40.0
SSAN3, SSBN9	6.4	39.8
All other dwellings	3.2	40.0

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
All dwellings	-	-	-	35	No

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments, building compliance is required to comply with the New South Wales Building in the current edition of the MCC – Vol. 1, at the time of building.

This includes New South Wales Part J4, Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used, thermal breaks must be installed in accordance with Part J1.3(c) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

U-value 5.40 (or less than) and SHGC 0.51 (+/-5%)(Default: Tinted plain glass in Timber frames)

EXTERNAL WALL (Medium colour)
 Brick Veneer – R2.0 bulk insulation with reflective airgap
 Cavity Panel – R2.0 bulk insulation with vapour barrier

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Concrete Partition walls – No thermal insulation required

EXTERNAL FLOOR
 ConcSuspended Concrete (above Basement areas) – No insulation

EXTERNAL CEILING/ROOF
Concrete / Plasterboard – No insulation required

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation

Refer to current HERS Certificates to validate these thermal specification details.

WATER:

[illegible]

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	on-site recycled water system (no. 1)	See central systems	See central systems	no	yes	no	no	no
None	-	-	-	-	-	-	-	-

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	3 star

Central systems	Size	Configuration	Connection (to allow for...)
Central on-site recycled/alternative water supply (No. 1)	To supply at least 100.0 litres of recycled water per day to the development (over and above the system's committed capacity, if any)	-	- Irrigation of 300.0 square metres of common landscape area on the site - car washing in 0 car washing bays on the site

ENERGY:

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	solar (electric boosted) 26 to 30 STCs	individual fan, not ducted	manual switch on/off	individual fan, not ducted	manual switch on/off	natural ventilation only, or no laundry	-

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwelling	1-phase airconditioning EER 3.15 - 4.5	-	1-phase airconditioning EER 3.15 - 4.5	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated clothes space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	induction cooktop & electric oven	-	yes	-	-	-	no	no

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	0.5

Central energy systems	Type	Specification
Other	Common area electric/gas clothes dryer rating: 2 star Common area clothes washer rating: 3.5 star	-

