BYRON BAY CONTEXT

INDUSTRIAL ESTATE

	DRAWING NUMBER	DRAWING SHEET NAME
000 COVER SHEET, CONTEXT AND SITE PLANS		
	DA001	COVER SHEET
	DA005	DRAWING REGISTER
	DA010	MASTER PLAN
	DA015	CAR PARKING POSITION
100 SITE PLANS		
	DA100	EXISTING SITE PLAN
	DA101	DEMOLITION SITE PLAN
	DA102	PROPOSED SITE PLAN
150 EXTERNAL WORKS / LANDSCAPE		
	DA150	EXTERNAL WORKS GF
	DA151	EXTERNAL WORKS LEVEL 1
	DA152	LANDSCAPE
	DA153	LANDSCAPE
	DA154	LANDSCAPE
200 TP/DA FLOOR PLANS		
	DA200	SERVICES FLOOR PLAN
	DA201	GROUND FLOOR PLAN
	DA202	LEVEL 01 FLOOR PLAN
	DA203	LEVEL 02 FLOOR PLAN
	DA204	ROOF PLAN
300 TP/DA ELEVATIONS		
	DA300	ELEVATIONS - EASY STREET
	DA301	ELEVATIONS - WALLUM PLACE
	DA302	ELEVATIONS - GALLAGHER ST & TERRACES
	DA303	ELEVATIONS - PODIUM NORTH EAST
	DA304	ELEVATIONS - PODIUM SOUTH WEST
	DA305	ELEVATIONS - WALLUM PL INTERNAL SW
	DA306	ELEVATIONS - WALLUM PL INTERNAL NE
	DA307	ELEVATIONS - EASY ST INTERNAL SW
	DA308	ELEVATIONS - EASY ST INTERNAL NE
400 TP/DA SECTIONS		
	DA400	SECTIONS
	DA401	SECTIONS
	DA402	SECTIONS
500 BUILDING HEIGHT		
	DA500	BUILDING RL TO EXISTING NGL
	DA501	BUILDING HEIGHT TO ADJACENT LOTS
600 TERRACES SHED		
	DA600	TERRACES SHEDS GROUND FLOOR PLAN
	DA601	TERRACES SHEDS ROOF PLAN
	DA602	TERRACES SHEDS GF PLAN DETAIL
	DA603	TERRACES SHEDS ELEVATION A-01 & A-02
	DA604	TERRACES SHEDS ELEVATION A-03 & A-04
	DA605	TERRACES SHEDS ELEVATION A-05 & A-06
	DA606	TERRACES SHEDS ELEVATION B-01 & B-02
	DA607	TERRACES SHEDS ELEVATION B-03 & B-04
	DA608	TERRACES SHEDS ELEVATIONS
700 EXTERNAL FINISHES AND ASSEMBLIES SCHEDULE		
	DA700	EXTERNAL FINISHES & ASSEMBLIES
800 GFA PLANS		
	DA800	GROUND FLOOR GFA
	DA801	LEVEL 01 GFA
	DA802	LEVEL 02 GFA
925 SHADOW DIAGRAMS		
	DA925	SHADOW WINTER SOLSTICE
	DA926	SHADOW SUMMER SOLSTICE
	DA927	SHADOW SECTIONS
950 FITOUT		
	DA950	TYPICAL APARTMENT FITOUT PLAN 01
	DA951	TYPICAL APARTMENT FITOUT PLAN 02
	DA952	ADAPTABLE & ACCESSIBLE APARTMENTS
	DA960	WELLNESS SPACE & BUSINESS HUB
985 DA COMPLIANCE PLAN | CPTED		
	DA985	SERVICES FLOOR COMPLIANCE | CPTED
	DA986	GROUND FLOOR COMPLIANCE | CPTED
	DA987	LEVEL 1 COMPLIANCE PLAN | CPTED
	DA988	LEVEL 2 COMPLIANCE PLAN | CPTED
1000 RENDERS		
	DA1000	RENDERS | EASY ST & GALLAGHER ST
	DA1001	RENDERS | LANDSCAPED PODIUM

mana.
www.mana.net.au
HOBART
LVL 5, 111 MACQUARIE STREET
HOBART, TAS, 7000
PH (03) 6285 7888

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02
15/04/2025	DEVELOPMENT APPLICATION	03

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR: CREATIVE CAPITAL

STATUS: FOR DEVELOPMENT APPLICATION

DATE GENERATED: 17/04/2025

PROJECT NUMBER: 202451

DRAWN: SZ

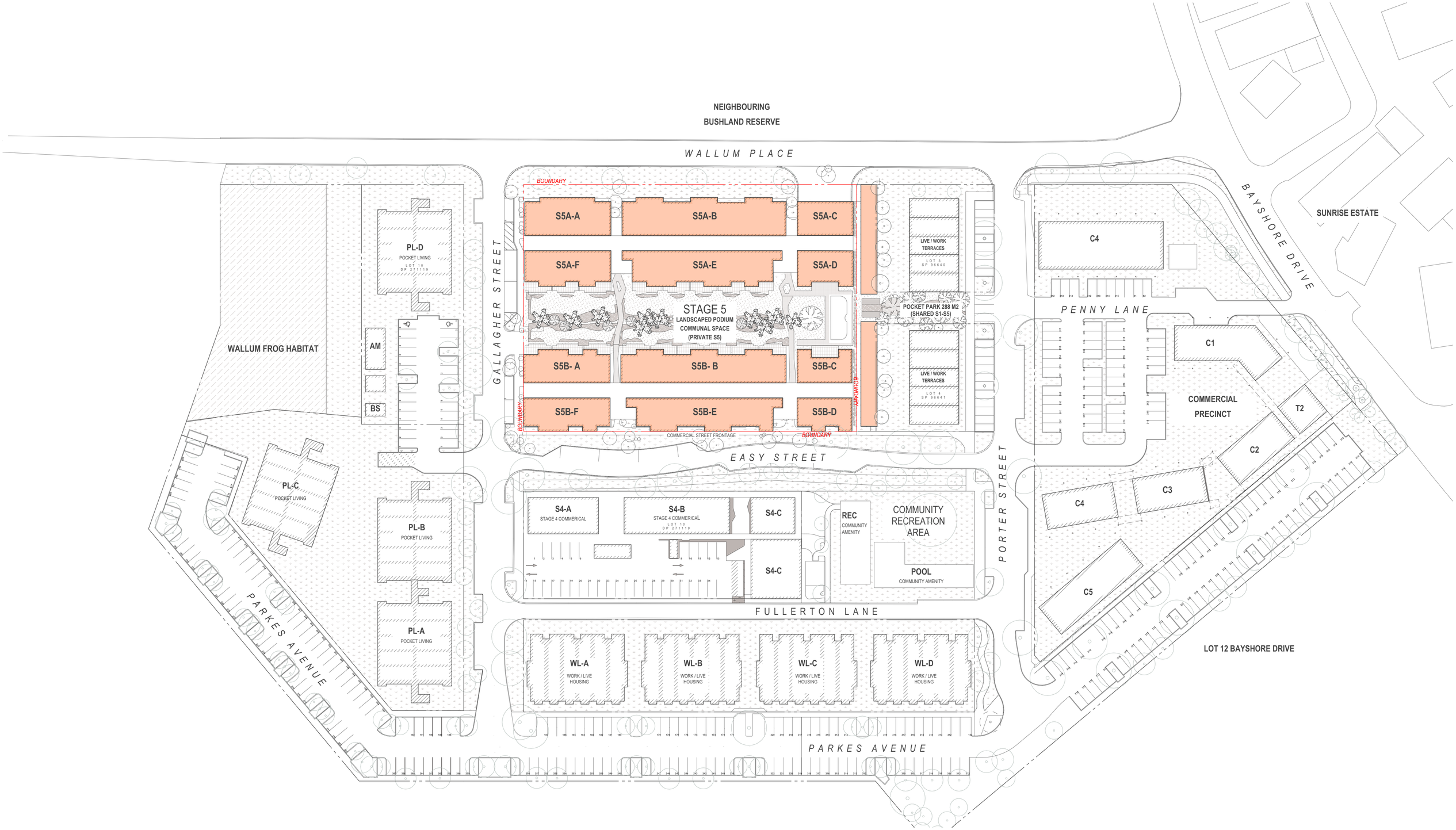
APPROVED: GN

ARCHITECTURAL

DRAWING TITLE: DRAWING REGISTER

DRAWING NUMBER: DA005

REVISION: 03



MASTER PLAN
A1@1:500

mana.
www.mana.net.au

HOBART
1 A/ 3, 11 MORRISON STREET
HOBART TAS 7000
PH (03) 6344 7880

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
28/02/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

DATE GENERATED
1/05/2025

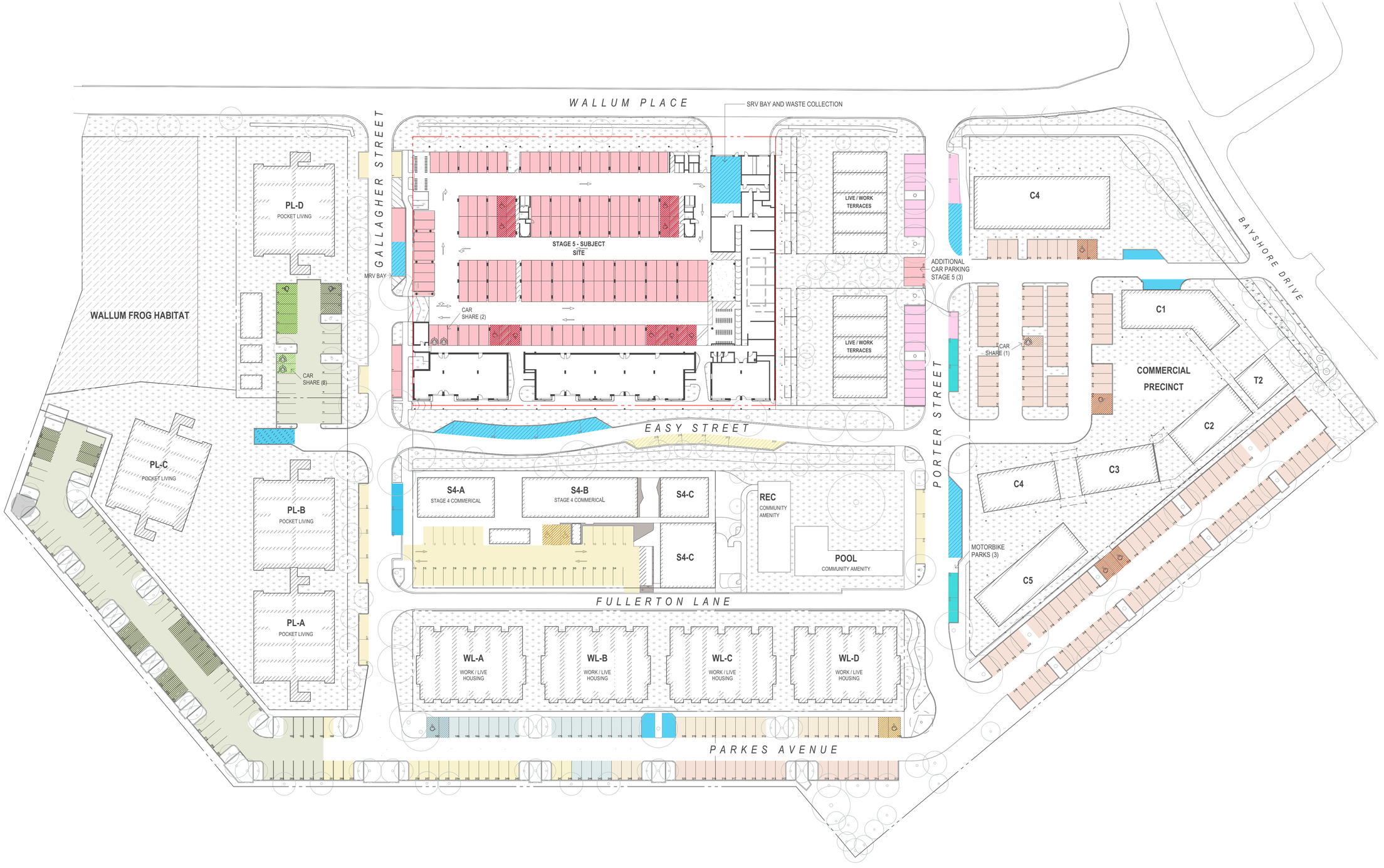
DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
MASTER PLAN

DRAWING NUMBER
DA010

REVISION
04



CAR PARKING POSITION
A1@1:500

TO BE READ IN CONJUNCTION WITH PLANIT CONSULTING TRAFFIC IMPACT ADDESSMENT REPORT

CARPARKING LEGEND

Commercial Precinct

	Required	Provided
Carparks	92	92
Short Stay Carparks	51	51
PWD (incl. above)	(2)	(4)
Loading Bays	4	4
Car Share (incl. above)	0	1

Live / Work Terraces

	Required	Provided
Carparks	22	22
PWD (incl. above)	(0)	(0)
Loading Bays	1	0

Work / Live C+D

	Required	Provided
Carparks	33	33
PWD (incl. above)	1	1
Loading Bays	1	1

Work / Live A+B

	Required	Provided
Carparks	33	33
PWD (incl. above)	1	1
Loading Bays	1	1

Pocket Living

	Required	Provided
Carparks	77	77
PWD (incl. above)	16	16
Loading Bays	1	1
Car Share (incl. above)	0	2

Stage 4 Commercial

	Required	Provided
Carparks	74	74
PWD (incl. above)	2	2
Loading Bays	5	5

Site Surplus

	Provided	+ Others	Net
Carparks	53	49	4
PWD (incl. above)	0	0	0
Loading Bays	1	-1	0

Stage 5

	Required	Provided	Net
Carparks	130	140	
PWD (incl. above)	9	9	
Loading Bays	2	2	
Car Share (incl. above)	0	2	10

mana.
www.mana.net.au
HOBART
LVL 3, 111 MACQUARIE STREET
HOBART, TAS, 7000
PH (03) 6295 7994

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT MUST NOT BE USED, REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
28/02/2025	FOR COORDINATION	01
28/03/2025	DRAFT DEVELOPMENT APPLICATION	02
11/04/2025	DEVELOPMENT APPLICATION	03

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

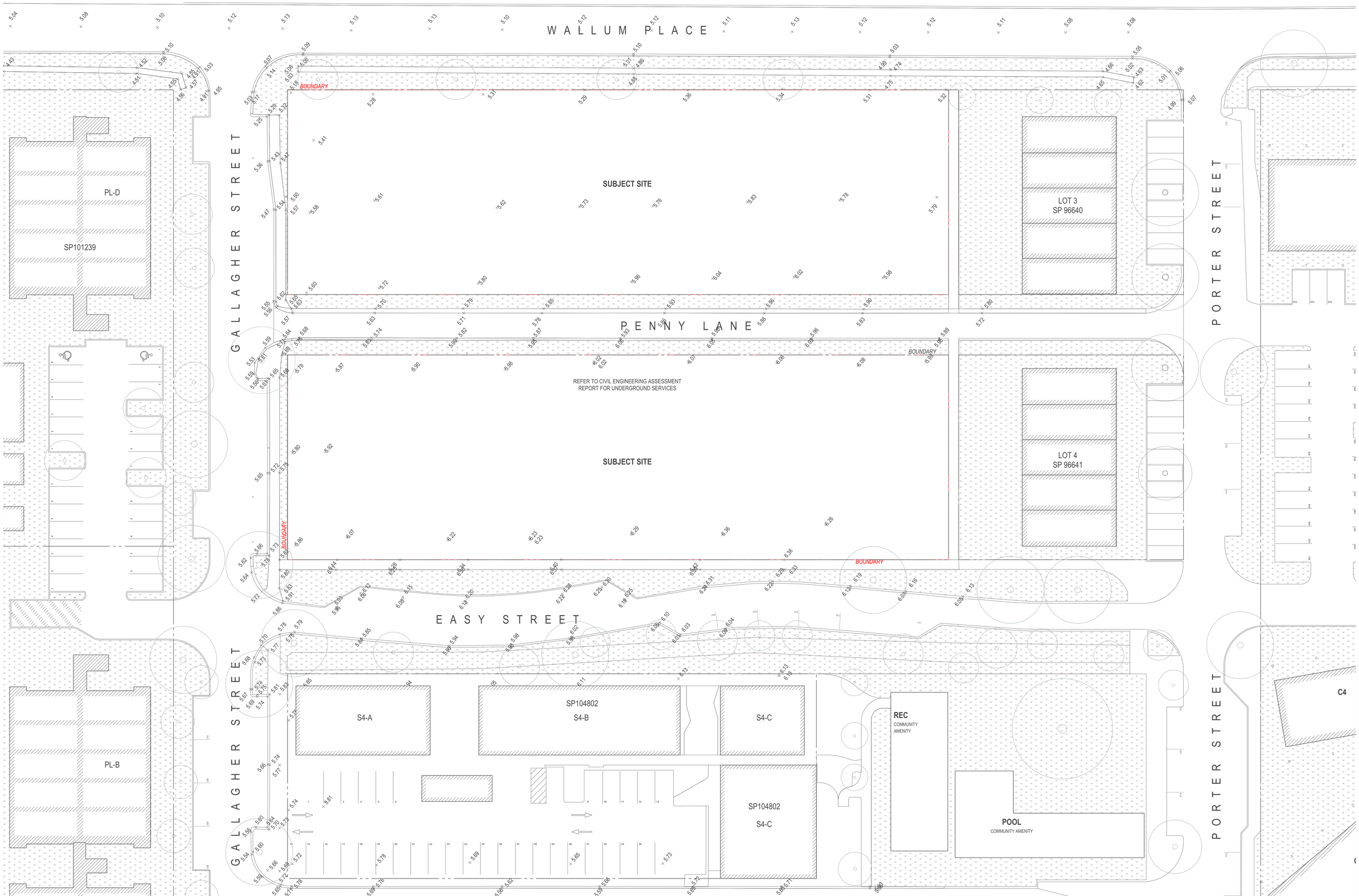
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
CAR PARKING POSITION

DRAWING NUMBER
DA015

REVISION
03



EXISTING SITE PLAN
A1@1:250

mana.
www.mana.net.au

HOBART
Unit 3, 111 MACKINNON STREET
SANDY BAY TAS 7005
PH: (03) 6244 1990

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
28/03/2025	DRAFT DEVELOPMENT APPLICATION	02
11/04/2025	DEVELOPMENT APPLICATION	03

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

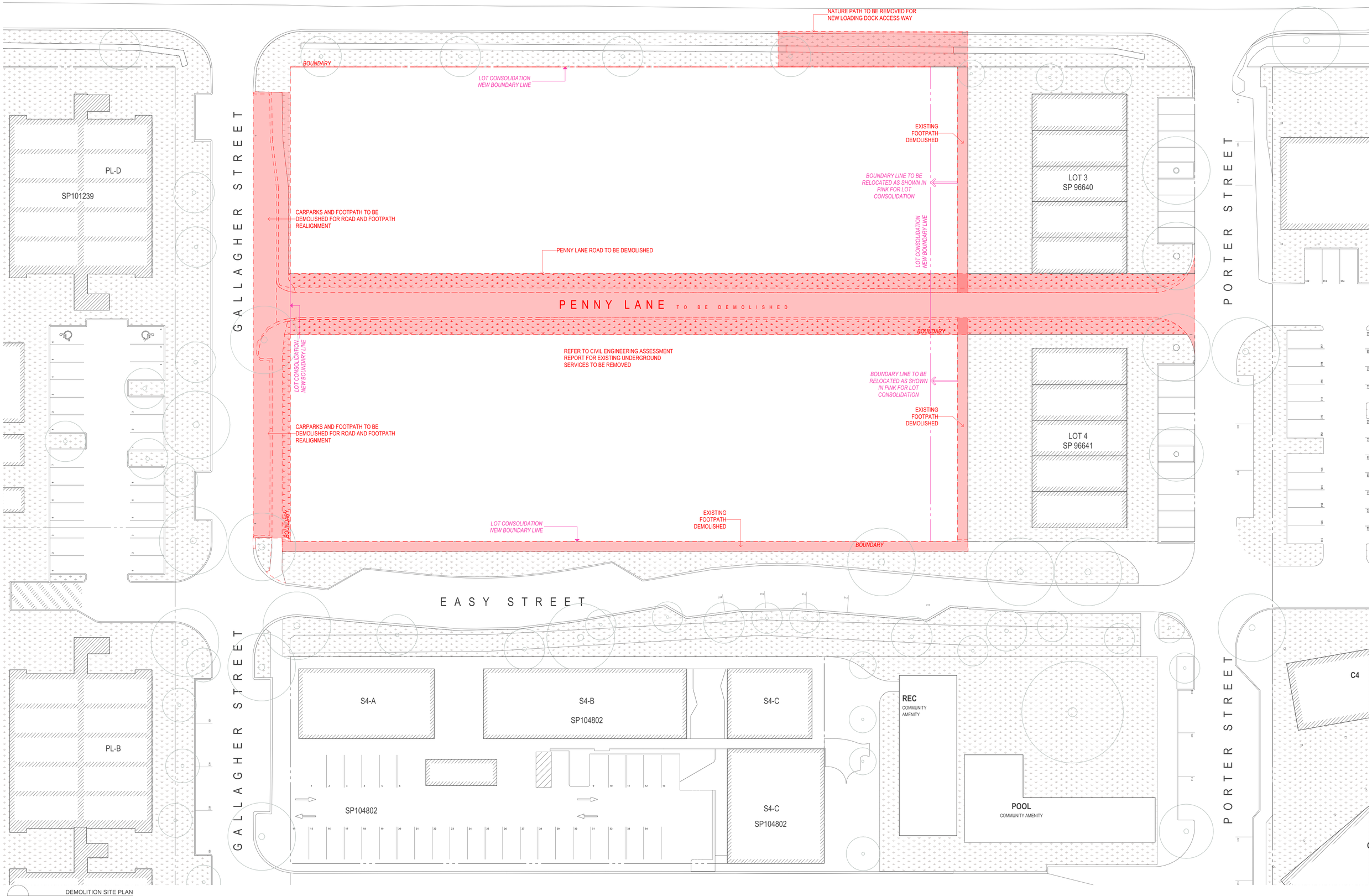
DATE GENERATED
17/04/2025

DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
EXISTING SITE PLAN

DRAWING NUMBER
DA100

REVISION
03



DEMOLITION SITE PLAN
A1@1:250

mana.
www.mana.net.au
HOBART
LVL 3, 111 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6345 7999

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. THE DRAWING MUST NOT BE USED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
28/02/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
DEMOLITION SITE PLAN

DRAWING NUMBER
DA101

REVISION
04

WALLUM PLACE

GALLAGHER STREET

PORTER STREET

EASY STREET

PL-D
POCKET LIVING

PL-B
POCKET LIVING

BOUNDARY

7,552
BUILDING TO ROAD

7,223
BUILDING TO ROAD

LINE OF BUILDINGS OVER (LEVEL ONE)

S5A-A

S5A-B

S5A-C

S5A-F

S5A-E

S5A-D

S5B- A

S5B- B

S5B-C

S5B-F

S5B-E

S5B-D

STAGE 5

PROPOSED WORK ZONE AREA
7,301 m²

PROPOSED TERRACE UTILITY SHEDS (REFER DETAIL DRAWING SERIE DA600)

5,500
S5 BOUNDARY TO TERRACES BOUNDARY

14,972
S5 BOUNDARY TO TERRACES

LIVE / WORK TERRACES

LOT 1
DP 271119

16,999
NEIGHBOURING BOUNDARY TO STAGE 5 FACADE

1,203
S5 BOUNDARY TO SHED

5,500
S5 BOUNDARY TO TERRACES BOUNDARY

9,172
SHED TO TERRACES

14,972
S5 BOUNDARY TO TERRACES

2,868

BOUNDARY 70m 229°14'50"

BOUNDARY 10m 229°14'50"

BOUNDARY94.5m 139°14'50"

1,125

5,424
S5 FACADE TO ROAD

15,875
S5 FACADE TO S4 BOUNDARY

17,975
S5 FACADE TO S4 FACADE

2,804
S5 FACADE TO ROAD

1,864
S5 FACADE TO ROAD

15,875
S5 FACADE TO S4 BOUNDARY

17,975
S5 FACADE TO S4 FACADE

17,975
S5 FACADE TO S4 FACADE

2,087
S5 FACADE TO ROAD

S4-A
STAGE 4 COMMERICAL

S4-B
STAGE 4 COMMERICAL

S4-C

S4-C

STAGE 4

REC
COMMUNITY AMENITY

PUBLIC ART PROPOSED LOCATION
REFER PLUMMER SMITH PROPOSAL DOCUMENT

POOL
COMMUNITY AMENITY

C4

PROPOSED SITE PLAN
A1@1:250

PROPOSED BUILDING EXTENT

PROPOSED WORK ZONE EXTENT

mana.
www.mana.com.au
HOBART
LVL 3, 11 MORNISON STREET
HOBART TAS 7000
PH (03) 6288 7990

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
2/12/2024	FOR COORDINATION	01
20/12/2024	FOR COORDINATION	02
28/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NUMBER
DA102

REVISION
05

WALLUM PLACE

STREESCAPE / VERGE

GALLAGHER STREET

STREESCAPE / VERGE

PORTER STREET

POCKET PARK

EASY STREET

STREESCAPE / VERGE

BOUNDARY

DSZ: 772 m²

DSZ: 68 m²

DSZ: 288 m²

DSZ: 270 m²

DSZ: 76 m²

LOT 1 DP 271119

LIVE / WORK TERRACES

LIVE / WORK TERRACES

EXTERNAL WORKS GF
A1@1:200

STREESCAPE / VERGE	REFER DWG - DA152, DA153 & DA154 FOR FURTHER PLANTING DETAIL
PLANTED PODIUM	REFER DWG - DA152, DA153 & DA154 FOR FURTHER PLANTING DETAIL
WALKWAYS	REFER DWG - DA152, DA153 & DA154 FOR FURTHER PLANTING DETAIL
POCKET PARK	REFER DWG - DA152, DA153 & DA154 FOR FURTHER PLANTING DETAIL
DSZ: XXX	DEEP SOIL PLANTING AREA RELATING TO APARTMENT DESIGN GUIDE CRITERIA

mana.
www.mana.net.au
HOBART
LVL 3, 111 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6166 7966

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. ALL RIGHTS ARE RESERVED. THE DRAWING MUST NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02
15/04/2025	DEVELOPMENT APPLICATION	03

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

DATE GENERATED
17/04/2025

DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
EXTERNAL WORKS GF

DRAWING NUMBER
DA150

REVISION
03

EXTERNAL WORKS LEVEL 01
A1@1:200

STREESCAPE / VERGE	REFER DWG - DA152, DA153 & DA154 FOR FURTHER PLANTING DETAIL
PLANTED PODIUM	REFER DWG - DA152, DA153 & DA154 FOR FURTHER PLANTING DETAIL
WALKWAYS	REFER DWG - DA152, DA153 & DA154 FOR FURTHER PLANTING DETAIL
POCKET PARK	REFER DWG - DA152, DA153 & DA154 FOR FURTHER PLANTING DETAIL
DSZ: XXX	DEEP SOIL PLANTING AREA RELATING TO APARTMENT DESIGN GUIDE CRITERIA

mana.
www.mana.net.au
HOBART
Unit 3, 119 MORRISON STREET
SOUTH HOBART, TAS, 7000
PH: (03) 6244 7888

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. A LICENCE TO BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
15/04/2025	DEVELOPMENT APPLICATION	01

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

DATE GENERATED
17/04/2025

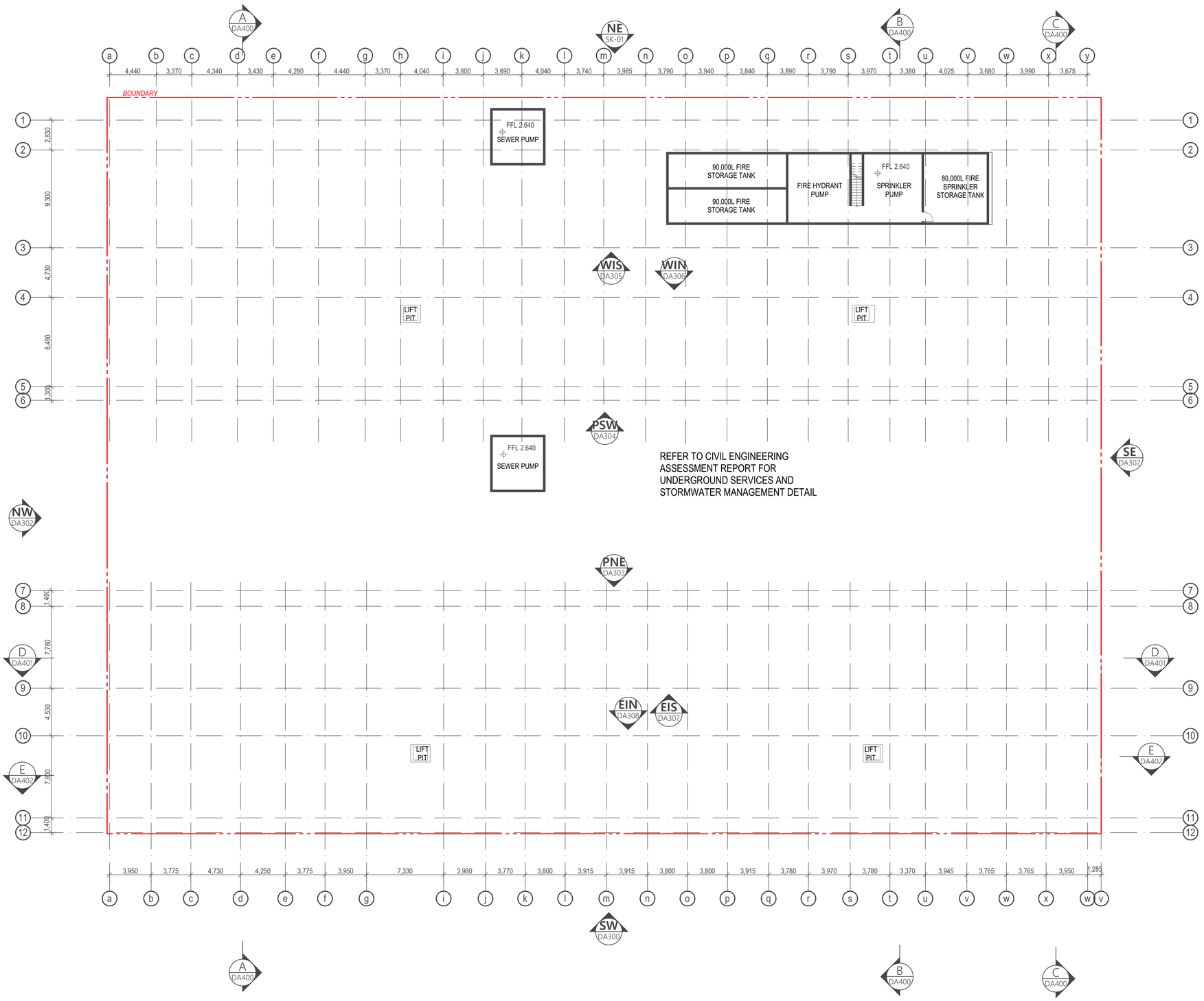
DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
EXTERNAL WORKS LEVEL 1

DRAWING NUMBER
DA151

REVISION
01



SERVICES LEVEL FLOOR PLAN
A1@1:200

mana.
www.mana.net.au
HOBART
LVL 3, 119 MACQUARIE STREET
HOBART TAS 7000
PH: (03) 6240 7990

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
2/12/2024	FOR COORDINATION	01
20/12/2024	FOR COORDINATION	02
28/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

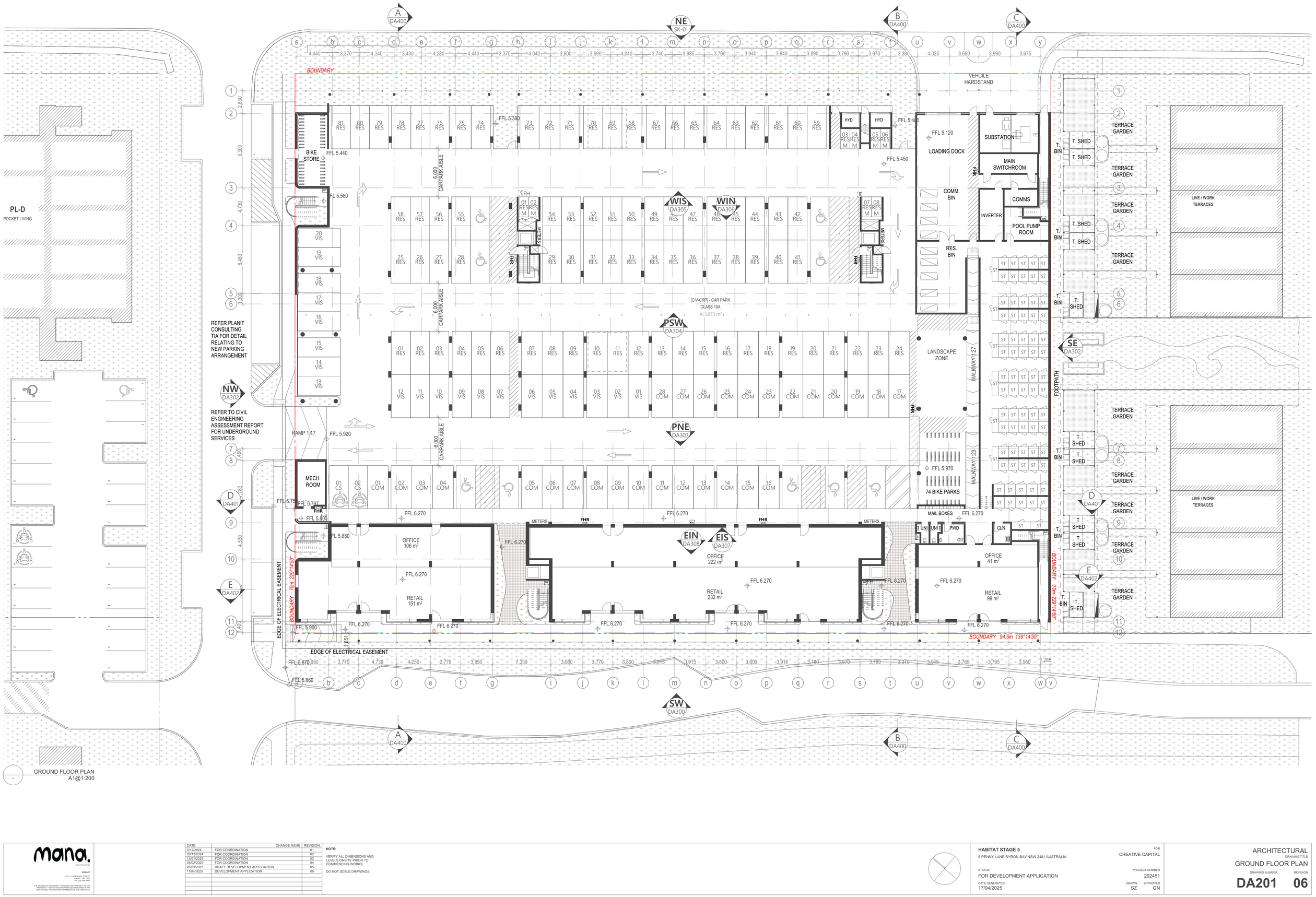
DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
SERVICES FLOOR PLAN

DRAWING NUMBER
DA200

REVISION
05



DATE	CHANGE NAME	REVISION
2/12/2024	FOR COORDINATION	01
20/12/2024	FOR COORDINATION	02
13/01/2025	FOR COORDINATION	03
28/02/2025	FOR COORDINATION	04
28/03/2025	DRAFT DEVELOPMENT APPLICATION	05
11/04/2025	DEVELOPMENT APPLICATION	06

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

mana.
www.mana.net.au
HOBART
LVL 3, 11 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6345 7966

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. THE DRAWING MUST NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR: CREATIVE CAPITAL

STATUS: FOR DEVELOPMENT APPLICATION

DATE GENERATED: 17/04/2025

PROJECT NUMBER: 202451

DRAWN: SZ | APPROVED: GN

ARCHITECTURAL

DRAWING TITLE: GROUND FLOOR PLAN

DRAWING NUMBER: DA201 | REVISION: 06

- LEVEL 01 FLOOR PLAN
A1@1:200

FLOOR PLAN LEGEND

ADAPTABLE APARTMENT LAYOUT

SILVER LIVABLE HOUSING APARTMENT LAYOUT

mana.
www.mana.net.au
VISALIT
LVL 5, 71 MORRISON STREET
KUBART, TAS, 7000
PH: (03) 6248 7966

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
2/12/2024	FOR COORDINATION	01
20/12/2024	FOR COORDINATION	02
13/01/2025	FOR COORDINATION	03
28/02/2025	FOR COORDINATION	04
28/03/2025	DRAFT DEVELOPMENT APPLICATION	05
11/04/2025	DEVELOPMENT APPLICATION	06

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
1/05/2025

PROJECT NUMBER
202451

DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
LEVEL 01 FLOOR PLAN

DRAWING NUMBER
DA202

REVISION
06

LEVEL 02 FLOOR PLAN
A1@1:200

FLOOR PLAN LEGEND

ADAPTABLE APARTMENT LAYOUT

SILVER LIVABLE HOUSING APARTMENT LAYOUT

mana.
www.mana.net.au
HOBART
LVL 5, 119 MACQUARIE STREET
HOBART TAS 7000
PH: (03) 6240 7900

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
2/12/2024	FOR COORDINATION	01
20/12/2024	FOR COORDINATION	02
13/01/2025	FOR COORDINATION	03
28/02/2025	FOR COORDINATION	04
28/03/2025	DRAFT DEVELOPMENT APPLICATION	05
11/04/2025	DEVELOPMENT APPLICATION	06

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

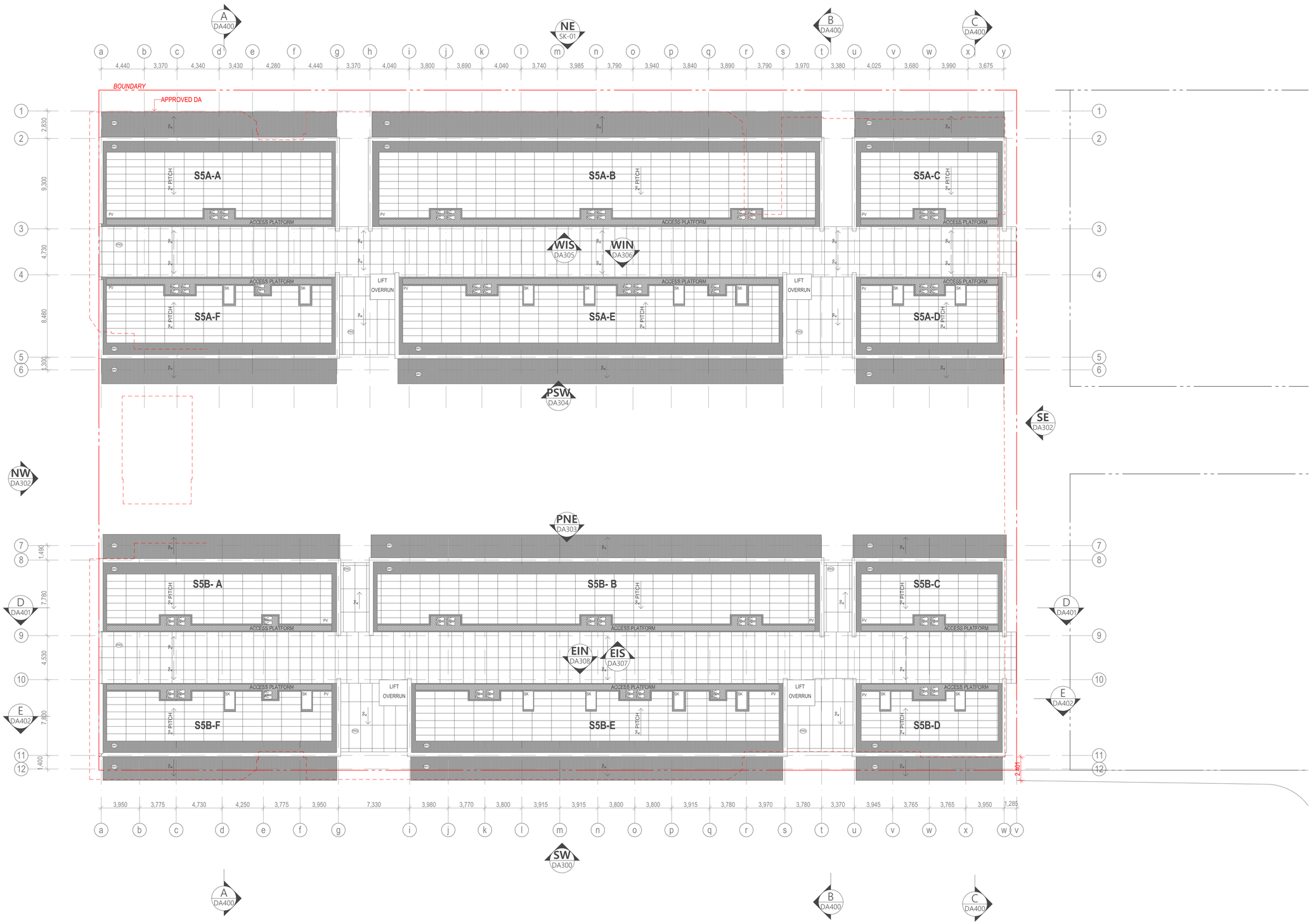
DATE GENERATED
1/05/2025

PROJECT NUMBER
202451

DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
LEVEL 02 FLOOR PLAN
DRAWING NUMBER
DA203
REVISION



- ROOF PLAN
A1@1:200

ROOF PLAN LEGEND

(X) FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

PV SOLAR PHOTOVOLTAIC SYSTEM
AC AIR CONDITIONER OUTDOOR UNIT
SK SKYLIGHT

mana.
www.mana.net.au
HOBART
LVL 3, 119 MACQUARIE STREET
HOBART TAS 7000
PH: (03) 6240 7990

THE DRAWING IS COPYRIGHT. • REMAINS THE PROPERTY OF THE ARCHITECT. • IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
2/12/2024	FOR COORDINATION	01
20/12/2024	FOR COORDINATION	02
28/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

DATE GENERATED
17/04/2025

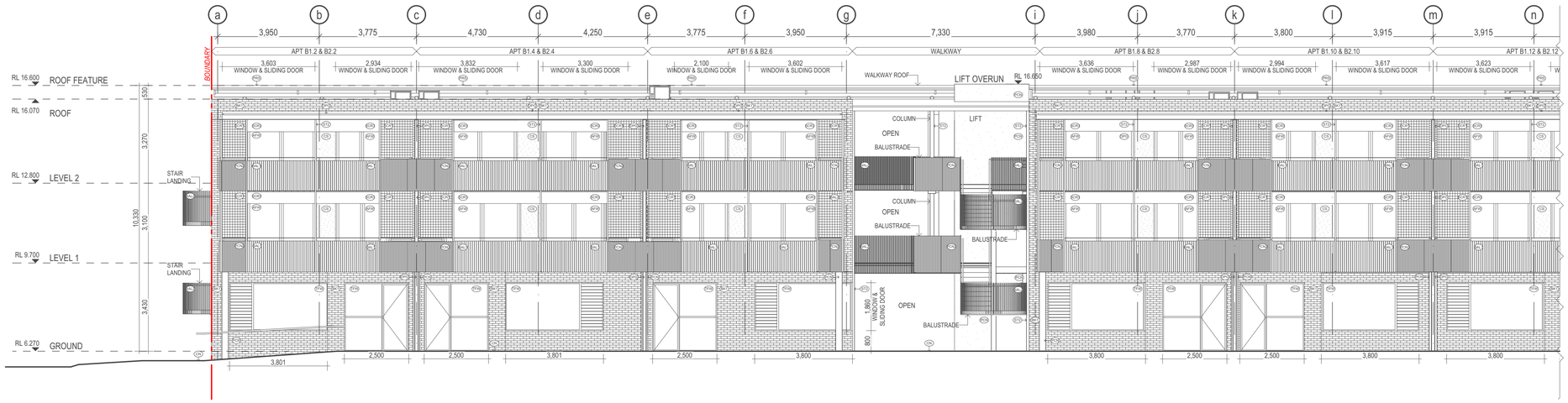
DRAWN
SZ

APPROVED
GN

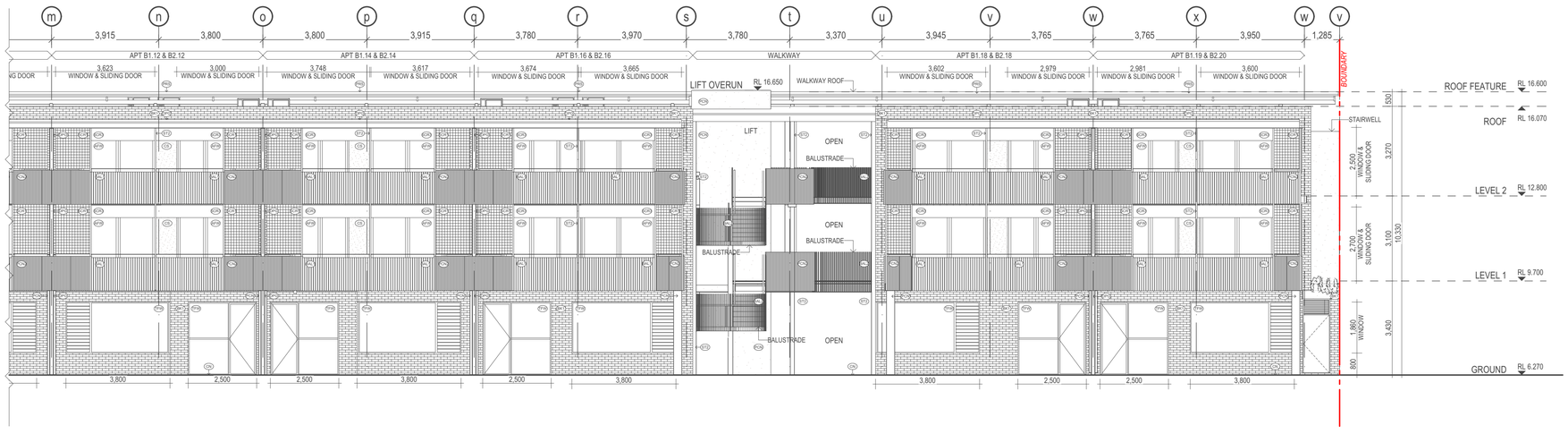
ARCHITECTURAL
DRAWING TITLE
ROOF PLAN

DRAWING NUMBER
DA204

REVISION
05

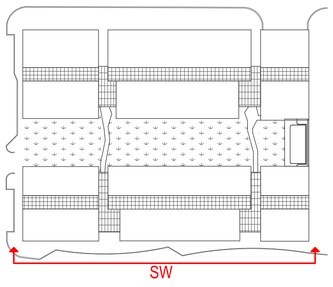


SW - SOUTH WEST ELEVATION
A1@1:100



SW - SOUTH WEST ELEVATION
A1@1:100

KEY PLAN



ELEVATION LEGEND

- (X) FINISH TAG REFER DA700 FOR FINISHES SCHEDULE
- (BK1) BRICK
- (PRS) DANPALON
- (MRS) METAL ROOF
- (HWT) TIMBER DECK
- (PCN) CONCRETE ELEMENTS
- (CN) CONCRETE PATH
- (CS) CEMENT SHEET
- (AFW) ALUMINIUM WINDOWS
- (TFW) TIMBER WINDOWS
- (ST1) STEEL CHS
- (ST2) STEEL RHS
- (BAL) TIMBER SLAT BALUSTRADE
- (BAL2) STEEL ROD BALUSTRADE
- (SCR1) WIRE MESH
- (SCR2) EMBER SCREEN
- (SCR3) FABRIC EXTERNAL BLIND
- (DPG) GUTTER DOWNPIPE

mana.
www.mana.net.au
HOBART
LVL 3, 119 MORRISON STREET
HOBART, TAS, 7000
PH (03) 6166 7966

THE DRAWINGS IN COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

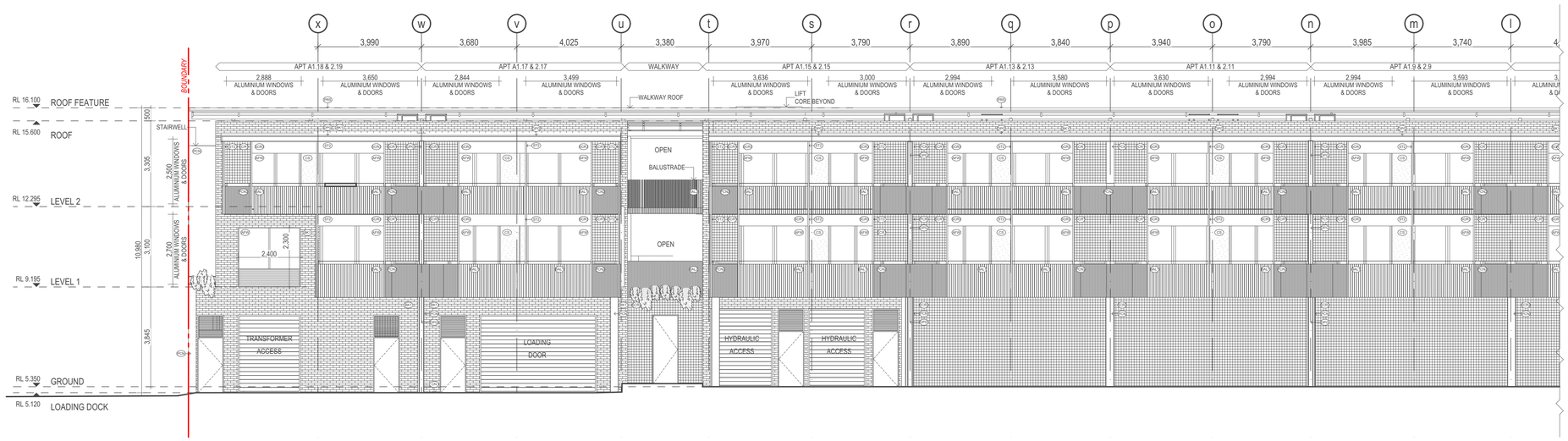
DRAWN
SZ

APPROVED
GN

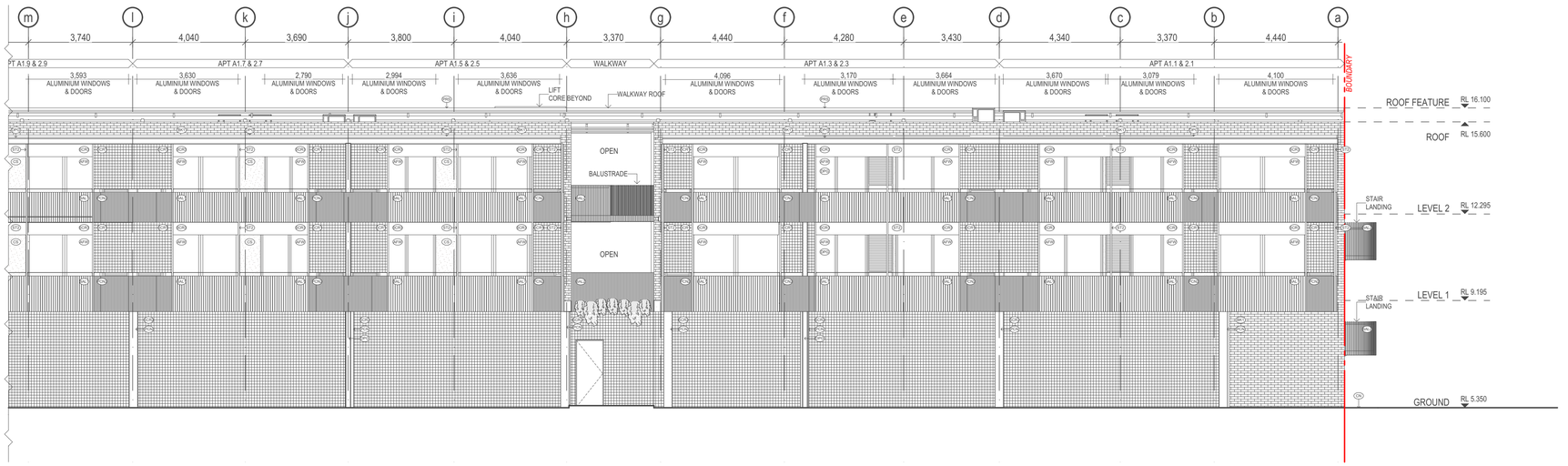
ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - EASY STREET

DRAWING NUMBER
DA300

REVISION
05

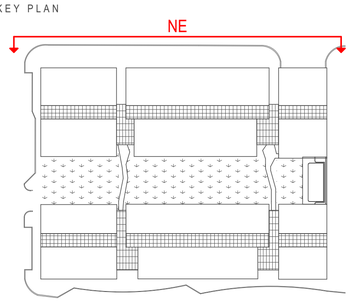


NE - NORTH EAST ELEVATION
A1@1:100



NE - NORTH EAST ELEVATION
A1@1:100

KEY PLAN



ELEVATION LEGEND

- (X) FINISH TAG REFER DA700 FOR FINISHES SCHEDULE
- (BK1) BRICK
- (PRS) DANPALON
- (MRS) METAL ROOF
- (HWT) TIMBER DECK
- (PCN) CONCRETE ELEMENTS
- (CN) CONCRETE PATH
- (CS) CEMENT SHEET
- (AFW) ALUMINIUM WINDOWS
- (TFW) TIMBER WINDOWS
- (ST1) STEEL CHS
- (ST2) STEEL RHS
- (BAL1) TIMBER SLAT BALUSTRADE
- (BAL2) STEEL ROD BALUSTRADE
- (SCR1) WIRE MESH
- (SCR2) EMBER SCREEN
- (SCR3) FABRIC EXTERNAL BLIND
- (DPG) GUTTER DOWNPIPE

mana.
www.mana.com.au
HOBART
LVL 3, 116 MORNISH STREET
HOBART TAS 7000
PH (03) 6208 7888

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

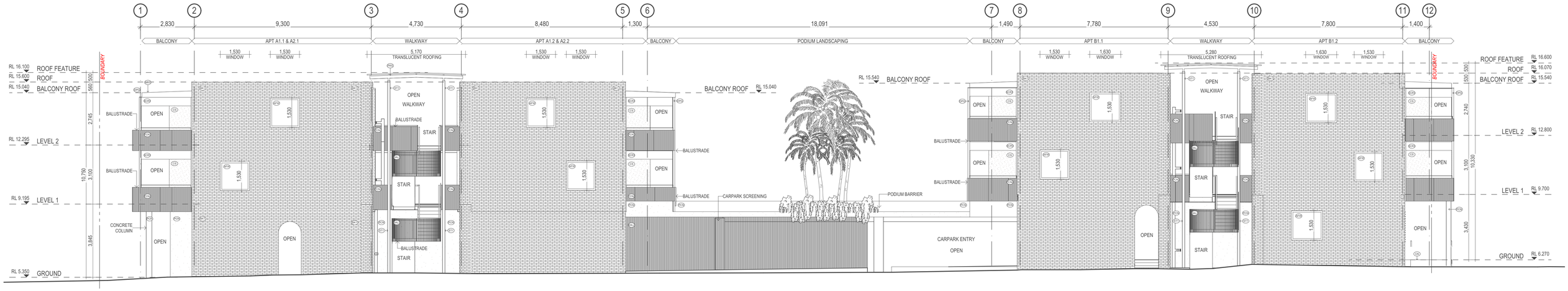
DATE GENERATED
17/04/2025

DRAWN SZ
APPROVED GN

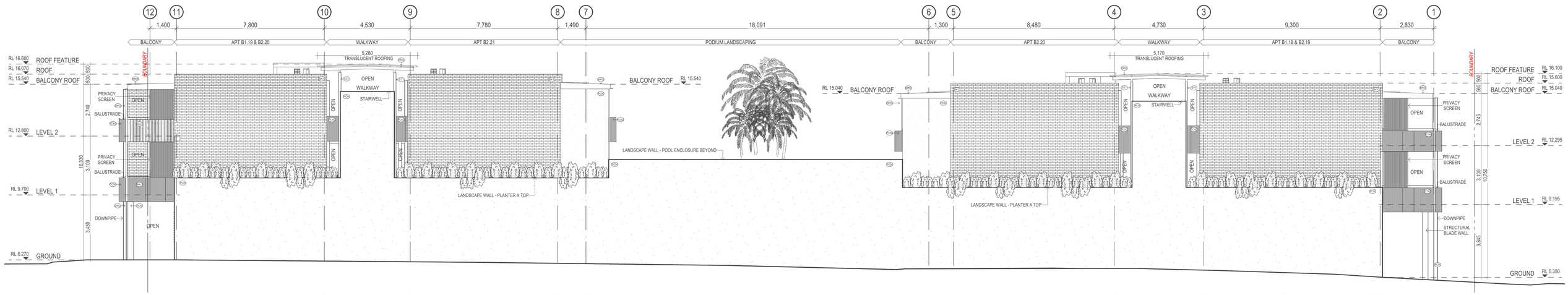
ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - WALLUM PLACE

DRAWING NUMBER
DA301

REVISION
05

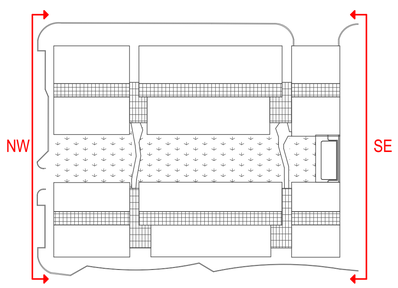


NW - NORTH WEST ELEVATION
A1@1:100



SE - SOUTH EAST ELEVATION
A1@1:100

KEY PLAN



ELEVATION LEGEND

(X) FINISH TAG REFER DA700 FOR FINISHES SCHEDULE	(BK1) BRICK	(HW7) TIMBER DECK	(CS) CEMENT SHEET	(ST1) STEEL CHS	(BAL2) STEEL ROD BALUSTRADE	(SCR3) FABRIC EXTERNAL BLIND
	(PRS) DANPALON	(PCN) CONCRETE ELEMENTS	(AFW) ALUMINIUM WINDOWS	(ST2) STEEL RHS	(SCR1) WIRE MESH	(DPG) GUTTER DOWNPIPE
	(MRS) METAL ROOF	(CN) CONCRETE PATH	(TFW) TIMBER WINDOWS	(BAL1) TIMBER SLAT BALUSTRADE	(SCR2) EMBER SCREEN	

mana.
www.mana.net.au
HOBART
LVL 3, 71 MACQUARIE STREET
HOBART TAS 7000
PH: (03) 6245 7900

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

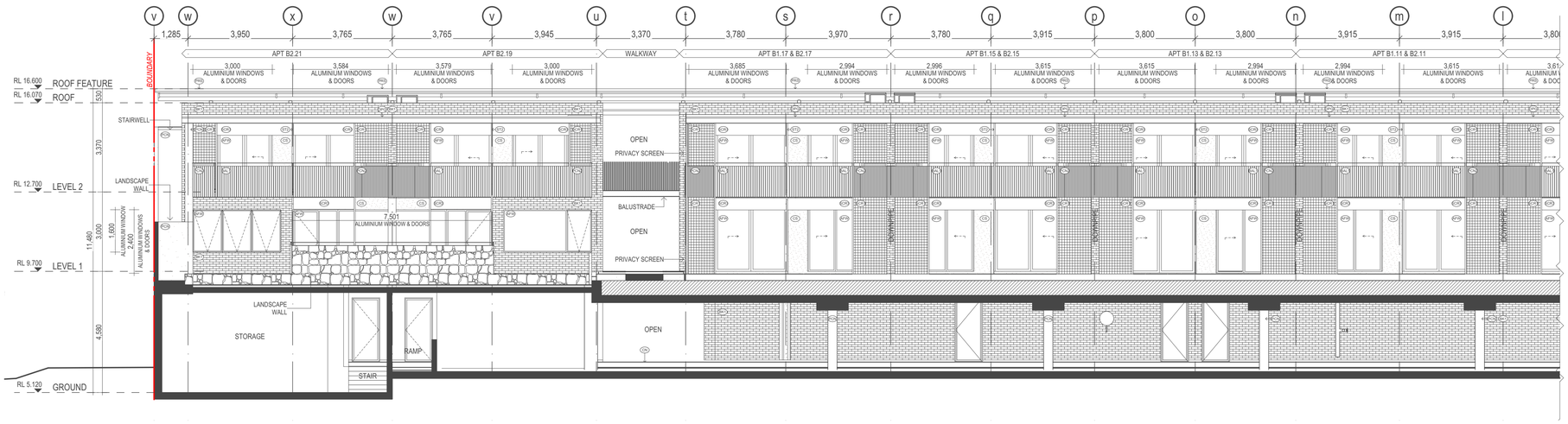
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

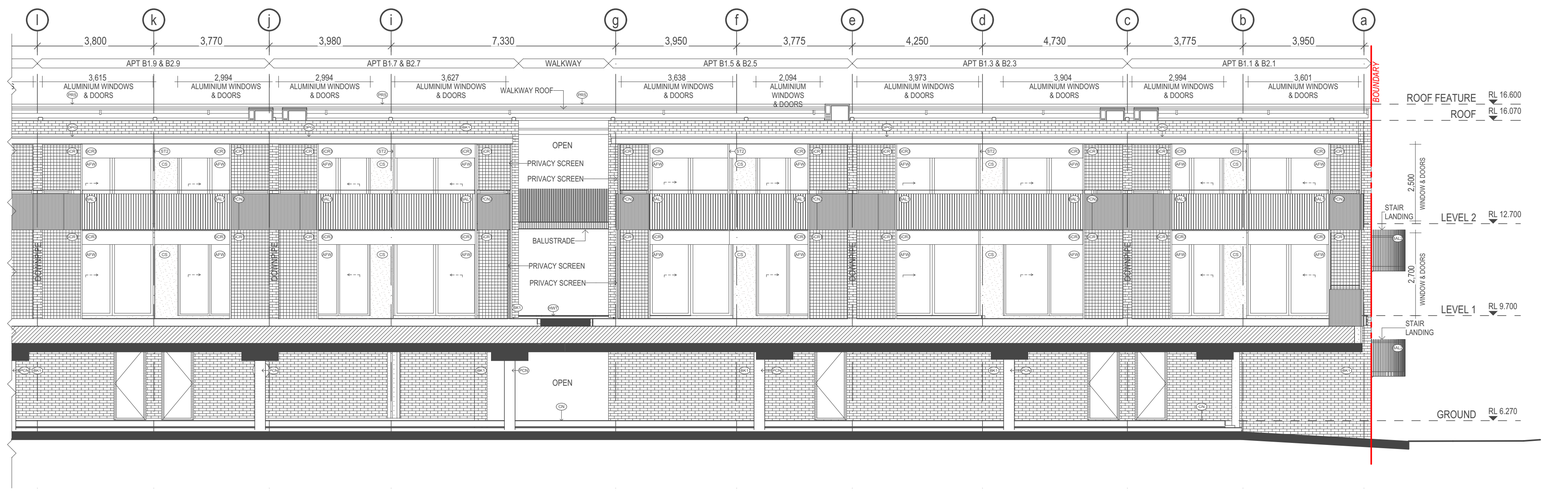
ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - GALLAGHER ST & TERRACES

DRAWING NUMBER
DA302

REVISION
05

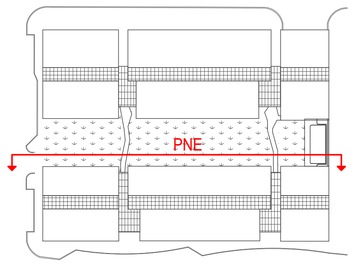


PNE - PODIUM NORTH EAST ELEVATION
A1@1:100



PNE - PODIUM NORTH EAST ELEVATION
A1@1:100

KEY PLAN



ELEVATION LEGEND

- (X) FINISH TAG REFER DA700 FOR FINISHES SCHEDULE
- (BK1) BRICK
- (PRS) DANPALON
- (MRS) METAL ROOF
- (HWT) TIMBER DECK
- (PCN) CONCRETE ELEMENTS
- (CN) CONCRETE PATH
- (CS) CEMENT SHEET
- (AFW) ALUMINIUM WINDOWS
- (TFW) TIMBER WINDOWS
- (ST1) STEEL CHS
- (ST2) STEEL RHS
- (BAL1) TIMBER SLAT BALUSTRADE
- (BAL2) STEEL ROD BALUSTRADE
- (SCR1) WIRE MESH
- (SCR2) EMBER SCREEN
- (SCR3) FABRIC EXTERNAL BLIND
- (DPG) GUTTER DOWNPIPE

mana.
www.mana.life
HOBART
LVL 3, 119 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6166 7900

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT CANNOT BE COPIED, REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
28/03/2025	DRAFT DEVELOPMENT APPLICATION	02
11/04/2025	DEVELOPMENT APPLICATION	03

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR: CREATIVE CAPITAL

STATUS: FOR DEVELOPMENT APPLICATION

DATE GENERATED: 17/04/2025

PROJECT NUMBER: 202451

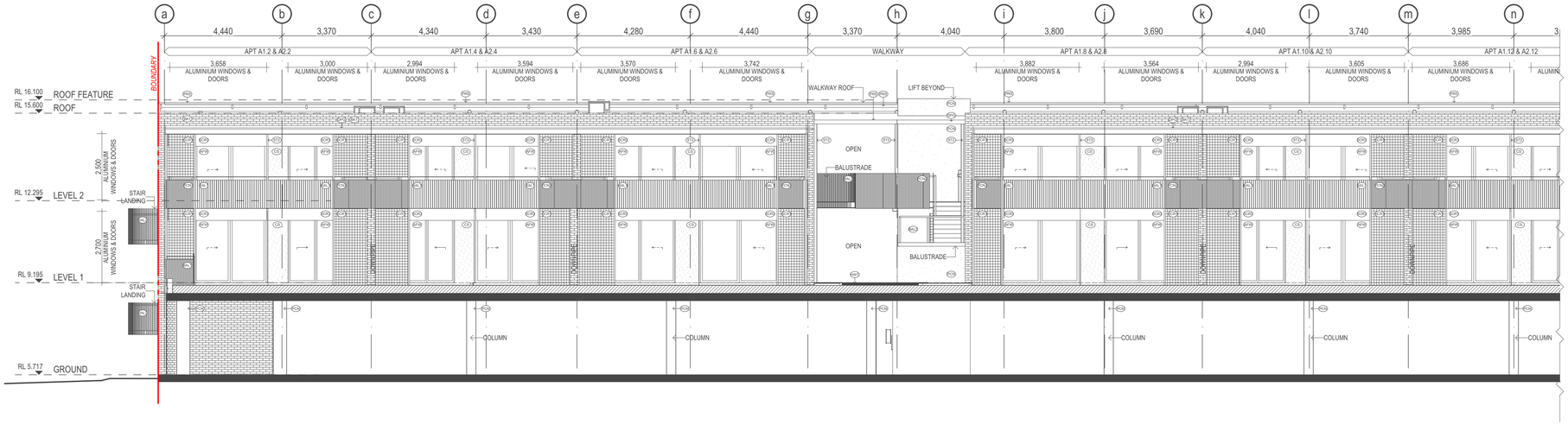
DRAWN: SZ

APPROVED: GN

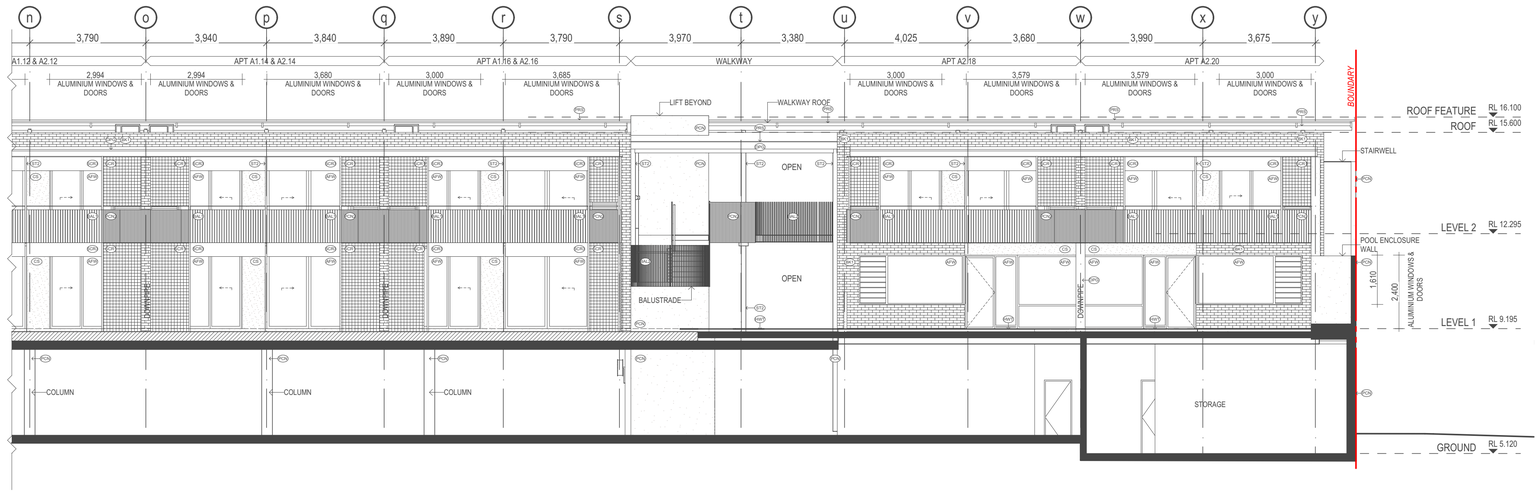
ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - PODIUM NORTH EAST

DRAWING NUMBER: DA303

REVISION: 03

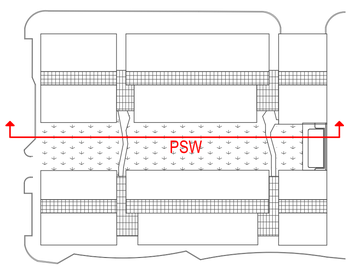


PSW - PODIUM SOUTH WEST ELEVATION A1@1:100



PSW - PODIUM SOUTH WEST ELEVATION A1@1:100

KEY PLAN



ELEVATION LEGEND

(X) FINISH TAG REFER DA700 FOR FINISHES SCHEDULE	(BK1) BRICK	(HWT) TIMBER DECK	(CS) CEMENT SHEET	(ST1) STEEL CHS	(BAL2) STEEL ROD BALUSTRADE	(SCR3) FABRIC EXTERNAL BLIND			
	(PRS) DANPALON	(PCN) CONCRETE ELEMENTS	(AFW) ALUMINIUM WINDOWS	(ST2) STEEL RHS	(SCR1) WIRE MESH	(DPG) GUTTER DOWNPIPE			
	(MRS) METAL ROOF	(CN) CONCRETE PATH	(TFW) TIMBER WINDOWS	(BAL1) TIMBER SLAT BALUSTRADE	(SCR2) EMBER SCREEN				

mana.
www.mana.life
HOBART
1/61 S. TYSON STREET
HOBART, TAS, 7000
PH: (03) 6166 7900

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT CANNOT BE USED, REMAINS OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR: CREATIVE CAPITAL

STATUS: FOR DEVELOPMENT APPLICATION

DATE GENERATED: 17/04/2025

PROJECT NUMBER: 202451

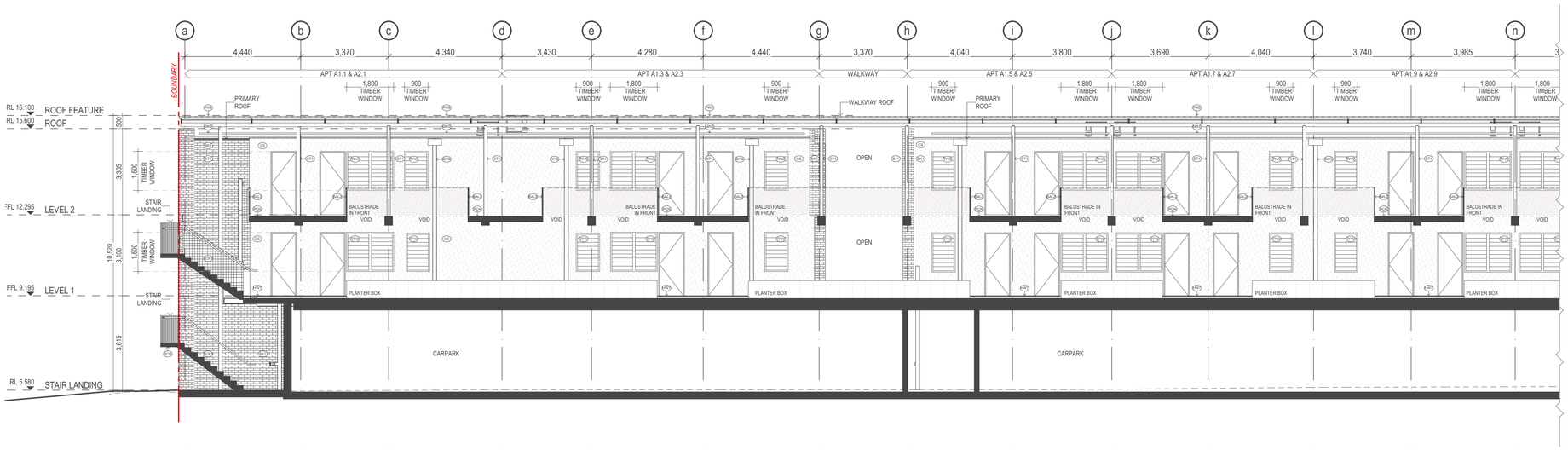
DRAWN: SZ

APPROVED: GN

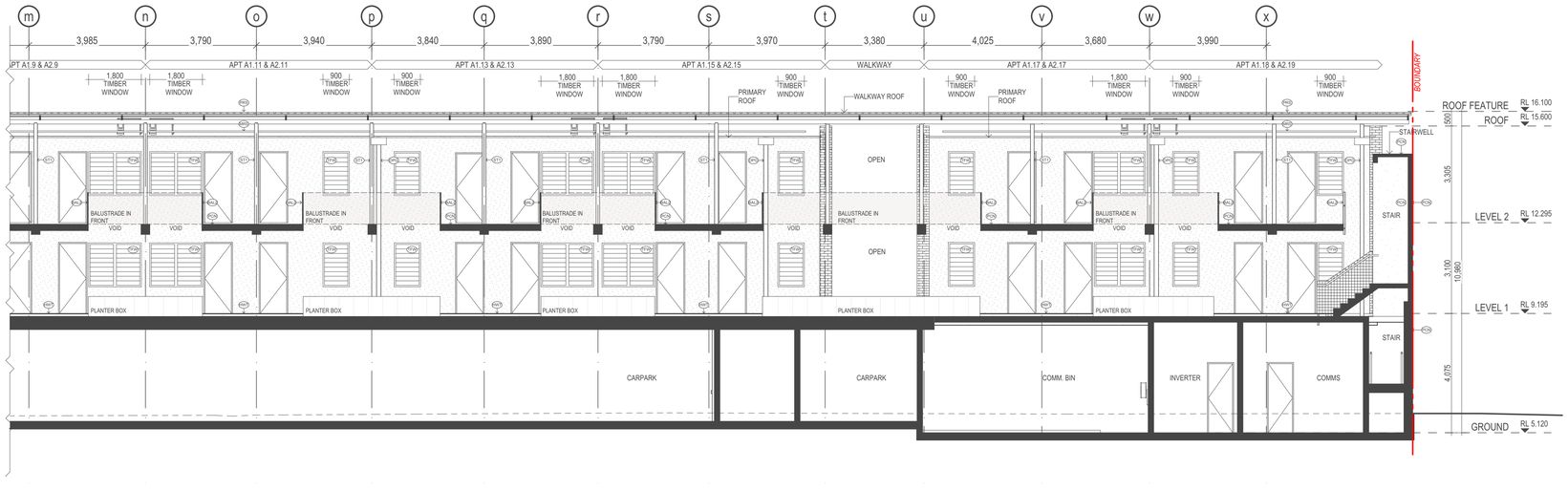
ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - PODIUM SOUTH WEST

DRAWING NUMBER: DA304

REVISION: 04

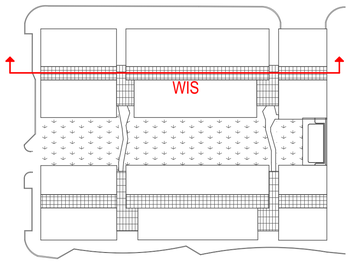


WIS - WALLUM PL INTERNAL SOUTH WEST ELEVATION
A1@1:100



WIS - WALLUM PL INTERNAL SOUTH WEST ELEVATION
A1@1:100

KEY PLAN



ELEVATION LEGEND

(X) FINISH TAG REFER DA700 FOR FINISHES SCHEDULE	(BK1) BRICK	(HWT) TIMBER DECK	(CS) CEMENT SHEET	(ST1) STEEL CHS	(BAL2) STEEL ROD BALUSTRADE	(SCR3) FABRIC EXTERNAL BLIND			
	(PRS) DANPALON	(PCN) CONCRETE ELEMENTS	(AFW) ALUMINIUM WINDOWS	(ST2) STEEL RHS	(SCR1) WIRE MESH	(DPG) GUTTER DOWNPIPE			
	(MRS) METAL ROOF	(CN) CONCRETE PATH	(TFW) TIMBER WINDOWS	(BAL1) TIMBER SLAT BALUSTRADE	(SCR2) EMBER SCREEN				

mana.
www.mana.net.au
HOBART
LVL 3, 119 MACQUARIE STREET
HOBART TAS 7000
PH: (03) 6240 7900

THE DRAWING IS COPYRIGHT • REMAINS THE PROPERTY OF THE ARCHITECT. • IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

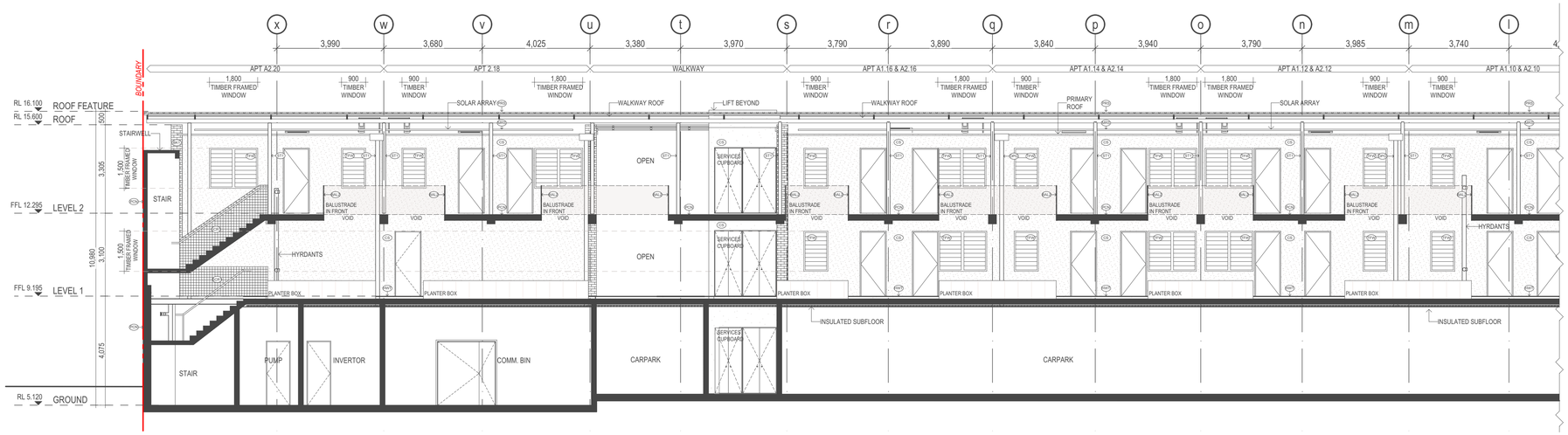
DATE GENERATED
17/04/2025

DRAWN SZ
APPROVED GN

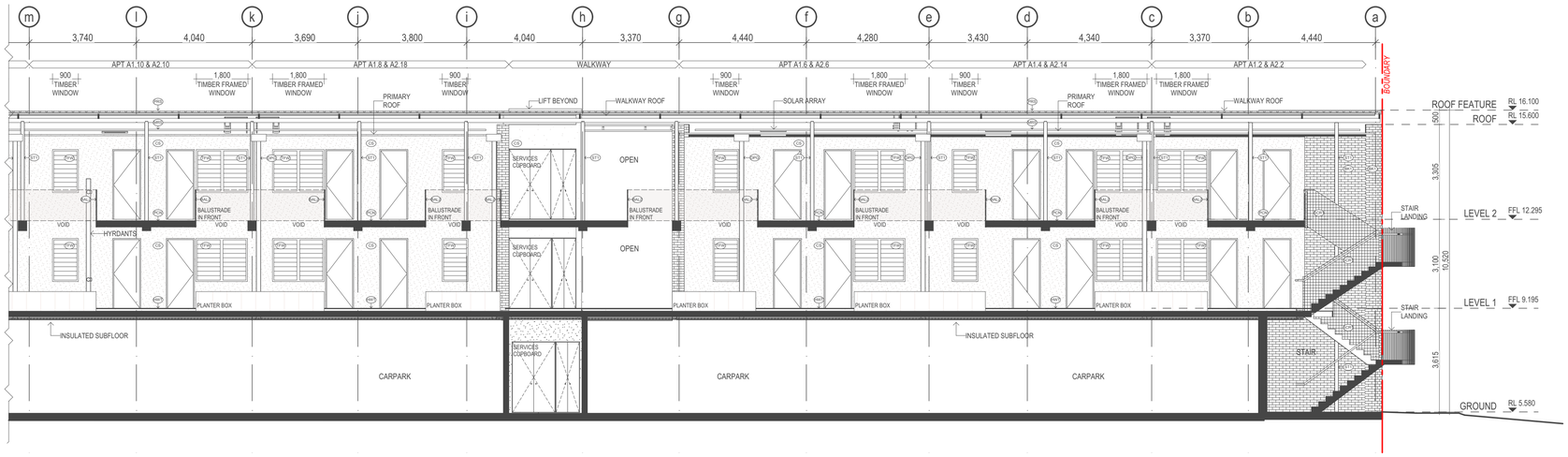
ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - WALLUM PL INTERNAL SW

DRAWING NUMBER
DA305

REVISION
04

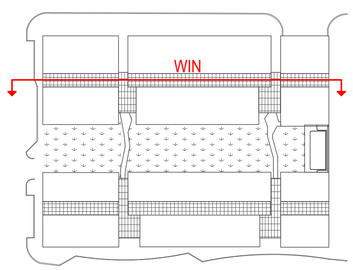


WIN - WALLUM PL INTERNAL NORTH EAST ELEVATION
A1@1:100



WIN - WALLUM PL INTERNAL NORTH EAST ELEVATION
A1@1:100

KEY PLAN



ELEVATION LEGEND

X	FINISH TAG REFER DA700 FOR FINISHES SCHEDULE	BK1	BRICK	HWT	TIMBER DECK	CS	CEMENT SHEET	ST1	STEEL CHS
PRS	DANPALON	PCN	CONCRETE ELEMENTS	AFW	ALUMINIUM WINDOWS	ST2	STEEL RHS	BAL2	STEEL ROD BALUSTRADE
MRS	METAL ROOF	CN	CONCRETE PATH	TFW	TIMBER WINDOWS	BAL1	TIMBER SLAT BALUSTRADE	SCR2	EMBER SCREEN
								SCR3	WIRE MESH
								SCR3	FABRIC EXTERNAL BLIND
								DPG	GUTTER DOWNPIPE

mana.
HOBART
LVL 3, 116 MACQUARIE STREET
HOBART TAS 7000
PH (03) 6344 7966

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

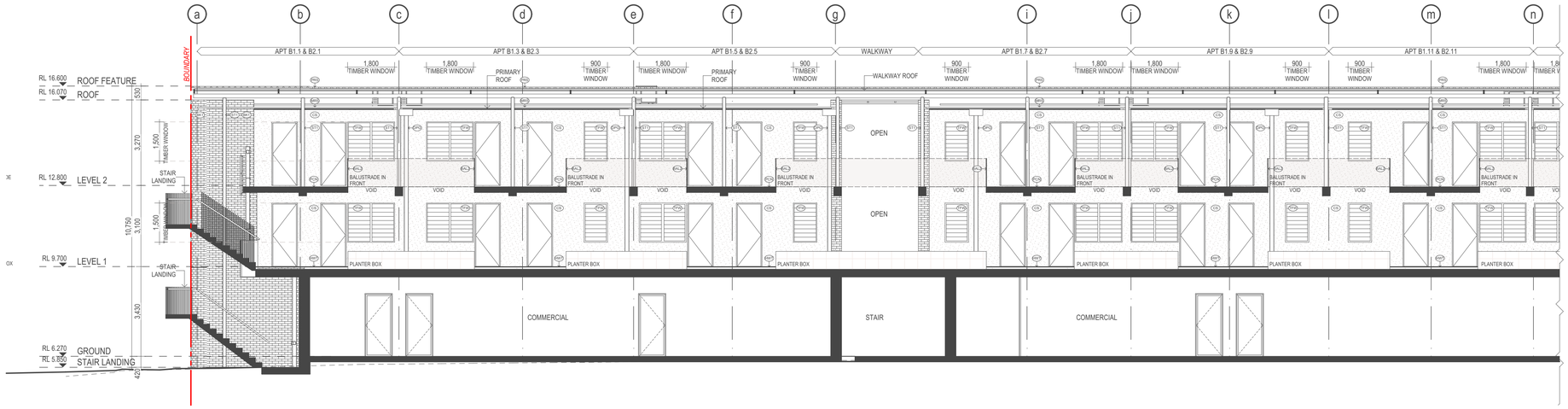
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

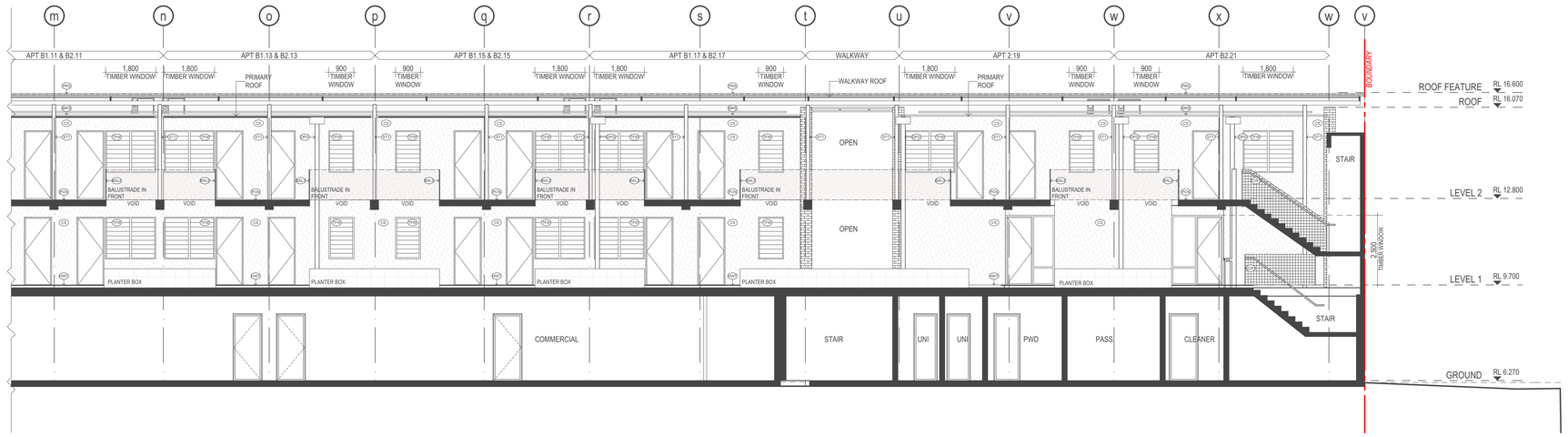
ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - WALLUM PL INTERNAL NE

DRAWING NUMBER
DA306

REVISION
04

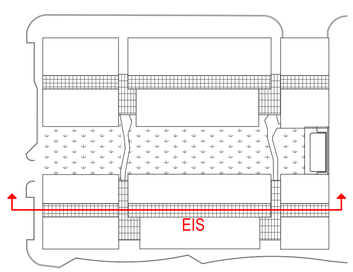


EIS - EASY ST INTERNAL SOUTH WEST ELEVATION
A1@1:100



EIS - EASY ST INTERNAL SOUTH WEST ELEVATION
A1@1:100

KEY PLAN



ELEVATION LEGEND

- (X) FINISH TAG REFER DA700 FOR FINISHES SCHEDULE
- (BK1) BRICK
- (PRS) DANPALON
- (MRS) METAL ROOF
- (HWT) TIMBER DECK
- (PCN) CONCRETE ELEMENTS
- (CN) CONCRETE PATH
- (CS) CEMENT SHEET
- (AFW) ALUMINIUM WINDOWS
- (TFW) TIMBER WINDOWS
- (ST1) STEEL CHS
- (ST2) STEEL RHS
- (BAL) TIMBER SLAT BALUSTRADE
- (BAL2) STEEL ROD BALUSTRADE
- (SCR1) WIRE MESH
- (SCR2) EMBER SCREEN
- (SCR3) FABRIC EXTERNAL BLIND
- (DPG) GUTTER DOWNPIPE

mana.
HOBART
LVL 3, 116 MACQUARIE STREET
HOBART TAS 7000
PH (03) 6344 7966

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

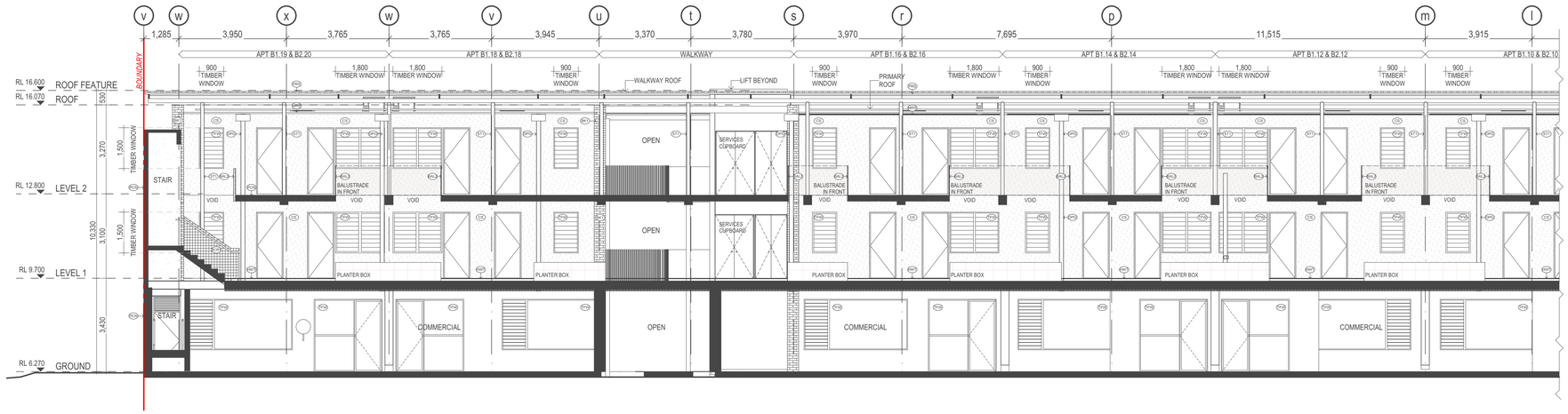
DATE GENERATED
17/04/2025

DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - EASY ST INTERNAL SW

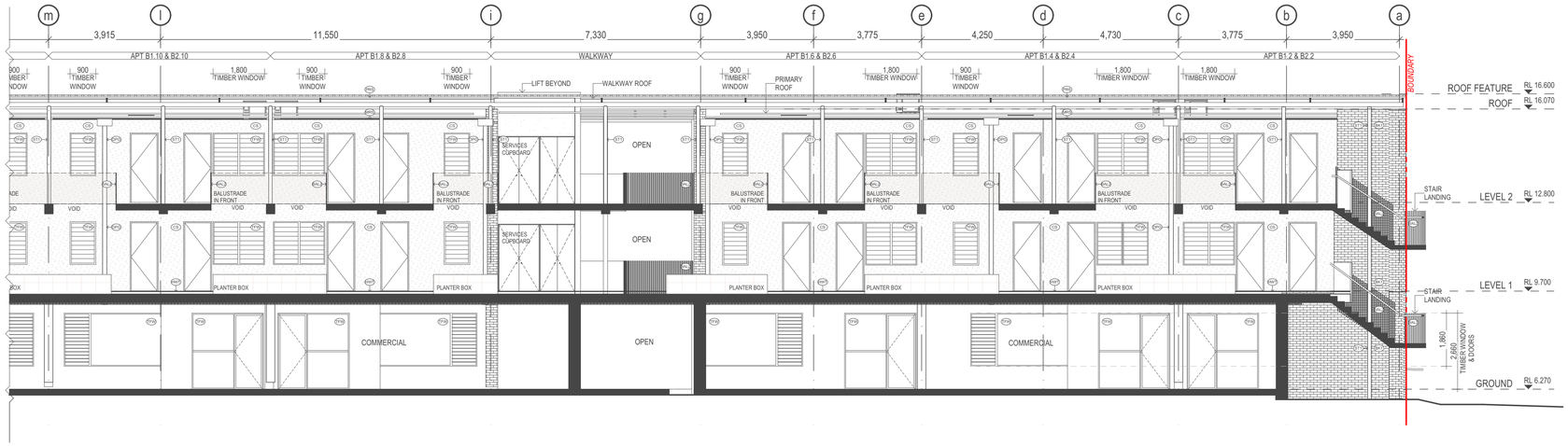
DRAWING NUMBER
DA307

REVISION
04



EIN
-

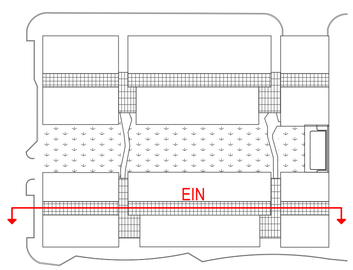
EASY ST INTERNAL NORTH EAST ELEVATION
A1@1:100



EIN
-

EASY ST INTERNAL NORTH EAST ELEVATION
A1@1:100

KEY PLAN



ELEVATION LEGEND

X	FINISH TAG REFER DA700 FOR FINISHES SCHEDULE	BK1	BRICK	HWT	TIMBER DECK	CS	CEMENT SHEET	ST1	STEEL CHS	BAL2	STEEL ROD BALUSTRADE	SCR3	FABRIC EXTERNAL BLIND
		PRS	DANPALON	PCN	CONCRETE ELEMENTS	AFW	ALUMINIUM WINDOWS	ST2	STEEL RHS	SCR1	WIRE MESH	DPG	GUTTER DOWNPIPE
		MRS	METAL ROOF	CN	CONCRETE PATH	TFW	TIMBER WINDOWS	BAL1	TIMBER SLAT BALUSTRADE	SCR2	EMBER SCREEN		

mana.
www.mana.net.au

HOBART
1 A/3, 3-11 MORRISON STREET
HOBART TAS 7000
PH (03) 6344 7990

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

PROJECT NUMBER
202451

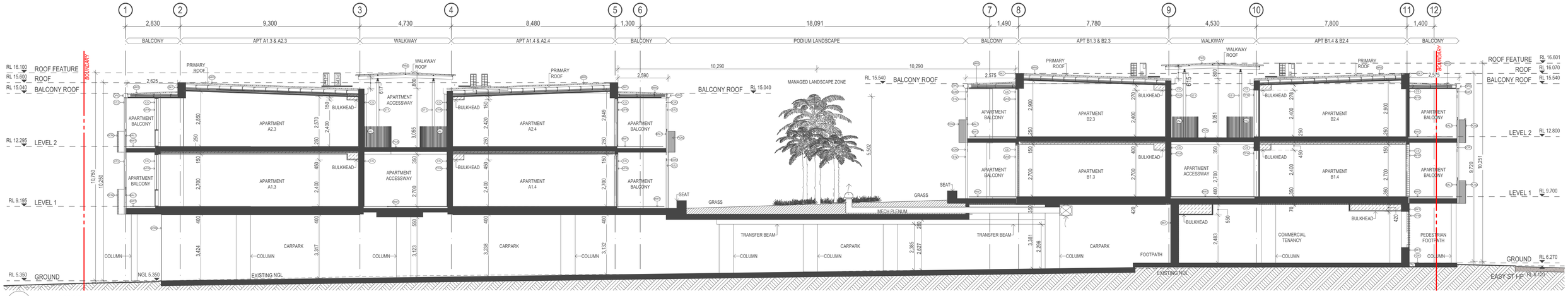
DRAWN
SZ

APPROVED
GN

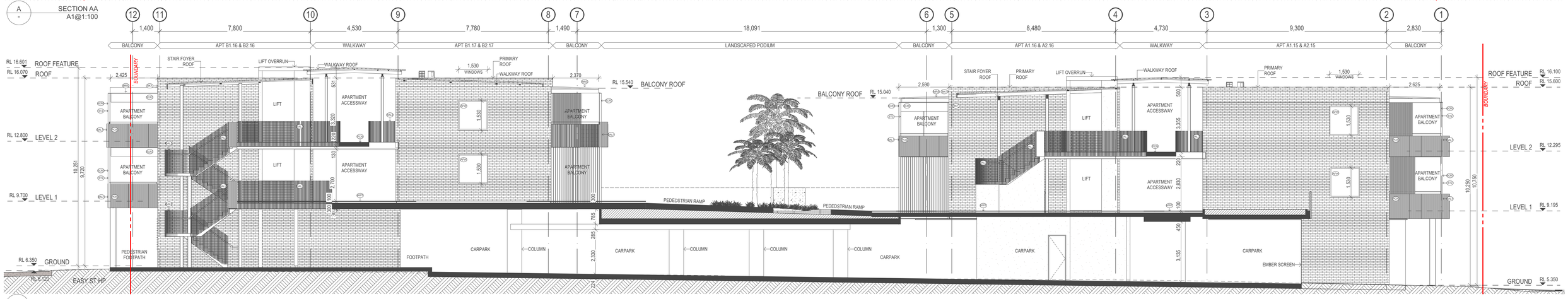
ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - EASY ST INTERNAL NE

DRAWING NUMBER
DA308

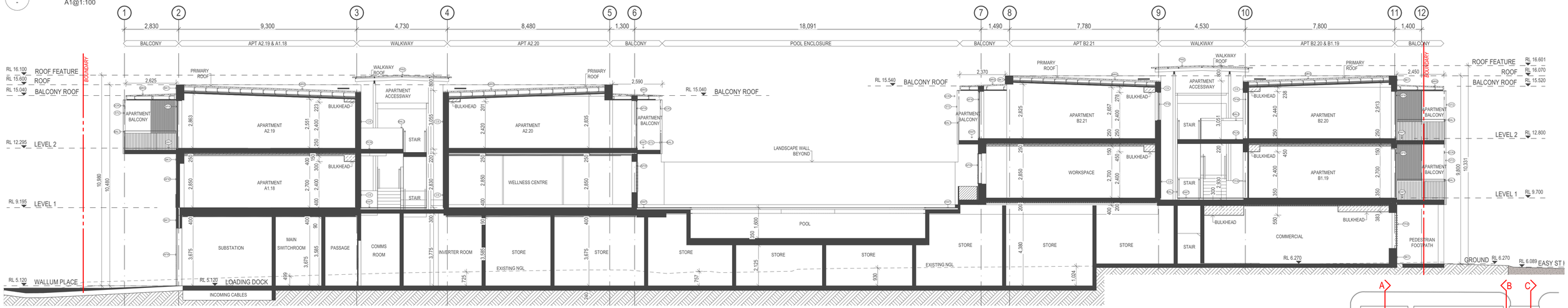
REVISION
04



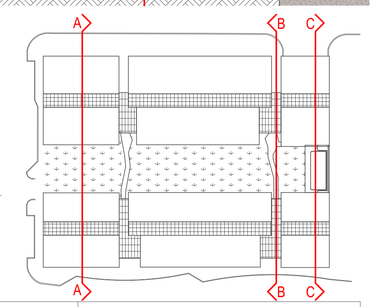
A
-
SECTION AA
A1@1:100



B
-
SECTION BB
A1@1:100



C
-
SECTION CC
A1@1:100



LEGEND

X FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

BK1	BRICK	HWT	TIMBER DECK	CS	CEMENT SHEET	ST1	STEEL CHS	BAL2	STEEL ROD BALUSTRADE	SCR3	FABRIC EXTERNAL BLIND
PRS	DANPALON	PCN	CONCRETE ELEMENTS	AFW	ALUMINIUM WINDOWS	ST2	STEEL RHS	SCR1	WIRE MESH	DPG	GUTTER DOWNPIPE
MRS	METAL ROOF	CN	CONCRETE PATH	TFW	TIMBER WINDOWS	BAL1	TIMBER SLAT BALUSTRADE	SCR2	EMBER SCREEN		

mana.
www.mana.net.au
HOBART
LVL 3, 71 MACQUARIE STREET
HOBART, TAS, 7000
PH: (03) 6248 7866

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
2/12/2024	FOR COORDINATION	01
20/12/2024	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

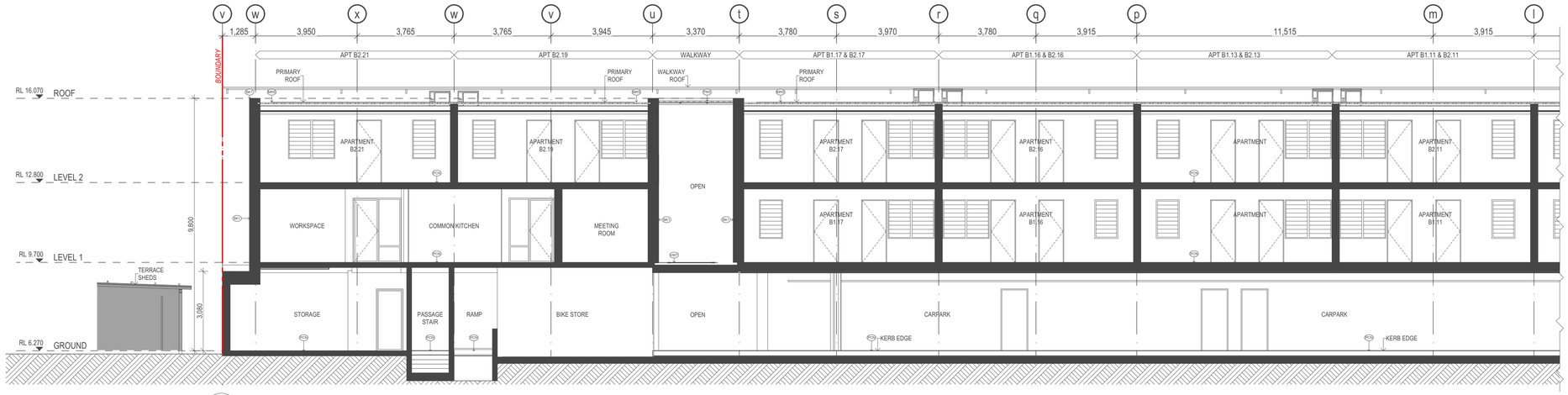
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

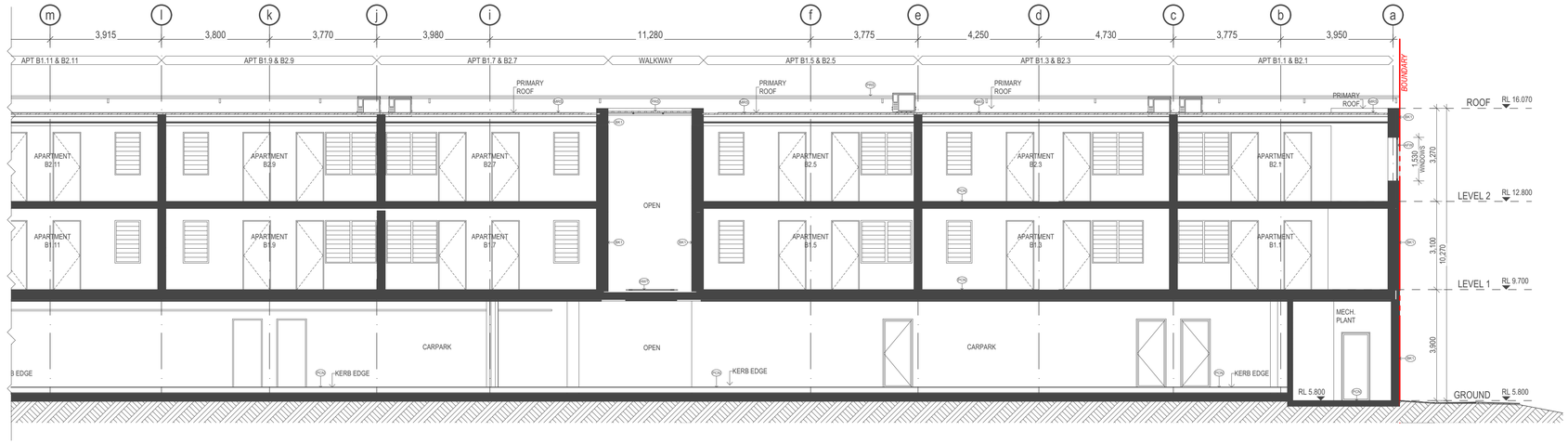
ARCHITECTURAL
DRAWING TITLE
SECTIONS

DRAWING NUMBER
DA400

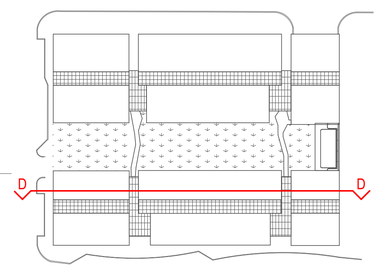
REVISION
04



D
-
SECTION DD
A1@1:100



D
-
SECTION DD
A1@1:100



LEGEND

(X) FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

(BK1) BRICK
(PRS) DANPALON
(MRS) METAL ROOF
(HWT) TIMBER DECK
(PCN) CONCRETE ELEMENTS
(CN) CONCRETE PATH
(CS) CEMENT SHEET
(AFW) ALUMINIUM WINDOWS
(TFW) TIMBER WINDOWS
(ST1) STEEL CHS
(ST2) STEEL RHS
(BAL1) TIMBER SLAT BALUSTRADE
(BAL2) STEEL ROD BALUSTRADE
(SCR1) WIRE MESH
(SCR2) EMBER SCREEN
(SCR3) FABRIC EXTERNAL BLIND
(DPG) GUTTER DOWNPIPE

mana.
www.mana.net.au
HOBART
Lvl 3, 11 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6281 7788

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. A LICENCE TO BE REPRODUCED, PUBLISHED OR MAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
28/03/2025	DRAFT DEVELOPMENT APPLICATION	02
11/04/2025	DEVELOPMENT APPLICATION	03

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

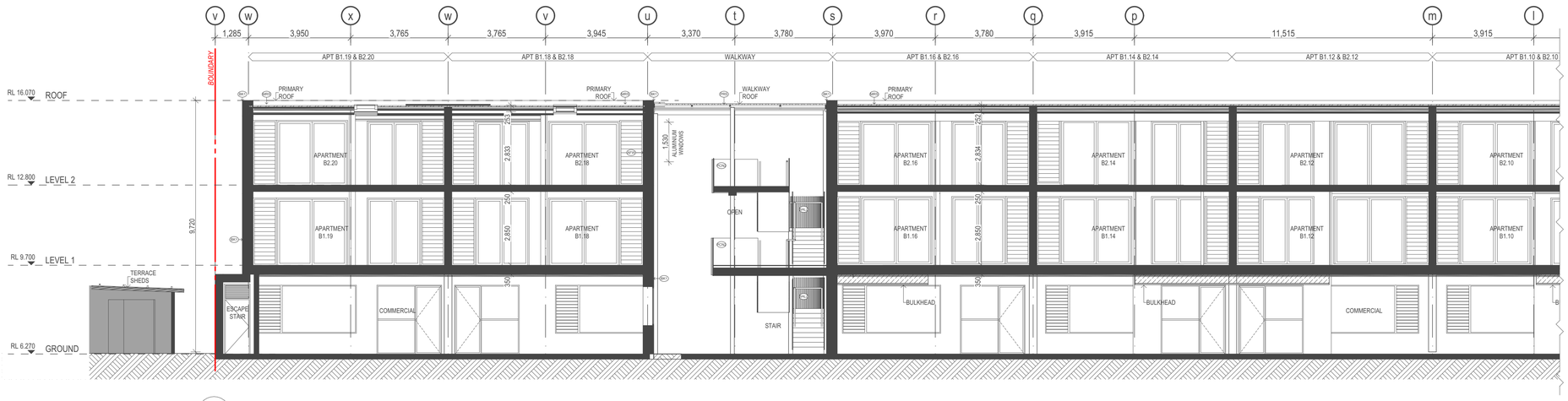
DRAWN
SZ

APPROVED
GN

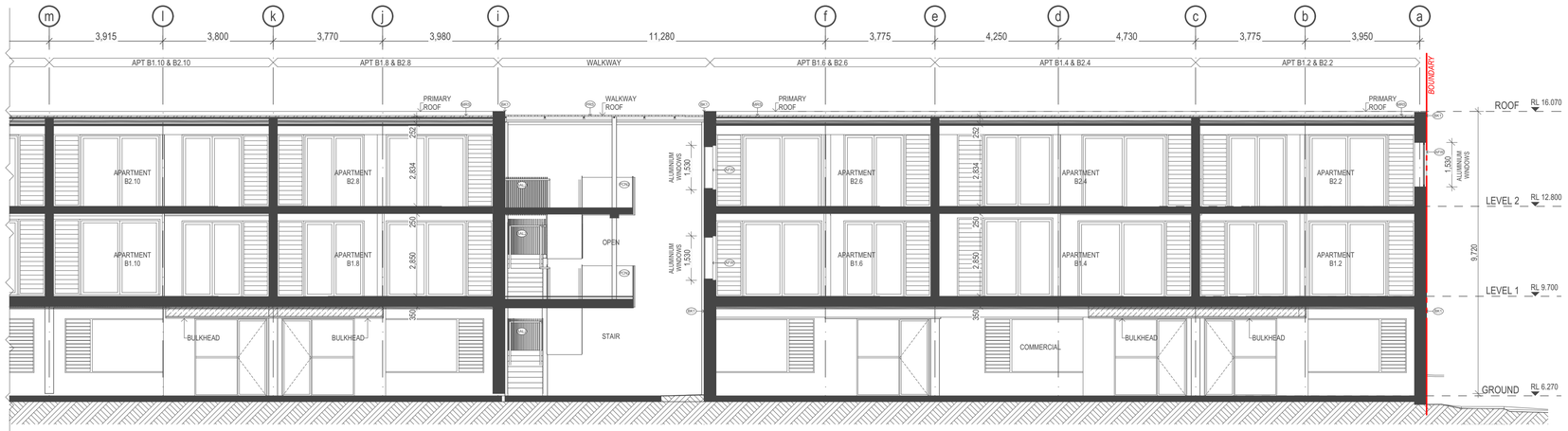
ARCHITECTURAL
DRAWING TITLE
SECTIONS

DRAWING NUMBER
DA401

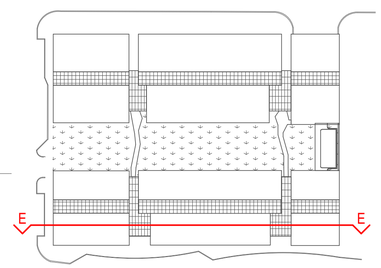
REVISION
03



E
-
SECTION EE
A1@1:100



E
-
SECTION EE
A1@1:100



LEGEND

X FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

BK1 BRICK
PRS DANPALON
MRS METAL ROOF
HWT TIMBER DECK
PCN CONCRETE ELEMENTS
CN CONCRETE PATH
CS CEMENT SHEET
AFW ALUMINIUM WINDOWS
TFW TIMBER WINDOWS
ST1 STEEL CHS
ST2 STEEL RHS
BAL1 TIMBER SLAT BALUSTRADE
BAL2 STEEL ROD BALUSTRADE
SCR1 WIRE MESH
SCR2 EMBER SCREEN
SCR3 FABRIC EXTERNAL BLIND
DPG GUTTER DOWNPIPE

mana.
www.mana.life
HOBART
1/61 S. 11 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6288 7900

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE DRAWING IS NOT TO BE COPIED, REMAINS THE PROPERTY OF THE ARCHITECT. THE DRAWING IS NOT TO BE COPIED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
11/04/2025	DEVELOPMENT APPLICATION	01

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

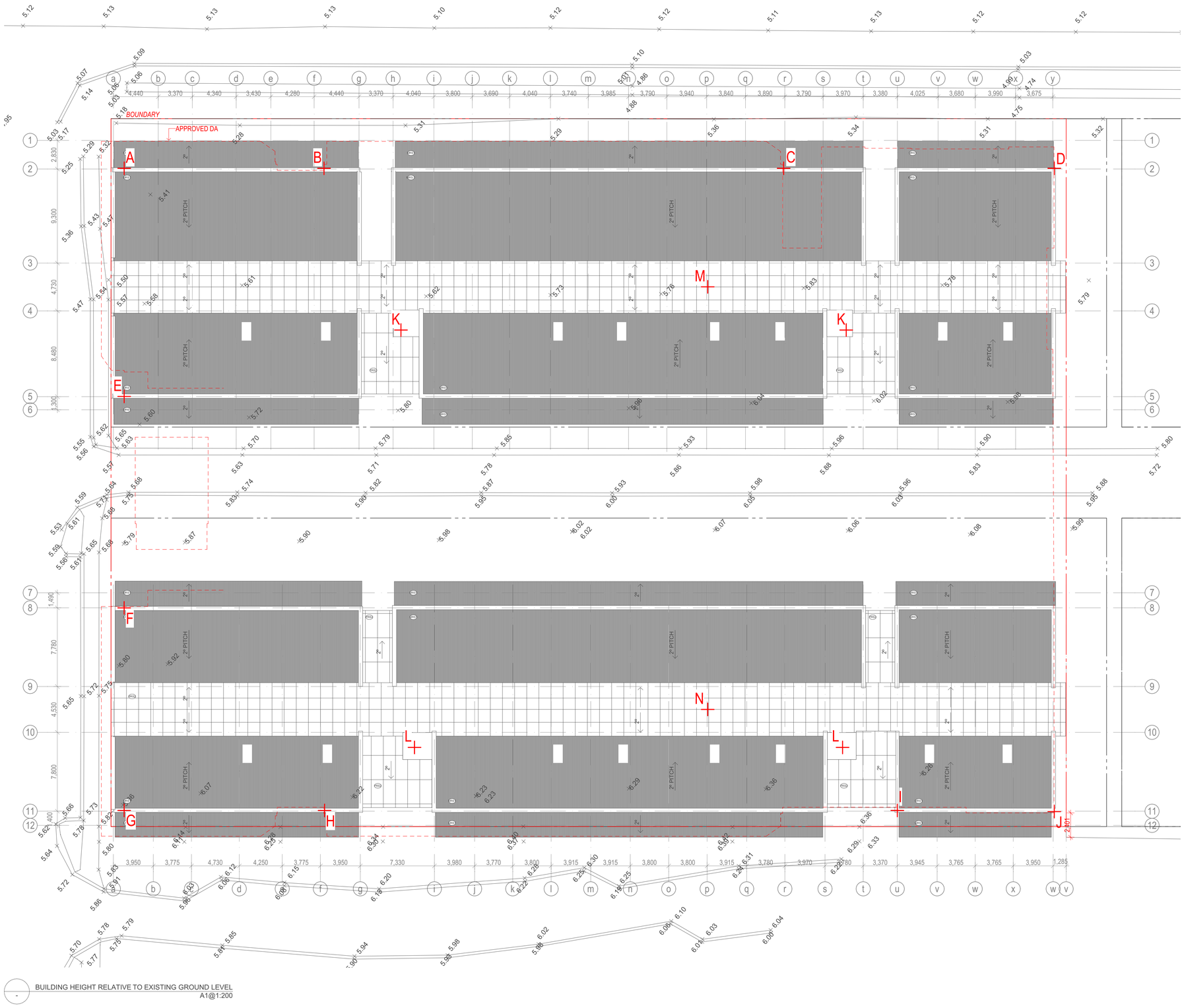
DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
SECTIONS

DRAWING NUMBER
DA402

REVISION
01



BUILDING HEIGHT RELATIVE TO EXISTING GROUND LEVEL
A1@1:200

HEIGHT REFERENCE POINT

Ref Point	Description	Ground RL	Roof RL	Roof Height above existing GL
A	Existing Surveyed Ground Line	5.350	15.600	10.250
B	Existing Surveyed Ground Line	5.325	15.600	10.275
C	Existing Surveyed Ground Line	5.380	15.600	10.220
D	Existing Surveyed Ground Line	5.345	15.600	10.255
E	Existing Surveyed Ground Line	5.649	15.600	9.951
F	Existing Surveyed Ground Line	5.771	16.070	10.299
G	Existing Surveyed Ground Line	6.030	16.070	10.040
H	Existing Surveyed Ground Line	6.220	16.070	9.850
I	Existing Surveyed Ground Line	6.360	16.070	9.710
J	Existing Surveyed Ground Line	6.320	16.070	9.750
K	Existing Surveyed Ground Line	5.664	15.144	10.480
L	Existing Surveyed Ground Line	6.180	16.650	10.470
M	Existing Surveyed Ground Line	5.508	16.100	10.592
N	Existing Surveyed Ground Line	5.790	16.600	10.810

mana.
www.mana.net.au
HOBART
LVL 3, 119 MACQUARIE STREET
HOBART TAS 7000
PH: (03) 6245 7890

THE DRAWING IS COPYRIGHT • REMAINS THE PROPERTY OF THE ARCHITECT. • IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
03/03/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

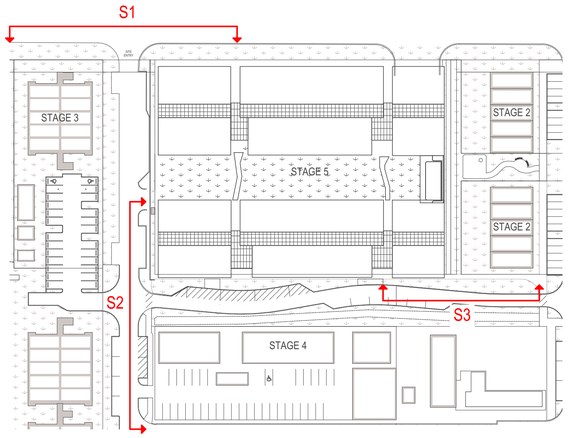
DRAWN
SZ

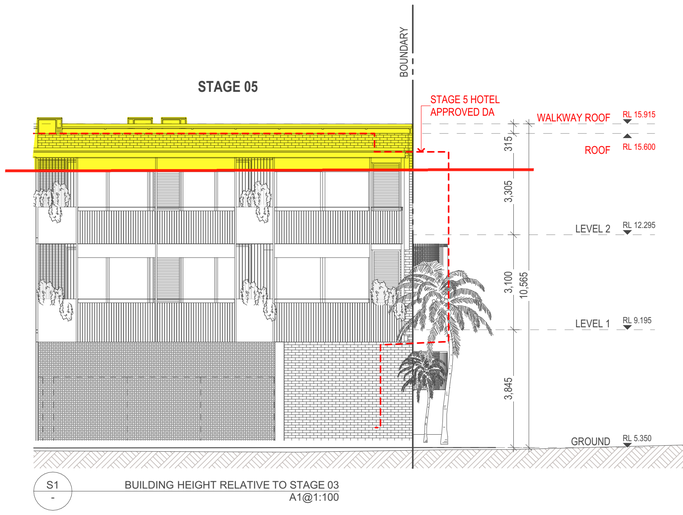
APPROVED
GN

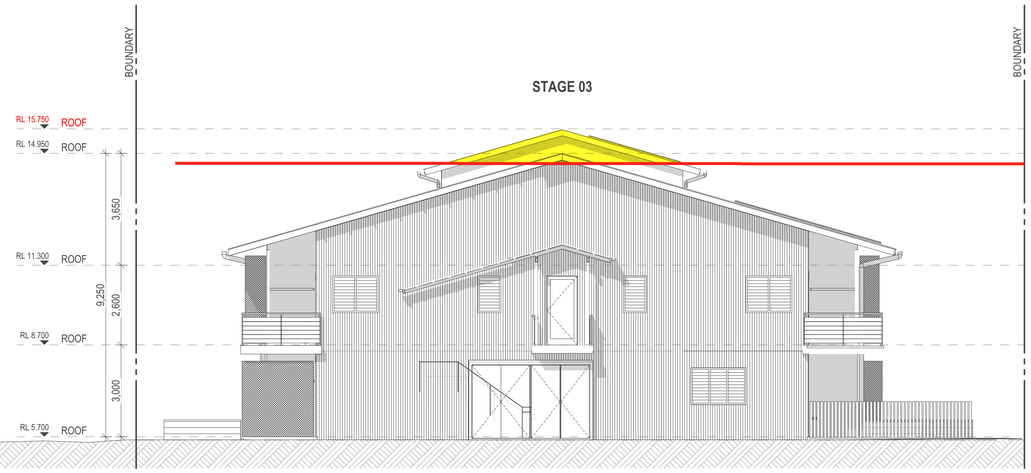
ARCHITECTURAL
DRAWING TITLE
BUILDING RL TO EXISTING NGL

DRAWING NUMBER
DA500

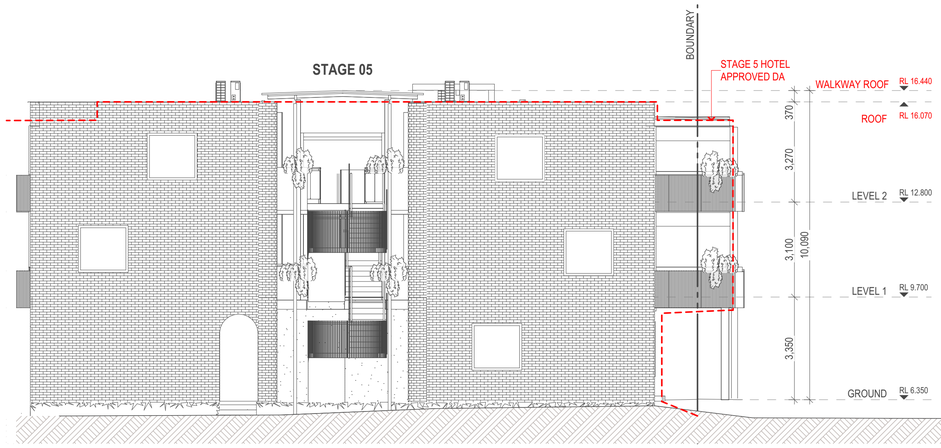
REVISION
04

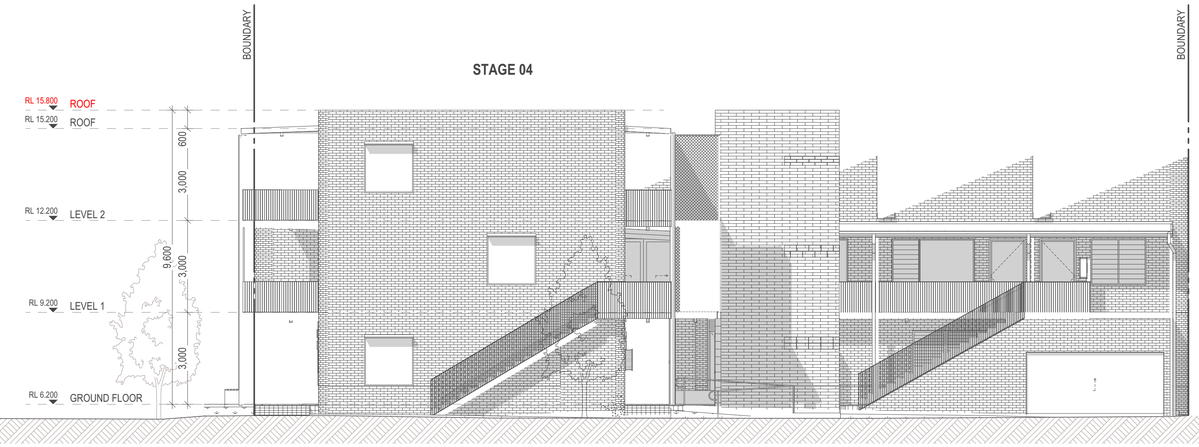




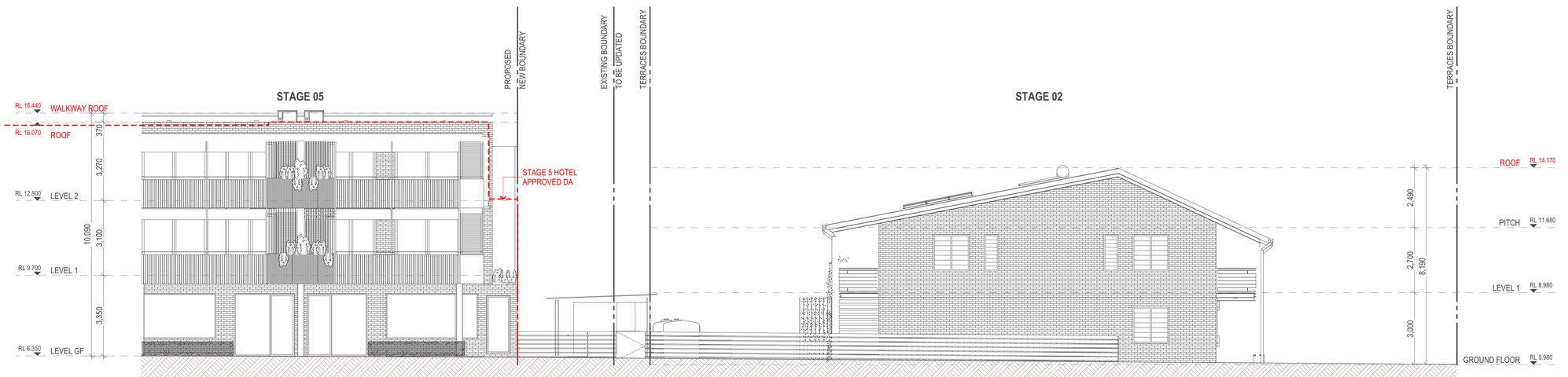


S1 — BUILDING HEIGHT RELATIVE TO STAGE 03
A1@1:100





S2 — BUILDING HEIGHT RELATIVE TO STAGE 04
A1@1:100



S3 — BUILDING HEIGHT RELATIVE TO STAGE 02
A1@1:100

mana.
www.mana.net.au
HOBART
LVL 3, 119 MACQUARIE STREET
HOBART TAS 7000
PH: (03) 6240 7900

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

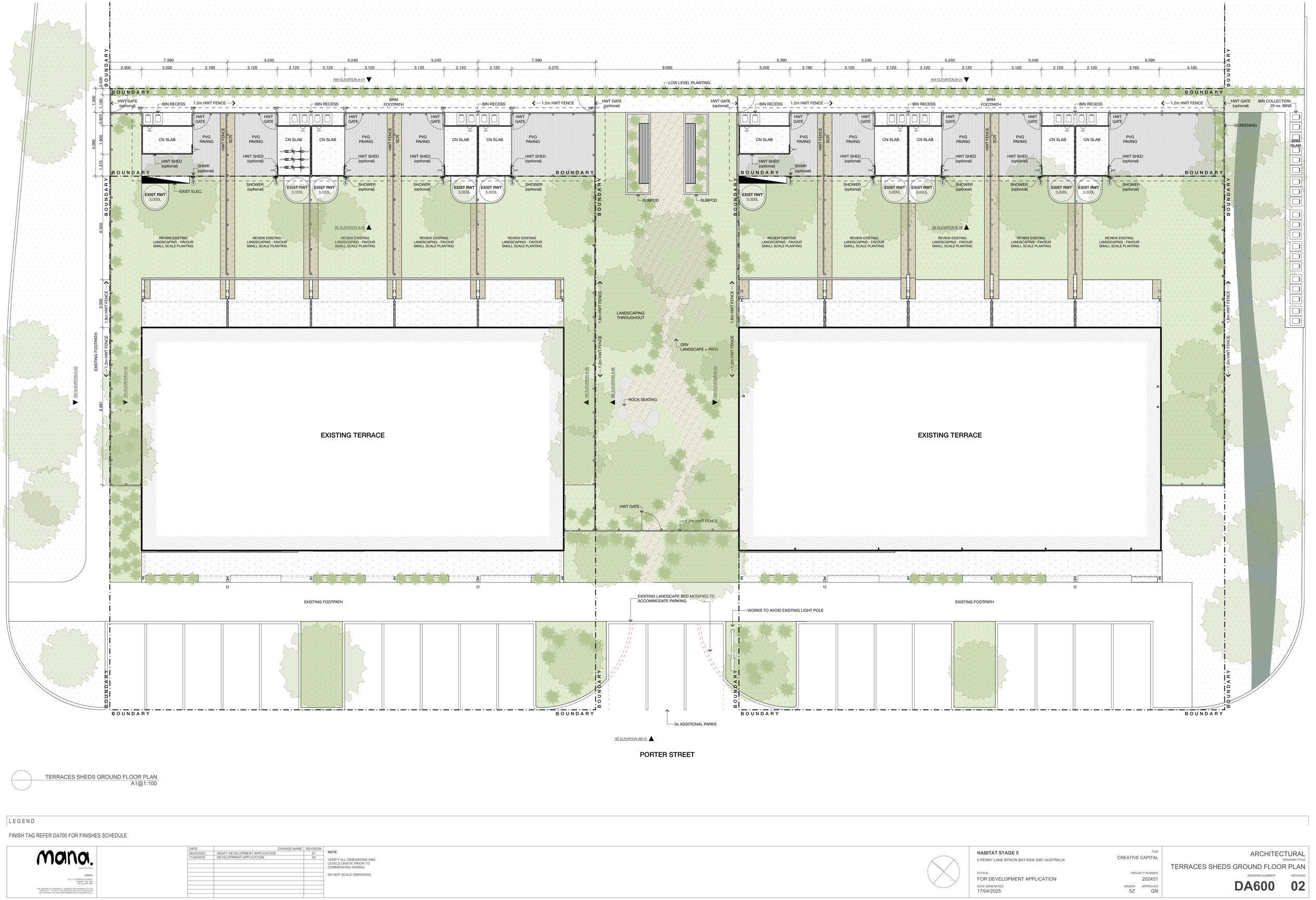
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
BUILDING HEIGHT TO ADJACENT LOTS

DRAWING NUMBER
DA501

REVISION
02



TERRACES SHEDS GROUND FLOOR PLAN
A1@1:100

LEGEND

FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

mana.

HOBART
LVL 3, 11 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6296 7800

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT CANNOT BE LOANED, COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

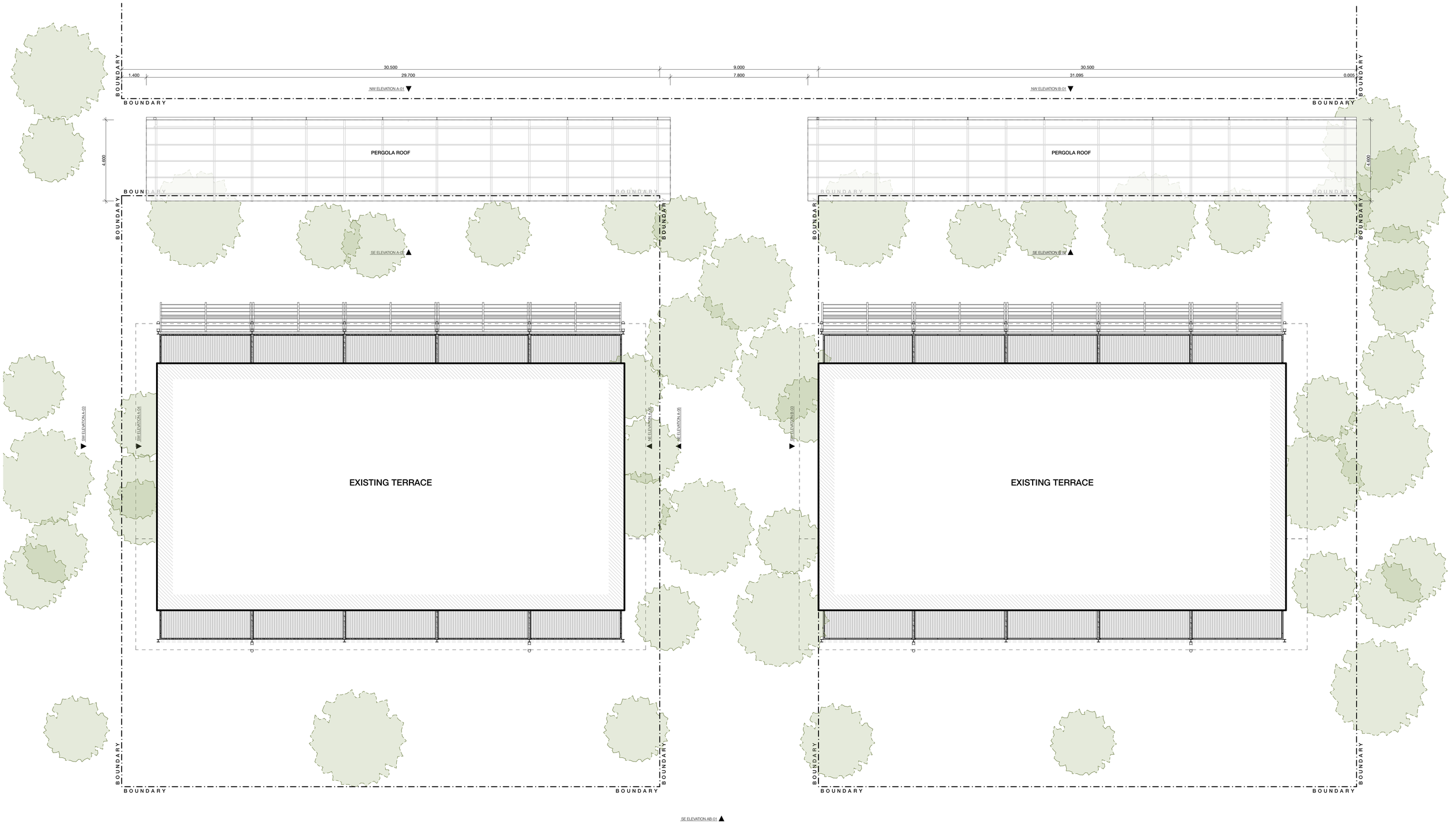
DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
TERRACES SHEDS GROUND FLOOR PLAN

DRAWING NUMBER
DA600

REVISION
02



TERRACES SHEDS ROOF PLAN
A1@1:100

LEGEND

FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

mana.
www.mana.net.au
HOBART
Lvl 3, 119 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6281 7888

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

DATE GENERATED
17/04/2025

DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
TERRACES SHEDS ROOF PLAN

DRAWING NUMBER
DA601

REVISION
02

BOUNDARY

NW ELEVATION C-03

LOW LEVEL PLANTING

BOUNDARY

HWT GATE (optional)

HWT GATE (optional)

PERGOLA ROOF OVER

BIN RECESS

1.2m HWT FENCE

BRM FOOTPATH

BIN RECESS

DP

DP

DP

DP

BINS

HWT GATE

0.807

GPO

CN SLAB

PVG PAVING

1.800

GPO

1.375

HWT SHED (optional)

SHWR (optional)

EXIST FOOTPATH

BOUNDARY

SCR

LANDSCAPING

SW ELEVATION C-02

1.2m HWT FENCE

PVG PAVING

HWT GATE

0.807

BINS

BINS

GPO

GPO

CN SLAB

CN SLAB

3.175

HWT SHED (optional)

GPO

SHOWER (optional)

EXIST RWT
3,000L

EXIST RWT
3,000L

HWT GATE

1.2m HWT FENCE

NE ELEVATION C-01

PVG PAVING

SCR

HWT SHED (optional)

GPO

SHOWER (optional)

EXIST ELEC.

EXIST RWT
3,000L

3.200

1.735

0.910

2.665

2.120

2.120

2.665

3.575

SE ELEVATION C-04

REVIEW EXISTING LANDSCAPING - FAVOUR SMALL SCALE PLANTING

REVIEW EXISTING LANDSCAPING - FAVOUR SMALL SCALE PLANTING

REVIEW EXISTING LANDSCAPING - FAVOUR SMALL SCALE PLANTING

TERRACES SHEDS GROUND FLOOR PLAN DETAIL
A1@1:25

LEGEND

FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

mana.
www.mana.net.au
HOBART
U5, 5 THORNTON STREET
NEWNHAM, TAS, 7000
PH: (03) 6345 7999

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. A LICENCE TO REPRODUCE THE DRAWING MAY ONLY BE GRANTED WITH THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

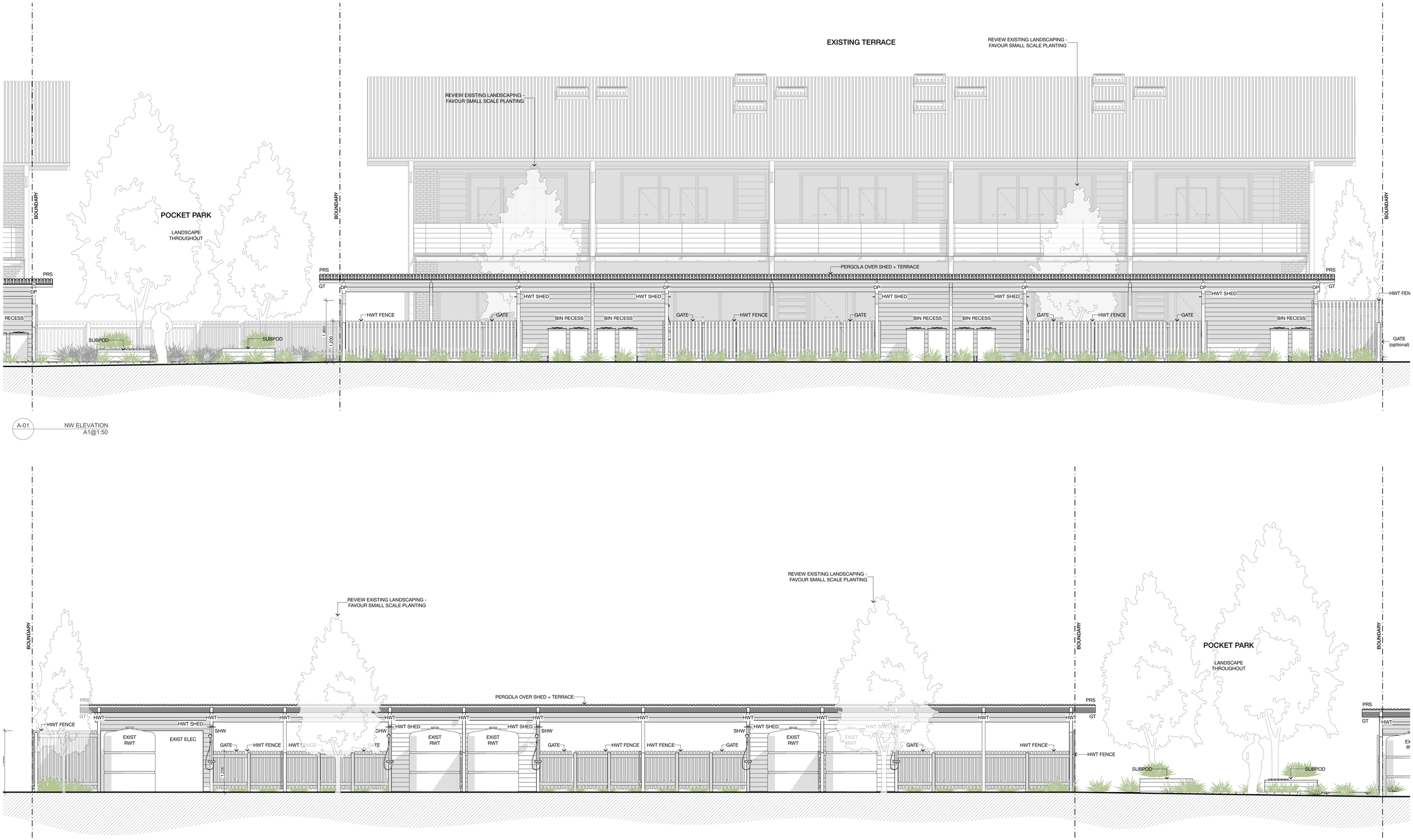
DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
TERRACES SHEDS GF PLAN DETAIL

DRAWING NUMBER
DA602

REVISION
02



A-01 NW ELEVATION
A1@1:50

A-02 SE ELEVATION
A1@1:50

LEGEND

FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

mana.
www.mana.net.au
HOBART
1/5 S TYNDRUM STREET
HOBART, TAS, 7000
PH: (03) 6344 7990

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT MUST NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

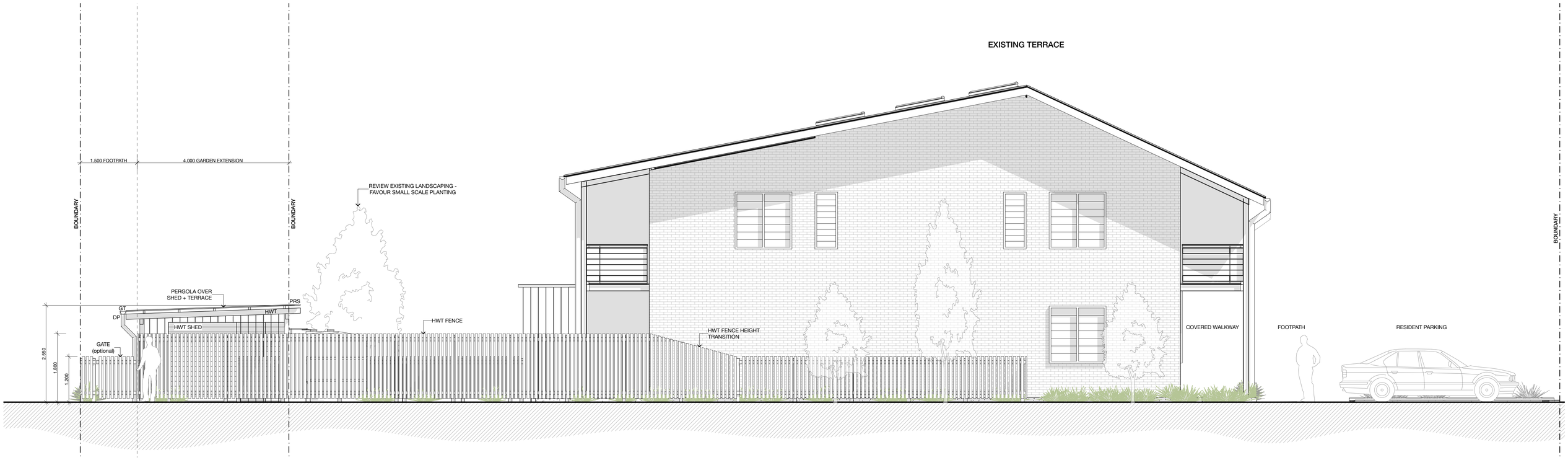
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

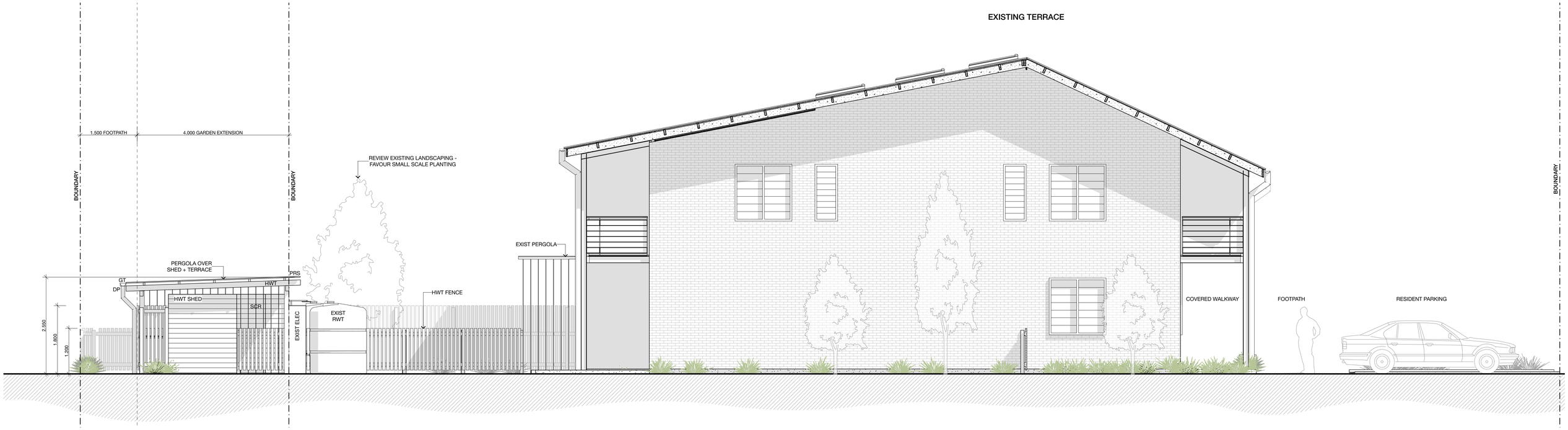
ARCHITECTURAL
DRAWING TITLE
TERRACES SHEDS ELEVATION A-01 & A-02

DRAWING NUMBER
DA603

REVISION
02



A-03 SW ELEVATION
A1@1:50



A-04 SW ELEVATION
A1@1:50

LEGEND

FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

mana.
www.mana.net.au
HOBART
Unit 5, 11 MORRISON STREET
HOBART, TAS, 7000
PH (03) 6285 7994

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT MUST NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

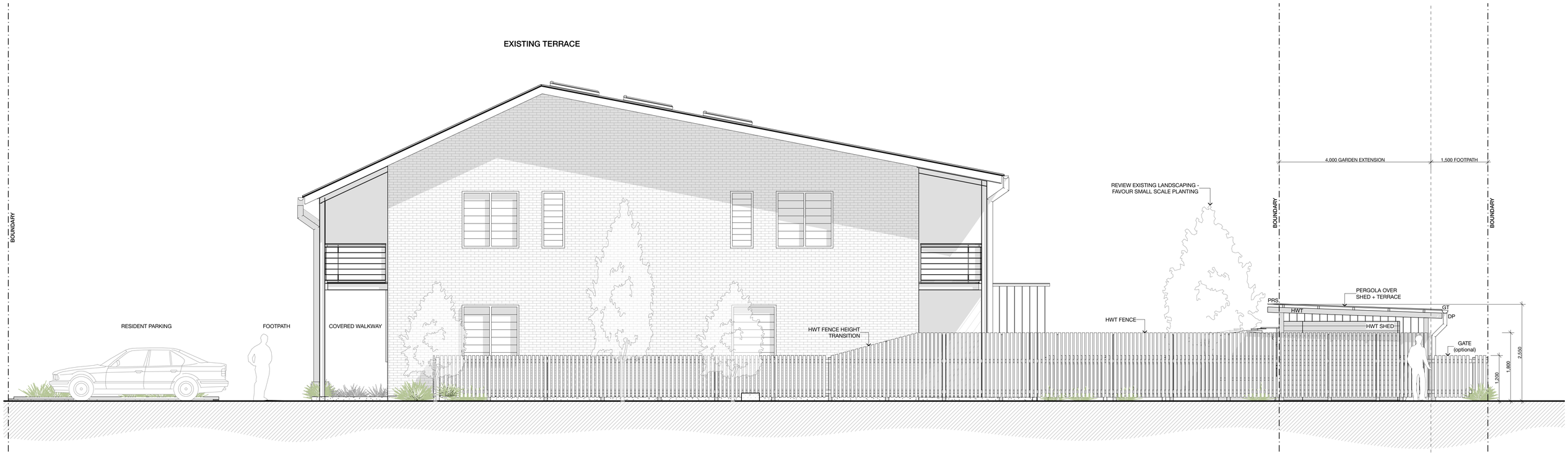
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

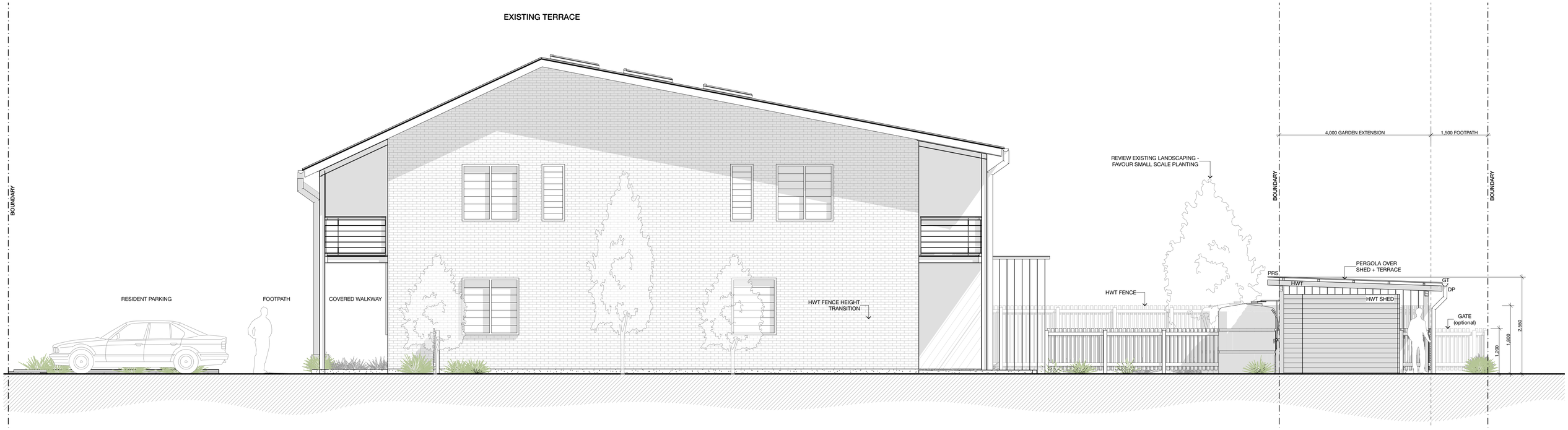
ARCHITECTURAL
DRAWING TITLE
TERRACES SHEDS ELEVATION A-03 & A-04

DRAWING NUMBER
DA604

REVISION
02



A-05 NE ELEVATION
A1@1:50



A-06 NE ELEVATION
A1@1:50

LEGEND

FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

mana.
www.mana.net.au
HOBART
UG 3, 119 MORRISON STREET
HOBART, TAS, 7000
PH (03) 6285 7884

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. THE DRAWING MUST NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

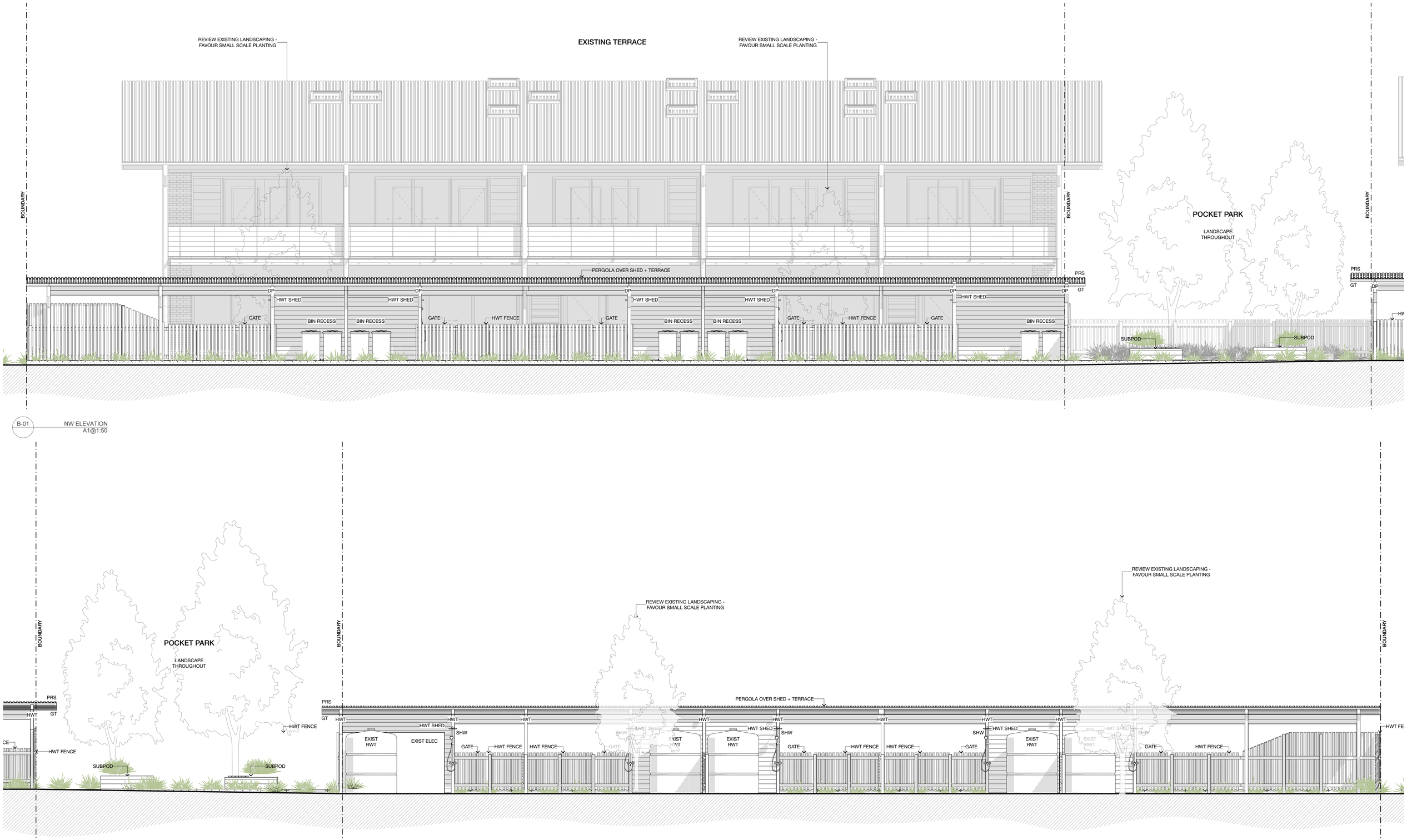
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
TERRACES SHEDS ELEVATION A-05 & A-06

DRAWING NUMBER
DA605

REVISION
02



B-01 NW ELEVATION
A1@1:50

B-02 SE ELEVATION
A1@1:50

LEGEND

FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

mana.
www.mana.net.au
HOBART
UG 3, 119 MURRAY STREET
HOBART, TAS, 7000
PH (03) 6295 7959

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT AND MUST NOT BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

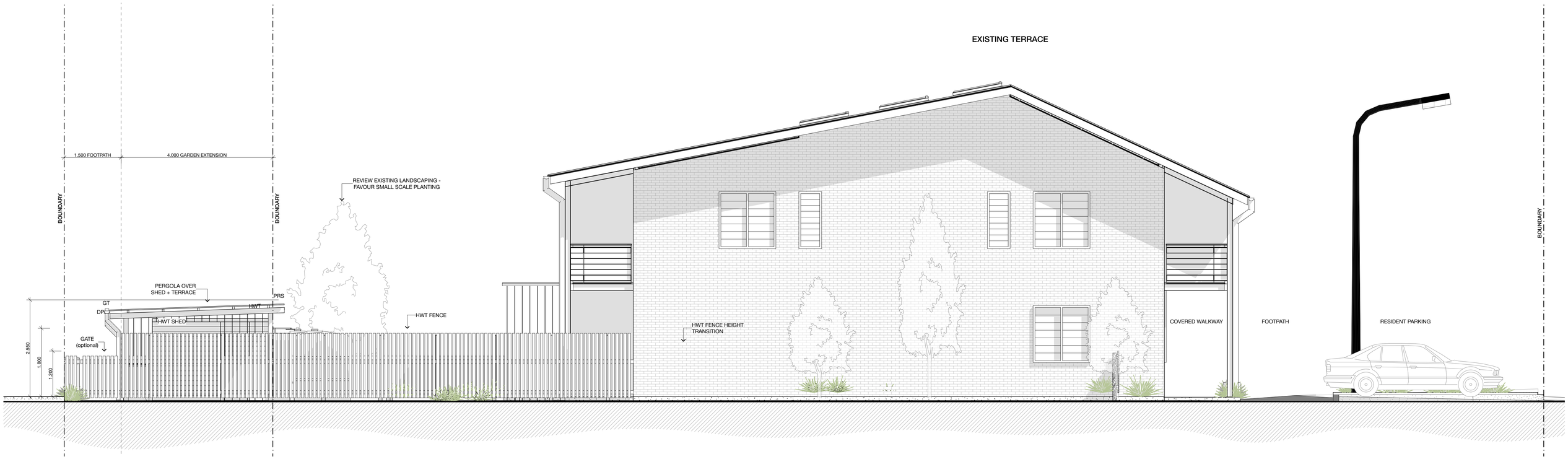
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

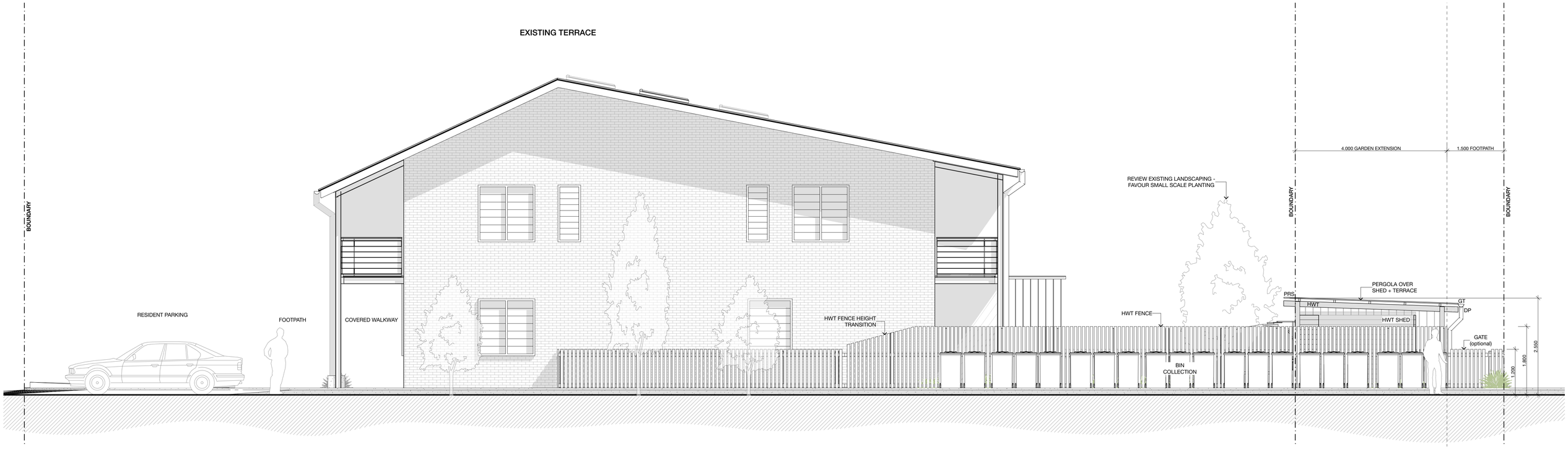
ARCHITECTURAL
DRAWING TITLE
TERRACES SHEDS ELEVATION B-01 & B-02

DRAWING NUMBER
DA606

REVISION
02



B-03 SW ELEVATION
A1@1:50



B-04 NE ELEVATION
A1@1:50

LEGEND

FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

mana.
www.mana.net.au
HOBART
UG 3, 119 MACDONALD STREET
HOBART, TAS, 7000
PH (03) 6285 7994

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT MUST NOT BE USED, REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

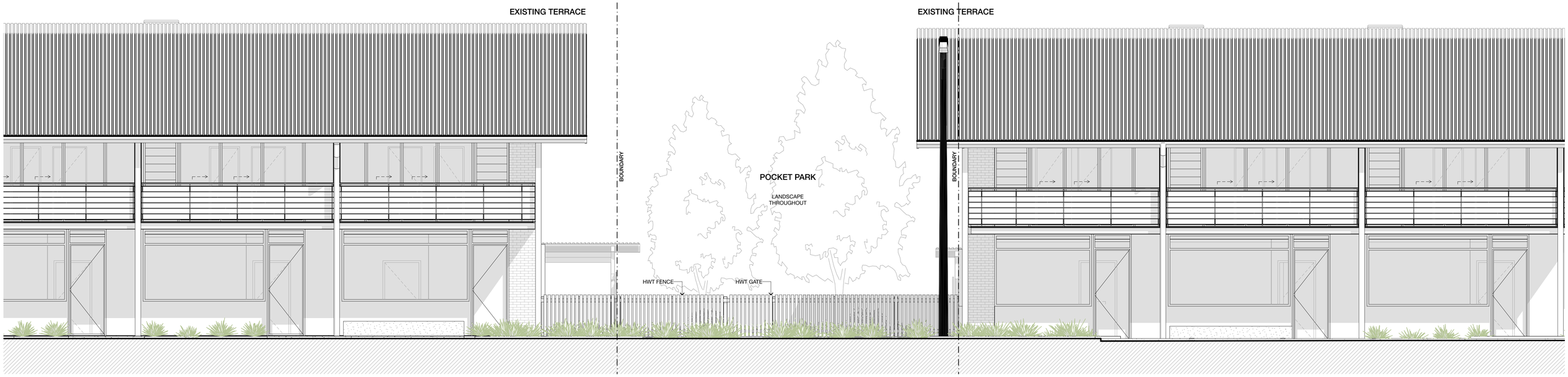
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

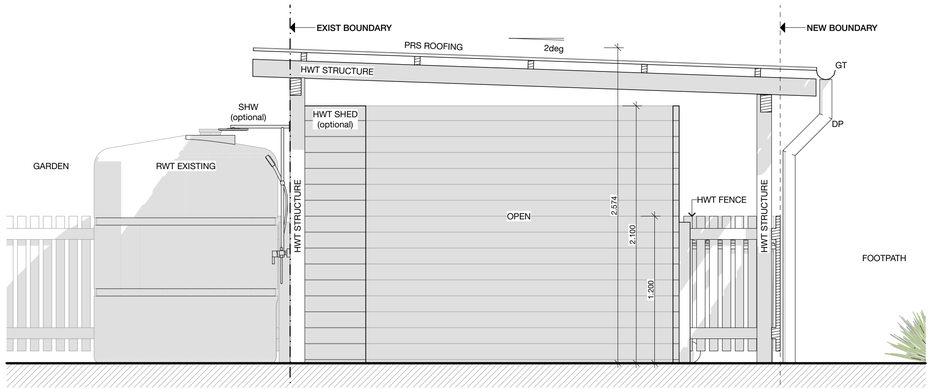
ARCHITECTURAL
DRAWING TITLE
TERRACES SHEDS ELEVATION B-03 & B-04

DRAWING NUMBER
DA607

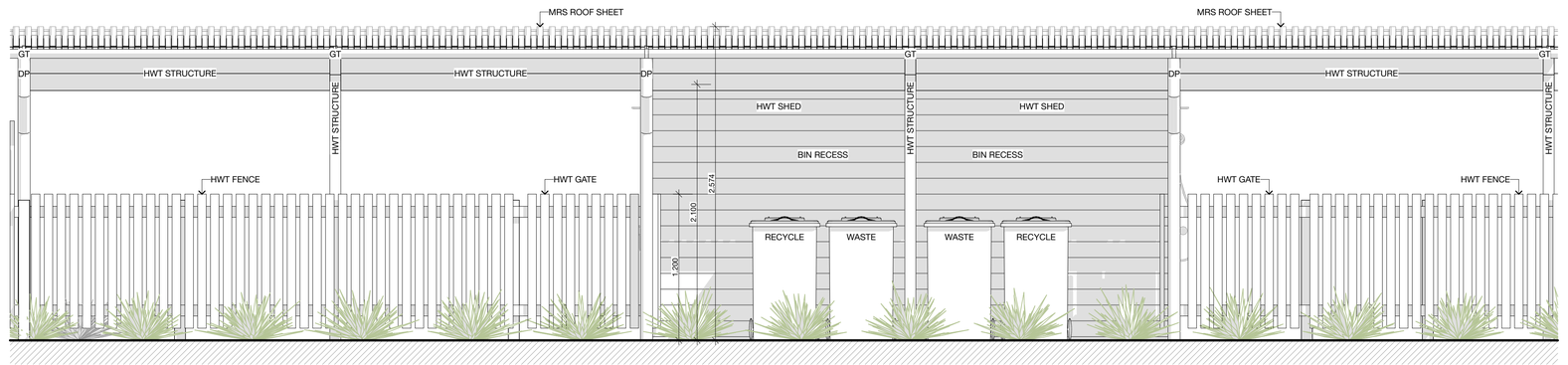
REVISION
02



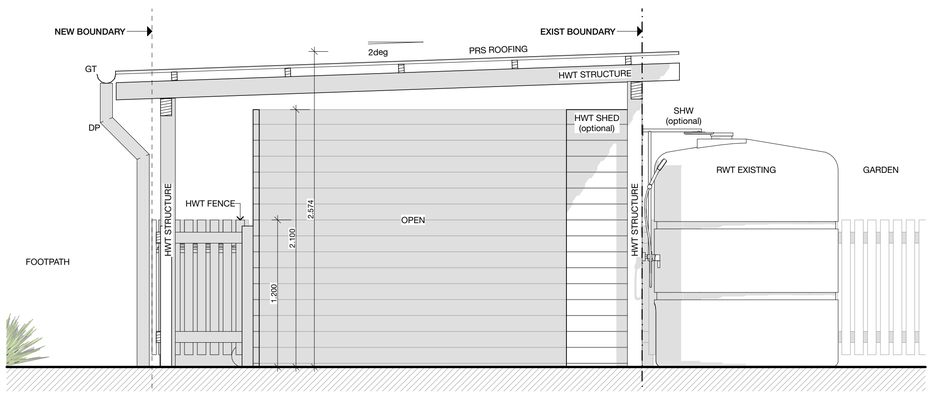
AB-01 SE ELEVATION
A1@1:50



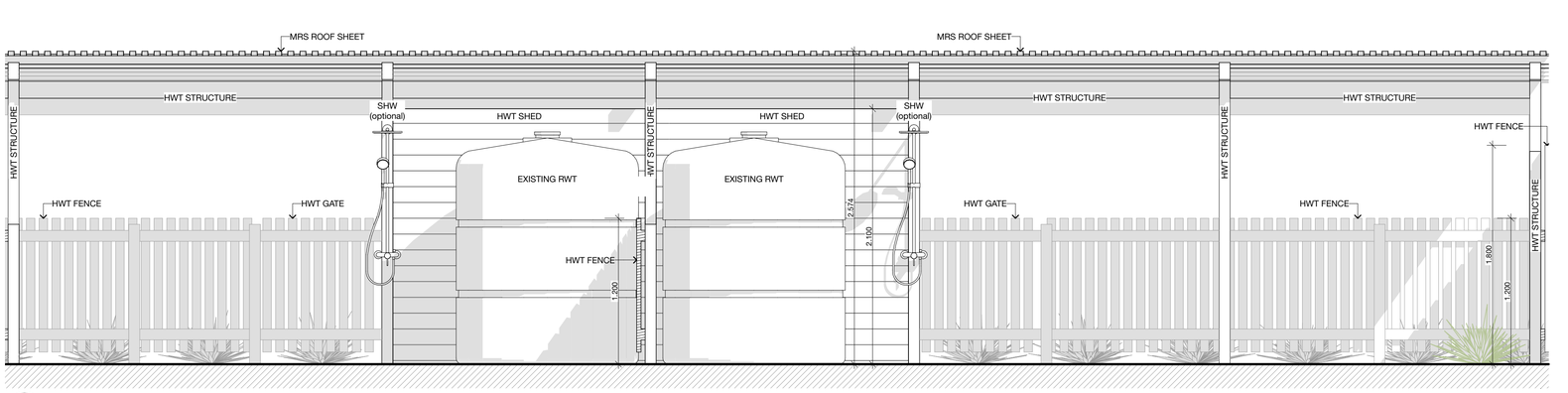
C-01 NE ELEVATION



C-03 NW ELEVATION



C-02 SW ELEVATION
A1@1:25



C-04 SE ELEVATION
A1@1:25

LEGEND

FINISH TAG REFER DA700 FOR FINISHES SCHEDULE

mana.
www.mana.net.au
HOBART
UG 3, 119 MORRISON STREET
SUMMIT, TAS, 7020
PH: (03) 6295 7994

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT MUST NOT BE USED, REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

PROJECT NUMBER
202451

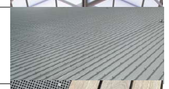
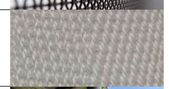
DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
TERRACES SHEDS ELEVATIONS

DRAWING NUMBER
DA608

REVISION
02

STAGE 5 (TO BE READ ALONGSIDE ELEVATION DRAWINGS DA300-DA308 & DA400-DA402)

ID	MATERIAL / ELEMENT	IMAGE
PRS	DANPAL MULTICELL POLYCARBONATE ROOF SHEET OPAL COLOUR	
MRS	METAL ROOF SHEET SPANDEK PROFILE PREFINISHED SHALE GREY	
HWT	HARDWOOD DECKING & RECYCLYED MESH FLOORING INTERGRAIN NATURES TIMBER OIL FINISH	
PCN	PRECAST CONCRETE SMOOTH FINISH STANDARD GREY CONCRETE MIX	
CN	CONCRETE PATH SURFACE WASHED FINISH STANDARD GREY CONCRETE MIX	
PCN2	PRECAST CONCRETE FLUTED FORM FACE STANDARD GREY CONCRETE MIX	
BK1	FACE BRICK KRAUS BRICK 230 X 110 MODULE DRY PRESSED LIGHT - LIGHT TONE COLOUR / FINISH	
CS	CEMENT SHEET CLADDING CEMINTEL BARE STONE STANDARD GREY FINISH	
AFW	ALUMINIUM FRAMED WINDOW & DOOR SUITES CLEAR ANODISED	
TFW	TIMBER FRAMED WINDOWS HARDWOOD WINDOW & DOOR SUITES NATURAL FINISH - CLEAR OIL	
ST1	STEEL COLUMN CIRCULAR FORM PRIMARY STURUCTURE GALVANISED FINISH	
ST2	STEEL COLUMN RECTANGULAR SUPPORTING STRUCTURE GALVANISED FINISH	
BAL1	HARDWOOD TIMBER SLAT BALUSTRADE GALVANISED STEEL SUB STRUCTURE	
BAL2	METAL ROD AND RAIL SYSTEM FACE FIXED TO SLAB EDGE SELECT PRE FINISHED COLOUR	
SCR1	GALVANISED WIRE MESH INFILL PANEL PRIVACY STRATEGY	
SCR2	STAINLESS STEEL MESH EMBER GUARD SCREEN CARPARK SCREENING	
SCR3	OPERABLE AWNING BLIND FABRIC ON WIRE GUIDES	
DPG	ZINCALUME DOWNPIPE + GUTTER	
PV1	LANDSCAPE SURFACE - COBBLES	
PV2	LANDSCAPE SURFACE - PAVING	

SHEDS TO EXISTING TERRACES (TO BE READ ALONGSIDE DRAWINGS DA600–DA608)

ID	MATERIAL / ELEMENT	IMAGE
PRS	DANPAL 16mm MULTICELL POLYCARBONATE ROOF SHEET OPAL COLOUR	
HWT STRUCTURE	STRUCTURAL TIMBER KD+ DRESSED MIXED AUSTRALIAN HARDWOOD INTERGRAIN NATURES TIMBER OIL FINISH	
HWT FENCE + GATES	ALL FENCES + GATES: MATCH EXISTING ROUGH SAWN MIXED AUSTRALIAN HARDWOOD INTERGRAIN NATURES TIMBER OIL FINISH	
BRM FOOTPATH	BROOM FINISHED CONCRETE FOOTPATH TO MATCH EXISTING	
CN SLAB	WASHED CONCRETE SLAB TO BASE OF SHED TO MATCH EXISTING REAR OF EXISTING TERRACES	
GRV GRAVEL PATH	GRAVEL PATH THROUGH POCKET PARK	
PNG PAVING	PAVING BENEATH PERGOLA LIGHT GREY COBBLES LINEAR FORMAT	
HWT SHED	HARDWOOD TIMBER PANELS INTERGRAIN NATURES TIMBER OIL FINISH	
SHW	EXTERNAL COPPER SHOWER	
EXIST RWT	EXISTING GALVANISED RAINWATER TANKS	
EXIST ELEC	EXISTING ELECTRICAL + COMMS ENCLOSURE	
SUBPODS	SUBPOD - GREEN WASTE + VEGETABLE GARDENS WITH HWT SURROUND FINISHES WITH INTEGRAIN NATURES TIMBER OIL	
SCR	STAINLESS STEEL WIRE PLANTED SCREENS - AT FENCE-LINE	
DP + GT	ZINCALUME DOWNPIPE + GUTTER	
ROCKS	BASALT + SANDSTONE ROCKS TO POCKET PARK: SEATING AND GENERAL LANDSCAPING	
LND-LANDSCAPING	PARK LANDSCAPING VARIOUS - NATIVE VEGETATION	

mana.
HOBART
LVL 3, 119 MACQUARIE STREET
HOBART, TAS, 7000
(03) 6231 2555
THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT MUST NOT BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

PROJECT NUMBER
202451

DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
EXTERNAL FINISHES & ASSEMBLIES

DRAWING NUMBER
DA700

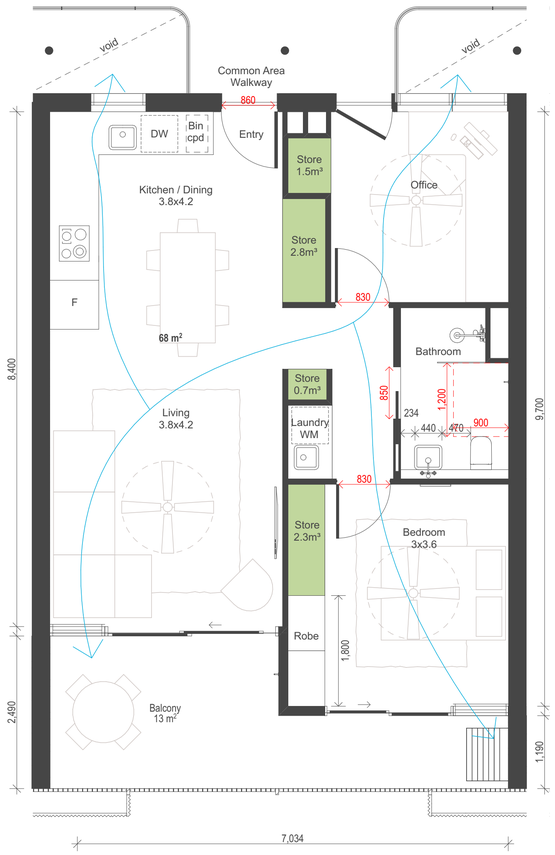
REVISION
02

TYPICAL 1 BEDROOM + OFFICE APARTMENT | EASY SOUTH L2
A1@1:50

STORAGE VOLUME (shown green)	
INTERNAL STORAGE	5.8m³
CARPARK / GF STORAGE	3.7m³
TOTAL	**9.5m³**
TOTAL GFA:	**60m²**
TOTAL BALCONY:	**13m²**

TYPICAL 2 BEDROOM + OFFICE APARTMENT | WALLUM NORTH L2
A1@1:50

STORAGE VOLUME (shown green)	
INTERNAL STORAGE	10.7m³
CARPARK / GF STORAGE	3.7m³
TOTAL	**14.4m³**
TOTAL GFA:	**116m²**
TOTAL BALCONY:	**22m²**



TYPICAL 1 BEDROOM + OFFICE SILVER LIVABLE HOUSING DESIGN | WALLUM SOUTH L2
A1@1:50

STORAGE VOLUME (shown green)	
INTERNAL STORAGE	7.3m³
CARPARK / GF STORAGE	3.7m³
TOTAL	**11m³**
TOTAL GFA:	**68m²**
TOTAL BALCONY:	**13m²**

mana.
www.mana.gh.au
HOBART
LVL 3, 119 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6166 7800

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT CANNOT BE LOANED, REMAINS THE PROPERTY OF THE ARCHITECT. IT CANNOT BE LOANED, REMAINED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5

5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DATE GENERATED
29/04/2025

FOR
CREATIVE CAPITAL

PROJECT NUMBER
202451

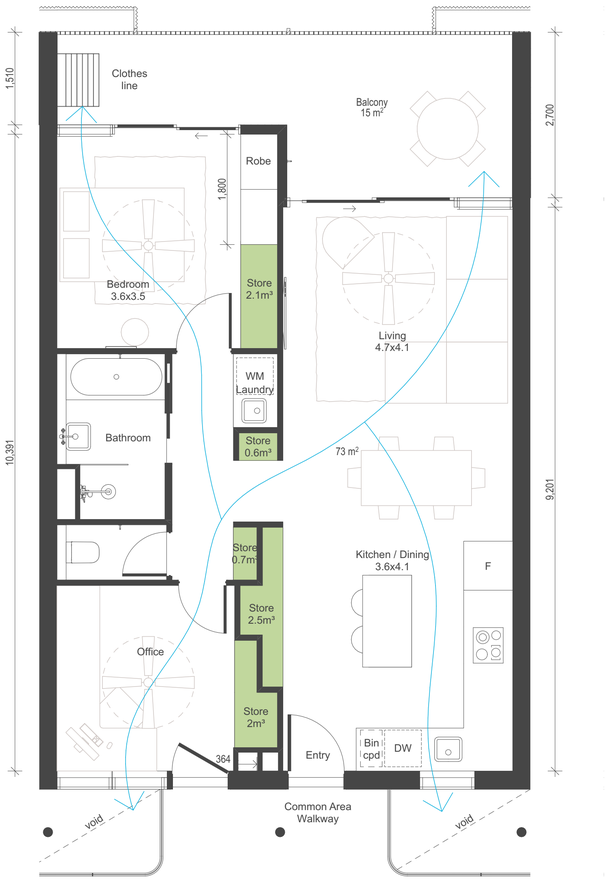
DRAWN
SZ

APPROVED
GN

ARCHITECTURAL
DRAWING TITLE
TYPICAL APARTMENT FITOUT PLANS 01

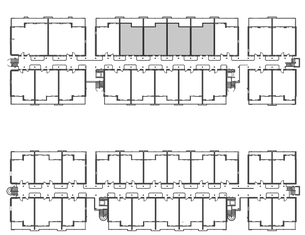
DRAWING NUMBER
DA950

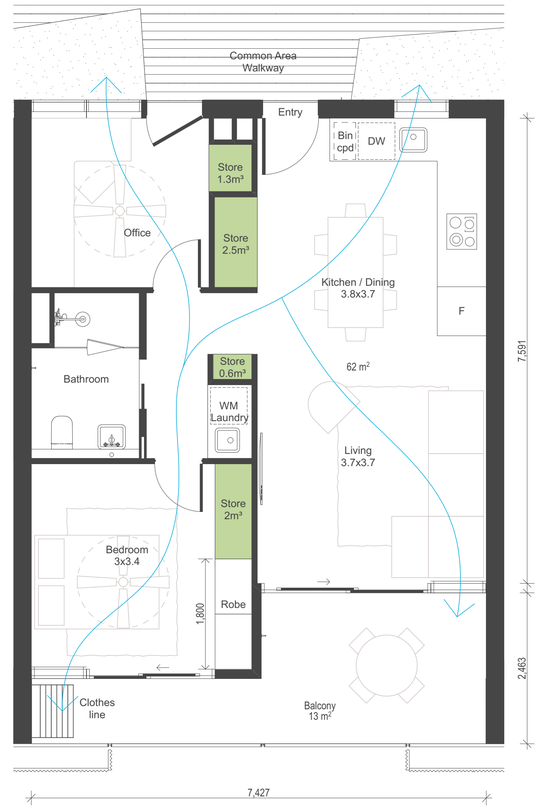
REVISION
02



TYPICAL 1 BEDROOM + OFFICE APARTMENT | WALLUM NORTH L2
A1@1:50

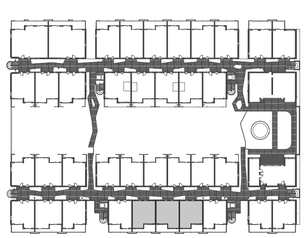
STORAGE VOLUME (shown green)	
INTERNAL STORAGE	7.9m³
CARPARK / GF STORAGE	3.7m³
TOTAL	**11.6m³**
TOTAL GFA:	**73m²**
TOTAL BALCONY:	**15m²**

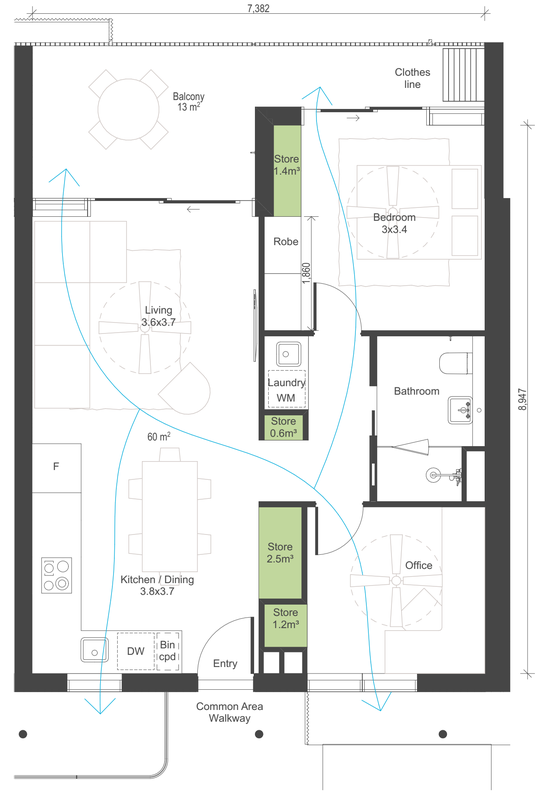




TYPICAL 1 BEDROOM + OFFICE APARTMENT | EASY SOUTH L1
A1@1:50

STORAGE VOLUME (shown green)	
INTERNAL STORAGE	6.4m³
CARPARK / GF STORAGE	3.7m³
TOTAL	**10.1³**
TOTAL GFA:	**62m²**
TOTAL BALCONY:	**13m²**





TYPICAL 1 BEDROOM + OFFICE APARTMENT | EASY NORTH L2
A1@1:50

STORAGE VOLUME (shown green)	
INTERNAL STORAGE	5.7m³
CARPARK / GF STORAGE	3.7m³
TOTAL	**9.4m³**
TOTAL GFA:	**60m²**
TOTAL BALCONY:	**13m²**

mana.
www.mana.com.au
HOBART
LVL 3, 119 MORRISON STREET
HOBART TAS 7000
PH (03) 6268 7888

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5

5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DATE GENERATED
29/04/2025

FOR
CREATIVE CAPITAL

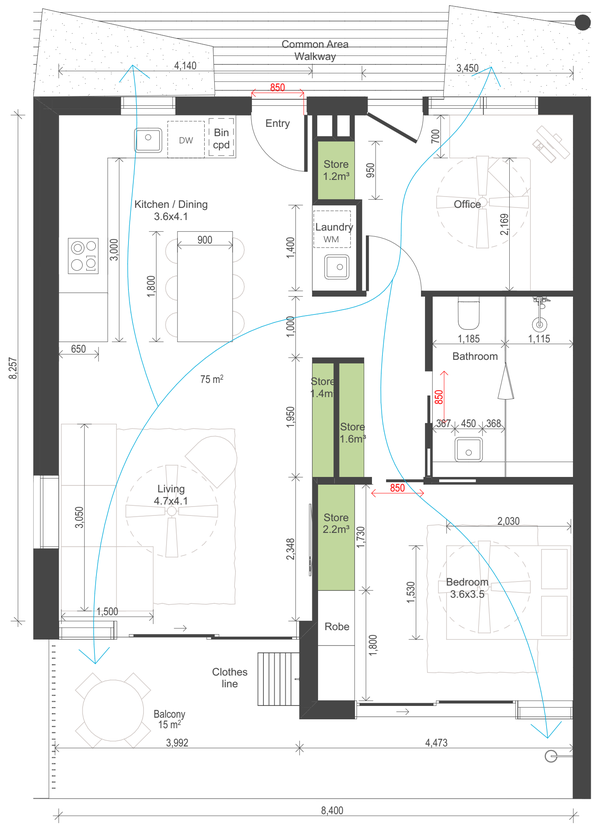
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
TYPICAL APARTMENT FITOUT PLANS 02

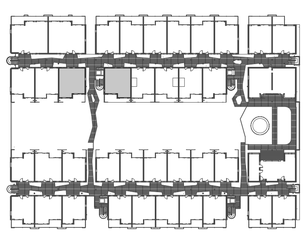
DRAWING NUMBER
DA951

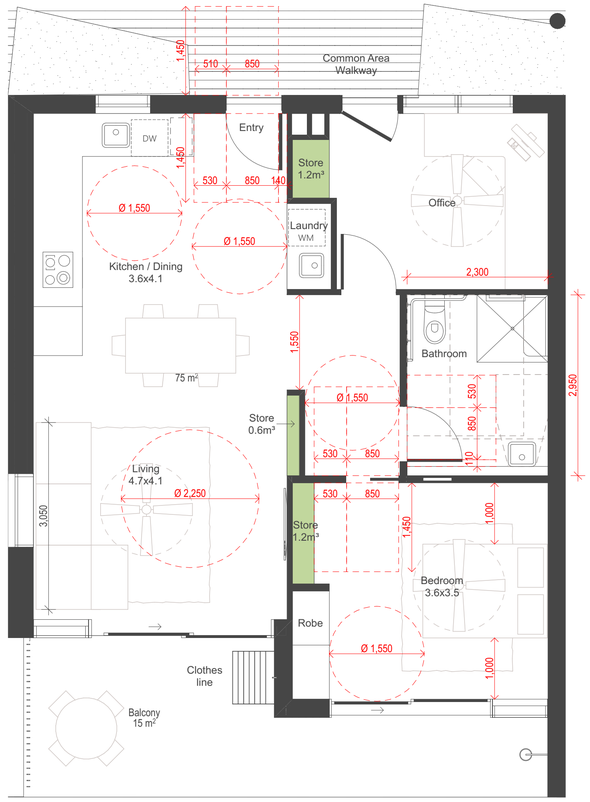
REVISION
02



- TYPICAL ADAPTABLE APARTMENT PRE ADAPTATION | WALLUM SOUTH L1
A1@1:50

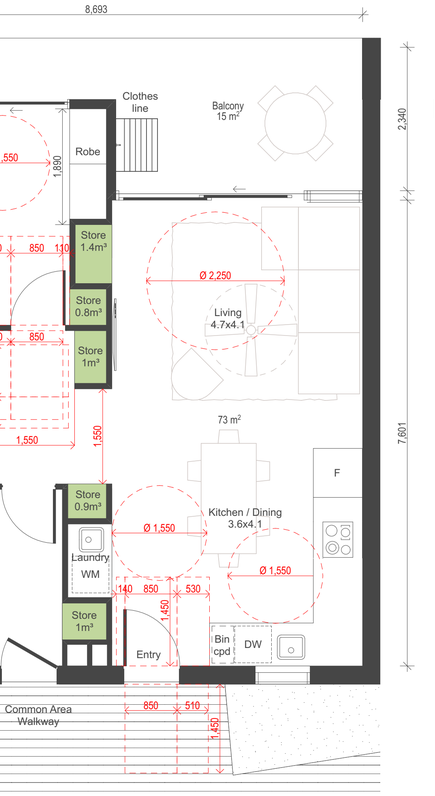
STORAGE VOLUME (shown green)	
INTERNAL STORAGE	6.4m³
CARPARK / GF STORAGE	3.7m³
TOTAL	**10.1m³**
TOTAL GFA:	**75m ²**
TOTAL BALCONY:	**15m²**





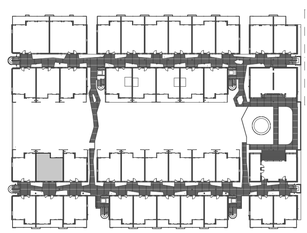
- TYPICAL ADAPTABLE APARTMENT POST ADAPTATION | WALLUM SOUTH L1
A1@1:50

STORAGE VOLUME (shown green)	
INTERNAL STORAGE	3m³
CARPARK / GF STORAGE	3.7m³
TOTAL	**6.7m³**
TOTAL GFA:	**75m²**
TOTAL BALCONY:	**15m²**



- TYPICAL ADAPTABLE APARTMENT | EASY NORTH L1
A1@1:50

STORAGE VOLUME (shown green)	
INTERNAL STORAGE	5.1m³
CARPARK / GF STORAGE	3.7m³
TOTAL	**8.8m³**
TOTAL GFA:	**73m²**
TOTAL BALCONY:	**15m²**



mana.
www.mana.net.au
HOBART
LVL 5, 111 MACQUARIE STREET
HOBART, TAS, 7000
PH: (03) 6245 7900

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. THE DRAWING MUST NOT BE USED, REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
28/03/2025	DRAFT DEVELOPMENT APPLICATION	01
11/04/2025	DEVELOPMENT APPLICATION	02

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5

5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DATE GENERATED
29/04/2025

FOR
CREATIVE CAPITAL

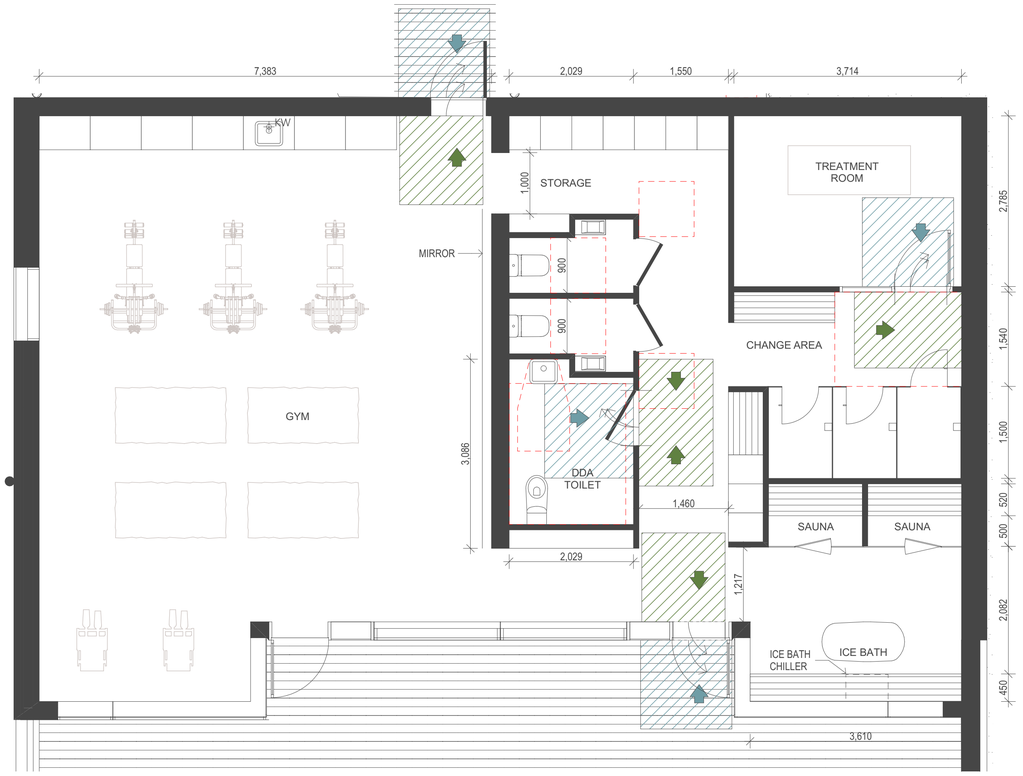
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

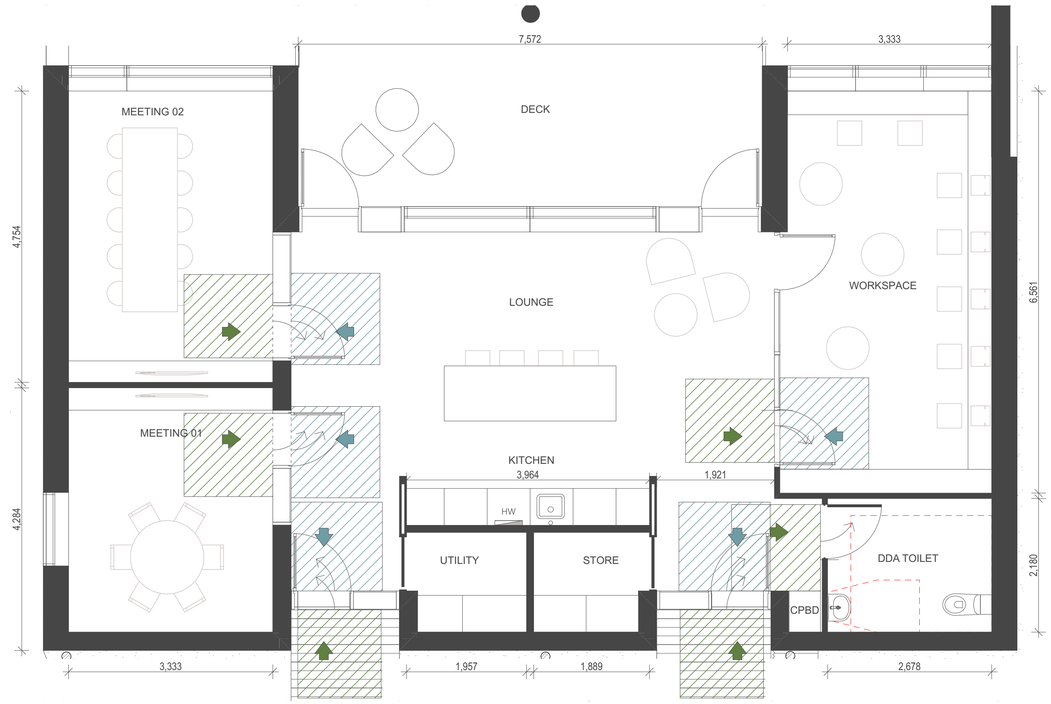
ARCHITECTURAL
DRAWING TITLE
ADAPTABLE & ACCESSIBLE APARTMENTS

DRAWING NUMBER
DA952

REVISION
02



WELLNESS SPACE
A1@1:50



BUSINESS HUB
A1@1:50

COMPLIANCE PLAN

- ALL DIMENSIONS NOTED ON THIS PLAN, BUT NOT LIMITED TO, ARE MINIMUM CIRCULATION SPACES TO BE ACHIEVED TO AS 1428.1.
- **CRITICAL CLEAR DIMENSIONS BETWEEN FINISHED WALL FACES, TO AS 1428.1.**
- REFER TO DOOR SCHEDULE FOR SIZES AND DETAILS.
- **TGSI** TACTILE BRAILLE SIGNS TO BE INSTALLED AS PER AS1428.1, REFER TO FITMENTS AND EQUIPMENT SCHEDULE.

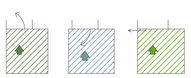
STATUTORY SIGNAGE TO BE INSTALLED TO AS1428.1. REFER TO SIGNAGE SCHEDULE FOR DETAILS.

SN1 BRAILLE SIGN, DDA ALL GENDER

SN2 TOILET BRAILLE SIGN, EXIT

SANITARY CIRCULATION SPACE TO AS 1428.1

LATCH-SIDE + HINGE-SIDE CLEARANCES -



90° TO 180° TURNING

mana.
www.mana.net.au
HOBART
LVL 3, 111 MORRISON STREET
HOBART, TAS, 7000
PH: (03) 6345 7566

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. THE DRAWING MUST NOT BE USED, REPRODUCED OR COPIED IN ANY MATERIAL FORM WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
28/02/2025	FOR COORDINATION	01
28/03/2025	DRAFT DEVELOPMENT APPLICATION	02
11/04/2025	DEVELOPMENT APPLICATION	03

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5

5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR COORDINATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

PROJECT NUMBER
202451

DRAWN
SZ

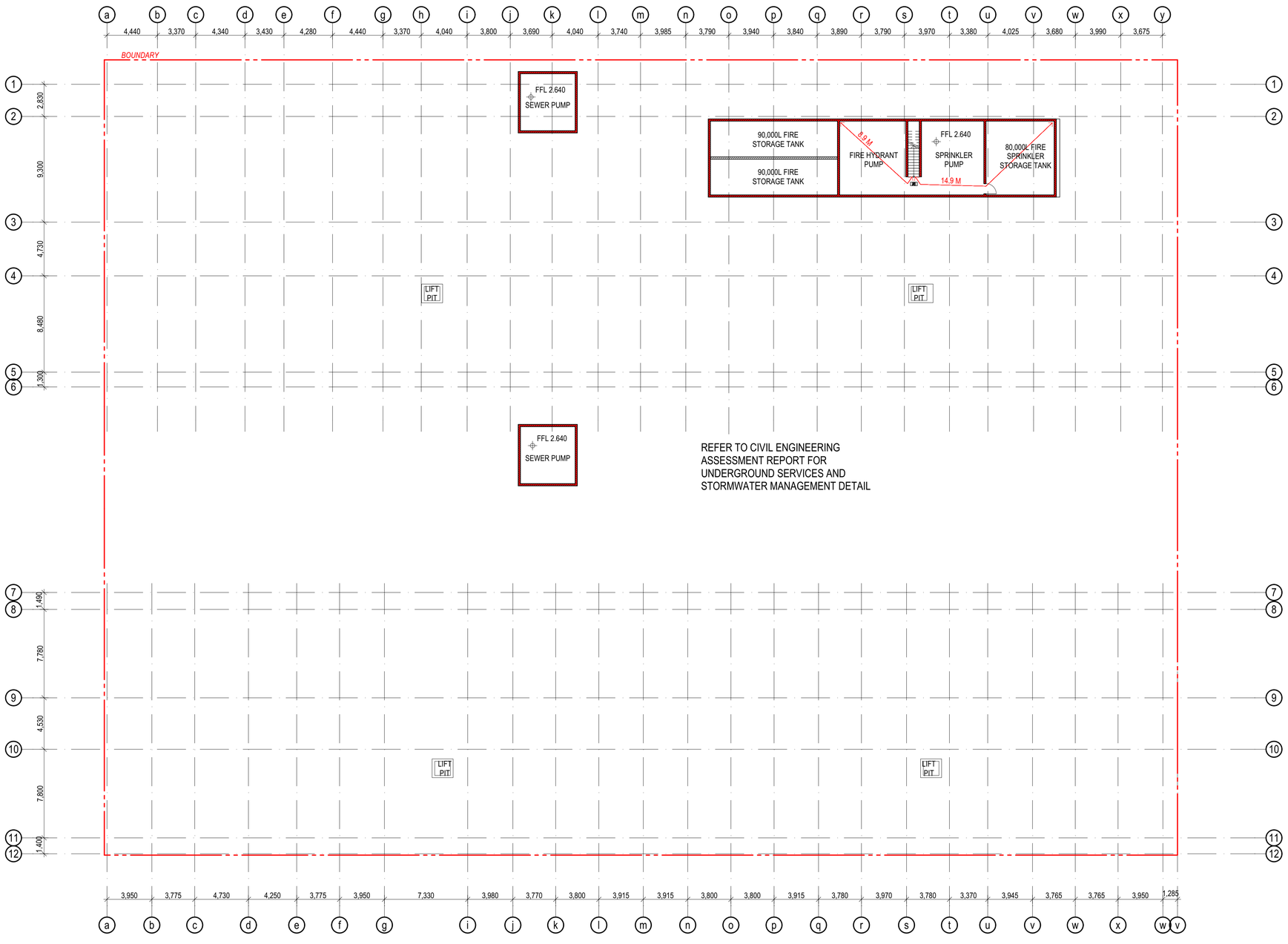
APPROVED
GN

ARCHITECTURAL
DRAWING TITLE

WELLNESS SPACE & BUSINESS HUB

DRAWING NUMBER
DA960

REVISION
03



SERVICES FLOOR COMPLIANCE PLAN | CPTED
A1@1:200

CRIME PREVENTION MEASURES

Integrated design features in clude the following:

The building has been designed to eliminate dead ends and ensure sight-lines are maintained through building volumes.All points of entry are open and connected to public space and clearly visible to existing street and neighbourhood networks

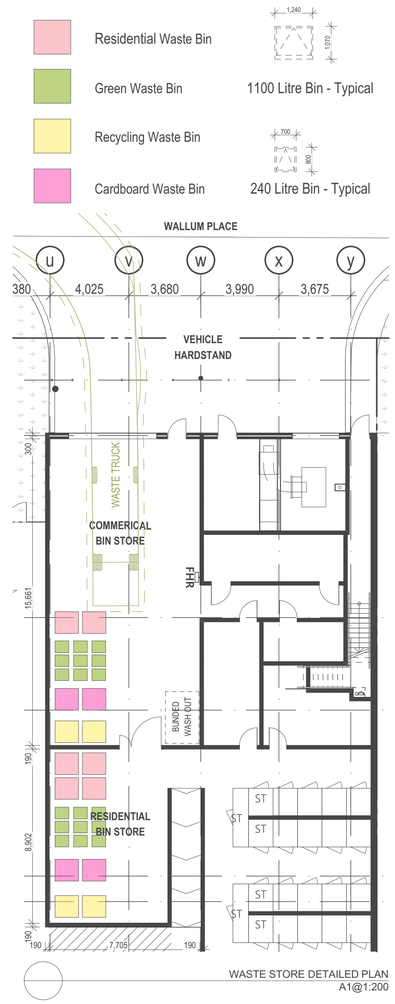
Passive surveillance: Stage 5 is overlooked by existing residential dwellings, passively monitored by the Stage 4 to the SW, the Pocket Living units to the NW and the Commercial Terraces to the SE. From within Stage 5 care has been taken to eliminate dead ends and maximise passive surveillance from the 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. 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.

WASTE MANAGEMENT MEASURES

- Residential Waste Bin
- Green Waste Bin — 1100 Litre Bin - Typical
- Recycling Waste Bin
- Cardboard Waste Bin — 240 Litre Bin - Typical



WASTE STORE DETAILED PLAN
A1@1:200

COMPLIANCE PLAN LEGEND

- ALL DIMENSIONS NOTED ON THIS PLAN, BUT NOT LIMITED TO, ARE MINIMUM CIRCULATION SPACES TO BE ACHIEVED TO AS 1428.1.
*** CRITICAL CLEAR DIMENSIONS BETWEEN FINISHED WALL FACES, TO AS 1428.1.**
- REFER TO DOOR SCHEDULE FOR SIZES AND DETAILS.
- **TGSI** TACTILE BRAILLE SIGNS TO BE INSTALLED AS PER AS1428.1, REFER TO FITMENTS AND EQUIPMENT SCHEDULE.

STATUTORY SIGNAGE TO BE INSTALLED TO AS1428.1. REFER TO SIGNAGE SCHEDULE FOR DETAILS.

SANITARY CIRCULATION SPACE TO AS 1428.1

LATCH-SIDE + HINGE-SIDE CLEARANCES -

90° TO 180° TURNING

ESCAPE PATH AND DISTANCES TO EXIT

FIRE RATED WALLS

FIRE HYDRANT

FIRE HOSE REEL

EMERGENCY EXIT SIGN

CRIME PREVENTION LEGEND

- REFER NOTES ON DRAWING FOR DETAILED NOTES ON ADOPTED MEASURES

SECURITY LIGHT SOURCE

STREET LIGHT SOURCE

SECURITY CAMERA

PASSIVE SURVEILLANCE

SIGHT LINES

SECURITY SURVEILLANCE COVERAGE

mana.
www.mana.net.au
HOBART
LVL 3, 71 MACQUARIE STREET
HOBART, TAS, 7000
PH (03) 6295 7959

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. THE DRAWING MUST NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
28/02/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

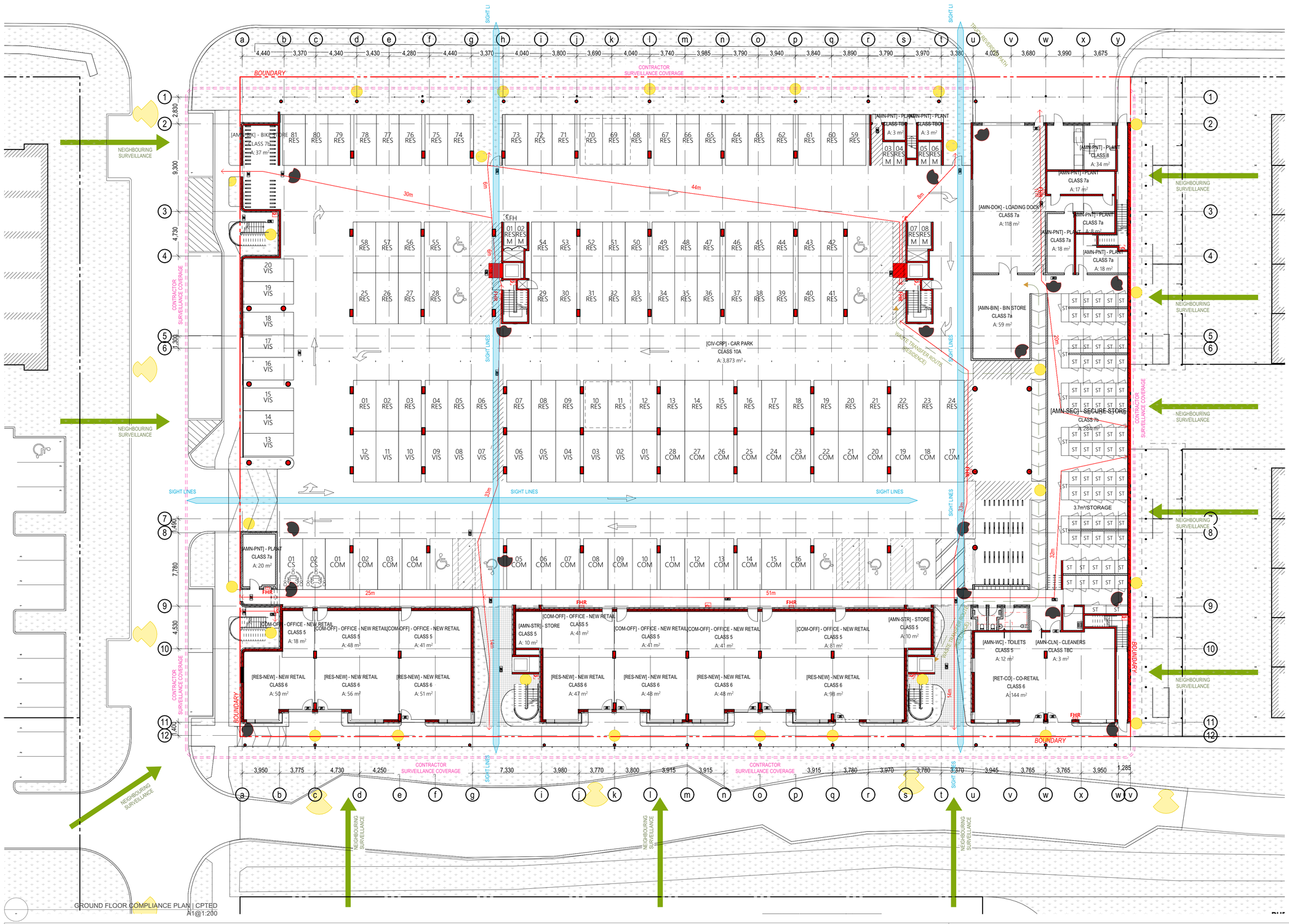
PROJECT NUMBER
202451

DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
SERVICES FLOOR COMPLIANCE | CPTED

DRAWING NUMBER
DA985

REVISION
04



GROUND FLOOR COMPLIANCE PLAN | CPTED
A1@1:200

CRIME PREVENTION MEASURES

Integrated design features in clude the following:

The building has been designed to eliminate dead ends and ensure sight-lines are maintained through building volumes.All points of entry are open and connected to public space and clearly visible to existing street and neighbourhood networks

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. 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.

WASTE MANAGEMENT MEASURES

- Residential Waste Bin
- Green Waste Bin — 1100 Litre Bin - Typical
- Recycling Waste Bin
- Cardboard Waste Bin — 240 Litre Bin - Typical

WASTE STORE DETAILED PLAN
A1@1:200

COMPLIANCE PLAN LEGEND

- ALL DIMENSIONS NOTED ON THIS PLAN, BUT NOT LIMITED TO, ARE MINIMUM CIRCULATION SPACES TO BE ACHIEVED TO AS 1428.1.
* **CRITICAL CLEAR DIMENSIONS BETWEEN FINISHED WALL FACES, TO AS 1428.1.**
- REFER TO DOOR SCHEDULE FOR SIZES AND DETAILS.
- **TGSI** TACTILE BRAILLE SIGNS TO BE INSTALLED AS PER AS1428.1, REFER TO FITMENTS AND EQUIPMENT SCHEDULE.

STATUTORY SIGNAGE TO BE INSTALLED TO AS1428.1. REFER TO SIGNAGE SCHEDULE FOR DETAILS.

SANITARY CIRCULATION SPACE TO AS 1428.1

LATCH-SIDE + HINGE-SIDE CLEARANCES - | 90° TO 180° TURNING | ESCAPE PATH AND DISTANCES TO EXIT (#) | FIRE RATED WALLS | FIRE HYDRANT | FIRE HOSE REEL (FHR) | EMERGENCY EXIT SIGN

CRIME PREVENTION LEGEND

- REFER NOTES ON DRAWING FOR DETAILED NOTES ON ADOPTED MEASURES

SECURITY LIGHT SOURCE | STREET LIGHT SOURCE | SECURITY CAMERA | PASSIVE SURVEILLANCE | SIGHT LINES | SECURITY SURVEILLANCE COVERAGE

mana.
www.mana.net.au
HOBART
LVL 3, 71 MACQUARIE STREET
HOBART TAS 7000
PH: (03) 6240 7990

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

PROJECT NUMBER
202451

DRAWN SZ | APPROVED GN

ARCHITECTURAL
DRAWING TITLE
GROUND FLOOR COMPLIANCE | CPTED

DRAWING NUMBER
DA986

REVISION
05

WASTE STORE DETAILED PLAN
A1@1:200

LEVEL 01 COMPLIANCE PLAN | CPTED
A1@1:200

CRIME PREVENTION MEASURES

Integrated design features in clude the following:

The building has been designed to eliminate dead ends and ensure sight-lines are maintained through building volumes.All points of entry are open and connected to public space and clearly visible to existing street and neighbourhood networks

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. 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.

WASTE MANAGEMENT MEASURES

Residential Waste Bin	
Green Waste Bin	1100 Litre Bin - Typical
Recycling Waste Bin	
Cardboard Waste Bin	240 Litre Bin - Typical

COMPLIANCE PLAN LEGEND

- ALL DIMENSIONS NOTED ON THIS PLAN, BUT NOT LIMITED TO, ARE MINIMUM CIRCULATION SPACES TO BE ACHIEVED TO AS 1428.1.
*** CRITICAL CLEAR DIMENSIONS BETWEEN FINISHED WALL FACES, TO AS 1428.1.**
- REFER TO DOOR SCHEDULE FOR SIZES AND DETAILS.
- **TGSI** TACTILE BRAILLE SIGNS TO BE INSTALLED AS PER AS1428.1, REFER TO FITMENTS AND EQUIPMENT SCHEDULE.

STATUTORY SIGNAGE TO BE INSTALLED TO AS1428.1. REFER TO SIGNAGE SCHEDULE FOR DETAILS.

SANITARY CIRCULATION SPACE TO AS 1428.1

LATCH-SIDE + HINGE-SIDE CLEARANCES -

90° TO 180° TURNING

ESCAPE PATH AND DISTANCES TO EXIT

FIRE RATED WALLS

FIRE HYDRANT

FIRE HOSE REEL

EMERGENCY EXIT SIGN

CRIME PREVENTION LEGEND

- REFER NOTES ON DRAWING FOR DETAILED NOTES ON ADOPTED MEASURES

SECURITY LIGHT SOURCE

STREET LIGHT SOURCE

SECURITY CAMERA

PASSIVE SURVEILLANCE

SIGHT LINES

SECURITY SURVEILLANCE COVERAGE

mana.
www.mana.net.au
HOBART
U6, 5 THOMPSON STREET
BOWEN HILLS QLD 4006
PH (03) 6245 1990

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
26/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:
VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.
DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION
DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL
PROJECT NUMBER
202451
DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
LEVEL 1 COMPLIANCE PLAN | CPTED
DRAWING NUMBER
DA987
REVISION
05

LEVEL 02 COMPLIANCE PLAN | CPTED
A1@1:200

CRIME PREVENTION MEASURES

Integrated design features in clude the following:

The building has been designed to eliminate dead ends and ensure sight-lines are maintained through building volumes.All points of entry are open and connected to public space and clearly visible to existing street and neighbourhood networks

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. 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.

WASTE MANAGEMENT MEASURES

- Residential Waste Bin
- Green Waste Bin — 1100 Litre Bin - Typical
- Recycling Waste Bin
- Cardboard Waste Bin — 240 Litre Bin - Typical

WASTE STORE DETAILED PLAN
A1@1:200

COMPLIANCE PLAN LEGEND

- ALL DIMENSIONS NOTED ON THIS PLAN, BUT NOT LIMITED TO, ARE MINIMUM CIRCULATION SPACES TO BE ACHIEVED TO AS 1428.1.
- **CRITICAL CLEAR DIMENSIONS BETWEEN FINISHED WALL FACES, TO AS 1428.1.**
- REFER TO DOOR SCHEDULE FOR SIZES AND DETAILS.
- **TGSI** TACTILE BRAILLE SIGNS TO BE INSTALLED AS PER AS1428.1, REFER TO FITMENTS AND EQUIPMENT SCHEDULE.

STATUTORY SIGNAGE TO BE INSTALLED TO AS1428.1. REFER TO SIGNAGE SCHEDULE FOR DETAILS.

SANITARY CIRCULATION SPACE TO AS 1428.1

LATCH-SIDE + HINGE-SIDE CLEARANCES - 90° TO 180° TURNING

ESCAPE PATH AND DISTANCES TO EXIT

FIRE RATED WALLS

FIRE HYDRANT

FIRE HOSE REEL — FHR

EMERGENCY EXIT SIGN

CRIME PREVENTION LEGEND

- REFER NOTES ON DRAWING FOR DETAILED NOTES ON ADOPTED MEASURES

SECURITY LIGHT SOURCE · STREET LIGHT SOURCE · SECURITY CAMERA · PASSIVE SURVEILLANCE · SIGHT LINES · SECURITY SURVEILLANCE COVERAGE

mana.
www.mana.net.au
HOBART
UNIT 5, 71 MACMAHON STREET
HOBART, TAS, 7000
PH: (03) 6285 7999

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. THE DRAWING MUST NOT BE USED, REPRODUCED OR MAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

STATUS
FOR DEVELOPMENT APPLICATION

DATE GENERATED
17/04/2025

FOR
CREATIVE CAPITAL

PROJECT NUMBER
202451

DRAWN: SZ · APPROVED: GN

ARCHITECTURAL
DRAWING TITLE
LEVEL 2 COMPLIANCE PLAN | CPTED

DRAWING NUMBER
DA988

REVISION
05

LARC

LANDSCAPE ARCHITECTURE

www.larc.la

CONCEPT DESIGN DA

Project: 26889 - Habitat Stage 5, Byron Bay, NSW, 2481

Revision C - 14.05.2026

- Landscape DA Design
- Concept Plans, Detailed Plans & Sections
- Inspiration Images & Plant / Material Selection

LANDSCAPE MASTERPLAN
GROUND FLOOR
SCALE 1:400 @ A3

LEGEND

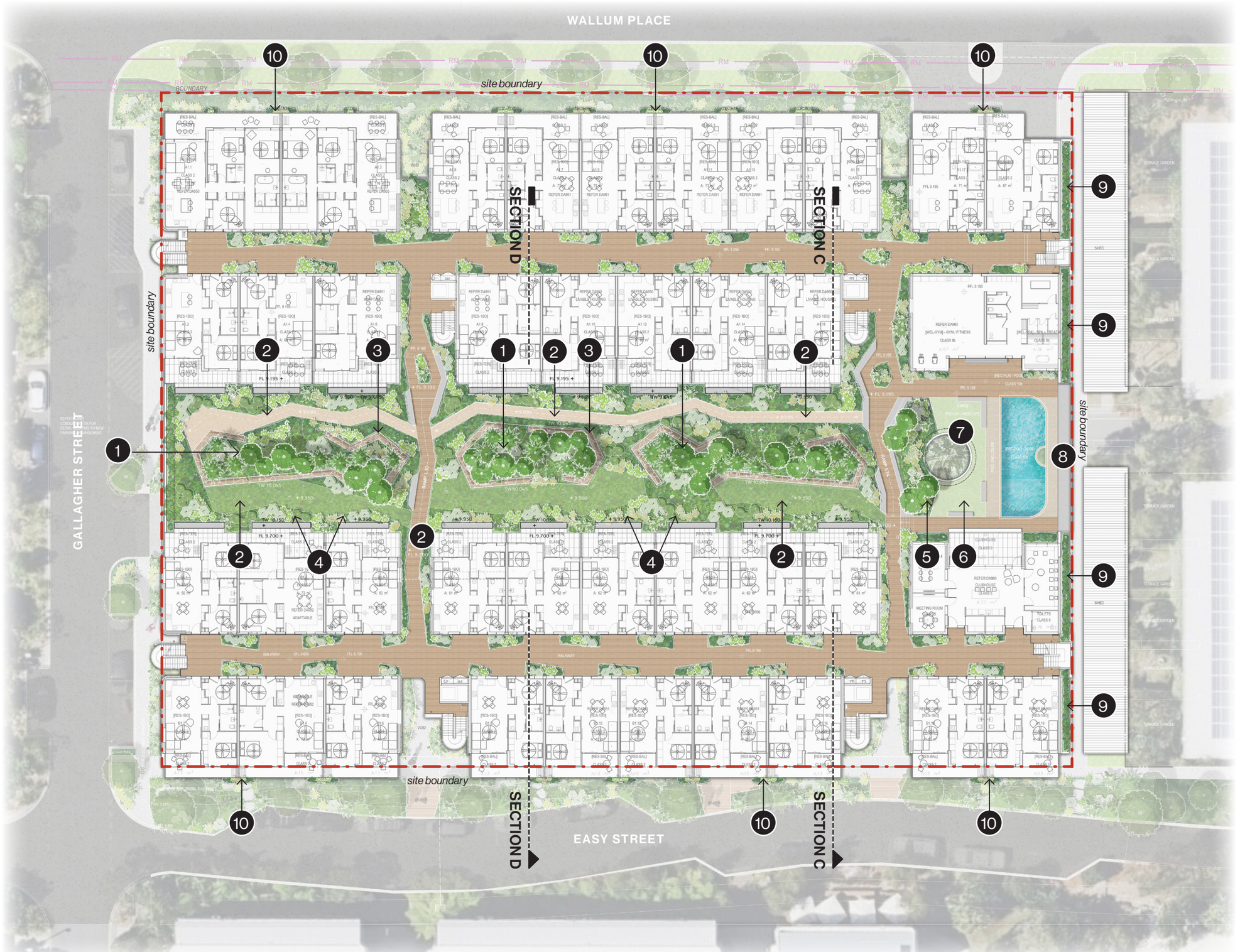
1. Footpath to Byron Shire council DCP requirements.
2. Entry to GF car parking.
3. Existing established Pink Euodia tree to be retained and protected during construction.
4. Garden areas on ground floor, around the perimeter of the building, with semi shade tolerant native plants. eg. Dicondra repens, Viola hederacea, Myoporum, Alocassia, Lomandra + Banksia.
5. New gardens on streetscape adjacent to on street carparking areas, with new native shade tree where shown & planting under.
6. Existing corner streetscape gardens , including mature trees and large feature boulder to be retained and protected during construction.
7. Low gardens flanking entry arcades, & in front of retail tenancies, planted in natural ground. SW facing gardens, with awning over. Shade tolerant native plants. eg. Dicondra repens, Viola hederacea, Myoporum, Cyathea, Alocassia, Ferns + Native grasses. Outdoor furniture & lighting to future detail design.
8. Timber bridge entry points - use rough sawn Spotted Gum to match Stage 4.
9. Shade tolerant native strip gardens to front of tenancies - to match Stage 4.
10. SE walkway, brushed-concrete service path, to provide maintenance access to podium gardens above. Gates, cameras, lighting & night patrols to address CPTED.
11. Adjacent garden & pocket park not part of this document.
12. Central shade garden with a cluster of tall palms growing up through the podium void - Kentia or Archontophoenix species (Bangalow palm).
13. Connection and reinstatement of Wallum place verge if damaged during construction.
14. Retain existing planting/street trees on Wallum Pl, add native shrubs, grasses and groundcovers one side of existing conc. invert swale.
15. Semi-shaded gardens to NE boundary in front of carpark mesh screen and under L1 overhang. Shade tolerant native plants. eg. Dicondra repens, Viola hederacea, Blechnum, Alocassia, Cyanthea + Dianella sp.

CONCEPT DESIGN - DA	REVISION C	© LARC Landscape Architecture
Project: Habitat Stage 5, Byron Bay, NSW, 2481		Date: 14/05/2026
Ref No.: 26859		Page: 2

LANDSCAPE MASTERPLAN
LEVEL 1 / PODIUM
SCALE 1:400 @ A3

LEGEND

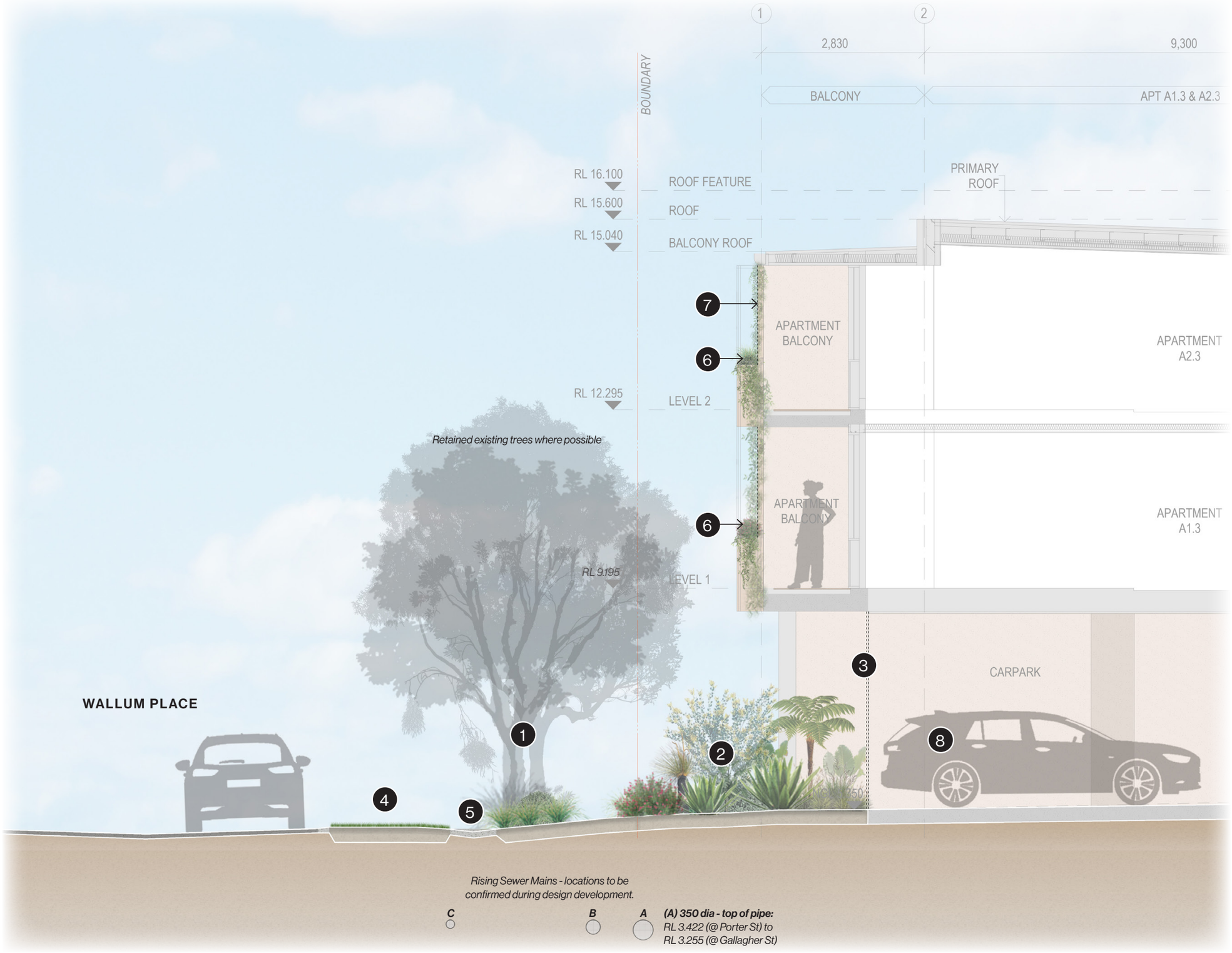
1. Podium Planting - Native trees and palms in the center to reduce on looking between apartments. Walls and mounding landscape treatment to achieve adequate soil depth - refer to DCP requirements. Minimum 1200 soil depth, mounded to approx 1500mm above slab level. Use boulder walls to address level changes over a narrow space, ensuring all mounding is 1:4 grade maximum. Species include eg. Elaeocarpus eumundi, Kentia & Archontophoenix palm (Bangalow palm).
2. Maintenance only access paths with gravel and low mass groundcover areas on the upper & lower side of the central spine.
3. Use of local basalt boulder walls to address level changes over a narrow space, ensuring all walls are less than 1000mm with mounding as 1:4 grade maximum.
4. Gardens ramping up to the seats, with foliage to provide privacy to private balconies. Waterproofing and protection board to structure in detail design.
5. Densely planted privacy garden to the back of bench seating and mounded, with small trees, shrubs and GC's. Shade tolerant native plants. eg. Dicondra repens, Viola hederacea, Blechnum, Alocassia, Cyanthea + Dianella sp.
6. Open patch of lawn for passive recreation and openness adjacent the pool space with bench seating / boulder seats to edge.
7. Cluster of Palm trees growing up through the podium void from ground level below - Kentia or Archontophoenix species (Bangalow palm).
8. Pool lounging bench seating / booths.
9. Podium planting to cascade over wall and down NE wall. Native vines species that cascade such as Pandoera, Ipomea, C.cousin it & Myoporum
10. Apartment planter boxes. With native vines species that both cascade and climb such as Pandoera, Ipomea, Cissus, Pararistolochia and Hoya. Steel Mesh or SS wire trellis to support good vine growth and match the opposite side of Easy Street aesthetic.



LANDSCAPE SECTION A
WALLUM PLACE
SCALE 1:75 @ A3

LEGEND

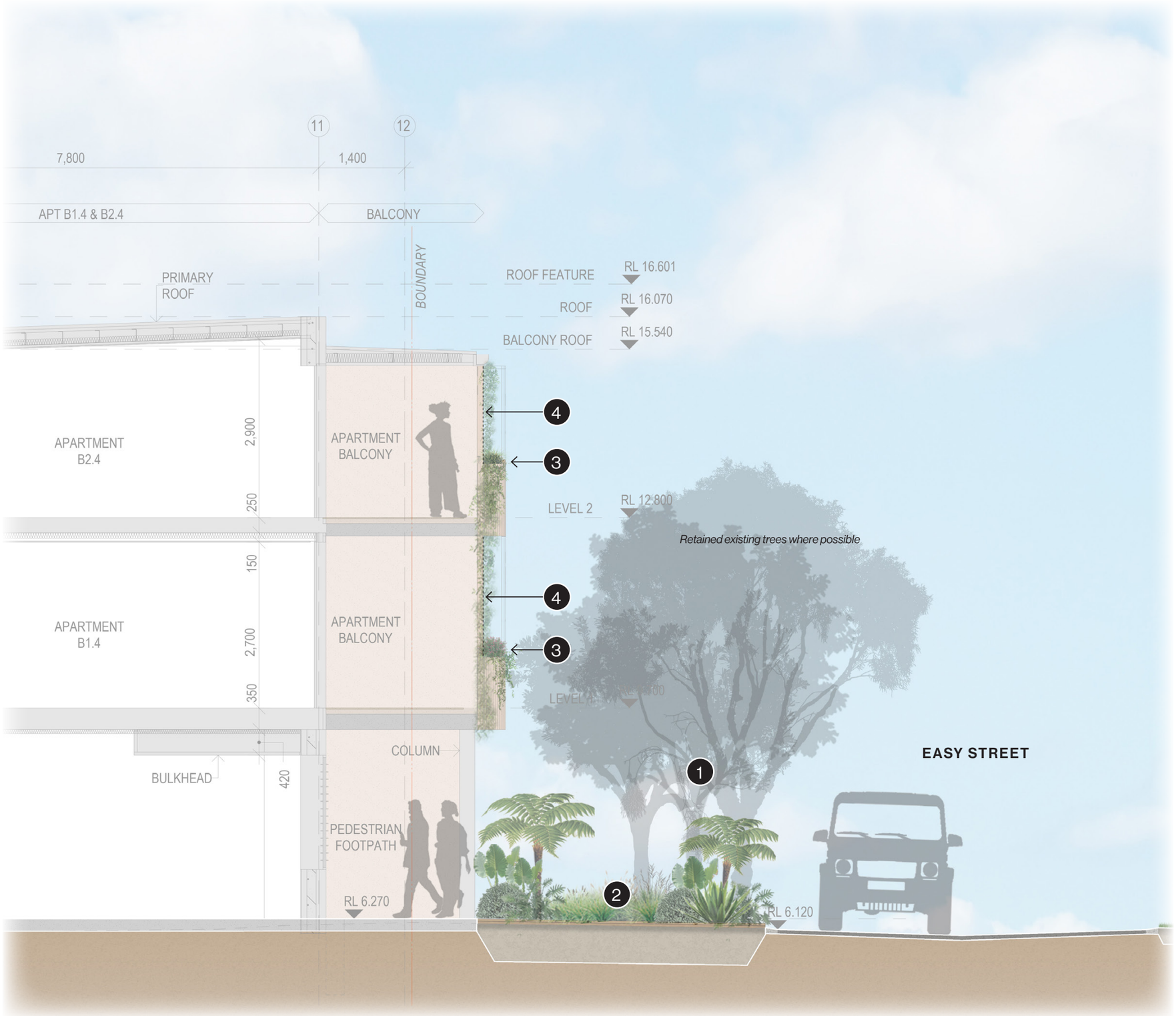
1. Retain existing gardens and street trees where possible on Wallum Place, add native shrubs, grasses and groundcovers.
2. Shaded gardens to NE boundary in front of carpark ember mesh screen and under L1 overhang. Native plants. eg. Dicondra repens, Viola hederacea, Lomandra, Banksia, Westringa + Dianella sp.
3. Ember screen to carpark - refer to architectural documentation.
4. Lawn verge along Wallum Place
5. Existing concrete invert swale on Wallum Pl verge
6. Apartment Planter Boxes. Native vines species that both cascade and climb such as Pandoera, Ipomea, Cissus, Pararistolochia and Hoya. Steel Mesh or SS wire trellis to support good vine growth and match the opposite side of Easy Street aesthetic.
7. Trellis / mesh structure to support climbing species - refer to architectural documentation.
8. Undercroft / carparking.



LANDSCAPE STREETSCAPE SECTION B
EASY STREET
SCALE 1:75 @ A3

LEGEND

1. Retain existing Easy Street gardens and street trees where possible, add native shrubs, grasses and groundcovers.
2. Small timber bridge entry points (using rough sawn Spotted Gum to match Stage 4). Gardens adjacent, with shrubs grasses and groundcovers. eg. Dicondra repens, Viola hederacea, Blechnum, Alocassia, Cyathea + Dianella sp.
3. Apartment Planter Boxes. Native vines species that both cascade and climb such as Pandoera, Ipomea, Cissus, Pararistolochia and Hoya. Steel Mesh or SS wire trellis to support good vine growth and match the opposite side of Easy Street aesthetic.
4. Trellis / mesh structure to support climbing species - refer to architectural documentation.

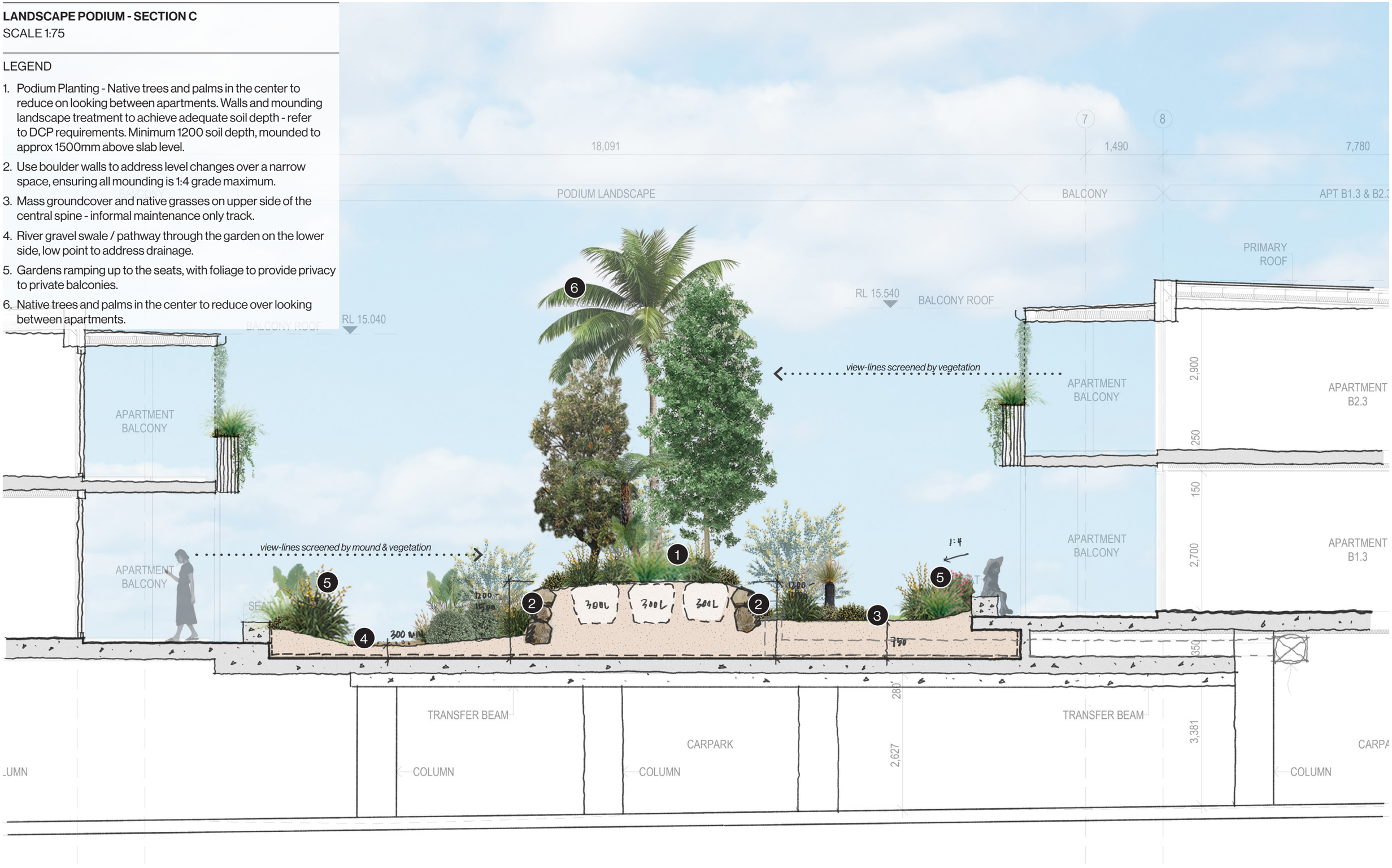


LANDSCAPE PODIUM - SECTION C

SCALE 1:75

LEGEND

1. Podium Planting - Native trees and palms in the center to reduce on looking between apartments. Walls and mounding landscape treatment to achieve adequate soil depth - refer to DCP requirements. Minimum 1200 soil depth, mounded to approx 1500mm above slab level.
2. Use boulder walls to address level changes over a narrow space, ensuring all mounding is 1:4 grade maximum.
3. Mass groundcover and native grasses on upper side of the central spine - informal maintenance only track.
4. River gravel swale / pathway through the garden on the lower side, low point to address drainage.
5. Gardens ramping up to the seats, with foliage to provide privacy to private balconies.
6. Native trees and palms in the center to reduce over looking between apartments.



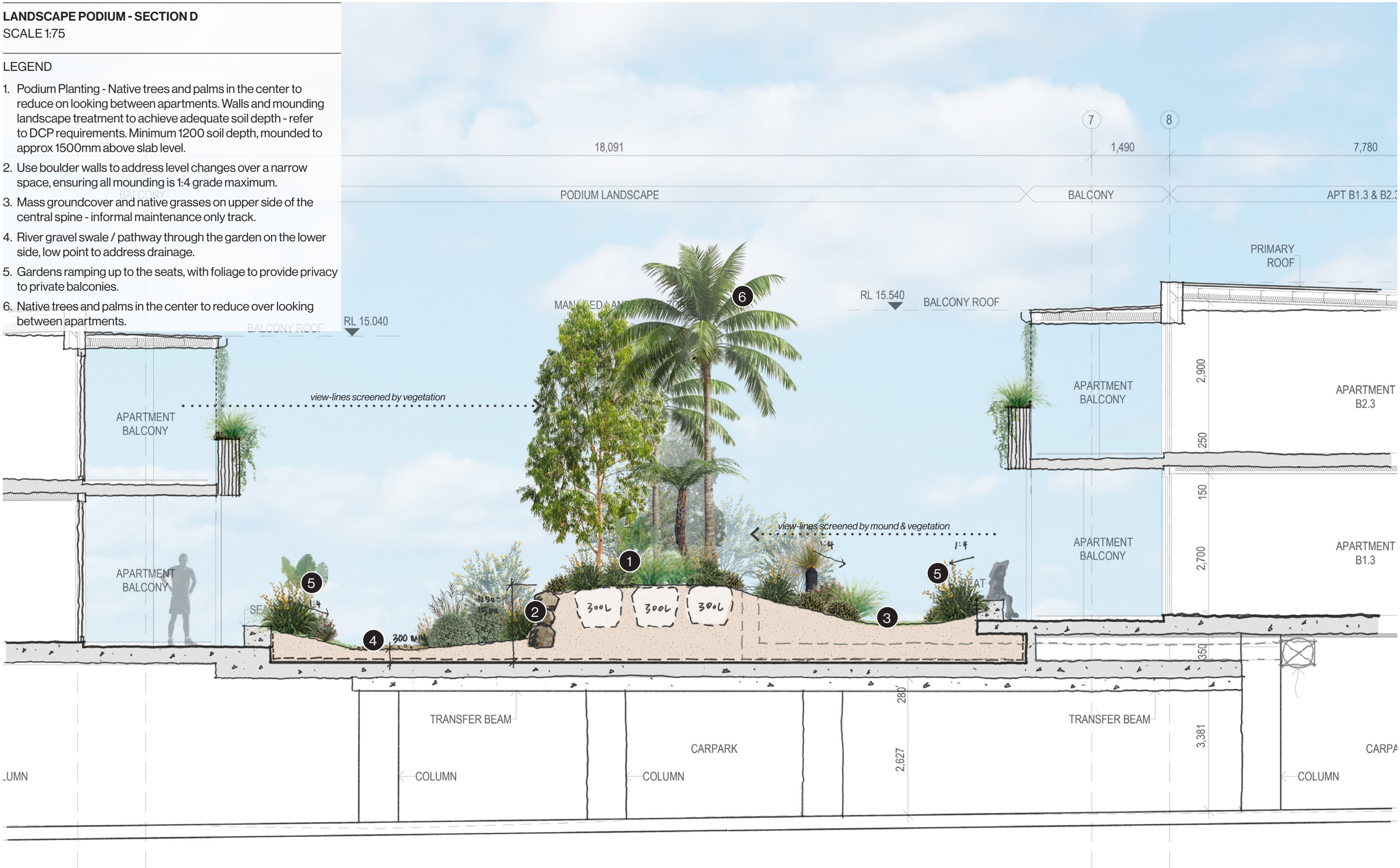
CONCEPT DESIGN - DA	REVISION C	© LARC Landscape Architecture
Project: Habitat Stage 5, Byron Bay, NSW, 2481		Date: 14/05/2026
Ref No.: 26859		Page: 6

LANDSCAPE PODIUM - SECTION D

SCALE 1:75

LEGEND

1. Podium Planting - Native trees and palms in the center to reduce on looking between apartments. Walls and mounding landscape treatment to achieve adequate soil depth - refer to DCP requirements. Minimum 1200 soil depth, mounded to approx 1500mm above slab level.
2. Use boulder walls to address level changes over a narrow space, ensuring all mounding is 1:4 grade maximum.
3. Mass groundcover and native grasses on upper side of the central spine - informal maintenance only track.
4. River gravel swale / pathway through the garden on the lower side, low point to address drainage.
5. Gardens ramping up to the seats, with foliage to provide privacy to private balconies.
6. Native trees and palms in the center to reduce over looking between apartments.



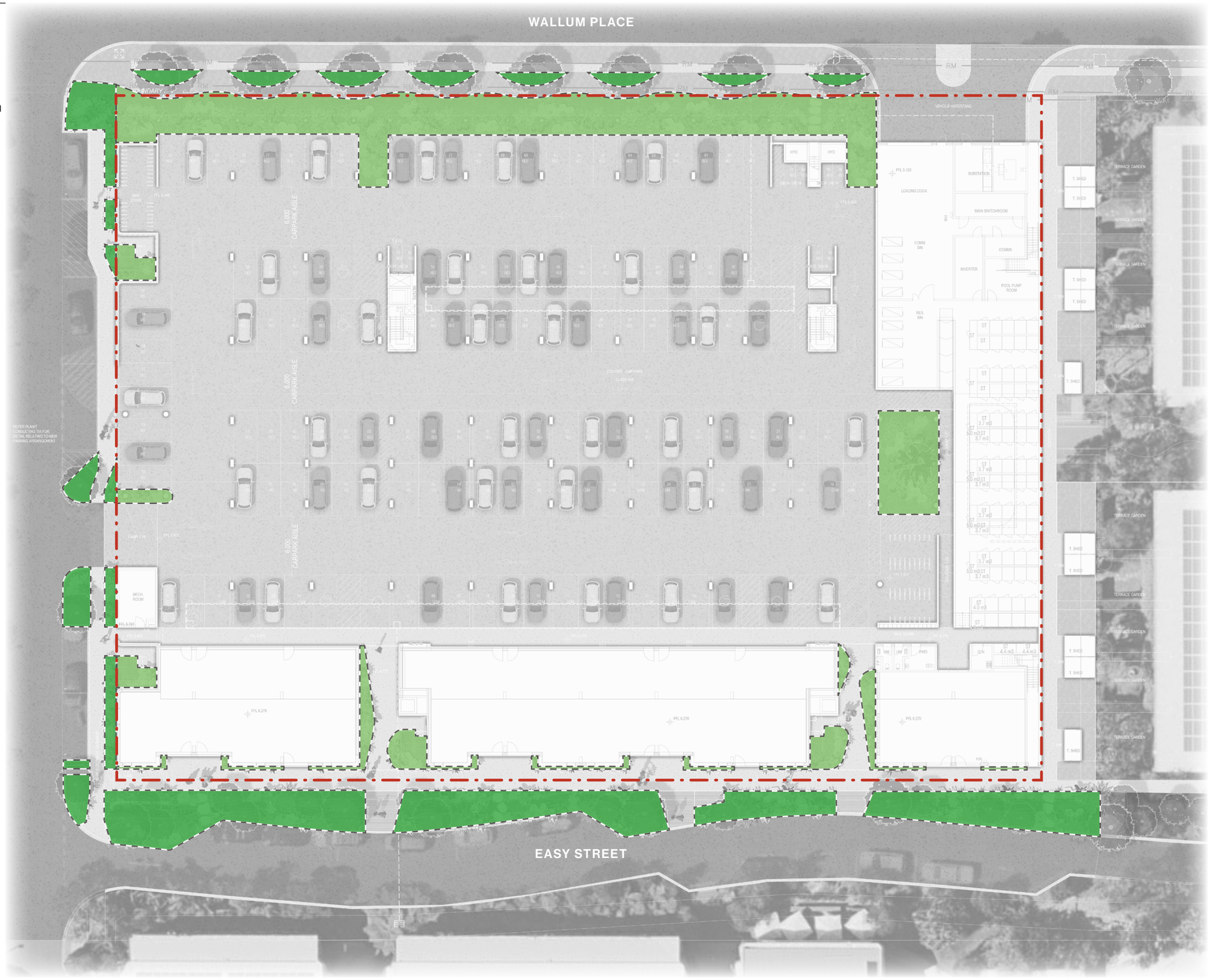
SOIL DEPTH ANALYSIS PLAN
GROUND FLOOR
SCALE 1:400 @ A3

Minimum planting depths have been considered into the design of the building. All deep planting on ground level is in ground traditional planting.

All containerized planting on upper levels is proposed in accordance with to DCP requirements.

IN GROUND DEEP STREET PLANTING

IN GROUND UNDERCROFT PLANTING



SOIL DEPTH ANALYSIS PLAN
LEVEL 1 PODIUM
SCALE 1:400 @ A3

Minimum planting depths have been considered into the design of the building. All deep planting on ground level is in ground traditional planting.

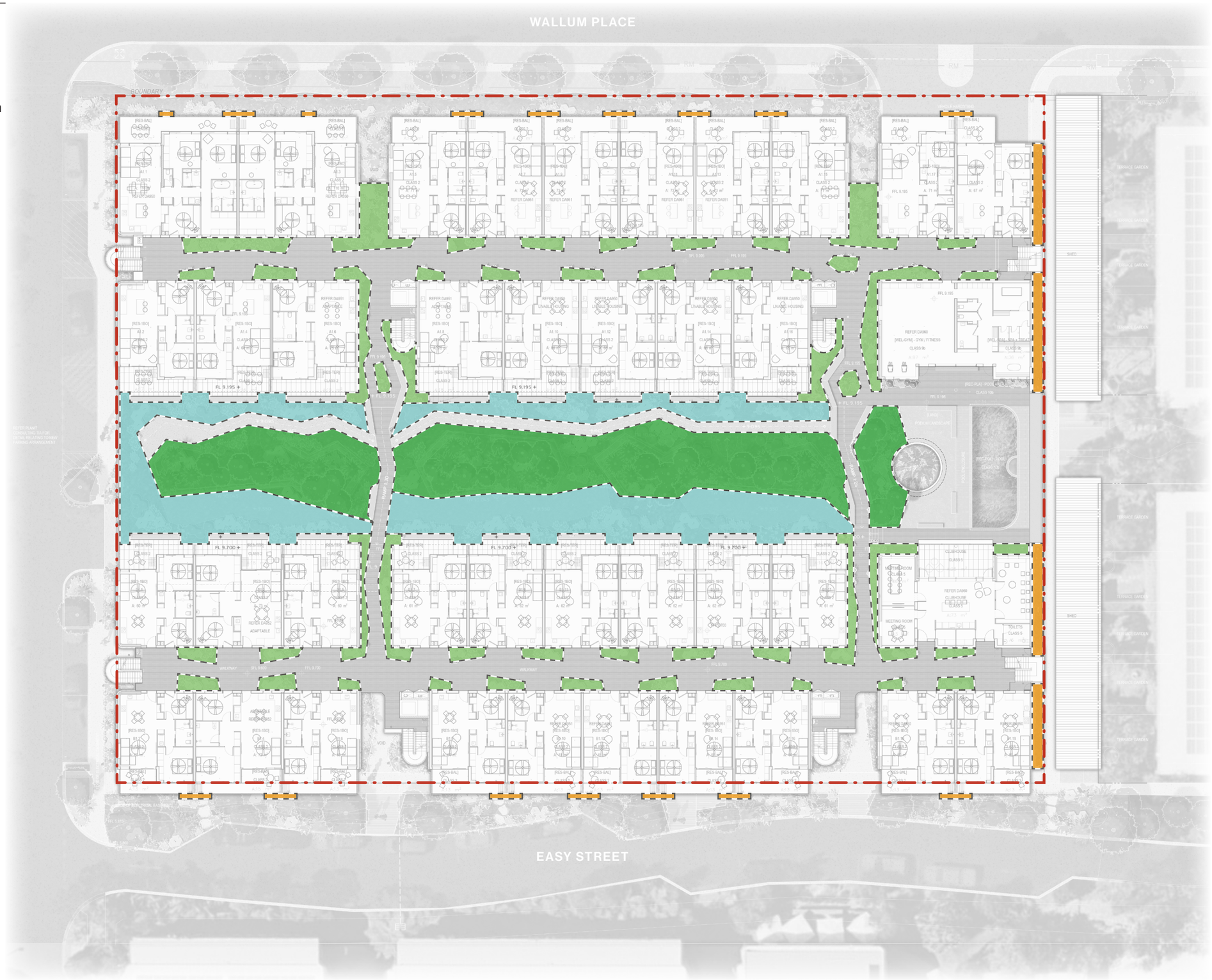
All containerized planting on upper levels is proposed in accordance with to DCP requirements. Minimum soil depths are shown below.

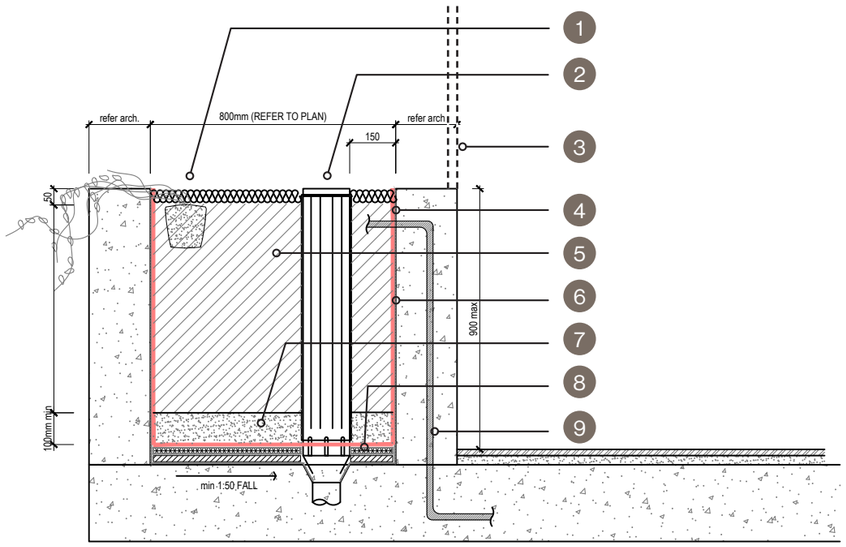
PODIUM TREES / PALMS & SHRUBS.
DEPTH: 1100MM (MOUNDED TO 1500MM)

PODIUM PLANTERS SMALL SHRUBS &
GROUND COVERS. MIN DEPTH: 600MM

PODIUM SHRUBS & GROUNDCOVERS.
MIN DEPTH: 450-700MM

PODIUM GROUNDCOVERS CASCADING /
CLIMBING - MIN DEPTH: 600MM





DETAIL SECTION - PODIUM PLANTER

TYPICAL ONLY - TO FUTURE DETAIL DESIGN

Scale 1:10 @ a3

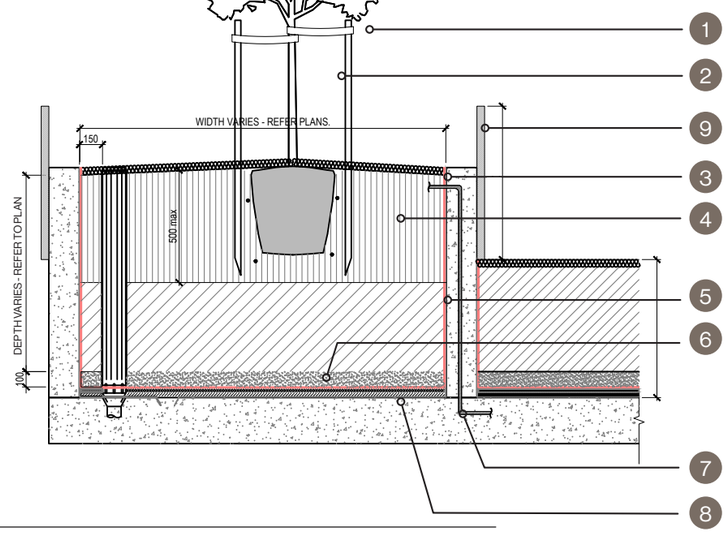
LEGEND (DETAIL):

1. Plants as specified in pallete & to future detailed design.
2. Drainage Riser, with inspection opening, at 10m cntrs & 150mm from edge. Rigid slotted pipe socked in geotextile fabric.
3. Screening / Balustrade if required - to be developed in detail design
4. Geotextile filter fabric layer
5. Imported lightweight podium soil blend
6. Waterproofing of entire walls & floors of planting area of roof. Waterproofing as specified in detailed design.
7. 100mm thick min layer of washed river sand
8. Slimline drainage cell layer in base.
9. Allow for penetrations in built form, to allow condiuts to supply water / drainage & irrigation to planting area.

PODIUM GARDEN DEPTHS AND NOTES:

Ensure all podium planters are;
- Waterproof lined
- Lined with coreflute protection board
- Atlantis drainage cell in base of each planter
- Geofabric filter liner over drain-cell
- Lightweight podium soil mix
- Ensure all podium planters are suitably drained to stormwater
- Ensure water supply line for irrigation is run to each planter

LARC
Jonson Lane



DETAIL SECTION - TREE PODIUM PLANTER

TYPICAL ONLY - TO FUTURE DETAIL DESIGN

scale 1:20 @ a3

LEGEND (DETAIL):

1. Trees as specified, refer to planting pallete.
2. Stake trees as specified in detailed design.
3. Geotextile filter fabric layer
4. Imported lightweight podium soil blend. 2 types of soil media used where trees are required. Soil to comply with Table 1, 'AS4419-2003.
5. Waterproofing of entire walls & floors of planting area of roof. Waterproofing as specified in detailed design.
6. 100mm thick min layer of washed river sand
7. Allow for condiuts to supply water / drainage & irrigation to planting area.
8. Slimline drainage cell in base of planter.
9. Screening / Balustrade if required - to be developed in detail design

LARC
Marvell Hotel

ESTABLISHMENT MAINTENANCE

Establish and maintain landscaping works following the issue of the Certificate of Practical Completion. Maintain works of a maintenance nature including but not limited to watering, weeding, fertilising, pest and disease and weed control, planting replacements, pruning and the like with accepted horticultural practices.

All plants shall be watered as per watering program below (unless unnecessary due to rain) from time of planting until the end of the establishment period (12 weeks).

Replace any plant that has been planted by the contractor, which dies from any cause during the planting establishment period. Plant replacement shall be of equivalent size and species as detailed in the plant schedule.

Removal of Weeds, Debris and Rubbish in planting areas shall occur at monthly intervals through the construction and defects liability/ establishment period. Any specified plant material damaged during this practice shall be replaced.

COMPLETION MAINTENANCE

Upon completion of the works all works shall be maintained for a period of 52 weeks from the date of practical completion.

Maintenance shall include:
-replacement of dead, damaged or stolen plants
-watering as required to maintain plant growth in a healthy condition
-replenish soil and mulch to specified depths if required following settlement
-pruning if required to maintain good form and safety
-pest and disease control
-fertilising if required to encourage growth
-regular removal of rubbish and litter

PODIUM PLANTING MAINTENANCE

The planting species selected for podium planting zones, are of low-maintenance requirements. These plants are predominately native sprawling ground covers, succulent cascading species, tried and tested shrubs and trees. These will only require periodic cutting back, fertilising, and weed & pest control.

MAINTENANCE ACCESS & METHODOLOGY

All garden areas on ground floor are accessible on grade. Native plant species have been selected, which will include tried and tested species, and species which have been successful in prior stages of Habitat.

Podium garden areas in communal open space on Level 1 are accessible on grade without anchor connections. Gravel pathways have been incorporated into the design to ensure ongoing and safe maintenance access.

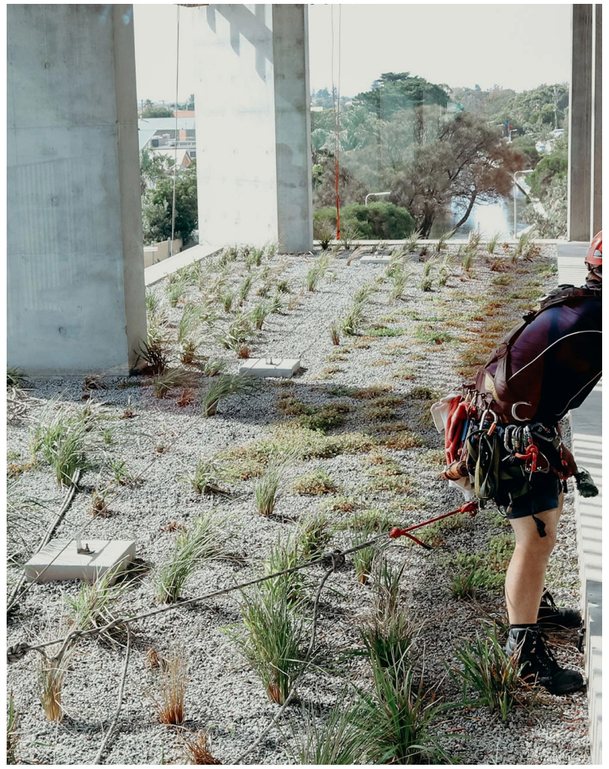
Apartment planterboxes on Level 1 & Level 2 are accessible from on grade access within balustrades.

In instances along the (south-east) SE edge of the building on Level 1 - the gardens are designed to spill over the edge, it is proposed the gardens will be maintained using appropriate anchor connections and static lines. Static lines should be run central through podium planting areas. This will be outlined further in detail design. Access to these areas will be via ladder access from the SE pathway below, as well as via lockable access gates located at the end of apartment accessways adjacent to the stair cores in both the Wallum Place and Easy Street buildings.

Landscaping has been designed with low-maintenance species to minimise ongoing care requirements.

The landscaping within the Stage 5 apartment building and any areas outside the site boundary that form part of the common property will be maintained by the Community Association under the existing Habitat management framework. The Community Association engages a private landscape maintenance contractor on an ongoing basis to ensure ongoing and appropriate maintenance of all landscaped areas.

All green waste generated from landscape maintenance activities will be managed through Habitat's established private green waste collection system, with disposal undertaken in accordance with applicable waste management practices and relevant requirements.



Example of static line fall arrest system

The following details of the proposed landscaping areas is derived from both, DCP Chapter B9 - Landscaping & Residential Design Flat Code (Planning NSW) – Planting on Structures.

Podium Planting Areas

Rooftop and balcony planting (or vertical landscaping) is proposed on the upper levels to promote a more attractive facade, soften the bulk and height of the building, provide privacy between upper level balconies and apartments & create the typical local subtropical ambiance.

Podium Planting Requirements

Large Trees (canopy diameter of up to 16 metres at maturity)
- minimum soil depth 1.3 metre
- minimum soil area 10 metre x 10 metre area or equivalent
- 1500mmm deep (1300mm soil, 150mm drainage, 50mm mulch + setdown from top of planter)

Medium trees (8 metre canopy diameter at maturity)
- minimum soil depth 1 metre
- approximate soil area 6 metre x 6 metre or equivalent
- 1200mm deep (1000mmm soil, 150mm drainage, 50mm mulch + setdown from top of planter)

Small Trees (4 metre canopy diameter at maturity)
- minimum soil depth 800mm
- approximate soil area 3.5 metre x 3.5 metre or equivalent
- 1000mm deep (800mm soil, 150mm drainage, 50mm mulch + setdown from top of planter)

Shrubs
- minimum soil depths 500-600mm
- 700-800mm deep (500mm soil, 150mm drainage, 50mm mulch + setdown from top of planter)

Groundcovers & Climbers
- minimum soil depths 300-450mm
- 450-600mm deep (300-450mm soil, 100mm drainage, 50mm mulch + setdown from top of planter)

Turf
-minimum soil depths 100-300mm
- 200-300mm deep (100-300mm soil, 100mm drainage)

Notes:
- any subsurface drainage requirements are in addition to the minimum soil depths quoted above.
- minimum 600mm wide soil profile plus planter structure width.
- provide irrigation to planter boxes.

Planting Generally

The following planting sizes are the minimum required to achieve an initial impact in the landscape design:

a) street and feature trees: 45 litre minimum
b) trees: 300mm minimum pot size
c) large shrubs: 200mm minimum pot size
d) groundcovers: 140mm minimum pot size

A minimum of 90% of all plants used shall be locally indigenous (and sourced from the local area wherever practicable). Proposed plant species are detailed within this document and comply with this sufficiently.

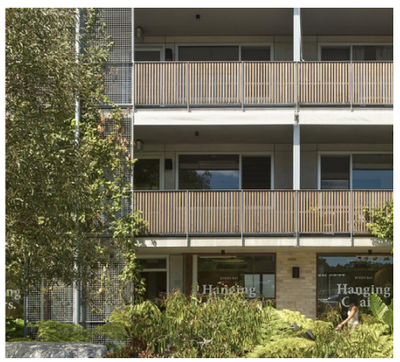
Planting will provide on-going visual interest through form, colour, texture, floral display and the like.

Landscaping will improve the microclimate in and around buildings and enhance the function of outdoor living spaces.

Landscaping intends to provide year-round shade, shelter and amenity to outdoor living areas and help to define the function of different outdoor spaces.

PLANTING CHARACTER

A carefully curated planting pallet, suitable for its location - coastal native species capable of withstanding salt and wind & with beautiful soft tones of green and grey. Planting to create tranquil spaces, planting to soften the building & robust low maintenance planting to podiums and apartment planter boxes. Tried and tested native species that have been successful from the prior Habitat stages.



CONCEPT DESIGN - DA	REVISION C	© LARC Landscape Architecture
Project: Habitat Stage 5, Byron Bay, NSW, 2481		Date: 14/05/2026
Ref No.: 26859		Page: 13

TREES / PALMS

Suitable species for the level 1 podium gardens for screening, and the ground floor perimeter and verge planting.

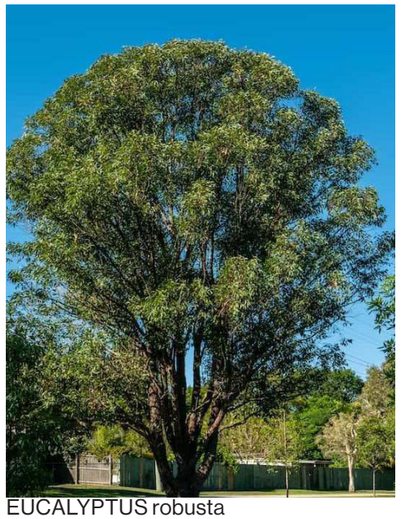
MELALEUCA leucadendra

HOWEA forsteriana (Kentia)

ARCHENTOPHOENIX cunninghamiana

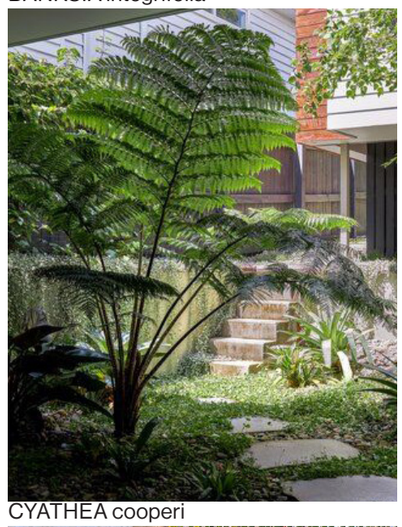
BANKSIA integrifolia

PANDANUS tectorius


EUCALYPTUS robusta

MELICOPE elleryana - pink

CUPANIOPSIS anacardiodes


CYATHEA cooperi

NATIVE SHRUBS

Sun tolerant species for north facing gardens on level 1 and ground floor.

BANKSIA robur

CALLISTEMON viminalis

CASAURINA greenwave

DORYANTHES palmeri

XANTHORRHOEA glauca

NATIVE SHRUBS

Shade tolerant species, in the understory & south facing gardens.

ALOCASIA brisbanensis

ALPINEA caerulea

CORDYLINE petiolaris

DOODIA aspera

BLECHNIUM gibbum

CORDYLINE petiolaris

NATIVE GRASSES

LOMANDRA confertifolia

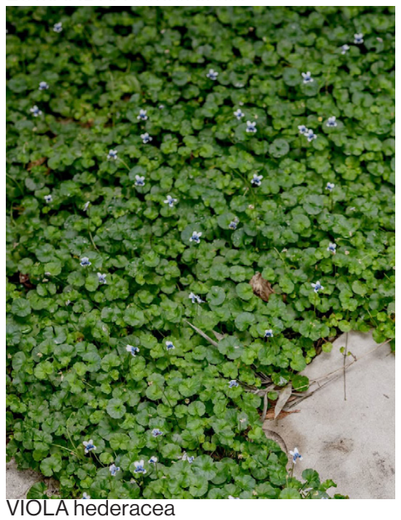
PENNISETUM nafray

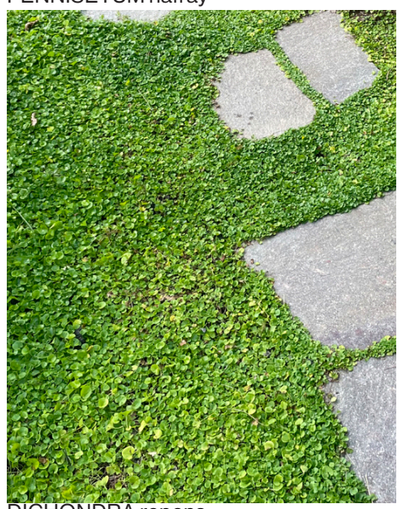
LOMANDRA hystrix

DIANELLA caerulea

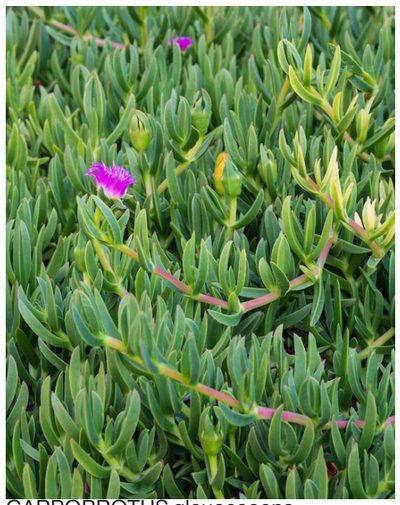
ANIGOZANTHUS kangaroo paw

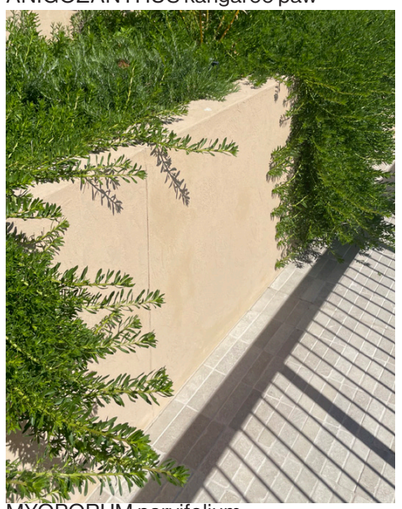
GROUNDCOVERS


VIOLA hederacea


DICHONDRA repens

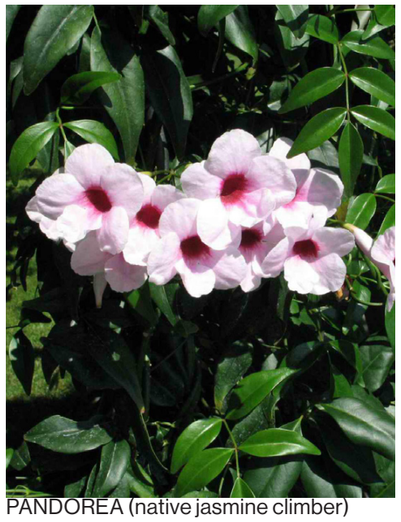
CASAURINA cousin it


CARPOBROTUS glaucescens

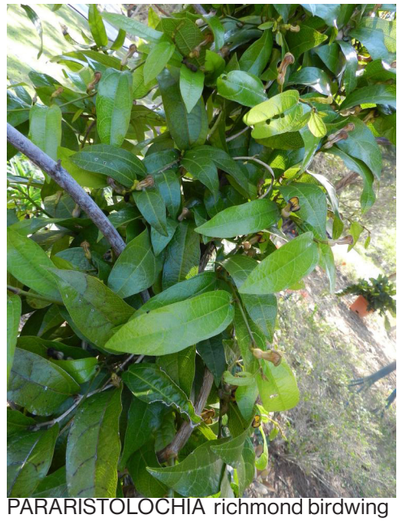

MYOPORUM parvifolium

VINES / CREEPERS

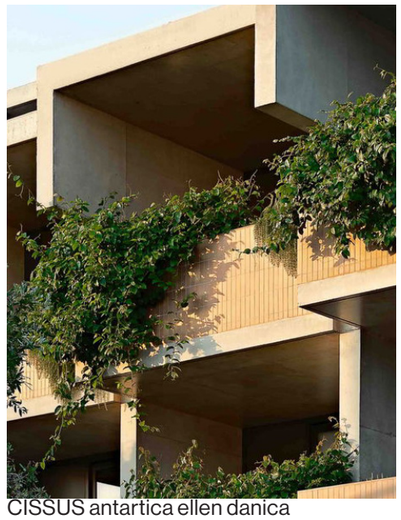
eg. trellis structures



PANDOREA (native jasmine climber)



PARARISTOLOCHIA richmond birdwing



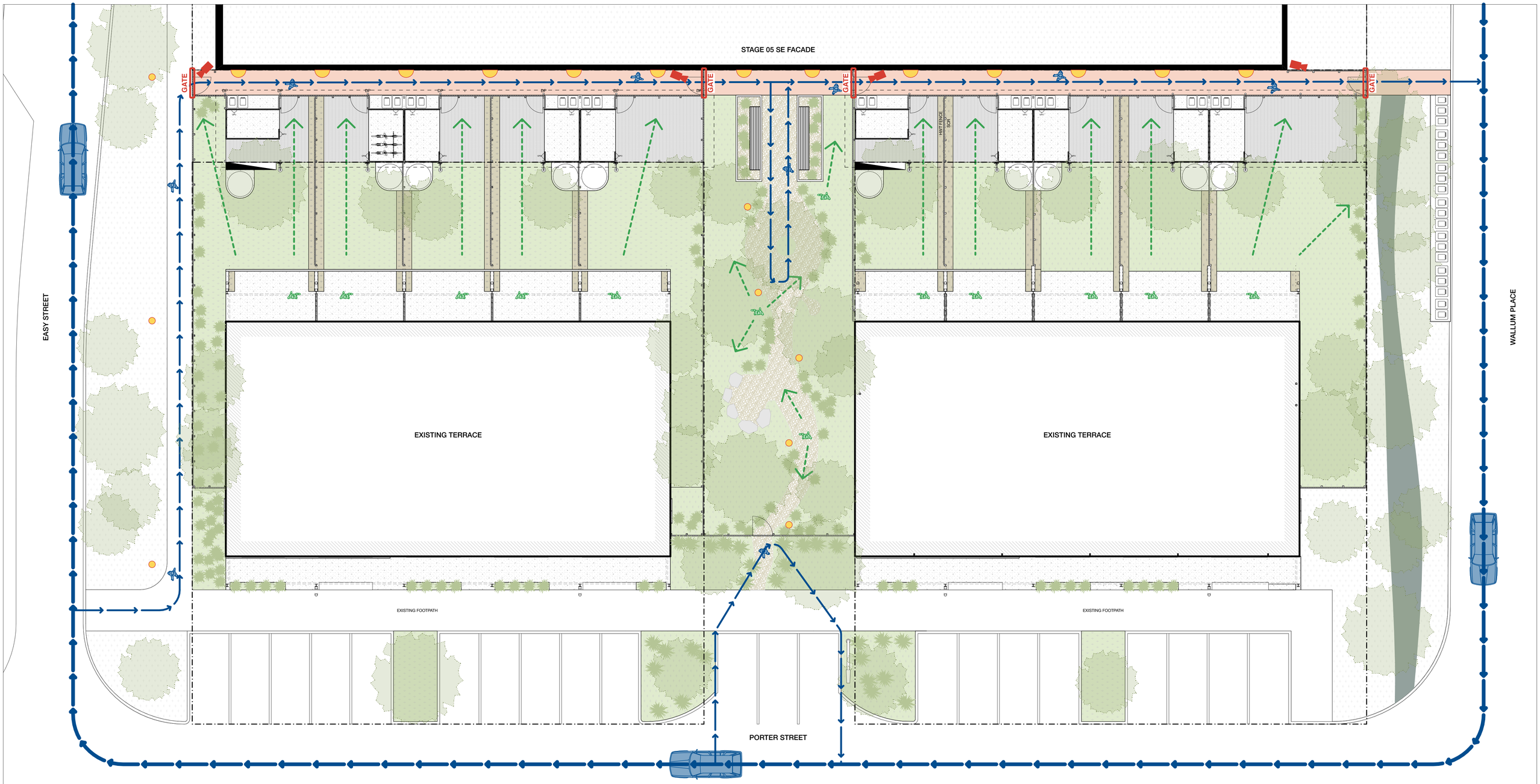
CISSUS antartica ellen danica

HOYA sp.

We acknowledge the Bundjalung of Byron Bay Arakwal people, the Minjungbal people, the Widjabul people and The Turrbal people as the Traditional Owners of the lands on which we work and create. We also acknowledge the traditional custodians throughout Aboriginal and Torres Strait Islander lands. We recognise their ongoing connection to country, land and waters that were never ceded and pay our respects to Elders, past, present and future.

© LARC Landscape Architecture

BRISBANE	BYRON BAY	CONTACT
PO Box 188	85 Byron St	Email: luke@larc.la
New Farm QLD 4005	Bangalow NSW 2479	Call: +61 411 710 320



0. FLOOR PLANS - 0. GROUND

1:110

GATE — Mandatory 1.8m gate, swipe-card or keyed entry

CCTV camera at gate threshold

Wall-mounted lighting

Bollard lighting, pocket park + Easy St

Brushed-concrete walkway

Nightly drive-through patrol

Nightly foot patrol

Passive surveillance, terrace gardens

Lighting and CCTV positions indicative; final by qualified electrical engineer at CC stage

Creative Capital.

44-45, 1 PORTER STREET, BYRON BAY, NSW, 2481

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Creative Capital and is to be used only for work when authorised in writing by Creative Capital.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Scale @ A1
1:110

DRAWING TITLE :

FLOOR PLANS

CPTED - SE WALKWAY

PROJECT STATUS :

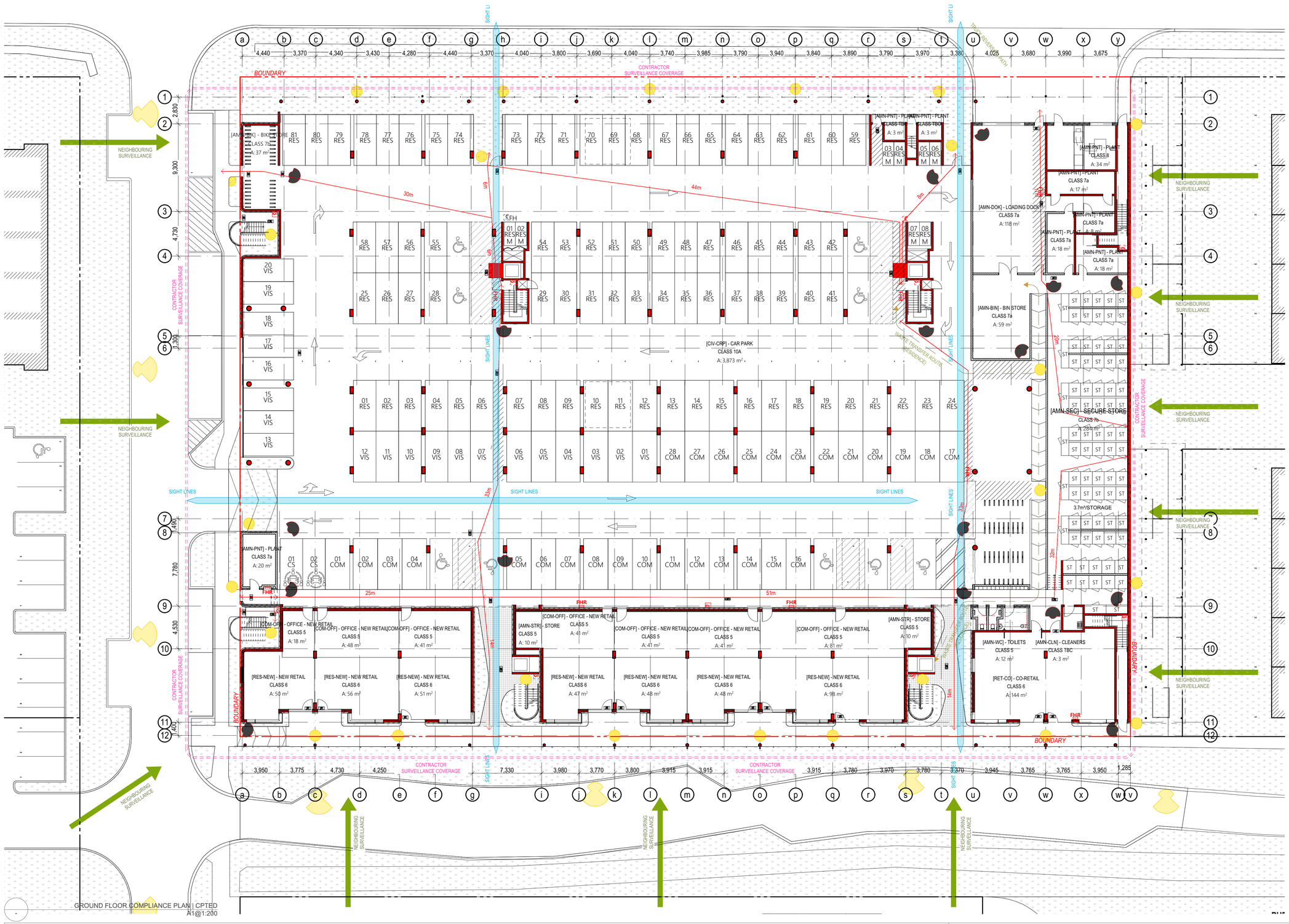
DA - FOR INFORMATION

REVISION NO.

B

DRAWING NO.

2001



GROUND FLOOR COMPLIANCE PLAN | CPTED
A1@1:200

CRIME PREVENTION MEASURES

Integrated design features in clude the following:

The building has been designed to eliminate dead ends and ensure sight-lines are maintained through building volumes.All points of entry are open and connected to public space and clearly visible to existing street and neighbourhood networks

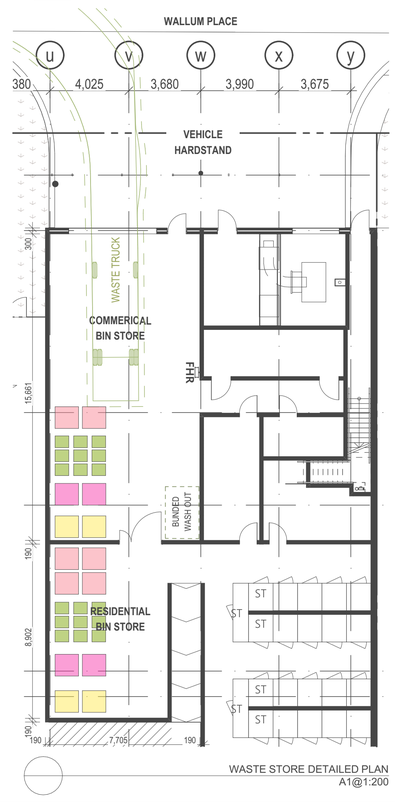
Passive surveillance: Stage 5 is overlooked by existing residential dwellings, passively monitored by the Stage 4 to the SW, the Pocket Living units to the NW and the Commercial Terraces to the SE. From within Stage 5 care has been taken to eliminate dead ends and maximise passive surveillance from the 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. 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.

WASTE MANAGEMENT MEASURES

- Residential Waste Bin
- Green Waste Bin — 1100 Litre Bin - Typical
- Recycling Waste Bin
- Cardboard Waste Bin — 240 Litre Bin - Typical



WASTE STORE DETAILED PLAN
A1@1:200

COMPLIANCE PLAN LEGEND

- ALL DIMENSIONS NOTED ON THIS PLAN, BUT NOT LIMITED TO, ARE MINIMUM CIRCULATION SPACES TO BE ACHIEVED TO AS 1428.1.
* **CRITICAL CLEAR DIMENSIONS BETWEEN FINISHED WALL FACES, TO AS 1428.1.**
- REFER TO DOOR SCHEDULE FOR SIZES AND DETAILS.
- **TGSI** TACTILE BRAILLE SIGNS TO BE INSTALLED AS PER AS1428.1, REFER TO FITMENTS AND EQUIPMENT SCHEDULE.

STATUTORY SIGNAGE TO BE INSTALLED TO AS1428.1. REFER TO SIGNAGE SCHEDULE FOR DETAILS.

SANITARY CIRCULATION SPACE TO AS 1428.1

LATCH-SIDE + HINGE-SIDE CLEARANCES -

90° TO 180° TURNING

ESCAPE PATH AND DISTANCES TO EXIT

FIRE RATED WALLS

FIRE HYDRANT

FIRE HOSE REEL

EMERGENCY EXIT SIGN

CRIME PREVENTION LEGEND

- REFER NOTES ON DRAWING FOR DETAILED NOTES ON ADOPTED MEASURES

SECURITY LIGHT SOURCE · STREET LIGHT SOURCE · SECURITY CAMERA · PASSIVE SURVEILLANCE · SIGHT LINES · SECURITY SURVEILLANCE COVERAGE

mana.
www.mana.net.au
HOBART
LVL 3, 71 MACQUARIE STREET
HOBART TAS 7000
PH: (03) 6240 7990

THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT. + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
13/01/2025	FOR COORDINATION	02
28/02/2025	FOR COORDINATION	03
28/03/2025	DRAFT DEVELOPMENT APPLICATION	04
11/04/2025	DEVELOPMENT APPLICATION	05

NOTE:

VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR: CREATIVE CAPITAL

STATUS: FOR DEVELOPMENT APPLICATION

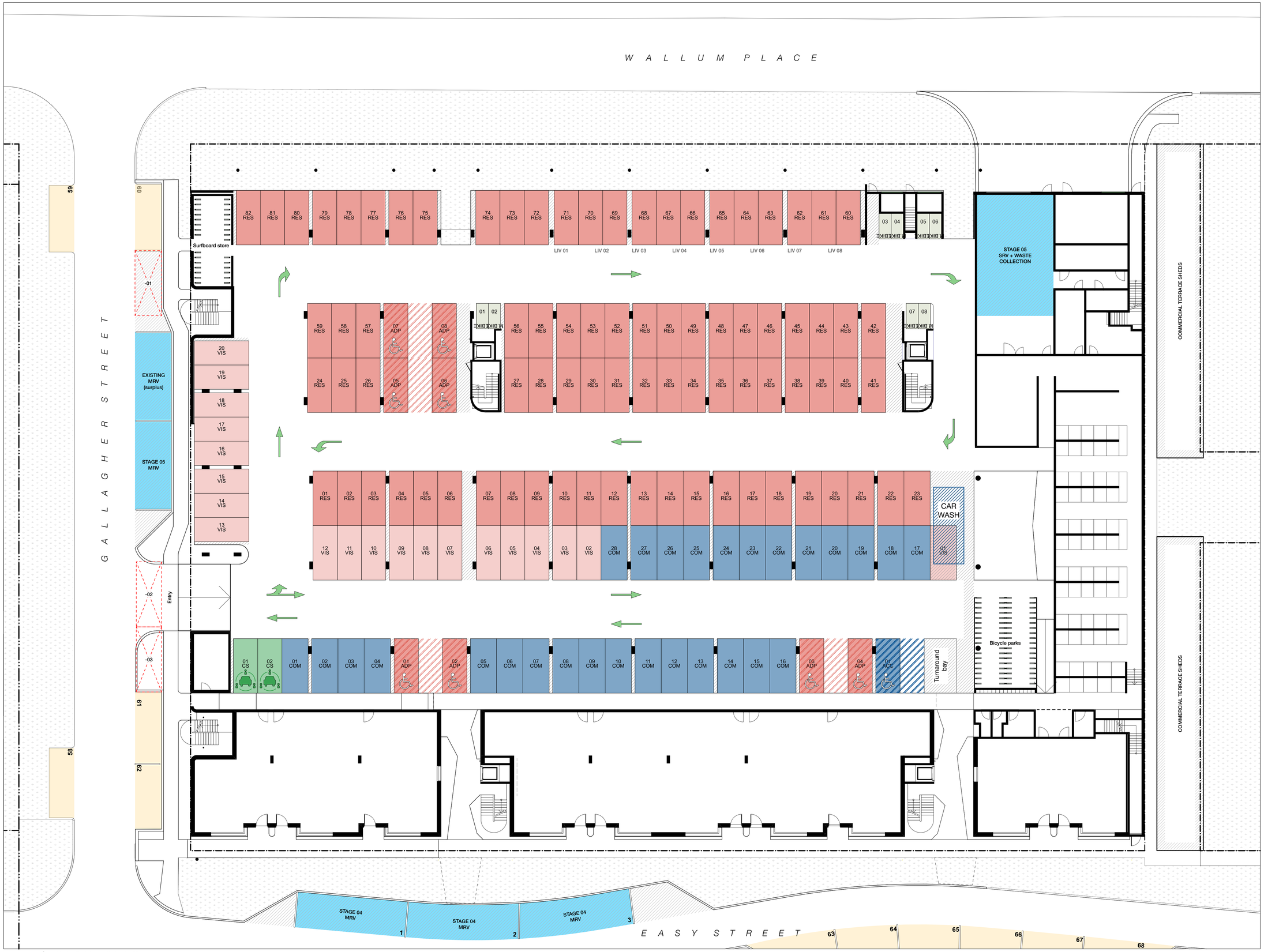
DATE GENERATED: 17/04/2025

PROJECT NUMBER: 202451

DRAWN: SZ · APPROVED: GN

ARCHITECTURAL
DRAWING TITLE
GROUND FLOOR COMPLIANCE | CPTED

DRAWING NUMBER: DA986 · REVISION: 05



CAR PARKING LEGEND

07 RES — Residential car parking space:

01 ADP, 02 ADP — Adaptable residential car parking space:

07 VIS — Residential visitor parking space:

All residential, adaptable and visitor bays will be EV-ready (NCC J9D4 Class 2, 100% of associated spaces). Refer to the EV Charging Response Letter.

01 COM — Commercial car parking space:

01 ACC — Accessible commercial car parking space:

A minimum of 10% of commercial bays will be provided as EV-ready (NCC J9D4 Class 5 or 6 / DCP B4.2.14). Refer to the EV Charging Response Letter.

01 CS — Car Share parking space

CAR WASH — Car wash bay - DCP D1.10.6 compliant (3.0 x 7.6 m)

Loading Bay

-01 — Relocated parking space

01 M.BIKE — Motorcycle park

Direction of travel

63 — Stage 04 parking spaces

Note: For detail on the required and provided counts per space type, refer to the attached Car Parking Schedule and Deferral Response Letter. For detail on EV charging infrastructure provisioning and compliance, refer to the attached EV Charging Response Letter.

00 PARKING - CAR PARKING - STAGE 05
1:175

Creative Capital.
44-45, 1 PORTER STREET, BYRON BAY, NSW, 2481

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Creative Capital and is to be used only for work when authorised in writing by Creative Capital.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

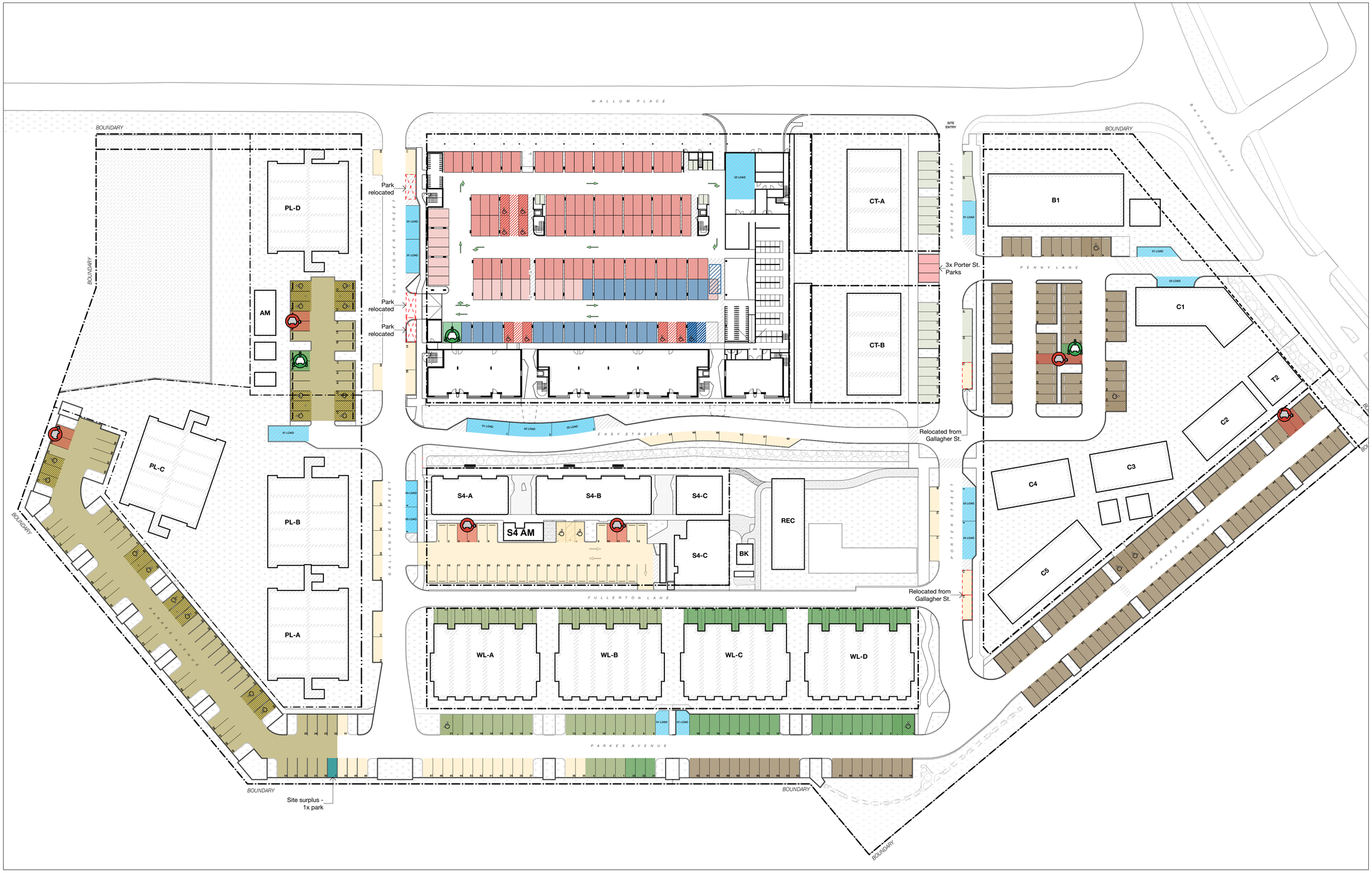
Scale @ A1
1:175

DRAWING TITLE :
PARKING
STAGE 05 CAR PARKING POSITION

PROJECT STATUS :
DA - FOR INFORMATION

REVISION NO.
B

DRAWING NO.
025



CARPARKING LEGEND

Commercial Precinct	Required	Provided	Net
Carparks	92	92	0
Short Stay Carparks	51	51	0
PWD (incl. above)	2	4	2
Loading Bays	4	4	0

Commercial Terraces	Required	Provided	Net
Carparks	22	22	0
PWD (incl. above)	0	0	0
Loading Bays	1	1	0

Warehouse Lofts C+D	Required	Provided	Net
Carparks	33	33	0
PWD (incl. above)	1	1	0
Loading Bays	1	1	0

Warehouse Lofts A+B	Required	Provided	Net
Carparks	33	33	0
PWD (incl. above)	1	1	0
Loading Bays	1	1	0

Pocket Living	Required	Provided	Net
Carparks	77	77	0
PWD (incl. above)	16	16	0
Loading Bays	1	1	0

Stage 4	Required	Provided	Net
Carparks	74	74	0
PWD (incl. above)	2	2	0
Loading Bays	5	5	0

Stage 5	Required	Provided	Surplus
Carparks (incl Porter St)	131	144	+13
PWD (incl. above)	9	9	0
Loading Bays	2	2	0

Stage 5 Car Share	Provided	Credit	Net
Provided within Stage 05	2	10	+8

Note - 2 physical spots used for 2 provided car share spots. Net credit = 8

Site Surplus	Provided	+ Others	Surplus
Carparks	1	0	+1
Loading Bays	1	0	1

Existing Car Share	Provided	Credit	Net
Provided on Site	3	15	+12

Note - 3 physical spots used for 3 provided car share spots. Net credit = 12

6x existing operational dual-output Level 2 EV charging stations across the Habitat site. 12 charging points total — 2x Commercial Precinct, 2x Stage 4, and 2x Pocket Living / Easy Street Living precinct.

Existing on-site car share location (3 across site: 2 Pocket Living / Easy Street Living, 1 Commercial Precinct)

Note: Required and provided counts per space type — refer to the attached Car Parking Schedule and Deferral Response Letter.

00

PARKING - CAR PARKING - SITE

1:500

Creative Capital.

44-45, 1 PORTER STREET, BYRON BAY, NSW, 2481

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Creative Capital and is to be used only for work when authorised in writing by Creative Capital.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Scale @ A1
1:500

DRAWING TITLE :

PARKING

SITE WIDE CAR PARKING POSITION

PROJECT STATUS :

DA - FOR INFORMATION

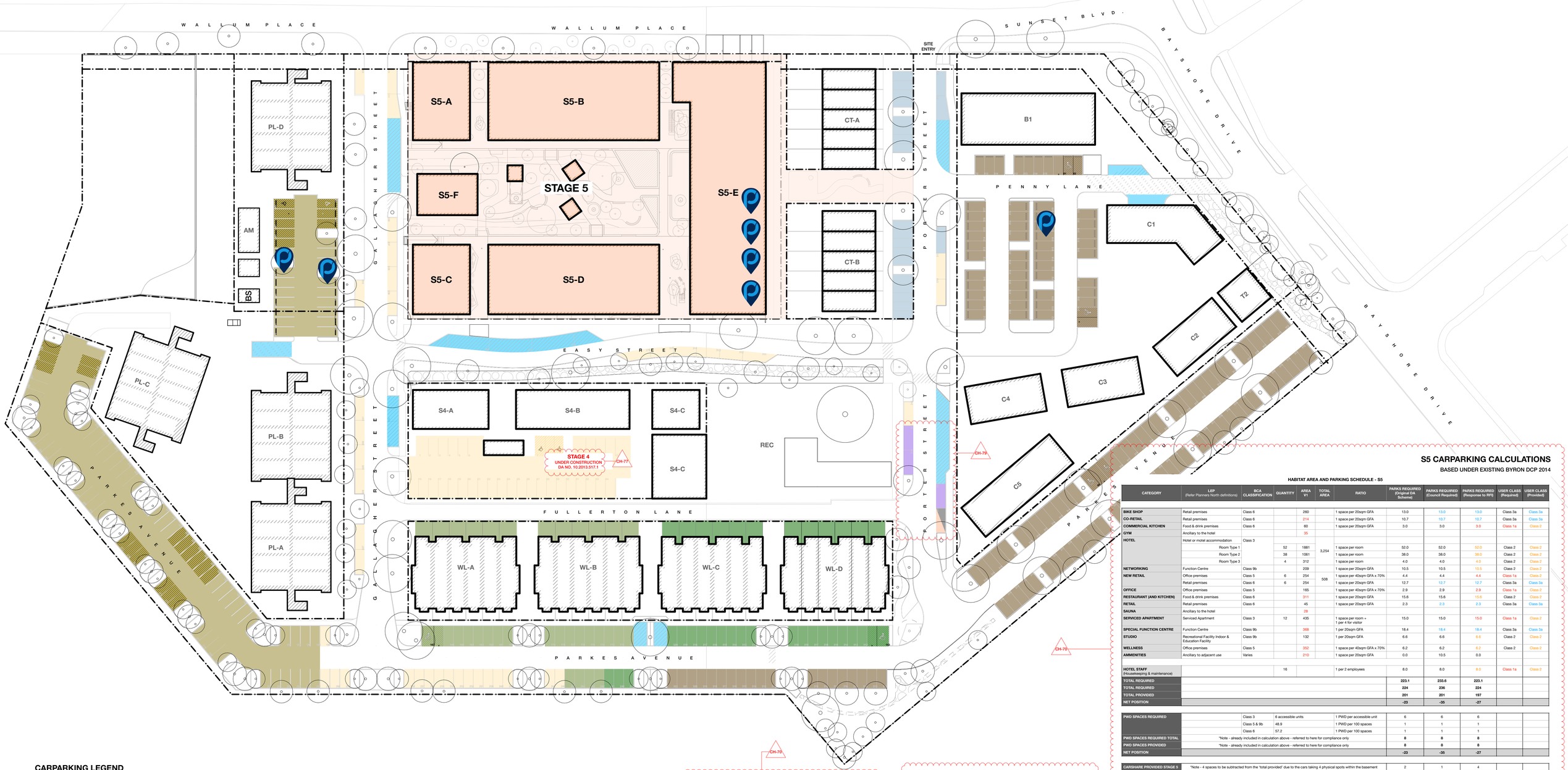
REVISION NO.

B

DRAWING NO.

026

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2020.87.1
Date: 15/9/2021



CARPARKING LEGEND

Commercial Precinct

	Required	Provided	Net
Carparks	92	92	0
Short Stay Carparks	51	51	0
PWD (incl. above)	(2)	(4)	(2)
Loading Bays	4	4	0

Warehouse Lofts C+D

	Required	Provided	Net
Carparks	33	33	0
PWD (incl. above)	1	1	0
Loading Bays	1	1	0

Pocket Living

	Required	Provided	Net
Carparks	77	77	0
PWD (incl. above)	16	16	0
Loading Bays	1	1	0

Commercial Terraces

	Required	Provided	Net
Carparks	22	22	0
PWD (incl. above)	(0)	(0)	(0)
Loading Bays	1	0	-1

Warehouse Lofts A+B

	Required	Provided	Net
Carparks	33	33	0
PWD (incl. above)	1	1	0
Loading Bays	1	1	0

Stage 4

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

Stage 5

	Required	Provided	Net
Carparks	224	229	5
PWD (incl. above)	8	8	0
Loading Bays	2	2	0

Site Surplus

	Available	Used (S5)	Net
Carparks	1	1	0
PWD (incl. above)	0	0	0
Loading Bays	1	-1	0

CAR SHARE

	Provided	Credit	Net
Provided on Site	3	15	+15
Note - 3 physical spots for 3 provided car share spots removed from site surplus			
Note - Park credits used to balance Stage 5 parking numbers			
Provided in Stage 5	4	20	+16
Note - 4 physical spots for 4 provided car share spots removed from Stage 5 total			
Note - Park credits used to balance Stage 5 parking numbers			

S5 CARPARKING CALCULATIONS

BASED UNDER EXISTING BYRON DCP 2014

HABITAT AREA AND PARKING SCHEDULE - S5

CATEGORY	LEP (Refer Planners North definitions)	BCA CLASSIFICATION	QUANTITY	AREA V1	TOTAL AREA	RATIO	PARKS REQUIRED (Original DA Scheme)	PARKS REQUIRED (Council Required)	PARKS REQUIRED (Response to RFI)	USER CLASS (Required)	USER CLASS (Provided)
BIKE SHOP	Retail premises	Class 6		260		1 space per 20sqm GFA	13.0	13.0	13.0	Class 3a	Class 3a
CO-RETAIL	Retail premises	Class 6		214		1 space per 20sqm GFA	10.7	10.7	10.7	Class 3a	Class 3a
COMMERCIAL KITCHEN	Food & drink premises	Class 6		60		1 space per 20sqm GFA	3.0	3.0	3.0	Class 1a	Class 2
GYM	Ancillary to the hotel			35							
HOTEL	Hotel or motel accommodation	Class 3									
	Room Type 1		52	1881	3,254	1 space per room	52.0	52.0	52.0	Class 2	Class 2
	Room Type 2		38	1061		1 space per room	38.0	38.0	38.0	Class 2	Class 2
	Room Type 3		4	312		1 space per room	4.0	4.0	4.0	Class 2	Class 2
NETWORKING	Function Centre	Class 9b		209		1 space per 20sqm GFA	10.5	10.5	10.5	Class 2	Class 2
NEW RETAIL	Office premises	Class 5	6	254	508	1 space per 40sqm GFA x 70%	4.4	4.4	4.4	Class 1a	Class 2
	Retail premises	Class 6	6	254		1 space per 20sqm GFA	12.7	12.7	12.7	Class 3a	Class 3a
OFFICE	Office premises	Class 5		165		1 space per 40sqm GFA x 70%	2.9	2.9	2.9	Class 1a	Class 2
RESTAURANT (AND KITCHEN)	Food & drink premises	Class 6		311		1 space per 20sqm GFA	15.6	15.6	15.6	Class 2	Class 2
RETAIL	Retail premises	Class 6		45		1 space per 20sqm GFA	2.3	2.3	2.3	Class 3a	Class 3a
SAUNA	Ancillary to the hotel			28							
SERVICED APARTMENT	Serviced Apartment	Class 3	12	435		1 space per room + 1 per 4 for visitor	15.0	15.0	15.0	Class 1a	Class 2
SPECIAL FUNCTION CENTRE	Function Centre	Class 9b		368		1 per 20sqm GFA	18.4	18.4	18.4	Class 3a	Class 3a
STUDIO	Recreational Facility Indoor & Education Facility	Class 9b		132		1 per 20sqm GFA	6.6	6.6	6.6	Class 2	Class 2
WELLNESS	Office premises	Class 5		352		1 space per 40sqm GFA x 70%	6.2	6.2	6.2	Class 2	Class 2
AMMENITIES	Ancillary to adjacent use	Varies		210		1 space per 20sqm GFA	0.0	10.5	0.0		
HOTEL STAFF (Housekeeping & maintenance)			16			1 per 2 employees	8.0	8.0	8.0	Class 1a	Class 2
TOTAL REQUIRED							223.1	233.6	223.1		
TOTAL REQUIRED							224	236	224		
TOTAL PROVIDED							201	201	197		
NET POSITION							-23	-35	-27		
PWD SPACES REQUIRED		Class 3	6 accessible units			1 PWD per accessible unit	6	6	6		
		Class 5 & 9b	48.9			1 PWD per 100 spaces	1	1	1		
		Class 6	57.2			1 PWD per 100 spaces	1	1	1		
PWD SPACES REQUIRED TOTAL	*Note - already included in calculation above - referred to here for compliance only						8	8	8		
PWD SPACES PROVIDED	*Note - already included in calculation above - referred to here for compliance only						8	8	8		
NET POSITION							-23	-35	-27		
CARSHARE PROVIDED STAGE 5	*Note - 4 spaces to be subtracted from the 'total provided' due to the cars taking 4 physical spots within the basement						2	1	4		
ADJUSTED NET POSITION							-25	-36	-31		
CARSHARE CREDITS	*Note - 4 car share spaces generates 20 car park credits as per Habitat DCP 2014 - Chapter E5 (not greater than 10%)						10	5	20		
ADJUSTED NET POSITION							-15	-31	-11		
EXISTING CARSHARE ON SITE	*Note - 3 spaces to be subtracted from the 'total provided' due to the cars taking 3 physical spots elsewhere on site						3	0	3		
ADJUSTED NET POSITION	*Note - 3 spaces removed from Site Surplus in current calculations instead of from Stage 5 parks						-18	-31	-11		
CARSHARE CREDITS	*Note - 3 car share spaces generates 15 car park credits as per Habitat DCP 2014 - Chapter E5						15	0	15		
ADJUSTED NET POSITION	The locations of the car share spaces are shown DA 025						-3	-31	4		
SURPLUS FROM SITE	parks elsewhere on site that are not required for previous stages (was 7, now 4 as result of Stage 04 car park redesign)						4	4	1		
USED FOR STAGE 5							4	4	1		
ADJUSTED NET POSITION							1	-27	5		
TOTAL PARKS PROVIDED	This is the total parks provided and includes the spaces on Stage 05, the car share credits and the site surplus.						225	209	229		
TOTAL REQUIRED							224	236	224		
TOTAL CLASS 3A PARKS							0	58	58		
TOTAL CLASS 2 PARKS							191	155	127		
TOTAL CLASS 1 PARKS							0	19	0		
TOTAL CLASS 4 PARKS							8	4	8		
TOTAL CAR SHARE PARKS							3	1	4		
TOTAL PARKS	Excluding Car Share Discount						201	237	197		
LOADING REQUIRED							2	2	2		
LOADING PROVIDED							2	2	2		
ADJUSTED NET POSITION							0	0	0		

01

025 CARPARKING - CARPARKING

1:500

DFJ ARCHITECTS PTY LTD
45/1 Porter St, Byron Bay
NSW 2481
(+ 61 2) 6687 1425
admin@dfj.com.au

VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE ARCHITECT. REFER TO WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRA WINGS. DRAWINGS SHALL NOT BE USED TO CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. THIS DRAWING REFLECTS A DESIGN BY DFJ ARCHITECTS AND IS TO BE USED ONLY FOR WORK WHEN AUTHORISED IN WRITING BY DFJ ARCHITECTS. ALL BOUNDARIES AND CONTOURS ARE SUBJECT TO SURVEY DRAWING. ALL LEVELS TO AUSTRALIAN HEIGHT DATUM. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE AND LOCATIONS OF ANY SERVICES PRIOR TO WORK ON SITE. ALL DOCUMENTS HERE WITHIN ARE SUBJECT TO AUSTRALIAN COPYRIGHT LAWS AND REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

CONSULTANTS

REFER CONSULTANT DRAWINGS WHERE DIRECTED

- PROJECT MANAGER - **ABEL EAST**
- BUILDER - **TBC**
- CERTIFIER - **MARK PAINTER**
- PLANNING CONSULTANT - **STEVE CONNELLY**
- STRUCTURAL ENGINEER - **RYAN BEAVIS**
- MECHANICAL ENGINEER - **JAMES MORGAN**
- HYDRAULIC ENGINEER - **IAN DENOVARO**
- ELECTRICAL ENGINEER - **VAUGHAN OXENFORD**
- BCA CONSULTANTS - **PETER & HALEY THORNTON**

RevID	Transmittal Set Name	Change ID	Change Name	Transmittal Set Date
01	DRAFT ISSUE 01			20/11/19
02	DRAFT ISSUE 02			20/12/19
03	DRAFT ISSUE 03			24/1/20
04	DA ISSUE 05			11/2/20
05	DA ISSUE 07 (COUNCIL RFI)			11/6/21

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 : **1:500, 1:0.87, 1:3.33**
DRAWN : **LG**
CHECKED : **FWM**

NOMINATED ARCHITECT : DOMINIC FINLAY JONES NSW REG. 7674

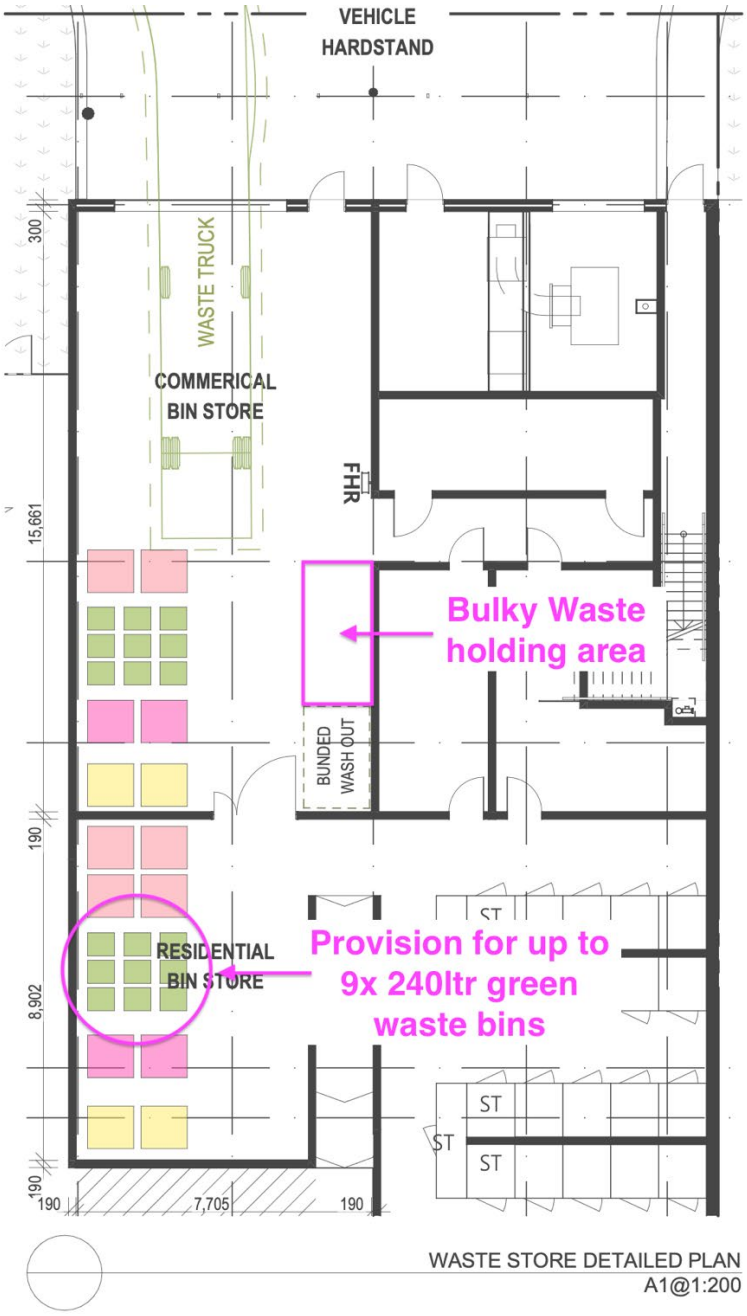
DRAWING TITLE :
025 CARPARKING
CARPARKING POSITION

PROJECT STATUS :
DEVELOPMENT APPLICATION

REVISION NO.
05

DRAWING NO.
DA 025

Attachment A: Item 1 - Waste Management



A.1_ Annotated screenshot of DA 987 - Level 01 Compliance Plan (rev05) highlighting the bulky waste holding area and residential bin store provision for up to 9x240 litre green waste bins.

WALLUM PLACE

MAINTAIN EXISTING SWALE IN VEGETATED AREA AND INSTALL HW + PIPE TO DIRECT DISCHARGE SOUTH-EAST.

DESIGN 600x300 RCBC 52m @ 0.3%.

DESIGN SW GIP TO CAPTURE EXISTING OUTLET FROM TERRACES.

DESIGN DRAINAGE LINE TO TIE INTO EXISTING GIP AS SHOWN.

2x Ø300mm PVC @1%

NORTH-EAST ROOF CATCHMENT TO BE DIRECTED TO THE UNDER-CARPARK OSD SYSTEM VIA DPs. TANK TO BE 90m² IN AREA. SYSTEM TO INCLUDE 600mm DETENTION DEPTH FOR ATTENUATION. SYSTEM IS TO OUTLET INTO THE WALLUM PLACE FRONTAGE.

CARPARK SURFACE FL 5.70.
TOP OF OSD @ IL 5.295.
BASE OF OSD @ IL 4.695.

OUTLET GIP SL5.70, IL4.695.

2.4m

37.5m

INLET GIP WITH GROSS POLUTANT SCREEN TO OUTLET TO FILTER CHAMBER.

FILTER CHAMBER TO CONTAIN 6x ATLAN FILTER - FIL-1.5 HALF HEIGHT OR SUITABLE ALTERNATIVE. REFER TO TOP SECTION B ON SK10 FOR ADDITIONAL DETAILS.

OSD ORIFICE PLATE @ SYSTEM OUTLET.
2x Ø100mm @ IL4.695
1.5m WIDE WEIR @ IL5.195
(PIT SIZE TO SUIT)

SOUTH-WEST ROOF & PODIUM CATCHMENT TO BE DIRECTED TO THE UNDER-CARPARK OSD SYSTEM VIA DPs. TANK TO BE 160m² IN AREA WITH 550mm TOTAL DEPTH WITH LEAKY BASE FOR STORMWATER INFILTRATION. SYSTEM TO INCLUDE 100mm OF EXTENDED DETENTION DEPTH FOR INFILTRATION AND 450mm DETENTION DEPTH FOR ATTENUATION. SYSTEM IS TO OUTLET INTO THE EASY STREET DRAINAGE SYSTEM.

OSD ORIFICE PLATE @ SYSTEM OUTLET.
3x Ø120mm @ IL5.295
900mm WIDE WEIR @ IL5.545
(PIT SIZE TO SUIT)

A SK10

CARPARK SURFACE FL 6.15.
TOP OF OSD @ IL 5.745.
BASE OF OSD @ IL 5.295.
BASE OF INFILTRATION @ IL 5.195.

66.7m

OUTLET GIP SL6.15, IL5.295

FFL 6.27

FFL 6.27

FFL 6.27

2x Ø375mm RCP @0.7%

EXISTING PIT SL 5.59. IL 5.08

GALLAGHER STREET

EASY STREET

PORTER STREET

PENNY LANE

The proposed stormwater quality improvement device (infiltration system) located within the southern basin is not supported.
The infiltration system must be removed and replaced with a proprietary stormwater treatment device capable of achieving the pollutant removal efficiencies specified in Table B3.1 of Chapter B3 of the Byron Shire Development Control Plan 2014 (BDCP 2014).

Legend

- Fire Hydrant
- Water Stop Valve
- Water Meter
- RM — Ex Sewer Rising Main
- S — Ex Sewer Gravity Main
- DW — Design Water Reticulation
- S — Design Stage 5 Gravity Main
- RM — Design Stage 5 Rising Main
- Sewer Pump Station
- SW Swale Drainage
- D — Existing SW Pit & Drainage
- SW — Design SW Drainage

This plan is NOT to be used for construction purposes unless it carries the approval stamp of the local authority.

Issue	Date	Description	App'd
F	14/05/2026	TREATMENT CHAMBER DETAILS ADDED	RB
E	15/04/2026	TYPICAL OSD TANK SECTION	RB
D	08/04/2026	SW DESIGN TO SUIT APPLICATION REFUSAL	ER
C	02/10/2025	MINOR SW ADJUSTMENTS	ER
B	08/04/2025	ISSUE FOR DA APPLICATION	RB
B	13/05/2025	ATLAN FILTERS	RB
A	19/03/2025	STAGE 5 SERVICE RE-DESIGN	RB

Client: BAYSHORE PROPERTIES PTY. LTD.

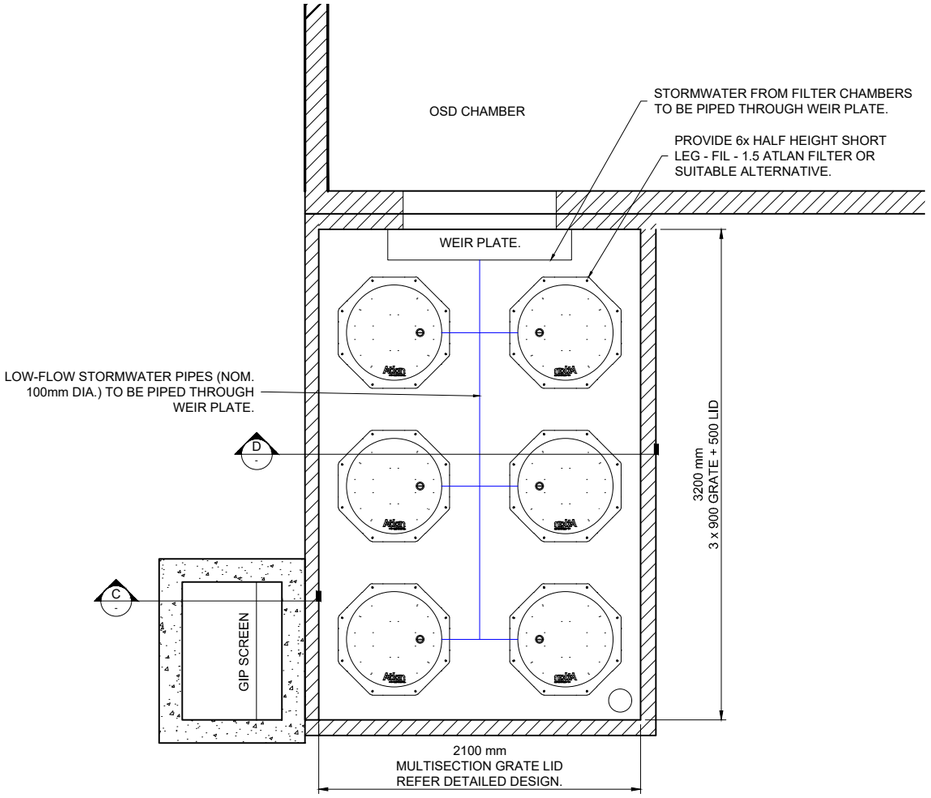
Project: BAYSHORE VILLAGE
BAYSHORE DRIVE, BYRON BAY, NSW 2481

Title: STG 5 STORMWATER & FINISHED GROUND FLOOR LEVELS PLAN

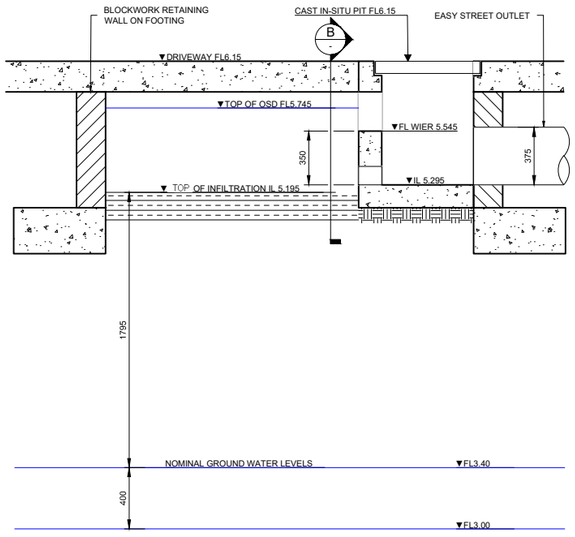
Do not scale drawing. Use written dimensions only
This plan is copyright © All rights reserved.

ARDILL PAYNE & Partners
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT
BALLINA 45 River Street Ph. 02 6686 3280
GUNNEDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

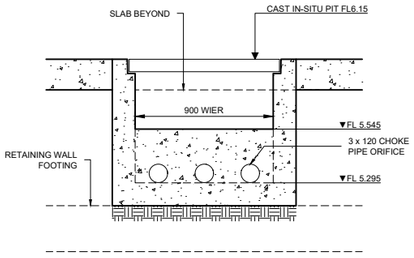
Design	ER/CM/AH
Drawn	LH/JR
Checked	CM/AH
Approved	RB/AH
Date	19/03/2025
Job No.	7213-05
Scale	1:200 @ A1, 1:400 @ A3
Datum	
Drafting File	7213-05-SMP - 2026-05-13.dwg
Design File	
Dwg No.	SK07
Issue	F



B SK07 **SECTION**
GIP INLET & FILTER CHAMBER TOP VIEW
SCALE 1:20 AT A1



A SK07 **SECTION**
TYPICAL OSD TANK CROSS SECTION
SCALE 1:20 AT A1

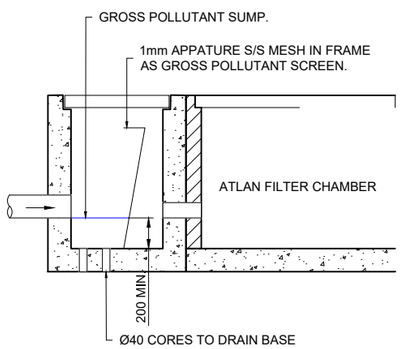


B - **SECTION**
WIER SECTION
SCALE 1:20 AT A1

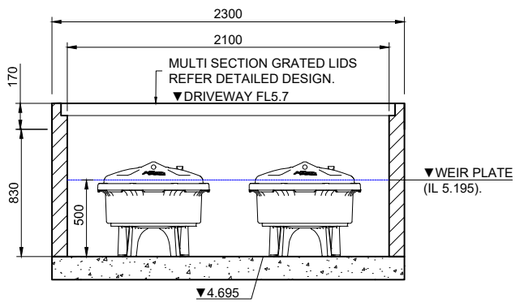
OSD DETAILS

The proposed stormwater quality improvement device (infiltration system) located within the southern basin is not supported.
The infiltration system must be removed and replaced with a proprietary stormwater treatment device capable of achieving the pollutant removal efficiencies specified in Table B3.1 of Chapter B3 of the Byron Shire Development Control Plan 2014 (BDCP 2014).

TREATMENT CHAMBER DETAILS



C SK07 **SECTION**
GIP INLET & FILTER CHAMBER SIDE VIEW
SCALE 1:20 AT A1



D SK07 **SECTION**
ATLAN FILTER CHAMBER (TYPICAL)
SCALE 1:20 AT A1

This plan is NOT to be used for construction purposes unless it carries the approval stamp of the local authority.

Issue	Date	Description	App'd
B	13/05/2026	ATLAN FILTERS & CHAMBER ADDED	RB
A	16/04/2026	TYPICAL OSD TANK SECTION	RB

Client: BAYSHORE PROPERTIES PTY. LTD.

Project: BAYSHORE VILLAGE
BAYSHORE DRIVE, BYRON BAY, NSW 2481

Title: STG 5 STORMWATER & FINISHED GROUND FLOOR LEVELS PLAN

Do not scale drawing. Use written dimensions only
This plan is copyright © All rights reserved.

ARDILL PAYNE & Partners
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT
BALLINA 45 River Street Ph. 02 6686 3280
GUNNEDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

Design	ER/CM/AH
Drawn	JR/LH
Checked	CM/AH
Approved	RB/AH
Date	13/05/2026
Job No.	7213-05
Scale	1:20 @ A1, 1:40 @ A3
Datum	
Drafting File	7213-05-SMP - 2026-05-13.dwg
Design File	
Dwg No.	SK10
Issue	B

HABITAT
stage 5
Public Art (DA)

Plummer & Smith | Development Application - 1 May 2025

Plummer & Smith acknowledge the Arakwal people of Bundjalung Nation the land on which this proposal is situated.

We acknowledge the Traditional Custodians of country throughout Australia and their connections to land, water and culture. We pay our respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Resident 2017 North Byron

Capability

Belinda Smith lives and works in Murwillumbah NSW, on Bundjalung Country. Her diverse practice includes public art, ceramics, textiles, wood, and paper. Belinda has a diploma of Interior Design from RMIT (1998) and a Bachelor of Design from Queensland College of Art (2004).

Belinda's catalogue of projects span a wide variety of sites and materials. Her adaptable practice has seen her produce durable and permanent public artworks in metal, stone, concrete, wood, and ceramic tile. She has produced internal and external commissions in a range of scales that are stand-alone sculptural works, integrated landscape and architectural elements and suspended pieces. The thread that connects them all is their articulate response to situation and site.

Commission highlights include

- Navigating Culture 2019 in which Belinda engaged with the Marrickville aboriginal community to create an artwork that reflected on Gadigal Astronomy for the Marrickville Library designed by BVN.
- Blue Tribute 2022 is an artwork in 3 parts for the redevelopment of an historic hospital precinct in Brisbane. The artwork tell the story of the nursing history on the site.
- Internationally, One Lux 2017, installed in Chengdu China, is a suspended sculpture representing the full moon. This work highlights the loss of moonlight in many cities due to industrial and light pollution.

Belinda has worked in the field of public art for over 15 years. She co-founded Plummer & Smith in 2012 with Landscape architect, Dan Plummer. This collaborative partnership is complemented by landscape architects Inez Woods and Olivia McBeth. We regularly collaborate with designers, specialists and fabricators in the delivery of projects.

FRAMING STAGE 05 WITHIN HABITAT

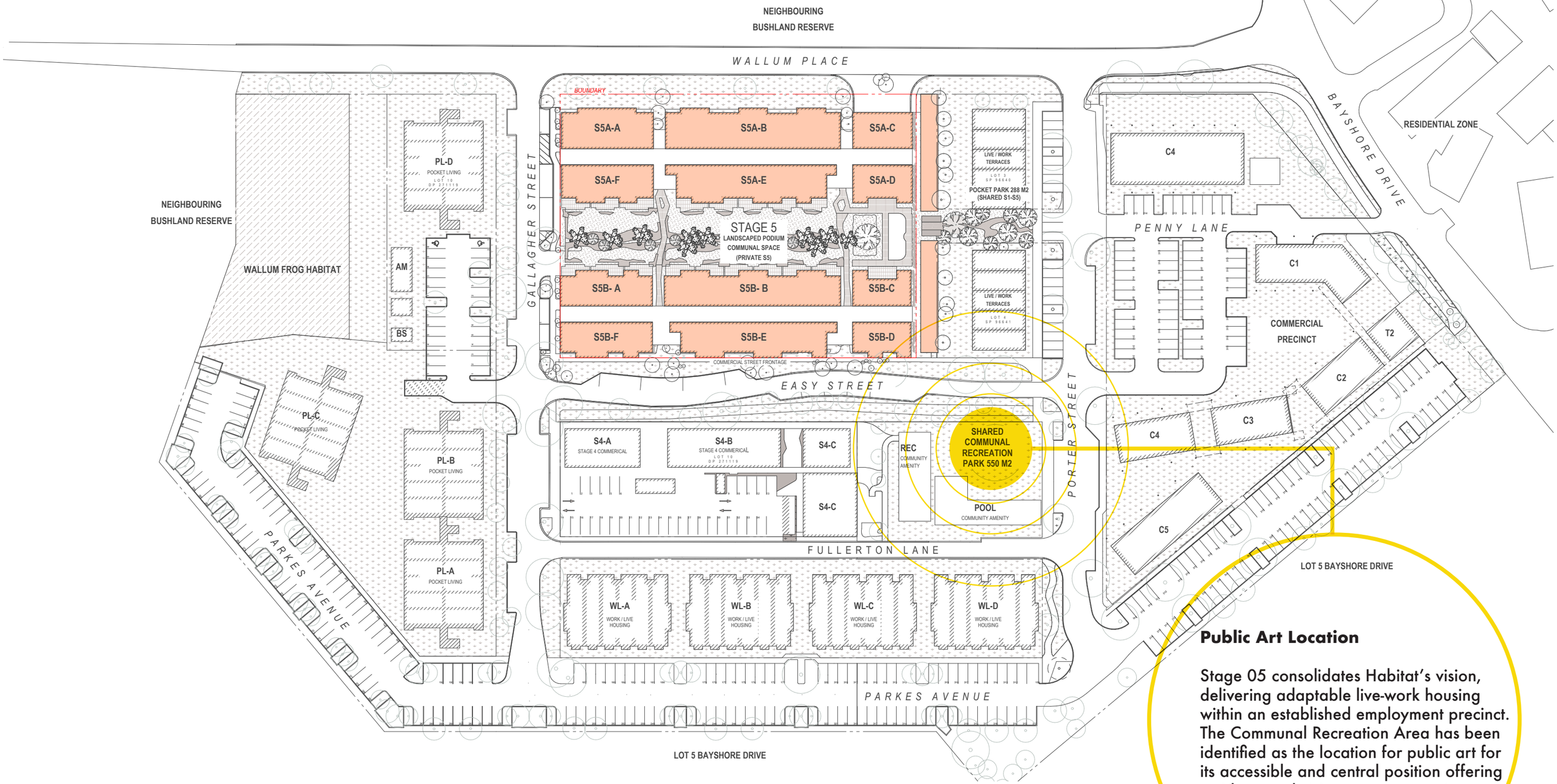
Habitat has helped redefine contemporary living in Byron Bay, demonstrating how well-planned, medium-density development can address housing shortages while enhancing environmental, social, and economic outcomes.

The precinct is structured around a human-scaled, highly walkable environment, integrating:

- A diverse range of housing types, catering to various living needs and price points.
- Retail, hospitality, and office spaces, creating a self-sustaining urban village where residents can live, work, and socialise within a single precinct.
- High-quality public realm and landscaping, reinforcing a strong connection to nature through integrated stormwater management and climate-responsive design.
- Shared infrastructure and amenities, reducing individual footprints while increasing access to high-quality communal spaces.

Stage 05 consolidates Habitat's vision, delivering adaptable live-work housing within an established employment precinct. It directly addresses Byron Shire's objectives by providing attainable homes that integrate seamlessly with the existing community, supporting flexible working patterns, and reinforcing Habitat's sustainable, mixed-use approach

Habitat Stage 5 | Public Art



Public Art Location

Stage 05 consolidates Habitat's vision, delivering adaptable live-work housing within an established employment precinct. The Communal Recreation Area has been identified as the location for public art for its accessible and central position offering residents and visitors an opportunity to enjoy and engage with it.

MASTER PLAN
A1@1:500

DATE	CHANGE NAME	REVISION
20/12/2024	FOR COORDINATION	01
28/02/2025	FOR COORDINATION	02
28/03/2025	DRAFT DEVELOPMENT APPLICATION	03
11/04/2025	DEVELOPMENT APPLICATION	04

NOTE:
VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

HABITAT STAGE 5
5 PENNY LANE BYRON BAY NSW 2481 AUSTRALIA

FOR
CREATIVE CAPITAL

STATUS
FOR DEVELOPMENT APPLICATION

PROJECT NUMBER
202451

DATE GENERATED
17/04/2025

DRAWN SZ
APPROVED GN

ARCHITECTURAL
DRAWING TITLE
MASTER PLAN

DRAWING NUMBER
DA010

REVISION
04

BLOOM
Wildflowers of Coastal Wallum Heath: A Celebration of Pollination & Creativity

This artwork proposal explores the wildflowers of the Coastal Wallum Heath, focusing on the golden blooms of *Hibbertia scandens* and *Diuris byronensis*. These flowers, both delicate and resilient, play a crucial role in the ecosystem as native bee attractors. Their unique adaptation to 'buzz pollination'—where bees vibrate at just the right frequency to release pollen—becomes a metaphor for the creative energy thriving at Habitat North Byron. Like the buzzing of bees, the exchange of ideas within this growing artistic community fosters inspiration, connection, and new possibilities.

This creative ecosystem is deeply intertwined with the natural beauty of the region. Just north of Habitat, Tyagarah Nature Reserve protects 7km of unspoilt coastline, where visitors can swim, sunbathe, fish, birdwatch, or simply immerse themselves in the coastal heathland. The reserve's rich biodiversity, from the shifting dunes to the delicate wildflowers, reflects a landscape shaped by both resilience and renewal.

This concept is a celebration of the luminous connections between nature and creativity. The golden petals of local flora are distilled to simple flower geometry that can be integrated in to the built environment in several different ways. The base shape will support a layer of internal segments using colour and orientation to create variation to express the interplay between art, place, and community—where, much like in nature, collaboration and shared energy allow us to flourish. The golden colour palette juxtaposed against the muted palette of the architecture and landscape symbolize the luminous connections between individuals who, like native bees, bring life and vibrancy to the collective creative landscape.

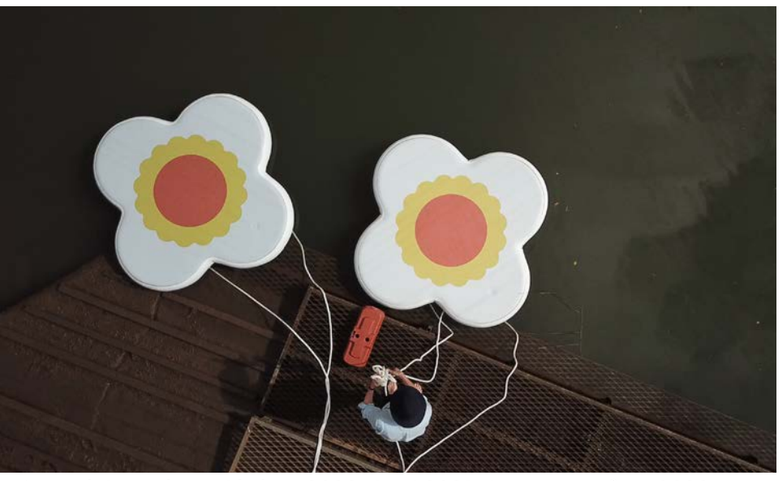
Tyagarah Nature Reserve

Native orchid - Diuris byronensis

Boronia wth bee

Hibbertia scandens

Hibbertia scandens with native bees



BLOOM
Artwork Concept Overview

Bloom is a striking, sculptural artwork formed by the connection of five faceted panels into a simple yet graphic flower shape. Taking inspiration from native wildflowers, this work celebrates the local flora through abstraction, geometry, and bold color. Bloom will take the form of a faceted funnel—both sculptural and symbolic—designed to evoke curiosity, wonder, and joy.

Artwork Precedents: *Blinkers* 2023, *Pop!* 2021, *Learning to float* 2023

BLOOM

INTERACTION AND EXPERIENCE

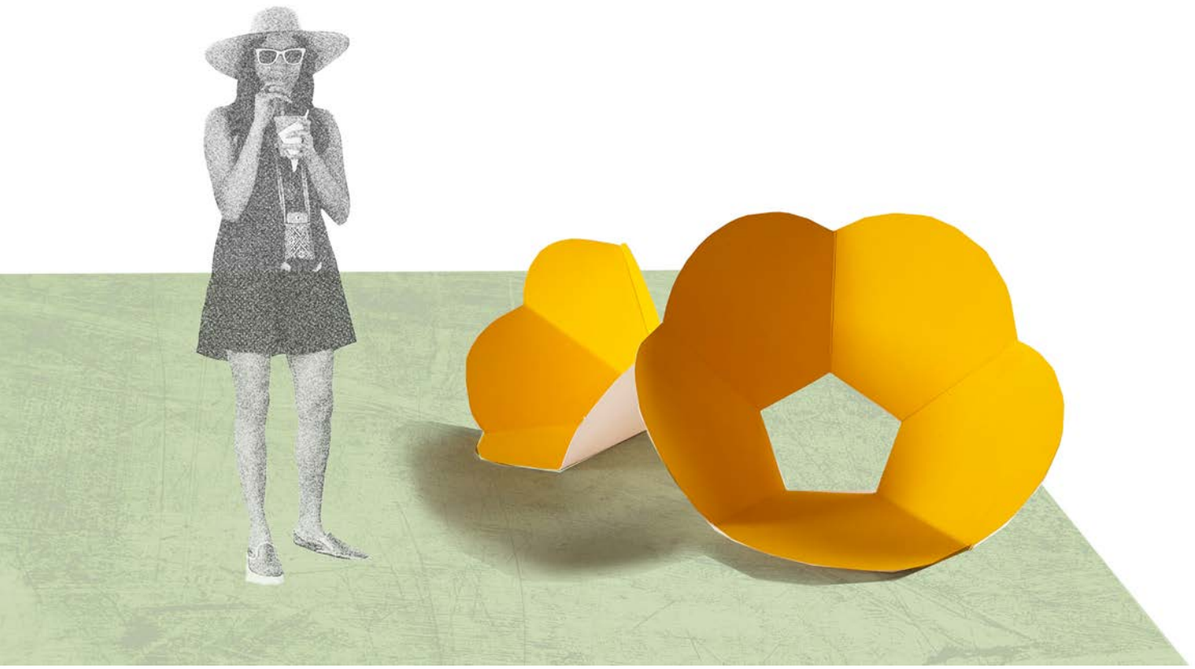
The funnel shape intuitively invites people to approach and engage with the artwork. Located in the centrally located Recreation area it is meant to be engaged with in a tactile and joyful way—whether peering into its center, or sitting beside it. Bloom encourages playful interaction and offers a moment of pause and connection with nature and community.

CONTEXTUAL SIGNIFICANCE

By referencing local flora through a contemporary sculptural lens, this piece aims to connect the community to its environment. It honors the natural beauty of the area while introducing an uplifting, human-scale landmark that can be enjoyed by all ages.

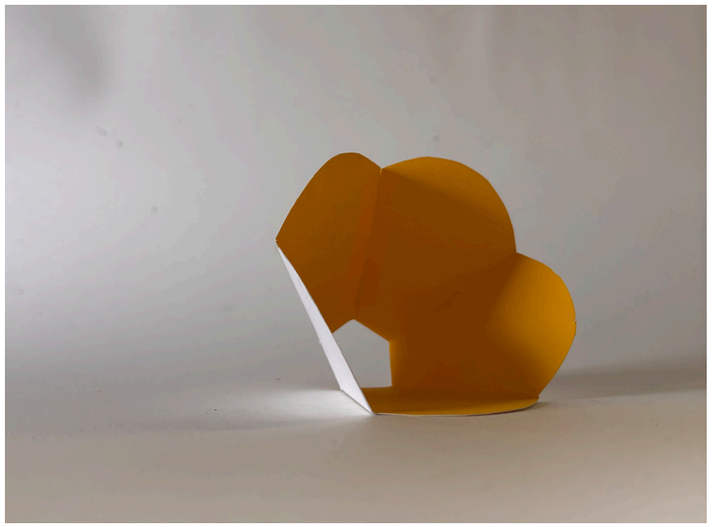
LOCATION

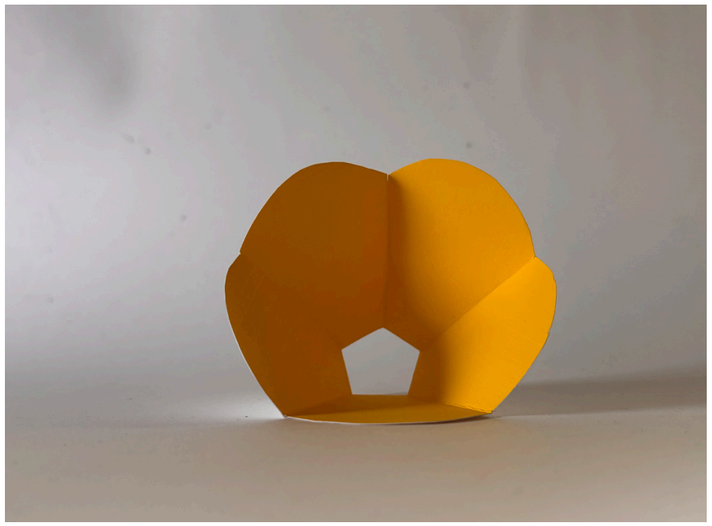
At the heart of the Habitat Community is the Recreation Area. This facilitiy offers residents and tennants swimming pool and other amenities such as changrooms and table tennis. Adjacent to the swimming pool is a generous greenspace. This lawn area will be the site of this new public artwork which will attract people to use the space in new ways.

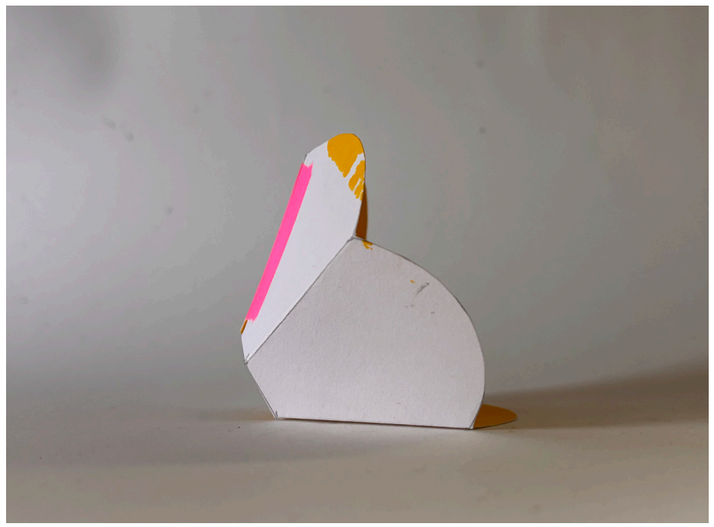


Artwork vision

Artwork location - Central Rcreation Area at Habitat







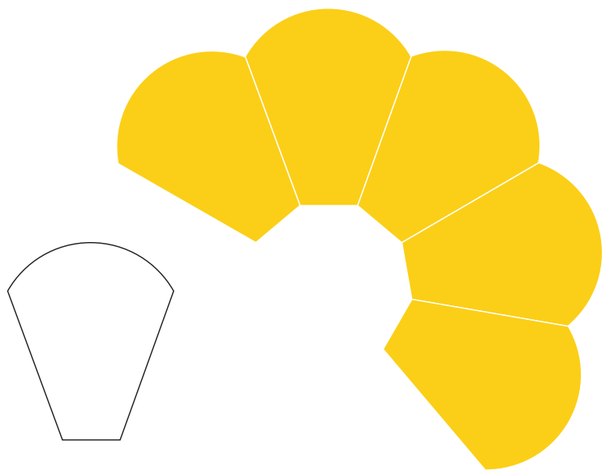
Artwork form study/maquette

DESIGN AND FORM

The structure is a funnel-like shape composed of five connected panels, each angular and reflective of petal forms. This design draws viewers in both visually and physically. Its faceted, sculptural surface creates shifting patterns of light and shadow throughout the day, further enhancing its presence in the space.

FABRICATION AND MATERIALITY

- 4-5 sculptural elements two sizes - 1500mm ODI + 900mmODI
- Fabricated from stainless steel, chosen for its durability and suitability in coastal environments.
- Each petal-like form will be mechanically fixed using an expressed joint, creating a visible and intentional connection between the component
- Artworks finished with a wetspray primer and topcoat system by International Paint, specified using the RAL colour system. This industrial-grade coating provides a highly durable, UV-resistant finish rated for 15–25 years in a C5 coastal environment, ensuring long-term performance with minimal maintenance.
- A vibrant, intense yellow—referencing native wildflowers such as *Hibbertia scandens* and *Diuris byronensis* will define the sculpture. This bold hue creates a striking visual contrast against both the natural landscape and built surroundings, establishing the work as a joyful, enduring beacon within the public space.



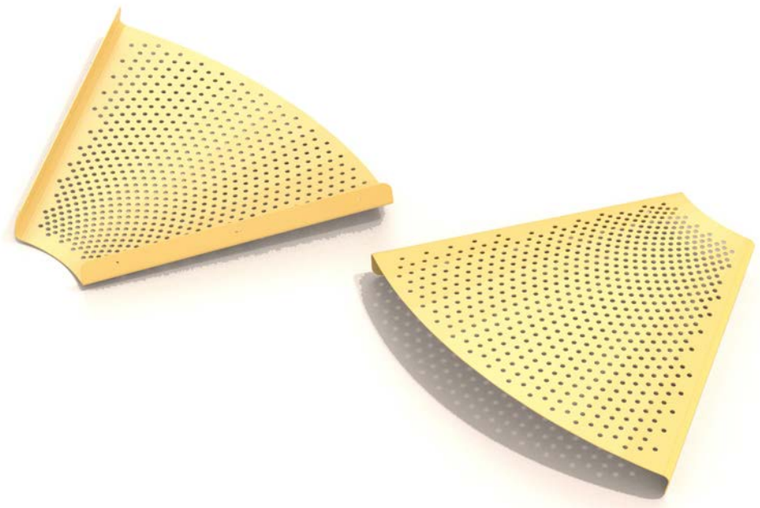
prroposed fabrication methodology - folded steel/express joint

METHODOLOGY

The artworks will be fabricated by Outside Assembly on the Gold Coast. Together we have established a collaborative approach to detailed design resolving materiality, fabrication and resolution with fine details emerging as the documentation drawings evolve.

Outside Assembly Pty Ltd
As Industrial Designers, Ouside Assembly bring their creative expertise to each project - Working closely with a project team to explore new ideas for innovative custom solutions that elevate the end-user experience.
Outside Aassembly is driven by a common purpose; to ensure each project comes together on time, on budget, and on vision.
https://www.outsideassembly.com.au/

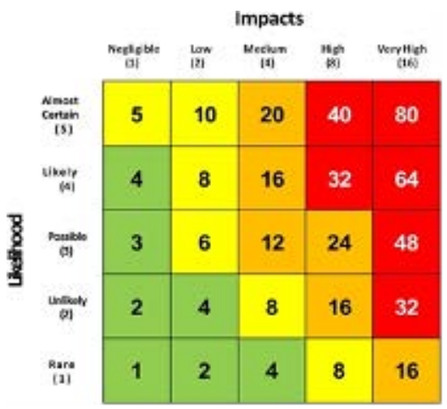
Art-Public
Art-Public are specialised Public Art project managers with extensive experinece handling and installing public artworks in the region. The artist will be engage them specifically for delivery and installation of Bloom.
https://art-work.com.au/art



RISK ASSESMENT

IDENTIFIED RISK	RISK GUIDE	SOLUTION
CLIMBING	3/6	• Artworks will be fixed to footings in the ground with landscaping shrubs and grass. • Artworks will be posoitioned so the the cant be climbed from one to the next • to be resolved in Design development.
TRIPPING HAZARD	1/2	• Artworks will be a bright yellow on high contrast to the surrounding landscape. • Subtle lighting will be used to illuminate the artworks at night.
LIGHTING/ELECTRICAL	1/2	• Electrical conduit will be accessed underground • Lighting used to improve safety
TIPPING OR LIFTING	4	• artwork will be certified by and engineer to ensure they are structurally rigid • artworks will be chemset to concrete footings to ensure stability

Key:



INDICATIVE BUDGET

Task	Cost
Concept for DA	$1,000 ex gst
Design Development	$2,000 ex gst
Project Managment Creative Capital	$4,900 ex gst
Fabrication Artwork 4-5 elements **2 sizes - 1500mm ODI / 900mm ODI**	$47,035 ex gst
Lighting and electrical	$1,500 ex gst
Delivery and Installation	$11,000 ex gst
Artist Commission	$24,083 ex gst
Contingency 5%	$4,816 ex gst
Total	$96,334 ex gst

PROJECT CASE STUDY

Blue Tribute 2022 Herston Quarter, Brisbane
Material: Aluminium, stainless steel, paint, LED lighting
Dimensions: various
Project Team: Cultural Capital, Australian Unity, Hutchinson's Builders, Outside Assembly

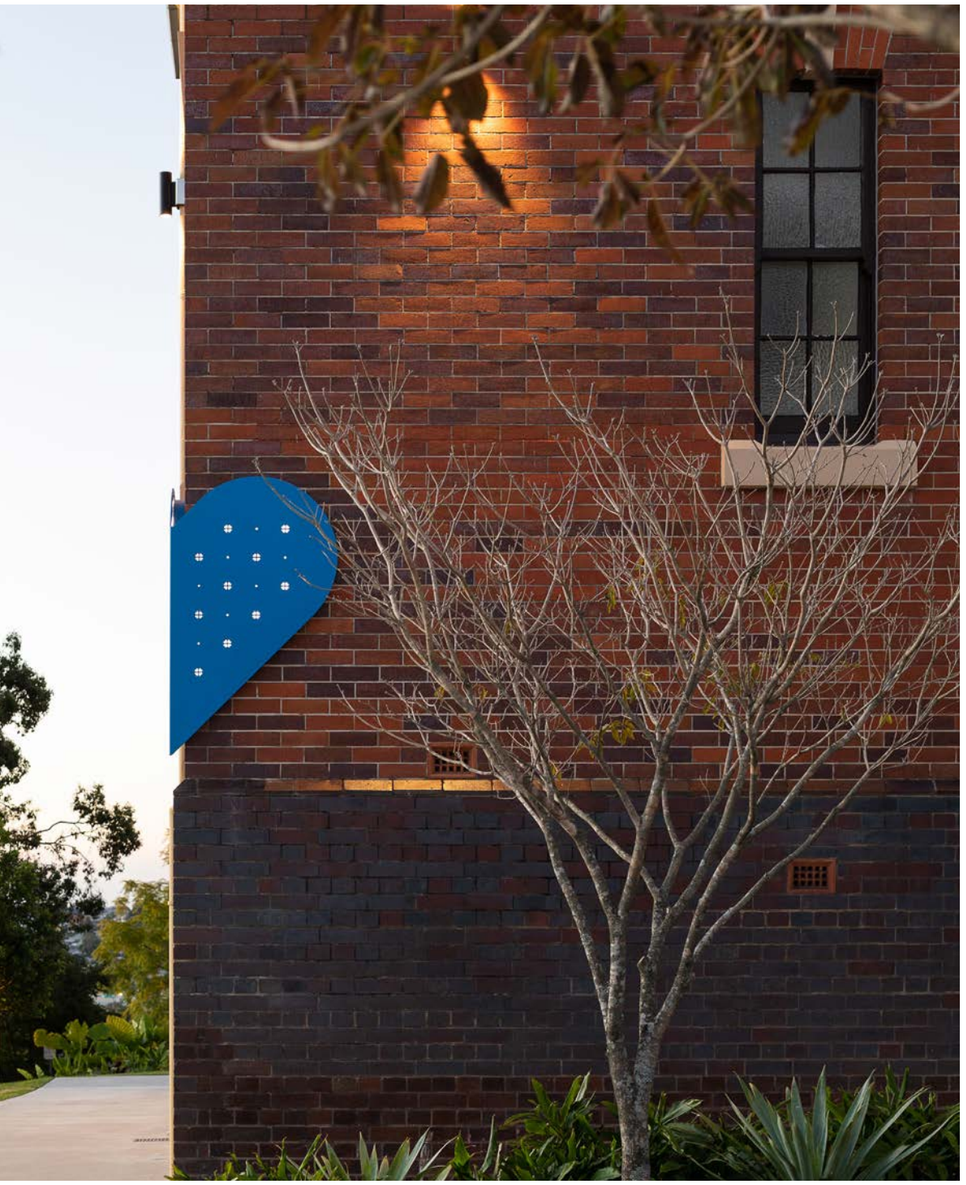
Blue Tribute is an artwork in 3 parts taking people on a journey through the nursing history on the site. Employing the simple motif of a heart, the artworks acknowledge the commitment, care and friendship of the nursing profession and its history within the heritage buildings of Herston Quarter where nurses once lived and worked.

Blue Tribute was fabricated by Outside Assembly who also managed the installation.

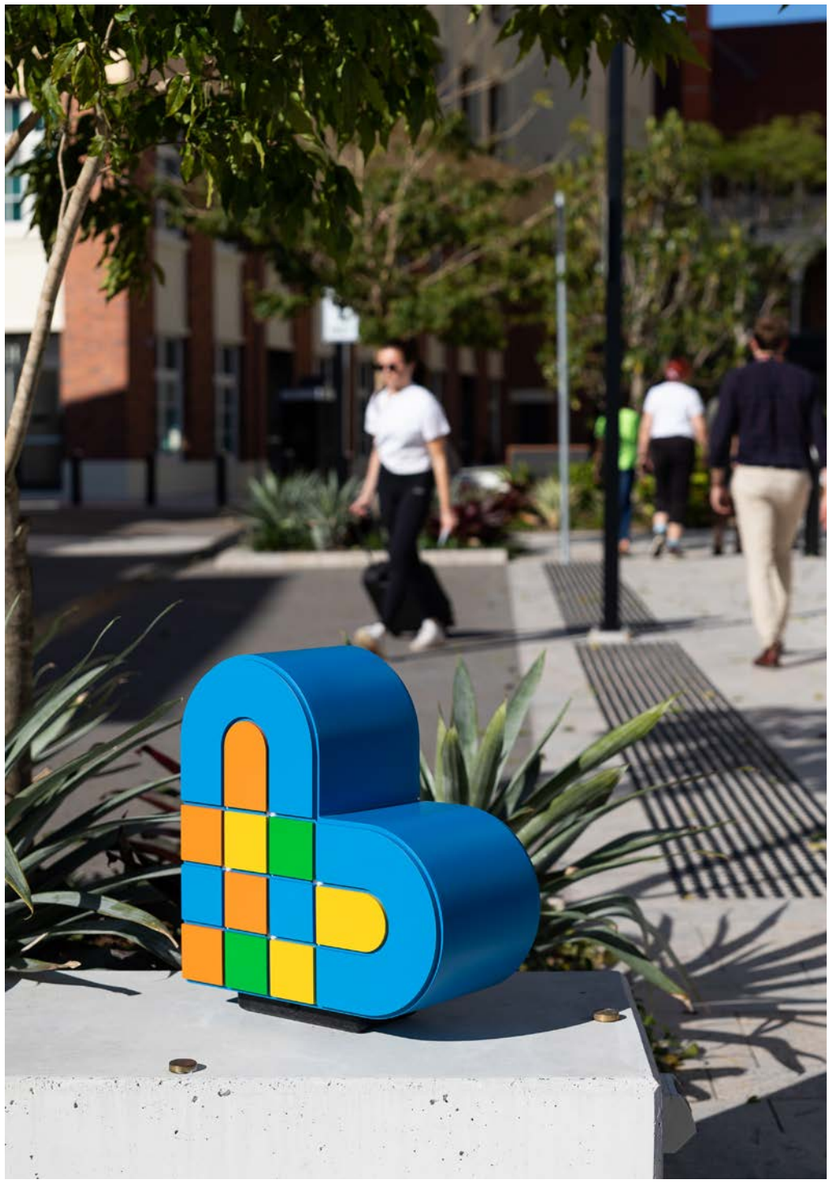
CONCEPT PROPOSAL

Discovery Artwork 2 - Lady Norman Building

Exploring the establishment of childhood specific hospital care and the changes over a century. The heart shaped blocks present an idea that healthcare for children has evolved to incorporate a playful approach.



Blue Tribute | Commitment 2022



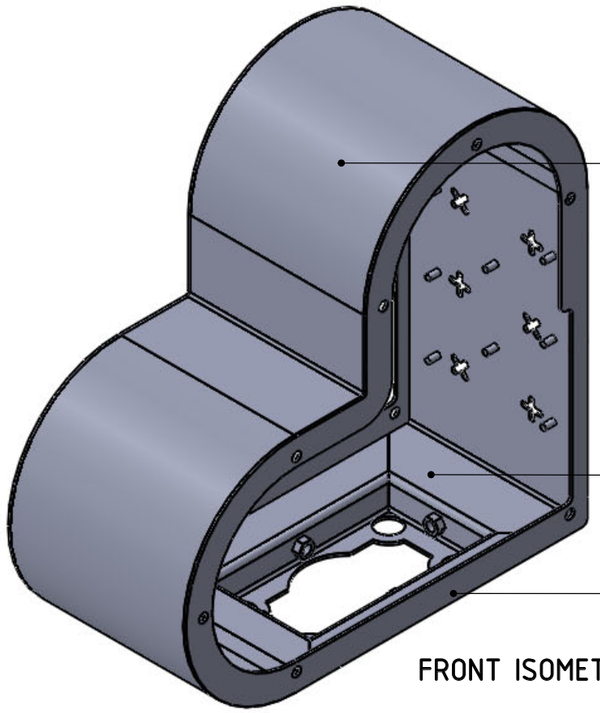
Blue Tribute | Care 2022

Blue Tribute | Friendship 2022

WELDED SUB-ASSEMBLY : WSA_HQA-02A-BODY

MATERIAL : REFER INDIVIDUAL PARTS

FINISH : WET SPRAY PAINTED / PRIMER + TOP COAT MATT BLUE (RAL5015)
(EXACT PAINT SPEC TBC)



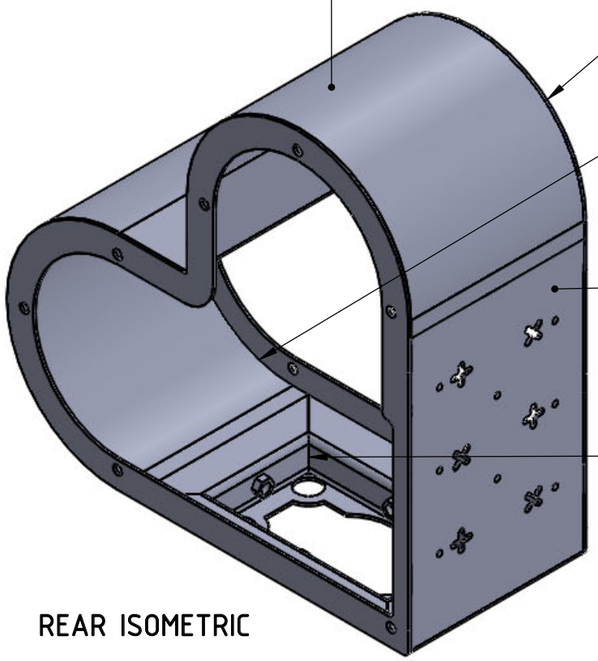
'PRT_HQA-02A-FRAME-01'
(1-OFF) REFER SHEET 2

'PRT_HQA-02A-FRAME-02'
(1-OFF) REFER SHEET 3

'PRT_HQA-02A-FRAME-03'
(2-OFF) REFER SHEET 4

FRONT ISOMETRIC

OUTSIDE FACES, OUTSIDE EDGES, AND ALL SIDES
TO BE FULLY COATED WITH NO METAL EDGES VISIBLE
(INSIDE FACES DO NOT REQUIRE COATING)



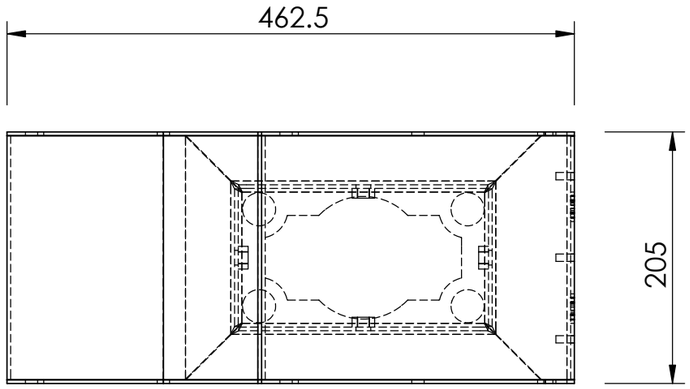
CRITICAL NOTE
MAINTAIN HARD EDGE TO ALL
OUTSIDE PERIMETER EDGES
(DO NOT FILLET EDGE WITH GRINDER)

WELD ALL PARTS
FROM INSIDE CORNERS
TO MANUFACTURER'S SPEC

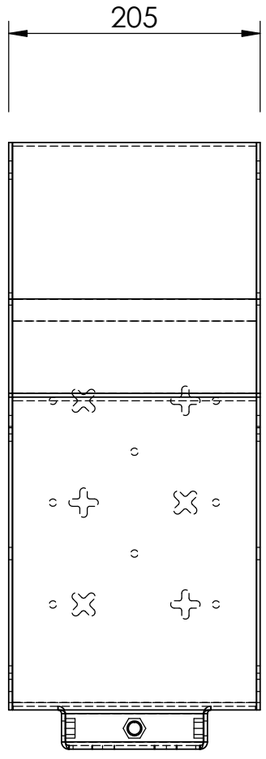
OUTSIDE FACES TO BE FLAT
AND CLEAR OF ANY SIGNS
OF PRESSED STUDS

CRITICAL NOTE
WELD AND CLEAN ALL OUTSIDE
EDGES AT BOTTOM OF FRAME
AS REQUIRED TO ENSURE BODY
PART FITS INSIDE SEPARATE BASE PART
(PRT_HQA-02A-BASE)

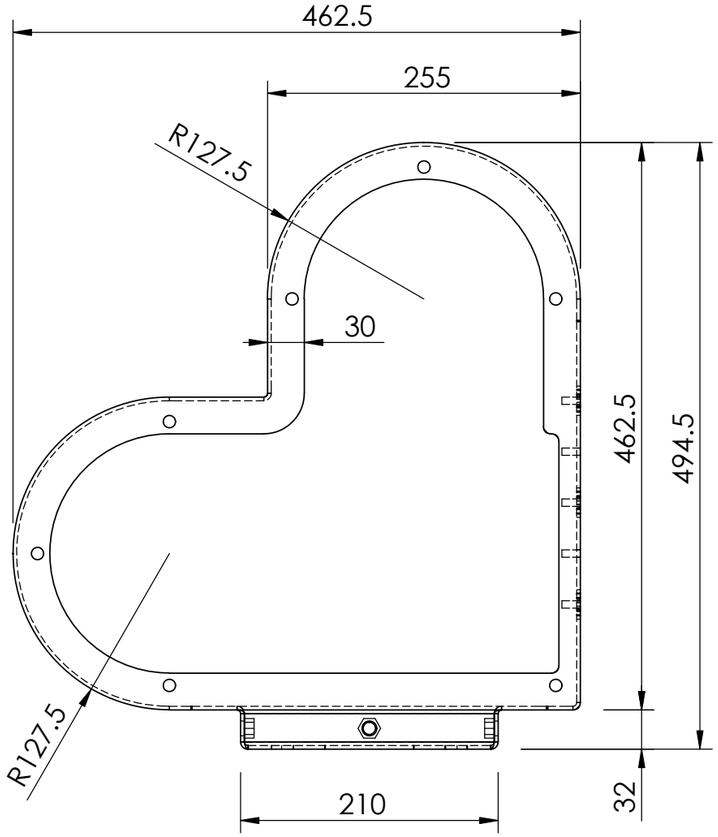
REAR ISOMETRIC



TOP



SIDE



FRONT

Outside Assembly

Outside Assembly Pty Ltd

Po Box 3925
South Brisbane Qld 4101
Australia

hello@outsideassembly.com.au

Rev	Note	Date
A	PRODUCTION	31.01.2022
B	REVISION	01.04.2022
.	.	.
.	.	.
.	.	.

–
PRODUCTION
DRAWINGS
–
–

INTELLECTUAL PROPERTY

All Designs Copyright
Outside Assembly Pty Ltd © 2022

Can not be reproduced in
any way unless otherwise
formally agreed

Project / Client

HQA

/ BELINDA SMITH

Drawing Title

HQA-02A-ARTWORK

/ WSA_HQA-02A-BODY

Scale

A3 / 1 : 5

Drafted

FG

Checked

SG

Date / Revision

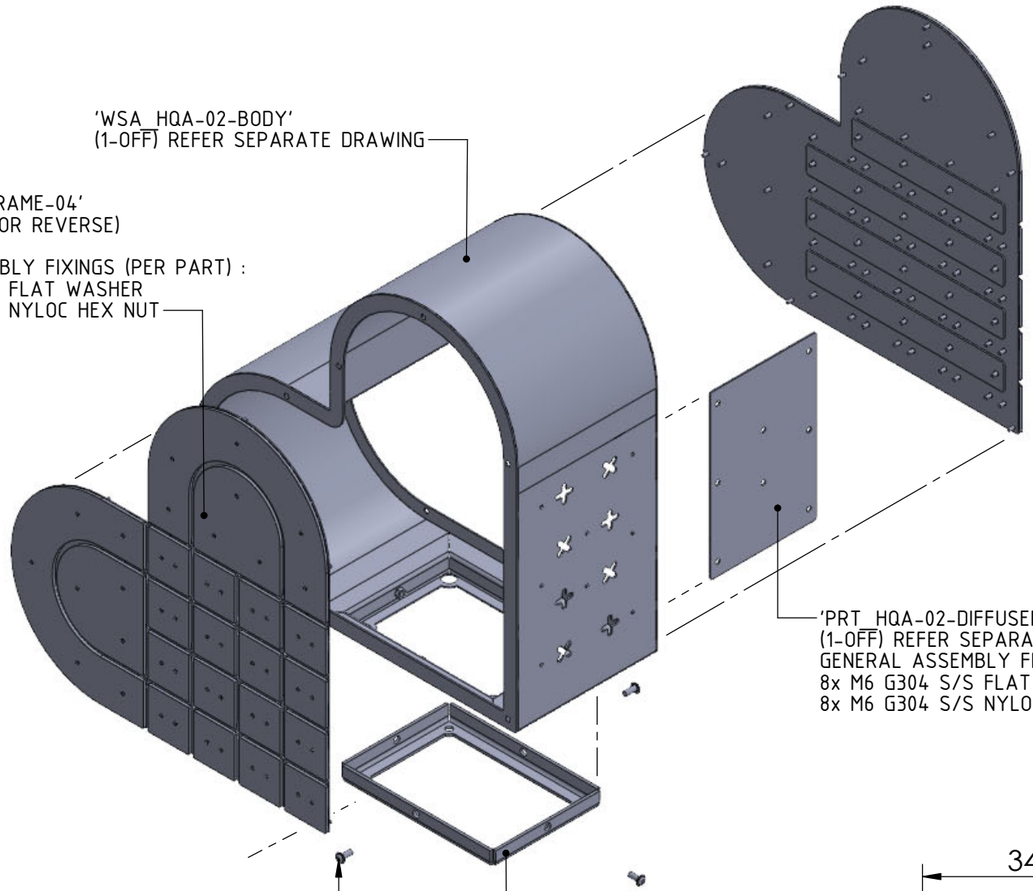
01.04.2022 / REV-B

Sheet

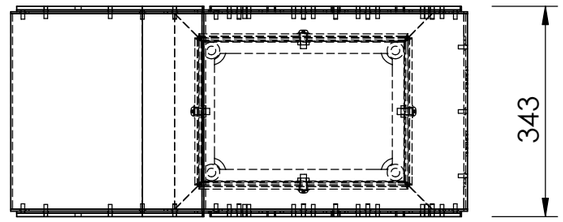
1 of 4

HQA-02-ASSEMBLY

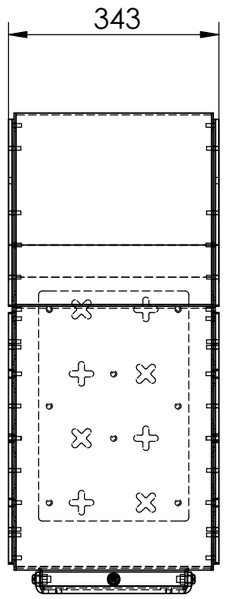
NOTE : REFER SEPARATE DRAWING FILES FOR DETAILS



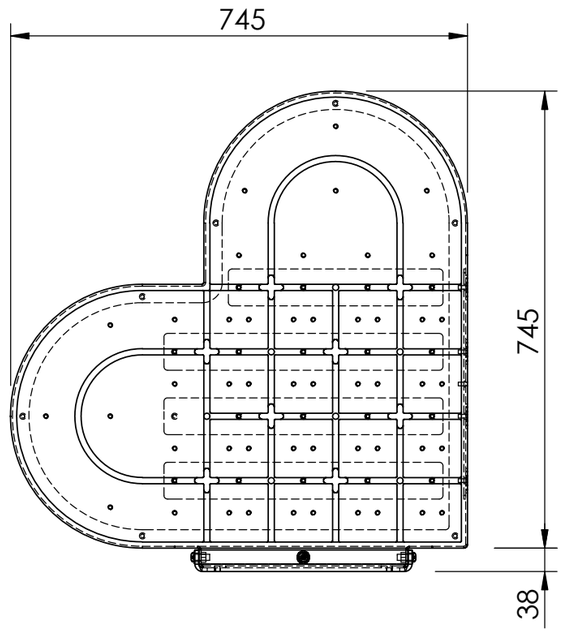
EXPLODED DETAIL VIEW



TOP



SIDE



FRONT

Outside Assembly

Outside Assembly Pty Ltd

Po Box 3925
South Brisbane Qld 4101
Australia

hello@outsideassembly.com.au

Rev	Note	Date
A	PRODUCTION	31.01.2022
B	REVISION	01.04.2022
.	.	.
.	.	.
.	.	.

-
PRODUCTION
DRAWINGS
-
-

INTELLECTUAL PROPERTY

All Designs Copyright
Outside Assembly Pty Ltd © 2022

Can not be reproduced in
any way unless otherwise
formally agreed

Project / Client

HQA

/ BELINDA SMITH

Drawing Title

HQA-02-ARTWORK

HQA-02-ASSEMBLY

Scale

A3 / 1 : 10

Drafted

FG

Checked

SG

Date / Revision

01.04.2022 / REV-B

Sheet HQA-02-ASSEMBLY

Belinda Smith

www.plummerandsmith.com.au

belinda@plummerandsmith.com.au

Mobile +61 438 668 016

PO Box 204, Murwillumbah,

NSW Australia 2484

Plummer & Smith Pty Ltd

ABN 17 634 944 737