

DUAL OCCUPANCY (DETACHED) & SWIMMING POOL

NEW DWELLING + SECONDARY DWELLING

AT
865 BROKEN HEAD RD BROKEN HEAD, BROKEN HEAD

FOR
STEHNBUILD

DEVELOPMENT APPLICATION

DRAWING SCALE		
ID	Layout Name	Rev
DA.0.01	COVER PAGE & DRAWING SCHEDULE	04
DA 1.01	EXISTING SURVEY	04
DA 1.02	PROPOSED SITE PLAN	04
DA 1.03	PRECINCT PLAN	04
DA 2.01	PROPOSED DWELLING - GROUND FLOOR PLAN	04
DA 2.02	PROPOSED DWELLING - FIRST FLOOR PLAN	04
DA 2.03	PROPOSED DWELLING - BASEMENT PLAN	04
DA 2.04-5	PROPOSED DWELLING - ROOF PLAN	04
DA 2.05-6	PROPOSED SECONDARY DWELLING - FLOOR PLAN	04
DA 2.06-7	PROPOSED SECONDARY DWELLING - ROOF PLAN	04
DA 3.01	ELEVATIONS - PROPOSED DWELLING	04
DA 3.02	ELEVATIONS - PROPOSED DWELLING	04
DA 3.03	ELEVATIONS - SECONDARY DWELLING	04
DA 4.01	SECTIONS - PROPOSED DWELLING	04
DA 4.02	SECTIONS - PROPOSED DWELLING	04
DA 4.03	SECTIONS - SECONDARY DWELLING	04

COMPLIANCE WITH BASIX REQUIREMENTS AS DETAILED IN THE BASIX CERTIFICATE N#:
1221524M_02 NATHERS N#: HR - XUJXDE-01 8th July, 2021

ALL WORKS TO COMPLY WITH BASIX REQUIREMENTS AS DETAILED IN THE BASIX CERTIFICATE,
INCLUDING BUT NOT LIMITED TO:

- Rainwater Tank**
Each dwelling must install a rainwater tank with a minimum size of 20,000L, and be installed in accordance with the BASIX Certificate. Each system must be configured to collect run-off from at least 130sm of roof area as specified.

Swimming Pool
The swimming pool must be outdoors and not have a volume greater than 113KL. A timer must also be installed to the pool pump.

Hot Water
The applicant must install solar (electric boosted) Hot water system to all dwellings.

Natural Lighting
Window and/or skylights must be fitted to kitchen and bathrooms achieve natural light as specified by the BASIX Certificate.

Alternative Energy
A photovoltaic system of at least 10kW must be installed and connected to each dwelling's electrical system as specified in the BASIX certificate.

Thermal Comfort
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate.

Floor and Wall Construction
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed on the Assessor certificate.





LEGEND


- MAJOR CONTOUR 0.5m
- MINOR CONTOUR 0.1m
- SUBJECT BOUNDARY
- BUILD ROOF
- BUILD WALL
- FENCE
- TRACK
- TRACK CENTRE LINE
- BANK BOTTOM
- BANK CHANGE GRADE
- BANK TOP
- DRAIN
- SWAMP
- VEGETATION LINE
- POWER LINE

⊕ DENOTES A TREE.

PP • - ELECTRICITY POLE

⊕ - ROOF RIDGE POINT

⊞ - DRAIN GULLY PIT



BYRON BAY SURVEYING PTY LTD
REGISTERED LAND SURVEYORS
13/3 PEARCE COURT
SULLIVAN PARK NSW 2481 Tel: 0407 345 099
Info@ByronBaySurveying.com.au
www.ByronBaySurveying.com.au
© Copyright Byron Bay Surveying Pty Ltd

REV	DATE	DESCRIPTION
1	10/11/19	ORIGINAL ISSUE

PROJECT **BHR01**

SURVEYOR **BN**

SURVEY DATE **BN1901**

FIELD BOOK ID **01/11/19**

PLAN BY **BN**

APPROVED BY **BN**

MGA GROUND	HZ DATUM
PM75866	ORIGIN
AHD	VT DATUM
PM75866	ORIGIN
17.229	LEVEL
31/09/2019	SCIMS

0 5 10 30m

1:750 - A2

IMPORTANT NOTICE:
THIS PLAN MAY HAVE BEEN CHANGED DURING PRINTING OR REFORMATTING. THE SCALE SHOULD THEREFORE BE VERIFIED PRIOR TO USE. ANY DIMENSIONS SHOWN ON THIS PLAN OVERRULE SCALING.

PLAN OF DETAIL SURVEY

LOT 7 IN DP840653
865 BROKEN HEAD RD
BROKEN HEAD

CLIENT: StehnBuild
DWG No: BHR001.DWG
SH: 1 OF 1

DISCLAIMER

- BOUNDARIES ARE APPROXIMATE AND HAVE BEEN COMPILED FROM SURROUNDING SURVEY RECORDS AVAILABLE FROM LAND REGISTRY AT THE TIME OF SURVEY.
- NO RESPONSIBILITY CAN BE TAKEN FOR SURVEYS AT A LATER DATE WHICH MAY VARY BOUNDARY DIMENSIONS.
- ANY EASEMENTS WHETHER REGISTERED OR IMPLIED HAVE NOT BEEN INVESTIGATED.
- THE POSITIONAL ACCURACY OF ANY CRITICAL FEATURE REQUIRES CONFIRMATION PRIOR TO ITS USE IN DESIGN OR CONSTRUCTION.
- UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED. CONSULT WITH "DIAL BEFORE YOU DIG" PRIOR TO ANY EXCAVATION WORKS.



HARLEY GRAHAM ARCHITECTS

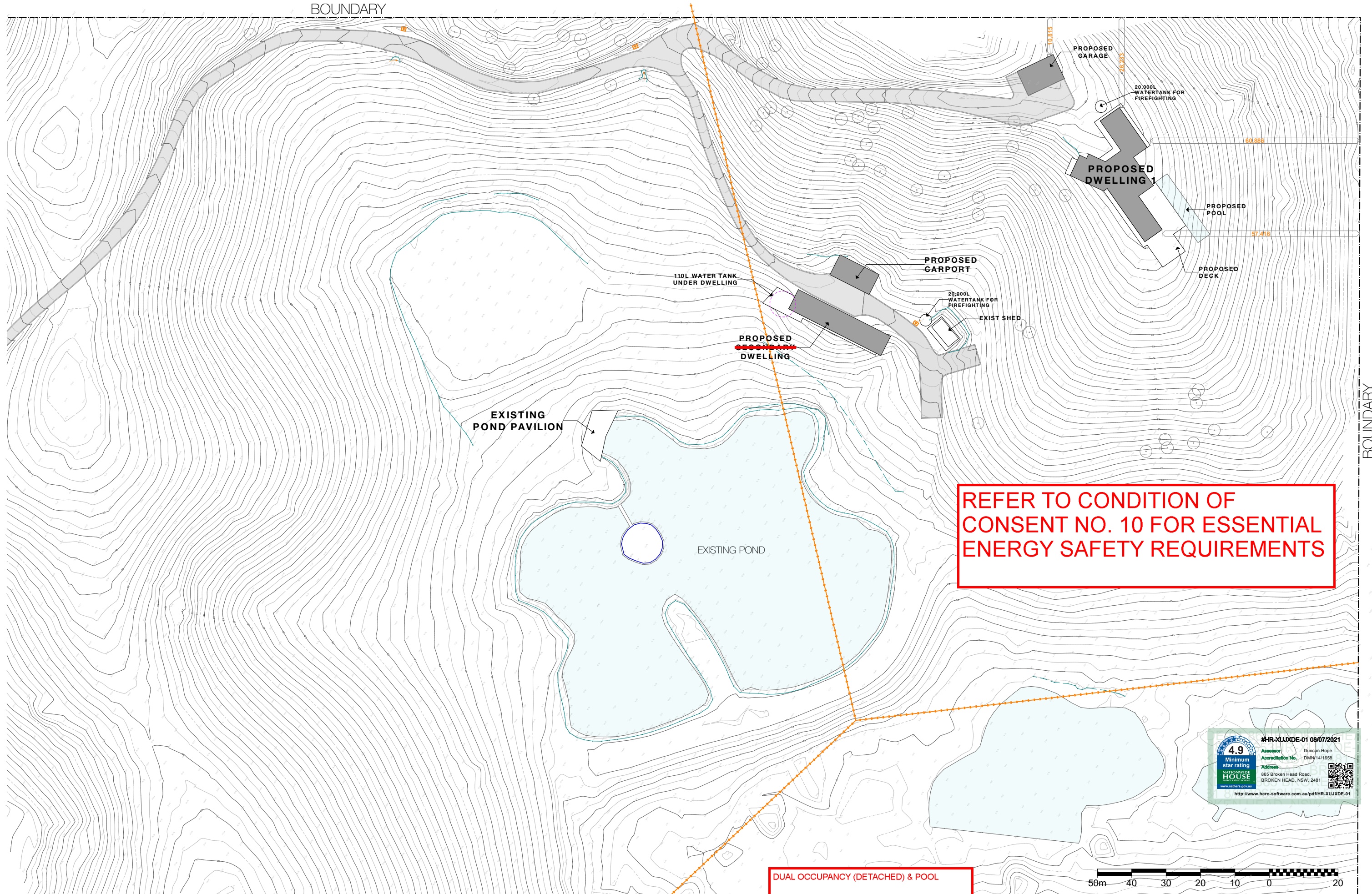
LVL 1/144 JOHNSON STREET BYRON BAY | PO BOX 1285 NSW 2481
F: 02 66809820 | T: 02 66809690 | E: office@harleygraham.com
ABN: 85158246003 NSW 7892

All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale.

© Copyright HARLEY GRAHAM ARCHITECTS

Issue Date	Issue ID	Issue Name	865 BROKEN HEAD RD	NORTH	SHEET TITLE	APPROVED
3/3/21	01	DRAFT DA	BROKEN HEAD	⊕	EXISTING SURVEY	HG
9/6/21	02	REVISED DA - As per bushfire advice				
29/6/21	03	REVISED DA - As per Consultant advice				
8/7/21	04	FINAL DA - Issued for lodgement				

JOB NAME	LOT 8	DP 840653	PAPER	DWG NO.	STATUS	REV
HGA266	LOT + DP		A3	DA 1.01	NOT FOR CONSTRUCTION	04
JOB NO.			SCALE			





DUAL OCCUPANCY (DETACHED) & POOL

4.9

Minimum star rating

NATIONWIDE HOUSE

www.nthw.gov.au

#HR-XUJXDE-01 08/07/2021

Assessor Duncan Hope

Accreditation No. DMN14/1658

Address 865 Broken Head Road, BROKEN HEAD, NSW, 2481

HGA

HARLEY GRAHAM ARCHITECTS

LVL 1/144 JOHNSON STREET BYRON BAY | PO BOX 1285 NSW 2481

F: 02 66809820 | T: 02 66809690 | E: office@harleygraham.com

ABN: 85158246003 NSW 7892

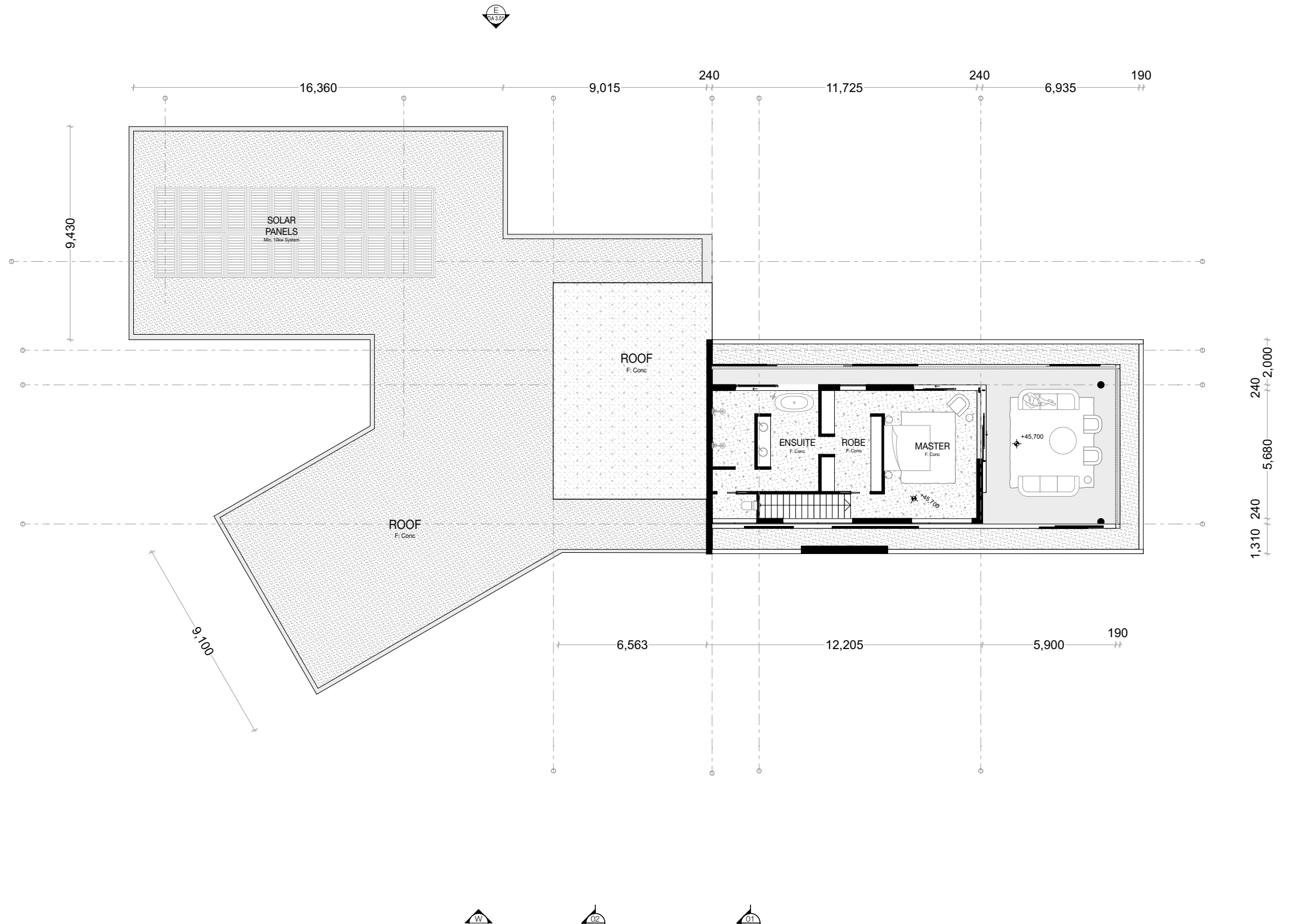
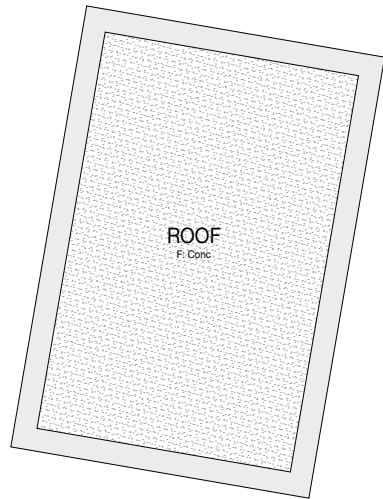
All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale.

© Copyright HARLEY GRAHAM ARCHITECTS

Issue Date	Issue ID	Issue Name
3/3/21	01	DRAFT DA
9/6/21	02	REVISED DA - As per bushfire advice
29/6/21	03	REVISED DA - As per Consultant advice
8/7/21	04	FINAL DA - Issued for lodgement



NEW DWELLING, SECONDARY DWELLING AND POOL		865 BROKEN HEAD RD	
JOB NAME		BROKEN HEAD ADDRESS	
HGA266	LOT 8	DP 840653	1:200
JOB NO.	LOT + DP	SCALE	PAPER A3

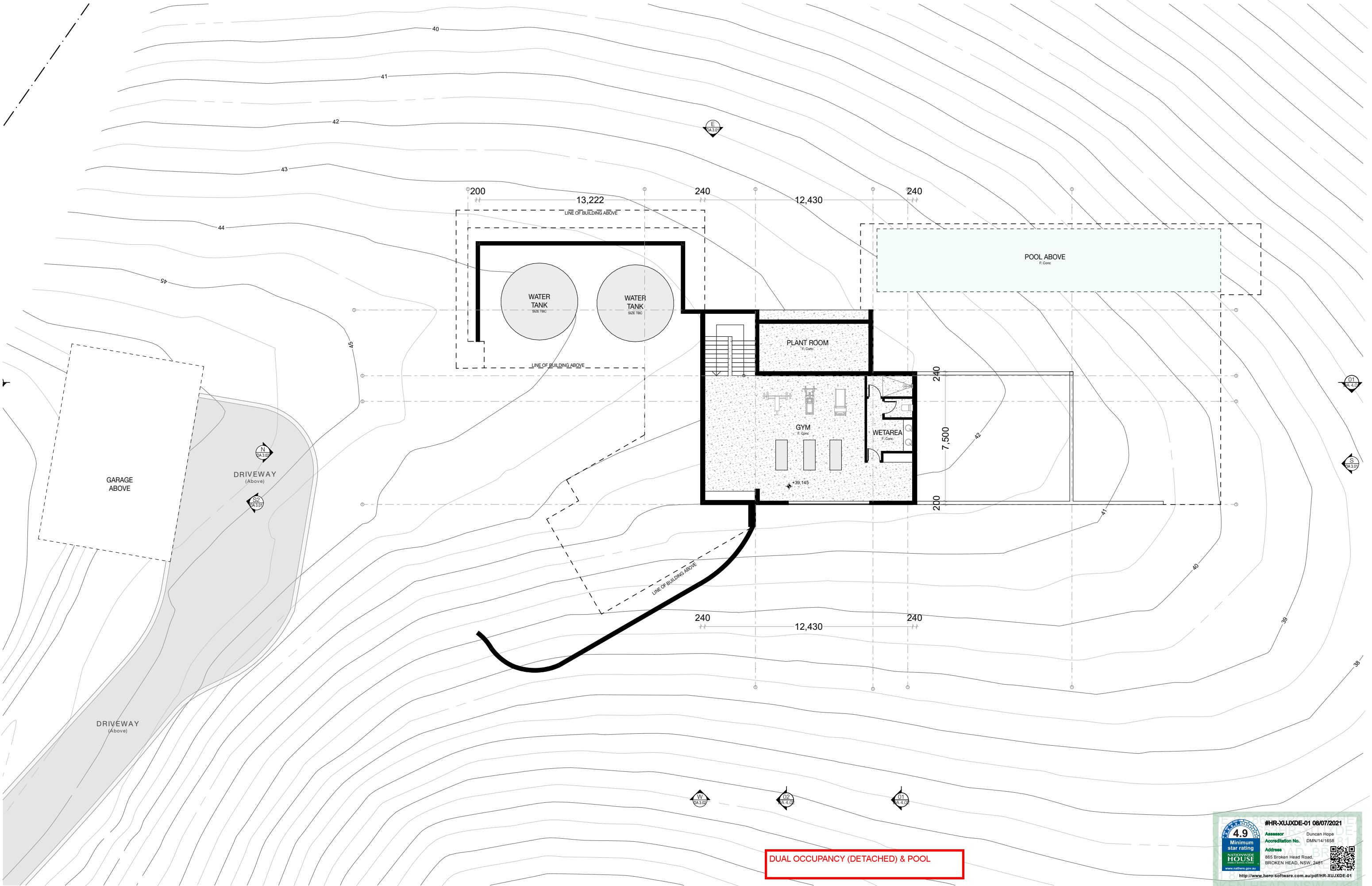
SHEET TITLE		APPROVED	
PROPOSED DWELLING - GROUND FLOOR PLAN		HG	
DWG NO.	STATUS	REV	
DA 2.01	NOT FOR CONSTRUCTION	04	



DUAL OCCUPANCY (DETACHED) & POOL





<div></div> <div><h1>HARLEY GRAHAM ARCHITECTS</h1><p>LVL 1/144 JOHNSON STREET BYRON BAY PO BOX 1285 NSW 2481 F: 02 66809820 T: 02 66809690 E: office@harleygraham.com ABN: 85158246003 NSW 7892</p></div>	<p>All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale.</p> <p>© Copyright HARLEY GRAHAM ARCHITECTS</p>										Issue Date	Issue ID	Issue Name	865 BROKEN HEAD RD			SHEET TITLE		APPROVED
											3/3/21	01	DRAFT DA	BROKEN HEAD			PROPOSED DWELLING - FIRST FLOOR PLAN		HG
											9/6/21	02	REVISED DA - As per bushfire advice	ADDRESS					
											29/6/21	03	REVISED DA - As per Consultant advice						
											8/7/21	04	FINAL DA - Issued for lodgement						
				HGA266	LOT 8	DP 840653	1:200	PAPER	DWG NO.	STATUS	REV								
				JOB NO.	LOT + DP		SCALE	A3	DA 2.02	NOT FOR CONSTRUCTION	04								





HARLEY GRAHAM ARCHITECTS

LVL 1/144 JOHNSON STREET BYRON BAY | PO BOX 1285 NSW 2481
F: 02 66809820 | T: 02 66809690 | E: office@harleygraham.com
ABN: 85158246003 NSW 7892

All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale. © Copyright HARLEY GRAHAM ARCHITECTS	Issue Date	Issue ID	Issue Name	865 BROKEN HEAD RD			SHEET TITLE		APPROVED
	3/3/21	01	DRAFT DA	BROKEN HEAD			PROPOSED DWELLING - BASEMENT PLAN		HG
	9/6/21	02	REVISED DA - As per bushfire advice	ADDRESS			DWG NO. DA 2.03	STATUS NOT FOR CONSTRUCTION	REV 04
	29/6/21	03	REVISED DA - As per Consultant advice	JOB NAME					
	8/7/21	04	FINAL DA - Issued for lodgement	HGA266 LOT 8 DP 840653 1:200					
				JOB NO.	LOT + DP	SCALE	A3		



#HR-XUJXDE-01 08/07/2021

Assessor Duncan Hope

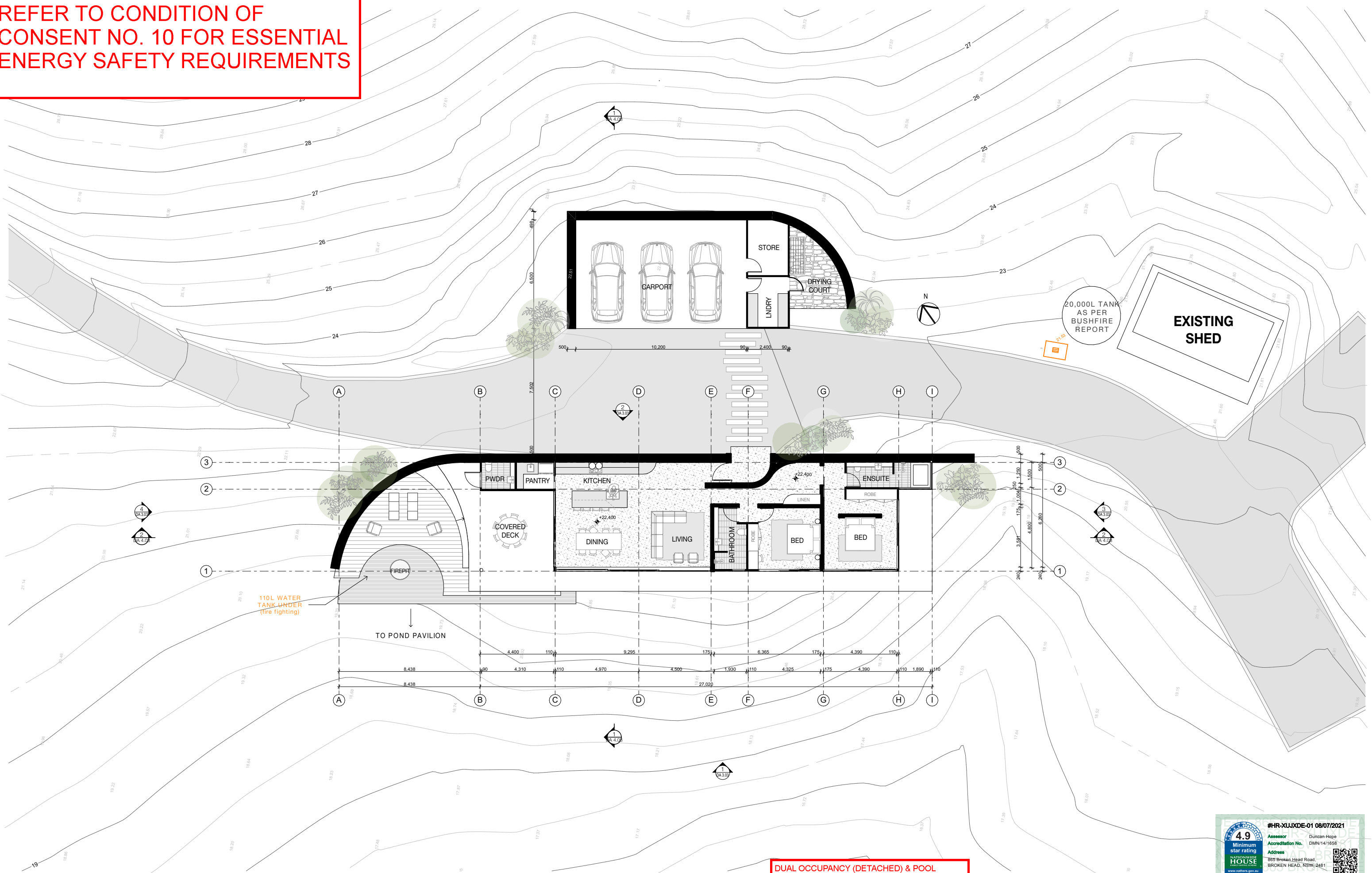
Accreditation No. DMN14/1658

Address 865 Broken Head Road, BROKEN HEAD, NSW, 2481



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



REFER TO CONDITION OF
CONSENT NO. 10 FOR ESSENTIAL
ENERGY SAFETY REQUIREMENTS

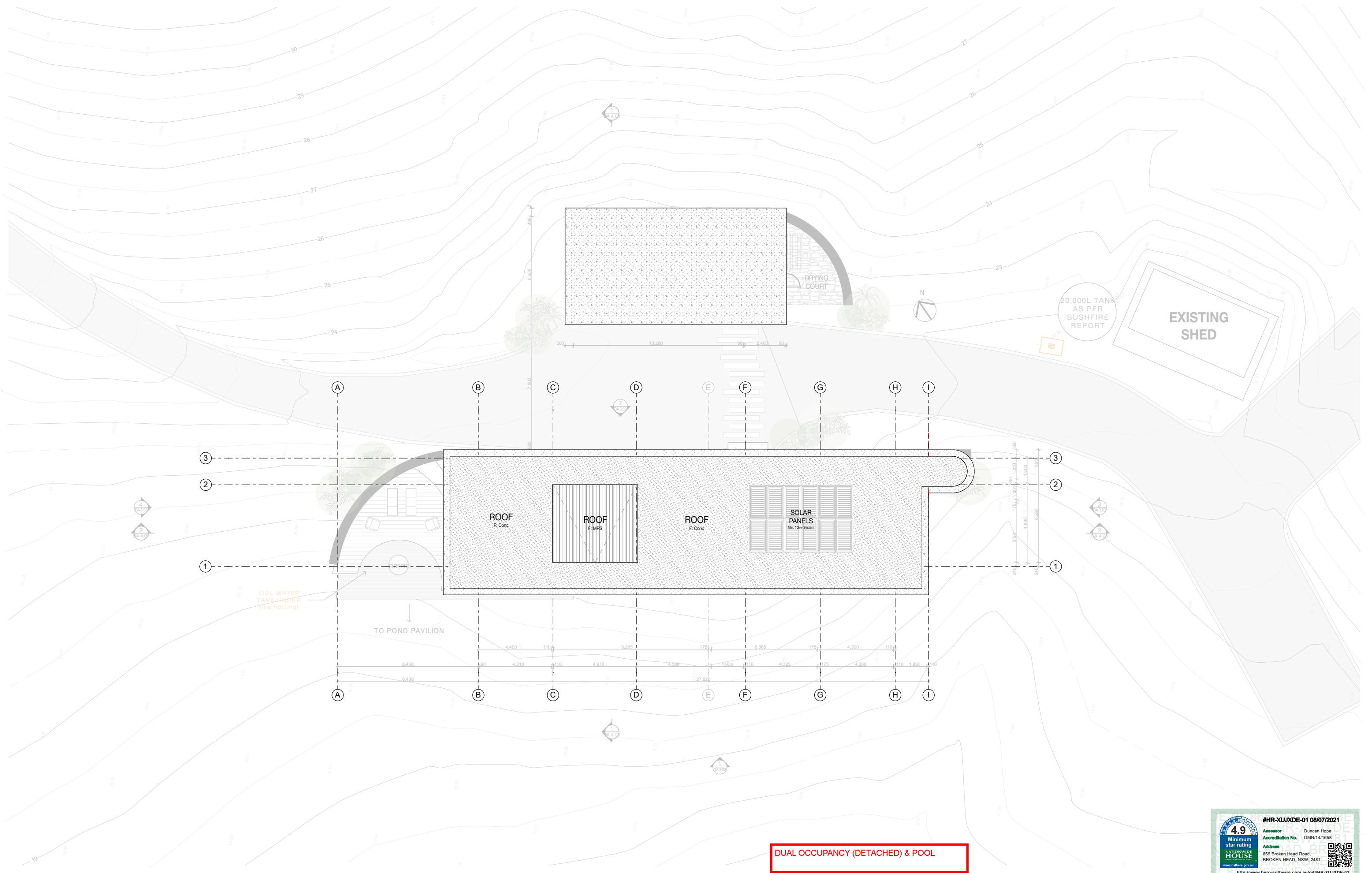


DUAL OCCUPANCY (DETACHED) & POOL



All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale.

Issue Date	Issue ID	Issue Name	NEW DWELLING, SECONDARY			865 BROKEN HEAD RD	<div>N</div> <div></div>	SHEET TITLE	APPROVED	
3/3/21	01	DRAFT DA	DWELLING AND POOL			BROKEN HEAD			PROPOSED SECONDARY DWELLING - FLOOR PLAN	HG
9/6/21	02	REVISED DA - As per bushfire advice	ADDRESS							
29/6/21	03	REVISED DA - As per Consultant advice	JOB NAME							
8/7/21	04	FINAL DA - Issued for lodgement	HGA266 LOT 8 DP 840653							
			JOB NO.	LOT + DP	SCALE	PAPER	DWG NO.	STATUS	REV	
						A3	DA 2.05	NOT FOR CONSTRUCTION	04	



HGA

HARLEY GRAHAM ARCHITECTS

LVL 1/144 JOHNSON STREET BYRON BAY | PO BOX 1285 NSW 2481

F: 02 66809820 | T: 02 66809690 | E: office@harleygraham.com

ABN: 85158246003 NSW 7892

All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale.

© Copyright HARLEY GRAHAM ARCHITECTS

Issue Date	Issue ID	Issue Name
3/3/21	01	DRAFT DA
9/6/21	02	REVISED DA - As per bushfire advice
29/6/21	03	REVISED DA - As per Consultant advice
8/7/21	04	FINAL DA - Issued for lodgement

NEW DWELLING, SECONDARY DWELLING AND POOL

865 BROKEN HEAD RD

BROKEN HEAD

ADDRESS

HGA266

LOT 8

DP 840653

JOB NO.

LOT + DP

SCALE

<div><div><div>N</div></div></div>	SHEET TITLE PROPOSED SECONDARY DWELLING - ROOF PLAN		APPROVED HG
	DWG NO. DA 2.06	STATUS NOT FOR CONSTRUCTION	REV 04

4.9

Minimum star rating

NATIONWIDE HOUSE

www.nthrs.gov.au

#HR-XUJXDE-01 08/07/2021

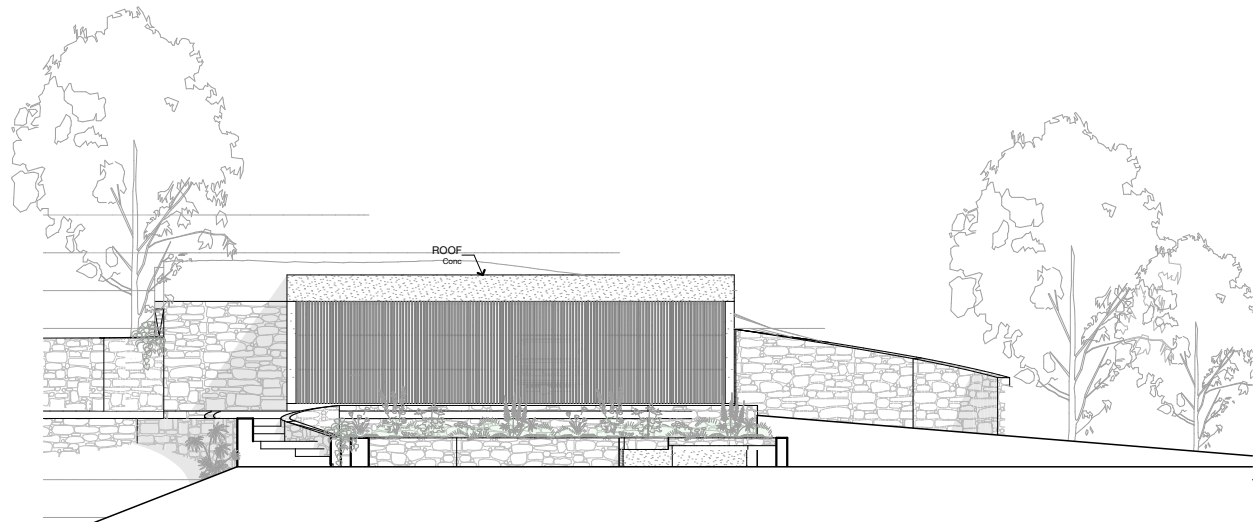
Assessor
Accreditation No.
Address

Duncan Hope
DMN14/1658
865 Broken Head Road
BROKEN HEAD, NSW, 2481

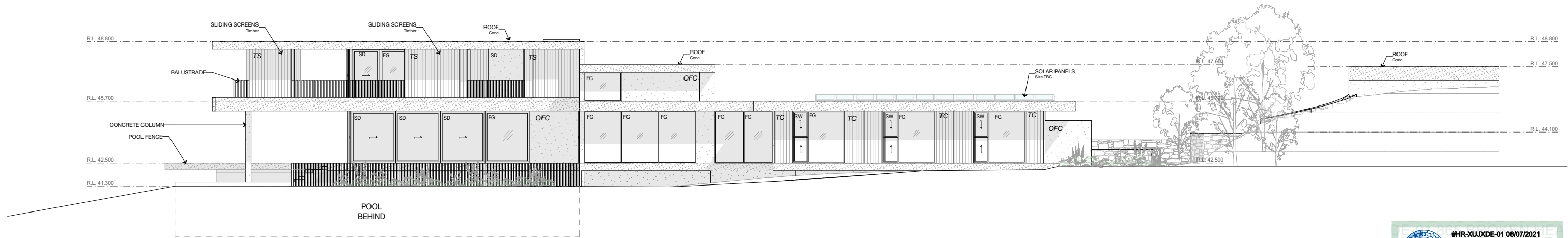
QR CODE



1 SOUTH ELEVATION
Scale 1:200



4 SOUTH2 ELEVATION
Scale 1:200



2 EAST ELEVATION
Scale 1:200

MATERIALS


MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
BRK	BRICKWORK
TL	TILE
VJ	VJ CLADDING
AL	ALUMINIUM CLADDING
CFC	COMPRESSED FIBRE CEMENT
FC	FIBRE CEMENT
OFC	OFF-FORM CONCRETE
PB	PLASTERBOARD
PCC	POLY CARBONATE CLADDING
SCW	SPRAYED CONCRETE WALL (SHOTCRETE)
TB	TIMBER BATTENS
TC	TIMBER CLADDING
TD	TIMBER DECKING
TS	TIMBER SCREEN (SLIDING)
VB	VILLABOARD
WB	WEATHERBOARD
GL	GLAZING
ST	STONE
GV	GRAVEL
PV	PAVING

FINISHES

AN	ANODISED
CB	COLORBOND
HDG	HOT DIP GALVANISED
MT	MOSAIC TILE
PC	POWDER COAT
PF	PAINT FINISH
RF	RENDER FINISH
SL	SEALANT
ST	NATURAL STONE
WT	WALL TILE

DUAL OCCUPANCY (DETACHED) & POOL



	<h1>HARLEY GRAHAM ARCHITECTS</h1> <p>LVL 1/144 JOHNSON STREET BYRON BAY PO BOX 1285 NSW 2481 F: 02 66809820 T: 02 66809690 E: office@harleygraham.com ABN: 85158246003 NSW 7892</p>	<p>All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale.</p> <p>© Copyright HARLEY GRAHAM ARCHITECTS</p>	<table><tr><th>Issue Date</th><th>Issue ID</th><th>Issue Name</th></tr><tr><td>3/3/21</td><td>01</td><td>DRAFT DA</td></tr><tr><td>9/6/21</td><td>02</td><td>REVISED DA - As per bushfire advice</td></tr><tr><td>29/6/21</td><td>03</td><td>REVISED DA - As per Consultant advice</td></tr><tr><td>8/7/21</td><td>04</td><td>FINAL DA - Issued for lodgement</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Issue Date	Issue ID	Issue Name	3/3/21	01	DRAFT DA	9/6/21	02	REVISED DA - As per bushfire advice	29/6/21	03	REVISED DA - As per Consultant advice	8/7/21	04	FINAL DA - Issued for lodgement													<div><div><div>NEW DWELLING, SECONDARY</div><div>DWELLING AND POOL</div></div><div>865 BROKEN HEAD RD</div><div>BROKEN HEAD</div><div>ADDRESS</div></div>		SHEET TITLE ELEVATIONS - PROPOSED DWELLING	APPROVED HG
			Issue Date	Issue ID	Issue Name																													
			3/3/21	01	DRAFT DA																													
			9/6/21	02	REVISED DA - As per bushfire advice																													
			29/6/21	03	REVISED DA - As per Consultant advice																													
8/7/21	04	FINAL DA - Issued for lodgement																																
			<div><div><div>HGA266</div><div>LOT 8</div><div>DP 840653</div><div>1:200</div></div><div>JOB NO.</div><div>LOT + DP</div><div>SCALE</div></div>	PAPER A3	DWG NO. DA 3.01	STATUS NOT FOR CONSTRUCTION	REV 04																											

MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
BRK	BRICKWORK
TL	TILE
VJ	VJ CLADDING
AL	ALUMINIUM CLADDING
CFC	COMPRESSED FIBRE CEMENT
FC	FIBRE CEMENT
OCF	OFF-FORM CONCRETE
PB	PLASTERBOARD
PCC	POLY CARBONATE CLADDING
SCW	SPRAYED CONCRETE WALL (SHOTCRETE)
TB	TIMBER BATTENS
TC	TIMBER CLADDING
TD	TIMBER DECKING
TS	TIMBER SCREEN (SLIDING)
VB	VILLABOARD
WB	WEATHERBOARD
GL	GLAZING
ST	STONE
GV	GRAVEL
PV	PAVING

AN	ANODISED
CB	COLORBOND
HDG	HOT DIP GALVANISED
MT	MOSAIC TILE
PC	POWDER COAT
PF	PAINT FINISH
RF	RENDER FINISH
SL	SEALANT
ST	NATURAL STONE
WT	WALL TILE





4.9
Minimum
star rating

**NATIONWIDE
HOUSE**
www.nationwidehouse.com.au

#HR-XUJXDE-01 08/07/2021

Assessor Duncan Hope
Accreditation No. DMN/14/1658

Address
865 Broken Head Road,
BROKEN HEAD, NSW, 2481



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

FINISHES	
AN	ANODISED
CB	COLORBOND
HDG	HOT DIP GALVANISED
MT	MOSAIC TILE
PC	POWDER COAT
PF	PAINT FINISH
RF	RENDER FINISH
SL	SEALANT
ST	NATURAL STONE
WT	WALL TILE

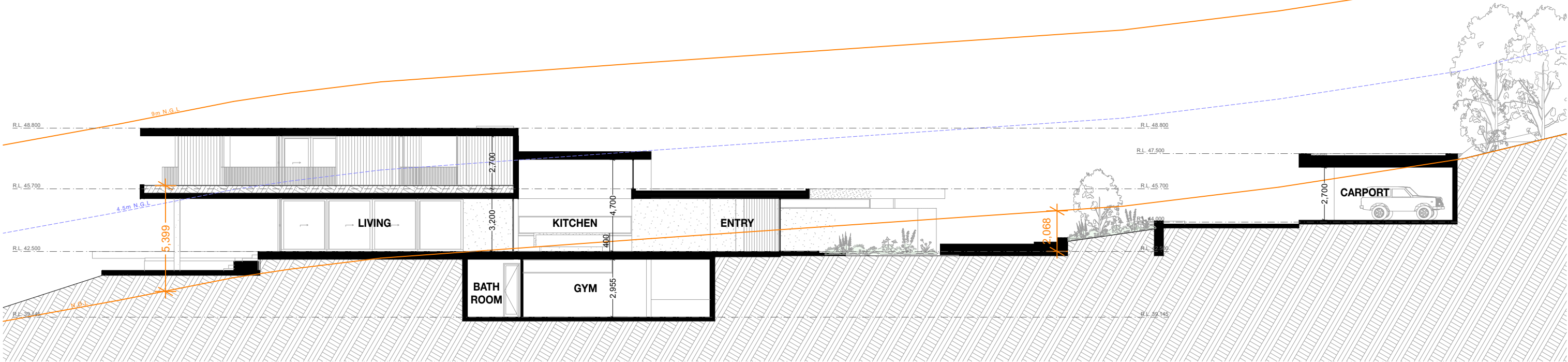
[illegible]

MATERIALS

MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
BRK	BRICKWORK
TL	TILE
VJ	VJ CLADDING
AL	ALUMINIUM CLADDING
CFC	COMPRESSED FIBRE CEMENT
FC	FIBRE CEMENT
OFC	OFF-FORM CONCRETE
PB	PLASTERBOARD
PCC	POLY CARBONATE CLADDING
SCW	SPRAYED CONCRETE WALL (SHOTCRETE)
TB	TIMBER BATTENS
TC	TIMBER CLADDING
TD	TIMBER DECKING
TS	TIMBER SCREEN (SLIDING)
VB	VILLABOARD
WB	WEATHERBOARD
GL	GLAZING
ST	STONE
GV	GRAVEL
PV	PAVING

FINISHES

AN	ANODISED
CB	COLORBOND
HDG	HOT DIP GALVANISED
MT	MOSAIC TILE
PC	POWDER COAT
PF	PAINT FINISH
RF	RENDER FINISH
SL	SEALANT
ST	NATURAL STONE
WT	WALL TILE



01 SECTION 01
Scale 1:200

DUAL OCCUPANCY (DETACHED) & POOL

4.9

Minimum star rating

NATIONWIDE HOUSE

www.nswers.gov.au

#HR-XUJXDE-01 08/07/2021

Assessor Duncan Hope

Accreditation No. DMN141658

Address 865 Broken Head Road, BROKEN HEAD, NSW, 2481

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

	HARLEY GRAHAM ARCHITECTS LVL 1/144 JOHNSON STREET BYRON BAY PO BOX 1285 NSW 2481 F: 02 66809820 T: 02 66809690 E: office@harleygraham.com ABN: 85158246003 NSW 7892	All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale. © Copyright HARLEY GRAHAM ARCHITECTS				Issue Date 3/3/21 9/6/21 29/6/21 8/7/21		Issue ID 01 02 03 04		Issue Name DRAFT DA REVISED DA - As per bushfire advice REVISED DA - As per Consultant advice FINAL DA - Issued for lodgement		NEW DWELLING, SECONDARY DWELLING AND POOL		865 BROKEN HEAD RD BROKEN HEAD ADDRESS		SHEET TITLE SECTIONS - PROPOSED DWELLING		APPROVED HG	
						JOB NO.		LOT 8		DP 840653		1:200		PAPER A3		DWG NO. DA 4.01		STATUS NOT FOR CONSTRUCTION	
												SCALE						REV 04	

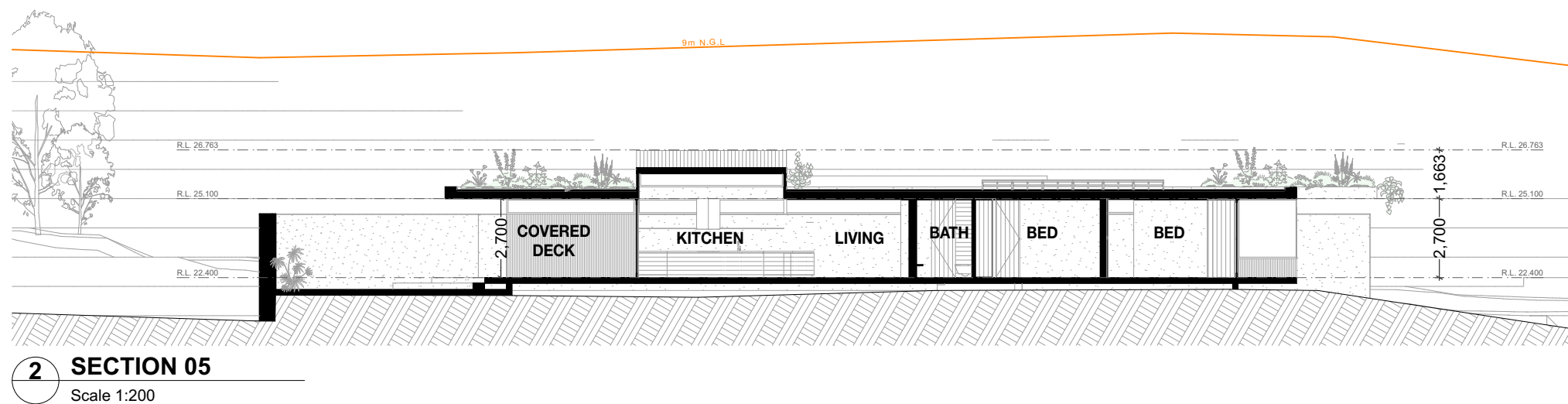
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
BRK	BRICKWORK
TL	TILE
VJ	VJ CLADDING
AL	ALUMINIUM CLADDING
CFC	COMPRESSED FIBRE CEMENT
FC	FIBRE CEMENT
OCF	OFF-FORM CONCRETE
PB	PLASTERBOARD
PCC	POLY CARBONATE CLADDING
SCW	SPRAYED CONCRETE WALL (SHOTCRETE)
TB	TIMBER BATTENS
TC	TIMBER CLADDING
TD	TIMBER DECKING
TS	TIMBER SCREEN (SLIDING)
VB	VILLABOARD
WB	WEATHERBOARD
GL	GLAZING
ST	STONE
GV	GRAVEL
PV	PAVING

AN	ANODISED
CB	COLORBOND
HDG	HOT DIP GALVANISED
MT	MOSAIC TILE
PC	POWDER COAT
PF	PAINT FINISH
RF	RENDER FINISH
SL	SEALANT
ST	NATURAL STONE
WT	WALL TILE



DUAL OCCUPANCY (DETACHED) & POOL





#HR-UJXJDE-01 08/07/2021

Assessor Duncan Hope
Accreditation No. DMN/14/1658

Address
 865 Broken Head Road,
 BROKEN HEAD, NSW, 2481



4.9
 Minimum star rating

NATIONWIDE
HOUSE
 Inspections & Valuations

www.nathans.gone.au

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

