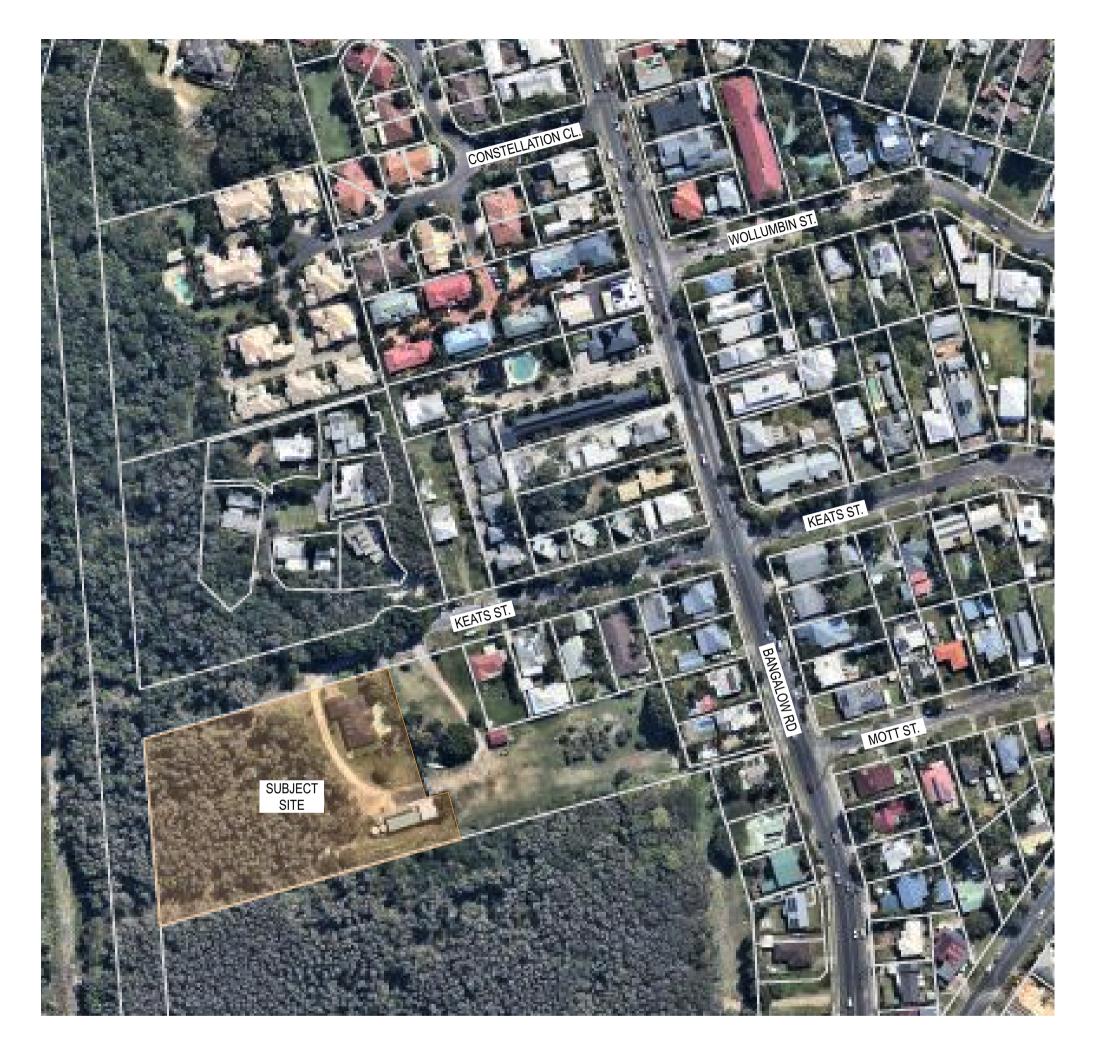
## DEVELOPMENT APPLICATION

2 KEATS STREET, BYRON BAY

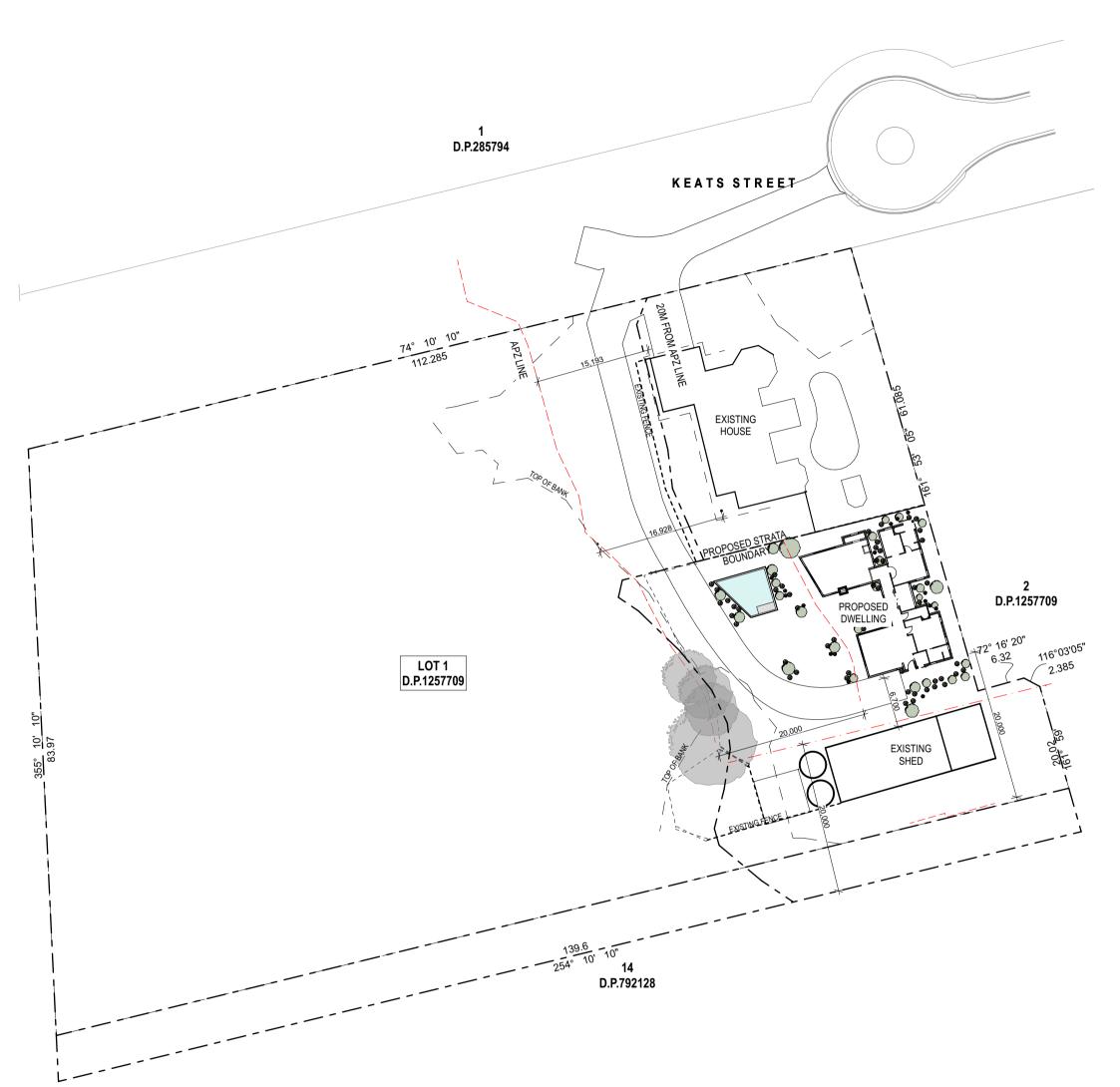
RAWING SCHEDULE	DEVELOP	MENT SUMMARY	LEGEN	)
.01COVER PAGE & DRAWING SCH.02LOCATION PLAN.02PROPOSED SITE PLAN.02PROPOSED STRATA PLAN.01DEMOLITION PLAN.01PROPOSED PLAN.01PROPOSED ROOF PLAN.01ELEVATIONS - SHEET 1.02LONG SECTIONS	EDULE SITE AREA: GFA GROUN TOTAL: <b>TOTAL GFA:</b> <b>FSR:</b>		AC ALM CO.1 EG GL HWD HWS MRS MW.1 PP PV.1 RWT SP	AIR CONDITIONING PLANT ALUMINIUM CONCRETE - BURNISHED EDGE GUTTER GLASS HARDWOOD HOT WATER SYSTEM METAL ROOF SHEETING MASONRY WALL POOL PUMP PAVING RAINWATER TANK SOLAR PANELS
.02 SHORT SECTIONS .01 DOOR / WINDOW SCHEDULE .01 PROPOSED LANDSCAPING PL/		TH BASIX REQUIREMENTS AS PER	— TS.1	TIMBER SCREEN



		NORTH SHEET TITLE				PAPER	DWG NO.	STATUS		
	LVL 1/144 JOHNSON STREET BYRON BAY	COVER PAGE & DRAWING \$	SCHEE	DULE		A3	0.01	NOT FOR CON		
	PO BOX 1285 NSW 2481	All huilding works to be considered out in approximation with the	Issue Date	Issue ID	Issue Name	KEATS ST H	IOUSE	•	2 KEATS STREE	T. BYRON BAY
HGA	F: 02 66809820   T: 02 66809690   E:	All building works to be carried out in accordance with the	09.04.20	A	PRELIM, PLANNING QUERY					
		Building Code of Australia (BCA) and to the satisfaction of the	15.04.20	В	INITIAL CONCEPT DESIGN	JOB NAME			ADDRESS	
	office@harleygraham.com	principle certifying authority. Builders/Contractors are to verify all		С	REVISED CONCEPT DESIGN					
		dimensions prior to commencement of site work or off-site	20.04.20	D	PLANNING QUERY					
	ABN: 85158246003 NSW 7892	fabrication. Figured dimensions take precedence - do not scale.	19.06.20	E	DEVELOPMENT APPLICATION	HGA27	6 SW	HG		REV
			22.03.21	F	REVISED DEVELOPMENT APPLICATION	-	-	_		
			19.04.21	G	REVISED DEVELOPMENT APPLICATION	JOB NO.	DRAWN	APPROVED	PPROVED SCALE	
			08.06.21	н	REVISED DEVELOPMENT APPLICATION	50B NO.	DIVANIN	ATHOVED	JOALE	Н



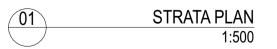
	LVL 1/144 JOHNSON STREET BYRON BAY	NORTH SHEET TITLE LOCATION PLAN					DWG NO. <b>0.02</b>	STATUS NOT FOR CONSTRUCTION		
HGA	PO BOX 1285 NSW 2481 F: 02 66809820   T: 02 66809690   E: office@harleygraham.com	All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all	Issue Date 09.04.20 15.04.20 17.04.20	Issue ID A B C	PRELIM. PLANNING QUERY INITIAL CONCEPT DESIGN REVISED CONCEPT DESIGN				2 KEATS STREET, BYRON BAY ADDRESS	
	ABN: 85158246003 NSW 7892	dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale. © Copyright HARLEY GRAHAM ARCHITECTS	20.04.20 19.06.20 22.03.21 19.04.21 08.06.21	D E F G	PLANNING OUERY DEVELOPMENT APPLICATION REVISED DEVELOPMENT APPLICATION REVISED DEVELOPMENT APPLICATION BEVISED DEVELOPMENT APPLICATION	HGA270	6 SW	HG APPROVED	SCALE REV	



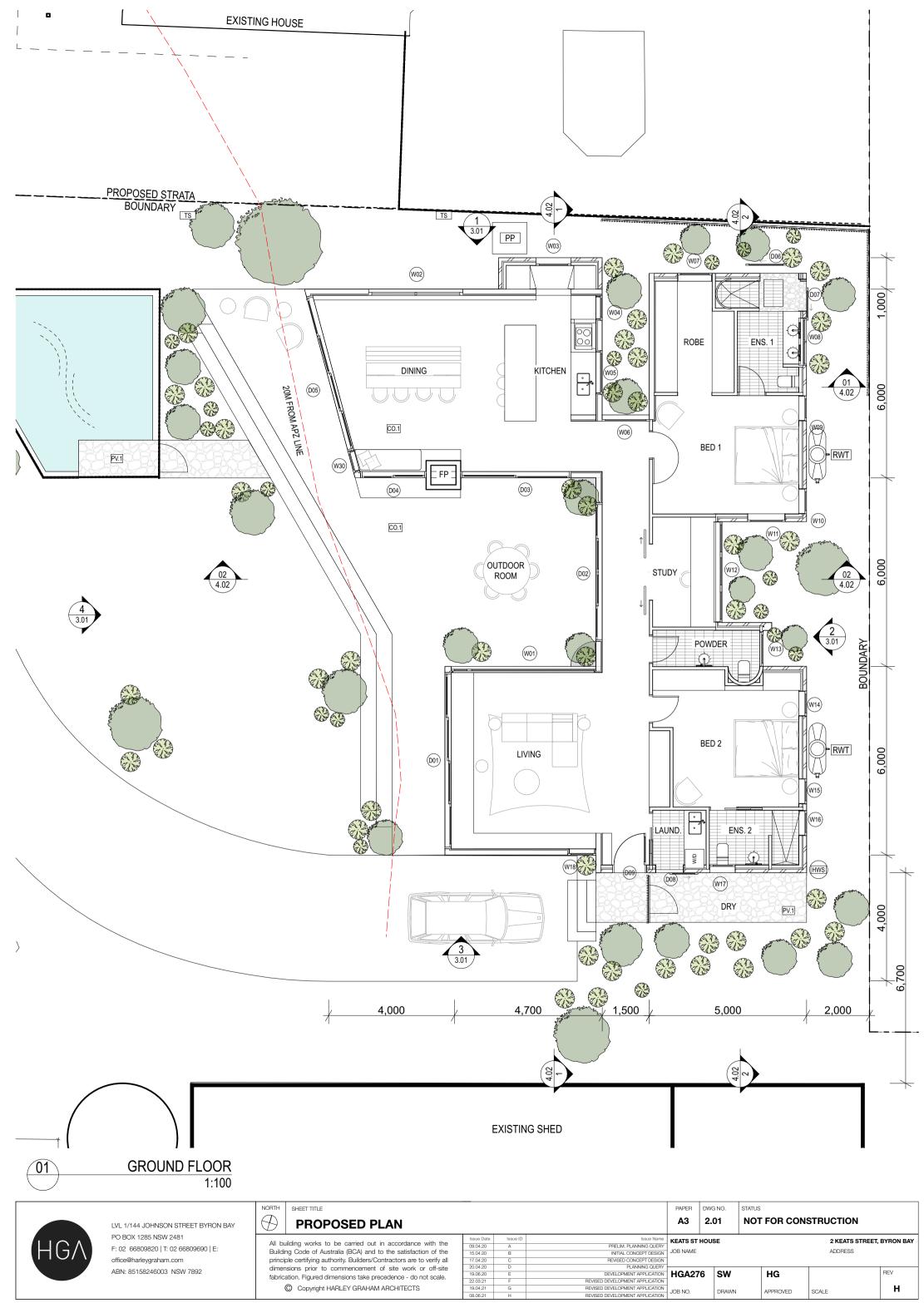


		NORTH SHEET TITLE				PAPER	DWG NO.	STATUS			
	LVL 1/144 JOHNSON STREET BYRON BAY	$\bigoplus$ <b>PROPOSED SITE PLAN</b>				A3	1.02	NOT FOR CO	ISTRUCTION		
	PO BOX 1285 NSW 2481	All building works to be corried out in accordance with the	Issue Date 09.04.20	Issue ID	Issue Name PRELIM. PLANNING QUERY	KEATS ST H	OUSE	2 KEATS STREET, BYRON			
IGA)	F: 02 66809820   T: 02 66809690   E:	Building Code of Australia (BCA) and to the satisfaction of the	15.04.20	B	INITIAL CONCEPT DESIGN	JOB NAME			ADDRESS		
	office@harleygraham.com	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	17.04.20 20.04.20	C	REVISED CONCEPT DESIGN PLANNING QUERY				-		
	ABN: 85158246003 NSW 7892		19.06.20	E	DEVELOPMENT APPLICATION	HGA276	SW	HG	1:500	REV	
			22.03.21 19.04.21	G	REVISED DEVELOPMENT APPLICATION REVISED DEVELOPMENT APPLICATION	JOB NO.	DRAWN	APPROVED	SCALE	н	
			08.06.21	Н	REVISED DEVELOPMENT APPLICATION	JOD 140.	DRAWIN	AFFROVED	JUALL		





		NORTH	SHEET TITLE				PAPER	DWG NO.	STATUS		
	LVL 1/144 JOHNSON STREET BYRON BAY		PROPOSED STRATA PLAN				A3	1.02	NOT FOR CON	STRUCTION	
	PO BOX 1285 NSW 2481	A.II. Inc.	ilation mode to be provided and in proprietance with the	Issue Date	Issue ID	Issue Name	KEATS ST	IOUSE		2 KEATS ST	REET, BYRON BAY
(HGA)			illding works to be carried out in accordance with the	Ins to be carried out in accordance with the 09.04.20 A PRELM, PLANNING QUERY				Ť			
			Building Code of Australia (BCA) and to the satisfaction of the		В	INITIAL CONCEPT DESIGN	JOB NAME			ADDRESS	
	office@harleygraham.com	princip	ole certifying authority. Builders/Contractors are to verify all	17.04.20	С	REVISED CONCEPT DESIGN					$\nabla$
	ADN 05450040000 NOW 7000	dimensic	nsions prior to commencement of site work or off-site	20.04.20	D	PLANNING QUERY	HGA276 SW				
	ABN: 85158246003 NSW 7892	fabric	ation. Figured dimensions take precedence - do not scale.	19.06.20	E	DEVELOPMENT APPLICATION		6 ∣SW	HG		REV
	10		22.03.21	F	REVISED DEVELOPMENT APPLICATION						
			Copyright HARLEY GRAHAM ARCHITECTS		G	REVISED DEVELOPMENT APPLICATION	JOB NO.	DRAWN	APPROVED	ED SCALE	H
			08.06.21	Н	REVISED DEVELOPMENT APPLICATION	000140.	DIAWIN	AFFROVED	JUALE		



ABN: 85158246003 NSW 7892

19.06.20 fabrication. Figured dimensions take precedence - do not scale. 22.03.21 Copyright HARLEY GRAHAM ARCHITECTS 08.06.21

HGA276

JOB NO.

SW

DRAWN

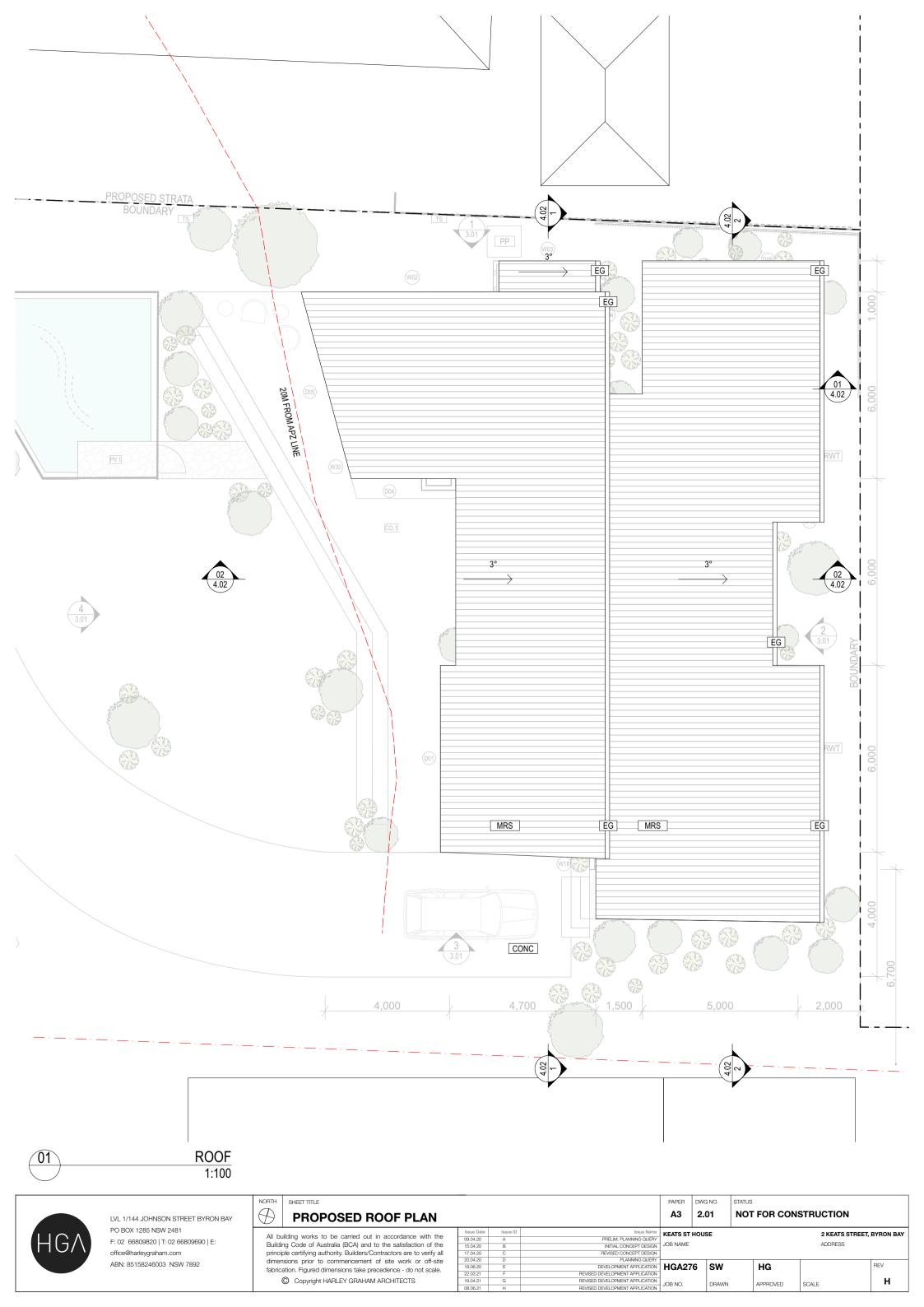
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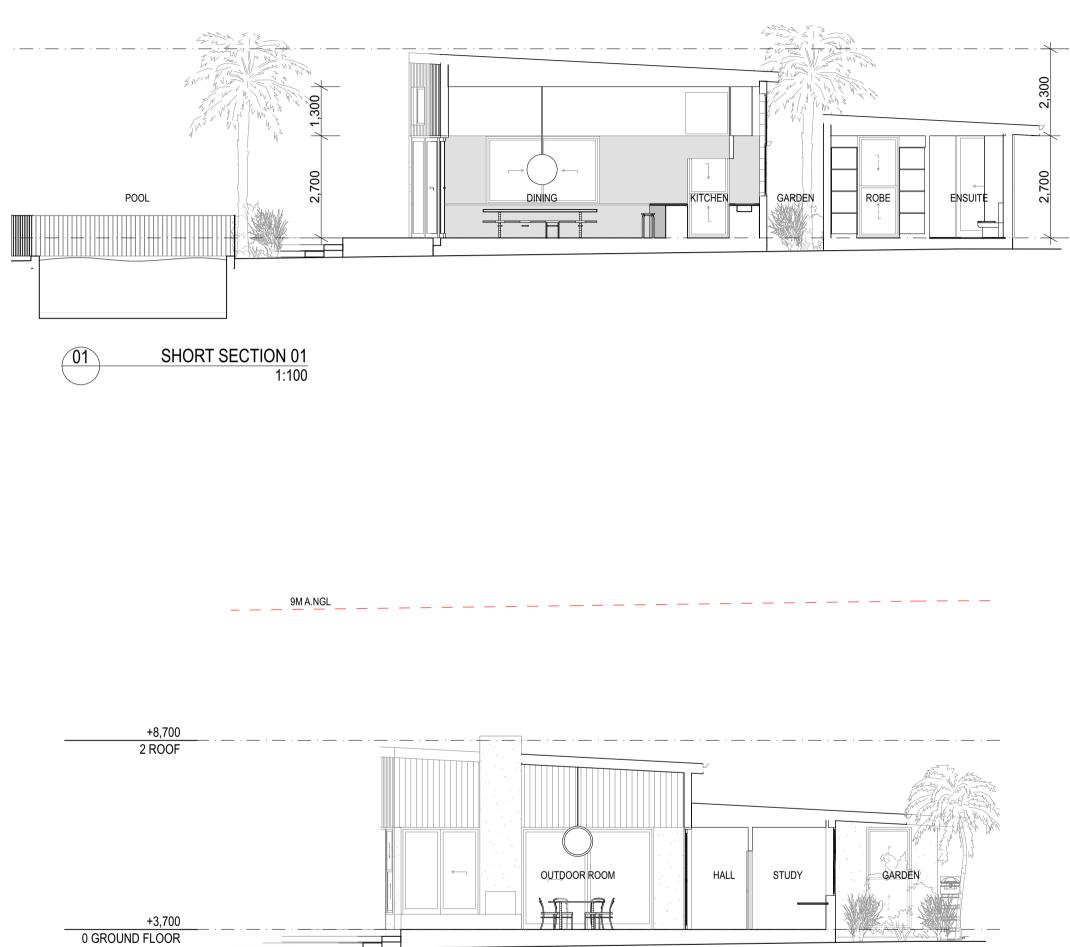


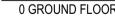
+8,700 2 ROOF

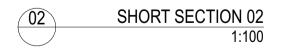


	LVL 1/144 JOHNSON STREET BYRON BAY	NORTH SHEET TITLE ELEVATIONS - SHEET 1 issue Date issue ID issue ID issue Name						NOT FOR CONSTRUCTION			
ΗGΛ	PO BOX 1285 NSW 2481 F: 02 66809820   T: 02 66809690   E: office@harleygraham.com ABN: 85158246003 NSW 7892	All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all		Issue ID A B C	PRELIM. PLANNING QUERY INITIAL CONCEPT DESIGN REVISED CONCEPT DESIGN	KEATS ST H		2 KEATS STREET, BYRON BAY ADDRESS			
		fabrication. Figured dimensions take precedence - do not scale.	20.04.20 19.06.20 22.03.21 19.04.21 08.06.21	E F G H	PLANING OUERY DEVELOPMENT APPLICATION REVISED DEVELOPMENT APPLICATION REVISED DEVELOPMENT APPLICATION BEVISED DEVELOPMENT APPLICATION	HGA27	6 SW	HG APPROVED	SCALE	REV H	

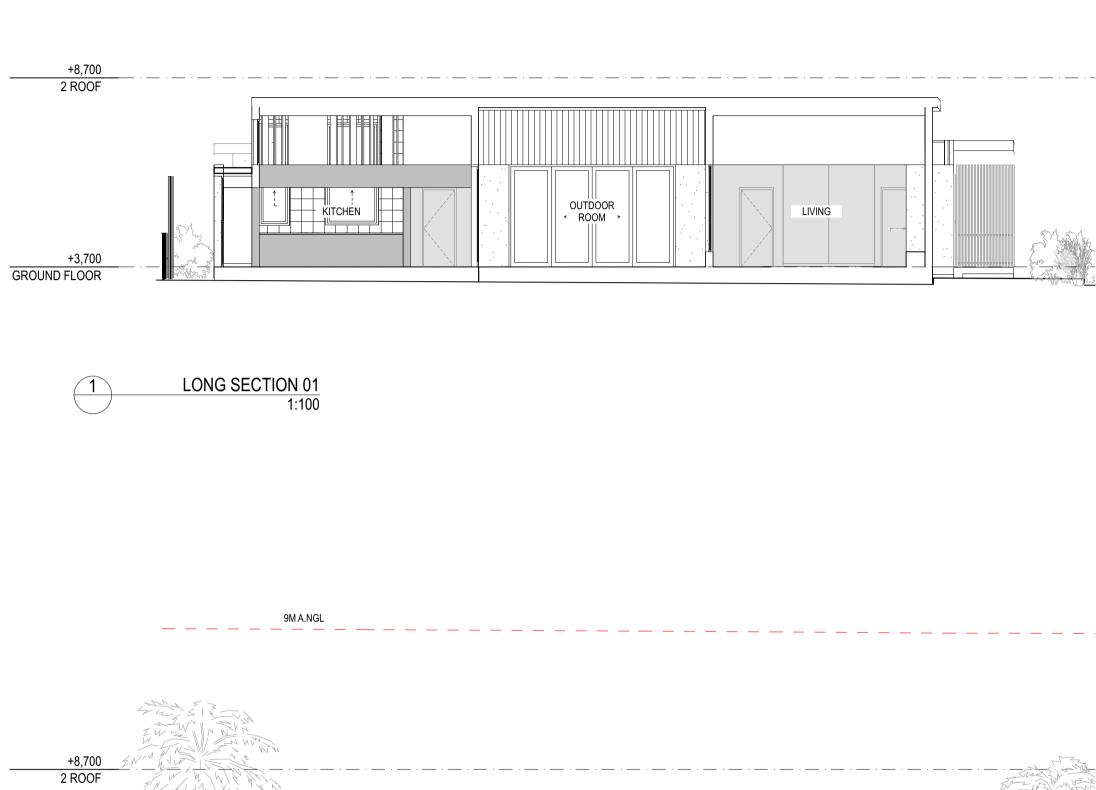




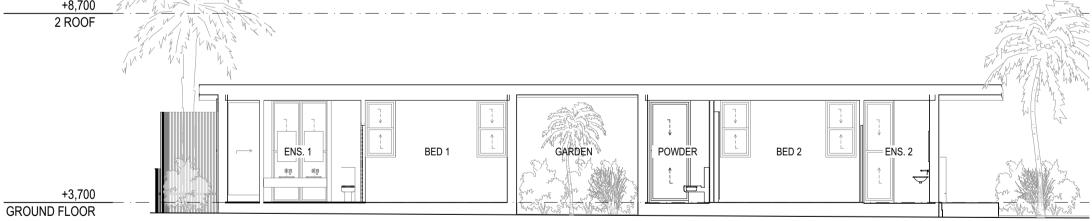


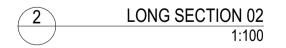


		NORTH	SHEET TITLE		PAPER	DWG NO.	STATUS				
	LVL 1/144 JOHNSON STREET BYRON BAY	$\bigcirc$	SHORT SECTIONS				A3	4.02	NOT FOR CONSTRUCTION		
	PO BOX 1285 NSW 2481	All Inc	ilalian	Issue Date	Issue ID	Issue Name	KEATS ST H	OUSE		2 KEATS STREET. BYRON BAY	
(HGA)	F: 02 66809820   T: 02 66809690   E:		ilding works to be carried out in accordance with the	09.04.20	A	PRELIM, PLANNING QUERY			ADDRESS		
	1:02 0000020   1:02 0000000   2:	Buildir	ng Code of Australia (BCA) and to the satisfaction of the	15.04.20	В	INITIAL CONCEPT DESIGN	JOB NAME				
	office@harleygraham.com	princip	ole certifying authority. Builders/Contractors are to verify all	17.04.20	С	REVISED CONCEPT DESIGN					
	ADNI 05150040000 NIQUU 2000	dimer	isions prior to commencement of site work or off-site	20.04.20	D	PLANNING QUERY					
	ABN: 85158246003 NSW 7892		rication. Figured dimensions take precedence - do not scale.		E	DEVELOPMENT APPLICATION	N HGA276	6 ∣SW	HG	REV	
			-	22.03.21	F	REVISED DEVELOPMENT APPLICATION			-		
	© Copyright HARLEY GRAHAM ARCHITECTS		Copyright HARLEY GRAHAM ARCHITECTS	19.04.21	G	REVISED DEVELOPMENT APPLICATION	JOB NO.	DRAWN	APPROVED	SCALE H	
				08.06.21	Н	REVISED DEVELOPMENT APPLICATION	000140.	DIMIN	A MOVED	SONEL	



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		NORTH	SHEET TITLE				PAPER	DWG NO.	STATUS		
	LVL 1/144 JOHNSON STREET BYRON BAY	$\bigcirc$	LONG SECTIONS				A3	4.02	NOT FOR CON	STRUCTION	
	PO BOX 1285 NSW 2481	All In.	ilalian	Issue Date	Issue ID	Issue Name	KEATS ST H	OUSE	2 KEATS STREET, BYRON E		
(HGA)			Inding works to be carried out in accordance with the 09.04.20 A PRELIM. PLANNING QUERY								
	' ' Dulic		ng Code of Australia (BCA) and to the satisfaction of the	15.04.20	В	INITIAL CONCEPT DESIGN	JOB NAME			ADDRESS	
	office@harleygraham.com	princi	ble certifying authority. Builders/Contractors are to verify all	17.04.20	С	REVISED CONCEPT DESIGN	]				
	ABN: 85158246003 NSW 7892	dimer	dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale.	20.04.20	D	PLANNING QUERY					
	ABN: 85158246003 NSW 7892	fabric		19.06.20	E		HGA27	is ∣sw	HG	REV	
				22.03.21	F	REVISED DEVELOPMENT APPLICATION	]				
			Copyright HARLEY GRAHAM ARCHITECTS	19.04.21	G	REVISED DEVELOPMENT APPLICATION	JOB NO.	DRAWN	APPROVED	SCALE H	
				08.06.21	н	REVISED DEVELOPMENT APPLICATION	000140.	DINAWI	A PHOVED	JOALE	

## DOOR SCHEDULE

DOOR SCHEDULE					
ID	D01	D02	D03	D04	D05
Door Type	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING
Height	2,300	2,700	2,700	2,300	2,700
Width	5,600	4,400	3,500	2,084	5,080
Frame Material	HWD	HWD	HWD	HWD	HWD
Panel Material	GL	GL	GL	GL	GL
Screen					
Notes					
External View					
DOOR SCHEDULE					
	D06 D07	D08 D09			

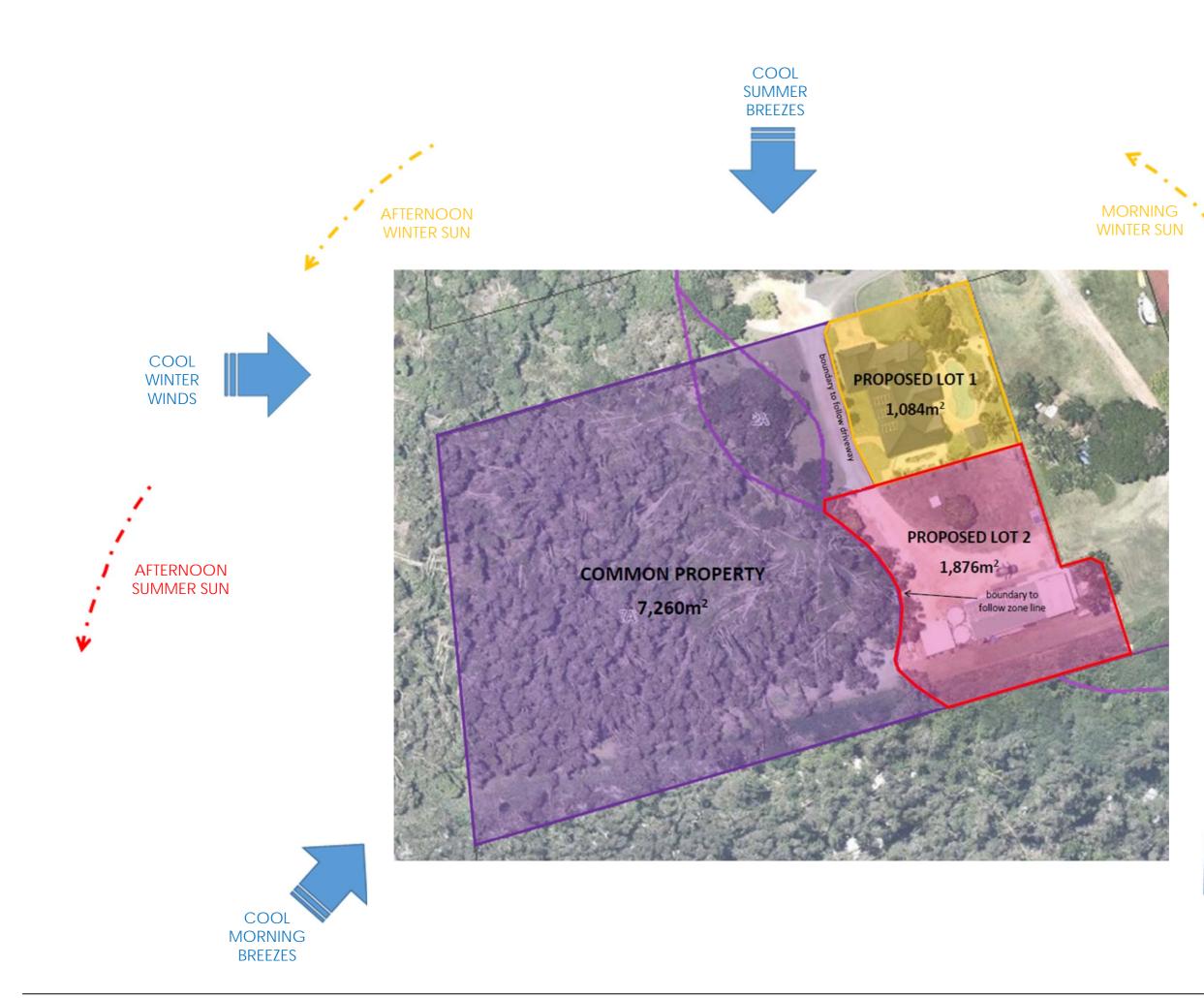
DOOR SCHEDULE				
ID	D06	D07	D08	D09
Door Type	SLIDING	SLIDING	SLIDING	HINGED
Height	2,700	2,700	2,400	2,700
Width	1,200	950	820	1,000
Frame Material	HWD	HWD	HWD	HWD
Panel Material	GL	GL	GL	GL
Screen				
Notes				
External View				

## WINDOW SCHEDULE

WINDOW SCHEDULE												
D		W01		W02	W03		W04	W05	W06		W07	
Vindow Type	FIXED	/ DOUBLE HUNG		SLIDING	DOUBLE HUNG	DOUBLE H	UNG DOUBLE	HUNG DOU	BLE HUNG	DOUBLE F	HUNG	DOUBLE H
leight		2,300		1,800	2,400	) 2	2,700	2,700	3,000		2,700	
Vidth		4,600		3,000	1,100		800	1,400	1,500		1,100	
rame Material		HWD		HWD	HWD		HWD	HWD	HWD		ALM	
Panel Material		GL		GL	GL		GL	GL	GL		GL	
Screen												
lotes												
External View				«		Ĵ	Ĵ		↓ 1			
VINDOW SCHEDULE												
D	W09	W10	W11		W12	W13	W14			W16		W17
Vindow Type	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG		DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG			LE HUNG	DOUBL	
leight	1,500	1,500	2,700		1,800	2,700	1,500			2,700		1,200
Vidth	800	800	1,200		3,200	1,100	800			800		800
rame Material	ALM	ALM	ALM		ALM	ALM	ALM			ALM		ALM
Panel Material	GL	GL	GL		GL	GL	GL	0	SL	GL		GL
Screen												
lotes												
External View												
WINDOW SCHEDULE	·						1		I			
	1	14/4.0	14/40	14/00	14/04	14/00		14/20				

ID	W18	W19	W20	W21	W22	W30
Window Type	DOUBLE HUNG	FIXED	FIXED	FIXED	FIXED	DOUBLE HUNG
Height	2,000	1,000	1,000	1,200	1,000	2,300
Width	900	1,400	1,300	1,200	1,000	720
Frame Material	ALM	ALM	ALM	ALM	ALM	ALM
Panel Material	GL	GL	GL	GL	GL	GL
Screen						
Notes		HIGH LEVEL	HIGH LEVEL	HIGH LEVEL	HIGH LEVEL	
External View						

HGA	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	NORTH     SHEET TITLE       DOOR / WINDOW SCHEDULE			PAPER A3	DWG NO. 7.01	STATUS NOT FOR CONSTRUCTION			
		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 offi-site fabrication. Figured dimensions take precedence - do not scale. © Copyright HARLEY GRAHAM ARCHITECTS	Issue Date 09.04.20 15.04.20 17.04.20	Issue ID A B C	PRELIM. PLANNING QUERY INITIAL CONCEPT DESIGN REVISED CONCEPT DESIGN				2 KEATS STREET, BYRG ADDRESS	ON BAY
			20.04.20 19.06.20 22.03.21	E F	PLANNING QUERY DEVELOPMENT APPLICATION REVISED DEVELOPMENT APPLICATION REVISED DEVELOPMENT APPLICATION	HGA27	6 SW	HG	REV	
			19.04.21 08.06.21	H	REVISED DEVELOPMENT APPLICATION REVISED DEVELOPMENT APPLICATION	JOB NO.	DRAWN	APPROVED	SCALE	н



Town Planning Studio Pty Ltd PO Box 238, Brunswick Heads NSW 2483 www.jdtownplanning.com.au Title Address Property SITE CONTEXT & ANALYSIS PLAN 2 KEATS STREET, BYRON BAY LOT 1 DP 1257709

l	
Size	A3
Scale	NTS
Source	JD





Sheet Revision Date 01 A 14/04/2021



Site of proposed dwelling construction to the south of the established dwelling

> Coastal wetland area to the west of the established dwelling





Existing access driveway leading to Keats Street

Existing access driveway adjacent to established dwelling





Existing shed within the south of the property

Coastal wetland area to the west of the proposed dwelling site



Town Planning Studio Pty Ltd PO Box 238, Brunswick Heads NSW 2483 www.jdtownplanning.com.au Title Address Property SITE PHOTOGRAPHS 2 KEATS STREET, BYRON BAY LOT 1 DP 1257709

Size	A3
Scale	NTS
Source	JD

Sheet Revision Date 02 A 14/05/2020

