

DEVELOPMENT APPLICATION

2 KEATS STREET, BYRON BAY

<div>DRAWING SCHEDULE</div> <div><div>0.01</div><div>COVER PAGE & DRAWING SCHEDULE</div></div> <div><div>0.02</div><div>LOCATION PLAN</div></div> <div><div>1.02</div><div>PROPOSED SITE PLAN</div></div> <div><div>1.02</div><div>PROPOSED STRATA PLAN</div></div> <div><div>2.01</div><div>DEMOLITION PLAN</div></div> <div><div>2.01</div><div>PROPOSED PLAN</div></div> <div><div>2.01</div><div>PROPOSED ROOF PLAN</div></div> <div><div>3.01</div><div>ELEVATIONS - SHEET 1</div></div> <div><div>4.02</div><div>LONG SECTIONS</div></div> <div><div>4.02</div><div>SHORT SECTIONS</div></div> <div><div>7.01</div><div>DOOR / WINDOW SCHEDULE</div></div> <div><div>8.01</div><div>PROPOSED LANDSCAPING PLAN</div></div>	<div>DEVELOPMENT SUMMARY</div> <div><div>SITE AREA:</div><div>9,388m²</div></div> <div><div>GFA</div><div><div>GROUND:</div><div>176m²</div><div>TOTAL:</div><div>176m²</div></div></div> <div><div>TOTAL GFA:</div><div>176m²</div><div>FSR:</div><div>0.01:1</div></div>	<div>LEGEND</div> <div><div>AC</div><div>AIR CONDITIONING PLANT</div></div> <div><div>ALM</div><div>ALUMINIUM</div></div> <div><div>CO.1</div><div>CONCRETE - BURNISHED</div></div> <div><div>EG</div><div>EDGE GUTTER</div></div> <div><div>GL</div><div>GLASS</div></div> <div><div>HWD</div><div>HARDWOOD</div></div> <div><div>HWS</div><div>HOT WATER SYSTEM</div></div> <div><div>MRS</div><div>METAL ROOF SHEETING</div></div> <div><div>MW.1</div><div>MASONRY WALL</div></div> <div><div>PP</div><div>POOL PUMP</div></div> <div><div>PV.1</div><div>PAVING</div></div> <div><div>RWT</div><div>RAINWATER TANK</div></div> <div><div>SP</div><div>SOLAR PANELS</div></div> <div><div>TS.1</div><div>TIMBER SCREEN</div></div>	
	<div>COMPLIANCE WITH BASIX REQUIREMENTS AS PER CERTIFICATE NO. 1210454S</div>		

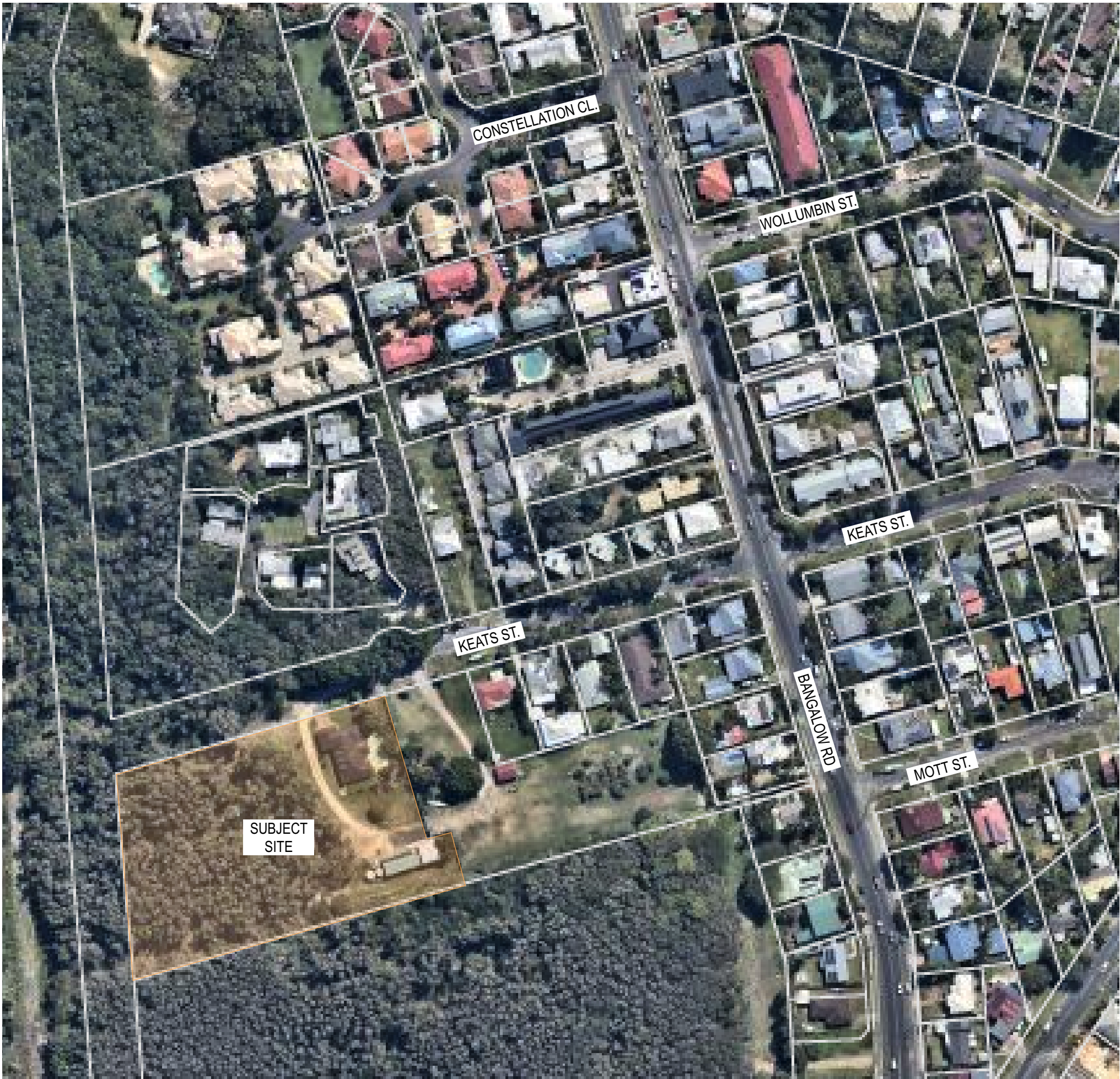


<div>HGA</div> <div>LVL 1/144 JOHNSON STREET BYRON BAY PO BOX 1285 NSW 2481 F: 02 66809820 T: 02 66809690 E: office@harleygraham.com ABN: 85158246003 NSW 7892</div>	<div>NORTH</div> <div>SHEET TITLE</div> <div>COVER PAGE & DRAWING SCHEDULE</div>	<div>PAPER</div> <div>A3</div>		<div>DWG NO.</div> <div>0.01</div>		<div>STATUS</div> <div>NOT FOR CONSTRUCTION</div>			
		<div>KEATS ST HOUSE</div> <div>JOB NAME</div>		<div>2 KEATS STREET, BYRON BAY</div> <div>ADDRESS</div>					
		<div>HGA276</div> <div>JOB NO.</div>	<div>SW</div> <div>DRAWN</div>	<div>HG</div> <div>APPROVED</div>	<div></div> <div>SCALE</div>	<div></div> <div></div>	<div>REV</div> <div>H</div>		

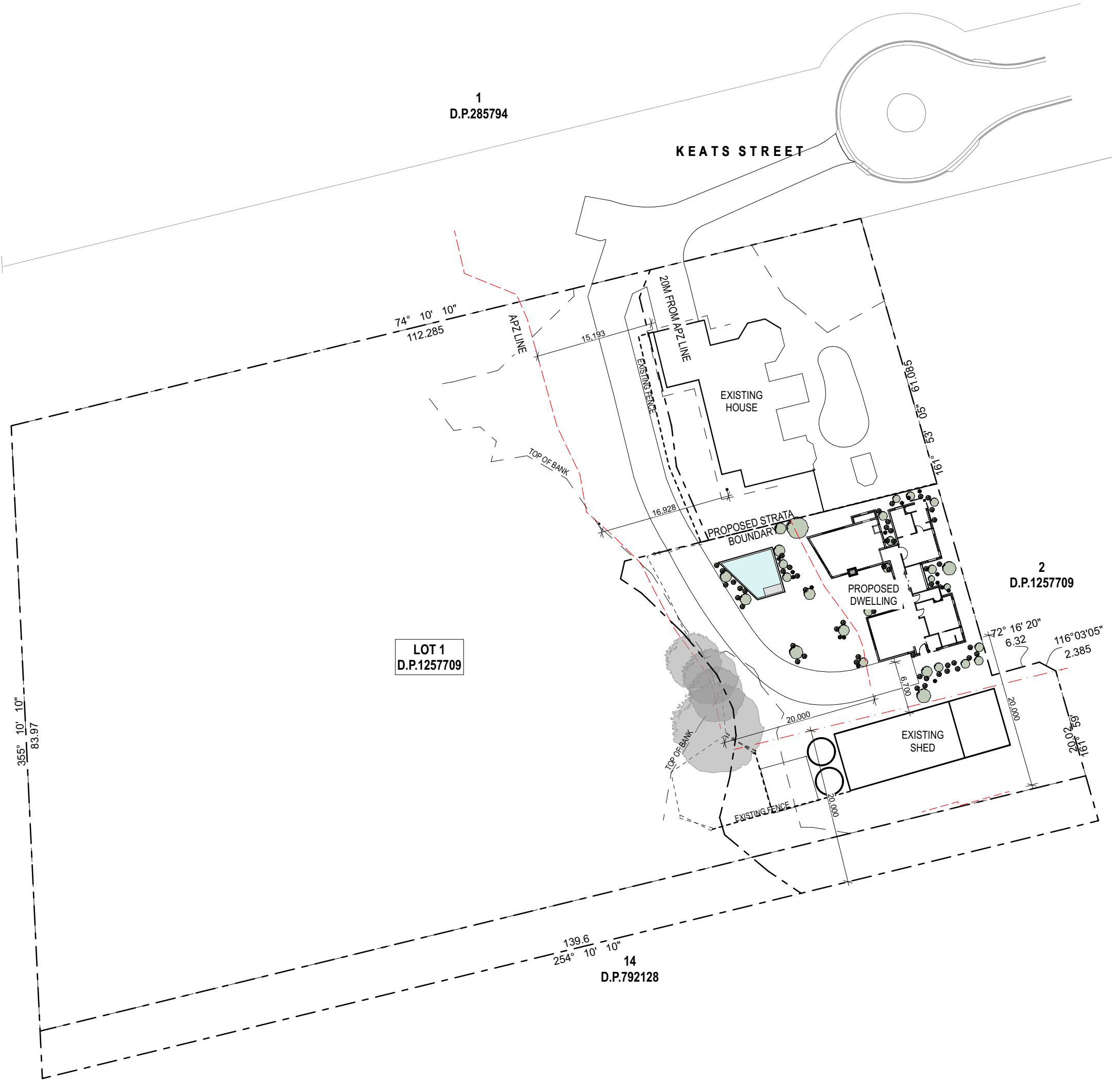
All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence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

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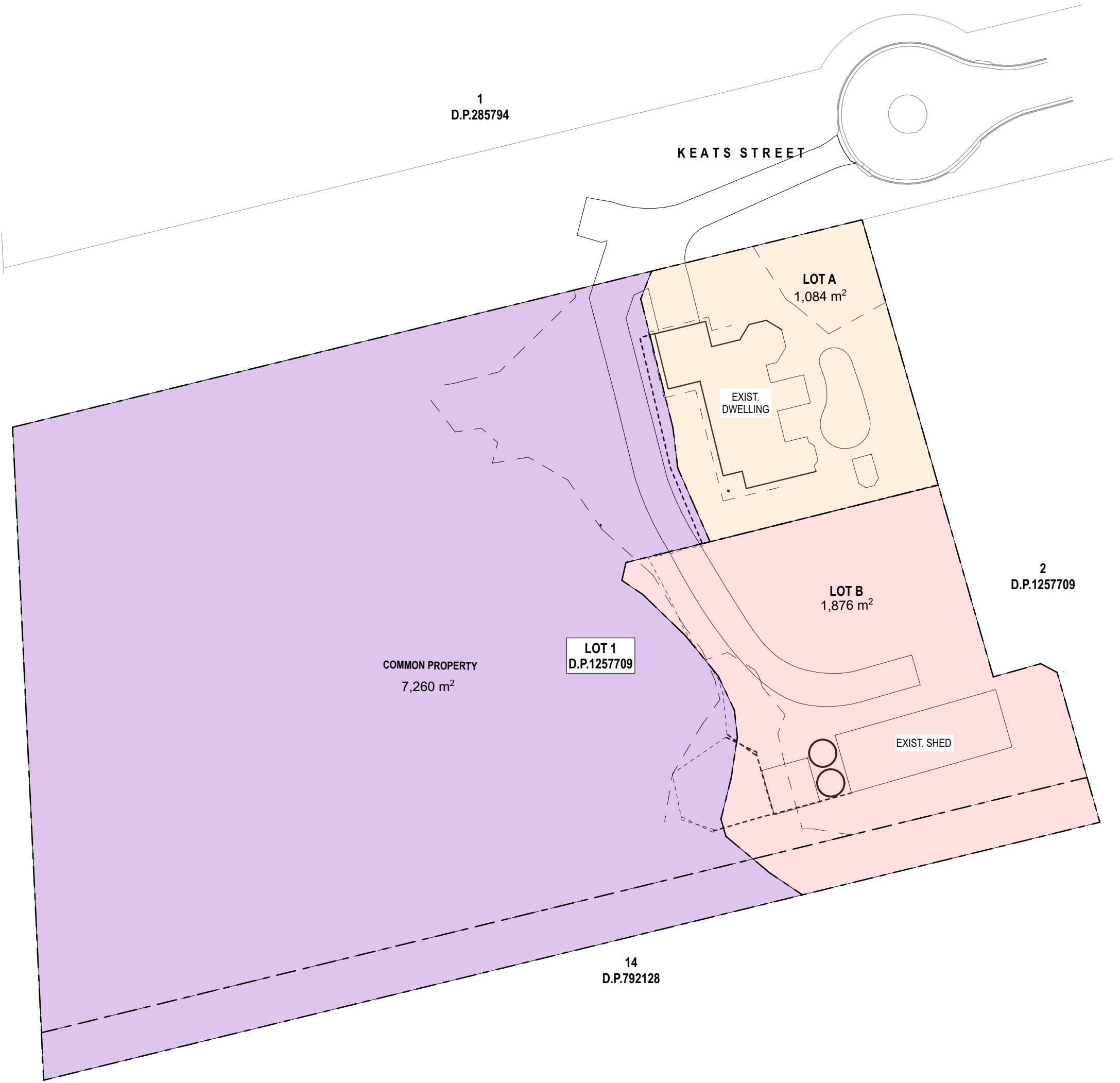
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09.04.20	A	PRELIM. PLANNING QUERY
15.04.20	B	INITIAL CONCEPT DESIGN
17.04.20	C	REVISED CONCEPT DESIGN
20.04.20	D	PLANNING QUERY
20.06.20	E	DEVELOPMENT APPLICATION
22.03.21	F	REVISED DEVELOPMENT APPLICATION
19.04.21	G	REVISED DEVELOPMENT APPLICATION
08.06.21	H	REVISED DEVELOPMENT APPLICATION



LOCATION PLAN - NTS



01 SITE PLAN - PROPOSED
1:500



01

STRATA PLAN
1:500



01

GROUND FLOOR
1:100



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



SHEET TITLE
PROPOSED PLAN

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PAPER	DWG NO.	STATUS			
A3	2.01	NOT FOR CONSTRUCTION			
KEATS ST HOUSE		2 KEATS STREET, BYRON BAY			
JOB NAME		ADDRESS			
HGA276	SW	HG			REV
JOB NO.	DRAWN	APPROVED	SCALE		H



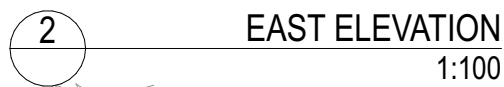
NORTH




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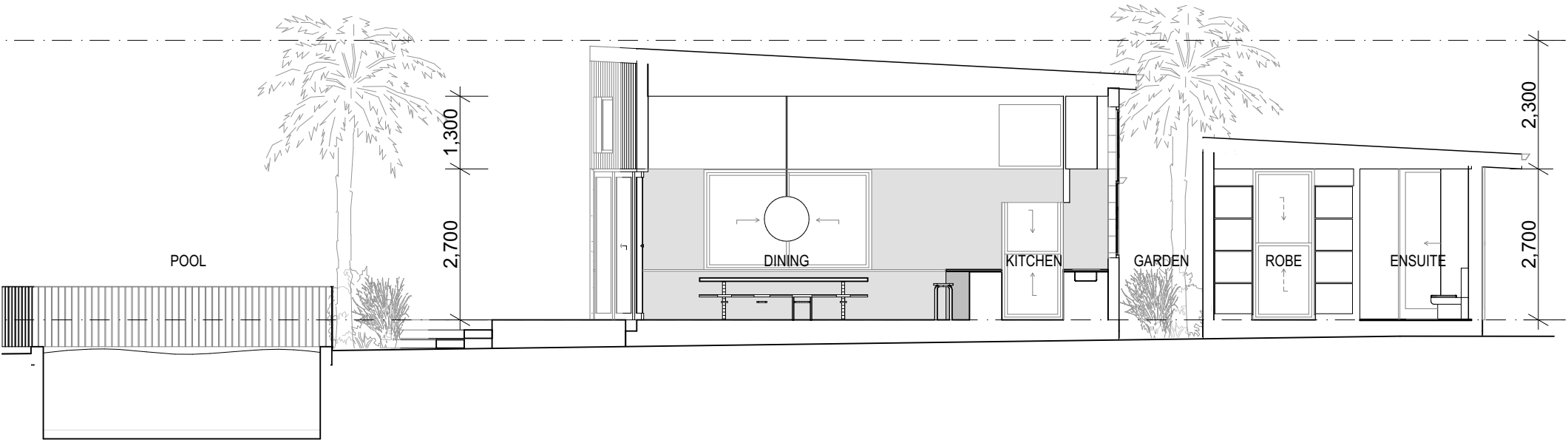
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PAPER A3	DWG NO. 2.01	STATUS NOT FOR CONSTRUCTION		
KEATS ST HOUSE JOB NAME		2 KEATS STREET, BYRON BAY ADDRESS		
HGA276	SW	HG		REV H
JOB NO.	DRAWN	APPROVED	SCALE	



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			ELEVATIONS - SHEET 1				A3	3.01	NOT FOR CONSTRUCTION				
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						JOB NAME				ADDRESS			
						HGA276	SW	HG		REV			
						JOB NO.	DRAWN	APPROVED	SCALE	H			

9M A.NGL




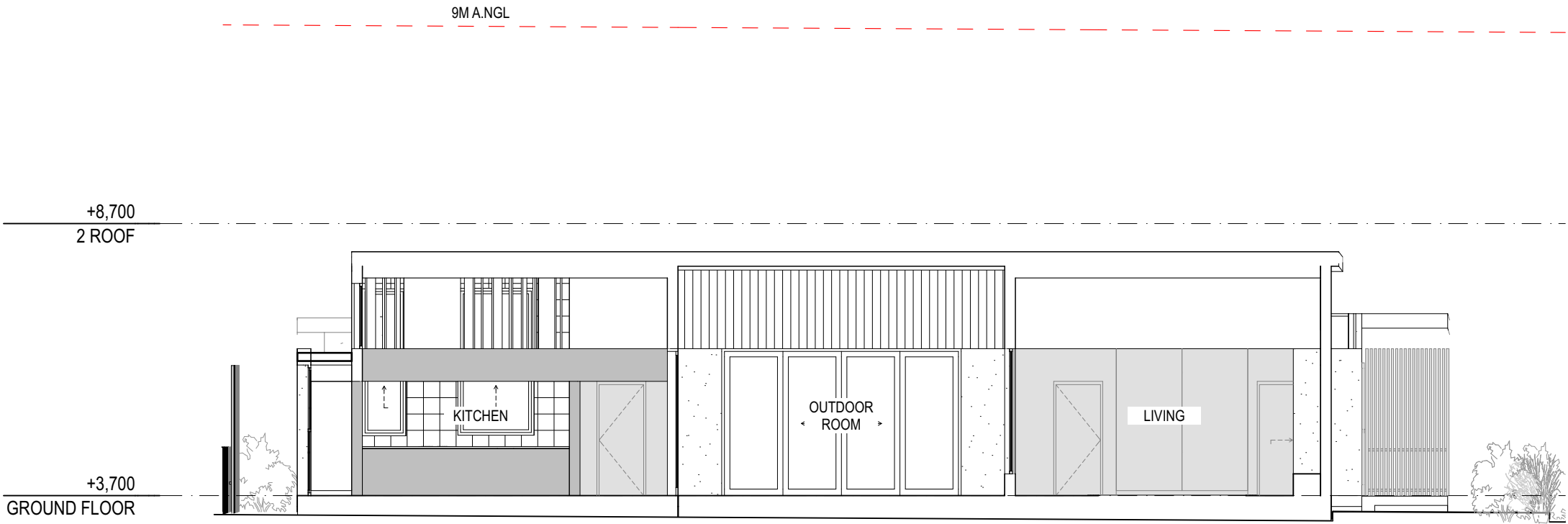
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9M A.NGL

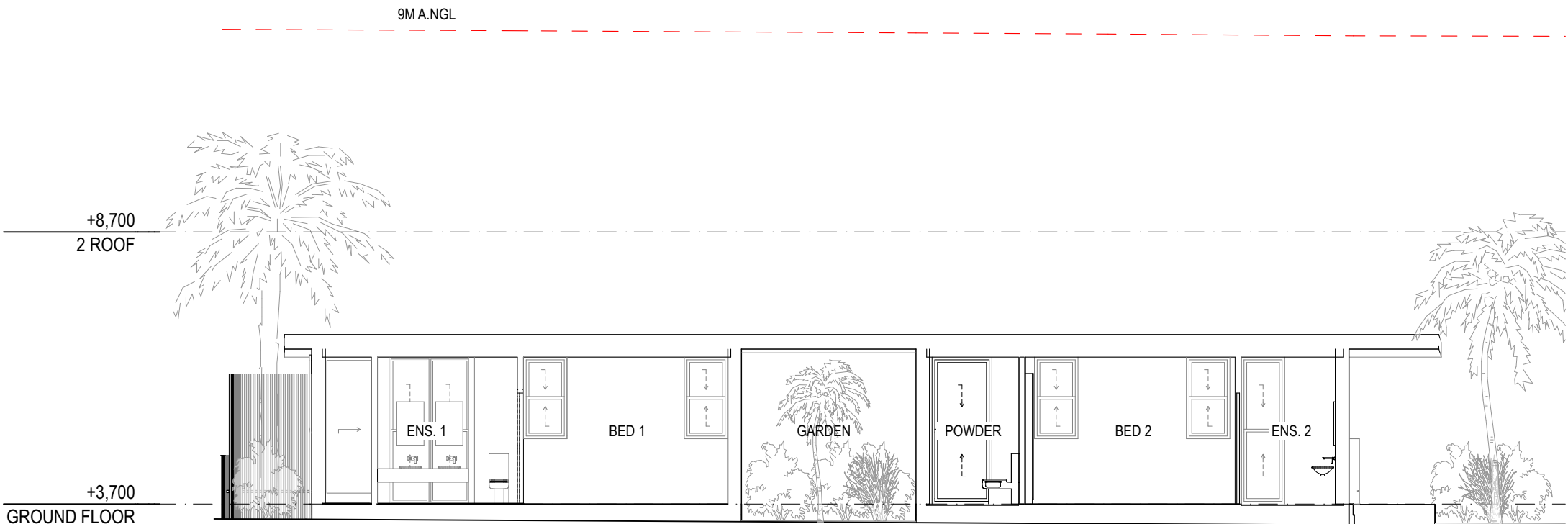


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
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		<div>20.04.20</div>	<div>D</div>	<div>PLANNING QUERY</div>									
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1 LONG SECTION 01
1:100

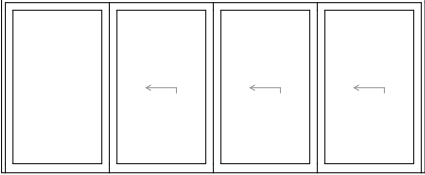
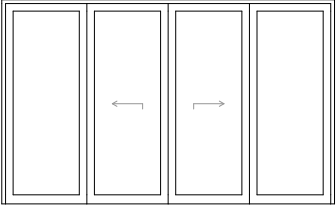
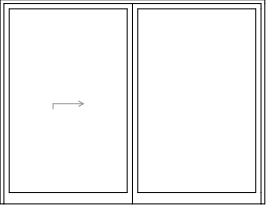
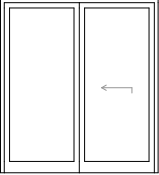
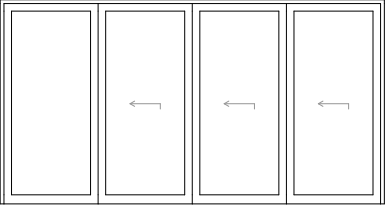


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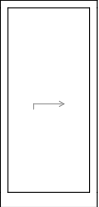

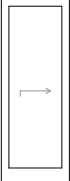
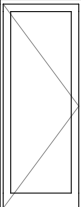
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DOOR SCHEDULE

DOOR SCHEDULE


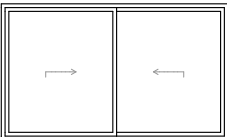
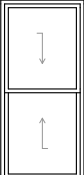
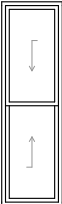
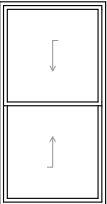
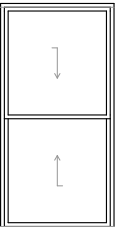
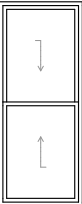
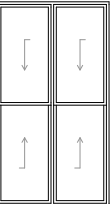
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Door Type	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING
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Width	5,600	4,400	3,500	2,084	5,080
Frame Material	HWD	HWD	HWD	HWD	HWD
Panel Material	GL	GL	GL	GL	GL
Screen					
Notes					
External View					

DOOR SCHEDULE

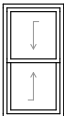
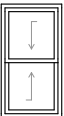
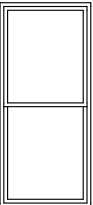
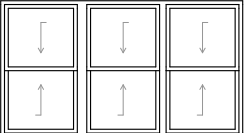
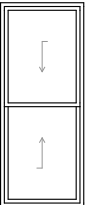
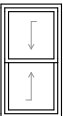
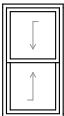
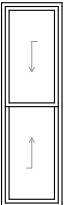

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Width	1,200	950	820	1,000
Frame Material	HWD	HWD	HWD	HWD
Panel Material	GL	GL	GL	GL
Screen				
Notes				
External View				

WINDOW SCHEDULE

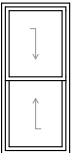





WINDOW SCHEDULE

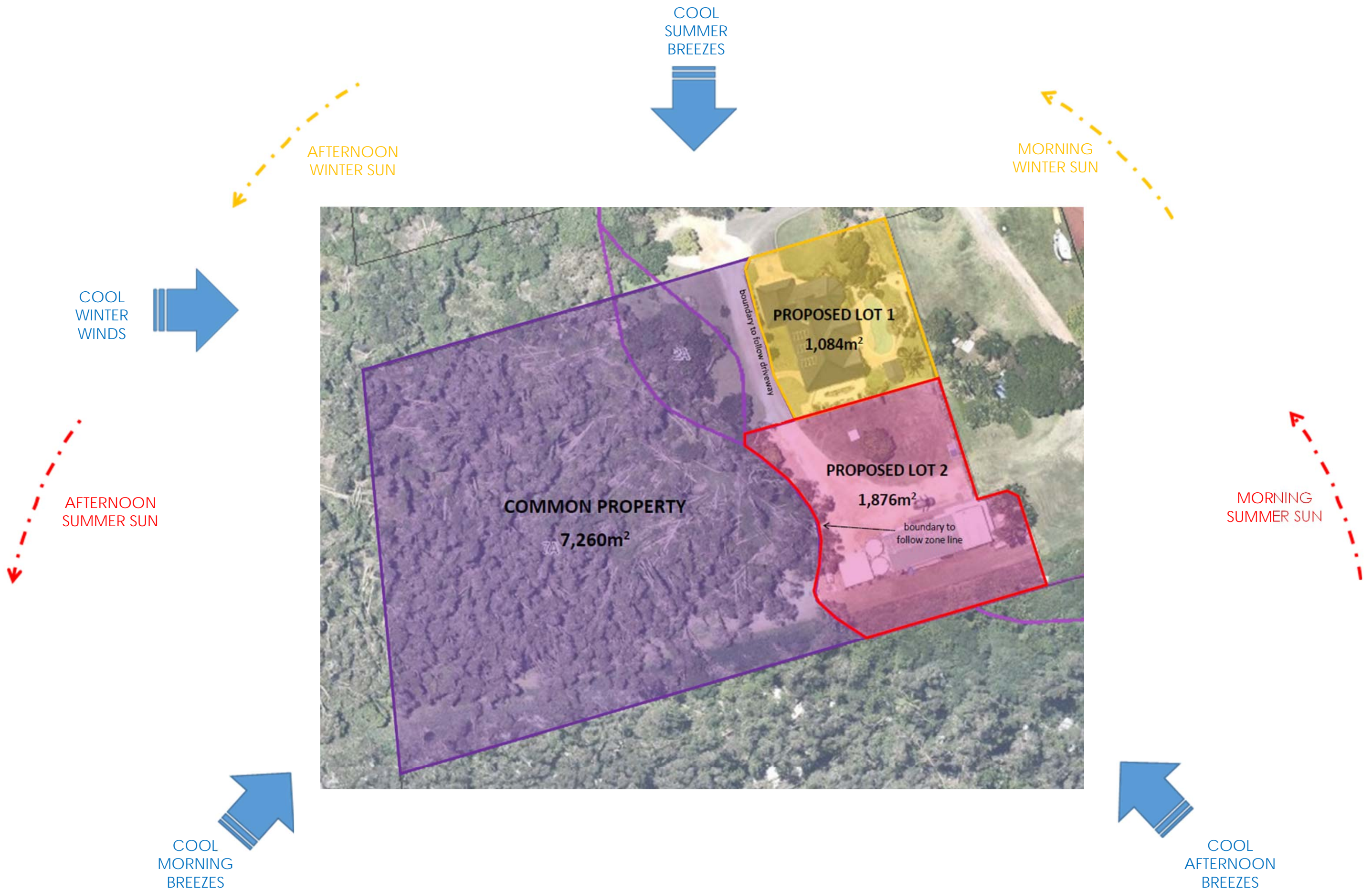
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Height	2,300	1,800	2,400	2,700	2,700	3,000	2,700	2,700
Width	4,600	3,000	1,100	800	1,400	1,500	1,100	1,500
Frame Material	HWD	HWD	HWD	HWD	HWD	HWD	ALM	ALM
Panel Material	GL	GL	GL	GL	GL	GL	GL	GL
Screen								
Notes								
External View								

WINDOW SCHEDULE

ID	W09	W10	W11	W12	W13	W14	W15	W16	W17
Window Type	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG
Height	1,500	1,500	2,700	1,800	2,700	1,500	1,500	2,700	1,200
Width	800	800	1,200	3,200	1,100	800	800	800	800
Frame Material	ALM	ALM	ALM	ALM	ALM	ALM	ALM	ALM	ALM
Panel Material	GL	GL	GL	GL	GL	GL	GL	GL	GL
Screen									
Notes									
External View									

WINDOW SCHEDULE

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						





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



