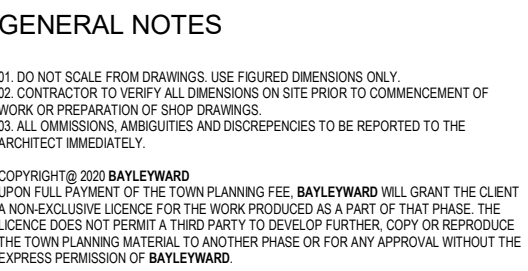


119-123 JONSON STREET BYRON BAY, NSW, 2481

[illegible]

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PROJECT NO
1809

PROJECT NAME
JONSON STREET

PROJECT STAGE
DEVELOPMENT
APPLICATION

DRAWN BY: DA CHECKED BY: KD

SCALE @ A1 / 50% @ A3
DRAWING NO REVISION
DA001 2

PROJECT

ADDRESS: 119-123 JONSON STREET BYRON BAY NSW 2481

SITE AREA: 2727 Sqm

DEVELOPMENT SUMMARY					
DWELLINGS					
UNIT MIX	2 BED	3 BED	4 BED	CROSS VENT	SOLAR ACCESS
BASEMENT 01	-	-	-	-	-
GROUND	-	-	-	-	-
LEVEL 1	2	9	1	12	12
LEVEL 2	1	8	0	9	9
TOTAL	3	17	1	21	21
MIX	14%	81%	5%	100%	100%
TOTAL UNITS: 21					
CAR PARKING					
RESIDENTIAL		RATE	REQUIRED	PROPOSED	
2 BED		1	3	3	
3 BED		2	34	34	
4 BED		2	2	2	
RESIDENTIAL VISITORS		0.25/ dwelling	6	6	
RESIDENTIAL CARSHARE				2	
SUBTOTAL			45	47	
COMMERCIAL		1/ 20m² Retail GFA	59	BASEMENT	37
TOTAL			95	BASEMENT	84
MOTORCYCLE			8	8	
ON STREET PARKING				11	
BICYCLE PARKING					
RETAIL		RATE	REQUIRED	PROPOSED	
		2 per 100sqm 1 per 200 after 200sqm	8	15	

GFA CALCULATIONS				
LEVEL	RESIDENTIAL	RETAIL	COMMON	TOTAL
BASEMENT	-	-	-	-
GROUND FL	-	1199m ²	12m ²	1212m ²
LEVEL 01	1362m ²	-	-	1362m ²
LEVEL 02	1289m ²	-	-	1289m ²
ROOF	-	-	33m ²	33m ²
TOTAL	2651m ²	1199m ²	45m ²	3896m ²
FSR SUMMARY				
SITE AREA				2727m ²
RESIDENTIAL AREA				2651m ²
RETAIL AREA				1199m ²
COMMON AREA				45m ²
TOTAL GFA				3896m ²
FSR				1.42:1

DA DRAWING SCHEDULE			
DWG NO.	SHEET NAME	SCALE	REVISION
DA001	COVER PAGE	NTS	2
DA002	DEVELOPMENT SUMMARY	NTS	2
DA020	SITE MASTERPLAN	1:200	3
DA021	DEMOLITION PLAN	1:200	2
DA022	SITE ANALYSIS PLAN	1:200	2
DA023	SITE SURVEY	1:200	2
DA102	GA PLAN - BASEMENT 01	1:100	14
DA103	GA PLAN - GROUND	1:100	10
DA104	GA PLAN - LEVEL 01	1:100	14
DA105	GA PLAN - LEVEL 02	1:100	14
DA106	GA PLAN - ROOF	1:100	14
DA201	NORTH & SOUTH ELEVATIONS	1:100	5
DA202	EAST & WEST ELEVATIONS	1:100	5
DA203	COURTYARD ELEVATIONS	1:100	5
DA301	BUILDING SECTIONS A-A, B-B	1:100	7
DA302	BUILDING SECTIONS C-C, D-D	1:100	5
DA510	ADAPTABLE APARTMENTS SHEET 01	1:100	2
DA511	ADAPTABLE APARTMENTS SHEET 02	1:100	2
DA601	EXTERNAL FINISHES SCHEDULE	NTS	3
DA641	SHADOW DIAGRAM - SHEET 01	1:350	3
DA651	CROSS VENTILATION DIAGRAMS	1:200	2
DA661	SOLAR COMPLIANCE DIAGRAMS	1:200	2
DA671	GFA DIAGRAMS	1:250	3

RETAIL NUMBER	AREA	DEPTH TO WIDTH RATIO
GF.01	55m ²	1.0
GF.02	118m ²	1.3
GF.03	109m ²	2.1
GF.04	114m ²	2.1
GF.05	200m ²	1.2
GF.06	132m ²	1.8
GF.07	134m ²	1.8
GF.08	134m ²	1.8
GF.09	140m ²	2.0
GF.10	14m ²	1.4

APARTMENT AREA SCHEDULE			
APARTMENT NUMBER	AREA	PRIVATE OPEN SPACE	TOTAL
1.01	157m²	26m²	183m²
1.02	95m²	18m²	113m²
1.03	95m²	18m²	113m²
1.04	159m²	58m²	217m²
1.05	113m²	25m²	138m²
1.06	115m²	26m²	141m²
1.07	162m²	38m²	200m²
1.08	111m²	25m²	136m²
1.09	113m²	25m²	138m²
1.10	113m²	25m²	138m²
1.11	127m²	30m²	157m²
1.12	123m²	29m²	152m²
2.01	158m²	25m²	183m²
2.02	92m²	15m²	107m²
2.03	115m²	20m²	135m²
2.04	154m²	63m²	217m²
2.05	114m²	15m²	129m²
2.06	118m²	16m²	134m²
2.07	125m²	87m²	212m²
2.08	147m²	37m²	184m²
2.09	148m²	37m²	185m²

GENERAL NOTES

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CLIENT

JD Property

PROJECT NO.

1809

PROJECT NAME

JONSON STREET

119-123 JONSON ST, BYRON BAY,
NSW 2481

PROJECT STAGE

DEVELOPMENT APPLICATION

DRAWING NAME

DEVELOPMENT SUMMARY

DRAWN BY: Author CHECKED BY: Checker

SCALE 1:1 @ A1 / 50% @ A3

DRAWING NO. REVISION

DA002 2

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PROJECT NO
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PROJECT NAME
JONSON STREET

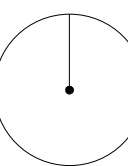
PROJECT STAGE
DEVELOPMENT
APPLICATION

DRAWN BY: DA CHECKED BY: KD

SCALE 1:200 @ A1 / 50% @ A3

DRAWING NO	REVISION
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DA020 3



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2	FOR DEVELOPMENT APPLICATION	6/12/2023

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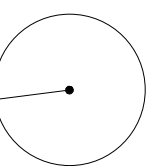
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DEMOLITION PLAN

DRAWING NO. REVISION



DA021 2

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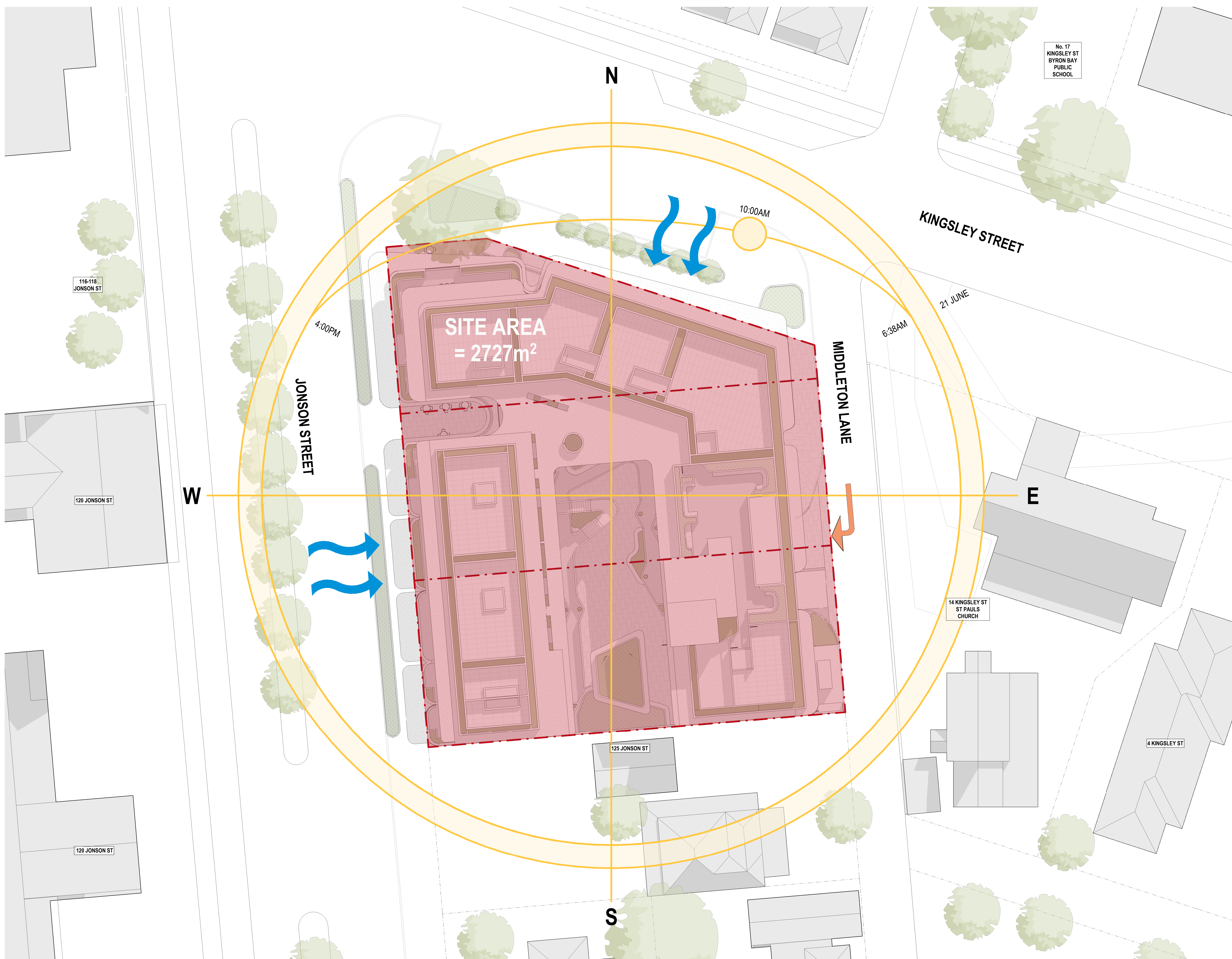
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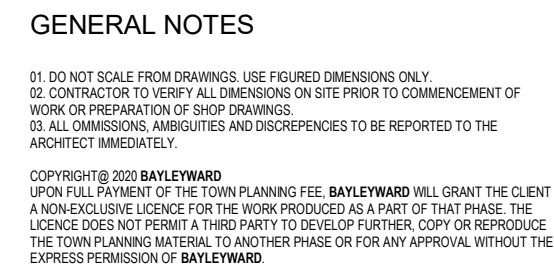
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**SITE ANALYSIS/ SITE
RESPONSE**

SCALE 1:200 @ A1 / 50% @ A3
DRAWING NO. REVISION
DA022 2



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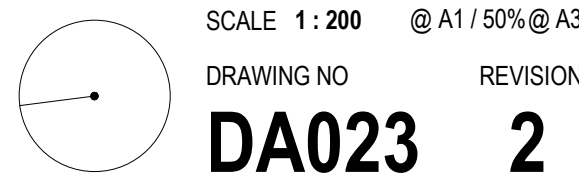
PROJECT NAME
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PROJECT STAGE
DEVELOPMENT
APPLICATION

SITE SURVEY

DRAWN BY: **Author** CHECKED BY: **Checker**





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14	FOR DEVELOPMENT APPLICATION	6/12/2023
15	FOR DEVELOPMENT APPLICATION	5/03/2024

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PROJECT NAME

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PROJECT STAGE

**DEVELOPMENT
APPLICATION**

DRAWING NAME

GA PLAN - BASEMENT 01

DRAWN BY: DA CHECKED BY: KD

SCALE 1:100 @ A1 / 50% @ A3

DRAWING NO DA102

REVISION 15



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15	FOR DEVELOPMENT APPLICATION	5/3/2024
16	FOR DEVELOPMENT APPLICATION	11/4/2024

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PROJECT NO
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PROJECT NAME
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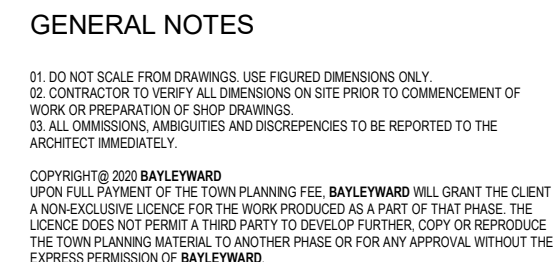
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PROJECT STAGE
**DEVELOPMENT
APPLICATION**

DRAWING NAME
GA PLAN - BASEMENT 01

DRAWN BY: DA CHECKED BY: KD

SCALE 1:100 @ A1 / 50% @ A3
DRAWING NO DA102 REVISION 16



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PROJECT STAGE
**DEVELOPMENT
APPLICATION**

DRAWING NAME
GA PLAN - GROUND FL

DRAWN BY: DA CHECKED BY: KD

SCALE 1:100 @ A1 / 50% @ A3

DRAWING NO. REVISION

DA103 15



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NSW 2481**

PROJECT STAGE
**DEVELOPMENT
APPLICATION**

DRAWING NAME
GA PLAN - LEVEL 01

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SCALE 1 : 100 @ A1 / 50% @ A3
DRAWING NO DA104 REVISION 14



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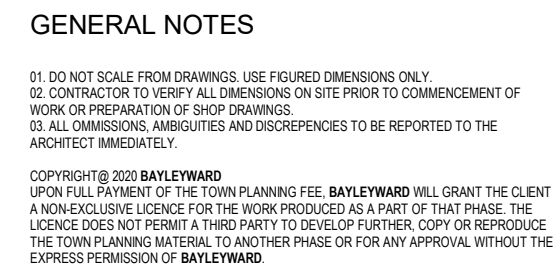
PROJECT STAGE
DEVELOPMENT APPLICATION

DRAWING NAME
GA PLAN - LEVEL 02

DRAWN BY: DA CHECKED BY: KD

SCALE 1 : 100 @ A1 / 50% @ A3

DRAWING NO DA105 REVISION 14



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NSW 2481**

PROJECT STAGE
DEVELOPMENT
APPLICATION

DRAWING NAME

GA PLAN - ROOF

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SCALE 1:100 @ A1 / 50% @ A3
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PROJECT NAME

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PROJECT STAGE

DEVELOPMENT
APPLICATION

DRAWING NAME

NORTH & SOUTH
ELEVATIONS

DRAWN BY:

DA

CHECKED BY:

KD

SCALE

1 : 100

@ A1 / 50% @ A3

DRAWING NO

DA201

REVISION

5

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PROJECT NO
1809
PROJECT NAME
JONSON STREET

PROJECT STAGE

DEVELOPMENT

APPLICATION

EAST & WEST ELEVATIONS

SCALE 1:100 @ A1 / 50% @ A3

DRAWING NO. REVISION

DA202 5

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SK011

1
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CLIENT

JD Property

PROJECT NO

1809

PROJECT NAME

JONSON STREET

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PROJECT STAGE

DEVELOPMENT APPLICATION

DRAWING NAME

COURTYARD ELEVATIONS

DRAWN BY: DA CHECKED BY: KD

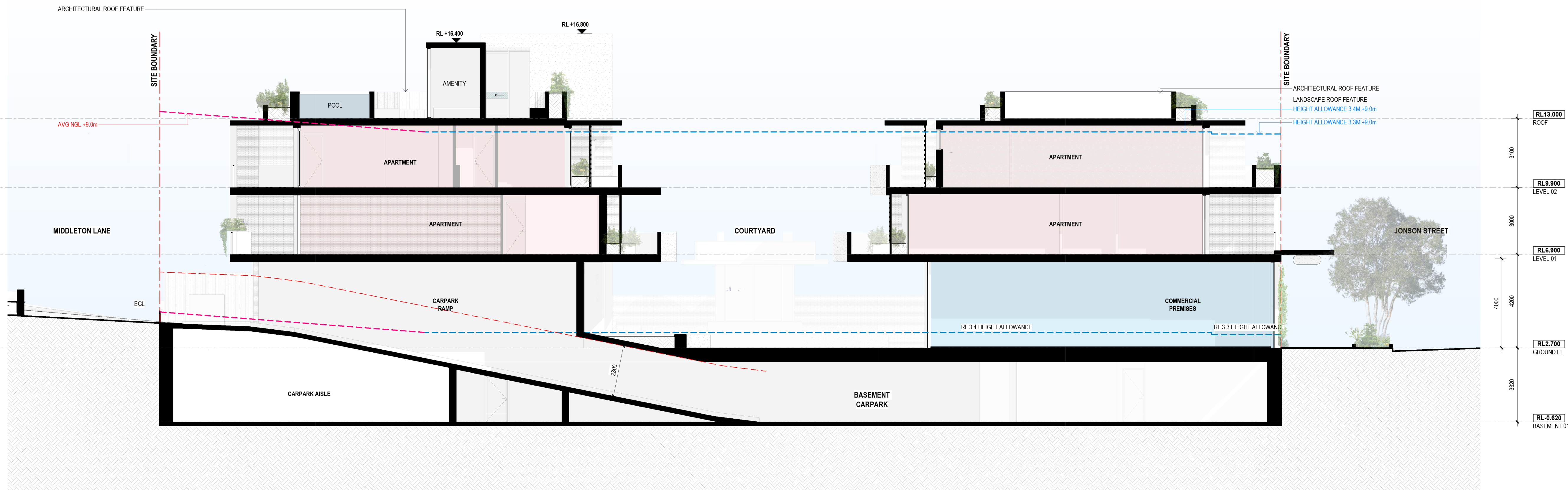
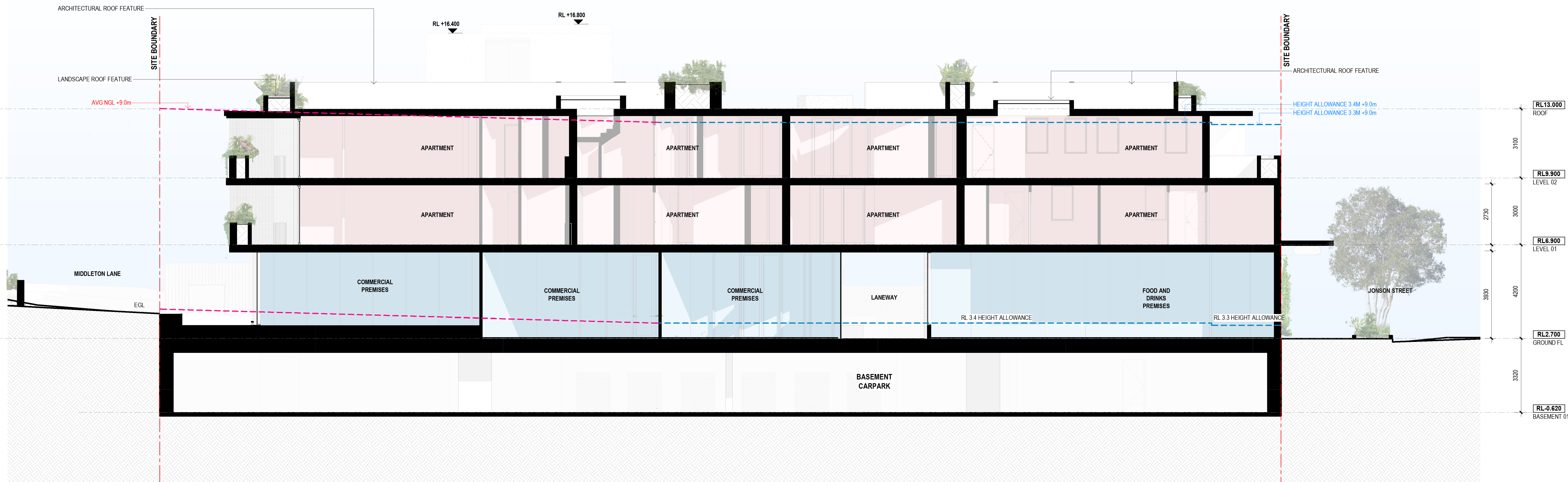
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DRAWING NO. REVISION

DA203 5

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VIC 3205

E info@bayleyward.com

CLIENT

JD Property

PROJECT NO

1809

PROJECT NAME

JONSON STREET

119-123 JONSON ST, BYRON BAY,
NSW 2481

PROJECT STAGE

DEVELOPMENT APPLICATION

DRAWING NAME

**BUILDING SECTION
A-A,B-B**

DRAWN BY: DA CHECKED BY: KD

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DRAWING NO. REVISION

DA301 7

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REV	DESCRIPTION	DATE
1	FOR INFORMATION	27/10/2022
2	FOR INFORMATION	28/04/2023
3	FOR DEVELOPMENT APPLICATION	15/05/2023
4	FOR INFORMATION	1/12/2023
5	FOR DEVELOPMENT APPLICATION	6/12/2023

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DA302 5



[illegible]

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VIC 3205
T: 03 9695 0222
E info@bayleyward.com

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PROJECT NO

1809

PROJECT NAME

JONSON STREET

**119-123 JONSON ST, BYRON BAY,
NSW 2481**

PROJECT STAGE
DEVELOPMENT
APPLICATION

DRAWING NAME

**ADAPTABLE
APARTMENTS SHEET 1**

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1 **2.01 PRE ADAPT**
DA201 1:100



2 2.01 POST ADAPT
DA201 1 : 100

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PROJECT NAME

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NSW 2481

PROJECT STAGE

DRAWING NAME

DRAWN BY: **Author** CHECKED BY: **Checker**

SCALE 1:100 @ A1 / 50% @ A3

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Material Schedule

[illegible]

BAYLEY WARD

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PROJECT NAME
JONSON STREET

**119-123 JONSON ST, BYRON BAY,
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PROJECT STAGE
DEVELOPMENT
APPLICATION

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**EXTERNAL FINISHES
SCHEDULE**

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SCALE @ A1 / 50% @ A3

DRAWING NO REVISION

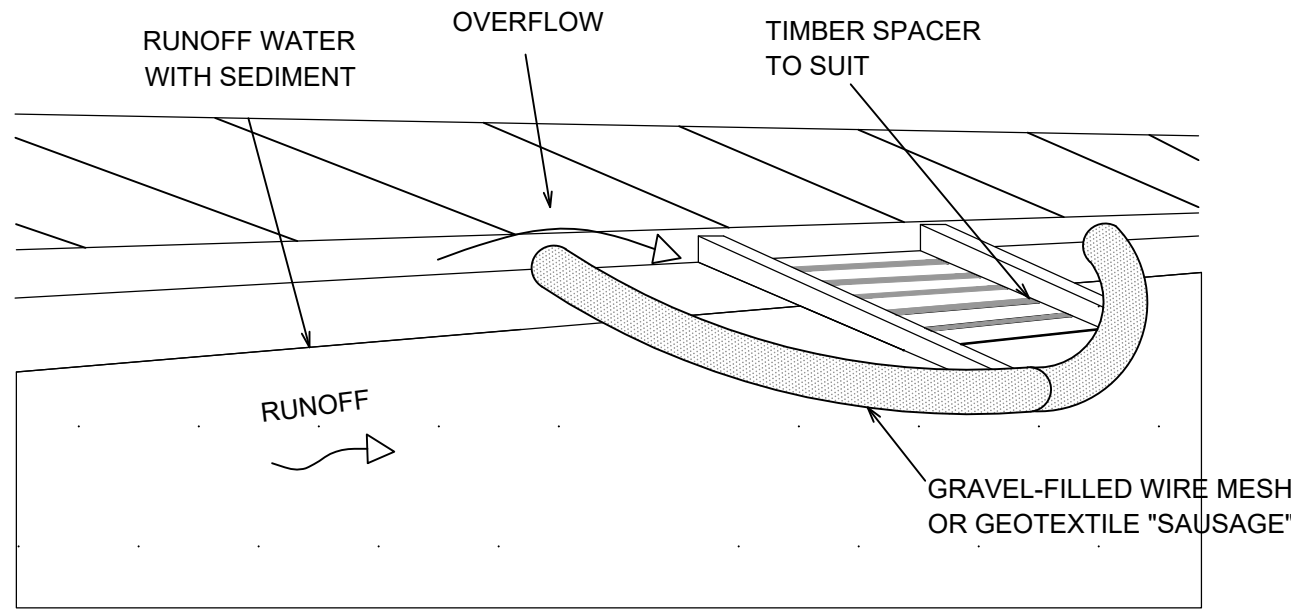
DA601 3



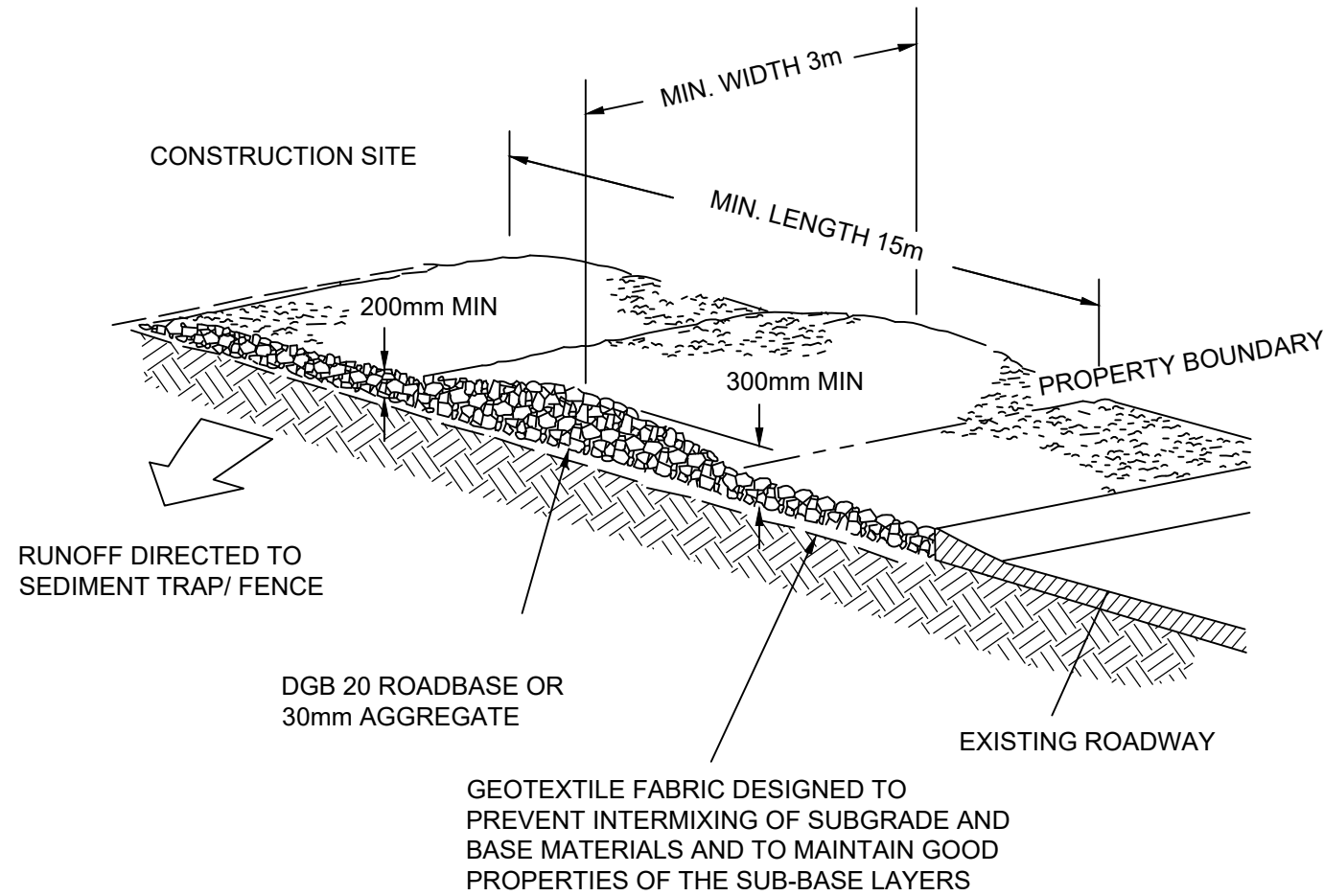
Key

- | | |
|-------|----------------------------------|
| BR01 | Light coloured rough brick |
| BR02 | Dark coloured rough brick |
| CON01 | Off form concrete |
| CON02 | Textured concrete finish |
| TM01 | Timber batten cladding |
| MT01 | Dark green metallic finish |
| PC01 | Powdercoat. Colour to match MT01 |
| FL01 | Exposed aggregate concrete |
| GL01 | Glass |
| BL01 | Feature Breeze Block |

100mm AT ORIGINAL SIZE



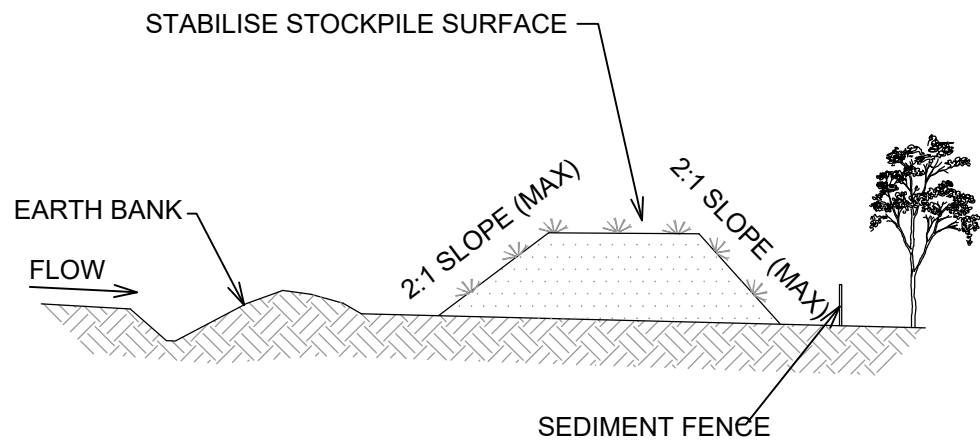
FILTER BAG TO DROP INLET PIT
NOT TO SCALE



STABILISED SITE ACCESS
NOT TO SCALE

CONSTRUCTION NOTES

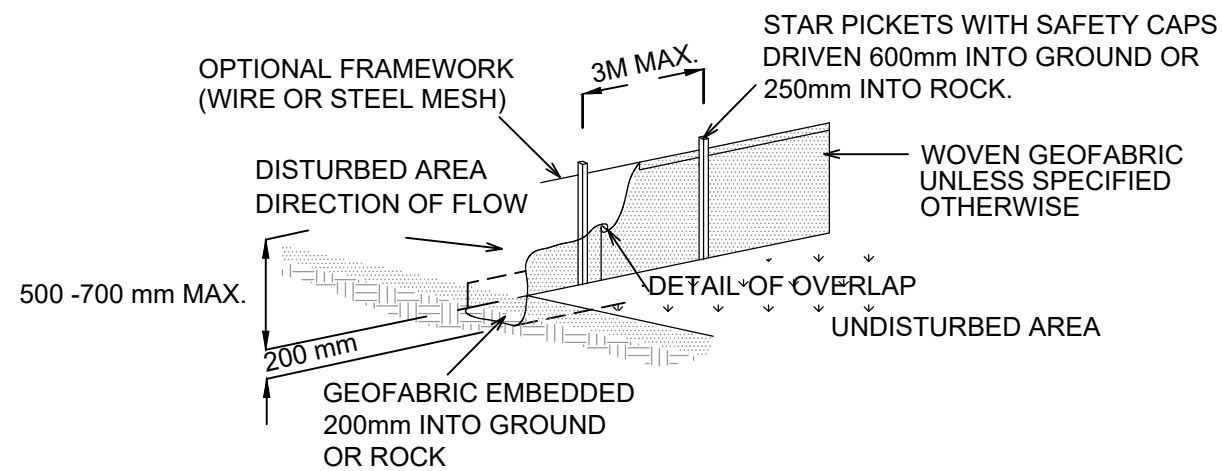
1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 15m OR BUILDING ALIGNMENT. MINIMUM WIDTH 3m.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE/TRAP.



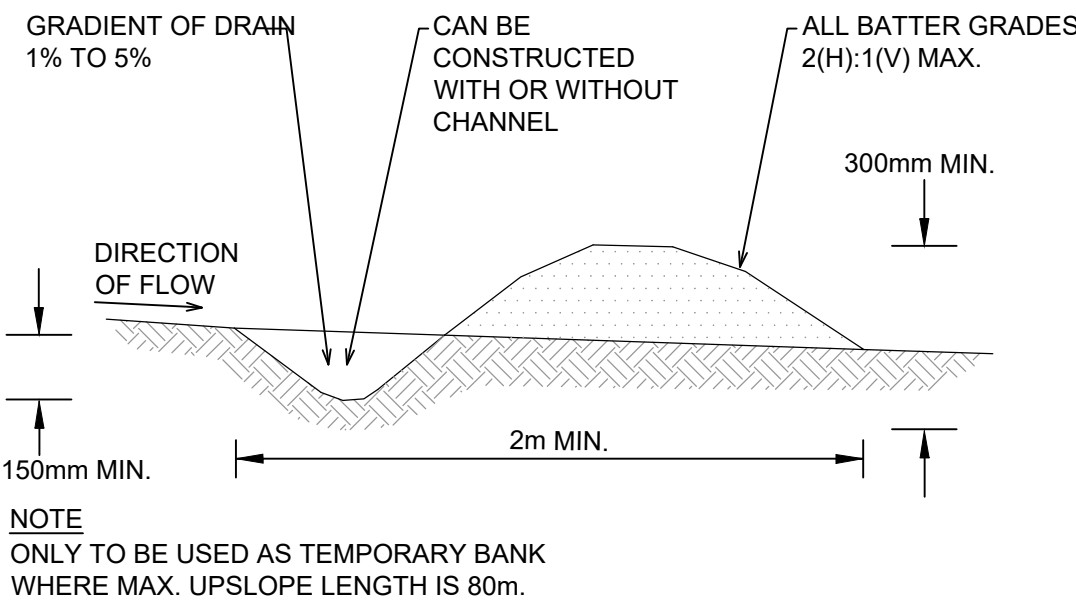
TOPSOIL STOCKPILE
NOT TO SCALE

CONSTRUCTION NOTES

1. WHERE POSSIBLE LOCATE STOCKPILE AT LEAST 5m FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILE SHALL BE LESS THAN 2m IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE SWMP/ESCP.
5. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT RUNOFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE OF STOCKPILE.



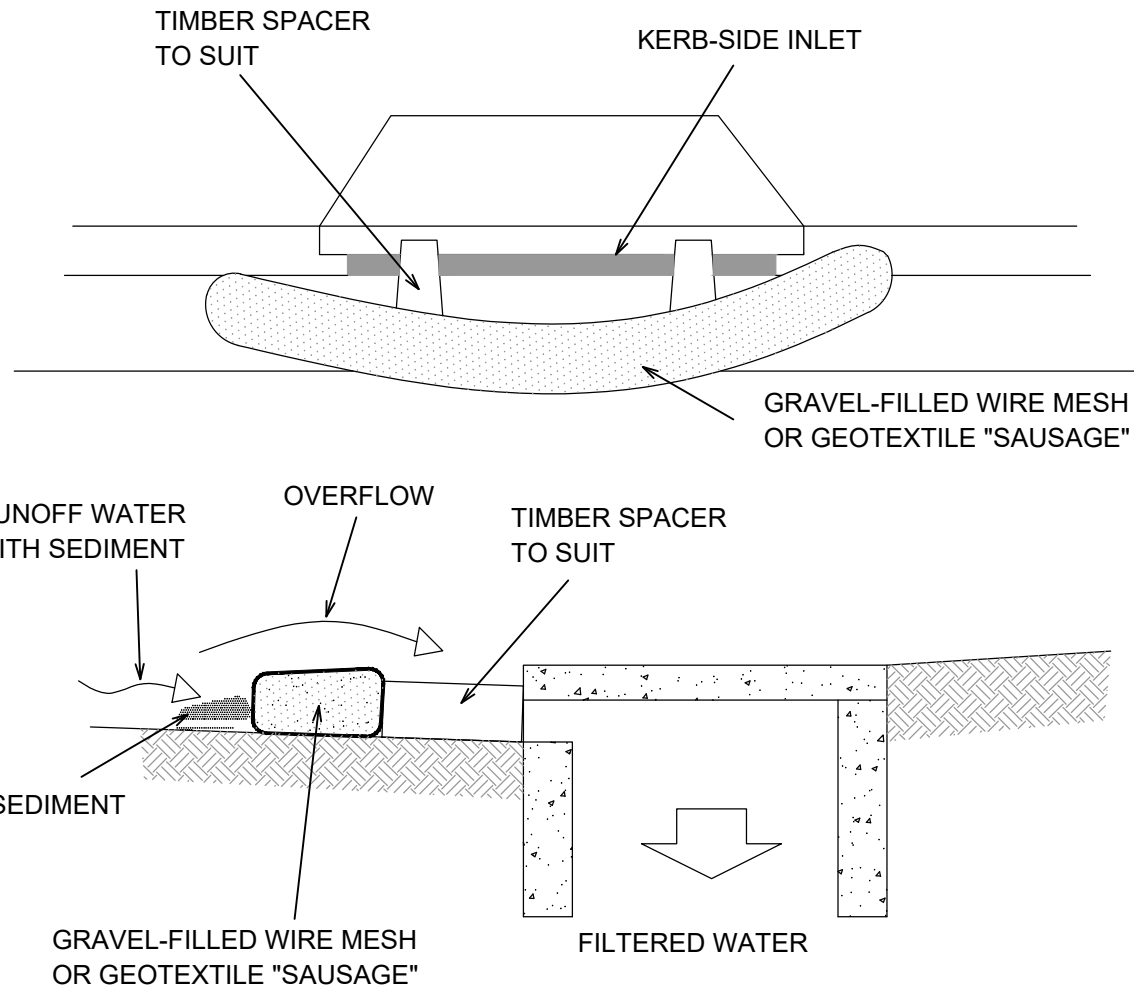
SEDIMENT FENCE
NOT TO SCALE



EARTH BANK (LOW FLOW)
NOT TO SCALE

CONSTRUCTION NOTES

1. CONSTRUCT WITH GRADIENT OF 1% TO 5%.
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE.
3. DRAINS TO BE CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTION NOT V-SHAPED.
4. EARTH BANKS TO BE ADEQUATELY COMPACTED IN ORDER TO PREVENT FAILURE.
5. PERMANENT OR TEMPORARY STABILISATION OF THE EARTH BANK TO BE COMPLETED WITHIN 10 DAYS OF CONSTRUCTION.
6. ALL OUTLETS FROM DISTURBED LANDS ARE TO FEED INTO A SEDIMENT BASIN OR SIMILAR.
7. DISCHARGE RUNOFF COLLECTED FROM UNDISTURBED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL SITE WITHIN THE SAME SUBCATCHMENT AREA FROM WHICH THE WATER ORIGINATED.
8. COMPACT BANK WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED TO FUNCTION FOR MORE THAN FIVE DAYS.
9. EARTH BANKS TO BE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW.



FILTER BAG TO SAG SIDE ENTRY PIT
NOT TO SCALE

CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL.
3. FROM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET OR FIELD INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AND FIELD INLET PITS AT SAG POINTS.

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
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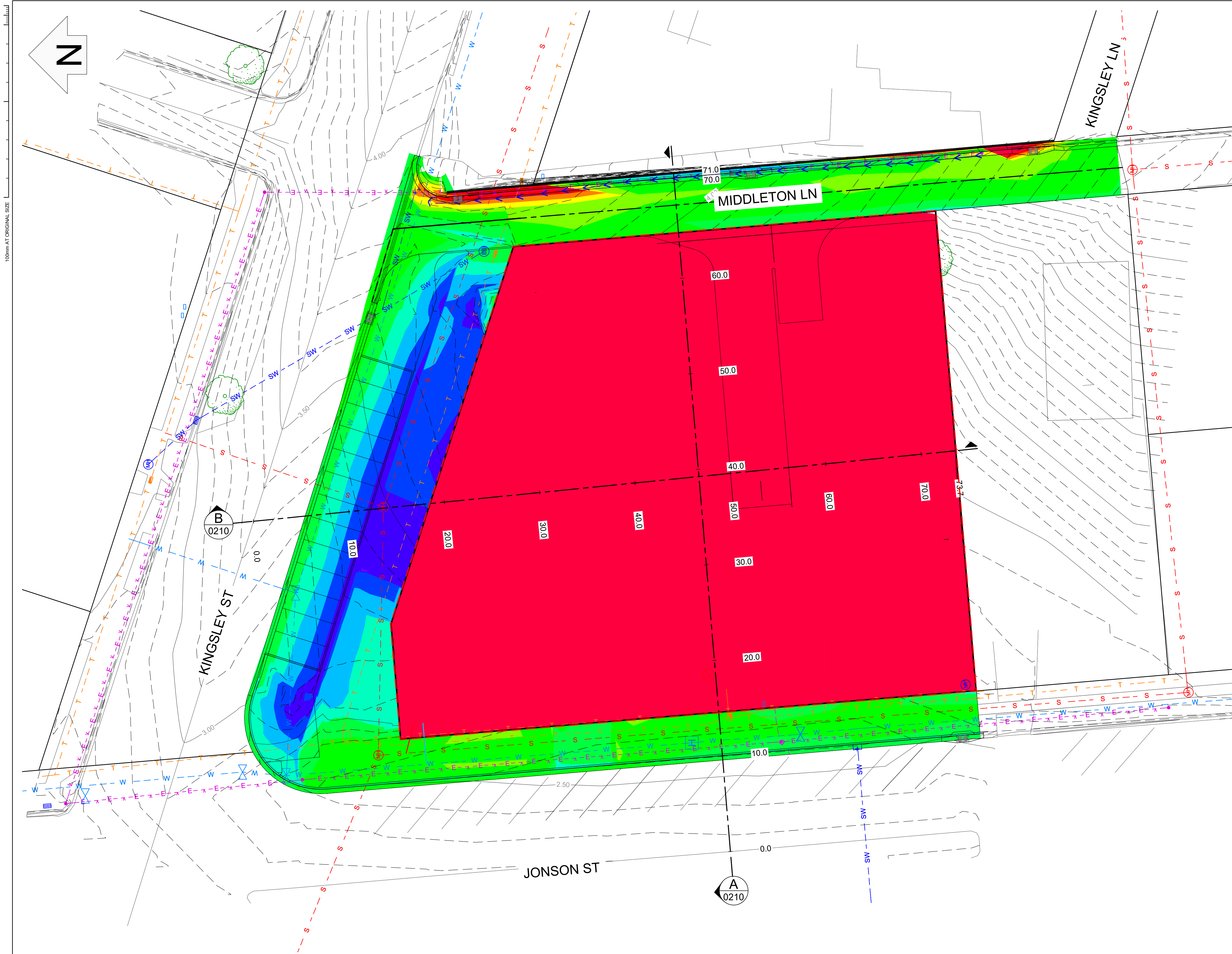
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PO BOX 161
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TELEPHONE: 02 6687 4666
ABN: 20 099 261 711
EMAIL: administration@planitconsulting.com.au

CLIENT:
JD PROPERTY GROUP PTY LTD
LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL

PROJECT:			
119-123 JONSON STREET			
DRAWING TITLE:			
EROSION AND SEDIMENT CONTROL DETAILS			
ORIGINAL SIZE:	PLANIT JOB No.:	DRAWING No.:	REV:
A1	J7453	0110	A



LEGEND	
---	SITE BOUNDARY
---	LOT BOUNDARY
---	SURFACE CONTOURS MINOR (0.1m)
--- 4	SURFACE CONTOURS MAJOR (0.2m)
--- SW	EXISTING STORMWATER PIPE
---	EXISTING STORMWATER CHANNEL
--- S	EXISTING SEWER PIPE
--- T	EXISTING TELECOMMUNICATIONS
--- x-E-x-E	EXISTING OVERHEAD ELECTRICITY

EARTHWORKS CUT/FILL TABLE			
Number	COLOUR	MINIMUM ELEVATION (m)	MAXIMUM ELEVATION (m)
1	■	-5.000	-0.500
2	■	-0.500	-0.400
3	■	-0.400	-0.300
4	■	-0.300	-0.200
5	■	-0.200	-0.100
6	■	-0.100	0.000
7	■	0.000	0.100
8	■	0.100	0.200
9	■	0.200	0.300
10	■	0.300	0.400
11	■	0.400	0.500
12	■	0.500	5.000

- NOTES:**
- THE CUT AND FILL EXTENTS SHOWN ARE CALCULATED FROM THE SURVEYED EXISTING SURFACE TO THE BULK EARTHWORK SURFACE WITH NO ALLOWANCE FOR TOPSOIL STRIP OR ROAD AND BUILDING BOX OUT.
 - EARTHWORKS CUT AND FILL VOLUMES ARE ESTIMATED AS:
 - CUT VOLUME = 10,080m³
 - FILL VOLUME = 180m³
 - BALANCE = 9,900m³ (EXPORT)

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B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB
C	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB
D	ISSUED FOR APPROVAL	22.03.24	CW	JB	JB	JB

SCALES:
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Scale (m)

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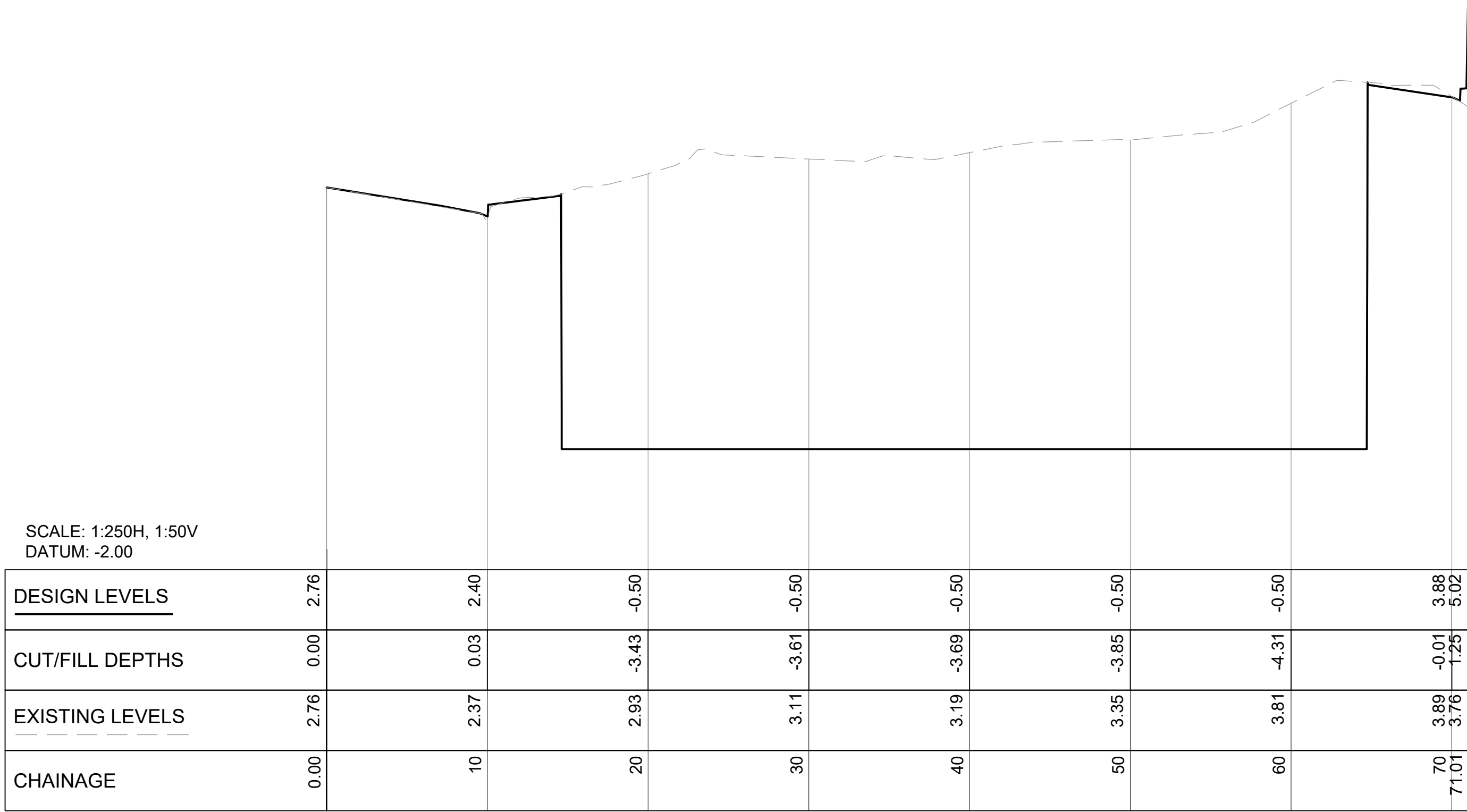
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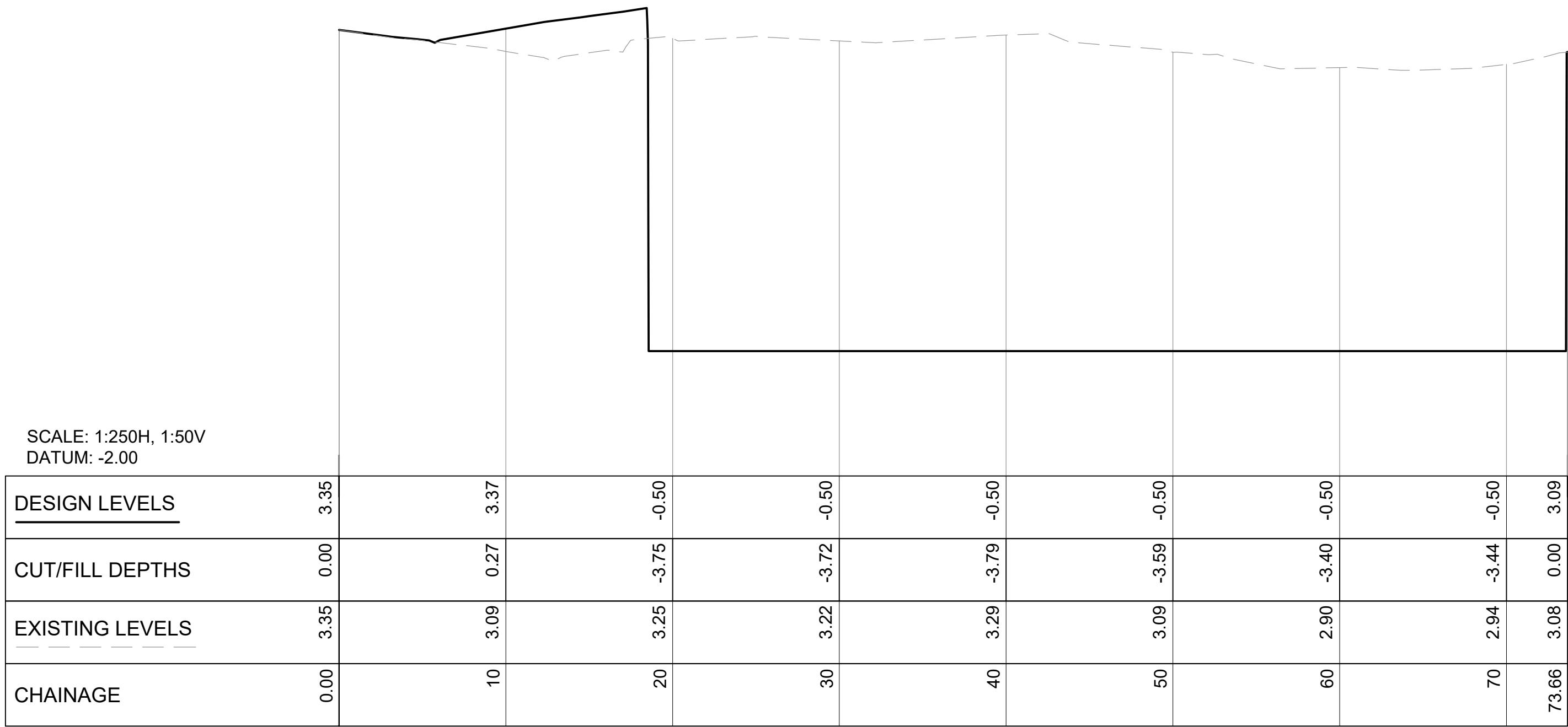
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PROJECT: 119-123 JONSON STREET			
DRAWING TITLE: BULK EARTHWORKS CUT & FILL PLAN			
ORIGINAL SIZE: A1	PLANIT JOB No.: J7453	DRAWING No.: 0200	REV: D

100mm AT ORIGINAL SIZE



EARTHWORKS SECTION A LONG SECTION



EARTHWORKS SECTION B LONG SECTION

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED	<div>SCALES: 0 2.5 5 10 15 Full Size 1:250 ; Half Size 1:500 Scale (m) 0 0.5 1 2 3 Full Size 1:50 ; Half Size 1:100 Scale (m) DO NOT SCALE FROM DRAWING</div>	<div>Copyright in the drawings, information and data recorded in this document ("the information") is the property of Planit Consulting. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Planit Consulting. Planit Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.</div>	APPROVED BY:	<div>PLANIT CONSULTING SUITE 9A, 80-84 BALLINA STREET PO BOX 161 LENNOX HEAD NSW 2478 TELEPHONE: 02 6687 4666 ABN: 20 099 261 711 EMAIL: administration@planitconsulting.com.au</div> <div>PLANIT</div>	CLIENT:	PROJECT: 119-123 JONSON STREET						
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B	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB									LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL			
															ORIGINAL SIZE:	PLANIT JOB No.:	DRAWING No.:	REV:
															A1	J7453	0210	B

CAD FILE: C:\12DS\DATA\PLANITSYN\J7453 - 119-123 JONSON ST, BYRON BAY_56317 - ENGINEERING\7.4 DRAFTING\0210 BULK EARTHWORKS SECTIONS.DWG PLOTTED BY: PE_JAKE PLOT DATE: 11/12/2023 5:53:00 PM

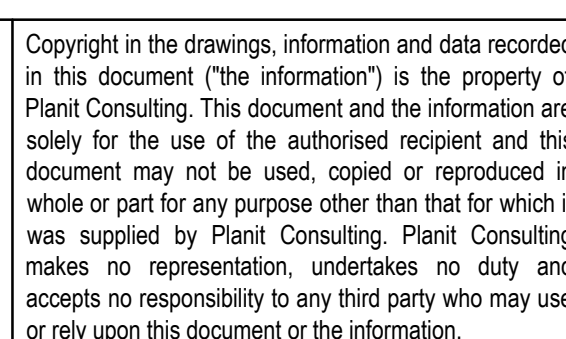
Diagram illustrating the cross-section of a road verge. The diagram shows an existing surface (dashed line) transitioning to a paved verge (solid line) via an upright kerb (NRLG B1 Kerb Type). The paved verge has a slope of 2.5%. The distance from the kerb line to the property boundary is 4.50m.

Diagram illustrating the cross-section of a formalised carpark area, showing a 3% cross-fall and a 2.5% longitudinal fall.

The diagram shows a cross-section of a road and carpark area. Key features include:

- EXISTING SURFACE:** Indicated by a dashed line on the left.
- KERB LINE:** A vertical dashed line marking the start of the carpark area.
- CARPARK EXTENT:** A vertical dashed line marking the end of the carpark area.
- 0.30m:** The width of the dish gutter area.
- 5.60m:** The width of the formalised carpark area.
- 3%:** The cross-fall percentage for the formalised carpark area.
- 2.5%:** The longitudinal fall percentage for the paved verge area.
- FORMALISED CARPARK:** The area between the kerb line and the carpark extent.
- PAVED VERGE:** The area beyond the carpark extent.
- PROPERTY BOUNDARY:** A vertical dashed line on the far right.
- DISH GUTTER (NRLG STANDARD DRAWING R-03):** The area immediately adjacent to the kerb line.

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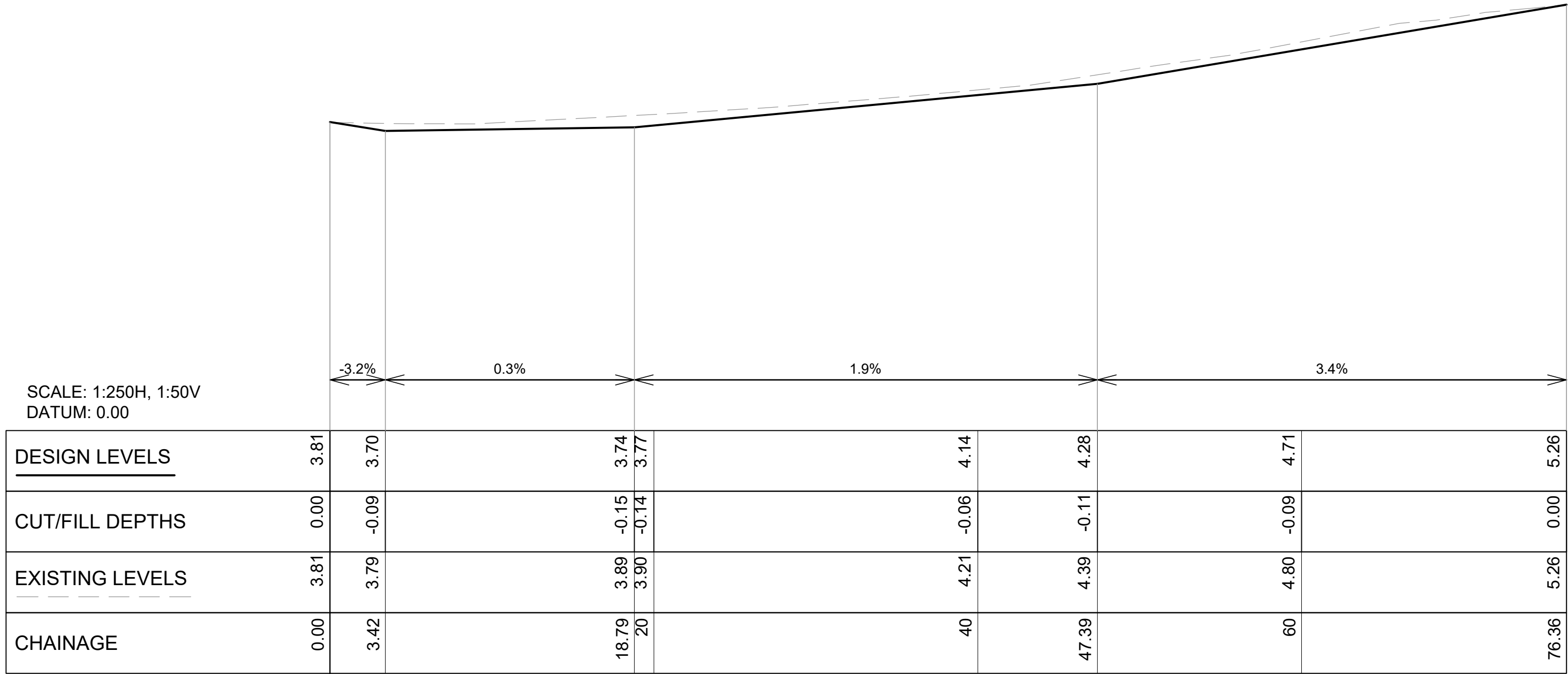


PLANIT

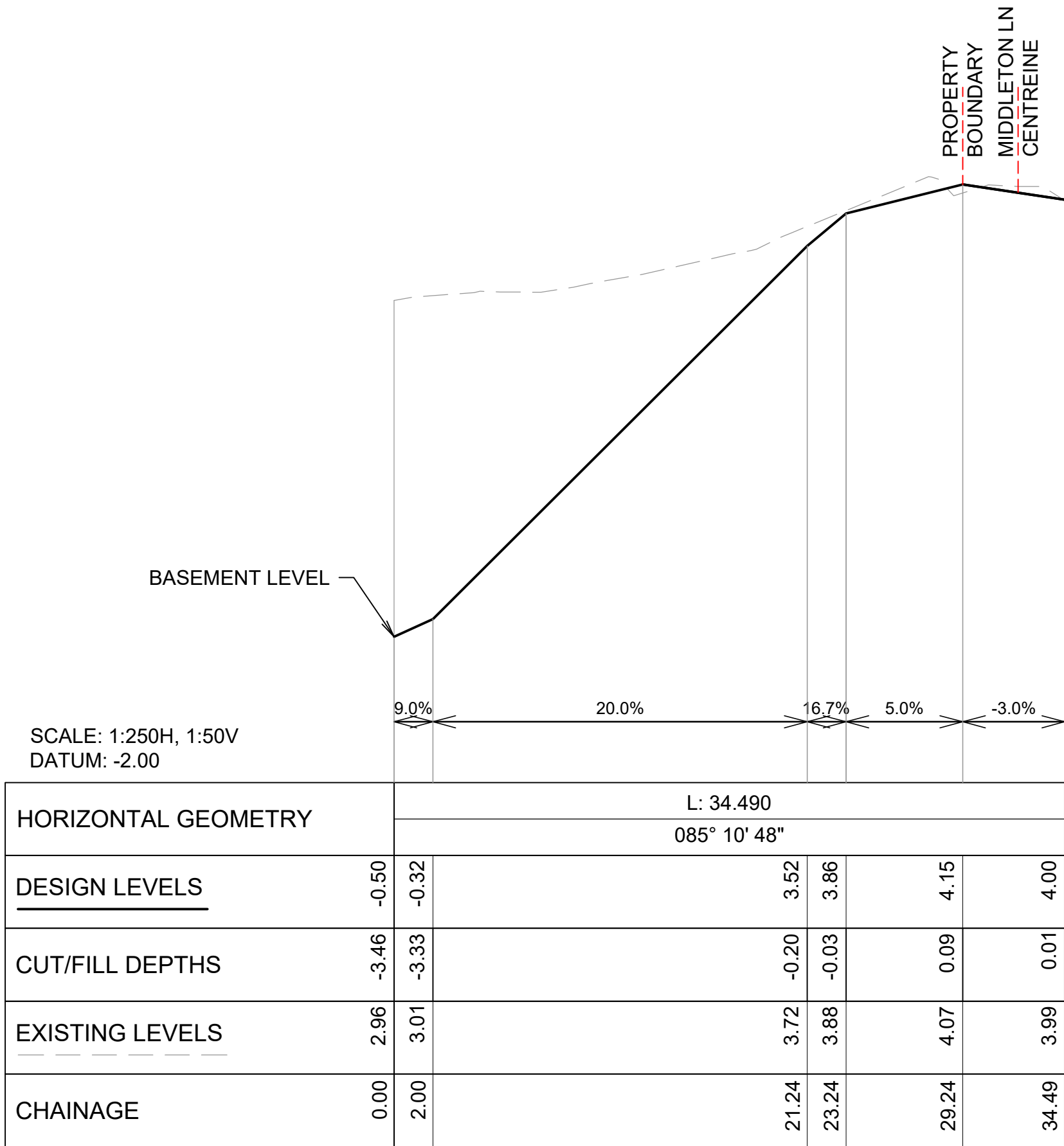
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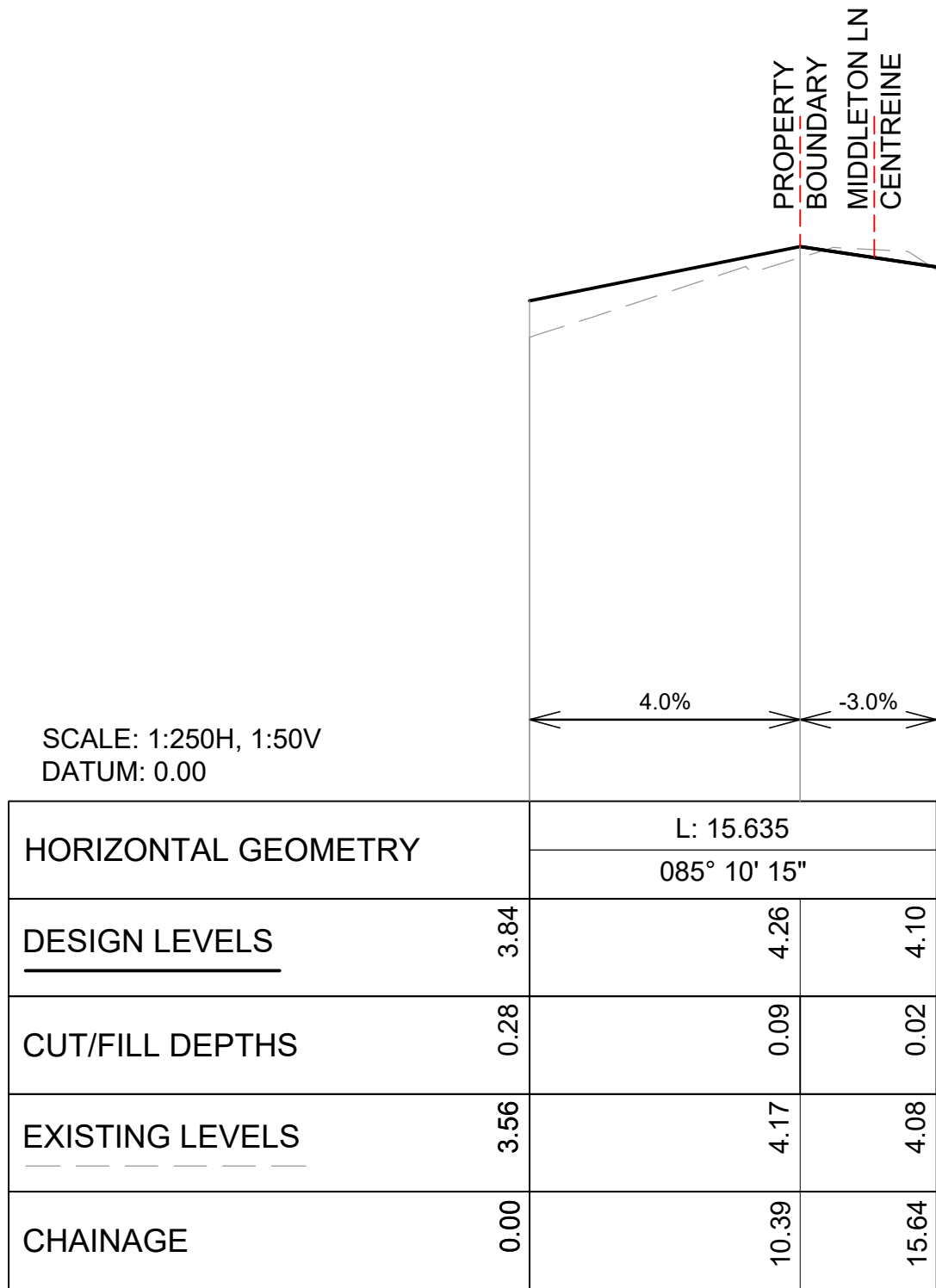
100mm AT ORIGINAL SIZE



MIDDLETON LN LONG SECTION



BASEMENT RAMP LONG SECTION



LOADING BAY LONG SECTION

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B	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB
C	ISSUED FOR APPROVAL	06.03.24	CW	JB	JB	JB

SCALES:
0 2.5 5 10 15
Full Size 1:250 ; Half Size 1:500
Scale (m)
0 0.5 1 2 3
Full Size 1:50 ; Half Size 1:100
Scale (m)

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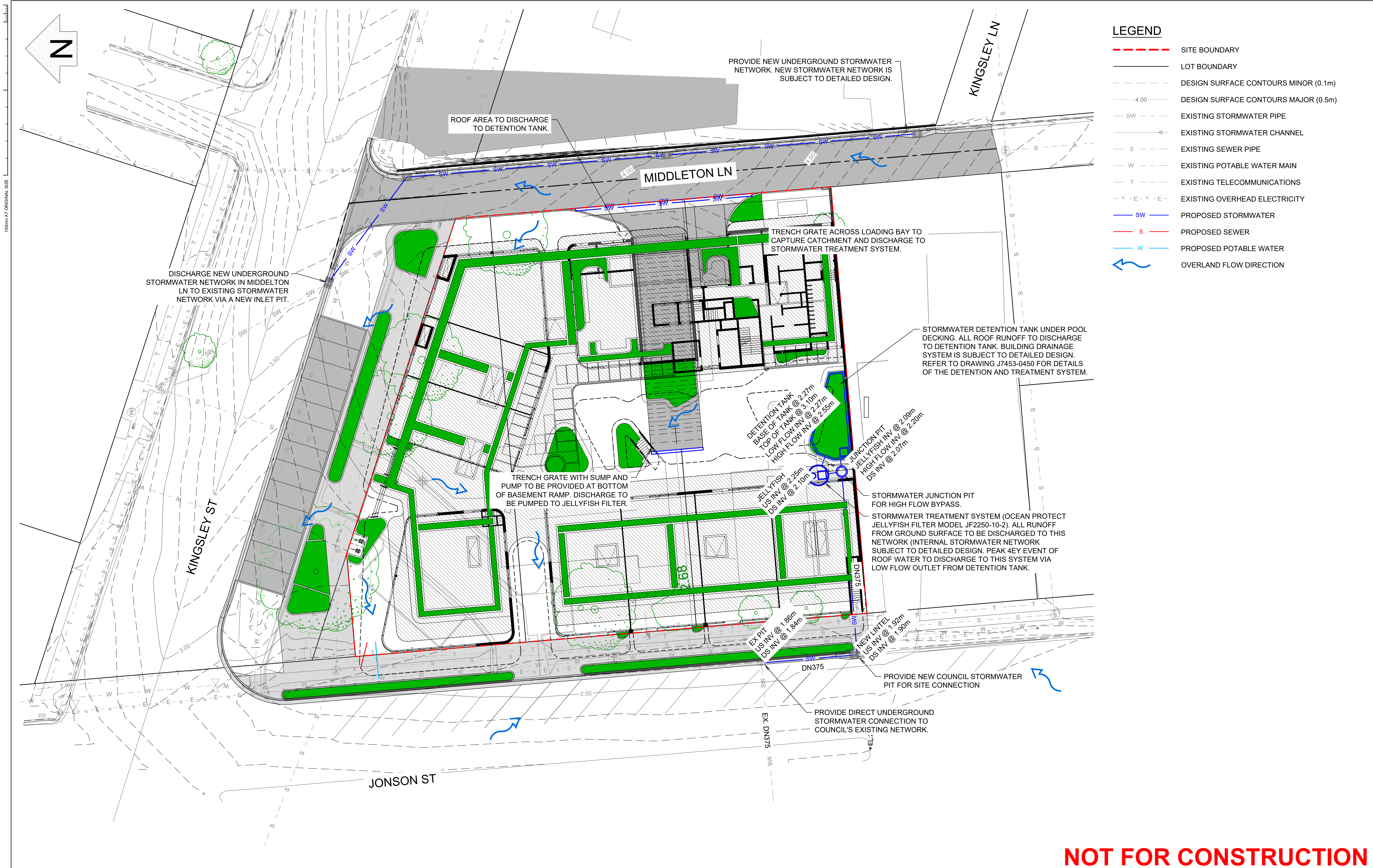
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PROJECT:
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DRAWING TITLE:
ROAD LONGSECTIONS

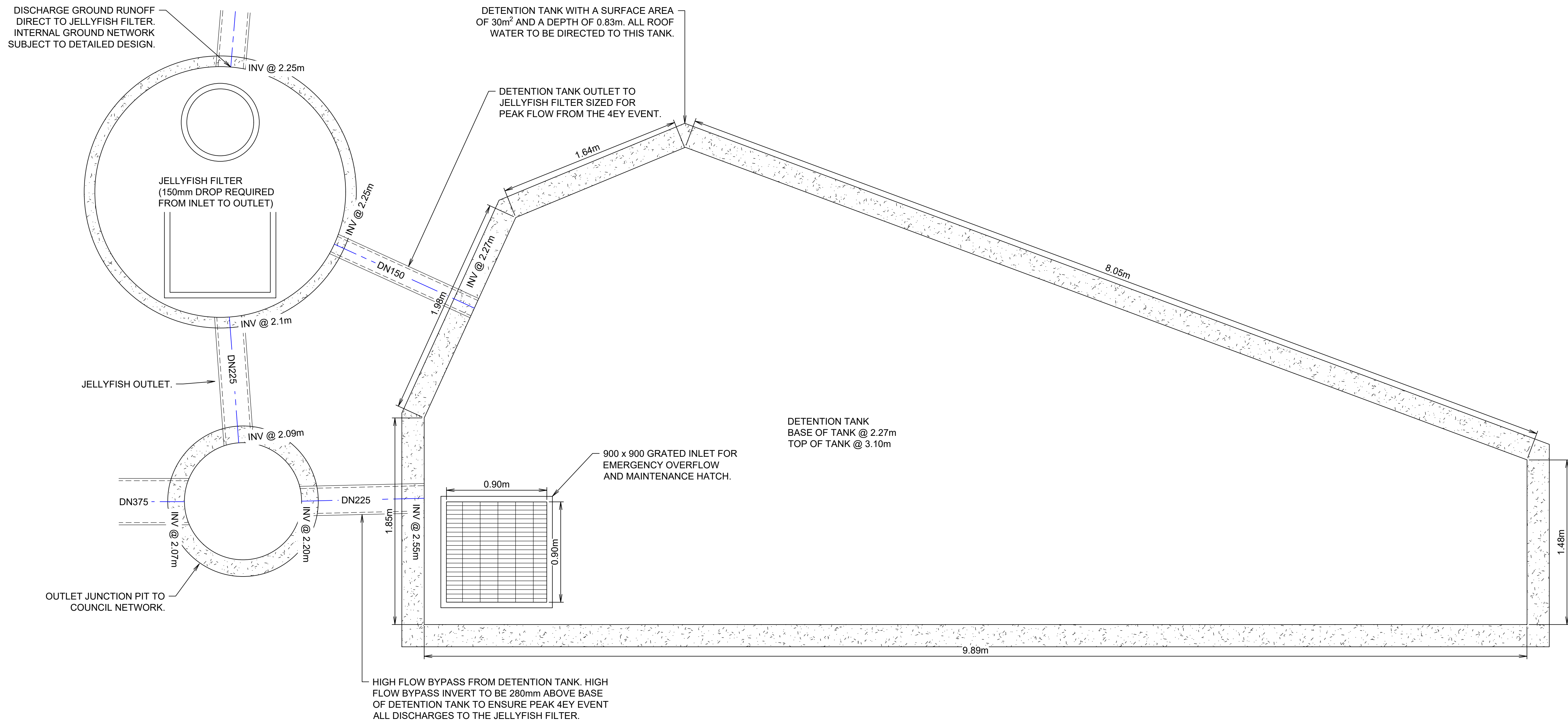
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B	ISSUED FOR APPROVAL	01.11.23	CW	JB	JB	JB	Scale (m)				ABN: 20 099 261 711		DRAWING TITLE:
C	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB					EMAIL: administration@planitconsulting.com.au		STORMWATER LAYOUT PLAN
D	ISSUED FOR APPROVAL	22.03.24	CW	JB	JB	JB						LOCAL GOVERNMENT AUTHORITY:	ORIGINAL SIZE:
							DO NOT SCALE FROM DRAWING					BYRON SHIRE COUNCIL	A1
													PLANIT JOB No.:
													J7453
													DRAWING No.:
													0410
													REV:
													D

100mm AT ORIGINAL SIZE



STORMWATER DETENTION TANK AND JELLYFISH FILTER ARRANGEMENT
SCALE 1:20 @ A1

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A	ISSUED FOR APPROVAL	12.05.23	CW	JB	JB	JB	0 0.2 0.4 0.8 1.2	Full Size 1:20 ; Half Size 1:40	DATE:	SUITE 9A, 80-84 BALLINA STREET PO BOX 161 LENNOX HEAD NSW 2478	JD PROPERTY GROUP PTY LTD	119-123 JONSON STREET
B	ISSUED FOR APPROVAL	12.12.23	CW	JB	MP	JB	Scale (m)		THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED	ABN: 20 099 261 711 EMAIL: administration@planitconsulting.com.au		DRAWING TITLE: STORMWATER SYSTEM DETAILS
											LOCAL GOVERNMENT AUTHORITY:	ORIGINAL SIZE:
											BYRON SHIRE COUNCIL	A1
												PLANIT JOB No.:
												J7453
												DRAWING No.:
												0450
												REV:
												B

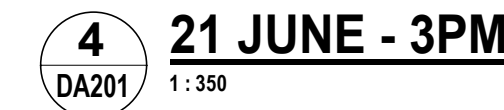
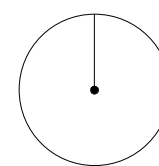
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02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF
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03. ALL OMISSIONS, AMBIGUITIES AND DISCREPANCIES TO BE REPORTED TO THE
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REV	DESCRIPTION	DATE
1	FOR INFORMATION	01/12/2022
2	FOR DEVELOPMENT APPLICATION	15/05/2023
3	FOR DEVELOPMENT APPLICATION	6/12/2023

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DA641 3



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REVISION

1	FOR DEVELOPMENT APPLICATION	15/05/2023
2	FOR DEVELOPMENT APPLICATION	6/12/2023

[illegible]

BayleyWard Architecture + Interiors

T: 03 9695 0222

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CLIENT

PROJECT NO

PROJECT NAME

119-123 JONSON ST, BYRON BAY,
NSW 2481

PROJECT STAGE

DRAWING NAME

DRAWN BY: DA CHECKED BY: KD

SCALE 1:200 @ A1 / 50% @ A3

DRAWING NO. REVISION

DA651 2



DA201 1 : 200

CROSS VENTILATION SUMMARY	
APARTMENT NUMBER	CROSS VENTILATION
1.01	YES
1.02	YES
1.03	YES
1.04	YES
1.05	YES
1.06	YES
1.07	YES
1.08	YES
1.09	YES
1.10	YES
1.11	YES
1.12	YES

DA201 1 : 200

CROSS VENTILATION SUMMARY	
APARTMENT NUMBER	CROSS VENTILATION
1.11	YES
1.12	YES
2.01	YES
2.02	YES
2.03	YES
2.04	YES
2.05	YES
2.06	YES
2.07	YES
2.08	YES
2.09	YES



FSR SUMMARY	
SITE AREA	2727m ²
RESIDENTIAL AREA	2651m ²
RESIDENTIAL COMMON	45m ²
RETAIL AREA	1199m ²
<hr/>	
TOTAL GFA	3896m ²
FSR	1.42:1

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, but from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) carparking to meet any requirements of the consent authority (including access to that carparking), and
- (h) terraces and balconies with outer walls less than 1.4 metres high, and
- (i) voids above a floor at the level of a storey or storey above.

[illegible]

DA671 3