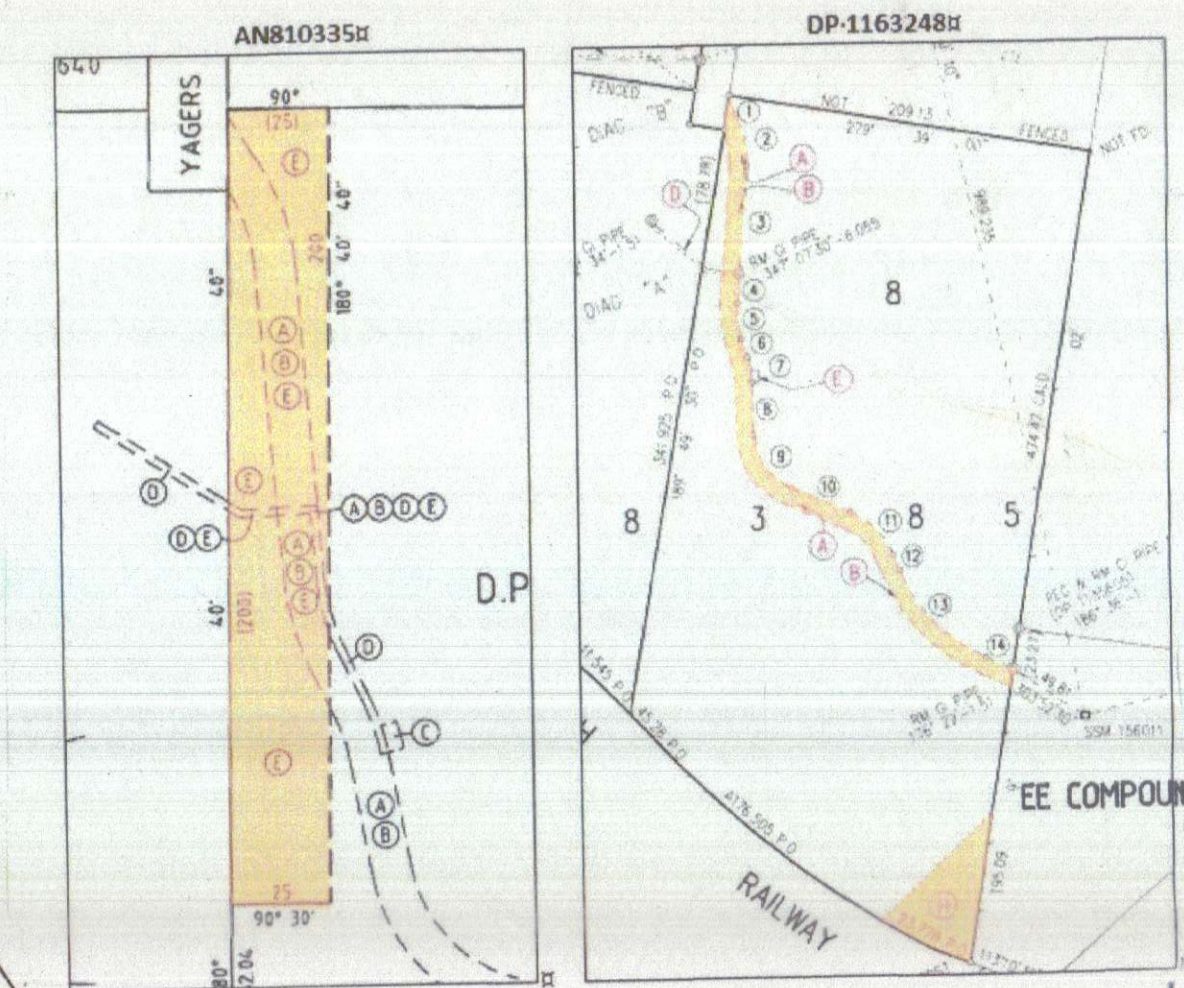




AERIAL PHOTO



ESSENTIAL ENERGY EASEMENT



LOCALITY PLAN

PROPOSED RE-PURPOSING  
EXISTING AGRICULTURAL SHEDS  
TO PROVIDE A  
RESTAURANT + ARTISAN FOOD &  
DRINK INDUSTRY

for  
M. SCHREIBER

at  
103 YAGERS LANE  
SKINNERS SHOOT

architect:

rosalie tollery architects pty. ltd.

ph: (02) 6687 8882  
e: rosaliestollery@bigpond.com  
add: p.o. box 892, Byron Bay. 2481

drawn: r.s

date: sept '22

scale: as shown

LOCALITY PLAN

job no:  
2208

drwg no:  
A1.A





A2A-DEC 2023 -  
ADD DIMENSIONS & PARKING NOS

PROPOSED REPURPOSING OF  
EXISTING AGRICULTURAL SHEDS  
TO PROVIDE A  
RESTAURANT  
&  
ARTISAN FOOD & DRINK INDUSTRY

for  
M SCHREIBER

at  
103 YAGERS LANE  
SKINNERS SHOOT  
architect:

rosalie stollery architects pty. ltd.  
ph: 0221 88 070002  
fx: 0221 88 070002  
e: rosaliestollery@stollery.com

drawn: r.s.  
date: Sept '22  
scale: as shown

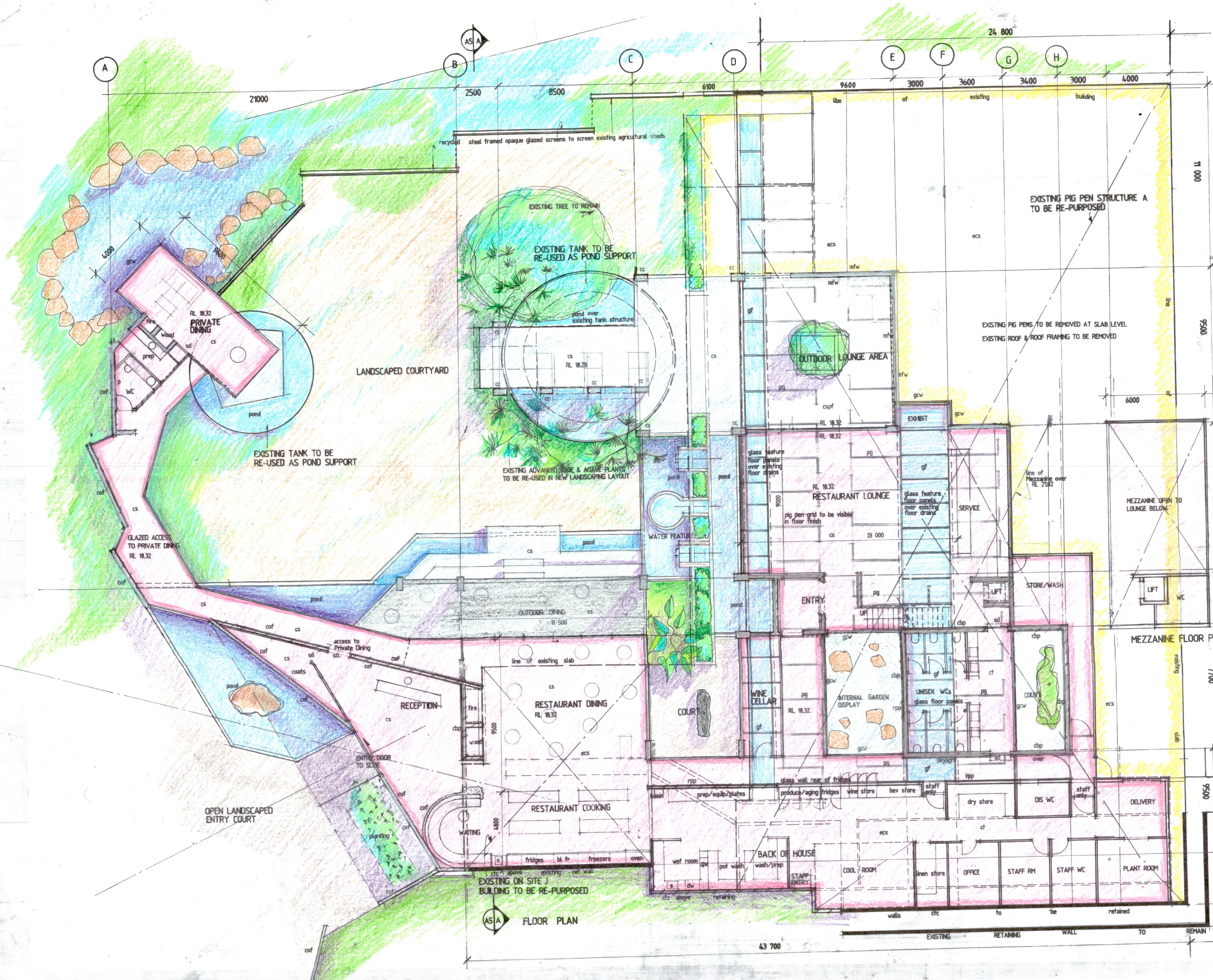
SITE PLAN  
job no: 2208  
dwg no: A2A

- LEGEND
- [A-J] EXISTING SHED BUILDINGS TO REMAIN
  - [Red Box] EXISTING SHED TO BE REPURPOSED
  - [Pink Box] NEW BUILDING









ag agricultural drain to excavated areas to be connected to stormwater system  
 bg box gutter  
 cb concrete blockwork, core filled, faced with stone or recycled pen panels  
 cbp concrete blockwork to be clad with existing pen panels  
 cc concrete columns, off form finish  
 cod coloured concrete driveway with stone paving feature inserts  
 cd chain drain to stone filled sumps to be connected to stormwater system

cmc colourbond metal cladding  
 cof concrete off form wall finish  
 cofc concrete off form ceiling/soffit  
 copc concrete off form finish to ponds  
 cpc colourbond parapet capping  
 cag colourbond quad gutter  
 cr concrete roof to Entry space  
 crw concrete retaining wall  
 cs concrete slab exposed aggregate or trowel finish  
 cap compacted stone finish  
 ct ceramic wall and floor tiles to later selection  
 ctc charred recycled timber finish  
 dgs double glazed skylight  
 ecs existing concrete slab to remain  
 erw existing retaining wall  
 csd concrete screen to driveway  
 etrp existing concrete tanks on site repurposed to form a feature pond  
 fg fixed glazing  
 gcw glass curtain wall  
 gf glass flooring panels over existing large concrete drains with lighting below  
 grw gabion retaining wall  
 lc landscaped courtyard to later detail  
 ler Lysaght Enseam colourbond roofing  
 mfw recycled masonry feature wall

1 plasterboard wall finish  
 p pfw solid plaster wall finish  
 pb planting bed for feature planting  
 pg pig pen grid to existing pig pens to remain and visible at finished floor level  
 rbp recycled brick paving  
 rbs recycled brick steps  
 rshw recycled brick and stone feature walls  
 rpp recycled pig pen panel cladding  
 rtc recycled timber cladding  
 rtp recycled timber posts/pergola  
 rtpp recycled timber tilt p panels  
 sd recycled timber to construct windows  
 rtw sliding door on external wall mounted track  
 sfc stone feature cladding  
 sfw steel feature glazing  
 sp stone feature paving  
 tf timber fascia to be painted  
 tfdw timber framed display window  
 ts timber soffit lining to be stained with 3 coats SIKKENS HLS "Dark Oak"  
 wf water feature to be coated with waterproof paint and finished with a layer of pebbles to the base, also features to be fitted with algae zapper, circulating pump and purifying equipment to later specification

2

3

4

5

6

7

EXISTING STRUCTURE TO BE RE-PURPOSED  
 NEW FOOTPRINT

A4A- NOV '23-Extra notes & dimensions

PROPOSED REPURPOSING OF EXISTING AGRICULTURAL SHEDS TO PROVIDE A RESTAURANT ARTISAN FOOD & DRINK INDUSTRY

for M. SCHREIBER

at 103 YAGERS LANE SKINNERS SHOOT

architect:

rosalie stollery architects pty ltd

ph: (02) 6667 8882  
 e: rosaliestollery@bigpond.com  
 add: p.o. box 892, Byron Bay, 2481

drawn: r.s

date: sept '22

scale: 1:100

0 1 2 3 4 5 6

FLOOR PLAN

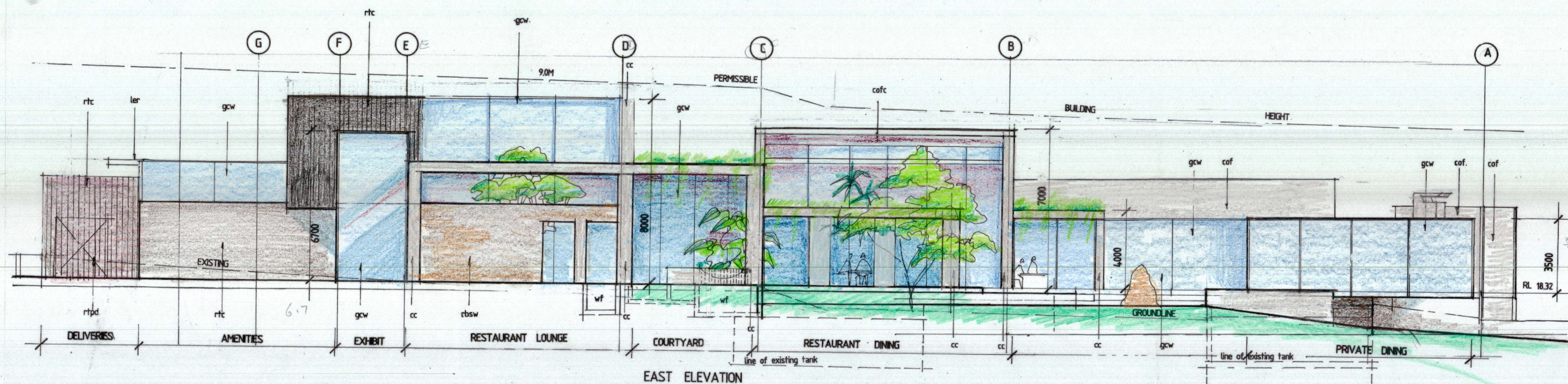
job no: 2208

dwg no: A4A

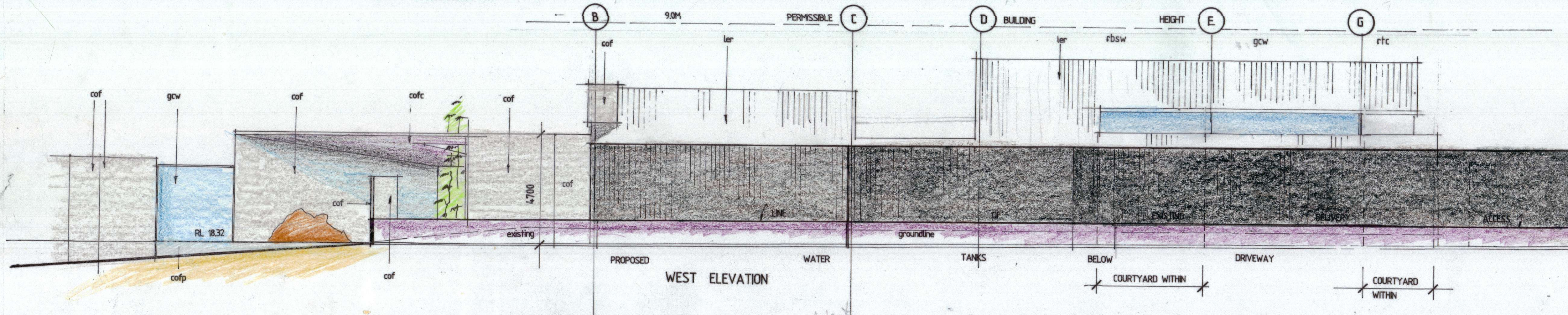
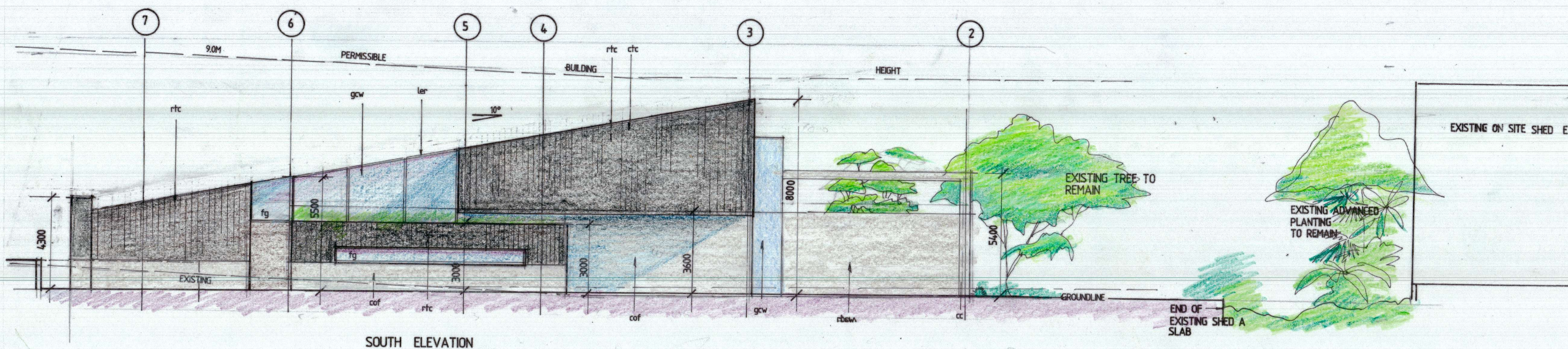








- ag agricultural drain to excavated areas to be connected to stormwater system
- bg gutter
- cb concrete blockwork, core filled, faced with stone or recycled pen panels
- cbp concrete blockwork to be clad with existing pen panels
- cc concrete columns, off form finish
- cd coloured concrete driveway with stone paving feature inserts
- cm chain drain to stone filled sumps to be connected to stormwater system
- cmc colourbond metal cladding
- cof concrete off form wall finish
- cofc concrete off form ceiling/soffit
- cofp concrete off form finish to ponds
- cpc colourbond parapet capping
- cqg colourbond quad gutter
- cr concrete roof to Entry space
- cs concrete retaining wall
- esp concrete slab exposed aggregate or trowel finish
- et compacted stone finish
- ctc ceramic wall and floor tiles to later selection
- ctc charred recycled timber finish
- dgs double glazed skylight
- enw existing concrete slab to remain
- etp existing retaining wall
- etp concrete screen to driveway
- etp existing concrete tanks on site repurposed to form a feature pond
- fg fixed glazing
- gfw glass curtain wall
- grw glass flooring panels over existing large concrete drains with lighting below
- lc gabion retaining wall
- ler landscaped courtyard to later detail
- lf Lysaght Enseam colourbond roofing
- mfw recycled masonry feature wall
- p plasterboard wall finish
- pfw solid plaster wall finish
- pb planting bed for feature planting
- pg pig pen panel grid to existing pig pens to remain and visible at finished floor level
- rpb recycled brick paving
- rbs recycled brick steps
- rbsw recycled brick and stone feature walls
- rpp recycled pig pen panel cladding
- ric recycled timber cladding
- rtp recycled timber post/pergola
- rtw recycled timber tilt p panels
- sd sliding door on external wall mounted track
- sfc stone feature cladding
- sfc steel feature glazing
- sp stone feature paving
- tf timber fascia to be painted
- tfw timber framed display window
- tsl timber soffit lining to be stained with 3 coats SIKKENS HLS "Dark Oak"
- wf water feature to be coated with waterproof paint and finished with a layer of pebbles to the base, also features to be fitted with algae zapper, circulating pump and purifying equipment to later specification



PROPOSED REPURPOSING OF  
EXISTING AGRICULTURAL SHEDS  
TO PROVIDE A RESTAURANT &  
ARTISAN FOOD & DRINK INDUSTRY

for  
M SCHREIBER

at  
103 YAGERS LANE  
SKINNERS SHOOT  
architect:

rosalie stollery architects pty ltd  
ph: 022 46 876882 p.a. box 882  
fx: 022 46 876882 byron bay, 2481  
e: rosaliestollery@bigpond.com

drawn: r.s

date: oct '73

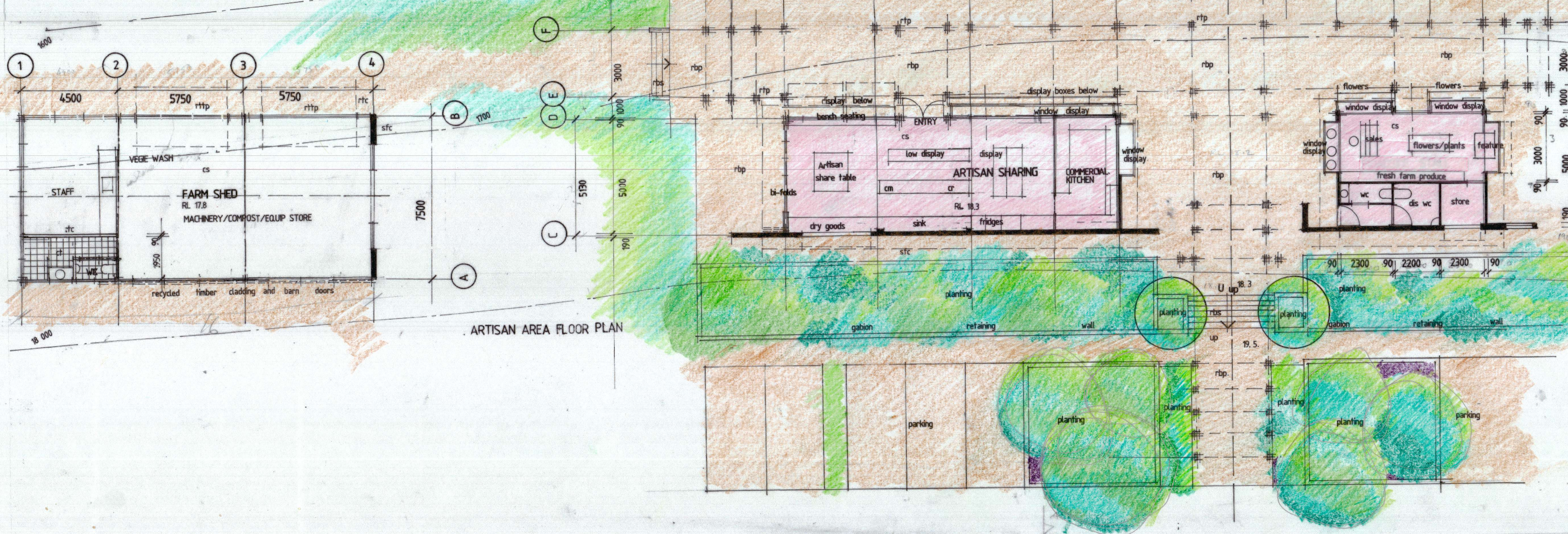
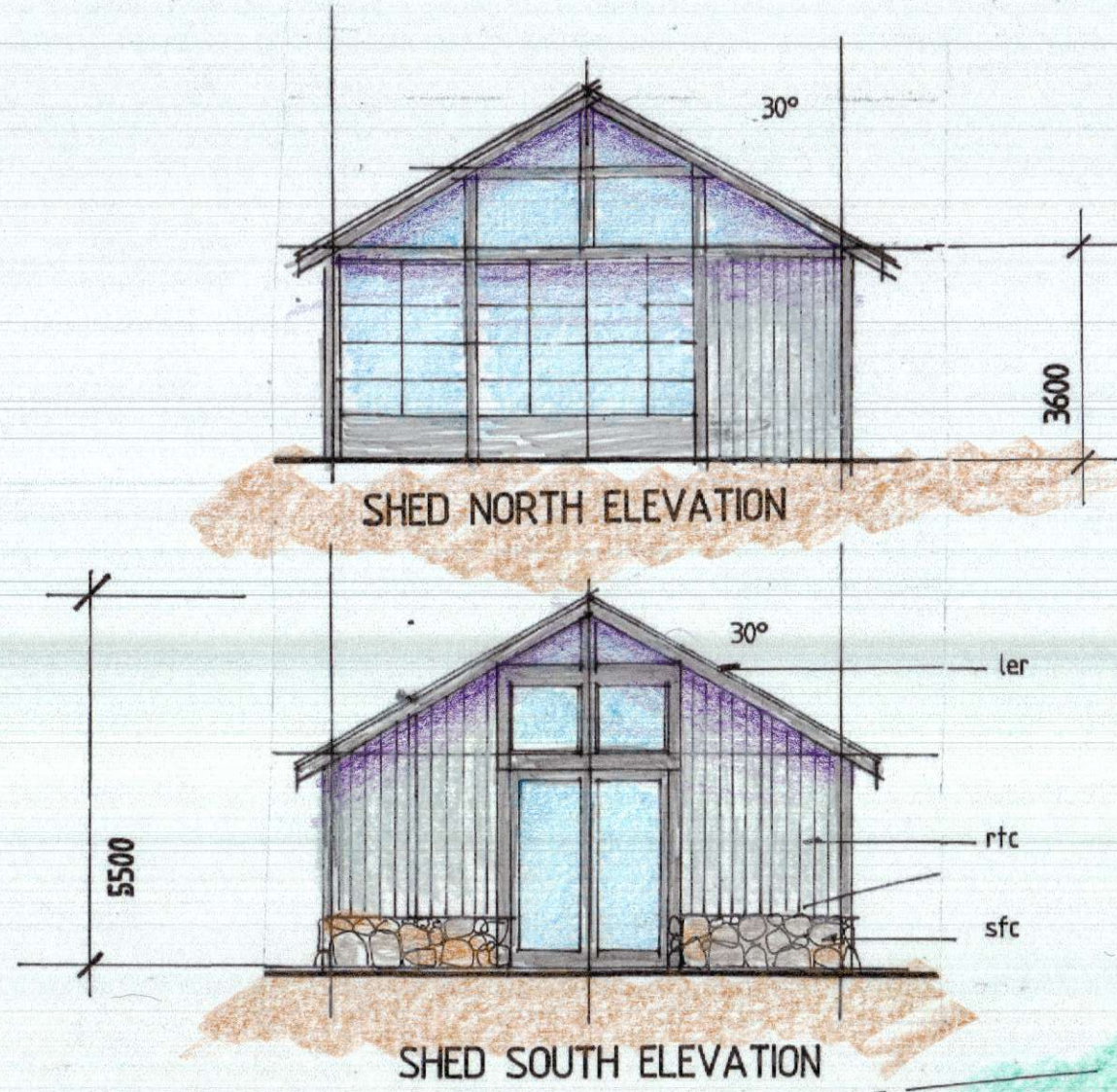
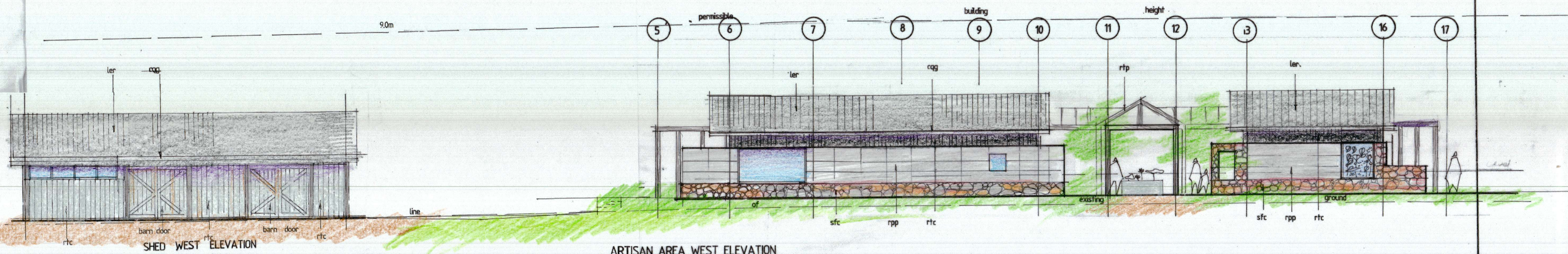
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RESTAURANT  
EAST, WEST & SOUTH ELEVATIONS

job no:  
2208

dwg no:  
A6





PROPOSED REPURPOSING OF  
EXISTING AGRICULTURAL SHEDS  
TO PROVIDE A RESTAURANT &  
ARTISAN FOOD & DRINK INDUSTRY.

SCHREIBER & GUTMAN  
for  
M SCHREIBER

at  
103 YAGERS LANE  
SKINNERS SHOOT

architect:

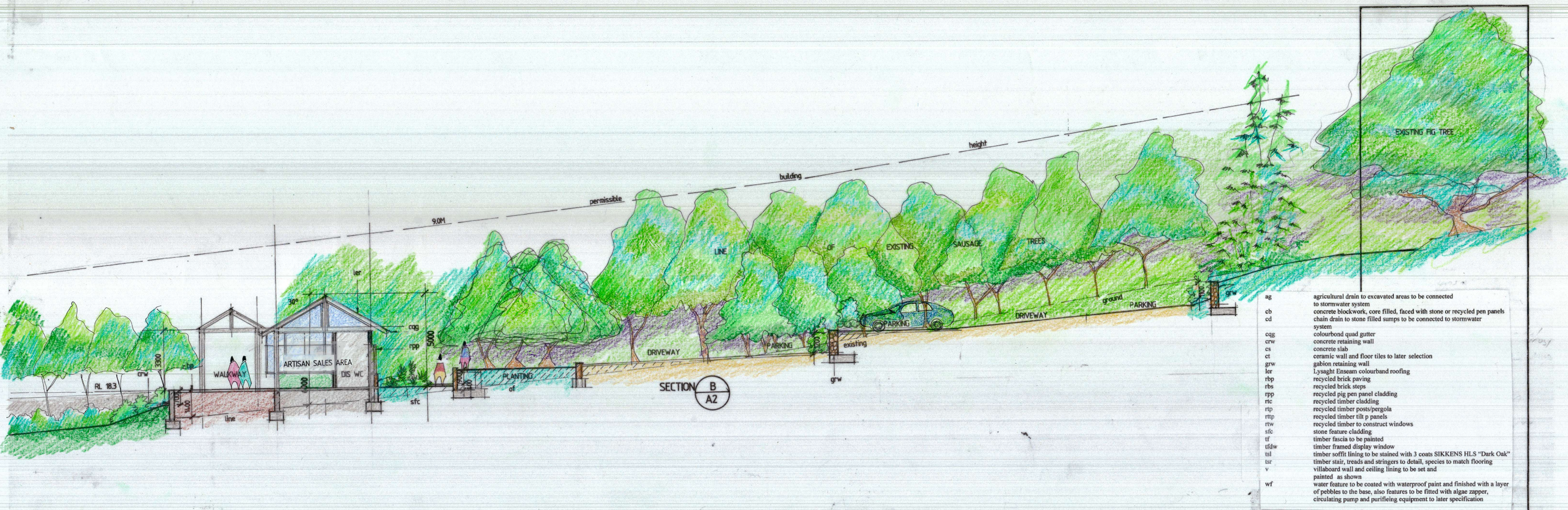
rosalie stallery architects pty. ltd.  
ph: (02) 95 876882 p.o. box: 882,  
fx: (02) 95 876882 byron bay, 2481  
e: rosaliestallery@bigpond.com

drawn: r.s.  
date: oct '22  
scale: 1:100

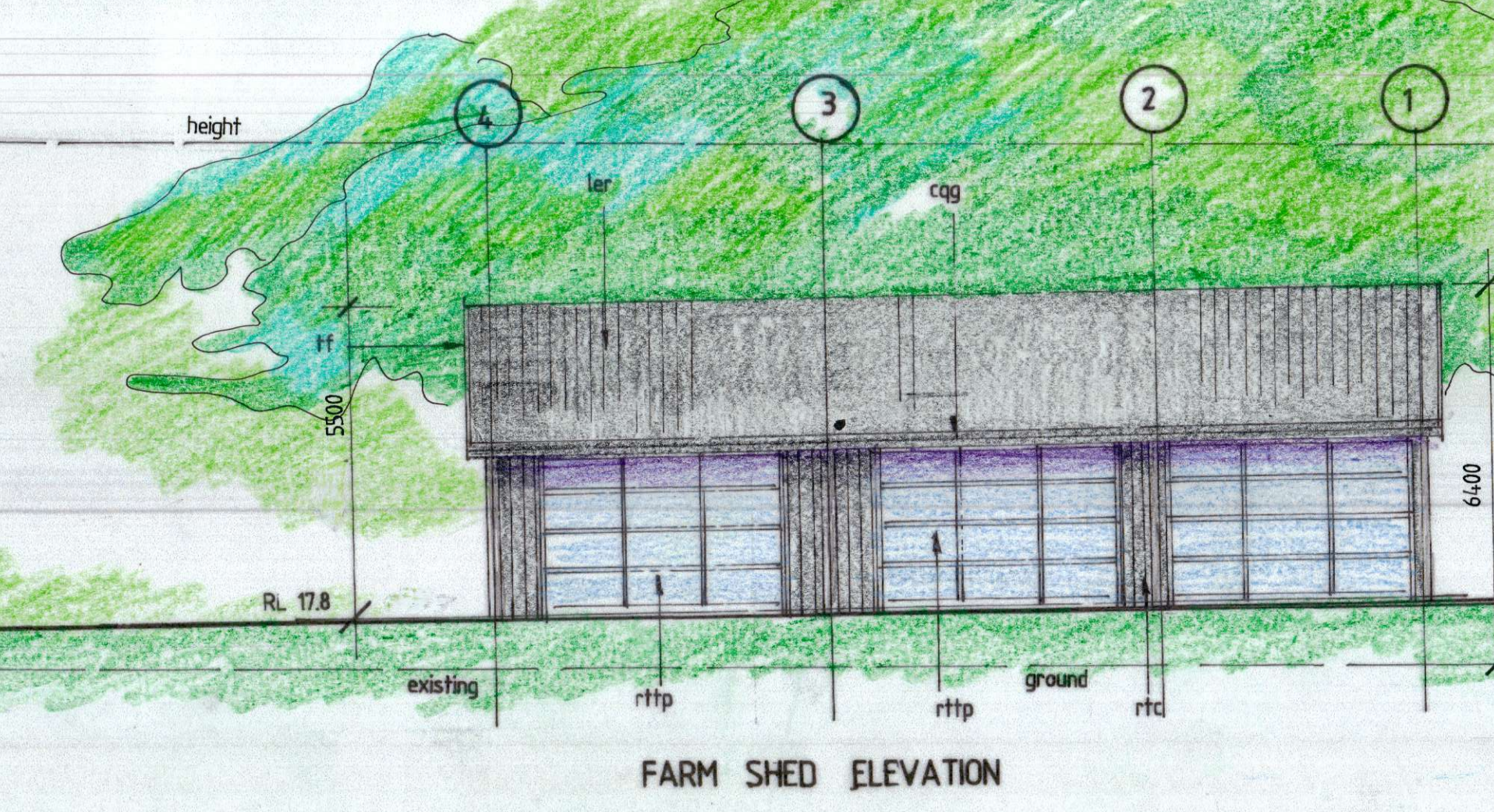
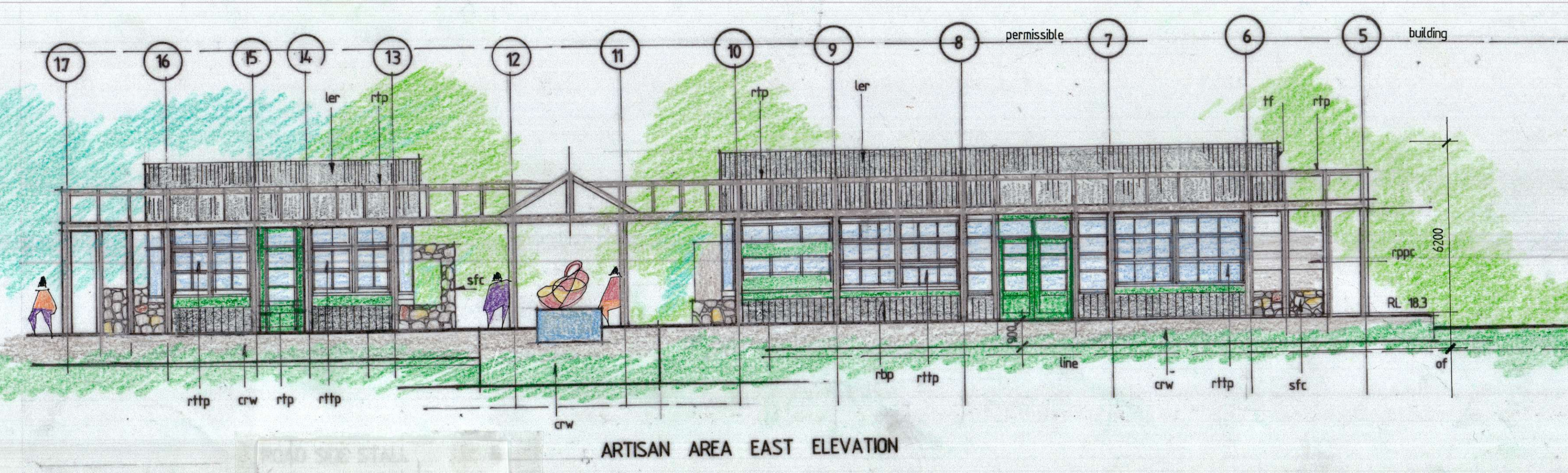
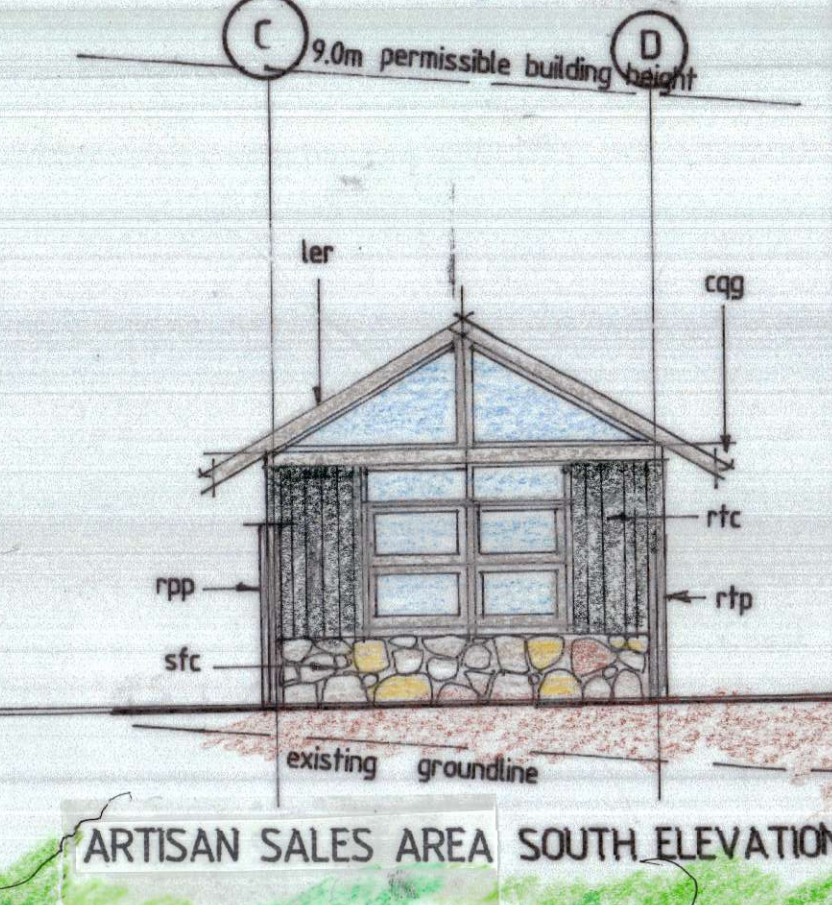
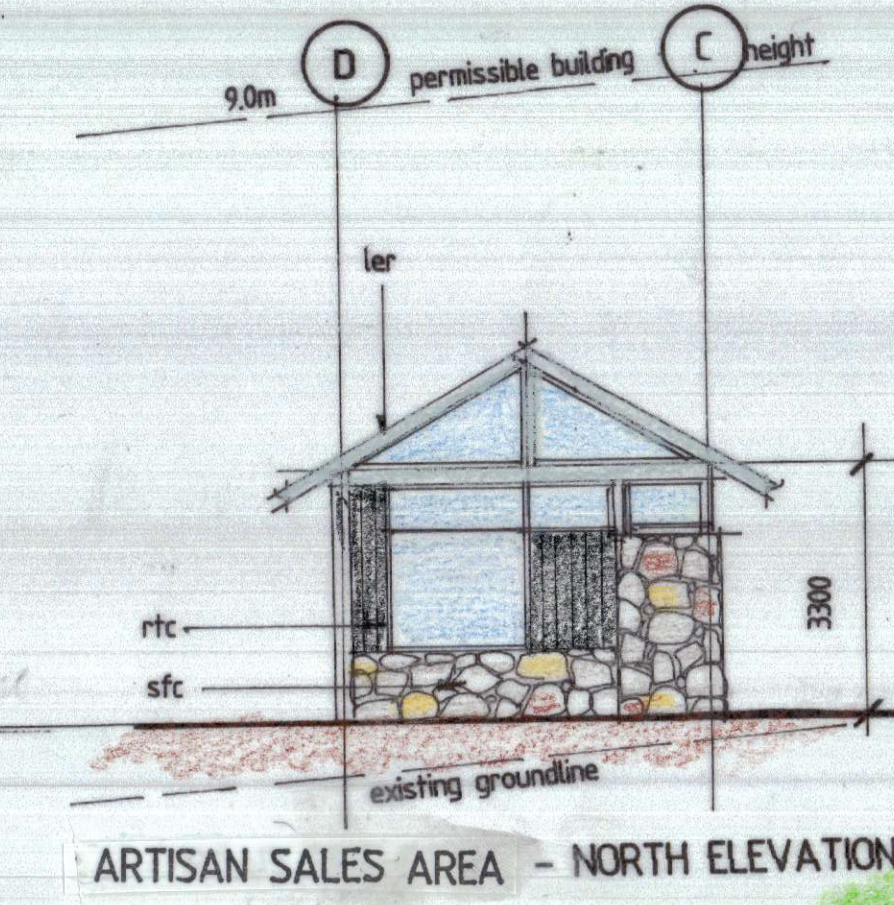
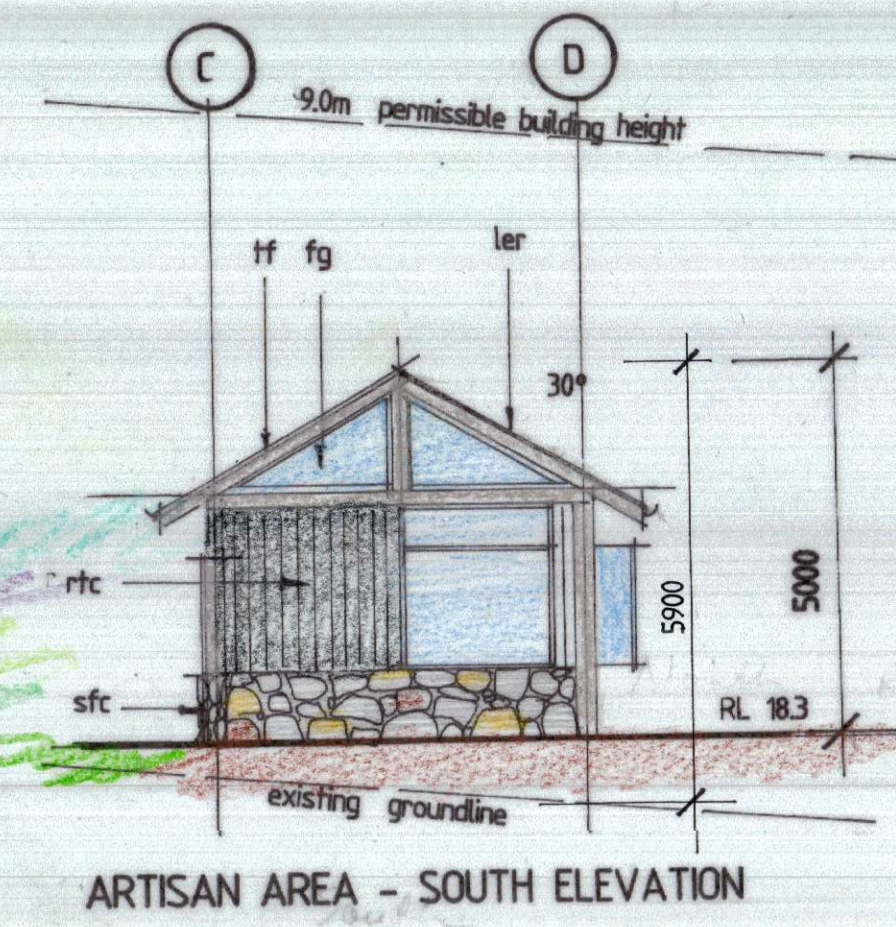
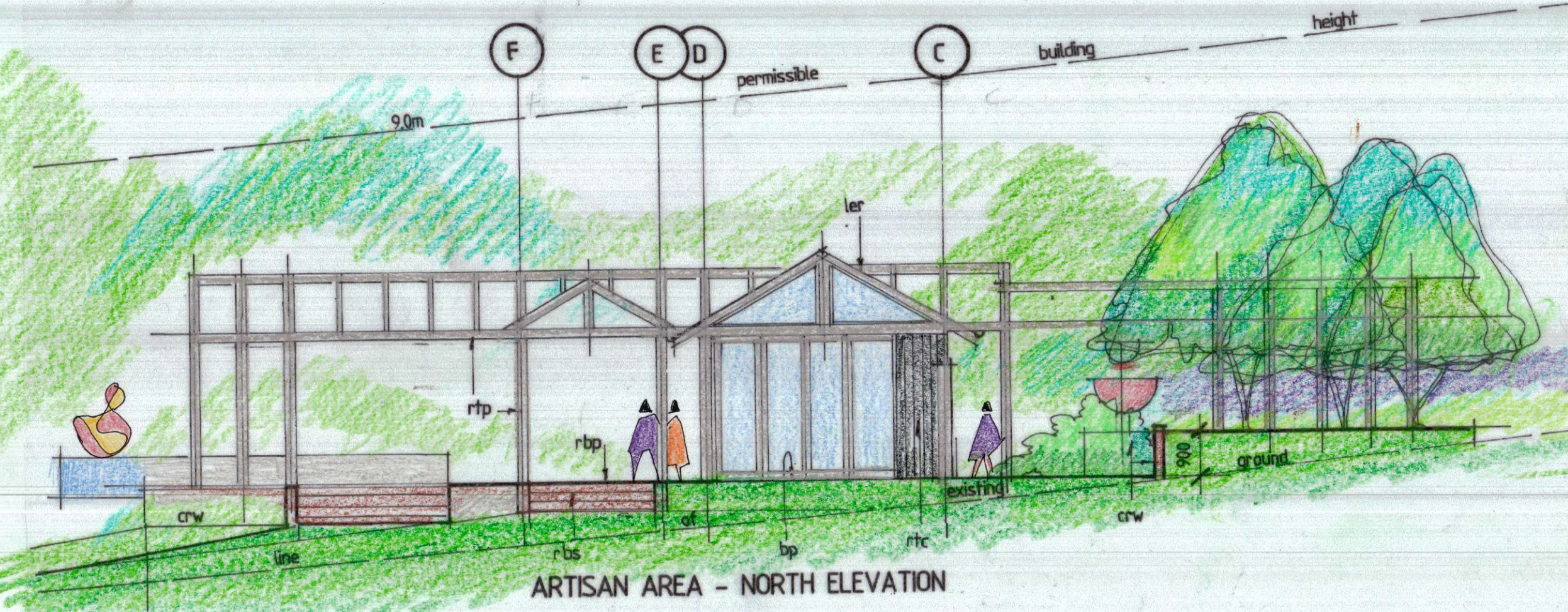
ARTISAN AREA PLAN & ELEVATION

job no: 2208  
dwg no: A7





- ag agricultural drain to excavated areas to be connected to stormwater system
- cb concrete blockwork, core filled, faced with stone or recycled pen panels
- cd chain drain to stone filled sumps to be connected to stormwater system
- cgg colourbond quad gutter
- crw concrete retaining wall
- cs concrete slab
- ct ceramic wall and floor tiles to later selection
- grw gabion retaining wall
- ler Lysaght Enseam colourbond roofing
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- rtc recycled timber cladding
- rtp recycled timber posts/pergola
- rtpp recycled timber tilt p panels
- rtw recycled timber to construct windows
- sfc stone feature cladding
- tf timber fascia to be painted
- tfdw timber framed display window
- tsl timber soffit lining to be stained with 3 coats SIKKENS HLS "Dark Oak"
- tsr timber stair, treads and stringers to detail, species to match flooring
- v villaboard wall and ceiling lining to be set and painted as shown
- wf water feature to be coated with waterproof paint and finished with a layer of pebbles to the base, also features to be fitted with algae zapper, circulating pump and purifying equipment to later specification



# PROPOSED RE-PURPOSING OF EXISTING AGRICULTURAL SHEDS

for  
M SCHREIBER

at  
103 YAGERS LANE  
SKINNERS SHOOT

architect:

rosalie stollery architects pty. ltd.

ph: (02) 8687 8882  
e: rosaliestollery@bigpond.com  
add: p.o. box 892, Byron Bay. 2481

drawn: r.s

date: oct' 23

scale: 1:100

SITE SECTION  
ARTISAN ELEVATIONS.

job no: 2208.      dwg no: A8









PRIME ENERGY GROUP

# 99.54kW SOLAR SYSTEM

## ADDRESSED TO:

103 Yagers Lane  
Skinners Shoot  
New South Wales 2481  
Australia

## SYSTEM DETAILS

Your custom design

System size<sup>1</sup>  
99.54kW<sub>DC</sub> (STC)

Estimated annual production<sup>2</sup>  
174,841 kWh

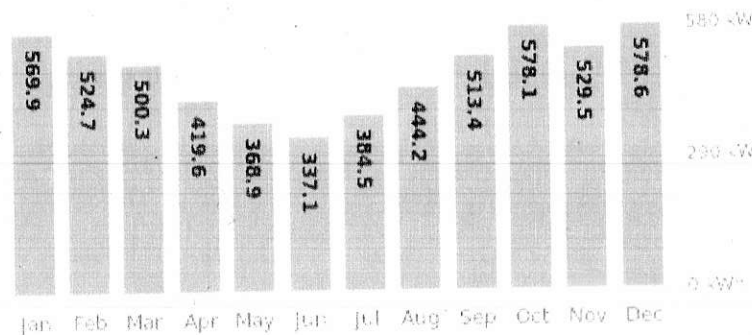
Solar panel  
237 x 420W REC Solar Alpha Pure-R Series -  
1790 mm x 1118 mm - Monocrystalline - [Datasheet](#) - [Warranty](#)

Inverter  
3 x SolarEdge SE30K - 30000W  
Three phase - 98.3% max. efficiency - [Datasheet](#) - [Manual](#) - [Warranty](#)

System efficiency<sup>3</sup>  
90%

## DAILY PRODUCTION PER MONTH

How much electricity will my system generate per day, on average?



PROPOSED REPURPOSING OF  
EXISTING AGRICULTURAL SHEDS  
TO PROVIDE A RESTAURANT &  
ARTISAN FOOD & DRINK INDUSTRY

for  
M SCHREIBER

at  
103 YAGERS LANE  
SKINNERS SHOOT

architect:

rosalie stollery architects Pty. Ltd.  
ph: (02) 8687 8882  
e: [rosaliestollery@bigpond.com](mailto:rosaliestollery@bigpond.com)  
add: p.o. box 892, Byron Bay, 2481

drawn: r.s

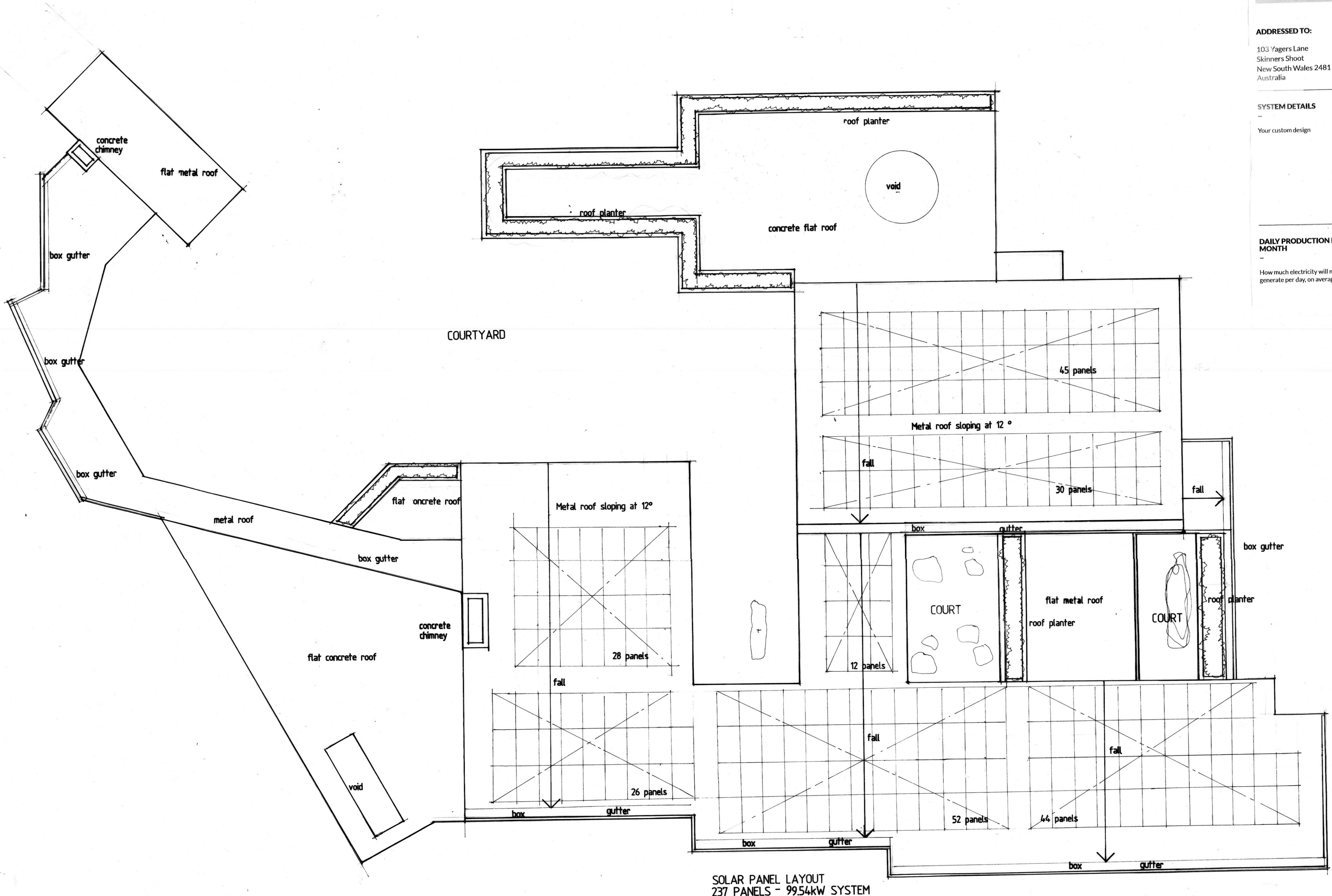
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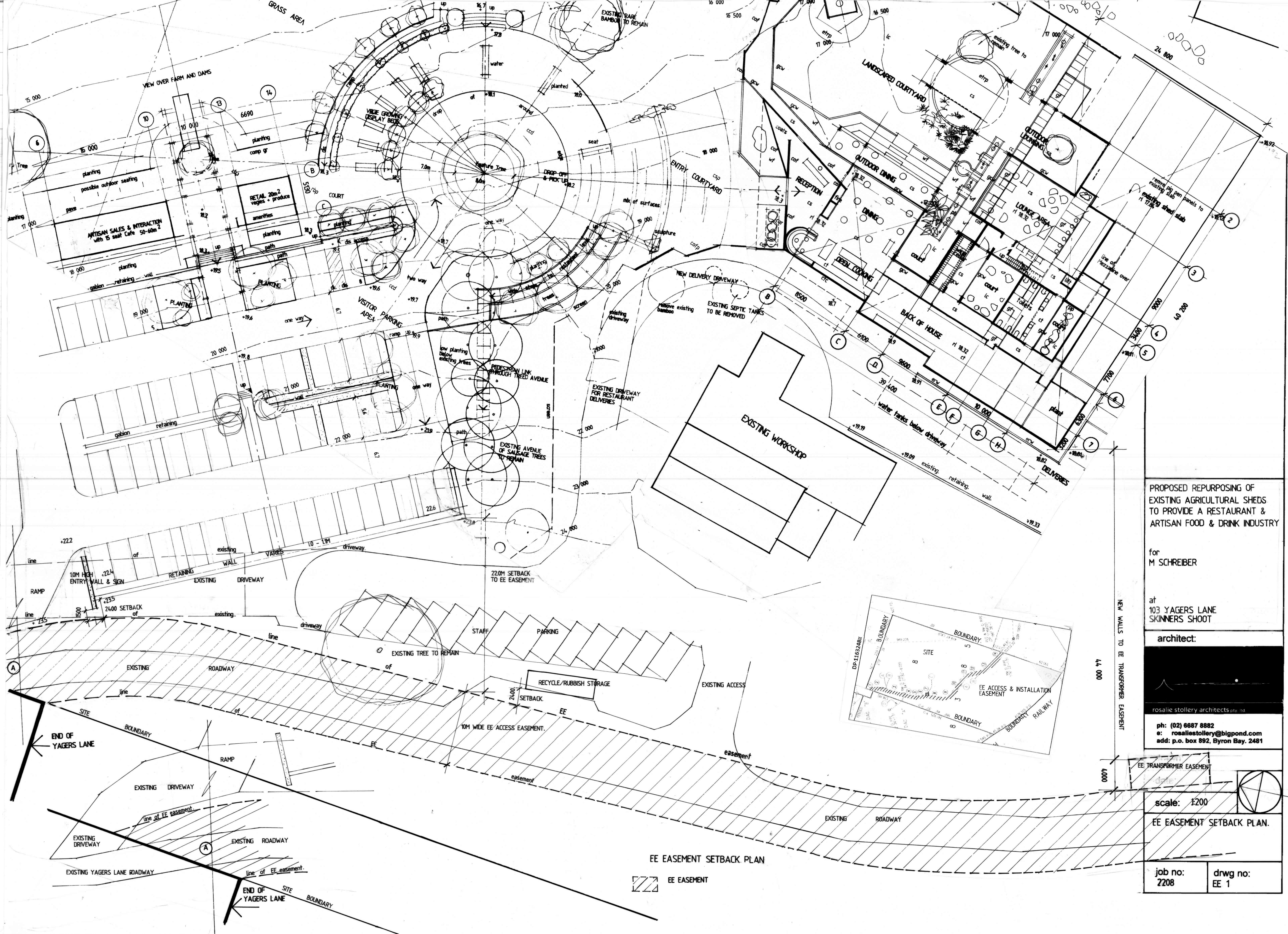
ROOF PLAN FOR SOLAR PANELS

job no:  
2208

dwg no:  
A-SOLAR











# EXISTING DAM

7.1.4 The minimum turning circle radius of any curved carriageway section is to be 6.5 m (inner) and 11.5 m (outer) for general fire appliance access, or 7.5 m (inner) and 14.6 m (outer) for specialist fire appliance access (see Figure 4).

Note: These turning circles provide wall to wall clearance from the vehicle body and overhangs. They are not the turning circles for the vehicle's wheel tracks.

7.1.5 The distance between inner and outer turning circle radius is to provide body swing clearance (i.e. vehicle swept path), and not be less than 5 m for general fire appliance access and 7.5 m for specialist fire appliance access (see Figure 4).

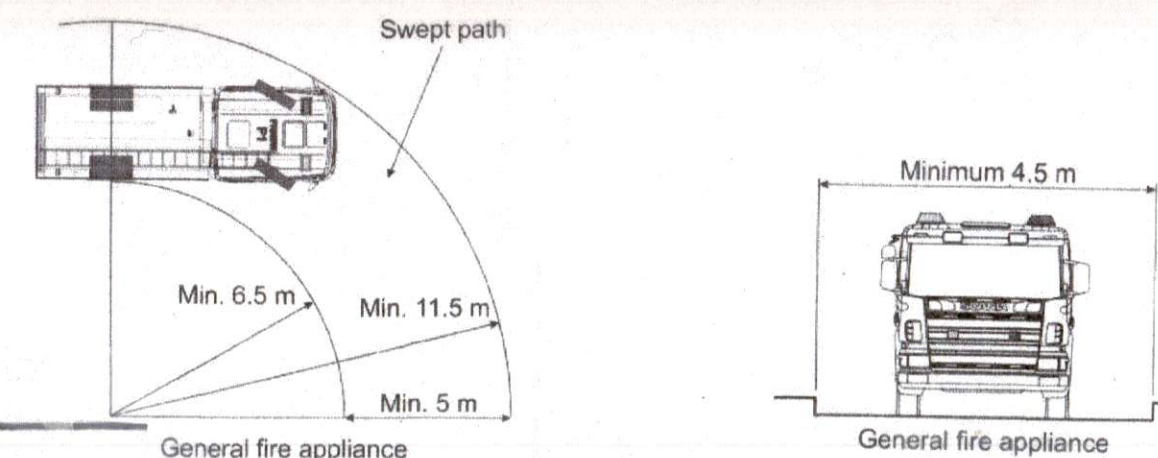


Figure 4 Minimum turning circle radius (curved section)

FIRE TRUCK TURNING REQUIREMENTS  
TRUCK TO USE RESTAURANT SET DOWN AREA  
FOR ACCESS TO RESTAURANT

A2A-DEC 2023 - FIRE TRUCK INFO  
ADD DIMENSIONS & PARKING NOS

PROPOSED REPURPOSING OF  
EXISTING AGRICULTURAL SHEDS  
TO PROVIDE A  
RESTAURANT  
&  
ARTISAN FOOD & DRINK INDUSTRY

at  
103 YAGERS LANE  
SKINNERS SHOOT  
architect:

rosalie stollery architects pty. ltd.  
ph: 0821 46 879082 p.o. box 692,  
fax: 0821 46 879082 byron bay, 2481  
e: rosaliestollery@gmail.com

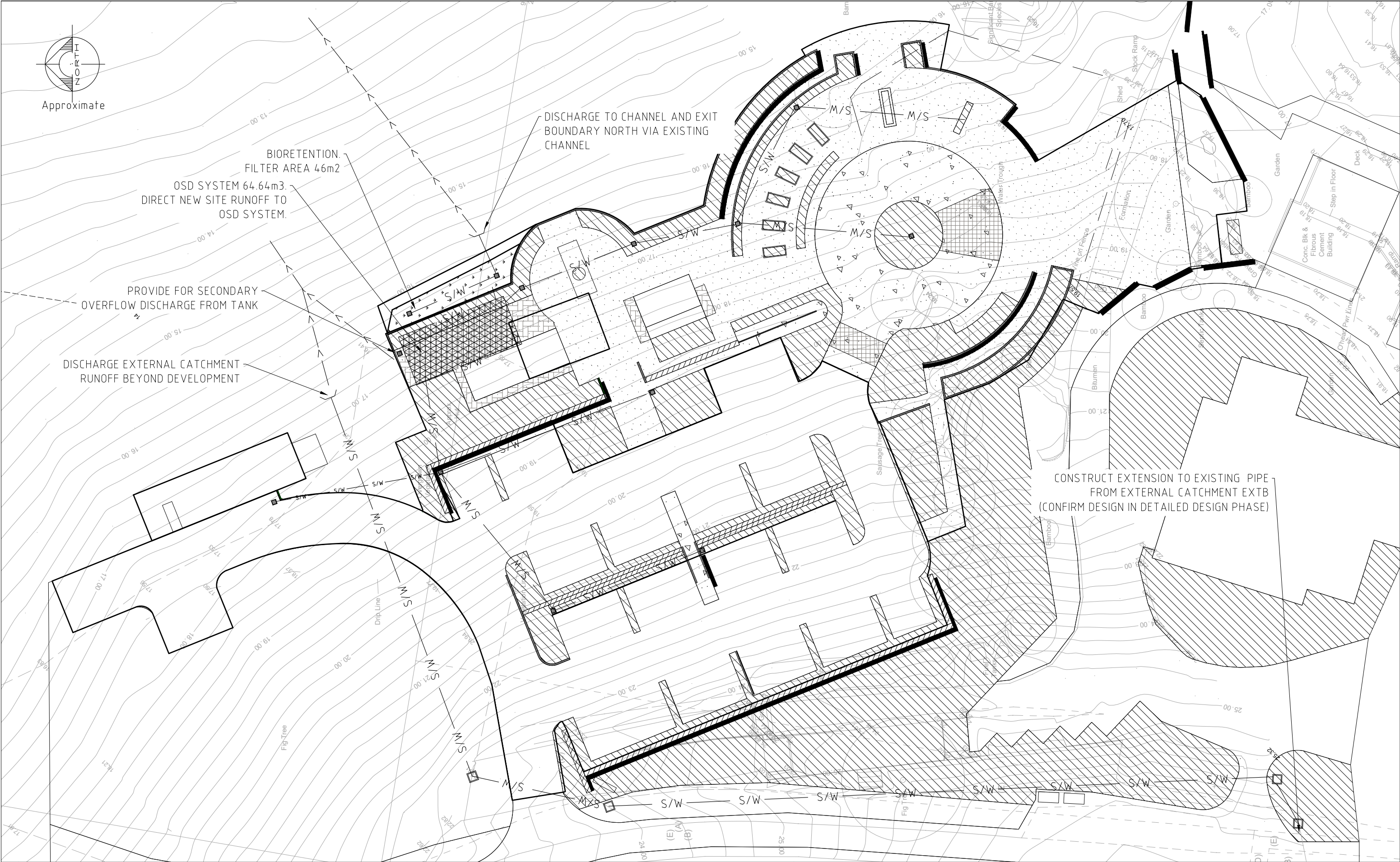
drawn: r.s.  
date: July '24  
scale: as shown

SITE PLAN - WATER SUPPLY

job no: 2208  
dwg no: A2WS

- DESIGNATED BELOW GROUND FF TANK
- GENERAL USE BELOW GROUND TANK
- FIRE APPLIANCE VEHICLE IN
- FIRE APPLIANCE VEHICLE OUT
- FIRE APPLIANCE VEHICLE
- ROADWAY FOR FIRE APPLIANCE VEHICLE 6.7M WIDE WITH TURNING RADII 6.5M INTERNAL AND 11.5M EXTERNAL





REV	REVISION DESCRIPTION	BY	DATE	THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF GREG ALDERSON AND ASSOCIATES. IT MUST NOT BE DISCLOSED TO A THIRD PARTY, REPRODUCED, COPIED, OR LENT WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.	<b>GREG ALDERSON &amp; ASSOCIATES</b>  ABN 58 594 160 789 43 Main Street CLUNES NSW 2480 Ph: 02 6629 1552 E: office@aldersonassociates.com.au Web: aldersonassociates.com.au	Client: M SCHRIEBER	Title: CONCEPT STORMWATER LAYOUT	FOR INFORMATION				
A	FOR APPROVAL	AE	17/10/2022					Drawn: AE	Scale: 1:400	Checked:		Date:
DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS												
REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE												
Z:\JOBS\21\21421 - Maggie Schreiber - 103 Yagers Lane, Skimmers Shoot\CIVIL\CAD\21421-SW-DA-13.10.22 1_1634_c84cb31c.svs.dwg												





Render 1 – Entrance to Restaurant





Render 2 – Entrance to Artisan Area





Render 3 – Overview





Dining

Private Dining

Lounge

Kitchen & Back of House

Render 4 – Air View (Close-Up)



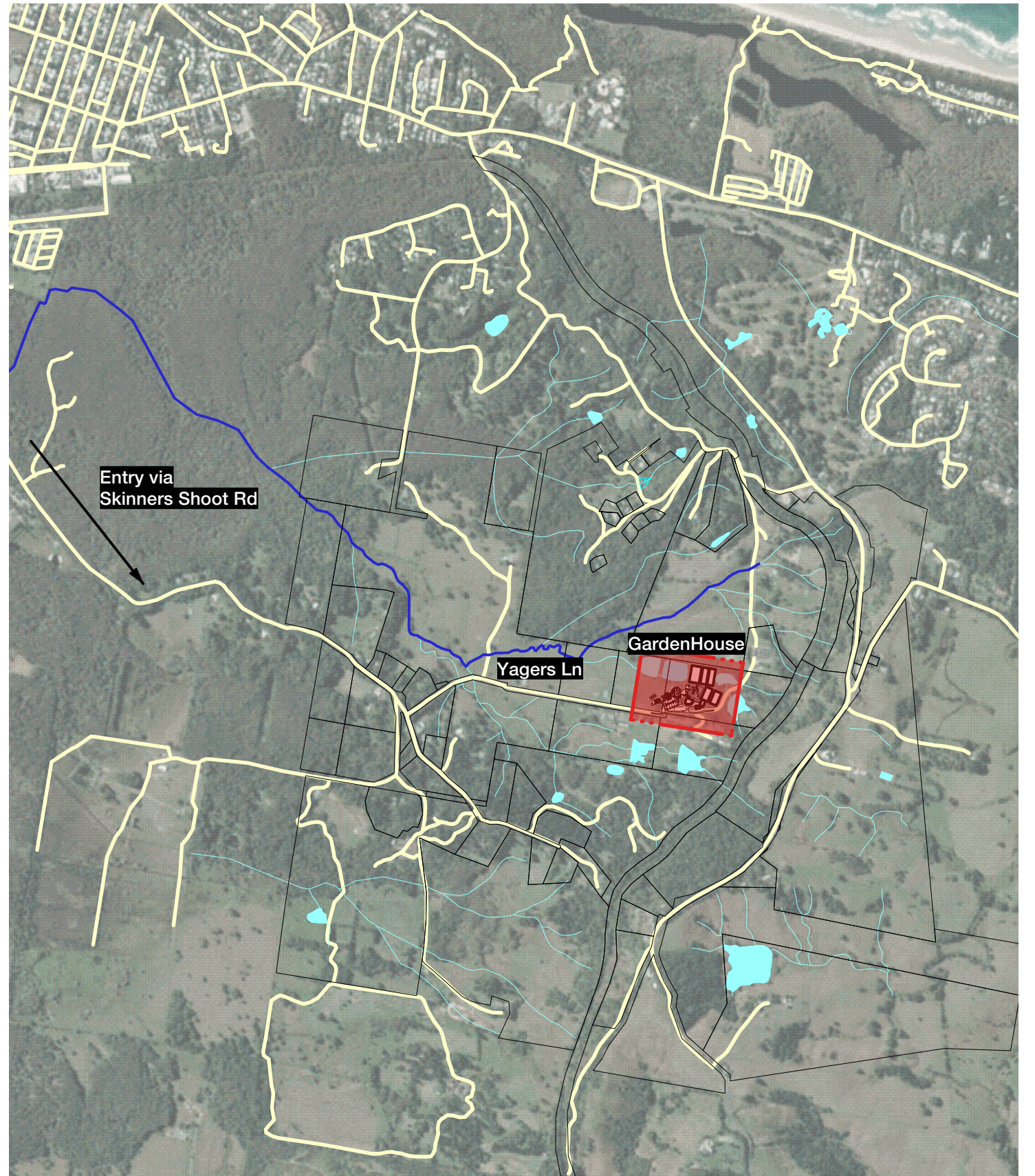
# GARDENHOUSE

# 103 YAGERS LANE, SKINNERS SHOOT

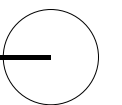
# LANDSCAPE DOCUMENT

## DRAWING REGISTER


DWG No.	REV	TITLE
L00	A	WIDER CONTEXT & DRAWING REGISTER
L01	A	CARPARK LANDSCAPE PLAN
L02	A	RESTAURANT LANDSCAPE PLAN
L03	A	PLANT SCHEDULE
L04	A	PLANT SCHEDULE



## WIDER CONTEXT



:20 000

<div></div> <div>ASH RIGBY</div> <div>Landscape Architect   B.L.Arch QUT</div> <div>+61 468 716 133   ash@terrascema.com.au</div>	REV	DESCRIPTION	DATE							
				PROJECT	GARDENHOUSE 103 YAGERS LANE, SKINNERS SHOOT			DRAWING TITLE  WIDER CONTEXT PLAN AND DRAWING REGISTER		
				CLIENT	M. SCHREIBER			JOB NO. 20222	STATUS MASTERPLAN	DRAWING NO. L00
							SCALE 1:20 000 @ A3	DATE 4/09/2022	REVISION A	











TREES



Podocarpus elatus  
Plum Pine



Callitris columellaris  
Coast Cypress Pine



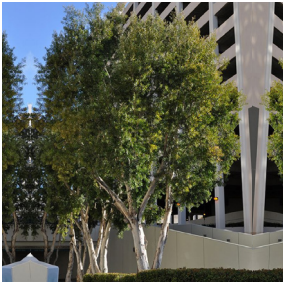
Cryptocarya triplinervis  
Three Veined Laurel



Banksia integrifolia subsp. integ.  
Coast Banksia



Acronychia imperforata  
Fraser Island Apple



Melaleuca quinquenervia  
Paperbark



Kigelia africana  
Sausage Tree \*  
(Existing exotic)



Banksia serrata  
Old Man Banksia



Brachychiton rupestris  
QLD Bottle Tree



Leptospermum laevigatum  
Coastal Tea Tree



Buckinghamia celsissima  
Ivory Curl Tree



Baeckea virgata 'Clarence River'  
Weeping Baeckea



Corymbia citriodora 'Scentuous'  
Dwarf Lemon Scented Gum

GARDENS



Xanthorrhoea johnsonii  
Grass Tree



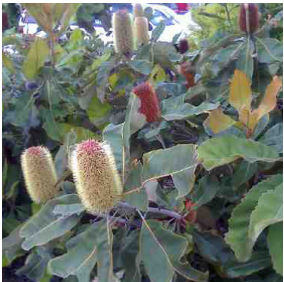
Westringia fruticosa 'Zena'  
Coastal Rosemary



Banksia spinulosa dwarf  
Cherry Candles



Banksia ericifolia  
Heath Banksia



Banksia robur  
Swamp Banksia



Casuarina glauca 'Green Wave'  
Green Wave



Lomandra confertifolia  
ssp. rubiginosa  
Lomandra dwarf



Macrozamia communis  
Burrawang



Acrotriche aggregata  
Ground Berry



Ficinia nodosa  
Knobby Club Rush



Chrysocephalum apiculatum  
Yellow Buttons



Lepironia articulata  
Grey Sedge



Prostanthera 'Minty'  
Native Mint Bush



Prostanthera rotundifolia  
Native Oregano



Carex appressa  
Tall Sedge



Patersonia occidentalis  
Native Iris



Thelionema caespitosum  
Tufted Blue Lily



Lavandula 'Avonview'  
French Lavender \*  
(Exotic)



Rosmarinus 'Tuscan Blue'  
Rosemary \*  
(Exotic)

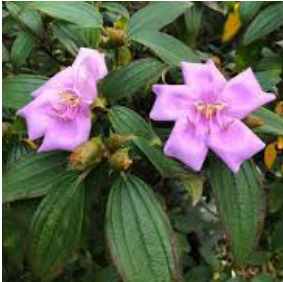
BUSHTUCKER



Austromyrtus dulcis 'Blush'  
Midyim Berry



Citrus australasica  
Finger Lime



Melastoma affine  
Blue Tongue



Tasmannia lanceolata  
Mountain Pepper



Dianella caerulea 'Lucia'  
Blue Flax Lily



Dioscorea hastifolia  
Warrine Yam



Bulbine bulbosa  
Native Leek



Podocarpus spinulosus  
Dwarf Plum Pine



COURTYARD



Aloe barberae  
Tree Aloe



Pachypodium lamerei  
Madagascar Palm



Pachycereus pringlei  
Mexican Giant Cardon



Agave americana  
Century Plant



Agave gypsophila 'Blue Wave'  
Gypsum Century Plant



Opuntia Burbank  
Prickly Pear



Euphorbia ammak  
Candelabra Spurge



Espostoa mirabilis  
Flower of Prayer



Senecio vitalis  
Narrow-Leaf Chalksticks



Panicum virgatum 'Heavy Metal'  
Switchgrass



Festuca glauca  
Blue Fescue



Pennisetum alopecuroides 'Nafay'  
Swamp Foxtail Grass



Poa poiformis 'Kingsdale'  
Tussock Grass



Pycnosorus globosus  
Billy Buttons



Artemisia 'Powis Castle'  
Wormwood



Conostylis 'Silver Sunrise'  
Cotton Heads



Rosmarinus officinalis  
'Prostratus'  
Creeping Rosemary



Chrysocephalum apiculatum  
Yellow Buttons



# 103 YAGERS LANE, SKINNERS SHOOT

## PLANT SCHEDULE

ID	Botanical Name	Common Name	Mature Height
TREES			
ACR imp	Acronychia imperforata	Fraser Island Apple	4 - 7m
BAE vir	Baeckea virgata 'Clarence River'	Weeping Baeckea	2 - 3m
BAN int	Banksia integrifolia subsp. integrifolia	Coastal Banksia	5 - 10 m
BAN ser	Banksia serrata	Old Man Banksia	4 - 7m
BRA rup	Brachychiton rupestris	QLD Bottle Tree	5 - 10m
BUC cel	Buckinghamia celsissima	Ivory Curl Tree	5 - 10m
CAL col	Callitris columellaris	Coast Cypress Pine	5 - 12m
COR cit	Corymbia citriodora 'Scentuous'	Dwarf Lemon Scented Gum	5 - 10m
CRY tri	Cryptocarya triplinervis	Three-veined Laurel	5 - 10m
LEP lae	Leptospermum laevigatum	Coastal Tea Tree	2 - 4m
MEL leu	Melaleuca leucadendra	Weeping Paperbark	10 - 15m
MEL lin	Melalueca linariifolia	Snow in Summer	5 - 10m
POD ela	Podocarpus elatus	Plum Pine	10 - 15m

### GARDENS

ACR agg	Acrotriche aggregata	Ground Berry	1 - 2m
BAN eri	Banksia ericifolia	Heath Banksia	3 - 4m
BAN rob	Banksia robur	Swamp Banksia	2 - 3m
BAN spi	Banksia spinulosa 'Cherry Candles'	Banksia 'Cherry Candles'	0.3 - 0.6m
CAR app	Carex appressa	Tall Sedge	1 - 1.5m
CAS gre	Casuarina glauca 'Green Wave'	Casuarina 'Green Wave'	1 - 1.5m
CHR api	Chrysocephalum apiculatum	Yellow Buttons	0.3m
FIC nod	Ficinia nodosa	Knobby club-rush	1m
LAV avo	Lavandula 'Avonview'	French Lavender	0.5 - 1m
LEP art	Lepironia articulata	Grey Sedge	1 - 2m
LOM con	Lomandra confertifolia rubiginosa	Lomandra Frosty Top or Mist	0.5m
MAC com	Macrozamia communis	Burrawang Cycad	1 - 2m
PAT occ	Patersonia occidentalis	Native Iris	0.5m
PRO min	Prostanthera 'Minty'	Native Mint Bush	1.5 - 2m
PRO rot	Prostanthera rotundifolia	Native Oregano	1.5 - 2m
ROS tus	Rosmarinus 'Tuscan Blue'	Rosemary	1 - 1.5m
THE cae	Thelionema caespitosum	Tufted Blue Lily	0.5m
WES fru	Westringia fruticosa 'Zena'	Coastal Rosemary	1m
XAN joh	Xanthorrhoea johnsonii	Grass Tree	1 - 3m

### BUSHTUCKER

AUS dul	Austromyrtus dulcis 'Blush'	Midyim Berry	1 - 1.5m
BUL bul	Bulbine bulbosa	Native Leek	0.5m
CIT aus	Citrus australasica	Finger Lime	2 - 3m
DIA cae	Dianella caerulea 'Lucia'	Blue Flax Lily	0.5m
DIO has	Dioscorea hastifolia	Warrine Yam	0.5 - 1.5m
MEL aff	Melastoma affine	Blue Tongue	1.5 - 2m
POD spi	Podocarpus spinulosus	Dwarf Plum Pine	2m
TAS lan	Tasmannia lanceolata	Mountain Pepper	2 - 4m

### COURTYARD

ALO bar	Aloe barberae	Tree Aloe	
AGA ame	Agave americana	Century Plant	
AGA gyp	Agave gypsophila 'Blue Wave'	Gypsum Century Plant	
ART pow	Artemisia 'Powis Castle'	Wormwood	
CHR api	Chrysocephalum apiculatum	Yellow Buttons	
CON sil	Conostylis 'Silver Sunrise'	Cotton Heads	
ESP mir	Espostoa mirabilis	Flower of Prayer	
EUP amm	Euphorbia ammak	Candelabra Spurge	
FES gla	Festuca glauca	Blue Fescue	
OPU bur	Opuntia Burbank	Prickly Pear	
PAC lam	Pachypodium lamerei	Madagascar Palm	
PAC pri	Pachycereus pringlei	Mexican Giant Cardon	
PAN vir	Panicum virgatum 'Heavy Metal'	Switchgrass	
PEN alo	Pennisetum alopecuroides 'Nafray'	Swamp Foxtail Grass	
POA poi	Poa poiformis 'Kingsdale'	Tussock Grass	
PYC glo	Pycnosorus globosus	Billy Buttons	
ROS pro	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	
SEN vit	Senecio vitalis	Narrow-Leaf Chalksticks	



# **GARDEN HOUSE**

## **SUSTAINABILITY DESIGN ELEMENTS**

**By: Rosalie Stollery Architects, January 2024**

### **1. INTRODUCTION**

With the client's mantra of "Nature First" the project has been designed from an alternative viewpoint to the traditional view of a building, with the principles of the Living Building Challenge closely aligned to our intention.

The buildings and their interiors have been scrutinized at every junction to assess whether they could be more "alive", more "giving", more "sustainable". Questions were raised, how can they be more "elegant", more "efficient", more "generating of energy on all levels".

The result is a group of buildings and landscape design that operates efficiently and guilt free, a true example of restorative sustainability, where resources are shared from one building to another and beyond to the on site food production and back to the restaurant kitchen.

The building is designed to capture and treat all its own water, generate all its own energy with renewable resources and treat all its own waste, with very little waste leaving the site.

Through the re-purposing of the building site, we see not only the opportunity to re-purpose abandoned piggery sheds, but also to understand the land more deeply, further increase soil fertility, re-establish the food supply chain, continue to add to the bio-diversity of the land and allow creative individuals an outlet for beauty and self expression as we follow through the process to building fitout and final operation.

These are all aspects of sustainability which should not be undervalued, sustainability of ourselves as inhabitants of our planet is part of the sustainability of the planet.

Our goals are high, but we hope that the results can be used as a model for future development within and outside the Byron Shire and for all types of development.

We will focus on an appropriate response to the site, its landform, its natural beauty, its scale and its diversity as well as appreciating the varied micro-climates within the site.

Due to the size and small percentage of new building work, the site provides an ideal opportunity for the project to be self sustaining within its boundaries.

### **2. LIVING BUILDING CHALLENGE**

Overseen by the International Living Future Institute, the Living Building Challenge is divided into 7 performance categories and as their philosophy closely aligns with the design brief and implementation, I will use them here to demonstrate our commitment to this approach.

They are Place, Water, Energy, Health and Happiness, Materials, Equity and Beauty.

These aspects will be explored in greater detail during the documentation and material selection process, however, I will comment briefly here on how we have already begun to consider these aspects of the building design.



## **A. Place**

GardenHouse is currently a successful example of environmental rehabilitation of a disused 8000sqm piggery, set on an 33 acre farm, 5 minutes from the centre of Byron Bay and the coastline of Northern New South Wales, Australia, owned by a local family for the last 18 years

Based on permaculture principles the once barren paddock with its sole fig tree is now a balanced eco system. This includes 4 large dams providing essential habitat to the native wildlife of Byron Bay.

With the planting of over 40,000 plants, trees and shrubs 30 acres of degraded land is now an established eco system. GardenHouse stands as a native flora and fauna sanctuary and will continue with the establishment of koala corridors and endemic native reforestation.

The next step in the GardenHouse project is to marry the architectural structures with native and edible gardens, our aim is to provide a small 45 seat by appointment only restaurant and artisan food and drink area, creating a space for the slow, reflective and intangible with a minimalist aesthetic of the architecture and landscaping.

The existing large on site agricultural sheds enclose the proposed restaurant site, providing protection from winds and privacy to neighbours. These buildings are abundant in space and yet simple in geometry and this will also be part of the architectural basis of the re-purposed sheds that form the restaurant spaces.

The existing on site buildings mirror the surrounding landform as the site itself is also surrounded by rolling hills to the south and west.

The proposal aims not to interrupt the natural flow of the land.

The placement of new buildings and carpark areas follow the contours of the land and there is a clear separation between pedestrian and vehicular movements throughout the site. Visitor cars are restricted to the Carpark adjacent to the site access and set down area for the restaurant.

More than 80% of the site is set aside for natural habitat to flourish for native flora and fauna.

The size of the site, approx. 33 acres, and the small amount of new building footprint, a tiny 0.35% of site area, allows us to uphold this commitment to the land.

Total new site coverage including carparking and driveways is still only an unbelievable 3.5% of the site area.

Working within the footprint of the existing buildings for most of the proposal, helps to slow down the sprawl of building development and in turn allows more green space.

The dominant element on site, apart from the regeneration of plant life, is water, the next category in Living Building compliance.

## **B. Water**

Our approach to the water element of the project is to reconnect people with the value of water and its effect that it has on our well being and sustenance.

We shall treat it as a precious resource.

Our minds and bodies appreciate the presence of water.



Interventions that add the presence of water to spaces have several health benefits. Among the health benefits of being in the presence of water are lowered blood pressure, lowered heart rate, and memory restoration. Research has found that the presence of water increases feelings of tranquillity.

The project will supply 100% of its water needs through a close-looped system.

The scarcity of water is a real issue world wide, and the roof spaces will serve as catchments for large storage tanks below driveways and terraces. Water will be treated on site for re-use within the buildings, landscaping and restaurant food growing.

This is intended to help demonstrate a way toward a more resilient water future.

Historically, on site water was used in abundance to help clean the pig pens and purify effluent, however, the project design will re-establish the value it has today by highlighting its past use in the huge shed drains into a glass floor design to these areas to reveal the history below, and as a response to our new appreciation of its use and inherent value.

Water features will be provided adjacent to the interior spaces to remind the visitor of its value and benefits in its stress reducing and calming effects.

Already the aerating fountains in the existing dams are helping to not only remediate the water quality on site, but are also creating a botanical garden type feel to the site. This is intentional.

Potable water will not be used for irrigation.

To minimize surface water run off in the car parking areas, extensive planting areas are planned throughout the parking areas. There is a maximum of 4 car spaces before a planting area is located. The parking bays themselves will be paved and semi-permeable, to allow for some surface penetration and avoid large run off from hard stand areas.

All stormwater run-off will be slowed via retention tanks before it is returned to the ecosystem as designed by the hydraulic engineer.

An on site effluent system will be in place to deal with all grey and black water with underground irrigation to the allocated disposal areas with no connection to the Council sewerage system necessary. Pump energy will be supplied via renewable energy sources.

### **C. Energy**

The architect and client have made a conscious decision to move away from combustion based energy sources.

There will be an extensive array of solar roof mounted panels and battery storage to help harness and store renewable energy on site. It is not intended that energy requirements will be required from the grid system, on the contrary, the project will operate year round in a pollution free manner.

This will demonstrate to the community that energy needs can be met in a sustainable way and can be reproduced on a smaller scale at home.

All energy use will be metered and monitored in an effort to continually reduce energy use.

Interior materials will be selected on a basis that they embody a lower than average embodied energy level.



Fossil fuels for individual cars will be discouraged and a pick up service will be offered to those visiting the restaurant or booking into the Artisan area.

An electric car ride sharing service shall also be part of the booking process to assist in reducing carbon emissions from those visiting the site. This is a strong design element and commitment for the ongoing operation of the project and will be linked to each booking request.

2 electric vehicle charging stations shall be provided in the visitor carpark area to begin the process of being “zero ready”.

Carbon sequestering materials shall be prioritized in the construction.

#### ***D. Health and Happiness***

Right from the outset of the design process, health and well being has been a prime motive in the design of the building and spaces.

Special attention has been paid to the flow of the landform and how it benefits the project buildings along with the actual connection between nature and the people using the spaces, consuming the produce and visiting the site.

The form, size, materials, outdoor to indoor transition spaces and placement of the buildings all help to slow down the visitor so that they have time to appreciate the beauty and energy giving aspects of the project through the strong natural elements featured in the design and nature generally.

There will be frequent opportunities for direct human-nature interaction throughout the building.

Nature is in abundance here and the project will benefit hugely from the strong connection established between the built and natural forms.

By supporting and encouraging the natural ecosystems on the site, including the remediation of the large fauna attracting dams and the seasonal production of on site fruit & vegies for use in the restaurant and Artisan area, a return to healthy ecosystems will in turn aid in increasing an awareness of good individual health and its basis.

Human responses to biomorphic patterns and arrangements seen in nature, are preferred by the human brain and have been implemented in the landscape layout and plant selection. Browning explains that examples of this include the Fibonacci sequence, which often appears in nature in leaf arrangements and spirals. This use of patterns and fractals in design has been repeated in the layout of the site geometry and is just one piece of a holistic approach to biophilic design.

Light is a part of our rhythm.

Maximizing natural light benefits people as well as energy bills. A lighting system that either naturally or artificially changes throughout the day to mimic our circadian rhythm helps link people to the outdoor environment and, essentially, keep us on track with our natural 24 hour cycle. Maximizing natural light and changes throughout the day also enhances visual comfort as well as general happiness.

Daylight is in abundance throughout with large glazed areas that allow the surrounding green spaces to be a part of the internal spaces.

Courtyards have been created within and around the buildings to help with natural light penetration to work and sitting spaces, again to enhance the connection for both visitors and workers. These



internal courtyards also help to slow down the visitors as they will be encouraged to appreciate the nature based works of art on display within them. This will be hugely beneficial to the occupants of the building

It has been proven that appealing to multi-sensory experiences improves the health of the individual greatly, so to be able to see nature, hear it in the dam fountains and water features, and experience the food through taste and smell as well as material textures will also decrease the stress levels and therefor increase health of those that visit the project.

The intensity of flavour and quality of the food served at the restaurant will reveal how a greater connection to the land, chemical free production and reduced transportation distances can produce superior food in terms of taste and health benefits.

In addition to the above, a connection to the seasons also aids in overall health and wellbeing. This will be aided by the seasonal growing and use of produce in the restaurant and Artisan areas. Seasonal vegies will be a part of the artisan sales area.

No petrochemical fertilizers or pesticides will be used in the growing of food for the restaurant or in maintaining the landscaped areas.

A commitment to a healthy interior environment must be long lasting, so a Healthy Indoor Environment Plan will be in place to address cleaning protocols and products and provision of direct exhaust for kitchens, bathroom and janitorial areas.

Access to views and daylight from 95% of regularly occupied spaces will be implemented.

In addition, there will be sufficient operable windows to provide natural ventilation for at least 6 months of the year as well as workers within the building being able to control their own air flow/temperature.

Food served in the Restaurant or Artisan area will be chemical free, with some heirloom varieties helping to lean away from genetically modified varieties, thus returning to a simpler healthier food supply.

## ***E. Materials***

Throughout the life cycle of building materials, the materials themselves can be responsible for loss of health, biodiversity, habitat, pollution and resource depletion.

We therefore commit to re-use of building materials where possible and selection from a low risk source where not.

The project is committed to encouraging locally based solutions and regional economy.

- 20% or more of the construction materials will be sourced within 500 kilometres of the site.
- 30% or more of the construction materials will be sourced within 1000 kilometres of the site
- 25% or more of the construction materials will be sourced within 5000 kilometres of the site.
- The remaining 25% or less may be sourced from any location.

Wood and steel removed from the pig sheds will be re-used in the construction of the new buildings and vegie growing areas.

Recycled timber will be used for external cladding of the new buildings as noted on plans.

Also, a large part of the Artisan and Farm Shed will be recycled timber.



80% or more of all wood will be FSC (Forest Stewardship Council) certified or recycled, the remaining 20% being from low risk sources, or receive a FSC Project Certification.

We will also be prioritizing materials with low volatile organic compounds for interior materials.

Other sustainable material considerations are the use of the existing pig pen panels as wall cladding and paving, using recycled bricks and stonework, lower carbon concrete, use of recycled steel and other metal products, building windows from the recycled rafters from the existing sheds recently demolished and stored on site for re-use, prioritize suppliers that commit to a zero carbon emissions plan, request and/or prioritize suppliers that have recyclable packaging

80% of the construction waste material will be diverted from landfill.

Extensive knowledge and research shall be employed to ensure that low levels of waste will be removed from site during operation.

Most food scraps will be composted on site, recyclable packaging will be prioritized, glass shall be crushed and re-used off site, left over cooking oils will be re-purposed off site by a local company, to name a few initiatives already in place.

#### ***F. Equitable***

It is intended that the project will provide stable, safe and high paying job opportunities for many locals of the Byron shire.

The project will be accessible and welcoming to all.

Staff and visitors to the site will have equal opportunity to work and enjoy the natural environment so that it can be of best benefit to all.

While the restaurant area will have a business model that coincides with the low number of seats, the Artisan area will be more affordable for all.

Both parts of the project have been designed with equal connection to nature, fresh locally or on site food production and appreciation of the site's inherent beauty.

The project presents opportunities for everyone to be involved in sampling locally grown fresh food and products emanating from these chemical free and in some instances heirloom variety fruit, vegetables and herbs.

Excess food sharing with local community charities, including the homeless, also ensures that all tiers of the community will be able to engage on some level with the project and its benefits of healthy local food.

Those planning to visit or work in the project will find it fully accessible throughout.

#### ***G. Beautiful***

People and Nature are connected.

The key to producing a beautiful building is to produce a building that honors and respects nature.

The materials and forms used in the buildings are a combination of restrained modernist forms, contemporary detailing and recycled materials.



I include quotes from the architect's statement here as beauty through Sustainability flows through every decision and is worth inserting again here:

The building form is a blank canvas of simplicity to allow nature to be seen in its best light.

Through this new nature based ideology, we have created a new way of decision making for a new way of building.

The spaces within shall:

- Provide a moment in time to rest
- Provide a space to contemplate our place in nature
- radiate a sense of calm
- encourage serenity
- create a tension between the mass and a lightness, strength and spirit
- provide a place for the body, for the mind and for the senses
- create a place for nourishment on all levels
- educate us on how we can incorporate these aspects into our everyday lives
- remind us to appreciate one of the most valuable resources on earth...water

Through:

- Nature first
- Water as the main and most precious element
- The use of organic materials and incorporating large rocks and rare existing plants planted many years ago
- Beauty of proportions
- Simplicity of detailing
- Providing a tension between the historic and the contemporary, scale and intimacy
- A depth of appreciation of the materials used and their intrinsic qualities and strengths
- Contrasts that make you stop

The easy pedestrian flow through the site and by following the physical water flow from roof to storage to channels within the structure and floor, ponds and courtyards and beyond to the remediated effluent ponds

The graceful execution of the building project will in itself generate a beauty that can already be felt on site through the work the owner, Maggie and family, have already done over the last 18 years.

The built environment will help to magnify this effect beyond all expectations.

It has been the intention from the outset for the building to nurture the human spirit through its connection to a highly held esteem for the natural world.



### **3. SUSTAINABILITY CERTIFICATIONS**

As the Byron Shire's population increases, there is more pressure on the shire's green space. This proposal makes use of an already built environment, by re-purposing the spaces and can be used as a model for similar developments in the future.

This project will further encourage the ecological regeneration already begun by the owners and enhance the site's function in a way that is truly sustainable from many viewpoints.

As the project progresses we will also be seeking certification from the Green Building Council of Australia to gain a Green Star Rating for the project.

It is also the intention of the owners to register with the Living Building Challenge and Certification as we progress, which recognizes the highest level of sustainability and regenerative design worldwide.

Other International Living Future Certifications which the project will seek are Core Green Building Certification , Zero Energy Certification and Zero Carbon Certification to name a few.



# **GardenHouse**

## **GardenHouse vision**

The intensive environmental rehabilitation of what was once the largest piggery in the southern hemisphere provided the inspiration and impetus for GardenHouse, where the intention is exceptional experiences that remind of the inherent connection between ourselves, the earth and our sustenance.

## **GardenHouse land**

The 8000m<sup>2</sup> old piggery lies on a 33 acre property five minutes from the centre of Byron Bay. The land has been owned by the same family since 2004.

Based on permaculture principles the once degraded barren paddock with its one fig tree, one hoop pine and scattering of camphor laurels is now a balanced ecosystem, with the planting of over 50,000 native plants, trees and shrubs and the establishment of four large dams providing essential habitat to native wildlife.

GardenHouse stands as a native flora and fauna sanctuary and will continue to improve with further native reforestation and the establishment of koala corridors to connect to existing koala habitats.

“Nature first” is the guiding principle, with the new buildings combined representing a 391m<sup>2</sup> reduction in building area. New buildings represent only 0.88% of the total site area, or 3.4% when car parking and driveways are included. Most of this is located on the footprint of the original pig sheds. When you exclude the building proposed on the footprint of the pig sheds the “new building” footprint is only 0.387% of the total site area.

## **GardenHouse formal offering**

GardenHouse is proposed to offer a Restaurant and an Artist Food Industry area, both accessible via booking only. During the 15 hours per week both operations would be welcoming guests the overall maximum capacity would be 75 people.

The Restaurant is proposed to have an overall capacity of 60, with a maximum of 45 in the seated dining area and additional capacity in the lounge areas for guests of the restaurant only to relax before or after their meal.

The Artisan Food Industry area would incorporate a food production facility with commercial kitchen, café space and sales area and would have an overall capacity of up to 15 guests. Workshops and demonstrations are proposed here with the intention of using produce from the land and sharing skills and experiences. Food and drink produced in the commercial kitchen and produce from the land, as seasonally available, would be available for sale to guests of the Artist Food Industry area and restaurant only. There would be no onsite sales to the general public.



## **GardenHouse practice**

GardenHouse is intended as a lighthouse of ecological design:

### ***Water***

- The project will capture and treat onsite all its own water for re-use within the buildings, landscaping and food growing.
- An onsite effluent system will deal with all grey and black water with underground irrigation to the allocated disposal areas (with no connection to the Council sewerage system necessary). Pump energy will be supplied via renewable energy sources.
- All stormwater runoff will be slowed via retention tanks before it is returned to the land.
- To minimise surface water runoff in the car parking areas there is a maximum of four car spaces between planted areas. The parking bays will be paved and semi-permeable, to allow for some surface penetration and avoid large runoff from hard stand areas.
- The huge below ground pig shed drains will again flow with water. Glass floors will be constructed over the drains so visitors can experience the history - when water cleaned the drains and helped to purify effluent.
- Water features will calm visitors.
- Already the aerating fountains in the existing dams are helping remediate the water quality.

### ***Energy***

- The project will generate and store all its own energy via renewable resources.
- Interior materials will embody a lower than average embodied energy level.
- Electric vehicle charging will be provided.
- Carbon sequestering materials will be prioritised in the construction.

### ***Waste***

- The closed loop system will see all waste treated onsite. Waste from food production will be composted, including protein composting. Cooking oils will be recycled via a local company.

## **GardenHouse experience**

GardenHouse is inspired by Japanese Shinto philosophy - “the way of the kami”. Kami can refer to Japanese mythological deities, but also reflects the understanding that kami or divinity can reside in nature. Further inspiration comes from the Arts and Crafts Movement of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, led by William Morris. Morris advocated a return to simpler ways of life, believing that handcrafted objects would bring joy not only to the maker but also the consumer, integrating the beauty of art into the everyday.

The Restaurant will welcome guests on a journey of the senses. Exteriors in timber, steel, glass and repurposed concrete from the existing pig sheds will connect to the site’s history. This simplicity will frame the gardens. Interiors will house a meticulous curation of artisan ceramics, glass and utensils. The menu will celebrate seasonal abundance, with natives and locally grown foods playing a starring role.

Across every operation the intention is an outlet for beauty and self expression as we follow through the process to building fitout and final operation.