

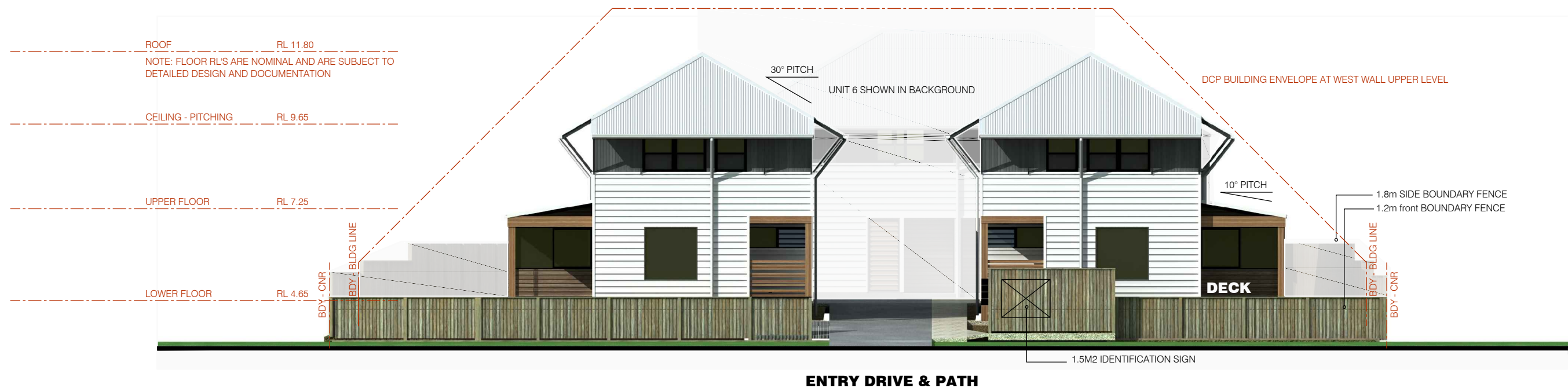




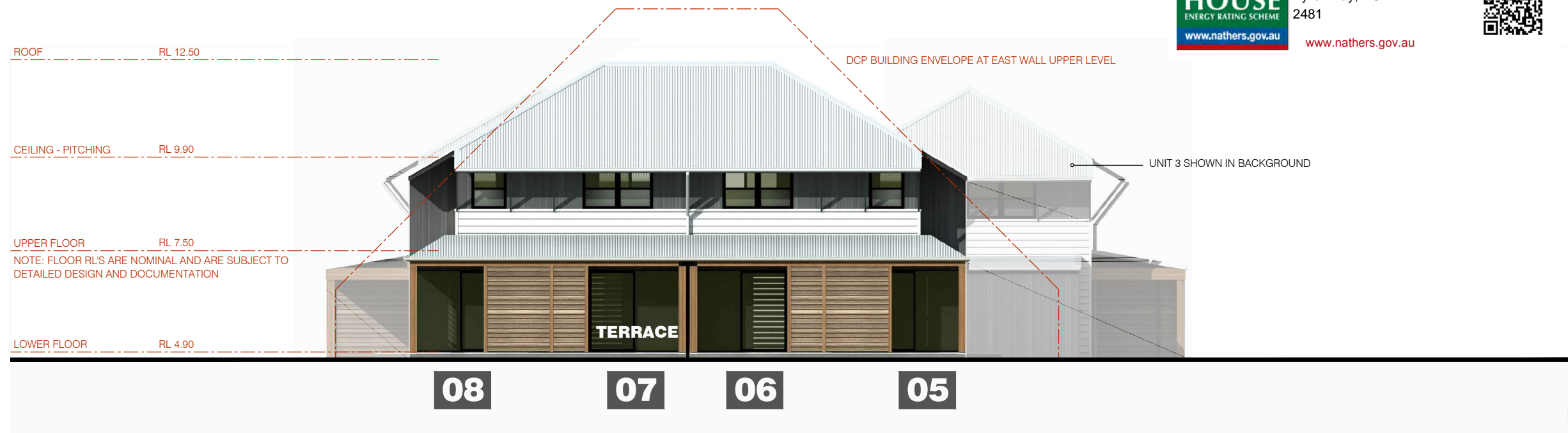
JULIAN ROCKS DRIVE

| UNIT AREAS      | 01 | 02 | 03 | 04 | 05  | 06  | 07  | 08  | COMMON | TOTALS |
|-----------------|----|----|----|----|-----|-----|-----|-----|--------|--------|
| BEDROOMS        | 2  | 2  | 2  | 2  | S   | 1   | 1   | S   |        |        |
| LOWER FLOOR GFA | 39 | 39 | 39 | 39 | 28  | 31  | 31  | 28  |        | -      |
| UPPER FLOOR GFA | 31 | 31 | 31 | 31 | 18  | 20  | 20  | 18  |        | -      |
| TOTAL GFA       | 70 | 70 | 70 | 70 | 46  | 51  | 51  | 46  |        | 474    |
| CARS            | 1  | 1  | 1  | 1  | 0.5 | 0.5 | 0.5 | 0.5 |        | 6      |

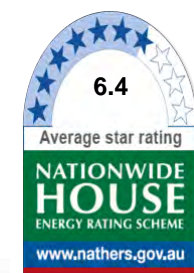




WEST (FRONT) ELEVATION - JULIAN ROCKS DRIVE (FENCE SHOWN)

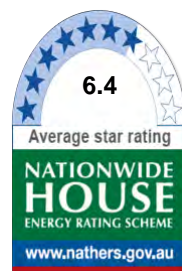


EAST (REAR) ELEVATION - (FENCE NOT SHOWN)

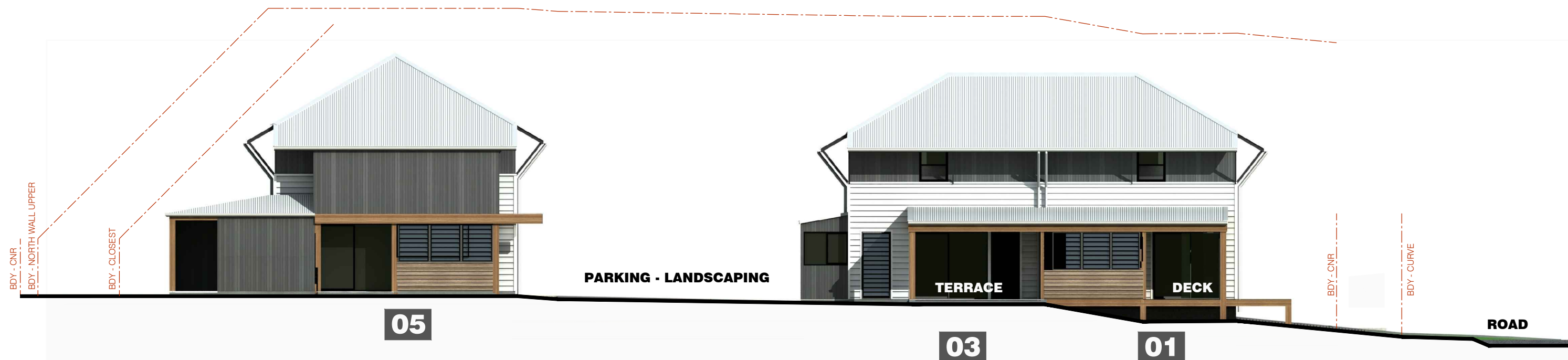


Certificate no.: 0004169350  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDAV/13/1491  
 Certificate date: 29 August 2019  
 Dwelling Address: 6 Julian Rocks Drive  
 Byron Bay, NSW 2481  
[www.nathers.gov.au](http://www.nathers.gov.au)





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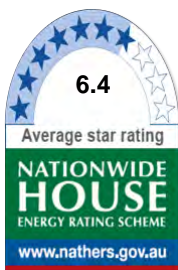
EAST ELEVATION UNITS 3 & 4  
(FROM PARKING AREA)



WEST ELEVATION UNITS 5 - 8  
(FROM PARKING AREA)



SOUTH ELEVATION UNITS 1 & 3  
(FROM ENTRY PATH)

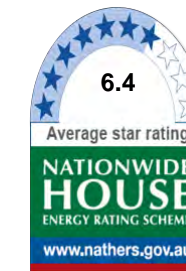


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|  |   |
|--|---|
|  | <b>PAINTED FIBRE CEMENT BOARDS</b><br>AND ASSOCIATED TRIMS<br>OFF WHITE PAINT<br>DULUX ANTIQUE WHITE USA<br>OR CHINA WHITE<br><br>TYPE A CLADDING                         |
|  | <b>PAINTED GROOVED BOARD</b><br>GROOVED FC SHEET CLADDING - PAINT<br>FINISH<br>SELECTED DARK GREY<br><br>TYPE B CLADDING -UPPER LEVEL WALLS,<br>ROOF FASCIAS AND SUPPORTS |
|  | <b>POWDERCOATED ALUMINIUM</b><br>WHITE COLORBOND<br>BLACK<br><br>UPPER FLOOR WINDOW FRAMES  |
|  | <b>SELECTED TIMBER</b><br>AUSTRALIAN HARDWOOD<br>SELECTED OIL FINISH - ALLOW TO SILVER<br><br>BALCONIES AND PERGOLAS  |
|  | <b>CORRUGATED STEEL ROOFING</b><br>COLORBOND SHALE GREY<br><br>ROOFING & FLASHING   |

JULIAN ROCKS DRIVE



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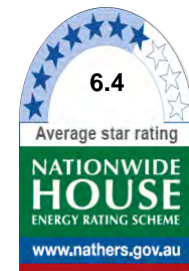
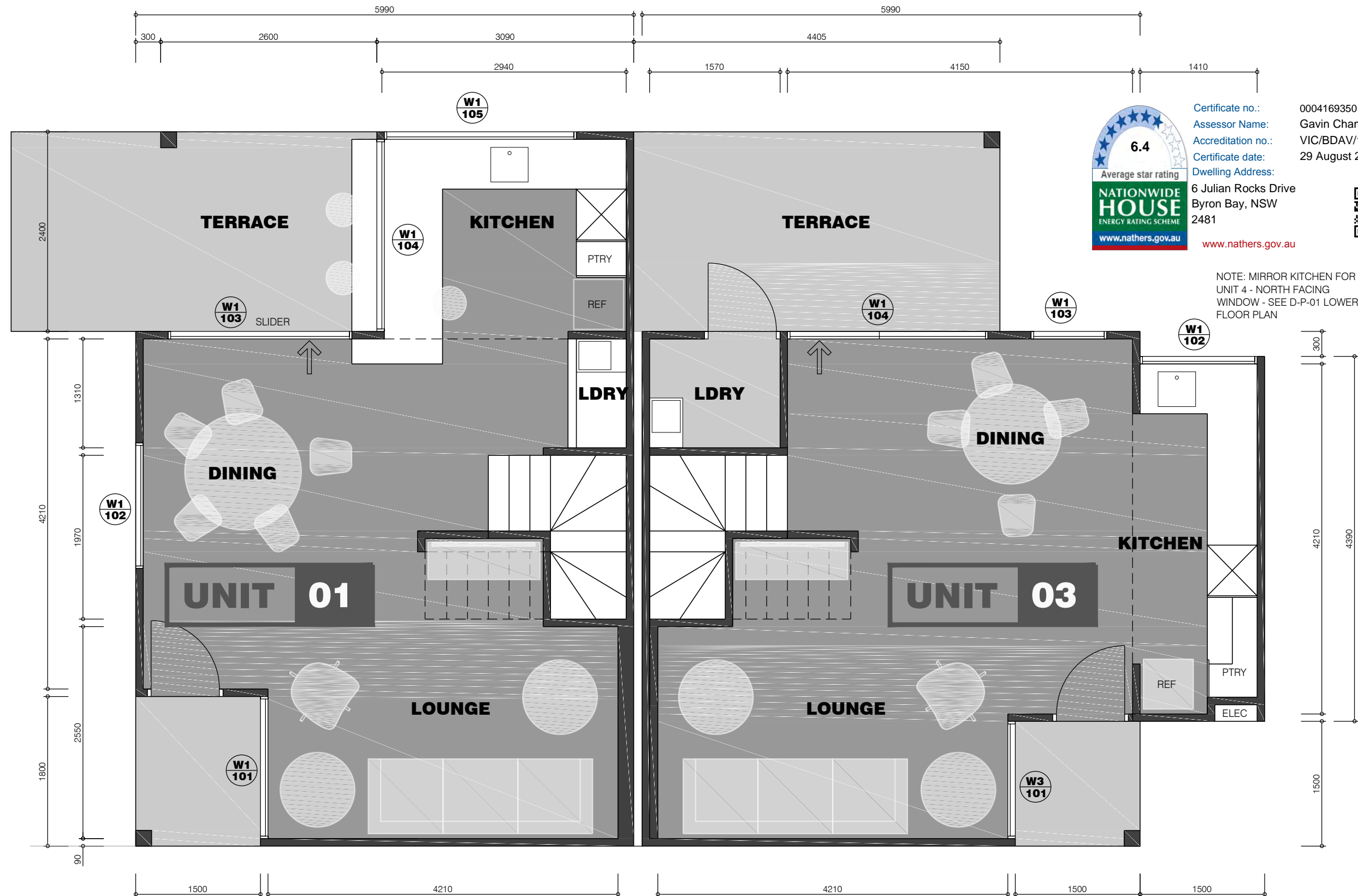


JULIAN ROCKS DRIVE



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NOTE: MIRROR KITCHEN FOR  
UNIT 4 - NORTH FACING  
WINDOW - SEE D-P-01 LOWER  
FLOOR PLAN

#### AREAS

|                 |    |
|-----------------|----|
| LOEWR FLOOR     | 39 |
| UPPER FLOOR     | 31 |
| TOTAL GFA       | 70 |
| PORCH & TERRACE | 13 |

#### AREAS

|                 |    |
|-----------------|----|
| LOEWR FLOOR     | 39 |
| UPPER FLOOR     | 31 |
| TOTAL GFA       | 70 |
| PORCH & TERRACE | 9  |

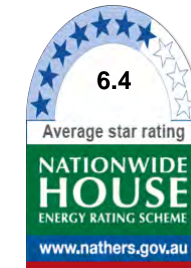
UNITS 2 & 4 MIRROR IMAGE - REFER TO FLOOR PLANS

### DETAILED PLAN - 2 BED UNITS - LOWER FLOOR

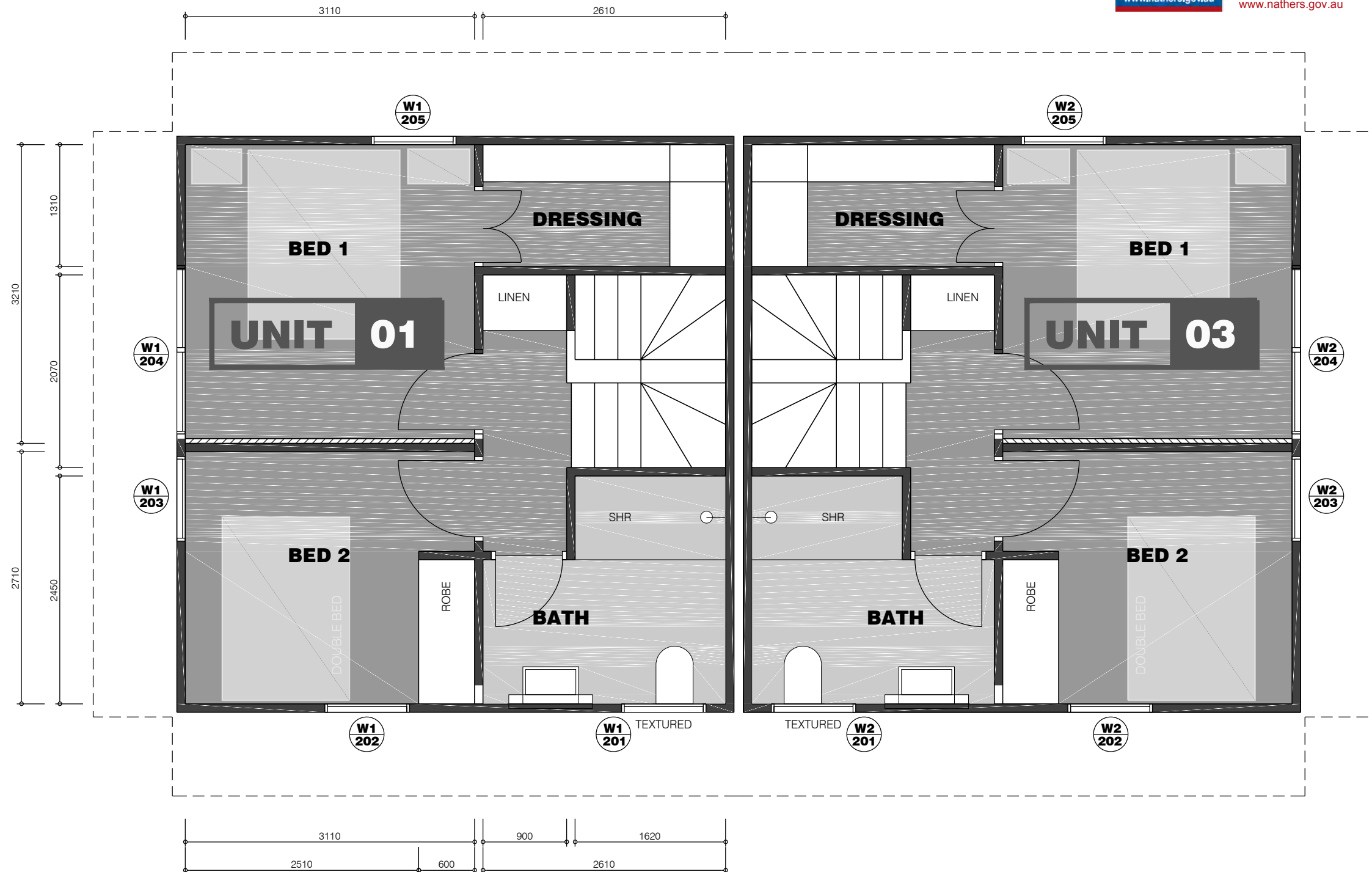
6 JULIAN ROCKS DRIVE BYRON BAY  
1:50 AT A3  
27 JULY 2019

D-D-01  
DA SET





Certificate no.: 0004169350  
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Accreditation no.: VIC/BDAV/13/1491  
Certificate date: 29 August 2019  
Dwelling Address:  
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2481  
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UNITS 2 & 4 MIRROR IMAGE - REFER TO FLOOR PLANS  
**DETAILED PLAN - 2 BED UNITS - UPPER FLOOR**

6 JULIAN ROCKS DRIVE BYRON BAY  
1:50 AT A3  
23 JULY 2019

**D-D-02**  
DA SET



### AREAS

|             |      |
|-------------|------|
| LOWER FLOOR | 30   |
| UPPER FLOOR | 20   |
| TOTAL GFA   | 50.0 |
| TERRACE     | 4.0  |

### AREAS

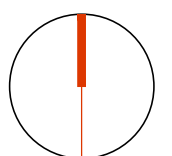
|                 |    |
|-----------------|----|
| LOEWR FLOOR     | 28 |
| UPPER FLOOR     | 19 |
| TOTAL GFA       | 47 |
| PORCH & TERRACE | 8  |



Certificate no.: 0004169350  
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Certificate date: 29 August 2019

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2481

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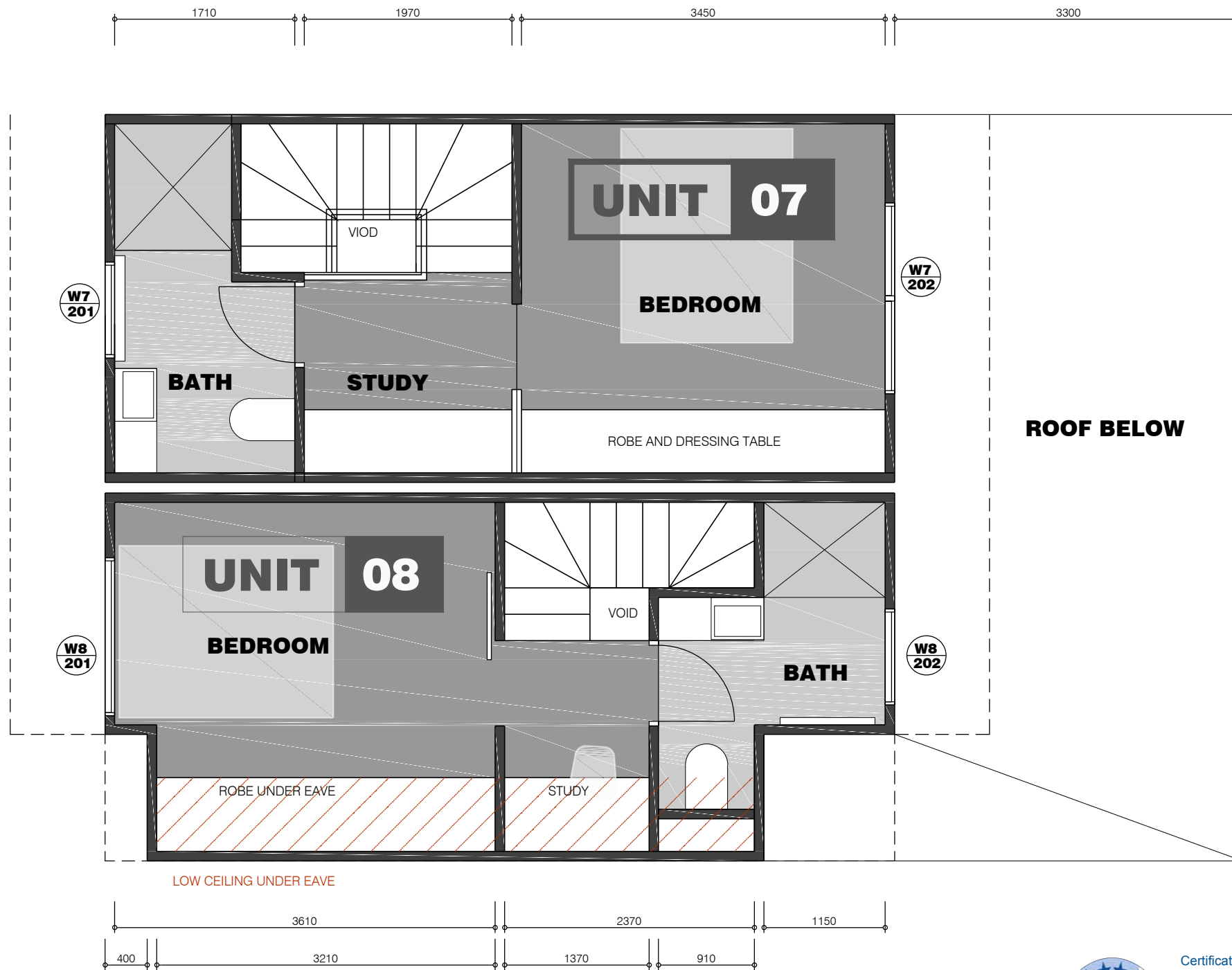
UNITS 5 & 6 MIRROR IMAGE - REFER TO FLOOR PLANS

## DETAILED PLAN - 1 BED UNITS (7 & 8) LOWER FLOOR

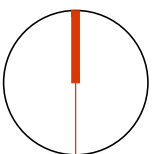
6 JULIAN ROCKS DRIVE BYRON BAY  
1:50 AT A3  
27 AUG 2019

**D-D-03**  
DA SET





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|   |  |   |                                 |             |
|---|--|---|---------------------------------|-------------|
| August 2019   |  | BSA Reference: 15193                      |                                 |             |
| Building Sustainability Assessments   |  | Ph: (02) 4962 3439                        |                                 |             |
| enquiries@buildingsustainability.net.au   |  | www.buildingsustainability.net.au         |                                 |             |
| Important Note  |  |   |                                 |             |
| The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. |  |   |                                 |             |
| If different construction elements are applied then the Assessor Certificate is no longer valid.  |  |   |                                 |             |
| Thermal Performance Specifications (does not apply to garage)   |  |   |                                 |             |
| External Wall Construction  |  | Added Insulation                          |                                 |             |
| Lightweight   |  | R2.7 to Unit 2                            |                                 |             |
| Lightweight   |  | R2.0 to all other units                   |                                 |             |
| Internal Wall Construction  |  | Added Insulation                          |                                 |             |
| Plasterboard on studs   |  | none                                      |                                 |             |
| Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)   |  | R2.0 + R2.0                               |                                 |             |
|   |  |   |                                 |             |
| Ceiling Construction  |  | Added Insulation                          |                                 |             |
| Plasterboard  |  | R3.5 to ceilings adjacent to roof space   |                                 |             |
| Roof Construction   |  | Colour                                    | Added Insulation                |             |
| Metal   |  | Any                                       | Foil + R1.0 blanket             |             |
|   |  |   |                                 |             |
| Floor Construction  |  | Covering                                  | Added Insulation                |             |
| Concrete  |  | As drawn                                  | None                            |             |
| Timber  |  | As drawn                                  | R1.0 to floors where open below |             |
| Windows   |  | Glass and frame type                      | U Value                         | SHGC Range  |
| Performance glazing Type A  |  |   | 4.80                            | 0.31 - 0.37 |
| Performance glazing Type B  |  |   | 4.80                            | 0.31 - 0.37 |
| ALM-001-01 A  |  | Aluminium Type A Single clear             | 6.70                            | 0.51 - 0.63 |
| ALM-002-01 A  |  | Aluminium Type B Single clear             | 6.70                            | 0.63 - 0.77 |
|   |  |   |                                 |             |
| Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors  |  |   |                                 |             |
| Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres  |  |   |                                 |             |
| Skylights   |  | Glass and frame type                      | U Value                         | SHGC        |
|   |  |   |                                 | Area sq m   |
|   |  |   |                                 |             |
| U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified                              |  |   |                                 |             |
| External Window Shading   |  | (eaves, verandahs, pergolas, awnings etc) |                                 |             |
| All shade elements modelled as drawn  |  |   |                                 |             |
| Ceiling Penetrations  |  | (downlights, exhaust fans, flues etc)     |                                 |             |
| No adjustment has been made for losses to insulation arising from ceiling penetrations.   |  |   |                                 |             |

6.4

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

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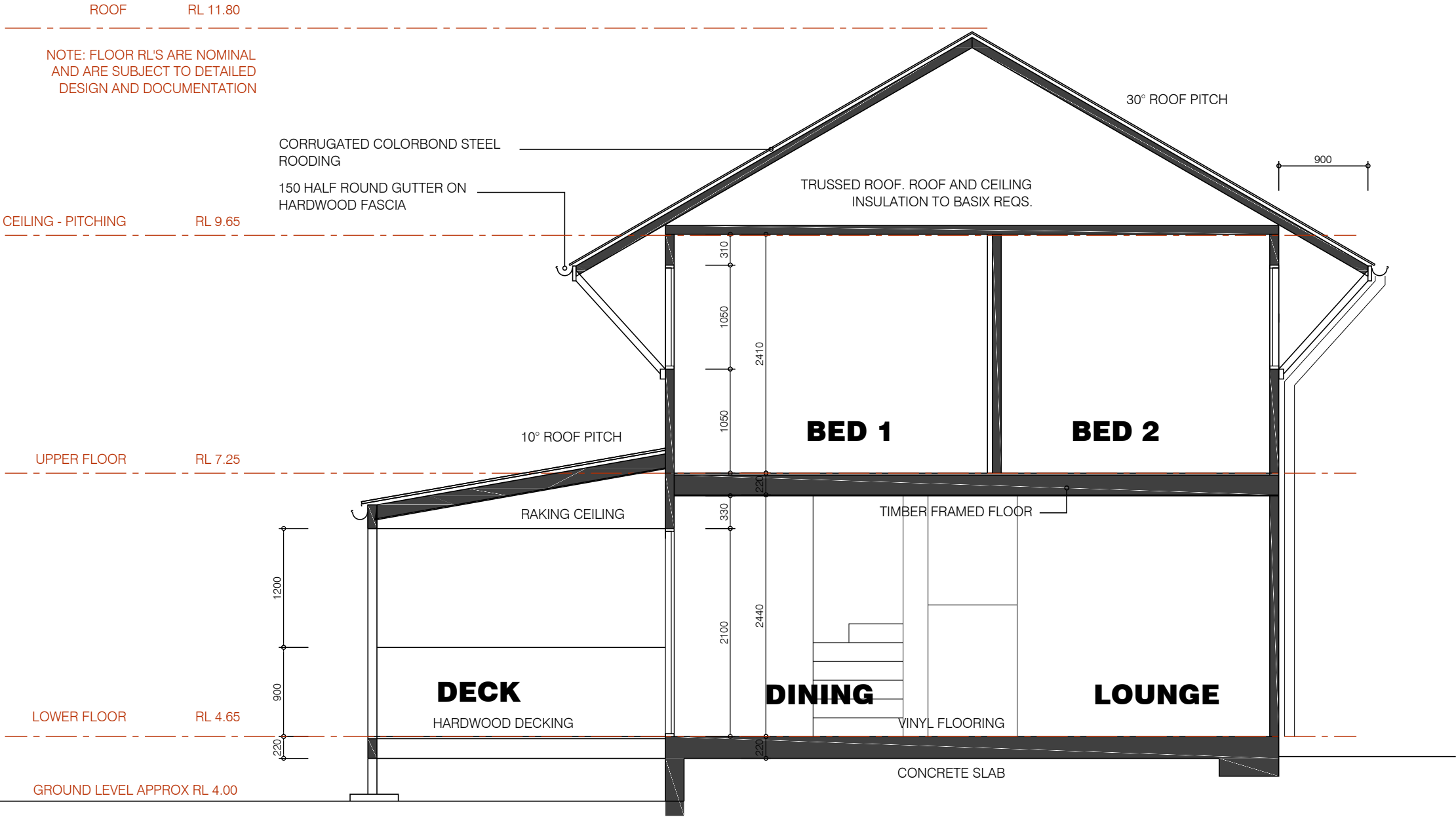
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DETAILED SECTION - UNIT 1



TV ANTENNA



INSTALL 1 DIGITAL TV ANTENNA  
PER BUILDING.

DOWN PIPES

FINAL DOWN PIPE POSITIONS SUBJECT TO  
CONSTRUCTION DOCUMENTATION.

MATERIALS

|                 |  |
|-----------------|--|
| ROOFING         | CUSTOM-ORB SHALE GREY                                    |
| FLASHING        | COLORBOND SHALE GREY                                     |
| GUTTERS:        | EZIFORM 150MM HALF ROUND - ZINCALUME OR SHALE GREY       |
| GUTTER BRACKETS | HEAVY DUTY TYPE A4 ALUMINIUM ANODISED OR GREY POWDERCOAT |
| DOWN PIPES      | Ø90 OR 100 PAINTED PVC - SHALE GREY                      |

STORMWATER STRATEGY

ROOF WATER RETENTION.  
ALL ROOF WATER IS DISCHARGED TO ABOVE GROUND  
TANKS LOCATED AT GROUND LEVEL AS SHOWN.

RAINWATER USE:  
AS A BASIX REQUIREMENT 2KL TANK (1 PER UNIT) IS  
CONNECTED TO A GRAVITY FED GARDEN TAP FOR  
OCCUPANT USE.

ON-SITE DETENTION  
ROOFWATER - 1KL TANK CAPACITY PER UNIT.  
DRIVEWAY - SURFACE DETENTION SUBJECT TO HYDRAULIC  
DESIGN

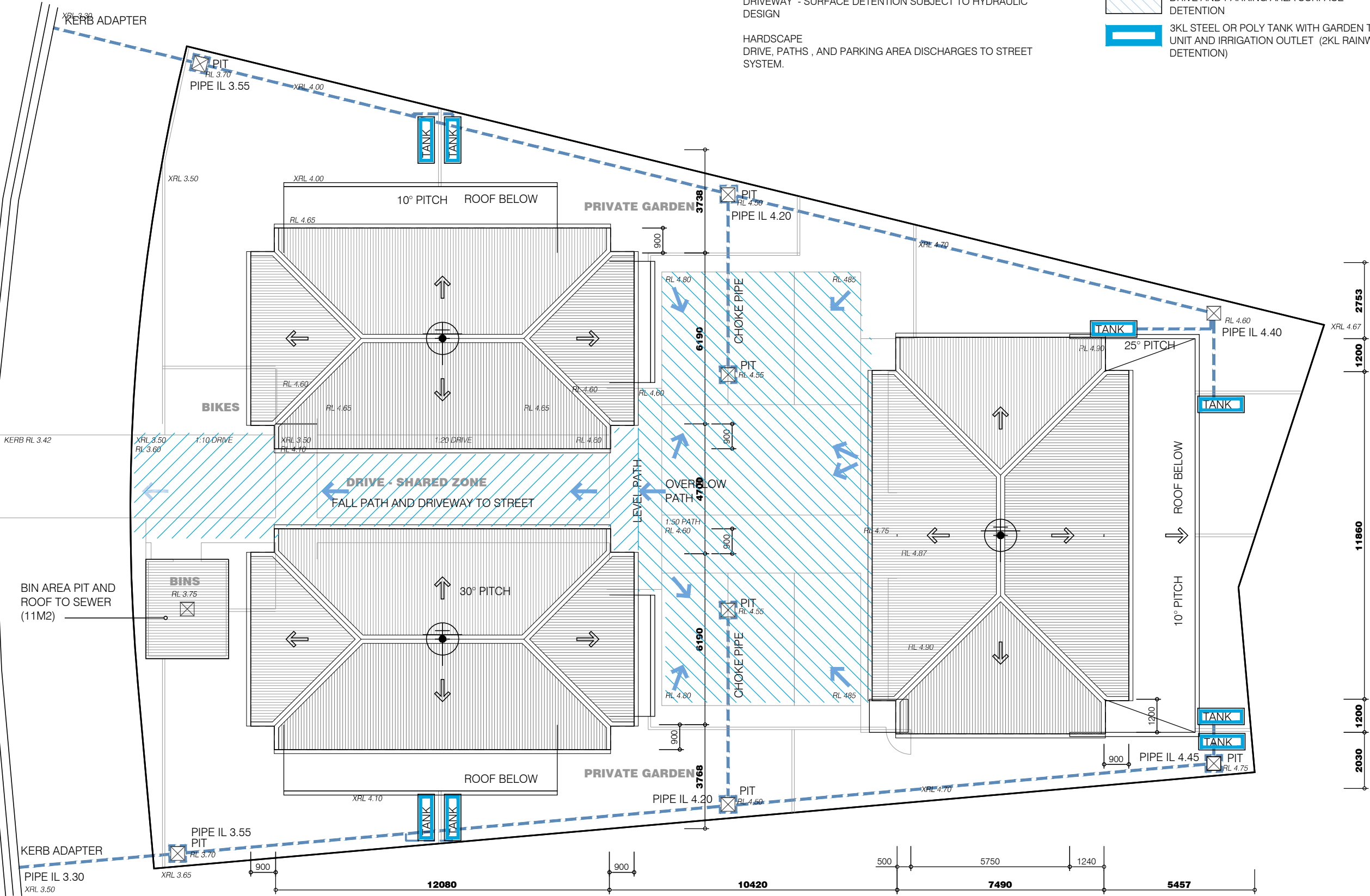
HARDSCAPE  
DRIVE, PATHS , AND PARKING AREA DISCHARGES TO STREET  
SYSTEM.

STORMWATER CALCS

|                                    |         |
|------------------------------------|---------|
| SITE AREA                          | 952m2   |
| TOTAL ROOF AREA DIRECTED TO TANKS  | 430m2   |
| TOTAL TANK CAPACITY                | 24,000L |
| CAPACITY - PRIVATE USE (BASIX)     | 16,000L |
| CAPACITY - PRIVATE USE (DETENTION) | 8,000   |
| STORAGE RATIO                      | 27m2/KL |

|  |   |       |
|--|---|-------|
|  | DRIVE AND PARKING AREA DRAINED<br>DIRECTLY TO STREET SYSTEM   | 55M2  |
|  | DRIVE AND PARKING AREA SURFACE<br>DETENTION   | 120M2 |
|  | 3KL STEEL OR POLY TANK WITH GARDEN TAP OUTLET AT EACH<br>UNIT AND IRRIGATION OUTLET (2KL RAINWATER USE. 1KL<br>DETENTION) |       |

JULIAN ROCKS DRIVE



JULIAN ROCKS DRIVE

OPEN SPACE AREAS

|                          | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | COMMON | TOTALS |
|--------------------------|----|----|----|----|----|----|----|----|--------|--------|
| TERRACE                  | 13 | 13 | 12 | 12 | 8  | 6  | 6  | 8  |        |        |
| LANDSCAPE                | 61 | 42 | 37 | 37 | 40 | 15 | 13 | 34 | 49     | 328    |
| TOTAL PRIVATE OPEN SPACE | 74 | 55 | 49 | 49 | 48 | 21 | 19 | 42 |        |        |

LANDSCAPED AREA

|                                     |     |          |           |
|-------------------------------------|-----|----------|-----------|
| SITE AREA                           | 952 | PROVIDED | REQD SEPP |
| TOTAL LANDSCAPED AREA               | 328 | 34%      | 30%       |
| DEEP SOIL ZONES DSZ = MIN 3.0M WIDE |     |          |           |
| DSZ WITHIN SETBACK                  | 60  | 6%       | -         |
| DSZ BEHIND SETBACK                  | 90  | 10%      | 7.5%      |
| TOTAL DSZ                           | 135 | 16%      | 15%       |

NOTE: GRASSPAVE AREAS EXCLUDED FROM LANDSCAPE AREAS







GRASSES, GROUND COVERS & CREEPERS

| CATEGORY | BOTANICAL                | COMMON  | NOTES   |
|----------|--------------------------|---|---|
| 02       | CLUMPING GRASSES & FERNS | LOMANDRA LONGFOLIA + VAR<br>DIANELLA REVOLUTA | MAT RUSH + VARIETIES<br>FLAX LILY   |
|          | GROUND COVERS            | GRAVILLEA POORINDA                            | ROYAL MANTLE  |
|          |                          |   | GENERAL GROUND COVER - GARDEN EDGES<br>FRONT OF CAR SPACES TO MAX 150MM ABOVE PARKING SURFACE |

MEDIUM TREES & FEATURE TREES

| CATEGORY | BOTANICAL               | COMMON  | NOTES                         |
|----------|-------------------------|---|-------------------------------|
| 05       | FEATURE TREE            | PLUMERIA  | FRANGINANI                    |
| 06       | MEDIUM TREES<br>(6-10M) | CUPANIOPSIS ANACARDIOIDES<br>EUCALYPTUS FICIFOLIA | TUCKAROO<br>RED FLOWERING GUM |

SHRUBS AND SCREEN PLANTING

| CATEGORY | BOTANICAL                     | COMMON   | NOTES  |
|----------|-------------------------------|--|--|
| 08       | SHRUBS & SCREEN PLANTING 2-3M | BANKSIA ERICIFOLIA<br>ACACIA FLORIBUNDA<br>ACACIA LONGIFOLIA<br>CALLIAEMON PACHYPHYLLUS<br>GREVILLEA BANKS + VAR<br>LEPTOSPERMUM LIVERSIDGEI<br>MELALEUCA NODOSA | HEATH BANKSIA<br>WHITE SALLY WATTLE<br>BEACH SALLY WATTLE<br>CRIMSON BOTTLEBROSH<br>BANKS GREVILLEA + OTHERS<br>LEMON SCENTED TEA TREE<br>NODDY MYRTLE |
|          |                               |  | SCREEN PLANTING BETWEEN BUILDINGS AND SIDE BOUNDARIES AND LAYERED PLANTING TO DEEP SOIL ZONES  |

SURFACES

|         |  |
|---------|--|
| DRIVE   | STANDARD GREY CONCRETE                                 |
| PATHS   | COLOURED CONCRETE WITH STAMPED COBBLE OR PAVER PATTERN |
| GARDENS | MIN 100MM THICK LOCAL NATIVE MULCH                     |