

116-118 JONSON STREET DEVELOPMENT



ARTIST 3D IMPRESSION

The 3D rendered views are artist impressions only. When reviewing the accuracy of these images, some factors may or may not distort the perception. These factors include, but are not limited to:

Altered field of view; height of spectator;
computer generated geometry; environmental conditions;
and computer generated lighting and shadows.

The above said, we have attempted to show the building geometry and form in accordance with the plans to the best of our ability.

DA SHEETS

NUMBER	SHEET NAME	REVISION DESCRIPTION	DATE	ISSUE
A.00.01	COVER SHEET	REVISED DA - s4.55	27.06.2022	3
A.00.13	CONTEXT PLAN - PROPOSED	REVISED DA - s4.55	27.06.2022	3
A.00.23	SITE PLAN - PROPOSED	REVISED DA - s4.55	27.06.2022	3
A.11.01	PLAN - BASEMENT	REVISED DA - s4.55	27.06.2022	3
A.12.01	PLAN - GROUND	REVISED DA - s4.55	27.06.2022	3
A.13.01	PLAN - LEVEL 1	REVISED DA - s4.55	27.06.2022	3
A.14.01	PLAN - LEVEL 2	REVISED DA - s4.55	27.06.2022	3
A.15.01	PLAN - LEVEL 3	REVISED DA - s4.55	27.06.2022	3
A.16.01	PLAN - ROOF	REVISED DA - s4.55	27.06.2022	3
A.20.01	ELEVATIONS - SHEET 1	REVISED DA - s4.55	27.06.2022	3
A.20.02	ELEVATIONS - SHEET 2	REVISED DA - s4.55	27.06.2022	3
A.30.01	SECTIONS - SHEET 1	REVISED DA - s4.55	27.06.2022	3
A.30.02	SECTIONS - SHEET 2	REVISED DA - s4.55	27.06.2022	3
A.71.01	PLAN - APARTMENT TYPICAL	REVISED DA - s4.55	27.06.2022	3
A.71.02	PLAN - APARTMENT TYPICAL	REVISED DA - s4.55	27.06.2022	3
Grand total: 15				

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1	DA - REVISED ISSUE	SH	14.10.2021
2	REVISED DA - s4.55(2)	MG	24.02.2022
3	REVISED DA - s4.55	MG	27.06.2022

Keyplan

Document Control Status

SECTION 4.55 (2)
MODIFICATION APPLICATION

Project

116-118 JONSON ST

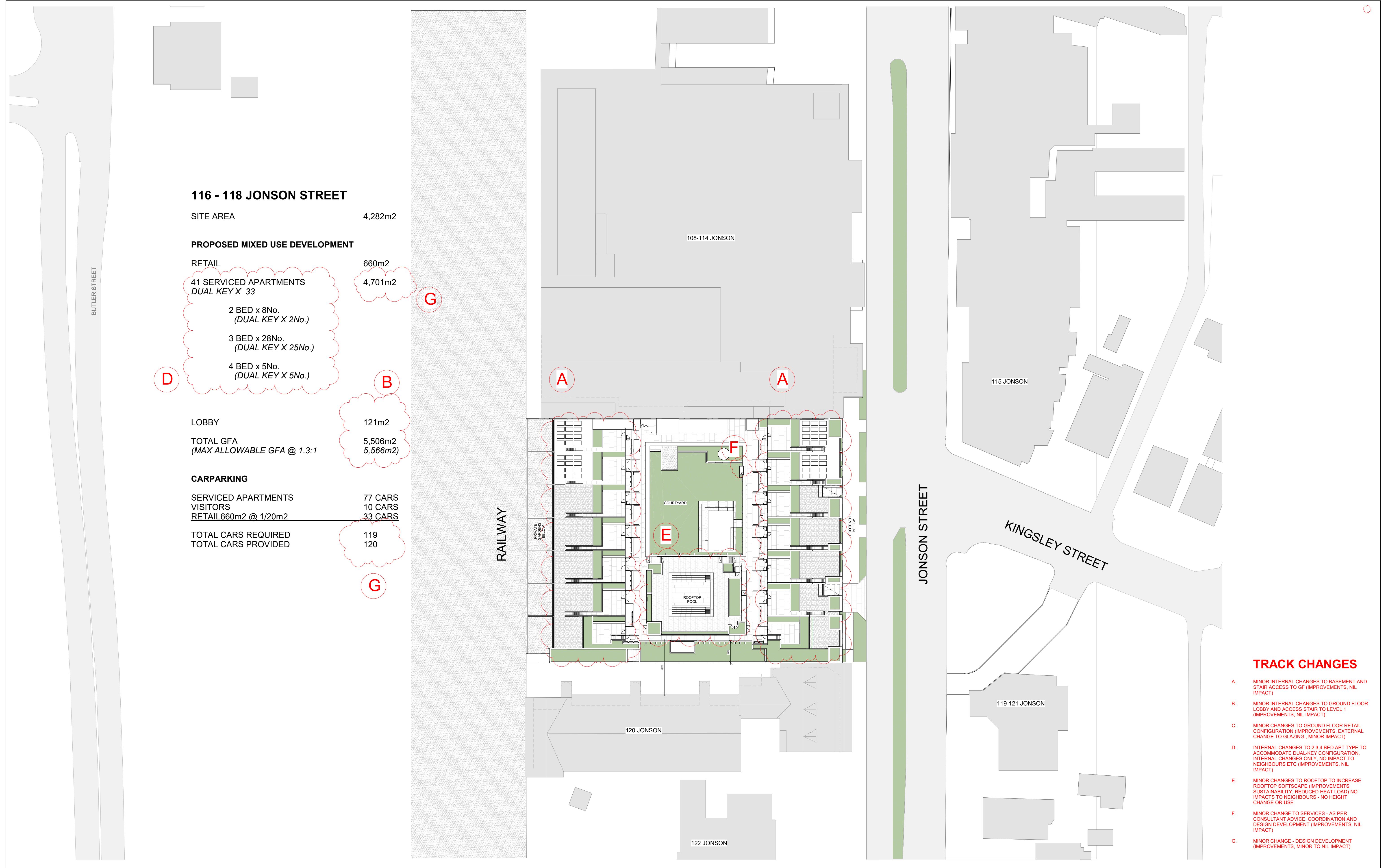
Client:
PODIA

Northpoint

Drawing Title

COVER SHEET

Drawn: JW	Proj Director: AS/IR
Proj Architect: AS/IR	Co ordinated: AS/IR
Cad File:	Scale: @A1
Drawing Number: A.00.01	Revision: 3



116 - 118 JONSON STREET	
SITE AREA	4,282m2
PROPOSED MIXED USE DEVELOPMENT	
RETAIL	660m2
41 SERVICED APARTMENTS <i>DUAL KEY X 33</i>	4,701m2
2 BED x 8No. <i>(DUAL KEY X 2No.)</i>	
3 BED x 28No. <i>(DUAL KEY X 25No.)</i>	
4 BED x 5No. <i>(DUAL KEY X 5No.)</i>	
LOBBY	121m2
TOTAL GFA <i>(MAX ALLOWABLE GFA @ 1.3:1</i>	5,506m2 5,566m2)
CARPARKING	
SERVICED APARTMENTS	77 CARS
VISITORS	10 CARS
RETAIL660m2 @ 1/20m2	33 CARS
TOTAL CARS REQUIRED	119
TOTAL CARS PROVIDED	120

TRACK CHANGES

- A. MINOR INTERNAL CHANGES TO BASEMENT AND STAIR ACCESS TO GF (IMPROVEMENTS, NIL IMPACT)
- B. MINOR INTERNAL CHANGES TO GROUND FLOOR LOBBY AND ACCESS STAIR TO LEVEL 1 (IMPROVEMENTS, NIL IMPACT)
- C. MINOR CHANGES TO GROUND FLOOR RETAIL CONFIGURATION (IMPROVEMENTS, EXTERNAL CHANGE TO GLAZING - MINOR IMPACT)
- D. INTERNAL CHANGES TO 2,3,4 BED APT TYPE TO ACCOMMODATE DUAL-KEY CONFIGURATION (INTERNAL CHANGES ONLY, NO IMPACT TO NEIGHBOURS ETC (IMPROVEMENTS, NIL IMPACT)
- E. MINOR CHANGES TO ROOFTOP TO INCREASE ROOFTOP SOFTSCAPE (IMPROVEMENTS SUSTAINABILITY, REDUCED HEAT LOAD) NO IMPACTS TO NEIGHBOURS - NO HEIGHT CHANGE OR USE
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- G. MINOR CHANGE - DESIGN DEVELOPMENT (IMPROVEMENTS, MINOR TO NIL IMPACT)

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Keyplan

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SECTION 4.55 (2)
MODIFICATION APPLICATION

Project

116-118 JONSON ST

Client:
PODIA

Northpoint



Drawing Title

CONTEXT PLAN - PROPOSED

Drawn:

SH

Proj Architect:

SH

Cad File:

Drawing Number: A.00.13

Proj Director:

SH

Co ordinated:

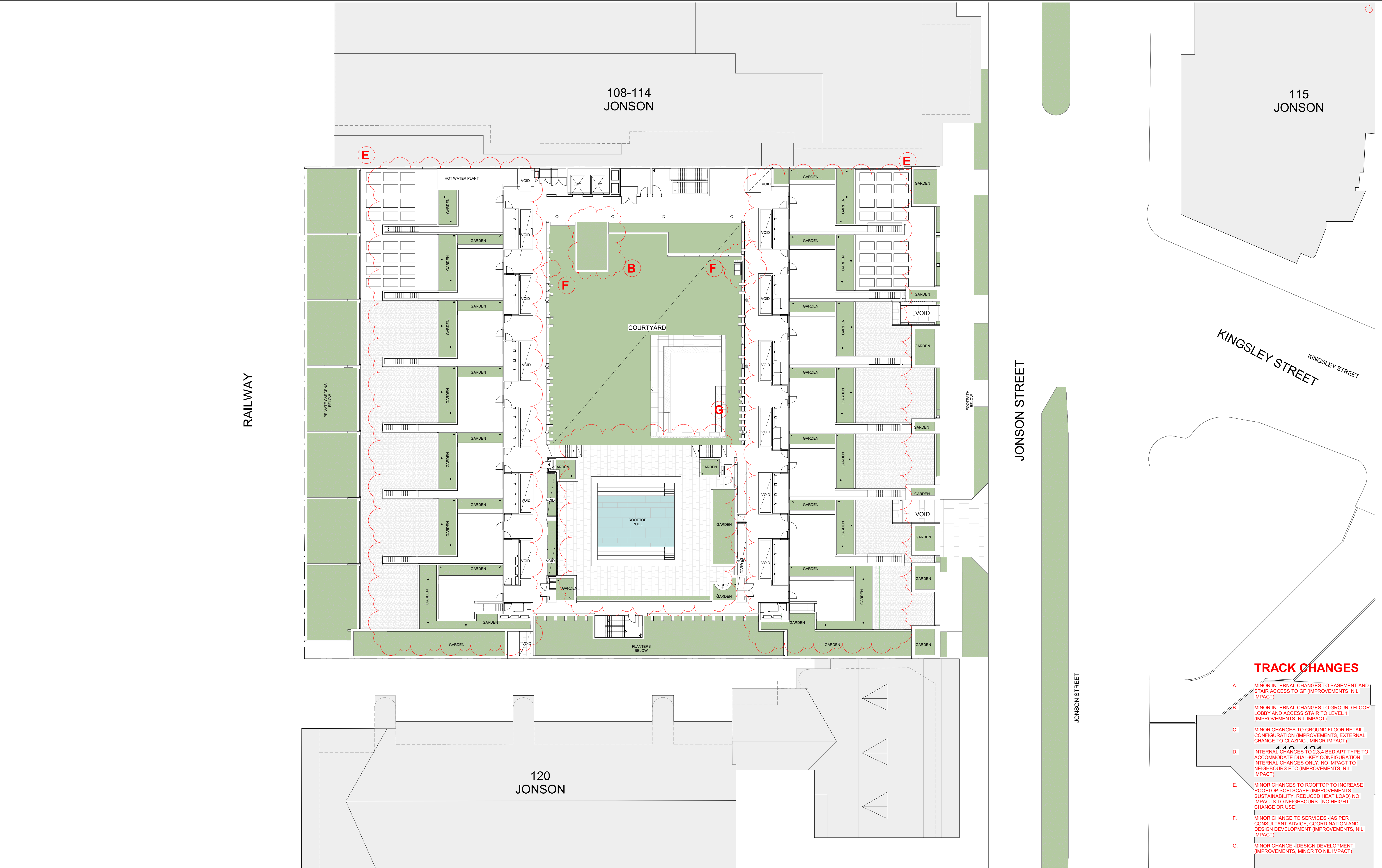
AS

Scale:

1 : 400@A1

2100002

Revision: 3



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Keyplan

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SECTION 4.55 (2)
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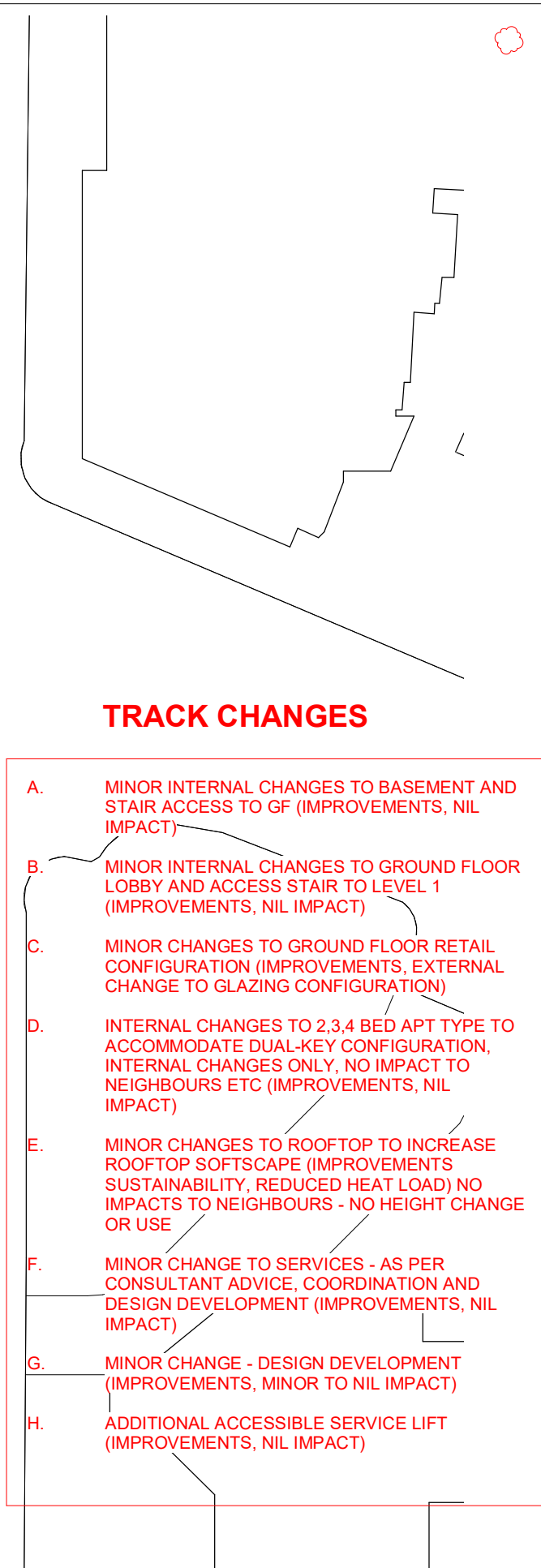
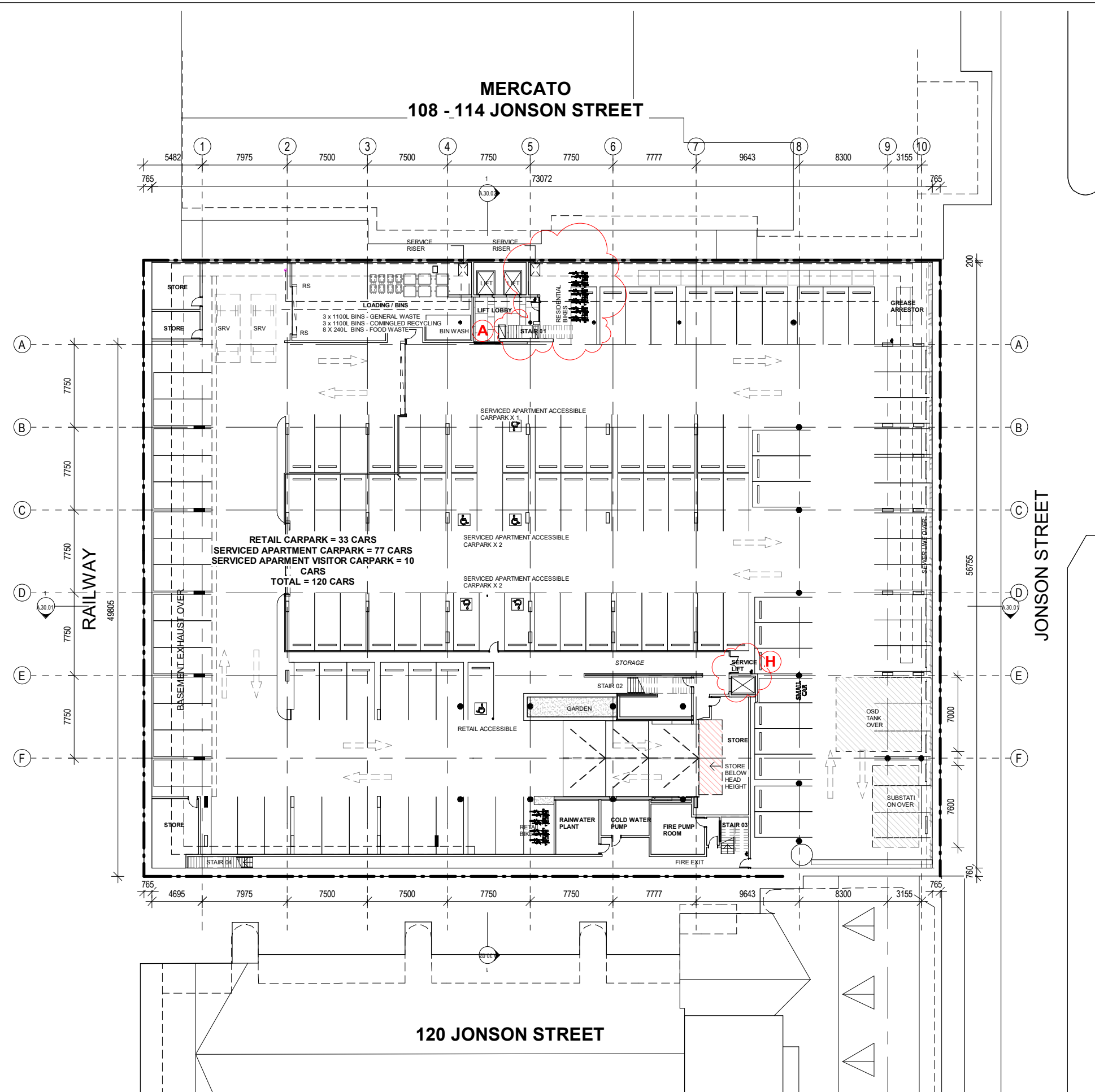
Client:
PODIA



Drawing Title

SITE PLAN - PROPOSED

Drawn: SH	Proj Director: SH
Proj Architect: SH	Co ordinated: AS
Cad File:	Scale: 1 : 200@A1
Drawing Number: A.00.23	Revision: 3



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SECTION 4.56
MODIFICATION APPLICATION

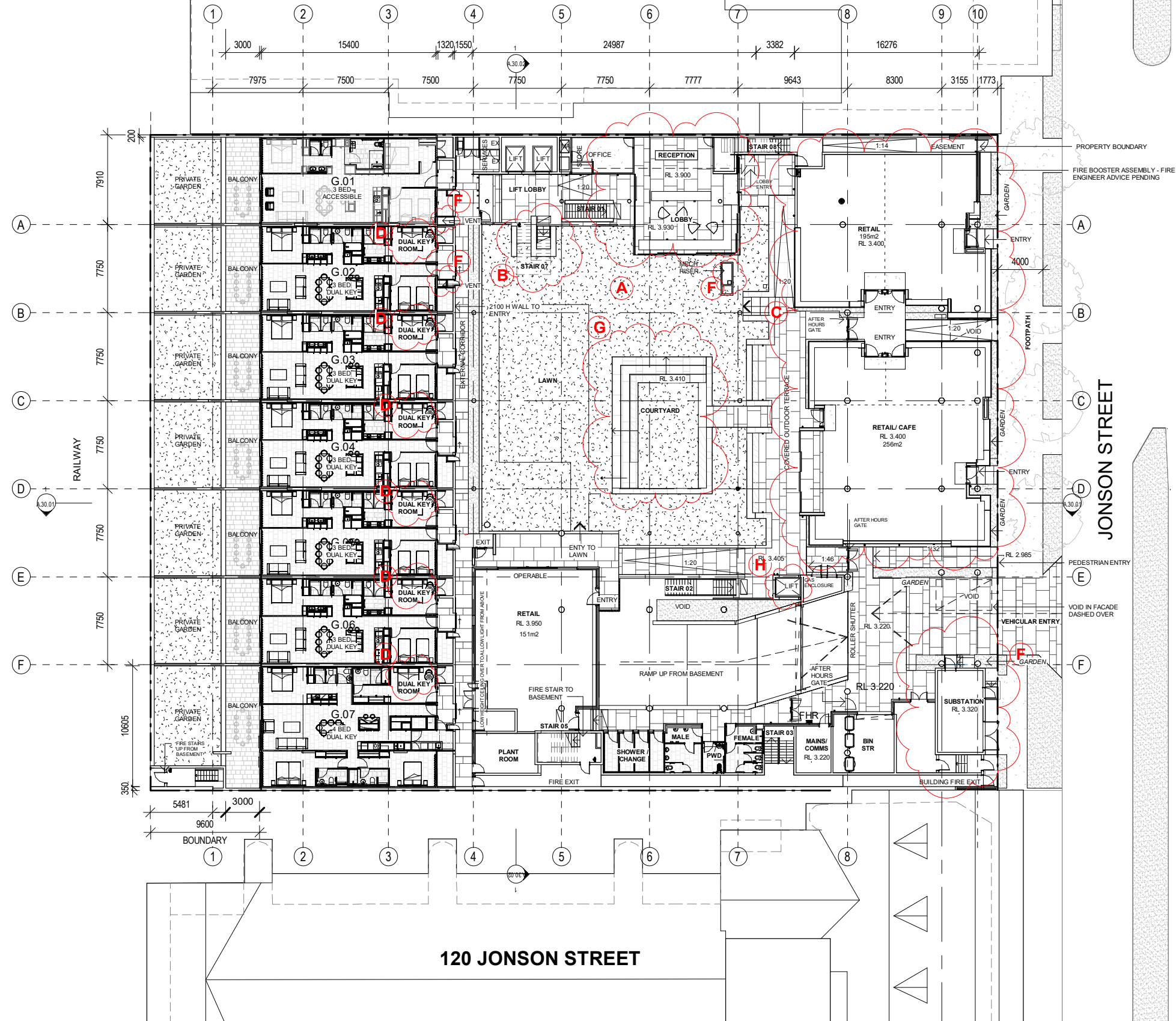
Project
116 - 118 JONSON ST
BYRON BAY

Client
PODIA

Northpoint

Drawing Title PLAN - BASEMENT			
Drawn: MG	Date:	Proj. Director: IR/AS	Date:
Proj. Architect: JW	Date:	Co-ordinated: IR/AS	Date:
Cad File:	Scale: As	Project No: 2100002	
Drawing Number: A.11.01	Indicated@A3	Revision: 3	

MERCATO
108 - 114 JONSON STREET



TRACK CHANGES

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116 - 118 JONSON ST
BYRON BAY

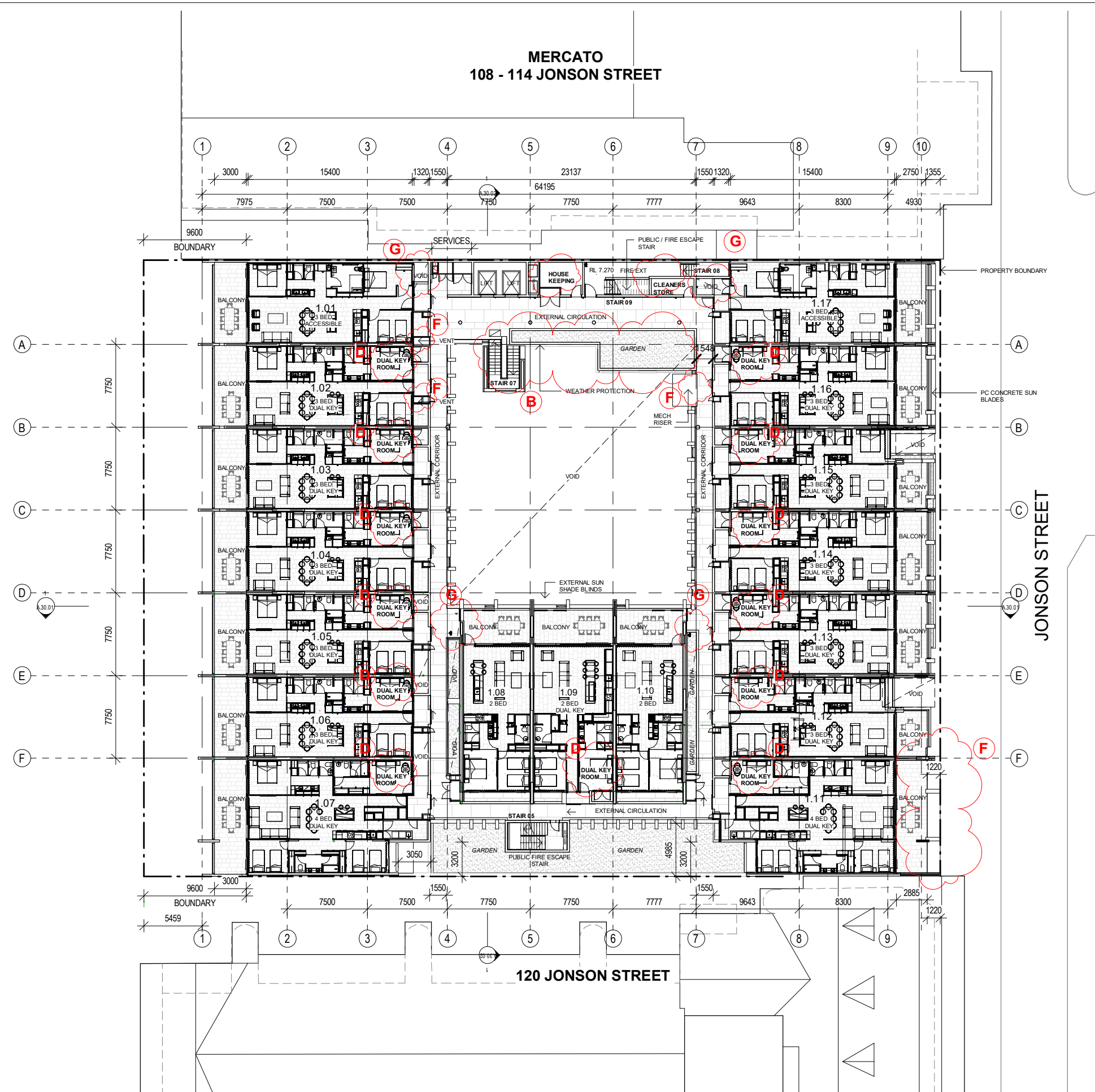
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Northpoint

Drawing Title PLAN - GROUND

Drawn: MG	Date:	Proj. Director: IR/AS	Date:
Proj. Architect: JW	Date:	Co-ordinated: IR/AS	Date:
Cad File:	Scale: As	Project No: 2100002	Revision: 3
Drawing Number: A.12.01	Indicated@A3		



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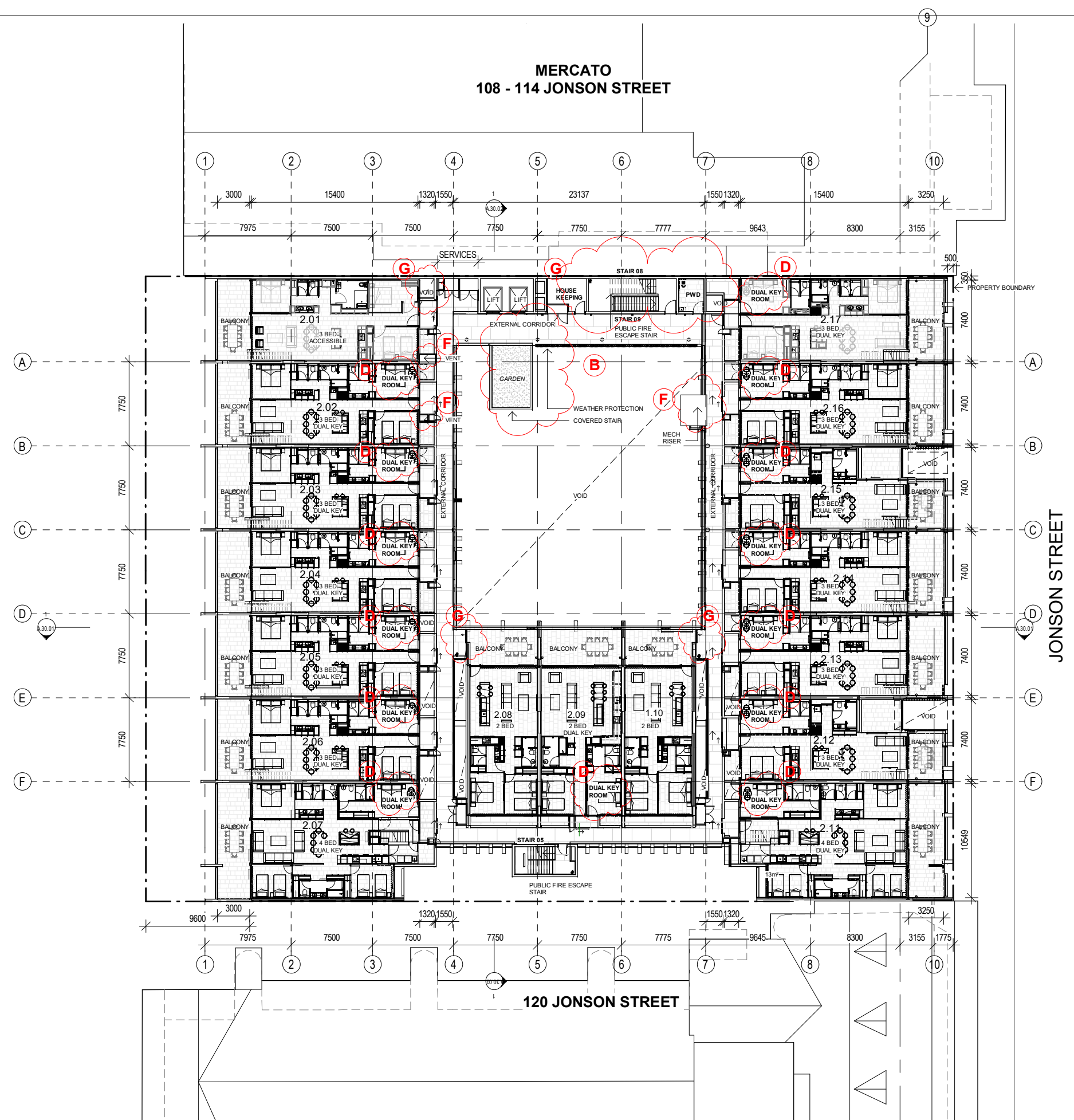
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Document Control Status
SECTION 4.56
MODIFICATION APPLICATION

Project
116 - 118 JONSON ST
BYRON BAY

Client
PODIA

Northpoint	Drawing Title	PLAN - LEVEL 1
Drawn: MG	Date:	Proj. Director: IR/AS Date:
Proj. Architect: JW	Date:	Co-ordinated: IR/AS Date:
Cad File:	Scale: As	Project No: 2100002
Drawing Number: A.13.01	Indicated@A3	Revision: 3



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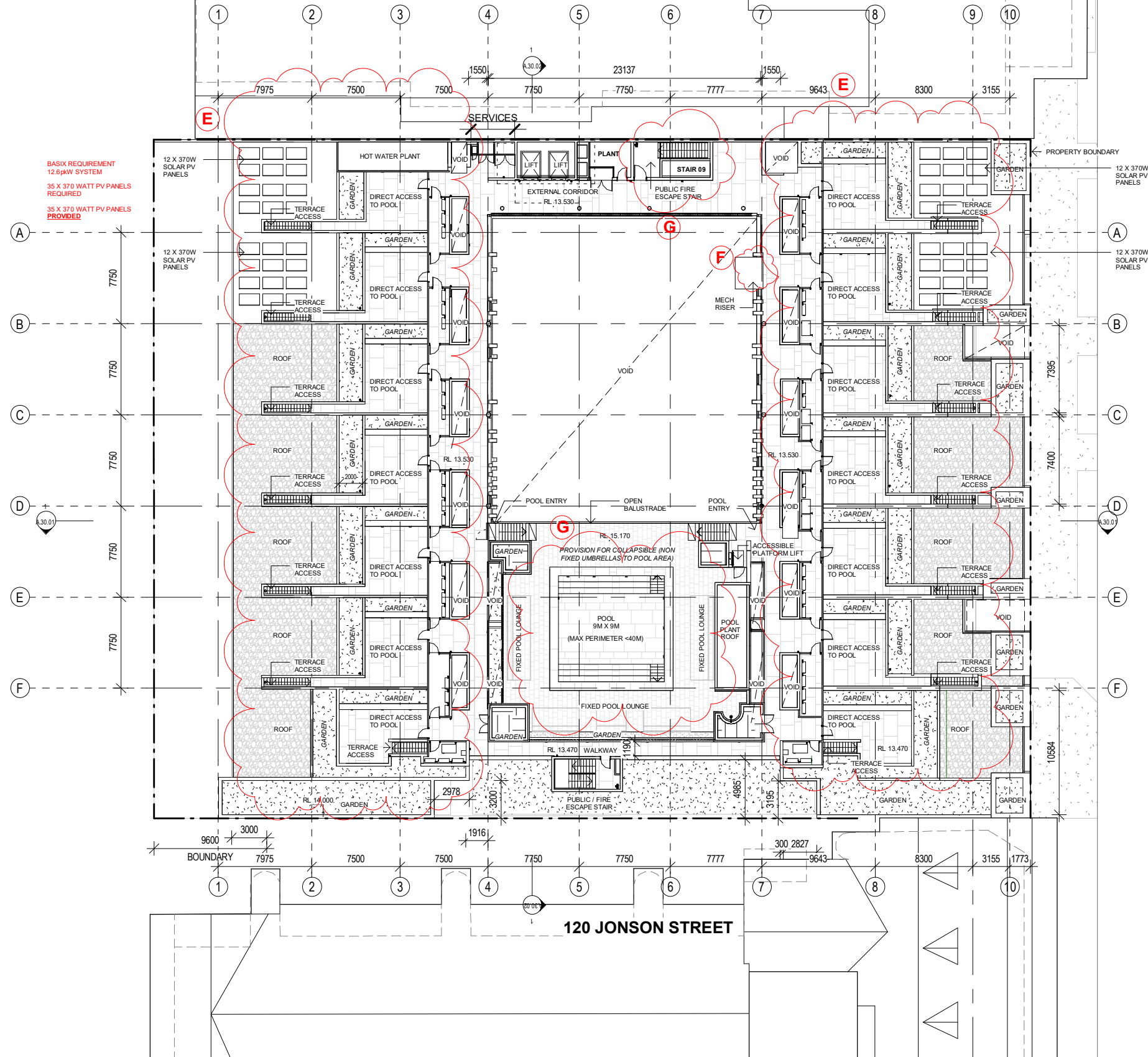
SECTION 4.56
MODIFICATION APPLICATION

Project
116 - 118 JONSON ST
BYRON BAY

Client
PODIA

Northpoint	Drawing Title	PLAN - LEVEL 2			
	Drawn:	MG	Date:	Proj. Director:	IR/AS
	Proj. Architect:	JW	Date:	Co-ordinated:	IR/AS
	Cad File:	As	Project No:	2100002	
	Drawing Number:	A.14.01	Revision:	3	

MERCATO
108 - 114 JONSON STREET



TRACK CHANGES

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Project

116 - 118 JONSON ST
BYRON BAY

Client

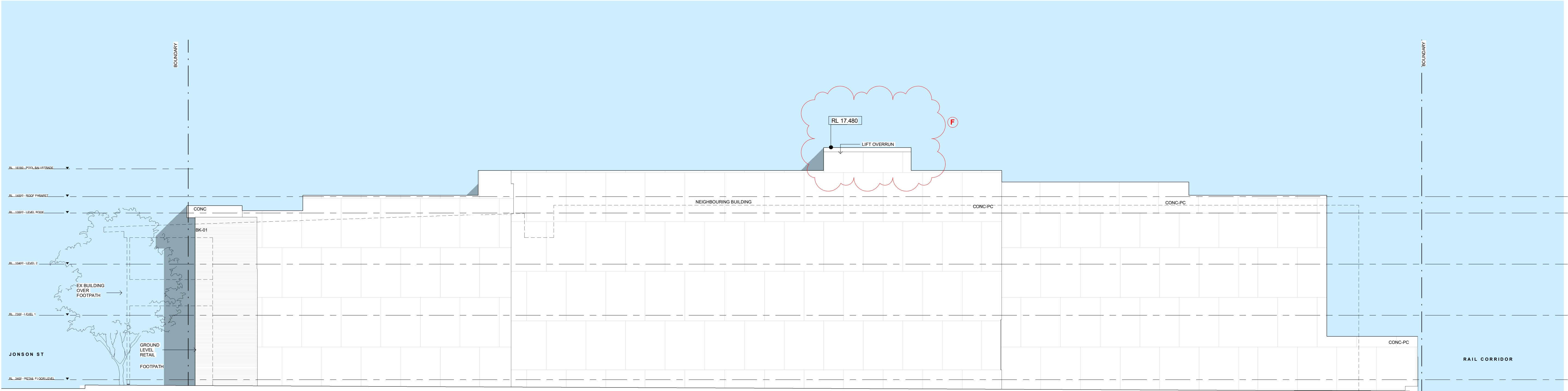
PODIA

Northpoint



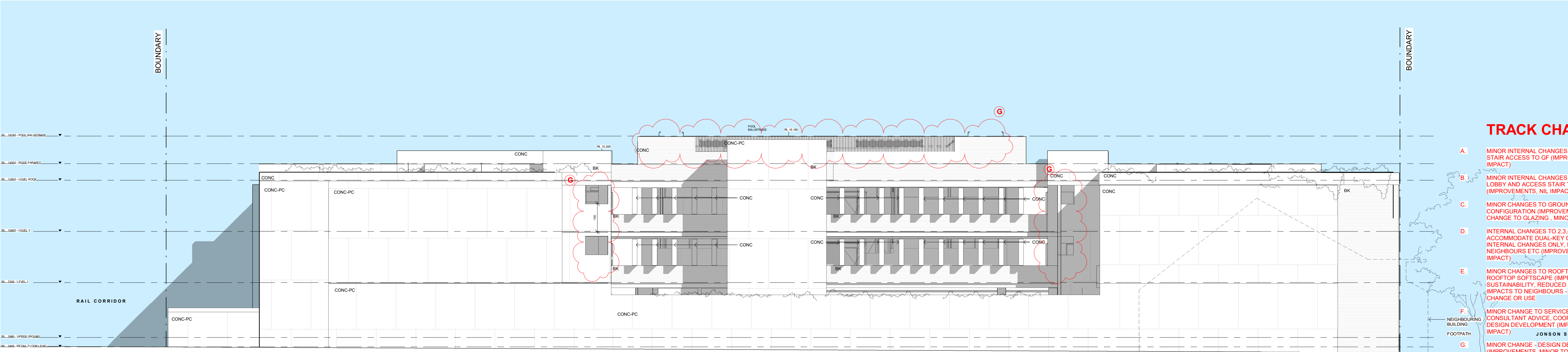
Drawing Title PLAN - LEVEL 3

Drawn: MG	Date:	Proj. Director: IR/AS	Date:
Proj. Architect: JW	Date:	Co-ordinated: IR/AS	Date:
Cad File:		Scale: As	Project No: 2100002
Drawing Number: A.15.01		Indicated@A3	Revision: 3



EXTENT OF NEIGHBOURING BUILDING 108-114 JONSON

1 BUILDING ELEVATION NORTH
1 : 125



TRACK CHANGES

- | | |
|----|---|
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2 BUILDING ELEVATION SOUTH
1 : 125

LEGEND CODE	DESCRIPTION	COLOUR
BAL	BALUSTRADE	GREY
BK	BRICKWORK	TERRACOTTA - OR SIMILAR
CLA	ANODISED ALUMINIUM CLADDING	GREY
CONC	CONCRETE	LIGHT GREY
GL	GLAZING ASSEMBLY	CLEAR GLASS, ANODISED ALUMINIUM FRAME
STN	STONE	PORPHYRY - OR SIMILAR
SCR	ANODISED ALUMINIUM SCREEN	GREY

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2	REVISED DA - s4.55(2)	MG	24.02.2022
3	REVISED DA - s4.55	MG	27.06.2022

Keyplan

Document Control Status

SECTION 4.55 (2)
MODIFICATION APPLICATION

Project

116-118 JONSON ST

Client:
PODIA

Northpoint

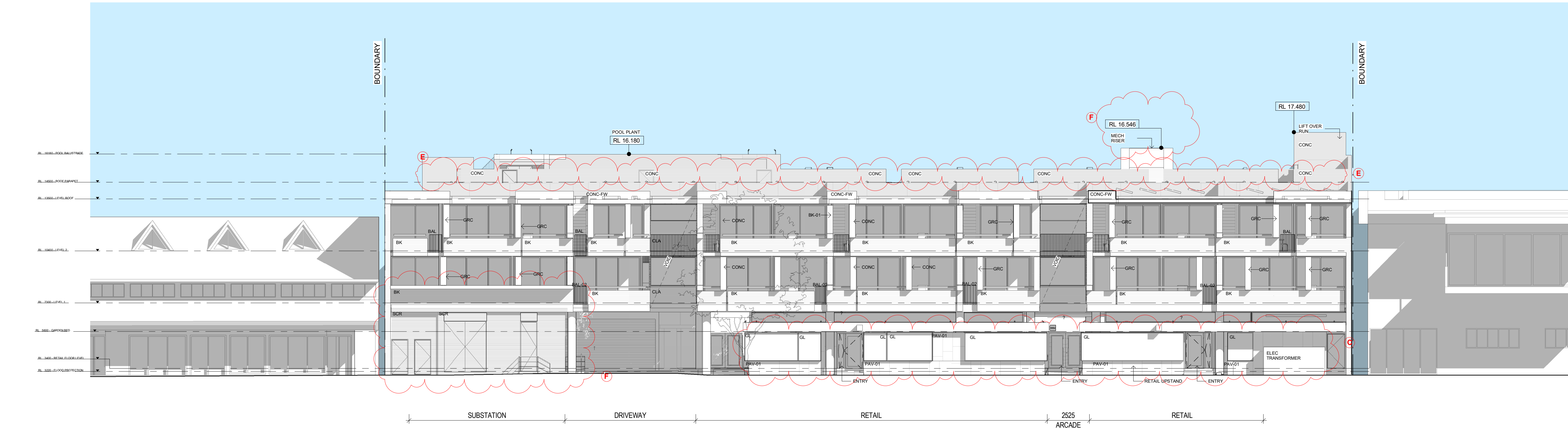
Drawing Title

ELEVATIONS - SHEET 1

Drawn: MG	Proj Director: IR/AS
Proj Architect: JW	Co ordinated: Designer
Cad File:	Scale: 1 : 125@A1
Drawing Number: A.20.01	Revision: 3

2100002

1 BUILDING ELEVATION EAST
1 : 125



2 BUILDING ELEVATION WEST
1 : 125



TRACK CHANGES

- A. MINOR INTERNAL CHANGES TO BASEMENT AND STAIR ACCESS TO GF (IMPROVEMENTS, NIL IMPACT)
- B. MINOR INTERNAL CHANGES TO GROUND FLOOR LOBBY AND ACCESS STAIR TO LEVEL 1 (IMPROVEMENTS, NIL IMPACT)
- C. MINOR CHANGES TO GROUND FLOOR RETAIL CONFIGURATION (IMPROVEMENTS, EXTERNAL CHANGE TO GLAZING, MINOR IMPACT)
- D. INTERNAL CHANGES TO 2.3.4 BED APT TYPE TO ACCOMMODATE DUAL-KEY CONFIGURATION, INTERNAL CHANGES ONLY, NO IMPACT TO NEIGHBOURS ETC (IMPROVEMENTS, NIL IMPACT)
- E. MINOR CHANGES TO ROOFTOP TO INCREASE ROOFTOP SOFTSCAPE (IMPROVEMENTS SUSTAINABILITY, REDUCED HEAT LOAD) NO IMPACTS TO NEIGHBOURS - NO HEIGHT CHANGE OR USE
- F. MINOR CHANGE TO SERVICES - AS PER CONSULTANT ADVICE, COORDINATION AND DESIGN DEVELOPMENT (IMPROVEMENTS, NIL IMPACT)
- G. MINOR CHANGE - DESIGN DEVELOPMENT (IMPROVEMENTS, MINOR TO NIL IMPACT)

LEGEND CODE	DESCRIPTION	COLOUR
BAL	BALUSTRADE	GREY
BK	BRICKWORK	TERRACOTTA - OR SIMILAR
CLA	ANODISED ALUMINIUM CLADDING	GREY
CONC	CONCRETE	LIGHT GREY
GL	GLAZING ASSEMBLY	CLEAR GLASS, ANODISED ALUMINIUM FRAME
STN	STONE	PORPHYRY - OR SIMILAR
SCR	ANODISED ALUMINIUM SCREEN	GREY

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Keyplan

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SECTION 4.55 (2) MODIFICATION APPLICATION

Project

116-118 JONSON ST

Client:
PODIA

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Drawing Title

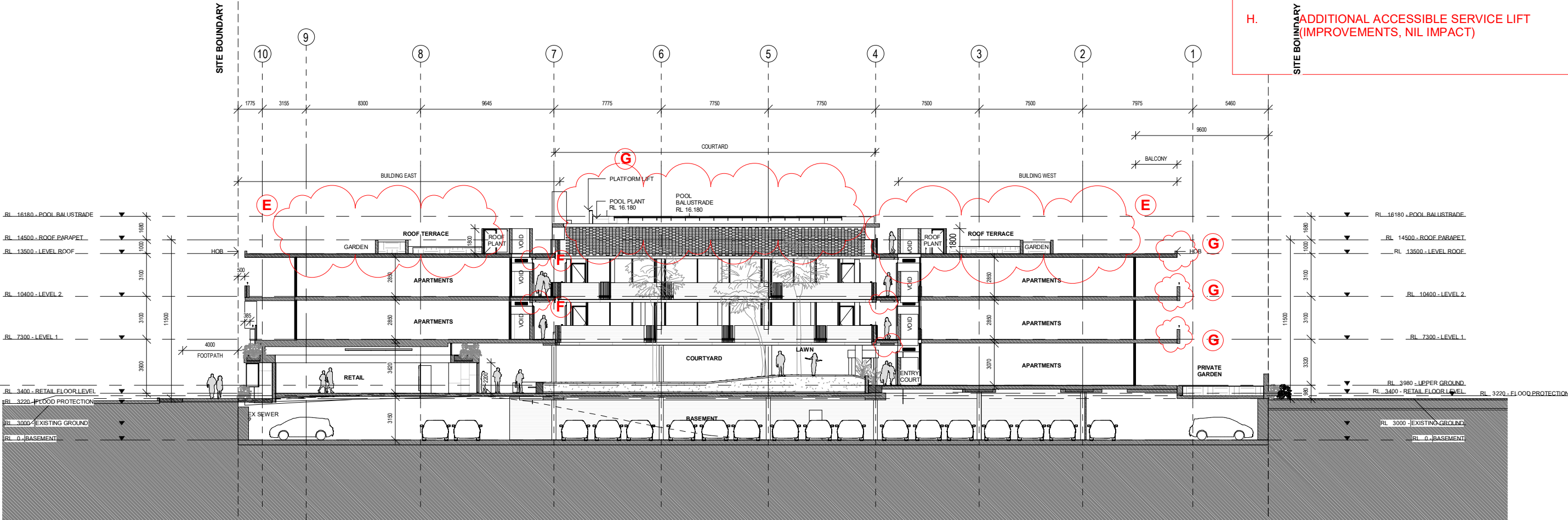
ELEVATIONS - SHEET 2

Drawn: MG	Proj Director: JR
Proj Architect: JW	Coordinated: JR
Cad File:	Scale: 1 : 125@A1
Drawing Number: A.20.02	Revision: 3

2100002

TRACK CHANGES

- A. MINOR INTERNAL CHANGES TO BASEMENT AND STAIR ACCESS TO GF (IMPROVEMENTS, NIL IMPACT)
- B. MINOR INTERNAL CHANGES TO GROUND FLOOR LOBBY AND ACCESS STAIR TO LEVEL 1 (IMPROVEMENTS, NIL IMPACT)
- C. MINOR CHANGES TO GROUND FLOOR RETAIL CONFIGURATION (IMPROVEMENTS, EXTERNAL CHANGE TO GLAZING CONFIGURATION)
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- G. MINOR CHANGE - DESIGN DEVELOPMENT (IMPROVEMENTS, MINOR TO NIL IMPACT)
- H. ADDITIONAL ACCESSIBLE SERVICE LIFT (IMPROVEMENTS, NIL IMPACT)



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3	REVISED DA - s4.55	MG	27.06.2022

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SECTION 4.56
MODIFICATION APPLICATION

Project
116 - 118 JONSON ST
BYRON BAY

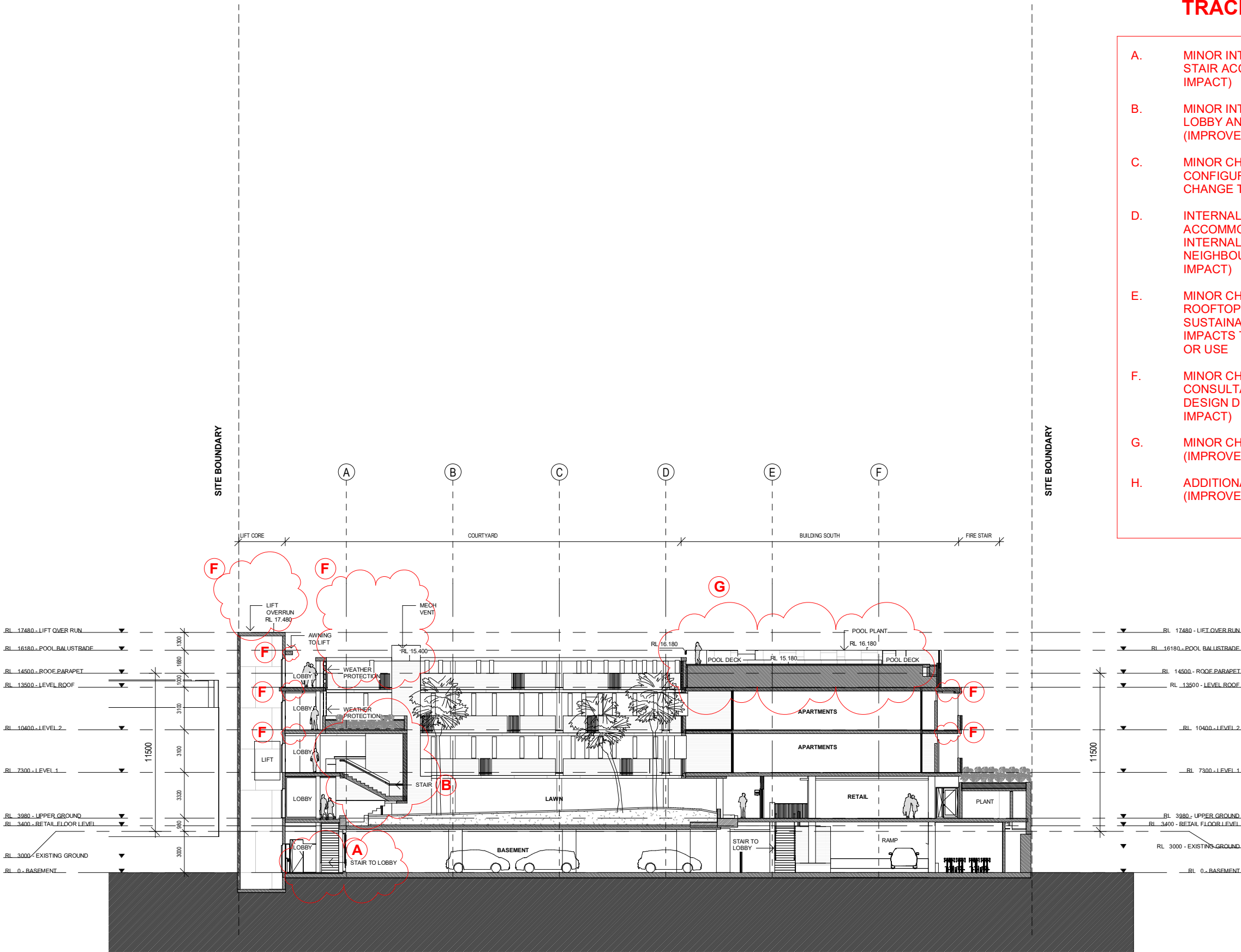
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Drawing Title			
SECTIONS - SHEET 1			
Drawn: MG	Date:	Proj. Director: IR/AS	Date:
Proj. Architect: JW	Date:	Co-ordinated: IR/AS	Date:
Cad File:	Scale: As	Project No: 2100002	
Drawing Number: A.30.01	indicated@A3		Revision: 3

TRACK CHANGES

- A. MINOR INTERNAL CHANGES TO BASEMENT AND STAIR ACCESS TO GF (IMPROVEMENTS, NIL IMPACT)
- B. MINOR INTERNAL CHANGES TO GROUND FLOOR LOBBY AND ACCESS STAIR TO LEVEL 1 (IMPROVEMENTS, NIL IMPACT)
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3	REVISED DA - s4.55	MG	27.06.2022

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SECTION 4.56
MODIFICATION APPLICATION

Project

116 - 118 JONSON ST
BYRON BAY

Client

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Drawing Title SECTIONS - SHEET 2

Drawn: MG	Date:	Proj. Director: IR/AS	Date:
Proj. Architect: JW	Date:	Co-ordinated: IR/AS	Date:
Cad File:	Scale: As	Project No: 2100002	
Drawing Number: A.30.02	Revision: 3	Indicated@A3	



INTERNAL	102m ²
EXTERNAL ENTRY	2m ²
EXTERNAL TERRACES	5m ²
BALCONY	23m ²
TOTAL	131m ²



INTERNAL	114m ²
EXTERNAL ENTRY	2m ²
EXTERNAL TERRACES	7m ²
BALCONY	23m ²
TOTAL	146m ²

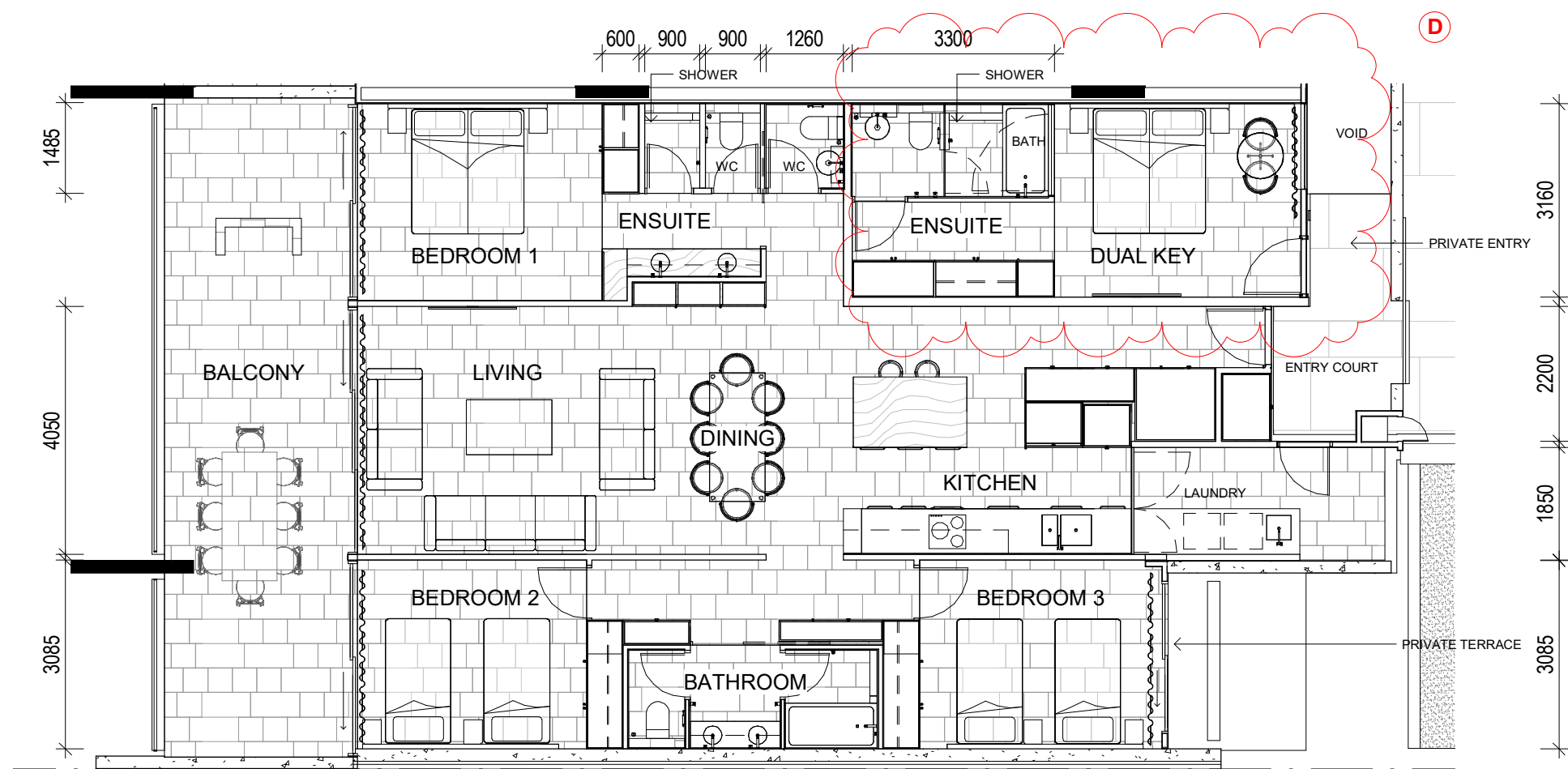


INTERNAL	85m ²
EXTERNAL ENTRY	5m ²
EXTERNAL TERRACES	5m ²
BALCONY	19m ²
TOTAL	114m ²



INTERNAL	114m ²
EXTERNAL ENTRY	4m ²
EXTERNAL TERRACES	7m ²
BALCONY	23m ²
TOTAL	148m²

APARTMENT NUMBER G.01 /1.01/1.17 & 2.01
NOTE: FINAL CONFIGURATION SUBJECT TO FURTHER DESIGN DEVELOPMENT



TYPICAL 4 BED APARTMENT - (L1 - LEVEL 2 SIMILAR)

INTERNAL	155m ²
EXTERNAL ENTRY	2m ²
EXTERNAL TERRACES	6m ²
BALCONY	33m ²
TOTAL	197m ²

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Keyplan

Document Control Status

SECTION 4.55 (2)APPLICATION
MODIFICATION APPLICATION

Project

116-118 JONSON ST

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Drawing Title

PLAN - APARTMENT TYPICAL

Drawn:

MG

Proj Architect:

JW

Cad File:

Proj Director:

AS/IR

Co ordinated:

IR

Scale:

1 : 100@A1

Drawing Number:

A.71.02

Revision:

3