

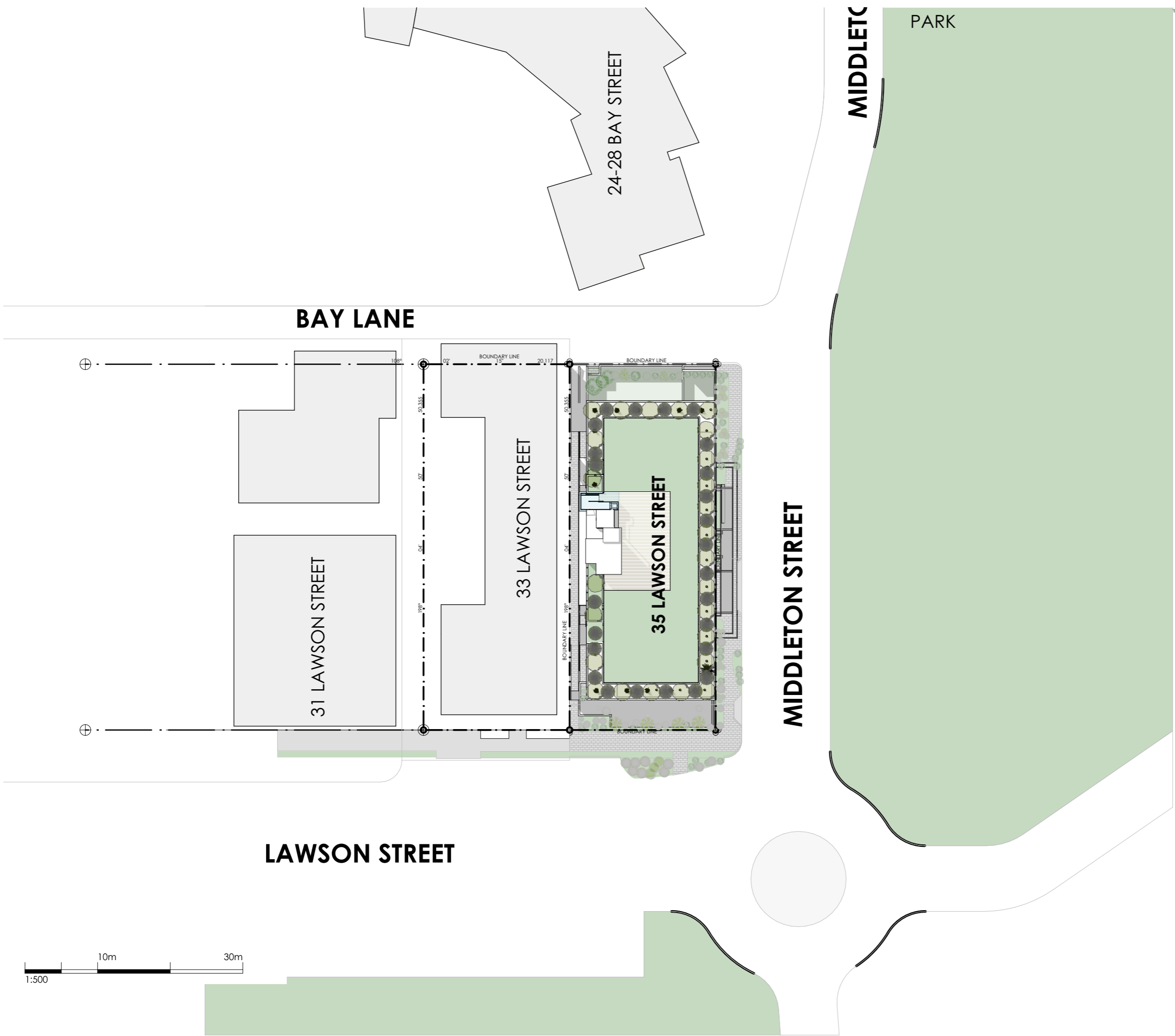


WAVES RESORT LUXURY HOTEL REDEVELOPMENT

(ROOFTOP TERRACE CAFE AND GARDENS)

BYRON BAY

35 LAWSON STREET, BYRON BAY



REV	DESCRIPTION	BY	DATE
P3	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	20.10.23



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
SITE PLAN

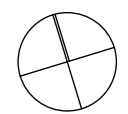
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NORTH POINT:

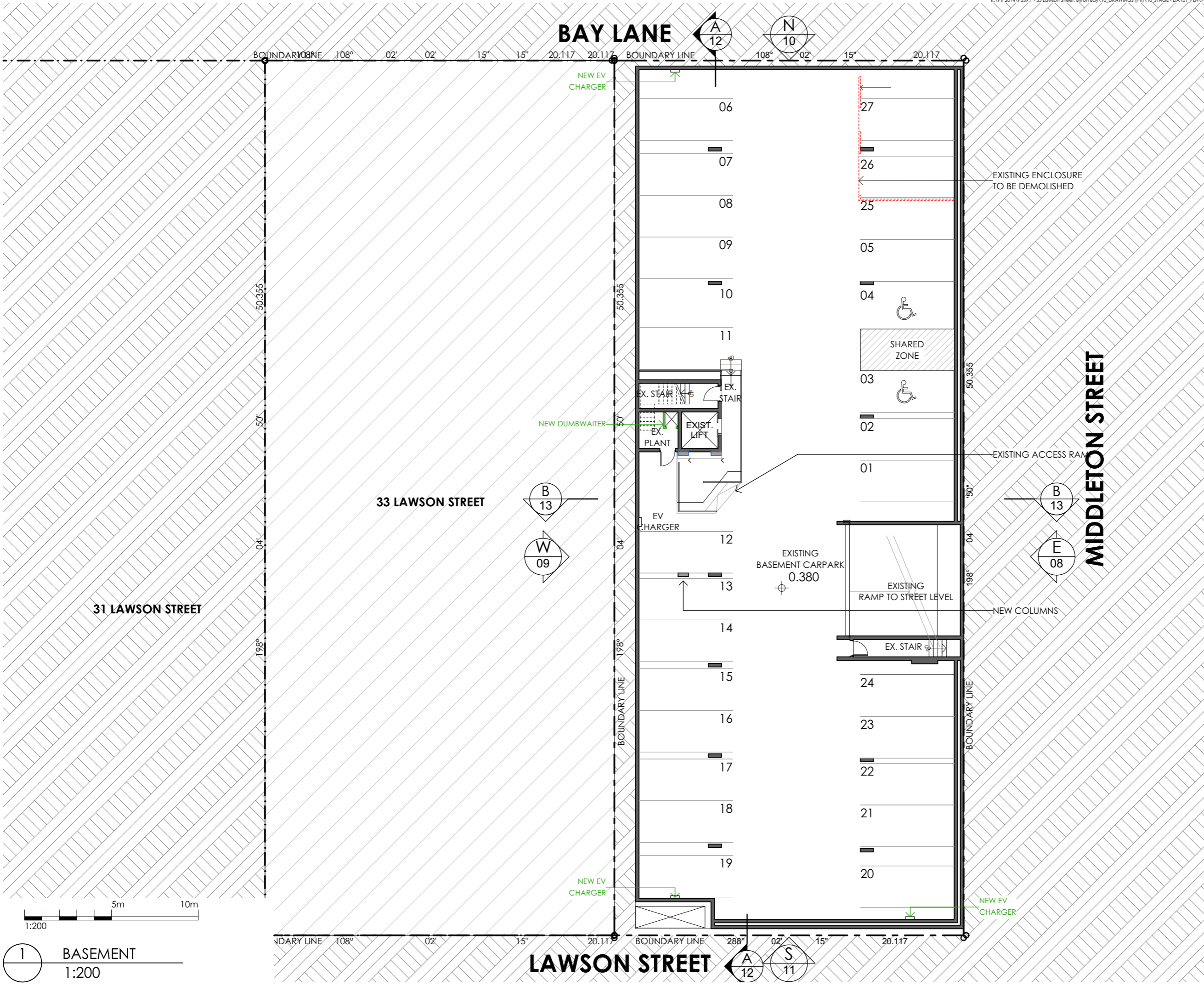
DRAWN BY: **DP**

CHECKED BY: **PI**

PROJECT No: **P339.1**



DA **01** **P3**
 stage. dwg no. revision



GENERAL LEGEND

- PROPOSED WALLS/ FLOORS
- EXISTING WALLS/ FLOORS
- DEMOLISHED WALLS/ FLOORS
- SITE BOUNDARY
- ACCESSIBLE CIRCULATION
- PROPOSED REDUCED LEVEL
- EXISTING REDUCED LEVEL
- EXISTING BUILDING
- PREVIOUS DA APPROVAL
- THIS PROPOSAL

P3 DA MODIFICATION - ISSUE FOR SUBMISSION DP 22.04.22

REV	DESCRIPTION	BY	DATE



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 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
BASEMENT

SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP

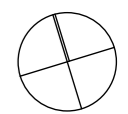
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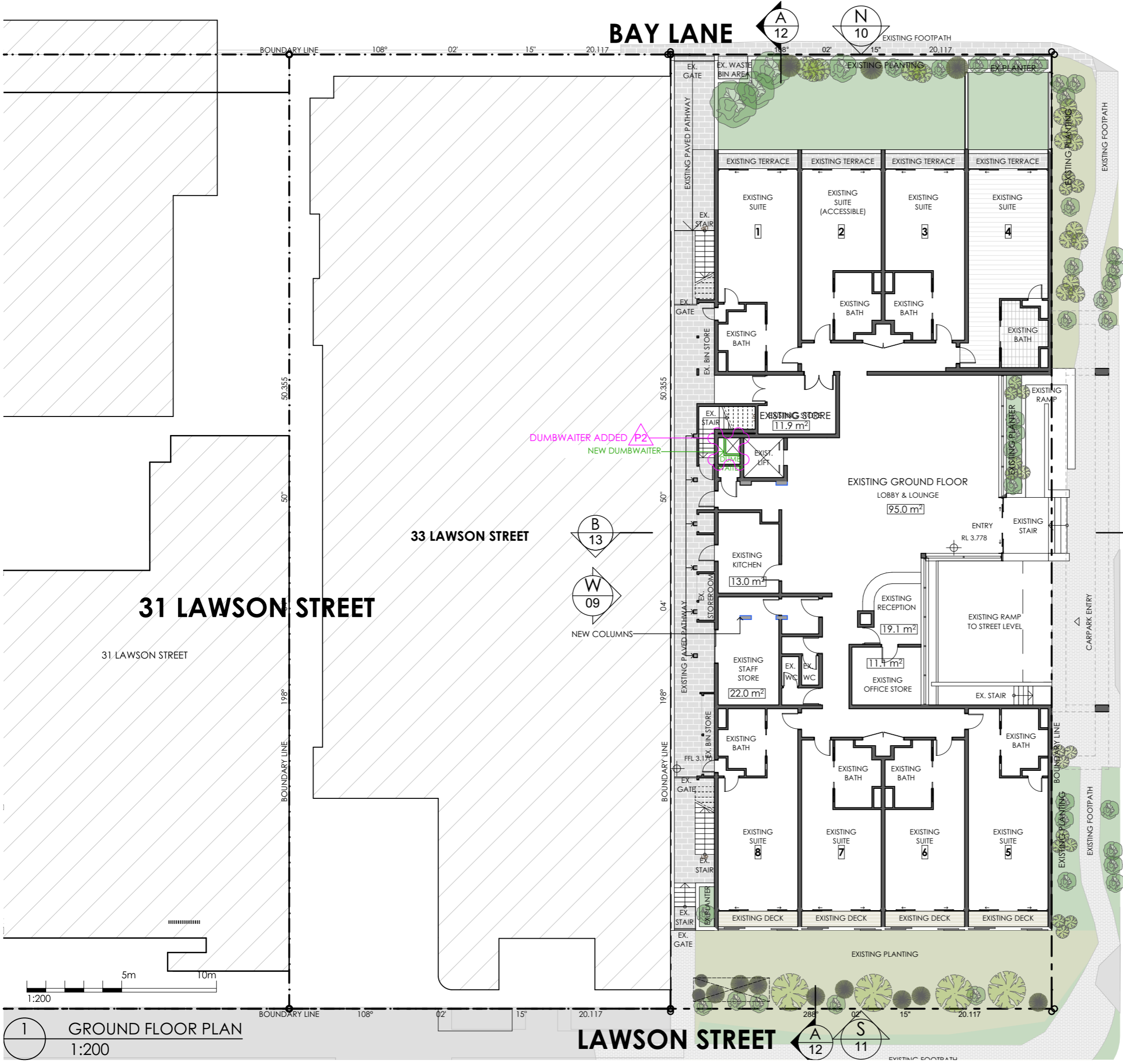
PROJECT No: P339.1

DA stage. **02** dwg no. **P3** revision



1 BASEMENT
 1:200





GENERAL LEGEND

- PROPOSED WALLS/ FLOORS
- EXISTING WALLS/ FLOORS
- DEMOLISHED WALLS/ FLOORS
- SITE BOUNDARY
- ACCESSIBLE CIRCULATION
- RL 3.775 PROPOSED REDUCED LEVEL
- RL 3.775 EXISTING REDUCED LEVEL
- EXISTING BUILDING
- PREVIOUS DA APPROVAL
- THIS PROPOSAL

P2	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	26.11.21
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
Tourism + Residential

Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP

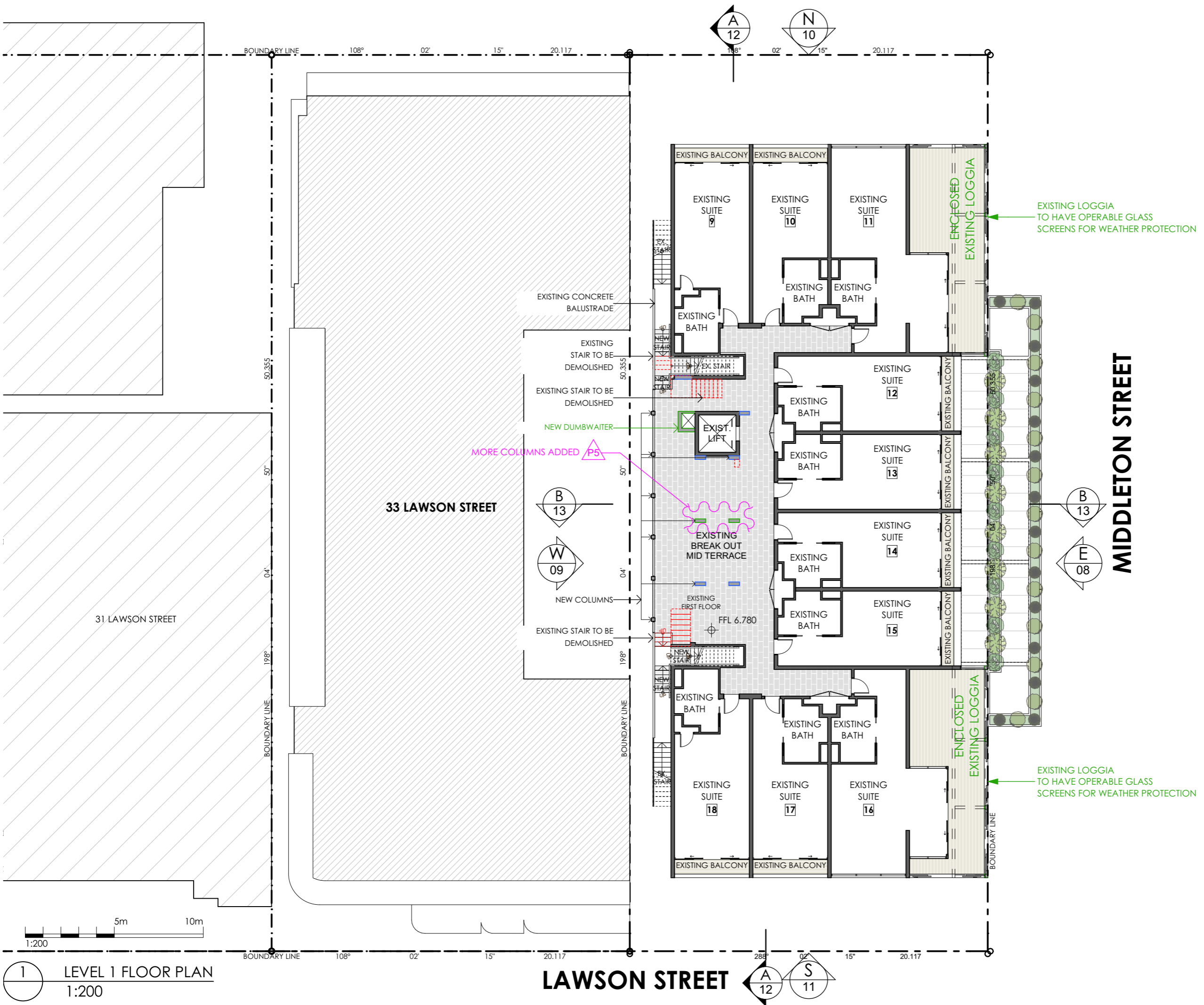
CHECKED BY: PI

PROJECT No: P339.1

DA 03 P2
stage. dwg no. revision

1 GROUND FLOOR PLAN
1:200





GENERAL LEGEND

- PROPOSED WALLS/ FLOORS
- EXISTING WALLS/ FLOORS
- DEMOLISHED WALLS/ FLOORS
- SITE BOUNDARY
- ACCESSIBLE CIRCULATION
- RL 3.775 PROPOSED REDUCED LEVEL
- RL 3.775 EXISTING REDUCED LEVEL
- EXISTING BUILDING
- PREVIOUS DA APPROVAL
- THIS PROPOSAL

REV	DESCRIPTION	BY	DATE
P5	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	25.10.23

pti ARCHITECTURE
Tourism + Residential

Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2000
 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

CLIENT:
MP GROUP

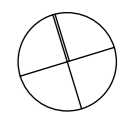
PROJECT:
**WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
35 LAWSON STREET, BYRON BAY**

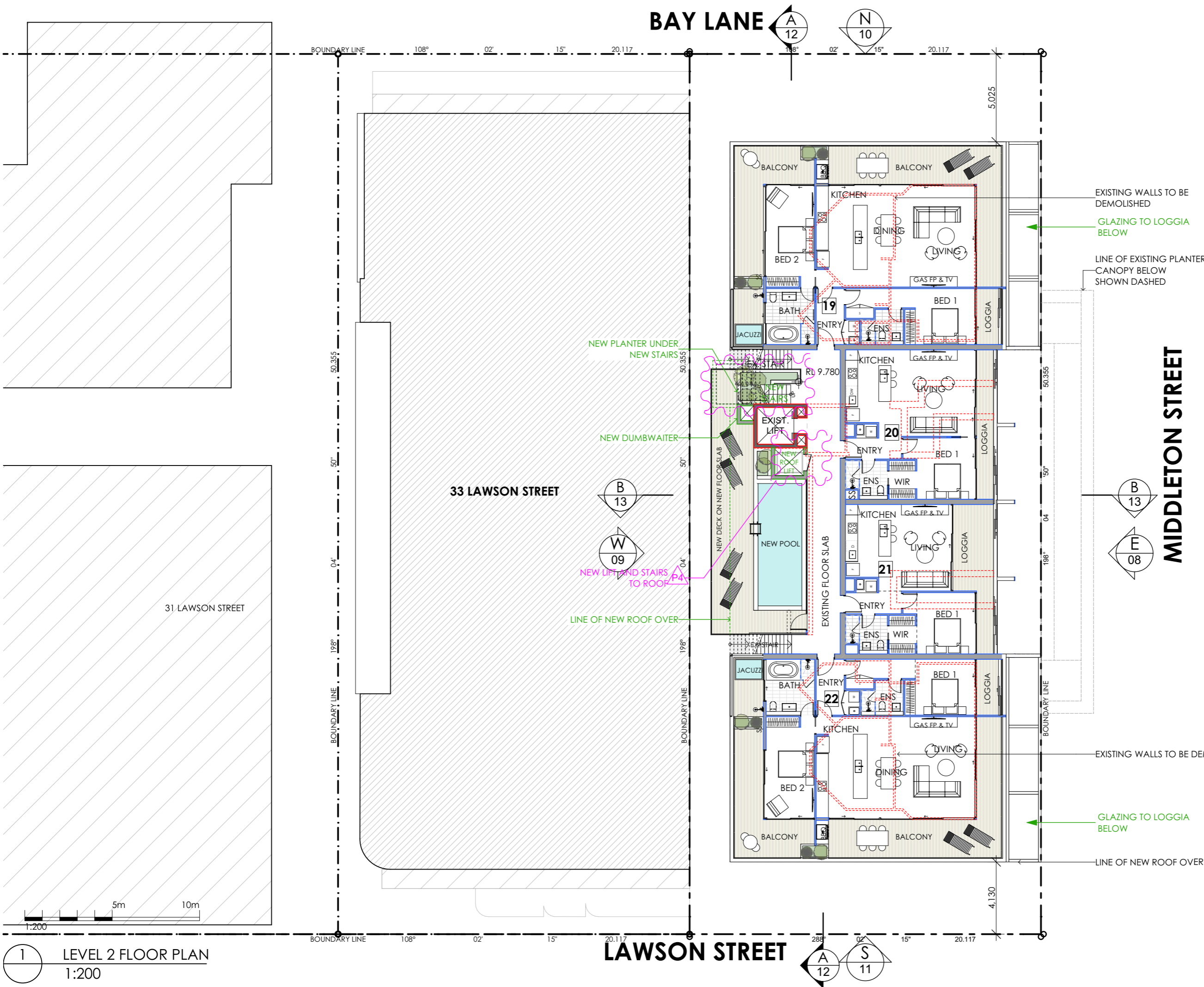
DRAWING TITLE:
LEVEL 1 FLOOR PLAN

SCALE: 1:200 AT A3 NORTH POINT:
 DRAWN BY: DP
 CHECKED BY: PI
 PROJECT No: P339.1

DA 04 P5
stage. dwg no. revision

1 LEVEL 1 FLOOR PLAN
1:200





GENERAL LEGEND

- PROPOSED WALLS/ FLOORS
- EXISTING WALLS/ FLOORS
- DEMOLISHED WALLS/ FLOORS
- SITE BOUNDARY
- ACCESSIBLE CIRCULATION
- PROPOSED REDUCED LEVEL
- EXISTING REDUCED LEVEL
- █ EXISTING BUILDING
- █ PREVIOUS DA APPROVAL
- █ THIS PROPOSAL

P4 DA MODIFICATION - ISSUE FOR SUBMISSION DP 12.09.22

REV	DESCRIPTION	BY	DATE



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 150 071 022

CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

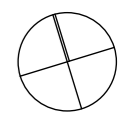
SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP
 CHECKED BY: PI

PROJECT No: P339.1

DA 05 P4
 stage. dwg no. revision

1 LEVEL 2 FLOOR PLAN
 1:200





GENERAL LEGEND

- PROPOSED WALLS/ FLOORS
- EXISTING WALLS/ FLOORS
- DEMOLISHED WALLS/ FLOORS
- SITE BOUNDARY
- ACCESSIBLE CIRCULATION
- PROPOSED REDUCED LEVEL
- EXISTING REDUCED LEVEL
- RED EXISTING BUILDING
- BLUE PREVIOUS DA APPROVAL
- GREEN THIS PROPOSAL

P19 DRAFT ISSUE FOR REVIEW - ROOF TOP MODIFICATION DP 25.10.23

REV	DESCRIPTION	BY	DATE



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 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

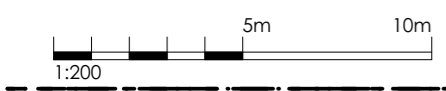
DRAWING TITLE:
**HOTEL ROOF GARDEN
 TERRACE PLAN**

SCALE: 1:200 AT A3 NORTH POINT:

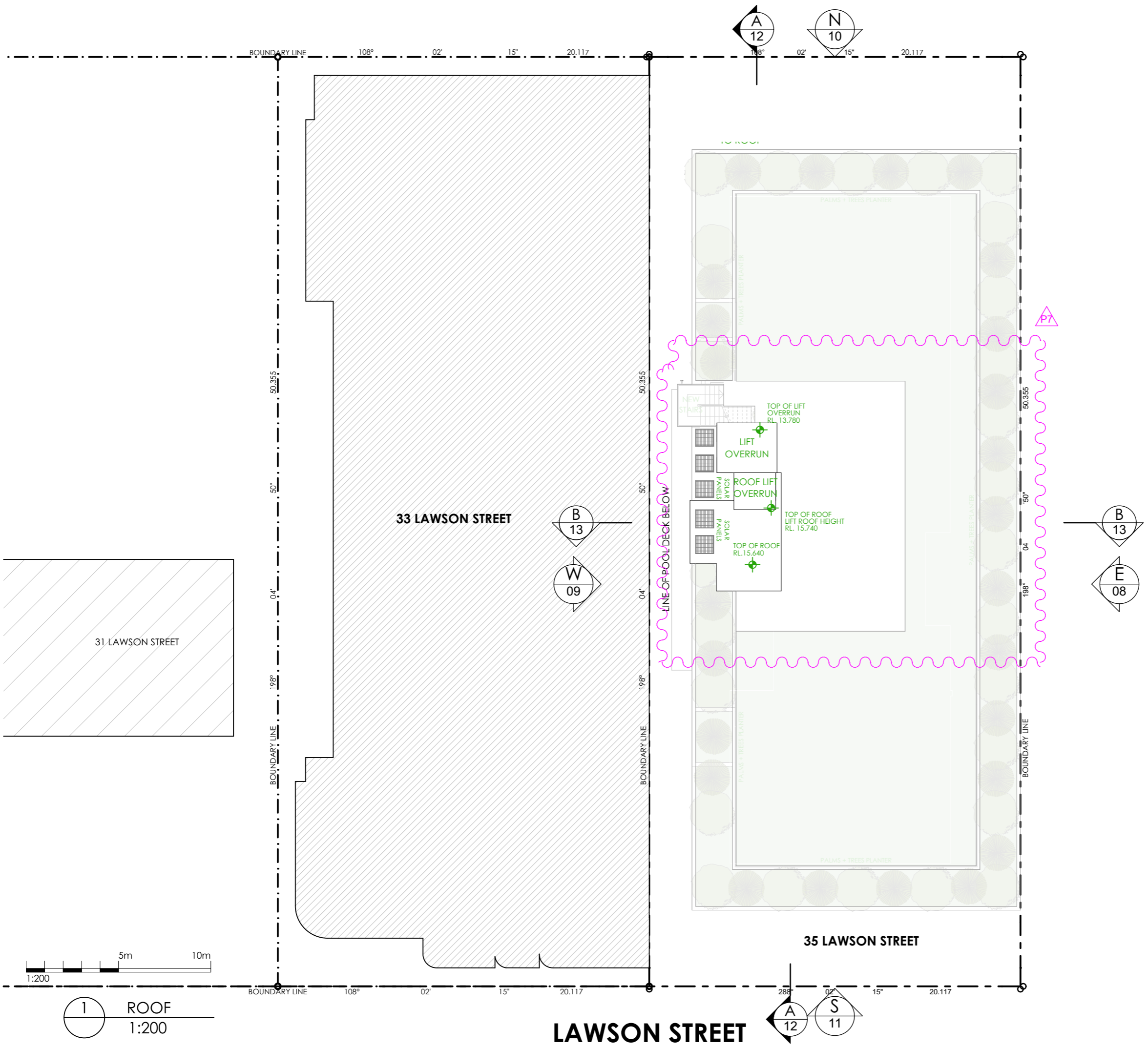
DRAWN BY: DP
 CHECKED BY: PI

PROJECT No: P339.1

DA 06 P19
 stage. dwg no. revision



1 ROOF PLAN
 1:200



GENERAL LEGEND

- PROPOSED WALLS/ FLOORS
- EXISTING WALLS/ FLOORS
- DEMOLISHED WALLS/ FLOORS
- SITE BOUNDARY
- ACCESSIBLE CIRCULATION
- PROPOSED REDUCED LEVEL
- EXISTING REDUCED LEVEL
- EXISTING BUILDING
- PREVIOUS DA APPROVAL
- THIS PROPOSAL

MIDDLETON STREET

P7	DRAFT ISSUE FOR REVIEW - ROOF TOP MODIFICATION	NR 06.10.23
REV	DESCRIPTION	BY DATE



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 150 071 022

CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

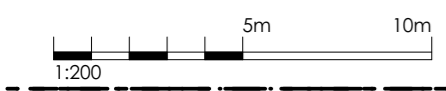
DRAWING TITLE:
ROOF PLAN

SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP
 CHECKED BY: PI

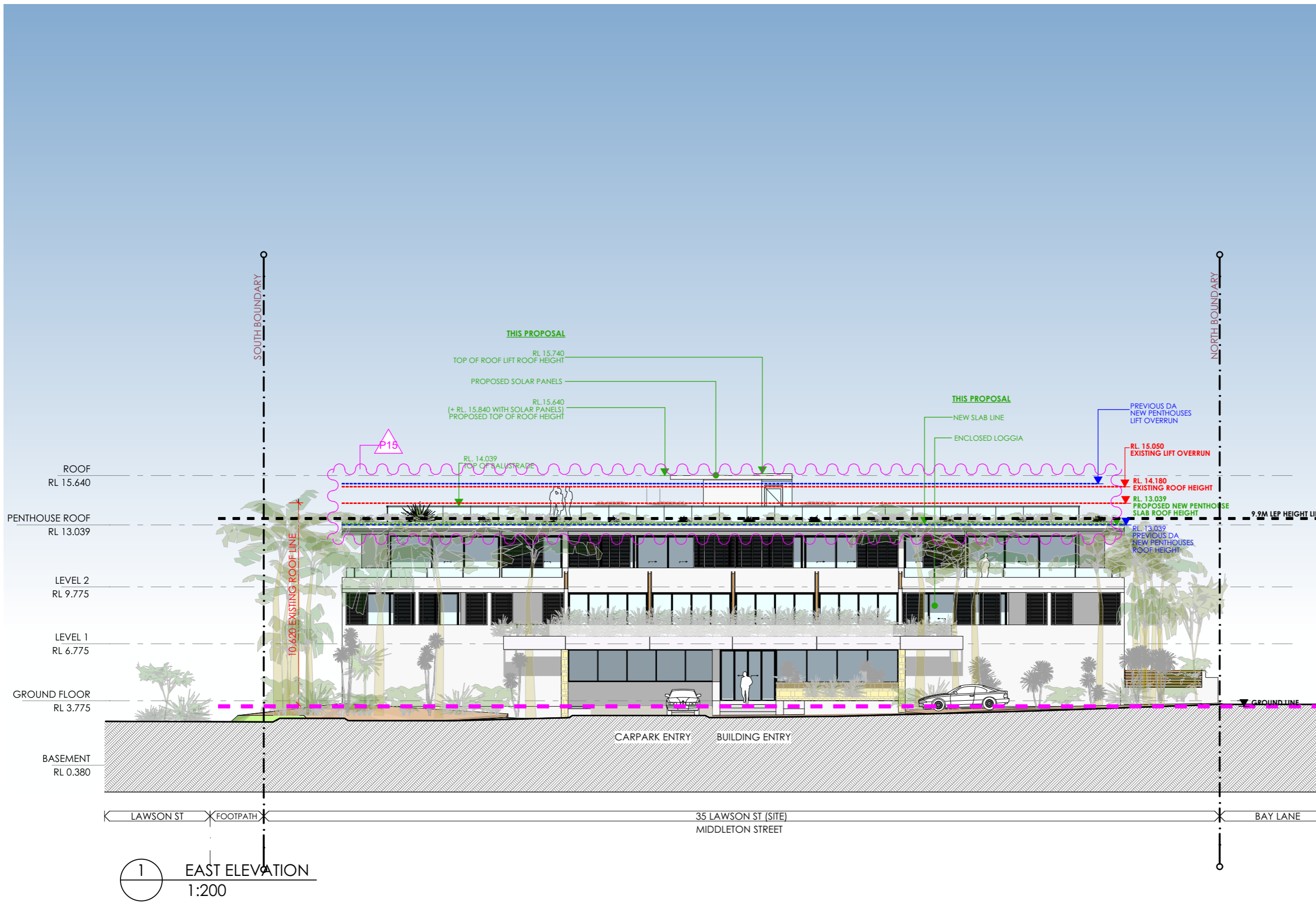
PROJECT No: P339.1

DA 07 P7
 stage. dwg no. revision



1 ROOF
 1:200

LAWSON STREET



GENERAL LEGEND

RED	EXISTING BUILDING
BLUE	PREVIOUS DA APPROVAL
GREEN	THIS PROPOSAL

P15	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	20.10.23
REV	DESCRIPTION	BY	DATE



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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

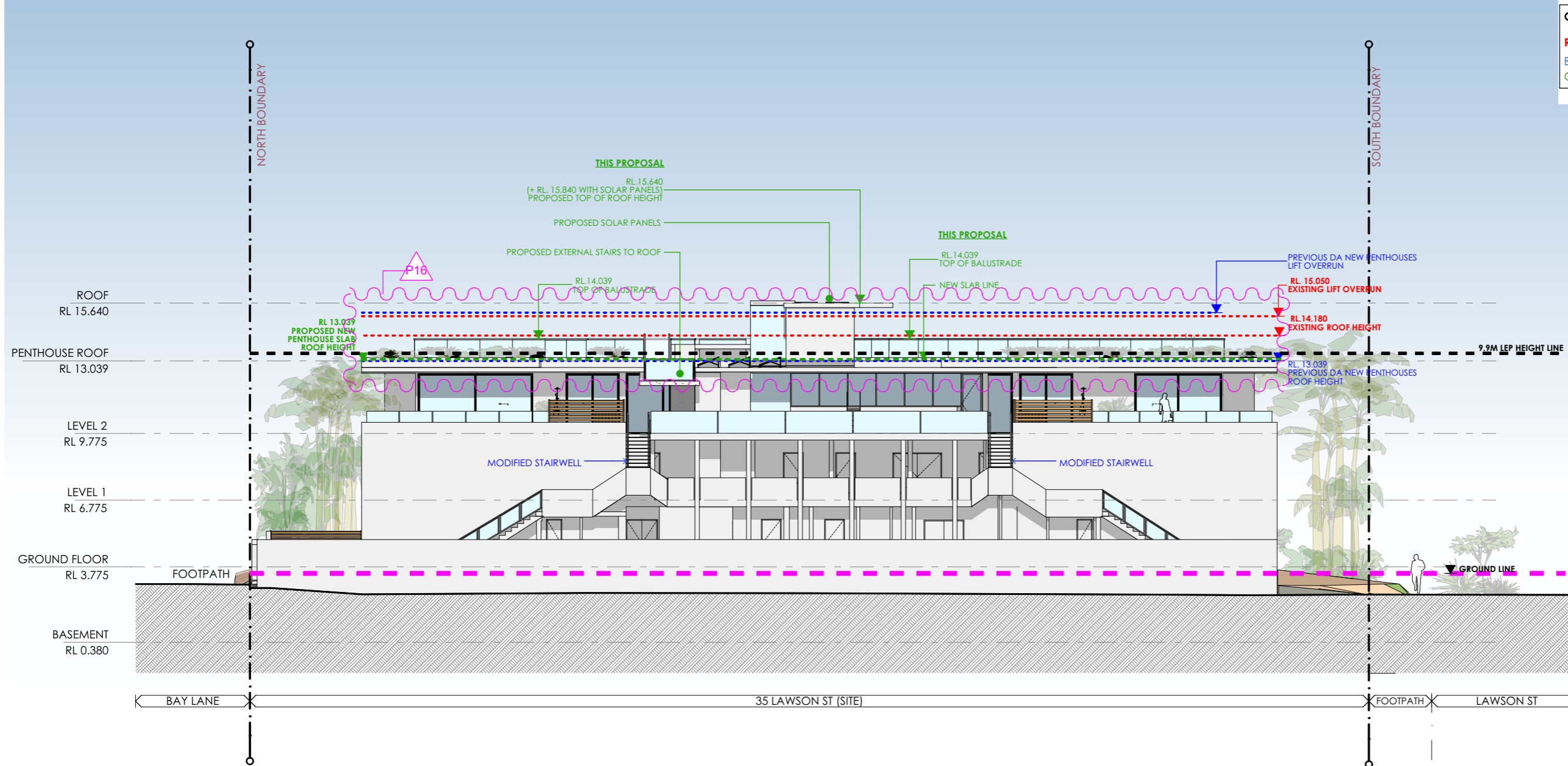
CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
EAST ELEVATION

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	DP		
CHECKED BY:	PI		
PROJECT No:	P339.1		

1 EAST ELEVATION
 1:200



GENERAL LEGEND

RED	EXISTING BUILDING
BLUE	PREVIOUS DA APPROVAL
GREEN	THIS PROPOSAL

P16	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	20.10.23
REV	DESCRIPTION	BY	DATE



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 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 150 071 022

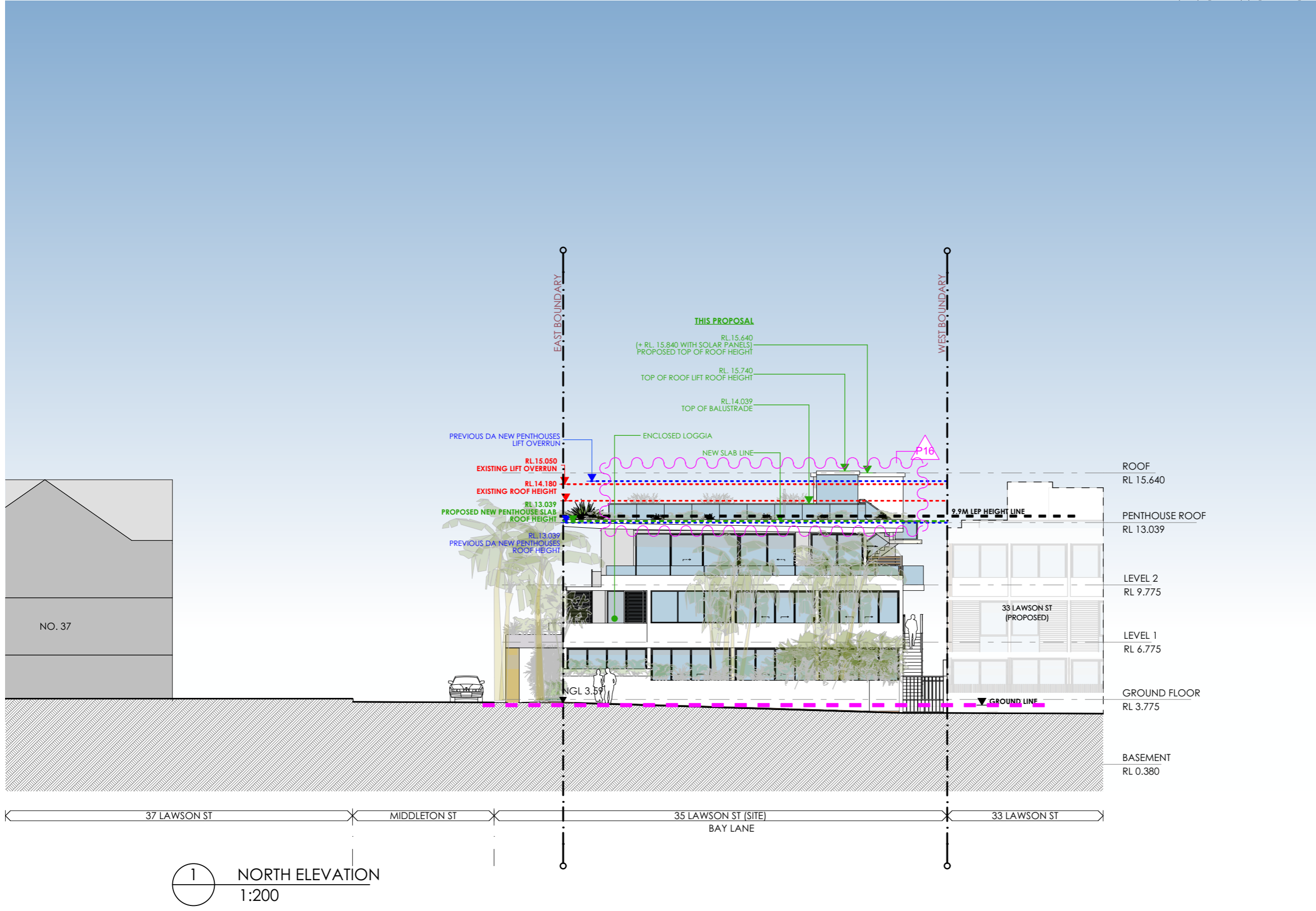
CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
WEST ELEVATION

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	DP		
CHECKED BY:	PI		
PROJECT No:	P339.1		

1 WEST ELEVATION
 1:200



GENERAL LEGEND

RED	EXISTING BUILDING
BLUE	PREVIOUS DA APPROVAL
GREEN	THIS PROPOSAL

P16 DA MODIFICATION - ISSUE FOR SUBMISSION DP 20.10.23		
REV	DESCRIPTION	BY DATE



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

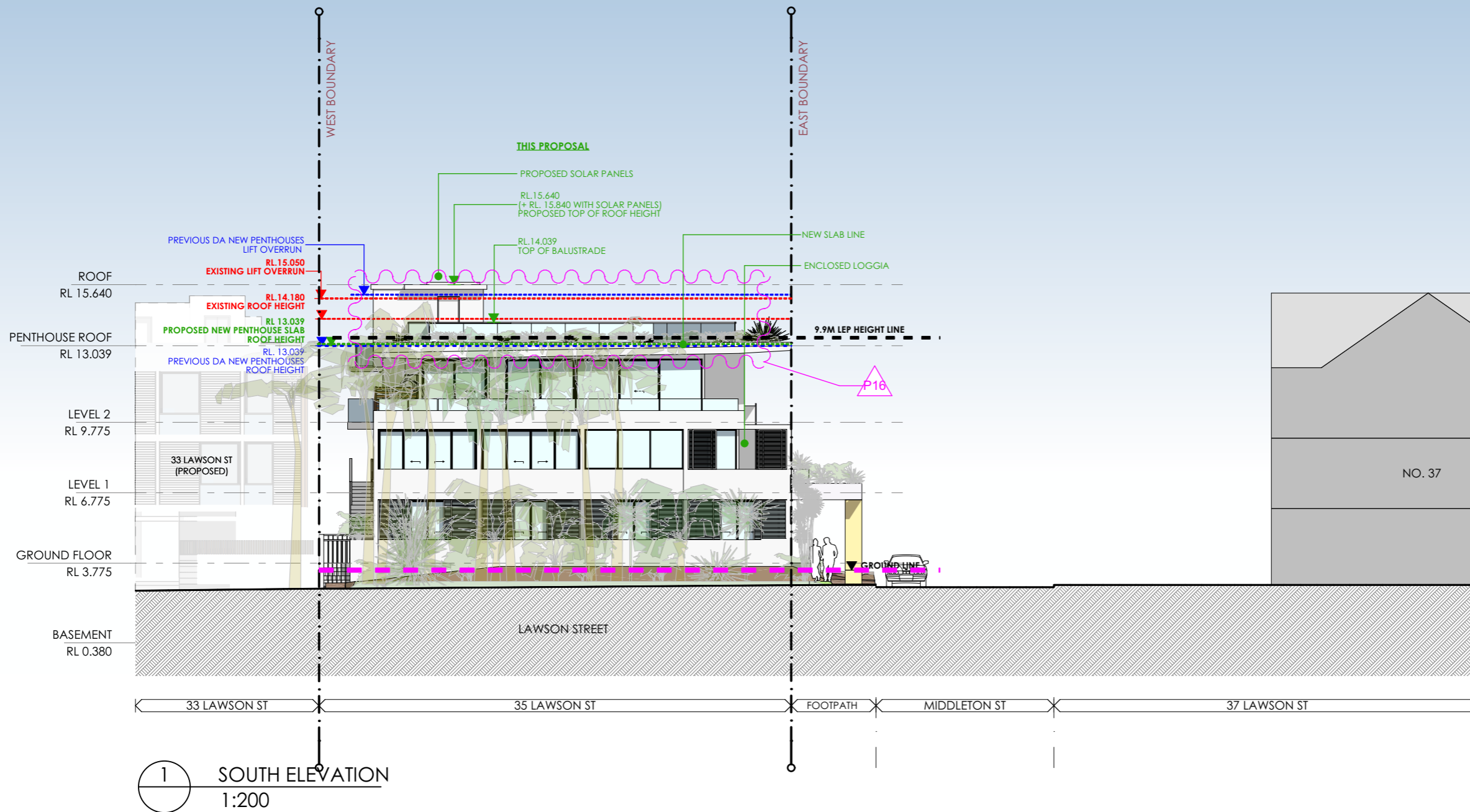
CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
NORTH ELEVATION

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	DP	CHECKED BY:	PI
PROJECT No:	P339.1		

DA 10 P16
 stage. dwg no. revision



GENERAL LEGEND	
RED	EXISTING BUILDING
BLUE	PREVIOUS DA APPROVAL
GREEN	THIS PROPOSAL

REV	DESCRIPTION	BY	DATE
P16	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	20.10.23

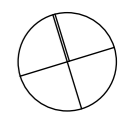
pti ARCHITECTURE
Tourism + Residential

Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

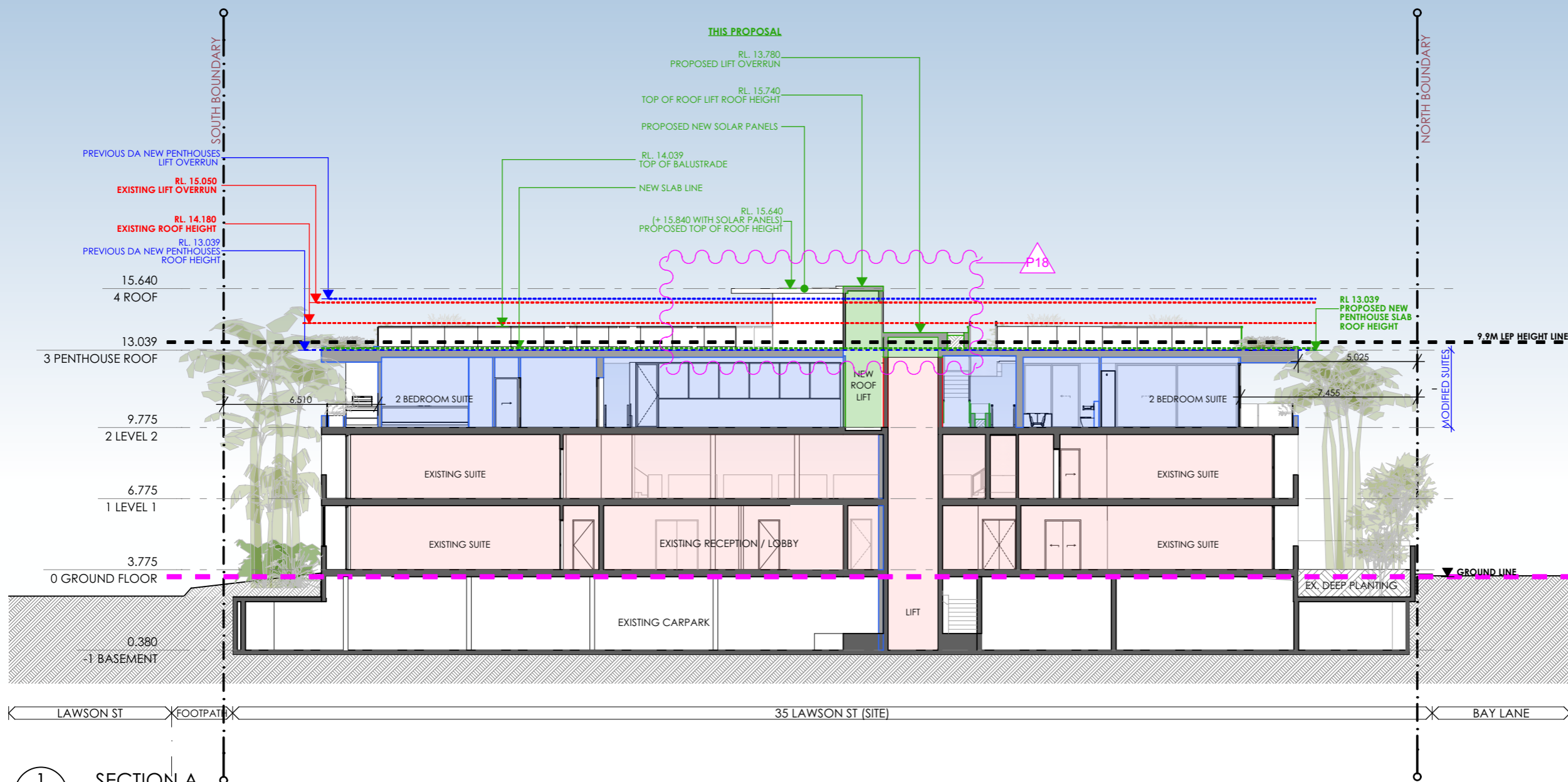
CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
SOUTH ELEVATION

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	DP		
CHECKED BY:	PI		
PROJECT No:	P339.1		

DA 11 P16
stage. dwg no. revision



1 SECTION A
1:200

GENERAL LEGEND

- PROPOSED WALLS/ FLOORS
- EXISTING WALLS/ FLOORS
- DEMOLISHED WALLS/ FLOORS
- SITE BOUNDARY
- EXISTING BUILDING
- PREVIOUS DA APPROVAL
- THIS PROPOSAL

P18 DA MODIFICATION - ISSUE FOR SUBMISSION		DP	23.10.23
REV	DESCRIPTION	BY	DATE



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

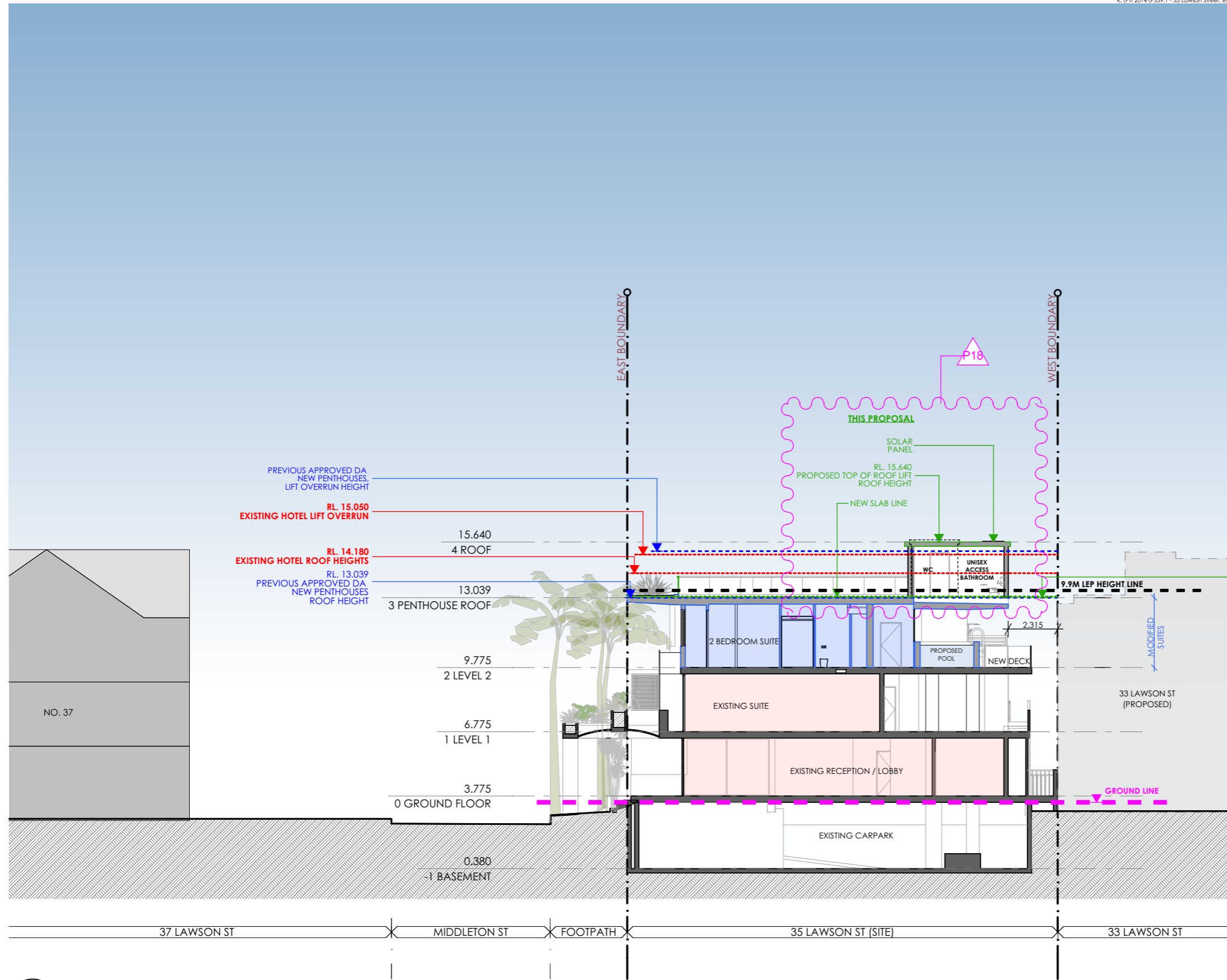
CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
SECTION A

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	DP		
CHECKED BY:	PI		
PROJECT No:	P339.1		

DA **12** **P18**
 stage. dwg no. revision



GENERAL LEGEND

- PROPOSED WALLS/ FLOORS
- EXISTING WALLS/ FLOORS
- DEMOLISHED WALLS/ FLOORS
- SITE BOUNDARY
- RED** EXISTING BUILDING
- BLUE** PREVIOUS DA APPROVAL
- GREEN** THIS PROPOSAL

P18 DRAFT ISSUE FOR REVIEW - NOTES MODIFICATION		NR 09.10.23
REV	DESCRIPTION	BY DATE



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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
SECTION B

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	DP		
CHECKED BY:	PI		
PROJECT No:	P339.1		

1 SECTION B
 1:200



1 VIEW FROM THE CORNER OF LAWSON ST
NOT TO SCALE



2 VIEW FROM MIDDLETON ST
NOT TO SCALE



3 VIEW FROM BAY LANE
NOT TO SCALE

P6 DA MODIFICATION - ISSUE FOR SUBMISSION DP 20.10.23

REV	DESCRIPTION	BY	DATE



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 150 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
35 LAWSON STREET, BYRON BAY

DRAWING TITLE:

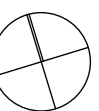
3D VIEWS

SCALE: AT A3 NORTH POINT:

DRAWN BY: DP




CHECKED BY: PI

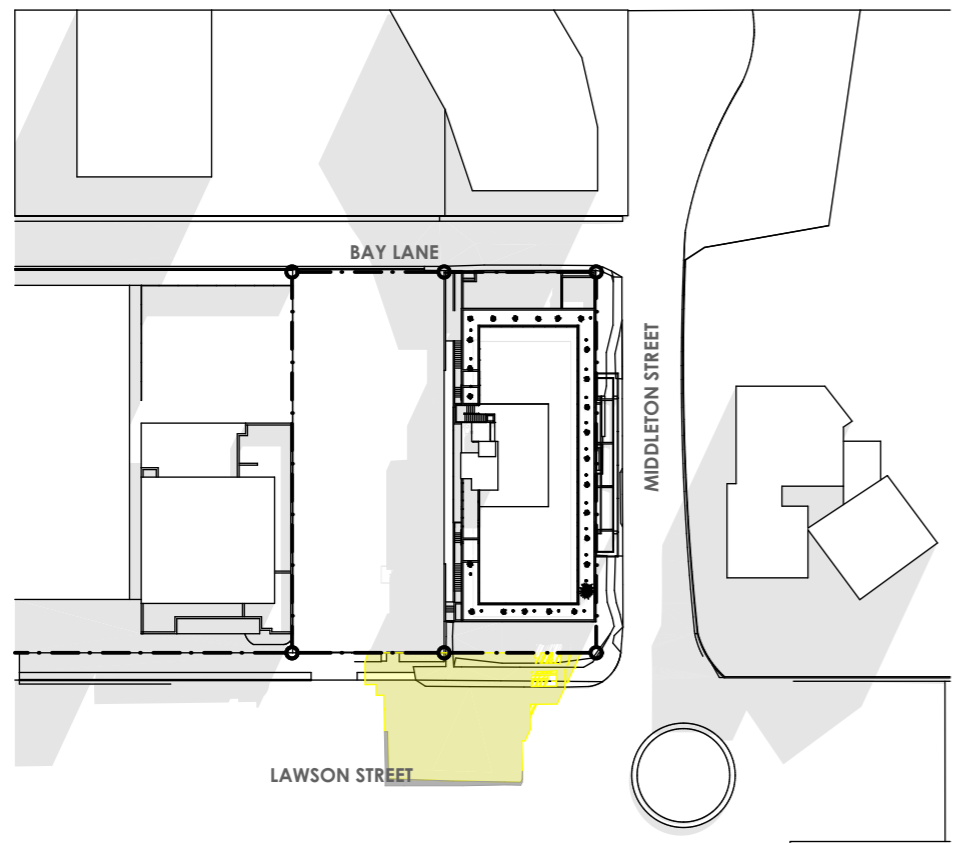
PROJECT No: P339.1



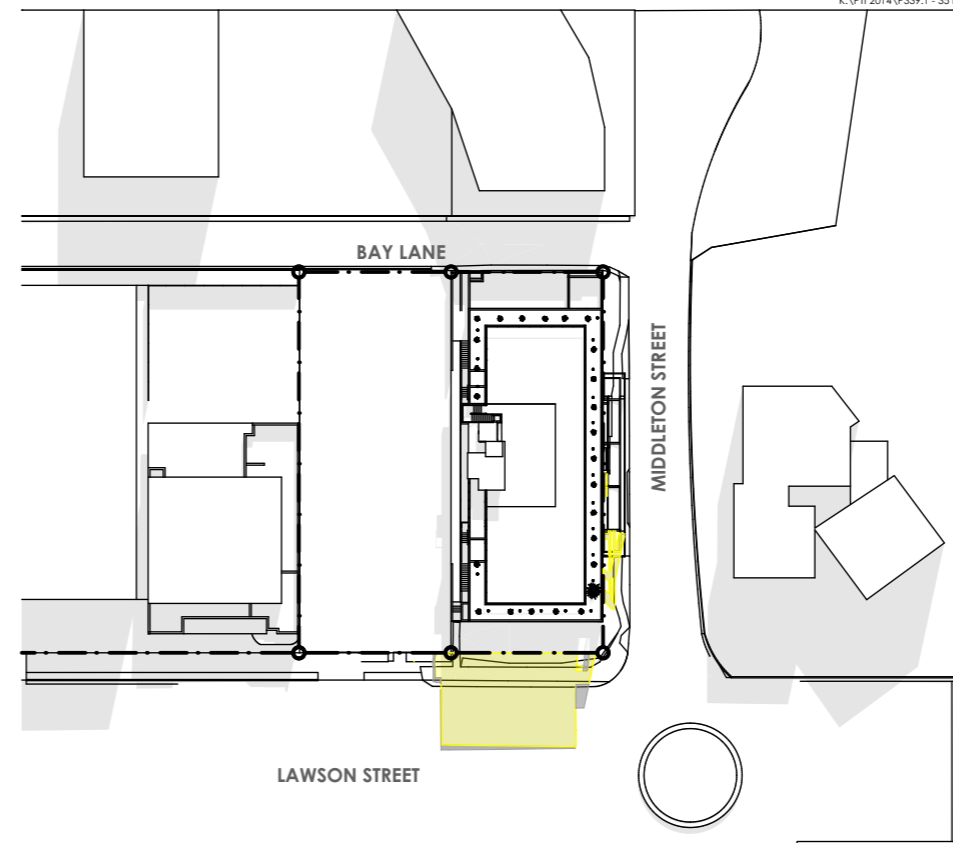
DA	14	P6
stage.	dwg no.	revision

SHADOW IMPACT LEGEND

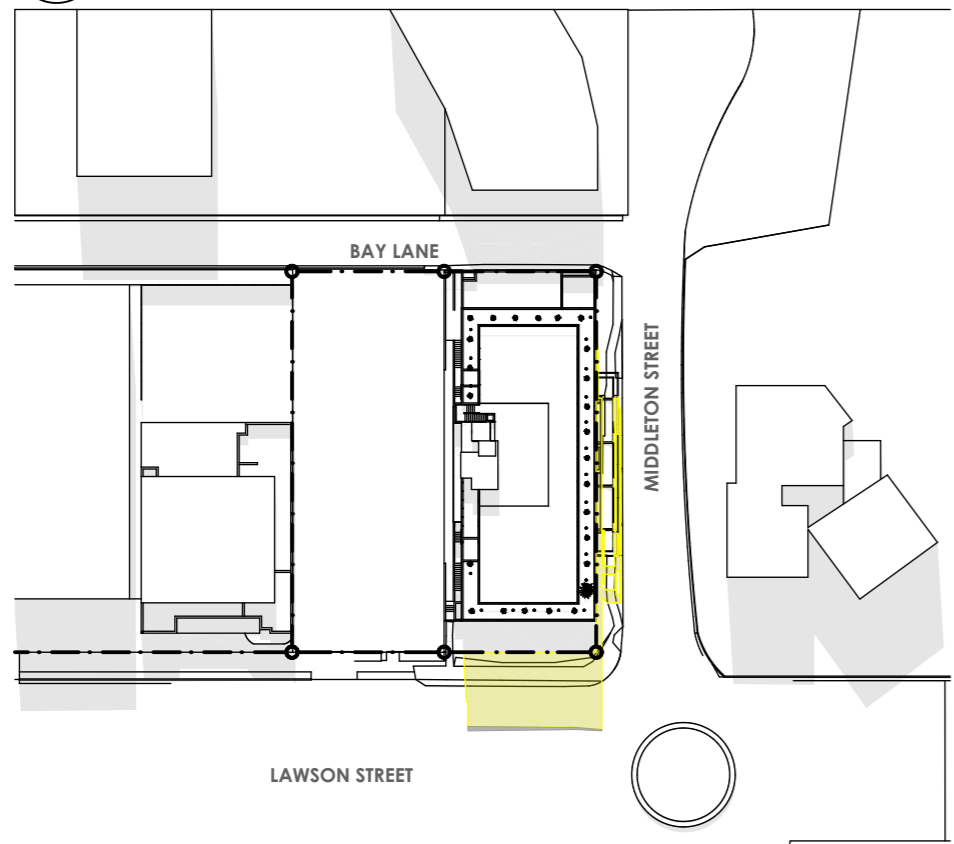
-  EXISTING SHADOWS
-  SHADOW CAST BY APPROVED BUILDING
-  ADDITIONAL SHADOW CAST BY PROPOSED ROOF TOP



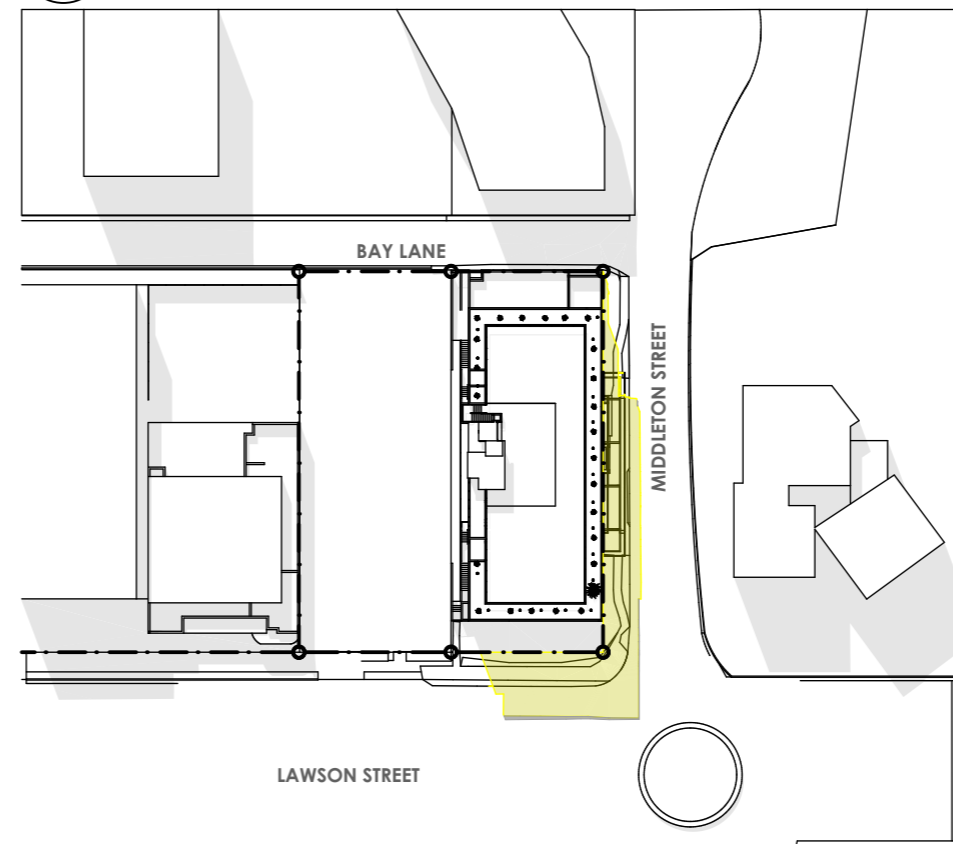
1 SHADOW DIAGRAM JUNE 21 9AM
1:1000



2 SHADOW DIAGRAM JUNE 21 10AM
1:1000



3 SHADOW DIAGRAM JUNE 21 11AM
1:1000



4 SHADOW DIAGRAM JUNE 21 12PM
1:1000

REV	DESCRIPTION	BY	DATE
P4	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	20.10.23



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 150 071 022

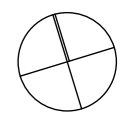
CLIENT:
MP GROUP

PROJECT:
WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
35 LAWSON STREET, BYRON BAY

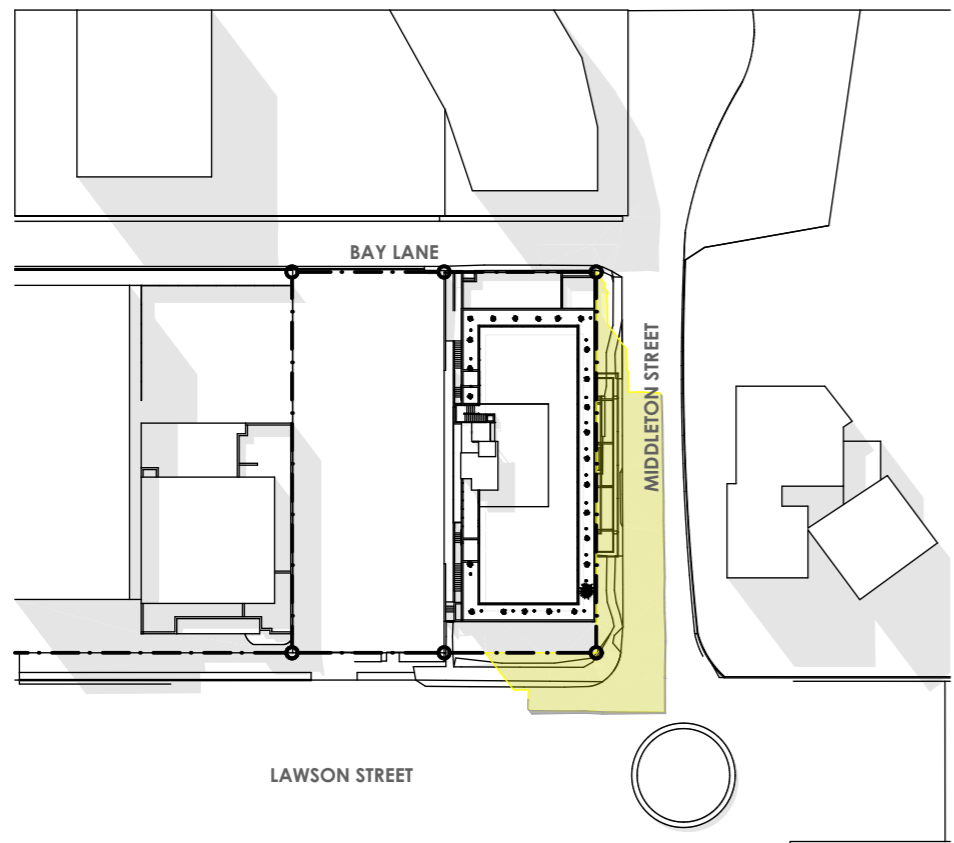
DRAWING TITLE:
SHADOW DIAGRAMS
(Sheet 1)

SCALE: 1:1000 AT A3 NORTH POINT:

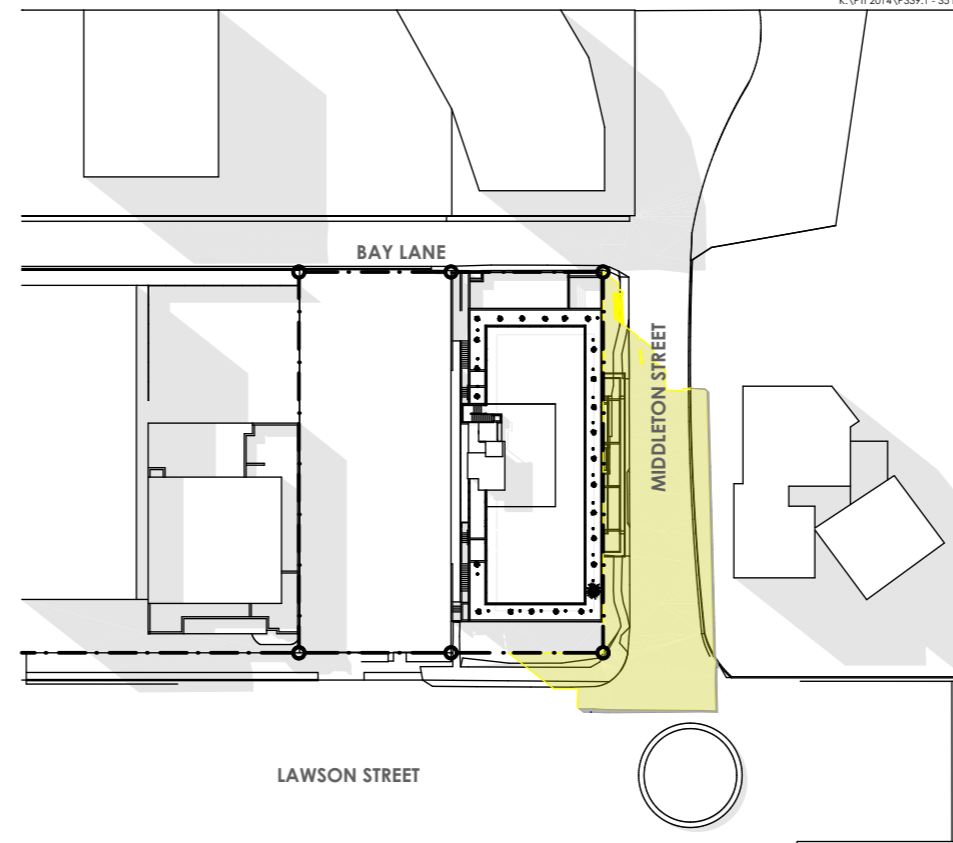
DRAWN BY: DP
 CHECKED BY: PI
 PROJECT No: P339.1



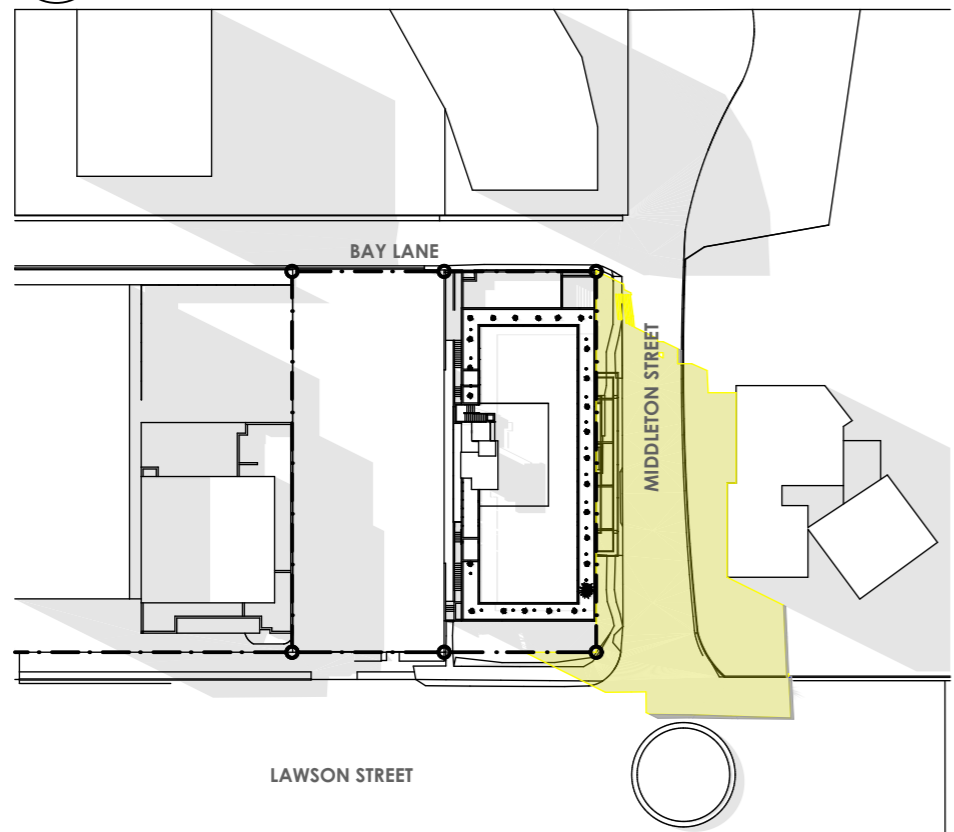
DA 15 P4
 stage. dwg no. revision



1 SHADOW DIAGRAM JUNE 21 1PM
1:1000



2 SHADOW DIAGRAM JUNE 21 2PM
1:1000



3 SHADOW DIAGRAM JUNE 21 3PM
1:1000

SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- SHADOW CAST BY APPROVED BUILDING
- ADDITIONAL SHADOW CAST BY PROPOSED ROOF TOP

REV	DESCRIPTION	BY	DATE
P4	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	20.10.23



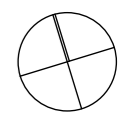
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 150 071 022

CLIENT:
MP GROUP

PROJECT:
WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
35 LAWSON STREET, BYRON BAY

DRAWING TITLE:
SHADOW DIAGRAMS
(Sheet 2)

SCALE: 1:1000 AT A3 NORTH POINT:
 DRAWN BY: DP
 CHECKED BY: PI
 PROJECT No: P339.1



DA 16 P4
stage. dwg no. revision



GENERAL LEGEND	
RED	EXISTING BUILDING
BLUE	PREVIOUS DA APPROVAL
GREEN	THIS PROPOSAL

P2 DA MODIFICATION - ISSUE FOR SUBMISSION DP 23.09.22

REV	DESCRIPTION	BY	DATE



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
EXISTING PHOTO MONTAGE

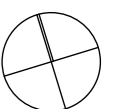
SCALE: **AT A3**

NORTH POINT:

DRAWN BY: **DP**

CHECKED BY: **PI**

PROJECT No: **P339.1**



1 EXISTING BUILDINGS INSITU FROM LAWSON ST
 NOT TO SCALE

DA stage.	17 dwg no.	P2 revision
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GENERAL LEGEND	
RED	EXISTING BUILDING
BLUE	PREVIOUS DA APPROVAL
GREEN	THIS PROPOSAL

REV	DESCRIPTION	BY	DATE
P2	ISSUE FOR REVIEW- CHANGES TO ROOF TOPN	DP	23.09.22



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Level 1A, 3 Parramatta Square, 153 Macquarie St, NSW 2150
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CLIENT:
MP GROUP

PROJECT:
**WAVES RESORT
 LUXURY HOTEL REDEVELOPMENT
 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
**APPROVED DA PHOTO
 MONTAGE**

SCALE:	AT A3	NORTH POINT:	
DRAWN BY:	DP		
CHECKED BY:	PI		
PROJECT No:	P339.1		

1 PREVIOUS DA APPROVAL NEW PENTHOUSE ROOF AND LIFT OVERRUN
 NOT TO SCALE

DA 18 P2
 stage. dwg no. revision



GENERAL LEGEND

RED	EXISTING BUILDING
BLUE	PREVIOUS DA APPROVAL
GREEN	THIS PROPOSAL

P7	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	20.10.23
REV	DESCRIPTION	BY	DATE



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CLIENT:
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PROJECT:
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 35 LAWSON STREET, BYRON BAY**

DRAWING TITLE:
**DA MODIFICATION PHOTO
 MONTAGE**

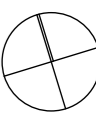
SCALE: **AT A3**

NORTH POINT:

DRAWN BY: **DP**

CHECKED BY: **PI**

PROJECT No: **P339.1**



1 NEW SLAB ROOF AND ROOFTOP TERRACE CAFE AND GARDEN
 NOT TO SCALE