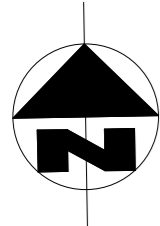
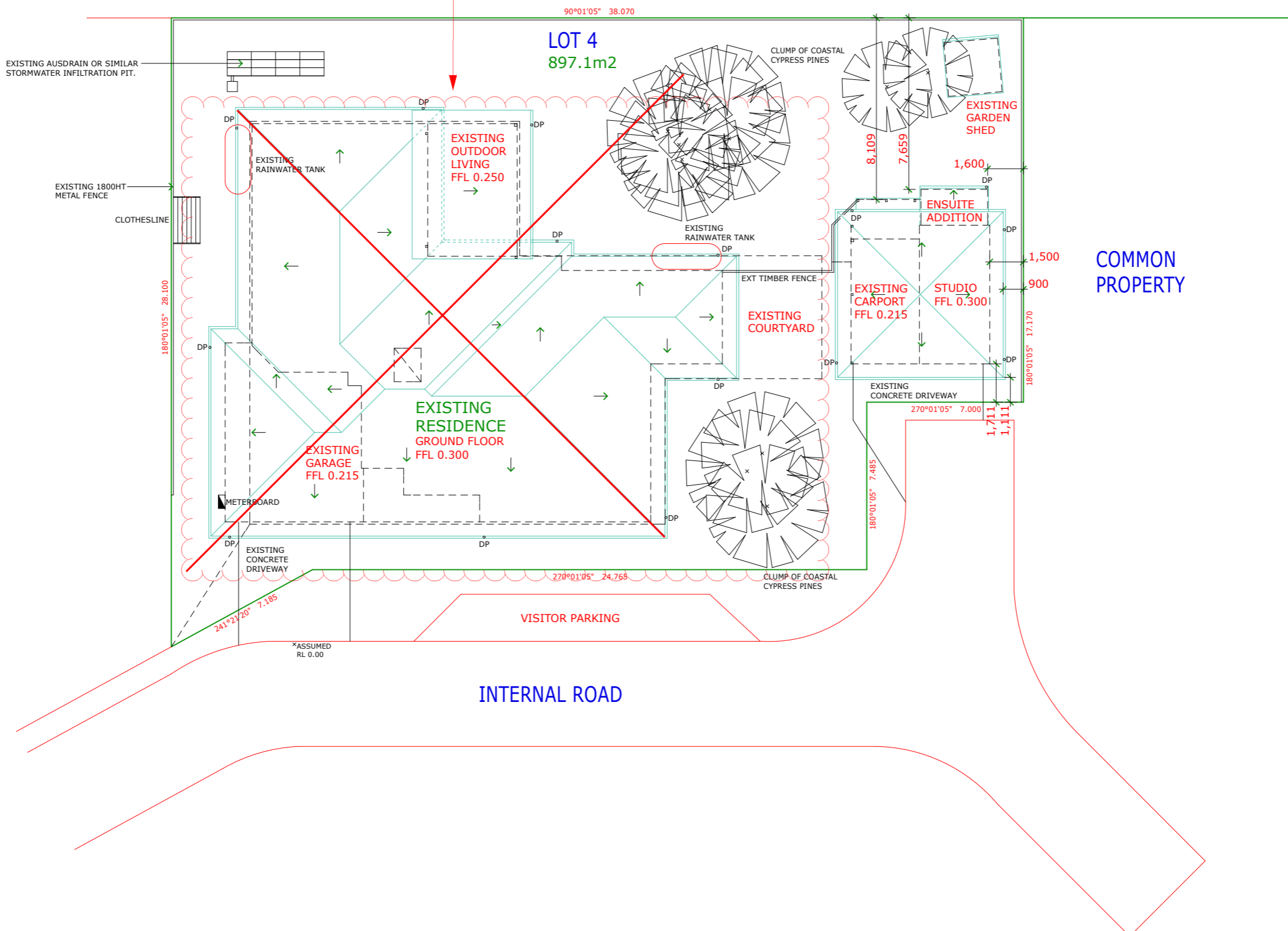


PROPERTY DESCRIPTION.  
 LOT 4 ON DP 286421.  
 PARISH OF BYRON.  
 COUNTY OF ROUS.  
 LOCAL AUTHORITY. BYRON SHIRE COUNCIL.  
 SITE AREA. 897.1m<sup>2</sup>

No works to the existing dwelling are approved under DA 10.2022.367.1

COMMON PROPERTY

COMMON PROPERTY



DEVELOPMENT SUMMARY.  
 SITE AREA - 897.1m<sup>2</sup>.  
 SITE COVERAGE - 349.0m<sup>2</sup> (38.9%).  
 Allowable - 50%  
 FLOOR SPACE RATIO - 250.2m<sup>2</sup> (0.279)  
 Allowable - 0.5 - 1.

**SITE PLAN**  
 SCALE 1:200

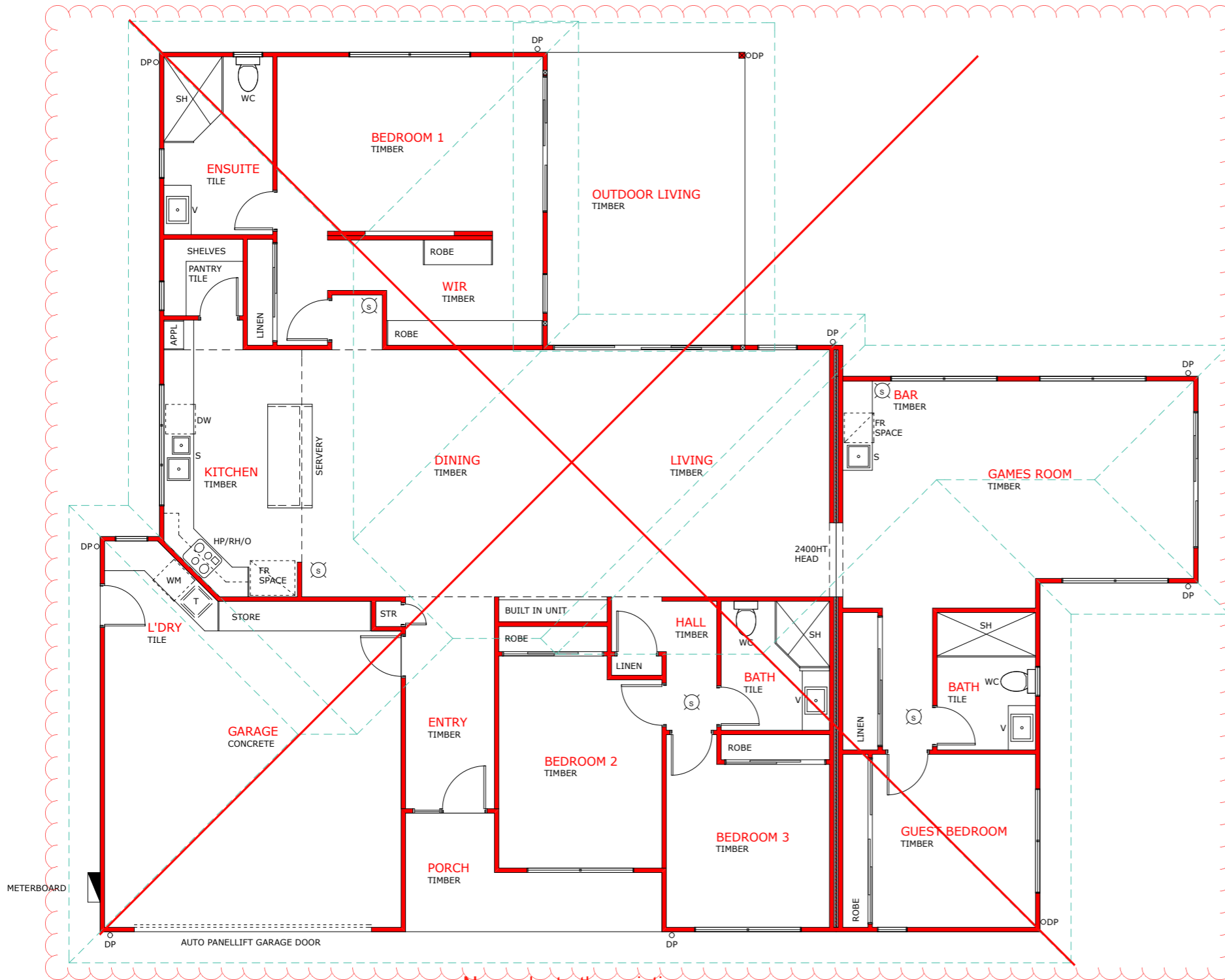
AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	19.08.22	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.

PROJECT. **AS CONSTRUCTED STUDIO.**  
 AT. Lot 4. Cypress Grove. No. 133-141 Broken Head Road. Suffolk Park. NSW.  
 FOR. Mr N. & Mrs S. Wasley.

Design & Documentation by Douglas Cope. QBSA Licence No. 1037753  
 ABN. 86 86 11 73 484  
 All building construction to comply with Local Authority By-Laws and the Building Code of Australia. Do Not Scale this Drawing, use given dimensions in preference. All dimensions and levels are to be confirmed Onsite. These drawings and the COPYRIGHT thereof are the property of Douglas Cope and must not be used or reproduced without the written permission of Douglas Cope. Professional Indemnity Insurance held individually by Douglas Cope.  
 DATE. JULY, 22  
 DRAWN. D.C.  
 SCALE. 1 : 200  
 DRAWING TITLE. **SITE PLAN.**  
 PROJECT No. **B1401** DWG No. **DA1 A**

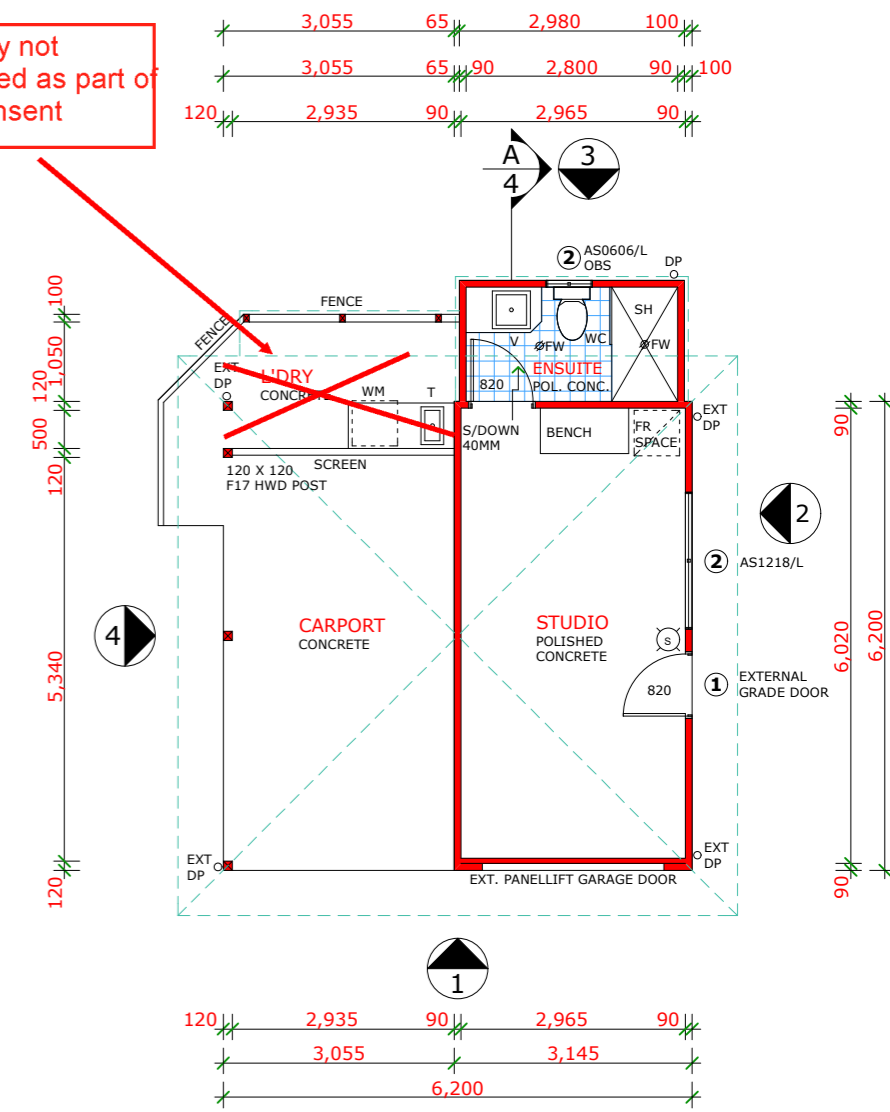
49 Kingsley Lane  
 Byron Bay NSW 2481

Mobile 0401 000126  
 Email doug@ppdc.com.au  
 prestigepropertiesdesign & construction  
 Development Consultants | Architectural Designers  
 RAIA 25222. QBSA Licence No. 1037753



No works to the existing dwelling are approved under DA 10.2022.367.1

Laundry not approved as part of this consent



**AS CONSTRUCTED  
GROUND FLOOR PLAN**

SCALE 1 : 100

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	19.08.22.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.

PROJECT. **AS CONSTRUCTED STUDIO.**  
 AT. Lot 4. Cypress Grove. No. 133-141 Broken Head Road. Suffolk Park. NSW.  
 FOR. **Mr N. & Mrs S. Wasley.**

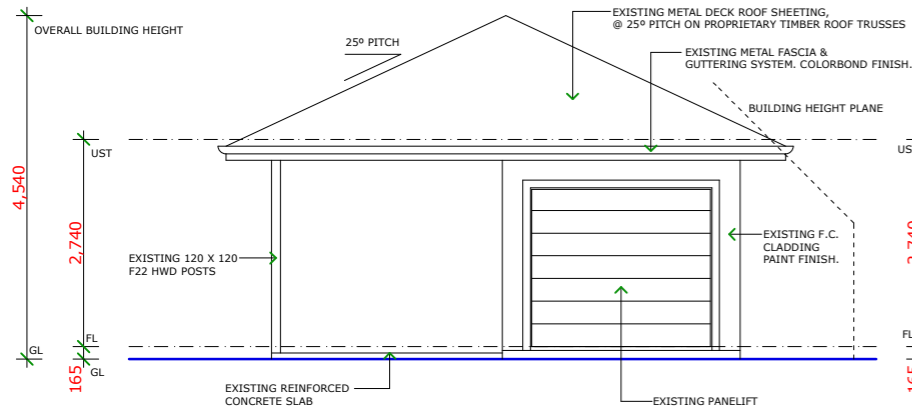
Design & Documentation by Douglas Cope. QBSA Licence No. 1037753  
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 DATE. JULY, 22  
 DRAWN. D.C.  
 SCALE. 1 : 100  
 DRAWING TITLE. **GROUND FLOOR PLAN.**  
 PROJECT No. **B1401** DWG No. **DA3 A**

**AREA SCHEDULE**

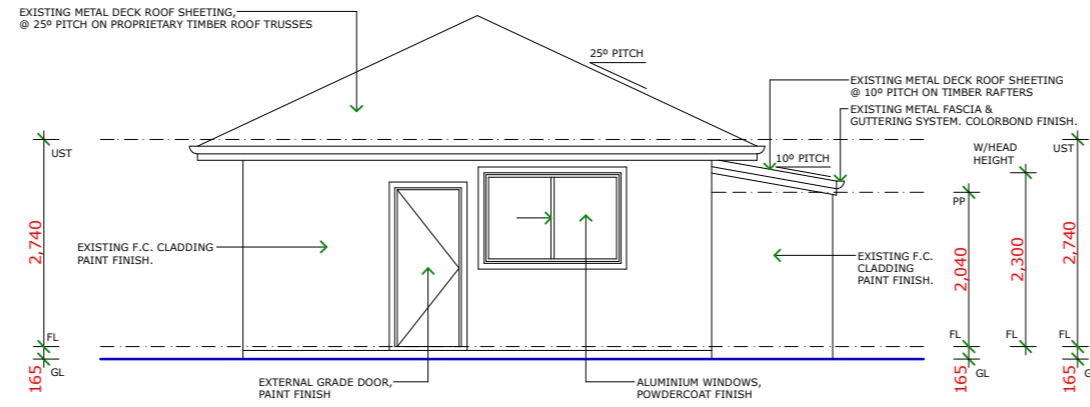
GROUND FLOOR LIVING	227.2m <sup>2</sup>
GARAGE	42.9
PORCH	8.4
OUTDOOR LIVING	23.7
CARPOR/L'DRY	22.5
STUDIO	24.3m <sup>2</sup>
<b>TOTAL AREA</b>	<b>349.0m<sup>2</sup></b>

49 Kingsley Lane  
Byron Bay NSW 2481

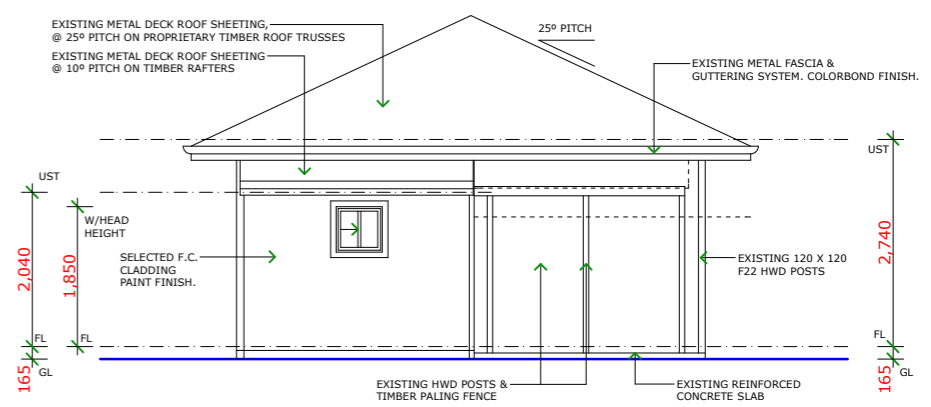
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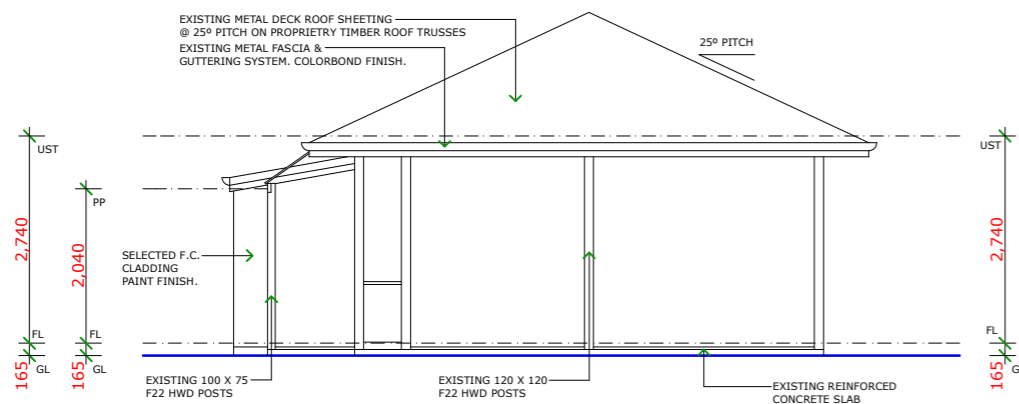
**ELEVATION 1. (SOUTH).**  
SCALE 1 : 100



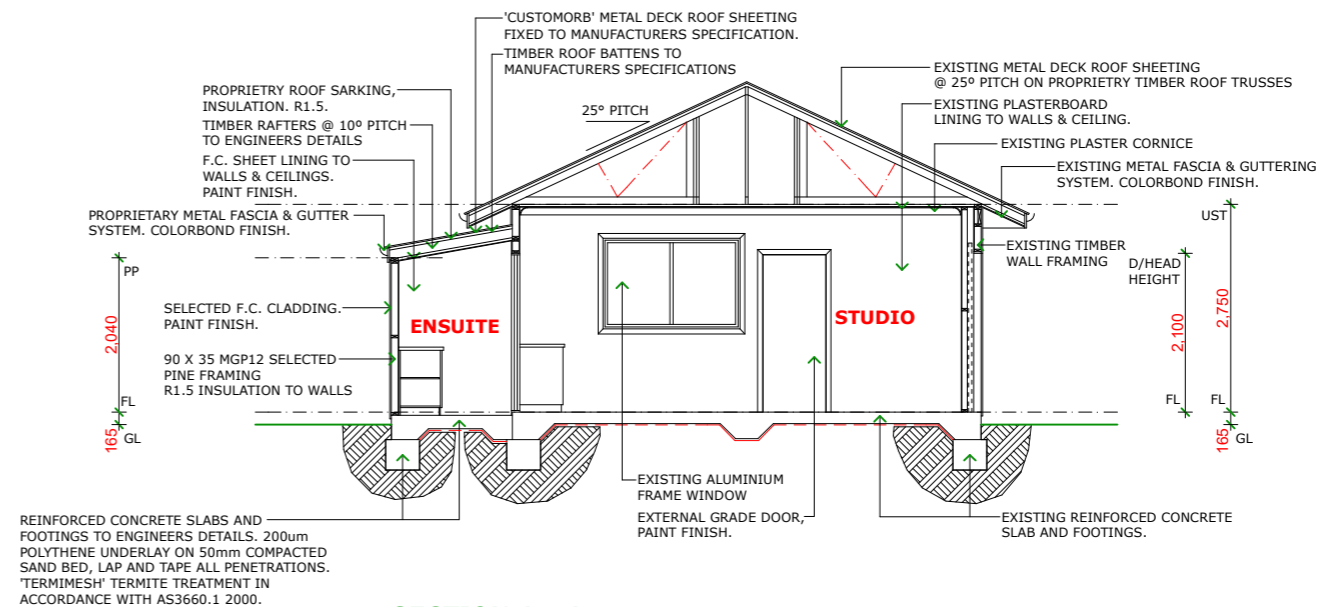
**ELEVATION 2. (EAST).**  
SCALE 1 : 100



**ELEVATION 3. (NORTH).**  
SCALE 1 : 100



**ELEVATION 4. (WEST).**  
SCALE 1 : 100



**SECTION A - A.**  
SCALE 1 : 100

NOTE:  
R1.5 FIBREGLASS BATT WALL INSULATION TO ALL TIMBER FRAME EXTERNAL WALLS.

**ELEVATIONS, CONSTRUCTION SECTION.**

SCALE 1 : 100

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	19.08.22.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.

PROJECT. **AS CONSTRUCTED STUDIO.**

AT. Lot 4. Cypress Grove. No. 133-141 Broken Head Road. Suffolk Park. NSW.

FOR. **Mr N. & Mrs S. Wasley.**

**Design & Documentation by Douglas Cope.** QBSA Licence No. 1037753  
ABN. 86 86 11 73 484

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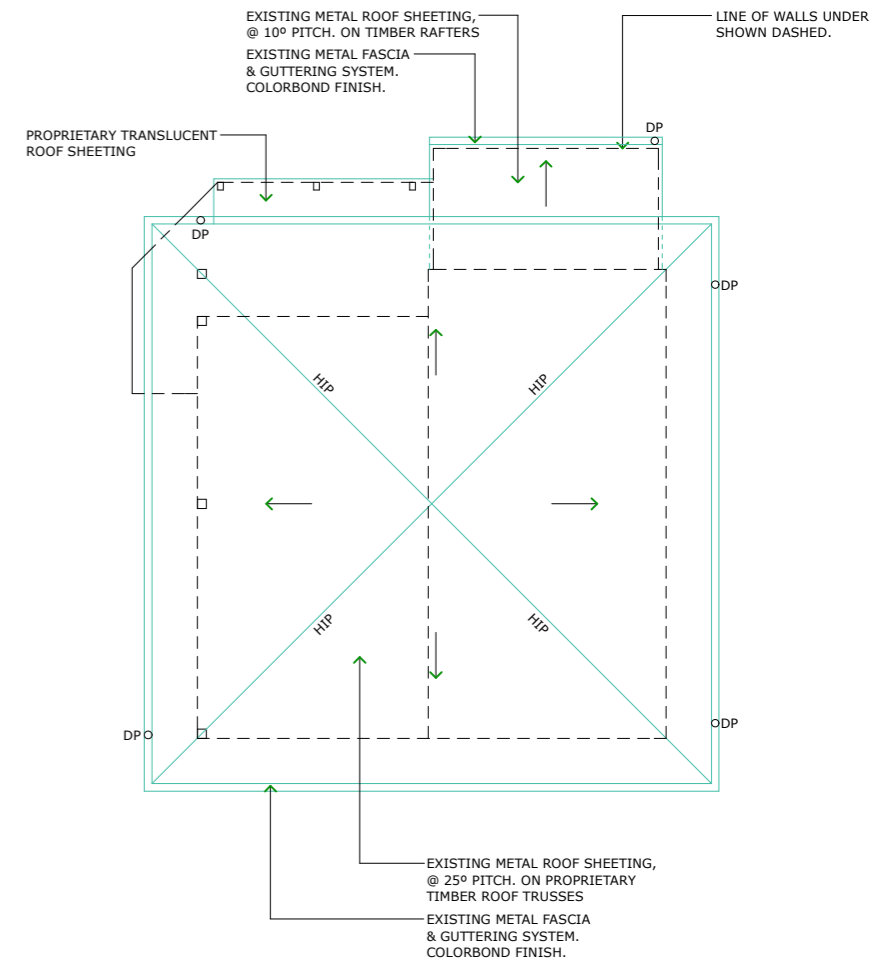
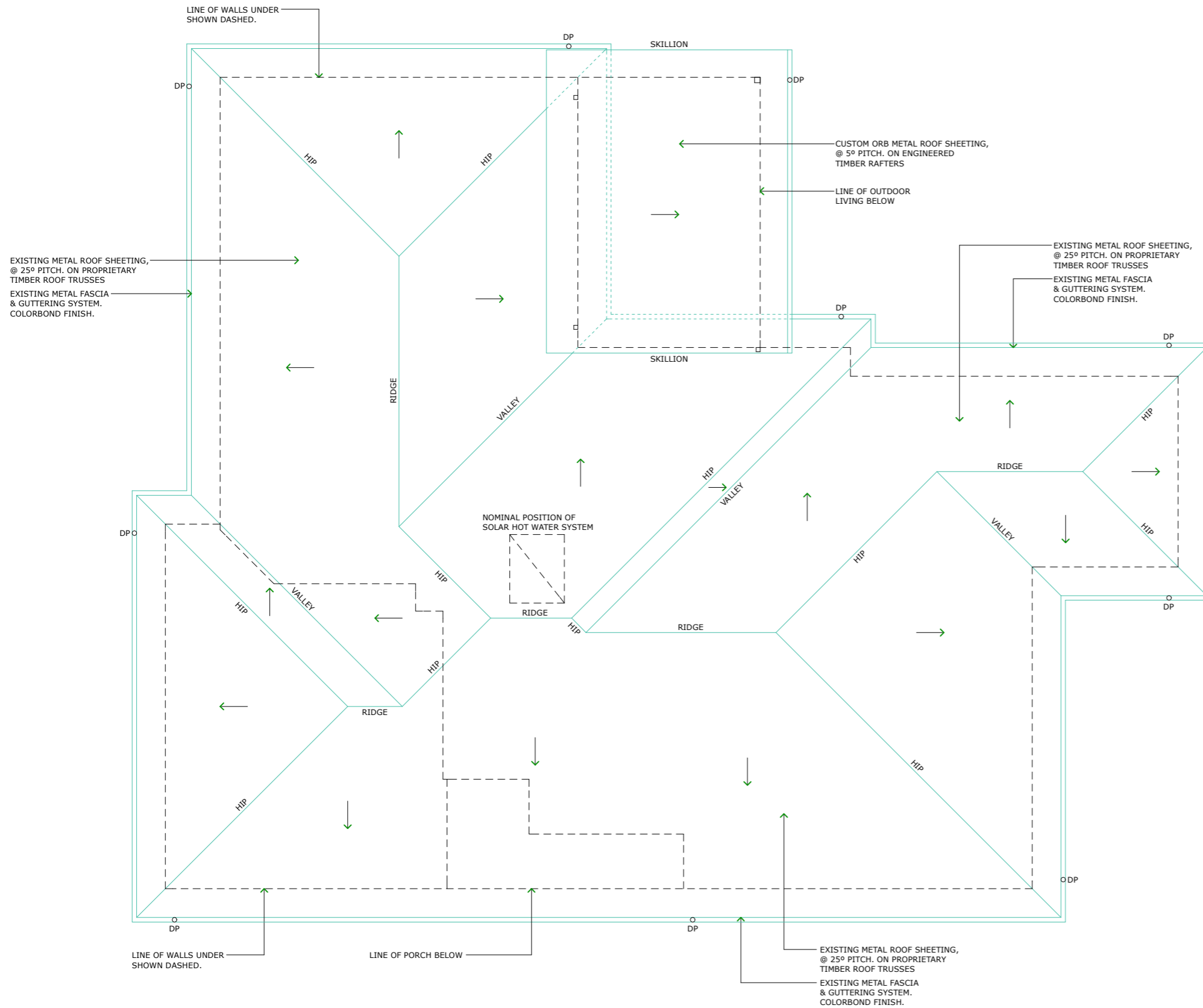
DATE. JULY, 22  
DRAWN. D.C.  
SCALE. 1 : 100

DRAWING TITLE. **ELEVATIONS, CONST. SECTION.**  
PROJECT No. **B1401** DWG No. **DA4 A**

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**prestige properties design & construction**  
Development Consultants/Architectural Designers  
RAIA 25222. QBSA Licence No. 1037753.



NOTE:  
ALL DOWNPIPES TO BE CONNECTED TO THE  
EXISTING ON-SITE STORMWATER RUBBLE PITTS.  
REFER TO SITE PLAN FOR NOMINAL LOCATIONS.

## ROOF PLAN

SCALE 1 : 100

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	19.08.22.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.

PROJECT. **AS CONSTRUCTED STUDIO.**  
 AT. Lot 4. Cypress Grove. No. 133-141 Broken Head Road. Suffolk Park. NSW.  
 FOR. **Mr N. & Mrs S. Wasley.**

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 DATE. JULY, 22  
 DRAWN. D.C.  
 SCALE. 1 : 100  
 DRAWING TITLE. **ROOF PLAN.**  
 PROJECT No. **B1401** DWG No. **DA5 A**

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Byron Bay NSW 2481

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