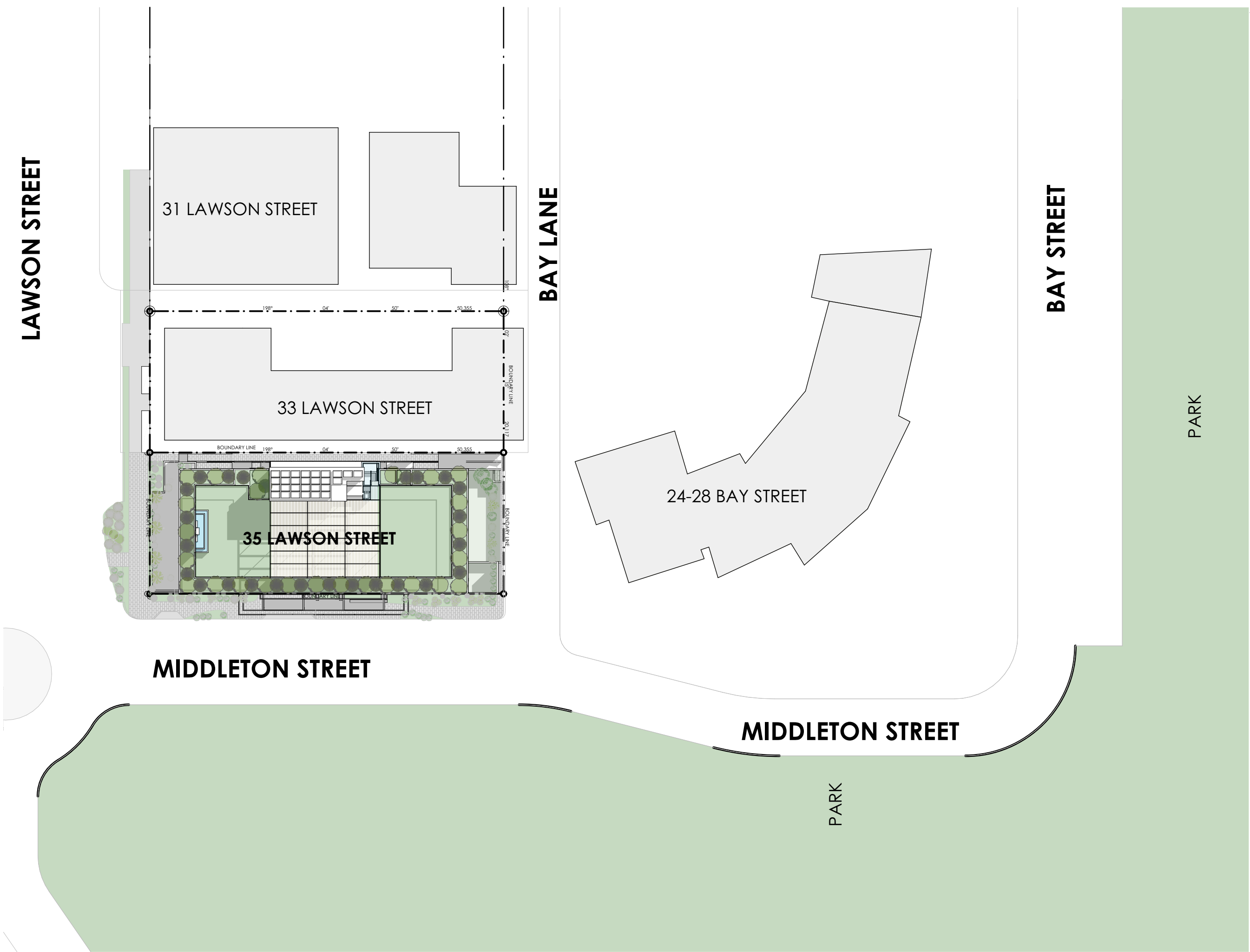




WAVES RESORT LUXURY HOTEL REDEVELOPMENT (ROOFTOP TERRACE CAFE AND GARDENS) BYRON BAY

35 LAWSON STREET, BYRON BAY



1 SITE ANALYSIS PLAN
1:500

P2 DA MODIFICATION - ISSUE FOR SUBMISSION DP 26.11.21

REV	DESCRIPTION	BY	DATE
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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 5054)
ABN 90 050 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

SITE PLAN

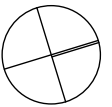
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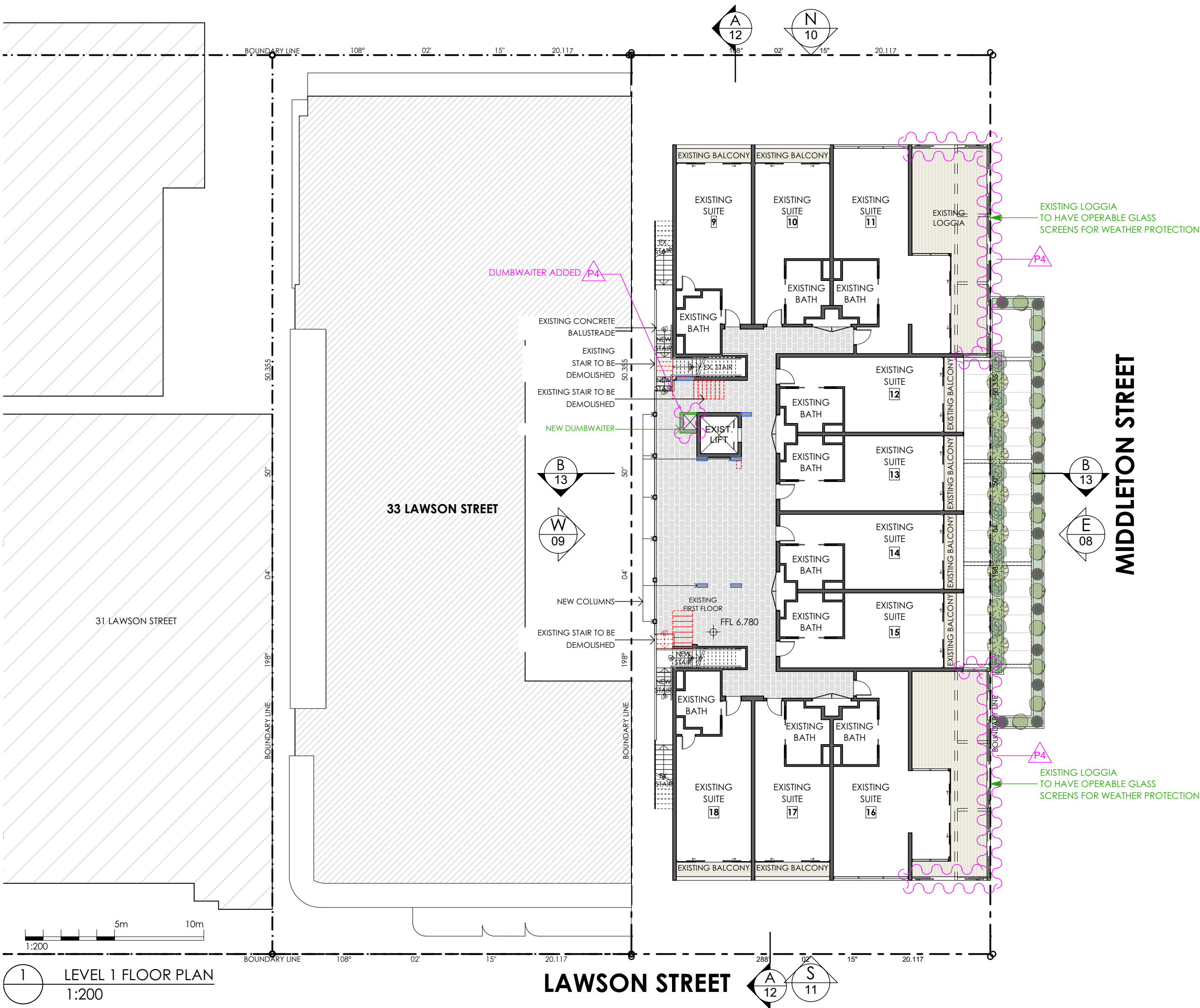
DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1

DA	01	P2
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
RED	EXISTING BUILDING
BLUE	PREVIOUS DA APPROVAL
GREEN	THIS PROPOSAL

P4 DA MODIFICATION - ISSUE FOR SUBMISSION DP 06.10.22

REV	DESCRIPTION	BY	DATE
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ARCHITECTURE
Tourism + Residential

Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 050 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

LEVEL 1 FLOOR PLAN

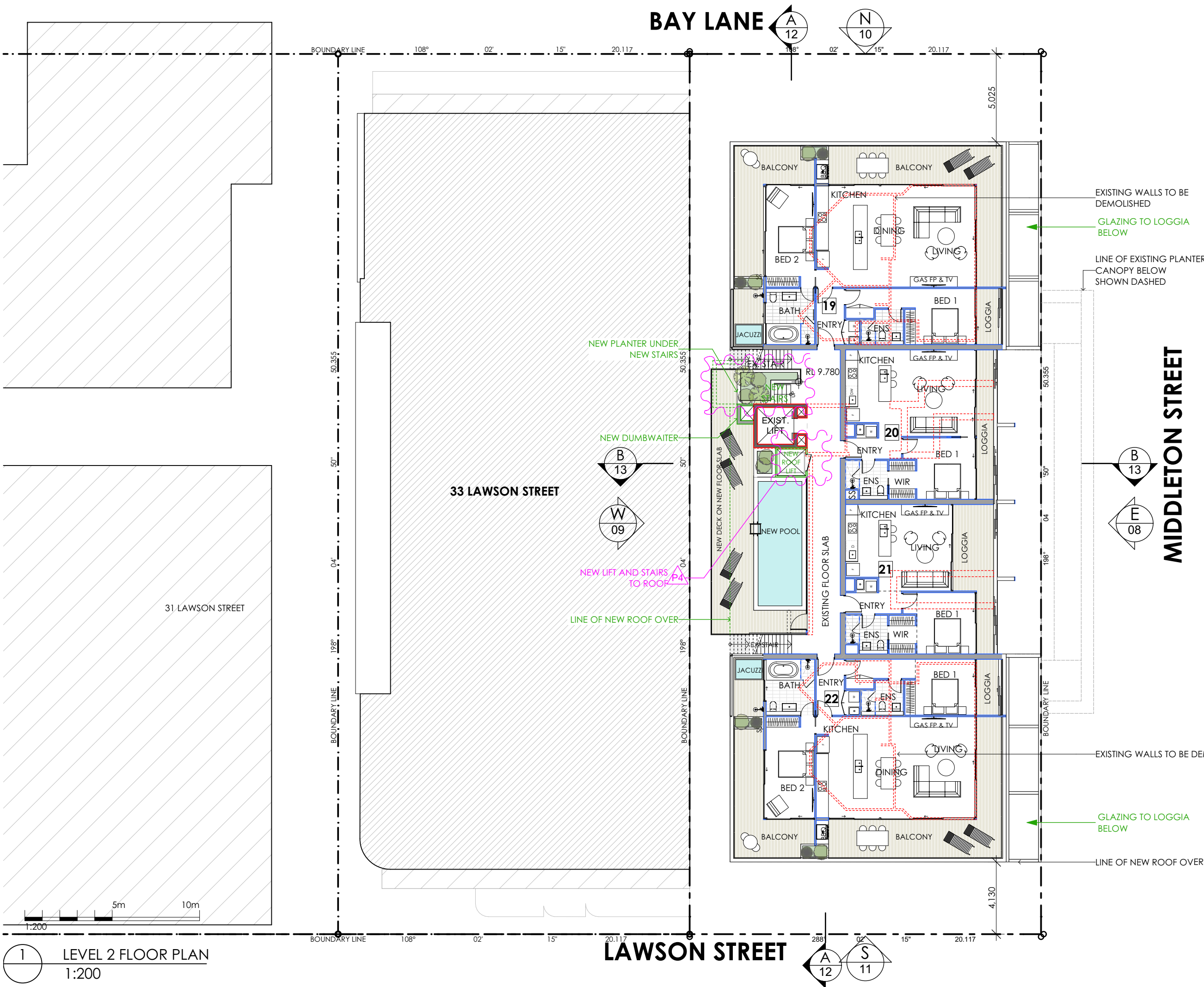
SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1

DA	04	P4
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

P4 DA MODIFICATION - ISSUE FOR SUBMISSION DP 12.09.22

REV	DESCRIPTION	BY	DATE
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pti ARCHITECTURE
Tourism + Residential

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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
BYRON BAY

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

SCALE: 1:200 AT A3 NORTH POINT:

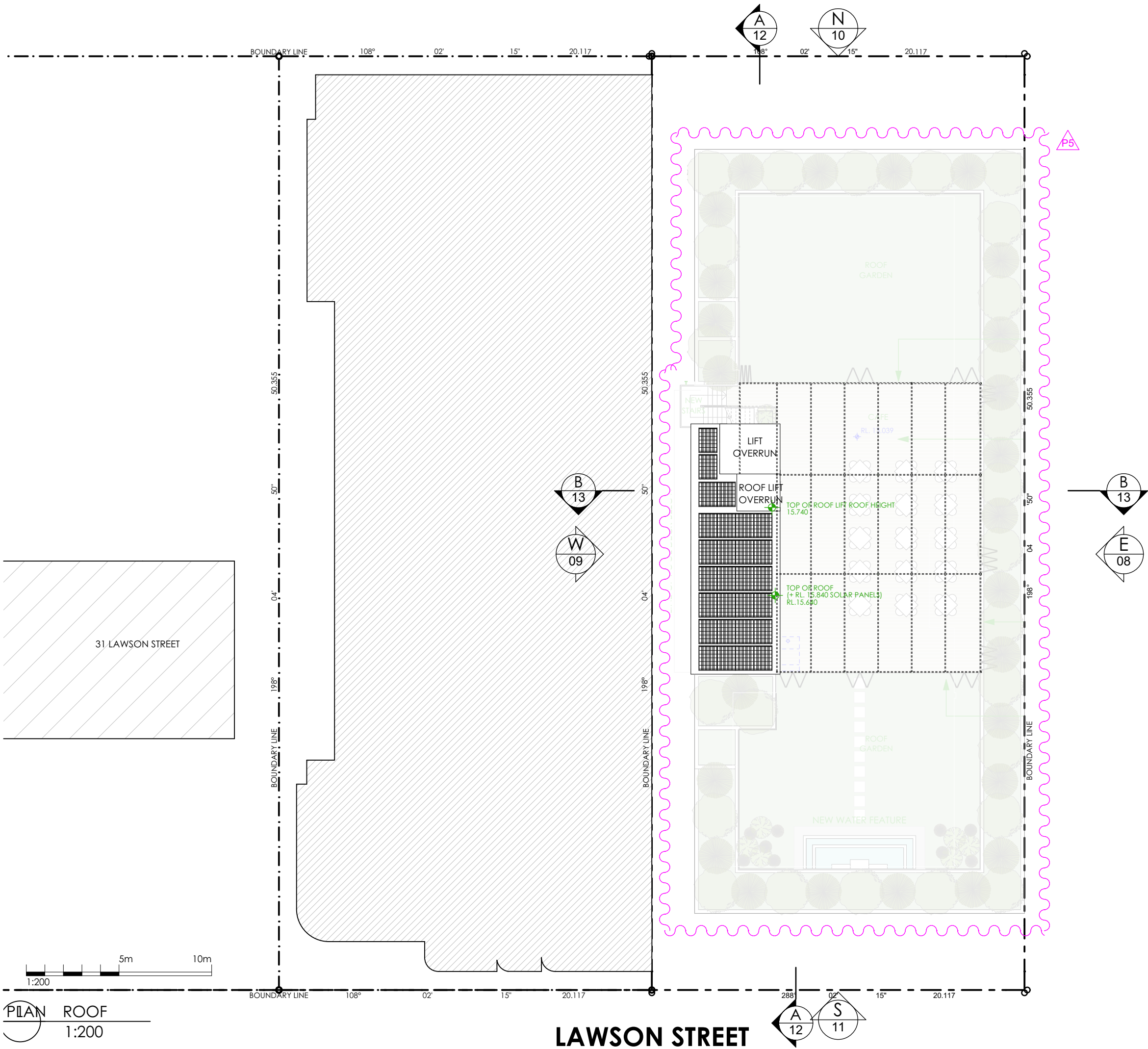
DRAWN BY: DP
CHECKED BY: PI

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
- EXISTING BUILDING
- PREVIOUS DA APPROVAL
- THIS PROPOSAL

P5	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	06.10.22
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
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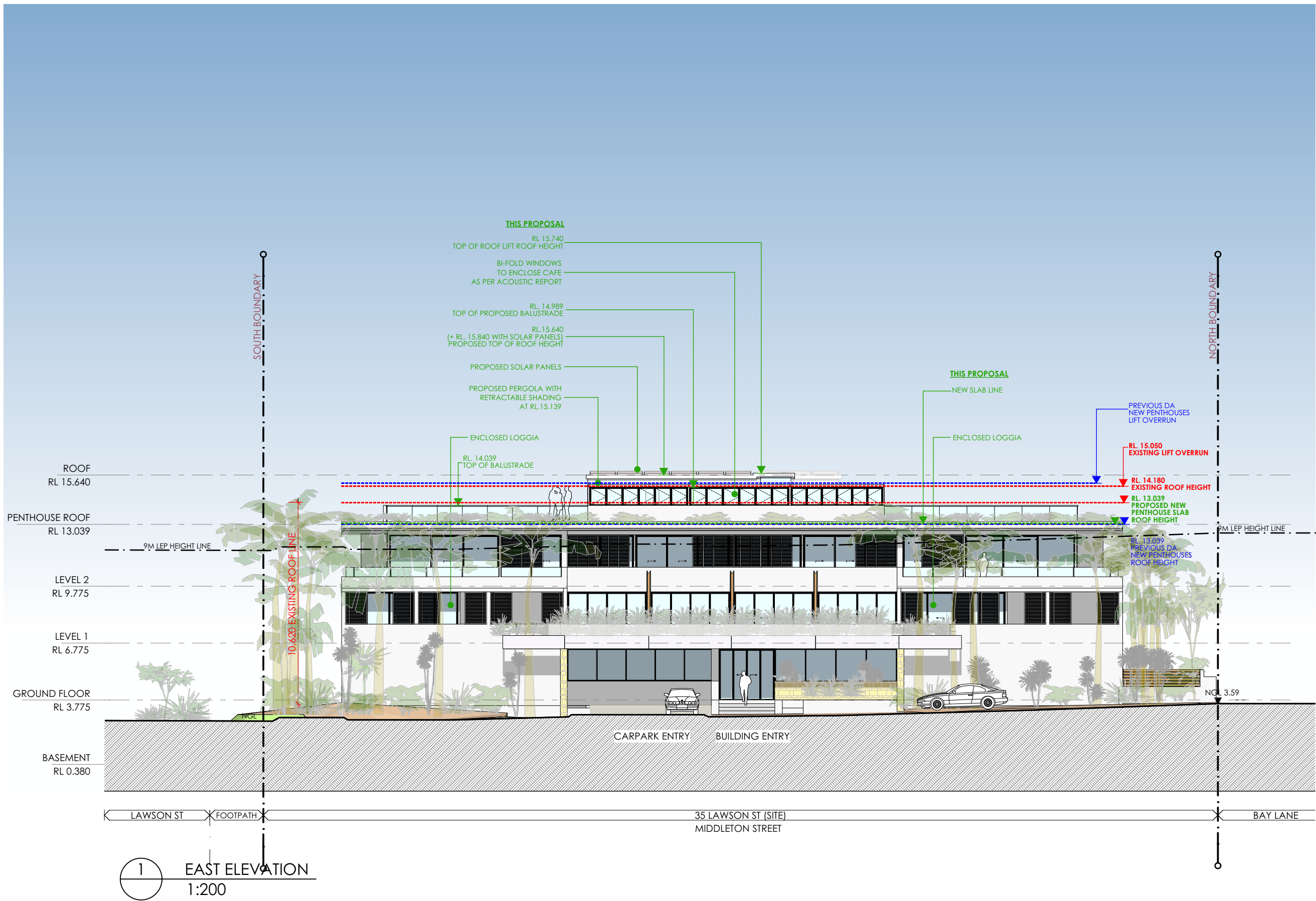
CLIENT :
MP GROUP

PROJECT :
**WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
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	P5
stage.	dwg no.	revision



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

P14 DA MODIFICATION - ISSUE FOR SUBMISSION DP 10.10.22

REV	DESCRIPTION	BY	DATE
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+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 50564)
ABN 90 050 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

EAST ELEVATION

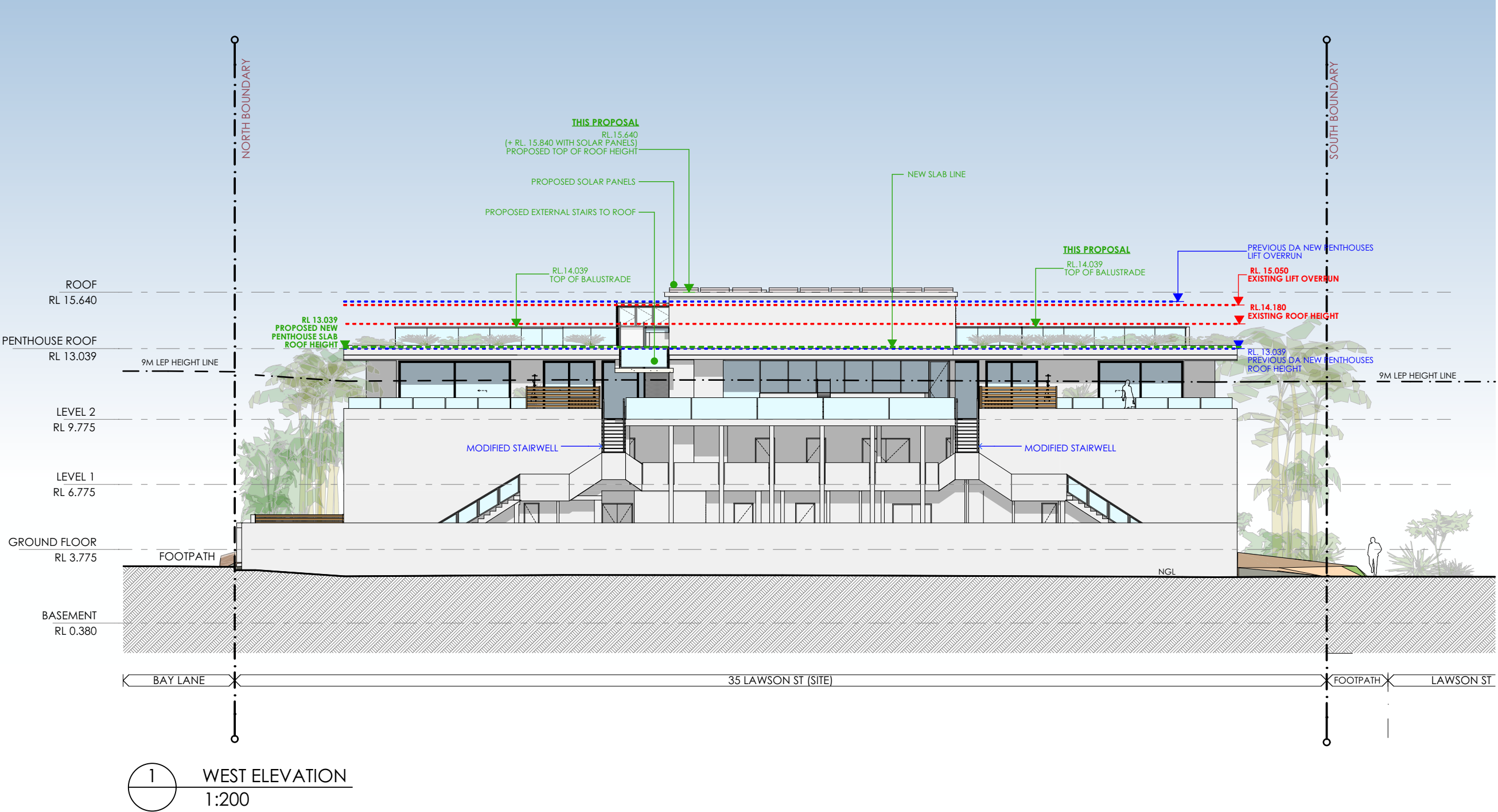
SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1

DA	08	P14
stage.	dwg no.	revision



P15 DA MODIFICATION - ISSUE FOR SUBMISSION DP 10.10.22

REV	DESCRIPTION	BY	DATE
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ABN 90 050 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

WEST ELEVATION

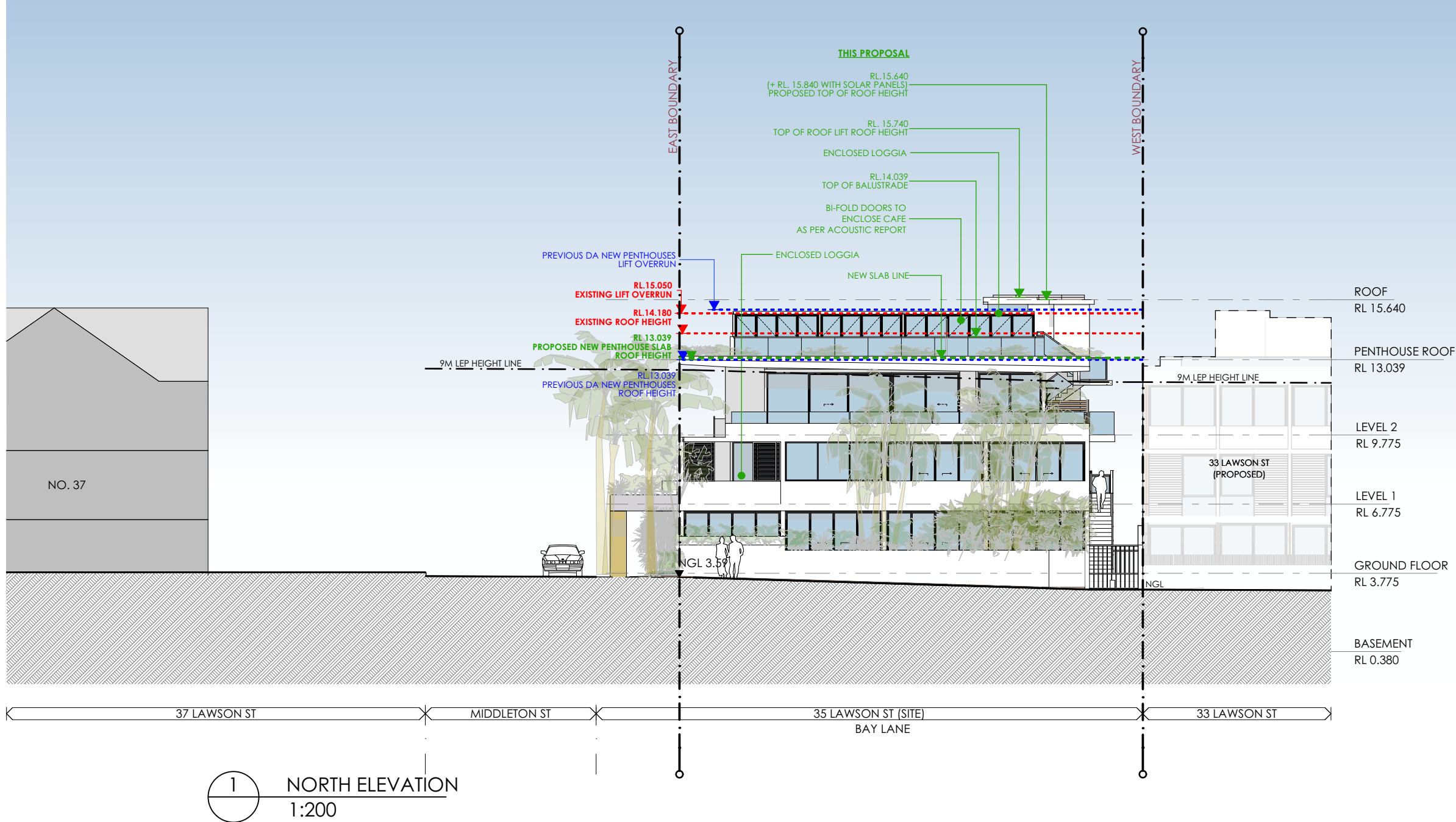
SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1

DA	09	P15
stage.	dwg no.	revision



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

P15	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	10.10.22
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REV	DESCRIPTION	BY	DATE
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pti ARCHITECTURE
Tourism + Residential

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Nominated Registered Architect: Peter Israel (reg no 50564)
ABN 90 050 071 022

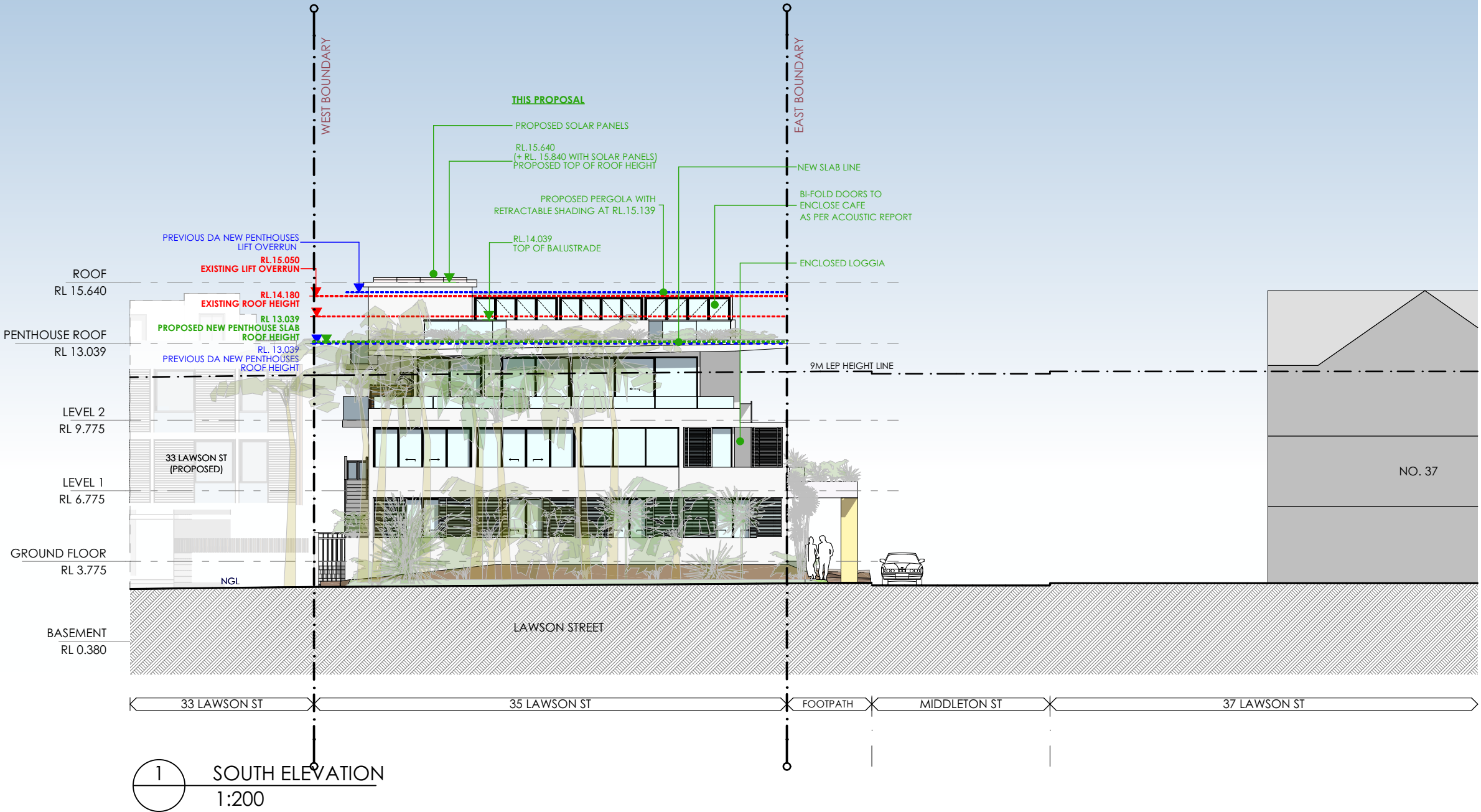
CLIENT :
MP GROUP

PROJECT :
**WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
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	P15
stage.	dwg. no.	revision



P15 DA MODIFICATION - ISSUE FOR SUBMISSION DP 10.10.22

REV	DESCRIPTION	BY	DATE
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Nominated Registered Architect: Peter Israel (reg no 50564)
ABN 90 050 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

SOUTH ELEVATION

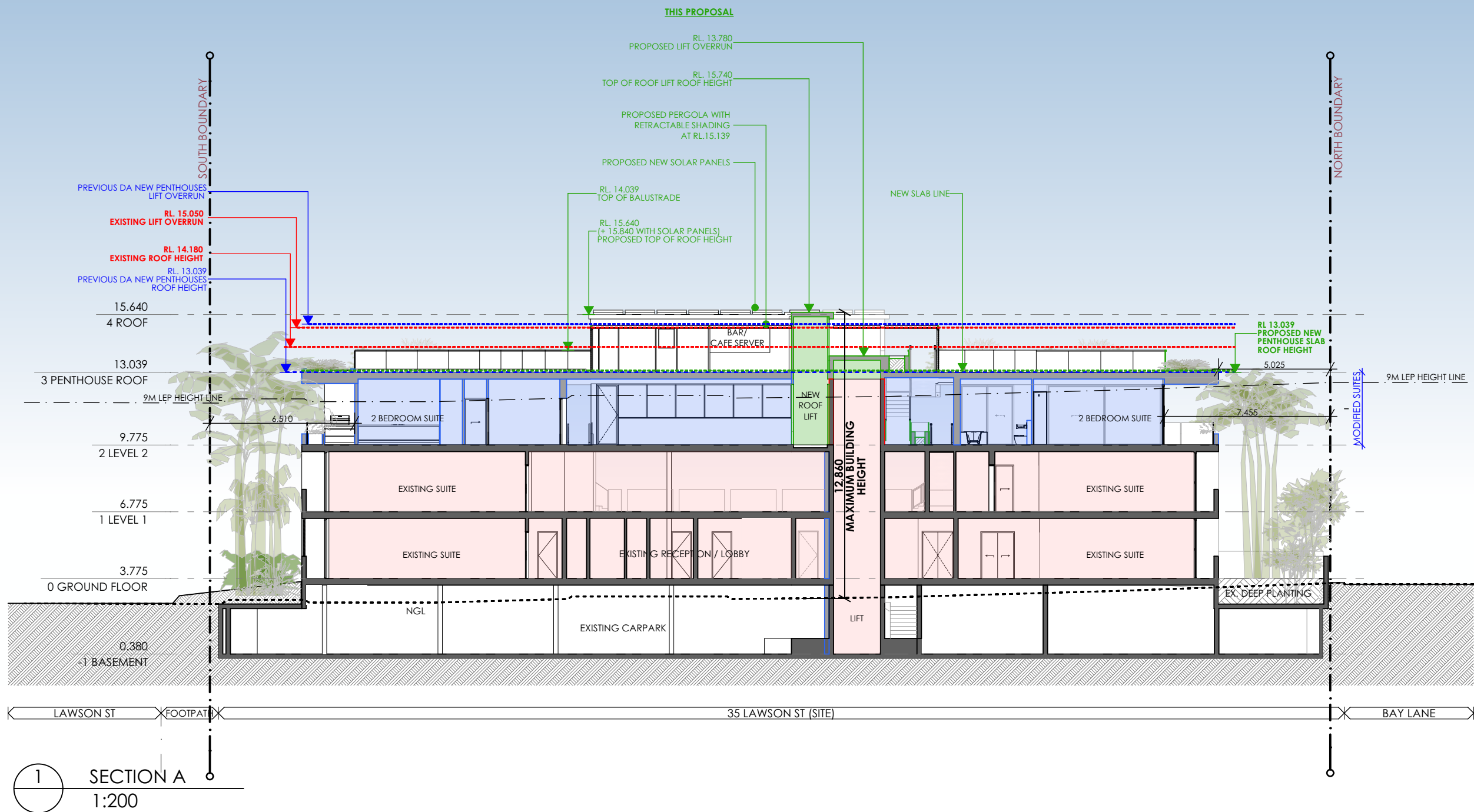
SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1

DA	11	P15
stage.	dwg no.	revision



GENERAL LEGEND

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

P15 DA MODIFICATION - ISSUE FOR SUBMISSION DP 10.10.22

REV	DESCRIPTION	BY	DATE
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pti ARCHITECTURE
Tourism + Residential

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Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 050 071 022

CLIENT :
MP GROUP

PROJECT :
**WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY**

DRAWING TITLE:
SECTION A

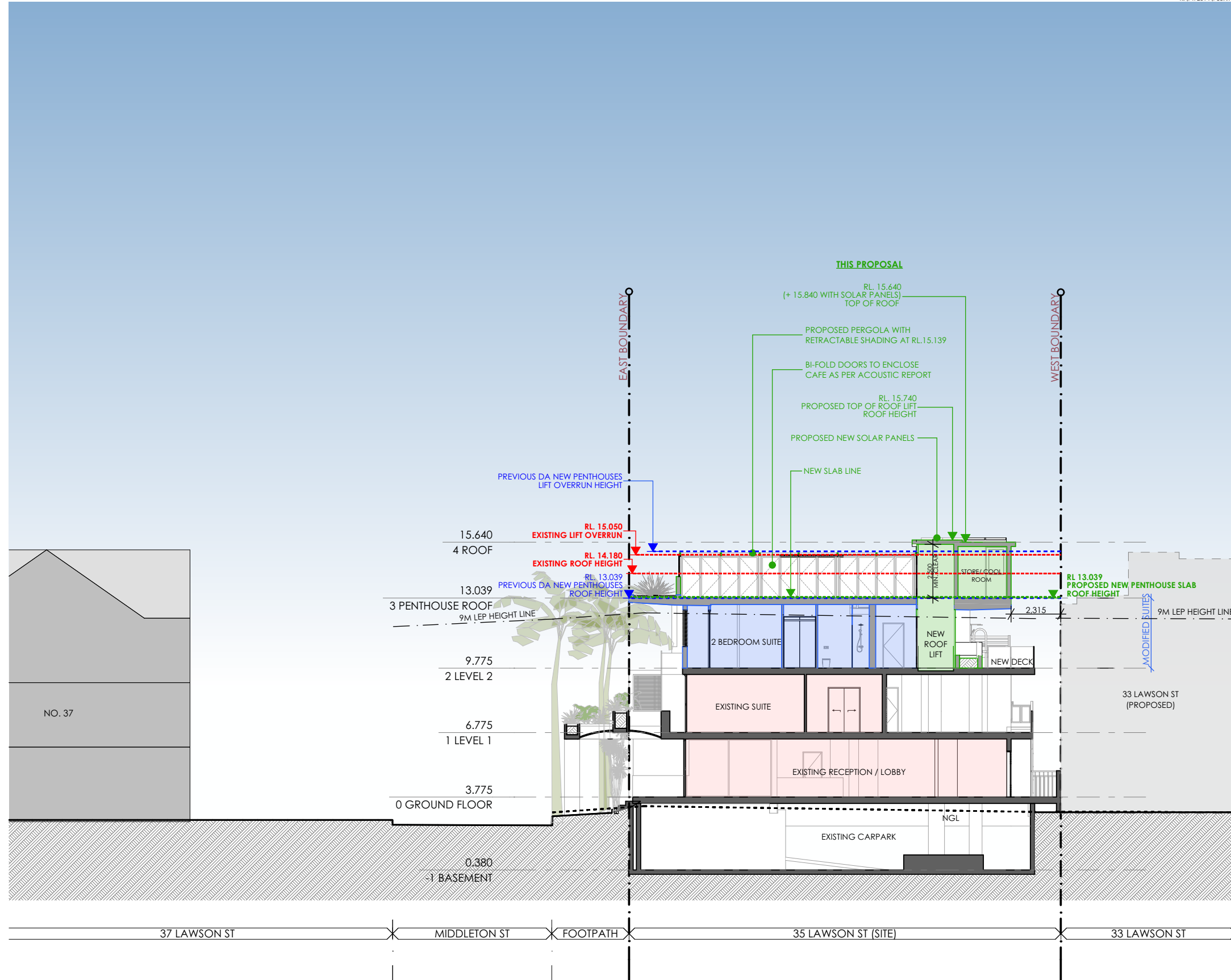
SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1

DA 12 P15
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

P15 DA MODIFICATION - ISSUE FOR SUBMISSION DP 10.10.22

REV	DESCRIPTION	BY	DATE
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CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

SECTION B

SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1

DA	13	P15
stage.	dwg no.	revision



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

P5 DA MODIFICATION - ISSUE FOR SUBMISSION DP 10.10.22

REV	DESCRIPTION	BY	DATE
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+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 50564)
ABN 90 050 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

3D VIEWS

SCALE: AT A3 NORTH POINT:

DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1

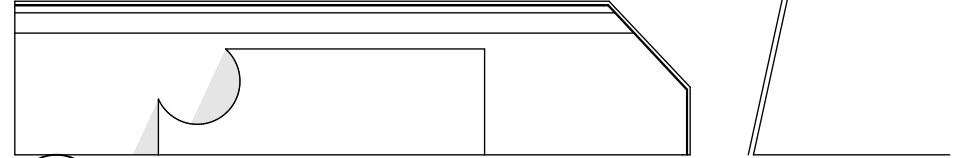
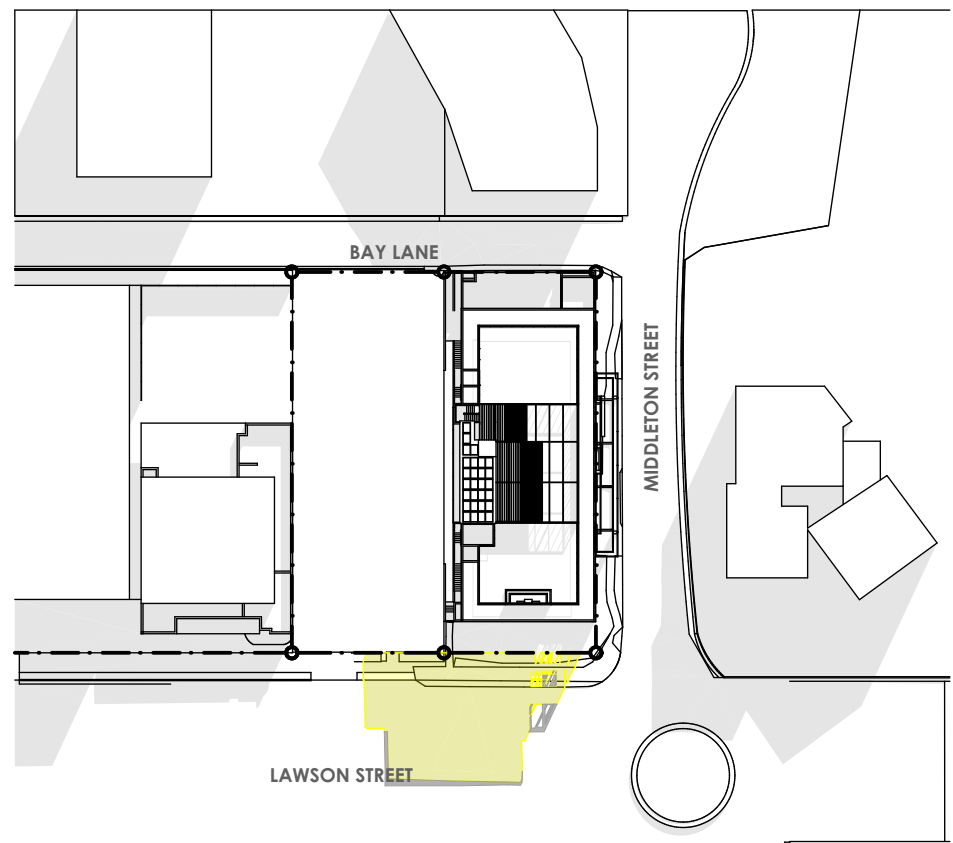
DA	14	P5
stage.	dwg no.	revision

SHADOW IMPACT LEGEND

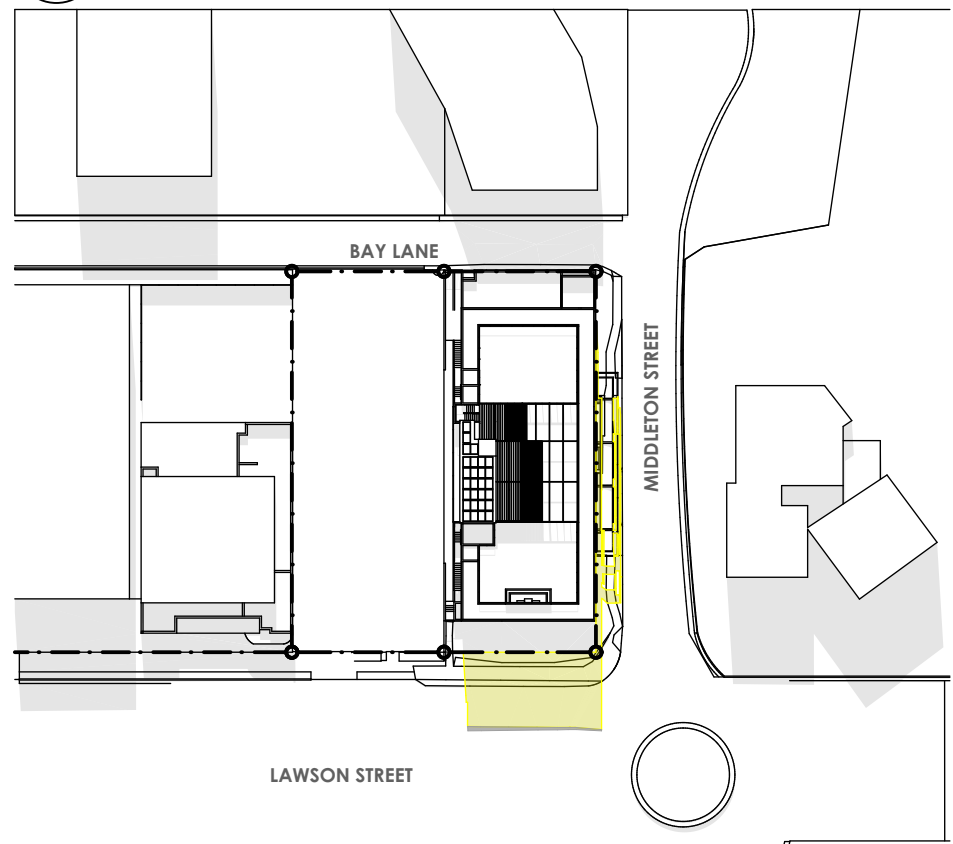
EXISTING SHADOWS

SHADOW CAST BY APPROVED BUILDING

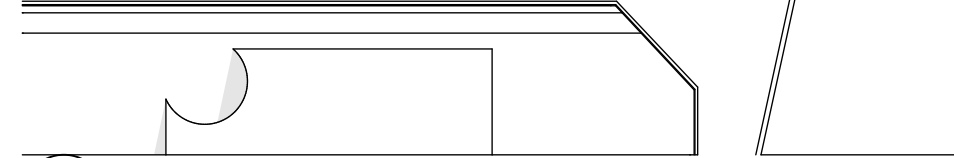
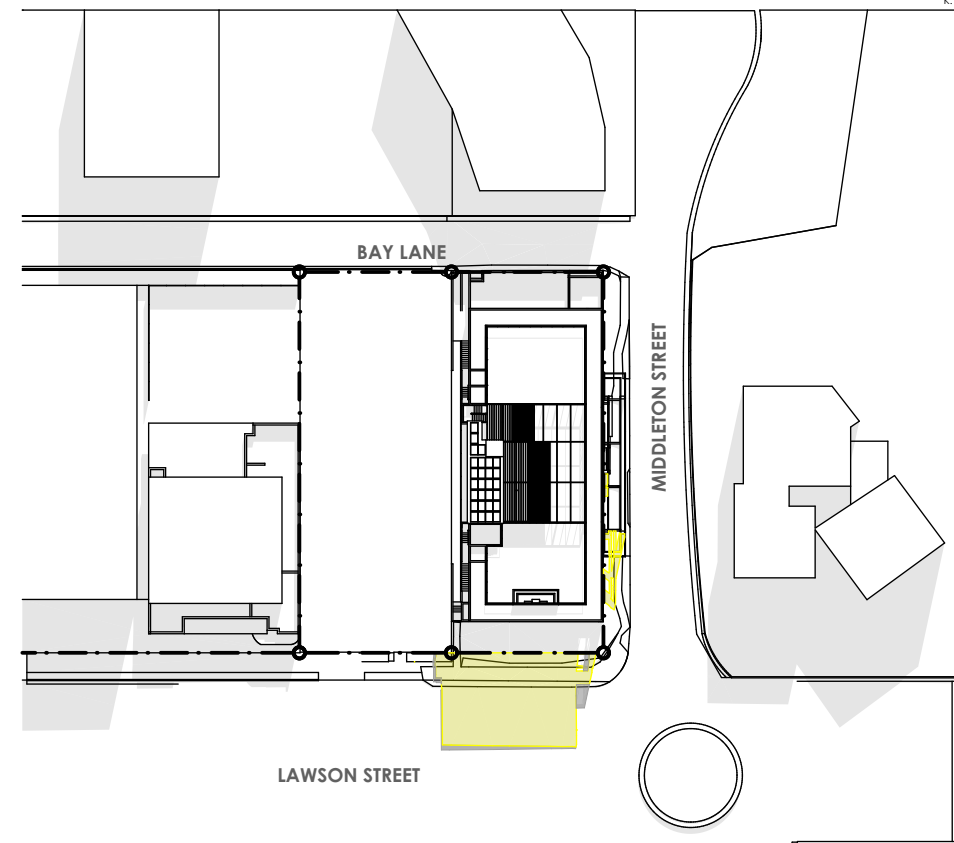
ADDITIONAL SHADOW CAST BY PROPOSED ROOF TOP



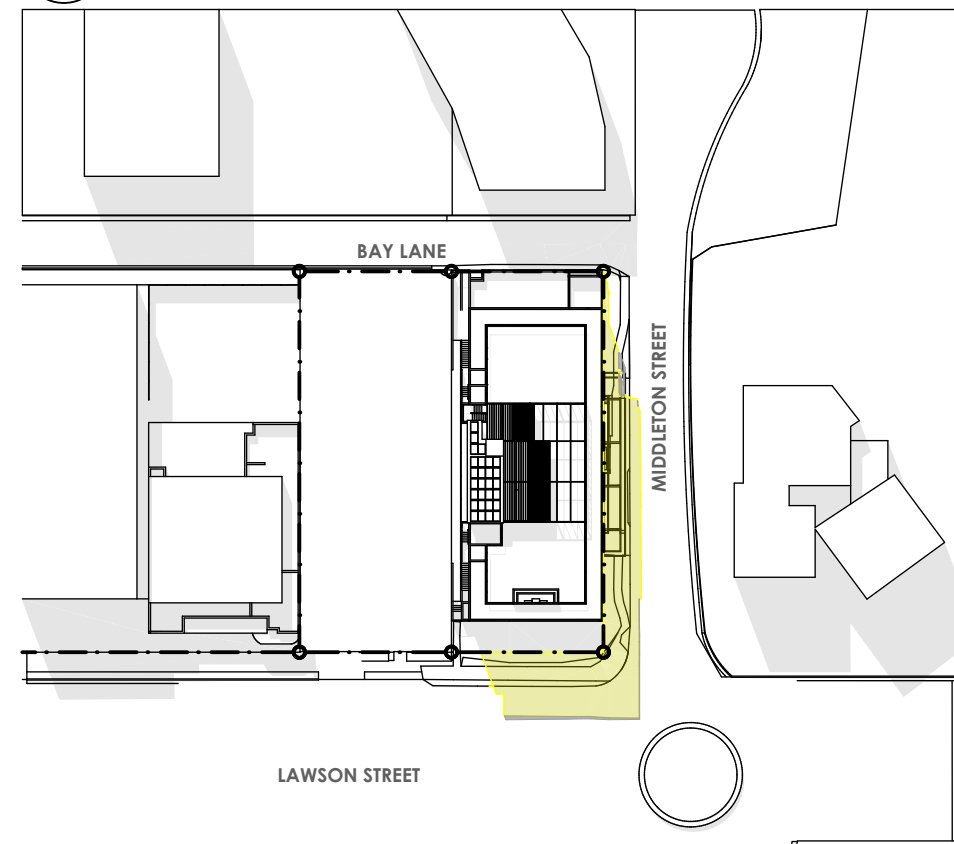
1 SHADOW DIAGRAM JUNE 21 9AM
1:1000



3 SHADOW DIAGRAM JUNE 21 11AM
1:1000



2 SHADOW DIAGRAM JUNE 21 10AM
1:1000



4 SHADOW DIAGRAM JUNE 21 12PM
1:1000

P3	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	20.09.22
REV	DESCRIPTION	BY	DATE



ARCHITECTURE
Tourism + Residential

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
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	

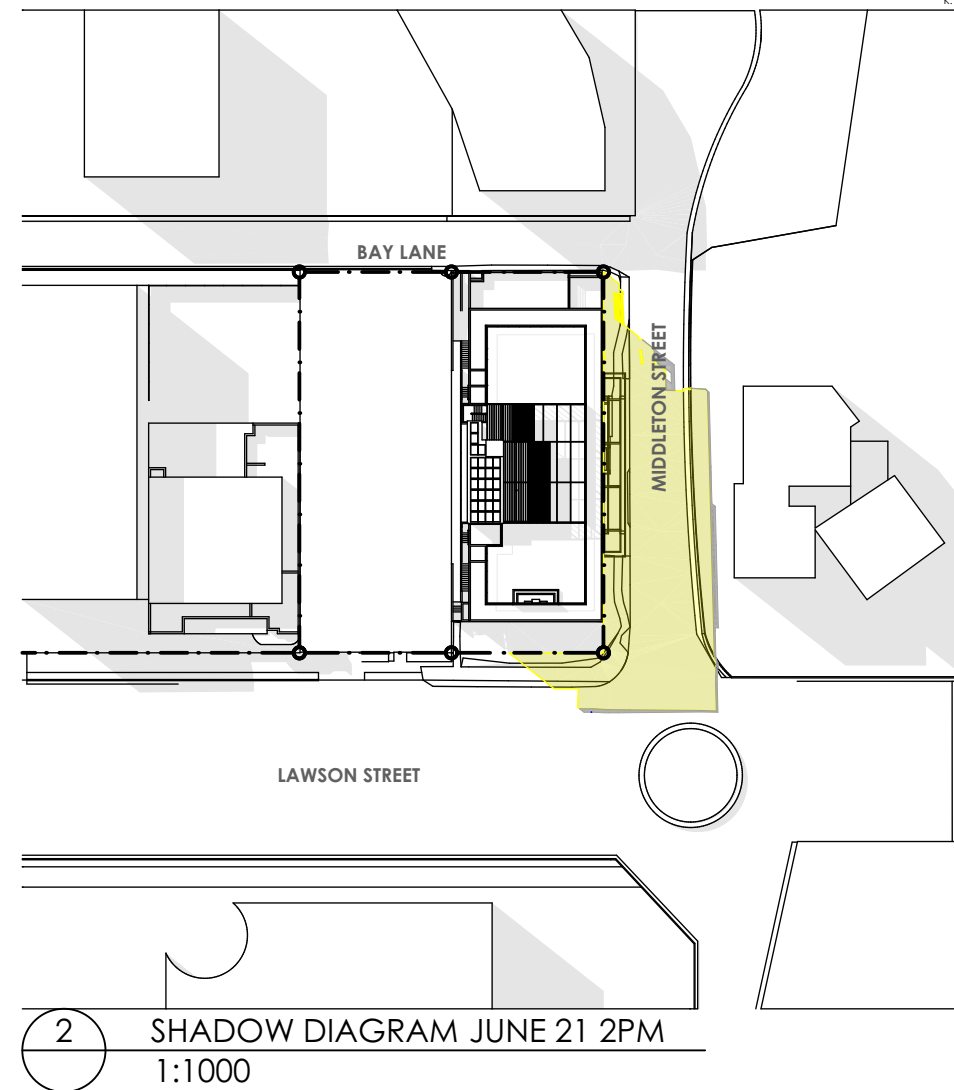
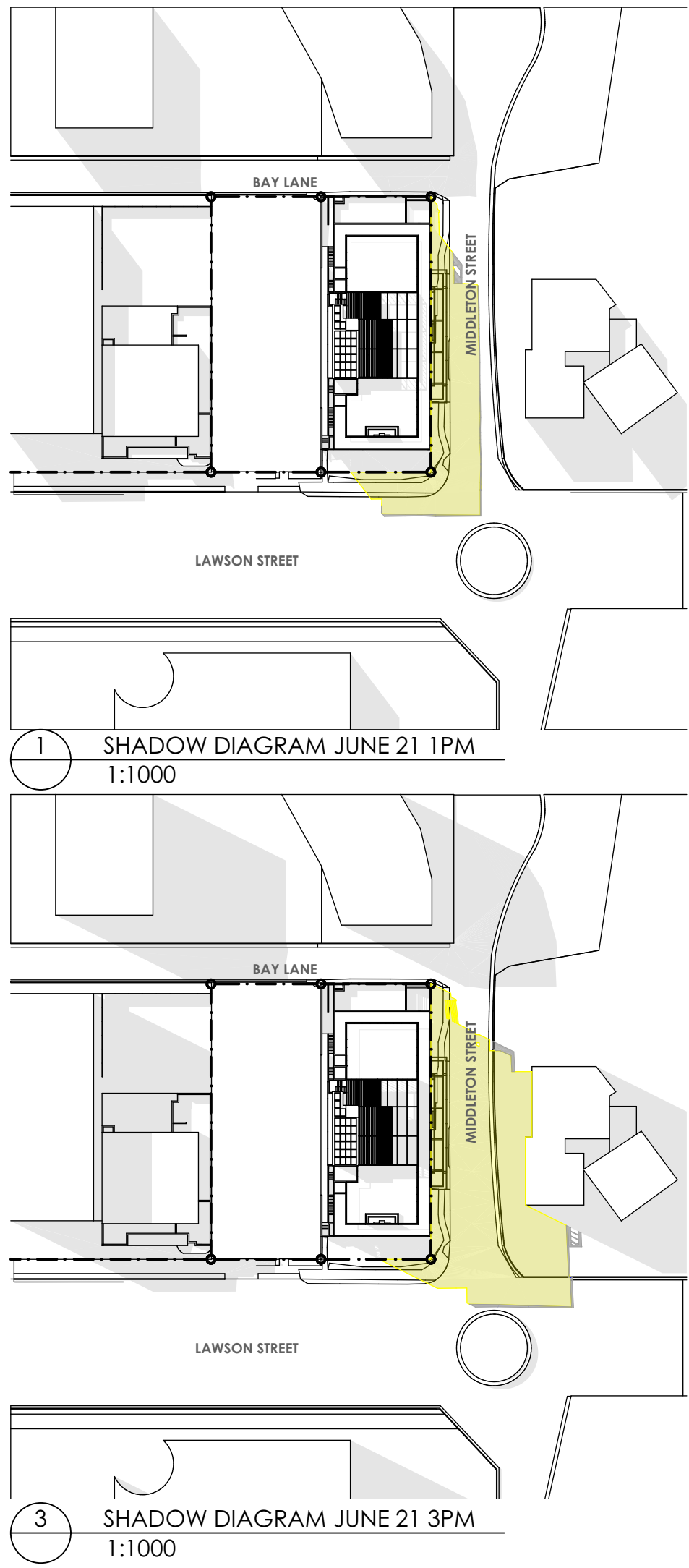
DA	15	P3
stage.	dwg no.	revision

SHADOW IMPACT LEGEND

EXISTING SHADOWS

SHADOW CAST BY APPROVED BUILDING

ADDITIONAL SHADOW CAST BY PROPOSED ROOF TOP



P3	DA MODIFICATION - ISSUE FOR SUBMISSION	DP	20.09.22
REV	DESCRIPTION	BY	DATE

ARCHITECTURE
Tourism + Residential

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+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 50564)
ABN 90 050 071 022

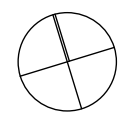
CLIENT :
MP GROUP

PROJECT :
WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
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	P3
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
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Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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Nominated Registered Architect: Peter Israel (reg no 50564)
ABN 90 050 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

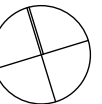
EXISTING PHOTO MONTAGE

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	17	P2
stage.	dwg no.	revision



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

GENERAL LEGEND

RED	EXISTING BUILDING
BLUE	PREVIOUS DA APPROVAL
GREEN	THIS PROPOSAL

P2 ISSUE FOR REVIEW- CHANGES TO ROOF TOPN DP 23.09.22

REV	DESCRIPTION	BY	DATE
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ABN 90 050 071 022

CLIENT :
MP GROUP

PROJECT :
WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:
APPROVED DA PHOTO
MONTAGE

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

DA	18	P2
stage.	dwg no.	revision



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

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

P6 DA MODIFICATION - ISSUE FOR SUBMISSION DP 10.10.22

REV	DESCRIPTION	BY	DATE
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Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 050 071 022

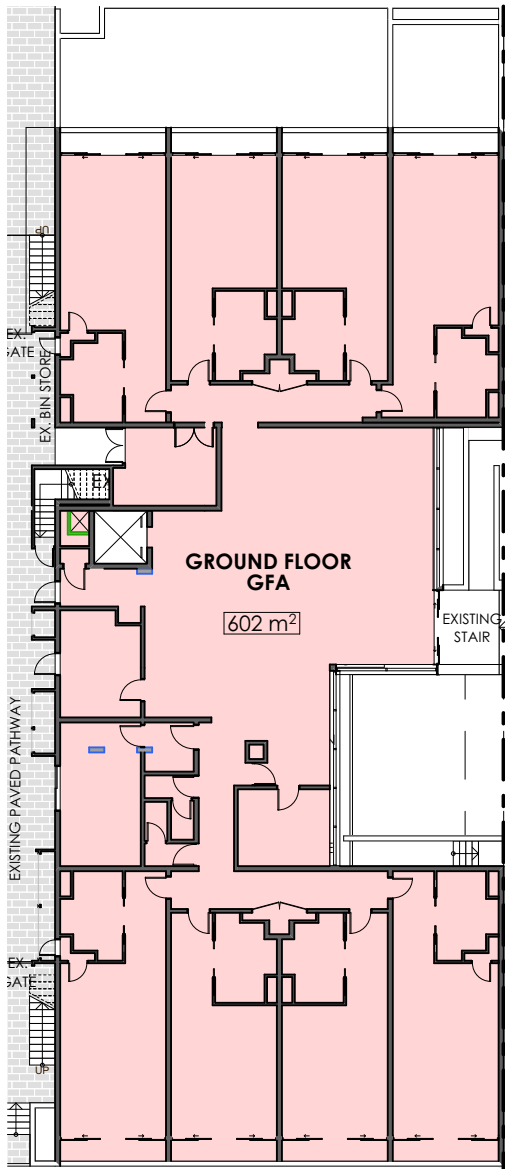
CLIENT :
MP GROUP

PROJECT :
WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

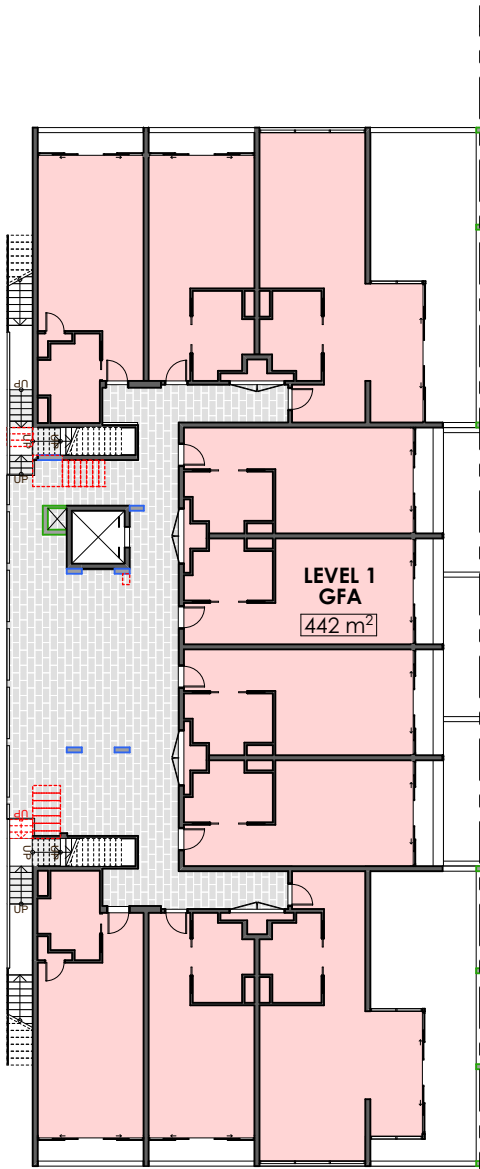
DRAWING TITLE:
DA MODIFICATION PHOTO
MONTAGE

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

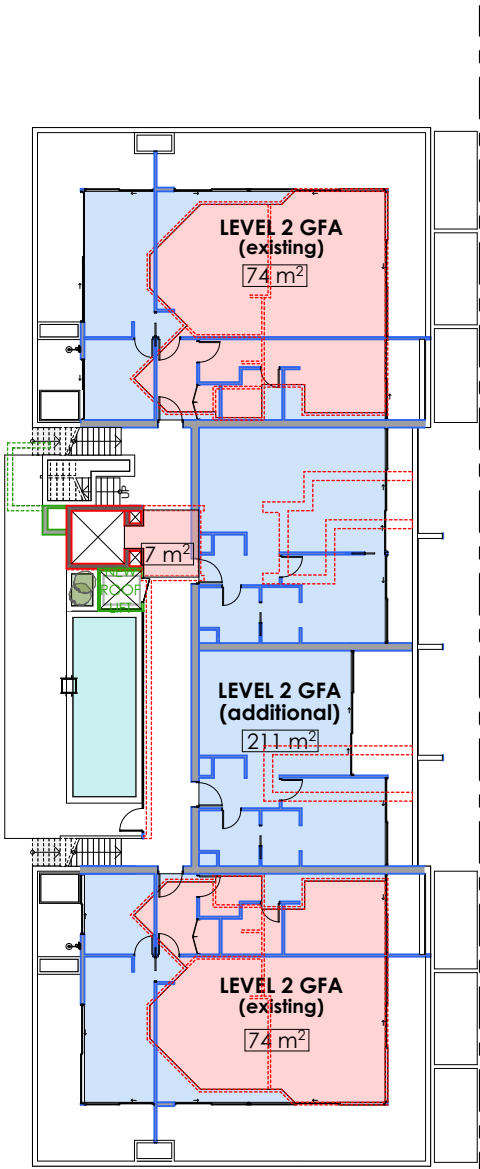
DA	19	P6
stage.	dwg no.	revision



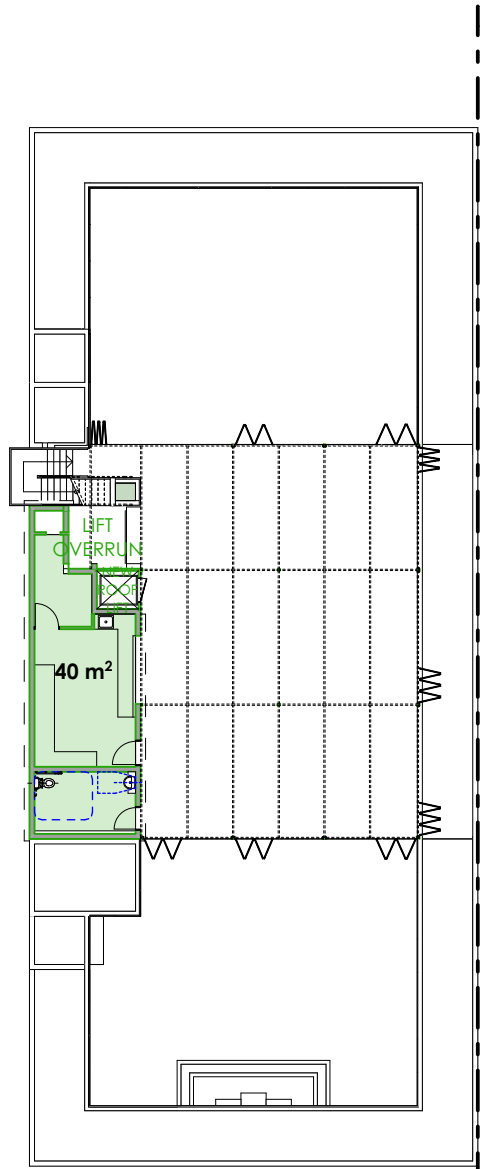
1 GROUND FLOOR PLAN



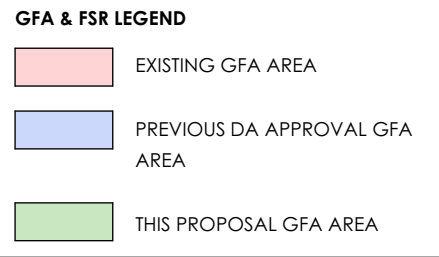
2 LEVEL 1 FLOOR PLAN



3 LEVEL 2 FLOOR PLAN



4 ROOF PLAN



P3 DA MODIFICATION - ISSUE FOR SUBMISSION DP 06.10.22

REV DESCRIPTION BY DATE



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Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 050 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

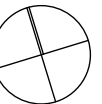
GFA & FSR CALCULATIONS

SCALE: 1:300 AT A3 NORTH POINT:

DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1



DA 20 P3
stage. dwg no. revision

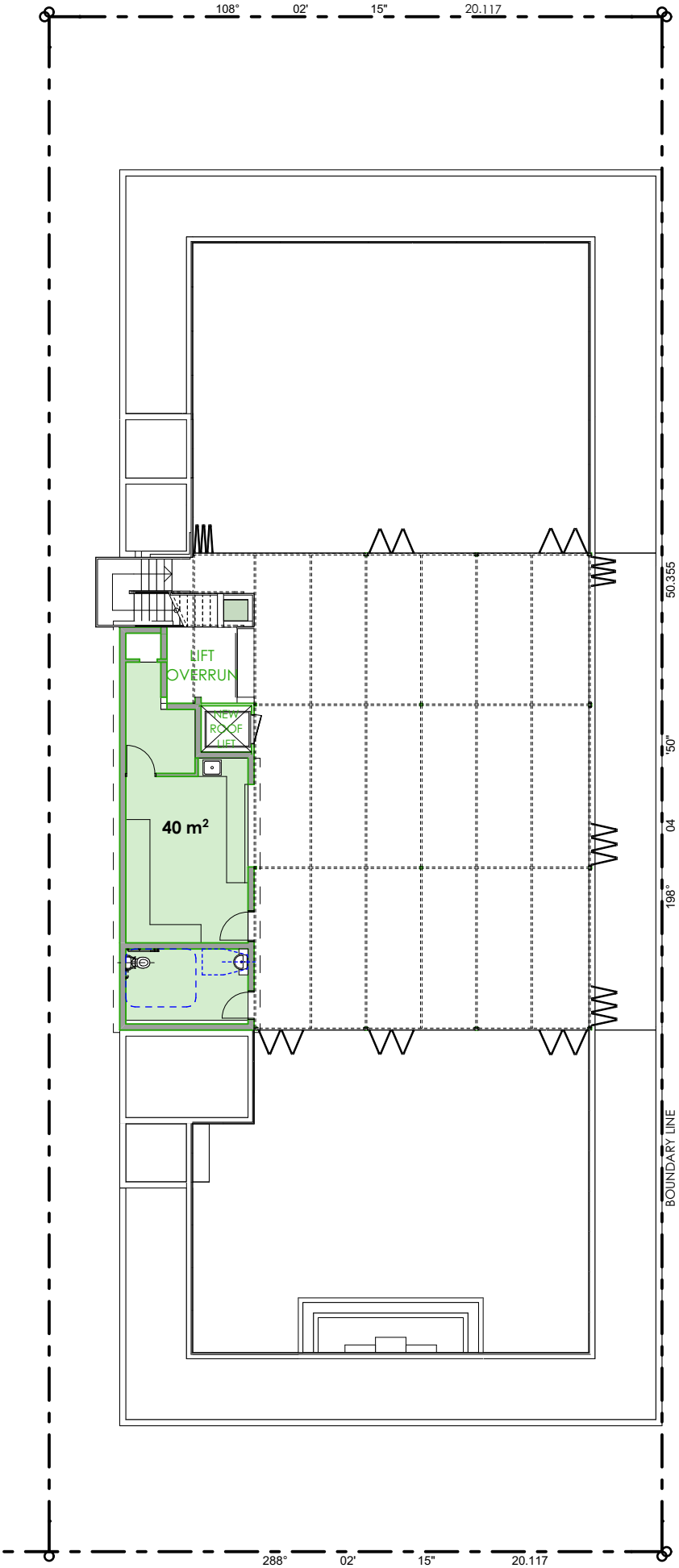
GFA CALCULATIONS

UNITS:	GFA m ²	EXISTING NO. SUITES	PROPOSED NO. SUITES
GROUND FLOOR	602 (AS EXISTING)	8	8 (AS EXISTING)
		8 X 1 BED	8 X 1 BED
LEVEL 1	442 (AS EXISTING)	10	10 (AS EXISTING)
		10 X 1 BED	10 X 1 BED
LEVEL 2	155 (AS EXISTING)	2	4
	211 (PREVIOUS DA APPROVAL)	2 X 1 BED	2 X 1 BED, 2 X 2 BED
PENTHOUSE ROOF	40 (THIS PROPOSAL)	N/A	N/A
TOTAL	1450	20	22


FSR CALCULATIONS

FSR:	EXISTING FSR	APPROVED FSR	PROPOSED FSR
SITE AREA 1,018m ²	1:1.16	1:1.38	1:1.40

THE DEVELOPMENT PROPOSES AN ADDITION PENTHOUSE ROOF THAT CONSISTS OF A KITCHEN/ BOH AND UNISEX TOILET



GFA & FSR LEGEND

 AREA OF PROPOSED DA MODIFICATION BUILDING, IN EXCESS OF PREVIOUS PENTHOUSE DA LIFT OVERRUN HEIGHT

P1 DA MODIFICATION - ISSUE FOR SUBMISSION DP 06.10.22

REV	DESCRIPTION	BY	DATE
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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 5054)
ABN 90 050 071 022

CLIENT :

MP GROUP

PROJECT :

WAVES RESORT
LUXURY HOTEL REDEVELOPMENT
BYRON BAY

DRAWING TITLE:

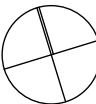
PROPOSED DA MODFICATION
BUILDING IN EXCESS OF PREVIOUS
PENTHOUSE DA LIFT OVERRUN HEIGHT

SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: DP

CHECKED BY: PI

PROJECT No: P339.1



DA	21	P1
stage.	dwg no.	revision

1 PENTHOUSE ROOF PLAN
1:200