

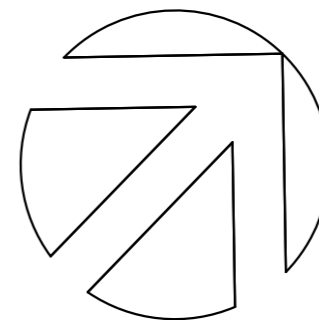
NOTES:

- * Discharge waste to connection point
- * Provide sediment control to site where req'd
- * Discharge stormwater to TANK, where possible, all other stormwater & overflow to kerb & channel
- * Meter box position T.B.C on site
- * All retaining walls by owner

****NOTE** ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH NCC PARTS 3.1.2. & 3.5.2. AS WELL AS ASNZS3500**

- * GUTTERS TO BE 125MM D-SECTION COLORBOND GUTTERS
- * 2 DOWNPIPES MAX. TO EACH 100mm STORMWATER PIPE, SUBSURFACE PIPES TO BE 100mm DIAMETER, ANY UNDERSLAB PIPING TO HAVE AN INSPECTION OPENING AT UPPER END, THEN TO BE 100mm SEWER GRADE PIPING WITH NO JOINS UNDER SLAB.

**** 1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS ****



G.L	GL 00.000	approx.
CUT	00.000	
FILL	00.000	
F.L	----	

STUART OSMAN
BUILDING DESIGNS

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Fax (07) 55 203 033
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ABN 73 097 995 616
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Email: design@sobd.net

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Sustainable Building Designer

BUILDER

CLIENT
MR. Z. KENNEDY

PROJECT
**PROPOSED RESIDENCES
LOT 3
KEATS STREET
BYRON BAY**

DRAWN BY: RH/MB CHECKED BY: SO

DESIGN: CUSTOM

DATE: A 12/11/2019

SCALES: 1:100 @ A3
AMENDMENTS: B251119 G200320, C111219, D310120, E170220, F260220

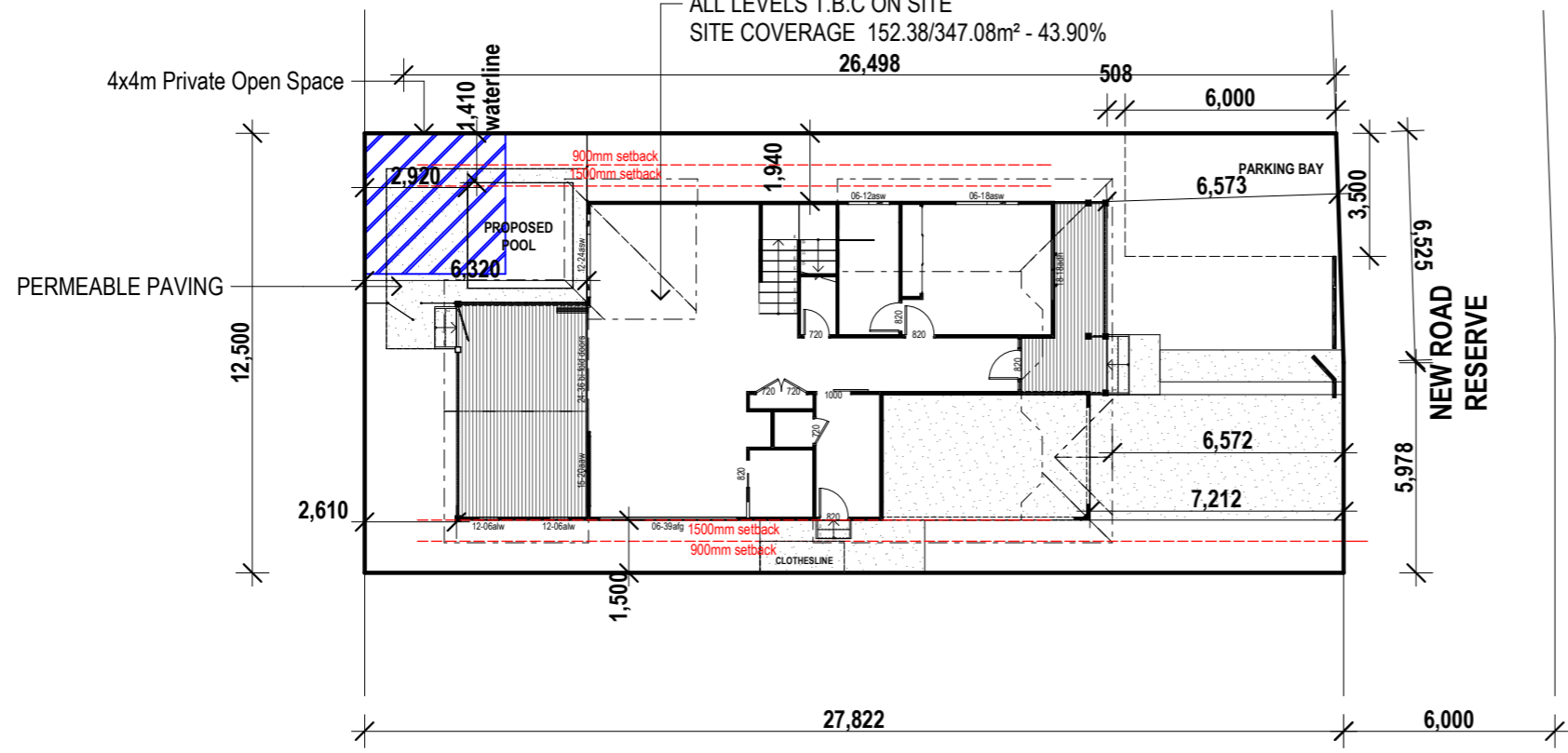
SHEET NUMBER: 3 of 09

JOB NUMBER: **7890**

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PROPOSED LOT 3

PROPOSED TWO STOREY DWELLING
ALL LEVELS T.B.C ON SITE
SITE COVERAGE 152.38/347.08m² - 43.90%



4.9 Average star rating
NATIONWIDE HOUSE
www.nationwide.gov.au

Certificate Number: 45T0C2W0D
Assessor Name: Duncan Hope
Accreditation number: VIC/BD/AV14/1658
Certificate date: 16 Mar 2020
Dwelling address: 6 Keats Street, BYRON BAY NSW 2481
www.nathers.gov.au

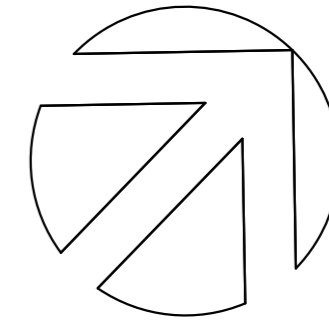
SITE PLAN - GROUND FLOOR

SCALE 1:200 SHEET 3 OF 88 JOB NUMBER 7890

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

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 - * Provide GPO & cold water provisions to DW space
 - * ALL External and Internal doors & windows to be measured on site and confirmed by builder
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 - * Insulation to ceiling (living only) R2.5 batts
 - * All windows & SGD to be tinted
 - * Mechanically vent rooms without natural ventilation
 - * All shower roses to be AAA rated
 - * Maximum water supply pressure not to exceed 500kpa at any outlet
 - * Hot water system shall be heat pump, solar or gas
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Email: design@sobd.net



CHARTERED MEMBER OF



BUILDER

CLIENT

MR. Z. KENNEDY

PROJECT

**PROPOSED RESIDENCES
LOT 3
KEATS STREET
BYRON BAY**

DRAWN BY: RH/MB
CHECKED BY: SO

DESIGN: CUSTOM

DATE: A 12/11/2019

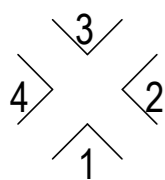
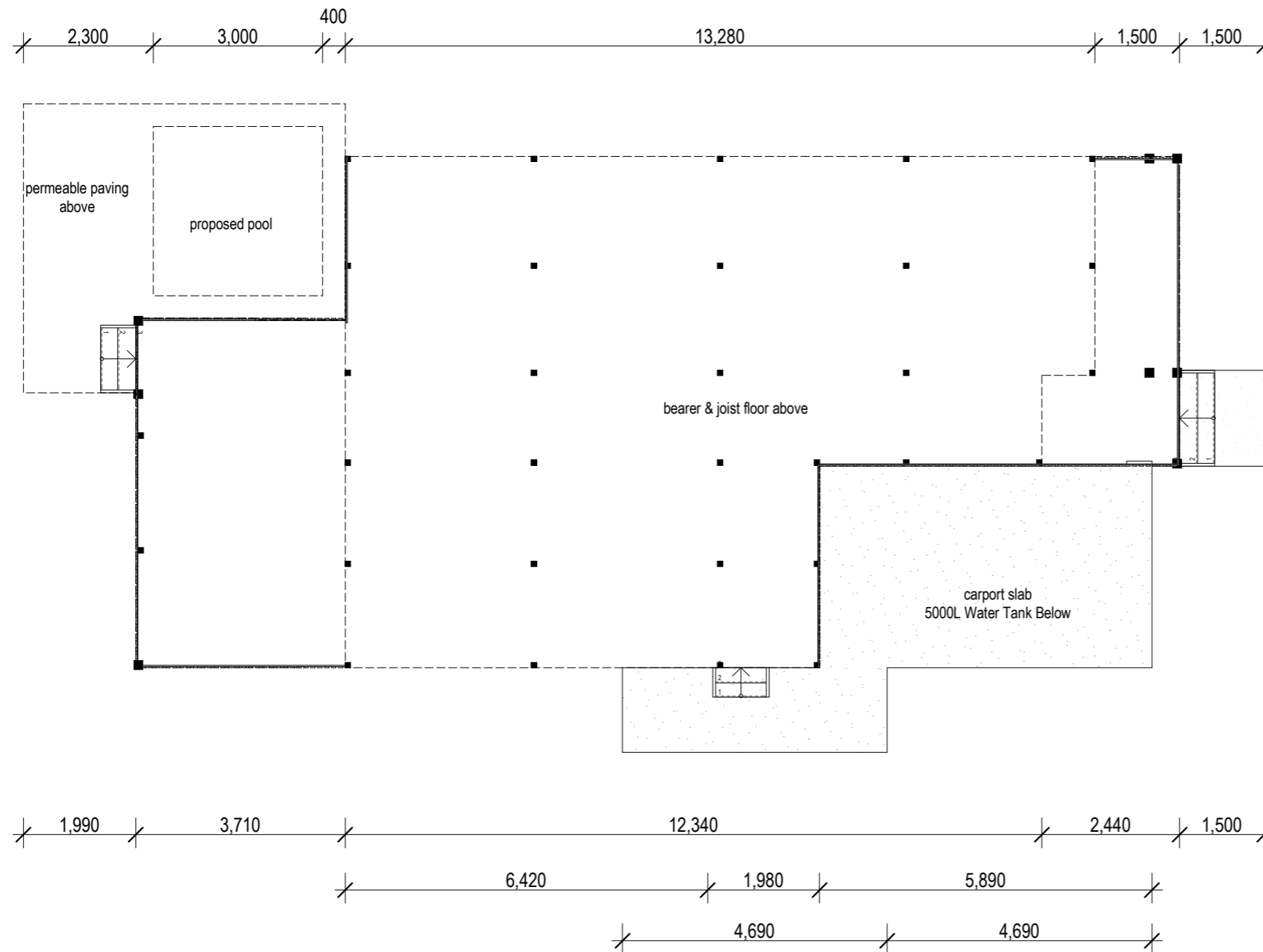
SCALES: 1:100 @ A3
AMENDMENTS: B251119 G200320
C111219
D310120
E170220
F260220

SHEET NUMBER: 4 of 09

JOB NUMBER

7890

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ELEVATIONS

SUB-FLOOR PLAN

SCALE 1:100

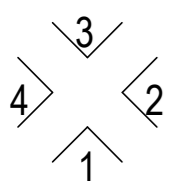
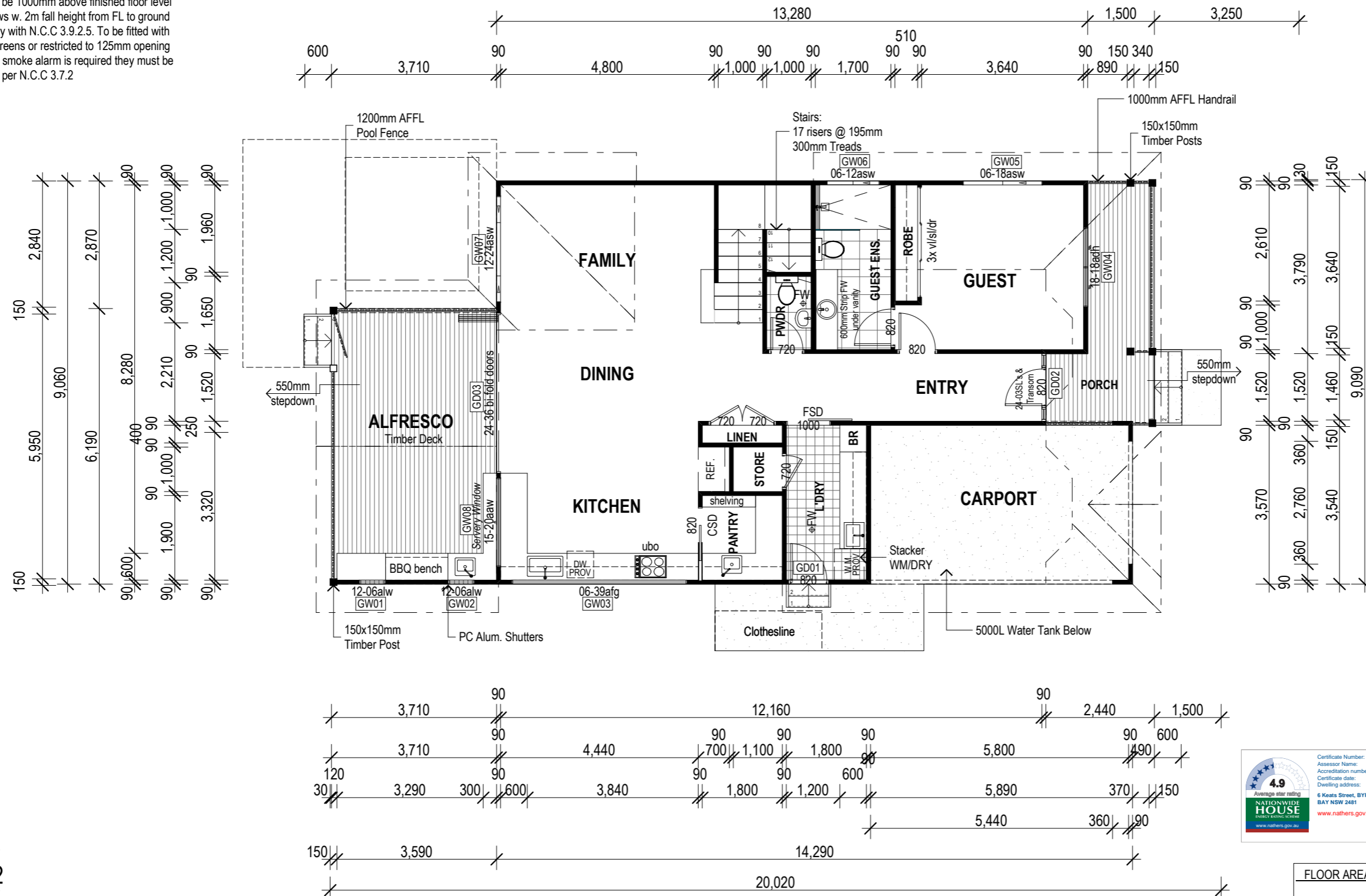
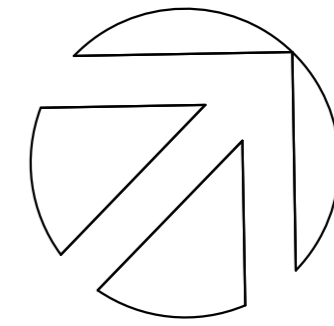
PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION



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ELEVATIONS
GROUND FLOOR PLAN
 SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

Certificate Number: 46T0CDZ00D
 Assessor Name: Duncan Hoppe
 Accreditation number: VIC02DAN/141658
 Certificate date: 16 Mar 2020
 Dwelling address: 6 Keats Street, BYRON BAY NSW 2481
 www.nathers.gov.au

FLOOR AREAS	
	Area (m ²)
LOWER LIVING	101.38
UPPER LIVING	93.51
CARPORT	21.03
ALFRESCO	22.96
PORCH	7.01
TOTAL	245.89 m²

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CLIENT
MR. Z. KENNEDY

PROJECT
PROPOSED RESIDENCES
LOT 3
KEATS STREET
BYRON BAY

DRAWN BY: RH/MB
 CHECKED BY: SO

DESIGN: CUSTOM

DATE: A 12/11/2019

SCALES: 1:100 @ A3
 AMENDMENTS: B251119 G200320
 C111219
 D310120
 E170220
 F260220

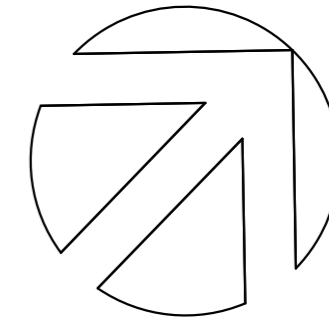
SHEET NUMBER: 5 of 09

JOB NUMBER: **7890**

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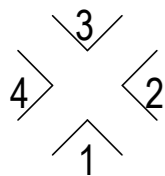
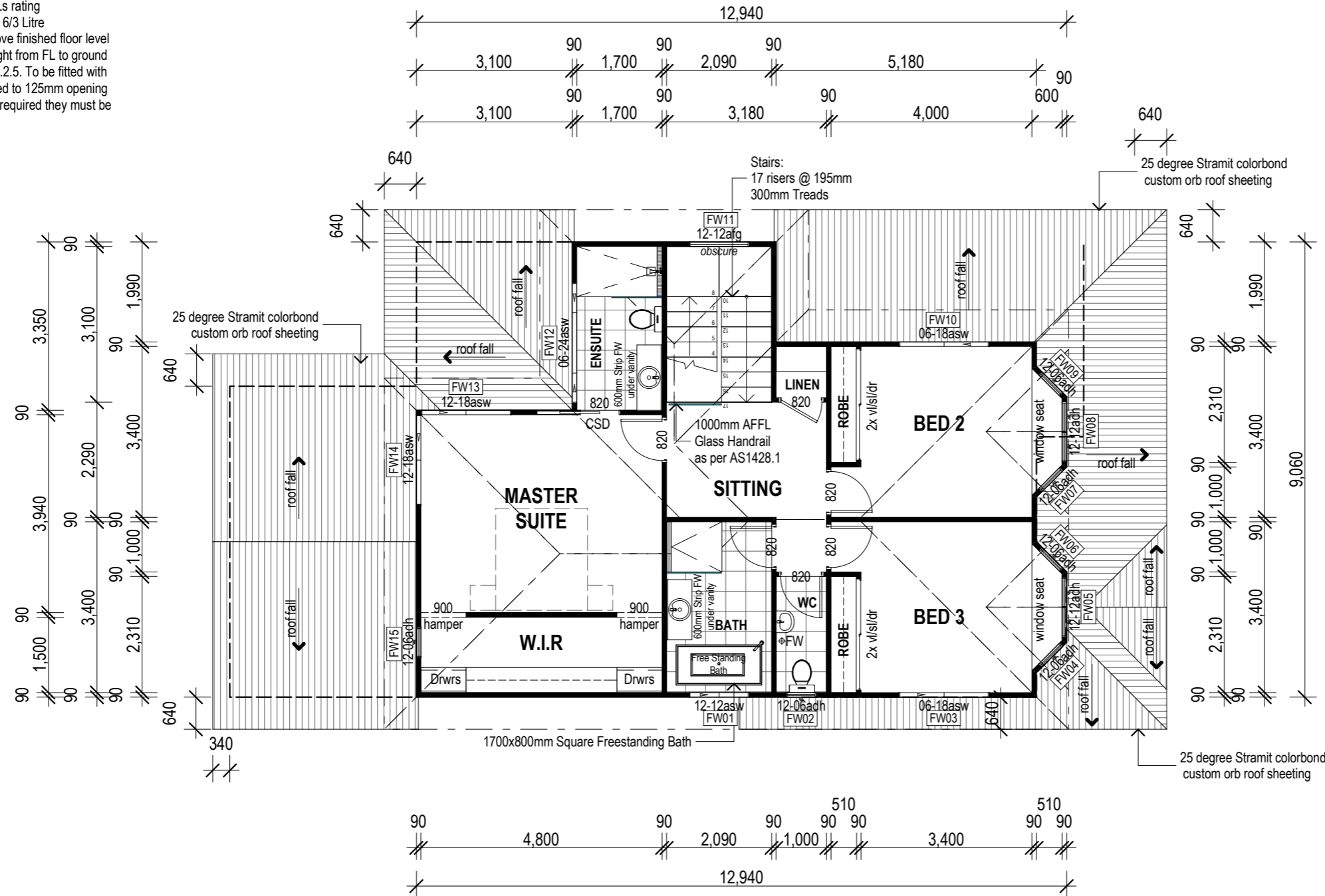
Phone (07) 55 203 022
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ELEVATIONS

FIRST FLOOR PLAN

SCALE 1:100

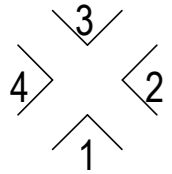
PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION



BUILDER	
CLIENT MR. Z. KENNEDY	
PROJECT PROPOSED RESIDENCES LOT 3 KEATS STREET BYRON BAY	
DRAWN BY RH/MB	CHECKED BY SO
DESIGN CUSTOM	
DATE A 12/11/2019	
SCALES 1:100 @ A3	AMENDMENTS B251119 G200320 C111219 D310120 E170220 F260220
SHEET NUMBER 6 of 09	
JOB NUMBER 7890	

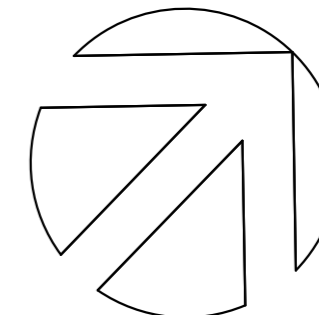
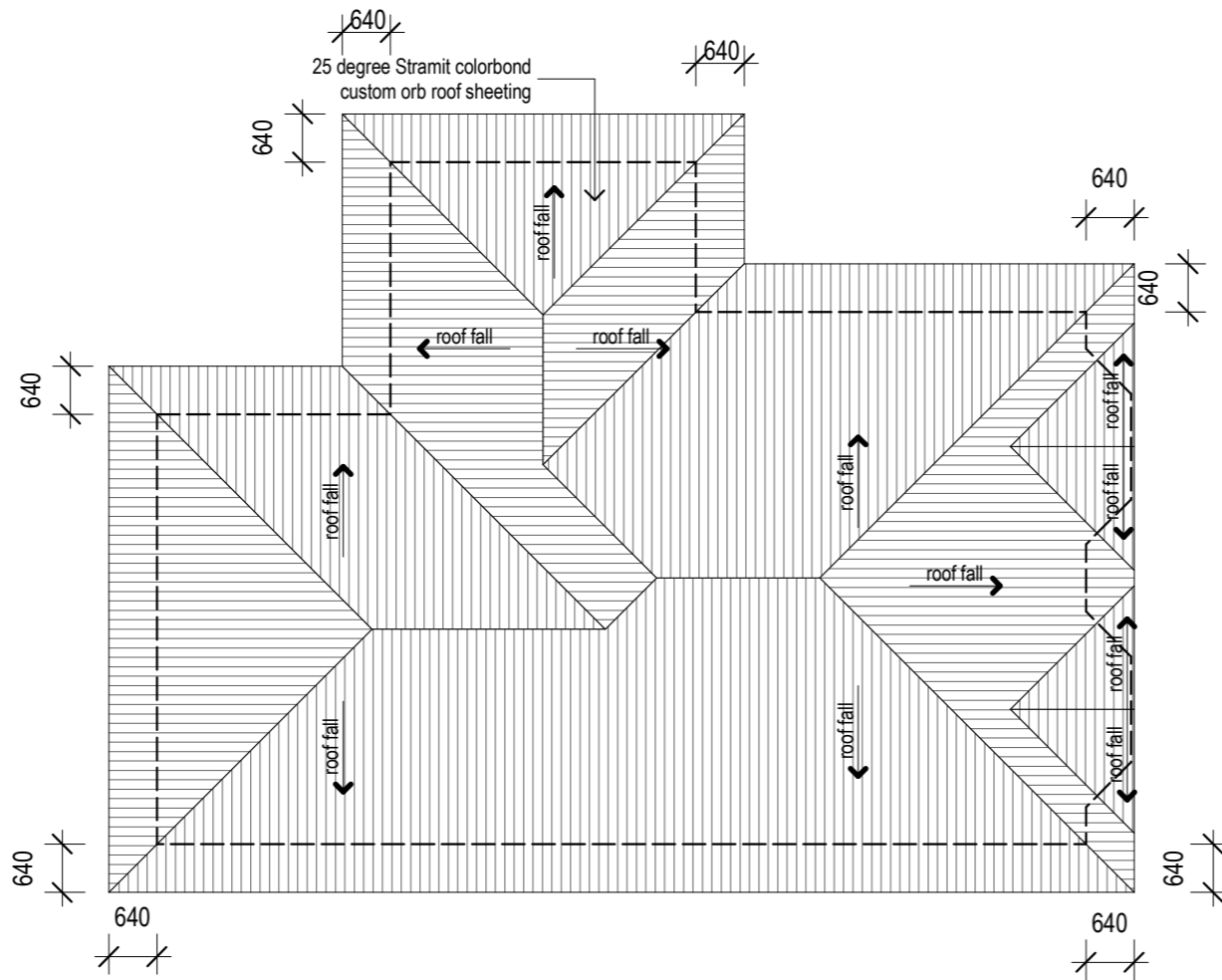
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ELEVATIONS

ROOF PLAN
SCALE 1:100

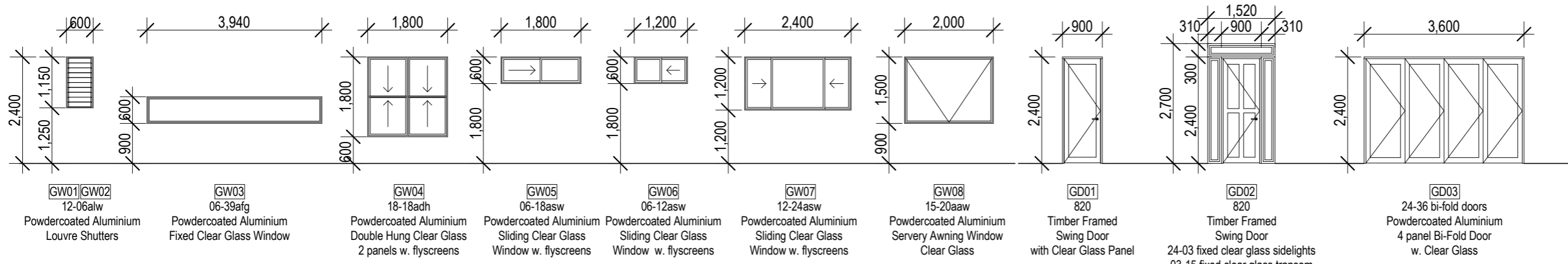


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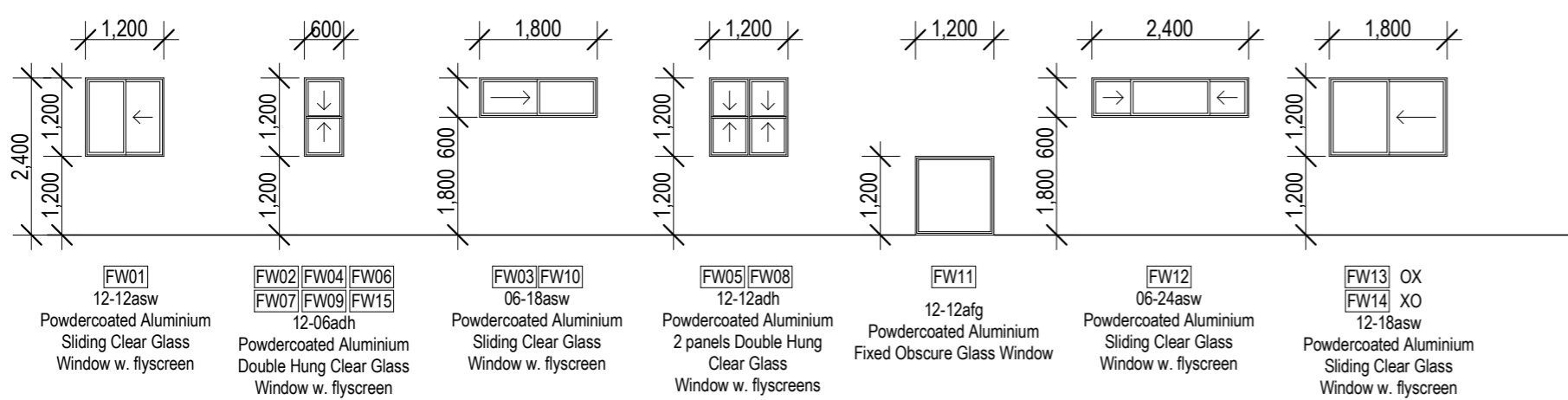


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WINDOW SCHEDULE - GROUND FLOOR 1:100

DOOR SCHEDULE - GROUND FLOOR 1:100

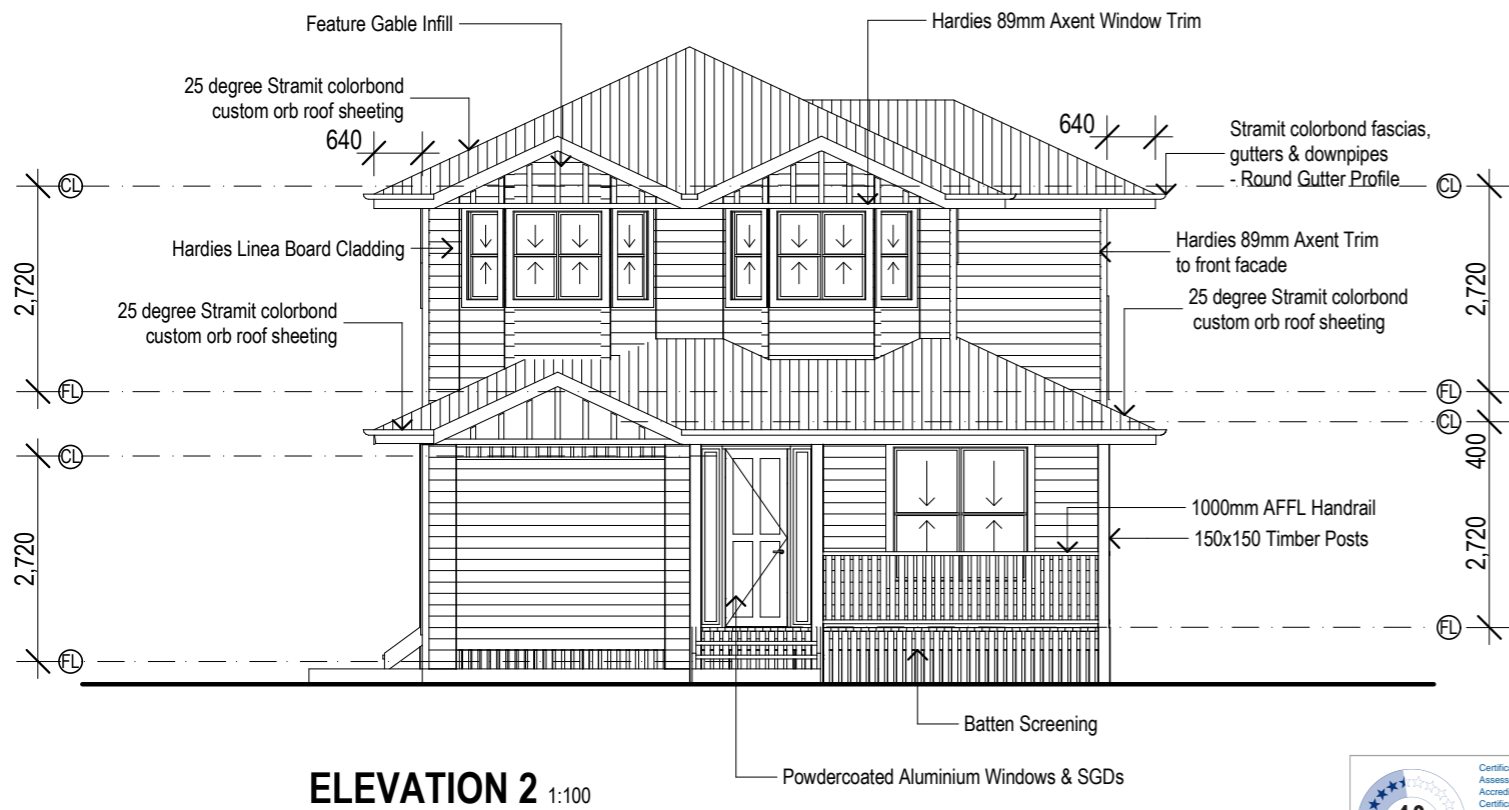
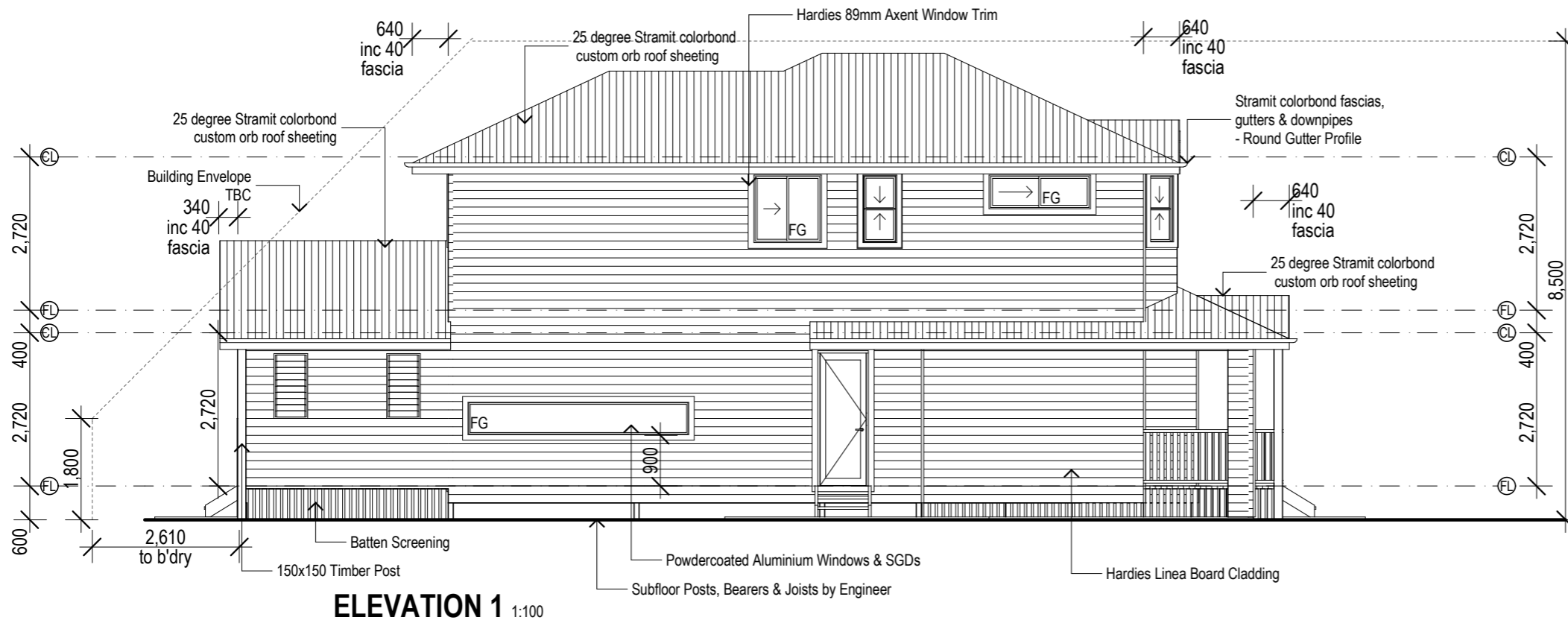


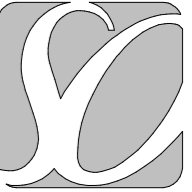
WINDOW SCHEDULE - FIRST FLOOR 1:100



BUILDER	
CLIENT MR. Z. KENNEDY	
PROJECT PROPOSED RESIDENCES LOT 3 KEATS STREET BYRON BAY	
DRAWN BY RH/MB	CHECKED BY SO
DESIGN CUSTOM	
DATE A 12/11/2019	
SCALES 1:100 @ A3	AMENDMENTS B251119 G200320 C111219 D310120 E170220 F260220
SHEET NUMBER 7 of 09	
JOB NUMBER 7890	
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PROJECT
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LOT 3
KEATS STREET
BYRON BAY

DRAWN BY RH/MB	CHECKED BY SO
DESIGN CUSTOM	
DATE A 12/11/2019	
SCALES 1:100 @ A3	AMENDMENTS B251119 G200320 C111219 D310120 E170220 F260220

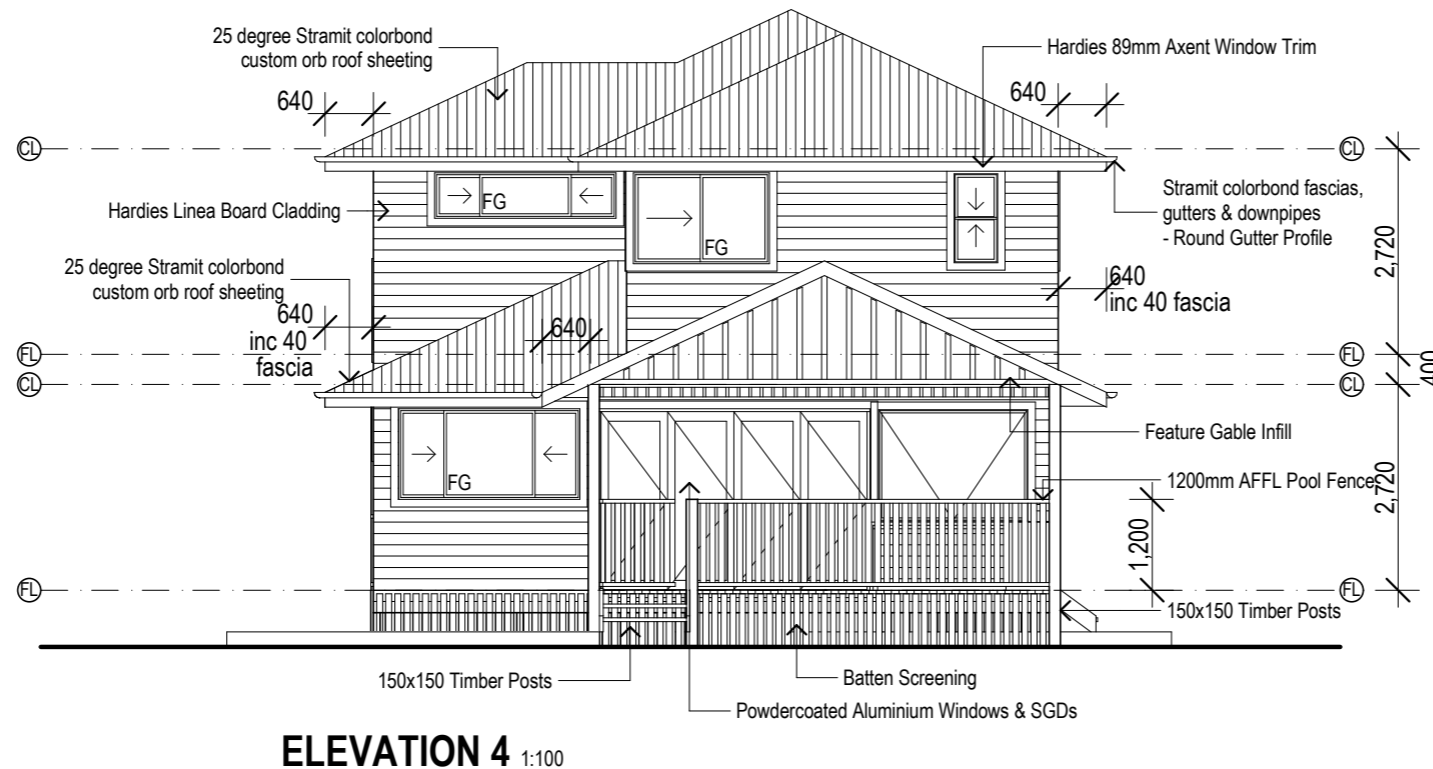
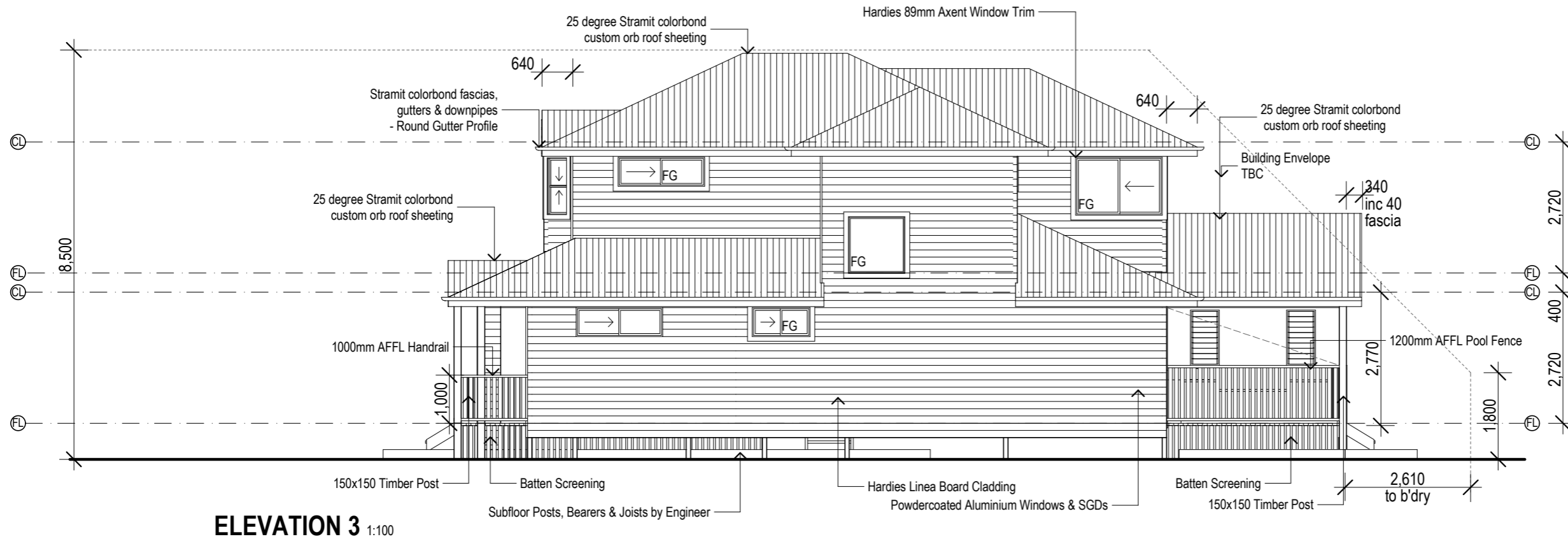
SHEET NUMBER 8 of 09

JOB NUMBER
7890

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CLIENT

MR. Z. KENNEDY

PROJECT

PROPOSED RESIDENCES
LOT 3
KEATS STREET
BYRON BAY

DRAWN BY

RH/MB

CHECKED BY

SO

DESIGN

CUSTOM

DATE

A 12/11/2019

SCALES

1:100 @ A3

AMENDMENTS

B251119 G200320
 C111219
 D310120
 E170220
 F260220

SHEET NUMBER

9 of 09

JOB NUMBER

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NOTES:

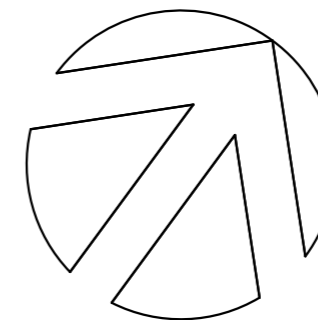
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**** 1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS ****



G.L	GL 00.000	approx.
CUT	00.000	
FILL	00.000	
F.L	-----	

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PROJECT
**PROPOSED RESIDENCES
LOT 4
KEATS STREET
BYRON BAY**

DRAWN BY: RH/MB CHECKED BY: SO

DESIGN: CUSTOM

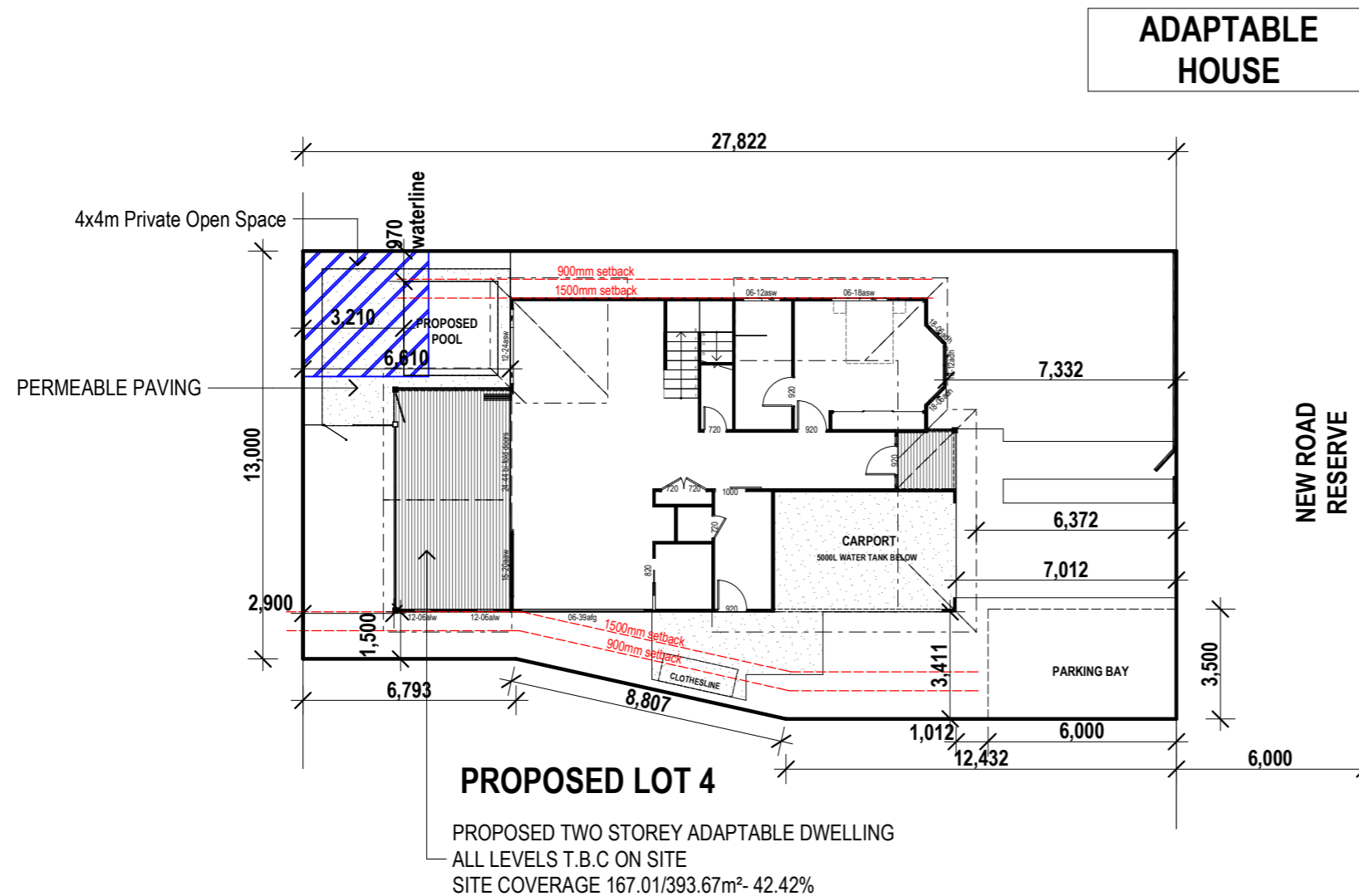
DATE: A 12/11/2019

SCALES: 1:100 @ A3
AMENDMENTS: B251119 G200320 C111219 D300120 E170220 F260220

SHEET NUMBER: 3 of 09

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Certificate Number: 46T0CD2W0D
Assessor Name: Duncan Hope
Accreditation number: WQ-BIAV141658
Certificate date: 16 Mar 2020
Dwelling address: 6 Keats Street, BYRON BAY NSW 2481
www.nations.gov.au

SITE PLAN - GROUND FLOOR

SCALE 1:200 SHEET 3 OF 88 JOB NUMBER 7890

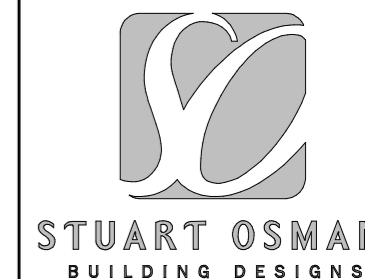
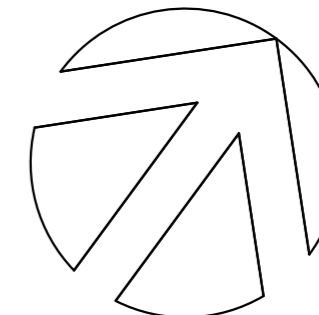
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 Address: 271 Township Drive, West Burleigh, QLD 4219
 ABN 73 097 995 616
 QBCC License No: 1129687
 Email: design@sobd.net



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 Sustainable Building Designer

BUILDER

CLIENT

MR. Z. KENNEDY

PROJECT

**PROPOSED RESIDENCES
 LOT 4
 KEATS STREET
 BYRON BAY**

DRAWN BY: RH/MB
 CHECKED BY: SO

DESIGN: CUSTOM

DATE: A 12/11/2019

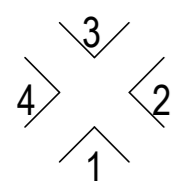
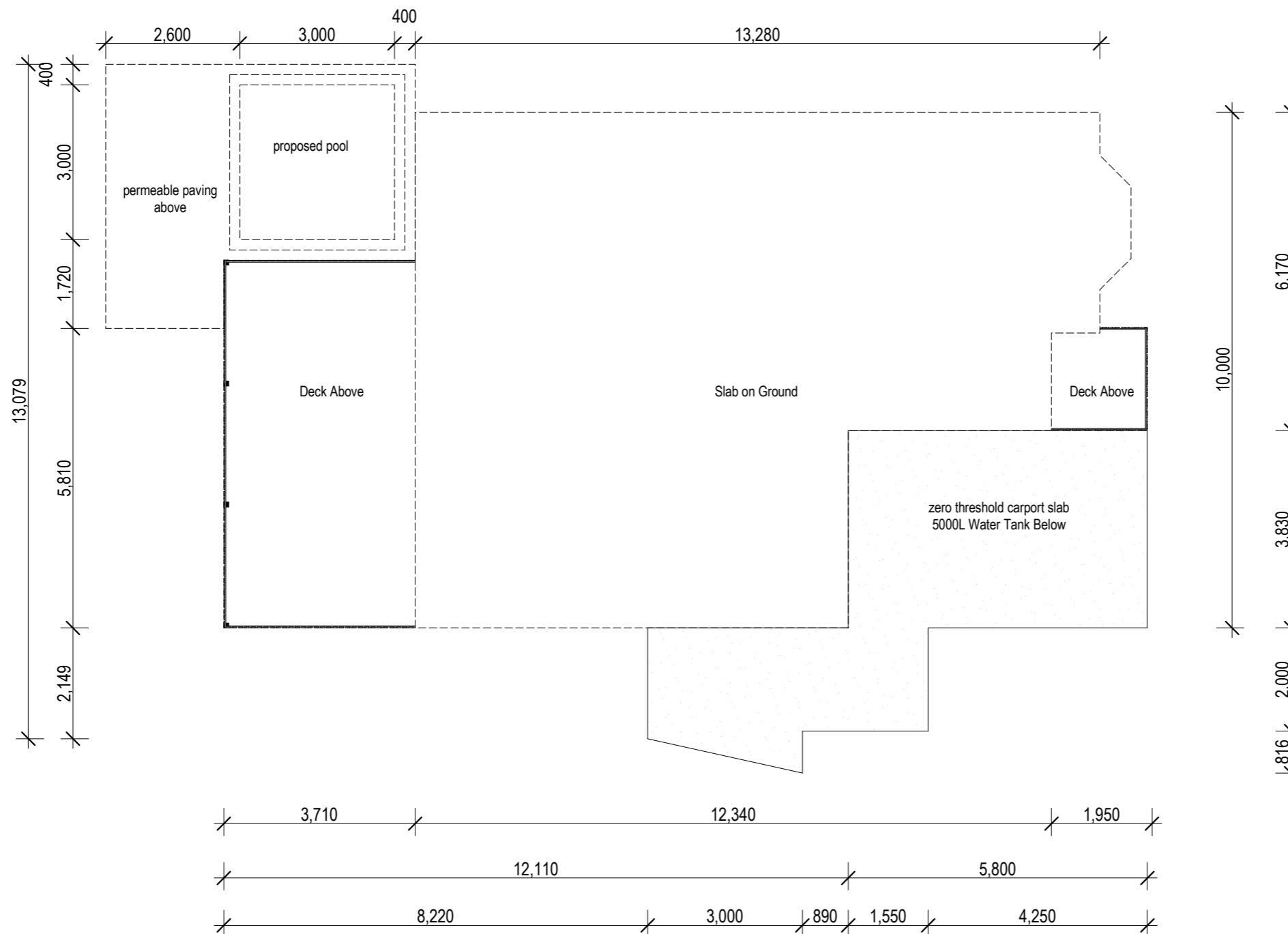
SCALES: 1:100 @ A3
 AMENDMENTS: B251119 G200320
 C111219 D300120
 E170220 F260220

SHEET NUMBER: 4 of 09

JOB NUMBER

7890

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ELEVATIONS

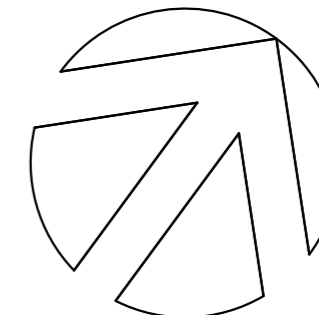
SUB-FLOOR PLAN

SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

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- NOTES:
- * Lift off hinges to WC door, as per N.C.C 3.8.3
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 - * If more than one smoke alarm is required they must be interconnected as per N.C.C 3.7.2



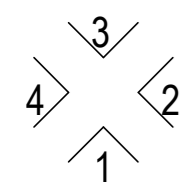
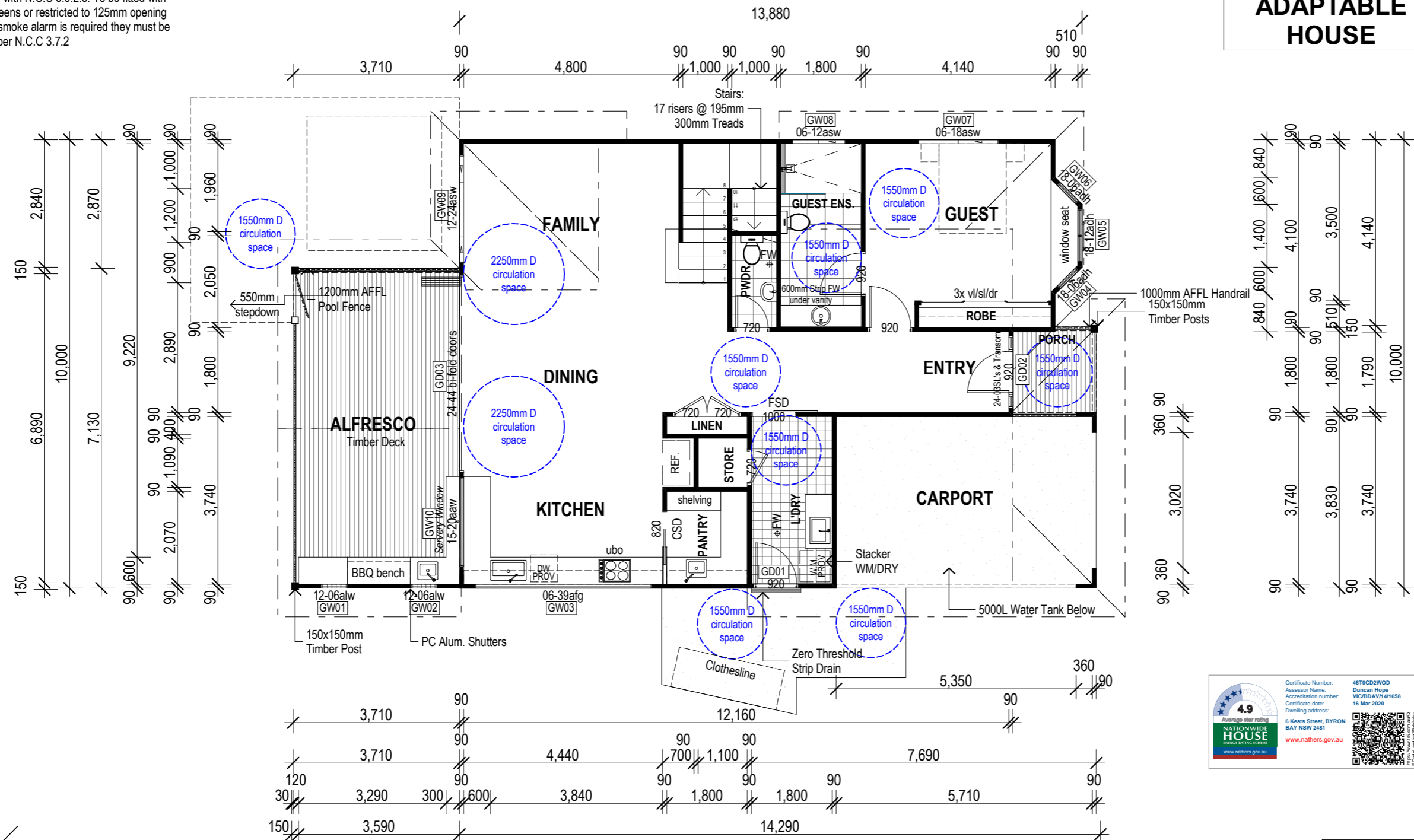
STUART OSMAN
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ADAPTABLE HOUSE



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ELEVATIONS

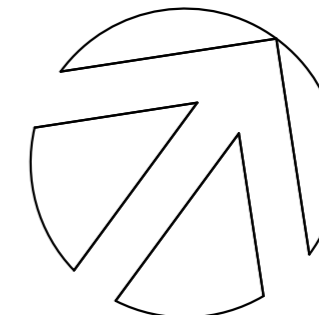
GROUND FLOOR PLAN
SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

FLOOR AREAS	
	Area (m ²)
LOWER LIVING	113.53
UPPER LIVING	103.31
CARPORT	22.21
ALFRESCO	26.45
PORCH	4.82
TOTAL	270.32 m²

BUILDER	
CLIENT MR. Z. KENNEDY	
PROJECT PROPOSED RESIDENCES LOT 4 KEATS STREET BYRON BAY	
DRAWN BY RH/MB	CHECKED BY SO
DESIGN CUSTOM	
DATE A 12/11/2019	
SCALES 1:100 @ A3	AMENDMENTS B251119 G200320 C111219 D300120 E170220 F260220
SHEET NUMBER 5 of 09	
JOB NUMBER 7890	
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BUILDER

CLIENT
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PROJECT
**PROPOSED RESIDENCES
LOT 4
KEATS STREET
BYRON BAY**

DRAWN BY: RH/MB
CHECKED BY: SO

DESIGN: CUSTOM

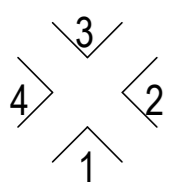
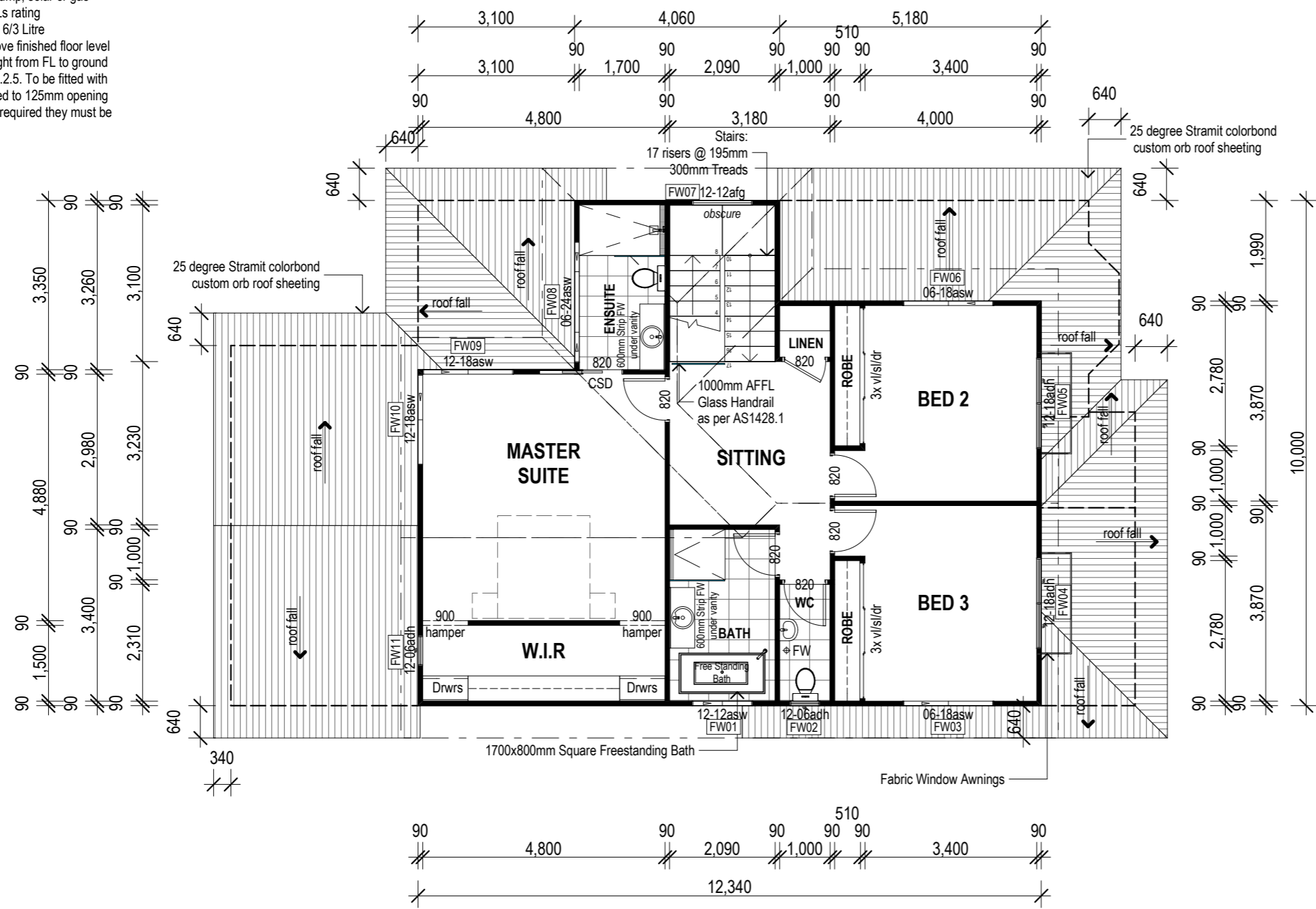
DATE: A 12/11/2019

SCALES: 1:100 @ A3
AMENDMENTS: B251119 G200320 C111219 D300120 E170220 F260220

SHEET NUMBER: 6 of 09

JOB NUMBER: **7890**

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ELEVATIONS

FIRST FLOOR PLAN

SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

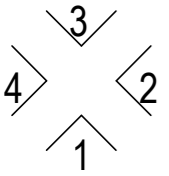
4.9
NATIONAL HOME ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 4610CD2W0D
Assessor Name: Duncan Hope
Accreditation number: VICRDA V141658
Certificate date: 16 Mar 2020
Dwelling address: 6 Keats Street, BYRON BAY NSW 2481
www.nathers.gov.au

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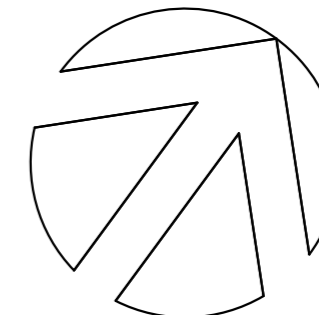
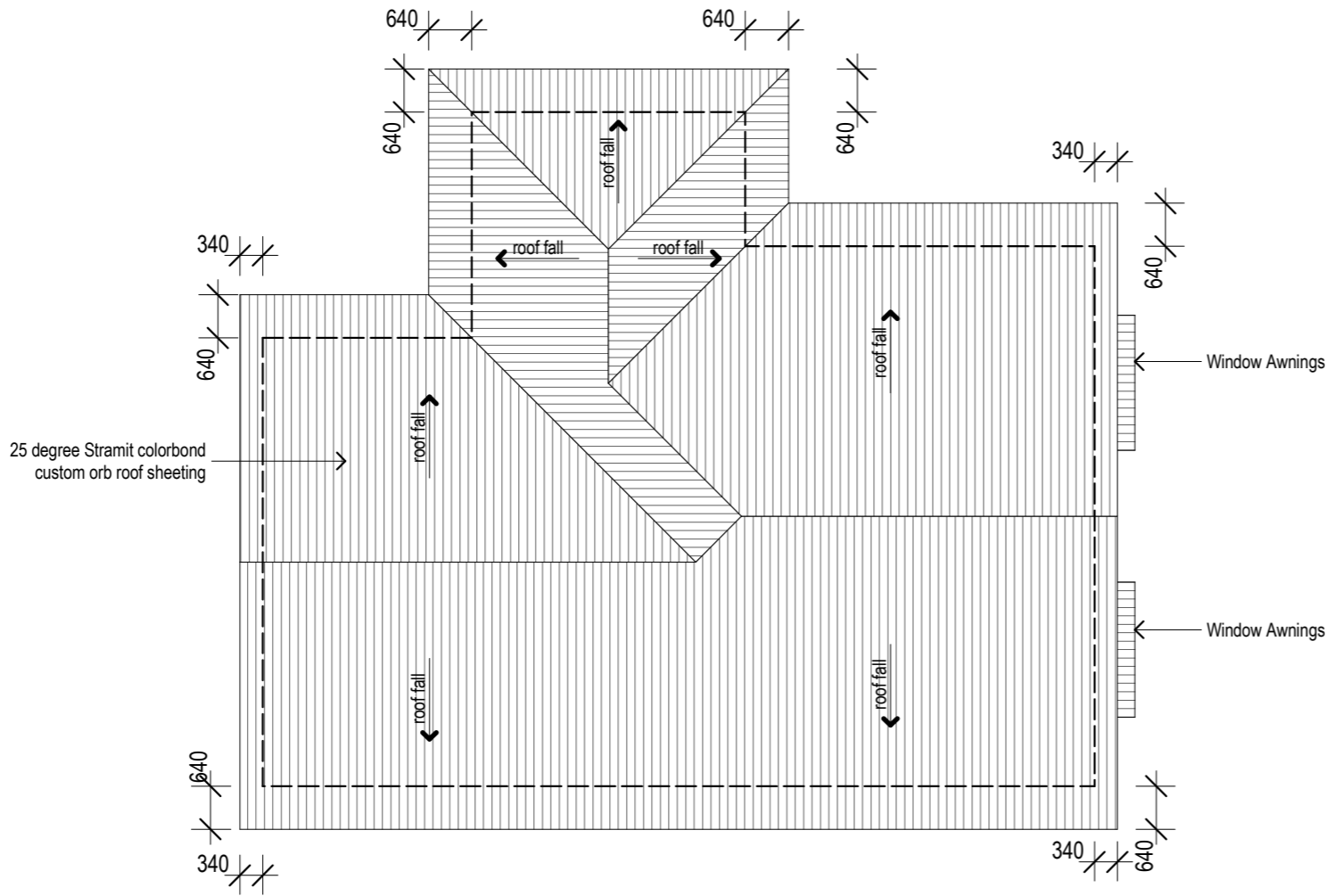
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ELEVATIONS

ROOF PLAN

SCALE 1:100



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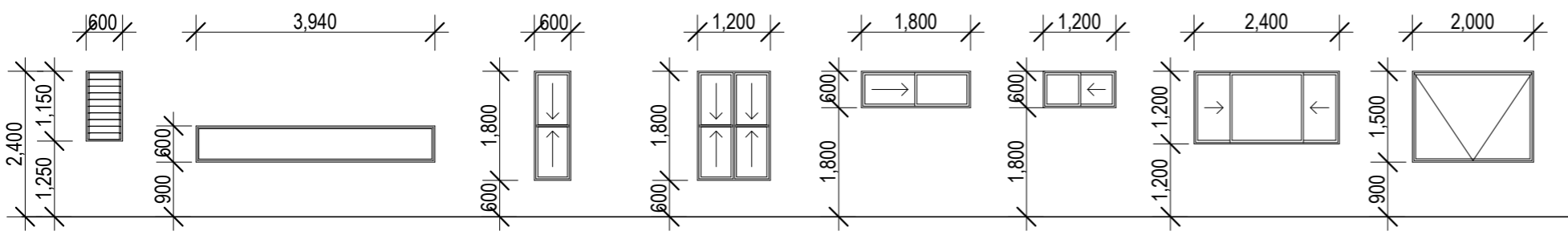
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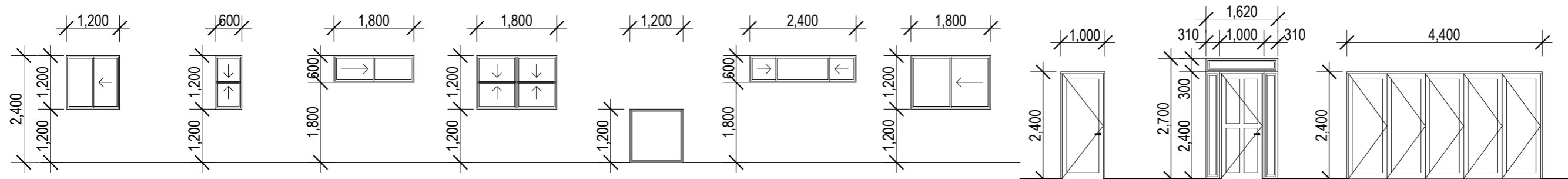
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www.nathers.gov.au

Certificate Number: 4670CD2WDD
Assessor Name: Duncan Hope
Accreditation number: VICBDAV14/1658
Certificate date: 16 Mar 2020
Dwelling address: 6 Keats Street, BYRON BAY NSW 2481
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- GW01|GW02** 12-06alw Powdercoated Aluminium Louvre Shutters
- GW03** 06-39afg Powdercoated Aluminium Fixed Clear Glass Window
- GW04|GW06** 18-06adh Powdercoated Aluminium Double Hung Clear Glass 1 panel w. flyscreen
- GW05** 18-12adh Powdercoated Aluminium Double Hung Clear Glass 2 panels w. flyscreens
- GW07** 06-18asw Powdercoated Aluminium Sliding Clear Glass Window w. flyscreens
- GW08** 06-12asw Powdercoated Aluminium Sliding Clear Glass Window w. flyscreens
- GW09** 12-24asw Powdercoated Aluminium Sliding Clear Glass Window w. flyscreens
- GW10** 15-20aaw Powdercoated Aluminium Servery Awning Window Clear Glass

WINDOW SCHEDULE - GROUND FLOOR 1:100



- FW01** 12-12asw Powdercoated Aluminium Sliding Clear Glass Window w. flyscreen
- FW02|FW11** 12-06adh Powdercoated Aluminium Double Hung Clear Glass Window w. flyscreen
- FW03|FW06** 06-18asw Powdercoated Aluminium Sliding Clear Glass Window w. flyscreen
- FW04|FW05** 12-18adh Powdercoated Aluminium 2 panels Double Hung Clear Glass Window w. flyscreens
- FW07** 12-12afg Powdercoated Aluminium Fixed Obscure Glass Window
- FW08** 06-24asw Powdercoated Aluminium Sliding Clear Glass Window w. flyscreen
- FW09 OX** 12-18asw Powdercoated Aluminium Sliding Clear Glass Window w. flyscreen
- FW10 XO** 12-18asw Powdercoated Aluminium Sliding Clear Glass Window w. flyscreen
- GD01** 920 Timber Framed Swing Door with Clear Glass Panel
- GD02** 920 Timber Framed Swing Door 24-03 fixed clear glass sidelights 03-16 fixed clear glass transom
- GD03** 24-44 bi-fold doors Powdercoated Aluminium 5 panel Bi-Fold Door w. Clear Glass

WINDOW SCHEDULE - FIRST FLOOR 1:100

DOOR SCHEDULE - GROUND FLOOR 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

BUILDER

CLIENT
MR. Z. KENNEDY

PROJECT
PROPOSED RESIDENCES LOT 4 KEATS STREET BYRON BAY

DRAWN BY RH/MB CHECKED BY SO

DESIGN CUSTOM

DATE A 12/11/2019

SCALES 1:100 @ A3 AMENDMENTS B251119 G200320 C111219 D300120 E170220 F260220

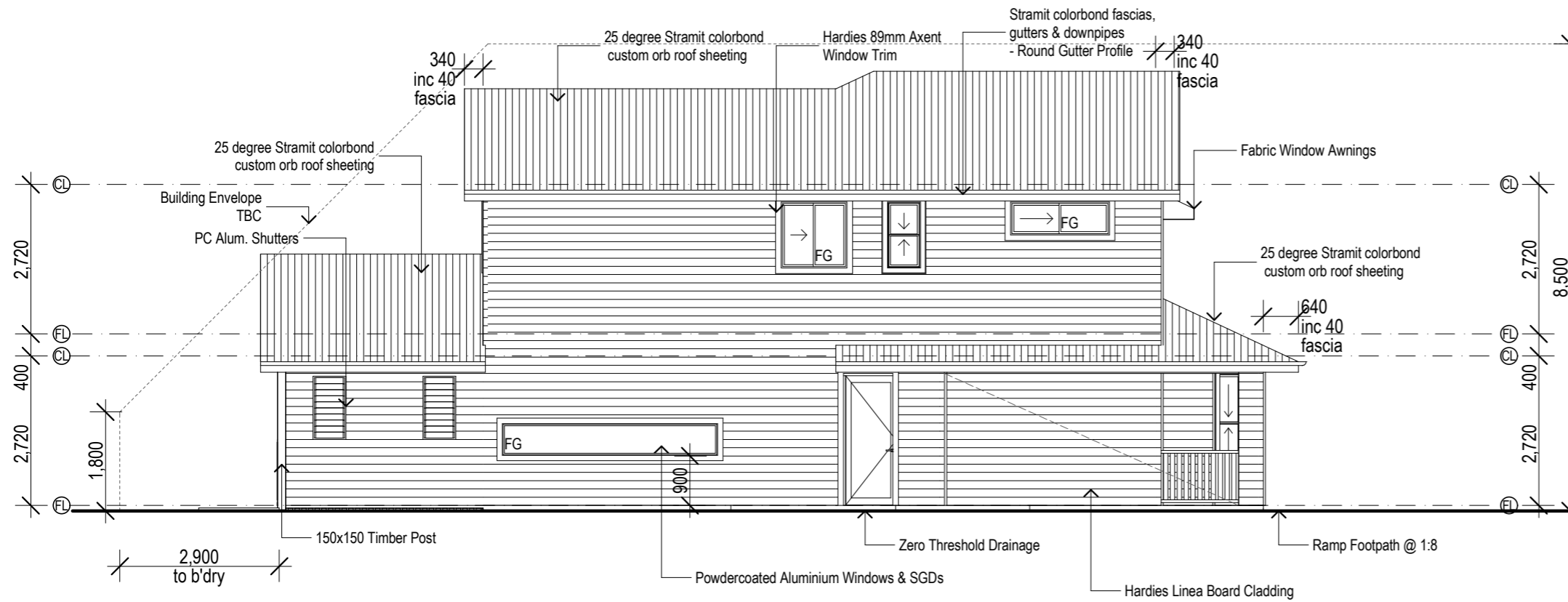
SHEET NUMBER 7 of 09

JOB NUMBER **7890**

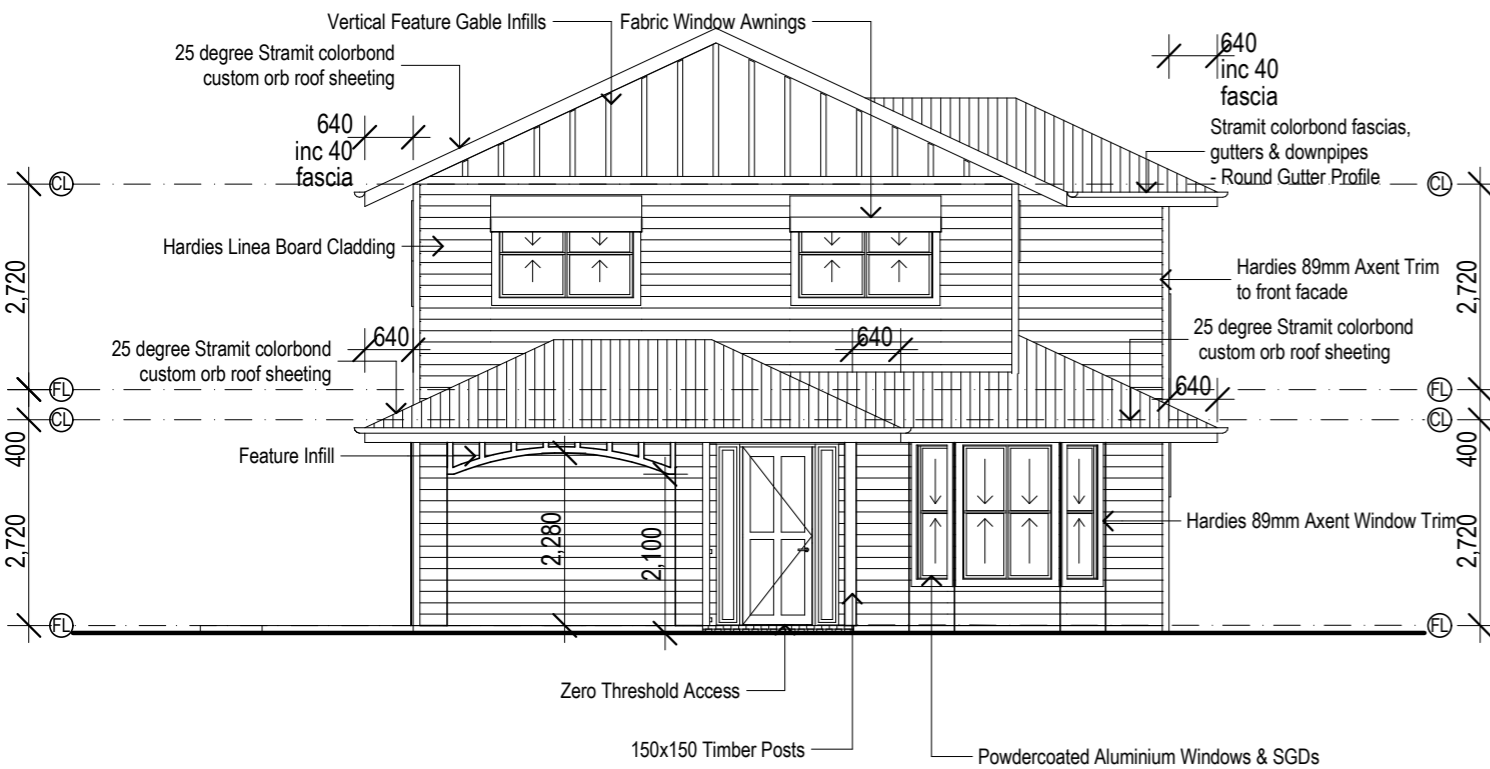
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ELEVATION 1 1:100



ELEVATION 2 1:100



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PROPOSED RESIDENCES
LOT 4
KEATS STREET
BYRON BAY

DRAWN BY: RH/MB
CHECKED BY: SO

DESIGN: **CUSTOM**

DATE: **A 12/11/2019**

SCALES: 1:100 @ A3
AMENDMENTS: B251119 G200320, C111219, D300120, E170220, F260220

SHEET NUMBER: 8 of 09

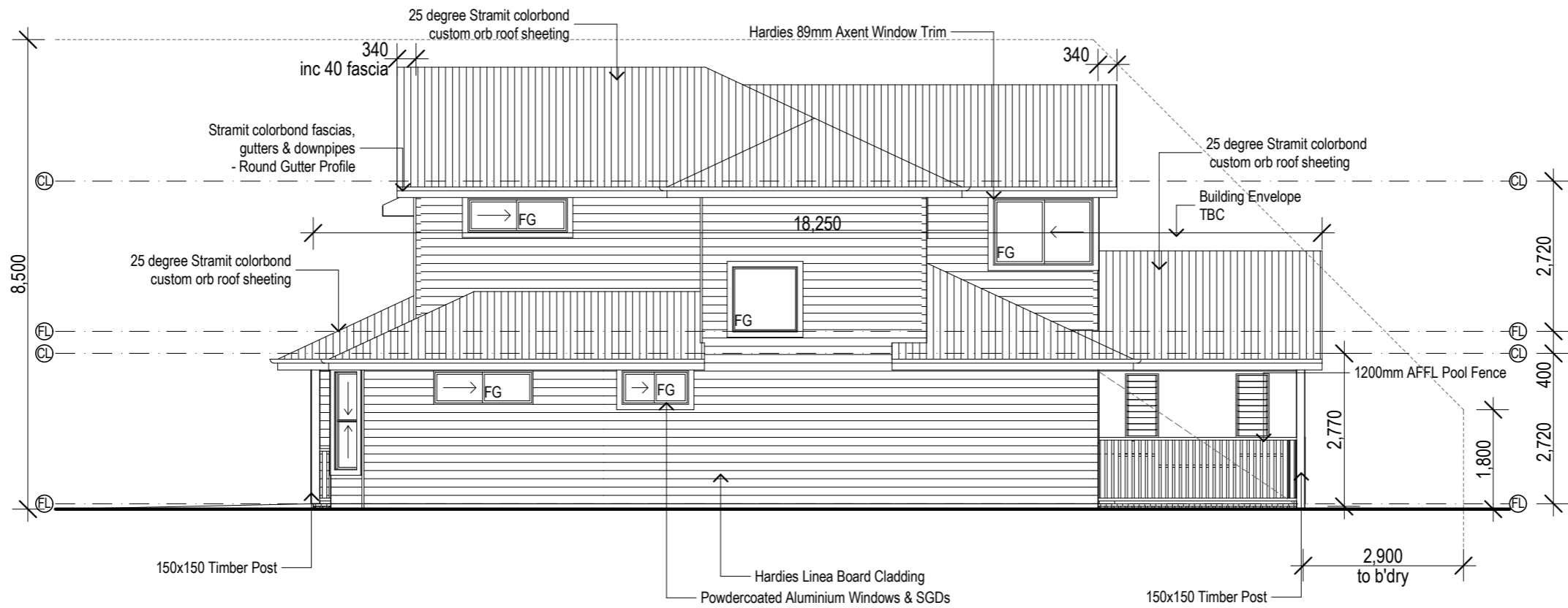
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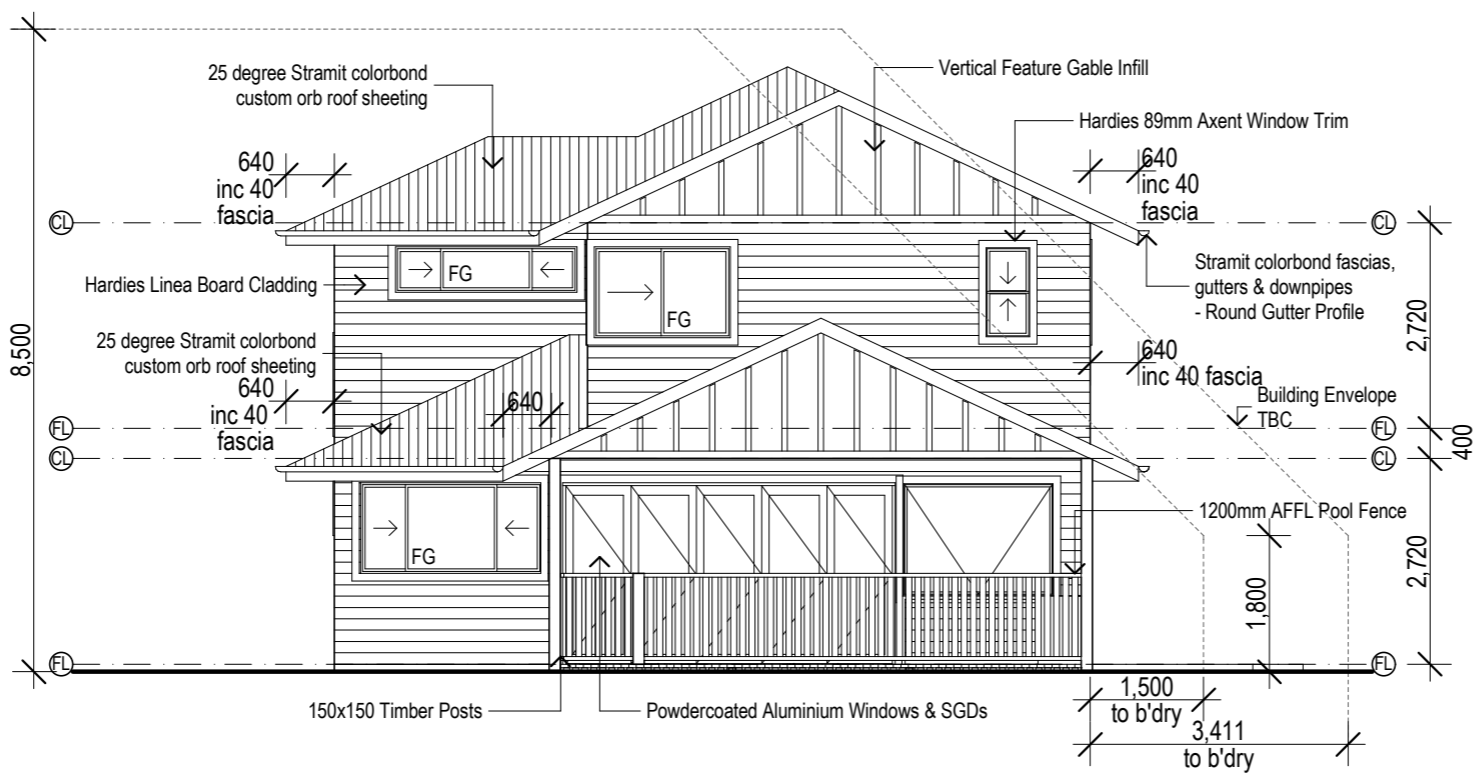
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ELEVATION 3 1:100



ELEVATION 4 1:100



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DATE A 12/11/2019

SCALES 1:100 @ A3 **AMENDMENTS**
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