7 MARVELL STREET HOTEL

DEVELOPMENT APPLICATION

DRAWING SCHEDULE

No	NAME	SCALE
02 00	COVER PAGE	
02 01	SITE CONTEXT	
02 02	SITE PLAN	1:500
02 03	COMPARISON - BASEMENT	1:200
02 04	COMPARISON - BASEMENT	1:200
02 05	COMPARISON - GROUND FLOOR	1:200
02 06	COMPARISON - FIRST FLOOR	1:200
02 07	COMPARISON - SECOND FLOOR	1:200
02 08	COMPARISON - ROOF	1:200
02 09	DEVELOPMENT SUMMARY	1:500
02 10	SURVEY PLAN	
02 11	BASEMENT PLAN	1:200
02 12	GROUND FLOOR PLAN	1:200
02 13	FIRST FLOOR PLAN	1:200
02 14	SECOND FLOOR PLAN	1:200
02 15	ROOF PLAN	1:200
02 16	ELEVATION - SOUTH	1:100
02 17	ELEVATION - NORTH	1:100
02 18	ELEVATION - EAST / WEST	1:200
02 19	LONG SECTION 01	1:200
02 20	LONG SECTION 02	1:200
02 21	SHORT SECTION 01 / 02	1:200
02 22	MARVELL ST PERSPECTIVE	1:1.25
02 23	FLETCHER LANE PERSPECTIVE	1:3.67

DEVELOPMENT SUMMARY

GFA

BASEMENT:	134m²
GROUND:	345m²
LEVEL 01:	560m²
LEVEL 02:	495m²
ROOF TERRACE:	-
SITE AREA:	1,012m²
PLOT RATIO: 1.5 : 1	1,534m²

ROOM SUMMARY

PREVIOUS APPLICATION SUMMARY

TOTAL ROOMS:	31
TOTAL BEDS:	38
BASEMENT:	-
GROUND:	2 X SINGLE BED
LEVEL 01:	11 X SINGLE BED 4 X 2 BED 0 X 3 BED
LEVEL 02:	11 X SINGLE BED 3 X 2 BED 0 X 3 BED
ROOF TERRACE:	-

PROPOSED APPLICATION SUMMARY

TOTAL ROOMS:	29
TOTAL BEDS:	38
BASEMENT:	-
GROUND:	2 X SINGLE BED
LEVEL 01:	10 X SINGLE BED 3 X 2 BED 1 X 3 BED
LEVEL 02:	10 X SINGLE BED 2 X 2 BED 1 X 3 BED
ROOF TERRACE:	-

LOCATION PLAN - NTS

MARVELL ST PERSPECTIVE

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All building works to be carried out in accordance with the Building Code of Australia (BCA) and to the satisfaction of the principle certifying authority. Builders/Contractors are to verify all dimensions prior to commencement of site work or off-site fabrication. Figured dimensions take precedence - do not scale.

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Date	Change Name	ChID	Issue Name	RevID

CLIENT	PACE DEVELOPMENT GROUP	ADDRESS	7 MARVELL ST, BYRON BAY	APPROVED: HG		ISSUE	JOB NO: HGA234
JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO / REV
DRAWING	COVER PAGE				A3		02 00

SITE CONTEXT

- **A** Subject site at 7 Marvell St. Currrent front & rear vehicle access provided. Removal of existing crossover can supply a new loading delivery point to Marvell St for all business users.
- **B** Car Rental business to neighbouring site.
- **C** Holiday Unit Accommodation, access from rear lane.
- **D** Dive Centre with associated staff & trainee accomodation to neighbouring site.
- **E** Retail activated streetscape.
- **F** Residentail accommodation and associated facilities above Ground Floor Retail uses.
- **G** Rear lane access to car park. Opportunity to activate lane way with Ground level accommodation & pedestrian access.
- **H** Opportunities for Service vehicle circulation
- **I** Opportunities for Service vehicle circulation

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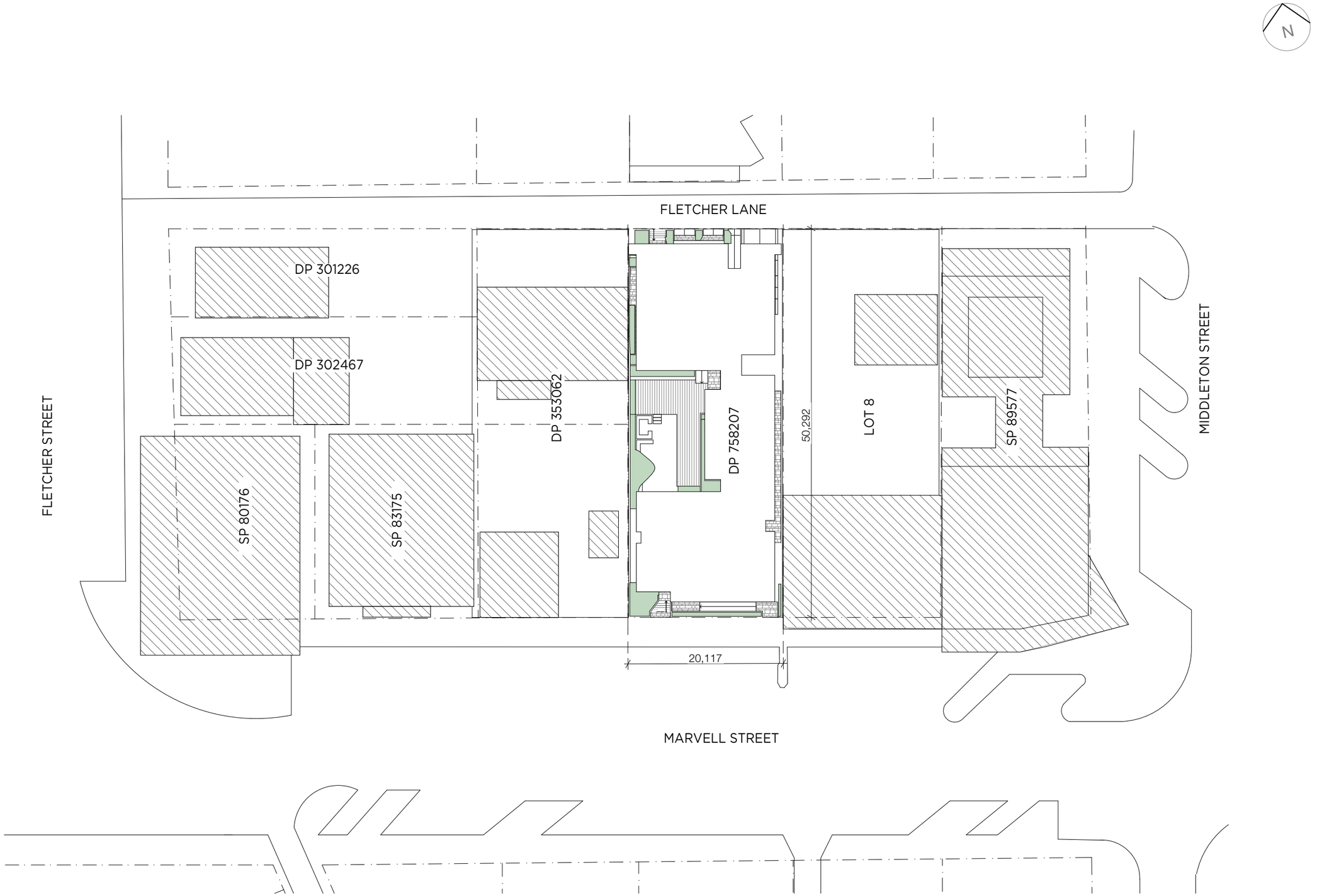
DRAWING	SITE CONTEXT				A3		02 01	



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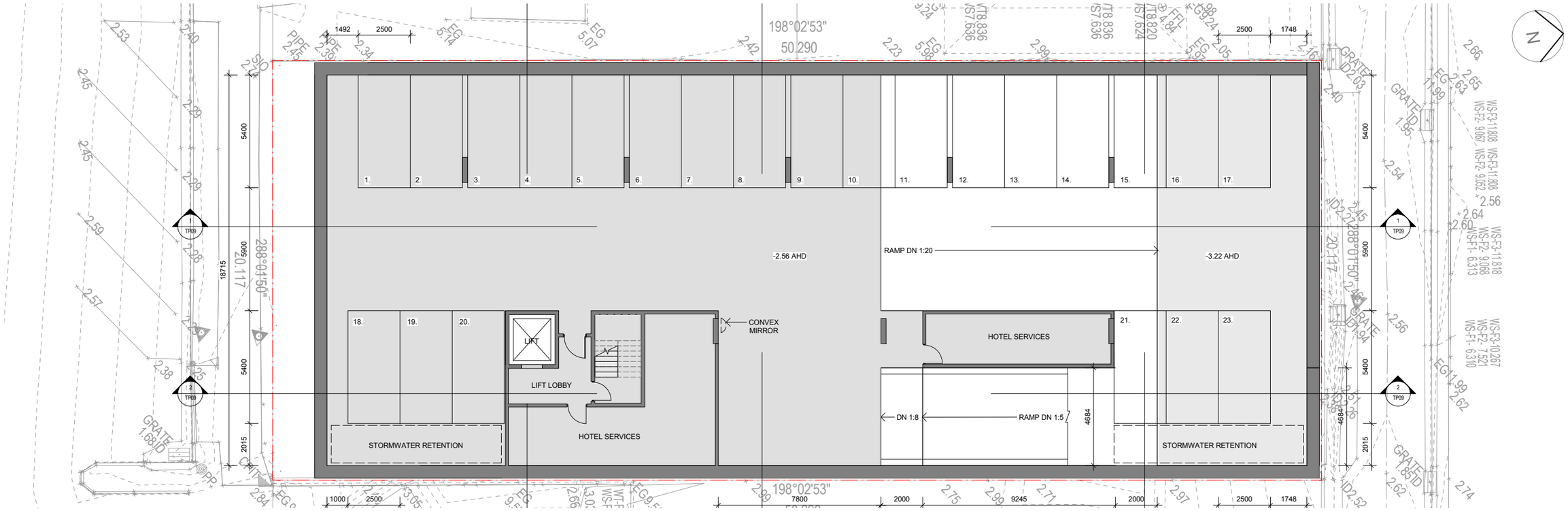
DRAWING	SITE PLAN				1:500	A3		02 02



EXISTING APPROVED DA 10.2016.97.1 - BASEMENT LVL 2
Scale 1:200

SECOND LEVEL BASEMENT REMOVED

PROPOSED - BASEMENT LVL.2
Scale 1:200

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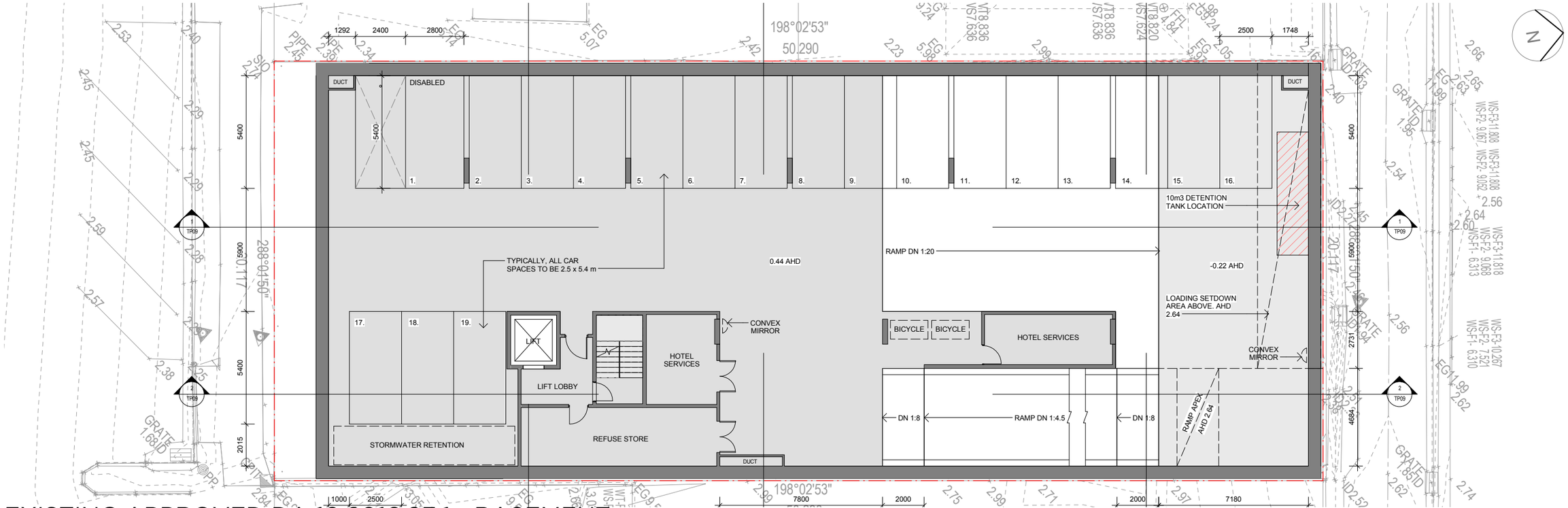
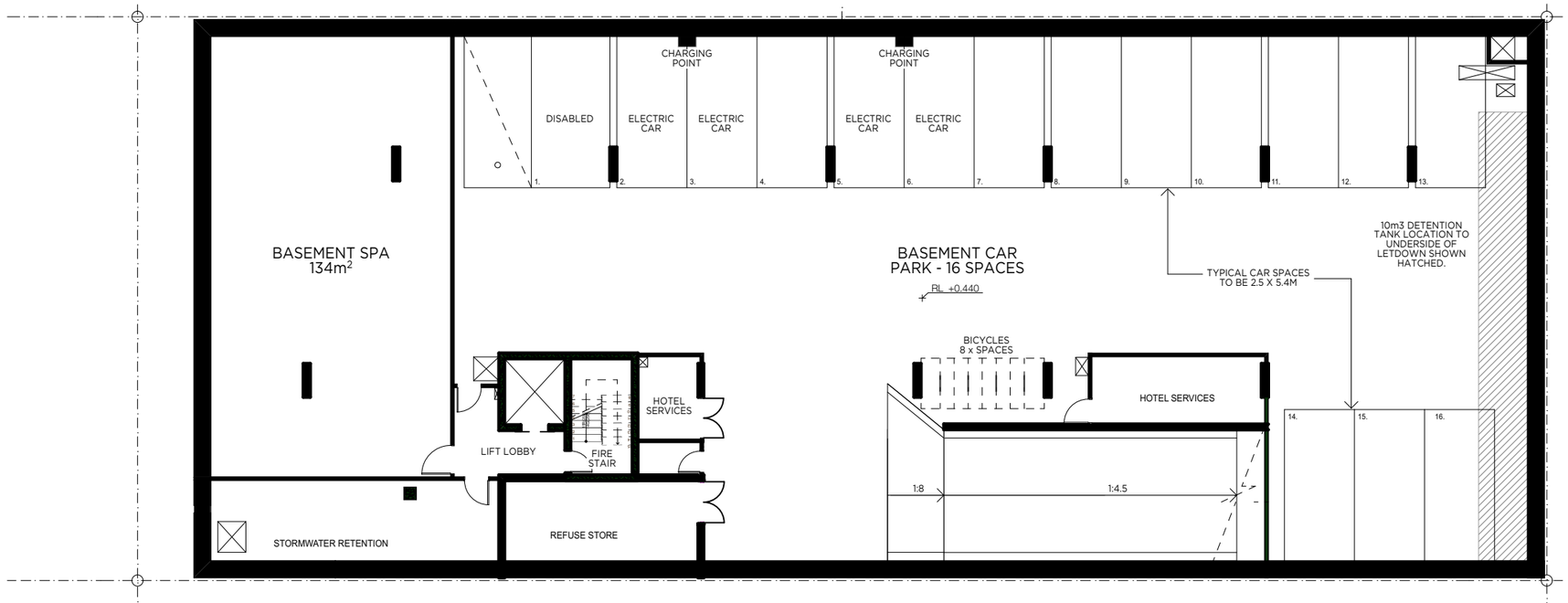
DRAWING	COMPARISON - BASEMENT				A3	05 DEVELOPMENT APPLICATION 24.09.19	02 03



EXISTING APPROVED DA 10.2016.97.1 - BASEMENT

Scale 1:200



PROPOSED - BASEMENT FLOOR PLAN

Scale 1:200

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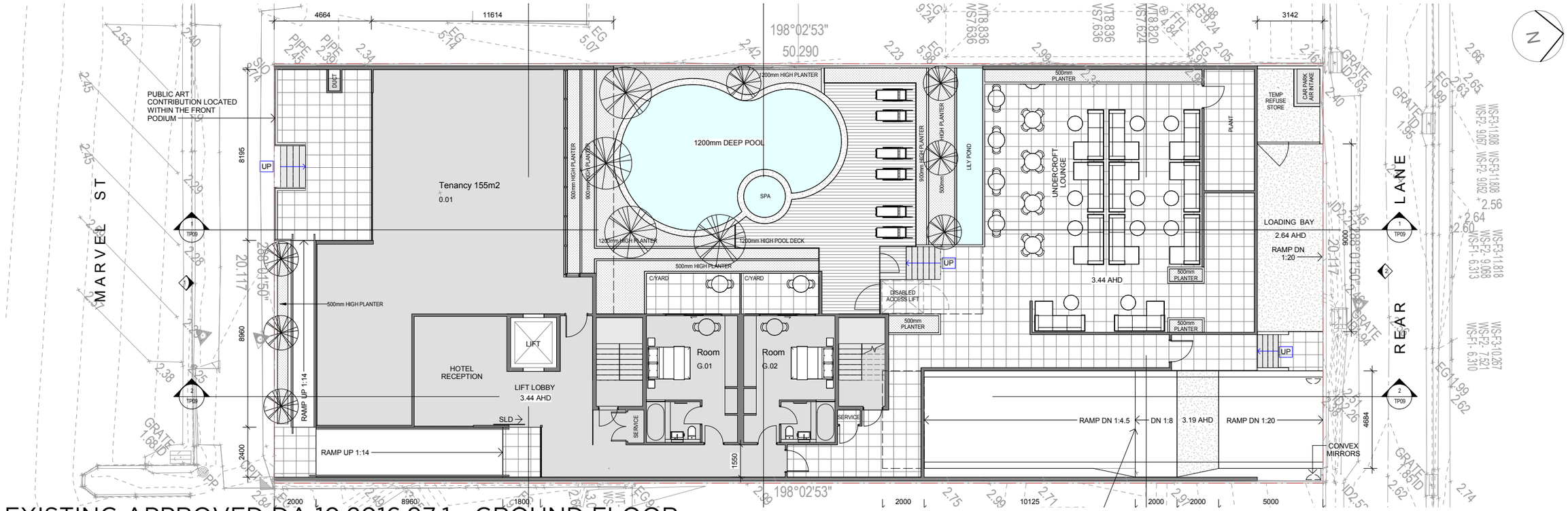
DRAWING	COMPARISON - BASEMENT				A3		02 04	



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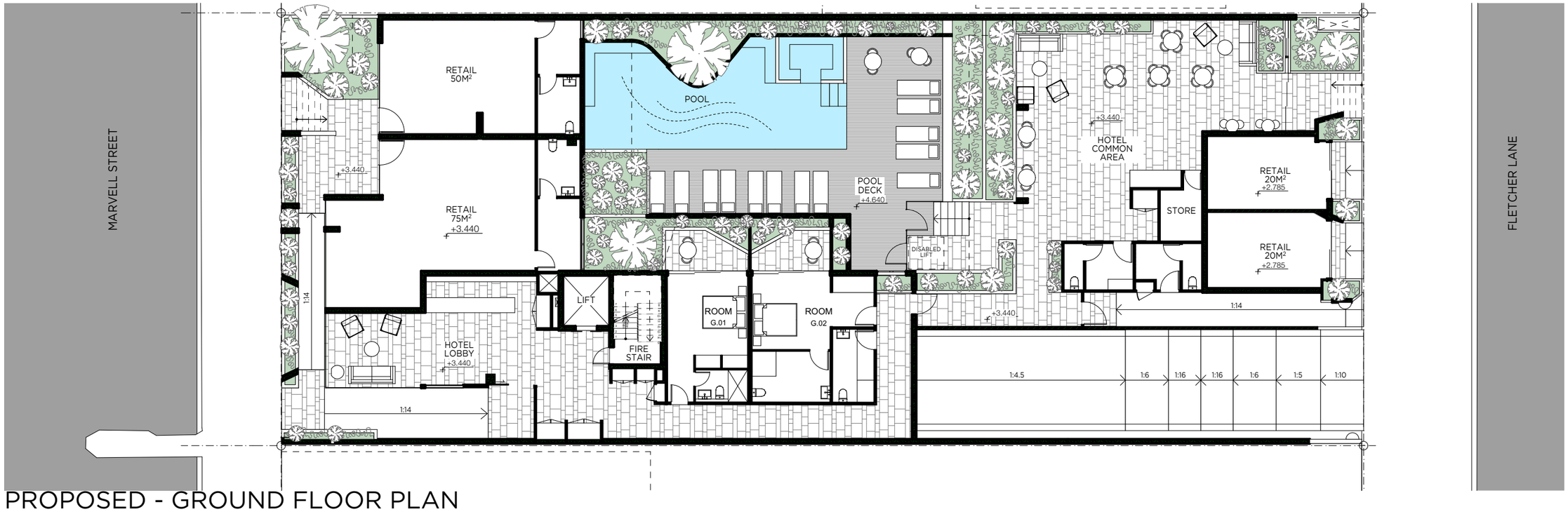
Scale 1:200



PROPOSED - GROUND FLOOR PLAN

Scale 1:200

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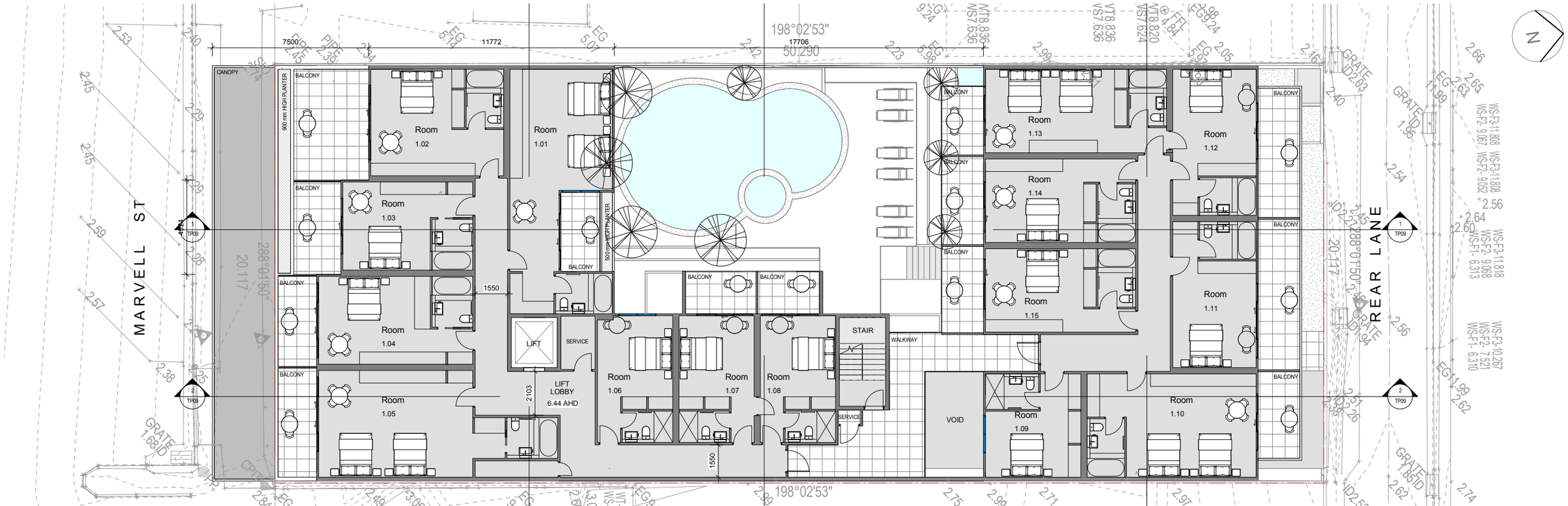
DRAWING	COMPARISON - GROUND FLOOR					A3		



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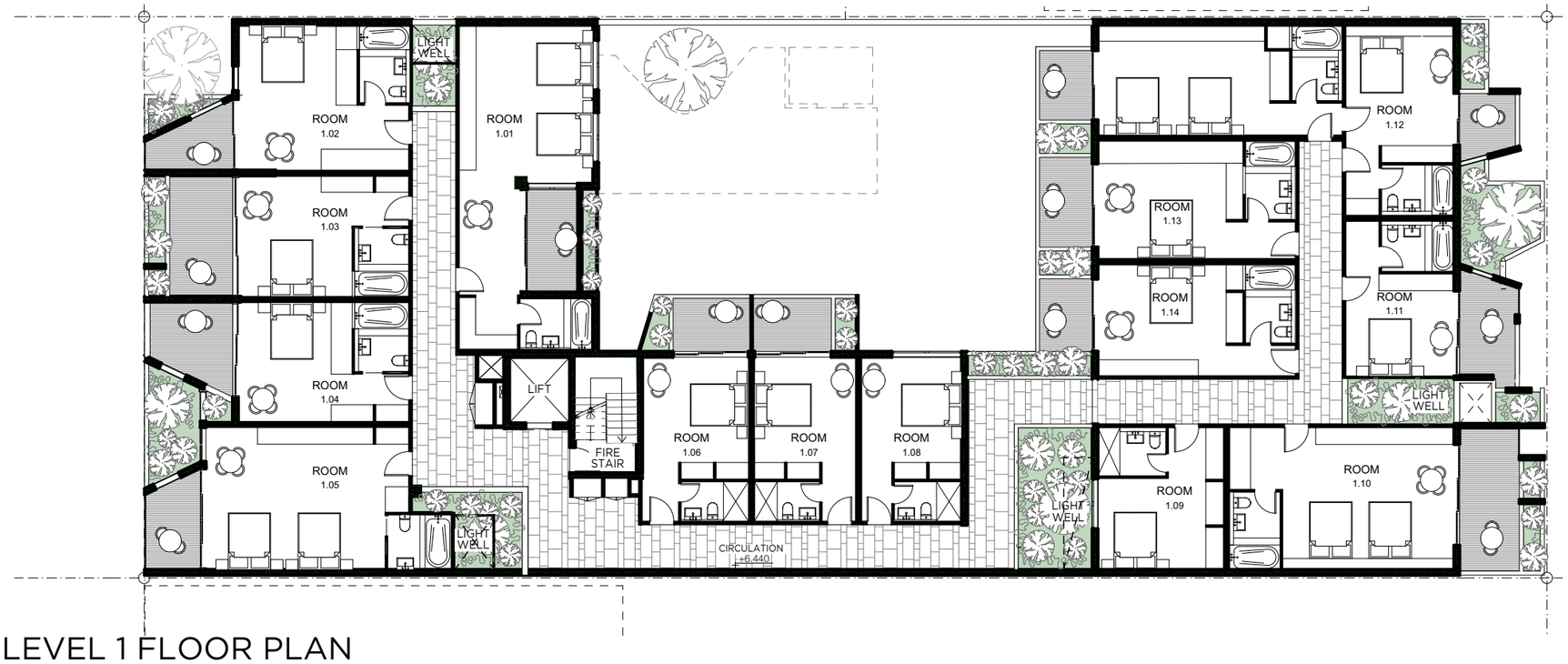
Scale 1:200



PROPOSED - LEVEL 1 FLOOR PLAN
Scale 1:200

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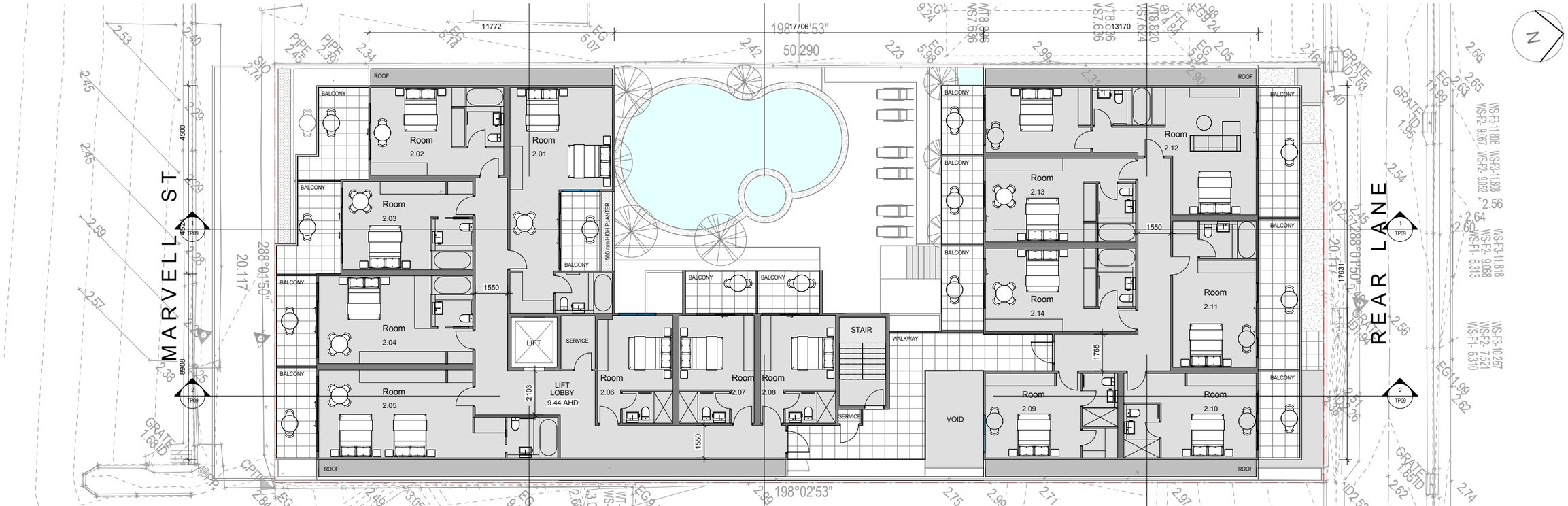
DRAWING	COMPARISON - FIRST FLOOR				A3		02 06	



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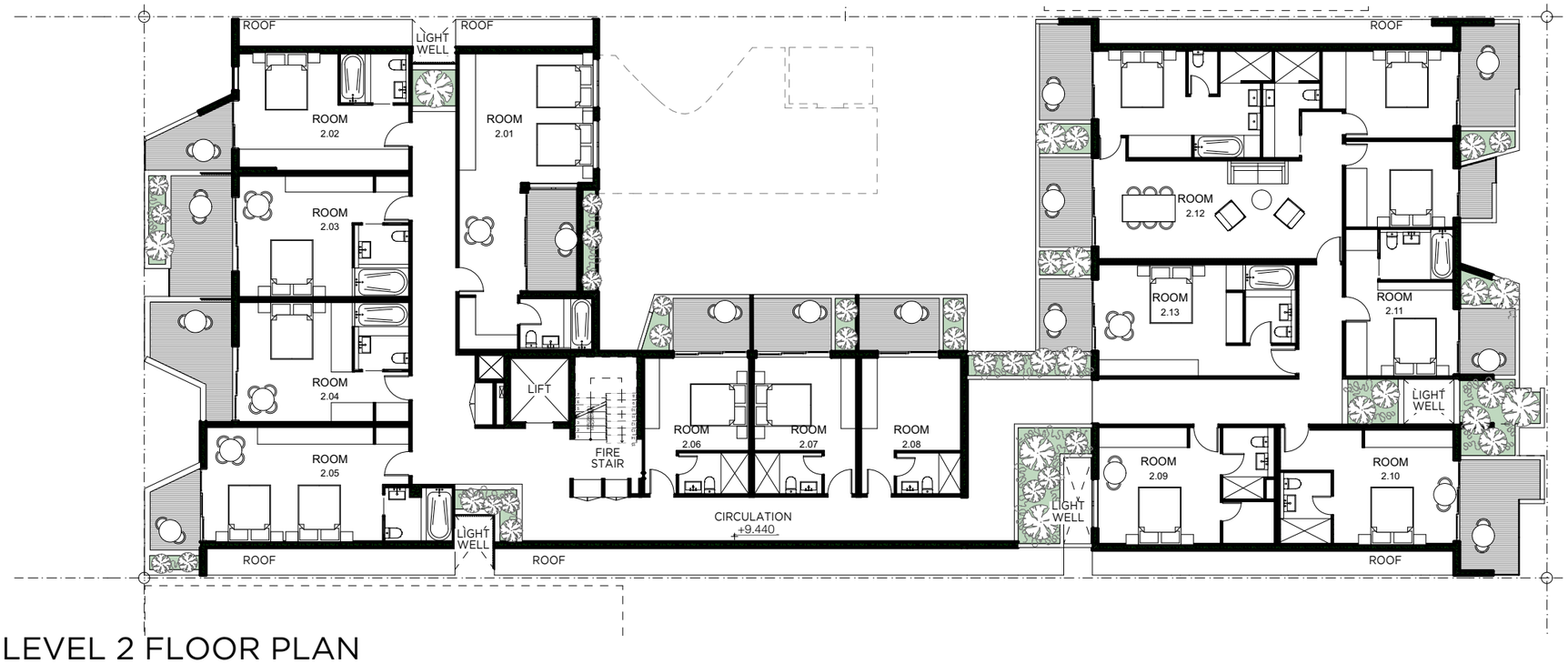
Scale 1:200



PROPOSED - LEVEL 2 FLOOR PLAN

Scale 1:200

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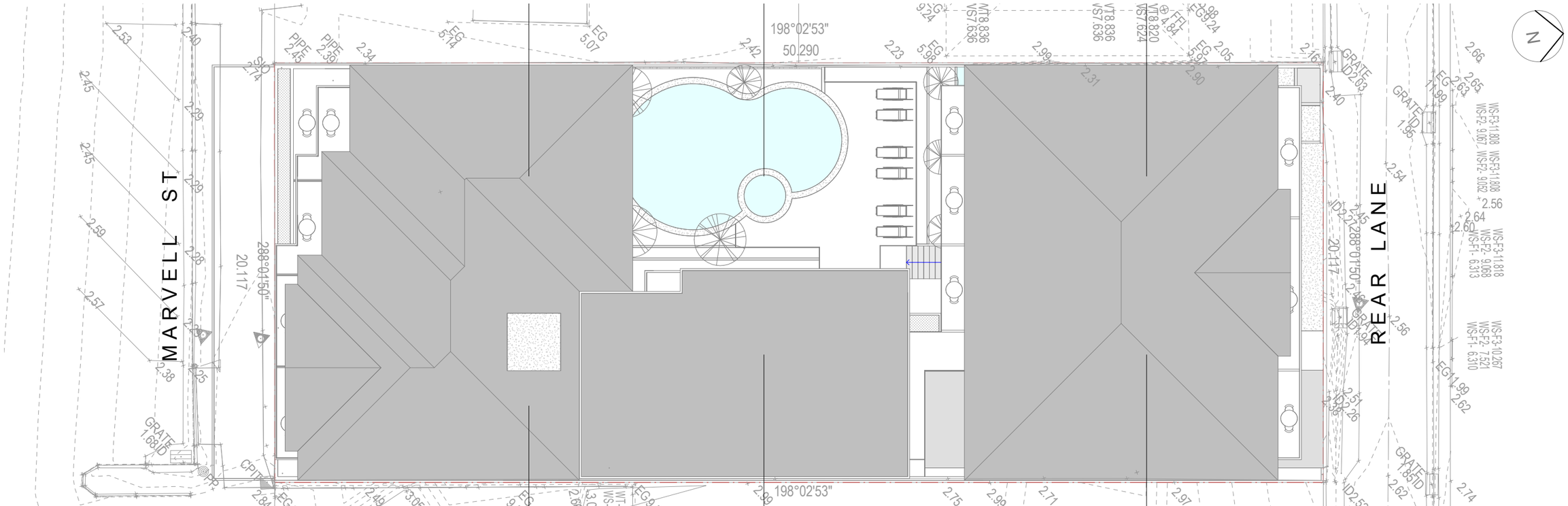
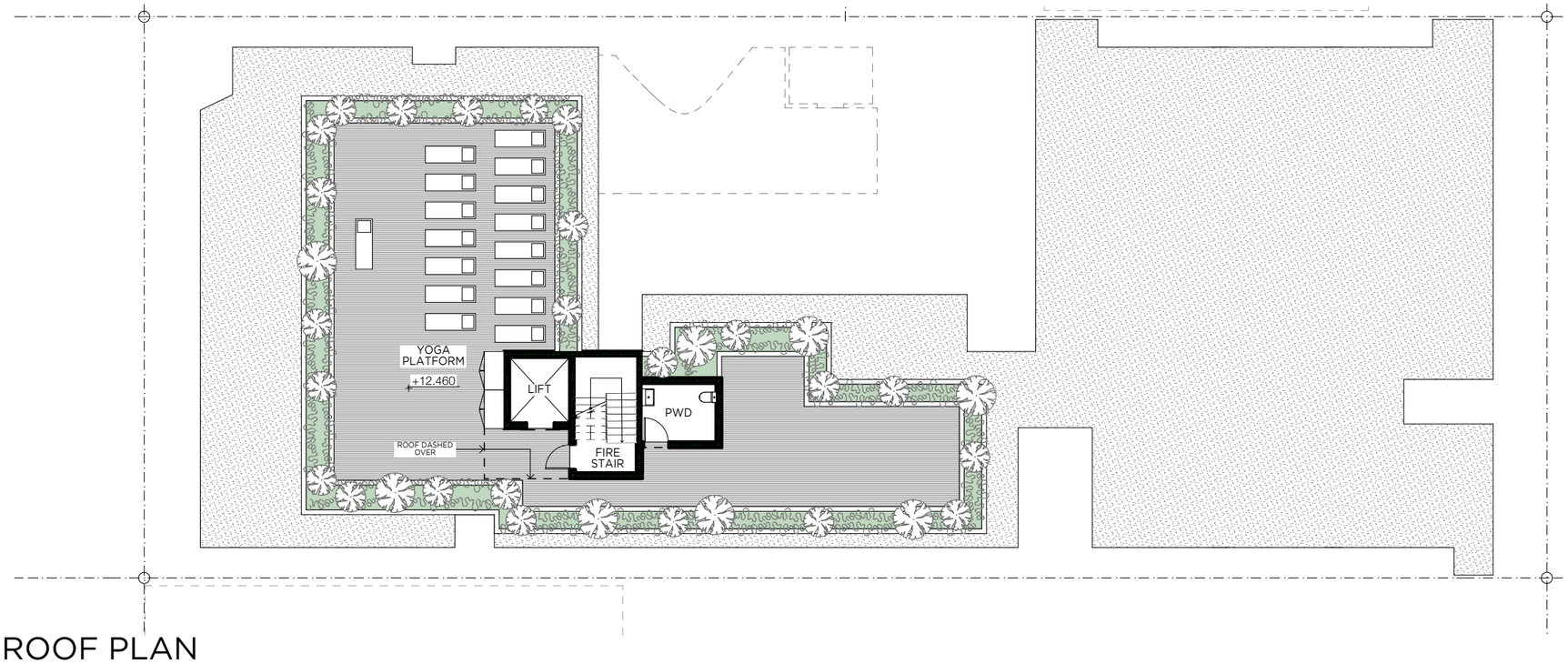
DRAWING	COMPARISON - SECOND FLOOR				A3		



EXISTING APPROVED DA 10.2016.97.1 - ROOF
Scale 1:200



PROPOSED - ROOF PLAN
Scale 1:200

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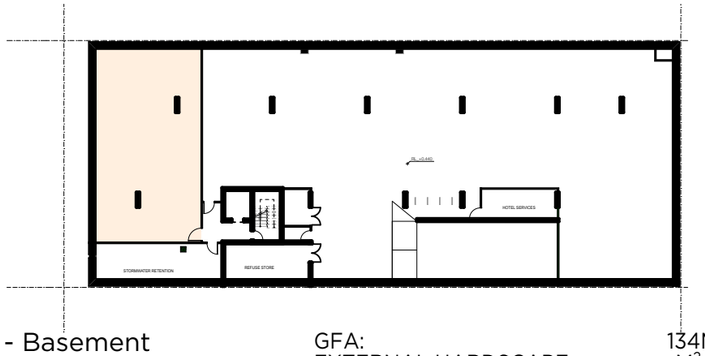
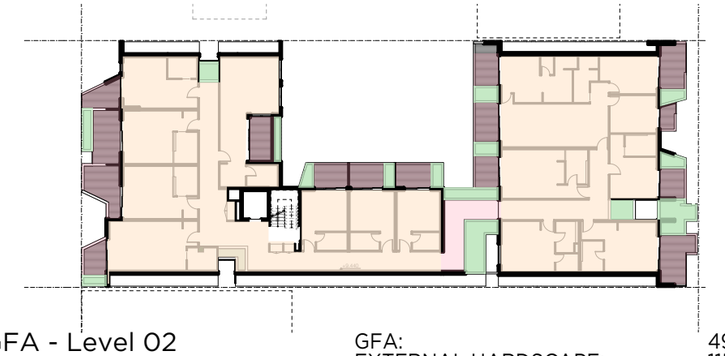
DRAWING	COMPARISON - ROOF				A3		02 08	



GFA - Basement

Scale 1:500

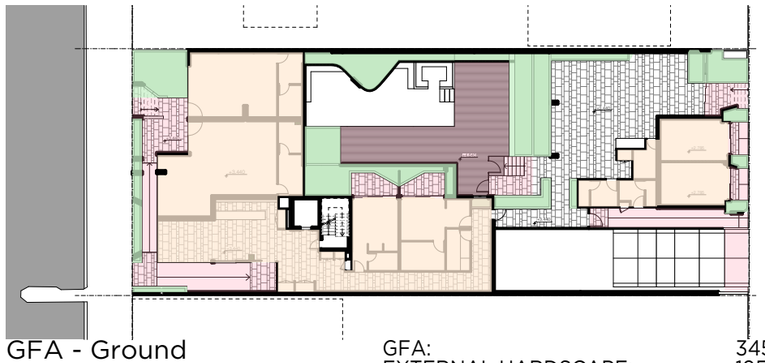
GFA:	134M²
EXTERNAL HARDSCAPE:	-M²
EXTERNAL LANDSCAPE:	-M²



GFA - Level 02

Scale 1:500

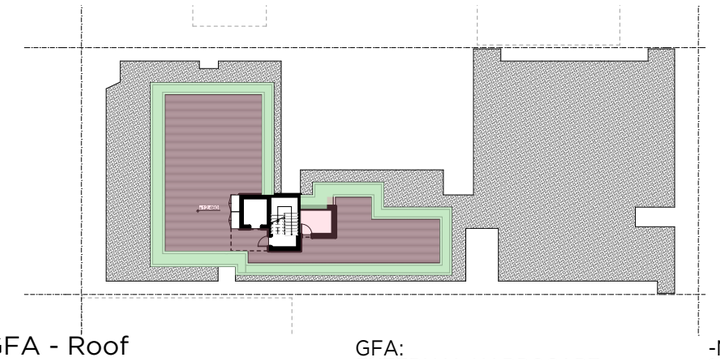
GFA:	495M²
EXTERNAL HARDSCAPE:	115M²
EXTERNAL LANDSCAPE:	50M²



GFA - Ground

Scale 1:500

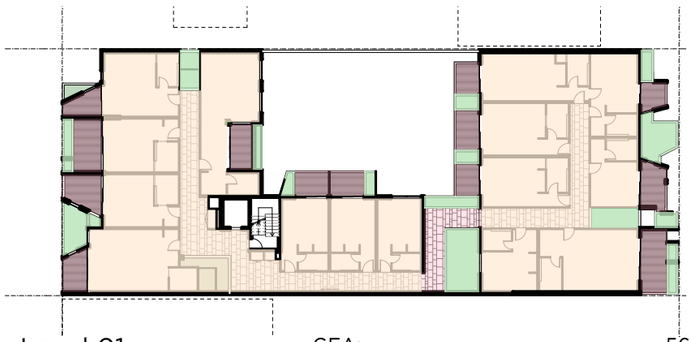
GFA:	345M²
EXTERNAL HARDSCAPE:	195M²
EXTERNAL LANDSCAPE:	135M²



GFA - Roof

Scale 1:500

GFA:	-M²
EXTERNAL HARDSCAPE:	148M²
EXTERNAL LANDSCAPE:	80M²



GFA - Level 01

Scale 1:500

GFA:	560M²
EXTERNAL HARDSCAPE:	107M²
EXTERNAL LANDSCAPE:	73M²

DEVELOPMENT SUMMARY
APPLICATION

GFA

BASEMENT:	134m²
GROUND:	345m²
LEVEL 01:	560m²
LEVEL 02:	495m²
ROOF TERRACE:	-
SITE AREA:	1,012m²
PLOT RATIO: 1.5:1	1,534m²

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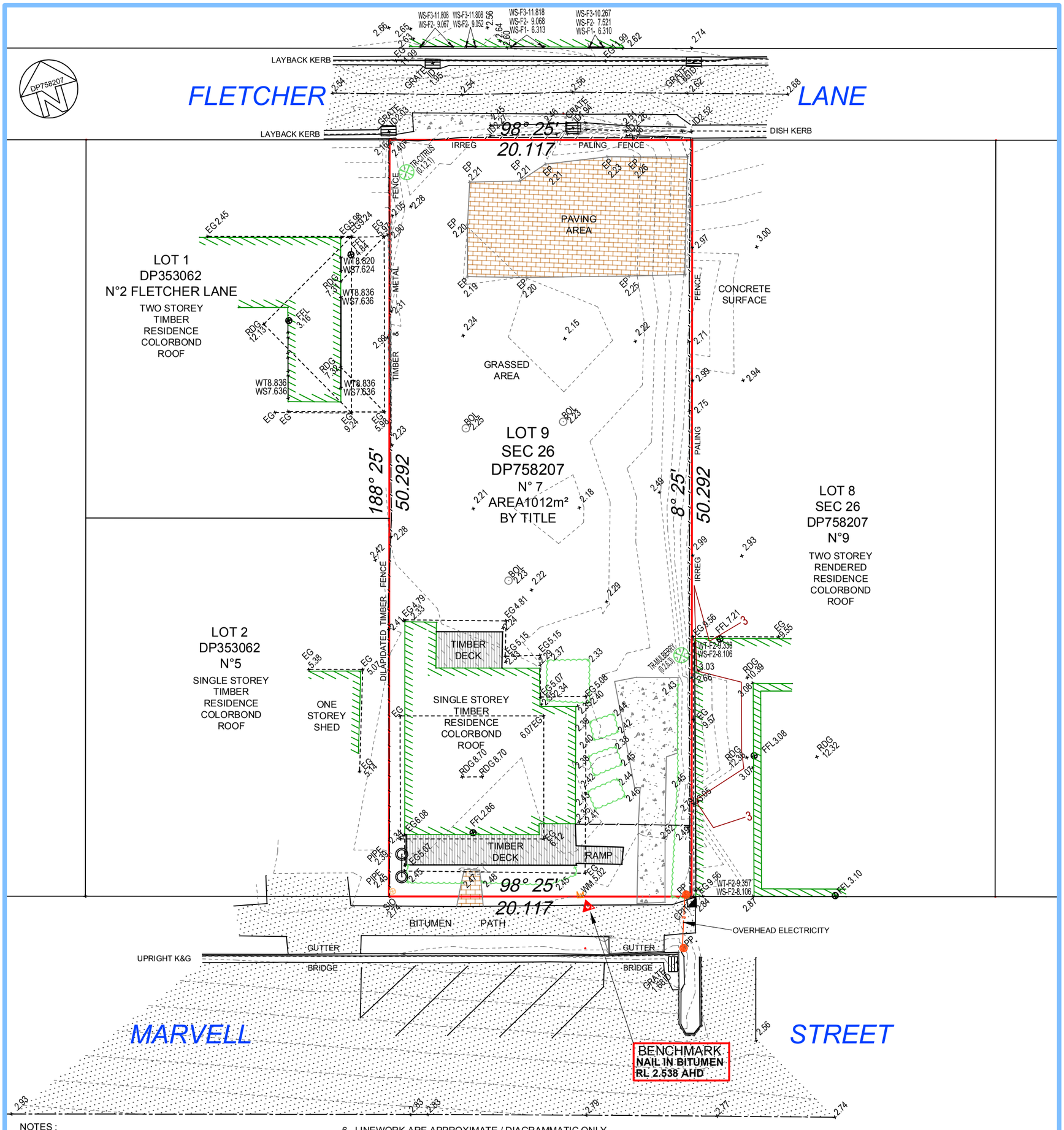
DRAWING	DEVELOPMENT SUMMARY			1:500	A3		02 09



NOTES :

1. NO BOUNDARY SURVEY HAS BEEN MADE.
   THIS DETAIL SURVEY IS NOT A BOUNDARY SURVEY AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. BOUNDARY DIMENSIONS AND AREAS SHOWN ARE TAKEN FROM THE TITLE DP AND MAY NOT REFLECT THE ACTUAL AMOUNTS AVAILABLE WERE A FULL BOUNDARY SURVEY UNDERTAKEN. EASEMENTS & RESTRICTIONS NOTED ON TITLE WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
2. CRITICAL FEATURES ON THIS PLAN MUST BE VERIFIED BY USER AS TO THE ACCURACY REQUIRED FOR THE INTENDED PURPOSE.
3. DATUM OF LEVELS IS AHD.
   ORIGIN OF LEVELS IS PM 30318.
   RL 2.768 AHD (SCIMS 31/01/2014)
4. ONLY VISIBLE SERVICES HAVE BEEN LOCATED.
   UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED.
   A "DIAL BEFORE YOU DIG" SERVICES LOCATION SEARCH SHOULD BE CONDUCTED PRIOR TO AN EXCAVATION BEING UNDERTAKEN.
5. SPOT LEVELS AND CONTOURS INDICATE GENERAL TOPOGRAPHY. DO NOT SCALE OR INFER ACCURATE LEVELS .
   CONTOUR INTERVAL:
   MAJOR 1m
   MINOR 0.1m
6. LINEWORK ARE APPROXIMATE / DIAGRAMMATIC ONLY.
   ONLY POINTS SHOWN WITH A CROSS & CODE / HEIGHT ARE SURVEYED.
7. LEGEND
   - SUBJECT PROPERTY BOUNDARY
   - ADJOINING PROPERTY BOUNDARY
   - BUILDING / WALL
   - EAVES & GUTTERS
   - FENCE
   - EDGE OF VEGETATION
   - ROAD CENTRE

+1.23 - SPOT LEVEL ON NATURAL SURFACE
- BITUMEN ROAD
- CONCRETE
- PAVERS

SURVEY CODES
BOL = BOLLARD
CPIT = COMMUNICATIONS PIT
EG = EAVES & GUTTERS
FFL = FINISHED FLOOR LEVEL
GRATE = GRATE
ID = INVERT DRAIN
PIPE = PIPE - NON SPECIFIC
PP = POWER POLE
RDG = ROOF RIDGE
SIO = SEWER INSPECT OPENING
WM = WATER METER
WS = WINDOW SILL
WT = WATER TOP

TR (0.1,4,3)
DENOTES A TREE.
ONLY MAJOR TREES HAVE BEEN LOCATED.
TREE SPECIES AND SIZES ARE INDICATIVE ONLY.
(0.1, 4, 3)
CANOPY RADIUS
HEIGHT
DIAMETER OF TRUNK

8. THIS PLAN HAS BEEN PREPARED FOR PACE DEVELOPMENT GROUP.
9. THIS PLAN REPRESENTS A COPY OF INFORMATION SUPPLIED ON COMPUTER DISK (OR EMAIL) IN .DWG/.DXF FORMAT. INFORMATION CONTAINED ON THE DISK (OR EMAIL) CAN BE VERIFIED AGAINST THIS PLAN. THE DIGITAL DATA IS SUPPLIED SUBJECT TO THE CONDITIONS CONTAINED IN THE ASSOCIATED 'Edata Readme.pdf' FILE.
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SCALE: 1:250
ORIG: A3

REV	DATE	DESCRIPTION
1	07/10/15	ORIGINAL ISSUE

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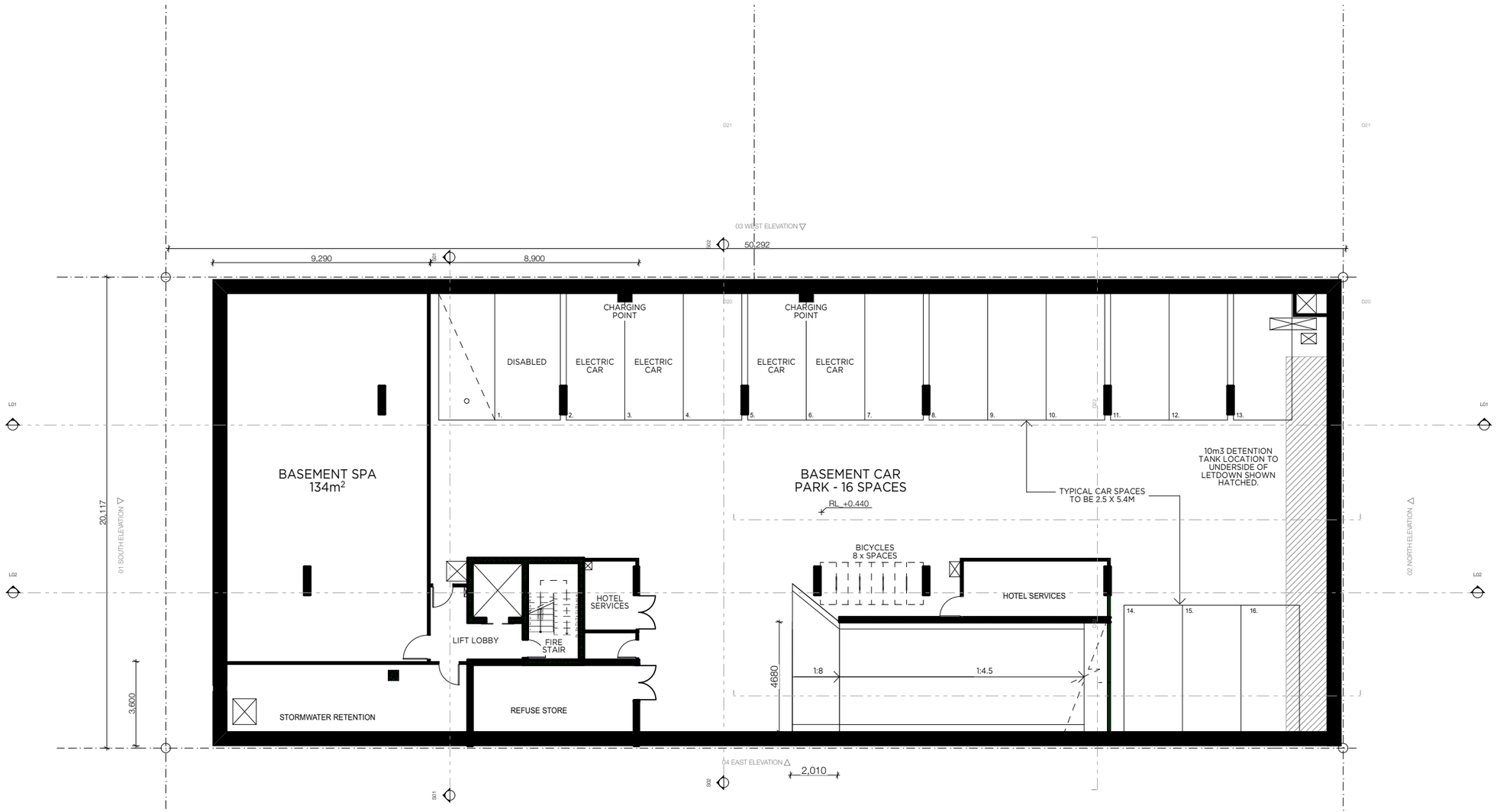
JOB No.	15131
SURVEYED BY	RB/OW
DATE OF SURVEY	2/10/15
DATUM	AHD71
ORIGIN	PM30318

TITLE: **PLAN SHOWING COUNTOURS AND DETAIL SURVEY**

SITE: **LOT 9 SEC26 DP758207**
N°7 MARVELL STREET
BYRON BAY NSW 2481

CLIENT: **PACE DEVELOPMENT GROUP**
CLIENT REF:

DWG No: **15131A.DWG**
SHEET 1 OF 1 REV 1



BASEMENT FLOOR PLAN

Scale 1:200

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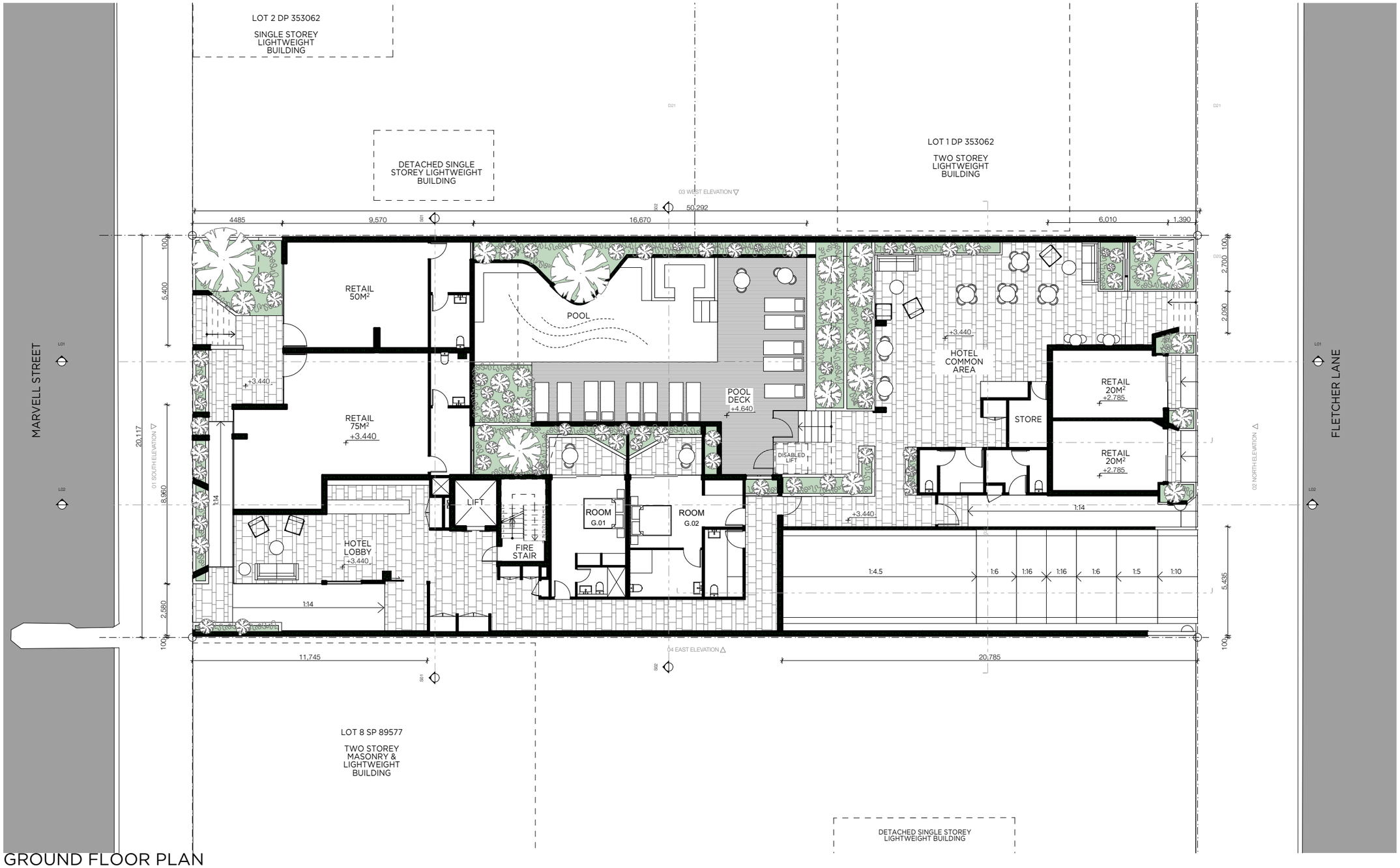
CLIENT	PACE DEVELOPMENT GROUP	ADDRESS	7 MARVELL ST, BYRON BAY		APPROVED: HG		ISSUE	JOB NO: HGA234
JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9	DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO / REV
DRAWING	BASEMENT PLAN				1:200	A3		02 11



GROUND FLOOR PLAN

Scale 1:200

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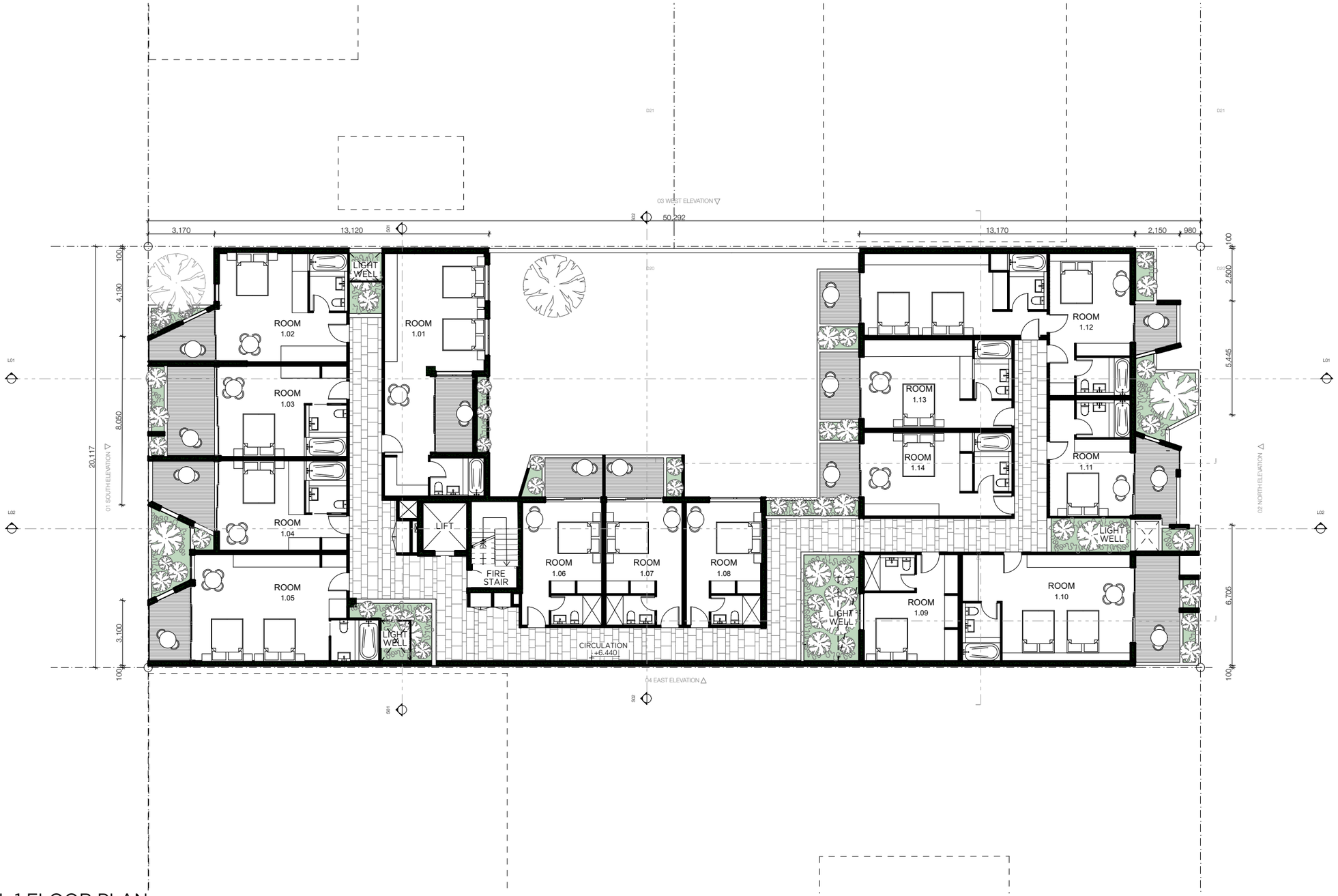
JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO 02 12 / REV
DRAWING	GROUND FLOOR PLAN			1:200	A3		



LEVEL 1 FLOOR PLAN

Scale 1:200

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JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO 02 13 / REV
DRAWING	FIRST FLOOR PLAN			1:200	A3		

LEVEL 2 FLOOR PLAN

Scale 1:200

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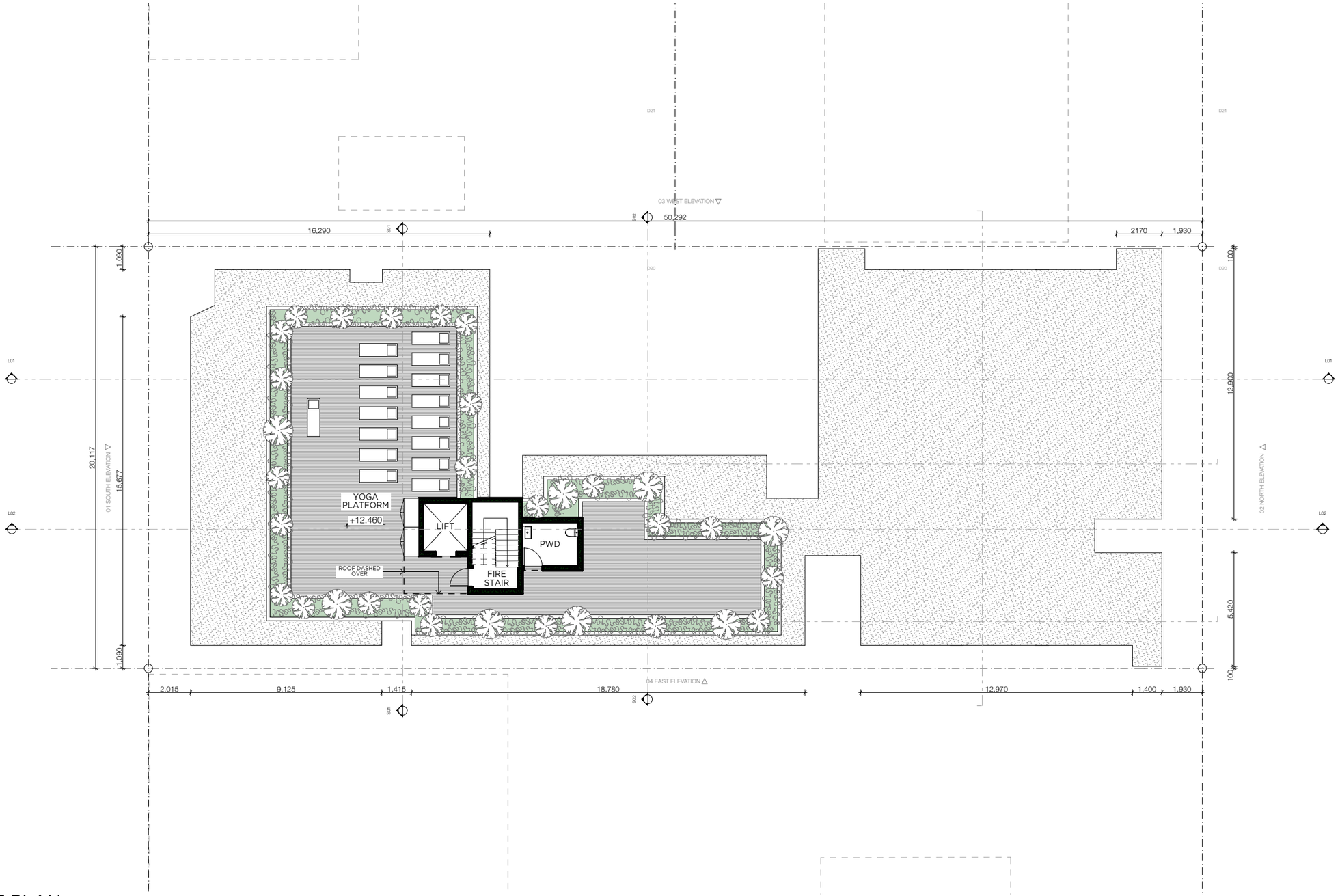
JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO 02 14 / REV
DRAWING	SECOND FLOOR PLAN			1:200	A3		



ROOF PLAN

Scale 1:200

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JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9	DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO 02 15 / REV
DRAWING	ROOF PLAN				1:200	A3		

SOUTH ELEVATION

Scale 1:100

EXTERNAL FINISHES

Glass

Render

LEGEND

BAL.1	Timber Balustrade
RND.1	Render
TS.1	Timber Screen

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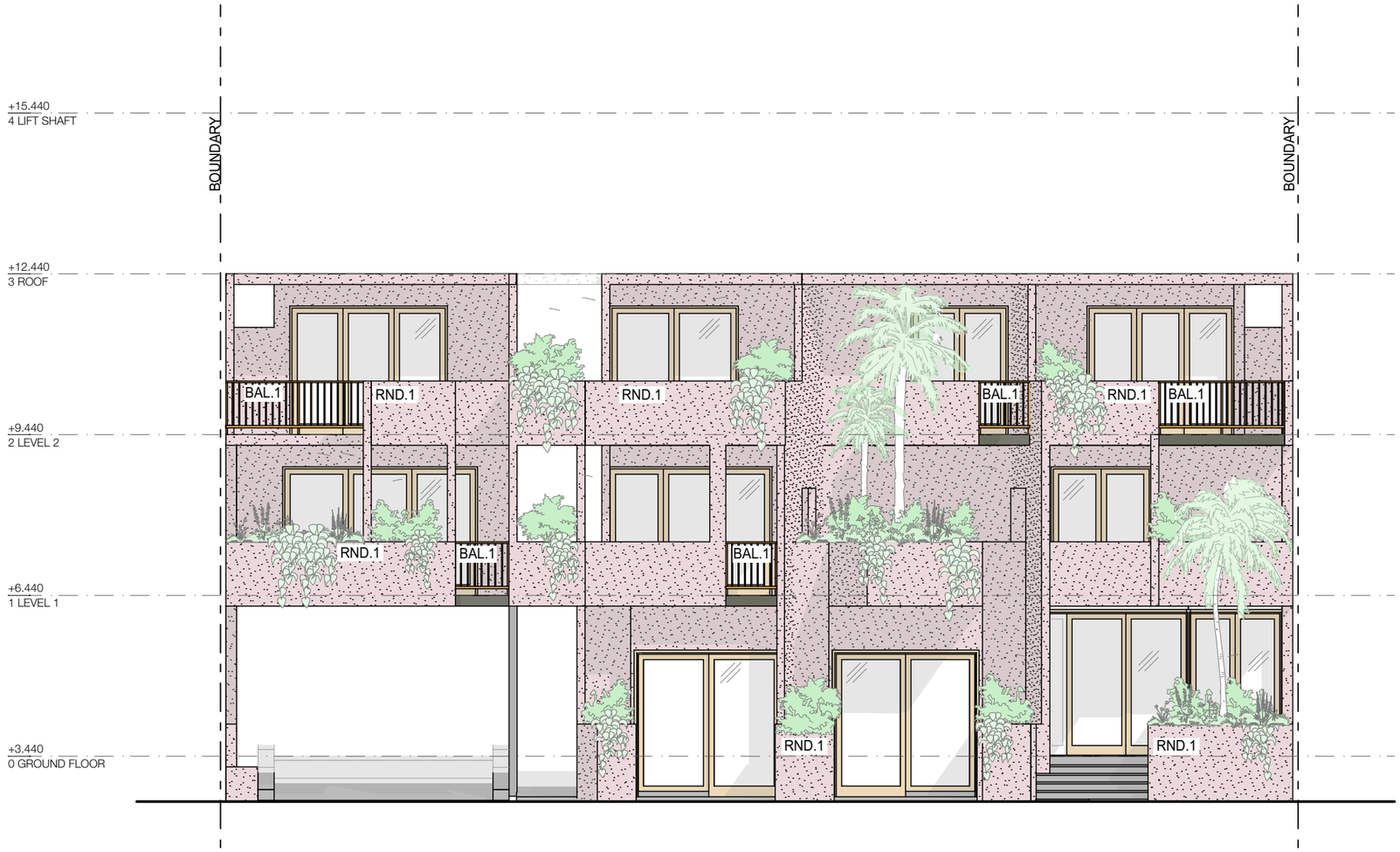
JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO / REV
DRAWING	ELEVATION - SOUTH			1:100	A3		02 16



NORTH ELEVATION

Scale 1:100

EXTERNAL FINISHES

Glass

Render

LEGEND

BAL.1	Timber Balustrade
RND.1	Render
TS.1	Timber Screen

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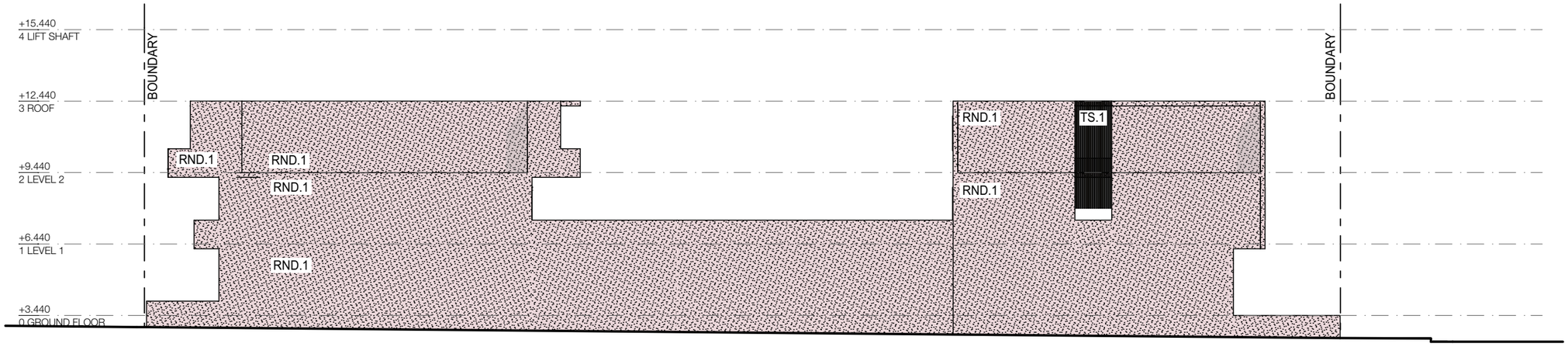
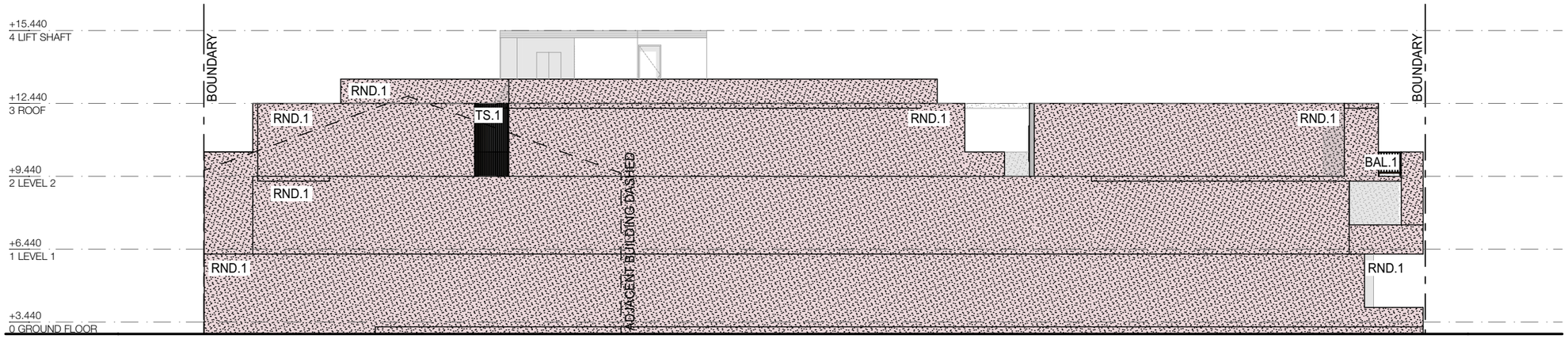
JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO 02 17 / REV
DRAWING	ELEVATION - NORTH			1:100	A3		



03 WEST ELEVATION

Scale 1:200



04 EAST ELEVATION

Scale 1:200

EXTERNAL FINISHES

- Glass
- Render

LEGEND

BAL.1	Timber Balustrade
RND.1	Render
TS.1	Timber Screen

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JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO	REV
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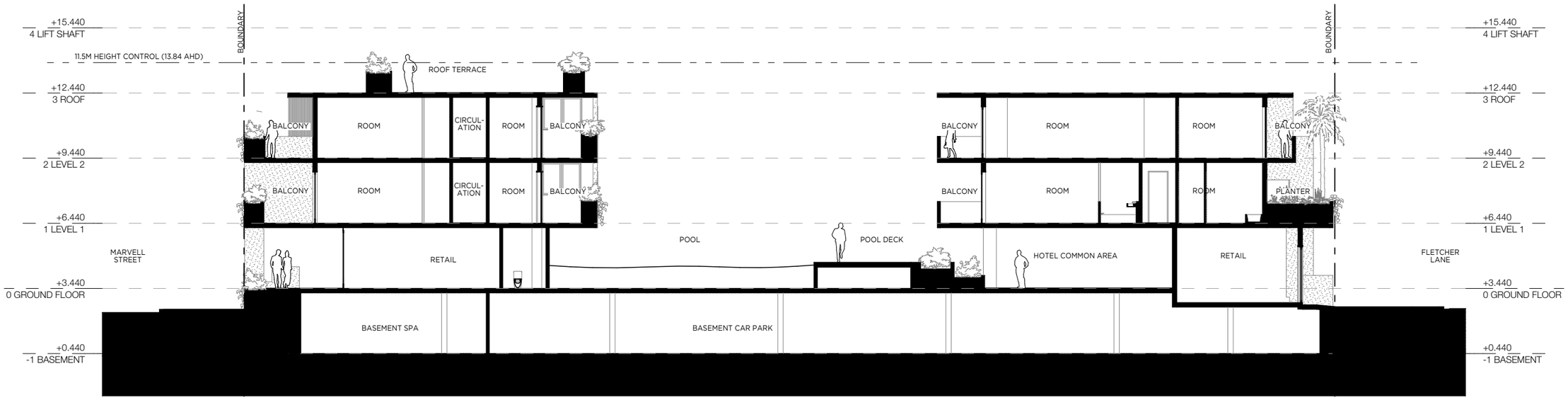

L01 LONG SECTION 01

Scale 1:200

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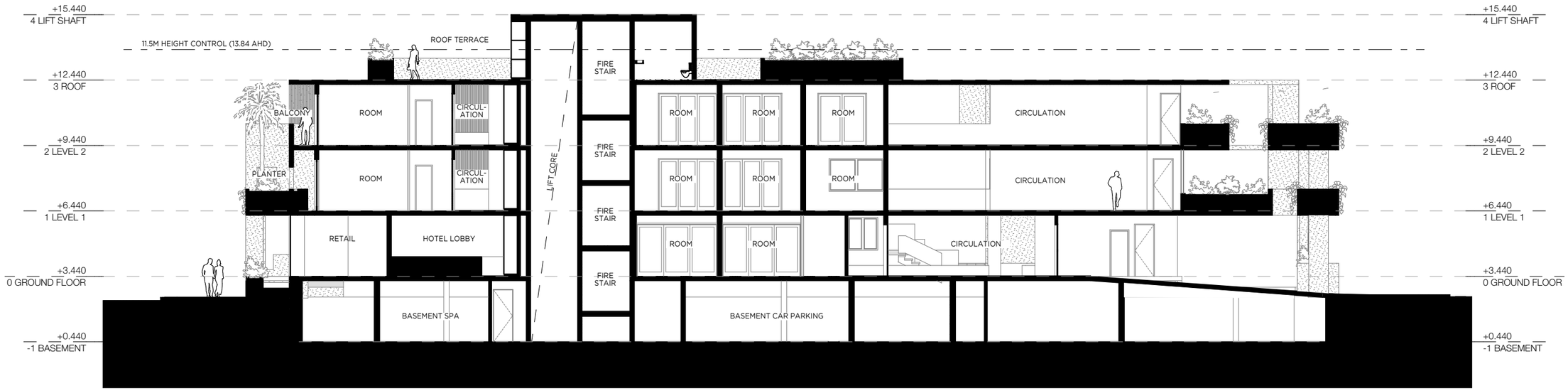
JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO / REV
DRAWING	LONG SECTION 01			1:200	A3		02 19



L02 LONG SECTION 02

Scale 1:200

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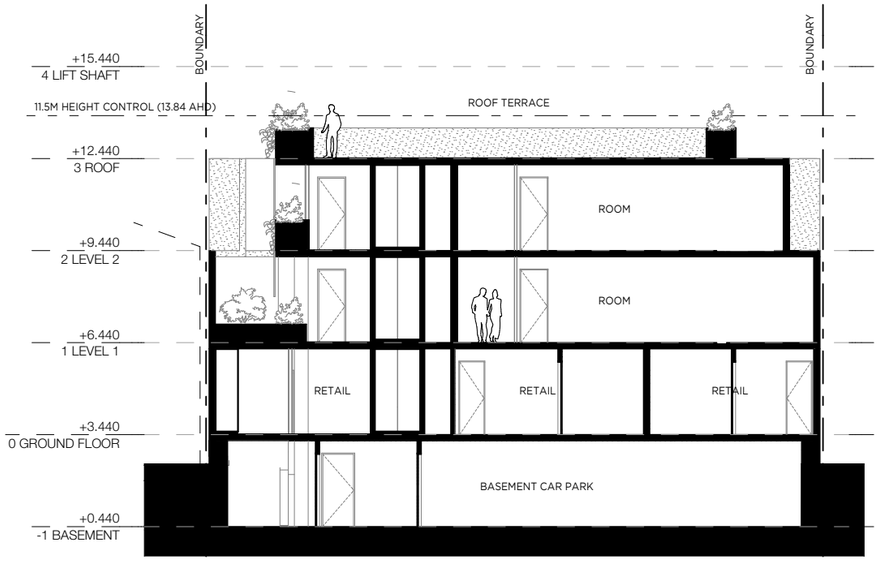
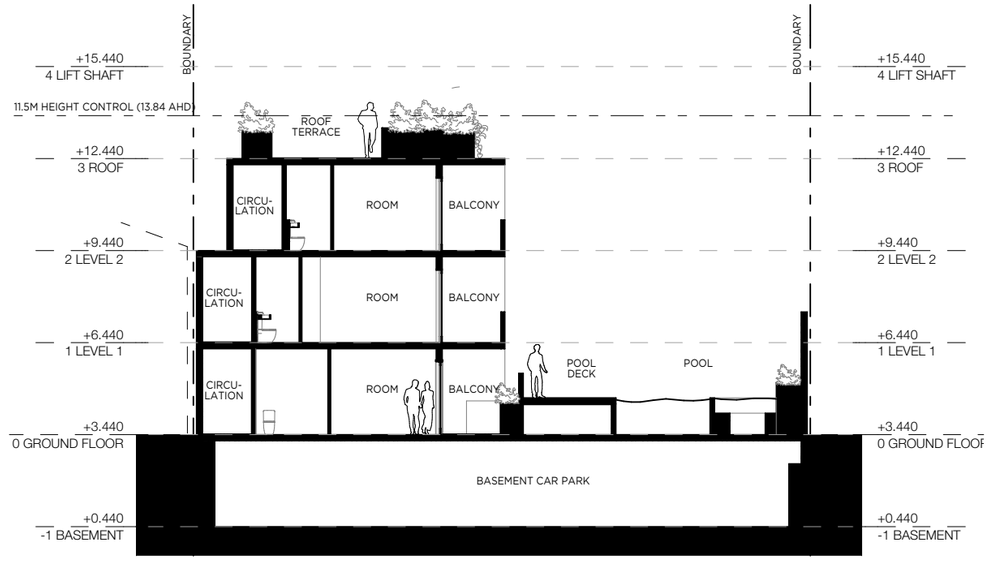
JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9	DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO / REV
DRAWING	LONG SECTION 02				1:200	A3		02 20



S01 SHORT SECTION 01

Scale 1:200



S02 SHORT SECTION 02

Scale 1:200

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JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9	DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO / REV
DRAWING	SHORT SECTION 01 / 02				1:200	A3		02 21

MARVELL ST PERSPECTIVE

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JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO	REV
DRAWING	MARVELL ST PERSPECTIVE			1:1.25	A3		02 22	

FLETCHER LANE PERSPECTIVE

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JOB NAME	7 MARVELL ST HOTEL	LOT + DP	LOT 9 DP 758207	SCALE	PAPER	05 DEVELOPMENT APPLICATION 24.09.19	DWG NO 02 23 / REV
DRAWING	FLETCHER LANE PERSPECTIVE			1:3.67	A3		