

BASIX REQUIREMENTS

- 50m² indigenous plants
- 3000 l rainwater tank
- Instantaneous Gas HWS

north elevation (EASTERN DWELLING)

calculations

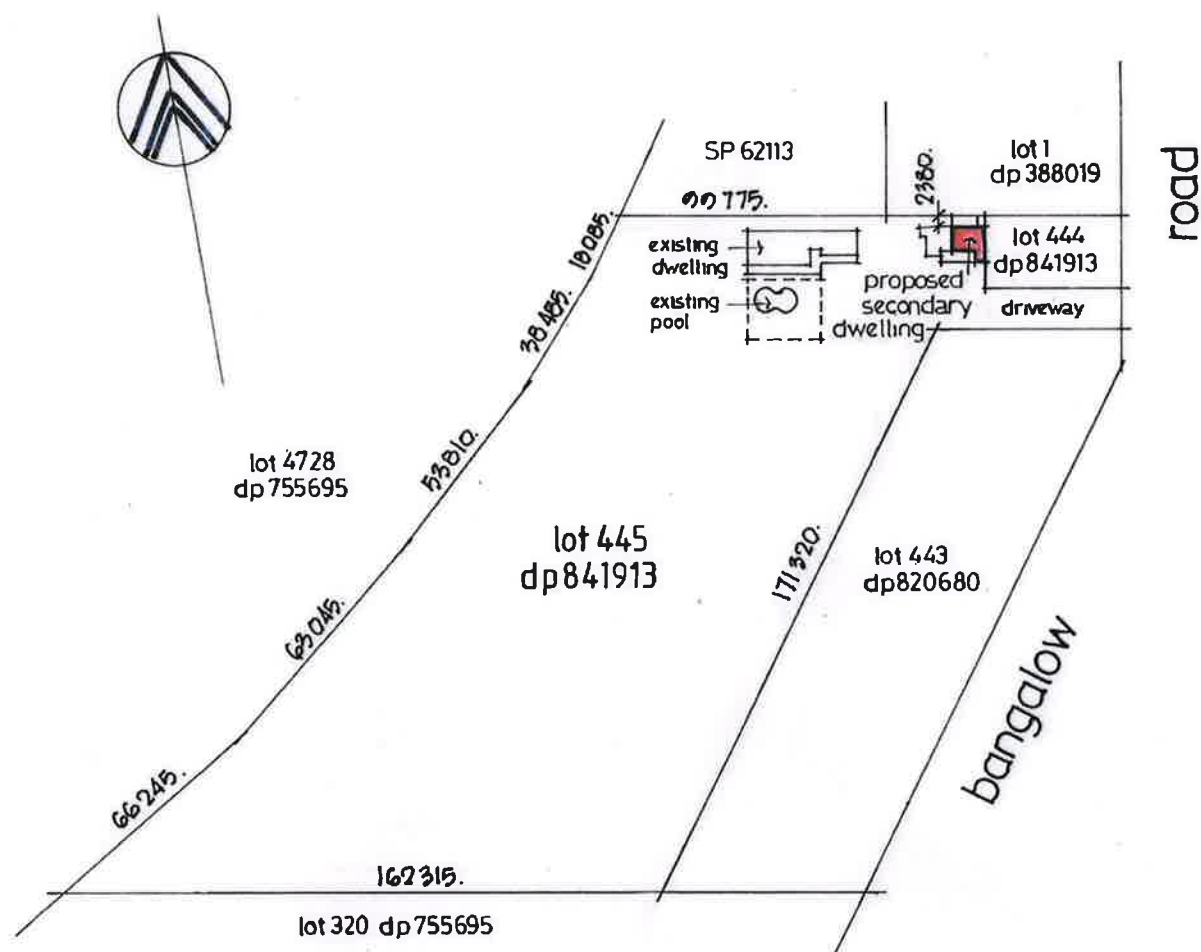
GROSS FLOOR AREA =

$$9.0 \times 3.5 = 31.5$$

$$8.35 \times 3.0 = 25.05$$

$$2.5 \times 1.2 = 3.0$$

$$= 60.0 \text{ m}^2$$



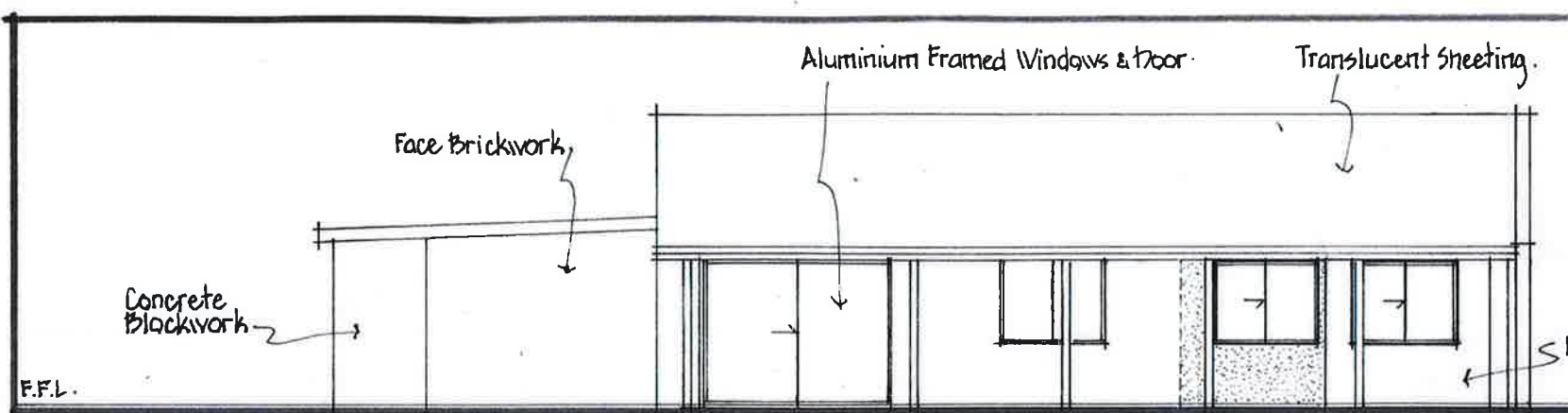
site plan

SCALE 1:2000.

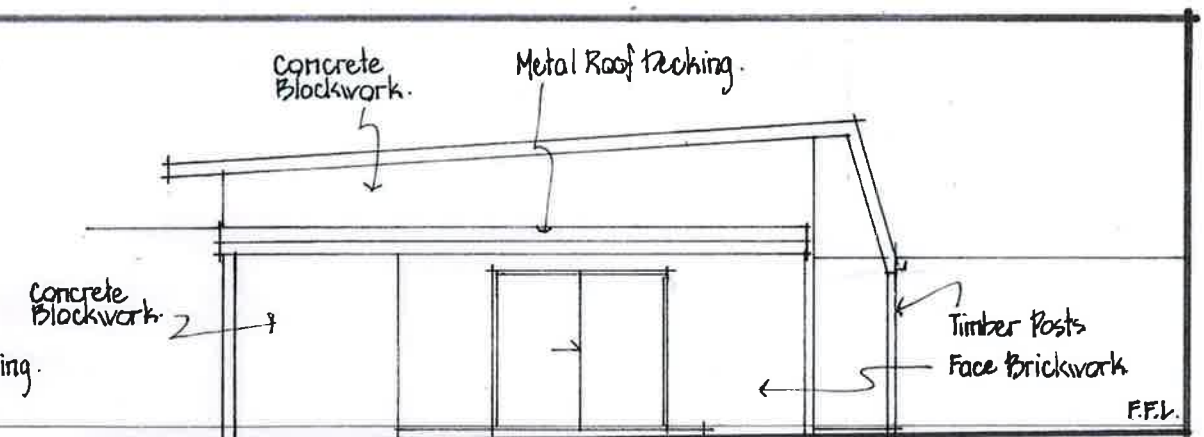
proposed alterations & additions to existing shed to create a secondary dwelling
234a bangalow road byron bay for roxanne mouncey

BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE ANY WORKS COMMENCE.

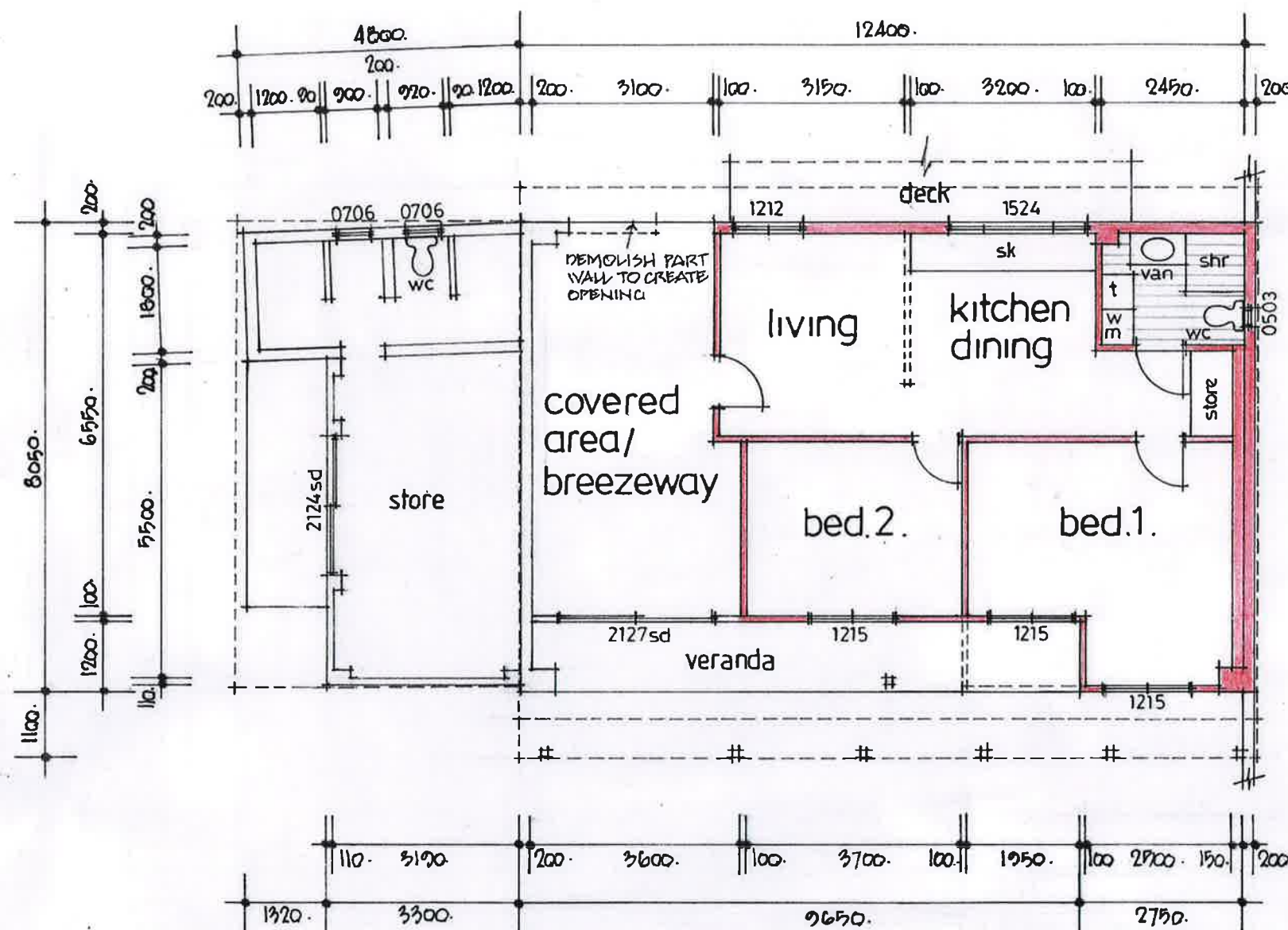
SCALE 3	U.A.S. 1:100.	DATE 3	1.11.18.
DRAWN 3	P.J.	SHEET 2.	OF 2.



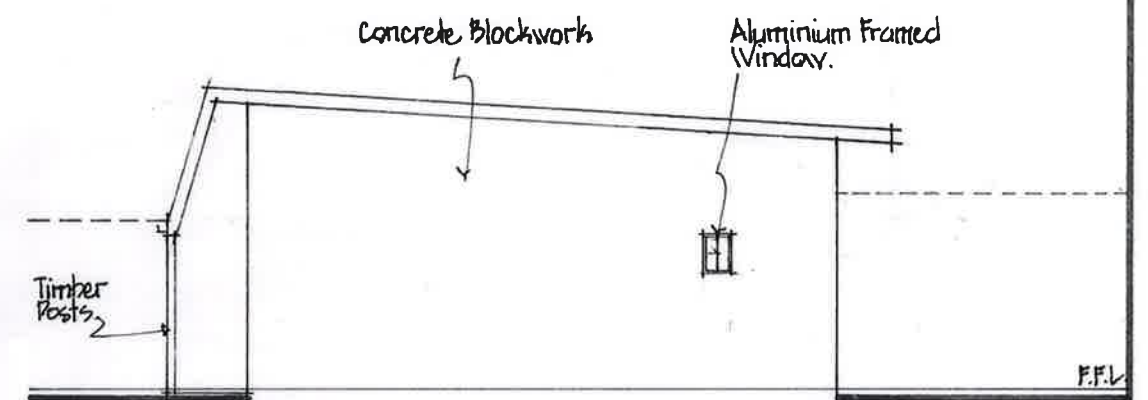
south elevation



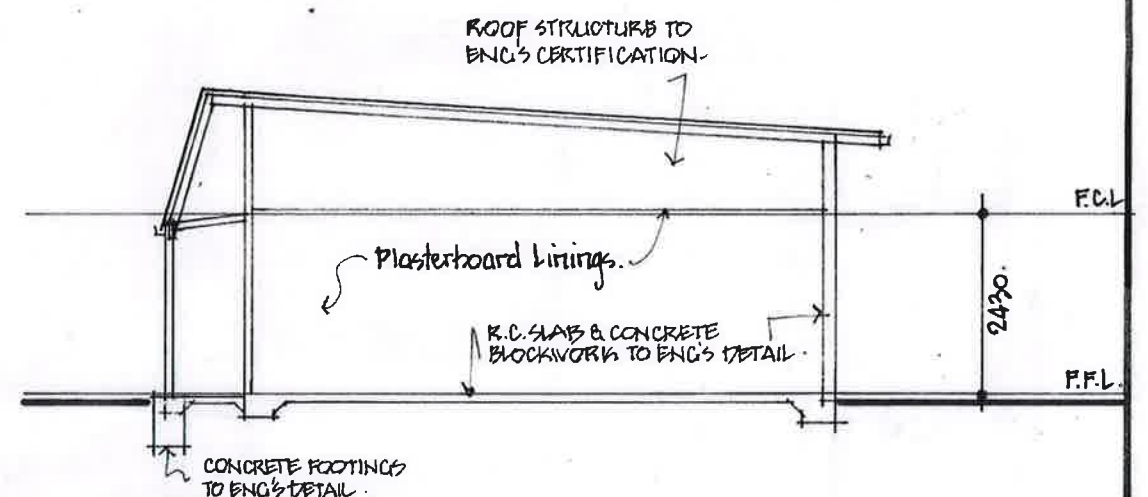
west elevation



floor plan (EASTERN DWELLING)



east elevation



section

proposed alterations & additions to existing shed to create a secondary dwelling
234a bangalow road byron bay for roxanne mouncey

SCALE 8	U.O.S. 1:100	DATE	29.10.18.
DRAWN 8	P.J.	SHEET	1. OF 2.



- (B) DENOTES CONCRETE BLOCK, F/C & BRICK BUILDING, METAL ROOF.
- (C) DENOTES COVERED AREA.
- (D) DENOTES TIMBER DECK.
- (E) EASEMENT FOR OVERHANGING GABLE 0.1 WIDE BY D.P.841913.
- (F) DENOTES BLOCK WALL.
- (R) DENOTES BRICK RESIDENCE, METAL ROOF, #234a.
- (S) DENOTES INGROUND SWIMMING POOL.
- (T) DENOTES PARTLY COVERED TILED CONCRETE PATIO.

4728
D.P.1228092

S.P.62113

18.085

Wall-Bdy
Abt 3.69

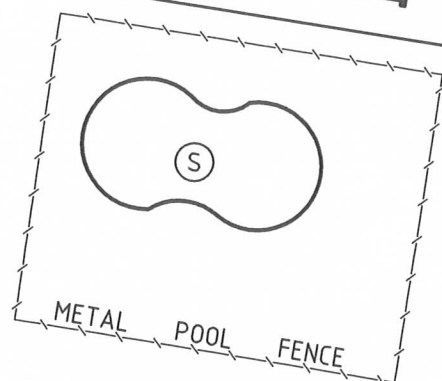
99.755

Wall-Bdy
Abt 3.2

Wall-Bdy
Abt 2.38

(R) HABITABLE
FLOOR LEVEL
R.L.3.38

(T)



445
D.P.841913

HABITABLE
FLOOR LEVEL
R.L.4.13

Coastal Wetland
Area

(F)

Eastern face
of block wall
on boundary
Barge board &
flashing 0.04 wide

(D)

(B)

(C)

(E)

(F)

(F)

(F)

(F)

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20 METRE ASSET PROTECTION ZONE REQUIRED
ON SOUTHERN SIDE OF DWELLING TO MEET
BUSH FIRE ATTACK LEVEL 29 UNDER AS3959

7(a)
Wetland Zone
Boundary LEP
1988 Zoning Map

50

10.12

36.96

11.32

162.315

63.045

53.81

38.485

18.085

SITE PLAN
R.R.1:2000 @ A3 SIZE

1
D.P.388019

444
D.P.841913

443
D.P.820680

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D.P.820680

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DIAGRAM

ROAD

BANGALOW
ROAD

NOTE: Zone lines Scaled from
plans supplied by Joe Davidson.

DIAGRAM
R.R.1:400 @ A3 SIZE

CLIENT:-

Roxanne Mouncey
roxannemouncey@hotmail.com

Scale:- See face of plan
Datum:- A.H.D.
Date:- 14th November 2019
Reference:- 2320a/3
File:- Portable HD.
Drawn: Cameron Barnett
Checked: Scott Thompson

Scott Thompson
Surveying Pty. Ltd.
Trading As:

Canty's Surveyors
ABN 49 093 101 305

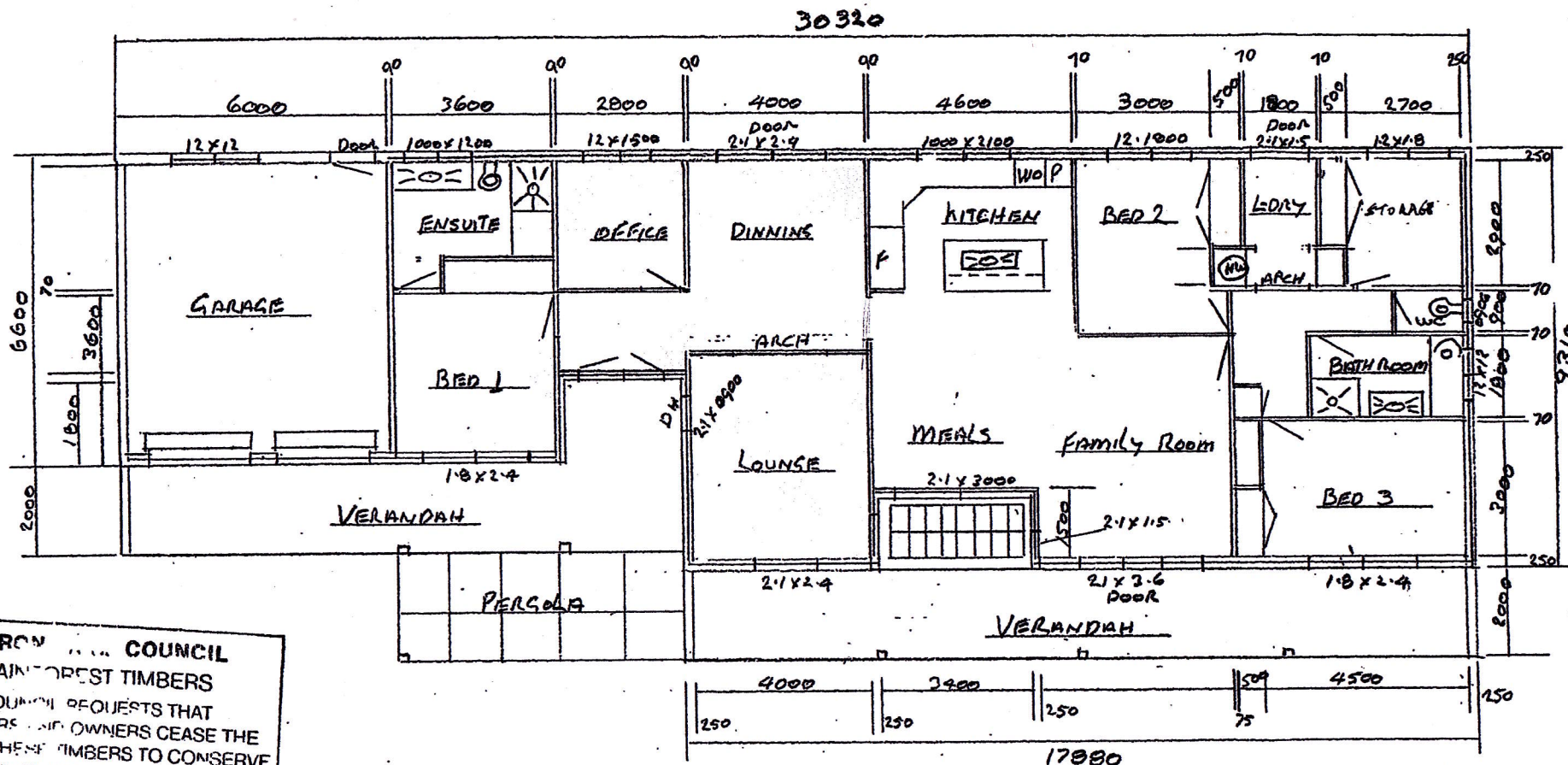
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Business
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Phone: (02) 66843400
Email: cantysurveying@bigpond.com

Plan of Partial Identification Survey &
Wetland Boundaries Lot 445 D.P.841913
#234a Bangalow Road, Byron Bay
Shire of Byron
Parish of Byron, County of Rous

SHEET No 1
of SHEETS 1
F/BOOKS No Notes
Level Origin
PM61410 R.L.6.317 (SCIMS)
Coordinate Basis
Assumed

FLOOR PLAN OF WESTERN DWELLING



BYRON SHIRE COUNCIL
RAINFOREST TIMBERS
 COUNCIL REQUESTS THAT
 OWNERS CEASE THE
 IF THESE TIMBERS TO CONSERVE
 THE NATURAL ENVIRONMENT.
 ES OF ALTERNATIVE TIMBERS ARE
 AVAILABLE FROM COUNCIL OR THE
 FORESTRY COMMISSION NSW.

Chilton
Constructions

Gold Licence
29921C

GENERAL BUILDING - CARPENTRY
 JOINERY - CONCRETE WORK - FREE QUOTES

(066) 77 9306

018 666 584

FLOOR PLAN

LOCAL GOV'T: BYRON SHIRE COUNCIL & SECTION 811B

Council is satisfied:

1. ☒ a) the amount, if any, payable under Part VI of the Builders Licensing Act, 1971, as an insurance premium, has been duly paid; OR
- ☐ b) no amount is payable in respect of the building work, cited;
- ☐ c) Owner/Dweller's R.N.O. cited.

AND

2. ☒ a) the amount, if any, payable under Part 5 of the Building Act, 1993, as a Long Service Levy, has been duly paid; OR
- ☐ b) No amount is payable.

DATE: **4 FEB 1994**
 SIGNATURE: *[Signature]*
 OFFICIAL: *[Signature]*

BYRON SHIRE COUNCIL
APPROVED
 DATE: **4 FEB 1994**

MR & MRS EVERISHAN
BYRON BAY

Scale:



A. Existing access driveway within the site looking east



B. Existing shed/secondary dwelling building and landscaped gardens



C. Existing access driveway within the site looking east



D. Maintained Asset Protection Zone to the south of the dwelling site



E. Maintained gardens to the south of the dwelling site