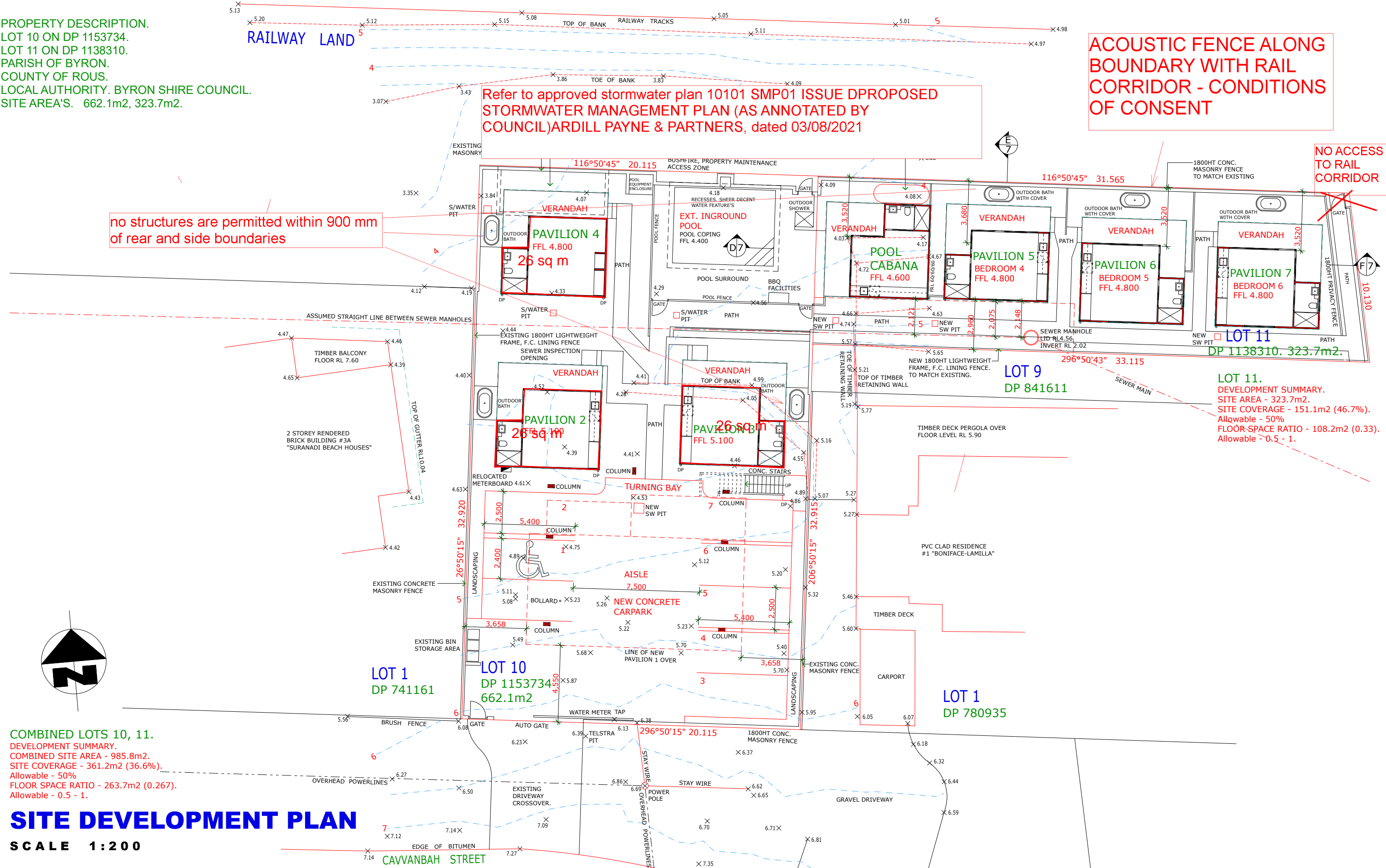


PROPERTY DESCRIPTION.
LOT 10 ON DP 1153734.
LOT 11 ON DP 1138310.
PARISH OF BYRON.
COUNTY OF ROUS.
LOCAL AUTHORITY. BYRON SHIRE COUNCIL.
SITE AREA'S. 662.1m2, 323.7m2.



COMBINED LOTS 10, 11.
DEVELOPMENT SUMMARY.
COMBINED SITE AREA - 985.8m2.
SITE COVERAGE - 361.2m2 (36.6%).
Allowable - 50%
FLOOR SPACE RATIO - 263.7m2 (0.267).
Allowable - 0.5 - 1.

SITE DEVELOPMENT PLAN

SCALE 1:200

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	18.12.19.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.
AMEND B.	14.07.20.	D.C.	ADDITIONAL CARPARKING ADDED, PAVILION 1, POOL CABANA AMENDED.
AMEND C.	03.08.20.	D.C.	POOL FENCE RELOCATED TO ALLOW FOR AN ACCESS PATH.
AMEND D.	10.09.20.	D.C.	POOL FENCE RELOCATED TO ALLOW FOR AN ACCESS PATH.
AMEND E.	01.02.21.	D.C.	SETBACK DIMENSIONS TO SEWER MAIN ADDED.
AMEND F.	23.02.21.	D.C.	POOL CABANA, PAVILION 5 SIZE REDUCED DUE TO SEWER MAIN LOCATION.
AMEND G.	18.03.21.	D.C.	REVISED STORMWATER DRAINAGE SYSTEM FOR LOT 11 ADDED.

PROJECT. **APPROVED LOT 10 & PROPOSED LOT 11.**
TOURIST ACCOMMODATION.
AT. **No. 1. Cavvanbah Street, Byron Bay. NSW.**
FOR. **Mr Tarek Nabi.**

Design & Documentation by Douglas Cope. QBSA Licence No. 1037753
ABN. 86 86 11 73 484
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DATE. DEC, 19
DRAWN. D.C.
SCALE. 1:200
DRAWING TITLE. **SITE DEVELOPMENT PLAN.**
PROJECT No. **B1229** DWG No. **DA1** G

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Byron Bay NSW 2481

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Development Consultants|Architectural Designers
RAIA 25222. QBSA Licence No. 1037753

PROPERTY DESCRIPTION.
LOT 10 ON DP 1153734.
LOT 11 ON DP 1138310.
PARISH OF BYRON.
COUNTY OF ROUS.
LOCAL AUTHORITY. BYRON SHIRE COUNCIL.
SITE AREA'S. 662.1m2, 323.7m2.

Advanced landscaping is to be planted along the eastern and western boundaries either side of the car park and the elevated building to screen the under side of the building from adjoining properties.

Refer to Conditions of Consent for Staged Development in Two Stages

COMBINED LOTS 10, 11.
DEVELOPMENT SUMMARY.
COMBINED SITE AREA - 985.8m2.
SITE COVERAGE - 356.0m2 (36.1%).
Allowable - 50%
FLOOR SPACE RATIO - 247.5m2 (0.251).
Allowable - 0.5 - 1.

CONSTRUCTION STAGING PLAN

SCALE 1:200

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	12.11.20.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.
AMEND B.	23.02.21.	D.C.	POOL CABANA, PAVILION 5 SIZE REDUCED DUE TO SEWER MAIN LOCATION.

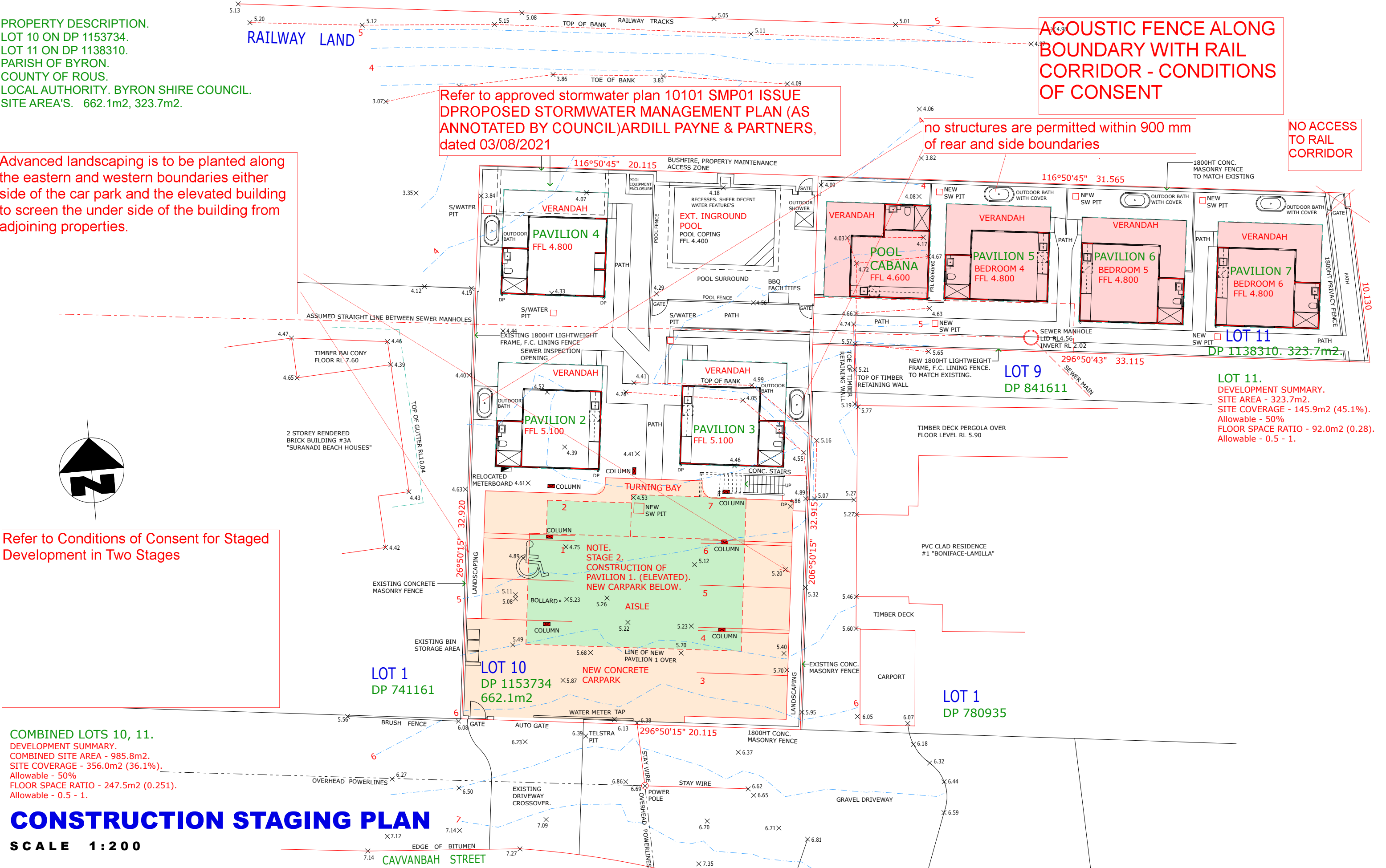
Refer to approved stormwater plan 10101 SMP01 ISSUE DPROPOSED STORMWATER MANAGEMENT PLAN (AS ANNOTATED BY COUNCIL)ARDILL PAYNE & PARTNERS, dated 03/08/2021

ACOUSTIC FENCE ALONG BOUNDARY WITH RAIL CORRIDOR - CONDITIONS OF CONSENT

no structures are permitted within 900 mm of rear and side boundaries

NO ACCESS TO RAIL CORRIDOR

LOT 11.
DEVELOPMENT SUMMARY.
SITE AREA - 323.7m2.
SITE COVERAGE - 145.9m2 (45.1%).
Allowable - 50%
FLOOR SPACE RATIO - 92.0m2 (0.28).
Allowable - 0.5 - 1.



PROJECT. **APPROVED LOT 10 & PROPOSED LOT 11. TOURIST ACCOMMODATION.**
AT. **No. 1. Cavvanbah Street, Byron Bay. NSW.**
FOR. **Mr Tarek Nabi.**

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ABN. 86 86 11 73 484

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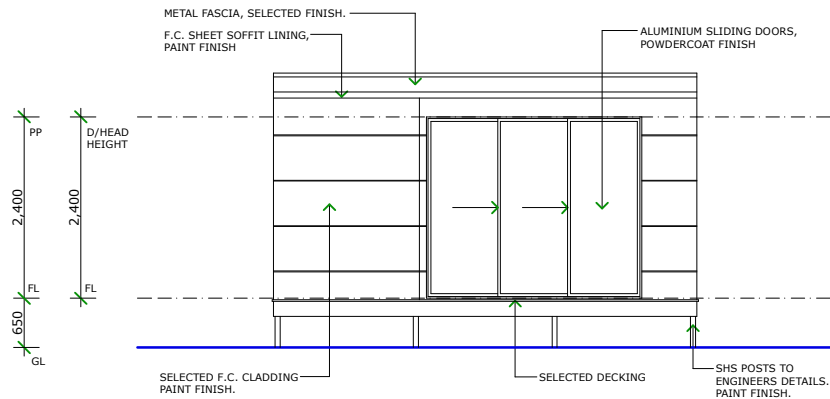
DATE. NOV, 20
DRAWN. D.C.
SCALE. 1:200

DRAWING TITLE. **CONSTRUCTION STAGING PLAN.**
PROJECT No. **B1229** DWG No. **SP1 B**

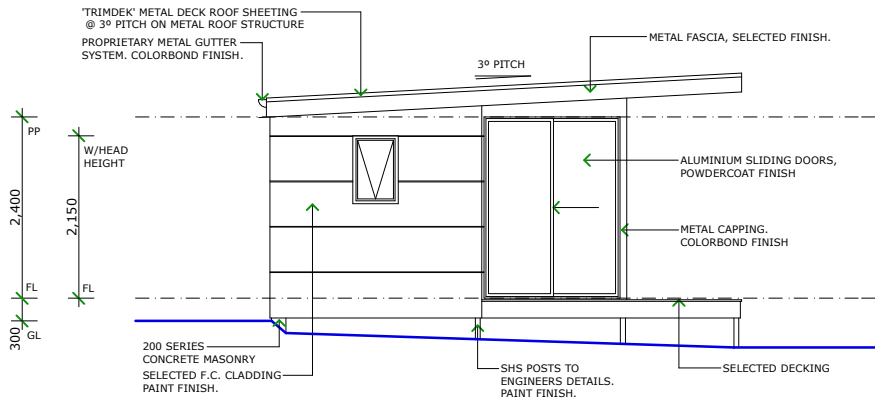
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Byron Bay NSW 2481

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Email doug@ppdc.com.au

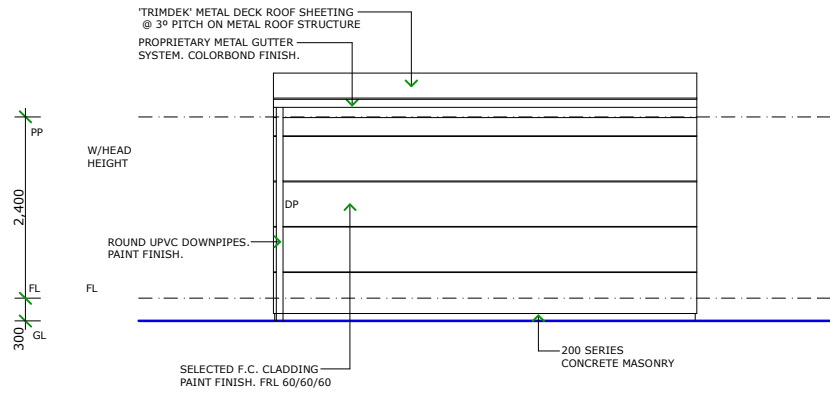
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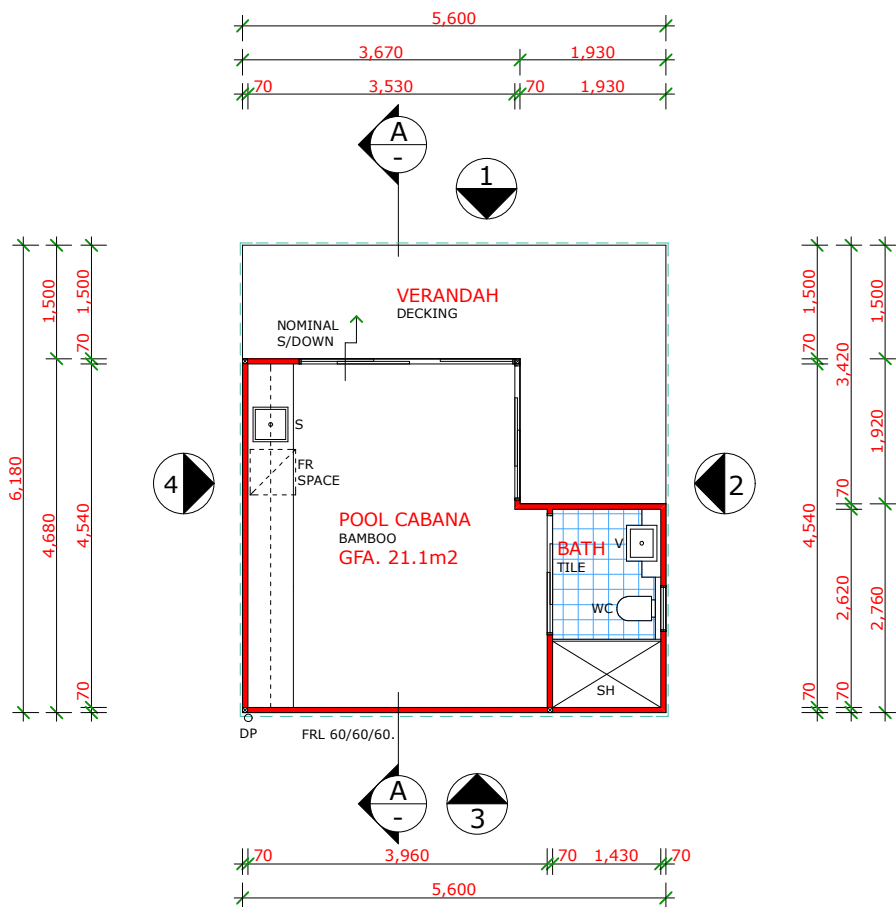
ELEVATION 1.
SCALE 1 : 100



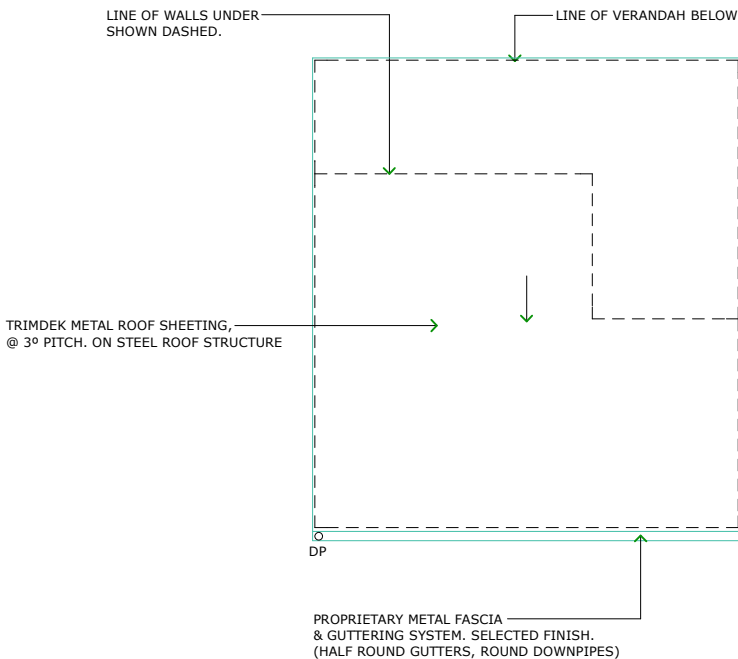
ELEVATION 2.
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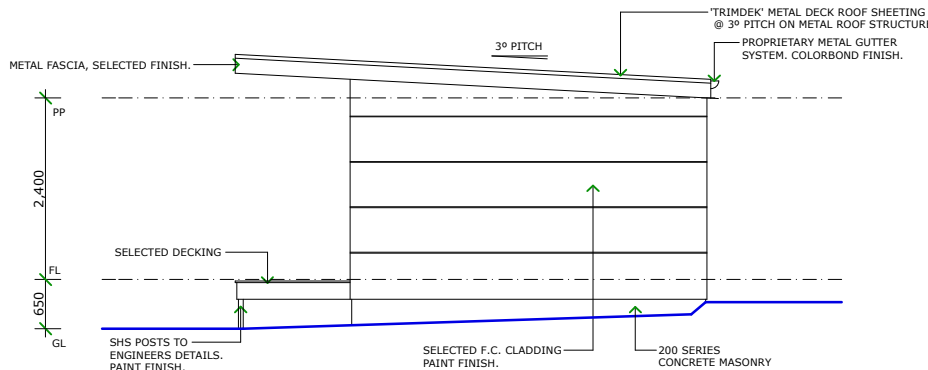
ELEVATION 3.
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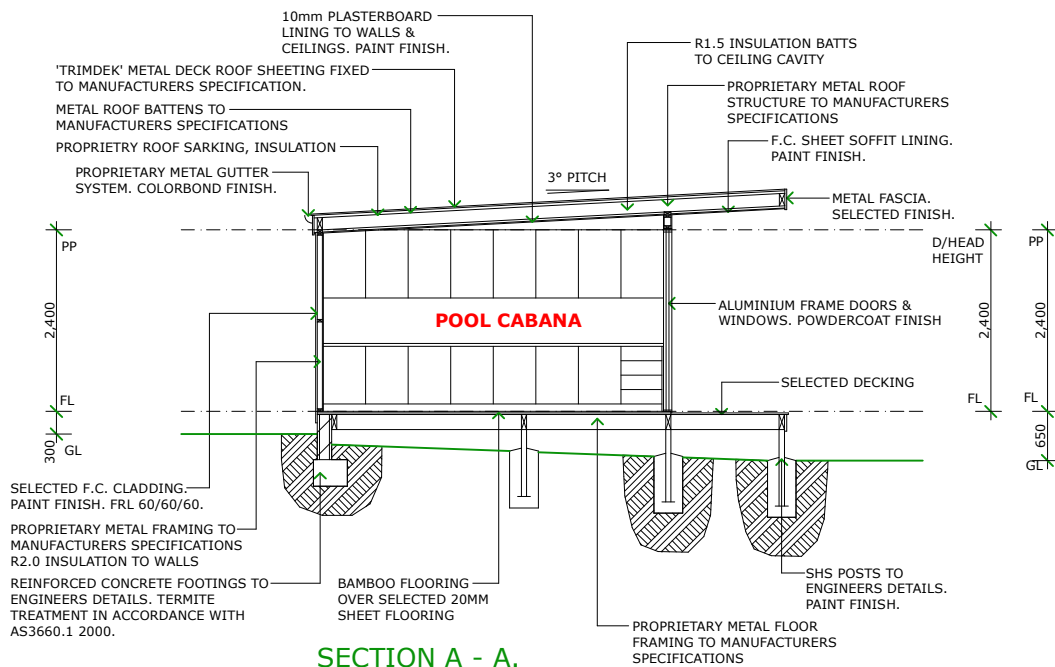
GROUND FLOOR PLAN.
SCALE 1 : 100.



ROOF PLAN.
SCALE 1 : 100.



ELEVATION 4.
SCALE 1 : 100



SECTION A - A.
SCALE 1 : 100

AREA SCHEDULE	
GROUND FLOOR LIVING	26.0m2
VERANDAH	12.2m2
TOTAL AREA	38.2m2

POOL CABANA. GROUND FLOOR, ROOF PLAN, ELEVATIONS, SECTION.

SCALE 1 : 100

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	18.12.19.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.
AMEND B.	14.07.20.	D.C.	GENERAL REVISION TO POOL CABANA.
AMEND C.	23.02.21.	D.C.	POOL CABANA SIZE REDUCED DUE TO SEWER MAIN LOCATION.

PROJECT. **APPROVED LOT 10 & PROPOSED LOT 11.
TOURIST ACCOMMODATION.**

AT. **No. 1. Cavvanbah Street, Byron Bay. NSW.**

FOR. **Mr Tarek Nabi.**

Design & Documentation by Douglas Cope. QBSA Licence No. 1037753
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DATE. DEC, 19
DRAWN. D.C.
SCALE. 1 : 100

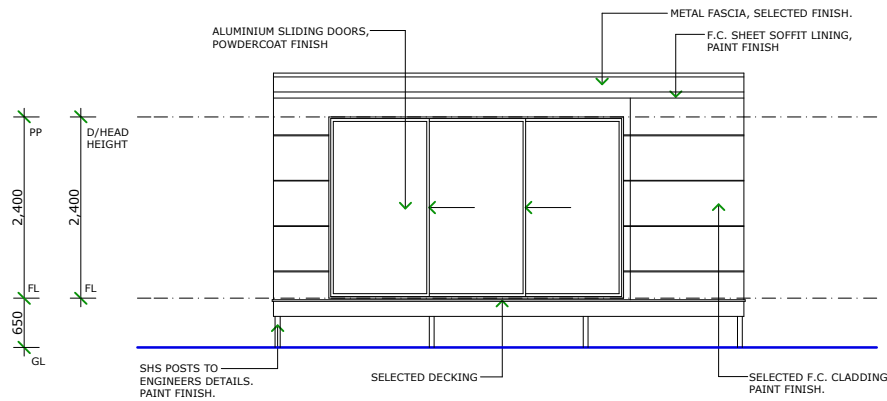
DRAWING TITLE. **GR. FLOOR, ROOF PLAN, ELEVATIONS.**
PROJECT No. **B1229** DWG No. **DA2 C**

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Byron Bay NSW 2481

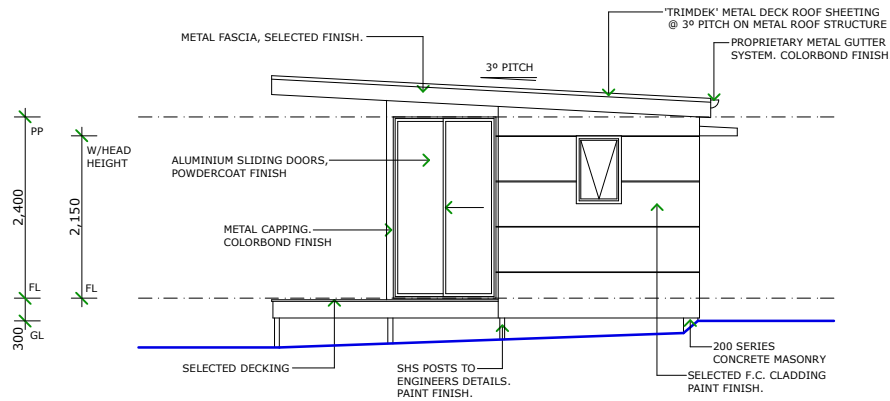
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Email doug@ppdc.com.au

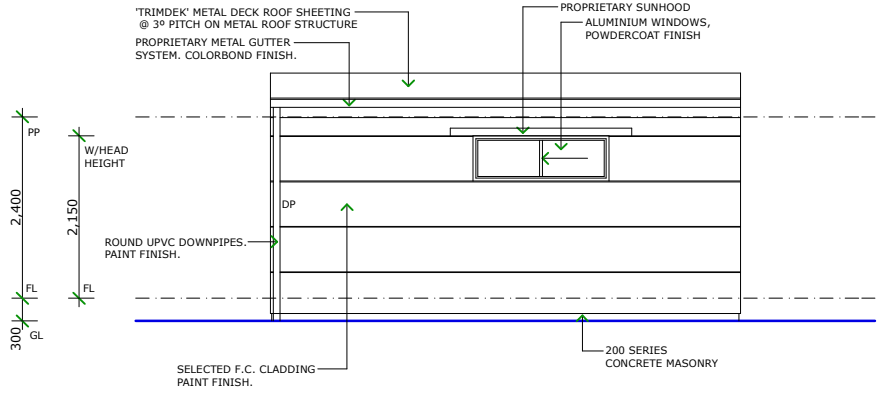
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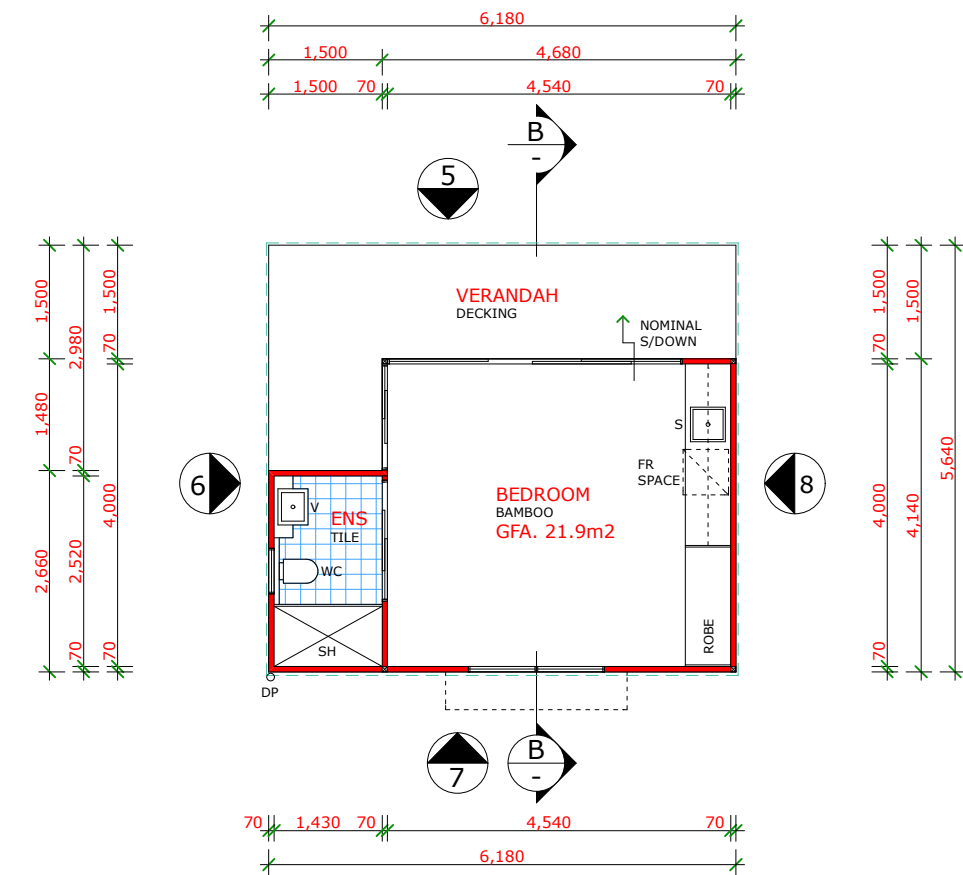
ELEVATION 5.
SCALE 1 : 100



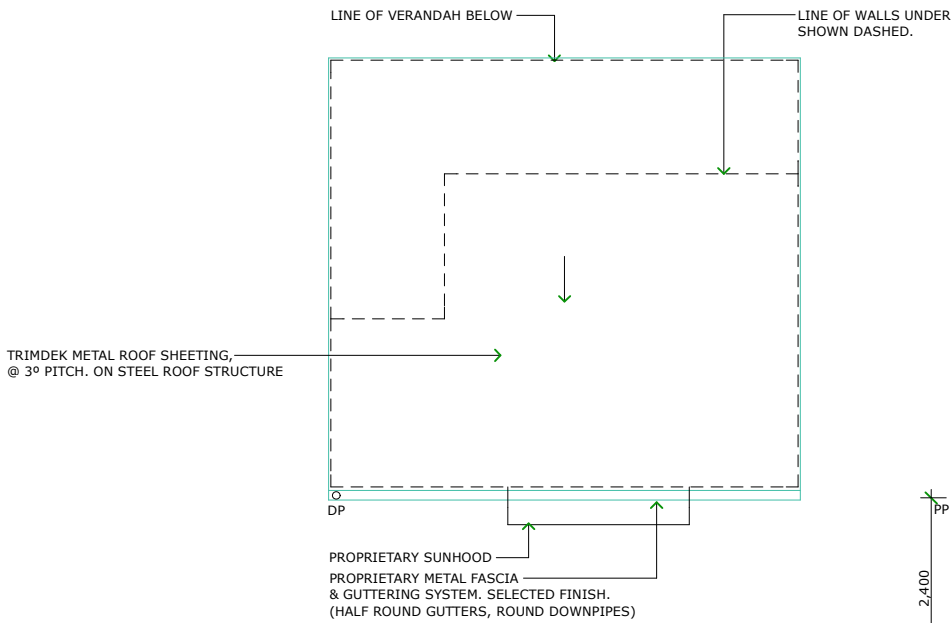
ELEVATION 6.
SCALE 1 : 100



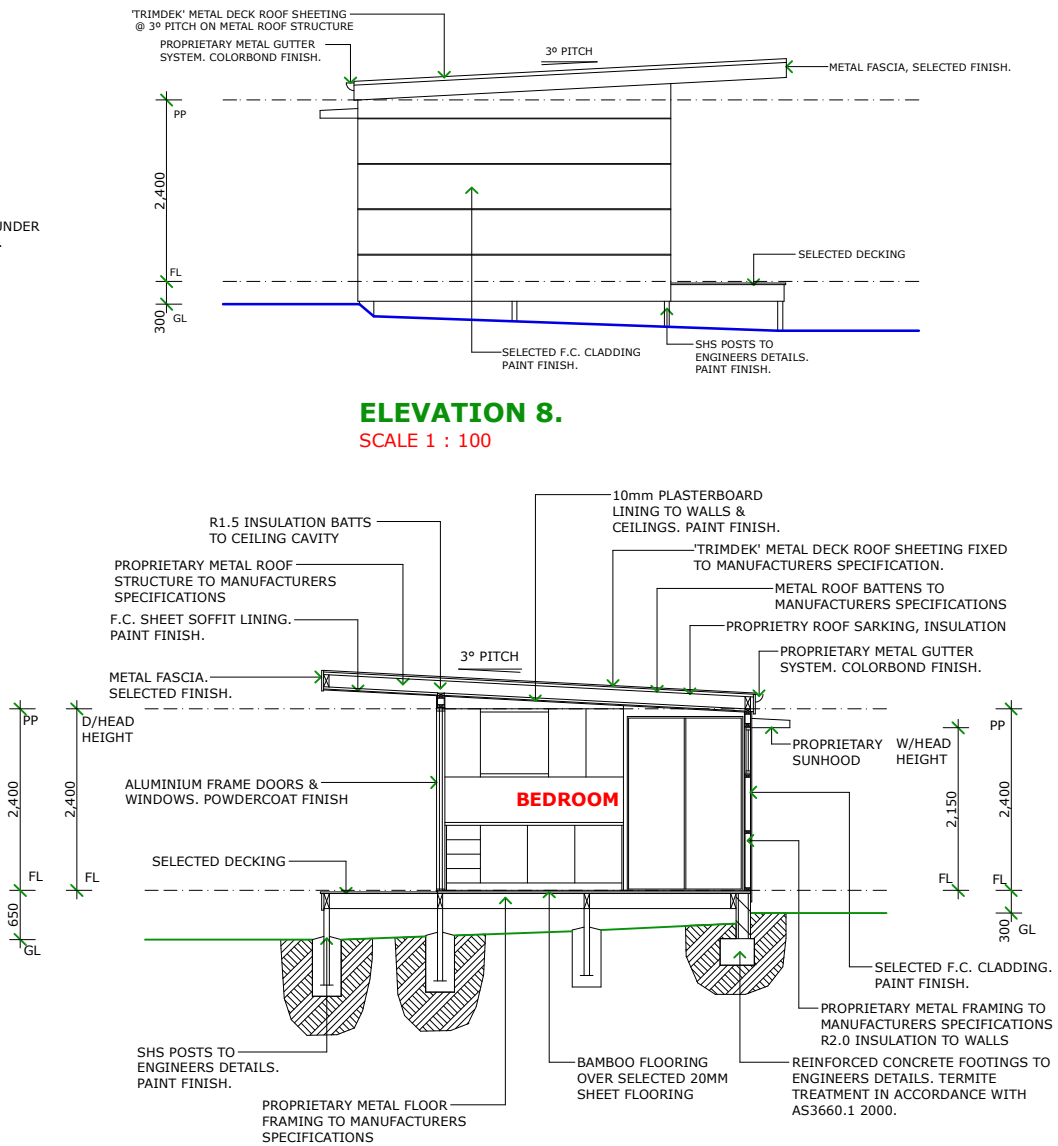
ELEVATION 7.
SCALE 1 : 100



GROUND FLOOR PLAN.
SCALE 1 : 100.



ROOF PLAN.
SCALE 1 : 100.



SECTION B - B.
SCALE 1 : 100

AREA SCHEDULE

GROUND FLOOR LIVING	23.4m2
VERANDAH	11.5m2
TOTAL AREA	34.9m2

PAVILION 5. BEDROOM.
GROUND FLOOR, ROOF PLAN, ELEVATIONS

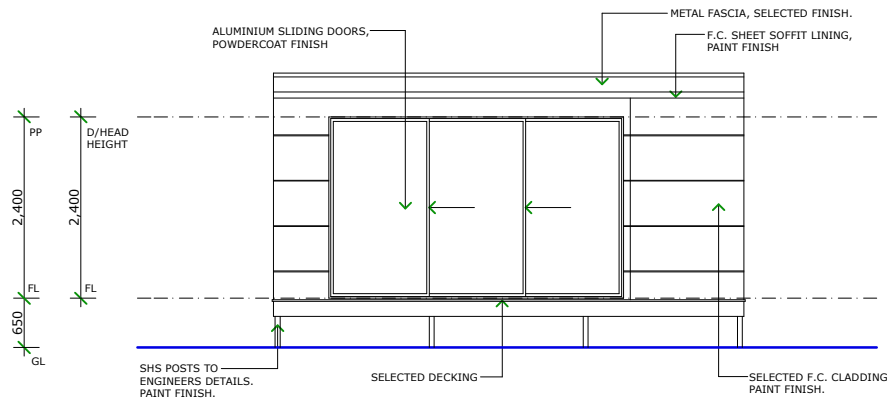
SCALE 1 : 100

AMENDMENTS.	AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	23.02.21.	D.C.		PAVILION SIZE REDUCED DUE TO SEWER MAIN LOCATION.

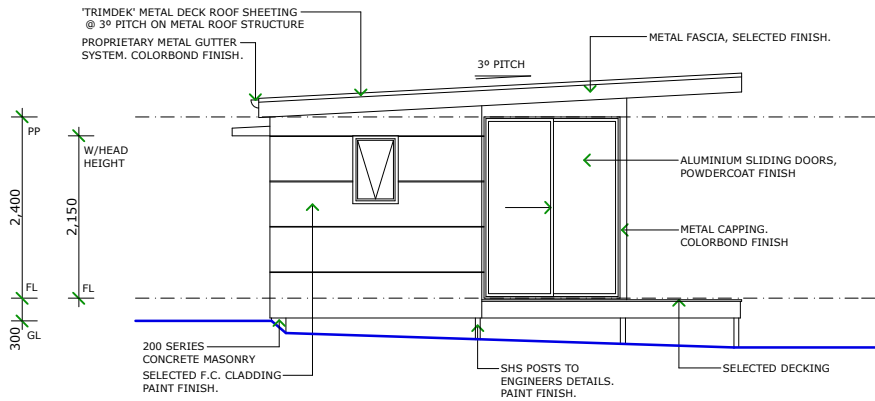
PROJECT. **APPROVED LOT 10 & PROPOSED LOT 11.**
TOURIST ACCOMMODATION.
AT. **No. 1. Cavvanbah Street, Byron Bay. NSW.**
FOR. **Mr Tarek Nabi.**

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DATE. DEC, 19
DRAWN. D.C.
SCALE. 1 : 100
DRAWING TITLE. **GR. FLOOR, ROOF PLAN, ELEVATIONS.**
PROJECT No. **B1229** DWG No. **DA3 A**

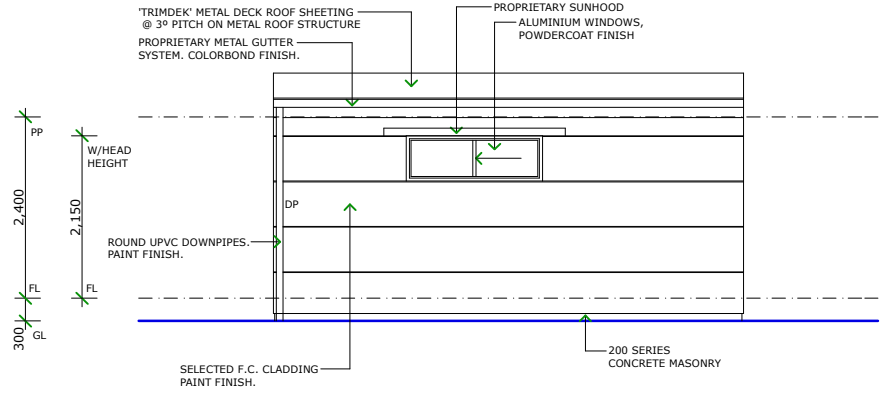
49 Kingsley Lane
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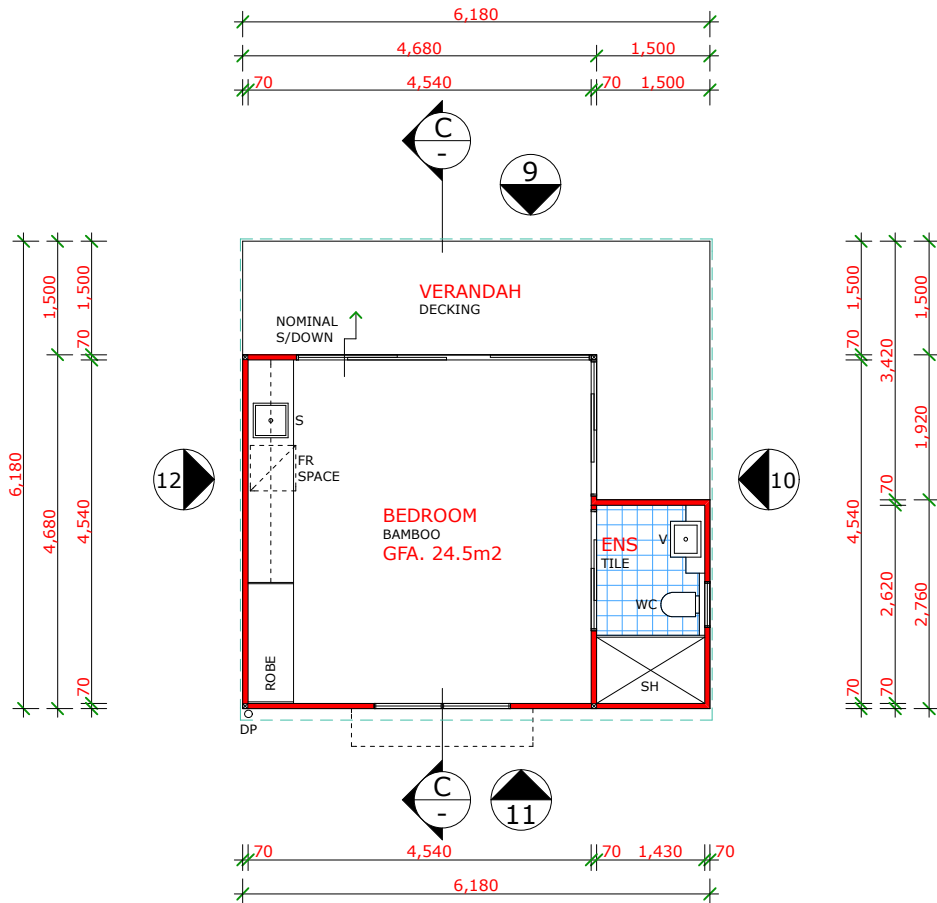
ELEVATION 9.
SCALE 1 : 100



ELEVATION 10.
SCALE 1 : 100

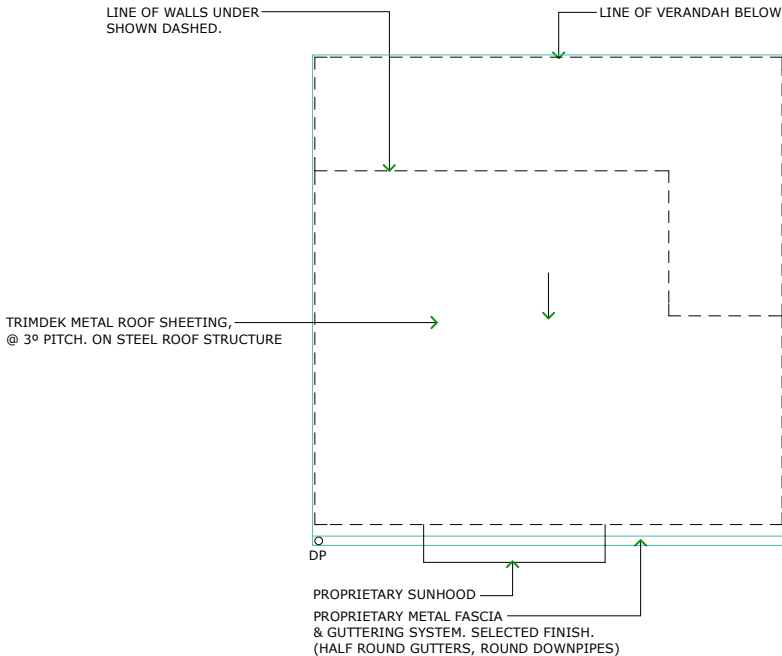


ELEVATION 11.
SCALE 1 : 100

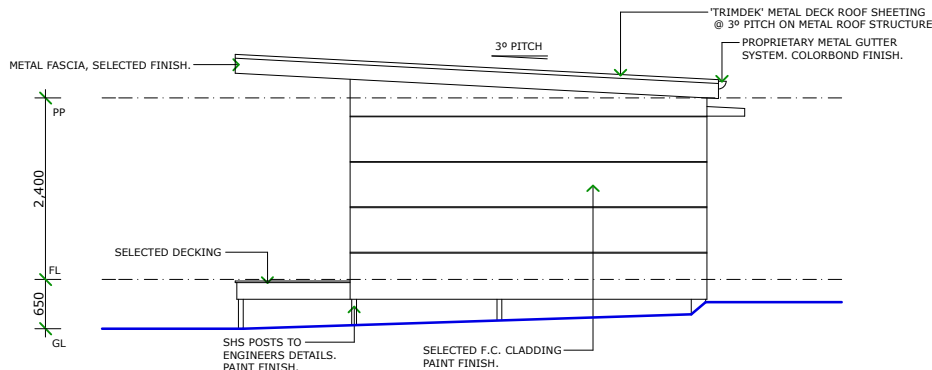


GROUND FLOOR PLAN.
SCALE 1 : 100.

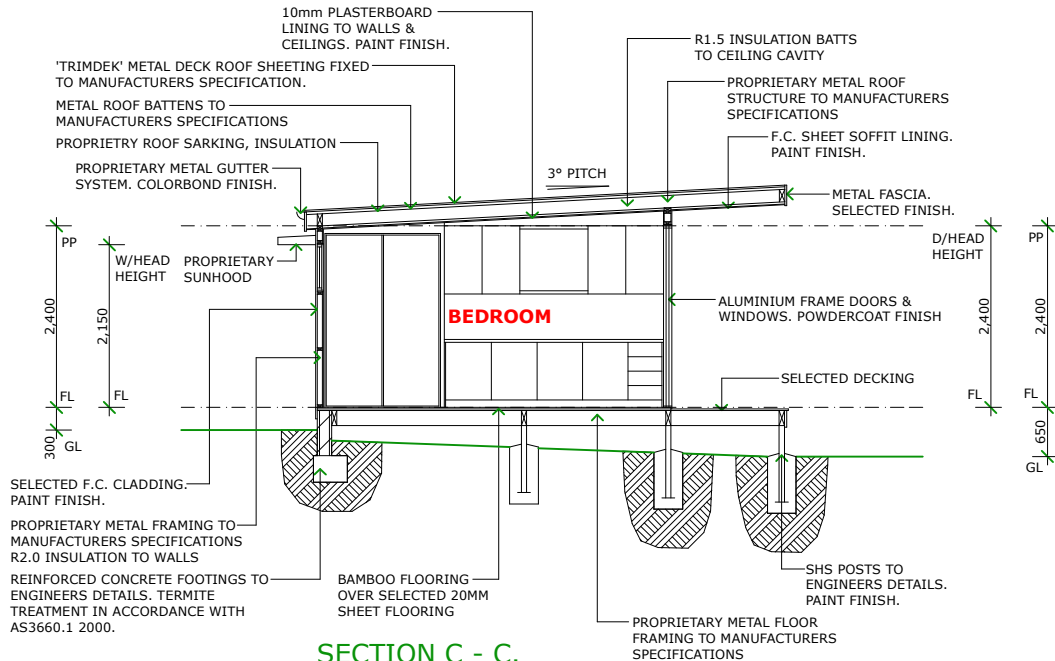
AREA SCHEDULE	
GROUND FLOOR LIVING	26.0m2
VERANDAH	12.2m2
TOTAL AREA	38.2m2



ROOF PLAN.
SCALE 1 : 100.



ELEVATION 12.
SCALE 1 : 100



SECTION C - C.
SCALE 1 : 100

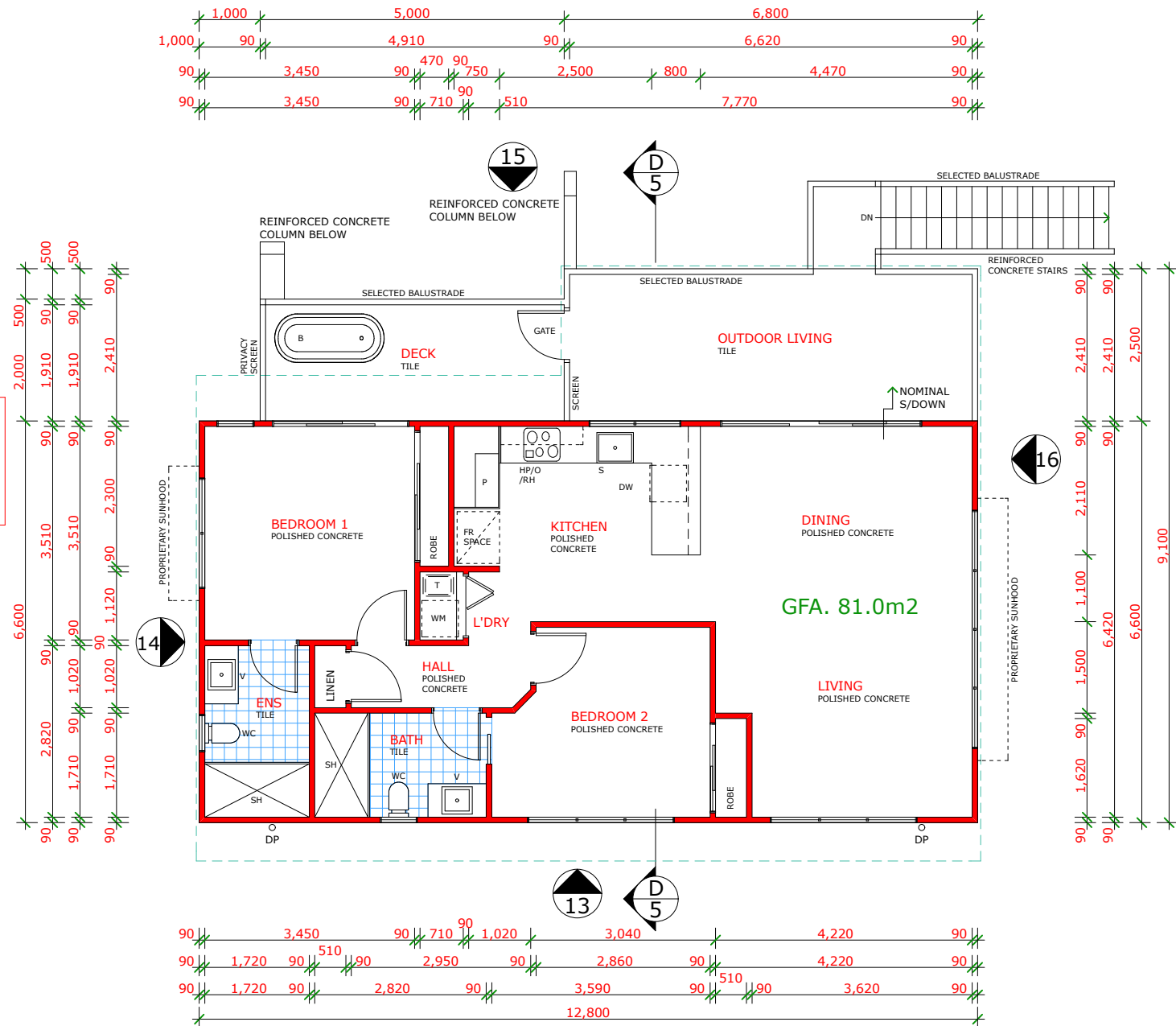
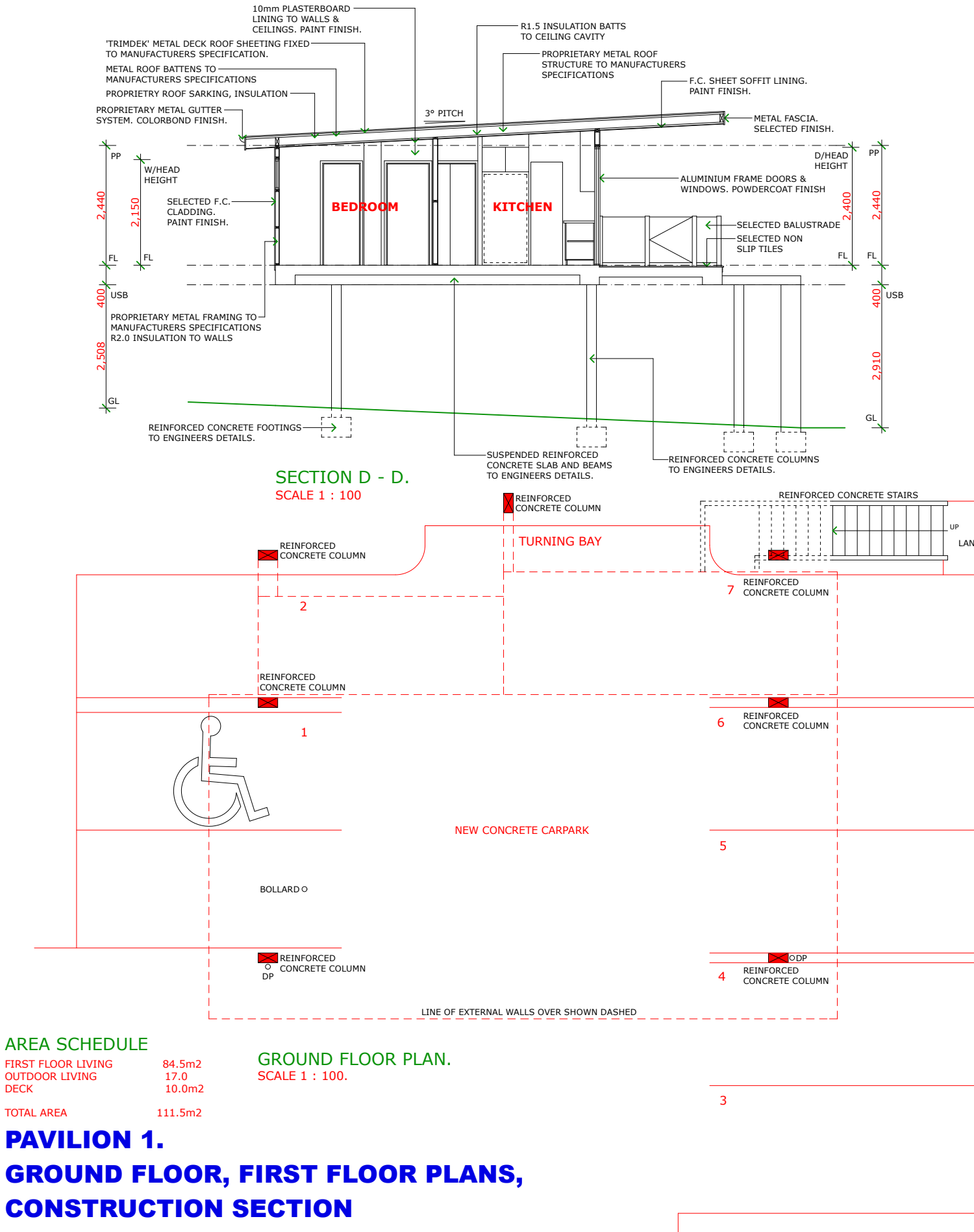
PAVILION'S 6, 7. BEDROOMS. GROUND FLOOR, ROOF PLAN, ELEVATIONS

SCALE 1 : 100

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	18.12.19.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.
AMEND B.	14.07.20.	D.C.	CABINETRY LAYOUT REVISED, WINDOW DELETED.
AMEND C.	06.10.20.	D.C.	ALTERNATE FLOOR STRUCTURE NOTE ADDED TO CONSTRUCTION SECTION.
AMEND D.	12.11.20.	D.C.	NOTE RE. ALTERNATE FLOOR STRUCTURE DELETED.
AMEND E.	23.02.21.	D.C.	GROSS FLOOR AREA CALCULATION ADDED TO FLOOR PLAN.

PROJECT. **APPROVED LOT 10 & PROPOSED LOT 11.**
TOURIST ACCOMMODATION.
AT. **No. 1. Cavvanbah Street, Byron Bay. NSW.**
FOR. **Mr Tarek Nabi.**

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DATE. DEC, 19
DRAWN. D.C.
SCALE. 1 : 100
DRAWING TITLE. **GR. FLOOR, ROOF PLAN, ELEVATIONS.**
PROJECT No. **B1229** DWG No. **DA4 E**
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PAVILION 1.

GROUND FLOOR, FIRST FLOOR PLANS, CONSTRUCTION SECTION

SCALE 1 : 100

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	14.07.20.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.
AMEND B.	23.02.21.	D.C.	GROSS FLOOR AREA CALCULATION ADDED TO FLOOR PLAN.

PROJECT. **APPROVED LOT 10 & PROPOSED LOT 11. TOURIST ACCOMMODATION.**

AT. **No. 1. Cavvanbah Street, Byron Bay. NSW.**

FOR. **Mr Tarek Nabi.**

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DATE. JULY, 20
DRAWN. D.C.
SCALE. 1 : 100

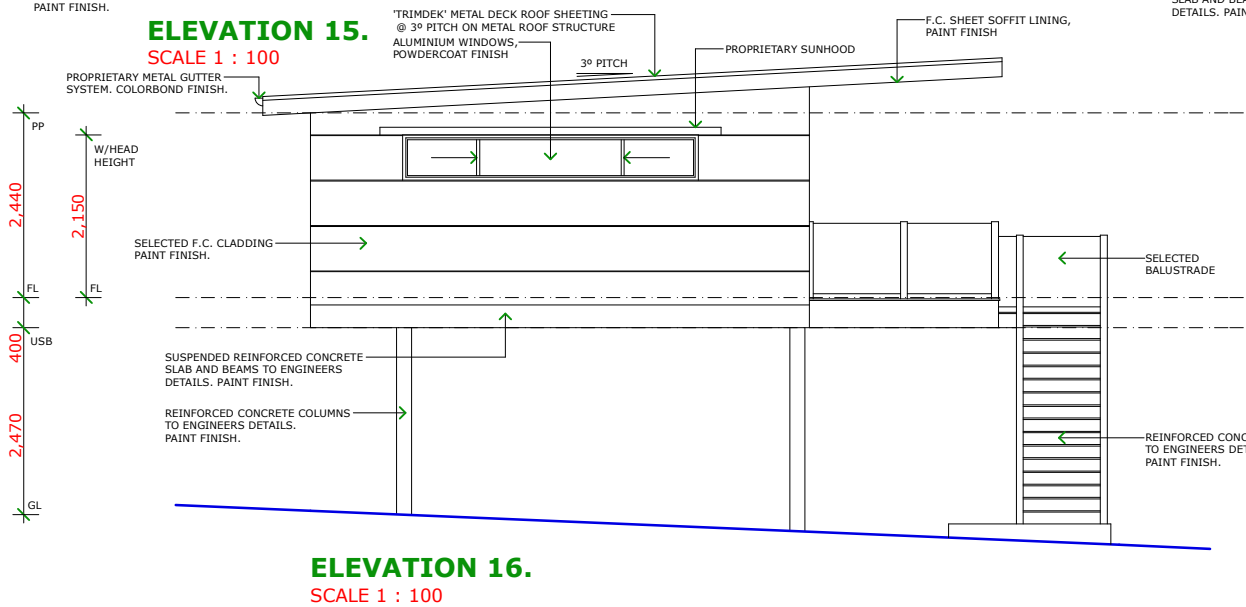
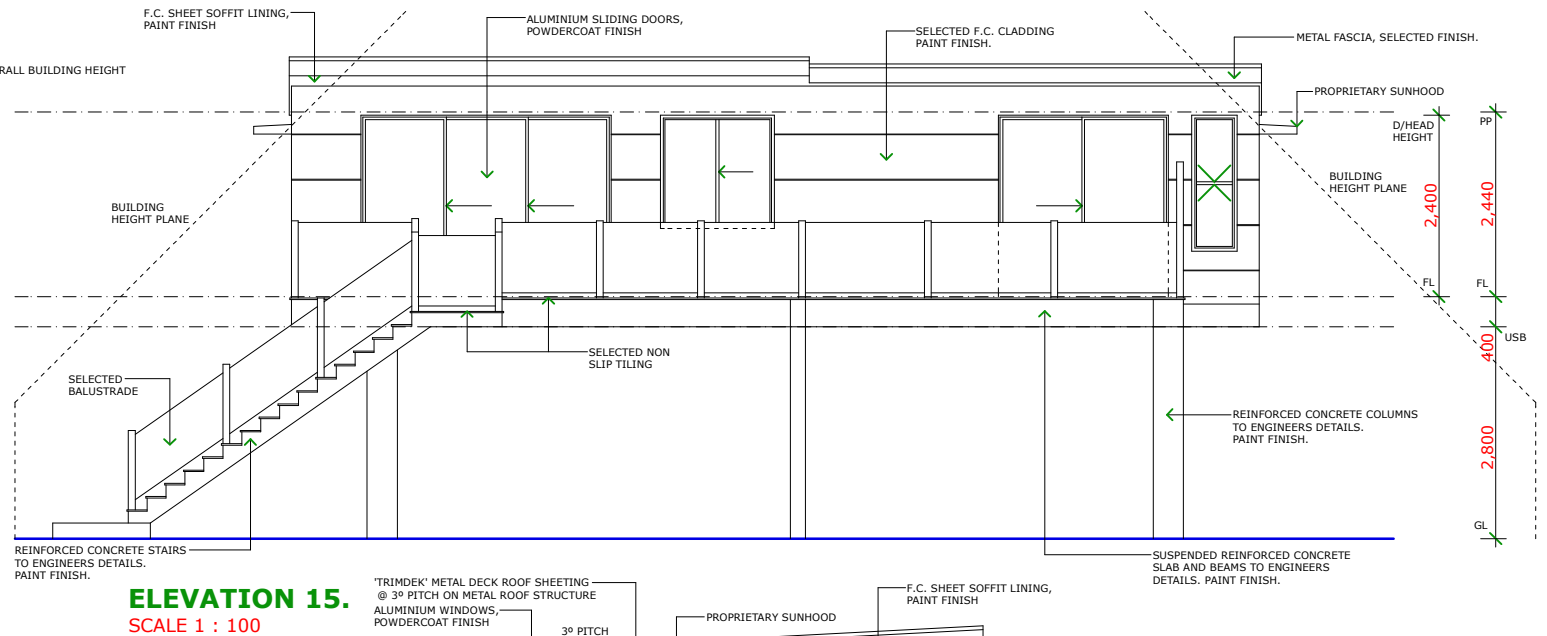
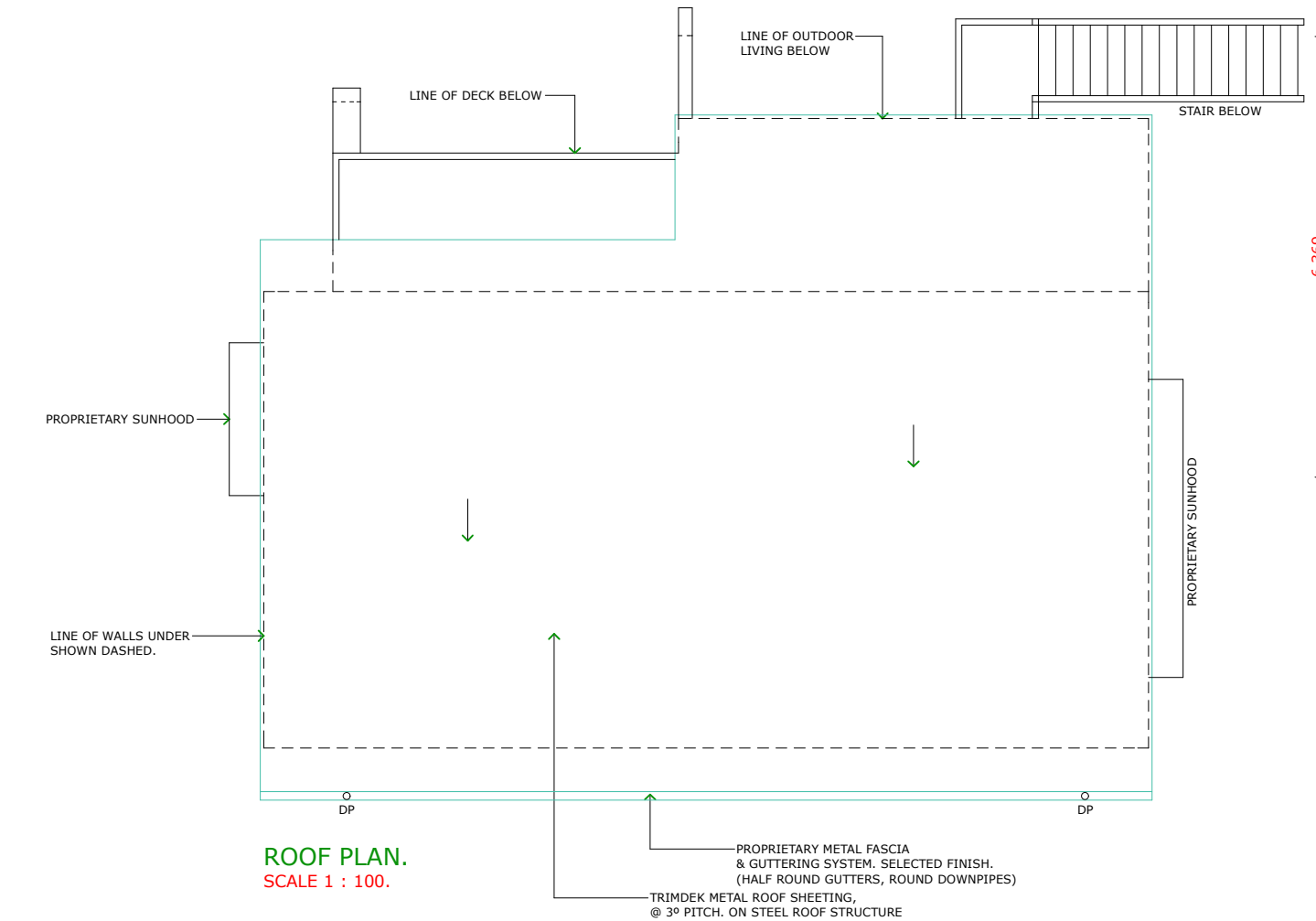
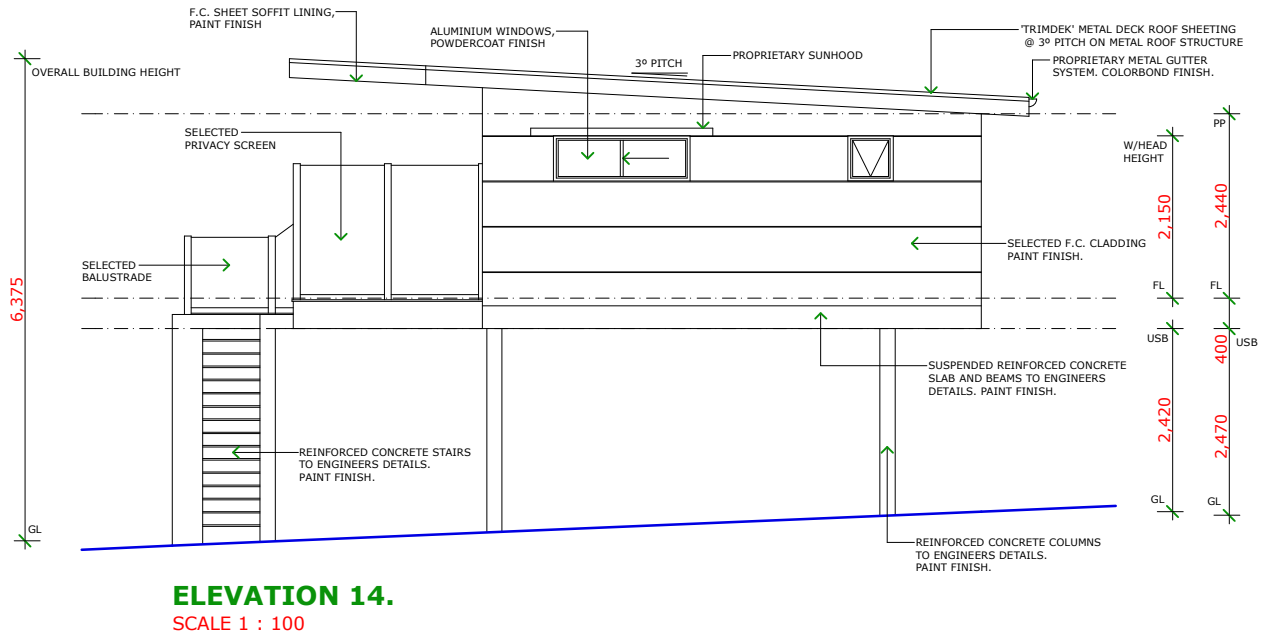
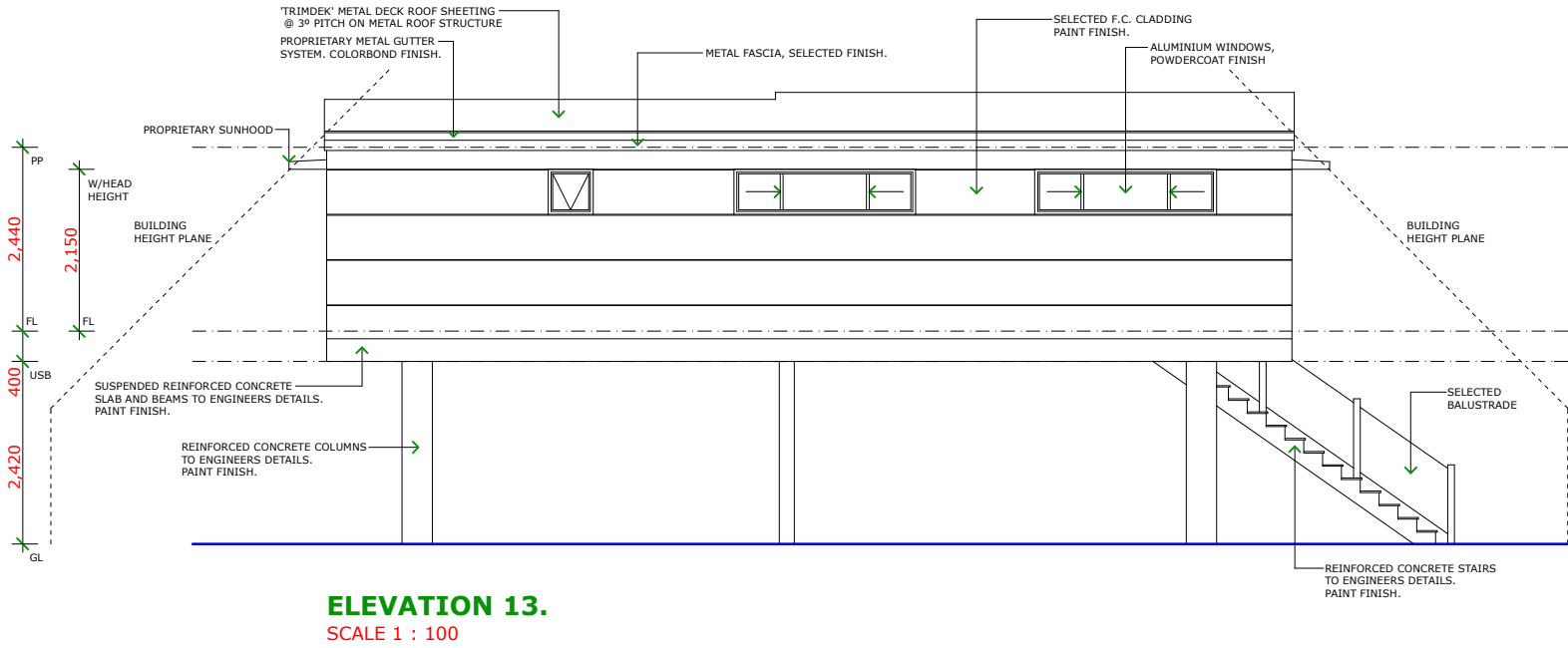
DRAWING TITLE. **GR. FLOOR, 1ST FLOOR PLANS, SECTION.**
PROJECT No. **B1229** DWG No. **DA5 B**

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PAVILION 1. ROOF PLAN, ELEVATIONS

SCALE 1 : 100

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	14.07.20.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.
AMEND B.	23.02.21.	D.C.	GROSS FLOOR AREA CALCULATION ADDED TO FLOOR PLAN.

PROJECT. **APPROVED LOT 10 & PROPOSED LOT 11.
TOURIST ACCOMMODATION.**

AT. **No. 1. Cavvanbah Street, Byron Bay. NSW.**

FOR. **Mr Tarek Nabi.**

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DATE. JULY, 20
DRAWN. D.C.
SCALE. 1 : 100

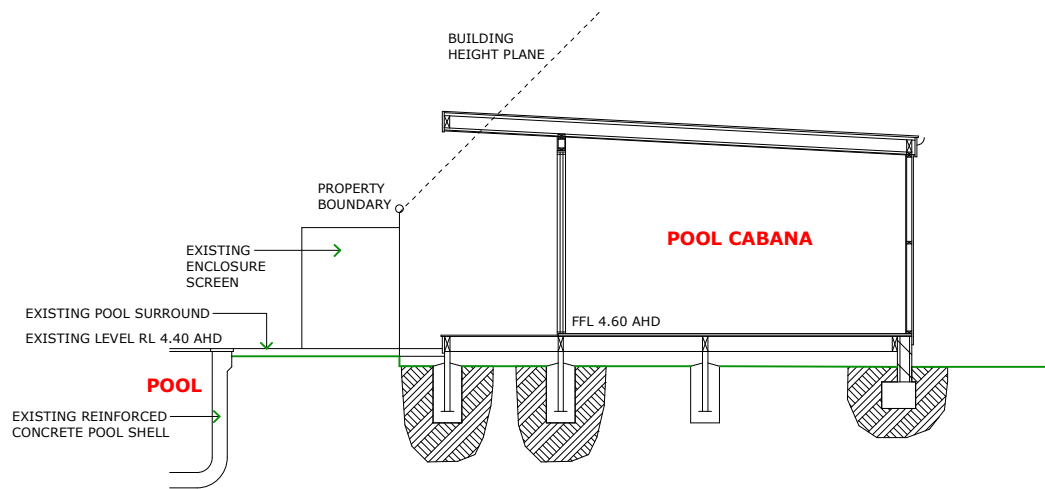
DRAWING TITLE. **ROOF PLAN, ELEVATION.**
PROJECT No. **B1229** DWG No. **DA6 B**

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Byron Bay NSW 2481

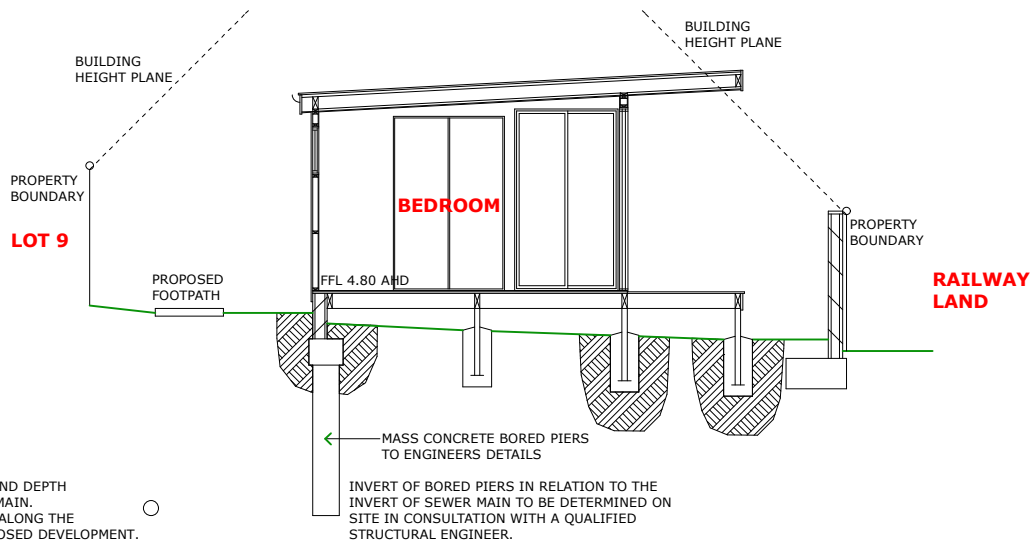
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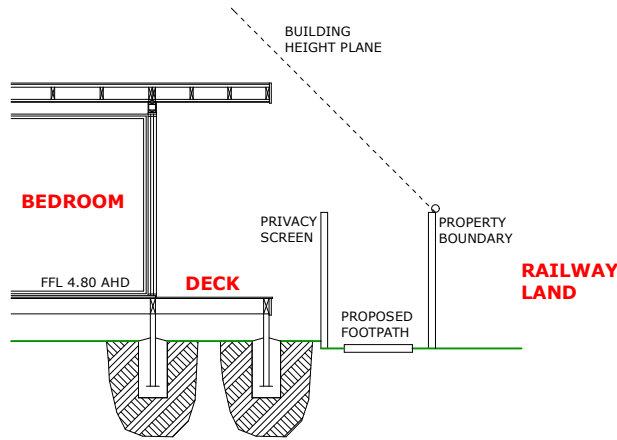
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SECTION D - D.
SCALE 1 : 100



SECTION E - E.
SCALE 1 : 100



SECTION F - F.
SCALE 1 : 100

SECTIONS THROUGH SITE

SCALE 1 : 100

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	18.12.19.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.
AMEND B.	23.02.21.	D.C.	SECTION E - E ADJOINING SEWER MAIN REVISED.

PROJECT.

APPROVED LOT 10 & PROPOSED LOT 11.
TOURIST ACCOMMODATION.

AT.

No. 1. Cavvanbah Street, Byron Bay. NSW.

FOR.

Mr Tarek Nabi.

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ABN. 86 86 11 73 484

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DATE. DEC, 19

DRAWN. D.C.

SCALE. 1 : 100

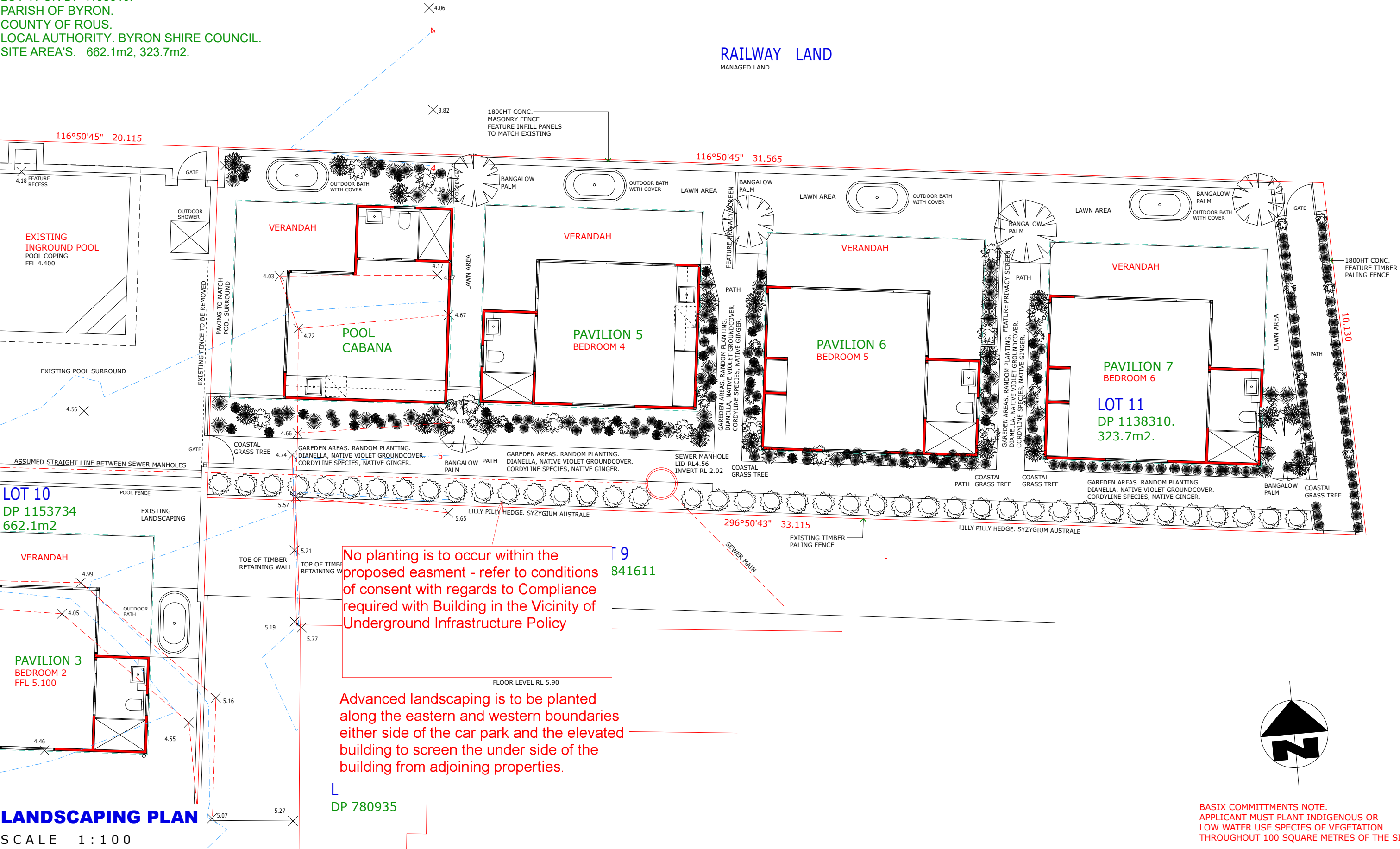
DRAWING TITLE. **SITE SECTIONS.**

PROJECT No. **B1229** DWG No. **DA7 B**

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Development Consultants/Architectural Designers
RAIA 25222, QBSA Licence No. 1037753.

PROPERTY DESCRIPTION.
LOT 10 ON DP 1153734.
LOT 11 ON DP 1138310.
PARISH OF BYRON.
COUNTY OF ROUS.
LOCAL AUTHORITY. BYRON SHIRE COUNCIL.
SITE AREA'S. 662.1m2, 323.7m2.



LANDSCAPING PLAN

SCALE 1 : 100

AMENDMENTS.			
AMEND.	DATE.	INT.	DESCRIPTION.
AMEND A.	18.12.19.	D.C.	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL.
AMEND B.	14.07.20.	D.C.	POOL CABANA AMENDED. OUTDOOR BATHS ADDED.
AMEND C.	01.02.21.	D.C.	HEDGE SPECIES CHANGE TO LILLY PILLY. SYZYGIUM AUSTRALE.
AMEND D.	23.02.21.	D.C.	POOL CABANA, PAVILION 5 SIZE REDUCED DUE TO SEWER MAIN LOCATION.

PROJECT. **APPROVED LOT 10 & PROPOSED LOT 11.**
TOURIST ACCOMMODATION.
AT. **No. 1. Cavvanbah Street, Byron Bay. NSW.**
FOR. **Mr Tarek Nabi.**

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DATE. DEC, 19	DRAWING TITLE. LANDSCAPING PLAN.	
DRAWN. D.C.	PROJECT No. B1229	DWG No. LP1 D
SCALE. 1 : 100		

BASIX COMMITMENTS NOTE.
APPLICANT MUST PLANT INDIGENOUS OR
LOW WATER USE SPECIES OF VEGETATION
THROUGHOUT 100 SQUARE METRES OF THE SITE.



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- Note:

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- The diagram illustrates a 5,0kL Rainwater Tank with the following components and labels:
- Inlet from roof:** The main entry point for rainwater into the tank.
 - Tank inlet to have mesh filter provide 150mm air gap between downpipe and tank inlet:** A detail showing a mesh filter and an air gap at the inlet.
 - Uniseal UV stabilised pipe gasket or approved equivalent:** A seal at the top of the tank where the inlet pipe enters.
 - Ø100mm overflow (custom installation):** An overflow pipe located at the top of the tank.
 - the rainwater tanks ensure the water surcharge will be located at least 1m below roof.** A note indicating the required clearance for overflow.
 - 5,0kL Reuse:** The capacity of the tank for water reuse.
 - Ø100mm drainage to infiltration cell:** A drainage pipe at the bottom of the tank.
 - House pool connection (for reuse):** A connection point for using the stored water in a house pool.
- 5,0kL Rainwater Tank Typical Arrangement scale N.T.S.**

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Design	PG	Scale: 1:100 @ A1, 1:200 @ A3	
Drawn	DW		
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