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TP5.08	3D PERSPECTIVE	1	08.10.2019



JONSON STREET MIXED USED DEVELOPMENT

137-139 JONSON STREET & 3 BROWNING STREET, BYRON BAY

PREPARED FOR: JGD DEVELOPMENTS

ARCHITECT: MYERS ELLYETT

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1	08.10.2019	DA ISSUE	ME
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JGD DEVELOPMENTS

PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

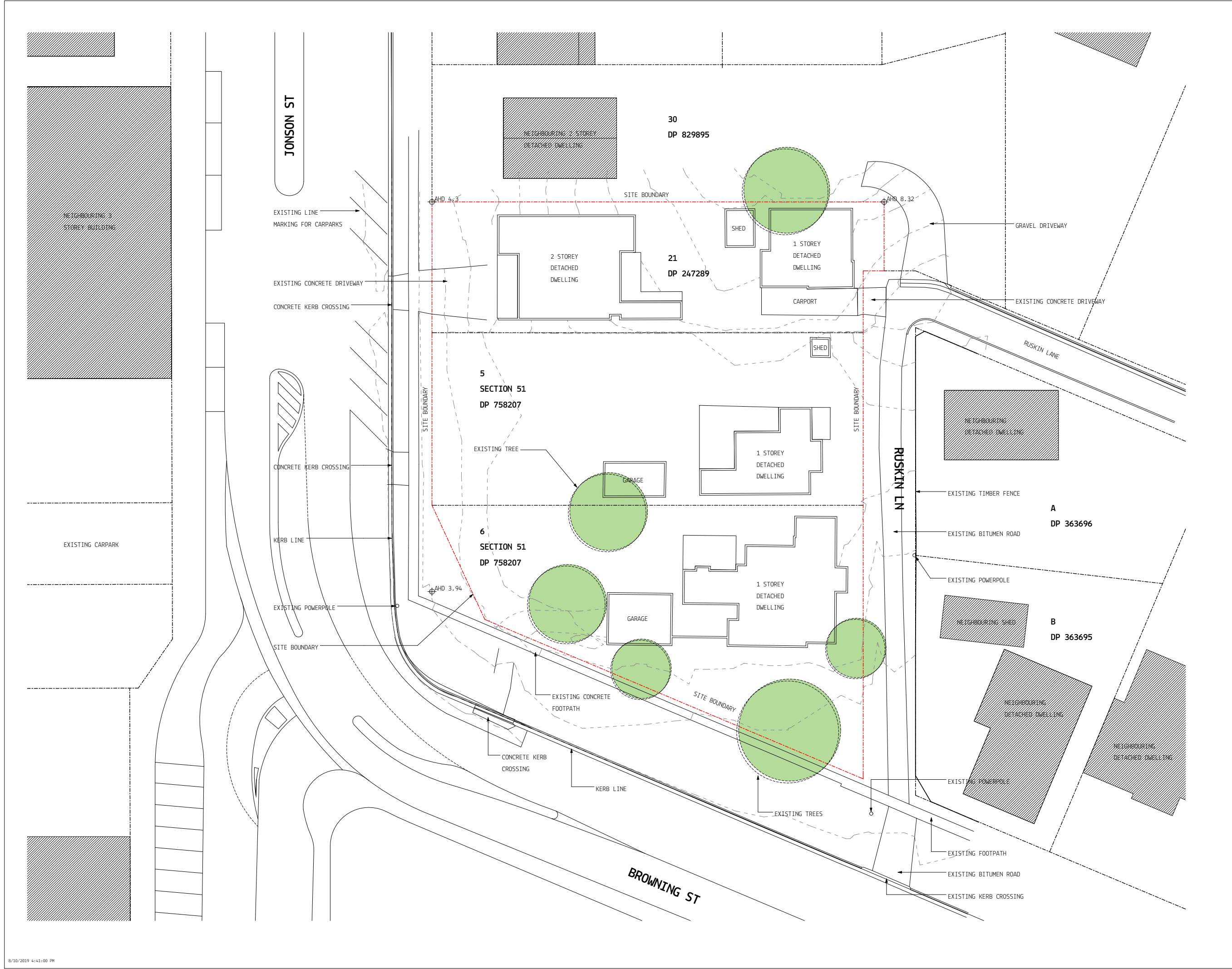
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COVER PAGE

SCALE: @ A1 PROJECT No:
170102

DATE: 2019	DWG No:	REV
DRAWN BY: ME	TP0.01	1

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PROJECT TITLE
JONSON STREET MIXED USED DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
SITE PLAN -EXISTING

SCALE: @ A3
1 : 200

PROJECT No:
170102

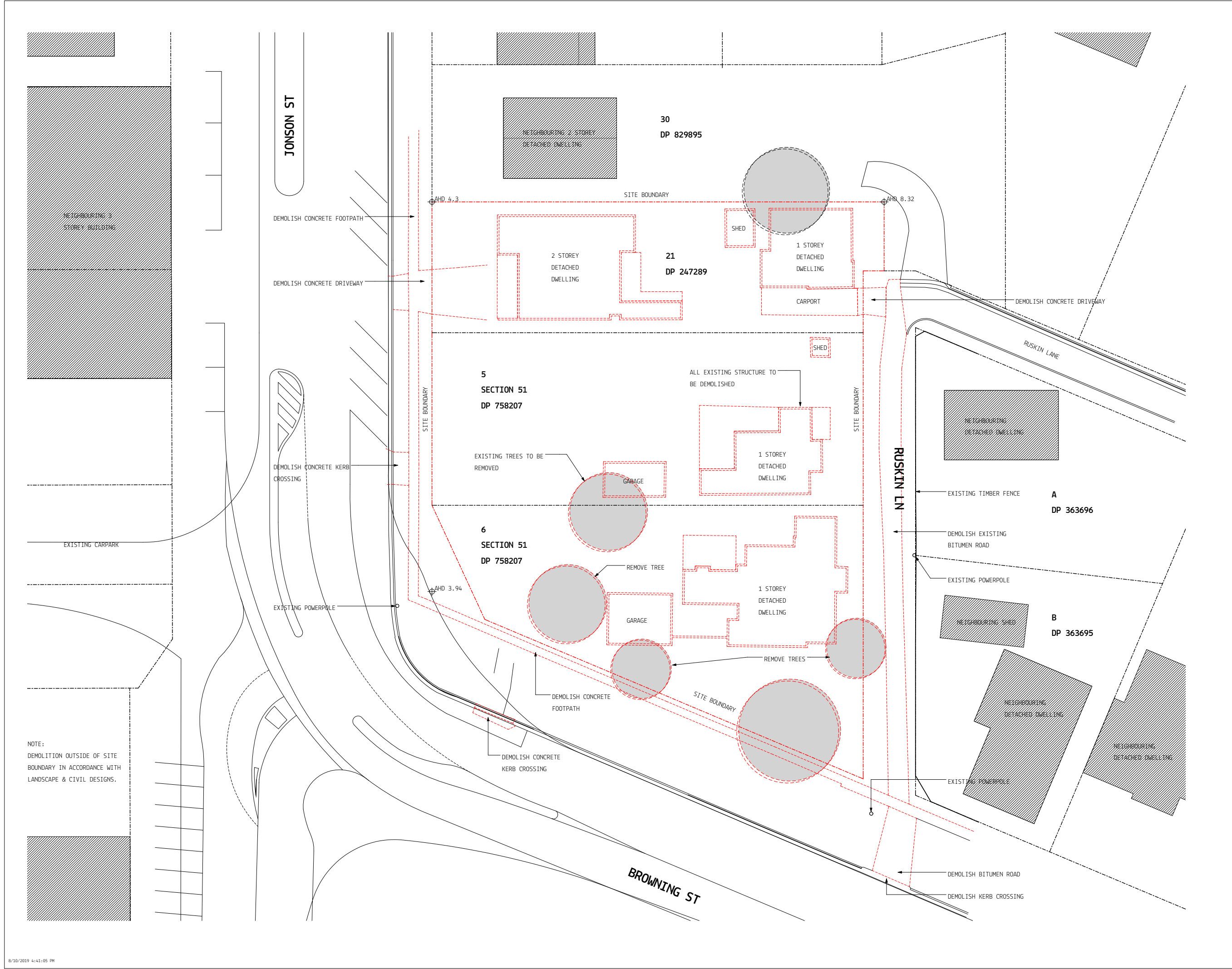
DATE:
2017

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PROJECT TITLE
JONSON STREET MIXED USED DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
SITE PLAN - DEMOLITION

SCALE: @ A3
1 : 200

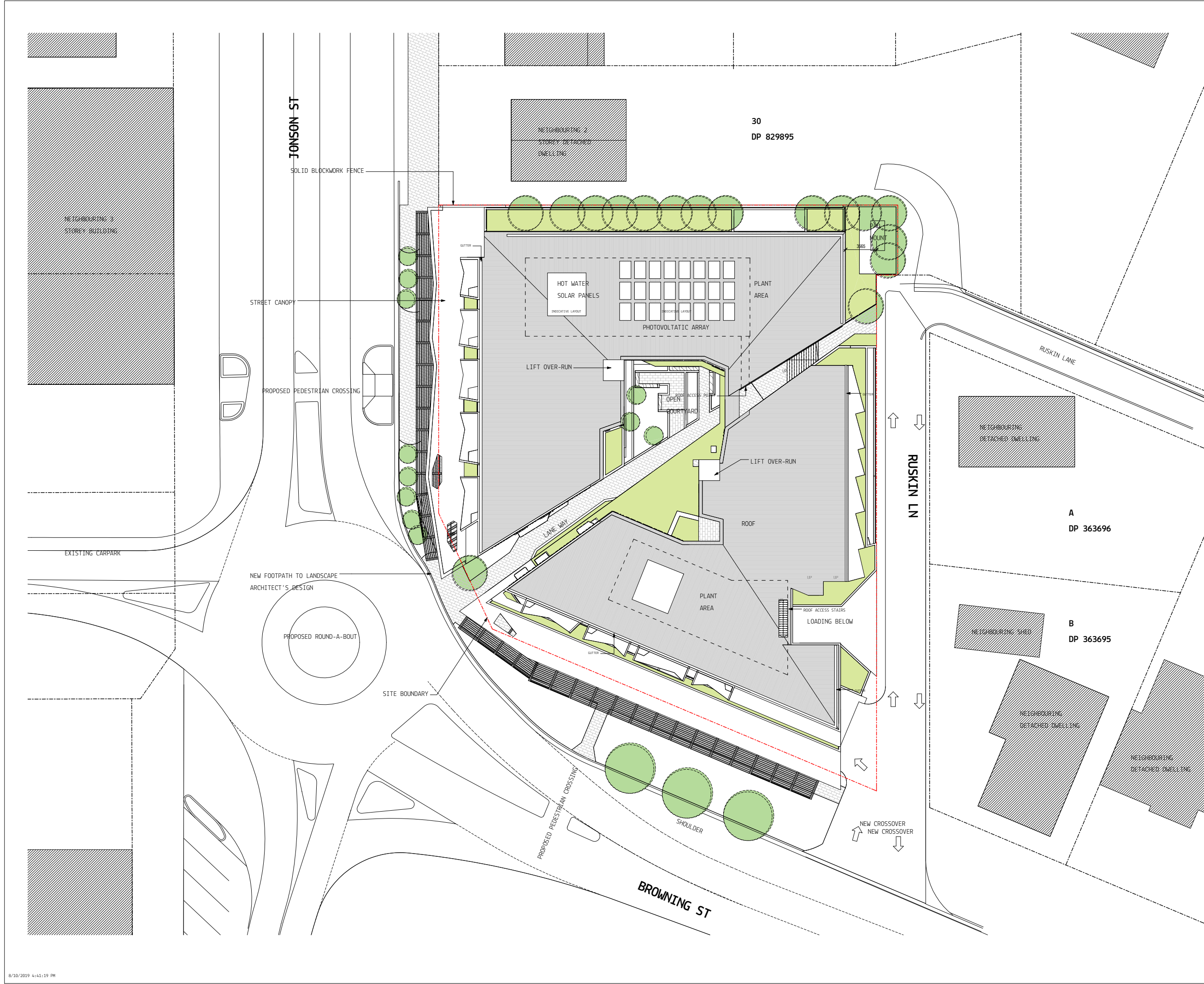
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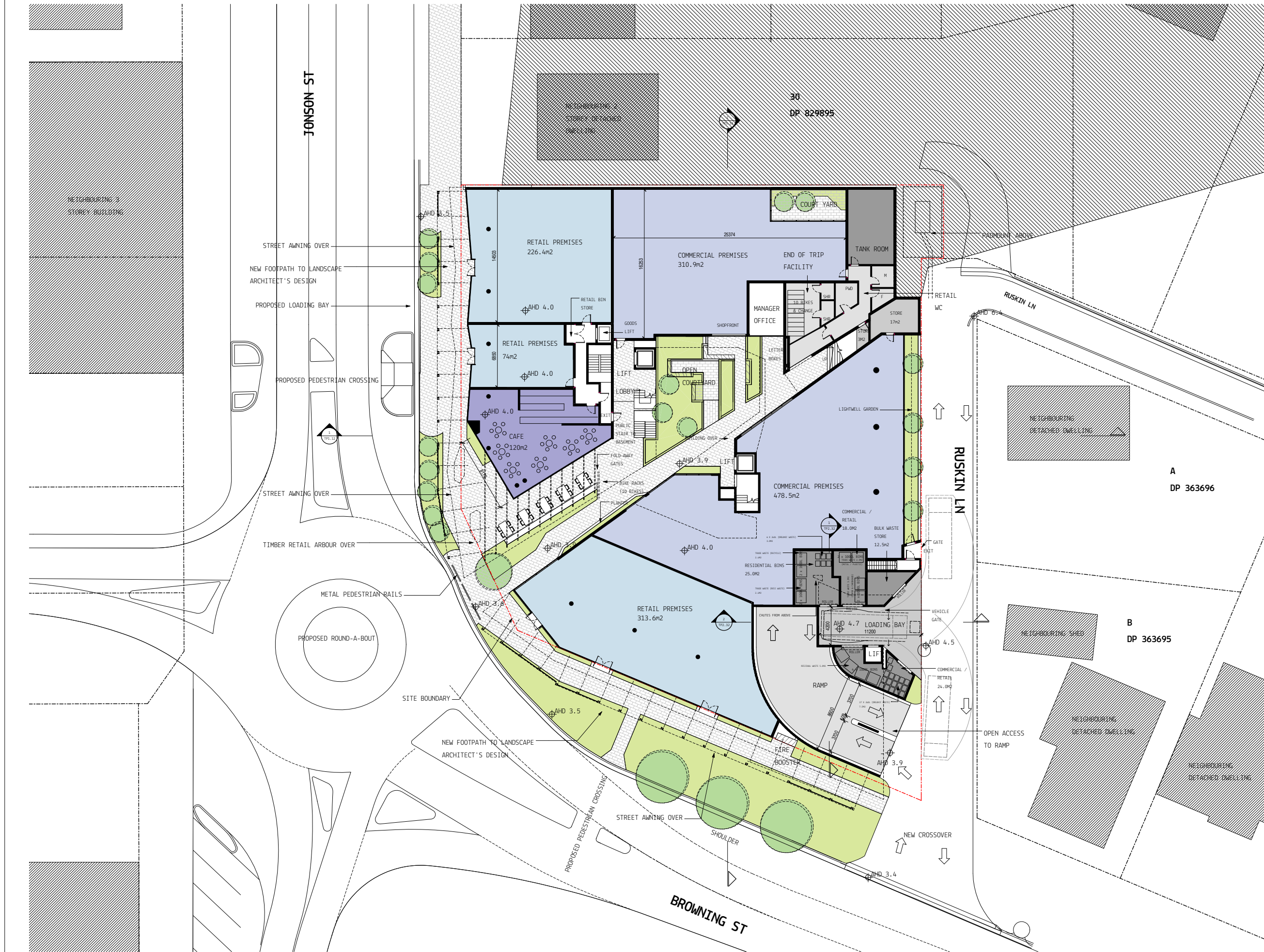


PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
SITE PLAN - PROPOSED

SCALE: @ A3 1 : 200	PROJECT No: 170102
DATE: 2017	DWG No: TP0.04
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KEY

- CAFE
- RETAIL PREMISES
- COMMERCIAL PREMISES
- SHOP TOP HOUSING

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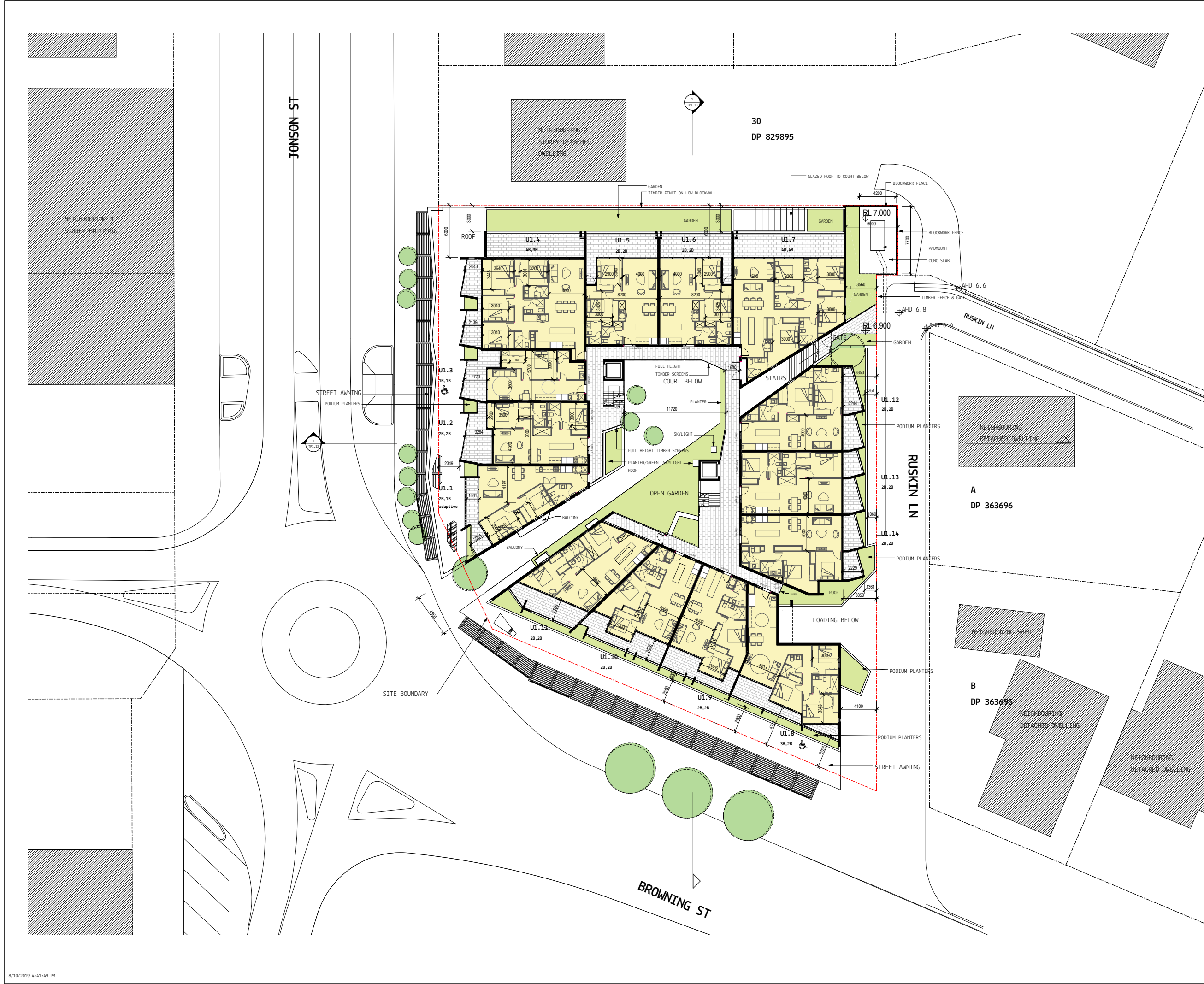
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JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
GROUND LEVEL

SCALE: @ A3 1 : 200	PROJECT No: 170102
DATE: 2017	DWG No: TP1.01
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PROJECT TITLE

JONSON STREET MIXED USED DEVELOPMENT

137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE

LEVEL 1

SCALE: @ A3

1 : 200

PROJECT No:

170102

DATE:

2017

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PROJECT TITLE

JONSON STREET MIXED USED DEVELOPMENT

137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE

LEVEL 2

SCALE: @ A3

1 : 200

PROJECT No:

170102

DATE:

2017

DWG No:

TP1.03

REV

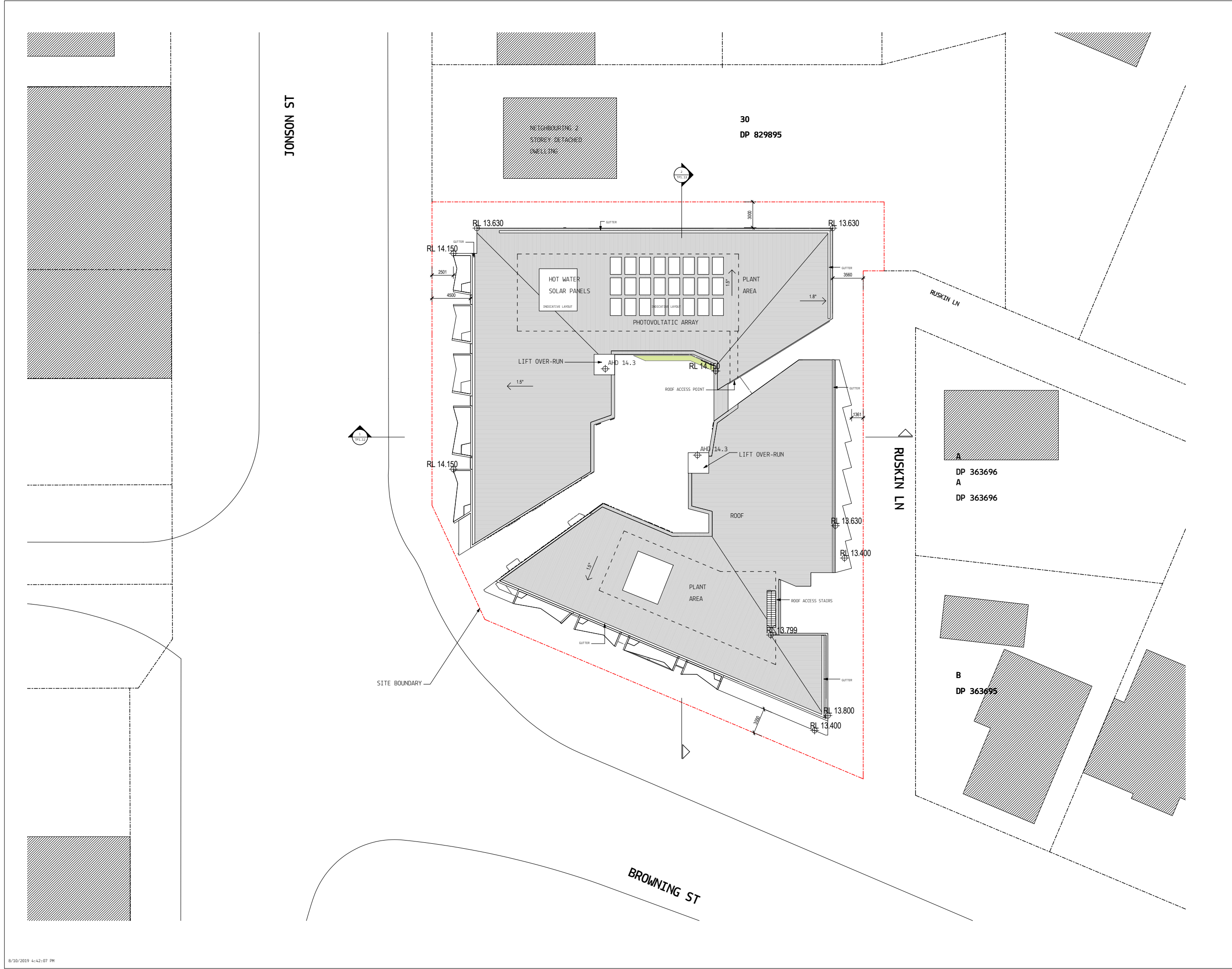
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- CAFE
 - RETAIL PREMISES
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PROJECT TITLE

JONSON STREET MIXED USED DEVELOPMENT

137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE

ROOF PLAN

SCALE: @ A3

1 : 200

PROJECT No:

170102

DATE:

2017

DWG No:

TP1.05

REV

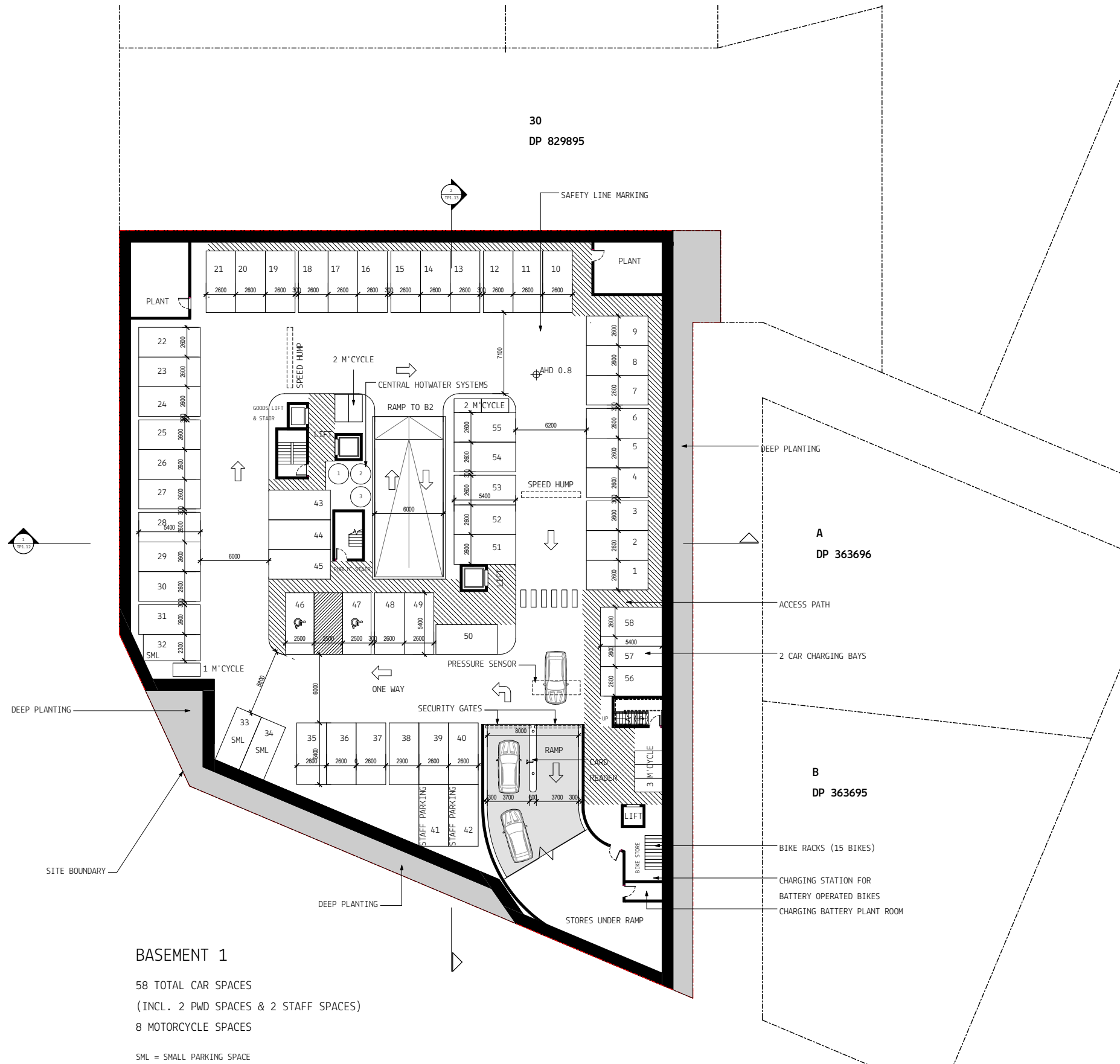
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BASEMENT 1

58 TOTAL CAR SPACES
(INCL. 2 PWD SPACES & 2 STAFF SPACES)
8 MOTORCYCLE SPACES

SML = SMALL PARKING SPACE

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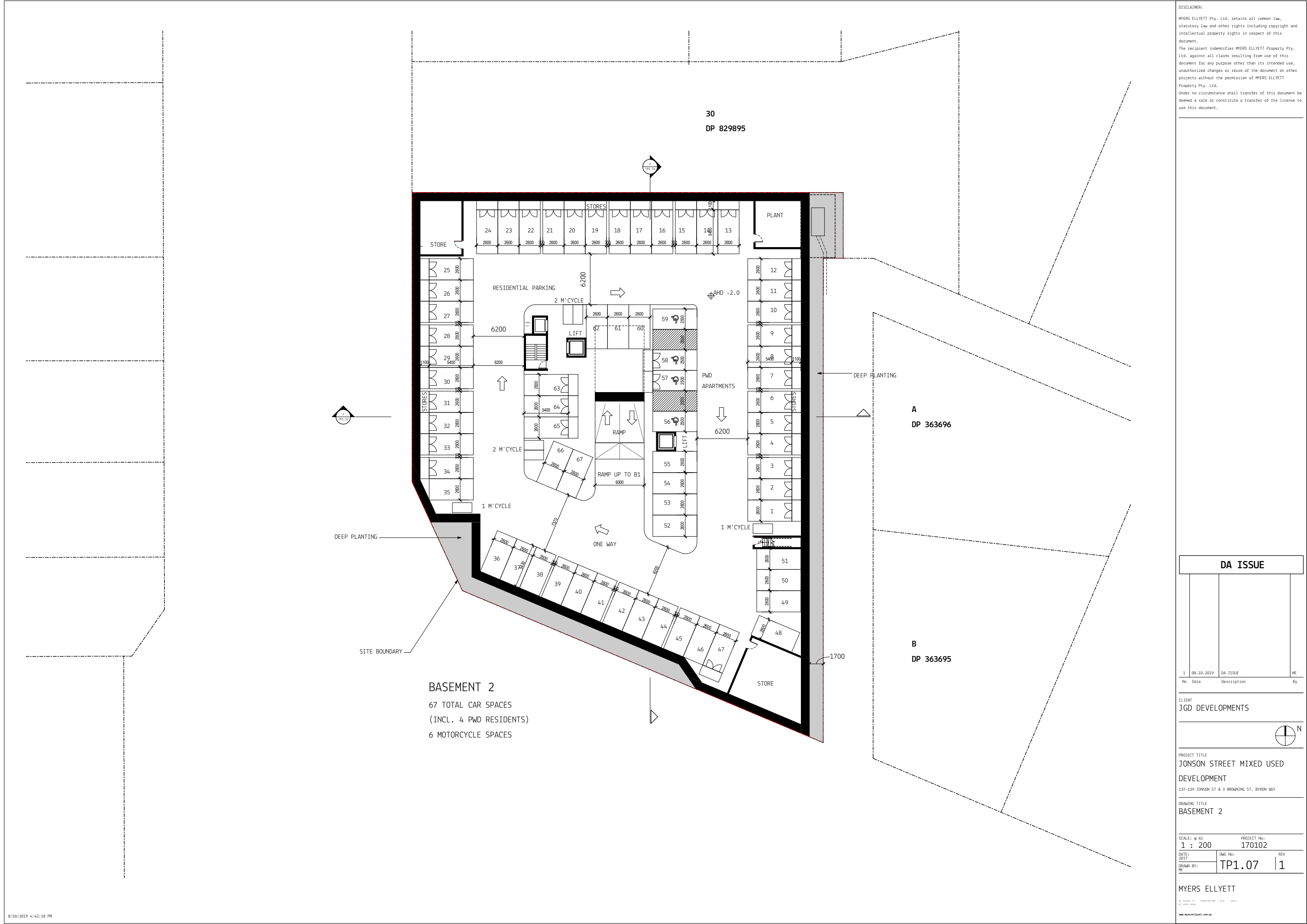
PROJECT TITLE:
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
BASEMENT 1

SCALE: @ A1 1 : 200	PROJECT No: 170102
DATE: 2017	DWG No: TP1.06
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JONSON STREET MIXED USED DEVELOPMENT

137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE

BASEMENT 2

SCALE: @ A1		PROJECT No:	
1 : 200		170102	
DATE: 2017	DWG No:	REV	
DRAWN BY: ME	TP1.07	1	

MATERIAL LEGEND

CODE:	DESCRIPTION:	COLOUR:
AP:01	RENDER TYPE 1	WHITE
AWN:01	STREET AWNING	WHITE TINTED CONCRETE
BAL:01	METAL BALUSTRADE	WHITE POWDERCOAT
GL:01	FULL HEIGHT APARTMENT GLAZING SYSTEMS	TINTED DOUBLE GLAZING, CHARCOAL FRAMES
GL:02	FULL HEIGHT SHOP FRONT GLAZING	TINTED GLAZING, CHARCOAL FRAMES
GL:03	OPAQUE GLASS	FROSTED GLAZING, CHARCOAL FRAMES
RF:01	ARBOUR SHADE ROOF	WHITE POWDERCOAT
RF:02	METAL ROOF	PROFILED ZINCALUME
SC:01	TIMBER VINE SCREEN	SEALED HARDWOOD TIMBER
SC:02	SLIDING SHADE SHUTTERS	SEALED TIMBER, METAL FRAMES
SC:03	METAL PLANT SCREEN	CHARCOAL POWDERCOAT
SC:04	FULL HEIGHT PRIVACY SCREENS SLIDING	SEALED HARDWOOD TIMBER
SN:01	RETAIL/SHOP SIGNAGE BAND	CHARCOAL BACKING BAND
TR:01	TIMBER RETAIL ARBOUR	SEALED HARDWOOD TIMBER
TR:02	TIMBER FENCE	PAINTED WHITE
TR:03	HARDWOOD TIMBER LINING	SEALED HARDWOOD TIMBER
TL:01	CERAMIC TILE WALL	GREEN TONES



1 PROPOSED WEST ELEVATION
SCALE 1 : 100

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JGD DEVELOPMENTS

PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
ELEVATION - WEST

SCALE: @ A1
1 : 100

PROJECT No:
170102

DATE: 2017	DWG No:	REV
DRAWN BY: ME	TP1.08	1

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MATERIAL LEGEND

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AWN:01	STREET AWNING	WHITE TINTED CONCRETE
BAL:01	METAL BALUSTRADE	WHITE POWDERCOAT
GL:01	FULL HEIGHT APARTMENT GLAZING SYSTEMS	TINTED DOUBLE GLAZING, CHARCOAL FRAMES
GL:02	FULL HEIGHT SHOP FRONT GLAZING	TINTED GLAZING, CHARCOAL FRAMES
GL:03	OPAQUE GLASS	FROSTED GLAZING, CHARCOAL FRAMES
RF:01	ARBOUR SHADE ROOF	WHITE POWDERCOAT
RF:02	METAL ROOF	PROFILED ZINCALUME
SC:01	TIMBER VINE SCREEN	SEALED HARDWOOD TIMBER
SC:02	SLIDING SHADE SHUTTERS	SEALED TIMBER, METAL FRAMES
SC:03	METAL PLANT SCREEN	CHARCOAL POWDERCOAT
SC:04	FULL HEIGHT PRIVACY SCREENS SLIDING	SEALED HARDWOOD TIMBER
SN:01	RETAIL/SHOP SIGNAGE BAND	CHARCOAL BACKING BAND
TR:01	TIMBER RETAIL ARBOUR	SEALED HARDWOOD TIMBER
TR:02	TIMBER FENCE	PAINTED WHITE
TR:03	HARDWOOD TIMBER LINING	SEALED HARDWOOD TIMBER
TL:01	CERAMIC TILE WALL	GREEN TONES



1 PROPOSED EAST ELEVATION
SCALE 1 : 200

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JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
ELEVATION - EAST

SCALE: @ A1
1 : 100

PROJECT No:
170102

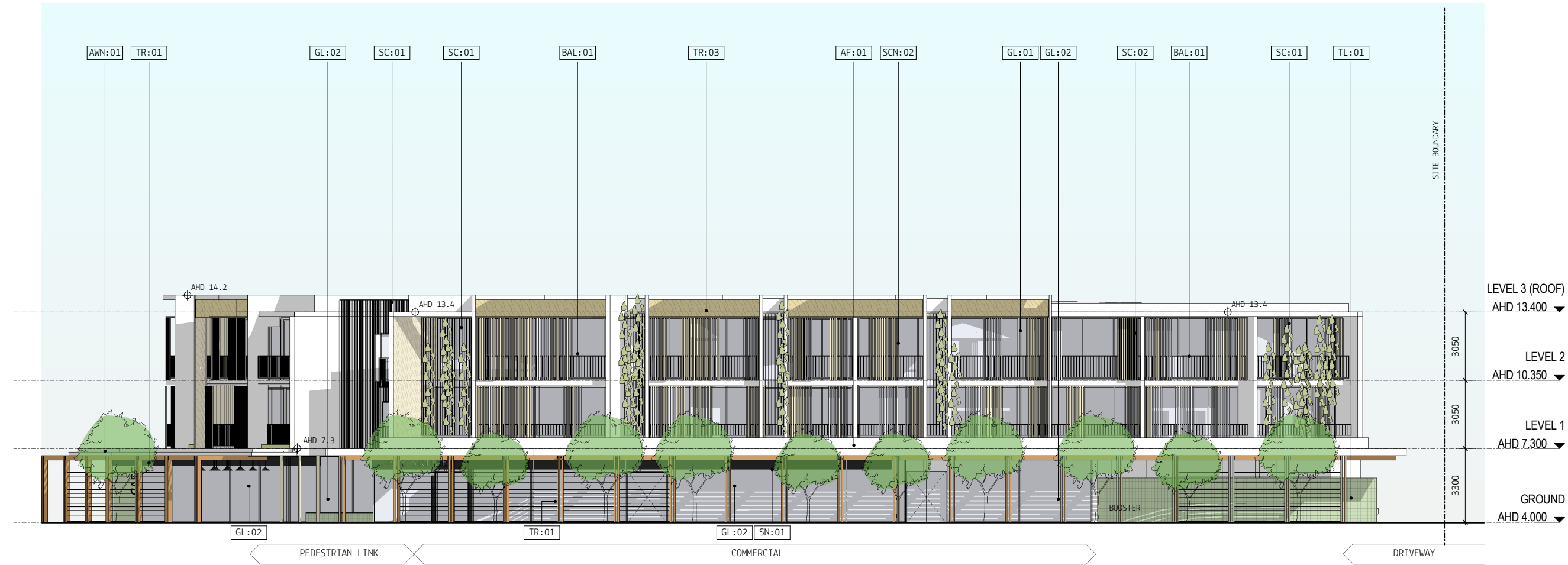
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MATERIAL LEGEND

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RF:02	METAL ROOF	PROFILED ZINCALUME
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SC:02	SLIDING SHADE SHUTTERS	SEALED TIMBER, METAL FRAMES
SC:03	METAL PLANT SCREEN	CHARCOAL POWDERCOAT
SC:04	FULL HEIGHT PRIVACY SCREENS SLIDING	SEALED HARDWOOD TIMBER
SN:01	RETAIL/SHOP SIGNAGE BAND	CHARCOAL BACKING BAND
TR:01	TIMBER RETAIL ARBOUR	SEALED HARDWOOD TIMBER
TR:02	TIMBER FENCE	PAINTED WHITE
TR:03	HARDWOOD TIMBER LINING	SEALED HARDWOOD TIMBER
TL:01	CERAMIC TILE WALL	GREEN TONES



3 PROPOSED SOUTH ELEVATION
SCALE 1 : 100

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JGD DEVELOPMENTS

PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
ELEVATION - SOUTH

SCALE: @ A1
1 : 100

PROJECT No:
170102

DATE: 2017	DWG No:	REV
DRAWN BY: ME	TP1.10	1

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AP:01	RENDER TYPE 1	WHITE
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GL:03	OPAQUE GLASS	FROSTED GLAZING, CHARCOAL FRAMES
RF:01	ARBOUR SHADE ROOF	WHITE POWDERCOAT
RF:02	METAL ROOF	PROFILED ZINCALUME
SC:01	TIMBER VINE SCREEN	SEALED HARDWOOD TIMBER
SC:02	SLIDING SHADE SHUTTERS	SEALED TIMBER, METAL FRAMES
SC:03	METAL PLANT SCREEN	CHARCOAL POWDERCOAT
SC:04	FULL HEIGHT PRIVACY SCREENS SLIDING	SEALED HARDWOOD TIMBER
SN:01	RETAIL/SHOP SIGNAGE BAND	CHARCOAL BACKING BAND
TR:01	TIMBER RETAIL ARBOUR	SEALED HARDWOOD TIMBER
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TR:03	HARDWOOD TIMBER LINING	SEALED HARDWOOD TIMBER
TL:01	CERAMIC TILE WALL	GREEN TONES



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PROJECT TITLE
JONSON STREET MIXED USED DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
ELEVATION - NORTH

SCALE: @ A1
1 : 100

PROJECT No:
170102

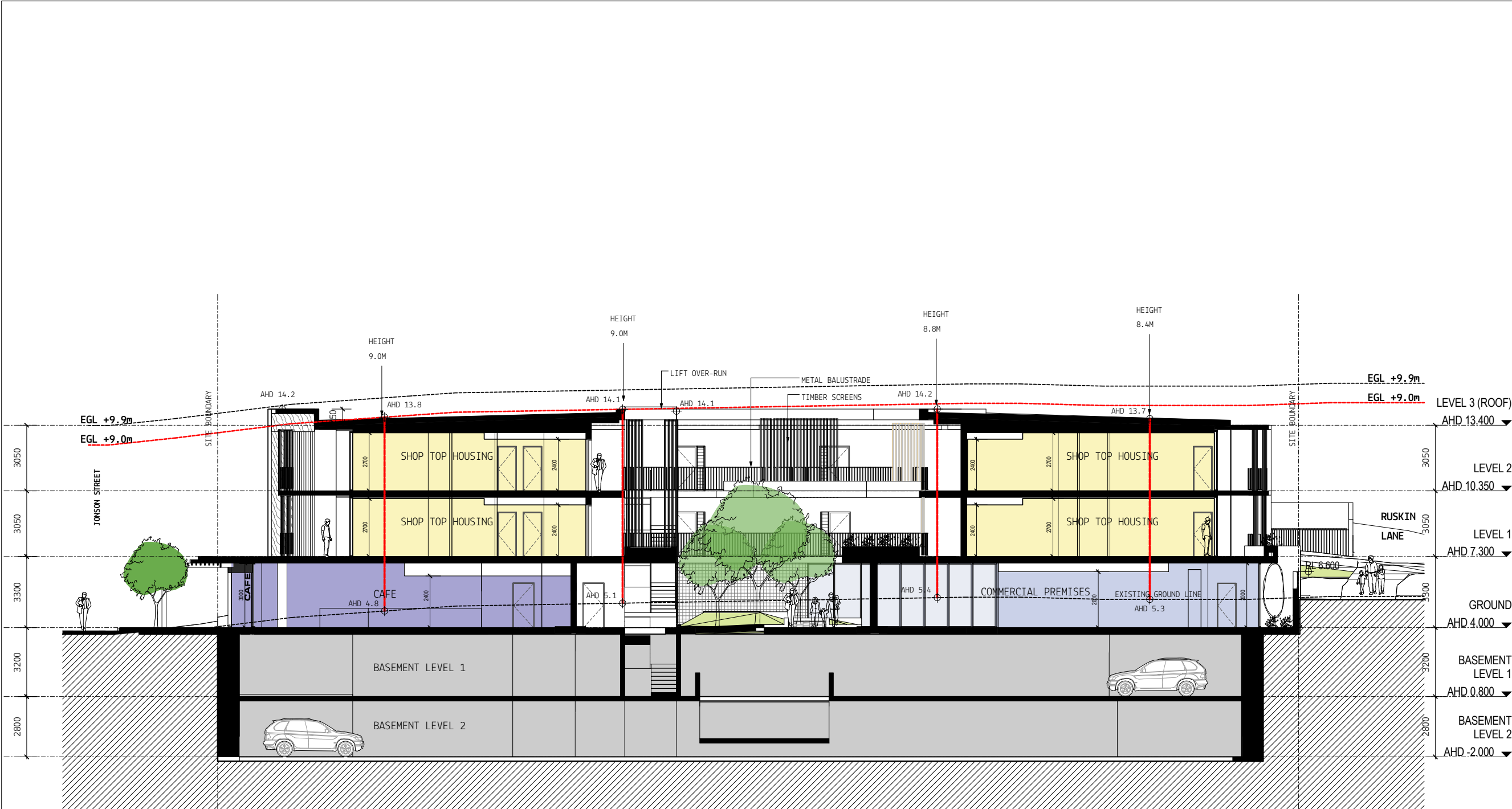
DATE:
2017

DWG No:
TP1.11

REV
1

MYERS ELLYETT

31 JARVIS ST, PARRAMATTA NSW 2150
ST 10TH FLOOR
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DA ISSUE

1	08.10.2019	DA ISSUE	ME
No	Date	Description	By

CLIENT
JGD DEVELOPMENTS





PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

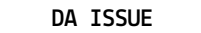
DRAWING TITLE
SECTION 01

SCALE: @ A1 1 : 100	PROJECT No: 170102
DATE: 02/17/17	DWG No: TP1.12
DRAWN BY: Author	REV 1

MYERS ELLYETT
11 JARVIS ST. PARRAMATTA NSW 2150
17 JENY ROAD
www.myersellyett.com.au

KEY

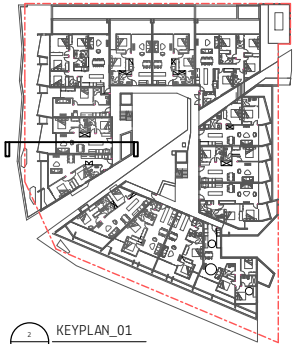
-  CAFE
-  RETAIL PREMISES
-  COMMERCIAL PREMISES
-  SHOP TOP HOUSING



21 AGERS ST PADDINGTON QLD 4066
07 3876 8665
www.myersellyett.com.au

MATERIAL LEGEND

CODE:	DESCRIPTION:	COLOUR:
AP:01	RENDER TYPE 1	WHITE
AWN:01	STREET AWNING	WHITE TINTED CONCRETE
BAL:01	METAL BALUSTRADE	WHITE POWDERCOAT
GL:01	FULL HEIGHT APARTMENT GLAZING SYSTEMS	TINTED DOUBLE GLAZING, CHARCOAL FRAMES
GL:02	FULL HEIGHT SHOP FRONT GLAZING	TINTED GLAZING, CHARCOAL FRAMES
GL:03	OPAQUE GLASS	FROSTED GLAZING, CHARCOAL FRAMES
RF:01	ARBOUR SHADE ROOF	WHITE POWDERCOAT
RF:02	METAL ROOF	PROFILED ZINCALUME
SC:01	TIMBER VINE SCREEN	SEALED HARDWOOD TIMBER
SC:02	SLIDING SHADE SHUTTERS	SEALED TIMBER, METAL FRAMES
SC:03	METAL PLANT SCREEN	CHARCOAL POWDERCOAT
SC:04	FULL HEIGHT PRIVACY SCREENS SLIDING	SEALED HARDWOOD TIMBER
SN:01	RETAIL/SHOP SIGNAGE BAND	CHARCOAL BACKING BAND
TR:01	TIMBER RETAIL ARBOUR	SEALED HARDWOOD TIMBER
TR:02	TIMBER FENCE	PAINTED WHITE
TR:03	HARDWOOD TIMBER LINING	SEALED HARDWOOD TIMBER
TL:01	CERAMIC TILE WALL	GREEN TONES

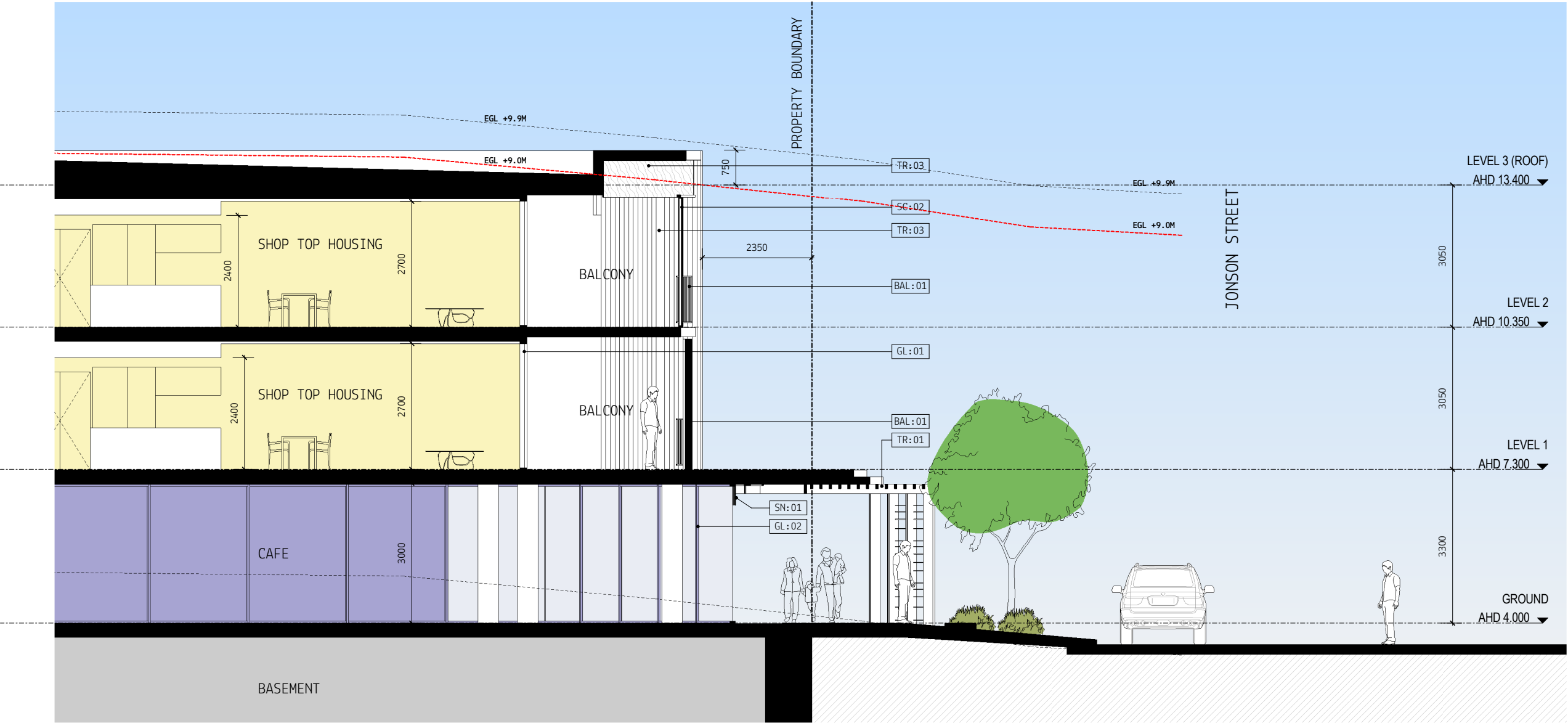


2 KEYPLAN_01
SCALE: 1:750

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KEY

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- RETAIL PREMISES
- COMMERCIAL PREMISES
- SHOP TOP HOUSING



1 STREETSCAPE SECTION 01
SCALE: 1:50

DA ISSUE

1	08.10.2019	DA ISSUE	ME
No	Date	Description	By

CLIENT
JGD DEVELOPMENTS

PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT

137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
STREETSCAPE SECTION 01

SCALE: @ A3
As indicated

PROJECT No:
170102

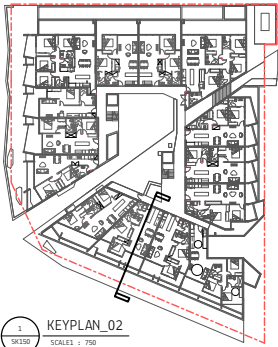
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DRAWN BY: Author		

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31 JARRO ST PARRAMATTA NSW 2150
31 JARRO ST
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MATERIAL LEGEND

CODE:	DESCRIPTION:	COLOUR:
AP:01	RENDER TYPE 1	WHITE
AWN:01	STREET AWNING	WHITE TINTED CONCRETE
BAL:01	METAL BALUSTRADE	WHITE POWDERCOAT
GL:01	FULL HEIGHT APARTMENT GLAZING SYSTEMS	TINTED DOUBLE GLAZING, CHARCOAL FRAMES
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RF:02	METAL ROOF	PROFILED ZINCALUME
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SC:02	SLIDING SHADE SHUTTERS	SEALED TIMBER, METAL FRAMES
SC:03	METAL PLANT SCREEN	CHARCOAL POWDERCOAT
SC:04	FULL HEIGHT PRIVACY SCREENS SLIDING	SEALED HARDWOOD TIMBER
SN:01	RETAIL/SHOP SIGNAGE BAND	CHARCOAL BACKING BAND
TR:01	TIMBER RETAIL ARBOUR	SEALED HARDWOOD TIMBER
TR:02	TIMBER FENCE	PAINTED WHITE
TR:03	HARDWOOD TIMBER LINING	SEALED HARDWOOD TIMBER
TL:01	CERAMIC TILE WALL	GREEN TONES



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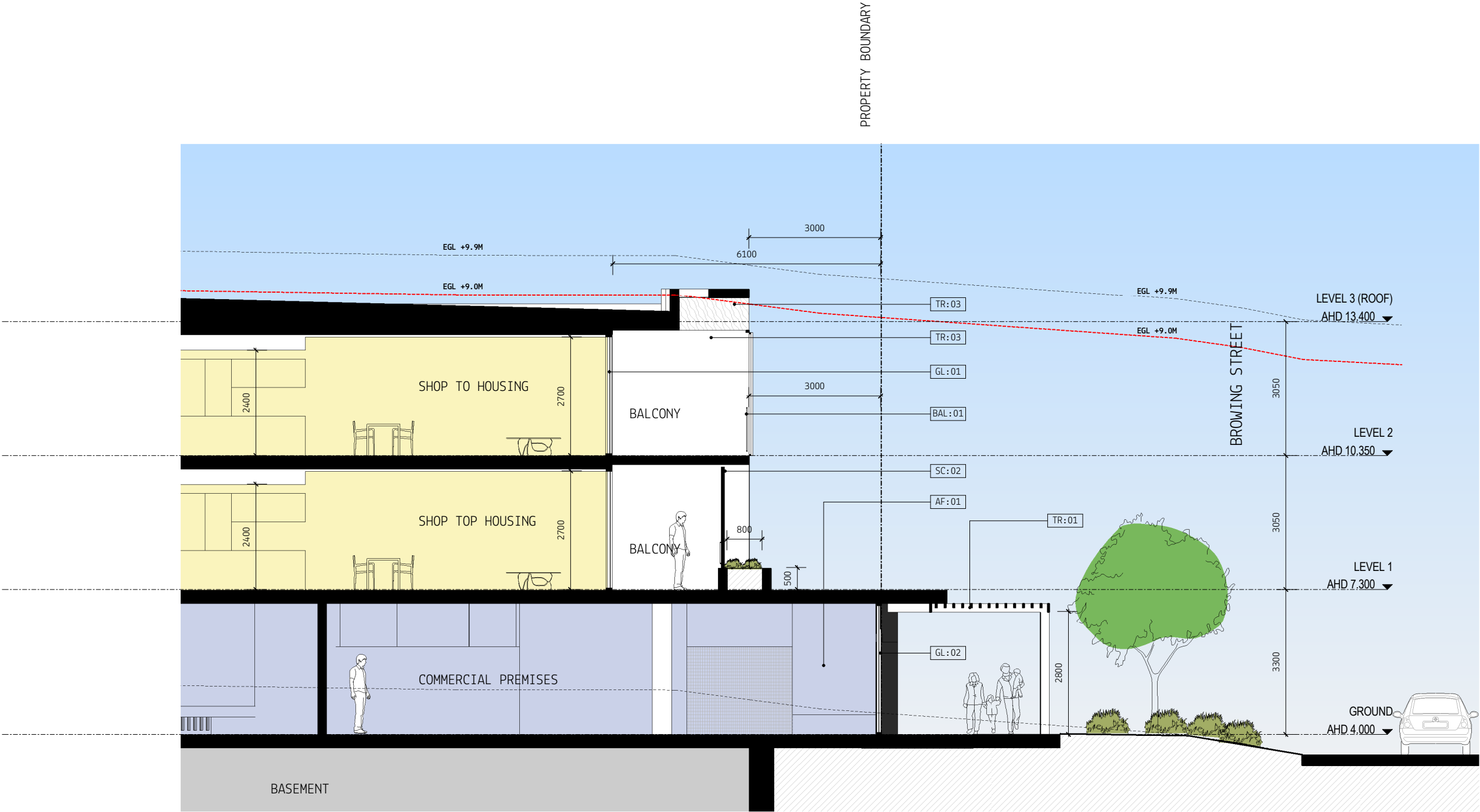
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- SHOP TOP HOUSING



2 STREETSCAPE SECTION 02
SCALE 1 : 50

DA ISSUE

1	08.10.2019	DA ISSUE	ME
No	Date	Description	By

CLIENT
JGD DEVELOPMENTS

PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT

137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
STREETSCAPE SECTION 02

SCALE: @ A3
As indicated

PROJECT No:
170102

DATE: 2017	DWG No:	REV
DRAWN BY: ME	TP1.15	1

MYERS ELLYETT

31 ADELA ST. PARRAMATTA NSW 2150
31 ADELA ST.

www.myersellyett.com.au

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AWN:01	STREET AWNING	WHITE TINTED CONCRETE
BAL:01	METAL BALUSTRADE	WHITE POWDERCOAT
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SC:02	SLIDING SHADE SHUTTERS	SEALED TIMBER, METAL FRAMES
SC:03	METAL PLANT SCREEN	CHARCOAL POWDERCOAT
SC:04	FULL HEIGHT PRIVACY SCREENS SLIDING	SEALED HARDWOOD TIMBER
SN:01	RETAIL/SHOP SIGNAGE BAND	CHARCOAL BACKING BAND
TR:01	TIMBER RETAIL ARBOUR	SEALED HARDWOOD TIMBER
TR:02	TIMBER FENCE	PAINTED WHITE
TR:03	HARDWOOD TIMBER LINING	SEALED HARDWOOD TIMBER
TL:01	CERAMIC TILE WALL	GREEN TONES



KEY

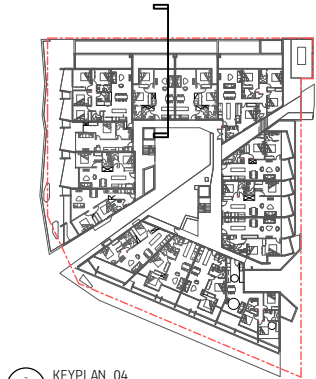
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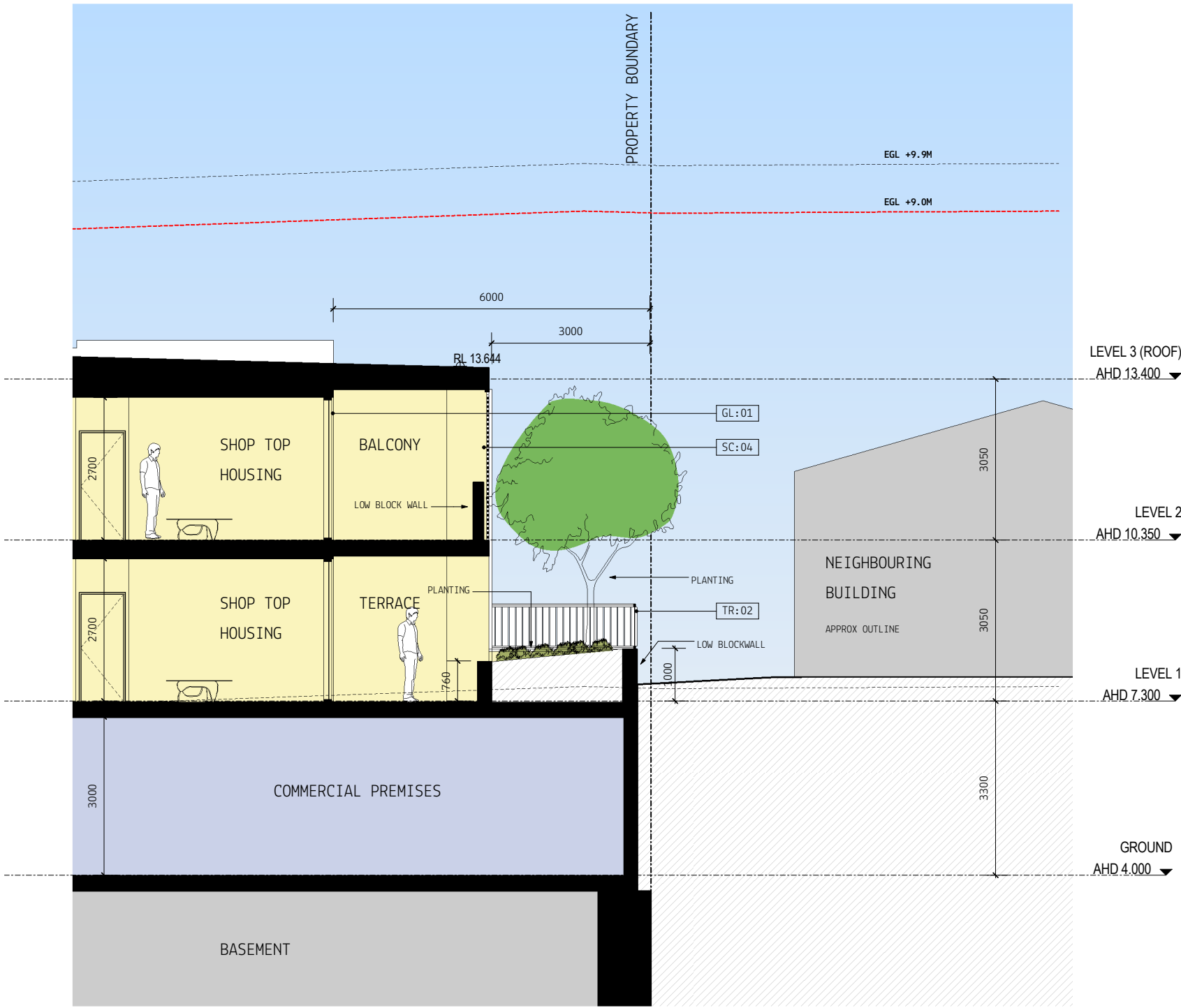
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JONSON STREET MIXED USED DEVELOPMENT			
137-139 JONSON ST & 3 BROMING ST, BYRON BAY			
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SCALE: @ A1		PROJECT No:	
As indicated		170102	
DATE: 2017	DWG No:	REV	
DRAWN BY: ME	TP1.16	1	
MYERS ELLYETT			
21 ADOBE ST PARRAMATTA NSW 2150			
ST LATH ROAD			
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MATERIAL LEGEND

CODE:	DESCRIPTION:	COLOUR:
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BAL:01	METAL BALUSTRADE	WHITE POWDERCOAT
GL:01	FULL HEIGHT APARTMENT GLAZING SYSTEMS	TINTED DOUBLE GLAZING, CHARCOAL FRAMES
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RF:02	METAL ROOF	PROFILED ZINCALUME
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SC:02	SLIDING SHADE SHUTTERS	SEALED TIMBER, METAL FRAMES
SC:03	METAL PLANT SCREEN	CHARCOAL POWDERCOAT
SC:04	FULL HEIGHT PRIVACY SCREENS SLIDING	SEALED HARDWOOD TIMBER
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TR:01	TIMBER RETAIL ARBOUR	SEALED HARDWOOD TIMBER
TR:02	TIMBER FENCE	PAINTED WHITE
TR:03	HARDWOOD TIMBER LINING	SEALED HARDWOOD TIMBER
TL:01	CERAMIC TILE WALL	GREEN TONES



2 KEYPLAN 04
SCALE: 1 : 750



1 PODIUM SECTION 01
SCALE: 1 : 50

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1	08.10.2019	DA ISSUE	ME
No	Date	Description	By

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PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
PODIUM SECTION 01

SCALE: @ A3
As indicated 170102

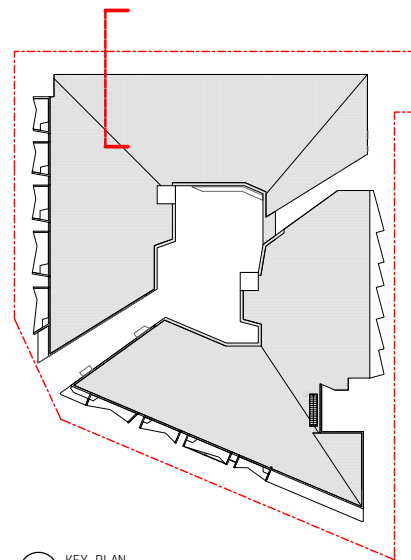
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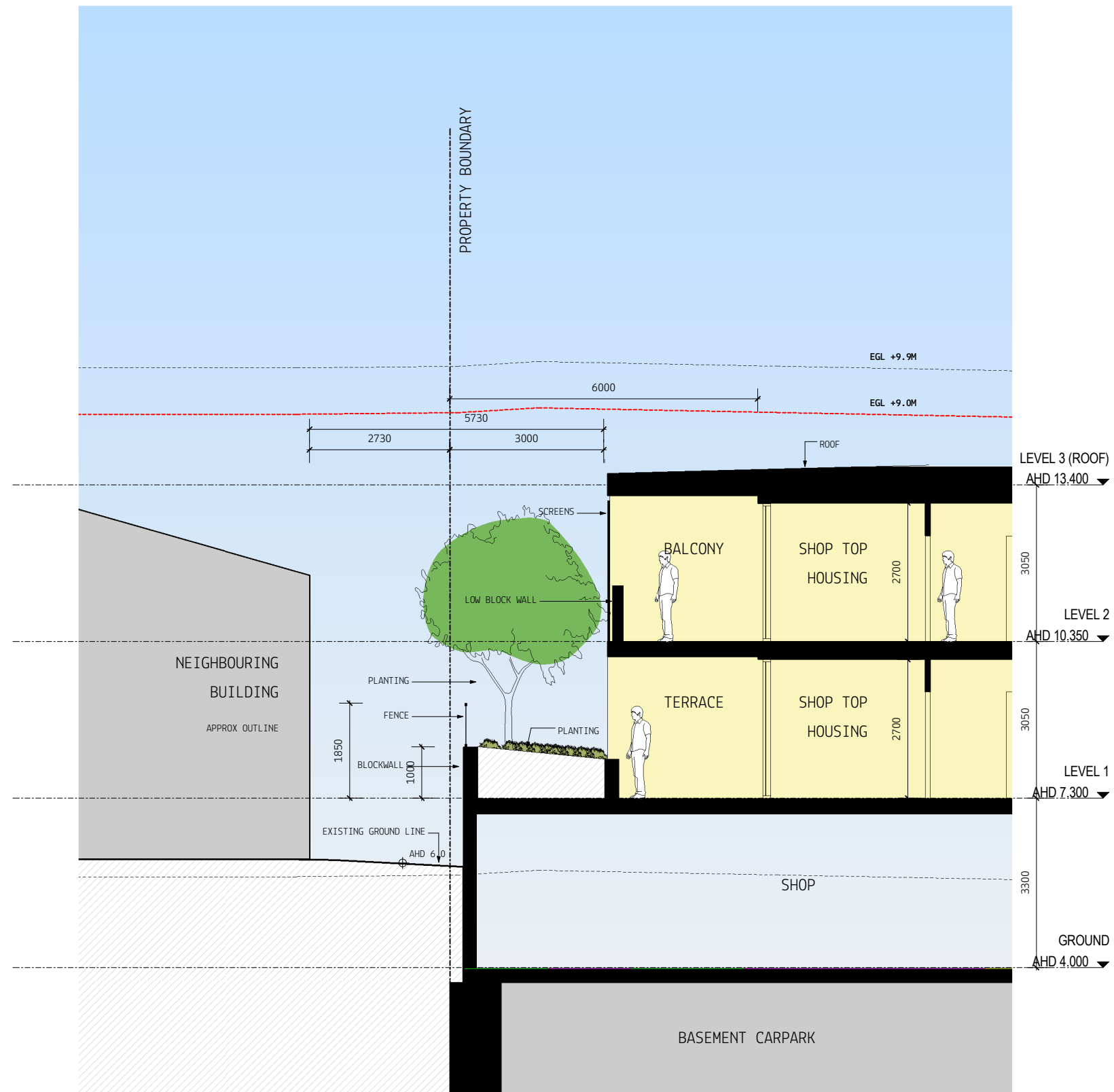
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PODIUM SECTION



2 KEY PLAN
SK101 SCALE 1 : 500



1 PODIUM SECTION 02
SCALE 1 : 50

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PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
PODIUM SECTION - NW CORNER

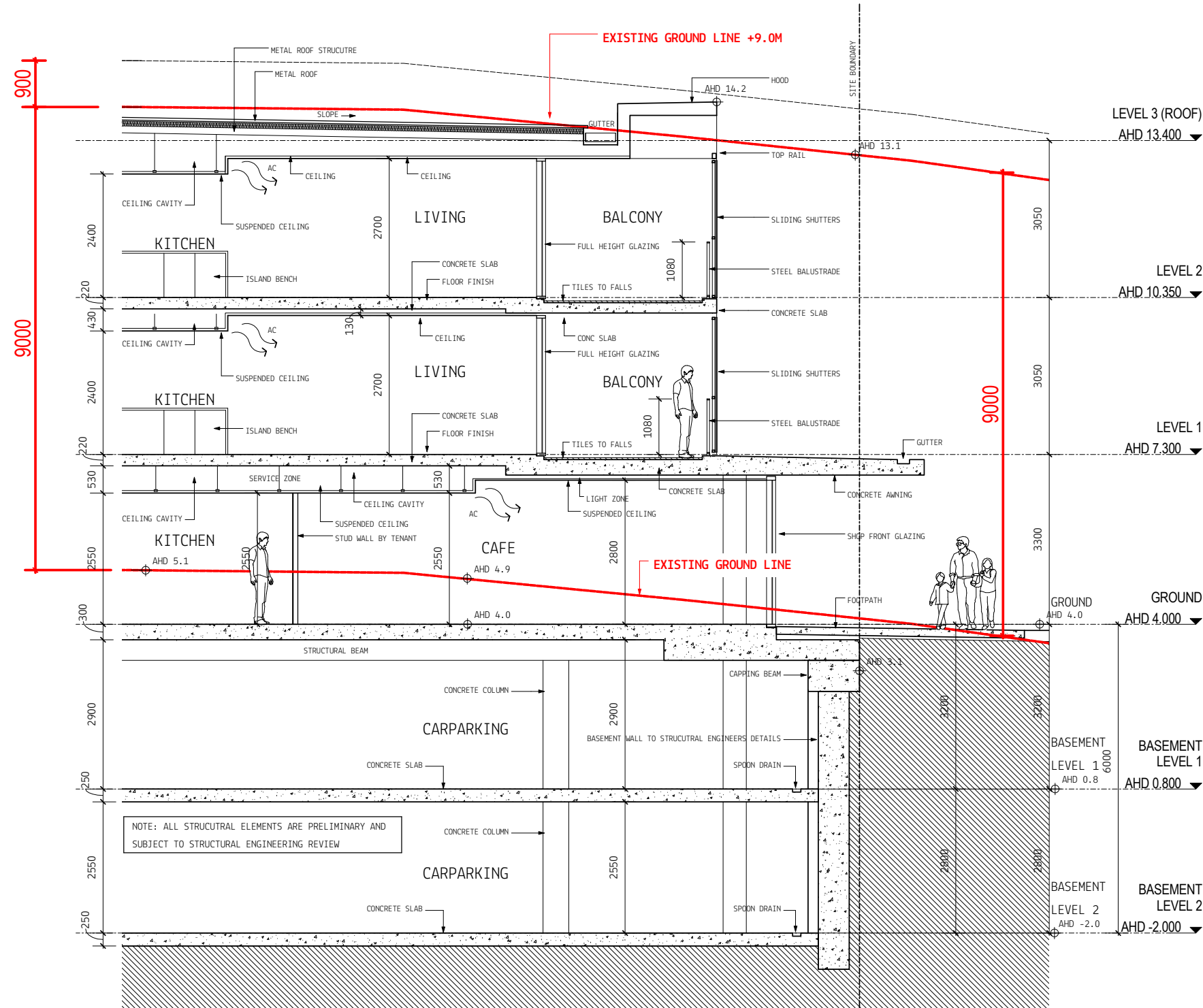
SCALE: @ A1
As indicated 170102

DATE:	DWG No:	REV
11/06/17	TP1.18	1
DRAWN BY:	Author	

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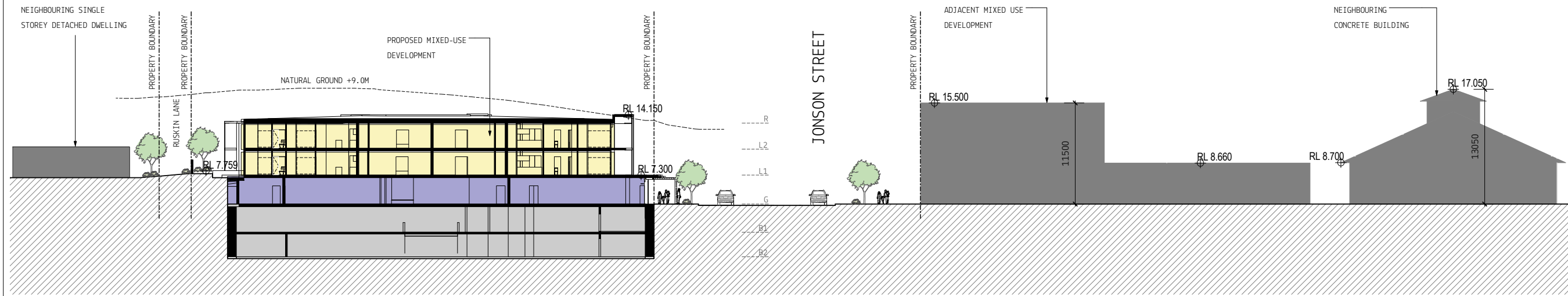
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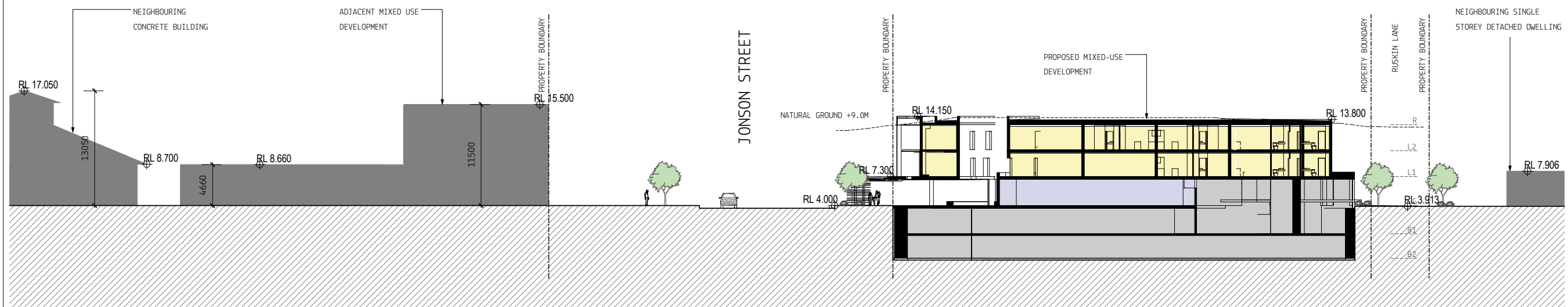
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SCALE 1 : 50

2 KEY PLAN - SECTION SETOUT
SCALE 1 : 500

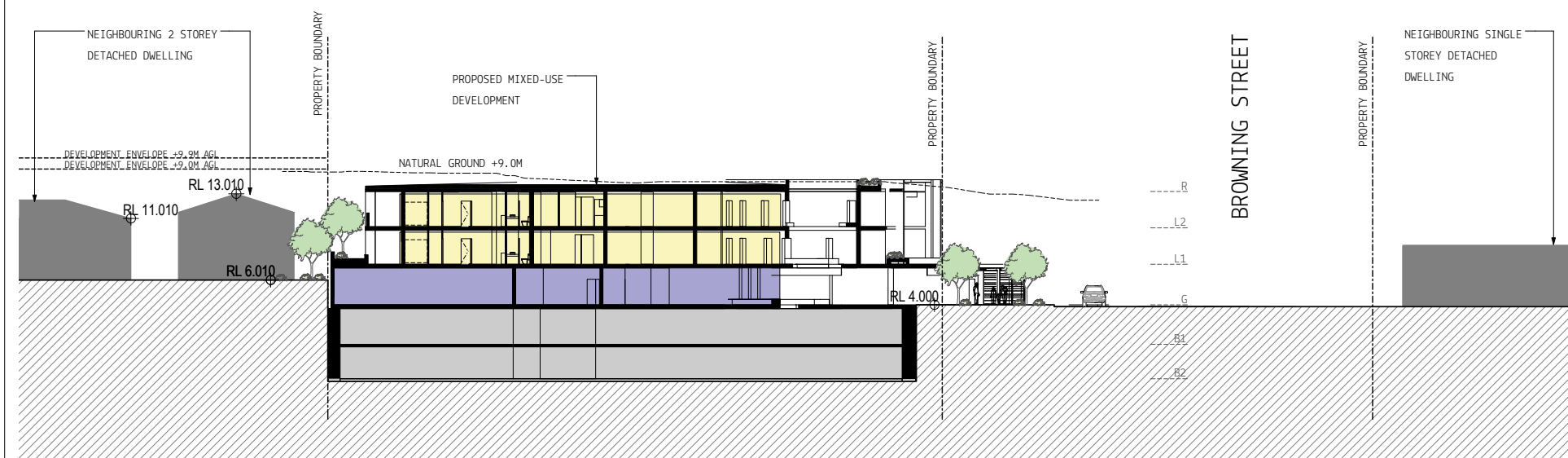
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No	Date	Description	By
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DRAWING TITLE DETAILED SECTION - TYPICAL SETOUT			
SCALE: 8 A3 As indicated		PROJECT No: 170102	
DATE: 11/24/17	DWG No: TP1.19	REV 1	
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31 JARVIS ST, PARRAMATTA NSW 2150 17 JARVIS ST www.myersellyett.com.au			



1 BUILDING CONTEXT SECTION 01
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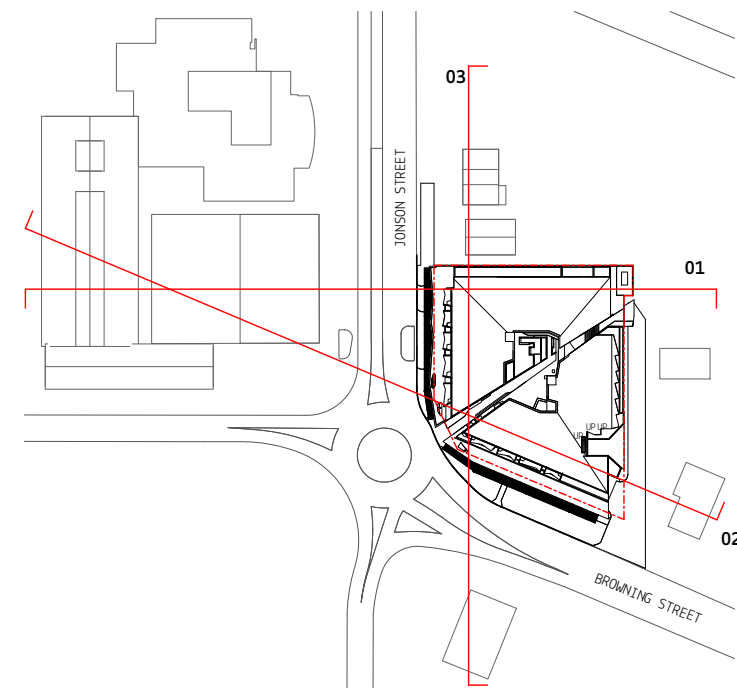


2 BUILDING CONTEXT SECTION 02
SCALE: 1:250



3 BUILDING CONTEXT SECTION 03
SCALE: 1:250

NOTE: NEIGHBOURING BUILDING RL'S ARE APPROXIMATE ONLY



4 KEY PLAN - BUILDING CONTEXT SECTIONS
SCALE: 1:2000

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PROJECT TITLE
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DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
BUILDING CONTEXT SECTIONS

SCALE: @ A3
As indicated
PROJECT No: 170102

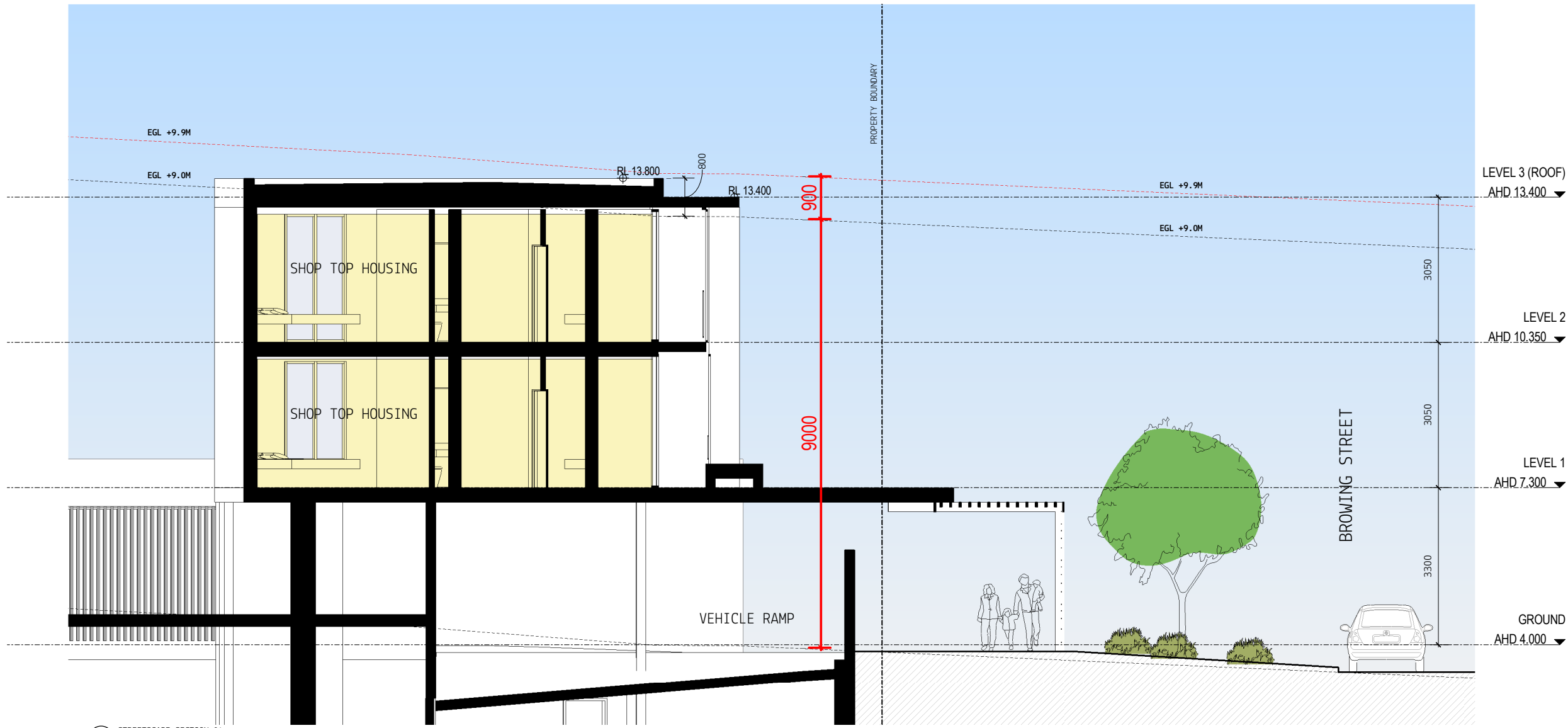
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KEYPLAN 05
SCALE: 1 : 750



STREETSCAPE SECTION 04
SCALE: 1 : 50

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PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
DETAILED SECTION - SOUTHERN
FACADE

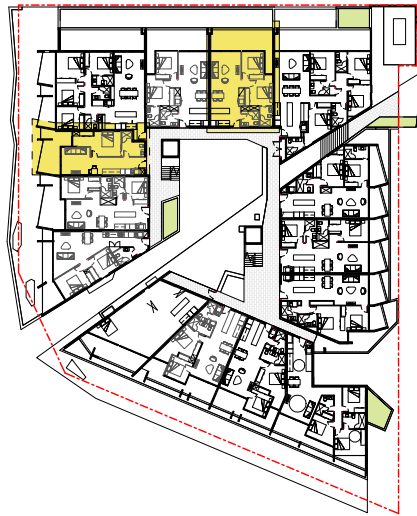
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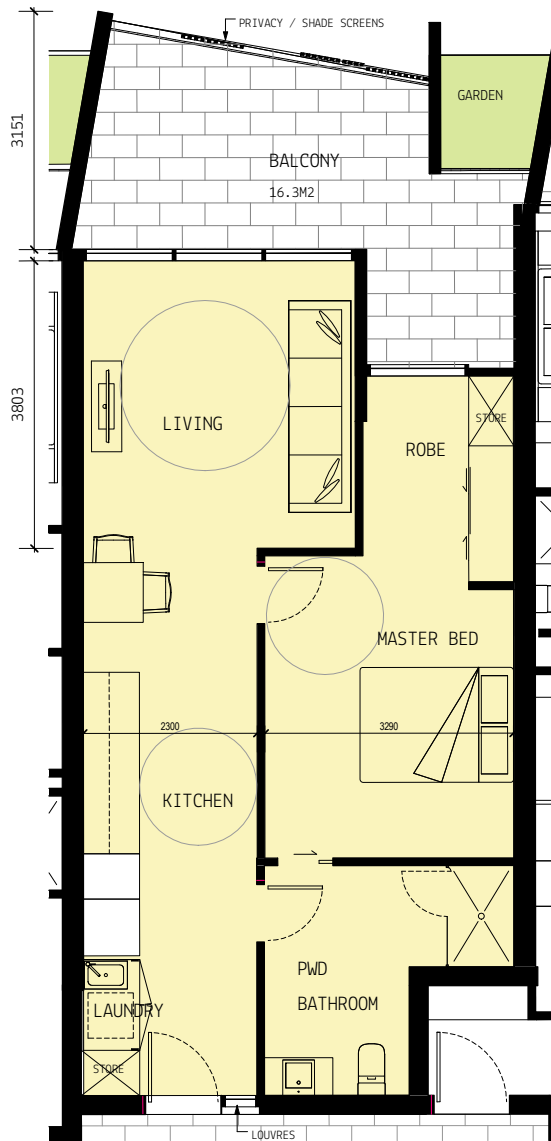
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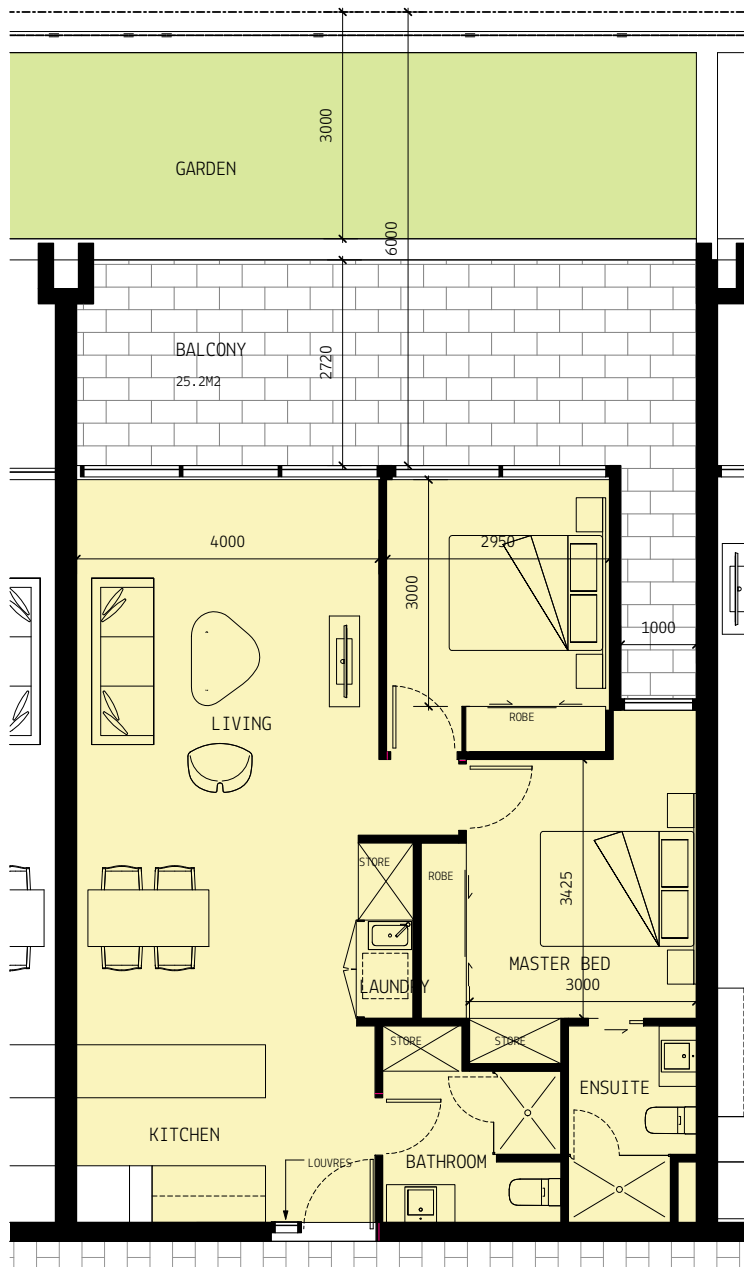


3 KEY PLAN - LEVEL 1
SCALE 1 : 500



1 PROPOSED - APARTMENT U1.3 PLAN
SCALE 1 : 50

TYPICAL ACCESSIBLE APARTMENT
INTERNAL AREA - 57 SQM
EXTERNAL AREA - 14.3 SQM



2 PROPOSED - APARTMENT U1.6 PLAN
SCALE 1 : 50

TYPICAL 2 BED APARTMENT
INTERNAL AREA - 77.0 SQM
EXTERNAL AREA - 25.2 SQM

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JGD DEVELOPMENTS

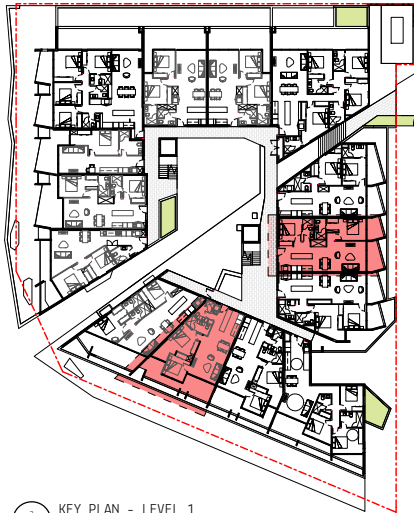
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JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
UNIT 1.3 & 1.6 PLAN

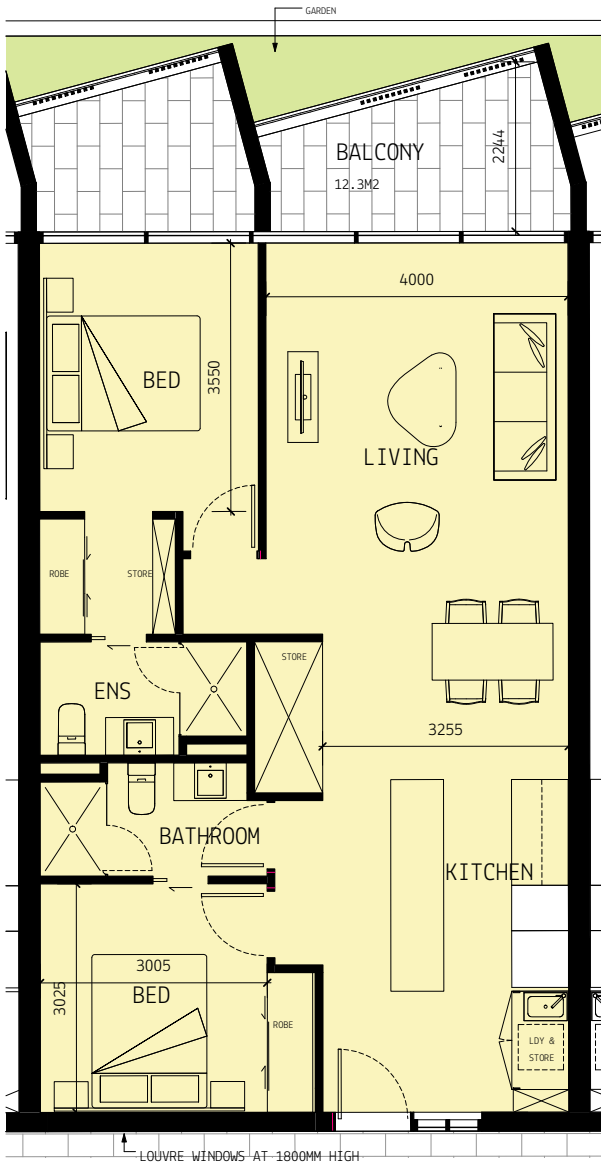
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As indicated
PROJECT No: 170102
DATE: 2017
DRAWN BY: ME
DWG No: TP2.01
REV 1

MYERS ELLYETT

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17 JENNIE ST.
www.myersellyett.com.au



3 KEY PLAN - LEVEL 1
SCALE 1 : 500



1 PROPOSED - APARTMENT U1.13 PLAN
SCALE 1 : 50

INTERNAL AREA - 80.4 SQM
EXTERNAL AREA - 12.3 SQM



2 PROPOSED - APARTMENT U1.10 PLAN
SCALE 1 : 50

INTERNAL AREA - 76.5 SQM
EXTERNAL AREA - 19.3 SQM

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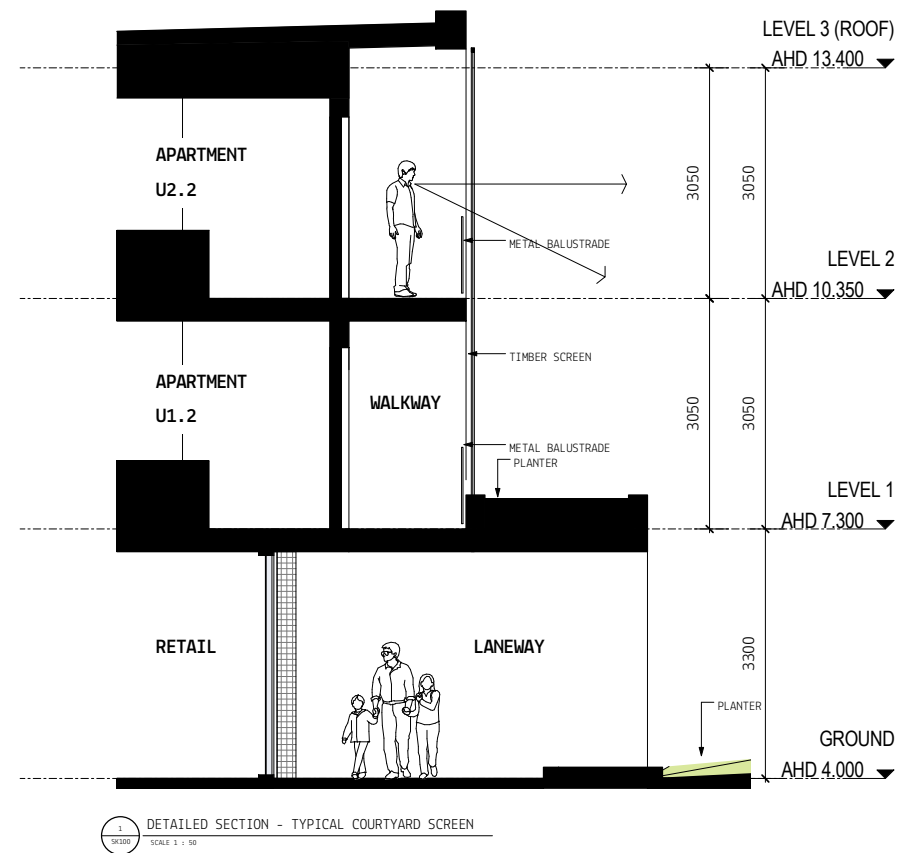
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JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
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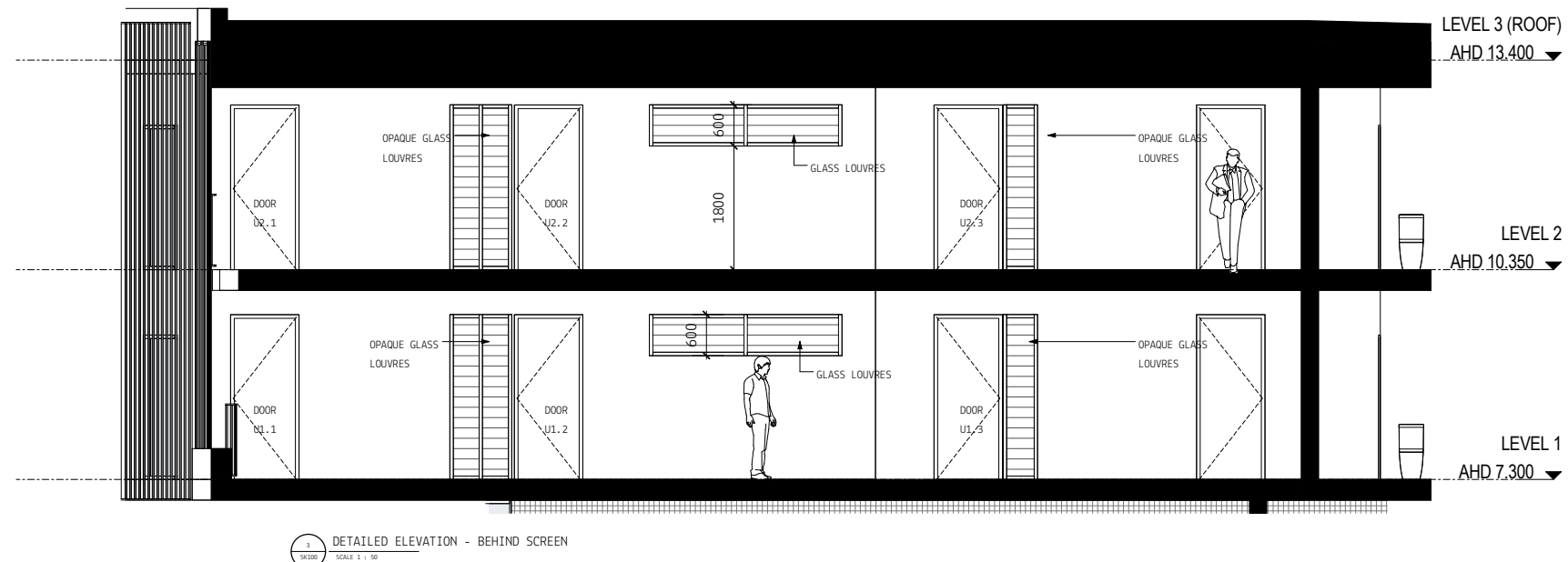
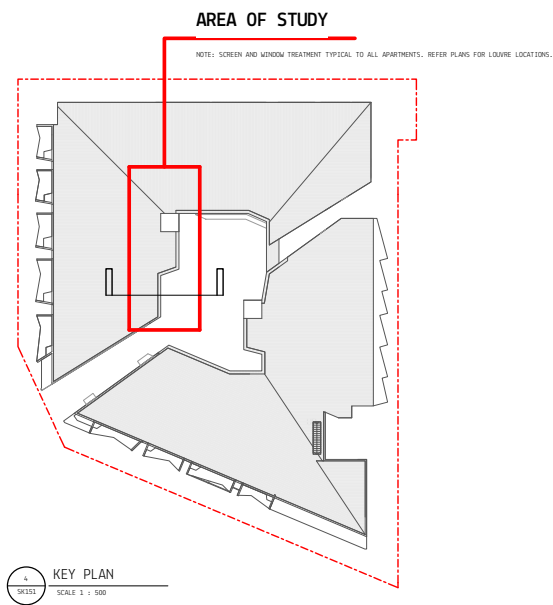
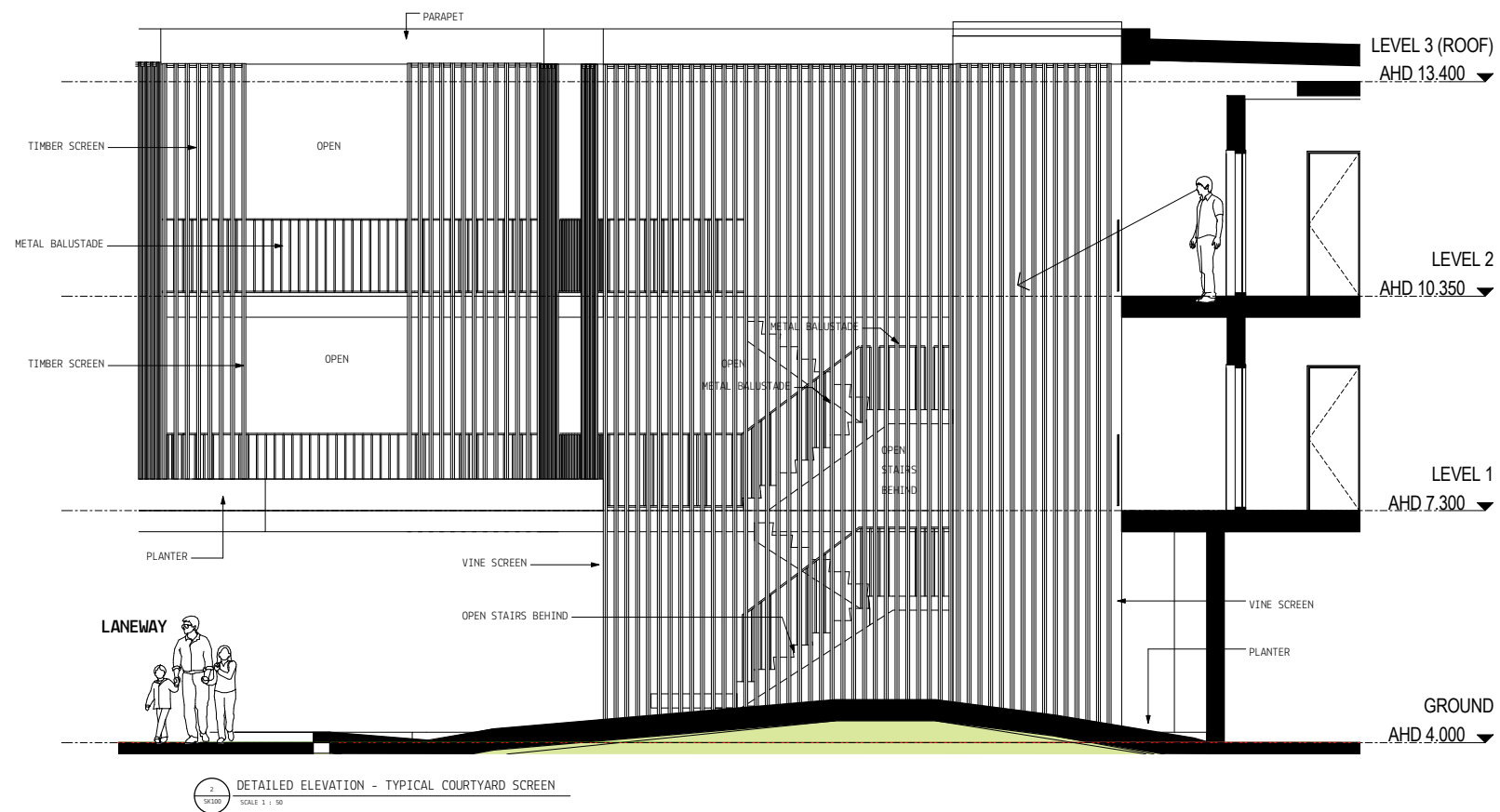
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DATE: 2017
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PROJECT No: 170102
DWG No: TP2.02
REV 1

MYERS ELLYETT

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ST 10TH FLOOR
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NOTE: TIMBER BATTENS TYPICALLY AT 200MM CENTRES



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No	Date	Description	By

CLIENT

JGD DEVELOPMENTS

PROJECT TITLE

JONSON STREET MIXED USED DEVELOPMENT

137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE

COURTYARD SCREEN - DETAILS

SCALE: @ A3

As indicated

PROJECT No: 170102

DATE: 11/25/17

DWG No: TP2.30

DRAWN BY: Author

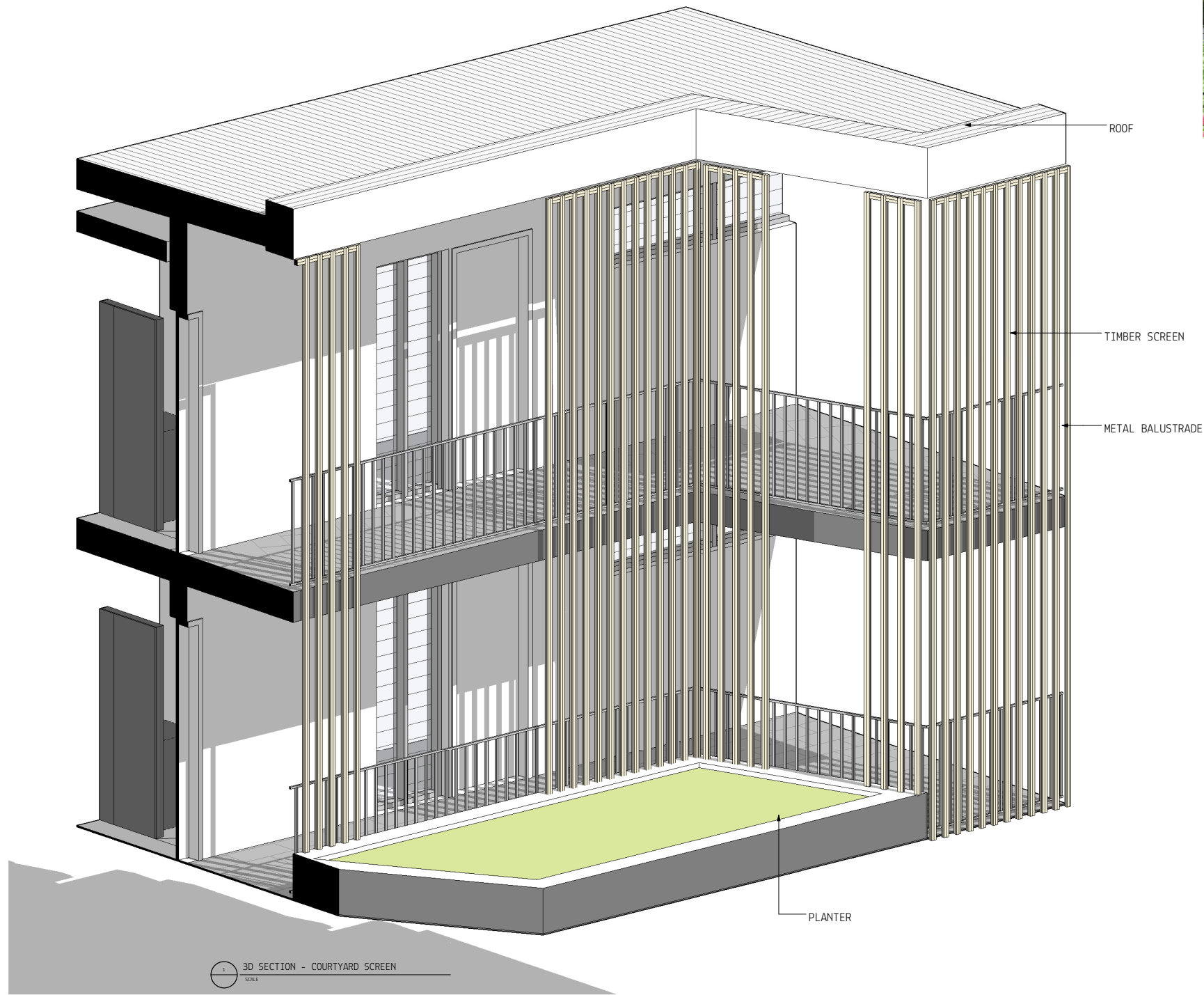
REV 1

MYERS ELLYETT

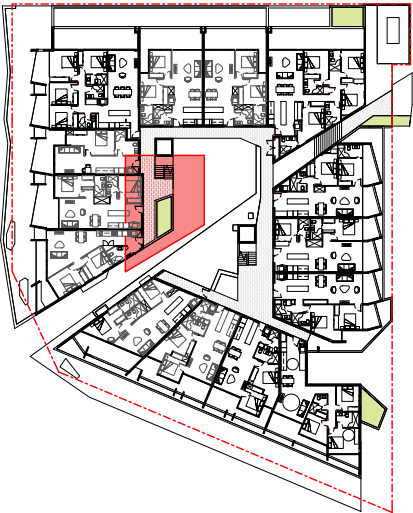
11 JARVIS ST. PARRAMATTA NSW 2150

17 JENNY ROAD

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ARTIST'S IMPRESSION - COURTYARD SCREEN



KEY PLAN - COURTYARD DETAIL LOCATION

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DA ISSUE

1	08.10.2019	DA ISSUE	ME
No	Date	Description	By

CLIENT
JGD DEVELOPMENTS

PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

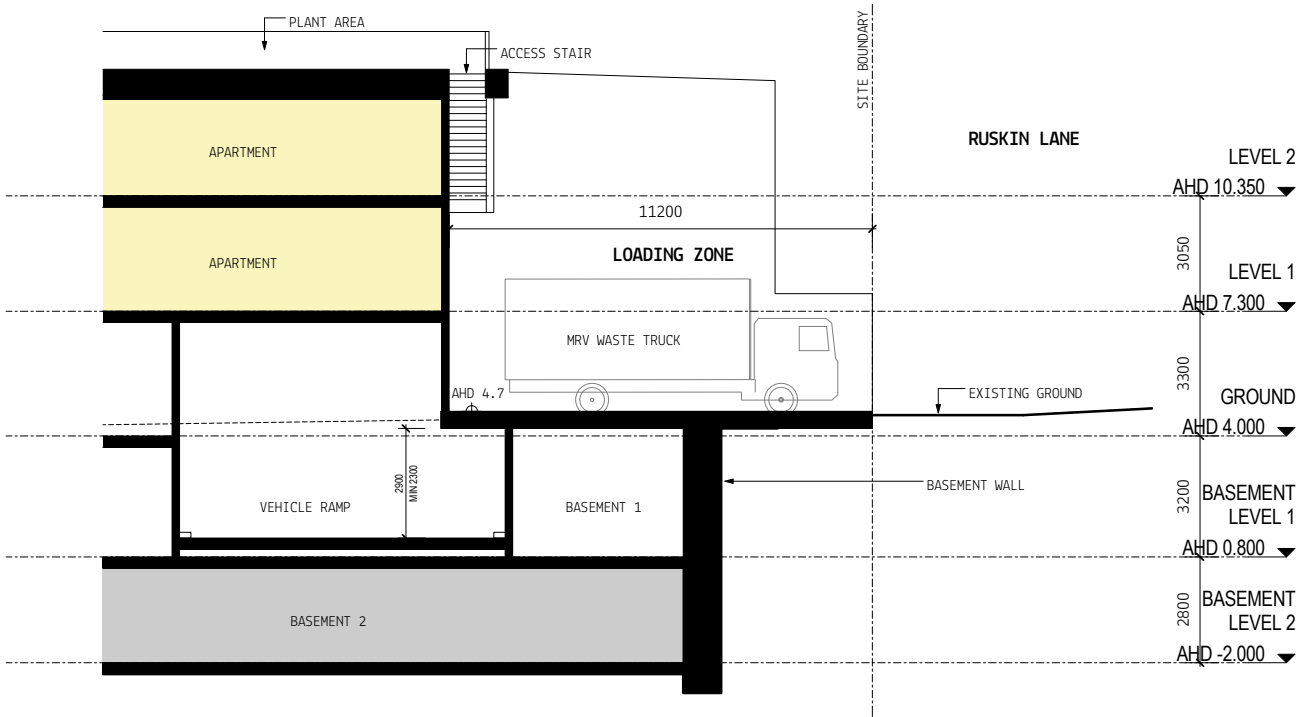
DRAWING TITLE
COURTYARD TYPICAL SCREEN
DETAILS

SCALE: @ A1
1 : 500
PROJECT No:
170102

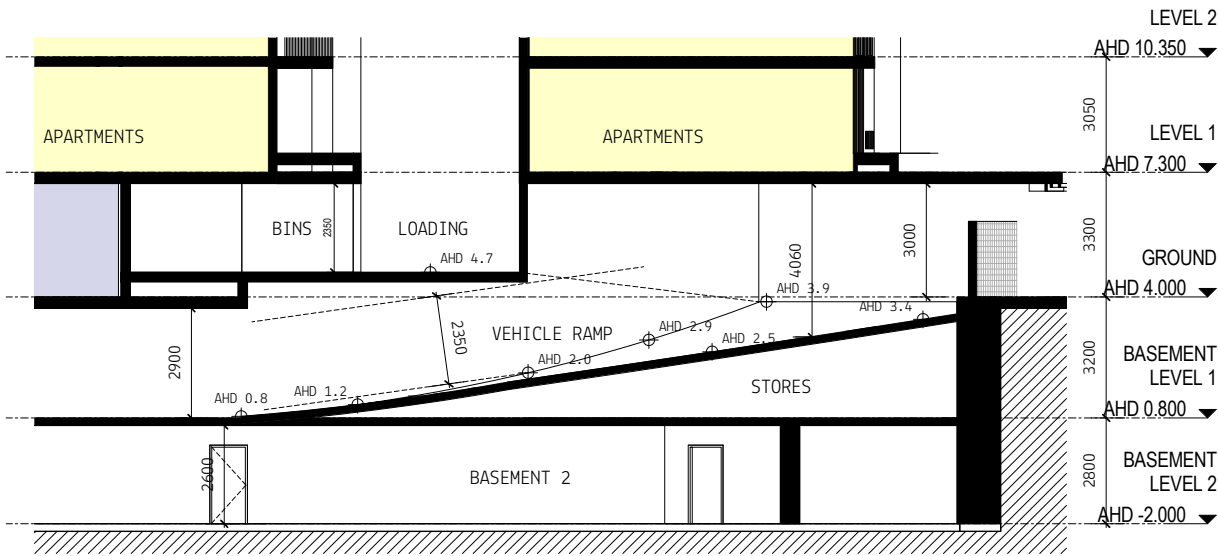
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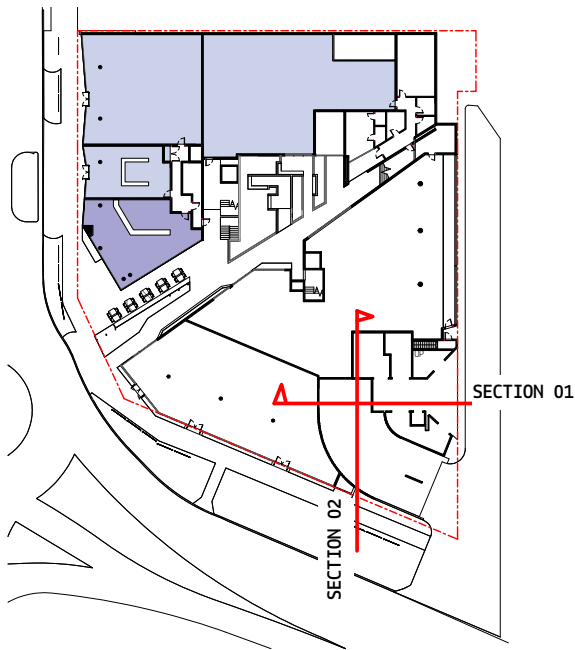
11 JARVIS ST. PARRAMATTA NSW 2150
17 JARVIS ST. PARRAMATTA NSW 2150
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SECTION 1 - LOADING BAY
SCALE 1 : 100



SECTION 2 - VEHICLE ENTRY RAMP 02
SCALE 1 : 100



KEY PLAN - VEHICLE RAMP
SCALE 1 : 100

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PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
VEHICLE ENTRY RAMP SECTIONS

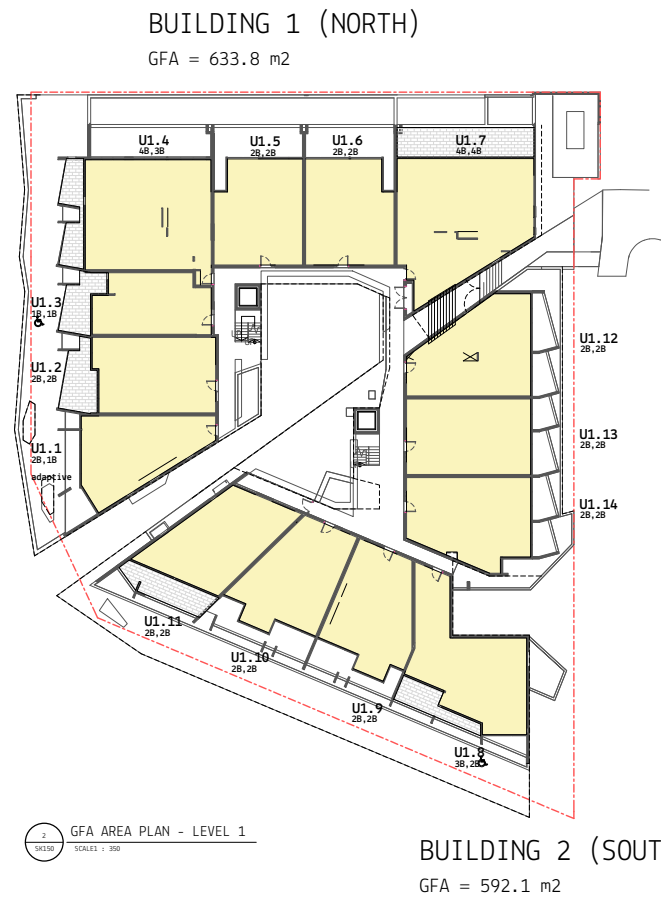
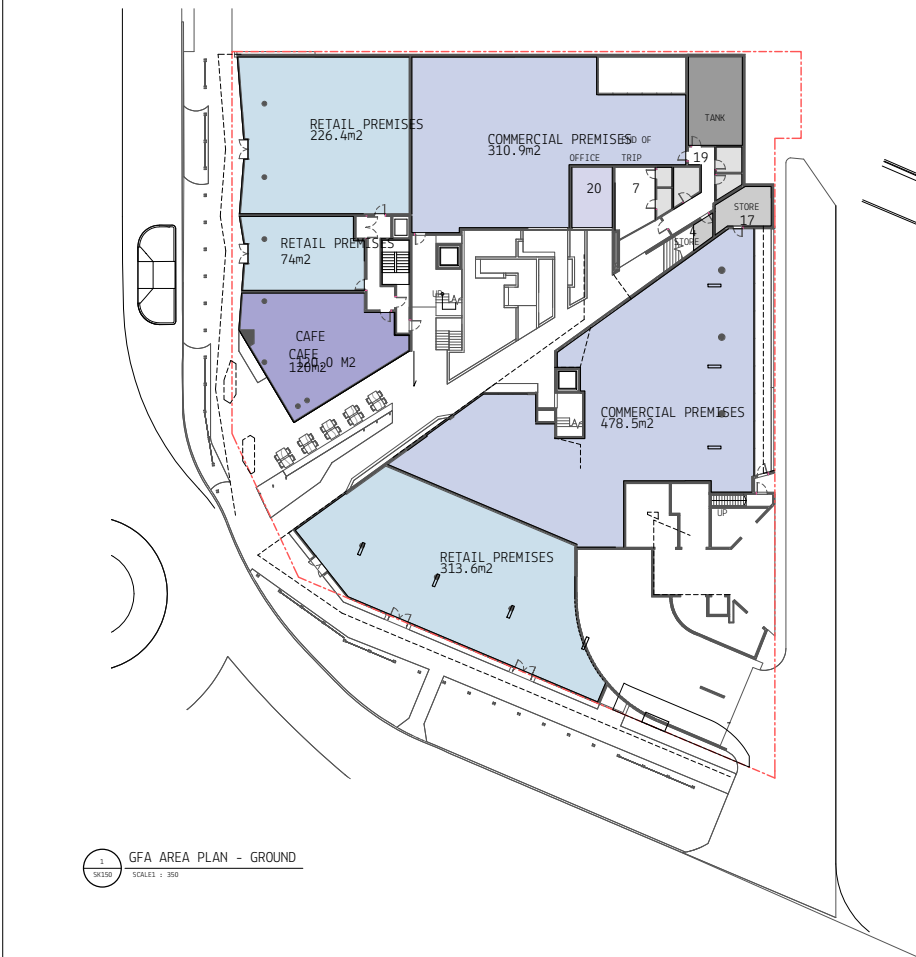
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As indicated

PROJECT No:
170102

DATE: 12/11/17	DWG No:	REV
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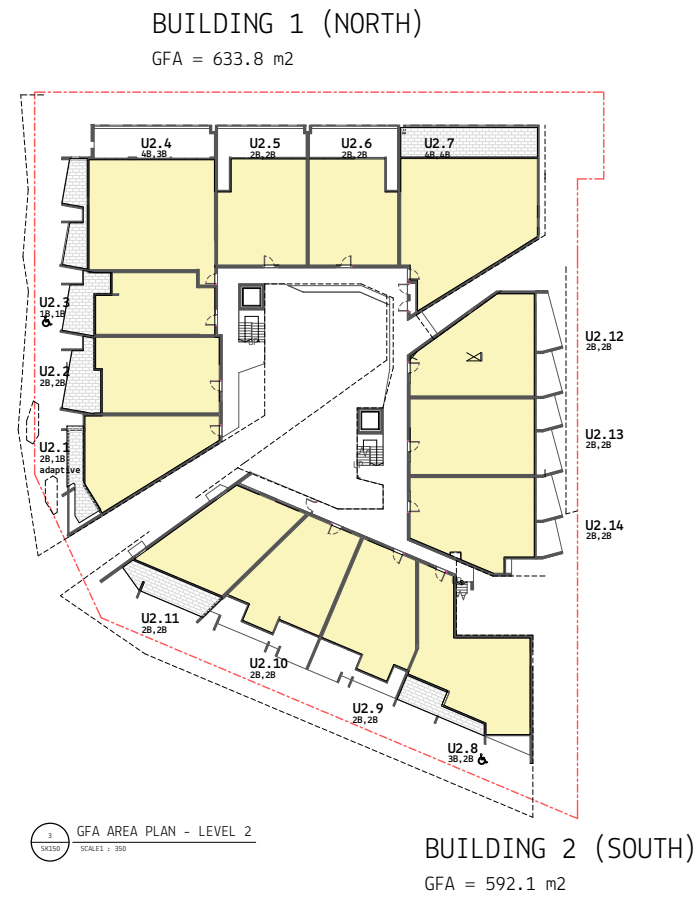
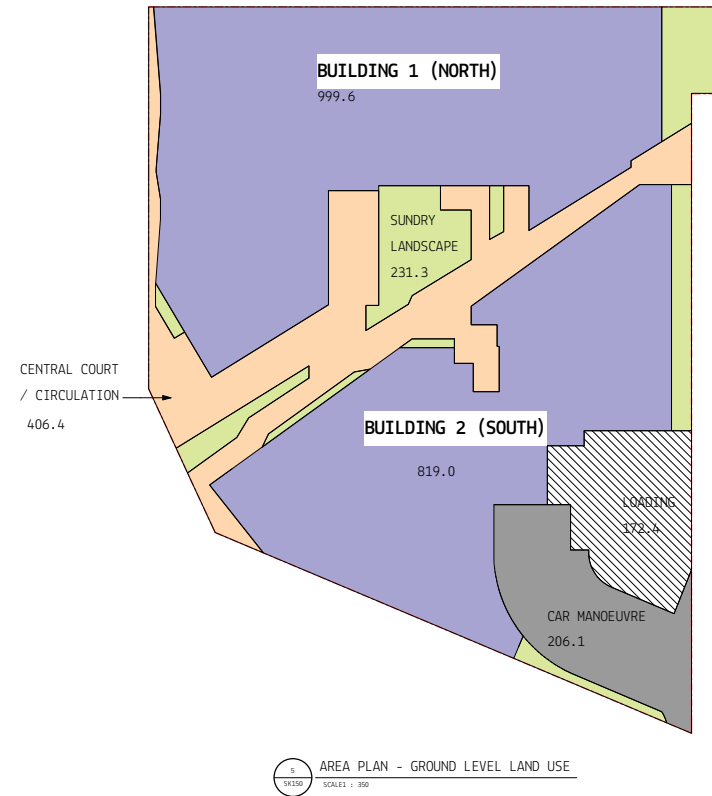
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17 JARVIS ST. PARRAMATTA NSW 2150
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BUILDING 2 (SOUTH)

GFA = 592.1 m²



BUILDING 2 (SOUTH)

GFA = 592.1 m²

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- KEY
- CAFE
 - RETAIL PREMISES
 - COMMERCIAL PREMISES
 - SHOP TOP HOUSING

DA ISSUE			
No	Date	Description	By
1	08.10.2019	DA ISSUE	ME

CLIENT

JGD DEVELOPMENTS

PROJECT TITLE

JONSON STREET MIXED USED DEVELOPMENT

137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE

AREA PLANS

SCALE: 8 A3

As indicated

PROJECT No: 170102

DATE: 2017

DRAWN BY: ME

ENG No: TP3.01

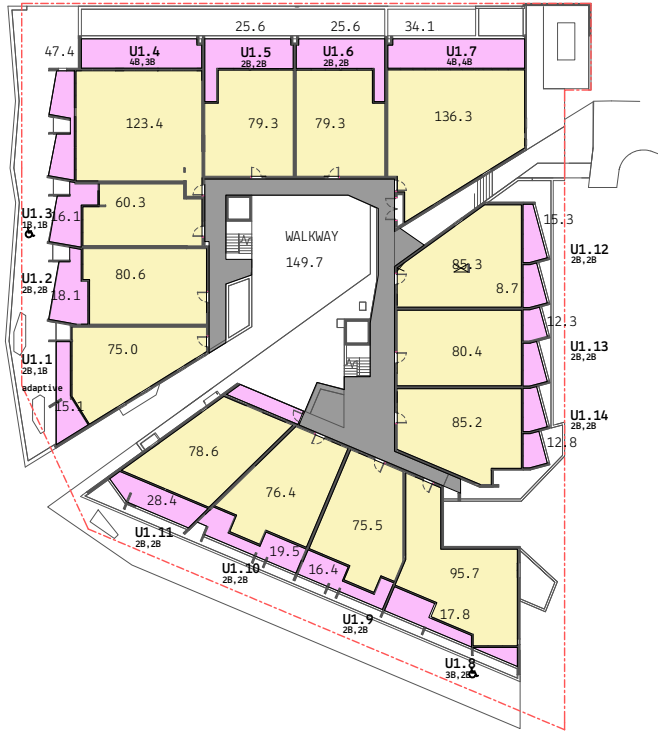
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MYERS ELLYETT

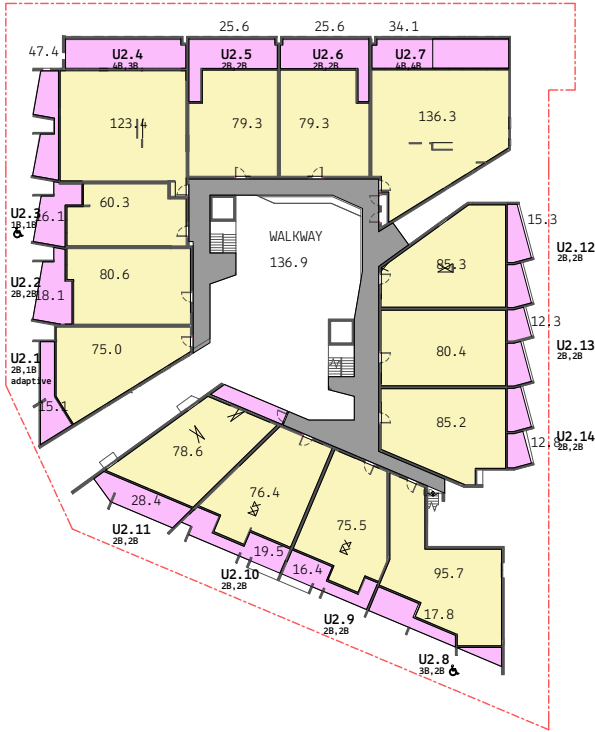
31 AARON ST. PARRAMATTA NSW 2150

31 AARON ST. PARRAMATTA NSW 2150

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2 AREA PLAN UNITS - LEVEL 1
SCALE: 1:300



3 AREA PLAN UNITS - LEVEL 2
SCALE: 1:300

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KEY

- CAFE
- RETAIL PREMISES
- COMMERCIAL PREMISES
- SHOP TOP HOUSING

DA ISSUE

1	08.10.2019	DA ISSUE	ME
No	Date	Description	By

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PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
AREA PLANS - UNITS

SCALE: @ A1
As indicated

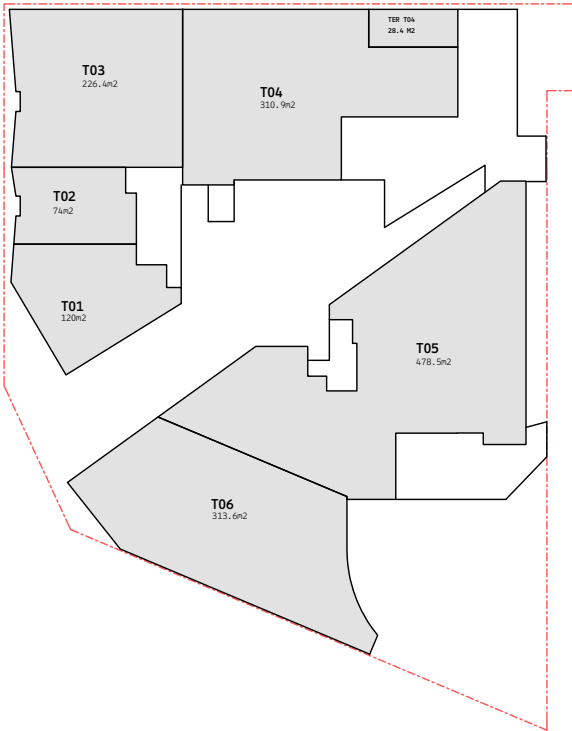
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170102

DATE: 2017	DWG No:	REV
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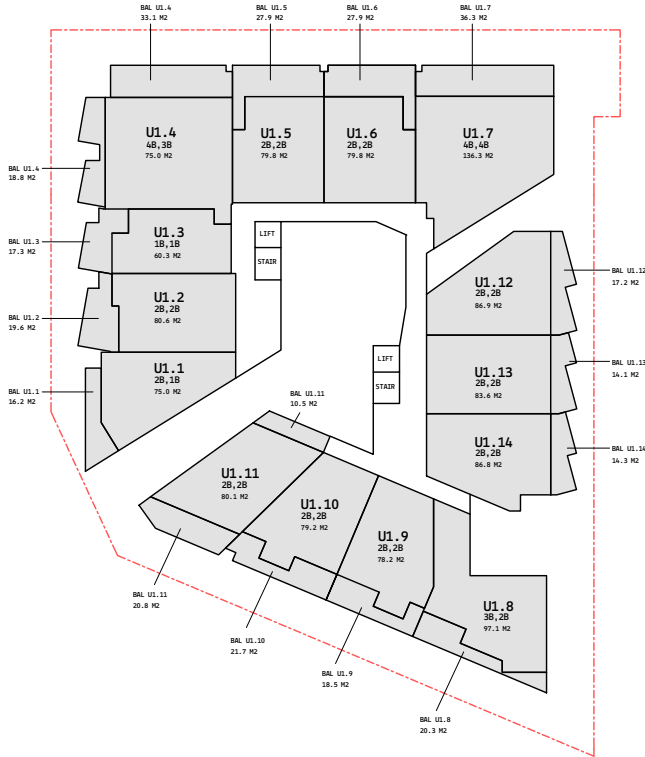
MYERS ELLYETT

31 ADELA ST. PARRAMATTA NSW 2150
31 ADELA ST.
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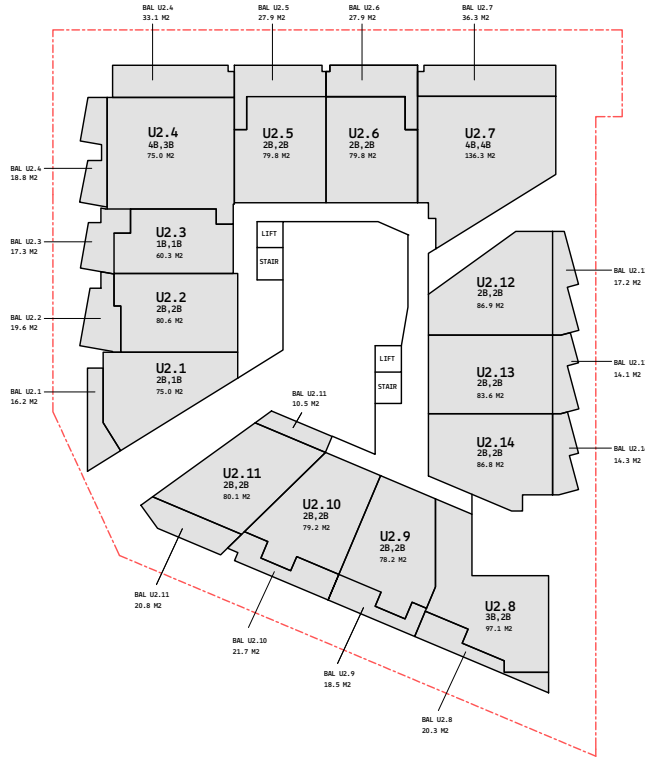
NOTE: PLAN IS INDICATIVE ONLY. FINAL STRATA PLAN TO BE PRODUCED BY A LICENCED SURVEYOR



1 AREA & STRATA PLAN - GROUND
SCALE 1 : 350



1 AREA & STRATA PLAN - LEVEL 1
SCALE 1 : 350



2 AREA & STRATA PLAN - LEVEL 2
SCALE 1 : 350

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PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
INDICATIVE STRATA PLANS

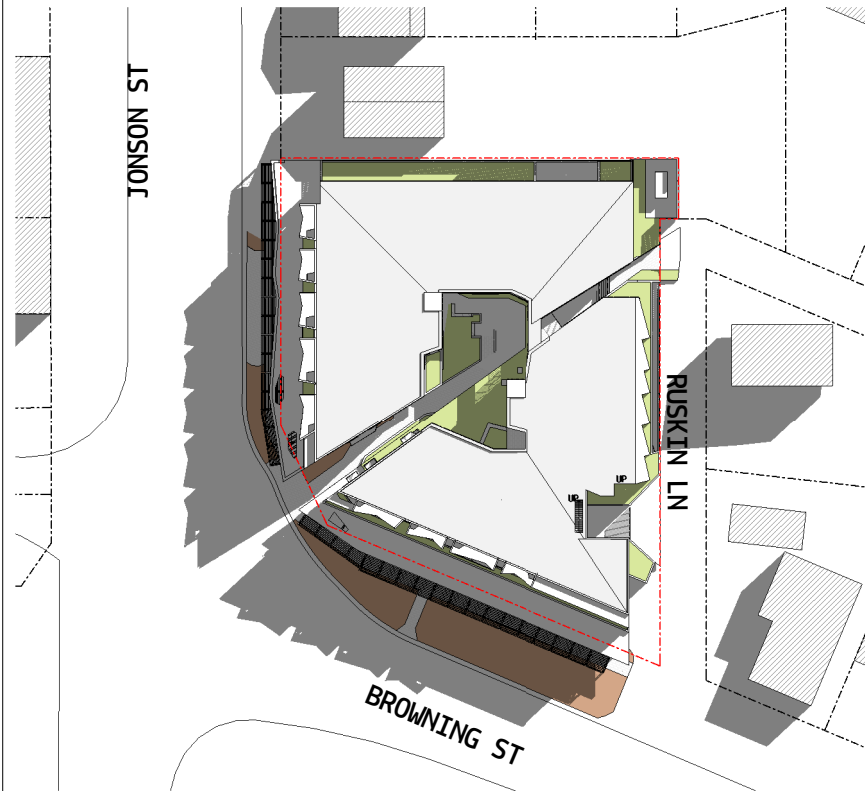
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PROJECT No:
170102

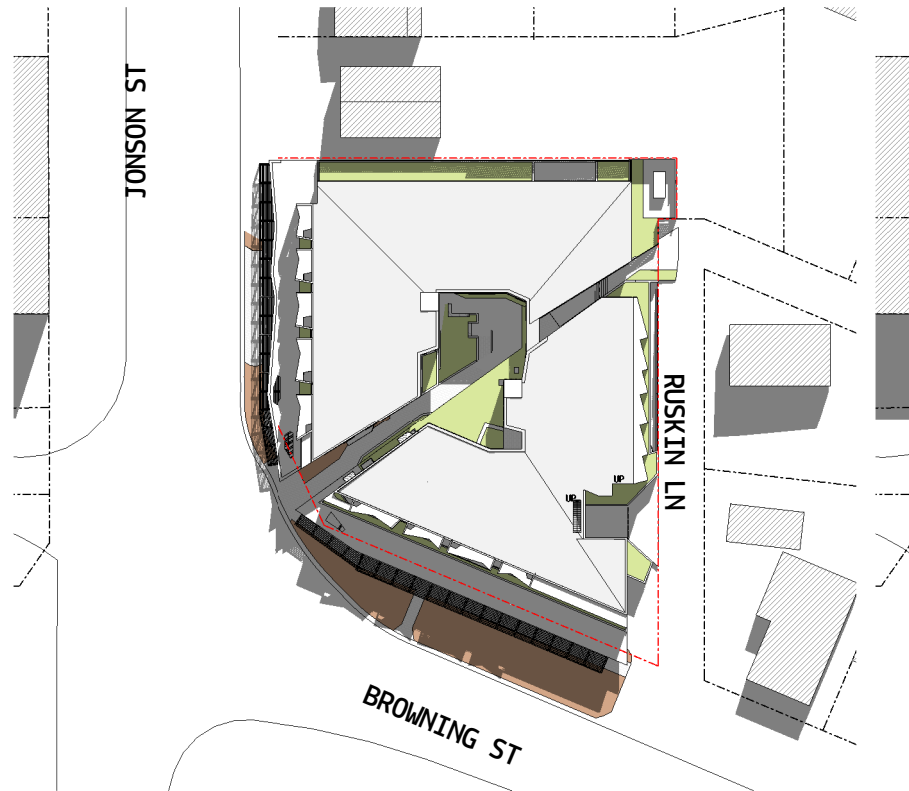
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DRAWN BY: Author	TP3.03	1

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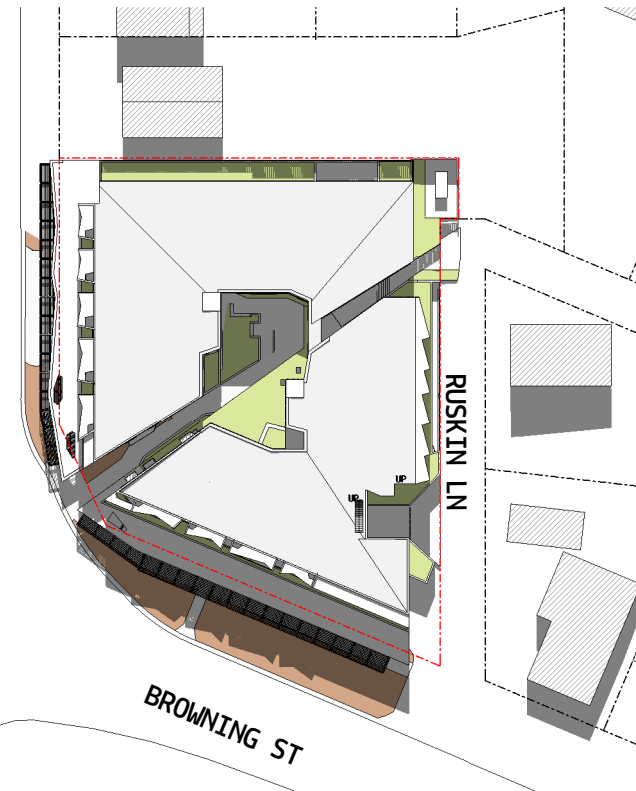
31 JARVIS ST. PARRAMATTA NSW 2150
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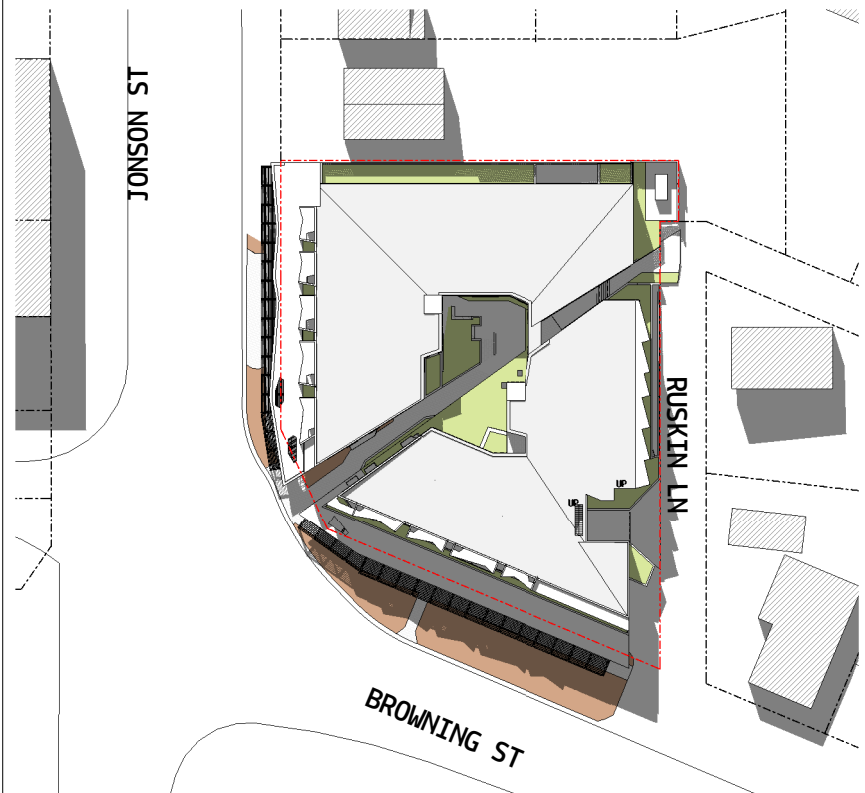
1 SITE SUN STUDY - WINTER 9AM
SCALE 1 : 500



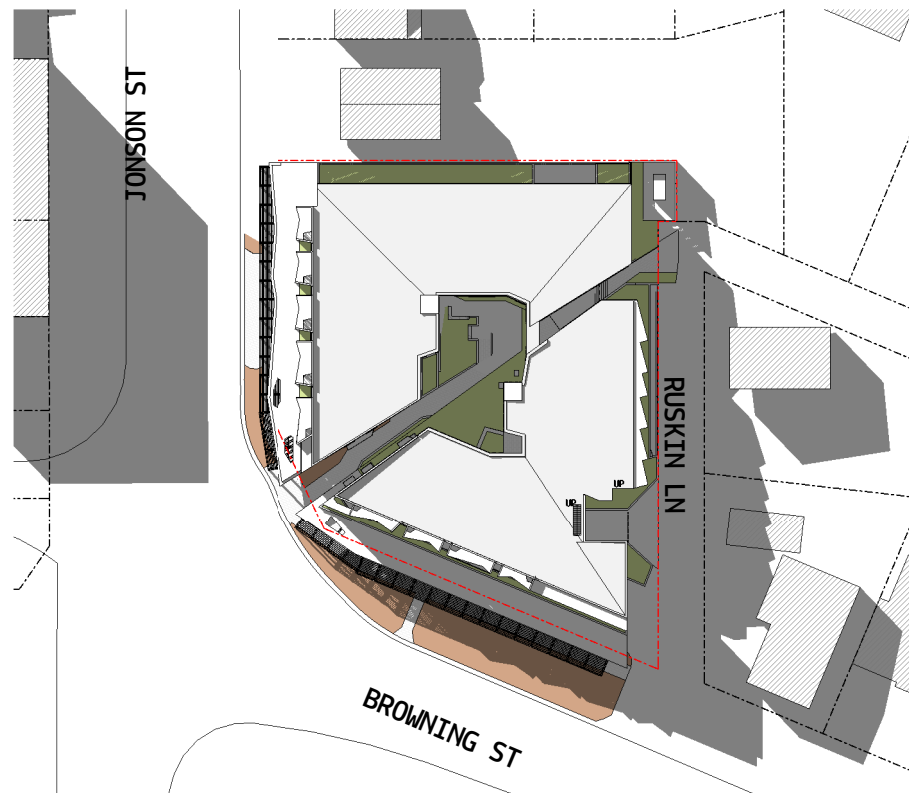
2 SITE SUN STUDY - WINTER 11AM
SCALE 1 : 500



3 SITE SUN STUDY - WINTER 12PM
SCALE 1 : 500



4 SITE SUN STUDY - WINTER 1PM
SCALE 1 : 500



5 SITE SUN STUDY - WINTER 3PM
SCALE 1 : 500

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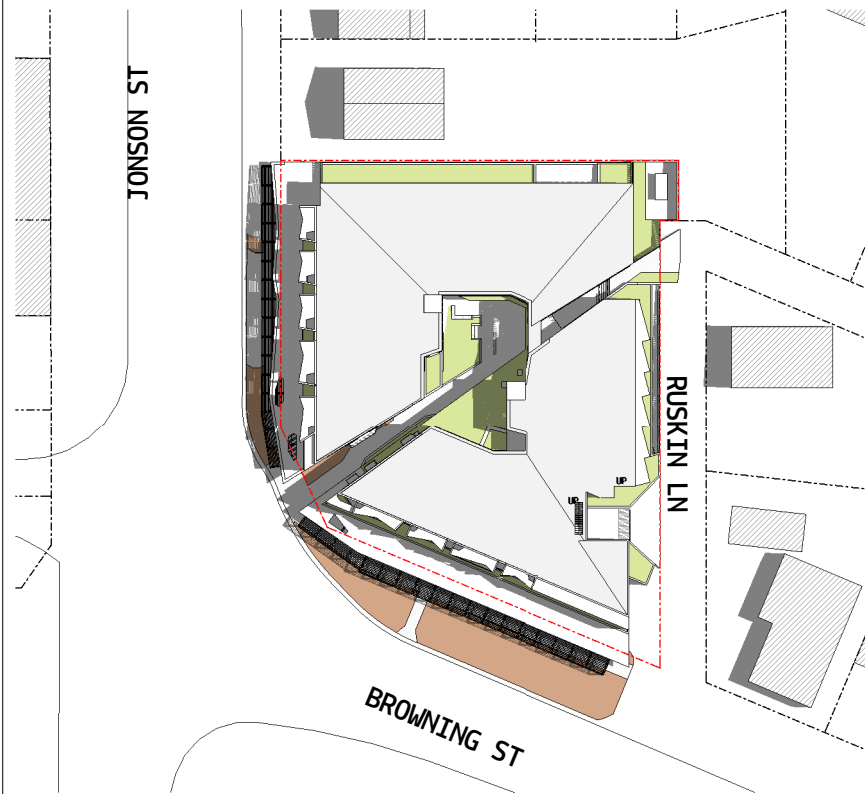
PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
SUNSHADING DIAGRAMS

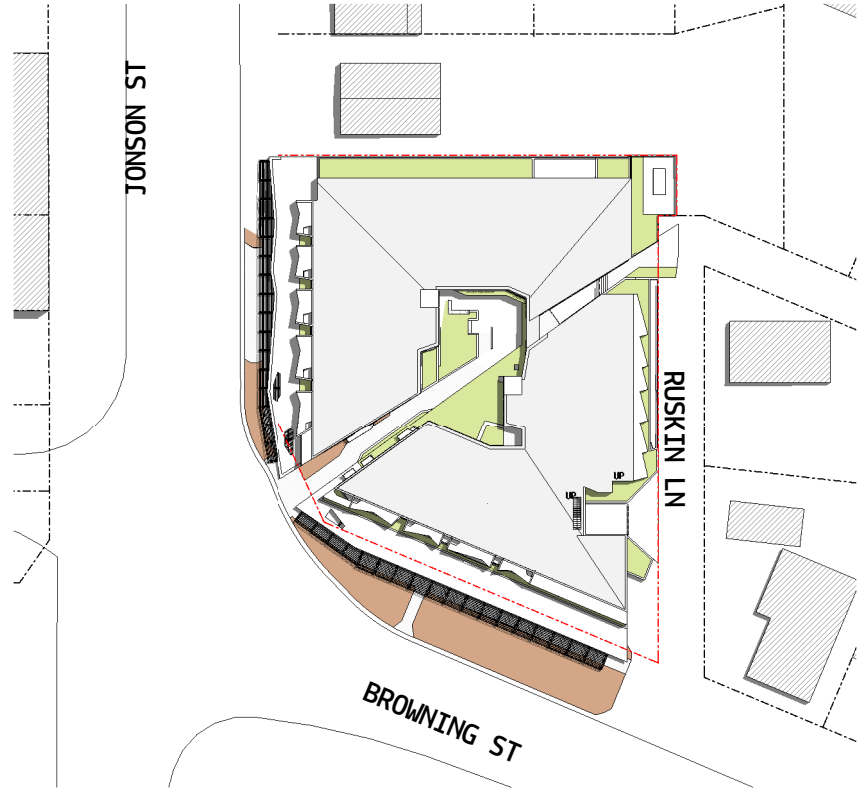
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PROJECT No:
170102
DATE:
2017
DRAWN BY:
ME
DNG No:
TP3.06
REV
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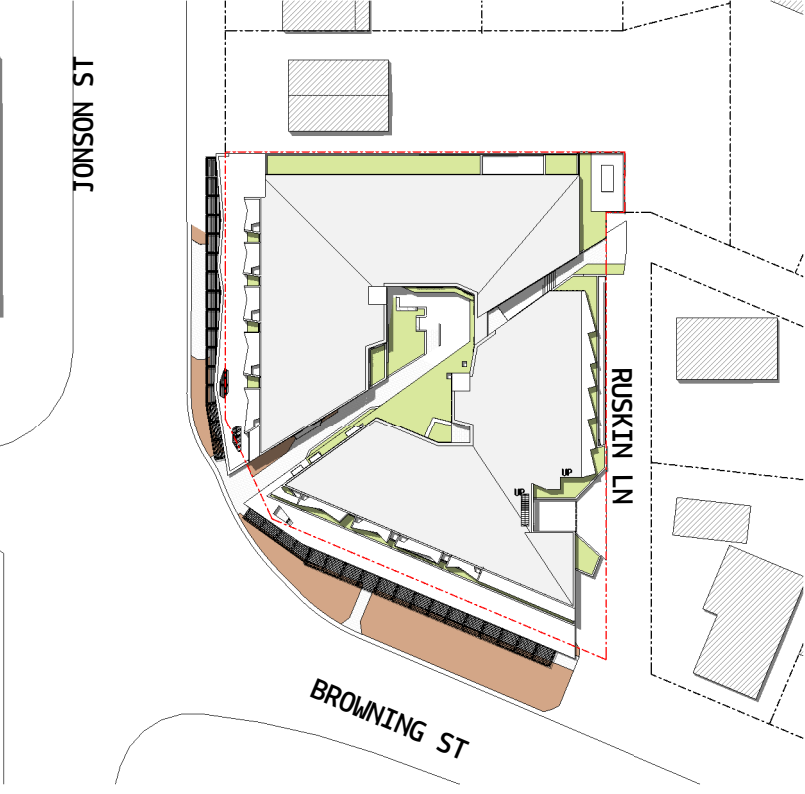
31 JARVIS ST, PARRAMATTA NSW 2150
31 JARVIS ST, PARRAMATTA NSW 2150
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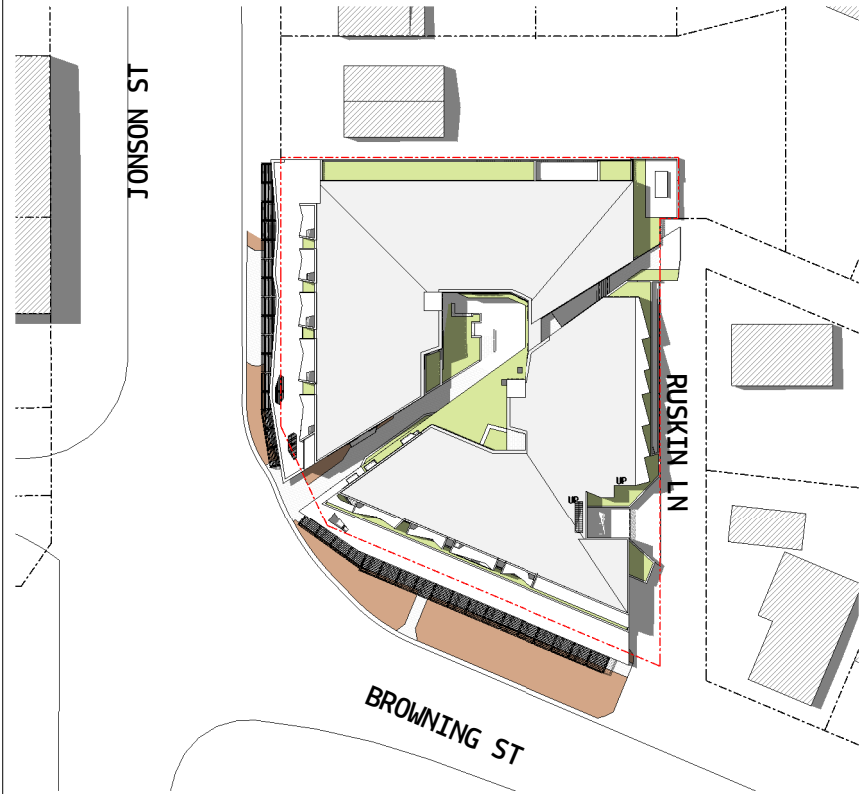
1 SITE SUN STUDY - SUMMER 9AM
SCALE 1 : 500



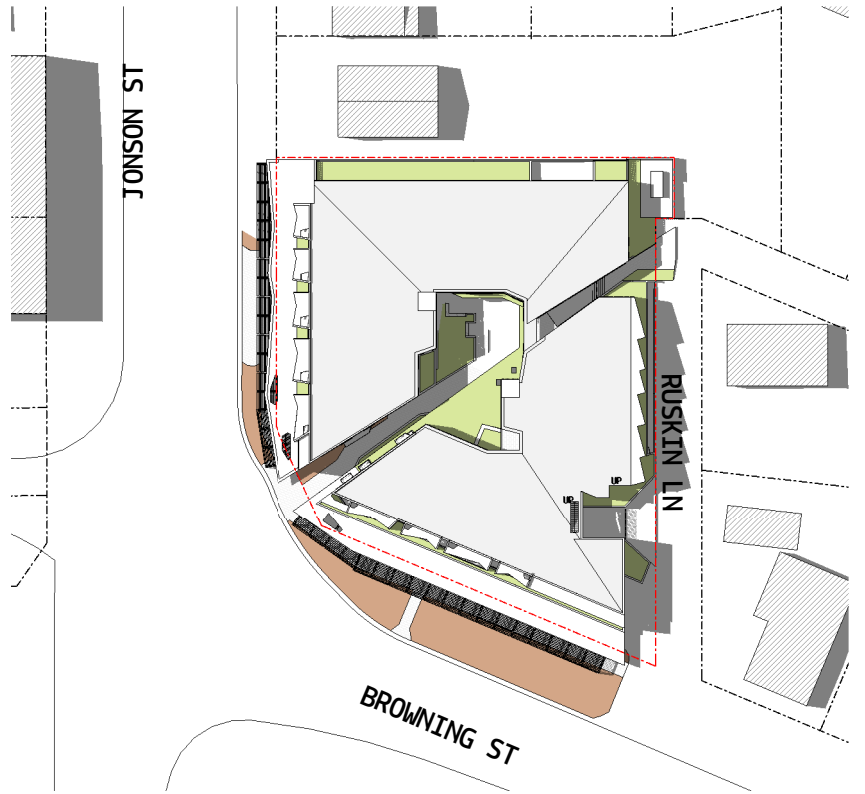
2 SITE SUN STUDY - SUMMER 11AM
SCALE 1 : 500



3 SITE SUN STUDY - SUMMER 12PM
SCALE 1 : 500



4 SITE SUN STUDY - SUMMER 1PM
SCALE 1 : 500



5 SITE SUN STUDY - SUMMER 3PM
SCALE 1 : 500

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PROJECT TITLE
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DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
SUNSHADING DIAGRAMS

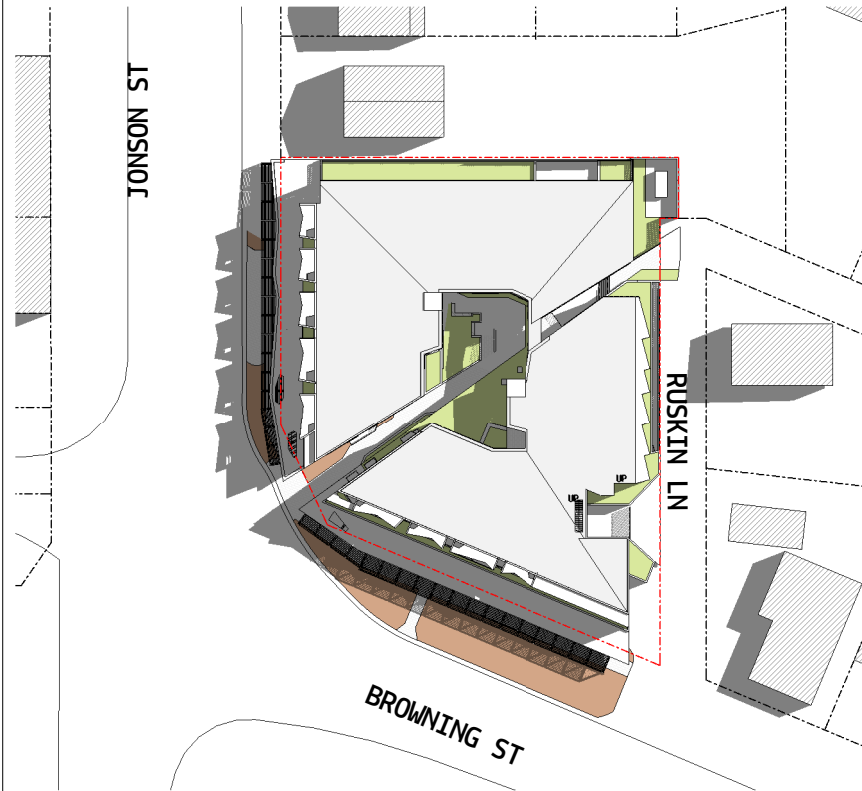
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PROJECT No:
170102

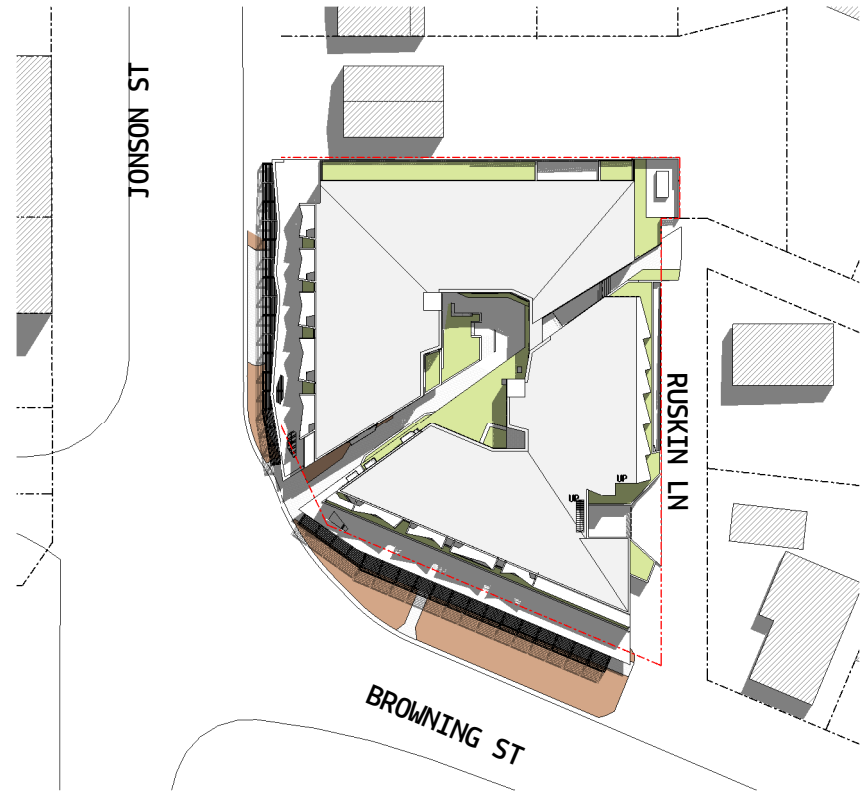
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DRAWN BY: ME	TP3.07	1

MYERS ELLYETT

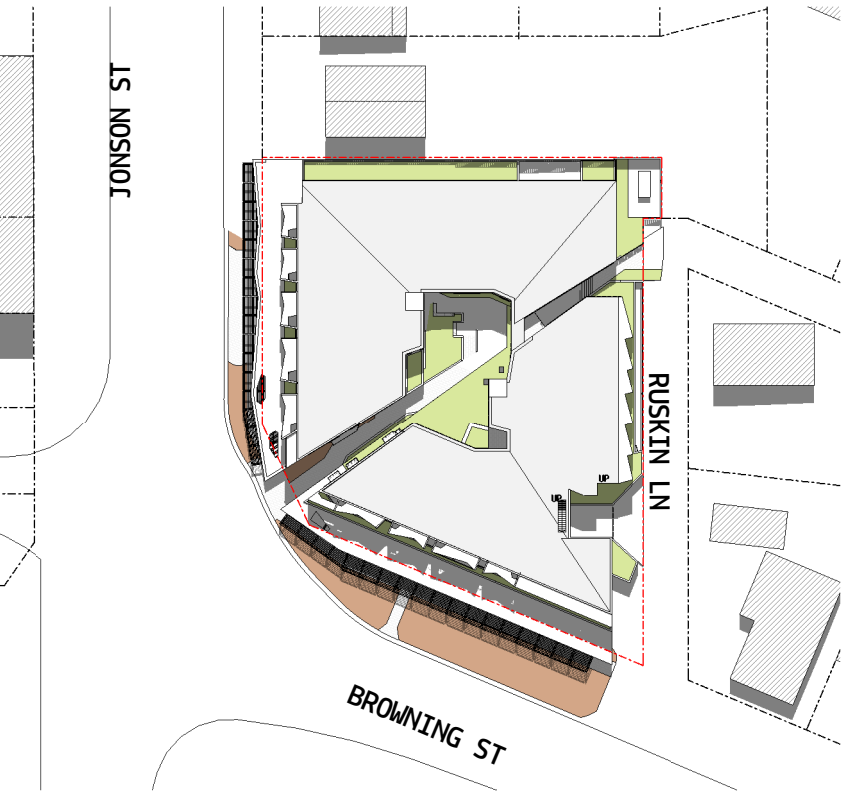
31 AARON ST. PARRAMATTA NSW 2150
31 AARON ST.
www.myersellyett.com.au



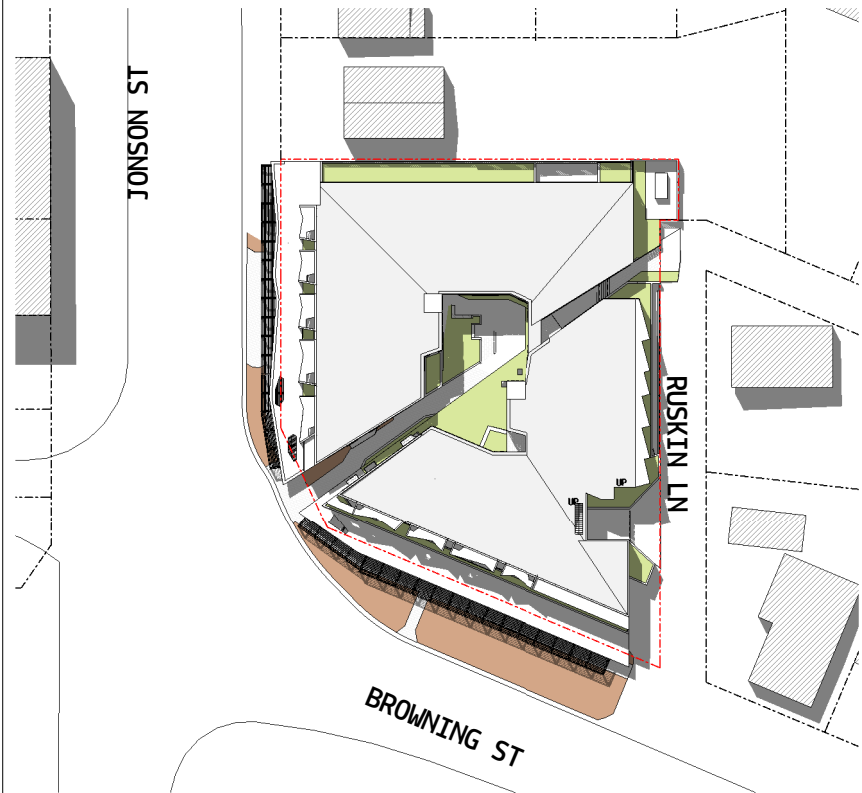
1 SITE SUN STUDY - EQUINOX 9AM
SCALE 1 : 500



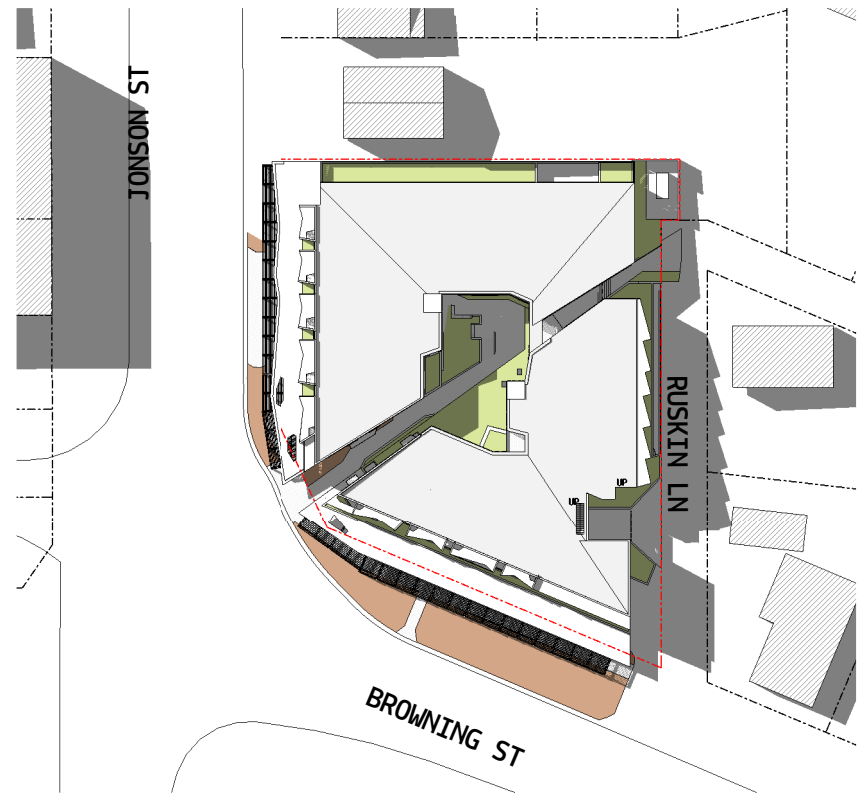
2 SITE SUN STUDY - EQUINOX 11AM
SCALE 1 : 500



3 SITE SUN STUDY - EQUINOX 12PM
SCALE 1 : 500



4 SITE SUN STUDY - EQUINOX 1PM
SCALE 1 : 500



5 SITE SUN STUDY - EQUINOX 3PM
SCALE 1 : 500

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DEVELOPMENT
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DRAWING TITLE
SUNSHADING DIAGRAMS

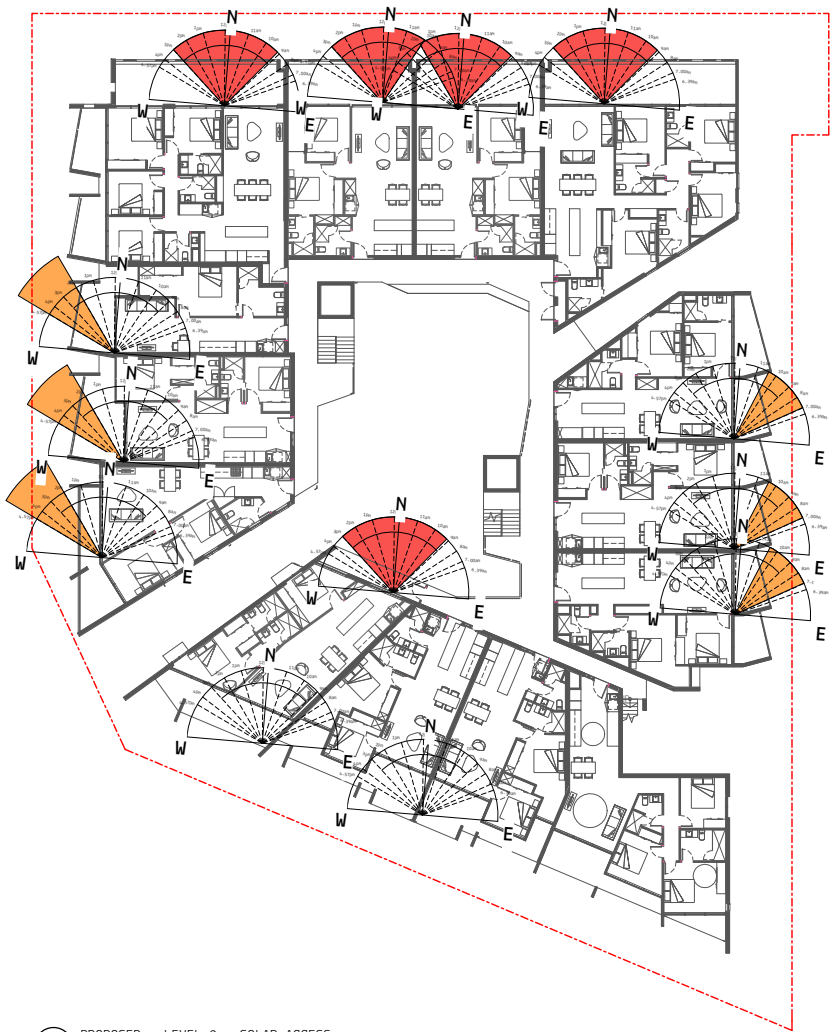
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DATE: 2017	DWG No: TP3.08
DRAWN BY: ME	REV 1

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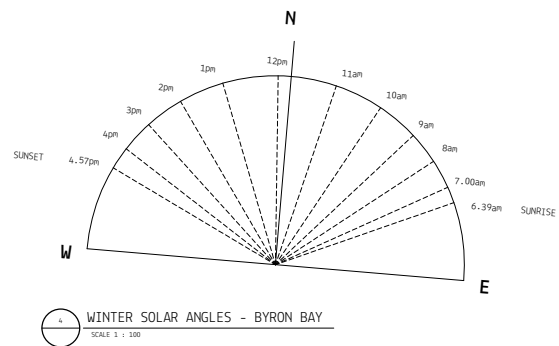
31 AARDE ST. PARRAMATTA NSW 2150
31 9500 9500
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2
SECTION
PROPOSED - LEVEL 1 - SOLAR ACCESS
SCALE 1 : 200



1
SECTION
PROPOSED - LEVEL 2 - SOLAR ACCESS
SCALE 1 : 200



SHOP TOP HOUSING

- APARTMENT RECEIVES A MIN OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM & 3PM DURING MID-WINTER
- APARTMENT RECEIVES A MIN OF 3 HOURS DIRECT SUNLIGHT BETWEEN 7AM & 5PM DURING MID-WINTER

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PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
APARTMENT SOLAR ACCESS

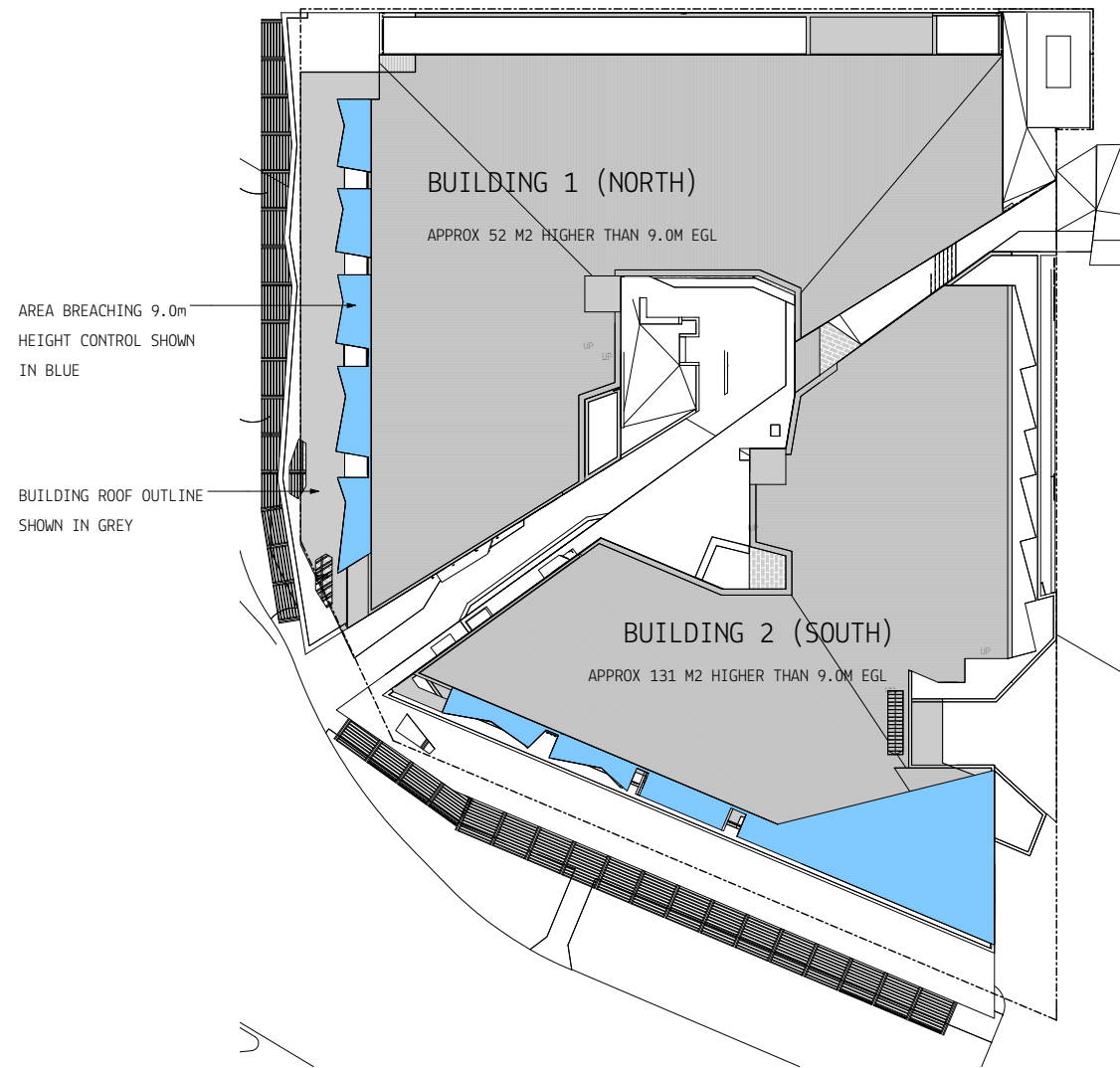
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As indicated 170102

DATE: 2017	DWG No:	REV
DRAWN BY: JM	TP3.09	1

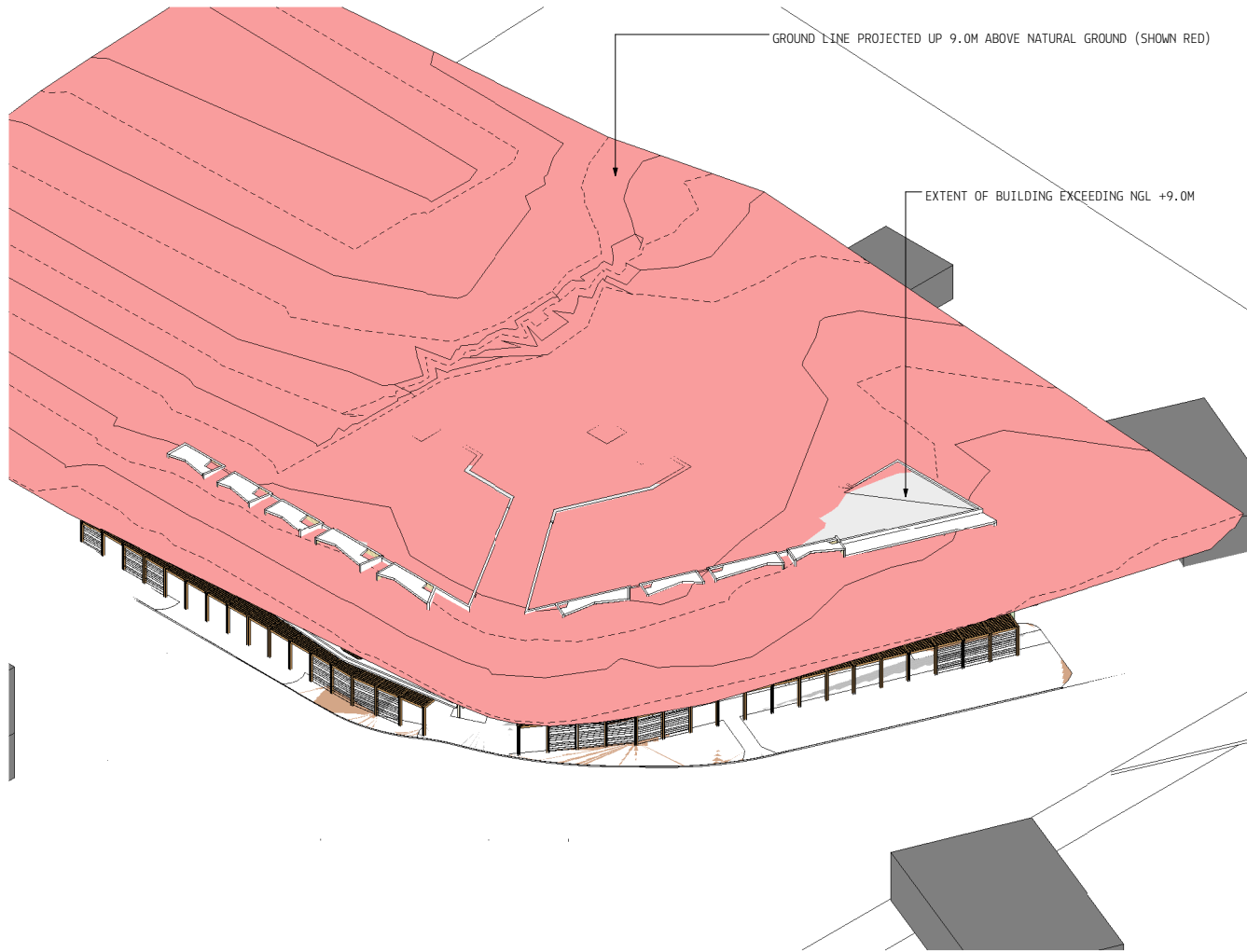
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2 PLAN VIEW - BUILDING HEIGHT DIAGRAM 9.0 M
SCALE: 1 : 250



1 ISOMETRIC - BUILDING HEIGHT DIAGRAM 9.0 M
SCALE

DA ISSUE

1	08.10.2019	DA ISSUE	ME
No	Date	Description	By

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PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
BUILDING HEIGHT DIAGRAM 9.0
M

SCALE: @ A3
1 : 250

PROJECT No:
170102

DATE:
02/12/18

DRAWN BY:
Author

DWG No:
TP3.10

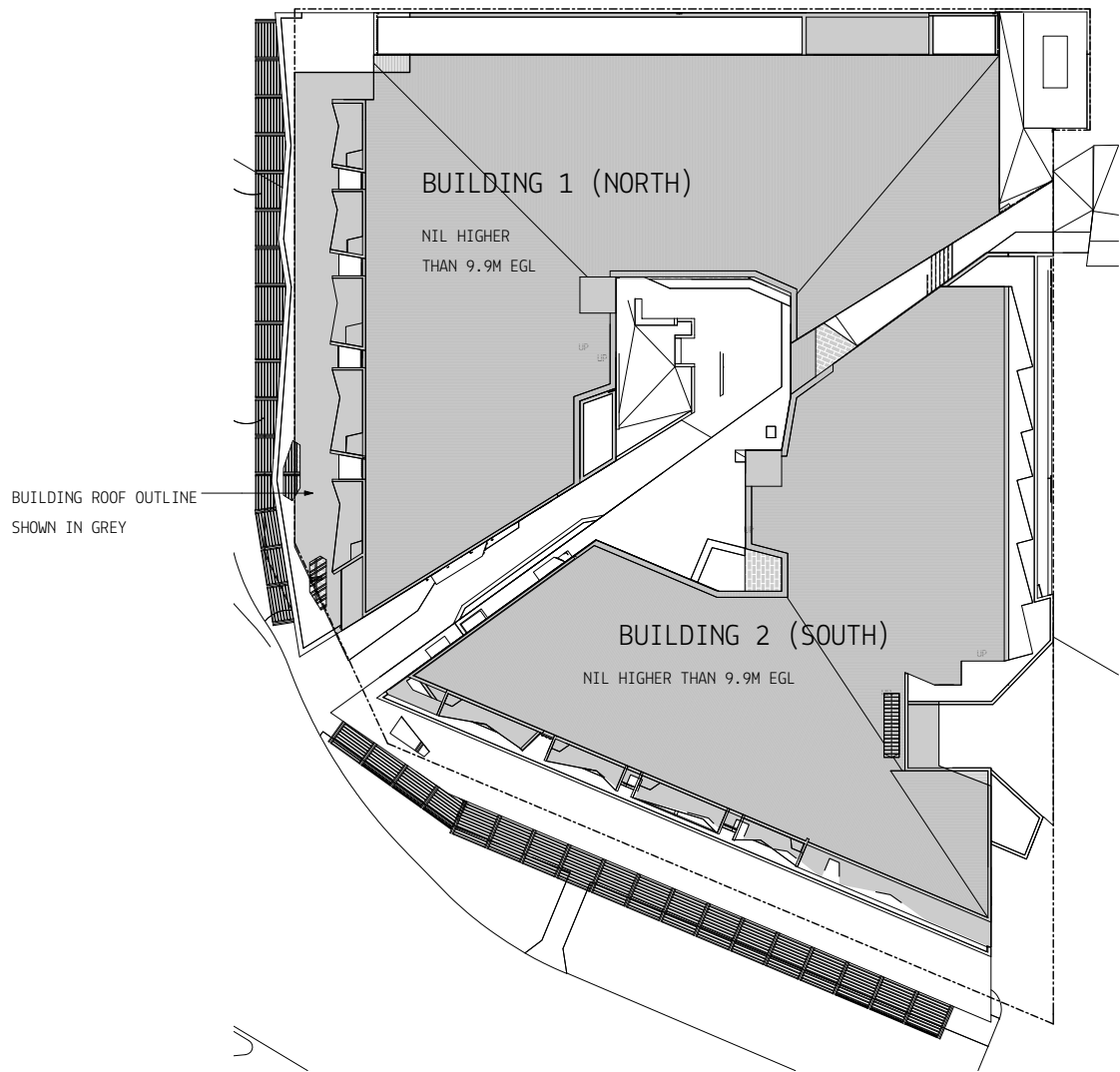
REV
1

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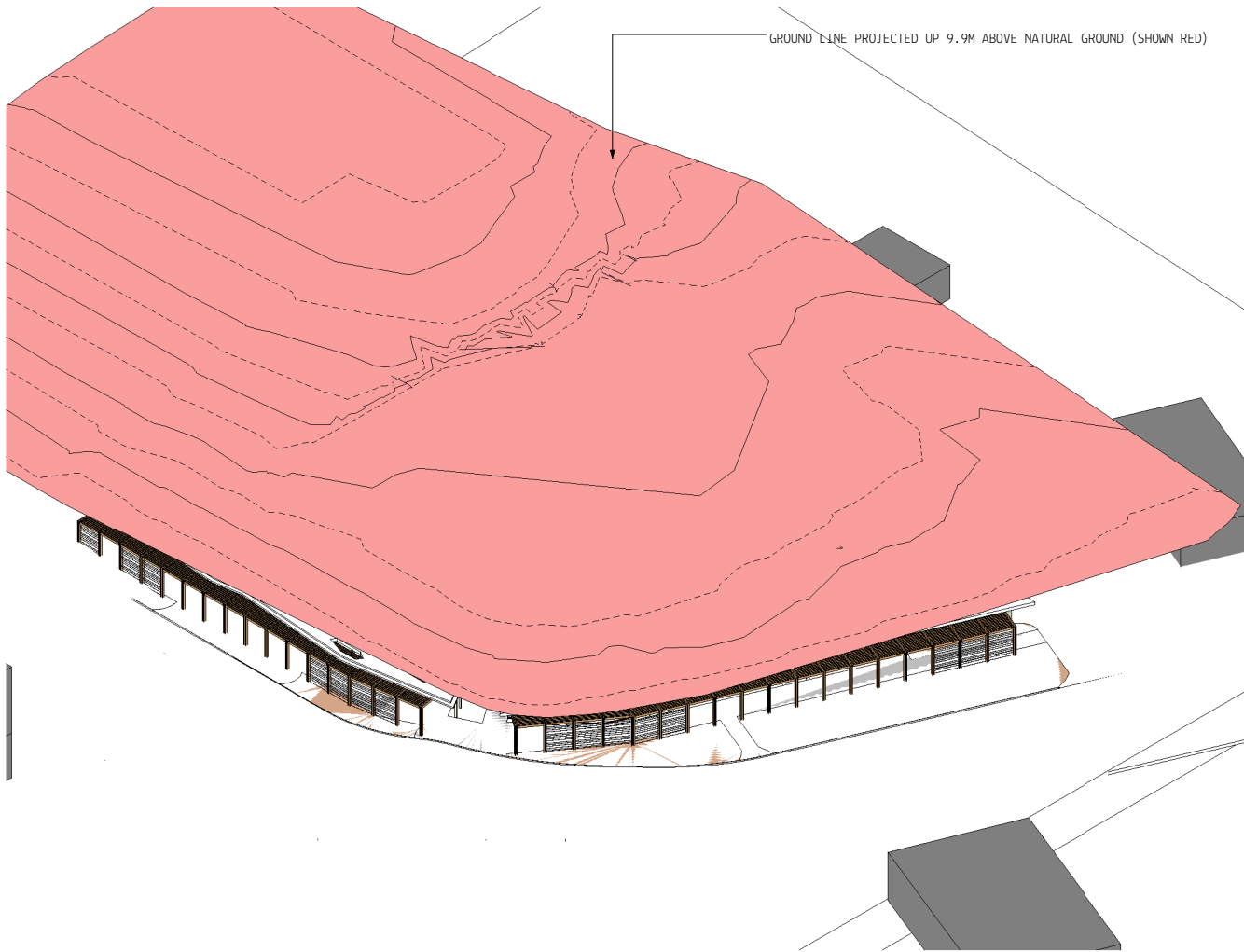
37 JARVIS ST POBOX 10000 BRNBY NSW 2466

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2 PLAN VIEW - BUILDING HEIGHT DIAGRAM 9.9 M
SCALE: 1 : 250



1 ISOMETRIC - BUILDING HEIGHT DIAGRAM 9.9 M
SCALE

DA ISSUE

1	08.10.2019	DA ISSUE	ME
No	Date	Description	By

CLIENT
JGD DEVELOPMENTS



PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
BUILDING HEIGHT DIAGRAM 9.9
M

SCALE: @ A3
1 : 250

PROJECT No:
170102

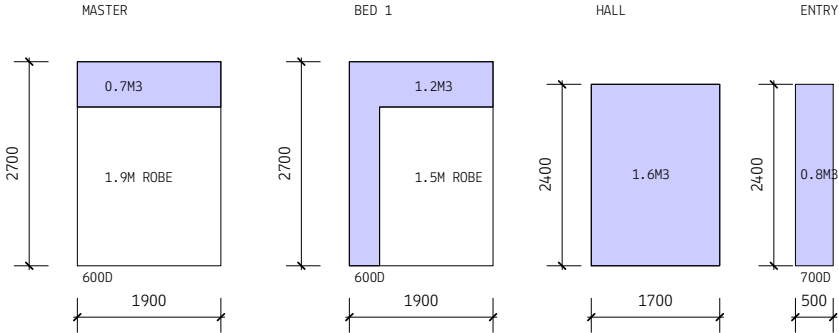
DATE: 02/12/18	DWG No:	REV
DRAWN BY: Author	TP3.11	1

MYERS ELLYETT

31 JARVIS ST. PARRAMATTA NSW 2150
BY JOHN KEMP
www.myersellyett.com.au

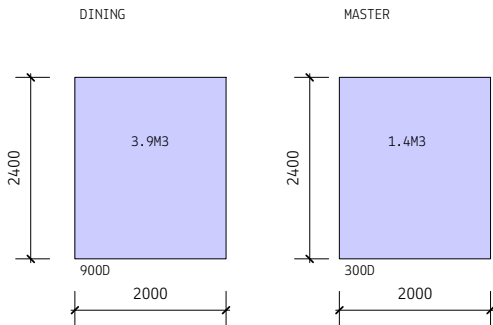
U1.1 & U2.1 [2 BED]

REQUIRED ADDITIONAL STORAGE: 8.0M3
PROVIDED BASEMENT: 4.0M3
PROVIDED APARTMENT: 4.3M3



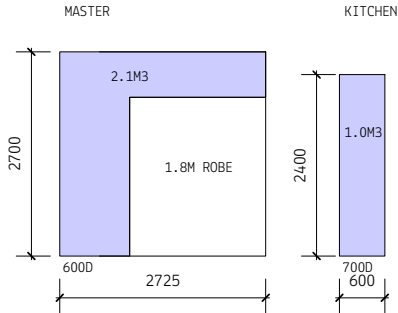
U1.2 & U2.2 [2 BED]

REQUIRED ADDITIONAL STORAGE: 8.0M3
PROVIDED BASEMENT: 4.3M3
PROVIDED APARTMENT: 5.3M3



U1.3 & U2.3 [2 BED]

REQUIRED ADDITIONAL STORAGE: 6.0M3
PROVIDED BASEMENT: 3.0M3
PROVIDED APARTMENT: 3.1M3



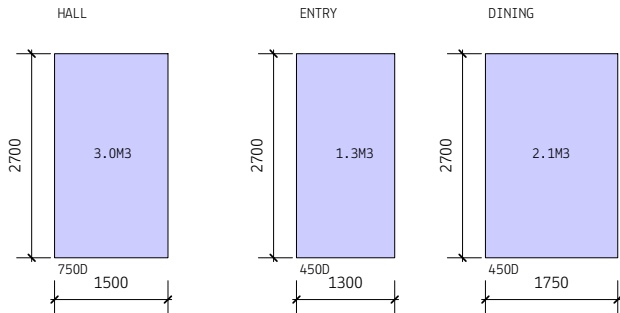
1 ADDITIONAL STORAGE CALCULATIONS
SCALE: 1 : 50

THE ABOVE DIAGRAMATIC ELEVATIONS REPRESENT THE ADDITIONAL STORAGE PROVIDED WITHIN EACH OF THE SHOP TOP APARTMENTS.
NOTE: BASEMENT STORAGE IS TO BE PROVIDED IN LOCKED STORAGE CABINETS IN FRONT OF ALLOCATED CAR SPACES.

STORAGE CALCULATIONS ARE NOT PROVIDED FOR SERVICED APARTMENTS.

U1.4 & U2.4 [4 BED]

REQUIRED ADDITIONAL STORAGE: 10.0M3
PROVIDED BASEMENT: 5.0M3
PROVIDED APARTMENT: 6.7M3



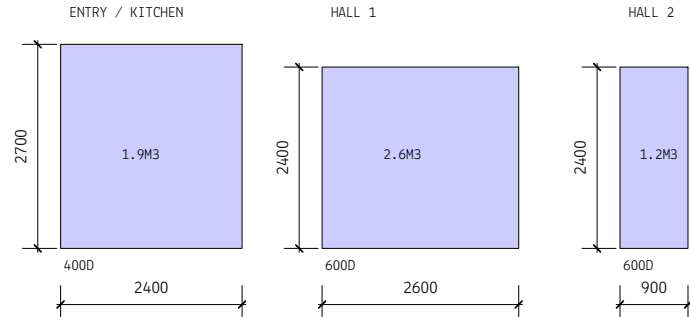
U1.5, U1.6, U2.5 & U2.6 [2 BED]

REQUIRED ADDITIONAL STORAGE: 8.0M3
PROVIDED BASEMENT: 4.0M3
PROVIDED APARTMENT: 5.1M3



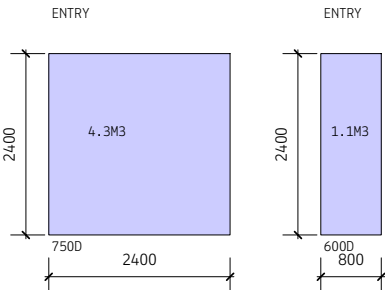
U1.7 & U2.7 [4 BED]

REQUIRED ADDITIONAL STORAGE: 10.0M3
PROVIDED BASEMENT: 5.0M3
PROVIDED APARTMENT: 5.7M3



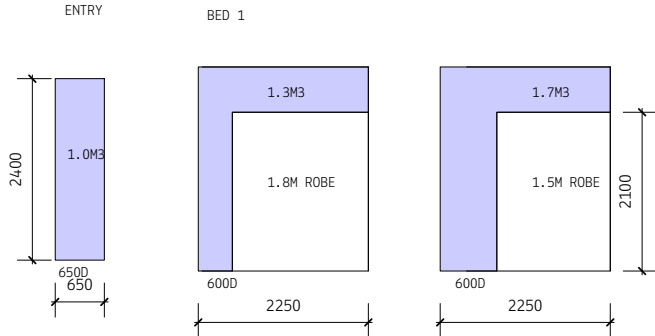
U1.8 & U2.8 [3 BED]

REQUIRED ADDITIONAL STORAGE: 10.0M3
PROVIDED BASEMENT: 5.0M3
PROVIDED APARTMENT: 5.4M3



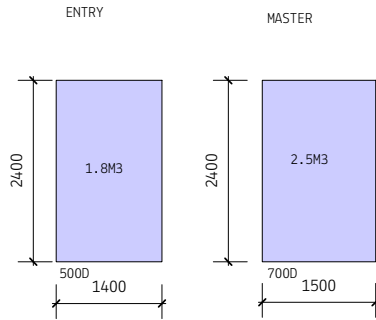
U1.9, U1.10, U2.9 & U2.10 [2 BED]

REQUIRED ADDITIONAL STORAGE: 8.0M3
PROVIDED BASEMENT: 4.0M3
PROVIDED APARTMENT: 4.0M3



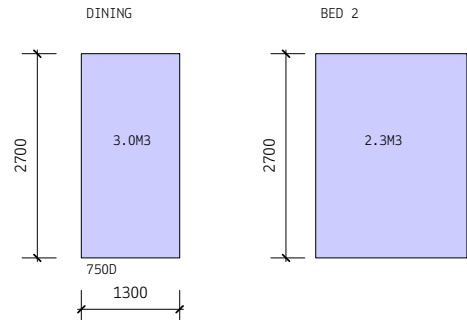
U1.11, U2.11, [2 BED]

REQUIRED ADDITIONAL STORAGE: 8.0M3
PROVIDED BASEMENT: 4.0M3
PROVIDED APARTMENT: 4.3M3



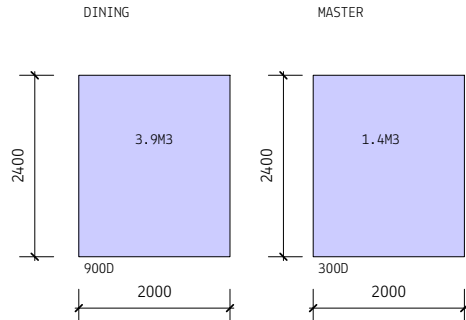
U1.12 & U2.12 [2 BED]

REQUIRED ADDITIONAL STORAGE: 8.0M3
PROVIDED BASEMENT: 4.3M3
PROVIDED APARTMENT: 5.3M3



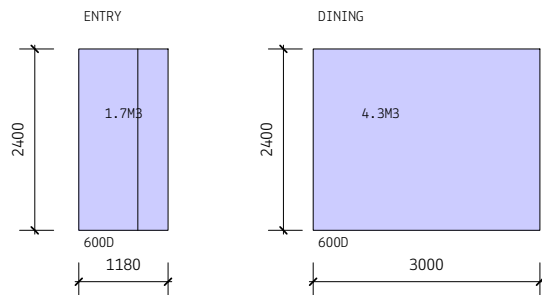
U1.13 & U2.13 [2 BED]

REQUIRED ADDITIONAL STORAGE: 8.0M3
PROVIDED BASEMENT: 4.3M3
PROVIDED APARTMENT: 5.3M3



U1.14 & U2.14 [2 BED]

REQUIRED ADDITIONAL STORAGE: 8.0M3
PROVIDED BASEMENT: 4.3M3
PROVIDED APARTMENT: 6.0M3



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PROJECT TITLE
JONSON STREET MIXED USED
DEVELOPMENT
137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
APARTMENT STORAGE
CALCULATIONS

SCALE: @ A1
1 : 50
PROJECT No: 170102
DATE: 03/25/19
DRAWN BY: TP3.12
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JONSON STREET MIXED USED
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137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
3D PERSPECTIVE

SCALE: @ A1PROJECT No:
170102

DATE: 2017	DWG No:	REV
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137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

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INTERNAL COURTYARD - VIEW THROUGH TO JONSON AND BROWNING ST

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137-139 JONSON ST & 3 BROWNING ST, BYRON BAY

DRAWING TITLE
3D PERSPECTIVE

SCALE: @ A1PROJECT No:
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DATE: 02/28/18	DWG No:	REV
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