

FUTUREFLIP

Project Name 42 SHIRLEY
Project Address 42 SHIRLEY ST, BYRON BAY



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A110	SITE ANALYSIS
A120	SUBDIVISION PLAN
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A210	GROUND FLOOR
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B	20/07/22	FOR CONSULTANTS		
C	27/07/22	DA ISSUE		
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XX0	Checker	223051
Drawing No.	Revision	
DA-A100	/ D	

Project
42 SHIRLEY

42 SHIRLEY ST, BYRON BAY

Drawing Name
OVERALL SITE PLAN

FOR INFORMATION

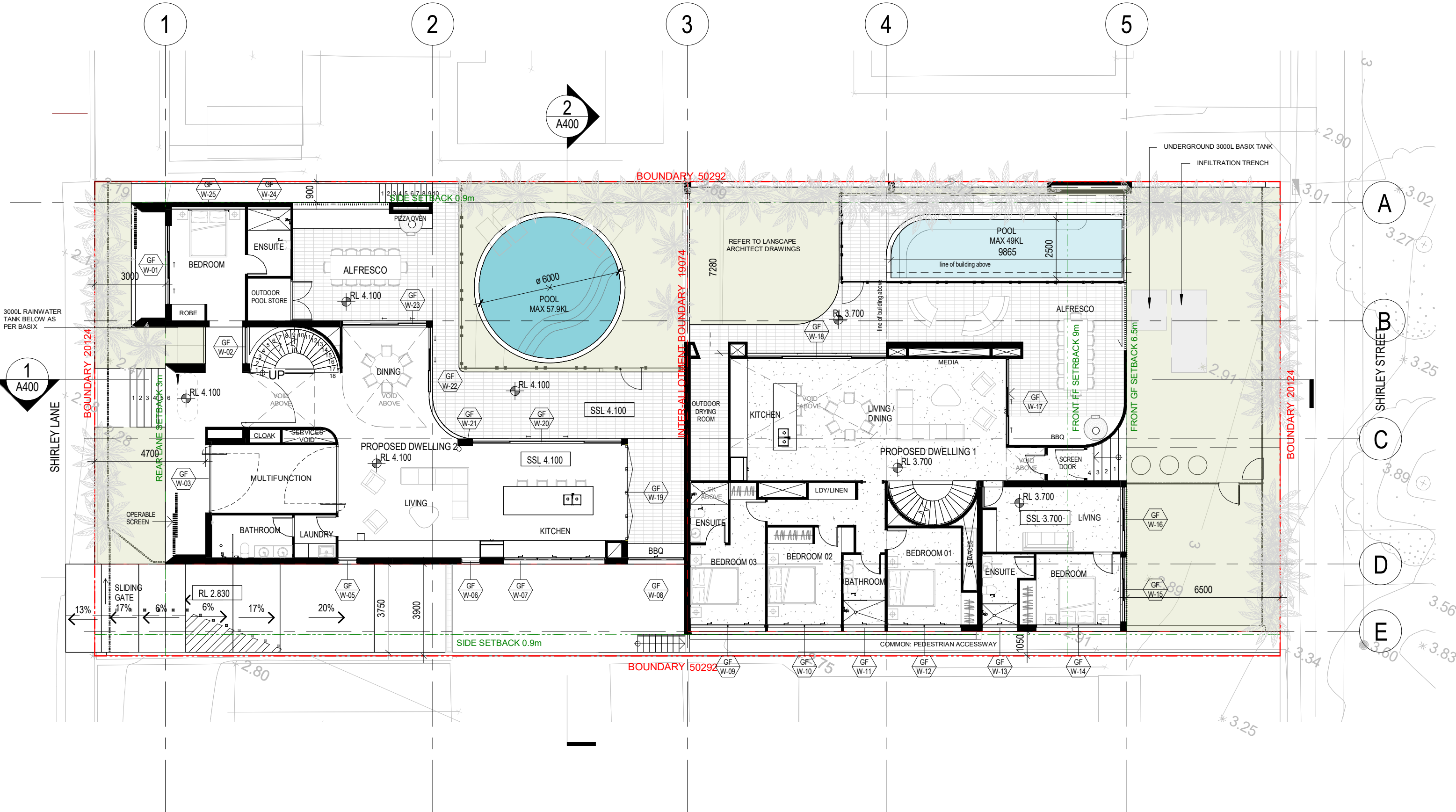


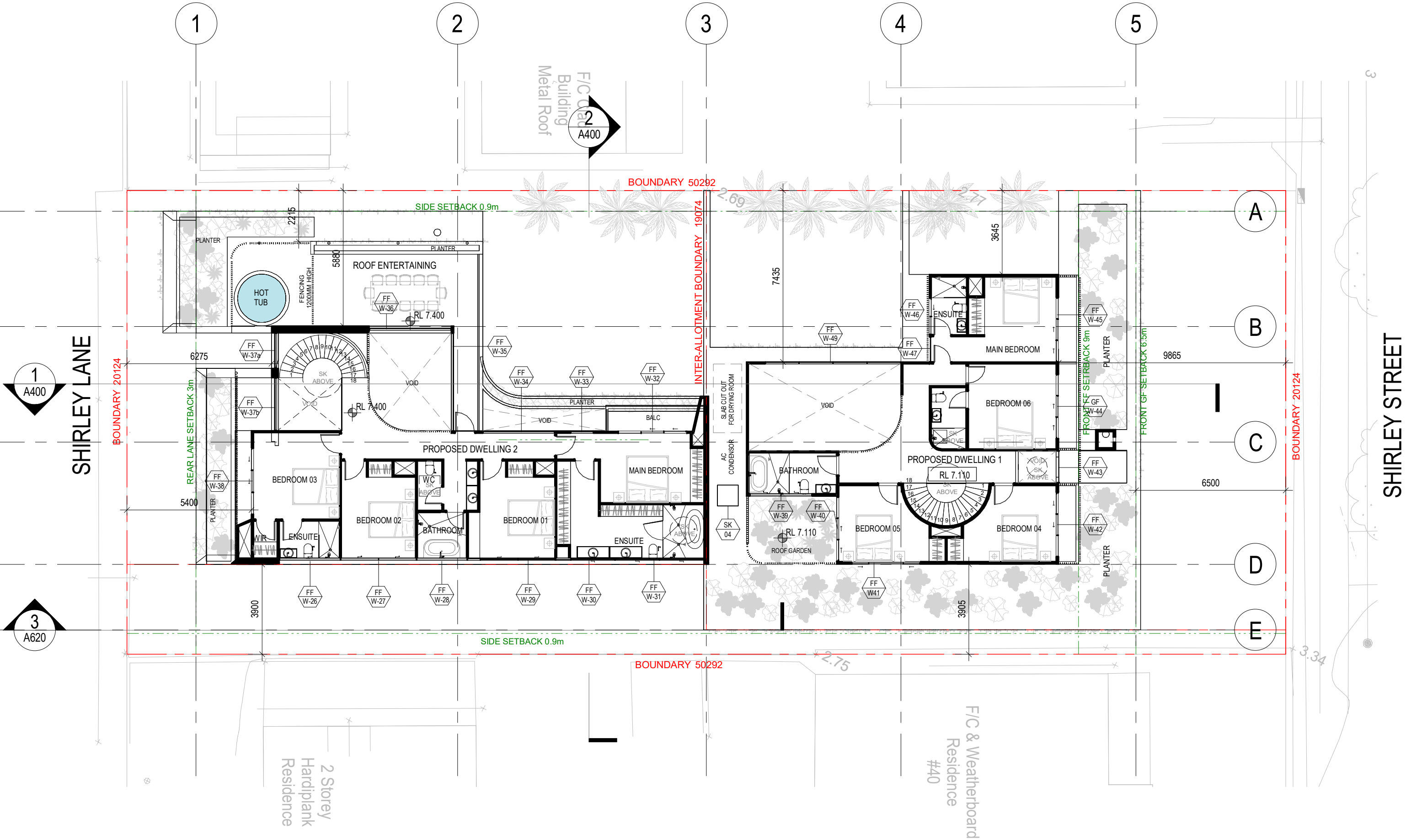


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Drawing No.	Revision	
DA-A200	/ D	

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Drawing No.	Revision	
DA-A220	/ D	

Project	42 SHIRLEY
42 SHIRLEY ST, BYRON BAY	
Drawing Name	FIRST FLOOR

FUTUREFLIP

FOR INFORMATION

SHIRLEY LANE

BOUNDARY 20124

REAR LANE SETBACK 3m

3000

SIDE SETBACK 0.9m

BOUNDARY 50292

INTER-ALLIEMENT BOUNDARY 19074

POOL BELOW

ENTERTAINING BELOW

ROOF FALLS AND DRAINAGE TO HYDRAULIC ENGINEER REQUIREMENTS

SKYLIGHT

SK 01

SKYLIGHT

SOLAR PANELS TO BASIX REQUIREMENTS

SKYLIGHT

SK 03

SIDE SETBACK 0.9m

BOUNDARY 50292

2.69

2.77

12.40°

30.00°

12.40°

ROOF FALLS AND DRAINAGE TO HYDRAULIC ENGINEER REQUIREMENTS

SKYLIGHT

SK 05

F/C & Weatherboard
Residence
#40

2.75

12.40°

30.00°

30.00°

FRONT FF SETBACK 9m

FRONT GF SETBACK 6.5m

SKYLIGHT

SK 06

SKYLIGHT

SK 07

BOUNDARY 20124

3.34

SHIRLEY STREET

3

2 Storey
Hardiplank
Residence

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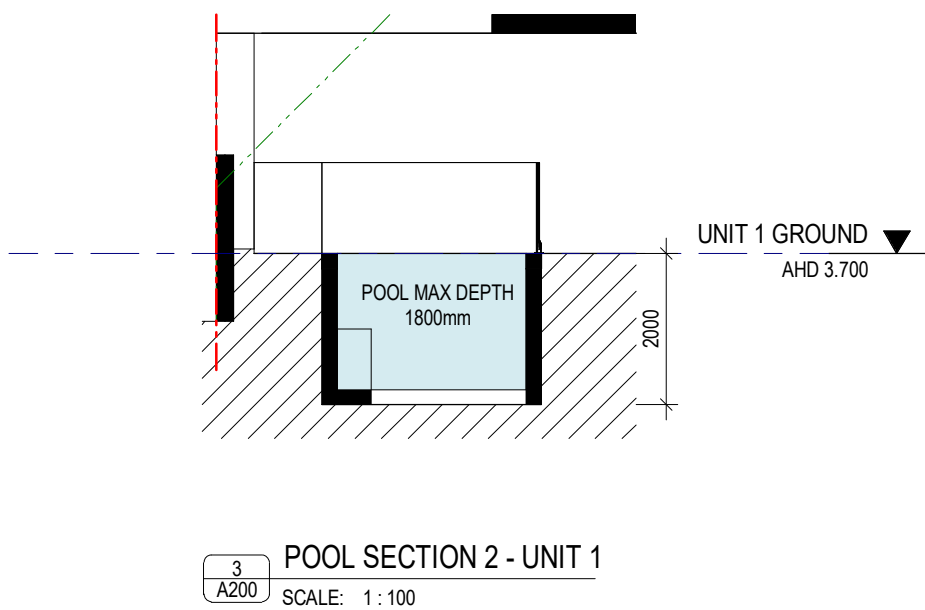
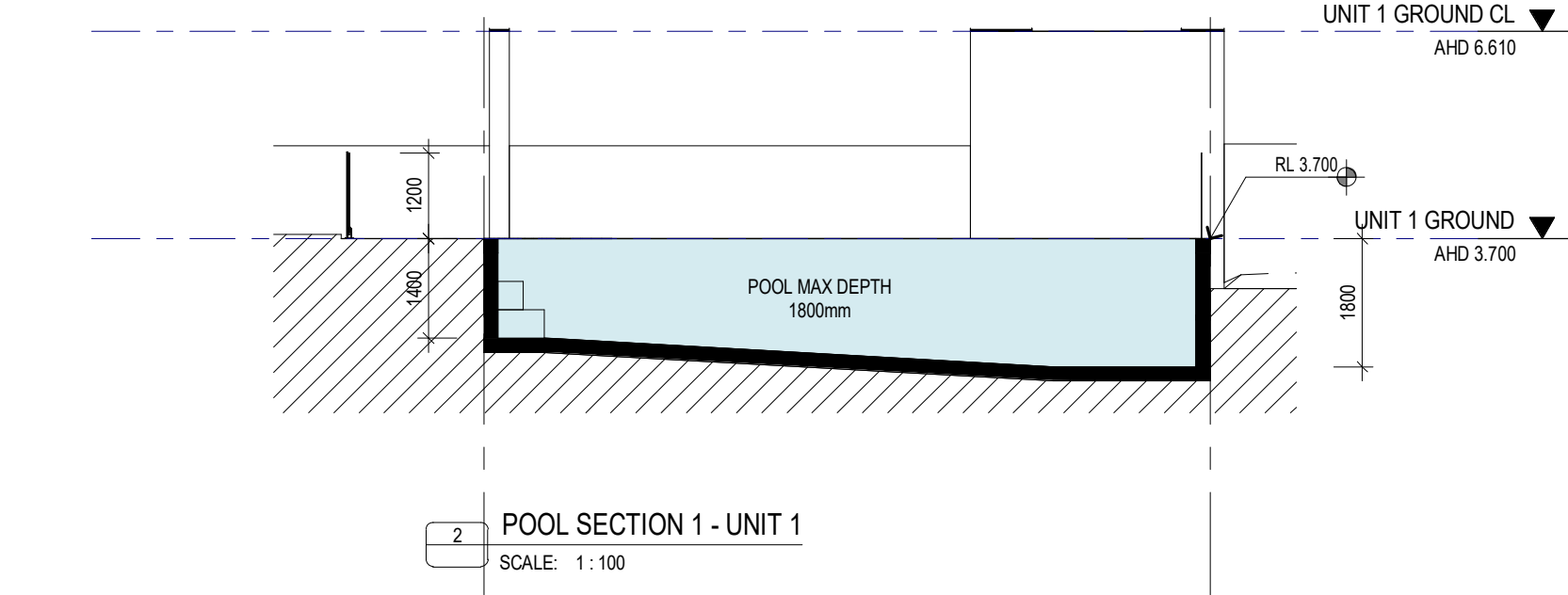
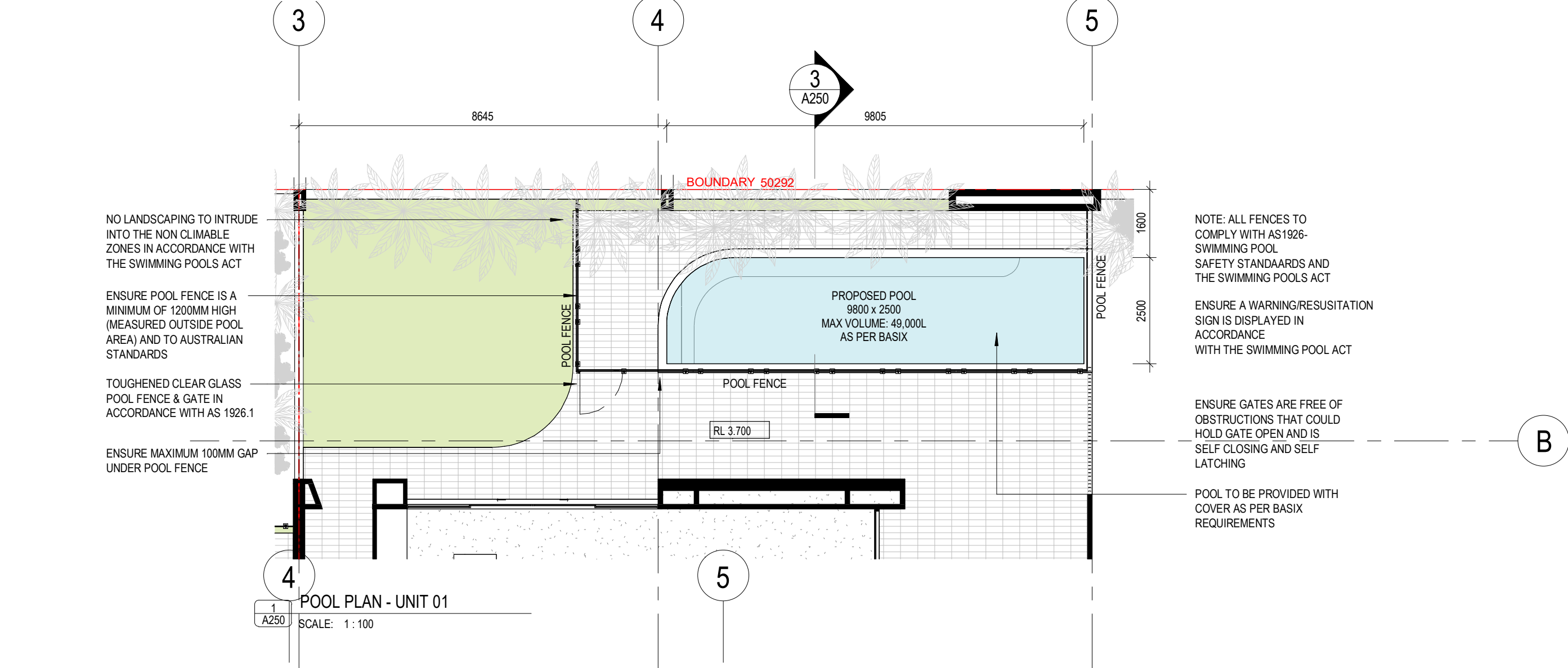
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Drawing No.	Revision	
DA-A230	/ D	

Project	42 SHIRLEY
42 SHIRLEY ST, BYRON BAY	
Drawing Name	ROOF PLAN

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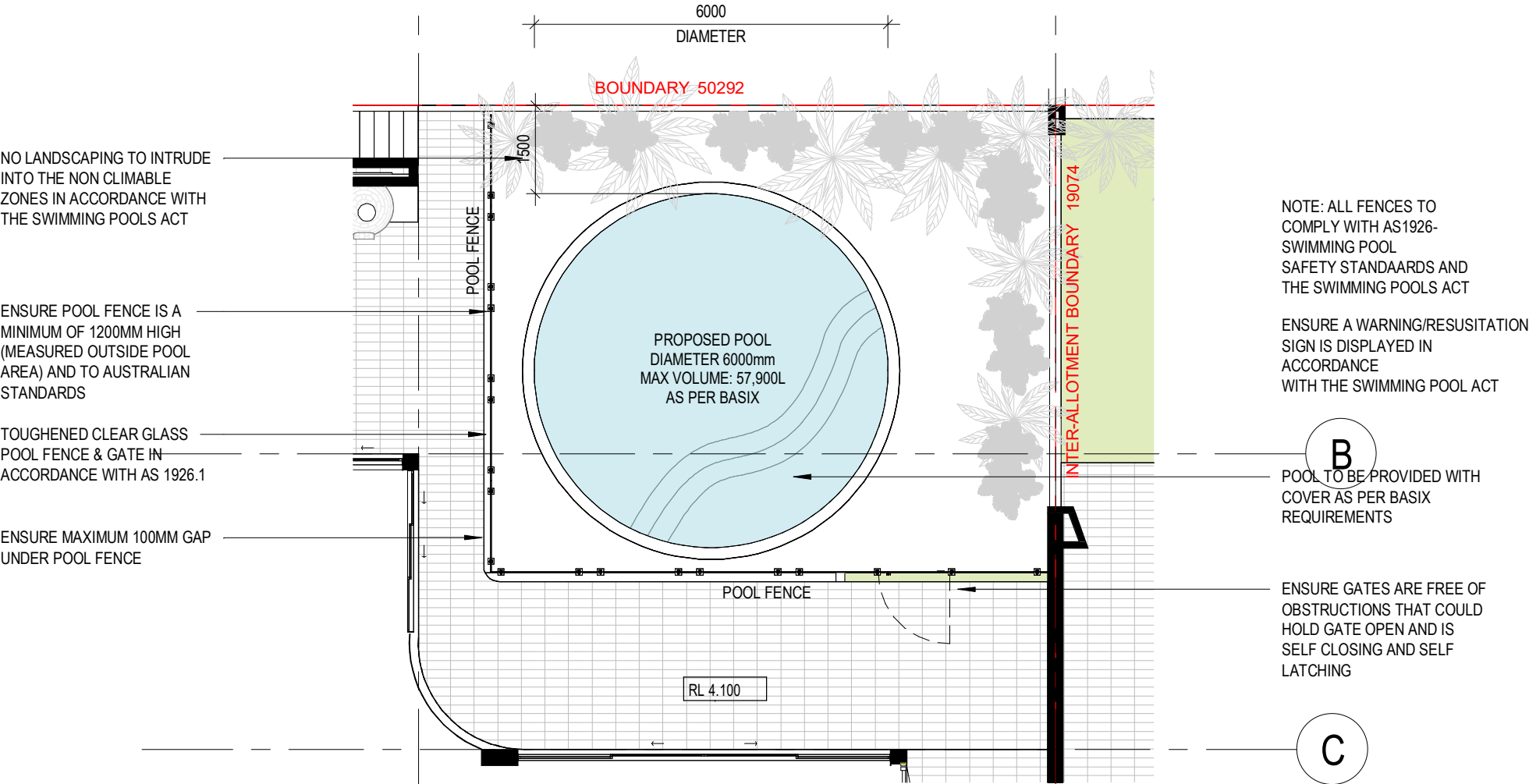
FOR INFORMATION



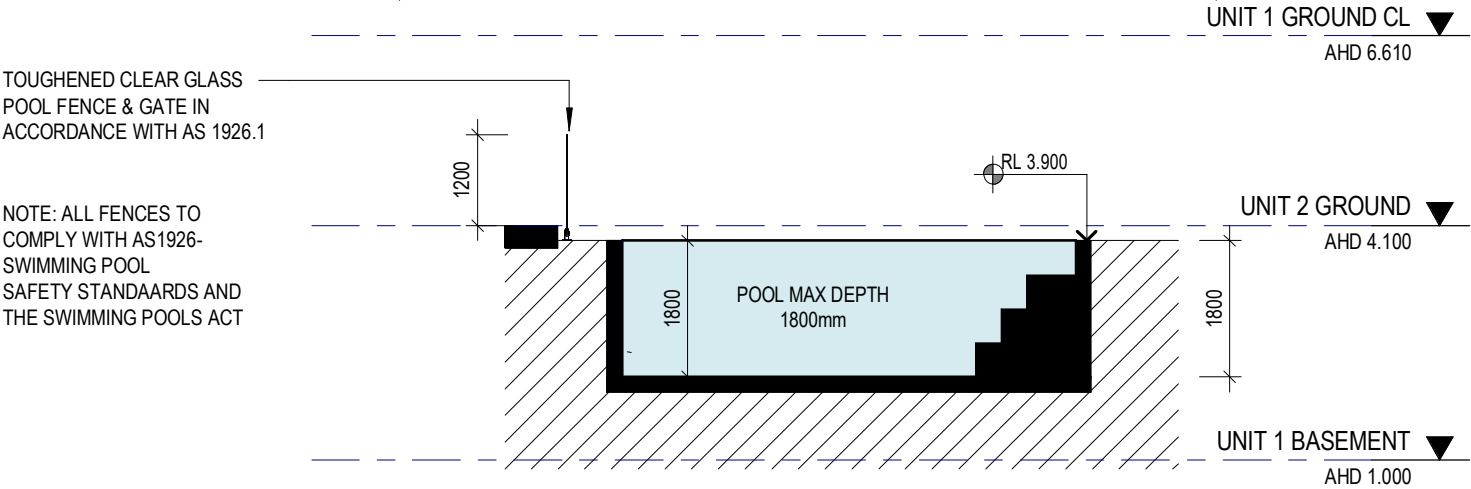
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Author	Checker	223051
Drawing No.	Revision	
DA-A250	/ D	

Project	42 SHIRLEY
	42 SHIRLEY ST, BYRON BAY
Drawing Name	POOL PLAN & SECTION - UNIT 1



1
-
POOL PLAN - UNIT 02
SCALE 1 : 100



2
-
POOL SECTION 1 - UNIT 2
SCALE 1 : 100

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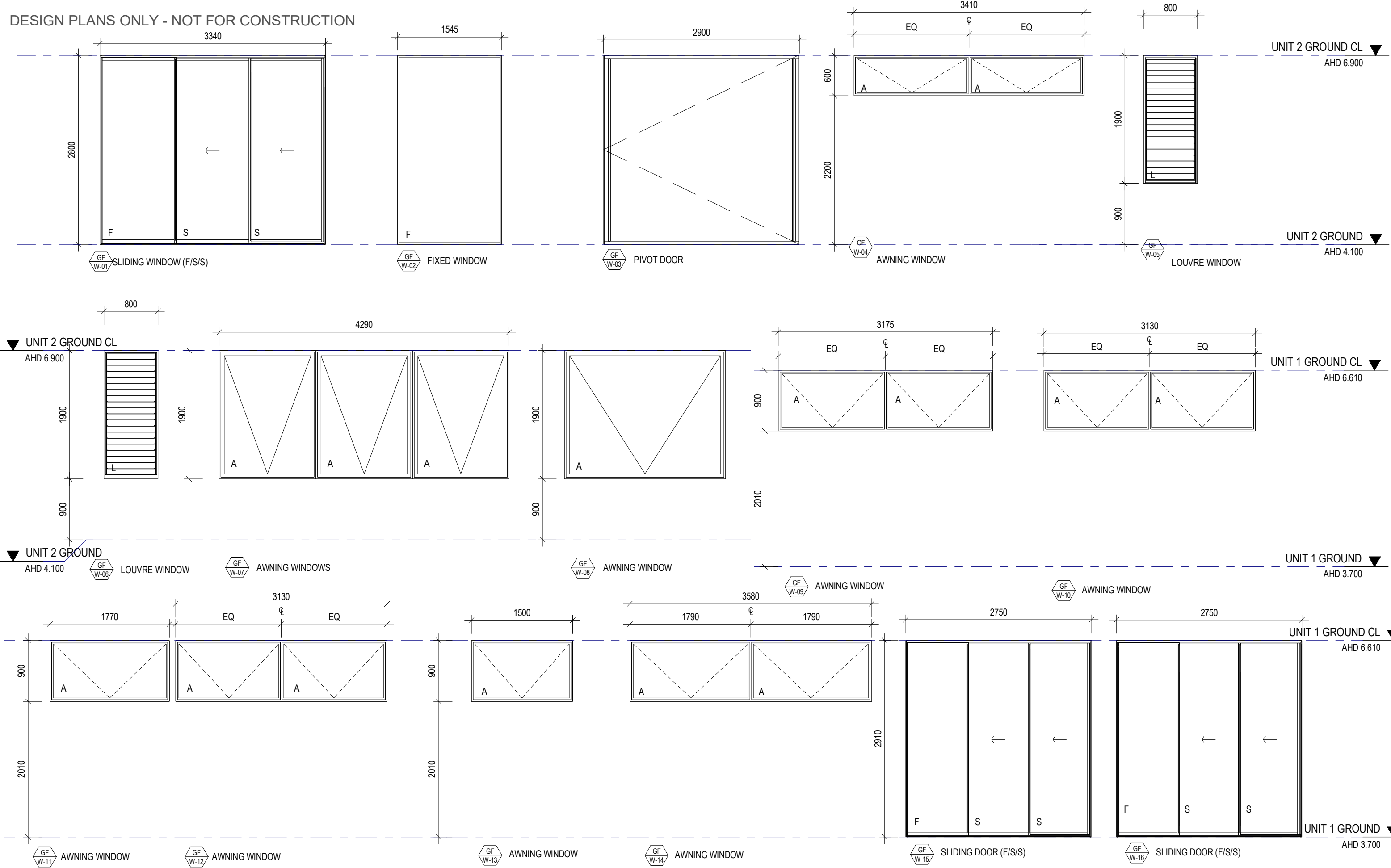
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Author	Checker	223051
Drawing No.	Revision	
DA-A260	/ D	

Project
42 SHIRLEY
42 SHIRLEY ST, BYRON BAY
Drawing Name
POOL PLAN & SECTION - UNIT 2

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FOR INFORMATION

DESIGN PLANS ONLY - NOT FOR CONSTRUCTION



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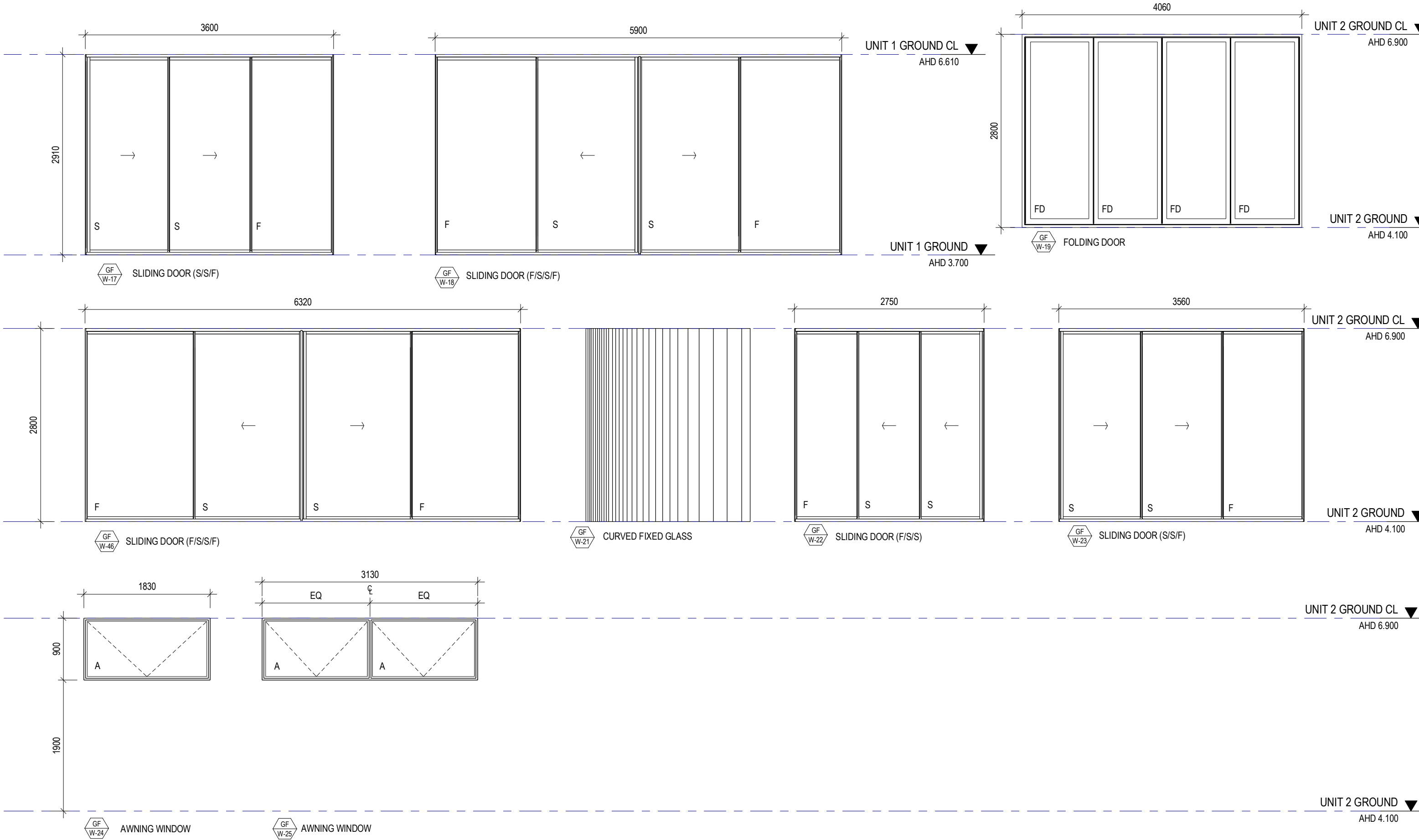
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Author	Checker	223051
Drawing No.	Revision	
DA-A500	/ D	

Project	42 SHIRLEY
42 SHIRLEY ST, BYRON BAY	
Drawing Name	WINDOW SCHEDULE - SHEET 1

FUTURE FLIP

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Author	Checker	223051
Drawing No.	Revision	
DA-A501	/ D	

Project
42 SHIRLEY

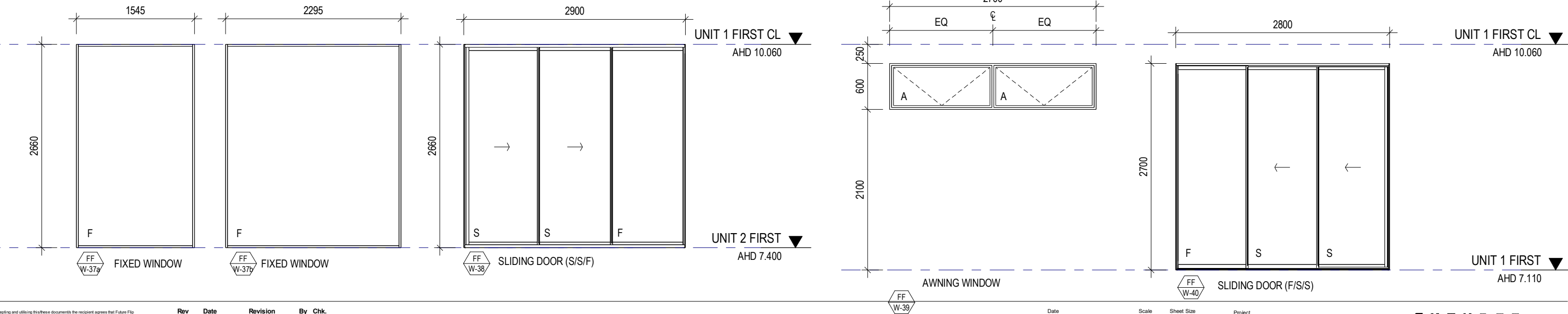
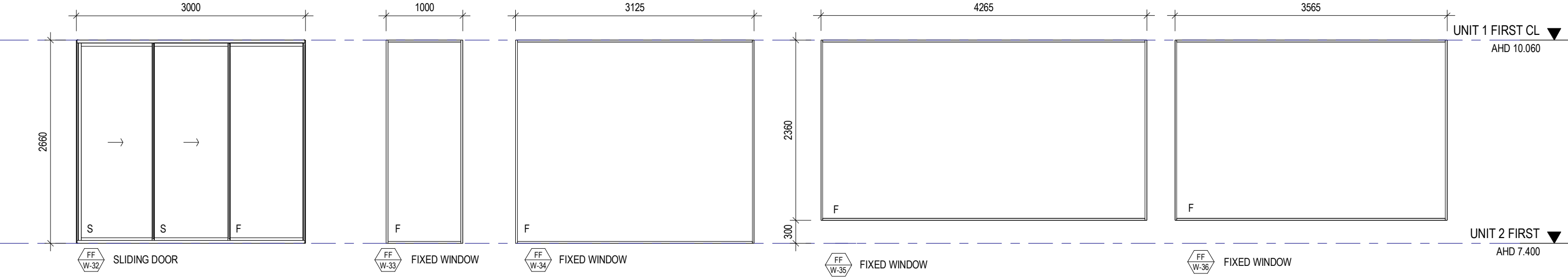
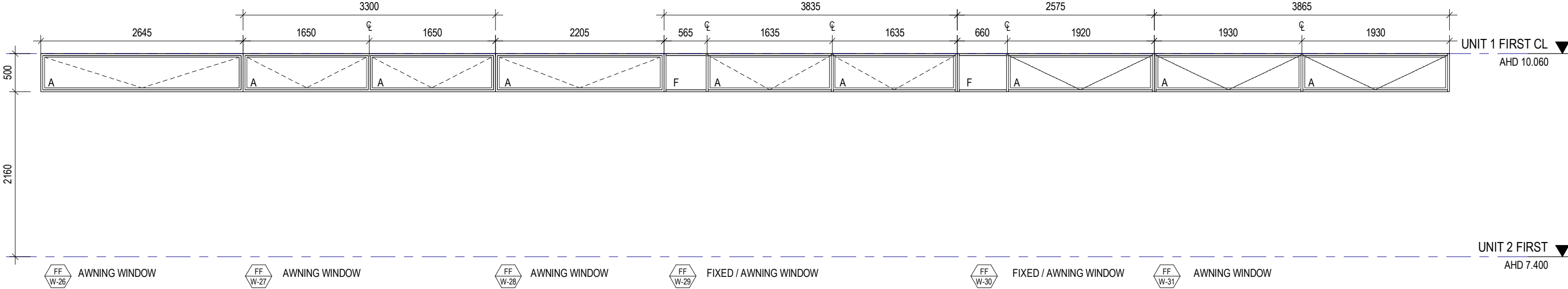
42 SHIRLEY ST, BYRON BAY

Drawing Name
WINDOW SCHEDULE - SHEET 2

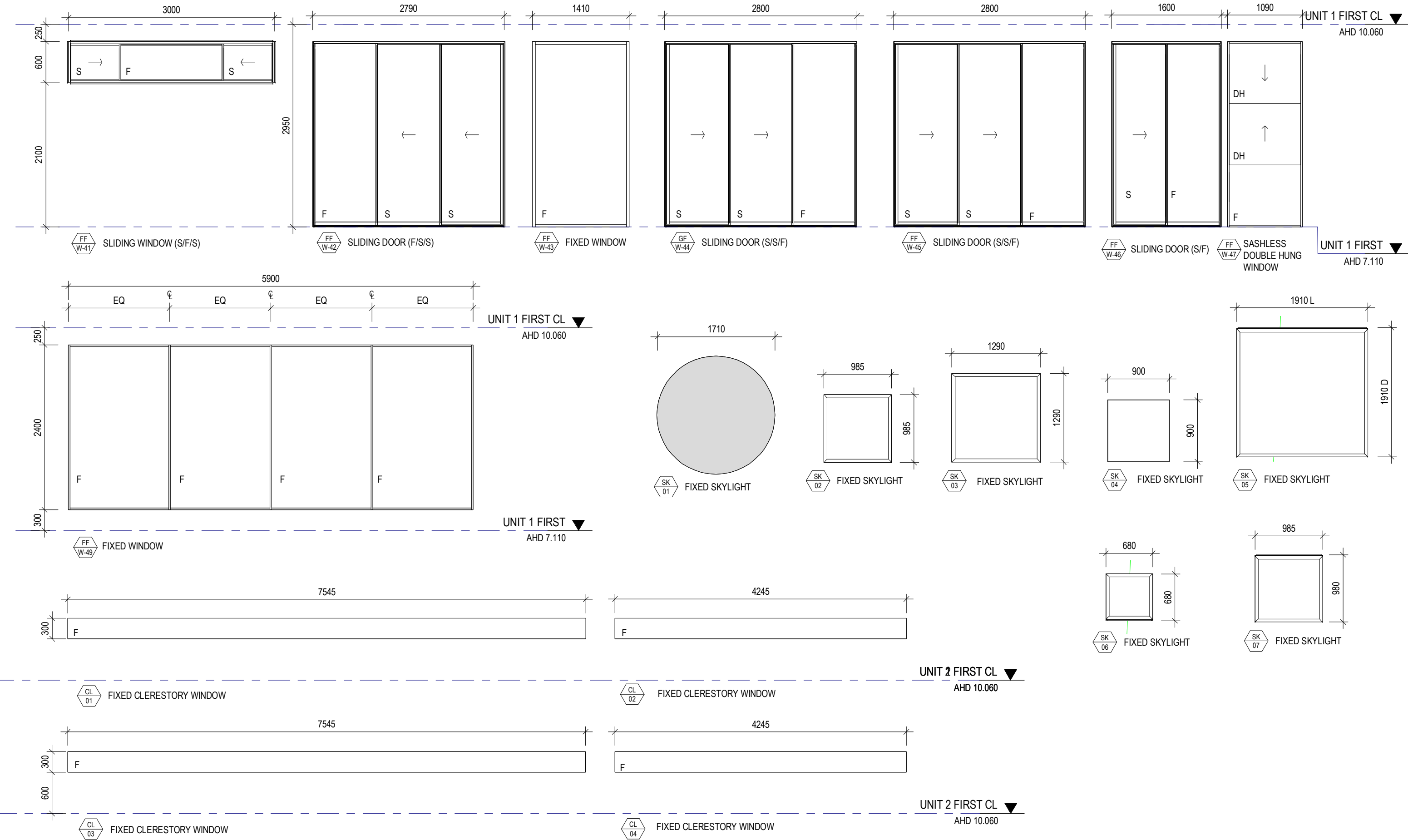
FUTURE FLIP

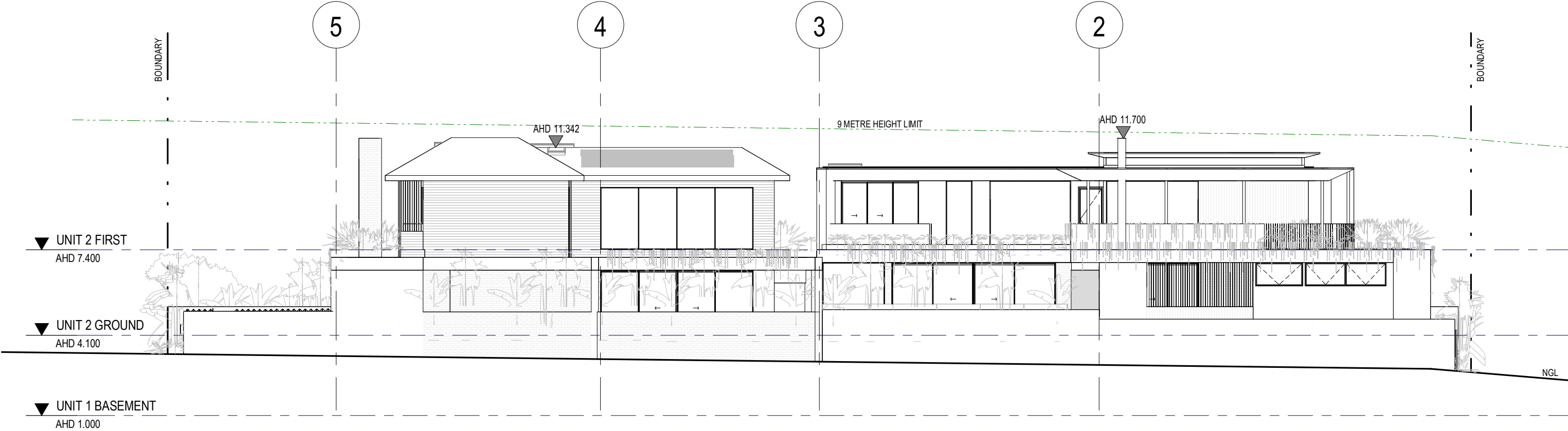
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DESIGN PLANS ONLY - NOT FOR CONSTRUCTION

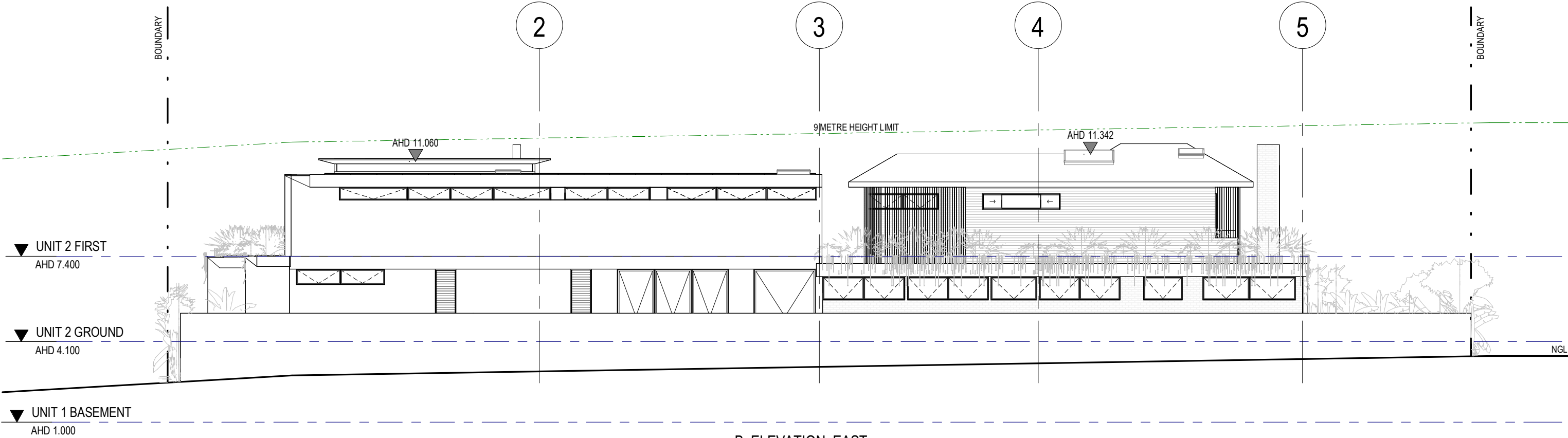


DESIGN PLANS ONLY - NOT FOR CONSTRUCTION





1 A ELEVATION_WEST
SCALE: 1 : 150



2 B_ELEVATION_EAST
SCALE: 1 : 150

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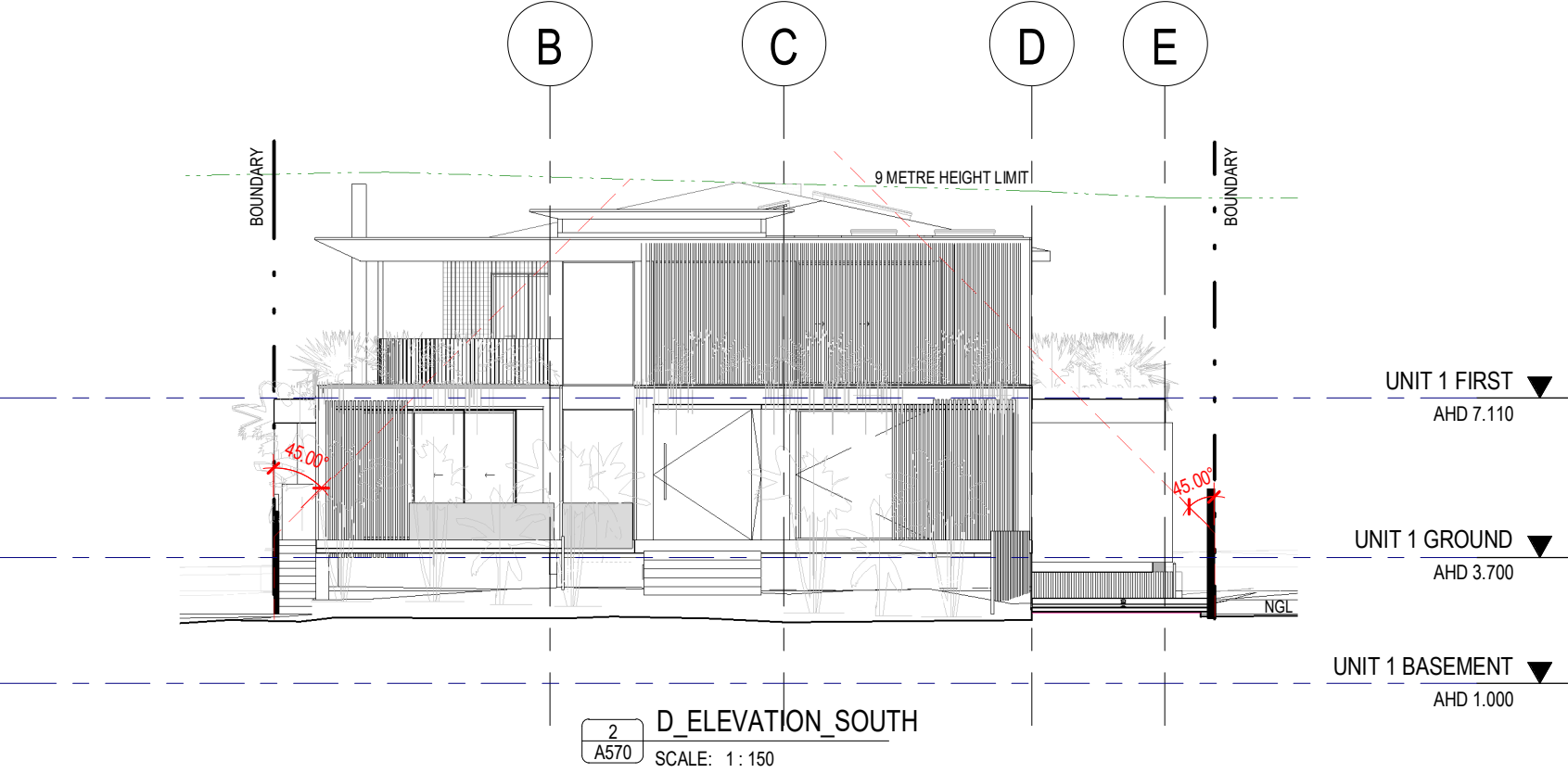
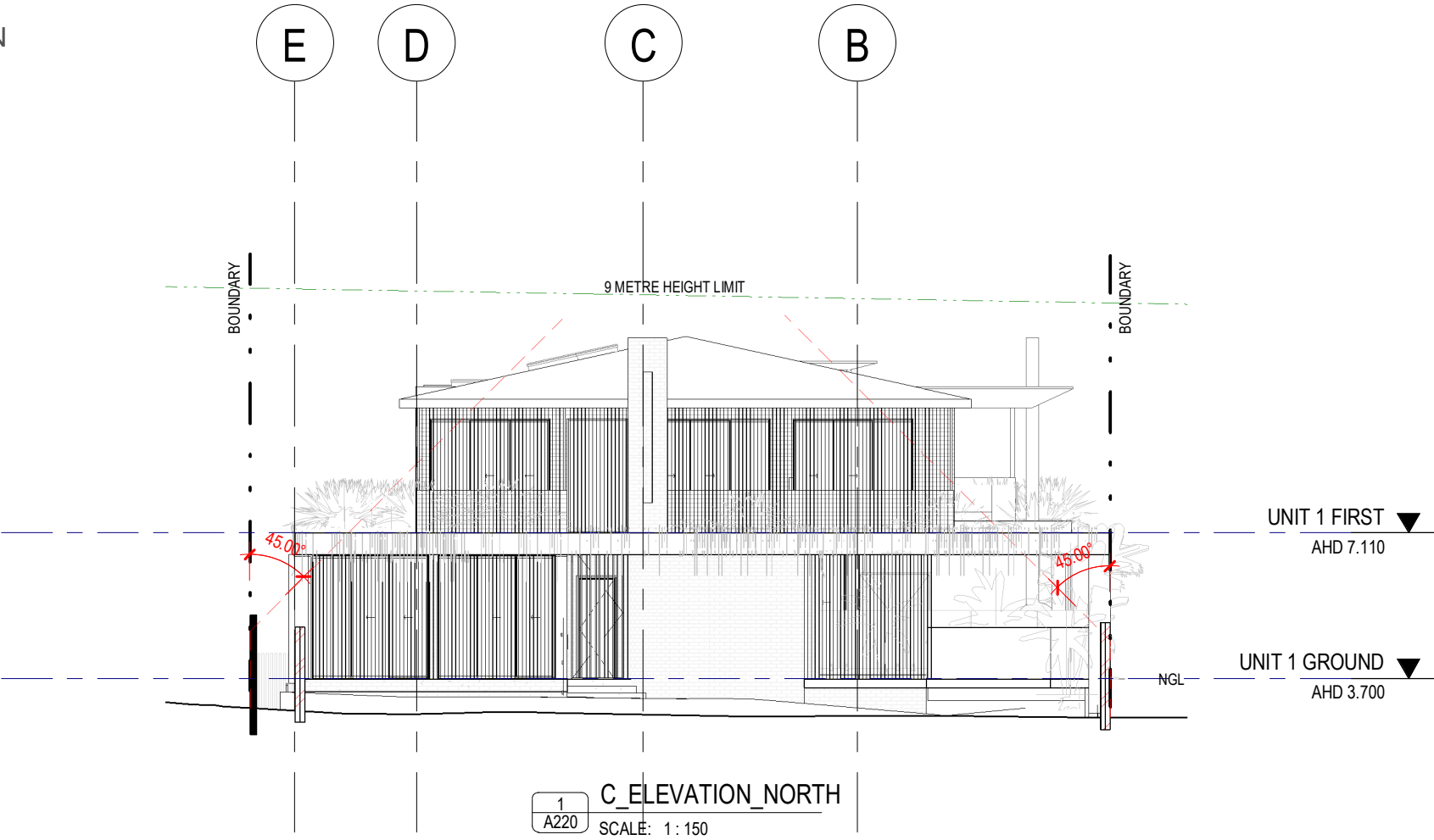
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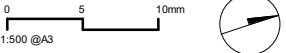
Project	42 SHIRLEY
	42 SHIRLEY ST, BYRON BAY
Drawing Name	ELEVATIONS SHEET 1

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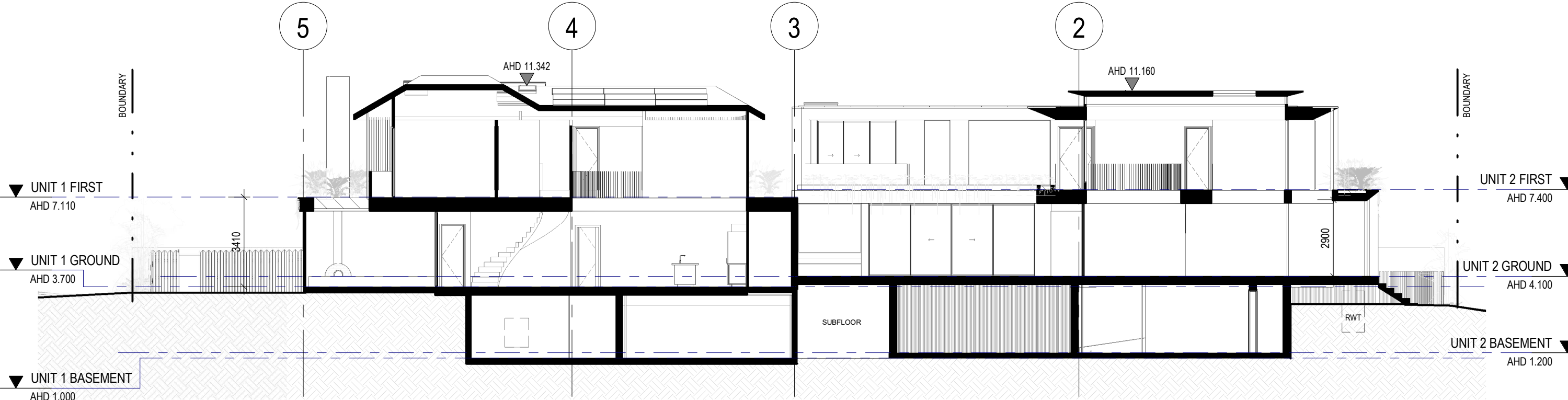
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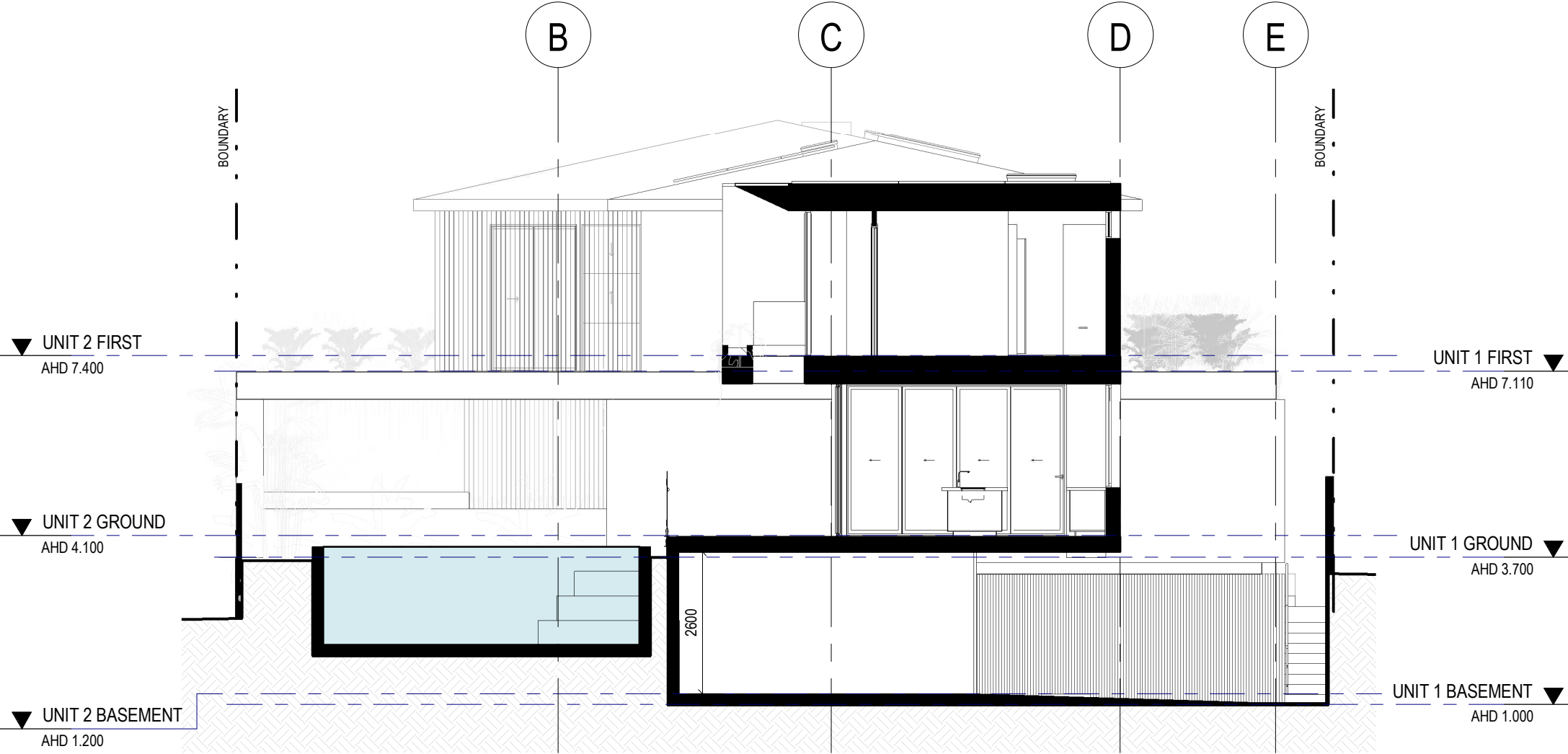
Project
42 SHIRLEY
42 SHIRLEY ST, BYRON BAY
Drawing Name
ELEVATIONS SHEET 2

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FOR INFORMATION



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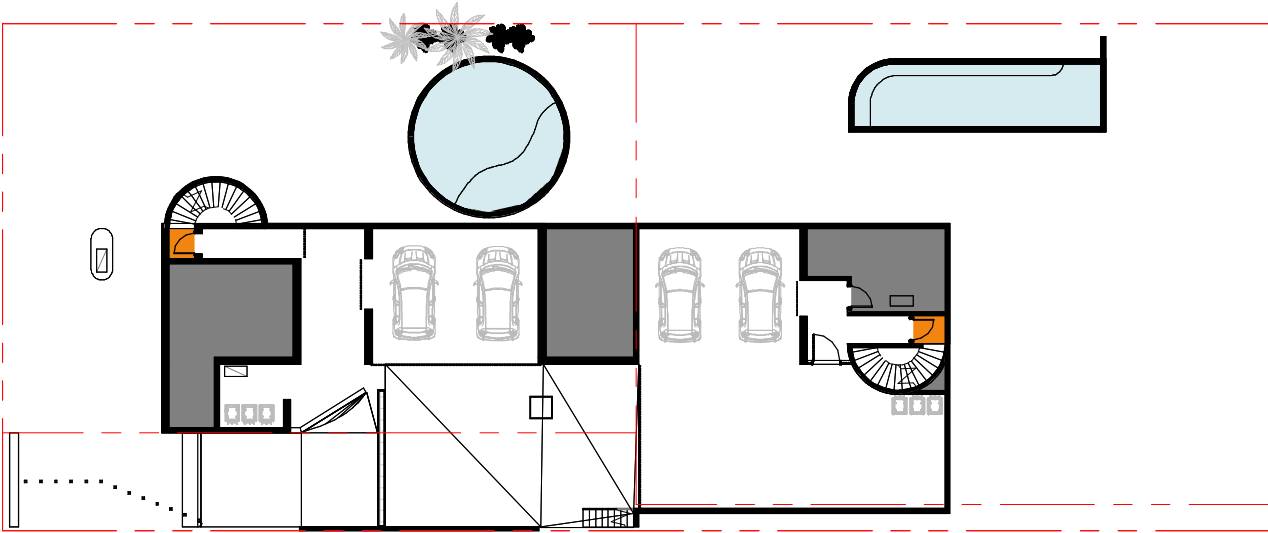
2 A210 SECTION BB1
SCALE: 1 : 100

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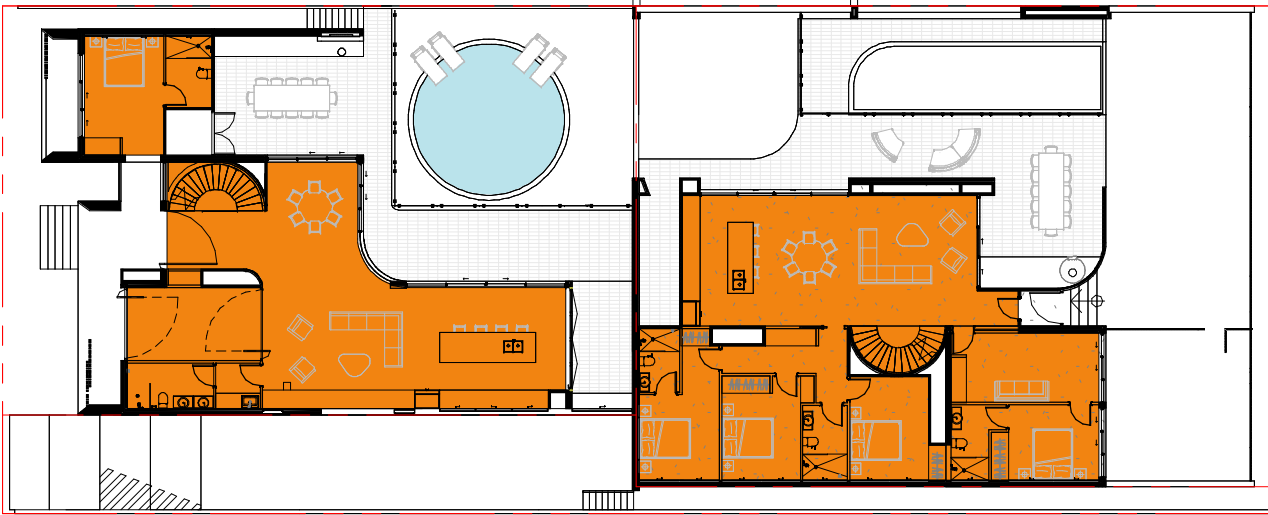
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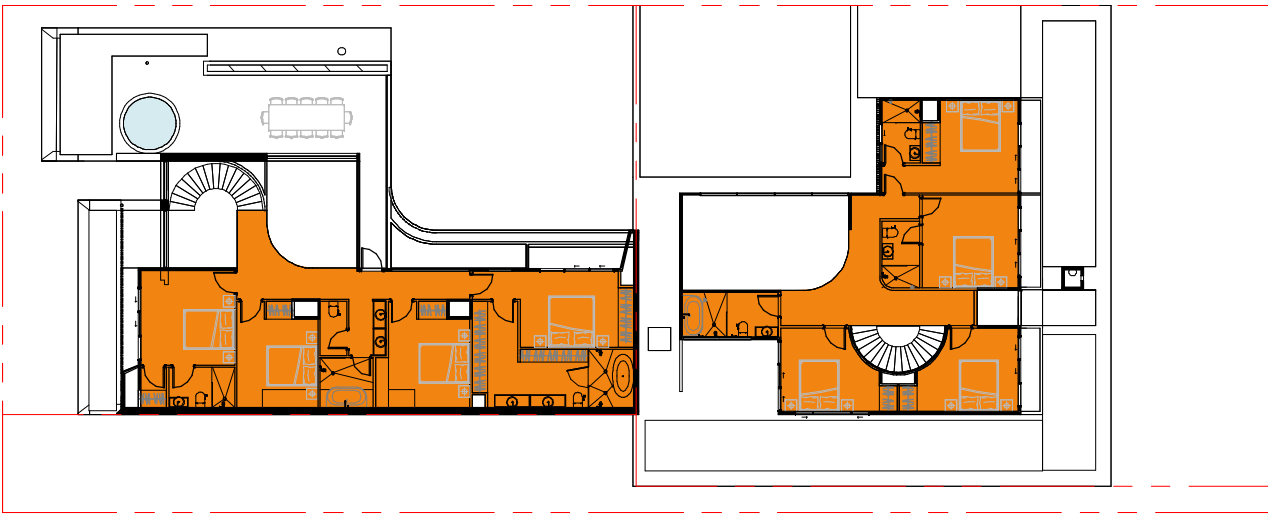
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	42 SHIRLEY ST, BYRON BAY
Drawing Name	SECTIONS SHEET 1



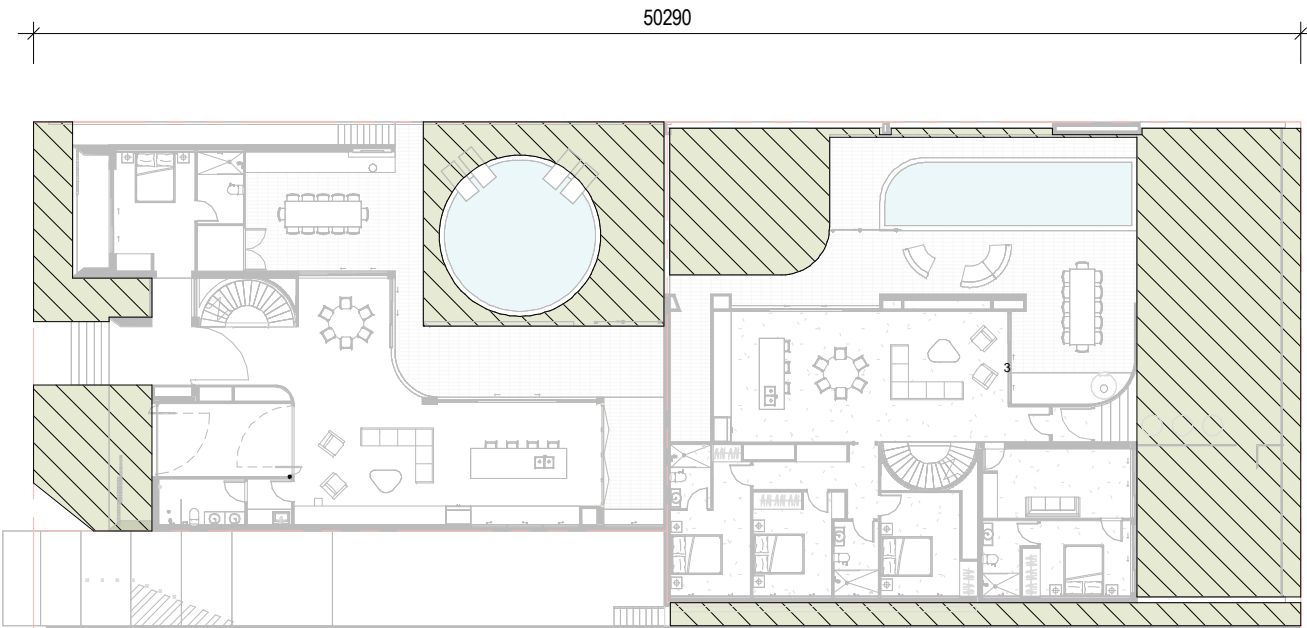
4
A400
BASEMENT FLOOR - AREA PLAN
SCALE: 1 : 300



3
A250
GROUND FLOOR - AREA PLAN
SCALE: 1 : 300



1
A310
LEVEL 01 - AREA PLAN
SCALE: 1 : 300



2
A250
LANDSCAPE - AREA PLAN
SCALE: 1 : 300

AREA CALCULATIONS	
SITE AREA:	1012 sqm
MAX FSR:	0.5:1
MAX GFA:	506 sqm
PROPOSED BASEMENT:	2.6 sqm
PROPOSED GROUND FLOOR:	305.7 sqm
PROPOSED FIRST FLOOR:	196.2 sqm
TOTAL:	504.5 sqm
LANDSCAPE CALCULATIONS	
DEEP SOIL REQUIREMENT	
MINIMUM DEEP SOIL:	25% OF SITE = 253 SQM
PROPOSED DEEP SOIL AREA:	269.9 sqm

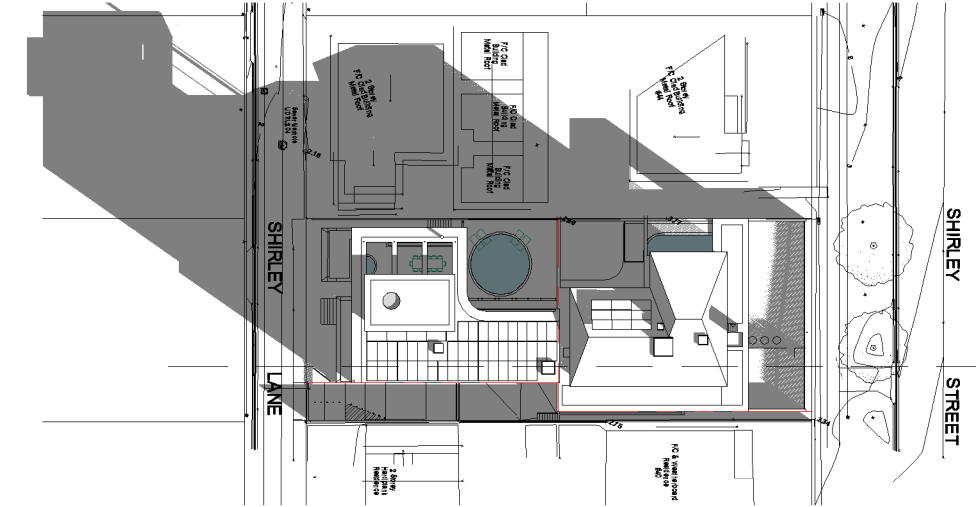
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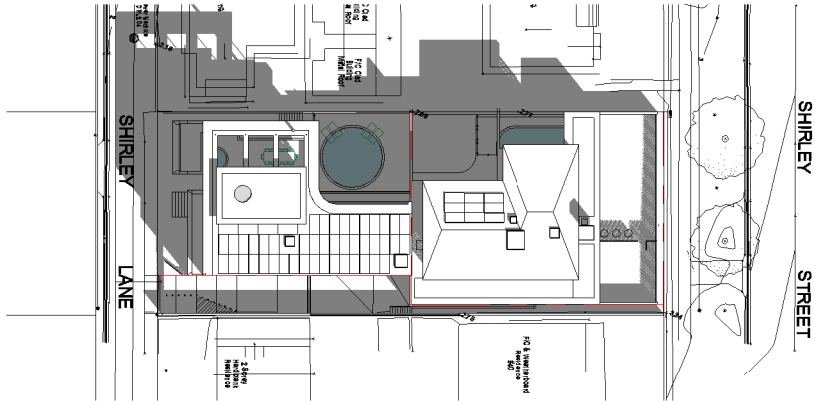
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42 SHIRLEY
42 SHIRLEY ST, BYRON BAY
Drawing Name
GFA & LANDSCAPE CALCULATIONS

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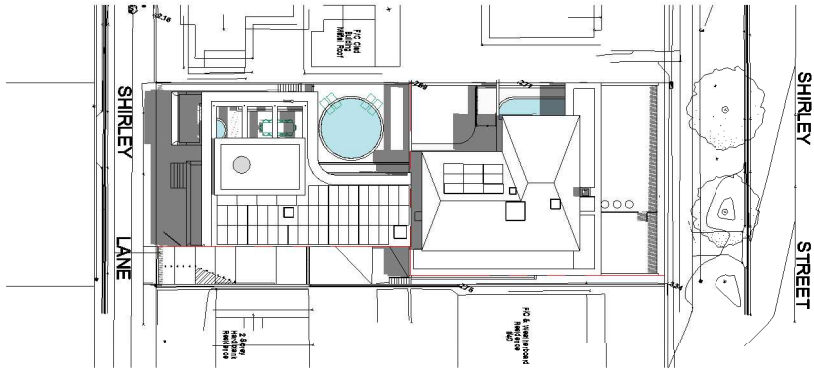
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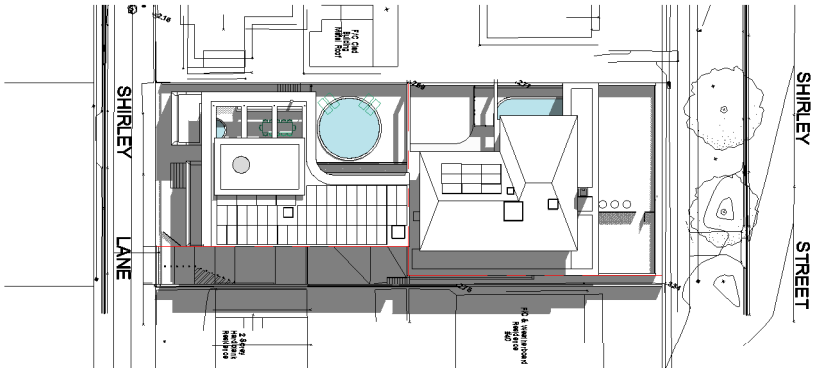
2 WINTER SOLSTICE - 9AM
SCALE: 1 : 750



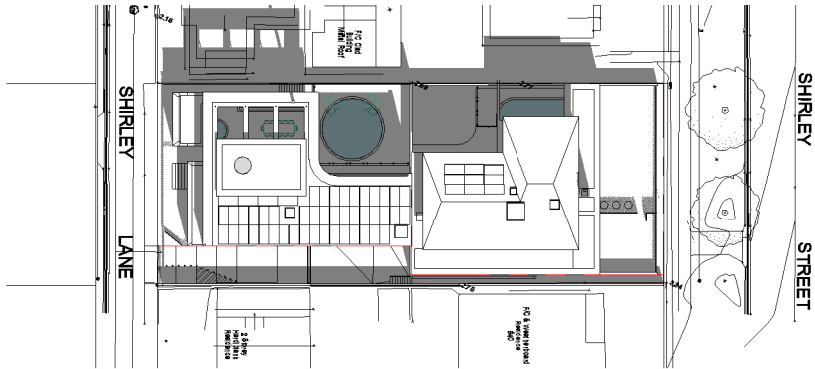
3 WINTER SOLSTICE - NOON
SCALE: 1 : 750



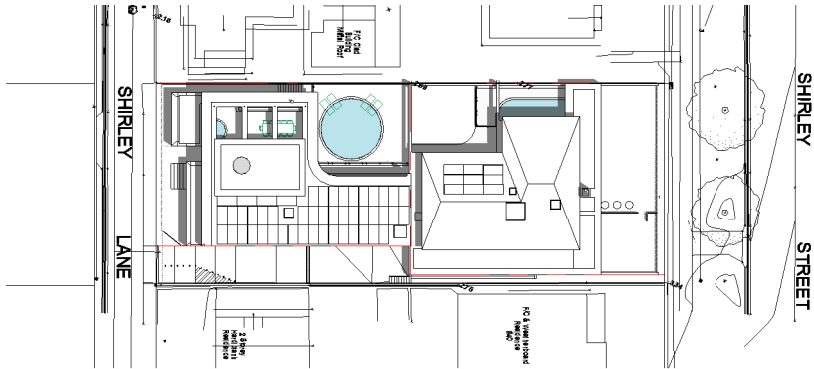
1 WINTER SOLSTICE - 3PM
SCALE: 1 : 750



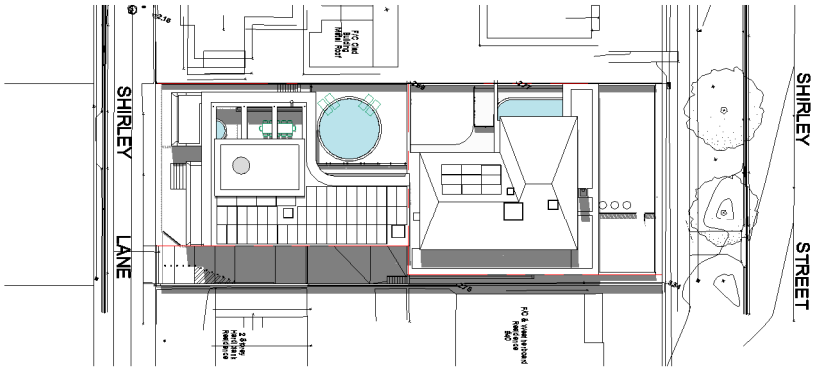
4 EQUINOX - 9AM
SCALE: 1 : 750



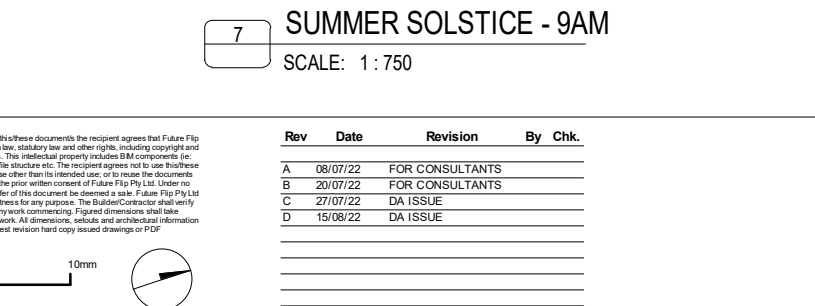
5 EQUINOX - NOON
SCALE: 1 : 750



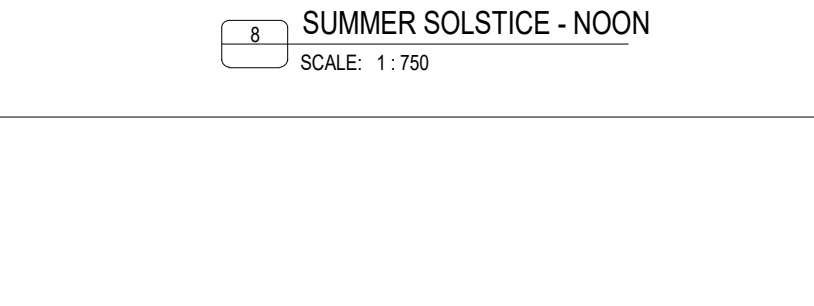
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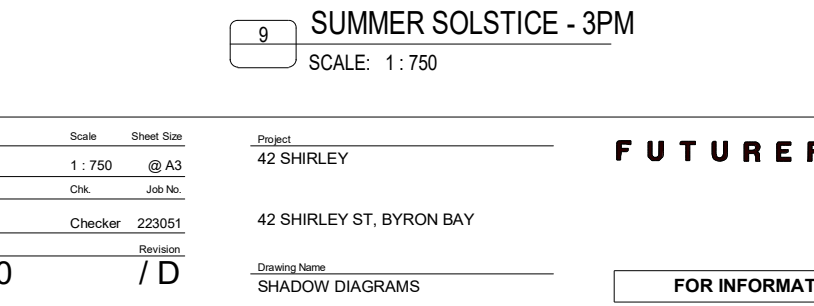
7 SUMMER SOLSTICE - 9AM
SCALE: 1 : 750



8 SUMMER SOLSTICE - NOON
SCALE: 1 : 750



9 SUMMER SOLSTICE - 3PM
SCALE: 1 : 750



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DA-A550	/ D	

Project	42 SHIRLEY
42 SHIRLEY ST, BYRON BAY	
Drawing Name	SHADOW DIAGRAMS

FUTUREFLIP

FOR INFORMATION

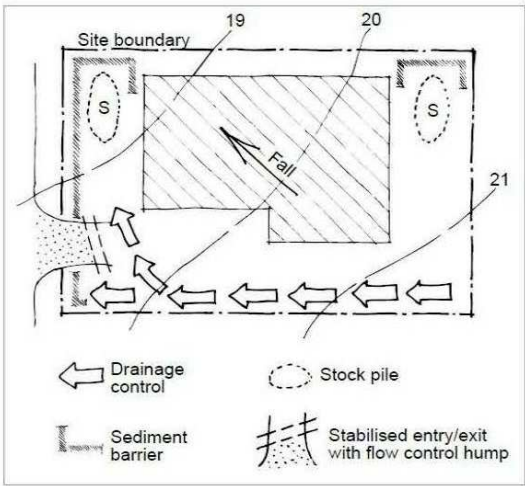
Soil and Water Manage,ment:

- 1. Install a silt fence as shown on plan prior to the commencement of any on site earthworks.
- 2. Instal a temporary sediment barrier to all inlet pits likely to collect silt-laden water until regressed.
- 3. All silt fences and barriers are to be maintained in good condition and to be desilted during construction.

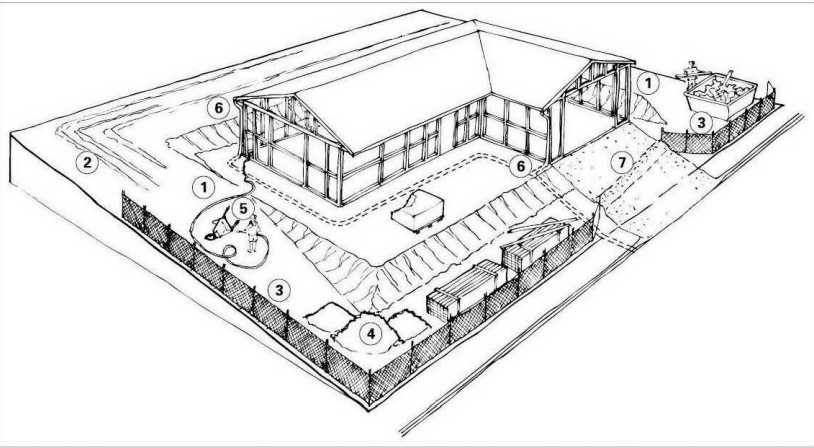
Construction Management:

- 1. Waste materials are to be stockpiled and loaded into bins

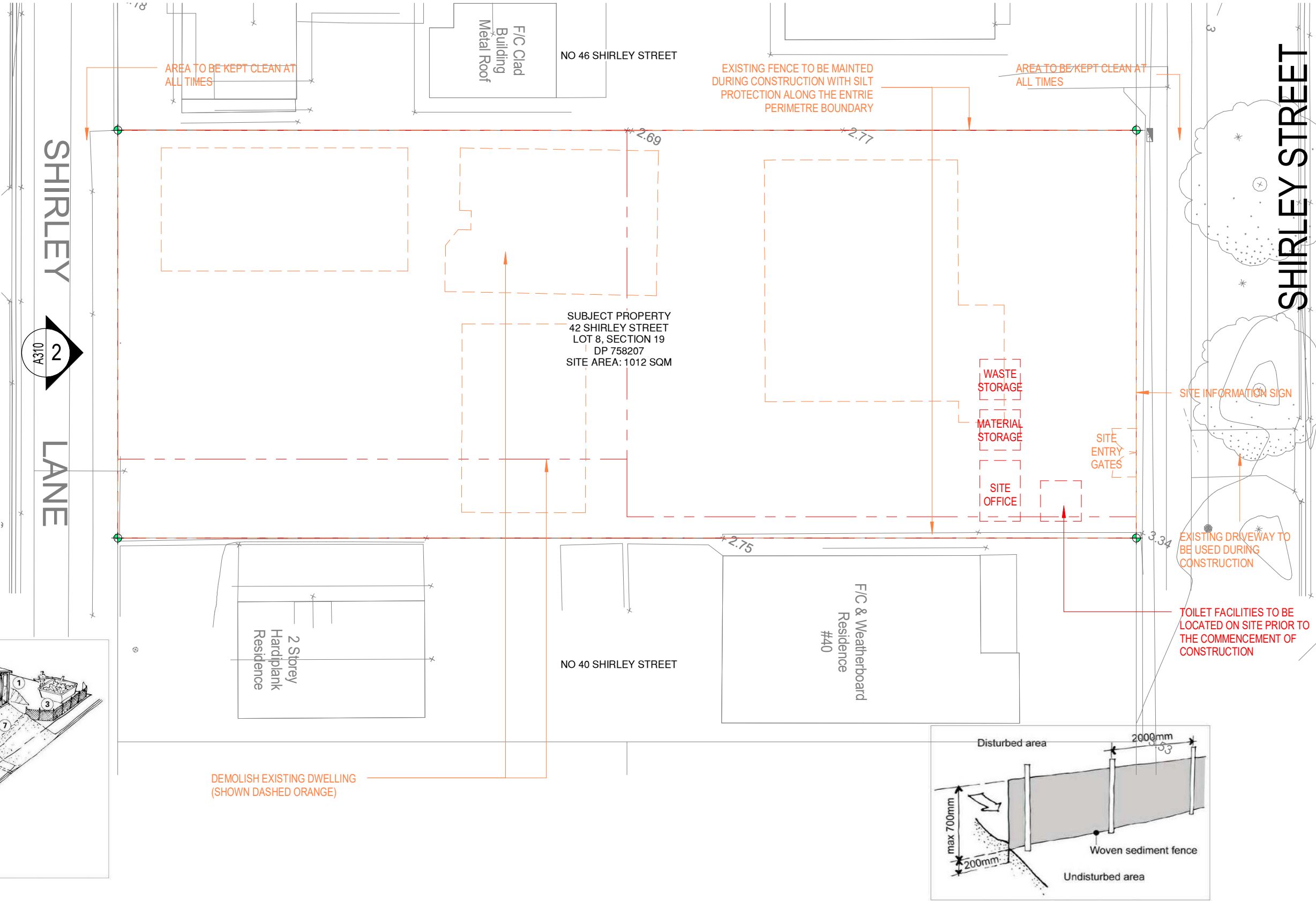
All protection works to be carried out in accordance with Kiama council.



Sediment control layout on a compact urban site.



Erosion and sediment control measures; 1 minimise disturbance, 2 diversion devices, 3 sediment barriers, 4 secure stockpiles, 5 other containments, 6 early stormwater connections, 7 controlled access point.



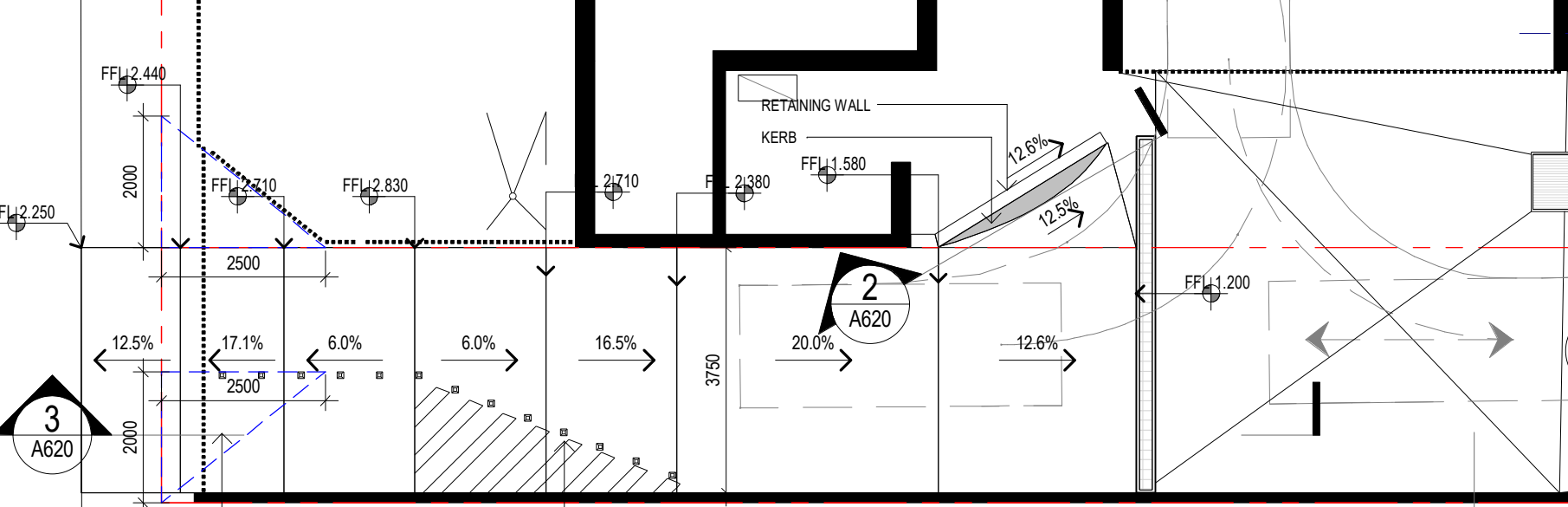
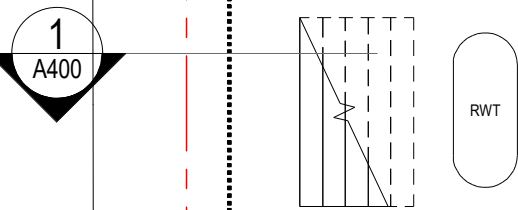
Rev	Date	Revision	By	Chk.
A	08/07/22	FOR CONSULTANTS		
B	20/07/22	FOR CONSULTANTS		
C	27/07/22	DA ISSUE		
D	15/08/22	DA ISSUE		

Date	Scale	Sheet Size
15/08/22	1 : 200	@ A3
Drawn	Chk.	Job No.
Author	Checker	223051
Drawing No.	Revision	
DA-A570	/ D	

Project
42 SHIRLEY
42 SHIRLEY ST, BYRON BAY
Drawing Name
CONSTRUCTION MANAGEMENT PLAN

FUTUREFLIP

FOR INFORMATION



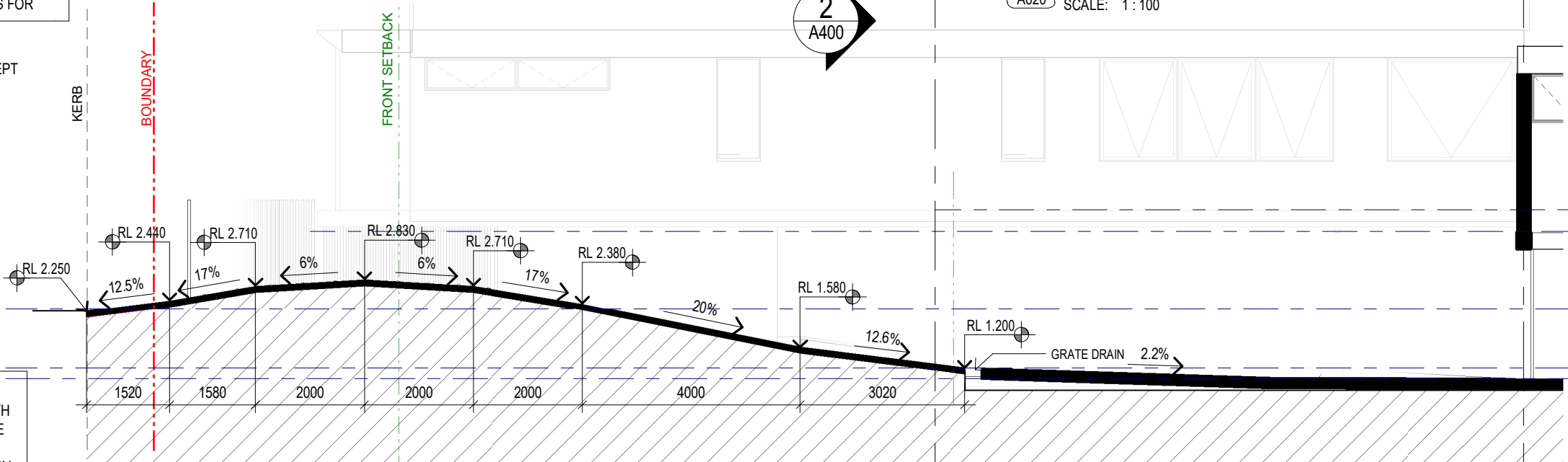
RAISED PAVEMENT MARKERS
AND DELINEATION LINES FOR
EXITING VEHICLES

SIGHT SPLAYS TO BE KEPT
CLEAR OF OBJECTS
HIGHER THAN 500mm

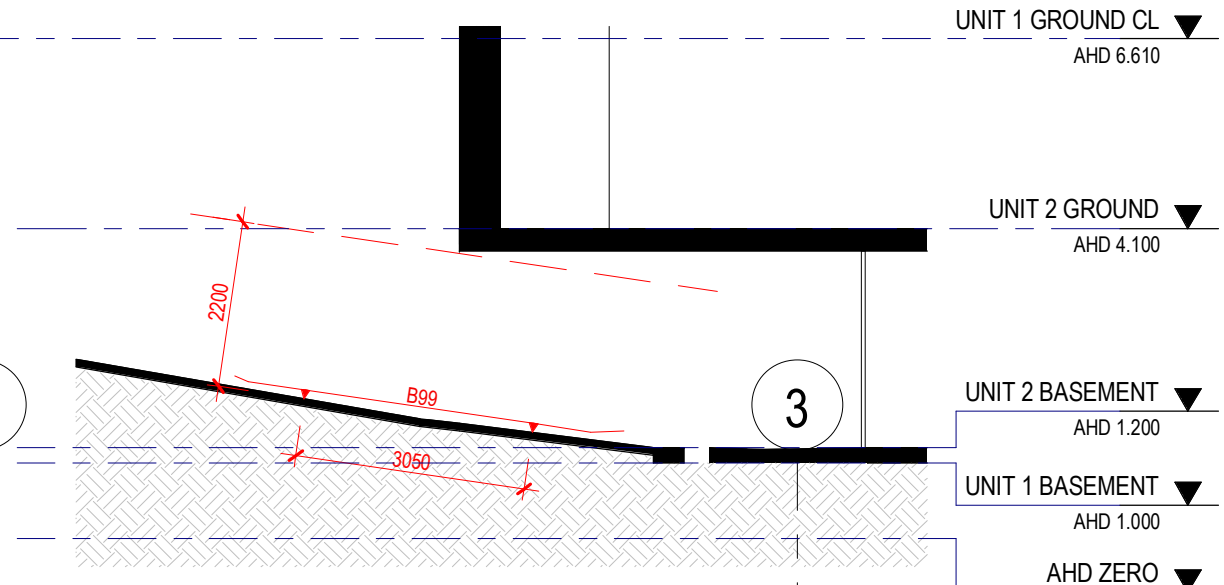
1 A400
DRIVEWAY PLAN
SCALE: 1 : 100

VEHICULAR CROSSING TO
MATCH COUNCIL ALIGNMENT
LEVELS

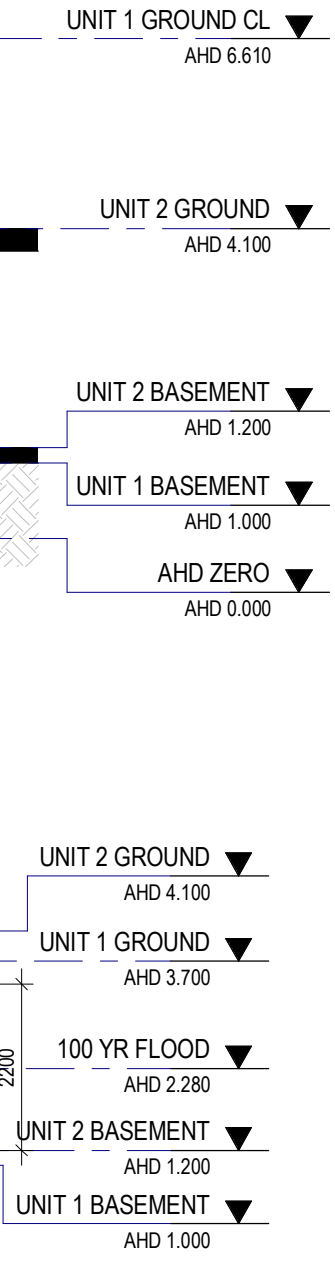
NOTE:
DRIVEWAY GRADES MUST BE DESIGNED IN ACCORDANCE WITH
AUSTRALIAN STANDARDS AND BUILDER MUST VERIFY ON SITE
BEFORE COMMENCEMENT. THE LEVELS OF THE DRIVEWAY
MUST MATCH THE PATHWAY LEVELS AT PROPERTY BOUNDARY
AS SPECIFIED BY COUNCIL. THE DESIGN ALIGNMENT LEVEL AT
THE STREET BOUNDARY, AS ISSUED BY COUNCIL MUST BE
STRICTLY ADHERED TO.



3 A200
DRIVEWAY SECTION
SCALE: 1 : 100



2 A620
DRIVEWAY SECTION - HEIGHT CLEARANCE
SCALE: 1 : 100



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Date	Scale	Sheet Size
15/08/22	1 : 100	@ A3
Drawn	Chk.	Job No.
Author	Checker	223051
Drawing No.	Revision	
DA-A620	/ D	

Project	42 SHIRLEY
42 SHIRLEY ST, BYRON BAY	
Drawing Name	DRIVEWAY PLAN & SECTION

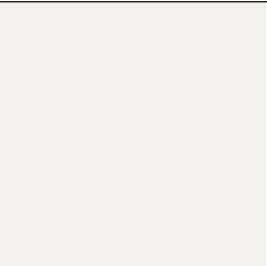
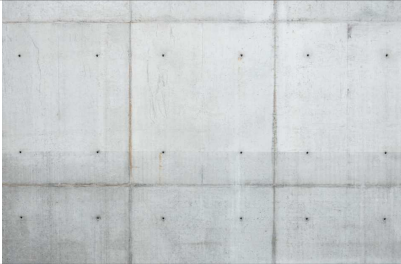
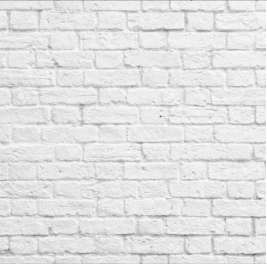
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NOTE : DESIGN, ITEMS AND MATERIALS TO BE CONFIRMED FOR BUDGETARY REQUIREMENTS AND SUBJECT TO QUOTATION
ANY CHANGES ARE TO BE APPROVED BY APPOINTED HERITAGE CONSULTANT

EXTERNAL FINISHES SCHEDULE
FOR LANDSCAPING REFER TO LANDSCAPE ARCHITECT DRAWINGS

		
01 - ROOF - SURFMIST OR SIMILAR LIGHT COLOUR	02 - JAMES HARDIE LINEA CLADDING WHITE OR SIMILAR	03 - CAPPING, DOWNPIPES SURFMIST OR SIMILAR
		
04 - OFF-FORM CONCRETE	05 - RECYCLED BRICK WHITE PAINTED FINISH	06 - WHITE PICKET FENCING
		
07 - ALUMINIUM FRAMED WINDOWS WHITE POWDERCOAT FINISH	08 - WHITE BATTEN SCREENING	09 - IRREGULAR STONE WALLING



NOTE : DESIGN, ITEMS AND MATERIALS TO BE CONFIRMED FOR BUDGETARY REQUIREMENTS AND SUBJECT TO QUOTATION
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EXTERNAL FINISHES SCHEDULE
FOR LANDSCAPING REFER TO LANDSCAPE ARCHITECT DRAWINGS

01 - WALLS & ROOF - OFF-FORM CONCRETE	02 - BLACK CIRCULAR STEEL COLUMNS	03 - TIMBER PRIVACY SCREENING
04- ALUMINIUM FRAMED WINDOWS AND BALUSTRADES BLACK POWDERCOAT FINISH	05 - SOLID TIMBER ENTRY DOOR	06 - CONCRETE STEPS
07 - TIMBER BATTEN FENCING		