

Building Element	Material & Detail	
Exposed Floor	>	Floor between units in ground floor and basement (Car Park): Suspended concrete floor, R1.0 insulation required.
	>	Concrete slab on ground, no insulation required
	>	Exposed floor for Unit 201, R2.0 insulation required
Internal Floor (Between Levels)	>	Concrete floor, no insulation required.
Floor Coverings	>	As per architectural drawings
Ceiling (between apartments)	>	Plasterboard ceiling, no insulation required.
Exposed Roof/Ceiling	>	Exposed concrete roof with plasterboard ceiling, R3.0 insulation required in ceiling.
External Walls	>	Brick Walls, R2.5 Insulation required.
Party Walls	>	Between units: Concrete Walls or Lightweight Walls, min R2.0 insulation required.
Internal Partition Walls (within units)	>	Lightweight internal walls, no insulation required.
Internal Walls (between internal corridor and unit; between unit and Lift/Stairs)	>	Concrete walls: R2.0 insulation required
Glazing	Whole of window values (glazing and frame):	
	>	Fixed and sliding windows/doors: total U-value ≤ 3.2 and SHGCw ≤ 0.35
	>	Awning windows: total U-value ≤ 3.21 and SHGCw ≤ 0.35
	>	Skylights: total U-value ≤ 2.58 and SHGCw = 0.24 ($\pm 10\%$)
Operable Windows / Doors	>	Bi-fold/Concertina, Casement, Fixed and Awning windows/doors as per window schedule.
Ceiling Fans	>	1 x 1200mm diameter ceiling fan in each Bedroom.
	>	1 x 1200mm diameter ceiling fan in every Kitchen/Living
Entry Doors	>	Sealed and weather-stripped
Exhaust Fans	>	1 x Sealed and weather-stripped exhaust fan in each Ensuite, Bathroom, Laundry and Kitchen
Recessed downlights	>	Sealed (as per NatHERS default numbers)
Roof Colour	>	Medium, Solar absorbance ≤ 0.5
External Walls Colour	>	Medium, Solar absorbance ≤ 0.4
Overshadowing	>	As per drawings and site plan.

8.0
Average star rating

NATIONWIDE HOUSE
ENERGY RATING SCHEME

www.nathers.gov.au

#HR-DG91R9-05 29/11/2024

Assessor Hoda Shah Nazari

Accreditation No. HERA 10210

Address
29 Shirley Street, Byron Bay,
NSW, 2481

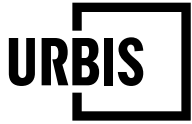
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8.0
Average Rating

NATIONWIDE HOUSE
ENERGY RATING SCHEME

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au



APPENDIX A

AMENDED ARCHITECTURAL DRAWINGS AND DEVELOPMENT SUMMARY, PREPARED BY HAYBALL, DATED 6 SEPTEMBER 2024, REVISION 2



#HR-DG91R9-05 29/11/2024

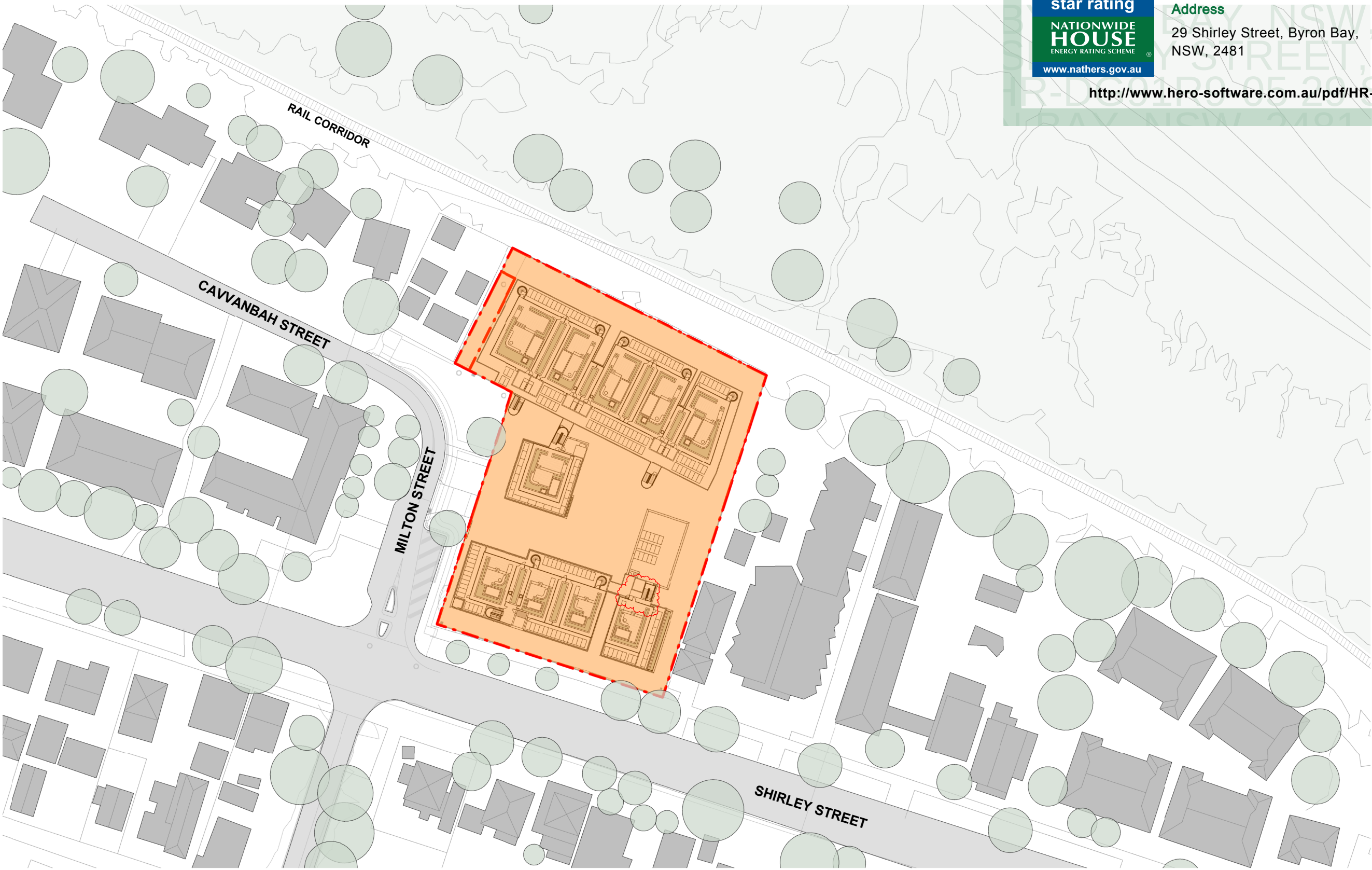
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Address
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NSW, 2481



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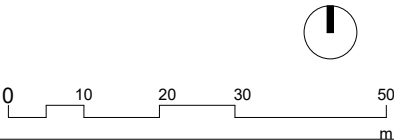


Project Title
VITALE PROPERTY GROUP
29 SHIRLEY STREET & 2-4 MILTON
STREET, BYRON BAY NSW 2481

Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
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Scale 1 : 1000@ A3



Rev	Date	Description
1	15.05.2024	ISSUED FOR ENDORSEMENT
2	06.09.2024	ISSUED FOR ENDORSEMENT

Drawing Title
SITE PLAN

Project No	Drawing No	Revision
2555	DA1.01	2

8.0

Average
star rating

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

www.nathers.gov.au

#HR-DG91R9-05 29/11/2024

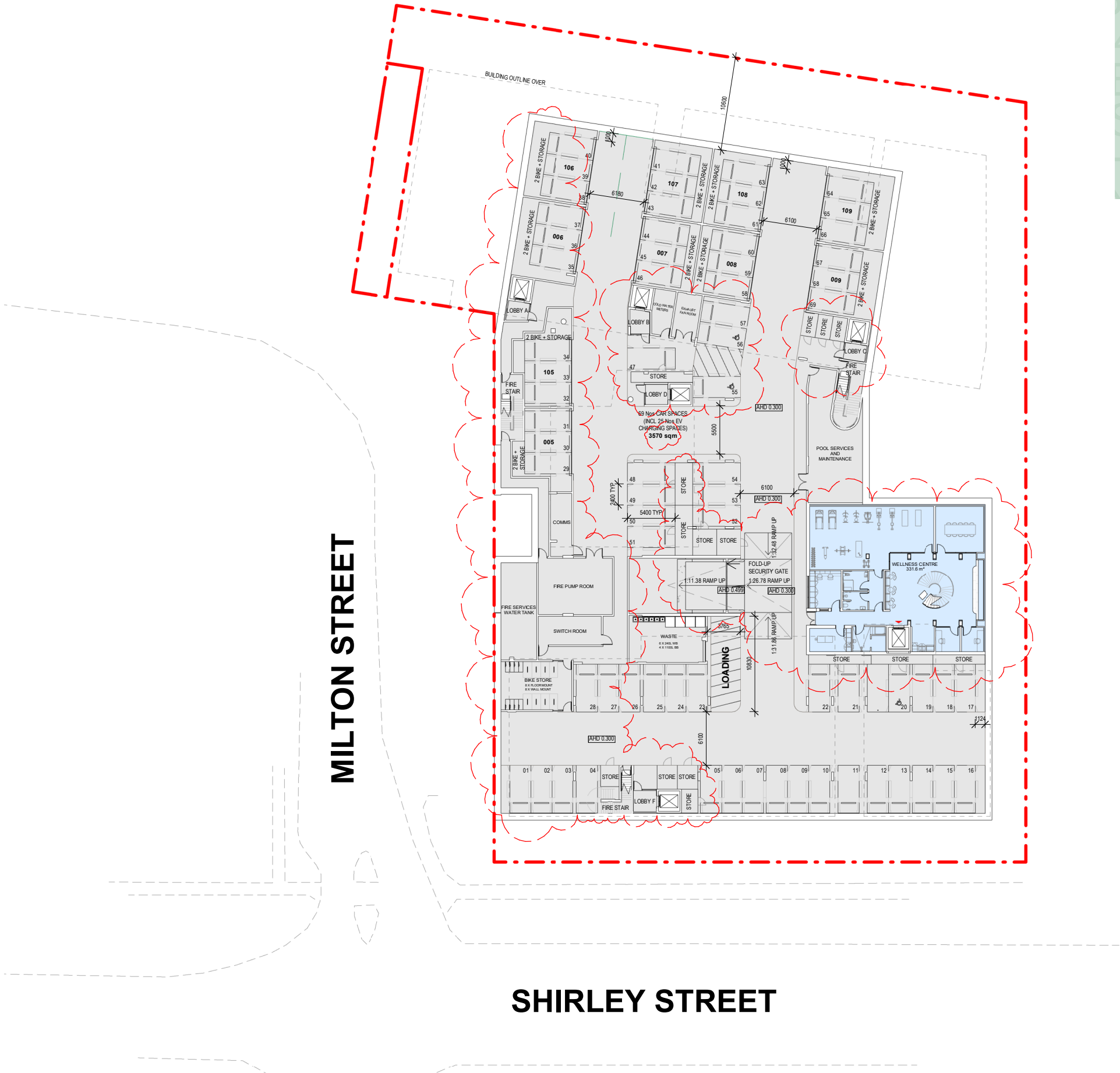
Assessor Hoda Shah Nazari

Accreditation No. HERA 10210

Address
29 Shirley Street, Byron Bay,
NSW, 2481



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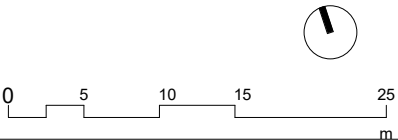


Project Title
VITALE PROPERTY GROUP
29 SHIRLEY STREET & 2-4 MILTON
STREET, BYRON BAY NSW 2481

Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
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Rev	Date	Description
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2	06.09.2024	ISSUED FOR ENDORSEMENT

Drawing Title
BASEMENT FLOOR PLAN

Project No	Drawing No	Revision
2555	DA1.11	2



#HR-DG91R9-05 29/11/2024

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Address

29 Shirley Street, Byron Bay,
NSW, 2481



<http://www.hero-software.com.au/pdf/HR-DG91R9-05>

MILTON STREET

SHIRLEY STREET

FIXED LOUVRED PRIVACY
SCREEN PREVENTING VIEWS DOWN
TO PRIVATE OPEN SPACE TO
NEIGHBOURING PROPERTY

Project Title

VITALE PROPERTY GROUP
29 SHIRLEY STREET & 2-4 MILTON
STREET, BYRON BAY NSW 2481

Melbourne

Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

Sydney

Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Brisbane

Level 12,
324 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

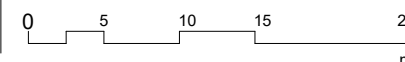


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Rev

Date

Description

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2	06.09.2024	ISSUED FOR ENDORSEMENT

Drawing Title

LEVEL 1

Project No

2555

Drawing No

DA1.13

Revision

2

8.0
Average
star rating
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

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Assessor Hoda Shah Nazari

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Address
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NSW, 2481



<http://www.hero-software.com.au/pdf/HR-DG91R9-05>

MILTON STREET

SHIRLEY STREET

1.8M HIGH FIXED PRIVACY
SCREEN PREVENTING VIEWS DOWN
TO PRIVATE OPEN SPACE TO
NEIGHBOURING PROPERTY
RAISED PLANTER BOX

Project Title
VITALE PROPERTY GROUP
29 SHIRLEY STREET & 2-4 MILTON
STREET, BYRON BAY NSW 2481

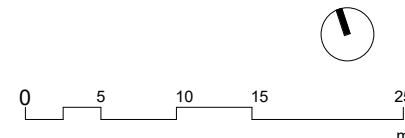
Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

Sydney
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Brisbane
Level 12,
324 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821



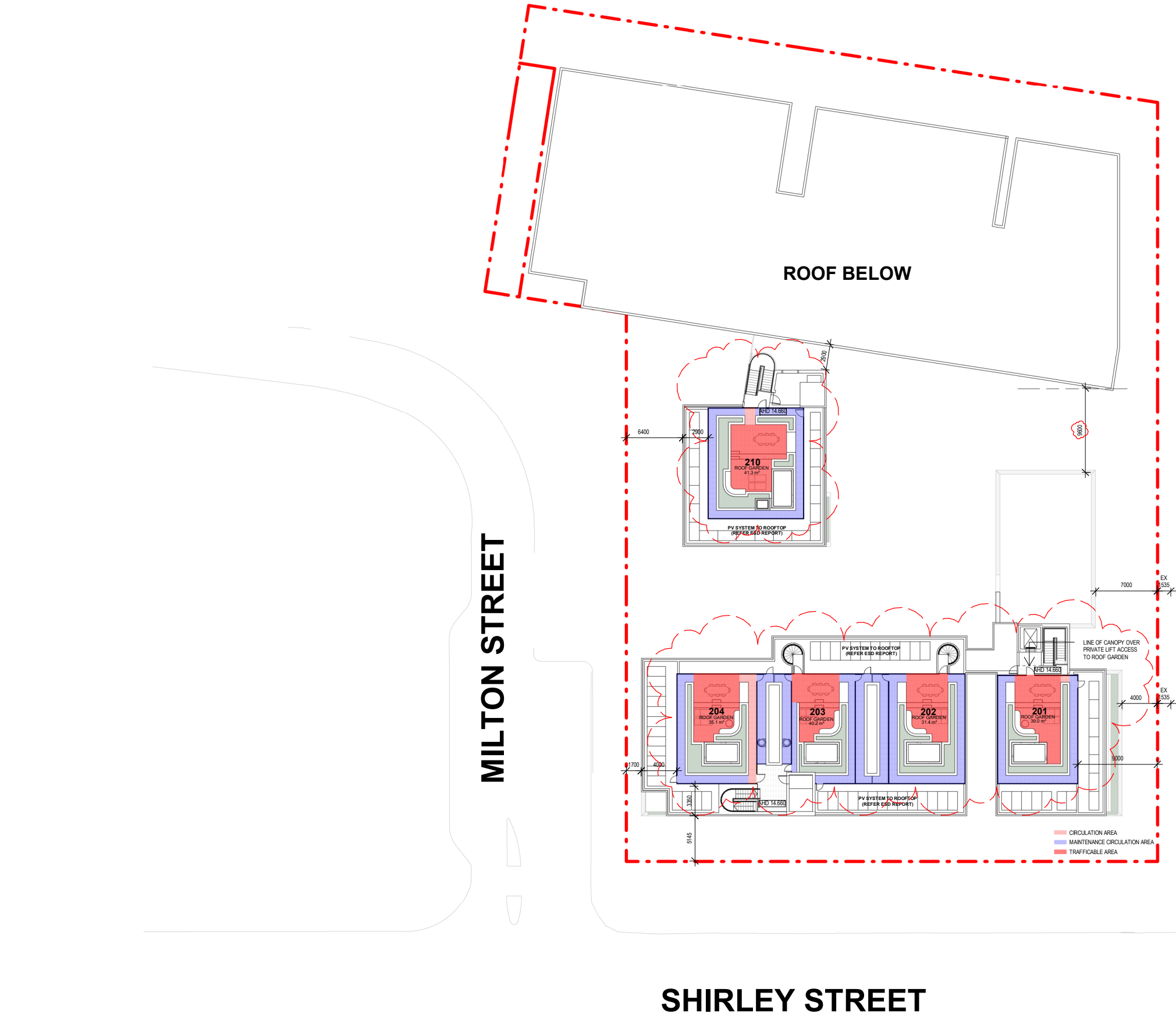
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2	06.09.2024	ISSUED FOR ENDORSEMENT

Drawing Title
LEVEL 2

Project No	Drawing No	Revision
2555	DA1.14	2



8.0

Average star rating

NATIONWIDEHOUSE

ENERGY RATING SCHEME

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Assessor

Hoda Shah Nazari

Accreditation No.

HERA 10210

Address

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Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only. © Copyright 2008 All rights reserved

8.0

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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#HR-DG91R9-05 29/11/2024

Assessor Hoda Shah Nazari
Accreditation No. HERA 10210

Address 29 Shirley Street, Byron Bay, NSW, 2481
NOTE: AT LEAST 10% OF ALL APARTMENT ARE ADAPTABLE



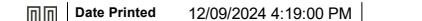
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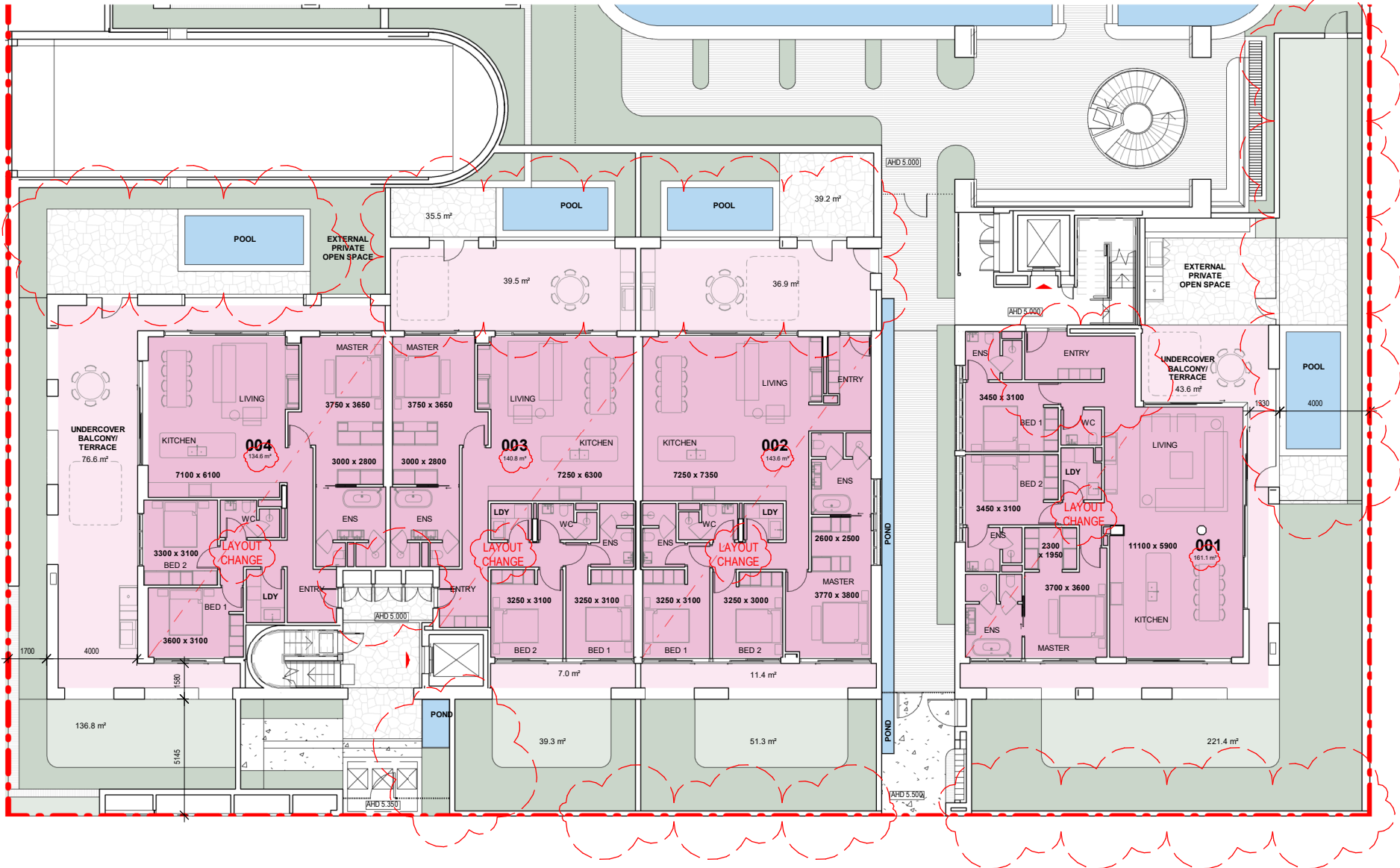
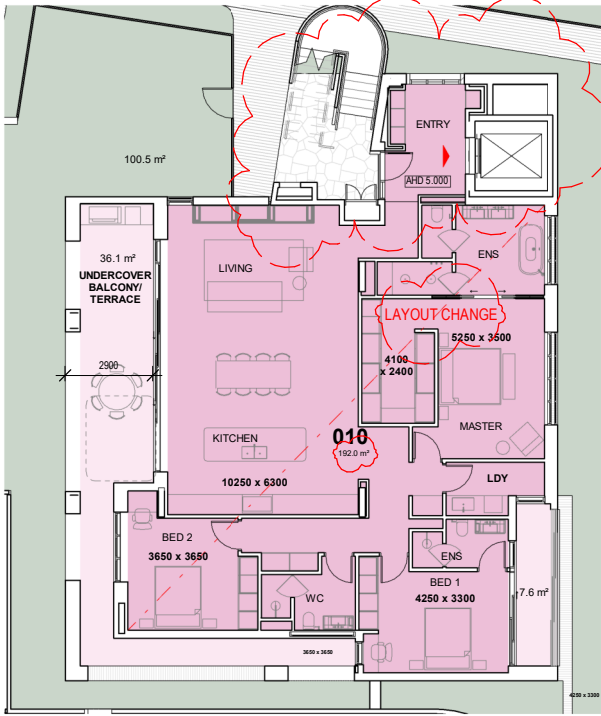
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- 006, 007, 008
(Internal Layout Similar)
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7.5 m² Drying Area

Project Title VITALE PROPERTY GROUP 29 SHIRLEY STREET & 2-4 MILTON STREET, BYRON BAY NSW 2481	Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821		Date Printed 12/09/2024 4:19:00 PM			Rev	Date	Description	Drawing Title TYPICAL LAYOUTS GROUND FLOOR	Project No 2555	Drawing No DA1.21	Revision 2	
								1	15.05.2024	ISSUED FOR ENDORSEMENT					
								2	06.09.2024	ISSUED FOR ENDORSEMENT					

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved



8.0

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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Address 29 Shirley Street, Byron Bay, NSW, 2481

NOTE: AT LEAST 10% OF ALL APARTMENT ARE ADAPTABLE

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Apartment Types

001

002

003

004

010

7.5 m² Drying Area

Project Title

VITALE PROPERTY GROUP

29 SHIRLEY STREET & 2-4 MILTON STREET, BYRON BAY NSW 2481

Melbourne

Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Sydney

Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Brisbane

Level 12,
324 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

hayball

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Scale

As indicated@ A3

Rev

Date

Description

115.05.2024ISSUED FOR ENDORSEMENT

206.09.2024ISSUED FOR ENDORSEMENT

Drawing Title

TYPICAL LAYOUTS GROUND FLOOR

Project No

2555

Drawing No

DA1.22

Revision

2

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved



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Apartment Types

105

106, 107, 108
(Internal Layout Similar)

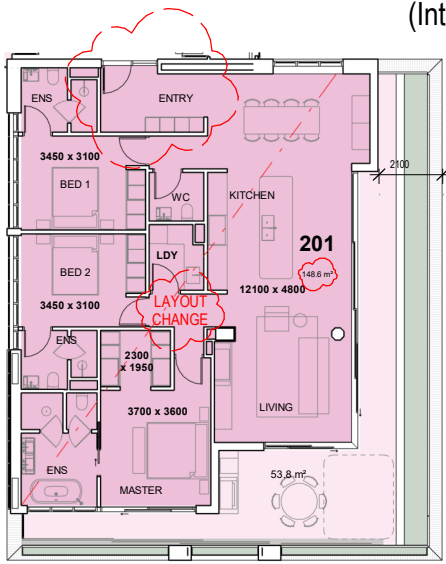
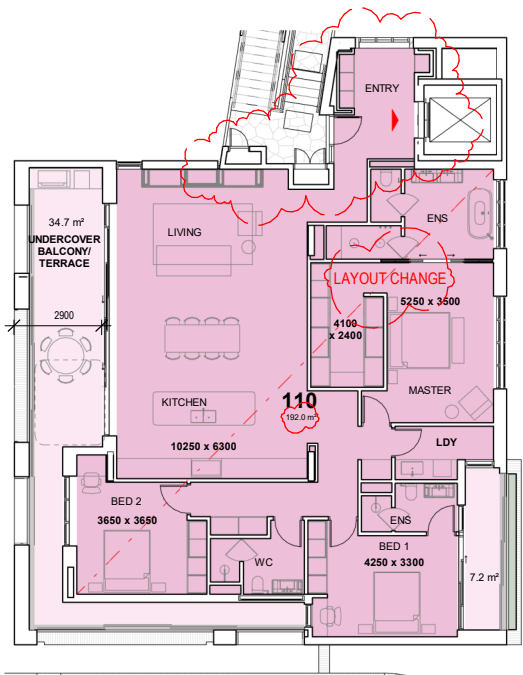
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7.5 m² Drying Area

Project Title VITALE PROPERTY GROUP 29 SHIRLEY STREET & 2-4 MILTON STREET, BYRON BAY NSW 2481	Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	Date Printed 12/09/2024 4:19:07 PM	Scale As indicated @ A3		Rev 1 2	Date 15.05.2024 06.09.2024	Description ISSUED FOR ENDORSEMENT ISSUED FOR ENDORSEMENT	Drawing Title TYPICAL LAYOUTS LEVEL 1	Project No 2555	Drawing No DA1.23	Revision 2

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7.5 m² Drying Area



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AT LEAST 10% ALL APARTMENTS ARE ADAPTABLE



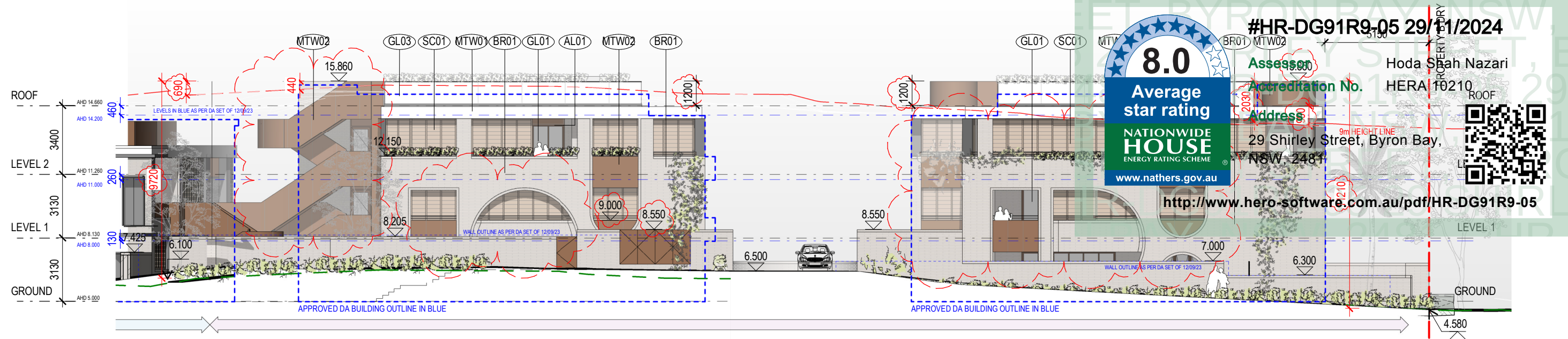
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Apartment Types

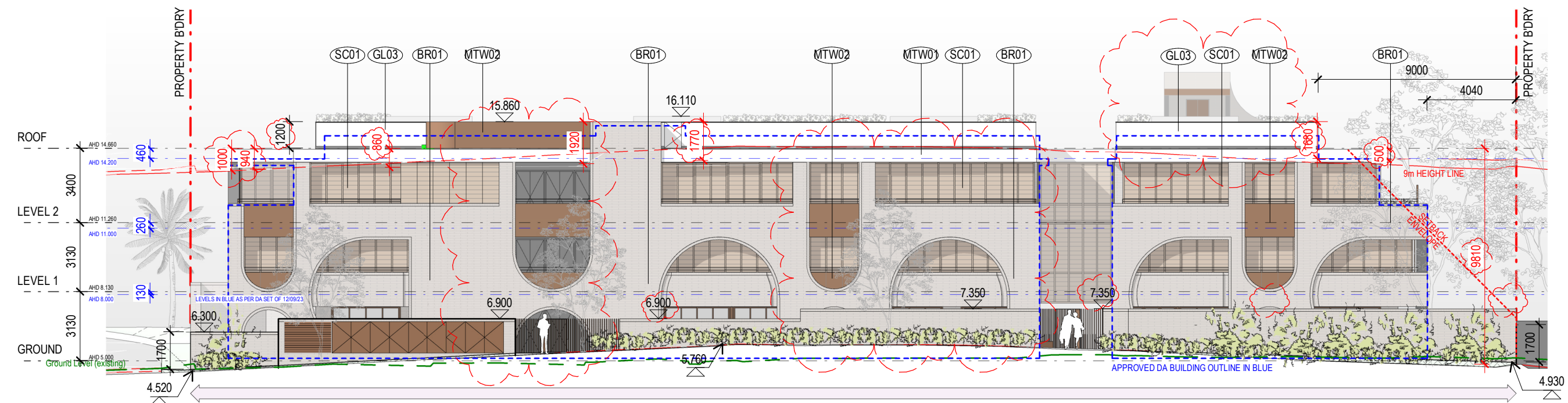
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(Internal Layout Similar)

Project Title VITALE PROPERTY GROUP 29 SHIRLEY STREET & 2-4 MILTON STREET RYRON BAY NSW 2481	Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821		Date Printed 12/09/2024 4:19:11 PM	 	Rev	Date	Description	Drawing Title TYPICAL LAYOUTS LEVEL 1 & 2	Project No 2555	Drawing No DA1.24	Revision 2
	1	15.05.2024	ISSUED FOR ENDORSEMENT										
	2	06.09.2024	ISSUED FOR ENDORSEMENT										

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved



WEST ELEVATION - MILTON STREET



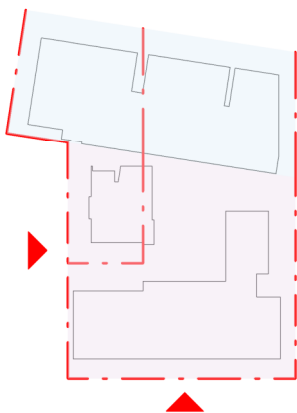
SOUTH ELEVATION - SHIRLEY STREET

KEY

- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
- GROUND LEVEL (EXISTING)
- DM - DEFERRED MATTER AMMENDMENT #18 ZONE
- R3 - MEDIUM DENSITY RESIDENTIAL

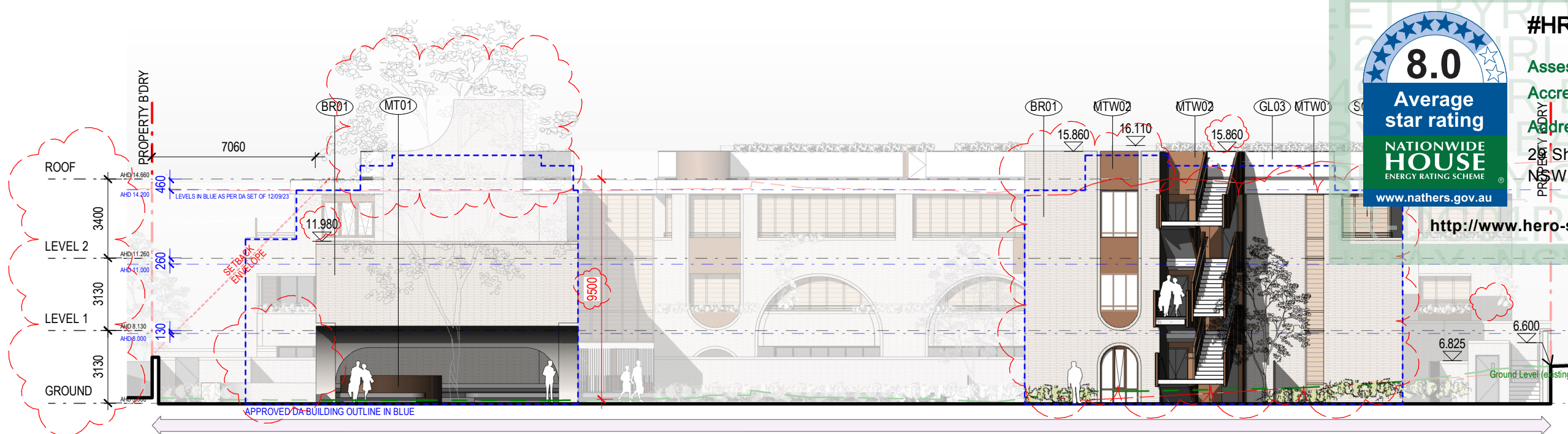
MATERIAL KEY

- BR01 BAGGED BRICKWORK - PALE CREAM BRICK & RENDER
- GL01 PERFORMANCE GLAZING
- GL02 TRANSLUCENT PRIVACY GLAZING
- GL03 GLASS BALUSTRADE
- MT01 BRONZE SHEET CLADDING
- MTW01 ALUMINIUM PLATE PROFILE - WHITE POWDERCOAT FINISH
- MTW02 ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH
- AL01 ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
- SC01 ALUMINIUM LOUVRE SCREEN



Project Title	Melbourne	Sydney	Brisbane	Date Printed	12/09/2024 4:19:24 PM	Rev	Date	Description	Drawing Title	Project No	Drawing No	Revision
	VITALE PROPERTY GROUP	250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821								
29 SHIRLEY STREET & 2-4 MILTON STREET, BYRON BAY NSW 2481				Scale	As indicated@ A3	1	15.05.2024	ISSUED FOR ENDORSEMENT	STREET ELEVATIONS	2555	DA7.01	2

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved



EAST BUILDING - NORTH ELEVATION_DA

8.0

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

#HR-DG91R9-05 29/11/2024

Assessor Hoda Shah Nazari

Accreditation No. HERA 10210

Address 29 Shirley Street, Byron Bay NSW, 2481

MATERIAL KEY

BR01 BAGGED BRICKWORK - CREAM BRICK & F

GL01 PERFORMANCE GLAZING

GL02 TRANSLUCENT PRIVACY GLAZING

GL03 GLASS BALUSTRADE

MTW01 BRONZE SHEET CLADDING

MTW02 ALUMINIUM PLATE PROFILE - WHITE POWDERCOAT FINISH

MTW03 ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH

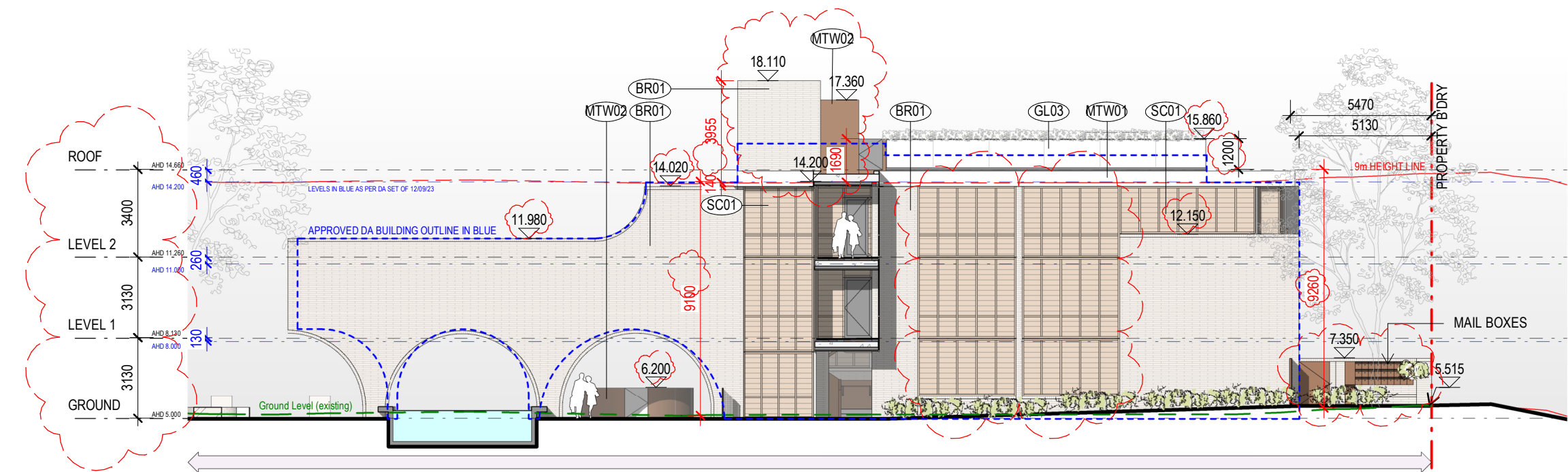
AL01 ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH

SC01 ALUMINIUM LOUVRE SCREEN

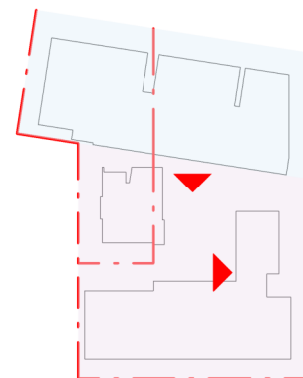
http://www.hero-software.com.au/pdf/HR-DG91R9-05

KEY

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- GROUND LEVEL (EXISTING)
- DM - DEFERRED MATTER AMMENDMENT #18 ZONE
- R3 - MEDIUM DENSITY RESIDENTIAL



EAST BUILDING - WEST ELEVATION_DA



Project Title
VITALE PROPERTY GROUP
29 SHIRLEY STREET & 2-4 MILTON STREET, BYRON BAY NSW 2481

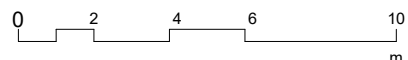
Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Sydney
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Brisbane
Level 12,
324 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821



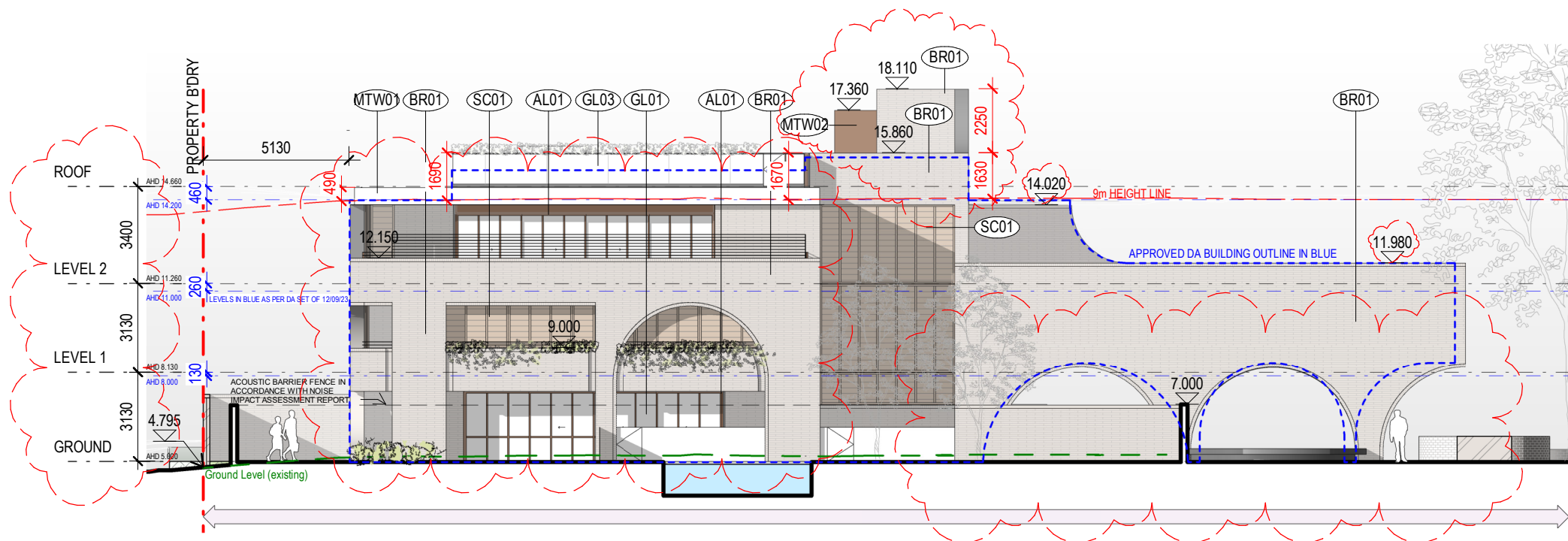
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Rev	Date	Description
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2	06.09.2024	ISSUED FOR ENDORSEMENT

Drawing Title
ELEVATIONS

Project No	Drawing No	Revision
2555	DA7.03	2



EAST BUILDING - EAST ELEVATION_DA

8.0

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

#HR-DG91R9-05 29/11/2024

Assessor

Hoda Shah Nazari

Accreditation No.

HERA 10210

Address

29 Shirley Street, Byron Bay NSW, 2481

MATERIAL KEY

BR01 BAGGED BRICKWORK - CREAM BRICK & F

GL01 PERFORMANCE GLAZING

GL02 TRANSLUCENT PRIVACY GLAZING

GL03 GLASS BALUSTRADE

MT01 BRONZE SHEET CLADDING

MTW01 ALUMINIUM PLATE PROFILE - WHITE POWDERCOAT FINISH

MTW02 ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH

AL01 ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH

SC01 ALUMINIUM LOUVRE SCREEN

QR Code

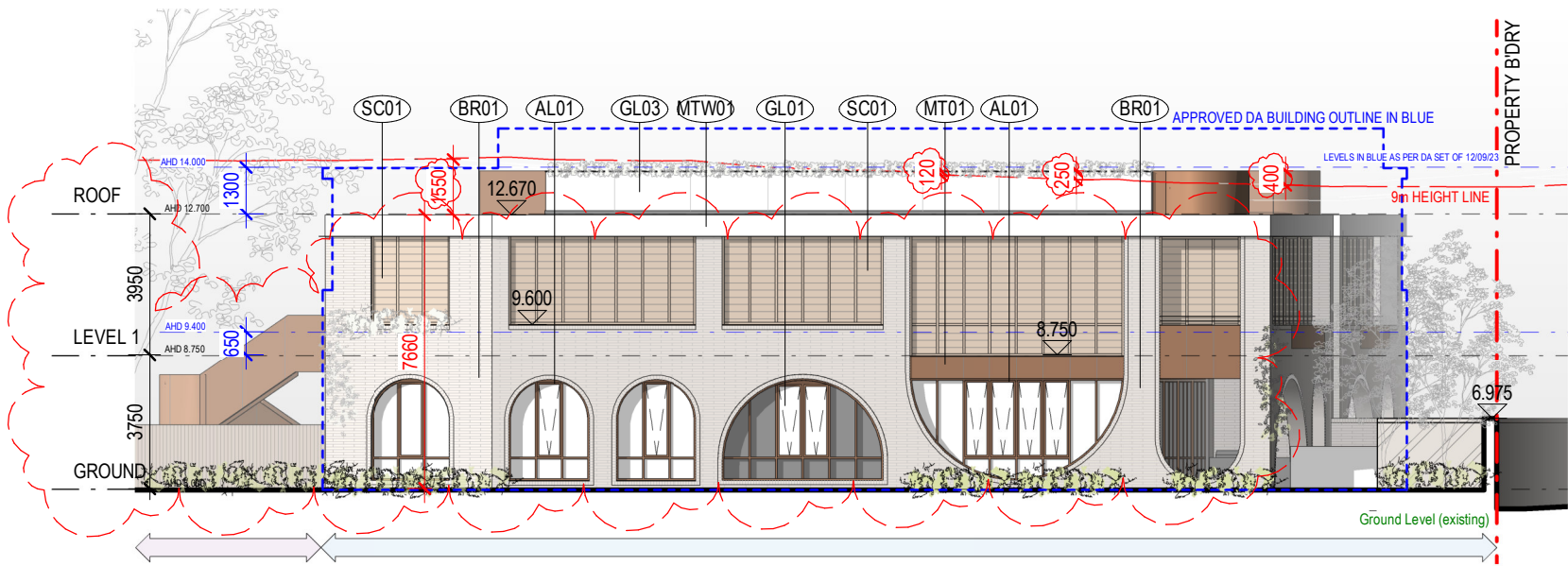
http://www.hero-software.com.au/pdf/HR-DG91R9-05

- KEY
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING

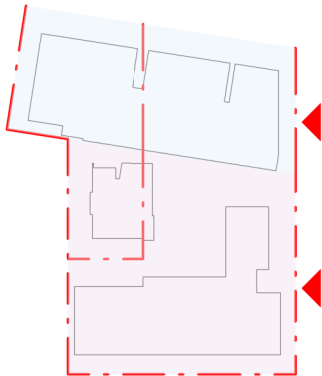
GROUND LEVEL (EXISTING)

DM - DEFERRED MATTER AMMENDMENT #18 ZONE

R3 - MEDIUM DENSITY RESIDENTIAL

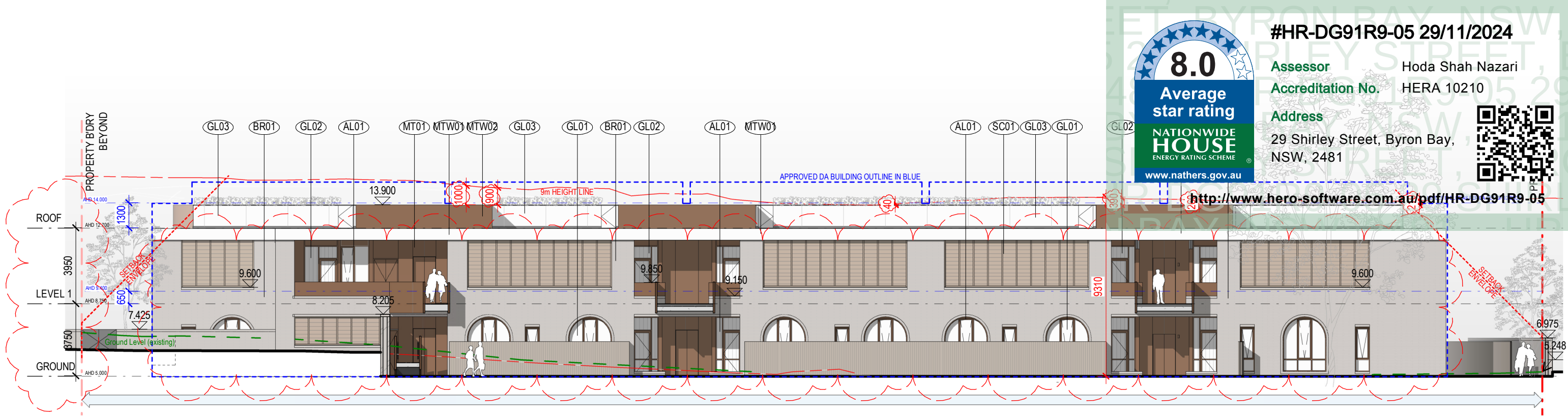


NORTH BUILDING - EAST ELEVATION_DA

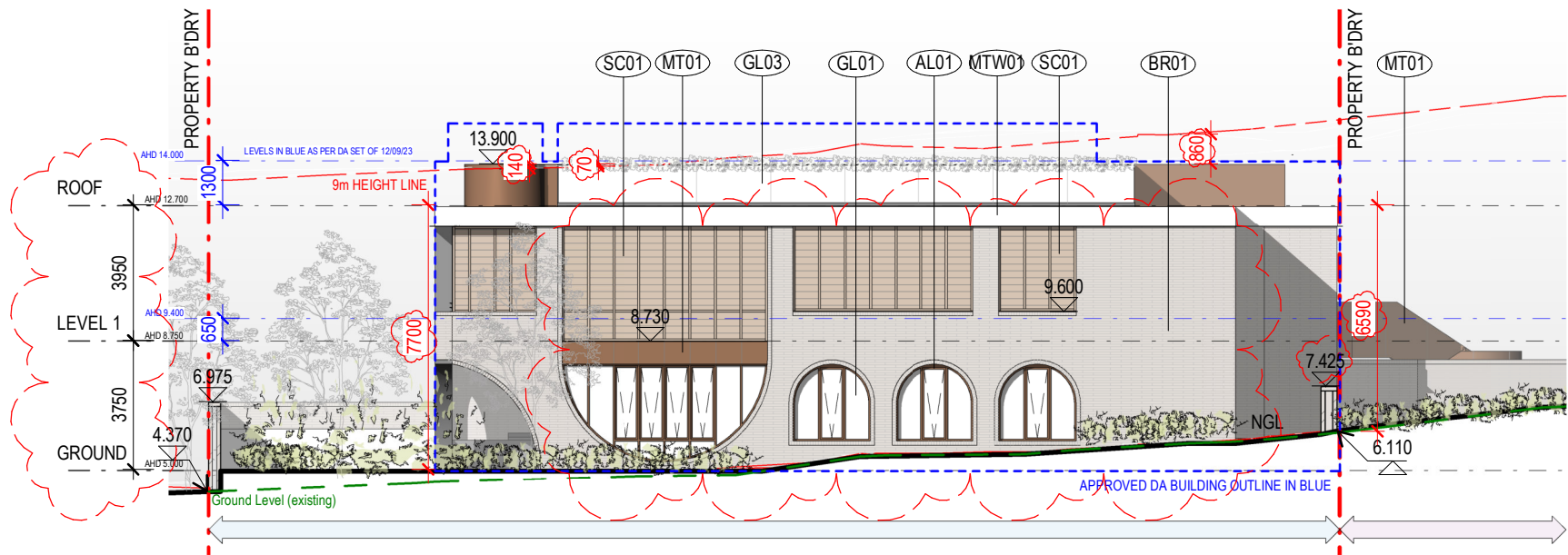


Project Title VITALE PROPERTY GROUP 29 SHIRLEY STREET & 2-4 MILTON STREET, BYRON BAY NSW 2481	Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	Date Printed 12/09/2024 4:19:46 PM	Scale As indicated@ A3	Rev 1 2	Date 15.05.2024 06.09.2024	Description ISSUED FOR ENDORSEMENT ISSUED FOR ENDORSEMENT	Drawing Title ELEVATIONS	Project No 2555	Drawing No DA7.04	Revision 2

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved



NORTH BUILDING - SOUTH ELEVATION



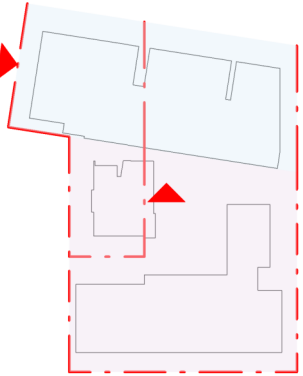
NORTH BUILDING - WEST ELEVATION_

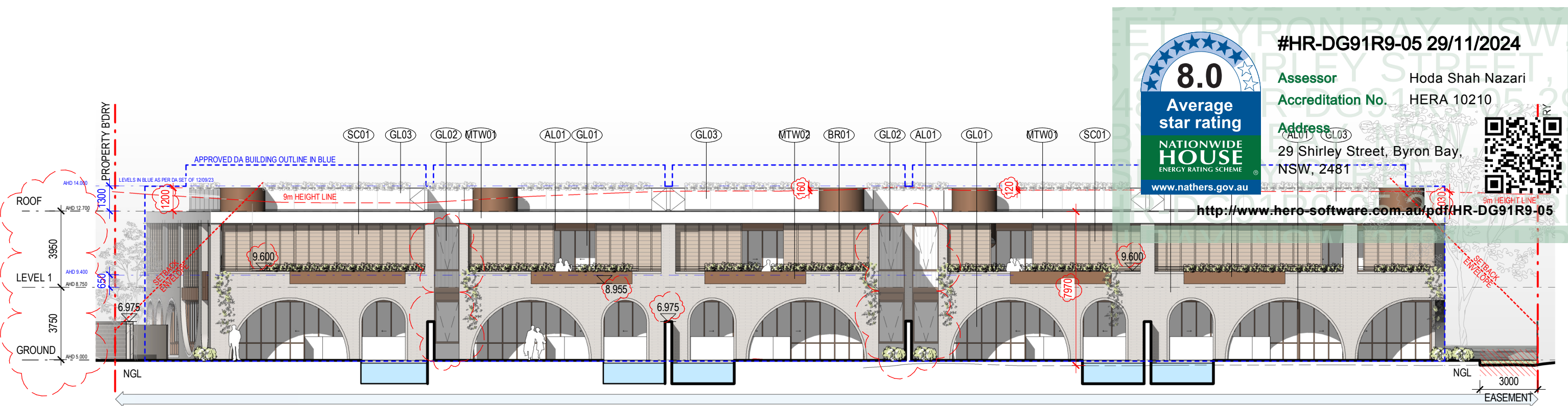
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- (BR01) BAGGED BRICKWORK - PALE CREAM BRICK & RENDER
- (GL01) PERFORMANCE GLAZING
- (GL02) TRANSLUCENT PRIVACY GLAZING
- (GL03) GLASS BALUSTRADE
- (MT01) BRONZE SHEET CLADDING
- (MTW01) ALUMINIUM PLATE PROFILE - WHITE POWDERCOAT FINISH
- (MTW02) ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH
- (AL01) ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
- (SC01) ALUMINIUM LOUVRE SCREEN

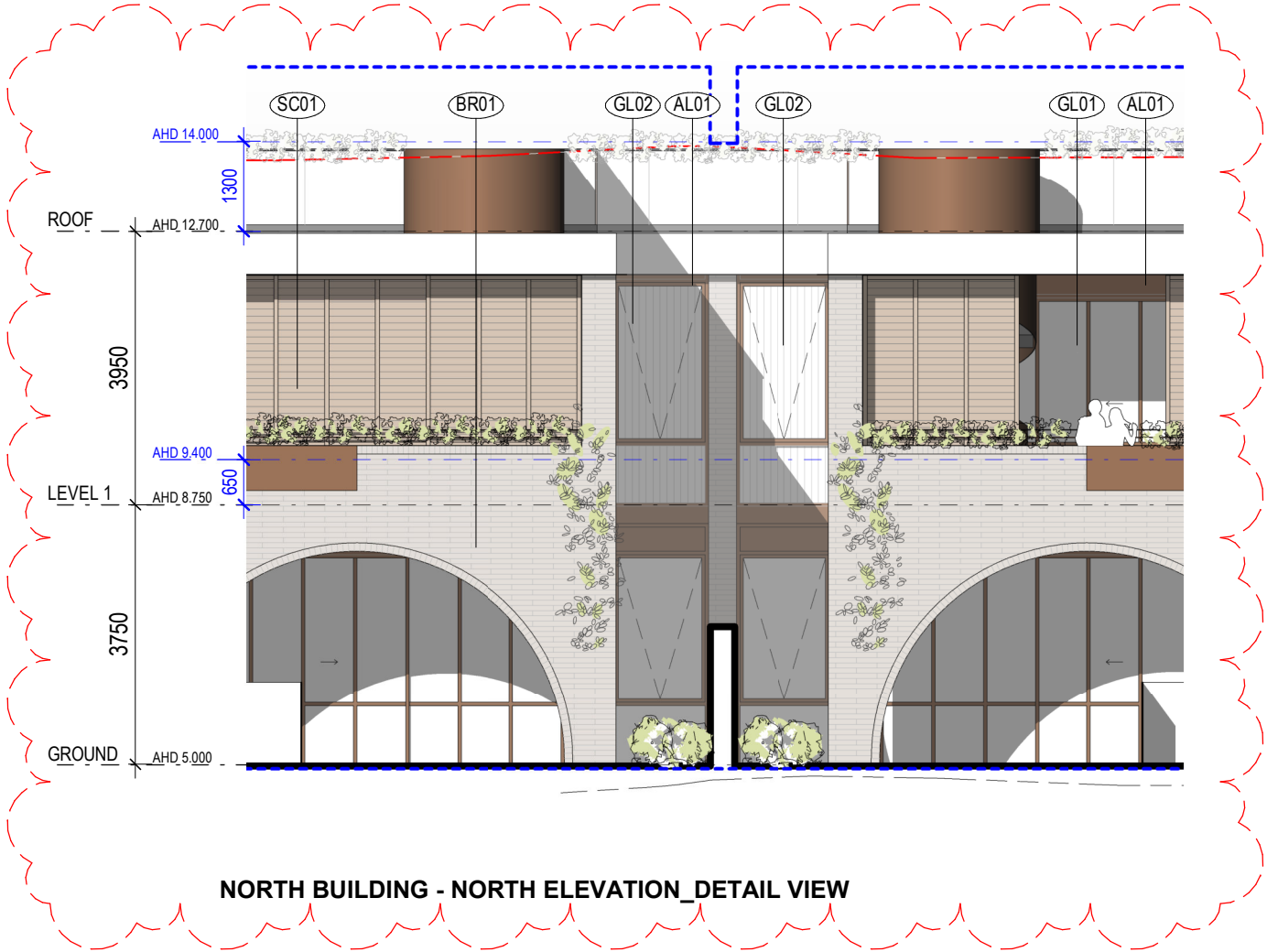
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- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
- GROUND LEVEL (EXISTING)
- DM - DEFERRED MATTER AMMENDMENT #18 ZONE
- R3 - MEDIUM DENSITY RESIDENTIAL





NORTH BUILDING - NORTH ELEVATION_DA



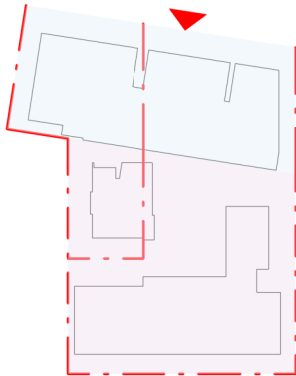
NORTH BUILDING - NORTH ELEVATION_DETAIL VIEW

MATERIAL KEY

- (BR01) BAGGED BRICKWORK - PALE CREAM BRICK & RENDER
- (GL01) PERFORMANCE GLAZING
- (GL02) TRANSLUCENT PRIVACY GLAZING
- (GL03) GLASS BALUSTRADE
- (MT01) BRONZE SHEET CLADDING
- (MTW01) ALUMINIUM PLATE PROFILE - WHITE POWDERCOAT FINISH
- (MTW02) ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH
- (AL01) ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
- (SC01) ALUMINIUM LOUVRE SCREEN

KEY

- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
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- R3 - MEDIUM DENSITY RESIDENTIAL





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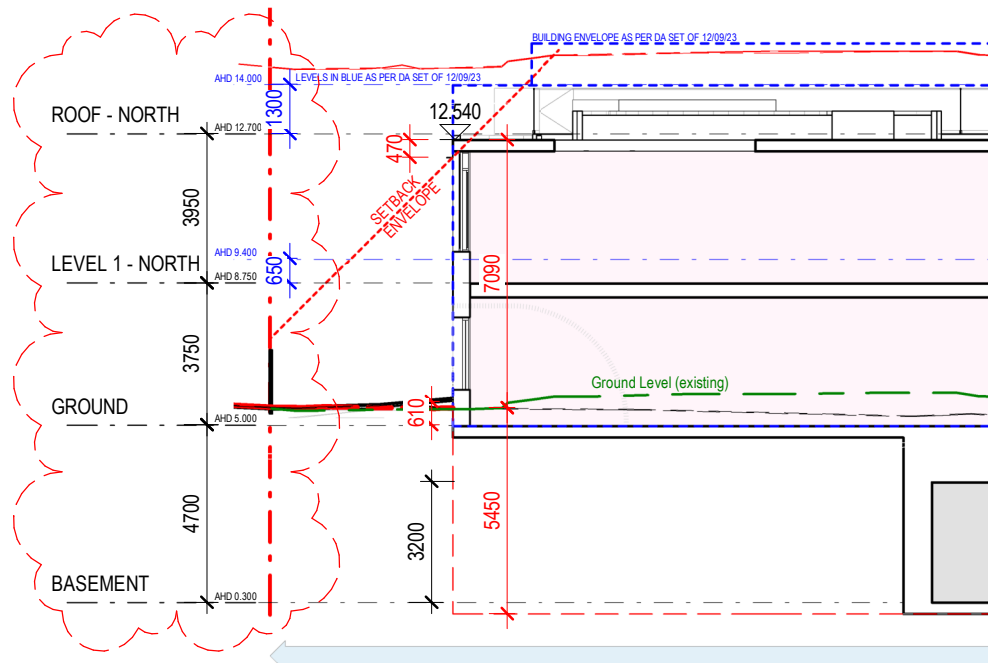
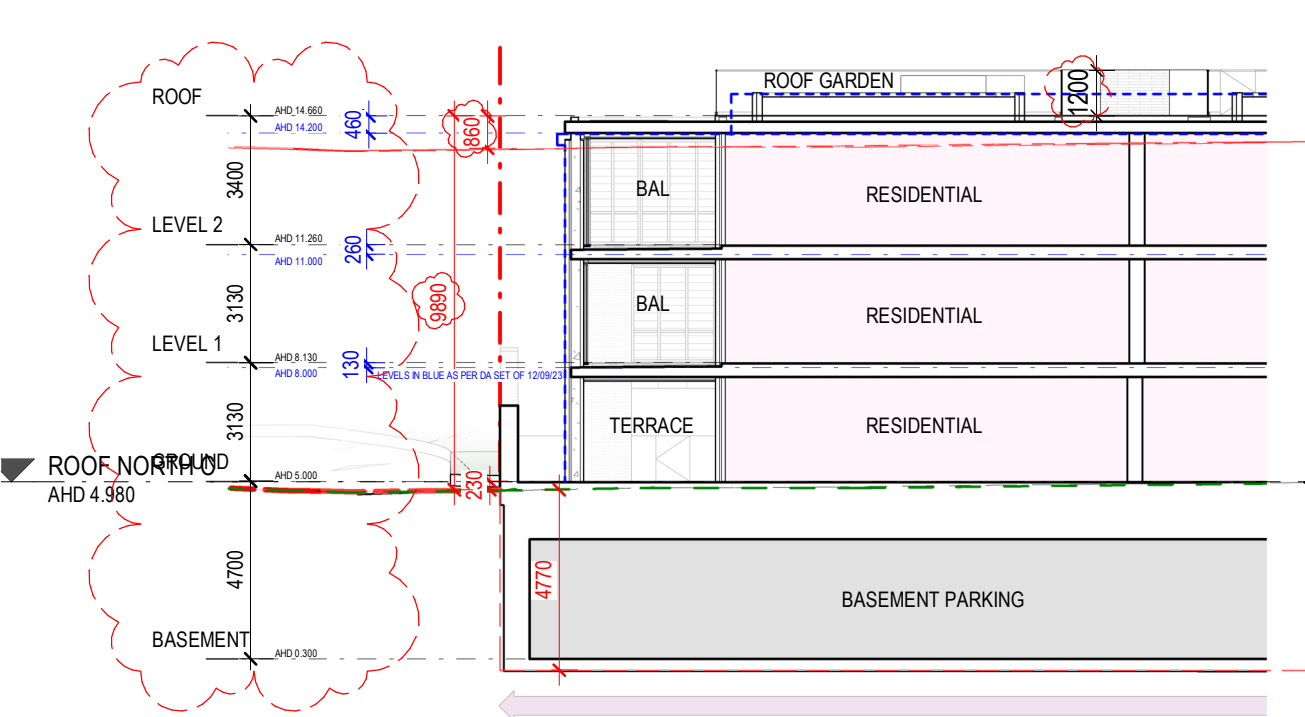
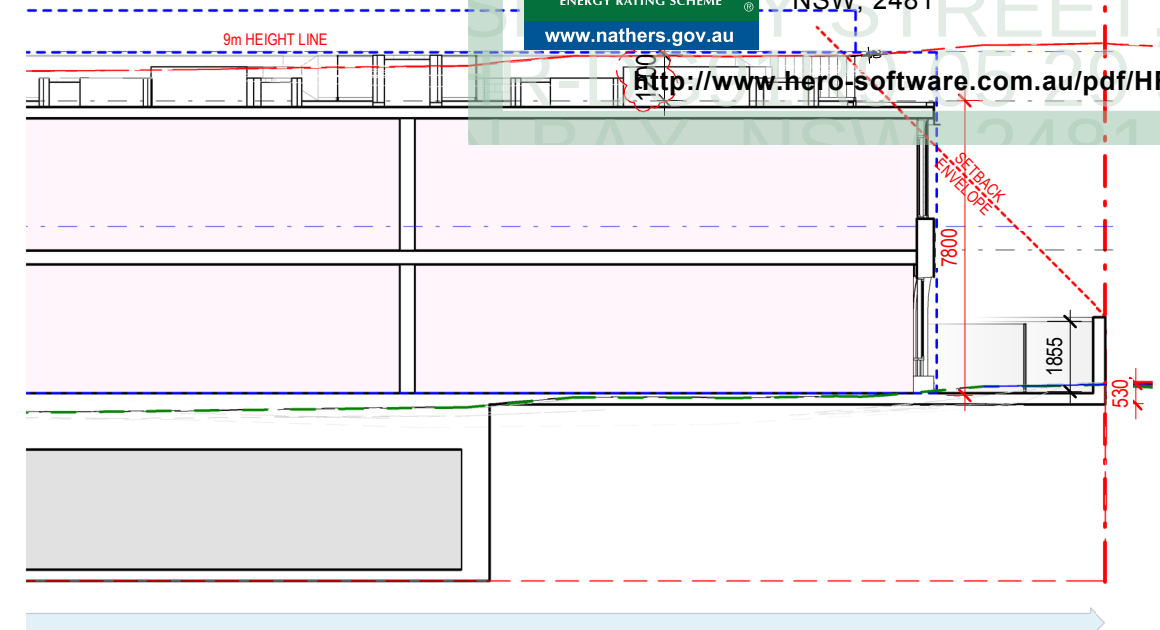


Diagram illustrating the vertical levels and dimensions of the building structure:

- ROOF GARDEN** (Top level, indicated by a red dashed line)
- RESIDENTIAL** (Middle level, indicated by a blue dashed line)
- RESIDENTIAL** (Lower middle level, indicated by a blue dashed line)
- BASEMENT PARKING** (Bottom level, indicated by a green dashed line)

Vertical dimensions (in red):

- 4270**: Height from the Basement Parking level to the Residential level.
- 730**: Height from the Basement Parking level to the Roof Garden level.



9m LINE ABOVE LEVELS SHOWN ON
SURVEY DRAWING BYR111 Rev D DATED
FEBRUARY 22ND 2023 BY BYRON BAY
SURVEYING

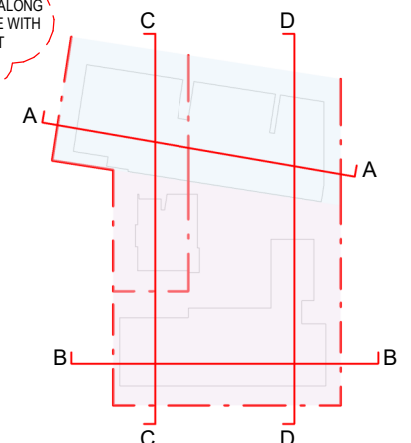
DM - DEFERRED MATTER
AMMENDMENT #18 ZONE

R3 - MEDIUM DENSITY
RESIDENTIAL

1.73M HIGH FIXED PRIVACY
SCREEN PREVENTING
VIEWS DOWN TO PRIVATE
OPEN SPACE TO
NEIGHBOURING PROPERTY

FIXED LOUVRED PRIVACY
SCREEN PREVENTING VIEWS
DOWN TO PRIVATE OPEN SPACE
TO NEIGHBOURING PROPERTY

MASONRY ACOUSTIC WALL ALONG
BOUNDARY IN ACCORDANCE WITH
NOISE IMPACT ASSESSMENT
REPORT



Project Title VITALE PROPERTY GROUP 29 SHIRLEY STREET & 2-4 MILTON STREET, BYRON BAY NSW 2481	Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leopard 7522, David Tordoff 8028.	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	hayball	Date Printed 12/09/2024 4:20:08 PM Scale As indicated@ A3	024610	Rev Date Description 115.05.2024ISSUED FOR ENDORSEMENT	Drawing Title SECTIONS	Project No 2555 Drawing No DA8.01 Revision 1
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Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over unfigured dimensions. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2008 All rights reserved



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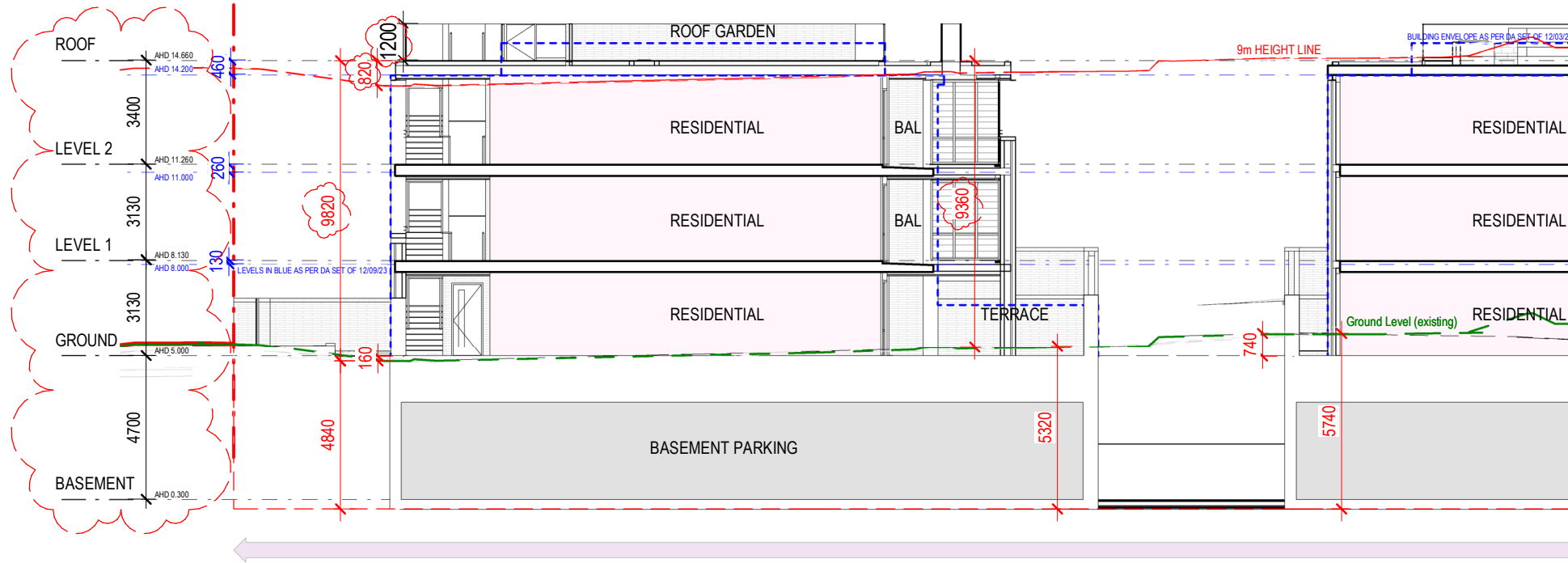
Assessor Hoda Shah Nazari

Accreditation No. HERA 10210

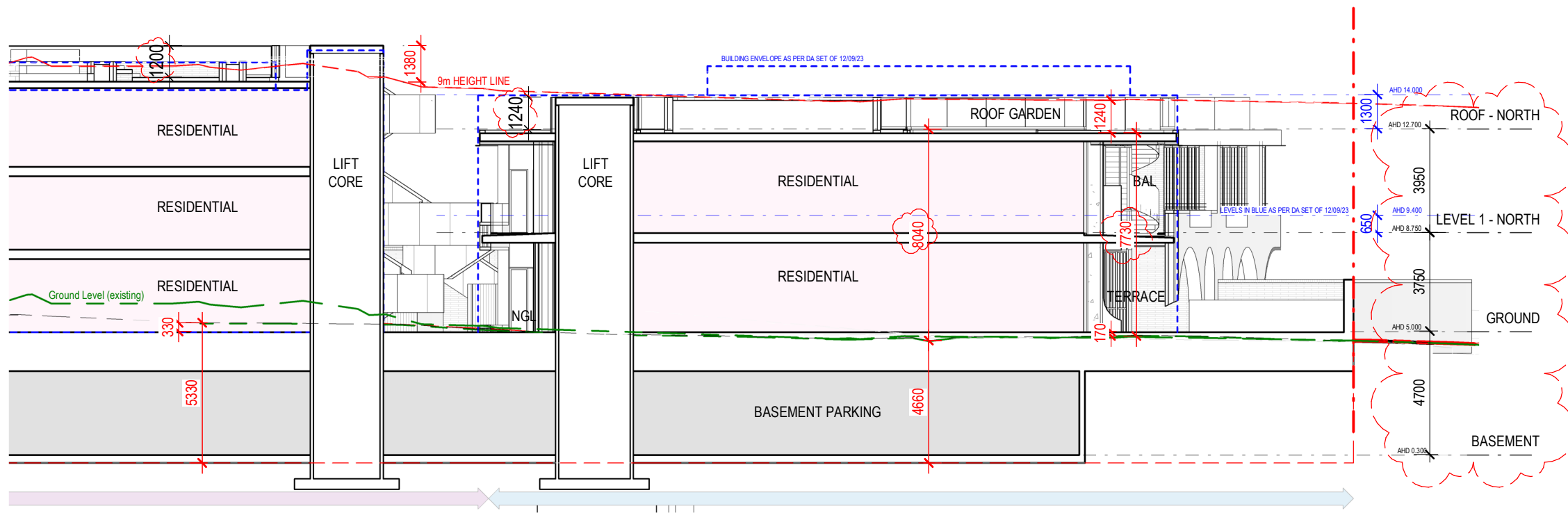
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29 Shirley Street, Byron Bay,
NSW, 2481



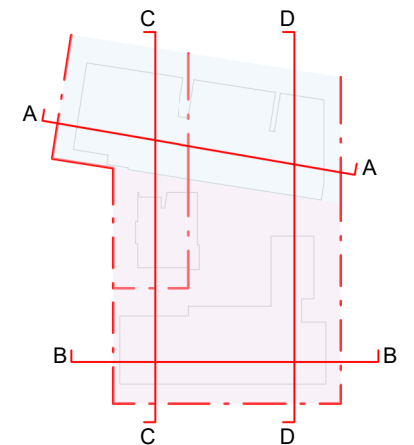
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Section C - N-S Section 1



Section C - N-S Section 2



Project Title
VITALE PROPERTY GROUP
29 SHIRLEY STREET & 2-4 MILTON
STREET, BYRON BAY NSW 2481

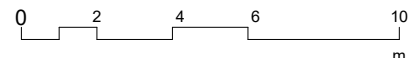
Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

Sydney
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Brisbane
Level 12,
324 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821



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Rev	Date	Description
1	15.05.2024	ISSUED FOR ENDORSEMENT

Drawing Title
SECTIONS

Project No	Drawing No	Revision
2555	DA8.02	1



#HR-DG91R9-05 29/11/2024

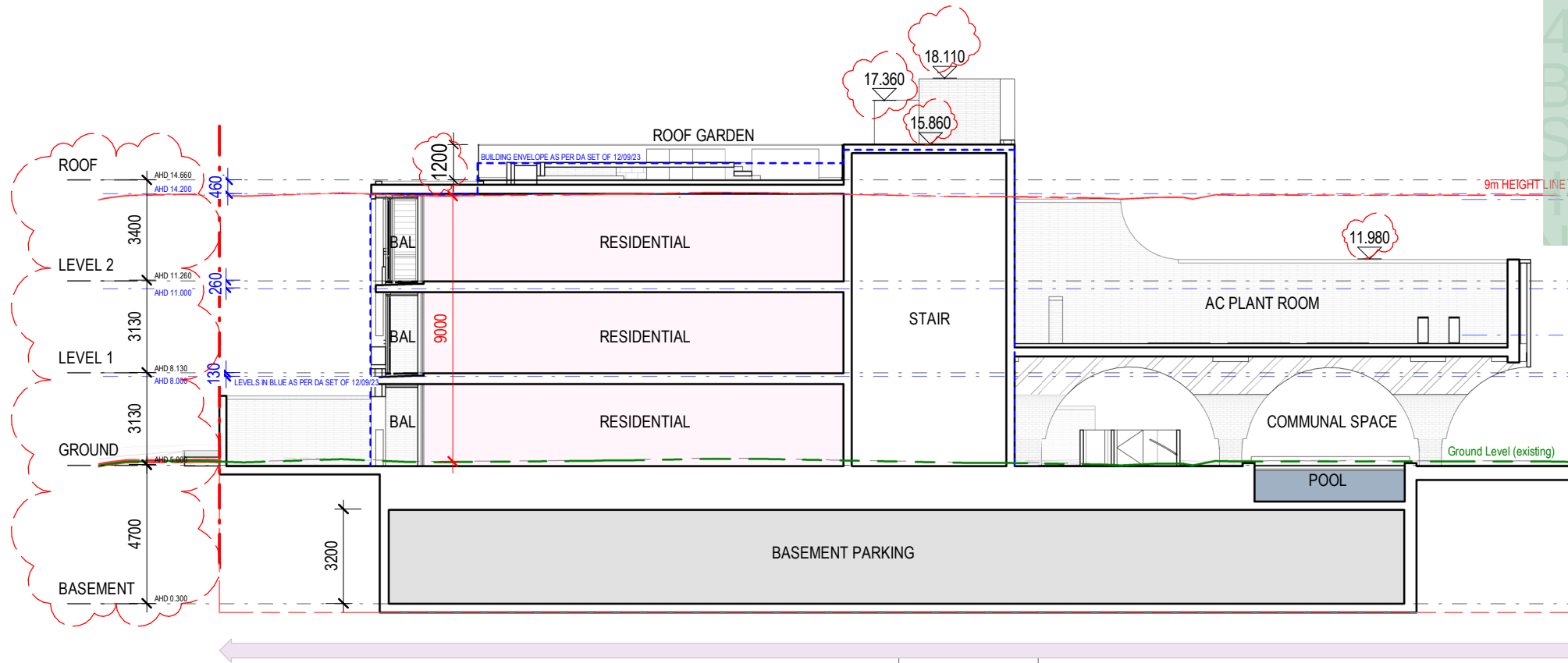
Assessor Hoda Shah Nazari

Accreditation No. HERA 10210

Address
29 Shirley Street, Byron Bay,
NSW, 2481

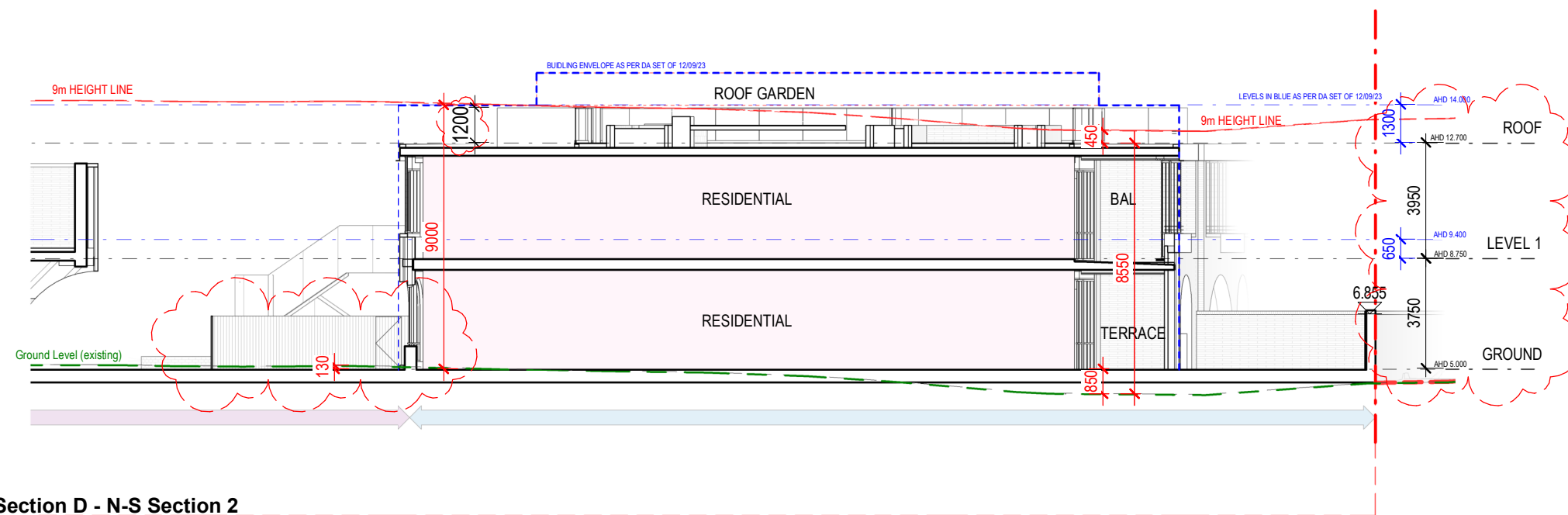


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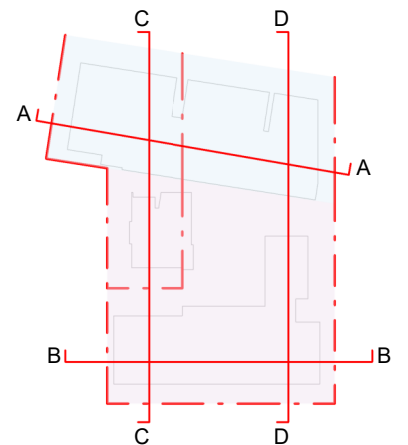


Section D - N-S Section 1

- KEY**
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
 - GROUND LEVEL (EXISTING)
 - DM - DEFERRED MATTER AMMENDMENT #18 ZONE
 - R3 - MEDIUM DENSITY RESIDENTIAL



Section D - N-S Section 2



Project Title
VITALE PROPERTY GROUP
29 SHIRLEY STREET & 2-4 MILTON
STREET, BYRON BAY NSW 2481

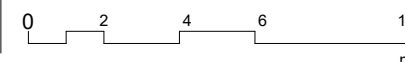
Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

Sydney
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Brisbane
Level 12,
324 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821



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Scale As indicated@ A3



Rev	Date	Description
1	15.05.2024	ISSUED FOR ENDORSEMENT
2	06.09.2024	ISSUED FOR ENDORSEMENT

Drawing Title
SECTIONS

Project No	Drawing No	Revision
2555	DA8.03	2



#HR-DG91R9-05 29/11/2024

Assessor Hoda Shah Nazari

Accreditation No. HERA 10210

Address

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NSW, 2481

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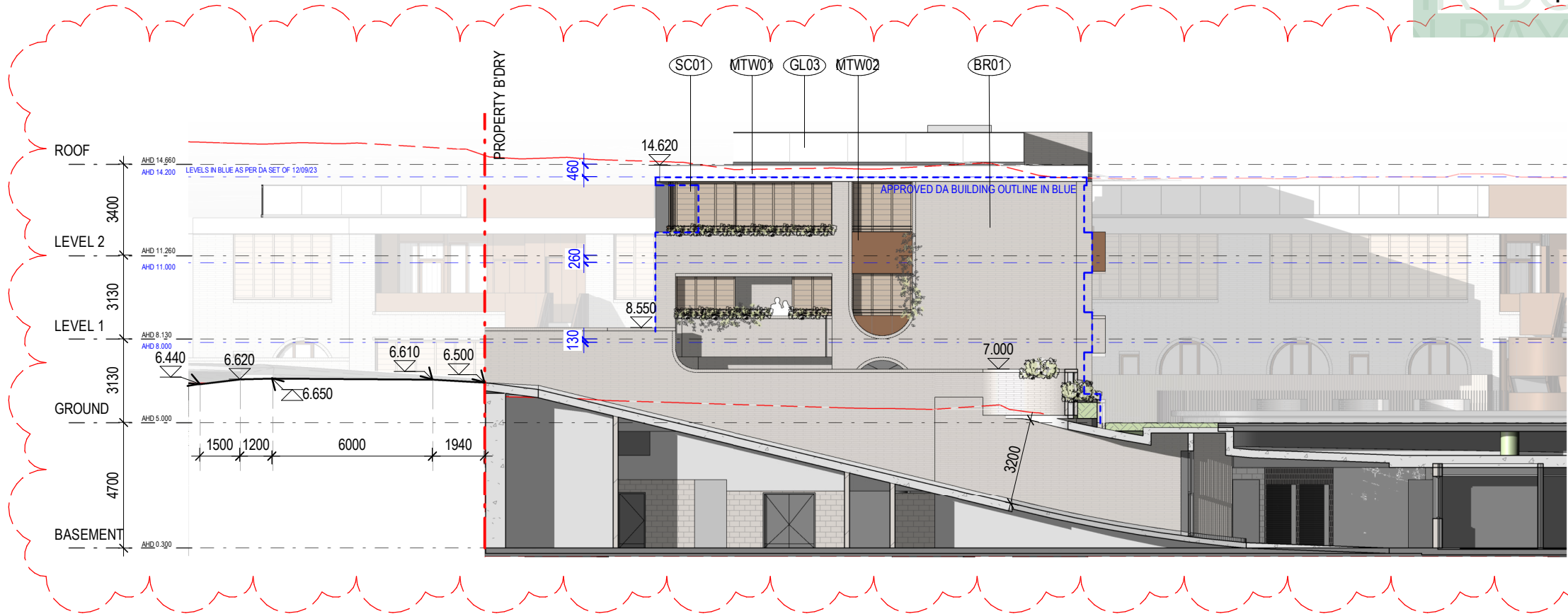
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(GL01) PERFORMANCE GLAZING
(GL02) TRANSLUCENT PRIVACY GLAZING
(GL03) GLASS BALUSTRADE
(MT01) BRONZE SHEET CLADDING
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(AL01) ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
(SC01) ALUMINIUM LOUVRE SCREEN

KEY

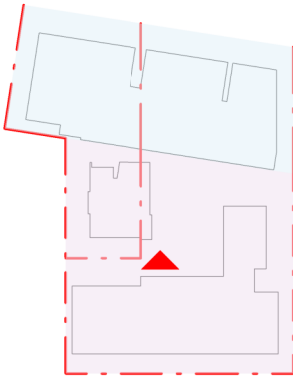
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
--- GROUND LEVEL (EXISTING)
DM - DEFERRED MATTER AMMENDMENT #18 ZONE
R3 - MEDIUM DENSITY RESIDENTIAL



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Car Park Ramp Section



Project Title VITALE PROPERTY GROUP 29 SHIRLEY STREET & 2-4 MILTON STREET, BYRON BAY NSW 2481	Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	Date Printed 12/09/2024 4:20:26 PM Scale As indicated@ A3	Rev 1 2	Date 15.05.2024 06.09.2024	Description ISSUED FOR ENDORSEMENT ISSUED FOR ENDORSEMENT	Drawing Title SECTIONS	Project No 2555	Drawing No DA8.04	Revision 2

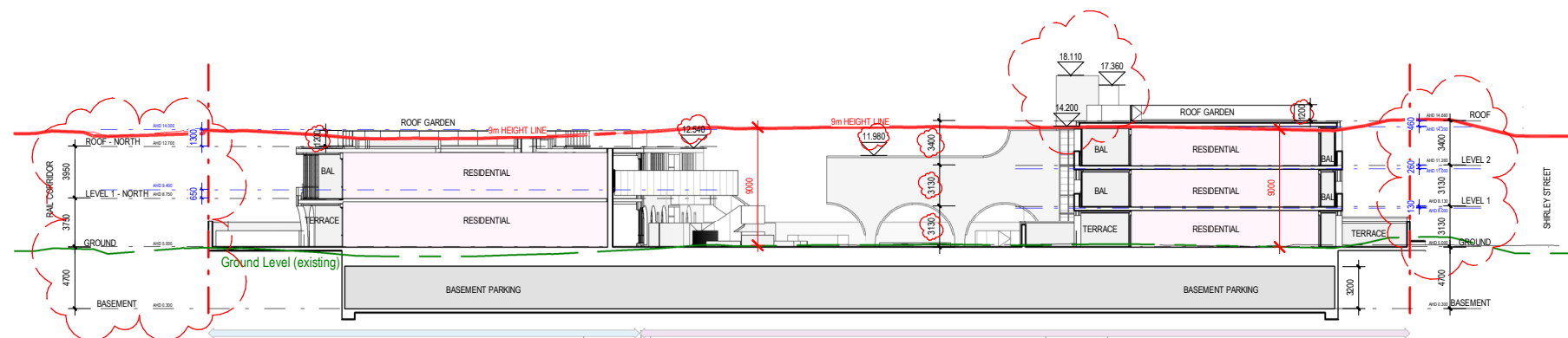
Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved

#HR-DG91R9-05 29/11/2024

Assessor	Hoda Shah Nazari
Accreditation No.	HERA 10210
Address	29 Shirley Street, Byron Bay, NSW, 2481



<http://www.hero-software.com.au/pdf/HR-DG91R9-05>



Indicative Section for a 2 Storey Building Along Railway Corridor - N-S Section

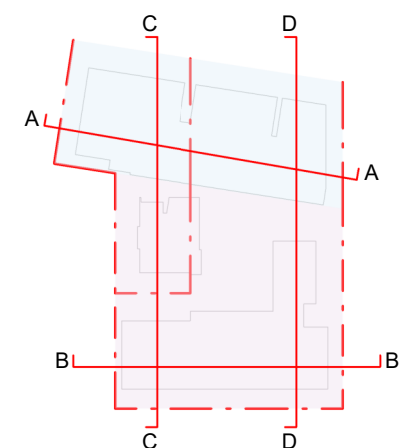
KEY

9m LINE ABOVE LEVELS SHOWN ON
SURVEY DRAWING BYR111 Rev D DATED
FEBRUARY 22ND 2023 BY BYRON BAY
SURVEYING

— — GROUND LEVEL (EXISTING)

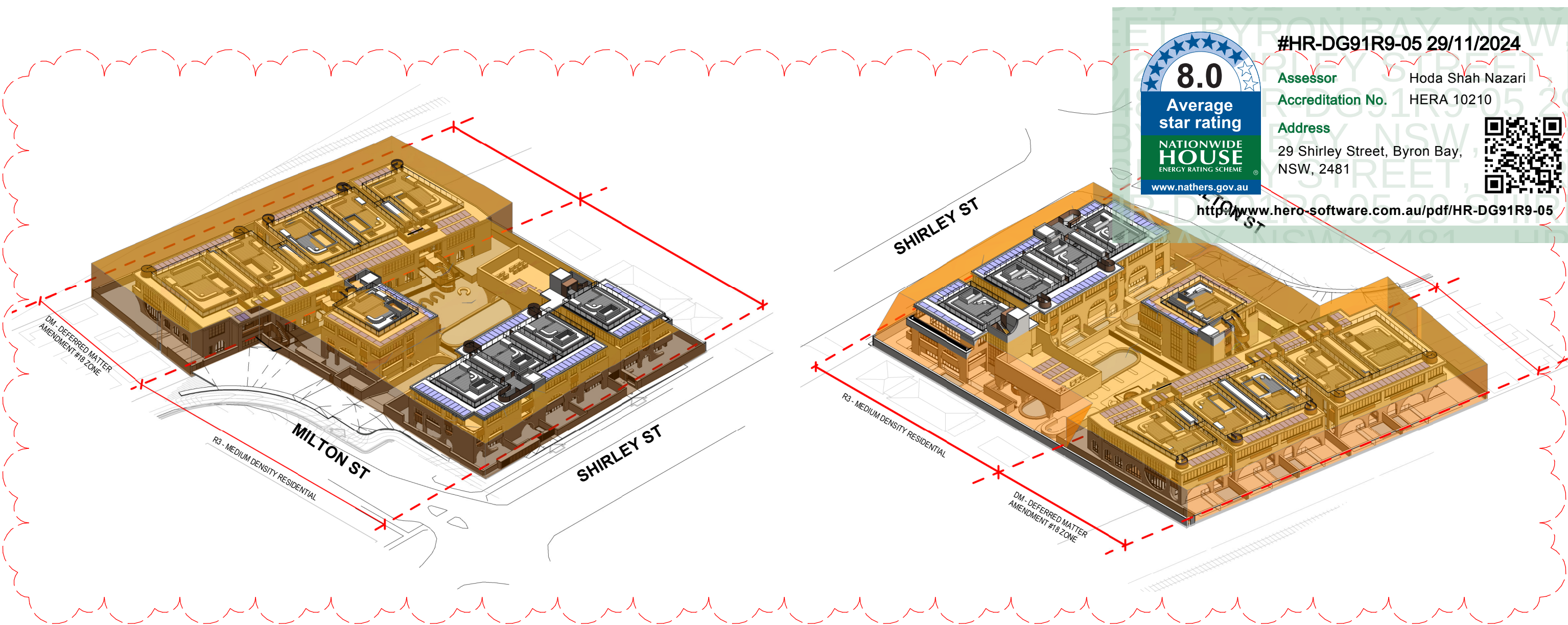
DM - DEFERRED MATTER
AMMENDMENT #18 ZONE

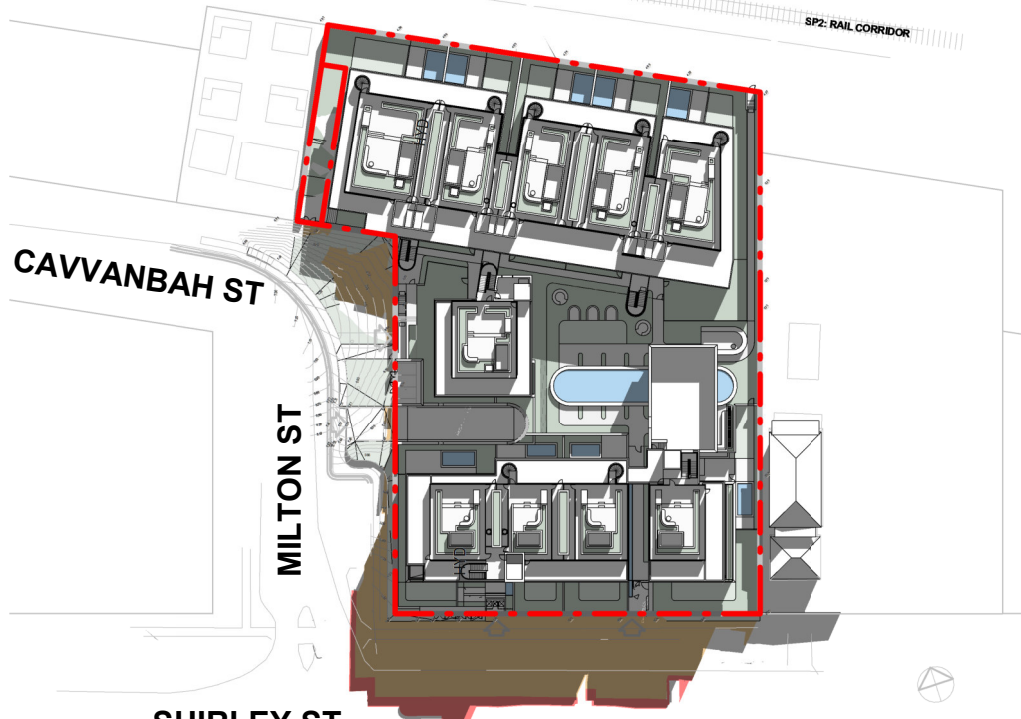
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RESIDENTIAL



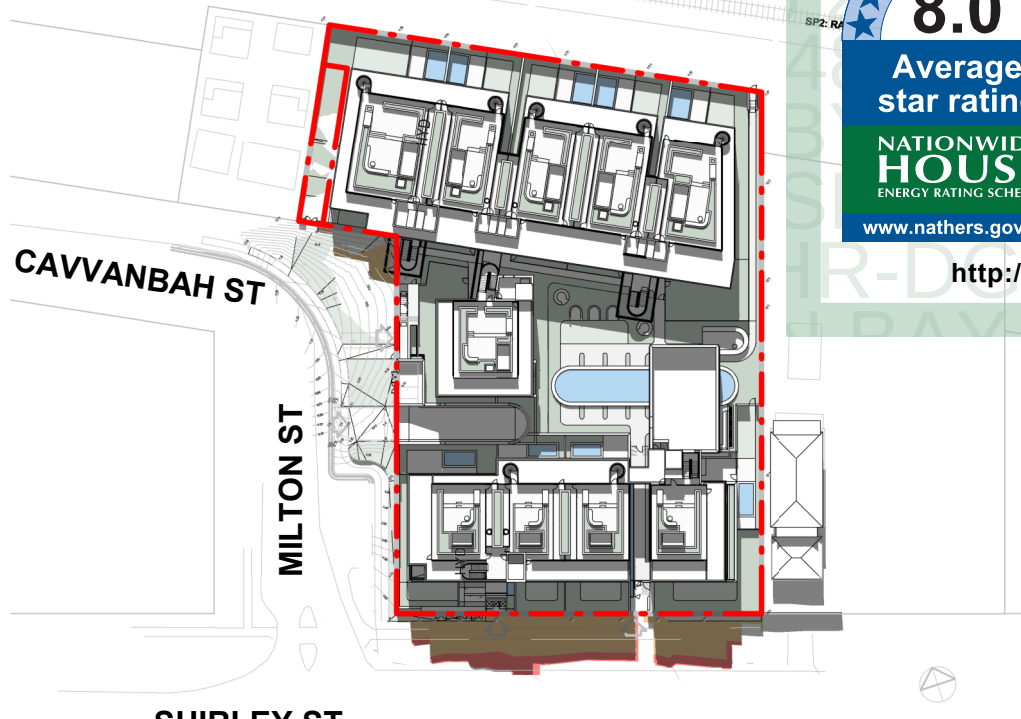
Project Title VITALE PROPERTY GROUP 29 SHIRLEY STREET & 2-4 MILTON STREET, BYRON BAY NSW 2481	Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644 ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	hayball	Date Printed 12/09/2024 4:20:30 PM Scale As indicated@ A3	05101525	<table><tr><th>Rev</th><th>Date</th><th>Description</th></tr><tr><td>1</td><td>15.05.2024</td><td>ISSUED FOR ENDORSEMENT</td></tr><tr><td>2</td><td>06.09.2024</td><td>ISSUED FOR ENDORSEMENT</td></tr></table>	Rev	Date	Description	1	15.05.2024	ISSUED FOR ENDORSEMENT	2	06.09.2024	ISSUED FOR ENDORSEMENT	Drawing Title SECTIONS	Project No 2555 Drawing No DA8.05 Revision 2
Rev	Date	Description																
1	15.05.2024	ISSUED FOR ENDORSEMENT																
2	06.09.2024	ISSUED FOR ENDORSEMENT																

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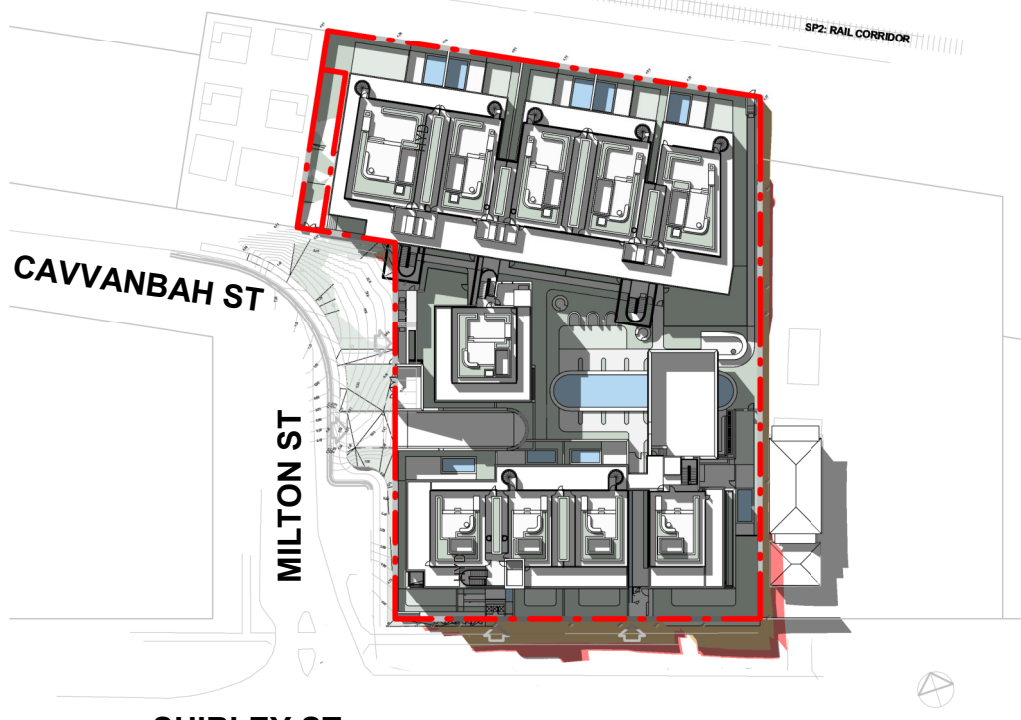




SUN STUDY 21 JUN 9AM



SUN STUDY 21 JUN 11AM



SUN STUDY 21 JUN 1PM

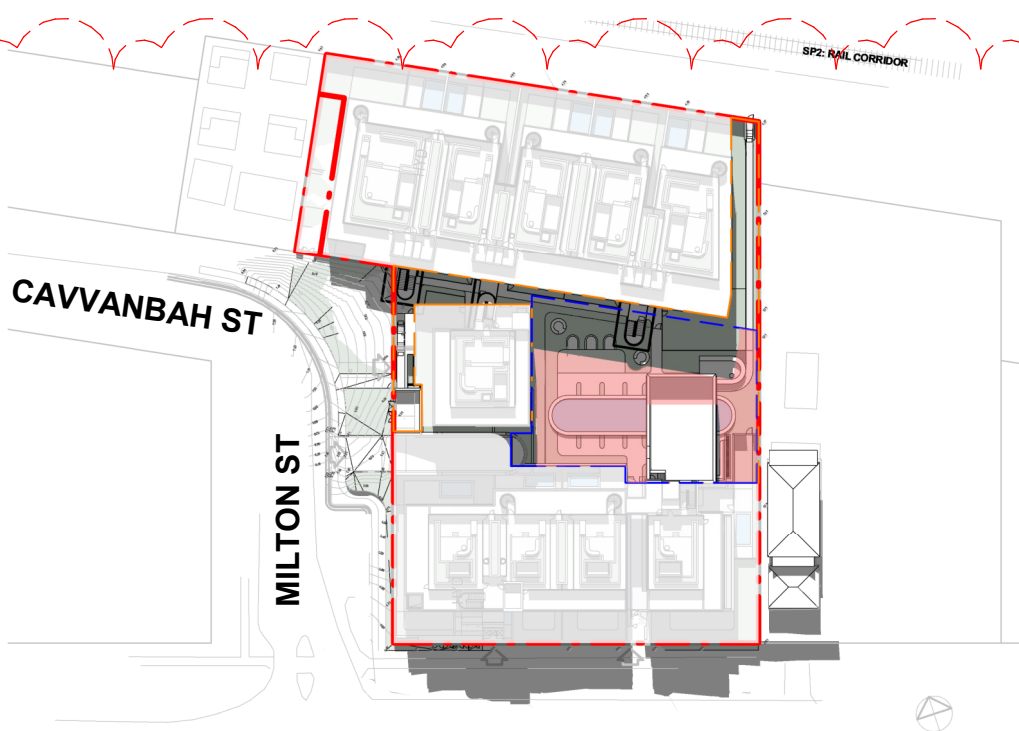


SUN STUDY 21 JUN 3PM

8.0
Average
star rating
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

#HR-DG91R9-05 29/11/2024
Assessor Hoda Shah Nazari
Accreditation No. HERA 10210
Address 29 Shirley Street, Byron Bay NSW 2481
RED ZONE SHOWS
ADDITIONAL SHADOW
CAST FROM THE ROOF
PROTRUDING ABOVE THE
9M BUILDING ENVELOPE
AT WINTER SOLSTICE.
http://www.hera-software.com.au/pdf/HR-DG91R9-05

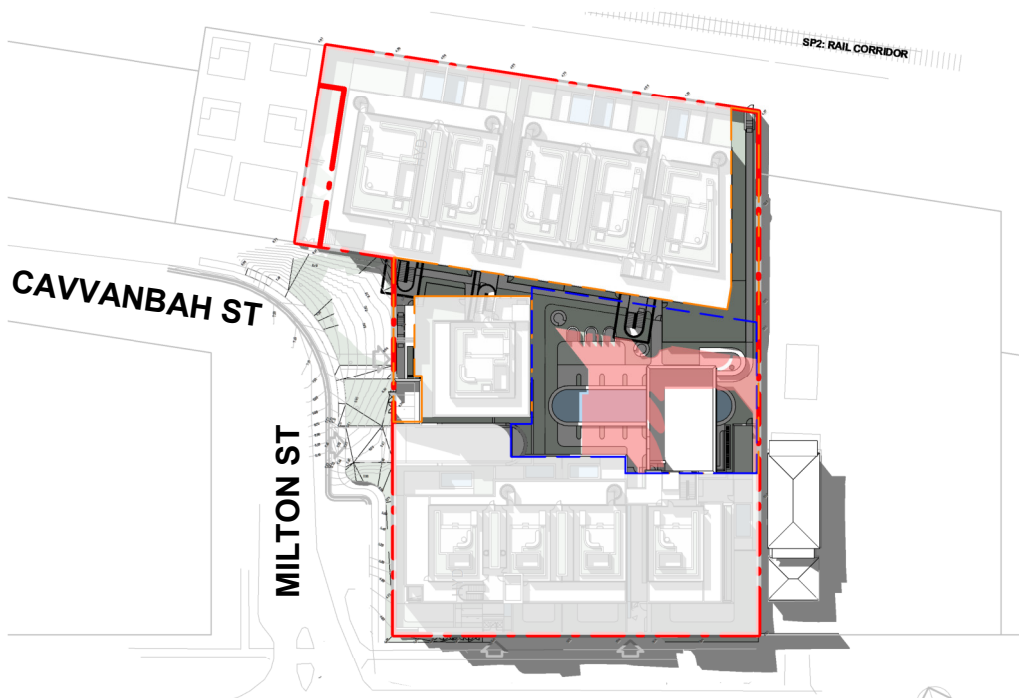
- LEGEND
- PORTION OF SHADOW BELOW THE 9m BUILDING ENVELOPE
 - PORTION OF SHADOW ABOVE THE 9m BUILDING ENVELOPE



SHIRLEY ST

SITE AREA - 5937 m²
COMMUNAL OPEN SPACE - 1410 m² (24%)
PRINCIPAL USABLE SPACE - 1012 m²
% OF DIRECT SUNLIGHT - 533 m² (52%)

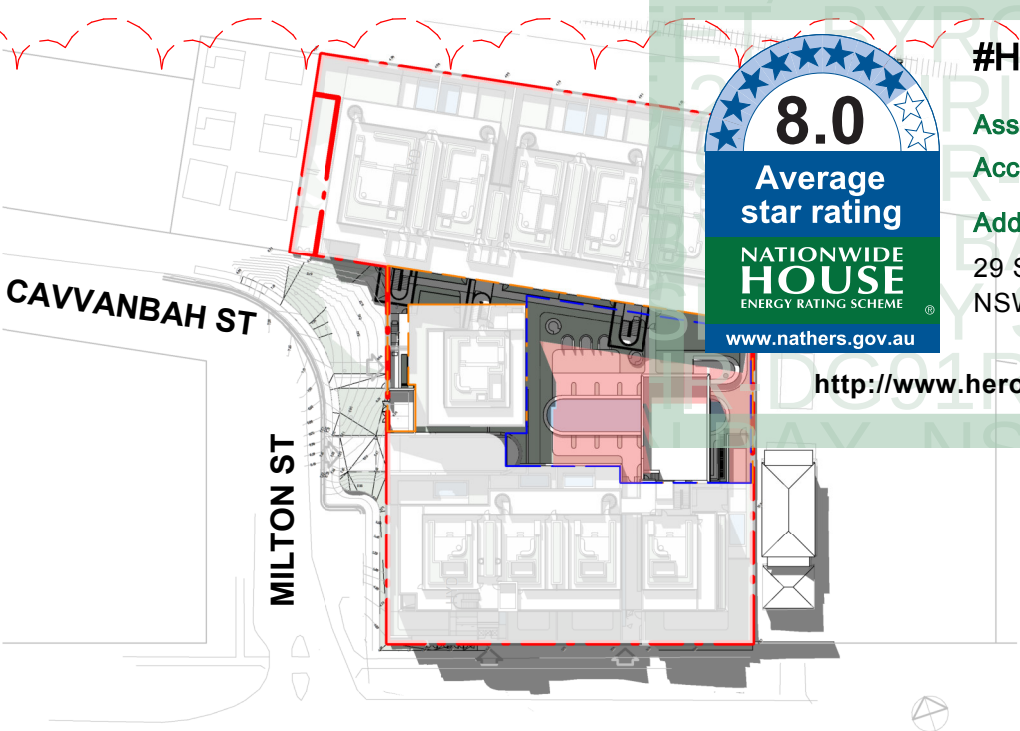
SUN STUDY 21 JUN 11AM COMMUNAL SPACE



SHIRLEY ST

SITE AREA - 5937 m²
COMMUNAL OPEN SPACE - 1410 m² (24%)
PRINCIPAL USABLE SPACE - 1012 m²
% OF DIRECT SUNLIGHT - 365 m² (36%)

SUN STUDY 21 JUN 1PM COMMUNAL SPACE



SHIRLEY ST

SITE AREA - 5937 m²
COMMUNAL OPEN SPACE - 1410 m² (24%)
PRINCIPAL USABLE SPACE - 1012 m²
% OF DIRECT SUNLIGHT - 469 m² (46%)

SUN STUDY 21 JUN 12PM COMMUNAL SPACE

8.0

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

#HR-DG91R9-05 29/11/2024

Assessor Hoda Shah Nazari

Accreditation No. HERA 10210

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NSW, 2481



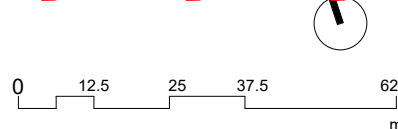
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Project Title
VITALE PROPERTY GROUP
29 SHIRLEY STREET & 2-4 MILTON
STREET, BYRON BAY NSW 2481

Melbourne	Sydney	Brisbane
Level 1	Ground Floor	Level 12,
250 Flinders Lane	11-17 Buckingham Street	324 Queen Street,
Melbourne VIC 3000	Surry Hills NSW 2010	Brisbane Qld 4000
T +61 3 9699 3644	T +61 2 9660 9329	T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028		



Date Printed 12/09/2024 4:21:17 PM
Scale 1 : 1250@ A3



Rev	Date	Description
1	15.05.2024	ISSUED FOR ENDORSEMENT
2	06.09.2024	ISSUED FOR ENDORSEMENT

SHADOW ANALYSIS SOLAR
ACCESS TO COMMUNAL
SPACES

Project No	Drawing No	Revision
2555	DA9.12	2