



## **APPENDIX B**

## **SUMMARY OF CHANGES, PREPARED BY HAYBALL**



## STATEMENT OF DESIGN CHANGES

Subject Site: 29 SHIRLEY STREET, BYRON BAY

Date: 6 September 2024 (R02)

### Summary List of Changes (in comparison to Permitted Drawings dated 12 May 2023)

1. Northern building floor height adjustments. Overall building decreased by 1180mm.
2. Southern and Central buildings floor height adjustments. Overall building increased by 630mm.
3. Integrated photovoltaic systems removed.
4. Elevation Facade Design Updates.
5. Landscape updates
  - Ground Plane
  - Rooftop Terraces.

Drawing Number	List of Changes
DA1.01 (Rev 1) – SITE PLAN	<ul style="list-style-type: none"> <li>• General building outline updates.</li> <li>• Milton St road footprint coordinated with Civil Engineering early works plans as lodged.</li> <li>• Lift access extended to private roof garden to Apartment 201. Canopy provided over lift doors.</li> </ul>
DA1.11 (Rev 1) – BASEMENT FLOOR PLAN	<ul style="list-style-type: none"> <li>• Basement extent updated to suit required substation easement. store, services and storage layout updated. No change to car park and bicycle rack quantities. Resident storage units (1 per apartment):           <ul style="list-style-type: none"> <li>- 10No. private garages accommodating 3 cars + storage.</li> <li>- 15No. private storage cages.</li> </ul> </li> <li>• Wellness centre extent and layout updated.</li> <li>• Fold-up security gate added at the base of the ramp.</li> <li>• Car park entry ramp grades and levels updated. No change to location.</li> <li>• Central building lift relocated. Lift lobby entry relocated to suit.</li> <li>• Northern building lifts relocated. Lift lobby entries relocated to suit. Adjacent services, storage and carpark layouts updated.</li> </ul>
DA1.12 (Rev 1) – GROUND FLOOR PLAN	<ul style="list-style-type: none"> <li>• Apartment layouts updated as part of marketing and design development process but no change to numbers of bedrooms and general accommodation.           <ul style="list-style-type: none"> <li>- Entry hallways added to apartments 001, 005, 006, 007, 008, 009 &amp; 010 to improve resident amenity and privacy.</li> </ul> </li> <li>• Apartment pools and general private open space layouts updated:           <ul style="list-style-type: none"> <li>- P.O.S. extended to apartments 001, 002, 003, 009 &amp; 010.</li> </ul> </li> <li>• Central building stair extents updated.</li> <li>• Pedestrian gate added to northeast maintenance and fire egress access path with associated steps down.</li> <li>• Communal area pool and spa updates. Lightwell to basement Wellness Centre and communal seating extent updated.</li> <li>• Spiral stair down to Wellness Centre relocated west under L1 plant deck structure and associated lightweight canopy deleted.</li> <li>• Mailboxes added to main entry from Shirley St.</li> <li>• General services and structure updates as part of design development process.</li> <li>• Sewer easement width increased from 3m to 4m. Easement incorporated in private garden to Apartment 005 with intermediate fence deleted.</li> </ul>
DA1.13 (Rev 1) – LEVEL 01 PLAN	<ul style="list-style-type: none"> <li>• General building dimension updates. No changes to setbacks from boundaries.</li> <li>• Apartment layouts updated as part of marketing and design development process but no change to numbers of bedrooms and general accommodation.           <ul style="list-style-type: none"> <li>- Entry hallways added to apartments 101, 105, 106, 107, 108, 109 &amp; 110 to improve resident amenity and privacy.</li> </ul> </li> <li>• Apartment 103 balcony extended to mirror 102 layout.</li> <li>• Northern building level decrease from AHD9.40 to AHD8.75 in response to DA Condition 9(a).</li> <li>• Central and Southern building level increase from AHD8.00 to AHD8.13 to achieve minimum 2.7m ceiling height to living areas and bedrooms with designed developed structural floor and ceiling serving zones allowed.</li> <li>• Central building stair extents updated.</li> <li>• North and Central building lift lobbies updated. Services relocated to suit.</li> <li>• Sliding louvre screen extents to balconies updated.</li> </ul>

	<ul style="list-style-type: none"> <li>Northern building spiral stairs to balconies relocated.</li> <li>Communal terrace area removed. Plant deck area only. Level increase from AHD9.00 to AHD9.11.</li> <li>Pergola/canopy to communal area removed.</li> <li>South and Central building apartment entry gates and lobbies removed.</li> <li>General services and structure updates as part of design development process.</li> </ul>
DA1.14 (Rev 1) – LEVEL 02 PLAN	<ul style="list-style-type: none"> <li>General building dimension updates. No changes to setbacks from boundaries.</li> <li>Apartment layouts updated as part of marketing and design development process but no change to numbers of bedrooms and general accommodation. <ul style="list-style-type: none"> <li>Entry hallways added to apartments 201 &amp; 210 to improve resident amenity and privacy.</li> </ul> </li> <li>Apartment 203 balcony extended to mirror 202 layout.</li> <li>Northern building rooftop terraces updated. No changes to setbacks from boundaries.</li> <li>Northern building skylights relocated to suit revised Level 1 apartment layouts.</li> <li>Northern building PV panels only in lieu mix of PV panels and BIPV façade elements.</li> <li>Northern building level decrease from AHD14.00 to AHD12.70 in response to DA Condition 9(a).</li> <li>Central and Southern building level increase from AHD11.00 to AHD11.26 to achieve minimum 2.7m ceiling height to living areas and bedrooms with designed developed structural floor and ceiling serving zones allowed.</li> <li>Central building stair extents updated.</li> <li>Central building lift lobby updated. Services relocated to suit.</li> <li>Sliding louvre screen extents to balconies updated.</li> <li>Southern building spiral stairs to balconies relocated.</li> <li>South and Central building apartment entry gates and lobbies removed.</li> <li>General services and structure updates as part of design development process.</li> </ul>
DA1.15 (Rev 1) – ROOF PLAN	<ul style="list-style-type: none"> <li>Central and Southern building rooftop terraces updated. No changes to setbacks from boundaries.</li> <li>Central and Southern building skylights relocated to suit revised Level 2 apartment layouts.</li> <li>Central and Southern building PV panels only in lieu mix of PV panels and BIPV façade elements.</li> <li>Central and Southern building level increase from AHD14.20 to AHD14.66.</li> <li>Central building stair extents updated.</li> <li>Lift access with canopy over extended up to Apartment 201 roof garden.</li> </ul>
DA1.21 (Rev 1) – TYPICAL LAYOUTS GROUND FLOOR	<ul style="list-style-type: none"> <li>Refer comments on Ground Floor Plan.</li> </ul>
DA1.22 (Rev 1) – TYPICAL LAYOUTS GROUND FLOOR	<ul style="list-style-type: none"> <li>Refer comments on Ground Floor Plan.</li> </ul>
DA1.23 (Rev 1) – TYPICAL LAYOUTS LEVEL 01	<ul style="list-style-type: none"> <li>Refer comments on Level 01 Plan.</li> </ul>
DA1.24 (Rev 1) – TYPICAL LAYOUTS LEVEL 01 & 02	<ul style="list-style-type: none"> <li>Refer comments on Level 01 Plan &amp; Level 02 Plan.</li> </ul>
DA7.01 (Rev 1) – STREET ELEVATIONS	<ul style="list-style-type: none"> <li>Levels and general building height dimension updates.</li> <li>Approved DA building outline and levels added.</li> <li>Facade design updates to coordinate with revised apartment layouts.</li> <li>Balustrade design and level updates to reduce heights of solid elements and improve views out and amenity for residents.</li> <li>Material updates to coordinate with developed design. No change to overall façade design intent as approved.</li> <li>Boundary wall to Milton Street level decrease from AHD8.300 to AHD8.205.</li> <li>Boundary wall to Milton Street level increase from AHD8.550 to conceal substation transformer as advised by the Supply Authority and prevent pedestrians from climbing along walls either side of the car park ramp as part of overall Safety-in-Design/NCC compliance.</li> <li>Boundary wall to Shirley Street level increase from AHD6.63 to AHD6.90 and AHD7.35.</li> <li>Sprinkler Control Valve (SCV) cupboard added to Shirley St frontage to comply with fire authority requirements.</li> </ul>

<p>DA7.02 (Rev 1) – ELEVATIONS</p>	<ul style="list-style-type: none"> <li>• Levels and general building height dimension updates.</li> <li>• Approved DA building outline and levels added.</li> <li>• Facade design updates to coordinate with revised apartment layouts.</li> <li>• Balustrade design and level updates to reduce heights of solid elements and improve views out and amenity for residents.</li> <li>• Material updates to coordinate with developed design. No change to overall façade design intent as approved.</li> <li>• Façade planter extents coordinated with developed design.</li> <li>• <b>Basement extent under car park ramp updated.</b></li> <li>• Fold-up security door to car park ramp added.</li> </ul>
<p>DA7.03 (Rev 1) – ELEVATIONS</p>	<ul style="list-style-type: none"> <li>• Levels and general building height dimension updates.</li> <li>• Approved DA building outline and levels added.</li> <li>• Facade design updates to coordinate with revised apartment layouts.</li> <li>• Balustrade design and level updates to reduce heights of solid elements and improve views out and amenity for residents.</li> <li>• Material updates to coordinate with developed design. No change to overall façade design intent as approved.</li> <li>• Façade planter extents coordinated with developed design.</li> <li>• Mailboxes added at entry.</li> <li>• <b>Lift shaft extended up to provide access to Apartment 201 roof garden.</b></li> <li>• <b>Windows to apartment entries to apartments 010, 110 &amp; 210.</b></li> </ul>
<p>DA7.04 (Rev 1) – ELEVATIONS</p>	<ul style="list-style-type: none"> <li>• Levels and general building height dimension updates.</li> <li>• Approved DA building outline and levels added.</li> <li>• Facade design updates to coordinate with revised apartment layouts.</li> <li>• Balustrade design and level updates to reduce heights of solid elements and improve views out and amenity for residents.</li> <li>• Material updates to coordinate with developed design. No change to overall façade design intent as approved.</li> <li>• Façade planter extents coordinated with developed design.</li> <li>• <b>Lift shaft extended up to provide access to Apartment 201 roof garden.</b></li> <li>• <b>Apartment 001 Private Open Space extended to north.</b></li> </ul>
<p>DA7.05 (Rev 1) – ELEVATIONS</p>	<ul style="list-style-type: none"> <li>• Levels and general building height dimension updates.</li> <li>• Approved DA building outline and levels added.</li> <li>• <b>Facade design updates to coordinate with revised apartment layouts.</b></li> <li>• Balustrade design and level updates to reduce heights of solid elements and improve views out and amenity for residents.</li> <li>• Material updates to coordinate with developed design. No change to overall façade design intent as approved.</li> <li>• Façade planter extents coordinated with developed design.</li> <li>• West Elevation: <ul style="list-style-type: none"> <li>- 005 garden profile coordinated with civil requirements.</li> <li>- Deletion of SW corner windows at Ground and Level 01.</li> </ul> </li> <li>• <b>Apartment 009 Private Open Space extended to south.</b></li> </ul>
<p>DA7.06 (Rev 1) – ELEVATIONS</p>	<ul style="list-style-type: none"> <li>• Levels and general building height dimension updates.</li> <li>• Approved DA building outline and levels added.</li> <li>• Facade design updates to coordinate with revised apartment layouts.</li> <li>• Balustrade design and level updates to reduce heights of solid elements and improve views out and amenity for residents.</li> <li>• Material updates to coordinate with developed design. No change to overall façade design intent as approved.</li> <li>• Façade planter extents coordinated with developed design.</li> </ul>
<p>DA8.01 (Rev 1) – SECTIONS</p>	<ul style="list-style-type: none"> <li>• Levels and general building height dimension updates: <ul style="list-style-type: none"> <li>- Section A floor to floor heights decreased in response to DA Condition 9a</li> <li>- Section B floor to floor heights increased to achieve minimum 2.7m ceiling height to living areas and bedrooms with designed developed structural floor and ceiling serving zones allowed.</li> </ul> </li> </ul>
<p>DA8.02 (Rev 1) – SECTIONS</p>	<ul style="list-style-type: none"> <li>• Levels and general building height dimension updates: <ul style="list-style-type: none"> <li>- Section C – N-Section 1 floor to floor heights increased to achieve minimum 2.7m ceiling height to living areas and bedrooms with designed developed structural floor and ceiling serving zones allowed.</li> <li>- Section C – N-Section 2 floor to floor heights decreased in response to DA Condition 9a .</li> </ul> </li> </ul>

<p>DA8.03 (Rev 1) – SECTIONS</p>	<ul style="list-style-type: none"> <li>- Levels and general building height dimension updates:</li> <li>- Section D – N-S Section 1 floor to floor heights increased to achieve minimum 2.7m ceiling height to living areas and bedrooms with designed developed structural floor and ceiling serving zones allowed.</li> <li>- Section D – N-S Section 2 floor to floor heights decreased in response to DA Condition 9a</li> <li>- Apartment 009 Private Open Space extended to south.</li> <li>- Lift shaft extended up to provide access to Apartment 201 roof garden.</li> </ul>
<p>DA8.04 (Rev 1) – SECTIONS</p>	<ul style="list-style-type: none"> <li>• Basement extent under car park ramp updated.</li> <li>• Fold-up security door to car park ramp added.</li> <li>• Ground floor planter extent over car park entry reduced east as part of design development in compliance with required waste truck head height clearances.</li> </ul>
<p>DA8.05 (Rev 1) – SECTIONS</p>	<ul style="list-style-type: none"> <li>• Levels and general building height dimension updates: <ul style="list-style-type: none"> <li>- South building 1 floor to floor heights increased to achieve minimum 2.7m ceiling height to living areas and bedrooms with designed developed structural floor and ceiling serving zones allowed.</li> <li>- North building floor to floor heights decreased in response to DA Condition 9a .</li> </ul> </li> <li>• Lift shaft extended up to provide access to Apartment 201 roof garden.</li> </ul>
<p>DA9.01 (Rev 1) – HEIGHT PLANE</p>	<ul style="list-style-type: none"> <li>• General updates in coordination with revised plans, sections and elevations.</li> </ul>
<p>DA9.11 (Rev 1) – SHADOW ANALYSIS – DA PROPOSED SHADOW</p>	<ul style="list-style-type: none"> <li>• General updates in coordination with revised plans, sections and elevations.</li> </ul>
<p>DA9.12 (Rev 1) – SHADOW ANALYSIS SOLAR ACCESS TO COMMUNAL SPACES</p>	<ul style="list-style-type: none"> <li>• General updates in coordination with revised plans, sections and elevations.</li> </ul>
<p>DEVELOPMENT SUMMARY</p>	<ul style="list-style-type: none"> <li>• GFA decreased through design development process accommodating required perimeter and party wall thicknesses.</li> <li>• GBA increased through design development process to accommodate items general services and structure updates.</li> </ul>