

LEGEND

SW Storm water
S Sewer
C Communications
MH Manhole
PP Power pole

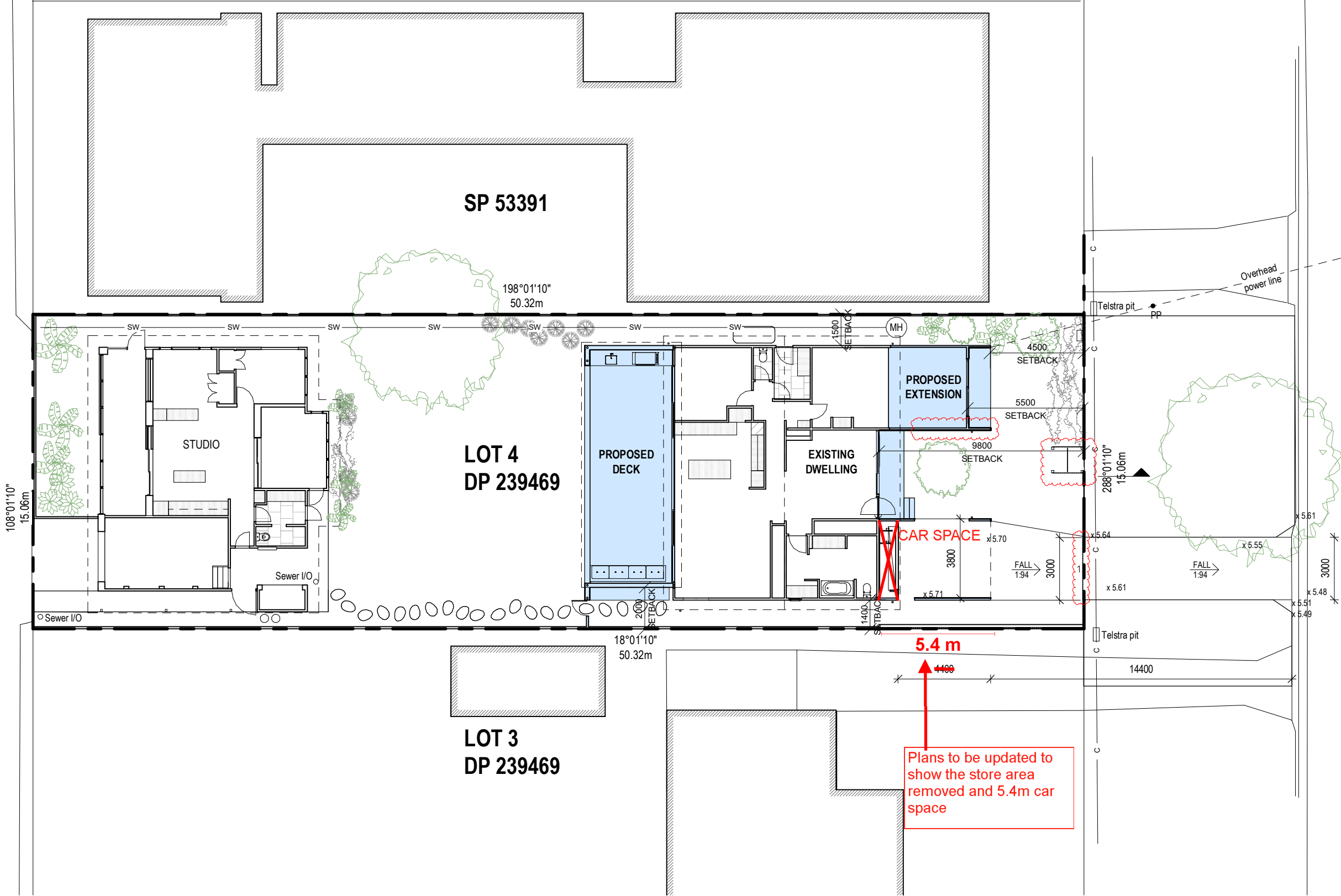
SITE INFO

SITE AREA 757.8m²
EXISTING GFA 241.0m²
PROPOSED GFA 18.8m²

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2023.222.1
Date: 28/09/2023

KINGSLEY LANE

RUSKIN STREET



LEGEND

PROPOSED

1 Site Plan - Proposed 1
CD-101 1:200



HOGG & LAMB
ABN 21 611 959 374
181 Robertson St New Farm Q 4005
M. 0417 791 825
M. 0409 895 953
Nominated Architect NSW: Michael Hogg 11220

NOTES
Used figured dimensions, DO NOT SCALE
Check all dimensions on site prior to commencement of work.
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REV	DATE	NOTES
E	17/05/23	DA Set 5
F	07/06/23	DA Set 6
G	19/06/23	DA Set 7
H	10/08/23	DA Set 9

CLIENT / PROJECT
Haynes Residence
39 Ruskin Street
Byron Bay NSW 2481

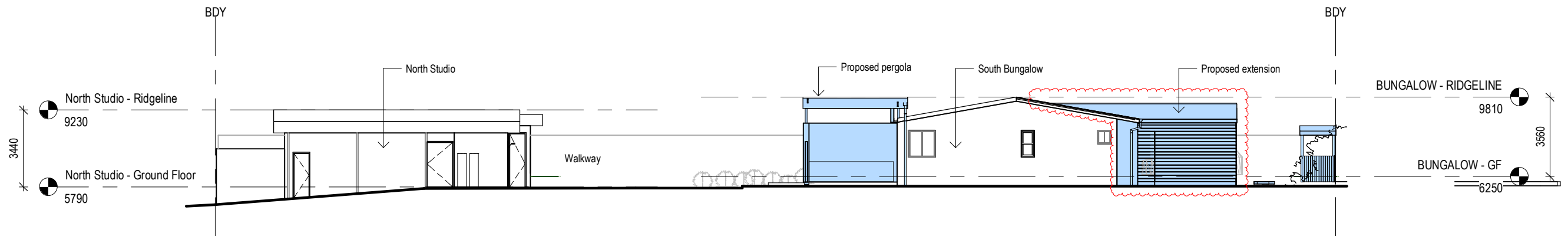
DRAWING NAME
Site Plan - Proposed

SCALE
As indicated @A3



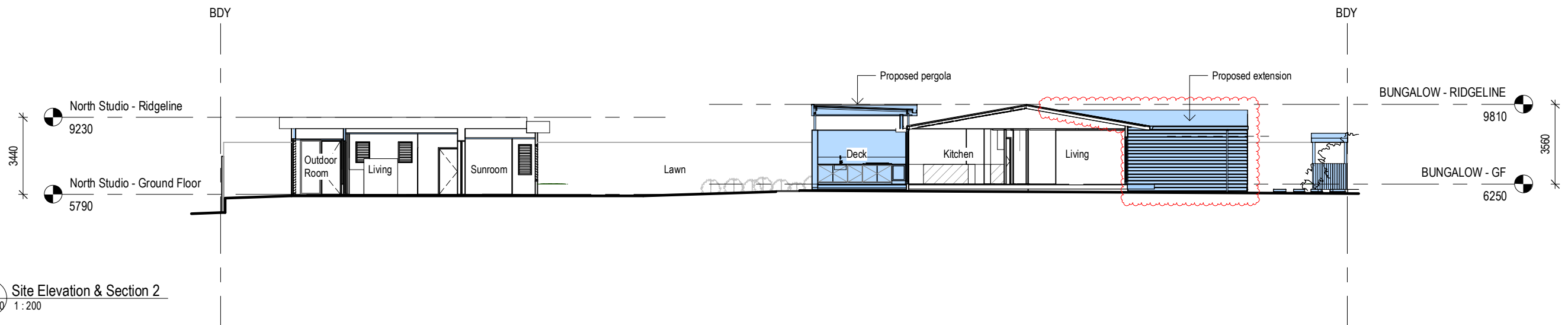
JOB NUMBER
197
DATE
10/08/23

DRAWING #
DA-100
REVISION
H



1 Site Elevation & Section 1
DA-201 1:200

BYRON SHIRE COUNCIL
Development Application
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2 Site Elevation & Section 2
DA-100 1:200

LEGEND

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REV	DATE	NOTES
D	28/04/23	DA Set 4
E	17/05/23	DA Set 5
F	19/06/23	DA Set 7
G	10/08/23	DA Set 9

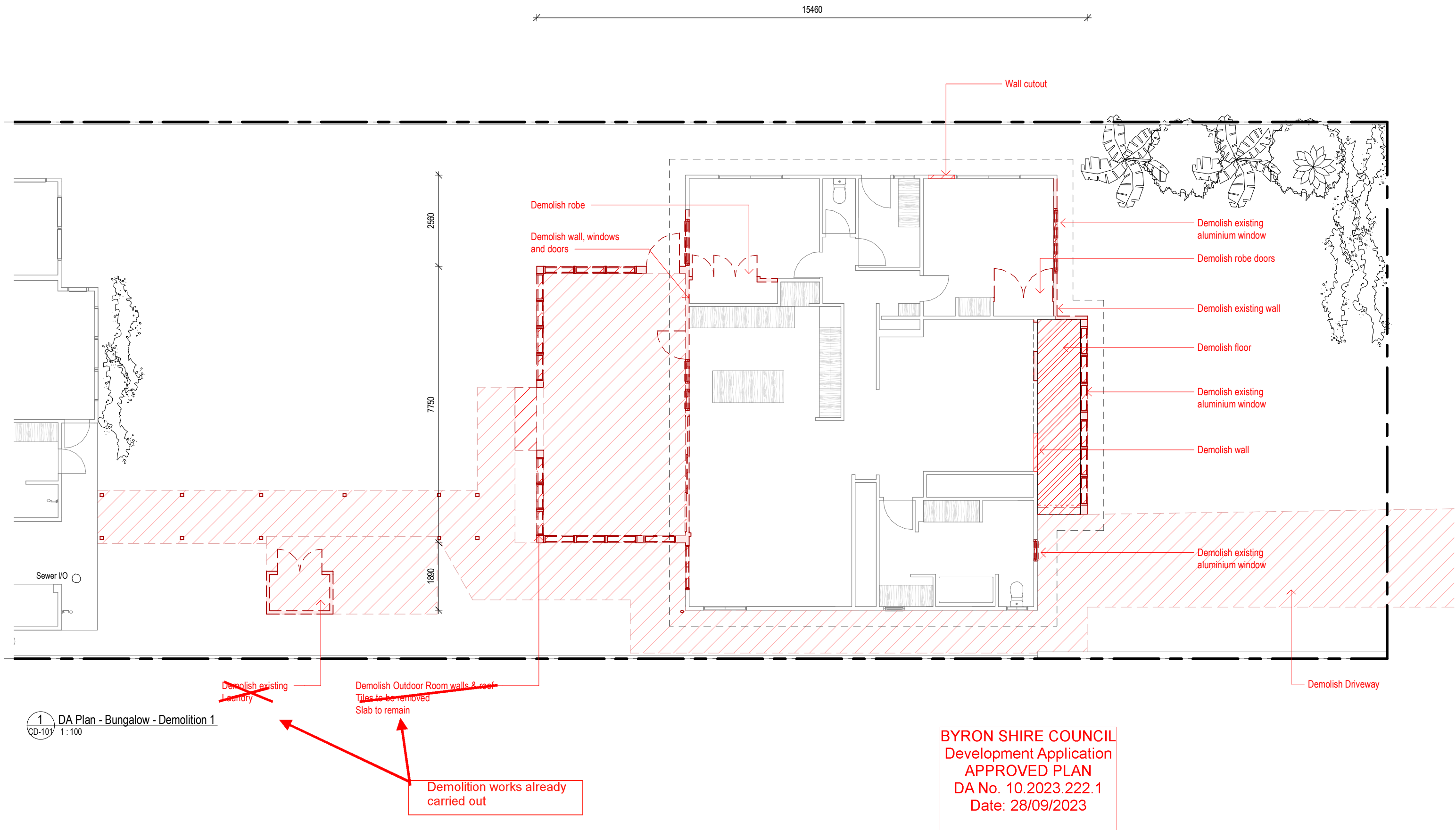
CLIENT / PROJECT
Haynes Residence
39 Ruskin Street
Byron Bay NSW 2481

DRAWING NAME
Site Elevation & Section

SCALE
As indicated @A3

JOB NUMBER
197
DATE
10/08/23

DRAWING #
DA-101
REVISION
G



1 DA Plan - Bungalow - Demolition 1
CD-101 1:100



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REV	DATE	NOTES
C	13/02/23	DA Set 3
D	28/04/23	DA Set 4
E	17/05/23	DA Set 5
F	19/06/23	DA Set 7

CLIENT / PROJECT
Haynes Residence
39 Ruskin Street
Byron Bay NSW 2481

DRAWING NAME
DA Plan - Bungalow -
Demolition

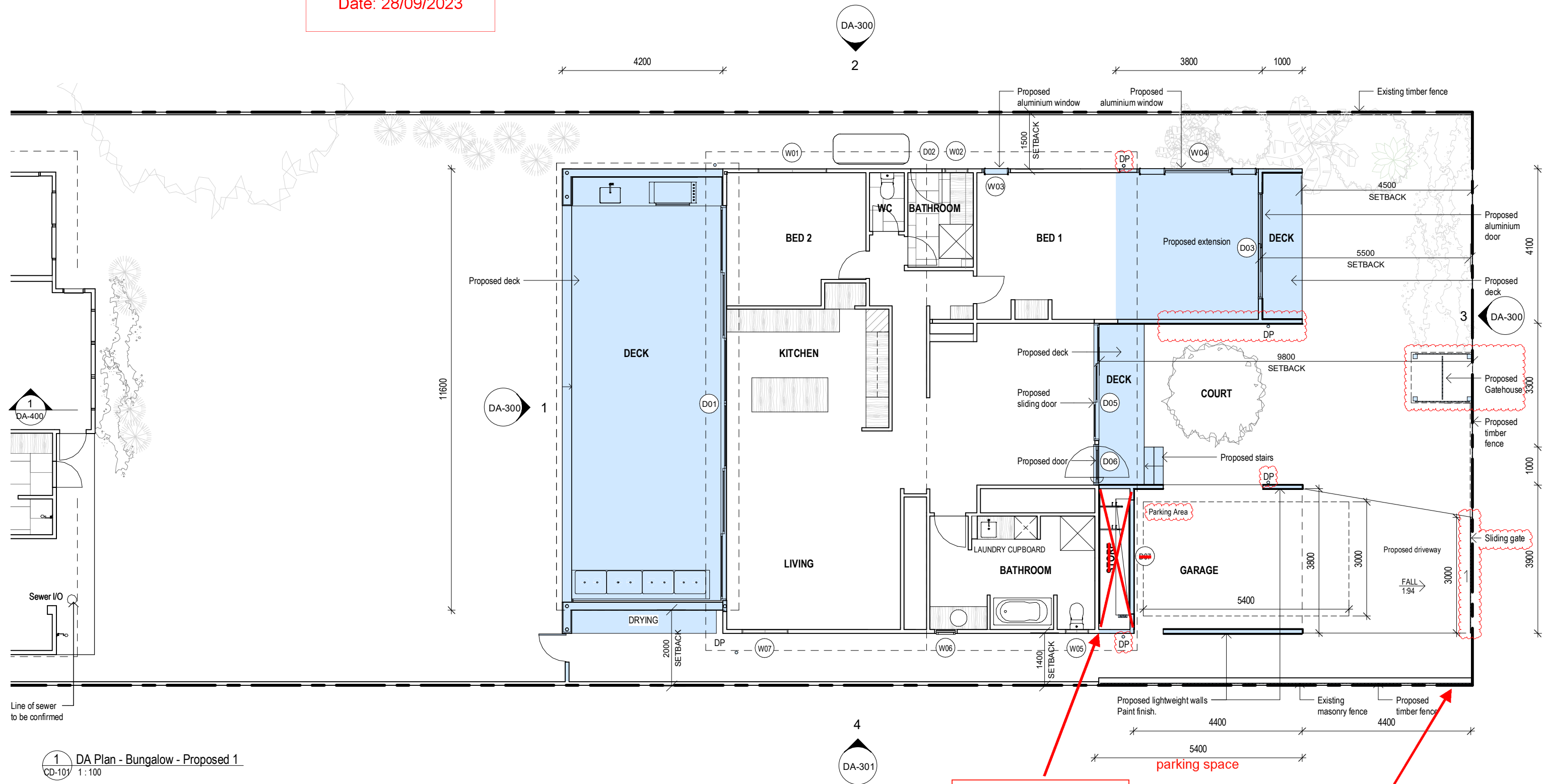
SCALE
1 : 100

@A3



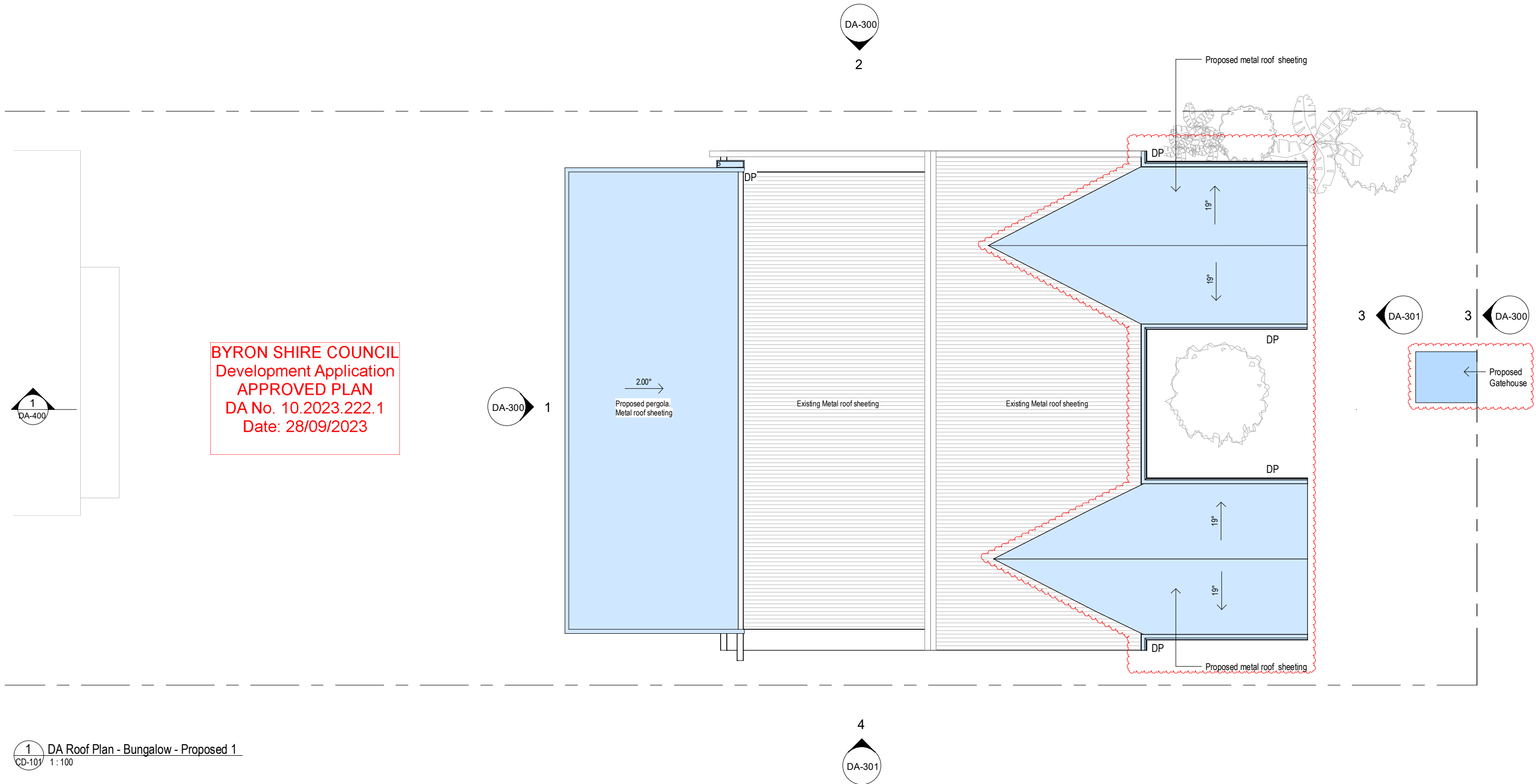
JOB NUMBER
197
DATE
19/06/23

DRAWING #
DA-180
REVISION
F



Storeroom not approved.
Updated plans required
showing this area
incorporated into Garage
for 5.4m long parking
space.

Side fence to be a maximum height of 1.2m within the building line setback, and 1.8m for the remainder.



1 DA Roof Plan - Bungalow - Proposed 1
CD-101 1:100

LEGEND

PROPOSED



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REV	DATE	NOTES
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F	17/05/23	DA Set 5
G	19/06/23	DA Set 7
H	10/08/23	DA Set 9

CLIENT / PROJECT
Haynes Residence
39 Ruskin Street
Byron Bay NSW 2481

DRAWING NAME
DA Roof Plan - Bungalow -
Proposed

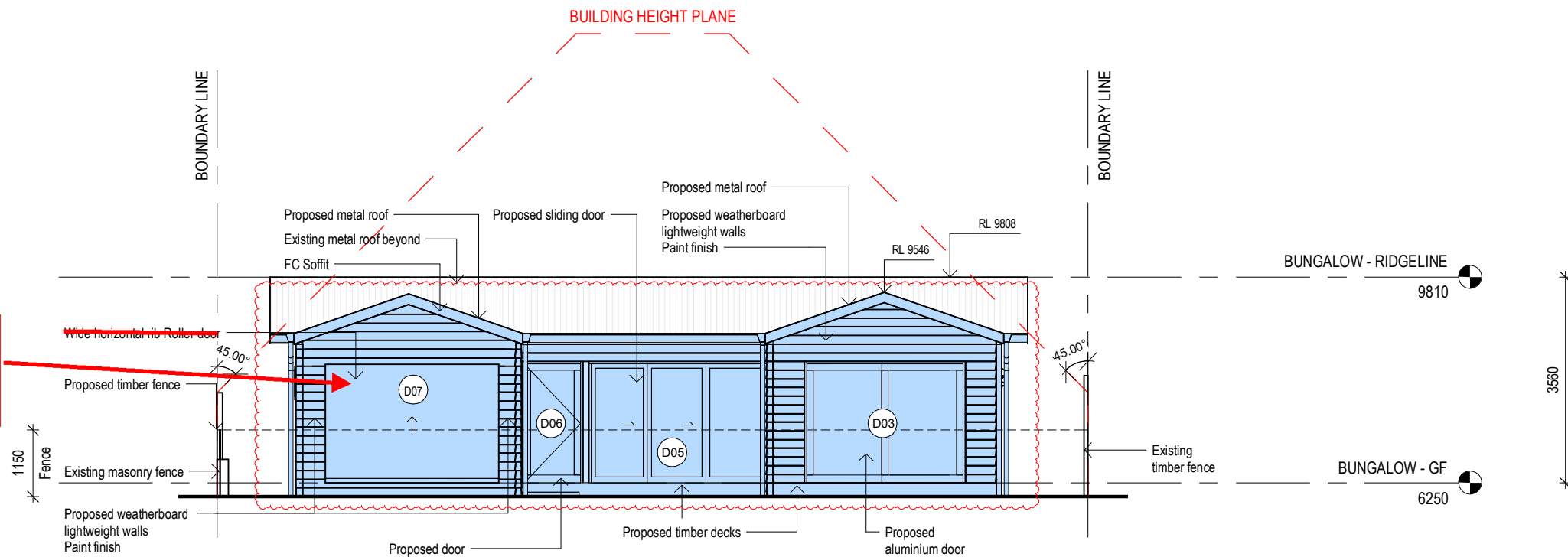
SCALE
As indicated @A3



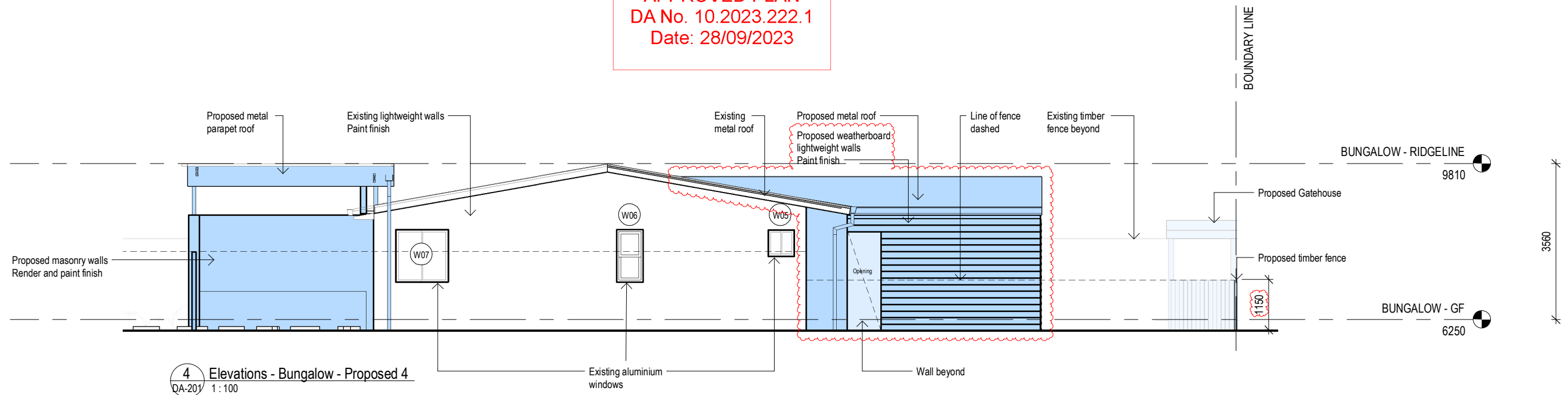
JOB NUMBER
197
DATE
10/08/23

DRAWING #
DA-202
REVISION
H

Plans to be updated to show storeroom removed



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REV	DATE	NOTES
F	17/05/23	DA Set 5
G	07/06/23	DA Set 6
H	19/06/23	DA Set 7
I	10/08/23	DA Set 9

CLIENT / PROJECT
Haynes Residence
39 Ruskin Street
Byron Bay NSW 2481

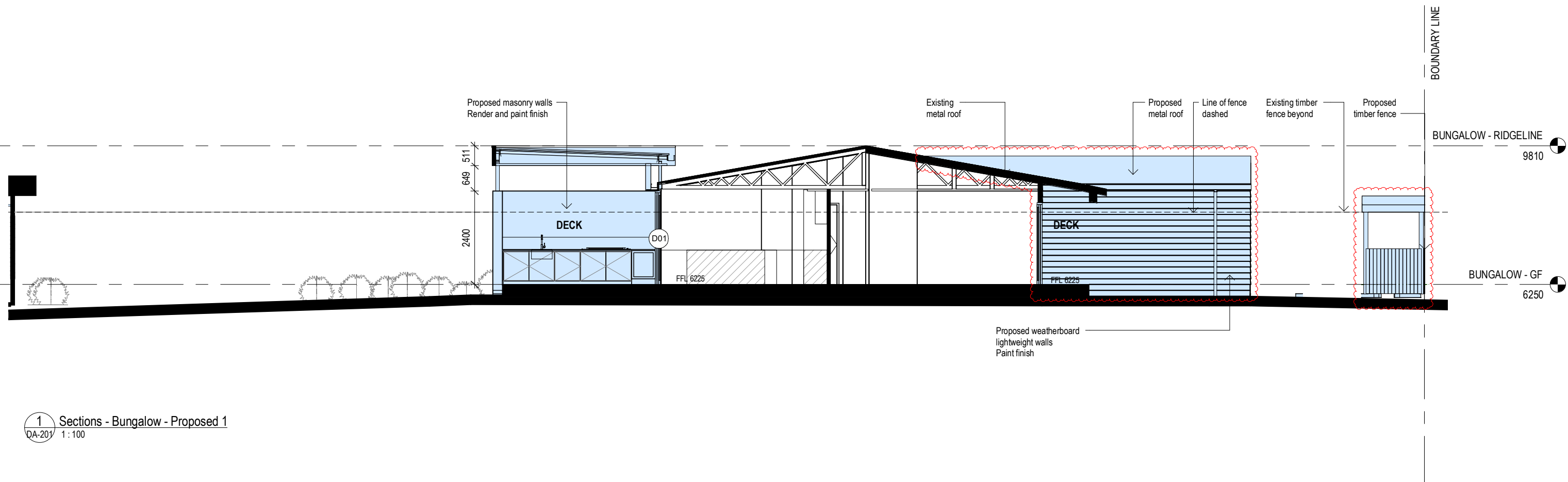
DRAWING NAME
Elevations - Bungalow -
Proposed

SCALE
As indicated @A3

JOB NUMBER
197
DATE
10/08/23

DRAWING #
DA-301
REVISION
I

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
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Date: 28/09/2023



1 Sections - Bungalow - Proposed 1
DA-201 1:100

LEGEND

PROPOSED



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REV	DATE	NOTES
D	28/04/23	DA Set 4
E	17/05/23	DA Set 5
F	19/06/23	DA Set 7
G	10/08/23	DA Set 9

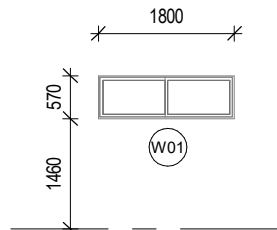
CLIENT / PROJECT
Haynes Residence
39 Ruskin Street
Byron Bay NSW 2481

DRAWING NAME
Sections - Bungalow -
Proposed

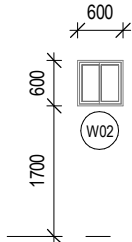
SCALE
As indicated @A3

JOB NUMBER
197
DATE
10/08/23

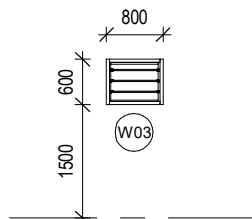
DRAWING #
DA-400
REVISION
G



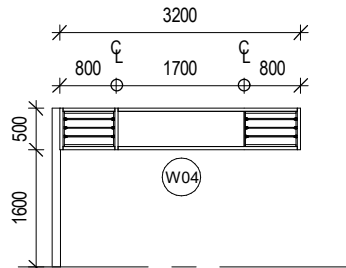
Existing Sliding Window



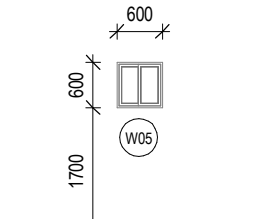
Existing Sliding Window



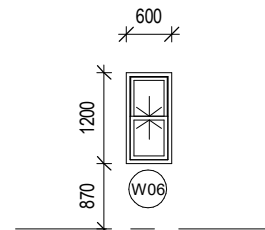
Configuration: Louvre
Manufacturer: AWS
Type: Series 525
Frame Material: Aluminium
Frame Colour: Matte Powdercoat to ~~match Resene Alabaster~~
Leaf Material: Glass
Seals: As per manufacturers specifications



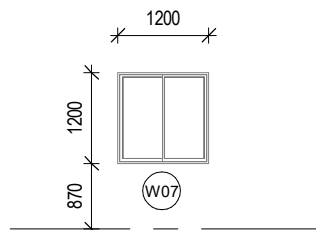
Configuration: Louvre + Fixed
Manufacturer: AWS
Type: Series 525
Frame Material: Aluminium
Frame Colour: Matte Powdercoat to ~~match Resene Alabaster~~
Leaf Material: Glass
Seals: As per manufacturers specifications



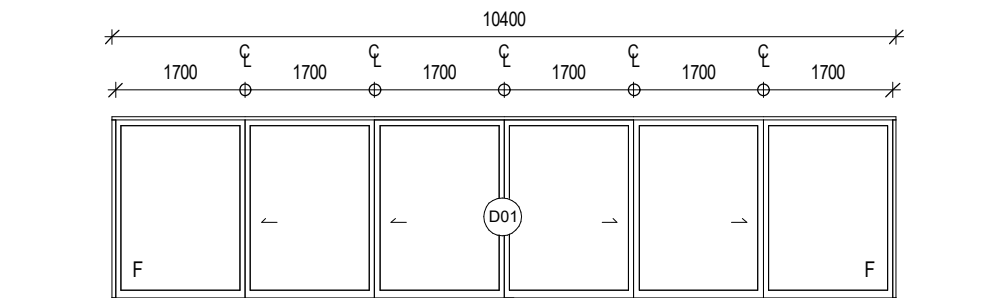
Existing Sliding Window



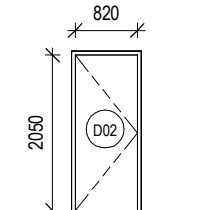
Existing Sash Window



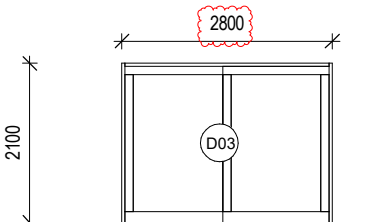
Existing Sliding Window



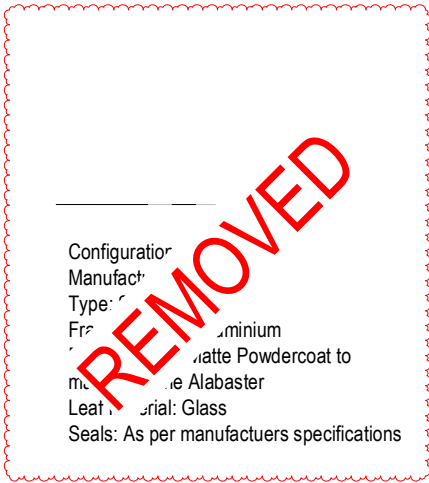
Configuration: Sliding Door
Manufacturer: AWS
Type: Series 618
Frame Material: Aluminium
Frame Colour: Matte Powdercoat to ~~match Resene Alabaster~~
Leaf Material: Glass
Seals: As per manufacturers specifications



Configuration: Solid Core Door
Colour: ~~Resene Alabaster~~

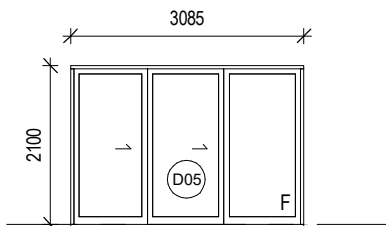


Configuration: Sliding Door
Manufacturer: AWS
Type: Series 618
Frame Material: Aluminium
Frame Colour: Matte Powdercoat to ~~match Resene Alabaster~~
Leaf Material: Glass
Seals: As per manufacturers specifications

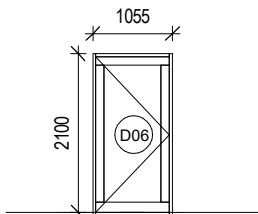


Configuration: Sliding Door
Manufacturer: AWS
Type: Series 618
Frame Material: Aluminium
Frame Colour: Matte Powdercoat to ~~match Resene Alabaster~~
Leaf Material: Glass
Seals: As per manufacturers specifications

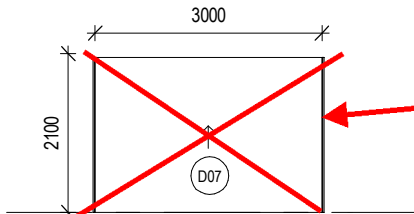
BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2023.222.1
Date: 28/09/2023



Configuration: Sliding Door
Manufacturer: AWS
Type: Series 618
Frame Material: Aluminium
Frame Colour: Matte Powdercoat to ~~match Resene Alabaster~~
Leaf Material: Glass
Seals: As per manufacturers specifications



Configuration: Pivot Door
Manufacturer: AWS
Type: 50P
Frame Material: Aluminium
Frame Colour: Matte Powdercoat to ~~match Resene Alabaster~~
Leaf Material: Glass
Seals: As per manufacturers specifications



Sectional Roller Door
Manufacturer: B&D
Configuration: Roll-A-Door Neo
Frame Material: Aluminium
Frame Colour: Powdercoat to ~~match Resene Alabaster~~
Seals: As per manufacturers specifications

Storeroom not approved



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REV	DATE	NOTES
A	19/06/23	DA Set 7
B	10/08/23	DA Set 9

CLIENT / PROJECT
Haynes Residence
39 Ruskin Street
Byron Bay NSW 2481

DRAWING NAME
Window and Door
Schedule

SCALE
1 : 100 @A3

JOB NUMBER
197
DATE
10/08/23

DRAWING #
DA-800
REVISION
B

BYRON SHIRE COUNCIL
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PROVIDE 3.0m WIDE DRIVEWAY CROSS OVER IN ACCORDANCE WITH NORTHERN RIVERS LOCAL GOVERNMENT STANDARD DRAWING R-05 & R-06.

ADDITIONAL ROOF AREA IMPERVIOUS AREA (6m²) NET INCREASE FROM EXISTING

PROPOSED NEW ROOF AREA TO CONNECT INTO EXISTING STORMWATER LINE.

PROPOSED POOL

PROPOSED NEW ROOF AREA TO CONNECT INTO EXISTING STORMWATER LINE.

MAINTAIN EXISTING WATER METER AND PROPERTY CONNECTION

MAINTAIN EXISTING STORMWATER CONNECTION

MAINTAIN EXISTING STORMWATER CONNECTION TO THE KERB.

EXISTING 1500 STORMWATER PIPE TO REMAIN.

EXISTING 2x 3kL OSD/BASIX SLIMLINE DETENTION TANKS
OSD - 2kL
BASIX (REUSE) - 4kL
OUTLET - 630 ORIFICE
AS PER 55.2011.1043.1 APPROVAL

CIVIL WORK PLAN
SCALE 1:100
(A1 SIZE)

[illegible]