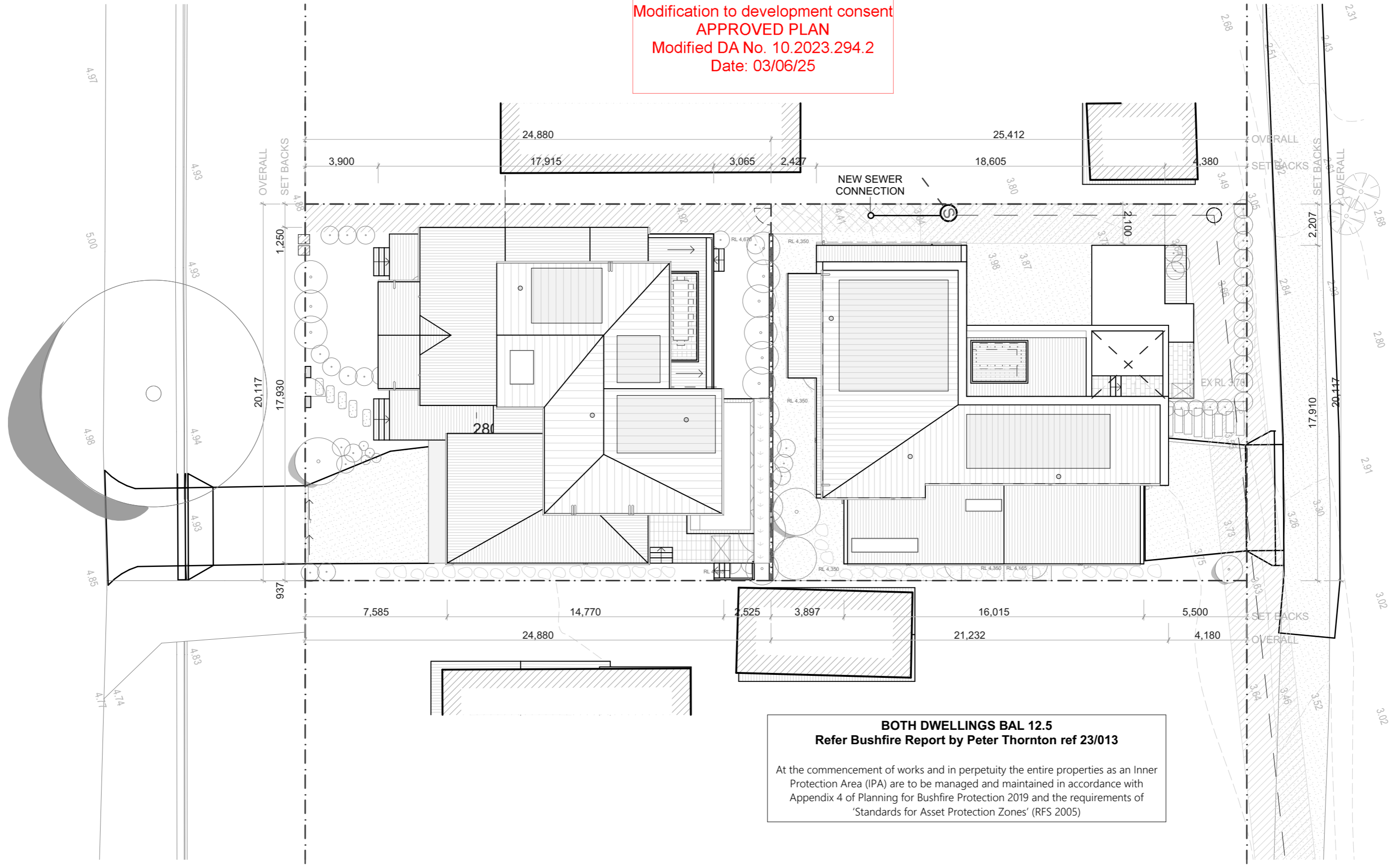


**BYRON SHIRE COUNCIL**  
 Modification to development consent  
**APPROVED PLAN**  
 Modified DA No. 10.2023.294.2  
 Date: 03/06/25



**BOTH DWELLINGS BAL 12.5**  
**Refer Bushfire Report by Peter Thornton ref 23/013**

At the commencement of works and in perpetuity the entire properties as an Inner Protection Area (IPA) are to be managed and maintained in accordance with Appendix 4 of Planning for Bushfire Protection 2019 and the requirements of 'Standards for Asset Protection Zones' (RFS 2005)

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<b>STRUCTURAL</b> THOMAS DAKIN ALDERSON ASSOCIATES 6629 1552	<b>BASIX</b> DAVID HOWARD PARTNERS ENERGY 0421381005	<b>SURVEYOR</b> IAN MCPHAIL HEATH & MCPHAIL 6688 6181

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THESE DRAWINGS ARE NOT FOR CONSTRUCTION.  
 ALL CONSTRUCTION TO BCA VOLUME 2 2022  
 ALL CONSTRUCTION TO NCC VOLUME 02 2022  
 TERMITE TREATMENT TO AS 3660.1  
 WALL & ROOF INSULATION ACCORDING TO BASIX CERTIFICATE ATTACHED  
 SMOKE ALARMS IN ACCORDANCE WITH 3.7.2.3 & 3.7.2.4 OF THE BCA  
 WATER PROOFING TO AS 3740.2021 OR PART 3.8.1.2 OF THE BCA  
 STAIR CONSTRUCTION TO VOL 2 PART 3.9.1 OF THE BCA  
 ALL STAIRS TO HAVE A SLIP RATING INSTALLED  
 BALUSTRADE CONSTRUCTION TO VOL 2 PART 3.9.2 OF THE BCA

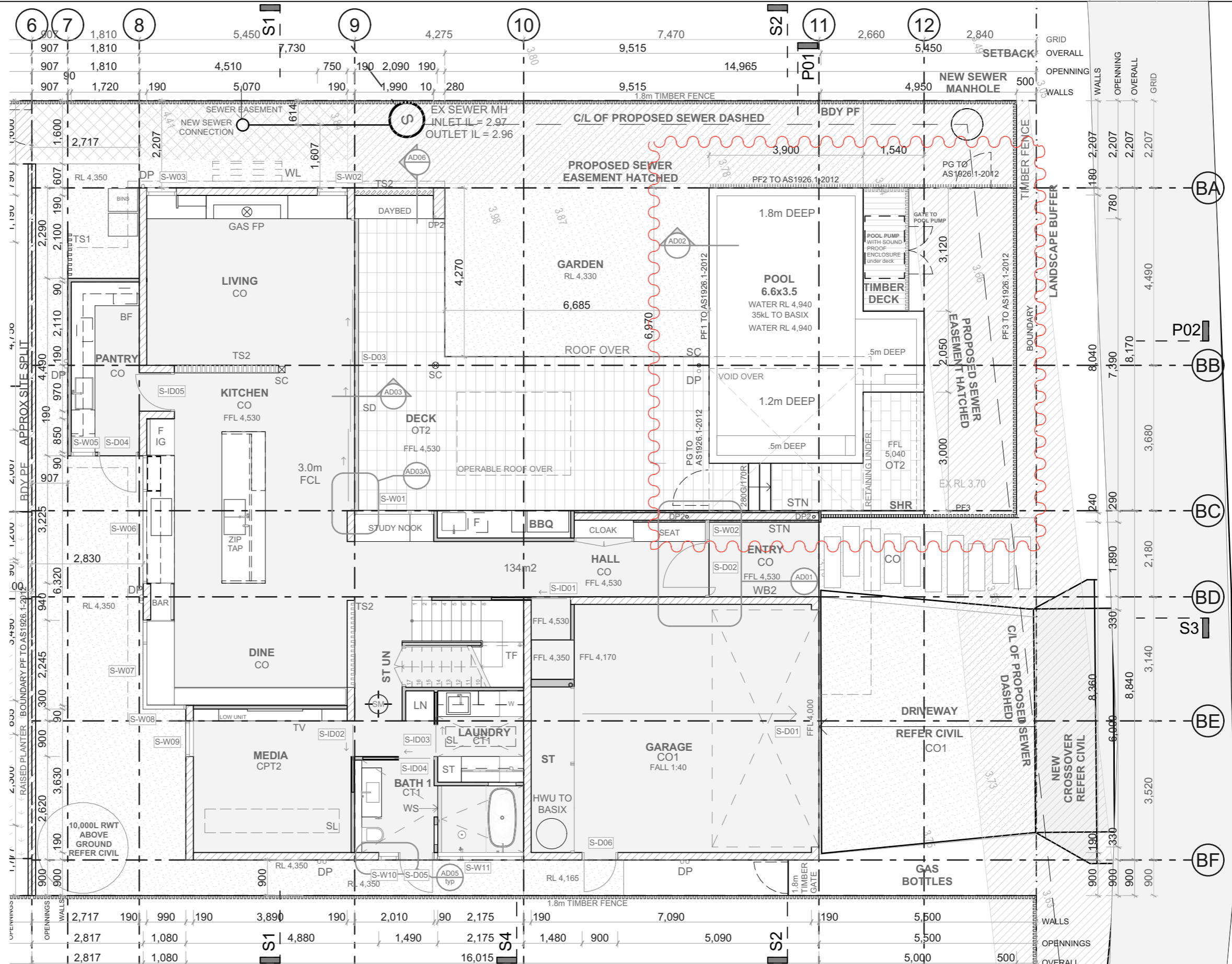
WALL LEGEND		
EXISTING	BRICK VENEER	DOUBLE BRICK
DEMOLISHED	STUD WALL	BLOCK WORK

REVISION:	
A	CC ISSUE
B	Joinery/Finishes + pool/spa + Electric blinds updates
C	Somerset moved pool position upwards + PF + Easement adjustment
D	Burns BD05 removed, BW03 modified, Pool Fence moved, FFL Garage

<b>PROJECT:</b> Burns Street & Somerset Lane	<b>PROJECT NO:</b> 2209
<b>CLIENT:</b> Anthony Wood	<b>REVISION:</b> D
<b>ADDRESS:</b> 11 Burns Street Byron Bay NSW 2481 Australia	<b>Drawing No.:</b> 1.1
<b>DRAWING TITLE:</b> Site Plan	
<b>DATE:</b> 21/03/2025	
<b>SCALE:</b> 1:200 @ A3	
<b>STATUS:</b> CC / CD	

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CONSULTANTS		
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<b>STRUCTURAL</b>	<b>BASIX</b>	<b>SURVEYOR</b>
THOMAS DAKIN ALDERSON ASSOCIATES 6629 1552	DAVID HOWARD PARTNERS ENERGY 0421381005	IAN MCPHAIL HEATH & MCPHAIL 6688 6181

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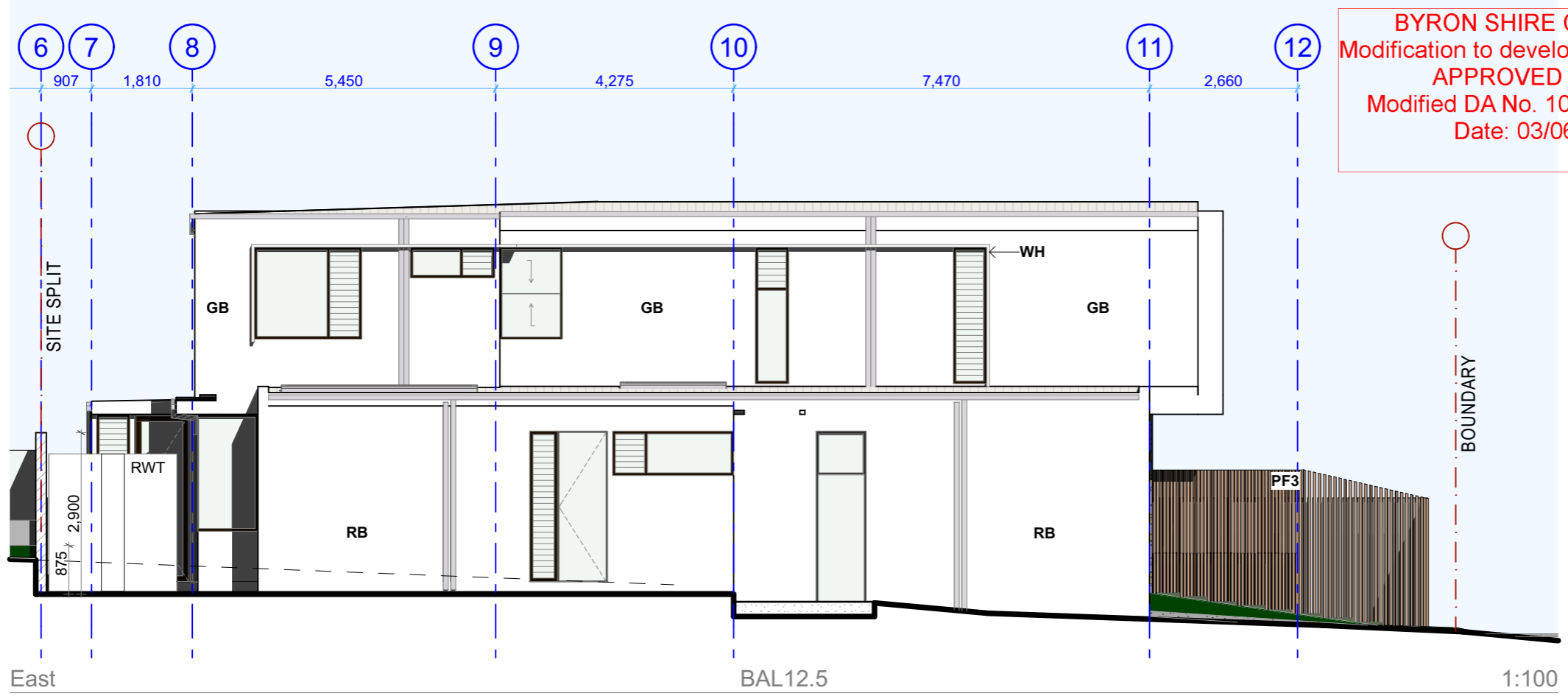
WALL LEGEND		
EXISTING	BRICK VENEER	DOUBLE BRICK
DEMOLISHED	STUD WALL	BLOCK WORK

REVISION:	
A	CC ISSUE
B	Joinery/Finishes + pool/spa + Electric blinds updates
C	Somerset moved pool position upwards + PF + Easement adjustment
D	Burns BD05 removed, BW03 modified, Pool Fence moved, FFL Garage

<b>PROJECT: Burns Street &amp; Somerset Lane</b>		<b>PROJECT NO:</b>
<b>CLIENT:</b> Anthony Wood		2209
<b>ADDRESS:</b> 11 Burns Street Byron Bay NSW 2481 Australia		<b>REVISION:</b> D
<b>DRAWING TITLE:</b> Ground Floor Plan Somerset		<b>Drawing No.:</b>
<b>DATE:</b> 21/03/2025 1:100		3.3
<b>SCALE:</b> 1:100 @ A3		
<b>STATUS:</b> CC / CD		





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**CONSULTANTS**  
**STRUCTURAL**  
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 ALDERSON ASSOCIATES  
 6629 1552  
**CIVIL**  
 SODIQ  
 ALDERSON ASSOCIATES  
 6629 1552  
**BASIX**  
 DAVID HOWARD  
 PARTNERS ENERGY  
**SURVEYOR**  
 IAN MCPHAIL  
 HEATH & MCPHAIL  
 6688 6181  
**CERTIFIER**  
 JARROD EDWARDS  
 BUILDCERT  
 0499788844

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 ALL CONSTRUCTION TO NCC VOLUME 02 2022  
 TERMITES TREATMENT TO AS 3660.1  
 WALL & ROOF INSULATION ACCORDING TO BASIX CERTIFICATE  
 ATTACHED  
 SMOKE ALARMS IN ACCORDANCE WITH 3.7.2.3 & 3.7.2.4 OF THE BCA  
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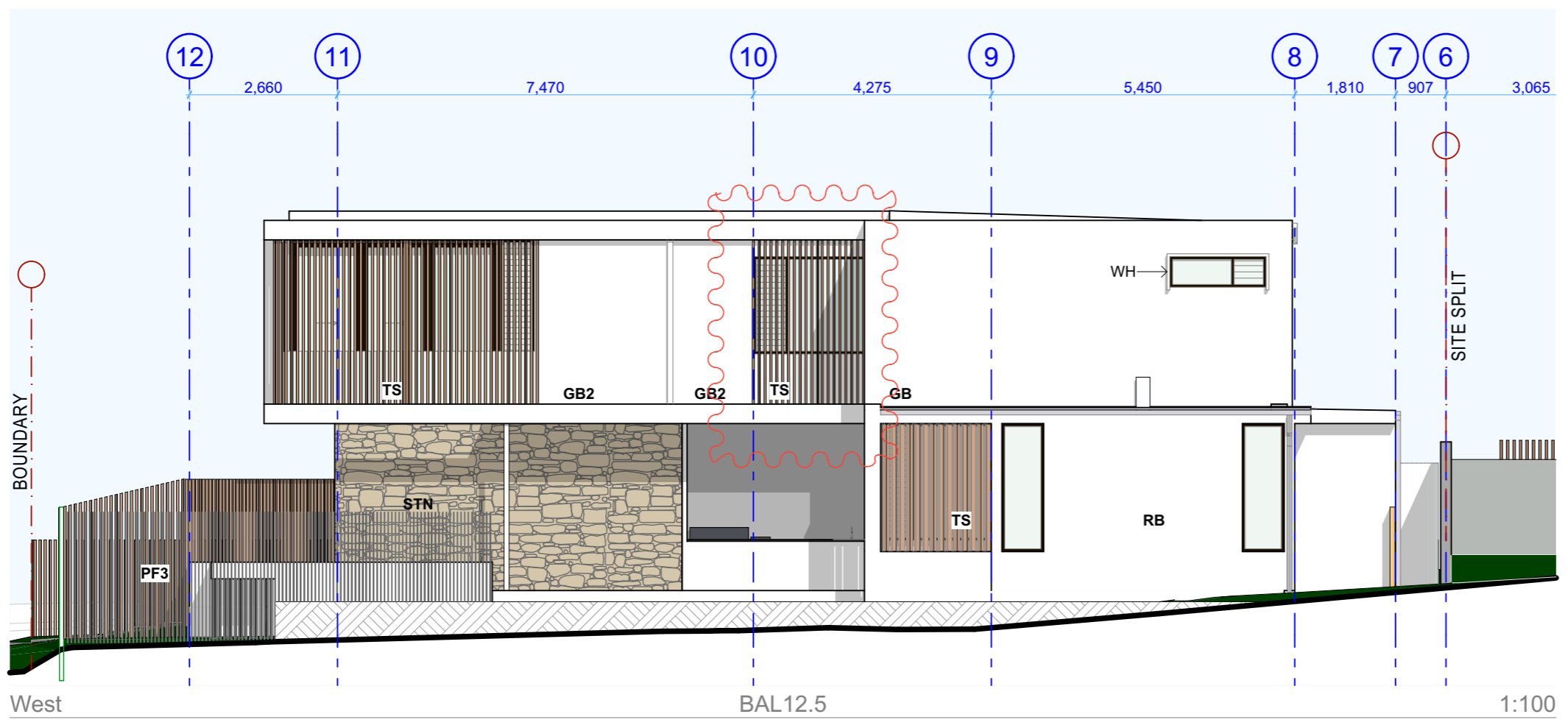
**PROJECT: Burns Street & Somerset Lane**  
**CLIENT:** Anthony Wood  
**ADDRESS:** 11 Burns Street Byron Bay NSW 2481 Australia

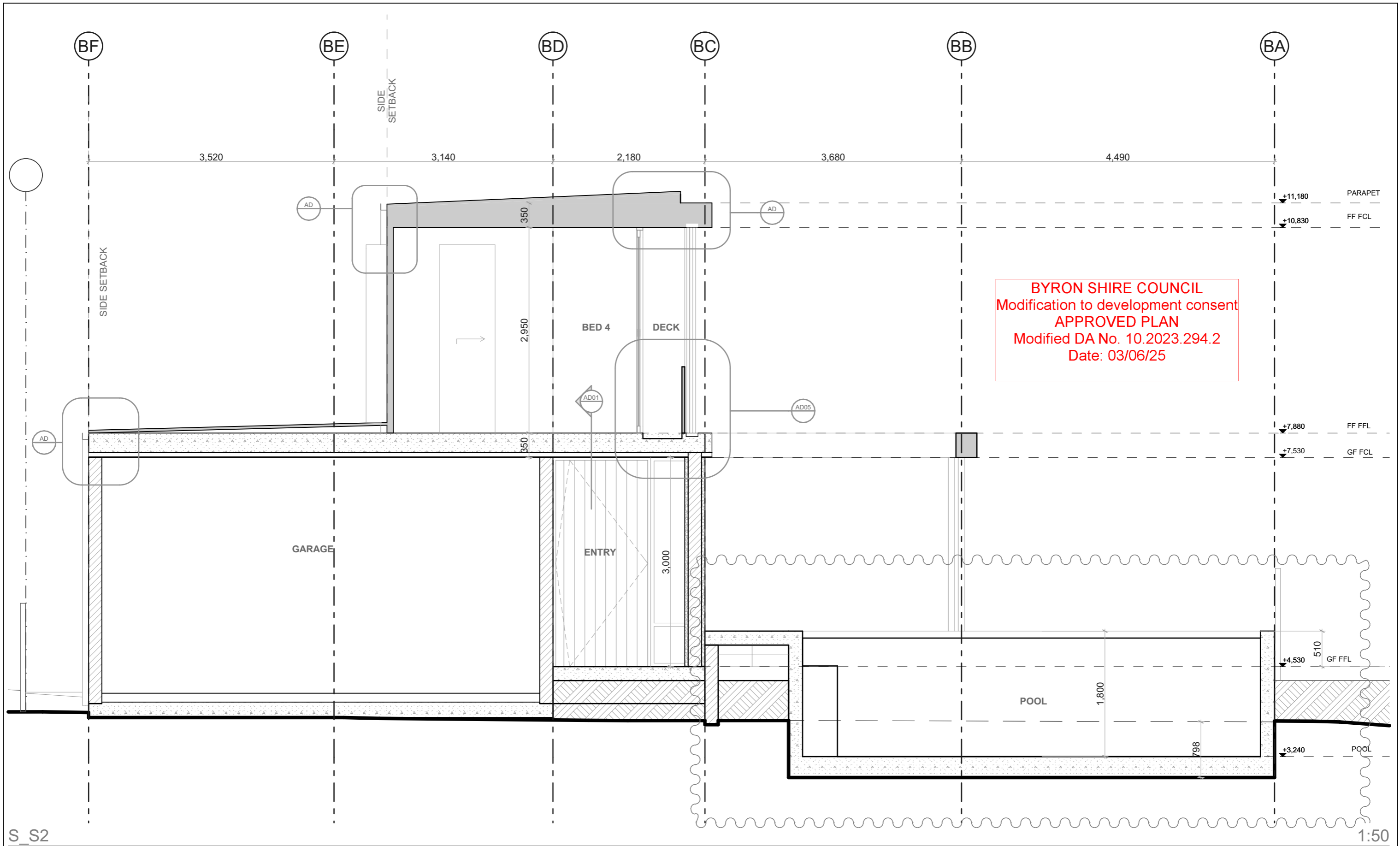
**DRAWING TITLE:** Elevations Somerset E/W  
**DATE:** 21/03/2025  
**SCALE:** 1:100 @ A3  
**STATUS:** CC / CD

**REVISION:**

A	CC ISSUE
B	Joinery/Finishes + pool/spa + Electric blinds updates
C	Somerset moved pool position upwards + pool fence
D	
E	

**PROJECT NO:** 2209  
**REVISION:** D  
  
**Drawing No.:** 3.9





S\_S2

1:50

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	<b>DRAWING TITLE:</b> Section Somerset S_S2 1:50							