

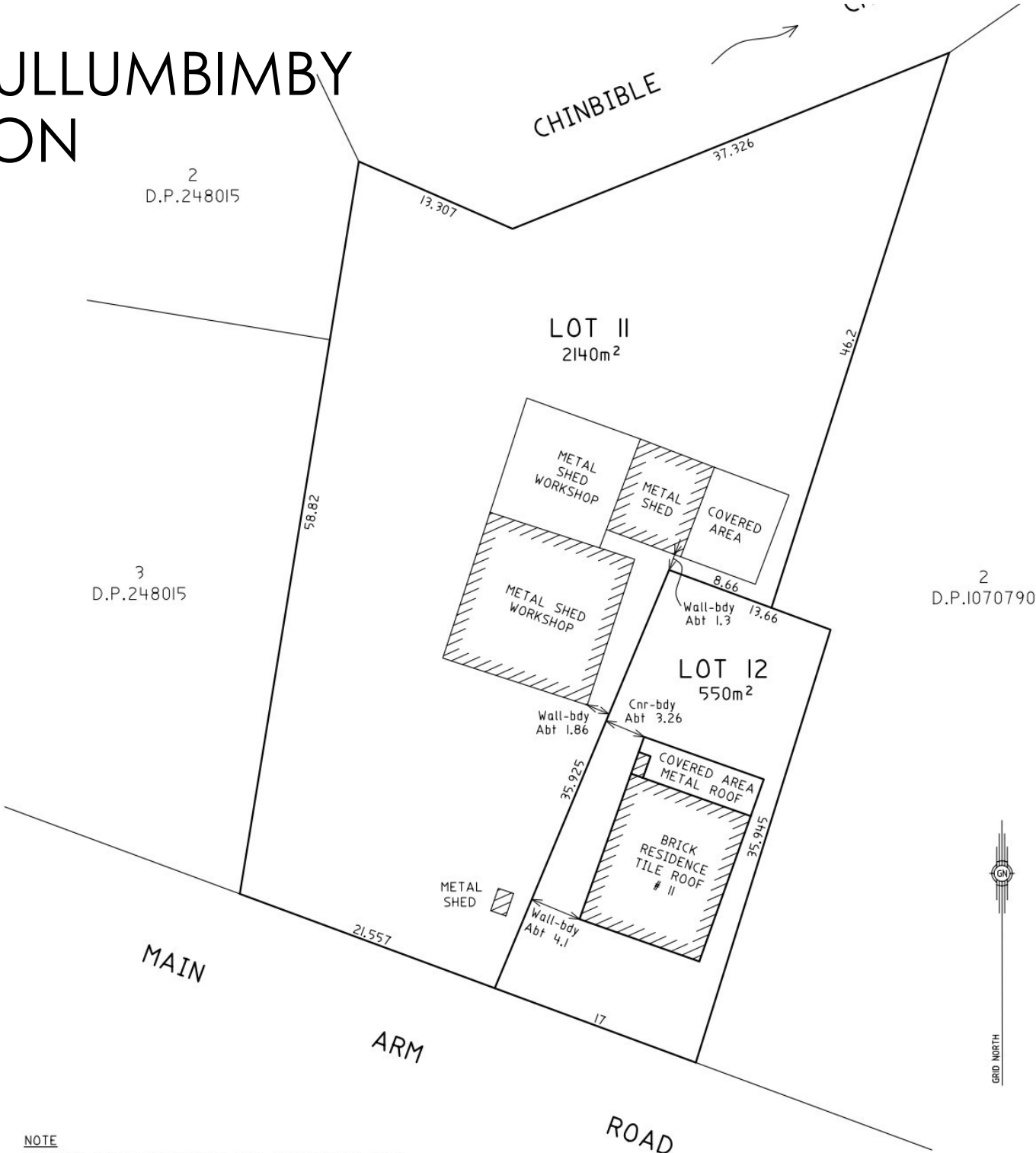
CONCEPT DA PLANS - PROPOSED MULTI DWELLING DEVELOPMENT FOR E. TORRESI 13 MAIN ARM ROAD, MULLUMBIMBY DA APPLICATION

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SITE LOCALITY PLAN
NOT TO SCALE
Source: Sixmaps

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2023.509.1
Date: 28/10/2024



NOTE
AREAS & DIMENSIONS SHOWN ARE APPROXIMATE ONLY
AND ARE SUBJECT TO FINAL CADASTRAL SURVEY,
COUNCIL & RELEVANT AUTHORITIES APPROVALS.

EXISTING SITE PLAN

NOT TO SCALE
Source: Cantys Surveying



**Greg Alderson
Associates**

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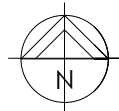
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Client:
E. Torresi

Address:
Lot 112 DP1259879, 13 Main Arm
Road, Mullumbimby NSW 2482

Project:
CONCEPT DA PLANS - PROPOSED MULTI
DWELLING DEVELOPMENT
Title:
TITLE PAGE

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Road		Terrain	
	Kerb Back		Driveway
	Kerb Invert		Footpath
	Edge of Bitumen		Slab Edge
	Edge of Gravel		Retaining Wall Base
	Road Crown		Retaining Wall Top
	Traffic Park Meter		Change of Grade
	Traffic Light		Top of Bank
	Traffic Pit		Toe of Bank
	Traffic Sign		Waterline
	Traffic Post Box		Garden Edge
Structures			Creek Toe of Bank
	Building Line		Creek Invert
	Roof Ridgeline		Creek Waterline
	Fence Line		Tree
	Gate		Tree Canopy
	Hand Rail		Control Point/PSM
	Cattle Grid		
	Bollard	Drainage	
Sewer			Drainage line
	Sewer Line		Open Drain
	Valve		Manhole
	Inspection Opening		Field Inlet
	Manhole		Downpipe
Electrical		Communications	
	Electricity Line		Communication Line
	Overhead Line		Overhead Line
	Pits/Manholes		Pits/Manholes
	Pole		Pillar
	Street Light	Gas	
	Light In-Ground		Gas Line
Water			Valve
	Water Line		Marker
	Meter	General	
	Valve		Pothole
	Fire Hydrant		
	Tap	Subsurface Utility - QL	
	Sprinkler		QL-A (H±50mm, V±50mm)
	Fuel Line		QL-B (H±300mm, V±500mm)
	Fitting		QL-C (H±300mm, 2D)
			QL-D (Exist Record)

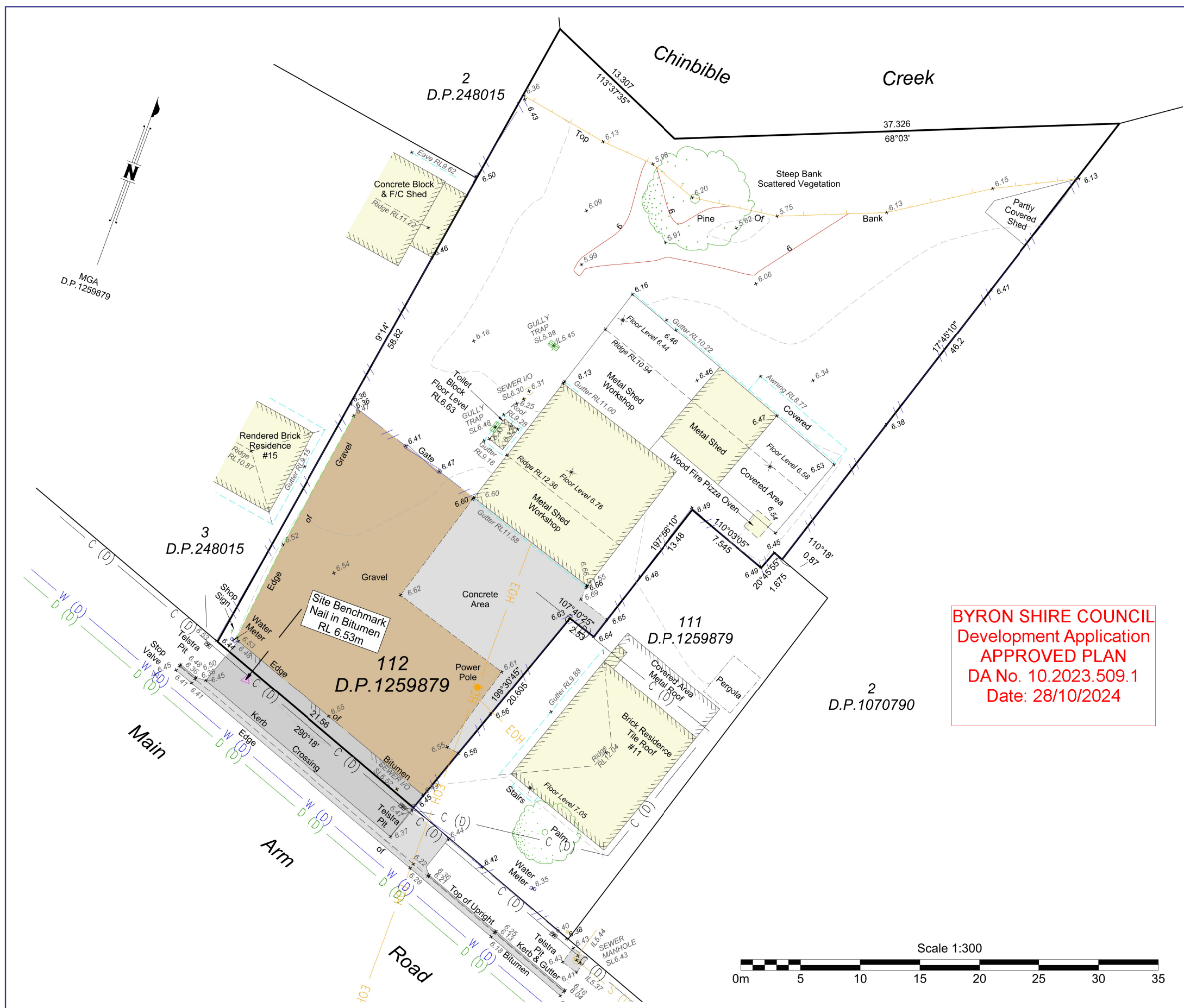
1. Drawn to scale on an A3 sheet.
2. Contour Interval... 0.25m
3. All levels are in metres on the Australian Height Datum referred to PM55753 - RL 5.783 AHD situated in Main Arm Road.
4. All Boundaries are by survey and are subject to a boundary redefinition survey.
5. The Location of Underground services are in accordance with AS5488:2019, the Australian Standard for classification of Subsurface Utility Information (SUI). The exact nature and location of these services should be confirmed prior to construction.
6. Area vide title : 2153m²
7. Field Survey Completed on 11/10/2023
8. This Detail Survey is not a 'Survey' as defined by the Surveying Act 2002. If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
9. Tree species should be verified by a suitably qualified professional. Tree spreads are diagrammatic only and may not be symmetrical. Heights and spreads are approximate only.
10. All Fences are Metal.

Level datum: AHD Derived (PM55753)
 Horiz datum: MGA Derived PLAN (D.P.1259879)
 Coord Origin: PM (SCIMS) (PM55753)
 GDA System: GDA2020 Coordinate System: Plane 1:1
 Meridian: D.P.1259879

Detail Survey
Lot 112 D.P.1259879
13 Main Arm Road
Mullumbimby

Client:	Elsa Torresi		
Locality:	Mullumbimby		
Local Gov:	Byron Shire Council		
Surveyed By:	MJT	Approved:	SA
Date Created:	06/11/23	Scale:	1:30
File Ref:	23153		
Plan No:	231533_001_DET	Rev:	A

A:



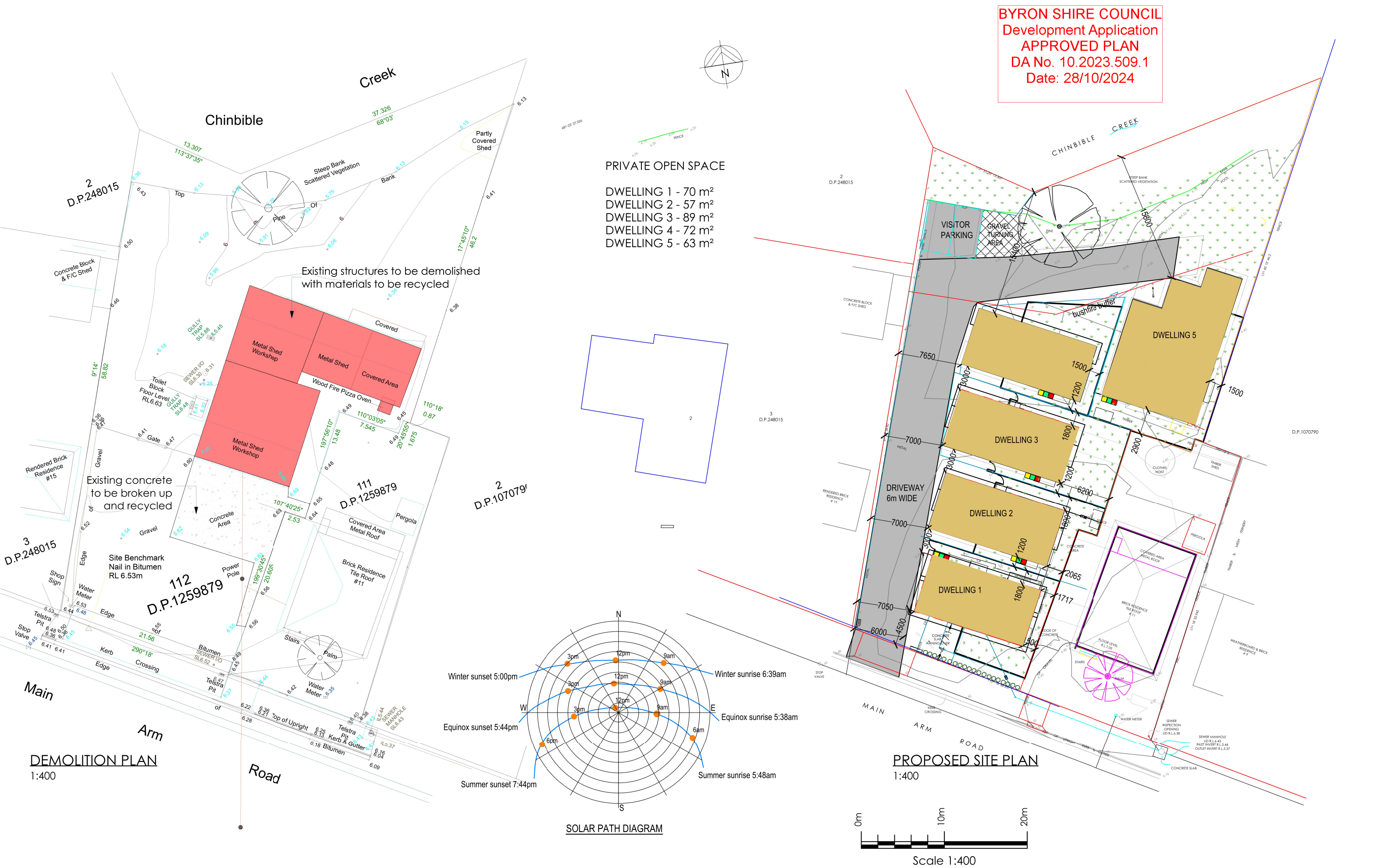
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Z:\JOBS\23\23294 - Elsa Torresi - 13 Main Arm Rd, Mullumbimby\HOUSE PLANS\23294 Torresi multi dwelling development concept house plans 2.lay





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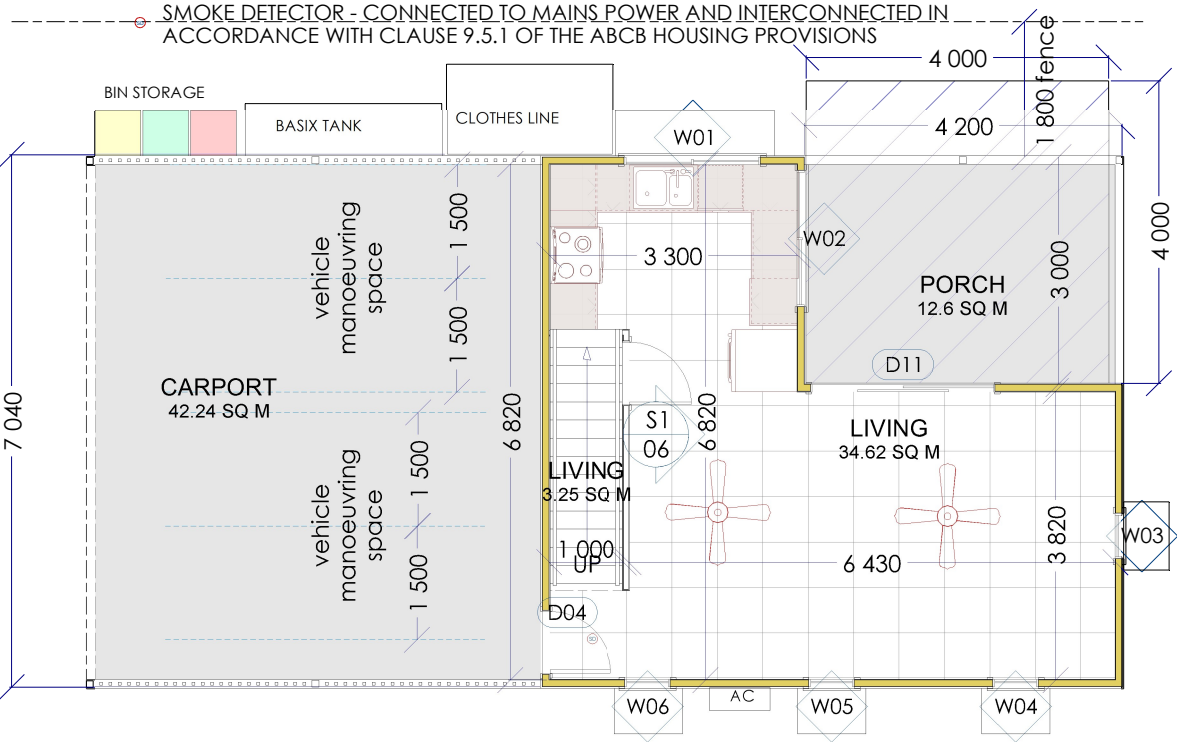
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E. Torresi

Address:
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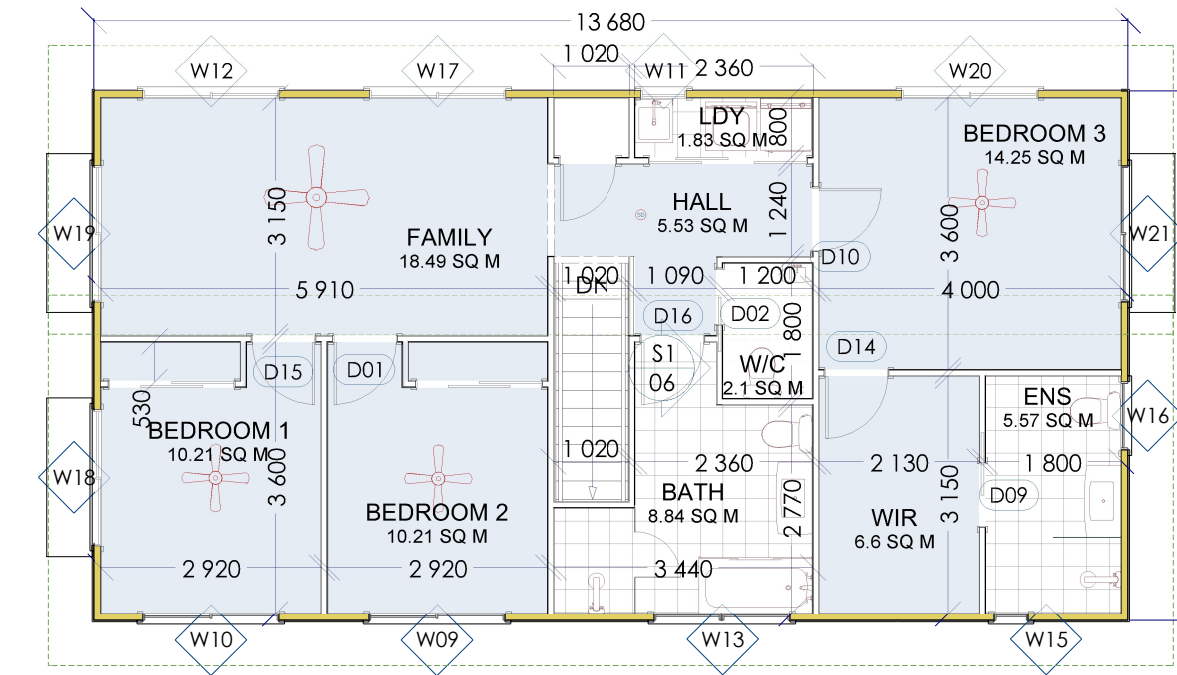
Project:
CONCEPT DA PLANS - PROPOSED MULTI
DWELLING DEVELOPMENT
Title:
PROPOSED SITE PLAN & DEMOLITION PLAN

Size: A3
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PROPOSED FLOOR PLAN - DWELLING 1
1:100 @ A3
PROPOSED FFL 6.80m AHD
ENTRY & GARAGE FFL 6.65m AHD
All building work carried out is to comply with the Building Code of Australia.
Wind bracing & Footings to Engineers details.
Plumber to comply with the relevant building Codes.
Electrician to comply with the relevant Building Codes.
Builder to confirm dimensions prior to the commencement of works.
Construction to comply with bushfire requirements, as applicable

KEY
ASD ALUMINIUM SLIDING DOOR
ASW ALUMINIUM SLIDING WINDOW
DH DOUBLE HUNG
TD TIMBER DOOR
PRIVATE OPEN SPACE
MINIMUM DIMENSIONS (4M X 4M)
REFER TO SITE PLAN FOR OVERALL POS FOR EACH DWELLING



LIVING AREA
92.5 SQ M
DWELLING 1 - PROPOSED UPPER FLOOR PLAN
1:100 @ A3
PROPOSED FFL 9.5m AHD

GENERAL CONSTRUCTION NOTES
Concrete slab to lower level
150mm setdown to garage and entry porch.
150mm setdown to porch
35mm setdown to bathroom and laundry areas. Floors to be tiled.
Carpet to bedroom areas to owners specifications
Tiles to living room floors to owners specifications. R2 insulation to slab in ground.
90mm timber framed external walls. 70mm timber framed internal walls
Allowance of 300mm depth for floor framing with R4 insulation to be provided
External wall cladding to be weathertex weatherboards on upper level and Hardie
Axon cladding to lower level
Internal wall cladding to be plasterboard.
Bathroom and wet area walls to be clad in villaboard
External wall insulation to be R2.5 to BASIX requirements
Internal wall insulation to be R2.5 to garage and WC walls only
Timber framed windows and doors
Truss ceiling over bedrooms and raked rafters over steps, main bathroom and WC.
Ceiling insulation to be R4 to BASIX requirements
Roof cladding to be colourbond customorb in Shale Grey at 5° and 15° slope.
Quad profile gutters. Connection of downpipes to existing drainage outlet

BASIX INFORMATION
Ceiling fans to all bedrooms and living rooms
4 star water fixtures throughout
3000L BASIX water tank with 57m² roof area connected to tank
BASIX tank connected to outdoor tap, all toilets and the cold tap that supplies the clothes washer
Slab on ground for lower level
Framed external walls clad in fibre cement board
Medium coloured roof
Aluminium single clear windows and glass doors with white frame
LOWER LEVEL U value 6.70 SHGC 0.70 UPPER LEVEL U value 5.40 SHGC 0.58
Electric storage hot water system to be installed connected to 5kW solar PV system
Ceiling fans and reverse cycle air conditioning to living rooms and bedrooms
1400mm ceiling fans to living and 900mm ceiling fans to bedrooms
LED lighting throughout
Outdoor clothes drying line to be provided
Induction cooktop , electric oven

DOOR SCHEDULE					
NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION	
D01	2	2040	820	HINGED-SLAB	
D02	2	2040	720	POCKET-SLAB	
D04	1	2040	820	EXT. HINGED-DOOR E21	
D05	2	2040	1640	SLIDER-SLAB	
D06	2	2040	2066	TRIPLE SLIDER-SLAB	
D07	2	2040	600	HINGED-SLAB	
D08	2	2040	746	HINGED-SLAB	
D09	2	2040	820	POCKET-DOOR P04	
D10	2	2040	820	HINGED-SLAB	
D11	1	2100	2400	EXT. SLIDER-GLASS PANEL	
D13	2	2040	1640	SLIDER-SLAB	
D14	2	2040	820	HINGED-SLAB	
D15	2	2040	820	HINGED-SLAB	
D16	2	2040	820	HINGED-SLAB	

WINDOW SCHEDULE						
NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION	HEAD	COMMENTS
W01	1	900	1800	LEFT SLIDING	2 100	600 AWNING
W02	1	900	1800	LEFT SLIDING	2 100	
W03	1	1800	600	DOUBLE HUNG	2 100	600 AWNING
W04	1	1800	600	DOUBLE HUNG	2 100	600 AWNING
W05	1	1800	600	DOUBLE HUNG	2 100	600 AWNING
W06	1	1800	600	DOUBLE HUNG	2 100	600 AWNING
W09	2	900	1800	LEFT SLIDING	2 100	
W10	2	900	1800	LEFT SLIDING	2 100	
W11	2	900	600	DOUBLE HUNG	2 100	
W12	2	900	1800	LEFT SLIDING	2 100	
W13	2	450	890	GLASS LOUVER	2 100	
W14	2	450	900	GLASS LOUVER	2 100	
W15	2	450	450	GLASS LOUVER	2 100	
W16	2	900	900	DOUBLE HUNG	2 100	PRIVACY SCREEN
W17	2	900	1800	LEFT SLIDING	2 100	
W18	2	900	1800	LEFT SLIDING	2 100	600 AWNING
W19	2	900	1800	LEFT SLIDING	2 100	600 AWNING
W20	2	900	1800	LEFT SLIDING	2 100	
W21	2	900	1800	LEFT SLIDING	2 100	600 AWNING
W22	3	300	900	GLASS LOUVER	981	CLERESTORY
W23	3	300	900	GLASS LOUVER	981	CLERESTORY
W24	3	300	900	GLASS LOUVER	981	CLERESTORY

BYRON SHIRE COUNCIL
Development Application
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Date: 28/10/2024

- ALL WORK MUST COMPLY WITH THE BCA AND THE FOLLOWING CLAUSES (where applicable)
All excavations and fill must comply with Part 3.1.1 EARTHWORKS.
1. Drainage must comply with Part 3.3 DRAINAGE
 2. TERMITE RISK MANAGEMENT must comply with Part 3.4
 - a) A termite barrier or combination of barriers is installed in accordance with
i) AS3660.1 or
ii) 3.1.3.3 for concrete slabs on ground
 - b) A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating-
i) the method of protection; and
ii) the date of installation of the system; and
iii) where a chemical barrier is used, its life expectancy as listed on the National registration Authority label; and
iv) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.
 3. Footings, slabs and associated elements to comply with Part 4.2. Filling under slabs must comply with Part 4.2.4
 4. Vapour barriers must comply with clause 4.2.8
 5. Concrete and reinforcing must comply with clauses 4.2.10 & 4.2.11 inclusive.
 6. Footing and slab construction must comply with Part 4.2.12 or AS 2870 - Refer to Engineer's detail. Stump footings to comply with Part 4.2.13
 7. Timber frame is manufactured to comply with AS 1684.2-1999 National Timber Framing Code and certificate will be provided by Truss and Frame manufacturer when selected. Roof cladding must comply with Part 7.2
 8. Gutters and downpipes must comply with Part 7.4
 9. Timber wall cladding to comply with Part 7.5
 10. Glazing to windows must comply with Part 8
 11. Smoke alarms must comply with Part 9.5
 12. Wet areas must comply with Part 10.2
 13. Ceiling heights to rooms must comply with Part 10.3
 14. Lighting must comply with Part 10.5
 15. All tie-downs to comply with Engineer's detail.
 16. Soil classification to site to comply with Part 4.2.2 - Refer to Engineer's details.
 17. Roof trusses to be designed to Engineer supplied Wind loading. Certification to be provided by Truss manufacturer.
 18. Masonry Wall Ties to comply with Part 5.6.5
 19. Lintels to comply with Part 6
 20. Wall bracing to comply with AS 1684.2-1999 and as per Engineer's detail.
 21. Sub-Floor Ventilation to comply with Part 6.2.1
 22. Stair construction to comply with Part 11.2
 23. Balustrades/Railings to comply with Part 11.3
 24. All work to comply with Council Standards.
 25. Protection of openable windows in bedrooms to comply with BCA Part 11.3.7

- GENERAL NOTES:**
1. The contractor/s to inspect site and verify all levels and dimensions on site prior to commencing any work.
 2. Figured dimensions take precedence over scaled dimensions.
 3. Contractor/s to use architectural drawings for set out.
 4. All discrepancies are to be referred to the client immediately.
 5. All work to be in accordance with BCA, relevant standards & local authority requirements.
 6. Verify location of existing services prior to construction & relocate as required in conjunction with the relevant authority.
 7. Discharge stormwater in accordance with local authority requirements and relevant standards.
 8. Discharge wastewater in accordance with local authority requirements and relevant standards.
 9. Slabs, footings, steelwork, bracing, tie down, retaining walls & articulation joints to be in accordance with engineers details.
 10. Roof and floor framing to be in accordance with the manufacturers specification and to be co-ordinated with the engineering design with regard to slab thickenings and floor support locations.
 11. All timber work is to comply with AS 1684 National Timber Framing Code.
 12. Make good all damaged surfaces on completion of work.

SITE DETAILS		Colours	
Site area	2ha	Roof - Shale grey	
Floor space ratio	0.0115:1	Upper walls - Stone eg Dulux York stone	
Roof area	122.0 m²	Lower walls - white eg Dulux Lime white	
		Window trim & frame - White	



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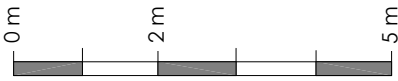
Client:
E. Torresi

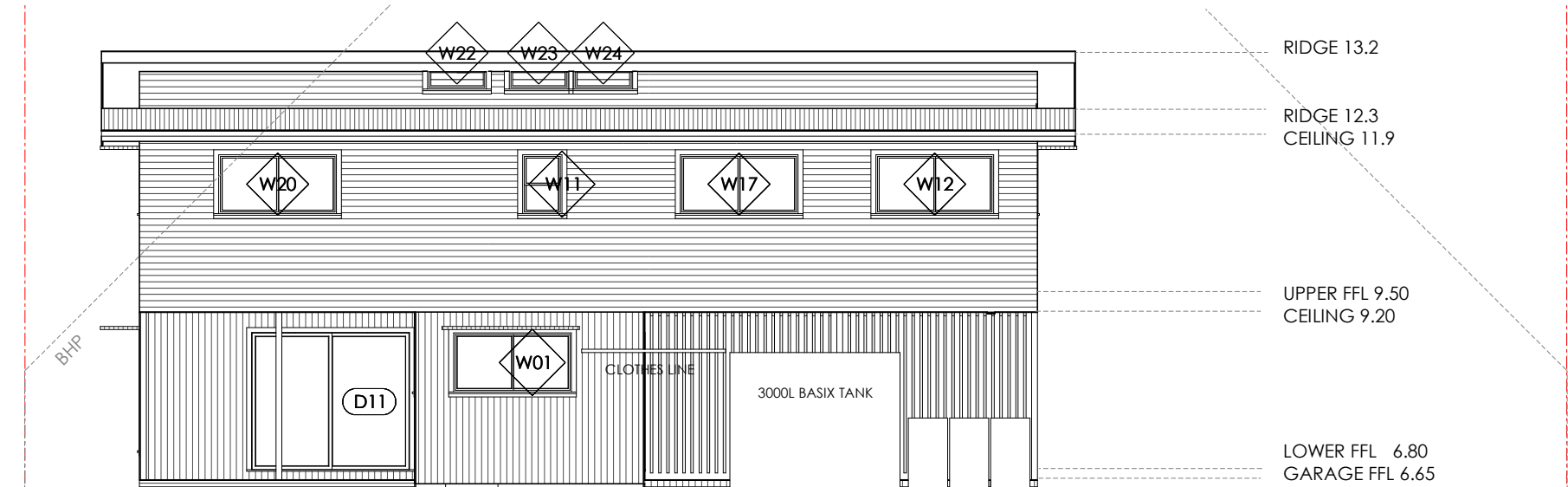
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Lot 112 DP1259879. 13 Main Arm Road, Mullumbimby NSW 2482

Project:
CONCEPT DA PLANS - PROPOSED MULTI DWELLING DEVELOPMENT
Title:
DWELLING 1 FLOOR PLANS

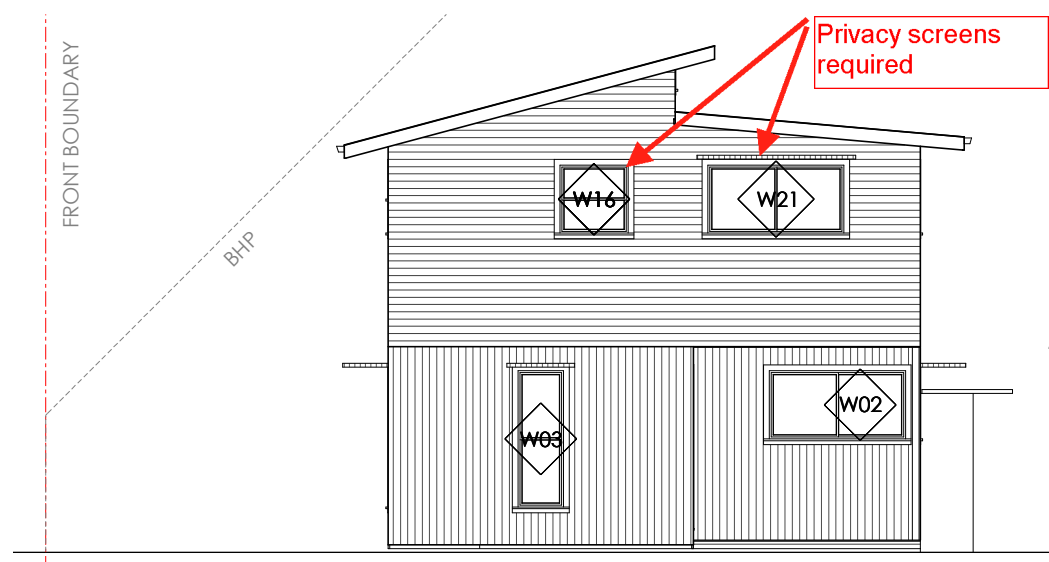
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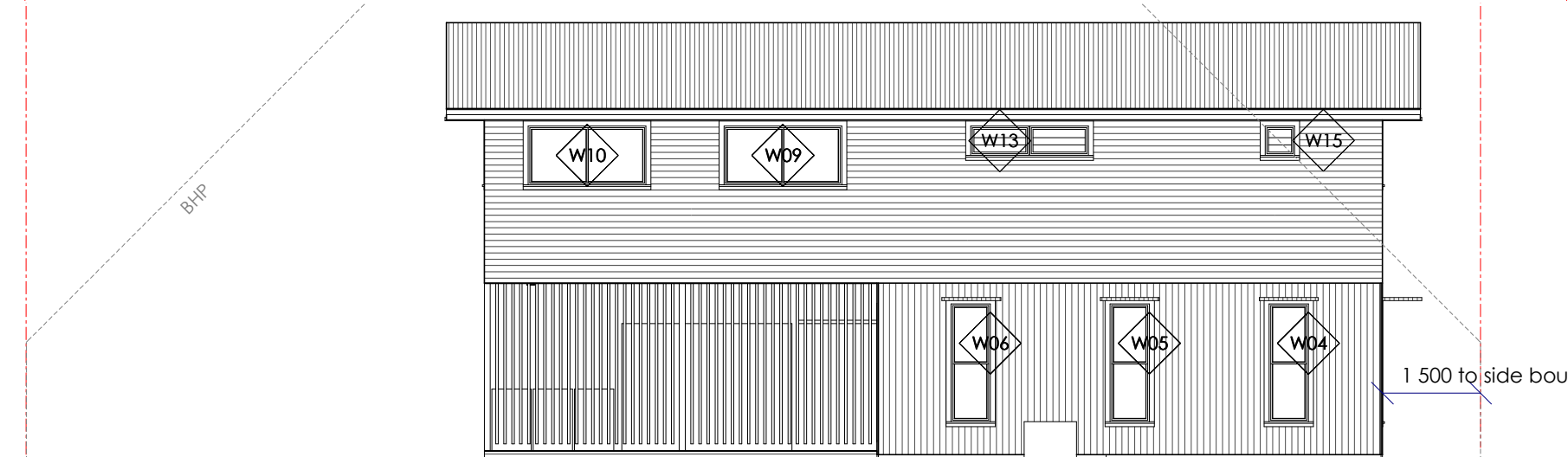




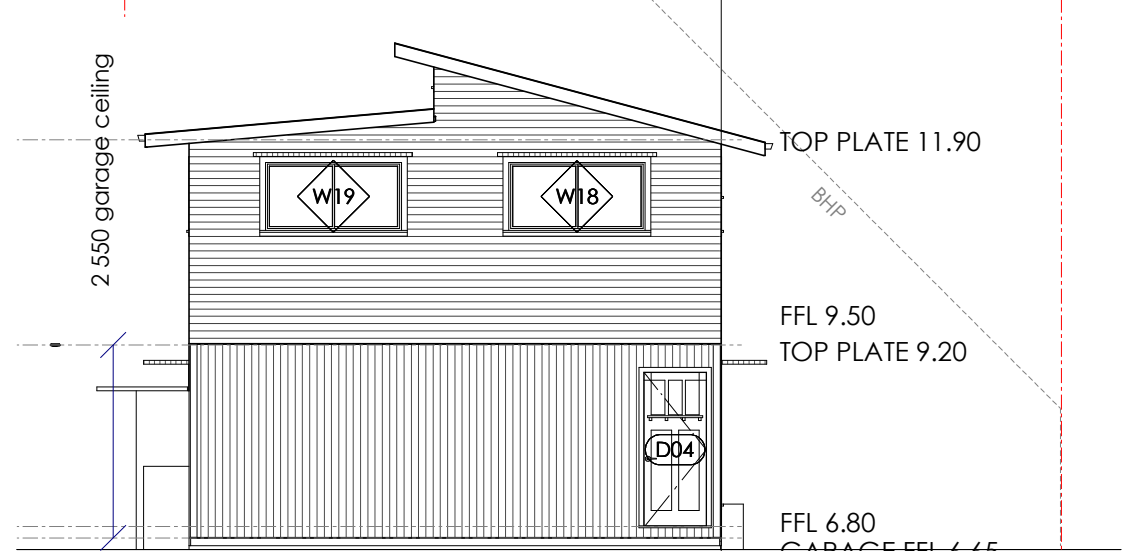
PROPOSED NORTH ELEVATION - DWELLING 1
1:100 @ A3



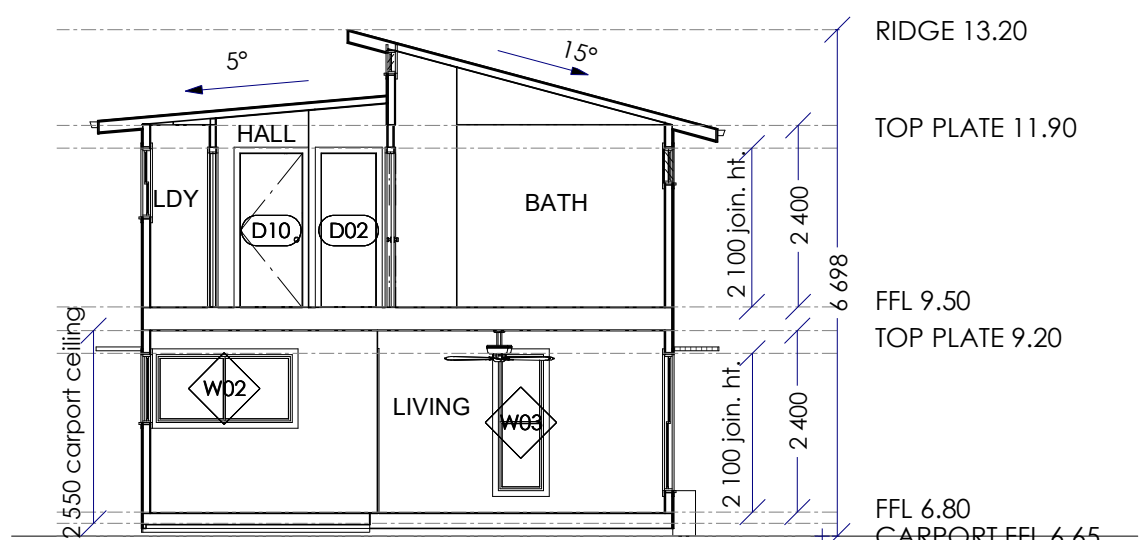
PROPOSED EAST ELEVATION
1:100 @ A3



PROPOSED SOUTH ELEVATION - DWELLING 1
1:100 @ A3



PROPOSED WEST ELEVATION
1:100 @ A3



SECTION 1
1:100 @ A3

3/90mm down pipes and eaves gutter with a minimum cross sectional area of 7200mm²



4/90mm down pipes and eaves gutter with a minimum cross sectional area of 7200mm²

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PROPOSED ROOF PLAN
1:100



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Title:
DWELLING 1 - ELEVATIONS

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☉ SMOKE DETECTOR - CONNECTED TO
MAINS POWER AND INTERCONNECTED IN
ACCORDANCE WITH CLAUSE 9.5.1 OF THE
ABCB HOUSING PROVISIONS

PROPOSED FLOOR PLAN - DWELLING 5
1:100 @ A3
PROPOSED FFL 6.80m AHD
PORCH & CARPORT FFL 6.765m AHD
FGL 6.50m AHD

All building work carried out is to comply with the Building Code of Australia.

Wind bracing & Footings to Engineers details.

Plumber to comply with the relevant building Codes.

Electrician to comply with the relevant Building Codes.

Builder to confirm dimensions prior to the commencement of works.

Construction to comply with bushfire requirements, as applicable

BASIX INFORMATION

Ceiling fans to all bedrooms and living rooms

4 star water fixtures throughout

3000L BASIX water tank with 89m² roof area connected to tank

BASIX tank connected to outdoor tap, all toilets and the cold tap that supplies the clothes washer

Slab on ground for lower level

Framed external walls clad in fibre cement board

Medium coloured roof

Aluminium single clear windows and glass doors U value 6.70 SHGC 0.70

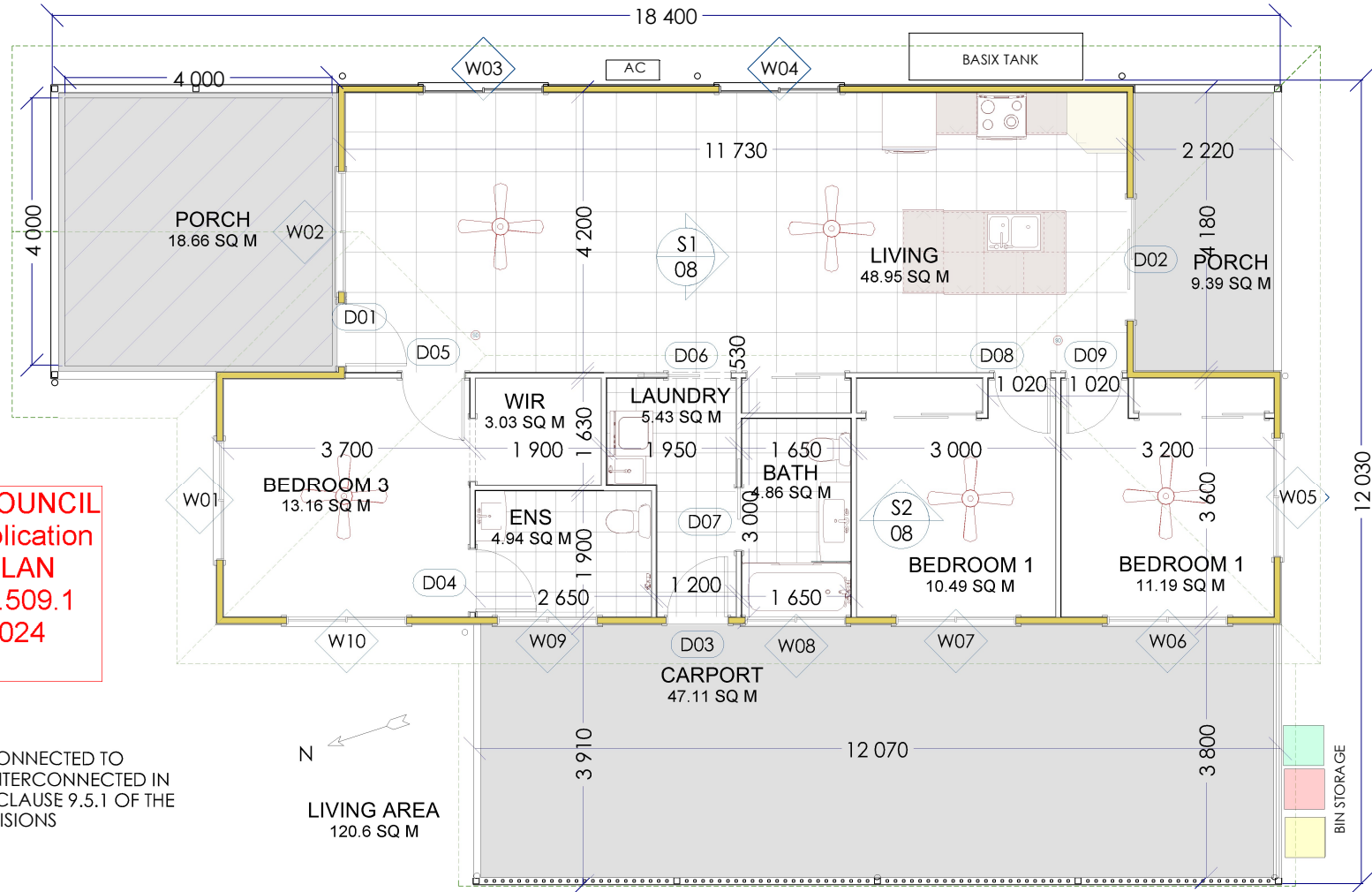
Electric storage hot water system to be installed connected to 3kW solar PV system

Ceiling fans and reverse cycle air conditioning to living rooms and bedrooms

LED lighting throughout

Outdoor clothes drying line to be provided

Induction cooktop , electric oven



DOOR SCHEDULE				
NUMBER	HEIGHT	WIDTH	DESCRIPTION	
D01	2040	920	EXT. HINGED-DOOR E21	
D02	2100	1800	SLIDER-GLASS PANEL	
D03	2100	900	EXT. HINGED-GLASS PANEL	
D04	2040	920	HINGED-SLAB	
D05	2040	920	HINGED-SLAB	
D06	2040	920	POCKET-SLAB	
D07	2040	920	POCKET-SLAB	
D08	2040	820	HINGED-SLAB	
D09	2040	820	HINGED-SLAB	

WINDOW SCHEDULE				
NUMBER	HEIGHT	WIDTH	DESCRIPTION	HEAD
W01	900	1800	LEFT SLIDING	2 100
W02	900	1800	LEFT SLIDING	2 100
W03	900	1800	LEFT SLIDING	2 100
W04	900	1800	LEFT SLIDING	2 100
W05	900	1800	LEFT SLIDING	2 100
W06	900	1800	LEFT SLIDING	2 100
W07	900	1800	LEFT SLIDING	2 100
W08	600	1500	LEFT SLIDING	2 100
W09	600	1500	LEFT SLIDING	2 100
W10	900	1800	LEFT SLIDING	2 100

Colours

Roof - Shale grey

Upper walls - Beige colour eg Dulux warm beige

Window trim & frame - White

90mm down pipes and eaves gutter with a minimum cross sectional area of 7200mm²

GENERAL CONSTRUCTION NOTES

Concrete slab with 2700mm ceiling height to main dwelling & 2500mm to carport

35mm setdown to garage and entry porch.

35mm setdown to porch

35mm setdown to bathroom and laundry areas.

Floors to be tiled.

Carpet to bedroom areas to owners specifications

Tiles to living room floors to owners specifications.

90mm timber framed external walls

70mm timber framed internal walls

External wall cladding to be weathertex weatherboards

Internal wall cladding to be plasterboard.

Bathroom and wet area walls to be clad in villaboard

Wall insulation to be R2.5 to BASIX requirements

Timber framed windows and doors

Truss ceiling over bedrooms and raked rafters over steps, main bathroom and WC.

Ceiling insulation to be R4 to BASIX requirements

Roof cladding to be colourbond customorb in Shale Grey at 5° and 15° slope.

Quad profile gutters. Connection of downpipes to existing drainage outlet



PRIVATE OPEN SPACE

MINIMUM DIMENSIONS (4M X 4M)

REFER TO SITE PLAN FOR OVERALL

POS FOR EACH DWELLING

ALL WORK MUST COMPLY WITH THE BCA AND THE FOLLOWING CLAUSES (where applicable)

All excavations and fill must comply with Part 3.1.1 EARTHWORKS.

1. Drainage must comply with Part 3.3 DRAINAGE

2. TERMITE RISK MANAGEMENT must comply with Part 3.4

a) A termite barrier or combination of barriers is installed in accordance with

i) AS3660.1 or

ii) 3.1.3.3 for concrete slabs on ground

b) A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating-

i) the method of protection; and

ii) the date of installation of the system; and

iii) where a chemical barrier is used, its life expectancy as listed on the National registration Authority label; and

iv) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.

3. Footings, slabs and associated elements to comply with Part 4.2. Filling under slabs must comply with Part 4.2.4

4. Vapour barriers must comply with clause 4.2.8

5. Concrete and reinforcing must comply with clauses 4.2.10 & 4.2.11 inclusive.

6. Footing and slab construction must comply with Part 4.2.12 or AS 2870 - Refer to

Engineer's detail. Stump footings to comply with Part 4.2.13

7. Timber frame is manufactured to comply with AS 1684.2-1999 National Timber Framing Code and certificate will be provided by Truss and Frame manufacturer when selected. Roof cladding must comply with Part 7.2

8. Gutters and downpipes must comply with Part 7.4

9. Timber wall cladding to comply with Part 7.5

10. Glazing to windows must comply with Part 8

11. Smoke alarms must comply with Part 9.5

12. Wet areas must comply with Part 10.2

13. Ceiling heights to rooms must comply with Part 10.3

14. Lighting must comply with Part 10.5

15. All tie-downs to comply with Engineer's detail.

16. Soil classification to site to comply with Part 4.2.2 - Refer to Engineer's details.

17. Roof trusses to be designed to Engineer supplied Wind loading. Certification to be provided by Truss manufacturer.

18. Masonry Wall Ties to comply with Part 5.6.5

19. Lintels to comply with Part 6

20. Wall bracing to comply with AS 1684.2-1999 and as per Engineer's detail.

21. Sub-Floor Ventilation to comply with Part 6.2.1

22. Stair construction to comply with Part 11.2

23. Balustrades/Railings to comply with Part 11.3

24. All work to comply with Council Standards.

25. Protection of openable windows in bedrooms to comply with BCA Part 11.3.7

GENERAL NOTES:

1. The contractor/s to inspect site and verify all levels and dimensions on site prior to commencing any work.

2. Figured dimensions take precedence over scaled dimensions.

3. Contractor/s to use architectural drawings for set out.

4. All discrepancies are to be referred to the client immediately.

5. All work to be in accordance with BCA, relevant standards & local authority requirements.

6. Verify location of existing services prior to construction & relocate as required in conjunction with the relevant authority.

7. Discharge stormwater in accordance with local authority requirements and relevant standards.

8. Discharge wastewater in accordance with local authority requirements and relevant standards.

9. Slabs, footings, steelwork, bracing, tie down, retaining walls & articulation joints to be in accordance with engineers details.

10. Roof and floor framing to be in accordance with the manufacturers specification and to be co-ordinated with the engineering design with regard to slab thickenings and floor support locations.

11. All timber work is to comply with AS 1684 National Timber Framing Code.

12. Make good all damaged surfaces on completion of work.

SITE DETAILS

Site area

2ha

Floor space ratio

0.0115:1

Roof area

212.83m²



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Client:

E. Torresi

Address:

Lot 112 DP1259879. 13 Main Arm
Road, Mullumbimby NSW 2482

Project:

CONCEPT DA PLANS - PROPOSED MULTI
DWELLING DEVELOPMENT

Title:

DWELLING 5 FLOOR PLAN

Size: A3

Job # 23294

Page: 07 of 16

Date: 31/05/2024

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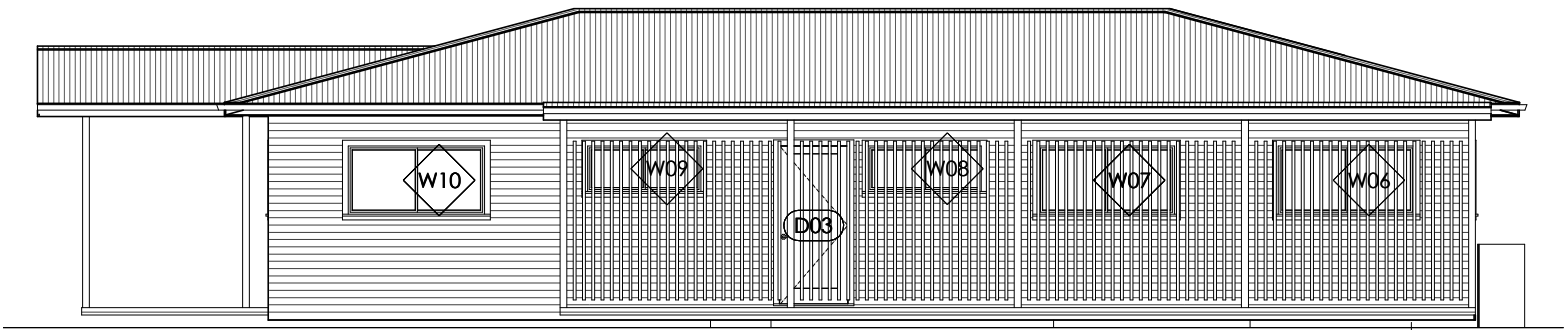




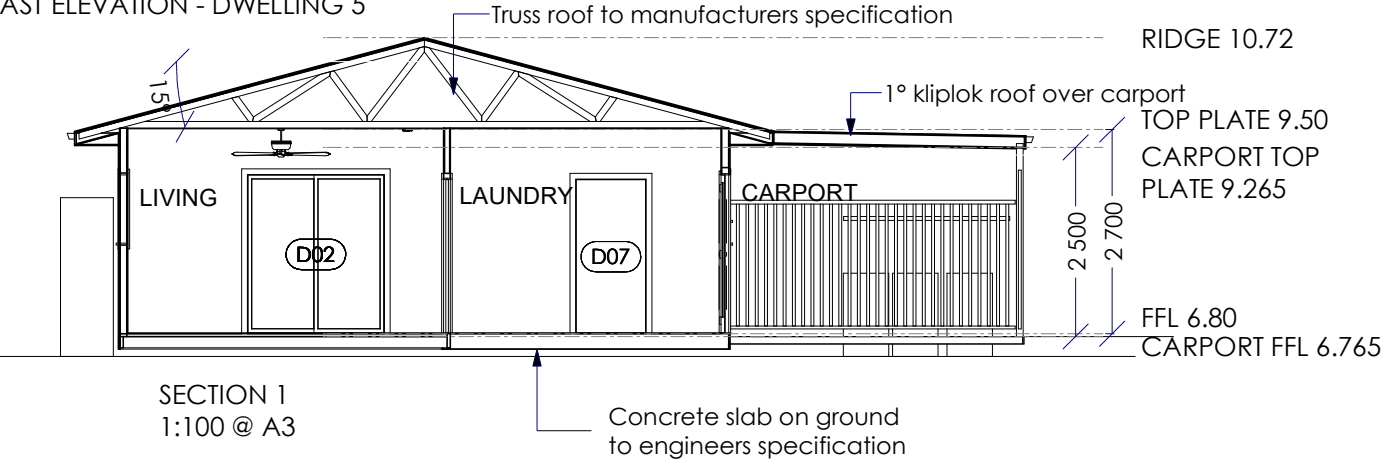
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1:100 @ A3



PROPOSED EAST ELEVATION - DWELLING 5
1:100 @ A3

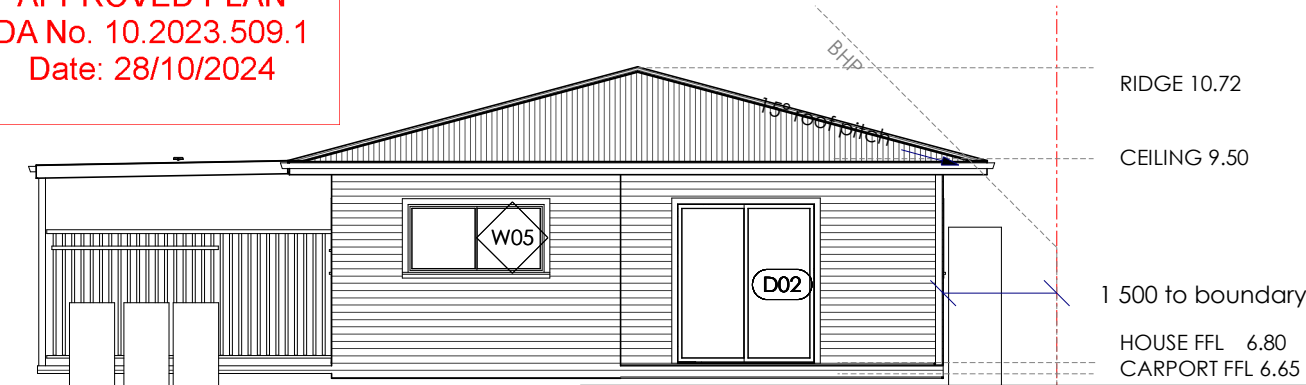


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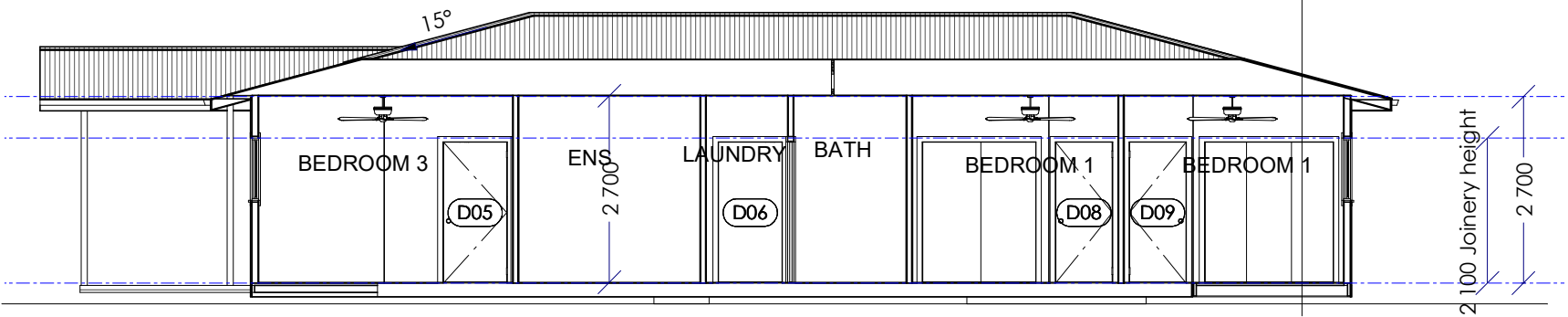


SECTION 1
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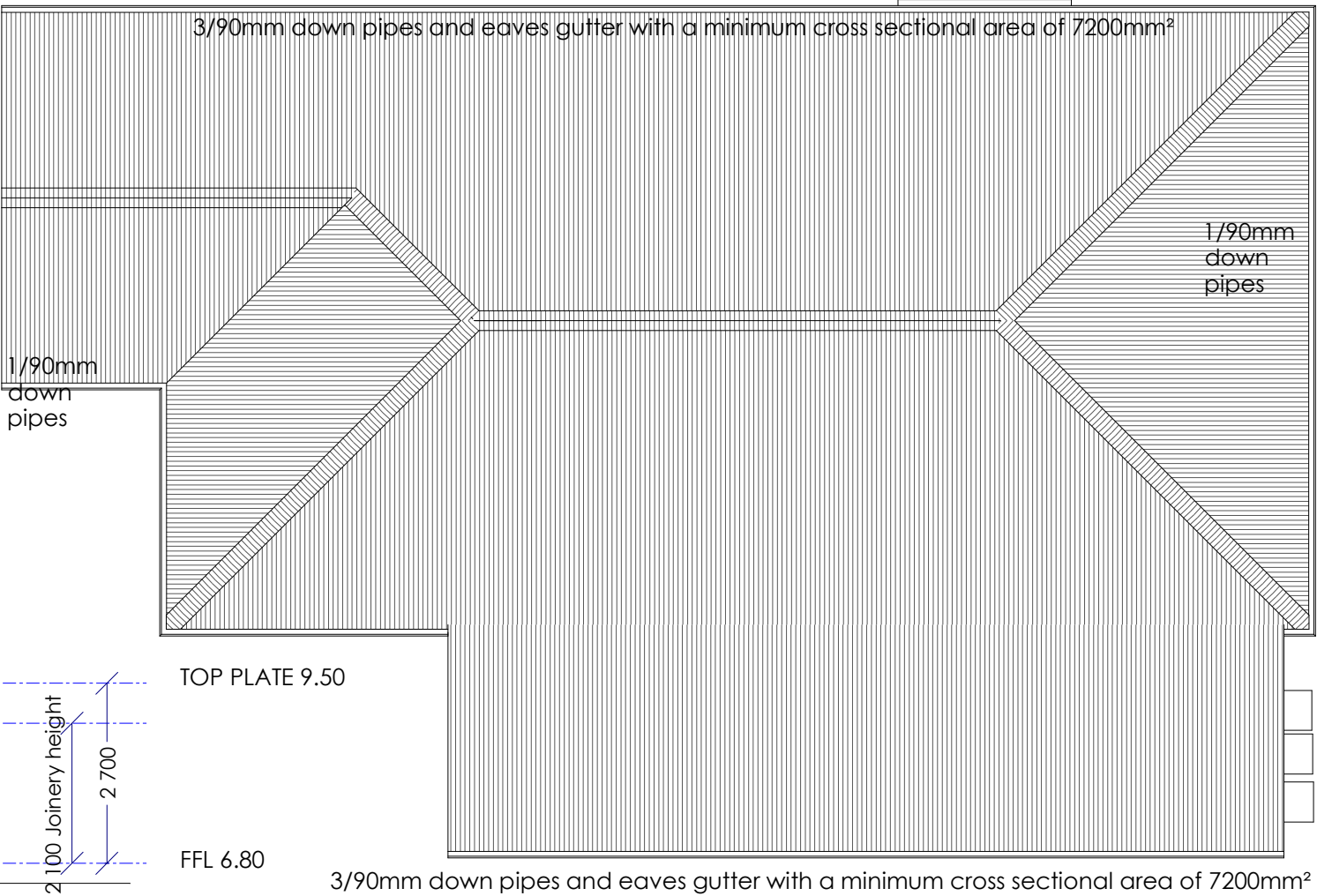
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APPROVED PLAN
DA No. 10.2023.509.1
Date: 28/10/2024



PROPOSED SOUTH ELEVATION - DWELLING 5
1:100 @ A3



SECTION 2
1:100 @ A3



PROPOSED ROOF PLAN
1:100



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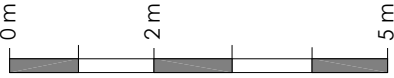
Client:
E. Torresi

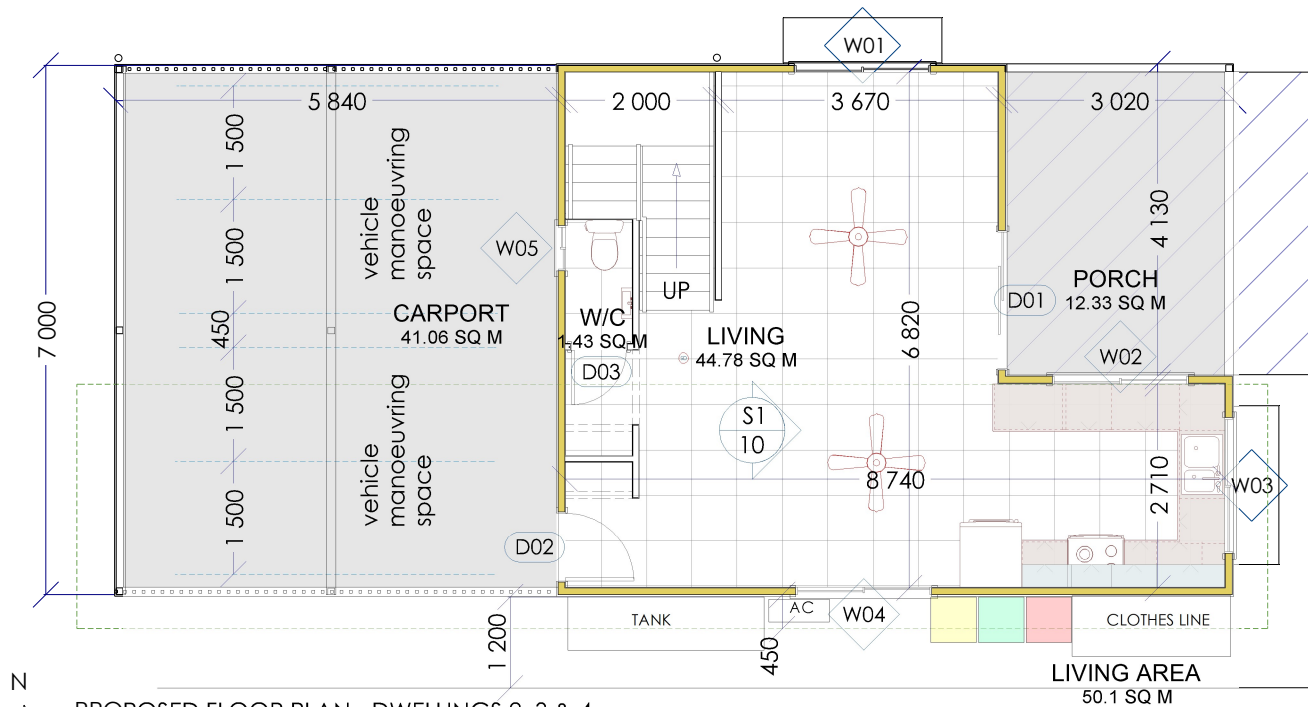
Address:
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Project:
CONCEPT DA PLANS - PROPOSED MULTI
DWELLING DEVELOPMENT
Title:
DWELLING 5 - ELEVATIONS

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1:100 @ A3





PROPOSED FLOOR PLAN - DWELLINGS 2, 3 & 4

1:100 @ A3
PROPOSED FFL 6.80m AHD
ENTRY & GARAGE FFL 6.65m AHD
FGL 6.5m AHD
All building work carried out is to comply with the Building Code of Australia.
Wind bracing & Footings to Engineers details.
Plumber to comply with the relevant building Codes.
Electrician to comply with the relevant Building Codes.
Builder to confirm dimensions prior to the commencement of works.
Construction to comply with bushfire requirements, as applicable

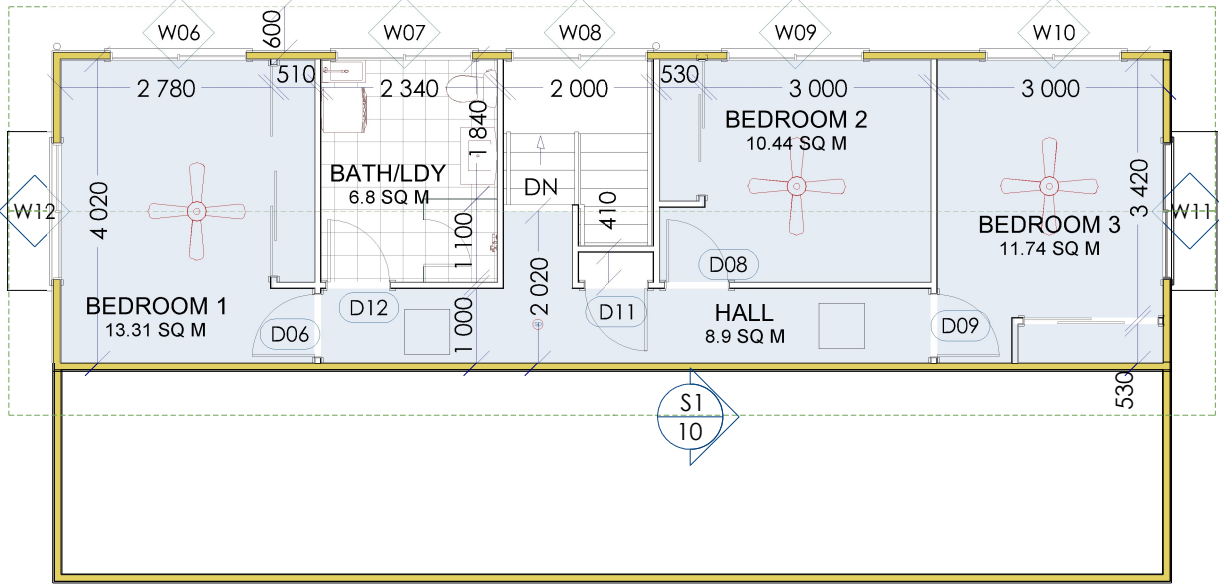
KEY

- ASD ALUMINIUM SLIDING DOOR
ASW ALUMINIUM SLIDING WINDOW
DH DOUBLE HUNG
TD TIMBER DOOR
- PRIVATE OPEN SPACE
MINIMUM DIMENSIONS (4M X 4M)
REFER TO SITE PLAN FOR OVERALL POS FOR EACH DWELLING

GENERAL CONSTRUCTION NOTES
Concrete slab to lower level
150mm setdown to garage and entry porch.
150mm setdown to porch
35mm setdown to bathroom and laundry areas. Floors to be tiled.
Carpet to bedroom areas to owners specifications
Tiles to living room floors to owners specifications.
90mm timber framed external walls
70mm timber framed internal walls
External wall cladding to be weathertex weatherboards on upper wall and Colorbond matt
Internal wall cladding to be plasterboard.
Bathroom and wet area walls to be clad in villaboard
Wall insulation to be R2.5 to BASIX requirements
Timber framed windows and doors
Truss ceiling over bedrooms and raked rafters over steps, main bathroom and WC.
Ceiling insulation to be R3 to BASIX requirements
Roof cladding to be colourbond customorb in Shale Grey at 5° and 15° slope.
Quad profile gutters. Connection of downpipes to existing drainage outlet

BASIX INFORMATION

Ceiling fans to all bedrooms and living rooms
4 star water fixtures throughout
3000L BASIX water tank with 93m² roof area connected to tank
BASIX tank connected to outdoor tap, all toilets and the cold tap that supplies the clothes washer
Slab on ground for lower level
Framed external walls clad in fibre cement board
Medium coloured roof
Aluminium single clear windows and glass doors. U value 6.70 SHGC 0.70
Electric storage hot water system to be installed connected to 4kW to solar PV system
Ceiling fans and reverse cycle air conditioning to living rooms and bedrooms
LED lighting throughout
Outdoor clothes drying line to be provided
Induction cooktop, electric oven



PROPOSED UPPER FLOOR PLAN - DWELLINGS 2, 3 & 4

1:100 @ A3
PROPOSED FFL 9.5m AHD

SMOKE DETECTOR - CONNECTED TO MAINS POWER AND INTERCONNECTED IN ACCORDANCE WITH CLAUSE 9.5.1 OF THE ABCB HOUSING PROVISIONS

WINDOW SCHEDULE						
NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION	COMMENTS	HEAD
W01	1	900	1800	LEFT SLIDING		2 100
W02	1	900	1800	LEFT SLIDING		2 100
W03	1	900	1800	LEFT SLIDING	PRIVACY SCREEN	2 100
W04	1	900	1800	LEFT SLIDING		2 100
W05	1	600	600	LEFT SLIDING		2 100
W06	2	900	1800	LEFT SLIDING		2 100
W07	2	600	1800	LEFT SLIDING		2 100
W08	2	900	1800	LEFT SLIDING		2 100
W09	2	900	1800	LEFT SLIDING		2 100
W10	2	600	1800	LEFT SLIDING		2 100
W11	2	900	1800	LEFT SLIDING	PRIVACY SCREEN	2 100
W12	2	900	1800	LEFT SLIDING		2 100

DOOR SCHEDULE				
NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION
D01	1	2100	1800	EXT. SLIDER-GLASS PANEL
D02	1	2100	900	EXT. HINGED-DOOR E21
D03	1	2040	720	HINGED-SLAB
D06	2	2040	816	HINGED-SLAB
D08	2	2040	820	HINGED-SLAB
D09	2	2040	816	HINGED-SLAB
D11	2	2040	820	HINGED-SLAB
D12	2	2040	820	HINGED-SLAB

Colours
Roof - Shale grey
Upper walls -
Dwelling 2 Stone eg Dulux warm stone
Dwelling 3 Beige eg Dulux Warm beige
Dwelling 4 Beige eg Dulux Rose Beige
Lower walls - white eg Dulux Lime white
Window trim & frame - White

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ALL WORK MUST COMPLY WITH THE BCA AND THE FOLLOWING CLAUSES (where applicable)

All excavations and fill must comply with Part 3.1.1 EARTHWORKS.

- Drainage must comply with Part 3.3 DRAINAGE
- TERMITE RISK MANAGEMENT must comply with Part 3.4
- A termite barrier or combination of barriers is installed in accordance with
 - AS3660.1 or
 - 3.1.3.3 for concrete slabs on ground
- A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating-
 - the method of protection; and
 - the date of installation of the system; and
 - where a chemical barrier is used, its life expectancy as listed on the National registration Authority label; and
 - the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.
- Footings, slabs and associated elements to comply with Part 4.2. Filling under slabs must comply with Part 4.2.4
- Vapour barriers must comply with clause 4.2.8
- Concrete and reinforcing must comply with clauses 4.2.10 & 4.2.11 inclusive.
- Footings and slab construction must comply with Part 4.2.12 or AS 2870 - Refer to Engineer's detail. Stump footings to comply with Part 4.2.13
- Timber frame is manufactured to comply with AS 1684.2-1999 National Timber Framing Code and certificate will be provided by Truss and Frame manufacturer when selected. Roof cladding must comply with Part 7.2
- Gutters and downpipes must comply with Part 7.4
- Timber wall cladding to comply with Part 7.5
- Glazing to windows must comply with Part 8
- Smoke alarms must comply with Part 9.5
- Wet areas must comply with Part 10.2
- Ceiling heights to rooms must comply with Part 10.3
- Lighting must comply with Part 10.5
- All tie-downs to comply with Engineer's detail.
- Soil classification to site to comply with Part 4.2.2 - Refer to Engineer's details.
- Roof trusses to be designed to Engineer supplied Wind loading. Certification to be provided by Truss manufacturer.
- Masonry Wall Ties to comply with Part 5.6.5
- Lintels to comply with Part 6
- Wall bracing to comply with AS 1684.2-1999 and as per Engineer's detail.
- Sub-Floor Ventilation to comply with Part 6.2.1
- Stair construction to comply with Part 11.2
- Balustrades/Railings to comply with Part 11.3
- All work to comply with Council Standards.
- Protection of openable windows in bedrooms to comply with BCA Part 11.3.7

GENERAL NOTES:

- The contractor/s to inspect site and verify all levels and dimensions on site prior to commencing any work.
- Figured dimensions take precedence over scaled dimensions.
- Contractor/s to use architectural drawings for set out.
- All discrepancies are to be referred to the client immediately.
- All work to be in accordance with BCA, relevant standards & local authority requirements.
- Verify location of existing services prior to construction & relocate as required in conjunction with the relevant authority.
- Discharge stormwater in accordance with local authority requirements and relevant standards.
- Discharge wastewater in accordance with local authority requirements and relevant standards.
- Slabs, footings, steelwork, bracing, tie down, retaining walls & articulation joints to be in accordance with engineers details.
- Roof and floor framing to be in accordance with the manufacturers specification and to be co-ordinated with the engineering design with regard to slab thickenings and floor support locations.
- All timber work is to comply with AS 1684 National Timber Framing Code.
- Make good all damaged surfaces on completion of work.

SITE DETAILS

Site area 2ha
Floor space ratio 0.0115:1
Roof Area 137.06m²



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E. Torresi

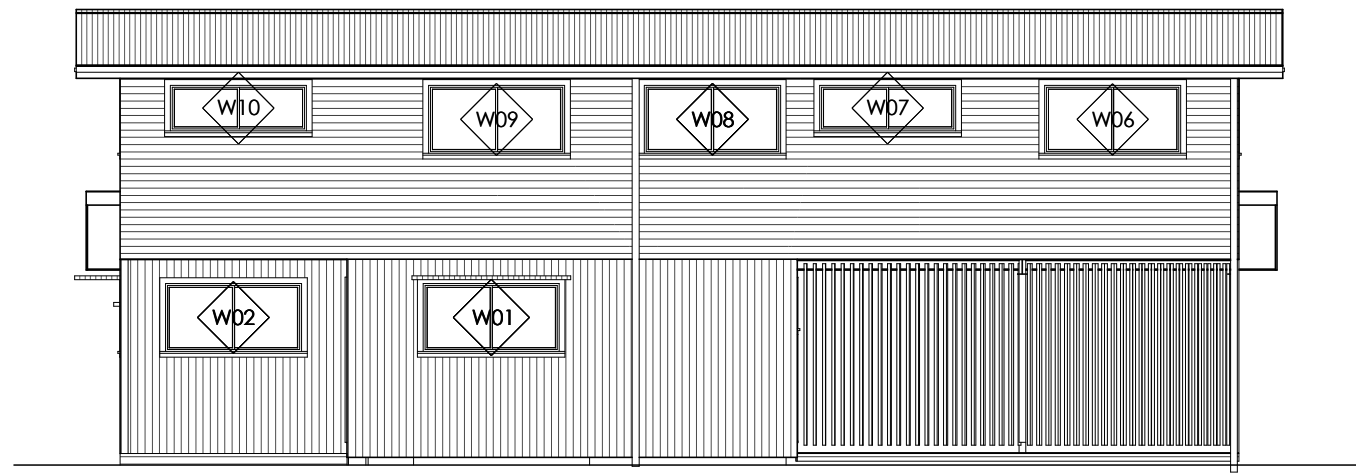
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Project:
CONCEPT DA PLANS - PROPOSED MULTI
DWELLING DEVELOPMENT
Title:
DWELLINGS 2, 3 & 4 FLOOR PLANS

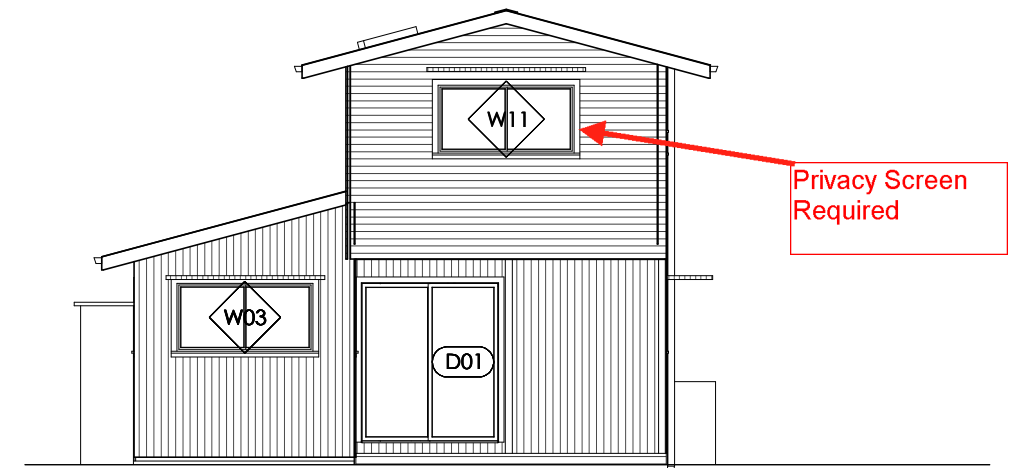
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Job # 23294
Page: 09 of 16
Date: 31/05/2024

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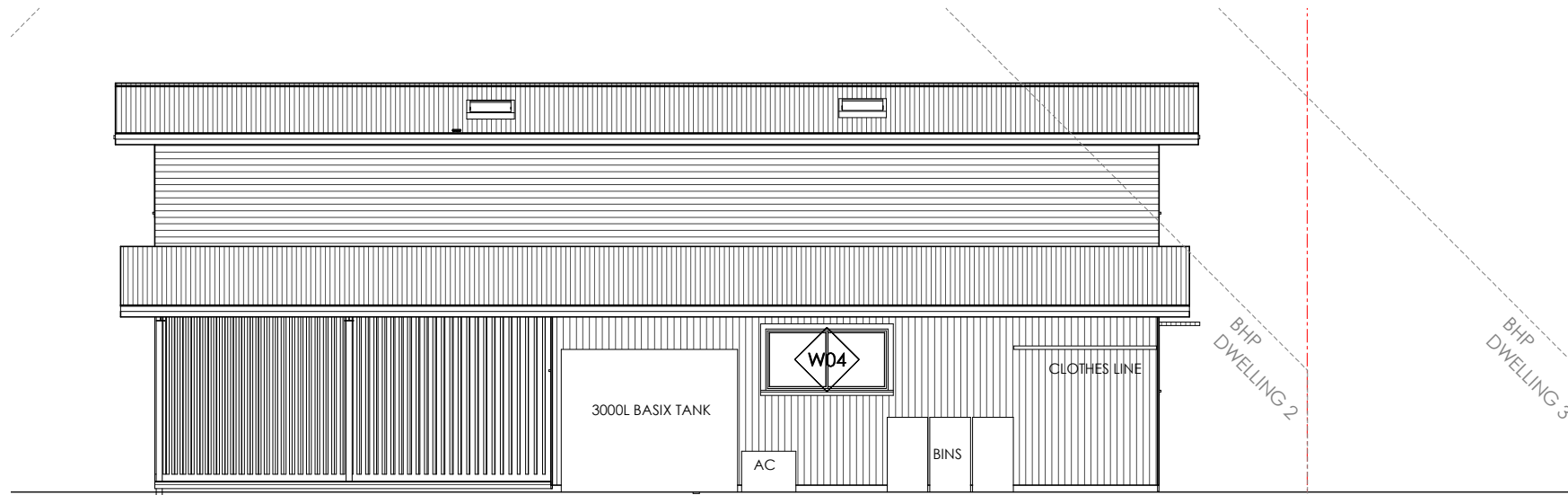




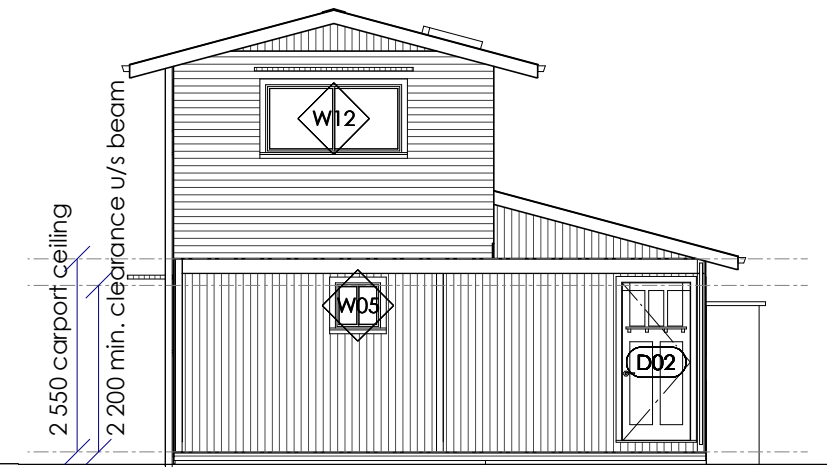
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PROPOSED EAST ELEVATION - DWELLINGS 2, 3 & 4
1:100 @ A3

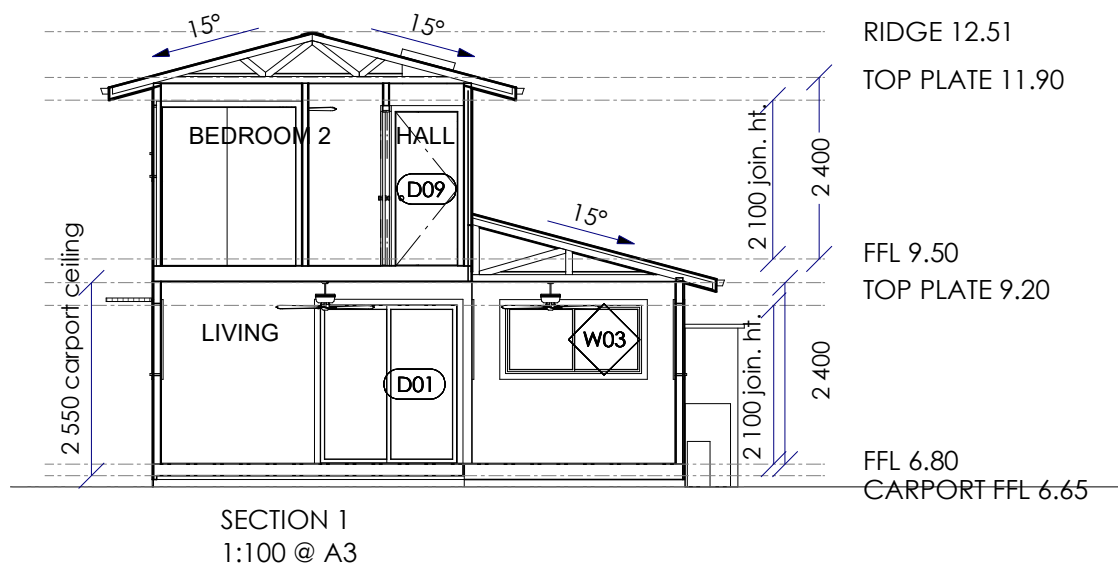


PROPOSED SOUTH ELEVATION - DWELLINGS 2, 3 & 4
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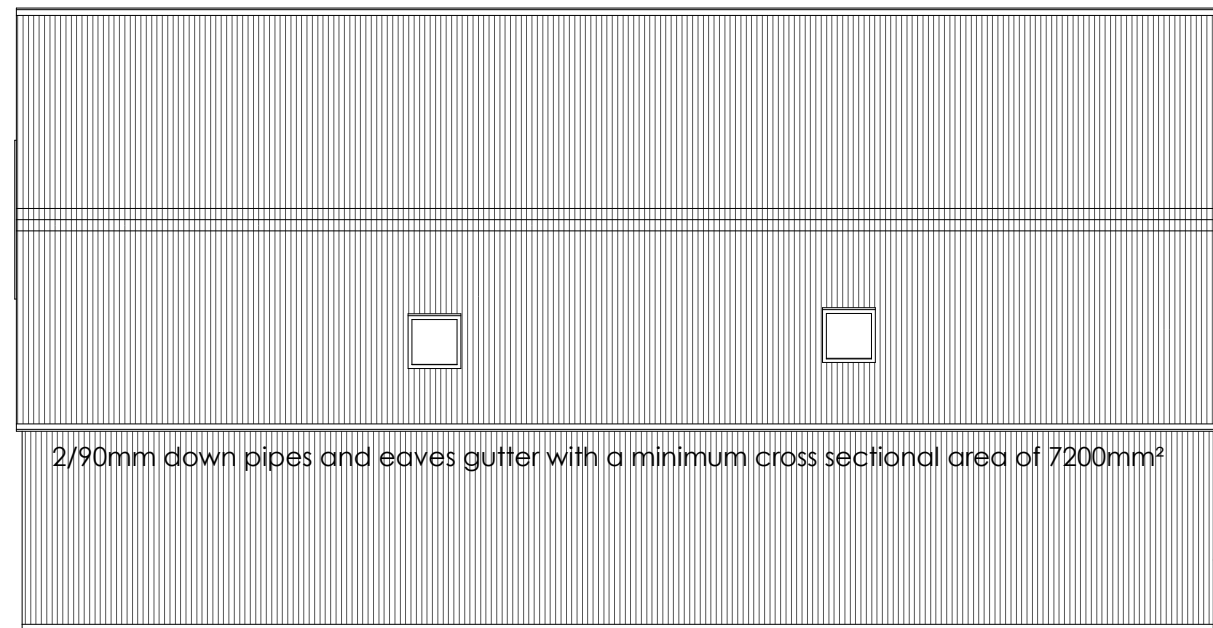
PROPOSED WEST ELEVATION - DWELLINGS 2, 3 & 4
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Development Application
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DA No. 10.2023.509.1
Date: 28/10/2024



SECTION 1
1:100 @ A3

2/90mm down pipes and eaves gutter with a minimum cross sectional area of 7200mm²



PROPOSED ROOF PLAN
1:100

4/90mm down pipes and eaves gutter with a minimum cross sectional area of 7600mm²



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E. Torresi

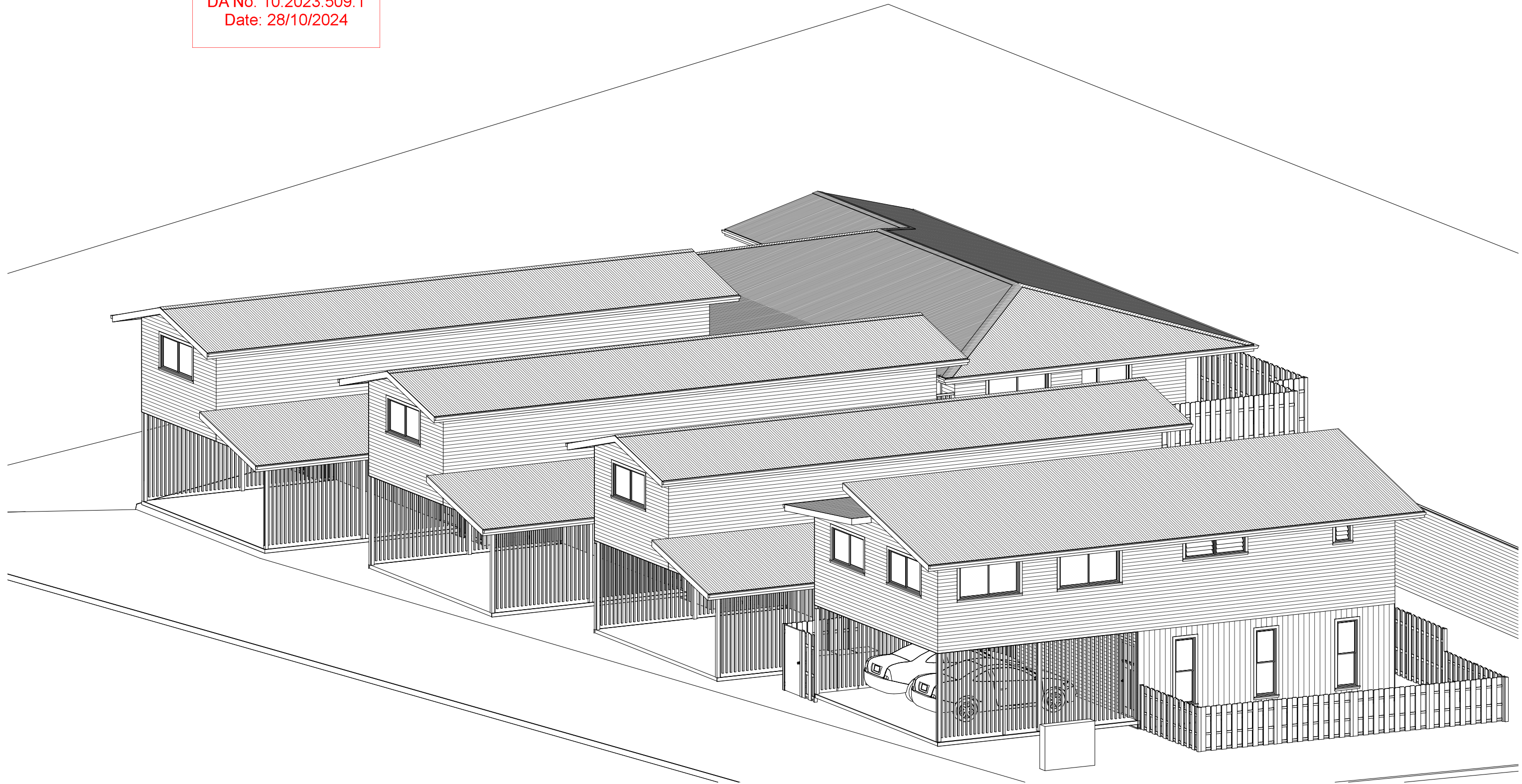
Address:
Lot 112 DP1259879, 13 Main Arm
Road, Mullumbimby NSW 2482

Project:
CONCEPT DA PLANS - PROPOSED MULTI
DWELLING DEVELOPMENT
Title:
DWELLINGS 2, 3 & 4 ELEVATIONS

Size: A3
Job # 23294
Page: 010 of 16
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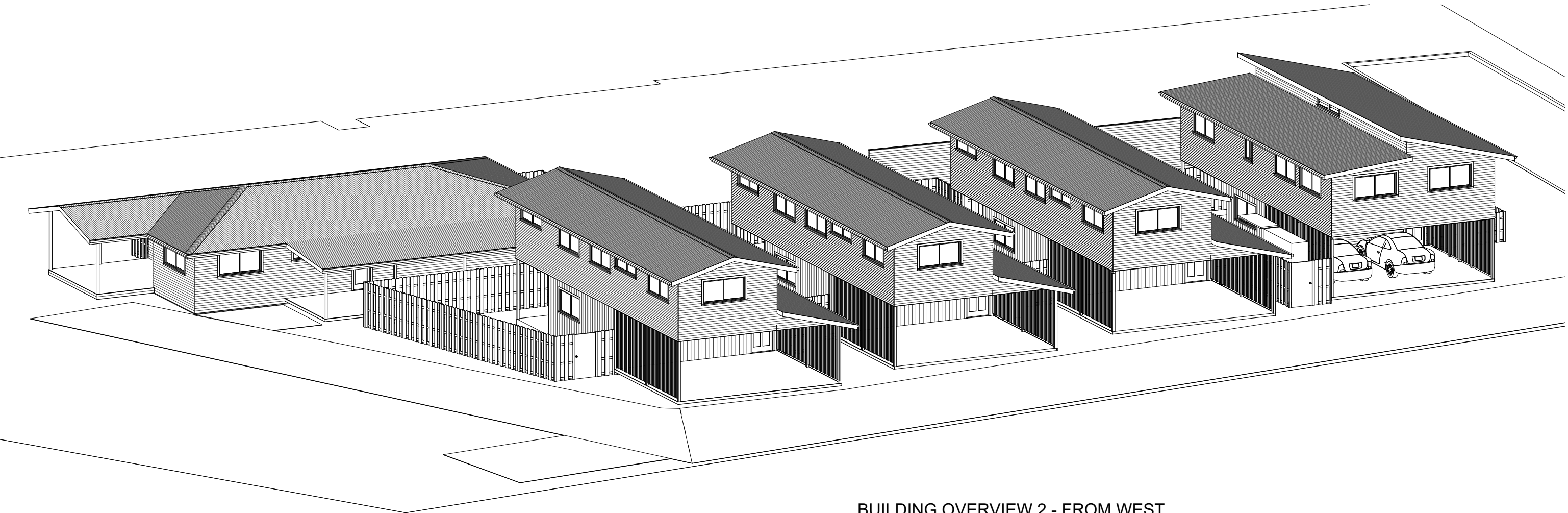
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BUILDING OVERVIEW 1 - FROM SOUTH WEST





BUILDING OVERVIEW 2 - FROM WEST

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DA No. 10.2023.509.1
Date: 28/10/2024



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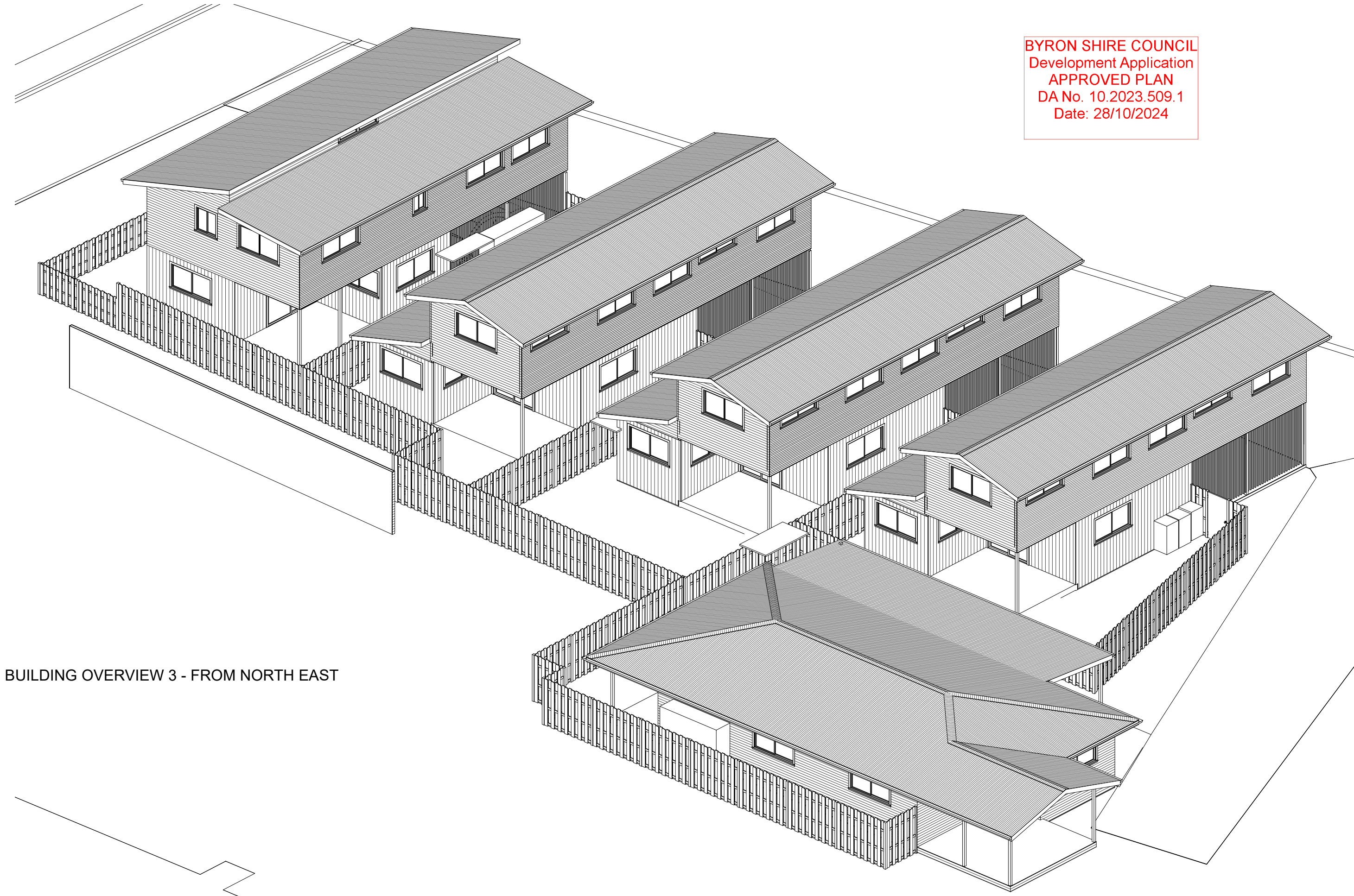
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E. Torresi

Address:
Lot 112 DP1259879, 13 Main Arm
Road, Mullumbimby NSW 2482

Project:
CONCEPT DA PLANS - PROPOSED MULTI
DWELLING DEVELOPMENT
Title:
SITE PLAN OVERVIEW 2

Size: A3
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Page: 012 of 16
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BUILDING OVERVIEW 3 - FROM NORTH EAST



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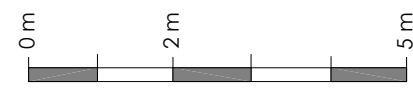
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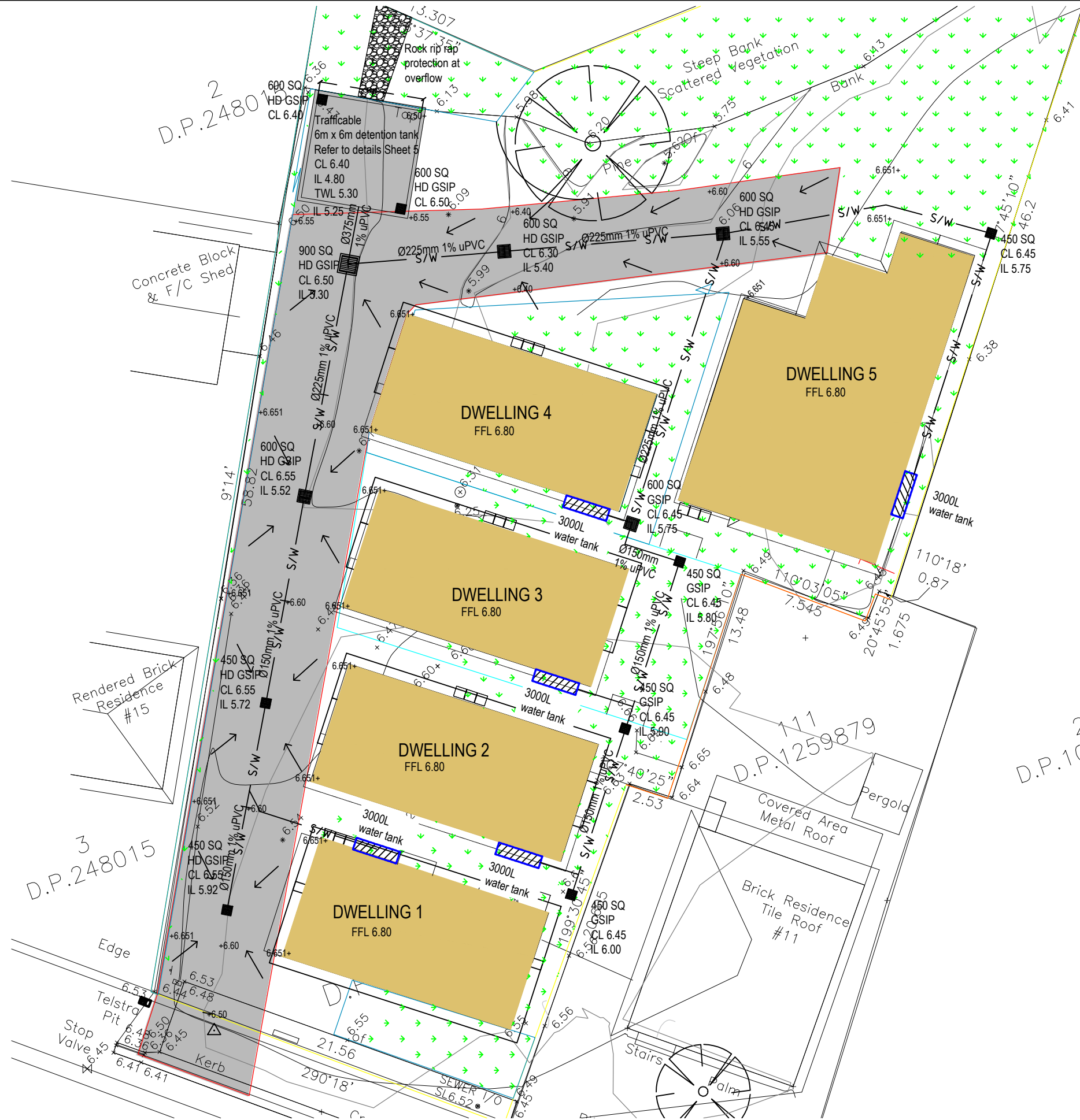
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DWELLING DEVELOPMENT
Title:
SITE PLAN OVERVIEW 3

Size: A3
Job # 23294
Page: 013 of 16
Date: 31/05/2024



KEY:

- EXISTING BOUNDARY
- S/W PROPOSED STORMWATER PIPE
- W EXISTING WATER SERVICE
- CE EXISTING ELECTRICAL SERVICE
- TE EXISTING COMMUNICATION SERVICE
- DRIVEWAY SURFACE FLOW
- +2.50 PROPOSED SPOT ELEVATION
- EXISTING FENCE
- EXTEND OF BATTER (CUT & FILL 1:4)



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Development Application
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DA No. 10.2023.509.1
Date: 28/10/2024



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CLIENT:
E. Torresi

SITE ADDRESS:
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Road, Mullumbimby NSW 2482**

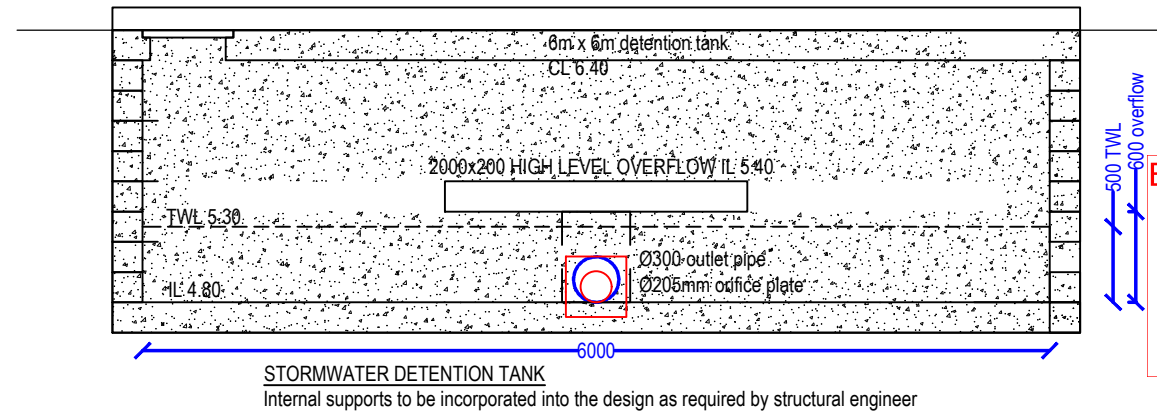
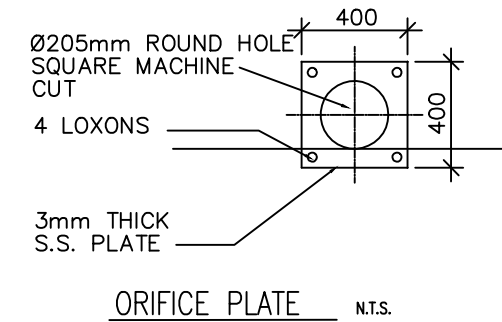
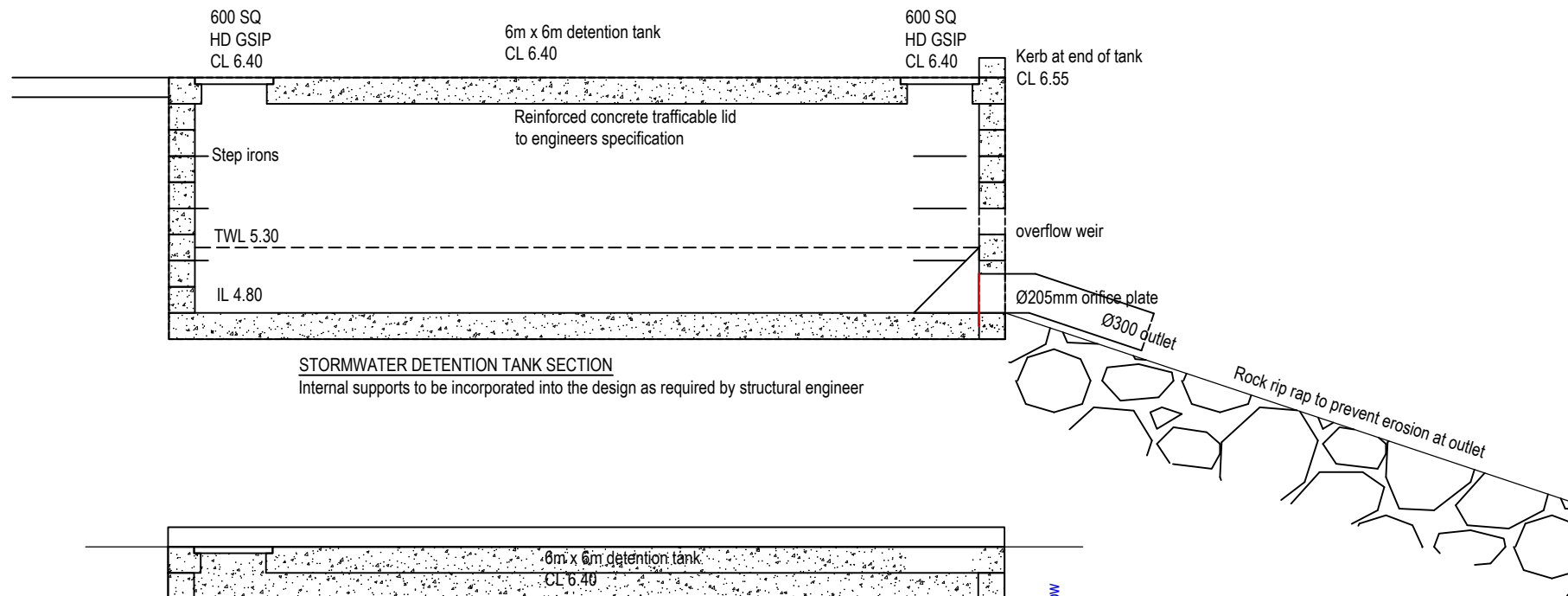
PROJECT:
**CONCEPT STORMWATER & DRIVEWAY
PLANS - PROPOSED MULTI DWELLING
DEVELOPMENT**
TITLE:
CONCEPT STORMWATER PLAN

SIZE:
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NO. IN SET:
04 of 08
JOB NUMBER:
23294
DRAWING NUMBER:
23294- CIVIL04

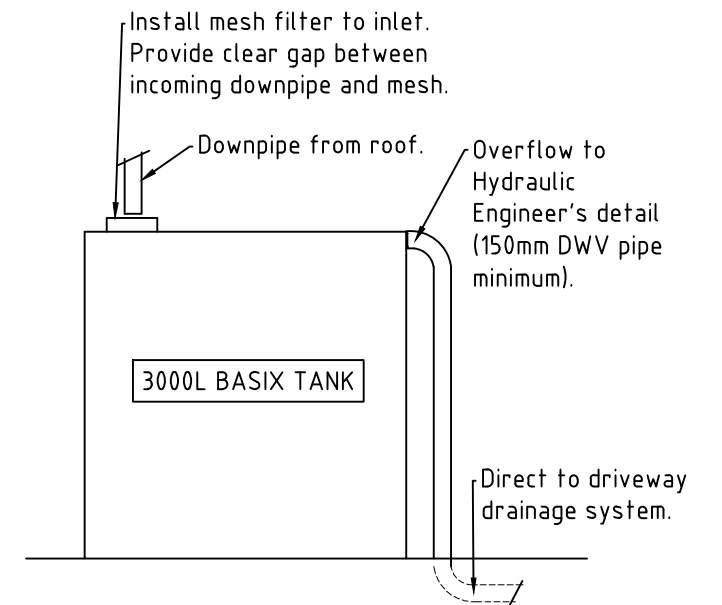
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REV	DESCRIPTION	BY	DATE
0	DEVELOPMENT APPLICATION	SN	21/12/23

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House 1-5 BASIX tank - Detail
NTS



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E. Torresi

SITE ADDRESS:

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Road, Mullumbimby NSW 2482

PROJECT:

CONCEPT STORMWATER & DRIVEWAY
PLANS - PROPOSED MULTI DWELLING
DEVELOPMENT

TITLE:

STORMWATER DETAILS

SIZE:

A3

JOB NUMBER:

23294

NO. IN SET:

05 of 08

DRAWING NUMBER:

23294- CIVIL05

SCALE:



Scale 1:100

REV	DESCRIPTION	BY	DATE
0	DEVELOPMENT APPLICATION	SN	21/12/23

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Development Application
APPROVED PLAN
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- KEY:
- EXISTING BOUNDARY
 - S/W PROPOSED STORMWATER PIPE
 - W EXISTING WATER SERVICE
 - CE EXISTING ELECTRICAL SERVICE
 - TE EXISTING COMMUNICATION SERVICE
 - DRIVEWAY SURFACE FLOW
 - PROPOSED CONCRETE DRIVEWAY
-150mm thick slab with SL72 mesh
 - +2.50 PROPOSED SPOT ELEVATION
 - EXISTING FENCE
 - EXTEND OF BATTER (CUT & FILL 1:4)
 - GRAVEL TURNING AREA TYPICALLY
150mm COMPACTED ROADBASE

CONCEPT ONLY
TO BE CONFIRMED AT
DETAILED DESIGN PHASE



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Road, Mullumbimby NSW 2482

PROJECT:

CONCEPT STORMWATER & DRIVEWAY
PLANS - PROPOSED MULTI DWELLING
DEVELOPMENT

TITLE:

CONCEPT DRIVEWAY PLAN

SIZE:

A3

JOB NUMBER:

23294

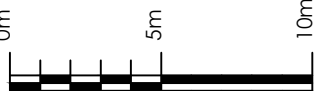
NO. IN SET:

07 of 08

DRAWING NUMBER:

23294- CIVIL07

SCALE:



Scale 1:250

REV

0

DESCRIPTION

DEVELOPMENT APPLICATION

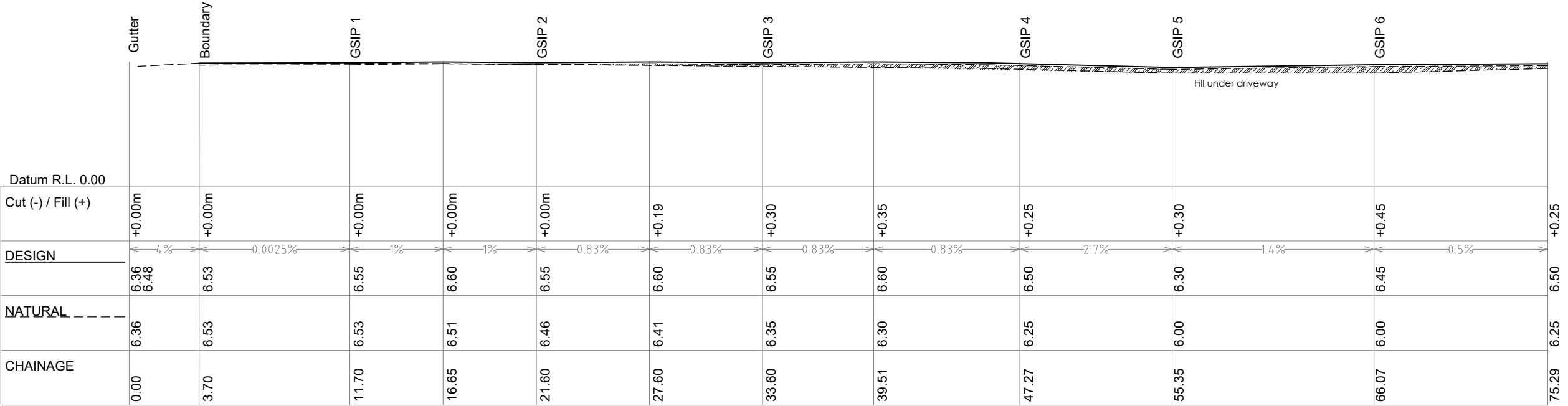
BY

SN

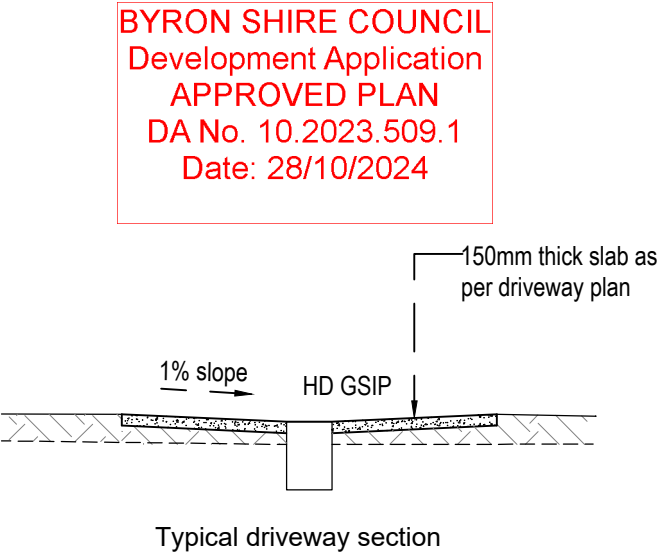
DATE

21/12/23

Z:\JOBS\23\23294 - ELSA TORRESI - 13 MAIN ARM RD, MULLUMBIMBY\ENVIRONMENTAL\STORMWATER\23294 13 MAIN ARM RD CIVIL.DWG



Driveway Long Section Scale 1:250



Greg Alderson
Associates

(02) 6629 1552 | OFFICE@ALDERSONASSOCIATES.COM.AU
43 MAIN STREET CLUNES NSW 2480 | ABN 58 594 160 789

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DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

CLIENT:
E. Torresi

SITE ADDRESS:
Lot 112 DP 1259879, 13 Main Arm
Road, Mullumbimby NSW 2482

PROJECT:
CONCEPT STORMWATER & DRIVEWAY
PLANS - PROPOSED MULTI DWELLING
DEVELOPMENT

TITLE:
DRIVEWAY LONG SECTION

SIZE:
A3

NO. IN SET:
08 of 08

JOB NUMBER:
23294

DRAWING NUMBER:
23294- CIVIL08

SCALE:
0m 5m 10m

Scale 1:250

REV	DESCRIPTION	BY	DATE
0	DEVELOPMENT APPLICATION	SN	21/12/23



BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2023.509.1
Date: 28/10/2024



Rev	Revision Description	BY	DATE	THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF GREG ALDERSON AND ASSOCIATES. IT MUST NOT BE DISCLOSED TO A THIRD PARTY, REPRODUCED, COPIED, OR LENT WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.				ISSUE FOR DEVELOPMENT APPLICATION			
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				DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE				SJ	1:250		
								Checked:	Original Size:	No. in set:	Date:
								SN	A3	1 of 4	21/12/2023
				P.(02) 6629 1552 E:office@aldersonassociates.com.au ABN 58 594 160 789				Job Number:	Drawing Number:	Revision:	
								23294		-	

Greg Alderson Associates

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ABN 58 594 160 789

Client:
Elsa Torresi

Site address:
Lot 112 DP 1259879, 13 Main Arm Road, Mullumbimby

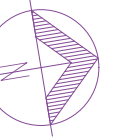
Title:
LANDSCAPING PLAN - OVERVIEW PLAN

Project:
MULTI-RESIDENCE DEVELOPMENT



BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2023.509.1
Date: 28/10/2024

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0	ISSUED FOR DA	SN	21/12/23			Elsa Torresi	LANDSCAPING PLAN - OVERVIEW PLAN	Drawn:	Scale:	Checked:	Date:
								SJ	1:250		21/12/2023
						Site address:	Project:	Checked:	Original Size:	No. in set:	Revision:
						Lot 112 DP 1259879, 13 Main Arm Road, Mullumbimby	MULTI-RESIDENCE DEVELOPMENT	SN	A3	2 of 4	
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BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2023.509.1
Date: 28/10/2024

PRIVATE OPEN SPACE

- Dwelling 1- 70m²
- Dwelling 2- 57m²
- Dwelling 3- 89m²
- Dwelling 4- 72m²
- Dwelling 5- 63m²

COMMON LANDSCAPED AREA (minus private open spaces) - 596m²

KEY:



Approx 601m² of turfed area. Turf to be shade tolerant variety of Buffalo grass such as Sapphire[®], Prestige[®] or Palmetto[®]

160m of 1.8m high colourbond fence in Woodland Grey[®] colour

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				DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS			Drawn:	Scale:	Checked:
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							Job Number:	Drawing Number:	3 of 4
							23294		

 Greg Alderson Associates 43 Main Street, CLUNES NSW 2480 PO Box 12344, CLUNES NSW 2480 P:(02) 6629 1552 E:office@aldersonassociates.com.au ABN 58 594 160 789	Client: Elsa Torresi	Title: LANDSCAPING PLAN - OVERVIEW PLAN
	Site address: Lot 112 DP 1259879, 13 Main Arm Road, Mullumbimby	Project: MULTI-RESIDENCE DEVELOPMENT

Date: 21/12/2023
Revision: -

General Landscaping Notes

- 1. This landscaping plan is to be read in conjunction with associated civil/structural engineering and services plans.
- 2. This landscaping plan has been prepared generally in accordance with Byron Shire Development Control Plan 2014 Chapter B9 - Landscaping.
- 3. Ensure that all planted species are of the species specified on this plan.
- 4. Ensure that all native species are sourced from a suitable native plant nursery and where possible from a nursery with plants of local provenance.
- 5. Plants shall be of the species and sizes scheduled.
- 6. Plants shall be vigorous, well established, hardened off, of good form with the species or variety, not soft or forced, free from disease and insect pests, contain large healthy root systems with no evidence of having been restricted or damaged.
- 7. Label at least one (1) plant of each species or variety with a durable and legible tag.
- 8. Do not vary plant locations from those shown unless otherwise directed.
- 9. If it appears that proposed plant species will impact on services contact the supervising engineer for direction.
- 10. Place 100mm layer of tea tree mulch in all garden beds. Ensuring it is free of deleterious and extraneous matter such as soil, weeds, rocks, twigs and the like.
- 11. Rake smooth the mulch layer to finish flush with surrounding garden edging. Ensure that the mulch does not contact the stems of the plant.
- 12. Refer to engineering design plans for survey ground levels.
- 13. Overhanging limbs from surrounding trees are to be trimmed back to the boundary line.

Maintenance requirements

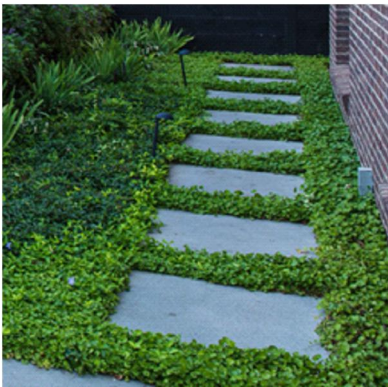
- 1. Watering of plants following planting is critical. Watering requirements will depend on season when plating occurs, and rainfall. In late spring, early summer (typically driest time of year for this region) watering my be required daily for 2-3 weeks after plating, then weekly in the absence of rain.
- 2. Responsibility for watering is to be determined between the landscaping contractor and the owner.
- 3. Weeding and remulching of gardens to be undertaken every 3 months or as required. Remulching is to be done as required to maintain 100mm thick layer.
- 4. Mowing to be arranged by the owner.



Wonga vine



Macaranga



Kidney weed in between pavers



Red Lily Pily- hedged

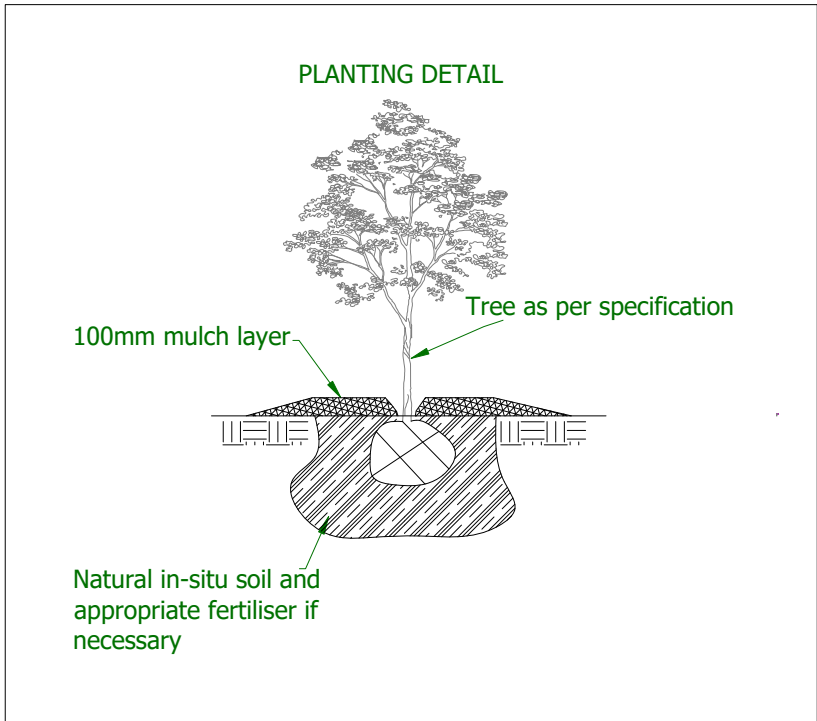


Coastal Rosemary



Colourbond woodland grey fence

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