

Drawing Schedule

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Window & Door Schedule

No.	Type	Style	Height	Width	Window Type	Glass Type	Room location	Notes
W1	Window	Double Hung	2100	900	ADW2109	Clear glass	Living/Dining	
W2	Door	Sliding	2100	2700	ASD2127	Clear glass	Living/Dining	
W3	Window	Double Hung	2100	900	ADW2109	Clear glass	Kitchen	
W4	Window	Double Hung	1000	2400	ADW1024	Clear glass	Bed 3	
W5	Window	Double Hung	1000	1200	ADW1012	Obscure glass	Bath	
W6	Window	Double Hung	1000	2400	ADW1024	Clear glass	Bed 2	
W7	Window	Double Hung	1000	1200	ADW1012	Obscure glass	Ensuite	
W8	Window	Double Hung	1000	2400	ADW1024	Clear glass	Bed 1	
W9	Window	Double Hung	2100	900	ADW2109	Clear glass	Entry	
W10	Window	Fixed	min. 615 max. 1050	1200	ADW1024	Clear glass	Living/Dining	Highlight angled window. Builder to measure at time of construction
W11	Window	Fixed	min. 615 max. 1050	1200	ADW1012	Clear glass	Living/Dining	Highlight angled window. Builder to measure at time of construction
W12	Window	Fixed	min. 615 max. 1050	1200	ADW1024	Clear glass	Kitchen	Highlight angled window. Builder to measure at time of construction
W13	Window	Fixed	min. 615 max. 1050	1200	ADW2109	Clear glass	Kitchen	Highlight angled window. Builder to measure at time of construction

BYRON SHIRE COUNCIL
 Development Application
APPROVED PLAN
 DA No. 10.2024.200.1
 Date: 29/7/2024

Title Page

Issue:	Proposed New Dwelling		 aew drafting and design Phone: 0407 624 611 amanda@aewdesign.com.au	
	Amendment:	Plan No: 22-0818		Scale: No Scale
		Date: April 2024		For: J Lawliss and L Jeffery
		Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)		Sheet No: 01/10

Development Application (Not for Construction)

Note:

The setbacks/site measurements/floor levels/finished ground levels shown on these plans are approximate only and should be verified/checked by a Qualified Land Surveyor prior to commencement or setout of the construction/building works proposed.

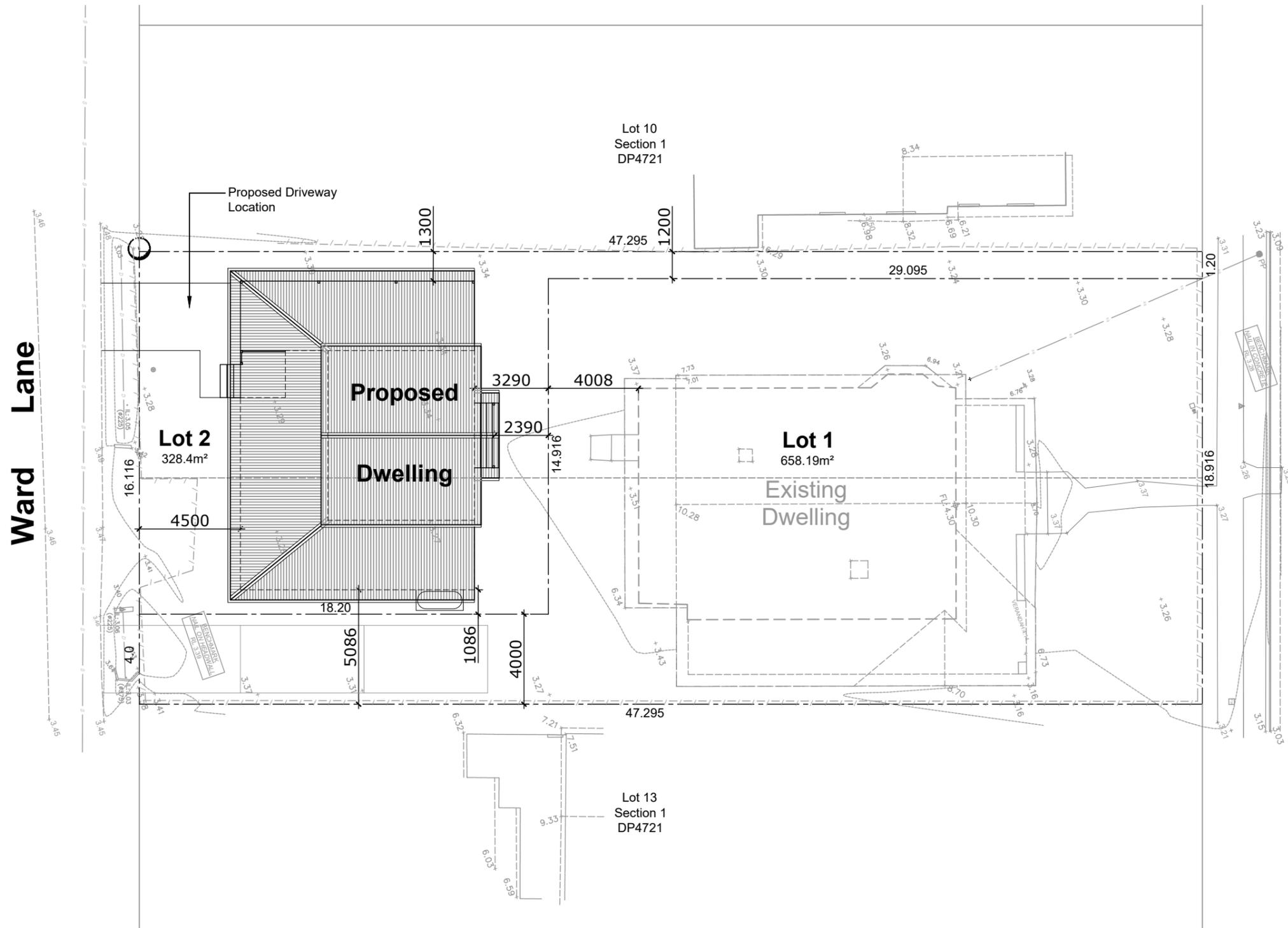
All stormwater to be piped to the existing street gutter system.

The depth and location of all services (i.e. gas, water, sewer, electricity, telephone, etc) must be ascertained. Builder is to verify with Authorities prior to carrying out or any excavation on site.



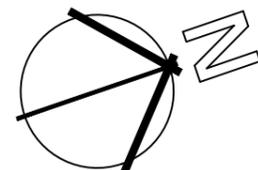
All Basix requirements are to be in accordance with Basix certificate number 1742909S see the attached specifications.

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Site Calculations

Proposed Dwelling Floor Area	102.70m ²
Site Area	328.40m ²
F.S.R	0.31:1



Issue:	Proposed New Dwelling	
Amendment:	Plan No: 22-0818	Scale: 1:200 @ A3
	Date: April 2024	For: J Lawliss and L Jeffery
	Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)	Sheet No: 02/10



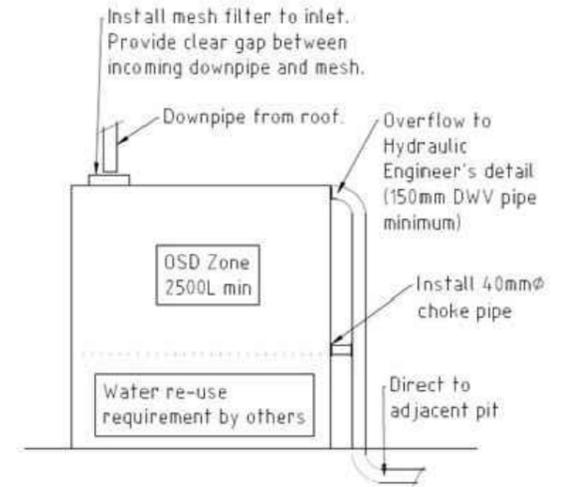
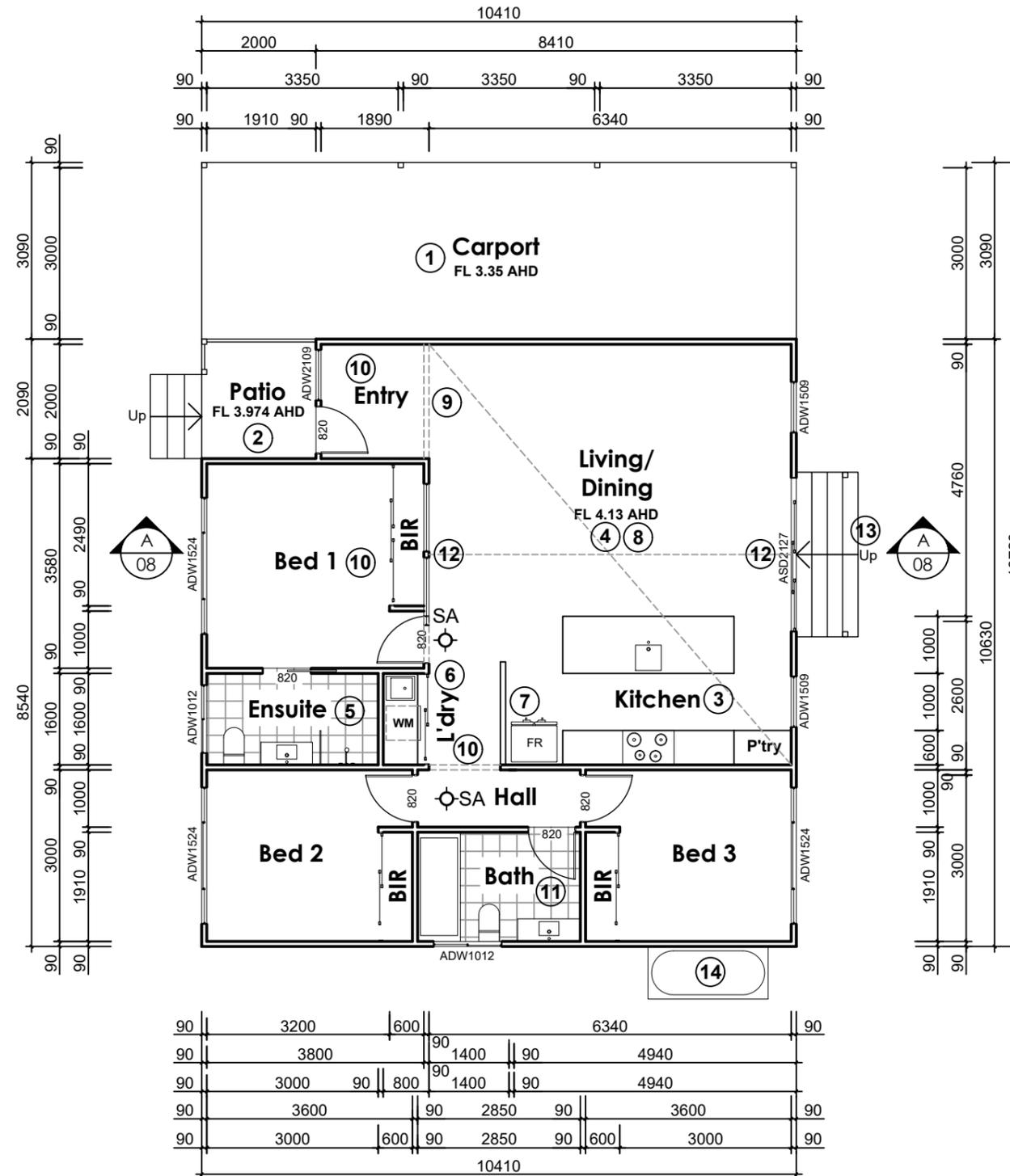
Proposed Site Plan

Argyle Street

Development Application (Not for Construction)

Note:

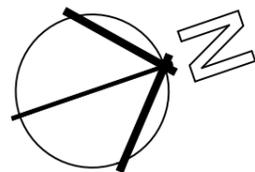
- SA Smoke alarms to Australian Standards and BCA Requirements Part 3.7.2.
- ① Proposed concrete driveway to engineer's details.
- ② Proposed Timber Patio and Garden Access Stairs to Engineer's details.
- ③ Final Kitchen layout, fixtures and finishes to owner's choice.
- ④ Proposed timber framework and flooring to Engineer's details.
- ⑤ Final Ensuite layout, fixtures and finishes to owner's choice.
- ⑥ Proposed Laundry cupboard to owner's choice.
- ⑦ Proposed low wall to be minimum 1800mm height.
- ⑧ Proposed raked ceiling to Living/Dining Area to Engineer's details. Pitching height to be 3300mm.
- ⑨ Line of flat ceiling to Entry Area shown dashed.
- ⑩ Line of upper wall above shown dashed, to Engineer's details.
- ⑪ Final Bathroom layout, fixtures and finishes to owner's choice.
- ⑫ Proposed highlight windows to gable ends of upper wall area. Builder to measure to confirm measurements at time of construction.
- ⑬ Proposed Timber Garden Access stairs as required.
- ⑭ Proposed Stormwater detention tank location, minimum 2500 litre size, refer detail.
- ⑮ Proposed windows and doors to meet Basix Requirements and to owner's choice.



Lot 1/2 OSD/BASIX tank -
Detail
NTS

BYRON SHIRE COUNCIL
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DA No. 10.2024.200.1
Date: 29/7/2024

Proposed Floor Plan



Issue:	Proposed New Dwelling	
Amendment:	Plan No: 22-0818	Scale: 1:100 @ A3
	Date: April 2024	For: J Lawliss and L Jeffery
	Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)	Sheet No: 03/10



BASIX Commitments

Water Commitments

Fixtures

The applicant must install showerheads with a minimum of 4 star (>4.5 but <=6L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.

The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 80 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- the cold water tap that supplies each clothes washer in the development
- at least one outdoor tap in the development

(Note: NSW does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Energy Commitments

Hot Water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 21 to 25 STCs or better.

Cooling System

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 5.5 star (hot zone).

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5.5 star (hot zone).

Heating System

The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan, ducted to facade or roof;

Operation control: manual switch on/off

Kitchen: individual fan, ducted to facade or roof;

Operation control: manual switch on/off

Laundry: natural ventilation only, or no laundry;

Operation control: n/a

Artificial Lighting

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Natural Lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in the 2 bathroom(s)/toilets(s) in the development for natural lighting.

Other

The applicant must install a fixed outdoor clothes drying line as part of the development.

Thermal Performance and Materials Commitments

Do-it-yourself Method

General features

The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.

The conditioned floor area of the dwelling must not exceed 300 square metres.

The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room.

Floor, walls and ceiling/roof

The applicant must construct floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.

The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the table below.

Construction	Area	Additional Insulation required	Options to address thermal bridging	Options to address thermal bridging
floor - suspended floor above enclosed subfloor, particle board; frame: laminated veneer lumber (LVL)	99.9	nil; none	nil	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	1.70 (or 2.20 including construction); fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0.48 - 0.7)
internal wall: plasterboard; frame: timber - H2 treated softwood.	59.8	none	nil	
ceiling and roof - flat ceiling/pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	133.4	ceiling: 2.31 (down), roof: foil backed blanket ceiling: fibreglass batts or roll; roof: foil backed blanket	nil	roof colour: ventilation: unventilated; roof colour: medium (solar absorptance 0.48 - 0.59); ceiling area fully insulated

Note - Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.

Note - If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.

Note - In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Note - Thermals breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Ceiling fans

The applicant must install at least one ceiling fan in each bedroom.

Glazed Windows, doors and skylights

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.

Each window or glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylights must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).

Window/door no.	Orientation	Maximum Height (mm)	Maximum Width (mm)	Frame and glass specification	Shading Device (Dimension within 10%)	Overshadowing
W01	N	2100.00	900.00	aluminium, single glazed (or U-value: <=7, SHGC: <=0.74)	eave 580mm, 0mm above head of window or glazed door	not overshadowed
W02	N	2100.00	2700.00	aluminium, single glazed (or U-value: <=7, SHGC: <=0.74)	eave 580mm, 0mm above head of window or glazed door	2-4 m high, 5-8m away
W03	N	2100.00	900.00	aluminium, single glazed (or U-value: <=7, SHGC: <=0.74)	eave 580mm, 0mm above head of window or glazed door	2-4 m high, 5-8m away
W04	N	1000.00	2400.00	aluminium, single glazed (or U-value: <=7, SHGC: <=0.74)	eave 580mm, 0mm above head of window or glazed door	2-4 m high, 5-8m away
W05	E	1000.00	1200.00	aluminium, single glazed (or U-value: <=7, SHGC: <=0.74)	eave 580mm, 0mm above head of window or glazed door	not overshadowed
W06	S	1000.00	2400.00	aluminium, single glazed (or U-value: <=7, SHGC: <=0.74)	eave 580mm, 0mm above head of window or glazed door	not overshadowed
W07	S	1000.00	1200.00	aluminium, single glazed (or U-value: <=7, SHGC: <=0.74)	eave 580mm, 0mm above head of window or glazed door	not overshadowed
W08	S	1000.00	2400.00	aluminium, single glazed (or U-value: <=7, SHGC: <=0.74)	eave 580mm, 0mm above head of window or glazed door	not overshadowed
W09	S	2100.00	900.00	aluminium, single glazed (or U-value: <=7, SHGC: <=0.74)	eave 2580mm, 0mm above head of window or glazed door	not overshadowed

Issue:

Amendment:

Proposed New Dwelling

Plan No: 22-0818

Scale: No Scale

Date: April 2024

For: J Lawliss and L Jeffery

Address: No. 10 Ward Lane (Lot 2)
Mullumbimby (DP1295394)

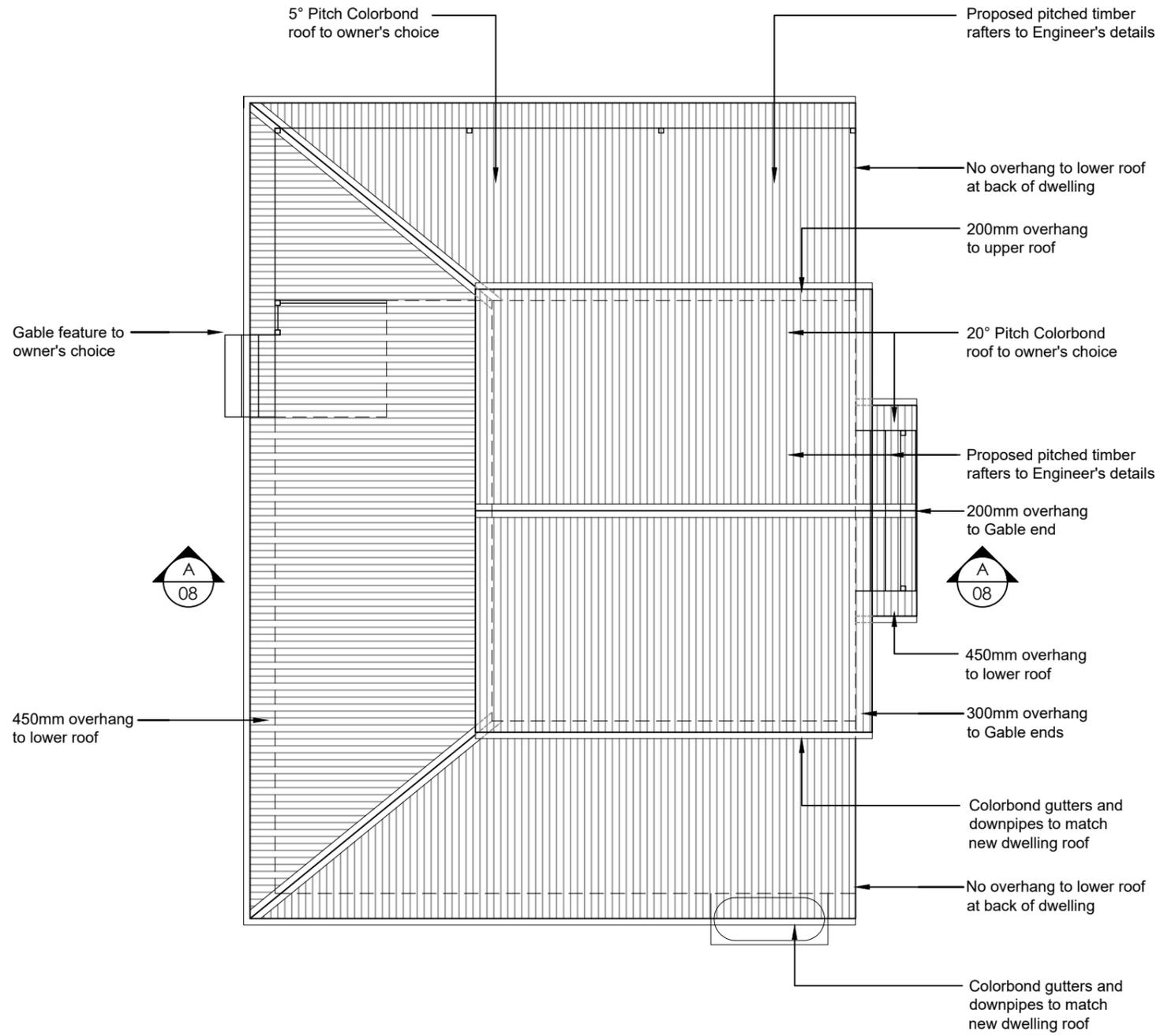
Sheet No: **04/10**

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Basix Commitments

Development Application (Not for Construction)

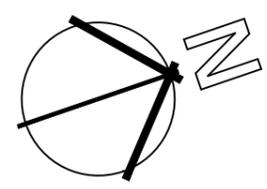




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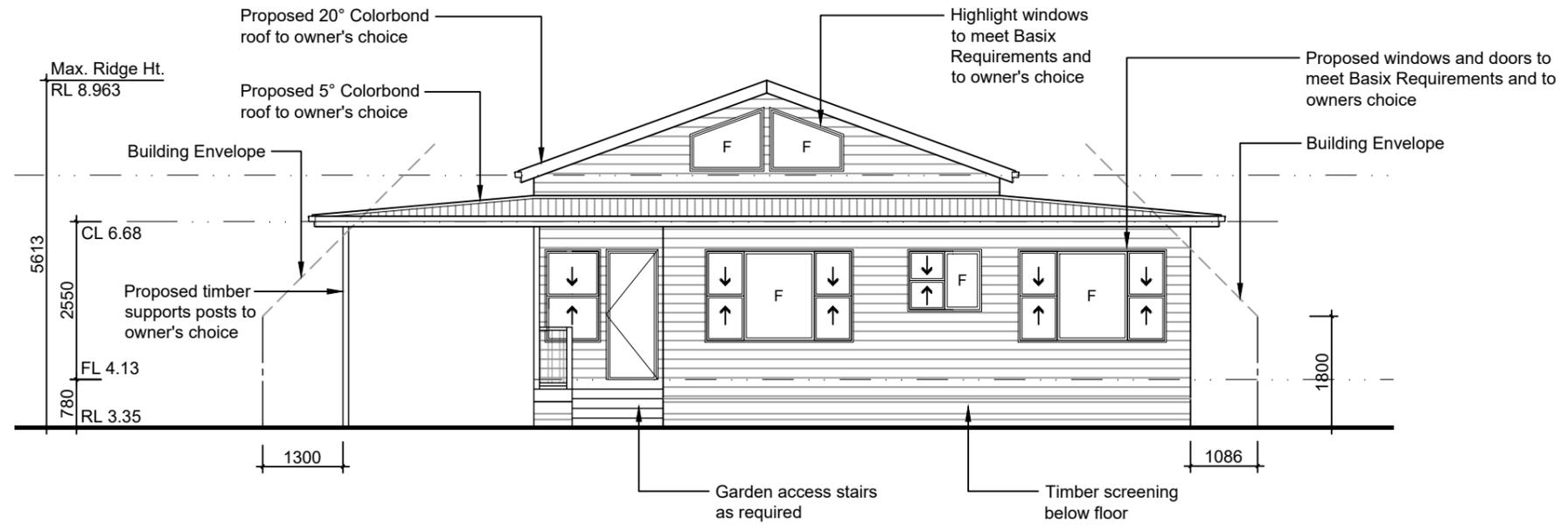
Development Application (Not for Construction)

Proposed Roof Plan

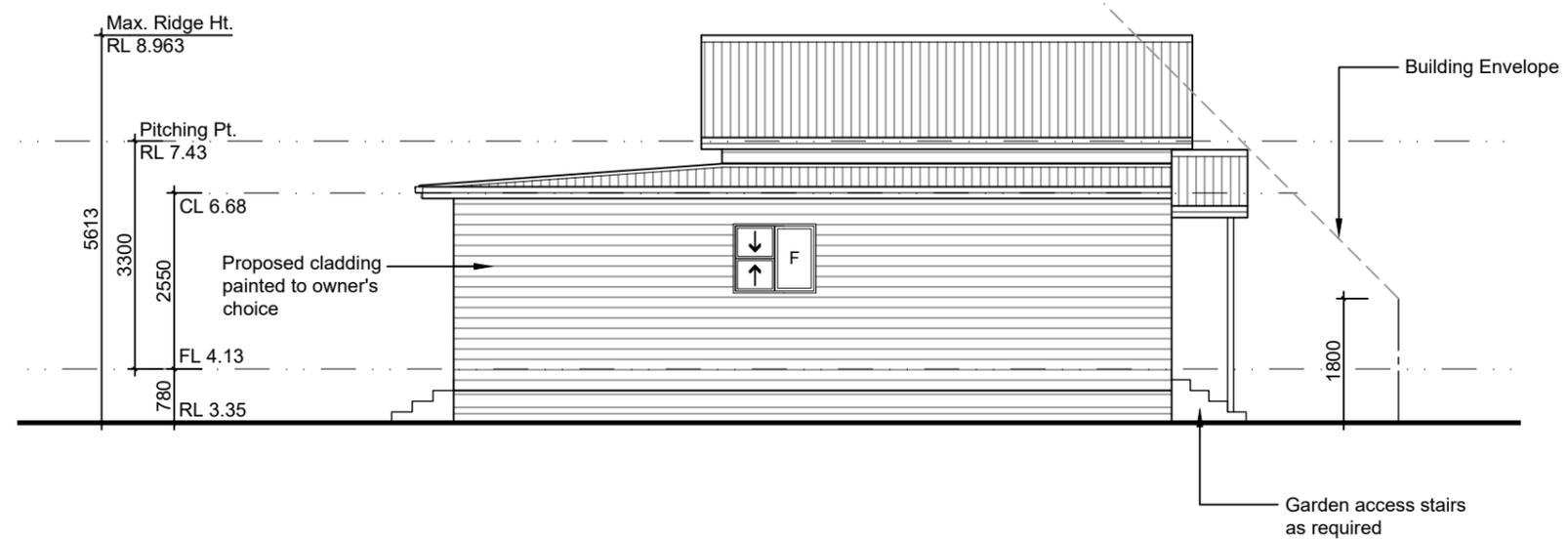


Issue:	Proposed New Dwelling	
Amendment:	Plan No: 22-0818	Scale: 1:100 @ A3
	Date: April 2024	For: J Lawliss and L Jeffery
	Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)	Sheet No: 05/10

drafting and design
 Phone: 0407 624 611
 amanda@aewdesign.com.au



South Elevation



East Elevation

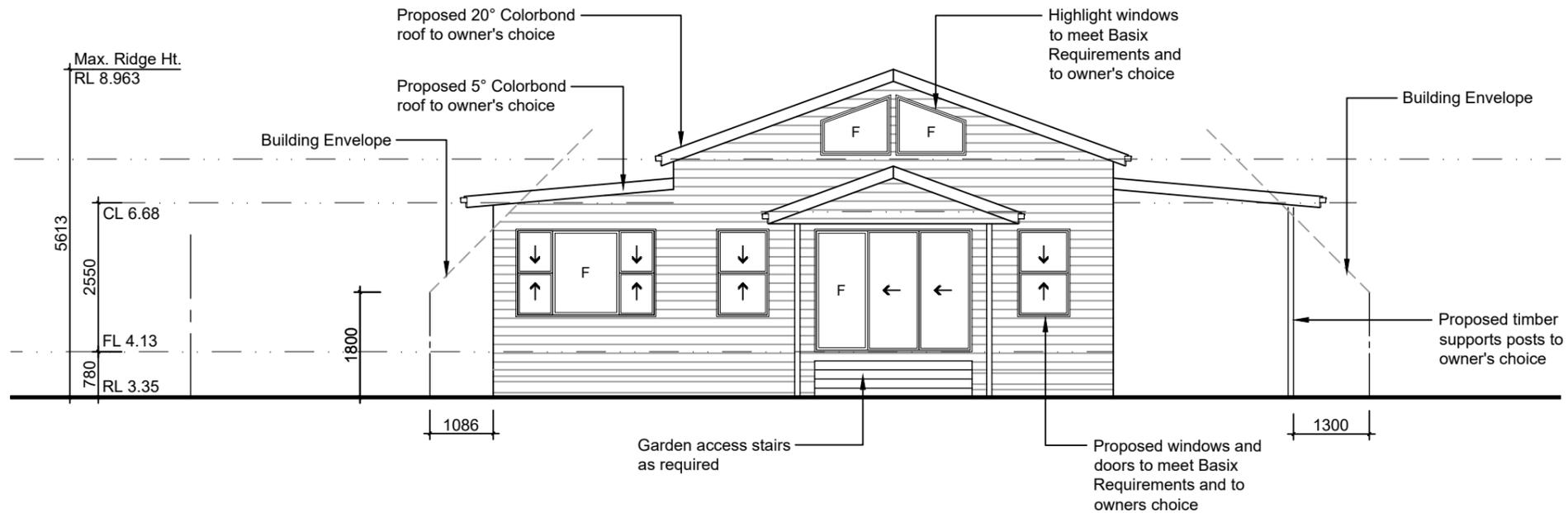
BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
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Proposed Elevations

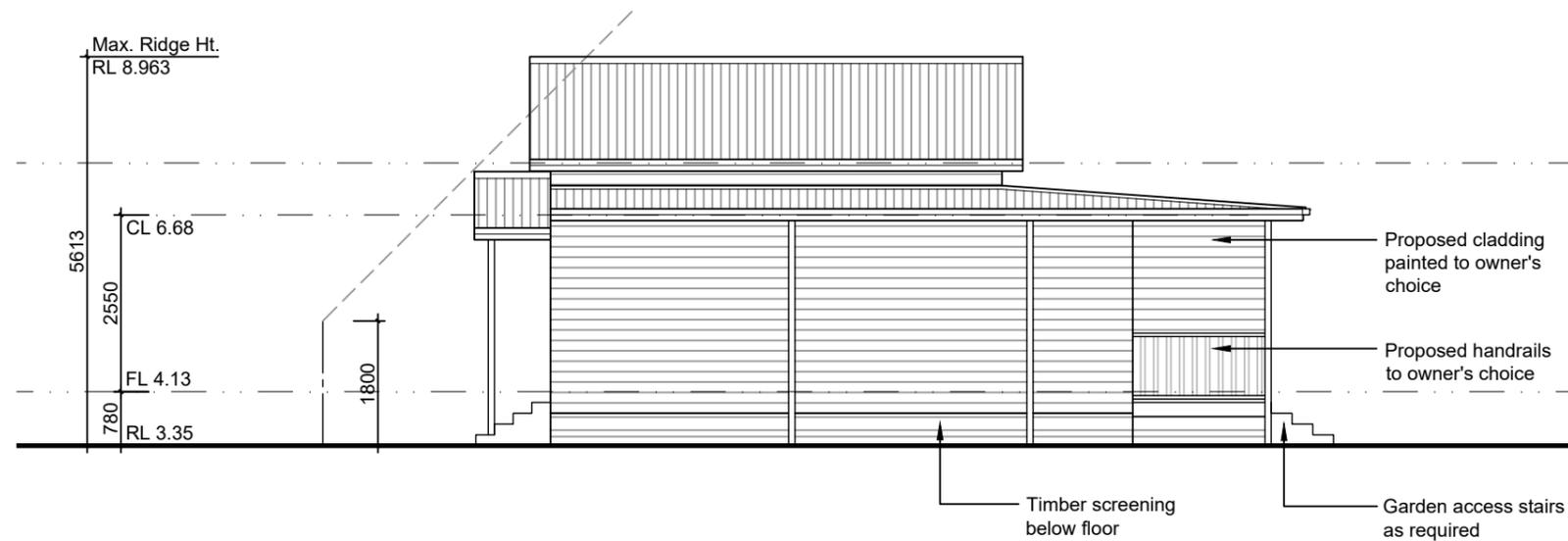
Issue:	Proposed New Dwelling	
Amendment:	Plan No: 22-0818	Scale: 1:100 @ A3
	Date: April 2024	For: J Lawliss and L Jeffery
	Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)	Sheet No: 06/10



Development Application (Not for Construction)



North Elevation



West Elevation

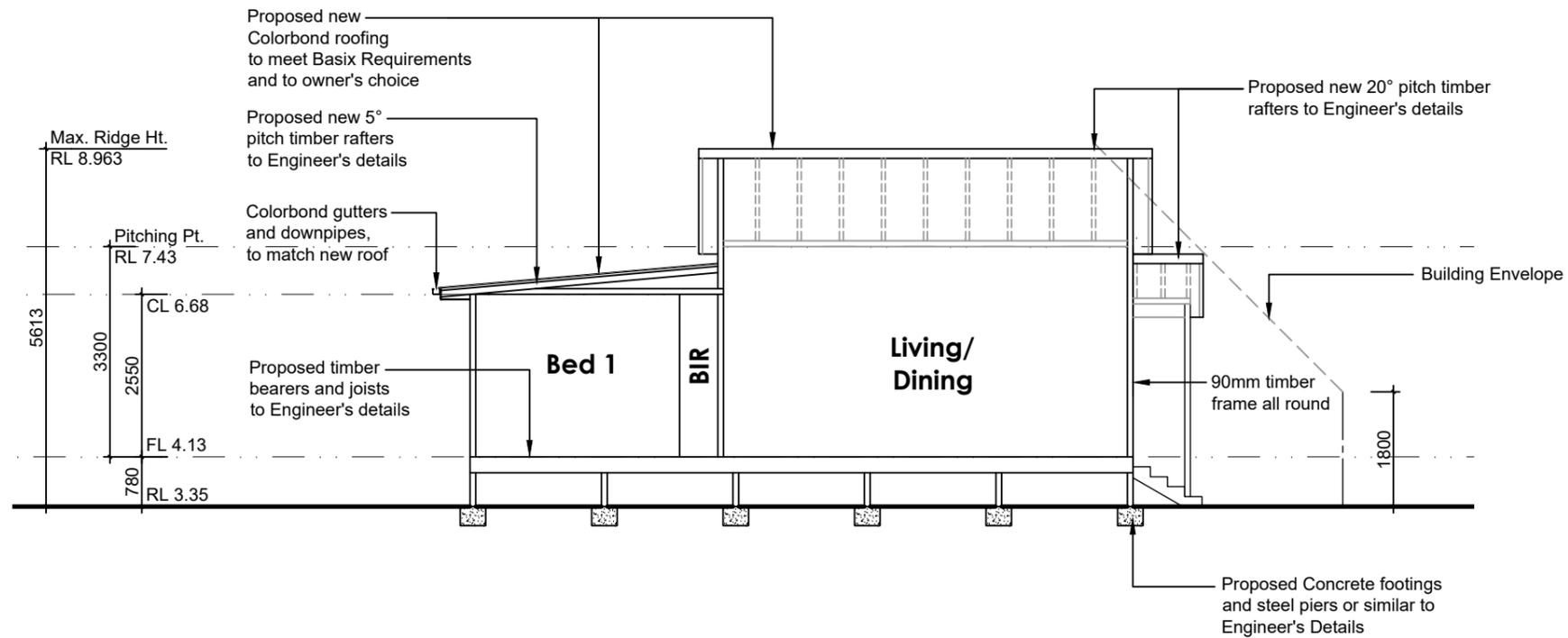
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Proposed Elevations

Issue:	Proposed New Dwelling	
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	Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)	Sheet No: 07/10



Development Application (Not for Construction)



Section AA

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 Development Application
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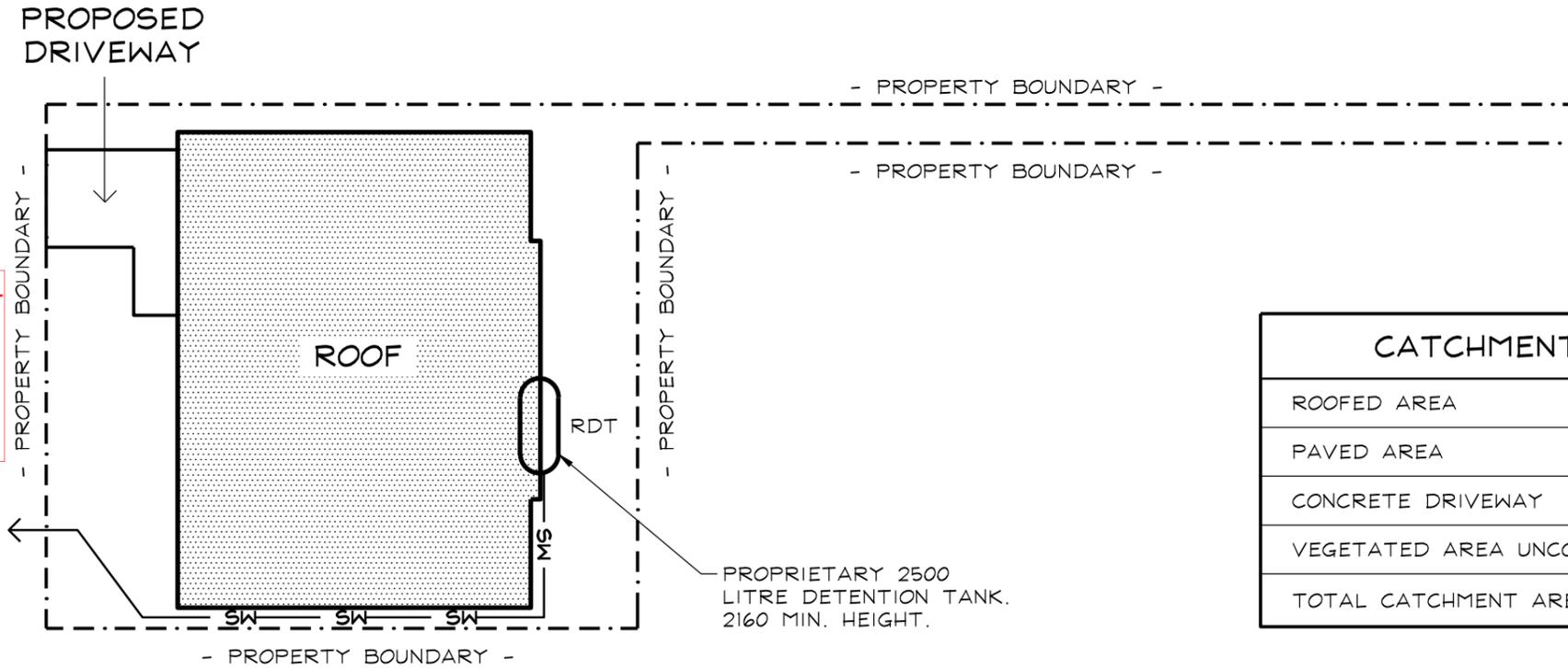
Proposed Section

Issue:	Proposed New Dwelling	
Amendment:	Plan No: 22-0818	Scale: 1:100 @ A3
	Date: April 2024	For: J Lawliss and L Jeffery
	Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)	Sheet No: 08/10



Development Application (Not for Construction)

NOTE:-
DIRECT ALL DOWNPIPES TO RAINWATER DETENTION TANK.



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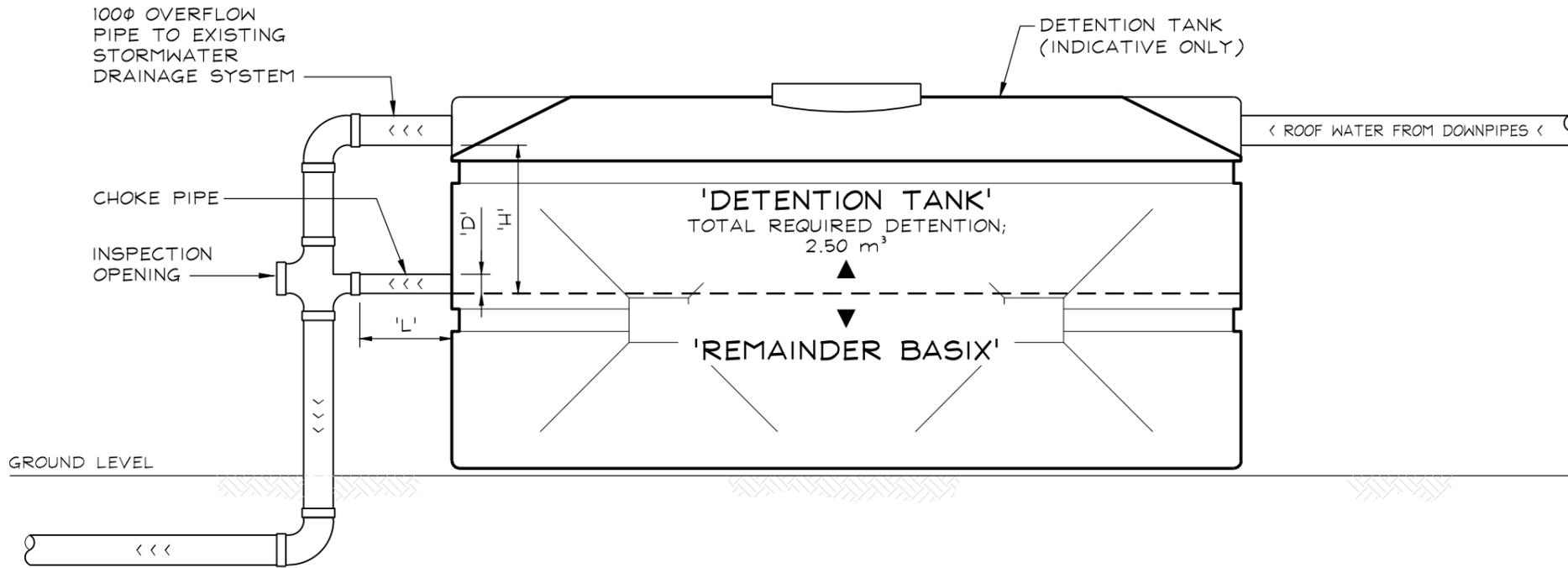
CATCHMENT AREA SUMMARY	
ROOFED AREA	167.5 m ²
PAVED AREA	0.0 m ²
CONCRETE DRIVEWAY	14.5 m ²
VEGETATED AREA UNCONTROLLED	146.4 m ²
TOTAL CATCHMENT AREA	328.4 m²

LEGEND

- 'RDT' DENOTES RAINWATER DETENTION TANK (LOCATION TO BE DETERMINED ON SITE)
- SW — 100Ø OVERFLOW PIPE AT 1% FALL TO EXISTING STORMWATER DRAINAGE SYSTEM

REVISIONS			© COPYRIGHT - LUCENA ENGINEERS PTY. LTD. AS DATE OF ISSUE	 <p>t 02 6687 8182 www.lucena.com.au office@lucena.com.au</p>	PROJECT PROPOSED ONSITE STORMWATER DETENTION SYSTEM AT 11 ARGYLE STREET, MULLUMBIMBY NSW 2482 FOR J. LAWLISS AND L. JEFFERY	DRAWING TITLE CATCHMENT AREAS			
			THIS DRAWING IS THE PROPERTY OF LUCENA ENGINEERS PTY. LTD. AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE CONSENT OF THE COMPANY.			DESIGN EC	DRAWN EC	DRAWING SCALE 1:200	SHEET SIZE A3
	A	FOR CONSTRUCTION	19.04.24			PRINCIPAL ENGINEERS SIGNATURE 	PROJECT REF No 240302.1		DRAWING No OSD1
	ISSUE	DESCRIPTION	DATE						

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NOTES

1. REFER TO DESIGN CALCULATIONS ON DRAWING OSD3 FOR CHOKE PIPE DETAILS.
2. PARAMETERS ARE INDICATIVE ONLY BASED ON ASSUMED CHOKE HEAD TO CHOKE PIPE. CHOKE PIPE SIZE AND LOCATION MAY NEED TO BE RECALCULATED DEPENDING ON CHOSEN TANK SIZE, CONTACT ENGINEER IF REQUIRED.

TYPICAL ABOVE GROUND RAINWATER DETENTION TANK "RDT" DETAIL

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	ISSUE	DESCRIPTION	DATE							