

DRAWING LIST				revision		
DRAWING NO.	TITLE	DRAWING NO.	TITLE	I	DA Documentation	13.11.2025
J.0.00	COVER	J.1.20	ROOF PLAN (2)	J	DA Documentation (2)	15.12.2025
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109 Jonson Street, Byron Bay, NSW, 2481

DA Documentation - Issue J.

project		project no.		drawing		Habitat Studio Architects Pty Ltd.	
JONSON STREET HOTEL BYRON BAY		24-23		COVER		PO Box 340, Burleigh Heads, Qld, 4220.	
109 Jonson Street, Byron Bay, NSW, 2481						info@habitatarch.com.au	
client		drawn		drawing no.		ph: 0410 497818	
Josh & Andrew Thompson		WG & JC		J.0.00		www.habitatarch.com.au	
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		J		NTS		wayne greenland qld reg#: 4449 nsw reg#: 8738 vic reg#: 19864 abn: 46 895 074 299	

RATIONALE & URBAN DESIGN STATEMENT

The Jonson Street Hotel has been designed with a strong emphasis on sustainability, urban amenity, and the wellbeing of both building occupants and the wider community. The design rationale of the building has been carefully considered to enhance the urban fabric of Byron Bay by utilising materials and forms that reference the existing local context.

Key design outcomes driving the project include:

1. Sustainability: The building incorporates layered vegetation across roof and podium areas, emphasising the importance of biophilic design while providing visual interest, increased biodiversity, and healthy internal environments for occupants. These sustainable design principles also enhance thermal performance, offering natural cooling, and shading to reduce energy demand throughout the year.
2. Batten shading elements: Western-facing facades are mitigated with timber or metal batten shading systems, filtering natural light while reducing solar heat gain and glare. This design strategy contributes to occupant comfort and passive environmental performance.
3. Feature organic planter on Keesing Lane: A sculptural planter element defines the rear entry and visually connects the rear portion of the building to the front, creating a sense of continuity and improving the pedestrian experience along the lane.
4. Northeast-facing courtyard spaces: Courtyards are oriented to the northeast to maximize natural daylight, while capturing cool breezes from the prevailing direction. These spaces enhance the amenity and microclimate of the public and semi-private areas of the hotel.
5. Perforated privacy screening: Minimising impact on neighbouring properties is achieved through perforated screening along the Jonson Street frontage, providing privacy without compromising light, ventilation, or views.
6. Feature organic street-front facade element: The western façade incorporates a volumetric, organic form that reduces heat gain, increases spatial volume, and creates a distinct entry experience along Jonson Street, enhancing both urban presence and pedestrian engagement.

The Jonson Street Hotel aims to integrate seamlessly into the urban environment, offering a considered and enjoyable presence for residents, visitors, and tourists. By combining environmental responsiveness, pedestrian-focused design, and carefully articulated public and private spaces, the building demonstrates a new standard for sustainable and context-sensitive accomodation in Byron Bay.

PROJECT INFORMATION

109 Jonson Street, Byron Bay, NSW, 2481

Site area	1,011.70 sq.m.
Height Control	11.5 m
Zoning	Commercial Code
Controls	Byron Shire DCP 2014

FSR (Floor Space Ratio)

Level	Type	Area
GROUND FLOOR	Retail/Hotel	269.11 m ²
FIRST FLOOR	Hotel	591.48 m ²
SECOND FLOOR	Hotel	446.21 m ²
ROOF TERRACE	Hotel	6.18 m ²
TOTAL GFA		1312.98 m ²
PROPOSED FSR		1.29:1

ROOM TYPE

Level	2 Person Room	4 Person Room	Total
GROUND FLOOR	0	0	0
FIRST FLOOR	0	12	12
SECOND FLOOR	9	1	10
TOTAL	9	13	22
	41%	59%	100%

LETTABLE AREA
(exc. circulation areas)

Level	Zone	Area
GROUND FLOOR	Retail	151.54m ²
GROUND FLOOR	Hotel	109.98m ²
FIRST FLOOR	Hotel	506.92 m ²
SECOND FLOOR	Hotel	351.42 m ²
ROOF TERRACE	Hotel	6.18 m ²
TOTAL		1126.04 m2

HOTEL AREAS BREAKDOWN

	Ground Floor	First Floor	Second Floor	Roof Terrace	Total
Retail	156.61 m ²	NIL	NIL	NIL	156.61 m ²
Store / Toilet / Services / Plant	83.1 m ²	45.2 m ²	12.84 m ²	23.57 m ²	164.71 m ²
Covered Circulation	102.68 m ²	133.06 m ²	81.42 m ²	51.87 m ²	369.03 m ²
Hotel Facilities	109.98 m ²	537.06 m ²	359.68 m ²	NIL	1006/72 m ²
Covered Outdoor Area	NIL	151.24 m ²	64.67 m ²	5.24 m ²	221.15 m ²
Uncovered Outdoor Area	NIL	202.61 m ²	NIL m ²	108.22 m ²	310.83 m ²
TOTAL	411.59 m ²	1003.17 m ²	493.28 m ²	194.02 m ²	2102.06 m ²
	19.58 %	47.72 %	23.47 %	9.23 %	100 %

revision		
I	DA Documentation	13.11.2025
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L	DA Documentation (4)	07.07.2026



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
PROJECT SUMMARY & AREA SCHEDULE

drawing no.
J.O.01

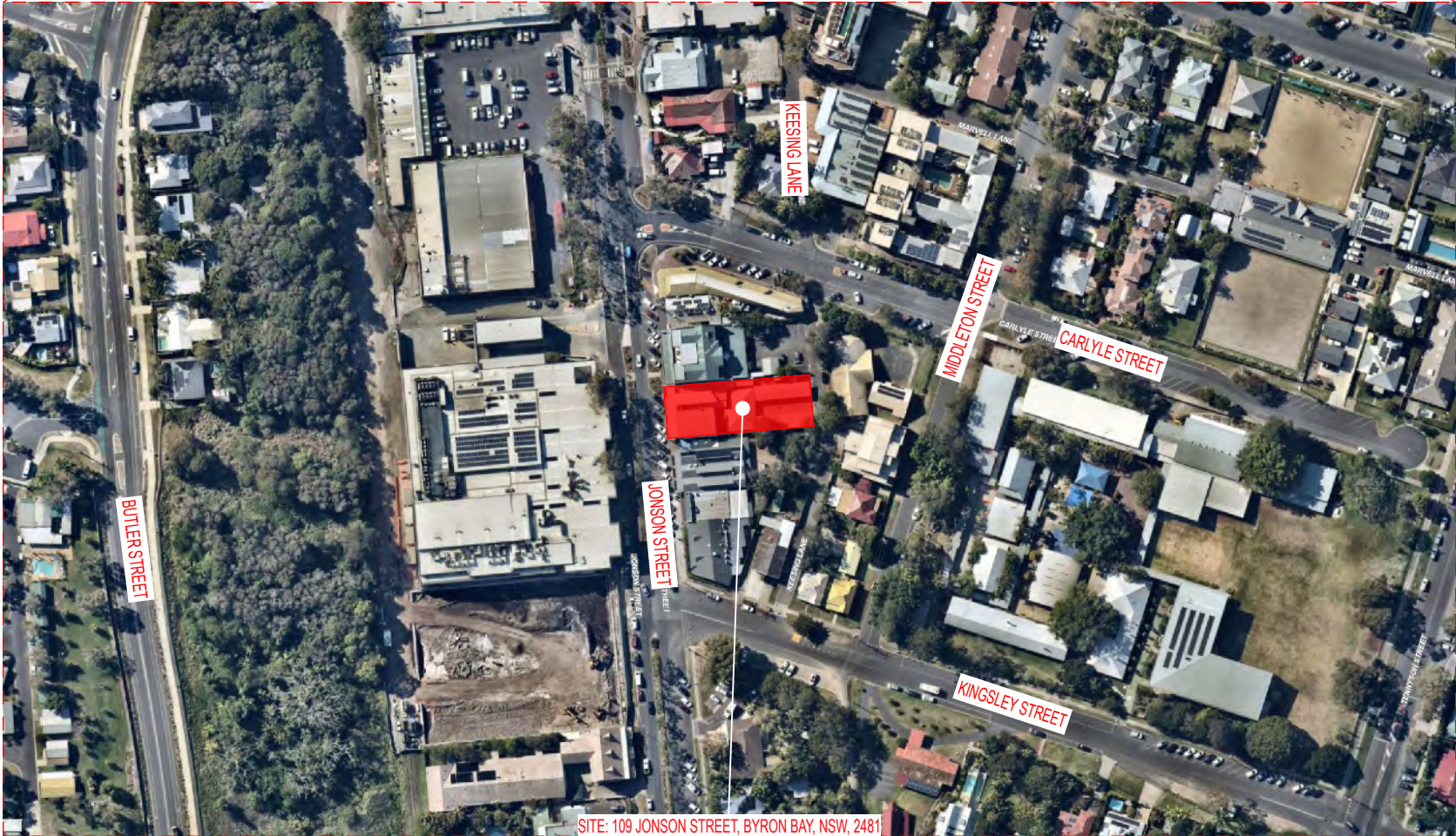
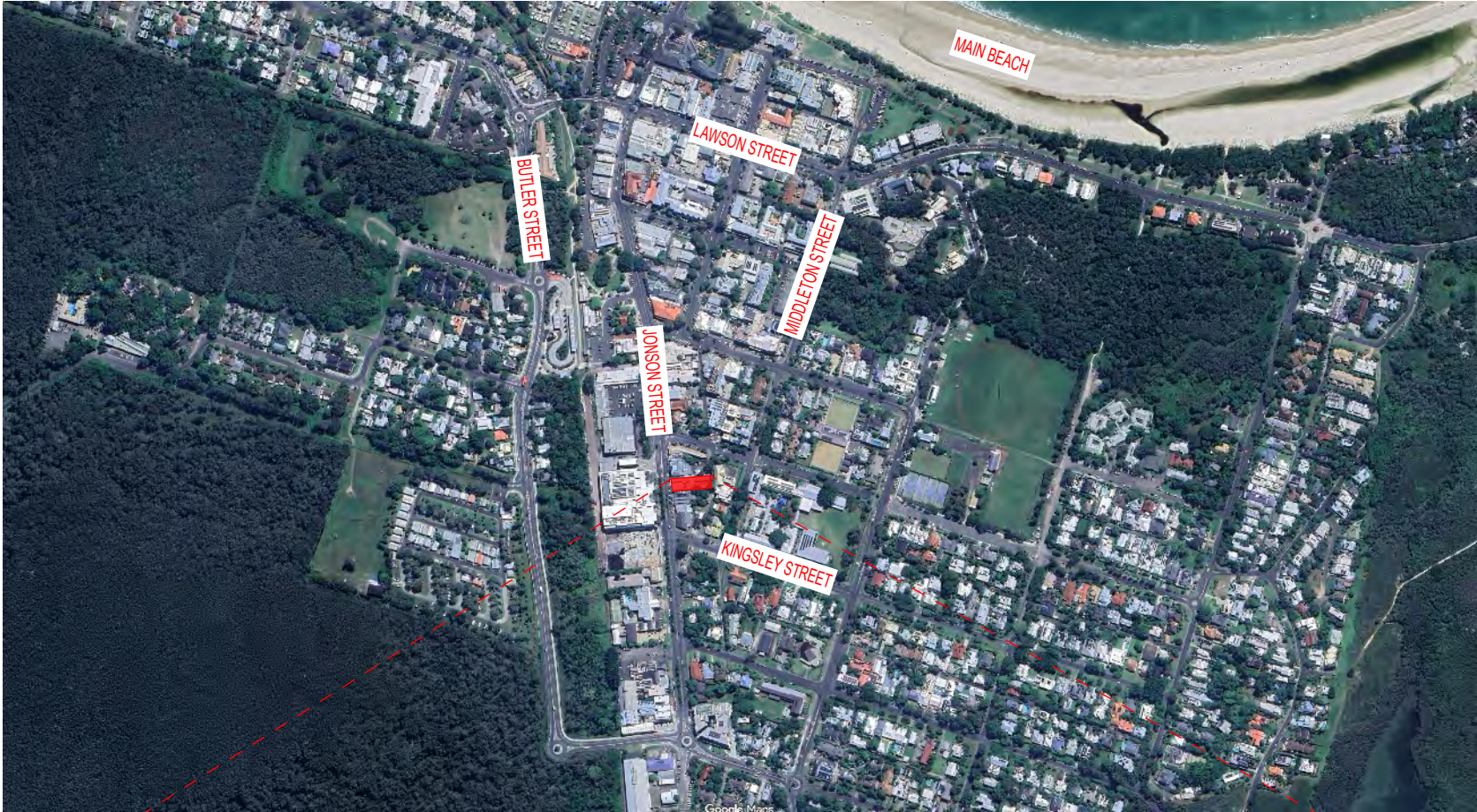
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SITE DESCRIPTION
ADDRESS: 109 JONSON STREET, BYRON BAY,
NSW, 2481.
RPD: Lot 3 on DP758207
AREA: 1012 sq.m.
ZONING: COMMERCIAL CODE

SITE: 109 JONSON STREET, BYRON BAY, NSW, 2481



SITE DESCRIPTION
ADDRESS: 109 JONSON STREET, BYRON BAY,
NSW, 2481.
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AREA: 1012 sq.m.
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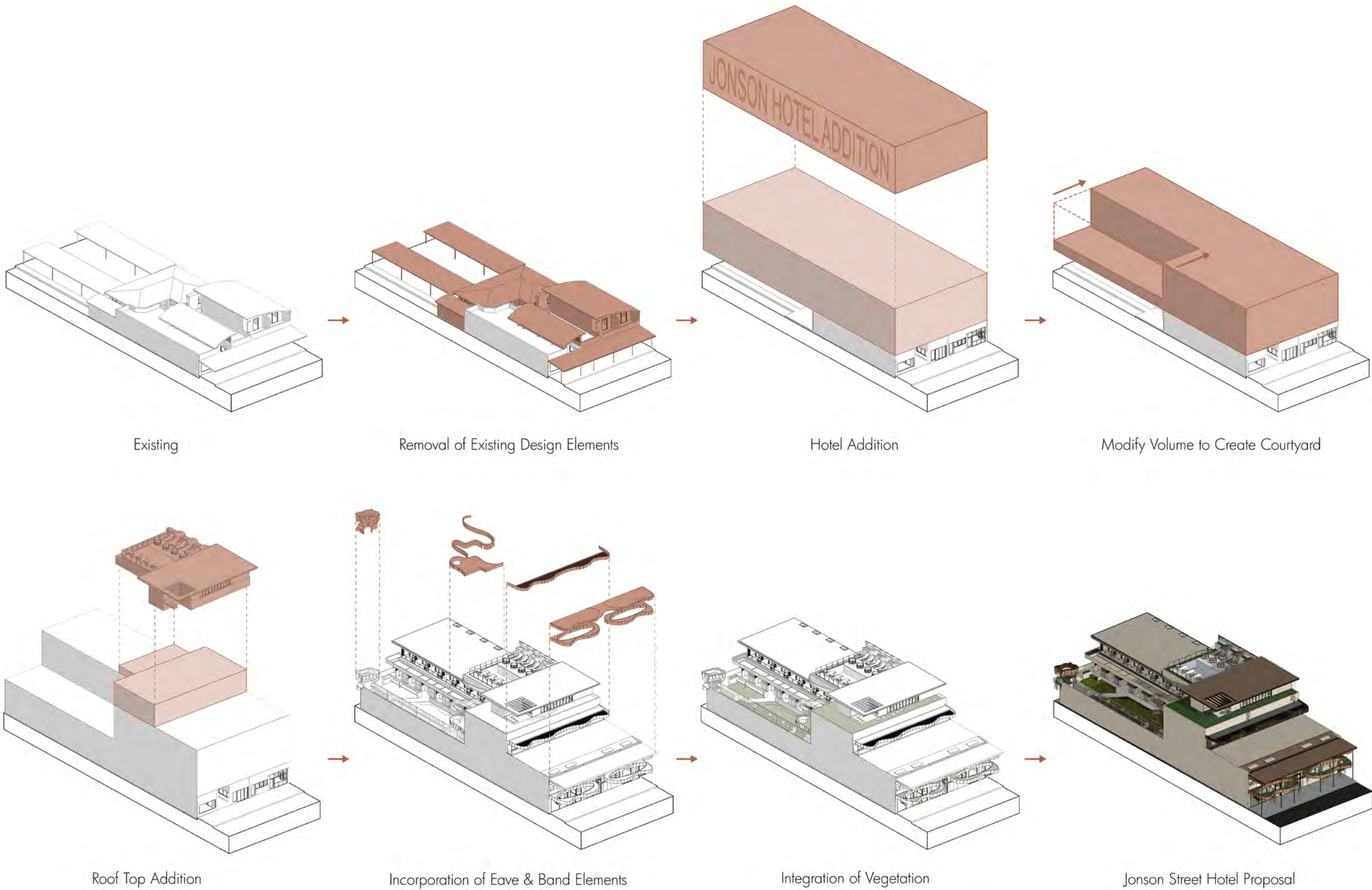


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SITE CONTEXT IMAGES
drawing no.
J.O.03
scale @A3
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WG & JC

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J

drawing
DESIGN INTENT DIAGRAM

drawing no.
J.O.04

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NTS

revision

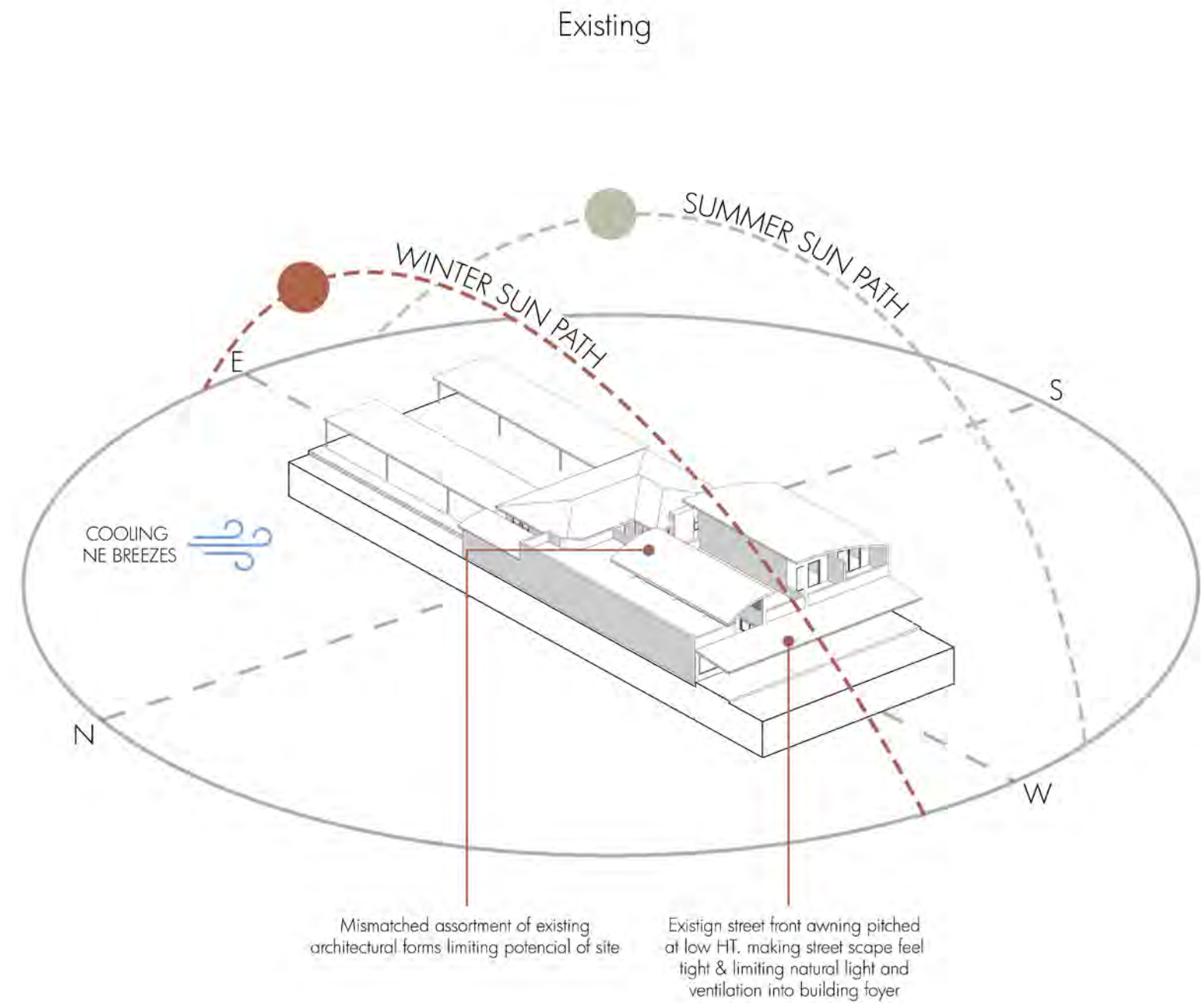
H	Revised Design Development
I	DA Documentation
J	DA Documentation (2)
K	DA Documentation (3)
L	DA Documentation (4)

02.10.2025
13.11.2025
15.12.2025
11.05.2026
07.07.2026

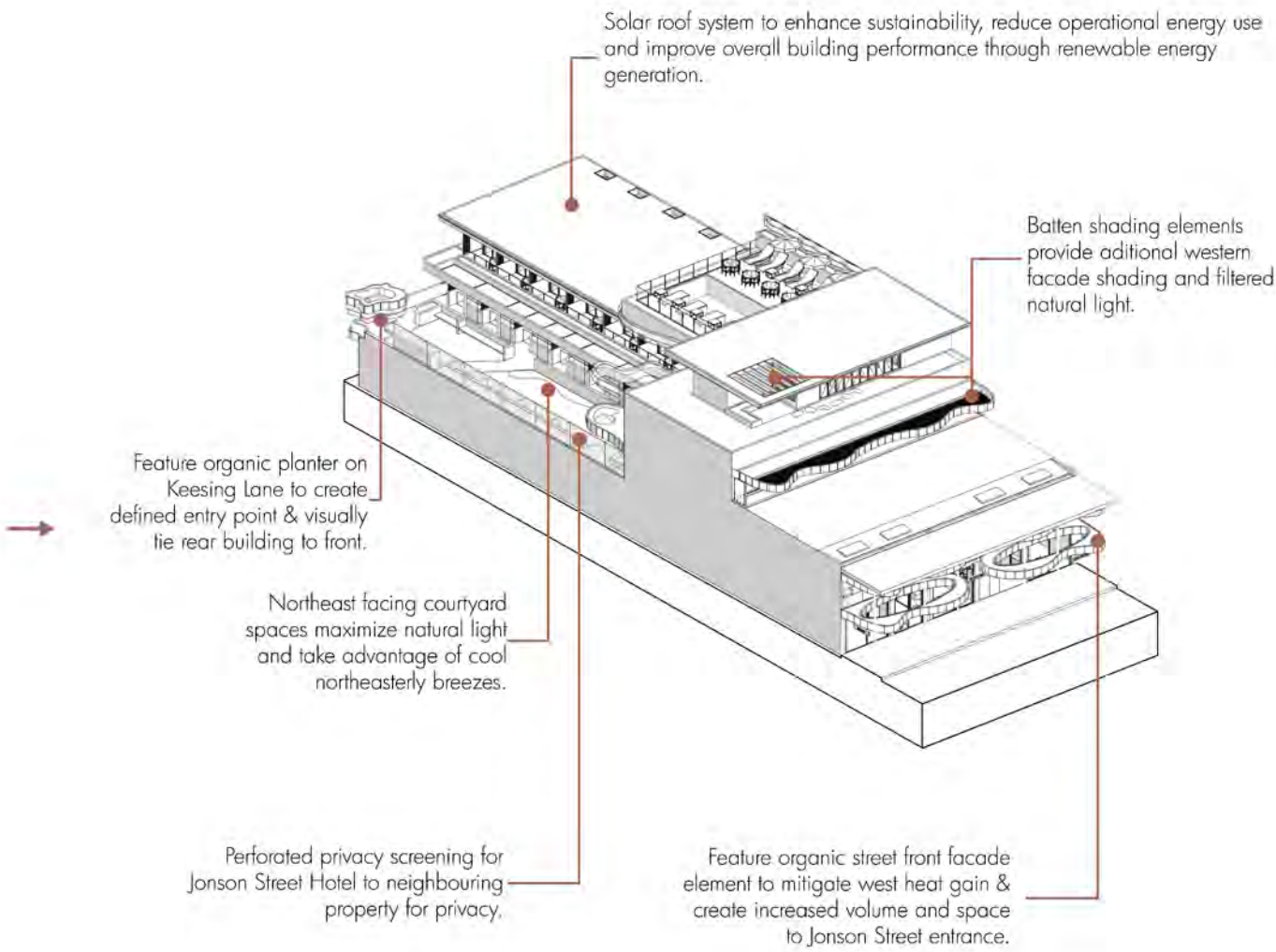
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Proposed: Jonson Street Hotel



project
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109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
SITE ANALYSIS DIAGRAM

drawing no.
J.O.05

scale @A3
NTS

revision
H
I
J
K
L

Revised Design Development
DA Documentation
DA Documentation (2)
DA Documentation (3)
DA Documentation (4)

02.10.2025
13.11.2025
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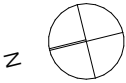
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SHADOWS CALCULATED USING
ARCHICAD SOFTWARE AT
BYRON BAY, NSW.
LATITUDE 28.64367° S.
LONGITUDE 153.61220° E.

NOTE
DA APPROVED ROOF STRUCTURES TO
SOUTH OF PROPOSED DEVELOPMENT.

revision		
I	DA Documentation	13.11.2025
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DECEMBER 21st.

TIME: 9am
ALTITUDE: 39.99°
AZIMUTH: 97.67°



TIME: 12pm
ALTITUDE: 78.94°
AZIMUTH: 64.48°



TIME: 3pm
ALTITUDE: 59.03°
AZIMUTH: 271.66°

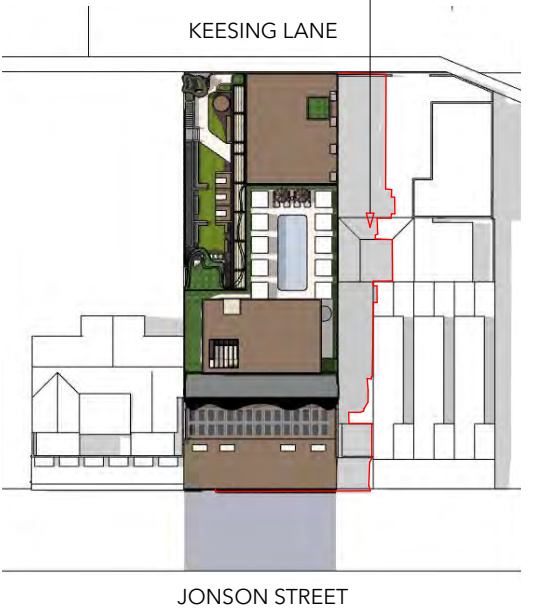


SEPTEMBER/
MARCH 21st.

TIME: 9am
ALTITUDE: 27.45°
AZIMUTH: 73.24°



TIME: 12pm
ALTITUDE: 58.46°
AZIMUTH: 25.87



TIME: 3pm
ALTITUDE: 48.02°
AZIMUTH: 308.01°

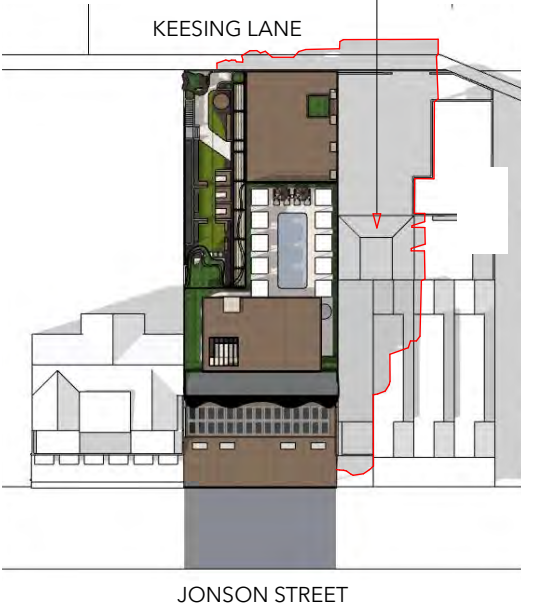


JUNE 21st.

TIME: 9am
ALTITUDE: 24.20°
AZIMUTH: 42.11°



TIME: 12pm
ALTITUDE: 37.85°
AZIMUTH: 356.32



TIME: 3pm
ALTITUDE: 20.32°
AZIMUTH: 313.22°



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

rev.
J

drawing
SHADOW DIAGRAMS
drawing no.
J.0.06

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wayne greenland qld reg#: 4449 nsw reg#: 8738 vic reg#: 19864 abn: 46 895 074 299

SITE DESCRIPTION
ADDRESS: 109 JONSON STREET, BYRON BAY,
NSW, 2481.
RPD: Lot 3 on DP758207
AREA: 1011.7 sq.m.
ZONING: COMMERCIAL CODE

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Existing Site Coverage
Site Area: 1,011.7 sq.m
Site Cover Area: 693.9 sq.m. (excludes eaves & sun shading)

Existing Site Coverage % = 68.6% (693.9/1,011.7*100)

Proposed Site Coverage
Site Area: 1,011.7 sq.m
Site Cover Area: 1,005.9 sq.m. (excludes eaves & sun shading)

Additional Site Coverage % =30.83% (312/1,011.7*100)

Proposed Site Coverage % = 99.43%

Existing Area Summary

Internal Area	
Existing Ground Floor Internal	368.62 sq.m.
Existing First Floor Internal (Exc Voids)	95.2 sq.m.

Total Existing Internal Area	463.82 sq.m.
------------------------------	--------------

+ Toilets/ Storage/ Services	9.9 sq.m.
+ Ground Floor Atrium	42.4 sq.m.
+ First Floor Uncovered Roof Slab	53.1 sq.m.
+ First Floor Balcony	18.6 sq.m.

Additional Area Summary

Internal Area	
Additional Ground Floor Internal	4.35 sq.m.
Additional First Floor Internal	506.92 sq.m.
Additional Second Floor Internal	351.42 sq.m.
Additional Roof Terrace Internal	6.18sq.m.

Total Additional Internal Area	860.17 sq.m.
--------------------------------	--------------

+ Ground Floor Covered Circulation	60.26 sq.m.
+ Total Ground Floor Store/ Toilets/ Services	73.2 sq.m.
+ First Floor Covered Circulation	133.06 sq.m.
+ First Floor Outdoor Seating Area	185.9 sq.m.
+ First Floor Balconies	96.67 sq.m.
+ First Floor Housekeeping/ Services	45.20 sq.m.
+ Second Floor Covered Circulation	81.42 sq.m.
+ Second Floor Balconies	51.7 sq.m.
+ Second Floor Services	12.84 sq.m.
+ Second Floor Planters	54.4 sq.m.
+ Roof Terrace Covered Circulation	47.77 sq.m.
+ Roof Terrace Pool Deck	158.47 sq.m.
+ Roof Terrace Circulation	4.1 sq.m.
+ Roof Terrace Services	23.57 sq.m.
+ Roof Terrace Planters	121.18 sq.m.
+ Roof Terrace Wellness	5.75 sq.m.

Total Additional External Area	1155.49 sq.m.
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Proposed Area Summary

Internal Area	
Total Ground Floor Internal	364.27 sq.m.
Total First Floor Internal	617.80 sq.m.
Total Second Floor Internal	351.17 sq.m.
Total Roof Terrace Internal	6.18sq.m.

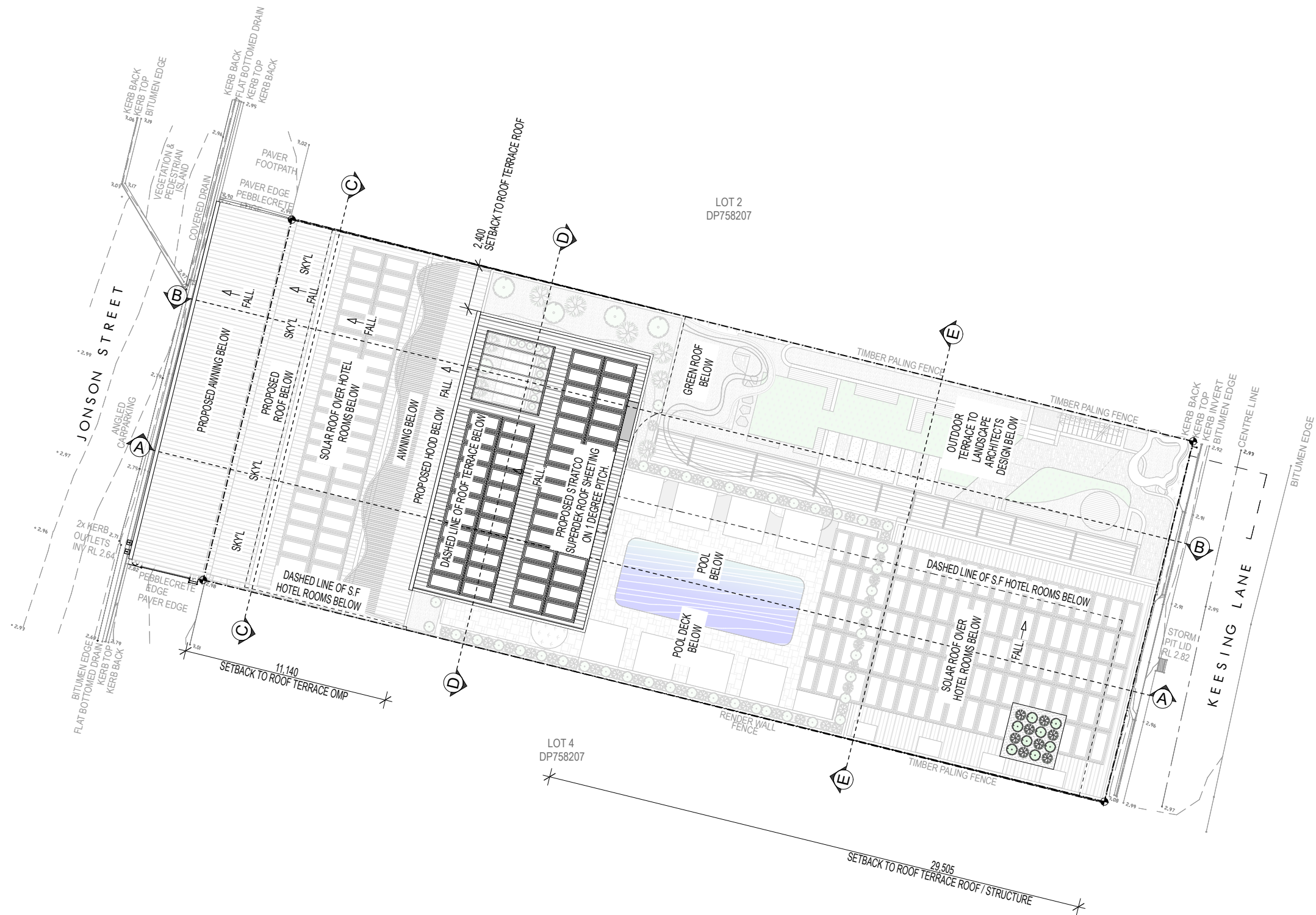
Total Internal Area	1339.42 sq.m.
---------------------	---------------

+ Total Ground Floor Covered Circulation	102.68 sq.m.
+ Total Ground Floor Store/ Toilets/ Services	83.1 sq.m.
+ Total First Floor Covered Circulation	133.06 sq.m.
+ First Floor Outdoor Seating Area	185.9 sq.m.
+ Total First Floor Balconies	115.27 sq.m.
+ Total First Floor Housekeeping/ Services	45.20 sq.m.
+ Second Floor Covered Circulation	81.42 sq.m.
+ Second Floor Balconies	51.7 sq.m.
+ Second Floor Services	12.84 sq.m.
+ Second Floor Planters	54.4 sq.m.
+ Roof Terrace Covered Circulation	47.77 sq.m.
+ Roof Terrace Pool Deck	158.47 sq.m.
+ Roof Terrace Circulation	4.1 sq.m.
+ Roof Terrace Services	23.57 sq.m.
+ Roof Terrace Planters	121.18 sq.m.
+ Roof Terrace Planters	5.75 sq.m.

Total External Area	1226.41 sq.m.
---------------------	---------------

+Carparking
+Driveway

Transport		No#
Hotel Carparking		19
Accessible Carparks		01
Room types		No#
Zone Name		Internal m ²
4-Person Room		13
2-Person Room		8
Accessible Room		1
		30-64m ²
		27-29m ²
		36m ²



SITE PLAN
@A3 1:250

N

0 1 2 3 4 5

project
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24-23

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SITE PLAN

drawing no.
J.1.01

scale @A3
1:250

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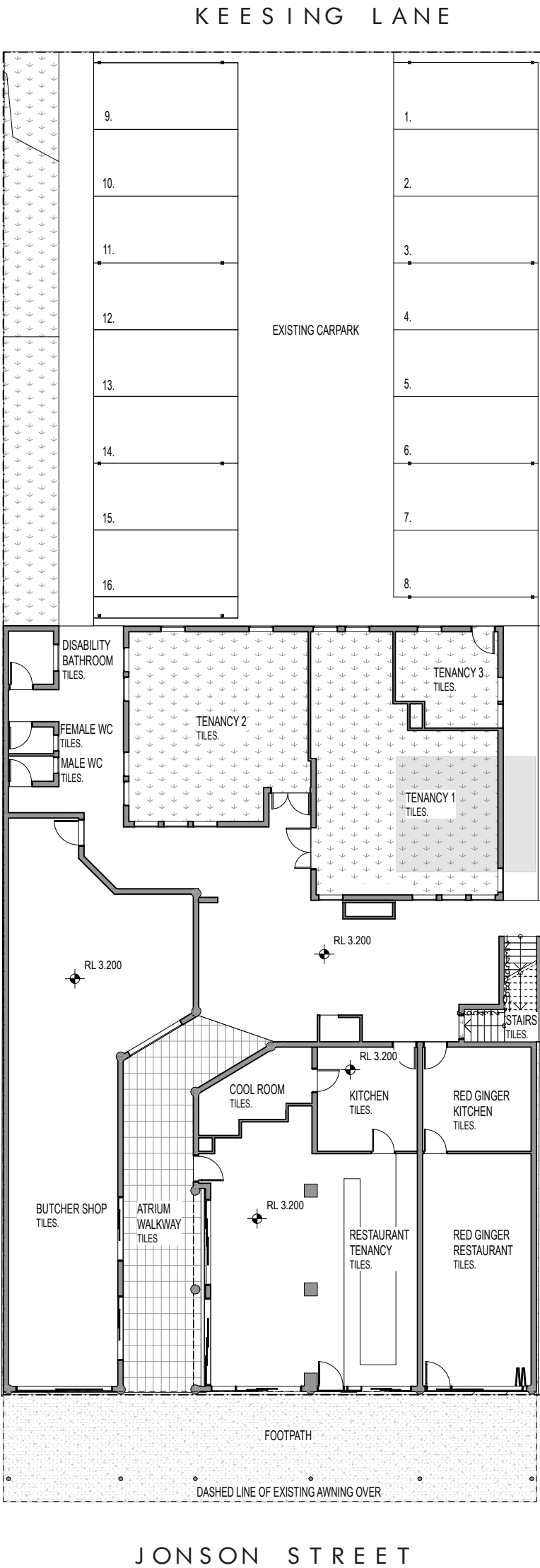
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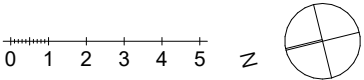
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KEY
EXISTING

EXISTING GROUND FLOOR PLAN
@A3 1:200



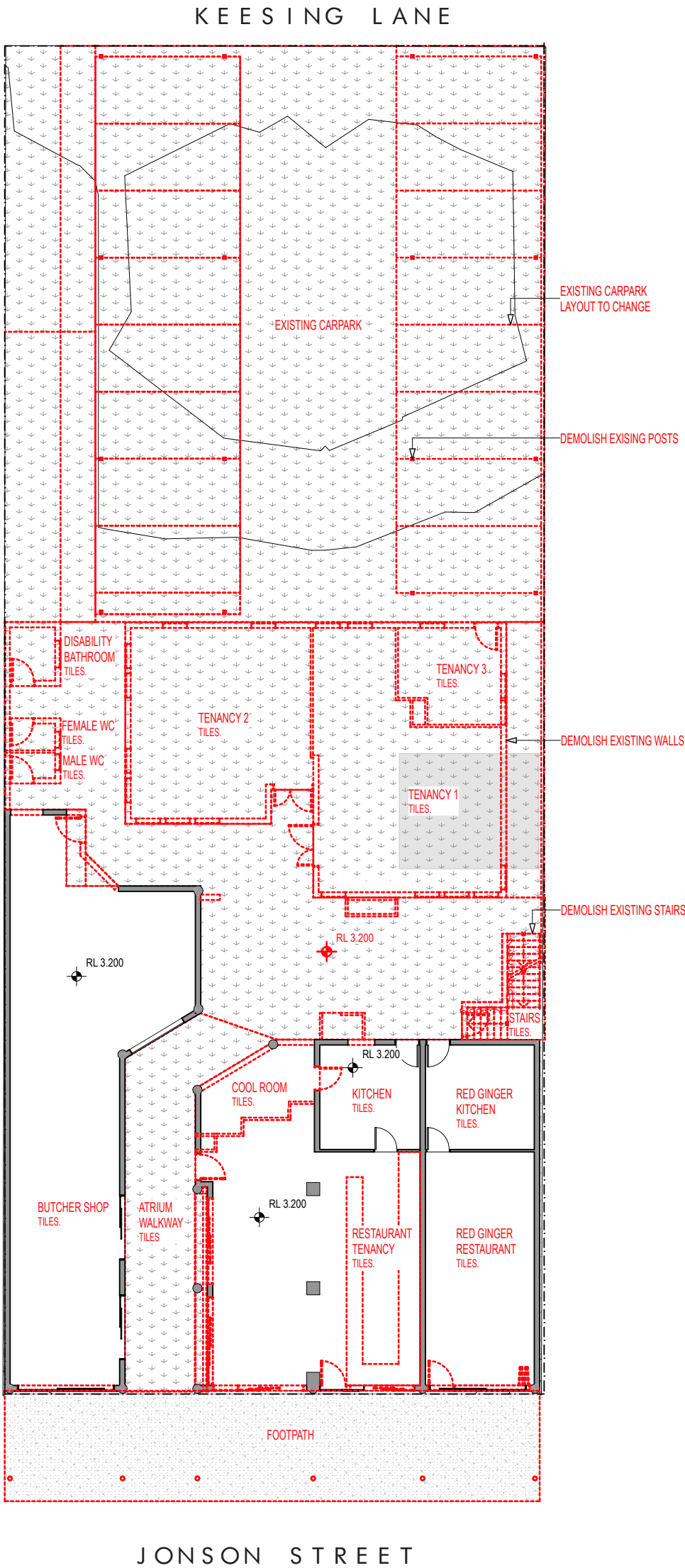
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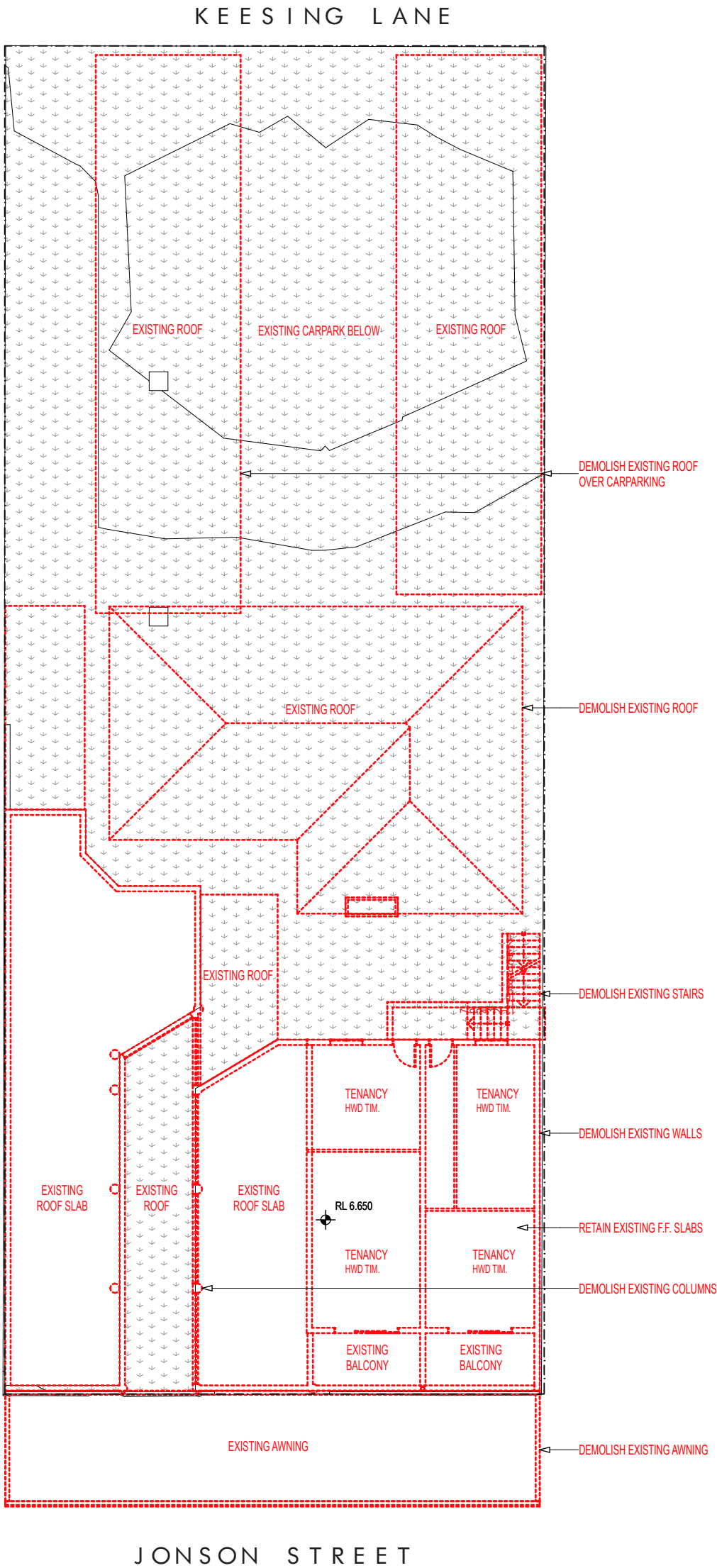
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drawing
EXISTING GROUND FLOOR PLAN
drawing no.
J.1.02
scale @A3
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KEY
EXISTING
DEMOLISHED

FIRST FLOOR DEMOLITION PLAN
@A3 1:200

0 1 2 3 4 5 Z

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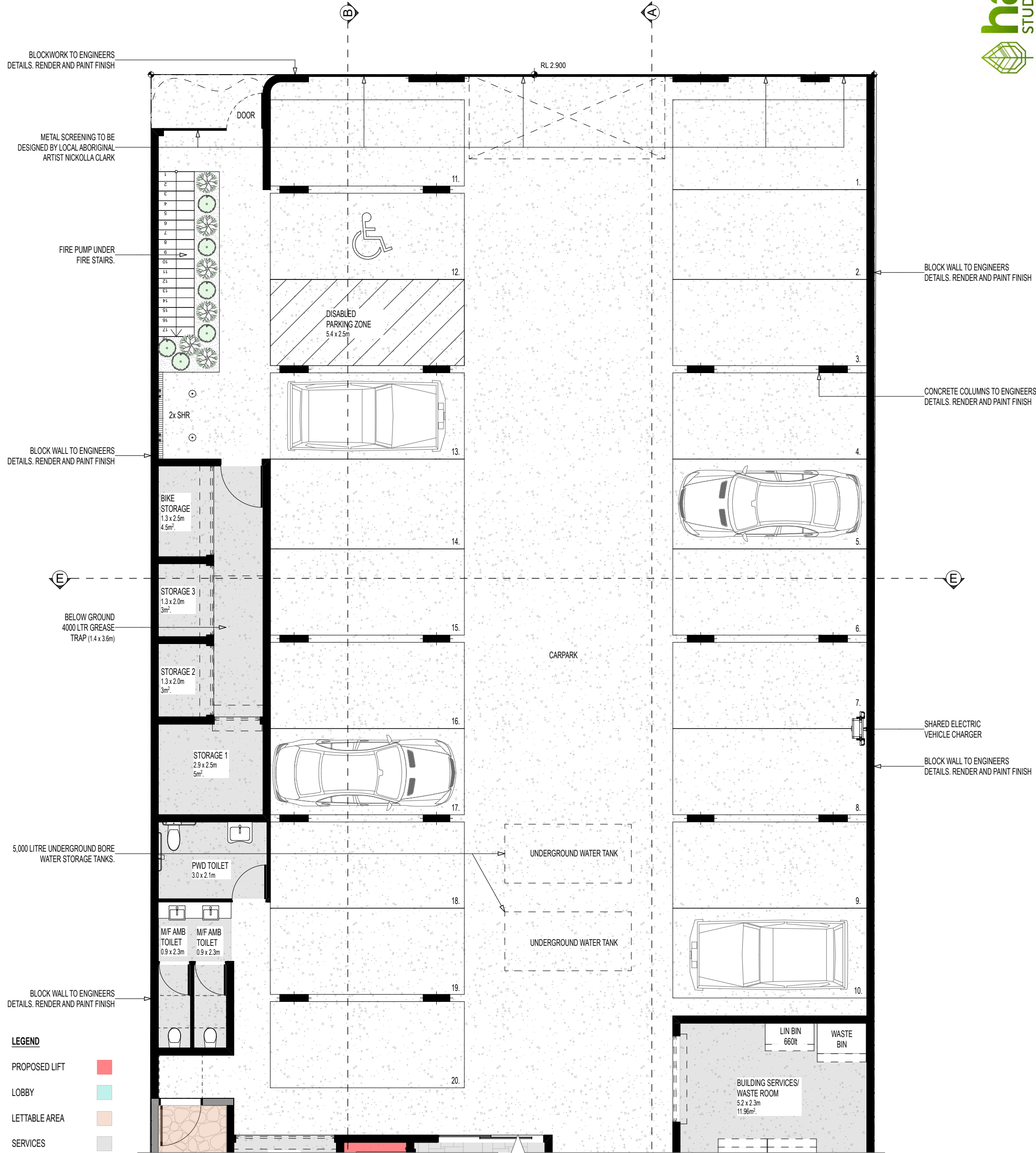
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FIRST FLOOR DEMOLITION PLAN
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revision	
I	DA Documentation
J	DA Documentation (2)
K	DA Documentation (3)
L	DA Documentation (4)

13.11.2025
15.12.2025
11.05.2026
07.07.2026



GROUND FLOOR PLAN CONTINUES ON 1.08

GROUND FLOOR PLAN
@A3 1:100



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

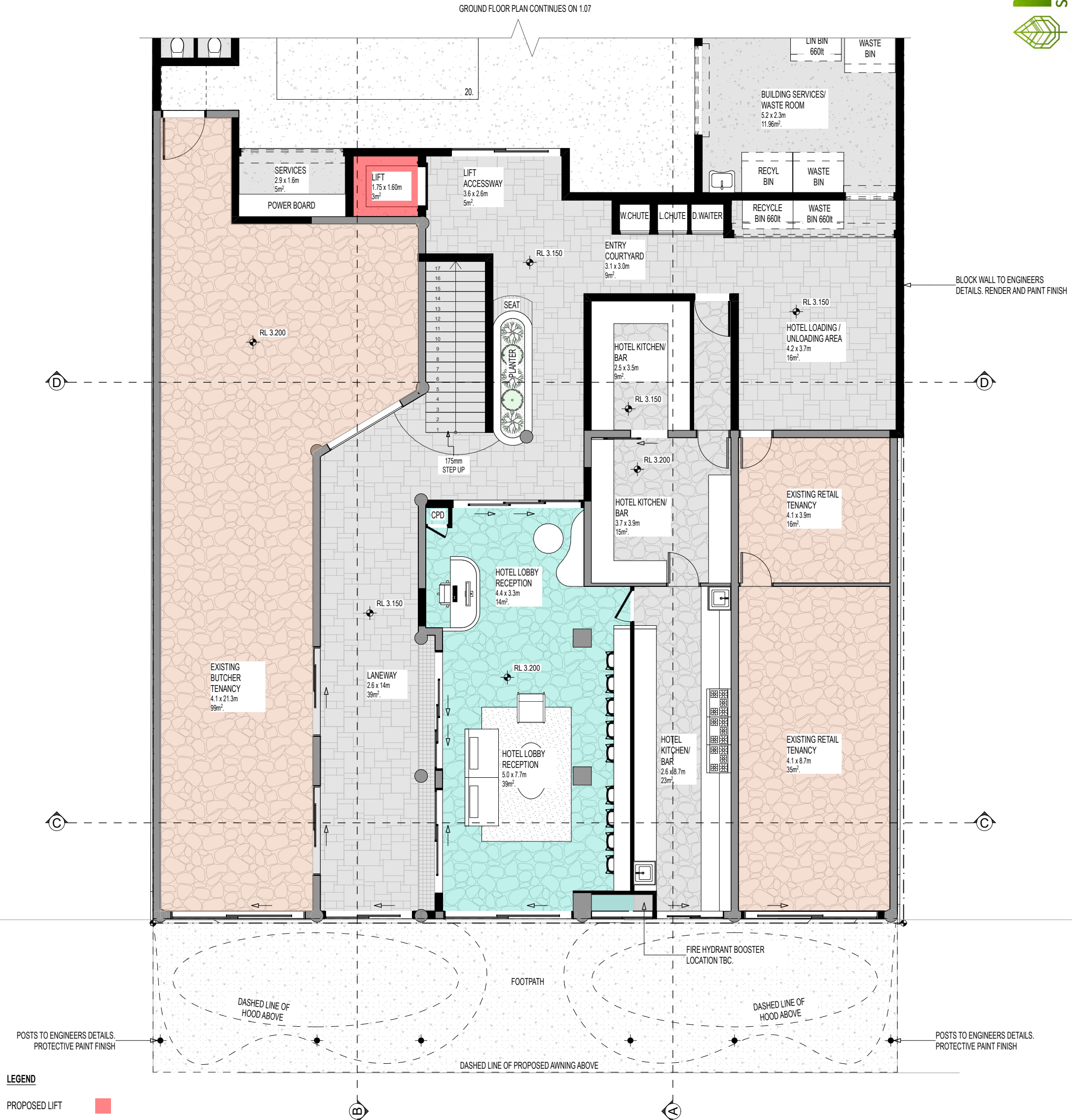
rev.
J

drawing
GROUND FLOOR PLAN (1)
drawing no.
J.1.07

scale @A3
1:100

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revision		
I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026



- LEGEND**
- PROPOSED LIFT
 - LOBBY
 - LETTABLE AREA
 - SERVICES
 - EXISTING
 - PROPOSED

project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

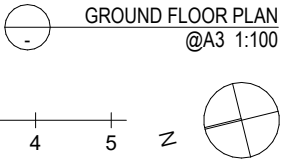
drawing
GROUND FLOOR PLAN (2)

drawing no.
J.1.08

scale @A3
1:100

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revision	
I	DA Documentation
J	DA Documentation (2)
K	DA Documentation (3)
L	DA Documentation (4)

13.11.2025
15.12.2025
11.05.2026
07.07.2026



<u>Transport</u>	No#
Hotel Carparking	19
Accessible Carparks	01

<u>Room types</u>		
Zone Name	No#	Internal m ²
4-Person Room	13	30-64m ²
2-Person Room	8	27-29m ²
Accessible Room	1	36m ²

LEGEND	
PROPOSED LIFT	
BALCONIES	
LETTABLE AREA	
SERVICES	
PROPOSED	

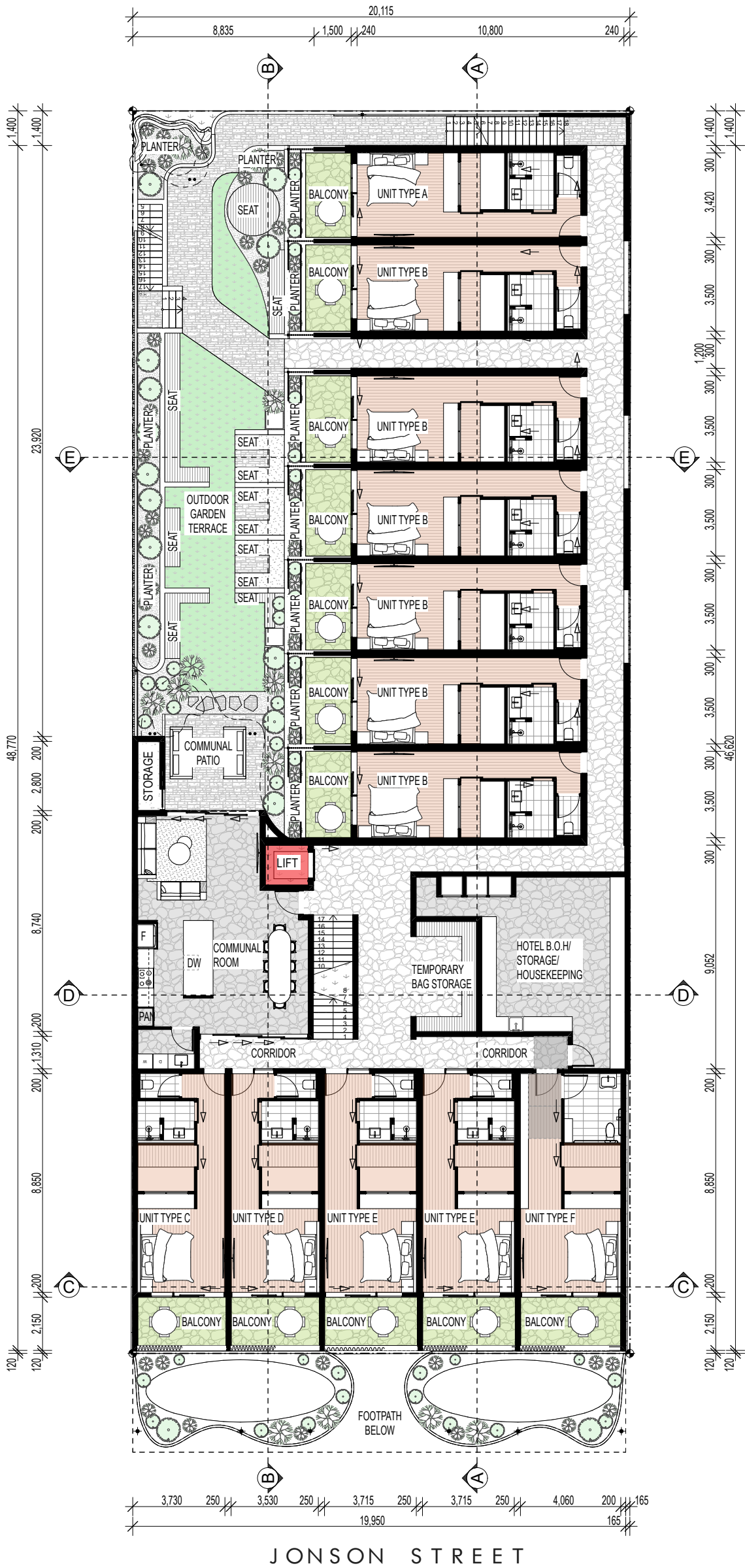
project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

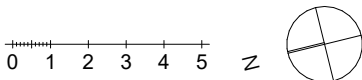
rev.
J

drawing
FIRST FLOOR SITE PLAN
drawing no.
J.1.09
scale @A3
1:200

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FIRST FLOOR SITE PLAN
@A3 1:200



revision
I DA Documentation
J DA Documentation (2)
K DA Documentation (3)
L DA Documentation (4)

13.11.2025
15.12.2025
11.05.2026
07.07.2026



LEGEND

PROPOSED LIFT

BALCONIES

LETTABLE AREA

SERVICES

PROPOSED

project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
FIRST FLOOR PLAN (1)

drawing no.
J.1.10

scale @A3
1:100

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project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
FIRST FLOOR PLAN (1)

drawing no.
J.1.10

scale @A3
1:100

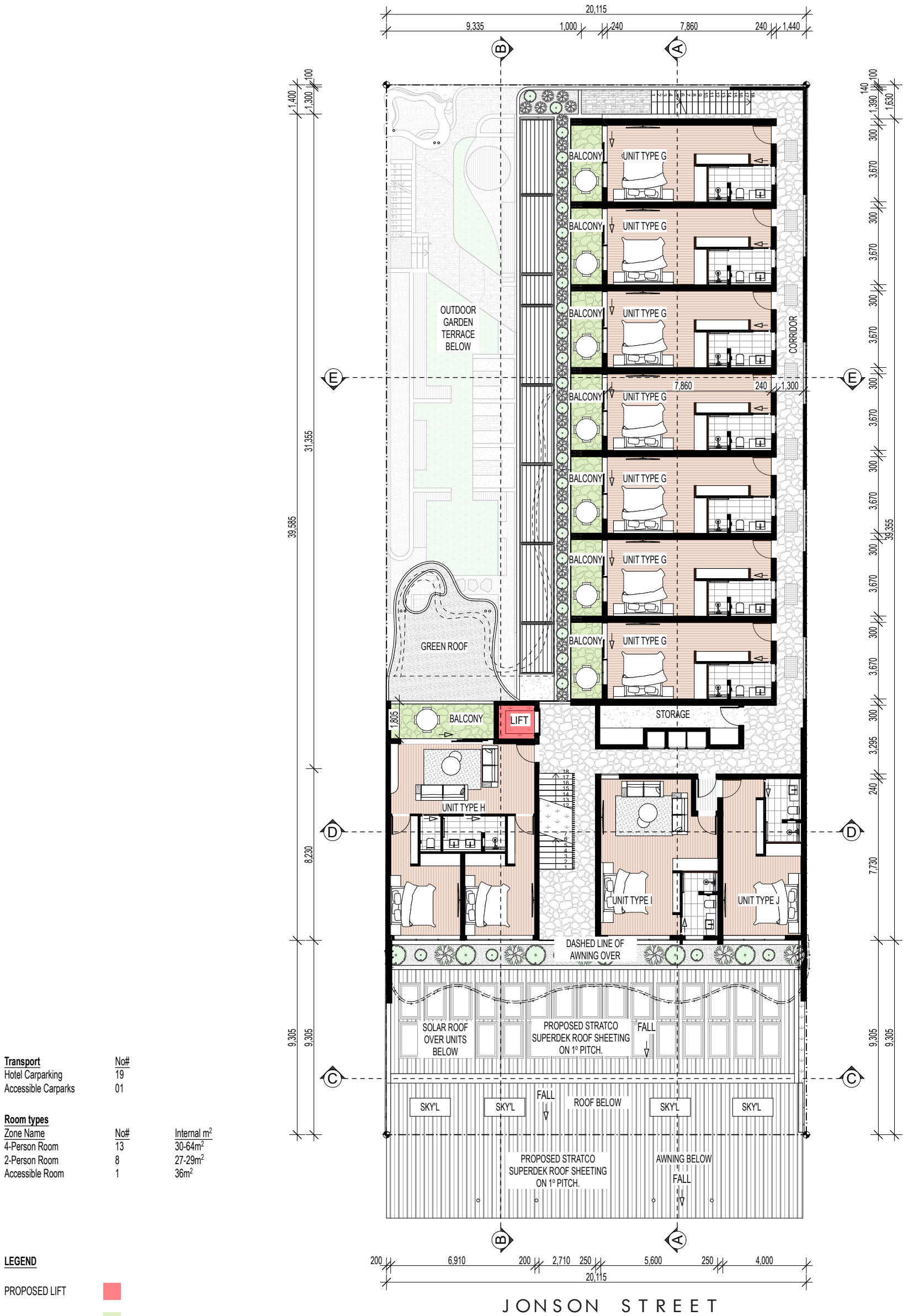
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revision	
I	DA Documentation
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K	DA Documentation (3)
L	DA Documentation (4)

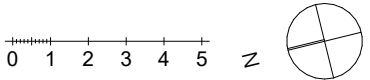
13.11.2025
15.12.2025
11.05.2026
07.07.2026



Transport	
Hotel Carparking	19
Accessible Carparks	01
Room types	
Zone Name	No#
4-Person Room	13
2-Person Room	8
Accessible Room	1

LEGEND	
PROPOSED LIFT	
BALCONIES	
LETTABLE AREA	
SERVICES	
PROPOSED	

SECOND FLOOR SITE PLAN
@A3 1:200



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

rev.
J

drawing
SECOND FLOOR SITE PLAN
drawing no.
J.1.12

scale @A3
1:200

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revision
I DA Documentation
J DA Documentation (2)
K DA Documentation (3)
L DA Documentation (4)

13.11.2025
15.12.2025
11.05.2026
07.07.2026



SECOND FLOOR PLAN
@A3 1:100

project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

rev.
J

drawing
SECOND FLOOR PLAN (1)
drawing no.
J.1.13

scale @A3
1:100

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revision	
I	DA Documentation
J	DA Documentation (2)
K	DA Documentation (3)
L	DA Documentation (4)

13.11.2025
15.12.2025
11.05.2026
07.07.2026

SECOND FLOOR PLAN CONTINUES ON 1.13



- LEGEND**
- PROPOSED LIFT
 - BALCONIES
 - LETTABLE AREA
 - SERVICES
 - PROPOSED

SECOND FLOOR PLAN
@A3 1:100



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
SECOND FLOOR PLAN (2)

drawing no.
J.1.14

scale @A3
1:100

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revision	
I	DA Documentation
J	DA Documentation (2)
K	DA Documentation (3)
L	DA Documentation (4)

13.11.2025
15.12.2025
11.05.2026
07.07.2026



Transport
Hotel Carparking
Accessible Carparks

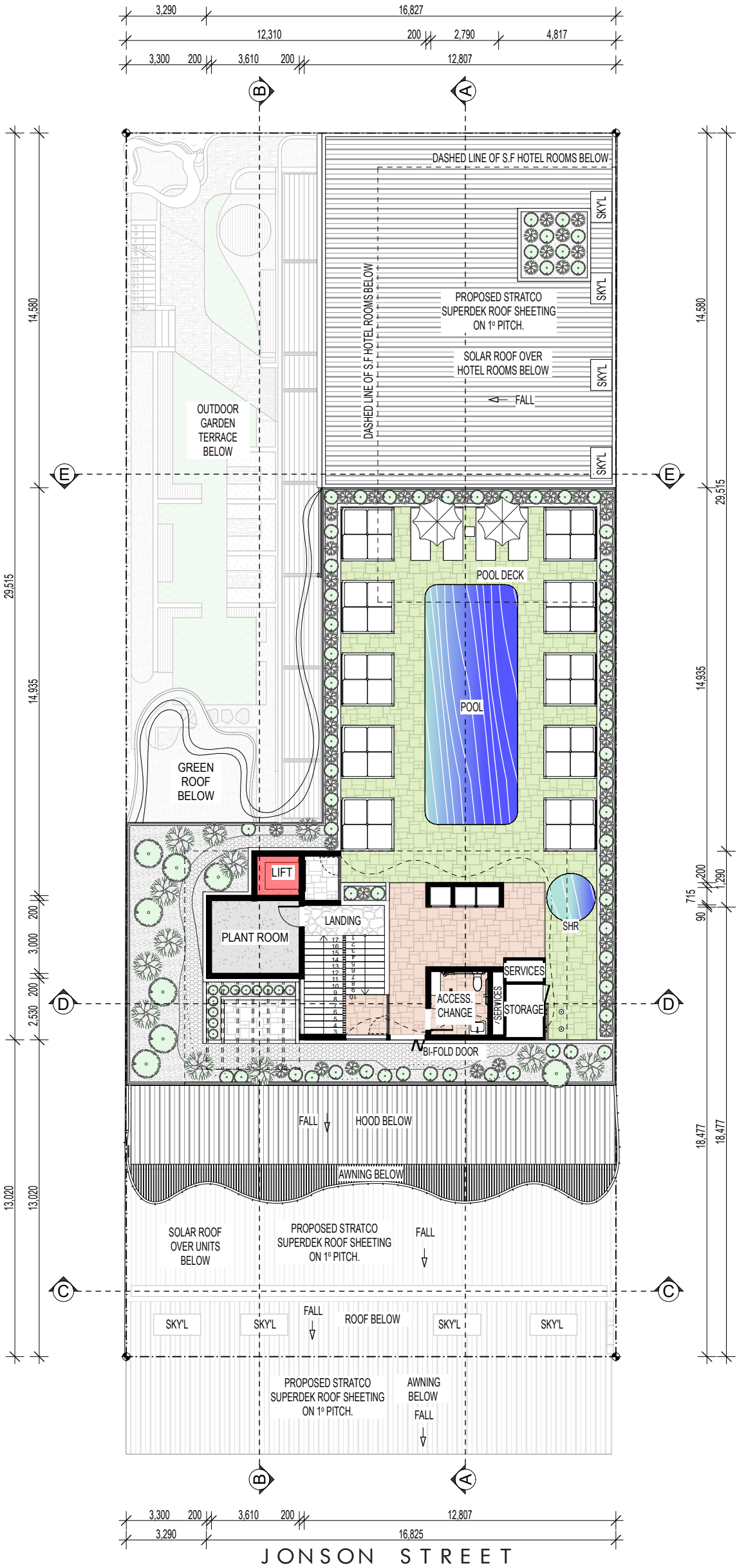
No#
19
01

Room types
Zone Name
4-Person Room
2-Person Room
Accessible Room

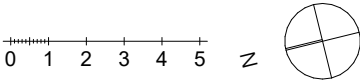
No#	Internal m ²
13	30-64m ²
8	27-29m ²
1	36m ²

LEGEND

- PROPOSED LIFT
- EXTERNAL AREA
- INTERNAL AREA
- SERVICES
- PROPOSED



ROOF TERRACE SITE PLAN
@A3 1:200



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

rev.
J

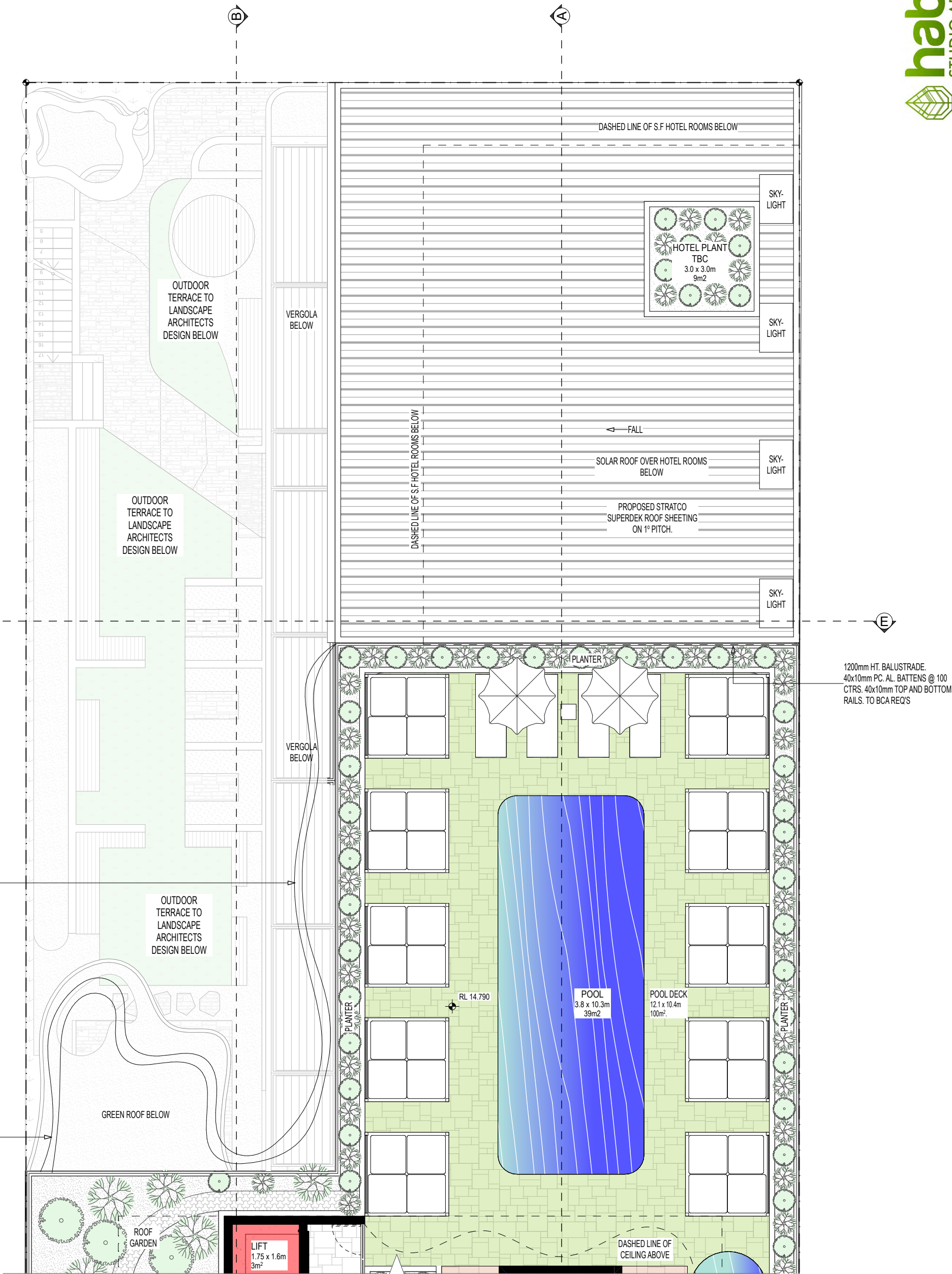
drawing
ROOF TERRACE SITE PLAN
drawing no.
J.1.15

scale @A3
1:200

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revision	
I	DA Documentation
J	DA Documentation (2)
K	DA Documentation (3)
L	DA Documentation (4)

13.11.2025
15.12.2025
11.05.2026
07.07.2026



LEGEND

- PROPOSED LIFT
- EXTERNAL AREA
- INTERNAL AREA
- SERVICES
- PROPOSED

project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

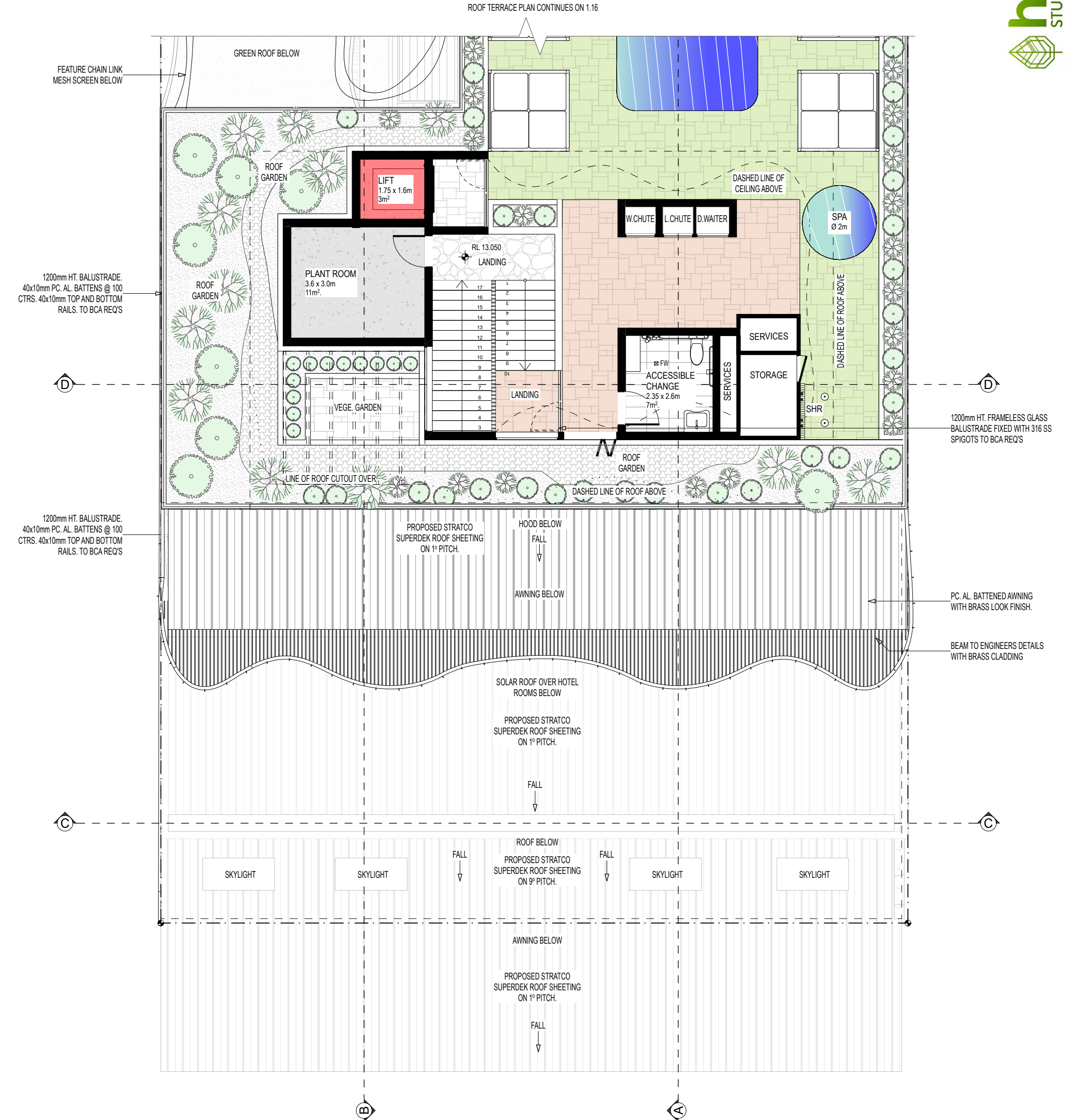
rev.
J

drawing
ROOF TERRACE PLAN (1)
drawing no.
J.1.16

scale @A3
1:100

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revision		
I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026



LEGEND

- PROPOSED LIFT
- EXTERNAL AREA
- INTERNAL AREA
- SERVICES
- PROPOSED

project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
ROOF TERRACE PLAN (2)

drawing no.
J.1.17

scale @A3
1:100

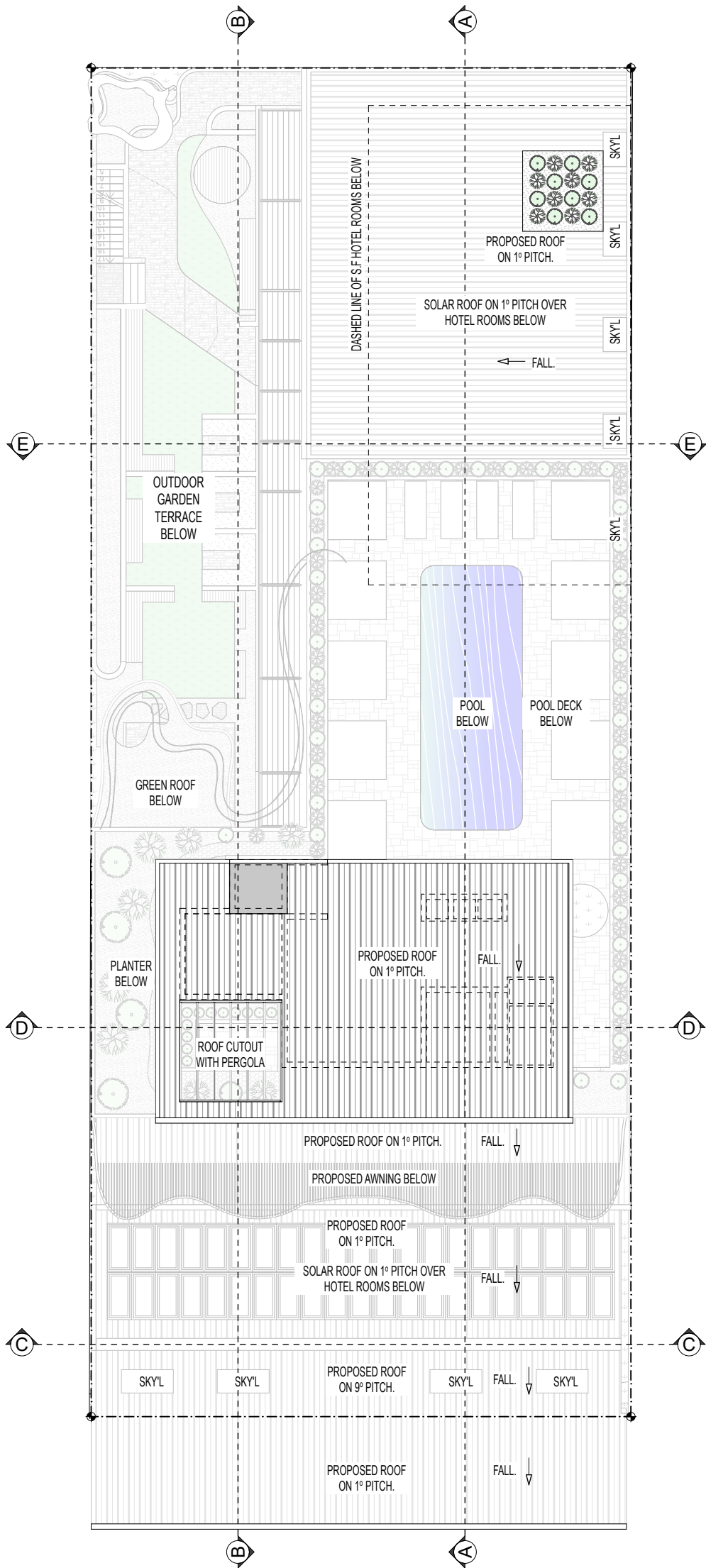
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ROOF TERRACE PLAN
@A3 1:100

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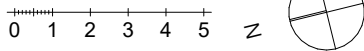
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I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026



Transport	No#
Hotel Carparking	19
Accessible Carparks	01

Room types	No#	Internal m ²
Zone Name	13	30-64m ²
4-Person Room	8	27-29m ²
2-Person Room	1	36m ²
Accessible Room		

ROOF SITE PLAN
@A3 1:200



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

rev.
J

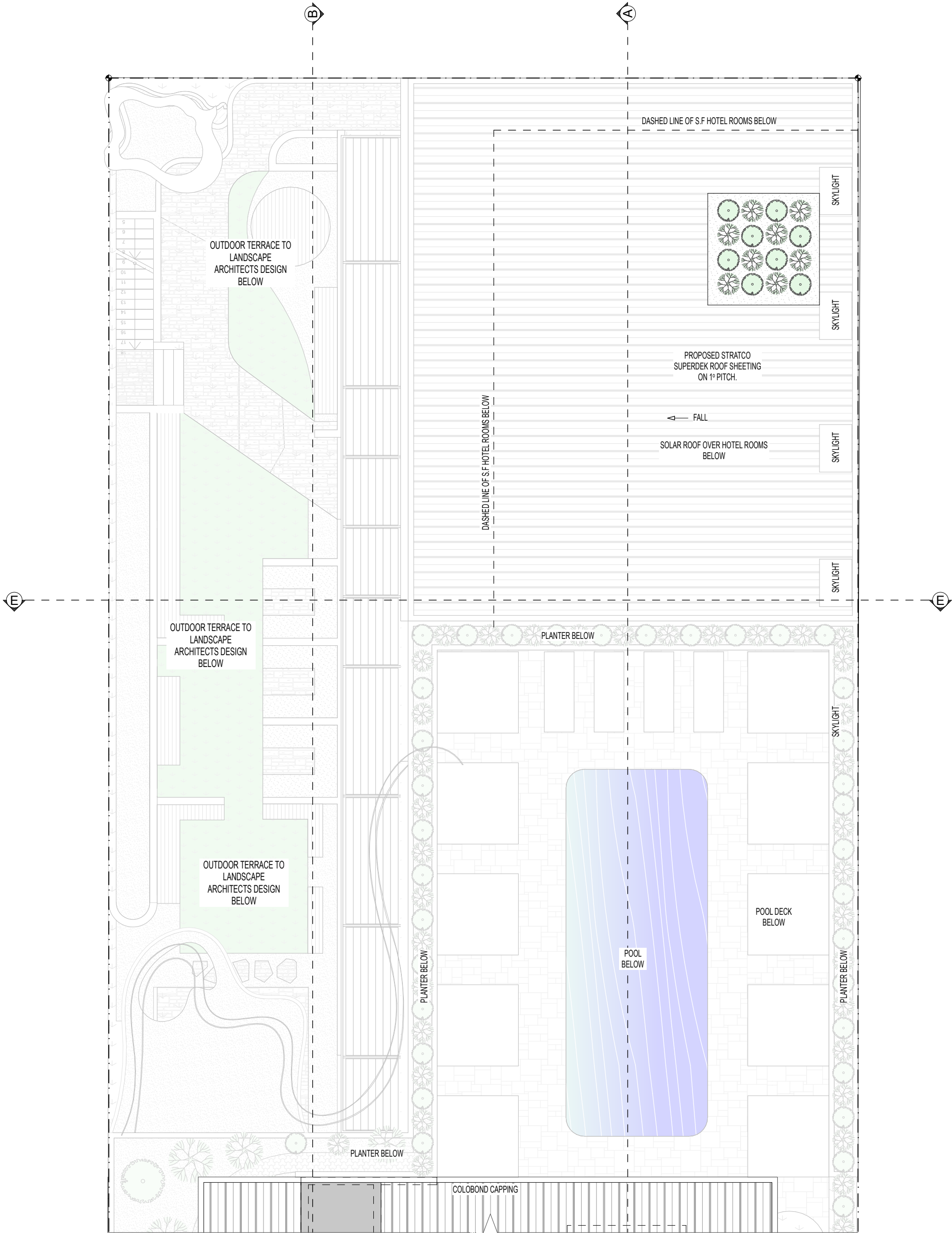
drawing
ROOF SITE PLAN
drawing no.
J.1.18

scale @A3
1:200

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revision	
I	DA Documentation
J	DA Documentation (2)
K	DA Documentation (3)
L	DA Documentation (4)

13.11.2025
15.12.2025
11.05.2026
07.07.2026



ROOF TERRACE PLAN CONTINUES ON 1.20

ROOF PLAN
@A3 1:100



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

rev.
J

drawing
ROOF PLAN (1)
drawing no.
J.1.19

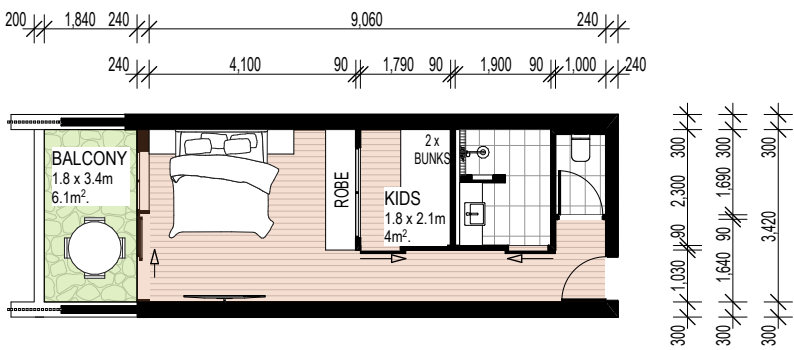
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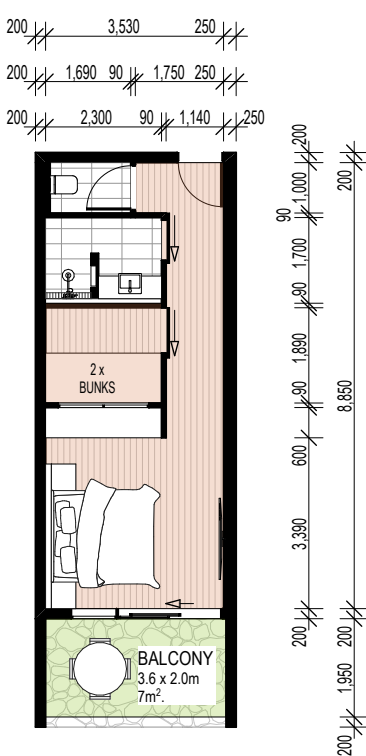
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I	DA Documentation	13.11.2025
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K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026



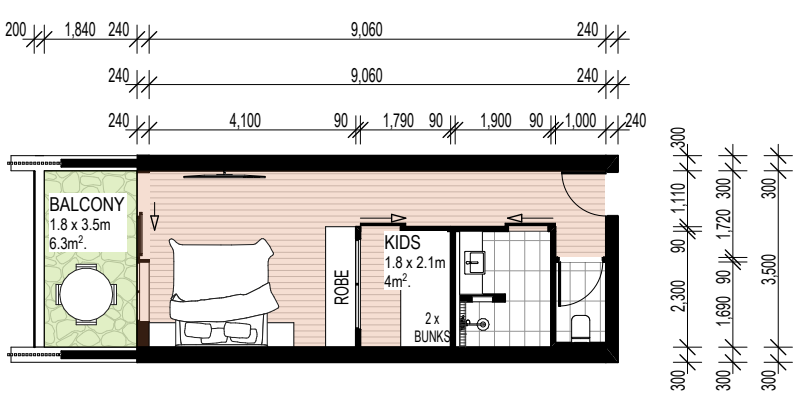
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30.9m²
1 UNITS TOTAL



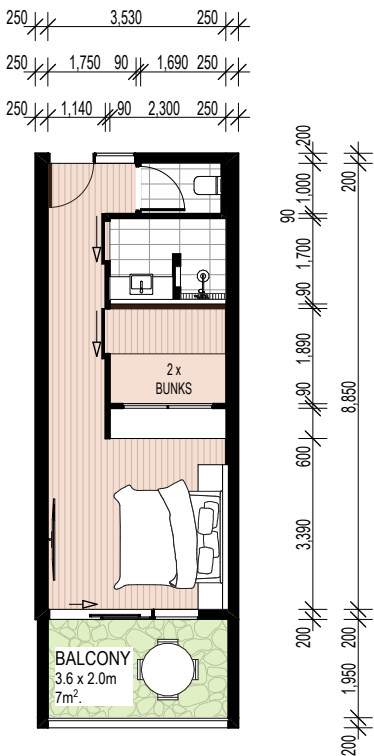
UNIT TYPE C
3.5 x 8.8m
30.8m²
1 UNITS TOTAL



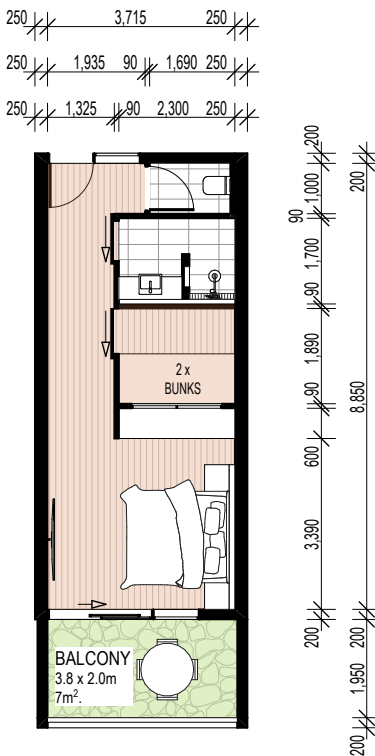
UNIT TYPE B
9.1 x 3.5m
31.85m²
6 UNITS TOTAL



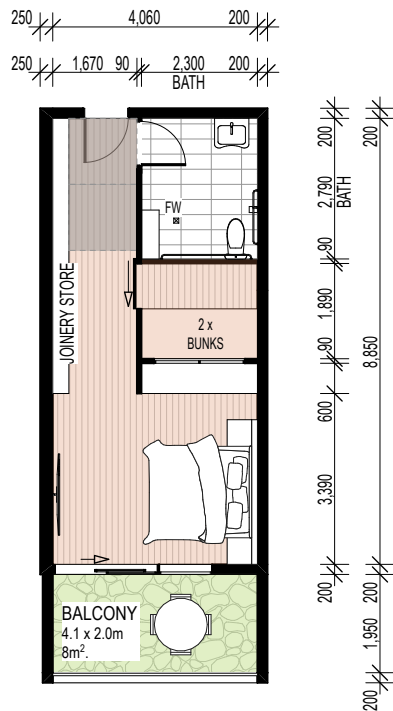
UNIT TYPE D
3.5 x 8.8m
30.8m²
1 UNITS TOTAL



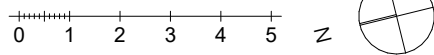
UNIT TYPE E
3.7 x 8.8m
32.56m²
2 UNITS TOTAL



UNIT TYPE F
4.1 x 8.8m
36.08m²
1 UNITS TOTAL



TYPICAL UNITS PLAN
@A3 1:150



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

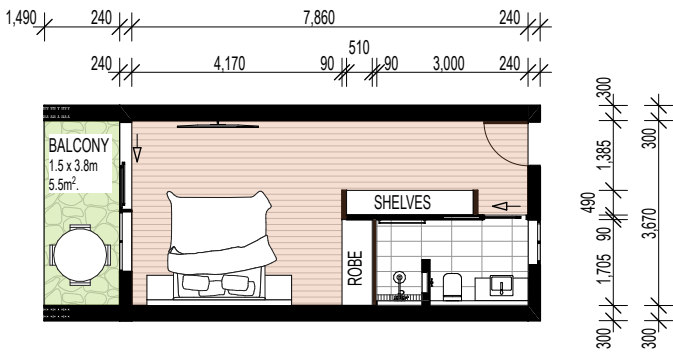
project no.
24-23
drawn
WG & JC
rev.
J

drawing
TYPICAL UNIT PLANS (1)
drawing no.
J.1.22
scale @A3
1:150

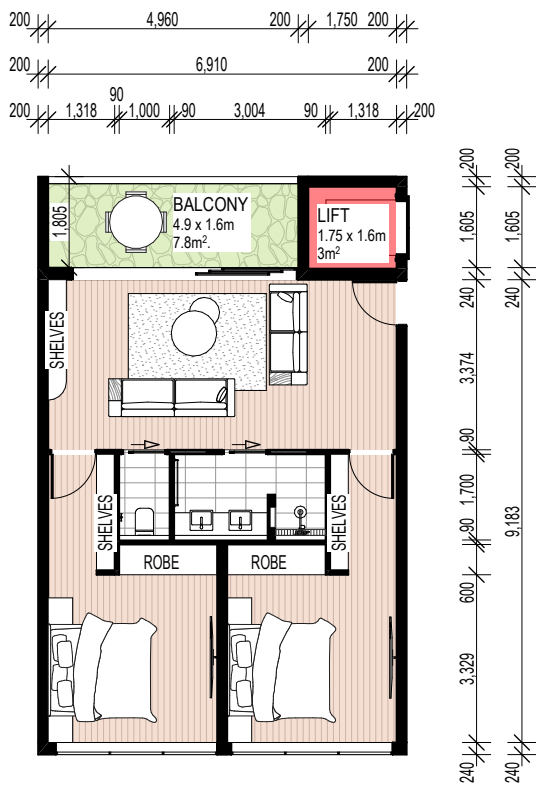
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wayne greenland qld reg#: 4449. nsw reg#: 8738 vic reg#: 19864 abn: 46 895 074 299

revision		
I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026

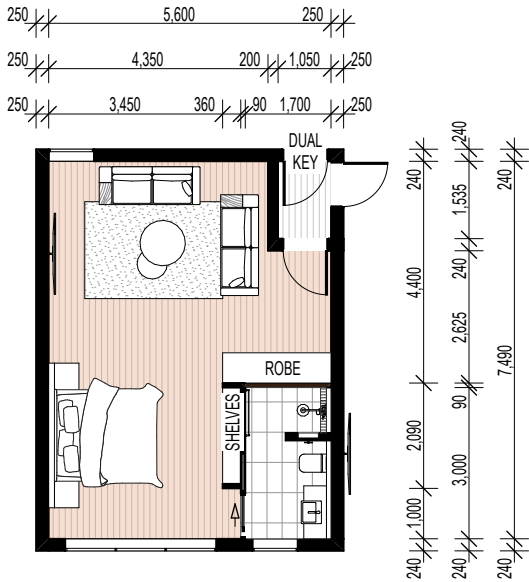
UNIT TYPE G
7.9 x 3.7m
29.23m²
7 UNITS TOTAL



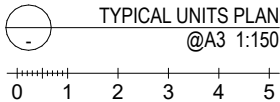
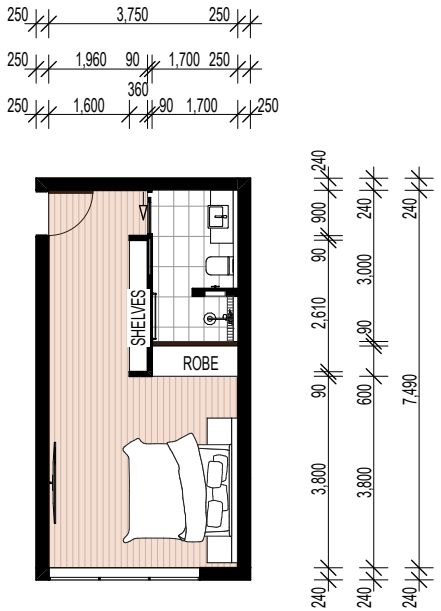
UNIT TYPE H
6.9 x 9.2m
63.48m²
1 UNITS TOTAL



UNIT TYPE I
5.6 x 7.5m
42m²
1 UNITS TOTAL



UNIT TYPE J
3.7 x 7.5m
27.75m²
1 UNITS TOTAL



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

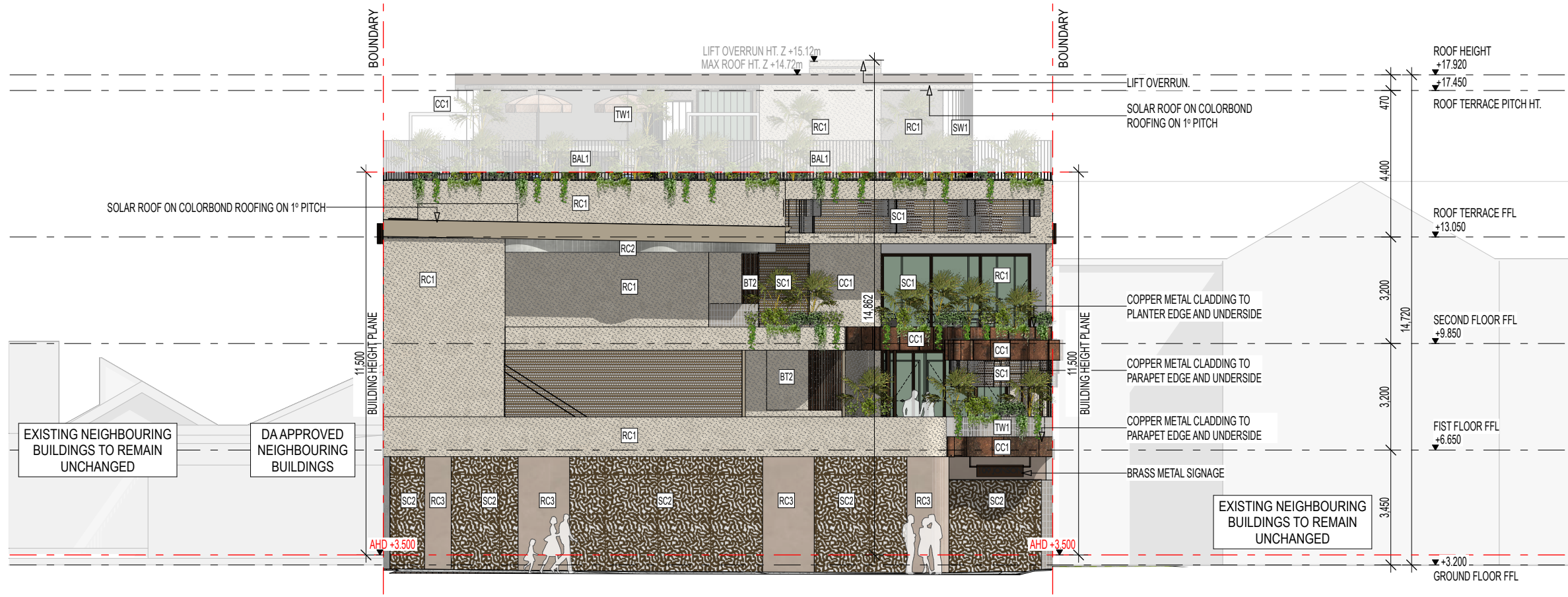
rev.
J

drawing
TYPICAL UNIT PLANS (2)
drawing no.
J.1.23

scale @A3
1:150



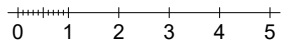
WEST ELEVATION
@A3 1:150



ELEVATION/ SECTION LEGEND

- [BAL1] 1200mm HT. PC. AL. BALUSTRADE
- [CC1] COPPER METAL CLADDING
- [BL1] BRASS METAL VERTICAL LOUVRE
- [BC1] BRASS METAL CLADDING
- [SW1] SS WIRE FOR VEGETATION CLIMBERS
- [SC1] CHAIN LINK MESH SCREEN
- [SC2] METAL DECORATIVE SCREEN
- [RC1] RENDERED CONCRETE & PAINT FINISH WALL 1
- [RC2] RENDERED CONCRETE & PAINT FINISH CEILING 2
- [RC3] RENDERED CONCRETE & PAINT FINISH 3
- [TW1] TILED WALL 1
- [BT1] PC. AL BATTENS 1 TIMBER LOOK
- [BT2] BRASS METAL BATTENS 2

EAST ELEVATION
@A3 1:150



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
WEST & EAST ELEVATION

drawing no.
J.1.24

scale @A3
1:150

revision

H	Revised Design Development	02.10.2025
I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026

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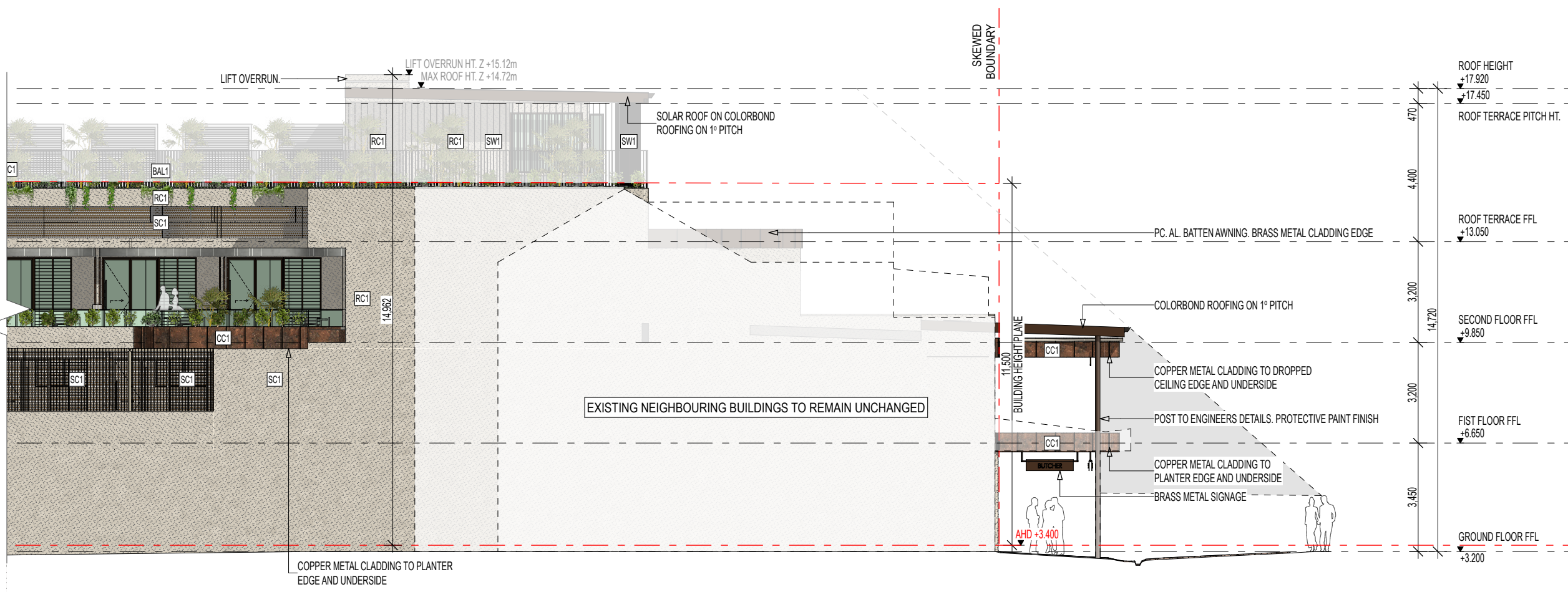
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wayne greenland qld reg#: 4449. nsw reg#: 8738 vic reg#: 19864 abn: 46 895 074 299





ELEVATION/ SECTION LEGEND

BAL1	1200mm HT. PC. AL. BALUSTRADE
CC1	COPPER METAL CLADDING
BL1	BRASS METAL VERTICAL LOUVRE
BC1	BRASS METAL CLADDING
SW1	SS WIRE FOR VEGETATION CLIMBERS
SC1	CHAIN LINK MESH SCREEN
SC2	METAL DECORATIVE SCREEN
RC1	RENDERED CONCRETE & PAINT FINISH WALL 1
RC2	RENDERED CONCRETE & PAINT FINISH CEILING 2
RC3	RENDERED CONCRETE & PAINT FINISH 3
TW1	TILED WALL 1
BT1	PC. AL BATTENS 1 TIMBER LOOK
BT2	BRASS METAL BATTENS 2

NORTH ELEVATION
@A3 1:150

0 1 2 3 4 5

project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
NORTH ELEVATION

drawing no.
J.1.25

scale @A3
1:150

revision
H
I
J
K
L

Revised Design Development
DA Documentation
DA Documentation (2)
DA Documentation (3)
DA Documentation (4)

02.10.2025
13.11.2025
15.12.2025
11.05.2026
07.07.2026

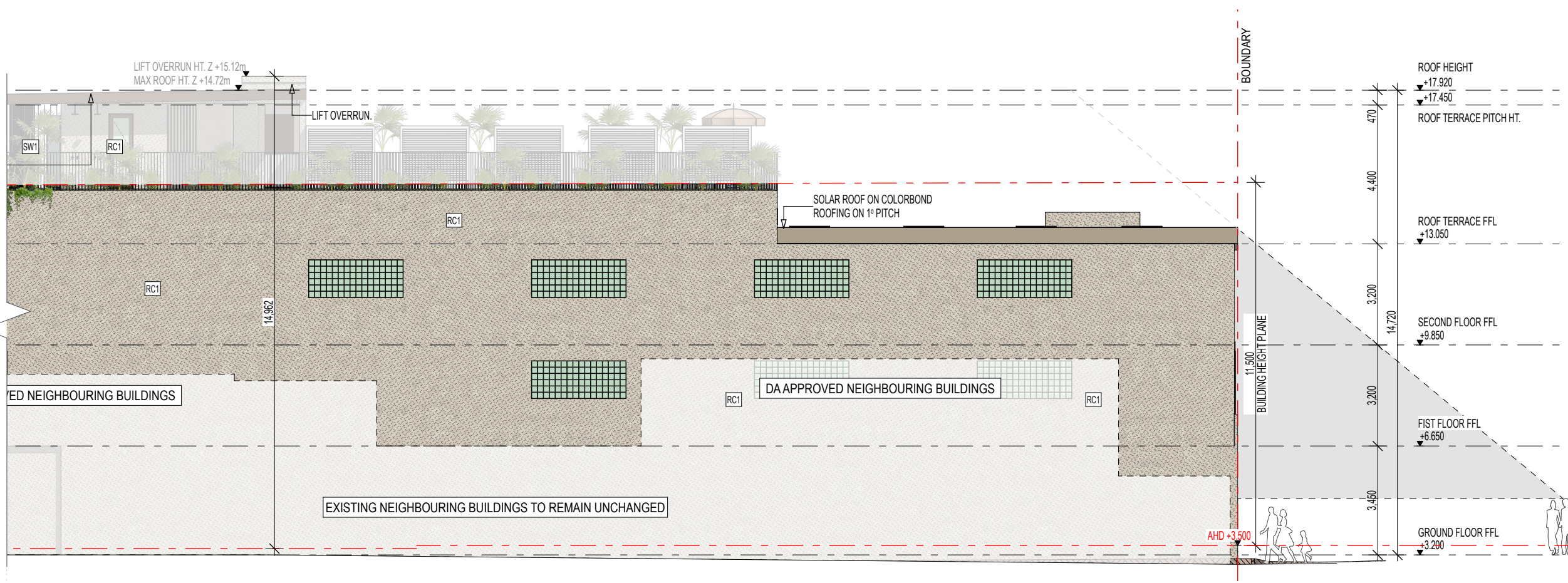
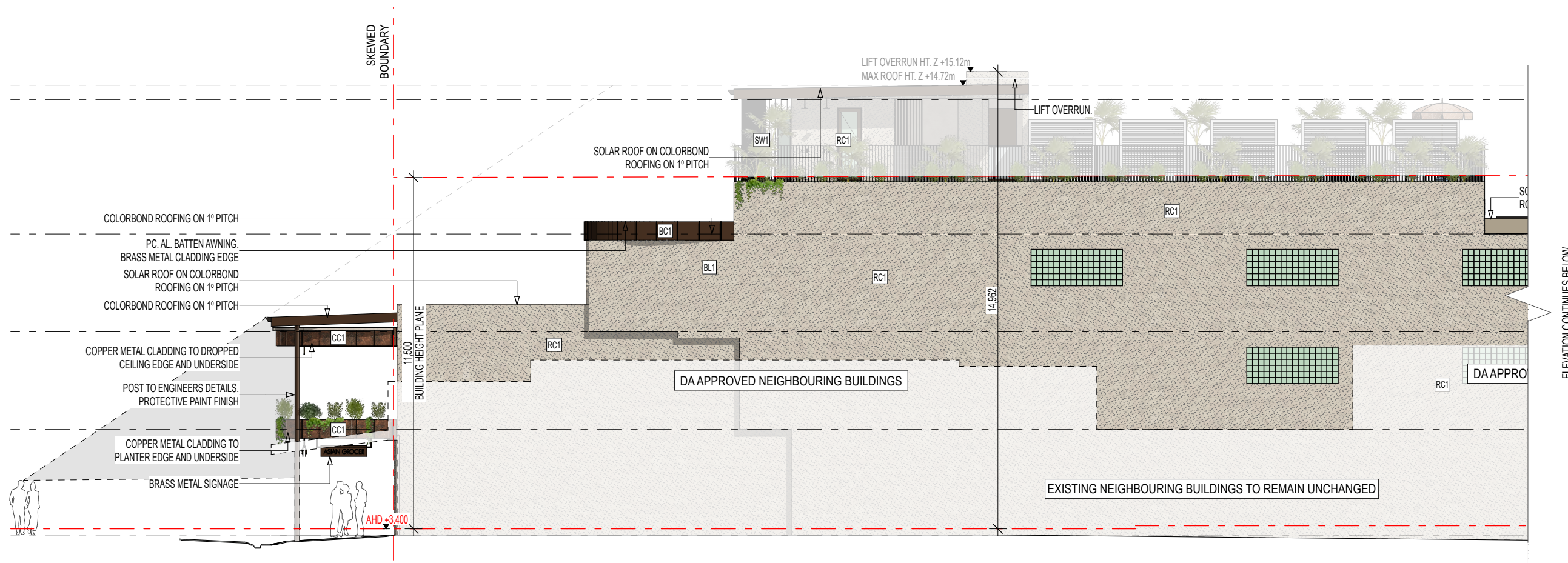
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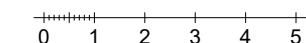




ELEVATION/ SECTION LEGEND

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BL1	BRASS METAL VERTICAL LOUVRE
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SW1	SS WIRE FOR VEGETATION CLIMBERS
SC1	CHAIN LINK MESH SCREEN
SC2	METAL DECORATIVE SCREEN
RC1	RENDERED CONCRETE & PAINT FINISH WALL 1
RC2	RENDERED CONCRETE & PAINT FINISH CEILING 2
RC3	RENDERED CONCRETE & PAINT FINISH 3
TW1	TILED WALL 1
BT1	PC. AL. BATTENS 1 TIMBER LOOK
BT2	BRASS METAL BATTENS 2

SOUTH ELEVATION
@A3 1:150



project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
SOUTH ELEVATION

drawing no.
J.1.26

scale @A3
1:150

revision

H	Revised Design Development
I	DA Documentation
J	DA Documentation (2)
K	DA Documentation (3)
L	DA Documentation (4)

Revised Design Development
DA Documentation
DA Documentation (2)
DA Documentation (3)
DA Documentation (4)

02.10.2025
13.11.2025
15.12.2025
11.05.2026
07.07.2026

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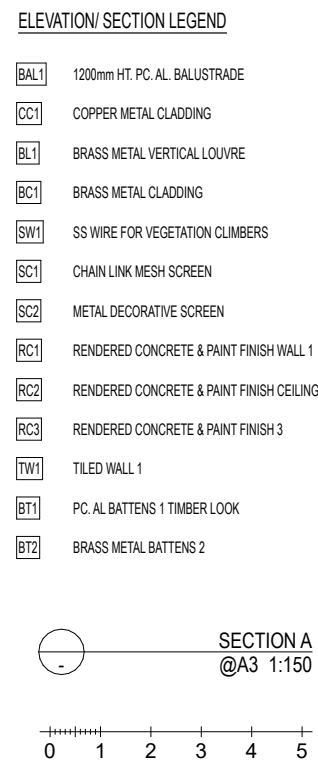
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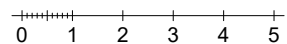
wayne greenland qld reg#: 4449. nsw reg#: 8738 vic reg#: 19864 abn: 46 895 074 299

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Architects



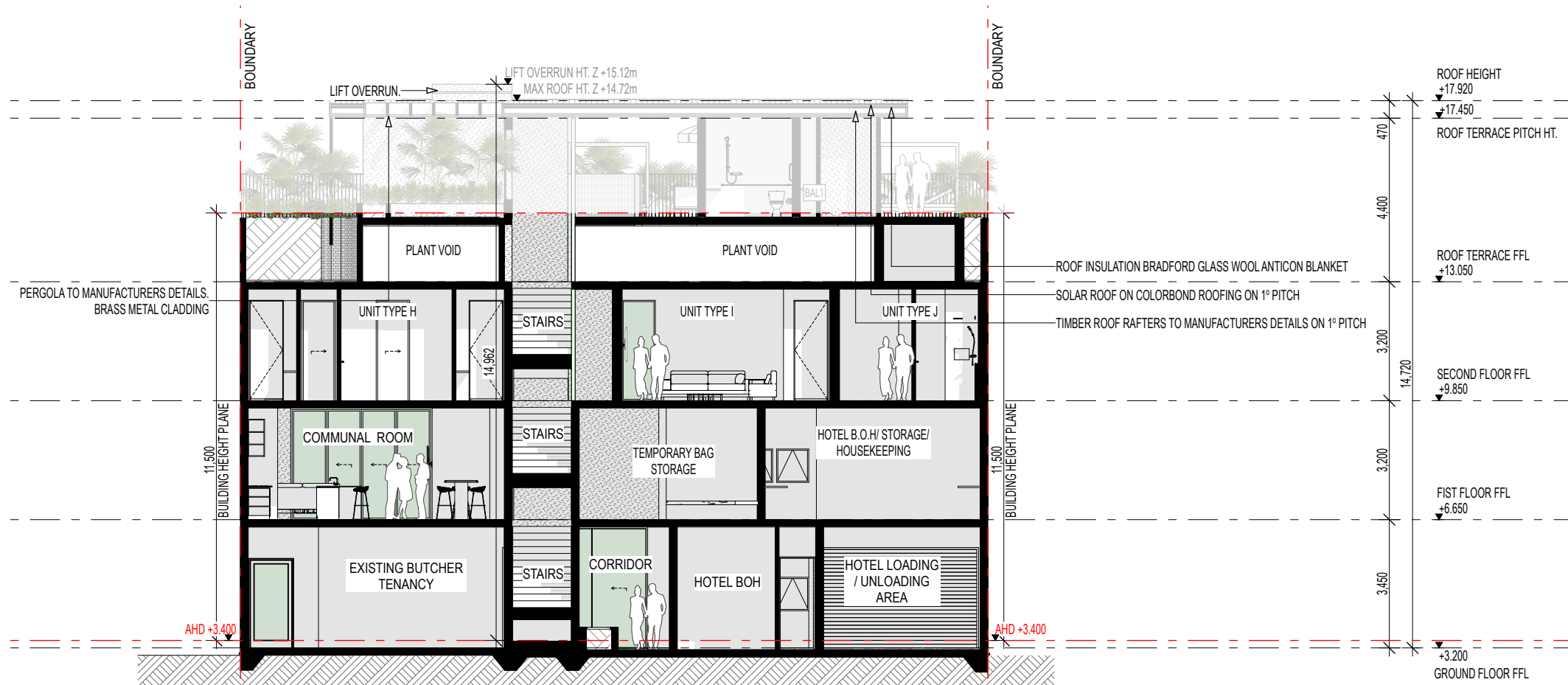
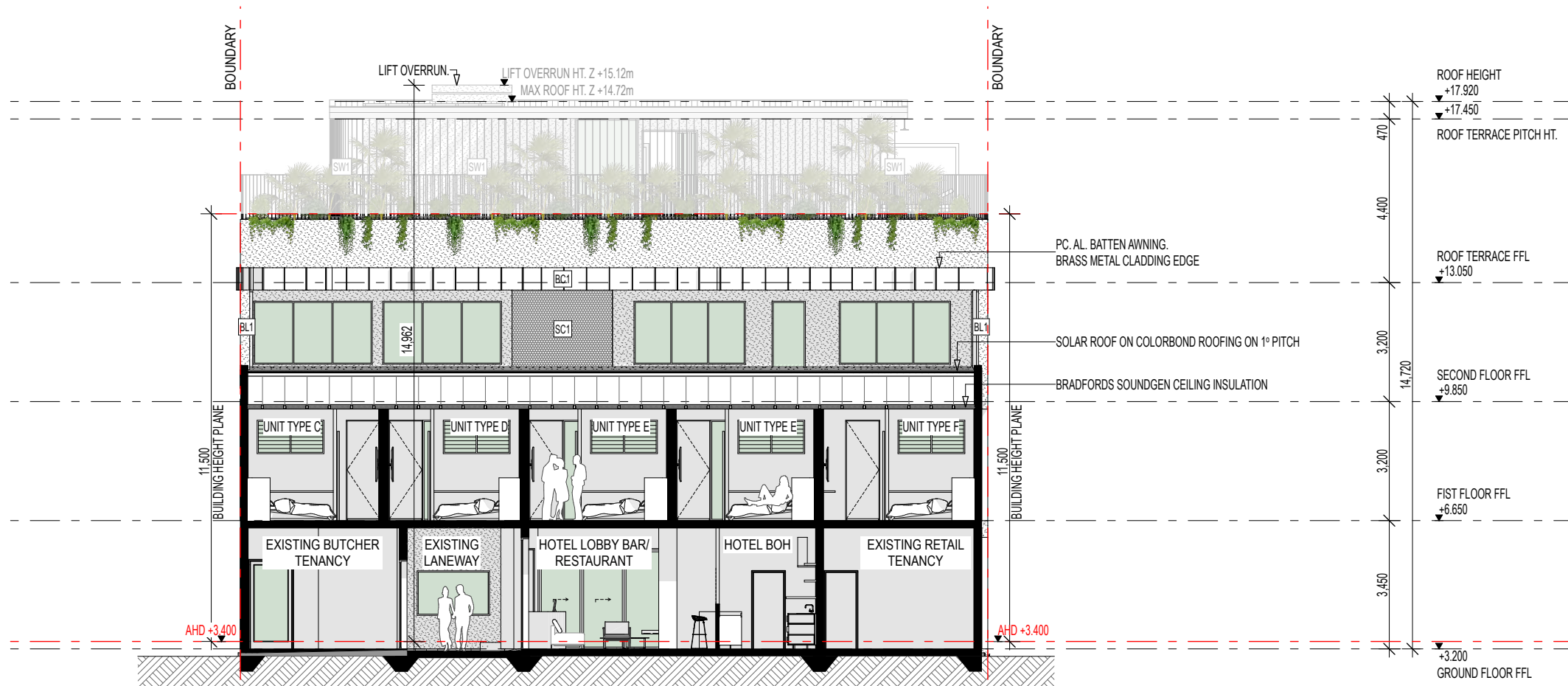
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BC1	BRASS METAL CLADDING
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SC2	METAL DECORATIVE SCREEN
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RC2	RENDERED CONCRETE & PAINT FINISH CEILING 2
RC3	RENDERED CONCRETE & PAINT FINISH 3
TW1	TILED WALL 1
BT1	PC. AL BATTENS 1 TIMBER LOOK
BT2	BRASS METAL BATTENS 2

SECTION B
@A3 1:150



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ELEVATION/ SECTION LEGEND

- [BAL1] 1200mm HT. PC. AL. BALUSTRADE
- [CC1] COPPER METAL CLADDING
- [BL1] BRASS METAL VERTICAL LOUVRE
- [BC1] BRASS METAL CLADDING
- [SW1] SS WIRE FOR VEGETATION CLIMBERS
- [SC1] CHAIN LINK MESH SCREEN
- [SC2] METAL DECORATIVE SCREEN
- [RC1] RENDERED CONCRETE & PAINT FINISH WALL 1
- [RC2] RENDERED CONCRETE & PAINT FINISH CEILING 2
- [RC3] RENDERED CONCRETE & PAINT FINISH 3
- [TW1] TILED WALL 1
- [BT1] PC. AL BATTENS 1 TIMBER LOOK
- [BT2] BRASS METAL BATTENS 2

SECTION D
@A3 1:150

0 1 2 3 4 5

project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

rev.
J

drawing
SECTIONS C & D
drawing no.
J.1.29

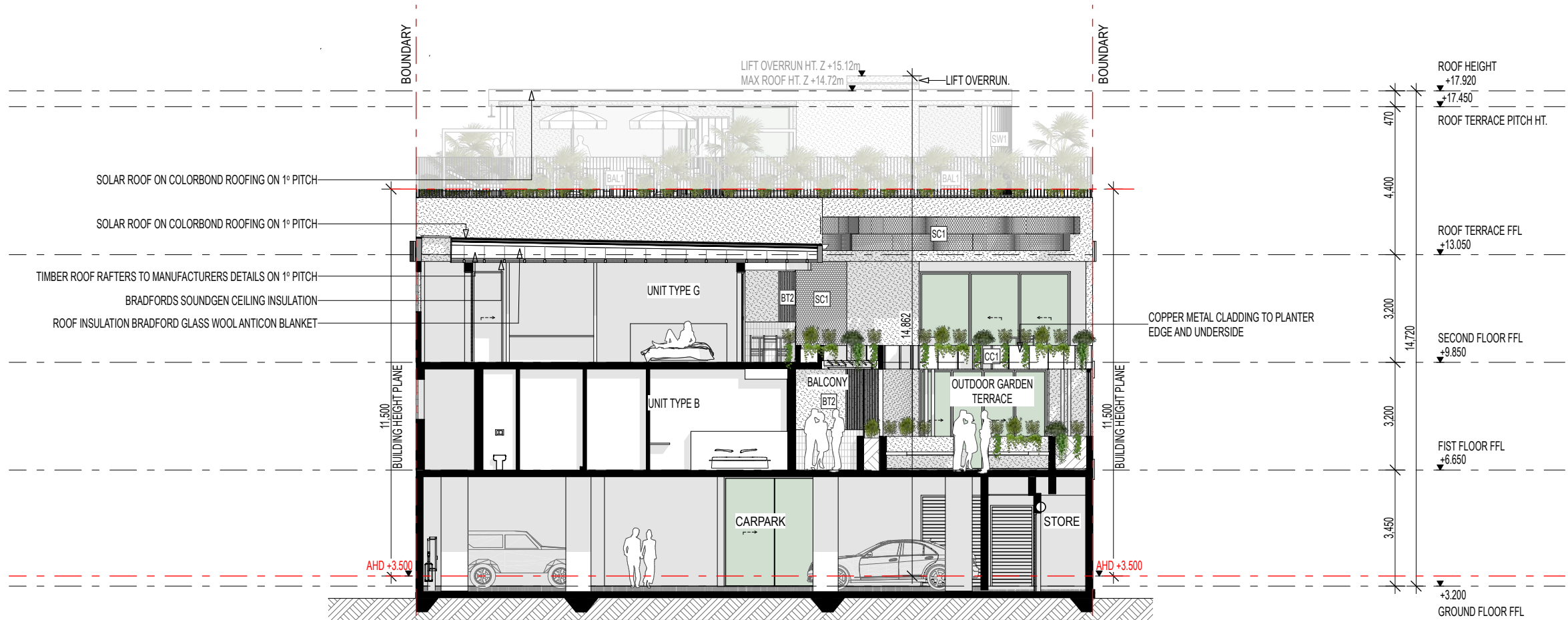
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revision
H Revised Design Development
I DA Documentation
J DA Documentation (2)
K DA Documentation (3)
L DA Documentation (4)

02.10.2025
13.11.2025
15.12.2025
11.05.2026
07.07.2026

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ELEVATION/ SECTION LEGEND

BAL1	1200mm HT. PC. AL. BALUSTRADE
CC1	COPPER METAL CLADDING
BL1	BRASS METAL VERTICAL LOUVRE
BC1	BRASS METAL CLADDING
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RC3	RENDERED CONCRETE & PAINT FINISH 3
TW1	TILED WALL 1
BT1	PC. AL BATTENS 1 TIMBER LOOK
BT2	BRASS METAL BATTENS 2

SECTION E
@A3 1:150

0 1 2 3 4 5

project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

rev.
J

drawing
SECTION E
drawing no.
J.1.30

scale @A3
1:150

revision
H Revised Design Development
I DA Documentation
J DA Documentation (2)
K DA Documentation (3)
L DA Documentation (4)

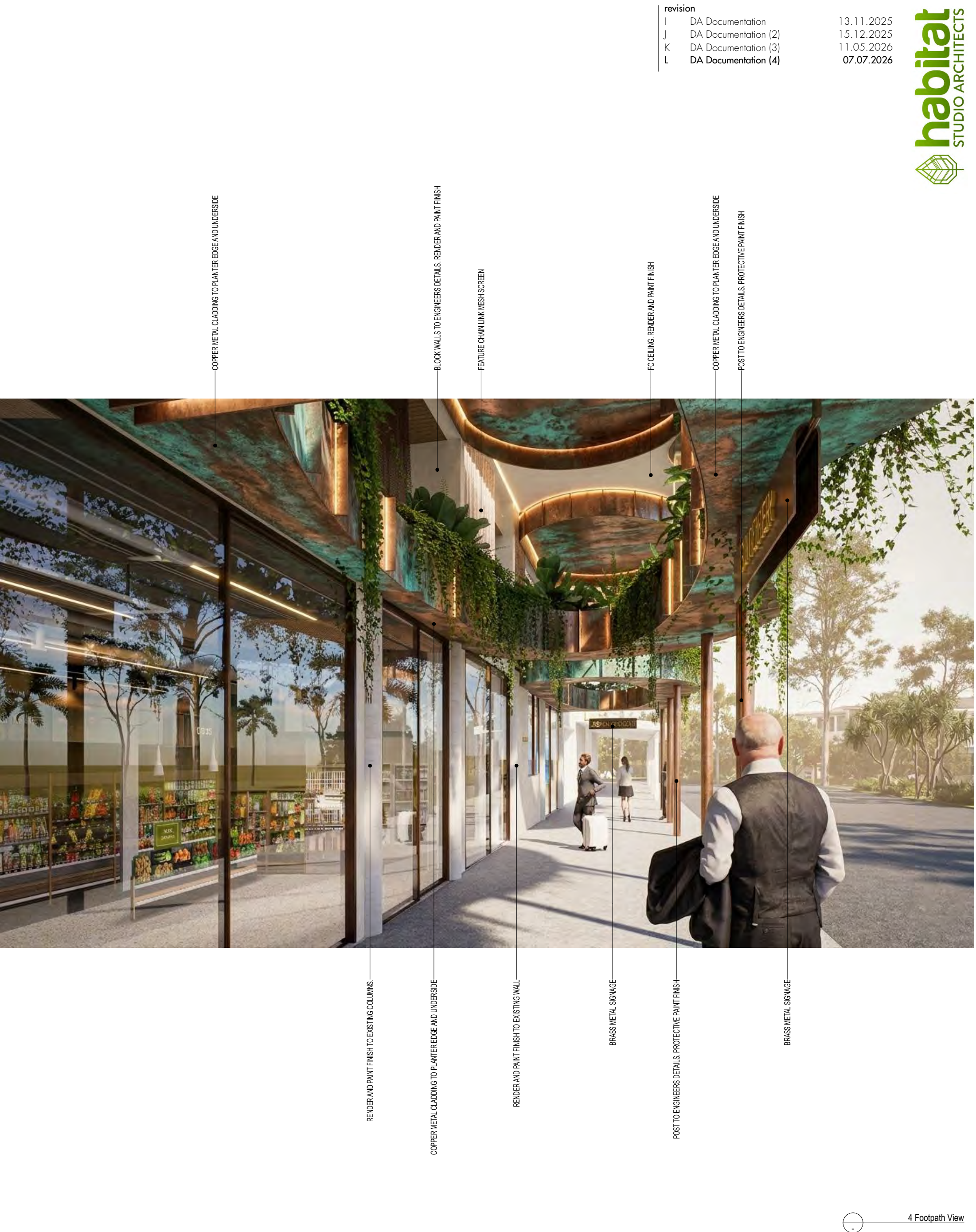
02.10.2025
13.11.2025
15.12.2025
11.05.2026
07.07.2026

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revision		
I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026





revision		
I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026

revision		
I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026



revision		
I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026

METAL SCREENING TO BE
DESIGNED BY LOCAL ORIGINAL
ARTIST NICKOLLA CLARK



5 North East View



6 Elevated Pool North East View

project

JONSON STREET HOTEL BYRON BAY

109 Jonson Street, Byron Bay, NSW, 2481

client

Josh & Andrew Thompson

project no.

24-23

drawn

WG & JC

rev.

J

drawing

3D VIEWS (2)

drawing no.

J.2.04

scale @A3

NTS

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I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
K	DA Documentation (3)	11.05.2026
L	DA Documentation (4)	07.07.2026




9 First Floor Garden Terrace View 1



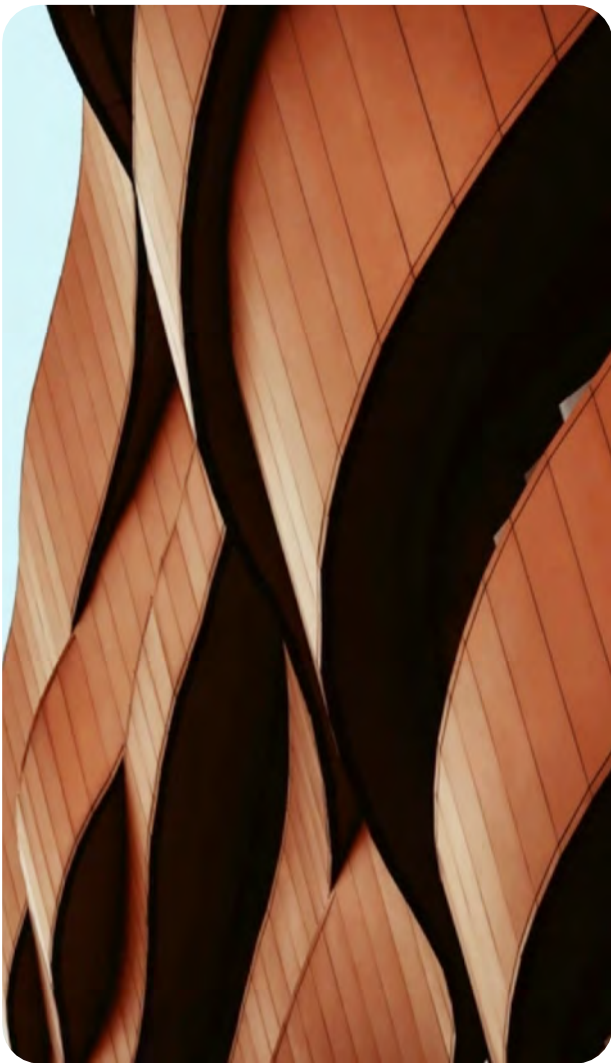

10 First Floor Garden Terrace View 2

revision		
I	DA Documentation	13.11.2025
J	DA Documentation (2)	15.12.2025
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11 Community Vege Garden



ORGANIC SHAPES
FLUID, CURVED & IRREGULAR FORMS TO
SOFTEN THE EXISTING FACADE.



SCULPTURAL METAL ELEMENTS
CURVED METAL CLADDINGS TO CREATE MOVEMENT,
ADDING A CONTEMPORARY IDENTITY.



CHAIN LINK MESH SCREENS
EVOKES A SENSE OF LIGHTNESS, MOVEMENT, AND
TRANSPARENCY THROUGH THE PLAY OF LIGHT AND SHADOW.



GREEN TERRACES AND LANDSCAPED EDGES
NATURAL AND CONTEMPORARY DESIGN WITH
INTEGRATED BIOPHILIC ELEMENTS.

project
JONSON STREET HOTEL BYRON BAY
109 Jonson Street, Byron Bay, NSW, 2481
client
Josh & Andrew Thompson

project no.
24-23
drawn
WG & JC

rev.
J

drawing
PRECEDENT IMAGERY
drawing no.
J.2.08

scale @A3
NTS

revision		
H	Revised Design Development	02.10.2025
I	DA Documentation	13.11.2025
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project
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109 Jonson Street, Byron Bay, NSW, 2481

client
Josh & Andrew Thompson

project no.
24-23

drawn
WG & JC

rev.
J

drawing
MATERIAL PALETTE

drawing no.
J.2.09

scale @A3
NTS

revision

H	Revised Design Development
I	DA Documentation
J	DA Documentation (2)
K	DA Documentation (3)
L	DA Documentation (4)

02.10.2025
13.11.2025
15.12.2025
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