

DEVELOPMENT APPLICATION

PROPOSED MIXED USED DEVELOPMENT:
BASEMENT CARPARK / RETAIL PRECINCT & APARTMENTS (CLASS 7A, 6, 2)

DRAWING SCHEDULE

DA.01	COVER PAGE & LOCALITY PLAN
DA.02	SURVEY
DA.03	SITE PLAN
DA.04	FLOOR PLAN - BASEMENT
DA.05	FLOOR PLAN - GROUND FLOOR
DA.06	FLOOR PLAN - FIRST FLOOR
DA.07	FLOOR PLAN - SECOND FLOOR
DA.08	FLOOR PLAN - ROOF TERRACE
DA.09	FLOOR PLAN - ROOF
DA.10	APARTMENT PLAN - APT NO. 5
DA.11	APARTMENT PLAN - APT NO. 6
DA.12	APARTMENT PLAN - APT NO. 7
DA.13	APARTMENT PLAN - APT NO. 8
DA.14	APARTMENT PLAN - LIVABLE (NO.1)
DA.15	APARTMENT PLAN - ADAPTABLE (NO. 3)
DA.16	DETAIL - BIN ROOM
DA.17	SOUTH ELEVATION
DA.18	NORTH ELEVATION
DA.19	EAST ELEVATION
DA.20	EAST ELEVATION
DA.21	COURTAYRD SOUTH ELEVATION
DA.22	COURTAYRD NORTH ELEVATION
DA.23	LONG SECTION
DA.24	SHORT SECTION
DA.25	HEIGHT PLANE AREA PLAN
DA.26	SOLAR ACCESS STUDY - FIRST FLOOR
DA.27	SOLAR ACCESS STUDY - SECOND FLOOR
DA.28	SUN STUDY - SUMMER SOLSTICE
DA.29	SUN STUDY - EQUINOX
DA.30	SUN STUDY - WINTER SOLSTICE
DA.31	SUN STUDY - MARVELL ST
DA.32	DRAFT STRATA PLAN
DA.33	DRAFT STRATA PLAN

DEVELOPMENT SUMMARY

GROUND FLOOR	
CAFE	139.94
RETAIL	16.77
RETAIL	33.51
	190.22 m²

FIRST FLOOR	
APARTMENT 1	141.40
APARTMENT 2	138.03
APARTMENT 3	141.40
APARTMENT 4	139.43
	560.26 m²

SECOND FLOOR	
APARTMENT 5	141.40
APARTMENT 6	138.03
APARTMENT 7	141.40
APARTMENT 8	139.43
	560.26 m²

ROOF TERRACE	
AMENITY	6.48
	6.48 m²
	1,317.22 m²

TOTAL GFA	
SITE AREA	1013.6m²
PLOT RATIO	1.3:1
FSR MAX (GFA)	1317.7m²

BALCONY AREAS	
APARTMENT 1	17.80
APARTMENT 2	18.34
APARTMENT 3	17.73
APARTMENT 4	17.61
APARTMENT 5	17.80
APARTMENT 6	18.34
APARTMENT 7	17.73
APARTMENT 8	17.61
	142.96 m²

PARKING SUMMARY

RETAIL / CAFE	2 / 7
RESIDENT / VISITOR	10 / 2
CAR SHARE	2 (+4)
TOTAL	27



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13/11/23	DA3	DA RFI
20/12/23	DA4	DA RFI

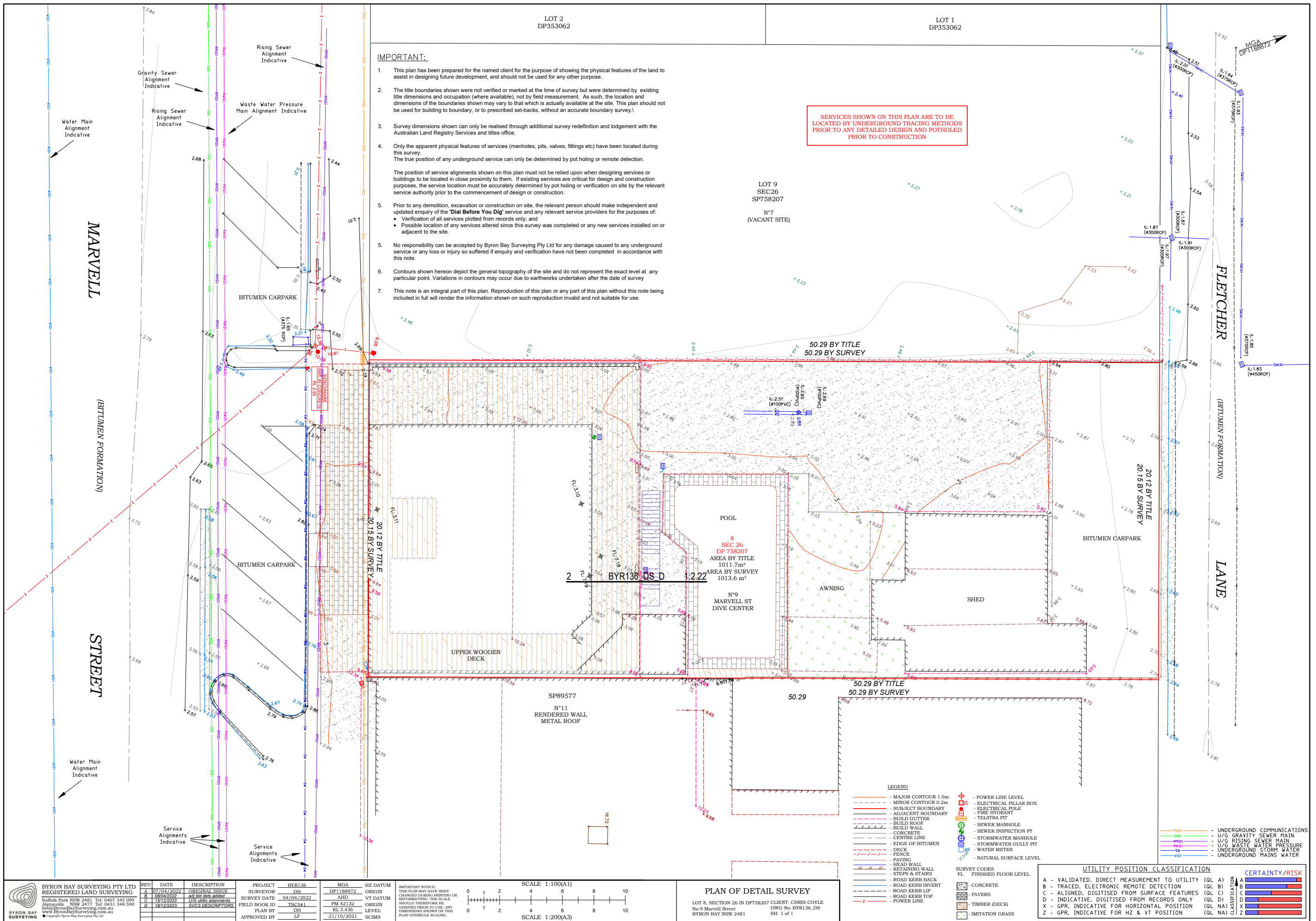
Project
9 MARVELL ST
Client
COBILD

Drawing Name
COVER PAGE & LOCALITY PLAN
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.01
Revision
Concept

Scale



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Project
9 MARVELL ST

Client
COBILD

Drawing Name
SURVEY

Location
9 MARVELL ST BYRON BAY
NSW 2481

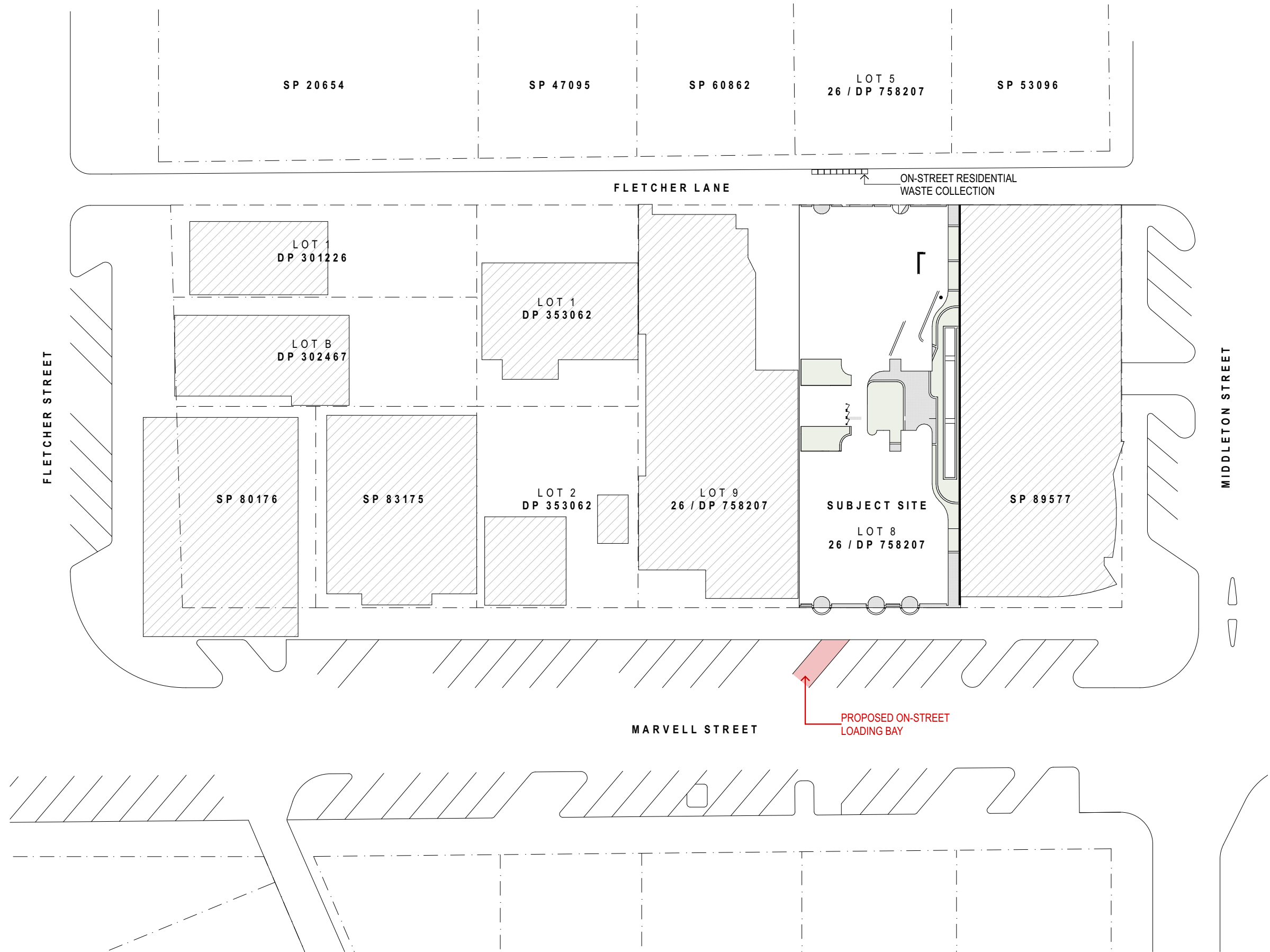
Job No.
HGA344

Date
20/12/23

Drawing No.
DA.02

Revision
Concept

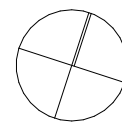
Scale



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Project
9 MARVELL ST
Client
COBILD

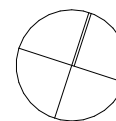
Drawing Name
SITE PLAN
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.03
Scale
1:500
Revision
Concept



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20/12/23	DA4	DA RFI

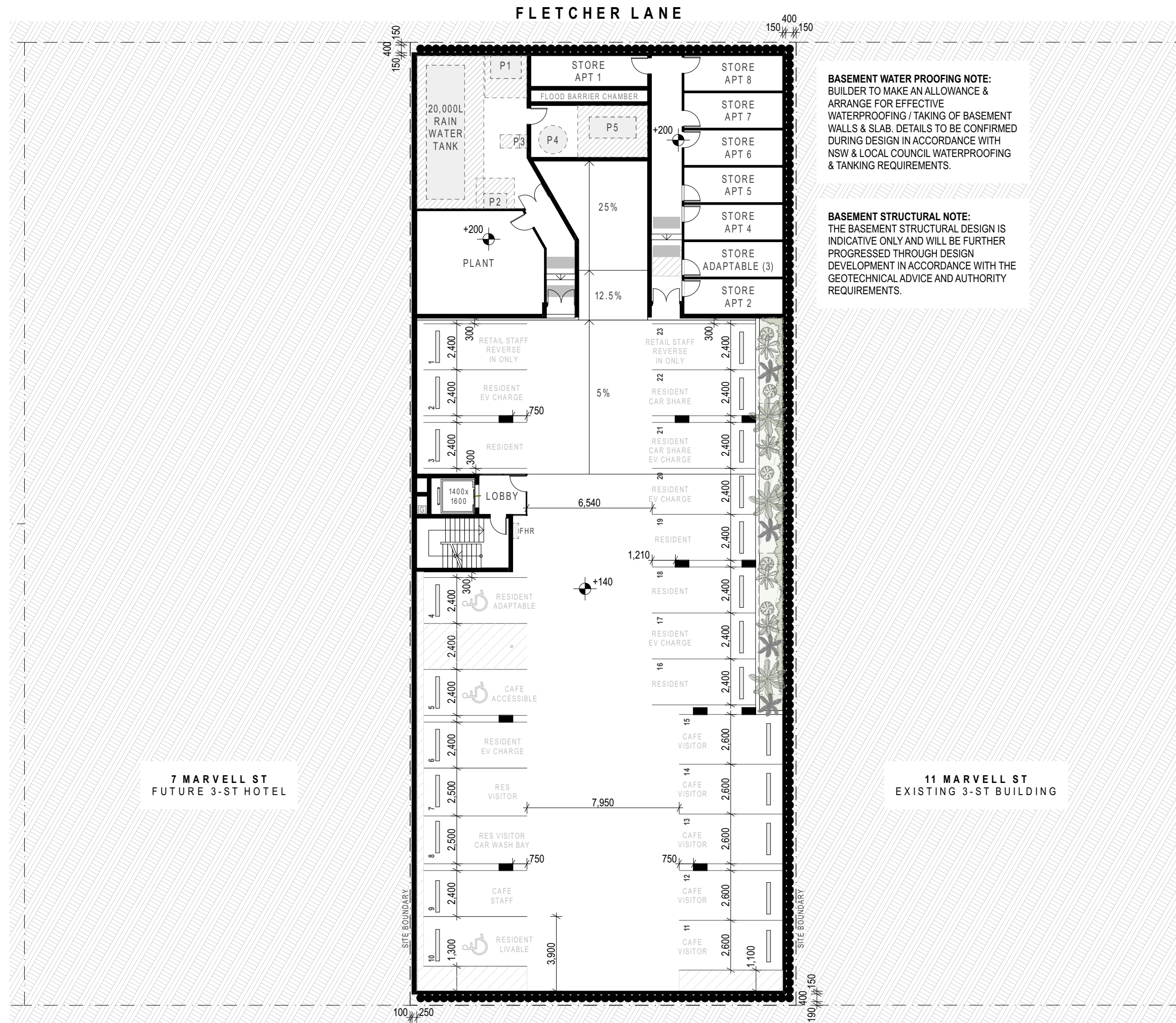


Project
9 MARVELL ST
Client
COBILD

Drawing Name
FLOOR PLAN - BASEMENT
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.04
Scale
1:200
Revision
Concept



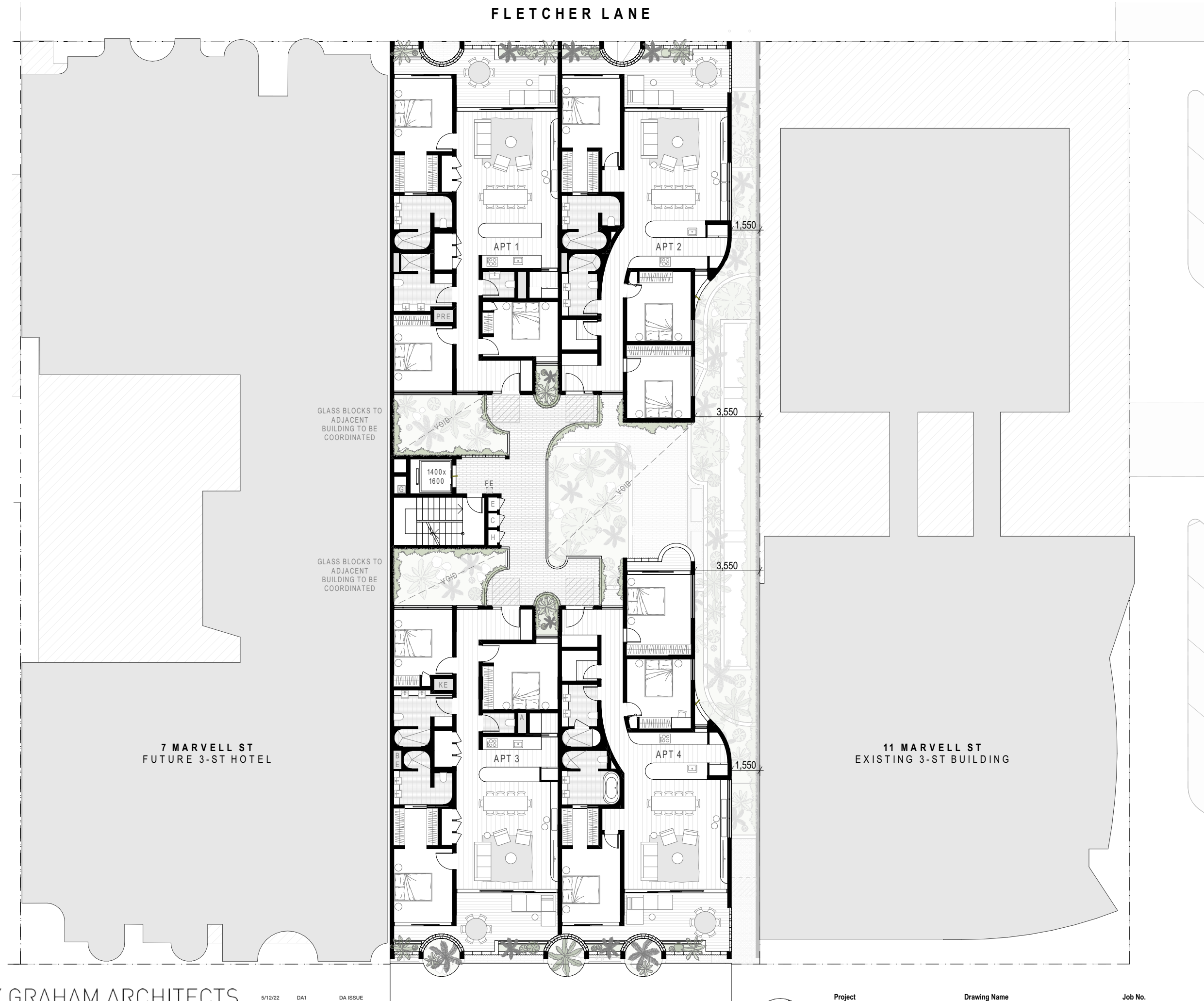
ELECTRICAL
PILLAR & PIT

Drawing No.	Scale
DA.05	1:200
Revision	
Concept	



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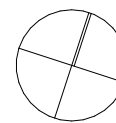
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MARVELL STREET



Project
9 MARVELL ST
Client
COBILD

Drawing Name
FLOOR PLAN - FIRST FLOOR
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.06
Scale
1:200
Revision
Concept

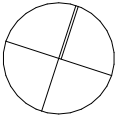


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MARVELL STREET



Project
9 MARVELL ST
Client
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Drawing Name
FLOOR PLAN - SECOND FLOOR
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.07
Revision
Concept
Scale
1:200



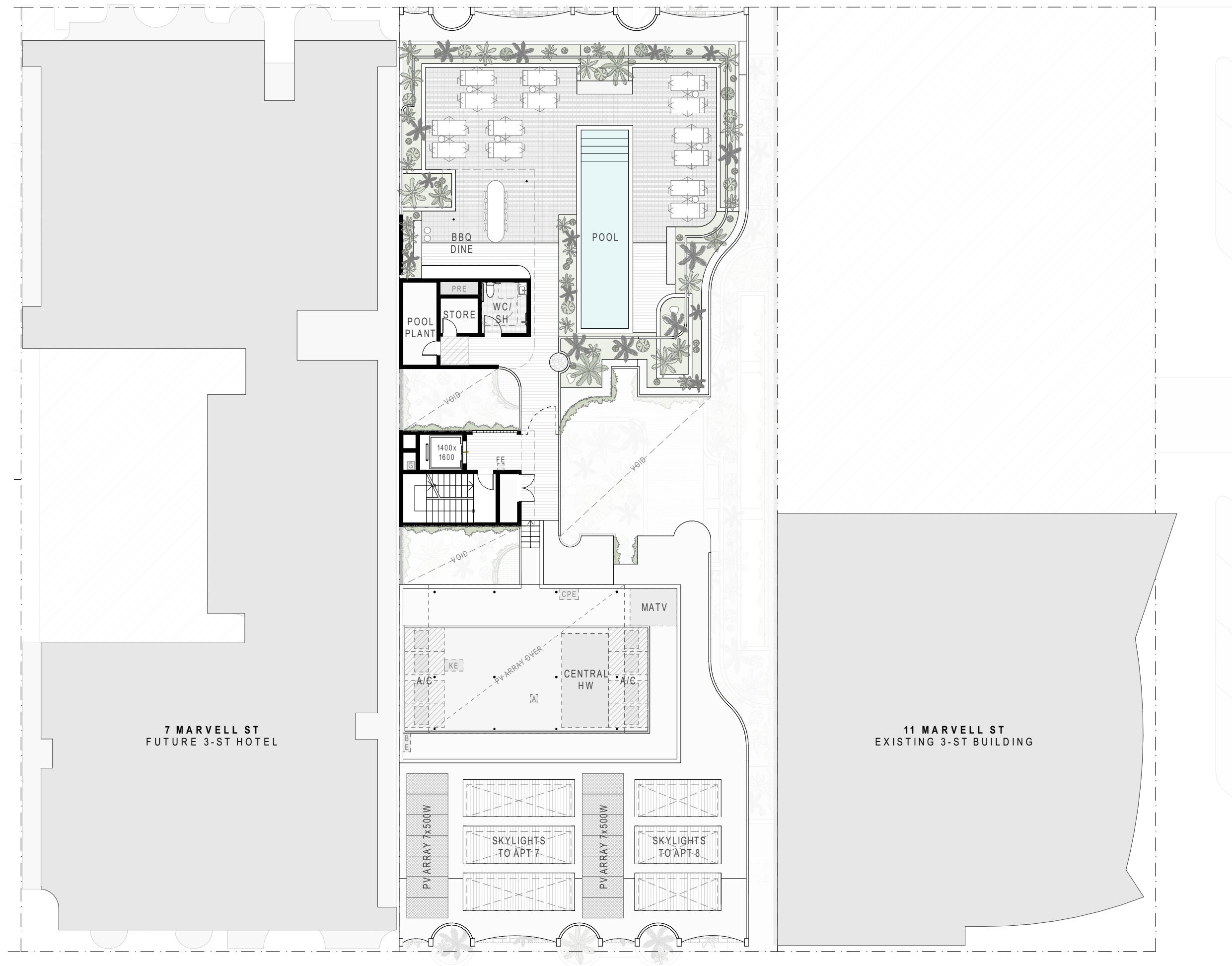
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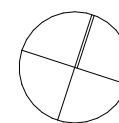
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FLETCHER LANE



MARVELL STREET

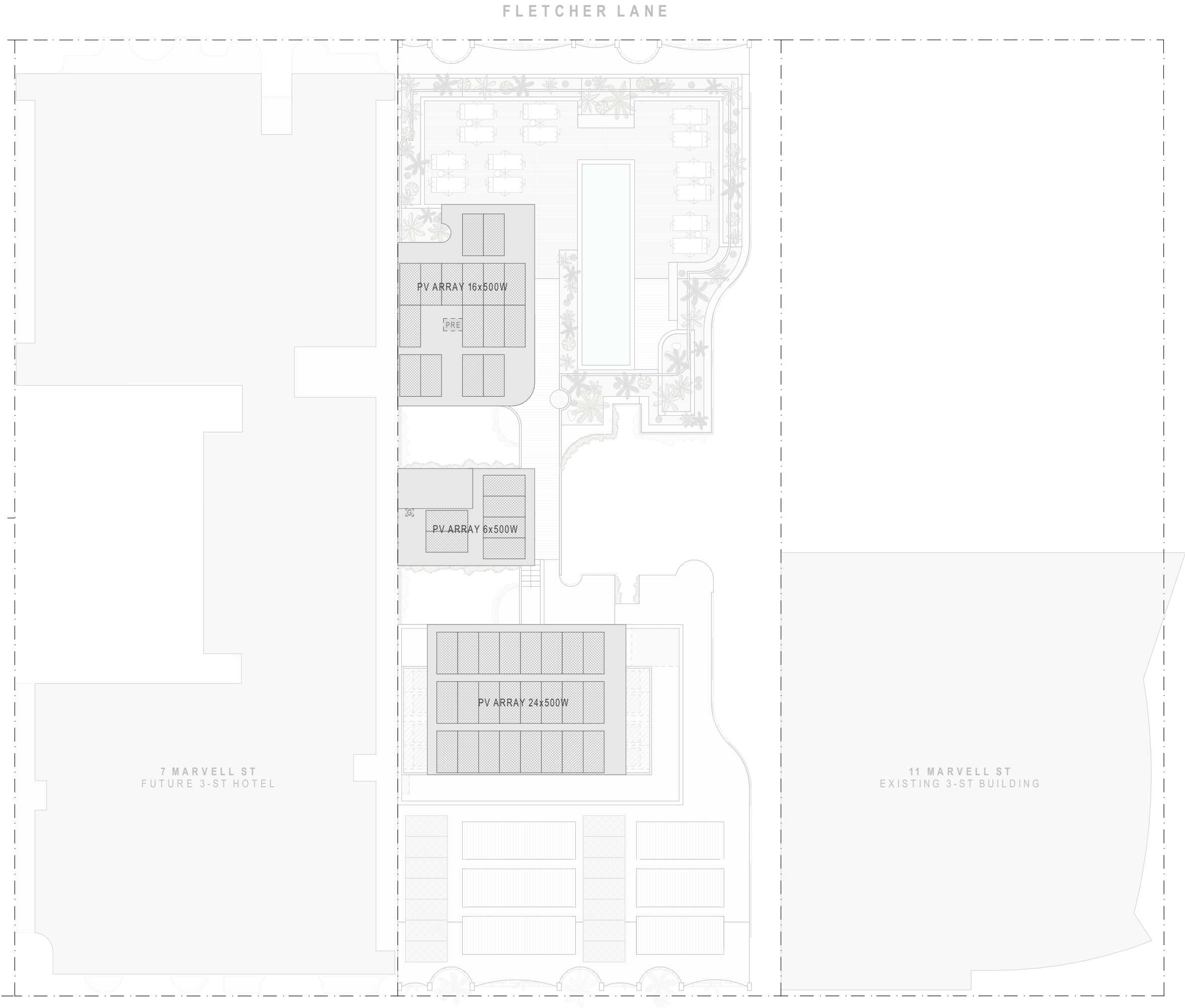


Project
9 MARVELL ST
Client
COBILD

Drawing Name
FLOOR PLAN - ROOF TERRACE
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.08
Scale
1:200
Revision
Concept

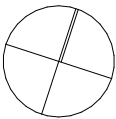


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MARVELL STREET



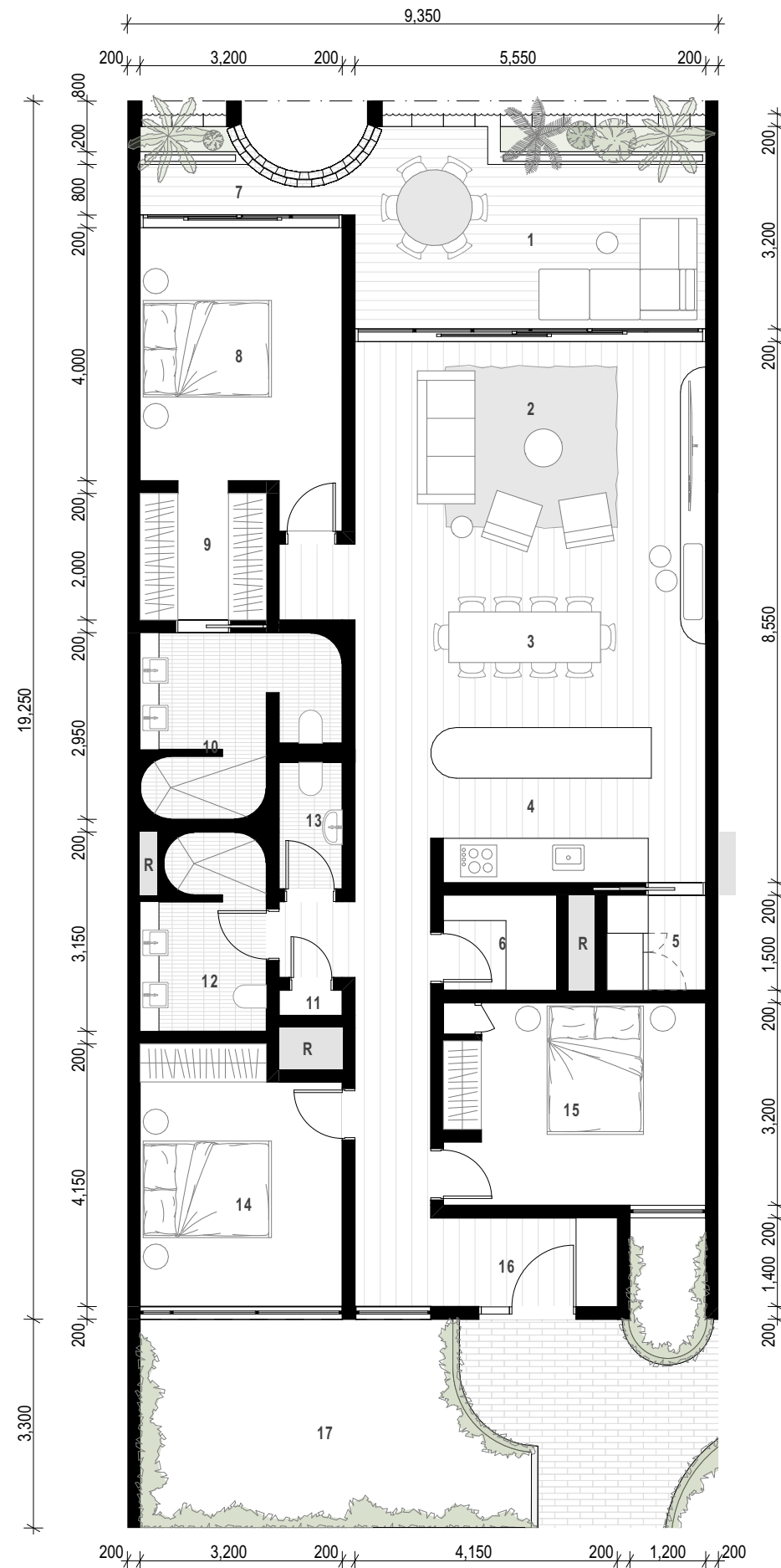
Project
9 MARVELL ST
Client
COBILD

Drawing Name
FLOOR PLAN - ROOF
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.09
Scale
1:200
Revision
Concept

- APARTMENT 5
- 1 OUTDOOR LIVING
 - 2 SITTING
 - 3 DINING
 - 4 KITCHEN
 - 5 BUTLER'S PANTRY
 - 6 LAUNDRY
 - 7 MASTER BALCONY
 - 8 MASTER BEDROOM
 - 9 ROBE
 - 10 MASTER ENSUITE
 - 11 LINEN CUPBOARD
 - 12 BATHROOM
 - 13 POWDER ROOM
 - 14 BEDROOM
 - 15 BEDROOM
 - 16 ENTRY
 - 17 VOID
- R SERVICE RISER



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Project
9 MARVELL ST
Client
COBILD

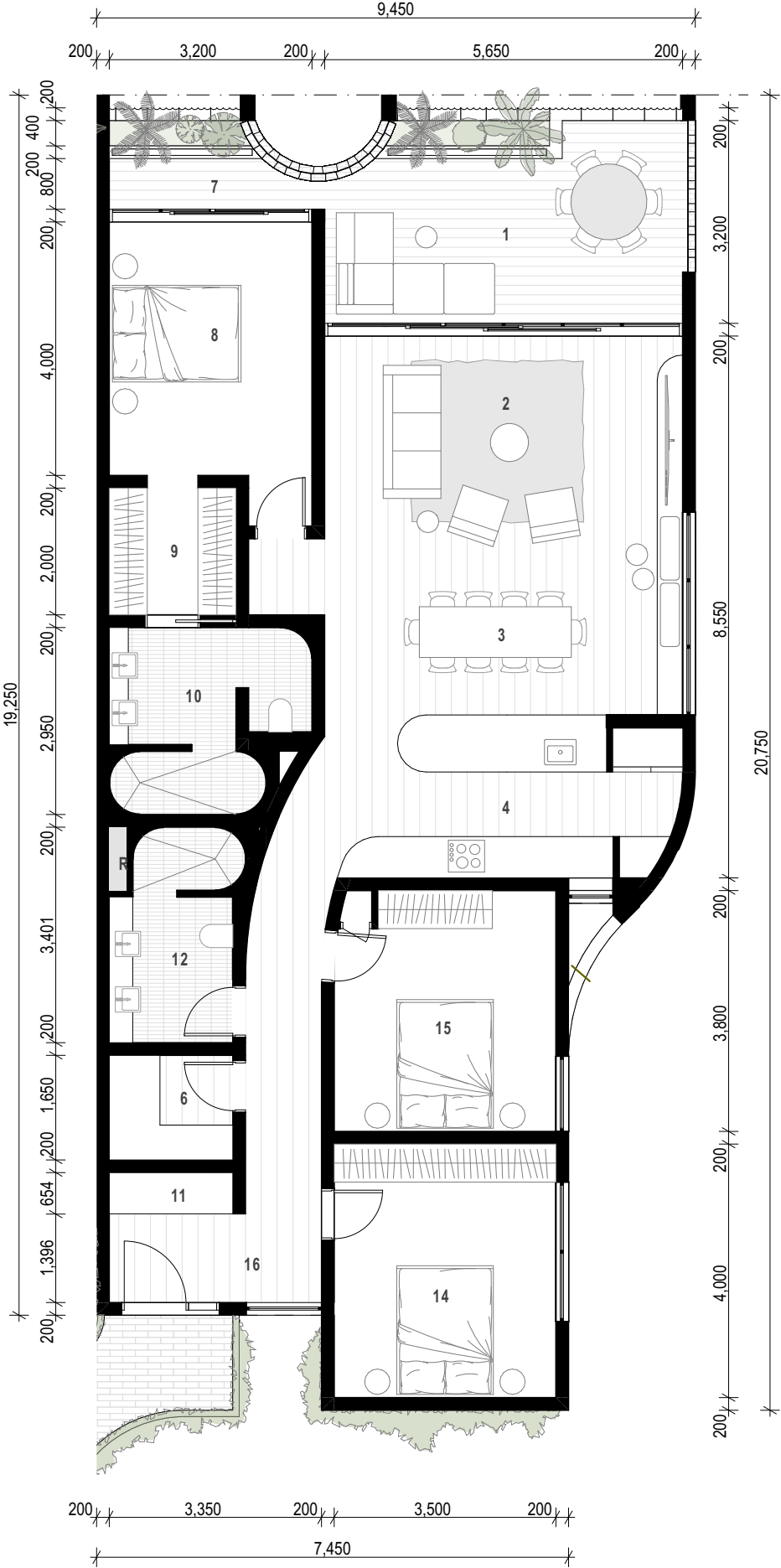
Drawing Name
APARTMENT PLAN - APT NO. 5
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.10
Scale
Revision
Concept

APARTMENT 6

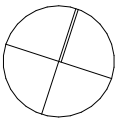
- 1 OUTDOOR LIVING
 - 2 SITTING
 - 3 DINING
 - 4 KITCHEN
 - 5 -
 - 6 LAUNDRY
 - 7 MASTER BALCONY
 - 8 MASTER BEDROOM
 - 9 ROBE
 - 10 MASTER ENSUITE
 - 11 LINEN CUPBOARD
 - 12 BATHROOM
 - 13 -
 - 14 BEDROOM
 - 15 BEDROOM
 - 16 ENTRY
- R SERVICE RISER



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Project
9 MARVELL ST
Client
COBILD

Drawing Name
APARTMENT PLAN - APT NO. 6
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

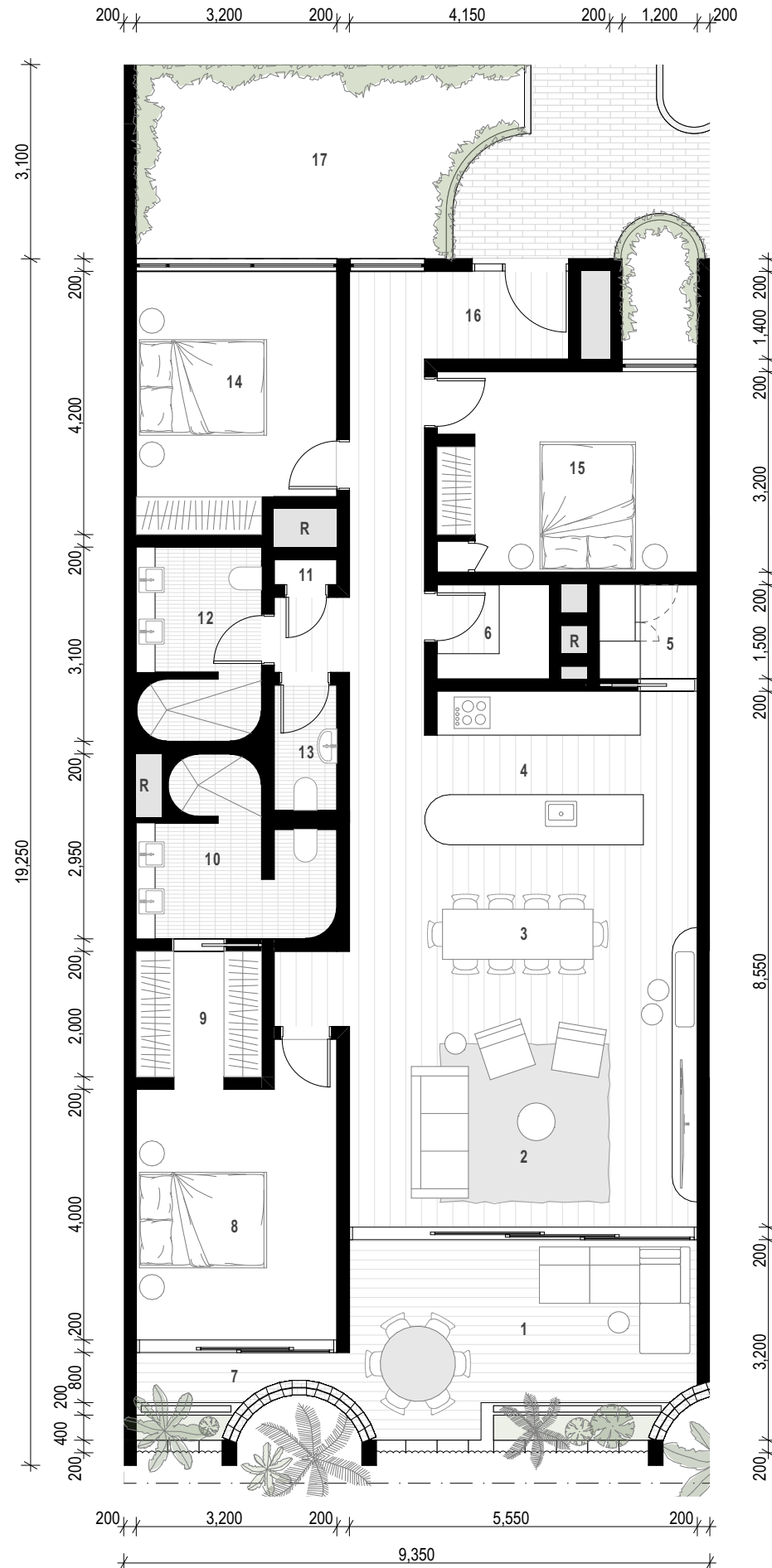
Drawing No.
DA.11
Revision
Concept

Scale

APARTMENT 7

- 1 OUTDOOR LIVING
- 2 SITTING
- 3 DINING
- 4 KITCHEN
- 5 BUTLER'S PANTRY
- 6 LAUNDRY
- 7 MASTER BALCONY
- 8 MASTER BEDROOM
- 9 ROBE
- 10 MASTER ENSUITE
- 11 LINEN CUPBOARD
- 12 BATHROOM
- 13 POWDER ROOM
- 14 BEDROOM
- 15 BEDROOM
- 16 ENTRY
- 17 VOID

R SERVICE RISER



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Project
9 MARVELL ST
Client
COBILD

Drawing Name
APARTMENT PLAN - APT NO. 7
Location
9 MARVELL ST BYRON BAY
NSW 2481

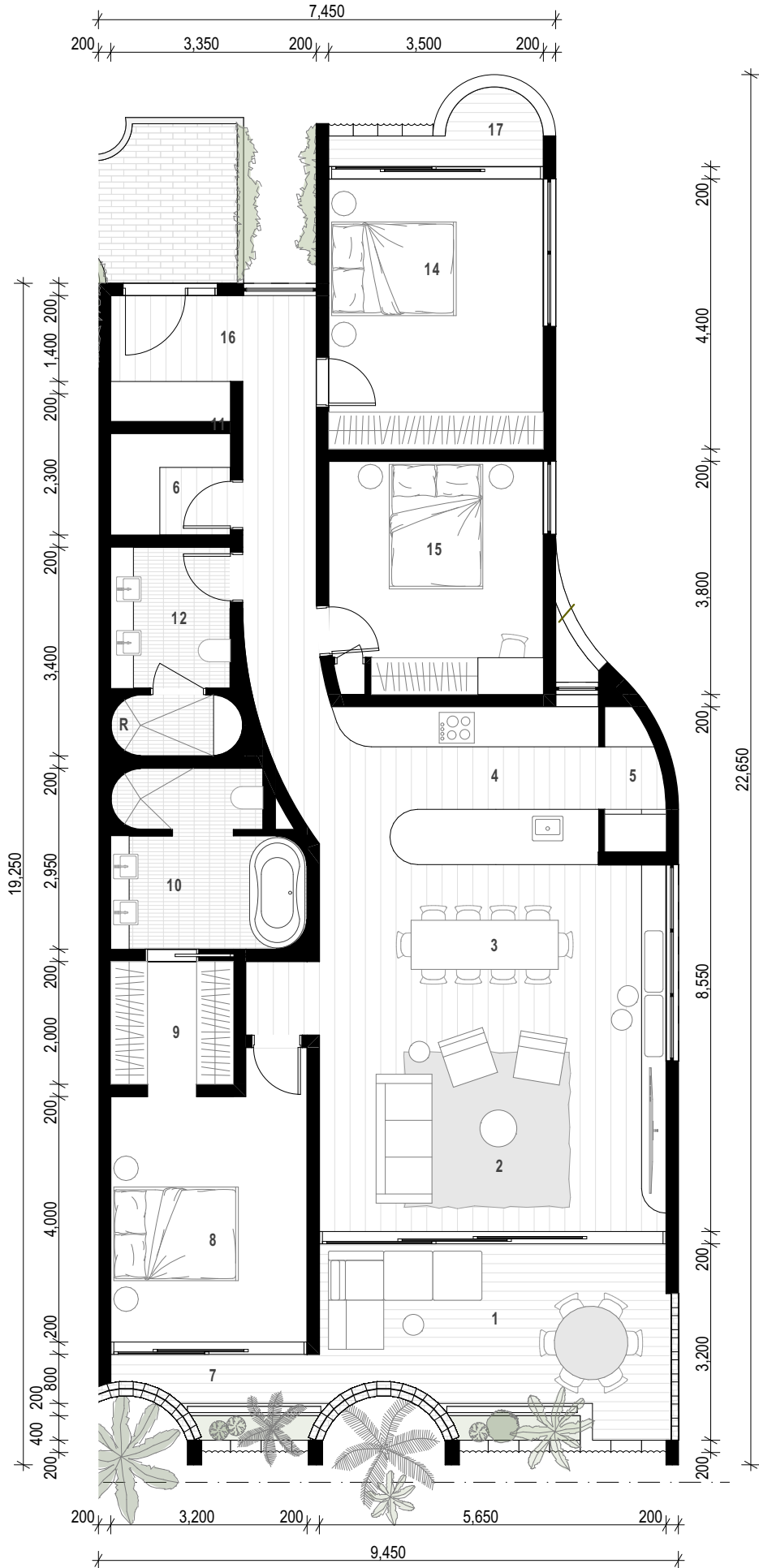
Job No.
HGA344
Date
20/12/23

Drawing No.
DA.12
Revision
Concept
Scale

APARTMENT 8

- 1 OUTDOOR LIVING
- 2 SITTING
- 3 DINING
- 4 KITCHEN
- 5 PANTRY
- 6 LAUNDRY
- 7 MASTER BALCONY
- 8 MASTER BEDROOM
- 9 ROBE
- 10 MASTER ENSUITE
- 11 LINEN CUPBOARD
- 12 BATHROOM
- 13 -
- 14 BEDROOM
- 15 BEDROOM
- 16 ENTRY
- 17 JULIET BALCONY

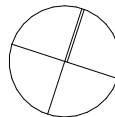
R SERVICE RISER



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Project
9 MARVELL ST
Client
COBILD

Drawing Name
APARTMENT PLAN - APT NO. 8
Location
9 MARVELL ST BYRON BAY
NSW 2481

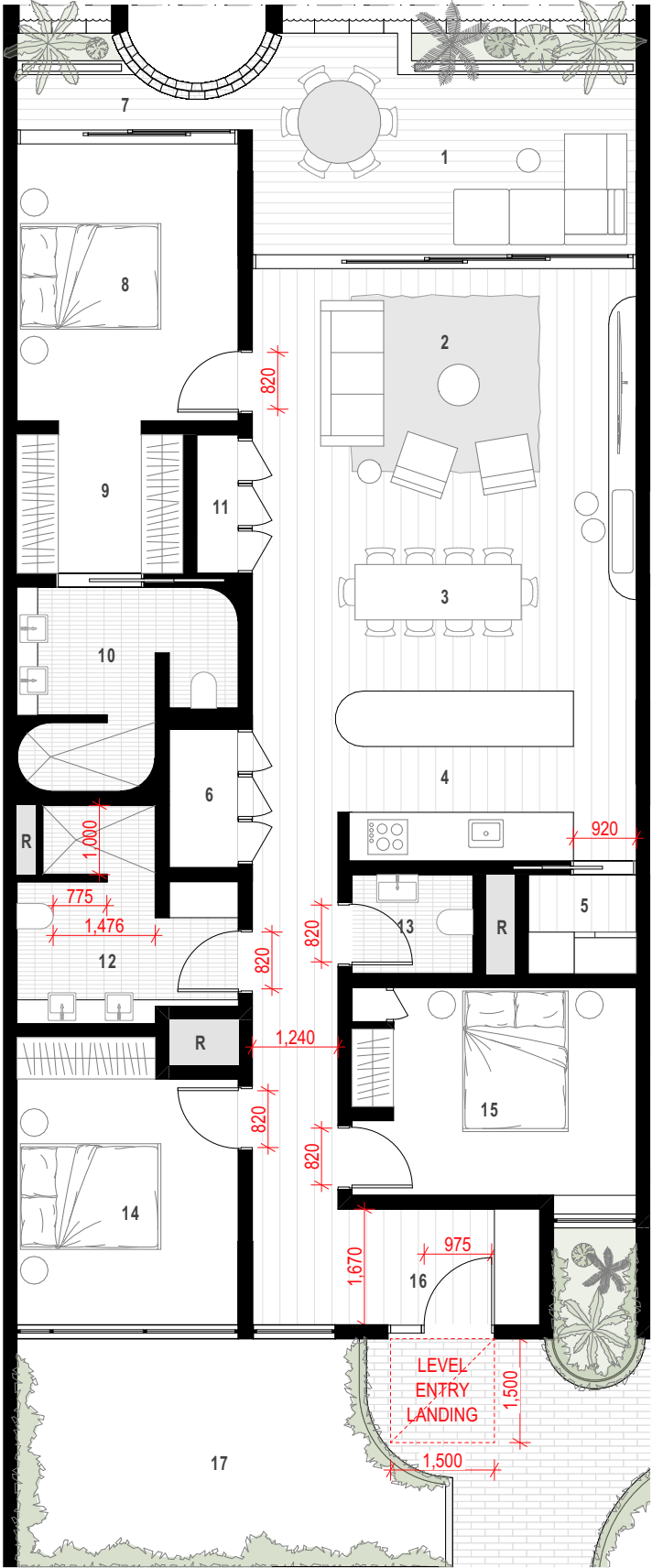
Job No.
HGA344
Date
20/12/23

Drawing No.
DA.13
Revision
Concept
Scale

APARTMENT 1 (LIVABLE)

- 1 OUTDOOR LIVING
- 2 SITTING
- 3 DINING
- 4 KITCHEN
- 5 BUTLER'S PANTRY
- 6 LAUNDRY
- 7 MASTER BALCONY
- 8 MASTER BEDROOM
- 9 ROBE
- 10 MASTER ENSUITE
- 11 LINEN CUPBOARD
- 12 BATHROOM
- 13 POWDER ROOM
- 14 BEDROOM
- 15 BEDROOM
- 16 ENTRY
- 17 VOID

R SERVICE RISER

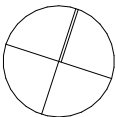


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20/12/23	DA4	DA RFI



Project
9 MARVELL ST
Client
COBILD

Drawing Name
APARTMENT PLAN - LIVABLE
(NO.1)
Location
9 MARVELL ST BYRON BAY
NSW 2481

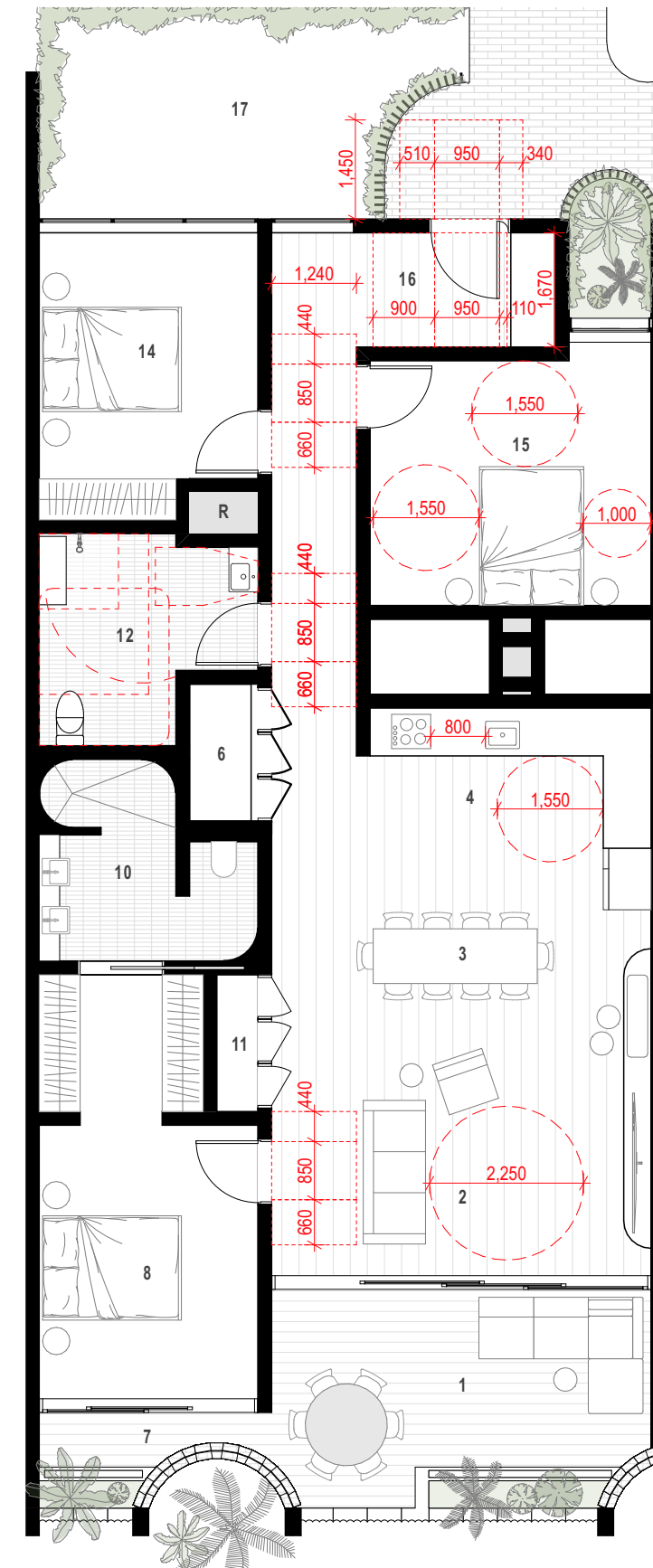
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HGA344
Date
20/12/23

Drawing No.
DA.14
Revision
Concept

Scale

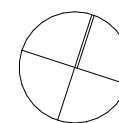
APARTMENT 3 (ADAPTABLE)

- R SERVICE RISER



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Drawing Name
APARTMENT PLAN - ADAPTABLE
(NO. 3)
Location
9 MARVELL ST BYRON BAY
NSW 2481

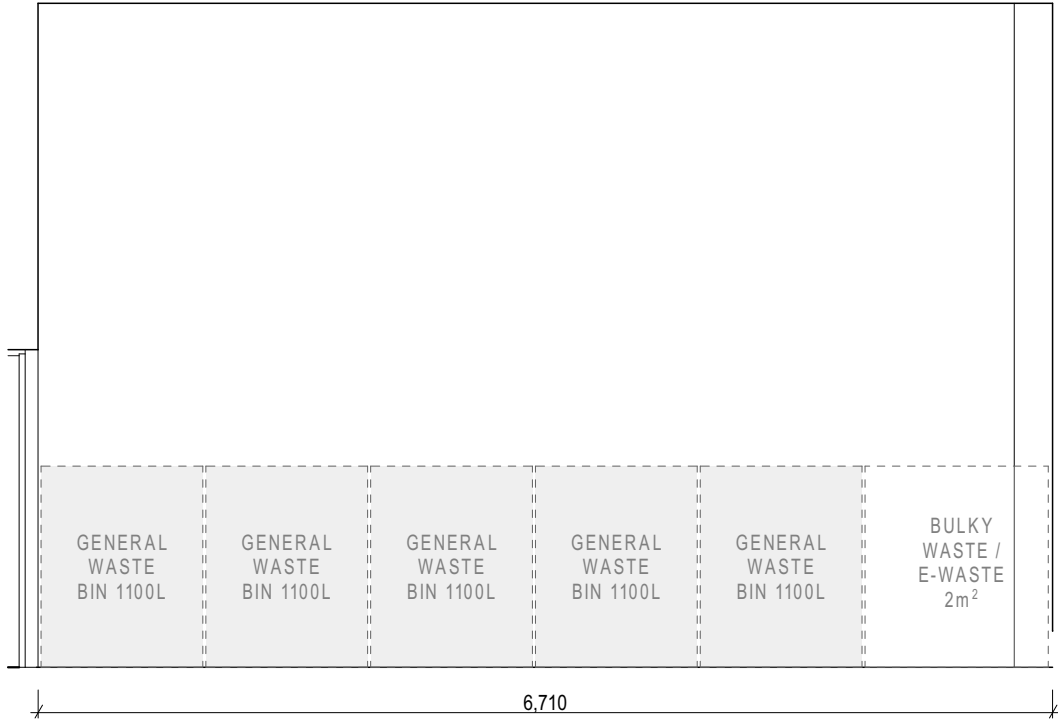
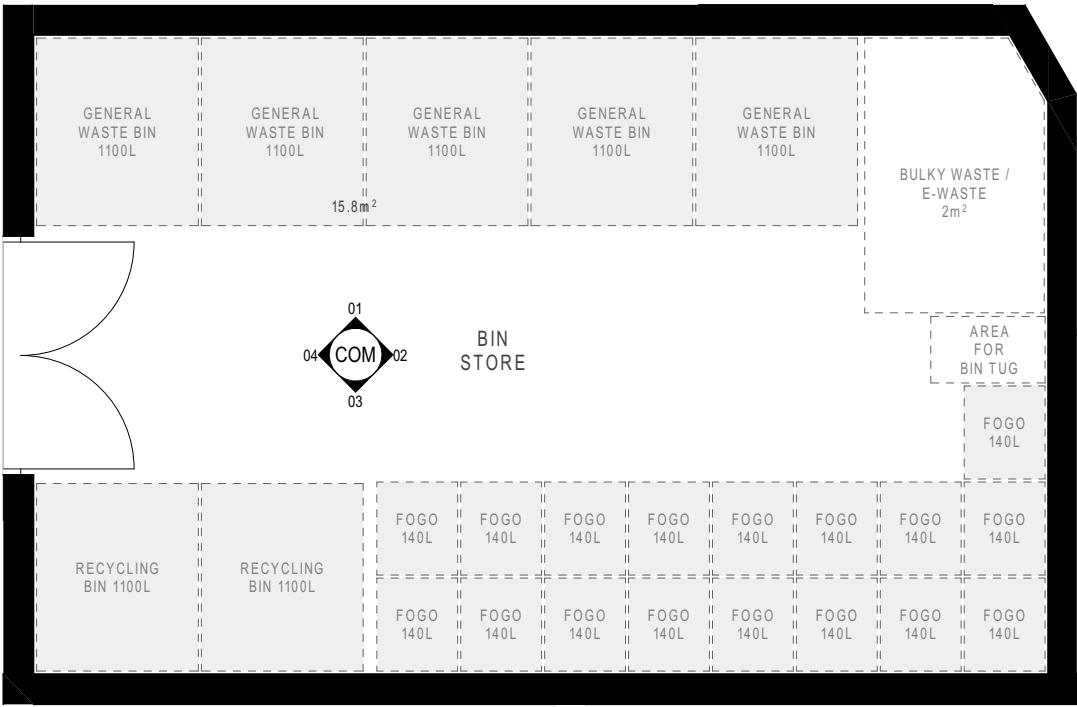
Job No.
HGA344

Date
20/12/23

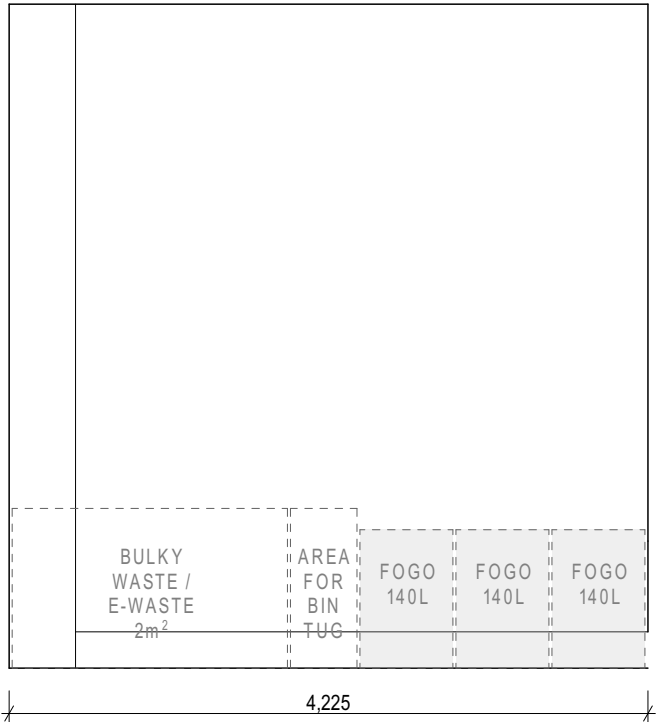
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Scale

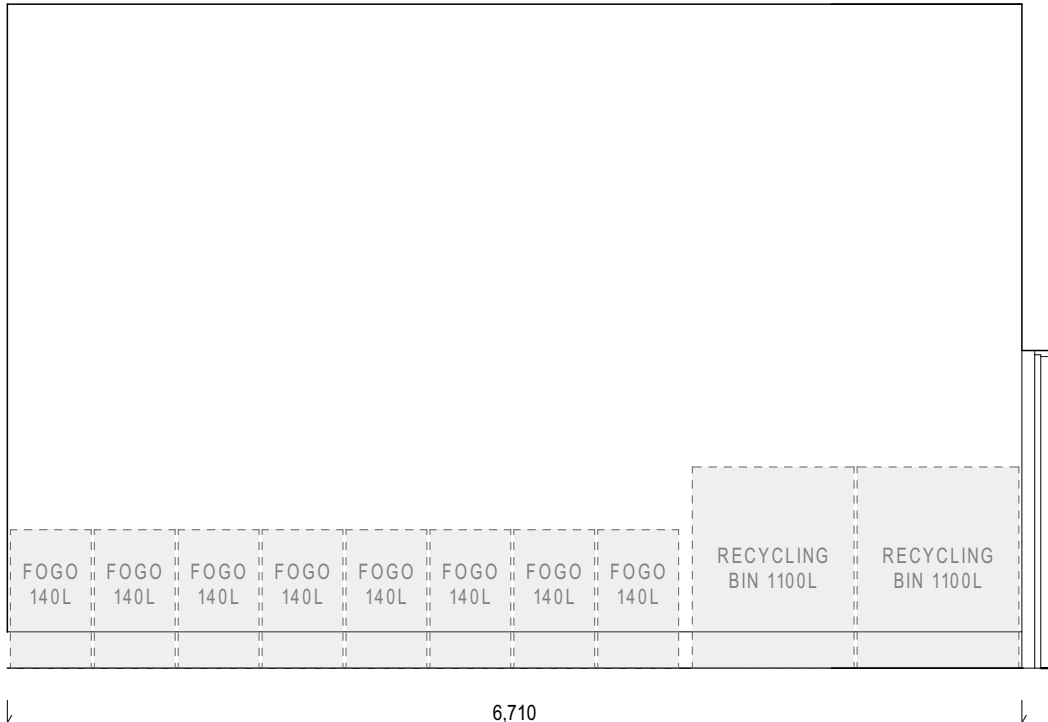
Revision
Concept



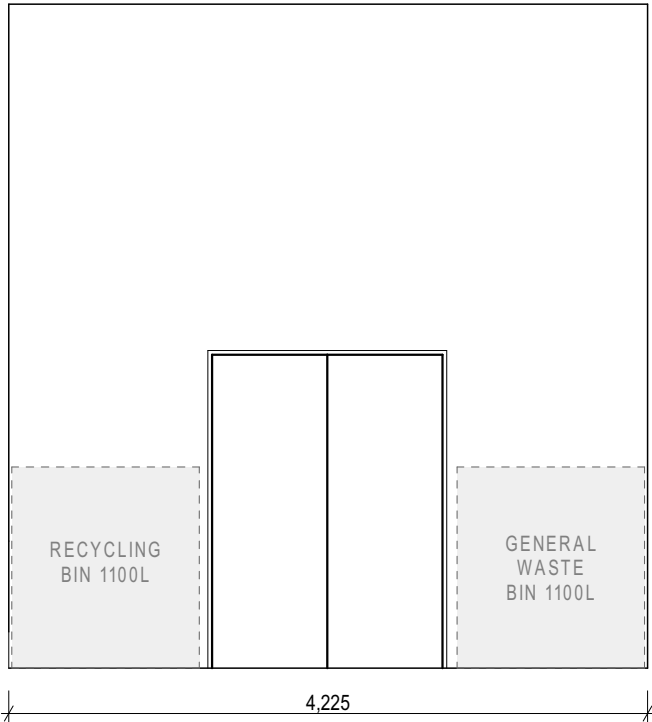
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02 ELEVATION 1:50



03 ELEVATION 1:50



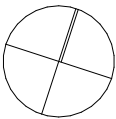
04 ELEVATION 1:50



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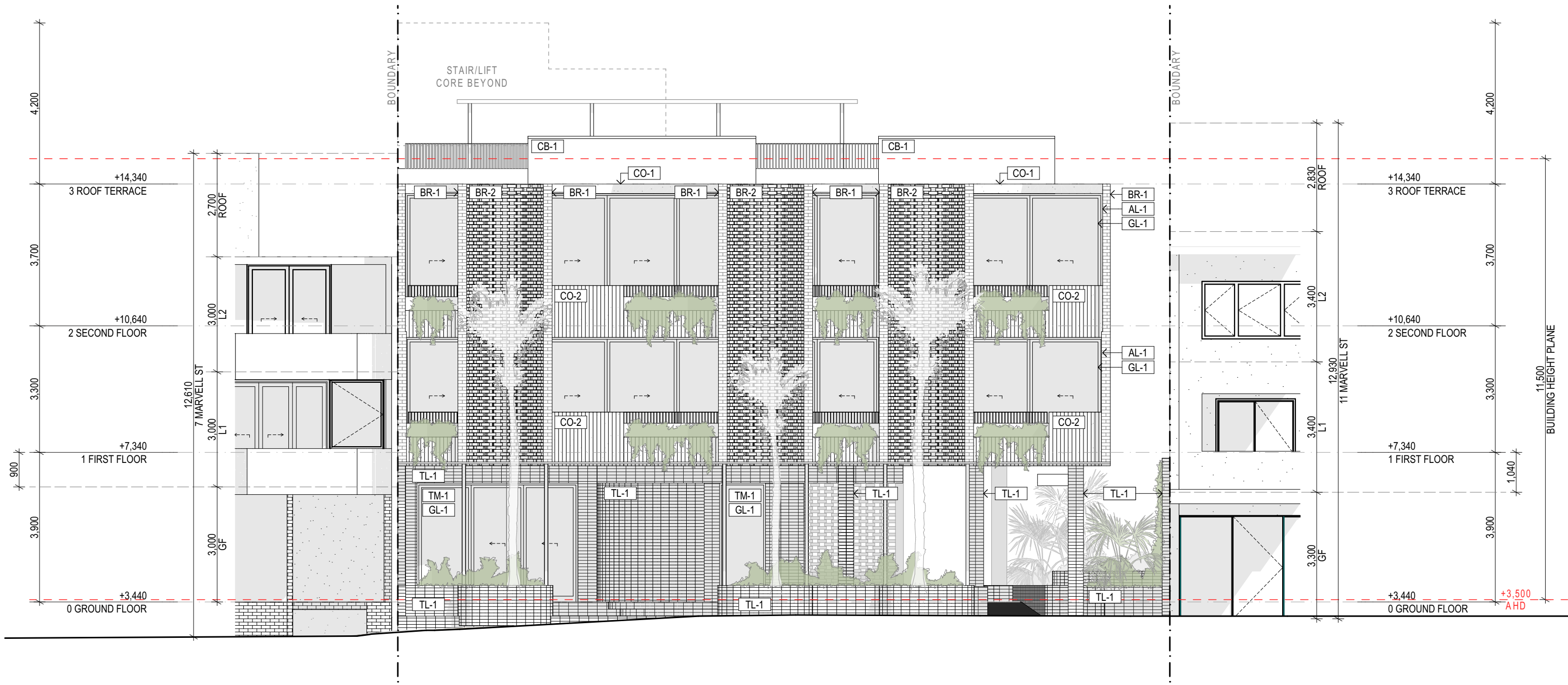


Project
9 MARVELL ST
Client
COBILD

Drawing Name
DETAIL - BIN ROOM
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.16
Revision
Concept
Scale



MATERIAL LEGEND

AL-1	ALUMINIUM DOORS / WINDOWS BRONZE	BR-1	BRICK WARM BEIGE / YELLOW	CO-1	SMOOTH CONCRETE LIGHT BEIGE / WARM GREY	GL-1	DOUBLE GLAZED GLASS CLEAR	TL-1	TILE BROWN MIXED
AL-2	ALU WINDOWS W AUTO LOUVRE BRONZE	BR-2	BRICK SCREEN WARM BEIGE / YELLOW	CO-2	SMOOTH FLUTED CONCRETE LIGHT BEIGE / WARM GREY	GL-2	DOUBLE GLAZED GLASS OBSCURED	TM-1	TIMBER DOORS / WINDOWS VICTORIAN ASH / BLACKBUTT
AL-3	ALUMINIUM SCREENING BRONZE	CB-1	COLOURBOND SHEET LIGHT BEIGE	EF-1	TEXTURED FINISH LIGHT BEIGE	GL-3	GLASS LOUVRES CLEAR		



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20/12/23	DA4	DA RFI

Project
9 MARVELL ST
Client
COBILD

Drawing Name
SOUTH ELEVATION
Location
9 MARVELL ST BYRON BAY
NSW 2481

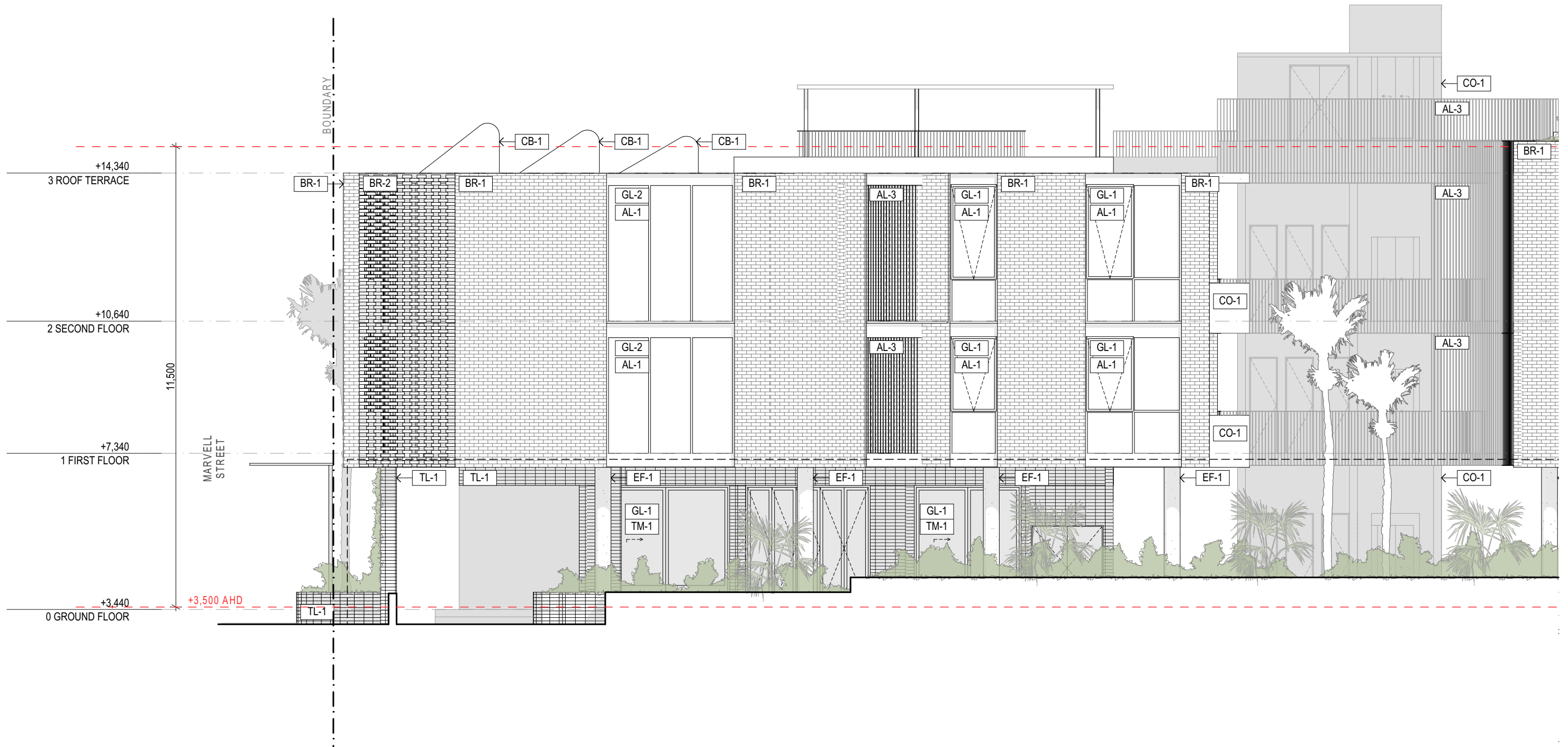
Job No.
HGA344
Date
20/12/23

Drawing No.
DA.17
Revision
Concept
Scale



MATERIAL LEGEND

AL-1	ALUMINIUM DOORS / WINDOWS BRONZE	BR-1	BRICK WARM BEIGE / YELLOW	CO-1	SMOOTH CONCRETE LIGHT BEIGE / WARM GREY	GL-1	DOUBLE GLAZED GLASS CLEAR	TL-1	TILE BROWN MIXED
AL-2	ALU WINDOWS W AUTO LOUVRE BRONZE	BR-2	BRICK SCREEN WARM BEIGE / YELLOW	CO-2	SMOOTH FLUTED CONCRETE LIGHT BEIGE / WARM GREY	GL-2	DOUBLE GLAZED GLASS OBSCURED	TM-1	TIMBER DOORS / WINDOWS VICTORIAN ASH / BLACKBUTT
AL-3	ALUMINIUM SCREENING BRONZE	CB-1	COLOURBOND SHEET LIGHT BEIGE	EF-1	TEXTURED FINISH LIGHT BEIGE	GL-3	GLASS LOUVRES CLEAR		



MATERIAL LEGEND

AL-1	ALUMINIUM DOORS / WINDOWS BRONZE	BR-1	BRICK WARM BEIGE / YELLOW	CO-1	SMOOTH CONCRETE LIGHT BEIGE / WARM GREY	GL-1	DOUBLE GLAZED GLASS CLEAR	TL-1	TILE BROWN MIXED
AL-2	ALU WINDOWS W AUTO LOUVRE BRONZE	BR-2	BRICK SCREEN WARM BEIGE / YELLOW	CO-2	SMOOTH FLUTED CONCRETE LIGHT BEIGE / WARM GREY	GL-2	DOUBLE GLAZED GLASS OBSCURED	TM-1	TIMBER DOORS / WINDOWS VICTORIAN ASH / BLACKBUTT
AL-3	ALUMINIUM SCREENING BRONZE	CB-1	COLOURBOND SHEET LIGHT BEIGE	EF-1	TEXTURED FINISH LIGHT BEIGE	GL-3	GLASS LOUVRES CLEAR		



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20/12/23	DA4	DA RFI

Project
9 MARVELL ST
Client
COBILD

Drawing Name
EAST ELEVATION
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.19
Revision
Concept

Scale



MATERIAL LEGEND

AL-1	ALUMINIUM DOORS / WINDOWS BRONZE	BR-1	BRICK WARM BEIGE / YELLOW	CO-1	SMOOTH CONCRETE LIGHT BEIGE / WARM GREY	GL-1	DOUBLE GLAZED GLASS CLEAR	TL-1	TILE BROWN MIXED
AL-2	ALU WINDOWS W AUTO LOUVRE BRONZE	BR-2	BRICK SCREEN WARM BEIGE / YELLOW	CO-2	SMOOTH FLUTED CONCRETE LIGHT BEIGE / WARM GREY	GL-2	DOUBLE GLAZED GLASS OBSCURED	TM-1	TIMBER DOORS / WINDOWS VICTORIAN ASH / BLACKBUTT
AL-3	ALUMINIUM SCREENING BRONZE	CB-1	COLOURBOND SHEET LIGHT BEIGE	EF-1	TEXTURED FINISH LIGHT BEIGE	GL-3	GLASS LOUVRES CLEAR		



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Project
9 MARVELL ST
Client
COBILD

Drawing Name
EAST ELEVATION
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.20
Revision
Concept

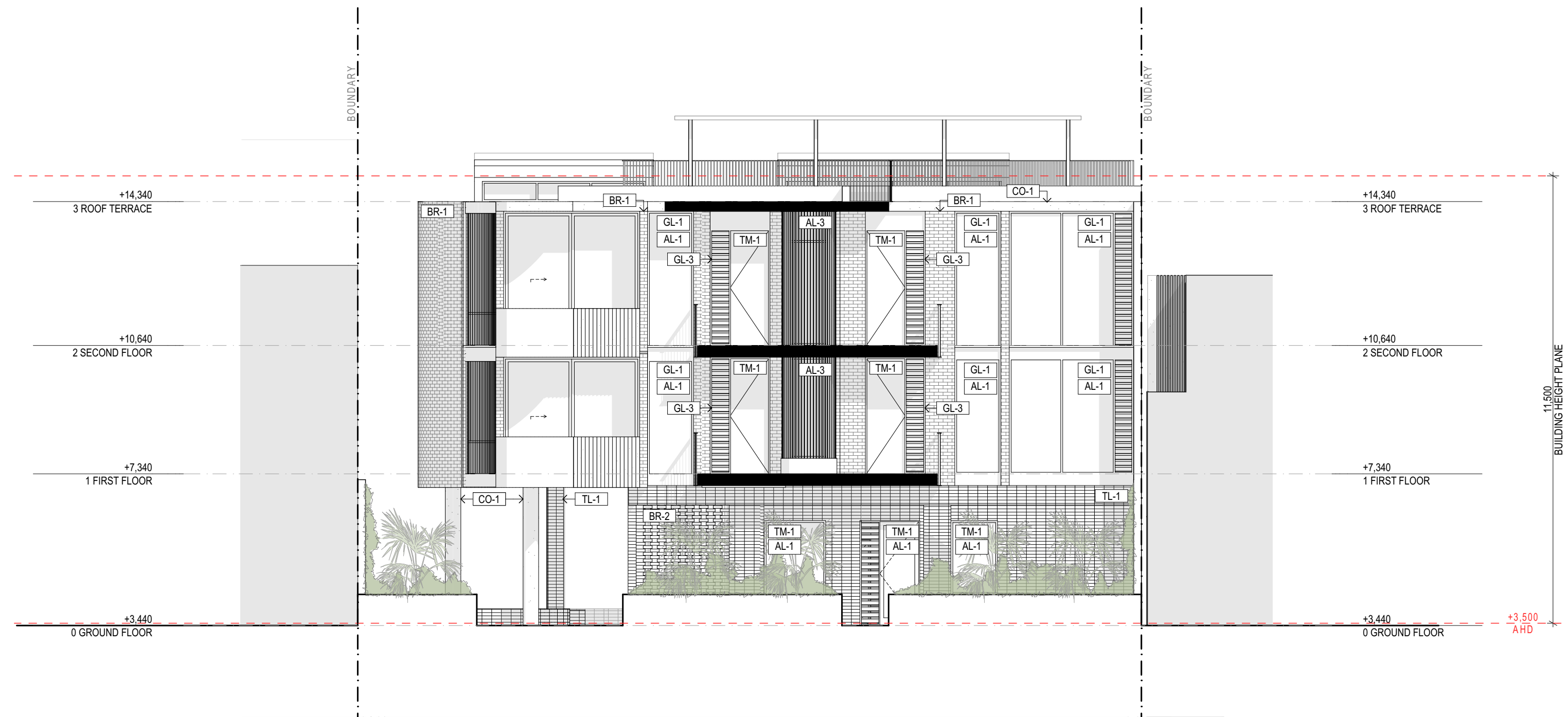
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MATERIAL LEGEND

AL-1	ALUMINIUM DOORS / WINDOWS BRONZE	BR-1	BRICK WARM BEIGE / YELLOW	CO-1	SMOOTH CONCRETE LIGHT BEIGE / WARM GREY	GL-1	DOUBLE GLAZED GLASS CLEAR	TL-1	TILE BROWN MIXED
AL-2	ALU WINDOWS W AUTO LOUVRE BRONZE	BR-2	BRICK SCREEN WARM BEIGE / YELLOW	CO-2	SMOOTH FLUTED CONCRETE LIGHT BEIGE / WARM GREY	GL-2	DOUBLE GLAZED GLASS OBSCURED	TM-1	TIMBER DOORS / WINDOWS VICTORIAN ASH / BLACKBUTT
AL-3	ALUMINIUM SCREENING BRONZE	CB-1	COLOURBOND SHEET LIGHT BEIGE	EF-1	TEXTURED FINISH LIGHT BEIGE	GL-3	GLASS LOUVRES CLEAR		

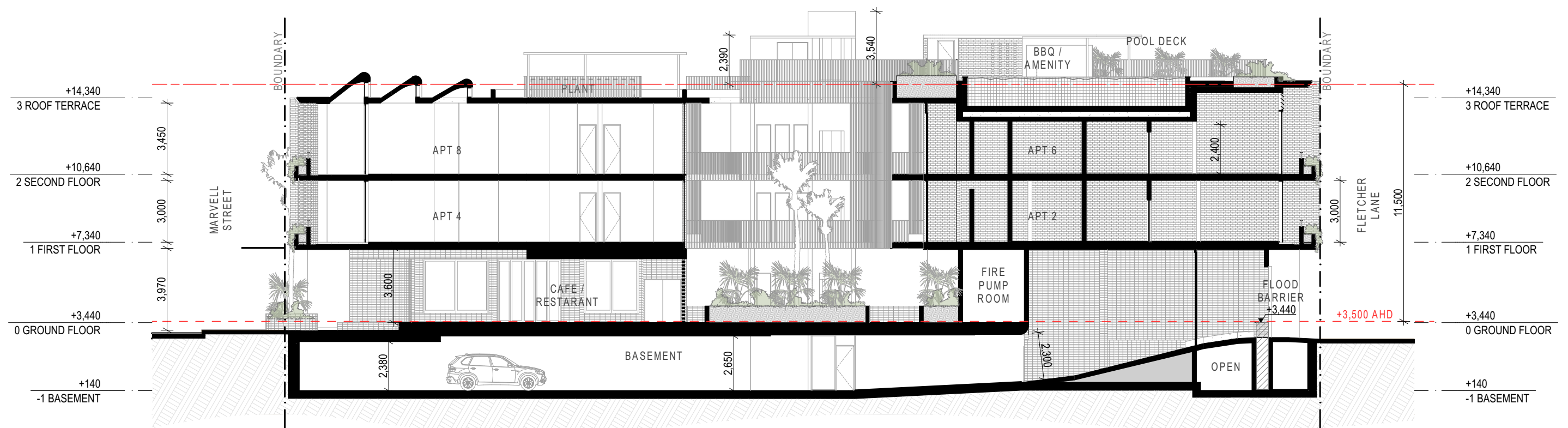
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20/12/23	DA4	DA RFI



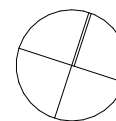
MATERIAL LEGEND

AL-1	ALUMINIUM DOORS / WINDOWS BRONZE	BR-1	BRICK WARM BEIGE / YELLOW	CO-1	SMOOTH CONCRETE LIGHT BEIGE / WARM GREY	GL-1	DOUBLE GLAZED GLASS CLEAR	TL-1	TILE BROWN MIXED
AL-2	ALU WINDOWS W AUTO LOUVRE BRONZE	BR-2	BRICK SCREEN WARM BEIGE / YELLOW	CO-2	SMOOTH FLUTED CONCRETE LIGHT BEIGE / WARM GREY	GL-2	DOUBLE GLAZED GLASS OBSCURED	TM-1	TIMBER DOORS / WINDOWS VICTORIAN ASH / BLACKBUTT
AL-3	ALUMINIUM SCREENING BRONZE	CB-1	COLOURBOND SHEET LIGHT BEIGE	EF-1	TEXTURED FINISH LIGHT BEIGE	GL-3	GLASS LOUVRES CLEAR		

5/12/22	DA1	DA ISSUE
20/12/23	DA4	DA RFI



5/12/22	DA1	DA ISSUE
13/11/23	DA3	DA RFI
20/12/23	DA4	DA RFI



Project
9 MARVELL ST
Client
COBILD

Drawing Name
LONG SECTION

Location
9 MARVELL ST BYRON BAY
NSW 2481

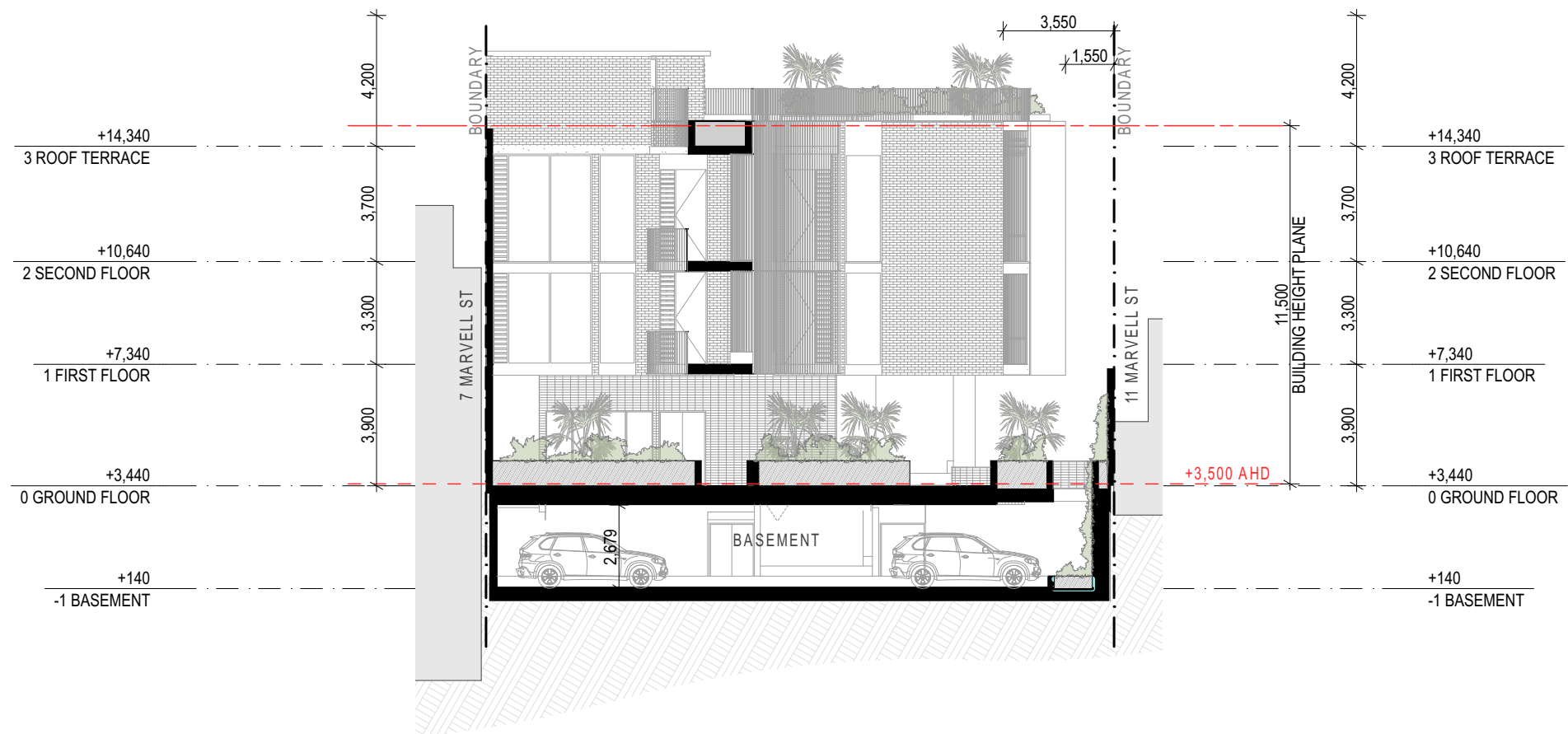
Job No.
HGA344

Date
20/12/23

Drawing No.
DA.23

Revision
Concept

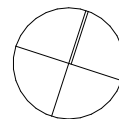
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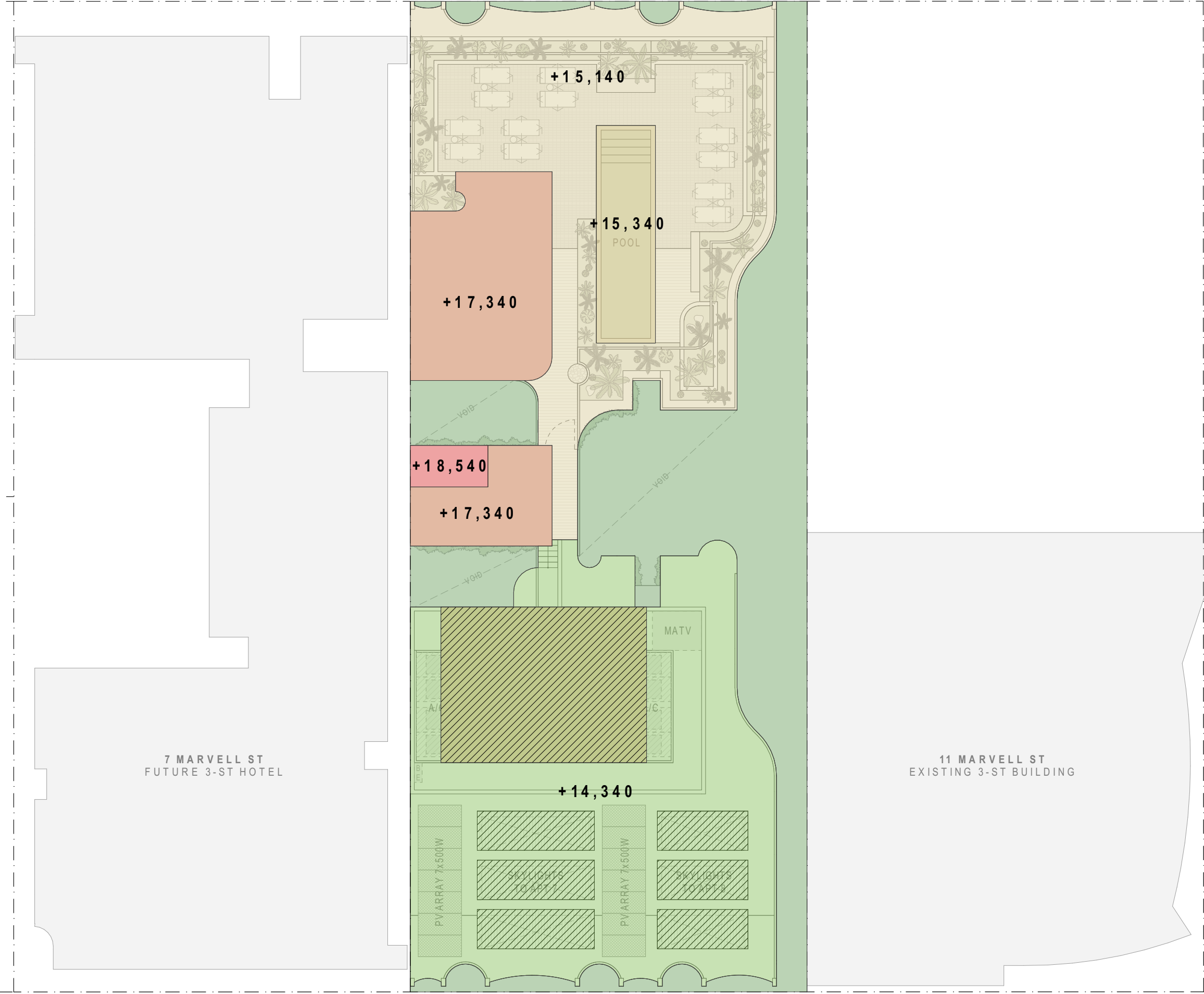


Project
9 MARVELL ST
Client
COBILD

Drawing Name
SHORT SECTION
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.24
Scale
Revision
Concept



HEIGHT PLANE PLAN LEGEND

8.3m ²	LIFT OVERRUN: 3,540mm OVER HEIGHT PLANE
99.5m ²	LIFT CORE & AMENITY: 2,340mm OVER HEIGHT PLANE
33.1m ²	POOL COPING: 340mm OVER HEIGHT PLANE
256.3m ²	POOL DECK: 140mm OVER HEIGHT PLANE
	SERVICES PLANT AREA / SOLAR ARRAY ABOVE - HEIGHTS VARY TBC
	POP-OUT ROOF: SOME BREACHES - HEIGHTS VARY
326.4m ²	ROOF: 650mm BELOW HEIGHT PLANE
254.2m ²	OPEN TO GROUND

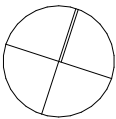


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MARVELL STREET



Project
9 MARVELL ST
Client
COBILD

Drawing Name
HEIGHT PLANE AREA PLAN
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.25
Revision
Concept
Scale
1:200

FLETCHER LANE



SEPP 65
APARTMENT DESIGN GUIDELINES
SOLAR ACCESS DESIGN CRITERIA

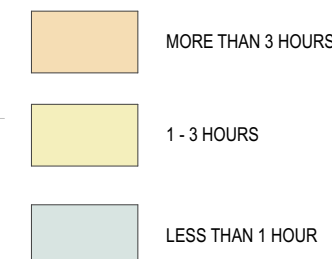
OBJECTIVE 4A-1

2. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER

3. A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER

SOLAR ACCESS COMPLIANCE LEGEND

SUNLIGHT RECEIVED ON WINTER SOLSTICE BETWEEN 9AM & 3PM



7 MARVELL ST
FUTURE 3-ST HOTEL

11 MARVELL ST
EXISTING 3-ST BUILDING

MARVELL STREET



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Project
9 MARVELL ST
Client
COBILD

Drawing Name
SOLAR ACCESS STUDY - FIRST
FLOOR
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.26
Scale
1:200
Revision
Concept

FLETCHER LANE



SEPP 65
APARTMENT DESIGN GUIDELINES
SOLAR ACCESS DESIGN CRITERIA

OBJECTIVE 4A-1

2. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER

3. A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER

SOLAR ACCESS COMPLIANCE LEGEND

SUNLIGHT RECEIVED ON WINTER SOLSTICE BETWEEN 9AM & 3PM

- MORE THAN 3 HOURS
- 1 - 3 HOURS
- LESS THAN 1 HOUR

7 MARVELL ST
FUTURE 3-ST HOTEL

11 MARVELL ST
EXISTING 3-ST BUILDING

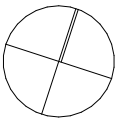
MARVELL STREET



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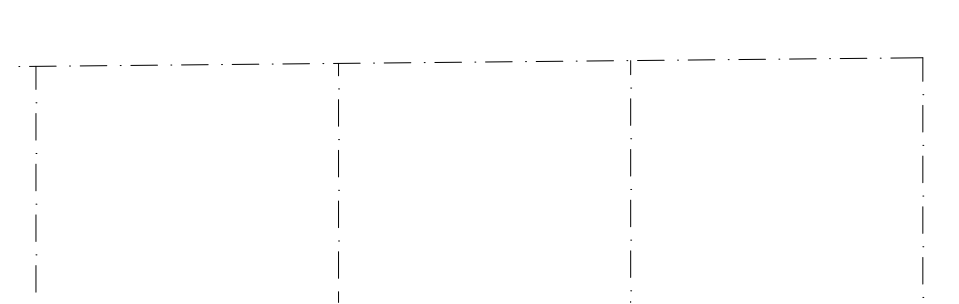
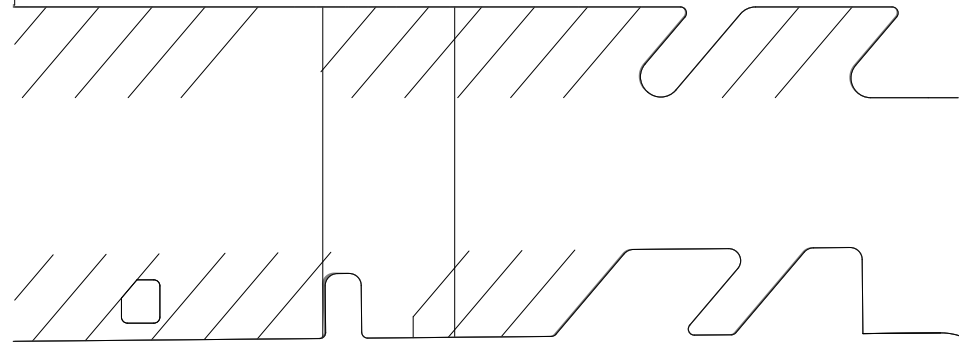
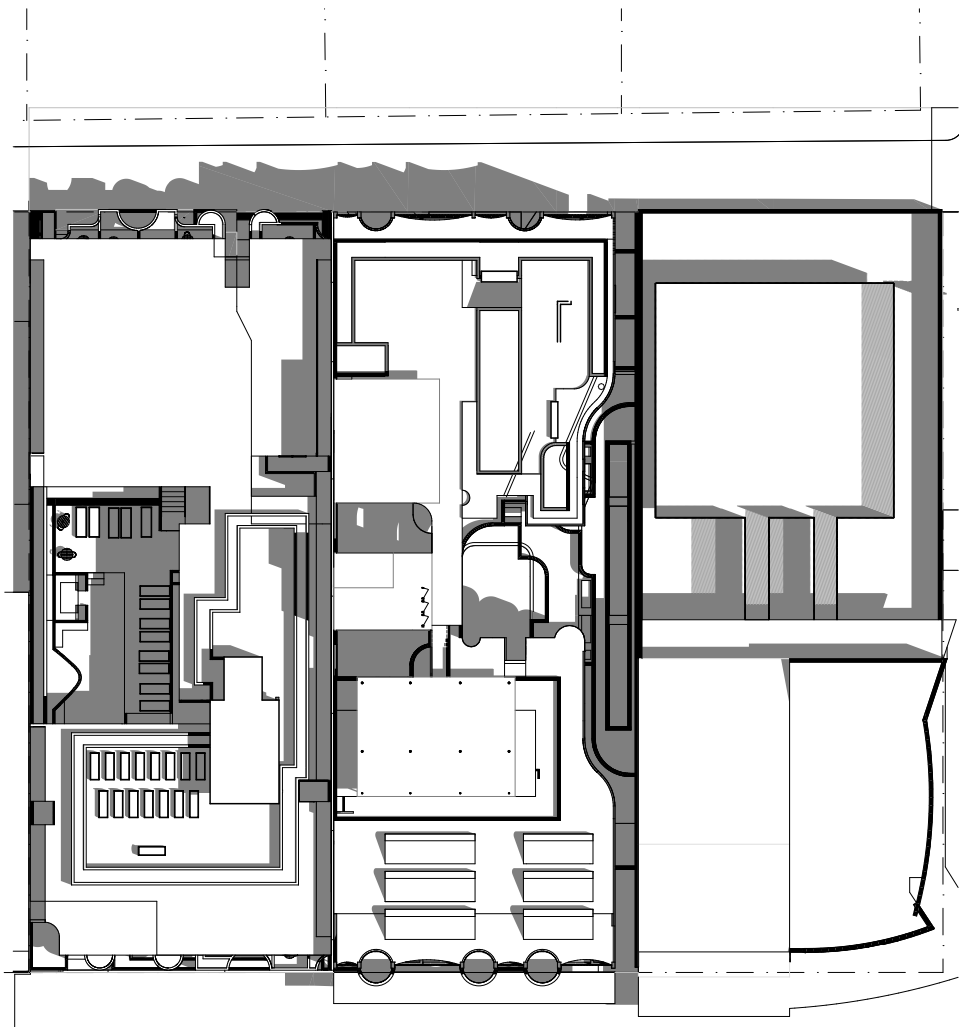


Project
9 MARVELL ST
Client
COBILD

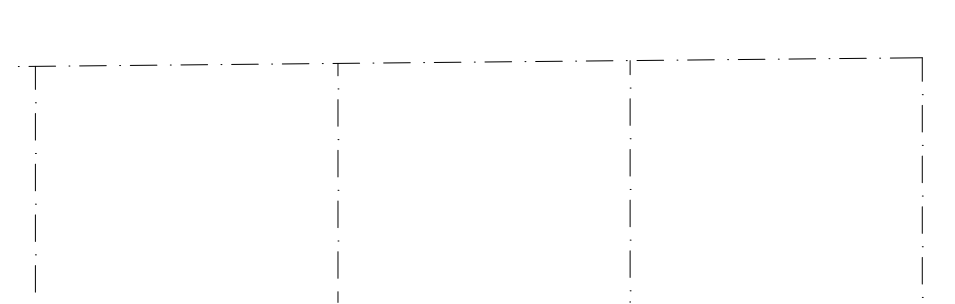
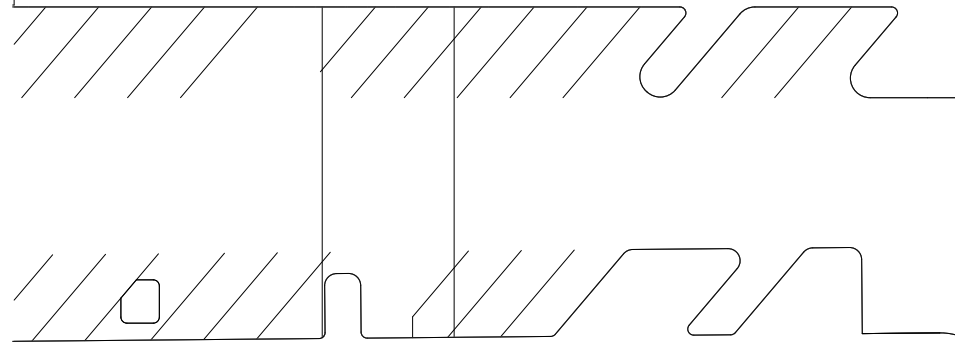
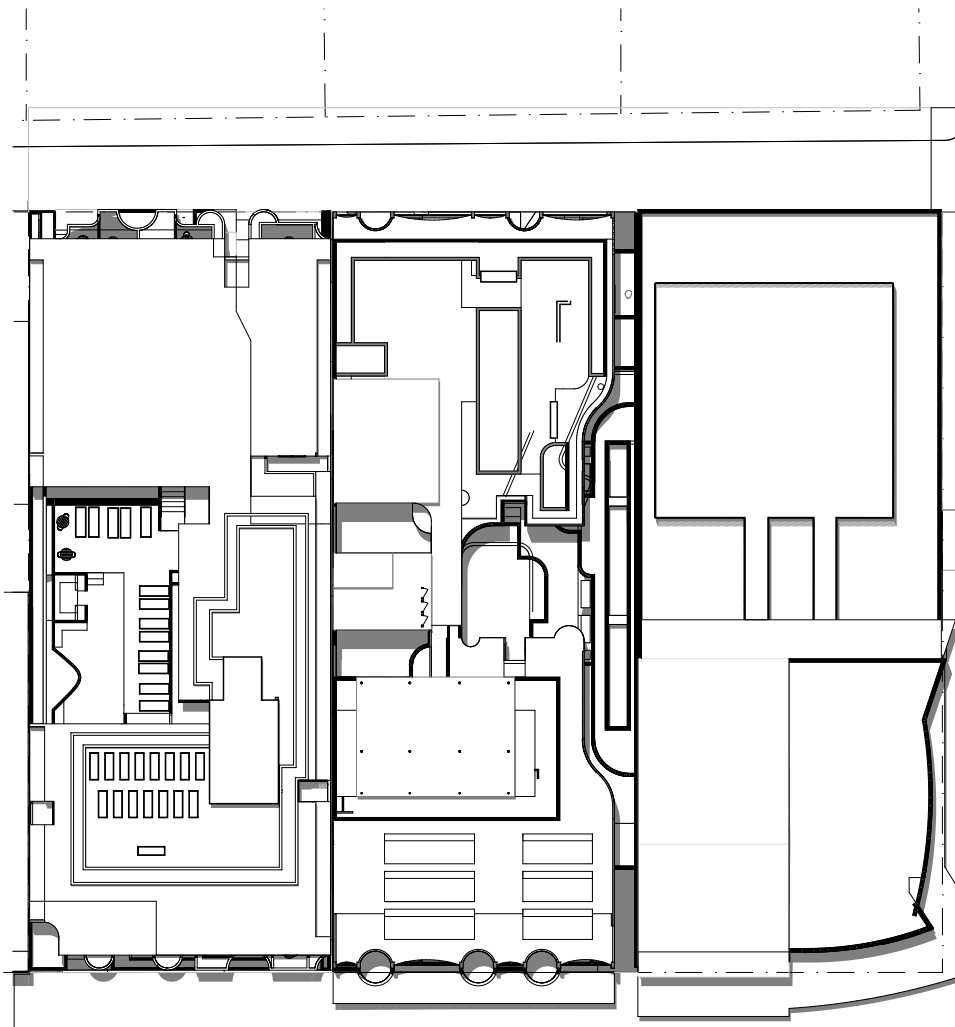
Drawing Name
SOLAR ACCESS STUDY - SECOND
FLOOR
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

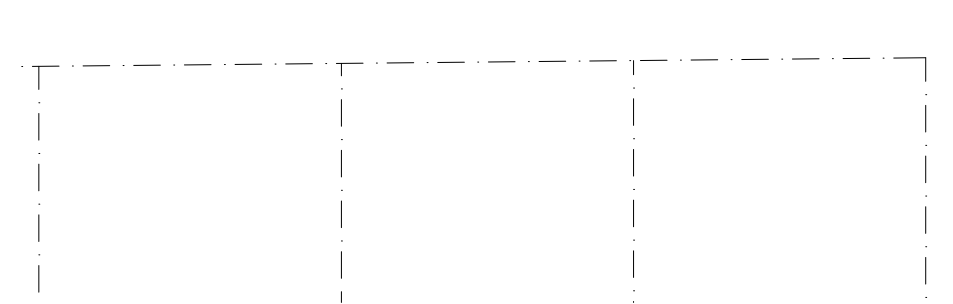
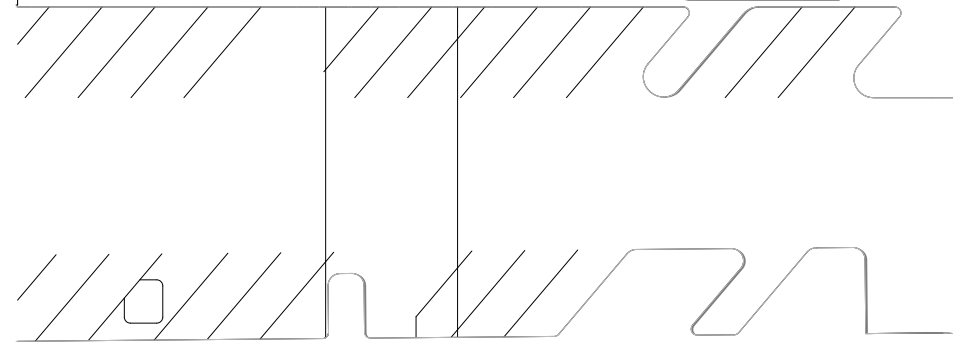
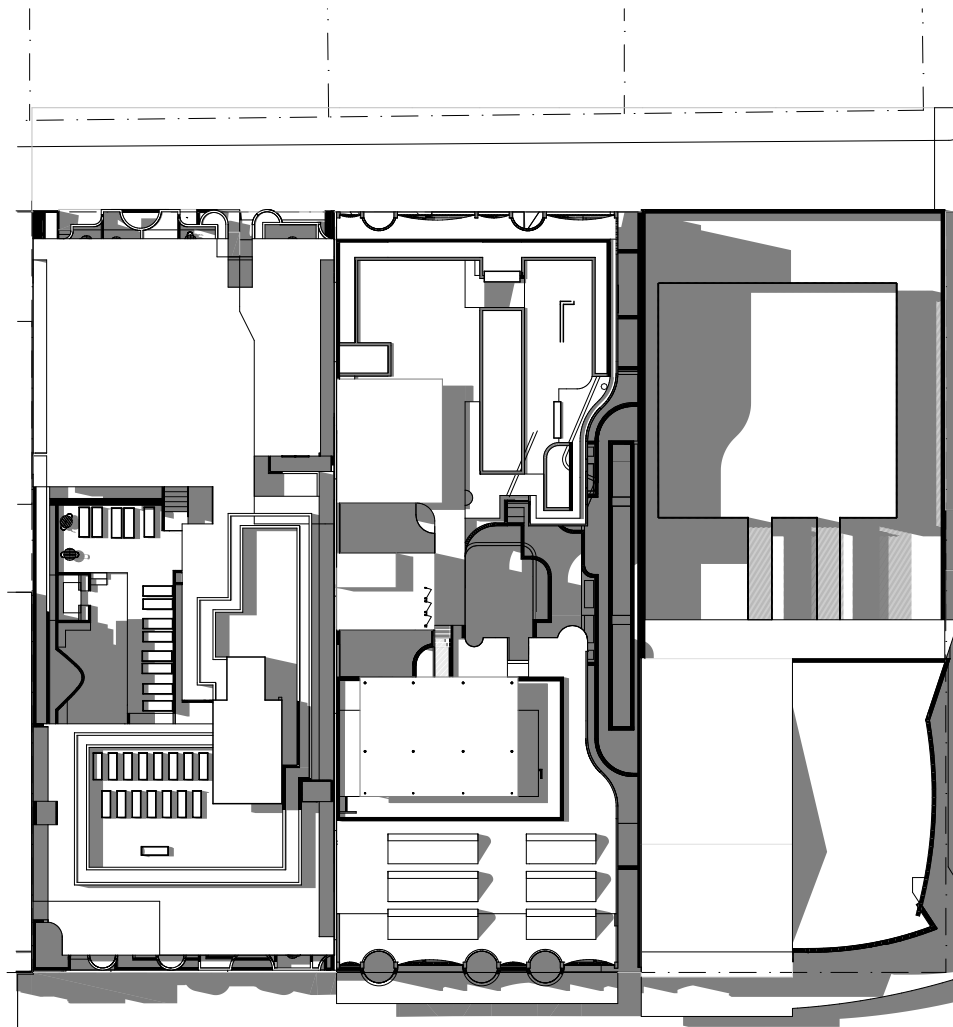
Drawing No.
DA.27
Revision
Concept
Scale
1:200



9AM
22 DECEMBER 2022
SUMMER SOLSTICE



12PM
22 DECEMBER 2022
SUMMER SOLSTICE



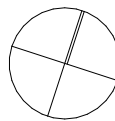
3PM
22 DECEMBER 2022
SUMMER SOLSTICE



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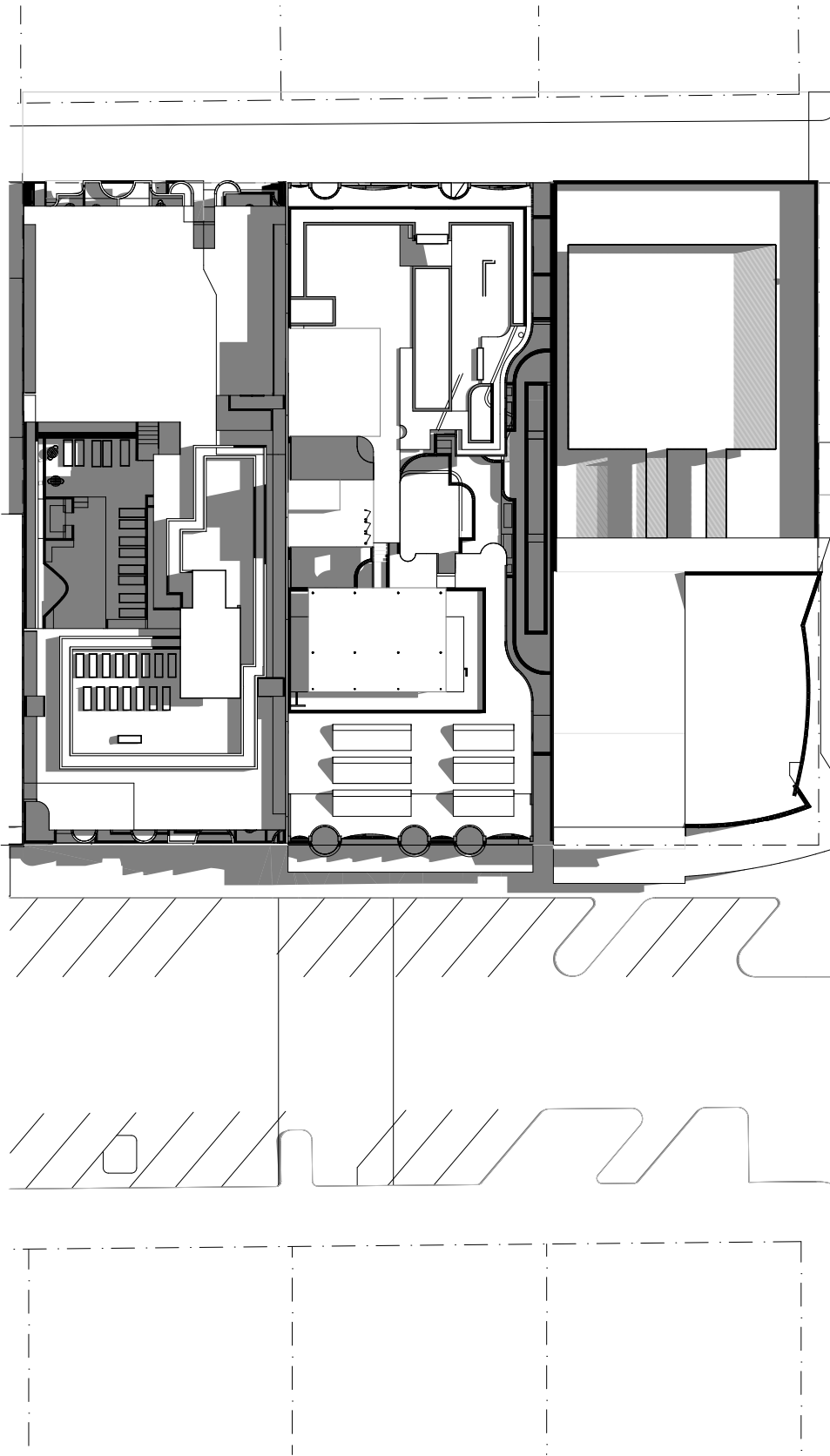


Project
9 MARVELL ST
Client
COBILD

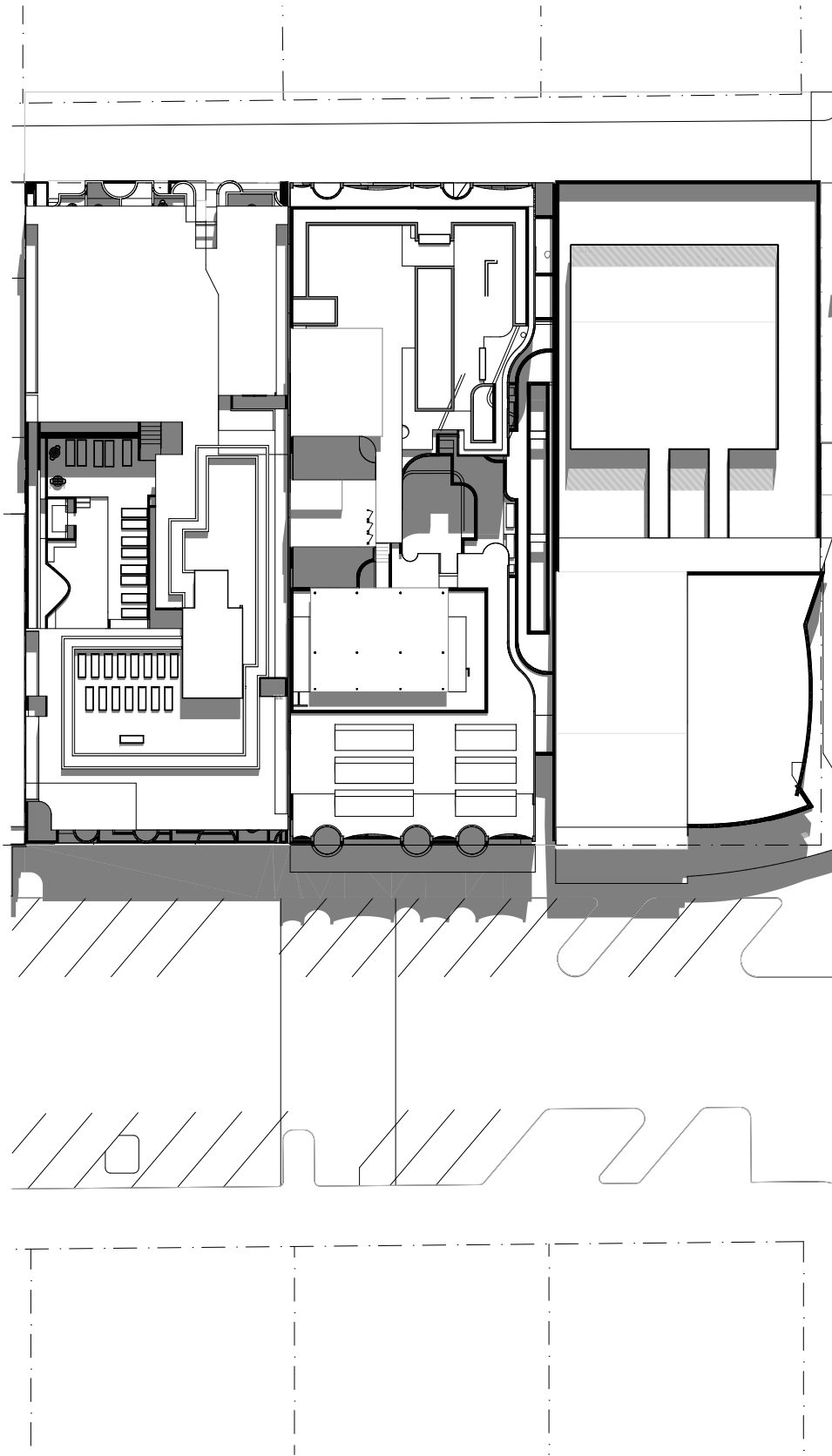
Drawing Name
SUN STUDY - SUMMER SOLSTICE
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.28
Scale
Revision
Concept



9AM
23 SEPTEMBER 2022
EQUINOX



12PM
23 SEPTEMBER 2022
EQUINOX



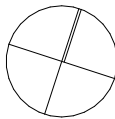
3PM
23 SEPTEMBER 2022
EQUINOX



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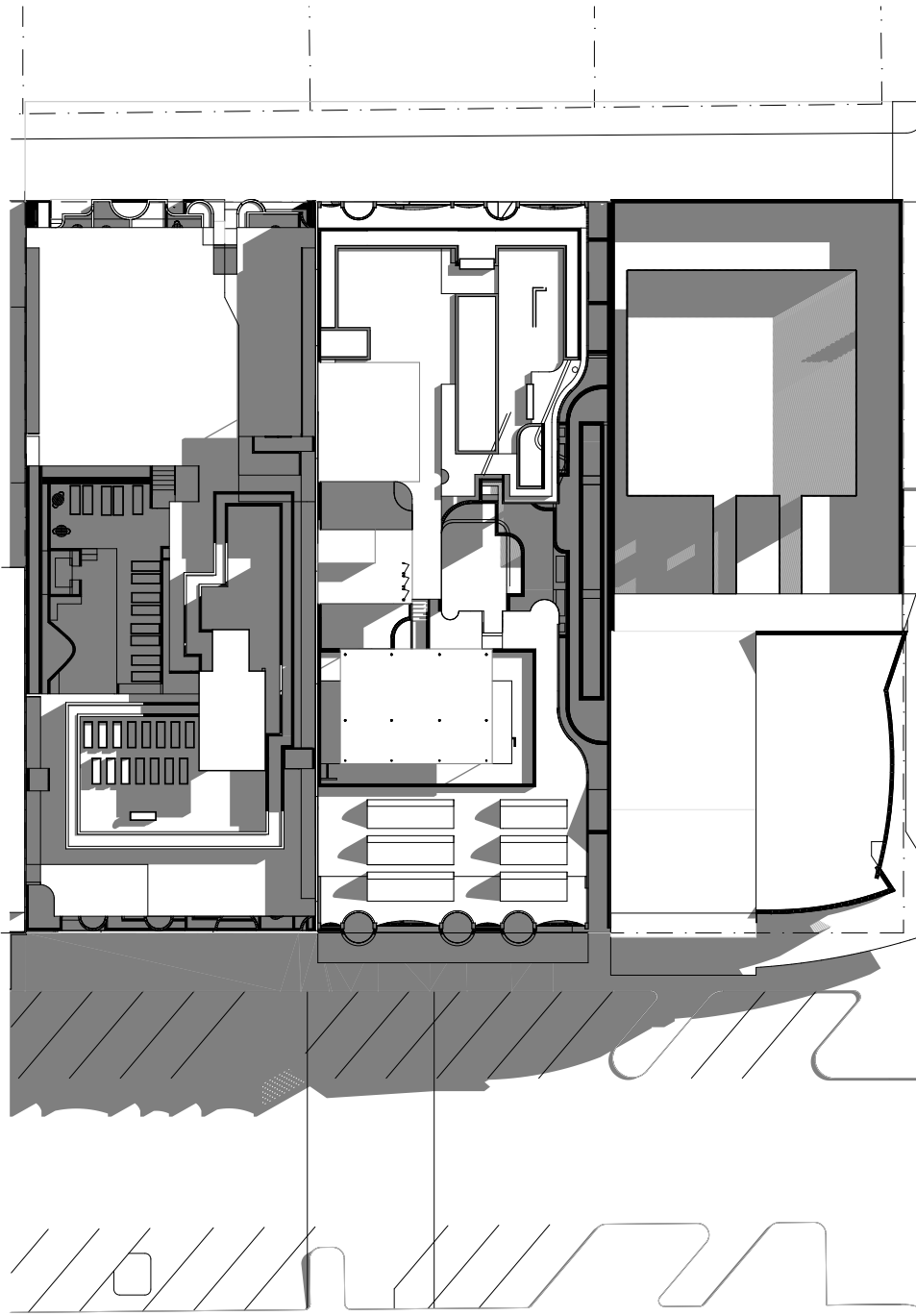
Project
9 MARVELL ST
Client
COBILD

Drawing Name
SUN STUDY - EQUINOX
Location
9 MARVELL ST BYRON BAY
NSW 2481

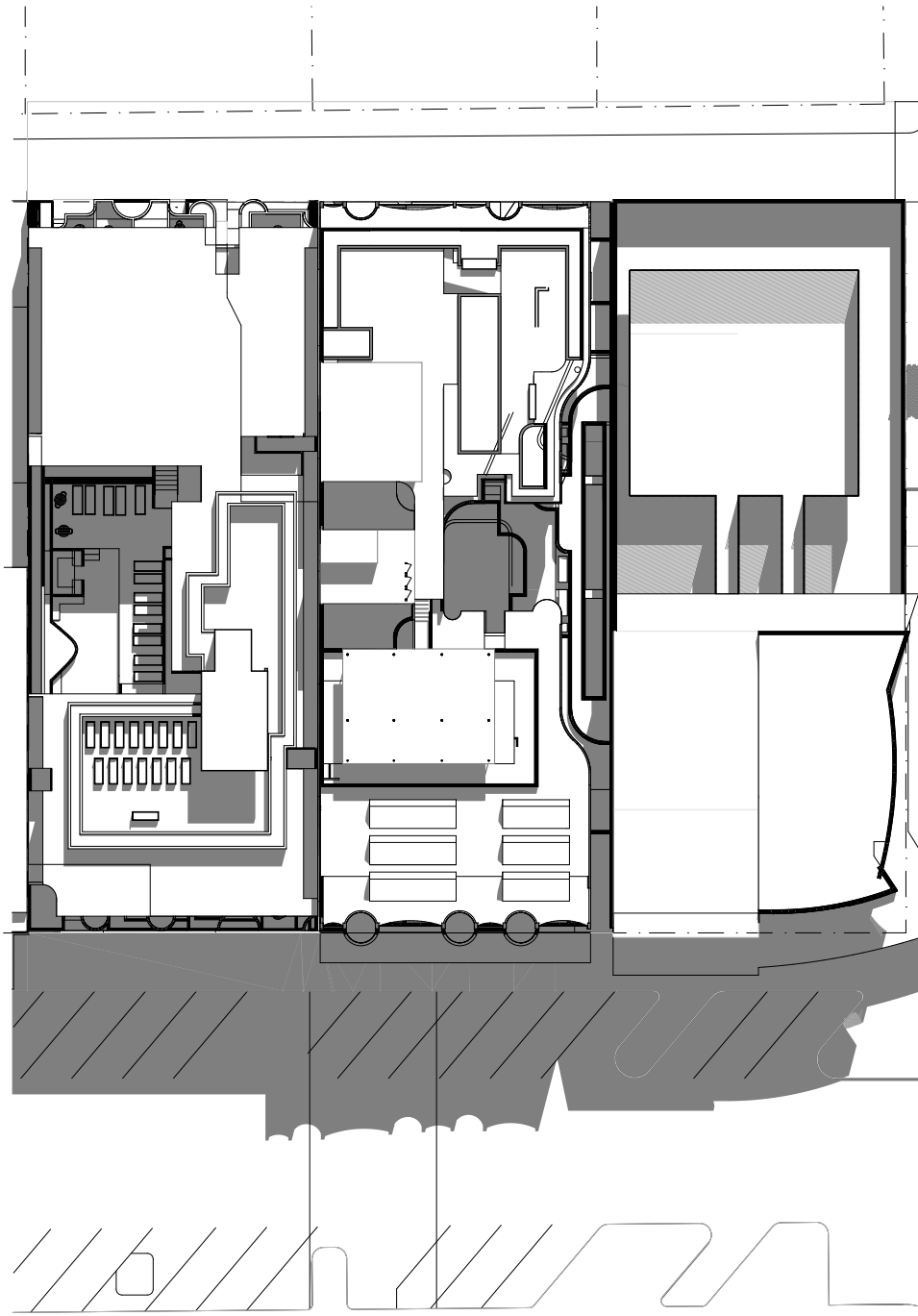
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Date
20/12/23

Drawing No.
DA.29
Revision
Concept

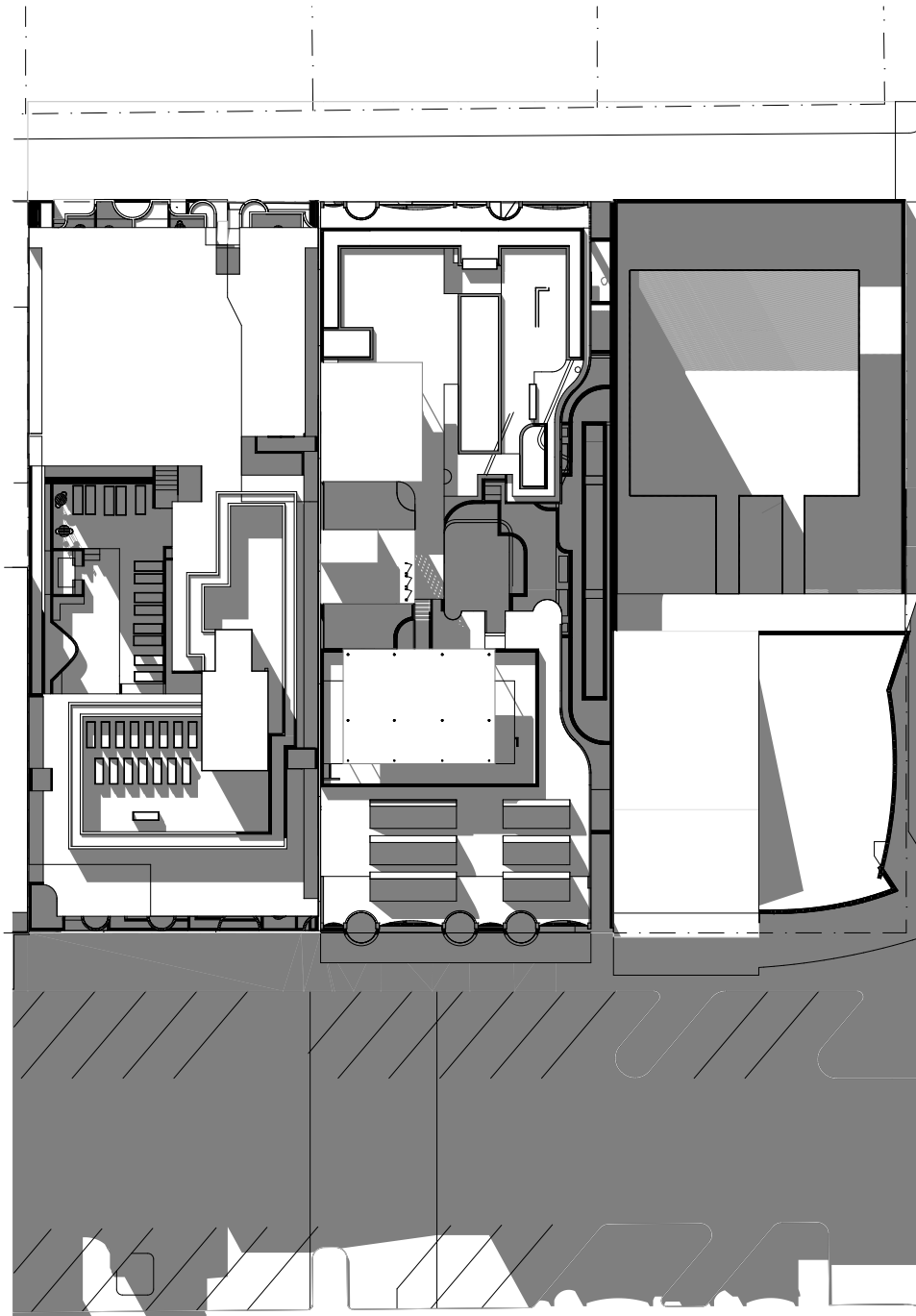
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9AM
22 JUNE 2022
WINTER SOLSTICE



12PM
22 JUNE 2022
WINTER SOLSTICE



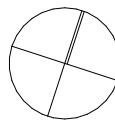
3PM
22 JUNE 2022
WINTER SOLSTICE



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Project
9 MARVELL ST
Client
COBILD

Drawing Name
SUN STUDY - WINTER SOLSTICE
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

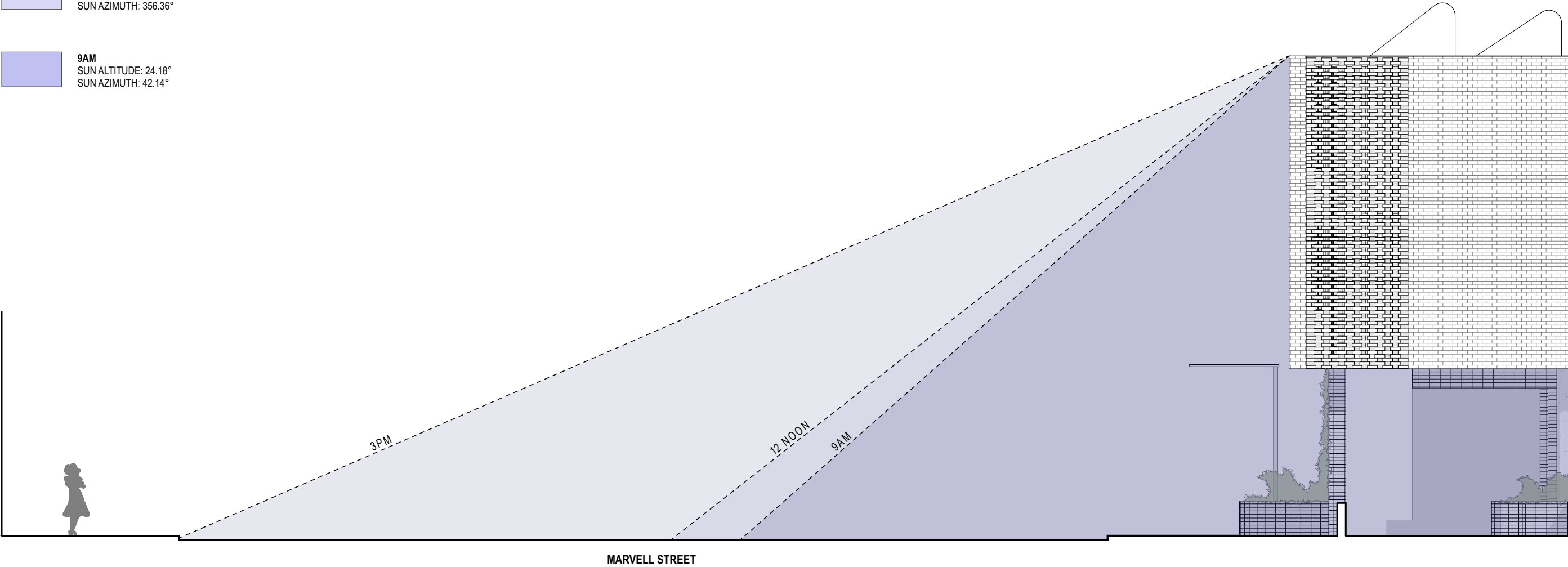
Drawing No.
DA.30
Scale
Revision
Concept

MARVELL ST OVERSHADOWING
WINTER SOLSTICE SUN ANGLE

SUN ALTITUDE ASSUMES SQUARE TO STREET AXIS -
CAST SHADOW CALCULATED AS 3D SIMULATION

22 JUNE 2022

- 3PM**
SUN ALTITUDE: 20.34°
SUN AZIMUTH: 313.25°
- 12 NOON**
SUN ALTITUDE: 37.85°
SUN AZIMUTH: 356.36°
- 9AM**
SUN ALTITUDE: 24.18°
SUN AZIMUTH: 42.14°



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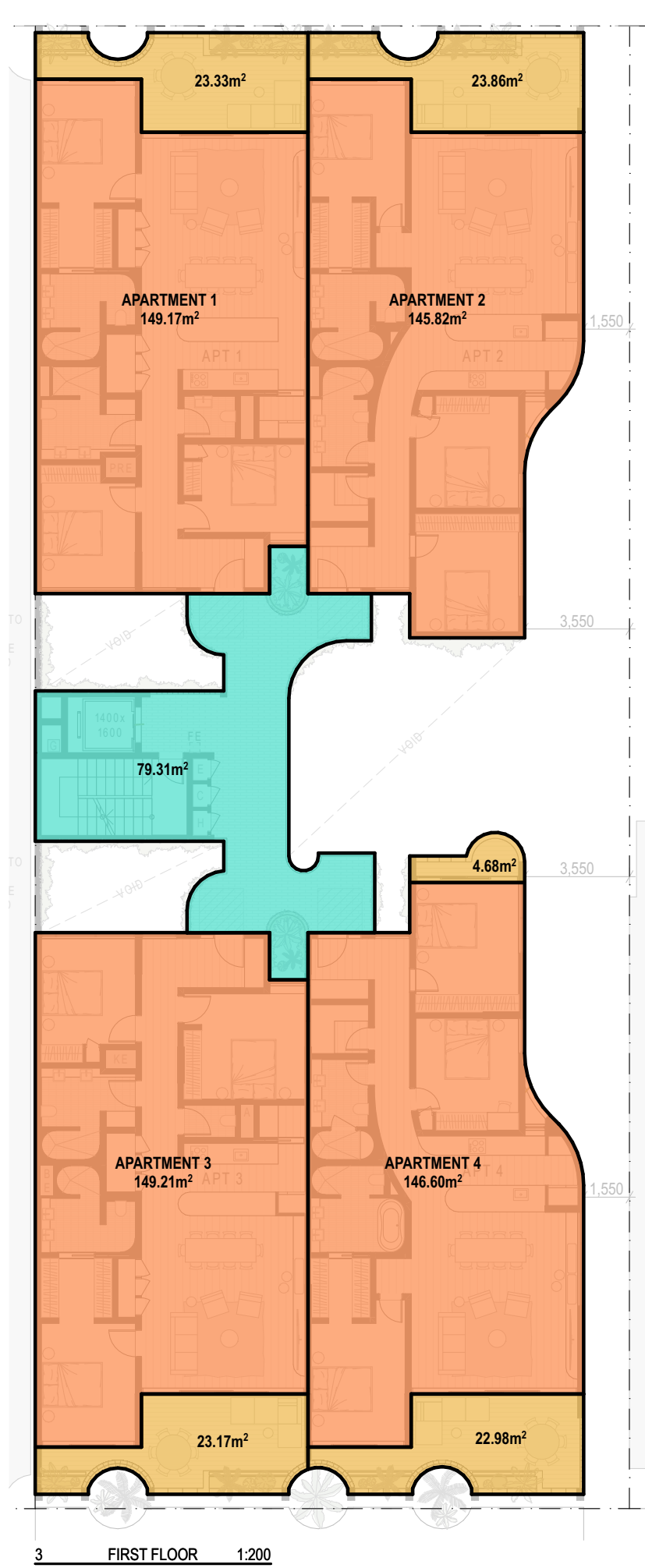
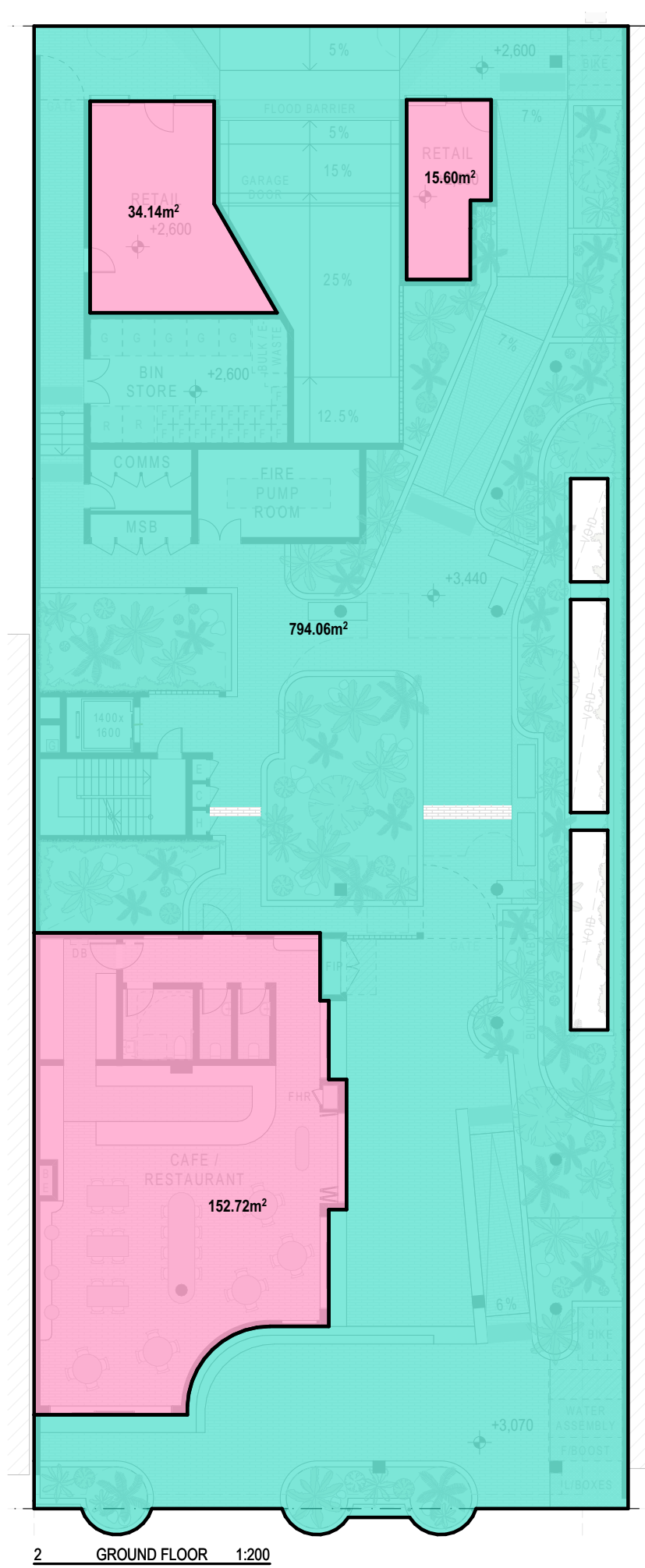
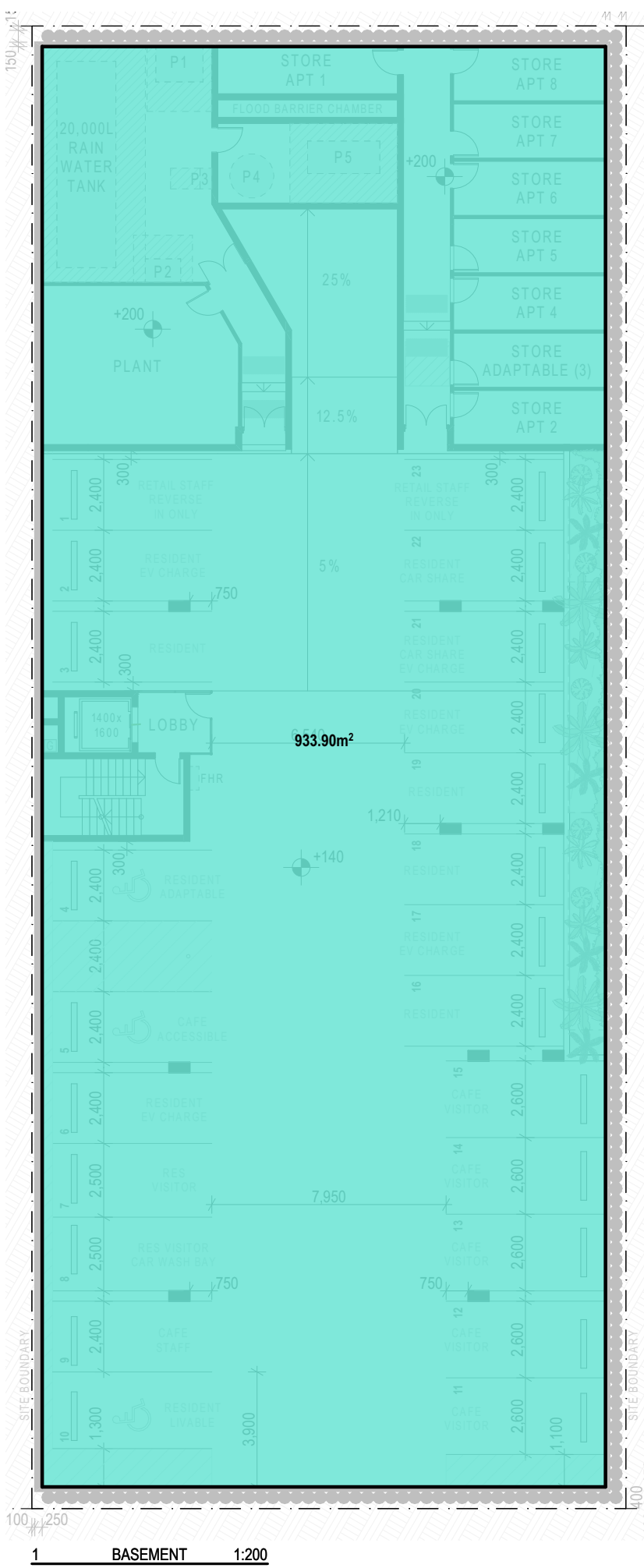
Project
9 MARVELL ST
Client
COBILD

Drawing Name
SUN STUDY - MARVELL ST
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

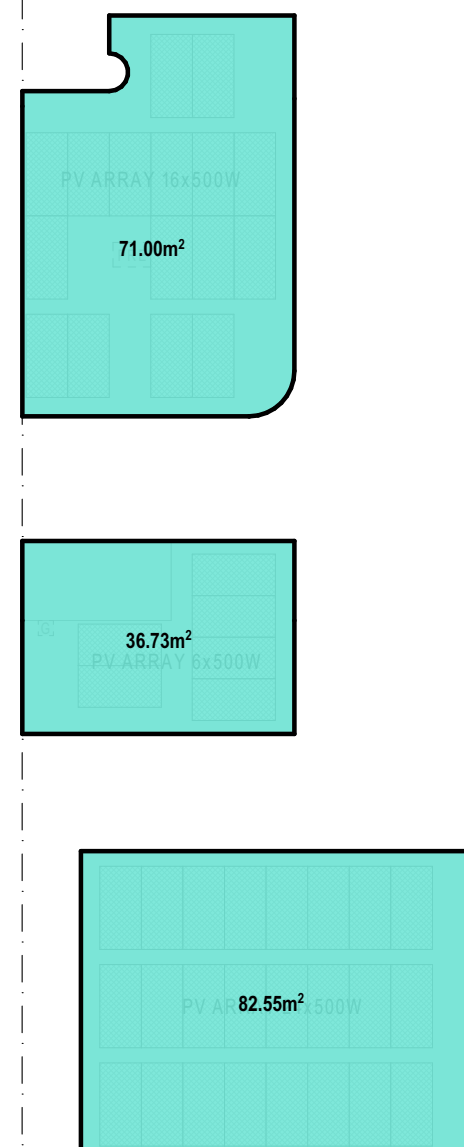
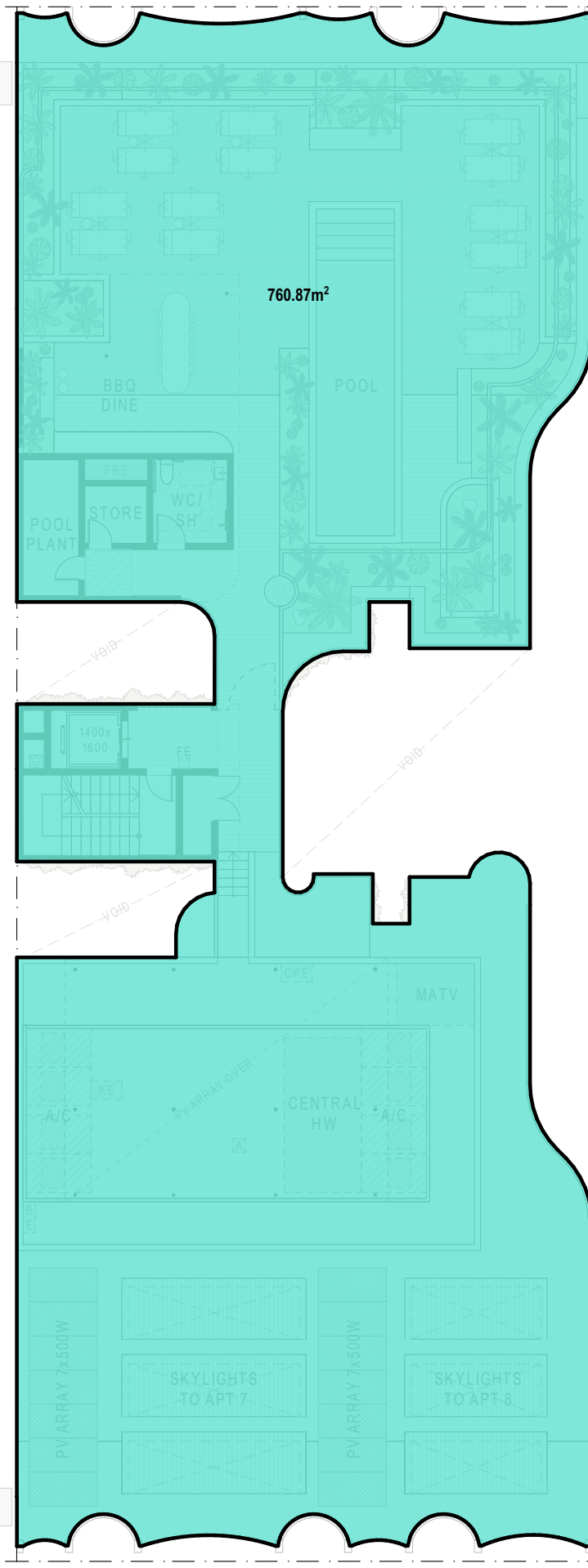
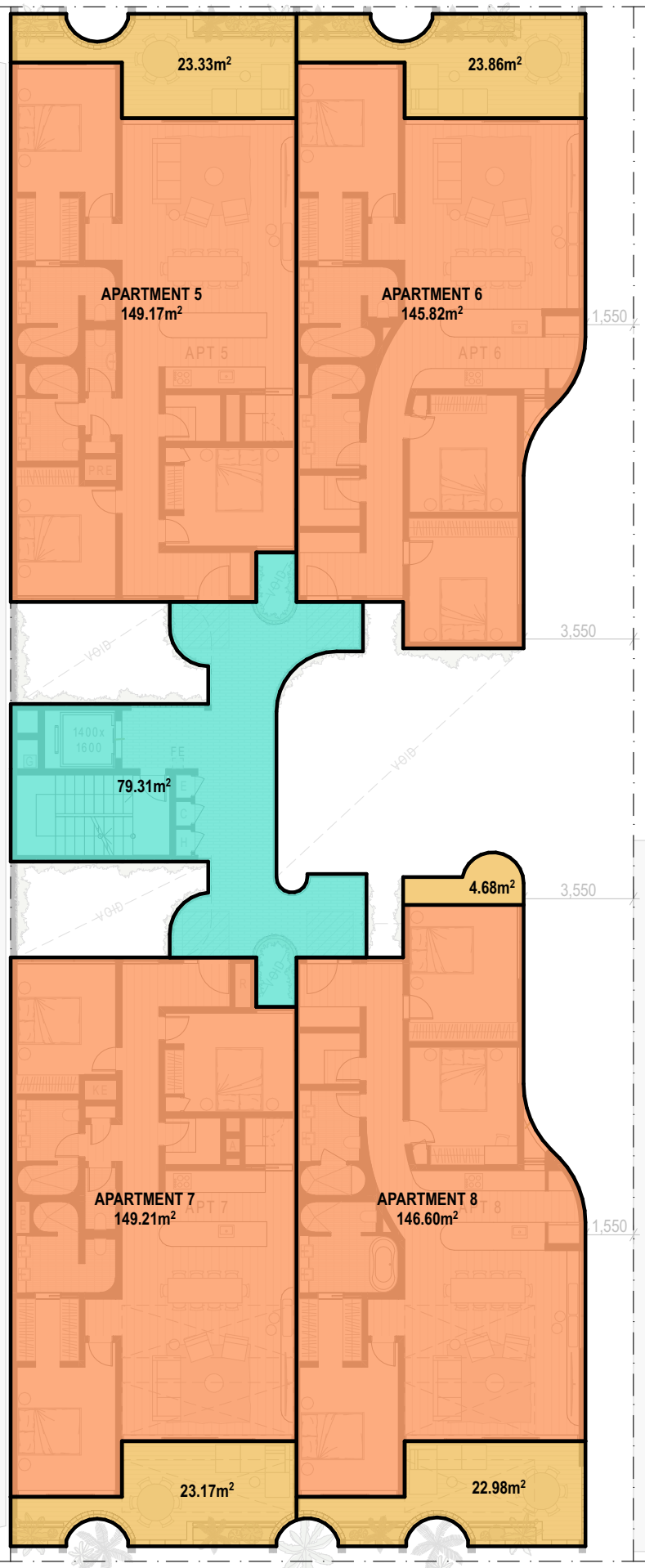
Drawing No.
DA.31
Revision
Concept

Scale



- DRAFT STRATA PLAN**
- DENOTES APARTMENT AREA
 - DENOTES BALCONY AREA
 - DENOTES COMMON AREA
 - DENOTES RETAIL AREA
- AREAS AND PROPOSED LOTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE FOLLOWING CONSTRUCTION

13/11/23	DA3	DA RFI
20/12/23	DA4	DA RFI



DRAFT STRATA PLAN

 DENOTES APARTMENT AREA DENOTES BALCONY AREA

DENOTES COMMON AREA

 DENOTES RETAIL AREA

AREAS AND PROPOSED LOTS ARE
APPROXIMATE ONLY AND ARE SUBJECT
TO CHANGE FOLLOWING
CONSTRUCTION

DEVELOPMENT APPLICATION

PROPOSED MIXED USED DEVELOPMENT:
BASEMENT CARPARK / RETAIL PRECINCT & APARTMENTS (CLASS 7A, 6, 2)

DRAWING SCHEDULE

DA.34	COVER - CHANGES DRA 01 & 02
DA.35	BASEMENT - CHANGES
DA.36	GROUND FLOOR - CHANGES
DA.37	TYPICAL FLOORS - CHANGES
DA.38	SOUTH ELEVATION - CHANGES
DA.39	NORTH ELEVATION - CHANGES
DA.40	LONG SECTION - CHANGES

Council Design Recommendations:

DRA 01 (14/06/22)

Design Excellence Panel Pre-DA submission feedback (22/06/22)

1.01	Investigate redistribution of some of the GFA from the upper levels to the ground level. Removal of the second living areas and some of circuitous circulation (about 95sqm per level) and relocation of 190sqm of GFA to ground level would open the courtyard and significantly improve its amenity.	Addressed in current design
1.02	Solar access to the living area of Apts 4 and 8 could be provided by re-arranging the pantry	Addressed in current design
1.03	Engage a landscape architect with particular expertise in species selection to ensure the proposed plants will survive and thrive in the overshadowed spaces. In some areas the plants will not receive direct sunshine for much of the year and in some places none of the year.	Addressed in landscape architect report
1.04	Increase the area of the courtyard by relocating GFA as previously noted.	Addressed in current design
1.05	Investigate the possibility of opening the car park to the sky along the eastern boundary and relocating planting to the car park level. It is understood that ground water conditions may not allow this.	Addressed in current design
1.06	Plants in the under cover area along the western boundary are unlikely to survive. This area may be needed for egress in any case; deleted and resolve.	Addressed in current design
1.07	Consider reducing the area and inclusions in some of the apartments (2 bedrooms with 2 bathrooms, 3 WC and 'media' rooms work against affordability)	Addressed in current design
1.08	Consider deleting car space 1 and opening the area to the courtyard, noting that fire egress is not resolved.	Not feasible - not implemented
1.09	Increase the ceiling height at the ground level to conform with DCP and analyse and show the impact that the additional height has on streetscape and solar access to the south side of Marvell Street.	Addressed in current design
1.10	Other options would exist to reduce the overall height of the building with the removal of the roof top void/ pool deck and subsequent lowering of the BBQ, Sauna, Amenities and Pool Room.	Addressed in current design
1.11	Either commit to a particular rating system (GBCA, NABERS) or preferably, working from first principles, develop an environmental management approach as follows...	Addressed in ESD report
1.12	Reporting of performance and learning is an integral part of 'Design Excellence'	Addressed in ESD report

DRA 02 (16/09/22)

Recommendations not formally communicated - meeting notes only

2.01	Address street presence and human scale of ground plane to Fletcher Lane, current design presents some lofty and cavernous spaces (vehicular basement ramp, loading bay).	Addressed in current design
2.02	Consider enlarging void to basement to increased light access and continuity of vegetation between basement a ground level - possibility of palms panted to basement, with green bulk growing at or past ground level.	Addressed in current design
2.03	Consider a discrete location on Marvel St for development signage.	Addressed in current design



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5/12/22	DA1	DA ISSUE
20/12/23	DA4	DA RFI

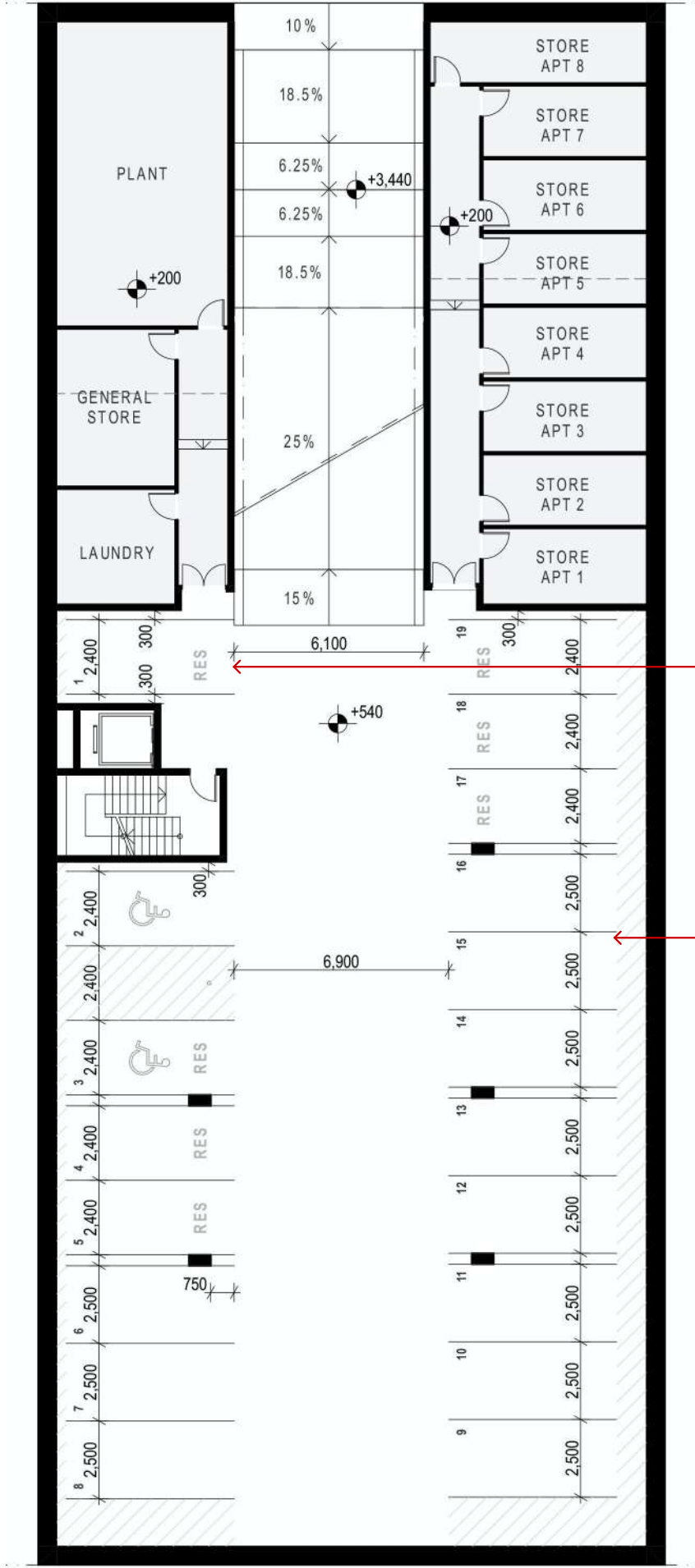
Project
9 MARVELL ST
Client
COBILD

Drawing Name
COVER - CHANGES DRA 01 & 02
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

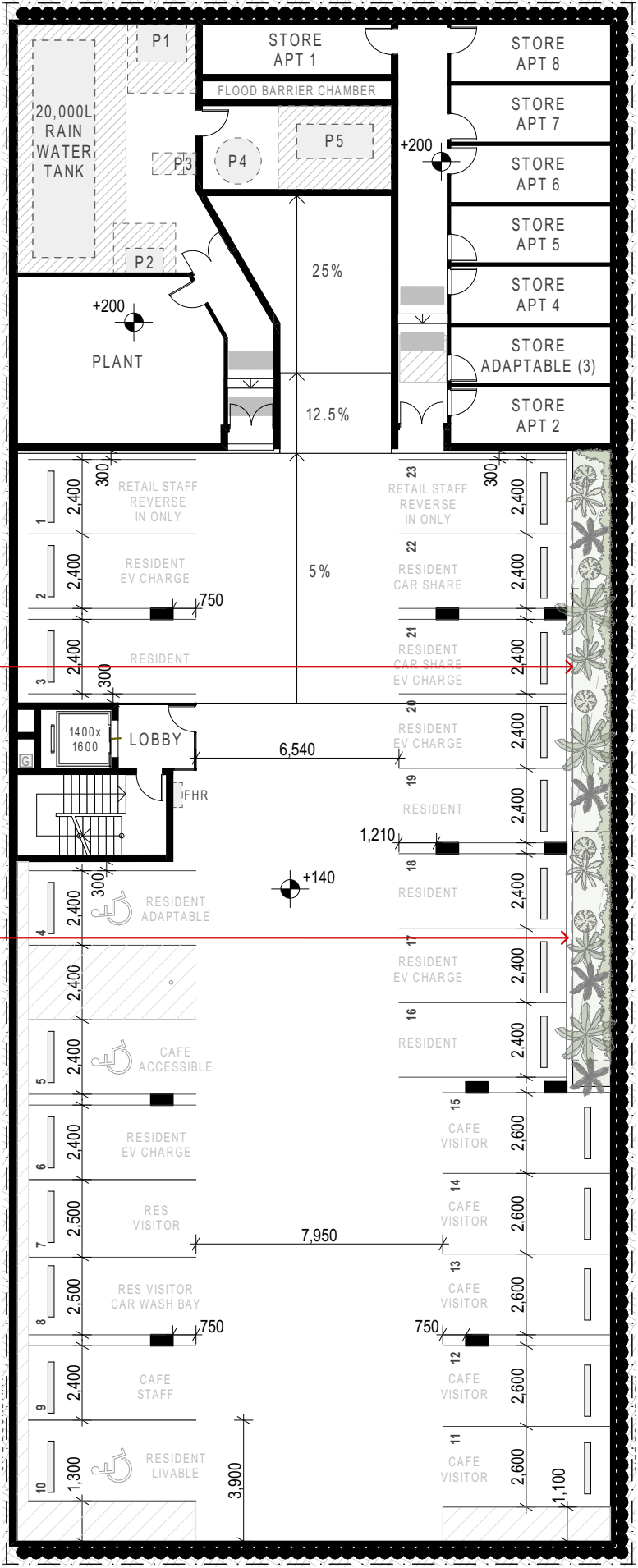
Drawing No.
DA.34
Revision
Concept

Scale



1.08
Current parking layout meets minimum parking requirements for program, generous void to ground floor provided to eastern boundary

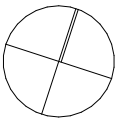
1.05 / 2.02
Introduce 1250mm deep void to GF slab (18.7m long) providing dramatic natural light amenity to car park and forming continuity in greenscape between ground plane and subterranean car park.



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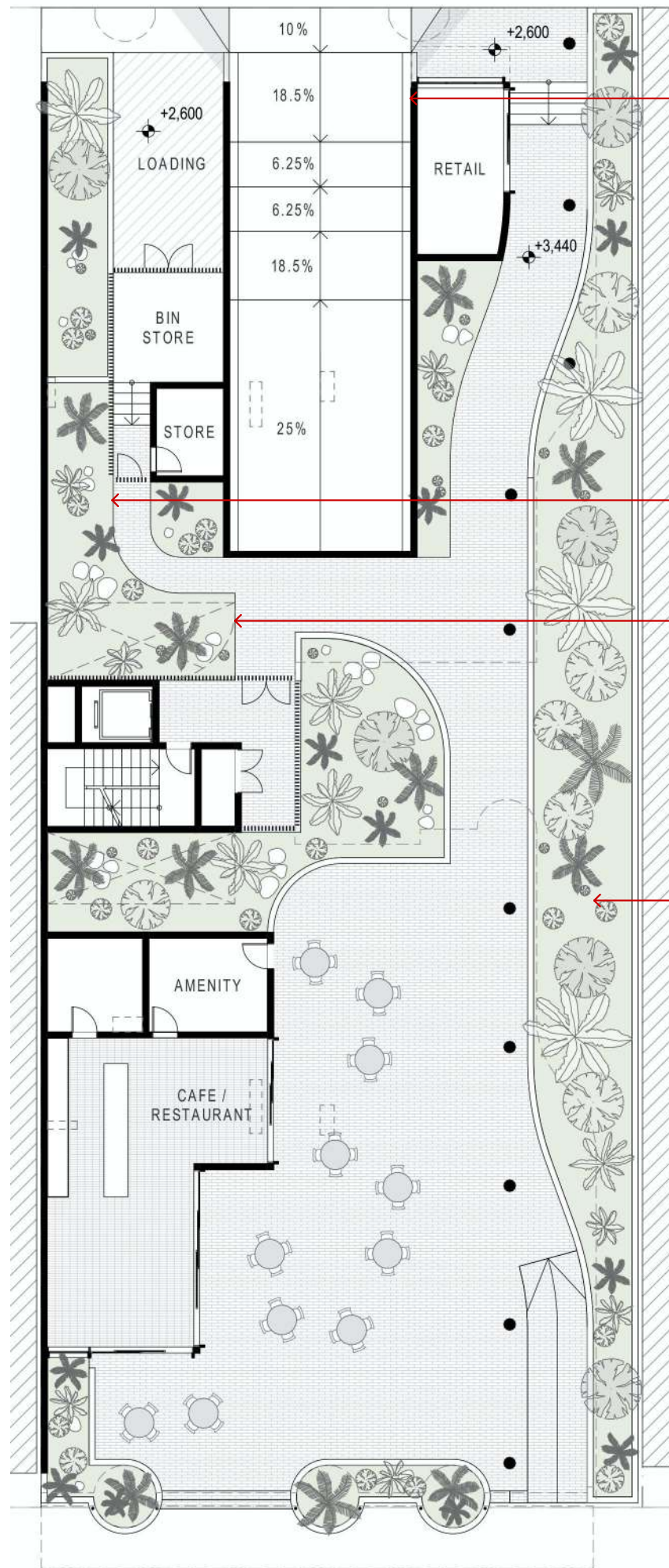


Project
9 MARVELL ST
Client
COBILD

Drawing Name
BASEMENT - CHANGES
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.35
Revision
Concept
Scale
1:200



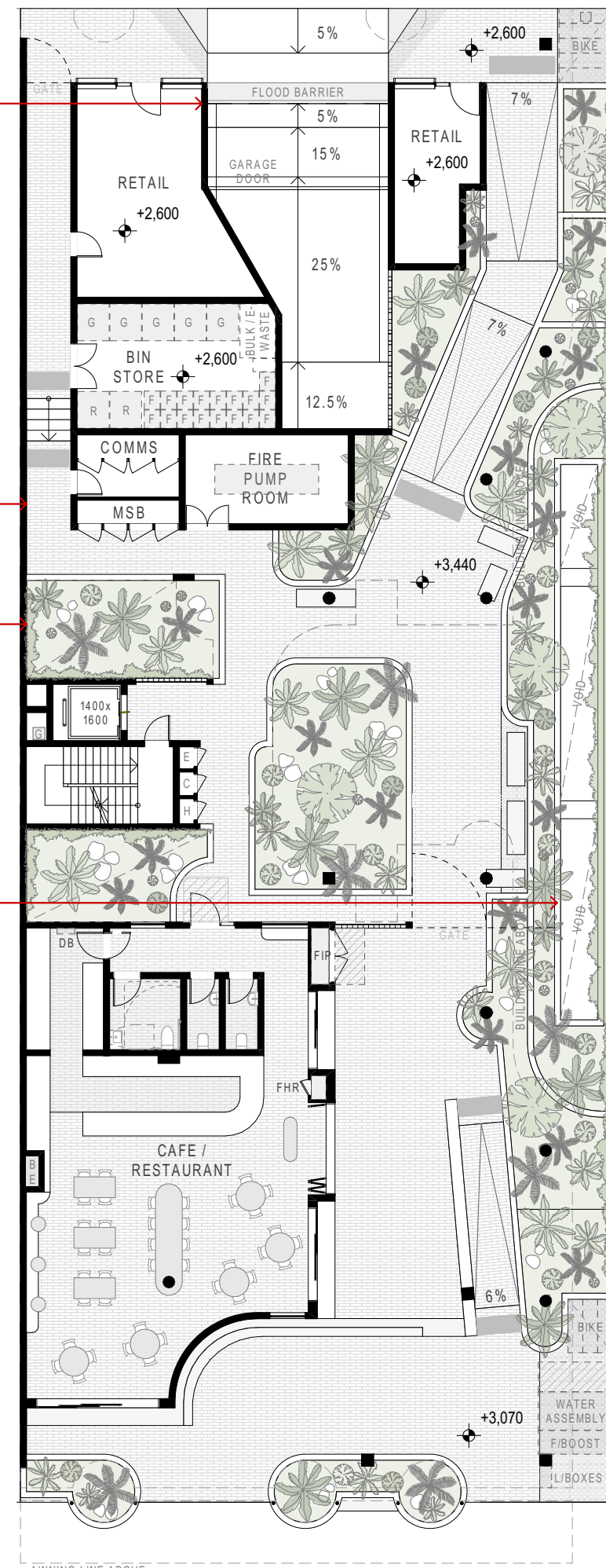
DA WIP - DRA 01
Presented 14/06/22

2.01
Tilt garage door introduced to Fletcher Lane
reducing open void space, top datum aligned
to windows improving human scale to ground
plane

1.06
Planting locations with no/low solar access
removed

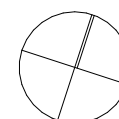
1.03
Engaged landscape architect (Florian Wild)
for expertise in selection of species for
purposes of resilience in low light areas

1.05 / 2.02
Introduce 1250mm deep void to GF slab
(18.7m long) providing dramatic natural light
amenity to car park and forming continuity in
greenscape between ground plane and
subterranean car park.



Current Design
20/12/23

AWNING LINE ABOVE



Project
9 MARVELL ST
Client
COBILD

Drawing Name
GROUND FLOOR - CHANGES
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

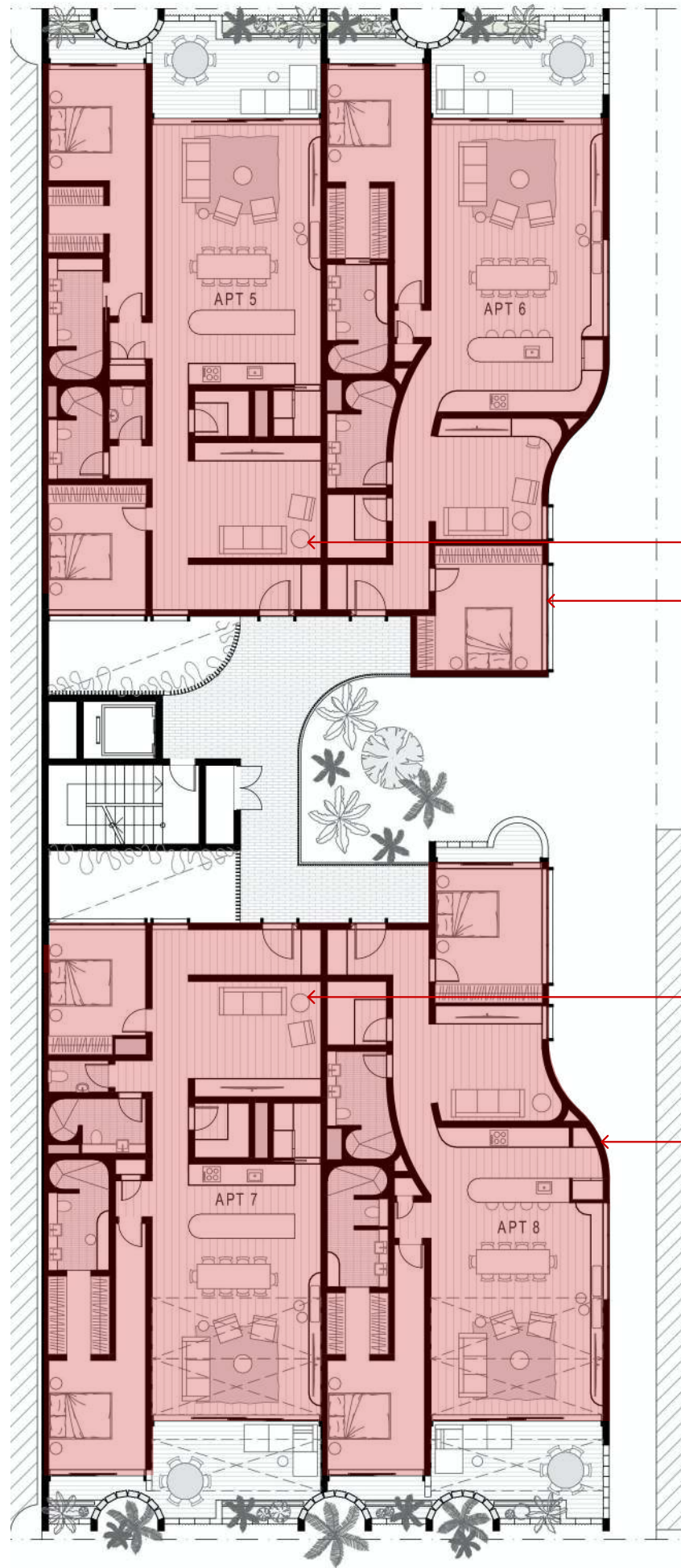
Drawing No.
DA.36
Revision
Concept
Scale
1:200



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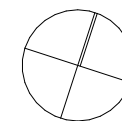
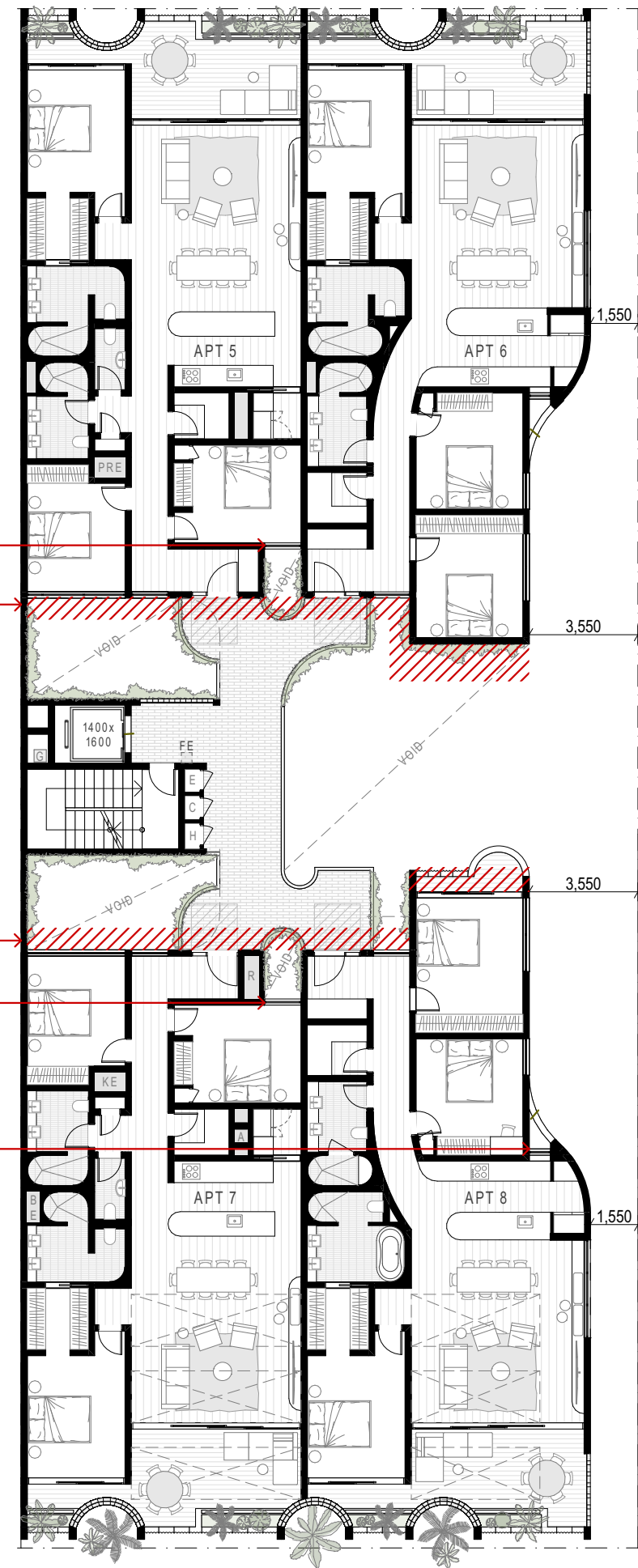
Provide natural light amenity to third bedroom

1.01 / 1.04 / 1.07
Reduce GFA to apartments, increase courtyard size, improve daylight amenity to apartments and to ground plane

Courtyard total width increased by 1.5m (from 10m to 11.5m). Total apartment GFA decreased from 1190m² to 1120m²

Provide natural light amenity to third bedroom

1.02
Introduction of north-facing glazing for solar access to living spaces (apt 4 & 8)



Project
9 MARVELL ST
Client
COBILD

Drawing Name
TYPICAL FLOORS - CHANGES
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.37
Scale
1:200
Revision
Concept



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Current Design
20/12/23

2.03
Discrete building signage to column, set
back from building edge

5/12/22	DA1	DA ISSUE
20/12/23	DA4	DA RFI

Project
9 MARVELL ST
Client
COBILD

Drawing Name
SOUTH ELEVATION - CHANGES
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.38
Revision
Concept

Scale



Current Design
20/12/23

2.01
Tilt garage door introduced to Fletcher Lane
reducing open void space, top datum aligned
to windows improving human scale to ground
plane



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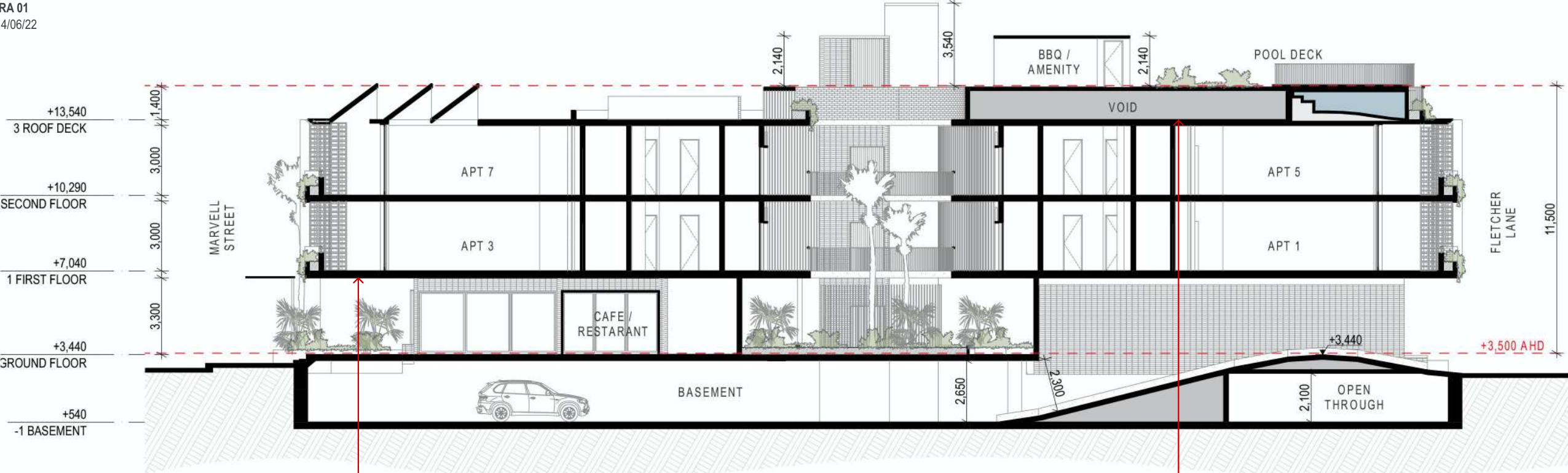
Project
9 MARVELL ST
Client
COBILD

Drawing Name
NORTH ELEVATION - CHANGES
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.39
Revision
Concept

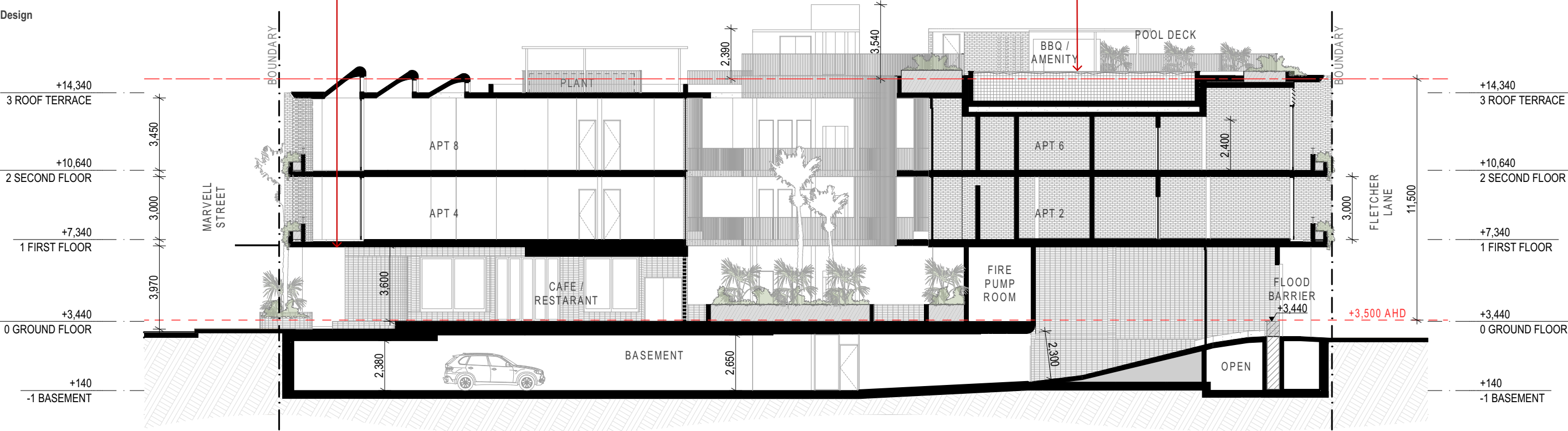
Scale



1.09
Ground floor ceiling height increased from 3300mm to 3970mm at Marvell St and 3600mm at restaurant level - improves light amenity to undercroft and satisfies DCP

1.10
Pool deck reconfigured to maximise ceiling heights to apartments below

Current Design
20/12/23



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Project
9 MARVELL ST
Client
COBILD

Drawing Name
LONG SECTION - CHANGES
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.40
Revision
Concept

Scale

DEVELOPMENT APPLICATION

PROPOSED MIXED USED DEVELOPMENT:
BASEMENT CARPARK / RETAIL PRECINCT & APARTMENTS (CLASS 7A, 6, 2)

DRAWING SCHEDULE

DA.34	COVER - CHANGES DRA 01 & 02
DA.35	BASEMENT - CHANGES
DA.36	GROUND FLOOR - CHANGES
DA.37	TYPICAL FLOORS - CHANGES
DA.38	SOUTH ELEVATION - CHANGES
DA.39	NORTH ELEVATION - CHANGES
DA.40	LONG SECTION - CHANGES

Council Design Recommendations:

DRA 03 (27/11/23)
Design Excellence Panel Pre-DA submission feedback (27/11/23)

3.01	B1: Narrow ramp and entry as has been approved at 7 Marvell adjoining	Addressed in updated design
3.02	B1: Consider introducing voids adjoining lift and stair core (check fire egress arrangements)	Not preferred - not implemented
3.03	GF: Relocate pedestrian ramp to the east (DDA)	Addressed in updated design
3.04	GF: Increase retail and active frontage to lane	Addressed in updated design
3.05	GF: Remove stairs	Addressed in updated design
3.06	GF: Narrower car park entry and ramp	Addressed in updated design
3.07	GF: Widen path reduce area of planter to provide less obstructed entry	Addressed in updated design
3.08	GF: Provide a more direct and wider view through	Addressed in updated design
3.09	GF: Reorganise bins- larger commercial bins	Addressed in updated design
3.10	GF: Introduce voids to carpark below	See 3.02
3.11	GF: Simplify planter bed to provide clearer path	Addressed in updated design
3.12	GF: Modify existing crossover to become a loading bay	Updated - noted on site plan
3.13	L1: In consultation with adjoining building owner consider incorporation of glass blocks to provide light to their corridors	Noted in updated design
3.14	L1: No potential from borrowed light to light wells adjoining	Noted
3.15	L1: Consider incorporating small window to kitchen in apt 2 & 6 as in Apt 4 and 8	Addressed in updated design



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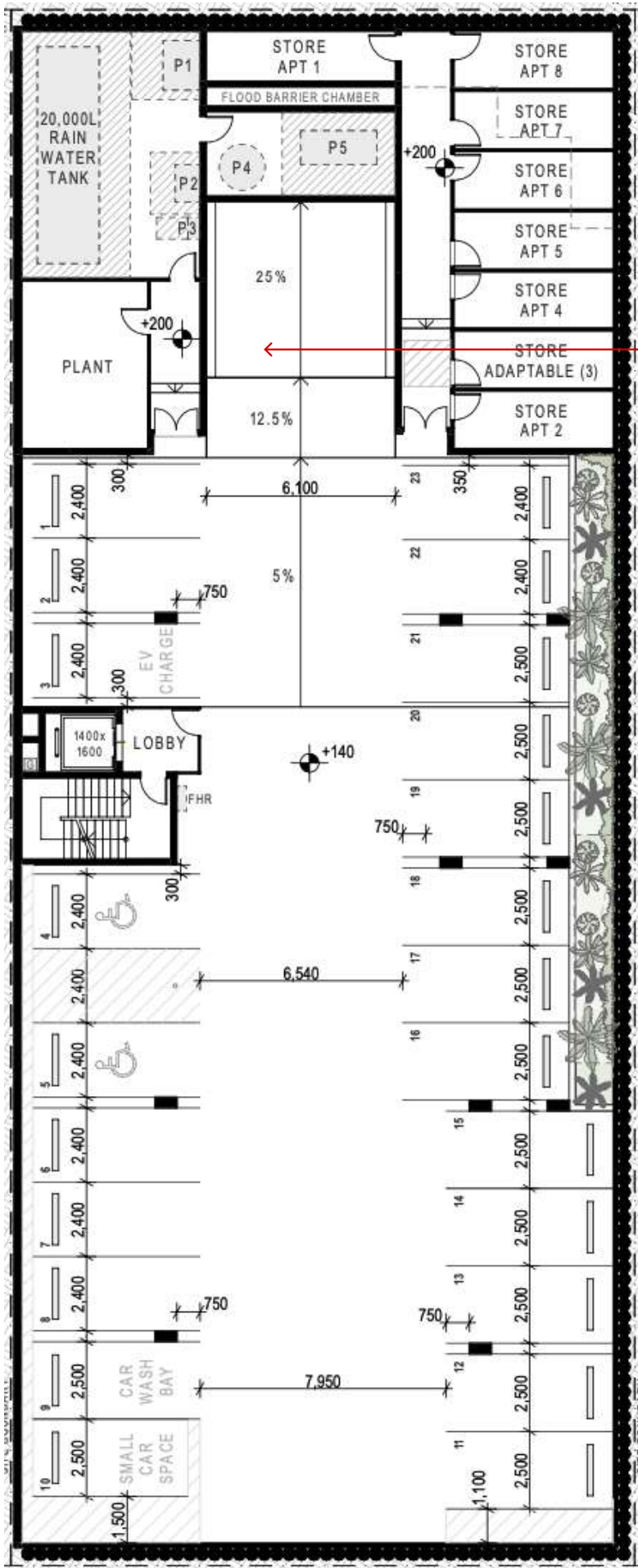
Project
9 MARVELL ST
Client
COBILD

Drawing Name
COVER - CHANGES DRA 03
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

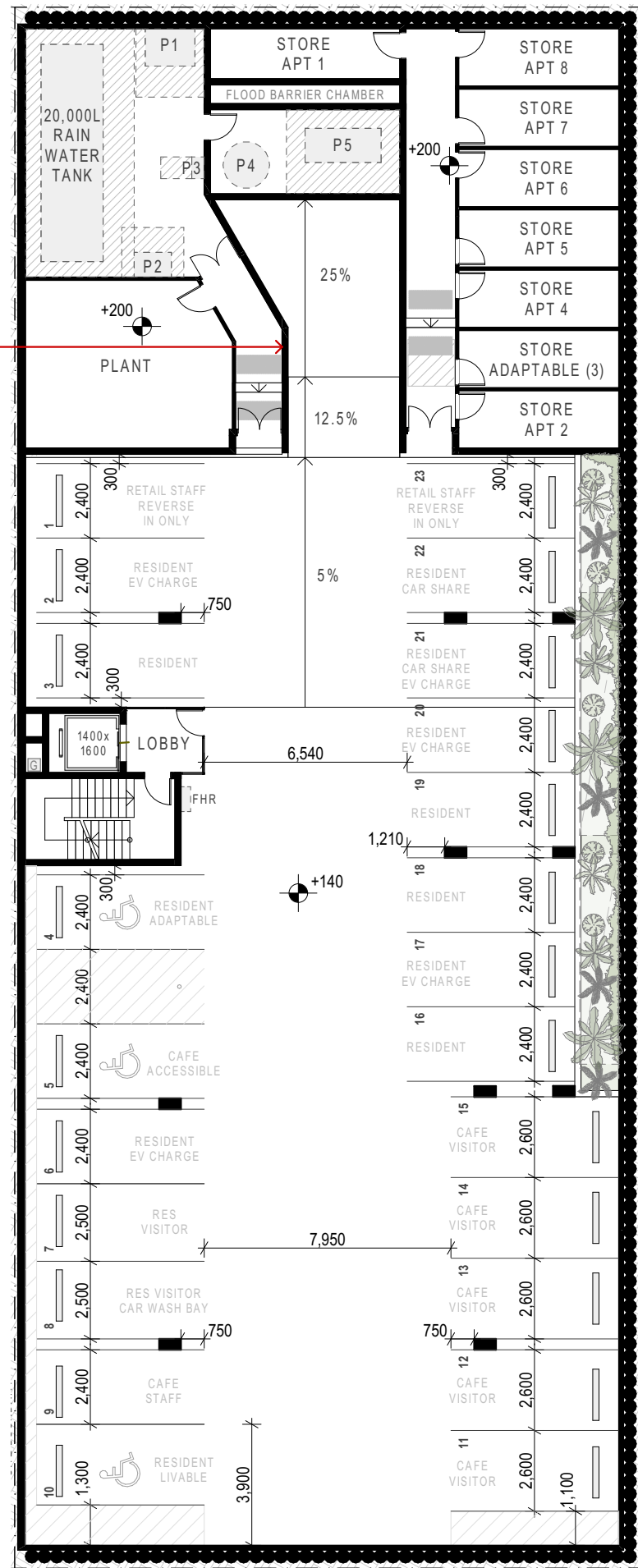
Drawing No.
DA.41
Revision
Concept

Scale



DA2 - DRA 03
Presented 27/11/23

3.01
Ramp narrowed to allow for adequate
queuing to Fletcher Lane



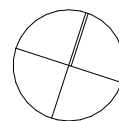
Current Design
20/12/23



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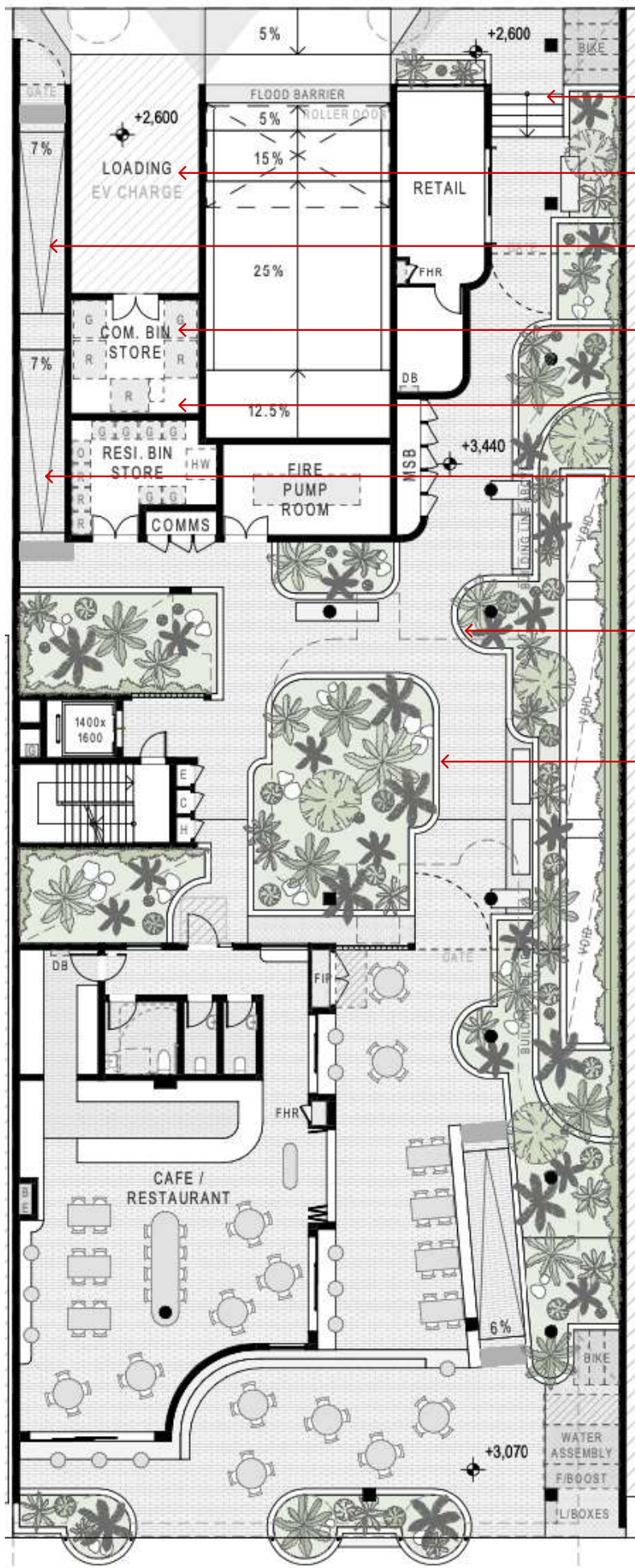


Project
9 MARVELL ST
Client
COBILD

Drawing Name
BASEMENT - CHANGES
Location
9 MARVELL ST BYRON BAY
NSW 2481

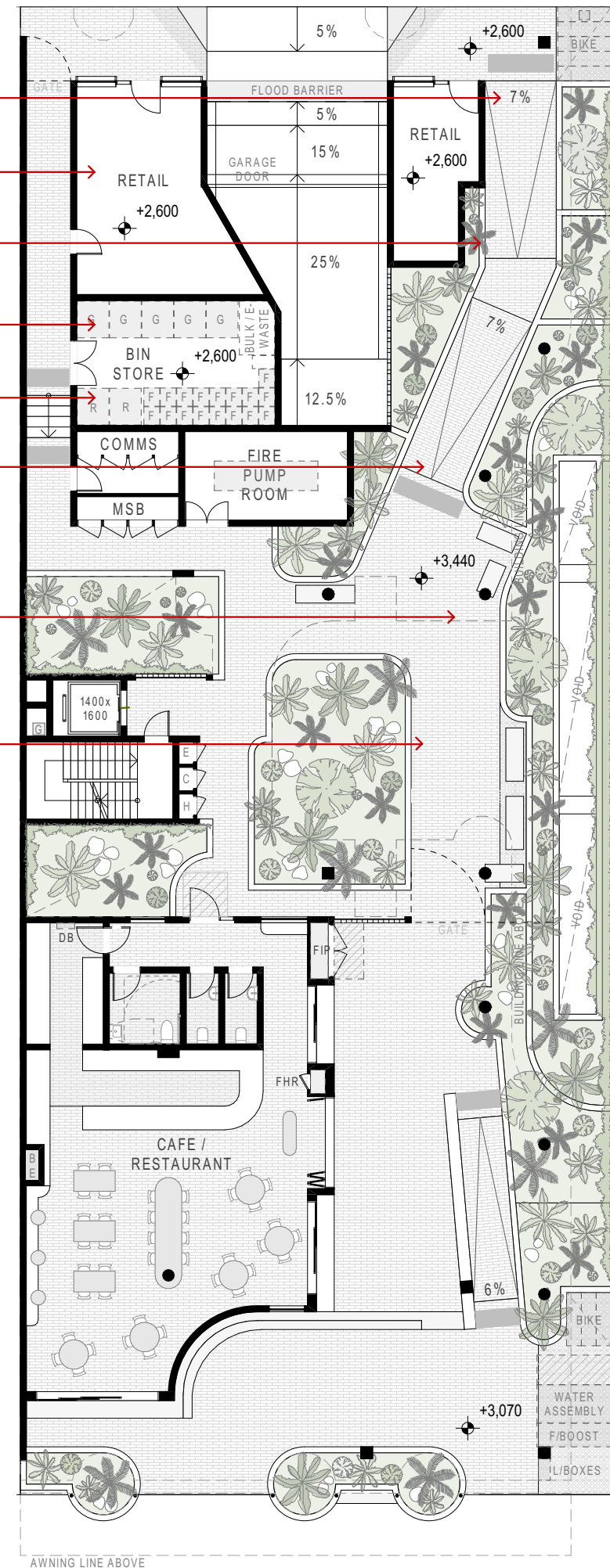
Job No.
HGA344
Date
20/12/23

Drawing No.
DA.42
Revision
Concept
Scale
1:200



DA2 - DRA 03
Presented 27/11/23

- 3.05 Stair relocated to service corridor to accommodate ease of entry at Fletcher Ln
- 3.04 Loading bay moved to Marvel St, additional retail space added to Fletcher Ln frontage
- 3.03 Pedestrian (DDA) ramp moved to public laneway (east)
- 3.09 Bin store consolidated to single room
- 3.06 Ramp narrowed to allow for adequate queuing to Fletcher Lane
- 3.07 Reconfiguration to improve entry and circulation from Fletcher Ln. Width is maximised with regard to DDA access limitations
- 3.08 / 3.11 Planters reduced to allow for to improve sight lines and pathway through laneway



Current Design
20/12/23

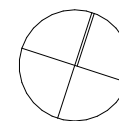


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20/12/23 DA4 DA RFI

AWNING LINE ABOVE



Project
9 MARVELL ST
Client
COBILD

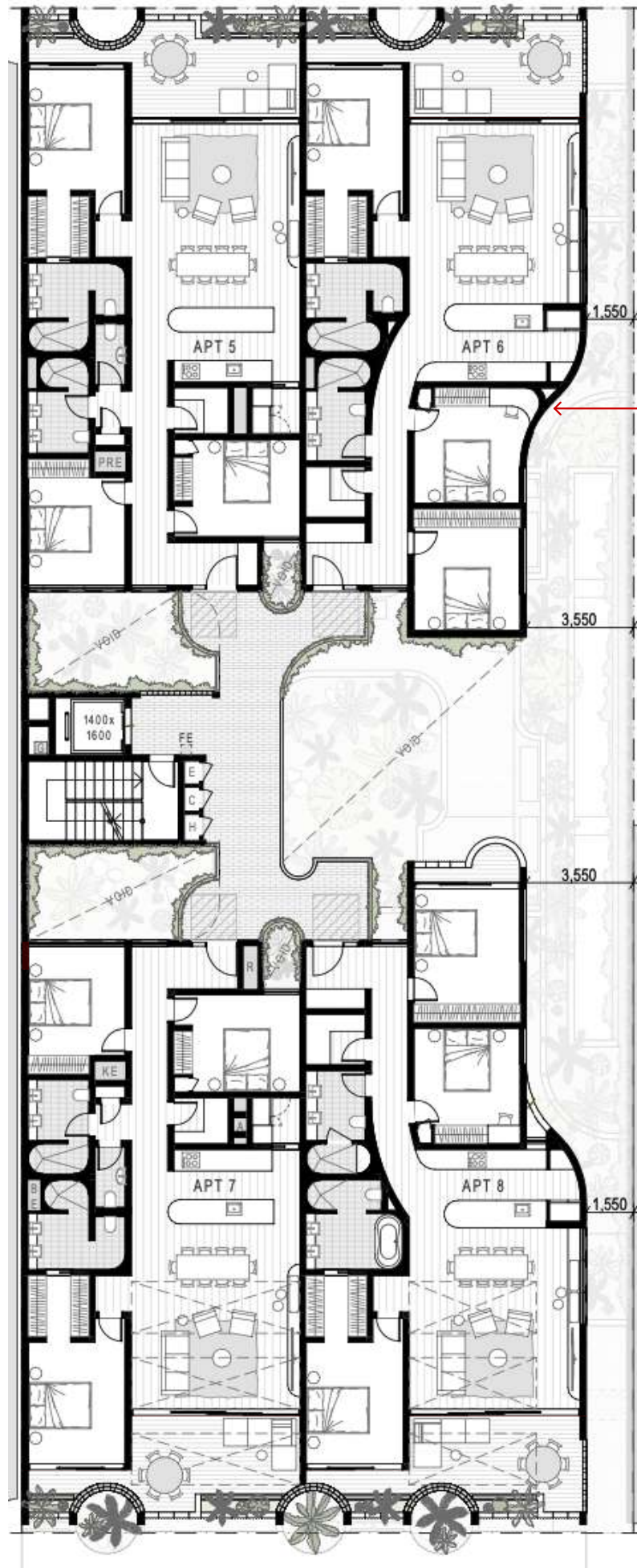
Drawing Name
GROUND FLOOR - CHANGES
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

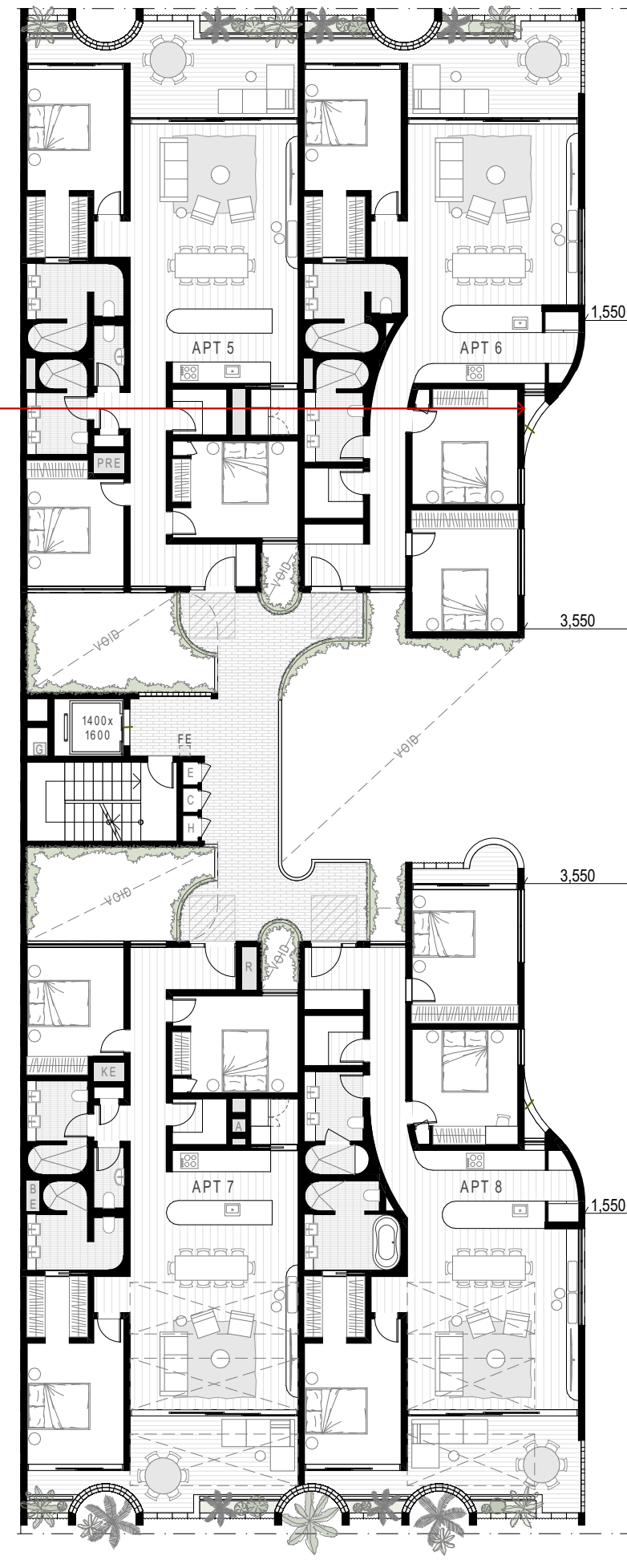
Drawing No.
DA.43
Revision
Concept
Scale
1:200

DA2 - DRA 03
Presented 27/11/23

Current Design
20/12/23



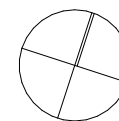
3.15
Introduction of south-facing glazing similar to
apt 4 & 8



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Project
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Client
COBILD

Drawing Name
TYPICAL FLOORS - CHANGES
Location
9 MARVELL ST BYRON BAY
NSW 2481

Job No.
HGA344
Date
20/12/23

Drawing No.
DA.44
Scale
1:200
Revision
Concept