

WATEGOS HOUSE:
No. 39 MARINE PARADE, BYRON BAY NSW 2481

DRAWING REGISTER

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DA.003 Demolition/ Materials Management & Existing Roof Plan
DA.004 Proposed Site & Site Analysis Plan

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DA.101 Plans - Proposed Roof Plan

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DA.201 Sections - CC, DD & EE

Proposed - Elevations
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CONSULTANTS

Discipline	Consultant / Company	Contact
Town planner	Planners North - Steve Connelly	1300 660 08
Surveyor	RCS Group - Mitch Janetzki	02 6622 2112
Landscape Architect	Studio Rewild - Kirsty Kendall	0405 231 418
Environmental Consultant	Ecological Design Pty Ltd - John Caley	0418 262 706
Bushfire Consultant	Bushfire Certifiers - Peter Thornton	02 6687 7461
Civil Engineer	Westera Partners - Tom Macdougall	02 6674 8047
Quantity Surveyor	qsplus - Matthew Saunderson	0412 733 734
Structural Engineer	SDA Structural - Charles Blumer	02 9810 6911

GENERAL NOTES

Copyright: All drawings remain the Copyright of Studio McQualter

All works to be carried out in accordance with the Building Code of Australia, Asutralian Standards, Local Council requirements and all other relevant by laws and authorities.

Approval: No building works to be undertaken prior to Building Apprival by a registered Certifier.

Consultants: Drawings shall be read in conjuction with all consultant documentation

Dimensions: Do not scale off drawings - use figured dimensions only. All dimensions to be confirmed on site, and any discrepancies referred to Designer.

Setout: All building setout and confirmation of setbacks and height to be carried out by a Licensed Surveyor. Nofooting or wall to encroach the title boundary.

BASIX SUMMARY

Water Fixtures

Shower Head	3 Star (> 7.5 but <= 9 L/min)
Toilets	4 Star
Kitchen Taps	4 Star
Bathroom Taps	4 Star
On Demand HW Reticulation or Diversion	No

Energy

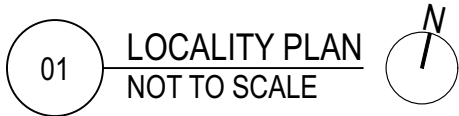
Hot Water System	Electrical heat pump - with a performance of 31 - 35 STCs or better
Ventilation	1 x Bathroom, ducted to roof or facade

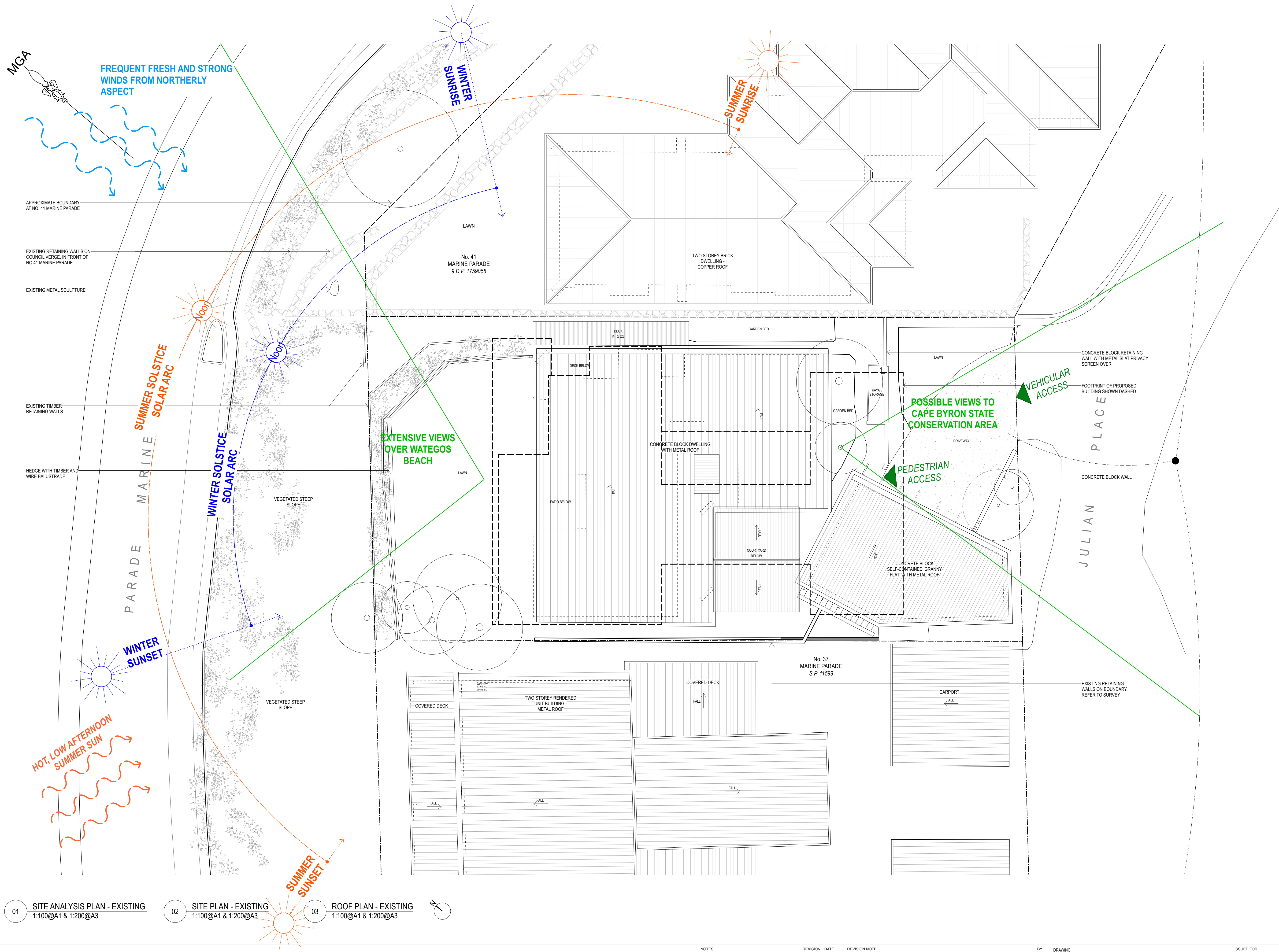
Cooling	Laundry, Natural Ventilation only
Heating	1-phase airconditioning / EER 2.5 - 3.0
Heating/Cooling Zoning	1-phase airconditioning / EER 2.5 - 3.0
Pool heating	System must provide zoning between living areas and bedroom
Appliances	No Pool
Solar	Induction cooktop + electric oven
	Min. peak 1Kw system , connected to dwelling electricity system

NatHERS Thermal Specifications		
Element	Description	Location
External walls	Light colour (BASIX) cavity brick with Aircell Permicav central in the cavity	Ground Level
	Light colour (BASIX) timber weatherboards on framing with R2.5 added insulation	First Level
Internal walls	Plasterboard on studs with R2.0 insulation added	
Floors	Concrete slab on ground	Ground Level
	suspended concrete slab with R1.9 insulation added underneath	First Level above external
	suspended concrete slab with R1.9 insulation added above	slabs above internal spaces
	suspended concrete slab	elsewhere
Floor Covering	Tiles	
Ceilings	exposed concrete	Ground Level
	Plasterboard with R4.4 insulation added	First Level
Roof	Light colour (BASIX) steel sheet	
Glazing	A&L A&L-026-25 A U=3.10 SHGC = 0.65	Glass Blocks
	Timber single clear to achieve U ≤5.4 and SHGC 0.63 ± 5%	All other fixed and sliding glazing
Lighting	Timber single clear to achieve U ≤5.4 and SHGC 0.56 ± 5%	All hinged windows and doors
	Recessed downlights to be LED fixtures which seal against air leakage	
Skylights	double low E U = 4.22 and SHGC = 0.72	
Ducts:	All ducts and vents to external must incorporate a self- closing flap	



SUBJECT SITE: 39 MARINE PARADE, BYRON BAY





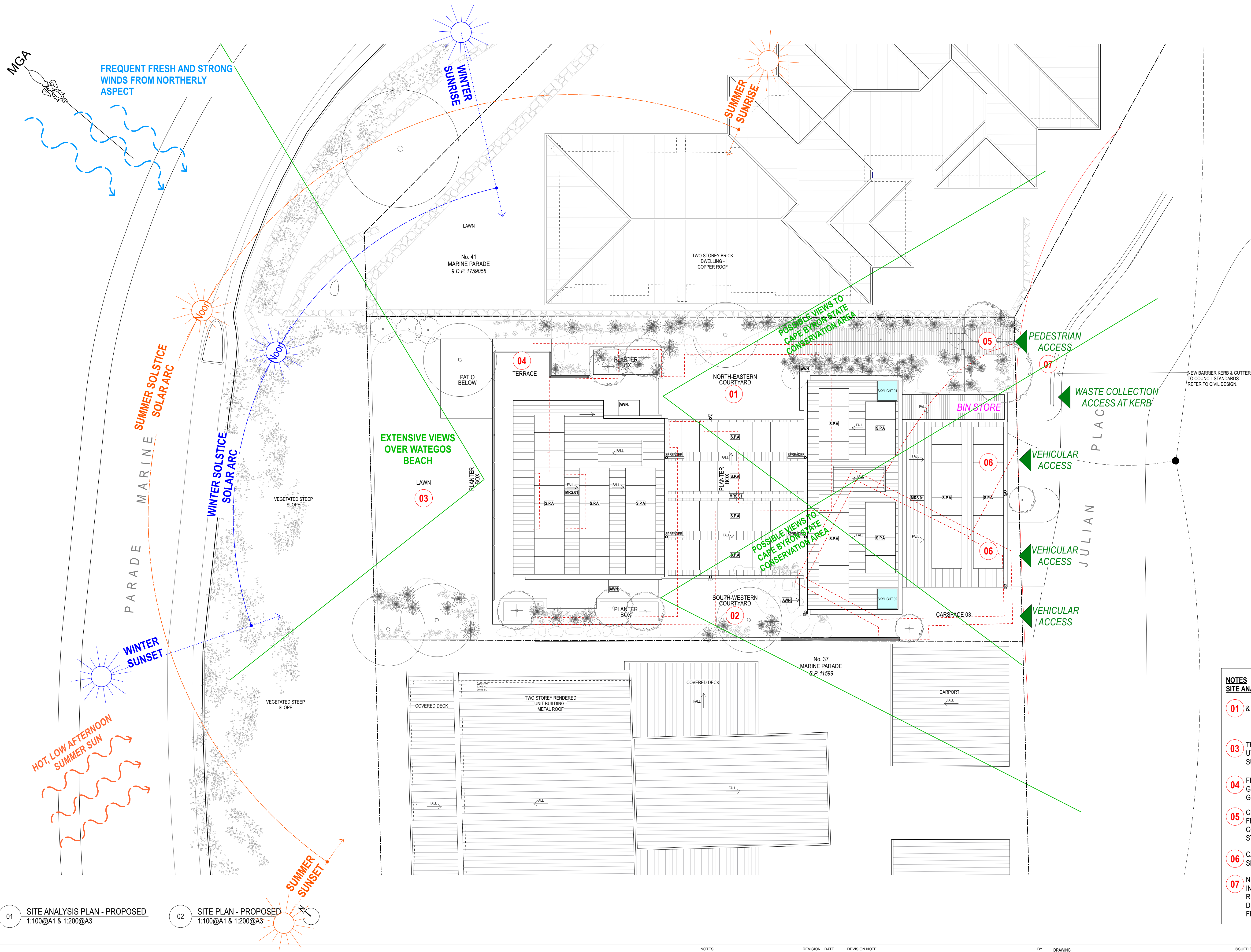
- 01 SITE ANALYSIS PLAN - EXISTING
1:100@A1 & 1:200@A3
- 02 SITE PLAN - EXISTING
1:100@A1 & 1:200@A3
- 03 ROOF PLAN - EXISTING
1:100@A1 & 1:200@A3

NOTES	REVISION	DATE	REVISION NOTE
Notes	A	25/10/22	ISSUE TO PLANNER FOR REVIEW
	B	20/3/23	ISSUE TO CG FOR DA COST REPORT
	C	30/3/23	ISSUE TO PLANNER FOR REPORT

BY	DRAWING
OG	OG
OG	OG

Existing Site & Site Analysis Plan
PROJECT
WALTON CROTHERS
39 MARINE PARADE, BYRON BAY

ISSUED FOR	DEVELOPMENT APPLICATION
REVISION	C
DRAWN BY	OG
PAGE SIZE	A1
SCALE	1:100@A1 & 1:200@A3



01 SITE ANALYSIS PLAN - PROPOSED
1:100@A1 & 1:200@A3

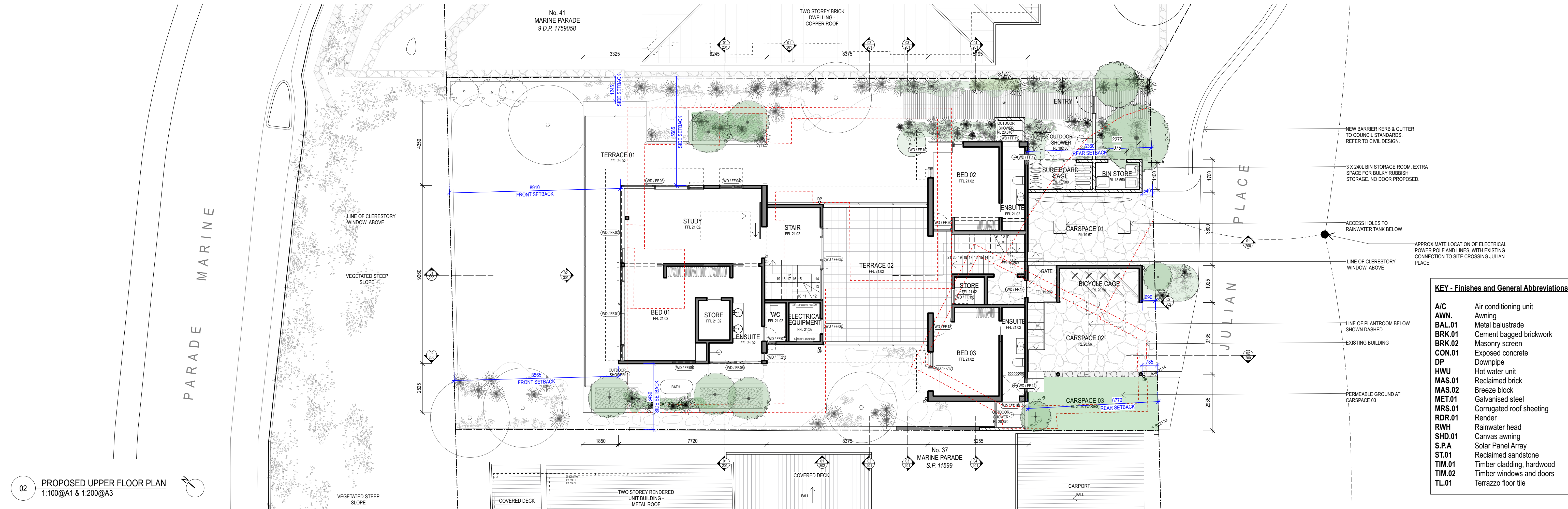
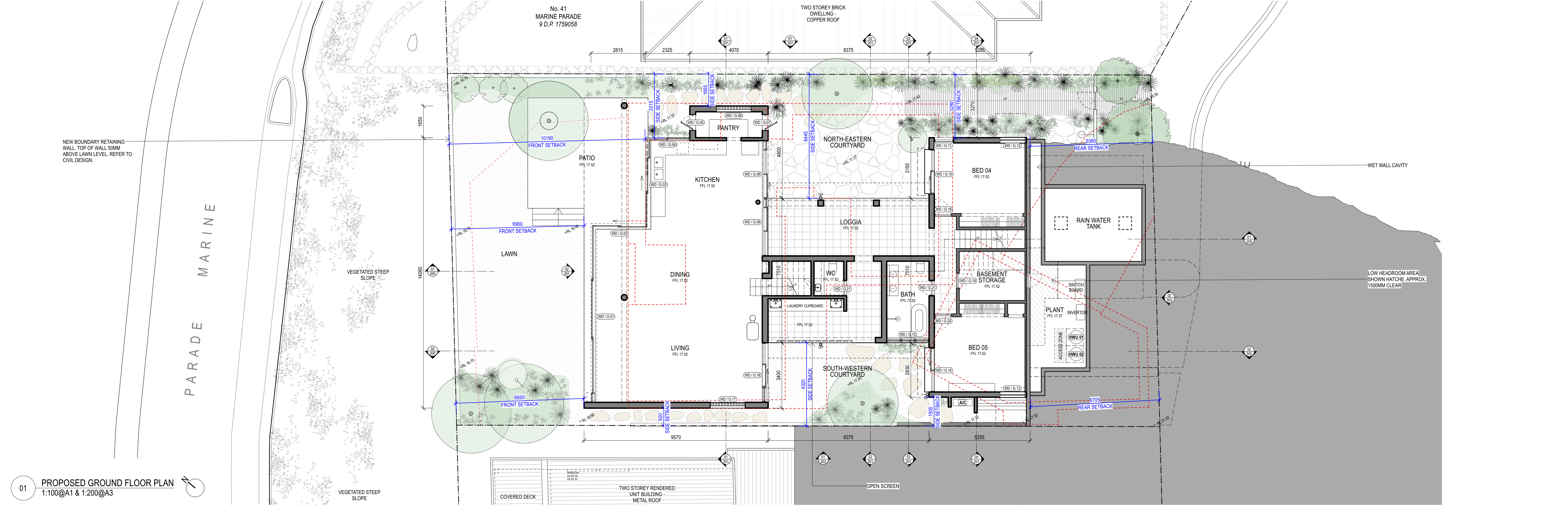
02 SITE PLAN - PROPOSED
1:100@A1 & 1:200@A3

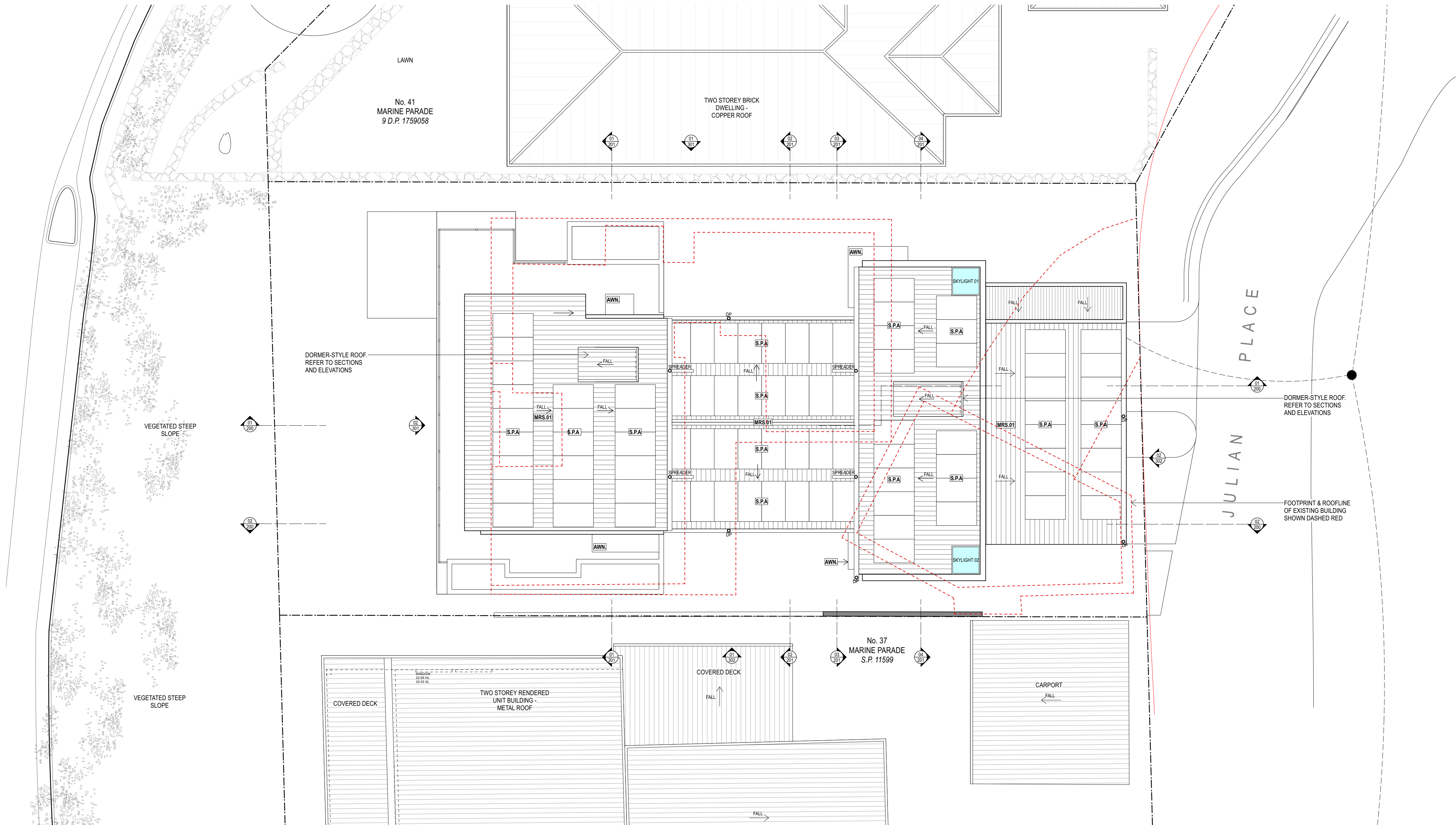
KEY - Finishes and General Abbreviations

A/C	Air conditioning unit
AWN.	Awning
BAL.01	Metal balustrade
BRK.01	Cement bagged brickwork
BRK.02	Masonry screen
CON.01	Exposed concrete
DP	Downpipe
HWU	Hot water unit
MAS.01	Reclaimed brick
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MET.01	Galvanised steel
MRS.01	Corrugated roof sheeting
RDR.01	Render
RWH	Rainwater head
SHD.01	Canvas awning
S.P.A	Solar Panel Array
ST.01	Reclaimed sandstone
TIM.01	Timber cladding, hardwood
TIM.02	Timber windows and doors
TL.01	Terrazzo floor tile

NOTES
SITE ANALYSIS: PROPOSED

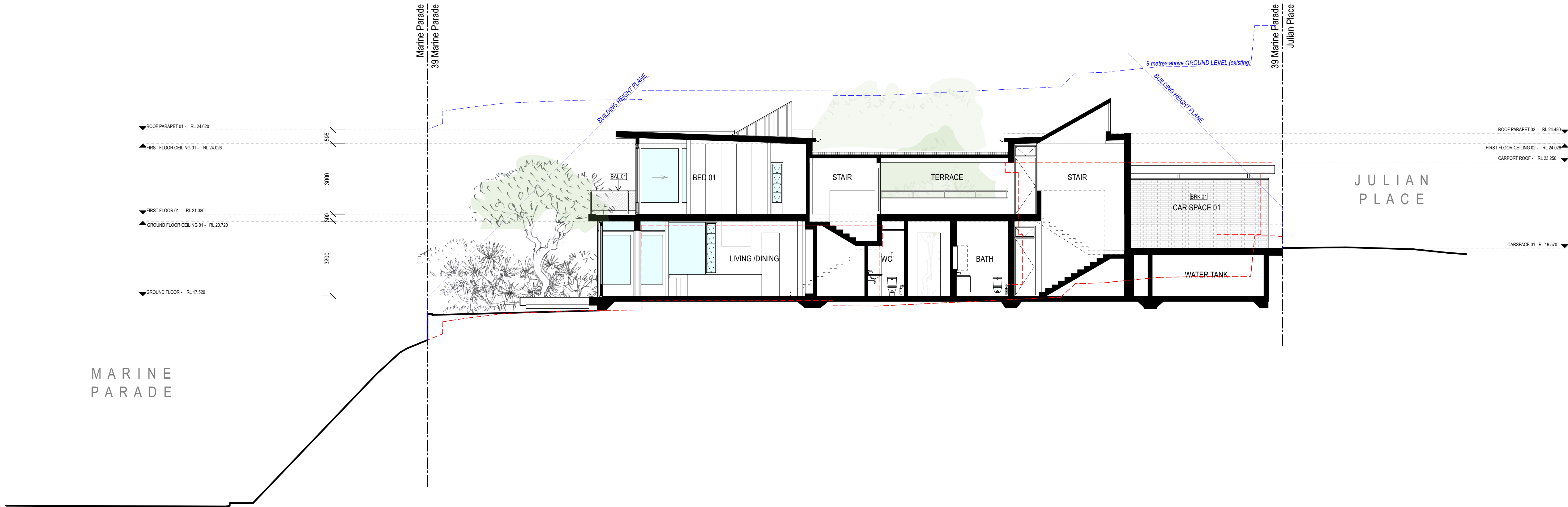
- 01 & 02 PROTECTED NORTH AND SOUTH FACING COURTYARDS PROVIDE COMFORTABLE OUTDOOR SPACES DURING TIMES OF HIGH WIND AND/OR EXTREME HEAT DAYS.
- 03 THE REQUIRED SETBACK TO MARINE PARADE IS WELL UTILISED WITH A FLAT LAWN AREA, PROVIDING A SUNNY OUTDOOR SPACE IN GOOD WEATHER.
- 04 FIRST FLOOR TERRACE PROVIDES SHADE TO THE GROUND FLOOR LIVING AREAS AS WELL AS ALLOWS A GENEROUS SETBACK TO THE FIRST FLOOR VOLUME.
- 05 CLEAR BUT PRIVATE PEDESTRIAN ENTRY IS SET BACK FROM THE LANEWAY, ALLOWING LANDSCAPING TO CONTINUE THROUGH TO SOFTEN LANEWAY STREETSCAPE.
- 06 CARPORT OVER TWO CAR SPACES WITH ALL CAR SPACES STEPPED TO SUIT THE FALL OF JULIAN PLACE
- 07 NEW KERB AND GUTTER TO SUBJECT SITE FRONTAGE, INTERFACES WITH EXISTING KERB AND GUTTER RECENTLY CONSTRUCTED TO NO. 41 FRONTAGE. THE DESIGN ALLEVATES RAIN WATER INGRESS INTO SITE FROM LANEWAY



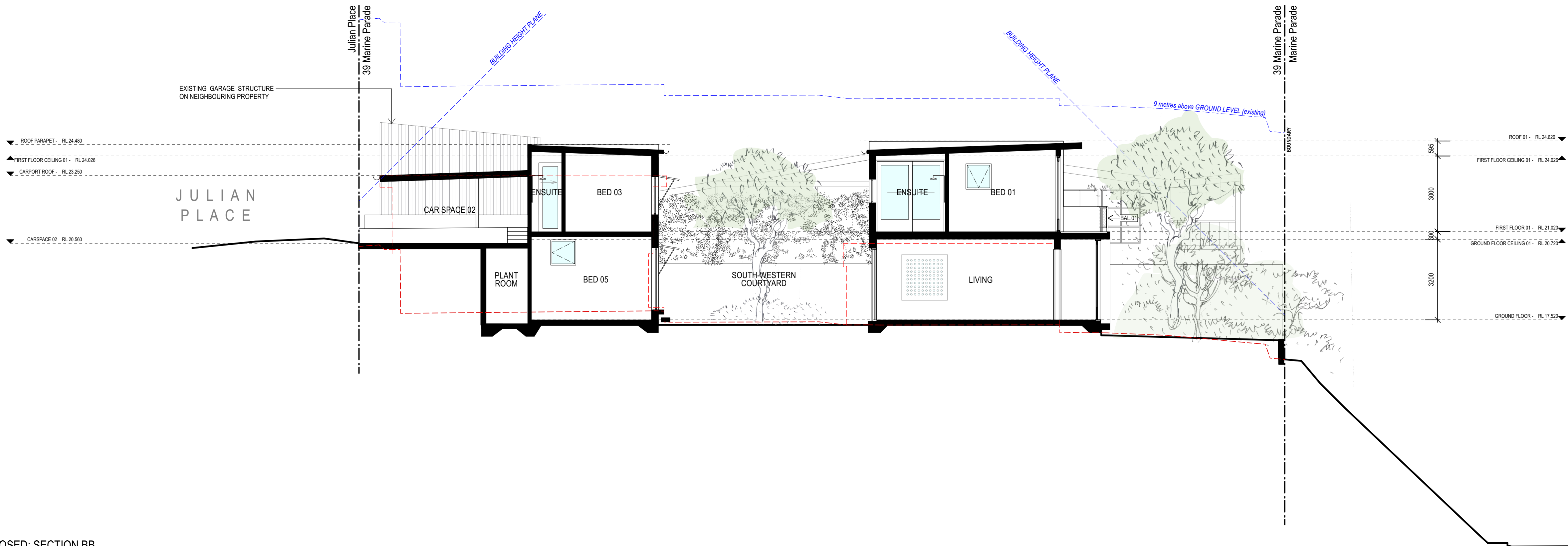


01 ROOF PLAN - PROPOSED
1:100@A1 & 1:200@A3

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01 PROPOSED: SECTION AA
1:100@A1 or 1:200@A3



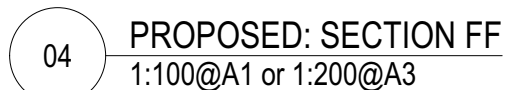
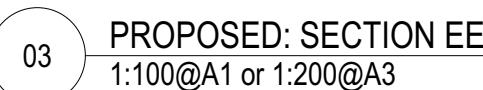
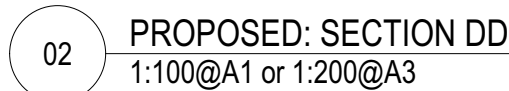
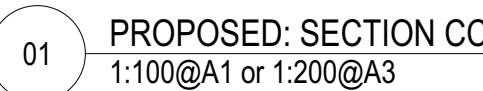
02 PROPOSED: SECTION BB
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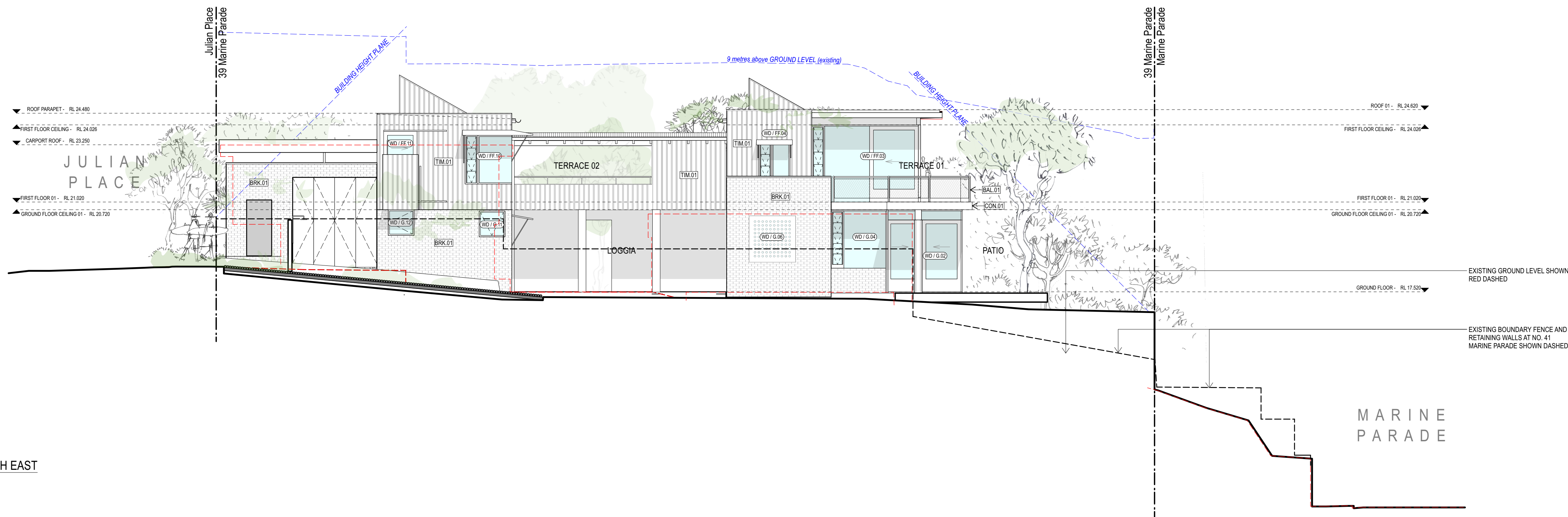
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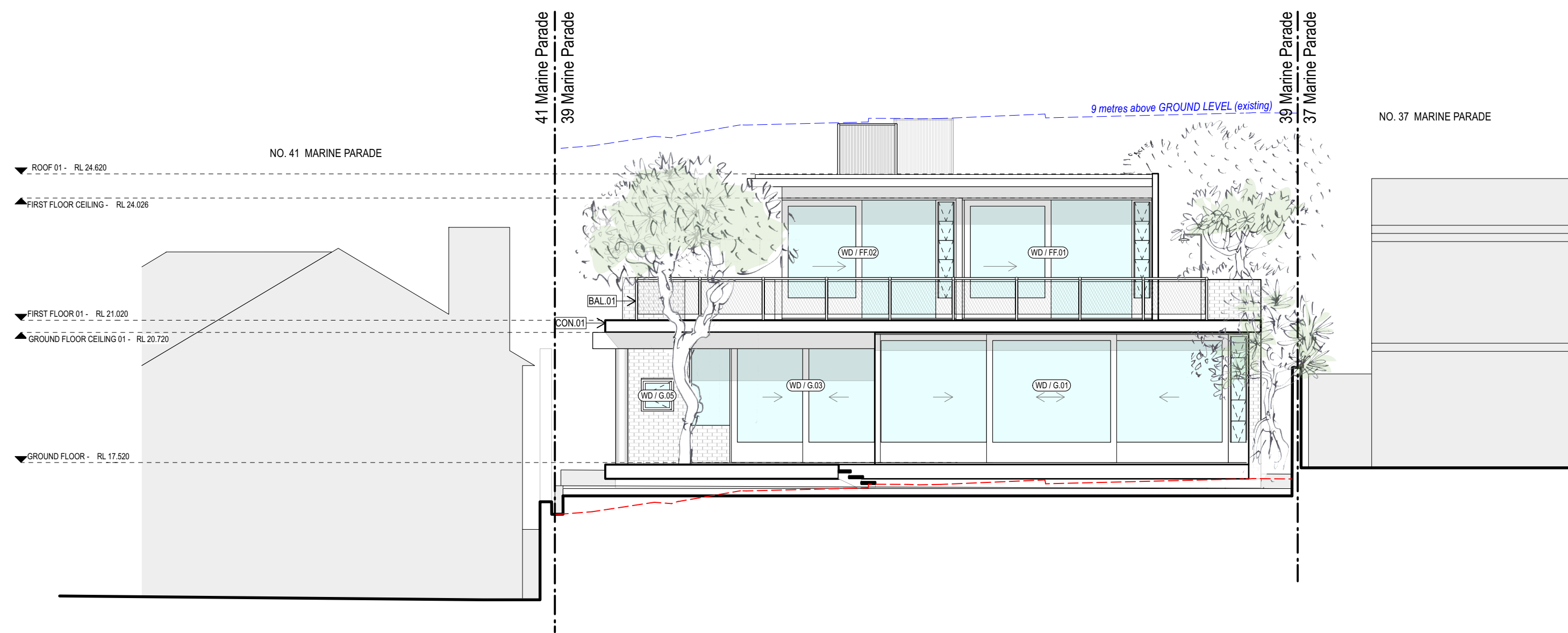
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OG	PROJECT
OG	WALTON CROTHERS
OG	39 MARINE PARADE, BYRON BAY

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DRAWN BY	OG
PAGE SIZE	A1
SCALE	1:100@A1 & 1:200@A3

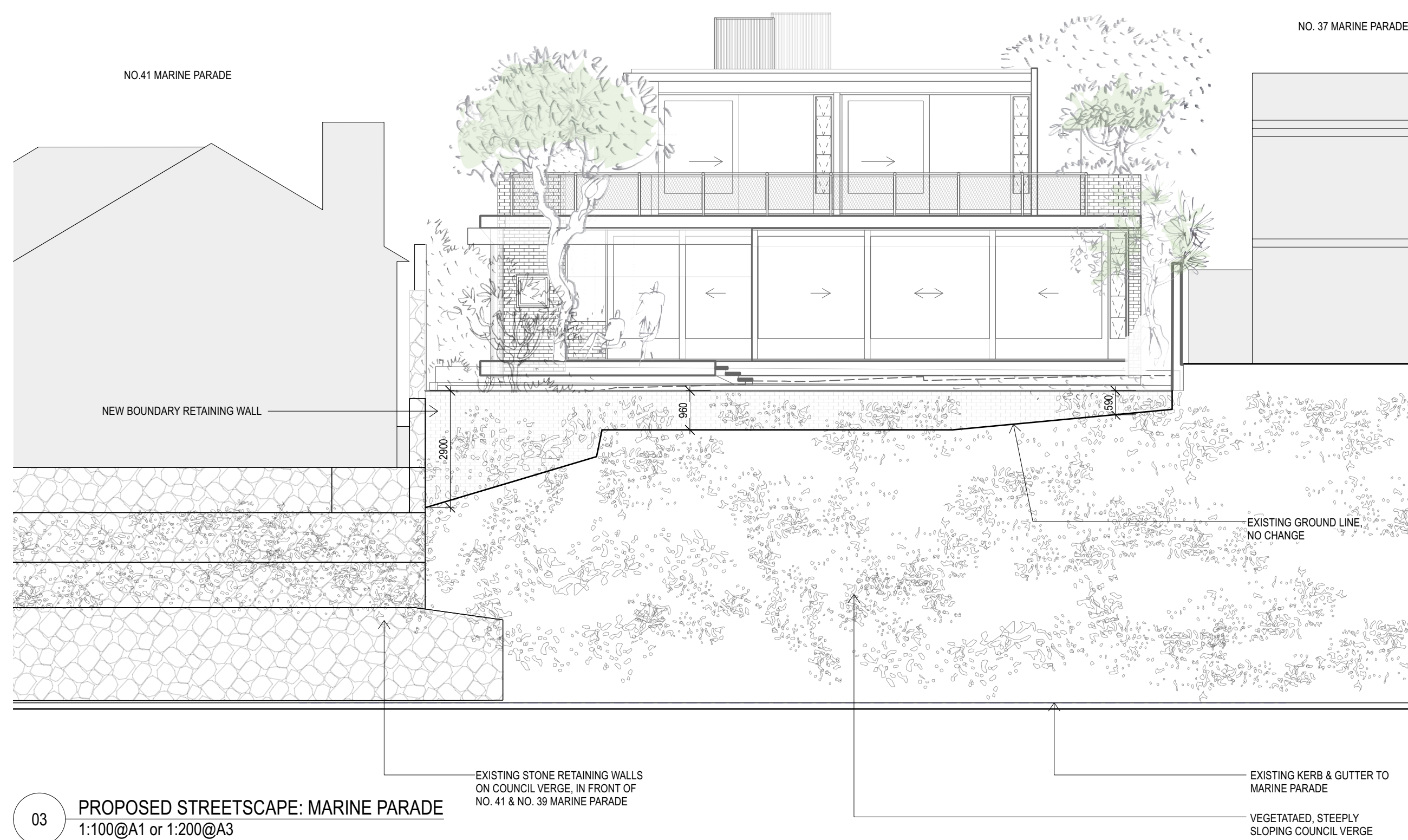




01 PROPOSED ELEVATION: NORTH EAST
1:100@A1 or 1:200@A3



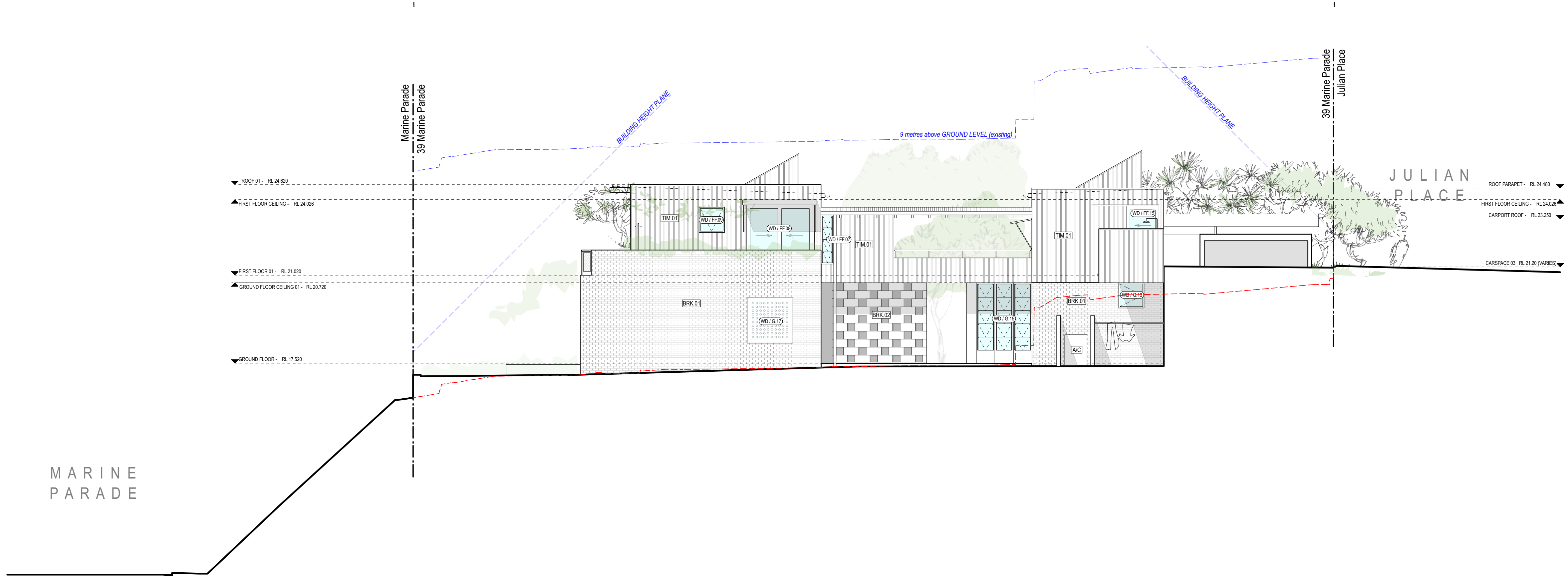
02 PROPOSED ELEVATION: NORTH WEST
1:100@A1 or 1:200@A3



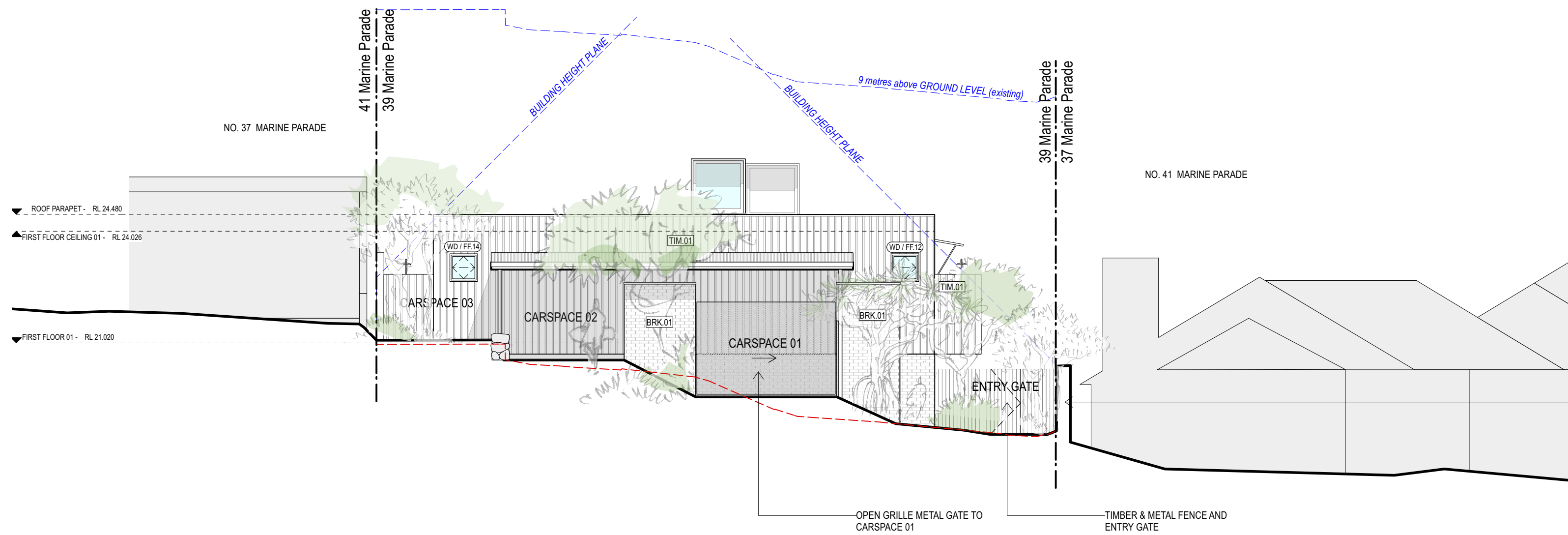
03 PROPOSED STREETSCAPE: MARINE PARADE
1:100@A1 or 1:200@A3

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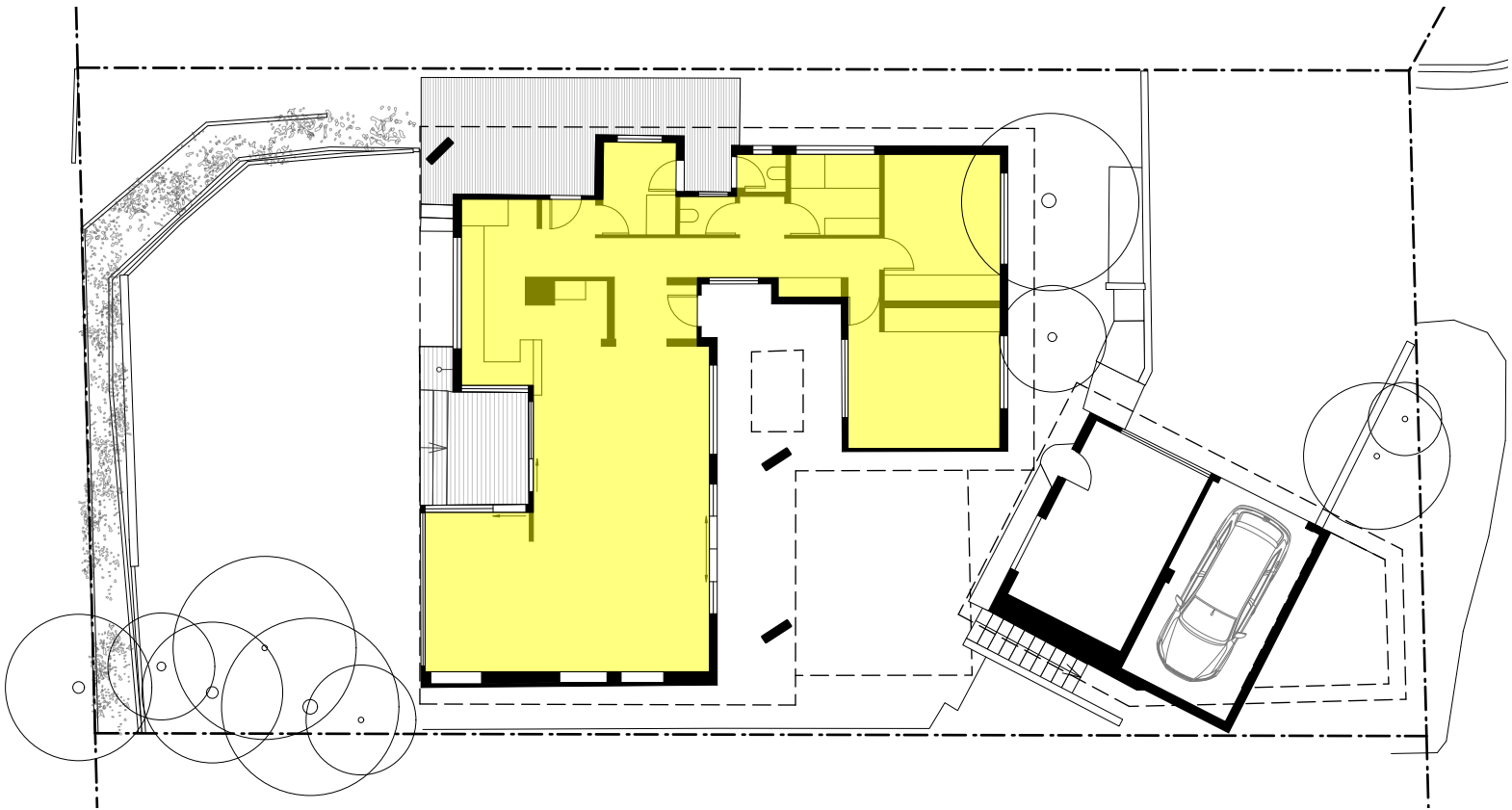


01 PROPOSED ELEVATION: SOUTH WEST
1:100@A1 or 1:200@A3

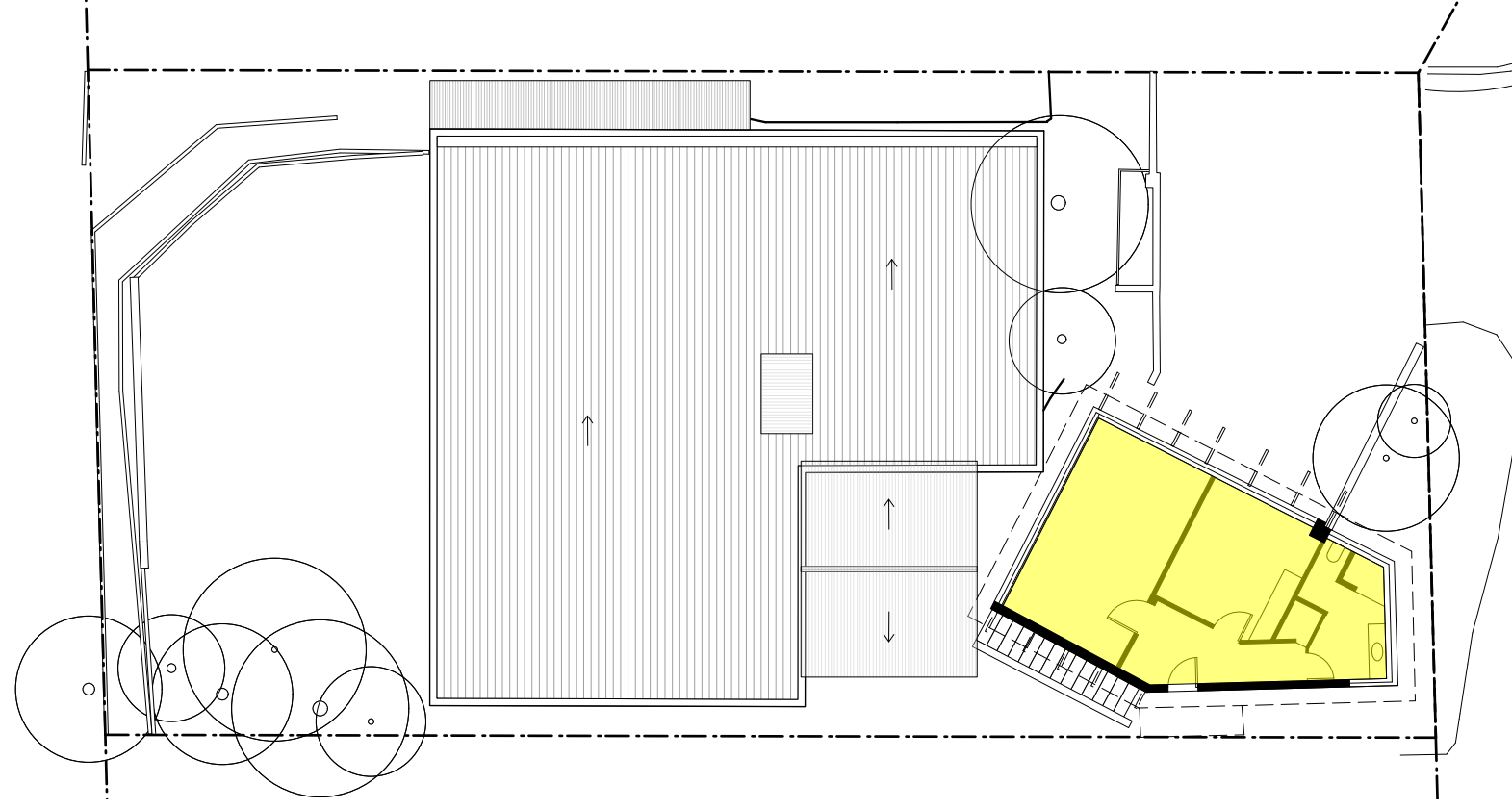


02 PROPOSED ELEVATION: SOUTH EAST / JULIAN PLACE
1:100@A1 or 1:200@A3

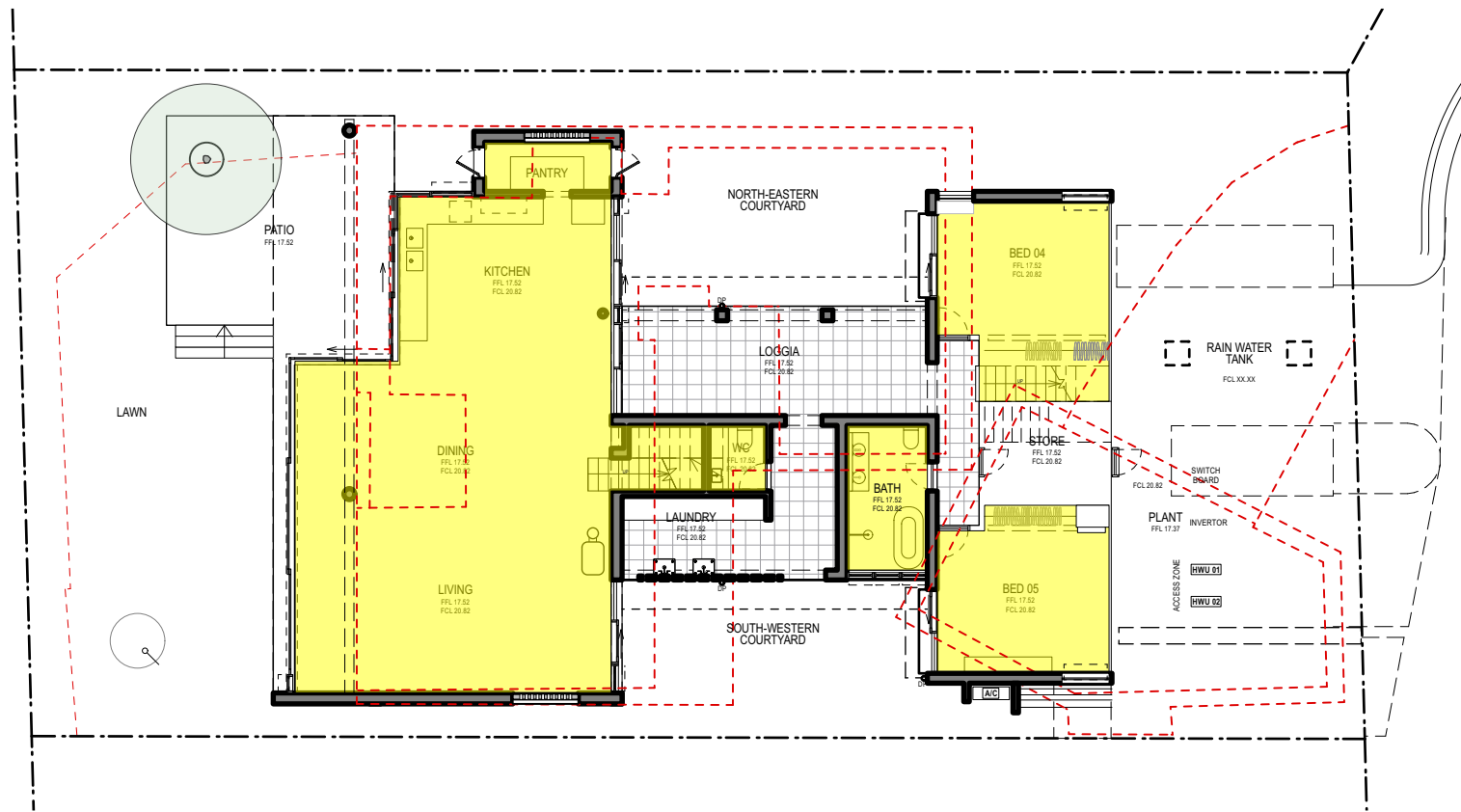
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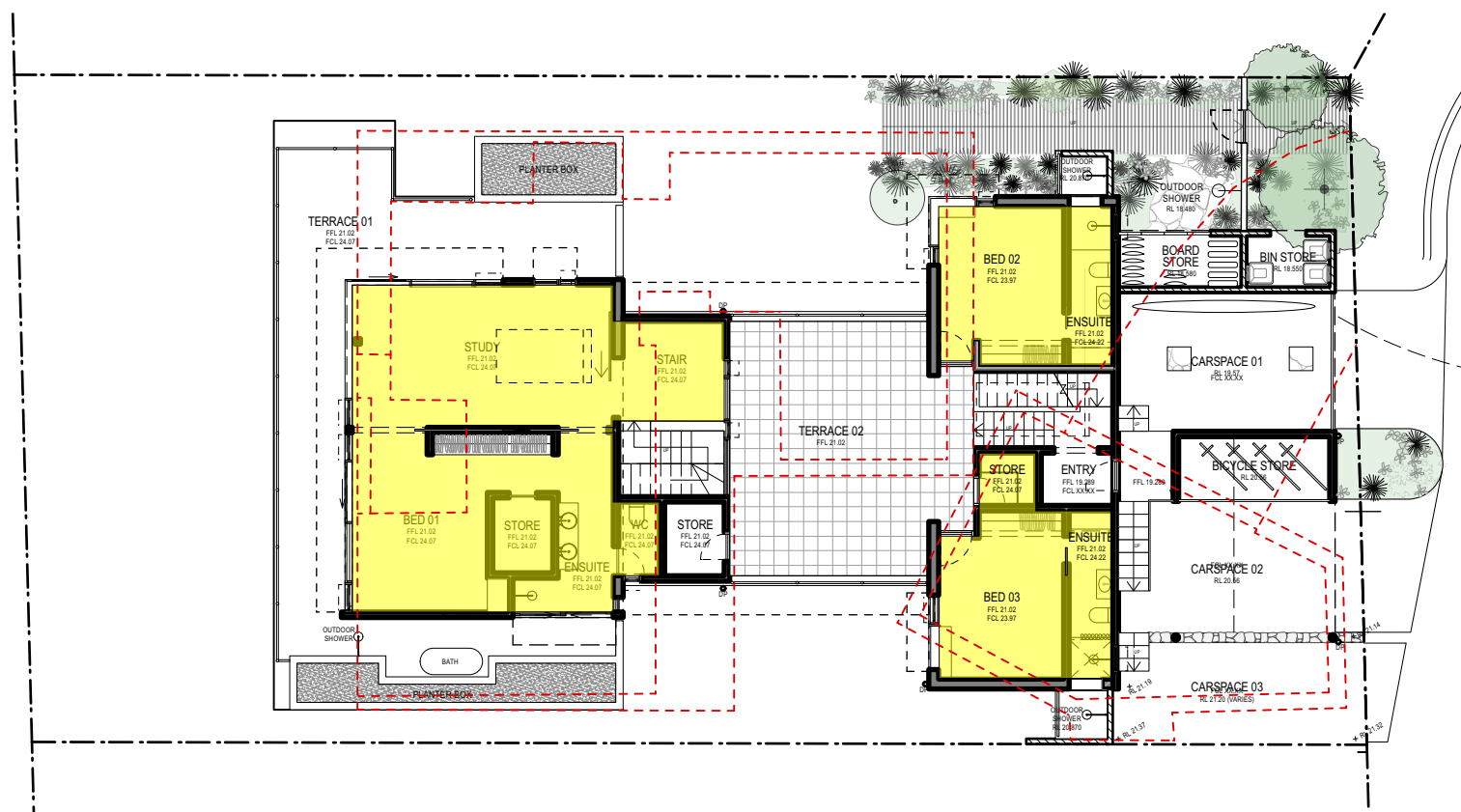
01 GFA - EXISTING GROUND FLOOR PLAN
1:200@A3



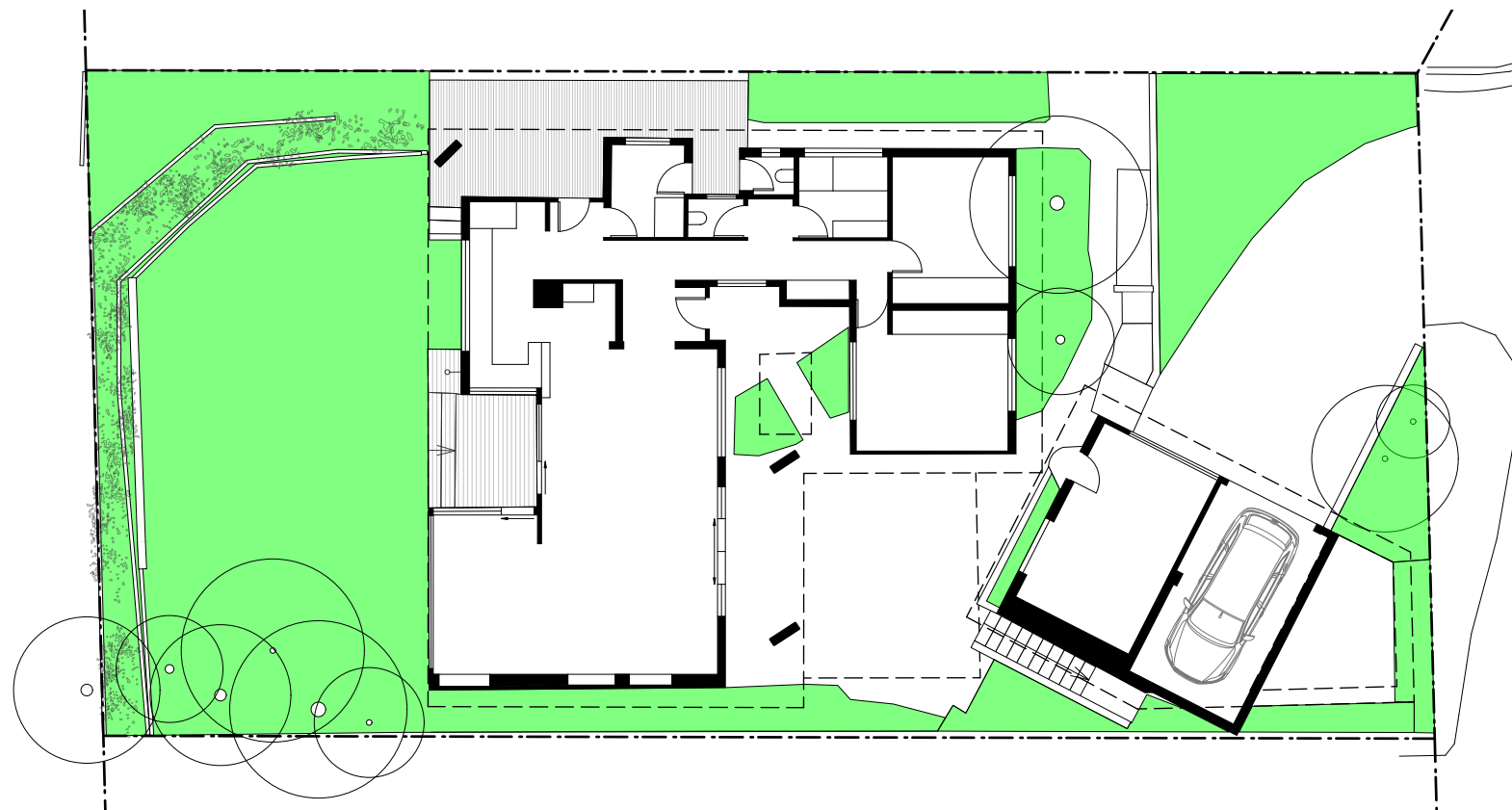
02 GFA - EXISTING FIRST FLOOR PLAN
1:200@A3



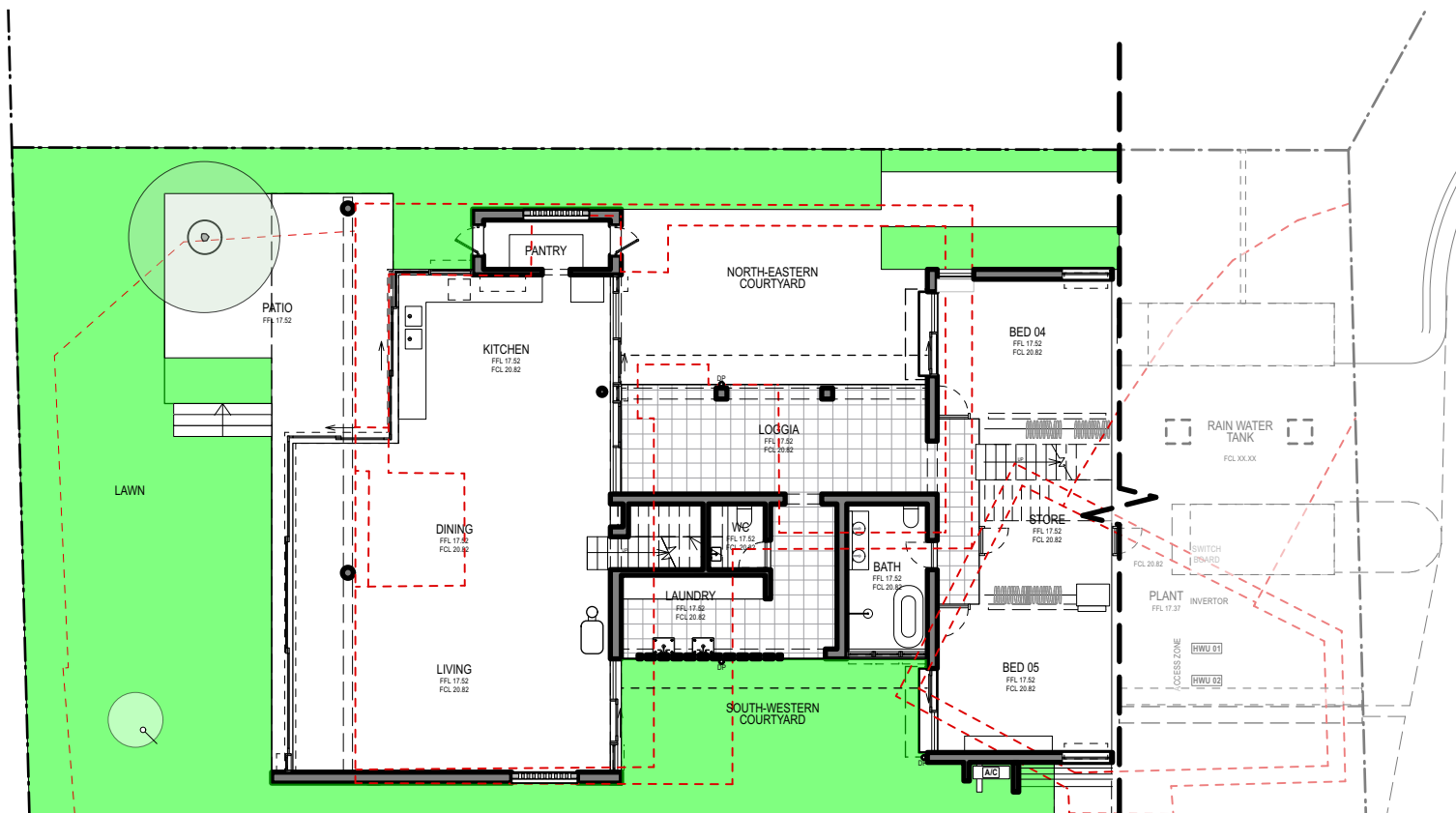
03 GFA - PROPOSED GROUND FLOOR PLAN
1:200@A3



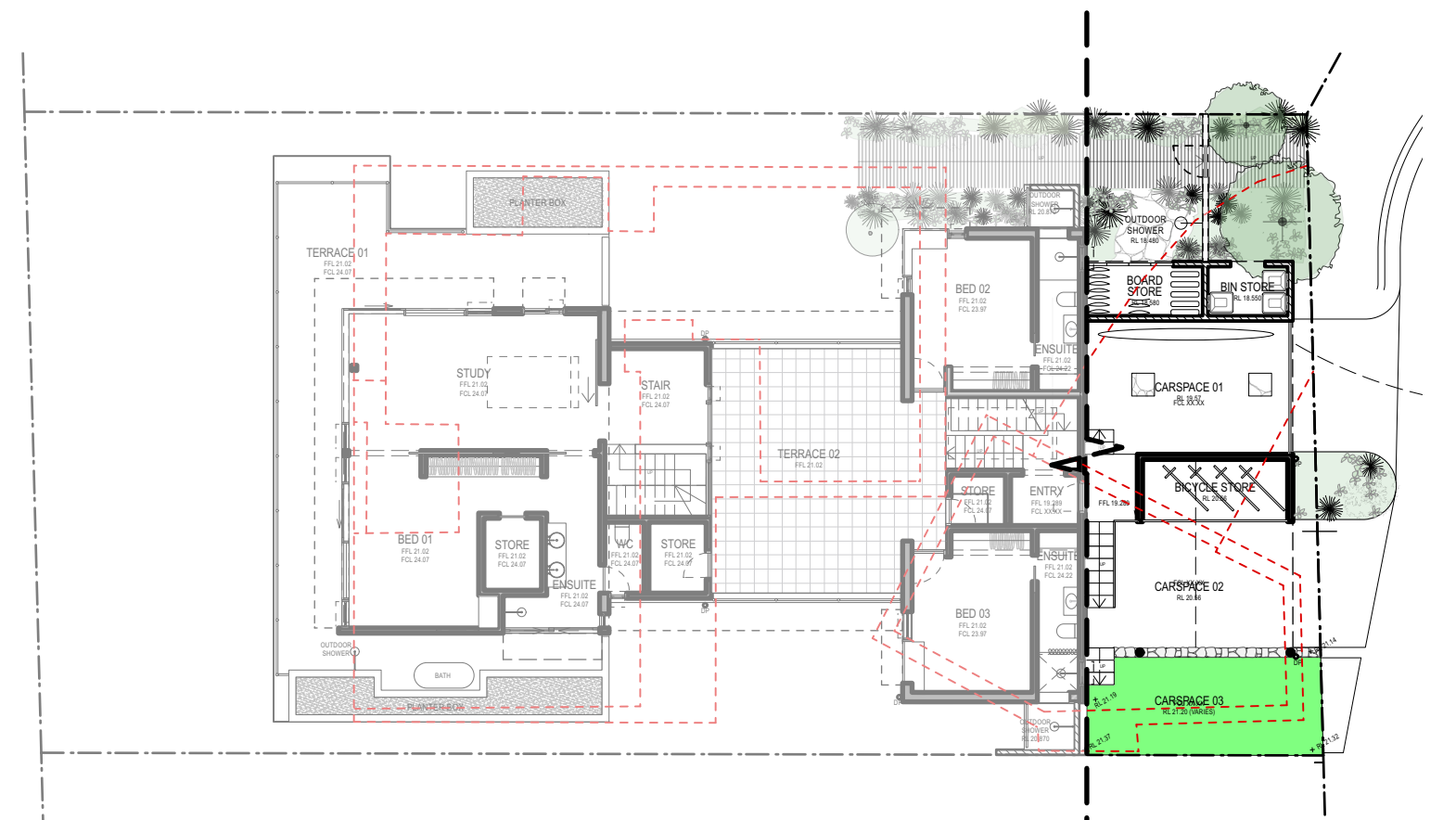
04 GFA - PROPOSED FIRST FLOOR PLAN
1:200@A3



05 LANDSCAPE - EXISTING GROUND FLOOR PLAN
1:200@A3



06 LANDSCAPE - LOWER GROUND
1:200@A3



07 LANDSCAPE CALCULATIONS - UPPER GROUND
1:200@A3

BYRON LOCAL ENVIRONMENTAL PLAN 2014
Clause 4.4 Floor Space Ratio

PERMISSIBLE FSR	0.4:1
TOTAL SITE AREA	664sqm
TOTAL PERMISSIBLE GFA	265.6sqm

EXISTING FSR CALCULATIONS	
GROUND FLOOR GFA	135.25sqm
FIRST FLOOR GFA	49.25sqm
GRAND TOTAL GFA	184.5sqm
EXISTING FSR	0.27:1

PROPOSED FSR CALCULATIONS	
GROUND FLOOR GFA	171.5sqm
FIRST FLOOR GFA	119.1sqm
GRAND TOTAL GFA	290.6sqm
PROPOSED FSR	0.437:1

BYRON DEVELOPMENT CONTROL PLAN 2010
C4.3 Element - Landscaping, stipulates the following:

"*TWENTY FIVE (25%) OF THE SITE MUST BE COVERED BY ABSORBENT SURFACES. SUCH SURFACES MUST EITHER BE LAWN OR LANDSCAPING*"

TOTAL SITE AREA	664sqm
MIN. SOFT LANDSCAPE	166sqm

EXISTING SOFT LANDSCAPE CALCULATIONS	
EXISTING GROUND PLANE	268sqm
EXISTING SOFT LANDSCAPE	40%

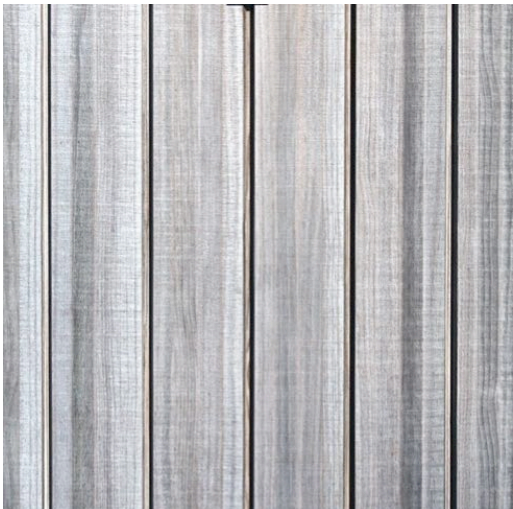
PROPOSED SOFT LANDSCAPE CALCULATIONS	
PROPOSED LOWER GROUND	203sqm
PROPOSED UPPER GROUND	35.5sqm
TOTAL PROPOSED	238.5sqm
PROPOSED SOFT LANDSCAPE	36%

LEGEND

	LANDSCAPE - ABSORBENT SURFACES
	GROSS FLOOR AREA



TIM.02: Timber framed windows and doors



TIM.1: Timber Board and Batten cladding
Bushfire Resistance Species



BRK.01: Cement bagged brickwork



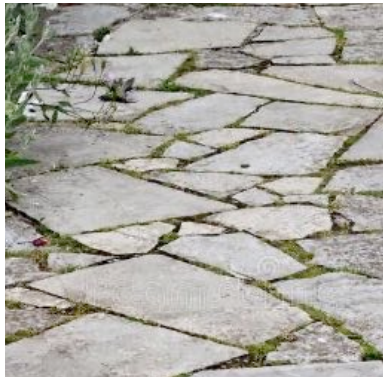
BRK.02: Masonry screen



Rich planting palette surrounding building
and in roof planters



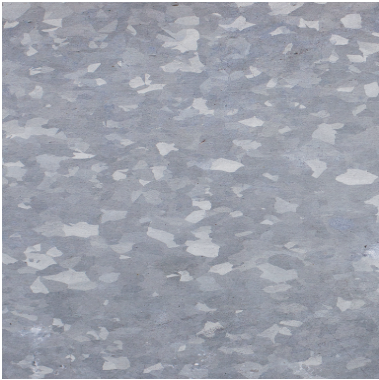
CON.1 Off form concrete



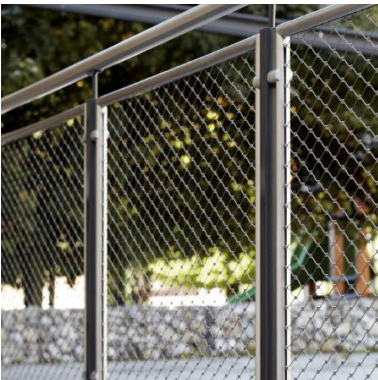
STN.1 Natural stone paving



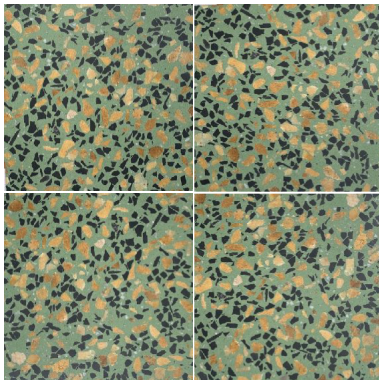
MRS.01 Corrugated roof sheeting



MET.1 Galvansied steel



BAL.01 Metal balustrade



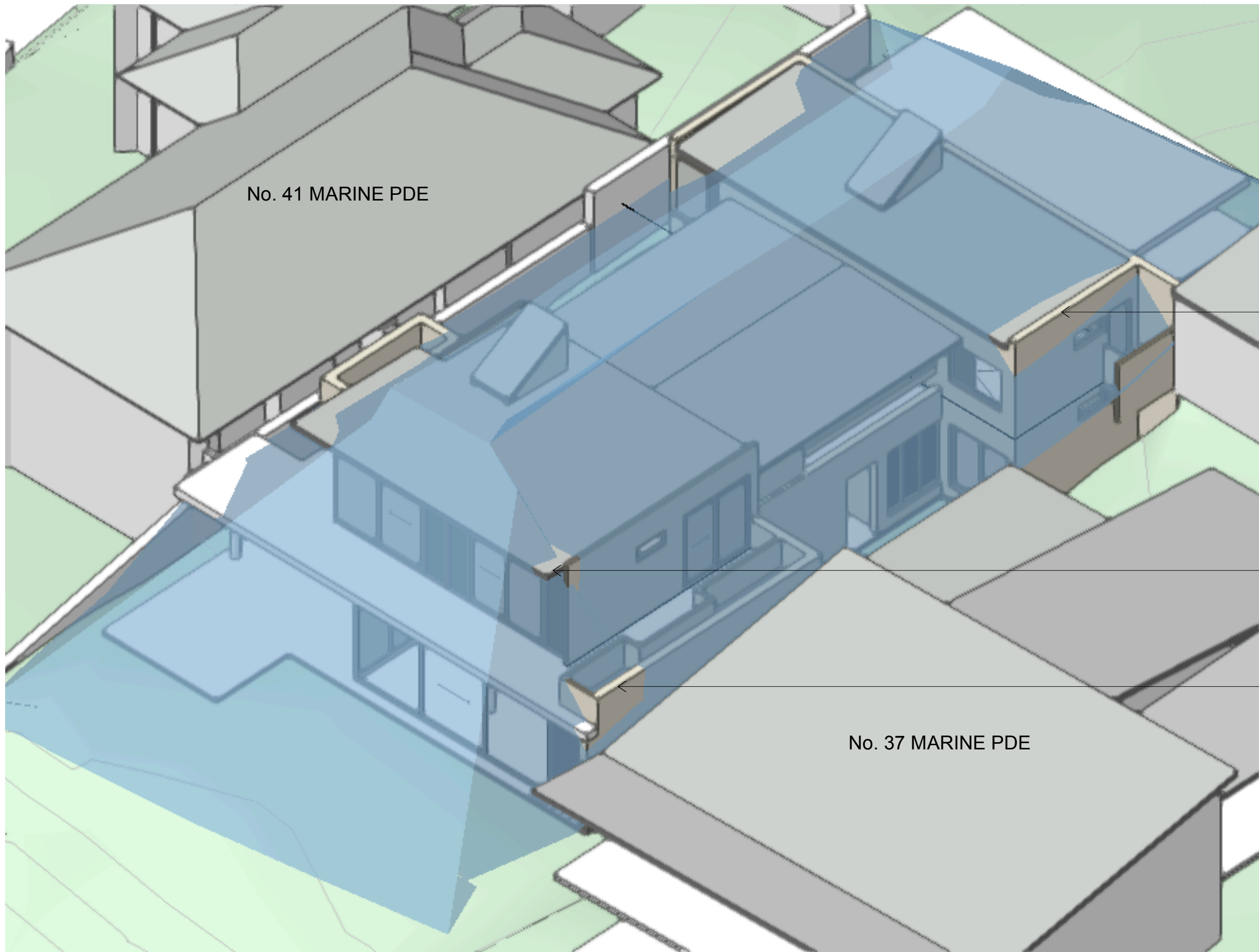
TIL.1 Terrazzo tiling

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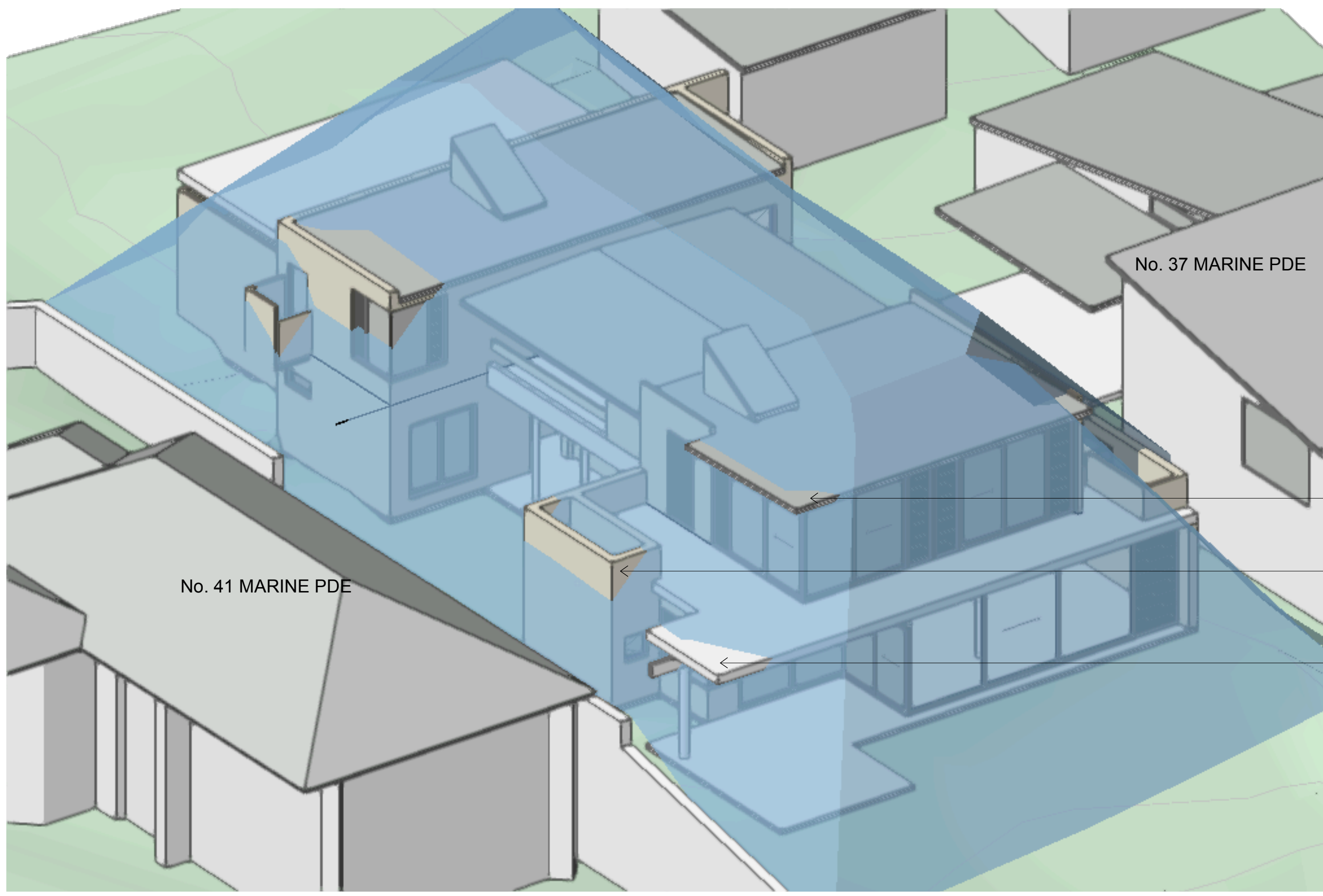
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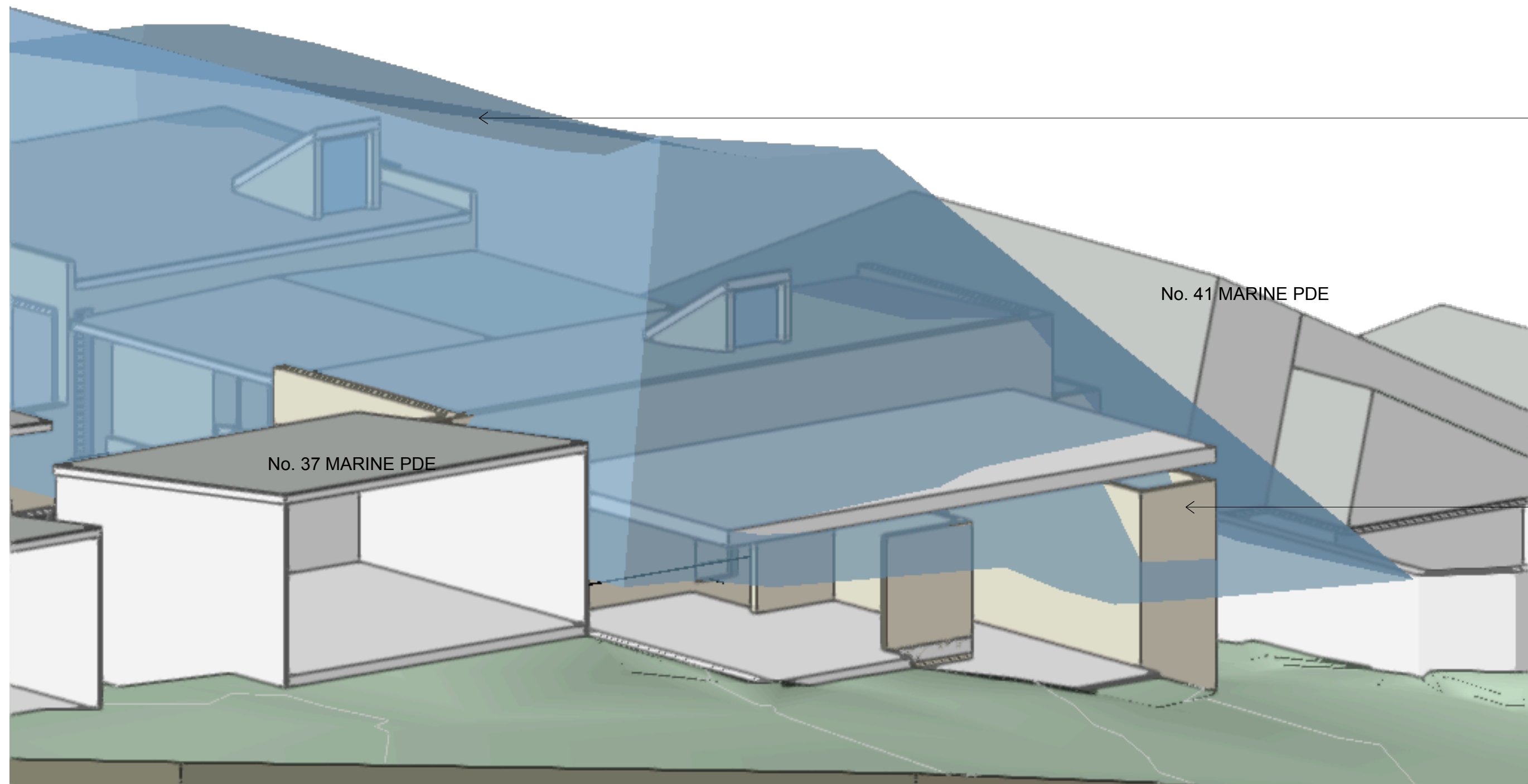
ISSUED FOR	DEVELOPMENT APPLICATION
REVISION	C
DRAWN BY	OG
SHEET SIZE	A3
SCALE	NTS



01 3D VIEW - PROPOSED BUILDING - SOUTHERN WESTERN SIDE
BUILDING HEIGHT PLANE COMPLIANCE



02 3D VIEW - PROPOSED BUILDING - NORTH EASTERN FACADE
BUILDING HEIGHT PLANE COMPLIANCE



03 3D VIEW - PROPOSED BUILDING - VIEW FROM JULIAN PLACE TO CARPORT
BUILDING HEIGHT PLANE COMPLIANCE







01 SHADOW DIAGRAM - PLAN - 11AM
1:100@A1 & 1:200@A3

02 SHADOW DIAGRAM - NO.37 MARINE PARADE - SOUTHERN ELEVATION - 11AM
1:100@A1 & 1:200@A3





01 SHADOW DIAGRAM - PLAN - 1PM
1:100@A1 & 1:200@A3

02 SHADOW DIAGRAM - NO.37 MARINE PARADE - SOUTHERN ELEVATION - 1PM
1:100@A1 & 1:200@A3



01 SHADOW DIAGRAM - PLAN - 2PM
1:100@A1 & 1:200@A3

02 SHADOW DIAGRAM - NO.37 MARINE PARADE - SOUTHERN ELEVATION - 2PM
1:100@A1 & 1:200@A3

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BY	DRAWING
OG	

Shadow diagrams - Winter 2pm
PROJECT
WALTON CROTHERS
39 MARINE PARADE, BYRON BAY

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REVISION			A
DRAWN BY	OG		DWG NO.
PAGE SIZE	A1		
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