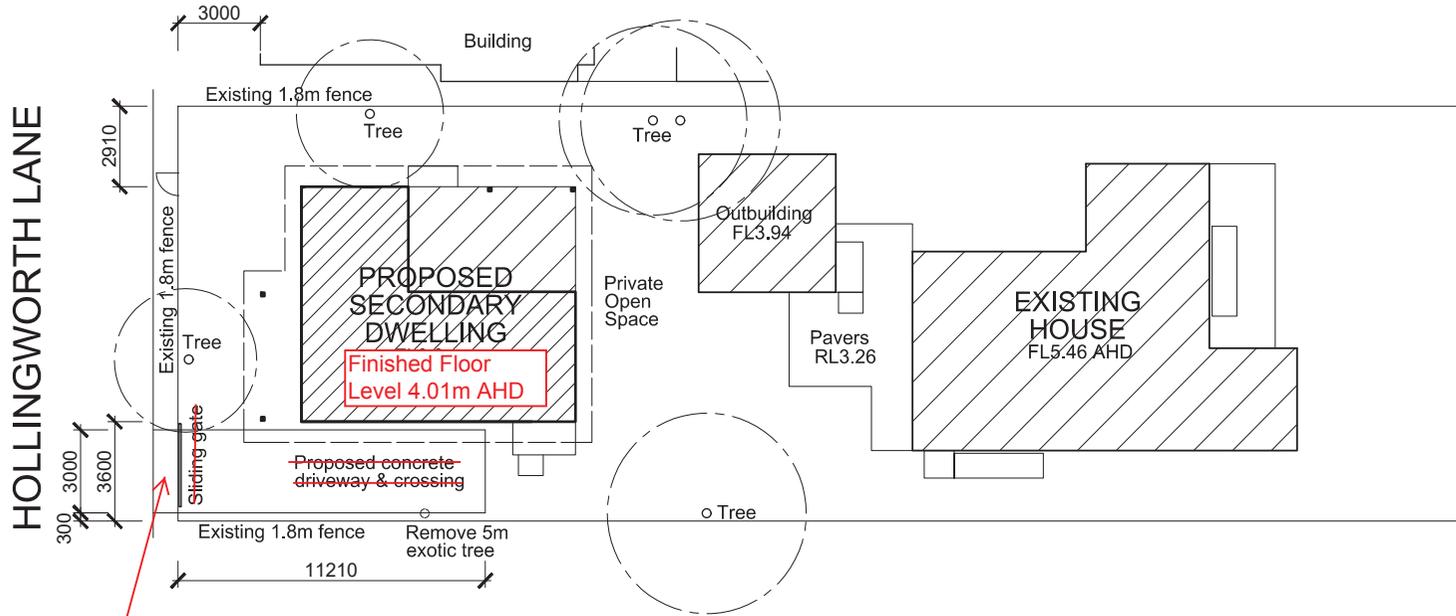


BYRON SHIRE COUNCIL
 Development Application
APPROVED PLAN
 DA No. 10.2021.17.1
 Date: 28 May 2021



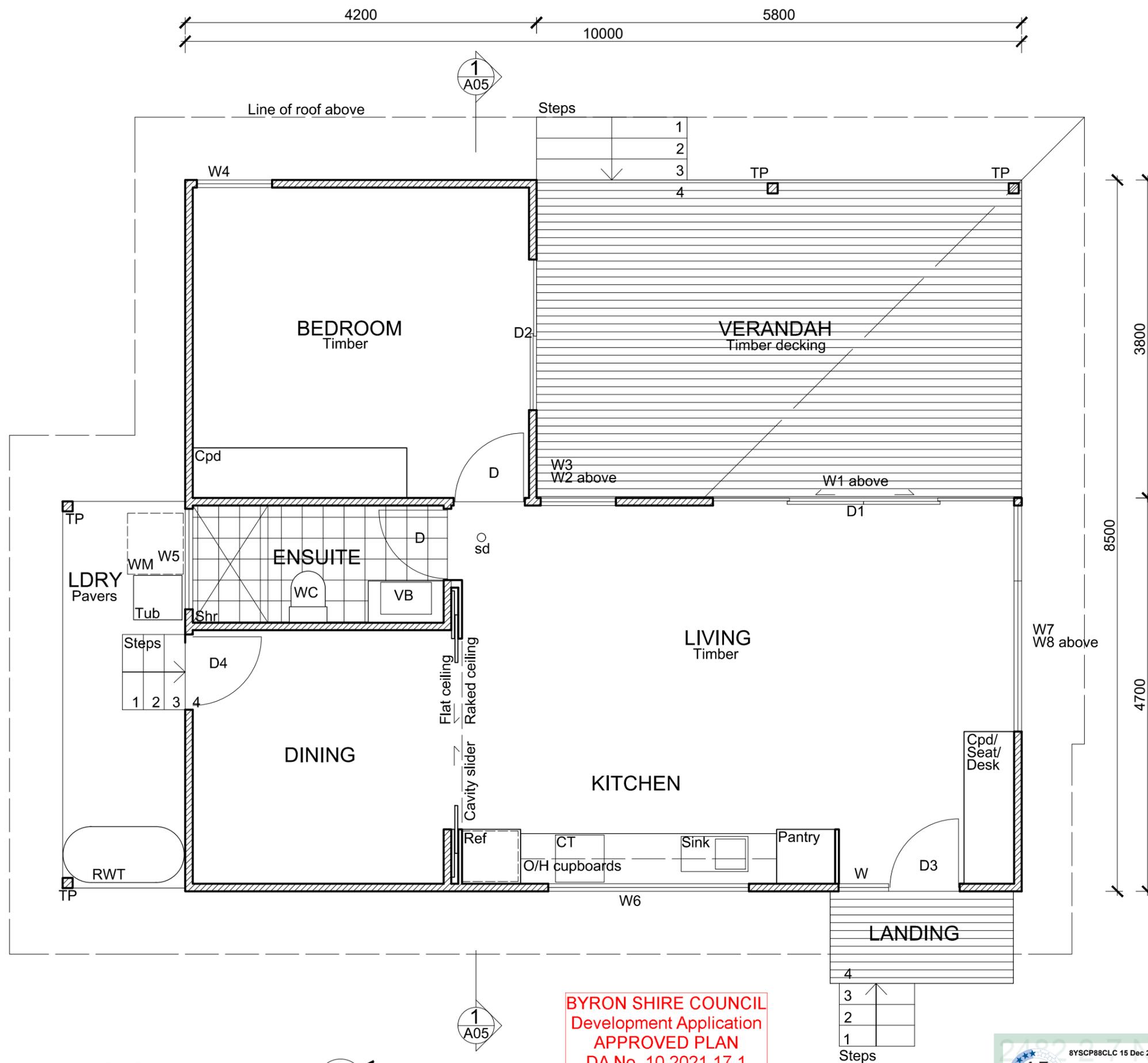
HOLLINGWORTH LANE

NEW CITY ROAD

SITE PLAN

Driveway access to Hollingworth Lane not part of approval

Issue	Amendment	Date
A	Development application	Dec 2020
PROPOSED SECONDARY DWELLING		
AT:	LOT 1 DP 1080317	
FOR:	7 NEW CITY ROAD, MULLUMBIMBY	
FOR:	JESSE BOURKE	
Scale 1:200 @ A3 paper size		Sept 2020
Drawing No. A01 Issue A		Drawn FS
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BASIX SPECIFICATION

- Water commitments**
- Landscaping 100m2 of garden
 - 100m2 of indigenous or low water use species
 - Water tank Min. 1500l to catch water from 77m2 roof area
 - Connect to: Outdoor tap and toilet
 - Shower heads: 4 star or 4.5<6l/min.
 - Toilet 5 stars
 - Bathroom taps 5 stars
 - Kitchen taps 5 stars
- Insulation**
- R2.0 to external framed walls & internal ensuite walls
 - Kingspan Permifloor to floor
 - 55mm Anticon foil backed blanket to pitched roof
 - R3.0 to ceiling
 - Roof sheeting to have medium absorbance
- Windows & doors**
- | Frame | Glass |
|------------|---------------------------------|
| D1, D2, W1 | Standard aluminium Low E |
| D3, W2-W8 | Standard aluminium Single clear |
- (all window & door shading by eaves or verandah as shown on drawings)
- Energy**
- Hot water Gas instantaneous (4 star)
 - Cooling Ceiling fans in living and bedroom
 - Heating None
 - Ventilation Kitchen bathroom laundry - no mechanical ventilation
Well ventilated fridge space
 - Cooking Gas cooktop & electric oven
 - Artificial lighting Dedicated LED or fluorescent to kitchen
Primarily LED or fluorescent to all other spaces
 - Alternative energy Min. 1kW photovoltaic
 - Clothes drying Outdoor clothes line

- Legend**
- VB Vanity basin
 - WC Toilet
 - Cpd Cupboard
 - CT Cooktop/ oven/ rangehood
 - Ref Refrigerator
 - D Door
 - W Window
 - sd Smoke detector
 - TP Timber post
 - RWT 1500l rainwater tank

Issue	Amendment	Date
A	Development application	Nov 2020

PROPOSED SECONDARY DWELLING

AT: LOT 1 DP 1080317
7 NEW CITY ROAD, MULLUMBIMBY

FOR: JESSE BOURKE

Scale 1:50 @ A3 paper size
Drawing No. A02 Issue A

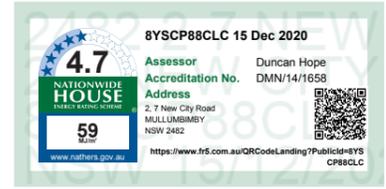
Sept 2020
Drawn FS

FRANK STEWART ARCHITECT

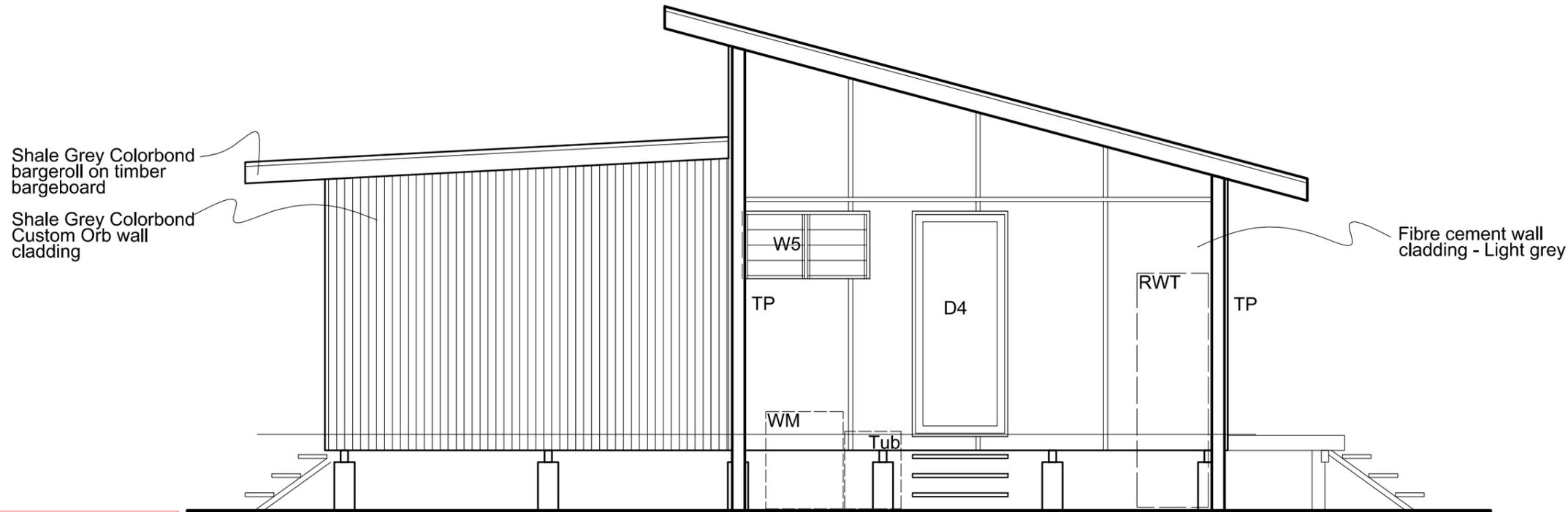
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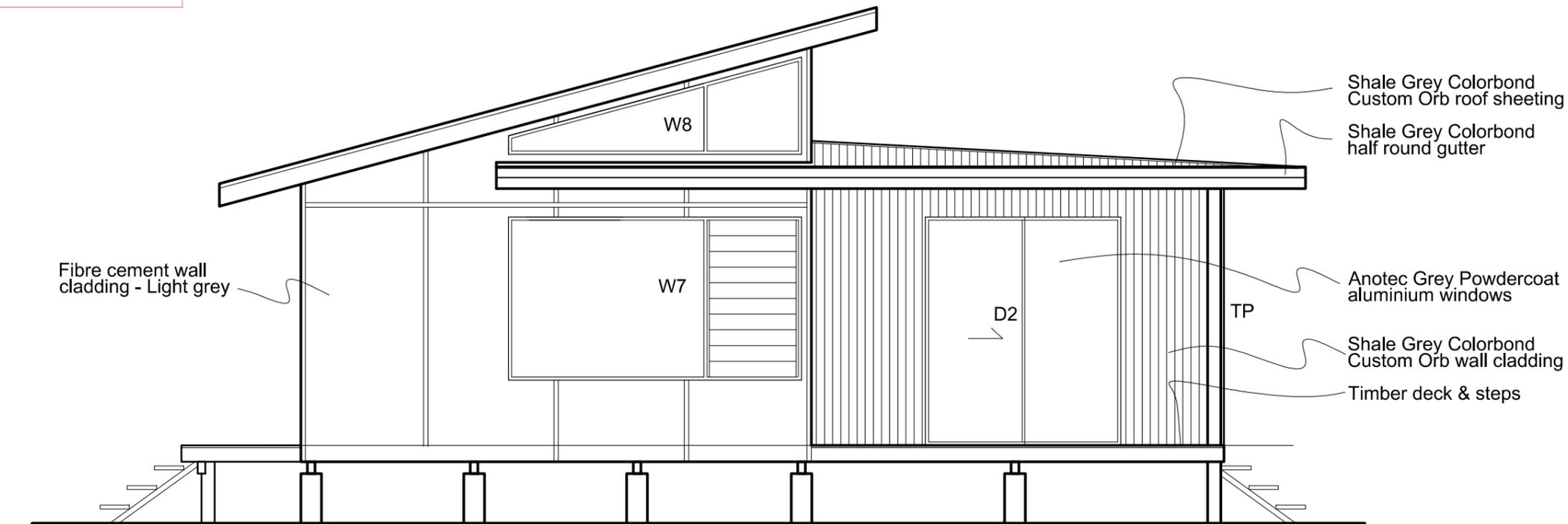
BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2021.17.1
Date: 28 May 2021



FLOOR PLAN



ELEVATION SOUTH



ELEVATION NORTH

BASIX SPECIFICATION

Water commitments

Landscaping	100m2 of garden 100m2 of indigenous or low water use species
Water tank	Min. 1500l to catch water from 77m2 roof area
Connect to:	Outdoor tap and toilet
Shower heads:	4 star or 4.4<6l/min.
Toilet	5 stars
Bathroom taps	5 stars
Kitchen taps	5 stars

Insulation walls	R2.0 to external framed walls & internal ensuite
	Kingspan Permifloor to floor
	55mm Anticon foil backed blanket to pitched roof
	R3.0 to ceiling
	Roof sheeting to have medium absorbance

<u>Windows & doors</u>	Frame	Glass
D1, D2, W1	Standard aluminium	Low E
D3, W2-W8	Standard aluminium	Single clear

(all window & door shading by eaves or verandah as shown on drawings)

Energy	
Hot water	Gas instantaneous (4 star)
Cooling	Ceiling fans in living and bedroom
Heating	None
Ventilation	Kitchen bathroom laundry - no mechanical ventilation
	Well ventilated fridge space
Cooking	Gas cooktop & electric oven
Artificial lighting	Dedicated LED or fluorescent to kitchen Primarily LED or fluorescent to all other spaces
Alternative energy	Min. 1kW photovoltaic
Clothes drying	Outdoor clothes line

Legend

D	Door
W	Window
TP	Timber post
RWT	Rainwater tank
WM	Washing machine

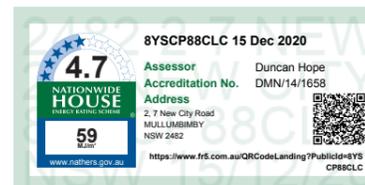
Issue	Amendment	Date
A	Development application	Nov 2020

PROPOSED SECONDARY DWELLING
 AT: LOT 1 DP 1080317
 7 NEW CITY ROAD, MULLUMBIMBY
 FOR: JESSE BOURKE

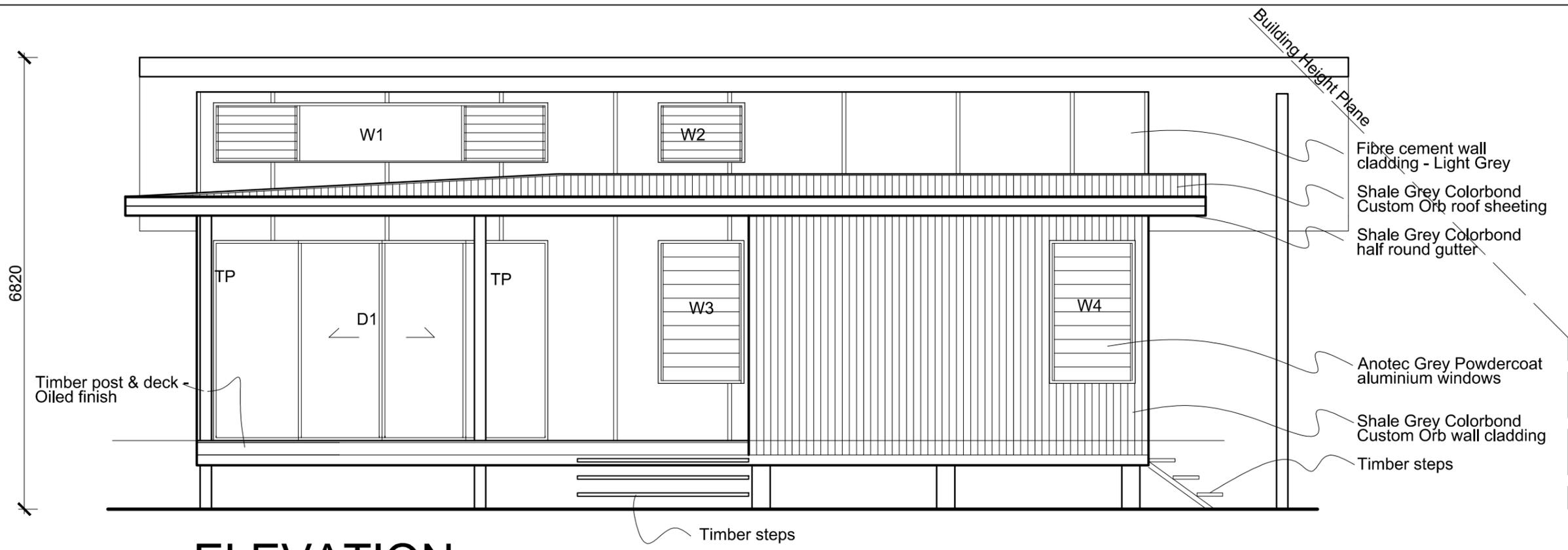
Scale 1:50 @ A3 paper size	Sept 2020
Drawing No. A03 Issue A	Drawn FS

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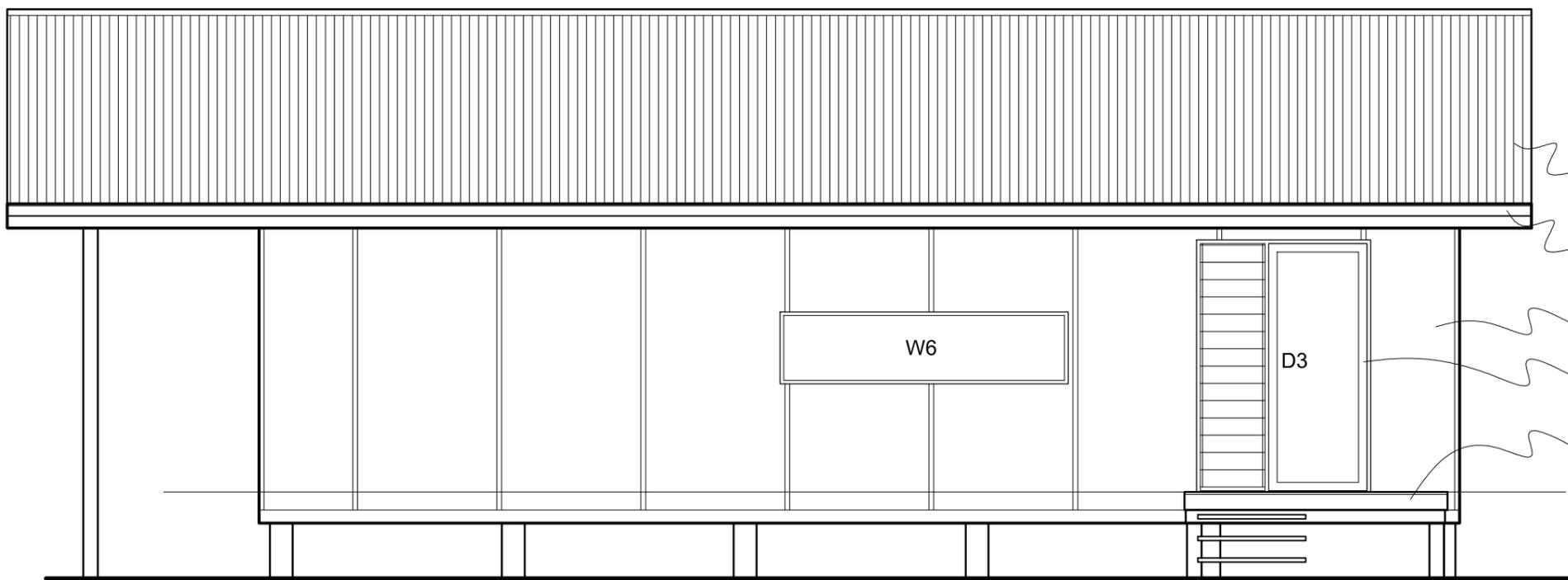


BYRON SHIRE COUNCIL
 Development Application
APPROVED PLAN
 DA No. 10.2021.17.1
 Date: 28 May 2021



**ELEVATION
WEST**

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2021.17.1
Date: 28 May 2021



**ELEVATION
EAST**

- Shale Grey Colorbond Custom Orb roof sheeting
- Shale Grey Colorbond half round gutter on timber fascia
- Fibre cement wall cladding - Light Grey
- Anotec Grey Powdercoat aluminium windows
- Timber deck & steps

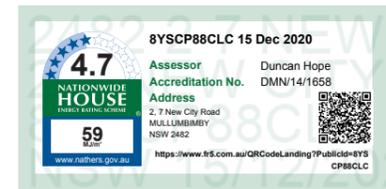
Legend
D Door
W Window
TP Timber post

Issue	Amendment	Date
A	Development application	Nov 2020

PROPOSED SECONDARY DWELLING
 AT: LOT 1 DP 1080317
 7 NEW CITY ROAD, MULLUMBIMBY
 FOR: JESSE BOURKE

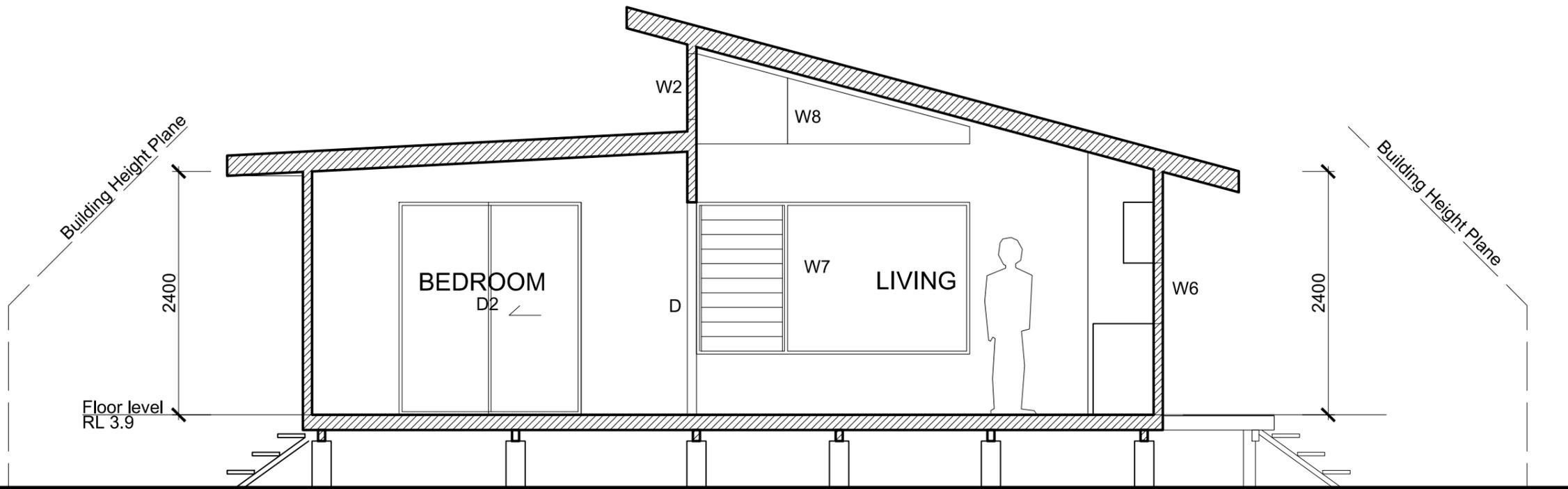
Scale 1:50 @ A3 paper size
 Drawing No. A04 Issue A

Sept 2020
 Drawn FS



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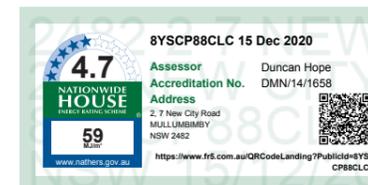


1 SECTION
A02

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2021.17.1
Date: 28 May 2021

Legend
D Door
W Window

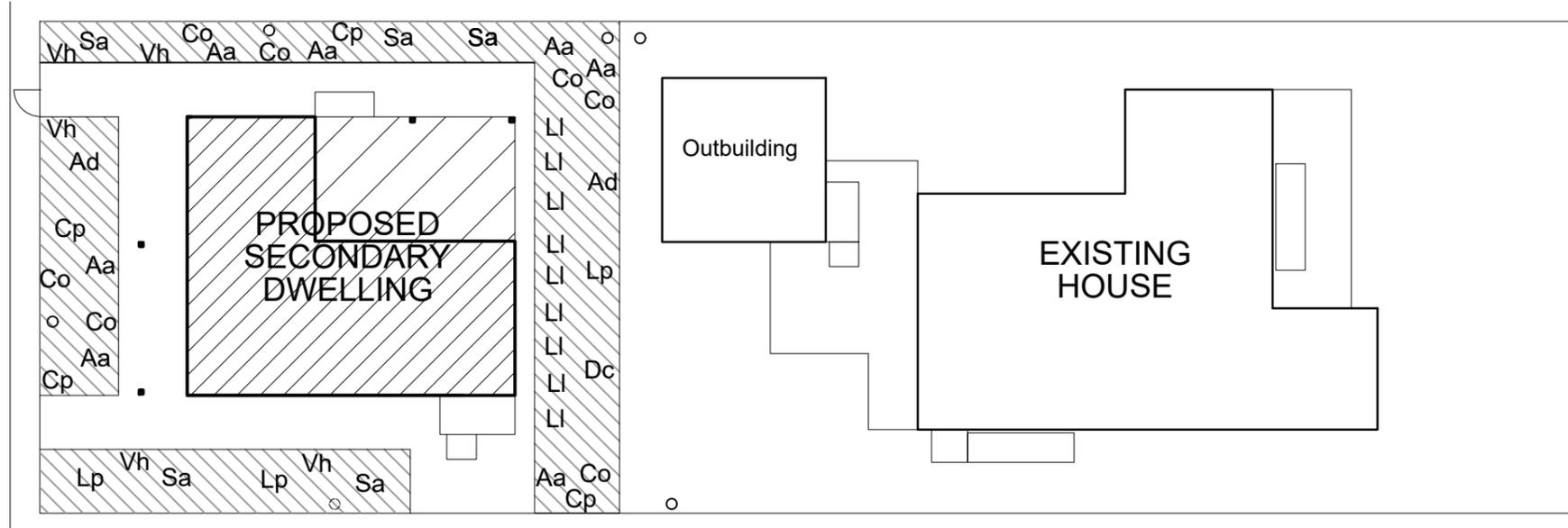
Issue	Amendment	Date
A	Development application	Nov 2020
PROPOSED SECONDARY DWELLING		
AT:	LOT 1 DP 1080317 7 NEW CITY ROAD, MULLUMBIMBY	
FOR:	JESSE BOURKE	
Scale 1:50 @ A3 paper size		Sept 2020
Drawing No. A05 Issue A		Drawn FS



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HOLLINGWORTH LANE



NEW CITY ROAD

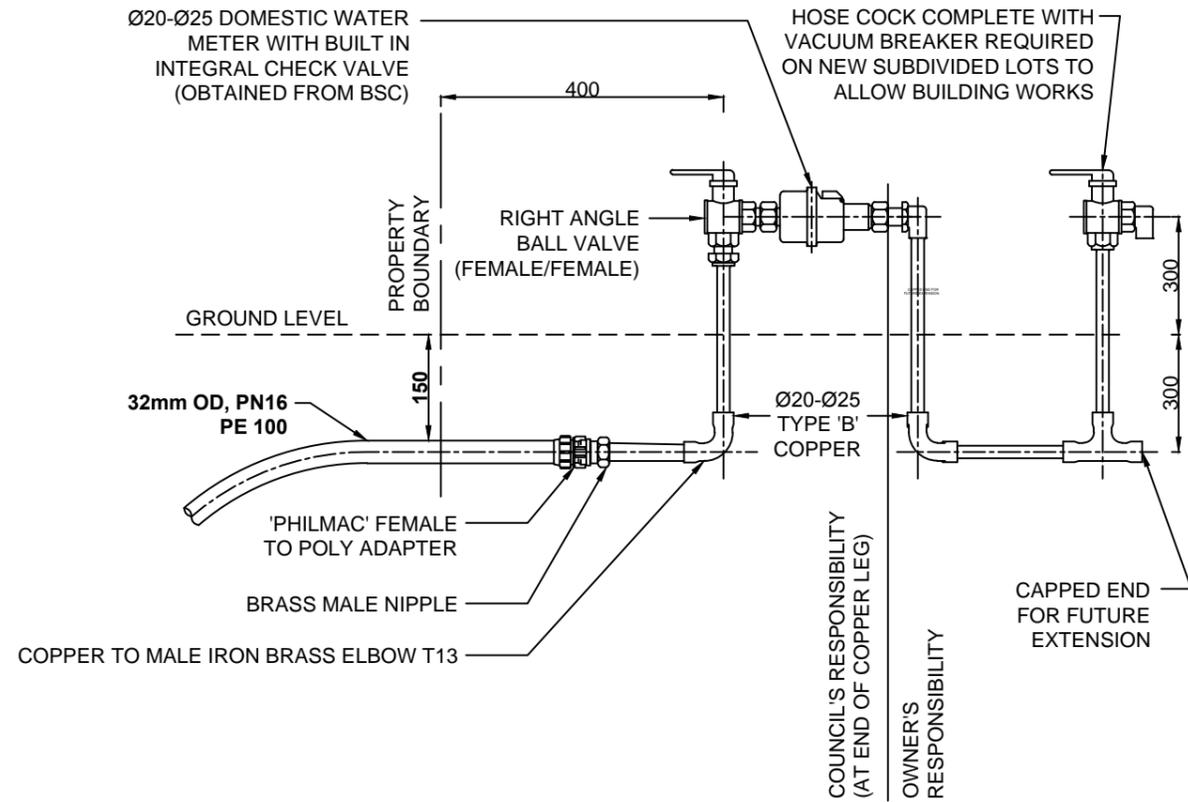
LANDSCAPE PLAN

100m2 low water use

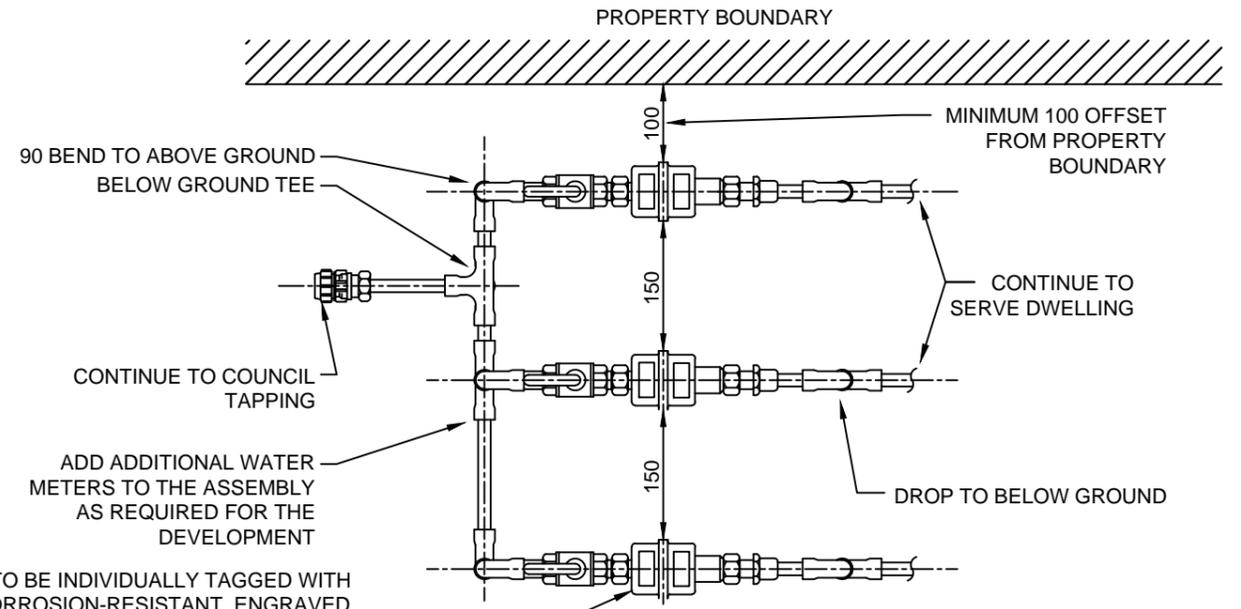
Planting list		
Code	Species	Common name
Ground covers		
LI	Lomandra longifolia	Matt Rush
Cp	Crinum pedunculatum	Swamp lily
Dc	Dianella caerulea	Flax Lily
Vh	Viola hederacea	Native Violet
Shrubs		
Lp	Leptospermum petersonii	Lemon scented Tea Tree
Sa	Syzygium Australe cultivars	Dwarf Lilly Pilly
Ad	Austromyrtus dulcis	Midgen Berry
Aa	Asplenium australasicum	Birds Nest Fern
Co	Cordyline petiolaris	Broad Leaf Palm Lily

BYRON SHIRE COUNCIL
 Development Application
APPROVED PLAN
 DA No. 10.2021.17.1
 Date: 28 May 2021

Issue	Amendment	Date
A	Development application	May 2021
PROPOSED SECONDARY DWELLING		
AT: LOT 1 DP 1080317		
7 NEW CITY ROAD, MULLUMBIMBY		
FOR: JESSE BOURKE		
Scale 1:200 @ A3 paper size		May 2021
Drawing No. A08 Issue A		Drawn FS
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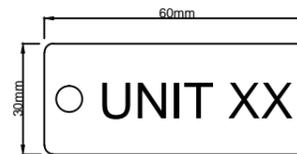
20/25mm DOMESTIC WATER METER



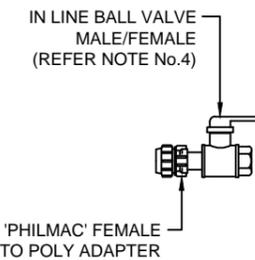
ALL METERS TO BE INDIVIDUALLY TAGGED WITH A CORROSION-RESISTANT ENGRAVED ALUMINUM PLATE, ATTACHED TO THE WATER METER OR ISOLATION VALVE VIA A STAINLESS STEEL WIRE OR ZIP TIE. LETTERS 8mm AND IN CAPITALS STATING THE UNIT NUMBER; "UNIT No#"

PLAN VIEW OF MULTI METER ARRANGEMENT

BYRON SHIRE COUNCIL
 Development Application
APPROVED PLAN
 DA No. 10.2021.17.1
 Date: 28 May 2021



DETAIL - WATER METER TAGGING



DETAIL - MALE/FEMALE BALL VALVE

- NOTES:**
- REFER S.D. 101 FOR SERVICE LAYOUT DETAILS, SERVICE CONDUITS DETAILS AND CONNECTION DETAILS
 - ANY IRRIGATION LINE TAKEN OFF THE SUPPLY SHALL REQUIRE ADDITIONAL BACKFLOW PREVENTION DEVICES INSTALLED AT TAKE OFF POINT
 - TEMPORARY SUPPORT FOR METER INSTALLATION TO BE PROVIDED PRIOR TO PRIVATE PLUMBERS CONNECTION
 - THE BRASS BALL VALVE MAY BE EITHER A FEMALE/FEMALE WITH A BRASS MALE NIPPLE OR MALE/FEMALE WITH NO MALE NIPPLE SUCH AS 'ZETCO' WATERMARKED BALL VALVE SERIES 1231 MALE/TOF PE WITH DZR BRASS LEVER HANDLE (REFER TO DETAIL BELOW)

				DESIGN UNIT COUNCIL OFFICES TUMBULGUM ROAD, MURWILLUMBAH, NEW SOUTH WALES 2484 PHONE 02 6670 2400 FAX 02 6672 7513 WEBSITE www.tweed.nsw.gov.au		DESIGN ENGINEER Lee Griffiths DATE 7.05.18	PROJECT: WATER SUPPLY STANDARDS	DRAWING NUMBER: BSC. 102
				DRAWN ENGINEERING DESIGN UNIT	PLAN TITLE: DN20 & DN25 PROPERTY SERVICE DETAILS	MAY 2018		
A. ORIGINAL ISSUE L.G. 05.2018								
ISSUE AMENDMENT DETAILS INITIALS DATE								
0 10 20 30 40 50 100 150 200 250								