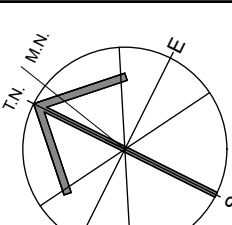
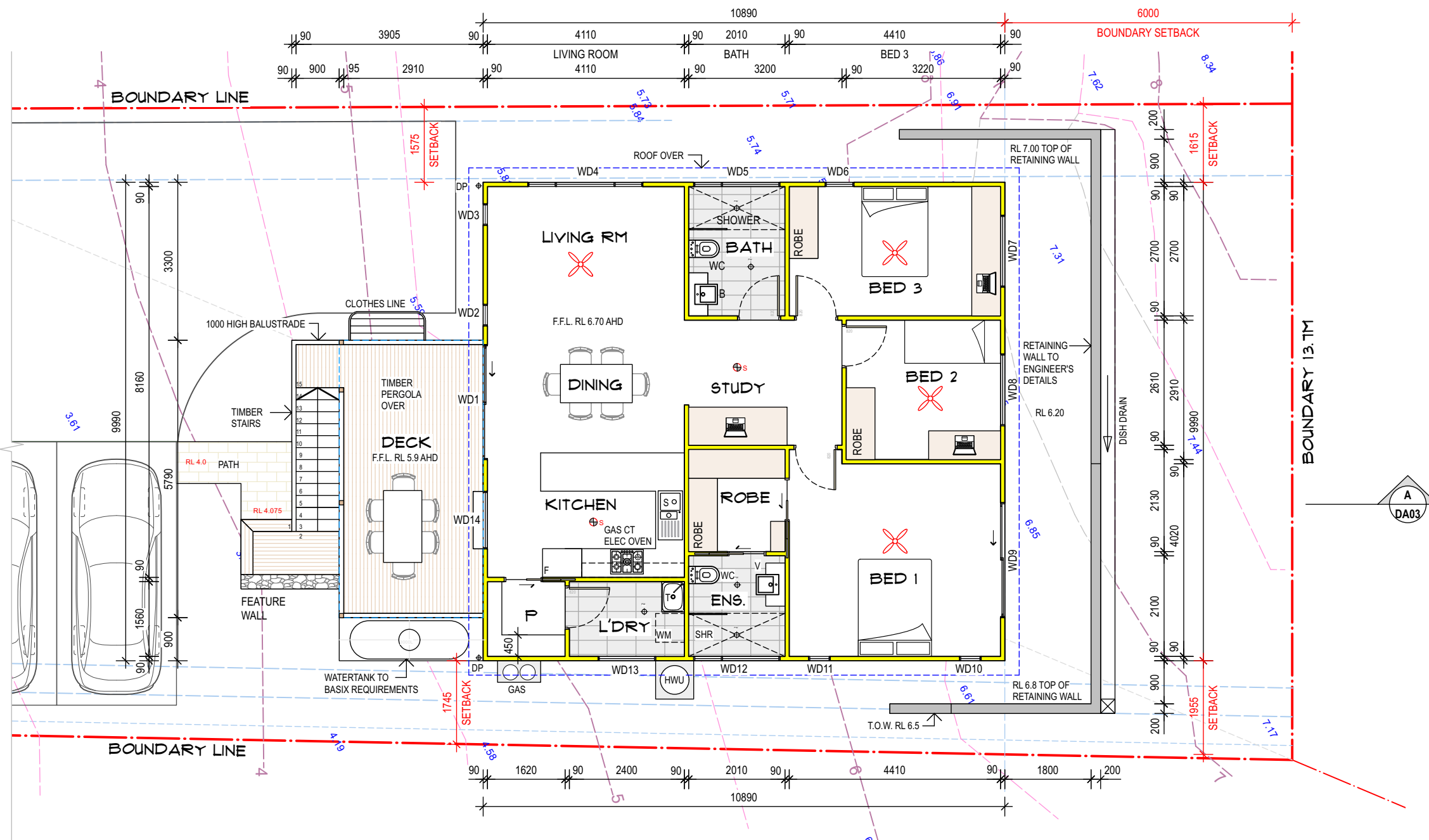


AREA CALCULATIONS

SITE AREA:	602.3sqm
ALLOWED F.S.R. 0.5:1:	301.1sqm
TOTAL FLOOR AREA:	
MAIN DWELLING & S.D.	144.7 sqm
LANDSCAPE:	264 sqm
MAIN DWELLING FL. AREA:	105.06 sqm
DECK AREA:	18.4 sqm
ROOF AREA:	121.6 sqm
SECONDARY DWELLING F.A.:	39.7 sqm
DECK AREA	17.5 sqm
ROOF AREA	51.3sqm

SITE PLAN 1:200

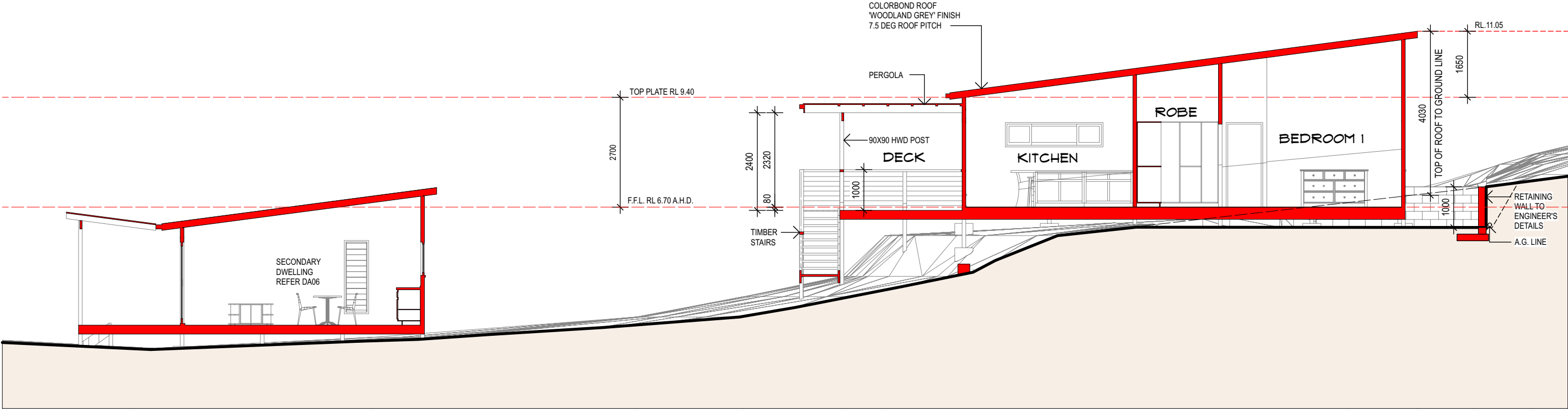
	NOTES: DO NOT SCALE FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. LUIS CRISTIA TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION	Issue	Revision	Date	Project: PROPOSED NEW DWELLING & SECONDARY DWELLING AT 111B BALEMO DRIVE OCEAN SHORES NSW 2483 LOT 1 D.P.862364	Drawing Title: SITE PLAN LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Scale: 1:200 @ A3	Drawn: LC
			14.08.2023	Date: 18.08.2023			DA01	
				Issue: DA				



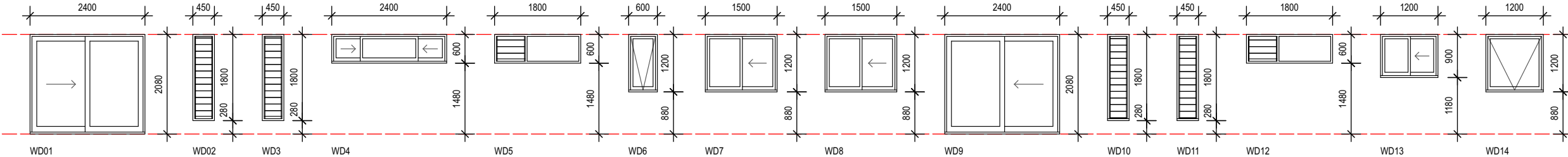
BASIX COMMITMENTS:

MAIN DWELLING FLOOR PLAN 1:100

	NOTES: DO NOT SCALE FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. LUIS CRISTIA TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION	Issue	Revision	Date	Project: PROPOSED NEW DWELLING & SECONDARY DWELLING AT 111B BALEMO DRIVE OCEAN SHORES NSW 2483 LOT 1 D.P.862364	Drawing Title: MAIN DWELLING FLOOR PLAN	Scale:	Drawn:
				14.08.2023			1:100 @ A3	LC
							Date: 18.08.2023	Dwg. No.:
						LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Issue: DA	DA02

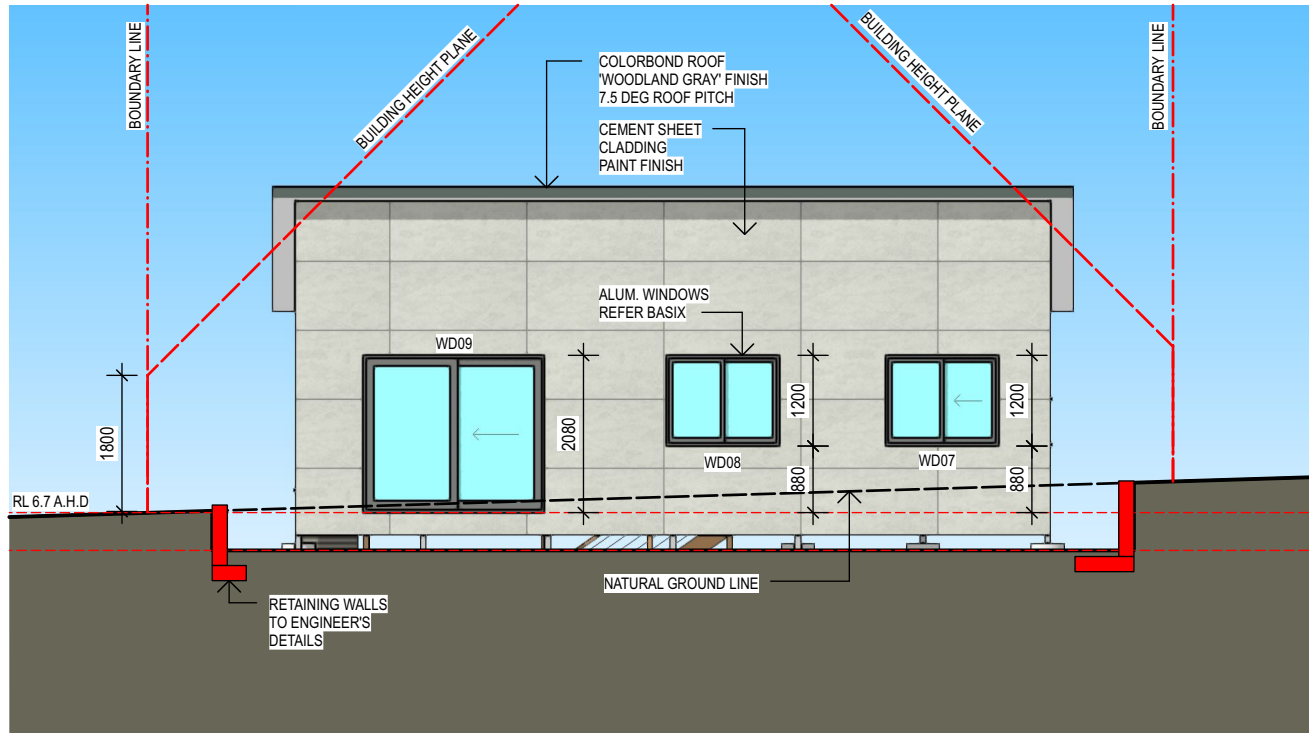


SECTION AA

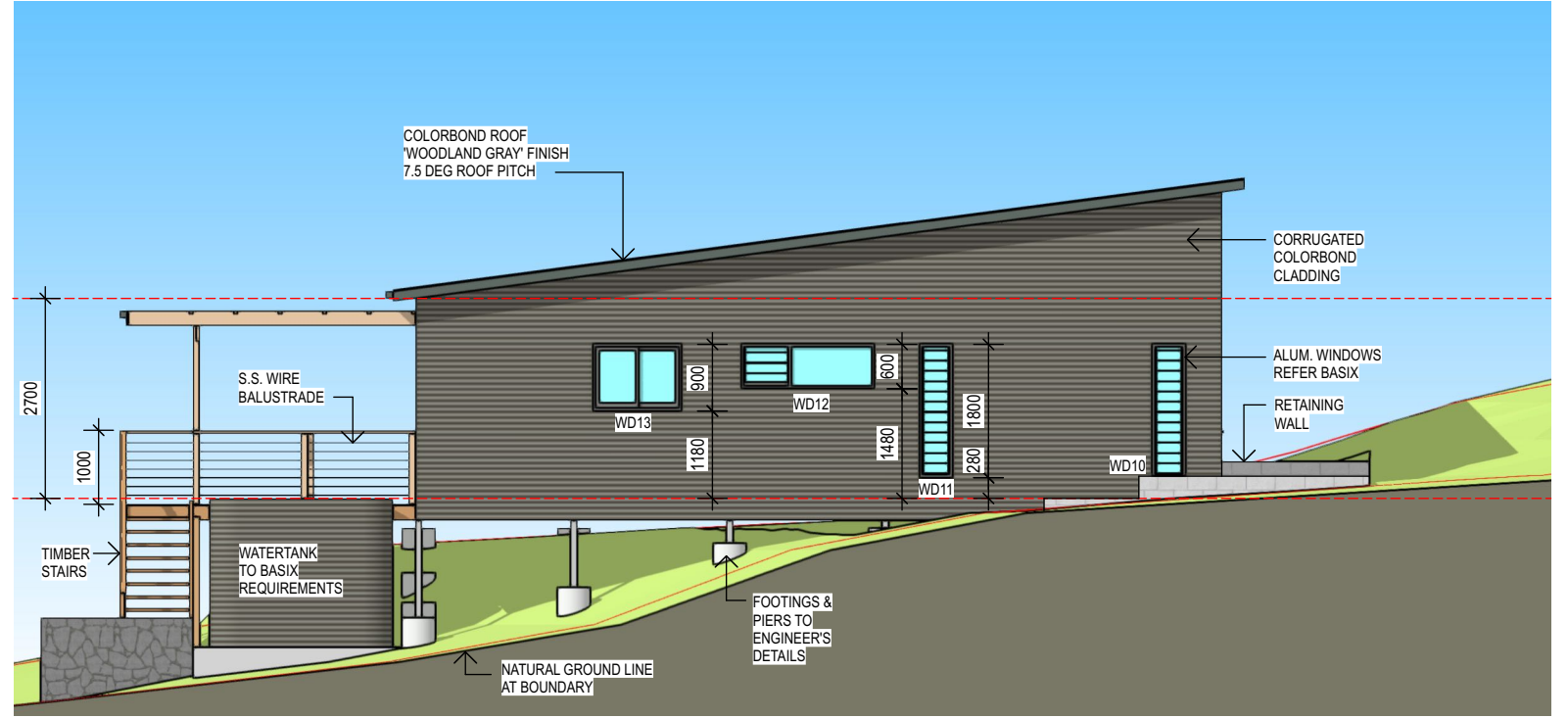


WINDOW& DOOR SCHEDULE-MAIN DWELLING 1:100

NOTES: DO NOT SCALE FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. LUIS CRISTIA TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION	Issue	Revision	Date	Project: PROPOSED NEW DWELLING & SECONDARY DWELLING AT 111B BALEMO DRIVE OCEAN SHORES NSW 2483 LOT 1 D.P.862364	Drawing Title: SECTION & WINDOW SCHEDULE LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Scale:	Drawn:
			14.08.2023			@ A3	LC
						Date:	Dwg. No.:
						18.08.2023	DA03
						Issue:	
						DA	



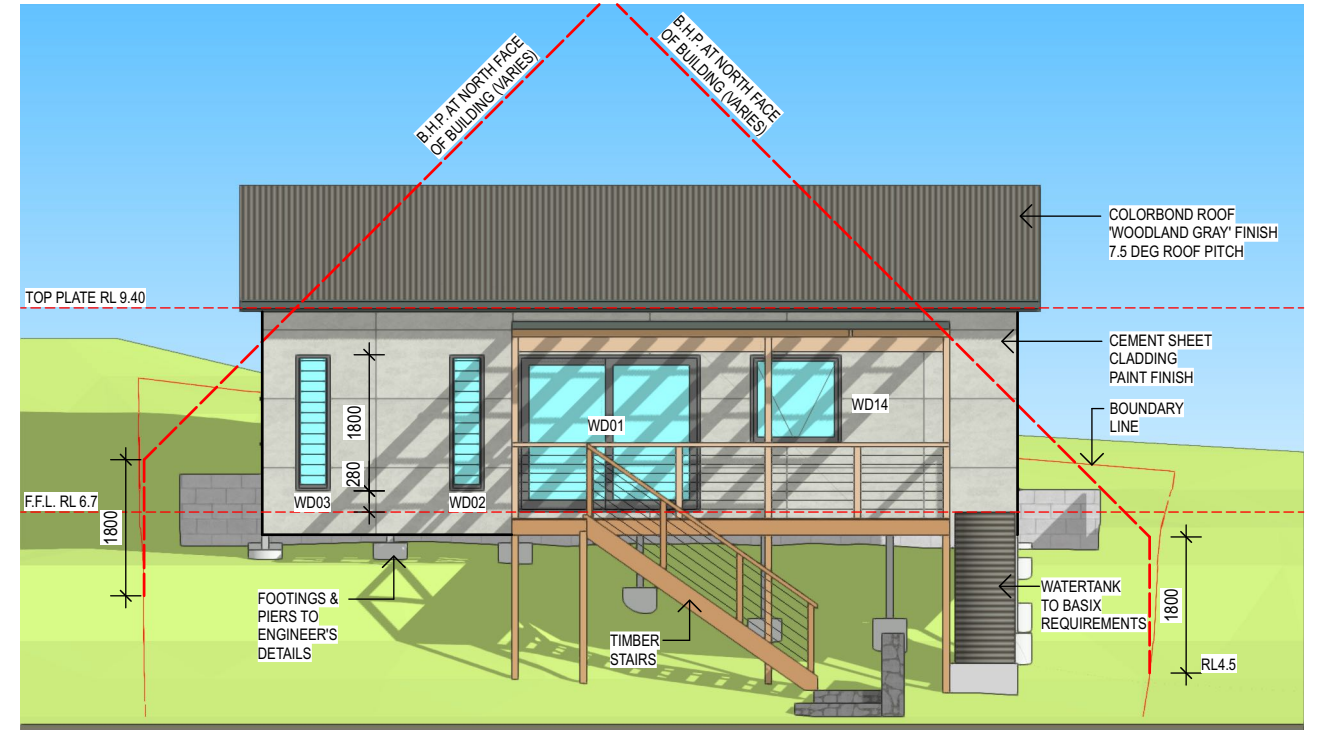
SOUTH ELEVATION



WEST ELEVATION

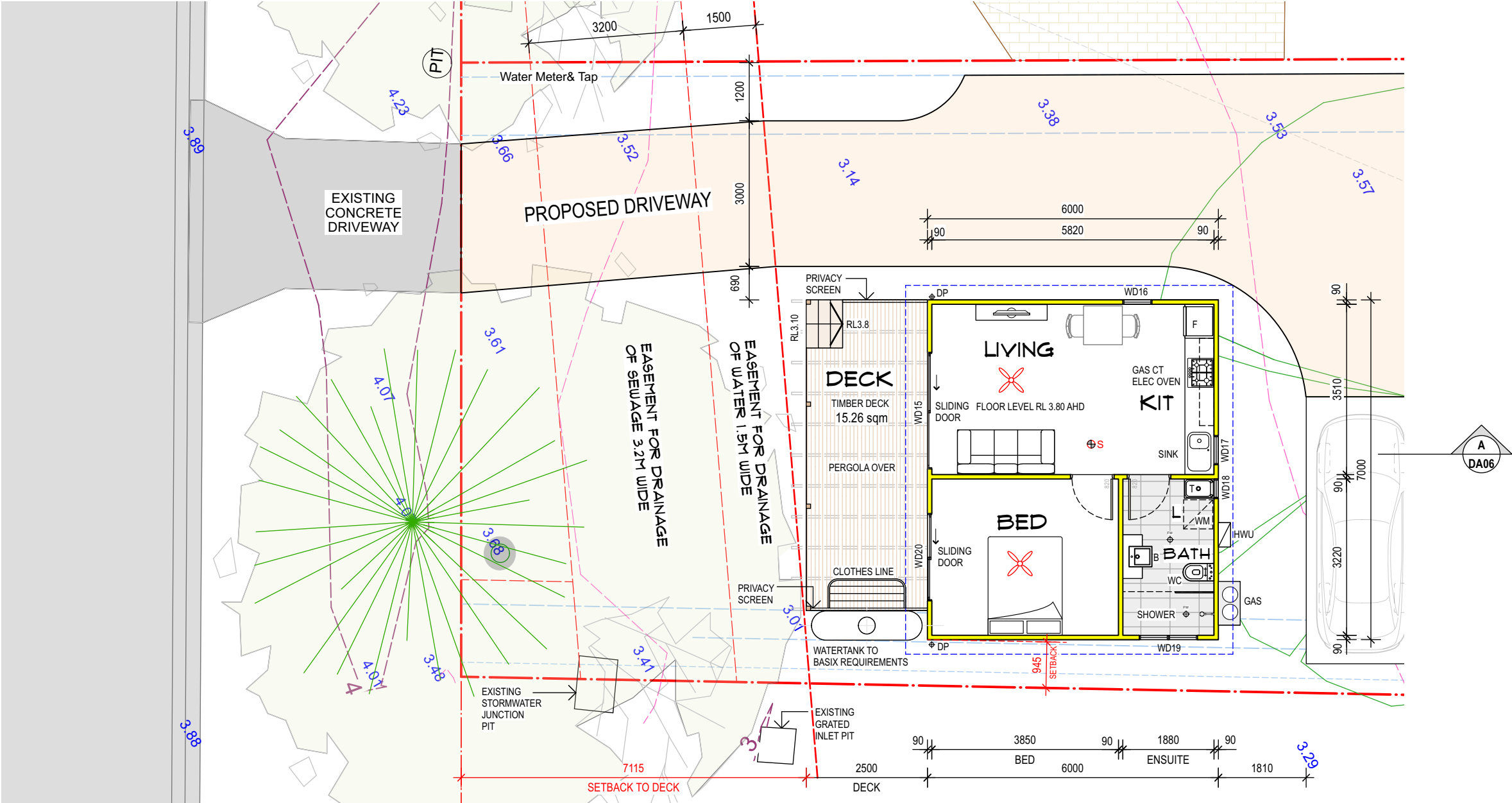


EAST ELEVATION



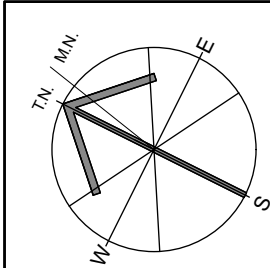
NORTH ELEVATION

NOTES: DO NOT SCALE FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. LUIS CRISTIA TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION	Issue	Revision	Date	Project: PROPOSED NEW DWELLING & SECONDARY DWELLING AT 111B BALEMO DRIVE OCEAN SHORES NSW 2483 LOT 1 D.P.862364	Drawing Title: MAIN DWELLING ELEVATIONS LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Scale:	Drawn:
			14.08.2023			1:100@ A3	LC
						Date:	Dwg. No.:
						18.08.2023	DA04
						Issue:	
						DA	



BASIX COMMITMENTS:

SECONDARY DWELLING FLOOR PLAN 1:100



NOTES:
DO NOT SCALE FROM THE DRAWINGS.
WRITTEN DIMENSIONS SHALL TAKE
PRECEDENCE OVER SCALE.
BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR
TO THE COMMENCEMENT OF CONSTRUCTION.
LUIS CRISTIA TO BE NOTIFIED OF ANY
DISCREPANCIES PRIOR TO CONSTRUCTION

Issue	Revision	Date
		14.08.2023

Project:
**PROPOSED NEW DWELLING
& SECONDARY DWELLING
AT
111B BALEMO DRIVE
OCEAN SHORES NSW 2483
LOT 1 D.P.862364**

Drawing Title:
S. DWELLING FLOOR PLAN

LUIS CRISTIA DESIGNS
P.O. BOX 774 MULLUMBIMBY NSW 2482
MOBILE 0403 564 721
EMAIL: luisc@bigpond.com

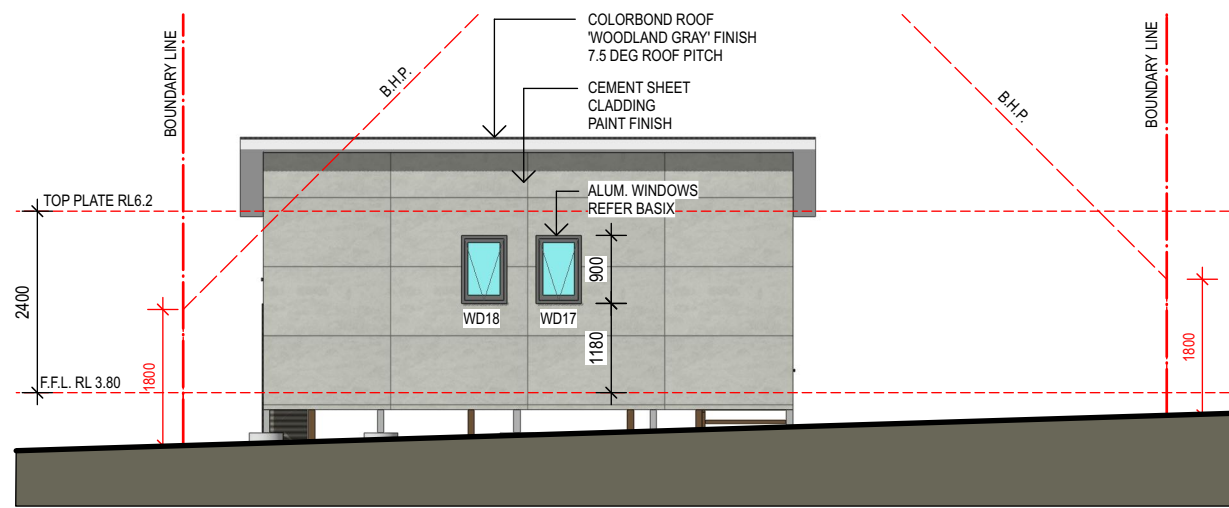
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Date:
18.08.2023

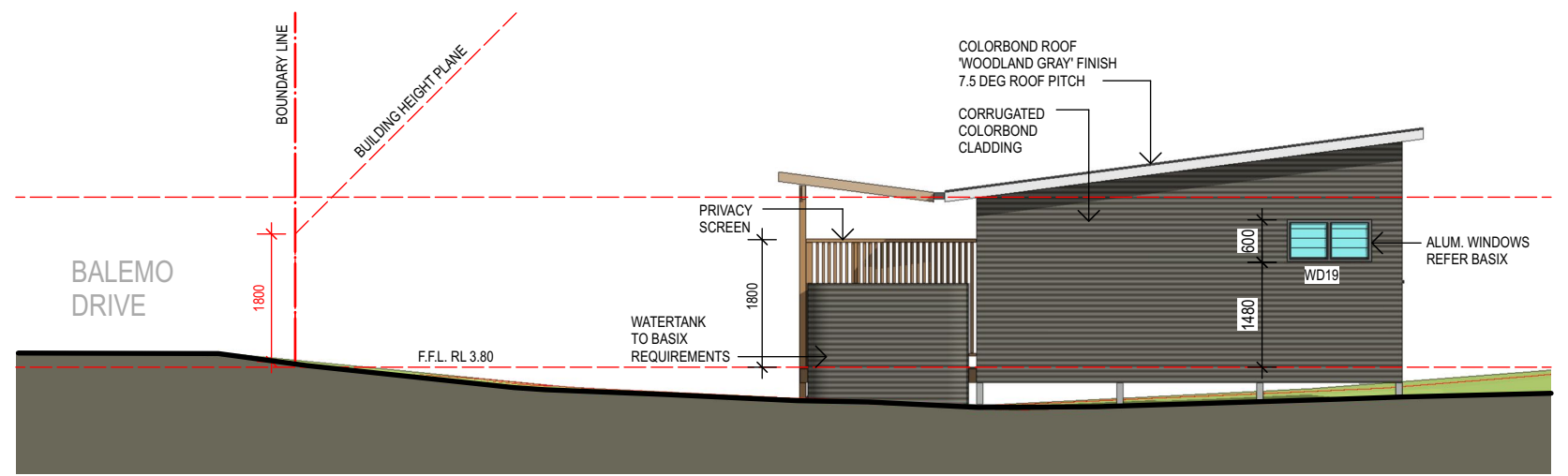
Issue:
DA

Drawn:
LC

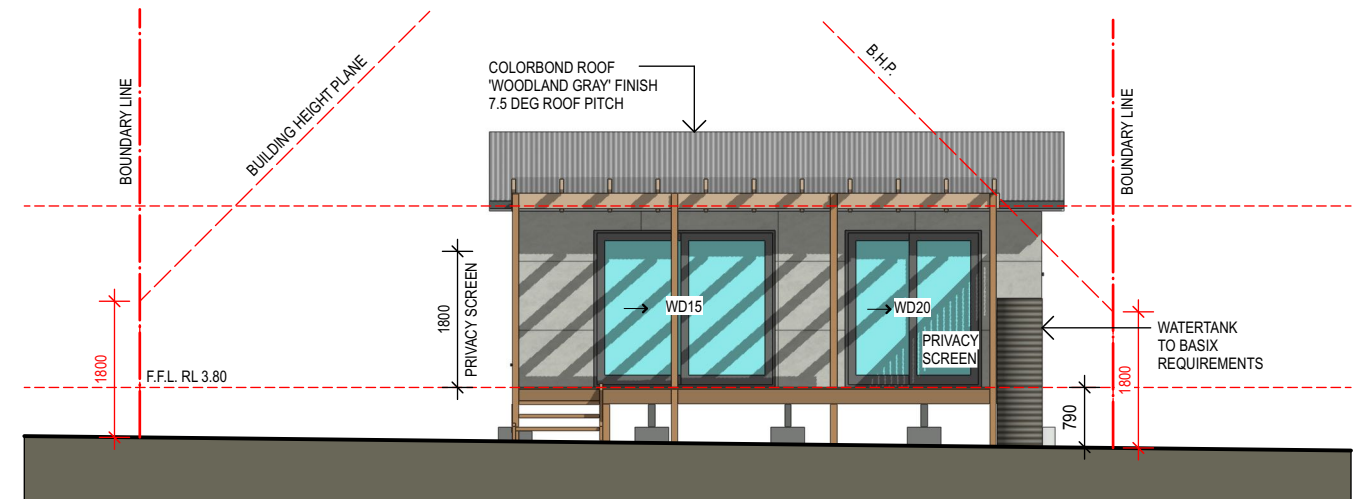
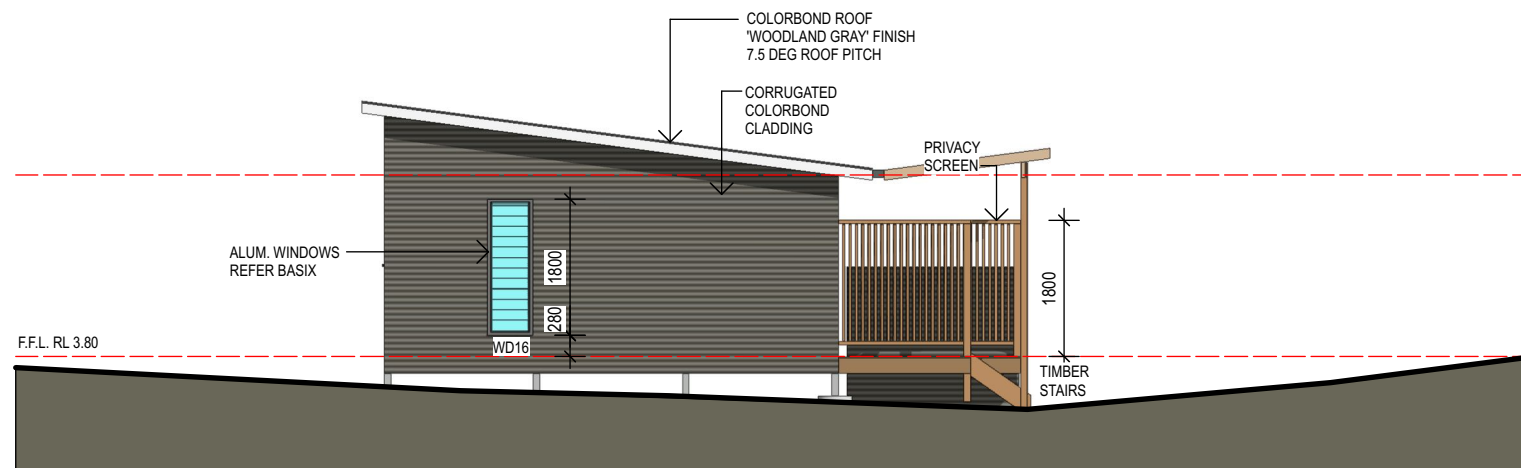
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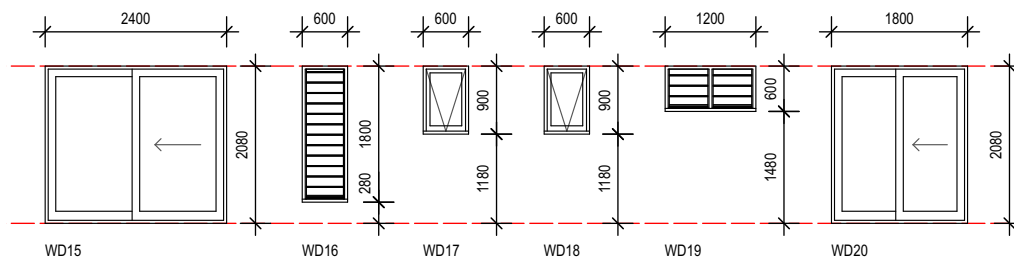
SOUTH ELEVATION



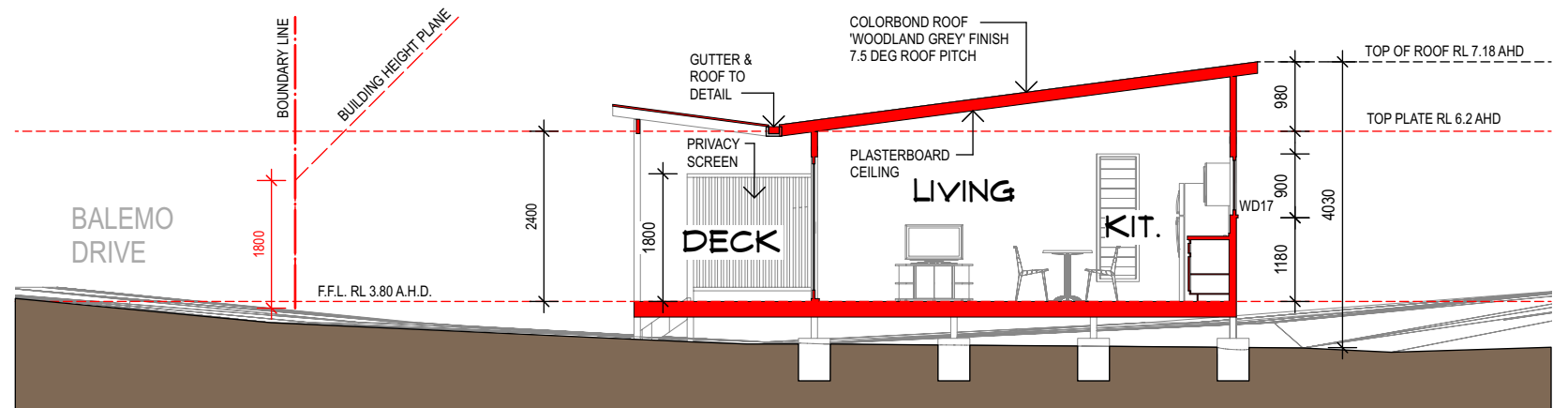
WEST ELEVATION



NORTH ELEVATION



WINDOW & DOOR SCHEDULE



SECTION AA

NOTES: DO NOT SCALE FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. LUIS CRISTIA TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION	Issue	Revision	Date	Project: PROPOSED NEW DWELLING & SECONDARY DWELLING AT 111B BALEMO DRIVE OCEAN SHORES NSW 2483 LOT 1 D.P.862364	Drawing Title: SECONDARY DWELLING ELEV. LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Scale:	Drawn:
			14.08.2023			1:100@A3	LC
						Date:	Dwg. No.:
						18.08.2023	DA06
						Issue:	
						DA	