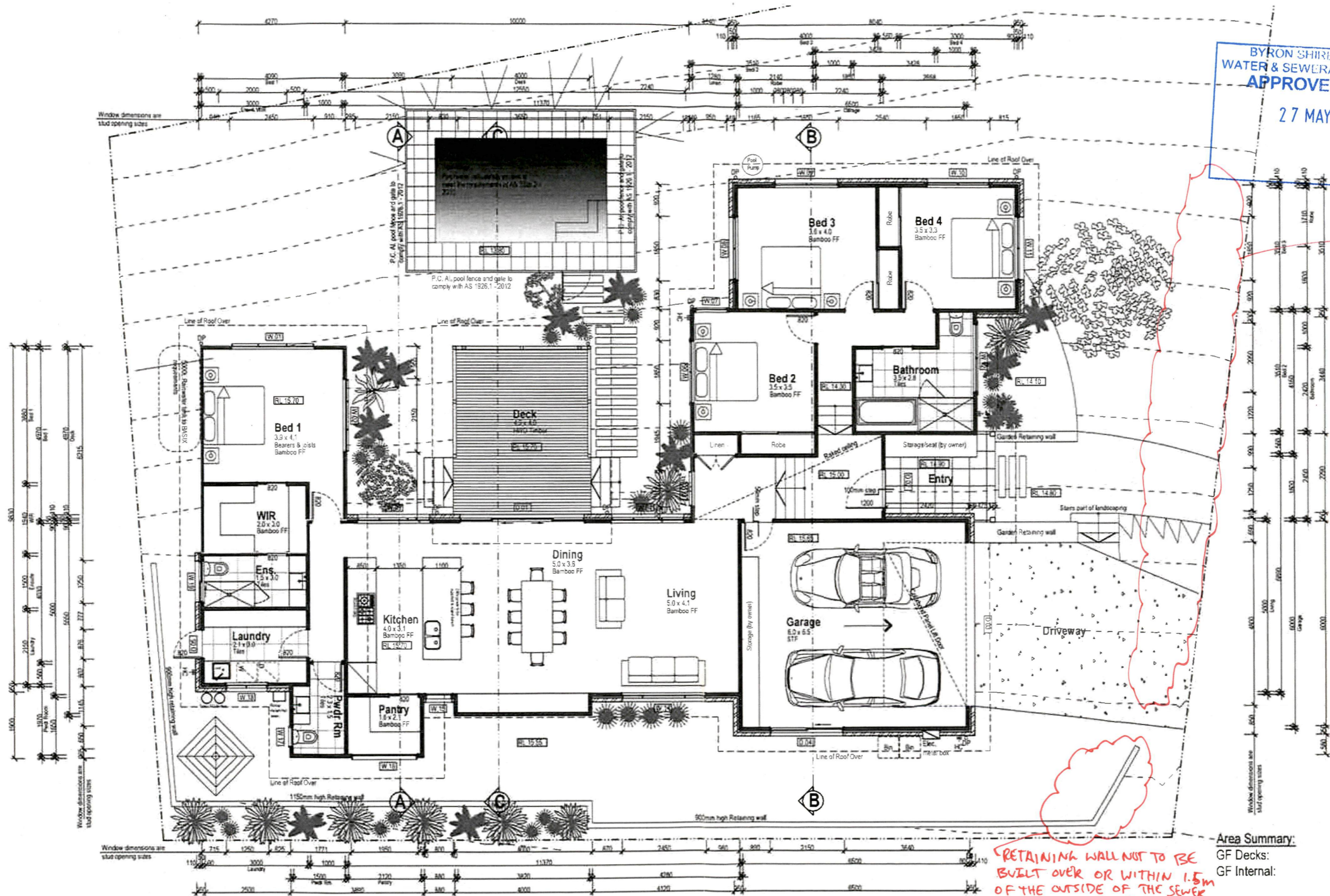


BYRON SHIRE COUNCIL  
WATER & SEWERAGE SERVICES  
**APPROVED PLAN**

27 MAY 2016

MAINTAIN  
MINIMUM COVERAGE  
OVER SEWER MAIN.



**Area Summary:**

GF Decks:	27m <sup>2</sup>
GF Internal:	231m <sup>2</sup>
<b>TOTAL:</b>	<b>258m<sup>2</sup></b>

RETAINING WALL NOT TO BE  
BUILT OVER OR WITHIN 1.5m  
OF THE OUTSIDE OF THE SEWER  
MAINS. REFER TO BYRON POLICY  
4.20.

**NOTES:**  
DO NOT SCALE OFF DRAWINGS  
Refer any discrepancies to the Architect prior to commencement of work.  
Verify all dimensions on site prior to commencement of work.  
All materials and workmanship shall be in accordance with the specification.

ISSUE	DATE	DISTRIBUTION
G	23 / 10 / '15	Estimating Drawings
H	01 / 12 / '15	Amended DA

Sea-Breeze  
HOMES



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ARB: 7017 3539  
A/A No. 22721



**ANNING RESIDENCE**  
LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483  
**GROUND FLOOR PLAN**

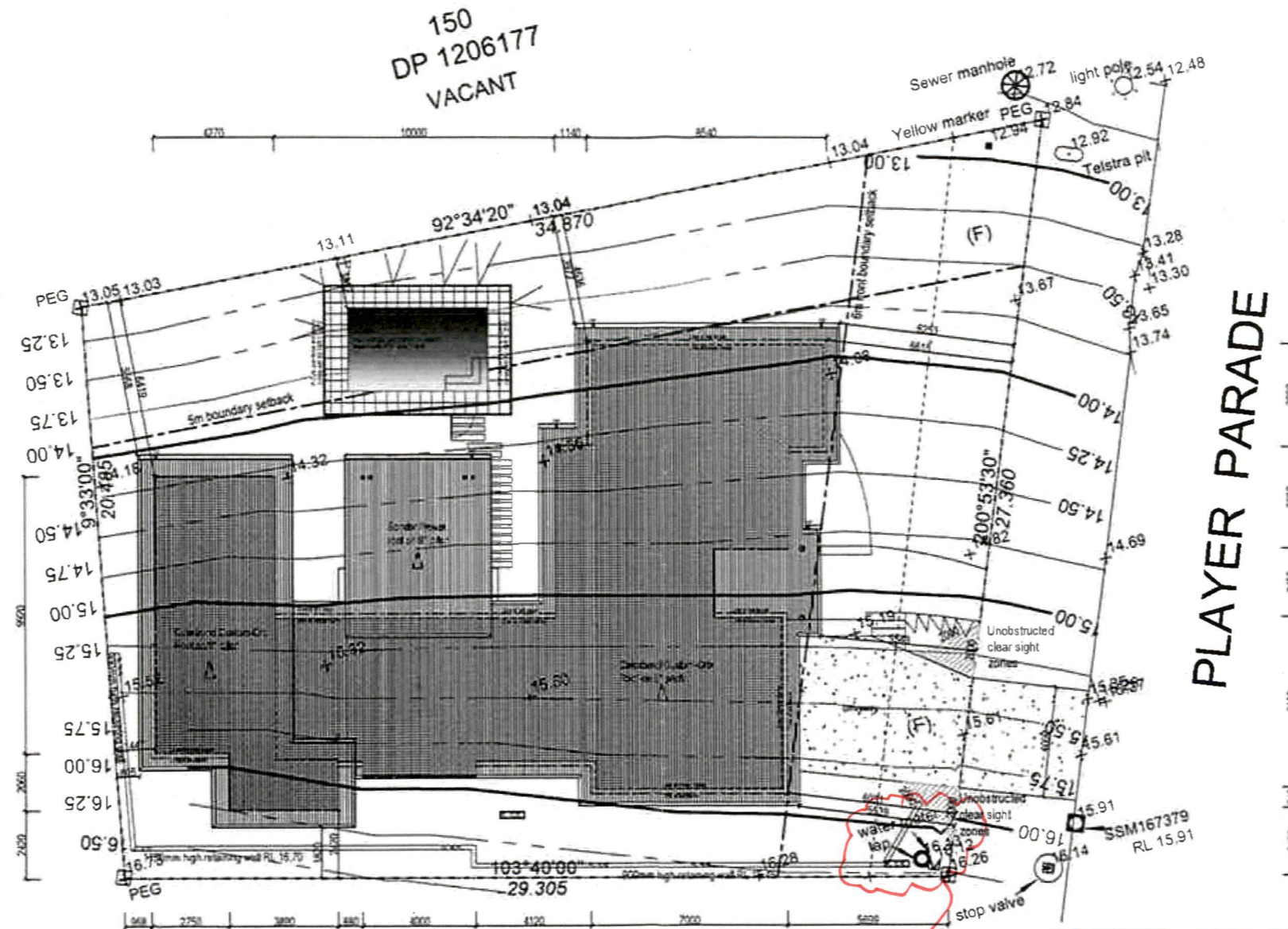
DATE: JUNE 2015  
SCALE: 1:100(A3), 1:50(A1)  
JOB No: 1516  
DWG No: DA-02

© COPYRIGHT DESIGN ONLINE

Floor Space Ratio (FSR)  
 Total Habitable Ground Floor  
 Area: 177m<sup>2</sup>  
 Site Area: 752.2m<sup>2</sup>  
 FSR: 177/752.2 = 0.23:1

IMPERMEABLE SITE AREA				
Surface Type	Material	Imperial Factor	m <sup>2</sup>	Total
Roof Surfaces	Metal	1.0	310	310
Ground Surfaces	Grass, Driveway	1.0	28	28
Swimming Pool	All Types	0.5	15	7.5
TOTAL			353m <sup>2</sup>	355.5m <sup>2</sup>
				47% of site area

BYRON SHIRE COUNCIL  
 WATER & SEWERAGE SERVICES  
**APPROVED PLAN**  
 27 MAY 2016



RETAINING WALL NOT TO BE BUILT OVER  
 OR WITHIN 1.5m OF THE OUTSIDE OF  
 THE SEWER MAIN. REFER TO ~~BYRON~~  
 BYRON SHIRE POLICY 4.20.

NOTES:  
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ISSUE	DATE	DISTRIBUTION
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H	01/12/15	Amended DA



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 AIA No. 22721



**ANNING RESIDENCE**  
 LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483  
**SITE / ROOF PLAN**  
 DATE: JUNE 2015 JOB No: 1516  
 SCALE: 1:200(A3), 1:100(A1) DWG No: DA-01

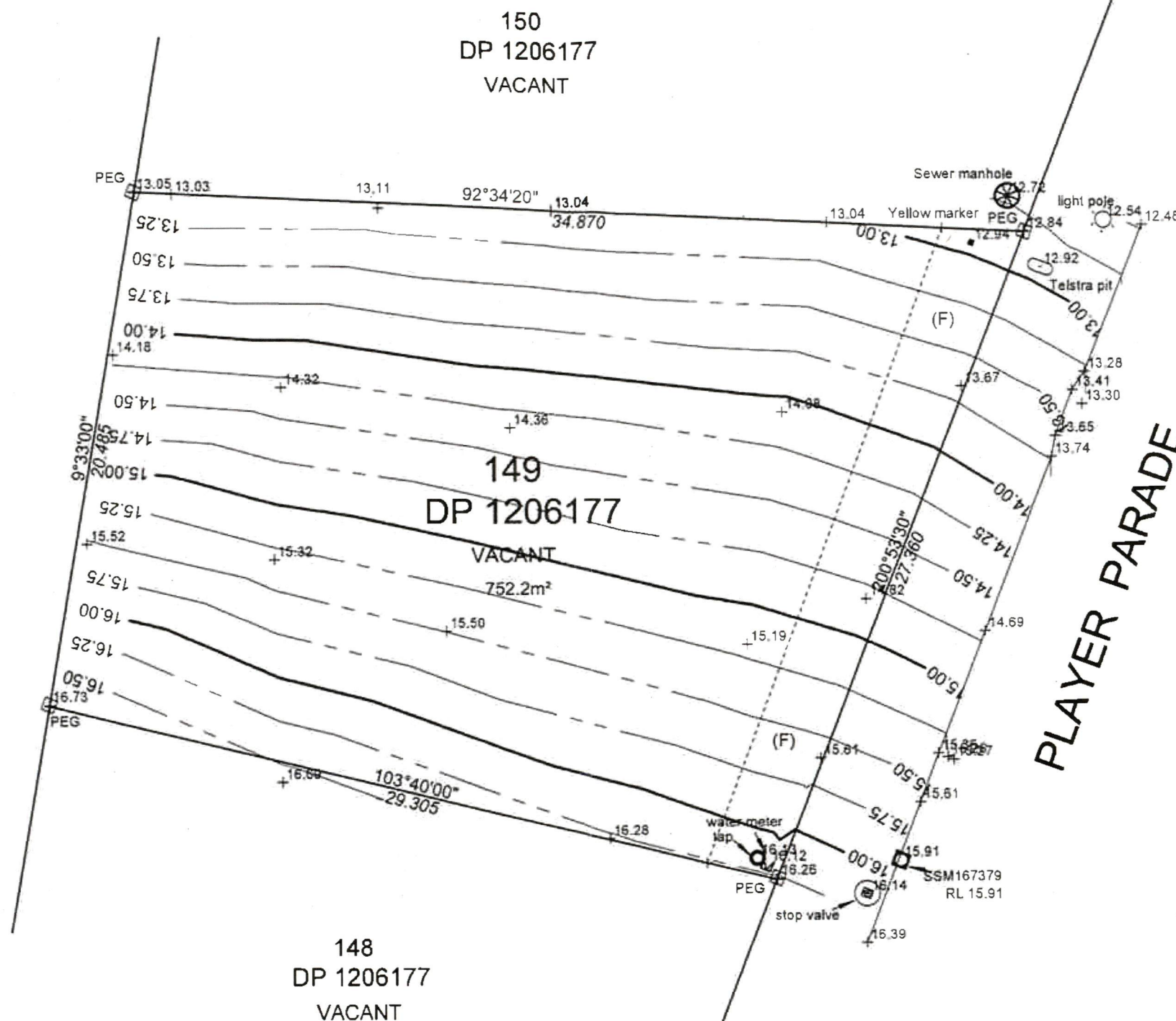
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27 MAY 2016



The Essential First Step

164  
DP 1206177  
VACANT



**NOTES**

- VISIBLE SERVICES HAVE BEEN LOCATED
- NO UNDERGROUND SERVICES HAVE BEEN LOCATED
- BOUNDARY HAVE BEEN DETERMINED FOR THE PURPOSE OF THIS SURVEY ONLY

(F) DENOTES EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH

CONTOUR LEVEL AND DETAIL PLAN OF  
LOT 149 DP 1206177  
PLAYER PARADE OCEAN SHORES

CLIENT: CARPENTER /ANNING

SCALE  
1:200

CONTOUR INTERVAL  
0.25 metres

DATUM  
AHD

ORIGIN RL  
SSM 96478 26.93

REF.  
PLAYER -L149

**ROBERT. A. HARRIES**  
REGISTERED SURVEYOR, QLD & NSW  
46 GIBSON STREET KINGSCLIFF NSW 2487  
P.O. BOX 170 CABARITA BEACH, NSW, 2488  
PHONE / FAX : 02 66741424 MOB 0407286281  
email : robharries@optusnet.com.au

SHEET  
1 OF 1

DRAWING LIST

SA-01	CONTEXT PLAN
SA-02	ENVIRONMENTAL EFFECTS - GROUND FLOOR
SA-03	VIEWS & PRIVACY - GROUND FLOOR
SA-04	SHADOW DIAGRAMS
SA-05	EXISTING SURVEY PLAN
DA-01	SITE PLAN
DA-02	GROUND FLOOR PLAN
DA-03	NORTH & EAST ELEVATIONS
DA-04	SOUTH & WEST ELEVATIONS
DA-05	SECTION A-A
DA-06	SECTION B-B
DA-07	DRIVEWAY SECTION
SCH-01	WINDOW SCHEDULE

ANNING RESIDENCE

LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483

DATE: JUNE 2015 JOB No: 1516

ISSUE I  
DEVELOPMENT APPLICATION

BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No. 10-2016-194-1  
DATED 28/7/16  
DEVELOPMENT OFFICER



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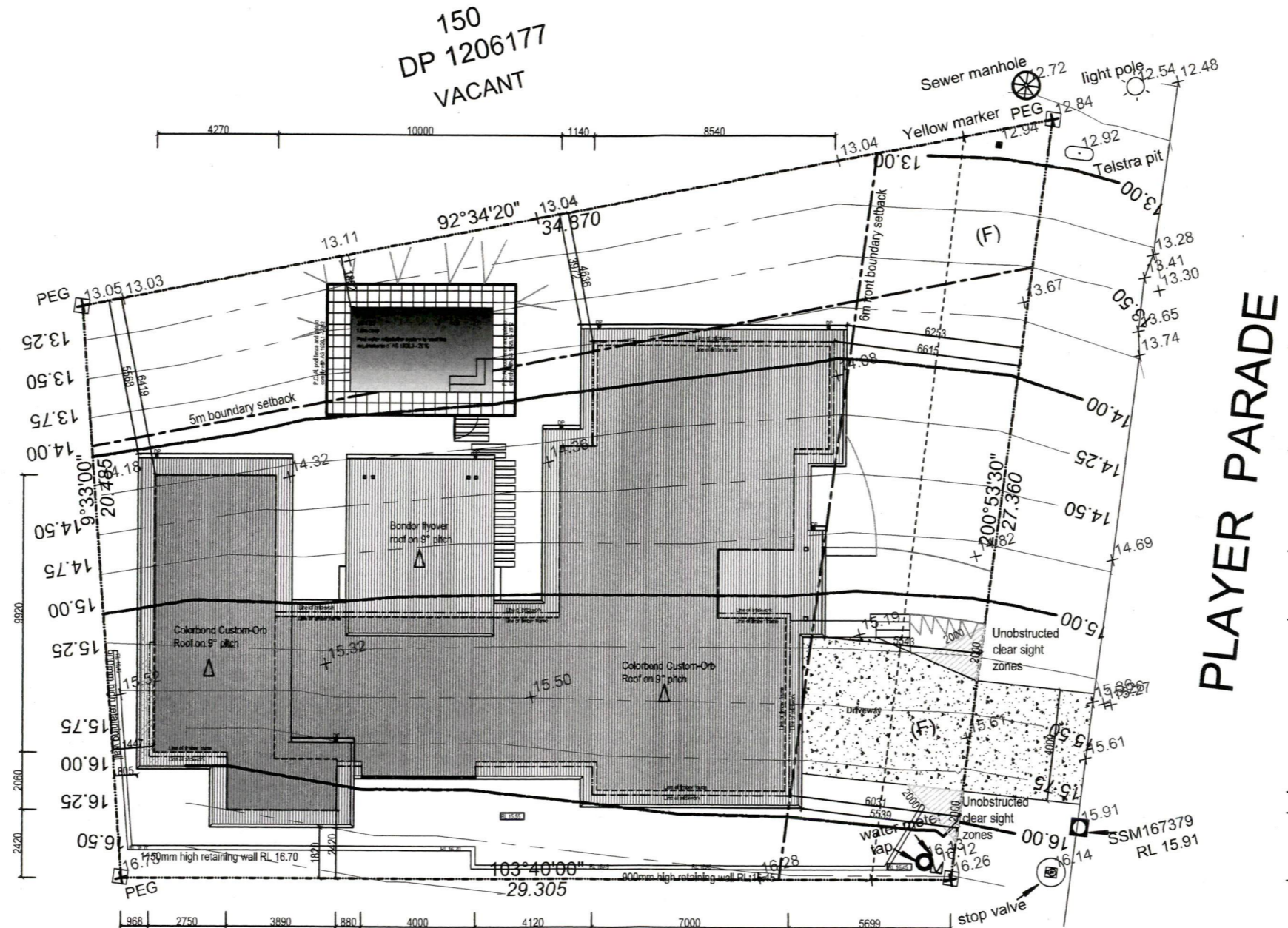
ARB: 7017 3539  
AIA No. 22721



NOTES:	ISSUE	DATE	DISTRIBUTION
DO NOT SCALE OFF DRAWINGS Refer any discrepancies to the Architect prior to commencement of work. Verify all dimensions on site prior to commencement of work. All materials and workmanship shall be in accordance with the specification.	G	23 / 10 / '15	Estimating Drawings
	H	01 / 12 / '15	Amended DA
	I	04 / 02 / '16	Development Application

Floor Space Ratio (FSR)  
 Total Habitable Ground Floor  
 Area: 177m<sup>2</sup>  
 Site Area: 752.2m<sup>2</sup>  
 FSR: 177/752.2 = 0.23:1

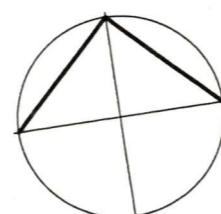
IMPERMEABLE SITE AREA				
Surface Type	Material	Imperial Factor	m <sup>2</sup>	Total
Roof Surfaces	Metal	1.0	320	320
Ground Surfaces	Conc. Driveway	1.0	28	28
Swimming Pool	All Types	0.5	15	7.5
TOTAL			363m <sup>2</sup>	355.5m <sup>2</sup>
				47% of site area



BYRON COUNCIL  
 DEVELOPMENT CONSENT  
 THIS IS THE PLAN ATTACHED TO  
 DEVELOPMENT CONSENT No: 10.2016.194..1  
 DATED: 28/7/16  
 DEVELOPMENT OFFICER

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ISSUE	DATE	DISTRIBUTION
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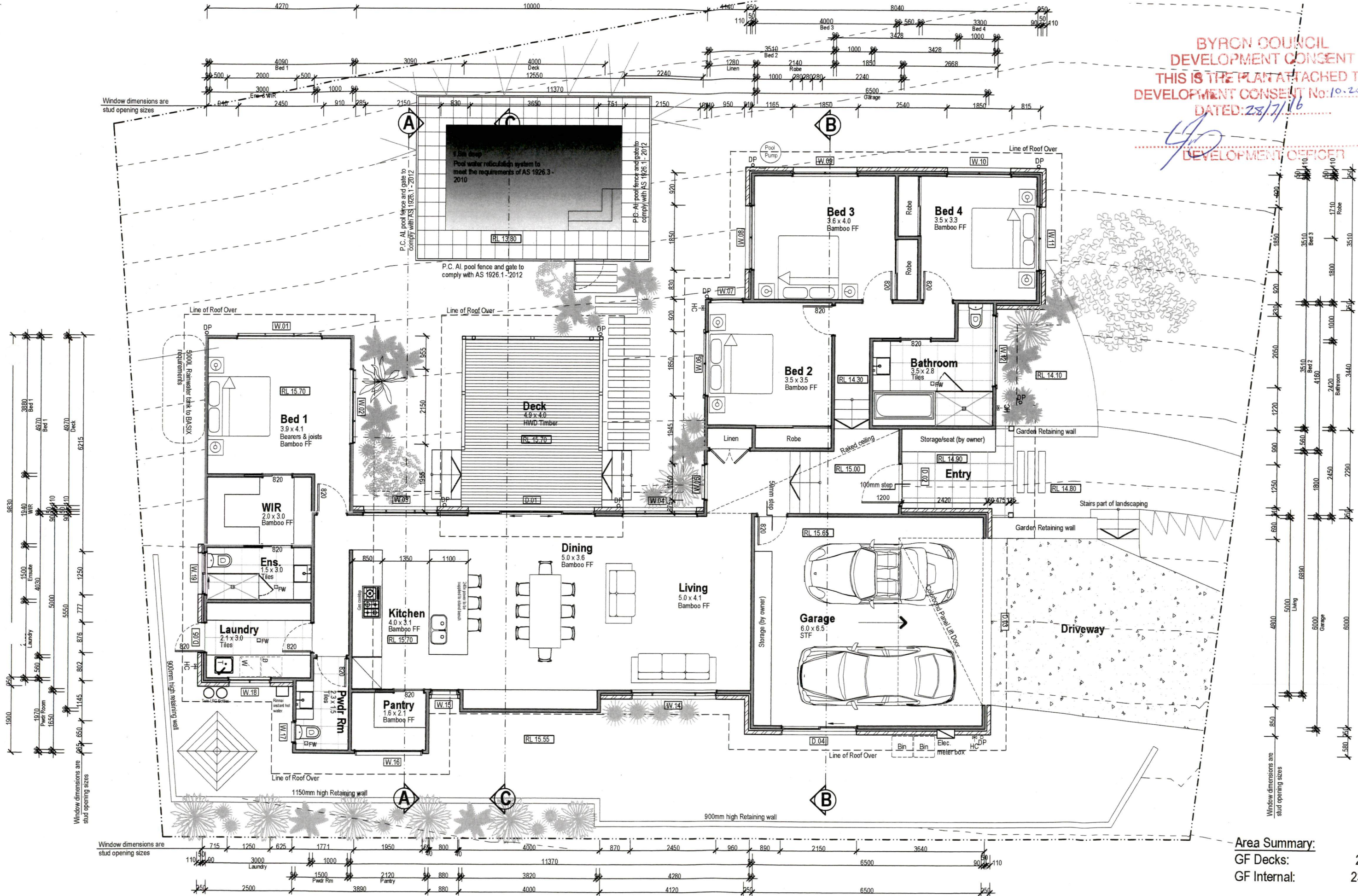


**ANNING RESIDENCE**  
 LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483  
**SITE / ROOF PLAN**

DATE: JUNE 2015  
 SCALE: 1:200(A3), 1:100(A1)  
 JOB No: 1516  
 DWG No: DA-01

BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No: 10.2016.194.1  
DATED: 28/7/16

DEVELOPMENT OFFICER



#### Area Summary:

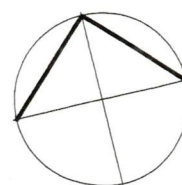
GF Decks: 27m<sup>2</sup>  
GF Internal: 231m<sup>2</sup>

TOTAL: 258m<sup>2</sup>

#### NOTES

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Member  
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Architects

NEW Country Division

#### ANNING RESIDENCE

LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483

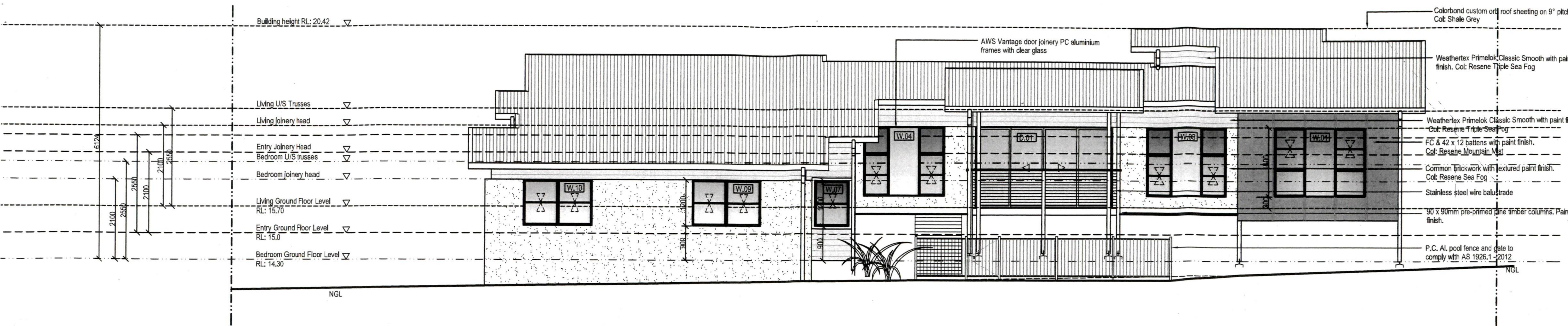
#### GROUND FLOOR PLAN

DATE: JUNE 2015

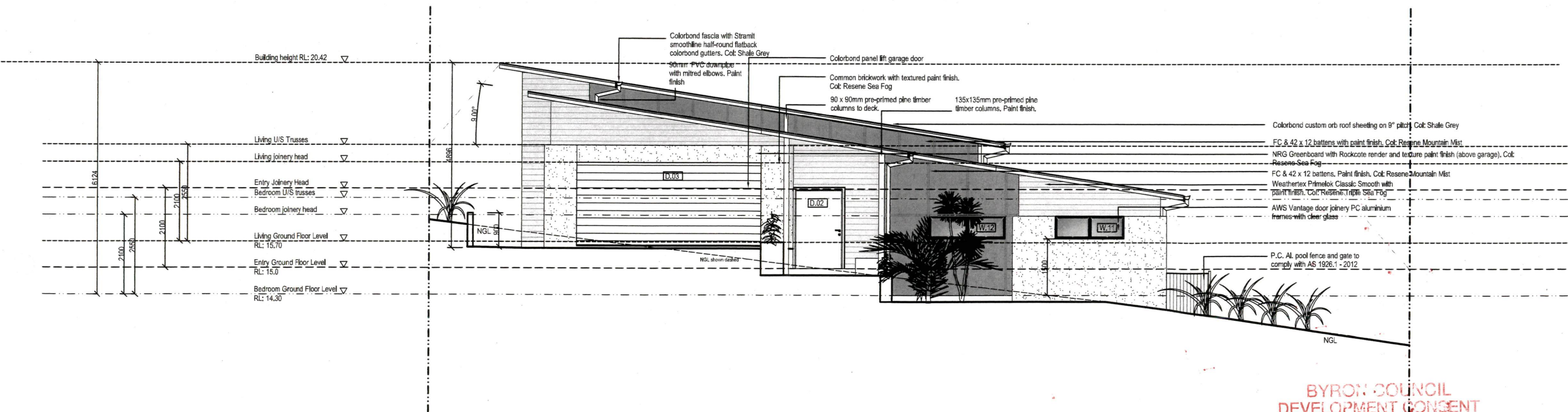
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JOB No: 1516

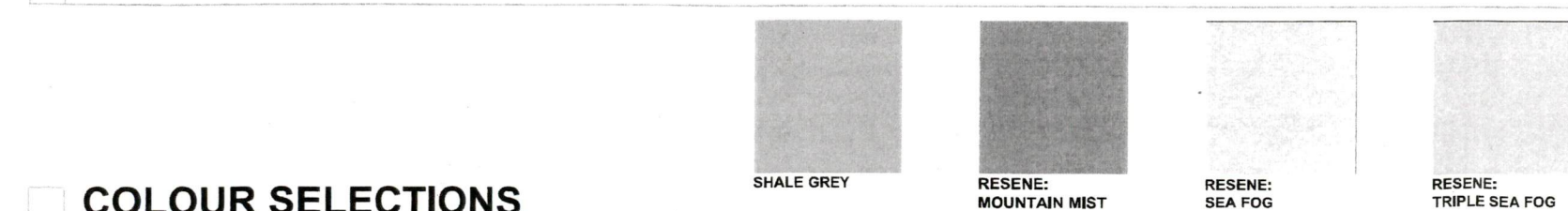
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**NORTH ELEVATION**



**EAST ELEVATION**



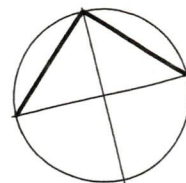
**COLOUR SELECTIONS**

BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT NO. 10-2016-194-1  
DATED: 28/7/16  
46  
DEVELOPMENT OFFICER

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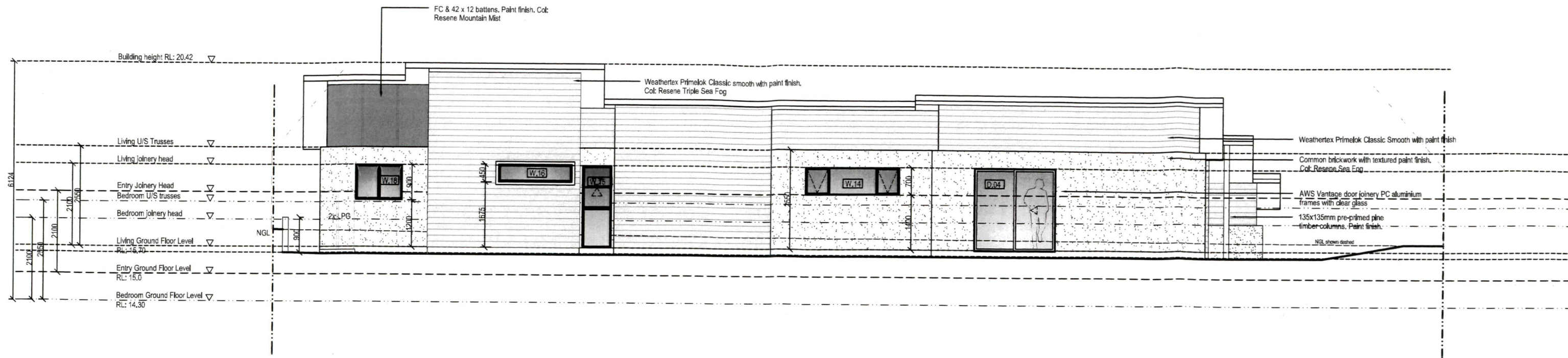
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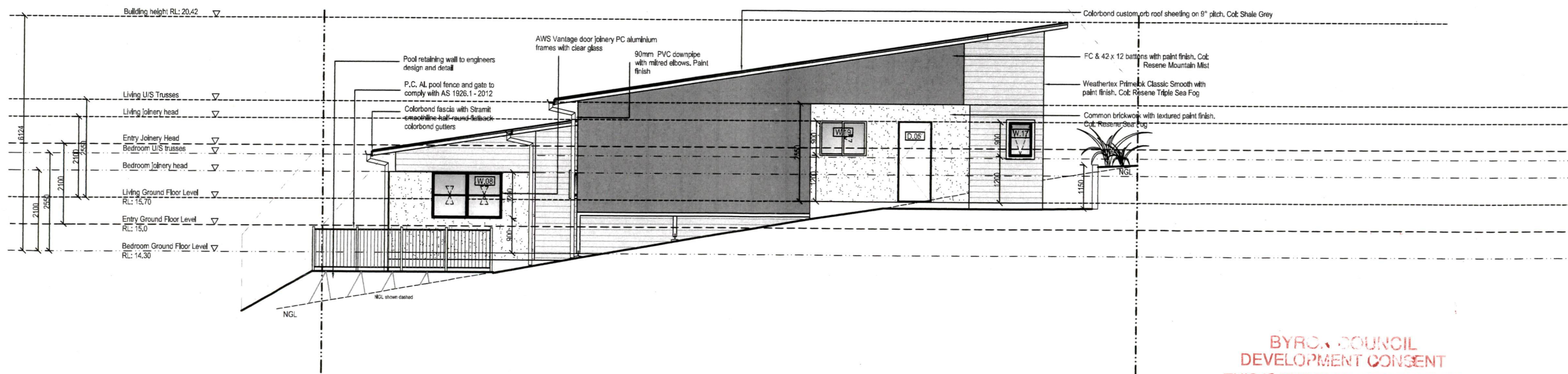


**ANNING RESIDENCE**  
LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483  
**NORTH & EAST ELEVATIONS**

DATE: JUNE 2015 JOB No: 1516  
SCALE: 1:100(A3), 1:50(A1) DWG No: DA-03



**SOUTH ELEVATION**



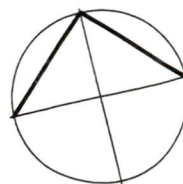
**WEST ELEVATION**

BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No. 10-2016.194.1  
DATED 28/7/16  
4/0  
DEVELOPMENT OFFICER

**NOTES:**

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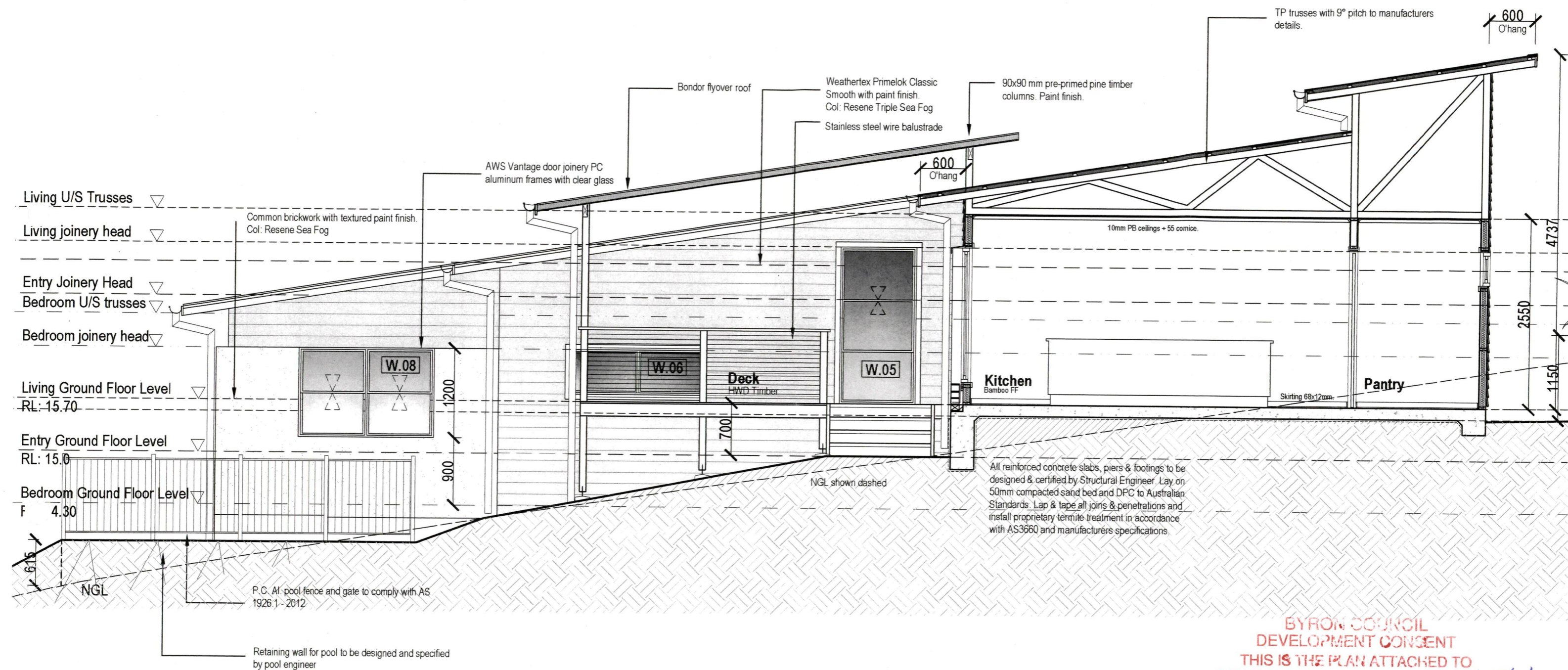
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ARB: 7017 3539  
AIA No. 22721



**ANNING RESIDENCE**  
LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483  
**SOUTH & WEST ELEVATIONS**

DATE: JUNE 2015  
SCALE: 1:100(A3), 1:50(A1)  
JOB No: 1516  
DWG No: DA-04



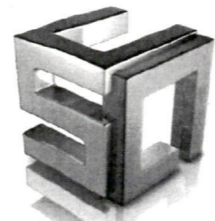
## SECTION A-A

BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No: 10-2016-194.1  
DATED: 28/7/16  
40  
DEVELOPMENT OFFICER

### NOTES:

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ANNING RESIDENCE  
LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483  
SECTION A-A

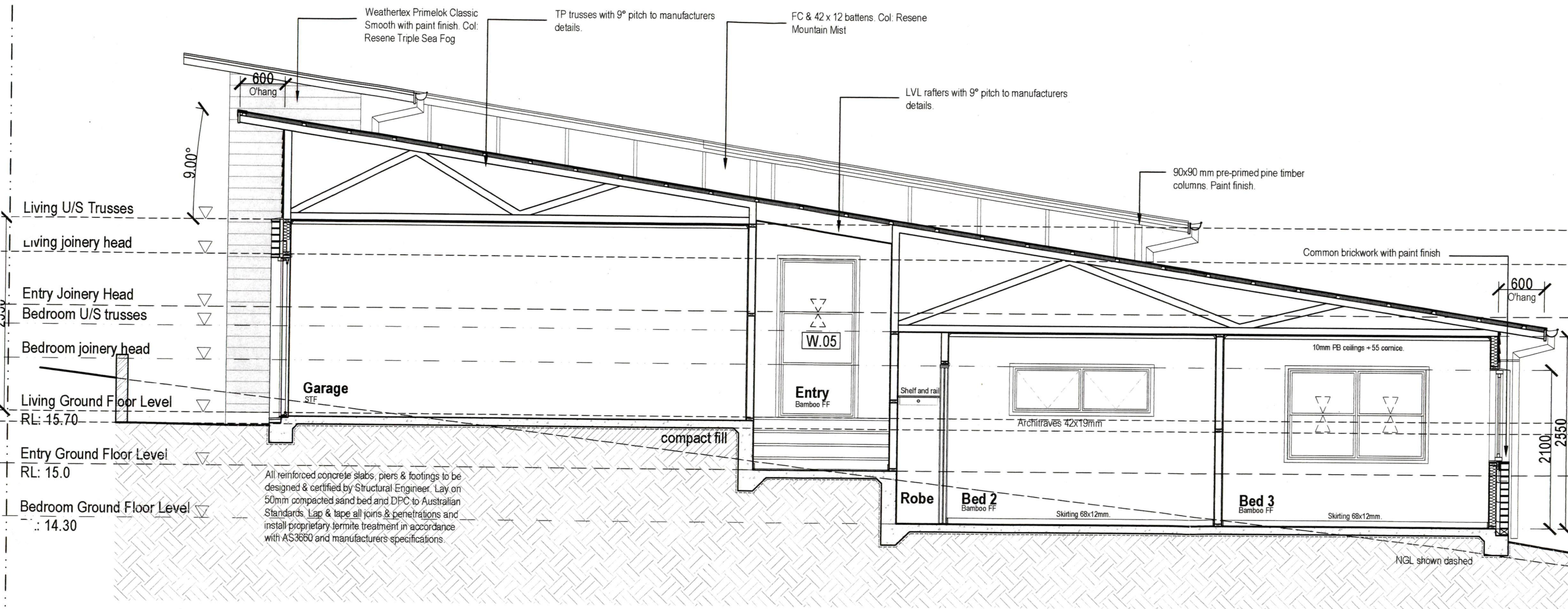
DATE: JUNE 2015

SCALE: 1:100/A3, 1:50/A4

JOB No: 1516

DWG No: DA 05

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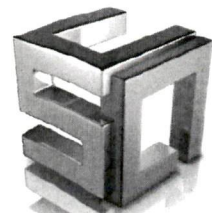
## SECTION B-B

BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No: 10.2016.194.1  
DATED: 28/7/16  
DEVELOPMENT OFFICER

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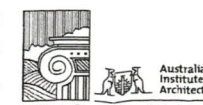


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AIA No: 22721



**ANNING RESIDENCE**  
LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483  
**SECTION B-B**

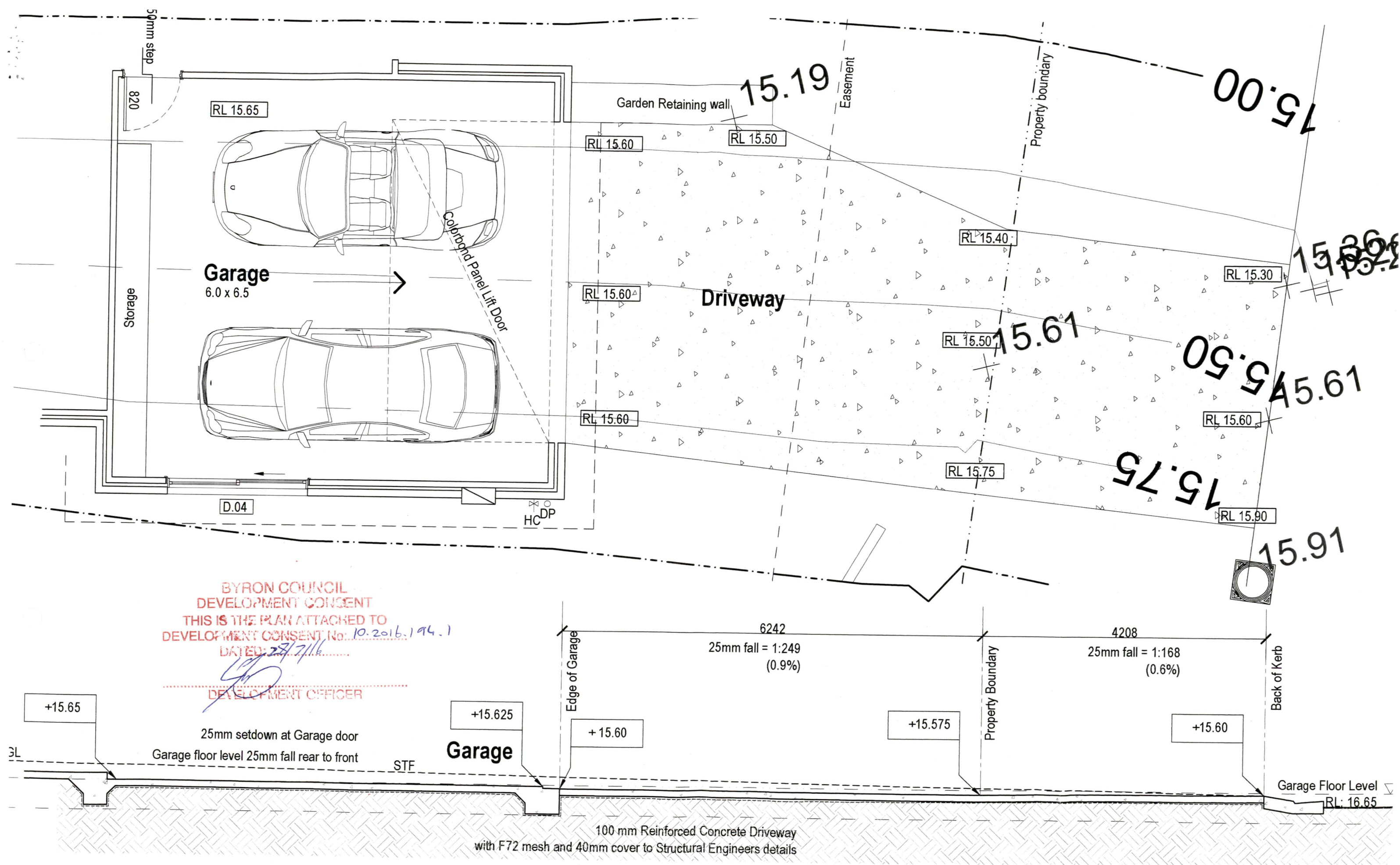
DATE: JUNE 2015

JOB No: 1516

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DWG No: DA\_06

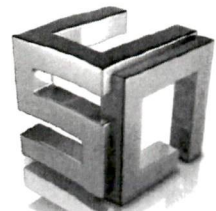
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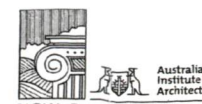


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AIA No: 22721



**ANRING RESIDENCE**  
LOT 149 PLAYER PARADE, OCEAN SHORES, NSW 2483  
**DRIVEWAY SECTION**

DATE: JUNE 2015

SCALE: 1:100 (A3) 1:50 (A1)

JOB No: 1516

DWG No: DA.07

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