

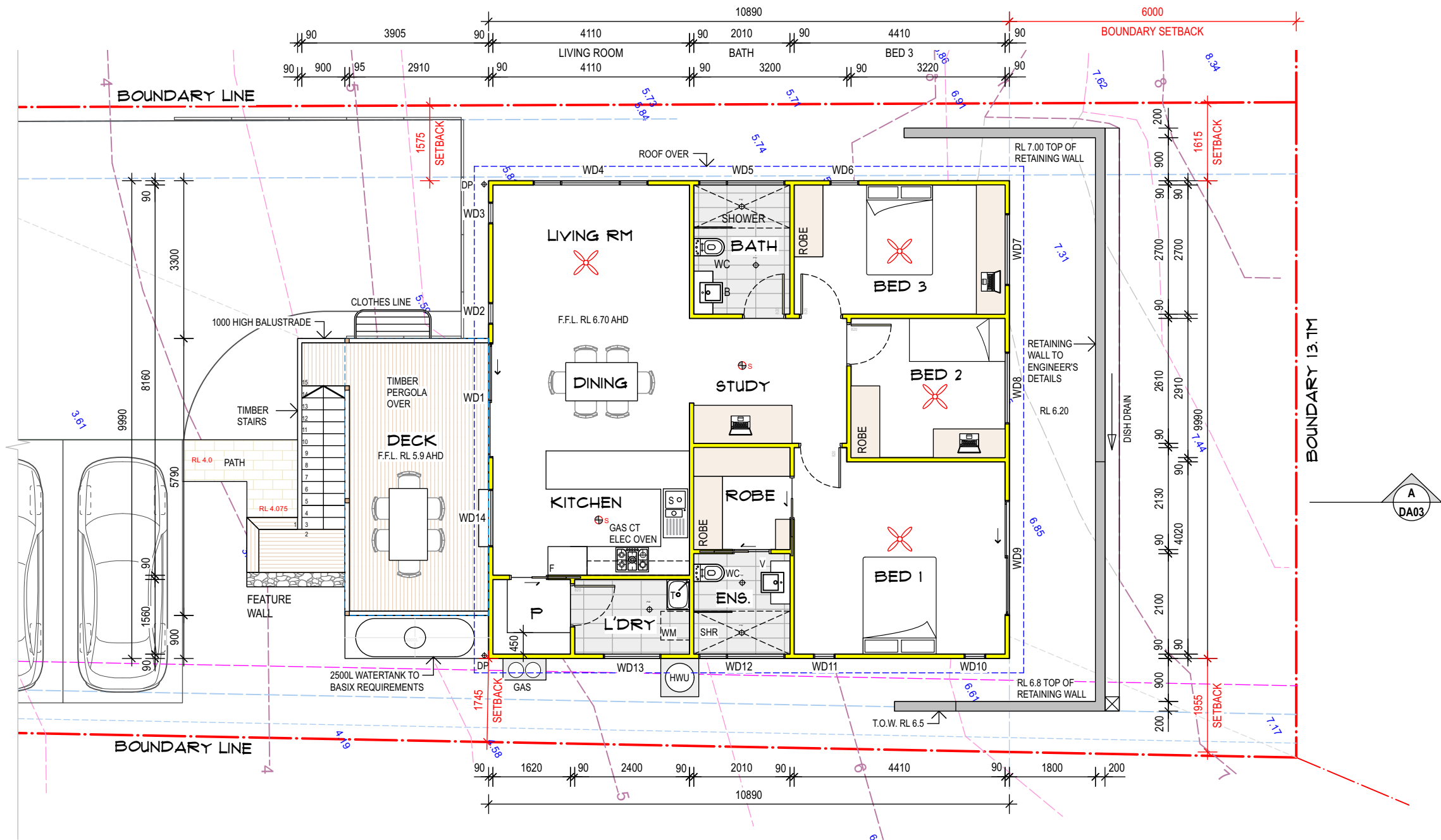
AREA CALCULATIONS

SITE AREA:	602.3sqm
ALLOWED F.S.R. 0.5:1:	301.1sqm
TOTAL FLOOR AREA:	
MAIN DWELLING & S.D.	141.66 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.:	36.6 sqm
DECK AREA	15.00 sqm
ROOF AREA	47.7sqm

SITE PLAN 1:200

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Development Application
APPROVED PLAN
DA No. 10.2023.353.1
Date: 10 April 2024

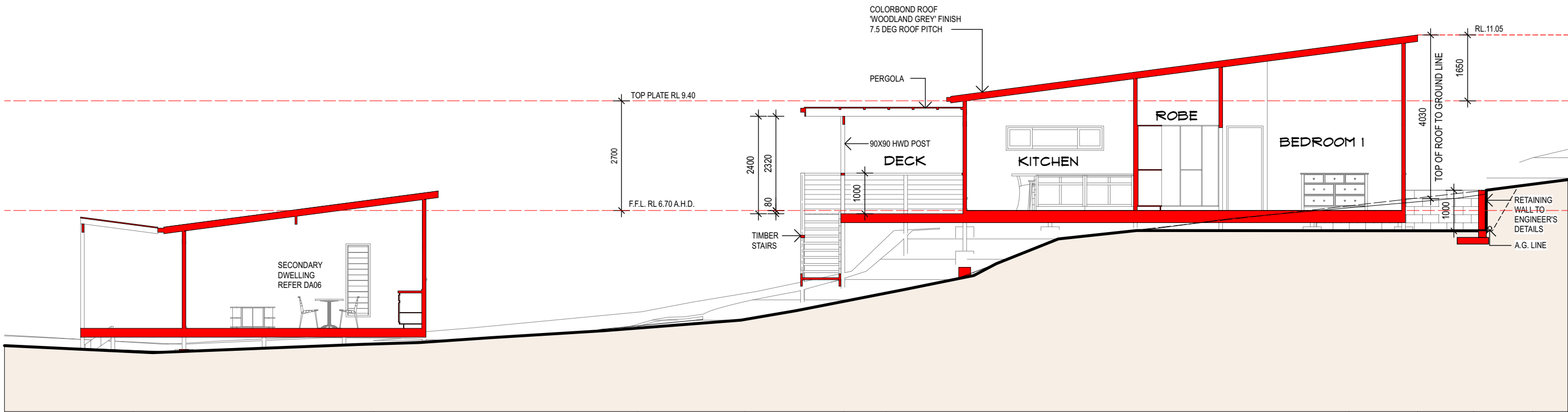
	NOTES: DO NOT SCALE FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. LUIS CRISTIA TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION		Issue	Revision	Date	Project: PROPOSED NEW DWELLING & SECONDARY DWELLING AT 111B BALEMO DRIVE OCEAN SHORES NSW 2483 LOT 1 D.P.862364	Drawing Title: SITE PLAN	Scale:	Drawn:
			14.08.2023		1:200 @ A3			LC	
					Date:			Dwg. No.:	
					16.02.2024				
								Issue:	
								DA	DA01



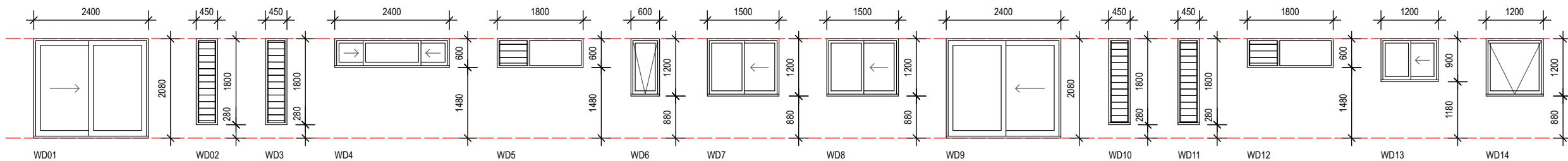
MAIN DWELLING FLOOR PLAN 1:100

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	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: 1:100 @ A3	Drawn: LC
			14.08.2023			LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Date: 16.02.2024	DA02
							Issue: DA	



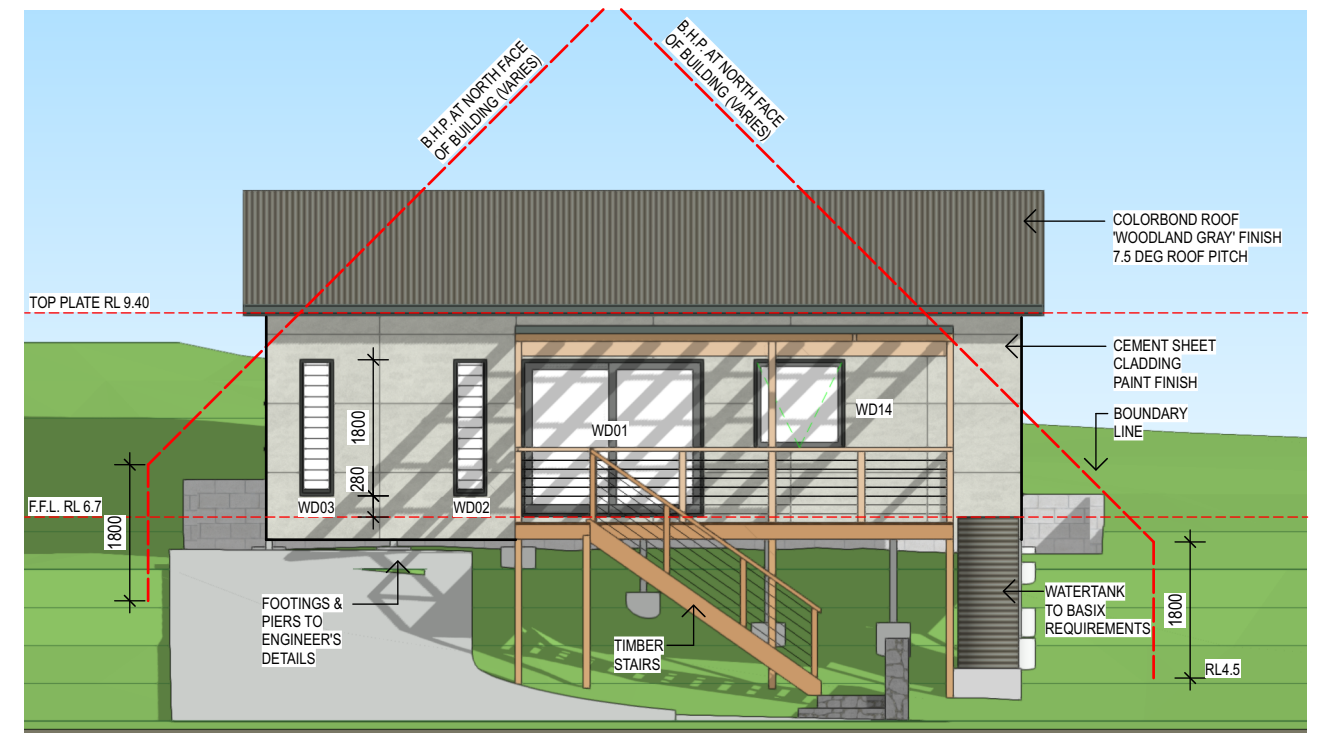
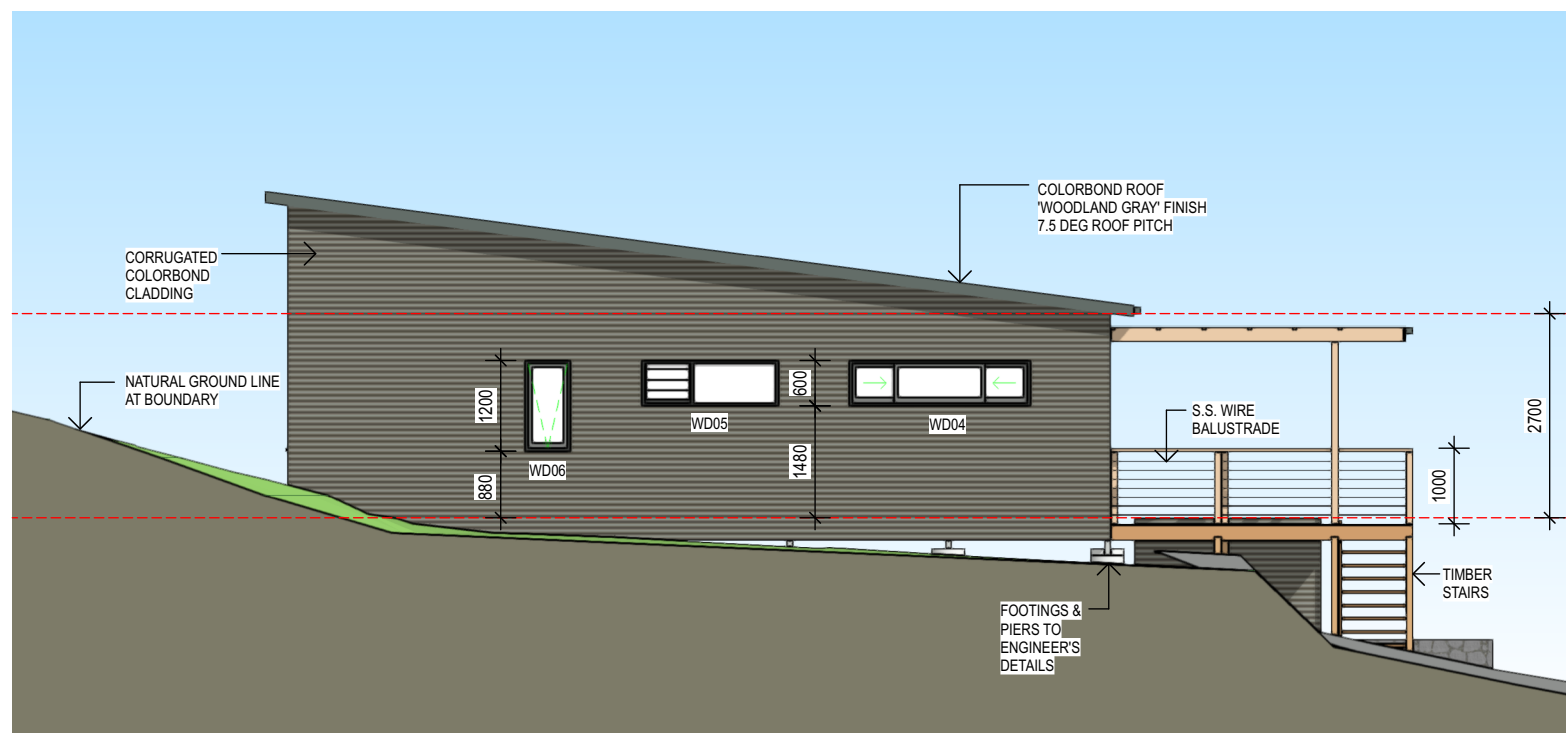
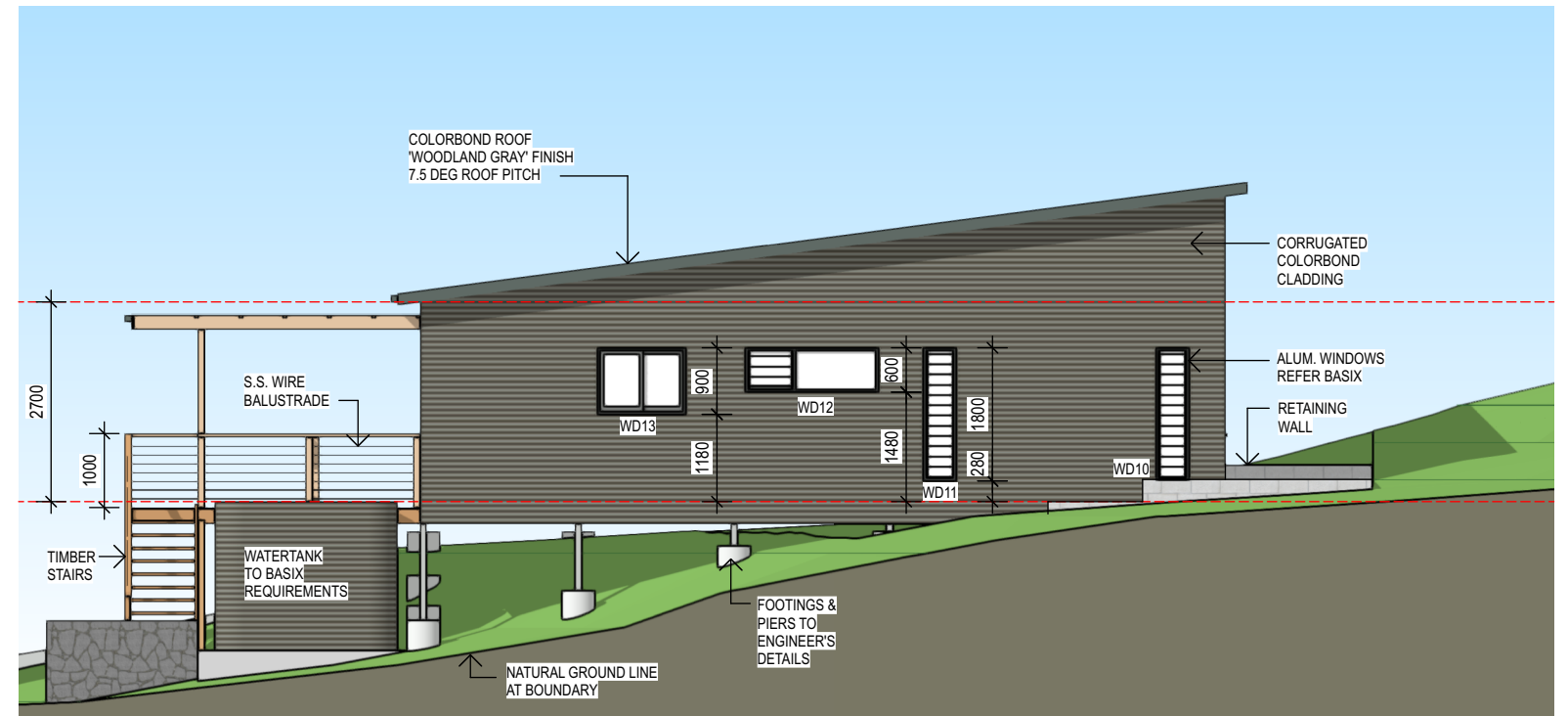
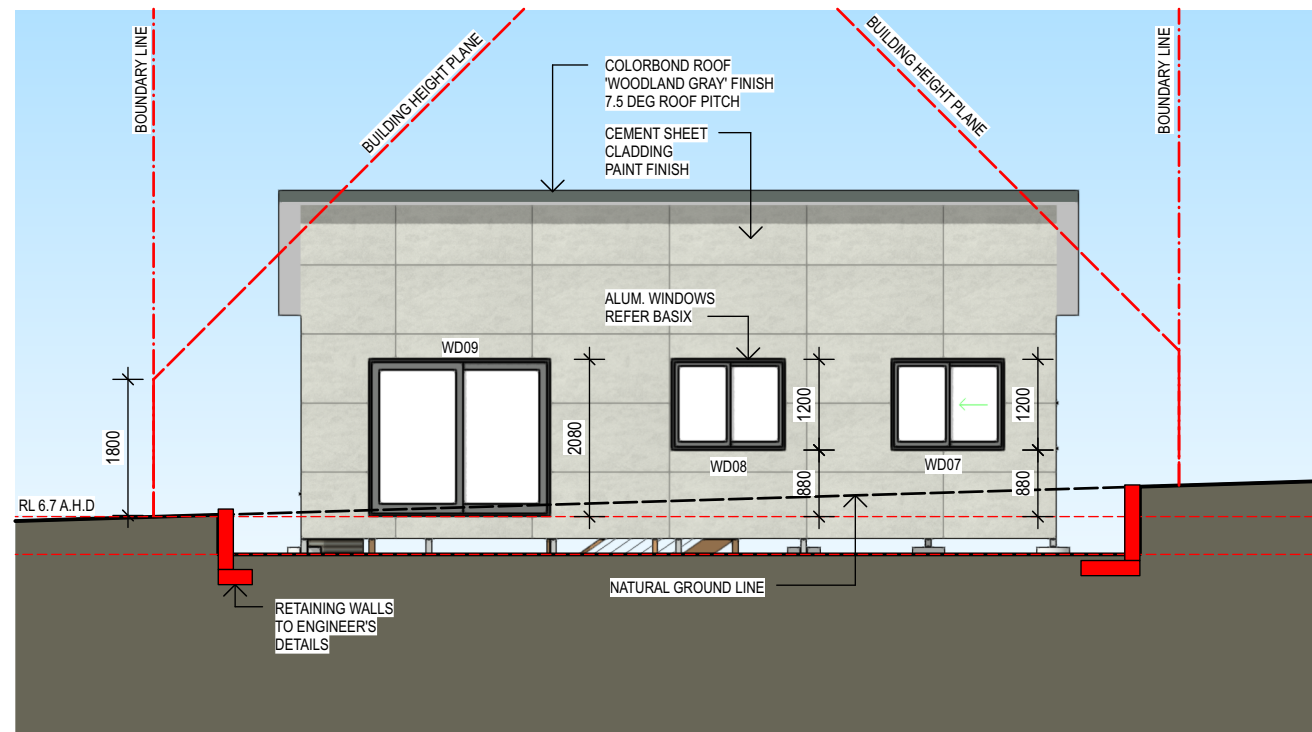
SECTION AA



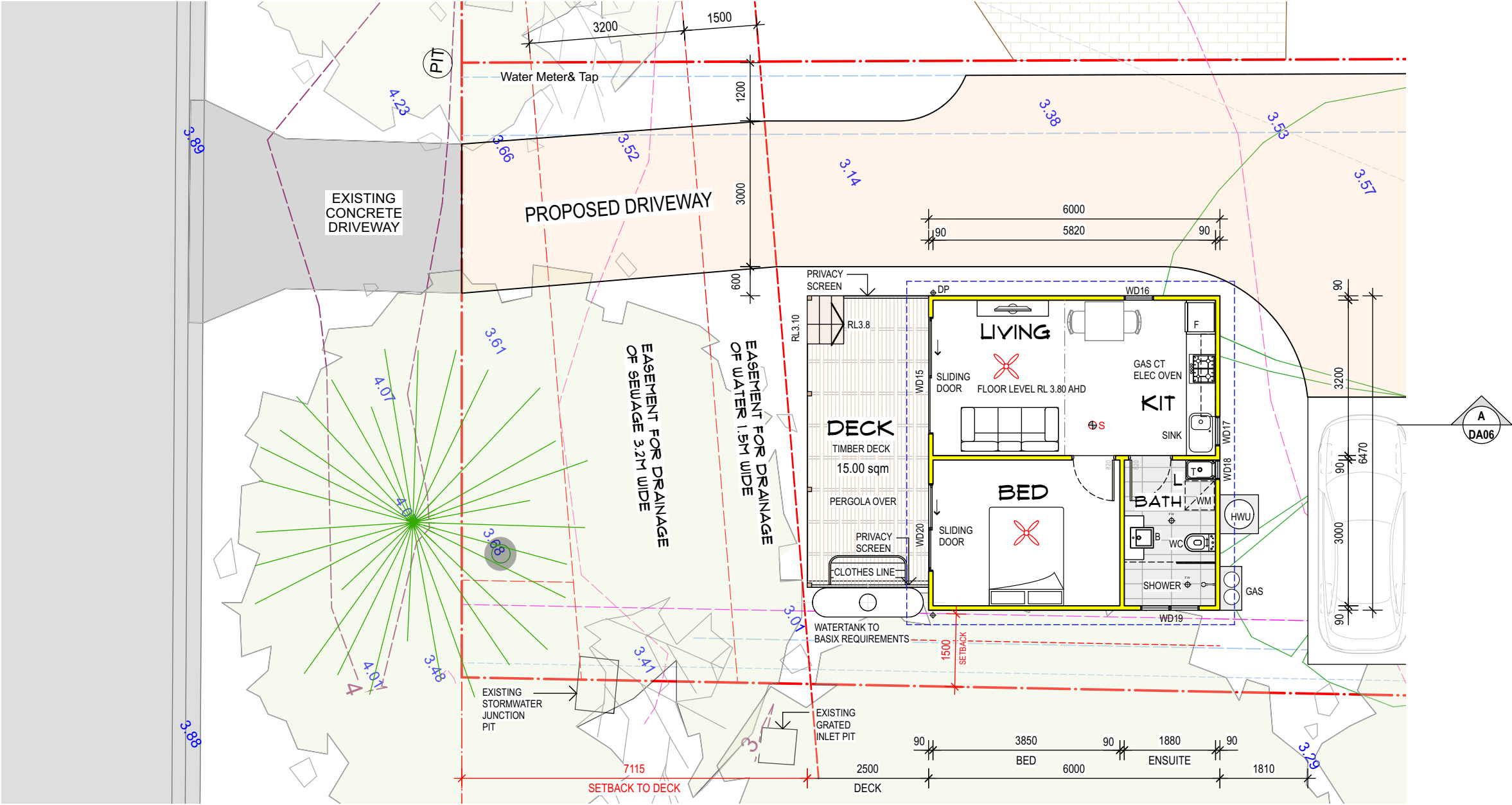
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Development Application
APPROVED PLAN
DA No. 10.2023.353.1
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WINDOW & DOOR SCHEDULE-MAIN DWELLING 1:100

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			14.08.2023			@ A3	LC
					LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Date:	Dwg. No.:
						16.02.2024	DA03
						Issue:	
						DA	

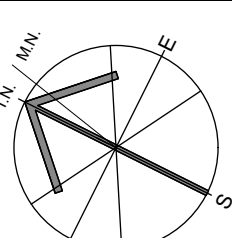


<div>BYRON SHIRE COUNCIL</div> <div>Development Application</div> <div>APPROVED PLAN</div> <div>DA No. 10.2023.353.1</div> <div>Date: 10 April 2024</div>	<div>NOTES:</div> <div>DO NOT SCALE FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.</div> <div>BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.</div> <div>LUIS CRISTIA TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION</div>	Issue	Revision	Date	<div>Project:</div> <div>PROPOSED NEW DWELLING & SECONDARY DWELLING AT</div> <div>111B BALEMO DRIVE</div> <div>OCEAN SHORES NSW 2483</div> <div>LOT 1 D.P.862364</div>	Drawing Title:	Scale:	Drawn:
				14.08.2023		MAIN DWELLING ELEVATIONS	1:100@ A3	LC
						<div>LUIS CRISTIA DESIGNS</div> <div>P.O. BOX 774 MULLUMBIMBY NSW 2482</div> <div>MOBILE 0403 564 721</div> <div>EMAIL: luisc@bigpond.com</div>	Date:	Dwg. No.:
							16.02.2024	
							Issue:	DA



SECONDARY DWELLING FLOOR PLAN 1:100

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	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: S. DWELLING FLOOR PLAN LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Scale: 1:100 @ A3	Drawn: LC
			14.08.2023			Date: 16.02.2024			Dwg. No.: DA05	
					Issue: DA					



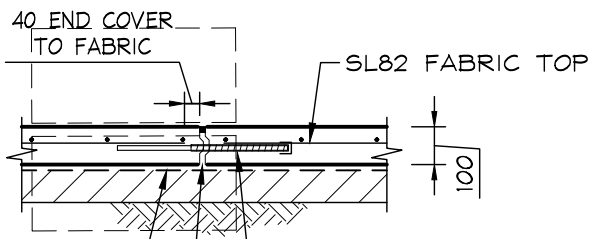
<div>BYRON SHIRE COUNCIL</div> <div>Development Application</div> <div>APPROVED PLAN</div> <div>DA No. 10.2023.353.1</div> <div>Date: 10 April 2024</div>	<div>NOTES:</div> <div>DO NOT SCALE FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.</div> <div>BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.</div> <div>LUIS CRISTIA TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION</div>	Issue	Revision	Date	<div>Project:</div> <div>PROPOSED NEW DWELLING & SECONDARY DWELLING AT</div> <div>111B BALEMO DRIVE</div> <div>OCEAN SHORES NSW 2483</div> <div>LOT 1 D.P.862364</div>	<div>Drawing Title:</div> <div>SECONDARY DWELLING ELEV.</div>	<div>Scale:</div> <div>1:100@ A3</div>	<div>Drawn:</div> <div>LC</div>		
				14.08.2023						
									<div>Date:</div> <div>16.02.2024</div>	<div>Dwg. No.:</div> <div>DA06</div>
								<div>Issue:</div> <div>DA</div>		
								<div>LUIS CRISTIA DESIGNS</div> <div>P.O. BOX 774 MULLUMBIMBY NSW 2482</div> <div>MOBILE 0403 564 721</div> <div>EMAIL: luiscri@bigpond.com</div>		

LEGEND

- SW — NEW DN225 "IPLEX BLACKMAX" STORMWATER DRAINAGE PIPE. GRADE: 15% MAX. / 2% MIN.
- SW — SW — EXISTING STORMWATER DRAINAGE PIPE
- S — EXISTING SEWER PIPE
- 1:100 FLOOD EVENT HEIGHT
- 1:100 FLOOD EVENT + 150mm FREEBOARD HEIGHT
- SIP
- NEW 600 x 600 (NOM.) SURFACE INLET PIT c/w HEAVY DUTY REMOVABLE GRATE
- DENOTES DIRECTION OF OVERLAND FLOW PATH
- DW INDICATES 100mm THICK CONCRETE DRIVEWAY SLAB ON 100 MINIMUM COMPACTED ROAD BASE WITH SL82 MESH TOP (30 COVER)
- e DENOTES "EXISTING"
- RL RELATIVE LEVEL (AHD)
- KJ DENOTES "CONNELLY" KEY JOINT OR EQUIVALENT
- MJ DENOTES MASTIC JOINT

NOTES

1. REFER TO DRAWING DRV2 FOR DETAILS AND SECTIONS.
2. ROOF DRAINAGE DESIGN BY OTHERS.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS, SERVICES AND STRUCTURES ON SITE PRIOR TO COMMENCEMENT OF WORK.

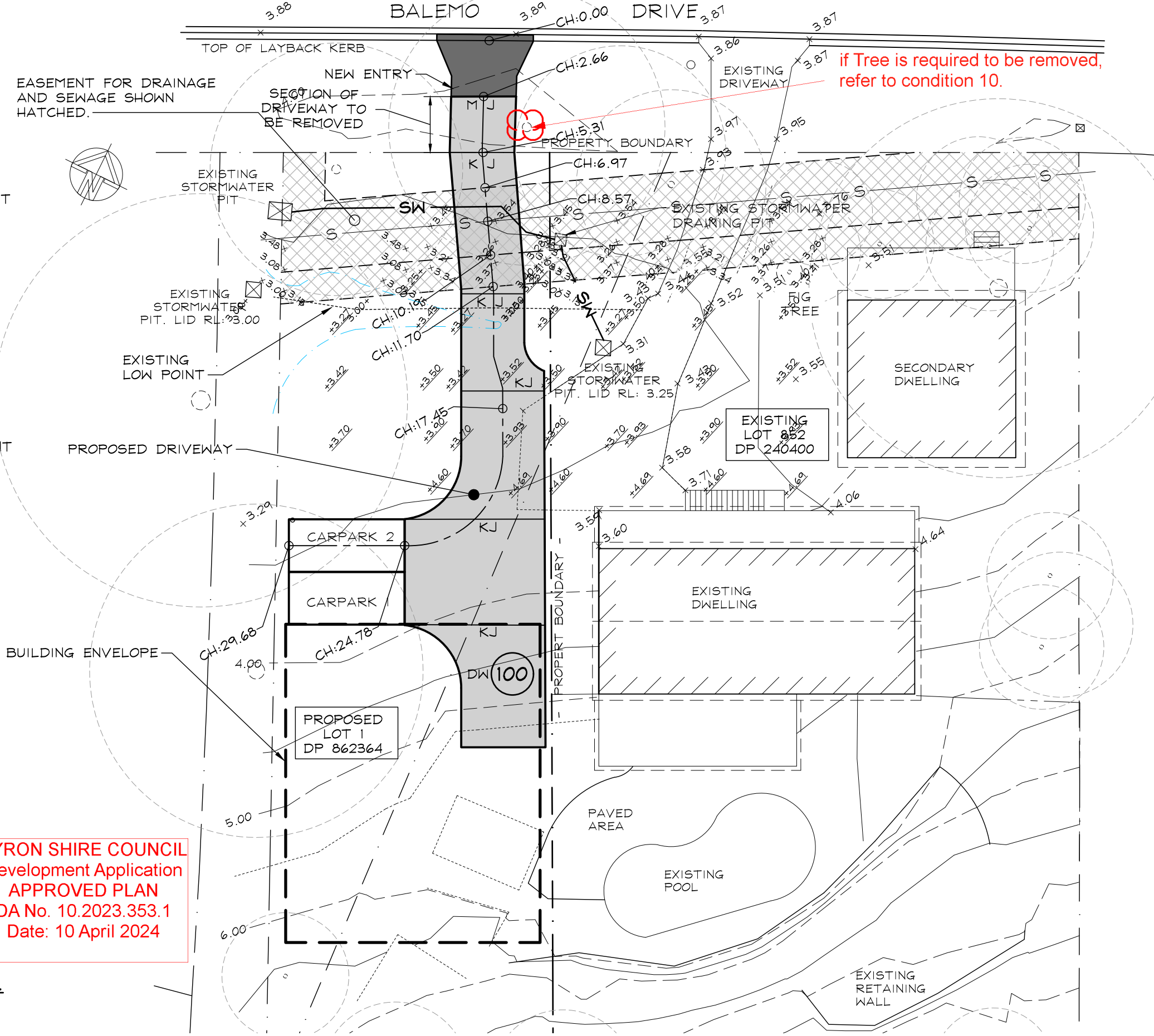


0.2mm POLYTHENE MEMBRANE ON 50 MIN. TO 100 MAX. COMPACTED BLINDING LAYER

PROPRIETARY PRESSED METAL KEY JOINT WITH RETAINED CAPPING

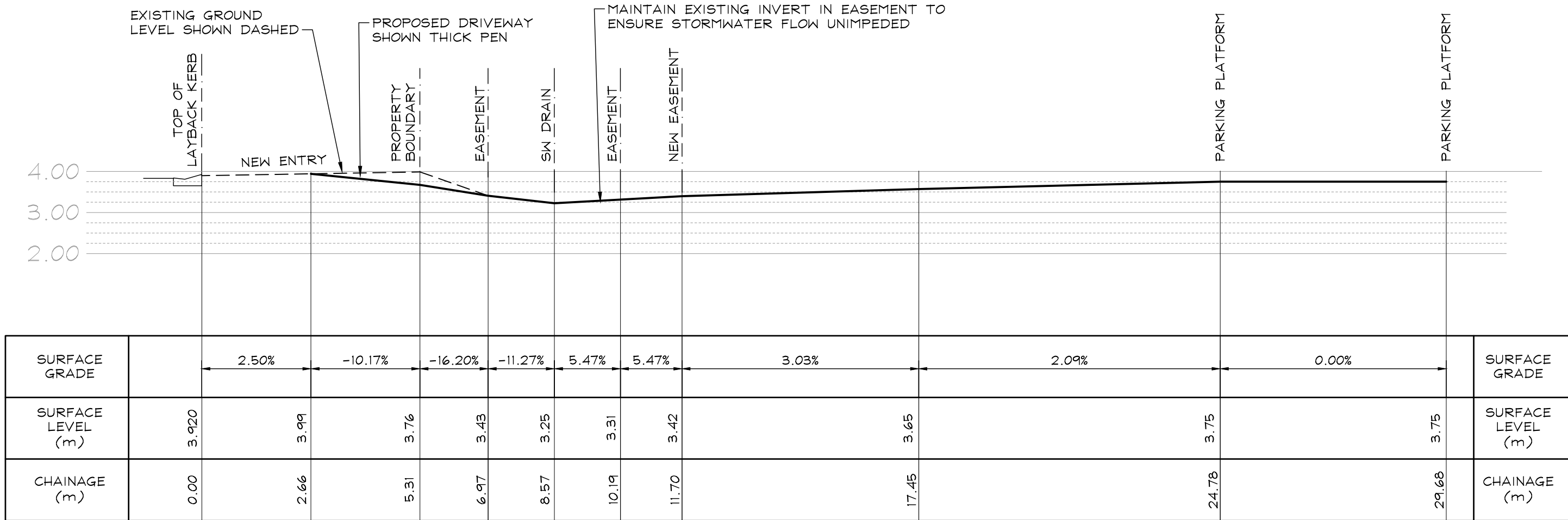
R12 GALV. DOWELS x 450 LONG AT 400 MAX. CENTRES. 220 MIN. EMBEDMENT. 255 LONG BOND BREAKING COMPOUND TO ONE END ONLY. CAP DOWEL ENDS FOR EXPANSION.

TYPICAL METAL KEYED JOINT 'KJ' DETAIL
SCALE - 1:20



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				THIS DRAWING IS THE PROPERTY OF LUCENA ENGINEERS PTY. LTD. AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE CONSENT OF THE COMPANY.			DESIGN DM	DRAWN MN	DRAWING SCALE 1:200, 1:20	SHEET SIZE A3		
	B	REVISED	04.03.24	PRINCIPAL ENGINEERS SIGNATURE 			PROJECT REF No 200337				DRAWING No DRV1	REVISION B
	A	FOR CONSTRUCTION	26.02.24									
	ISSUE	DESCRIPTION	DATE									





PROPOSED DRIVEWAY LONGITUDINAL SECTION
HORIZONTAL SCALE - 1:100 / VERTICAL SCALE - 1:100

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				THIS DRAWING IS THE PROPERTY OF LUCENA ENGINEERS PTY. LTD. AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE CONSENT OF THE COMPANY.			DESIGN DM	DRAWN MN	DRAWING SCALE 1:100	SHEET SIZE A3
	B	REVISED	04.03.24	PRINCIPAL ENGINEERS SIGNATURE 			PROJECT REF No 200337		DRAWING No DRV2	REVISION B
	A	FOR CONSTRUCTION	26.02.24							
	ISSUE	DESCRIPTION	DATE							

LEGEND

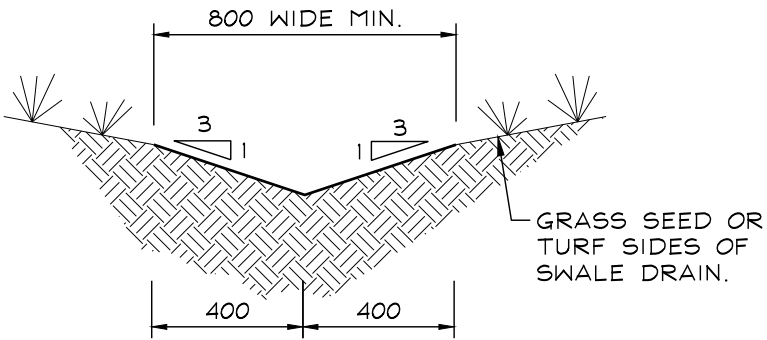
- SW — NEW 100Ø uPVC STORMWATER DRAINAGE PIPE
- SIP  NEW 450 x 450 (NOM.) SURFACE INLET PIT c/w HEAVY DUTY REMOVABLE GRATE
-  DENOTES DIRECTION OF OVERLAND FLOW PATH

NOTES

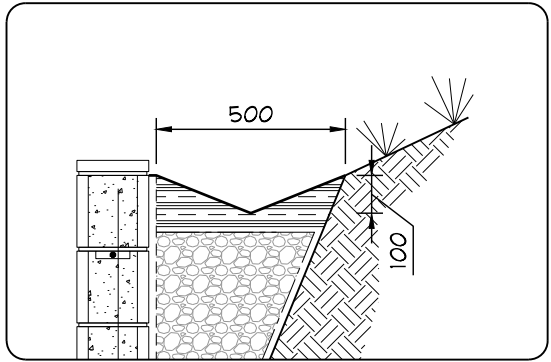
1. REFER TO DRAWING SWMP2 FOR DETAILS AND SECTIONS.
2. ROOF DRAINAGE DESIGN BY OTHERS.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS, SERVICES AND STRUCTURES ON SITE PRIOR TO COMMENCEMENT OF WORK.

SWALE TO BE REGULARLY MAINTAINED TO ENSURE DRAINAGE PATHWAY REMAINS CLEAR AND UNOBSTRUCTED.

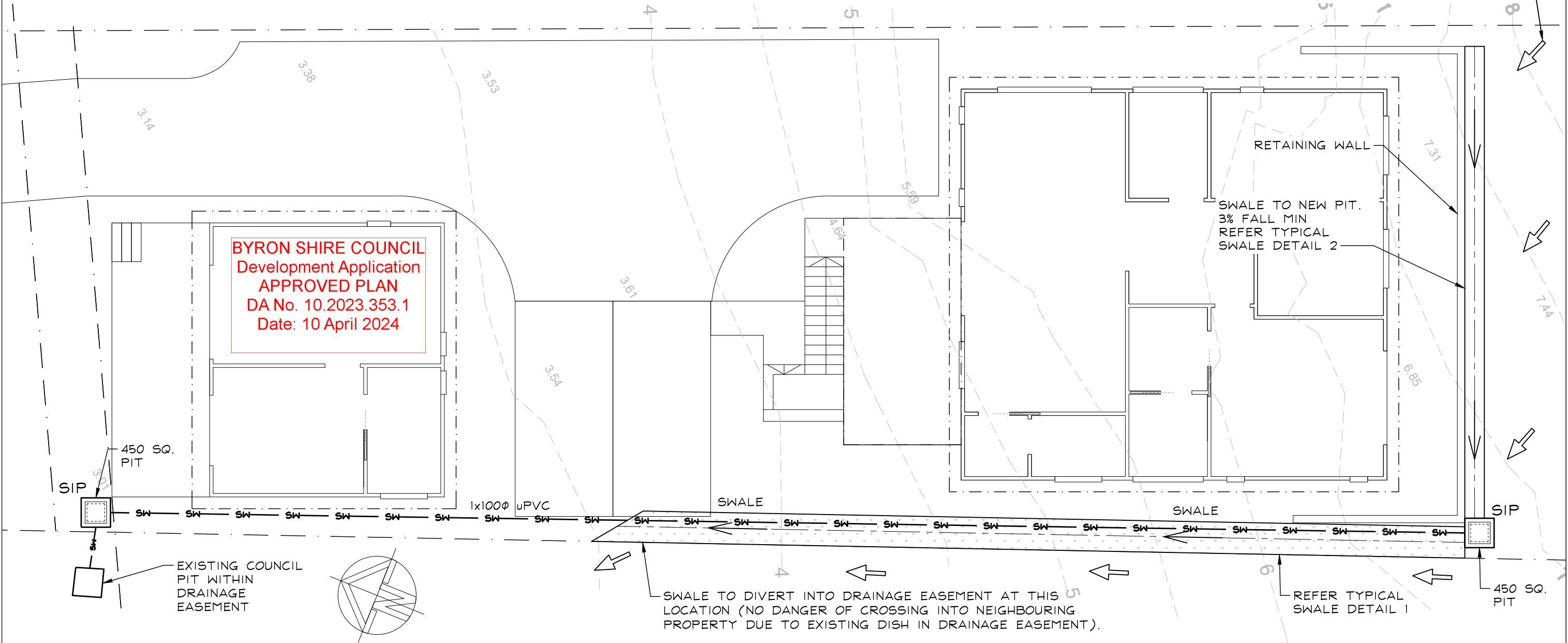
STORMWATER PIT SCHEDULE		
'D'	'W'	'L'
0 - 600	450	450
600 - 900	600	600
900 - 1200	600	900
1200+	900	900



TYPICAL SWALE DETAIL 1
SCALE - 1:20



TYPICAL SWALE DETAIL 2
SCALE - 1:20



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			THIS DRAWING IS THE PROPERTY OF LUCENA ENGINEERS PTY. LTD. AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE CONSENT OF THE COMPANY.		AT 111B BALEMO DRIVE, OCEAN SHORES NSW 2483		DESIGN DM	DRAWN MN
			PRINCIPAL ENGINEERS SIGNATURE 		FOR JOSH KILGARIFF		PROJECT REF No 200337.1	DRAWING No SWMP1
	ISSUE	DESCRIPTION	DATE				REVISION A	SHEET SIZE A3