

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.45.1
Date: 09/07/2024

1 SITE PLAN
Scale: 1:250

DA ISSUE



No.	Date	REVISION	By	Stage		Drawing No.
A	9/02/2024	DEVELOPMENT APPLICATION	TL	DEVELOPMENT APPLICATION	NASHUA HOUSE	DA1.01
B	15/06/2024	REVISED PLAN	TL			
No.	Date	ISSUE	By	Address	Drawing Title	Rev # B SCALE PAGE
				58 TAYLORS ROAD NASHUA	SITE PLAN	ISSUE # 1:250@A3
				Client	Project No.	Dwg Date: 06/06/23 Plot Date:
				RICHARD + DANNIELLE COLLIN		Checked By: MS Drawn By: TL

NEW POOL PAVILLION

line of roof over

DECK
Existing

DEMOLISHED SHOWN
RED DASHED

INSTALL NEW KITCHEN

905 2400

D111

The floor plan shows a large rectangular area labeled 'DECK Existing'. A red dashed line indicates the 'DEMOLISHED SHOWN' area, which is the existing deck. A solid blue line indicates the 'INSTALL NEW KITCHEN' area, which is a new addition. The kitchen area is located at the bottom left of the deck area. Dimensions are provided for the kitchen area: 905 (width) and 2400 (length). A small square labeled 'D111' is located within the kitchen area. The plan also shows a 'line of roof over' at the top and a 'DEMOLISHED SHOWN' area at the bottom right.

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.45.1
Date: 09/07/2024

NEW HOUSE EXTENSION

NEW TIMBER STEPS AND ENTRY

NEW ENSUITE WITH WIR

GROUND FLOOR PLAN

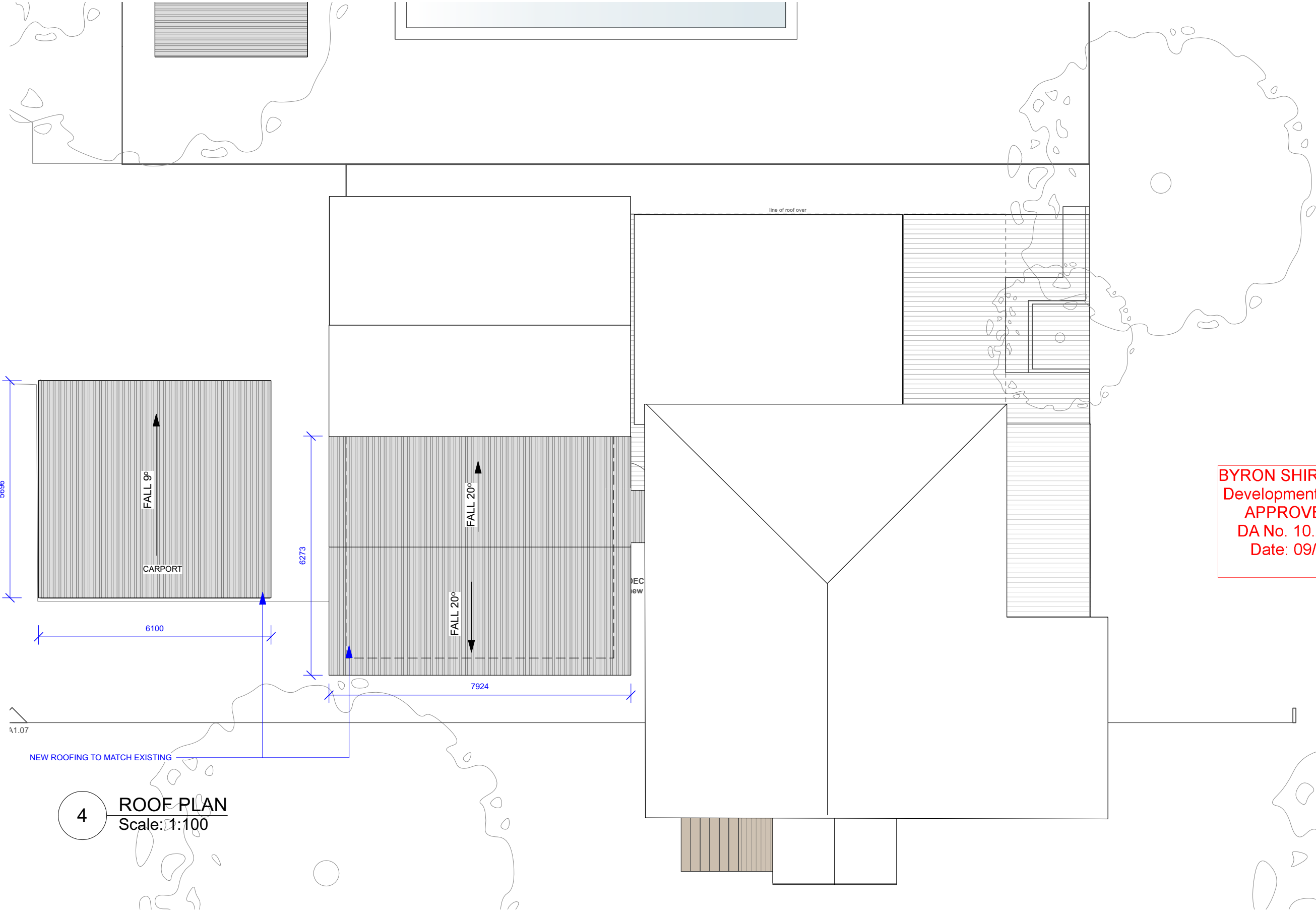
Scale: 1:100

DA ISSUE

ALL WINDOWS & DOORS TO BASIX SPECIFICATION

No.	Date	REVISION	By	Stage		Drawing No.
A	9/02/2024	DEVELOPMENT APPLICATION	TL	DEVELOPMENT APPLICATION	NASHUA HOUSE	DA1.02
B	15/06/2024	REVISED PLAN	TL	Address 58 TAYLORS ROAD NASHUA		
No.	Date	ISSUE	By		Drawing Title GROUND FLOOR PLAN	Rev # B SCALE PAGE ISSUE # 1:100@A3
				Client RICHARD + DANNIELLE COLLIN	Project No.	Dwg Date: 06/06/23 Plot Date: Checked By: MS Drawn By: TL

CREATE.BUILD.LIVE.
10 Erith Street, Botany, NSW 2019
p.02 9399 9999 e.hello@designtribeprojects.com.au
www.designtribeprojects.com.au
©designtribeprojects This work is not to be copied or reproduced
for any purpose other than the specific use of the subject

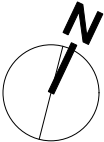


BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.45.1
Date: 09/07/2024

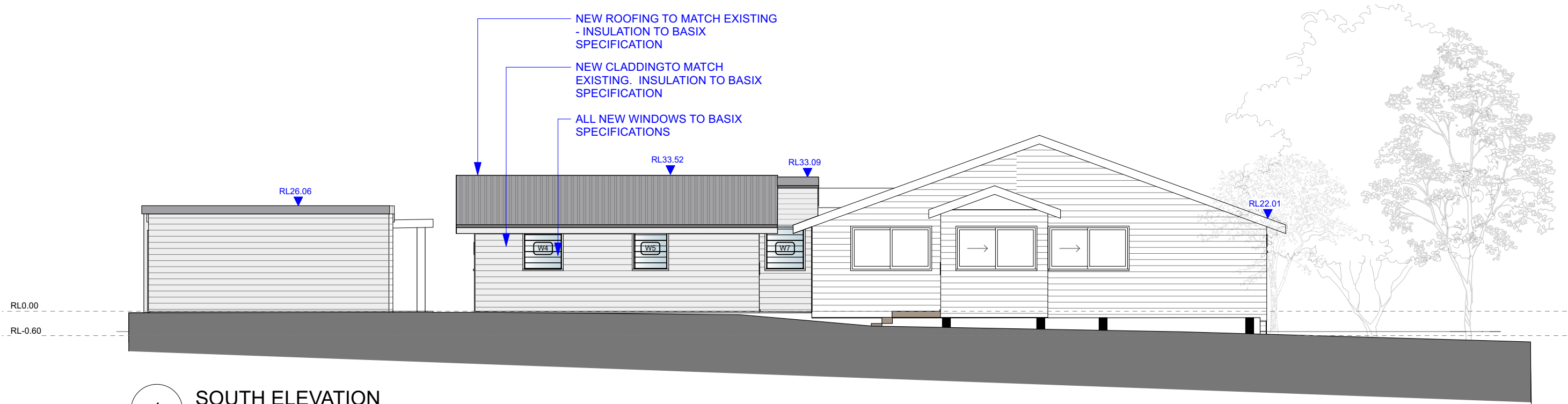
4 ROOF PLAN
Scale: 1:100

DA ISSUE

Notes

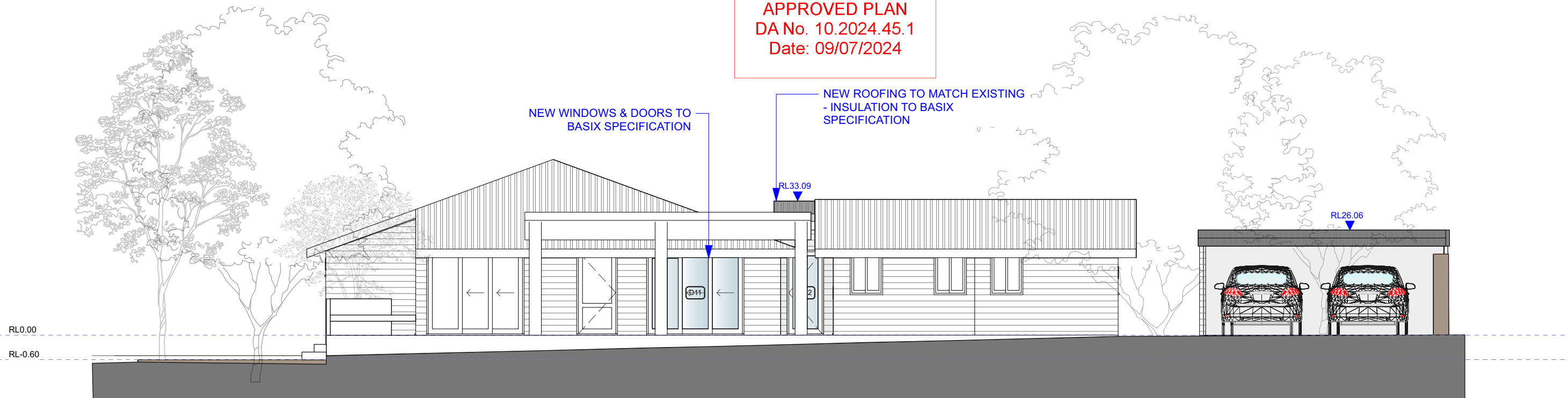


No.	Date	REVISION	By	Stage		Drawing No.
A	TL	DEVELOPMENT APPLICATION		DEVELOPMENT APPLICATION	NASHUA HOUSE	DA1.03
B	15/06/2024	REVISED PLAN	TL	Address	Drawing Title	Rev # B SCALE PAGE
				58 TAYLORS ROAD NASHUA	ROOF PLAN	ISSUE # 1:100@A3
No.	Date	ISSUE	By	Client	Project No.	Dwg Date: 060623 Plot Date:
				RICHARD + DANNIELLE COLLIN		Checked By: MS Drawn By: TL



1 SOUTH ELEVATION
Scale: 1:100

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.45.1
Date: 09/07/2024



2 NORTH ELEVATION
Scale: 1:100

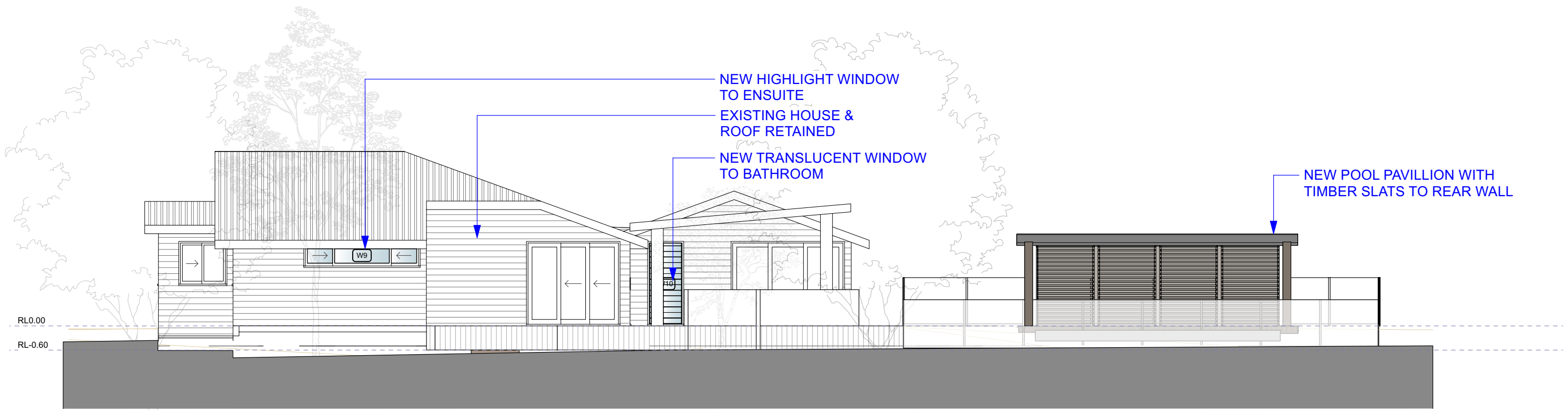
DA ISSUE

Notes

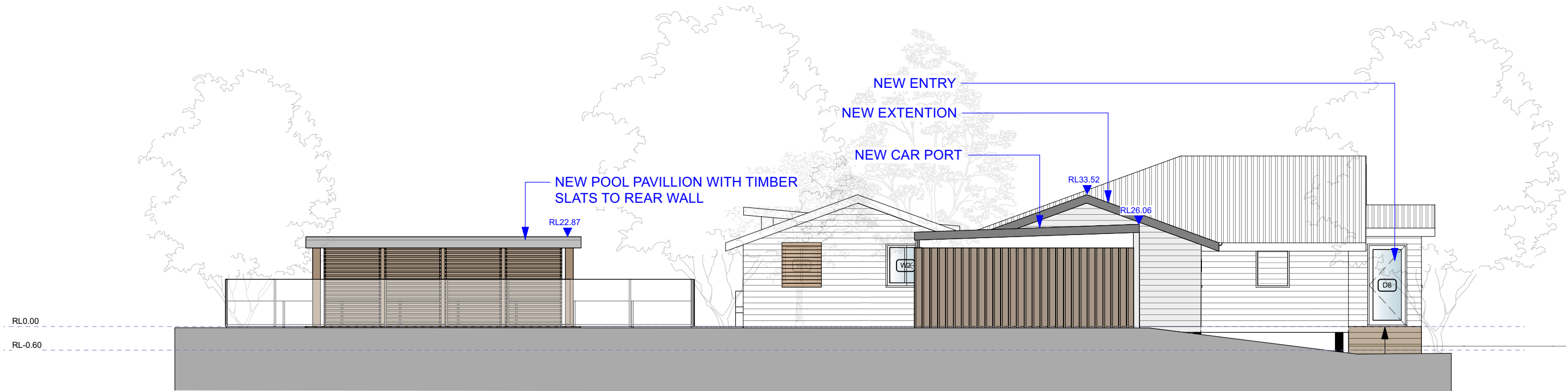
ALL HEIGHTS TAKEN FROM EXISTING FINISHED FLOOR LEVEL

ALL WINDOWS & DOORS TO BASIX SPECIFICATION

No.	Date	REVISION	By	Stage	NASHUA HOUSE	Drawing No.
A	9/02/2024	DEVELOPMENT APPLICATION	TL	DEVELOPMENT APPLICATION		DA1.04
B	15/06/2024	REVISED PLAN	TL			
No.	Date	ISSUE	By	Address	Drawing Title	Rev # B SCALE PAGE
				58 TAYLORS ROAD NASHUA	ELEVATIONS	ISSUE # 1:100@A3
				Client RICHARD + DANNIELLE COLLIN	Project No.	Dwg Date: 060623 Plot Date:
						Checked By: MS Drawn By: TL



1 EAST ELEVATION
Scale: 1:100



2 WEST ELEVATION
Scale: 1:100

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.45.1
Date: 09/07/2024

DA ISSUE

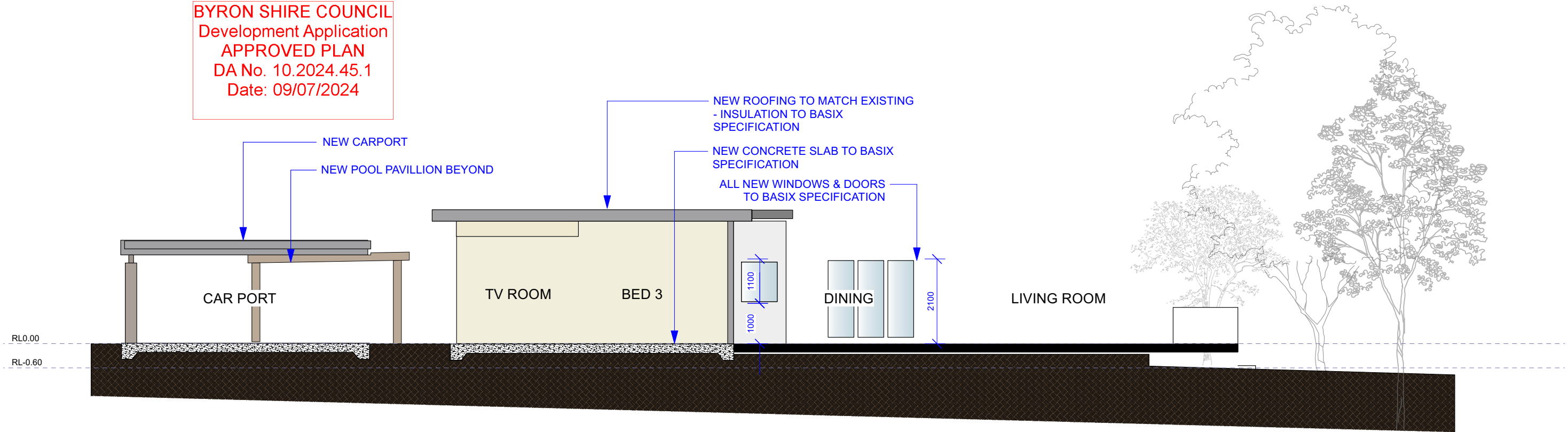
Notes

ALL HEIGHTS TAKEN FROM EXISTING FINISHED FLOOR LEVEL

ALL WINDOWS & DOORS TO BASIX SPECIFICATION

No.	Date	REVISION	By	Stage		Drawing No.
A	9/02/2024	DEVELOPMENT APPLICATION	TL	DEVELOPMENT APPLICATION	NASHUA HOUSE	DA1.05
B	15/06/2024	REVISED PLAN	TL			
No.	Date	ISSUE	By	Address	Drawing Title	Rev # B SCALE PAGE
				58 TAYLORS ROAD NASHUA	ELEVATIONS	ISSUE # 1:100@A3
				Client	Project No.	Dwg Date: 060623 Plot Date:
				RICHARD + DANNIELLE COLLIN		Checked By: MS Drawn By: TL

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.45.1
Date: 09/07/2024



1 SECTION A
Scale: 1:100

BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1751707

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au.

Secretary:
Date of issue: Saturday, 15 June 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

Certificate Prepared by *(please complete before submitting to Council or PCA)*
Name / Company Name: Mr Matthew Stubbs
ABN (if applicable):

Project address	
Project name	Nashua (Copy 02)
Street address	58 TAYLORS Road NASHUA 2479
Local Government Area	Byron Shire Council
Plan type and number	Deposited Plan DP567603
Lot number	1
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A

BASIX Certificate number A1751707

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓ ✓ ✓	✓ ✓ ✓

BASIX Certificate number A1751707

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check															
Insulation requirements The applicant must construct the new or altered construction (floors), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that additional insulation is not required where the area of new construction is less than 2m ² . If insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓															
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor.</td><td>nil</td><td>N/A</td></tr><tr><td>suspended floor with open subfloor: framed (R2.7)</td><td>nil</td><td>N/A</td></tr><tr><td>external wall: framed (weatherboard, fibre, metal clad)</td><td>R1.00 (or R1.40 including construction)</td><td></td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R3.00 (down), roof: fullbarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>	Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil	N/A	suspended floor with open subfloor: framed (R2.7)	nil	N/A	external wall: framed (weatherboard, fibre, metal clad)	R1.00 (or R1.40 including construction)		raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (down), roof: fullbarking	medium (solar absorptance 0.475 - 0.70)			
Construction	Additional insulation required (R-value)	Other specifications																
concrete slab on ground floor.	nil	N/A																
suspended floor with open subfloor: framed (R2.7)	nil	N/A																
external wall: framed (weatherboard, fibre, metal clad)	R1.00 (or R1.40 including construction)																	
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (down), roof: fullbarking	medium (solar absorptance 0.475 - 0.70)																

BASIX Certificate number A1751707

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Performance Rating Council (NPRC) conditions. Each window or glazed door with improved frames, or pyrolytic low-e glass, or clearstar gaspacer glazing, or tonedstar gaspacer glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Performance Rating Council (NPRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

BASIX Certificate number A1751707

Windows and glazed doors glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																																										
<table><tr><th>Window/door number</th><th>Orientation</th><th>Area of glass including frame (m²)</th><th>Overshadowing height (m)</th><th>Overshadowing distance (m)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>W1</td><td>SW</td><td>1</td><td>0</td><td>0</td><td>external louvre/blade (adjustable)</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W2</td><td>SW</td><td>1</td><td>0</td><td>0</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W3</td><td>SW</td><td>1</td><td>2.5</td><td>2</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W4</td><td>SE</td><td>1</td><td>0</td><td>0</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W5</td><td>SE</td><td>1.1</td><td>0</td><td>0</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr></table>	Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type	W1	SW	1	0	0	external louvre/blade (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W2	SW	1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W3	SW	1	2.5	2	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W4	SE	1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W5	SE	1.1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type																																							
W1	SW	1	0	0	external louvre/blade (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							
W2	SW	1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							
W3	SW	1	2.5	2	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							
W4	SE	1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							
W5	SE	1.1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							

BASIX Certificate number A1751707

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																																										
<table><tr><th>Window/door number</th><th>Orientation</th><th>Area of glass including frame (m²)</th><th>Overshadowing height (m)</th><th>Overshadowing distance (m)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>D6</td><td>NW</td><td>3.8</td><td>2.1</td><td>1</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W7</td><td>SW</td><td>1.1</td><td>2.1</td><td>1</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>D8</td><td>SE</td><td>2.1</td><td>0</td><td>0</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W9</td><td>E</td><td>1.68</td><td>0</td><td>0</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W10</td><td>NE</td><td>5.04</td><td>2.6</td><td>0.9</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr></table>	Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type	D6	NW	3.8	2.1	1	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W7	SW	1.1	2.1	1	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D8	SE	2.1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W9	E	1.68	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W10	NE	5.04	2.6	0.9	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type																																							
D6	NW	3.8	2.1	1	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							
W7	SW	1.1	2.1	1	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							
D8	SE	2.1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							
W9	E	1.68	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							
W10	NE	5.04	2.6	0.9	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																							

BASIX Certificate number A1751707

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																					
<table><tr><th>Window/door number</th><th>Orientation</th><th>Area of glass including frame (m²)</th><th>Overshadowing height (m)</th><th>Overshadowing distance (m)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>D11</td><td>NW</td><td>5.4</td><td>2.6</td><td>0.9</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>D12</td><td>NW</td><td>1.97</td><td>2.6</td><td>2.2</td><td>eave/ verandah/ pergola/balcony >=450 mm</td><td>standard aluminium, single pyrolytic low-e, U-value: 5.7, SHGC: 0.47</td></tr></table>	Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type	D11	NW	5.4	2.6	0.9	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D12	NW	1.97	2.6	2.2	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, U-value: 5.7, SHGC: 0.47			
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type																		
D11	NW	5.4	2.6	0.9	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																		
D12	NW	1.97	2.6	2.2	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, U-value: 5.7, SHGC: 0.47																		

BASIX Certificate number A1751707

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate/ complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

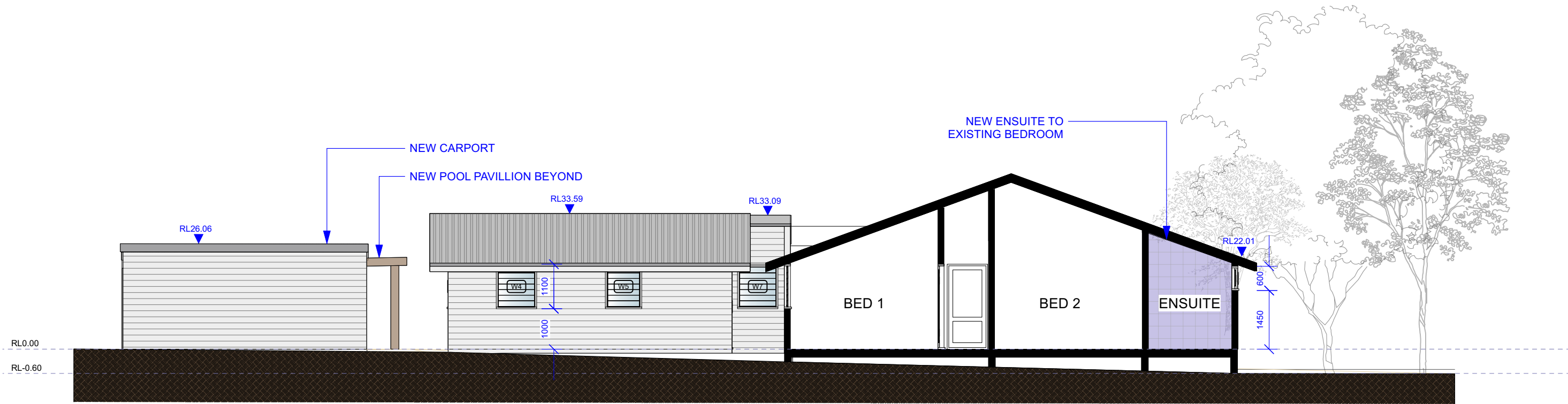
DA ISSUE

Notes

ALL HEIGHTS TAKEN FROM EXISTING FINISHED FLOOR LEVEL

ALL WINDOWS & DOORS TO BASIX SPECIFICATION

No.	Date	REVISION	By	Stage	NASHUA HOUSE	Drawing No.
A	9/02/2024	DEVELOPMENT APPLICATION	TL	DEVELOPMENT APPLICATION		DA1.06
B	15/06/2024	REVISED PLAN	TL			
				Address	Drawing Title	Rev # B SCALE PAGE
				58 TAYLORS ROAD NASHUA	SECTIONS	ISSUE # 1:100@A3
No.	Date	ISSUE	By	Client	Project No.	Dwg Date: 060623 Plot Date:
				RICHARD + DANNIELLE COLLIN		Checked By MS Drawn By TL



1 SECTION B
Scale: 1:100

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.45.1
Date: 09/07/2024

DA ISSUE