

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

Notes

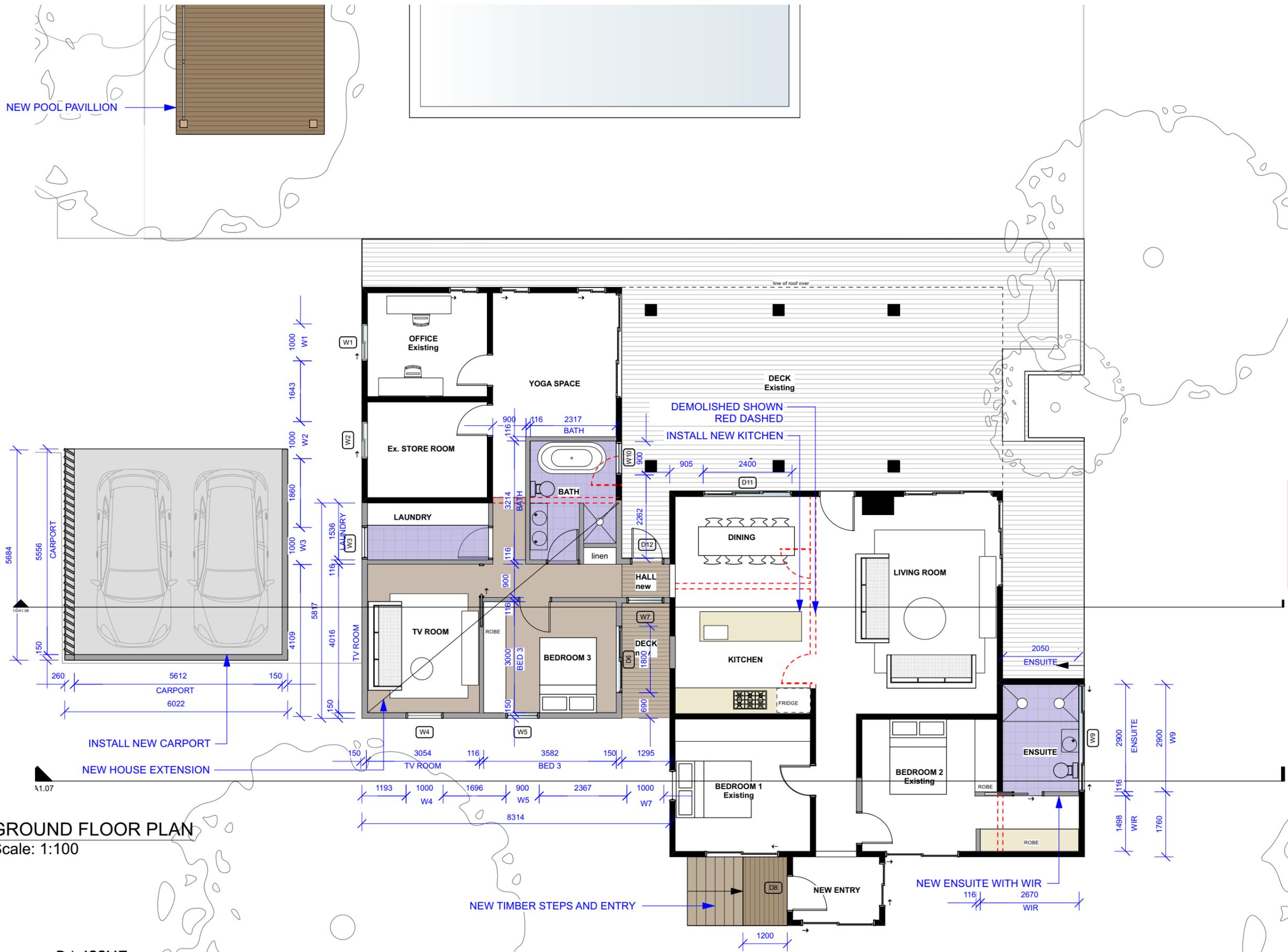
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No.	Date	REVISION	By	Stage	NASHUA HOUSE	Drawing No. DA1.01
A	9/02/2024	DEVELOPMENT APPLICATION	TL	DEVELOPMENT APPLICATION		
B	15/06/2024	REVISED PLAN	TL			
					Address 58 TAYLORS ROAD NASHUA	Rev # B SCALE PAGE ISSUE # 1:250@A3
					Client RICHARD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



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1 GROUND FLOOR PLAN  
 Scale: 1:100

DA ISSUE

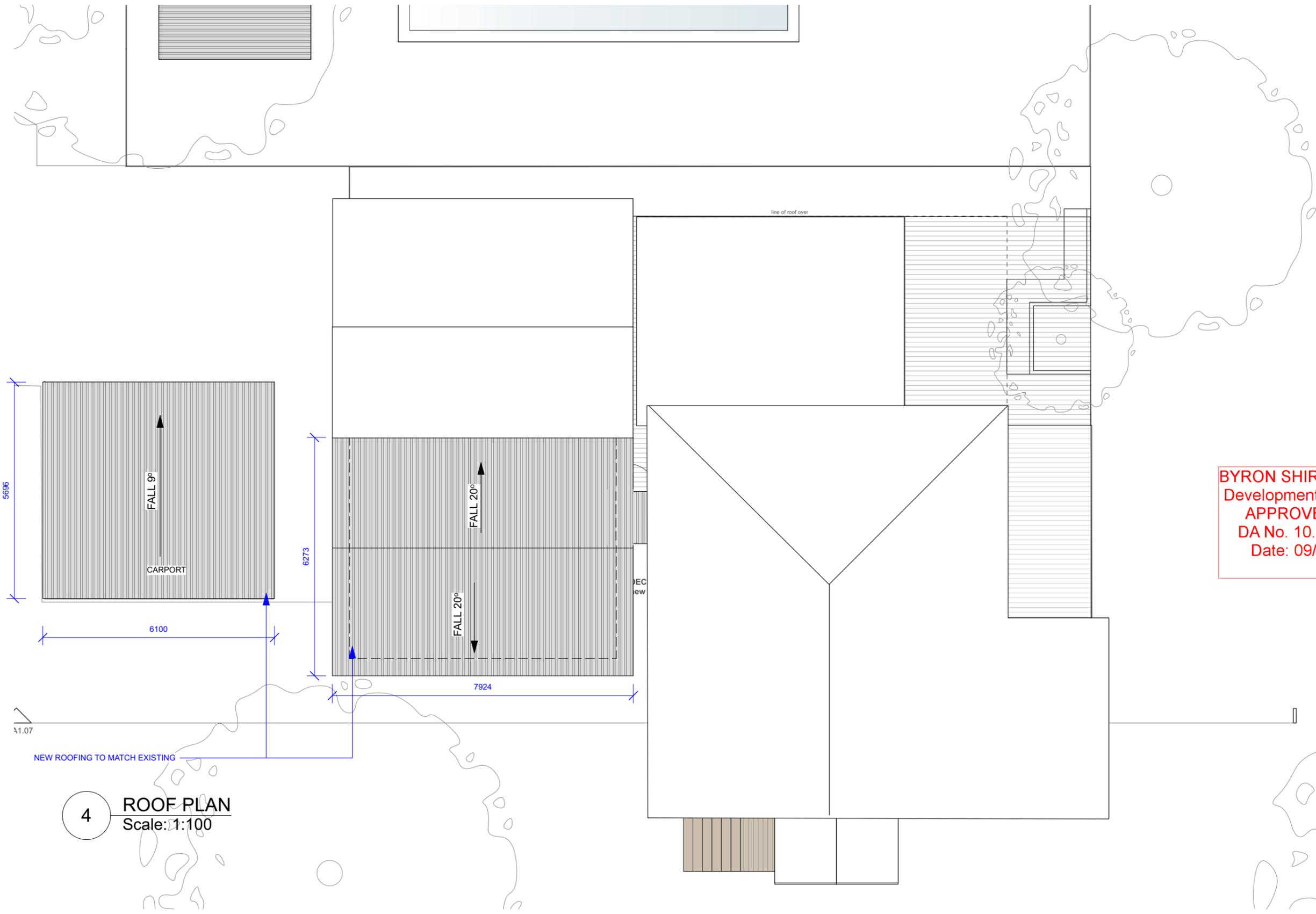
Notes  
 ALL WINDOWS & DOORS TO BASIX SPECIFICATION



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

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4 ROOF PLAN  
 Scale: 1:100

NEW ROOFING TO MATCH EXISTING

1:1.07

DA ISSUE

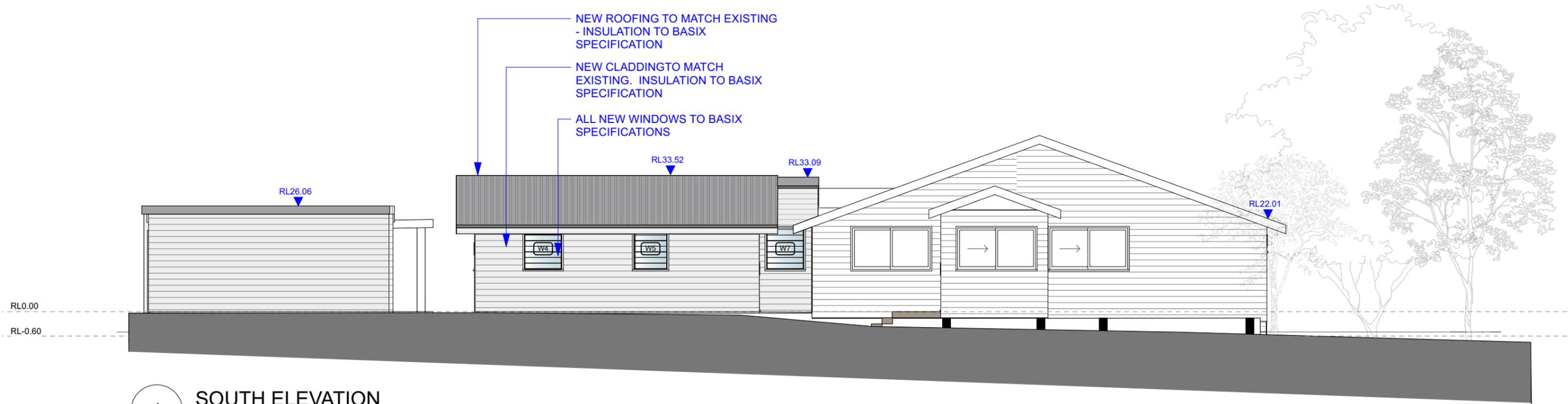
Notes



No.	Date	REVISION	By	Stage	Drawing Title	Project No.	Drawing No.
A	TL	DEVELOPMENT APPLICATION		DEVELOPMENT APPLICATION			
B	15/06/2024	REVISED PLAN	TL				
No.	Date	ISSUE	By	Client	Address	Dwg Date:	Plot Date:
				RICHARD + DANNIELLE COLLIN	58 TAYLORS ROAD NASHUA	060623	
						Checked By: MS	Drawn By: TL

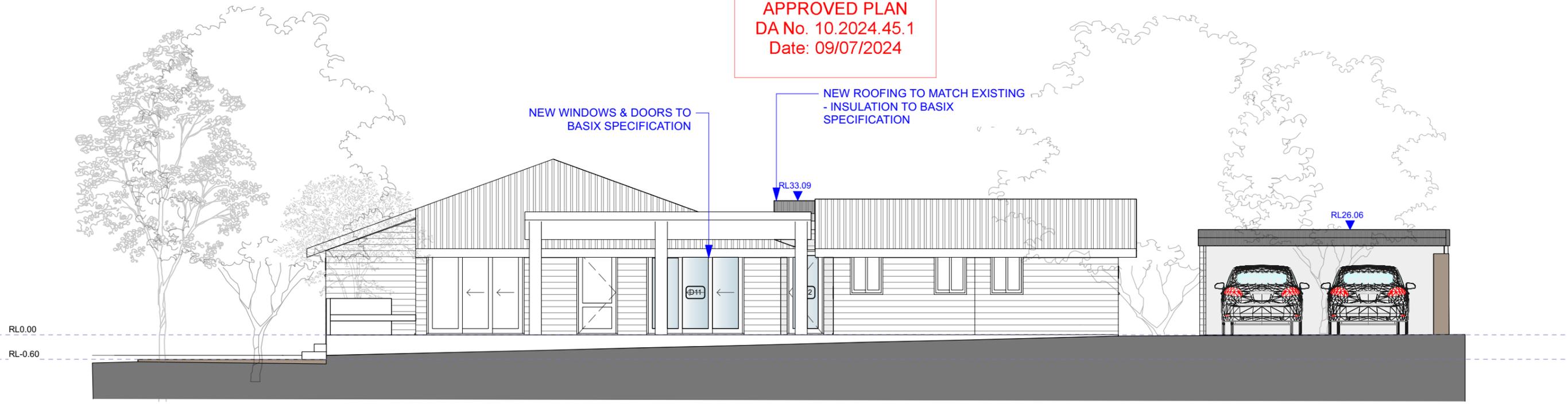


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**1 SOUTH ELEVATION**  
Scale: 1:100

**BYRON SHIRE COUNCIL**  
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DA No. 10.2024.45.1  
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**2 NORTH ELEVATION**  
Scale: 1:100

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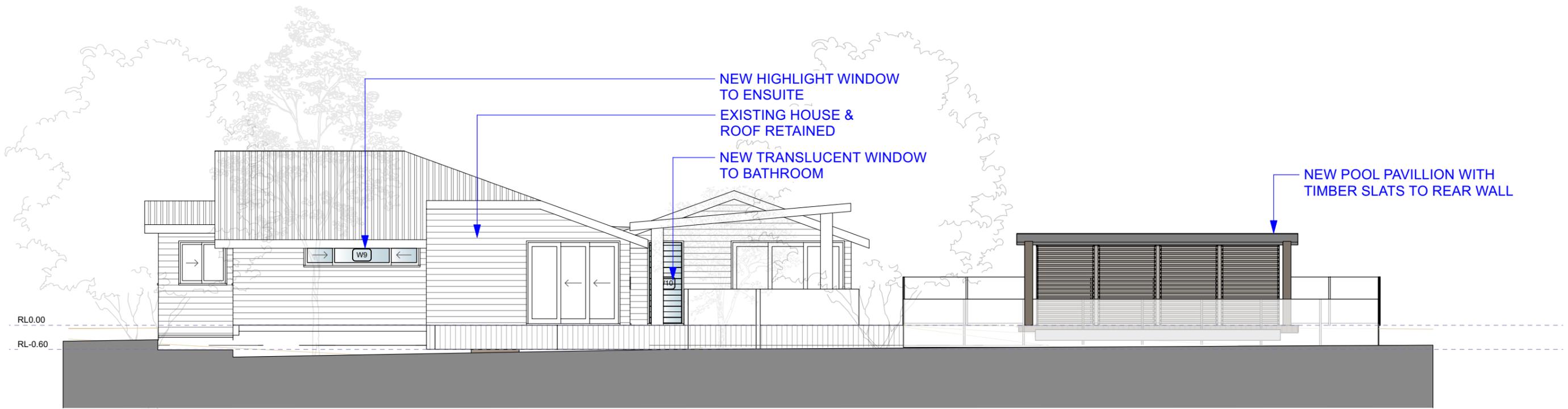
Notes  
ALL HEIGHTS TAKEN FROM EXISTING FINISHED FLOOR LEVEL  
ALL WINDOWS & DOORS TO BASIX SPECIFICATION

No.	Date	REVISION	By
A	9/02/2024	DEVELOPMENT APPLICATION	TL
B	15/06/2024	REVISED PLAN	TL
No.	Date	ISSUE	By

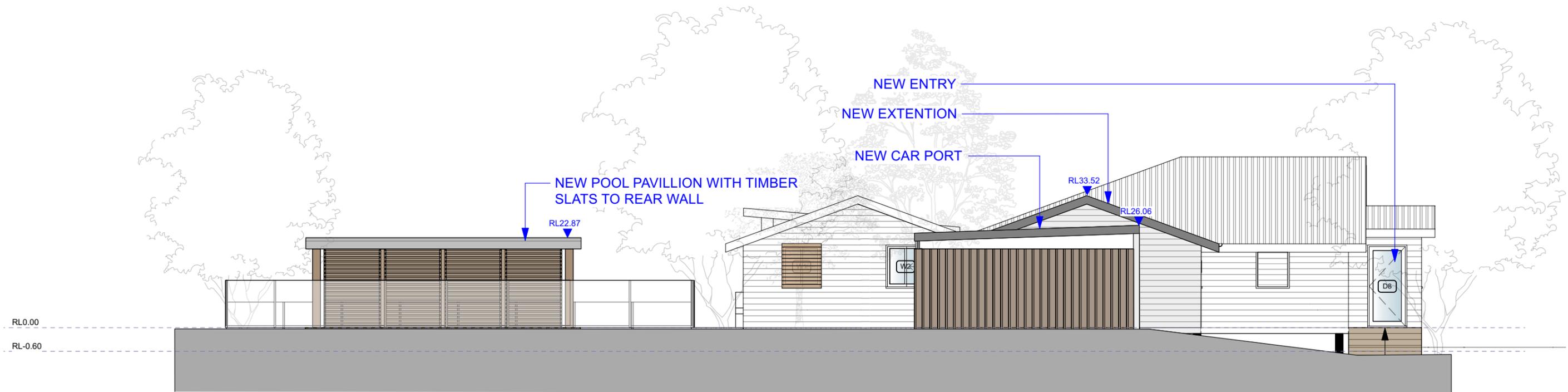
Stage	DEVELOPMENT APPLICATION
Address	58 TAYLORS ROAD NASHUA
Client	RICHARD + DANNIELLE COLLIN

Drawing Title	NASHUA HOUSE ELEVATIONS
Project No.	

Drawing No.	DA1.04
Rev #	B
SCALE	1:100@A3
PAGE	
Dwg Date:	06/06/23
Plot Date:	
Checked By:	MS
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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

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ALL HEIGHTS TAKEN FROM EXISTING FINISHED FLOOR LEVEL	
ALL WINDOWS & DOORS TO BASIX SPECIFICATION	

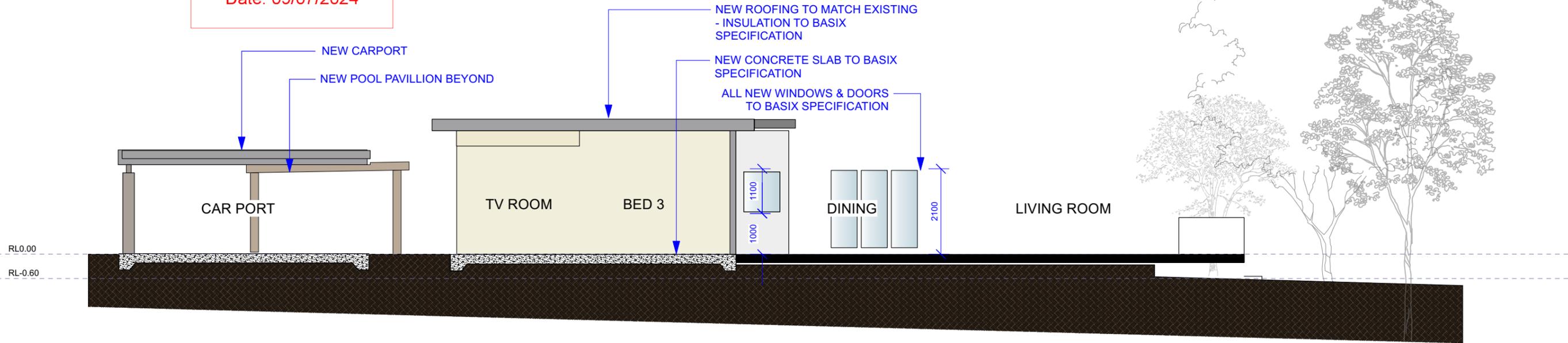
No.	Date	REVISION	By
A	9/02/2024	DEVELOPMENT APPLICATION	TL
B	15/06/2024	REVISED PLAN	TL
No.	Date	ISSUE	By

Stage	DEVELOPMENT APPLICATION
Address	58 TAYLORS ROAD NASHUA
Client	RICHARD + DANNIELLE COLLIN

Drawing Title	NASHUA HOUSE ELEVATIONS
Project No.	

Drawing No.	DA1.05
Rev #	B
SCALE	1:100@A3
PAGE	
Dwg Date:	06/06/23
Plot Date:	
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.

**NSW**

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 DP967603
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 \$80,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by	
Name / Company Name	Mr Matthew Stubbs
ABN (if applicable)	

BASIX Certificate number: A1751707

Fixtures and systems	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
<b>Lighting</b> 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.		✓	✓
<b>Fixtures</b> 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/DC Plans & specs	Certifier Check
<b>Insulation requirements</b> 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 <sup>2</sup> . If insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
<b>Construction</b>			
concrete slab on ground floor	nil	NA	
suspended floor with open subfloor: framed (R0.7)	nil	NA	
external wall: framed (weathertight, fibrous, metal clad)	R1.00 (or R1.40 including construction)		
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/DC Plans & specs	Certifier Check
<b>Windows and glazed doors</b> 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 Fenestration Rating Council (NFRC) conditions. Each window or glazed door with improved frames, or polyfolic low-e glass, or clear or tinted glass, or low-e or tinted glass, or low-e or tinted glass with 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 Fenestration Rating Council (NFRC) 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 down or closed. Pergolas with fixed louvers must have louvers parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between louvers 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/DC Plans & specs	Certifier Check						
<b>Windows and glazed doors glazing requirements</b>									
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	SW	1	0	0	external louvre blind (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

Windows and glazed doors glazing requirements	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check						
<b>Windows and glazed doors glazing requirements</b>									
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	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

Windows and glazed doors glazing requirements	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check						
<b>Windows and glazed doors glazing requirements</b>									
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	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, (or U-value: 1.7, 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/DC 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  
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 ALL WINDOWS & DOORS TO BASIX SPECIFICATION

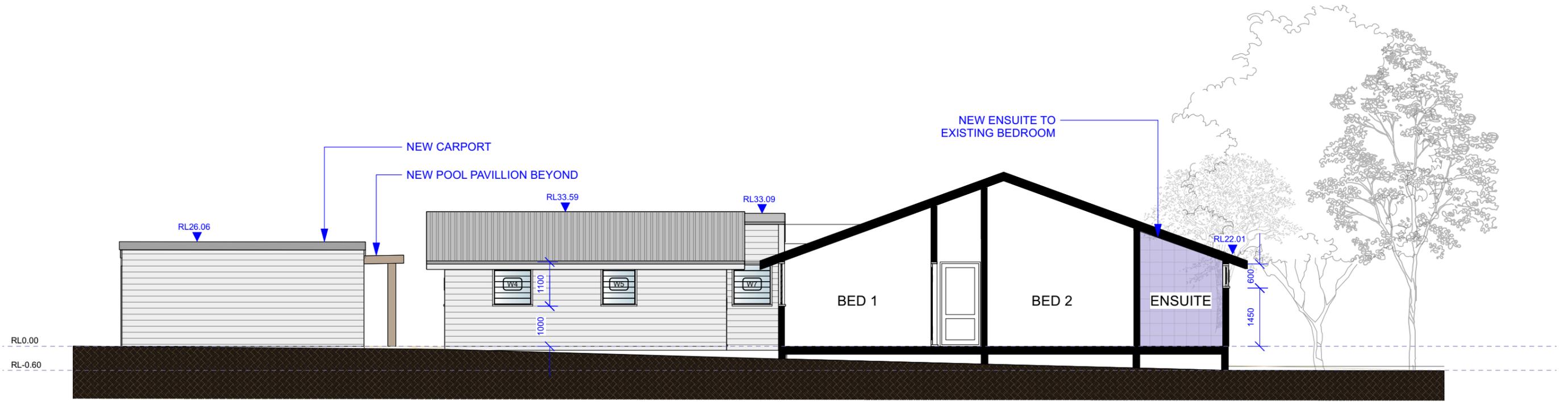
No.	Date	REVISION	By	Stage	Address 58 TAYLORS ROAD NASHUA	Drawing Title SECTIONS	Project No.
A	9/02/2024	DEVELOPMENT APPLICATION	TL	DEVELOPMENT APPLICATION			
B	15/06/2024	REVISED PLAN	TL				
No.	Date	ISSUE	By		Client RICHARD + DANNIELLE COLLIN		

Drawing No. <b>DA1.06</b>	Rev # B SCALE PAGE
ISSUE # 1:100@A3	Dwg Date: 06/06/23 Plot Date:
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1 SECTION B  
Scale: 1:100

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No.	Date	REVISION	By	Stage	NASHUA HOUSE	Drawing No. DA1.07
A	9/02/2024	DEVELOPMENT APPLICATION	TL	DEVELOPMENT APPLICATION		
B	15/06/2024	REVISED PLAN	TL			
No.	Date	ISSUE	By	Address	Drawing Title	Rev # B SCALE PAGE
				58 TAYLORS ROAD NASHUA	SECTIONS	ISSUE # 1:100@A3
				Client RICHARD + DANNIELLE COLLIN	Project No.	Dwg Date: 06/06/23 Plot Date:
						Checked By: MS Drawn By: TL