

General Notes

- Consideration of the following measures on site will be undertaken to minimise waste and save resources.
- Purchasing Policy: Ordering the right quantities of materials
 - Minimising site disturbance
 - Careful separation of off-cuts to facilitate re-use, resale or efficient recycling
 - Co-ordination/sequencing of various trades
 - Refer to plan for specific designated areas
 - Refer Sediment Control Plan

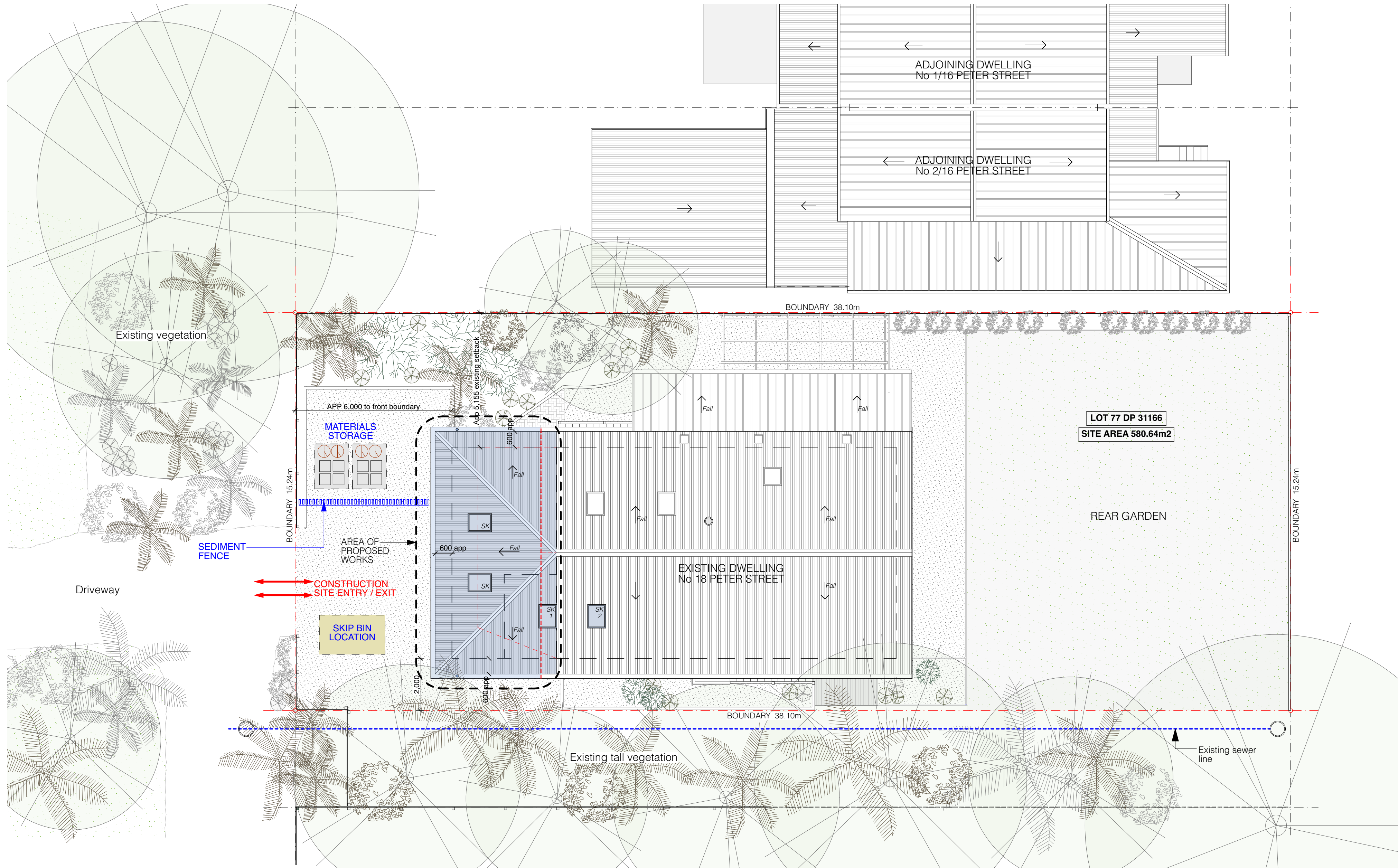
Erosion and Sediment Control Notes

- All work shall be generally carried out in accordance with:
 - Local authority requirements
 - EPA requirements
 - NSW department of housing "Management urban stormwater, soils and construction," 3rd edition, August 1998
- Maintain the erosion control devices to the satisfaction of the superintendent and the local authority.
- When stormwater pits are constructed, prevent site runoff entering unless silt fences are erected around pits.
- Contractor is to ensure all erosion and sedimentation control devices are maintained in good working order and operate effectively. Repairs and/or maintenance shall be undertaken as required, particularly following storm events.

Construction Noise & Vibration Notes

- Promote a clear understanding of ways to identify and minimise noise from construction works;
- Focus on applying all 'feasible' and 'reasonable' work practices to minimise construction noise impacts;
- Encourage construction to be undertaken only during the recommended standard hours, unless approval is given for works that cannot be undertaken during those hours;
- Stream line the assessment and approval stages and reduce time spent dealing with complaints at the project implementation stage;
- Provide flexibility in selecting site-specific feasible and reasonable work practices in order to minimise noise impacts.

PROPOSED ALTERATIONS AND ADDITIONS TO 18 PETER STREET, SOUTH GOLDEN BEACH



BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2025.199.1
Date: 03/07/25

BASIX REQUIREMENTS

To be read in conjunction with Certificate No A1793295

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceiling/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor above garage: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibre, metal clad)	R1.00 (or R1.40 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (down), roof: full/sarking	medium (solar absorptance 0.475 - 0.70)

Fixtures and systems

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.

Glazing requirements

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 Fenestration Rating Council (NFRC) conditions.
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.
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.

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	W	0.6	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	N	2.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	E	1.5	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

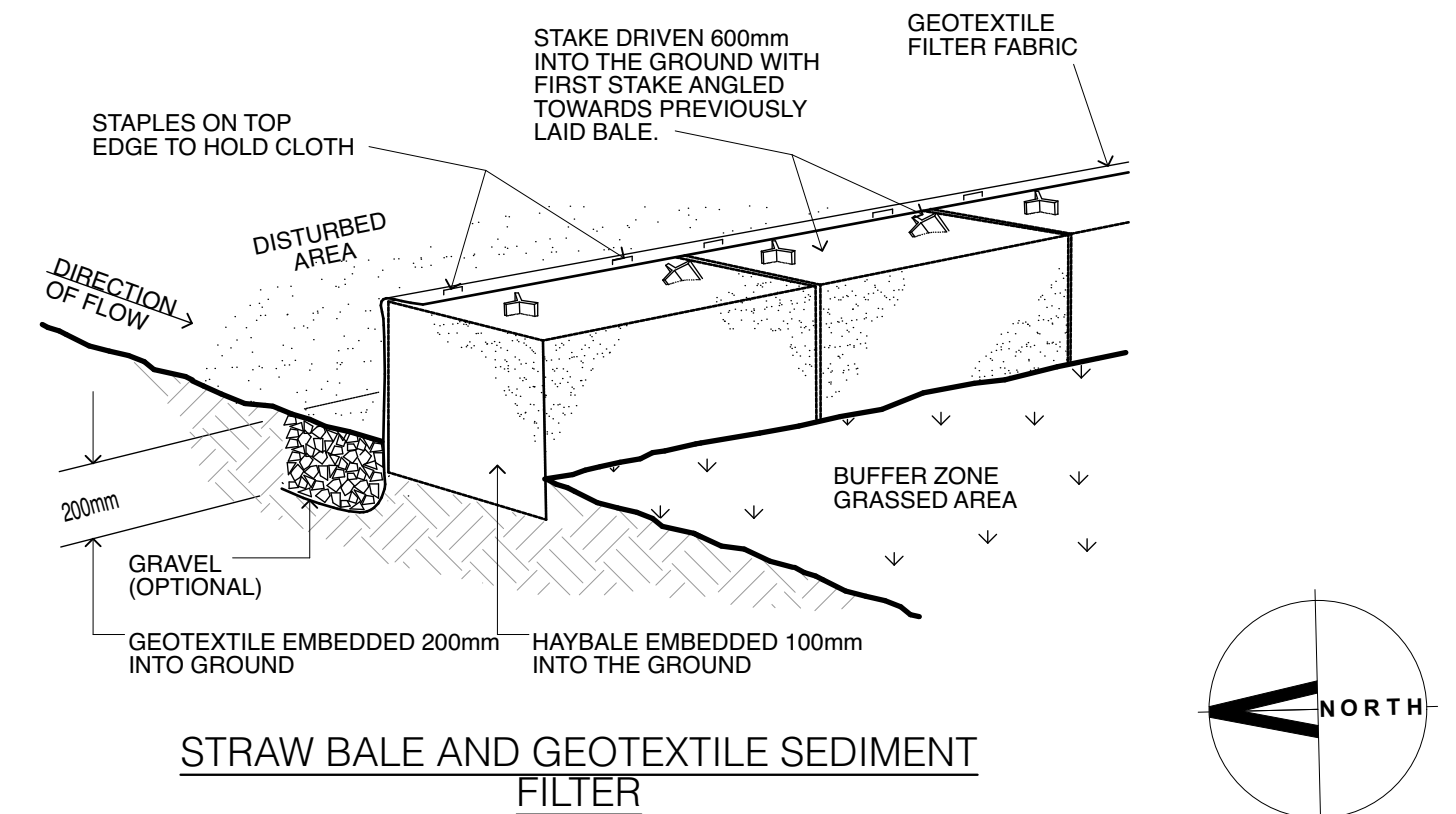
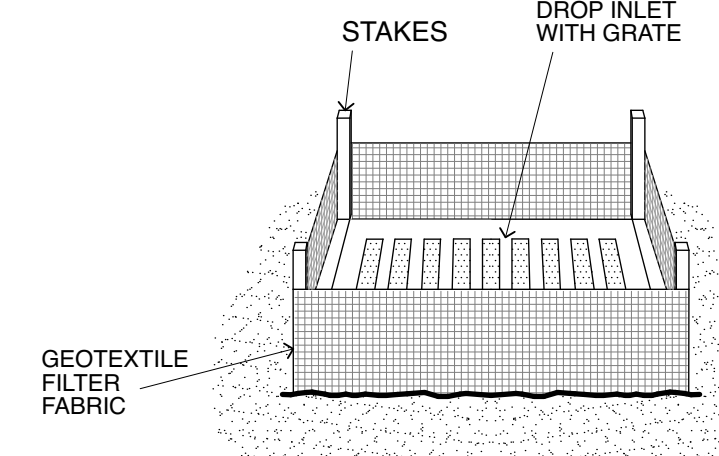
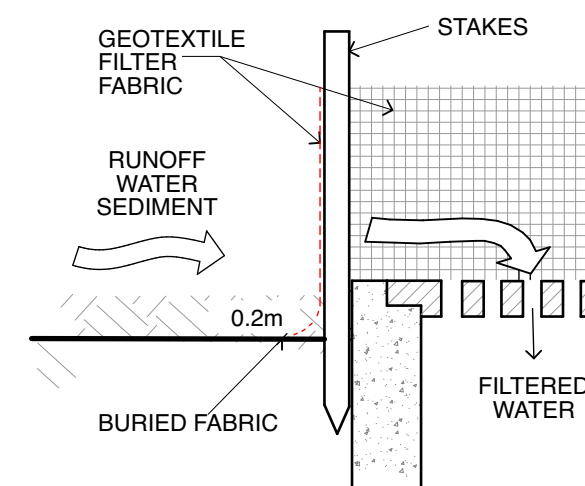
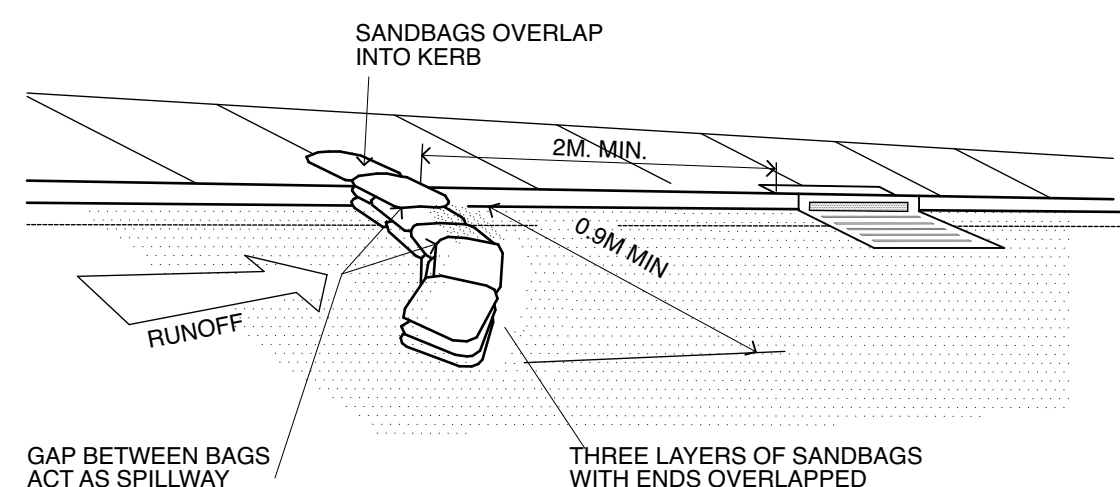
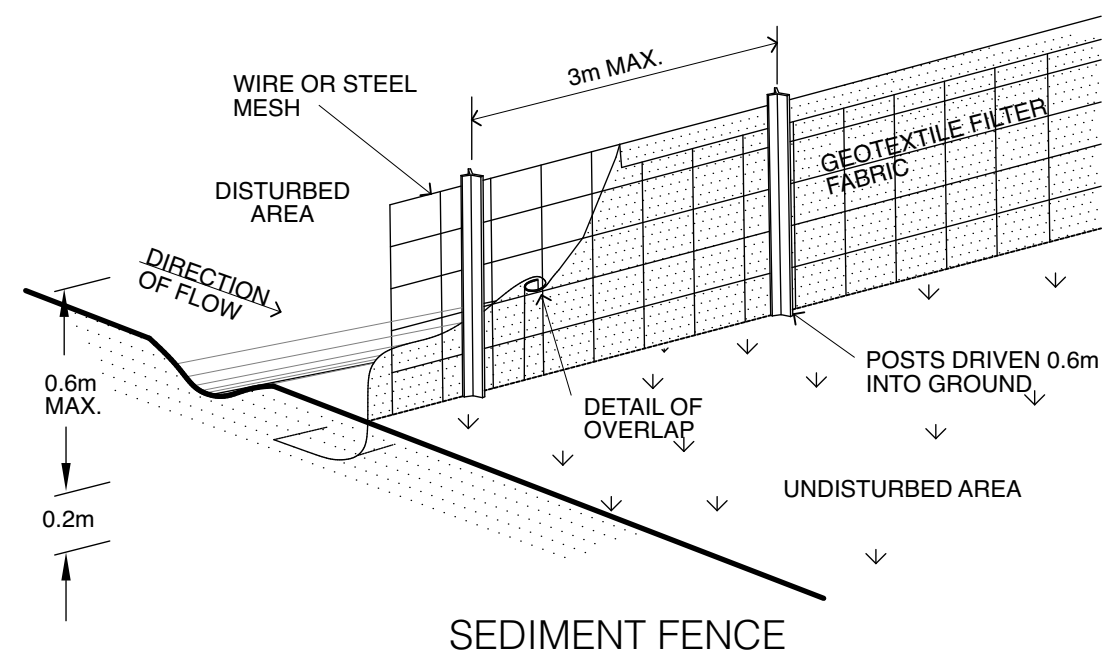
The following requirements must also be satisfied in relation to each skylight:

Each skylight 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.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.6	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)
S2	0.6	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

SITE / SEDIMENT EROSION CONTROL PLAN



0 2 4 6 8 10m

KEY					
AW	Awning window	F	Flue	S	Sink
AN	Anset window	FP	Fireplace	SD	Smoke detector
BCA	Building Code of Aust	FW	Floor waste	RH	Rainwater head
BG	Box gutter	GL	Glass louvers window	SC	Structural column
BY	Brick veneer	GS	Galvanised steel	SD	Sit drain
C	Casement window	HS	Horizontal sliding window	SK	Skylight
CNR	Change of floor finish	HWS	Hot water system	SR	Stone paving
CMB	Cement bagging	LT	Laundry tub	SS	Steel roofing
CFO	Cupboard	MC	Minor cabinet	SW	Sewer stack
CT	Carpenter	OC	Overflow	ST	Stone
CTF	Concrete trowel finish	PL	Plaster	SW	Shower waste
D	Door	PS	Plaster set	TF	Tiles
DH	Double hung window	R	Refrigerator	TF	Timber flooring
DP	Downpipe	RC	Reinforced concrete	TT	Terracotta tiles
EDP	Existing downpipe	RP	Recessed panel	TW	Timber wall
FCU	Fan Coil Unit	WB	Weatherboards	WB	Weatherboards
FG	Fixed glass	RL	Relative level	WO	Wall oven
				ZR	Zinc roofing

AREA SCHEDULE

Site Area: 580.64m²

Gross Floor Area

Existing: 100.10m²

Proposed: 106.10m²

FSR

Existing: 0.17:1

Proposed: 0.18:1

WINDOW SCHEDULE

Window Number

Window Size

W1 600W x 1000H

W2 2400W x 1000H

W3 1500W x 1000H

W4 1500W x 1000H

W5 1500W x 600H

W6 1500W x 600H

APPROXIMATE FLOOR LEVEL RL'S OBTAINED FROM BYRON SHIRE COUNCIL - FLOOR LEVEL SURVEY 2016-2019

WALL SCHEDULE

Existing

To be demolished

Proposed structure

NOTES

All demolition to be carried out in strict accordance with AS2601-2001 - Demolition of structures.

BASIX Refer BASIX Certificate A1793295 for details

Any wall, floor or other building fabric that is deemed by the structural engineer to be defective shall be replaced under this application.

Electrician to ensure that all required smoke alarms are installed and positioned in accordance with all parts of AS 3786

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All building work to be carried out in strict accordance with the National Construction Code (NCC) and all relevant Australian Standards

DEVELOPMENT APPLICATION
ISSUE

Project LOT 77 DP 31166

PROPOSED ALTERATIONS & ADDITIONS TO

18 PETER STREET

SOUTH GOLDEN BEACH FOR

MR LEO

Title

SITE PLAN

Drawing No

DA01.00

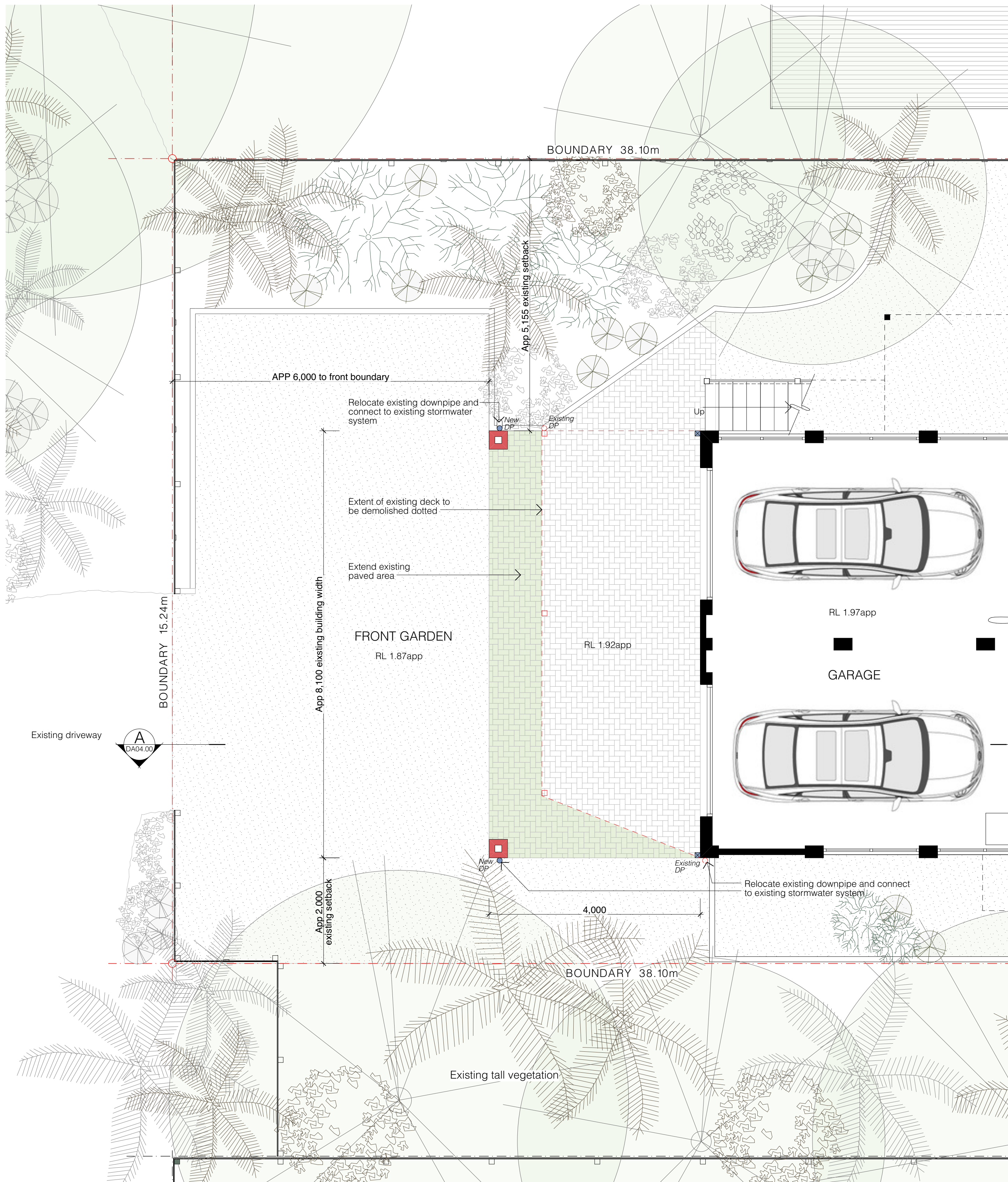
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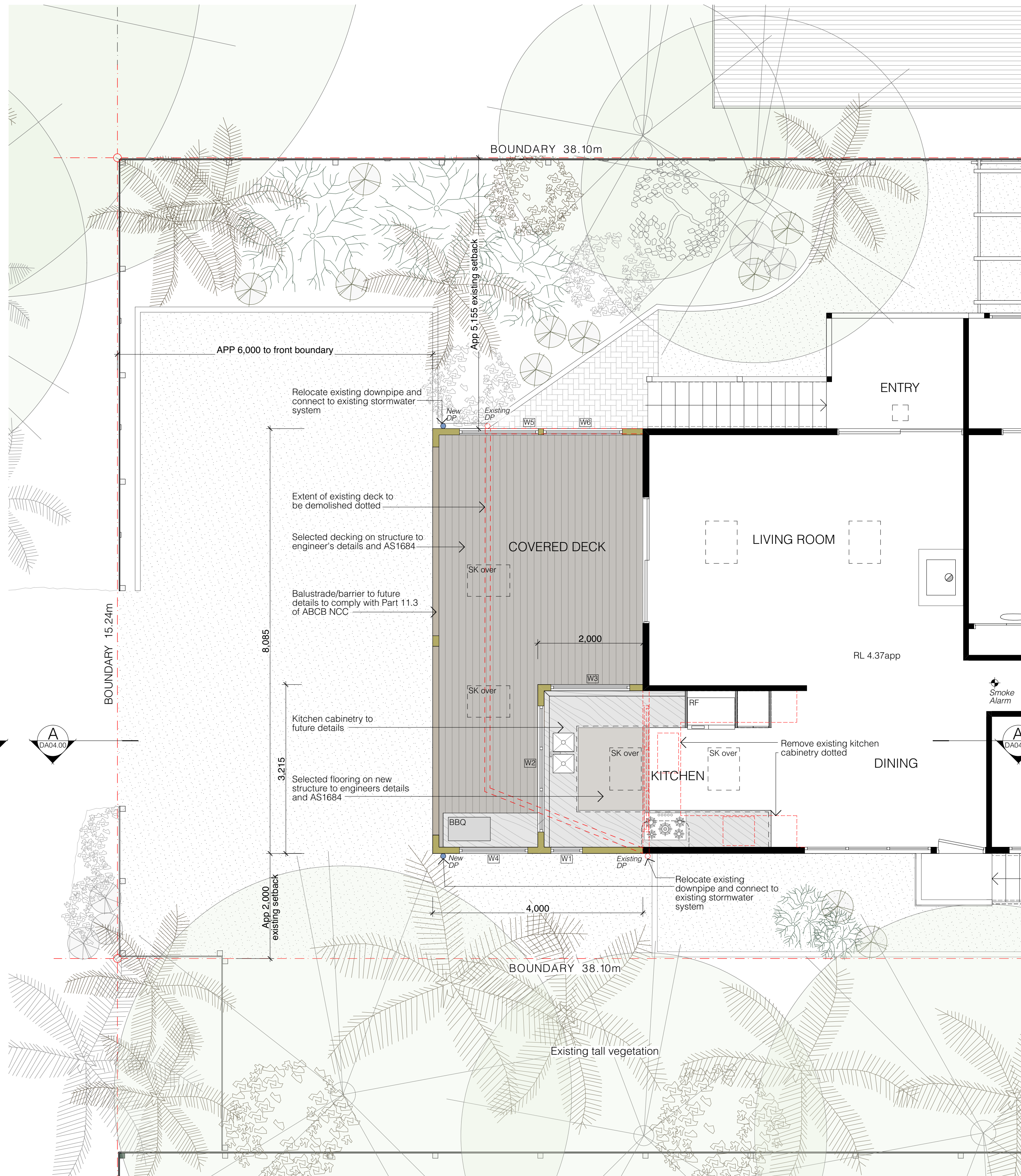
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Date

MAY 2025



PARTIAL GARAGE PLAN



PARTIAL HOUSE PLAN

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2025.199.1
Date: 03/07/25

0 1 2 3 4 5

KEY			
AW	Awning window	F	Flue
AN	Aneroid window	FP	Fireplace
BCA	Building Code Of Aust	FW	Floor waste
BG	Box Gutter	GL	Glass louvers window
BY	Brick veneer	GS	Galvanised steel
C	Casement window	HS	Horizontal sliding window
CMR	Change of floor finish	HWS	Hot water system
CMB	Cement rendering	LT	Laundry tub
CFO	Cupboard	MC	Minor cabinet
CRT	Carpet	OF	Overflow
CT	Coditop	OG	Obscure glazing
CTF	Concrete trowel finish	PL	Plaster set
D	Door	PS	Plaster
DH	Double hung window	R	Refrigerator
DP	Downpipe	RC	Reinforced concrete
EDP	Existing downpipe	WB	Weatherboards
FCU	Fan Coil Unit	RF	Recessed panel
FG	Fixed glass	RL	Relative level

AREA SCHEDULE	
Site Area:	580.64m ²
Gross Floor Area	
Existing	100.10m ²
Proposed:	106.10m ²
FSR	
Existing	0.17:1
Proposed:	0.18:1

WINDOW SCHEDULE	
Window Number	Window Size
W1	600W x 1000H
W2	2400W x 1000H
W3	1500W x 1000H
W4	1300W x 1000H
W5	1500W x 600H
W6	1500W x 600H

WALL SCHEDULE	
Existing	
To be demolished	
Proposed structure	

NOTES
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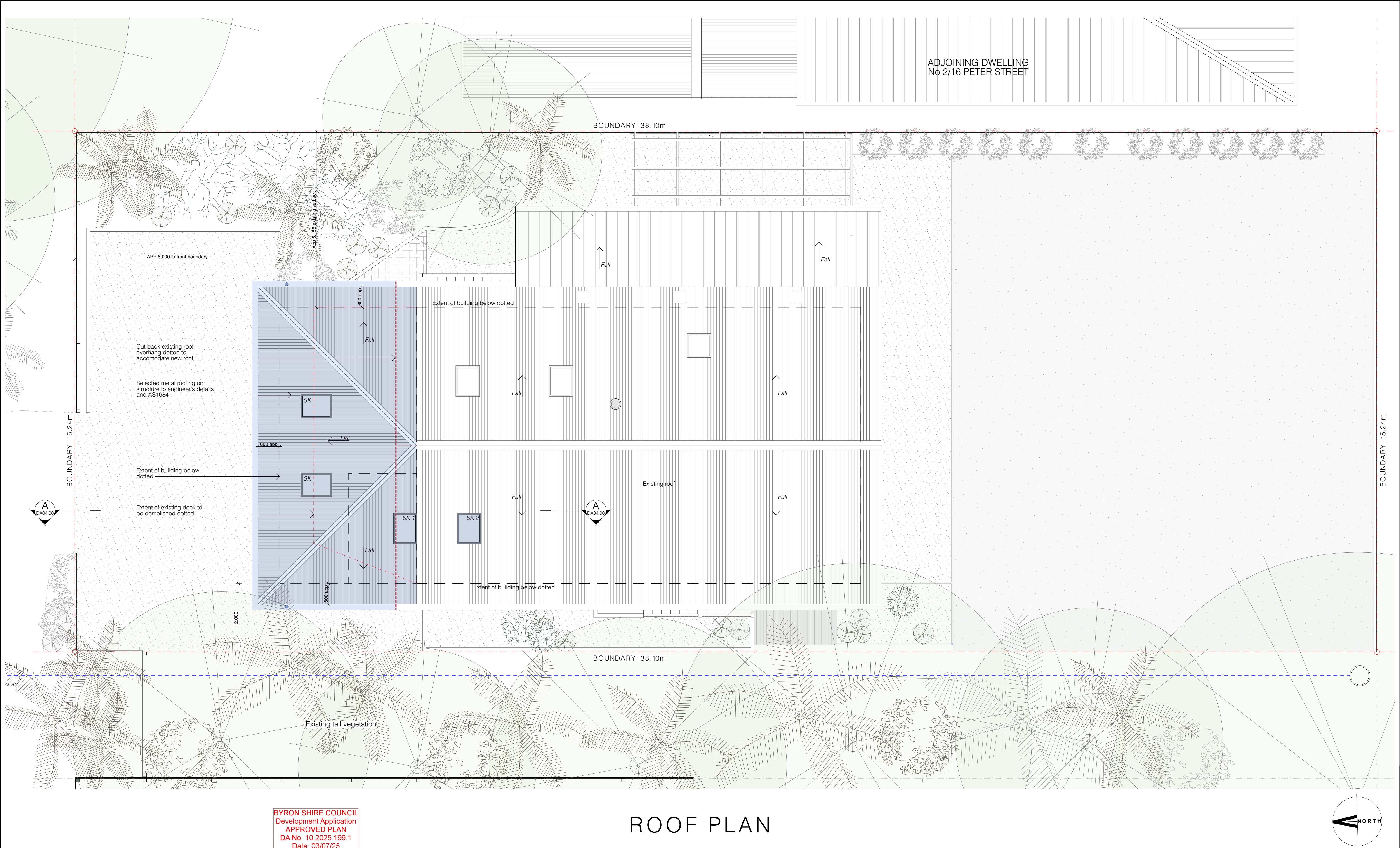
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Project LOT 77 DP 31166
PROPOSED ALTERATIONS & ADDITIONS TO
18 PETER STREET
SOUTH GOLDEN BEACH FOR
MR LEO

DEVELOPMENT APPLICATION ISSUE

Title		
PARTIAL PLANS		
Drawing No	Revision	Scale
DA02.00		1:100 AT A3
Date		
MAY 2025		



ROOF PLAN



KEY	
AW	Awning window
AN	Ansesta window
BCA	Building Code Of Aust
BG	Box Gutter
BY	Brick-veneer
C	Casement window
CRF	Change of floor finish
CMB	Cement bagging
CFO	Cupboard
CRT	Carpet
CT	Codotop
CTF	Concrete trowel finish
D	Door
DH	Double hung window
DP	Downpipe
EDP	Existing downpipe
FCU	Fan Coil Unit
FG	Fixed glass
F	Flue
FP	Fireplace
FW	Floor waste
GL	Glass louvre window
GS	Galvanised steel
HS	Horizontal sliding window
HWS	Hot water system
LT	Laundry tub
MC	Minor cabinet
OF	Overflow
OG	Obscure glazing
PL	Plaster
PS	Plaster set
R	Refrigerator
RC	Reinforced concrete
WB	Weatherboards
WO	Wall over
RL	Relative level
S	Sink
SD	Smoke detector
RH	Rainwater head
SC	Structural column
SD	Skid drain
SK	Skylight
SR	Stone paving
SR	Steel roofing
SS	Sewer stack
ST	Stones
SW	Shower waste
T	Tiles
TF	Timber flooring
TT	Terracotta tiles
TW	Timber wall
W	Window
WB	Weatherboards
WO	Wall over
ZR	Zinc roofing

AREA SCHEDULE	
Site Area:	580.64m ²
Gross Floor Area	
Existing	100.10m ²
Proposed:	106.10m ²
FSR	
Existing	0.17:1
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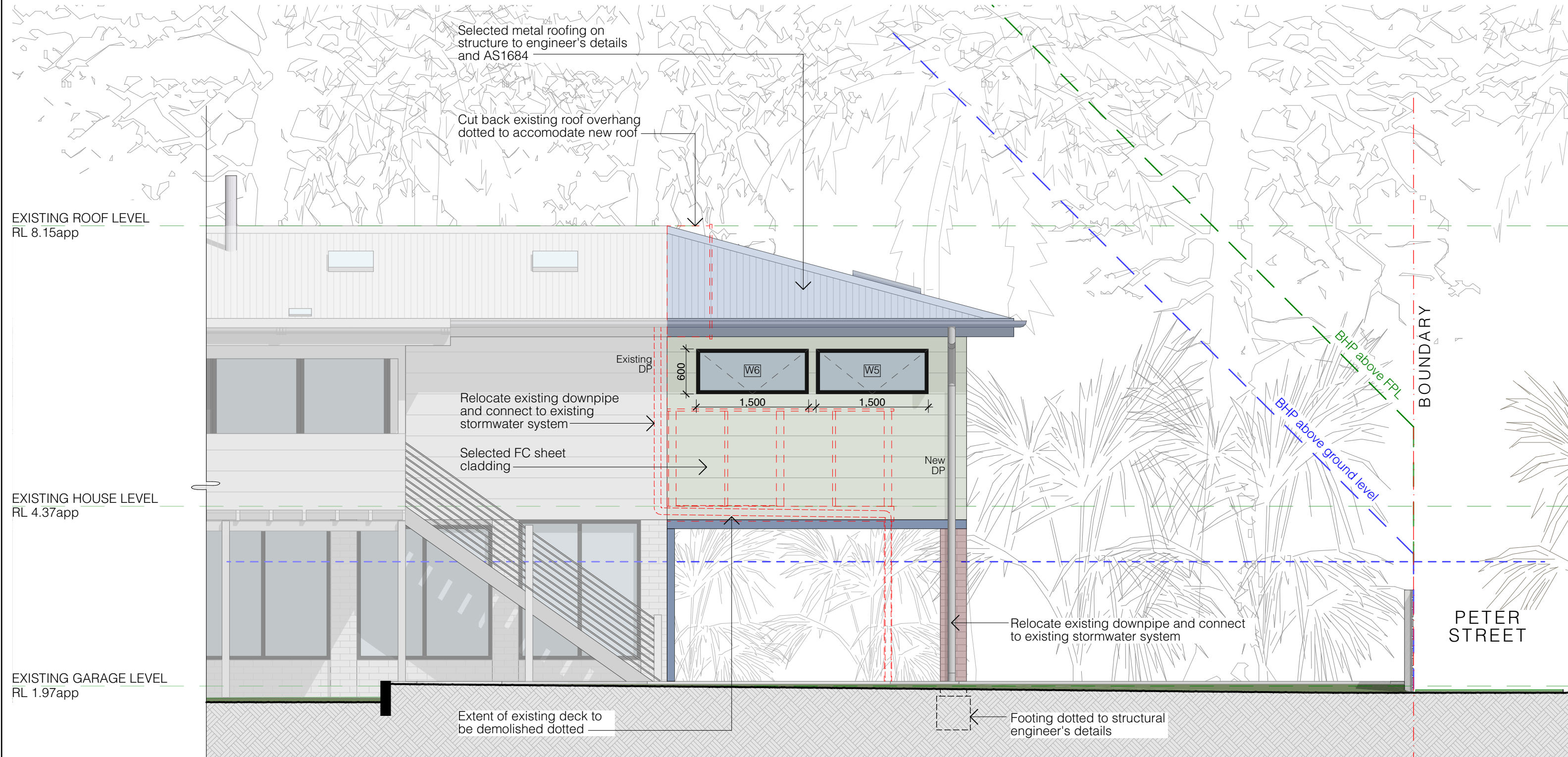
WALL SCHEDULE	
Existing	
To be demolished	
Proposed structure	

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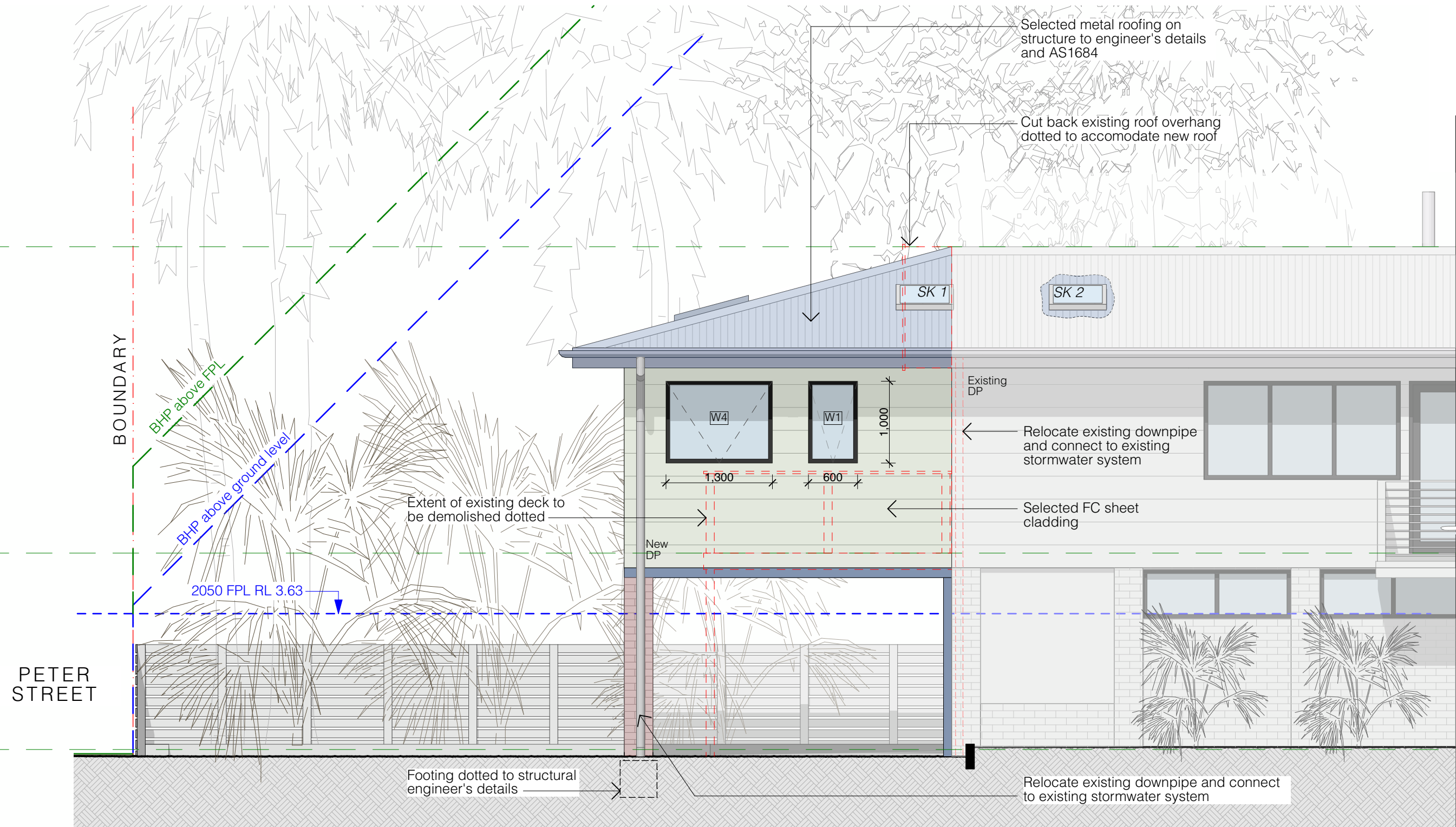
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Project LOT 77 DP 31166
PROPOSED ALTERATIONS & ADDITIONS TO
18 PETER STREET
SOUTH GOLDEN BEACH FOR
MR LEO

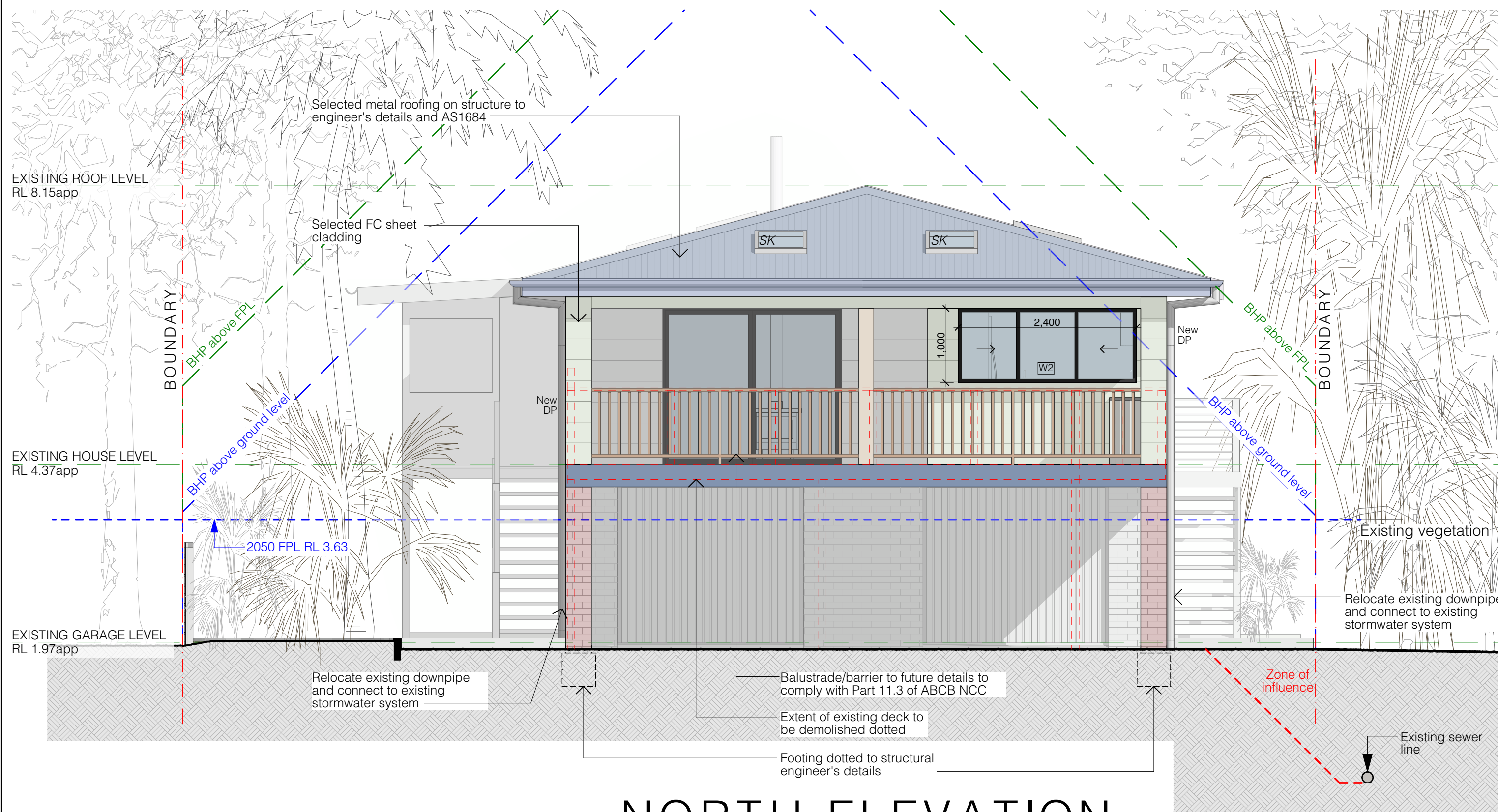
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Drawing No	Revision	Scale
DA03.00		1:100 AT A3
	Date	MAY 2025



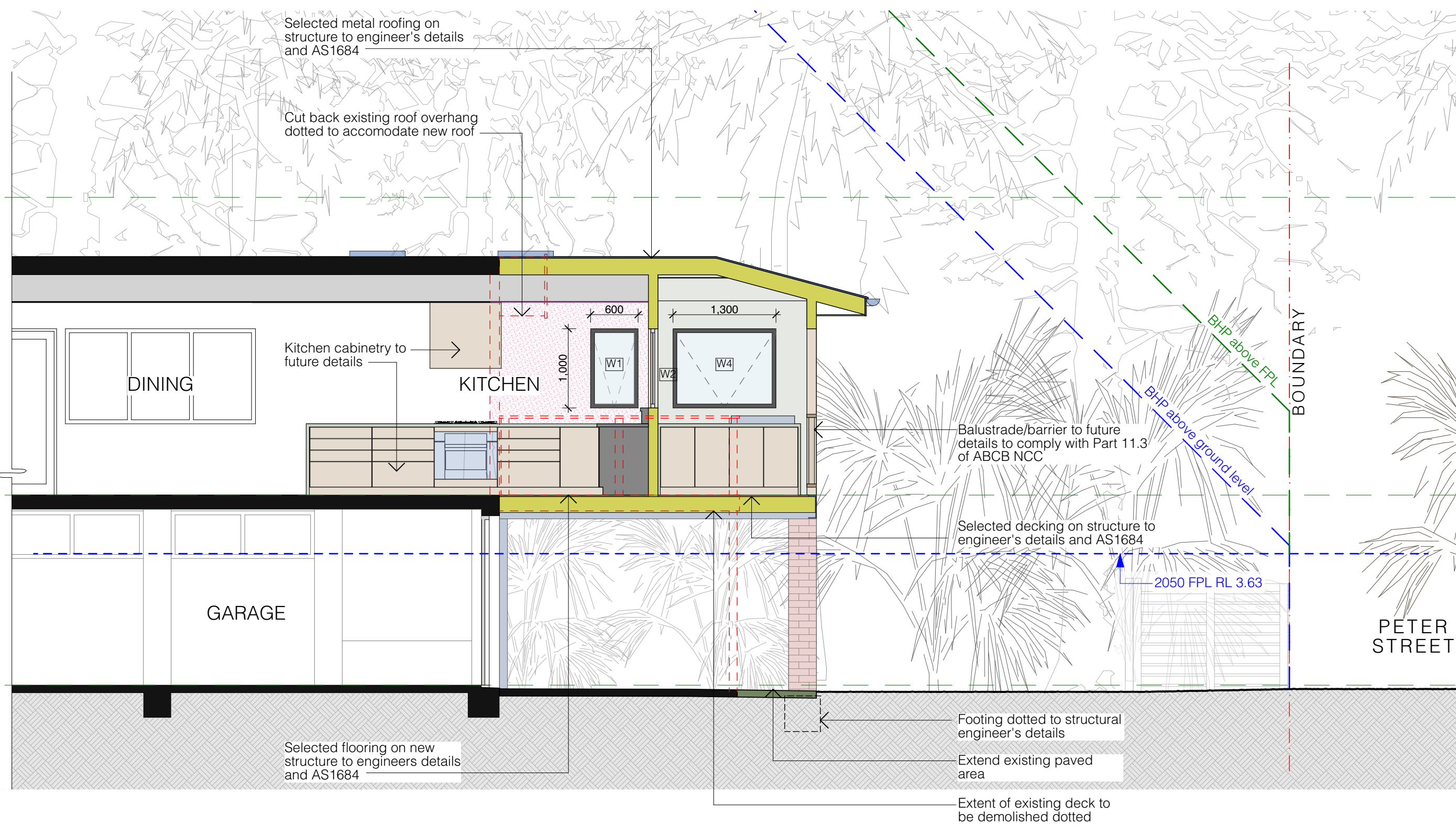
PARTIAL EAST ELEVATION



PARTIAL WEST ELEVATION



NORTH ELEVATION



SECTION A-A

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2025.199.1
Date: 03/07/25

KEY			
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CMR	Cement render	LT	Laundry tub
CMB	Cement bagging	MC	Minor cabinet
CFO	Cupboard	OC	Overlaid glazing
CRT	Carpet	OS	Obscure glazing
CT	Codex	PL	Plaster set
CTF	Concrete trowel finish	PS	Plaster
D	Door	R	Refrigerator
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DP	Downpipe	RG	Recessed panel
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Project LOT 77 DP 31166
PROPOSED ALTERATIONS & ADDITIONS TO
18 PETER STREET
SOUTH GOLDEN BEACH FOR
MR LEO

DEVELOPMENT APPLICATION ISSUE

Title		
ELEVATIONS & SECTION		
Drawing No	Revision	Scale
DA04.00		1:100 AT A3
Date		
MAY 2025		