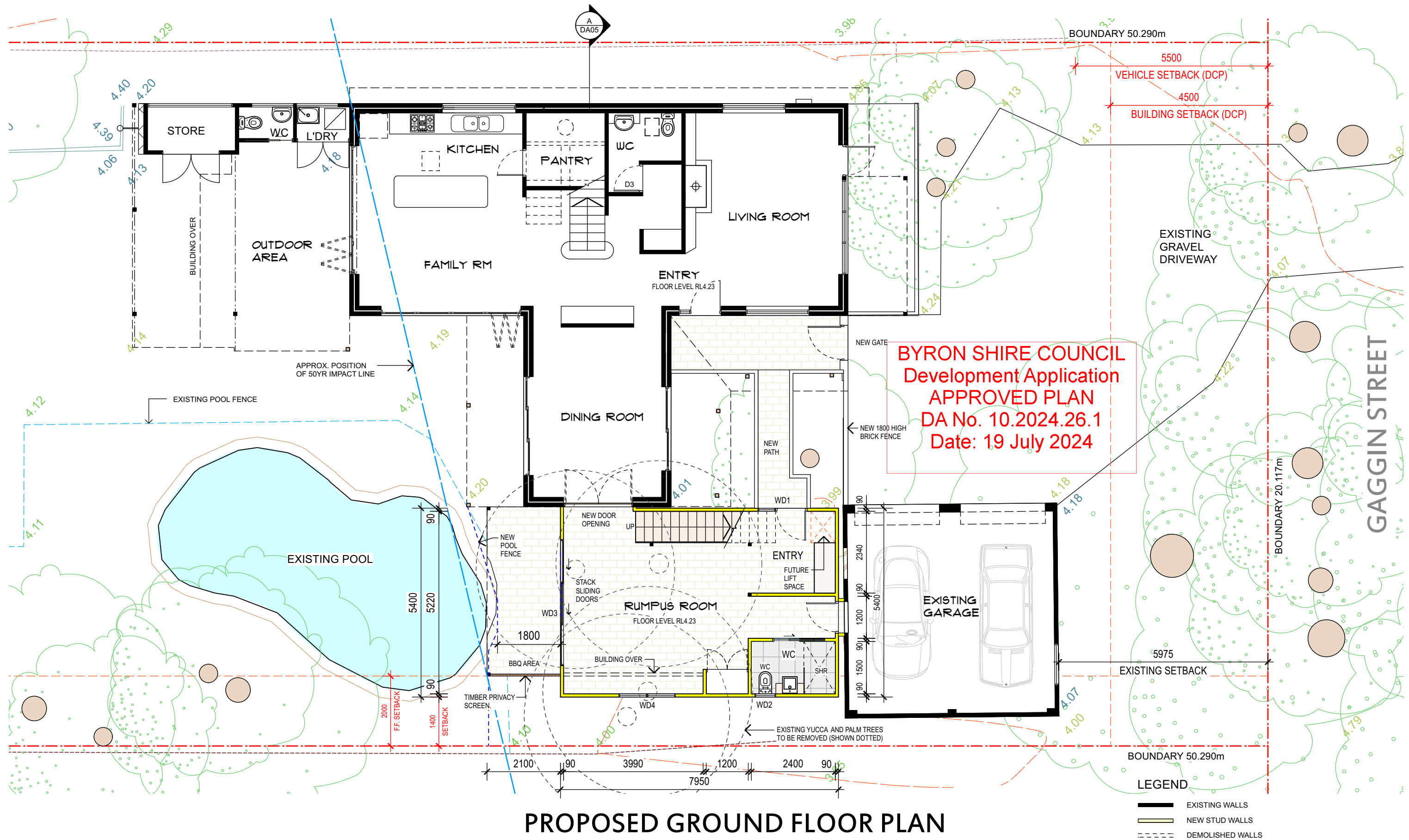



AREA CALCULATIONS	
SITE AREA:	1011.5 sqm
ALLOWED F.S.R. 0.5:1:	N/A sqm
EXISTING DWELLING:	
GROUND FLOOR AREA:	116.9sqm
FIRST FLOOR AREA:	109.6sqm
TOTAL EXISTING F.A.	226.6sqm
PROPOSED ADDITION:	
GROUND FLOOR AREA:	40.8sqm
FIRST FLOOR AREA:	66.2sqm
TOTAL PROPOSED F.A.	107.05sqm
TOTAL FLOOR AREA:	333.6sqm (32.9%)
BASIX COMMITMENTS:	
ALL WORK TO COMPLY WITH BASIX CERTIFICATE No. A1732640_02 PRIOR TO OCCUPYING THE PREMISES	
FIXTURES AND SYSTEMS:	
LIGHTING	
THE APPLICANT MUST ENSURE THAT A MINIMUM OF 40% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.	
FIXTURES:	
THE APPLICANT MUST INSTALL:	
• SHOWERHEADS MIN RATING OF 3 STAR (> 4.5 BUT <= 9 L/MIN) IN ALL SHOWERS.	
• A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN EACH TOILET (4 LITRES PER AVERAGE FLUSH)	
• TAPS WITH A MINIMUM RATING OF 3 STAR IN EACH BATHROOM	
NO GREATER THAN 9 LITRES PER MINUTE.	
THERMAL COMFORT COMMITMENTS:	
CONSTRUCTION	
FLOORS- CONCRETE SLAB: NIL INSULATION	
FLOORS- SUSPENDED FLOOR: NIL INSULATION	
FLOORS- SUSPENDED FLOOR OVER GARAGE: NIL INSULATION	
EXTERNAL WALL - FRAMED R1.0 OR R1.4 INCLUDING CONSTRUCTION	
INTERNAL WALLS: NIL	
CEILING AND ROOF (SHED) -FLAT CEILING R1.81 (DOWN) BATTS	
ROOF: FOIL BACKED BLANKET MEDIUM (SOLAR ABSORPTANCE 0.475-070)	
CEILING AND ROOF -RAKED CEILING R1.26 (DOWN),	
ROOF: FOIL BACKED BLANKET (75MM) MEDIUM (SOLAR ABSORPTANCE 0.475-070)	
WINDOWS, GLAZED DOORS	
REFER TO WINDOW & DOOR SCHEDULE & BASIX CERTIFICATE	

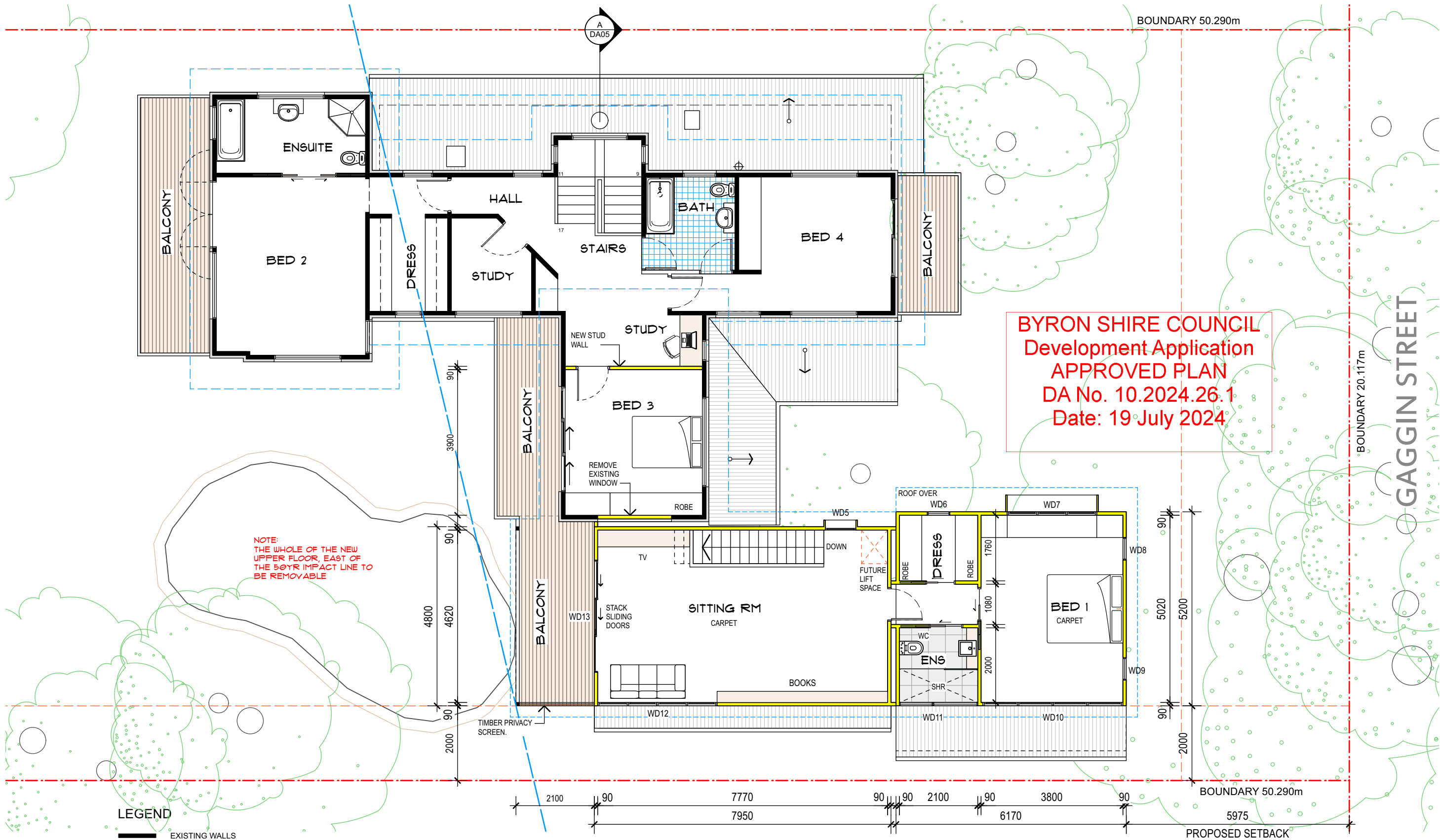
SITE PLAN 1:200

	<p>NOTES:</p> <p>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</p>	Issue	Revision	Date	Project: PROPOSED ALTERATIONS & ADDITIONS AT 7 GAGGIN STREET, NEW BRIGHTON NSW 2483 LOT 320 SEC- D.P. 755687	Drawing Title: SITE PLAN	Scale: 1:200 @ A3	Drawn: LC
							Date: 01.07.2024	Dwg. No.: DA01



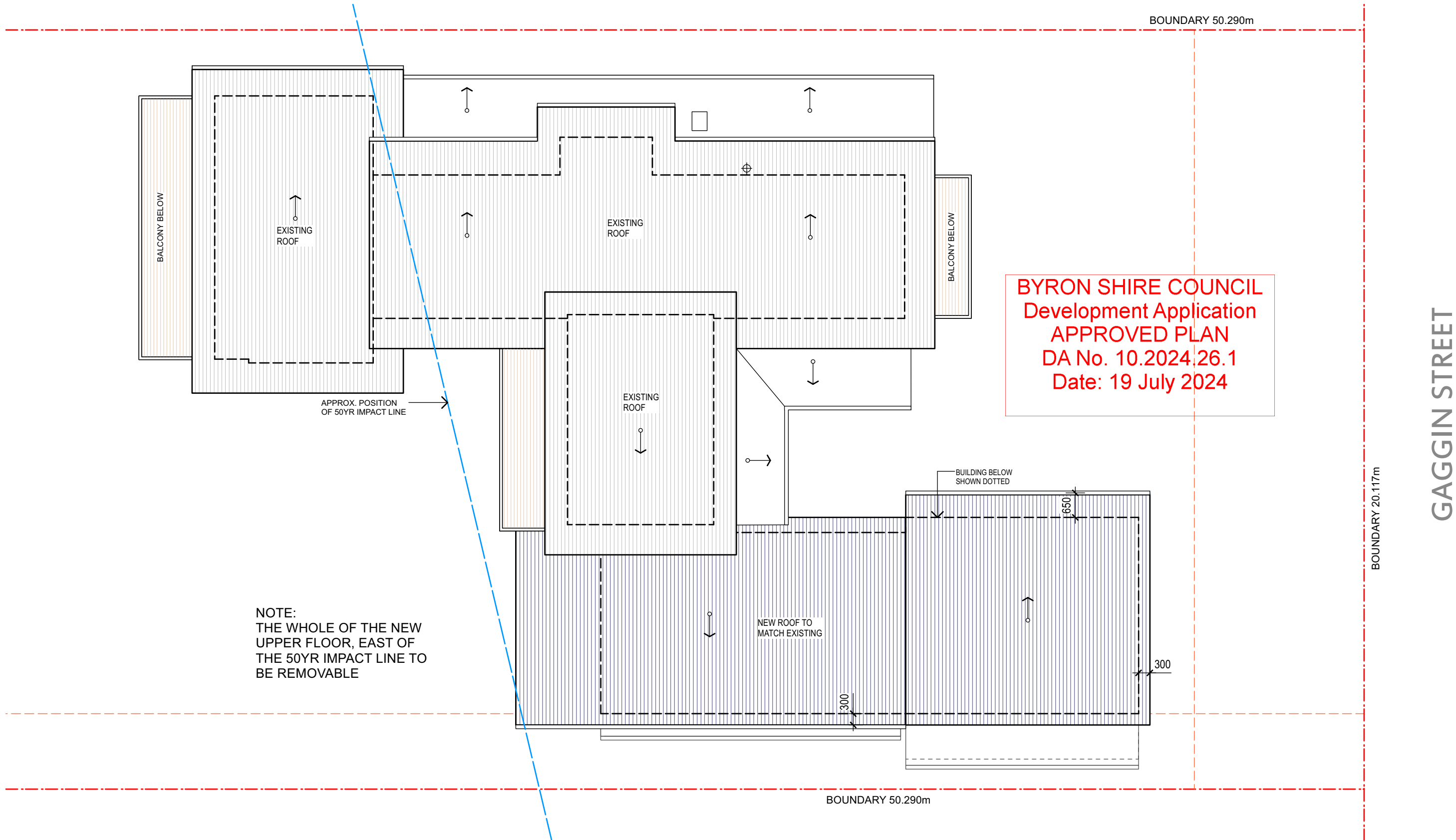
PROPOSED GROUND FLOOR PLAN

	<p>NOTES:</p> <p>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</p>	Issue	Revision	Date	Project: PROPOSED ALTERATIONS & ADDITIONS AT 7 GAGGIN STREET, NEW BRIGHTON NSW 2483 LOT 320 SEC- D.P. 755687	Drawing Title: GROUND 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
							Date: 01.07.2024	Dwg. No.: DA02
							Issue: DA	



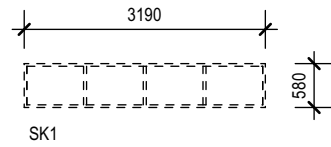
FIRST FLOOR PLAN

	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 ALTERATIONS & ADDITIONS AT 7 GAGGIN STREET, NEW BRIGHTON NSW 2483 LOT 320 SEC- D.P. 755687	Drawing Title: FIRST FLOOR PLAN	Scale: 1:100 @ A3	Drawn: LC
							Date: 01.07.2024	Dwg. No.: DA03

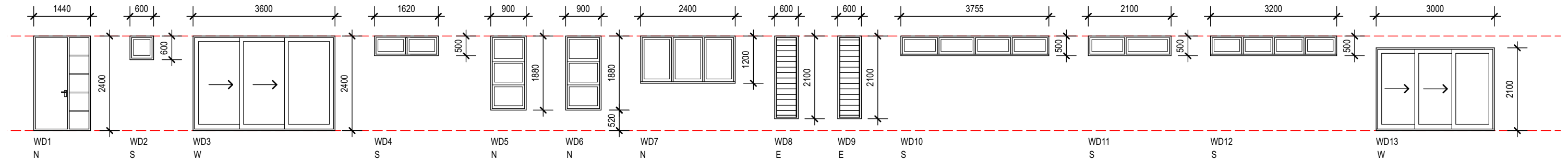


ROOF PLAN

	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			Project: PROPOSED ALTERATIONS & ADDITIONS AT 7 GAGGIN STREET, NEW BRIGHTON NSW 2483 LOT 320 SEC- D.P. 755687	Drawing Title: ROOF PLAN		Scale: 1:100 @ A3	Drawn: LC
	Issue	Revision	Date		LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com		Date: 01.07.2024	Dwg. No.: DA04
							Issue: DA	

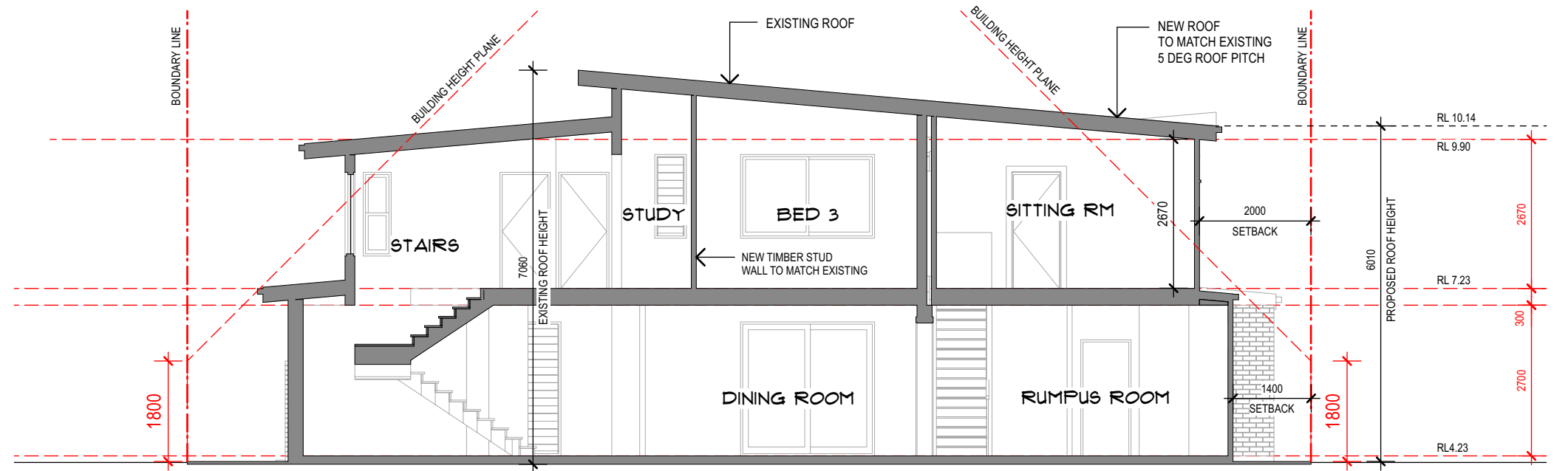


DELETED



WINDOW AND DOOR SCHEDULE

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.26.1
Date: 19 July 2024



SECTION AA

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 ALTERATIONS & ADDITIONS AT 7 GAGGIN STREET, NEW BRIGHTON NSW 2483 LOT 320 SEC- D.P. 755687

Drawing Title:
SECTION & WINDOW SCHEDULE
LUIS CRISTIA DESIGNS
P.O. BOX 774 MULLUMBIMBY NSW 2482
MOBILE 0403 564 721
EMAIL: luisc@bigpond.com

Scale:
1:100 @ A3
Date:
01.07.2024
Issue:
DA

Drawn:
LC
Dwg. No.:
DA05



WEST ELEVATION 1:100



EAST ELEVATION 1:100

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.26.1
Date: 19 July 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 ALTERATIONS & ADDITIONS AT 7 GAGGIN STREET, NEW BRIGHTON NSW 2483 LOT 320 SEC- D.P. 755687	Drawing Title: EAST & WEST ELEVATIONS	Scale: 1:100 @ A3	Drawn: LC
						Date: 01.07.2024	Dwg. No.: DA06
					LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Issue: DA	

