

BYRON SHIRE COUNCIL
 Development Application
APPROVED PLAN
 DA No. 10.2022.45.1
 Date: 31 August 2022

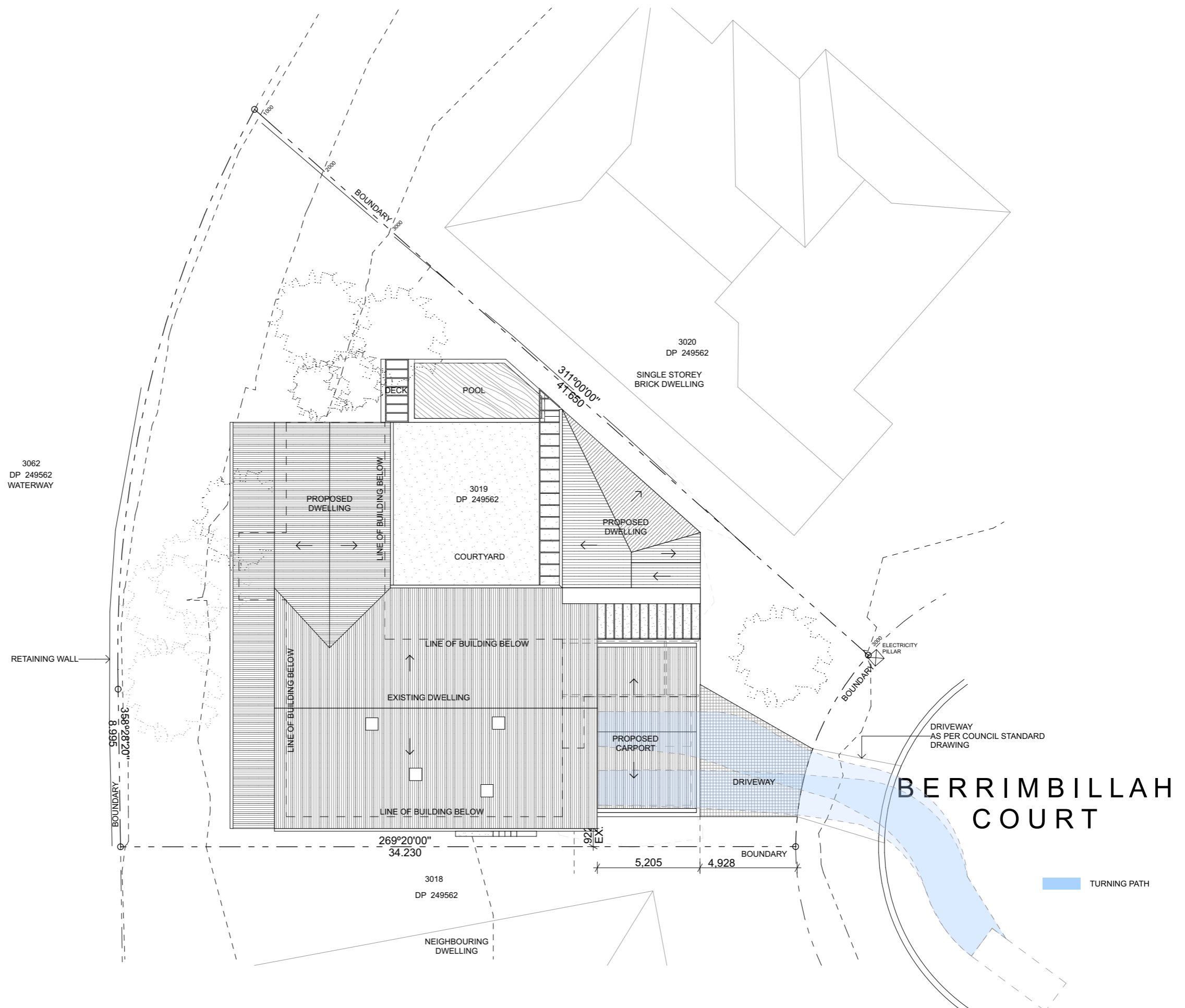
DEVELOPMENT SUMMARY

SITE AREA	: 905 m ²
FLOOR AREA	
EXISTING HOUSE	: 230 m ²
PROPOSED EXTENSION	: 160 m ²
INTERNAL	: 15 m ²
EXTERNAL	: 15 m ²
TOTAL	: 405 m ²
LANDSCAPE AREA	: 500 m ²

1 Site - Proposed
 1:200

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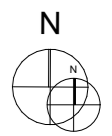
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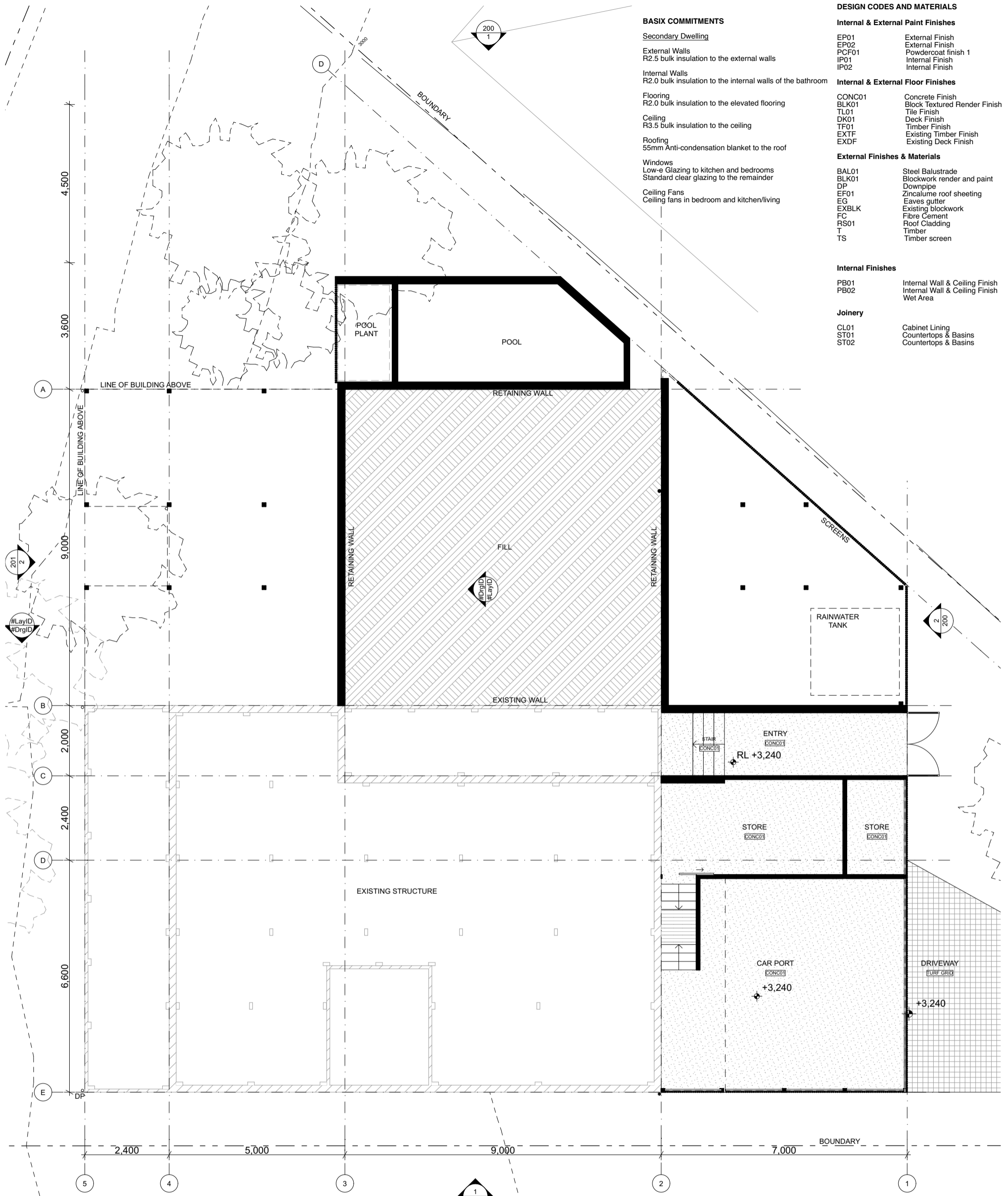


Preliminary - NOT FOR CONSTRUCTION
 23 Berrimbillah Court
 23 Berrimbillah Court South Golden Beach
 Ocean Shores NSW 2483 Australia
 Development Application

1:200 @A3
 Site plan - proposed
 DA 100_03

21/7/2022
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BASIX COMMITMENTS

- Secondary Dwelling**
- External Walls
R2.5 bulk insulation to the external walls
 - Internal Walls
R2.0 bulk insulation to the internal walls of the bathroom
 - Flooring
R2.0 bulk insulation to the elevated flooring
 - Ceiling
R3.5 bulk insulation to the ceiling
 - Roofing
55mm Anti-condensation blanket to the roof
 - Windows
Low-e Glazing to kitchen and bedrooms
Standard clear glazing to the remainder
 - Ceiling Fans
Ceiling fans in bedroom and kitchen/living

DESIGN CODES AND MATERIALS

- Internal & External Paint Finishes**
- EP01 External Finish
 - EP02 External Finish
 - PCF01 Powdercoat finish 1
 - IP01 Internal Finish
 - IP02 Internal Finish
- Internal & External Floor Finishes**
- CONC01 Concrete Finish
 - BLK01 Block Textured Render Finish
 - TL01 Tile Finish
 - DK01 Deck Finish
 - TF01 Timber Finish
 - EXTF Existing Timber Finish
 - EXDF Existing Deck Finish
- External Finishes & Materials**
- BAL01 Steel Balustrade
 - BLK01 Blockwork render and paint
 - DP Downpipe
 - EF01 Zincalume roof sheeting
 - EG Eaves gutter
 - EXBLK Existing blockwork
 - FC Fibre Cement
 - RS01 Roof Cladding
 - T Timber
 - TS Timber screen
- Internal Finishes**
- PB01 Internal Wall & Ceiling Finish
 - PB02 Internal Wall & Ceiling Finish Wet Area
- Joinery**
- CL01 Cabinet Lining
 - ST01 Countertops & Basins
 - ST02 Countertops & Basins

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1 Lower Ground - Proposed
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 Development Application

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Lower Ground plan - proposed

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BASIX COMMITMENTS

Secondary Dwelling

External Walls
R2.5 bulk insulation to the external walls

Internal Walls
R2.0 bulk insulation to the internal walls of the bathroom

Flooring
R2.0 bulk insulation to the elevated flooring

Ceiling
R3.5 bulk insulation to the ceiling

Roofing
55mm Anti-condensation blanket to the roof

Windows
Low-e Glazing to kitchen and bedrooms
Standard clear glazing to the remainder

Ceiling Fans
Ceiling fans in bedroom and kitchen/living

DESIGN CODES AND MATERIALS

Internal & External Paint Finishes

EP01 External Finish
EP02 External Finish
PCF01 Powdercoat finish 1
IP01 Internal Finish
IP02 Internal Finish

Internal & External Floor Finishes

CONC01 Concrete Finish
BLK01 Block Textured Render Finish
TL01 Tile Finish
DK01 Deck Finish
TF01 Timber Finish
EXTF Existing Timber Finish
EXDF Existing Deck Finish

External Finishes & Materials

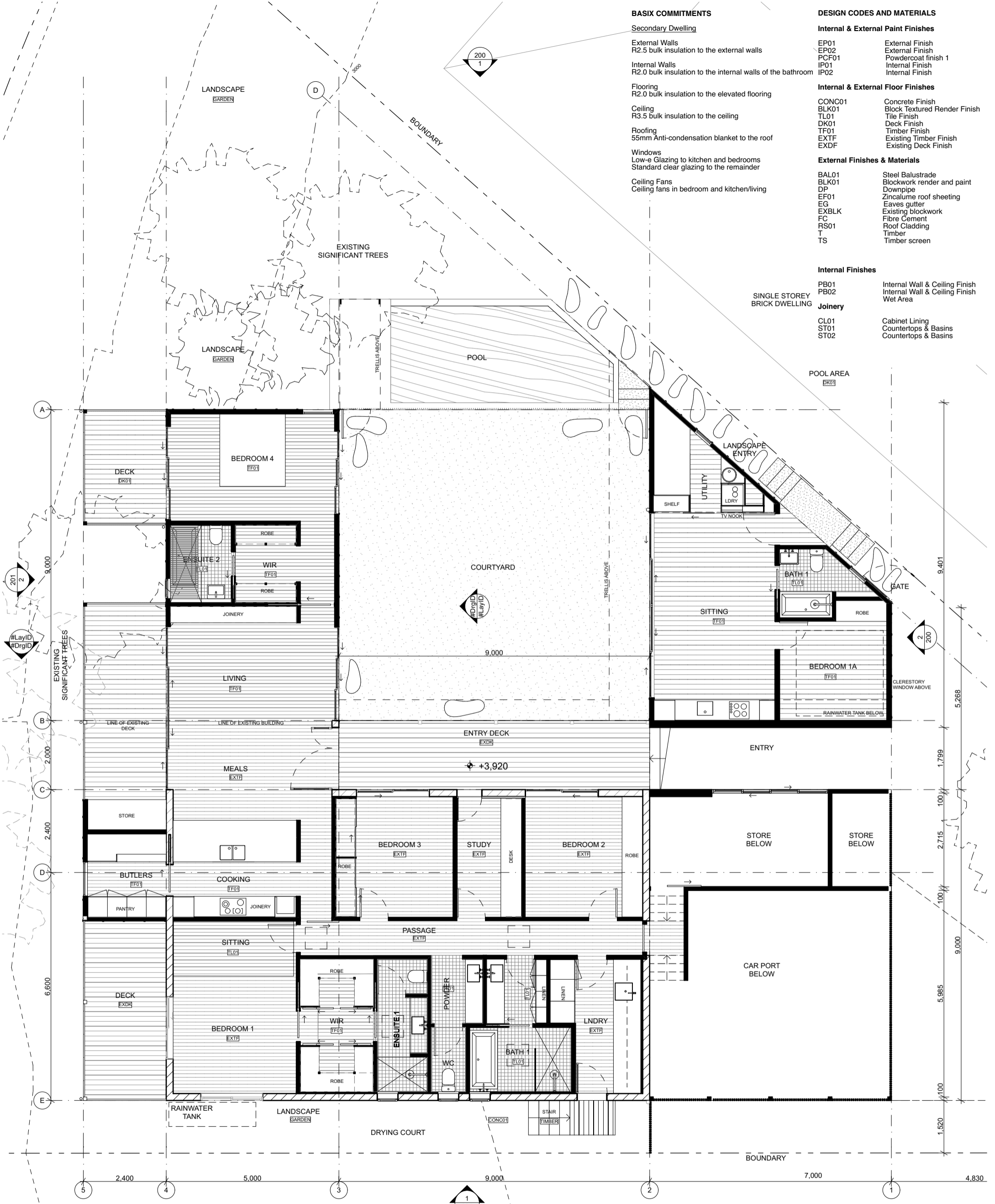
BAL01 Steel Balustrade
BLK01 Blockwork render and paint
DP Downpipe
EF01 Zincalume roof sheeting
EG Eaves gutter
EXBLK Existing blockwork
FC Fibre Cement
RS01 Roof Cladding
T Timber
TS Timber screen

Internal Finishes

PB01 Internal Wall & Ceiling Finish
PB02 Internal Wall & Ceiling Finish
Wet Area

Joinery

CL01 Cabinet Lining
ST01 Countertops & Basins
ST02 Countertops & Basins



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Ground floor plan - Proposed
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Ground floor plan - proposed
DA 102_03

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BASIX COMMITMENTS

Secondary Dwelling

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- Internal Walls
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- Ceiling
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DESIGN CODES AND MATERIALS

Internal & External Paint Finishes

- EP01 External Finish
- EP02 External Finish
- PCF01 Powdercoat finish 1
- IP01 Internal Finish
- IP02 Internal Finish

Internal & External Floor Finishes

- CONC01 Concrete Finish
- BLK01 Block Textured Render Finish
- TL01 Tile Finish
- DK01 Deck Finish
- TF01 Timber Finish
- EXTF Existing Timber Finish
- EXDF Existing Deck Finish

External Finishes & Materials

- BAL01 Steel Balustrade
- BLK01 Blockwork render and paint
- DP Downpipe
- EF01 Zincalume roof sheeting
- EG Eaves gutter
- EXBLK Existing blockwork
- FC Fibre Cement
- RS01 Roof Cladding
- T Timber
- TS Timber screen

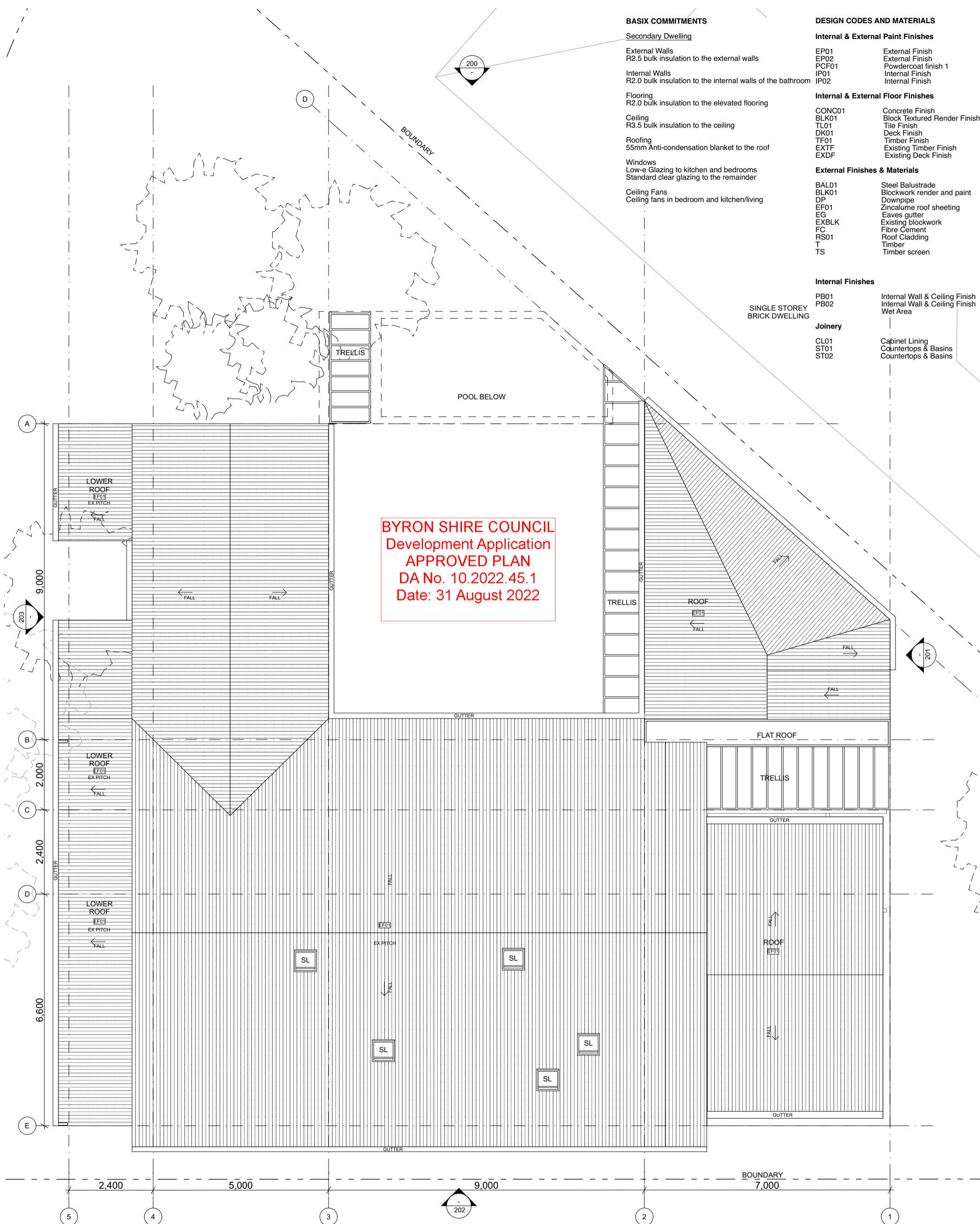
Internal Finishes

- PB01 Internal Wall & Ceiling Finish
- PB02 Internal Wall & Ceiling Finish
- Wet Area

Joinery

- CL01 Cabinet Lining
- ST01 Countertops & Basins
- ST02 Countertops & Basins

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1 Roof floor plan - Proposed
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Development Application

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Roof plan - proposed

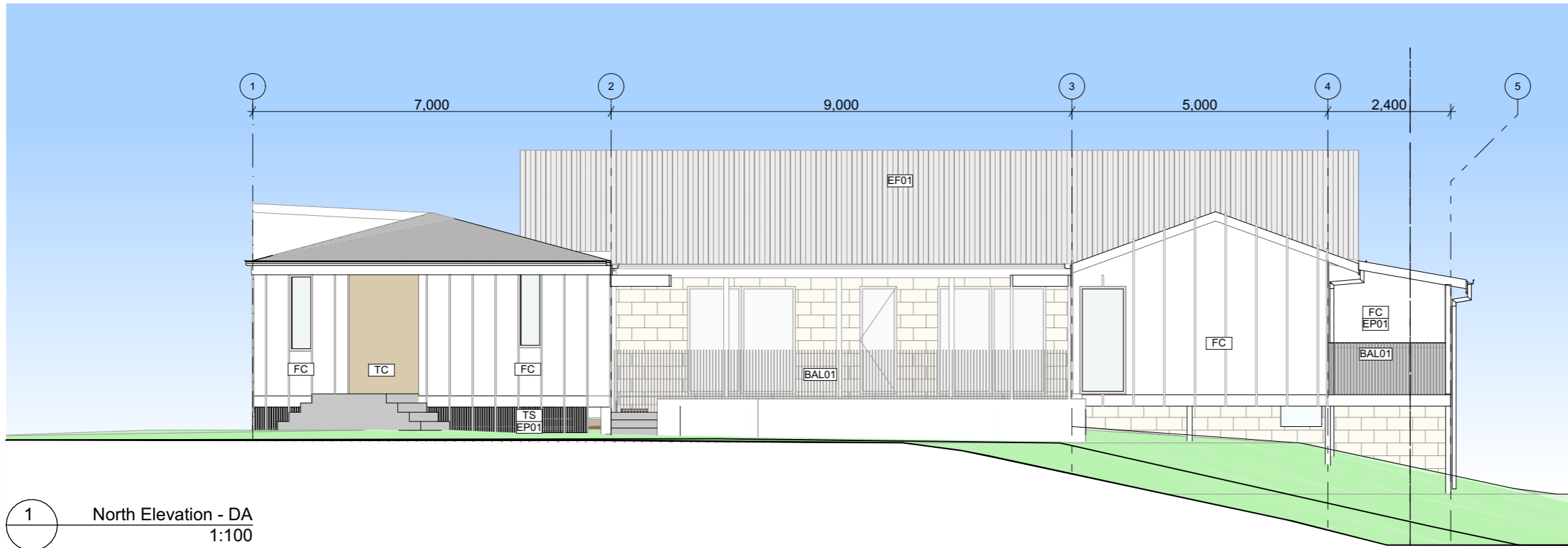
DA 103_03

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1 North Elevation - DA
1:100

DESIGN CODES AND MATERIALS

Internal & External Paint Finishes

EP01	External Finish
EP02	External Finish
PCF01	Powdercoat finish 1
IP01	Internal Finish
IP02	Internal Finish

Internal & External Floor Finishes

CONC01	Concrete Finish
BLK01	Block Textured Render Finish
TL01	Tile Finish
DK01	Deck Finish
TF01	Timber Finish
EXTF	Existing Timber Finish
EXDF	Existing Deck Finish

External Finishes & Materials

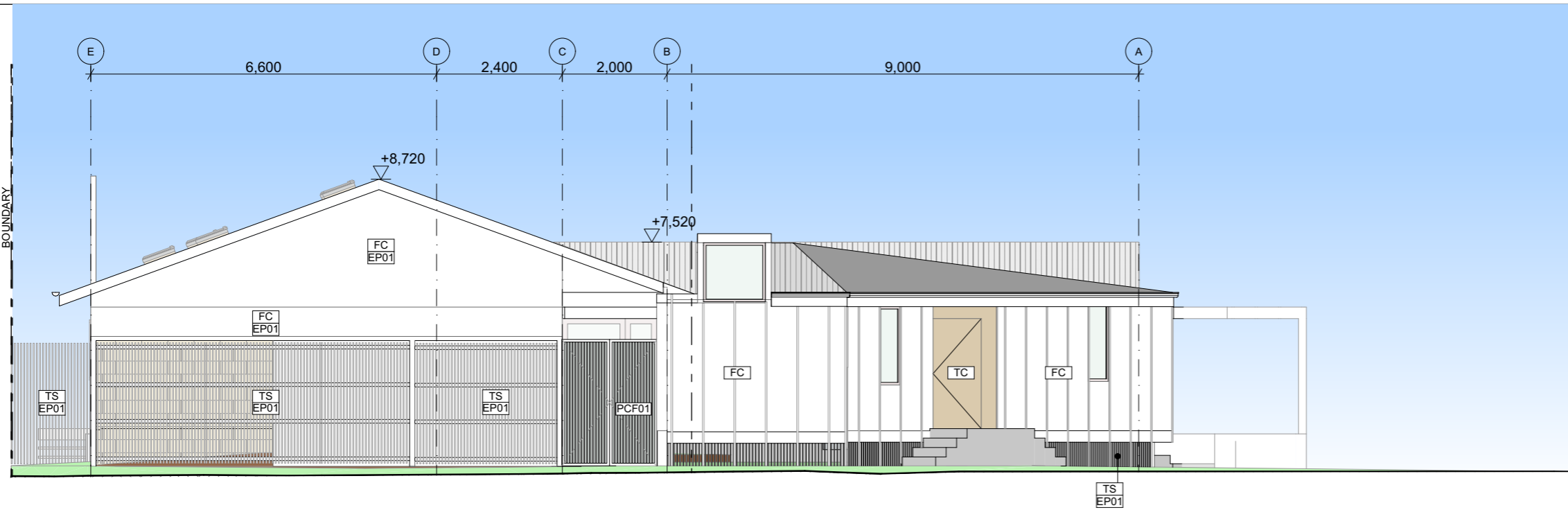
BAL01	Steel Balustrade
BLK01	Blockwork render and paint
DP	Downpipe
EF01	Zincalume roof sheeting
EG	Eaves gutter
EXBLK	Existing blockwork
FC	Fibre Cement
RS01	Roof Cladding
T	Timber
TC	Timber Cladding
TS	Timber screen

Internal Finishes

PB01	Internal Wall & Ceiling Finish
PB02	Internal Wall & Ceiling Finish Wet Area

Joinery

CL01	Cabinet Lining
ST01	Countertops & Basins
ST02	Countertops & Basins



2 East Elevation - DA
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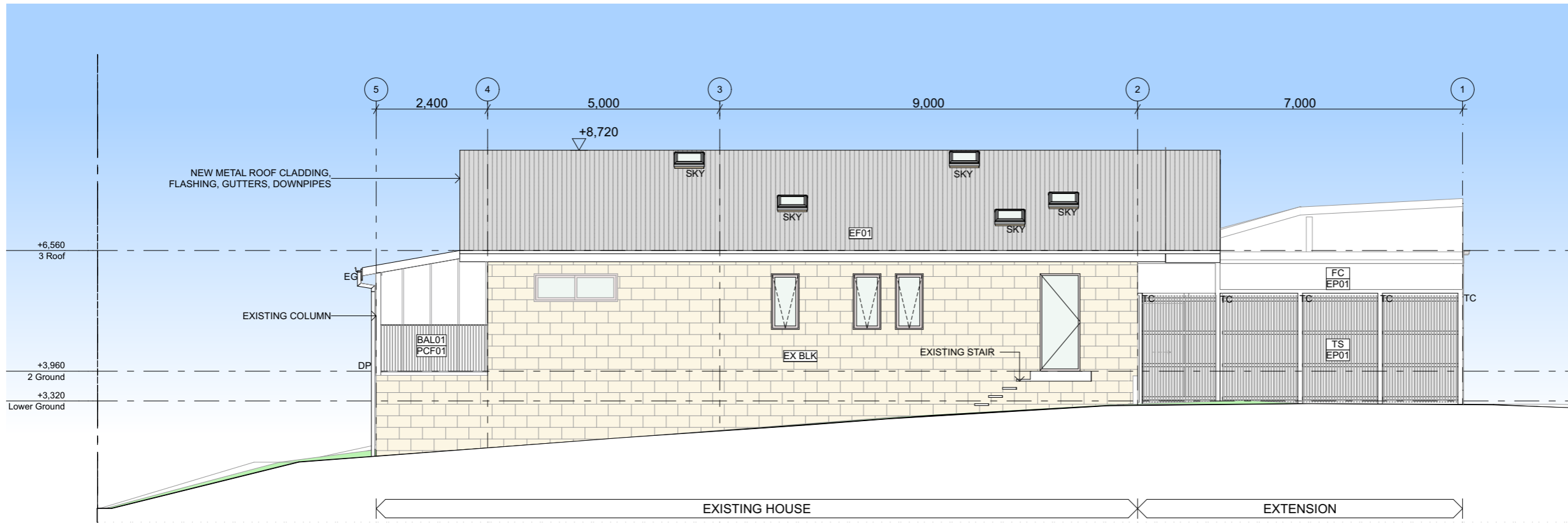
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Elevations
DA 200_03

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DESIGN CODES AND MATERIALS

Internal & External Paint Finishes

EP01	External Finish
EP02	External Finish
PCF01	Powdercoat finish 1
IP01	Internal Finish
IP02	Internal Finish

Internal & External Floor Finishes

CONC01	Concrete Finish
BLK01	Block Textured Render Finish
TL01	Tile Finish
DK01	Deck Finish
TF01	Timber Finish
EXTF	Existing Timber Finish
EXDF	Existing Deck Finish

External Finishes & Materials

BAL01	Steel Balustrade
BLK01	Blockwork render and paint
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EP01	Zincalume roof sheeting
EG	Eaves gutter
EXBLK	Existing blockwork
FC	Fibre Cement
RS01	Roof Cladding
T	Timber
TC	Timber Cladding
TS	Timber screen

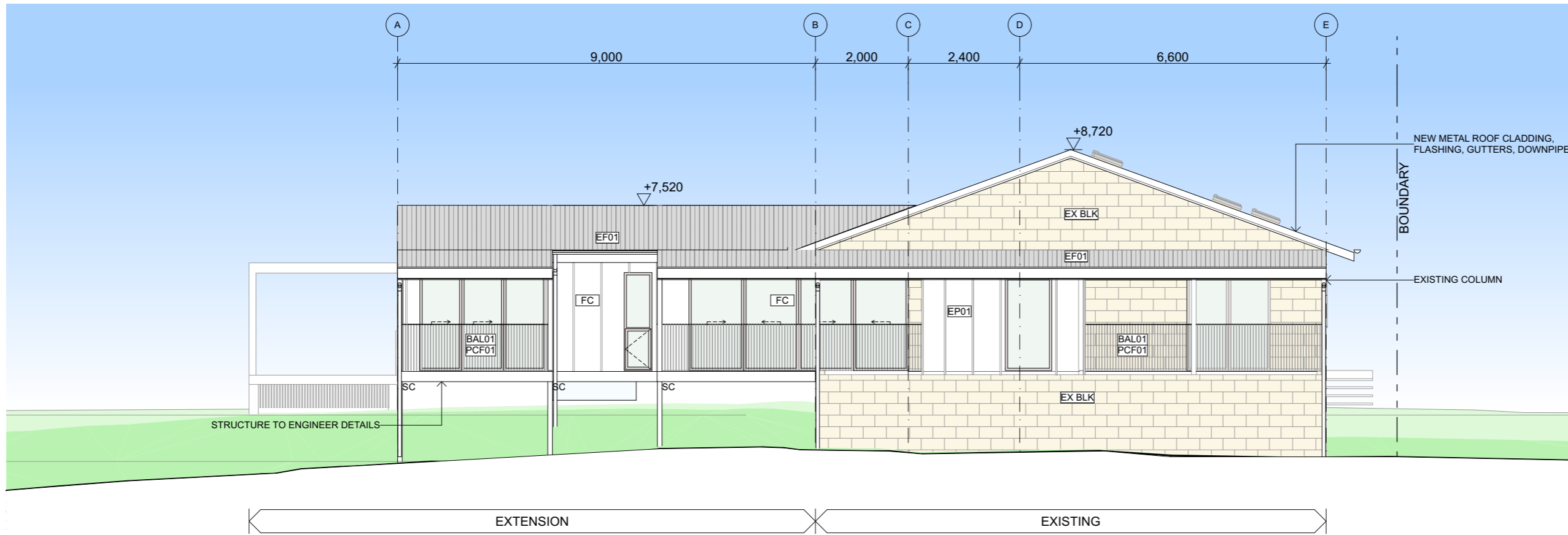
Internal Finishes

PB01	Internal Wall & Ceiling Finish
PB02	Internal Wall & Ceiling Finish Wet Area

Joinery

CL01	Cabinet Lining
ST01	Countertops & Basins
ST02	Countertops & Basins

1 South Elevation - DA
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2 West Elevation - DA
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Elevations

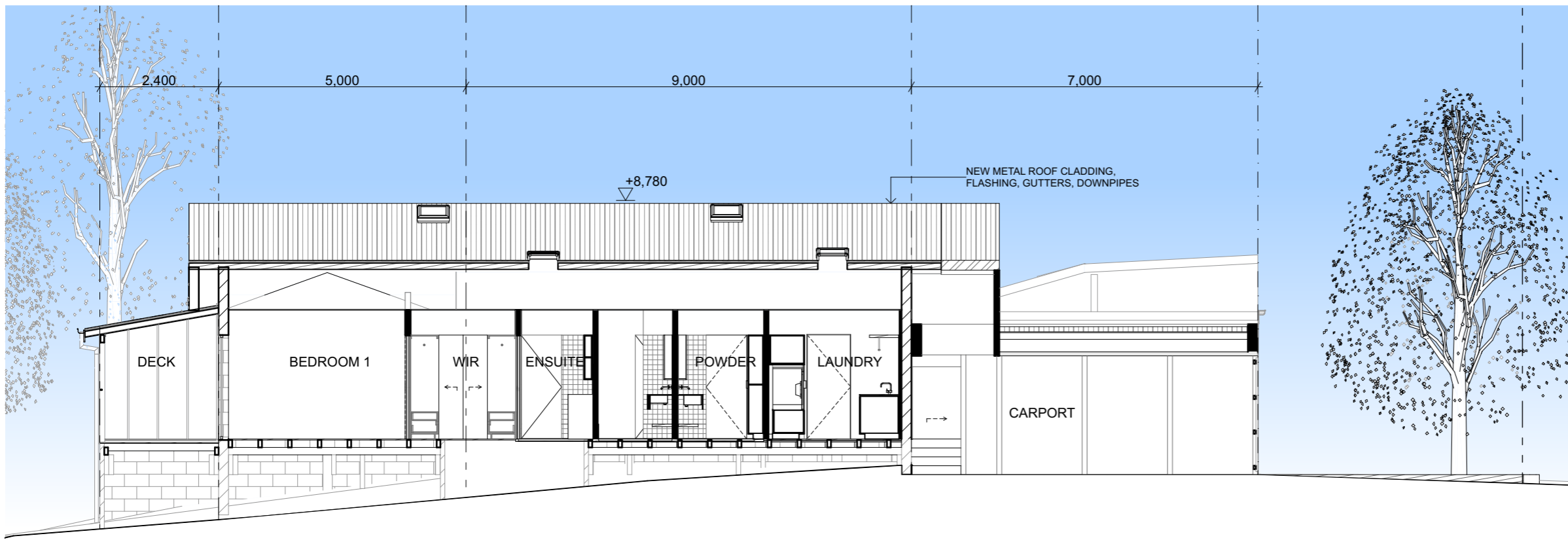
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1 Section 2
1:100

DESIGN CODES AND MATERIALS

Internal & External Paint Finishes

EP01	External Finish
EP02	External Finish
PCF01	Powdercoat finish 1
IP01	Internal Finish
IP02	Internal Finish

Internal & External Floor Finishes

CONC01	Concrete Finish
BLK01	Block Textured Render Finish
TL01	Tile Finish
DK01	Deck Finish
TF01	Timber Finish
EXTF	Existing Timber Finish
EXDF	Existing Deck Finish

External Finishes & Materials

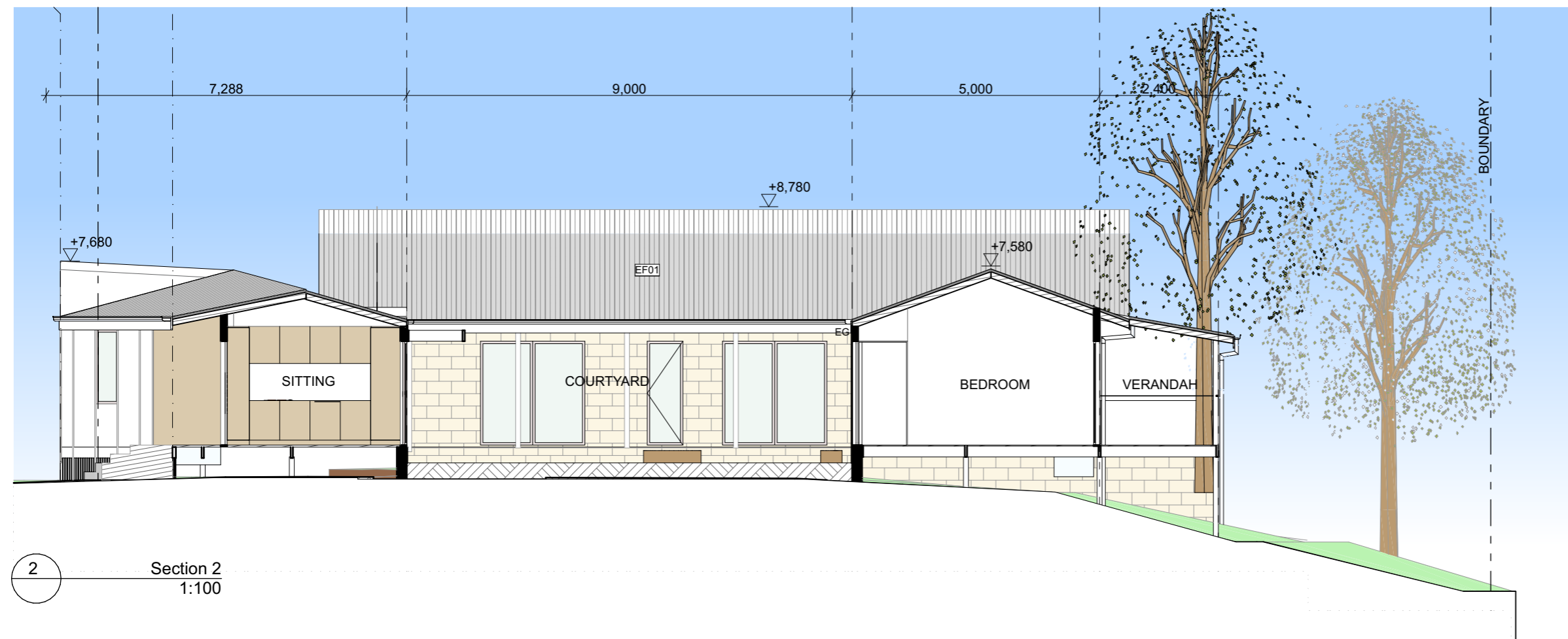
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Internal Finishes

PB01	Internal Wall & Ceiling Finish
PB02	Internal Wall & Ceiling Finish Wet Area

Joinery

CL01	Cabinet Lining
ST01	Countertops & Basins
ST02	Countertops & Basins



2 Section 2
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Sections

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