

SITE STATISTICS

ZONE: 7(f2)	
SITE AREA:	613.1m²
FLOOR AREAS	
EXISTING TOTAL:	217.3m²
PROPOSED DOWNSTAIRS:	53.1m²
PROPOSED UPSTAIRS:	36.1m²
NEW TOTAL AREA:	306.5m²
FLOOR SPACE RATIO	
EXISTING:	1:0.35
PROPOSED:	1:0.50

BASIX[®] Certificate

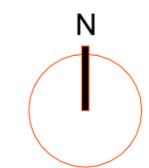
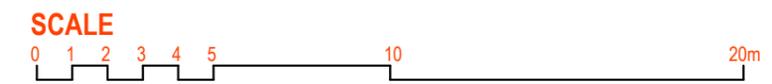
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A411271_02

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Saturday, 14, August 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



BEN DE NARDI ARCHITECTS
NSW REG: 12090
ABN 88 324 856 476
M:0405 300 414
www.bendenardi.com

ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

DO NOT SCALE FROM THIS DRAWING USE FIGURED DIMENSIONS ONLY. BUILDERS/CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION

ISSUE: D
DATE: 11.03.24
DETAIL: INCREASED FRONT FENCE HEIGHT

ALTERATIONS & ADDITIONS

N. PIAT-NISKI
25 ALCORN ST. SUFFOLK PARK
2483

2015
Project no.

SITE PLAN

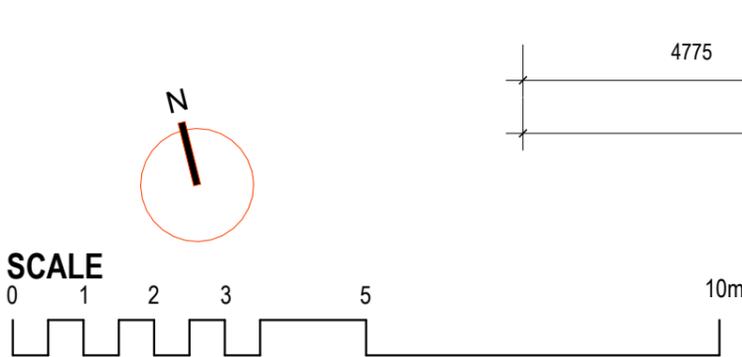
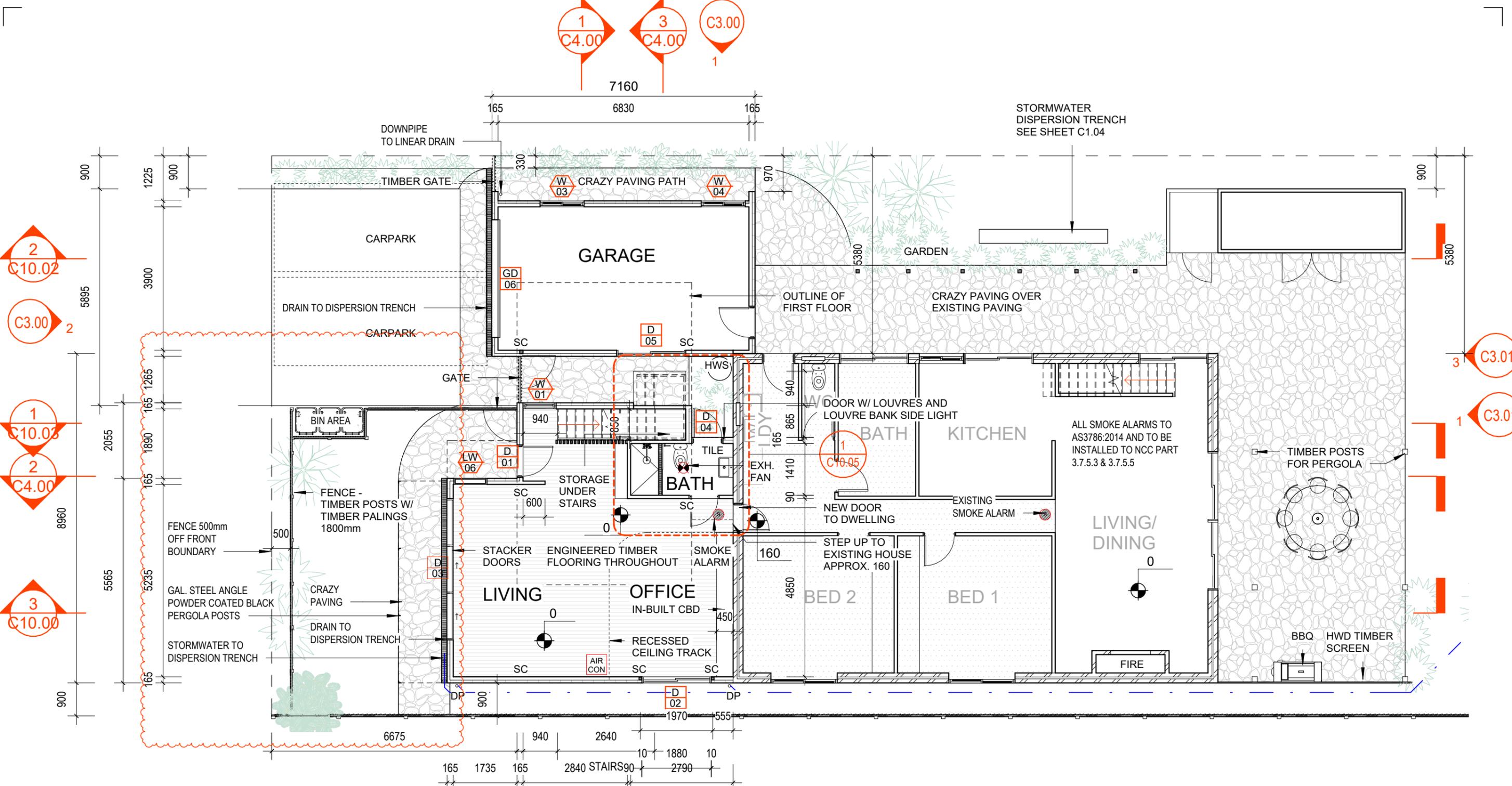
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D
Revision

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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.

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ISSUE: D
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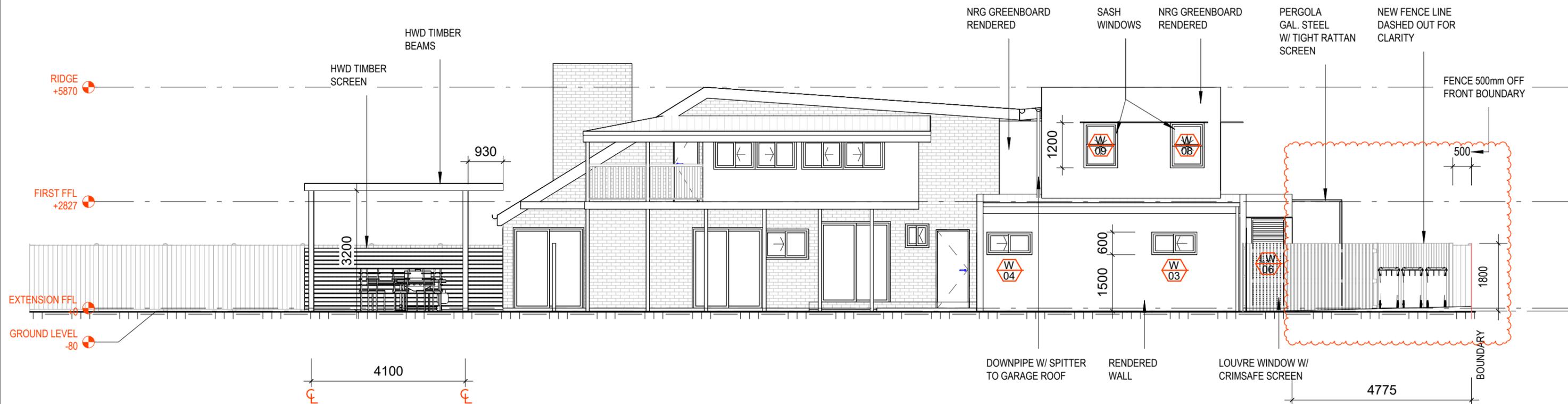
ALTERATIONS & ADDITIONS

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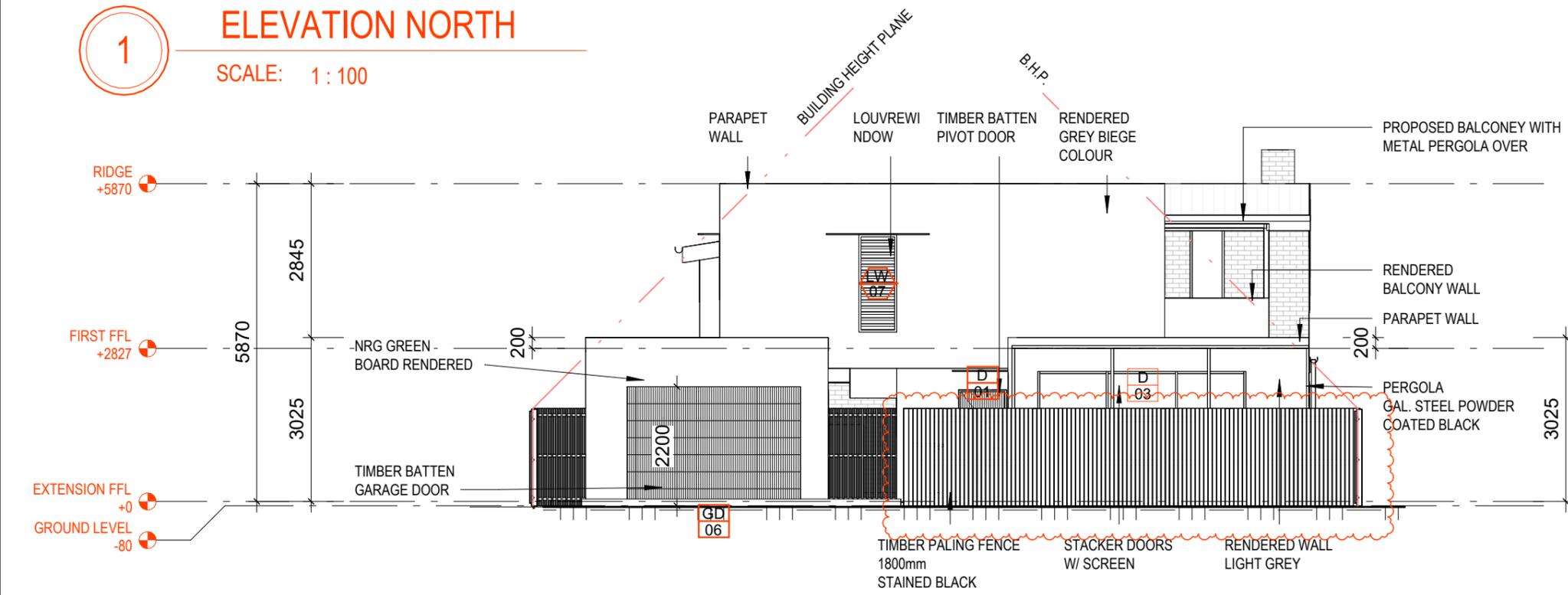
2015
 Project no.

FLOOR PLAN

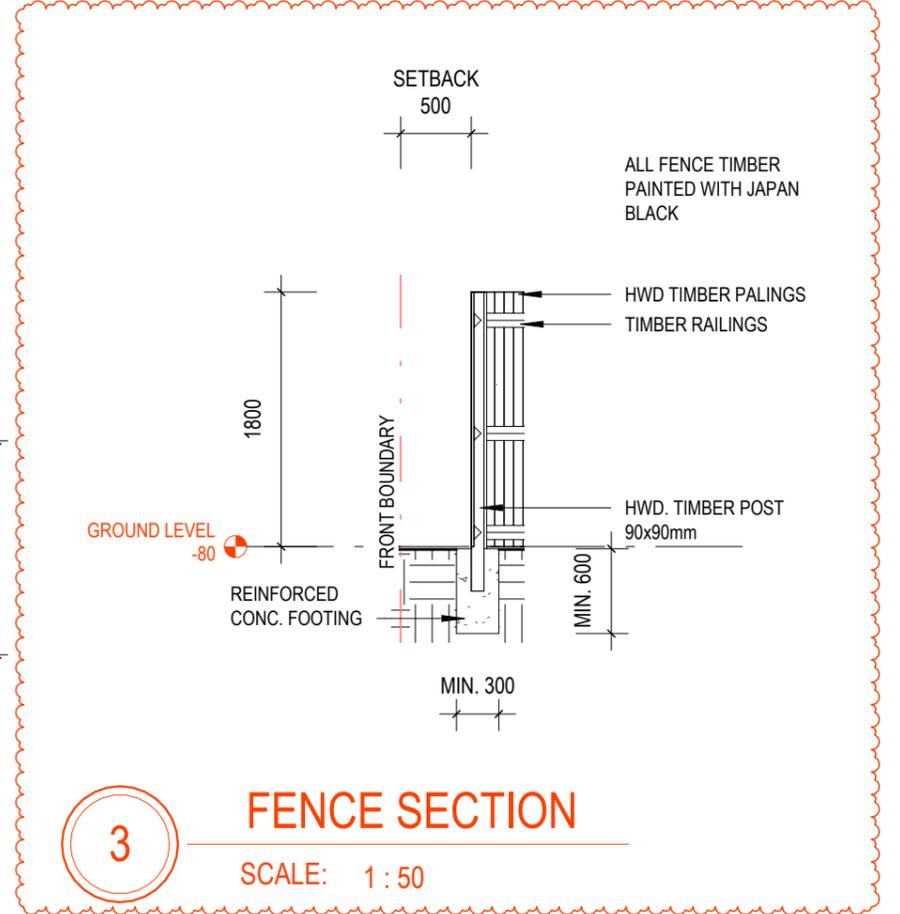
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1 ELEVATION NORTH
SCALE: 1:100

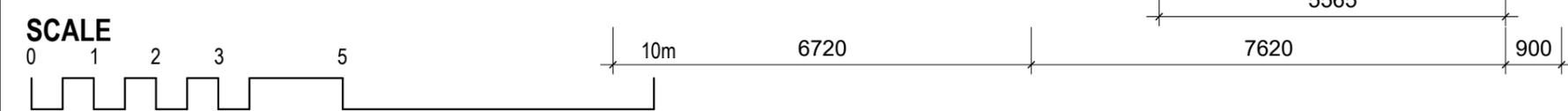


2 ELEVATION WEST
SCALE: 1:100



3 FENCE SECTION
SCALE: 1:50

NOTES:
NORTH & WEST ELEVATION TO BAL 12.5 RATING
CONSTRUCTION STANDARD AS3959:2018



ALTERATIONS & ADDITIONS

ELEVATIONS