

SITE STATISTICS

ZONE: 7(f2)	
SITE AREA:	613.1m ²
FLOOR AREAS	
EXISTING TOTAL:	217.3m ²
PROPOSED DOWNSTAIRS:	53.1m ²
PROPOSED UPSTAIRS:	36.1m ²
NEW TOTAL AREA:	306.5m ²
FLOOR SPACE RATIO	
EXISTING:	1:0.35
PROPOSED:	1:0.50

BASIX[®] Certificate

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

Alterations and Additions

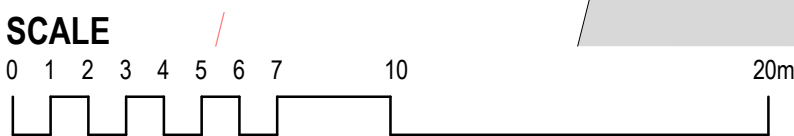
Certificate number: A411271_02

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.



BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2021.230.1
Date: 14/12/2021



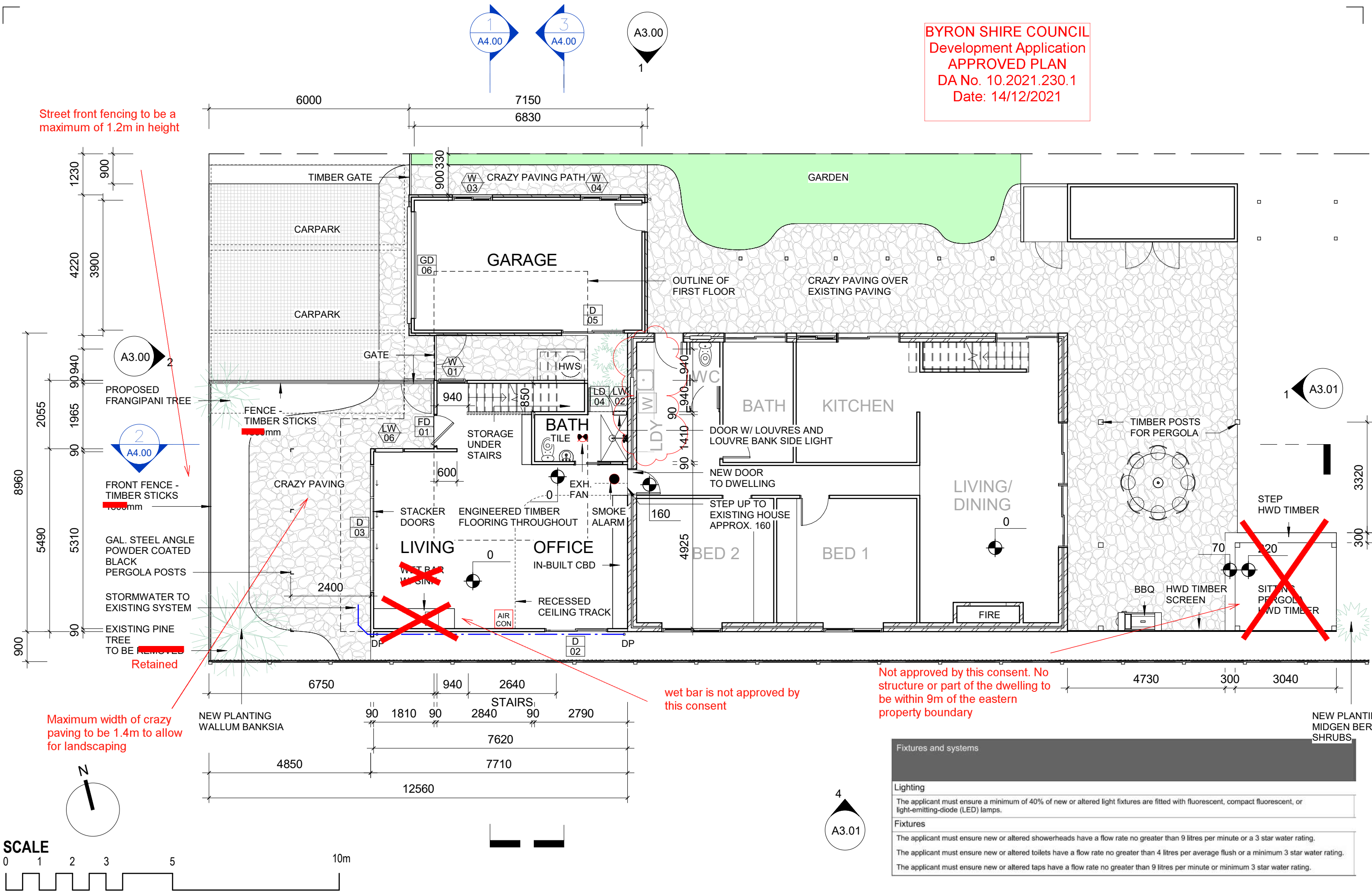
ALTERATIONS & ADDITIONS

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

2015
Project no.

SITE PLAN

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
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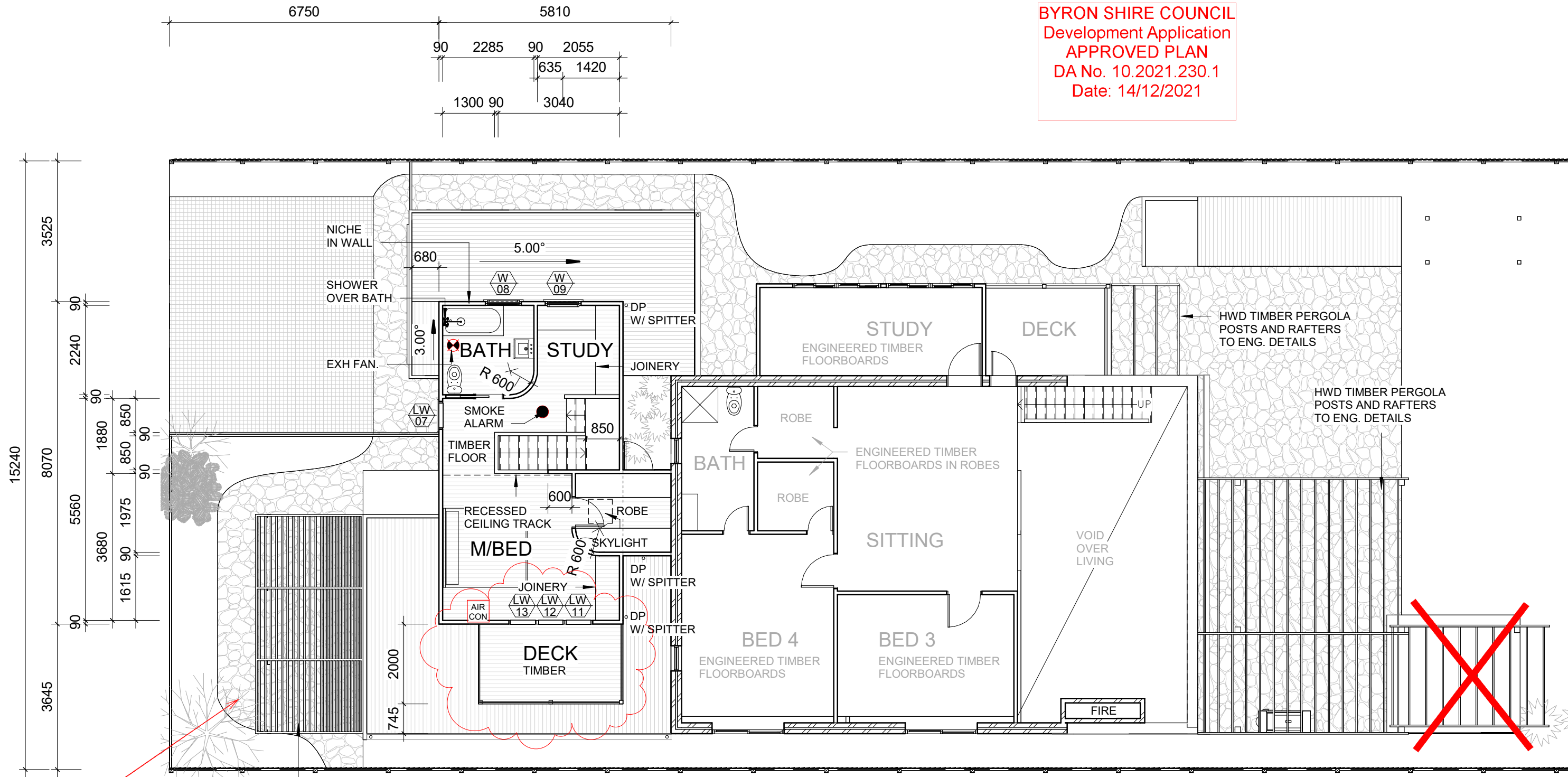


Fixtures and systems	
Lighting	The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures	The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per 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.

ALTERATIONS & ADDITIONS
N. PIAT-NISKI
25 ALCORN ST. SUFFOLK PARK
2483

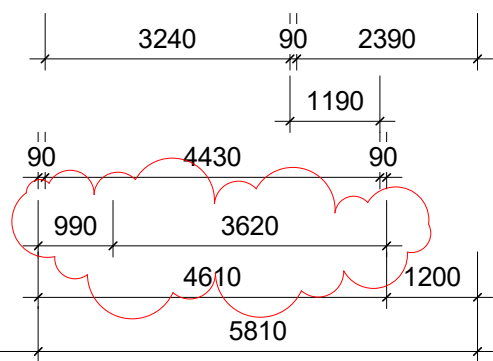
FLOOR PLAN
13 DEC. 2021
Date:
1 : 100
Scale:
A1.01
Sheet no.
2015
Project no.
A
Revision
ORIGINAL SHEET SIZE A3 - 297x420
13/12/2021 3:08:41 PM

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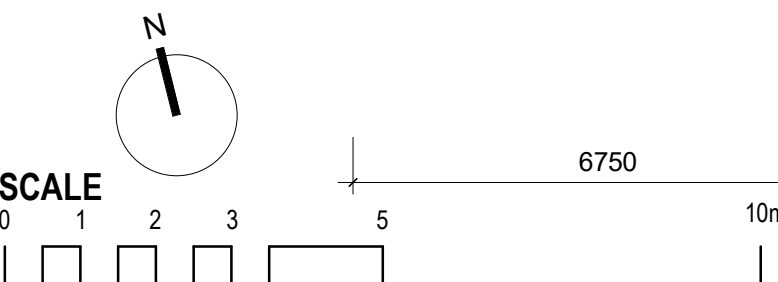


maximum width of pergola
to be 1.4m

PERGOLA
GAL. STEEL ANGLE
POWDER COATED BLACK
RATTAN SCREEN
POLYCARBONATE ROOFING

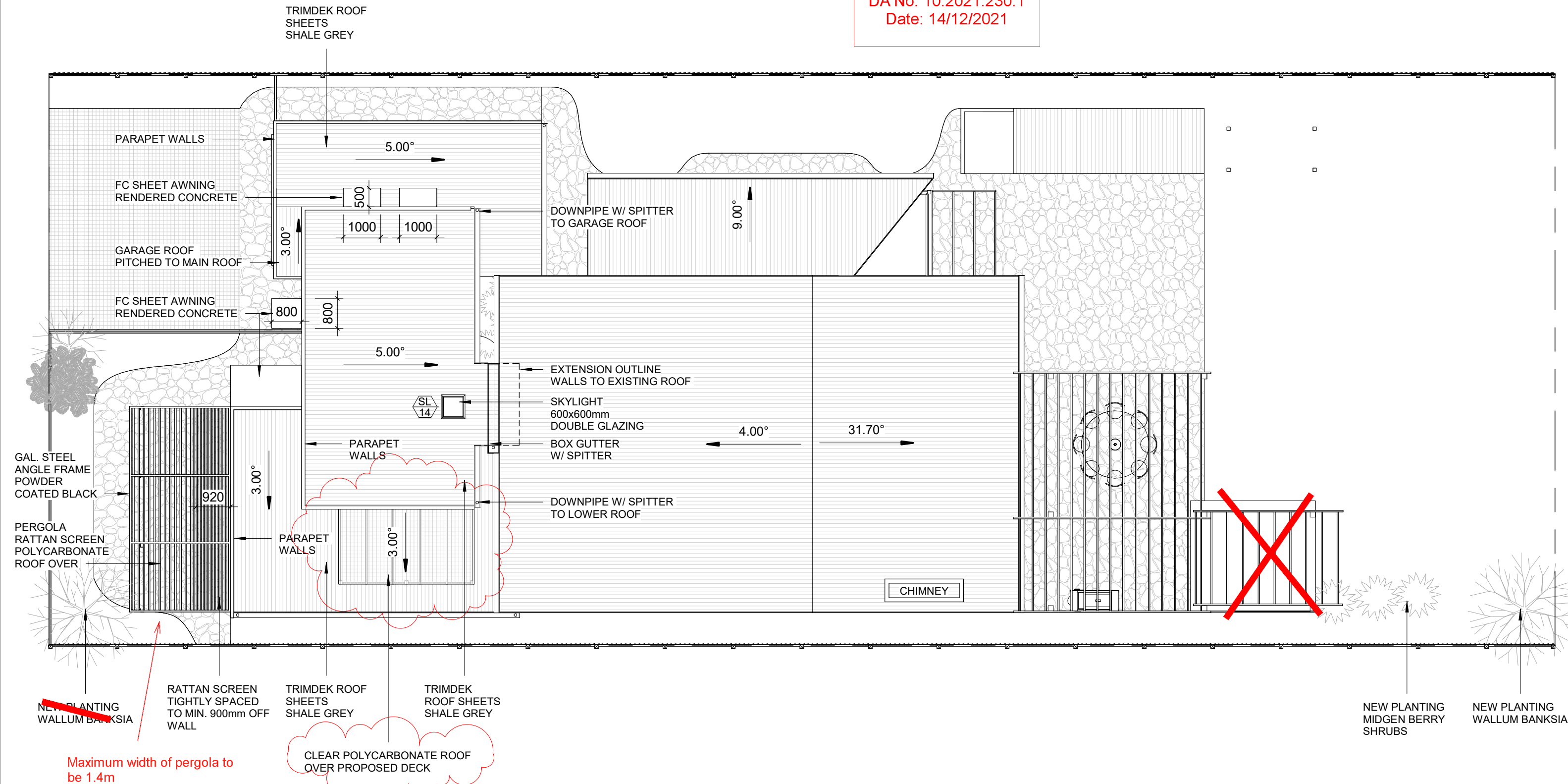


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Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
SL14	0.36	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

ALTERATIONS & ADDITIONS

N. PIAT-NISKI
25 ALCORN ST. SUFFOLK PARK
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2015
Project no.

ROOF PLAN

22 OCT. 2021
Date:

1 : 100
Scale:

A1.03
Sheet no.

A
Revision

ORIGINAL SHEET SIZE A3 - 297x420 22/10/2021 9:57:12 AM

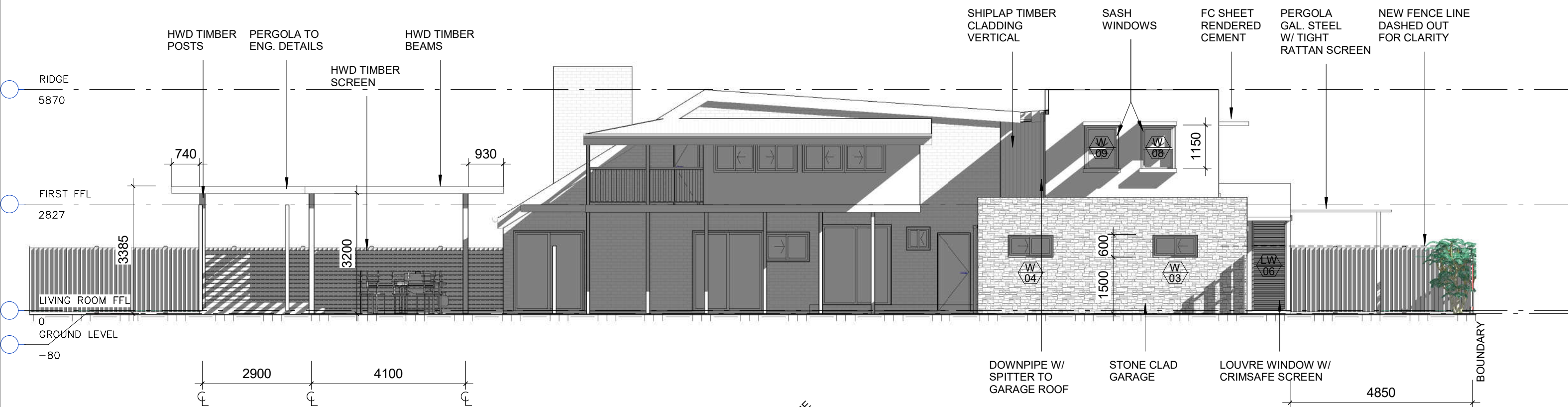


BEN DE NARDI
M:0405 300 414
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ABN 88 324 856 476

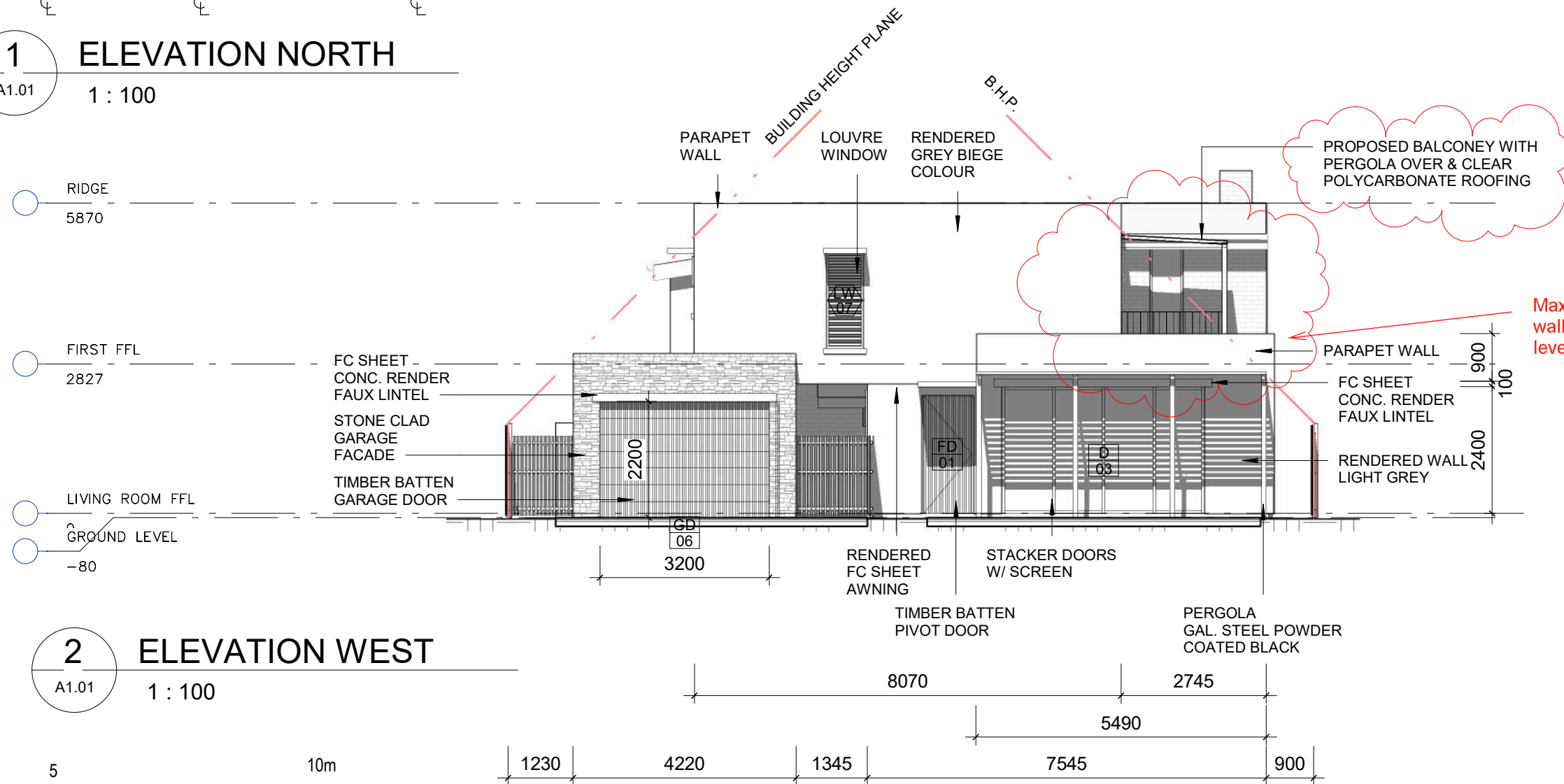
ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

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 A
DATE 22.10.21
DETAIL NEW BLACONY FROM BEDROOM

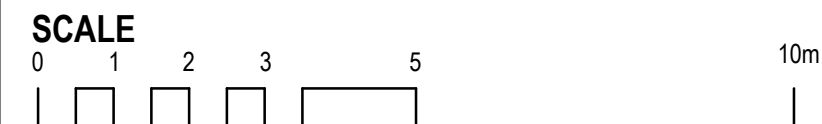


1 ELEVATION NORTH
A1.01 1 : 100



2 ELEVATION WEST
A1.01 1 : 100

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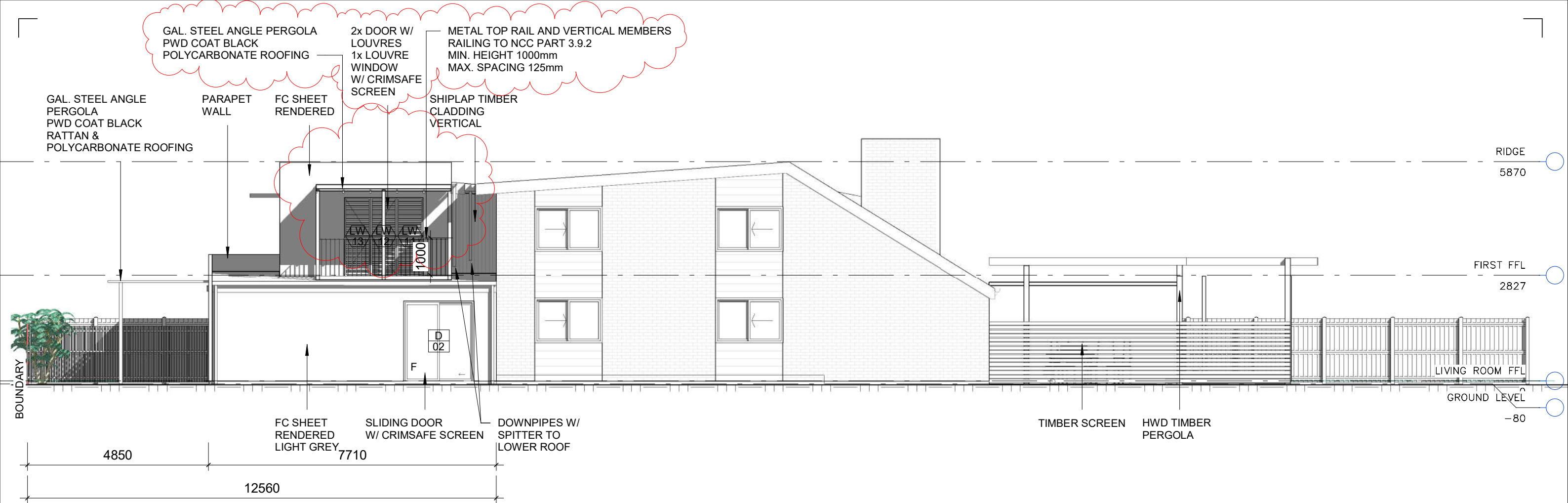
N. PIAT-NISKI
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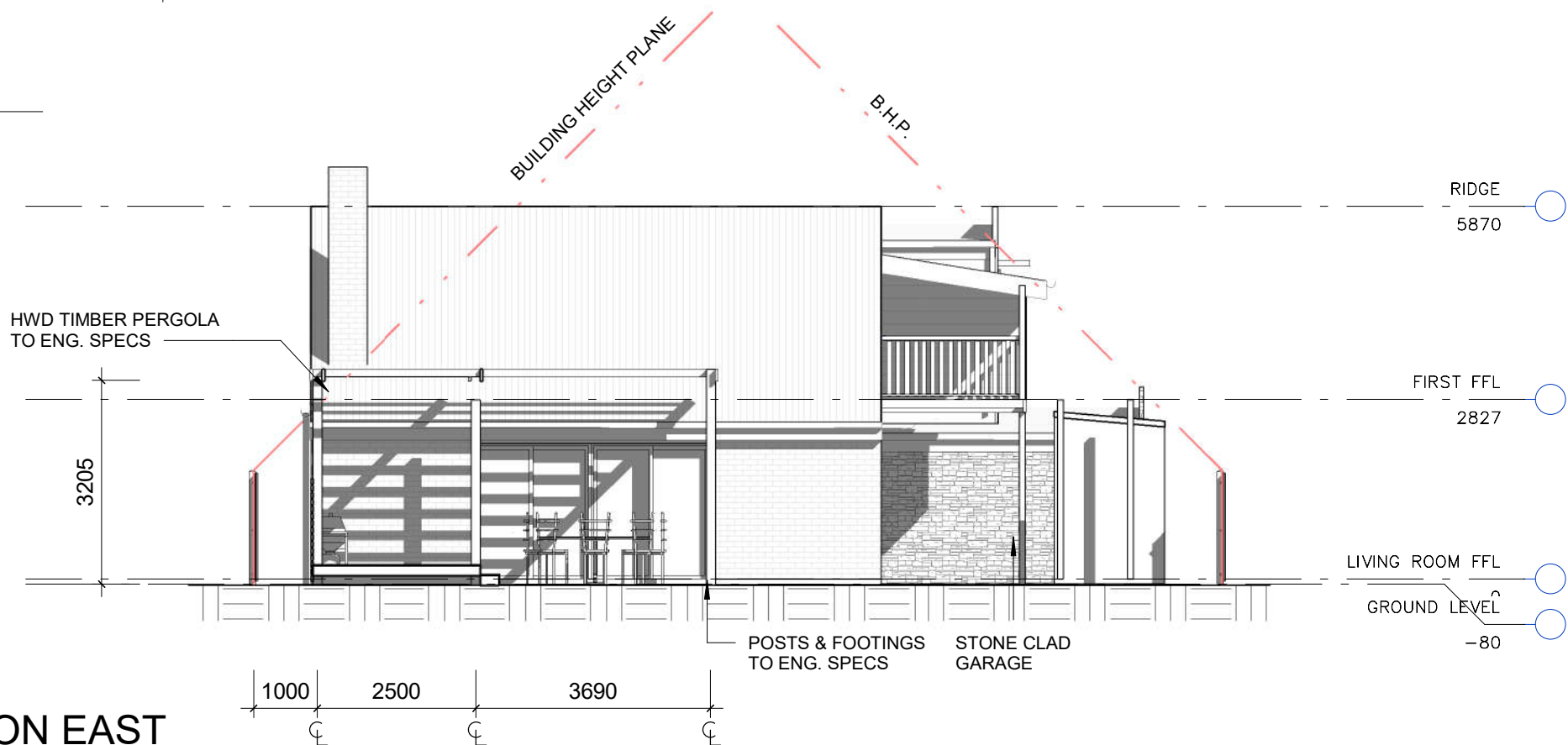
ELEVATIONS

22 OCT. 2021 1 : 100 A3.00 A
Date: Scale: Sheet no. Revision

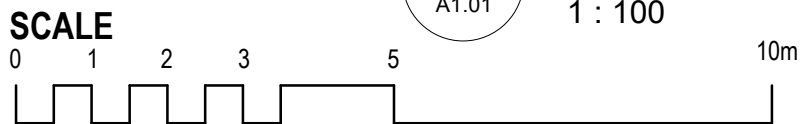
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2 ELEVATION SOUTH
A1.01 1 : 100



1 ELEVATION EAST
A1.01 1 : 100



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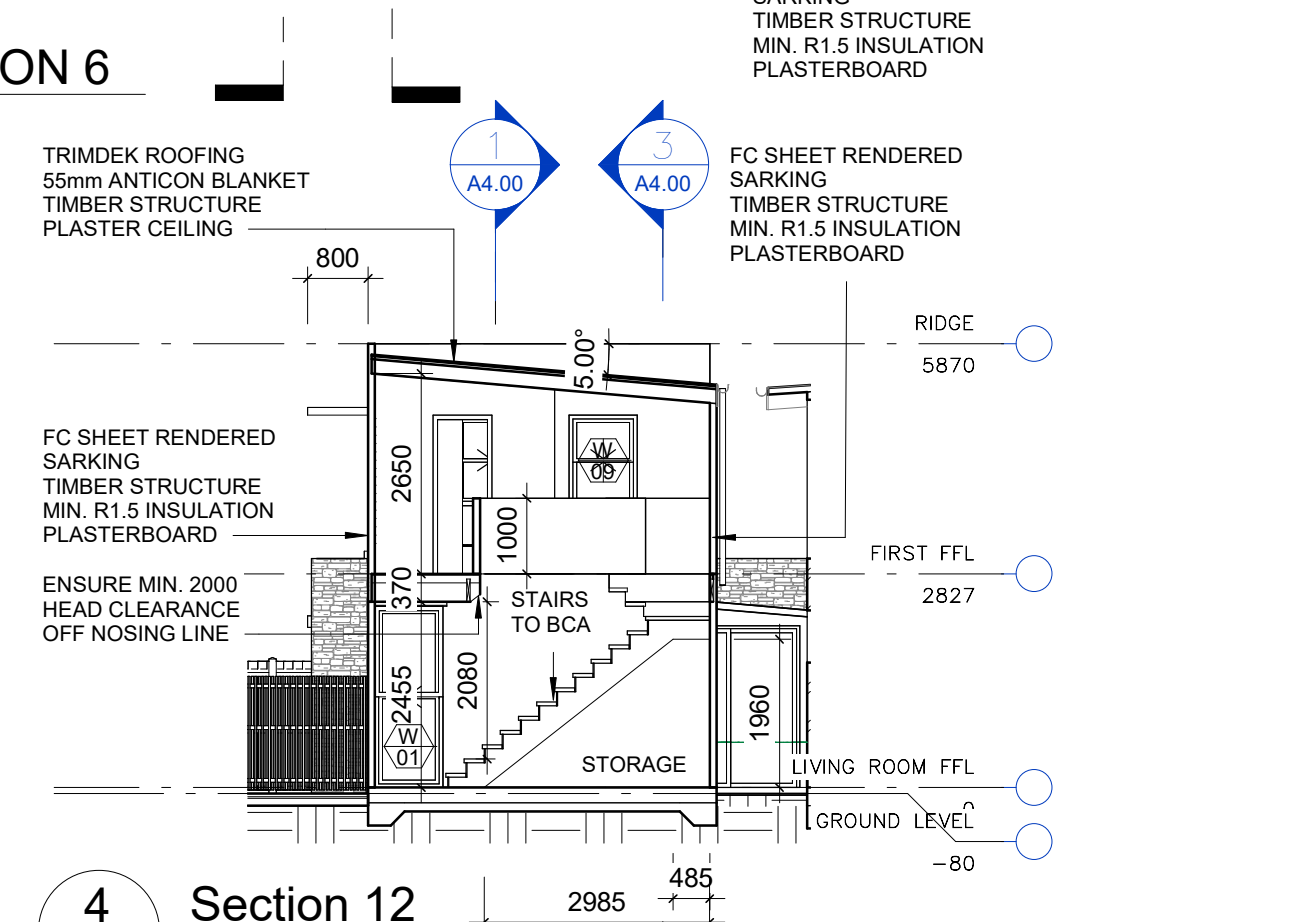
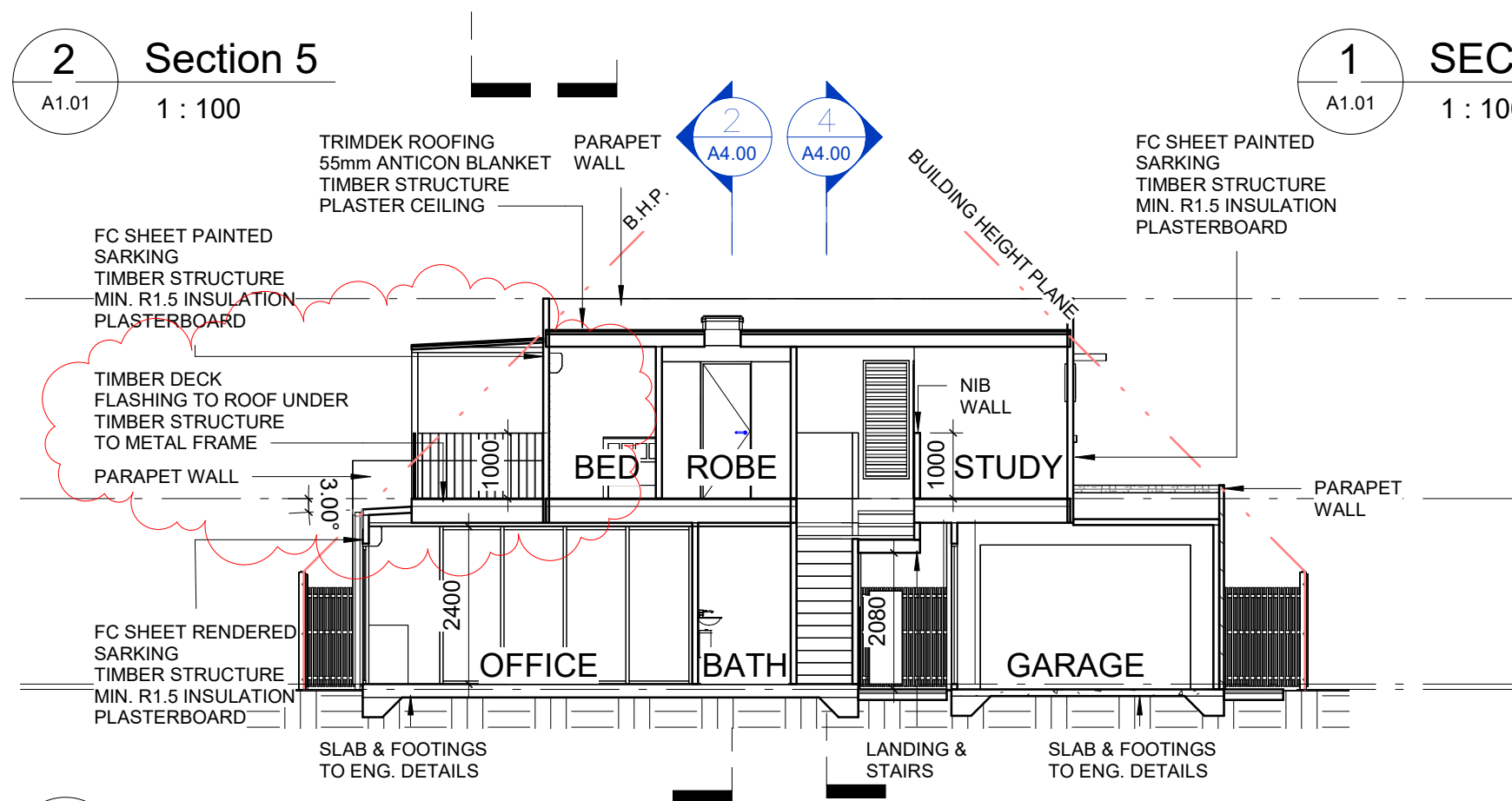
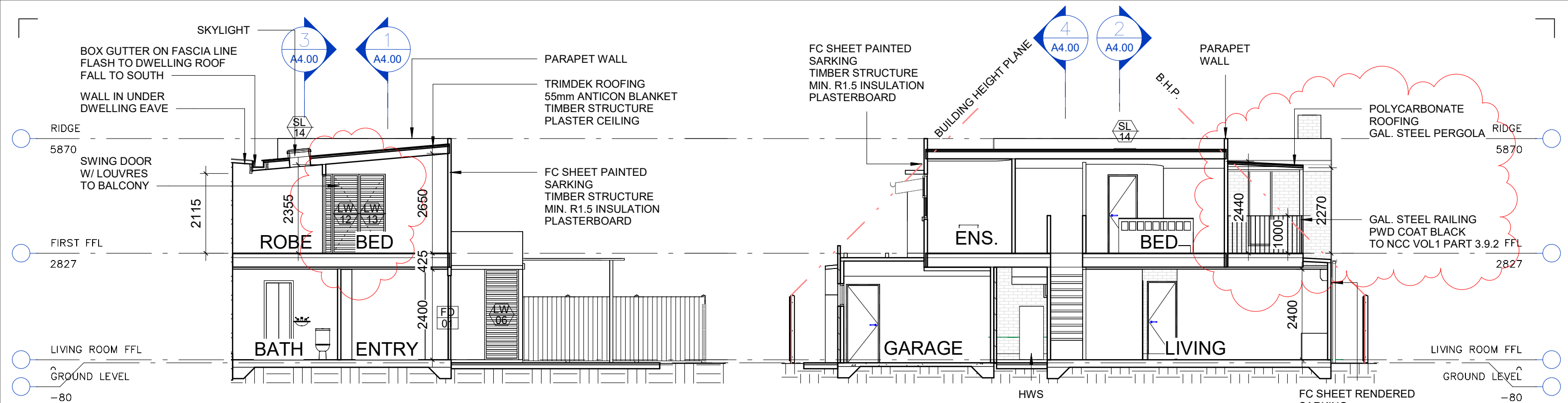
ALTERATIONS & ADDITIONS

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ELEVATIONS

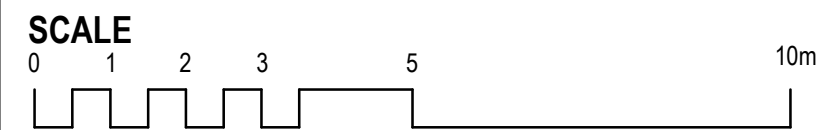
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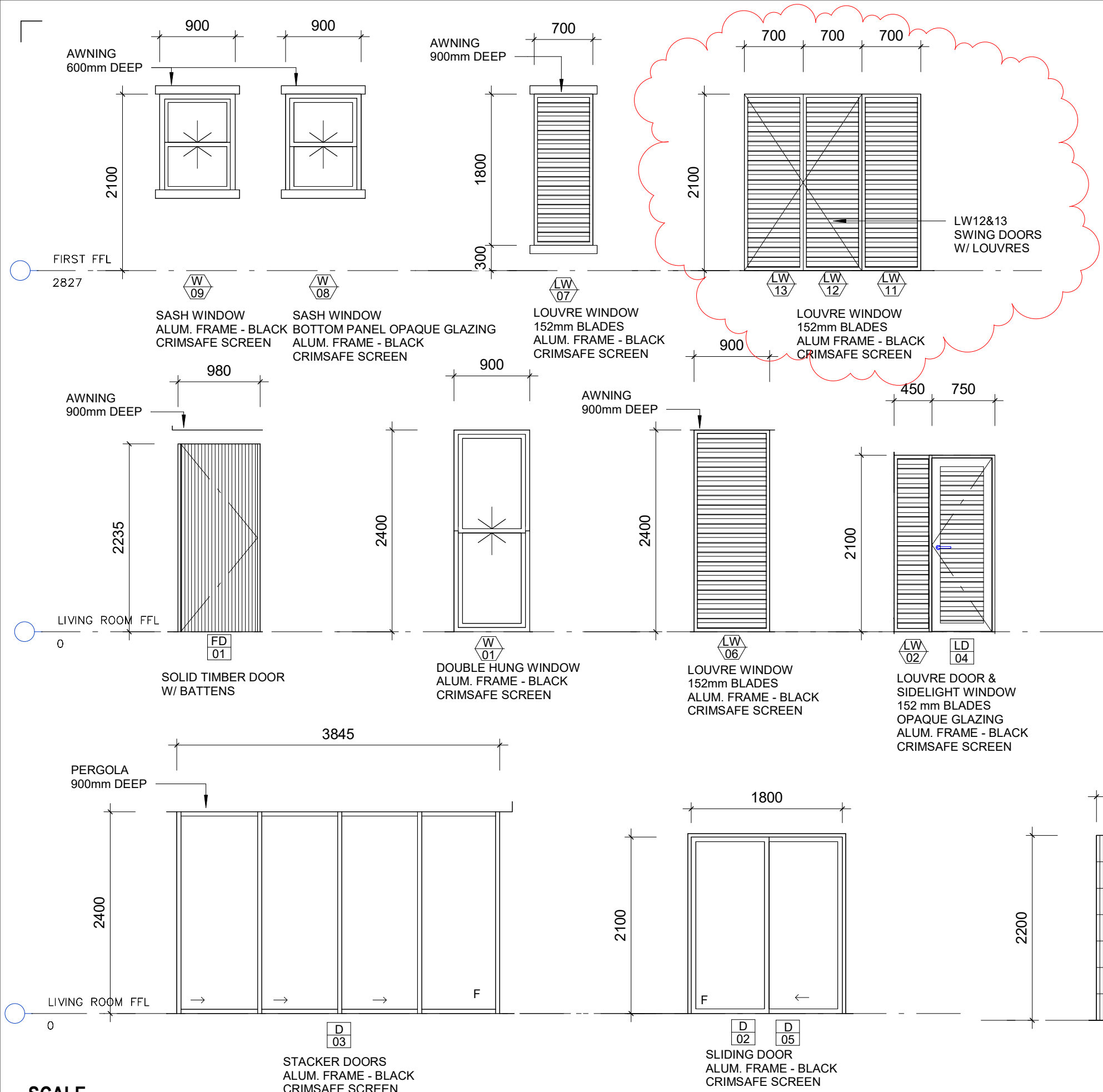


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Construction	Additional insulation required (R-value)
concrete slab on ground floor.	nil
suspended floor with open subfloor: framed (R0.7).	nil
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)

ALTERATIONS & ADDITIONS	SECTIONS
N. PIAT-NISKI 25 ALCORN ST. SUFFOLK PARK 2483	22 OCT. 2021 Date:
2015 Project no.	1 : 100 Scale:
	A4.00 Sheet no.
	A Revision
ORIGINAL SHEET SIZE A3 - 297x420 22/10/2021 9:58:10 AM	





Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W09	N	1.1	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W08	N	1.1	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
LW07	W	1.3	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
LW13	S	1.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
LW12	S	1.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
LW11	S	1.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W01	N	2.2	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
LW06	N	2.2	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
LW02/LD04	N	2.5	3.6	2.9	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D03	W	9.2	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	S	3.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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NOTES:
ALL LOUVRE WINDOW TO HAVE 3 LEVERS

- NOTES
- ALL DIMENSIONS ARE TO STANDARD OPENINGS OR DOOR SIZES - UNO
 - DOORS AND WINDOWS VIEWED FROM THE OUTSIDE - UNO
 - CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO FABRICATION

