

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

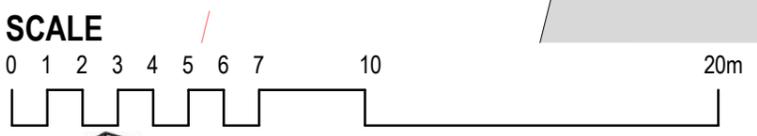
Certificate number: A411271_02

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



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ISSUE A
DATE 22.10.21
DETAIL NEW BALCONY FROM BEDROOM

ALTERATIONS & ADDITIONS

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

2015
Project no.

SITE PLAN

22 OCT. 2021
Date:

1 : 200
Scale:

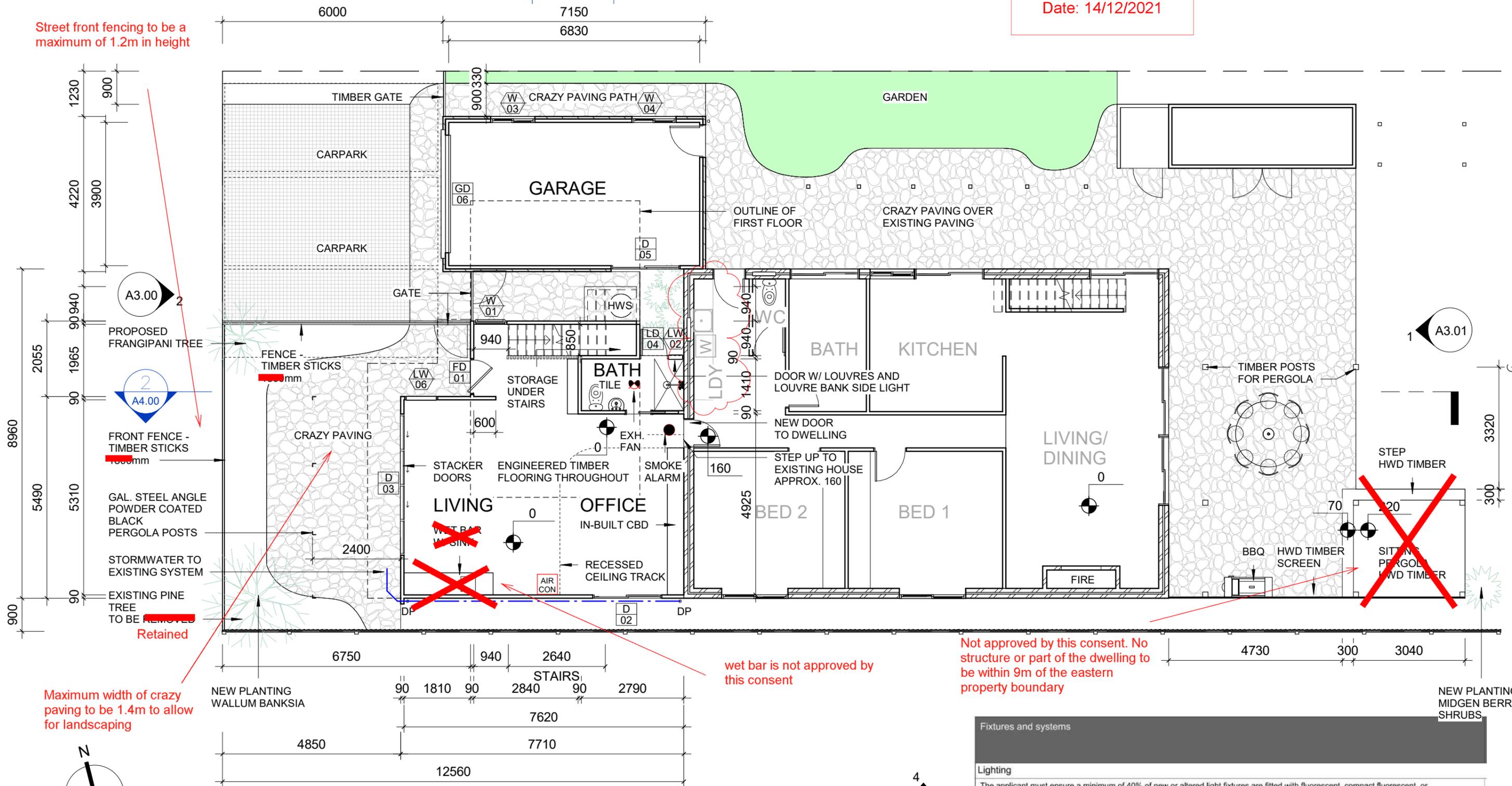
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Sheet no.

A
Revision

ORIGINAL SHEET SIZE A3 - 297x420 22/10/2021 9:56:10 AM

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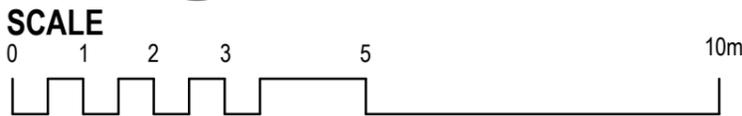
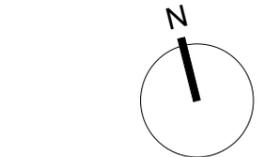
Street front fencing to be a maximum of 1.2m in height



Maximum width of crazy paving to be 1.4m to allow for landscaping

wet bar is not approved by this consent

Not approved by this consent. No structure or part of the dwelling to be within 9m of the eastern property boundary



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 A
 DATE 13.12.21
 DETAIL LAUNDRY SHOWN ON PLAN

ALTERATIONS & ADDITIONS

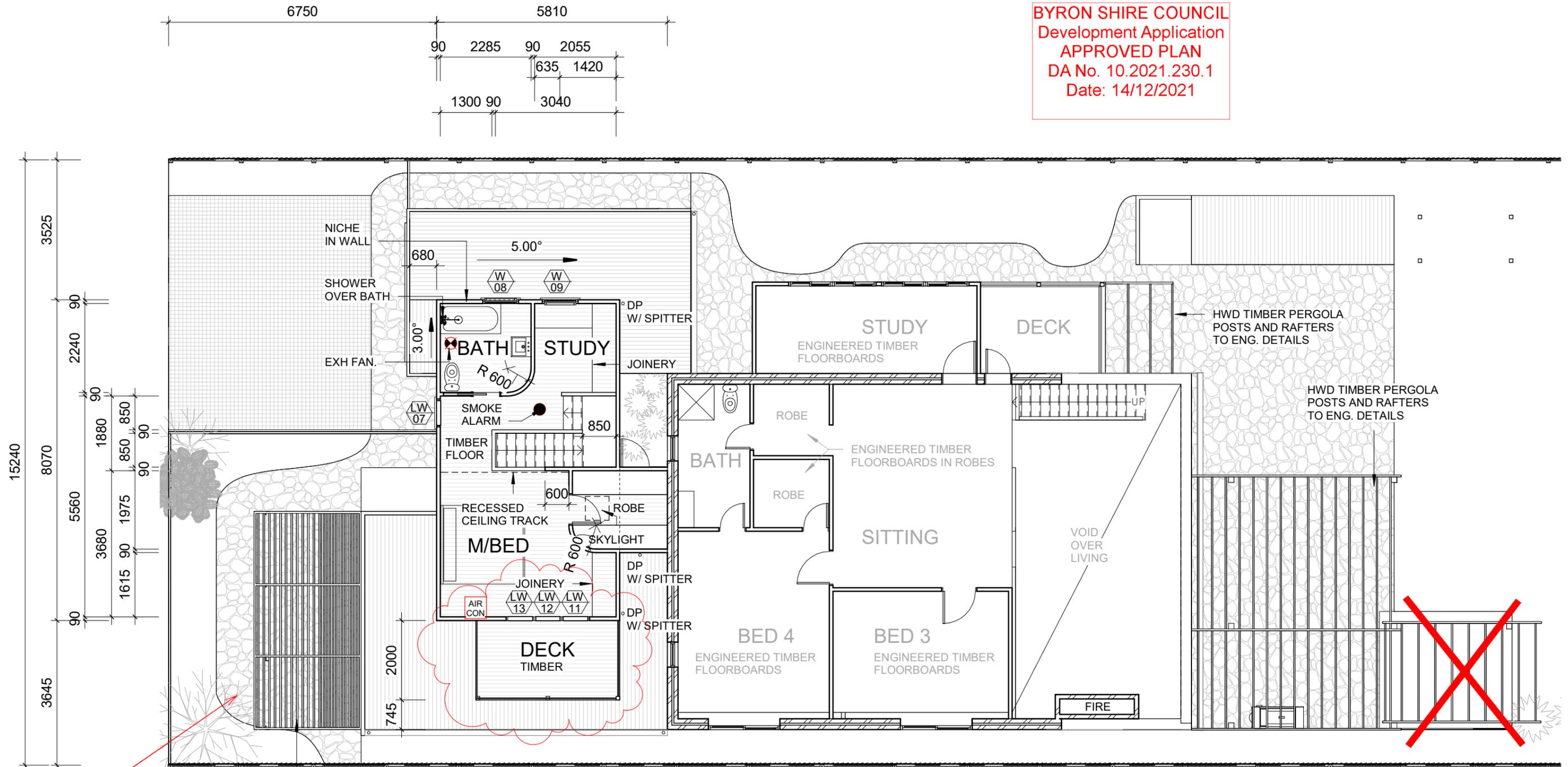
N. PIAT-NISKI
 25 ALCORN ST. SUFFOLK PARK
 2483

2015
 Project no.

FLOOR PLAN

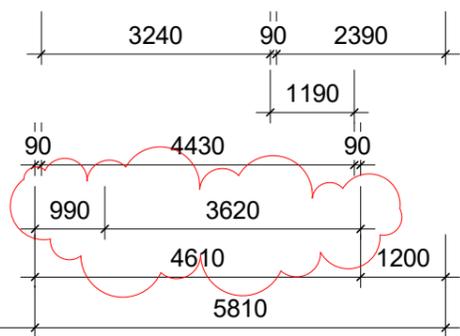
13 DEC. 2021
 Date:
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 Scale:
 A1.01
 Sheet no.
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BYRON SHIRE COUNCIL
 Development Application
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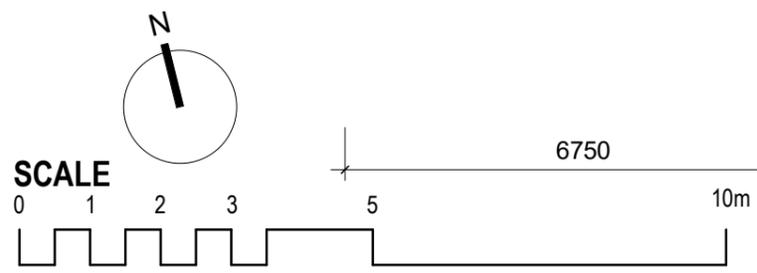


maximum width of pergola to be 1.4m

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

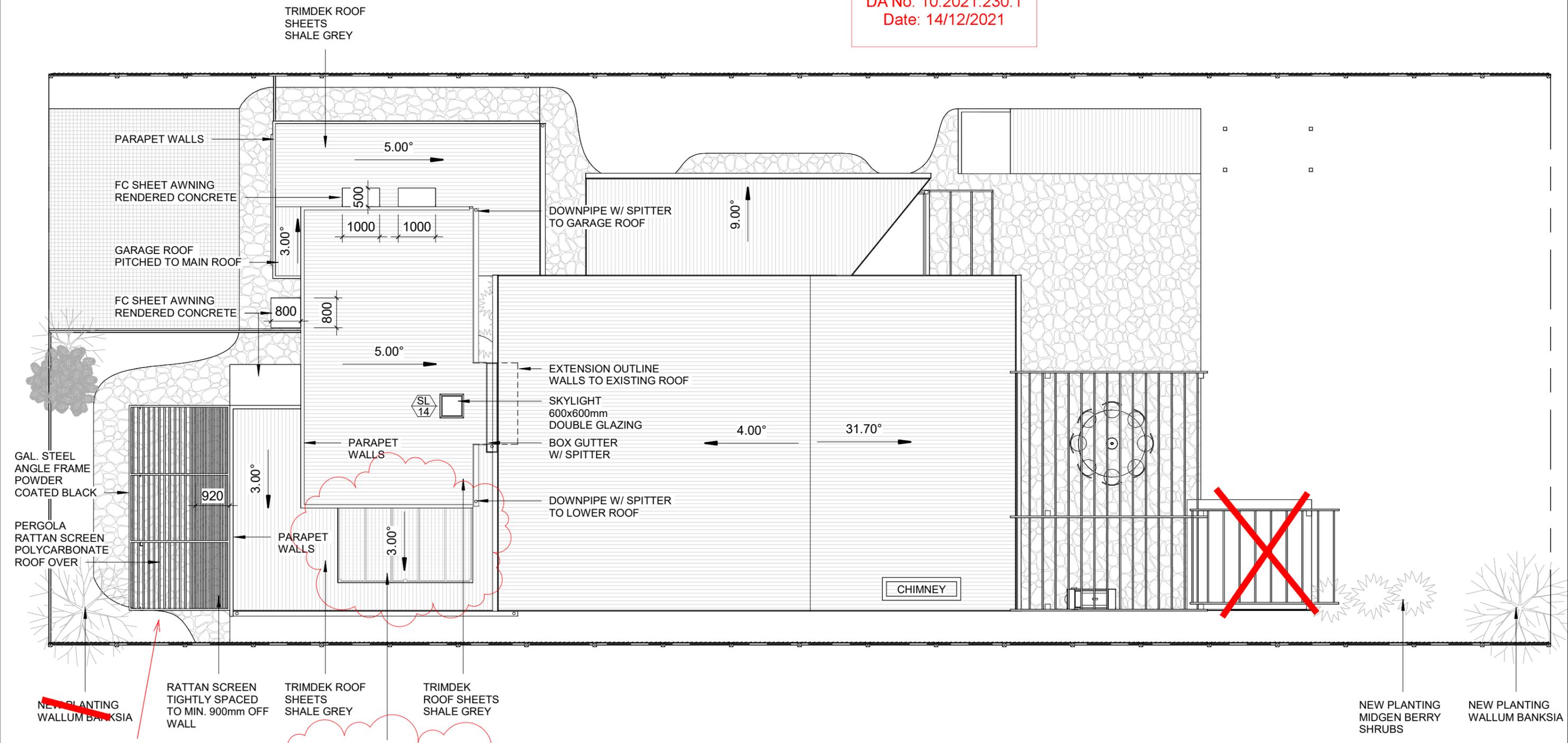


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Maximum width of pergola to be 1.4m

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Maximum width of pergola to be 1.4m

CLEAR POLYCARBONATE ROOF OVER PROPOSED DECK

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)

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DATE 22.10.21
DETAIL NEW BLACONY FROM BEDROOM

ALTERATIONS & ADDITIONS

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

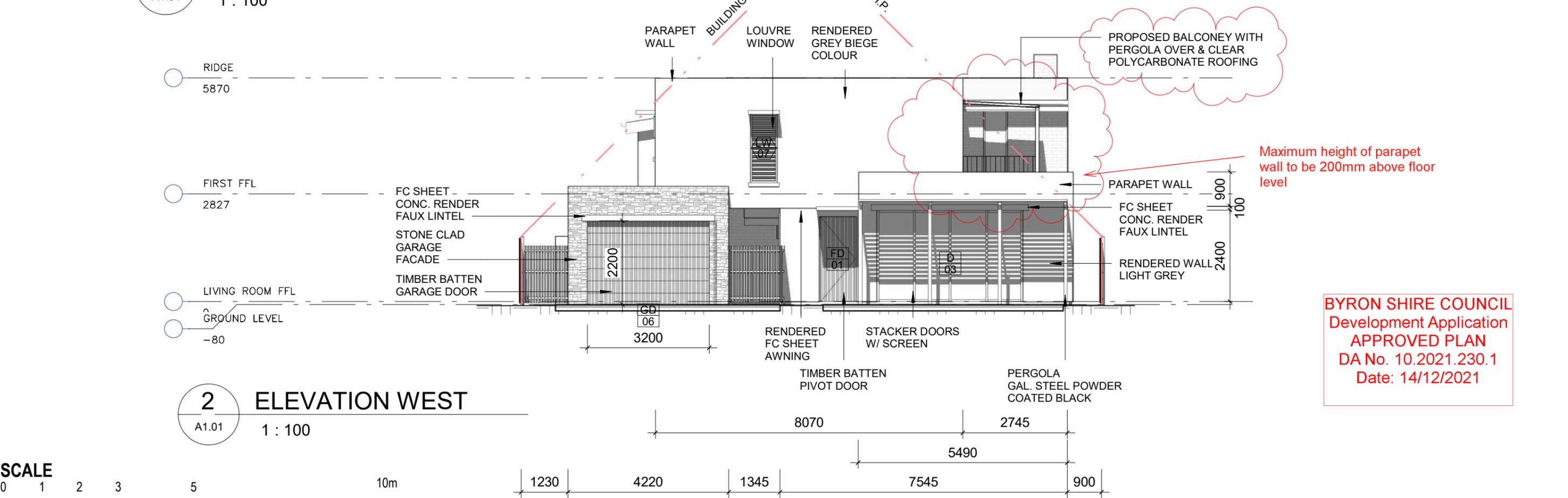
2015
Project no.

ROOF PLAN

22 OCT. 2021 1 : 100 A1.03 A
Date: Scale: Sheet no. Revision
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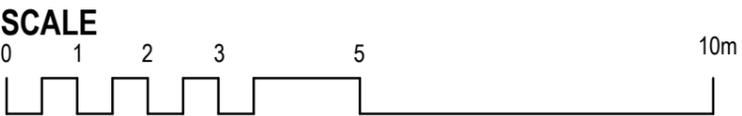


1 ELEVATION NORTH
A1.01 1 : 100



2 ELEVATION WEST
A1.01 1 : 100

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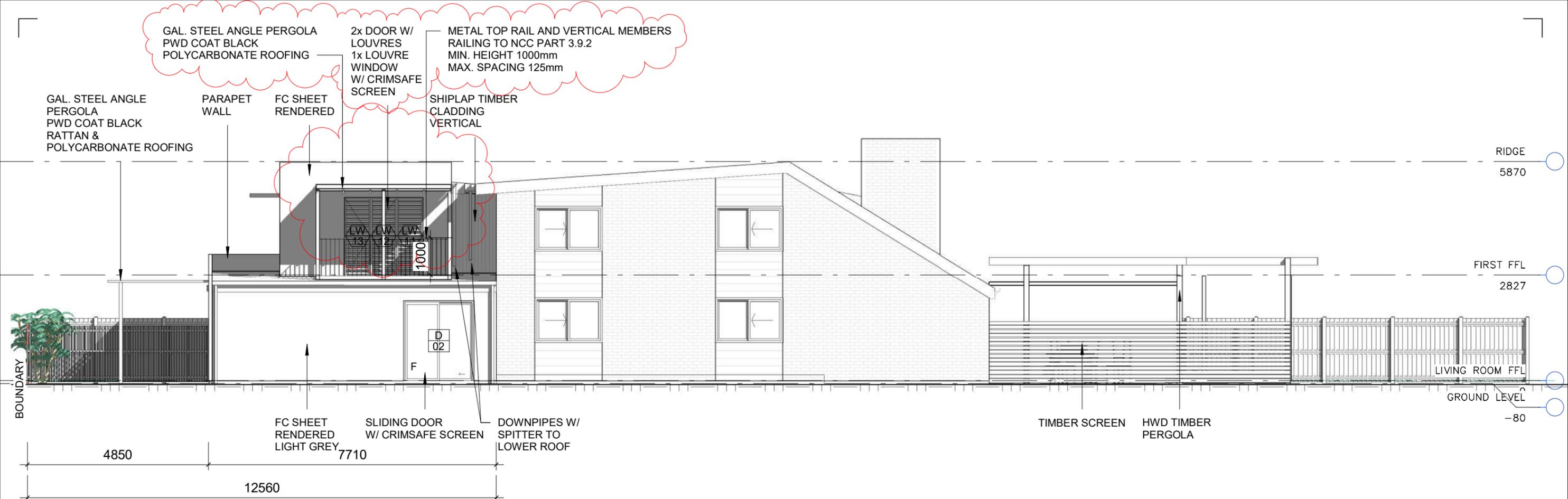
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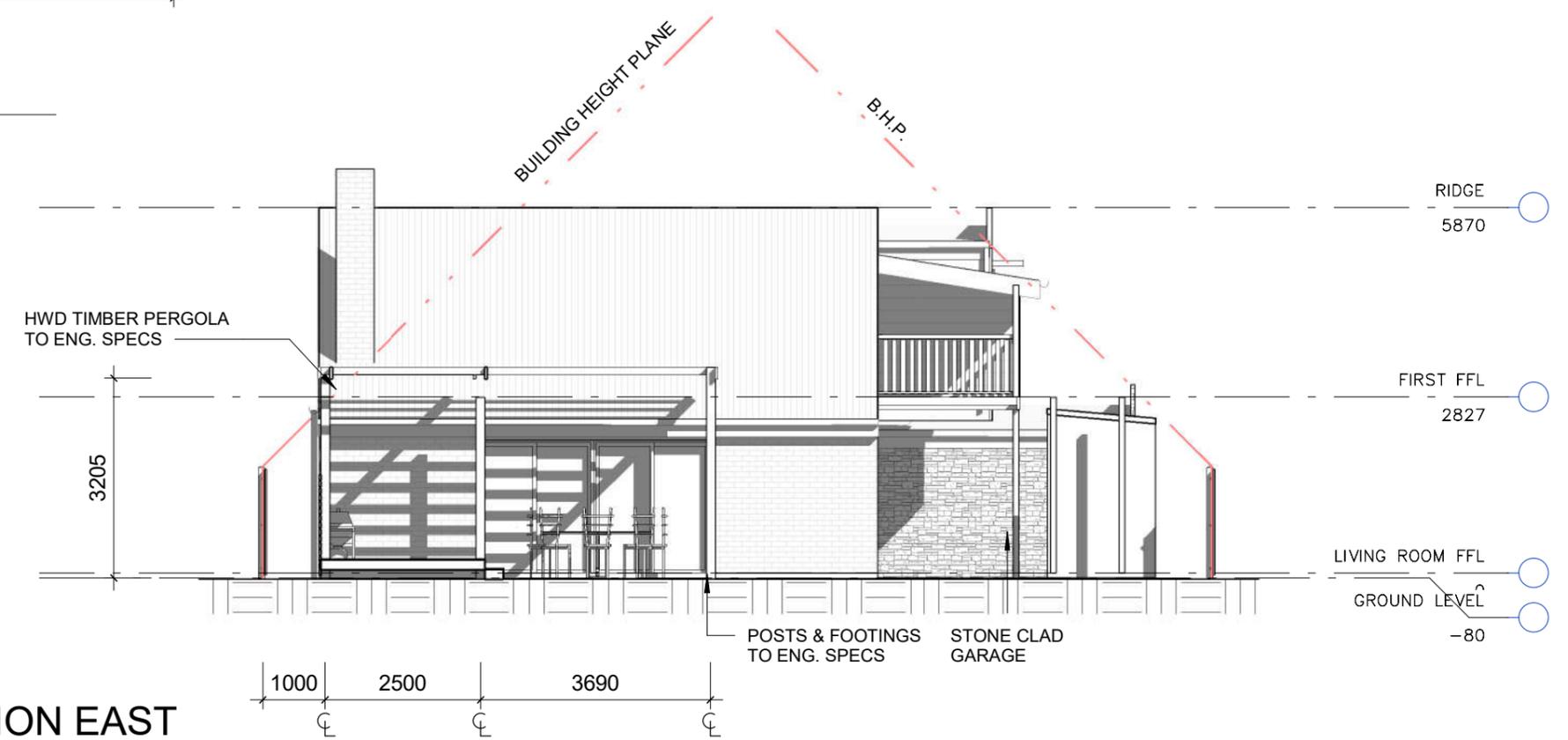
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2483
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ELEVATIONS

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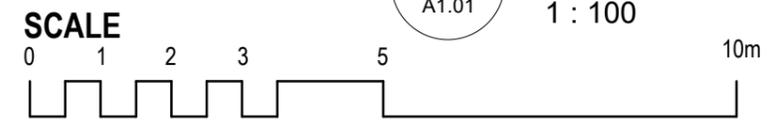


2 ELEVATION SOUTH
A1.01 1 : 100



1 ELEVATION EAST
A1.01 1 : 100

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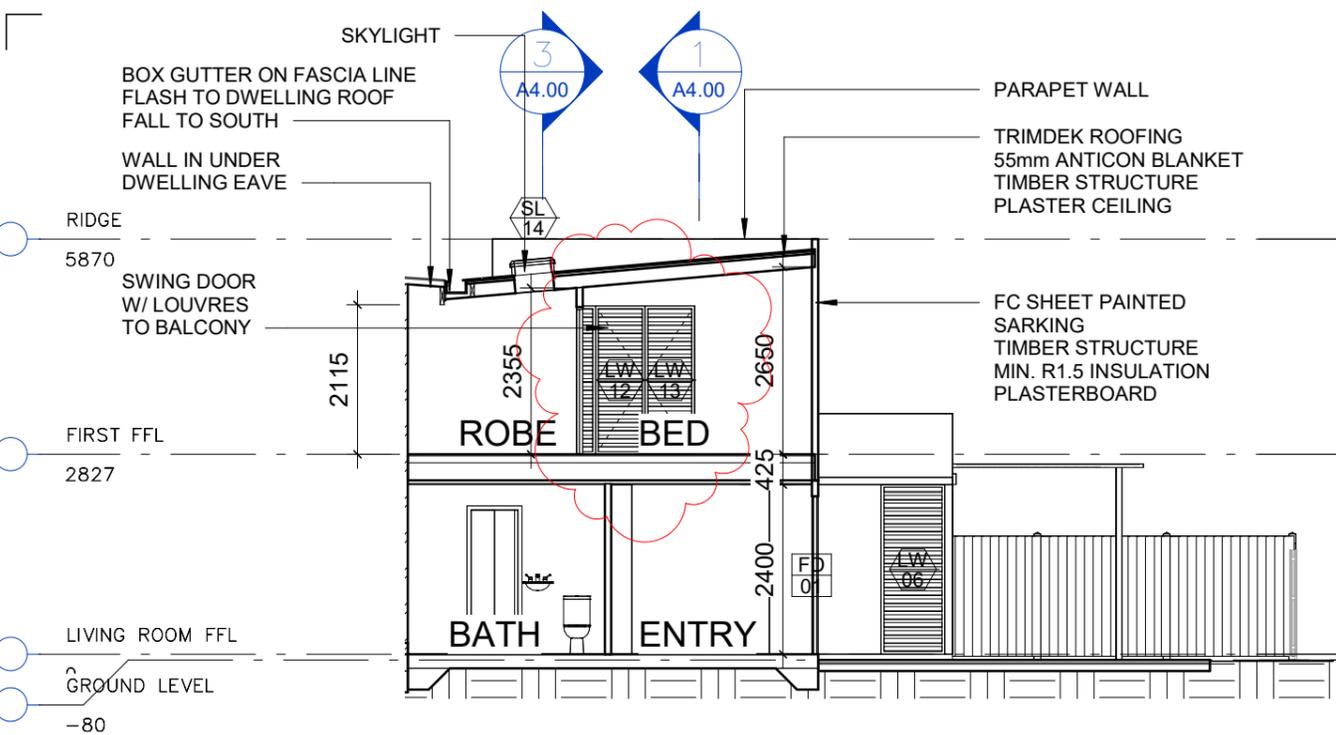
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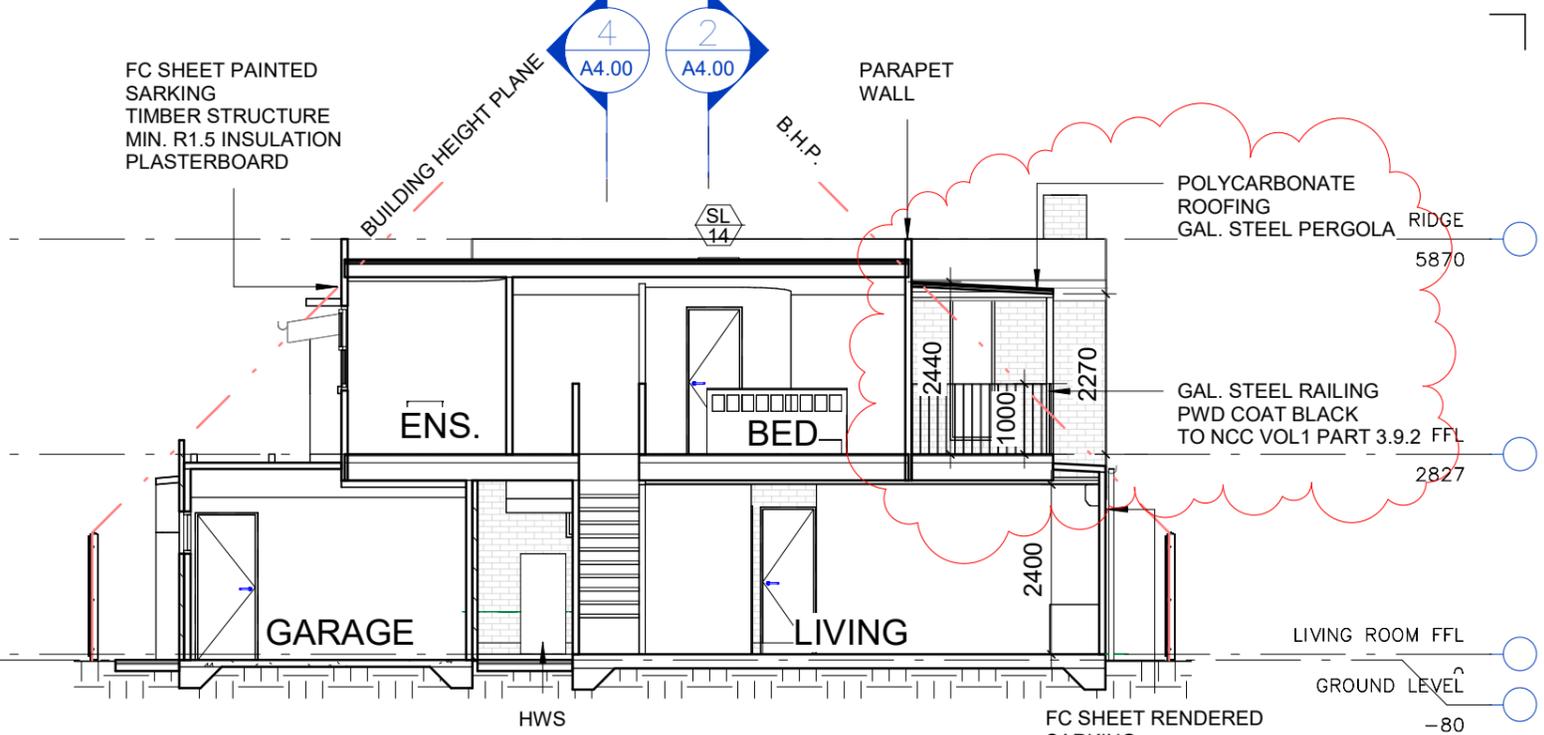
N. PIAT-NISKI
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2483
2015
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ELEVATIONS

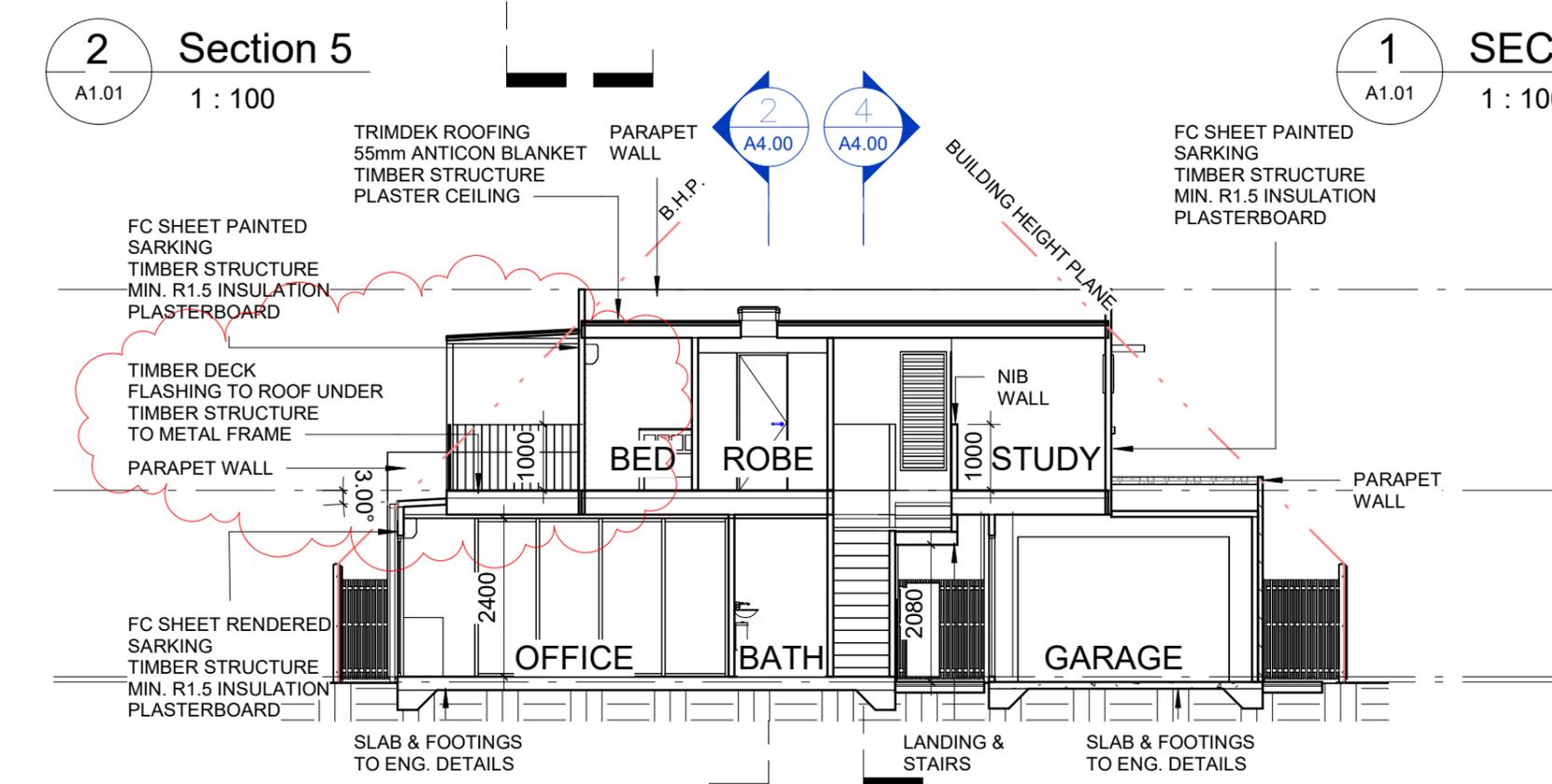
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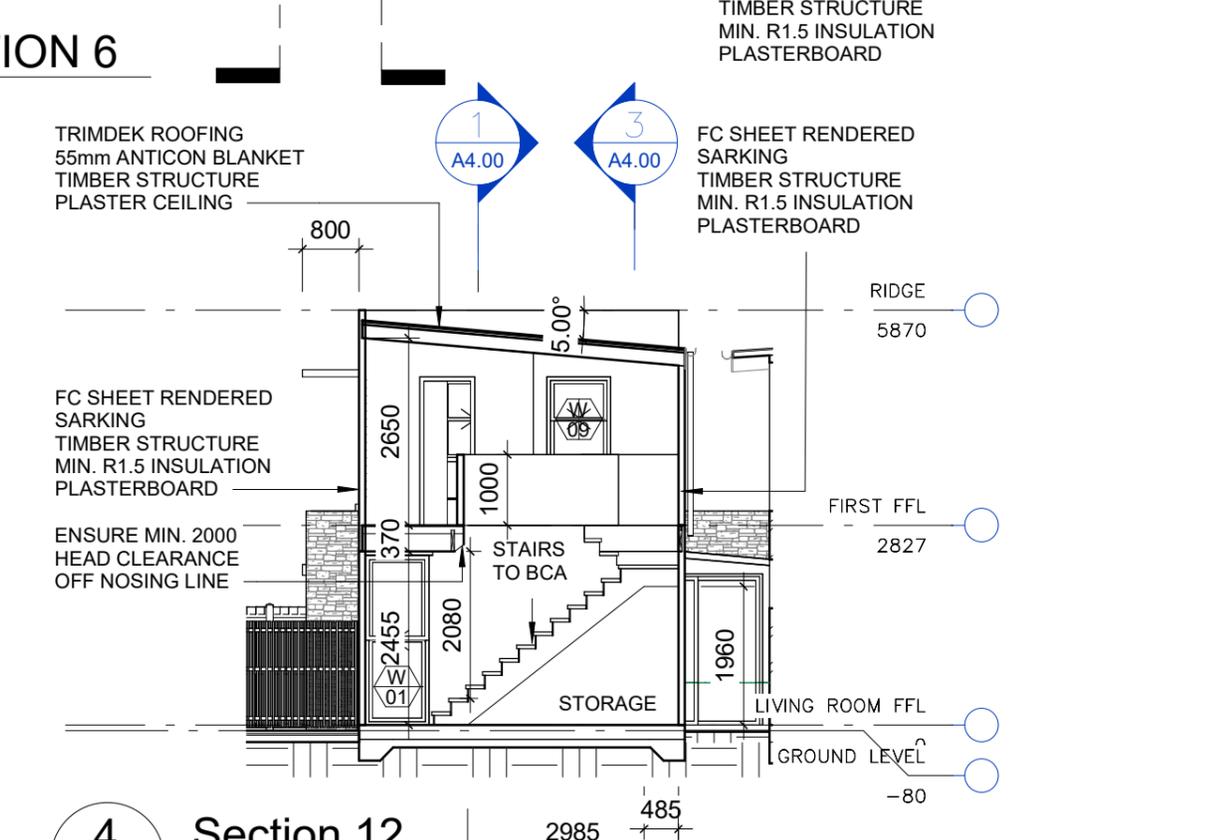
2 Section 5
A1.01 1 : 100



1 SECTION 6
A1.01 1 : 100



3 SECTION 1
A1.01 1 : 100

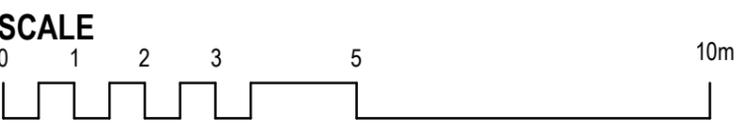


4 Section 12
A4.00 1 : 100

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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)

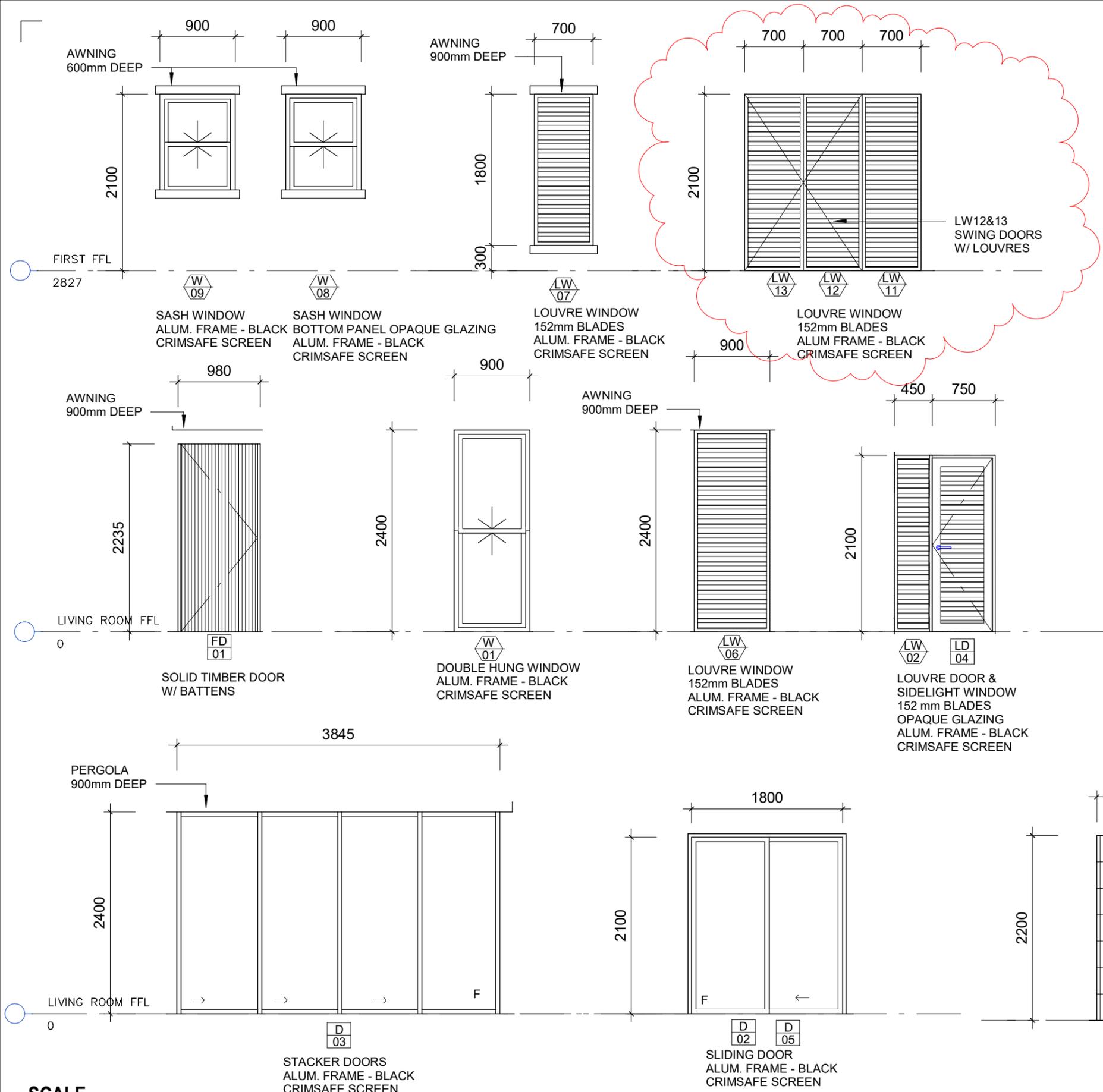
ALTERATIONS & ADDITIONS		SECTIONS	
N. PIAT-NISKI	2015	22 OCT. 2021	1 : 100
25 ALCORN ST. SUFFOLK PARK	Project no.	Date:	Scale:
2483		Sheet no.	Revision
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Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Overshadowing 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



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DOOR & WINDOW SCHEDULE

22 OCT. 2021 1 : 50 A8.00 A
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