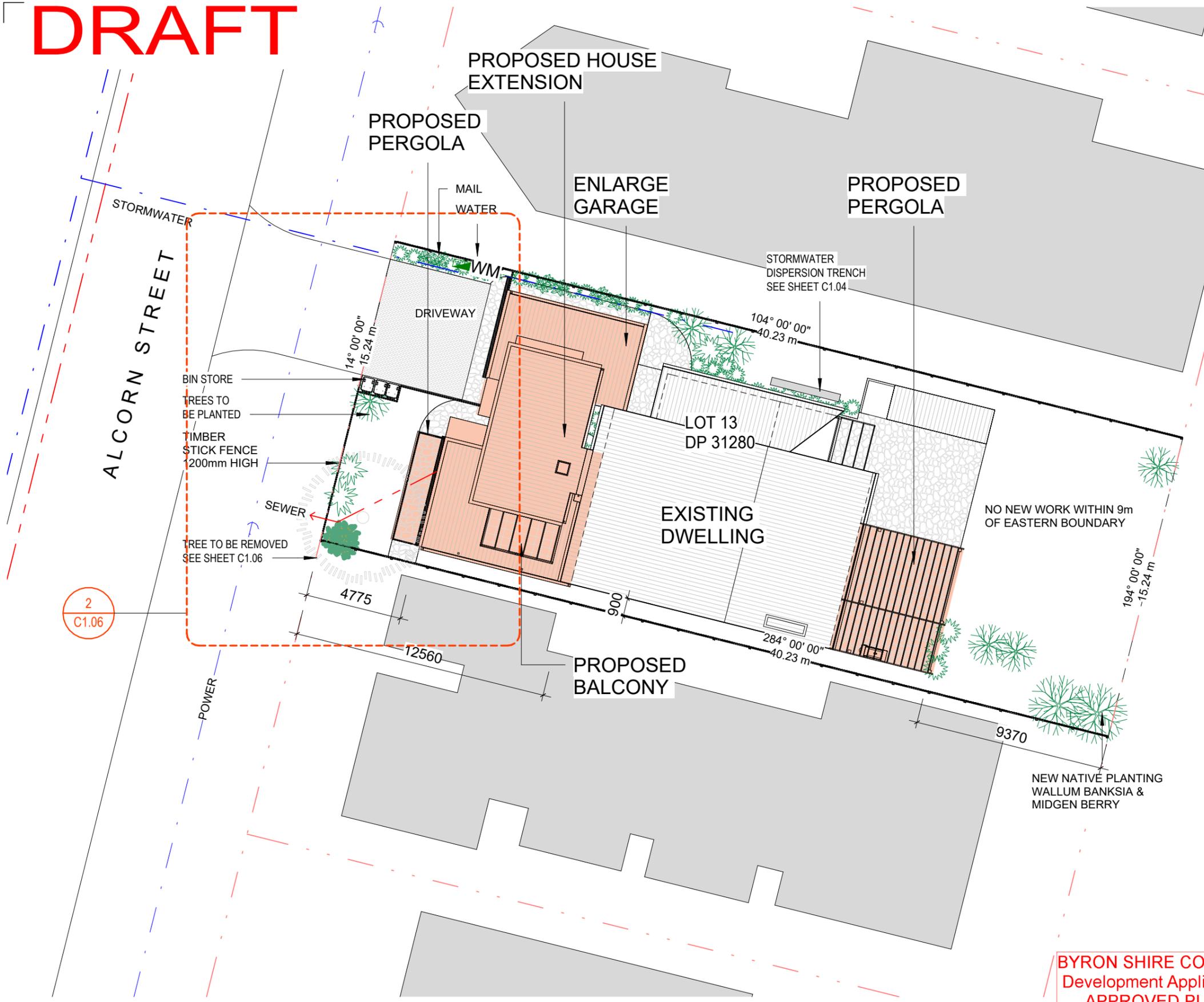
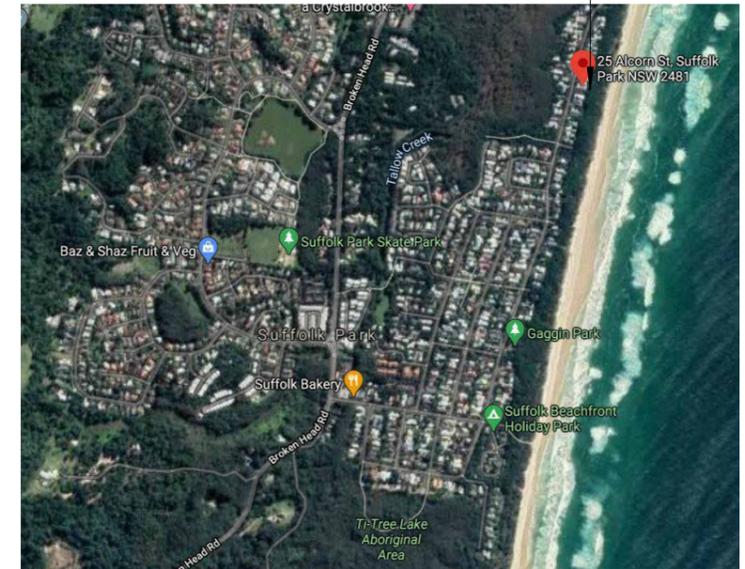


# DRAFT

LOCATION MAP

SITE



### SITE STATISTICS

ZONE: 7(f2)  
 SITE AREA: 613.1m<sup>2</sup>

**FLOOR AREAS**  
 EXISTING TOTAL: 217.3m<sup>2</sup>  
 PROPOSED DOWNSTAIRS: 53.1m<sup>2</sup>  
 PROPOSED UPSTAIRS: 36.1m<sup>2</sup>

NEW TOTAL AREA: 306.5m<sup>2</sup>

**FLOOR SPACE RATIO**  
 EXISTING: 1:0.35  
 PROPOSED: 1:0.50

### BASIX Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

#### Alterations and Additions

Certificate number: A411271\_02

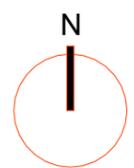
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://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. 10.2021.230.3  
 Date: 05/03/2024

### SCALE



BEN DE NARDI ARCHITECTS



NSW REG: 12090  
 ABN 88 324 856 476  
 M:0405 300 414  
[www.bendenardi.com](http://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:  
 DATE:  
 DETAIL:

### ALTERATIONS & ADDITIONS

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

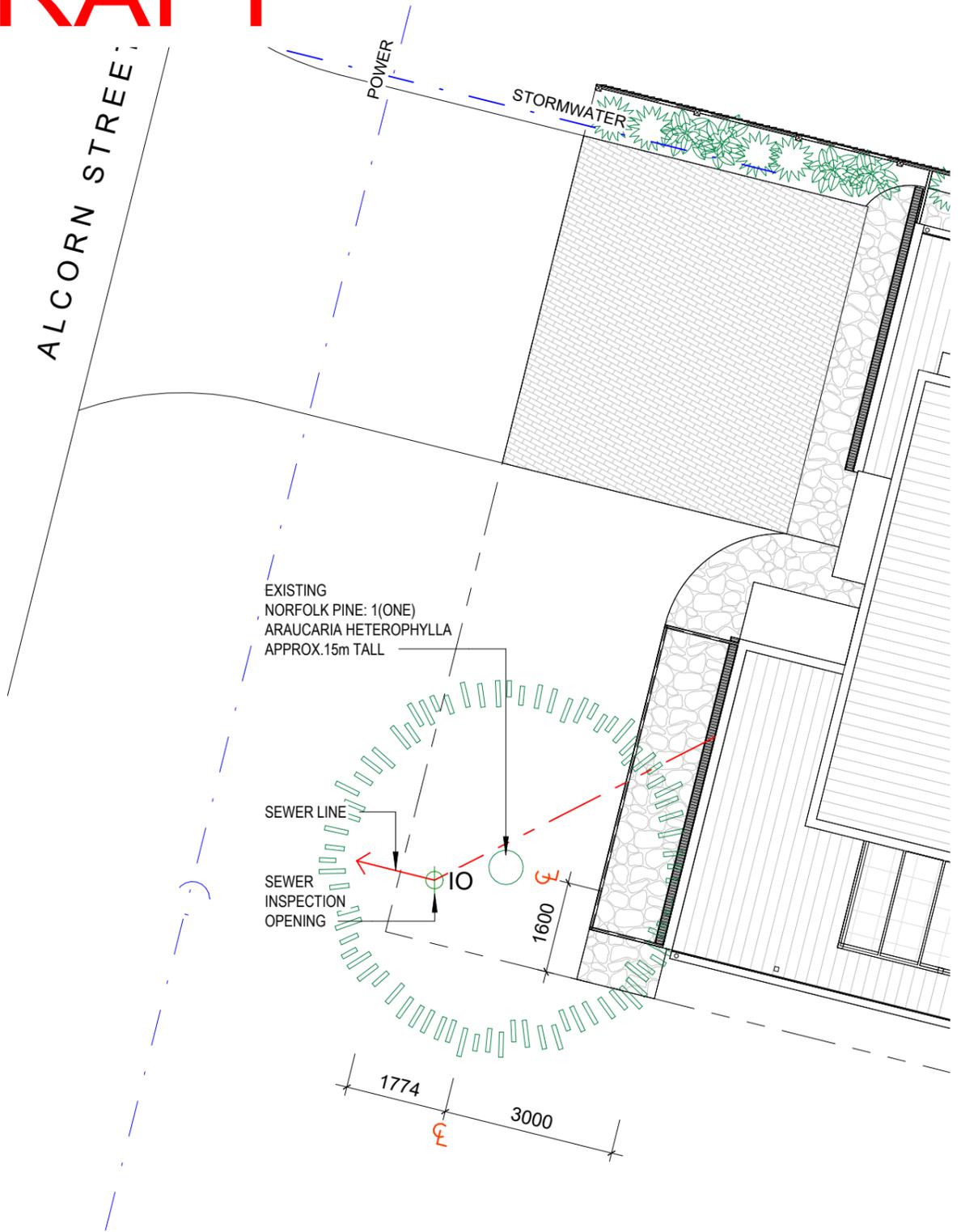
2015  
 Project no.

### SITE PLAN

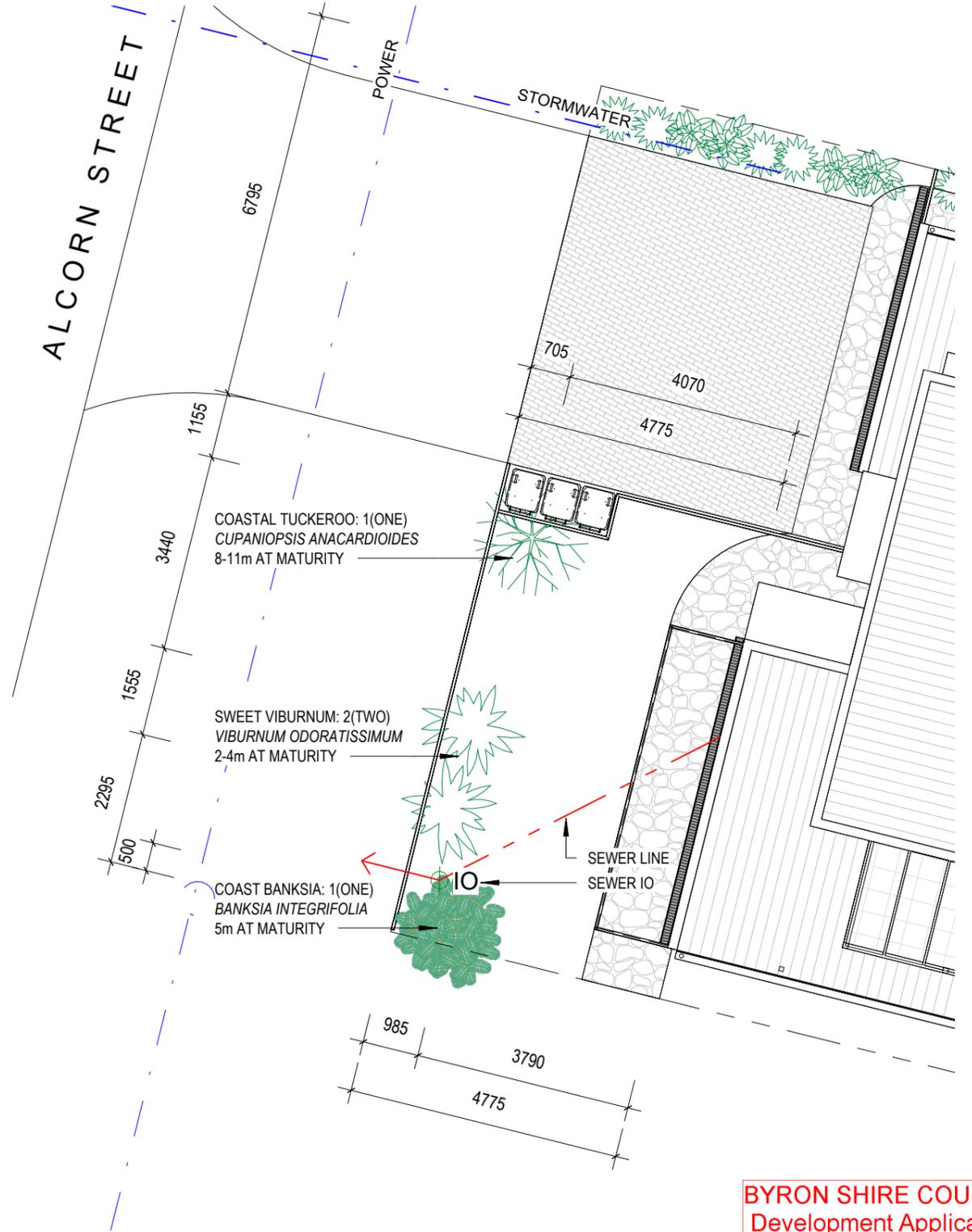
18 JAN. 2024 1 : 200 C1.00  
 Date: Scale @A3: Sheet no. Revision

ORIGINAL SHEET SIZE A3 - 297x420 18/01/2024 6:08:09 PM

# DRAFT



**1** EXISTING TREE & SEWER PLAN  
SCALE: 1 : 100



**2** PROPOSED PLANTING  
SCALE: 1 : 100

BYRON SHIRE COUNCIL  
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