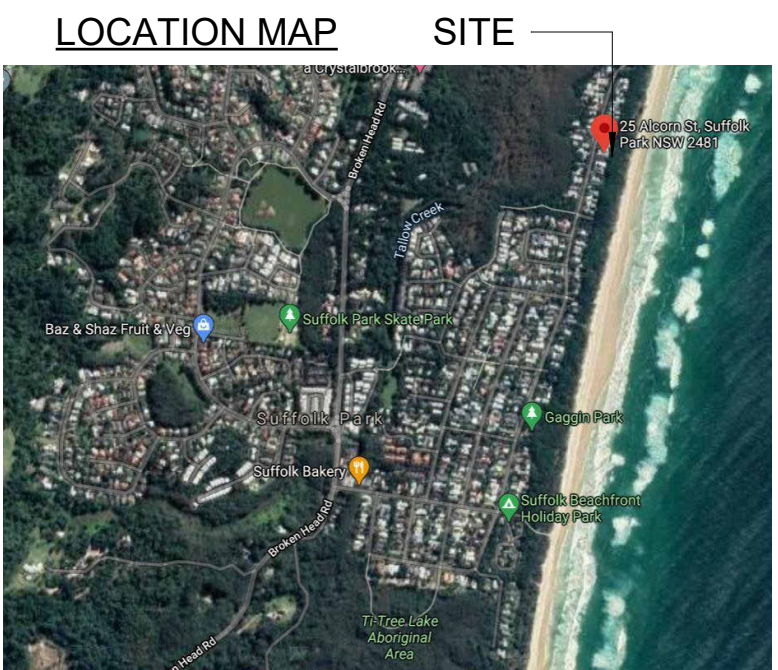
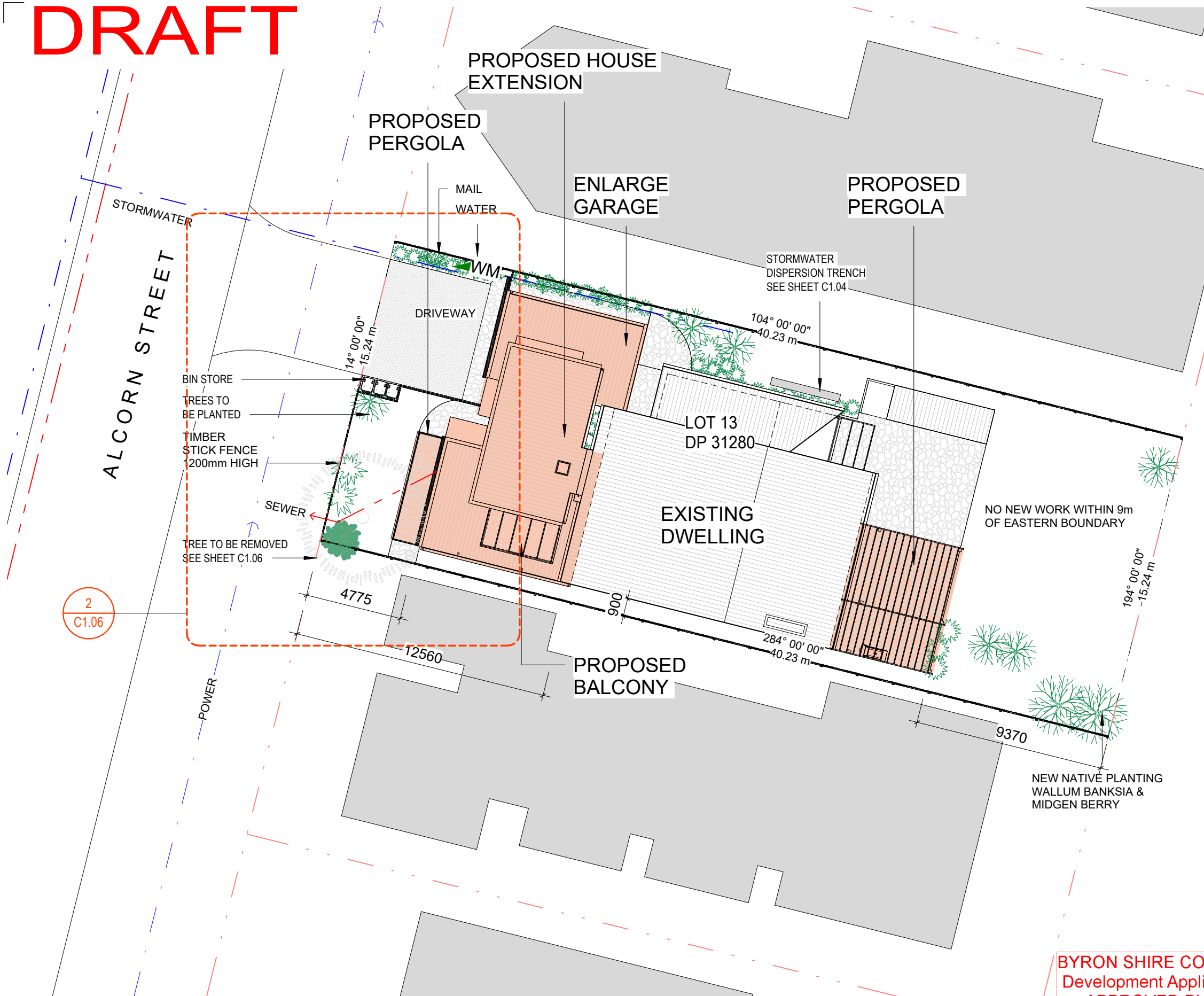


DRAFT



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.



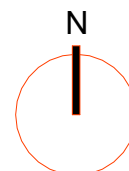
BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2021.230.3
Date: 05/03/2024

SCALE



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

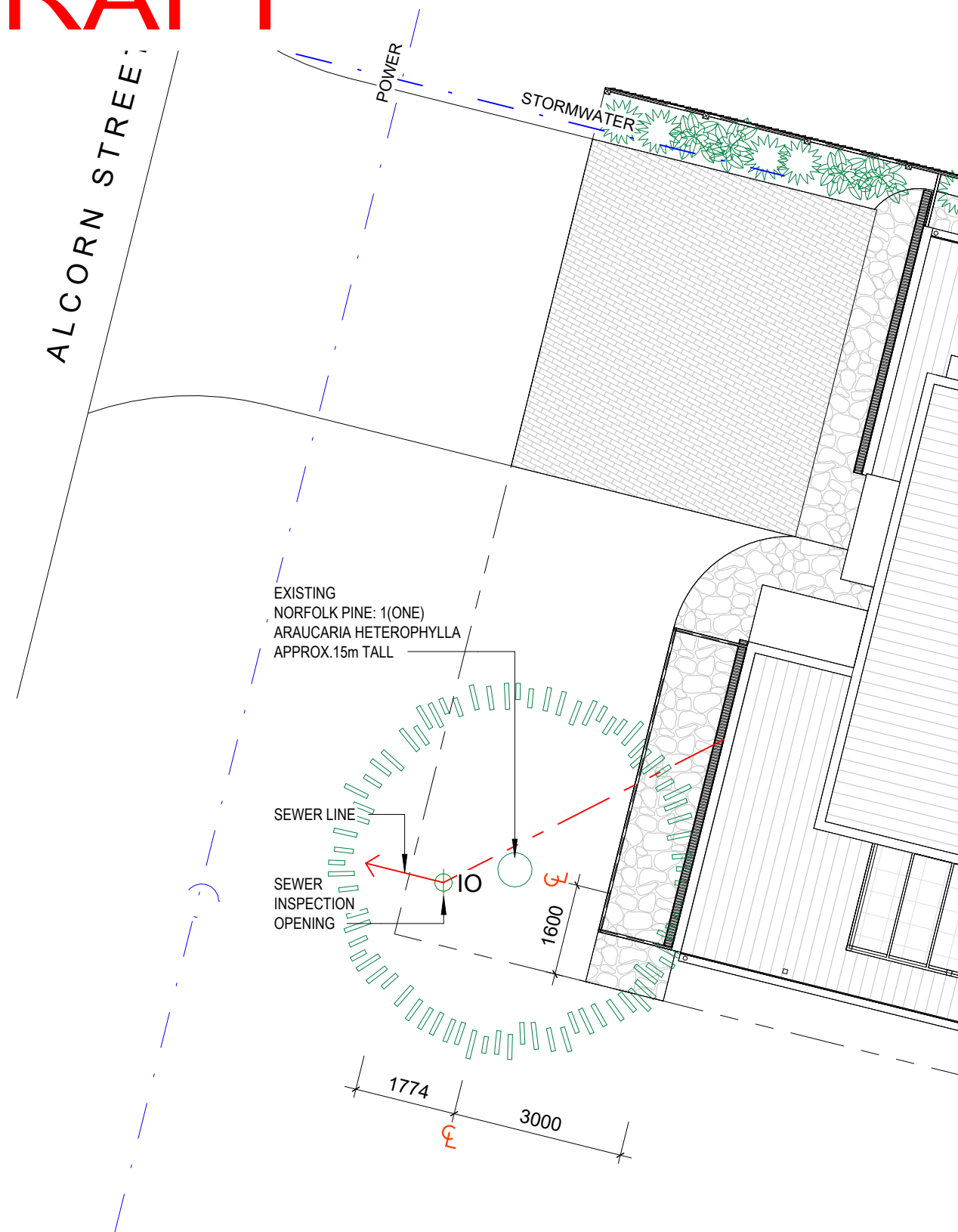
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Date: Scale @A3: Sheet no. Revision

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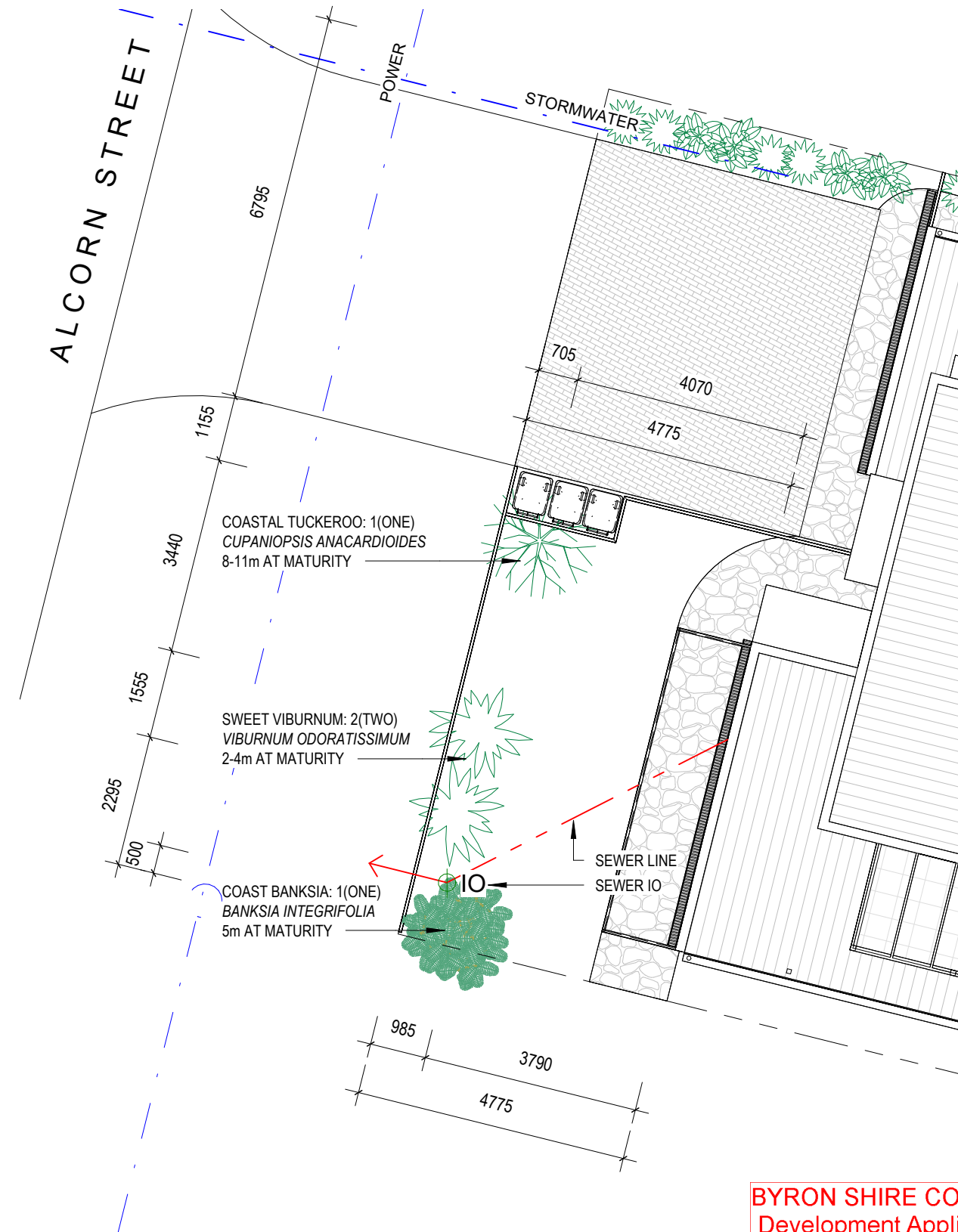
BEN DE NARDI ARCHITECTS



DRAFT



1 EXISTING TREE & SEWER PLAN
SCALE: 1 : 100



2 PROPOSED PLANTING
SCALE: 1 : 100

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2021.230.3
Date: 05/03/2024

BEN DE NARDI ARCHITECTS

NSW REG: 12090
ABN 88 324 856 476

M: 0405 300 414
www.bendenardi.com

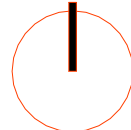
SCALE



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N



ISSUE:
DATE:
DETAIL:

ALTERATIONS & ADDITIONS

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

2015
Project no.

TREE REMOVAL & PLANTING PLAN

18 JAN. 2024 1 : 100 C1.06
Date: Scale @A3: Sheet no. Revision

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