

project

ALTS & ADDS

address

420 GOREMANS ROAD,
EUREKA, NSW 2480

client

S. FIEDLER

project no.

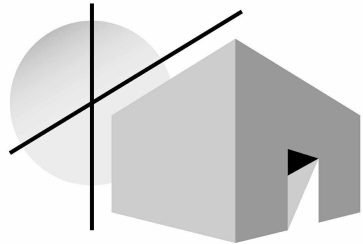
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date:

2402

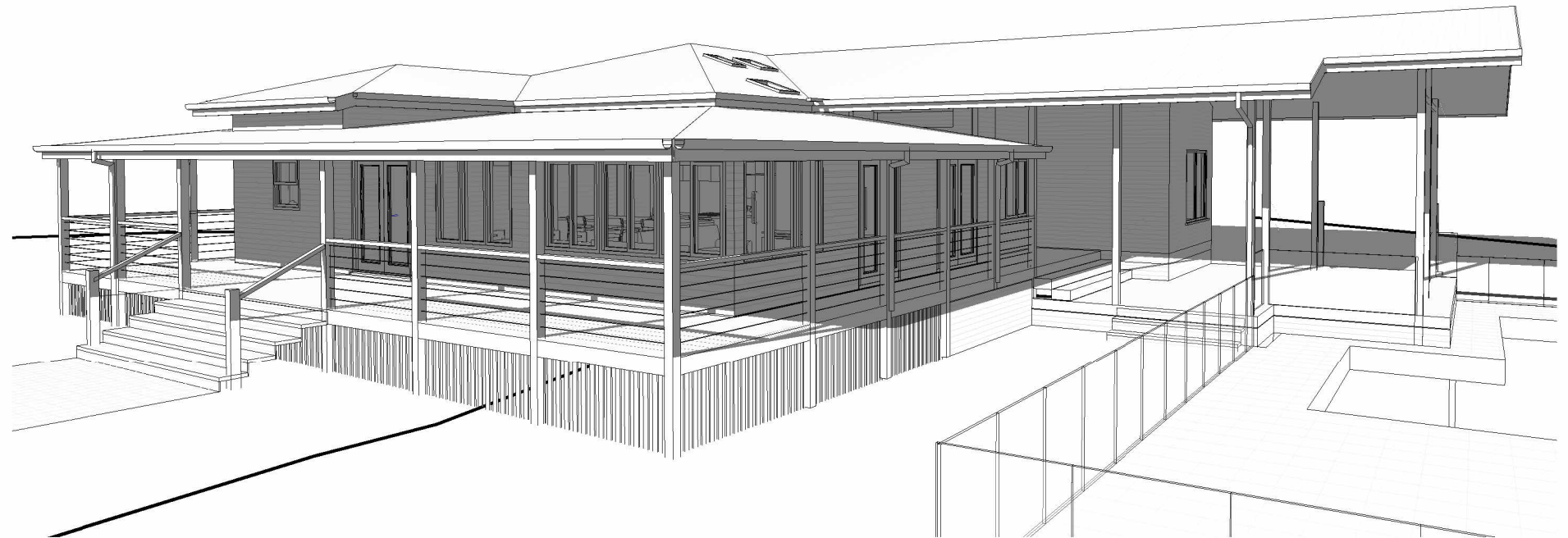
01 JULY 2024

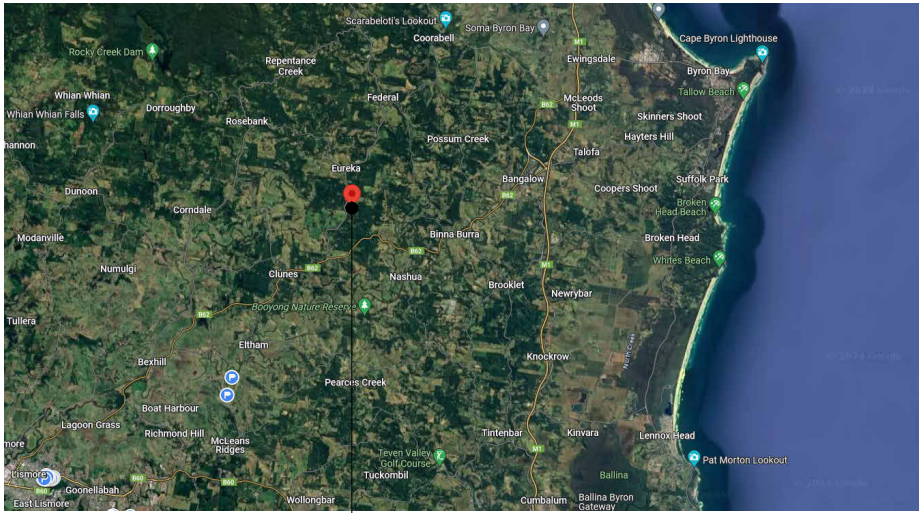
BEN DE NARDI ARCHITECTS



NSW REG. 12090
ABN 88 324 856 476

M: 0405 300 414
www.bendenardi.com
architect@bendenardi.com





LOCATION MAP: SITE

SITE STATISTICS

ZONING: RU1
SITE AREA: 7821m²

FLOOR AREA
EXISTING: 183.9m²
PROPOSED: 15.2m²
TOTAL: 198.7m²

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

Alterations and Additions

Certificate number: A1752520_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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

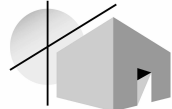
Secretary
Date of issue: Monday, 01 July 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



BUSHFIRE REQUIREMENTS:

- ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING TO BE CONSTRUCTED TO MEET BAL29 REQUIREMENTS AS PER AS3959:2018 & S7.5.2 OF PBP2019
- A ASSET PROTECTION ZONE (APZ) SHALL BE MAINTAINED AS PER FIRETECH BUSHFIRE REPORT TO APPENDIX 4 OF THE PBP2019
- ALL LANDSCAPING SHALL COMPLY WITH APPENDIX 4 OF THE PBP2019 & THE RFS GUIDE "STANDARDS FOR ASSET PROTECTION ZONES"

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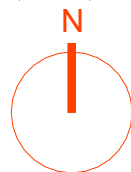


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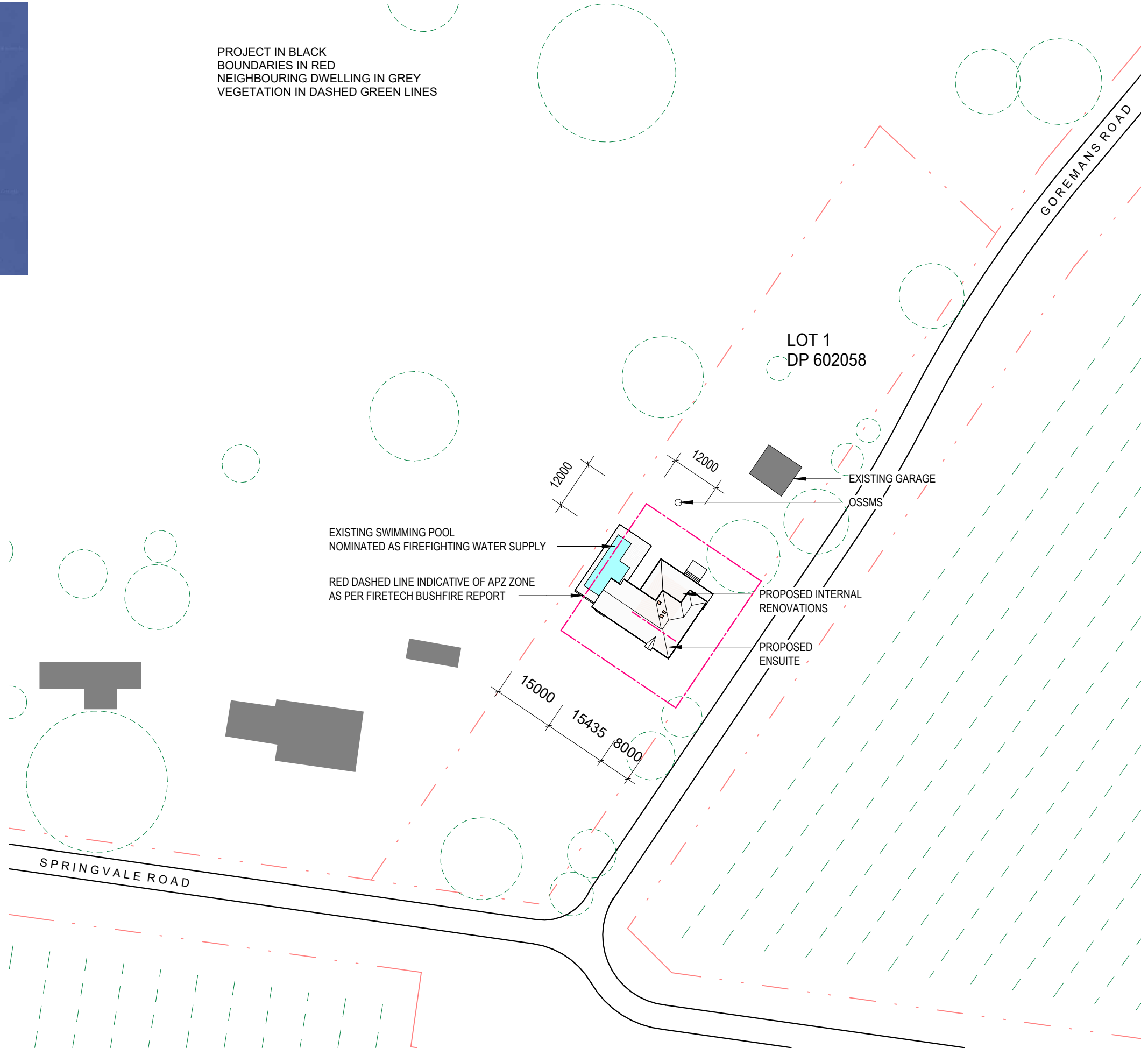
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DO NOT SCALE FROM THIS DRAWING
USE FIGURED DIMENSIONS ONLY.
BUILDERS/CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION



PROJECT IN BLACK
BOUNDARIES IN RED
NEIGHBOURING DWELLING IN GREY
VEGETATION IN DASHED GREEN LINES



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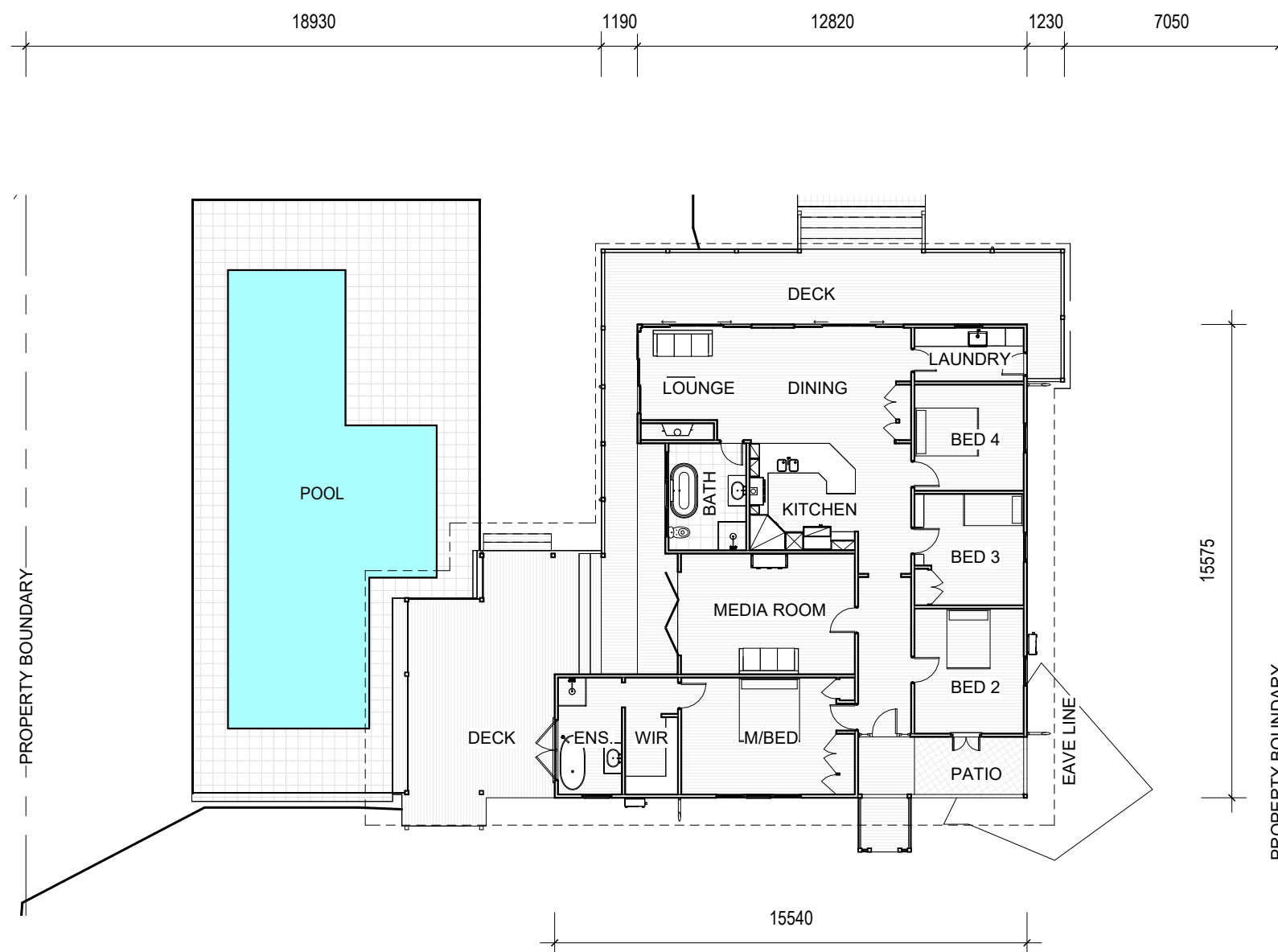
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SITE PLAN

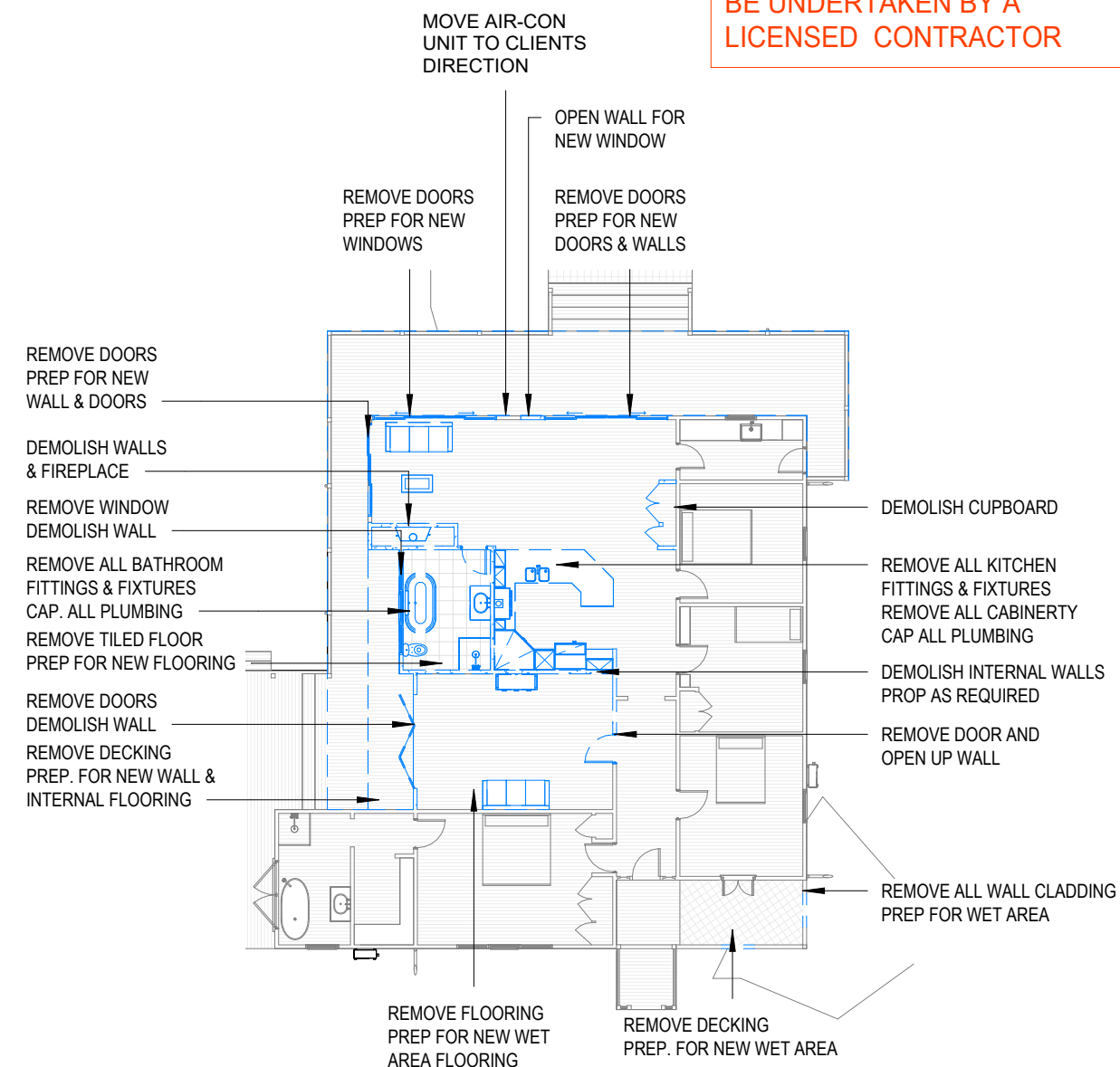
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Date: Scale @A3: Sheet no. Revision

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1 03 GROUND FLOOR PLAN
SCALE: 1 : 200

2 DEMOLITION PLAN
SCALE: 1 : 200



BUILDER TO CONFIRM
PRESENCE OR ABSCENCE OF
ASBESTOS PRIOR TO ANY
WORK PROCEEDING
IF ASBESTOS IS PRESENT
REMOVAL AND DISPOSAL IS TO
BE UNDERTAKEN BY A
LICENSED CONTRACTOR



ALTS & ADDS

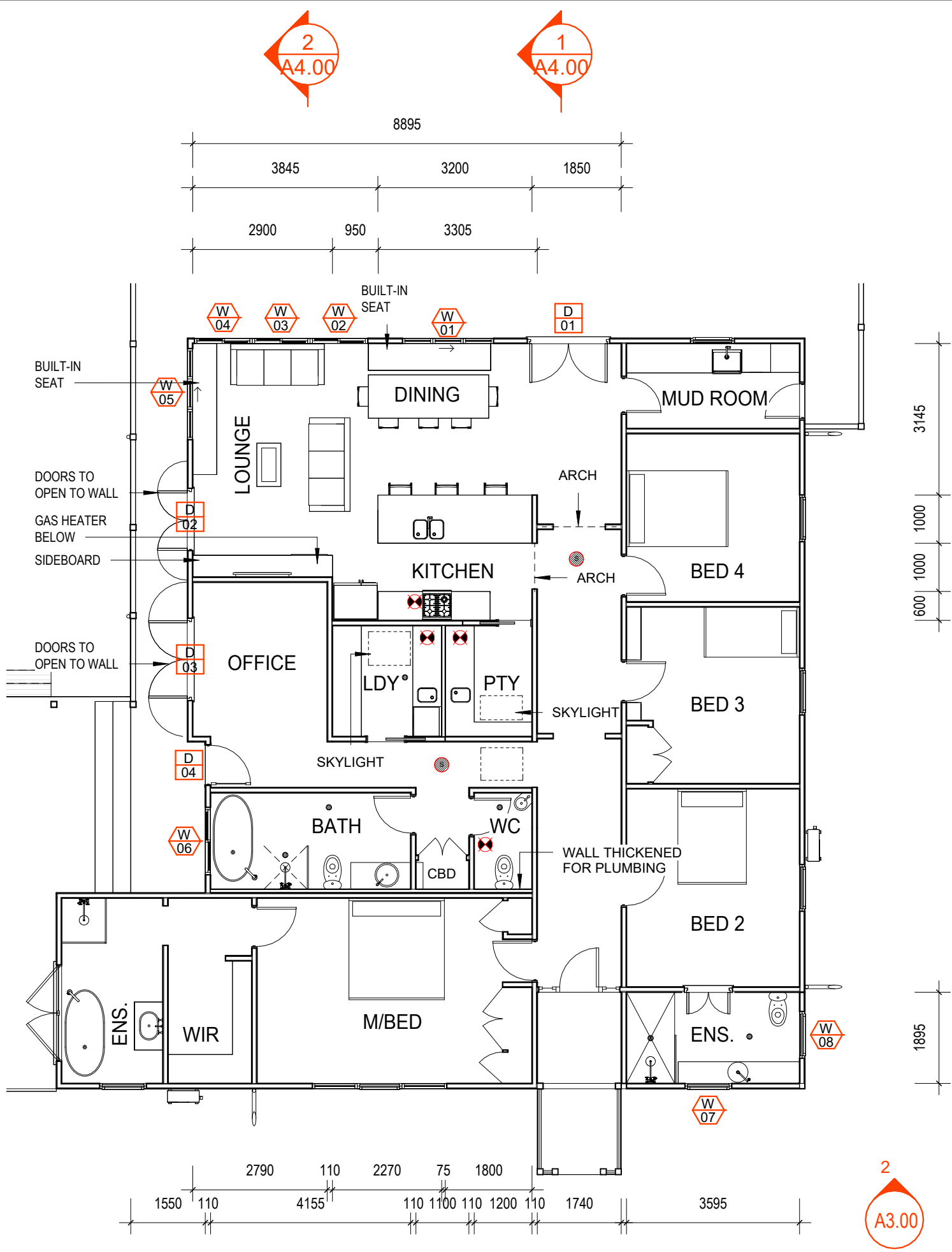
EXISTING FLOOR PLAN &
DEMOLITION PLAN

BASIX REQUIREMENTS:

- LIGHTING
- A MIN. 40% OF ALL NEW OR ALTERED LIGHT FIXTURES ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS

FIXTURES

- ALL NEW OR ALTERED TAPS TO MIN. 3 STAR WATER RATED
- ALL NEW OR ALTERED SHOWERHEADS TO BE MIN. 3 STAR WATER RATED
- ALL NEW OR ALTERED TOILETS TO BE MIN. 3 STAR WATER RATED



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SCALE



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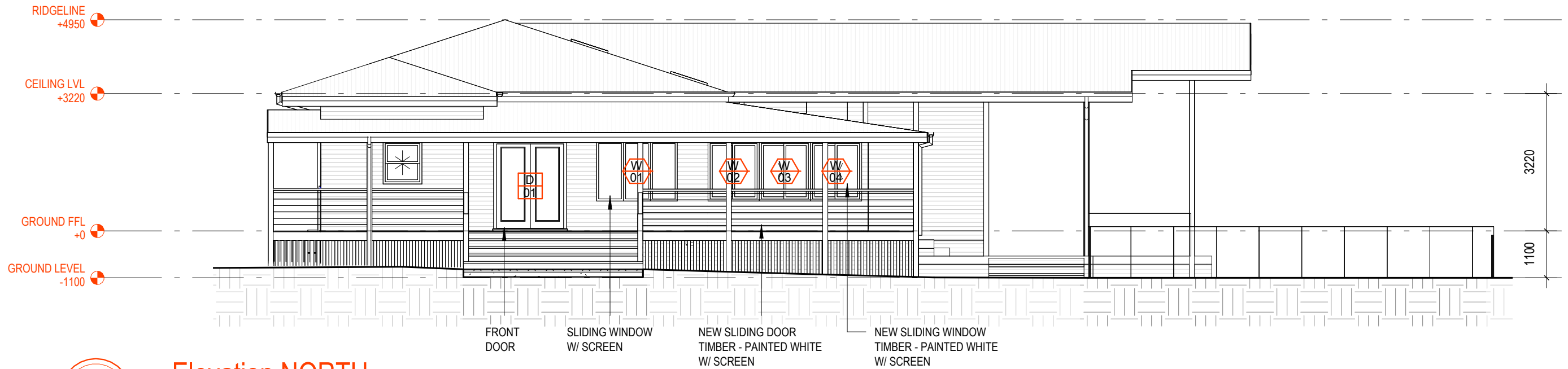
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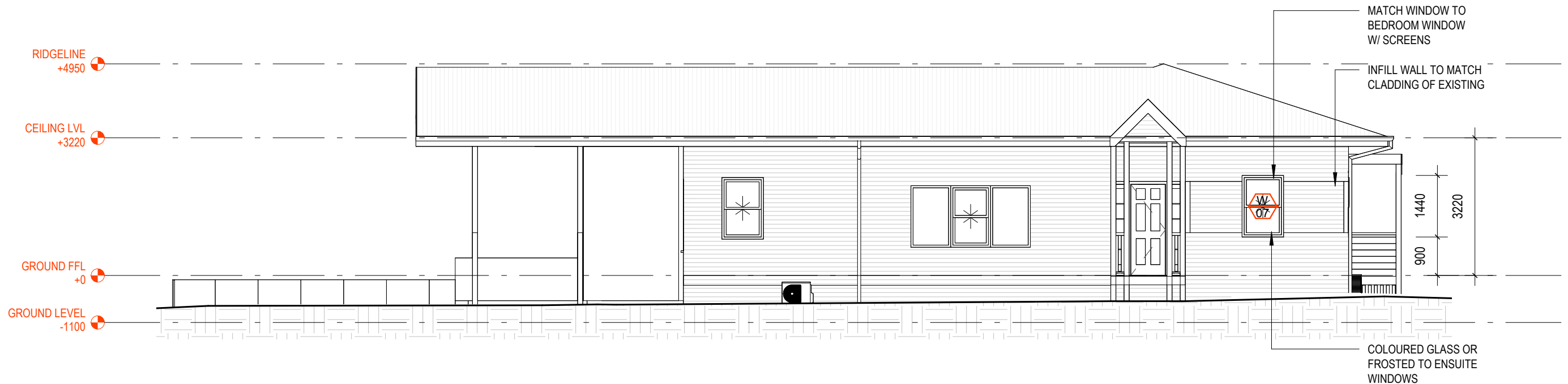
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PROPOSED FLOOR PLAN

01 JULY 2024 1 : 100 A1.02
Date: Scale @A3: Sheet no. Revision
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1 Elevation NORTH
SCALE: 1 : 100



2 Elevation SOUTH
SCALE: 1 : 100

SCALE



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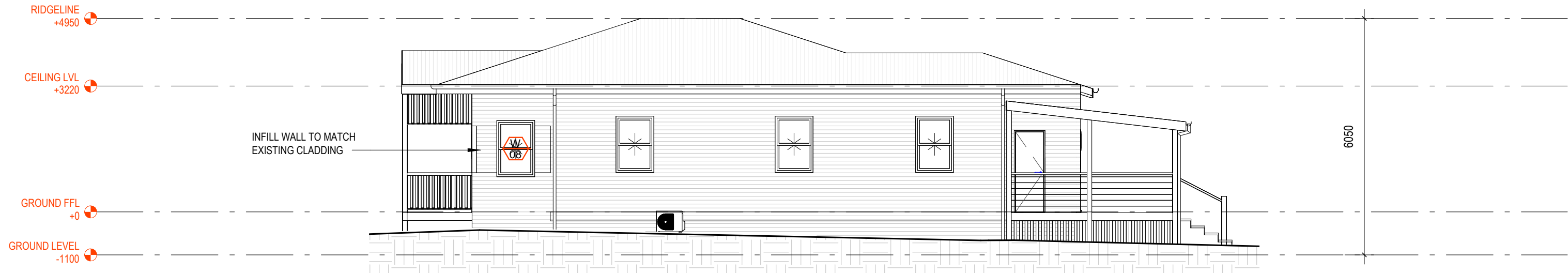
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ELEVATIONS

01 JULY 2024 1 : 100 A3.00
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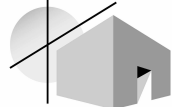


1 Elevation EAST
SCALE: 1 : 100



2 Elevation WEST
SCALE: 1 : 100

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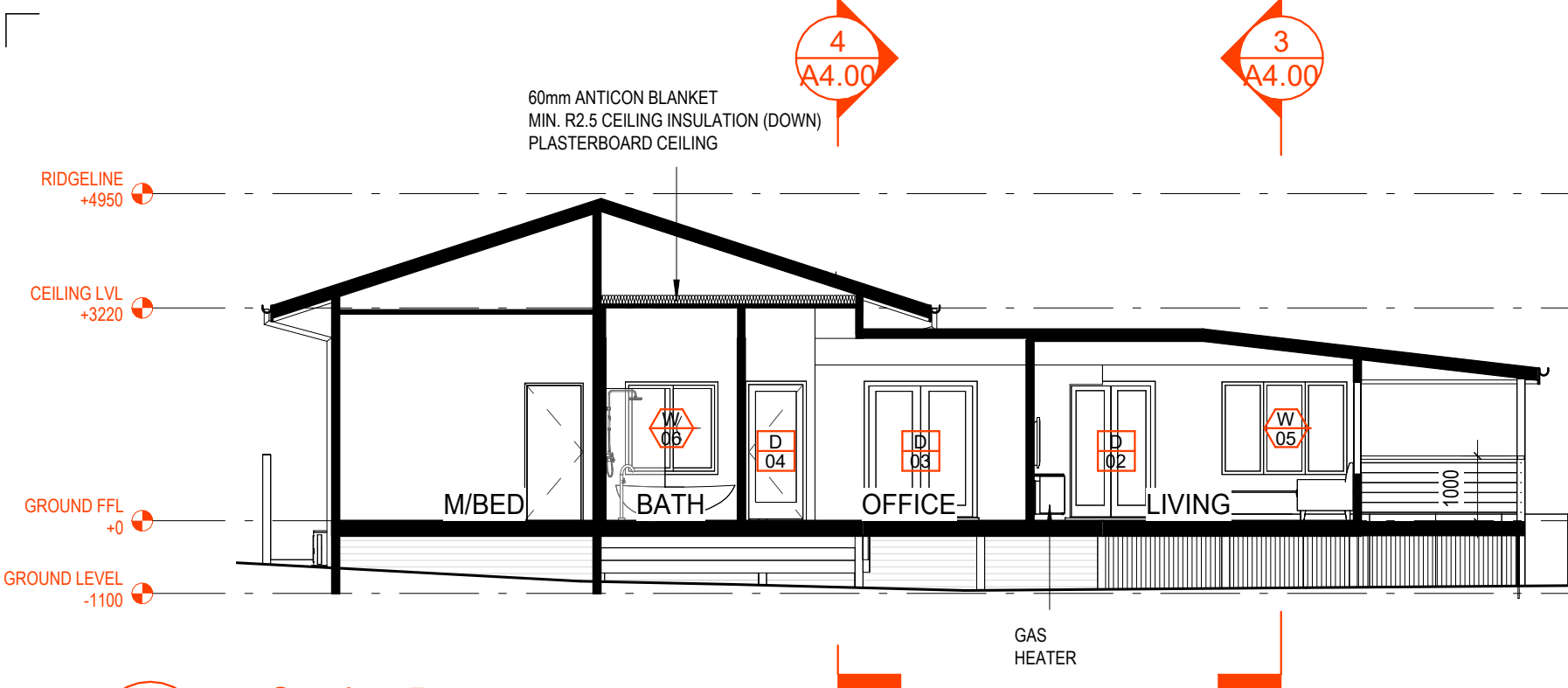
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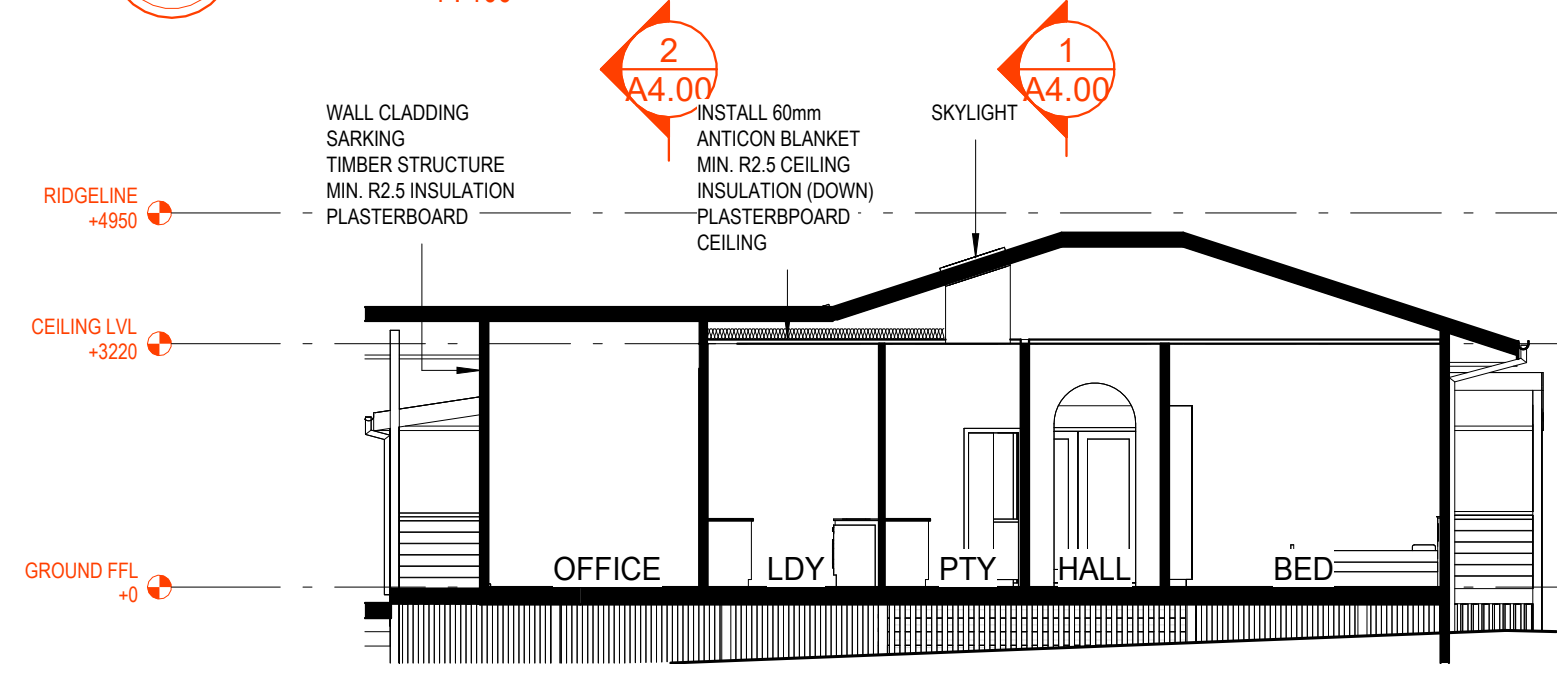
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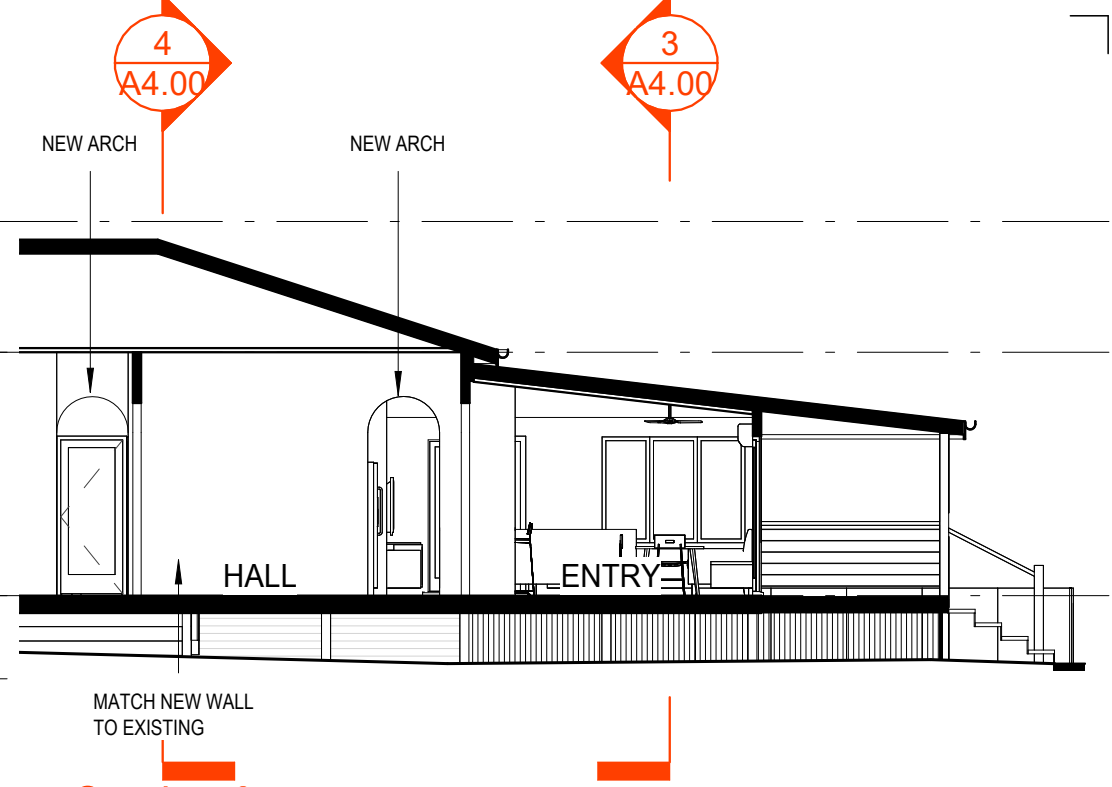
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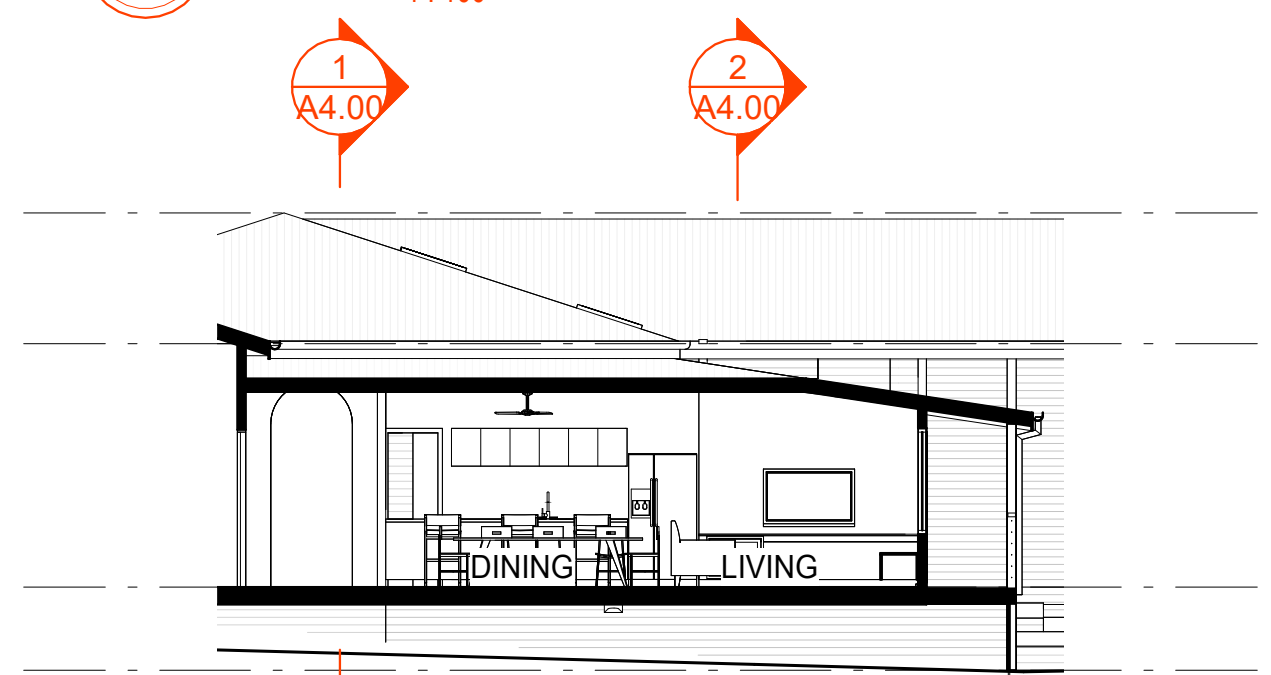
2 Section 5
SCALE: 1 : 100



4 Section 6
SCALE: 1 : 100



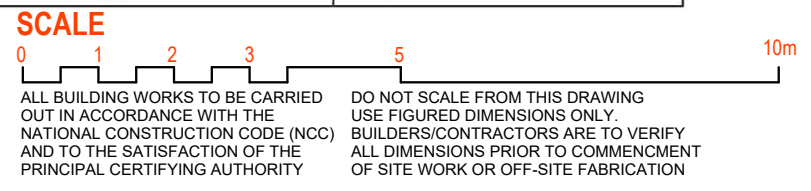
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SCALE: 1 : 100



3 Section 4
SCALE: 1 : 100

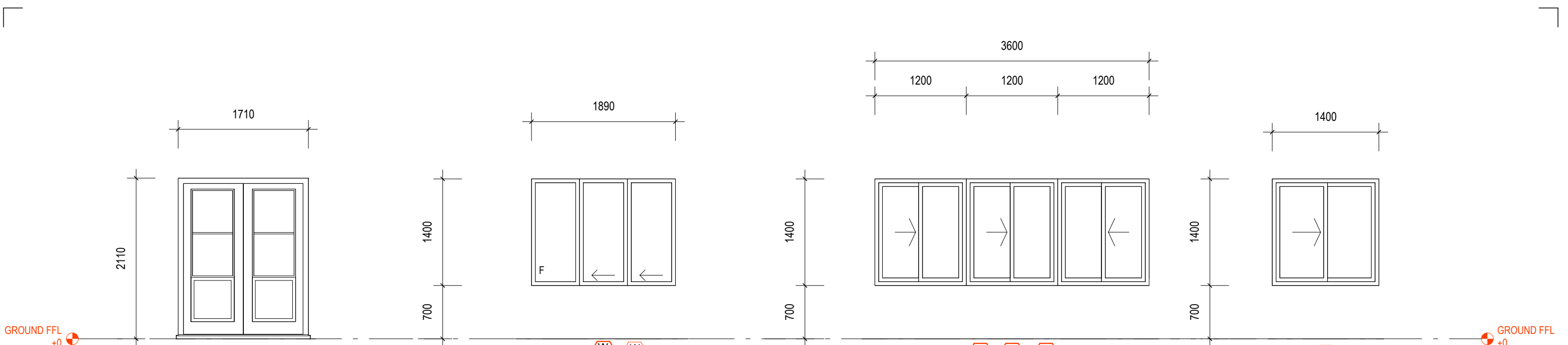
BASIX REQUIREMENTS

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)	
flat ceiling, pitched roof	ceiling: R1.81 (down), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)



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SECTIONS

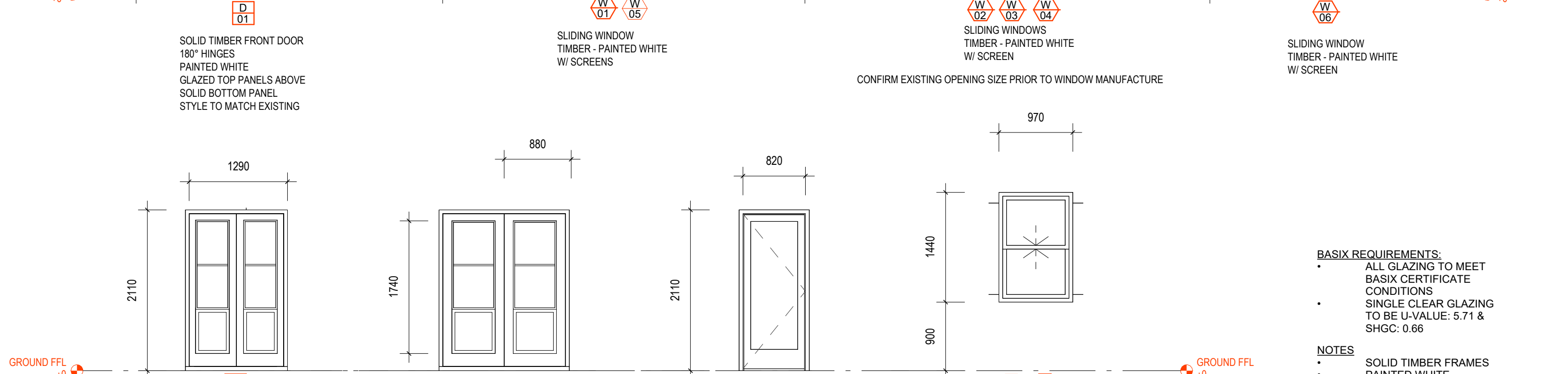


SOLID TIMBER FRONT DOOR
180° HINGES
PAINTED WHITE
GLAZED TOP PANELS ABOVE
SOLID BOTTOM PANEL
STYLE TO MATCH EXISTING

SLIDING WINDOW
TIMBER - PAINTED WHITE
W/ SCREENS

CONFIRM EXISTING OPENING SIZE PRIOR TO WINDOW MANUFACTURE

SLIDING WINDOW
TIMBER - PAINTED WHITE
W/ SCREEN



FRENCH DOORS
180° HINGES
TIMBER - PAINTED WHITE
GLAZED PANELS ABOVE
SOLID BOTTOM PANEL

FRENCH DOORS
180° HINGES
TIMBER FRAME - PAINTED WHITE
GLAZED PANELS ABOVE SOLID
BOTTOM PANEL
W/ SCREEN DOORS

SWING DOOR
TIMBER - PAINTED WHITE
GLAZED PANEL
W/ SCREEN DOOR

DOUBLE HUNG WINDOW
TIMBER - PAINTED WHITE
W/ SCREEN
OPAQUE GLAZING
WINDOWS TO MATCH EXISTING BEDROOM WINDOW

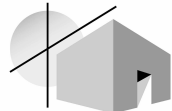
BASIX REQUIREMENTS:

- ALL GLAZING TO MEET BASIX CERTIFICATE CONDITIONS
- SINGLE CLEAR GLAZING TO BE U-VALUE: 5.71 & SHGC: 0.66

NOTES

- SOLID TIMBER FRAMES
- PAINTED WHITE
- TIMBER PRIMED AND PAINTED WITH APPLICABLE EXTERIOR PAINT
- VERIDIAN TOUGHENED GLASS - EVANTAGE CLEAR
- LOCK & HANDLE HARDWARE TO ARCHITECT'S APPROVAL
- ALL NEW DOORS & WINDOWS TO BAL29 CONSTRUCTION STANDARDS
- ALL SCREENS TO BE METAL WITH MAX. APERTURE OF 2mm
- 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

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1 LIVING ROOM
SCALE:



2 KITCHEN
SCALE:



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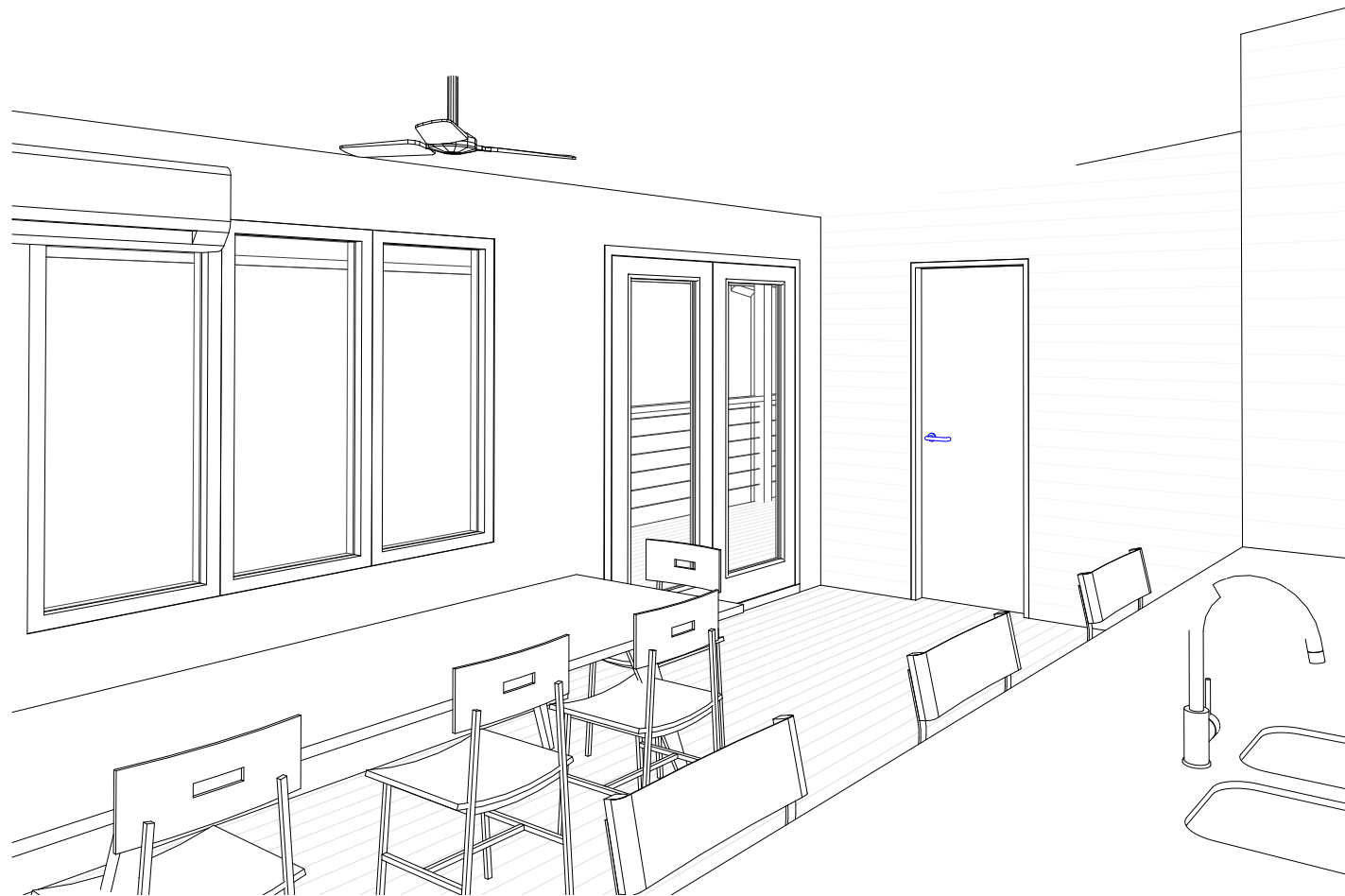
3D VIEWS

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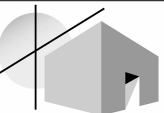
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FRONT DOOR

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