

LOCATION MAP: SITE

SITE STATISTICS

ZONING: RU1
 SITE AREA: 7821m²

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



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.

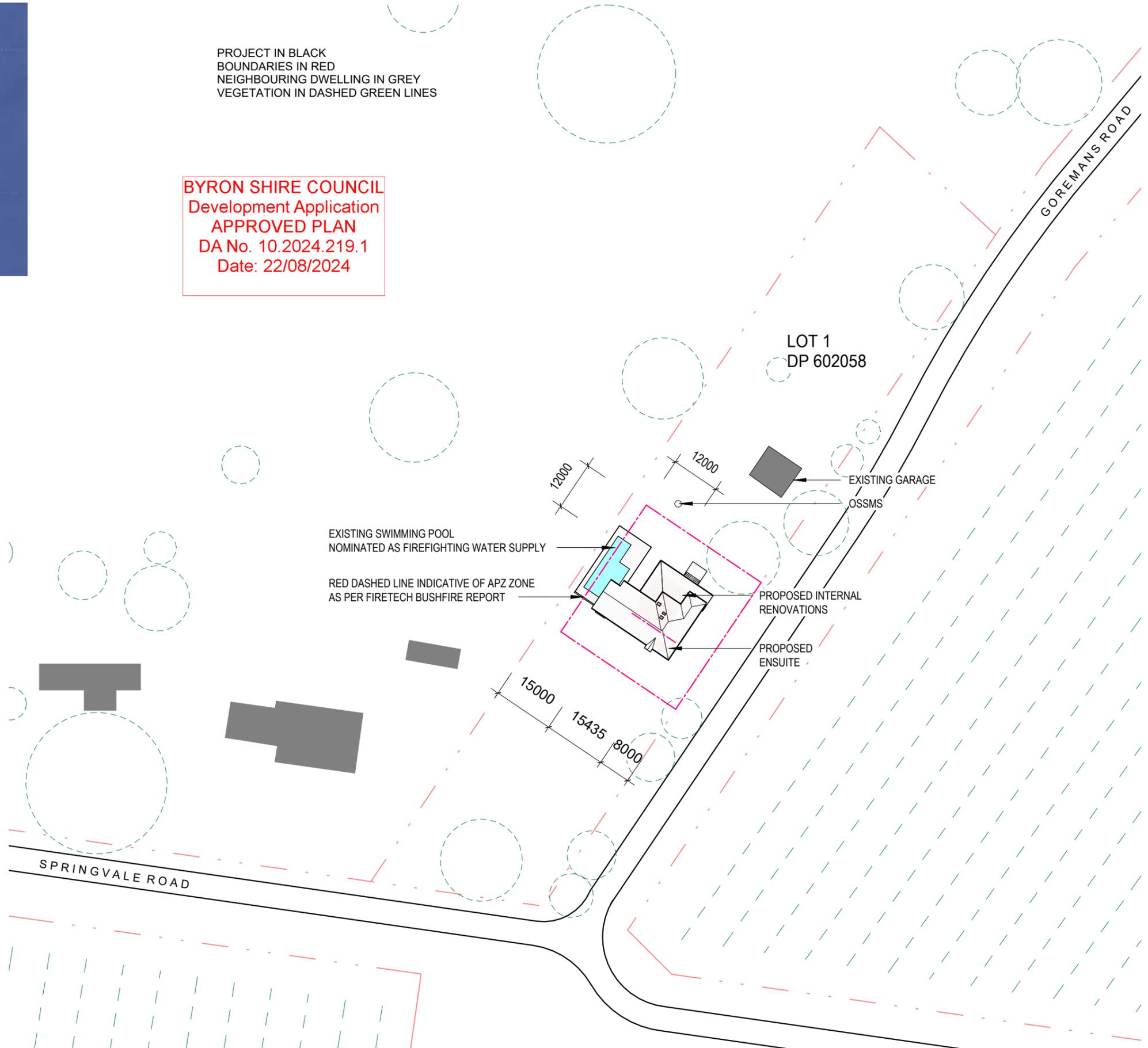


BUSHFIRE REQUIREMENTS:

- 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"

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

BYRON SHIRE COUNCIL
 Development Application
APPROVED PLAN
 DA No. 10.2024.219.1
 Date: 22/08/2024



BEN DE NARDI ARCHITECTS



NSW REG: 12090
 ABN 88 324 856 476
 M:0405 300 414
 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:

ALTS & ADDS

S. FIEDLER
 420 GOREMANS ROAD, EUREKA,
 NSW 2480

2402
 Project no.

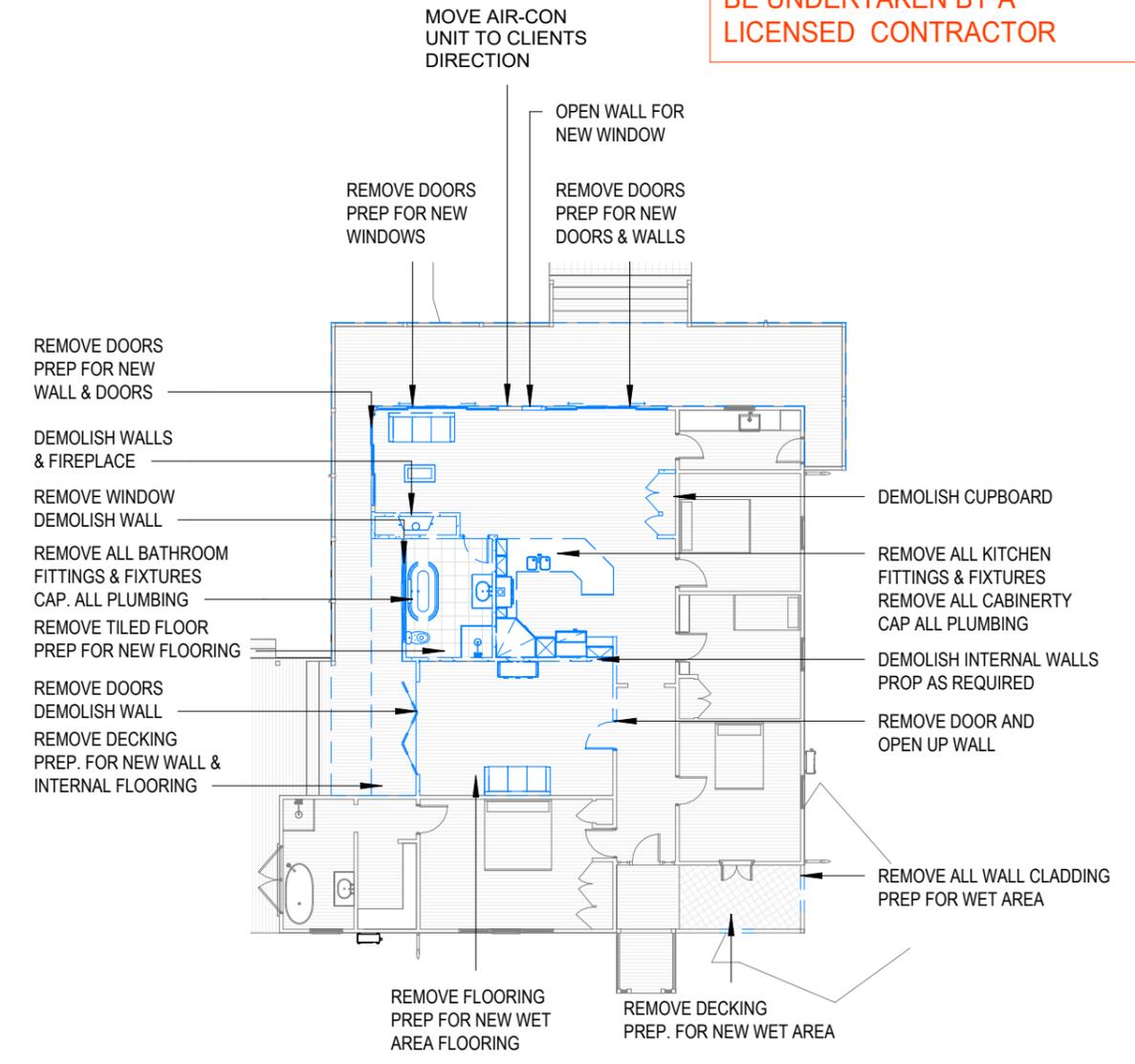
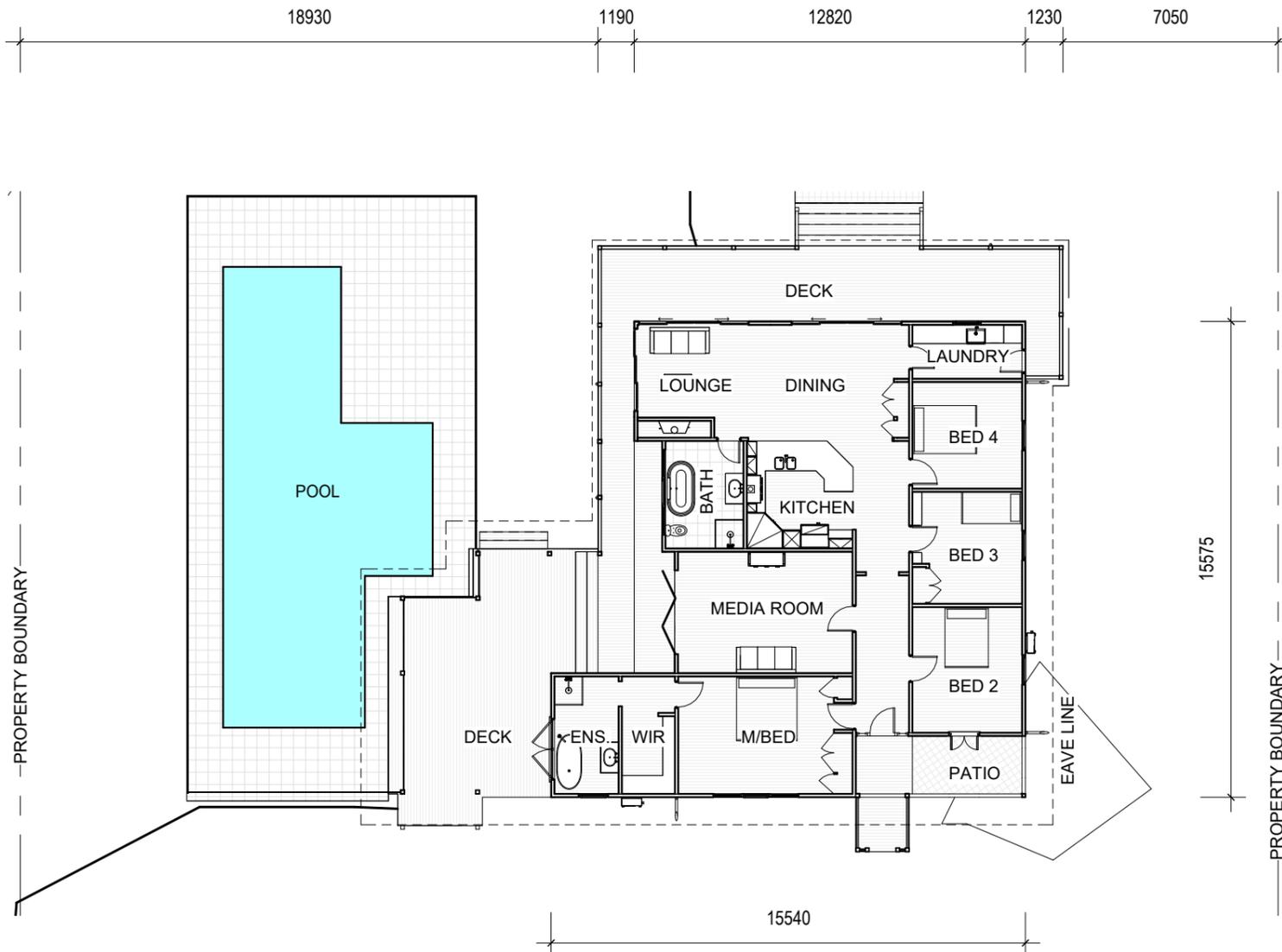
SITE PLAN

01 JULY 2024 1 : 1000 A1.00
 Date: Scale @A3: Sheet no. Revision

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



1 03 GROUND FLOOR PLAN
 SCALE: 1 : 200

2 DEMOLITION PLAN
 SCALE: 1 : 200

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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3
A4.00

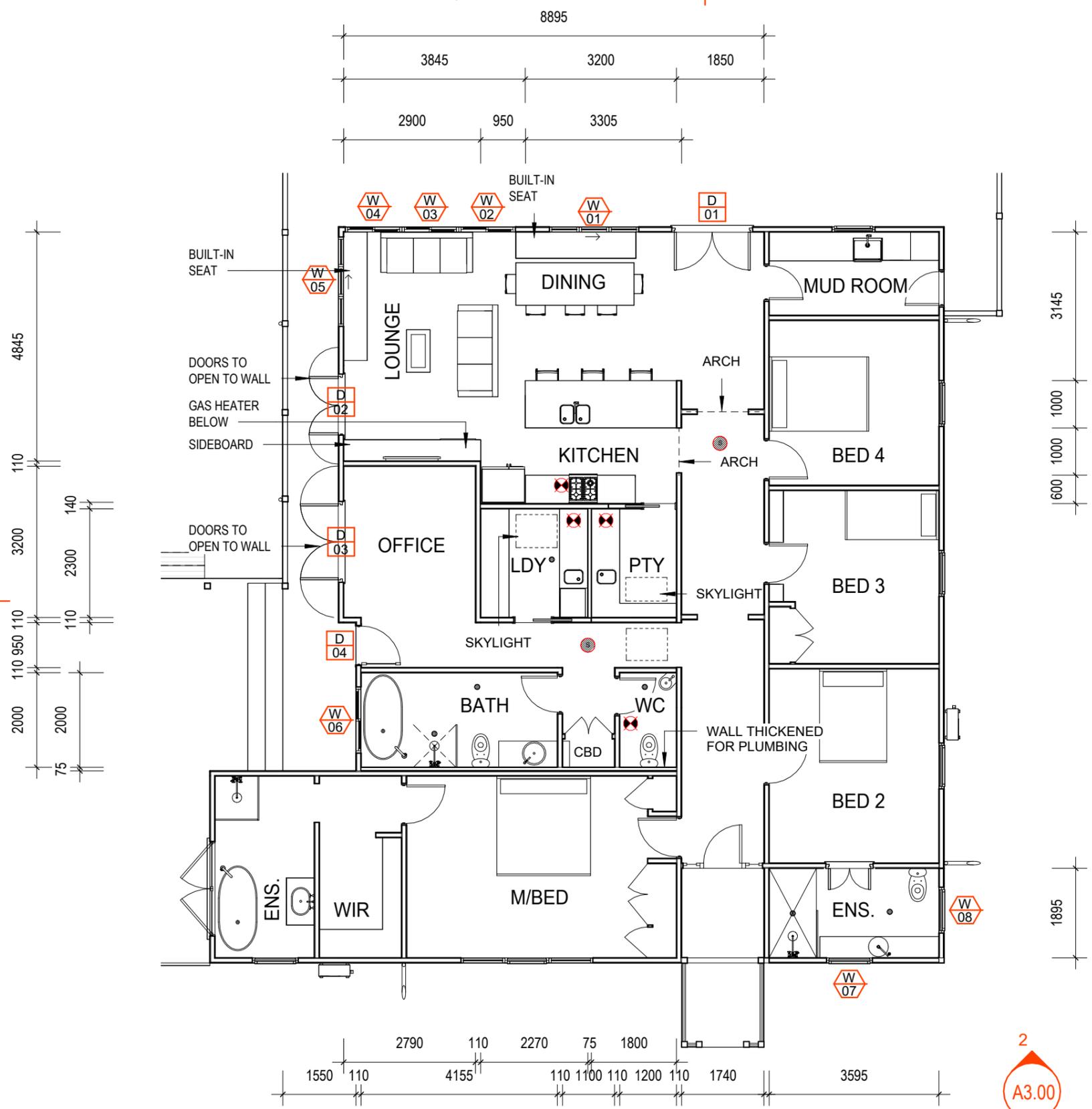
4
A4.00

2
A4.00

1
A4.00

1
A3.01

2
A3.00



SCALE



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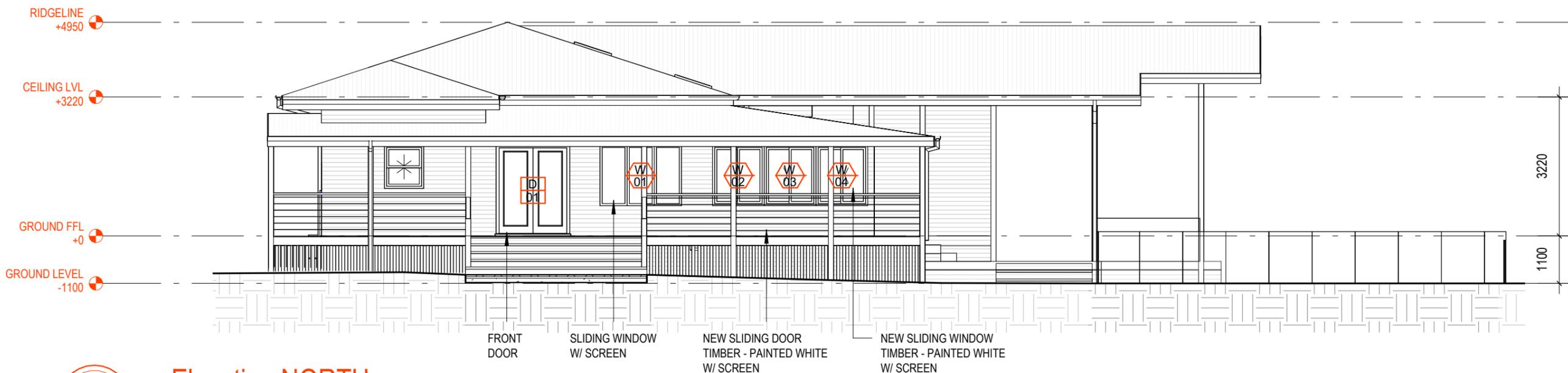
ALTS & ADDS

S. FIEDLER
 420 GOREMANS ROAD, EUREKA,
 NSW 2480

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PROPOSED FLOOR PLAN

01 JULY 2024 1 : 100 A1.02
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1 Elevation NORTH
 SCALE: 1 : 100



2 Elevation SOUTH
 SCALE: 1 : 100

SCALE



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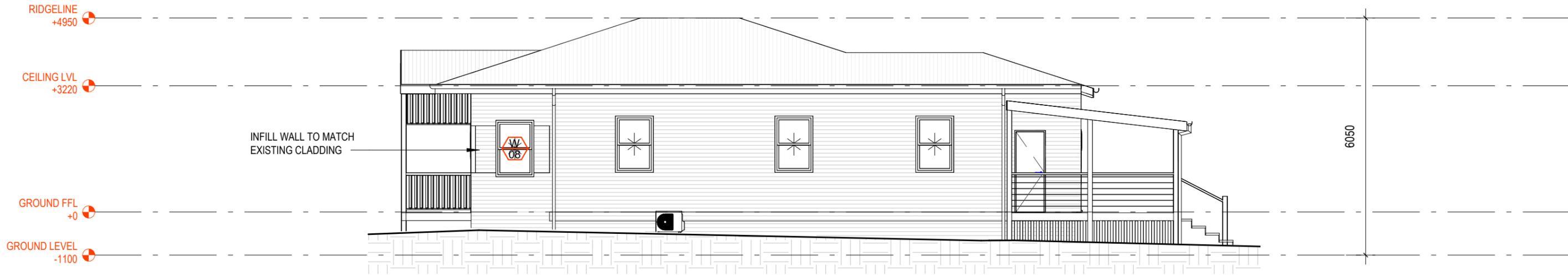
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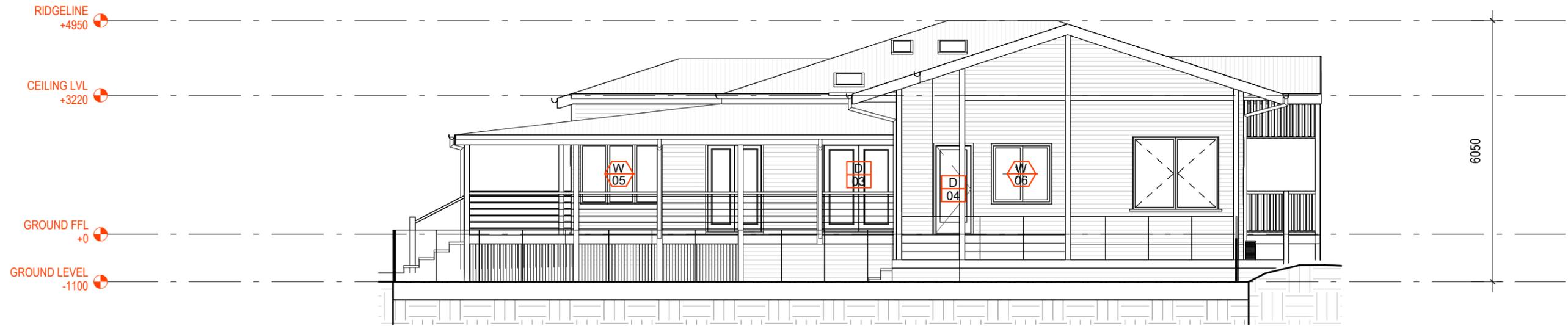
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ELEVATIONS

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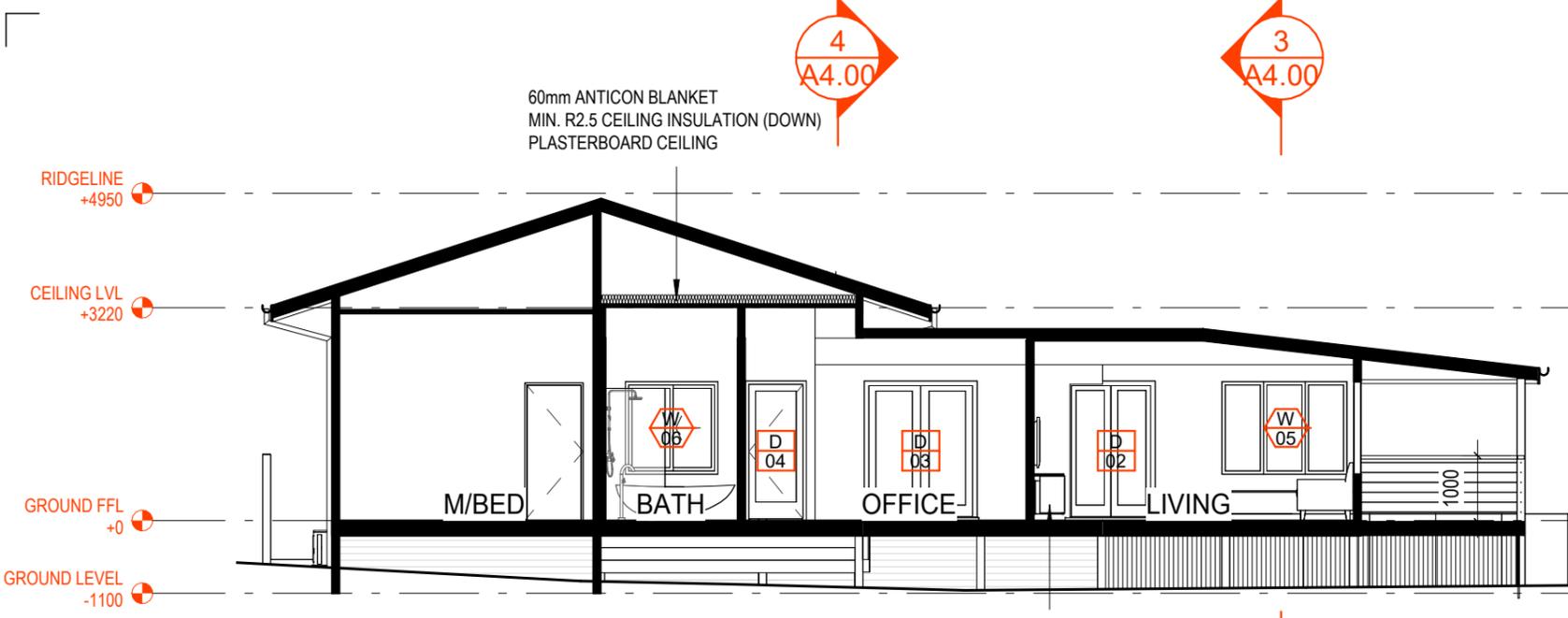


1 Elevation EAST
SCALE: 1 : 100

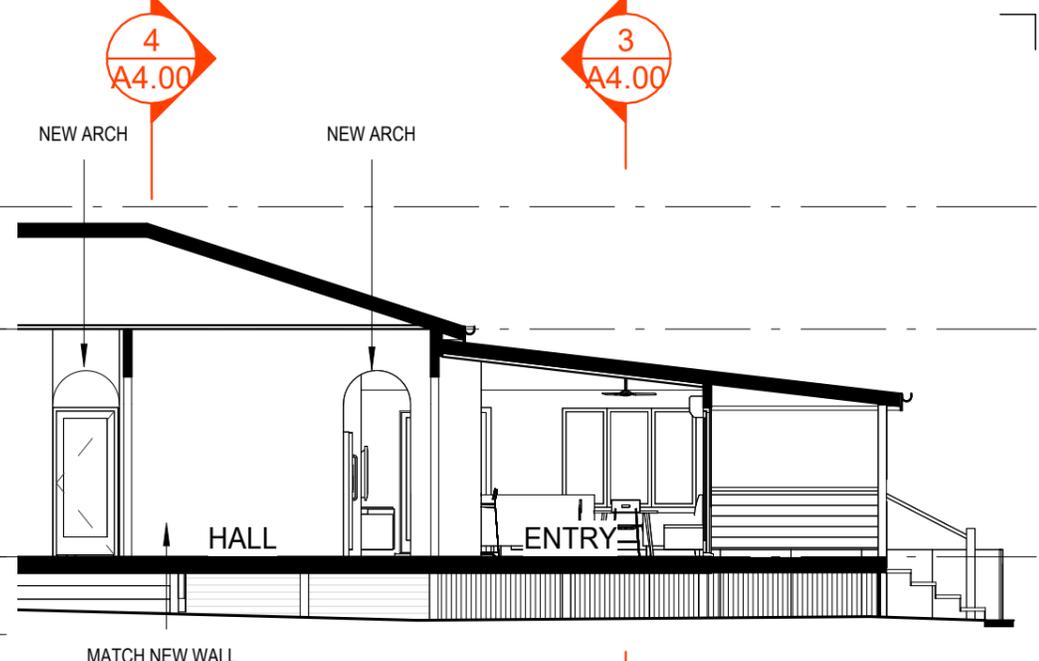


2 Elevation WEST
SCALE: 1 : 100

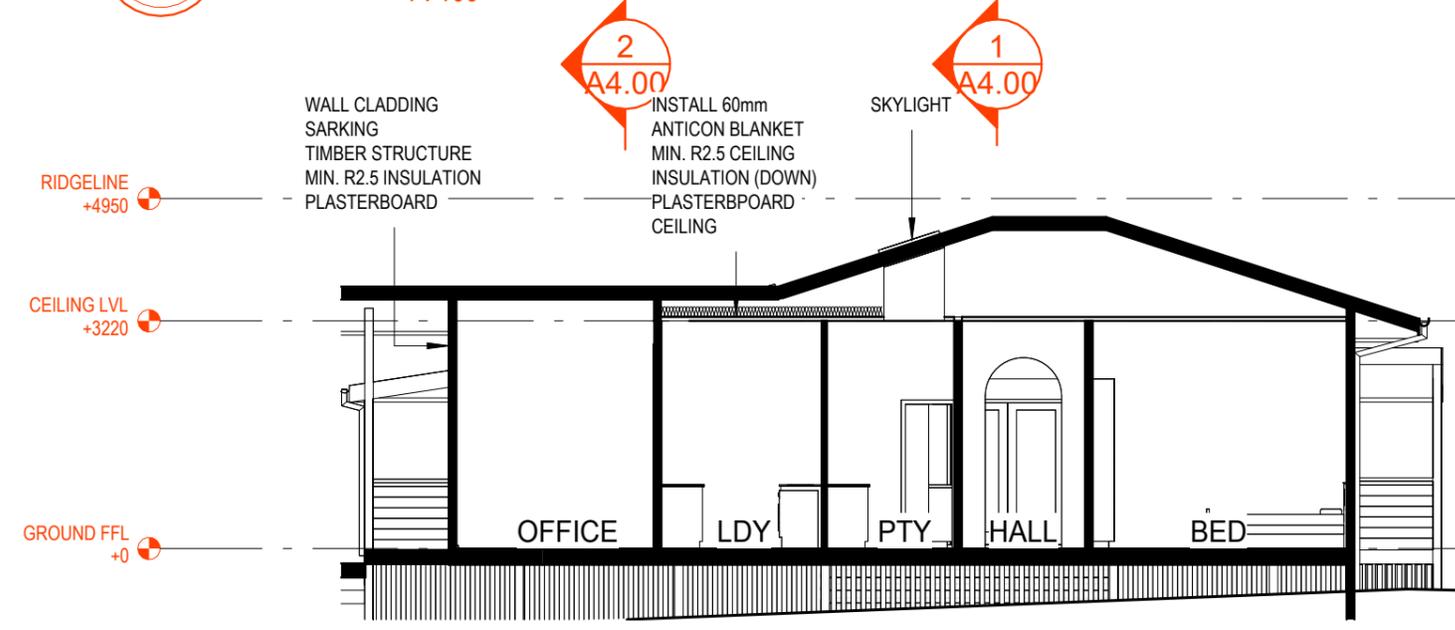
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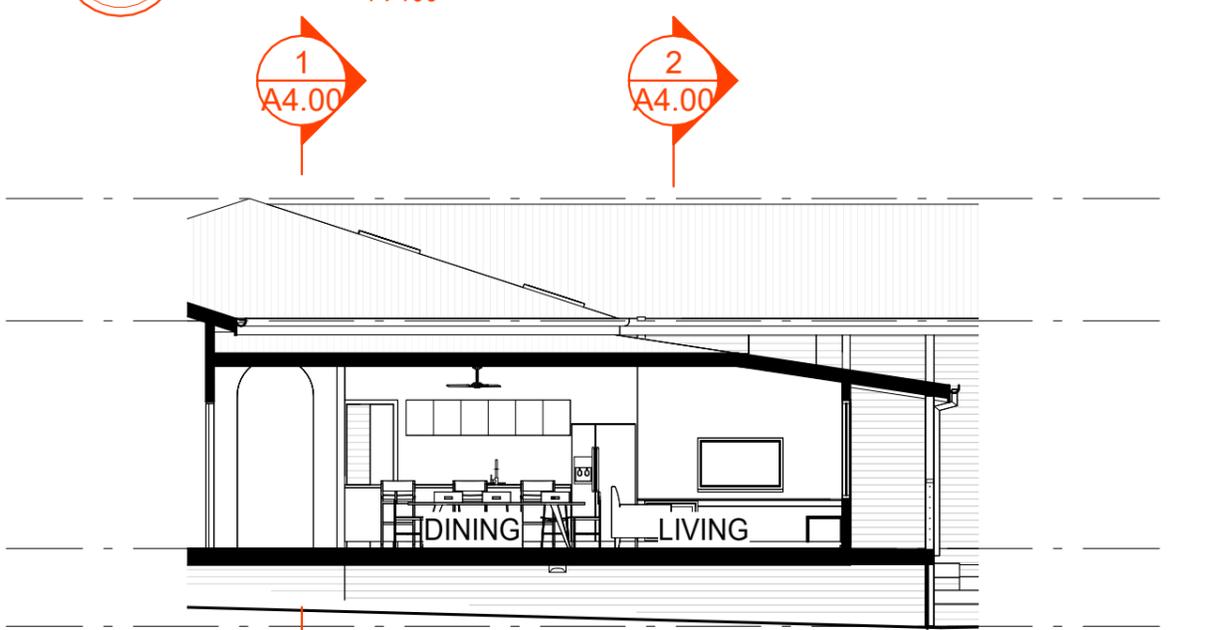
2 Section 5
SCALE: 1 : 100



1 Section 3
SCALE: 1 : 100



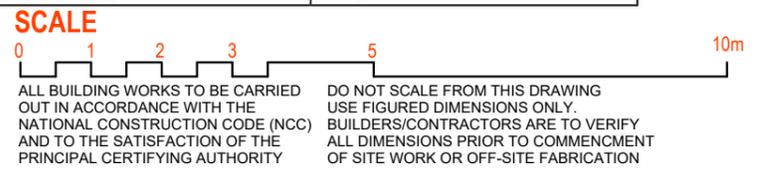
4 Section 6
SCALE: 1 : 100



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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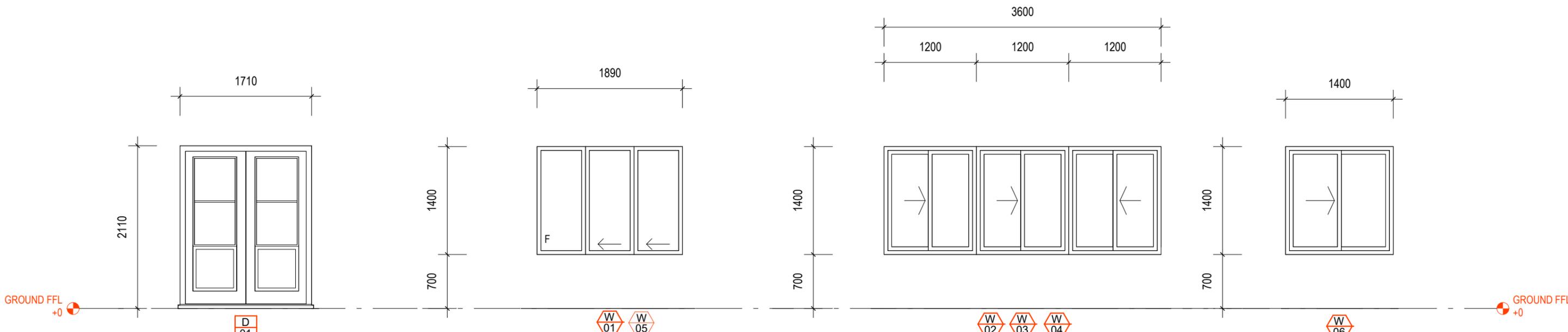
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SECTIONS

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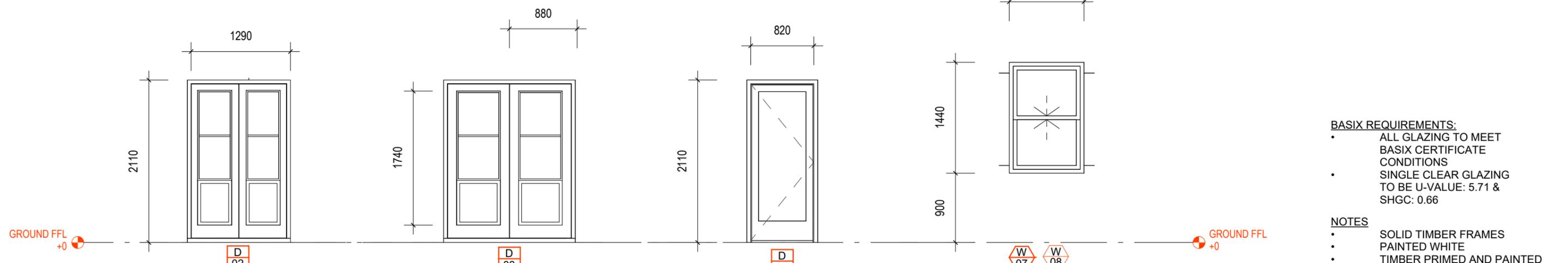
D 01
 SOLID TIMBER FRONT DOOR
 180° HINGES
 PAINTED WHITE
 GLAZED TOP PANELS ABOVE
 SOLID BOTTOM PANEL
 STYLE TO MATCH EXISTING

W 01 W 05
 SLIDING WINDOW
 TIMBER - PAINTED WHITE
 W/ SCREENS

W 02 W 03 W 04
 SLIDING WINDOWS
 TIMBER - PAINTED WHITE
 W/ SCREEN

W 06
 SLIDING WINDOW
 TIMBER - PAINTED WHITE
 W/ SCREEN

CONFIRM EXISTING OPENING SIZE PRIOR TO WINDOW MANUFACTURE



D 02
 FRENCH DOORS
 180° HINGES
 TIMBER - PAINTED WHITE
 GLAZED PANELS ABOVE
 SOLID BOTTOM PANEL

D 03
 FRENCH DOORS
 180° HINGES
 TIMBER FRAME - PAINTED WHITE
 GLAZED PANELS ABOVE SOLID
 BOTTOM PANEL
 W/ SCREEN DOORS

D 04
 SWING DOOR
 TIMBER - PAINTED WHITE
 GLAZED PANEL
 W/ SCREEN DOOR

W 07 W 08
 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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