

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

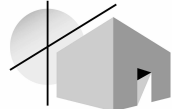
Secretary
Date of issue: Monday, 01 July 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



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"

BEN DE NARDI ARCHITECTS



NSW REG: 12090
ABN 88 324 856 476

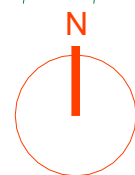
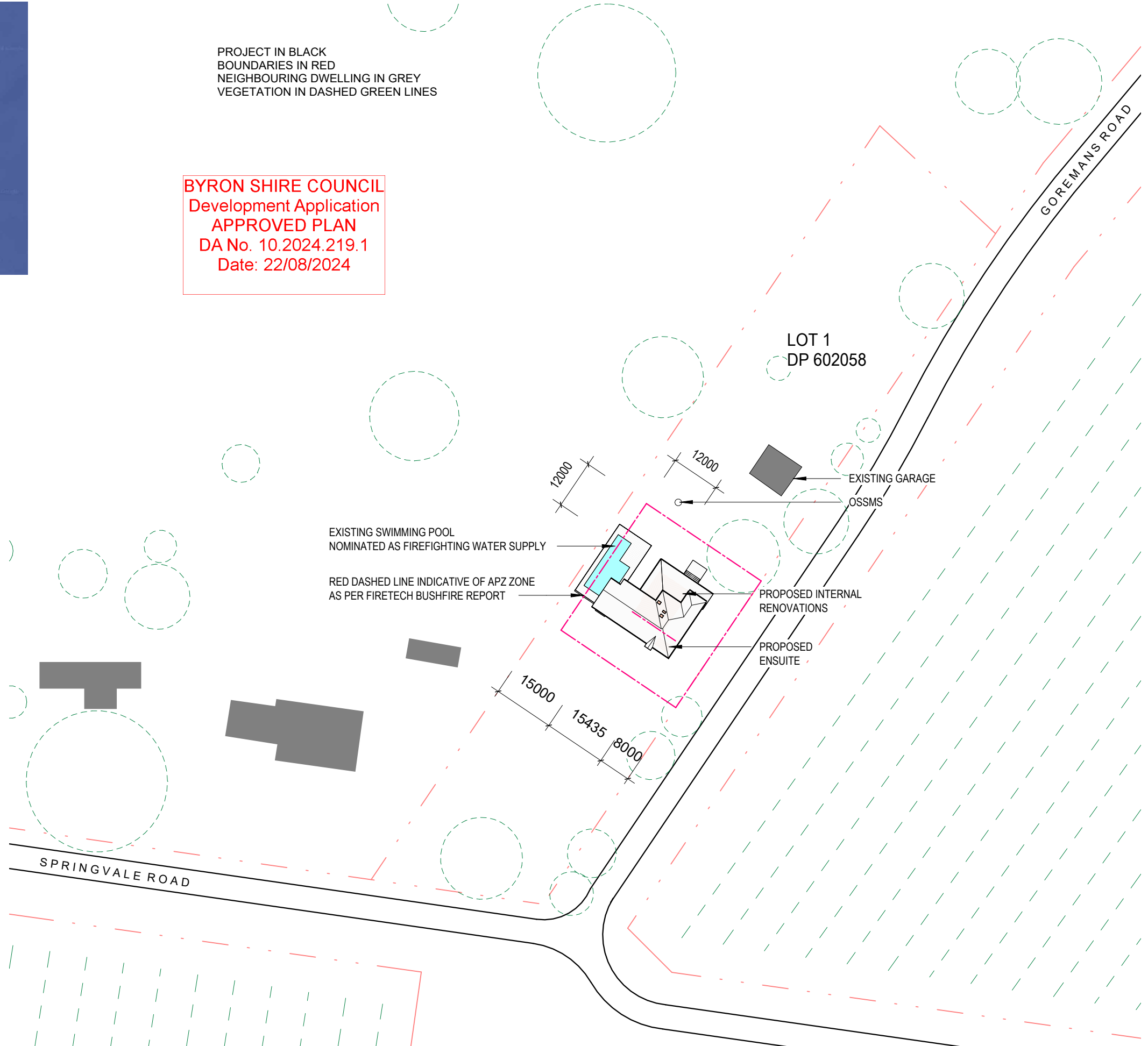
M:0405 300 414
www.bendenardi.com

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

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



ALTS & ADDS

S. FIEDLER
420 GOREMANS ROAD, EUREKA,
NSW 2480

2402
Project no.

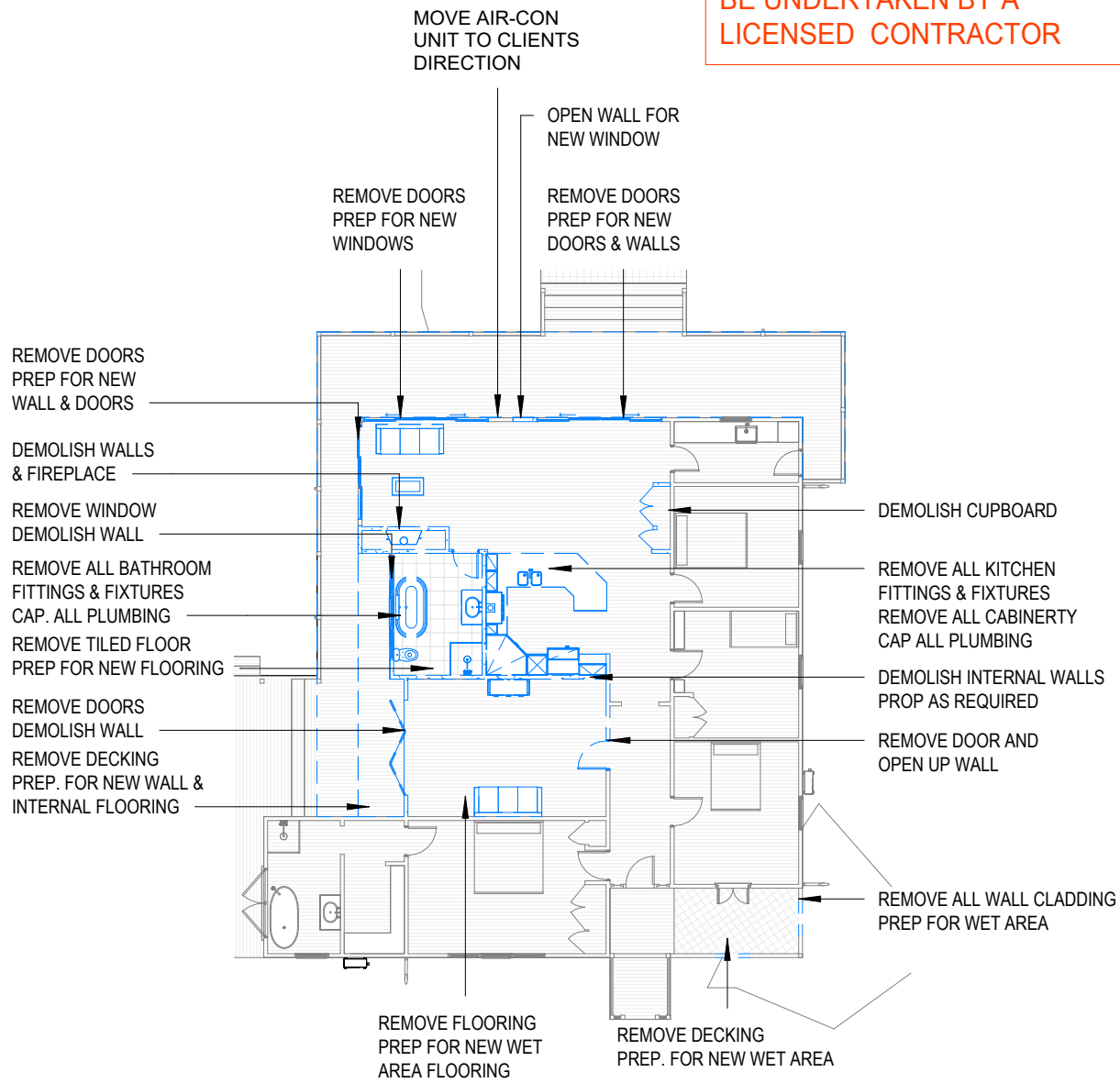
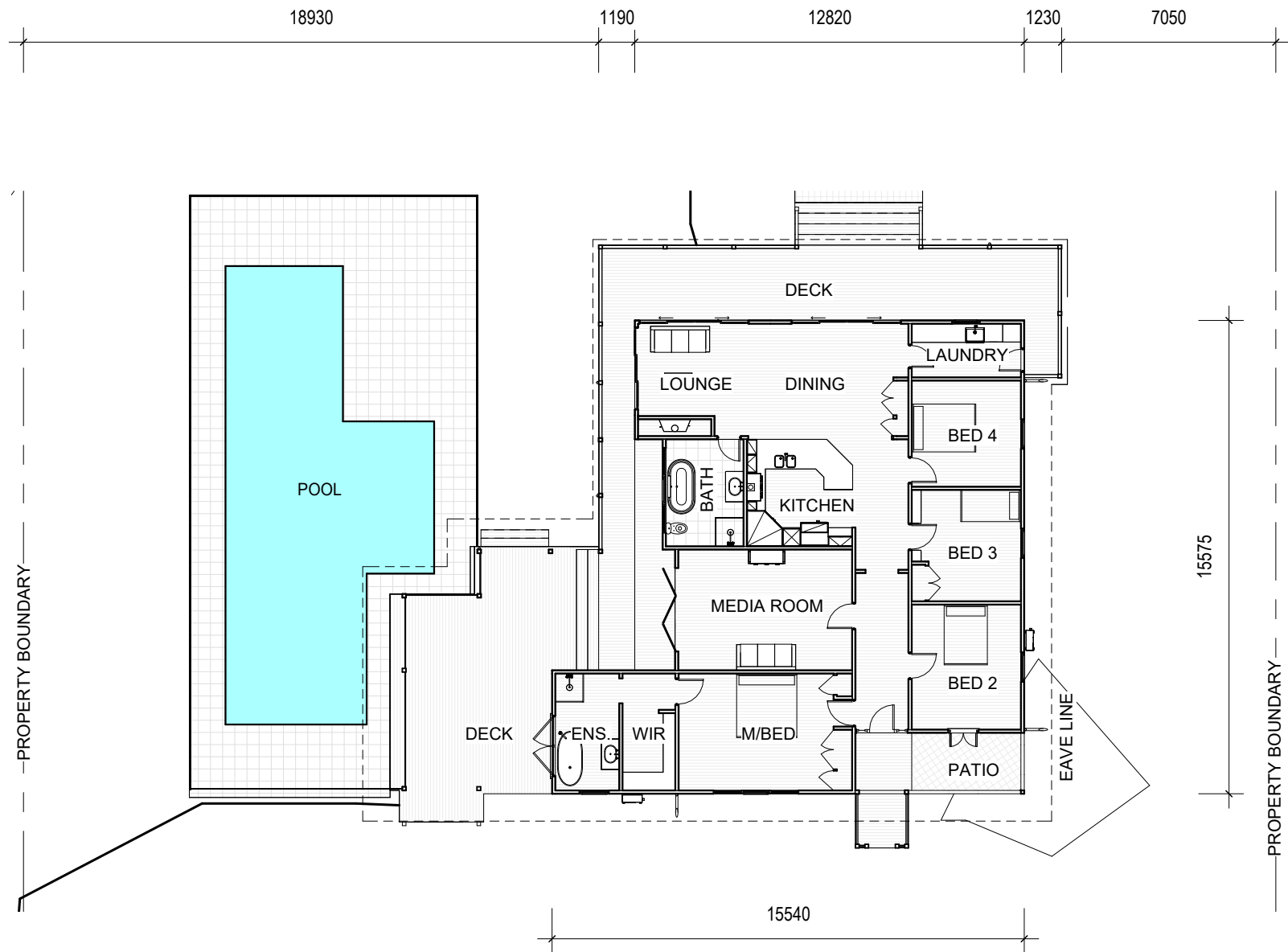
SITE PLAN

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

ORIGINAL SHEET SIZE A3 - 297x420 1/07/2024 12:23:16 PM

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

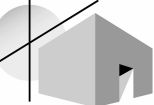
BUILDER TO CONFIRM
PRESENCE OR ABSENCE OF
ASBESTOS PRIOR TO ANY
WORK PROCEEDING
IF ASBESTOS IS PRESENT
REMOVAL AND DISPOSAL IS TO
BE UNDERTAKEN BY A
LICENSED CONTRACTOR



1 03 GROUND FLOOR PLAN
SCALE: 1 : 200

2 DEMOLITION PLAN
SCALE: 1 : 200

BEN DE NARDI ARCHITECTS



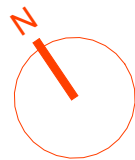
NSW REG: 12090
ABN 88 324 856 476
M: 0405 300 414
www.bendenardi.com

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:

ALTS & ADDS

S. FIEDLER
420 GOREMANS ROAD, EUREKA,
NSW 2480

2402
Project no.

EXISTING FLOOR PLAN &
DEMOLITION PLAN

01 JULY 2024 1 : 200 A1.01
Date: Scale @A3: Sheet no. Revision

ORIGINAL SHEET SIZE A3 - 297x420 1/07/2024 12:23:16 PM

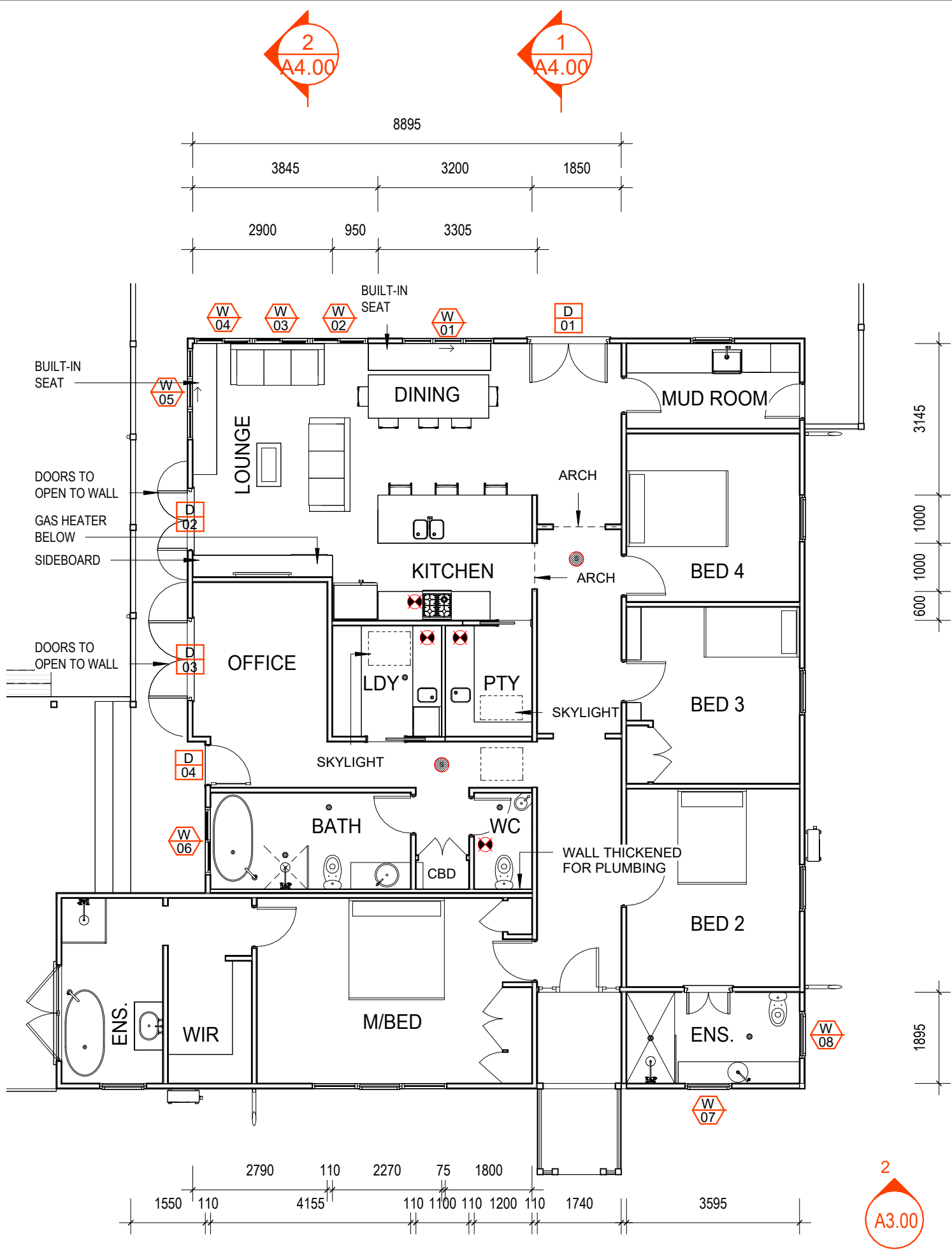
BASIX REQUIREMENTS:

- 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

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



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.

BEN DE NARDI ARCHITECTS



NSW REG: 12090
ABN 88 324 856 476
M: 0405 300 414
www.bendenardi.com

ISSUE:
DATE:
DETAIL:

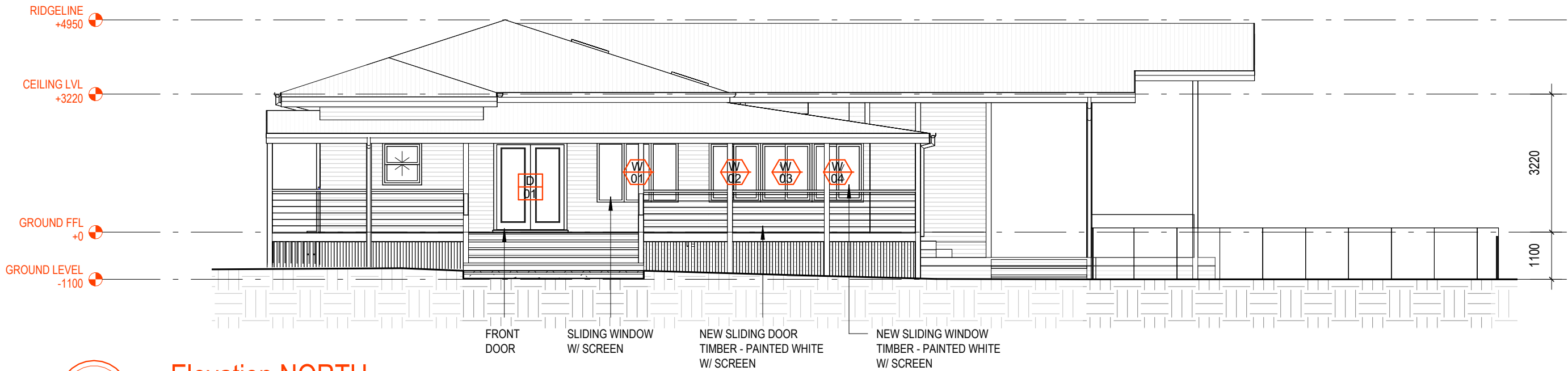
ALTS & ADDS

S. FIEDLER
420 GOREMANS ROAD, EUREKA,
NSW 2480

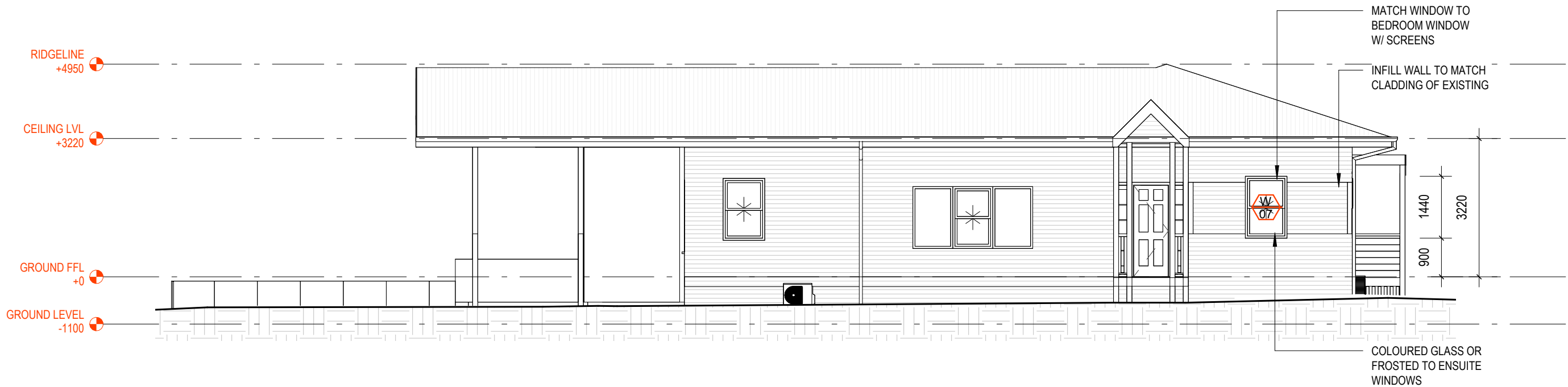
2402
Project no.

PROPOSED FLOOR PLAN

01 JULY 2024 1 : 100 A1.02
Date: Scale @A3: Sheet no. Revision
ORIGINAL SHEET SIZE A3 - 297x420 1/07/2024 12:23:17 PM



1 Elevation NORTH
SCALE: 1 : 100



2 Elevation SOUTH
SCALE: 1 : 100

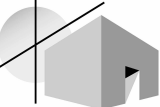
SCALE



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

BEN DE NARDI ARCHITECTS



NSW REG: 12090
ABN 88 324 856 476
M: 0405 300 414
www.bendenardi.com

ISSUE:
DATE:
DETAIL:

ALTS & ADDS

S. FIEDLER
420 GOREMANS ROAD, EUREKA,
NSW 2480

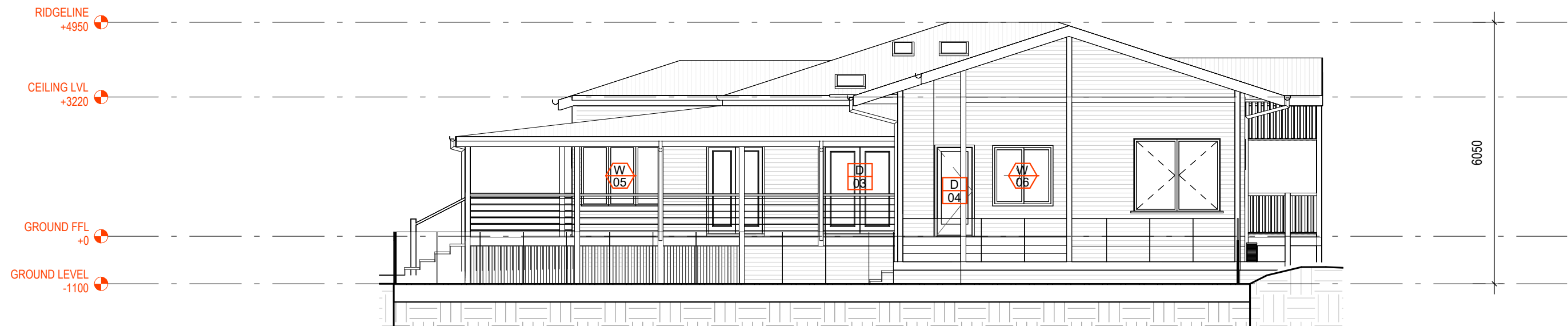
2402
Project no.

ELEVATIONS

01 JULY 2024 1 : 100 A3.00
Date: Scale @A3: Sheet no. Revision
ORIGINAL SHEET SIZE A3 - 297x420 1/07/2024 12:23:18 PM



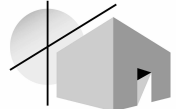
1 Elevation EAST
SCALE: 1 : 100



2 Elevation WEST
SCALE: 1 : 100

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

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:

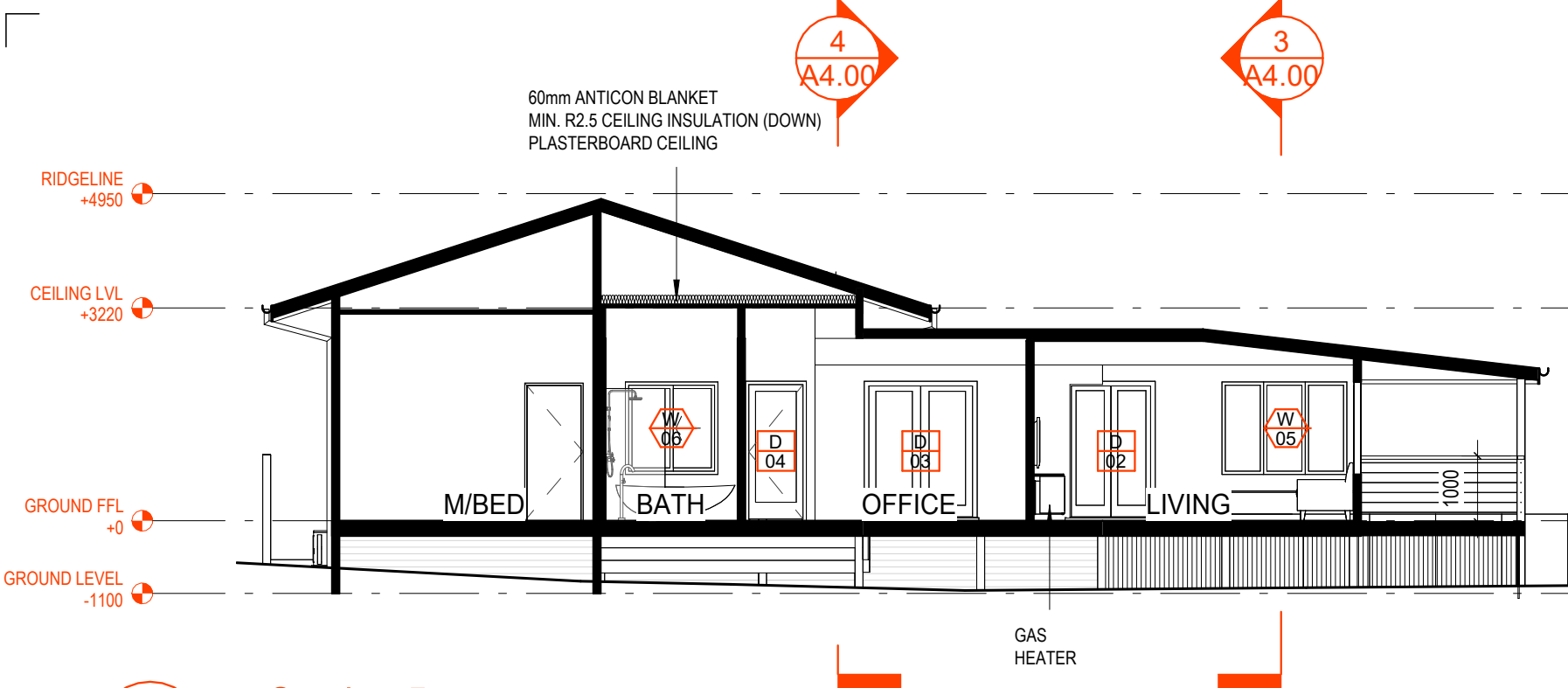
ALTS & ADDS

S. FIEDLER
420 GOREMANS ROAD, EUREKA,
NSW 2480

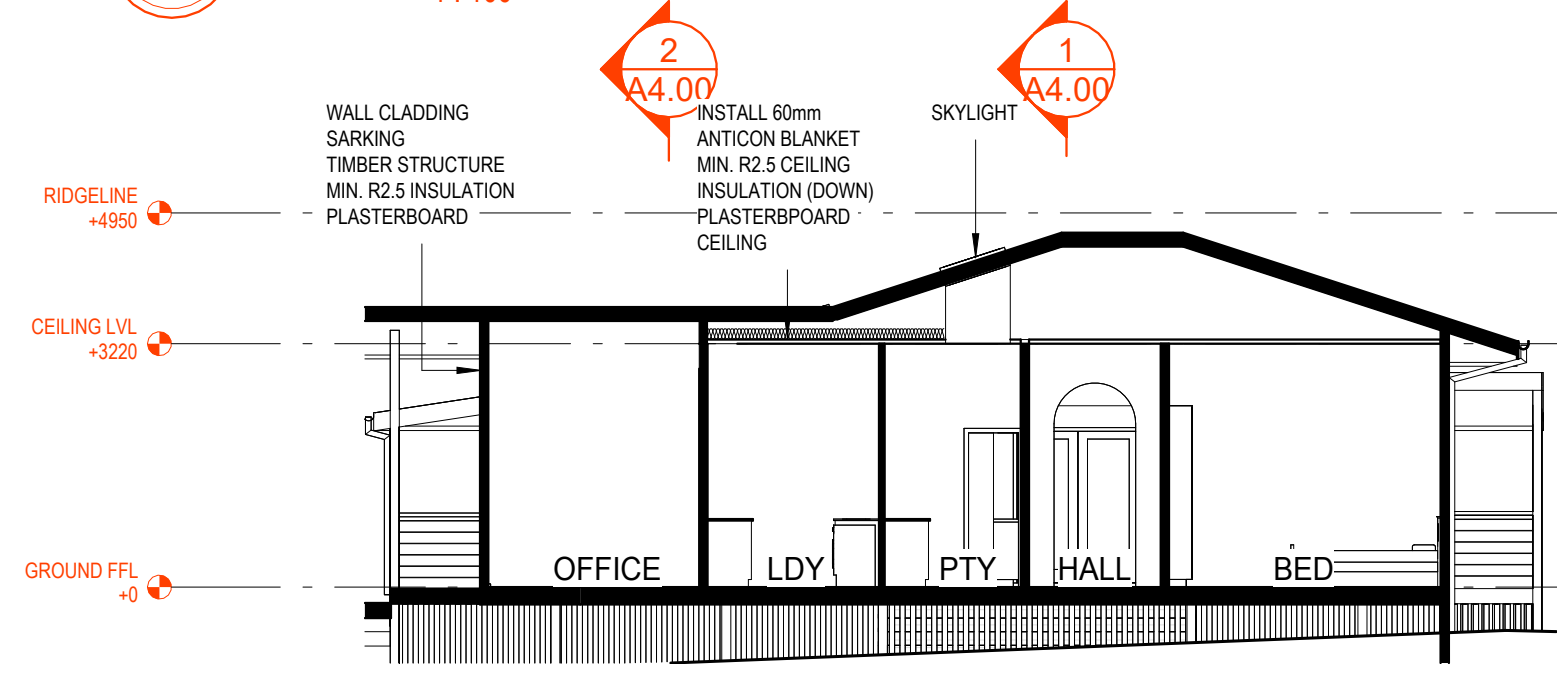
2402
Project no.

ELEVATIONS

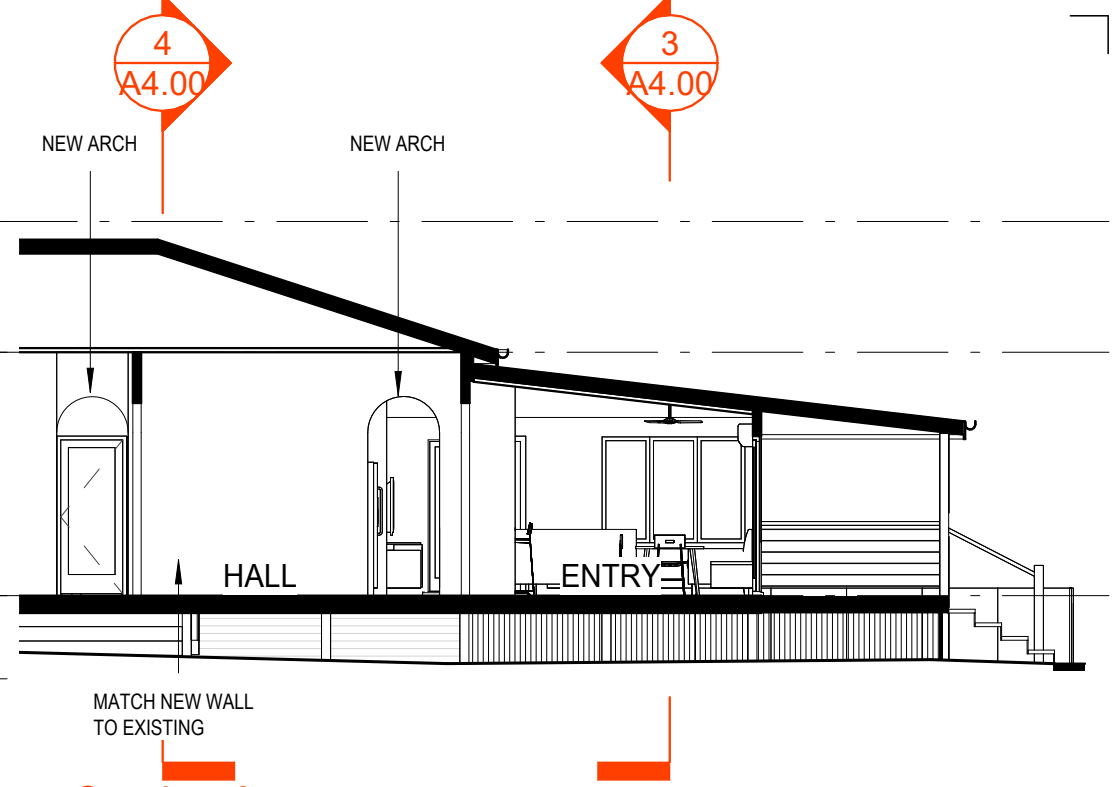
01 JULY 2024	1 : 100	A3.01
Date:	Scale @A3:	Sheet no.
Revision		
ORIGINAL SHEET SIZE A3 - 297x420 1/07/2024 12:23:19 PM		



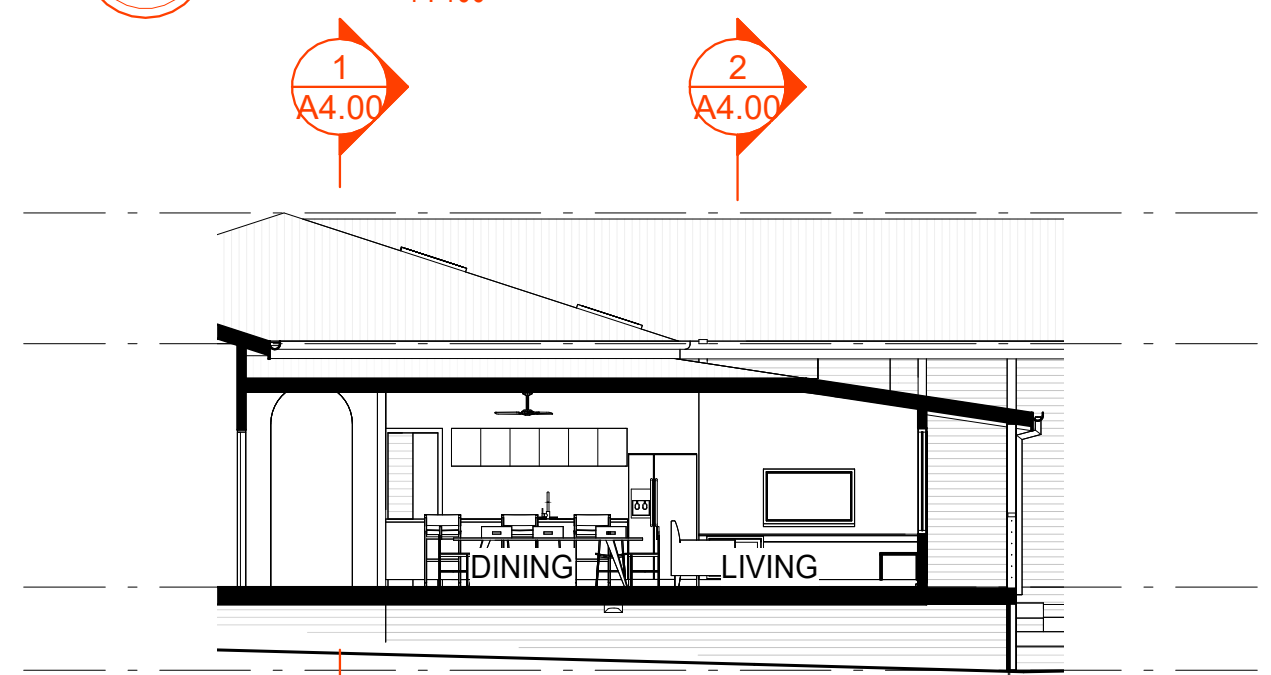
2 Section 5
SCALE: 1 : 100



4 Section 6
SCALE: 1 : 100



1 Section 3
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)

SCALE

0 1 2 3 5 10m

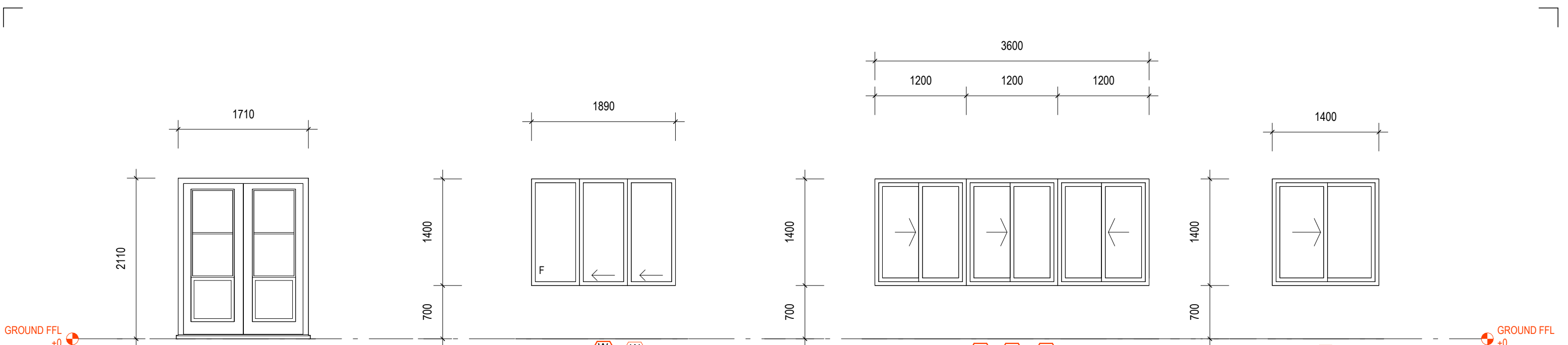
ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

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

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

ALTS & ADDS

SECTIONS



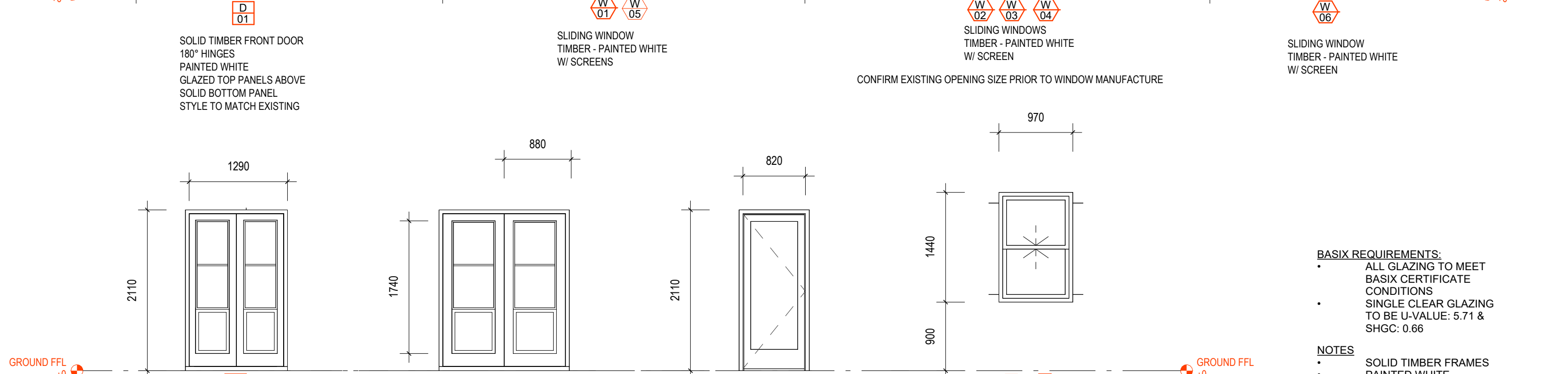
SOLID TIMBER FRONT DOOR
180° HINGES
PAINTED WHITE
GLAZED TOP PANELS ABOVE
SOLID BOTTOM PANEL
STYLE TO MATCH EXISTING

SLIDING WINDOW
TIMBER - PAINTED WHITE
W/ SCREENS

SLIDING WINDOWS
TIMBER - PAINTED WHITE
W/ SCREEN

SLIDING WINDOW
TIMBER - PAINTED WHITE
W/ SCREEN

CONFIRM EXISTING OPENING SIZE PRIOR TO WINDOW MANUFACTURE



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:

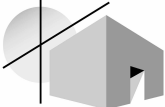
- ALL GLAZING TO MEET BASIX CERTIFICATE CONDITIONS
- SINGLE CLEAR GLAZING TO BE U-VALUE: 5.71 & SHGC: 0.66

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

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.

DOOR & WINDOW SCHEDULE

01 JULY 2024 1 : 50 A8.00
Date: Scale @A3: Sheet no. Revision

ORIGINAL SHEET SIZE A3 - 297x420 1/07/2024 12:23:20 PM