



1 SITE PLAN 1:200

**NOTES:**  
All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.  
Check all Levels and Dimensions on Site prior to commencing work and advise Lifestyle Home Designs of any discrepancies or errors.  
Finished ground levels on the plan are subject to the site conditions.  
Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

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- BASIC INFORMATION REQUIREMENTS:**
- LIGHTING:**  
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or LED lamps.
- WATER COMMITMENTS:**  
All new Shower heads, toilets and taps shall have a minimum 3 Star rating
- HOT WATER SYSTEM:**  
Existing Hot water system shall remain
- INSULATION REQUIREMENTS:**  
Suspended Floor: The suspended floor shall meet minimum R 1.30 (including construction)  
External walls: The external walls shall meet minimum R 1.70 (including construction)  
Ceilings: The new ceilings shall meet minimum R 3.00 (up)  
Roof: The roof shall have a foil / sarking and be of dark colour (solar absorption >0.70)
- WINDOWS & GLAZED DOORS:**  
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basic certificate.  
Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basic certificate  
Shading devices: Shading devices shall be installed in accordance with the Basic certificate  
Frames and glazing: Frame and glazing types shall meet the requirements of the Basic certificate

- S4.55 changes to DA Approved DA2019/0863:**  
\*Driveway gradients adjusted to comply with DA Determination Point 11 & Council regulations  
\*Minor alterations to Carstand  
\*Reconfigured Studio/Site access Steps  
\*Minor Studio layout changes & new Studio Deck support beams,  
\*Proposed Studio Entry Deck,  
\*Proposed new access stairs to rear approved Deck  
\*Proposed Deck off existing Laundry  
\*Proposed increase of approved deck - constructed over existing grassed area  
\*Proposed internal changes to existing Residence Laundry  
\*Proposed new Window (W4) to replace existing window in Laundry  
\*Traffic Management Plan submitted to Council to comply with DA Determination Point 12



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Client  
**MS MAXWORTHY**  
Project Name: **Section 4.55 changes to DA2019/0863**  
**ALTERATIONS & ADDITIONS**  
**51 GRANDVIEW DRIVE**  
**LOT 26, D.P. 16029**  
**NEWPORT N.S.W. 2106**

Drawing Title: <b>SITE PLAN 1:200</b>	
Scale: 1:200 (A1)	Date: SEPTEMBER 2020
COUNCIL: NORTHERN BEACHES	Checked By: J. ADAMS
Project No: <b>1841</b>	Drawing No.: <b>S4.55/01</b>
ANNEXURE "A" Plot Date: 21/09/2020	

