

GENERAL NOTES

- The Works shall be constructed in accordance with NCC 2022 BCA Volume 3 and all relevant Australian Standards together with any amendment or replacement of those Standards
- Smoke alarms shall be installed in accordance with NCC 2022-ABC Housing provisions Part 9.5, Nsw 9.5.1, AS 3786 and Manufacturers Specification recommendations and connected to consumer mains power and interconnected where there is more than one alarm.
- Balustrade construction shall comply with the provisions with NCC2022-ABC Housing Provisions Part 11, AS 1684, AS1170, AS1288 & AS/NZS2208 . Balustrades shall have a minimum height of 1m and no openings greater than 125mm
- All external wall Claddings must be compliant with the requirements of NCC2022-ABC Housing Provisions Part 7, AS1684 & all relevant CodeMark Certificates
- All windows to be restricted in accordance with NCC2022-ABC Housing Provisions part 11.3.7 & 11.3.8. Protection of openable windows where surface below is greater than 2 meters
- Demolition works to be carried out in compliance with WorkCover Short Guide to Working with Asbestos Cement and Australian Standard AS 2601 2001 The Demolition of Structures.

BASIX COMMITMENTS:

- All construction to comply with Basix certificate A1768544
- A solar (electric-boosted) hot water system to be installed
- 40% of all new or altered lighting fixtures to be fluorescent, compact fluorescent or LED
- Minimum 3 star water rating shower heads to be installed
- Minimum 3 star water rating toilets to be installed
- Minimum 3 star water taps to be installed
- Minimum R0.9 insulation to be installed to all external ACC veneer walls (minimum combined Rvalue with construction R1.7)
- Minimum R1.6 insulation to be installed to all brick veneer walls (minimum combined Rvalue with construction R1.7)
- Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)
- 55mm foil backed insulating blanket to be installed below all flat ceiling /pitched roofs with minimum R1.2 insulation to all ceilings
- 55mm foil backed insulating blanket to be installed below all raked ceiling /pitched roofs with minimum R1.5 insulation to all ceilings

SITE CALCULATIONS

Site Area : 2,772 sqm

Existing cottage internal floor area - 121 sqm
 New internal floor area - 171 sqm
 New garage area - 43.6 sqm

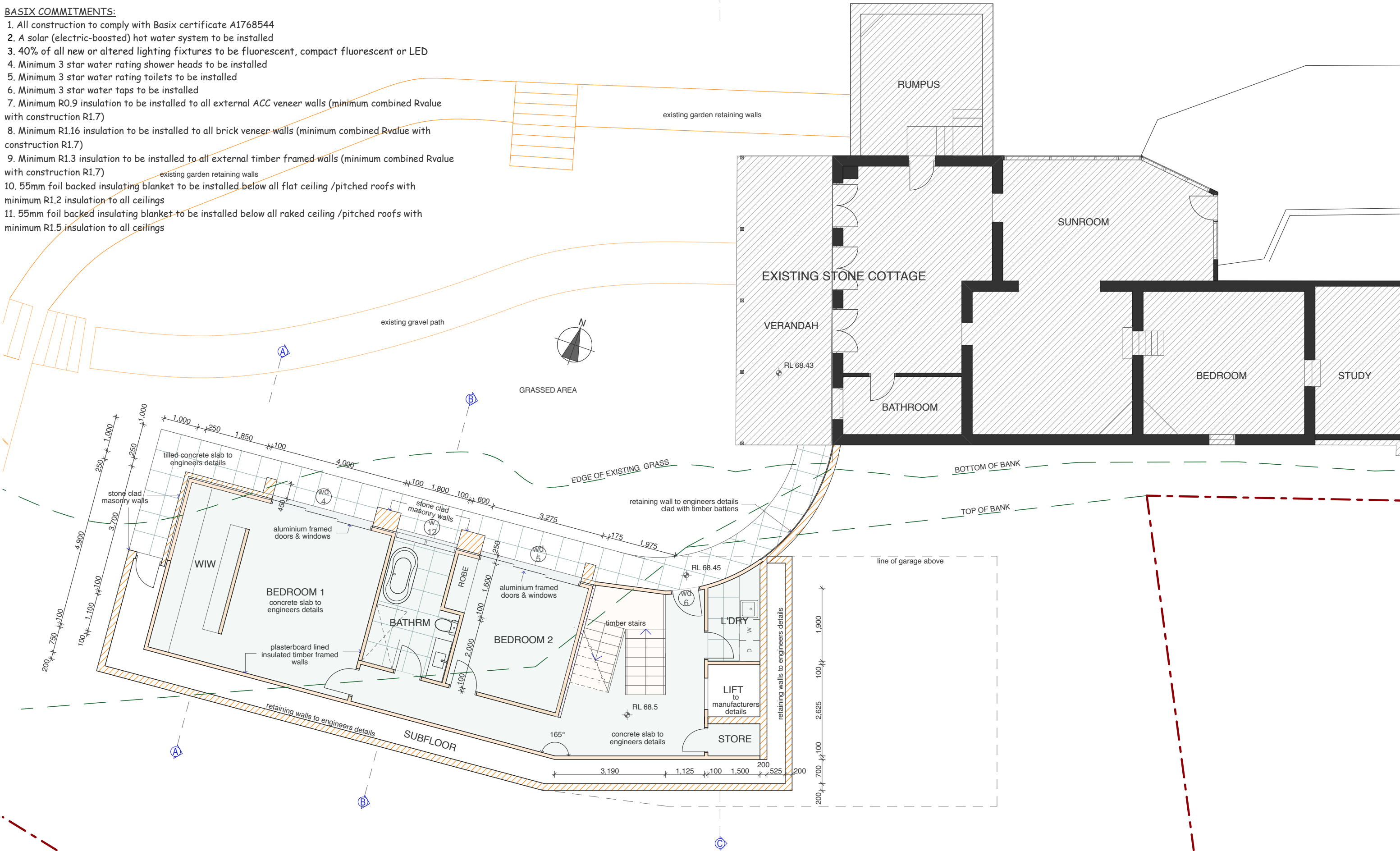
Existing secondary dwelling area - 58 sqm

Existing soft landscaped area -2,296 sqm - 82.82%
 Proposed soft landscaped area - 2,030 sqm - 73.23%

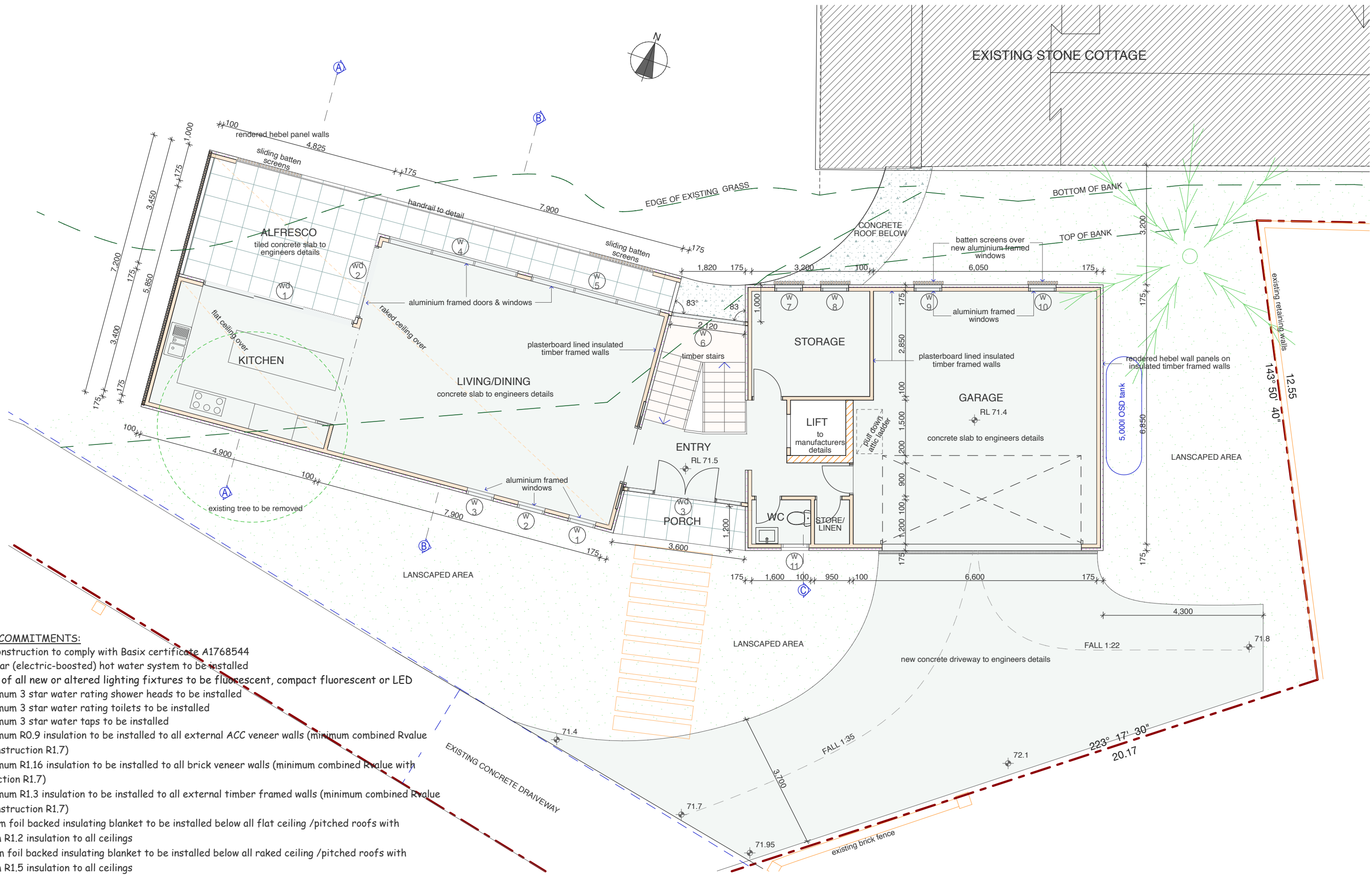
<p>AMENDMENTS</p>	<p>JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173</p>	<p>ALTERATIONS AND ADDITIONS</p> <p>for: D. & M. Catchlove at: LOT 1 , DP 538888, 77 Myola Road NEWPORT 2016</p>	<p>drawing title SITE PLAN</p> <p>NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work</p>	<p>date: NOVEMBER 2024 scale: 1:200 (A2) drawing number DA-01</p>
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5. Minimum 3 star water rating toilets to be installed
6. Minimum 3 star water taps to be installed
7. Minimum R0.9 insulation to be installed to all external ACC veneer walls (minimum combined Rvalue with construction R1.7)
8. Minimum R1.16 insulation to be installed to all brick veneer walls (minimum combined Rvalue with construction R1.7)
9. Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)
10. 55mm foil backed insulating blanket to be installed below all flat ceiling /pitched roofs with minimum R1.2 insulation to all ceilings
11. 55mm foil backed insulating blanket to be installed below all raked ceiling /pitched roofs with minimum R1.5 insulation to all ceilings

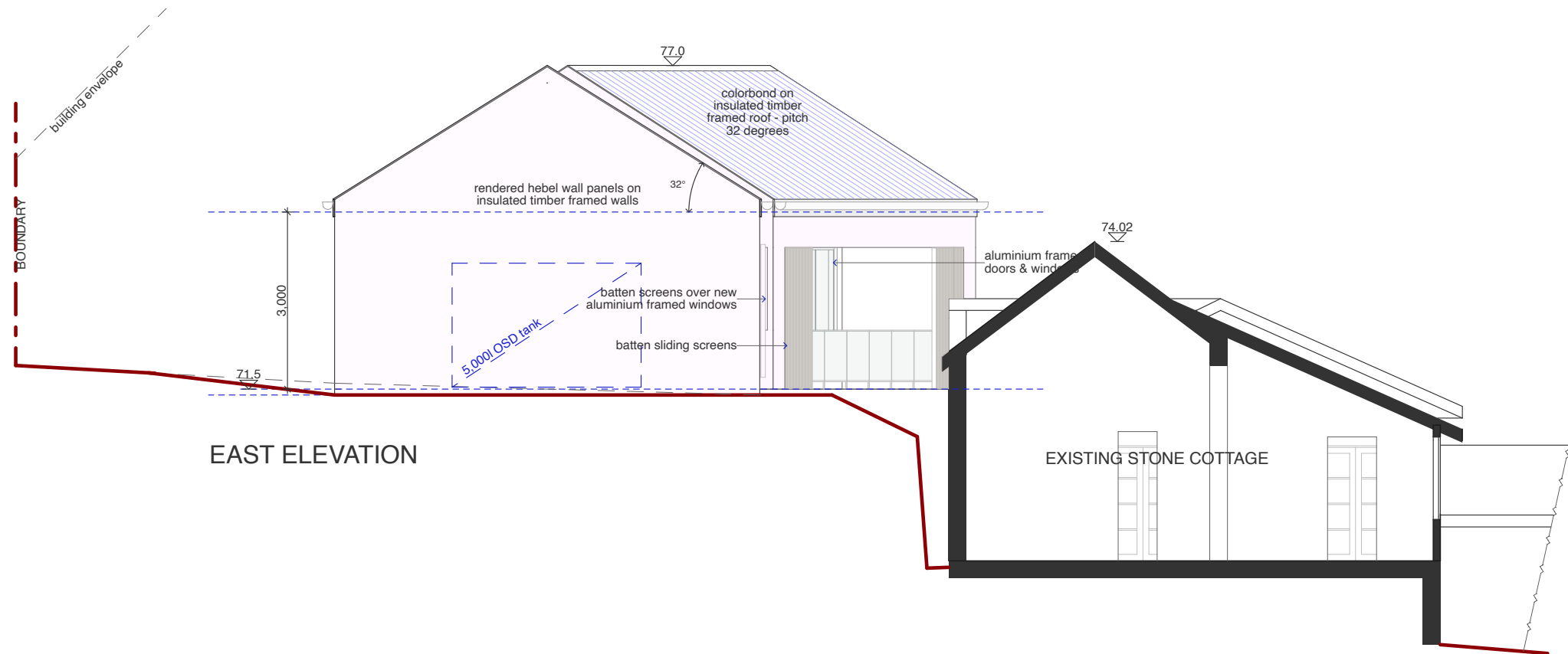


<p>AMENDMENTS</p>	<p>JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173</p>	<p>ALTERATIONS AND ADDITIONS for: D. & M. Catchlove at: LOT 1 , DP 538888, 77 Myola Road NEWPORT 2016</p>	<p>drawing title LEVEL 1</p> <p>NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work</p>	<p>date: NOVEMBER 2024 scale: 1:100 (A3) drawing number DA-02</p>
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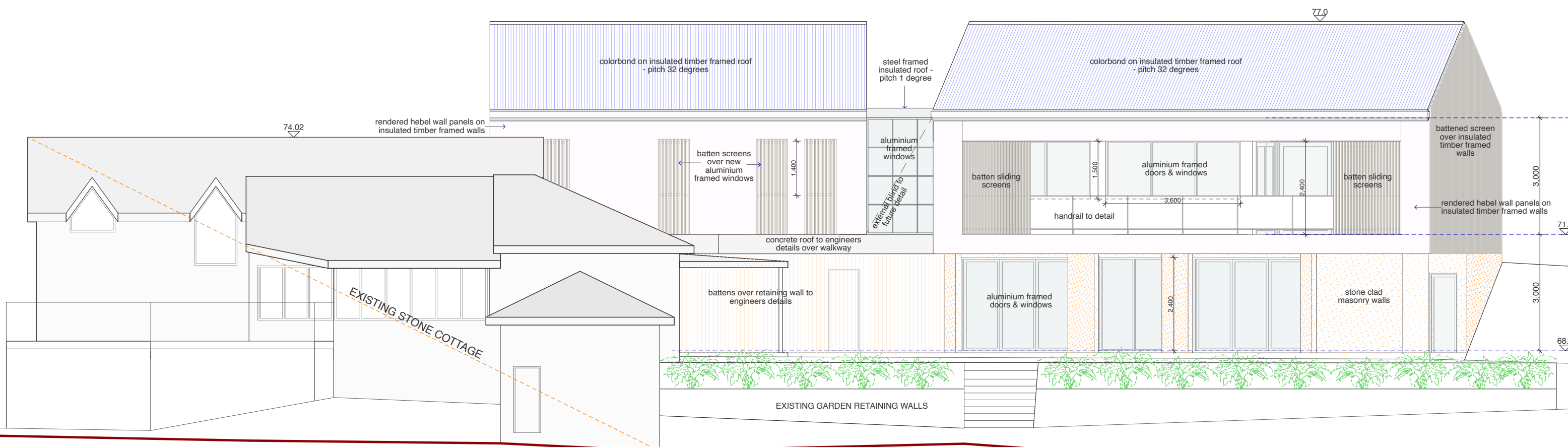
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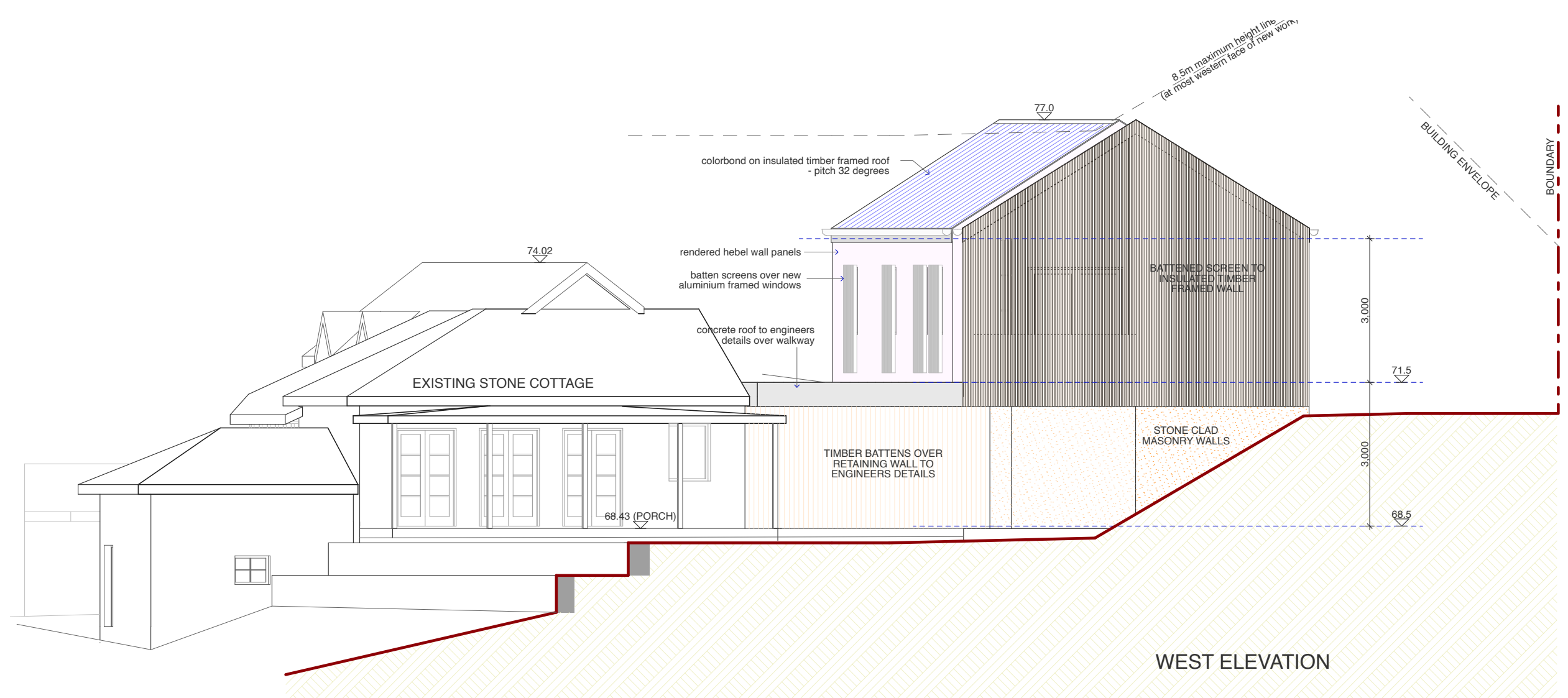
EAST ELEVATION

EXISTING STONE COTTAGE

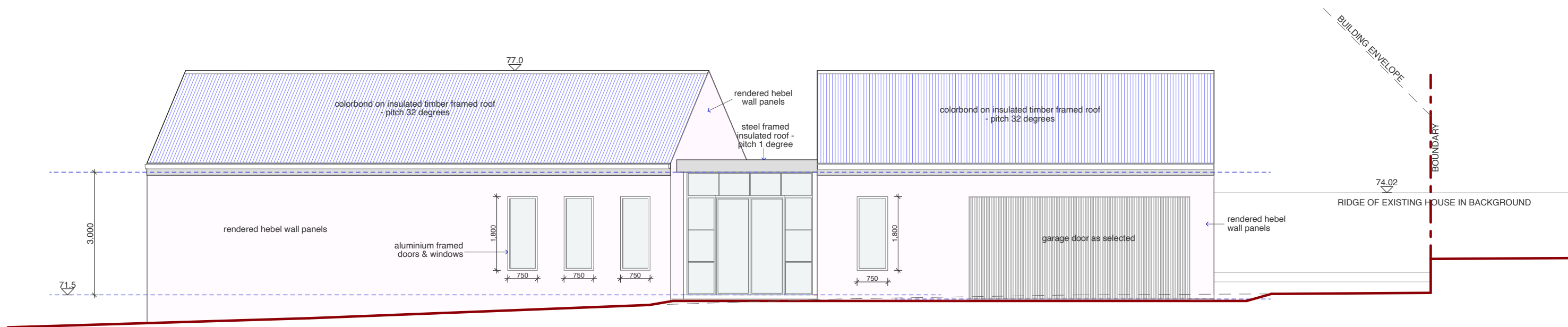


NORTH ELEVATION

<p>AMENDMENTS</p>	<p>JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173</p>	<p>ALTERATIONS AND ADDITIONS for: D. & M. Catchlove at: LOT 1 , DP 538888, 77 Myola Road NEWPORT 2016</p>	<p>drawing title ELEVATIONS NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work</p>	<p>date: NOVEMBER 2024 scale: 1:100 (A3) drawing number DA-04</p>
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WEST ELEVATION



SOUTH ELEVATION

AMENDMENTS

JO WILLMORE DESIGNS
 11 Hudson Parade
 Clareville NSW 2107
 (02) 9918 2479
 ABN 27 370 370 173

ALTERATIONS AND ADDITIONS
 for: D. & M. Catchlove
 at: LOT 1 , DP 538888, 77 Myola Road
 NEWPORT 2016

drawing title

WEST ELEVATIONS

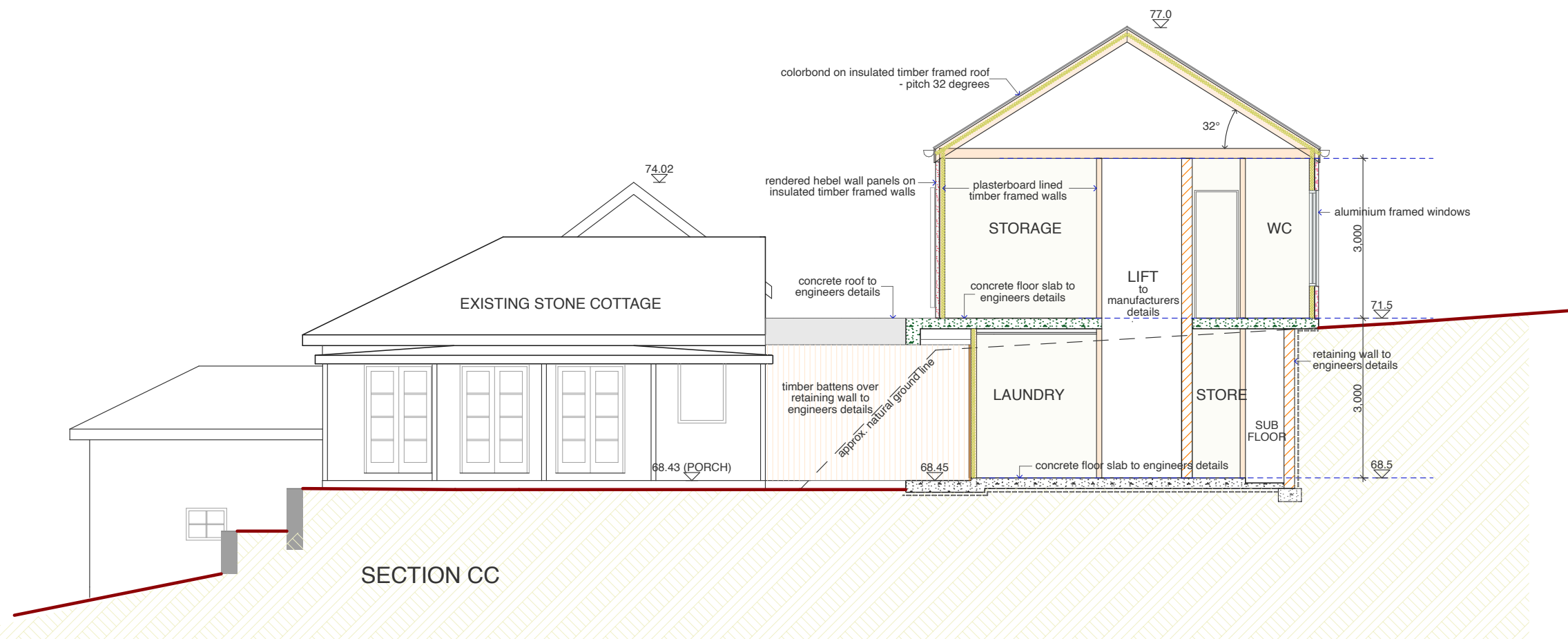
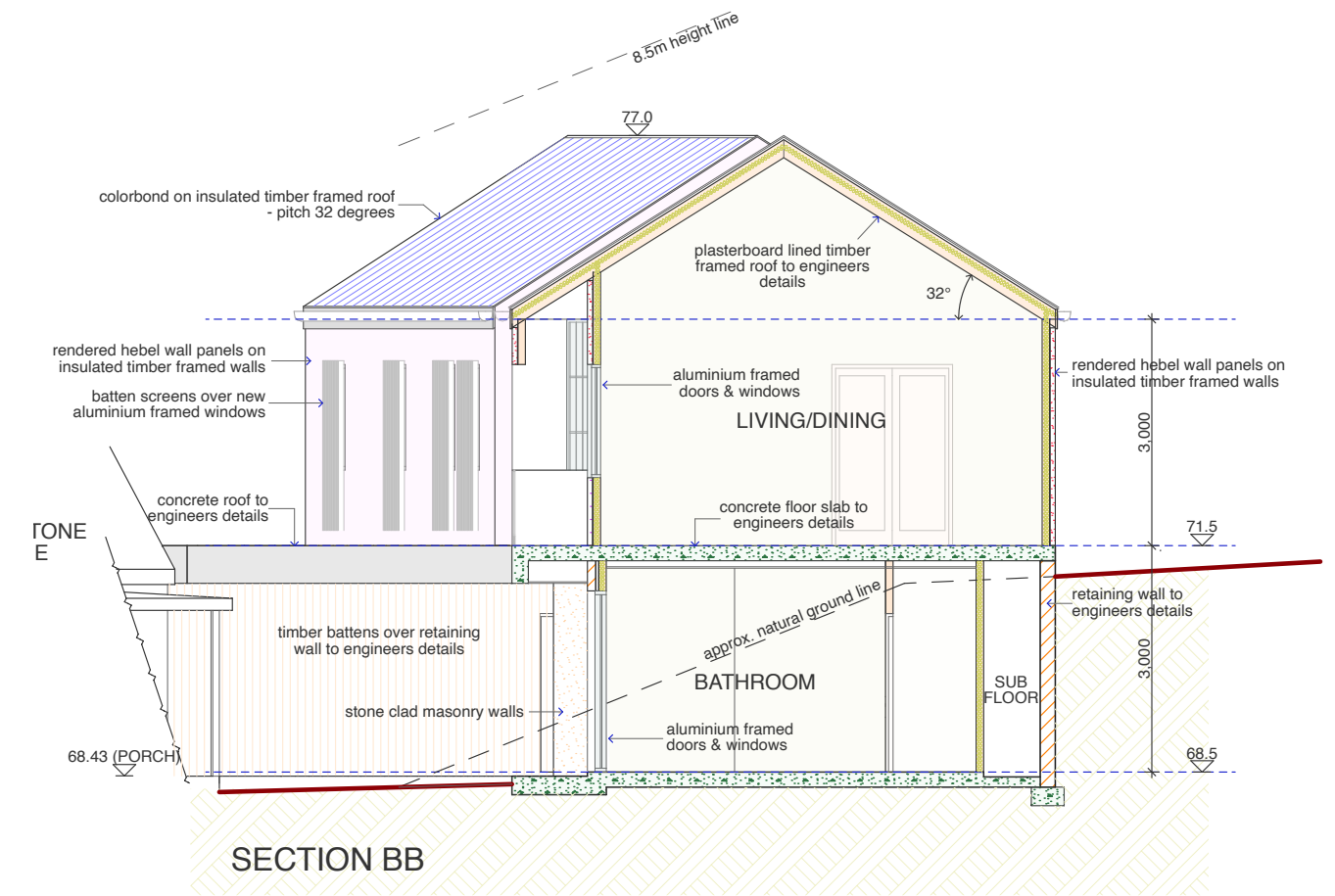
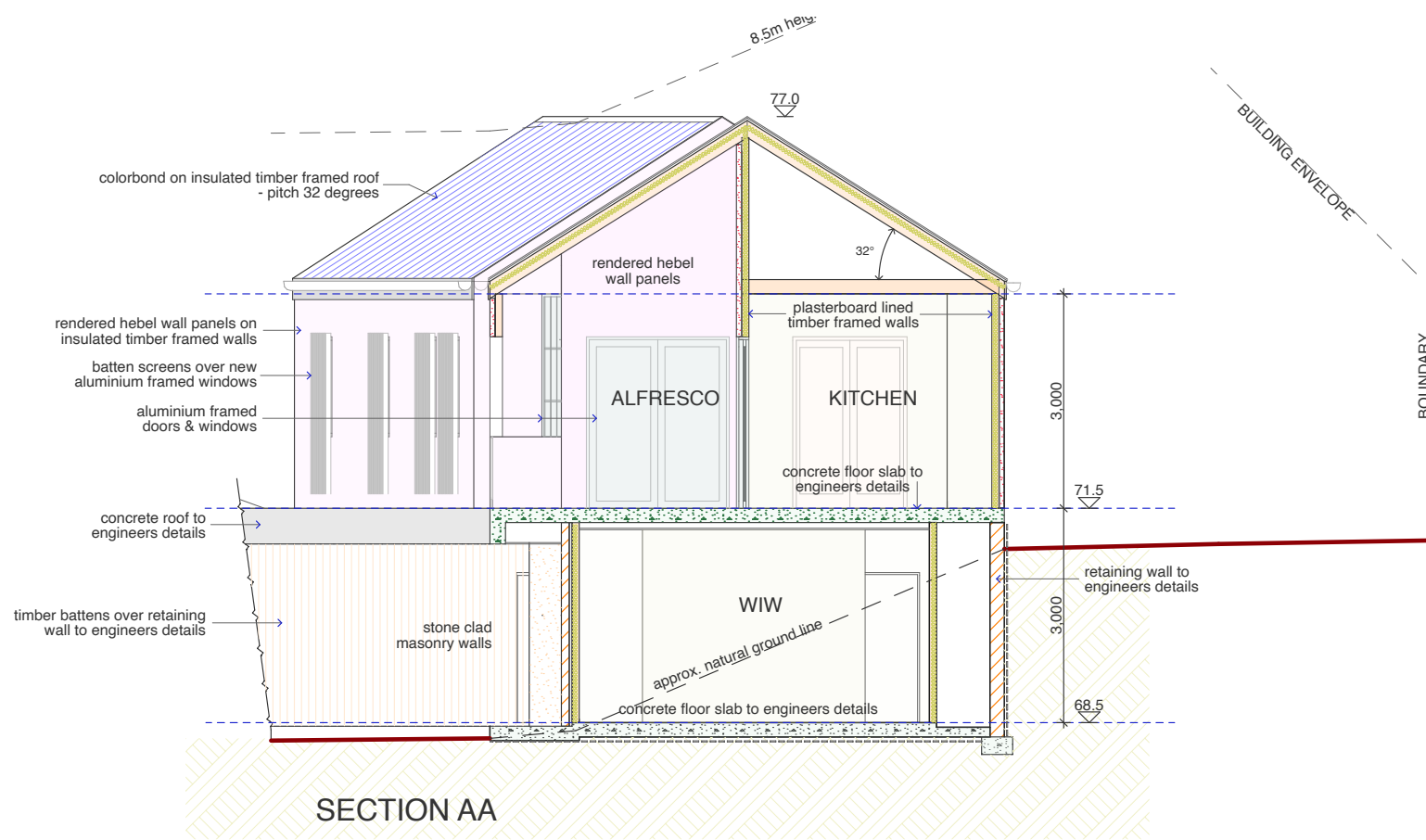
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date: NOVEMBER 2024

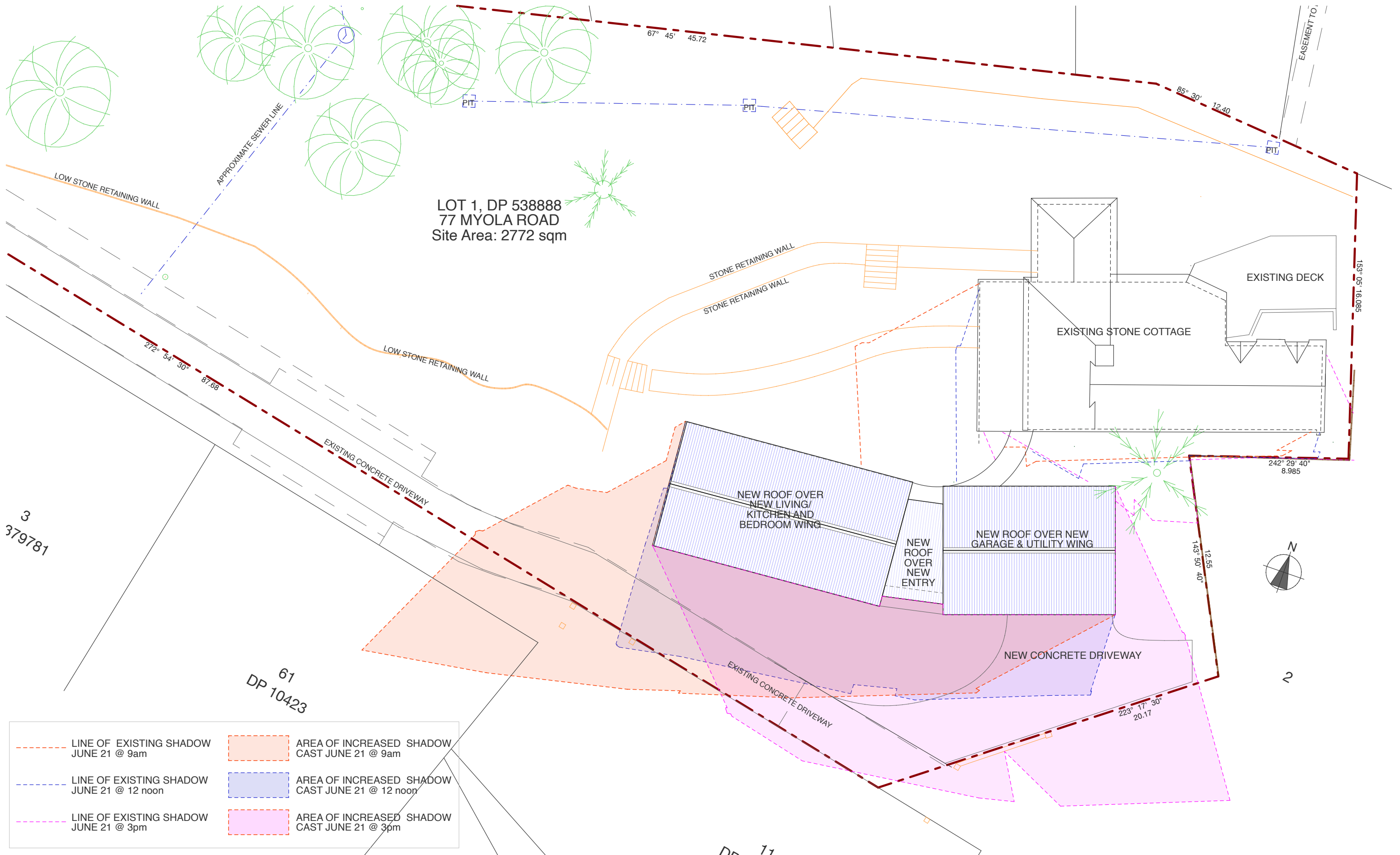
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DA-05

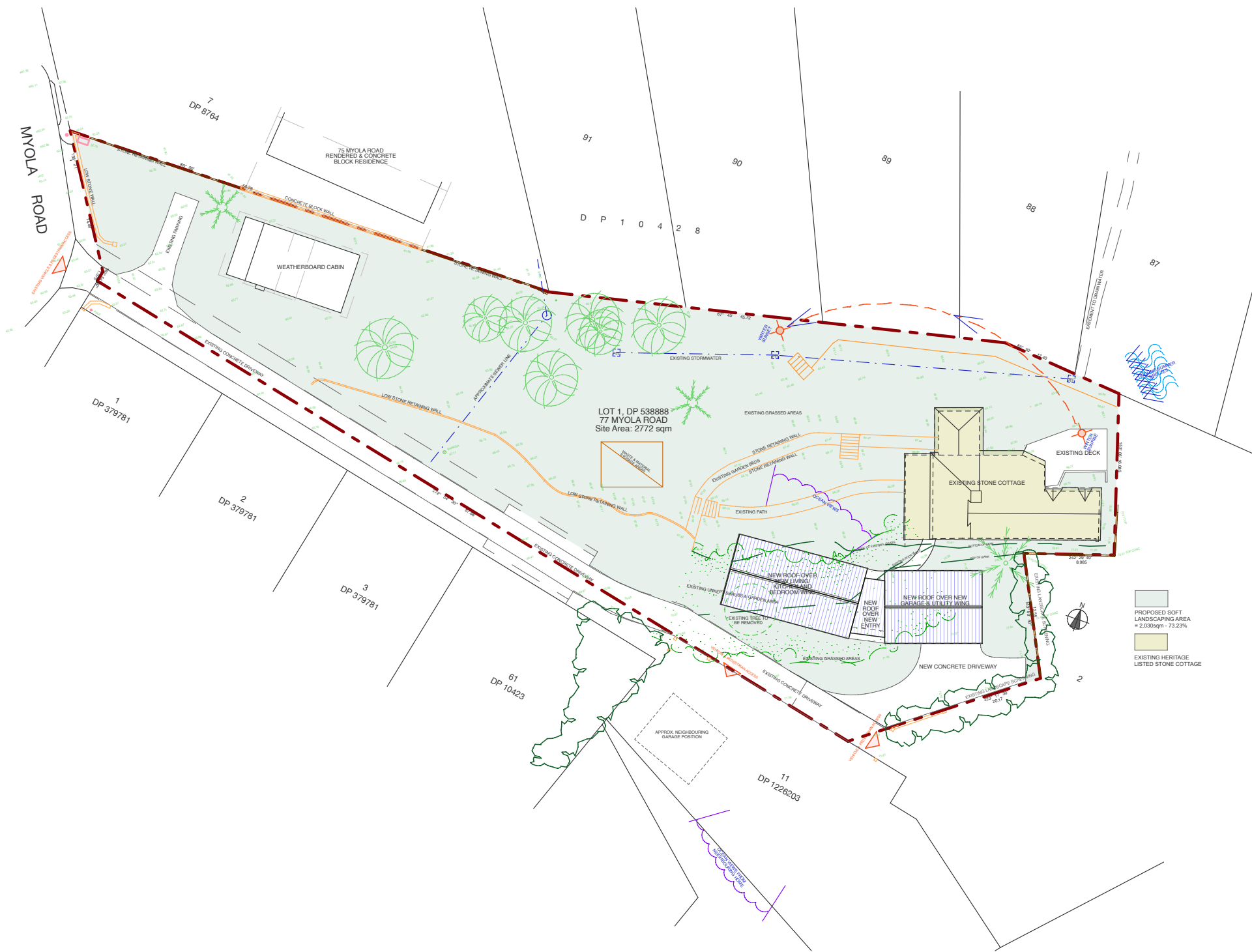


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--- LINE OF EXISTING SHADOW JUNE 21 @ 9am	--- AREA OF INCREASED SHADOW CAST JUNE 21 @ 9am
--- LINE OF EXISTING SHADOW JUNE 21 @ 12 noon	--- AREA OF INCREASED SHADOW CAST JUNE 21 @ 12 noon
--- LINE OF EXISTING SHADOW JUNE 21 @ 3pm	--- AREA OF INCREASED SHADOW CAST JUNE 21 @ 3pm

AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	ALTERATIONS AND ADDITIONS for: D. & M. Catchlove at: LOT 1, DP 538888, 77 Myola Road NEWPORT 2016	drawing title SHADOW DIAGRAM-JUNE 21	date: NOVEMBER 2024 scale: 1:200 (A3)
			NOTE: Use figured dimension only. Do not scale off drawings. All levels and dimensions to be verified prior to construction of work	drawing number DA-07



AMENDMENTS

JO WILLMORE DESIGNS
 11 Hudson Parade
 Clareville NSW 2107
 (02) 9918 2479
 ABN 27 370 370 173

ALTERATIONS AND ADDITIONS
 for: D. & M. Catchlove
 at: LOT 1 , DP 538888, 77 Myola Road
 NEWPORT 2016

drawing title
SITE ANALYSIS

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date: NOVEMBER 2024
 scale: 1:500 (A3)

drawing number
DA-08