

GENERAL NOTES

1. The Works shall be constructed in accordance with NCC2019/BCA and all relevant Australian Standards together with any amendment or replacement of those Standards

2.Smoke alarms shall be installed in accordance with 3.7.5 of the BCA, AS 3786 and Manufacturers Specification recommendations and connected to consumer mains power and interconnected where there is more than one alarm

3. Balustrade construction shall comply with the provisions of Part 3.9.2 of the BCA . Balustrades shall have a minimum height of 1m and no openings greater than 125mm

BASIX COMMITMENTS:

1.All construction to comply with BASIX certificate A422395

2.40% of all new or altered lighting fixtures to be fluorescent, compact fluorescent or LED

3. Minimum 3 star water rating shower heads to be installed

4. Minimum 3 star water rating toilets to be installed

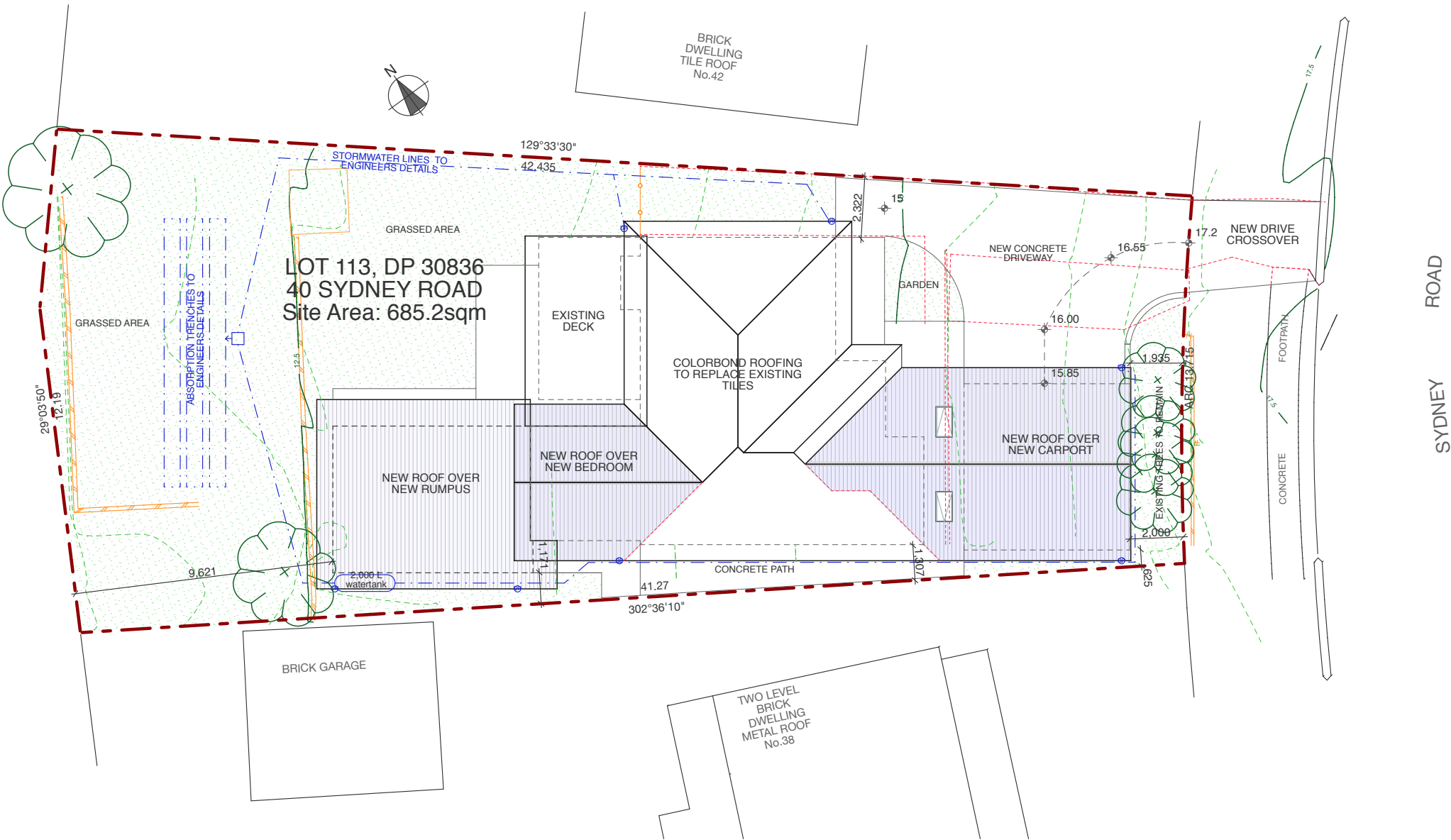
5.Minimum 3 star water taps to be installed

6.Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)

7.Flat ceilings and pitched roofs to have 55m foil backed insulating blanket installed below all roofs with minimum R1.45 insulation to ceiling

8.Raked ceilings and pitched roofs to have 55m foil backed insulating blanket installed below all roofs with minimum R1.74 insulation to ceiling

NORTH
NARRABEEN
RESERVE



SITE CALCULATIONS

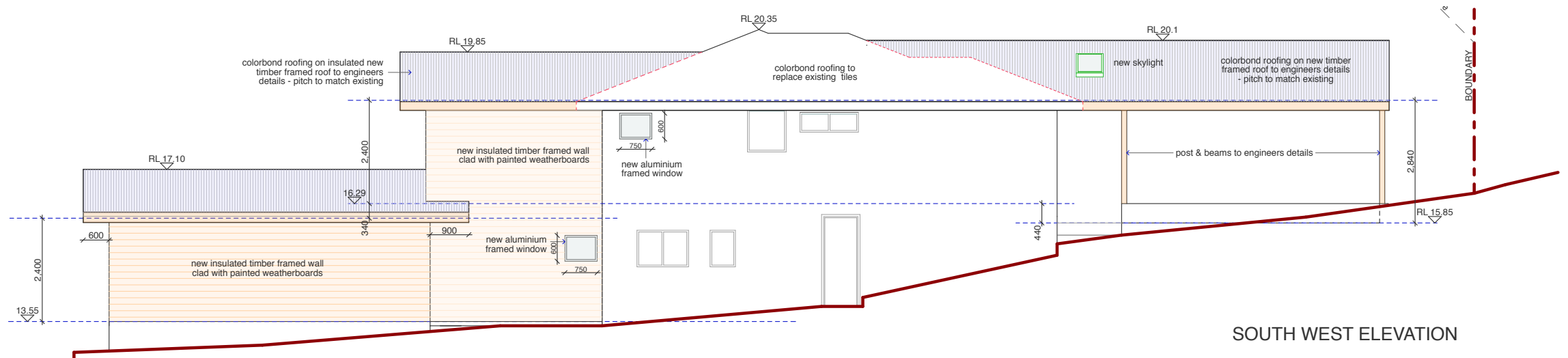
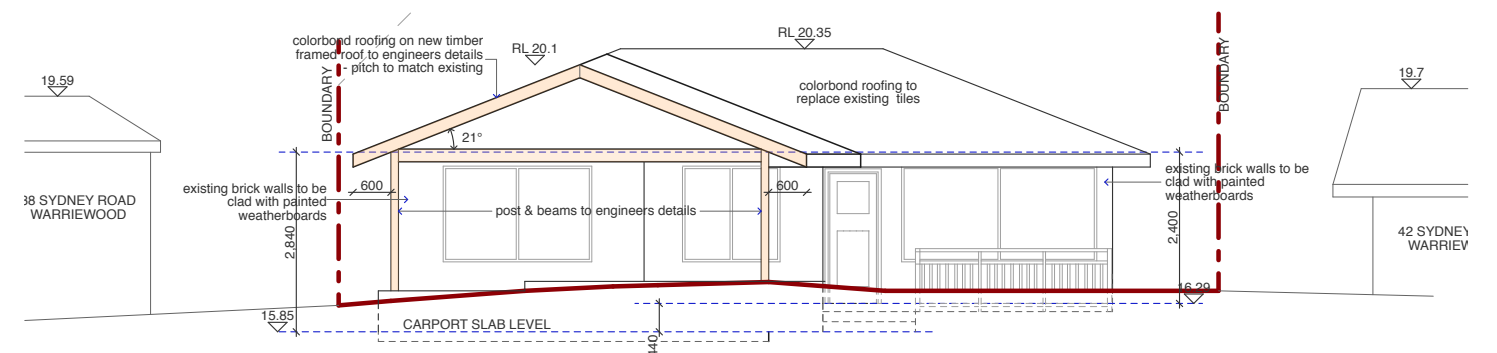
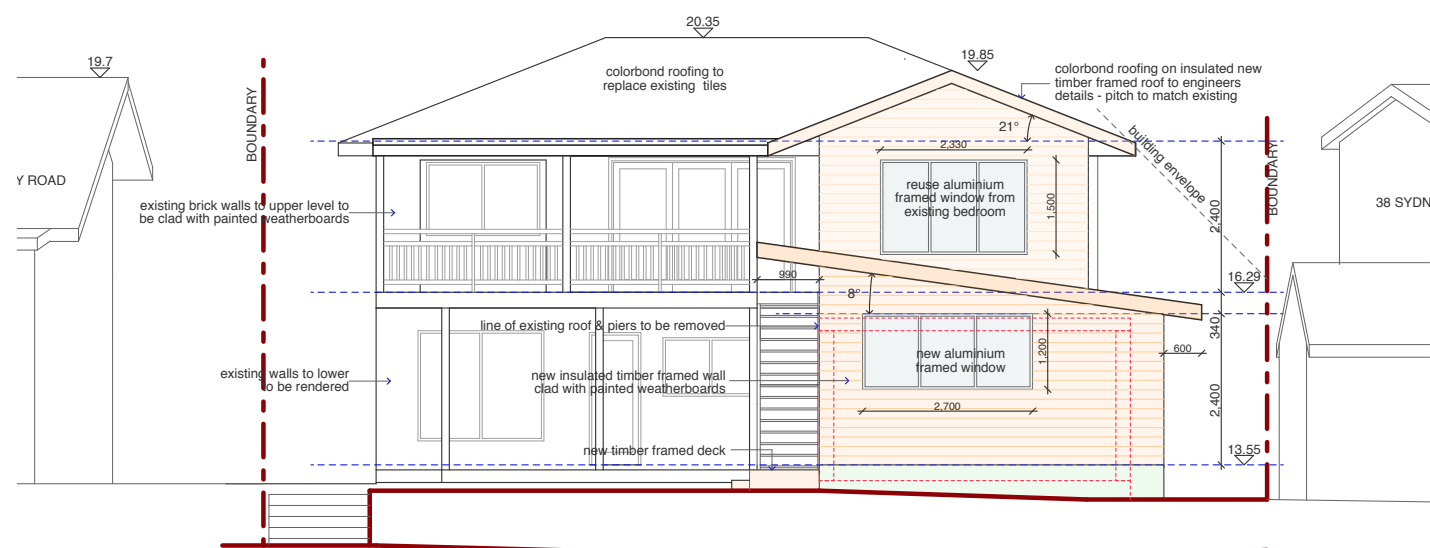
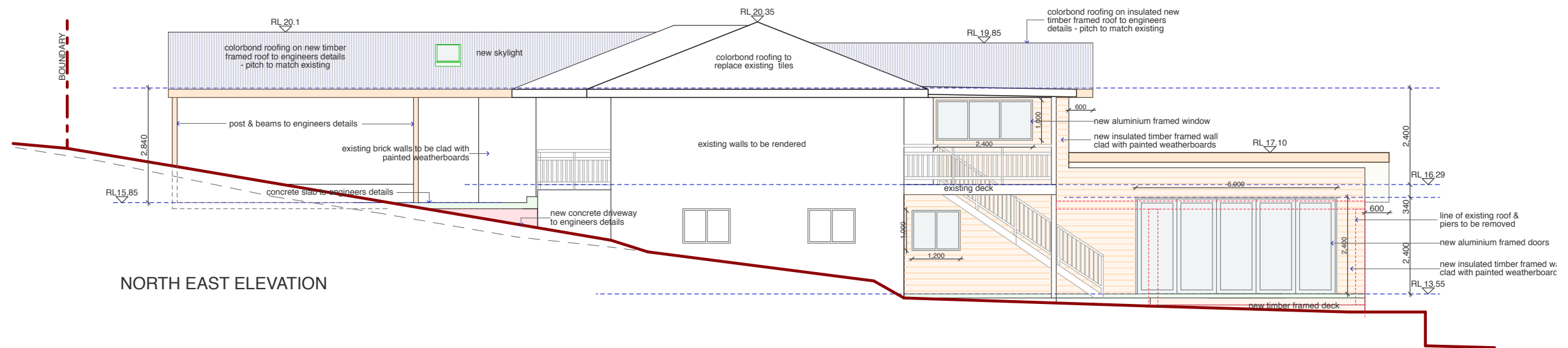
Site Area : 685.2 sqm

Existing Landscaped area - 363sqm = 52.98%

Proposed Landscaped area - 319 sqm = 46.55%
+ 30 sqm (impervious uncovered recreational space)

TOTAL Landscaped area -349sqm = 50.93%

AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	PROPOSED ALTERATIONS AND ADDITIONS for: K. & S. Bray at: LOT 113, DP 30836, 40 Sydney Road WARRIEWOOD, 2102	drawing title SITE PLAN	date: SEPTEMBER 2021 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-01



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