



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?
- An electric heat pump 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 R1.16 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%

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| <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: OCTOBER 2024 scale: 1:200 (A2) drawing number DA-01</p> |
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