

GENERAL NOTES

1. The Works shall be constructed in accordance with NCC 2022 BCA Volume 2 and all relevant Australian Standards together with any amendment or replacement of those Standards
- 2.Smoke alarms shall be installed in accordance with NCC 2022-ABCD 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.
3. Balustrade construction shall comply with the provisions with NCC2022-ABCB Housing Provisions Part 11, AS 1684, AS1170, AS1288 & AS/NZS2208 . Balustrades shall have a minimum height of 1m and no openings greater than 125mm
4. All external wall Claddings must be compliant with the requirements of NCC2022-ABCB Housing Provisions Part 7, AS1684 & all relevant CodeMark Certificates
- 5.All Glazing in accordance with H1D8 & H2D7 of the NCC/BCA Volume Two, Section 8 of the ABCB Housing Provisions, AS 1288, AS2047 & AS4055.
6. All windows to be restricted in accordance with NCC2022-ABCB Housing Provisions part 11.3.7 & 11.3.8. Protection of openable windows where surface below is greater than 2 meters
- 7.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.



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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2024/0734

SITE CALCULATIONS

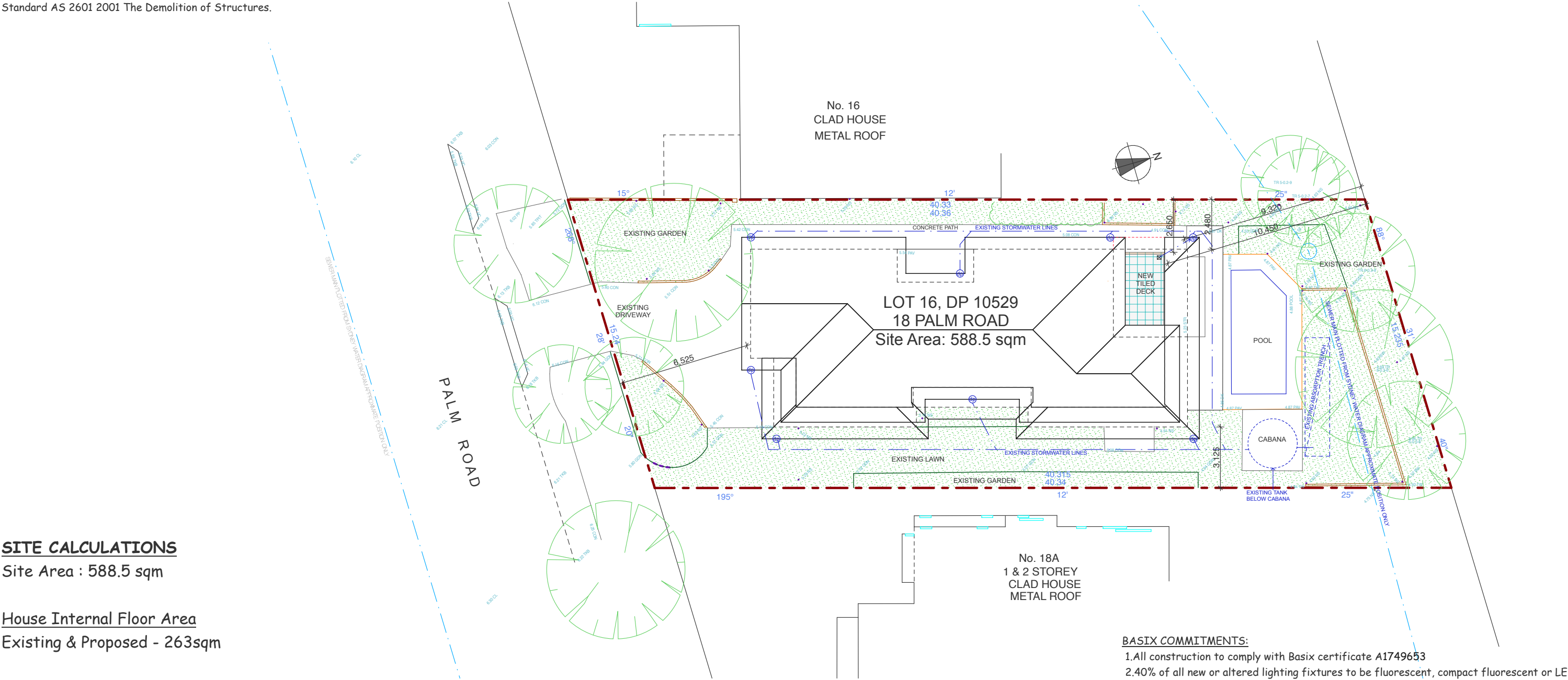
Site Area : 588.5 sqm

House Internal Floor Area

Existing & Proposed - 263sqm

Soft Landscaped Area

Existing & Proposed - 264 sqm - 44.86%



- BASIX COMMITMENTS:**
- 1.All construction to comply with Basix certificate A1749653
- 2.40% of all new or altered lighting fixtures to be fluorescent, compact fluorescent or LED
3. Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)

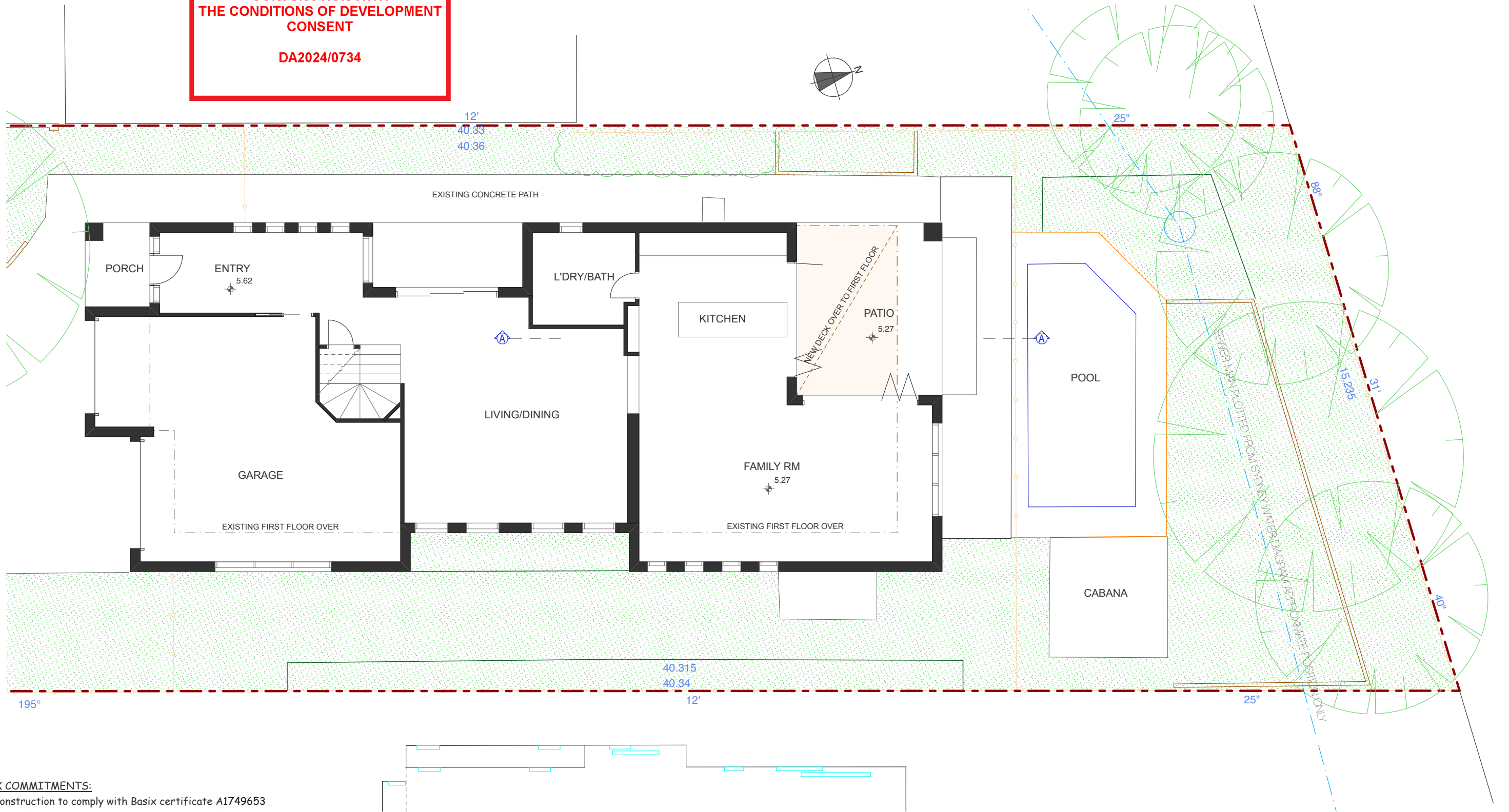
AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	NEW DECK for: L. Walden at: LOT 16, DP 10529, 18 Palm Road NEWPORT, 2106	drawing title SITE PLAN	date: MAY 2024 scale: 1:200 (A3)
			NOTES: Use figured dimension only.Do not scale off drawings. All levels and dimensions to be verified prior to construction of work These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications.	drawing number DA-01



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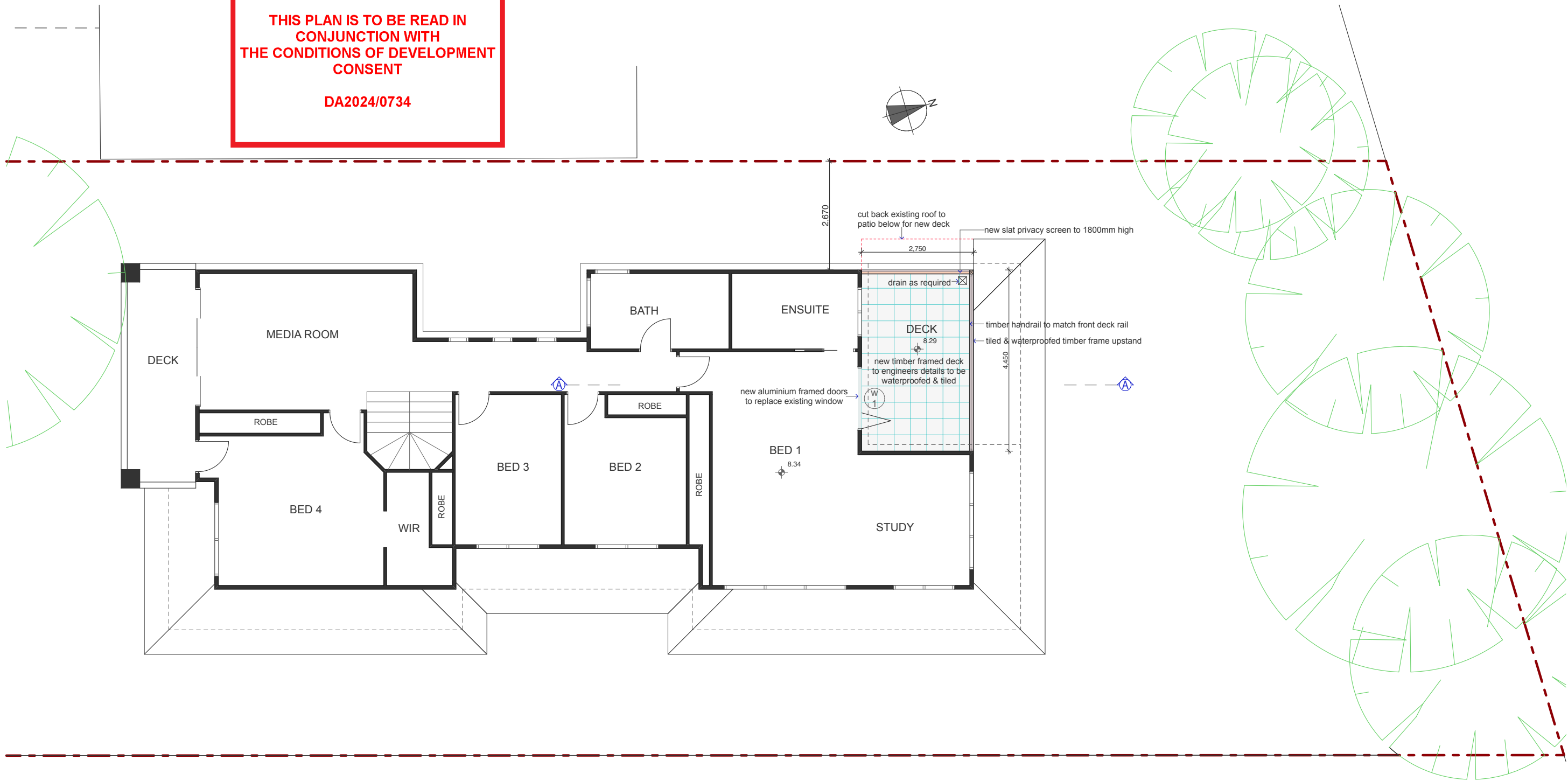
AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	NEW DECK for: L. Walden at: LOT 16, DP 10529, 18 Palm Road NEWPORT, 2106	drawing title GROUND FLOOR	date: MAY 2024 scale: 1:100 (A3)
			NOTES: Use figured dimension only.Do not scale off drawings. All levels and dimensions to be verified prior to construction of work These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications.	drawing number DA-02



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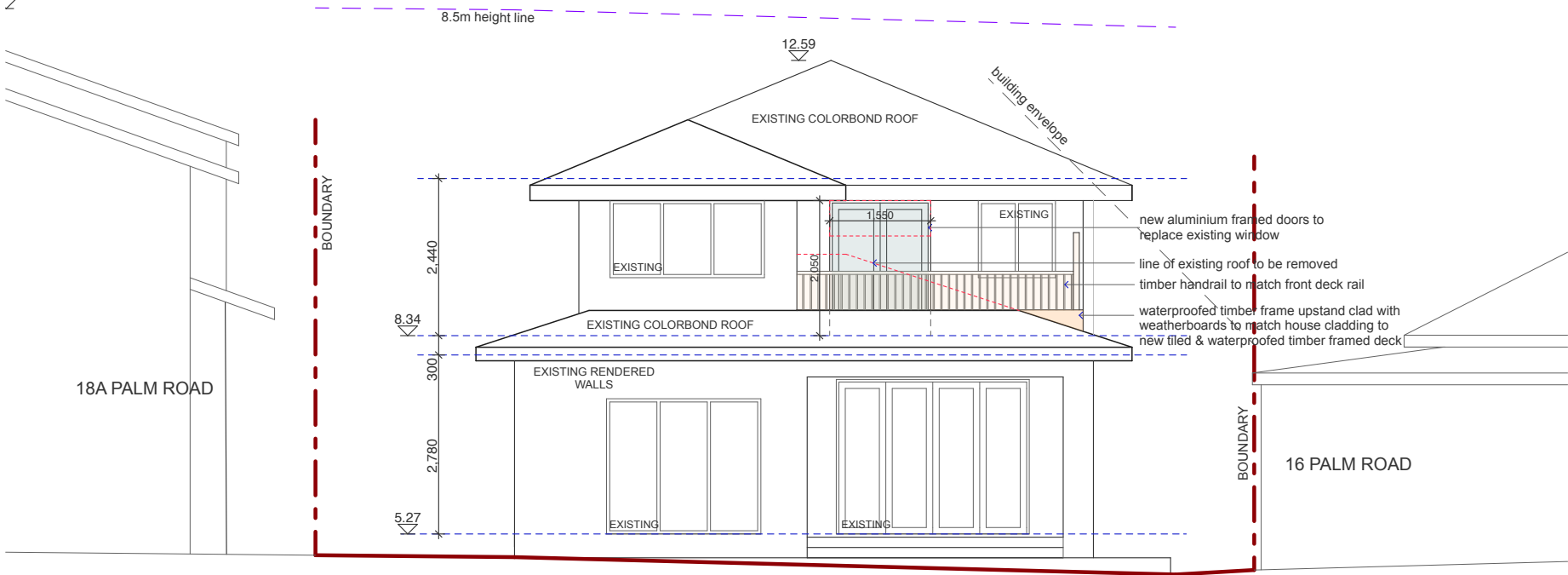
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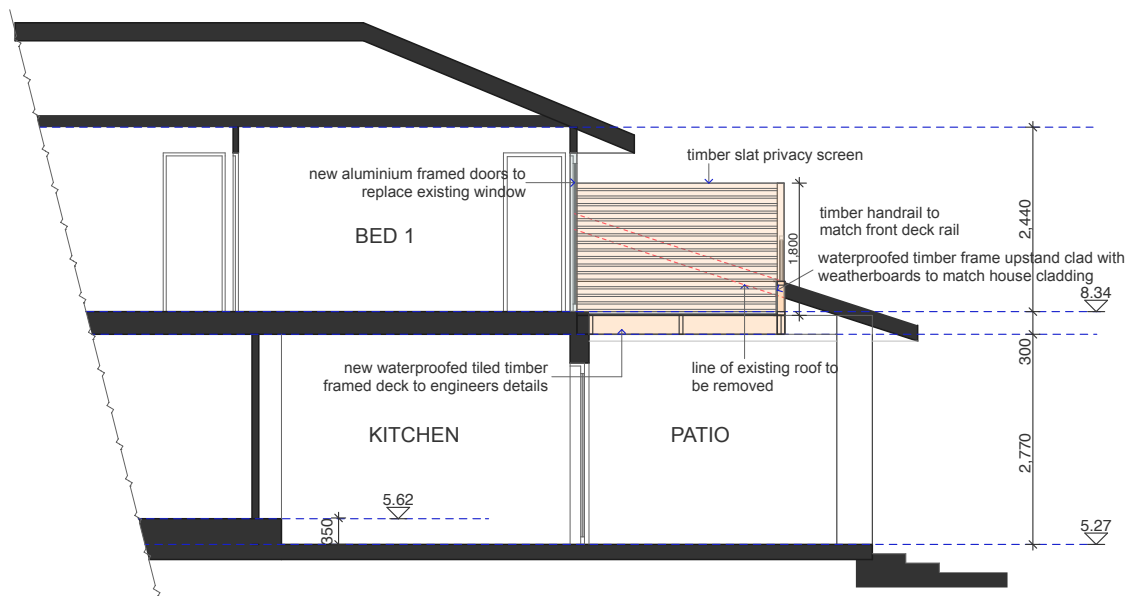
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AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	NEW DECK for: L. Walden at: LOT 16, DP 10529, 18 Palm Road NEWPORT, 2106	drawing title FIRST FLOOR	date: MAY 2024 scale: 1:100 (A3)
			NOTES: Use figured dimension only.Do not scale off drawings. All levels and dimensions to be verified prior to construction of work These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications.	drawing number DA-03



NORTH ELEVATION



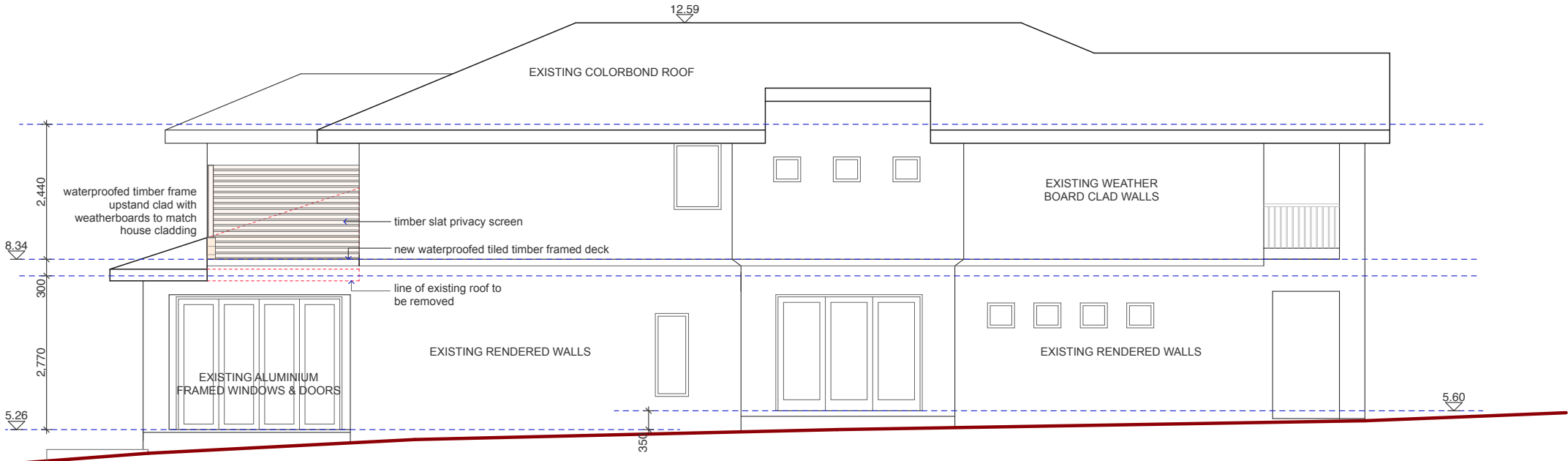
SECTION AA



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WEST ELEVATION

- BASIX COMMITMENTS:**
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AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	NEW DECK for: L. Walden at: LOT 16, DP 10529, 18 Palm Road NEWPORT, 2106	drawing title ELEVATIONS & SECTION	date: MAY 2024 scale: 1:100 (A3)
			NOTES: Use figured dimension only. Do not scale off drawings. All levels and dimensions to be verified prior to construction of work. These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications.	drawing number DA-05