

GENERAL

- ALL CONSTRUCTION AND SITE ACTIVITIES TO BE UNDERTAKEN AS PER RELEVANT PARTS OF THE NCC 2022 AND THE AUSTRALIAN STANDARDS IRRESPECTIVE OF ANY INFORMATION NOTED IN DRAWINGS. CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT SAA CODES OF PRACTICE IN THE BEST TRADESMAN-LIKE MANNER TO THE APPROVAL OF THE BUILDING CERTIFIER AND AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO:
- A) NSW GOVERNMENT
  - B) NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND THE ACT APPENDIX
  - C) RELATED AUTHORITIES OF WATER AND SEWER
  - D) AS1684 TIMBER FRAMING CODE AND AS FURTHER SPECIFIED.
  - REGISTERED SURVEYOR TO SETOUT THE BUILDING PRIOR TO ANY CONSTRUCTION WORKS.
  - WHERE AN ACCURATE CERTIFIED SURVEY WAS NOT PROVIDED AT DESIGN STAGE BY THE CLIENT/BUILDER THE BUILDER TO ADJUST THE FINISHED LEVELS AS PER SITE CONDITIONS.
  - WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH PART 13.7.7 OF THE NCC 2022
  - LIGHTING TO COMPLY WITH PART 10.5 OF THE NCC 2022
  - WET AREAS AND EXTERNAL WATERPROOFING TO COMPLY WITH ALL RELEVANT CLAUSES OF THE NCC 2022 AND AS3740 - 2021
  - BRICK PIERS TO COMPLY WITH NCC 2022 AND AS4773
  - DRIVEWAY TO COMPLY WITH GW/SD/DC.02 & FINISH TO COMPLY WITH ANY LEASE , DEVELOPMENT CONDITIONS AND RELEVANT CODES.
  - STAIR NOSING STRIP SLIP RESISTANCE CLASSIFICATION - INDOORS P3 AND OUTDOORS P4
  - LICENSED PLUMBER TO SUBMIT WORKS EXECUTED PLAN
  - LICENSED ELECTRICIAN TO SUBMIT CES FORM
  - SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART 9.5 OF THE NCC 2022 AND AS 3786-2023
  - TILES & FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
  - PROVIDE SMOKE ALARMS IN ACCORDANCE WITH PART 9.5 OF THE NCC 2022
  - ALUMINIUM IMPROVED FRAMES (UNLESS NOTED OTHERWISE). REFER TO GLAZING SCHEDULE AND ENERGY REPORT FOR SELECTING GLAZING.
  - ALL TIMBER FRAMING AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST TIMBER FRAMING CODE AS1684 AND NCC 2022
  - EXTERNAL WALLS TO BE BRICK VENEER UNLESS STATED ON PLANS, WHEN LIGHTWEIGHT CLADDING, BLOCKWORK, PRECAST IS USED IT IS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND SARKED AND INSULATED AS PER THE NCC 2022 AND EER REPORT.
  - ALL INSULATION R VALUES AND WINDOW SHGC AND U-VALUES AS PER THE EER.
  - ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE -FLYSCREENS TO BE POWDERCOATED ALUMINIUM FRAMES TO MATCH WINDOWS.
  - REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALL STRUCTURAL DETAILS.
  - ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGE WINDOW SILLS WITH DAMP PROOF MEMBRANE UNDER TO NCC 2022
  - ALL ACOUSTIC REQUIREMENT TO BE VERIFIED FROM MANUFACTURER & MATERIAL TRADE SPECS, ENGINEER'S REQUIREMENT, TO BE AS PER NCC REGULATION OR DEVELOPMENT APPROVAL.
  - ALL FIRE RELATED REQUIREMENTS, COMPARTMENTATION TO BE VERIFIED FROM MANUFACTURER & MATERIAL TRADE SPECS, ENGINEER'S REQUIREMENT, TO BE AS PER NCC REGULATION OR DEVELOPMENT APPROVAL.

DIMENSIONS AND NOTES

THESE DRAWINGS ARE DESIGN DRAWINGS FOR DEVELOPMENT APPROVAL OR BUILDING APPROVAL PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS NOTED OTHERWISE.

UNLESS CONTRACTED TO CHECK BUILDING ACTIVITY AT SITE HYPERSPACE DOES NOT HAVE CONTROL OR RESPONSIBILITY OF ANY SITE WORKS.

ALL DIMENSIONS ARE IN MILLIMETERS. DIMENSIONS TAKE PREFERENCE OVER SCALE & ARE TO STRUCTURE NOT FINISH. ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY CONSTRUCTION DRAWINGS. USE FIGURED DIMENSIONS ONLY & DO NOT SCALE OFF THE DRAWING. SURVEYOR TO CONFIRM EASEMENT LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORKS. WORK SHALL COMPLY WITH THE BCA & ALL RELEVANT CURRENT AUSTRALIAN STANDARDS. ANY OUTDATED STANDARDS LISTED IN THESE NOTES ARE TO BE REFERRED TO THE CURRENT EDITION.

ALL AREA NOTATIONS ARE INDICATIVE AND BE BE VERIFIED BY THE SURVEYOR.

ALL LEVELS ARE INDICATIVE AND TO BE VERIFIED BY THE BUILDER AT SITE.

HYPERSPACE WILL NOT BE HELD LIABLE / RESPONSIBLE IN ANY FORM BY ANY PARTY WHATSOEVER FOR ANY DESIGN OR STRUCTURAL COMPONENT, NOTATION OR ACCURACY OF DOCUMENTATION HEREIN. CLIENT / BUILDER ACCEPTS PLANS AND RESPONSIBILITY ONCE PLANS ARE ACCEPTED FOR APPROVALS.

ANY IMAGES OR RENDERS IN THE DRAWINGS ARE ARTISTIC IMPRESSIONS ONLY. HYPERSPACE DOES NOT TAKE RESPONSIBILITY OF THEIR ACCURACY AND HOW THE ARTISTIC IMAGES BEAR RESEMBLENCE TO ACTUAL BUILDINGS AND SITE AS CONSTRUCTED.

SITE WORKS

ALL LEVELS, SITE CUTS, GROUND LEVELS, FSL'S TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS. (INCLUDING DRIVEWAY LEVELS) ANY DISCREPANCIES TO BE NOTED TO THE BUILDER BEFORE COMMENCEMENT. THE LEVELS IN THE DRAWING ARE INDICATIVE AND SHOULD BE CHECKED FOR ANY SITE CONDITION WHICH MAY REQUIRE THE LEVELS TO BE AMENDED.

FOOTINGS TO PLACED AS PER ENGINEERING DETAILS OR SURVEY MARK. DISH DRAINS & AG-PIPES TO BE PROVIDED AS INDICATED TO FACILITATE DRAINAGE OF WATER AWAY FROM THE BUILDING TO THE DRAINAGE SYSTEM.

DRIVEWAYS

1.2m HORIZONTALLY CLEAR OF STORMWATER SUMPS & SERVICES. 1.5m HORIZONTALLY CLEAR OF TRANSFORMERS, BUS STOPS, LIGHT POLES. UPHILL GRADE OF LESS THAN 17%, DOWNHILL GRADE OF LESS THAN 12%. AT A RIGHT ANGLE TO THE KERB LINE WITH A MAXIMUM 10% DEVIATION A MAXIMUM OF 5.5m WIDTH, & MINIMUM OF 5m WIDTH AT THE KERB, A MINIMUM 3m WIDTH AT THE FRONT BOUNDARY, & A MAXIMUM WIDTH NO GREATER THAN THE WIDTH AT KERB. OUTSIDE OF THE DRIP LINE OF MATURE TREES, & A MINIMUM OF 3m CLEAR OF S MALL & NEW STREET TREES. COMPLIANT WITH AS2890.1. COMPLIANT WITH TCCS REQUIREMENTS/ADVICE.

RETAINING WALLS

ALL RETAINING WALLS ARE TO BE DESIGNED TO ENGINEERS DETAILS. RETAINING WALLS WALING REQUIRED TO RETAIN EARTH UP TO BE A MIN 230mm(th.) UP TO A HEIGHT OF 750mm OF RETAINED EARTH OR AS PER ENGINEERS DETAILS. CAVITY WALLS USED TO RETAIN EARTH ARE TO HAVE THE LEAF ADJACENT TO THE RETAINED EARTH A MINIMUM OF 230mm THICK, TO A MAXIMUM OF 900mm OF RETAINED EARTH HEIGHT. ALL RETAINING WALL BE TO PROPERLY BONDED & PROVIDED AGRICULTURAL DRAIN TO THE EARTH SIDE OR THE WALL. FOR RETAINING WALLS ABOVE HEIGHTS OF RETAINED EARTH LISTED ABOVE SHALL REQUIRE ENGINEERING DETAILS. ALL RETAINING WALLS ARE TO COMPLY WITH PLANNING POLICY ON RETAINING WALLS & EMBANKMENTS ON RESIDENTIAL BUILDING SITES.

BLOCKWORK

ALL BLOCKWORK SHALL BE IN ACCORDANCE WITH THE ENGINEERS DETAILS & SPECIFICATIONS. ALL CONCRETE BLOCKWORK & REINFORCED MASONRY UNITS SHALL COMPLY WITH AS1500, AS4473 OR AS 3700. CONSTRUCTION BEDDING:- ALL FACE & END JOINTS SHALL BE FULLY FIED WITH MORTAR & JOINTS SHALL BE SQUEEZED TIGHT. SLUSHING OF MORTAR INTO JOINTS SHALL NOT BE PERMITTED. THE FIRST COURSE OF BLOCKS SHALL BE LAID ON A FULL BED OF MORTAR. JOINTS - INTERNAL JOINTS SHALL BE IRONED. WHERE FLUSH JOINTS ARE LEFT EXPOSED THEY SHALL BE FIRST COMPACTED, THEN REPOINTED & EXCESS MORTAR REMOVED. ALL OTHER JOINT SHALL BE FINISHES AS SPECIFIED WITH A JOINT SHAPING TOOL TO ON ADEQUATELY COMPACTED SURFACE. ARTICULATION JOINTS - SHALL BE LOCATED WHERE SPECIFIED & SHALL FORM CONTINUOUS VERTICAL BREAK FROM TOP TO BOTTOM OF THE WALL OR FROM BOND BEAM. JOINTS SHALL BE FIED WITH MORTAR & RAKED BACK 16mm & PAINTED WITH A NON-HARDENING PLASTIC FILER. NO REINFORCING SHALL BE CARRIED ACROSS CONTROL JOINT. PROVISION SHALL BE MADE FOR ADEQUATE LATERAL STABILITY. ARTICULATION JOINTS ARE PROHIBITED OVER GARAGE DOORS. JOINT REINFORCEMENT - REINFORCE EVERY 600mm IN HEIGHT & IN THE TWO COURSES IMMEDIATELY ABOVE & BELOW WINDOW OPENINGS. LAP MESH AT LEAST 150mm AT ALL JOINTS & INTERSECTIONS EXCEPT AT ARTICULATION & EXPANSION JOINTS WHERE A SLIP JOINT MAY BE REQUIRED. WEATHERPROOFING - ALL CONCRETE MASONRY WALL EXPOSED TO THE WEATHER OR BELOW GROUND LEVEL SHALL BE ADEQUATELY WATER PROOFED. USING AN APPROVED PAINT OR OTHER COATING & APPLIED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS & INSTRUCTIONS.

BRICKWORK

BRICKWORK TO CONFORM TO AS 3700 2018 MASONRY IN BUILDINGS CODE. WALLS SHALL HAVE A CONTINUOUS CAVITY KEPT CLEAR OF MORTAR DROPPINGS. BRICK FOUNDATION WALLS UNDER TIMBER FLOORS SHALL HAVE BRICK VENTS AT 2000mm SPACING. PROVIDE WALL TILES AT 600mm SPACING BOTH VERTICAL & HORIZONTAL & WITHIN 300mm OF ARTICULATION JOINTS. ARTICULATIONS JOINT SHALL FORM A CONTINUOUS VERTICAL JOINT FROM TOP TO BOTTOM OF THE WALL. ARTICULATION JOINT SPACING SHALL NOT EXCEED 6000mm.

SERVICES AND UTILITIES

BUILDER TO VERIFY ALL THE UTILITY REQUIREMENTS SUCH AS EASEMENT, PHYSICAL ACCESS TO SERVICES BY SERVICES PROVIDERS AND ENSURE THAT BUILDING AND SITE WORKS CONFORM TO THOSE REQUIREMENTS.

NO INTERNAL DRAINAGE FOR PROPOSED STRUCTURE TO BE LOCATED IN SEWER EASEMENT/PIPE PROTECTION ENVELOPE. ALL WORKS DONE TO ICON WATER, ACTEW GUIDELINES/ADVICE. ALL BUILDING WASTE TO BE COLLECTED IN HOPPER LOCATED ON SITE, RESIDENTIAL WASTE TO BE COLLECTED BY ROADSIDE PICKUP & BINS TO BE LOCATED ON SITE. METER BOX TO BE INSTALLED TO ACTEW AGL SERVICE & INSTALLATION RULES. LIGHTING TO COMPLY WITH PART 10.5 OF THE NCC 2022 - ARTIFICIAL LIGHTING MUST NOT EXCEED 514/M2. ELECTRICIAN TO CONFIRM PRIOR TO COMMENCEMENT. WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH PART 13.7.7 OF THE NCC 2022.

STORMWATER, SEWER & WATER TIES TO BE LOCATED ON HYDRAULIC/DRAINAGE PLANS. TELSTRA & GAS TIES TO BE PROVIDED BY GAS FITTER & ELECTRICIAN. 100x75 RECTANGULAR (TBC) DOWNPIPES SIZE & LOCATION TO ROOF.

PLUMBERS SPECIFICATIONS – TO BE CONFIRMED PRIOR TO DRAINAGE. ENSURE THAT THE DEVELOPMENT COMPLIES WITH TERRITORY & MUNICIPAL SERVICES (TCCS) STATING THAT WASTE FACILITIES & MANAGEMENT ASSOCIATED WITH DEVELOPMENT ARE IN ACCORDANCE WITH THE DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT CURRENT APPLICABLE CODE.

MATERIALS AND FINISHES

FINAL SELECTION OF MATERIALS IS THE RESPONSIBILITY OF CLIENT AND/OR BUILDER, INCLUDING BUT NOT LIMITED TO PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND OTHER ITEMS AND DETAILS NOT INDICATED ON THE PLANS, AND OVER WHICH THE ARCHITECT HAS NO CONTROL OR RESPONSIBILITY.

TIMBER FRAMING

ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2 - 2021 AND OR AS 1684.4-2010. PRE FABRICATED FRAMES & ROOF TRUSSES TO BE INSTALLED AS PER THE MANUFACTURES DRAWINGS, SPEC & DETAILS.

BUSHFIRE

BUSHFIRE ATTACK LEVEL 12.5 (BAL - 12.5) & BUSHFIRE ATTACK LEVEL 19 (BAL - 19 IN ACCORDANCE WITH AUSTRALIAN STANDARD 3959-2009. BLOCK WITHIN EMBER ASSET PROTECTION ZONE BUILDING OF THESE BLOCKS TO COMPLY WITH AS 3959-2009. EXTERNAL WALLS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS SUCH AS BRICK, CLADDING OVER SARKED TIMBER FRAME. ALL WINDOWS SHALL BE TOUGHENED GLASS MINIMUM 4mm UNLESS STATED OTHERWISE. ALL VENTS & WEEPHOLE OPENINGS TO BE PROTECTED WITH FINE MESA MATERIAL. SKYLIGHTS REQUIRE PENETRATIONS & SHAFTS TO BE SEALED WITH A NONCOMBUSTIBLE LINING WITH TOUGHENED OR WIRE MESH WITHIN METAL FRAMES. EXTERNAL GUTTER PROTECTION TO PREVENT ACCUMULATION OF LEAF LITTER OR OTHER FLAMMABLE MATERIAL WITH A FLAMMABILITY INDEX OF NO MORE THAN 5% MEASURE AGAINST AS1530.1. WATER & GAS PIPES BE METAL UNTIL INTO THE BUILDING OR BURIED AT LEAST 300mm UNDER GROUND. REFER TO STRUCTURAL ENGINEER'S ATTACHED DOCUMENTATION FOR ALL STRUCTURAL DETAILS. ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGE WINDOW SILLS WITH DAMP PROOF MEMBRANE UNDER TO NCC 2022. PROVIDE TERMITE PROTECTION TO CODE & AS3660-2000 PARTS 1, 2 & 3.

SMOKE DETECTORS

SMOKE DETECTORS TO BE HARD WIRED WITH EMERGENCY BACKUP INSTALLED PER AS 3766. ELECTRICIAN TO CONFIRM LOCATIONS.

STAIRS

STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART 11.2 OF THE NCC 2022. HANDRAILS TO BE A MIN. 1100mm FROM FFL INCLUDING FLOOR FINISH TO TAP OF RAIL. TREADS TO BE A NON SLIP SURFACE. OPENINGS BETWEEN TREADS NET TO EXCEED 125mm. MIN TREAD SIZE 250mm – MIN. RISER 115mm (NON SPIRAL STAIR). MAX TREAD SIZE 355mm – MAX. RISER 190mm NON SPIRAL STAIR).

DESIGN LOADS

ALL TIMBER MEMBER SIZES DEDUCED FROM AS 1684. ALL REMAINING TIMBERS SIZING TO BE DEDUCED FROM AUSTRALIAN DOMESTIC CONSTRUCTION MANUALS OR MANUFACTURES DRAWINGS & SPECIFICATIONS. ALL STEEL MEMBERS TO BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS & SPECIFICATIONS.

ALL EXTERNAL FIXINGS, CLADDING, ARCHITECTURAL ELEMENTS TO BE BUILT AND ATTACHED TO THE BUILDING TO COMPLY WITH RELEVANT WIND LOAD CONDITIONS.

ROOF DRAINAGE

ALL ROOF DRAINAGE DESIGN TO BE AS PER ENGINEER AND PLUMBER'S REQUIREMENT.

ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS 3500.3 AND PART 7.4.5 OF THE NCC 2022. DOWNPIPES (DP) TO BE 100mmØ UPVC. TEMPORARY DOWNPIPES TO BE PROVIDED AT DP LOCATIONS DURING CONSTRUCTION DRAINING ROOFWATER ONTO GROUND, 2M MIN AWAY FROM BUILDING.

ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH PART 7.4.5 AND PART 3.3 IN THE NCC 2022 AND QDC MP4.2/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.

THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING.

THE AREA SPECIFIC RAINFALL INTENSITY MUST BE SELECTED FROM NCC 2022 TABLE 7.4.4a/7.4.4b FROM PART 7.4.3 OR FROM AS/NZ3500. EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES.

BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100 IN ACCORDANCE WITH AS/NZ3500.3.

DOWNPIPES MUST SERVE NOT MORE THAN 12 METERS OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOCATED MORE THAN 1.2 METRES FROM A VALLEY GUTTER.

EROSION AND SEDIMENTATION

MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE, PARTICULARLY ON THE VERGES TO TRAP SOIL BEFORE IT REACHES THE ROADWAY & STORMWATER SYSTEM FENCE OFF UNDISTURBED AREAS. USE ONLY ONE EXIT/ENTRY TO THE SITE. BUILD A STABILISED ACCESS POINT BY USING ROAD BASE, 50mm AGGREGATE, RECYCLED CONCRETE OR SIMILAR. ASSIGN A DESIGNATED PARKING AREA. LIMIT ACCESS TO THE SITE DURING & IMMEDIATELY AFTER WET WEATHER. KEEP STOCKPILES WITHIN THE SITE AREA & AWAY FROM THE STORMWATER SYSTEM. INSTALL ON-SITE WASTE COLLECTION. REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO THE SITE. DO NOT WASH INTO THE STORMWATER SYSTEM. INSTALL A SEDIMENT CONTROL BARRIER OF GEOTEXTILE FABRIC ON THE LOW SIDE OF THE BLOCK (AS NOTED ON THE VERGE MANAGEMENT PLAN & AS PER DETAIL) DESIGNATE A BRICK CUTTING & WASHING AREA AWAY FROM STORMWATER DRAINS. ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES & WASTE. REGULARLY CHECK & MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION. ENSURE THAT THE DEVELOPMENT COMPLIES WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION & LAND DEVELOPMENT IN THE ACT MARCH 2010.

NCC COMPLIANCE

**TERMITE CONTROL** TO COMPLY WITH AS3660-2014.

**STRUCTURAL STEEL MEMBERS** TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NCC 2022, AS 4100-1998 AND AS/NZS 4600-2018.

**GLAZING** TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NCC 2022 AS2047-2014 AND AS 1288-2021.

**LIFT-OFF HINGES** ARE TO BE INSTALLED TO SANITARY COMPARTMENT DOORS AS REQUIRED BY PART 10.4 OF THE HPS 2022.

**MECHANICAL VENTILATION** TO COMPLY WITH PART 10.6 OF THE NCC 2022.

**CONDENSATION MANAGEMENT** TO COMPLY WITH PART 10.8 OF THE NCC 2022. CLASS 4 PERMEABLE WALL WRAP TO BE USED.

**STAIRWAY, HANDRILS & RAMP CONSTRUCTION** TO COMPLY WITH PARTS 11.2 AND 11.3 OF THE NCC 2022.

WATERPROOFING

WATERPROOFING OF WET AREAS, BATHROOM, SHOWERS, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH A.S.3740-2021 AND AS4654.2-2012: WATERPROOFING OF WET AREAS WITHIN THE BUILDING. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

THE BUILDER MUST ADHERE TO THE LATEST NCC 2022, AUSTRALIAN CODES, AND PREVAILING GOVERNMENT REGULATIONS, IRRESPECTIVE OF ANY CODES REFERENCED IN THE NOTES.

NO SURVEY PROVIDED.  
ALL MEASUREMENTS TAKEN FROM EXISTING FINISHED FLOOR LEVEL.

DEVELOPMENT APPROVAL

REV	DESCRIPTION	DATE	DRAW	CHK	NOTES
A	INITIAL CONCEPT PROPOSAL	21.06.2023	SD	DH	This drawing is copyright and remains the property of Hyperspace Designs Pty Ltd. This drawing is for development application or building approval purposes only and not for construction unless noted otherwise. Check and verify all dimensions prior to commencement of works. Any discrepancies or inconsistencies or departure from issued information are to be clarified prior to ordering of material and execution of related works. This drawing is to be read in conjunction with all other contract documents inclusive of all schedules, specifications other consultant documentation and trade requirements. All construction to be as per relevant local regulations, NCC and Australian standards.
B	DA	26.10.2023	SD	VS	
C	DA AMENDMENTS	07.12.2023	SD	VS	

PROJECT	PHARMACY RENOVATION FOR MOURAD KARAS
	33 EGAN COURT
	BLOCK 12 SECTION 2 BELCONNEN
PROJECT No.	2316

DRAWING	GENERAL NOTES
DWG	DA 001
SCALE	1 : 500 @ A1
DATE	07.12.2023

Hyperspace Design Pty Ltd (Australia)  
P : 0406972585 , 02 90710499  
contact@hyper-space.com.au  
www.hyper-space.com.au

ARCHITECTURE  
HERITAGE  
PLANNING  
URBAN DESIGN

HYPER SPACE  
CONTEXTUAL URBANISM