

GENERAL NOTES:

- ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS.
- CONTRACTOR TO CONFIRM ALL REQUIRED SETBACKS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK INCLUDING BOUNDARY LINE & PEGS.
- CONTRACTOR TO CONFIRM PRESENCE OF ANY EXISTING SERVICES BEFORE COMMENCING WORKS.
- DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE DRAWING. ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED BACK TO NOVAM DESIGN PRIOR TO CONSTRUCTION.
- WORK PLACE HEALTH AND SAFETY MATTERS AND CONDITION OF THE SITE ARE IN THE FIRST INSTANCE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR.
- THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING STABILITY OF THE STRUCTURE UNTIL COMPLETION OF CONSTRUCTION AND SHALL ENSURE THAT NO PART OF THE STRUCTURE IS OVER STRESSED BY CONSTRUCTION LOADING.

DEMOLITION:

ALL DEMOLITION TO BE IN ACCORDANCE WITH AS2601, NCC AND WORKCOVER REGULATIONS. DEMOLITION OF STRUCTURE. MUST BE CARRIED OUT BY A REGISTERED DEMOLITION CONTRACTOR.

STORMWATER DRAINAGE:

CONNECT ALL STORMWATER TO EXISTING STORMWATER SYSTEM WHICH DRAINS TO THE STREET. ALL IN ACCORDANCE WITH AS3500 & PART 3.1.2 DRAINAGE OF THE NCC.

TIMBER CONSTRUCTION:

ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS1684 - 'TIMBER FRAMING CODE'. EXTERNAL WALLS TO BE WRAPPED IN A BREATHABLE MEMBRANE.

BRICKWORK CONSTRUCTION:

ALL BRICKWORK TO COMPLY WITH AS1640 & AS3700

BATHROOMS & WET AREAS:

ALL WET AREAS ARE TO BE ADEQUATELY WATERPROOFED AND COMPLY WITH AS3740 & PART 3.8.1 OF THE NCC.

GLAZING:

ALL GLAZING TO COMPLY WITH AS1288 & AS2047 WITH CHILD SAFE LOCKS/SCREENS. TO COMPLY WITH NCC PART 3.9.2

SMOKE ALARMS:

INTERCONNECTED / HARDWIRED SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786 & THE NCC CLAUSE 3.7.2.2

STAIR BALUSTRADE:

STAIRS ARE TO COMPLY WITH NCC PART 3.9.1 & 3.9.2

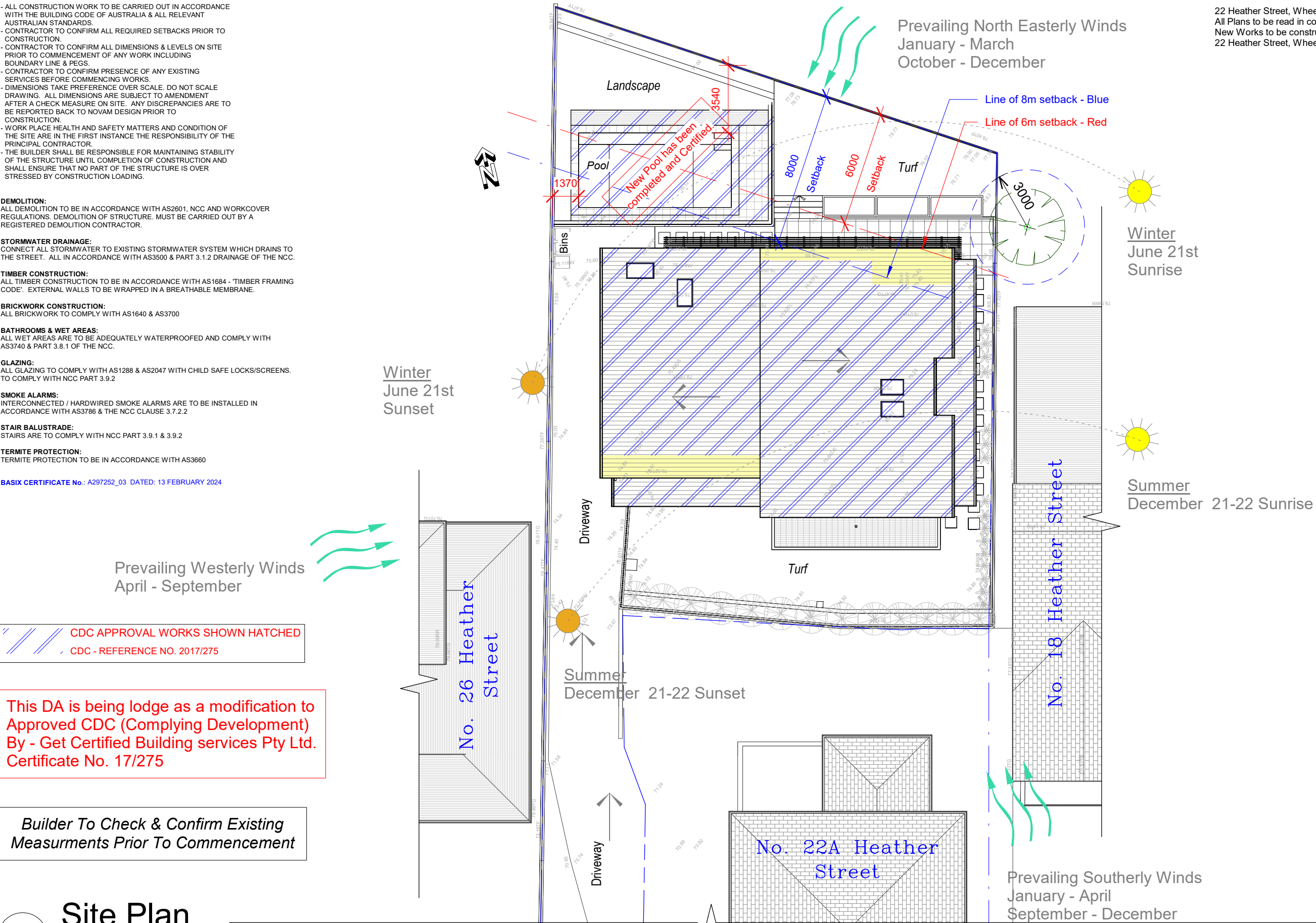
TERMITE PROTECTION:

TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660

BASIX CERTIFICATE No.: A297252_03 DATED: 13 FEBRUARY 2024

Notes:

22 Heather Street, Wheeler Heights is Zoned R2 - Low Density Residential. All Plans to be read in conjunction with BASIX Certificate A297252_03. New Works to be constructed shown in shade/Yellow. 22 Heather Street, Wheeler Heights is not consider a heritage item.



Site Information	Prop.	Comp.
Site Area	893.5m2	Yes
Rear Setback (Min.)	6.0m	Yes
Side Setback (Min.)	0.9m	Yes
Max Building Height	8.5m	Yes
Max Wall Height	7.2m	Yes
Side Boundary Envelope	4m	Yes

Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

This drawing is strictly for the purpose of the **DEVELOPMENT APPLICATION** Only
NOT FOR CONSTRUCTION

1 Site Plan
1 : 200

novam
design studio
www.novam.com.au ph: (02)9400 2932

bdaa
ACCREDITED
BUILDING DESIGNER

0 2 4 6 8m
1:200
Copyright of novam design studio

Project No.
AP-23-091
bdaa BUILDING DESIGNERS AUSTRALIA NSW

Project location
22 Heather St, Wheeler Heights 2097
Drawing
Site Plan & Analysis

Scale
As indicated
Drawing no. A-01
Date
14/02/2024
Revision