LORD HOWE ISLAND BOARD Development Application

RECEIVED

1 5 DEC 2020

Lord Howe Island Board

Date Received:
RECEIVED
1 5 2020
Lörð Höwe Island Böarð

Section 78A, Environmental Planning and Assessment Act 1979

Development Application No.:	Date Lodged:	
 Use this form to apply for development consent to: Erect, alter or demolish a building or structure; Change the use of land or a building; Subdivide land; 	 Display an advertisement; Any other development that requires consent from the Lord Howe Island Board. 	
To minimise delay in receiving a decision about your application, please the form, please place a cross in the boxes and fill out the sections passessed, you will receive a Notice of Determination. If you need help queries with a development officer.	rovided as appropriate. When your application has been	
APPLICANT DETAILS Mr Mrs Ms Other:		
Name: Diane Owens	•••••••••••••••••••••••••••••••••••••••	
Organisation: Lochiti Apartments	ABN: 66044632590	
Postal Address: .		
Telephone: Fax: .		
Email:		
OWNER CONSENT		
Has Owner Consent been issued? Yes X No Own	ner Consent No. OC + DA Submitted Simultaneously	
IDENTIFY THE LAND YOU PROPOSE TO DEVELOP	7	
Portion/Lot No.: Deposite	d Plan No.: DP 1261010	
2020 - 02 Lease No.:		
Address		
PROPOSED DEVELOPMENT	**************************************	
Describe the proposed development; give a detailed outline of what you what it will be used for. Replace an existing shed dan drying an storage with a work residential use on an existing		
Building Material: Roofin	ng Material:	

PAST/PRESENT LAND USES State the past known uses of the site: Town St accommodation + Dwelling
State the present known uses of the site: Tourist a a ommodation and dwelling
STAGED DEVELOPMENT
You can apply for development consent for only part of your proposal now, and for the remaining part/s at a later time.
Are you applying for development consent in stages? Yes No
If yes please attach:
 Information which describes the stages of your development;
 A copy of any development consents you already have which relate to your development.
PLANS OF THE LAND AND DEVELOPMENT
You need to provide a number of different plans that show what you intend to do. Step 4 of the Development Application Guide
sets out which plans to provide and the details to include. 3 copies of the plans must be submitted with the application. Please attach:
A site plan of the land, drawn to scale;
Plans or drawings of the proposal, drawn to scale and, where relevant;
 An A4 size plan of the proposed building and other structures on the site;
 A plan of any existing buildings (and uses), drawn to scale.
ENVIRONMENTAL EFFECTS OF YOUR DEVELOPMENT
To assess your proposal, we need to understand the impacts it will have. Depending upon the nature and scale of your proposal,
you need to provide one or more of the statements listed below to explain the environmental effects of your proposal.
Is your proposal likely to cause a major environmental impact (e.g. designated development)?
Yes Please attach an environmental impact statement.
No Please attach a statement of environmental effects (SEE).
Is your proposal likely to cause have significant effect on threatened species, populations, ecological communities or their habitats?
Yes Please attach a species impact statement.✓ No
SUPPORTING INFORMATION
You can support your application with additional material such as photographs (including aerial photographs), slides and models
to illustrate your proposal.
Please list what you have attached.
maps and plans

NOTE: It will be necessary for you to place pegs showing the location of all building extremities and height of buildings within seven days of lodging your development application. These pegs will allows inspection by Board staff at an early stage of your development assessment.

Lord Howe Island Board

Development Application

APPLICATION FEE

For development that involves a building or other work, the fee for your application is based on the estimated cost of the development. If your development needs to be advertised to the public you may also need to include an advertising fee. Clauses 246 to 263 of the Environmental Planning and Assessment Regulation 2000 provide a schedule of fees.

NOTE: Fees will be calculated in accordance with Cordell's Building estimates and will form the basis for the fee. To save time and any delays in processing your application, please contact us if you need help to calculate the fee for your application.

Estimated cost of the development: 520,000 · 00			
Total fees lodged: Receipt No.:			
APPLICANT/S OR APPLICANT'S AGENT DECLARATION			
Have you or any associated persons with a financial interest in t	nis application in the last two years made any political donations		
or given any gifts to any local Board Member or Board employee	e? Yes No		
If you ticked yes please fill out a Political Donations and Gift Disc			
IMPORTANT NOTICE: It is an offence under the EP&A Act 1979 if you fail to disclose reportable donations and gifts.			
LEASEHOLDER AUTHORISATION — All leaseholder/s of the la	nd must sign this application.		
As the leaseholder/s of the above property, I/we consent to this	application.		
	Signature:		
Name: Diane Owens	Name:		
Date: 12-12-20	Date:		
APPLICANT AUTHORISATION — The applicant/s or the applicant	ant's agent must sign the application.		
I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that, if incomplete, the application may be delayed or rejected and more information may be requested within 21 days of lodgement.			
Signature:	Signature:		
Name: Diane Owens	Name:		
Date: 12-12-20	Date:		
State the capacity in which you are signing if you are not the ap	olicant:		
	,		

PRIVACY POLICY

The information you provide in this application will enable us, and any relevant state agency, to assess your application under the Environmental Planning and Assessment Act 1979 and other applicable state legislation. If the information is not provided, your application may not be accepted.

If your application is for designated development or advertised development, it will be available for public inspection and copying during a submission period. Written notification of the application will also be provided to the neighbourhood. You have the right to access and have corrected information provided in your application. Please ensure that the information is accurate and advise us of any changes.

LOD	GEMEN	IT			
Befor	Before submitting your application, please ensure you have attached all the information the consent authority needs to assess				
		al. You can use the following checklist. Please place			
/	p p		a cross in the po	inext to any items you have attached.	
Plans	A site p Plans o An A4 s	lan of the land — all applications r drawings of the proposal showing all dimensions ize plan of the proposed building and other structowhich is drawn to scale of all existing buildings.			
Environmental effects An environmental impact statement for a designated development proposal and an electronic version of the executive summary A statement of environmental effects — required for all applications that are not designated development An environmental report — if required under clause 42 of the LHI LEP 2010. Contact the Board to see if you need to prepare an environmental report. A species impact statement A Basix Certificate — The Building Sustainability Index (BASIX) applies to all residential dwelling types and is part of the development application process in NSW. A BASIX certificate MUST be obtained for "BASIX affected development". For					
further information please refer to www.basix.nsw.gov.au Electrical supply form must be completed (for new / alteration / addition to existing supply).					
Staged development Information which describes the stages of the development A copy of any consents already granted for part of the development					
Supporting information Other material to support your application, such as photos, slides and models. Please ensure any items listed as an Advisory Note as part of the Owner Consent approval have been addressed.					
Application fee Your application fee — required for all applications.					
Whe	re to lo	dge your application			
		ge your completed application form, together with	attachments and	fees at the Lord Howe Island Board's office	
		ills below.			
CONTACT DETAILS FOR YOUR INFORMATION					
Lord	Howe I	sland Board	Denartmen	t of Infrastructure, Planning and Natural	
	ker Ave			Resources – General Enquiries	
(PO	Box 5)		Internet:	www.dipnr.nsw.gov.au	
LORE	D HOWE	ISLAND NSW 2898	Phone:	02 9228 6111	
Phor	ne:	02 6563 2066	Email:		
Fax:		02 6563 2127	40.00	infocentre@dipnr.nsw.gov.au	
Emai		administration@lhib.nsw.gov.au	The state of the s	t of Infrastructure, Planning and Natural	
Website: www.lhib.nsw.gov.au Resources - North Coas 49 Victoria Street					
Lord Howe Island Marine Park Authority		(PO Box 6)	ou cou		
Phor		02 6563 2359	GRAFTON I	NSW 2460	
Fax:		02 6563 2367	Phone:	02 6642 0622	
Emai	il:	lordhowe.marinepark@npws.nsw.gov.au	Fax:	02 6642 0640	
Web	site:	www.mpa.nsw.gov.au	Em		
			ail:	northcoast@dinnr.nsw.gov.au	

Website:

Certificate www.basix.nsw.gov.au

www.dipnr.nsw.gov.au also for BASIX

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LORD HOWE ISLAND BOARD Statement of Environmental Effects

1 5 DEC 2020

Lord Howe Island Board

A Statement of Environmental Effects must be completed and submitted with your development application, this is a requirement under the *Environmental Planning & Assessment Act 1979*. The Statement of Environmental Effects report explains the likely impacts of the development proposal taking into consideration relevant planning and environmental matters. If you require any clarification about what information needs to be included, please contact the Board's office on (O2) 6563 2066.

Failure to submit a completed Statement of Environmental Effects report will result in the development application being rejected or incurring unnecessary delays before the application can be determined. This report must be signed by applicant on last page.

APPLICANT DETAILS
Name: Diane Owens
Preferred Contact Phone No.: .
PROPOSED DEVELOPMENT
Portion/Lot No.: Lot 2 Deposited Plan No.: DP 1261010
Lease No.: 2020-02
Address: .
Please tick the type/s of development you are applying for:
☐ Dwelling House ☐ Shed or Garage
Additions to Dwelling House Dual Occupancy
Home Business Additions to Dual Occupancy
☐ Commercial ☐ Subdivision including Boundary Realignments
Other – please describe:
DEVELOPMENT DESIGN ATTRIBUTES
EXISTING BUILDINGS
What buildings and/or structures already exist on the subject site? Existing structures located on the subject site (including their
gross floor area where applicable) as well as adjoining properties need to be shown on a site plan. Please show floor space.
Tourist Accommodation 6 apartments 826.79 m2
Covest Transit lourge and laundry 27.74 m2
Dwelling 1 87 m²
Diverting 2 91 M2
)

DEVELOPMENT CONSENTS

If known, please list previous development and building approvals for the last 10 years which are considered relevant to this application. If necessary please consult Board staff.

DA Number	Development Description	Date of Consent
CC 2018-05	Extension Dwelling 2 (IB)	9-8-16
160A 2012-21	Building	
FOC 2019 - 08 + CC 2019-0	& Cyclone Alley & Sheerwate	r Dwelling 2-3-19
DB 2017~22	Extension Dwelling 2 (IB) Building Building Cyclone Alley & Shearwate Subdivision	25-5-17
OWNERS CONSENT	he Ourser Consert U U U U U U U U U-	
	he Owners Consent application. Please confi	rm that all conditions of owners consent
have been met for this development appli		
Submitted with DA	4	
	34	
DEVELOPMENT PROLUPESATIVE		
DEVELOPMENT REQUIREMENTS		
DWELLINGS/RESIDENTIAL		
	maximum gross floor area and the minimum	dwelling area (under Clause 20 & 23 LHI
Local Environmental Plan 2010)? If yes, th		500
Yes soo DA cale	ulations for comme	raal boildings
assite + 2 duse	llings (dual occupan	ces)
	water and the second se	ė)
Please specify if your development compli	es with the enlargements or extensions of a	dwolling funder clause 27 LULL and
Environmental Plan 2010)? If yes, this mus		uwening (under clause 27 LHI Local
to at at		
N/A		
,		
COMMERCIAL		
	es with the requirements in Clause 22 for to	rist accommodation staff
	? If yes, this must be demonstrated below.	anst accommodation, Stall
The state of the s	,, se demonstrated below.	
V · · · ·	5	
yes, there is ad-	equate land availa	ble . 7269.13 Sam
	equate land availa 5 sq bw ailable	7
used and 8446.	5 sa provailable	
ALL BUILDINGS – MAXIMUM BUILDING H	EIGHT	
Please specify if your development compli	es with the maximum building height (under	clause 29 LHI LEP 2010)? If ves this must
be demonstrated below.		
V.		
Yes		
180		

SUBDIVISION
Please specify if your development complies with the subdivision requirements under clause 21 of LHI LEP 2010? If yes, this must
be demonstrated below.
N/A
ZONING – Does your development meet the objectives of the zone in which the site is in? Please provide how the development
meets these objectives (clause 13-19 LHI LEP 2010).
Yes, 2 one 2 settlement
165, 250 Z SCAVOVA)
ENERGY EFFICIENCY
Does the development achieve the minimum BASIX requirements? To determine whether a BASIX certificate needs to be
submitted with your application, please refer to www.basix.nsw.gov.au/information/index.jsp . Each development application for
a residential dwelling and each development application for alterations and additions must have a BASIX certificate.
Yes, the building complies
BOUNDARY SETBACKS
How far is your development setback from the front boundary?
50 m (Lot 2)
How far is your development setback from the side and rear boundaries?
5.047 m from side and 7.944 m from read
Sol Cara i VVI III Thora rear
Does the development comply with the Board's minimum setback requirements? If no, provide reasons why the development
should be supported?
Yes
E

LEP 2010)? If yes, this must be demonstrated below.
Landscaping exists the building is screened by
trees
*
LAND ADJACENT TO ZONE 7 OR 8 – Please specify if your development complies with the requirements for land adjacent to Zone 7 or 8 (under clause 34 LHI LEP 2010)? If yes, this must be demonstrated below.
N/A
CONSTRAINTS
FORESHORE DEVELOPMENT
Is your land within the foreshore development area? If yes, please how the development complies with foreshore development requirements (Clause 35 LHI LEP 2010).
No N/A
1.7/1.3
AIRCRAFT NOISE
Is your land subject to the Australian Noise Exposure Forecast? If yes, the development may need to include an Acoustic Repor with the application.
No N/A
140 N/A
FLOODING
Is your land flood prone? If yes, what measures will be undertaken to ensure that: • water is efficiently drained from your property without impacting upon any adjoining neighbours.
the proposed development will not be adversely affected by flooding.
No

LANDSCAPING – Please specify if the development complies with the landscaping requirements for Zone 2 land (clause 33 LHI

HERITAGE
Is the development listed as a heritage item, located in a heritage conservation area or located adjacent to any known heritage
item or archaeological site? If yes, a Statement of Heritage Impact and referral to NSW Heritage Branch may be required.
١٨١
IVo.
SIGNIFICANT VEGETATION
Will the development require the removal of any vegetation in areas mapped as 'significant vegetation' in LHI LEP 2010 Sheet 3
as well as the proposed 'significant vegetation' map on exhibition? If yes, the proposed development may be prohibited.
2
No
RETENTION OF TREES AND LANDSCAPING
Will the development require the removal of any native trees and/or shrubs? If yes, please specify how many trees/shrubs need
to be removed and indicate their location on the site/landscape plan.
N. N.
No
RECOVERY PLANS AND HABITAT AREAS
Is the development consistent with approved Recovery Plans for the island? Does the development have any impacts on
threatened species? If the answer to this question is yes then an Environmental Report, a seven part test or a Species Impact
Statement may be required (Clause 42 of LHI Local Environment Plan 2010). It is important to remember that it is illegal to clear
modify, underscrub or remove any vegetation within areas of identified habitat.
No the building will be reconstructed on the
No the building will be reconstructed on the
existing concrete slab
Can the development be sited to retain existing vegetation? If no, explain why this is not possible.
No the holder it has a soll as a
NO THE DUILDING WILL BE RECONSTRUCTED ON THE
No, the building will be reconstructed on the existing concrete slab
existing concrete slab

Do you intend to provide any landscaping to compensate for the removal of vegetation? If yes, please include a landscape plans specifying the species to be used. If no, please explain why supplementary landscaping is not necessary.
No the building will be exected on an existing concrete st
VISUAL APPEARANCE Explain how the external appearance of the development has been designed to take into consideration of the adjoining properties and character of the area. West, the building cladding is rusticated weather look
and roof colorbond
VISUAL AND ACOUSTIC PRIVACY Describe how the development has been designed to reduce any possible impact on the visual or acoustic privacy of adjoining properties. Consider the use of screening, landscaping, offsetting windows and balconies. The building is screened with suitable windows and balconies.
SOLAR ACCESS Has the development been designed so that the main indoor and outdoor living spaces face north and east to take advantage of solar access? If yes, please specify the parts of the dwelling facing north and east. **The Windows Face North**
Does the development overshadow adjoining properties? N_0

VIEWS
Does the development obstruct any views from adjoining properties?
No
¥
Is it possible to site the development to minimise the obstruction of views? If no, explain why this is not possible.
No the concrete slab exists
PARKING AND TRAFFIC
How many on-site parking spaces are existing and how many will result from the proposed development?
4 on site parking spaces
Does the development provide adequate manoeuvring areas without impacting on existing access and parking arrangements? If
no, please justify why the development should be supported.
Yes
EARTHWORKS AND RETAINING WALLS
Does the site need to excavated or filled? If yes, specify the maximum retaining wall heights and type of construction. Retaining wall details need to be shown on the development plans.
No
WASTEWATER MANAGEMENT
Have you completed the Lord Howe Island Board Onsite Wastewater Management System checklist for Applicants and submitted with this application?
No Lot 2 uses an existing approved ES 9000
Wastewater system

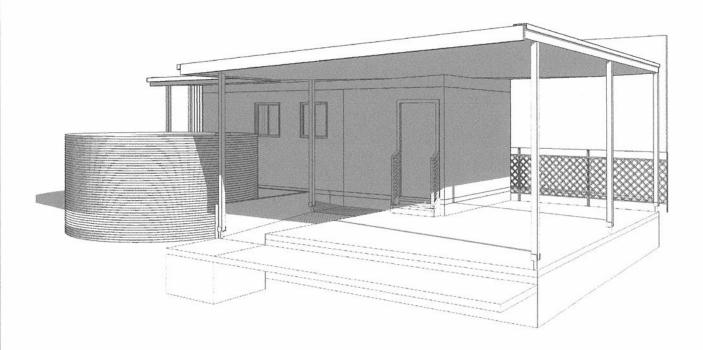
How will excess stormwater runoff be disposed?	
Roof stormwater pipes join the unit block (existing)	
EROSION AND SEDIMENT CONTROL What erosion and sediment control measure will be used to keep the soil on your site? Consider siltation fencing, diversion channels, stockpile protection, stormwater pit protection and gravel vehicle access.	
•	
There is no enosion	
Where will the erosion and sediment control measures be provided on-site? Please identify the location of the erosion and sediment control measures on the site plan.	
N1/A	
NA	
OTHER CONSIDERATIONS	-
Are there any other particular measures proposed to mitigate and/or offset any significant impact caused by the development?	
*	
APPLICANT AUTHORISATION	_
Name	
Name:	
Signature: Date:	
Lord Howe Island Board Statement of Environmental Effects Version May 2015 Page 8 of 8	

STORMWATER RUNOFF DISPOSAL

CURRENT REVISION + NOTES

Date: Description: 07.12.20 CUENT CHANGES Issue:

Drawn



RENOVATION/EXTENSION

LOT No: 2

DP No: 1261010

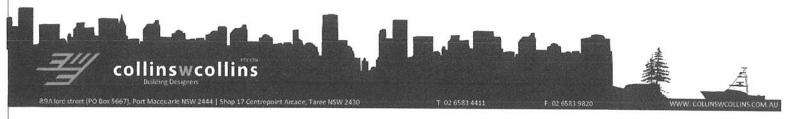
STREET No: 78 ANDERSON ROAD

STREET NAME: LORHITI APPARTMENTS, LORD HOWE ISLAND.

CWC JOB #: D4553

CONTENTS SHEET # SHEET NAME

- 1 SITE PLAN
- 2 PROPOSED FLOOR PLAN
- 3 EXISTING/DEMO FLOOR PLAN
- 4 ELEVATIONS
- 5 GLAZING
- 6 BUILDING SPECIFICATIONS
- 7 WORK SAFETY NOTES



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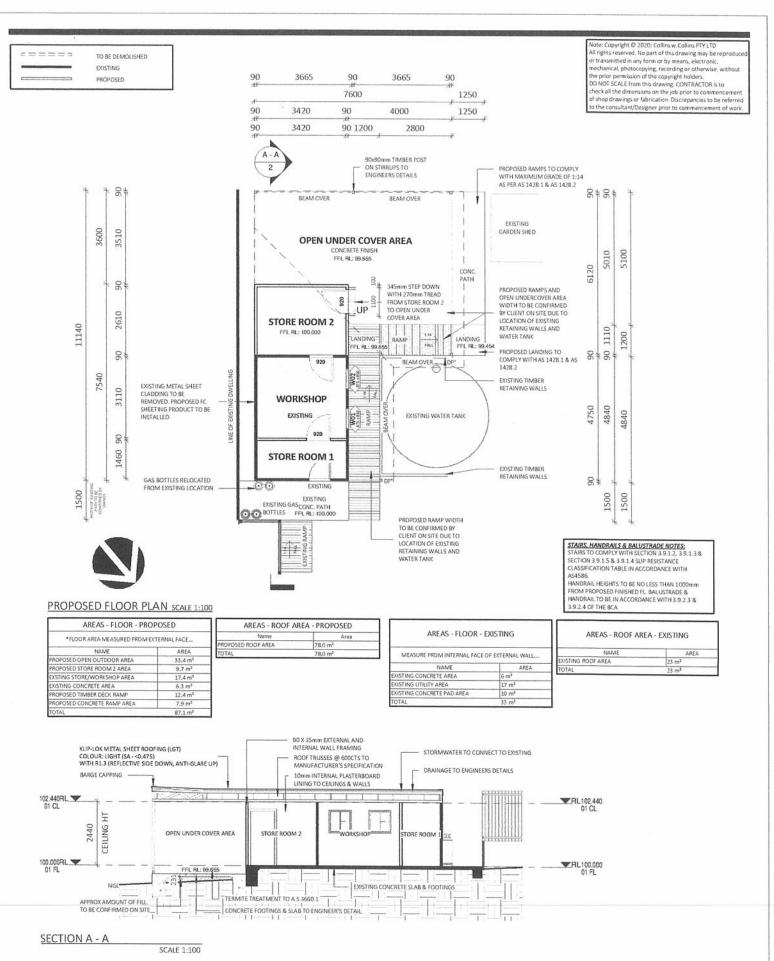
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DO NOT SCALF from this drawing: CONTRACTOR is to check all the dimensions on the job prior to commencement of shap drawings or fabrication. Discrepancies to be referred to the consultant/Designer prior to commencement of work. BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT FROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON OPEN UNDERCOVER AREA BOUNDARY 48150 (NOT TO AHD) FFL RL: 99.655 **EXISTING** PROPOSED — FFL RL: 100.000 (NOT TO AHD) BUILDING EXISTING WATER TANK EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES BOUNDARY 13000 BOUNDARY 3600 EXISTING BUILDING EXISTING / BUILDING BOUNDARY 71010 · SITE PLAN SCALE 1:500 SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD SITE INFORMATION & LEGEND

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

ALL LEVELS & CONTOURS ARE INDICATIVE AND ARE NOT TO AHD. ALL LEVELS AND CONTOURS TO BE CONFIRMED BY BUILDER PRIOR TO START OF CONSTRUCTION.

3///	PROJECT: RENOVATION/EXTENSION		SITE F	SITE PLAN		DRAWING REVISION + NOTES			
	LOT No: 2 DP No: 1261010	T	1.057	-		Date:	Revision Description:	Issue:	e: Drawn:
collins w collins Building Designers	STREET No: 78 ANDERSON ROAD	SHEET:	SHEET: 1 OF 7		As indicated	15.10.20	20 INITIAL ISSUE	A	TMR
	STREET NAME: LORHITI APPARTMENTS, LORD HOWE ISLAND.		SHEET SIZE:	A3	_	0 CC PLANS 0 CLIENT CHANGES	В	TMR	
				START DATE:			14.10.2020	C	DC
	CLIENT: OWENS			DWG No:			D4553		
9A lord street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430			T: 02 6583 4411		F: 02 658	3 9820	WWW. COLLINSWCOLLIN	IS.COM.AL	



REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS PROPOSED FLOOR PLAN PROJECT: RENOVATION/EXTENSION DRAWING REVISION + NOTES Date: Revision Description Issue: Drawn: LOT No: 2 DP No: 1261010 2 OF 7 SHEET: STREET No: 78 ANDERSON ROAD SCALE: 15.10.20 INITIAL ISSUE TMR 1:100 A STREET NAME: LORHITI APPARTMENTS, LORD HOWE ISLAND. 03.12.20 CC PLANS collinswcollins SHEET SIZE В TMR 07.12.20 CLIENT CHANGES START DATE: 14.10.2020 CLIENT: OWENS DWG No: D4553 A lord street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430 F: 02 6583 9820 WWW. COLLINSWCOLLINS.COM.AU

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS,

EXISTING GAS HWS TO BE
RE-LOCATED, LOCATION TO
BE CONFIRMED BY OWNER
ON SITE

EXISTING GAS BOITLES TO
BE RE-LOCATED, LOCATION TO
BE CONFIRMED BY OWNER

CONC. PAD

EXISTING
BENSTING METAL SHEET
CLADONS TO BE
BENSTING TIMBER
RETAINING WALLS

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BENSTING TIMBER
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DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant/Designer prior to commencement of work.

AREAS - FLOOR -	EXISTING
MEASURE FROM INTERNAL FACE	OF EXTERNAL WALL
NAME	AREA
EXISTING CONCRETE AREA	6 m²
EXISTING UTILITY AREA	17 m ²
EXISTING CONCRETE PAD AREA	10 m ²
TOTAL	33 m²

EXISTING/DEMO FLOOR PLAN

SCALE 1:100

NAME	AREA
	AREA
EXISTING ROOF AREA	23 m ²

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7111	PROJECT: RENOVATION/EXTENSION					DRAWING REVISION + NOTES				
	LOT No: 2 DP No: 1261010	1	2.05.7	PLAN		Date:	Revision Description:		Issue:	Drawn:
collins w collins	STREET No: 78 ANDERSON ROAD	SHEET: 3 OF 7	SCALE:	1:100	15.10.20	INITIAL ISSUE		Α	TMR	
	STREET NAME: LORHITI APPARTMENTS, LORD HOWE ISLAND. CLIENT: OWENS			SHEET SIZE:	A3	03.12.20 CC PL/ 07.12.20 CLIEN	.O CC PLANS		В	TMR
				START DATE:	14.10.2020		CLIENT CHANGES	HANGES	С	DC
				DWG No:	D4553	1				
89A lord street (PO Box 5667), Port Macquarie ns	w 2444 Shop 17 Centrepoint Arcade, Taree NS	W 2430		T: 02 6583 4411		F: 02 658	3 9820	WWW. COLLINSWO	OLLINS	COM.AU

RLIPLOK METAL SHEET ROOFING (LGT)
COLOUR: LIGHT ISA - 0.475)
WITH R1.3 (REFLECTIVE SIDE DOWN, ANTI-GLARE UP)

BARGE CAPPING

COMPLY WITH AS 3500.3

TRL102.440

90.90mm TIMBER POST ON STIRRUP TO ENGINEERS

DETAILS

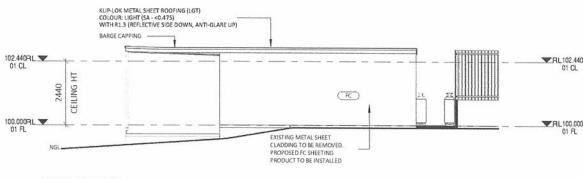
PROPOSED IT CSHEETING
PROPOSED IT CSHEETING
PRODUCT TO BE INSTALLED

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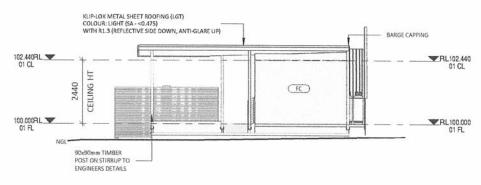
DO NOT SCALE from this drawing. COMTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant/Designer prior to commencement of work.

EXTERNAL FINISHES					
LABEL	MATERIAL DESCRIPTION				
FC	FC SHEET				

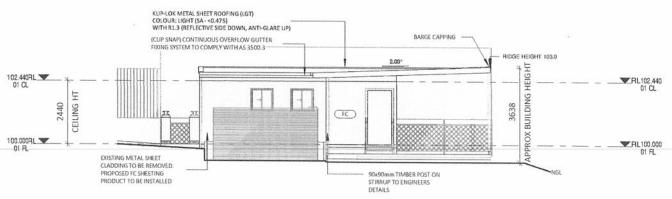




LHS ELEVATION SCALE 1:100



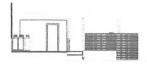
REAR ELEVATION SCALE 1:100



RHS ELEVATION SCALE 1:100

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

7///	PROJECT: RENOVATION/EXTEN	ELEVA	ELEVATIONS		DRAWING REVISION + NOTES			
	LOT No: 2 DP No: 1261010	SHEET: 4 OF 7			Date:	Revision Description:	Issue	: Drawn
collinswcollins	STREET No: 78 ANDERSON ROAD		SCALE:	1:100	15.10.20	INITIAL ISSUE	A	TMR
	STREET NAME: LORHITI APPARTMENTS, LORD HOWE ISLAND. CLIENT: OWENS		SHEET SIZE:	A3		0 CC PLANS 0 CLIENT CHANGES	В	TMR
			START DATE:	14.10.2020			С	DC
			DWG No:	D4553	1			4
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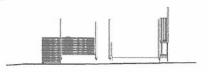


FRONT FACE GLAZING

SCALE 1:200



LHS FACE GLAZING



REAR FACE GLAZING

SCALE 1:200



RHS FACE GLAZING

SCALE 1:200

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

WINDOW GLAZING SCHEDULE

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES.
WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO ABSA CERTIFICATE FOR DETAILS).

STANDARD GLAZING: SINDEL CLEAR GLAZING WITH
STANDARD GLUMINIUM FRAMES THROUGHOUT
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
PLEASE NOTE: ALL GLAZING: IN BATHROOMS, ENSURES, SPA ROOMS OR THE LIKE TO COMPLY WITH
PART 3.6.4.5 OF THE BCA

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE
SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5

NUMBER LEVEL ROOM HEIGHT AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2: WIND ACTIONS
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT
CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

CONSTRUCTION

GLAZING

TYPE

W01	01 FL	WORKSHOP	875	850	SLIDING	ALUMINIUM	STANDARD
W02	01 FL	WORKSHOP	875	850	SLIDING	ALUMINIUM	STANDARD

WIDTH

	711
co	llinswcollins
	Building Designers

7///	PROJECT: RENOVATION/EXTENSION	GLAZING		DRAWING REVISION + NOTES			
	LOT No: 2 DP No: 1261010			Date:	Revision Description:	Issue	Drawn
collinswcollins	STREET No: 78 ANDERSON ROAD SHEET: 5 OF 7	SCALE:	As indicated	15.10.20	INITIAL ISSUE	A	TMR
	STREET NAME: LORHITI APPARTMENTS, LORD HOWE ISLAND.	SHEET SIZE:	A3		CC PLANS CLIENT CHANGES	В	TMR
		START DATE:	14.10.2020			C	DC
	CLIENT: OWENS	DWG No:	D4553				1
3A lord street (PO Box 5667), Port Macquarie n	w 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430	T: 02 6583 4411		F: 02 658	3 9820	WWW. COLLINSWCOLLINS	S COM AL

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS All works to be completed in accordance with the current version of the National Construction Code Series, including Building Code of Australia (BCA), Volume 2 and the Plumbing Code of Australia (PCA),

Volume 3 as applicable. All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying velopment Certificate Application

STRUCTURAL PROVISIONS

sign Manuals – is satisfied by complying with:

Structural Design Manuals — is satisfied by complying with: a) 3.0.3, 3.0.4, 3.0.5 of the BCA; or bit he relevant provisions of other Parts of Section 3 of the Housing Provisions of the BCA relating to structural elements; or c) any combination thereof: 3.0.5 - Structural Software — Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software and Part 3.4.0.2 of the BCA.

Earthworks - Earthworks are to be undertaken in accordance with Part 3.1.1 of the BCA.

Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.

accordance with AS4678.

Drainage – Stormwater drainage is to be undertaken in accordance with AS7N25 3500.3, or, the Acceptable Construction Practice as detailed in Part 3.1.3 of the BCA.

Termite Risk Management – Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following: a) AS 3600.1, and b) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in Part 3.1.4 of the BCA.

C) The Acceptable Construction Practice as detailed in accordance

c) The Acceptable Construction Practice as detailed in accordance ith Part 3.1.4 of the BCA.

FOOTINGS AND SLABS

The footing or slab is to be constructed in accordance with AS 2870, recrept that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in Part 3.2 of the BCA Piled footings are to be designed in accordance with AS 2159.

MASONRY
Unreinforced Masonry – to be designed and constructed in accordance with;

Reinforced Masonry – to be designed and constructed in accordance

b) AS 4773 parts 1 and 2

Masonry Accessories - to be constructed and installed in accordance

a) AS 3700: g

a) AS 3700; or b) AS 4773 Parts 1 and 2. Weather proofing of Masonry This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building. This Part does not apply to any Class 10 building except where its construction contributes to the weather proofing of the Class 1.

The weatherproofing of masonry is to be carried out in accordance

a) AS 3700: except as provided for by Part 3.3.2.0 (a), or b) AS 4773 Part2 1 and 2

FRAMING
Sub-Floor Ventilation – Is to comply with the Acceptable Construction

Sub-Floor Ventilation—Is to comply with the Acceptable Construction Practice of Pari 3.4.1 of the BCA. Steel Framing—is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.4.2 of the BCA, or, one of the following manuals: a) Steel structures: AS 400. b) Cold-formed steel structures: AS/NZS4600. c) Residential and low-rise steel framing: NASH Standard. Timber Framing—is to be designed and constructed in accordance with the following, as appropriate: a) AS 16Ra 2.

a) AS 1684.2 b) AS 1684.4.

Structural Steel Members – is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.4.4 of the BCA, or, one of the following manuals: a) Steel Structures: AS 4100. b) Cold-formed steel structures: AS 4100.

ctures: AS/NZS 4600.

b) Cold-formed steel structures: AS/NZS 4600.

ROOF AND WALL CLADDING

Roof Cladding - is to comply with the Acceptable Construction

Practice of Part 3.5.1 of the BCA, or, one of the following:

a) Roofing tiles: Part 3.5.1 BCA - AS2050.

b) Metal Roof Cladding: Part 3.5.1 BCA - AS1562.1.

c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS

Gutters and Downpipes - are to be designed and constructed accordance with the Acceptable Construction Practice of Part 3.5.3 of

accordance with the BCA, or, AS/NZS 3500.3 – Stormwater drainage.

Timber & Composite Wall Cladding – to be designed and constructed in accordance with Acceptable Construction Practice of Part 3.5.4 of

the U.C...
Autoclaved Aerated Concrete to ASS146.1
Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

GLAZING
Glazing — to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.6.1 of the BCA, or, one of the following manuals as applicable under Part 3.6.0 BCA

FIRE SAFETY
Fire Hazard properties of materials to comply with Part 3.7.1 of the BCA.
Fire Separation of external walls to comply with Part 3.7.2 of the BCA.
Fire Separation of separating walls & floors to comply with Part 3.7.3 of the

Fire Separation of garage top dwelling to comply with Part NSW 1.1 of the

Smoke Alarms & Evacuation lighting to comply Part 3.7.5 of the BCA

BUSHFIRE AREAS

BUSHFIRE AREAS
Bushfire Areas — This section relates to:
a) A Class 1 building; or
b) A Class 10 abuilding or
b) A Class 10 abuilding or
b) A Class 10 abuilding or deck associated with a Class 1 building,
if it is constructed in accordance with the following:
c) AS 3959, except as amended by planning for bushfire protection and,
except for Section 9 Construction for Bushfire Attack level 72 (BAL+72).
Buildings subject to BAL+72 must comply with specific conditions of
development consent for construction at this level; or
d) The requirements of (c) above as modified by the development consent
following consultation with the NSW Rural Fire Service undersection 79BA
of the Environmental Planning and Assessment Act 1979; or
e) The requirements of (c) above as modified by the development consent
with a bushfire safety authority issued under section 100B of the Rural Fire
Act for the purposes of integrated development

Alpine Areas – to be constructed in accordance with the Acceptable Construction Practice of Part 3.10.4 of the BCA if located in an alpine area. HEALTH AND AMENITY

Act for the purposes of integrated development.

HEALTH AND AMENITY

Wet Areas and External Waterproofing – building elements in wet areas within a building must:
a) Be waterproof or water resistant in accordance with Table 3.8.1.1 of the BCA; and
b) Comply with AS 3740.
c) External areas to comply with AS4654.1.8 AS4654.2
Room Heights — are to be constructed in accordance with the Acceptable Construction Practice of Part 3.8.2 of the BCA.

Facilities - are to be constructed in accordance with Acceptable Practice of Part 3.8.3 of the BCA.

Light - is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.4 of the BCA.

Practice of Part 3.8.4 of the BCA.

Ventilation — is to be provided in accordance with the Acceptable

Construction Practice of Part 3.8.5 of the BCA.

Sound fissulation —(only applies to a separating wall between two or more

class 1 buildings) is to be provided in accordance with the Acceptable

Construction Practice of Part 3.8.6 of the BCA.

Condensation Management to be provided in accordance with ACP Part

3.8.7 BCA.

Safe in Movement and Occess
Stair Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.1 of the BCA.
Barriers and Handralls – to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.2 of the BCA. Protection of openable windows to Part 3.9.2 of the BCA.

ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

REQUIREMENTS

3.10.1 - Swimming Pools
Swimming Pool Access – to be designed and installed in accordance with
the Swimming Pool Act 1992, Swimming Pool Regulation 2018 and AS
1926 Parts 1 and 2.
Swimming Pool Water recirculation Systems – is to be designed and
constructed in accordance with AS192.6.3.
High Wind Areas – Applies to a region that is subject to design wind speeds
more than N3 or C1 (see table 1.1.1 of the BCA). To be constructed in
accordance with hope or more of the relevant manuals of Part 3.10.1 of the

accordance with one or more of the relevant manuals of Part 3.10.1 of the

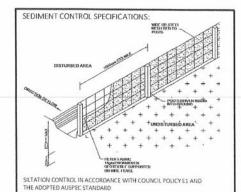
3.10.2 - Earthquake Areas subject to "seismic activity" to be constructed in accordance with Part 3.0 BCA

5.10.3 - Flood Hazard Areas – applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the BCA) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas. 3.10.4 - Construction "Alpine Areas" in accordance with Part 3.10.4. 3.10.5 - Construction in Bushfire Prone Areas in accordance with Part 3.10.5. 3.10.6. 3.10.3 - Flood Hazard Areas – applies to areas on a site (weather or no

3.10.5. Attachment of Decks & Balconies to external walls of buildings to be in accordance with the acceptable construction practice of Part 3.10.6 of the BCA, or alternatively be engineer designed in accordance with Part

3.0 of the BCA.
3.10.7 - Boilers, Pressure Vessels, Heating Applicances, Fire Places Chimneys & Flues to be in accordance with Part 3.10.7 of the BCA.

Chimneys or rures as use in EMBRGY EFFICIENCY Energy Efficiency – to comply with the measures contained in the releving BASIX certificate, and the requirements of NSW parts 3.12.1, 3.12.3 &



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	PROJECT: RENOVATION/EXTE	BUILDING SPI	CIFICATIONS	DRAWIN	DRAWING REVISION + NOTES				
	LOT No: 2 DP No: 1261010	CO5.7			Date:	Revision Description:	Issue:	Drawn:	
_ PIVITE	STREET No: 78 ANDERSON ROAD	SHEET: 6 OF 7	SCALE:	As indicated	15.10.20	INITIAL ISSUE	A	TMR	
llins	STREET NAME: LORHITI APPARTMEN	SHEET SIZE:	A3	03.12.20	20 CC PLANS	В	TMR		
			START DATE:	14.10.2020	07.12.20	CLIENT CHANGES	C	DC	
	CLIENT: OWENS		DWG No:	D4553					

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collinswcol 9A lord street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430

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A) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DUNING O'ERATION OR MAINTENANCE

To Phouses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components
of this building will require persons to be situated where a fall from
a height in excess of two metres is possible. Where this type of activity is height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

B) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when well or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be

FLOOR FINISHES By Owner

FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and ASIV. 2586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routlinely ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should required to maintain a tidy work site during construction, maintenanc or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING ORIECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is helper sozial due to other area. heing carried out onto persons helow

- being carried out onto persons below.

 1. Prevent or restrict access to areas below where the work is being carried out.

 2. Provide toeboards to scaffolding or work platforms.

 3. Provide protective structure below the work area.

 4. Ensure that all persons below the work area have Personal Protective Equipment (PPP).

 BUILDING COMPONENTS

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility

persons in the area o a posioning. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contract should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented.

3. INAT-FIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may
cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on site loading/unloading is restricted: Construction of this building where on require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and train traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Buy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervise by trained traffic where the state of the state of the state of the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate excive (such as Dial Before You Digl, appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing, Locations with overhead power lines: Overhead power lines MAY be near or on this site. All underground power lines was the plant of the plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should ctive barrier provided.

5. MANUAL TASKS

MANUAL HAND Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting, advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

For alterations to a building constructed prior to 1990; If this existing For alterations to a building constructed prior to 1990; if this exis building was constructed prior to absetos 1990; if therefore montain asbestos 1996, it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolshing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using owdered material or when sanding, drilling, cutting or othe sturbing or creating powdered material.

TREATED TIMBER

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this materia can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATIE GRANIC COMPONINDS

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times. SYNTHFIC MINERAL RIDGE.

SYNTHETIC MINERAL FIBRE

STW HELL MINERAL PIBEE

Fibreglass, rockwood, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhalded or if it comes in contact with the skin, eyes or othe sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

7. CORFINED SPACES EXCAVATION Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using method which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

For unitinings with an appears and a part of the may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where should be scheduled to the space of the space o workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual ctivity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas und maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised. 9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

ctrical work should be carried out in accordance with of

rractice: Managing Electrical Risks at the Workplace, AS/N2 and all licensing requirements. 3012. All work using Plant should be carried out in accordance with Code of Practice. Managing Risks of Plant at the Workplace. Code of All work should be

carried out in accordance with Practice:
Managing Noise and Preventing Hearing Loss at Work. Due to the
history of serious incidents it is recommended that particular care be
exercised when undertaking work involving steel construction and ncrete placement. All the above applies

EXCAVATIONS

e part of the site to be covered by the proposed building o buildings and an area at least 1000mm wide around that part o site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations or the BCA requirements. FOUNDATIONS AND FOOTINGS

Underfloor Fill
Underfloor fill shall be in accordance with the BCA.
 Termite Risk Management
Termite treatment shall be carried out in accordance with the BCA.

3. Vapour Barrier
The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance

polyethylene film installed in accordance with the BCA 4. Reinforcement

inforcement shall conform and be placed in accordance with the

henigineer's Recommendation and the BCA.

Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the

5. Concrete
Structural shall not be less than Grade N20 except otherw yed by the engineer and in accordance with the BCA

6. Curing
All concrete slabs shall be cured in accordance with AS 3600. 7. Footings and Slabs on Ground Concrete slabs and footings shall not be poured until approval to

our concrete is given by the engineer or the Local Authority 8. Sub-Floor Ventilation

where required, adequate cross ventulation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the BCA. No section of the under floor area wall to be constructed in such manner that will hold pockets of still air.

position where indicated on plan. EFFLUENT DISPOSAL/DRAINAGE

Storm Water Drainage
 Stormwater drainage shall be carried out in accordance with the BCA. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.

TIMBER FRAMING

I Generally

All timber framework sizes, spans, spacing, notching, checking and
fining to all floor, wall and roof structure shall comply with the BCA
or AS 1684. Alternative structural framing shall be to structural
engineer's details and certification.
The work shall be carried out in a proper and trades personal like
manner and shall be in accordance with recognised and accepted
buildine practices.

accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.

3. Bracing

ing units shall be determined and installed in accordance with

Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

4. Flooring
Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of the flooring is to be appropriate for the floor joist spacing.

Strip and sheet flooring shall be installed in accordance with AS 1684.

When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.

5. Timber Posts

5. Timber Posts

Posts supporting the carports, verandas and porches shall be rous applieding were appress, vernanda amp pricines a and the timber suitable for external use, or as otherwise specified, supported on glavanised or treated metal post shoes, unless otherwise specified. Posts shall be botleted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for

Che Sine:

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate

Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the BCA. ROOFING

All roof cladding is to comply with the relevant structura performance and weathering requirements of the BCA and be installed as per the manufacturer's recommendations.

installed as per the manufacturer's recommendations.

1.Tiled Roofing
The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate to the design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex. caps. Capping and verget lies are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed to as to minimize water reportations. minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable

2. Metal Roofing The Builder will provide and install a metal roof together with

sories all in accordance with the manufactu

recommendations. Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

 Gutters and Downpipes
Gutters and downpipes shall be manufactured and installed in accordance with the BCA. Gutters and downpipes are to be compatible with other materials used

4. Sarking Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.

Sealants
 Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.
 Flashing
 Flashing shall comply with, and be installed in accordance with the BCA.

MASONRY

1. Damp Proof Courses
All damp proof courses shall comply with the 8CA and Clause
1.0.10. The damp proof membrane shall be visible in the external
face of the masonry member in which it is placed and shall not be ed by any applied coatings, render or the like.

2. Cavity Ventilation

Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the BCA.

Mortar and Joining
 Mortar and Joining
 Mortar and Joining
 Mortar and Joining
 Mortar and Joining

4. Lintels

4. Lintess Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the BCA. The Bullder will provide one lintel to each wall leaf. The Bullder will provide corrosion protection in accordance with the BCA Part 3.4.4 as appropriate for the site. nment and location of the lintels in the structure

 Cleaning
 The Builder will clean all exposed brickwork with an approximately
 cleaning system. Care should be taken not to damage brickwork or

CLADDING AND LININGS

CLADDING ADD LININGS

1. External Cladding
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.
Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.

2. Internal Wall and Ceilings Llnings
The Builder will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the BCA. Wet area lining is to be fixed in accordance with the BCA wat rear allining is to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.

Ceering.
3.Waterproofing
All internal wet area and balconies over internal habitable rooms
are to be waterproof in accordance with the BCA.

 General
 All joinery work (metal and timber) shall be manufactured and stalled according to accepted building practices

2. Door Frames

External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.

accordance with the manufacturer's recommendations.

3. Doors and Doorsets
All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.

4. Window and Silding Doors
Silding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047.

Silding and rather aluminium windows and the doors shall be

Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and

AS 2047 All glazing shall comply with the BCA and any commitments outlined

vant BASIX Certificate

S. Stalrs, Balustrades and other Barriers
The Builder will provide stairs or ramps to any change in levels, an balastrades or barriers to at least one side of ramps, landings and balconies as per the BCA.

1.Plumbing All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber

Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASD

2.Electrical

2.Electrical The Builder will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NES 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

3.Gas All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

4.5moke Detectors
The Builder will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the BCA.

and in accordance with the BCA.

S.Thermal Insulation

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the BCA or as outlined in the relevant BASIX Certificate.

Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation

2.Installation

Installation of tiles shall be in accordance with AS 3958.1

Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The Builder will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

WORK SAFETY NOTES DRAWING REVISION + NOTES PROJECT: RENOVATION/EXTENSION Date: Revision Description Issue: Drawn: LOT No: 2 DP No: 1261010 SHEET: 15.10.20 INITIAL ISSUE STREET No: 78 ANDERSON ROAD SCALE: TMR 1:100 A STREET NAME: LORHITI APPARTMENTS, LORD HOWE ISLAND 03.12.20 CC PLANS collinswcollins SHEET SIZE: В A3 TMR START DATE: 07.12.20 CLIENT CHANGES 14.10.2020 C CLIENT: OWENS DWG No: D4553 9A lord street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430 F: 02 6583 9820 WWW. COLLINSWCOLLINS COM AU