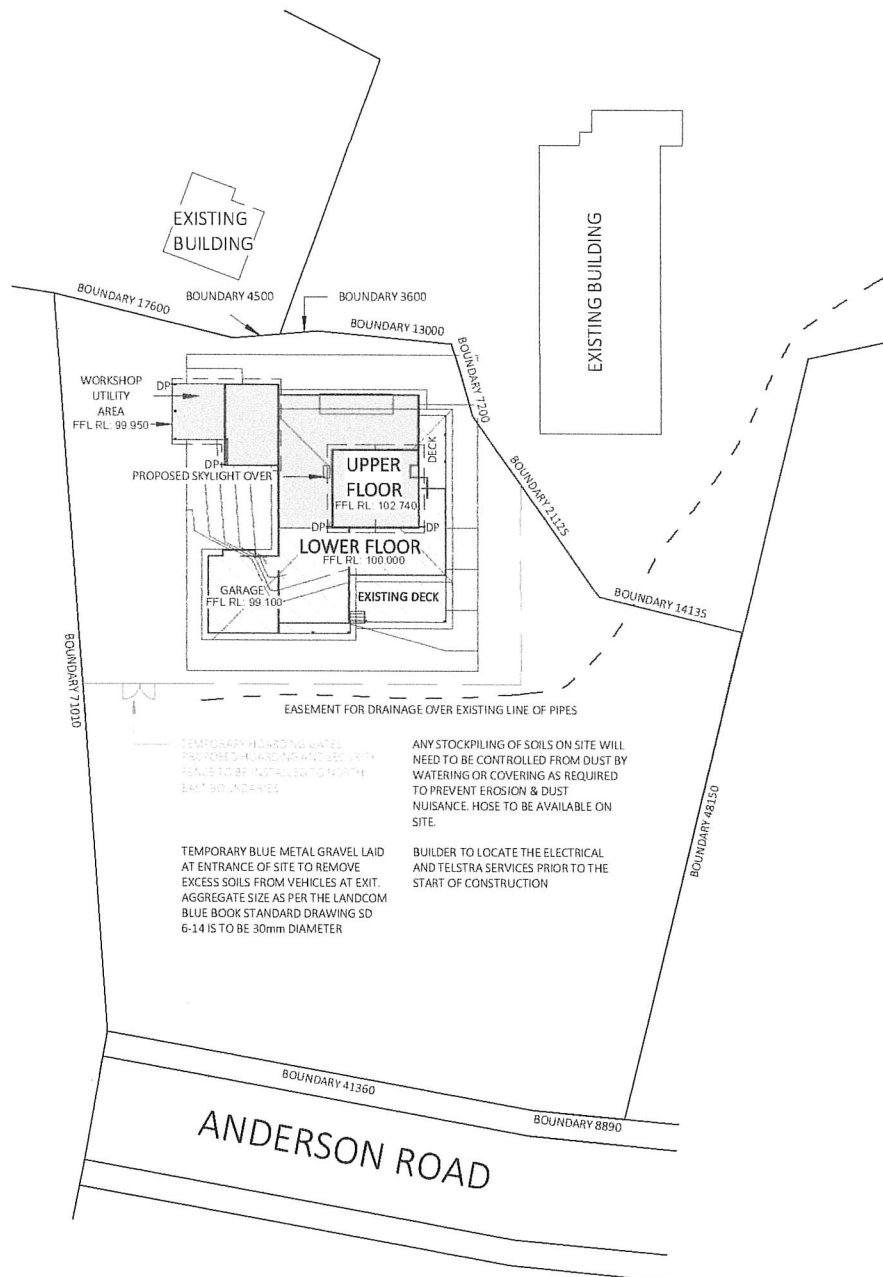


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ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

TEMPORARY HOARDING FENCING PROPOSED HOARDING FENCING SHALL BE INSTALLED TO NORTH EAST BOUNDARIES

TEMPORARY BLUE METAL GRAVEL LAID AT ENTRANCE OF SITE TO REMOVE EXCESS SOILS FROM VEHICLES AT EXIT. AGGREGATE SIZE AS PER THE LANDCOM BLUE BOOK STANDARD DRAWING SD 6-14 IS TO BE 30mm DIAMETER

BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

CLASS 2 CONSTRUCTION NOTES:
STAIRS, HANDRAILS & BALUSTRADE NOTES:
 STAIRS TO COMPLY WITH NCC VOL. 2 SECTION D1.9, D2.3, D2.8, D2.13. & D2.14 SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586.
 HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC VOL. 1, SECTION D2.16 & D2.17

NO HORIZONTAL BALUSTRADE ELEMENTS WITHIN 760mm FROM FFL, WHERE >4m ABOVE FGL.

WINDOW NOTES:
 BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH VOL 1, NCC SECTION D2.24

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 1 NCC SECTION D2.24 BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL 1 NCC SECTION D2.24

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

LEGEND

	SMOKE ALARMS TO AS3786 AND SPECIFICATION E2.2A OF THE NCC VOL 1. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE.
	DOWN PIPE LOCATION TO AS 3500
	MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC VOL 1, FP4.4 & FV4.1
	GARDEN TAP LOCATION
	LIFT OFF HINGE
	1815 1800mm HIGH x 1500mm WIDE
	820 820mm DOOR
	ACCESS MAN HOLE
	DOUBLE TOWEL RAIL
	TOILET ROLL HOLDER

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

PLEASE REFER TO THE "SUMMARY OF BASIX AND NatHERS COMMITMENTS" ON PAGE 1 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX AND NatHERS CERTIFICATES FOR EXACT DETAILS.

CEILING PENETRATION - APPROVED NON-VENTILATED COVER OR SHIELD IS TO BE INSTALLED TO ALL RECESSED LIGHTING AND EXHAUST FANS TO ALLOW INSULATION TO BE CLOSELY INSTALLED TO THE TOP AND SIDES OF THE LIGHT OR EXHAUST FITTING.

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

SITE INFORMATION & LEGEND

NOTE: CONTOURS AND SPOT LEVELS ARE INDICATIVE ONLY AND FINAL SITE LEVELS COMPLETED BY A REGISTERED SURVEYOR IS RECOMMENDED BEFORE START OF CONSTRUCTION.

	SEWER LINE
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	SITE HOARDING FENCING
	AREA OF PROPOSED WORKS
	EXISTING AREA

SITE AREA: = 3735.25m²
 COMMERCIAL FLOOR AREA = 107.9m²
 RESIDENTIAL FLOOR AREA = 290.4m²

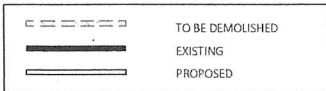
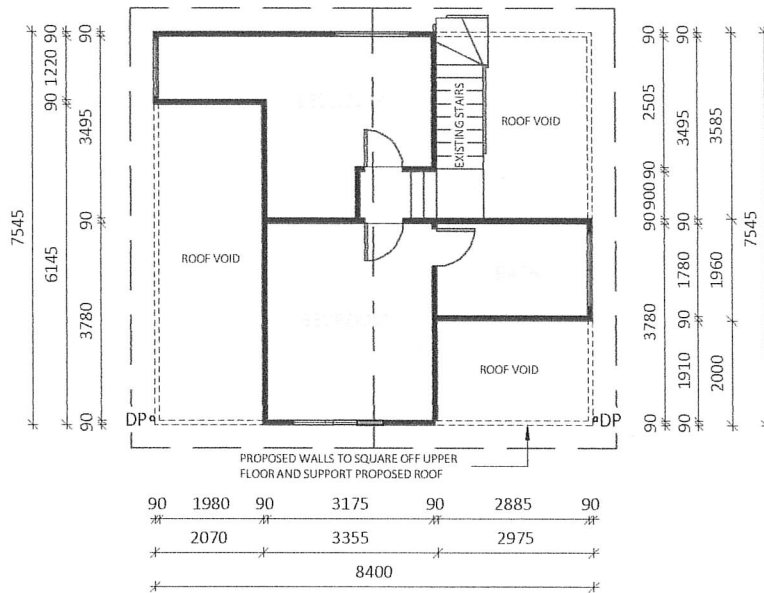


SITE PLAN SCALE 1:500

 89A lord street (PO Box 5667), Port Macquarie NSW 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430 T. 02 6583 4411 F. 02 6583 9820 WWW.COLLINSWCOLLINS.COM.AU	PROJECT: ALTERATIONS & ADDITIONS LOT No: 1 DP No: 1261010 SHEET: 0.1 OF 0.3 STREET No: 78 STREET NAME: ANDERSON ROAD, LORD HOWE ISLAND CLIENT: OWENS	SITE PLAN SCALE: As indicated SHEET SIZE: A3 START DATE: 26.05.20 DWG No: D1676	DRAWING REVISION + NOTES <table border="1"> <thead> <tr> <th>Date:</th> <th>Revision Description:</th> <th>Issue:</th> <th>Drawn:</th> </tr> </thead> <tbody> <tr> <td>30.06.20</td> <td>DIMENSIONS</td> <td>P</td> <td>DS</td> </tr> <tr> <td>10.07.20</td> <td>CLIENT CHANGES</td> <td>P</td> <td>JT</td> </tr> <tr> <td>14.07.20</td> <td>CLIENT CHANGES</td> <td>Q</td> <td>JT</td> </tr> <tr> <td>17.07.20</td> <td>CLIENT CHANGES</td> <td>R</td> <td>JT</td> </tr> </tbody> </table>	Date:	Revision Description:	Issue:	Drawn:	30.06.20	DIMENSIONS	P	DS	10.07.20	CLIENT CHANGES	P	JT	14.07.20	CLIENT CHANGES	Q	JT	17.07.20	CLIENT CHANGES	R	JT
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8400					
5430		2970			
90	5250	90	2880	90	
90	1980	90	3180	90	2880
90	1980	90	1700	90	4360



HATCHED AREA INDICATES
 COMMERCIAL FLOOR AREA 107.9 Sq.m

HATCHED AREA INDICATES
 RESIDENTIAL FLOOR AREA

LOWER FLOOR 260.764 Sq.m
 UPPER FLOOR 29.608 Sq.m



UPPER FLOOR PLAN SCALE 1:100

CLASS 2 CONSTRUCTION NOTES:

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LEGEND

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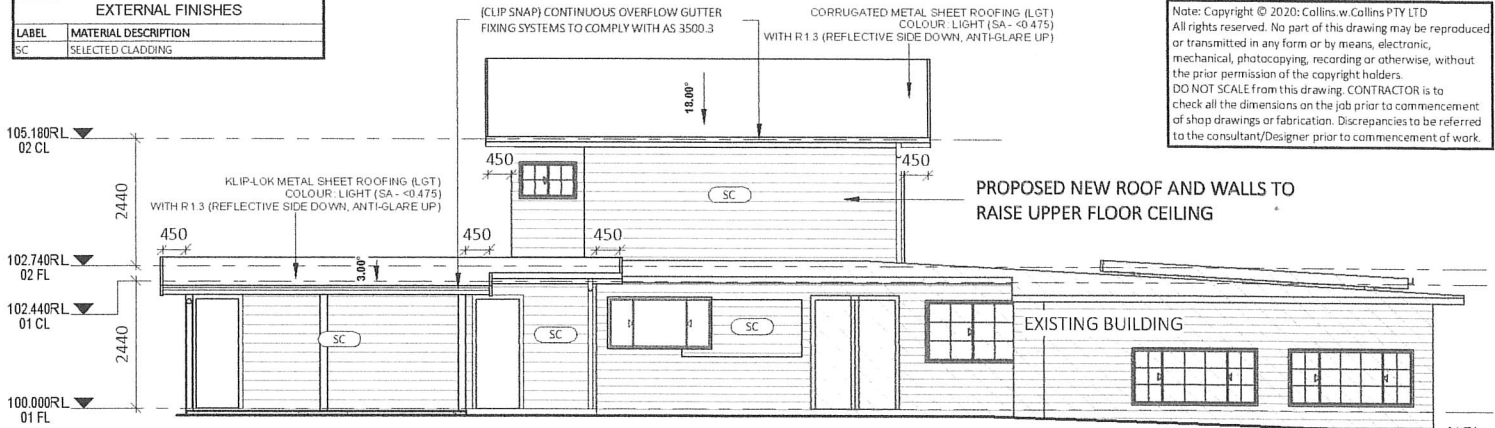
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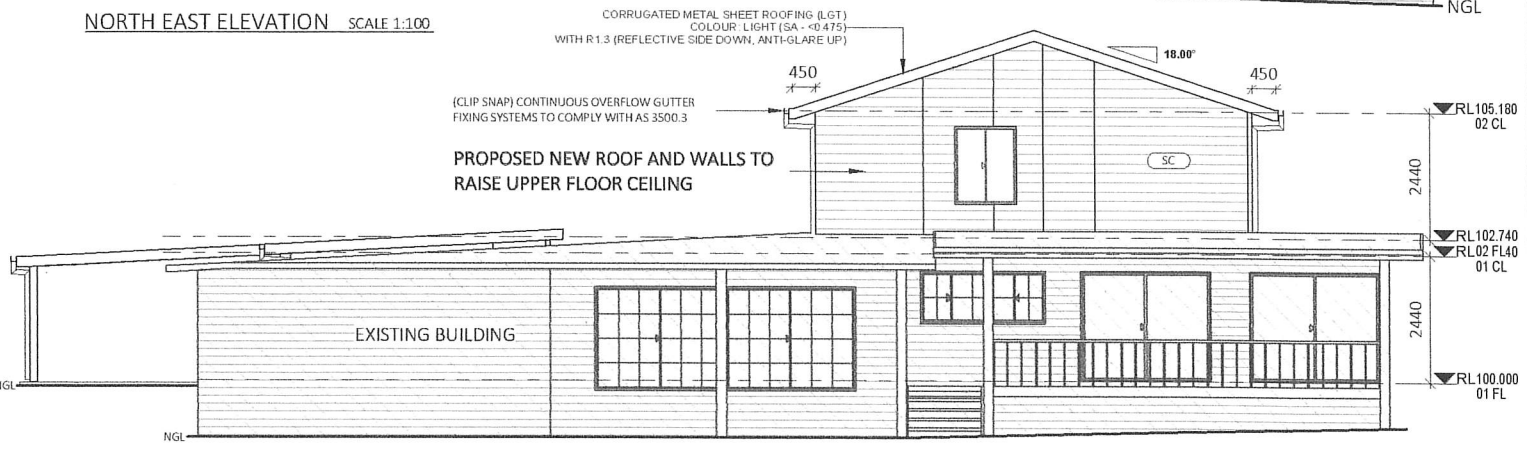
	PROJECT: ALTERATIONS & ADDITIONS		UPPER FLOOR PLAN		DRAWING REVISION + NOTES			
	LOT No: 1	DP No: 1261010	SHEET: 0.3 OF 0.3	SCALE: 1 : 100	Date: 30.06.20	Revision Description:	Issue: O	Drawn: DS
	STREET No: 78			SHEET SIZE: A3	10.07.20	CLIENT CHANGES	P	JT
	STREET NAME: ANDERSON ROAD, LORD HOWE ISLAND			START DATE: 26.06.20	14.07.20	CLIENT CHANGES	Q	JT
CLIENT: OWENS			DWG No: D1676	17.07.20	CLIENT CHANGES	R	JT	

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
SC	SELECTED CLADDING

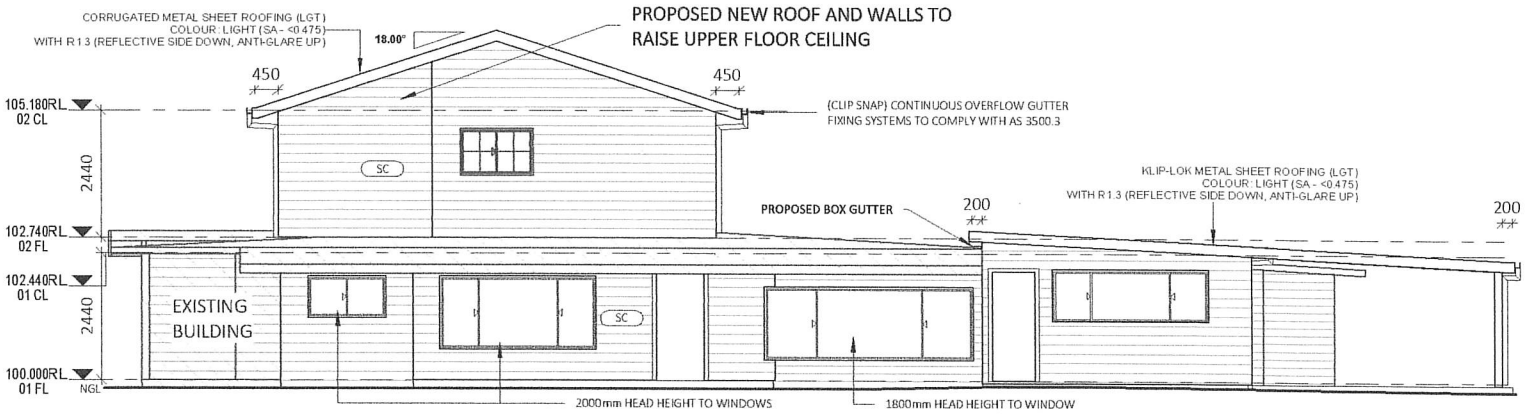
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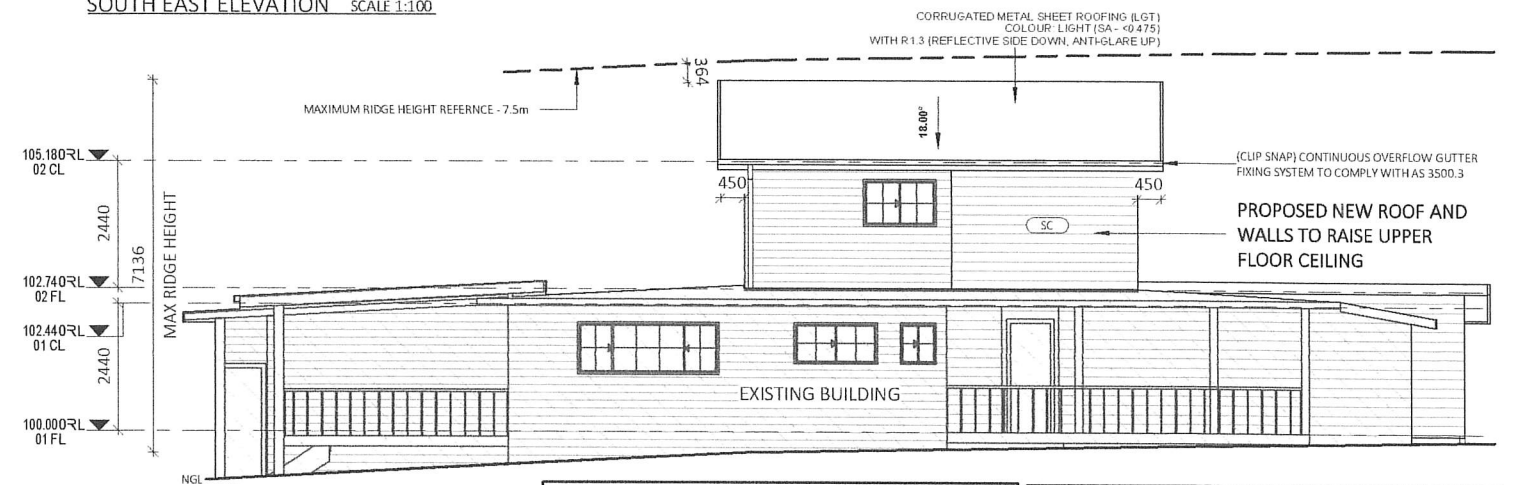
NORTH EAST ELEVATION SCALE 1:100



NORTH WEST ELEVATION SCALE 1:100



SOUTH EAST ELEVATION SCALE 1:100



SOUTH WEST ELEVATION SCALE 1:100

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PROJECT: ALTERATIONS & ADDITIONS		
LOT No: 1	DP No: 1261010	SHEET: 0.4 OF 0.3
STREET No: 78		
STREET NAME: ANDERSON ROAD, LORD HOWE ISLAND		
CLIENT: OWENS		

ELEVATIONS	
SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	26.06.20
DWG No:	D1676

DRAWING REVISION + NOTES		
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30.06.20	DIMENSIONS	O DS
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17.07.20	CLIENT CHANGES	R JT

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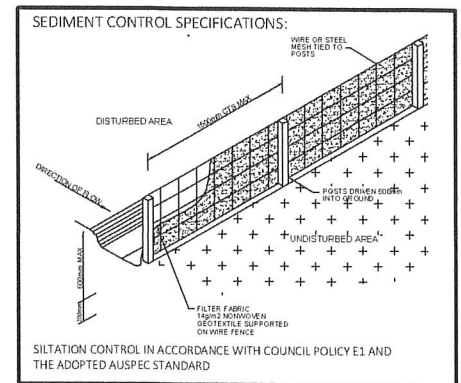
BUILDING SPECIFICATIONS FOR CLASS 2 AND 9 BUILDINGS

All works to be completed in accordance with the current version of the National Construction Code Series, (NCC), Volume 1 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 Development Certificate Application.

All works are to be completed in accordance with the relevant 'Deemed-to-Satisfy Provisions' of Volume 1 and Volumes 3, as applicable, of the National Construction Code.

All building design/testing/construction/installation is to occur in accordance with the relevant sections of the following standards:

- Structural Design Actions – 1170
- Pressure Equipment – AS/NZS 1200
- Acoustics – AS/NZS 1276
- Glass in buildings – AS 1288
- Design for access and mobility – AS 1428
- Methods for fire tests on building materials, components and structures – AS 1530
- Design and installation of sheet roof and wall cladding – AS 1562
- Aluminium structures – AS/NZS 1664
- The use of ventilation and air conditioning in buildings – AS/NZS 1668
- Fire Detection, warning, control and intercom systems – AS 1670
- Interior lighting – AS/NZS 1680
- Residential timber-framed construction – AS 1684
- Timber Structures – AS 1720
- Lifts, escalators and moving walks – AS 1735
- Particle flooring – AS 1860
- Components for the protection of openings in fire-resistant walls
- Swimming pool safety – AS 1926
- Windows in external glazed doors in buildings – AS 2047
- Roof Tiles - AS 2049
- Installation of roof tiles – AS 2050
- Automatic fire sprinkler systems – AS 2118
- Piling – AS 2159
- Emergency escape lighting and exit signs for buildings – AS 2293
- Composite Structures – AS 2327
- Fire hydrant installations – AS 2419
- Installation of fire hose reels – AS 2444
- Smoke/heat venting systems – AS 2665
- Residential slabs and footings – AS 2870
- Parking facilities – AS/NZS 2890
- Damp-proof courses and flashings – AS/NZS 2904
- Cellulose cement products – AS/NZS 2908
- Domestic solid-fuel burning appliances – AS/NZS 2918
- Electrical installations – AS/NZS 3013
- Plumbing and drainage – AS/NZS 3500
- Concrete structures – AS 3600
- Termite management – AS 3600
- Air-handling and water systems of buildings – AS/NZS 3666
- Masonry Structures – AS 3700
- Smoke Alarms – AS 3786
- Performance of electrical appliances – AS/NZS 3823
- Construction of buildings in bushfire prone-area – AS 3959
- Components for the protection of openings in fire-resistant separating elements – AS 4072
- Steel structures – AS 4100
- Pliable building membranes and underlays – AS/NZS 4200
- Ductwork for air-handling systems in buildings – AS 4254
- Plastic roof and wall cladding materials – AS/NZS 4256
- Testing of building facades – AS/NZS 4284
- Garage doors and other large access doors – AS/NZS 4505
- Slip resistant classification of new pedestrian surface materials – AS 4586
- Cold-formed steel structures – AS/NZS 4600
- Materials for the thermal insulation of buildings – AS/NZS 4859
- Reaction to fire tests for flooring – AS ISO 9239
- Fire tests – AS ISO 9705



PROJECT: ALTERATIONS & ADDITIONS	
LOT No: 1	DP No: 1261010
STREET: 05 OF 03	
STREET NAME: ANDERSON ROAD, LORD HOWE ISLAND	
CLIENT: OWENS	

BUILDING SPECIFICATIONS		DRAWING REVISION + NOTES		Issue:	Drawn:
SCALE:	As indicated	Date:	30.06.20	O	DS
SHEET SIZE:	A3	Revision Description:	10.07.20	P	JT
START DATE:	26.06.20		14.07.20	Q	JT
DWG No:	D1676		17.07.20	R	JT

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1. FALLS, SLIPS, TRIPS

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.

DURING OPERATION OR MAINTENANCE

For houses 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 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 wet 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 chosen.

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 187:1999 and AS/NZ 4586:2004.

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 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 be required to maintain a tidy work site during construction, maintenance 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 OBJECTS

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 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 (PPE).

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.

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

3. TRAFFIC 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 will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

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 service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All 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. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. 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 be used or a protective barrier provided.

5. MANUAL TASKS

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 the component mass

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

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to asbestos 1990 - it therefore may contain asbestos 1986 - 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 demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

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 powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material 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.

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.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of 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

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 methods 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 provided.

ENCLOSED SPACES

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.

SMALL SPACES

For buildings with small spaces where maintenance or other access 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 workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under 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

This building has been designed as a residential building. If, 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

Code All electrical work should be carried out in accordance with Practice: Managing Electrical Risks at the Workplace, AS/NZ 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 concrete placement. All the above applies.

EXCAVATIONS

1. Excavations

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the 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

1. Underfloor Fill

Underfloor fill shall be in accordance with the BCA.

2. Termitic 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

Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the BCA. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

5. Concrete

Structural shall not be less than Grade N20 except otherwise approved 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 pour concrete is given by the engineer or the Local Authority.

8. Sub-Floor Ventilation

Where required, adequate cross ventilation 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 will be constructed in such manner that will hold pockets of still air.

9. Sub-Floor Access

If required, access will be provided under suspended floors in position where indicated on plan.

EFFLUENT DISPOSAL/DRAINAGE

1. 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

1. Generally

All timber framework sizes, spans, spacing, notching, checking and fixing 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 building practices.

2. Roof Trusses

Where roof truss construction is used, trusses shall be designed in 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

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

Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.

6. Corrosion Protection

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

STEEL FRAMING

1. Generally

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 structural performance and weathering requirements of the BCA and be 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 design and wind speed) to battens of sises 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 verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to 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 accessories all in accordance with the manufacturer's 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.

3. 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.

5. Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

6. Flashing

Flashings shall comply with, and be installed in accordance with the BCA.

MASONRY

1. Damp Proof Courses

All damp proof courses shall comply with the BCA 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 bridged 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.

3. Mortar and Joining

Mortar shall comply with the BCA. Joint tolerances shall be in accordance with AS 3700.

4. Lintels

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

5. Cleaning

The Builder will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

CLADDING AND 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 Linings

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 manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.

3. Waterproofing

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

JOINERY

1. General

All joinery work (metal and timber) shall be manufactured and installed 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.

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 Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047. 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 in the relevant BASIX Certificate.

5. Stairs, Balustrades and other Barriers

The Builder will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the BCA.

SERVICES

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 BASIX Certificate.

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/NZS 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. Smoke 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.

5. 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.

TILING

1. Materials

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, 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.



PROJECT: ALTERATIONS & ADDITIONS		SHEET: 0.6 OF 0.3	
LOT No: 1	DP No: 1261010		
STREET No: 78			
STREET NAME: ANDERSON ROAD, LORD HOWE ISLAND			
CLIENT: OWENS			

WORK SAFETY NOTES		DRAWING REVISION + NOTES	
SCALE:	1 : 100	Date:	Revision Description:
SHEET SIZE:	A3	30.06.20	DIMENSIONS
START DATE:	26.06.20	10.07.20	CLIENT CHANGES
DWG No:	D1676	14.07.20	CLIENT CHANGES
		17.07.20	CLIENT CHANGES