

LORD HOWE ISLAND BOARD

Development Application

Section 78A, Environmental Planning and Assessment Act 1979

Date Received:
RECEIVED

22 JUN 2020

Lord Howe Island Board

Development Application No.: 2020.10 ✓ Date Lodged: 26/6/2020

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 ensure you submit all relevant information. To complete the form, please place a cross in the boxes and fill out the sections provided as appropriate. When your application has been assessed, you will receive a Notice of Determination. If you need help please phone or call the Board's office and discuss your queries with a development officer.

APPLICANT DETAILS

☐ Mr ☐ Mrs ☐ Ms Other:

Name: DIANE OWENS

Organisation: LORHITI APARTMENTS [REDACTED]

Postal Address: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED]

Email: [REDACTED]

OWNER CONSENT

Has Owner Consent been issued? ☐ Yes ☐ No Owner Consent No.: OC2020.07

OWNER CONSENT AND DA SUBMITTED SIMULTANEOUSLY

IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Portion/Lot No: 2 Deposited Plan No.: DP1261010

Lease No 2020-02

Address: LOT 2, 78 ANDERSON ROAD, LORD HOWE ISLAND, NSW, 2898.

PROPOSED DEVELOPMENT

Describe the proposed development; give a detailed outline of what you are going to do. If it involves a building, indicated what it will be used for.

CHANGE OF USE UPPER FLOOR OF EXISTING INFRASTRUCTURE BUILDING (COMMERCIAL) TO STAFF ACCOMMODATION (COMMERCIAL) INSERT BATHROOM AND SINK

Building Material: EXISTING

Roofing Material: EXISTING

PAST/PRESENT LAND USES

State the past known uses of the site: INFRASTRUCTURE BUILDING

State the present known uses of the site: INFRASTRUCTURE BUILDING

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.

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 allow inspection by Board staff at an early stage of your development assessment.

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: **\$5000**

Total fees lodged: \$110.00 Date: 26/6/20 Receipt No.: 16533

APPLICANT/S OR APPLICANT'S AGENT DECLARATION

Have you or any associated persons with a financial interest in this application in the last two years made any political donations or given any gifts to any local Board Member or Board employee? ☐ Yes ☐ No

If you ticked yes please fill out a Political Donations and Gift Disclosure Statement.

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 land must sign this application.

As the leaseholder/s of the above property, I/we consent to this application.

Signature: 

Signature:

Name: **DIANE OWENS**

Name:

Date: **21-6-20**

Date:

APPLICANT AUTHORISATION – The applicant/s or the applicant'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: **21-6-20**

Date:

State the capacity in which you are signing if you are not the applicant:

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.

LODGEMENT

Before submitting your application, please ensure you have attached all the information the consent authority needs to assess your proposal. You can use the following checklist. Please place a cross in the box ☐ **##** next to any items you have attached:

Plans

- ☐ **##** A site plan of the land — **all applications**
- ☐ **##** Plans or drawings of the proposal showing all dimensions — **all applications**
- ☐ **##** An A4 size plan of the proposed building and other structures on the site - **all applications**
- ☐ **##** A plan which 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**.

Where to lodge your application

You can lodge your completed application form, together with attachments and fees at the Lord Howe Island Board's office. Contact details below.

CONTACT DETAILS FOR YOUR INFORMATION

Lord Howe Island Board

Bowker Avenue
(PO Box 5)
LORD HOWE ISLAND NSW 2898
Phone: 02 6563 2066
Fax: 02 6563 2127
Email: administration@lhib.nsw.gov.au
Website: www.lhib.nsw.gov.au

Lord Howe Island Marine Park Authority

Phone: 02 6563 2359
Fax: 02 6563 2367
Email: lordhowe.marinepark@npws.nsw.gov.au
Website: www.mpa.nsw.gov.au

Department of Infrastructure, Planning and Natural Resources – General Enquiries

Internet: www.dipnr.nsw.gov.au
Phone: 02 9228 6111
Email: infocentre@dipnr.nsw.gov.au

Department of Infrastructure, Planning and Natural Resources – North Coast Office

49 Victoria Street
(PO Box 6)
GRAFTON NSW 2460
Phone: 02 6642 0622
Fax: 02 6642 0640
Email: northcoast@dipnr.nsw.gov.au
Website: www.dipnr.nsw.gov.au also for BASIX
Certificate www.basix.nsw.gov.au

LORD HOWE ISLAND BOARD

Statement of Environmental Effects

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 (02) 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. [REDACTED]

PROPOSED DEVELOPMENT

Portion/Lot No.: 2 Deposited Plan No.: DP 1261010

LeaseNo.: 2020-02

Address: Lot 2, 78 ANDERSON ROAD, LORD HOWE ISLAND, NSW, 2898.

Please tick the type/s of development you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Dwelling House | <input type="checkbox"/> Shed or Garage |
| <input type="checkbox"/> Additions to Dwelling House | <input type="checkbox"/> Dual Occupancy |
| <input type="checkbox"/> Home Business | <input type="checkbox"/> Additions to Dual Occupancy |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Subdivision including Boundary Realignments |
| <input type="checkbox"/> 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)

Transit lounge and laundry

INFRASTRUCTURE BUILDING (2 STORY) WITH LAUNDRY, STORAGE, OFFICE, BATHROOM

DAY SPA (IN INFRASTRUCTURE BUILDING)

DWELLING

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
IB extension approved (CC2018-05) DA2012-21 DA2016-26	EXTENSION TO INFRASTRUCTURE BUILDING	9 AUGUST 2016

OWNERS CONSENT

Please provide the reference number for the Owners Consent application. Please confirm that all conditions of owners consent have been met for this development application.

OWNER CONSENT AND DA SUBMITTED SIMULTANEOUSLY

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DEVELOPMENT REQUIREMENTS

DWELLINGS/RESIDENTIAL

Does your development comply with the **maximum gross floor area** and the **minimum dwelling area** (under Clause 20 & 23 LHI Local Environmental Plan 2010)? If yes, this must be demonstrated below.

YES , SEE GFA CALCULATIONS FOR COMMERCIAL BUILDING ON SITE COMPLY

Please specify if your development complies with the enlargements or extensions of a dwelling (under clause 27 LHI Local Environmental Plan 2010)? If yes, this must be demonstrated below.

N/A

COMMERCIAL

Please specify if your development complies with the requirements in Clause 22 for tourist accommodation, staff accommodation and commercial premises? If yes, this must be demonstrated below.

YES THERE IS ADEQUATE LAND AVAILABLE

ALL BUILDINGS – MAXIMUM BUILDING HEIGHT

Please specify if your development complies with the maximum building height (under clause 29 LHI LEP 2010)? If yes, this must be demonstrated below.

THE BUILDING EXISTS

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, ZONE IS SETTLEMENT

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 EXISTS AND COMPLIES WITH BASIX

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

50 METRES

How far is your development setback from the side and rear boundaries?

20 METRES FROM SIDE AND 20 METRES FROM REAR (BUILDING EXISTS)

Does the development comply with the Board's minimum setback requirements? If no, provide reasons why the development should be supported?

YES

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

N/A

AIRCRAFT NOISE

Is your land subject to the Australian Noise Exposure Forecast? If yes, the development may need to include an Acoustic Report with the application.

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.

N/A

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.

N/A

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.

NO, THE BUILDING EXISTS

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.

NO, THE BUILDING EXISTS

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 EXISTS

Can the development be sited to retain existing vegetation? If no, explain why this is not possible.

NO, THE BUILDING EXISTS

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 EXISTS

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.

THE BUILDING EXISTS AND THESE ISSUES HAVE BEEN ADDRESSED

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 EXISTS AND HAS SCREENING AND SUITABLE WINDOWS AND DOORS FACING

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.

YES, THE PROPOSED KITCHEN FACES NORTH

Does the development overshadow adjoining properties?

NO, THE BUILDING EXISTS

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VIEWS

Does the development obstruct any views from adjoining properties?

NO, THE BUILDING EXISTS

Is it possible to site the development to minimise the obstruction of views? If no, explain why this is not possible.

NO, THE BUILDING EXISTS

PARKING AND TRAFFIC

How many on-site parking spaces are existing and how many will result from the proposed development?

4 ONSITE PARKING SPACES EXISTING

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, THE BUILDING EXISTS

EARTHWORKS AND RETAINING WALLS

Does the site need to be 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, THE BUILDING EXISTS

WASTEWATER MANAGEMENT

Have you completed the Lord Howe Island Board Onsite Wastewater Management System checklist for Applicants and submitted with this application?

NO, THE BUILDING EXISTS AND USES AN EXISTING ES9000 WASTEWATER SYSTEM

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STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

THE BUILDING EXISTS

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.

THE BUILDING EXISTS

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.

N/A

OTHER CONSIDERATIONS

Are there any other particular measures proposed to mitigate and/or offset any significant impact caused by the development?

NO

APPLICANT AUTHORISATION

Name: **DIANE OWENS**

Signature: 

Date: 15-6-20

23-08-20

Lord Howe Island Board
Attention: Justin Sauvage (MECS)
PO Box 5
Lord Howe Island, NSW, 2898

Diane Owens

Dear Justin

RE: DA2020-10 SUBMISSION AMENDMENT CHANGE OF USE UPPER LEVEL INFRASTRUCTURE BUILDING TO STAFF ACCOMMODATION.

Lot 2 DP1261010 Lease Number 2020-02

AMENDED TO: INFRASTRUCTURE BUILDING UPPER AND LOWER LEVELS CHANGE OF USE TO DWELLING USING DWELLING ENTITLEMENT SHEARWATER COTTAGE (determined 25-05-20 DA2018-04)

I am writing in reference to our meeting with local Board members on Wednesday 19 August 2020 where DA 2020-10 was discussed. It was suggested that instead of change of use Infrastructure building to staff accommodation it would be more appropriate to amend the DA to change of use Infrastructure building to dwelling using the dwelling entitlement from Shearwater Cottage determined 25-05-20 (DA2018-04)

Therefore, the following amendments will result:

1. The whole of the Infrastructure building will become a dwelling
2. It is possible to accommodate staff for Lorhiti Apartments in this dwelling
3. The insertion of a kitchen and bathroom in the upper level will enable the building to become a dwelling under the LEP 2010. These are the only physical changes to the building. This is not a new dwelling under Clause 26 LHI LEP 2010
4. There is adequate land area for the dual occupancy proposal. The GFA for Part 2 is amended as follows:

Lot 2 EXISTING SITE COVERAGE AND GFA CALCULATIONS (Total site area = 8,446.5sqm)

Building	GFA (sqm)
<u>Existing Residential</u>	
Dwelling	= 87 sqm
	=3,000 sqm
<u>Existing Commercial GFA</u> (Does not include approved IB extension)	
Units (27,630 m x 10.38 m)	=286.79 sqm
Transit lounge and laundry (3.4m x 8.16 m)	= 27.74 sqm
Infrastructure building (7m x 6.5m)	= 91 sqm
Total GFA commercial floor area	= 405.53 sqm
Area required for commercial site cover	2,703.5 sqm
(To calculate area required to comply LEP 2010: 405.53 sqm divided by 15 x 100	
TOTAL AREA REQUIRED	5,703.5 SQM
TOTAL AREA AVAILABLE	8,446.5SQM

Proposed GFA INFRASTRUCTURE BUILDING CHANGE OF USE TO DWELLING
(Includes approved IB extension CC2018-05 45.5 sqm)

Building	GFA (sqm)
<u>Proposed Residential</u>	
Dwelling 1	= 87 sqm
Dwelling 2	= 91+ 45.5 sqm
(Includes GFA for approved IB extension CC2018-05 45.5 sqm	=5,000 sqm

Existing Commercial GFA floor area (Does not include approved IB extension)

Units (27,630 m x 10.38 m)	=286.79 sqm
Transit lounge and laundry (3.4m x 8.16 m)	= 27.74 sqm

Total GFA commercial floor area **= 314.53 sqm**

Area required for commercial site cover = 2,096.86 sqm

(To calculate area required to comply LEP 2010: 314.53 sqm divided by 15 x 100)

TOTAL AREA REQUIRED **= 7,096.86 SQM**

TOTAL AREA AVAILABLE **= 8,446.5 SQM**

Area remaining = 1,349.64 sqm

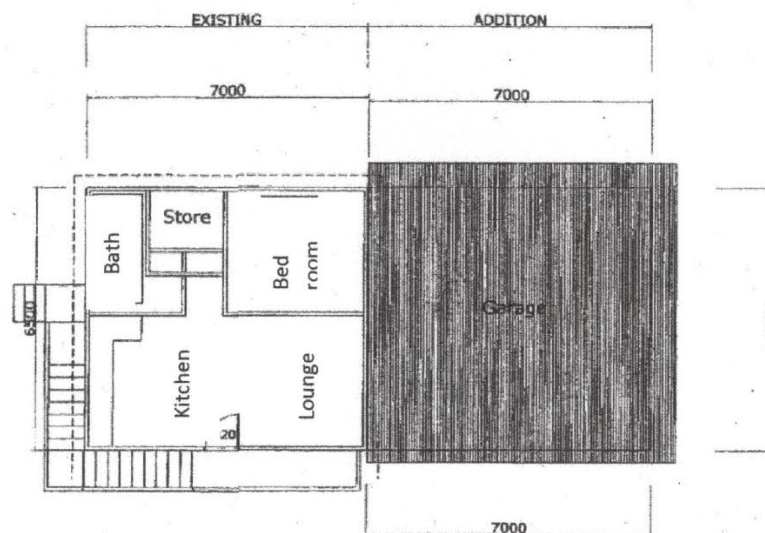
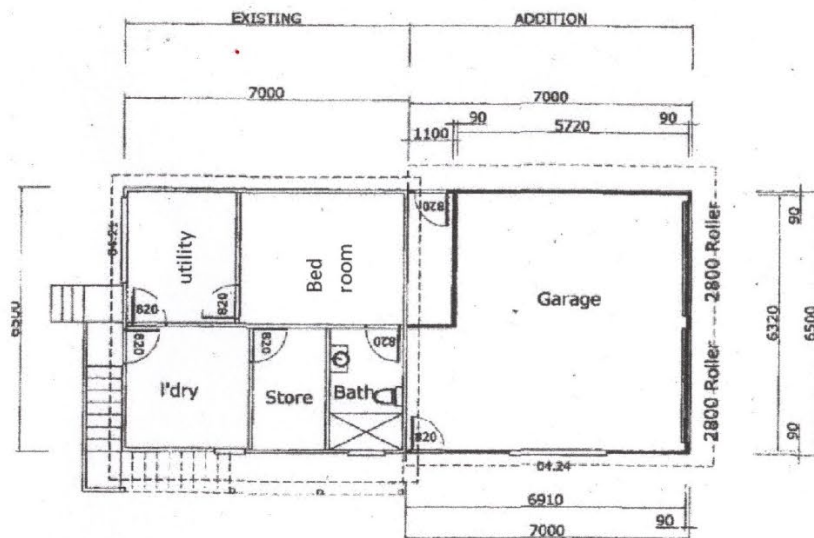
Should you have any further enquiries regarding DA2020-10 amendment please contact

Diane Owens



Yours sincerely

Diane Owens



GARAGE ADDITION

External Cladding Rusticated weatherboard
 Internal cladding James Hardy Villaboard
 Colour same as existing building Dulux "Wild Rice"
 Roof Colourbond zincaloum Colour the same as existing "Sea Mist"

1. REFER TO GENERAL NOTES FOR SITE PREPARATION & CONSTRUCTION PROCEDURE.
2. CONCRETE COMPRESSIVE STRENGTH - 25MPa
3. CURE SLAB FOR MIN 5 DAYS.
4. DESIGN TO AS 1170 LIVE LOAD 2KPa, CONCENTRATED LOAD 2.5KN
5. SUBGRADE OR FILL UNDER SLAB IS TO BE COMPACTED TO 98% STANDARD COMPACTION BY MECHANICAL IMPLIMENT - NOT BY SATURATION.
6. SUB BASE TO SLAB IS TO BE 100mm COMPACTED QUARRY DUST
7. DESIGN CRITERIA SITE SOIL CLASS "M" WIND CATEGORY N1

DO NOT SCALE PLAN



Beukers & Ritter Consulting
 Surveying • Civil & Structural Engineering • Planning

A 64 Lord St, Port Macquarie

P (02) 6583 2733

F (02) 6583 7808

E office@brconsulting.net.au

FLOOR PLAN

Client:

OWENS

Job Address:

INFRASTRUCTURE BUILDING
 LORHITI APARTMENTS

Dwg No: 5775-3

Date: 30/03/2012

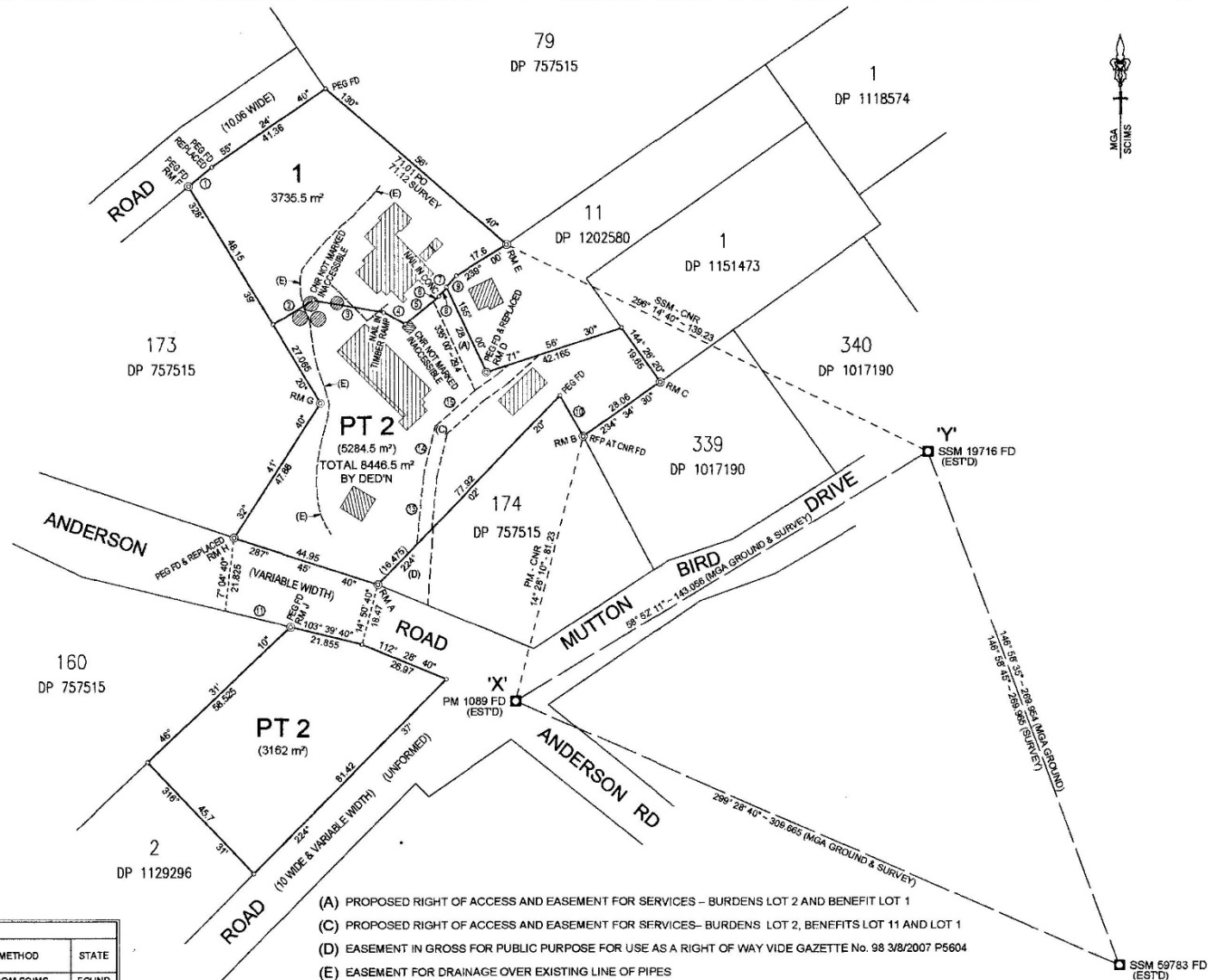
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SCHEDULE OF REFERENCE MARKS				
RM	DESCRIPTION	BEARING	DISTANCE	ORIGIN
A	RM GIP FD	44° 01' 40"	0.78	LHI 129 - 2909
B	RM GIP FD	98° 48' 30"	0.48	LHI 129 - 2909
C	RM GIP FD	144° 26' 00"	1	DP 1151473
D	RM GIP GONE	58° 28' 40"	0.335	DP 1202580
E	RM GIP	21° 32' 40"	0.285	PLACED
F	RM GIP FD	233° 31' 00"	1	DP 1118574
G	RM TREE FD	338° 40' 40"	7.31	LHI 127 - 2909
H	RM STAR PICKET	328° 27' 45"	15.01	PLACED
I	RM STAR PICKET	178° 18' 20"	7.835	PLACED
J	RM TREE FD	162° 00' 40"	3.395	LHI 127 - 2909
K	RM GIP	138° 08' 20"	1.82	PLACED
L	RM GIP FD	228° 30' 40"	1.285	LHI 120 - 2909

SCHEDULE OF SHORT BOUNDARIES			
No.	BEARING	DISTANCE	COMMENTS
①	50° 25' 40"	8.89	BOUNDARY
②	238° 38' 20"	14.135	BOUNDARY
③	280° 00' 00"	21.125	BOUNDARY
④	298° 00' 00"	7.2	BOUNDARY
⑤	230° 30' 00"	13	BOUNDARY
⑥	(230° 30' 00")	(2.21)	EASEMENT
⑦	220° 00' 00"	8.1	BOUNDARY
⑧	220° 00' 00"	3.6	BOUNDARY
⑨	220° 00' 00"	4.5	BOUNDARY
⑩	330° 52' 30"	14	BOUNDARY
⑪	103° 39' 40"	20.095	BOUNDARY
⑫	294° 16' 40"	18.235	EASEMENT
⑬	185° 37' 45"	20.74	EASEMENT
⑭	193° 34' 05"	14.86	EASEMENT
⑮	(228° 34' 15")	(15.875)	EASEMENT

COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
PM 1089	506 416.757	6 512 809.093	C	4	FROM SCIMS	FOUND
SSM 19716	506 539.163	6 512 683.021	C	4	FROM SCIMS	FOUND
SSM 59783	506 686.225	6 512 456.770	A	1	FROM SCIMS	FOUND
DATE OF SCIMS COORDINATES: 30-6-2017 MGA ZONE 58 MGA DATUM: GDA 94 COMBINED SCALE FACTOR: 0.99959						



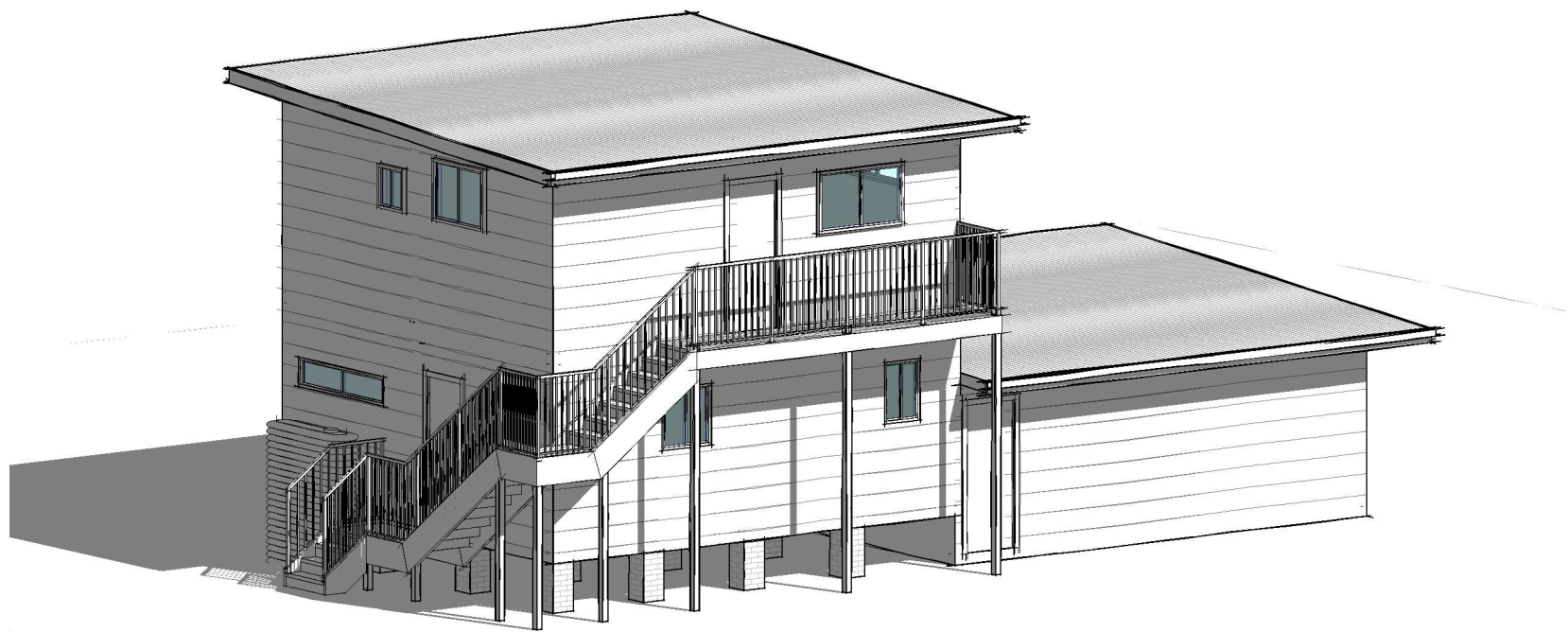
SURVEYOR
 Name: DALLAS BRIAN LAUNDRY
 Date: 30-6-2017
 Reference: 5942 LHI ST3

PLAN HEADING
**SUBDIVISION OF
 LOT 10 IN DP 1202580**

LGA: UNINCORPORATED
 Locality: LORD HOWE ISLAND
 Reduction Ratio: 1:800
 Lengths are in metres

REGISTERED

DP



CHANGE OF USE

CLIENT: OWENS

STATUS: DA

LOT No: 173

DP No: 1118574

STREET: 78 ANDERSON ROAD, LORD HOWE ISLAND

CWC JOB #: D4672

CONTENTS

SHEET #	SHEET NAME
1	LEGENDS
2	SITE PLAN
3	FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	GLAZING
7	BUILDING SPECIFICATIONS
8	WORK SAFETY NOTES



GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

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. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANURARY 2021

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

	LOT BOUNDARY		FALL OF BATTER SLOPE		ELECTRICAL CUBICLE / PIT
	SEWER LINE		DRIVEWAY SURFACE		NBN PIT
	STORMWATER LINE		GARDEN TAP		TELECOMMUNICATIONS PIT
	WATER CONNECTION LINE		WATER METER / ALTERNATE WATER METER		TO BE DEMOLISHED / REMOVED
	DOWNSPIPE TO WATER TANK		SANDBAG		DEMOLITION LINE
	DOWNSPIPE FROM TANK TO APPLIANCE		TEMPORARY HOARDING GATES		
	SILTATION CONTROL FENCING		STREET TREE / SITE TREE		
	SITE HOARDING FENCING		LIGHT POLE		
	BATTER EXTREMITIES LINE		POWER POLE		
	EASEMENT BOUNDARY				
	OVERHEAD POWER LINES				

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

	OVERHEAD ITEM		FILL (TO ENGINEERS DETAIL)		GARDEN TAP
	DEMOLITION LINE		WET AREA TILED FLOOR SURFACE		RAINWATER DOWN PIPE: TO AS 3500
	UPPER FLOOR OUTLINE		COMMON / OUTDOOR TILED FLOOR SURFACE		SMOKE ALARMS: TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
	ROOF OUTLINE OVER		BROOM FINISH CONCRETE FLOOR SURFACE		MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC 3.8.7.3 & 3.8.7.4
	RAKED CEILING LINE		MASONRY WALL		SLIDING DOOR UNIT OPENING DIRECTION
	BEAM LINE		CONCRETE		SLIDING WINDOW OPENING DIRECTION
	SQUARE SET OPENING		TIMBER/METAL STUD FRAMED WALL		AWNING/CASEMENT WINDOW OPENING DIRECTION
	TERMITE PROTECTION: TO A.S 3660.1		CONCRETE BLOCK WALL		HINGED DOOR OPENING DIRECTION
	NATURAL GROUND LINE (EXCAVATED)		MASONRY VENEER WALL		GAS BOTTLES
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)		METAL SHEET ROOFING		ELECTRICAL METER BOX
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)		KLIP LOK (OR SIMILAR) METAL SHEET ROOFING		GAS INSTANTANEOUS HOT WATER SERVICE
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010		TILED ROOF		HOT WATER TANK
	INSULATION BATTING		WAFFLE POD (TO ENGINEERS DETAIL)		SOLAR HOT WATER SERVICE
	TO BE DEMOLISHED / REMOVED		TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009		COOKTOP
	EARTH / SOIL		STAIRS INCLUDING DIRECTION OF TRAVEL (UP)		SINK TYPICAL
			RAMP INCLUDING DIRECTION OF TRAVEL (UP)		

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

	NORTH		TYPICAL SECTION MARKER		TYPICAL CALL OUT MARKER
	WINDOW TAG (DA/CC)		TYPICAL ELEVATION MARKER		VIEW TAG AND SCALE
	DOOR TAG (DA/CC)				

RENOVATION / DEMOLITION SYMBOLS

	TO BE DEMOLISHED OR REMOVED		TO BE DEMOLISHED OR REMOVED
	EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)		EXISTING AREA / FACADE / ROOM
	PROPOSED NEW ITEM / ELEMENT		

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECCURRANCE INDEX	F	FIXED GLASS / PANEL	PB	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	FG	FIXED GLASS WINDOW	RET. WALL	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	GLT	GLUE LAMINATED TIMBER	RC	REINFORCED CONCRETE
COL.	COLUMN	GTAP	GARDEN TAP	PV	PHOTO VOLTAIC
COW	COST OF WORKS	GPO	GENERAL POWER OUTLET	RL	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	GRG	GARAGE	SB	SUB ELECTRICAL METER BOX
DEG.	DEGREES	HWS	HOT WATER SERVICE	SL	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	LEP	LOCAL ENVIRONMENT PLAN	SW	STORM WATER
DH	DOUBLE HUNG WINDOW	LOH	LIFT OFF HINGE	TRH	TOILET ROLL HOLDER
DP	RAINWATER DOWN PIPE	LVL	LAMINATED VENEER LUMBER	T.O.K	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	MECH.	MECHANICAL	T.O.W	TOP OF WALL
HWS	HOT WATER SERVICE	MB	ELECTRICAL METER BOX	WC	WATER CLOSET
FC	FIBRE CEMENT	MR	MOISTURE RESISTANT	1650B	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	MH	MAN HOLE	900V	VANITY SIZING
		NGL	NATURAL GROUND LINE	820	INTERIOR DOOR SIZING



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PROJECT: CHANGE OF USE			LEGENDS		DRAWING REVISION + NOTES				
STATUS: DA			SHEET: 1 OF 09	SCALE:	1 : 100	Date:	Revision:	Issue:	Drawn:
LOT No: 173 DP No: 1118574				SHEET SIZE:	A3	12.03.21	INITIAL ISSUE	A	MW
STREET: 78 ANDERSON ROAD, LORD HOWE ISLAND				START DATE:	26.02.21	16.03.21	CC PLANS	B	MW
CLIENT: OWENS			DWG No:	D4672	07.04.21	ENERGY ADDED	C	MW	
Arcade, Taree NSW 2430			T: 02 6583 4411		F: 02 6583 9820		WWW. COLLINSWCOLLINS.COM.AU		

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.

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

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

PROPOSED HOARDING AND SECURITY FENCE TO BE INSTALLED TO BOUNDARIES DURING CONSTRUCTION

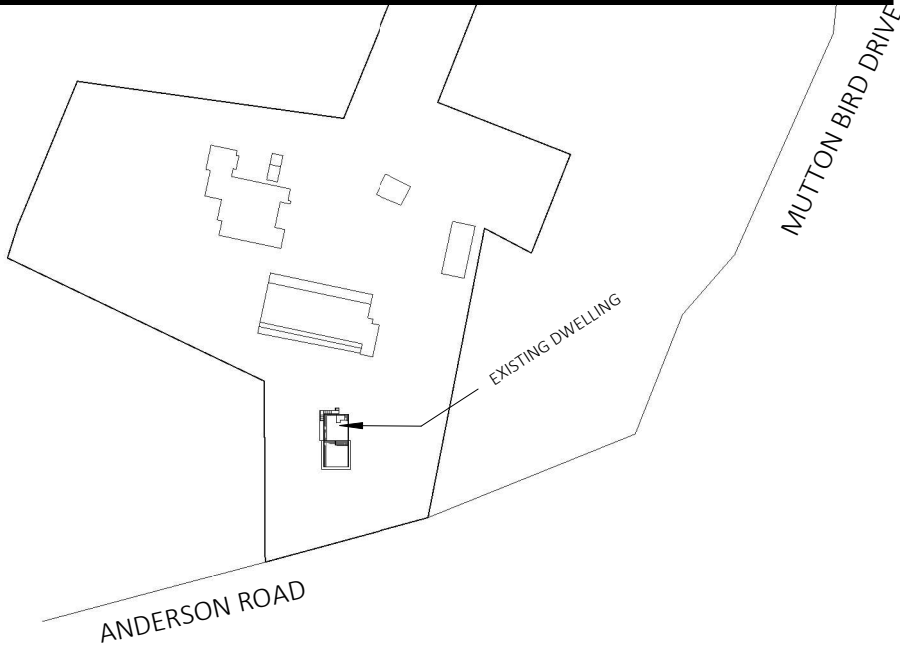
DRYING AREA

EXISTING DWELLING

STAGE 2

GARAGE

TEMPORARY HOARDING GATES

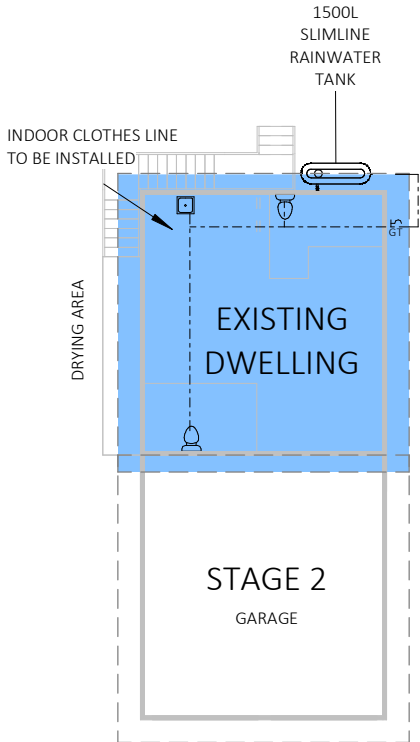


SITE LOCATION

1 : 2000

SITE DETAIL

1 : 200



S68 &S138 PLAN

1 : 200

STORMWATER NOTE:
STORMWATER/RAINWATER OVERFLOW TO EXISTING DISCHARGE POINT

(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)



PROPOSED TANK LOCATION 1500 LTRS TOTAL



CATCHMENT OF ROOF AREA TO BE DIRECTED TO TANK 60m²
(TO BE USED AS GUIDE ONLY)

CONSTRUCTION NOTES:

STAIRS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH SECTION 3.9.1.2, 3.9.1.3 & SECTION 3.9.1.5 & 3.9.1.4 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 3.9.2.3 & 3.9.2.4 OF THE BCA

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 2 BCA PART 3.9.2.6.

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.7.

BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL 2 BCA PART 3.9.2.6 (c) & 3.9.2.7 (b)

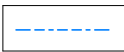
WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

Summary of BASIX Commitments (refer to Certificate for exact details)

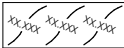
Thermal Comfort Commitments			
External Wall	Framed, R1.80 or R2.20 including construction		
Floors	Timber, Open Sub-floor Insulation: None Required		
Ceiling	Low-pitched Ceiling, R3.5 (down)		
Roof	Low-pitched roof, 55mm foil-backed blanket Colour: Medium (SA 0.475 – 0.70)		
Glazing	Single clear with aluminium frames throughout		
Water Commitments			
Showerheads:	3* (>7.5 but <=9 L/min)		Toilets: 3*
Basin Taps:	3*	Kitchen Taps:	3*
Individual Water Tank:	1,500 ltr	Individual Roof Collection:	40m ²
Rainwater Connection:	All toilets in the development Cold water supply to washing machine At least 1 external tap		
Energy Commitments			
HWS:	Gas Instantaneous 5 Star		
Cooling:	No active cooling system in the development		
Heating:	No active heating system in the development		
Ventilation:	Bathroom, Kitchen: ducted, manual control Laundry: no mechanical ventilation		
Appliances:	Gas Cooktop & Gas Oven to be installed Well-ventilated fridge space to be provided		
Artificial Lighting:	The following rooms are to be primarily lit by fluorescent or LED lamps: All Bedrooms/Study All Living/Dining Rooms The Kitchen All Hallways The Laundry All Bathrooms/Toilets		
Clothes Line:	Fixed outdoor clothes drying line to be installed Fixed indoor/sheltered clothes drying line to be installed		

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.



SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD



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

BAL = LOW / 12.5 / 19 / 29 / 40 / FLAME ZONE / NO REQUIREMENT
PLEASE REFER TO BAL RISK APPLICATION FORM

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATES FOR EXACT DETAILS.

GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

PROJECT: CHANGE OF USE

STATUS: DA

LOT No: 173 DP No: 1118574

STREET: 78 ANDERSON ROAD, LORD HOWE ISLAND

CLIENT: OWENS

SHEET: 2 OF 09

SITE PLAN

SCALE: As indicated

SHEET SIZE: A3

START DATE: 26.02.21

DWG No: D4672

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
12.03.21	INITIAL ISSUE	A	MW
16.03.21	CC PLANS	B	MW
07.04.21	ENERGY ADDED	C	MW

SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS



1 : 100



1 : 100

AREAS - FLOOR	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
GARAGE	41.8 m ²
GROUND FLOOR	49.2 m ²
1ST FLOOR	45.3 m ²
DECK	5.3 m ²
TOTAL	141.5 m ²

AREAS - ROOF AREAS	
Name	Area
L1 ROOF	58.7 m ²
L2 ROOF	60.8 m ²
TOTAL	119.6 m ²

BAL = LOW / 12.5 / 19 / 29 / 40 / FLAME ZONE
PLEASE REFER TO BAL RISK APPLICATION FORM

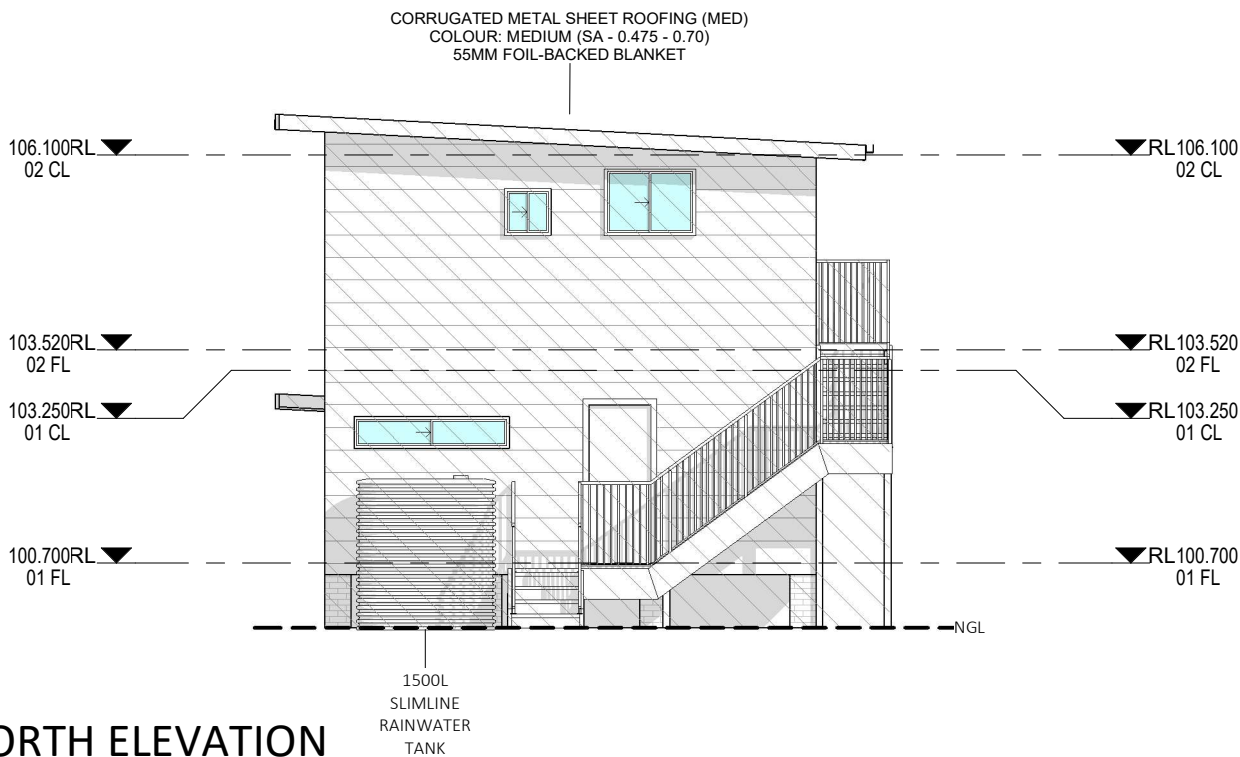
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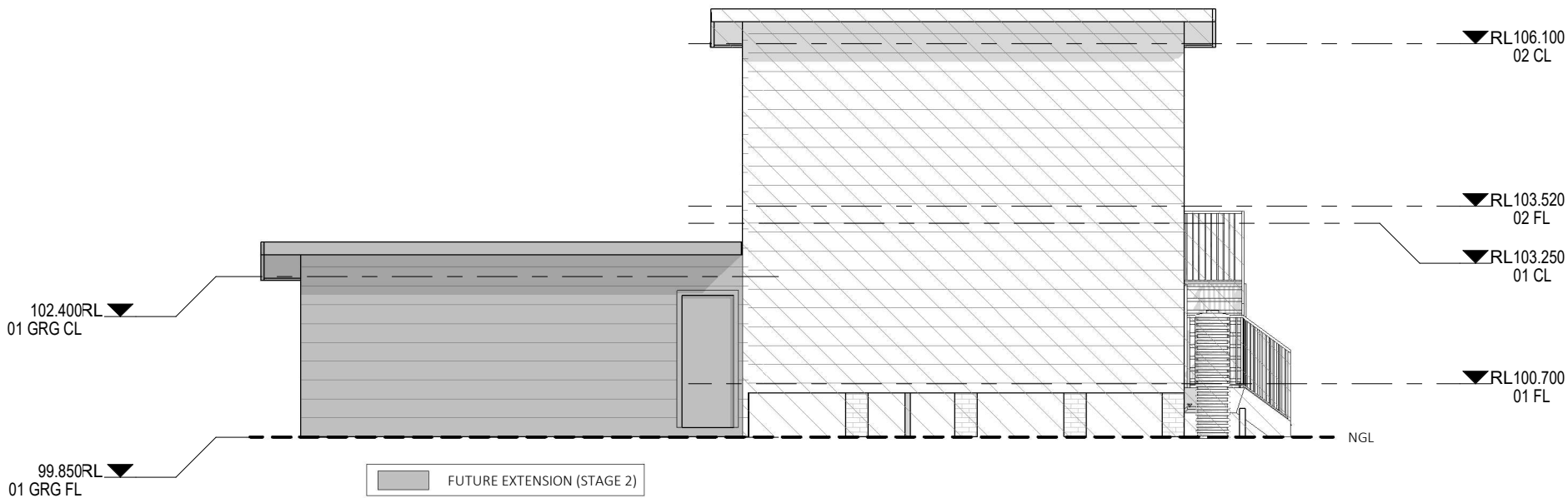
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commencement of shop drawings or fabrication.
Discrepancies to be referred to the consultant
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PROJECT: CHANGE OF USE		FLOOR PLAN		DRAWING REVISION + NOTES			
				Date:	Revision:	Issue:	Drawn:
STATUS: DA	SHEET: 3 OF 09	SCALE:	1 : 100	12.03.21	INITIAL ISSUE	A	MW
LOT No: 173 DP No: 1118574		SHEET SIZE:	A3	16.03.21	CC PLANS	B	MW
STREET: 78 ANDERSON ROAD, LORD HOWE ISLAND		START DATE:	26.02.21	07.04.21	ENERGY ADDED	C	MW
CLIENT: OWENS		DWG No:	D4672				



1. NORTH ELEVATION

1 : 100



2. EAST ELEVATION

1 : 100

BUSHFIRE NOTES:


BAL = LOW / 12.5 / 19 / 29 / 40 / FLAME ZONE
PLEASE REFER TO BAL RISK APPLICATION FORM

BASIX NOTES:

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GENERAL PLAN SET NOTES:

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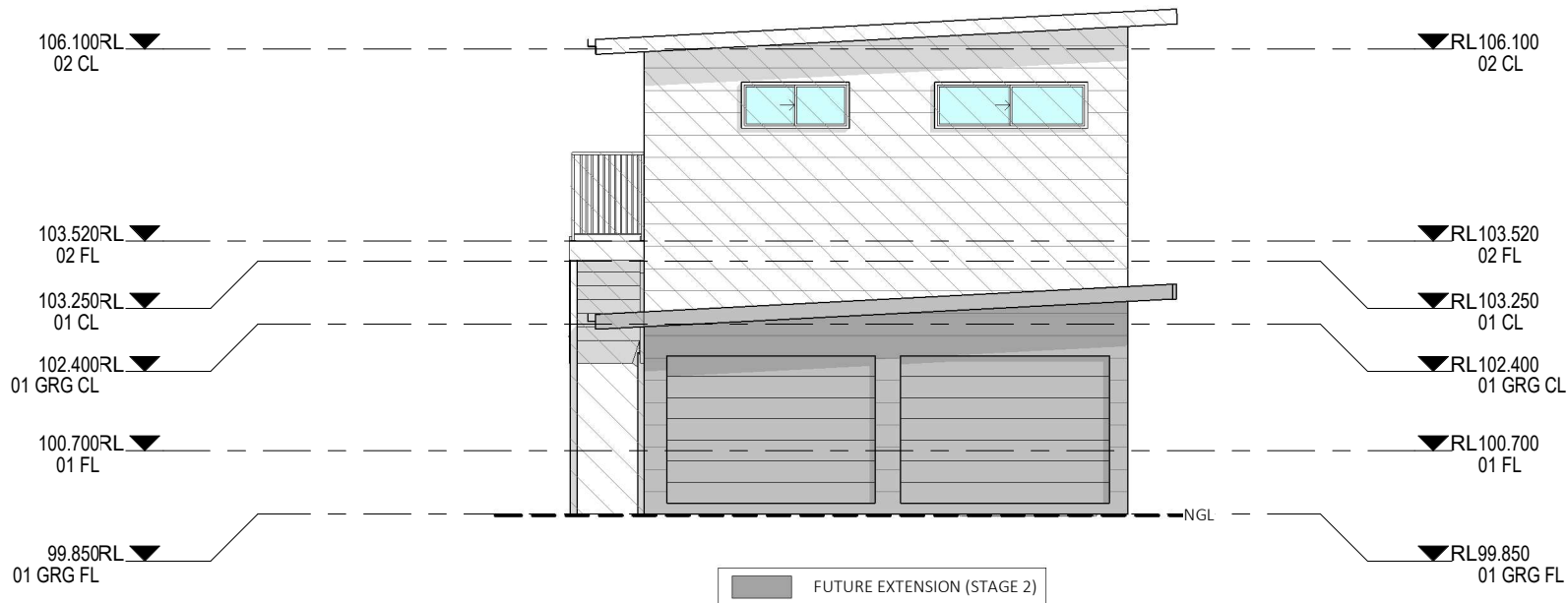
 <div>collinswcollins Building Designers</div>	<p>Note: Copyright © 2021: Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. <i>DO NOT SCALE</i> from this drawing. <i>CONTRACTOR</i> 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.</p>	PROJECT: CHANGE OF USE		ELEVATIONS		DRAWING REVISION + NOTES				
						Date:	Revision:	Issue:	Drawn:	
		STATUS: DA		SHEET: 4 OF 09	SCALE:	1 : 100	12.03.21	INITIAL ISSUE	A	MW
		LOT No: 173 DP No: 1118574			SHEET SIZE:	A3	16.03.21	CC PLANS	B	MW
		STREET: 78 ANDERSON ROAD, LORD HOWE ISLAND			START DATE:	26.02.21	07.04.21	ENERGY ADDED	C	MW
		CLIENT: OWENS		DWG No:		D4672				

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3. SOUTH ELEVATION

1 : 100



4. WEST ELEVATION

1 : 100

BUSHFIRE NOTES:


BAL = LOW / 12.5 / 19 / 29 / 40 / FLAME ZONE
PLEASE REFER TO BAL RISK APPLICATION FORM

BASIX NOTES:

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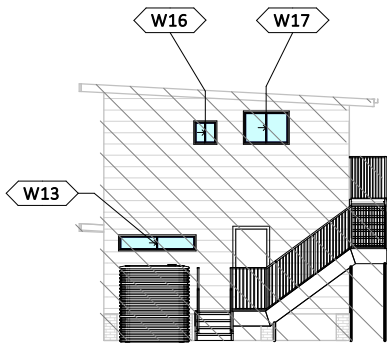
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	STATUS: DA	SHEET: 5 OF 09	SCALE:	1 : 100	Date:	Revision:	Issue:	Drawn:
	LOT No: 173 DP No: 1118574		SHEET SIZE:	A3	12.03.21	INITIAL ISSUE	A	MW
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	CLIENT: OWENS		DWG No:	D4672	07.04.21	ENERGY ADDED	C	MW

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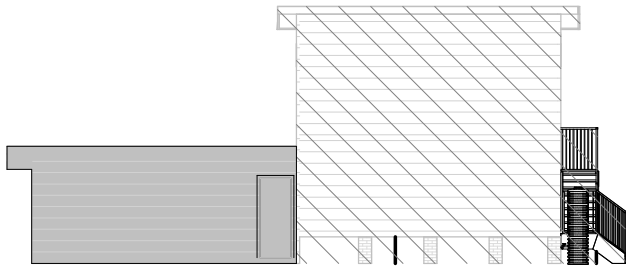
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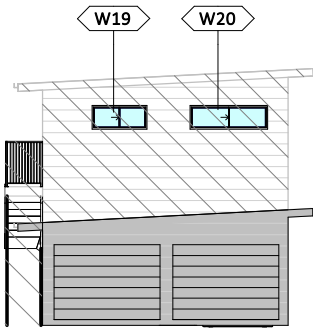
1. NORTH FACE GLAZING

1 : 200



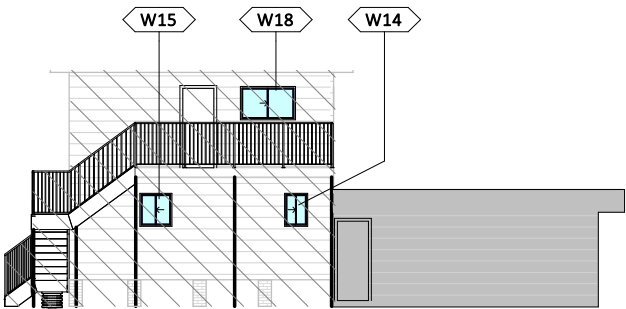
2. EAST FACE GLAZING

1 : 200



3. SOUTH FACE GLAZING

1 : 200



4. WEST FACE GLAZING

1 : 200

FUTURE EXTENSION (STAGE 2)

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: SINGLE CLEAR GLAZING WITH
STANDARD ALUMINIUM FRAMES THROUGHOUT
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, 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 OF THE BCA

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.

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
W13	01 FL	UTILITY	420	2050	1943	SLIDING	ALUMINIUM	STANDARD
W14	01 FL	ENS	875	610	2143	SLIDING	ALUMINIUM	STANDARD
W15	01 FL	LAUNDRY	875	850	2143	SLIDING	ALUMINIUM	STANDARD
W16	02 FL	BATH	620	610	2143	SLIDING	ALUMINIUM	STANDARD
W17	02 FL	KITCHEN	875	1210	2398	SLIDING	ALUMINIUM	STANDARD
W18	02 FL	LIVING	875	1450	2143	SLIDING	ALUMINIUM	STANDARD
W19	02 FL	LIVING	620	1450	2143	SLIDING	ALUMINIUM	STANDARD
W20	02 FL	BED 1	620	2050	2143	SLIDING	ALUMINIUM	STANDARD

DOOR GLAZING SCHEDULE

DOORS SPECIFIED USE NFRC UW & SHGCW VALUES.
DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO ABSA
CERTIFICATE FOR DETAILS).
STANDARD GLAZING: SINGLE CLEAR GLAZING WITH
STANDARD ALUMINIUM FRAMES THROUGHOUT
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE
BCA

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AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
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THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED
BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING
DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
D33	01 GRG FL	BED 2	2112	2110	2812	SLIDING DOOR	ALUMINIUM	STANDARD

BUSHFIRE NOTES:

BAL = LOW / 12.5 / 19 / 29 / 40 / FLAME ZONE
PLEASE REFER TO BAL RISK APPLICATION FORM

BASIX NOTES:

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AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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.

REVISED DECEMBER 2019

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 Development Certificate Application.

STRUCTURAL PROVISIONS
Structural Design Manuals – is satisfied by complying with:
a) 3.0.3, 3.0.4, 3.0.5 of the BCA; or
b) the 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.

SITE PREPARATION
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.

Drainage – Stormwater drainage is to be undertaken in accordance with AS/NZS 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 3.1.4.4 of the BCA.
- c) The Acceptable Construction Practice as detailed in accordance with Part 3.1.4 of the BCA.

FOOTINGS AND SLABS
The footing or slab is to be constructed in accordance with AS 2870, except 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;

- a) AS 3700; or
 - b) AS 4773 Parts 1 and 2
- Reinforced Masonry – to be designed and constructed in accordance with;
- a) AS 3700; or
 - b) AS 4773 parts 1 and 2

Masonry Accessories – to be constructed and installed in accordance with;

- a) AS 3700; or
 - b) AS 4773 Parts 1 and 2
- Weatherproofing 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 weatherproofing of the Class 1 building.
The weatherproofing of masonry is to be carried out in accordance with;
- 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 Practice of Part 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 4100.
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 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/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 1562.3.
Gutters and Downpipes – are to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.5.3 of 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 BCA.
Autoclaved Aerated Concrete to AS5146.1
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
a) AS 2047.
b) AS 1288.

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 BCA.
Fire Separation of garage top dwelling to comply with Part NSW 1.1 of the BCA.
Smoke Alarms & Evacuation lighting to comply Part 3.7.5 of the BCA.

BUSHFIRE AREAS
Bushfire Areas – This section relates to:
a) A Class 1 building; or
b) A Class 10a building 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 FZ (BAL-FZ).
Buildings subject to BAL-FZ 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.

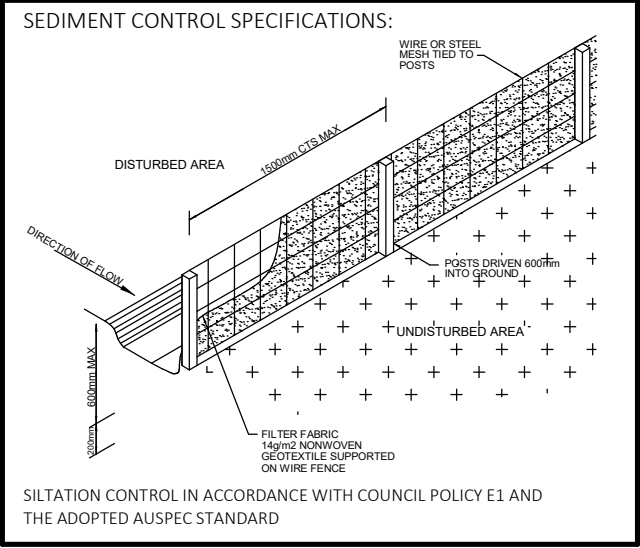
HEALTH AND AMENITY
Wet Areas and External Waterproofing – building elements in wet areas within a building must:


- a) Be waterproof or water resistant in accordance with Table 3.8.1.1 of the BCA; and
 - b) Comply with AS 3740.
- External areas to comply with AS4654.1 & 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.
Ventilation – is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.5 of the BCA.
Sound Insulation – (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 MOVEMENT AND ACCESS
Stair Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.1 of the BCA.
Barriers and Handrails – 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
3.10.1 - Swimming Pools
Swimming Pool Access – to be designed and installed in accordance with the Swimming Pools 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 AS1926.3.
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 one or more of the relevant manuals of Part 3.10.1 of the BCA
3.10.2 - Earthquake Areas subject to "seismic activity" to be constructed in accordance with Part 3.0 BCA.
3.10.3 - 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 - 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 Appliances, Fire Places, Chimneys & Flues to be in accordance with Part 3.10.7 of the BCA.

ENERGY EFFICIENCY
Energy Efficiency – to comply with the measures contained in the relevant BASIX certificate, and the requirements of NSW parts 3.12.1, 3.12.3 & 3.12.5 of the BCA.



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	STATUS: DA	SHEET: 7 OF 09	SCALE:	As indicated	Date:	Revision:	Issue:	Drawn:
	LOT No: 173 DP No: 1118574		SHEET SIZE:	A3	12.03.21	INITIAL ISSUE	A	MW
	STREET: 78 ANDERSON ROAD, LORD HOWE ISLAND		START DATE:	26.02.21	16.03.21	CC PLANS	B	MW
	CLIENT: OWENS		DWG No:	D4672	07.04.21	ENERGY ADDED	C	MW

89A lord street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepont Arcade, Taree NSW 2430

T: 02 6583 4411

F: 02 6583 9820

WWW. COLLINSWCOLLINS.COM.AU

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.

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 197:1999 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 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
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 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

Code All electrical work should be carried out in accordance with of 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. 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

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 wall to 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 sizes 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.

 collins & collins PTY LTD Building Designers	PROJECT: CHANGE OF USE		WORK SAFETY NOTES		DRAWING REVISION + NOTES			
	STATUS: DA	SHEET: 8 OF 09	SCALE:	1 : 100	Date:	Revision:	Issue:	Drawn:
	LOT No: 173 DP No: 1118574		SHEET SIZE:	A3	12.03.21	INITIAL ISSUE	A	MW
	STREET: 78 ANDERSON ROAD, LORD HOWE ISLAND		START DATE:	26.02.21	16.03.21	CC PLANS	B	MW
	CLIENT: OWENS		DWG No:	D4672	07.04.21	ENERGY ADDED	C	MW
89A Lord street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepont Arcade, Taree NSW 2430			T: 02 6583 4411		F: 02 6583 9820		WWW. COLLINSWCOLLINS.COM.AU	