

Window Schedule			
No.	Height	Width	Model
1	2110	2170	SLD/DOOR
2	600	2650	SLIDING
3	1150	660	LOUVRE
4	600	2650	SLIDING
5	2058	1810	SLD/DOOR
6	910	660	LOUVRE
7	2110	2170	SLD/DOOR
8	2110	2170	SLD/DOOR
9	2110	2170	SLD/DOOR
10	1030	2650	SLIDING
11	1200	1810	SLIDING
12	1750	660	LOUVRE

These plans show the revisions highlighted and with "revision clouds"

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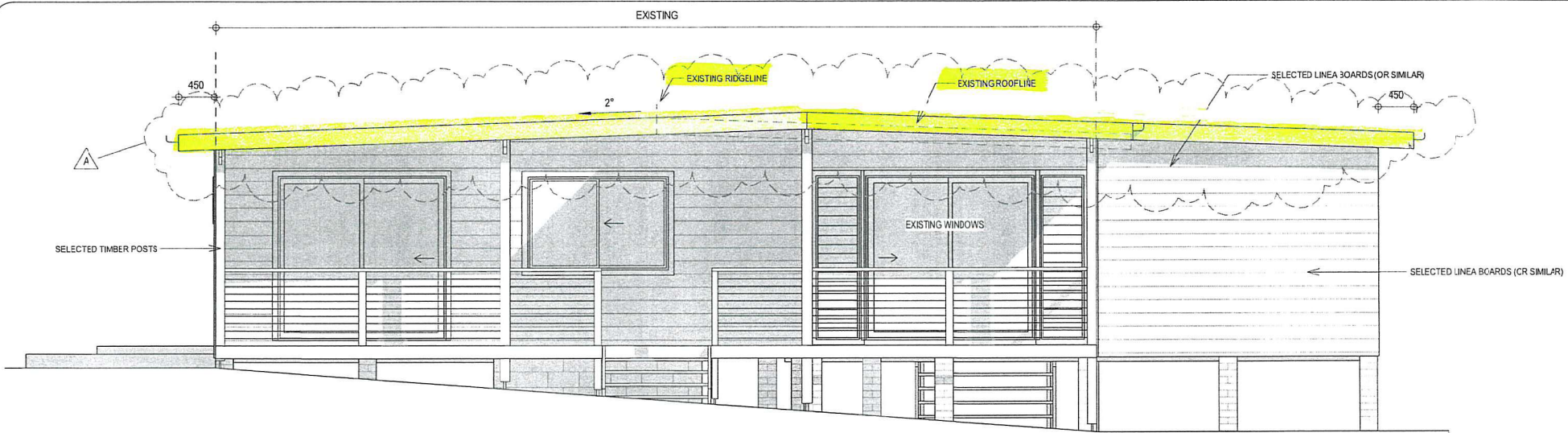
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No.	Revision	Date
B	DECK LENGTH REDUCED BY 1m	20-05-22

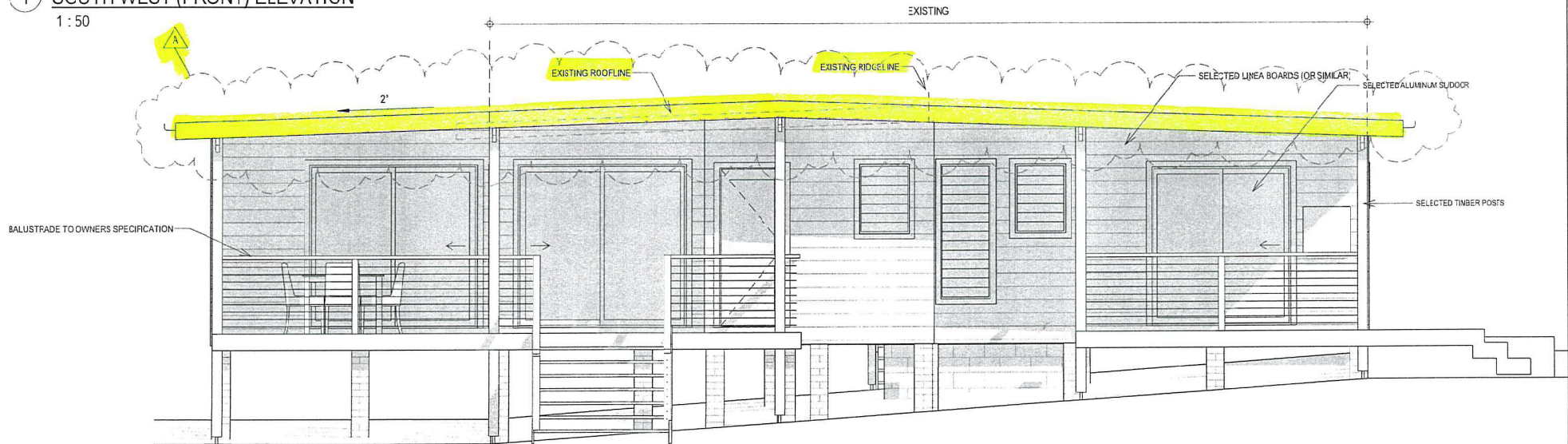
PROPOSED ADDITIONS AND ALTERATION
 C. & M. MURRAY
 LOT 354 MIDDLE BEACH ROAD
 LORD HOWE ISLAND

Scale : 1 : 100 (A3)	Job No. 1811
Drawn : M. BALSOM	
Date : 20-05-20	A01 of 12
Issue : SECTION 4.55	



① SOUTH WEST (FRONT) ELEVATION

1 : 50



② NORTH EAST (REAR) ELEVATION

1 : 50

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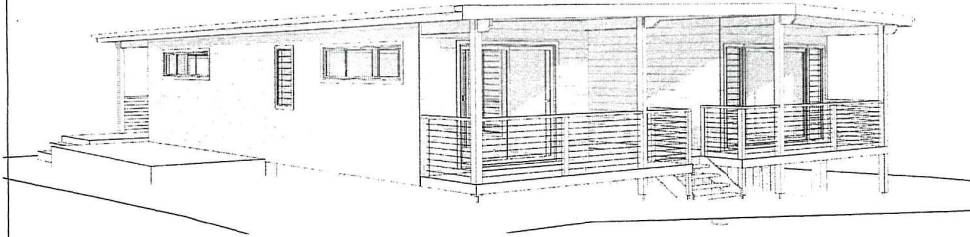
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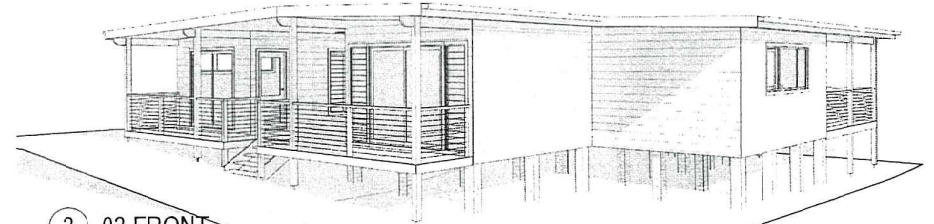
A	ROOF PITCH LOWERED TO MATCH EXISTING	20-05-20
No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION
 C, & M. MURRAY
 LOT 354 MIDDLE BEACH ROAD
 LORD HOWE ISLAND

Scale : 1 : 50 (A3)	Job No. 1811
Drawn : M. BALSOM	
Date : 20-05-20	
Issue : SECTION 4.55	A03 of 12



1 01 FRONT

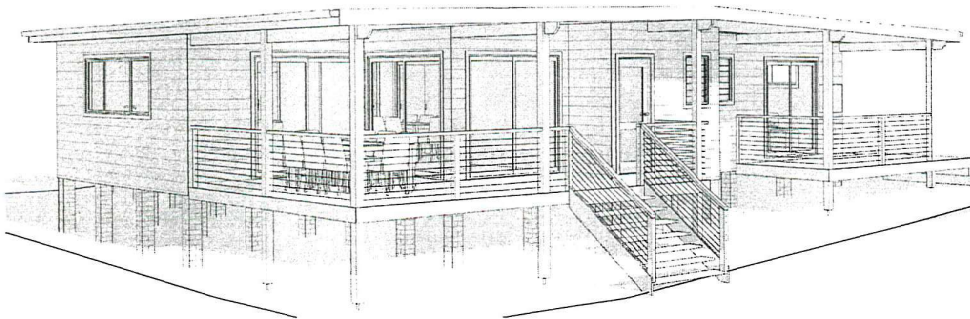


3 03 FRONT

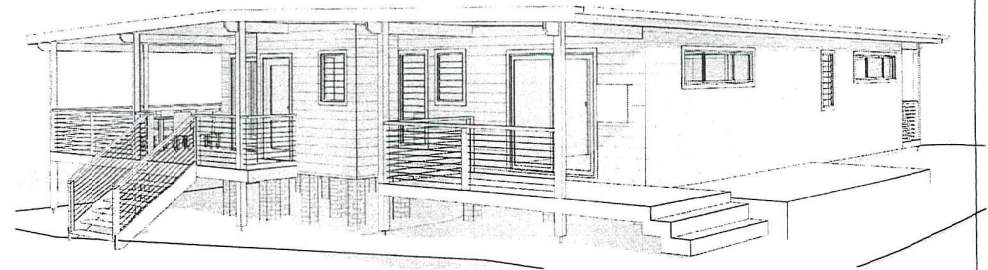
Drawing List	
Sheet No.	Sheet Name
A00	TITLE PAGE
A01	FLOOR PLAN
A02	SCCPE OF WORKS
A03	ELEVATIONS
A04	ELEVATIONS
A05	SECTION DETAIL
A06	SECTION DETAIL
A07	SITE PLAN
A08	SITE CONTROL PLAN
A09	LANDSCAPE RATIO SCHEDULE
A10	FLOOR RATIO SCHEDULE
A11	BASIX COMMITMENT
A12	WORKCOVER



2 02 FRONT



4 04 REAR



5 05 REAR

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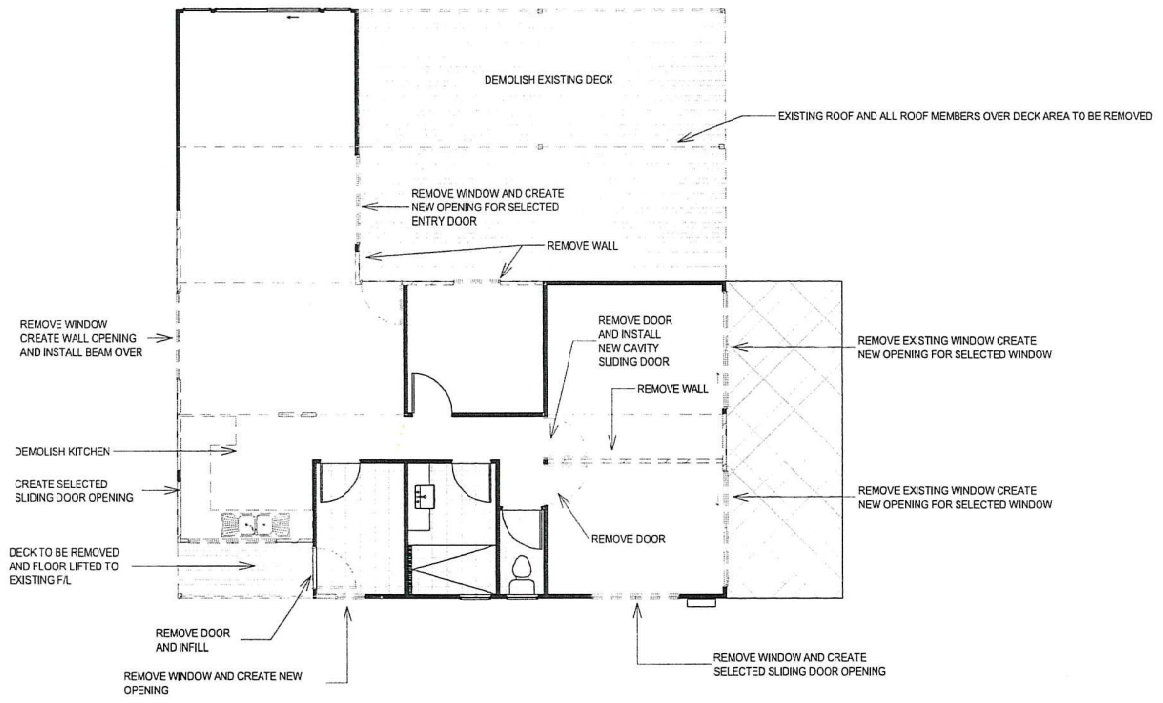
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No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION
 C, & M. MURRAY
 LOT 354 MIDDLE BEACH ROAD
 LORD HOWE ISLAND

Scale : (A3)
 Drawn : M. BALSOM
 Date : 20-05-20
 Issue : SECTION 4.55

Job No.
1811
 A00 of 12



1 FLOOR PLAN - SCOPE OF WORKS
1:100

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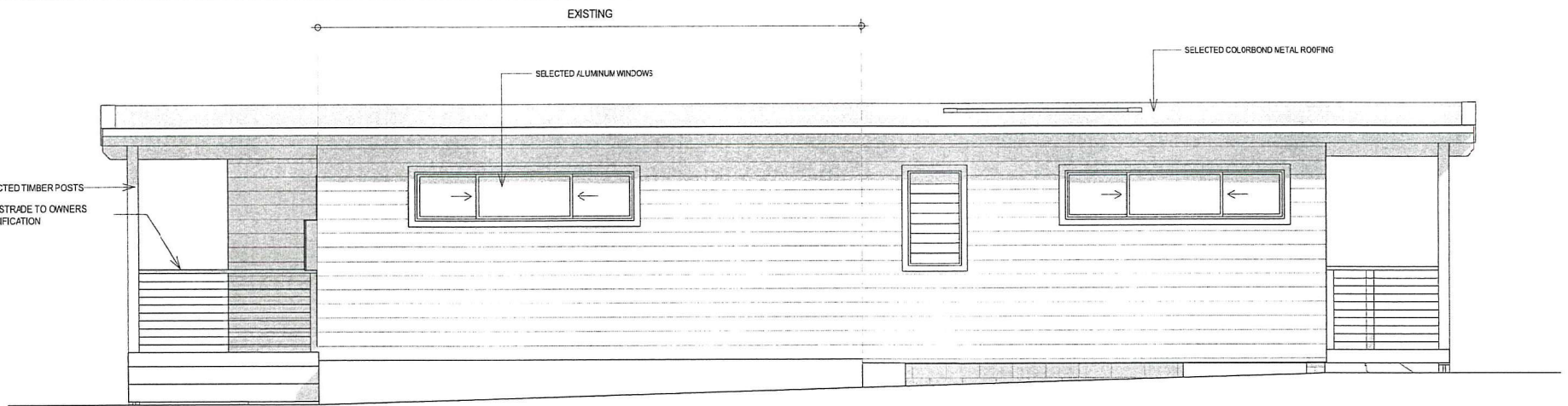
No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION
 C, & M. MURRAY
 LOT 354 MIDDLE BEACH ROAD
 LORD HOWE ISLAND

Scale : 1 : 100 (A3)
Drawn : M. BALSOM
Date : 20-05-20
Issue : SECTION 4.55

Job No. 1811
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PRINT DATE : 20/05/2020 7:49:41 AM



1 NORTH WEST ELEVATION

1 : 50



2 SOUTH EAST ELEVATION

1 : 50

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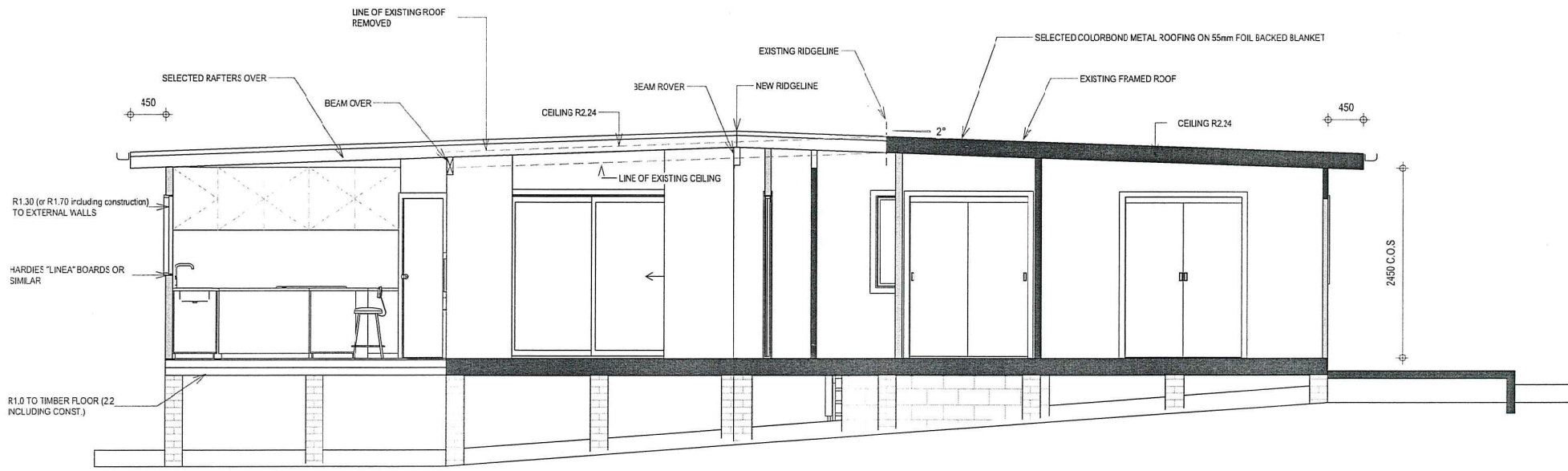
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No.	Revision	Date
B	DECK LENGTH REDUCED BY 1m	20-05-20

PROPOSED ADDITIONS AND ALTERATION
 C, & M. MURRAY
 LOT 354 MIDDLE BEACH ROAD
 LORD HOWE ISLAND

Scale : 1 : 50 (A3)
 Drawn : M. BALSOM
 Date : 20-05-20
 Issue : SECTION 4.55

Job No.
1811
 A04 of 12



TIMBER FLOOR CONSTRUCTION AND PIER LAYOUT INDICATIVE ONLY AND TO BE CONSTRUCTED TO BUILDER'S PREFERRED FLOOR AND PIER SYSTEM

ALL CONCRETE SLABS AND FOOTING SHALL BE DETERMINED BY SITE CLASSIFICATION AND A.S 2870 - 2011 OR ENGINEERS DETAIL

1 SECTION B-B
1:50

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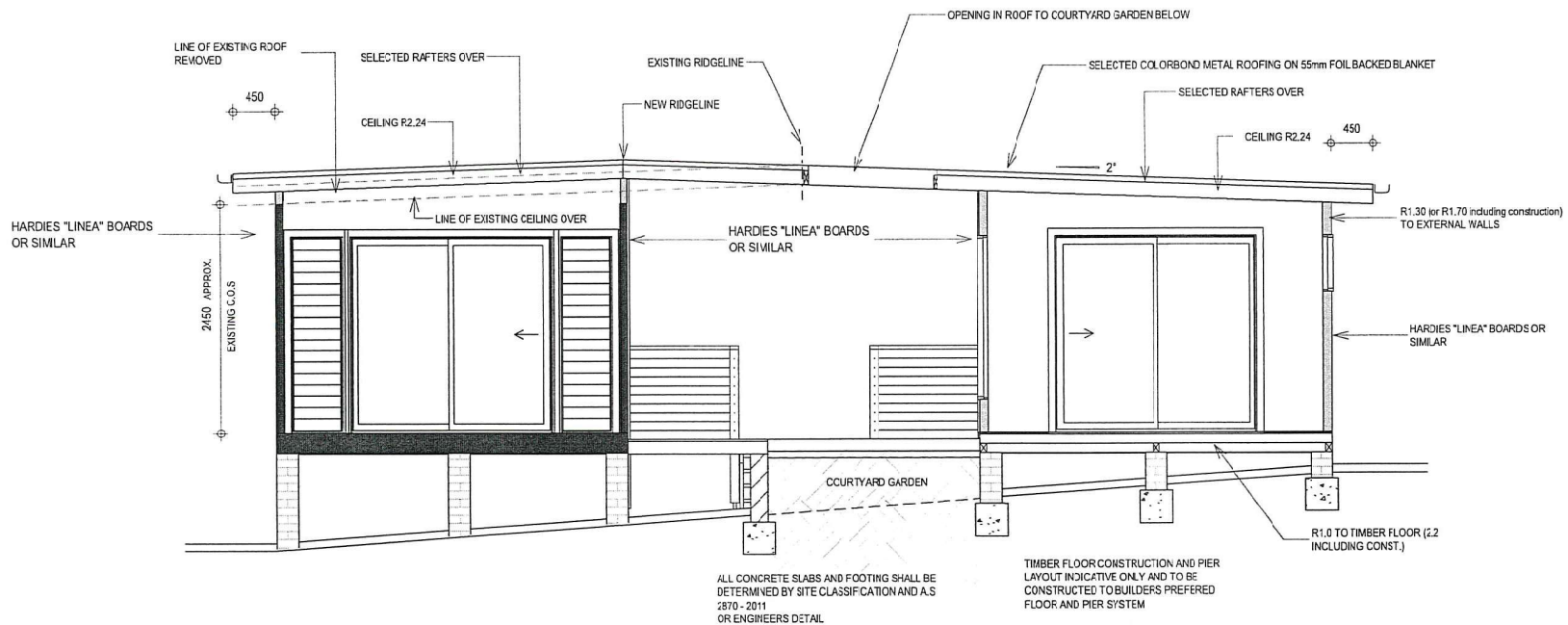
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No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION
C, & M. MURRAY
LOT 354 MIDDLE BEACH ROAD
LORD HOWE ISLAND

Scale : 1 : 50 (A3)	Job No. 1811
Drawn : M. BALSOM	A05 of 12
Date : 20-05-20	
Issue : SECTION 4.55	

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1 SECTION C-C
1:50

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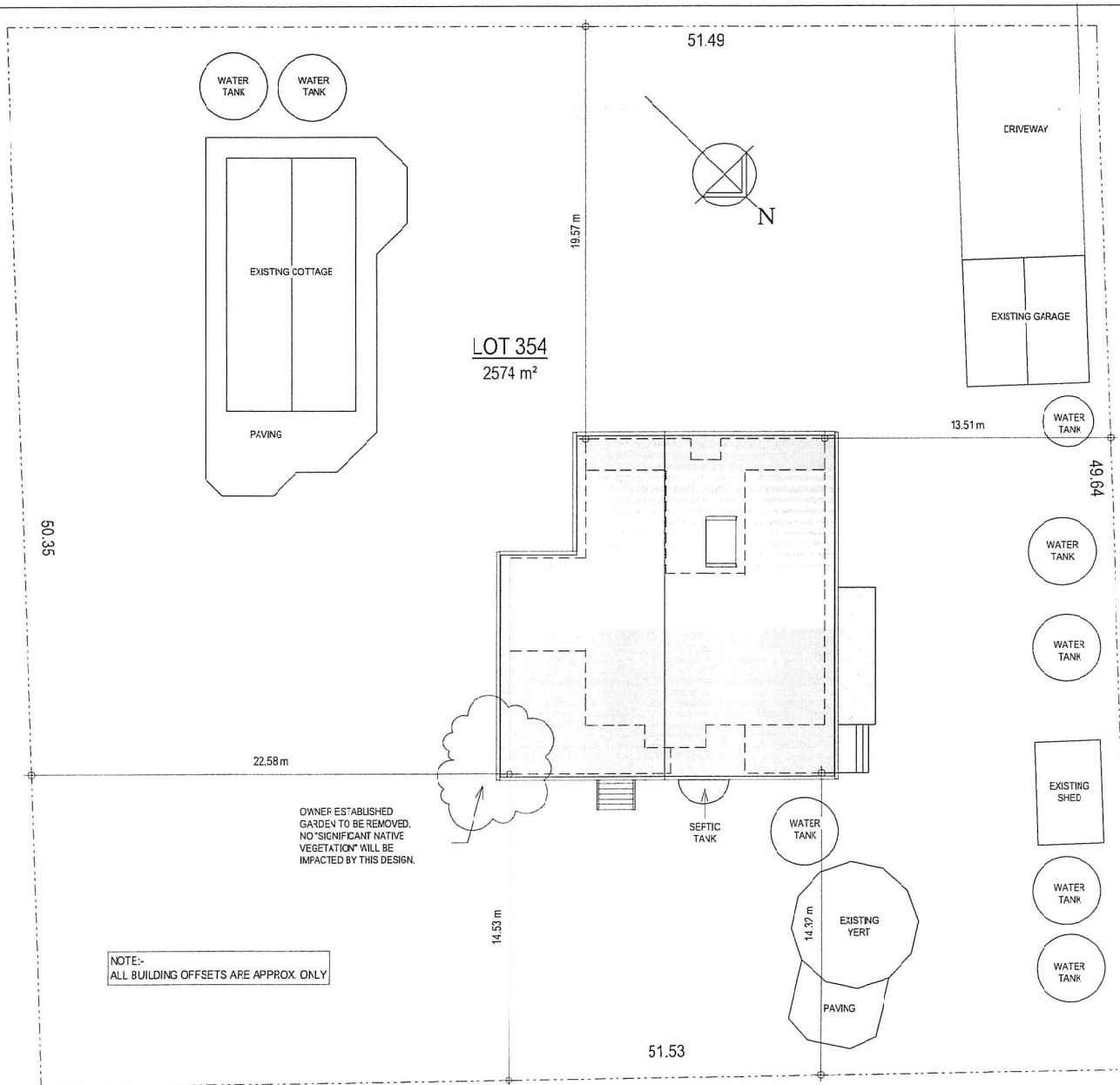
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No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION
C, & M. MURRAY
LOT 354 MIDDLE BEACH ROAD
LORD HOWE ISLAND

Scale : 1 : 50 (A3)	Job No. 1811
Drawn : M. BALSOM	
Date : 20-05-20	
Issue : SECTION 4.55	A06 of



1 SITE PLAN
1 : 200

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No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION
C, & M. MURRAY
LOT 354 MIDDLE BEACH ROAD
LORD HOWE ISLAND

Scale : 1 : 200 (A3)
Drawn : M. BALSOM
Date : 20-05-20
Issue : SECTION 4.55

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1811
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SITE MANAGEMENT NOTES:

GENERALLY:

THE SITE HAS FRONT YARD OPEN SPACE WITH DIRECT ACCESS TO THE STREET. THIS AREA WILL BE USED FOR THE WASTE SKIP AND STORAGE OF SOME MATERIALS. ACTIVITIES IN THE STREET WILL BE MINIMAL AND WILL NOT BE RESTRICTED TO ENTERING AND EXITING THE SITE AND UNLOADING.

SAFE ACCESS TO AND FROM THE SITE. PROTECTION OF ROAD AND FOOTPATH:

WHEN VEHICLES ARE ENTERING OR LEAVING THE SITE THE SUPERVISOR WILL WARN OTHER ROAD USERS AND PEDESTRIANS ON THE FOOTPATH. THE FRONT YARD OPEN SPACE WILL BE USED FOR EQUIPMENT AND MATERIALS DELIVERY.

LOADING / UNLOADING TO AND FROM TRUCKS:

THIS WILL OCCUR AT THE VEHICLE ENTRANCE. MATERIALS AND EQUIPMENT DELIVERED WILL BE IMMEDIATELY MOVED ONTO THE SITE. EXCAVATING MACHINES AND CRANES ARE NOT REQUIRED.

STORAGE AREAS:

STORAGE AREAS WILL BE THE FRONT AND REAR YARD OPEN SPACE.

RUBBISH DISPOSAL:

TRADE WASTE WILL BE CONTAINED ON SITE UNTIL REMOVAL.

SILT BARRIER:

SEDIMENT WILL BE PREVENTED FROM WASHING INTO COUNCILS STORMWATER SYSTEM OR ONTO ADJOINING PROPERTY BY ONE OF THE FOLLOWING METHODS AS APPROPRIATE (WHERE REQUIRED):

- GEOTEXTILE FABRIC ON THE INSIDE OF THE SITE FENCING OR STEEL MESH SUPPORT.
- A CONTINUOUS STRAW BALE BARRIER, BALES PLACED IN A 100mm DEEP TRENCH AND FIXED WITH STAKES.

EXISTING PAVING AND VEGETATION:

EXISTING PAVING AND VEGETATION WILL BE RETAINED AS MUCH AS POSSIBLE TO MINIMISE THE AMOUNT OF EXPOSED SOIL.

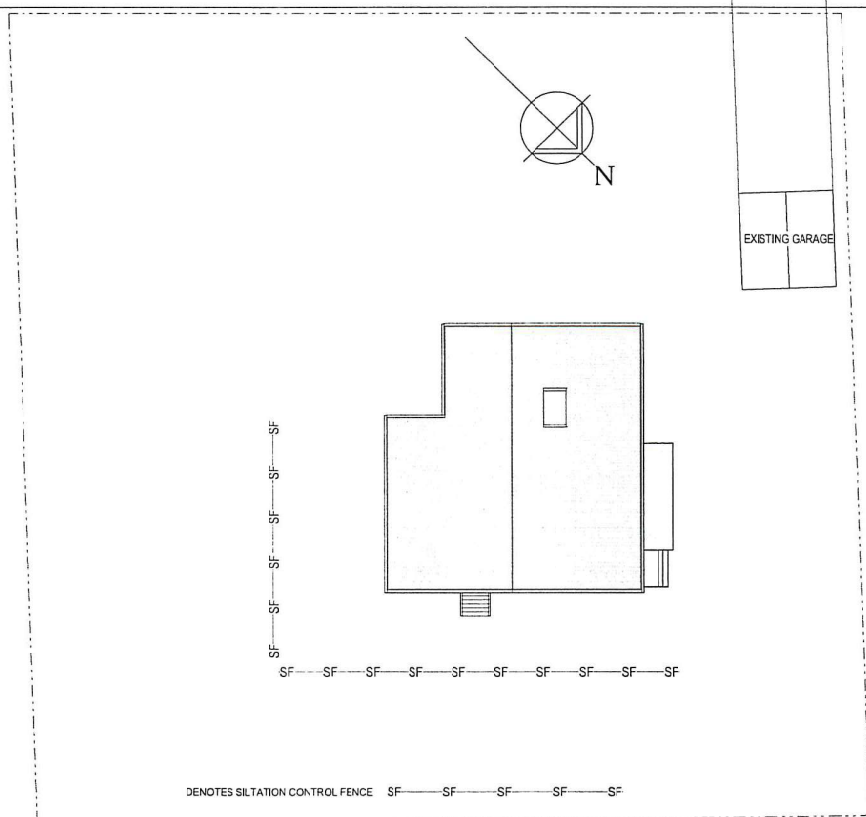
MATERIALS STOCKPILES:

STOCKPILES OF LOOSE MATERIAL (SAND, GRAVEL, ETC) WILL BE CONTAINED UNDER COVER (BELOW FRONT VERANDAH ROOF WHERE POSSIBLE), AWAY FROM DRAINAGE LINES AND WATERCOURSES AND WITHIN A SUITABLE BARRIER. ACCIDENTAL SPILLS WILL BE CLEANED FROM THE ROADWAY EACH DAY AND BEFORE RAIN. FOOTPATHS AND ROAD SURFACES WILL NOT BE USED FOR MATERIAL STOCKPILES.

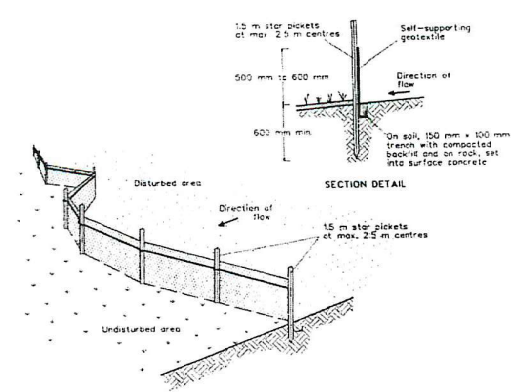
CLEANING OF TOOLS:

TOOLS AND EQUIPMENT WILL BE CLEANED AWAY FROM DRAINAGE LINES, ROAD AND PAVEMENT. ANY ANCILLARY WORK OR ACTIVITY WILL NOT BE CARRIED OUT ON PUBLIC PROPERTY WITH RESPECT TO THIS DEVELOPMENT.

1 SITE CONTROL PLAN
1 : 300



SILTATION FENCE DETAIL
1 : 50



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No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION
C, & M. MURRAY
LOT 354 MIDDLE BEACH ROAD
LORD HOWE ISLAND

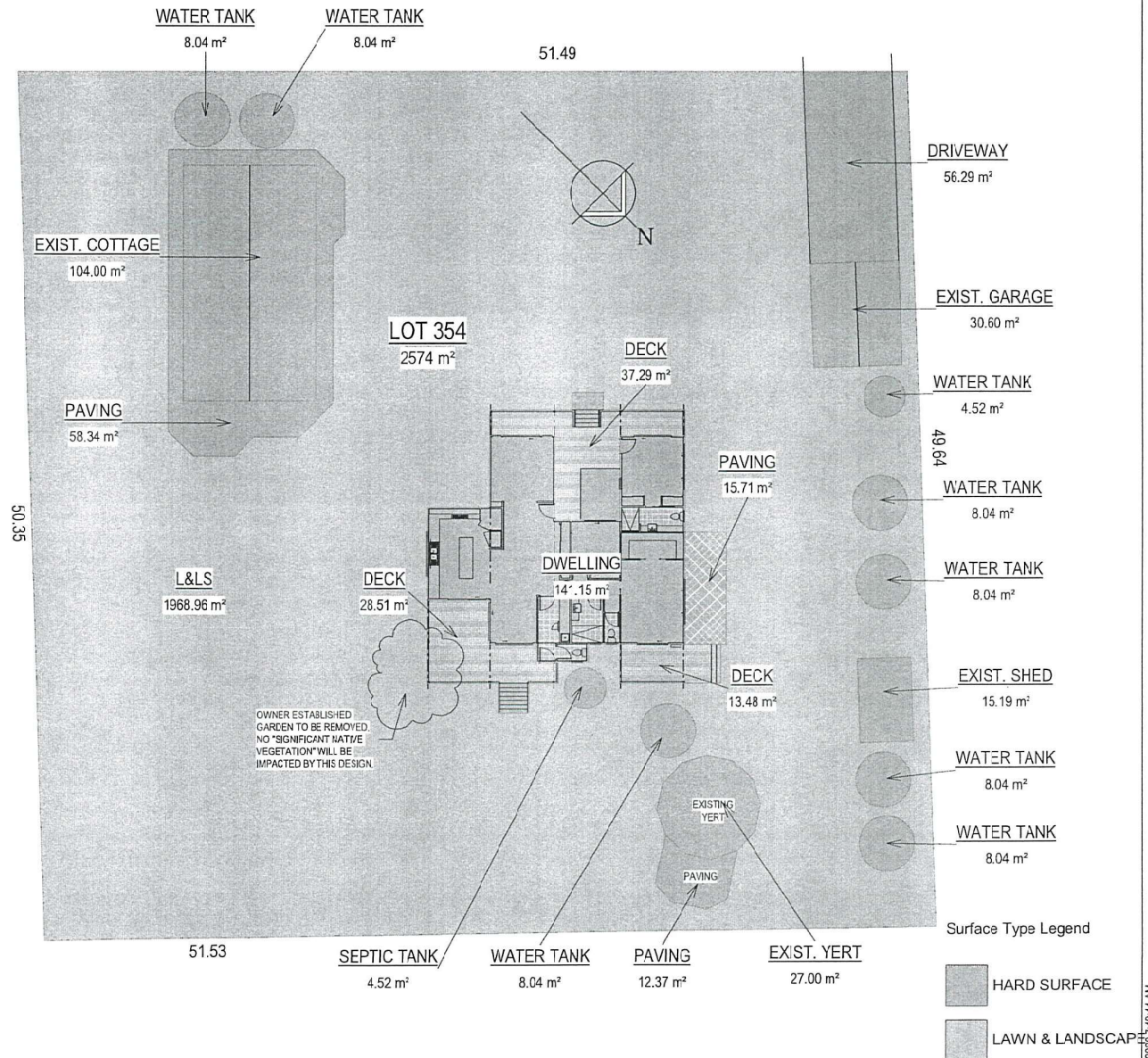
Scale : As indicated (A3)	Job No. 1811
Drawn : M.BA.SOM	A08 of 12
Date : 20-05-20	
Issue : SECTION 4.55	

Landscape Ratio Schedule		
Name	Area	Surface_Type

DWELLING	141.15 m ²	HARD SURFACE
DECK	28.51 m ²	HARD SURFACE
DECK	37.29 m ²	HARD SURFACE
PAVING	15.71 m ²	HARD SURFACE
DECK	13.48 m ²	HARD SURFACE
PAVING	58.34 m ²	HARD SURFACE
EXIST. COTTAGE	104.00 m ²	HARD SURFACE
DRIVEWAY	56.29 m ²	HARD SURFACE
EXIST. GARAGE	30.60 m ²	HARD SURFACE
WATER TANK	4.52 m ²	HARD SURFACE
WATER TANK	8.04 m ²	HARD SURFACE
WATER TANK	8.04 m ²	HARD SURFACE
EXIST. SHED	15.19 m ²	HARD SURFACE
WATER TANK	8.04 m ²	HARD SURFACE
WATER TANK	8.04 m ²	HARD SURFACE
WATER TANK	8.04 m ²	HARD SURFACE
SEPTIC TANK	4.52 m ²	HARD SURFACE
EXIST. YERT	27.00 m ²	HARD SURFACE
PAVING	12.37 m ²	HARD SURFACE
WATER TANK	8.04 m ²	HARD SURFACE
WATER TANK	8.04 m ²	HARD SURFACE
HARD SURFACE	605.26 m ²	
L&LS	1968.96 m ²	LAWN & LANDSCAPE
LAWN & LANDSCAPE	1968.96 m ²	

LANDSCAPE RATIO CALCULATION

SITE	2574m ²
TOTAL LAWN AND LANDSCAPE COVERAGE	1968.96m ² or 76.49% or 0.76:1
TOTAL HARD SURFACE COVERAGE	605.26m ² or 23.51% or 0.24:1



① **PLAN - LANDSCAPE RATIO**
1 : 250

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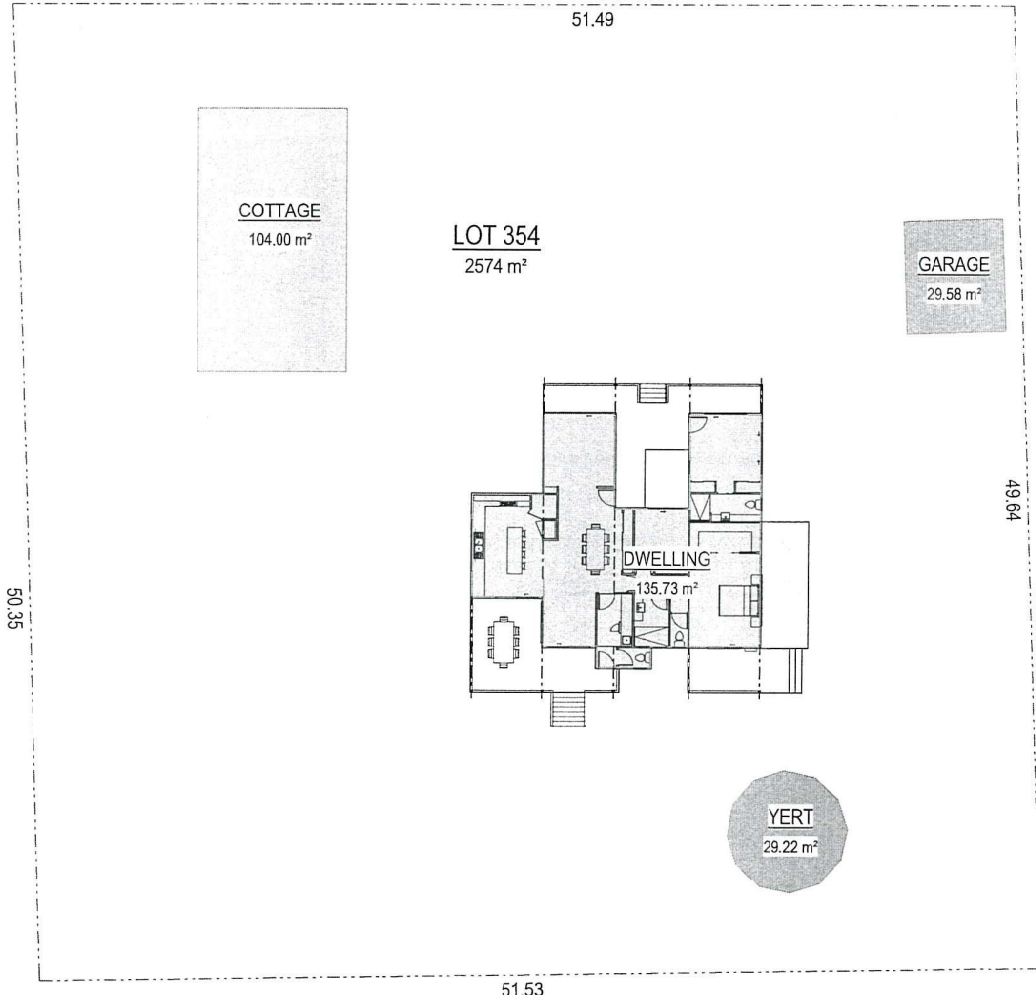
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No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION
C. & M. MURRAY
LOT 354 MIDDLE BEACH ROAD
LORD HOWE ISLAND

Scale : 1 : 250 (A3)	Job No. 1811
Drawn : M. BALSOM	A09 of 12
Date : 20-05-20	
Issue : SECTION 4.55	

PRINT DATE : 20/05/2020 7:49:44 AM



① **FLOOR SPACE RATIO PLAN**
1 : 250

Floor Space Area Schedule	
Name	Area

F.S.R APPLICABLE	
F/L 1	
DWELLING	135.73 m ²
GARAGE	29.58 m ²
COTTAGE	104.00 m ²
YERT	29.22 m ²
	298.53 m ²
	298.53 m ²
Total	298.53 m²

FLOOR SPACE RATIO CALCULATION	
SITE	2574m ²
ACTUAL COVERAGE	298.53m ² or 11.6%

Floor Areas Legend

- COTTAGE
- DWELLING
- GARAGE
- YERT

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 C. & M. MURRAY
 LOT 354 MIDDLE BEACH ROAD
 LORD HOWE ISLAND

Scale : 1 : 250 (A3)	Job No. 1811
Drawn : M. BALSOM	
Date : 20-05-20	A10 of 12
Issue : SECTION 4.55	

Basix Commitment Schedule

Certificate No A303911

Fixtures and Systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
 The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
 The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Thermal Comfort Commitments

Floors walls and ceiling roof

The applicant must construct the floors, walls and ceiling/roof of the dwelling in accordance with the table below.

Construction	Additional Insulation (R value)	Other specifications
suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.95 (u-p), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)
raked ceiling pitched/skillion roof: framed	ceiling: R2.24 (u-p), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)

Windows and Glazed Doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing or loned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient: (SHGC) no greater than that listed in the table below

Window Schedule (Basix Req.)

No.	Height	Width	Area m ²	Orient.	Frame Const.	U+SHGC
1	2110	2170	4.58	SW	STD. ALUM.	U-7.63,SHGC:0.75
2	600	2650	1.59	NW	STD. ALUM.	U-7.63,SHGC:0.75
3	1150	660	0.76	NW	STD. ALUM.	U-7.63,SHGC:0.75
4	600	2650	1.59	NW	STD. ALUM.	U-7.63,SHGC:0.75
5	2058	1810	3.72	NE	STD. ALUM.	U-7.63,SHGC:0.75
6	910	660	0.60	NE	STD. ALUM.	U-7.63,SHGC:0.75
7	2110	2170	4.58	NE	STD. ALUM.	U-7.63,SHGC:0.75
8	2110	2170	4.58	SE	STD. ALUM.	U-7.63,SHGC:0.75
9	2110	2170	4.58	NE	STD. ALUM.	U-7.63,SHGC:0.75
10	1030	2650	2.73	SE	STD. ALUM.	U-7.63,SHGC:0.75
11	1200	1810	2.17	SW	STD. ALUM.	U-7.63,SHGC:0.75
12	1750	660	1.16	SE	STD. ALUM.	U-7.63,SHGC:0.75

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No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION

C, & M. MURRAY
 LOT 354 MIDDLE BEACH ROAD
 LORD HOWE ISLAND

Scale : 1 : 10 (A3)	Job No. 1811
Drawn : M. BALSOM	A11 of 12
Date : 20-05-20	
Issue : SECTION 4.55	

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Whenever 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 arresters or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS

Anchorages points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

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 become 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 practices 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 1990 - it therefore may contain asbestos 1936 - it therefore is likely to contain asbestos 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

This 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 clearing 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 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.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

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

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

M.B DRAFTING

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*ALL WORK TO BE IN ACCORDANCE WITH THE B.C.A. ALL ACTS, ORDINANCES, AUSTRALIAN STANDARDS, AND ALL RELEVANT COUNCIL CODES AND REQUIREMENTS
*A REGISTERED SURVEYOR SHOULD BE ENGAGED TO SET OUT STRUCTURE AND CONFIRM ALL RELEVANT BUILDING ENVELOPES, SETBACKS, RL'S AND EASEMENTS PRIOR TO COMMENCEMENT OF WORKS.
*BUILDER/OWNER TO VERIFY DIMENSIONS AND LEVELS PRIOR TO WORK COMMENCING.

No.	Revision	Date

PROPOSED ADDITIONS AND ALTERATION

C. & M. MURRAY
LOT 354 MIDDLE BEACH ROAD
LORD HOWE ISLAND

Scale : 1 : 110 (A3)	Job No. 1811
Drawn : M. BALSOM	A12 of 12
Date : 20-05-20	
Issue : SECTION 4.55	