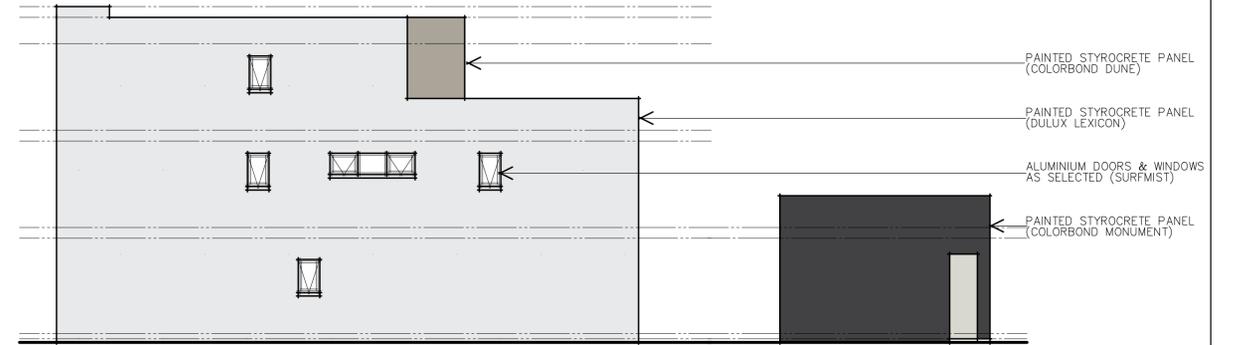
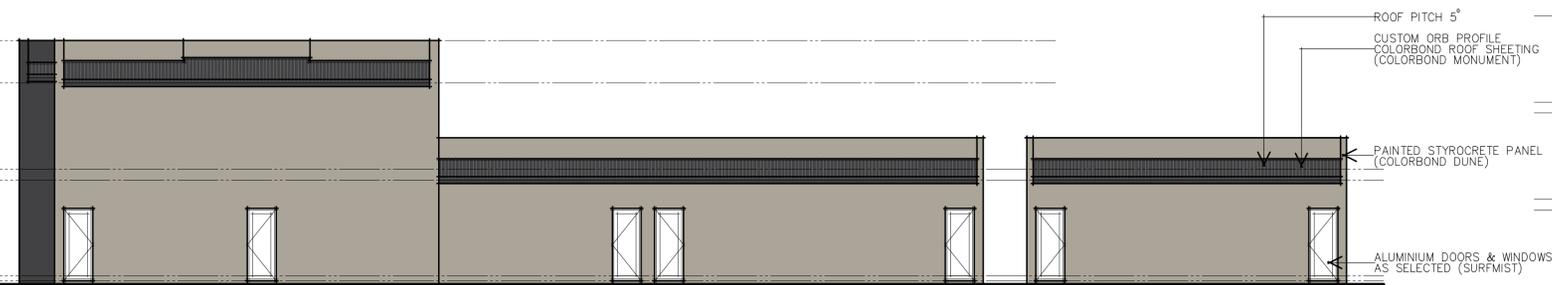


SOUTH - WEST ELEVATION (FERNANDEZ LANE)



NORTH - WEST ELEVATION



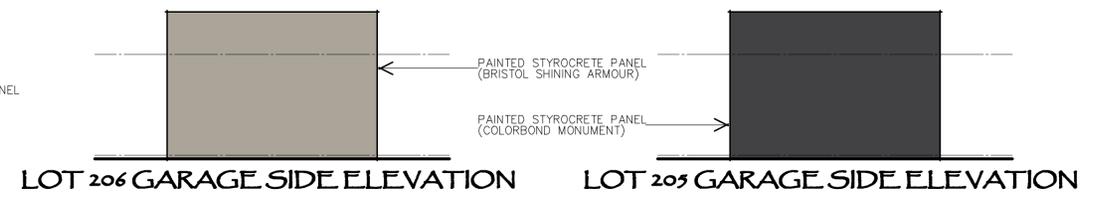
NORTH - EAST ELEVATION (STUDIO & GARAGES)



SOUTH - EAST ELEVATION



NORTH - EAST ELEVATION (HOUSES)



LOT 206 GARAGE SIDE ELEVATION

LOT 205 GARAGE SIDE ELEVATION



SOUTH - WEST ELEVATION (HOUSES)



ALL COLOURS SHOWN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY BUILDER BEFORE WORK COMMENCES

C	COLOUR CHANGES AS PER MARKUP (R.H.)	8-7-15
B	COLOUR CHANGES AS PER MARKUP (T.H.)	28-4-15
ISSUE	AMENDMENT	DATE

CLIENT: **DMARK CONSTRUCTIONS**  
 1 EASTON AVENUE SPRING FARM NSW 2570  
 PH: 02 4658 2388 E: dmark@dmarmconstructions.com.au

JOB: **PROPOSED STYROCRETE VENEER RESIDENCES**

1 of 204-209 Stage 3B Terraces Thornton Estate Penrith  
 LOT: 204-209 DP: 1205685 AREA: various

LGA: Penrith City Council

SCALE: 1:100 @ A1 1:200 @ A3	DATE: 1-4-15	
DRAWING No: 1951-33	DRAWN/ISSUED: T.H./C	

**REGGIE'S**  
 RESIDENTIAL DESIGN & DRAFTING

"SPECIALISING IN EXCLUSIVE LUXURY HOMES"

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# BUILDING DESIGN SAFETY NOTES

## 1. FALLS, SLIPS, TRIPS

**a) WORKING AT HEIGHTS**  
**DURING CONSTRUCTION**  
 Wherever possible, components for this building should be prefabricated off-site or of 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 ladders should be used in accordance with relevant codes of practice, regulations or legislation.  
 For buildings where scaffold, ladders, ladders 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, ladders or ladders should be used in accordance with relevant codes of practice, regulations or legislation.

## 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 or on 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 areas.
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 framework, 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.

## 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 devices. 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, the mass of individual items should be stated 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 manufacturers 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 manufacturers specification.

## 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 exposed 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 electrical installations, excavations, plant or hose materials are present they should be secured when not fully supervised.

## LANDSCAPE NOTES

**GARDEN BEDS:**  
 THEY SHALL BE EXCAVATED SUFFICIENTLY ENOUGH TO ALLOW FOR NO LESS THAN 300mm DEEP OF PREMIUM ORGANIC GARDEN SOIL MIX TO BE APPLIED. PREVIOUS TO THIS THE CLAY SUB-BASE SHALL HAVE AN APPLICATION OF GYPSUM TO THE MANUFACTURERS SPECIFICATIONS.

**GARDEN EDGES:**  
 THEY SHOULD BE CONSTRUCTED WITH 100mm x 25mm TREATED PINE BOARDS. THESE SHOULD BE FIXED TO POINTED TREATED PINE PEGS (50mm x 50mm) WITH GALVANISED FIXINGS.

**PLANTS:**  
 ENSURE ALL PLANTS ARE NOT ROOTBOUND WITHIN THE POT OR BAG, BADLY STAKED OR BROKEN IN THE GROWING TIP. IF SO, THEY SHOULD BE REJECTED AND NEW STOCK SOURCED. DO NOT DISTURB ROOTS AND PLANT ALL PLANTS AS PER DETAILS. WATER PLANTS THOROUGHLY UPON PLANTING AND ENSURE PLANTS ARE WATERED DAILY IF NOT PLANTED AFTER DELIVERY. THE PLANTS SHALL BE STAKED AND FERTILISED AS DETAILED.

**FERTILISER:**  
 ALL ADVANCED TREES ie: 300mm POTS TO 100LTR BAGS, SHALL BE FERTILISED BY MEANS OF ADDING 200g OF OSMOCOTE OR EQUIVALENT IN THE BACKFILL ALONG WITH SEVERAL HANDFULS OF DYNAMIC LIFER. ALL OTHER SHRUBS SHALL BE FERTILISED BY THE SAME METHOD WITH ONLY 100g OF OSMOCOTE.

**MULCH:**  
 MULCH SHALL BE INSTALLED TO ALL GARDEN BED AREAS AS DETAILED AT LEAST 100mm THICK. THE MULCH SHOULD BE OF A FINE GRADE, NOT BIGGER THAN 15mm, PREFERABLY PINE BARK. ENSURE THE MULCH DOES NOT BUILD UP AROUND THE PLANTS STEM AFTER INSTALLATION.

**TURF:**  
 THE VARIETY OF TURF USED CAN BE AT THE DISCRETION OF THE BUILDER. HOWEVER, IT IS RECOMMENDED KIKUYU OR GREEN LEAF PARK COUCH IS USED. ALL AREAS TO BE TURFED ARE TO BE PREPARED WITH AT LEAST 300mm OF TURF UNDERLAY TO PROVIDE A LEVEL, SMOOTH EASILY ROOT PENETRABLE BED. THE TURF SHALL BE ROLLED AFTER LAYING, THEN WATERED THOROUGHLY DAILY UNTIL EXTENSIVE ROOT GROWTH IS ESTABLISHED. MOWING SHALL COMMENCE BETWEEN 2 AND 4 WEEKS AFTER ROOT GROWTH.

**MAINTENANCE PERIOD:**  
 THE COMPLETE MAINTENANCE OF THE GARDENS AND TURF SHALL PROCEED FOR A PERIOD OF 3 MONTHS OR UNTIL THE CLIENTS TAKE FINAL POSSESSION. IT SHALL INCLUDE ALL WATERING, FERTILISING, PRUNING, STAKING AND MOWING. THE WATERING SHOULD OCCUR DAILY FOR A ONE WEEK PERIOD AFTER COMPLETION AND ONCE WEEKLY THEREAFTER. EXTREME WEATHER MAY REQUIRE THIS TO BE INCREASED OR DECREASED AS NECESSARY. WHERE PLANTS ARE INSTALLED TO PROVIDE A HEDGE, THEY SHALL BE PRUNED TO INITIATE SUCH GROWTH.

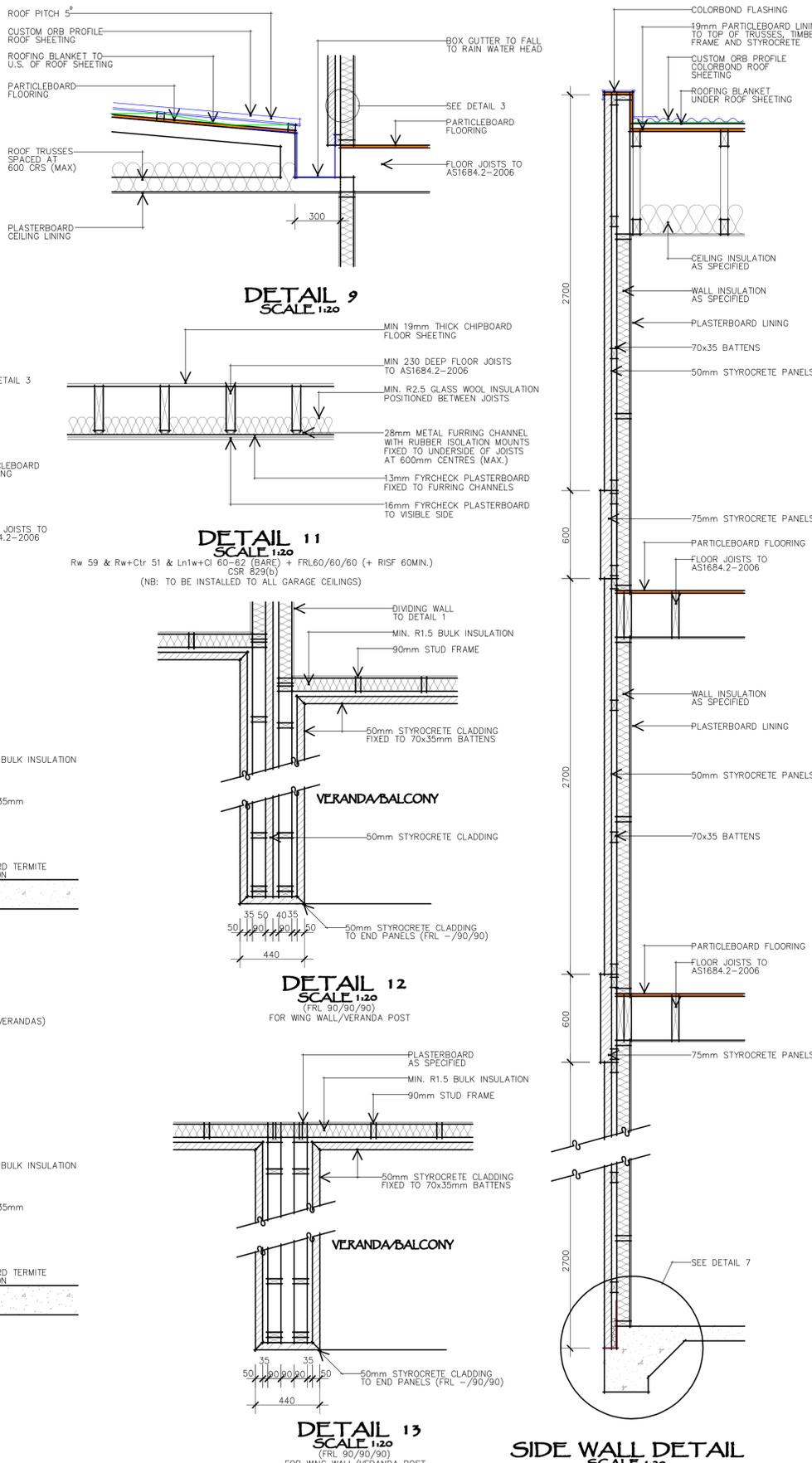
## 8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance poses risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or hose materials are present they should be secured when not fully supervised.

## 9. OPERATIONAL USE OF BUILDING

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

**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 apply.



## b) SLIPPERY OR UNEVEN SURFACES

**FLOOR FINISHES SPECIFIED**  
 If finishes have been specified by designer, these should be 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 1080:1999 and AS/NZS 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 or around this site. Where finishes are identified on the plans but the exact location and extent of services may vary from that indicated. Locations should be located using an appropriate service (such as Dig 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.

## 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

**KEY:**

-  = 1400L RAIN WATER TANK
-  = CLOTHESLINE
-  = GARBAGE BIN STORAGE AREA
-  = 2500L RAIN WATER TANK

- NOTES:**
1. Levels shown are approximate only and should be verified on site before work commences.
  2. Figured dimensions are to be used in preference to scaling.
  3. All measurements are in millimetres unless otherwise stated.
  4. Window sizes are nominal only. Final window schedule by builder.
  5. Granite/guard termite barrier to perimeter unless otherwise notated.
  6. All work to be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.



**SITE & ROOFING PLAN**  
SCALE 1:100

C ARTICULATION ADDED TO LANE FACING GARAGE WALLS (R.H.) 8-7-15  
**ISSUE AMENDMENT DATE**

CLIENT: **ADMARK CONSTRUCTIONS**  
 1 EASTON AVENUE SPRING FARM NSW 2570  
 PH: 02 4658 2388 E: admark@admarkconstructions.com.au

**PROPOSED STYROCRETE VENEER RESIDENCES**

Lot 204-209 Stage 3 B Terraces Thornton Estate Penrith	
LOT: 204-209	DP: 1205685 AREA: various
LGA: Penrith City Council	
SCALE: 1:100 @ A1 1:200 @ A3	DATE: 1-4-15.
DRAWING No: 1951-35	DRAWN/ISSUE: T.H. C

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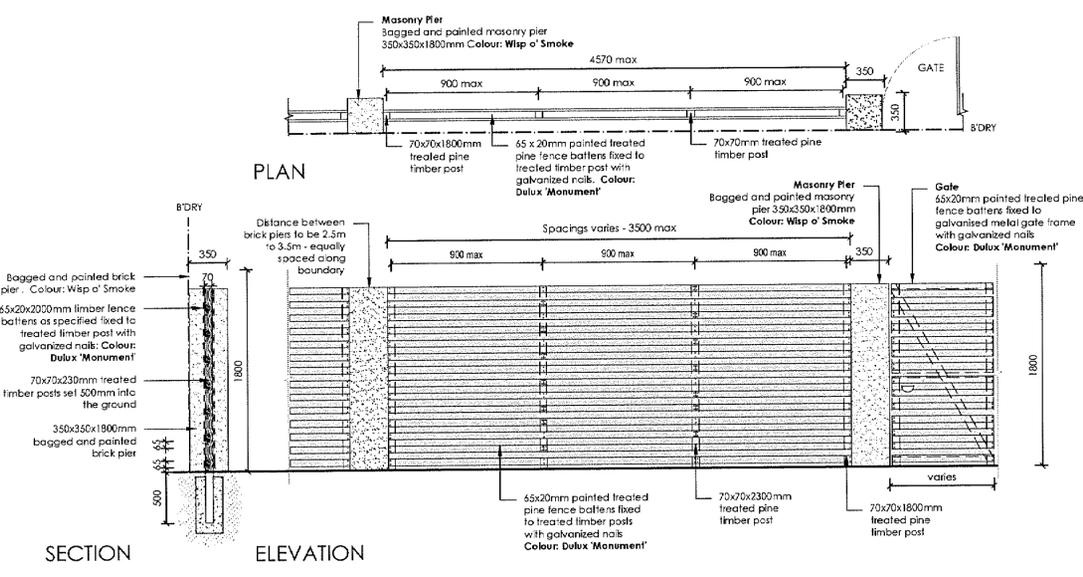
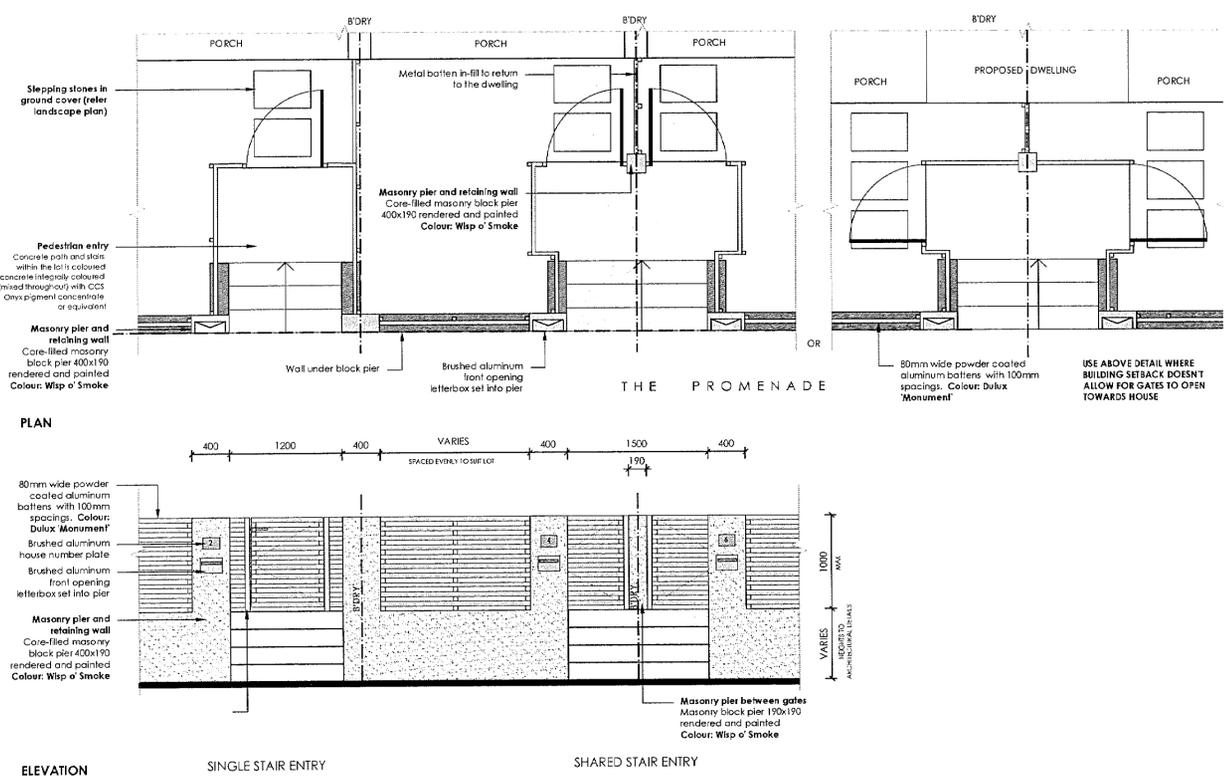
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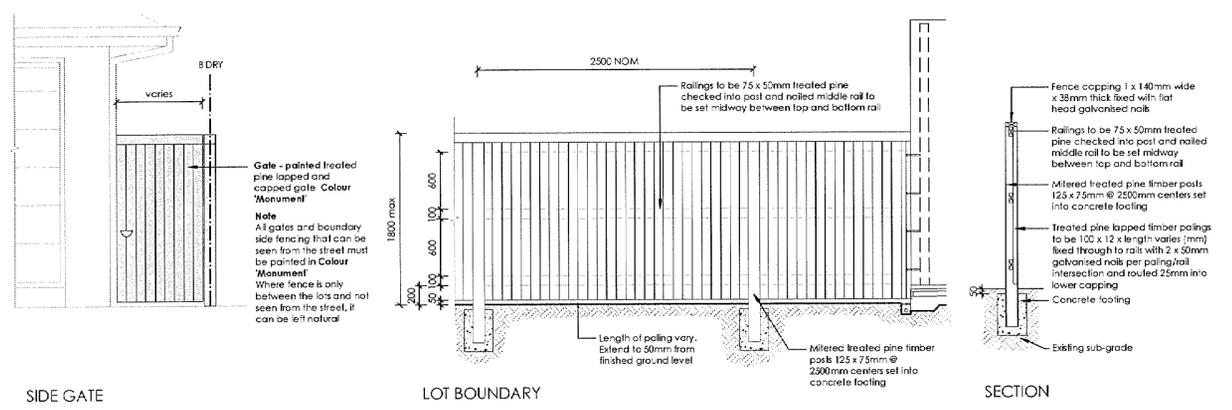


ALL FENCING DETAILS AS PREPARED BY ECODESIGN

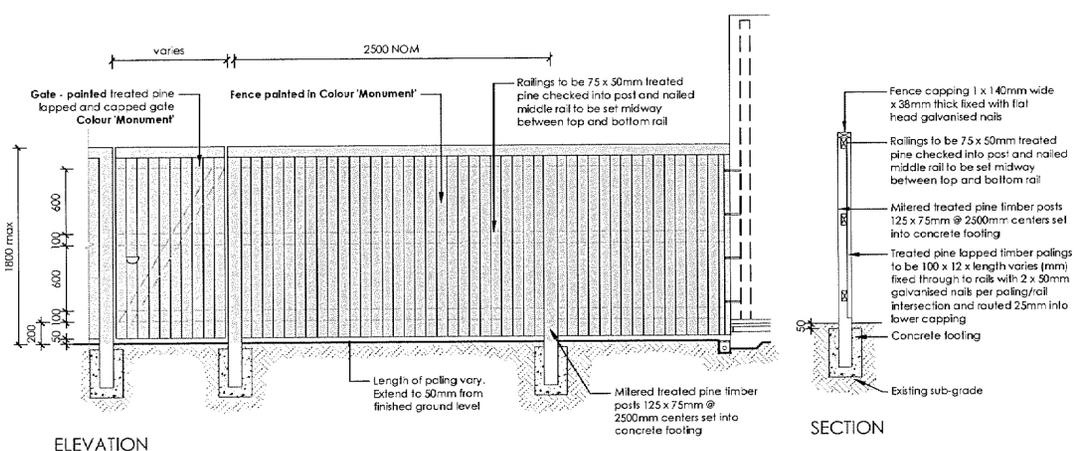


6 FENCE TYPE 2a - Secondary Street Fencing  
1:50 Typical detail

5 CANAL PRECINCT FRONT FENCE - TYPE 1D  
1:50 Typical detail



7 FENCE TYPE 4a - Side Boundaries  
1:50 Typical detail



8 FENCE TYPE 4b - Rear Boundary  
1:50 All Laneways (except Barrett Lane)  
Typical detail

- NOTES**
- Levels shown are approximate only and should be verified on site before work commences.
  - Figured dimensions are to be used in preference to scaling.
  - All measurements are in millimetres unless otherwise stated.
  - Window sizes are nominal only. Final window schedule by builder.
  - Graniteguard termite barrier to perimeter unless otherwise noted.
  - All work to be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

C	RE-ISSUED (R.H.)	8-7-15
ISSUE	AMENDMENT	DATE
CLIENT:		
JOB:	<b>PROPOSED STYROCRETE VENEER RESIDENCES</b>	
1 EASTON AVENUE SPRING FARM NSW 2570 PH: 02 4658 2388 E: admark@admarkconstructions.com.au		
LOT:	204-209	DP: 1205685
LGA:	Penrith City Council	AREA: various
SCALE:	Not To Scale	DATE: 1-4-15.
DRAWING No:	1951-38	DRAWN/ISSUE: T.H. C
Proud designer of 		

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