

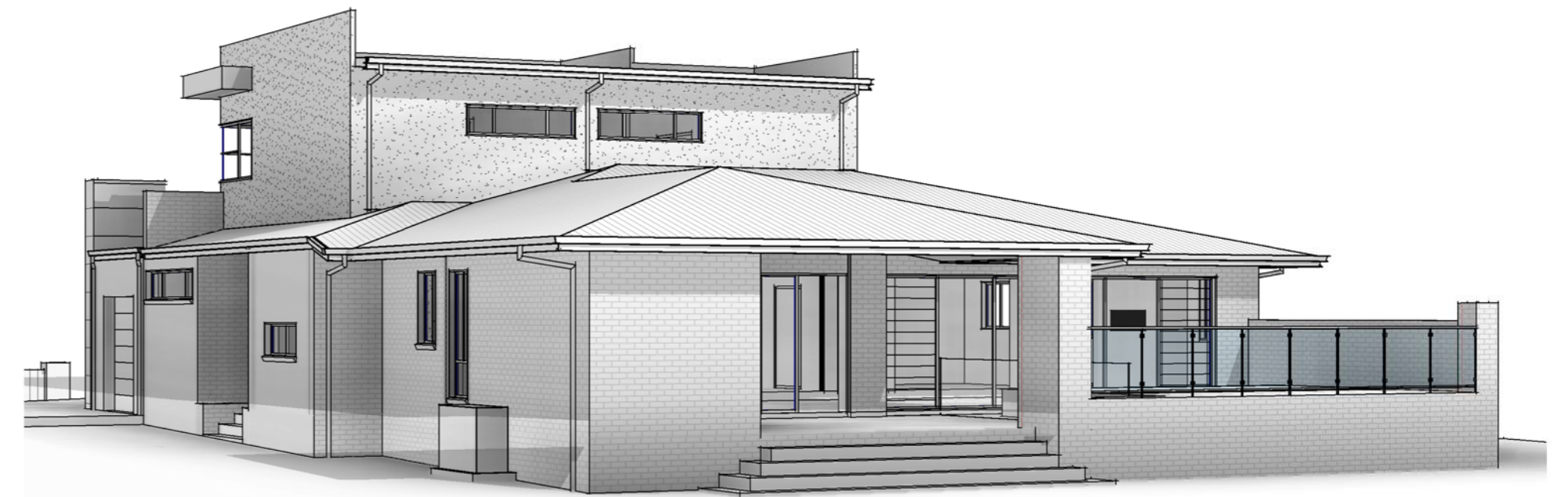
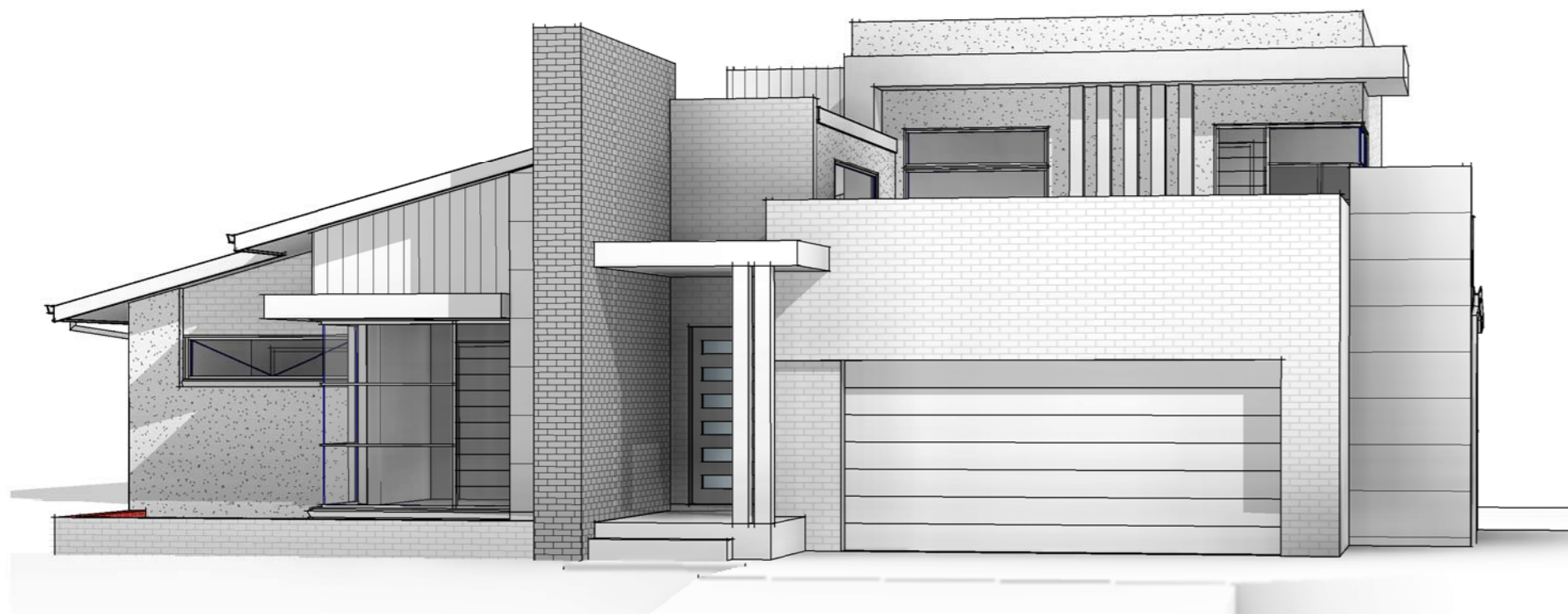
# New Two Storey Dwelling at: Lot A, DP.409146, 64 Nepean Avenue, Penrith

Client: Mr & Mrs D. Costa

Issue: 3

Date: 13.04.2021

Sheet #	Sheet Name
1	Cover Sheet
2	General Notes, Specification Notes & BASIX Certificate
3	Site/Drainage Plan
4	Floor Plans
5	Elevations
6	Section A-A, Roof Plan & Window Schedule
7	Site Analysis, Sedimentation & Waste Management Plan & Demolition Plan
8	June 21 Shadow Diagrams



**BRIFFA Design** Pty. Ltd.

Building Design . Drafting . Construction

Architectural Building Design & Drafting  
Structural & Drainage Engineering

3D Modelling & Perspectives  
Plan Plotting & Printing

Building Consultant  
Project Supervision

Principal Designer: A.B.N: 31 422 410 379

Michael Briffa



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Drawn by:



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PO Box 780 Narellan NSW 2567  
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General Notes	Specification Notes	Site Classification	Wall Ties	Installation and sarking	Health and amenity	Painting
<p><b>Coordination</b> Refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify any discrepancies between the architectural and/or other consultants documentation prior to proceeding with the works.</p>	<p><b>General Specifications</b> Execute the works in compliance with the relevant deemed-to-satisfy provisions of the Building Code of Australia (BCA) (Volume 2), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and/or Statutory Authorities applicable to the execution of the works. This schedule of codes and standards outlines the minimum acceptable standards. <b>Termite protection</b> Provide termite protection: In accordance with Part 3.1.3 -Termite Risk Management of the BCA (Volume 2) and to AS 3660.1 (Termite management - New building work) Provide professional certification of the termite protection measures to the principal certifying authority, confirming compliance with the provisions of the BCA and Australian Standard. <b>Flashing and damp-proof courses</b> Flashings and damp-proof courses: To AS/NZS 2904 (Damp proof courses and flashings). <b>Fasteners</b> Steel nails: Hot-dip galvanised to AS/NZS 4680 (Hot-dip galvanised (zinc) coatings on fabricated ferrous articles). Self-drilling screws: To AS 3566.1 (Self-drilling screws for the building and construction industries) <b>Metal finishes</b> Corrosion protection: To BCA Volume 2 clause 3.4.2.2 (Acceptable construction - Framing - Steel framing - General).</p>	<p>Submit structural engineer's design certification, in accordance with Local Authority requirements, the Principal Certifying Authority prior to the commencement of works.</p>	<p><b>Timber &amp; steel framed construction</b> <b>Sub-floor ventilation</b> To be in accordance with Part 3.4.1 of the BCA (Volume 2) <b>Timber wall, floor and roof framing</b> Timber framing: To be in accordance with Part 3.4 of the BCA (Volume 2) and AS 1684.4 (Residential timber-framed construction - Simplified - Non-cyclonic) or AS 1720.1 (Timber structures - Design methods). <b>Steel framing and structural steel members</b> Steel framing: to be in accordance with Part 3.4.2 of the BCA (Volume 2). Acceptable construction practice (Part 3.4.2.1 of the BCA) and / or AS 4100 (Steel structures) Cold-formed steel framing: Provide a proprietary system designed to AS 3623 (Domestic metal framing).</p>	<p><b>Windows and doors</b> Glazing to be in accordance with Part 3.6 of the BCA (Volume 2). Glass Selection and installation: To AS 1288 (Glass in buildings - Selection and installation). Timber doorsets: To AS 2688 (Timber doors). Timber frames and jamb linings: To AS 2689 (Timber doorsets) Security screen doors and window grilles: To AS 5039 (Security screen doors and security window grilles). Window selection and installation: To AS 2047 (Windows in buildings - Selection and installation). Doorset installation: To AS 1909 (Installation of timber doorsets). Garage doors: To AS/NZS 4505 (Domestic garage doors).</p>	<p>To be in accordance with Parts 3.8.3.2 and 3.8.3.3 of the BCA (Volume 2). <b>Natural and artificial light</b> To be in accordance with Parts 3.8.4.2 and 3.8.4.3 of the BCA (Volume 2). <b>Ventilation</b> To be in accordance with Part 3.8.5 of the BCA (Volume 2). Natural Ventilation: Parts 3.8.5.2 and 3.8.5.3 of the BCA (Volume 2). Mechanical Ventilation: Parts 3.8.5.0 and 3.8.5.3 of the BCA (Volume 2). <b>Sound insulation</b> To be in accordance with Part 3.8.6.1 of the BCA (Volume 2).</p>	<p>Painting generally: Follow the guidance provided by AS/NZS 2311 (Guide to the painting of buildings) and AS/NZS 2312 (Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings).  Plumbing installations Where a discrepancy arises the hydraulic consultant's, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy. Plumbing and draining products: To SAA MP52 (Manual of authorization procedures for plumbing and drainage products) and AS/NZS 3718 (Water supply - Tap ware). Stormwater: To AS/NZS 3500.3 (Plumbing and Drainage - Stormwater drainage) or AS/NZS 3500.5 (National Plumbing and Drainage - Domestic installations). Wastewater: To AS/NZS 3500.2 (Plumbing and Drainage - Sanitary plumbing and drainage) or AS/NZS 3500.5. Freshwater: To AS/NZS 3500.1 (Plumbing and Drainage - Water services) and AS/NZS 3500.4 (Plumbing and Drainage - Heated water services) or AS/NZS 3500.5. Gas: To AS 5601 (Gas installation code).</p>
<p><b>Specifications and Schedules</b> Refer to and coordinate with applicable Specifications and Schedules. Notify any discrepancies between documents prior to proceeding with the works.</p>	<p><b>Site Preparation</b> <b>Demolition</b> Demolish existing structures as shown: To AS 2601 (Demolition of structures). <b>Earthworks</b> To be carried out in accordance with: The requirements of the Environmental Planning &amp; Assessment Act 1979; Relevant conditions of the development consent; and the relevant requirements of Part 3.1.1 of the BCA (Volume 2). <b>Stormwater drainage</b> Part 3.1.2 of the BCA (Volume 2) and AS/NZS 3500 (Part 3 - Stormwater drainage). AS/NZS 3500 (Part 5 - Domestic installations - Section 5 - stormwater drainage).</p>	<p><b>Concrete construction</b> Concrete structures generally: To AS 3600 (Concrete structures). Ground Slabs and footings: To AS 2870 (Residential slabs and footings - Construction). Ready mixed supply: To AS 1379 (Specification and supply of concrete). <b>Footings and slabs</b> Design and construct footings and slabs: In accordance with Part 3.2 of the BCA (Volume 2) and AS 2870 (Residential slabs and footings), AS 3600 (Concrete structures) and AS 2159 (Piling - Design and installation).</p>	<p><b>Roof and wall cladding</b> <b>Roof tiling</b> To be in accordance with Parts 3.5.1.1 &amp; 3.5.1.2 of the BCA (Volume 2) and AS 2049 (Roof tiles). <b>Roof tile installation:</b> To AS 2050 (Installation of roofing tiles). <b>Metal roof sheeting</b> To be in accordance with Parts 3.5.1.1 &amp; 3.5.1.3 of the BCA (Volume 2). Metal roofing design and installation: To AS 1562.1 (Design and installation of sheet roof and wall cladding - Metal). <b>Roof plumbing</b> To be in accordance with Part 3.5.2 of the BCA (Volume 2) and AS/NZS 3500 (Part 3 - Stormwater drainage) and AS/NZS 3500 (Part 5 - Domestic installation - section 5 - stormwater drainage). <b>Wall cladding</b> To be in accordance with Part 3.5.3 of the BCA (Volume 2)</p>	<p><b>Lining</b> Plasterboard: To AS/NZS 2588 (Gypsum plasterboard). Plasterboard installation: To AS/NZS 2589.1 (Gypsum linings in residential and light commercial construction - Application and finishing - Gypsum plasterboard) Level 4 finish. Fibre cement: To AS/NZS 2908.2 (Cellulose-cement products - Flat Sheets), Type B, Category 2. Fibrous plaster products: To AS 2185 (Fibrous plaster products).</p>	<p><b>Safe movement and access</b> <b>Stair construction</b> To be in accordance with Part 3.9.1.1 of the BCA (Volume 2) - Acceptable construction practice. <b>Balustrades</b> To be in accordance with Part 3.9.2.1 of the BCA (Volume 2) - Acceptable construction practice.</p>	<p><b>Electrical installations</b> Where a discrepancy arises the electrical consultant's, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy. Electrical installation: To AS/NZS 3018 (Electrical installation - Domestic installations). Smoke Alarms: Refer to "Fire Safety, Smoke Alarms". Smoke alarm installation and testing: To AS 1670.1 (Fire detection, warning, control and intercom systems - System design, installation, and commissioning - Fire) in accordance with the requirements of the Building Code of Australia. Connect smoke alarms to mains power. Test electrical installations: To AS/NZS 3017 (Electrical installations - Testing guidelines). Certify compliance with AS/NZS 3018.</p>
<p><b>Detail Drawings</b> Drawings at larger scales take precedence over drawings at smaller scales. Notify any discrepancies prior to proceeding with the works.</p>	<p><b>Execution of the works</b> Execute the works in accordance and compliance with: - The approved Development Application and in accordance with the relevant Conditions of Consent and other relevant Local Authority requirements; - The requirements scheduled by a current BASIX Certificate consistent with the works. - The current edition of the Building Code of Australia (as amended); and - Current editions of the relevant Australian and other applicable published standards relevant to the execution of the works.</p>	<p><b>Brick &amp; block construction (masonry)</b> Masonry construction: To be in accordance with Part 3.3 of the BCA (Volume 2) and to AS 3700 (Masonry structures). Masonry units: To AS/NZS 4455 (Masonry units and segmental pavers). Clay brick durability below damp-proof course: Use exposure category to AS/NZS 4456.10 (Masonry units and segmental pavers - Methods of test - Determining resistance to salt attack) Appendix A (Salt attack resistance categories).</p>	<p><b>Fire safety</b> <b>Fire separation</b> To be in accordance with Part 3.7.1 of the BCA (Volume 2). Fire separation - Separating wall construction: Part 3.7.1.8 of the BCA (Volume 2). Fire separation - Roof lights: Part 3.7.1.10 of the BCA (Volume 2). Refer to architectural details of fire separation methods. <b>Smoke alarms</b> To be in accordance with Part 3.7.2 of the BCA (Volume 2), and AS 3786 (Smoke alarms).</p>	<p><b>Waterproofing</b> To be in accordance with Part 3.8.1 of the BCA (Volume 2). Waterproofing: To AS 3740 (Waterproofing of wet areas in residential buildings). Refer to architectural details of waterproofing.</p>	<p><b>Block and tile finishes</b> Ceramic tiling: Follow the guidance provided by AS 3958.1 (Ceramic tiles - Guide to the installation of ceramic tiles) and AS 3958.2 (Ceramic tiles - Guide to the selection of a ceramic tiling system). Adhesives: To AS 2358 (Adhesives - For fixing ceramic tiles).</p>	<p><b>Mechanical installations</b> Mechanical ventilation: To AS 1668.2 (The use of ventilation and air-conditioning in buildings - Mechanical ventilation for acceptable indoor quality) - Grade 2 amenity.</p>
<p><b>Units of measurement</b> Dimensions are shown in millimetres unless noted otherwise.</p>	<p><b>Structural design</b> For details of structural footings, slabs, framing and the like refer to structural engineering details, to be prepared by a qualified structural engineer. Structural design is to be in accordance with the relevant structural design manuals.</p>	<p><b>Galvanising</b> Galvanising mild steel components (including fasteners) to AS 1214 or AS/NZS 4680, as appropriate, where exposed to weather, embedded in masonry or in contact with chemically treated timber.</p>	<p><b>Fire safety</b> <b>Fire separation</b> To be in accordance with Part 3.7.1 of the BCA (Volume 2). Fire separation - Separating wall construction: Part 3.7.1.8 of the BCA (Volume 2). Fire separation - Roof lights: Part 3.7.1.10 of the BCA (Volume 2). Refer to architectural details of fire separation methods. <b>Smoke alarms</b> To be in accordance with Part 3.7.2 of the BCA (Volume 2), and AS 3786 (Smoke alarms).</p>	<p><b>Waterproofing</b> To be in accordance with Part 3.8.1 of the BCA (Volume 2). Waterproofing: To AS 3740 (Waterproofing of wet areas in residential buildings). Refer to architectural details of waterproofing.</p>	<p><b>Floor coatings and coverings</b> Carpeting: To AS/NZS 2455.1 (Textile floor coverings - Installation practice - General). Resilient finishes: To AS 1884 (Floor coverings - Resilient sheet and tiles - Laying and maintenance practices).</p>	
<p><b>Materials handling and storage</b> Material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.</p>						
<p><b>Structure</b> Foundations, footings, reinforced concrete slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be constructed in accordance with the Structural Engineer's details and specifications.</p>						
<p><b>Hydraulics</b> Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be constructed in accordance with Local Authority and Hydraulic Engineer's requirements.</p>						

**BASIX® commitments**

Assessor	Mr. Daniel Warda
Date	30 / 03 / 2021
BASIX Certificate No.	1189356S
NatHERS Certificate No.	000582557S

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**project details**

Site Address	Lot A, 64 Nepean Avenue, Penrith NSW 2750
Municipality	Penrith City
Reference	20-0811

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**thermal comfort**

Floors	225mm Waffle Pod Slab as per job number 20-0811
Suspended Floors	R4.0 Bulk Insulation to Bedroom 1 WR & Ensuite floor joists over Verandah
External Walls	R2.5 High Density Insulation to all external walls   Medium
Internal Walls	Same value as external wall applied to Garage internal walls only
Ceilings	R4.0 Bulk Insulation to all trussed ceilings over living areas (incl. Garage Ceiling Joists)
Roof	Colorbond   Medium
Roof Insulation	Anticon Blanket - 55mm
Type A Windows (Aluminum Framed - Single Clear Glazing)	U - Value: 6.70 SHGC: 0.57 * To all awning windows
Type B Windows (Aluminum Framed - Single Clear Glazing)	U - Value: 6.70 SHGC: 0.70 * To all sliding, fixed & double hung windows/doors (incl. any below)
Type B Windows (Aluminum Framed - Single Low-e Glazing)	U - Value: 5.40 SHGC: 0.58 * To W09, W09 & W14

Note: U-Value may be lower but not higher than the nominated values  
Note: SHGC may have a tolerance of +/- 10% of the nominated values in NSW only

Skylights N/A

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**energy**

Landscape Area	500m²	Hot Water	Gas Instantaneous   6 Stars
WC's	4 Star	Air-Con (Cooling)	3-Phase Ducted A/C   EER 3.0 - 3.5
Kitchen Taps	4 Star	Air-Con (Heating)	3-Phase Ducted A/C   EER 3.0 - 3.5
Shower Heads	3 Star (>4.5 but <=6L/min)	Ventilation	As Per Basix Assessment
Basin Taps	4 Star	PV System	1.5kW
Alternative Water	5000L Rainwater Tank	Cooking	Gas Cooktop & Electric Oven
Roof Water To Tank	400m³	Drying	Outdoor Clothesline
Air Water Uses	WC & Garden	Lighting	As Per BASIX Certificate

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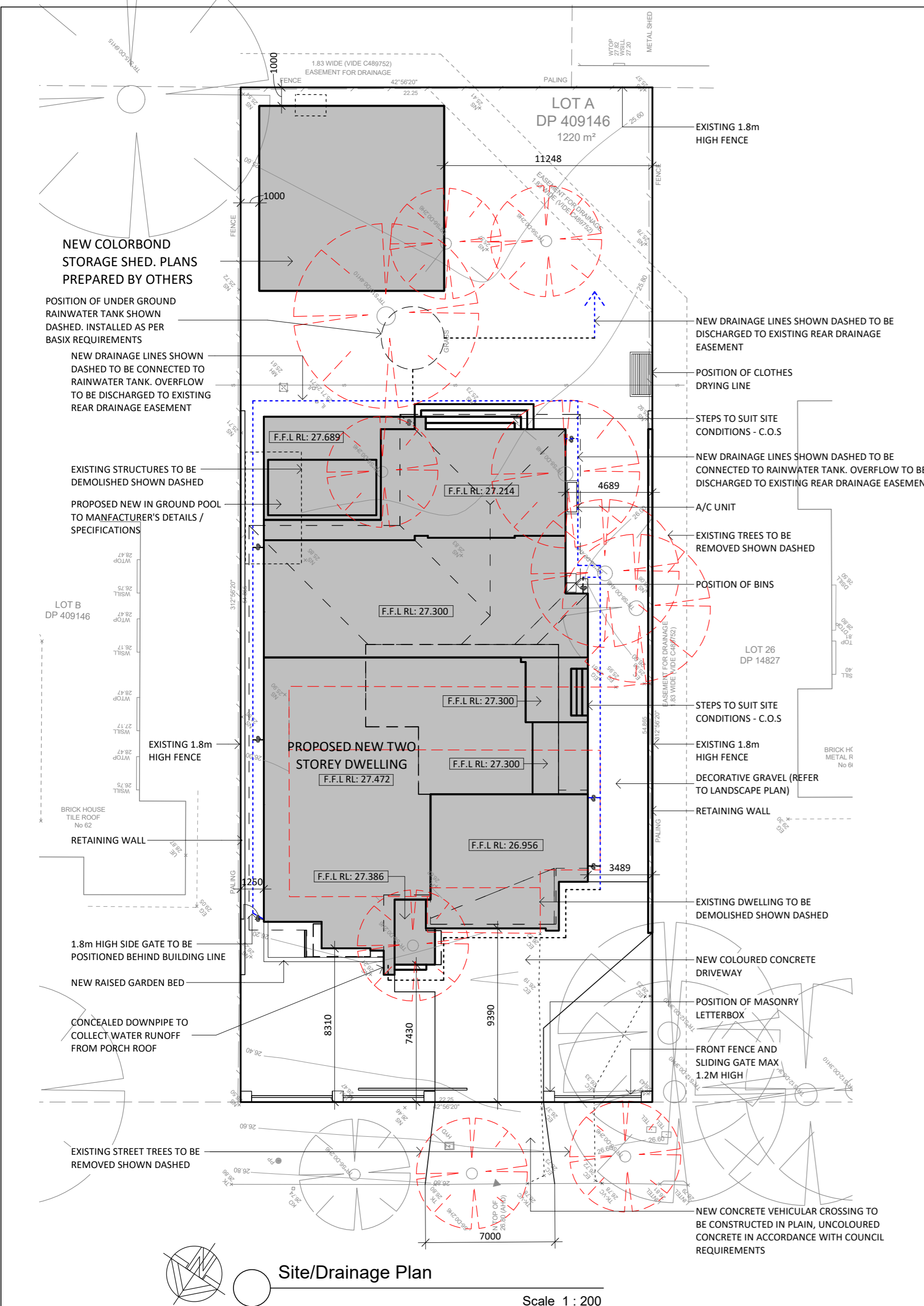
**swimming pool**

Pool / Spa	Pool
Shading / Timer	Timer
Cover	Yes



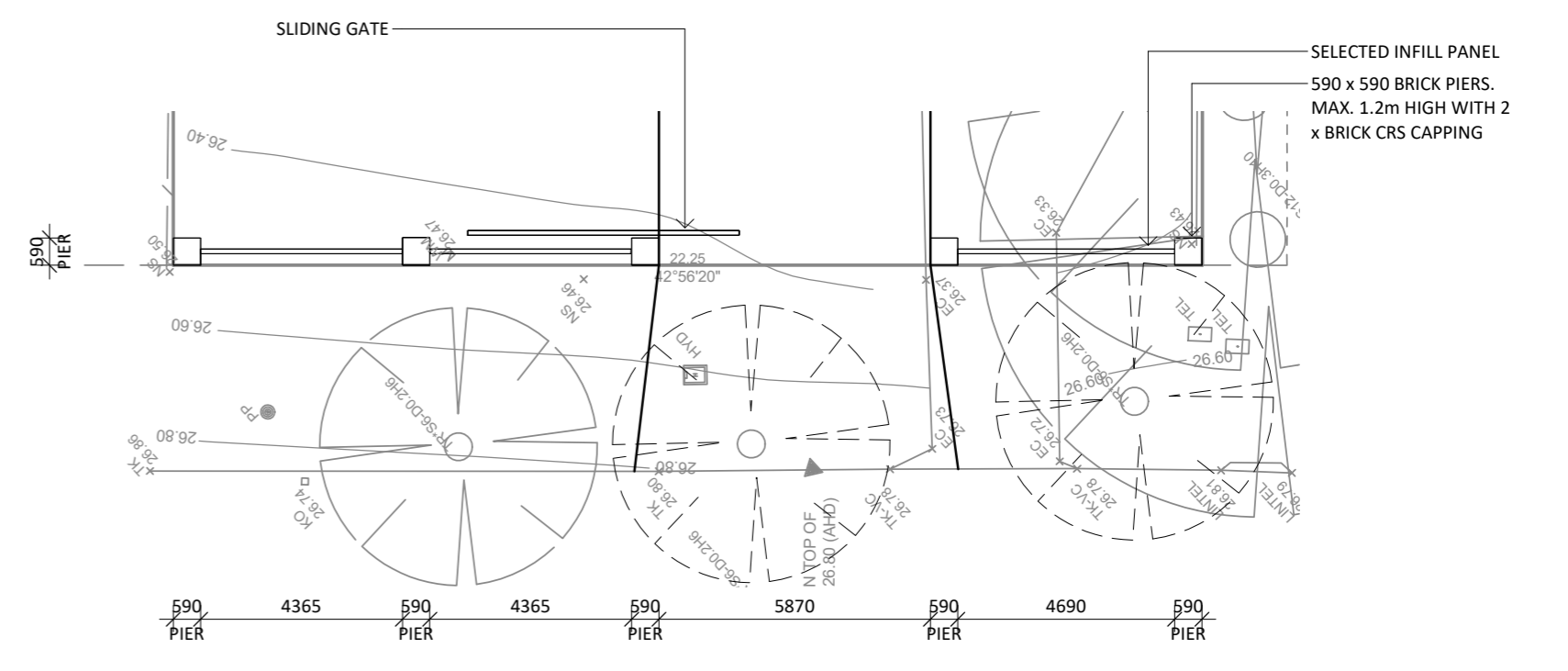


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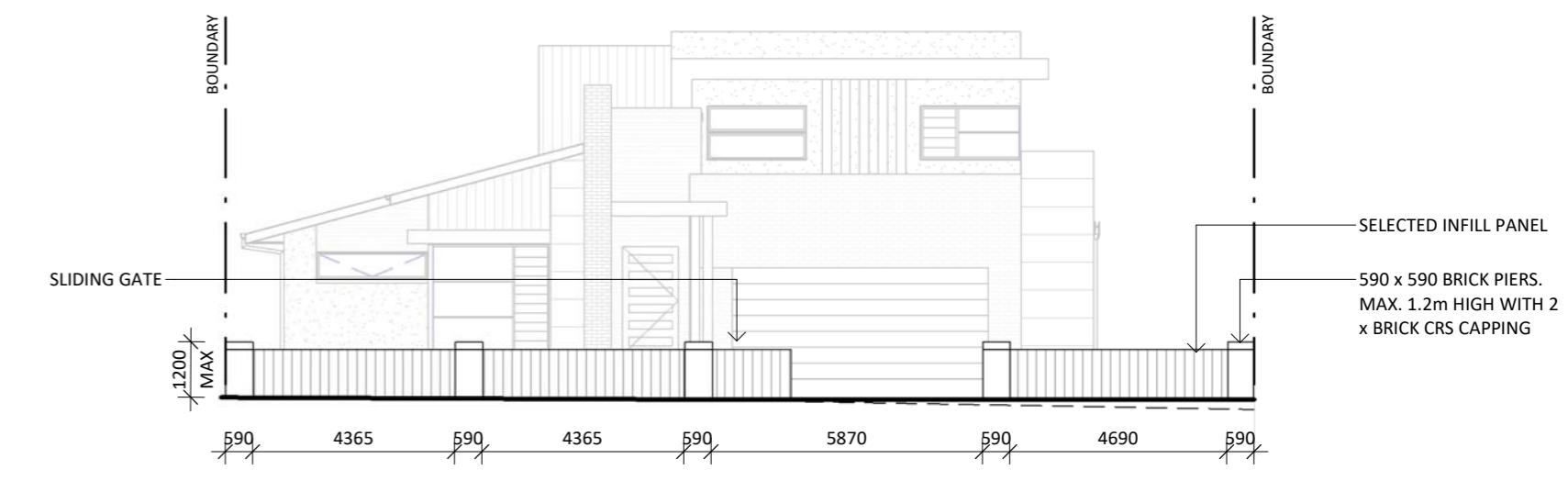
Site/Drainage Plan

Scale 1 : 200



Front Fence Plan

Scale 1 : 150



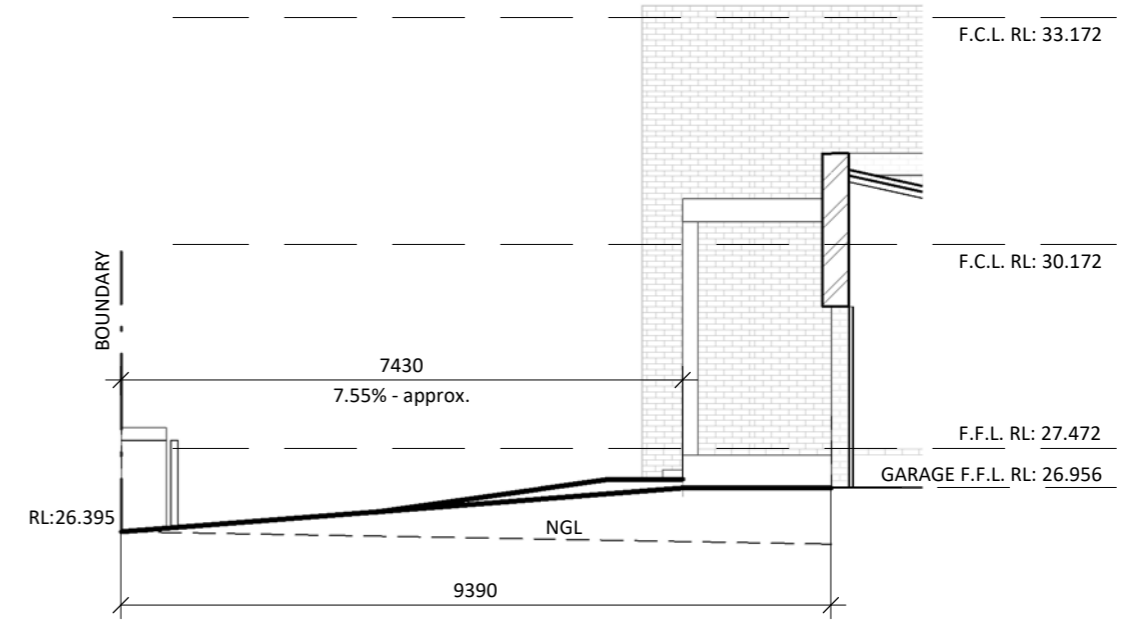
Front Fence Elevation

Scale 1 : 150

\* FFL BASED ON NEPEAN RIVER 1% AEP FLOOD LEVEL ESTIMATED TO BE RL:26.8m AHD + 500mm FREEBOARD

Area Calculations		
Mark	Areas:	Area
01	GROUND FLOOR UPPER	184.11 m <sup>2</sup>
03	GARAGE	58.17 m <sup>2</sup>
04	PORTICO	6.91 m <sup>2</sup>
05	ALFRESCO LEVEL (INCL. AREA OF INFINITY TANK)	65.80 m <sup>2</sup>
06	VERANDAH	10.92 m <sup>2</sup>
07	FIRST FLOOR	74.00 m <sup>2</sup>
08	STORAGE SHED	100.00 m <sup>2</sup>
09	UPPER POOL LEVEL	36.57 m <sup>2</sup>
Total:		536.48 m <sup>2</sup>

**Site Area:** 1220m<sup>2</sup>  
**Landscape Area:** Minimum 50% or 610m<sup>2</sup>  
 Proposed 40.96% or 499.72m<sup>2</sup>



Driveway Gradient

Scale 1 : 100

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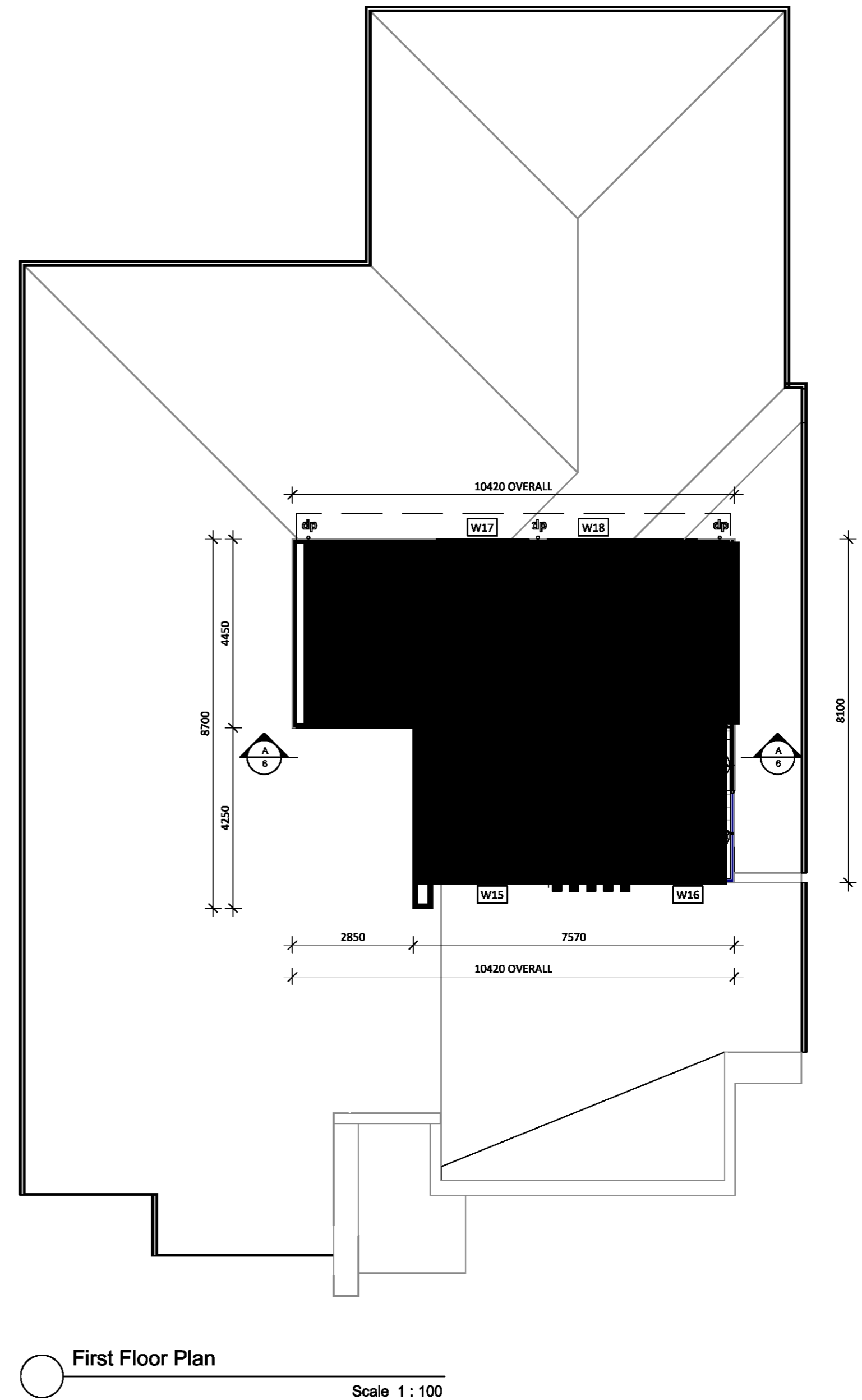
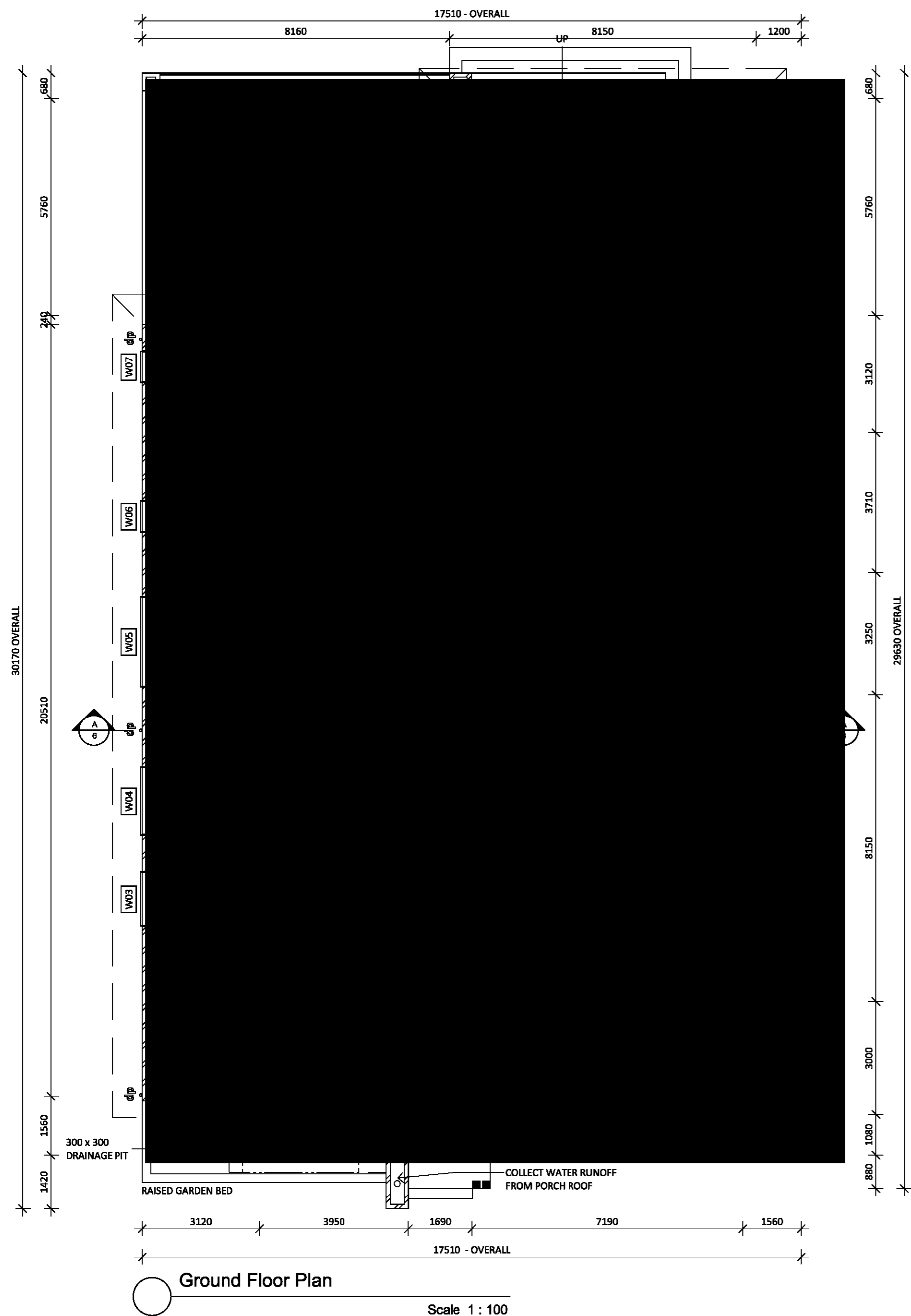
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 Council: Penrith City Council  
 Development Application (DA)

Date: 13.04.2021  
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 Scale: As indicated  
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**New Two Storey Dwelling**

Location: Lot A, DP.409146, 64 Nepean Avenue, Penrith

For: Mr & Mrs D. Costa

Council: Penrith City Council

Development Application (DA)

Job No:

20-0811

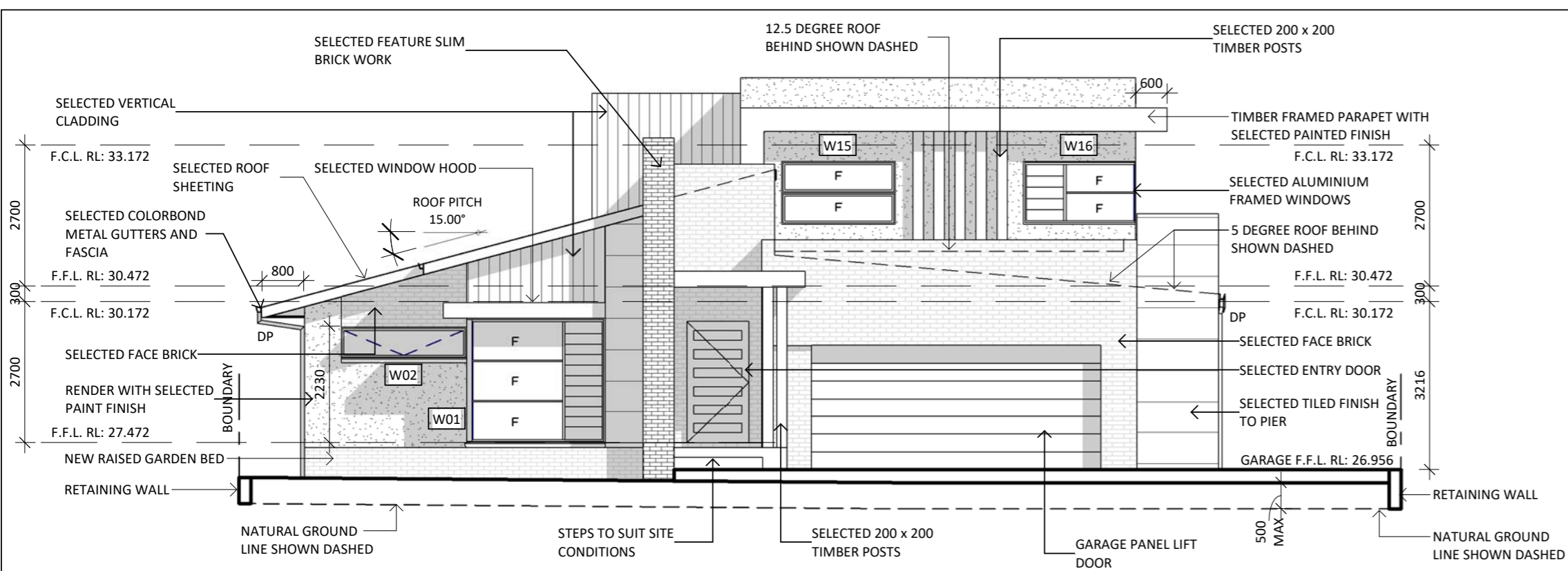
Date: 13.04.2021

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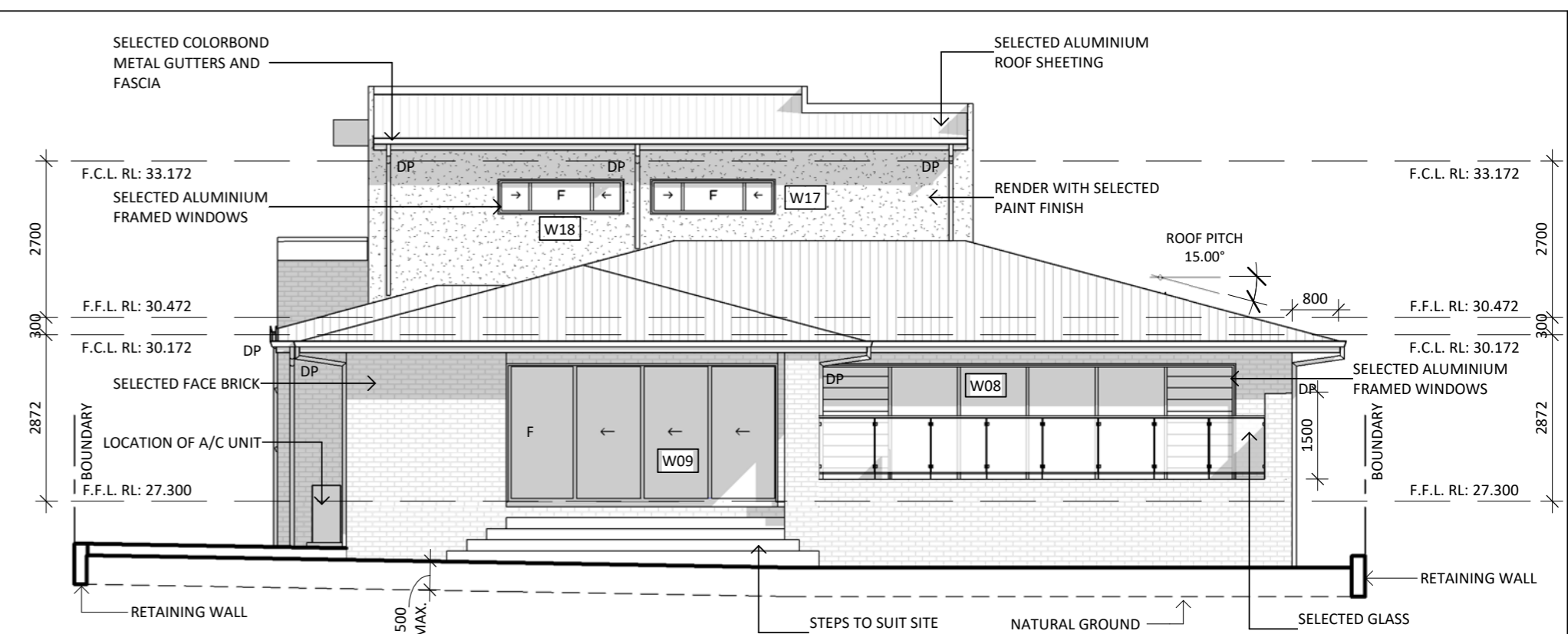
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Issue: 3

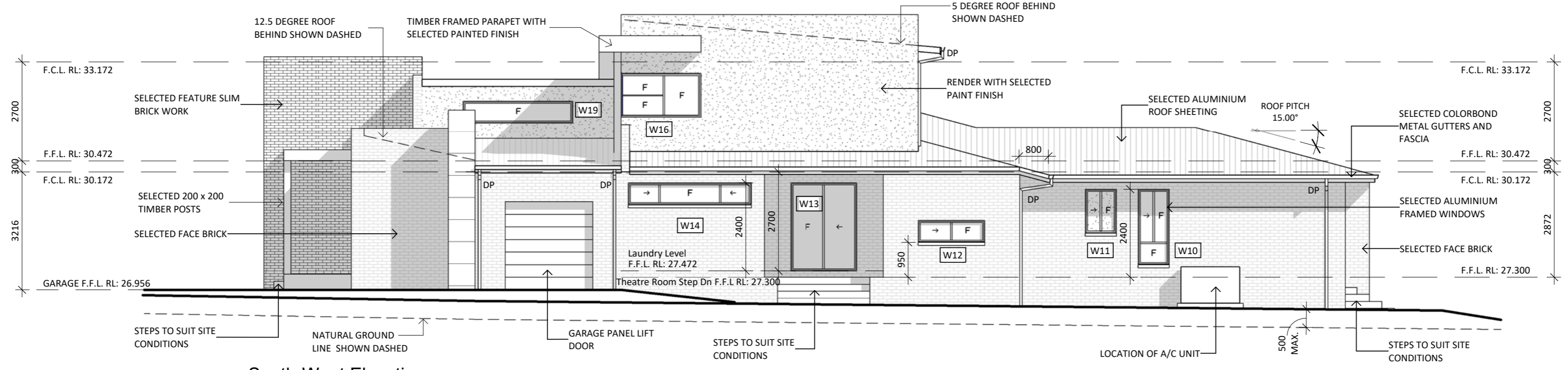
A2



North-West Elevation  
Scale 1 : 100



South-East Elevation  
Scale 1 : 100



South-West Elevation  
Scale 1 : 100



North-East Elevation  
Scale 1 : 100

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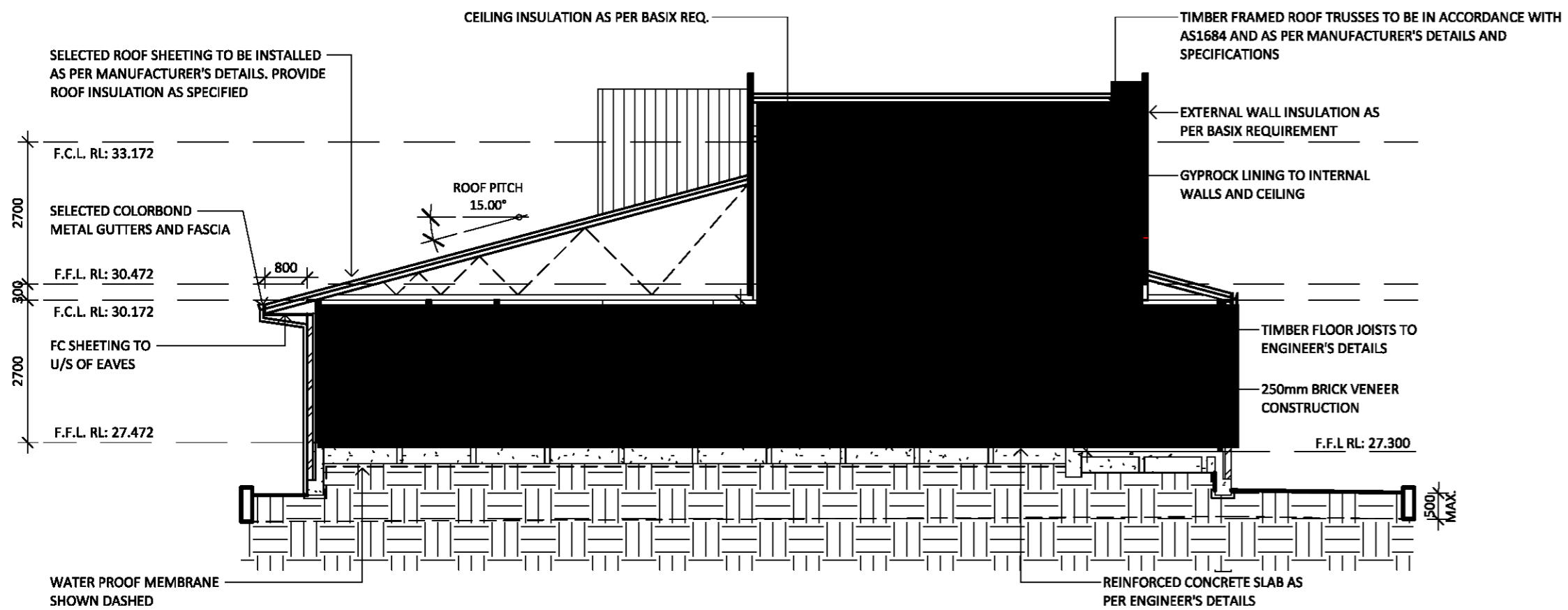
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Principal Designer: A B N: 31 622 410 379  
*Michael Briffa* BUILDING DESIGNERS AUSTRALIA MEMBER - Greater Western Sydney Branch  
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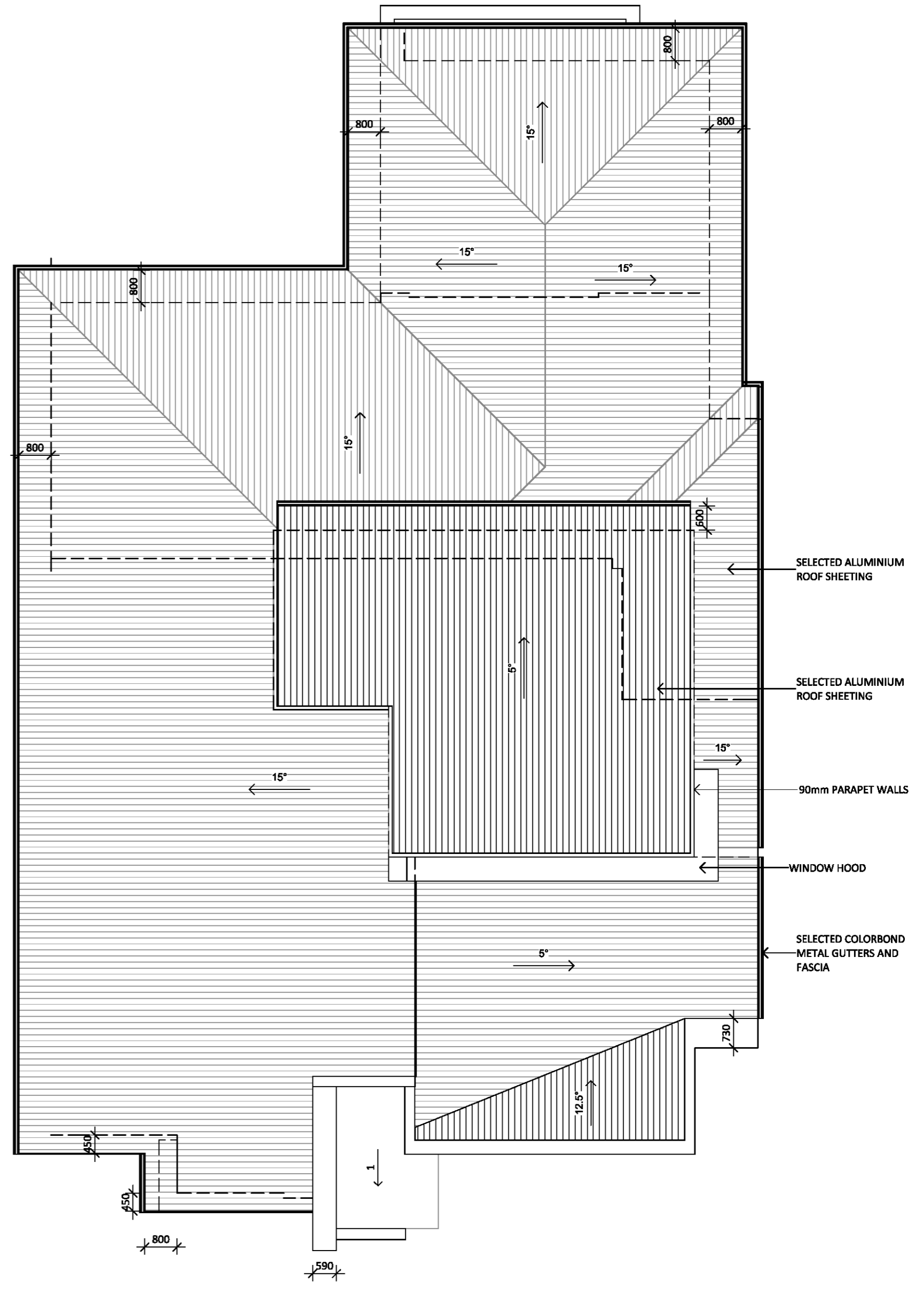


Section A-A  
Scale 1 : 100

Window Schedule				
Mark	Height	Width	Comments	Window Area
W01	2400	1320 / 2640	FIXED & LOUVRE CORNER WINDOW	3.17 m <sup>2</sup>
W02	600	2410	AWNING WINDOW	1.45 m <sup>2</sup>
W03	1030	1450	SLIDING WINDOW - OBSCURE	1.49 m <sup>2</sup>
W04	1030	1810	SLIDING WINDOW	1.86 m <sup>2</sup>
W05	1030	2410	SLIDING WINDOW	2.48 m <sup>2</sup>
W06	1200	850	SLIDING WINDOW	1.02 m <sup>2</sup>
W07	1200	850	SLIDING WINDOW	1.02 m <sup>2</sup>
W08	2400	7190	FIXED & LOUVRE WINDOW	17.26 m <sup>2</sup>
W09	2400	4690	SLIDING STACKER DOOR	11.26 m <sup>2</sup>

Window Schedule				
Mark	Height	Width	Comments	Window Area
W10	2060	850	SLIDING WINDOW	1.75 m <sup>2</sup>
W11	1200	850	SLIDING WINDOW - OBSCURE	1.02 m <sup>2</sup>
W12	600	1810	SLIDING WINDOW	1.09 m <sup>2</sup>
W13	2400	1810	SLIDING DOOR	4.34 m <sup>2</sup>
W14	600	3360	SLIDING WINDOW	2.02 m <sup>2</sup>
W15	1200	2170	FIXED WINDOW	1.30 m <sup>2</sup>
W16	1200	2170 / 2170	FIXED & LOUVRE CORNER WINDOW	2.60 m <sup>2</sup>
W17	600	2170	SLIDING WINDOW	1.30 m <sup>2</sup>
W18	600	2170	SLIDING WINDOW	1.30 m <sup>2</sup>
W19	600	3010	FIXED WINDOW	1.81 m <sup>2</sup>

**Note:**  
 \* All windows are aluminium framed sliding type. Unless noted otherwise.  
 \* **Confirm all windows with builder and owner prior to ordering.**  
 \* All windows are nominal sizes.  
 \* Builder and owner to comply with relevant BASIX commitments in regards to glazing requirements.  
 \* **All bedroom windows more than 2m above natural ground with sill height <1.7m must provide either crimsafe screening to opening portion or fixed to open max. 125mm in accordance with Clause 3.9.2.5 (Protection of openable windows) of Volume 2 of the Building Code of Australia.**



Roof Plan  
Scale 1 : 100

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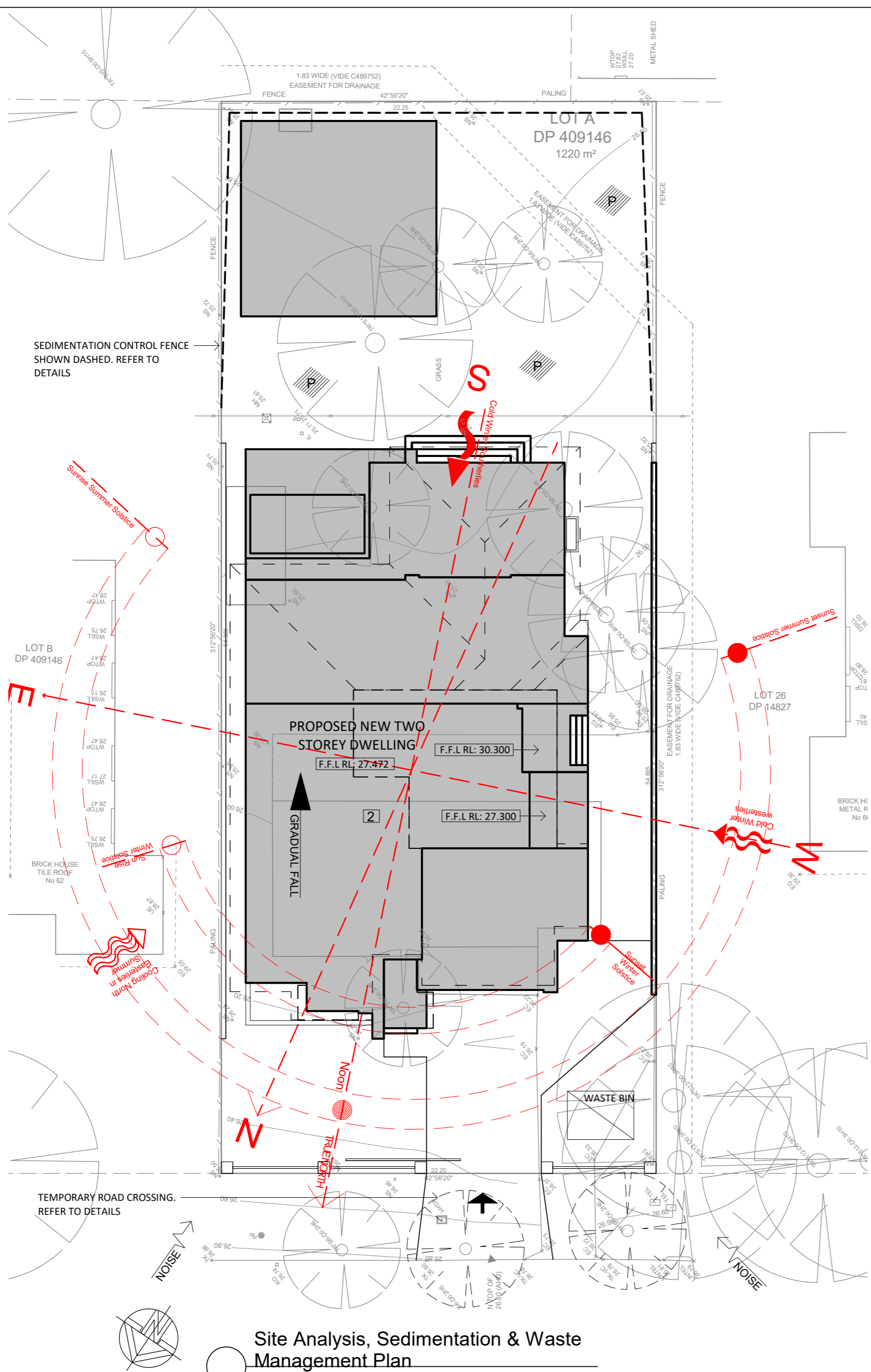
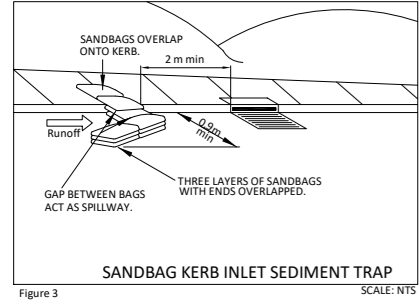
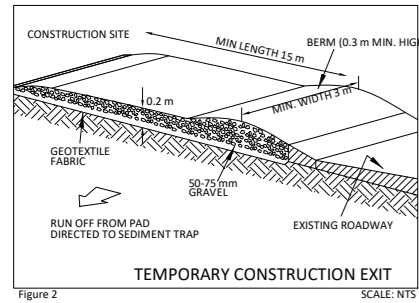
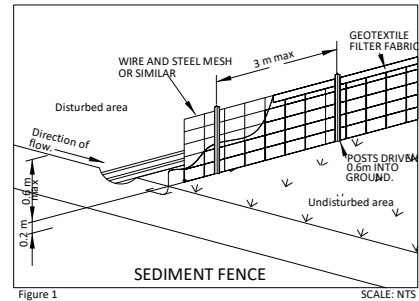
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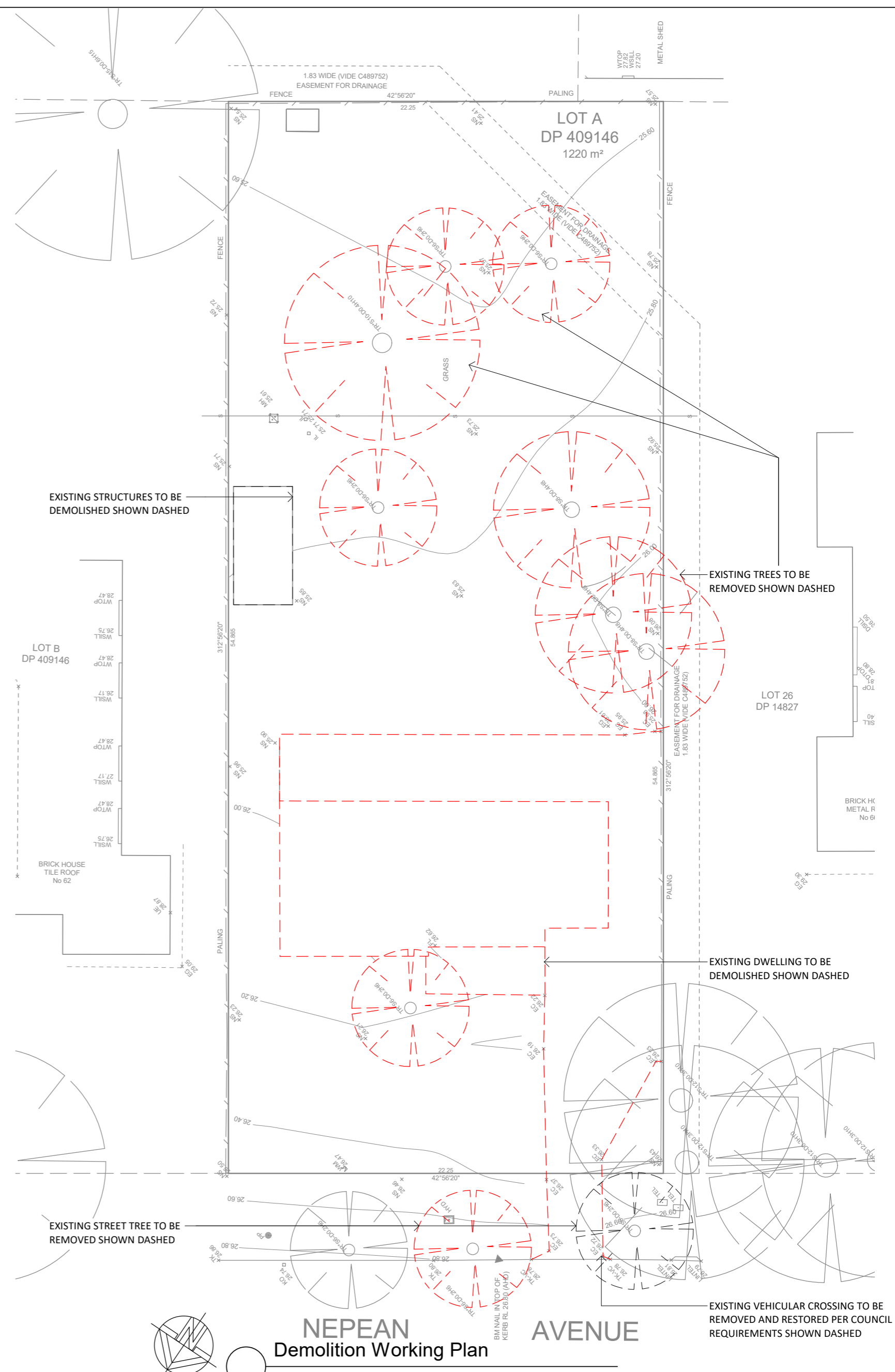
**SITE ANALYSIS**

**LEGEND**

- SUN RISE
- NOON
- SUN SET
- Cold Winter Southerlies
- Cooling North Easterlies in Summer
- Cold Winter Westerlies
- NOISE
- GRADUAL FALL
- VEHICULAR ENTRY EXISTING
- VEHICULAR ENTRY PROPOSED
- PRIVATE OPEN SPACE
- NUMBER OF STORES



Site Analysis, Sedimentation & Waste Management Plan  
Scale 1 : 200



NEPEAN AVENUE  
Demolition Working Plan  
Scale 1 : 200

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**1. FALLS, SLIPS, TRIPS**

**a) WORKING AT HEIGHTS**

**DURING CONSTRUCTION**

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

**DURING OPERATION OR MAINTENANCE**

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

**ANCHORAGE POINTS**

Anchor 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 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 1990 - it therefore may contain asbestos 1990 - 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**

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, 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.



NEPEAN AVENUE  
June 21 Shadow Diagrams - 9am-3pm

Scale 1 : 200

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