J & P PIGGOTT

1392 SPRING RIDGE ROAD TALLAWANG NSW 2852 LOT 2 DP610052

PROPOSED BCA CLASS 1 RESIDENTIAL DWELLING



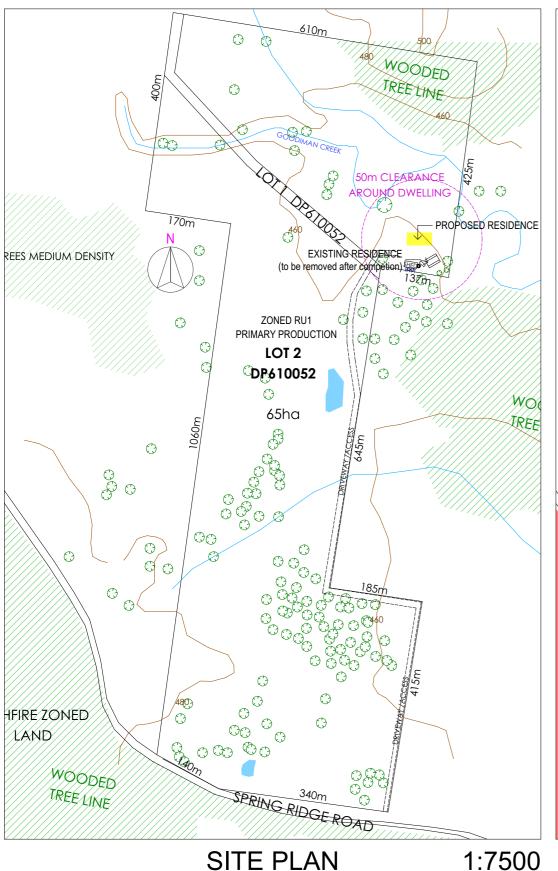
DRAWING SCHEDULE

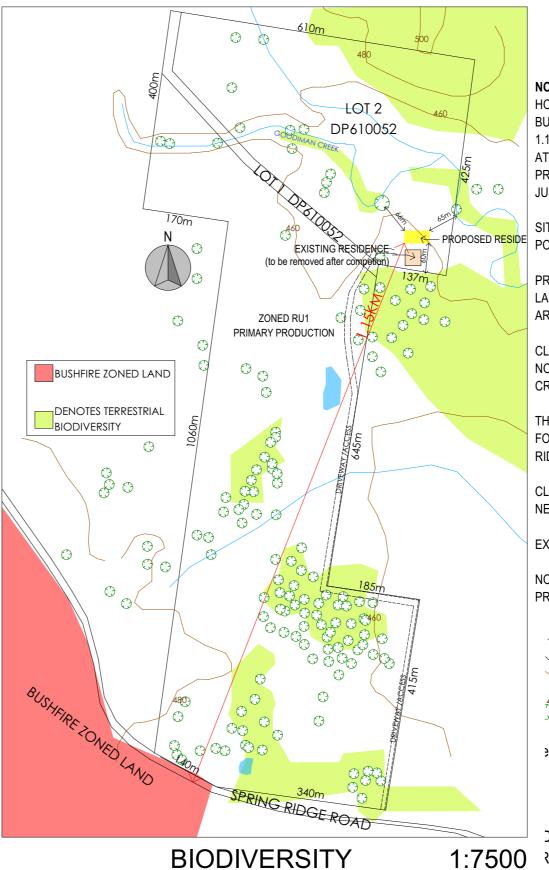
REVISION/ DATE A / 12-07-2023

02	A101	SITE PLAN + TERRESTRIAL BIODIVERSITY NOTES
03	A102	SITE DETAILS AND NOTES
04	A105	FLOOR PLAN
05	A106	FLOOR PLAN DIMENSIONS
06	A601	BASIX NOTES, ROOM SCHEDULE
07	A201	ELEVATIONS
80	A301	SECTION
09	A601	DOOR & WINDOW PLAN & SCHEDULES
10	A113	ROOF PLAN
11	A001	SAFETY NOTES
12	A203	3D IMAGES

GENERAL NOTES

- 1. EXISTING HOUSE TO BE DEMOLISHED AFTER CONSTRUCTION ON THE NEW DWELLING IS COMPLETED.
- 2. BUILDER/OWNER TO GIVE COUNCIL DETAILS OF DEMOLITION PRIOR TO COMMENCEMENT.
- 3. SEPTIC DETERMINED SUITABLE FOR NEW DWELLING AND REPORT CONFIRMING TO BE GIVEN TO COUNCIL
- 4. EXISTING SHED AND WATER TANKS TO REMAIN
- 5. ALL DIMENSIONS ARE TO BE CONFIRMED BY BUILDER/OWNER PRIOR TO STARTING CONSTRUCTION.
- 6. OWNER/BUILDER TO ENSURE ALL INVOLVED IN THE PROJECT ARE WORKING FROM THE SAME REVISION.





NOTES:

HOUSE SITE IS NOT **BUSHFIRE ZONED BUT** 1.15KM FROM THE AREA AT THE ENTRY TO THE PROPERTY WHICH IS

JUST IN THE BUSHFIRE ZONE.

SITE DOES HAVE TERRESTRIAL BIODIVERSITY SHOWN AS POTENTIAL CONSIDERATION TO THE SITE.

PROPOSED NEW DWELLING

PROPOSED HOUSE IS FURTHER AWAY FROM THE BUSFIRE ZONED LAND THAN THE EXISTING HOUSE WITH A CLEAR 50m BUFFER AROUND THE DWELLING

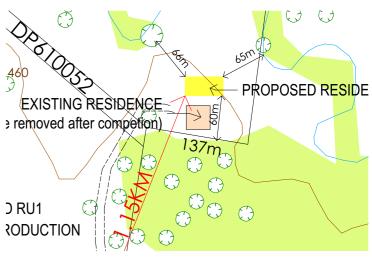
CLIENTS HAVE MOVED DWELLING FURTHER AWAY FROM AREAS NOTED TO HAVE TERRESTRIAL BIODIVERSITY INDICATED TO CREATE A 60m BUFFER ZONE AROUND DWELLING

THERE IS A DISTANCE OF 1.15km FROM THE HOUSE TO THE FORREST AREA INDICATED AS BUSHFIRE ZONED ALONG SPRING RIDGE ROAD.

CLIENTS WILL USE EXISTING SEPTIC AS ASSESSED SUITABLE FOR NEW DWELLING.

EXISTING RAINWATER TANKS AND SOLAR ALSO TO BE MAINTAINED

NO SPECIES OF PLANTS OR WILDLIFE WILL BE IMPACTED BY THIS PROPOSAL.



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icinta Browning	Client PAUL + JENNY F
	Site Address 1392 SPRING RIDG
<u>.</u>	TALLAWANG

Client PAUL + JENNY PIGGOTT	Drawing SITE P	PLAN PLAN
Site Address 1392 SPRING RIDGE ROAD	12 JULY 2023	Sheet No.
TALLAWANG NSW	LOT 2 DP610052	Plan/Revision A.101/



ALL MEASURES ARE TO BE TAKEN TO ENSURE THAT ANY RUNOFF FROM CONSTRUCTION AREA DOES NOT ENTER NEARBY GULLYS. CREEKS OR WATERWAYS. ALL SEDIMENT CONTROL METHODS REQUIRED SHALL BE UTILISED AS NEEDED.

SEDIMENT CONTROL NOTES

- 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCUDING VEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE INSTALLED ACCORDING TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
- 2. ALL DRAINAGE SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING CONSTRUCTION 3. SEDIMENT TRAPS TO BE CONSTRUCTED AROUND ANY PITS CONSISTING OF 300mm WIDE X 300mm DEEP
- **TRENCH**
- 4. SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM 60% FULL OF SOIL MATERIALS INCLUDING DURING THE MAINTENANCE PERIOD
- 5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND ANY AREAS WHERE WATER MAY CONCENTRATE.
- 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0m CENTRES AND THE FABRIC BURIED 150mm ALONG THE LOWER EDGE.

SERVICES

1 BUILDER TO CONFIRM THE LOCATION OF EXISTING SERVICES.

2 PRIOR TO THE COMMENCING OF ANY NEW WORK ON SITE THE LOCATION OF ALL SERVICES NEEDS TO BE CONFIRMED AND THE RELAVANT PARTIES INFORMED. THIS INCLUDES BUT IS NOT LIMITED TO GAS COMPANIES, TELSTRA AND PARTIES RESPONSIBLE FOR CABLES, POWER, WATER ETC 3 PRIOR TO THE DEMOLISHION OF THE EXISTING HOUSE THE DETAILS SHOULD BE PROVIDED TO COUNCIL AND RELAVANTAUTHORITIES INFORMED.

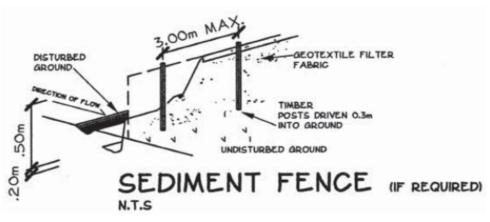
SEDIMENT + EROSION NOTES

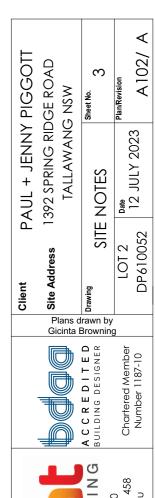
1 ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES NEED TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS. 2 STRUCTURES ARE TO BE INSPECTED REGULARLY AN MAINTAINED BY THE BUILDER.

3 BUILDER TO ENSURE THAT IN THE EVENT OF HEAVY RAINFALL THE RUNOFF OF CONSTRUCTION MATERIALS DOES NOT ENTER WATERWAYS, GULLYS

4 ALL CONTRACTORS TO BE AWARE OF THIS REQUIREMENT AND UNDERSTAND THEIR **OBLIGATIONS PRIOR TO THEIR COMMENCEMENT ON SITE**

5 ANY SEWER, WATER OR DRAINAGE LINES OR TRENCHES NEED TO BE BACKFILLED WITHIN 24 HOURS OF INSPECTION AND APPROVAL 6 A DESIGNATED AREA MUST BE LOCATED TO ALLOW ERODIBLE MATERIALS TO BE MAINTAINED DURING CONSTRUCTION AND PROTECTED WITH A SEDIMENT FENCE OR FILTERS.





BASIX COMMITMENTS

WATER COMMITMENTS

LOW WATER USE OR INDIGENOUS VEGETATION TO 180m2 OF SITE

FIXTURES

SHOWERHEADS TO BE INSTALLED WITH A MINIMUM 4 STAR RATING

FLUSHING TOILETS WITH A MINIMUM 3 STAR RATING KITCHEN TAPS TO HAVE A MINIMUM 5 STAR RATING BASIN TAPS TO HAVE A MINIMUM 5 STAR RATING

ALTERNATIVE WATER

EXISTING 40000L RAINWATER TANKS INSTALLED ON SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES

RAINWATER TANK TO COLLECT RUNOFF FROM 424m2 OF ROOF AREA

RAINWATER TANK TO BE CONNECTED TO ALL INDOOR AND OUTDOOR TAPS, TOILETS AND BASINS

THERMAL COMFORT COMMITMENTS

CONSTRUCTION:

CONDITIONED FLOOR ARE MUST NOT EXCEED 300m2
AND MUST NOT HAVE A THIRD LEVEL HABITABLE ATTIC
ROOM OR MEZZANINE EXCEEDING 25m2
FLOOR -CONCRETE SLAB ON GROUND WITH IN SLAB
HEATING TO HAVE 1 SLAB EDGE
EXTERNAL WALL -FRAMED ADDITIONAL INSULATION R-VALUE 3.20 (OR 3.6 INCLUDING CONSTRUCTION)
FLAT CEILING PITCHED ROOF - ADDITIONAL INSULATION
R-VALUE CEILING:3.25(UP) ROOF: FOIL/SARKING
LIGHT (SOLAR ABSORPTANCE<0.475) ACCEPTABLE

RAKED CEILING PITCHED ROOF - ADDITIONAL INSULATION R-VALUE CEILING:3.26(UP) ROOF: FOIL/SARKING

UNVENTILATED; LIGHT (SOLAR ABSORPTANCE<0.475)
ACCEPTABLE

FLAT CEILING + FLAT ROOF - ADDITIONAL INSULATION R-VALUE CEILING:3.32(UP) ROOF: FOIL/SARKING LIGHT (SOLAR ABSORPTANCE<0.475) ACCEPTABLE

INSULATION INSTALLED IN ACCORDANCE WITH THE BCA PART 3.12.1.1

WINDOWS, GLAZED DOORS AND SKYLIGHTS

SEE DOOR AND WINDOW FOR FULL DETAILS DOUBLE GLAZING OR LOW-E GLAZING IS SUGGESTED FOR THERMAL COMFORT BUT NOT REQUIRED FOR BASIX COMMITMENTS

WINDOW/DOOR SHADING

NORTH

W03 / W02 /W04 / W08/ D04 / D07 NOT OVERSHADOWED ALL ALUMINIUM SINGLE CLEAR OR BETTER EAVES ONLY D7 / D8 1800mm VERANDAH

EAST

W06 / W07 / W10 / W05 / D06 NOT OVERSHADOWED ALL ALUMINIUM SINGLE CLEAR OR BETTER SOLID OVERHANGING ROOF ABOVE D6 FROM PANTRY

SOUTH

W11 / W12 / W13 / W14 / W15 / W16 D09 / D04 NOT OVERSHADOWED ALL ALUMINIUM SINGLE CLEAR OR BETTER EAVES ONLY

WEST

W01 / D01

NOT OVERSHADOWED ALL ALUMINIUM SINGLE CLEAR OR BETTER

ENERGY COMMITMENTS

HOT WATER: ELECTRIC

COOLING SYSTEMS: CEILING FAN TO 1 LIVING AREA & CEILING FAN TO AT LEAST 1 LIVING AREA

WOOD HEATER TO LIVING AREA

1 PHASE AIRCON ACCEPTABLE TO LIVING AREAS

1 BATHROOM /POWDER ROOM TO HAVE INDIVIDUAL FAN NOT DUCTED AND MANUAL ON/OFF SWITCH

ARTIFICIAL LIGHTING: 3 BEDROOMS, 2 LIVING/DINING AREAS, BATHROOMS, KITCHEN & HALLWAYS TO HAVE LED OR FLUORESCENT AS THE PRIMARY SOURCE OF LIGHTING HOWEVER NOT REQUIRED TO BE DEDICATED LED.

ELECTRIC COOKTOP ELECTRIC OVEN PERMISSIBLE REFRIGERATOR SPACE TO BE WELL VENTILATED

Room Number Room Name Measured Area 1 LOUNGE 46.29 2 PANTRY 10.69 3 BROOM 1.42 4 OPEN LIVING 80.49 5 HALL 7.52 6 ENTRY 9.66 7 HALLWAY 21.55 8 LINEN 2.36 9 MASTER BED 27.68 10 WIR 5.22			
Number Room Name Area 1 LOUNGE 46.29 2 PANTRY 10.69 3 BROOM 1.42 4 OPEN LIVING 80.49 5 HALL 7.52 6 ENTRY 9.66 7 HALLWAY 21.55 8 LINEN 2.36 9 MASTER BED 27.68	ROOM SCHEDULE		
2 PANTRY 10.69 3 BROOM 1.42 4 OPEN LIVING 80.49 5 HALL 7.52 6 ENTRY 9.66 7 HALLWAY 21.55 8 LINEN 2.36 9 MASTER BED 27.68		Room Name	Measured Area
3 BROOM 1.42 4 OPEN LIVING 80.49 5 HALL 7.52 6 ENTRY 9.66 7 HALLWAY 21.55 8 LINEN 2.36 9 MASTER BED 27.68	1	LOUNGE	46.29
4 OPEN LIVING 80.49 5 HALL 7.52 6 ENTRY 9.66 7 HALLWAY 21.55 8 LINEN 2.36 9 MASTER BED 27.68	2	PANTRY	10.69
5 HALL 7.52 6 ENTRY 9.66 7 HALLWAY 21.55 8 LINEN 2.36 9 MASTER BED 27.68	3	BROOM	1.42
6 ENTRY 9.66 7 HALLWAY 21.55 8 LINEN 2.36 9 MASTER BED 27.68	4	OPEN LIVING	80.49
7 HALLWAY 21.55 8 LINEN 2.36 9 MASTER BED 27.68	5	HALL	7.52
8 LINEN 2.36 9 MASTER BED 27.68	6	ENTRY	9.66
9 MASTER BED 27.68	7	HALLWAY	21.55
	8	LINEN	2.36
10 WIR 5.22	9	MASTER BED	27.68
	10	WIR	5.22
11 ENSUITE 6.80	11	ENSUITE	6.80
12 POWDER 3.98	12	POWDER	3.98
13 STUDY 13.51	13	STUDY	13.51
14 BED 2 15.11	14	BED 2	15.11
15 BATH 9.02	15	BATH	9.02
16 BED 3 15.76	16	BED 3	15.76
17 GARAGE 61.15	17	GARAGE	61.15
18 VERANDAH 22.30	18	VERANDAH	22.30
19 ENTRY PORCH 5.40	19	ENTRY PORCH	5.40
20 OPEN COURTYARD 20.00	20		20.00

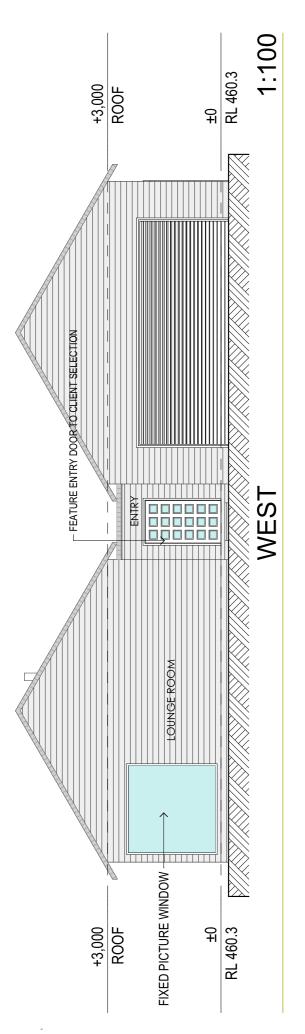
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56. Se. serina items on this plan are subject to verification by an			V	Cinta	lans (TALLAWANG NSW	
n is based on details obtained from the owners & are subject to	DESIGNS	S	& DRAFTING	A C C R E D I T E D BUILDING DESIGNER	Drawing BAS	BASIX NOTES Sheet No.	

2023

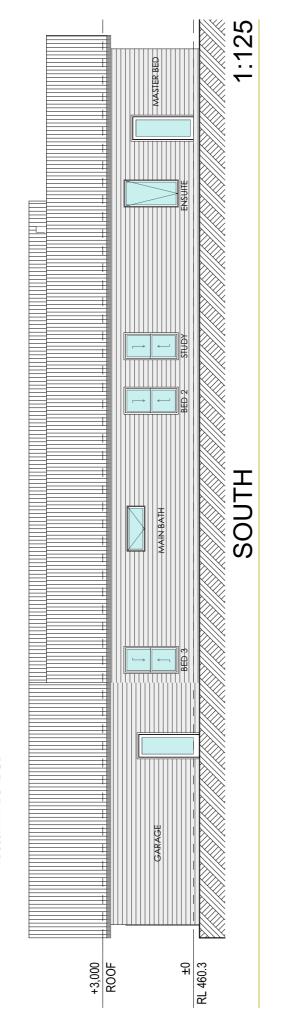
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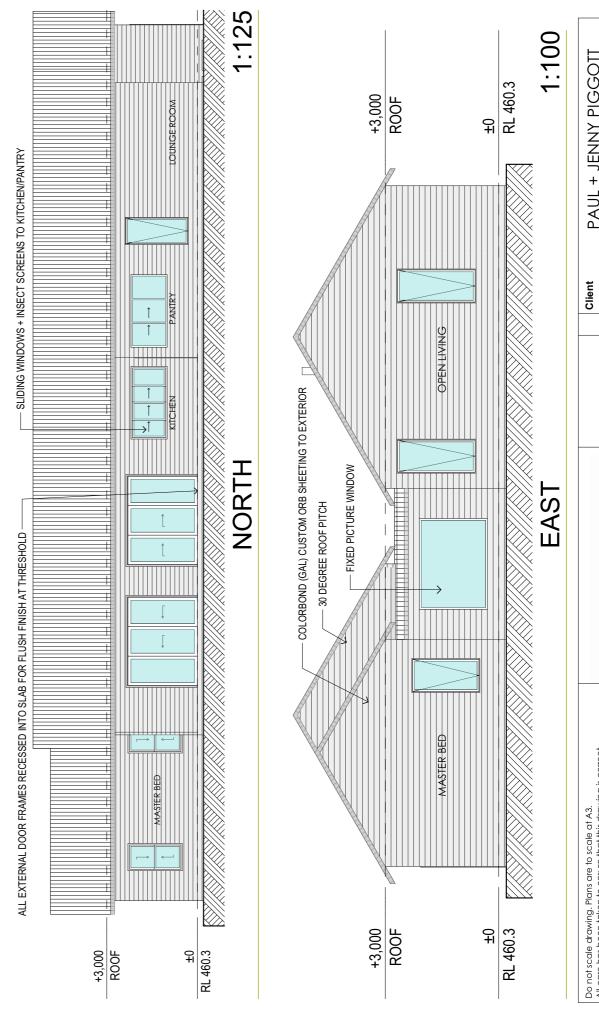
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ELEVATIONS



FFL 300mm ABOVE GL





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A C C R E D	Chartered A Number 1
DESIGNS & DRAFTING	P O Box 826 Mudgee NSW 2850 * Ph 0428 254 037 ABN 61 989 364 458 gicinta@habitatdesigns.com.au

Site Ac	Drawing	ב
	drawn by Browning	
	A C C R E D I T E D BUILDING DESIGNER	Chartered Member Number 1187-10

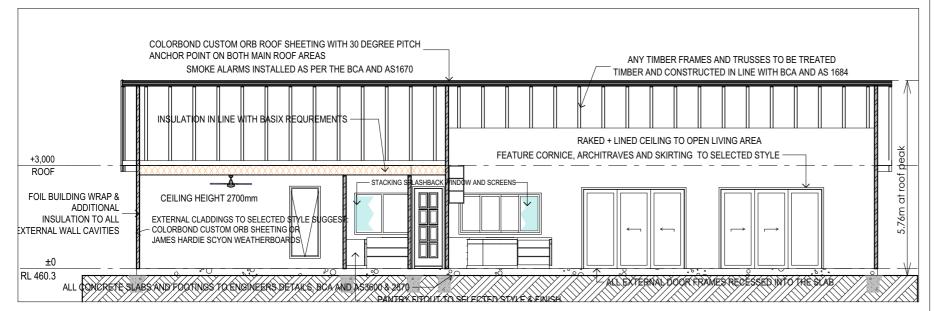
LOT 2 DP610052

1392 SPRING RIDGE ROAD TALLAWANG NSW Date 12 JULY 2023 ELEVATIONS

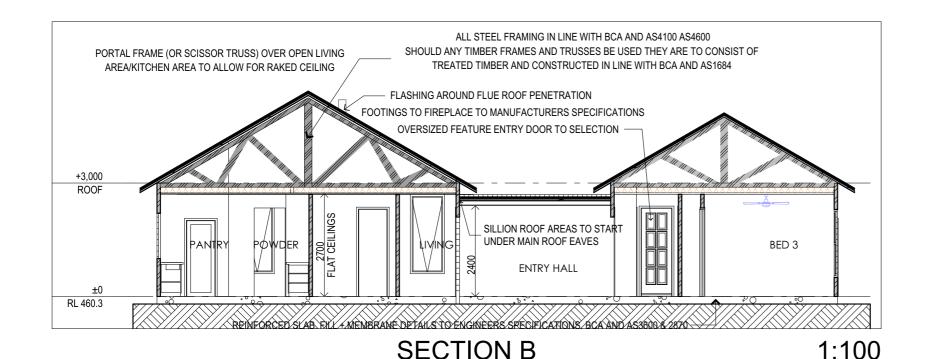
PAUL + JENNY PIGGOTT

A.201/A

SECTIONS + DESIGN NOTES



SECTION A 1:110



DESIGN NOTES

WALL HUNG VANITIES WITH WALL MOUNTED TAPS TO ALL BATHROOMS, ENSUITES AND WET AREAS

MIRRORS ALL VANITIES AND LIGHTING ABOVE

COLORBOND SHEET METAL CLADDING TO EXTERNAL WALLS WITH INSULATION IN WALL CAVITIES AND BUILDING WRAP TO COMPLY WITH BCA +BASIX REQUIREMENTS

ALL INTERNAL WALLS TO BE STEEL FRAMED AND LINED WITH 10mm GYPROCK PLASTERBOARD CD INTERNALLY AND GYPROCK AQUACHECK PLASTERBOARD LINING TO ALL WET AREAS.

WET AREAS TO COMPLY WITH AS3740 AND NCC AND THE PLUMBING CODE OF AUSTRALIA BUILDING TO COMPLY WITH AS3660 TO PROTECT AGAINST SUBTERRANEAN TERMITES AND APPROPRIATE DOCUMENTAION HOWING RISK MANAGEMENT AND MANUFACTURERS RECOMENDATIONS DISPLAYED ON SITE FOR FUTURE INSPECTIONS.

RECESSED SHELVES OR FULL LENGTH 1.2m HIGH WALL WHERE SHOWN IN ALL SHOWER AREAS

NON-SLIP FINISH TO ALL EXTERNAL CONCRETE AREAS OR WET AREAS
JOINERY TO CLIENTS SELECTION IN LOUNGE, ENTRY, STUDY AND WARDROBES
WALK IN ROBES AND CUPBOARDS TO CLIENT REQUIREMENTS
ALL FLOORING TO FALL IN WET AREAS TO DRAINS

EXTERNAL SLABS AND HARD SURFACES TO FALL AWAY FROM RESIDENCE TO ALLOW FOR RUNOFF AWAY FROM BUILDING

LOUNGE ROOM FIREPLACE ELECTRIC WITH WALL CAVITY TO HAVE FLUE TO ALLOW FOR GAS AS AN ALTERNATIVE AND FEATURE CHIMNEY

BCA NOTES:

CLAUSE REQUIREMENTS

31.2 MATERIALS & FORMS OF CONSTRUCTION TO COMPLY WITH BCA B1.2

1.12 NON COMBUSTIBLE MATERIALS TO COMPLY WITH BCA C.1.12

3.1.2 SITE DRAINAGE TO COMPLY WITH AS3500.3.2, AS3500.5 OR BCA3.1.2.1

3.1.3 TERMITE BARRIERS TO BE INSTALLED IN ACCORDANCE WITH AS3660.1

3.3.3 MASONARY ACCESSORIES TO COMPLY WITH AS3700 OR BCA 3.3.3

3.3.4 WEATHERPROOFING OF MASONRY TO COMPLY WITH AS3700 OR BCA 3.3.4

3.4.2 ANY STEEL FRAMING USED TO COMPLY WITH AS3623-1993, AS1170 & AS4600

3.5.1 ANY TIMBER FRAMING USED TO COMPLY WITH AS1684.2 & AS1684.4

WALL CLADDINGS & METAL ROOF CLADDINGS TO COMPLY WITH AS1562.1 OR BCA 3.5.2.1

3.5.2 GUTTERS AND DOWNPIPES TO COMPLY WITH AS3500.3.2 OR AS3500.5 OR BCA 3.5.2.1

3.5.3 WALL CLADDING TO COMPLY WITH BCA 3.5.3.2, 3.5.3.5 & 3.5.3.6

3.6 GLAZING TO COMPLY WITH AS2047, AS1248 & BCA 3.6

3.0 GLAZING TO COMPLY WITH AS2047, AS1240 & DCA 3.0

7.1.9 FIRE HAZARD PROPERTIES TO COMPLY WITH BCA 3.7.1.9

3.7.3.0 HEATING APPLIANCES TO COMPLY WITH STANDARDS SPECIFIED IN BCA 3.7.3.0

3.7.3.1 HEATING APPLIANCE INSTALLATION TO COMPLY WITH 3.7.3.1

3.7.3.5 FIREPLACE FLUE INSTALLATION TO COMPLY WITH 3.7.3.5

3.8.1 WET AREAS TO COMPLY WITH AS3470 BCA 3.8.1.1 & BCA F1.7

3.12.1.1 THERMAL INSULATION TO COMPLY WITH BCA3.12.1

3.12.2 GLAZING TO COMPLY WITH THE PROVISIONS OF THE BASIX CERTIFICATE

.12.3 BUILDING SEALING TO BE IN ACCORDANCE WITH BCA 3.12.3

3.12.3.1 BUILDING SEALING TO BE IN ACCORDANCE WITH BCA 3.12.3.0-5

3.12.4 AIR MOVEMENT TO COMPLY WITH THE PROVISIONS OF THE BASIX CERTIFICATE

3.12.5 BUILDING SERVICES TO COMPLY WITH BCA 3.12.5 INCLUDING 3.12.5.0-3

F1.6 SARKING TO COMPLY WITH AS4200 PARTS 1 & 2

F1.9 DAMP PROOFING FLOORS TO COMPLY WITH AS2870

F2.5 SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA F2.5

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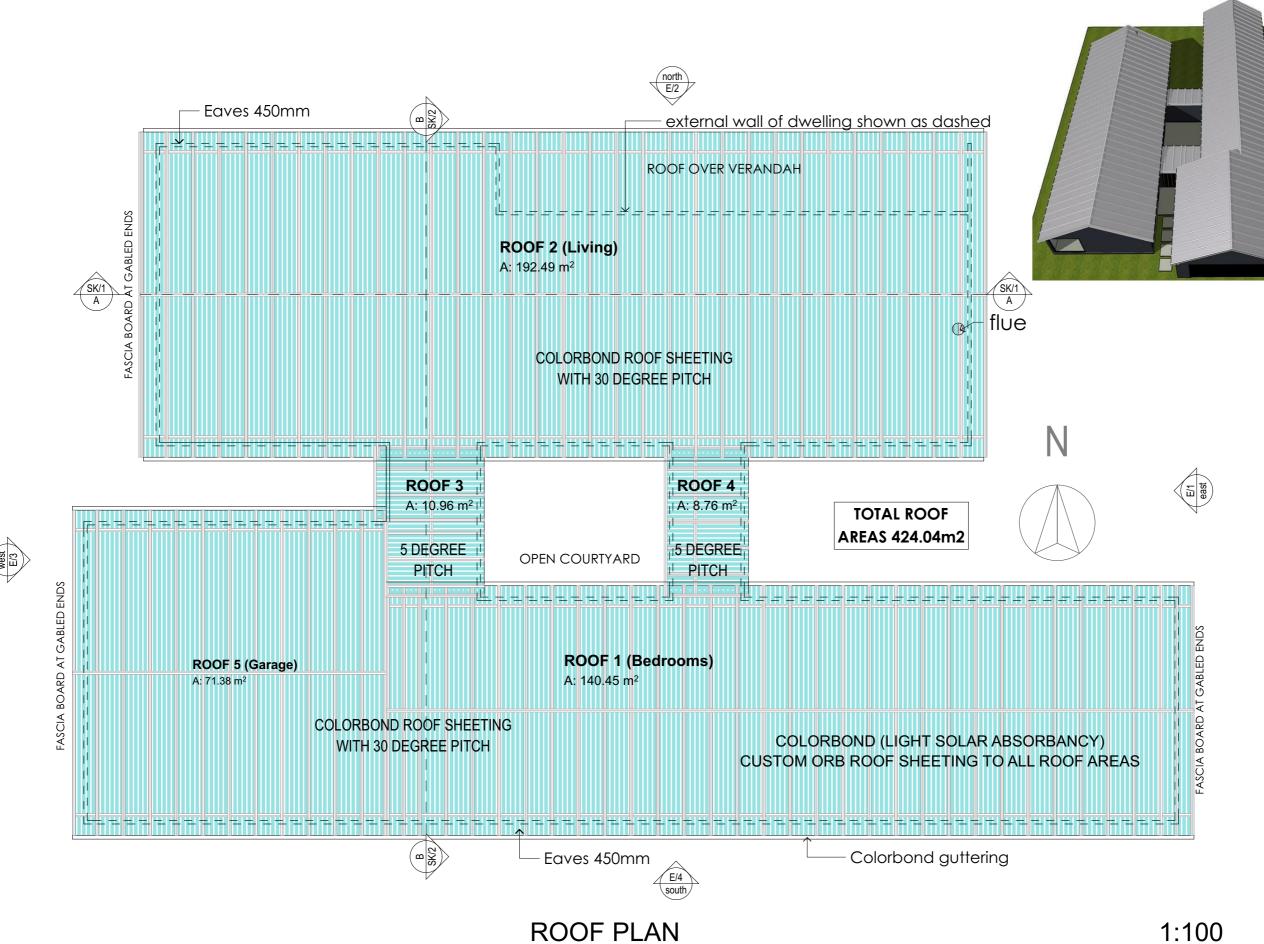
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n by vning	Client PAUL + JENNY PIGGOTT	SECTIONS	
Plans drawn Gicinta Browr	Site Address 1392 SPRING RIDGE ROAD	12 JULY 2023	Sheet No.
Gi Pig	TALLAWANG NSW	LOT 2 DP610052	Plan/Revision A301/A



PAUL + JENNY PIGGOTT

1392 SPRING RIDGE ROAD TALLAWANG NSW

A.113/

Date 12 JULY 2023

LOT 2 DP610052

ROOF PLAN

Plans drawn by Gicinta Browning

1:100

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 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

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.

- 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.
- 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.

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

For alterations to a building constructed prior to 1990:

ASBESTOS

If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - 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 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

All electrical work should be carried out in accordance worded 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.

=A.001/ + JENNY PIGGOTT ROAD NSWRIDGE **TALLAWANG** 2023 **DESIGN NOTES** SPRING JULY PAUL Date | 12 1392 LOT 2 DP610052 \underline{Z} SAFETY 1 [O Plans drawn by Gicinta Browning **Е** В D I T I CC

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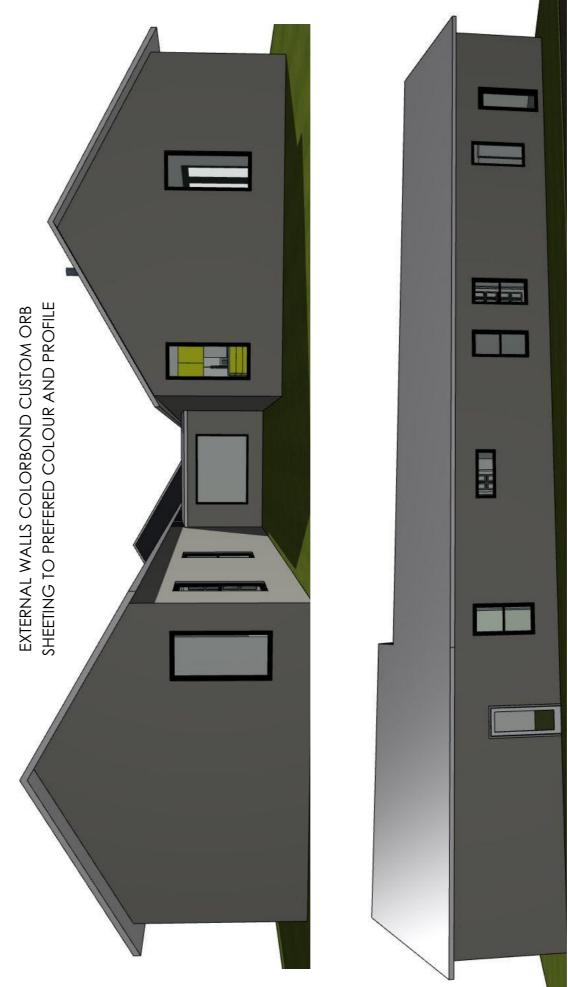
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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

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







Do not scale drawing. Plans are to scale at A3.

All care has been taken to ensure that this drawing is correct.

The builder or supervisor are responsible for checking all aspects and dimensions and ensureing their use when accepting this drawing for general use.

All engineering items on this plan are subject to verification by an engineer.

Information is based on details obtained from the owners & are subject to verification by a registered surveyor or other professional consultant. The respossibility of engineering & surveying rests with the owner.

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Cicinta	יום
	ACCREDITED

Client

BUILDING DESIGNER

Chartered Member Number 1187-10

Plans drawn by Gicinta Browning

PAUL + JENNY PIGGOTT 1392 SPRING RIDGE ROAD TALLAWANG NSW Sheet No. 3D IMAGES Site Address

A.203/ A Date 12 JULY 2023 LOT 2 DP610052