

PROPOSED AREA OF WORKS  
10 LAWSON STREET MUDGEE  
LOT 1 - DP198993



## 01 | LOCALITY PLAN NOT TO SCALE



### GENERAL NOTES:

- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE NOMINAL IE. DIMENSIONS ARE TO STRUCTURAL ELEMENTS AND DO NOT INCLUDE FINISHED SURFACES SUCH AS PLASTERBOARD, TILING ETC. ALL DIMENSIONS RELEVANT TO SETTING OUT & OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION & FABRICATION.
- ALL DISCREPANCIES SHALL BE REFERRED TO 'ON POINT BUILDING DESIGN' FOR A DECISION BEFORE PROCEEDING WITH THE WORK
- WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A CODES INCLUDING ALL AMENDMENTS, THE 'BUILDING CODE OF AUSTRALIA - VOLUME 2, 2022'; POLICY REQUIREMENTS OF 'MID WESTERN REGIONAL COUNCIL';
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE & LEVELS ARE EXPRESSED IN METRES.
- ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES, TO BE CHECKED & CONFIRMED ON SITE & WITH RELEVANT SERVICE AUTHORITIES, PRIOR TO CONSTRUCTION.
- THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED IN ADVANCE & THEIR APPROVALS OR SERVICES, IF NECESSARY SHALL BE OBTAINED.

### CONSTRUCTION NOTES:

- ALL INTERNAL WALLS U.N.O TO BE 90mm TIMBER STUD FRAMED LINED WITH 10mm 'GYPROCK - PLASTERBOARD CD' INTERNALLY & 10mm 'GYPROCK - AQUACHEK PLASTERBOARD' TO WET AREAS.
- WET AREAS OF THE BUILDING IE. NEW BATHROOMS ARE TO BE PROTECTED BY THE INSTALLATION OF A WATER PROOFING SYSTEM COMPLYING WITH AS3740 - "WATERPROOFING OF WET AREAS".
- WALL FRAME BRACING, ROOF BRACING, & ALL 'TIE DOWN' FIXING DETAILS TO BE AS SPECIFIED & DETAILED BY TRUSS/FRAME MANUFACTURER.
- ROOF WATER TO BE COLLECTED BY EAVES GUTTER & DISCHARGED TO DOWNPIPES THRU SUBSOIL PVC PIPES TO TANKS POSITIONED BY CLIENT, OVERFLOW TO BE DETERMINED ON SITE.
- WATER TEMPERATURE TO ALL OUTLETS ( EXCEPT LAUNDRY & KITCHEN ) NOT TO EXCEED 50°C.
- THE BUILDING IS TO BE PROTECTED AGAINST SUBTERRANEAN TERMITES, IN ACCORDANCE WITH 'AS. 3660'. A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT POSITION SHOWING METHOD OF RISK MANAGEMENT, DATE OF INSTALLATION & INSTALLERS OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE & FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.
- ALL PLUMBING WORKS ARE TO BE IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA (PCA), THE NEW SOUTH WALES CODE OF PRACTICE FOR PLUMBING & DRAINAGE 2006 (NSW PLUMBING CODE) & AS/NZS3500.

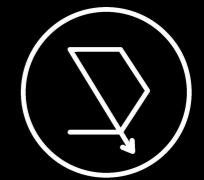


# PROPOSED ADDITIONS & ALTERATIONS AND SECONDARY DWELLING

TO EXISTING RESIDENCE AT  
10 LAWSON STREET, MUDGEE

### DRAWING SCHEDULE

1281-A 01	3D PERSPECTIVES, LOCALITY PLAN & NOTES
1281-A 02	SITE LAYOUT
1281-A 03	SITE NOTES
1281-A 04	EXISTING & DEMOLITION FLOOR LAYOUT
1281-A 05	PROPOSED FLOOR LAYOUT
1281-A 06	ELEVATIONS 1/2
1281-A 07	ELEVATIONS 2/2
1281-A 08	TYPICAL SECTION & BASIX COMMITMENTS
1281-A 09	SECONDARY DWELLING FLOOR LAYOUT
1281-A 10	SECONDARY DWELLING ELEVATIONS
1281-A 11	SECONDARY DWELLING ELEVATIONS
1281-A 12	SECONDARY DWELLING TYPICAL SECTION & BASIX COMMITMENTS
1281-A 13	CONSTRUCTION DETAILS
1281-A 14	SAFE DESIGN OF STRUCTURES NOTES



**On Point**  
BUILDING DESIGN

### CONTACT DETAILS

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Client:  
TRACEY & MARTIN NEWBOULD

Project:  
PROPOSED WORKS AT 10  
LAWSON STREET,  
MUDGEE

Drawing Title:  
3D PERSPECTIVES, LOCALITY  
PLAN & NOTES

Rev	Date	Amendment
B	25/02/22	PRELIMINARY DRAWINGS
C	29/03/22	PRELIMINARY DRAWINGS
D	12/04/22	PRELIMINARY DRAWINGS
E	23/04/22	PRELIMINARY DRAWINGS
F	25/04/22	PRELIMINARY DRAWINGS
G	28/04/22	ISSUED FOR CLIENT APPROVAL
H	29/11/23	ISSUED FOR DA/CC APPROVAL



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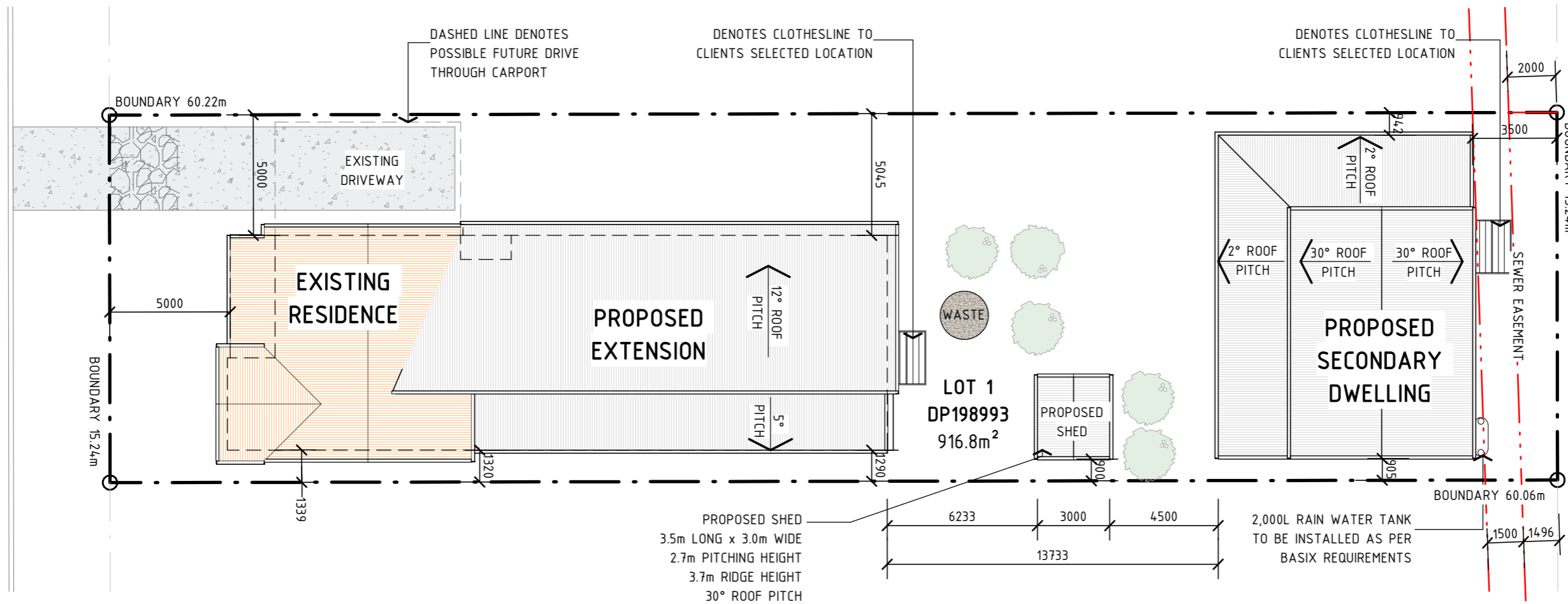
Job Number Revision

1281 - A01 H

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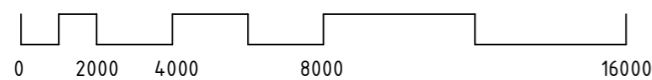
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LAWSON STREET



02 | SITE LAYOUT

SCALE: 1 : 200 (A3)



LEGEND:



DENOTES BUILDERS ALLOCATED WASTE AREA DURING CONSTRUCTION



DENOTES TEMPORARY GRAVEL CONSTRUCTION EXIT



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Drawing Title:

SITE LAYOUT

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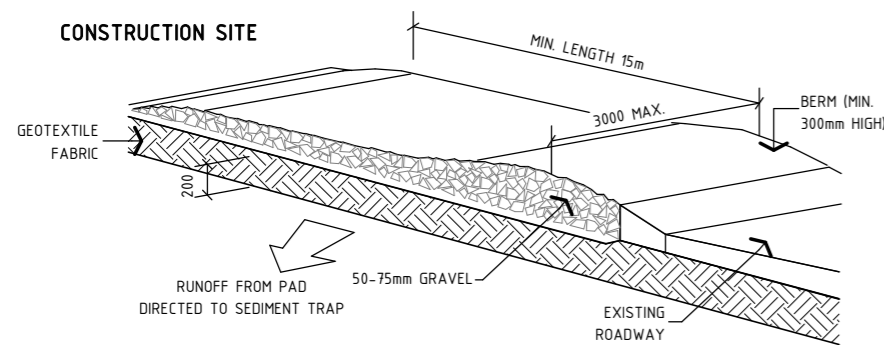
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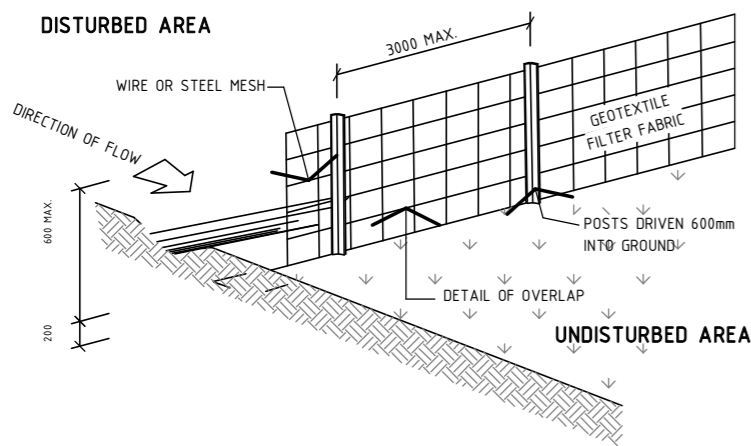
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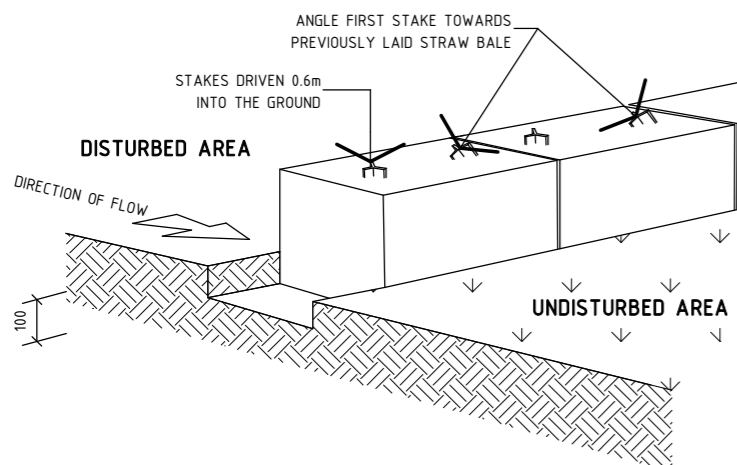
Sheet 02 of 14



**DETAIL PLAN: CONSTRUCTION ENTRY / EXIT**  
NOT TO SCALE



**DETAIL PLAN: SEDIMENT FENCE**  
NOT TO SCALE



**DETAIL PLAN: STRAWBALE FILTER**  
NOT TO SCALE

**SITework NOTES:**

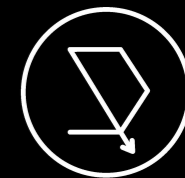
1. THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY & EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND & SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY & HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY & NOT BY FIELD SURVEY.
2. SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE SO LOCATED SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE & HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN. WHERE SUCH RECORDS EITHER DO NOT EXIST OR ARE INADEQUATE A NOTATION HAS BEEN MADE HEREON.
3. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES & DETAILED LOCATIONS OF ALL SERVICES.
4. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF ON POINT BUILDING DESIGN WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.
5. ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS & THE DIRECTIONS OF THE SUPERINTENDENT. CONTRACTORS MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
6. WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE FREE FROM ABRUPT CHANGES IS OBTAINED.
7. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELSTRA OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

**ROOFING PLAN NOTES:**

1. SELECTED 'COLORBOND' STEEL CORRUGATED ROOF CLADDING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS & AS1562.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL (NCC VOL2 P3.5.1.0 (b))
2. ROOFING TO BE INSTALLED AS PER AS/NZS3500.3
3. DOWNPIPES ARE TO BE LOCATED WHERE THEY WILL NOT CREATE A HAZARD TO BUILDING USERS NOR IMPEDE WINDOW & DOOR OPENINGS & THE LIKE. THEY ARE TO BE INSTALLED AS CLOSE AS PRACTICABLE TO THE SUPPORTING STRUCTURE WHILE MAINTAINING TERMITE INSPECTION CLEARANCES OF 25mm. DOWNPIPES ARE TO BE PROTECTED FROM POTENTIAL MECHANICAL DAMAGE, BE INSTALLED NO LESS THAN 100mm FROM ELECTRICAL CABLES & CABLES & GAS PIPES & NO LESS THAN 50mm FROM OTHER SERVICES (AS/NZS3500.3.2 S4.11)
4. DOWNPIPES ARE TO SERVICE 12m MAXIMUM GUTTER LENGTH & BE WITHIN 1.2m FROM EACH VALLEY UNLESS OVERFLOW IS PROVIDED FOR (NCC VOL2P3.5.2.4 (b))
5. THE PROPOSED ROOFING MUST BE INSTALLED TO PREVENT WATER PENETRATION INTO THE BUILDING STRUCTURE (NCC VOL2P2.2.2)
6. ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS & AS/NZS400 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY (NCC VOL2P3.7.1.9 (a))
7. CORROSION PROTECTION OF METAL ROOF SHEETING IS REQUIRED TO MEET WITH MINIMAL COATING REQUIREMENTS OF MANUFACTURER
8. GUTTERS, DOWNPIPES & FLASHING FABRICATED WITH METAL ARE TO MEET AS/NZS2179 REQUIREMENTS WHILE UPVC COMPONENTS ARE TO COMPLY WITH AS1273
9. NO LEAD ROOFING PRODUCTS ARE TO BE SPECIFIED TO PREVENT TOXINS FROM ENTERING ANY POTENTIAL POTABLE RAINWATER CATCHMENT SUPPLIES (NCC VOL2P3.5.2.2 (d)) EAVE GUTTERS MUST HAVE A 1:500 MINIMAL FALL (NCC VOL2 P3.5.2.4 (a) (i)) & DESIGNED TO AR120 (NCC VOL2 P3.5.2.3 (b) (ii))
10. ROOF SHEETS TO BE LAPPED AWAY FROM PREVAILING WEATHER INGRESS (NCC VOL2 3.5.1.3 (d) (iii) (B))
11. INSTALL SARKING OVER BATTENS UNDER ROOF SHEETING FOR IMPROVED MOISTURE DRAINAGE
12. BUILDER TO REFER TO TRUSSED ROOF BRACING NOMINATED BY THE TRUSS MANUFACTURER ROOF TRUSSES TO BE REDESIGNED & INSTALLED IN ACCORDANCE WITH AS4440:2004 INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES

**EROSION & SEDIMENT CONTROL NOTES:**

1. ALL EROSION & SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
2. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED & MAINTAINED BY THE BUILDER AT LEAST WEEKLY. IF STRUCTURES ARE TO BE REMOVED, THEY ARE TO BE REINSTALLED & INSPECTED BY THE BUILDER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY & SPREAD ON DISTURBED AREA.
4. ACCESS TO SITE IS TO BE THROUGH USE OF THE ENTRY/EXIT SHOWN
5. ALL VEGETATION OUTSIDE OF THE CONSTRUCTION AREA IS TO BE RETAINED WHERE POSSIBLE (VEGETATION BUFFER)
6. STOCKPILES OF ERODIBLE BUILDING MATERIALS INCLUDING SAND & SOIL MUST BE LOCATED WITHIN THE DESIGNATED MATERIAL STOCKPILE AREA (MSA) & PROTECTED WITH SEDIMENT FENCE OR
7. STRAW BALE SEDIMENT FILTERS. THE BUILDER MAY NOMINATE FURTHER STORAGE AREAS WITHIN THE SITE.
8. NO STORAGE OF MATERIALS OR VEHICLE MOVEMENTS ARE TO OCCUR OUTSIDE THE SITE BOUNDARIES.
9. TEMPORARY EROSION CONTROL MEASURES ARE SHOWN IN THIS PLAN.



**On Point**  
BUILDING DESIGN

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**TRACEY & MARTIN NEWBOULD**

Project:

**PROPOSED WORKS AT 10  
LAWSON STREET,  
MUDGEE**

Drawing Title:

**SITE NOTES**

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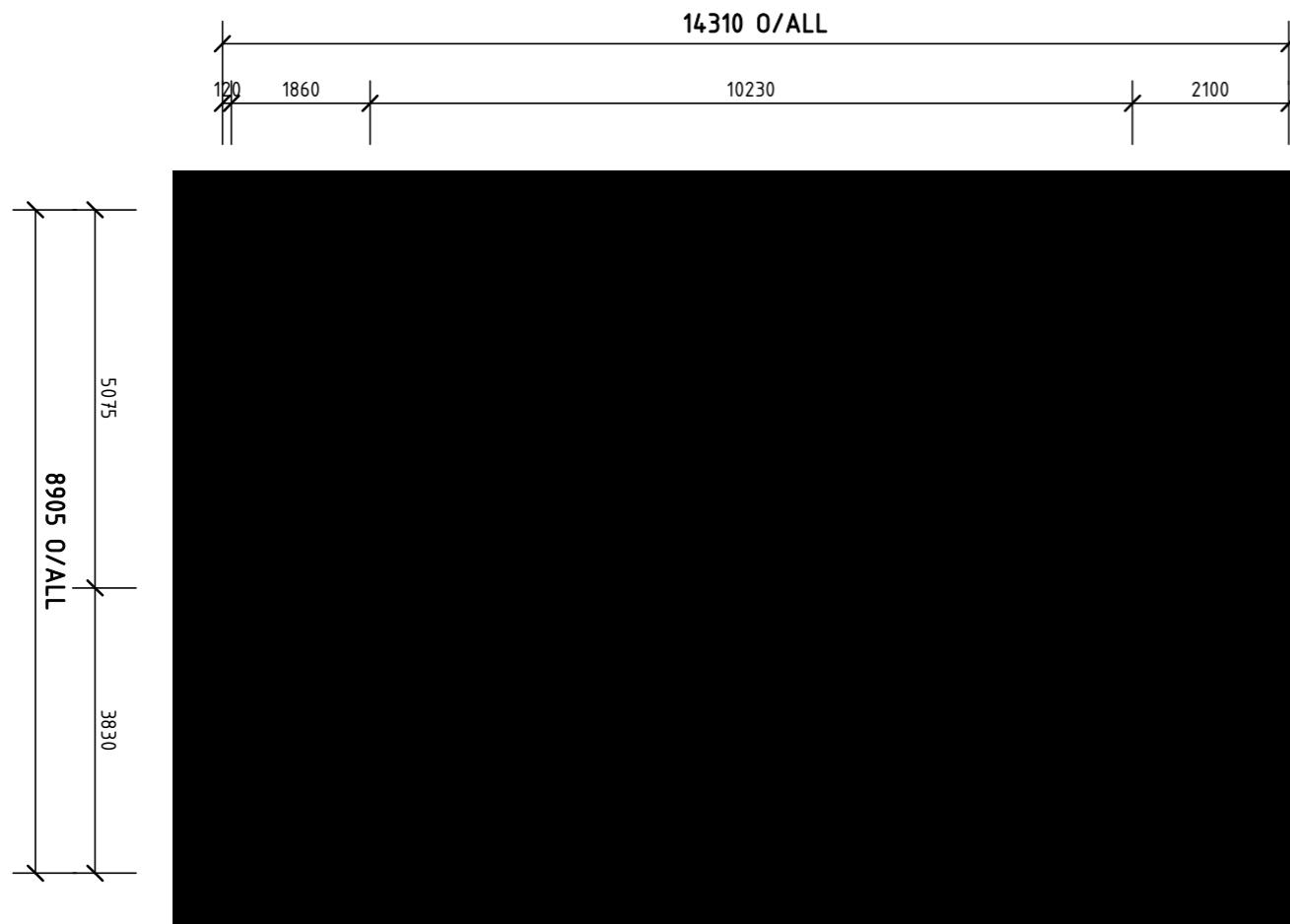
Job Number Revision

**1281 - A03**

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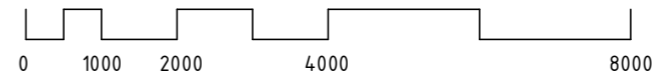
Sheet 03 of 14

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### 03 | EXISTING FLOOR LAYOUT

SCALE: 1 : 100 (A3)

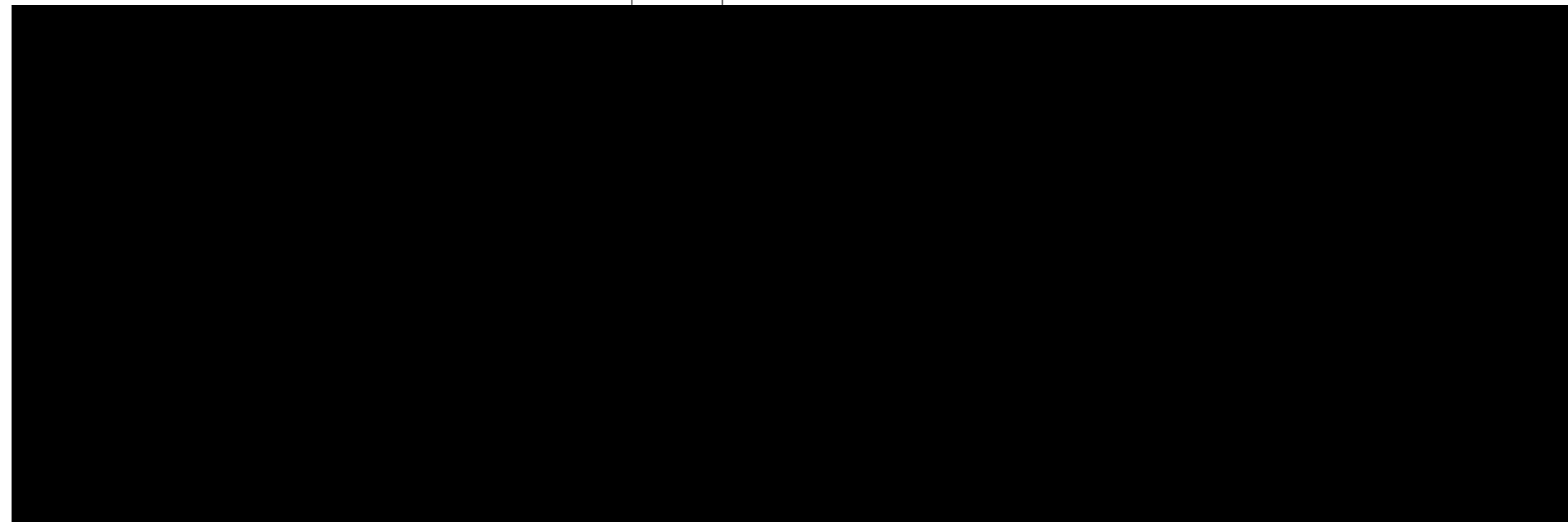


#### EXISTING FLOOR AREAS

LIVING	99 m <sup>2</sup>
PORCH	9 m <sup>2</sup>
PATIO	17 m <sup>2</sup>
<b>TOTAL</b>	<b>125 m<sup>2</sup></b>

REMOVE EXISTING KITCHEN FIXTURES, FITTINGS & PLUMBING. CAP OR RELOCATE WHERE NECESSARY.

REMOVE EXISTING EXTERNAL WALL & ROOF STRUCTURE ABOVE AS SHOWN IN RED



DEMOLISH EXISTING BATHROOM FIXTURES & FITTINGS. REPLACE WITH NEW AS SHOWN

DEMOLISH EXISTING DECK AND EXTERNAL WALLS. RELOCATE HOT WATER SYSTEM TO CLIENTS SELECTED POSITION

### 04 | DEMOLITION FLOOR LAYOUT

SCALE: 1 : 100 (A3)



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Project:  
**PROPOSED WORKS AT 10 LAWSON STREET, MUDGEE**

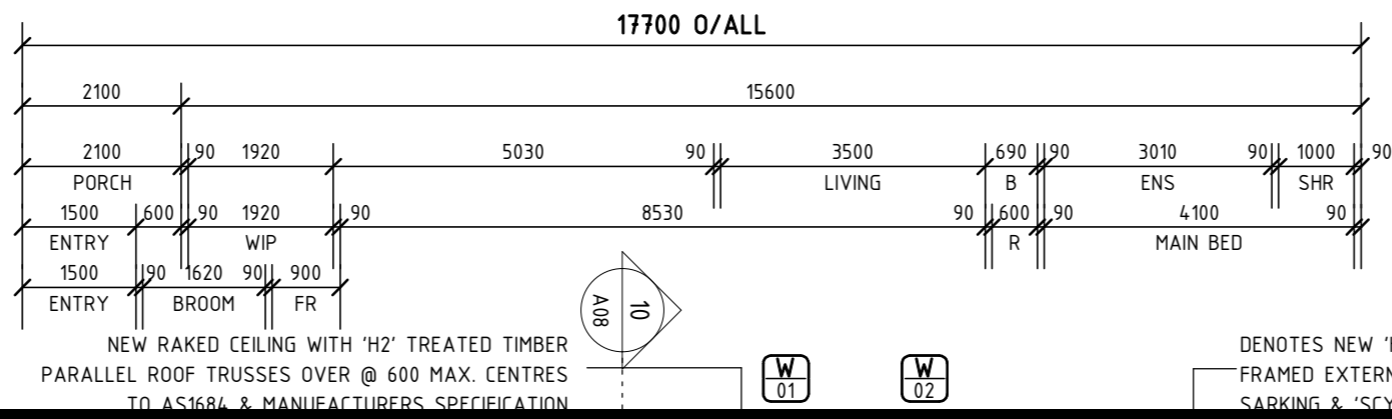
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**EXISTING & DEMOLITION FLOOR LAYOUT**

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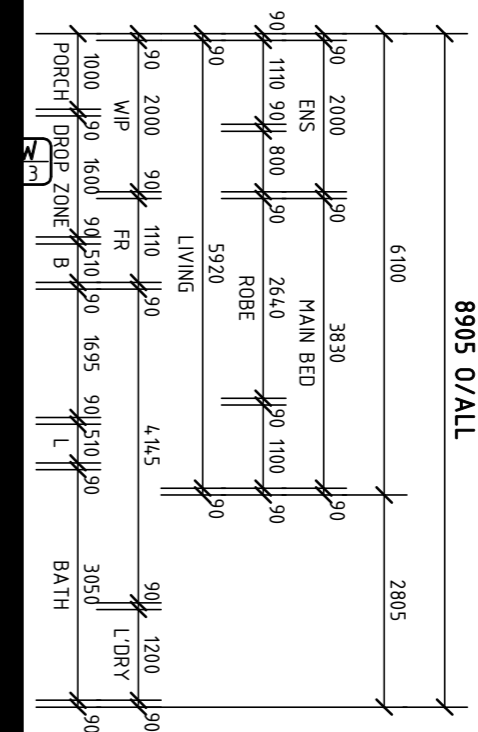
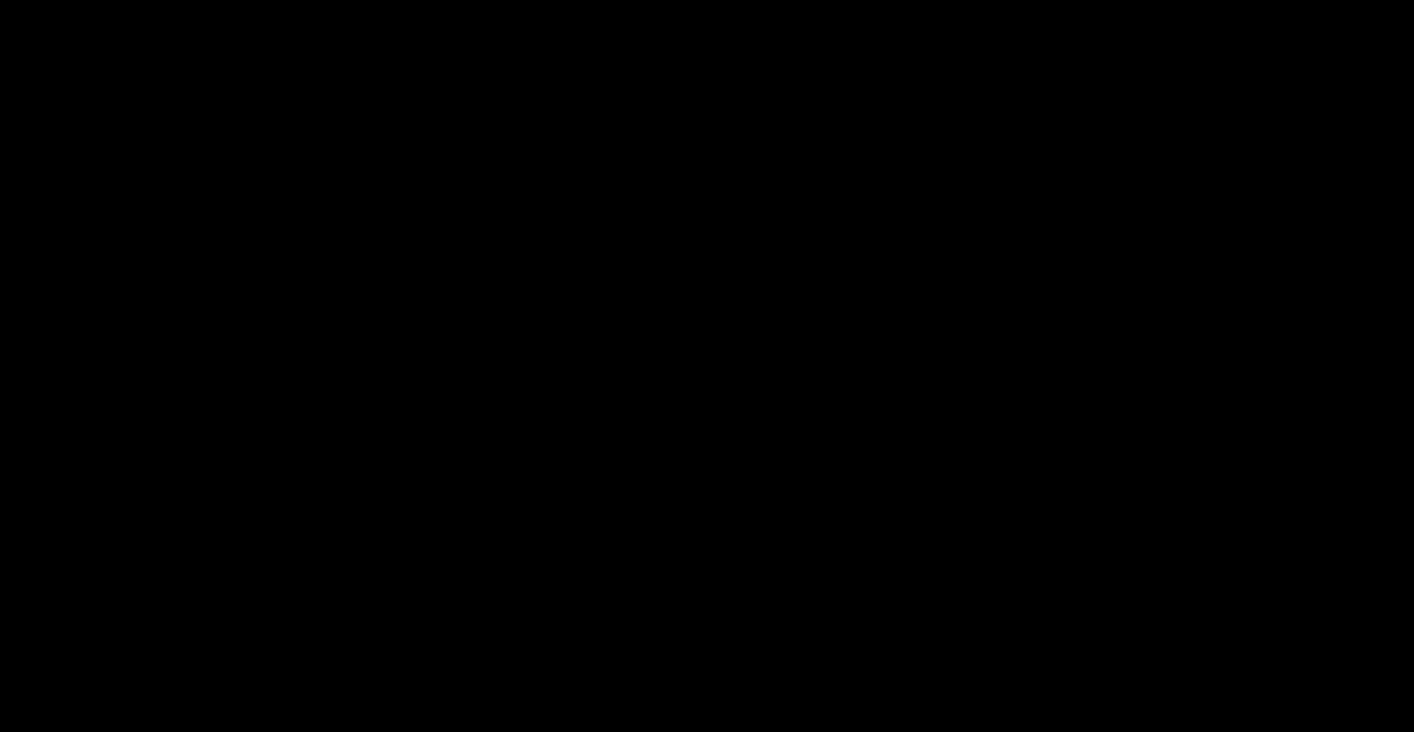


Job Number: 1281 - A04  
 Revision: H

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DENOTES NEW 'H2' TREATED TIMBER FRAMED EXTERNAL WALLS WITH SELECT SARKING & 'SCYON-AXON' CLADDING

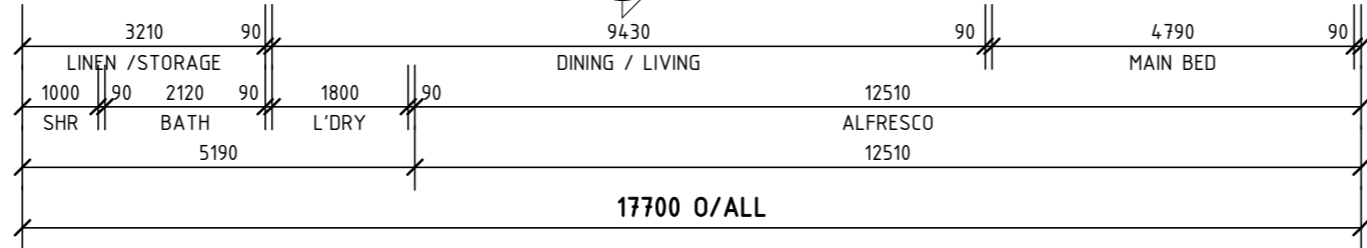


WATERPROOFING TO WET AREAS TO COMPLY WITH AS3740-2010

DENOTES SELECTED BEAM OVER SUPPORTING SKILLION ROOF TO FRAME MANUFACTURERS SPECIFICATION

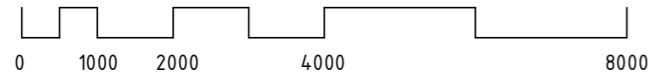
'BRADFORD GOLD HI PERFORMANCE' GLASSWOOL INSULATION BATTS & 'BRADFORD ENVIROSEAL WALL WRAP' SARKING TO EXTERNAL WALLS

DENOTES TIMBER STAIRCASE INSTALLED IN ACCORDANCE WITH THE 'BCA VOL. 2 PART 3.9.1' RISER (R) - 2 / 190mm GOING (G) - 1 / 250mm SLOPE (2R+G) - 630mm



# 05 | PROPOSED FLOOR LAYOUT

SCALE: 1 : 100 (A3)



## WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	AREA	ORIENTATION	TYPE	DESCRIPTION
01	1900	600	1.14 m <sup>2</sup>	SOUTH	LW1906	ALUMINIUM FRAMED - ONE LOUVRE SECTION
02	1900	600	1.14 m <sup>2</sup>	SOUTH	LW1906	ALUMINIUM FRAMED - ONE LOUVRE SECTION
03	1800	600	1.08 m <sup>2</sup>	WEST	LW1806	ALUMINIUM FRAMED - ONE LOUVRE SECTION
04	1900	600	1.14 m <sup>2</sup>	NORTH	LW1906	ALUMINIUM FRAMED - ONE LOUVRE SECTION
05	1900	600	1.14 m <sup>2</sup>	NORTH	LW1906	ALUMINIUM FRAMED - ONE LOUVRE SECTION
06	2100	5000	10.50 m <sup>2</sup>	NORTH	FXXXXF2150	ALUMINIUM FRAMED - FOUR STACKING DOOR SECTIONS, TWO FIXED SECTION
07	400	5000	2.00 m <sup>2</sup>	NORTH	LFFL0450	ALUMINIUM FRAMED - ONE LOUVRE, TWO FIXED, ONE LOUVRE SECTION
08	600	1600	0.96 m <sup>2</sup>	NORTH	SF0616	ALUMINIUM FRAMED - ONE FIXED SECTION, ONE SLIDING SECTION
09	600	600	0.36 m <sup>2</sup>	NORTH	LW0606	ALUMINIUM FRAMED - ONE LOUVRE SECTION

SA INTERCONNECTED SMOKE ALARMS TO BE INSTALLED AS PER AS3786-2014

## FLOOR AREAS

EXISTING LIVING	76 m <sup>2</sup>
PROPOSED ALFRESCO	36 m <sup>2</sup>
PROPOSED LIVING	122 m <sup>2</sup>
EXISTING PORCH	9 m <sup>2</sup>
<b>TOTAL</b>	<b>243 m<sup>2</sup></b>

ISSUED FOR DA/CC APPROVAL



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**TRACEY & MARTIN NEWBOULD**  
Project:  
**PROPOSED WORKS AT 10 LAWSON STREET, MUDGEE**

Drawing Title:  
**PROPOSED FLOOR LAYOUT**

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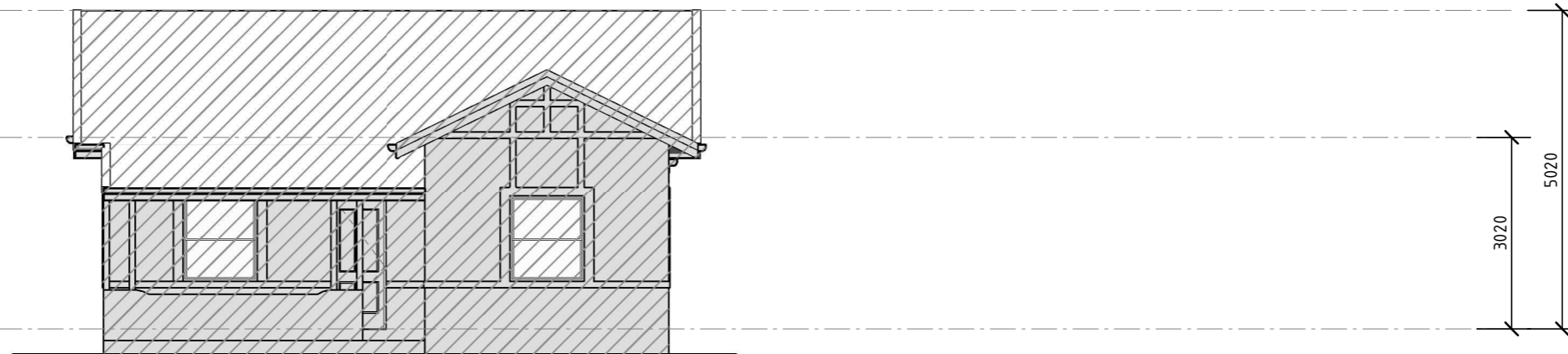


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Revision: H  
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▼ RL5.02 m RIDGE HEIGHT

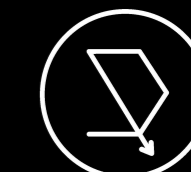
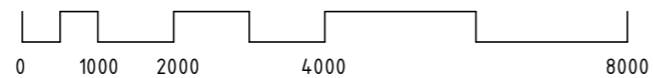
▼ RL3.02 m CEILING LEVEL

▼ RL0.00 m EX. FLOOR LEVEL



### 06 ELEVATION: EAST FACADE

SCALE: 1 : 100 (A3)



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Drawing Title:

ELEVATIONS 1/2

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F	25/04/22	PRELIMINARY DRAWINGS
G	28/04/22	ISSUED FOR CLIENT APPROVAL
H	29/11/23	ISSUED FOR DA/CC APPROVAL



**BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA**

Job Number: 1281 - A06      Revision: H

1281 - A06

H

Sheet 06 of 14

ISSUED FOR DA/CC APPROVAL

SELECTED 'COLORBOND-CORRUGATED' STEEL ROOF SHEETING

'COLORBOND' STEEL HALF ROUND GUTTERS & DOWNPIPES

▼ RL5.02 m RIDGE HEIGHT

▼ RL3.02 m CEILING LEVEL

▼ RL2.54 m NEW CEILING LEVEL

▼ RL0.00 m EX. FLOOR LEVEL

▼ RL-0.16 m PROP. FLOOR LEVEL

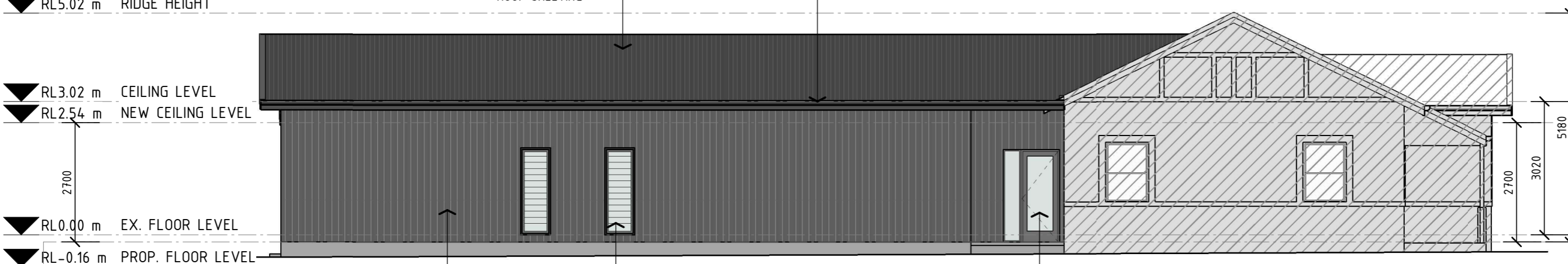
SELECTED 'SCYON-AXON' VERTICAL GROOVED CLADDING OR APPROVED EQUAL

SELECTED ALUMINIUM FRAMED LOUVRE WINDOWS THROUGHOUT

SELECTED ALUMINIUM FRAMED GLAZED FRONT DOOR & SIDELITE

### 07 ELEVATION: SOUTH FACADE

SCALE: 1 : 100 (A3)



**CONTACT DETAILS**

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Client:

TRACEY & MARTIN NEWBOULD

Project:

PROPOSED WORKS AT 10  
LAWSON STREET,  
MUDGEE

Drawing Title:

ELEVATIONS 2/2

Rev	Date	Amendment
B	25/02/22	PRELIMINARY DRAWINGS
C	29/03/22	PRELIMINARY DRAWINGS
D	12/04/22	PRELIMINARY DRAWINGS
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F	25/04/22	PRELIMINARY DRAWINGS
G	28/04/22	ISSUED FOR CLIENT APPROVAL
H	29/11/23	ISSUED FOR DA/CC APPROVAL

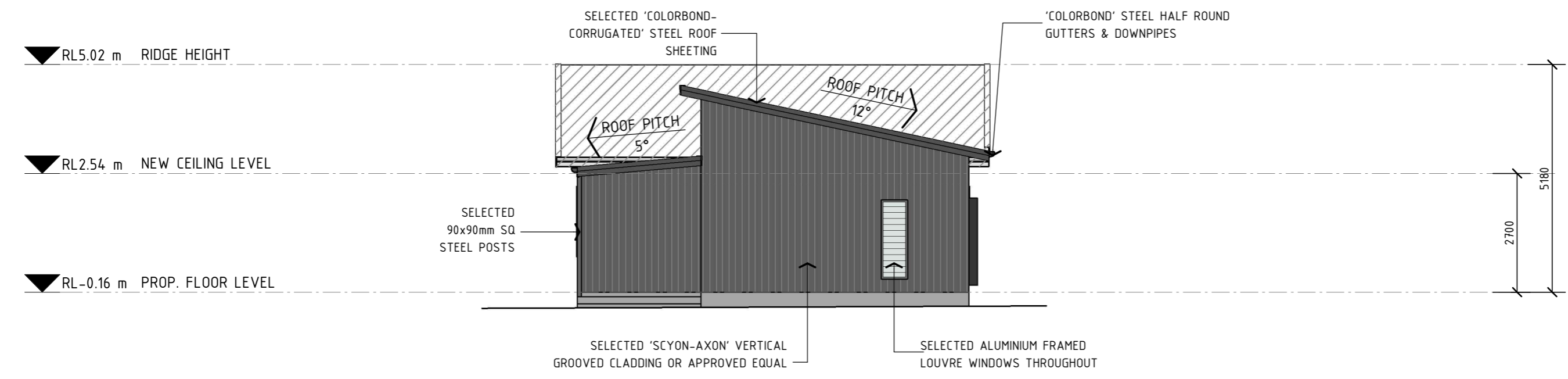


**BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA**

Job Number Revision

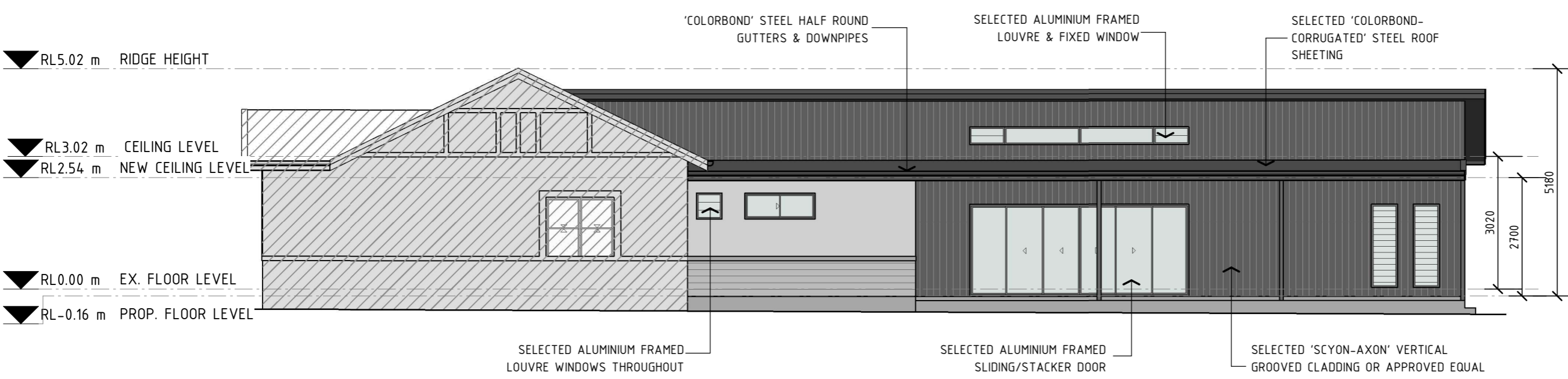
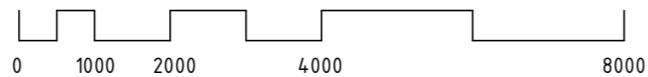
1281 - A07 H

Sheet 07 of 14



**08 | ELEVATION: WEST FACADE**

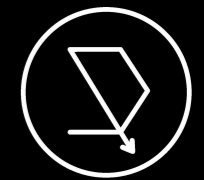
SCALE: 1 : 100 (A3)



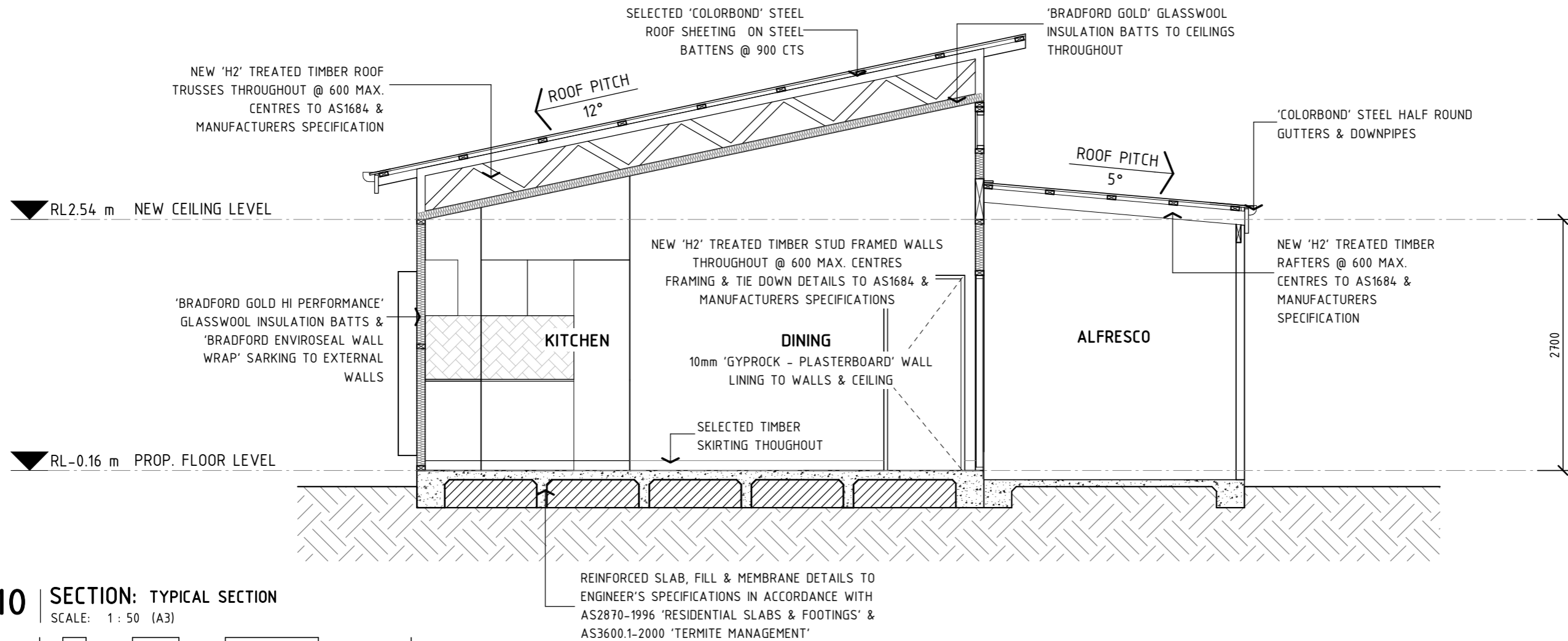
**09 | ELEVATION: NORTH FACADE**

SCALE: 1 : 100 (A3)

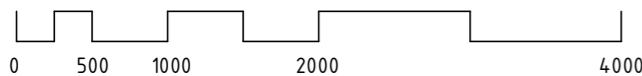
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**On Point**  
BUILDING DESIGN



**10 SECTION: TYPICAL SECTION**  
SCALE: 1 : 50 (A3)



**BASIX CERTIFICATE COMMITMENTS:**

**FIXTURES & SYSTEMS**

THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.

- FIXTURES:**
- THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR 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.

- LIGHTING:**
- THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, OR LIGHT EMITTING DIODE (LED) LAMPS.

**GLAZING**

THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.

**WINDOWS & GLAZED DOORS:**

THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES IN ACCORDANCE WITH THE SPECIFICATIONS LISTED WITHIN THE BASIX CERTIFICATE.

**CONSTRUCTION**

THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.

**FLOOR, WALLS, CEILING/ROOF:**

CONSTRUCTION	ADD. INSULATION REQ'D. (R-VALUE)	OTHER SPECIFICATIONS
FLOOR - CONCRETE SLAB ON GROUND	NIL	
EXTERNAL WALL: FRAMED -CLADDING	R1.30 (OR 1.70 INCLUDING CONSTRUCTION)	
CEILING & ROOF - FLAT	CEILING - R1.95 (UP)	
CEILING/PITCHED ROOF	ROOF - FOIL BACKED BLANKET (55mm)	DARK (SOLAR ABSORBANCE >0.70)
CEILING & ROOF - RAKED	CEILING - R2.24 (UP)	
CEILING/PITCHED ROOF	ROOF - FOIL BACKED BLANKET (55mm)	DARK (SOLAR ABSORBANCE >0.70)

**CONTACT DETAILS**

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Client:

TRACEY & MARTIN NEWBOULD

Project:

PROPOSED WORKS AT 10  
LAWSON STREET,  
MUDGEE

Drawing Title:

TYPICAL SECTION & BASIX  
COMMITMENTS

Rev	Date	Amendment
B	25/02/22	PRELIMINARY DRAWINGS
C	29/03/22	PRELIMINARY DRAWINGS
D	12/04/22	PRELIMINARY DRAWINGS
E	23/04/22	PRELIMINARY DRAWINGS
F	25/04/22	PRELIMINARY DRAWINGS
G	28/04/22	ISSUED FOR CLIENT APPROVAL
H	29/11/23	ISSUED FOR DA/CC APPROVAL



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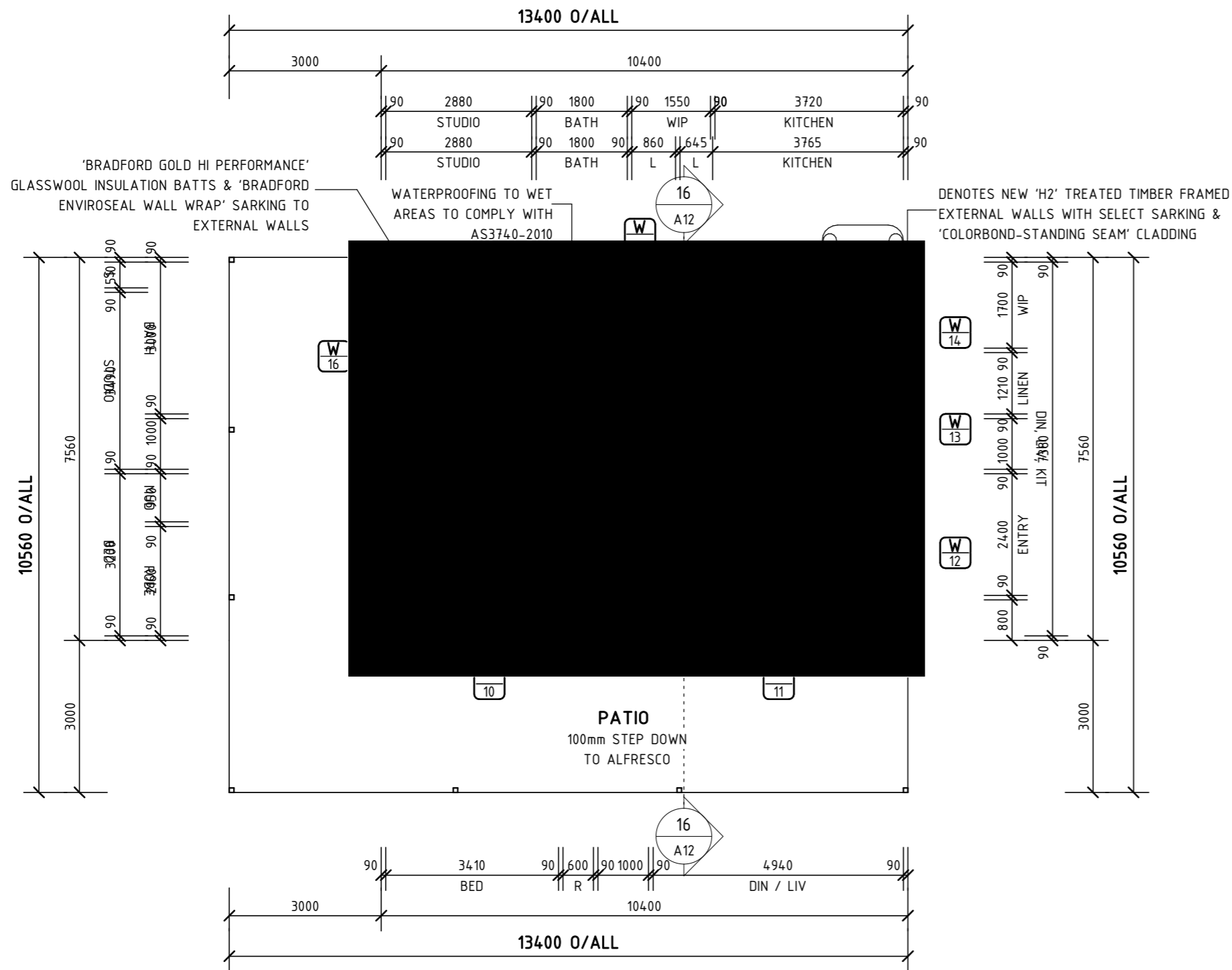
Job Number Revision

1281 - A08 H

Sheet 08 of 14

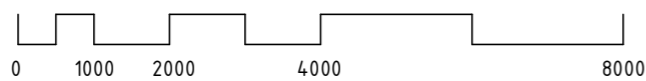
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# 11 | PROPOSED SECONDARY DWELLING FLOOR LAYOUT

SCALE: 1 : 100 (A3)



INTERCONNECTED SMOKE ALARMS TO BE INSTALLED AS PER AS3786-2014

## WINDOW SCHEDULE SD

MARK	HEIGHT	WIDTH	AREA	ORIENTATION	TYPE	DESCRIPTION
10	1200	1800	2.16 m <sup>2</sup>	EAST	SF1218	ALUMINIUM FRAMED - ONE FIXED SECTION, ONE SLIDING SECTION
11	2100	2100	4.41 m <sup>2</sup>	EAST	FX2121	ALUMINIUM FRAMED - ONE SLIDING DOOR SECTION, ONE FIXED SECTION
12	1000	2200	2.20 m <sup>2</sup>	NORTH	SFS1022	ALUMINIUM FRAMED - ONE FIXED SECTION, TWO SLIDING SECTIONS
13	1800	600	1.08 m <sup>2</sup>	NORTH	LW1806	ALUMINIUM FRAMED - ONE LOUVRE SECTION
14	1000	1200	1.20 m <sup>2</sup>	NORTH	SF1012	ALUMINIUM FRAMED - ONE FIXED SECTION, ONE SLIDING SECTION
15	1800	600	1.08 m <sup>2</sup>	WEST	LW1806	ALUMINIUM FRAMED - ONE LOUVRE SECTION
16	600	2100	1.26 m <sup>2</sup>	SOUTH	SFS0621	ALUMINIUM FRAMED - ONE FIXED SECTION, TWO SLIDING SECTIONS

## FLOOR AREAS

PATIO	56 m <sup>2</sup>
LIVING	79 m <sup>2</sup>
<b>TOTAL</b>	<b>135 m<sup>2</sup></b>



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BUILDING DESIGN

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Client:  
**TRACEY & MARTIN NEWBOULD**

Project:  
**PROPOSED WORKS AT 10 LAWSON STREET, MUDGEE**

Drawing Title:  
**SECONDARY DWELLING FLOOR LAYOUT**

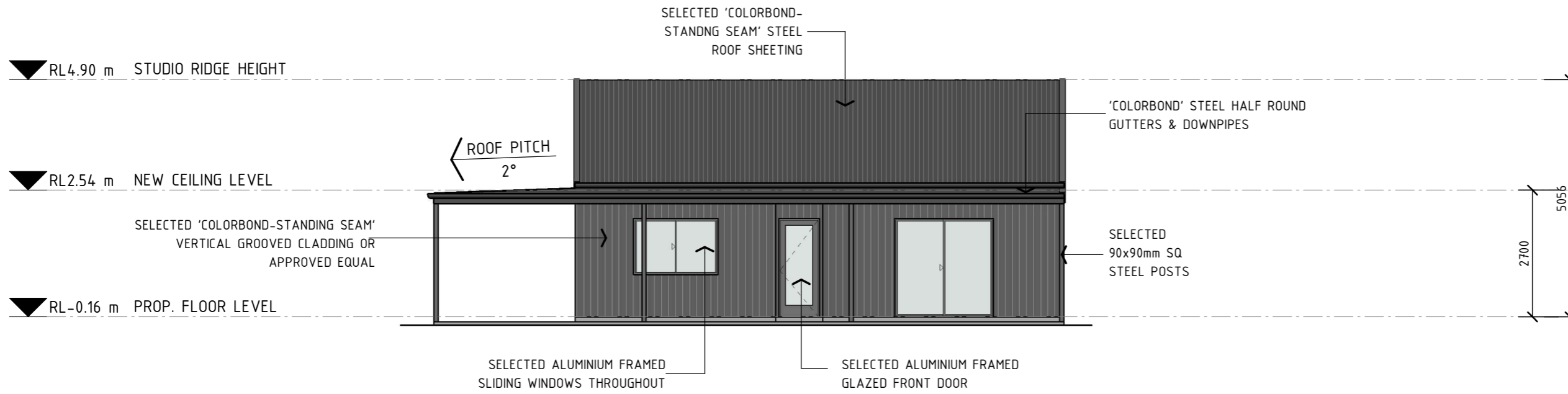
Rev	Date	Amendment
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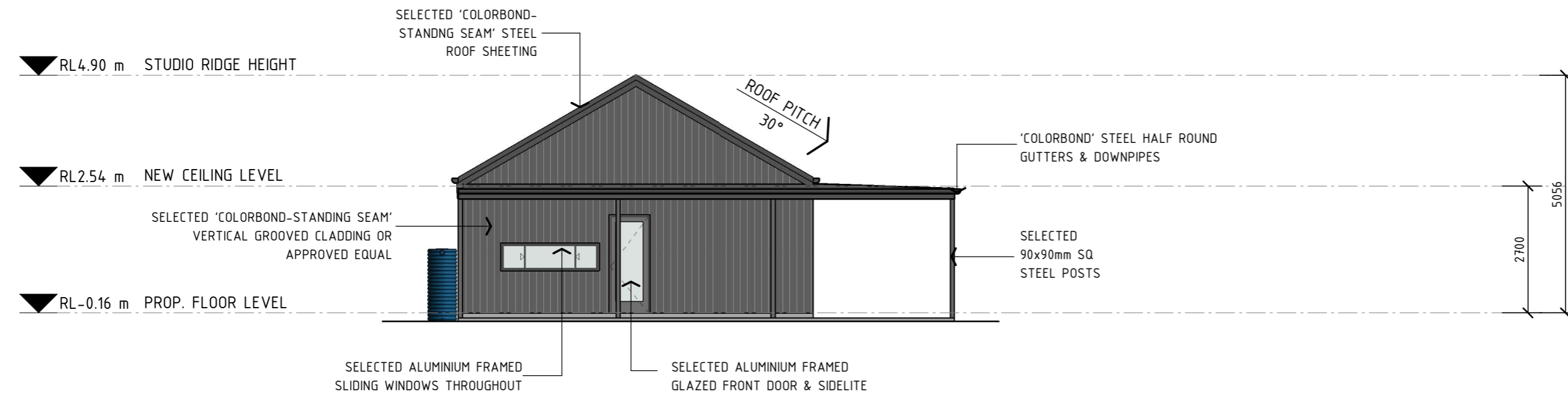
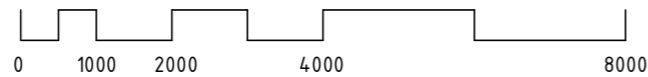
Job Number: 1281 - A09      Revision: H

**ISSUED FOR DA/CC APPROVAL**



**12** | ELEVATION: SD - EAST FACADE

SCALE: 1 : 100 (A3)



**13** | ELEVATION: SD - SOUTH FACADE

SCALE: 1 : 100 (A3)

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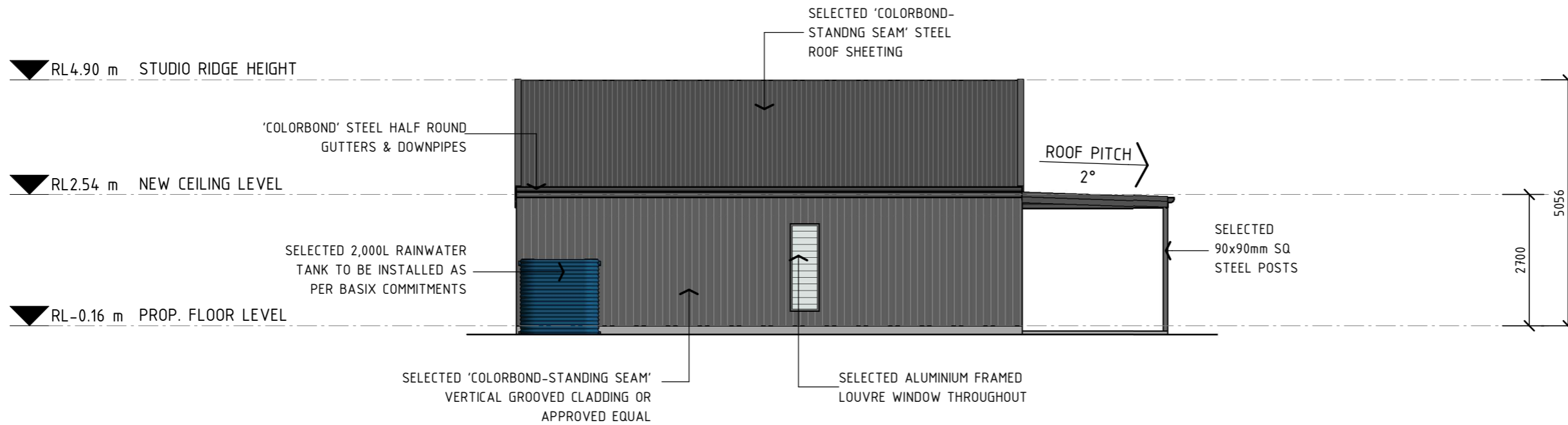
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**TRACEY & MARTIN NEWBOULD**

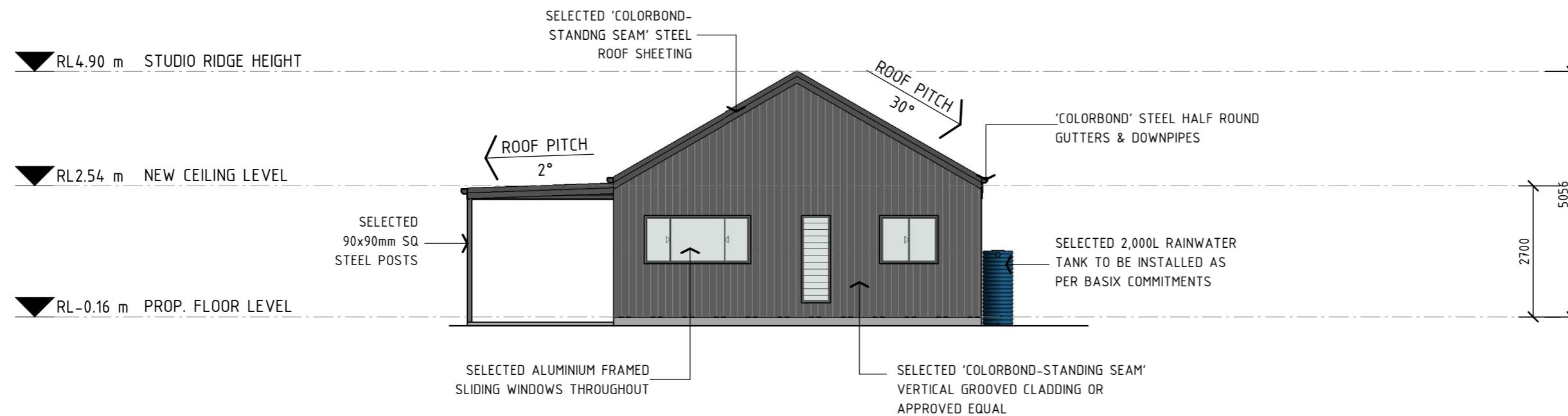
Project:  
**PROPOSED WORKS AT 10 LAWSON STREET, MUDGEE**

Drawing Title:  
**SECONDARY DWELLING ELEVATIONS**

Rev	Date	Amendment
B	25/02/22	PRELIMINARY DRAWINGS
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**14** | ELEVATION: SD - WEST FACADE  
SCALE: 1 : 100 (A3)



**15** | ELEVATION: SD - NORTH FACADE  
SCALE: 1 : 100 (A3)

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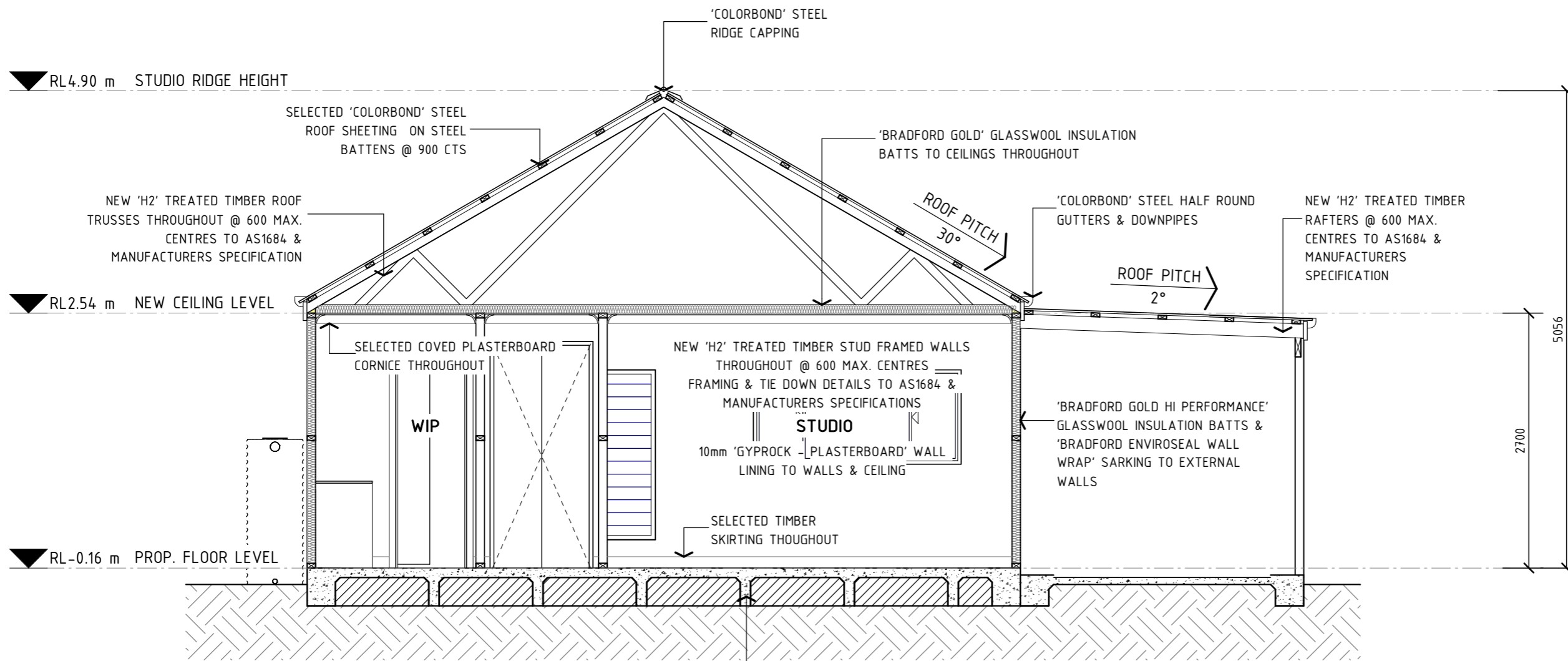
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Client:  
**TRACEY & MARTIN NEWBOULD**

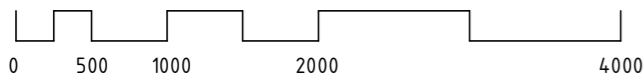
Project:  
**PROPOSED WORKS AT 10 LAWSON STREET, MUDGEE**

Drawing Title:  
**SECONDARY DWELLING ELEVATIONS**

Rev	Date	Amendment
B	25/02/22	PRELIMINARY DRAWINGS
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H	29/11/23	ISSUED FOR DA/CC APPROVAL



**16 SECTION: TYPICAL SECTION**  
SCALE: 1 : 50 (A3)



REINFORCED SLAB, FILL & MEMBRANE DETAILS TO ENGINEER'S SPECIFICATIONS IN ACCORDANCE WITH AS2870-1996 'RESIDENTIAL SLABS & FOOTINGS' & AS3600.1-2000 'TERMITE MANAGEMENT'

**BASIX CERTIFICATE COMMITMENTS:**

**WATER COMMITMENTS**

THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.

- FIXTURES:**
- THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MIN. RATING OF 4 STAR (>6=7.5L/min).
  - THE APPLICANT MUST INSTALL TOILET FLUSHING SYSTEMS WITH A MIN. RATING OF 4 STAR.
  - THE APPLICANT MUST INSTALL TAPS WITH A MIN. RATING OF 4 STAR IN THE KITCHEN.
  - THE APPLICANT MUST INSTALL BASIN TAPS WITH A MIN. RATING OF 4 STAR IN EACH BATHROOM.

**ALTERNATIVE WATER SOURCE:**

- THE APPLICANT MUST INSTALL A RAINWATER TANK OF 2,000 LITRES MIN. TO REGULATORY REQUIREMENTS. TO COLLECT RUNOFF FROM 153m<sup>2</sup> ROOF AREA MIN.
- THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:
  - THE LAUNDRY;
  - THE TOILET;
  - AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

**THERMAL COMMITMENTS**

THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.

**FLOOR, WALLS, CEILING/ROOF:**

CONSTRUCTION	ADD. INSULATION REQ'D. (R-VALUE)	OTHER SPECIFICATIONS
FLOOR - CONCRETE SLAB ON GROUND	NIL	
EXTERNAL WALL: FRAME (METAL CLAD)	3.00 (OR 3.50 INCLUDING CONSTRUCTION)	
CEILING & ROOF - FLAT	CEILING - 4.5 (UP)	UNVENTILATED
CEILING/PITCHED ROOF	ROOF - FOIL BACKED BLANKET (55mm)	DARK (SOLAR ABSORBANCE >0.70)

**ENERGY COMMITMENTS**

THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.

- HOT WATER:** THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS SYSTEM WITH A MIN. RATING OF 6 STARS
- COOLING SYSTEM:** THE APPLICANT MUST INSTALL IN AT LEAST 1 LIVING AREA: 1 PHASE AIR CONDITIONING 5 STAR  
THE APPLICANT MUST INSTALL IN ALL BEDROOMS: NO ACTIVE COOLING SYSTEM
- HEATING SYSTEM:** THE APPLICANT MUST INSTALL IN AT LEAST 1 LIVING AREA: 1 PHASE AIR CONDITIONING 5 STAR  
THE APPLICANT MUST INSTALL IN ALL BEDROOMS: NO ACTIVE HEATING SYSTEM
- VENTILATION:** IN AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF  
KITCHEN: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF  
LAUNDRY: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF
- ARTIFICIAL LIGHTING:** THE APPLICANT MUST ENSURE THE 'PRIMARY TYPE OF ARTIFICIAL LIGHTING' TO THE FOLLOWING IS FLUORESCENT OR LED LIGHT LIGHTING;  
- AT LEAST 1 OF THE BEDROOMS / STUDY  
- AT LEAST 1 OF THE LIVING / DINING ROOMS  
- THE KITCHEN  
- ALL BATHROOMS/TOILETS  
- THE LAUNDRY  
- ALL HALLWAYS
- NATURAL LIGHTING:** THE APPLICANT MUST PROVIDE NATURAL LIGHTING TO THE FOLLOWING;  
- AT LEAST 1 BATHROOMS/TOILETS  
- THE KITCHEN
- OTHER:** THE APPLICANT MUST INSTALL AN GAS COOKTOP & ELECTRIC OVEN  
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE  
THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE SO THAT IT IS "WELL VENTILATED"

**ISSUED FOR DA/CC APPROVAL**



**Onpoint**  
BUILDING DESIGN

**CONTACT DETAILS**

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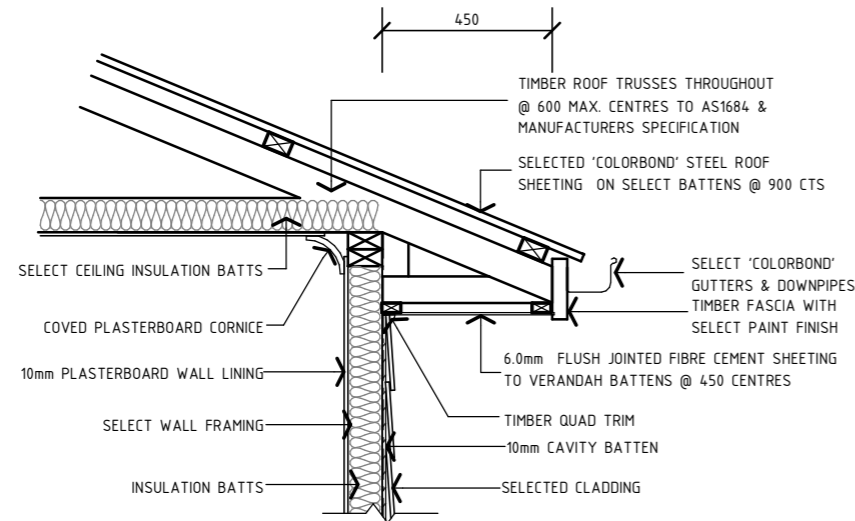
Client:  
**TRACEY & MARTIN NEWBOULD**  
Project:  
**PROPOSED WORKS AT 10 LAWSON STREET, MUDGEE**

Drawing Title:  
**SECONDARY DWELLING TYPICAL SECTION & BASIX COMMITMENTS**

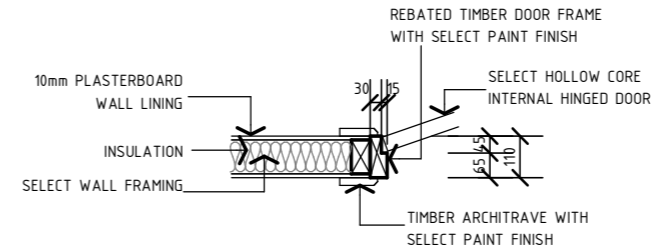
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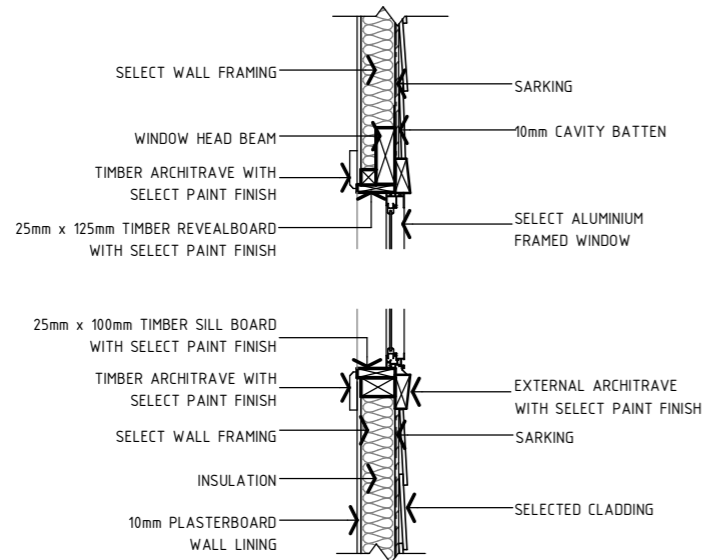
Job Number: **1281 - A12**      Revision: **H**  
Sheet 12 of 14



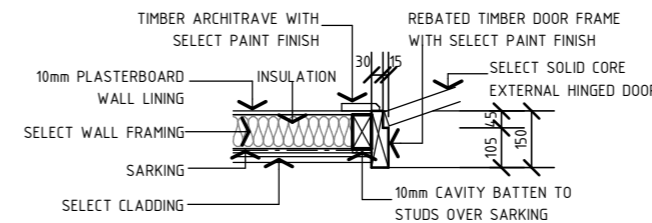
**17 | STUD - 450 EAVE DETAIL**  
SCALE: 1 : 20 (A3)



**20 | INTERNAL DOOR DETAIL**  
SCALE: 1 : 20 (A3)



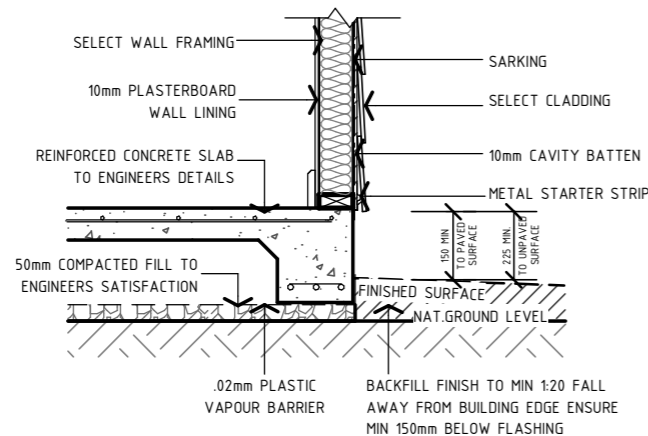
**18 | STUD - WINDOW SECTION DETAIL**  
SCALE: 1 : 20 (A3)



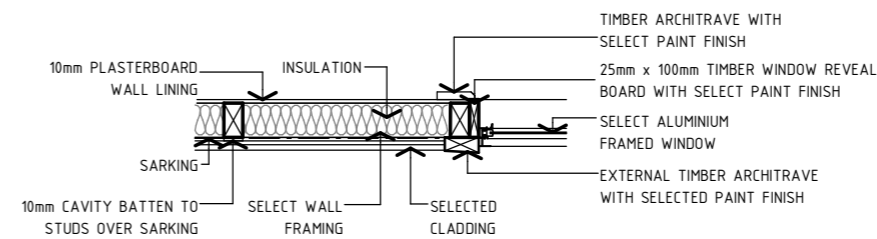
**21 | STUD - EXTERNAL DOOR DETAIL**  
SCALE: 1 : 20 (A3)

**NOTES:**  
FOR SLAB DETAILS REFER TO ENGINEERS DESIGN AND SPECIFICATION

THE FOUNDATION SHALL BE TREATED TO PROTECT AGAINST INFESTATION BY TERMITES IN ACCORDANCE WITH AS 3660.1-2000



**19 | STUD - SLAB EDGE DETAIL**  
SCALE: 1 : 20 (A3)



**22 | STUD - WINDOW PLAN DETAIL**  
SCALE: 1 : 20 (A3)

**CONTACT DETAILS**

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Client:  
**TRACEY & MARTIN NEWBOULD**

Project:  
**PROPOSED WORKS AT 10 LAWSON STREET, MUDGEE**

Drawing Title:  
**CONSTRUCTION DETAILS**

Rev	Date	Amendment
B	25/02/22	PRELIMINARY DRAWINGS
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F	25/04/22	PRELIMINARY DRAWINGS
G	28/04/22	ISSUED FOR CLIENT APPROVAL
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## SAFE DESIGN OF STRUCTURES NOTES:

FOR THE PURPOSE OF BUILDING, THE FOLLOWING SAFETY GUIDELINES ARE SET OUT HENCEFORTH IN ACCORDANCE WITH THE WORK HEALTH & SAFETY ACT 2011, WORK HEALTH & SAFETY REGULATION 2011 & THE SAFE DESIGN OF STRUCTURES CODE OF PRACTICE 2012.

THE GUIDELINES CONTAIN WORK HEALTH & SAFETY INFORMATION & MAY INCLUDE SOME OF YOUR OBLIGATIONS UNDER THE VARIOUS LEGISLATIONS THAT WORKCOVER NSW ADMINISTERS. TO ENSURE YOU COMPLY WITH YOUR LEGAL OBLIGATIONS YOU MUST REFER TO THE APPROPRIATE LEGISLATION.

### FALLS, SLIPS, TRIPS

#### *WORKING AT HEIGHTS*

##### i. 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 & INJURY IS LIKELY TO RESULT FROM SUCH A FALL. TEMPORARY WORK PLATFORMS ARE TO BE ERCTED & MAINTAINED BY THE PRINCIPAL CONTRACTOR AS REQUIRED THROUGHOUT CONSTRUCTION WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METRES IS A POSSIBILITY. THE ERECTION OF ALL PLATFORMS, HOARDINGS, OUTTRIGGERS & SCAFFOLDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES & THE APPLICABLE AUSTRALIAN STANDARDS.

##### ii. DURING OPERATION OR MAINTENANCE

FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE:

CLEANING & 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, A FALL ARREST SYSTEM, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

WHERE AN ANCHORAGE & FALL ARREST SYSTEM IS TO BE INSTALLED, THE ANCHORAGE & FALL ARREST SYSTEM & ALL ASSOCIATED HARNESSSES & ACCESSORIES MUST BE MAINTAINED THROUGHOUT THE LIFECYCLE OF THE BUILDING & INSPECTED ON A REGULAR BASIS AT LEAST ONCE IN EVERY 6 MONTHS.

#### *SLIPPERY OR UNEVEN SURFACES*

##### i. FLOOR FINISHES SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS & 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.

##### ii. 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.

##### iii. STEPS, LOOSE OBJECTS & UNEVEN SURFACES

DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS &/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 & AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.

##### iv. BUILDING OWNERS & OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS & 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 & 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.

##### v. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS & FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS & WORK AREAS.

##### vi. ALTHOUGH DURING SPECIFICATION CARE HAS BEEN TAKEN TO ENSURE THE USE OF MATERIALS THAT ARE CHARACTERISTICALLY DEEMED AS 'NON-SLIP', THE DESIGNER IS UNABLE TO CONFIRM NOR CERTIFY THE SLIP RESISTANCE OF EXISTING MATERIALS USED THROUGHOUT THE EXISTING BUILDING. IT IS RECOMMENDED THAT SLIP RESISTANCE TESTING BE UNDERTAKEN ON THE EXISTING MATERIALS IN ACCORDANCE WITH AUSTRALIAN STANDARDS TO ENSURE COMPLIANCE WITH BUILDING CODE OF AUSTRALIA.

##### vii. ALTHOUGH THE ROOF HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA & ALL RELEVANT STANDARDS, THE CLIENT IS TO BE AWARE THAT THE ROOF MATERIALS HAS POTENTIAL FRAGILITY & SLIP RESISTANCE ISSUES THAT MAY ARISE THROUGHOUT CONSTRUCTION & THE LIFECYCLE OF THE BUILDING WHEN WORK IS UNDERTAKEN ON THE ROOF, ESPECIALLY DURING INCLEMENT WEATHER

## 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.

##### i. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.

##### ii. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.

##### iii. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.

##### iv. 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 & 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 & 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 & THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

## FIRE & EMERGENCIES

IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE ALL PERSONNEL & VISITING CLIENTELE ARE AWARE OF ALL FIRE SAFETY PROCEDURES, WITH EMERGENCY ROUTES & EXITS DISPLAYED THROUGHOUT THE BUILDING & MAINTAINED THROUGHOUT THE LIFECYCLE OF THE BUILDING. NO COMBUSTIBLE MATERIAL & RUBBISH WILL BE LEFT ON SITE AS TO CAUSE A FIRE HAZARD.

## 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, NO COMBUSTIBLE MATERIAL & RUBBISH WILL BE LEFT ON SITE AS TO CAUSE A FIRE HAZARD. 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 & UNLOADING OF MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS & TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS.

#### *FOR ALL BUILDINGS:*

BUSY CONSTRUCTION & DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES & OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

## SERVICES

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 & 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 &, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

#### LOCATION WITH UNDERGROUND POWER:

UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE, ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED & ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING.

#### LOCATIONS WITH OVERHEAD POWERLINES:

OVERHEAD POWERLINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT & PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWERLINES 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.

## EARTHWORKS

IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO ESTABLISH THE LOCATION & THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.

TO ENABLE THE PLACEMENT OF NEW STORMWATER SERVICES, TRENCH EXCAVATIONS WILL OCCUR ON SITE. IT IS TO BE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO ENSURE THAT ALL SAFETY RISKS ASSOCIATED WITH TRENCH EXCAVATION ARE IDENTIFIED, ADDRESSED & ADHERED TO THROUGHOUT CONSTRUCTION.

## 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 & MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES & 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 & DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS & EQUIPMENT. THESE SHOULD BE SPECIFICATIONS & 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 & PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

## STRUCTURAL SAFETY

ALL PROTECTION WORKS TO ANY ADJOINING BUILDING (AS REQUIRED) WILL BE IN PLACE BEFORE DEMOLITION WORKS.

DEMOLITION & REMOVAL OF THE BUILDING SHALL BE UNDERTAKEN IN A CAREFUL & PROPER MANNER & WITH A MINIMUM DISTURBANCE TO THE ADJOINING BUILDINGS & TO THE PUBLIC & THE OCCUPANTS.

ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED MEMBER IS REMOVED.

NO NEW OR EXISTING WALL OR OTHER STRUCTURE SHALL BE LEFT FREE STANDING & UNATTENDED WITHOUT TEMPORARY BRACING OR SUPPORTS IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION.

## CONFINED SPACES

#### *EXCAVATION*

CONSTRUCTION OF THIS BUILDING & SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION & 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 & 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 & 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 & 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 & 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 & OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

## HAZARDOUS SUBSTANCES

ALTHOUGH DURING SPECIFICATION CARE HAS BEEN TAKEN TO ENSURE THE USE OF NON HAZARDOUS MATERIALS THE POSSIBILITIES OF EXPOSURE STILL EXIST & AS SUCH ALL PRECAUTIONS SHOULD BE MADE DURING USE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

#### *ASBESTOS*

FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990:

IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO:

1990- IT THEREFORE IS LIKELY TO CONTAIN ASBESTOS

1986- IT THEREFORE MAY CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK &, 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 & 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 & 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 & SOME CLEANING MATERIALS & DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED & 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*

FIBREGLOSS, 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 & APPLICATION & FOR A PERIOD AFTER INSTALLATION. PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

THROUGHOUT THE CONSTRUCTION PERIOD STORAGE & USE OF HAZARDOUS MATERIALS FOR THE ASSOCIATED BUILD IS TO BE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR.

## PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION & DEMOLITION SITES & TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS & PUBLIC. WARNING SIGNS & SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PAINT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

#### AMENITIES & FACILITIES

ACCESS TO EXISTING AMENITIES ARE TO BE RESTRICTED TO CLIENT'S PERSONNEL & VISITING CLIENTELE ONLY. IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO PROVIDE & MAINTAIN AMENITIES & FACILITIES AS REQUIRED, INCLUDING STORAGE, FIRST AID, RESTROOMS, MEAL AREAS & DRINKING WATER.

## MOVEMENT OF PEOPLE & MATERIALS

THROUGHOUT CONSTRUCTION & THE LIFECYCLE OF THE BUILDING SAFE ACCESS & EGRESS, INCLUDING FOR THOSE WITH A DISABILITY IS TO BE MAINTAINED THROUGHOUT THE BUILDING & SITE. THE EXISTING FRONT ENTRANCE TO THE BUILDING IS DEEMED TO BE THE ACCESSIBLE ROUTE IN & OUT OF THE BUILDING, & AS SUCH SHOULD BE MAINTAINED CLEAR & FREE OF CONSTRUCTION MATERIALS DURING THE CONSTRUCTION PHASE.

TRAFFIC MANAGEMENT DURING THE CONSTRUCTION & LIFECYCLE OF THE BUILDING IS TO BE THE RESPONSIBILITY OF THE CLIENT.

EXCLUSION ZONES ARE TO BE SET IN PLACE BY ESSENTIAL ENERGY DURING CONSTRUCTION, & AS SUCH MOVEMENT WITHIN THESE AREAS ARE TO BE PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THE CLIENT.

SITE SECURITY DURING CONSTRUCTION IS TO BE SHARED BY THE PRINCIPAL CONTRACTOR & CLIENT. SECURITY FENCING SHALL BE PROVIDED AROUND THE PERIMETER OF THE CONSTRUCTION SITE & ANY ADDITIONAL PRECAUTIONARY MEASURES TAKEN, AS MAY BE NECESSARY TO PREVENT UNAUTHORISED ENTRY TO THE SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

## 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 & 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 & 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 & CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

**THESE NOTES DO NOT REPRESENT A COMPREHENSIVE STATEMENT OF THE LAW AS IT APPLIES TO PARTICULAR PROBLEMS OR TO INDIVIDUALS OR AS A SUBSTITUTE FOR LEGAL ADVICE. YOU SHOULD SEEK INDEPENDENT LEGAL ADVICE IF YOU NEED ASSISTANCE ON THE APPLICATION OF THE LAW TO YOUR SITUATION. INFORMATION ON THE LATEST LAWS CAN BE CHECKED BY VISITING THE NSW LEGISLATION WEBSITE (WWW.LEGISLATION.NSW.GOV.AU).**

**ISSUED FOR DA/CC APPROVAL**



BUILDING DESIGN

*On Point*

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THIS DRAWING IS AND ALWAYS SHALL REMAIN THE PROPERTY OF ON POINT BUILDING DESIGN AND MUST NOT BE LENT, GIVEN, SOLD, REPRODUCED OR VARIED IN ANY WAY WITHOUT WRITTEN CONSENT.

ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.

Client:

TRACEY & MARTIN NEWBOULD

Project:

**PROPOSED WORKS AT 10  
LAWSON STREET,  
MUDGEE**

Drawing Title:

**SAFE DESIGN OF STRUCTURES  
NOTES**

Rev	Date	Amendment
B	25/02/22	PRELIMINARY DRAWINGS
C	29/03/22	PRELIMINARY DRAWINGS
D	12/04/22	PRELIMINARY DRAWINGS
E	23/04/22	PRELIMINARY DRAWINGS
F	25/04/22	PRELIMINARY DRAWINGS
G	28/04/22	ISSUED FOR CLIENT APPROVAL
H	29/11/23	ISSUED FOR DA/CC APPROVAL



**BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA**

Job Number

**1281 - A14**

Revision

**H**

Sheet **14** of **14**