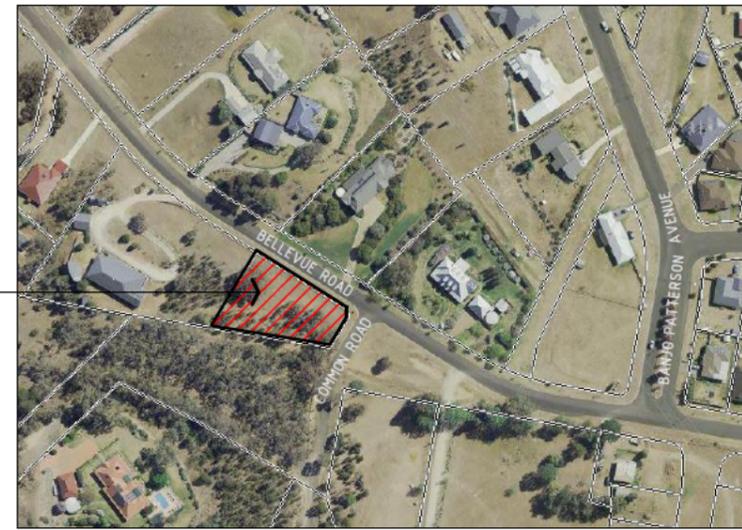


NOTE:
 PROPOSED CONSTRUCTION MUST COMPLY WITH
 AS3959 & MEET THE REQUIREMENTS OF A BAL-29
 (BUSHFIRE ATTACK LEVEL) RATING
 - REFER TO NOTES ON SHEET 1394-A12

PROPOSED AREA OF WORKS
 95 BELLEVUE ROAD, MUDGEE
 LOT 2 - DP11270241



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 RESIDENCE

95 BELLEVUE ROAD
 MUDGEE NSW

DRAWING SCHEDULE

1394-A 01	3D PERSPECTIVES, LOCALITY PLAN & NOTES
1394-A 02	SITE PLAN
1394-A 03	SITE NOTES
1394-A 04	FLOOR PLAN
1394-A 05	ELEVATIONS 1/2
1394-A 06	ELEVATIONS 2/2
1394-A 07	TYPICAL SECTION & BASIX COMMITMENTS
1394-A 08	SECONDARY DWELLING FLOOR PLAN
1394-A 09	SECONDARY DWELLING ELEVATIONS
1394-A 10	GARAGE FLOOR PLAN & ELEVATIONS
1394-A 11	CONSTRUCTION DETAILS
1394-A 12	BAL NOTES
1394-A 13	SAFE DESIGN OF STRUCTURES NOTES



On Point
 BUILDING DESIGN

CONTACT DETAILS

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Client:

DEAN FOZARD

Project:

PROPOSED RESIDENCE AT
 95 BELLEVUE ROAD,
 MUDGEE

Drawing Title:

3D PERSPECTIVES, LOCALITY
 PLAN & NOTES

Rev	Date	Amendment
A	13/12/23	PRELIMINARY DRAWINGS
B	7/02/24	PRELIMINARY DRAWINGS
C	4/03/24	ISSUED FOR DA/CC APPROVAL
D	26/04/24	ISSUED FOR REVIEW
E	1/05/24	ISSUED FOR DA/CC



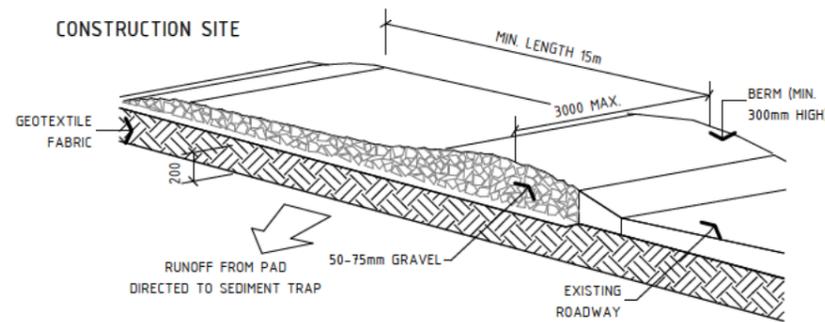
**BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA**

Job Number Revision

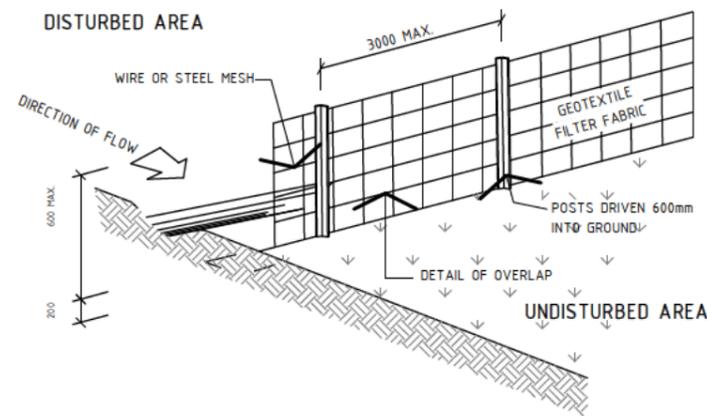
1394 - A01 E

Sheet 01 of 13

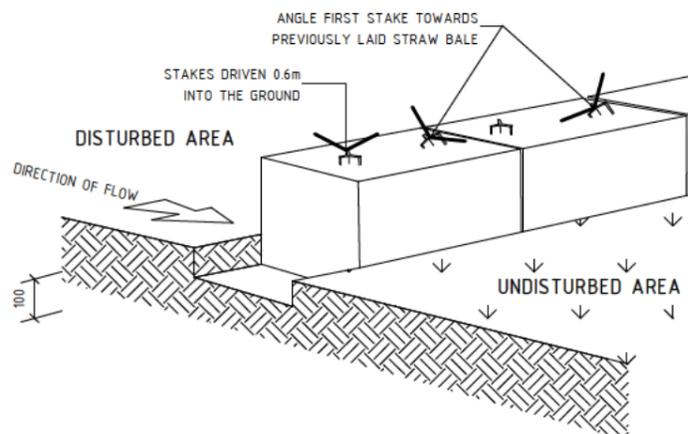
ISSUED FOR DA/CC



DETAIL PLAN: CONSTRUCTION ENTRY / EXIT
NOT TO SCALE



DETAIL PLAN: SEDIMENT FENCE
NOT TO SCALE



DETAIL PLAN: STRAWBALE FILTER
NOT TO SCALE

NOTE:
PROPOSED CONSTRUCTION MUST COMPLY WITH AS3959 & MEET THE REQUIREMENTS OF A BAL-29 (BUSHFIRE ATTACK LEVEL) RATING
- REFER TO NOTES ON SHEET 1394-A12

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 1500 MINIMAL FALL (NCC VOL2 P3.5.2.4 (a) (i)) & DESIGNED TO AR120 (NCC VOL2 P3.5.2.3 (b) (i))
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 STRAW BALE SEDIMENT FILTERS. THE BUILDER MAY NOMINATE FURTHER STORAGE AREAS WITHIN THE SITE.
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.



CONTACT DETAILS

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Client:

DEAN FOZARD

Project:

PROPOSED RESIDENCE AT
95 BELLEVUE ROAD,
MUDGEE

Drawing Title:

SITE NOTES

Rev	Date	Amendment
A	13/12/23	PRELIMINARY DRAWINGS
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Job Number Revision

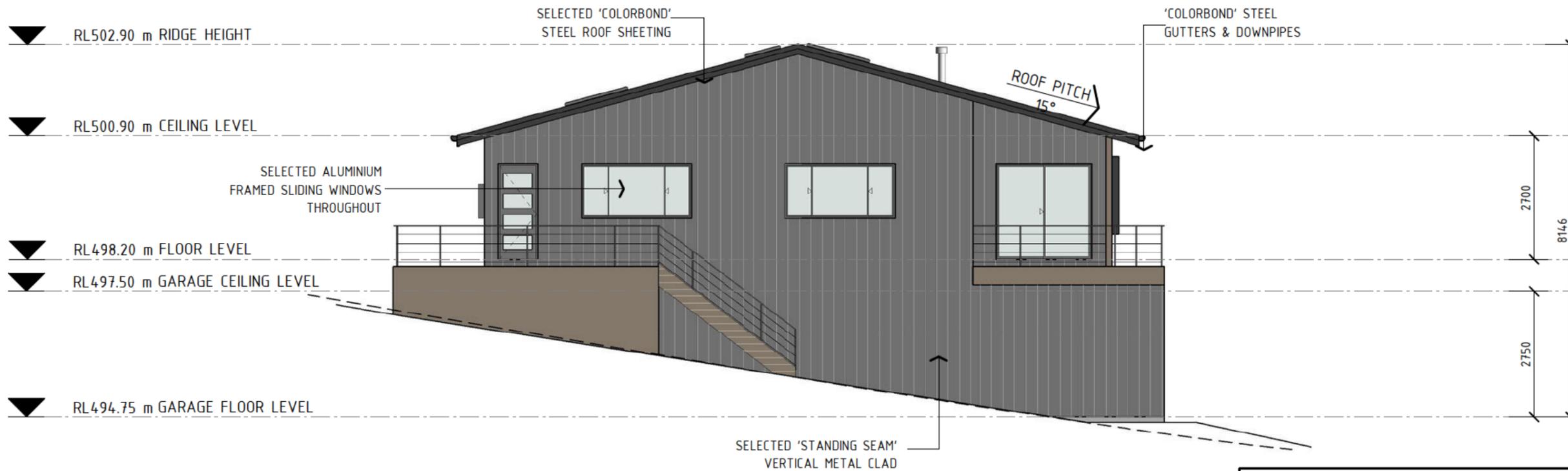
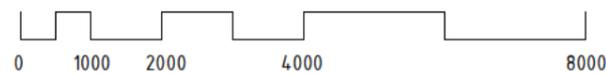
1394 - A03 E

Sheet 03 of 13

ISSUED FOR DA/CC



07 ELEVATION: SOUTH FACADE
SCALE: 1 : 100 (A3)



08 ELEVATION: EAST FACADE
SCALE: 1 : 100 (A3)

NOTE:
PROPOSED CONSTRUCTION MUST COMPLY WITH AS3959 & MEET THE REQUIREMENTS OF A BAL-29 (BUSHFIRE ATTACK LEVEL) RATING
- REFER TO NOTES ON SHEET 1394-A12

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Client:
DEAN FOZARD
Project:
**PROPOSED RESIDENCE AT
95 BELLEVUE ROAD,
MUDGEE**

Drawing Title:
ELEVATIONS 2/2

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A	13/12/23	PRELIMINARY DRAWINGS
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Client:

DEAN FOZARD

Project:

PROPOSED RESIDENCE AT
95 BELLEVUE ROAD,
MUDGEE

Drawing Title:

TYPICAL SECTION & BASIX COMMITMENTS

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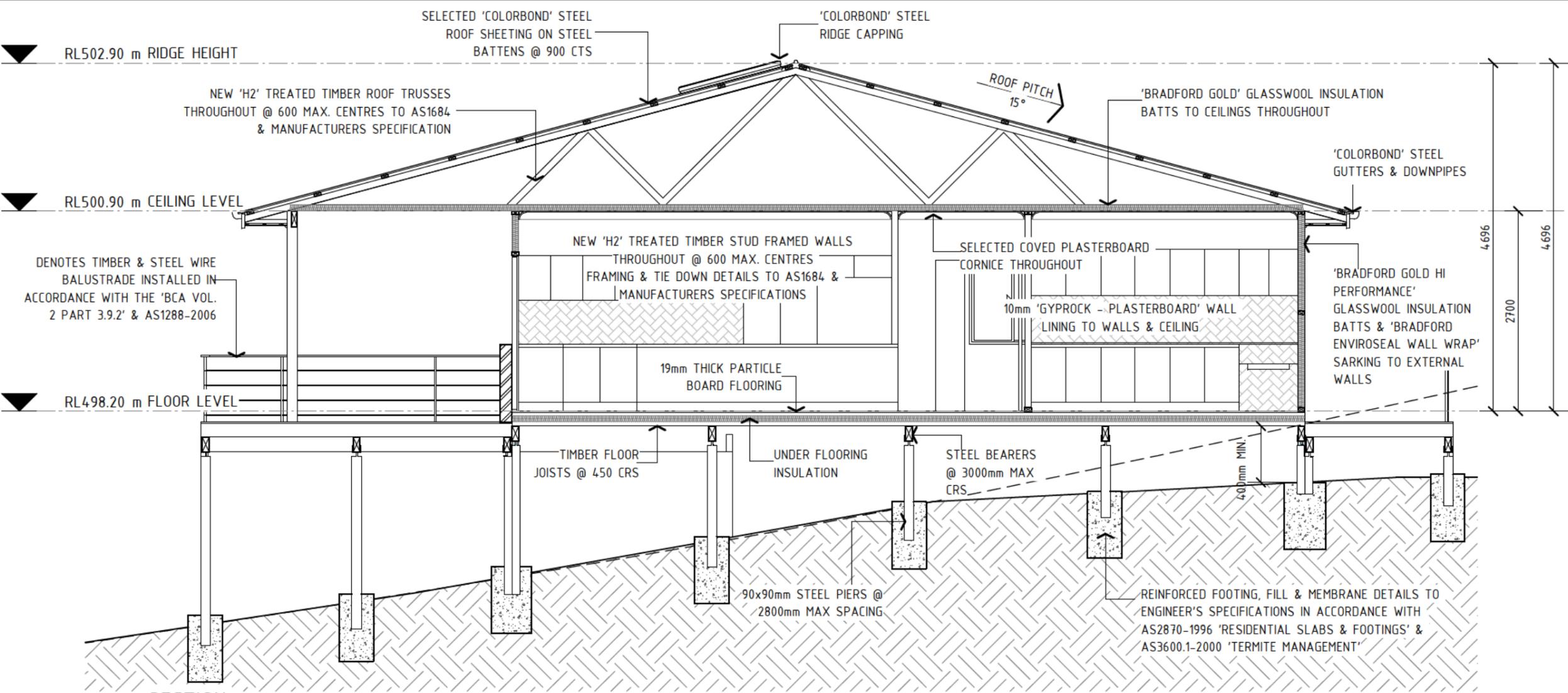
BUILDING DESIGNERS
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Job Number Revision

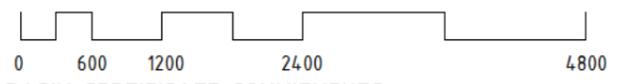
1394 - A07

E

Sheet 07 of 13



09 SECTION: TYPICAL SECTION
SCALE: 1 : 60 (A3)



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 (>4.5=<=6L/min).
 - THE APPLICANT MUST INSTALL TOILET FLUSHING SYSTEMS WITH A MIN. RATING OF 5 STAR.
 - THE APPLICANT MUST INSTALL TAPS WITH A MIN. RATING OF 5 STAR IN THE KITCHEN.
 - THE APPLICANT MUST INSTALL BASIN TAPS WITH A MIN. RATING OF 5 STAR IN EACH BATHROOM.

- ALTERNATIVE WATER SOURCE:**
- THE APPLICANT MUST INSTALL A RAINWATER TANK OF 20,000 LITRES MIN. TO REGULATORY REQUIREMENTS. TO COLLECT RUNOFF FROM 317m² ROOF AREA MIN.
 - THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:
 - ALL TOILETS;
 - THE LAUNDRY;
 - 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.

CONSTRUCTION	ADD. INSULATION REQ'D. (R-VALUE)	OTHER SPECIFICATIONS
FLOOR - SUSPENDED FLOOR ABOVE ENCLOSED SUBFLOOR	NIL	REFLECTIVE FOIL FACING THE SUBFLOOR; SUBFLOOR WALL INSULATION: >R1.0
EXTERNAL WALL: FRAME (METAL CLAD)	3.50 (OR 4.00 INCLUDING CONSTRUCTION)	WALL COLOUR: MEDIUM (SOLAR ABSORBANCE 0.48-0.7)
EXTERNAL WALL: BRICK VENEER	3.44 (OR 4.00 INCLUDING CONSTRUCTION)	WALL COLOUR: MEDIUM (SOLAR ABSORBANCE <0.48)
INTERNAL WALL: PLASTERBOARD FRAME	FIBREGLASS BATTS OR ROLL	
CEILING & ROOF - FLAT	CEILING - 5.5 (UP)	UNVENTILATED ROOF SPACE
CEILING/PITCHED ROOF	ROOF - FOIL BACKED BLANKET	MEDIUM (SOLAR ABSORBANCE 0.6-0.70)

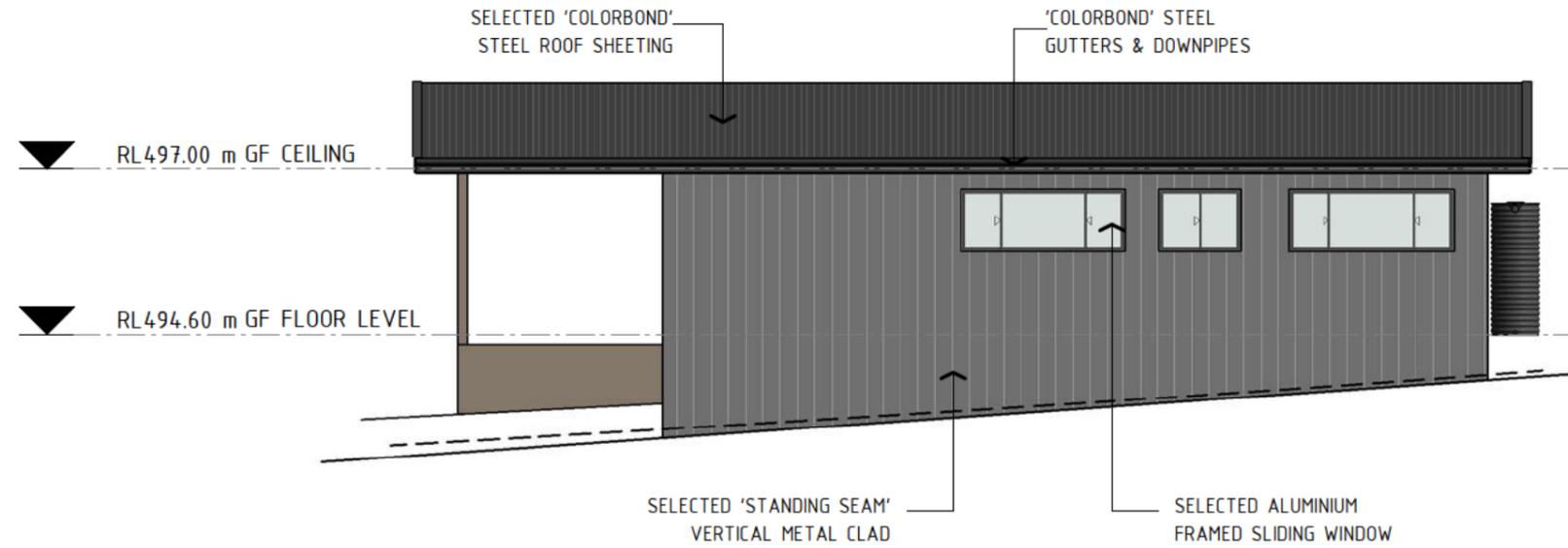
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ENERGY COMMITMENTS
THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.

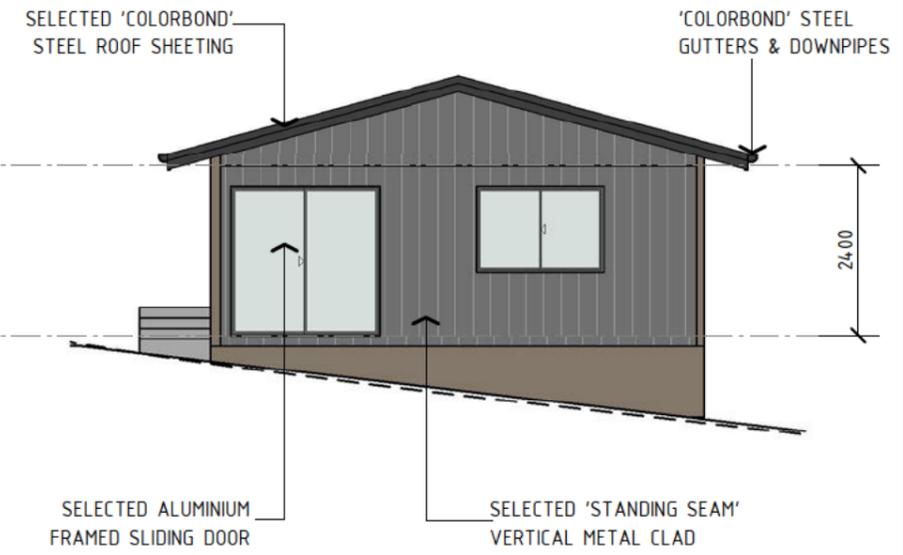
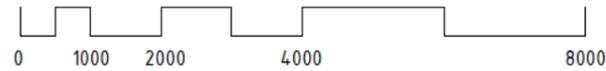
- HOT WATER:** THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS SYSTEM WITH A MIN. RATING OF 6 STARS
- COOLING SYSTEM:** THE APPLICANT MUST INSTALL IN AT LEAST 1 LIVING AREA: 1 PHASE AIR CONDITIONING 4.5 STAR (ZONED)
THE APPLICANT MUST INSTALL IN ALL BEDROOMS: 1 PHASE AIR CONDITIONING 4.5 STAR (ZONED)
- HEATING SYSTEM:** THE APPLICANT MUST INSTALL IN AT LEAST 1 LIVING AREA: 1 PHASE AIR CONDITIONING 4.5 STAR (ZONED)
THE APPLICANT MUST INSTALL IN ALL BEDROOMS: 1 PHASE AIR CONDITIONING 4.5 STAR (ZONED)
- 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: NATURAL VENTILATION ONLY
- ARTIFICIAL LIGHTING:** THE APPLICANT MUST ENSURE THE MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
- NATURAL LIGHTING:** THE APPLICANT MUST PROVIDE NATURAL LIGHTING TO THE FOLLOWING;
- THE KITCHEN
- AT LEAST 2 BATHROOMS/TOILETS
- ALTERNATIVE ENERGY:** THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENTS ELECTRICAL SYSTEM.
THE PHOTOVOLTAIC SYSTEM MUST CONSIST OF:
- PHOTOVOLTAIC COLLECTORS WITH THE CAPACITY TO GENERATE AT LEAST 6 PEAK KILOWATTS OF ELECTRICITY, INSTALLED AT AN ANGLE BETWEEN 10-25° TO THE HORIZONTAL FACING NORTH
- OTHER:** THE APPLICANT MUST INSTALL AN GAS COOKTOP & ELECTRIC OVEN
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE

ISSUED FOR DA/CC

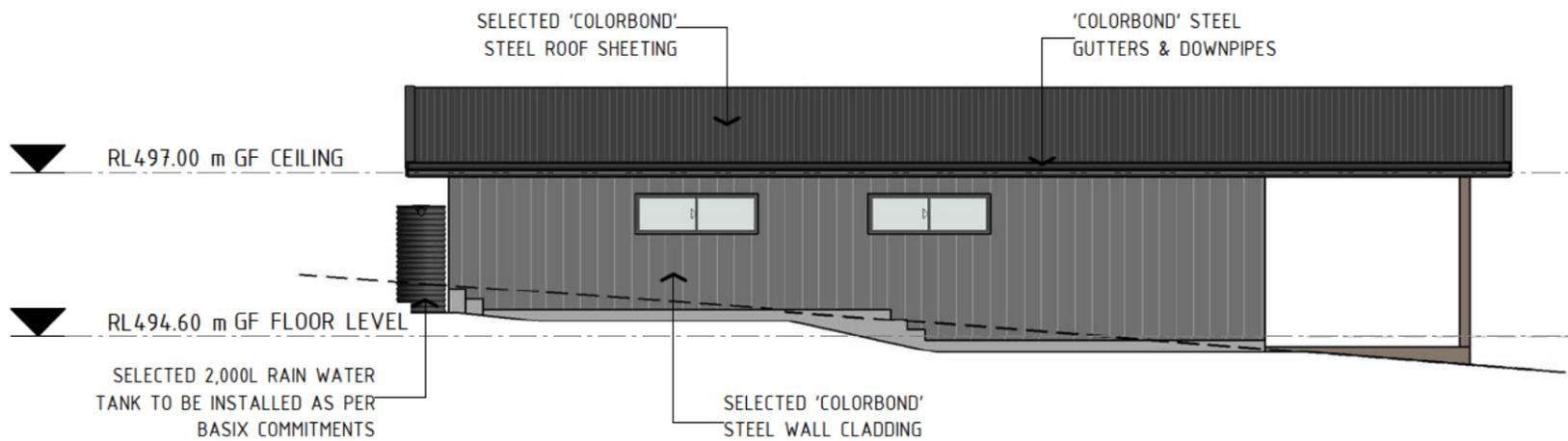
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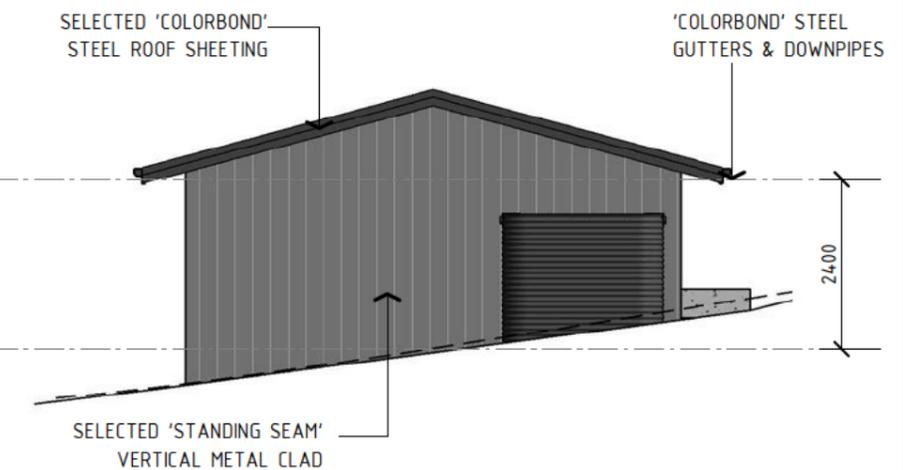
11 | ELEVATION: NORTH FACADE
 SCALE: 1 : 100 (A3)



12 | ELEVATION: EAST FACADE
 SCALE: 1 : 100 (A3)



13 | ELEVATION: SOUTH FACADE
 SCALE: 1 : 100 (A3)



14 | ELEVATION: WEST FACADE
 SCALE: 1 : 100 (A3)



Onpoint
 BUILDING DESIGN

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Client:

DEAN FOZARD

Project:

**PROPOSED RESIDENCE AT
 95 BELLEVUE ROAD,
 MUDGEE**

Drawing Title:

**SECONDARY DWELLING
 ELEVATIONS**

Rev	Date	Amendment
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**BUILDING DESIGNERS
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Job Number Revision

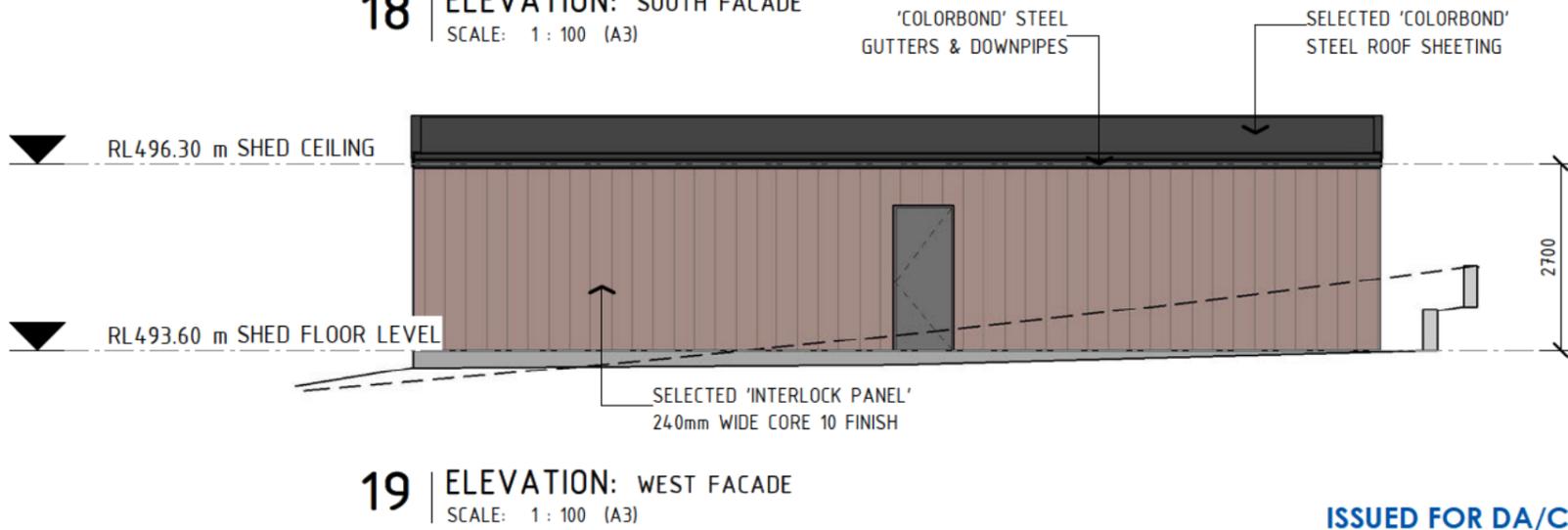
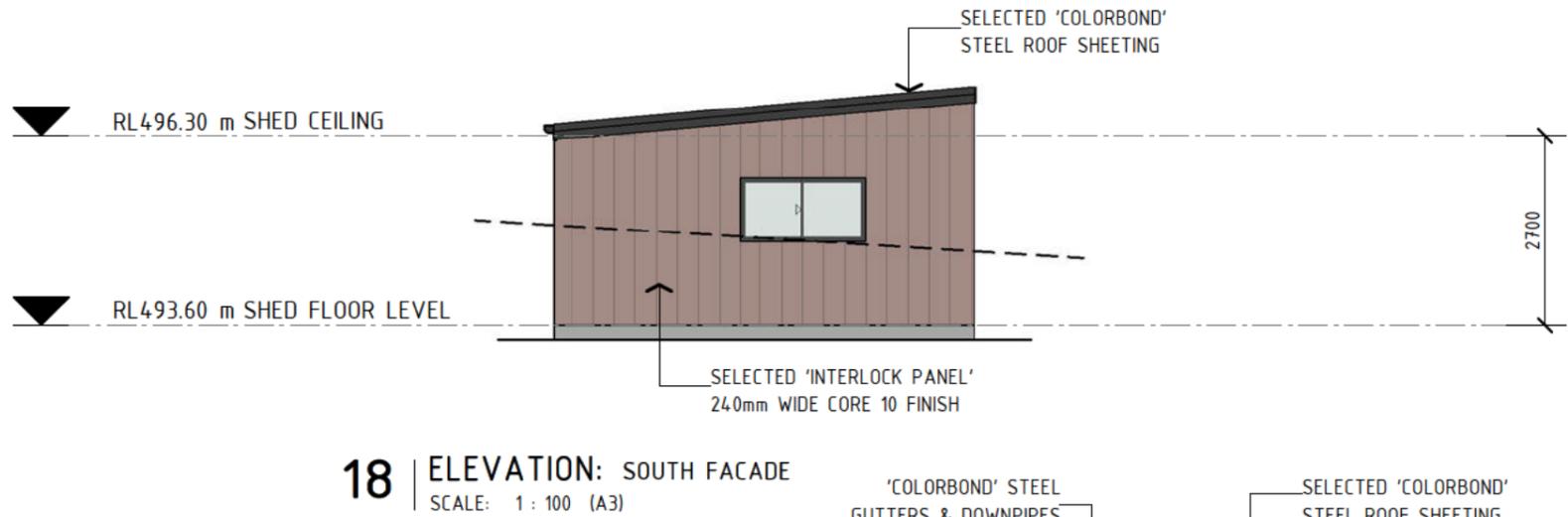
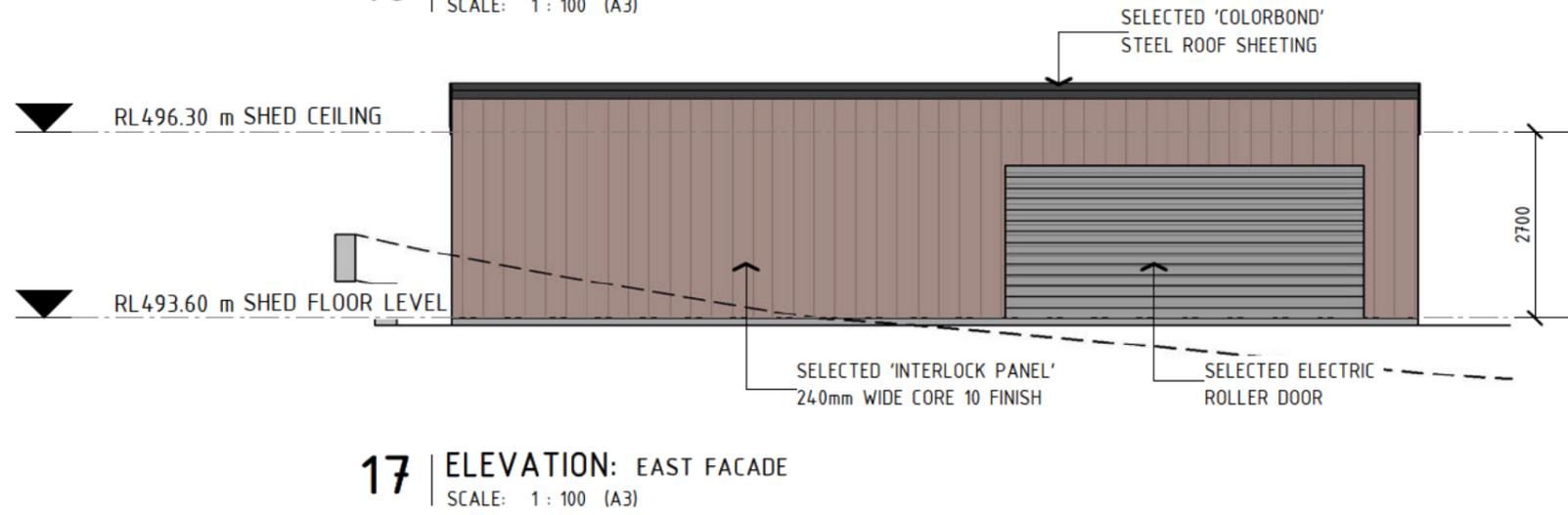
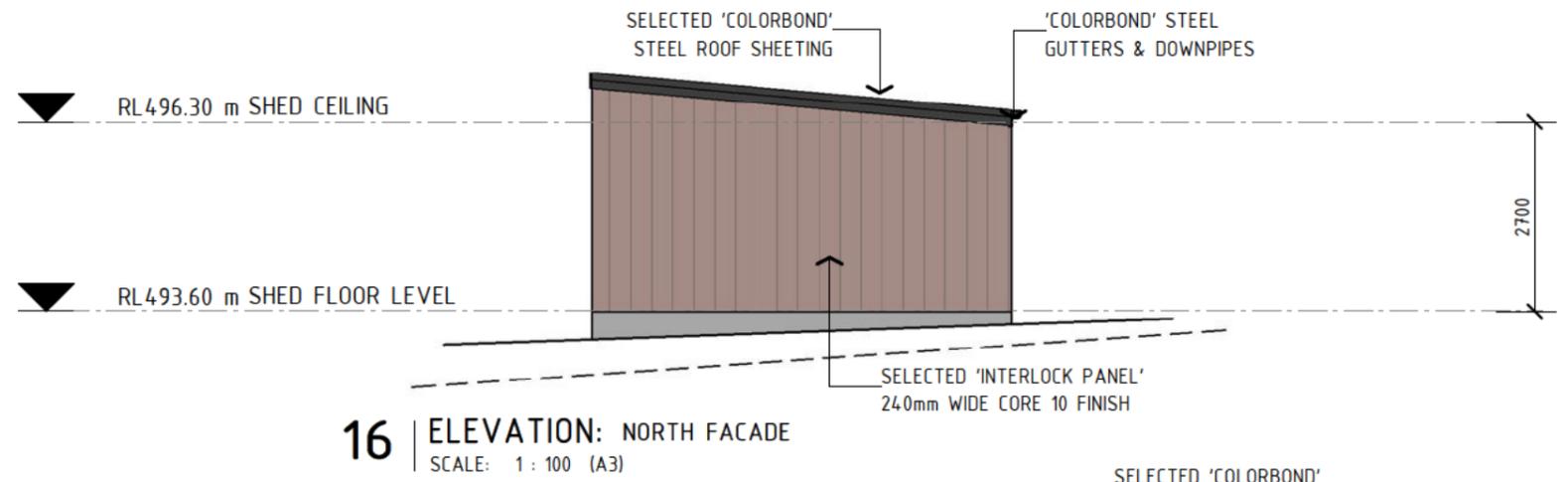
1394 - A09 E

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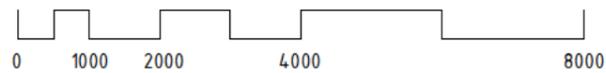
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 (BUSHFIRE ATTACK LEVEL) RATING
 - REFER TO NOTES ON SHEET 1394-A12



15 GARAGE FLOOR PLAN
 SCALE: 1 : 100 (A3)



FLOOR AREAS	
GARAGE	84 m ²
TOTAL	84 m ²



CONTACT DETAILS

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Client:

DEAN FOZARD

Project:

PROPOSED RESIDENCE AT
 95 BELLEVUE ROAD,
 MUDGEE

Drawing Title:

GARAGE FLOOR PLAN &
 ELEVATIONS

Rev	Date	Amendment
A	13/12/23	PRELIMINARY DRAWINGS
B	7/02/24	PRELIMINARY DRAWINGS
C	4/03/24	ISSUED FOR DA/CC APPROVAL
D	26/04/24	ISSUED FOR REVIEW
E	1/05/24	ISSUED FOR DA/CC

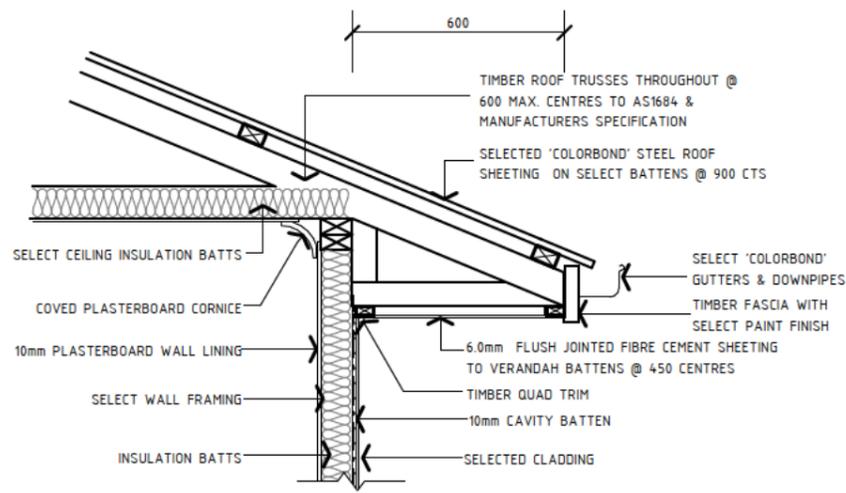


Job Number Revision

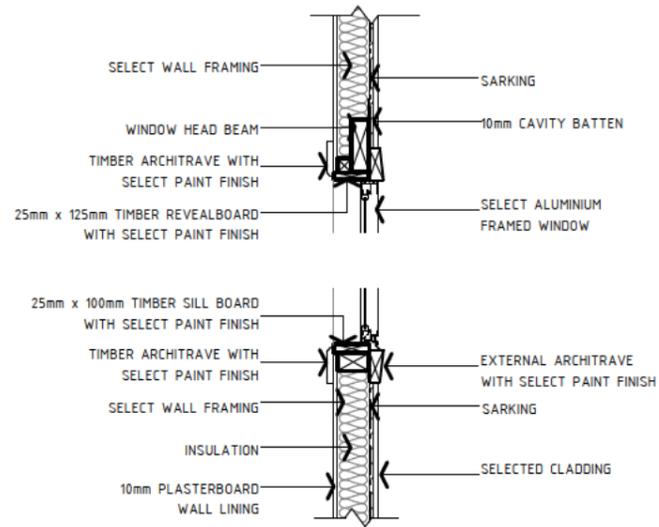
1394 - A10 E

Sheet 10 of 13

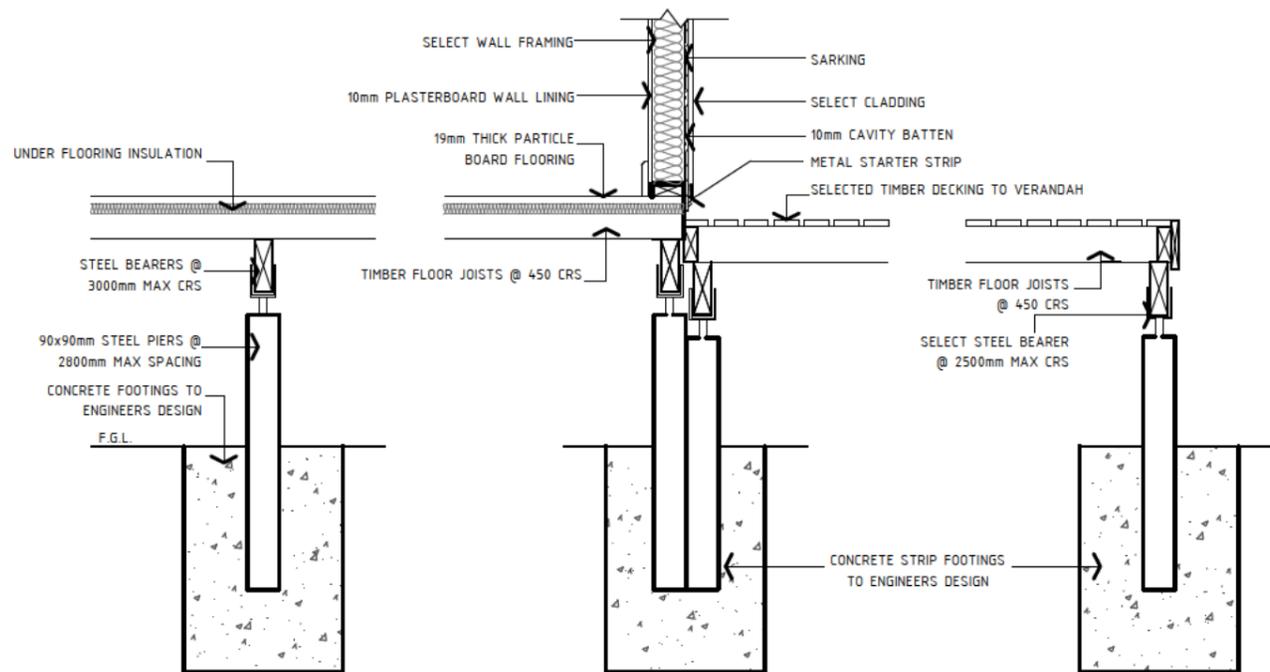
ISSUED FOR DA/CC



20 | STUD - 600 EAVE DETAIL
SCALE: 1 : 20 (A3)

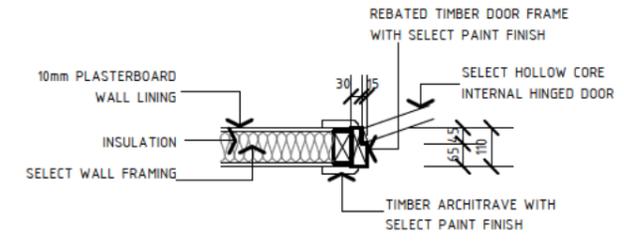


21 | STUD - WINDOW SECTION DETAIL
SCALE: 1 : 20 (A3)

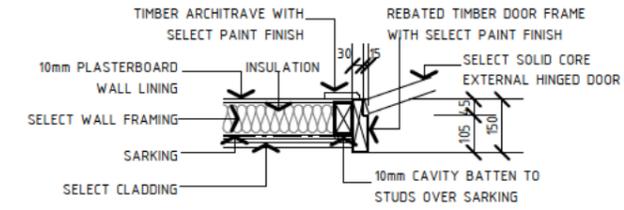


22 | STUD - TIMBER FRAMED SUB FLOOR DETAIL
SCALE: 1 : 20 (A3)

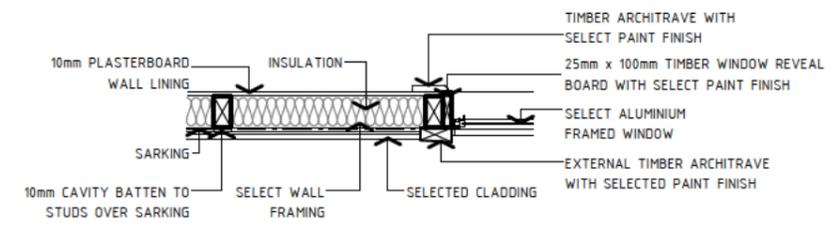
NOTE:
PROPOSED CONSTRUCTION MUST COMPLY WITH AS3959 & MEET THE REQUIREMENTS OF A BAL-29 (BUSHFIRE ATTACK LEVEL) RATING
- REFER TO NOTES ON SHEET 1394-A12



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



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



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



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DEAN FOZARD
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PROPOSED RESIDENCE AT
95 BELLEVUE ROAD,
MUDGEE

Drawing Title:
CONSTRUCTION DETAILS

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Job Number
1394 - A11
Revision
E
Sheet 11 of 13

ISSUED FOR DA/CC

BAL-29 CONSTRUCTION

(PER SECTION 7 AS 3959-2018 & ADDENDUM: APPENDIX 3 PLANNING FOR BUSH FIRE PROTECTION NSW RURAL FIRE SERVICE)

7.1 - GENERAL

A BUILDING ASSESSED AS BEING BAL-29 SHALL COMPLY WITH SECTION 3 AND CLAUSES 7.2 TO 7.8 AS 3959-2018.

7.3 - FLOORS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLABS ON GROUND.

7.4 EXTERNAL WALLS

7.4.1 WALLS

THE EXPOSED COMPONENTS OF AN EXTERNAL WALL SHALL BE AS FOLLOWS:

(a) NON COMBUSTIBLE MATERIAL INCLUDING THE FOLLOWING PROVIDED THE MINIMUM THICKNESS IS 90mm:

(i) FULL MASONRY OR MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE, CALCIUM SILICATE OR NATURAL STONE.

(ii) PRECAST OR IN SITU WALLS OF CONCRETE

(iii) EARTH WALL INCLUDING MUD BRICK

(c) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER FRAMED OR STEEL FRAMES WALL THAT IS SARKED ON THE OUTSIDE OF THE FRAME AND IS -

(i) FIBRE CEMENT A MINIMUM OF 6mm IN THICKNESS; OR

(ii) STEEL SHEETING; OR

(iii) BUSHFIRE RESISTING TIMBER (SEE APPENDIX F); OR

(iv) A COMBINATION OF ANY ITEMS (i), (ii) or (iii).

7.4.2 JOINTS

ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED.

7.4.3 VENTS AND WEEPHOLES

EXCEPT FOR EXCLUSIONS PROVIDED IN CLAUSE 3.6, VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM

7.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS

7.5.1 BUSHFIRE SHUTTERS

WHERE FITTED, BUSHFIRE SHUTTERS SHALL CONFORM WITH CLAUSE 3.7 AND BE MADE FROM-

(a) NON COMBUSTIBLE MATERIAL; OR

(b) BUSHFIRE RESISTING TIMBER; OR

(c) A COMBINATION OF ITEMS (a) AND (b).

7.5.2 SCREENS FOR WINDOWS AND DOORS

WHERE FITTED SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH PERFORATED SHEET MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM METAL OR BUSHFIRE RESISTING TIMBER. SCREEN ASSEMBLIES SHALL BE ATTACHD USING METAL FIXINGS.

7.5.3 WINDOWS AND SIDELIGHTS

WINDOW ASSEMBLIES SHALL:

(a) BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 3.7 AND 7.5.1; OR

(b) CONFORM WITH THE FOLLOWING:

(i) WINDOW FRAMES AND WINDOW JOINERY SHALL BE MADE FROM-

(A) BUSHFIRE RESISTING TIMBER (SEE APPENDIX F); OR

(B) METAL; OR

(C) METAL-REINFORCED uPVC AND THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSION-RESISTANT STEEL.

(ii) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUCTIONS OF THE OPENING AND CLOSING SHALL BE METAL. TRIMS OR OTHER COMPONENT MAY USE MATERIAL OTHER THAN METAL.

(iii) GLAZING SHALL BE TOUGHED GLASS A MINIMUM OF 5mm THICKNESS OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS. NOTE: WHERE DOUBLE GLAZED ASSEMBLIES ARE USED, THE REQUIREMENTS APPLY TO THE EXTERNAL PANE OF THE GLAZED ASSEMBLY ONLY.

(iv) THERE ARE NO SPECIFIC REQUIREMENTS FOR SEAL AND WEATHER STRIPS AT THIS BAL.

(v) WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 19 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME (SEE FIGURE D3, APPENDIX D) THE GLAZING SHALL BE SCEENED EXTERNALLY WITH A SCREEN THAT CONFORMS WITH CLAUSE 3.6 AND CLAUSE 7.5.2.

(vi) THE OPENABLE PORTIONS OF THE WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 7.5.2.

7.5.4 DOORS - SIDE HUNG EXTERNAL DOORS (FRENCH DOORS, PANEL FOLD OR BIFOLD)

SIDE HUNG EXTERNAL DOORS, SHALL-

(a) BE COMPLETELY PROTECTED BY BUSHFIRE SHUTTERS THAT CONFORM WITH CLAUSE 3.7 AND CLAUSE 7.5.1; OR

(b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLASE 7.5.2; OR

(c) COFORM WITH THE FOLLOWING:

(i) DOOR PANEL MATERIALS SHALL BE:

(A) NON COMBUSTIBLE; OR

(B) SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUED TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR

(C) FOR FULLY FRAMED GLAZED DOOR PANELS, THE FRAMING SHALL BE MADE FROM THE METAL OR FROM BUSHFIRE-RESISTING TIMBER OR uPVC.

(ii) DOOR FRAME MATERIAL SHALL BE:

(A) BUSHFIRE RESISTING TIMBER; OR

(B) METAL; OR

(C) METAL REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM

ALUMINIUM, STAINLESS STEEL OR CORROSION RESISTANT STEEL.

(iii) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL FROM ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.

(iv) WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS A MINIMUM OF 6mm IN THICKNESS.

(v) WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED.

(vi) THERE IS NO REQUIRMENT TO SCREEN THE OPENABLE PART OF THE DOOR AT THIS BAL.

(vii) DOORS SHALL BE TIGHT FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.

7.5.5 DOORS - SLIDING DOORS

SLIDING DOORS SHALL:

(a) BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT CONFORMS WITH CLAUSE 3.7 AND CLAUSE 7.5.1; OR

(b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT COMFORM WITH CLAUSE 3.6 AND CLAUSE 7.5.2; OR

(c) CONFORM WITH THE FOLLOWING:

(i) DOOR FRAME MATERIAL INCLUDING FULLY FRAMED GLAZED DOORS, SHALL BE:

(A) BUSHFIRE RESISTING TIMBER; OR

(B) METAL; OR

(C) METAL REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM

ALUMINIUM, STAINLESS STEEL OR CORROSION RESISTANT STEEL.

(ii) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL FROM ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.

(iii) WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS A MINIMUM OF 6mm IN THICKNESS.

(iv) THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS AND WEATHER STRIPS AT THIS BAL

(v) THERE IS NO REQUIRMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR AT THIS BAL.

(vi) SLIDING DOORS SHALL BE TIGHT FITTING IN THE FRAMES.

7.5.6 DOORS - VEHICLE ACCESS DOORS (GARAGE DOORS)

VEHICLE ACCESS DOORS SHALL:

(a) VEHICLE ACCESS DOORS SHALL BE MADE FROM-

(i) NON COMBUSTIBLE MATERIAL; OR

(ii) BUSHFIRE RESISTING TIMBER; OR

(iii) FIBRE CEMENT SHEET WITH A MIN OF 6mm THICKNESS; OR

(iv) A COMBINATION OF ANY OF THESE ITEMS (i), (ii), (iii)

(b) ALL VEHICLE ACCESS DOORS SHALL BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES. DOOR ASSEMBLIES FITTED GUIDE TRACKS DO NOT NEED OUTER EDGE GAP PROTECTION.

(c) WEATHERSTRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHED TO PROTECT EDGE GAPS OR THRESHOLDS SHALL BE MANUFACTURED FROM A MATERIAL HAVING A FLAMMABILITY INDEX NOT GREATER THAN 5.

7.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

7.6.1 GENERAL

THE FOLLOWING APPLY TO ALL TYPES OF ROOFS AND ROOFING SYSTEMS:

(a) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES SHALL BE NON-COMBUSTABLE

(b) THE ROOF/WALL JUNCTION SHALL BE SEALED OR OTHERWISE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6

(c) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTABLE MATERIAL OR A MESH OR PERFORATED SHEET THAT CONFORMS WITH CLAUSE 3.6 AND MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

(d) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NON COMBUSTIBLE.

7.6.2 SHEET ROOFS

SHEET ROOFS SHALL -

(a) BE FULLY SARKED IN ACCORDANCE WITH CLAUSE 7.6.2, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; OR

(b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES BY -

(i) A MESH OR PERFORATED SHEET THAT CONFORMS WITH CLAUSE 3.6 AND

MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR

(ii) MINERAL WOOL; OR

(iii) OTHER NON-COMBUSTABLE MATERIAL; OR

(iv) A COMBINATION OF ANY OF ITEMS (i), (ii) OR (iii) ABOVE.

C7.6.3 SARKING IS USED AS A SECONDARY FORM OF EMBER PROTECTION FOR THE ROOF SPACE TO ACCOUNT FOR MINOR GAPS THAT MAY DEVELOP IN SHEET ROOFING.

7.6.4 VERANDA, CARPORT AND AWNING ROOFS

THE FOLLOWING APPLY TO VERANDA, CARPORT AND AWNING ROOFS:

(a) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF, AS SPECIFIED IN CLAUSES 7.6.1 TO 7.6.6

7.6.5 ROOF PENETRATIONS

THE FOLLING APPLY TO ROOF PENETRATIONS:

(a) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF-MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS OR THE LIEK SHALL BE SEALED. THE MATERIAL USED TO SEAL THE PENETRATION SHAL BE NON-COMBUSTABLE

(b) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENTPIPES SHALL CONFORM WITH CLAUSE 3.6 AND THE FRAME SHALL BE MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

THIS REQUIREMENT DOES NOT APPLY TO THE EXHAUST FLUES OF HEATING OR COOKING DEVICES WITH CLOSED COMBUSTION CHAMBERS

IN THE CASE OF GAS APPLIANCE FLUES, EMBER GUARDS SHALL NOT BE FITTED.

(c) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS THAT CONFORMS WITH AS1288.

(d) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, THAT CONFORMS WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU) GRADE A TOUGHENED SAFTEY GLASS OF MIN 4mm THICKNESS SHALL BE USED IN THE OUTER PANE OF IGU.

(e) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS SHALL BE NON-COMUSTIBLE. HOWEVER THEY MAY BE OF AN ALTERNATE MATERIAL PROVIDED THE INTEGRITY OF THE ROOF COVERING IS MAINTAINED BY AN UNDER FLASHING MADE OF NON COMBUSTIBLE MATERIAL.

(f) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH BUTTERFLY CLOSERS AT OR NEAR THE CEILING LEVEL OR, THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-REISTANT STEEL, BRONZE OR ALUMINIUM

(g) EXTERNAL SINGLE PLANE GLAZED ELEMENTS OF ROOF LIGHTS AND SKYLIGHTS WHERE THE PITCH OF THE GLAZED ELEMENT IS 18 DEGREES OR LESS TO THE HORIZONTAL SHALLBE PROTECTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

7.6.6 EAVES LININGS, FASCIAS AND GABLES

THE FOLLOWING APPLY TO EAVES LININGS, FASCIAS AND GABLES:

(a) GABLES SHALL COMPLY WITH CLAUSE 7.4

(b) FASCIAS AND BARGEBOARDS SHALL-

(i) WHERE TIMBER IS USED BE MADE FROM BUSHFIRE RESISTING TIMBER; OR

(ii) WHERE MADE FROM METAL BE FIXED AT 450mm CENTRES; OR

(iii) BE A COMBINATION OF ITEMS (i) AND (ii).

(c) EAVE LININGS SHALL BE -

(i) FIBRE CEMENT SHEET A MIN OF 4.5mm IN THICKNESS; OR

(ii) BUSHFIRE RESISTING TIMBER; OR

(iii) BE A COMBINATION OF ITEMS (i) AND (ii).

(d) EAVE PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS, AS SPECIFIED IN CLAUSE 7.6.5

(e) EAVE VENTILATION OPENINGS GREATER THAN 3mm SHALL CONFORM WITH CLAUSE 3.6 AND MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

(f) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS

7.6.7 GUTTERS AND DOWNPIPES

THIS STANDARD DOES NOT PROVIDE REQUIREMENTS FOR DOWNPIPES.

IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTABLE

7.8 WATER AND GAS SUPPLIES

ABOVE-GROUND, EXPOSED WATER SUPPLY PIPES SHALL BE METAL.

EXTERNAL GAS PIPES AND FITTINGS ABOVE GROUND SHALL BE STEEL OR COPPER CONSTRUCTION HAVING A MIN WALL THICKNESS IN ACCORDANCE WITH GAS REGULATIONS OR 0.9mm WHICHEVER IS THE GREATER. THE METAL PIPE SHALL EXTEND A MIN OF 400mm WITHIN THE BUILDING AND 100mm BELOW GROUND.



Onpoint
BUILDING DESIGN

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Job Number Revision

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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 ERRECTED & 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 LFTING 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

FIBREGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

TIMBER FLOORS

THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING & 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



Onpoint
BUILDING DESIGN

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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:

DEAN FOZARD

Project:

**PROPOSED RESIDENCE AT
95 BELLEVUE ROAD,
MUDGEE**

Drawing Title:

**SAFE DESIGN OF STRUCTURES
NOTES**

Rev	Date	Amendment
A	13/12/23	PRELIMINARY DRAWINGS
B	7/02/24	PRELIMINARY DRAWINGS
C	4/03/24	ISSUED FOR DA/CC APPROVAL
D	26/04/24	ISSUED FOR REVIEW
E	1/05/24	ISSUED FOR DA/CC



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**

Job Number

1394 - A13

Revision

E

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