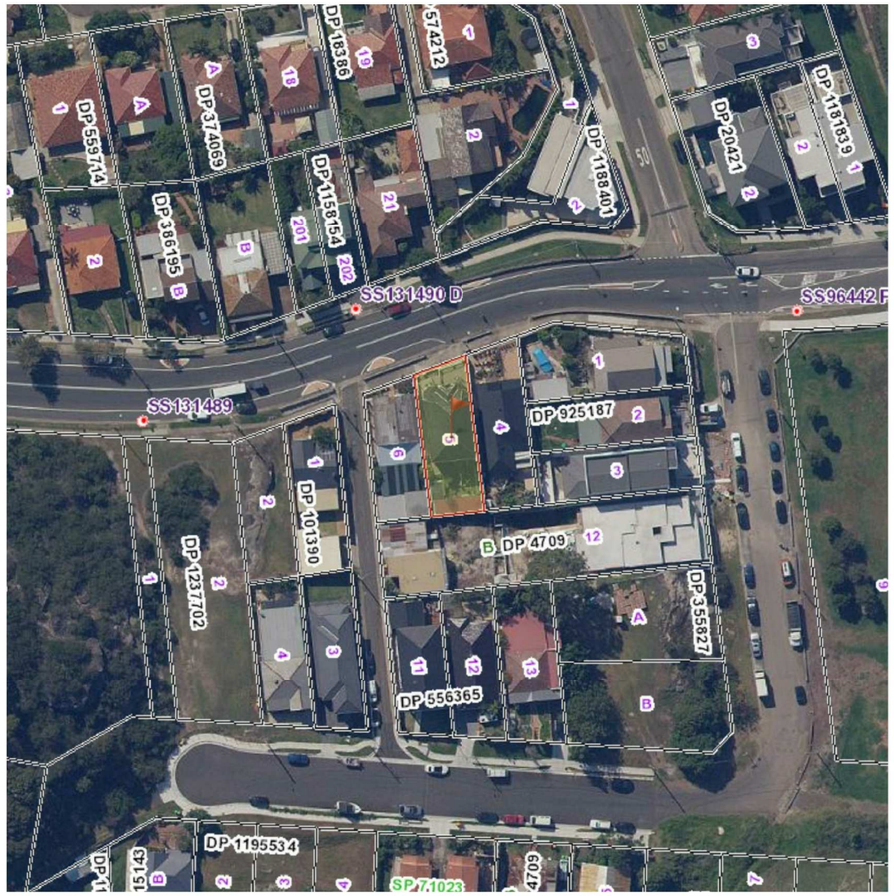
LOT 5, DP 925187, NO. 10 BAYVIEW AVENUE, EARLWOOD.



SITE LOCATION PLAN

Source: SIX Maps

DRAWING LIST

SHEET NUMBER	SHEET NAME
01_Documentation	
DA100	COVER SHEET
DA101	SITE PLAN/ SITE ANALYSIS
DA201	EXISTING/ DEMOLITION

DRAWING LIST

SHEET NUMBER	SHEET NAME
DA202	GROUND FLOOR PLAN
DA401	ELEVATIONS, 1 OF 2
DA402	ELEVATIONS, 2 OF 2

1. FALLS, SLIPS, TRIPS

C)a) WORKING AT HEIGHTS

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

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice,regulations or legislation.

FLOOR FINISHES By Owner

b) SLIPPERY OR UNEVEN SURFACES
Designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
c) STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance,demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place.
Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

BUILDING COMPONENTS
Mechanical lifting of materials and components during construction,maintenance or demolition presents a risk of falling objects.Contractors should ensure that appropriate lifting devices are used,that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig),appropriate excavation practice should be used and, where
necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical,disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used
or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance withmanufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:If this existing building was constructed prior to:
1990 – it therefore may contain asbestos1986 – it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding,drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required.The manufacturer's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish.Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required.
The manufacturer's recommendations for use must be carefully considered at all times.

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING

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

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with code of Practice:Managing Noise and Preventing Hearing Loss at Work.Due to the history of serious incidents it isrecommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

AFFORDABLE PLANS

affordableplans@optusnet.com.au
0416 052 155

NOTES:

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ADDRESS: 10 BAYVIEW AVENUE, EARLWOOD

PROJECT: PROPOSED ALTERATION AND ADDITION

CLIENT: MR. PETE DARBY

DATE: 11/10/21

PROJECT NO 2022020

REVISION

Concept Plan	12/05/22	A
Issue for DA	22/06/22	B

CHK: FF

DRW: FF

DSG: FF

APR: FF

SCALE@A3: 1 : 1

N

0 500 1000 2500

SCALE: 1:100

DRAWING
COVER SHEET

DRAWING NO.
DA100

SITE BOUNDARY

WIND DIRECTION

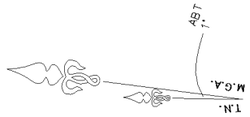
PROPOSED BUILDING

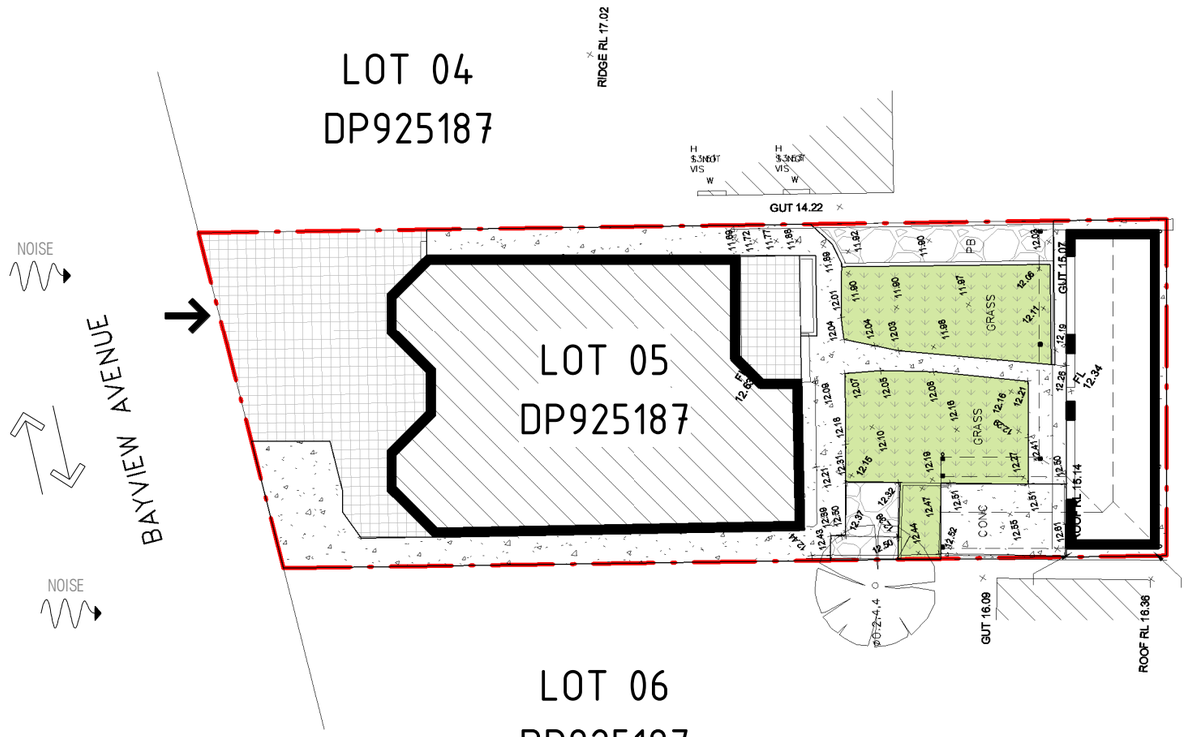
NEIGHBOURHOOD PROPERTIES

PRIVATE OPEN SPACE

VEHICULAR ACCESS

DRIVEWAY ACCESS





1 | SITE PLAN

SCALE: 1 : 200

AREA CALCULATION

SITE ARA:	331.2sqm
LANDSCAPE AREA:	44.2sqm
HARD SURFACE AREA (Dwelling, Garage, Storage):	287sqm/86.6%

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CHK: FF DRW: FF

DSG: FF APR: FF

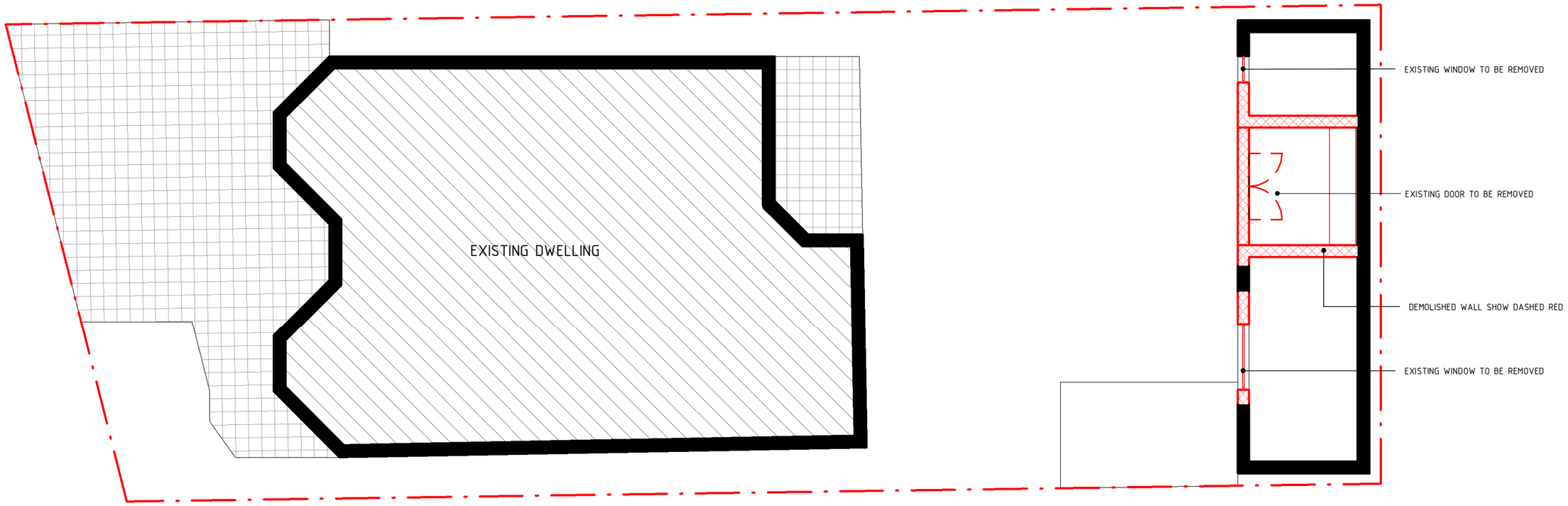
SCALE@A3: As indicated

0 500 1000 2500

SCALE: 1:100

DRAWING
SITE PLAN/ SITE ANALYSIS

DRAWING NO.
DA101



1 | EXISTING/ DEMOLITION PLAN

SCALE: 1 : 100

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SCALE@A3:

DRW: FF

APR: FF

1 : 100

0 500 1000 2500

SCALE: 1:100

DRAWING

EXISTING/ DEMOLITION

DRAWING NO.

DA201

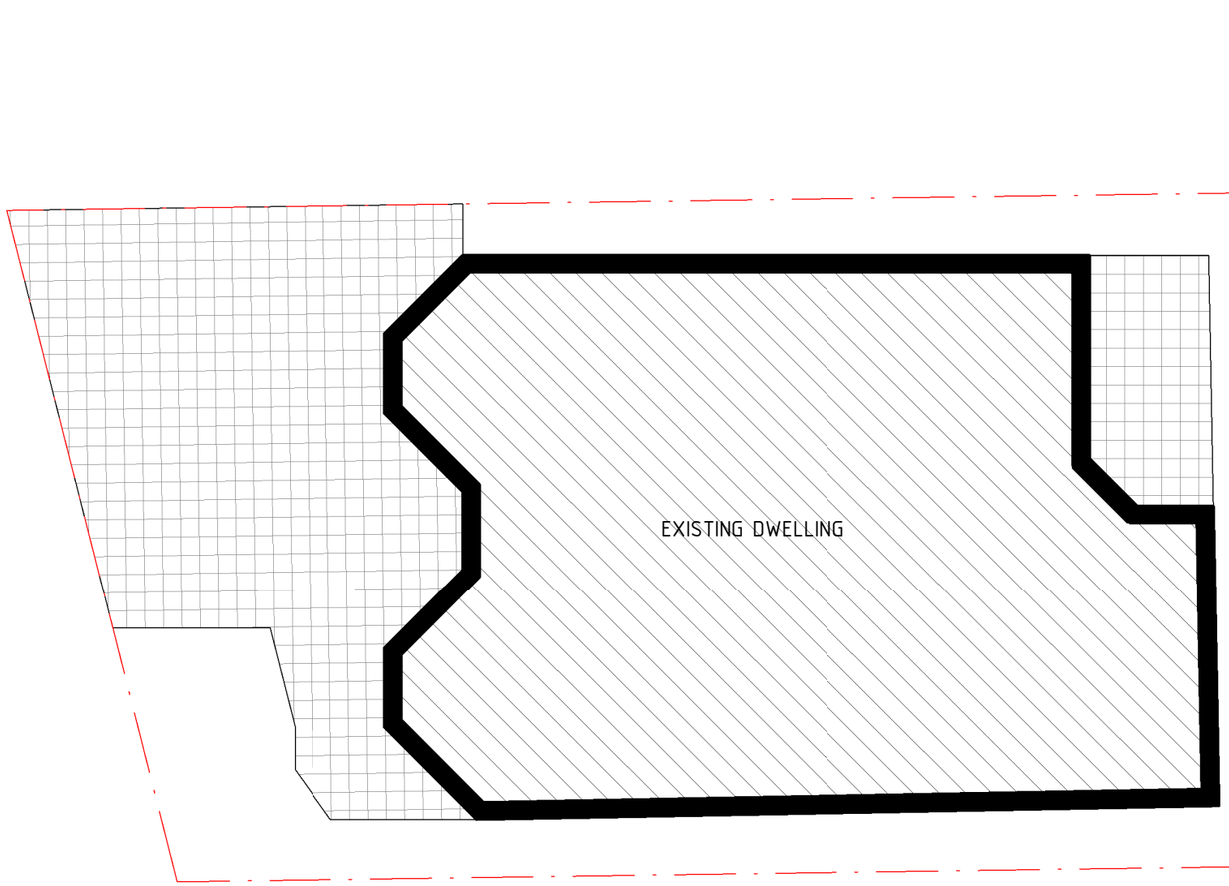
CODE LEGEND	
CODE	DESCRIPTION
DP	Downpipe

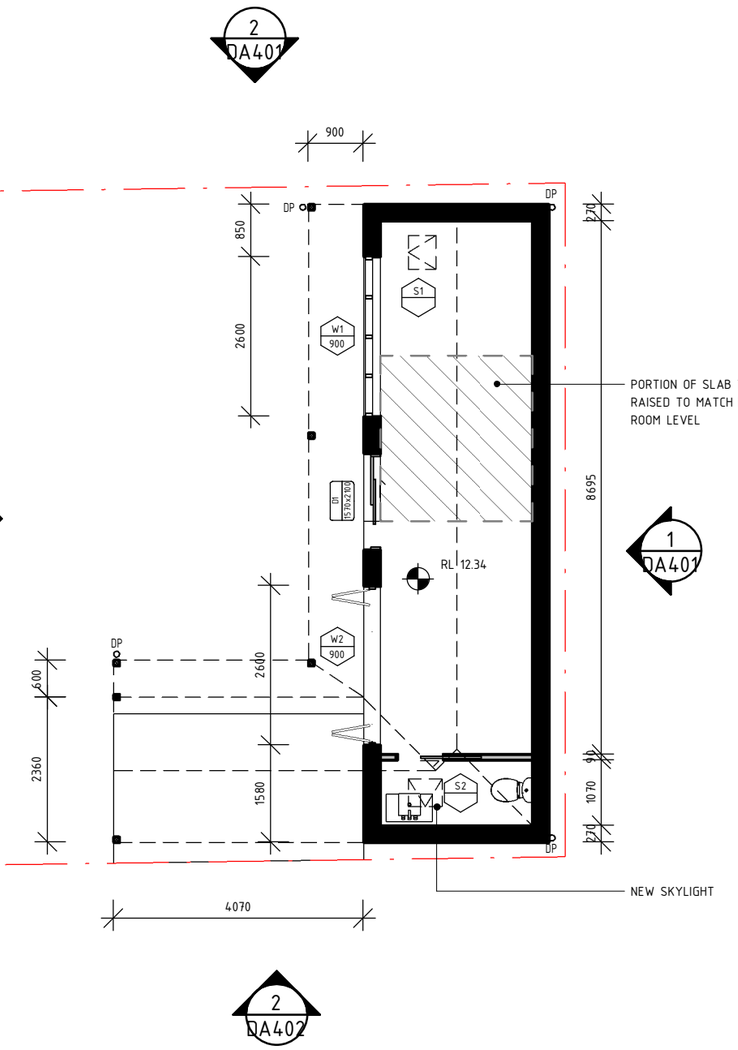
WINDOW SCHEDULE

MARK	DIMENSIONS H	DIMENSIONS W	AREA	ORIENTATION	GLAZING	FRAME
S1	600	600	0.36 m^2	(none)	Clear	Aluminum
S2	600	600	0.36 m^2	(none)	Clear	Aluminum
W1	900	2600	2.34 m^2	North	Clear	Aluminum
W2	900	2600	2.34 m^2	North	Clear	Aluminum

EXTERNAL GLAZING DOOR SCHEDULE

MARK	DIMENSIONS W	DIMENSIONS H	AREA	ORIENTATION	GLAZING	FRAME
1	1570	2100	3.30 m^2	North	Clear	Aluminum





1 | PROPOSED FLOOR PLAN

SCALE: 1 : 100

AFFORDABLE PLANS

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0416 052 155

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APR: FF

SCALE@A3: 1 : 100

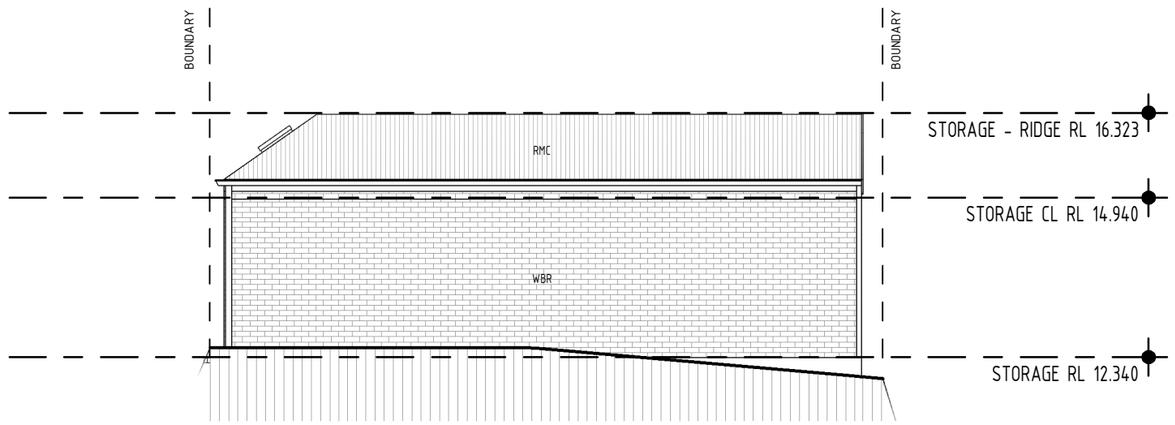
0 500 1000 2500

SCALE: 1:100

DRAWING
GROUND FLOOR PLAN

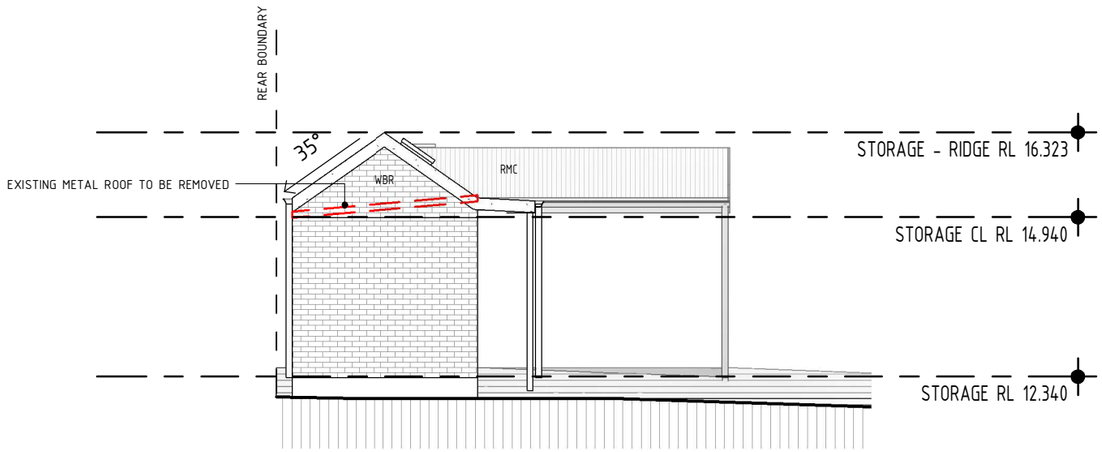
DRAWING NO.
DA202

CODE LEGEND	
CODE	**DESCRIPTION**
RMC	Metal Roof
WBR	Brickwork Wall



1 | ELEVATION-SOUTH

SCALE: 1 : 100



2 | ELEVATION-EAST

SCALE: 1 : 100

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0416 052 155

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CHK: FF DRW: FF

DSG: FF APR: FF

SCALE@A3: 1 : 100

0 500 1000 2500

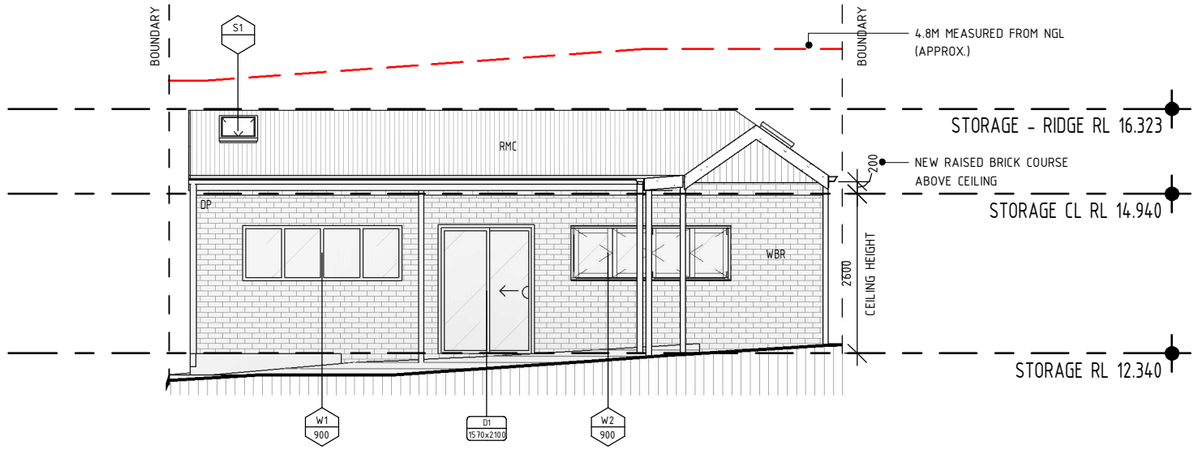
SCALE: 1:100

DRAWING
ELEVATIONS, 1 OF 2

DRAWING NO.

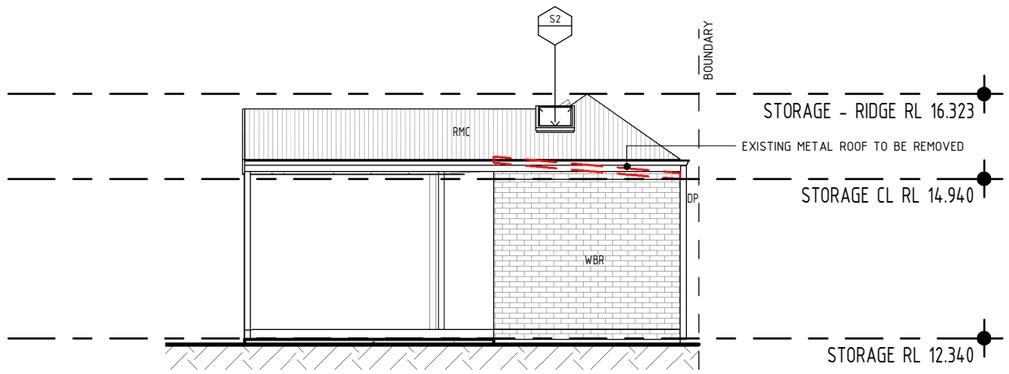
DA401

CODE LEGEND	
CODE	**DESCRIPTION**
DP	Downpipe
RMC	Metal Roof
WBR	Brickwork Wall



1 | ELEVATION-NORTH

SCALE: 1 : 100



2 | ELEVATION-WEST

SCALE: 1 : 100

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SCALE: 1:100

DRAWING
ELEVATIONS, 2 OF 2

DRAWING NO.
DA402