

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 legislation’s 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 erected & 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, outriggers & scaffolding shall be constructed in accordance with the requirements of the relevant authorities & the applicable Australian standards.
  - ii. During operation or maintenance
    - Where an anchorage & fall arrest system is to be installed, the anchorage & fall arrest system & all associated harnesses & 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 & AS/NZ 4586:2004.
  - iii. 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.
  - iv. 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.
  - v. 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.
  - vi. 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.

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.

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.

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

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

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

Fiberglass, 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. 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.

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.

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).

DEVELOPMENT APPLICATION



BARNSON PTY LTD

address. Suite 8, 11 White Street  
Tamworth NSW 2340

phone. 1300 BARNSON (1300 227 676)  
email. generalenquiry@barnson.com.au  
web. barnson.com.au

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Rev.	Date.	Amendment.
E	22.12.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA

Project.  
**PROPOSED MEDICAL CENTRE DEVELOPMENT**  
Site Address.  
**HILLVUE ROAD, SOUTH TAMWORTH NSW 2340**  
**LOT 2 - DP1264030**  
Client.  
**TAMWORTH ABORIGINAL MEDICAL SERVICE**

Drawing Title.	Scale.	Sheet.	Project No.
<b>SAFE DESIGN OF STRUCTURES &amp; PART J</b>	<b>1 : 1 @ A1</b>	<b>11 of 23</b>	<b>40924</b>
	Drawn.	Checked.	Revision.
	LO	KG	G

Drawing No.

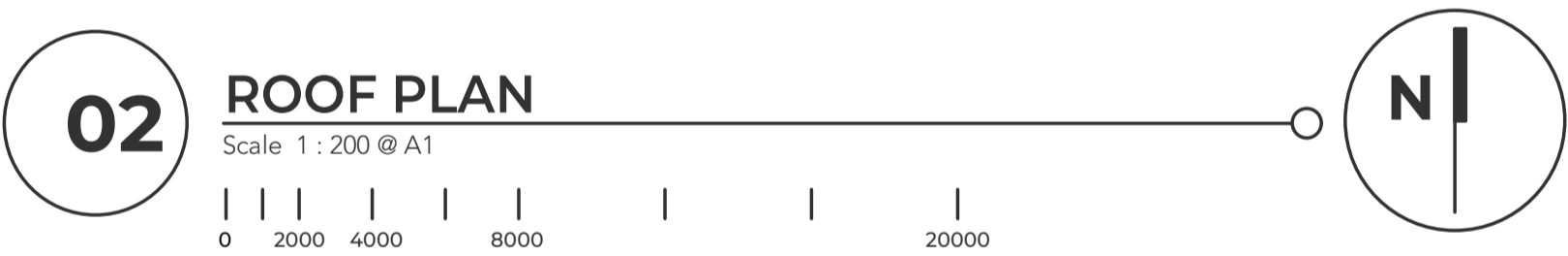
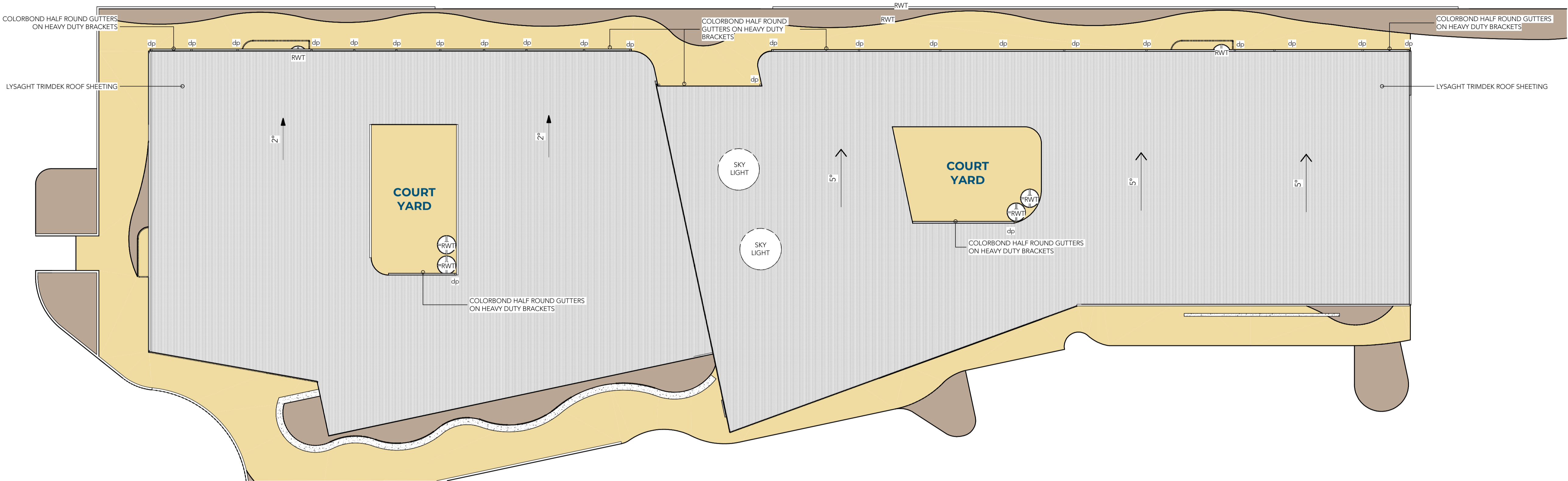
**40924-**  
**A100**



**01 MEDICAL CENTRE FLOOR PLAN**  
Scale 1: 150 @ A1

AREAS	
MEDICAL CENTRE GROSS FLOOR AREA	2420m2
EXTERNAL PAVEMENT + INTERNAL COURTYARDS	1295m2
STAFF NUMBERS	
CLINICAL WING 21 consult rooms, 1 pathology office, 1 office	subtotal = 23 staff
ADMINISTRATION Executive offices (6), Open Office (12), Admin office (3), Reception (4)	sub total = 25 staff
COUNSELLING WING 15 Consult rooms, 1 Managers office	subtotal = 16 staff
Total = 64 staff	

DEVELOPMENT APPLICATION



ROOFING NOTES.

Steel roof sheeting is to be installed in accordance with manufacturer's installation instructions, AS1562.1 *Design & installation of sheet roof & wall cladding - metal* & the BCA Vol. 1, Part F1.5.

Roofing to be installed as per AS/NZS3500.3. and stormwater management plan prepared by Barnson.

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 in accordance with AS/NZS3500.3.2 & civil design prepared by Barnson.

Downpipes throughout in accordance with civil design prepared by Barnson.

The proposed roofing must be installed to prevent water penetration into the building structure in accordance with the stormwater management plan prepared by Barnson.

All sarking material to be installed according to manufacturer's installation instructions, 'AS/NZS4200.1 & 2-2017 - Installation of pliable membrane & underlay' & the BCA Vol. 1, F1.6.

Corrosion protection of metal roof sheeting is required to meet with minimal coating requirements of manufacturer.

Gutters, downpipes & flashing fabricated with metal are to meet AS/NZS2179 requirements while uPVC components are to comply with AS1273.

No lead roofing products are to be specified to prevent toxins from entering any potential potable rainwater catchment supplies.

Eave gutters must have a 1:500 minimal fall & designed in accordance with stormwater management plan prepared by Barnson.

Any flexible ducting that has a source from a flame hazard must meet AS4254 hazard properties.

Provide dektite pipe flashing or similar to roof pipe penetrations. Install in strict accordance with manufacturers recommendations, providing free drainage of water from around the areas of installation

A roof anchorage & safety system is to be designed, installed & certified certified in accordance with AS1891.4 -2000. Building owner is to ensure annual maintenance & inspection of system.

Roof sheets to be lapped away from prevailing weather ingress in accordance with AS1562.1.

Install sarking over battens & under roof sheeting for improved moisture drainage.

LEGEND

DEVELOPMENT APPLICATION

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Drawing Title.	<b>MEDICAL CENTRE - ROOF PLAN</b>		
Scale.	As indicated @ A1	Drawn.	LO
Sheet.	13 of 23	Checked.	KG
Project No.	40924	Revision.	G

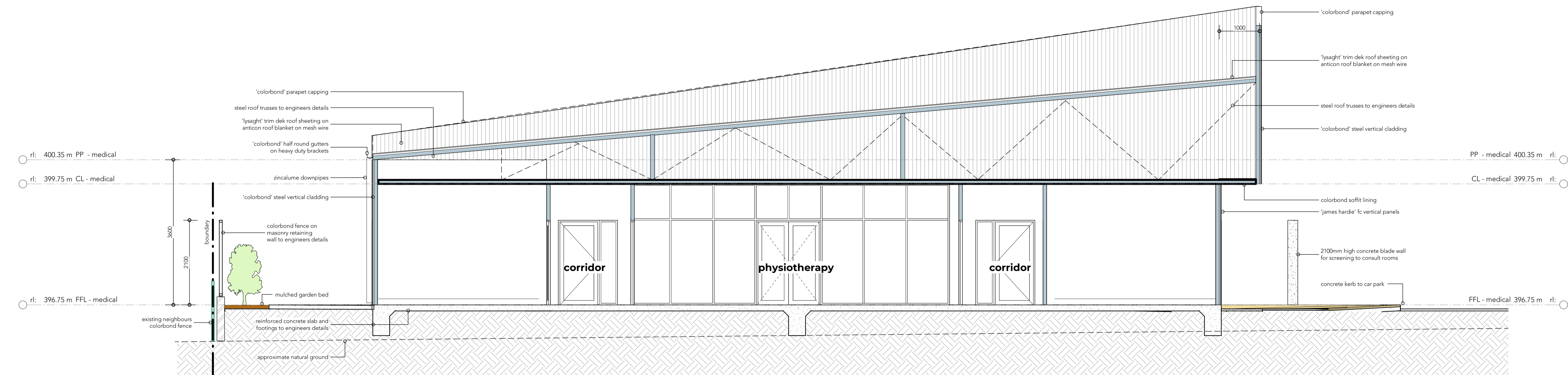
Drawing No.

40924-  
**A102**





**07** SECTION. Section 5  
Scale 1 : 200 @ A1



**08** SECTION. Section 2  
Scale 1 : 50 @ A1

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