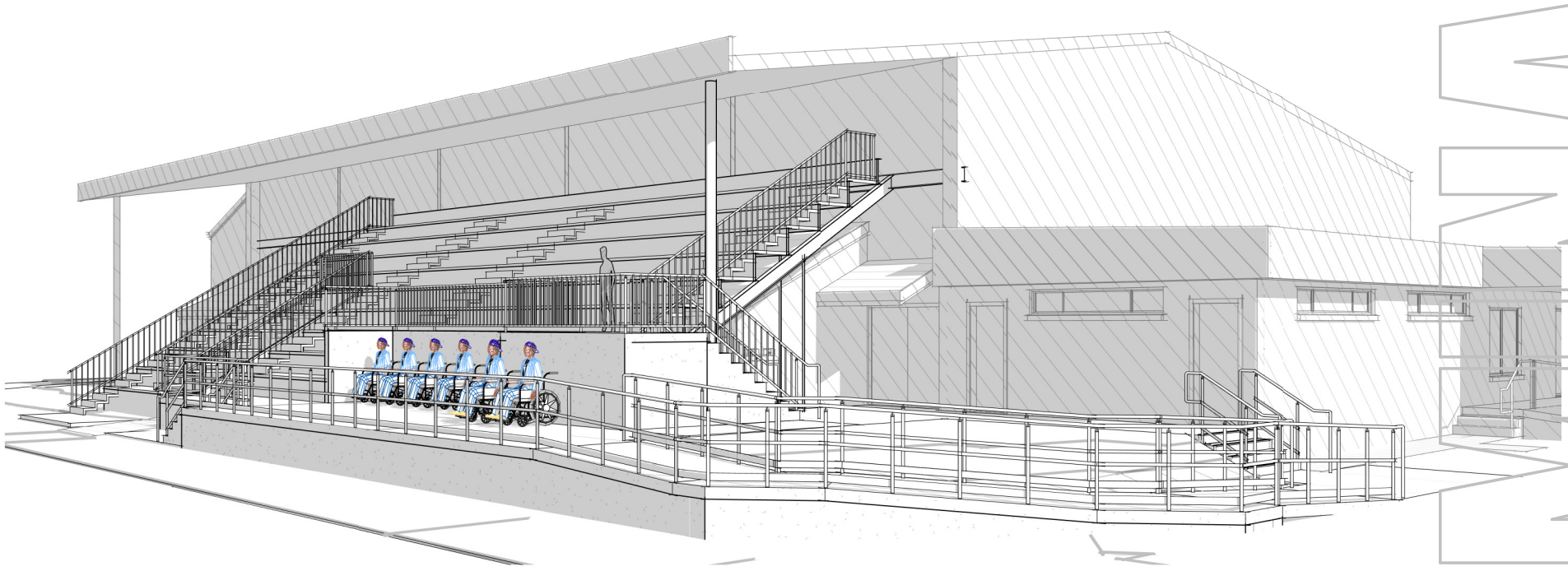
CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
04.04.24	REVISED GRANDSTAND - FOR INFORMATION	C	JS



PRELIMINARY

PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE

CLIENT: MID-COAST COUNCIL
STATUS: FOR REVIEW
LOT No: 1 **DP No:** 564844
STREET: BOUNDARY STREET, GLOUCESTER, NSW 2422
CWC JOB #: D5383

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SHEET #	SHEET NAME	REVISION
0	TITLE	C
1	LEGENDS	C
2	SITE PLAN - PARTIAL	C
3	GROUND FLOOR - EXISTING CONDITIONS AND DEMOLITION PLAN	C
4	GROUND FLOOR - PROPOSED PLAN	C
5	ELEVATIONS	C
6	ELEVATIONS	C
7	CROSS SECTIONS	C
8	LONG SECTION	C
9	SET OUT PLAN	C
10	STAIR AND RAMP DETAILS	C
11	STAIR - DETAIL SECTIONS	C
12	RAMP - DETAIL SECTIONS	C
13	STANDARD AND TYPICAL DETAILS	C
14	3D VIEWS AND PERSPECTIVES	C
15	CONSTRUCTION NOTES	C
16	BUILDING SPECIFICATIONS	C
17	WORK SAFETY NOTES - COMMERCIAL	C

PROJECT STATUS: PRELIMINARY CONSTRUCTION
REVISION: C
DESIGNER: JS
DATE ISSUED: 04.04.2024

I, _____CONFIRM PLANS HAVE BEEN REVIEWED WITH NO FURTHER CHANGES. ALL INFORMATION IS APPROVED & PLANS CAN BE FINALISED.

SIGNATURE:_____

DATE:_____

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GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): *OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

- LOT BOUNDARY
- SEWER LINE
- STORMWATER LINE
- WATER CONNECTION LINE
- DOWNPIPE TO WATER TANK
- DOWNPIPE FROM TANK TO APPLIANCE
- SILTATION CONTROL FENCING
- SITE HOARDING FENCING
- BATTER EXTREMITIES LINE
- EASEMENT BOUNDARY
- OVERHEAD POWER LINES
- FALL OF BATTER SLOPE
- DRIVEWAY SURFACE
- GARDEN TAP
- WATER METER / ALTERNATE WATER METER
- SANDBAG
- TEMPORARY HOARDING GATES
- STREET TREE / SITE TREE
- LP — LIGHT POLE
- PP — POWER POLE
- E.P — ELECTRICAL CUBICLE / PIT
- NBN — NBN PIT
- T.PIT — TELECOMMUNICATIONS PIT
- TO BE DEMOLISHED / REMOVED
- DEMOLITION LINE

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

- OVERHEAD ITEM
- DEMOLITION LINE
- UPPER FLOOR OUTLINE
- ROOF OUTLINE OVER
- RAKED CEILING LINE
- BEAM LINE
- SQUARE SET OPENING
- TERMITE PROTECTION: *TO A.S 3660.1*
- NATURAL GROUND LINE (EXCAVATED)
- COL. — COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
- MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
- ENGAGED PIERS: *TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010*
- INSULATION BATTING
- TO BE DEMOLISHED / REMOVED
- EARTH / SOIL
- FILL (TO ENGINEERS DETAIL)
- WET AREA TILED FLOOR SURFACE
- COMMON / OUTDOOR TILED FLOOR SURFACE
- BROOM FINISH CONCRETE FLOOR SURFACE
- MASONRY WALL
- CONCRETE
- TIMBER/METAL STUD FRAMED WALL
- CONCRETE BLOCK WALL
- MASONRY VENEER WALL
- METAL SHEET ROOFING
- KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
- TILED ROOF
- WAFFLE POD (TO ENGINEERS DETAIL)
- TACTILE GROUND SURFACE INDICATORS: *TO AS 1428.4.1:2009*
- STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
- RAMP INCLUDING DIRECTION OF TRAVEL (UP)
- GTAP — GARDEN TAP
- DP — RAINWATER DOWNPIPES: *TO AS 3500*
- SMOKE ALARMS: TO AS3786 AND NCC, VOL. 1, PART E2 AND SPECIFICATION 20 - SMOKE DETECTION AND ALARM SYSTEMS
- E EXT. DUCT — MECHANICAL VENTILATION: MECHANICAL VENTILATION TO COMPLY WITH AS1668.1 AND AS1668.2
- SLIDING DOOR UNIT OPENING DIRECTION
- SLIDING WINDOW OPENING DIRECTION
- AWNING/CASEMENT WINDOW OPENING DIRECTION
- HINGED DOOR OPENING DIRECTION
- GAS BOTTLES
- MB — ELECTRICAL METER BOX
- HWS — GAS INSTANTANEOUS HOT WATER SERVICE
- HOT WATER TANK
- SOLAR HOT WATER SERVICE
- COOKTOP
- SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

- NORTH
- W01 — WINDOW TAG (DA/CC)
- D01 — DOOR TAG (DA/CC)
- # SHEET — TYPICAL SECTION MARKER
- # SHEET — TYPICAL ELEVATION MARKER
- TYPICAL CALL OUT MARKER — # SHEET
- VIEW TAG AND SCALE — VIEW SCALE

RENOVATION / DEMOLITION SYMBOLS

- TO BE DEMOLISHED OR REMOVED
- EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
- PROPOSED NEW ITEM / ELEMENT
- TO BE DEMOLISHED OR REMOVED
- EXISTING AREA / FACADE / ROOM

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

- LOWEST FLOOR (GROUND TYPICAL)
- MIDDLE FLOOR
- UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECURRANCE INDEX	**F**	FIXED GLASS / PANEL	**PB**	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	**FG**	FIXED GLASS WINDOW	**RET. WALL**	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	**GLT**	GLUE LAMINATED TIMBER	**RC**	REINFORCED CONCRETE
COL.	COLUMN	**GTAP**	GARDEN TAP	**PV**	PHOTOVOLTAIC
COW	COST OF WORKS	**GPO**	GENERAL POWER OUTLET	**RL**	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	**GRG**	GARAGE	**SB**	SUB ELECTRICAL METER BOX
DEG.	DEGREES	**HWS**	HOT WATER SERVICE	**SL**	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	**LEP**	LOCAL ENVIRONMENT PLAN	**SW**	STORM WATER
DH	DOUBLE HUNG WINDOW	**LOH**	LIFT OFF HINGE	**TRH**	TOILET ROLL HOLDER
DP	RAINWATER DOWNPIPE	**LVL**	LAMINATED VENEER LUMBER	**T.O.K**	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	**MECH.**	MECHANICAL	**T.O.W**	TOP OF WALL
HWS	HOT WATER SERVICE	**MB**	ELECTRICAL METER BOX	**WC**	WATER CLOSET
FC	FIBRE CEMENT	**MR**	MOISTURE RESISTANT	**1650B**	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	**MH**	MAN HOLE	**900V**	VANITY SIZING
		NGL	NATURAL GROUND LINE	**820**	INTERIOR DOOR SIZING

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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	LEGENDS	
STATUS:	FOR REVIEW	SCALE:	1 : 100
LOT No: 1	DP No: 564844	SHEET SIZE:	A3
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	START DATE:	05.09.22
CLIENT:	MID-COAST COUNCIL	DWG No:	D5383
SHEET:	1 OF 17		

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
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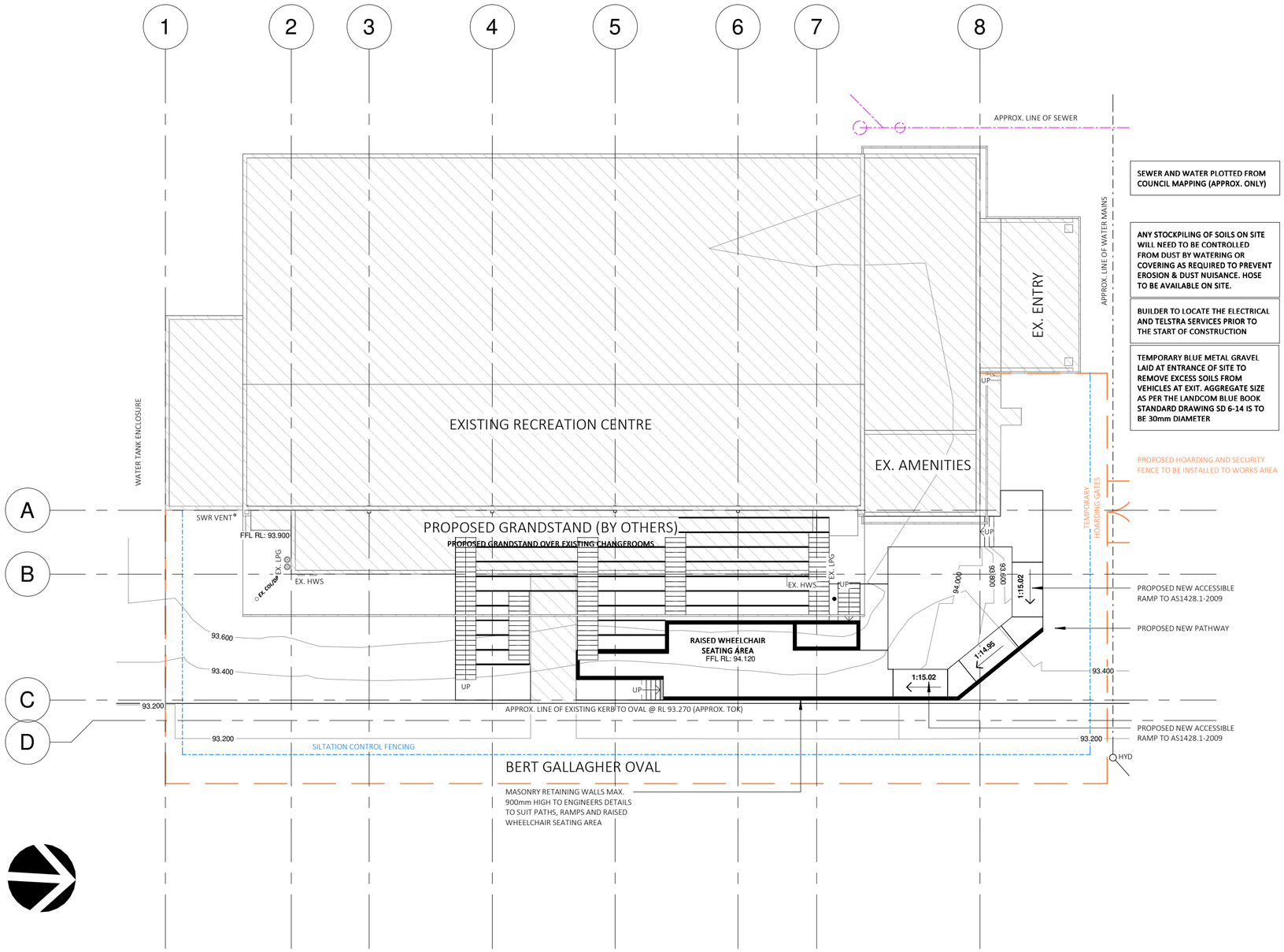

SEWER AND WATER PLOTTED FROM COUNCIL MAPPING (APPROX. ONLY)

ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

TEMPORARY BLUE METAL GRAVEL LAID AT ENTRANCE OF SITE TO REMOVE EXCESS SOILS FROM VEHICLES AT EXIT. AGGREGATE SIZE AS PER THE LANDCOM BLUE BOOK STANDARD DRAWING SD 6-14 IS TO BE 30mm DIAMETER

SITE PLAN

1 : 200

SITE INFORMATION & S68 LEGEND

STORMWATER TO BE CONNECTED TO EXISTING COUNCIL SERVICES PROVIDED ON SITE

(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

SITE AREA	= UNKNOWN
GROSS FLOOR AREA	= NOT APPLICABLE
BUSHFIRE AFFECTED	= NO
FLOOD AFFECTED	= YES

SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

SITE HOARDING ABD SECURITY FENCING

SEWER LINE (APPROX. ONLY)

GTAP — GARDEN TAP LOCATIONS (INDICATIVE ONLY)

DP — DOWNPIPE LOCATIONS (INDICATIVE ONLY)

CONTOURS ARE INDICATIVE ONLY TO AHD AS PER SURVEY PROVIDED BY ***CACLCO SURVEYORS PTY LTD, REF: 3704****. FINAL SITE LEVELS COMPLETED BY A REGISTERED SURVEYOR IS RECOMMENDED BEFORE START OF CONSTRUCTION.*

BAL - N/A

BUSHFIRE NOTES:
SITE IS NOT BUSHFIRE AFFECTED AS PER MID-COAST COUNCIL INTRAMAPS

SECTION J - ENERGY EFFICIENCE NOTES:
NOT APPLICABLE TO PROJECT - EXTERNAL GRANDSTAND SEATING, RAMPS AND STAIRS ONLY

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	SITE PLAN - PARTIAL	
STATUS:	FOR REVIEW	SCALE:	As indicated
LOT No: 1 DP No: 564844	SHEET: 2 OF 17	SHEET SIZE:	A2
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	START DATE:	05.09.22
CLIENT:	MID-COAST COUNCIL	DWG No:	D5383

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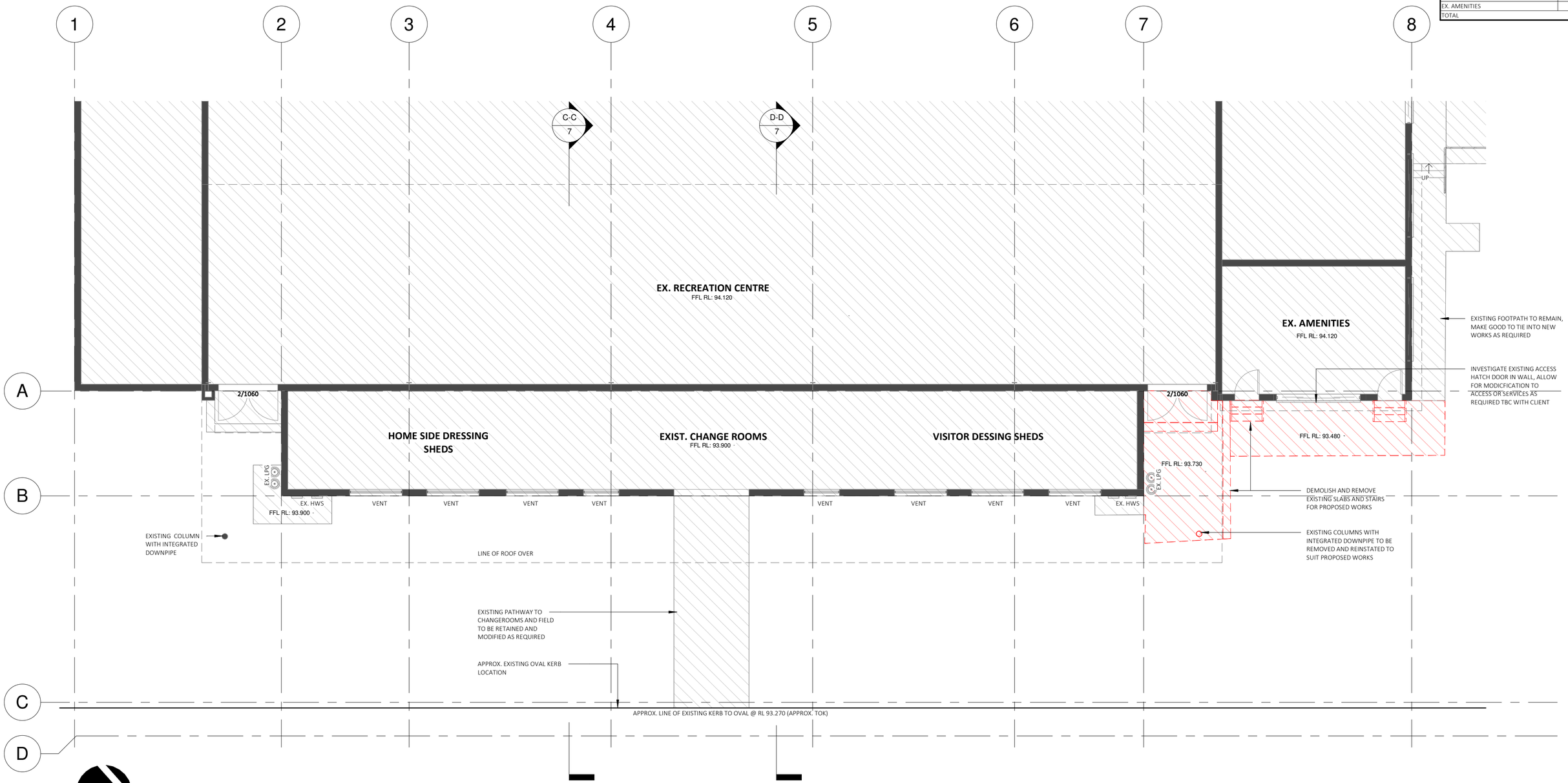
AREAS - FLOOR (EXISTING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
EX. CHANGEROOMS	115.5 m²
EX. RECREATION CENTRE	920.0 m²
EX. AMENITIES	35.2 m²
TOTAL	1070.6 m²



EXISTING CONDITIONS AND DEMOLITION PLAN

1 : 100

BAL - N/A

BUSHFIRE NOTES:
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PROJECT: PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE
STATUS: FOR REVIEW
LOT No: 1 DP No: 564844
STREET: BOUNDARY STREET, GLOUCESTER, NSW 2422
CLIENT: MID-COAST COUNCIL
SHEET: 3 OF 17

GROUND FLOOR - EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE:	1 : 100
SHEET SIZE:	A2
START DATE:	05.09.22
DWG No:	D5383

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
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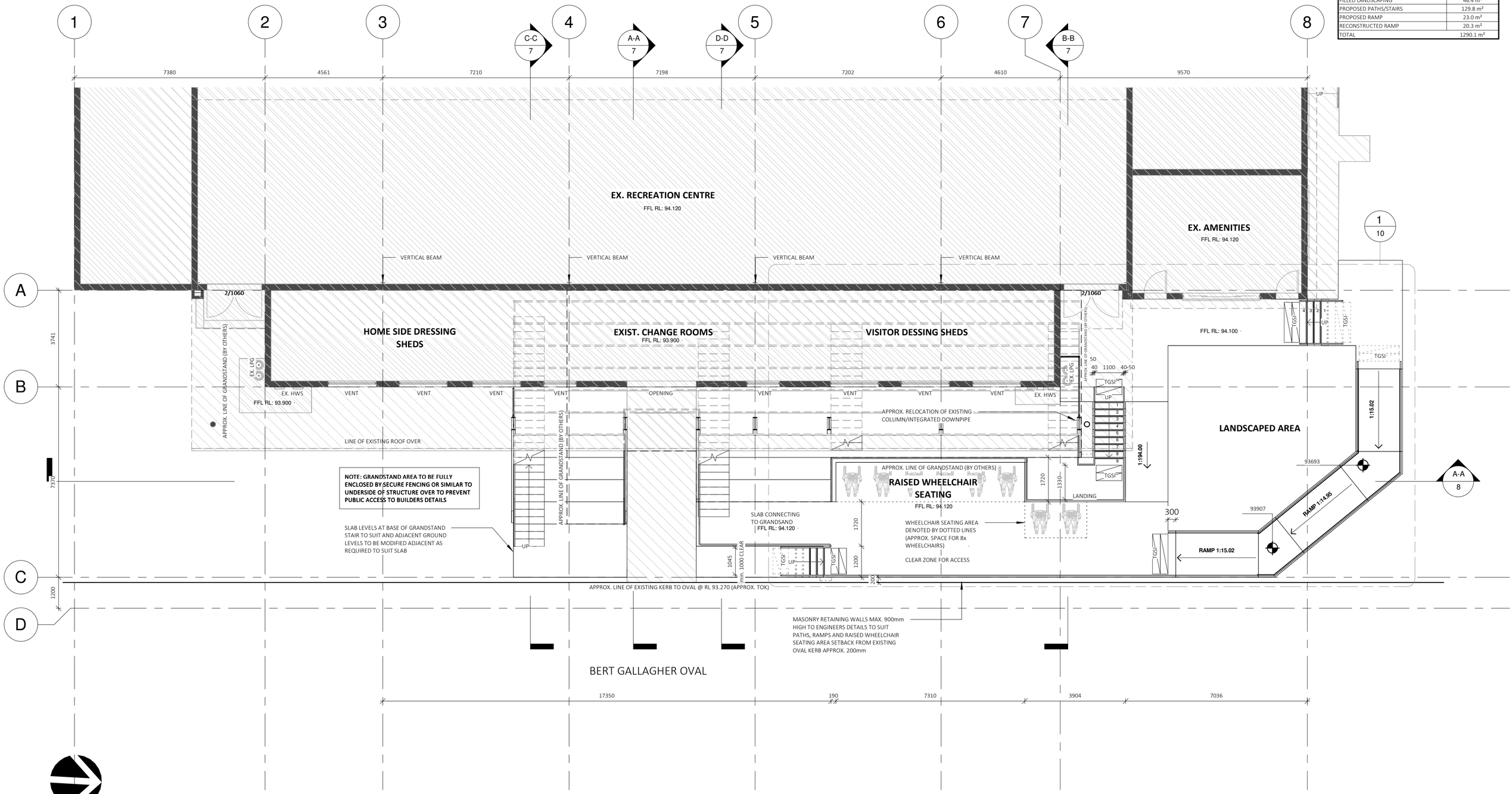
AREAS - FLOOR	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
EX. AMENITIES	35.2 m²
EX. CHANGEROOMS	115.5 m²
EX. RECREATION CENTRE	920.0 m²
FILLED LANDSCAPING	46.4 m²
PROPOSED PATHS/STAIRS	129.8 m²
PROPOSED RAMP	23.0 m²
RECONSTRUCTED RAMP	20.3 m²
TOTAL	1290.1 m²



PROPOSED ALTERATIONS AND ADDITIONS - FLOOR PLAN

1 : 100

BUSHFIRE NOTES:
BAL - N/A
SITE IS NOT BUSHFIRE AFFECTED AS PER MID-COAST COUNCIL INTRAMAPS

SECTION J - ENERGY EFFICIENCE NOTES:
NOT APPLICABLE TO PROJECT - EXTERNAL GRANDSTAND SEATING, RAMPS AND STAIRS ONLY

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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	GROUND FLOOR - PROPOSED PLAN	
STATUS: FOR REVIEW	SHEET: 4 OF 17	SCALE:	1 : 100
LOT No: 1 DP No: 564844		SHEET SIZE:	A2
STREET: BOUNDARY STREET, GLOUCESTER, NSW 2422		START DATE:	05.09.22
CLIENT: MID-COAST COUNCIL		DWG No:	D5383

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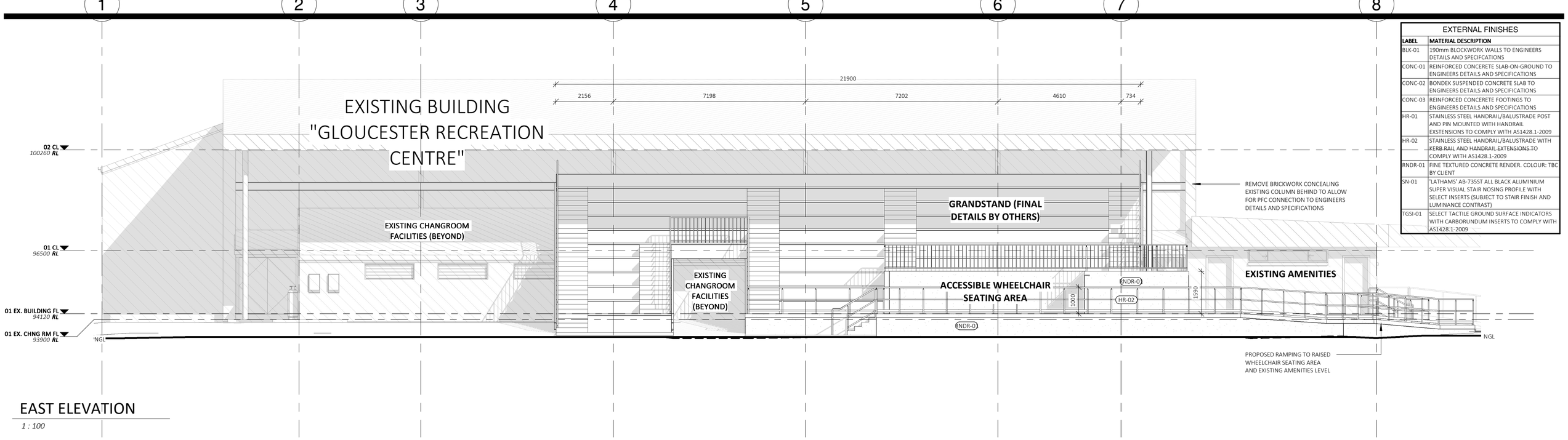
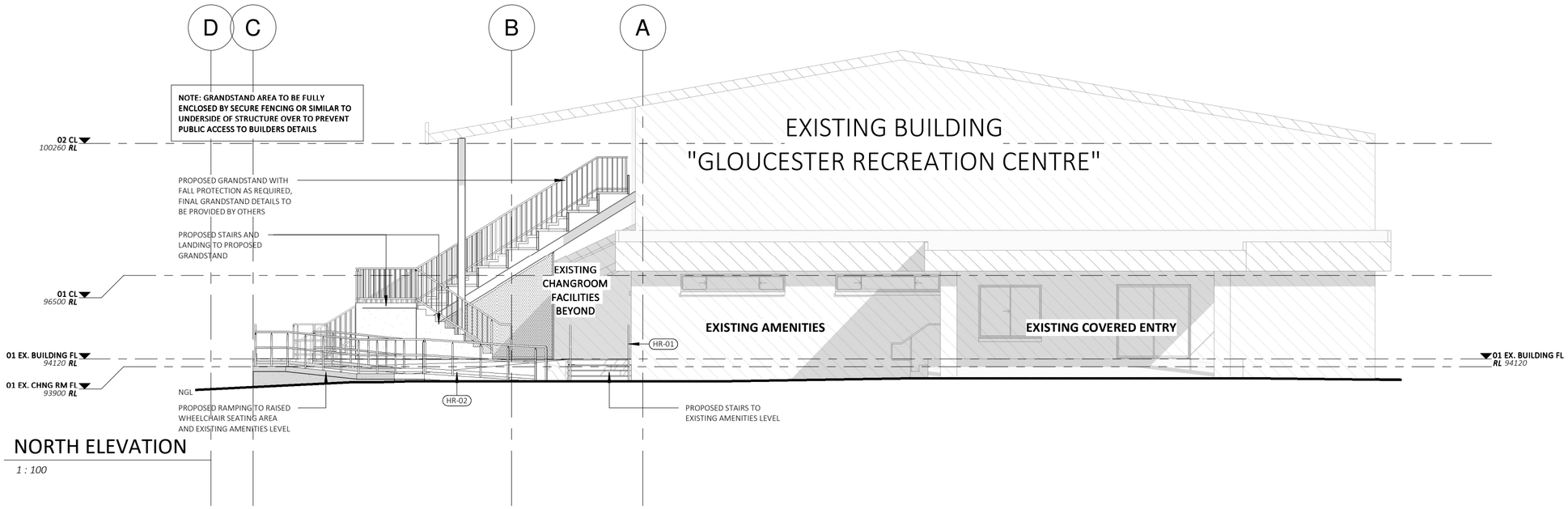


EAST ELEVATION

1 : 100

EXTERNAL FINISHES	
LABEL	**MATERIAL DESCRIPTION**
BLK-01	190mm BLOCKWORK WALLS TO ENGINEERS DETAILS AND SPECIFCATIONS
CONC-01	REINFORCED CONCERETE SLAB-ON-GROUND TO ENGINEERS DETAILS AND SPECIFICATIONS
CONC-02	BONDEK SUSPENDED CONCRETE SLAB TO ENGINEERS DETAILS AND SPECIFICATIONS
CONC-03	REINFORCED CONCERETE FOOTINGS TO ENGINEERS DETAILS AND SPECIFICATIONS
HR-01	STAINLESS STEEL HANDRAIL/BALUSTRADE POST AND PIN MOUNTED WITH HANDRAIL EXSTENSIONS TO COMPLY WITH AS1428.1-2009
HR-02	STAINLESS STEEL HANDRAIL/BALUSTRADE WITH KERB RAIL AND HANDRAIL EXTENSIONS TO COMPLY WITH AS1428.1-2009
RNDR-01	FINE TEXTURED CONCRETE RENDER. COLOUR: TBC BY CLIENT
SN-01	'LATHAMS' AB-735ST ALL BLACK ALUMINIUM SUPER VISUAL STAIR NOSING PROFILE WITH SELECT INSERTS (SUBJECT TO STAIR FINISH AND LUMINANCE CONTRAST)
TGSI-01	SELECT TACTILE GROUND SURFACE INDICATORS WITH CARBORUNDUM INSERTS TO COMPLY WITH AS1428.1-2009



NORTH ELEVATION

1 : 100

BAL - N/A

BUSHFIRE NOTES:
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NOT FOR CONSTRUCTION

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STATUS:	FOR REVIEW	SCALE:	1 : 100
LOT No: 1 DP No: 564844	SHEET: 5 OF 17	SHEET SIZE:	A2
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	START DATE:	05.09.22
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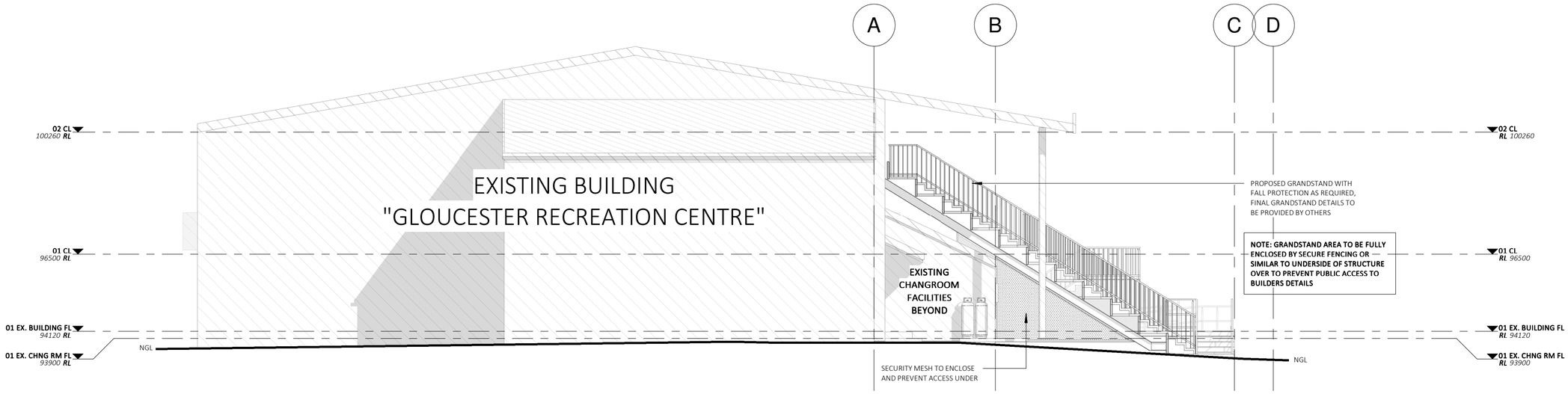
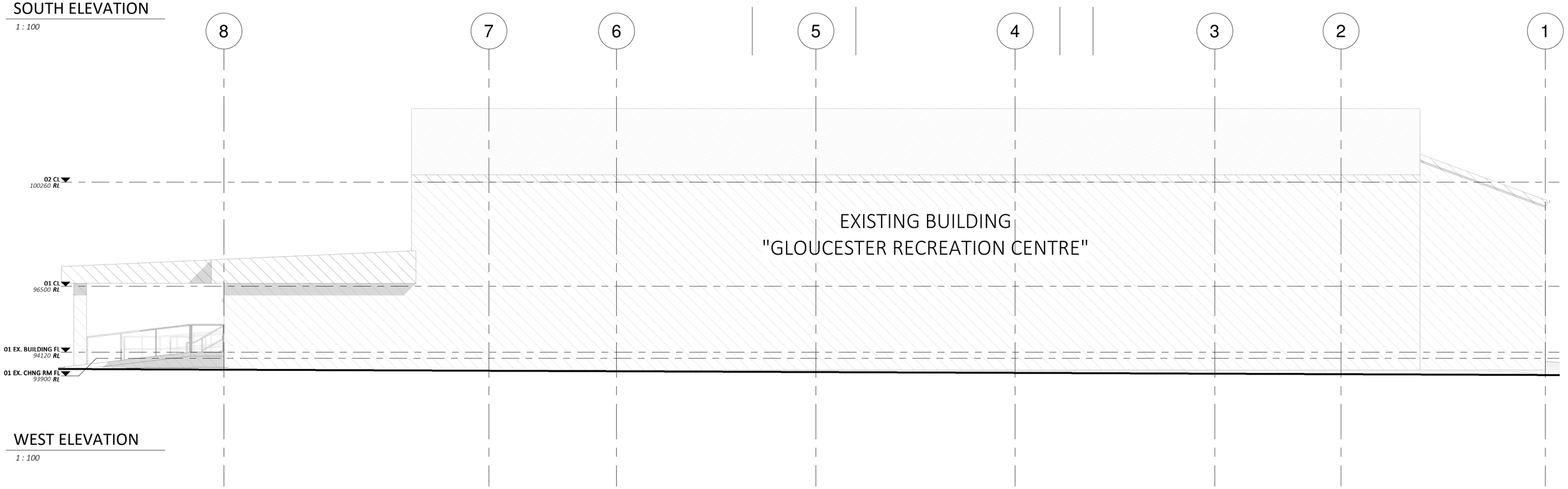


SOUTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100

BAL - N/A

BUSHFIRE NOTES:
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SECTION J - ENERGY EFFICIENCE NOTES:
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PROJECT: PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE
STATUS: FOR REVIEW
LOT No: 1 DP No: 564844
STREET: BOUNDARY STREET, GLOUCESTER, NSW 2422
CLIENT: MID-COAST COUNCIL
SHEET: 6 OF 17

ELEVATIONS
SCALE: 1 : 100
SHEET SIZE: A2
START DATE: 05.09.22
DWG No: D5383

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
04.04.24	REVISED GRANDSTAND - FOR INFORMATION	C	JS

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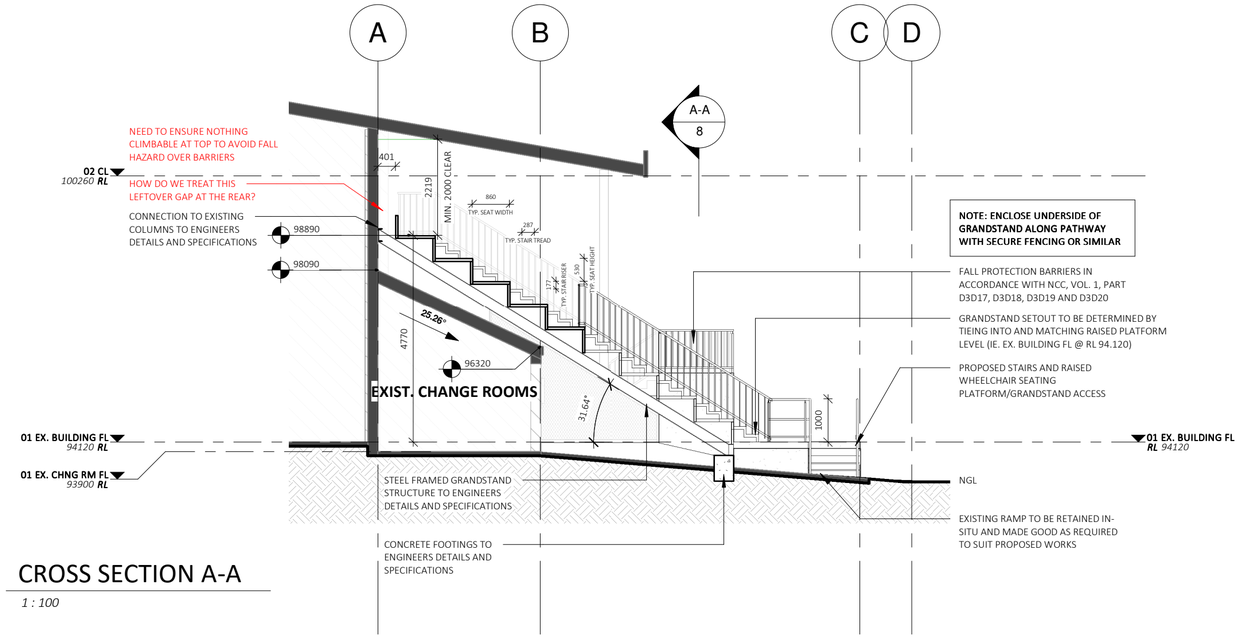

CROSS SECTION A-A

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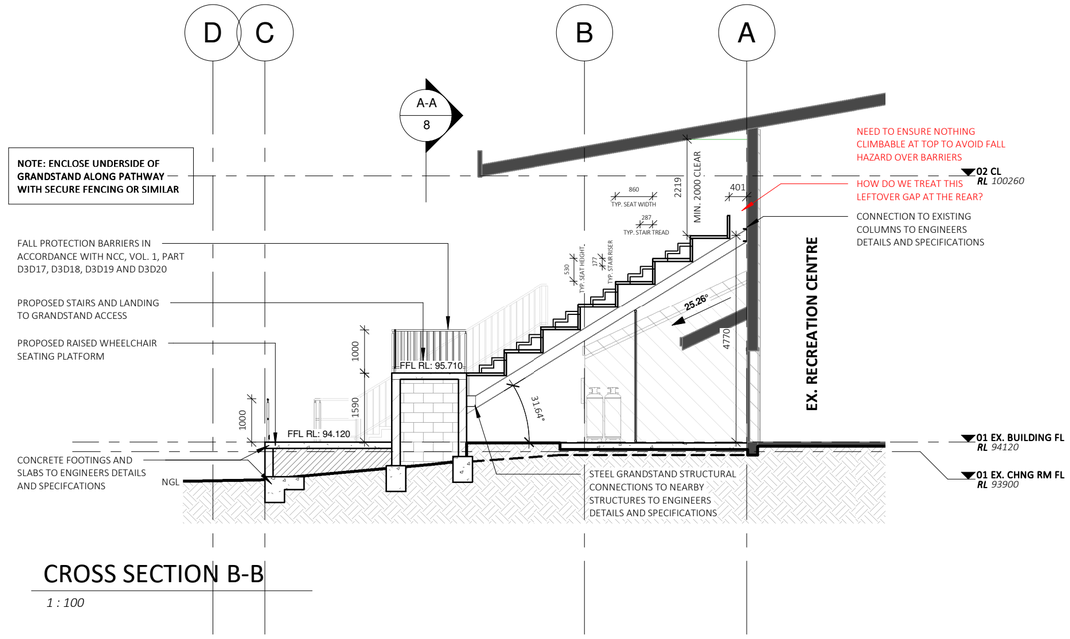

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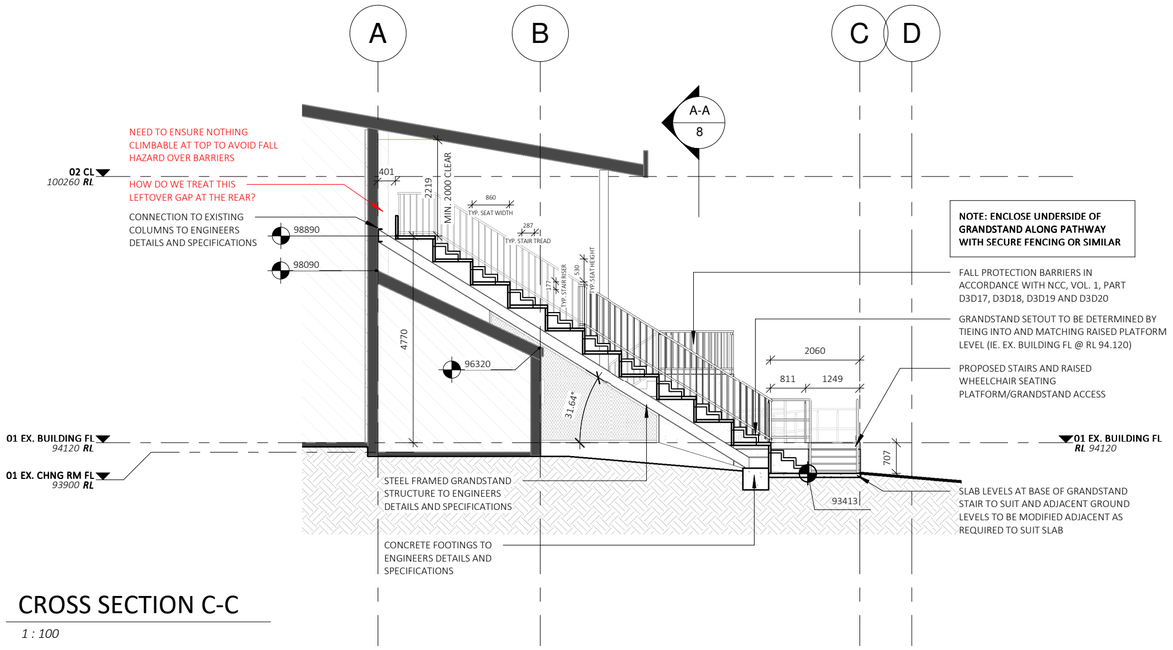
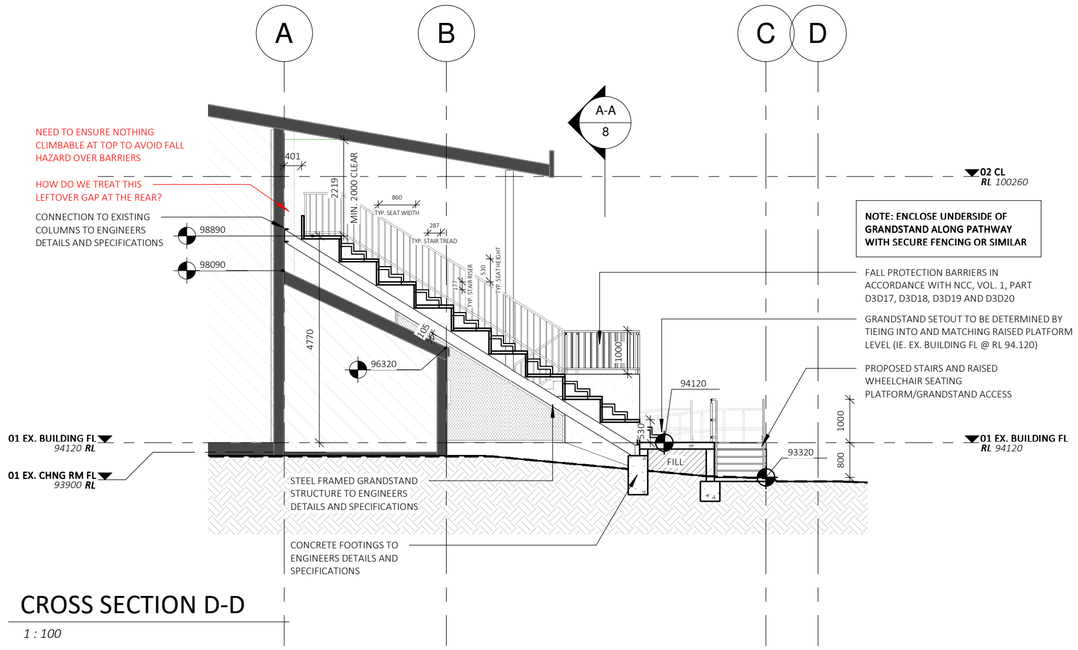


CROSS SECTION C-C

1 : 100



CROSS SECTION D-D

1 : 100

BAL - N/A

BUSHFIRE NOTES:
SITE IS NOT BUSHFIRE AFFECTED AS PER MID-COAST COUNCIL INTRAMAPS

SECTION J - ENERGY EFFICIENCE NOTES:
NOT APPLICABLE TO PROJECT - EXTERNAL GRANDSTAND SEATING, RAMPS AND STAIRS ONLY

GENERAL PLAN SET NOTES:
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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	CROSS SECTIONS	
STATUS: FOR REVIEW	SHEET: 7 OF 17	SCALE:	1 : 100
LOT No: 1 DP No: 564844		SHEET SIZE:	A2
STREET: BOUNDARY STREET, GLOUCESTER, NSW 2422		START DATE:	05.09.22
CLIENT: MID-COAST COUNCIL		DWG No:	D5383

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
04.04.24	REVISED GRANDSTAND - FOR INFORMATION	C	JS

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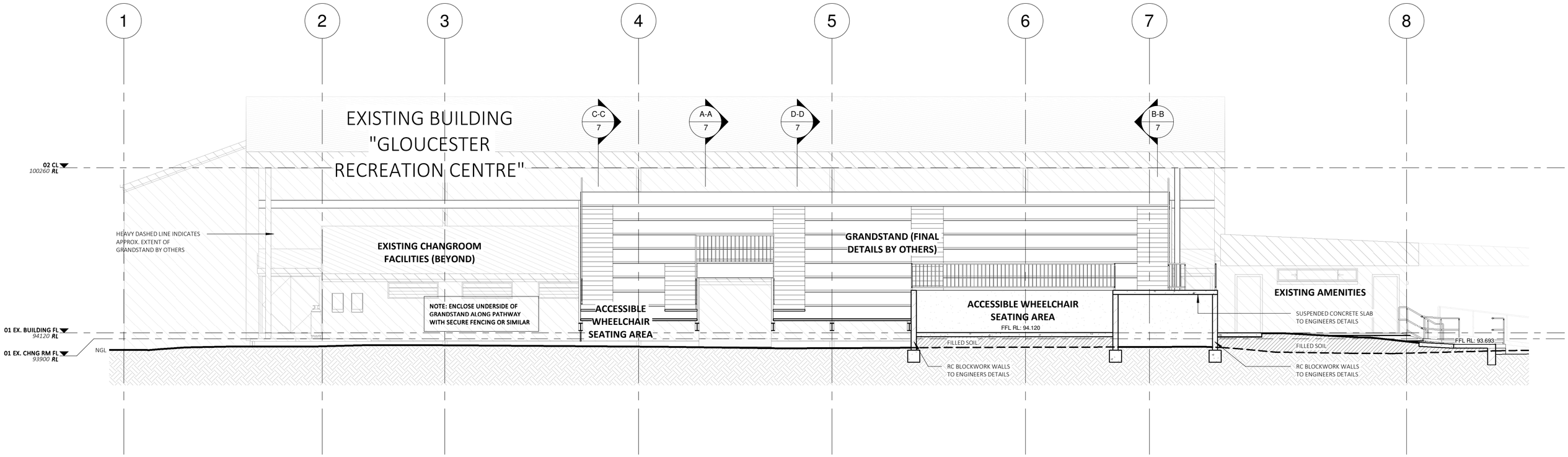

LONG SECTION A-A

1 : 100

BUSHFIRE NOTES:
SITE IS NOT BUSHFIRE AFFECTED AS PER MID-COAST COUNCIL INTRAMAPS

BAL - N/A

SECTION J - ENERGY EFFICIENCE NOTES:
NOT APPLICABLE TO PROJECT - EXTERNAL GRANDSTAND SEATING, RAMPS AND STAIRS ONLY

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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	LONG SECTION	
STATUS: FOR REVIEW	SHEET: 8 OF 17	SCALE:	1 : 100
LOT No: 1 DP No: 564844		SHEET SIZE:	A2
STREET: BOUNDARY STREET, GLOUCESTER, NSW 2422		START DATE:	05.09.22
CLIENT: MID-COAST COUNCIL		DWG No:	D5383

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
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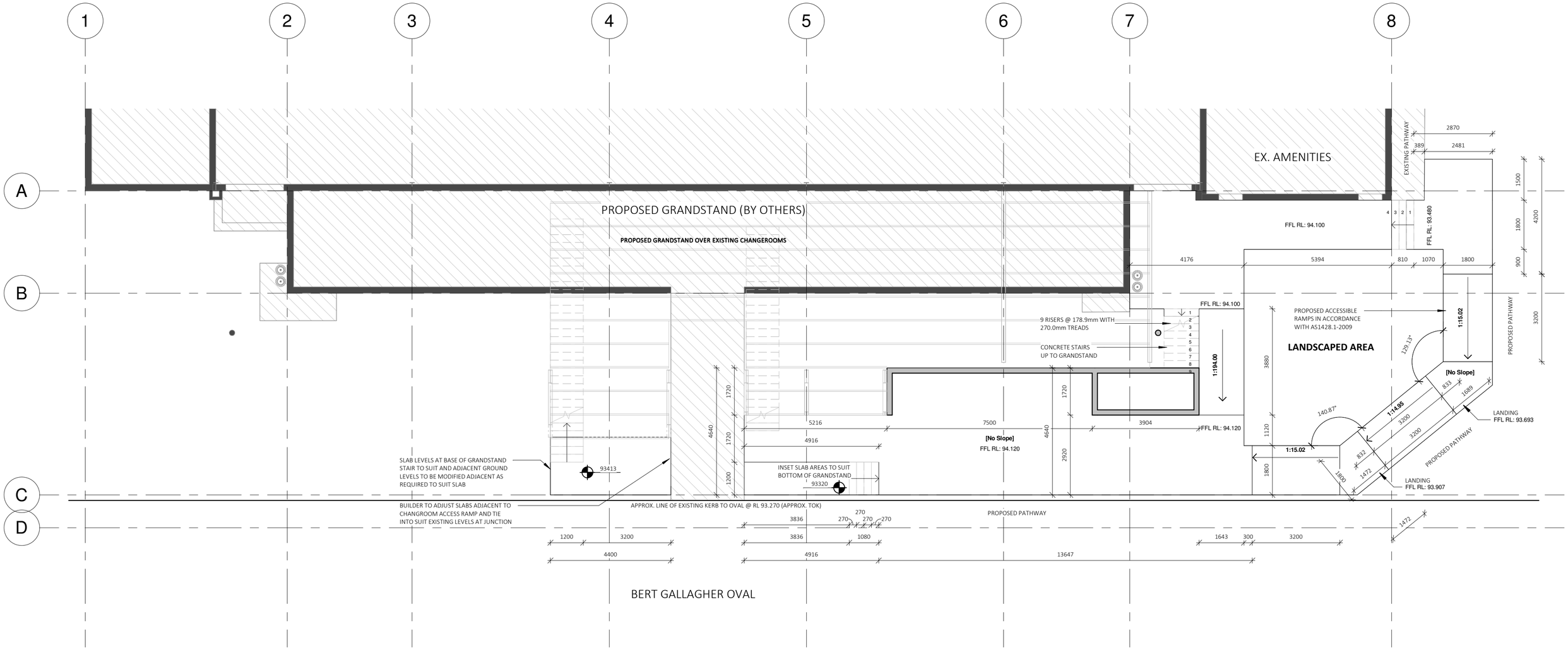

SETOUT PLAN

1 : 100

BUSHFIRE NOTES:
SITE IS NOT BUSHFIRE AFFECTED AS PER MID-COAST COUNCIL INTRAMAPS

BAL - N/A

SECTION J - ENERGY EFFICIENCE NOTES:
NOT APPLICABLE TO PROJECT - EXTERNAL GRANDSTAND SEATING, RAMPS AND STAIRS ONLY

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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	SET OUT PLAN	
STATUS:	FOR REVIEW	SCALE:	1 : 100
LOT No: 1 DP No: 564844	SHEET: 9 OF 17	SHEET SIZE:	A2
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	START DATE:	05.09.22
CLIENT:	MID-COAST COUNCIL	DWG No:	D5383

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
04.04.24	REVISED GRANDSTAND - FOR INFORMATION	C	JS

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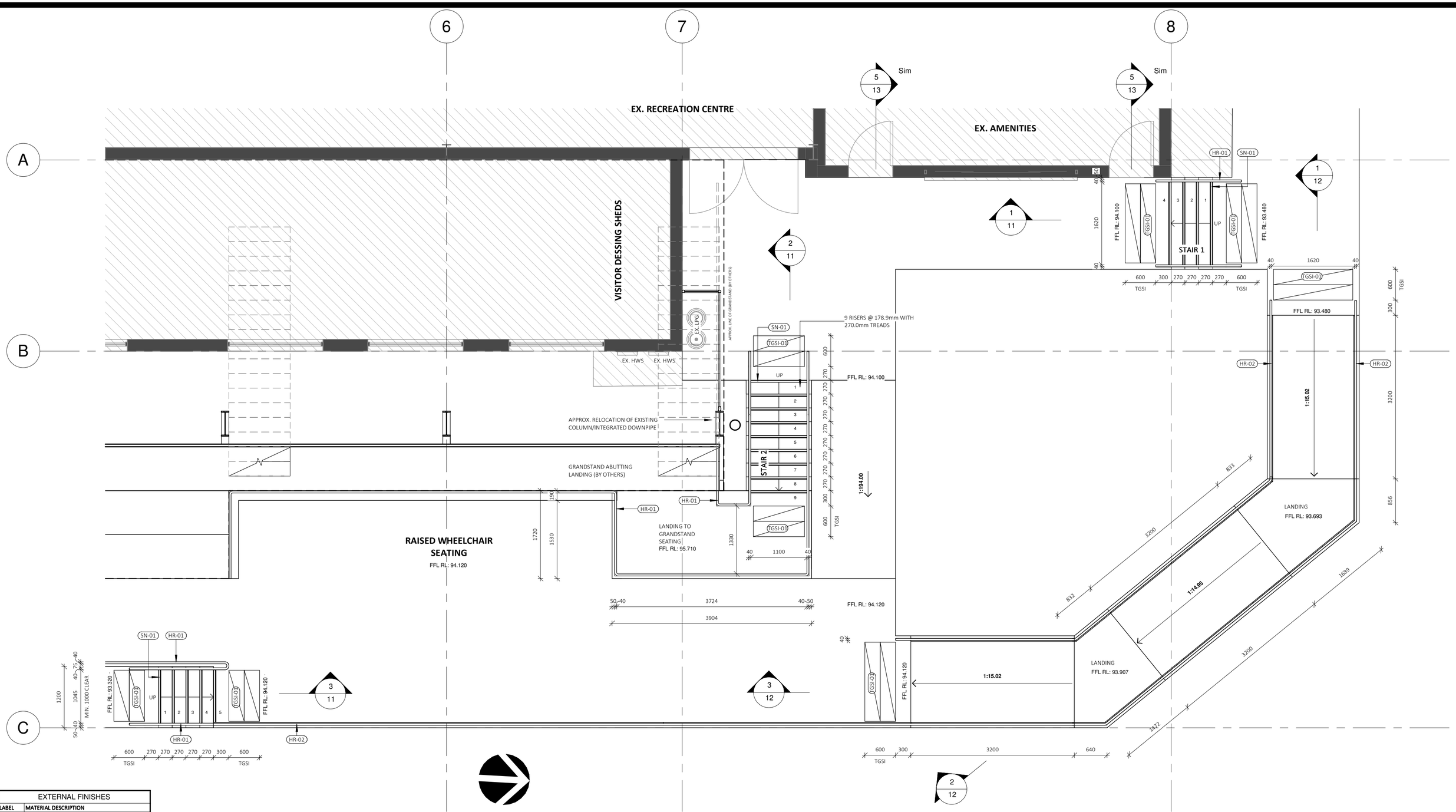

PROPOSED STAIRS AND RAMP - DETAIL PLAN

1 : 50

EXTERNAL FINISHES	
LABEL	**MATERIAL DESCRIPTION**
BLK-01	190mm BLOCKWORK WALLS TO ENGINEERS DETAILS AND SPECIFCATIONS
CONC-01	REINFORCED CONCERETE SLAB-ON-GROUND TO ENGINEERS DETAILS AND SPECIFICATIONS
CONC-02	BONDEK SUSPENDED CONCRETE SLAB TO ENGINEERS DETAILS AND SPECIFICATIONS
CONC-03	REINFORCED CONCERETE FOOTINGS TO ENGINEERS DETAILS AND SPECIFICATIONS
HR-01	STAINLESS STEEL HANDRAIL/BALUSTRADE POST AND PIN MOUNTED WITH HANDRAIL EXSTENSIONS TO COMPLY WITH AS1428.1-2009
HR-02	STAINLESS STEEL HANDRAIL/BALUSTRADE WITH KERB RAIL AND HANDRAIL EXTENSIONS TO COMPLY WITH AS1428.1-2009
RNDR-01	FINE TEXTURED CONCRETE RENDER. COLOUR: TBC BY CLIENT
SN-01	'LATHAMS' AB-735ST ALL BLACK ALUMINIUM SUPER VISUAL STAIR NOSING PROFILE WITH SELECT INSERTS (SUBJECT TO STAIR FINISH AND LUMINANCE CONTRAST)
TGSI-01	SELECT TACTILE GROUND SURFACE INDICATORS WITH CARBORUNDUM INSERTS TO COMPLY WITH AS1428.1-2009

BAL - N/A

BUSHFIRE NOTES:
SITE IS NOT BUSHFIRE AFFECTED AS PER MID-COAST COUNCIL INTRAMAPS

SECTION J - ENERGY EFFICIENCE NOTES:
NOT APPLICABLE TO PROJECT - EXTERNAL GRANDSTAND SEATING, RAMPS AND STAIRS ONLY

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PROJECT: PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE
STATUS: FOR REVIEW
LOT No: 1 DP No: 564844
STREET: BOUNDARY STREET, GLOUCESTER, NSW 2422
CLIENT: MID-COAST COUNCIL
SHEET: 10 OF 17

STAIR AND RAMP DETAILS

SCALE:	As indicated
SHEET SIZE:	A2
START DATE:	05.09.22
DWG No:	D5383

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
04.04.24	REVISED GRANDSTAND - FOR INFORMATION	C	JS

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EXTERNAL FINISHES	
LABEL	**MATERIAL DESCRIPTION**
BLK-01	190mm BLOCKWORK WALLS TO ENGINEERS DETAILS AND SPECIFCATIONS
CONC-01	REINFORCED CONCERETE SLAB-ON-GROUND TO ENGINEERS DETAILS AND SPECIFICATIONS
CONC-02	BONDEK SUSPENDED CONCRETE SLAB TO ENGINEERS DETAILS AND SPECIFICATIONS
CONC-03	REINFORCED CONCERETE FOOTINGS TO ENGINEERS DETAILS AND SPECIFICATIONS
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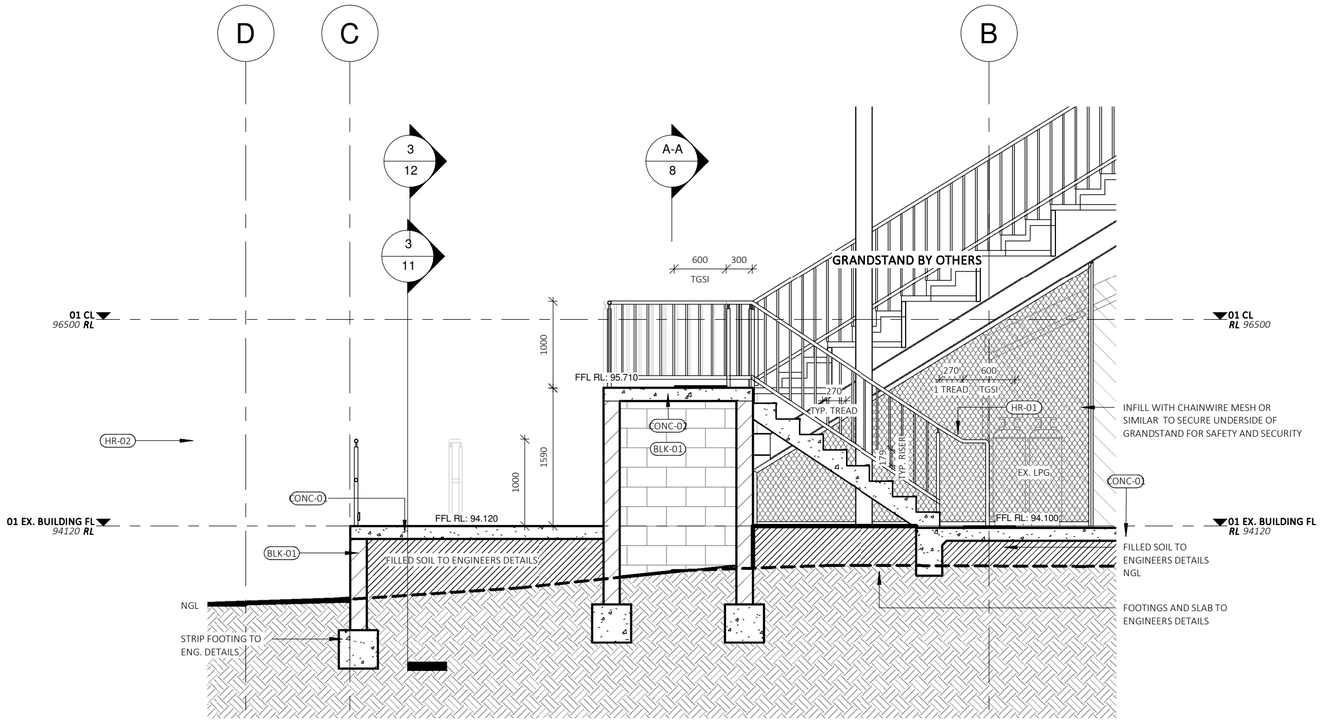
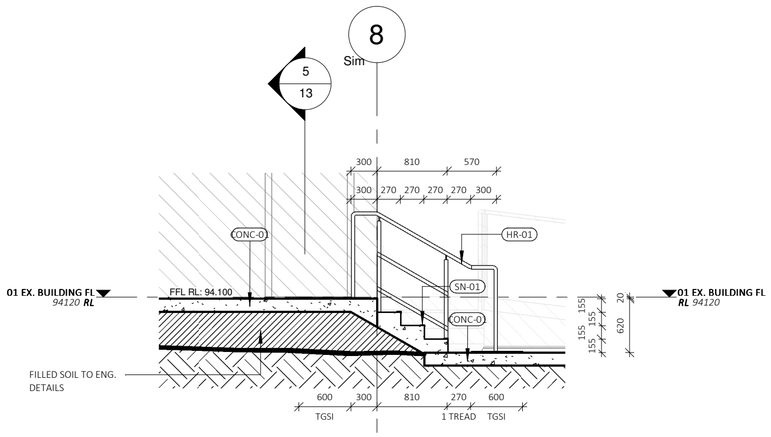
RNDR-01	FINE TEXTURED CONCRETE RENDER. COLOUR: TBC BY CLIENT
SN-01	'LATHAMS' AB-735ST ALL BLACK ALUMINIUM SUPER VISUAL STAIR NOSING PROFILE WITH SELECT INSERTS (SUBJECT TO STAIR FINISH AND LUMINANCE CONTRAST)
TGSI-01	SELECT TACTILE GROUND SURFACE INDICATORS WITH CARBORUNDUM INSERTS TO COMPLY WITH AS1428.1-2009



STAIR 2 - DETAIL SECTION

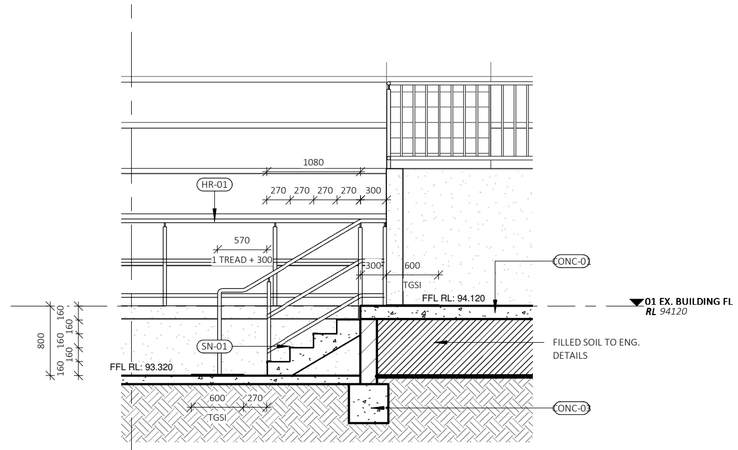
1 : 50



STAIR 1 - DETAIL SECTION

1 : 50

5



STAIR 3 - DETAIL SECTION

1 : 50

BAL - N/A

BUSHFIRE NOTES:
SITE IS NOT BUSHFIRE AFFECTED AS PER MID-COAST COUNCIL INTRAMAPS

SECTION J - ENERGY EFFICIENCE NOTES:
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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	STAIR - DETAIL SECTIONS	
STATUS:	FOR REVIEW	SHEET: 11 OF 17	
LOT No: 1	DP No: 564844	SCALE:	As indicated
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	SHEET SIZE:	A2
		START DATE:	05.09.22
CLIENT:	MID-COAST COUNCIL	DWG No:	D5383

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
04.04.24	REVISED GRANDSTAND - FOR INFORMATION	C	JS

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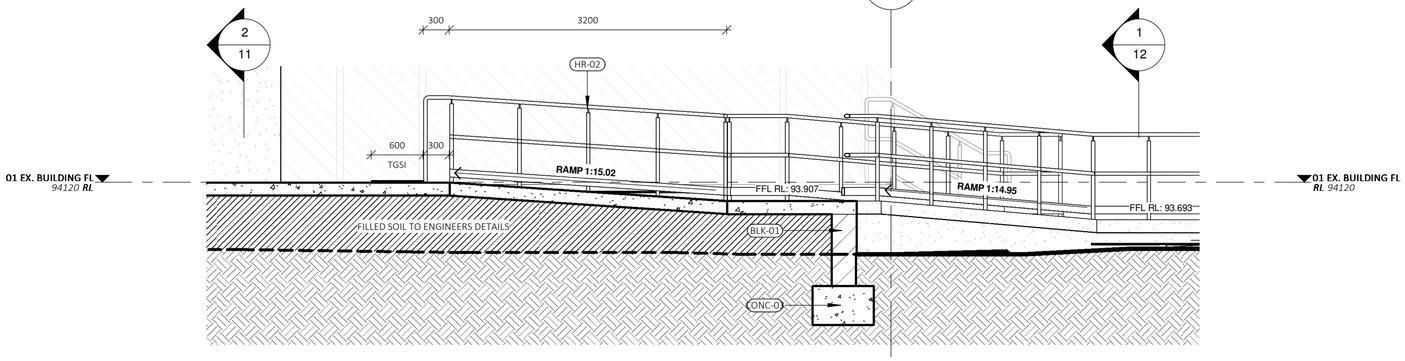
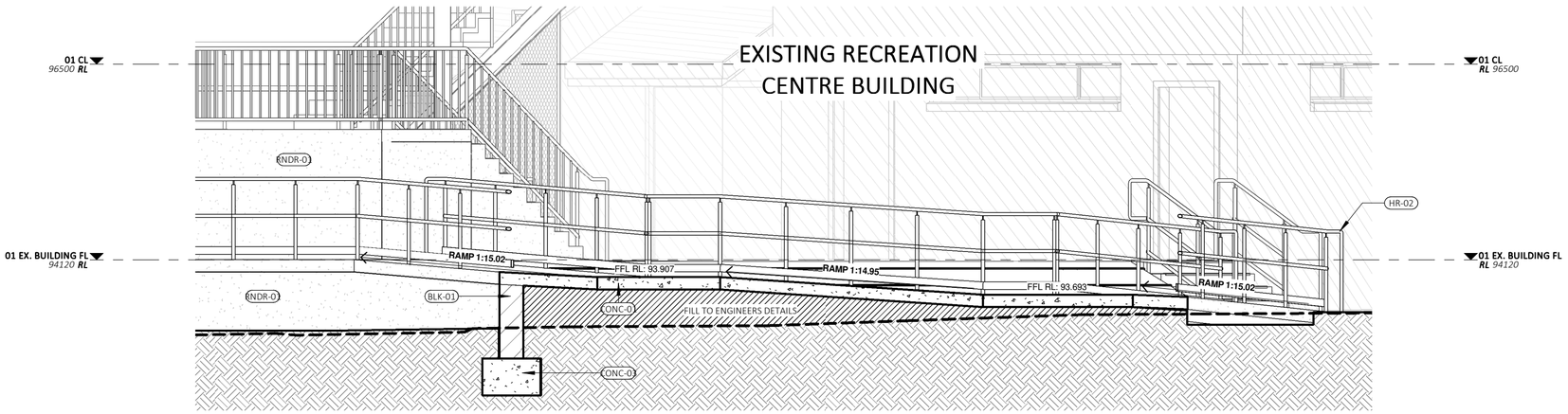


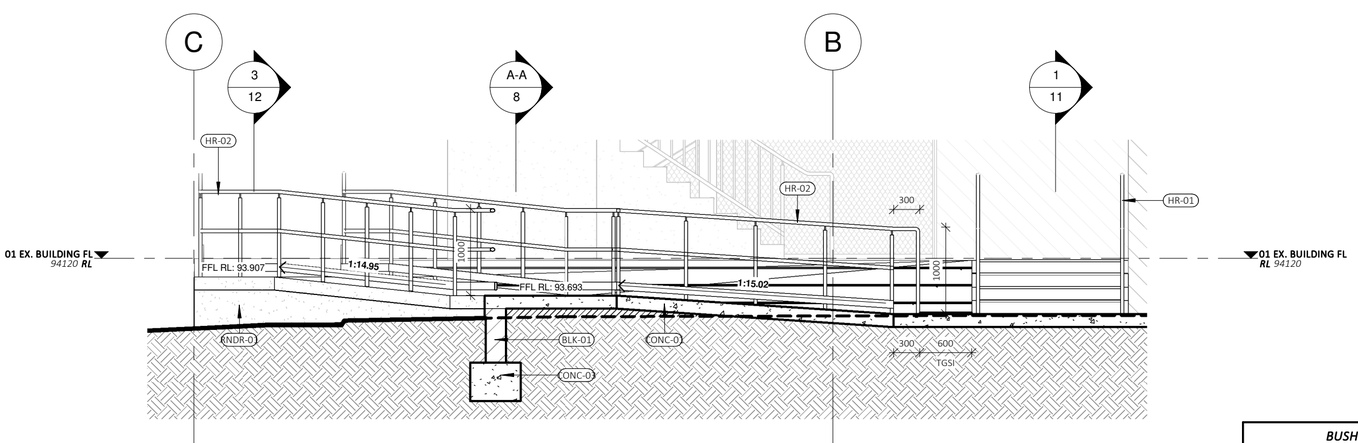
RAMP - SECTION DETAIL 'PART 3'

1 : 50



RAMP - SECTION DETAIL 'PART 2'

1 : 50



RAMP - SECTION DETAIL 'PART 1'

1 : 50

EXTERNAL FINISHES	
LABEL	**MATERIAL DESCRIPTION**
BLK-01	190mm BLOCKWORK WALLS TO ENGINEERS DETAILS AND SPECIFCATIONS
CONC-01	REINFORCED CONCERETE SLAB-ON-GROUND TO ENGINEERS DETAILS AND SPECIFICATIONS
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BAL - N/A

BUSHFIRE NOTES:
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SECTION J - ENERGY EFFICIENCE NOTES:
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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	RAMP - DETAIL SECTIONS	
STATUS:	FOR REVIEW	SCALE:	As indicated
LOT No: 1 DP No: 564844	SHEET: 12 OF 17	SHEET SIZE:	A2
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	START DATE:	05.09.22
CLIENT:	MID-COAST COUNCIL	DWG No:	D5383

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
04.04.24	REVISED GRANDSTAND - FOR INFORMATION	C	JS

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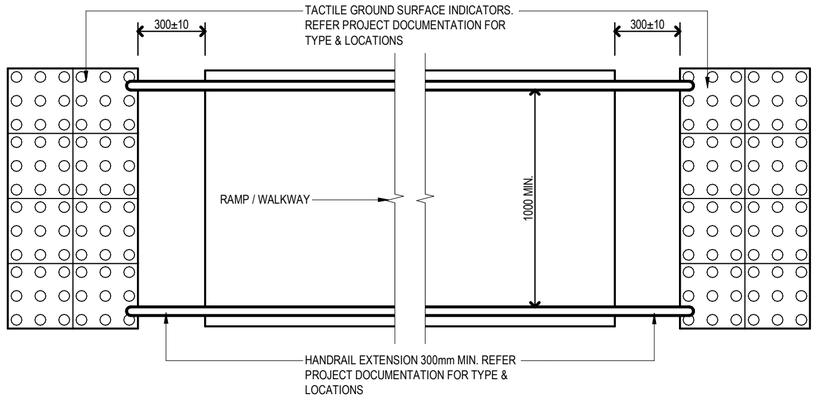
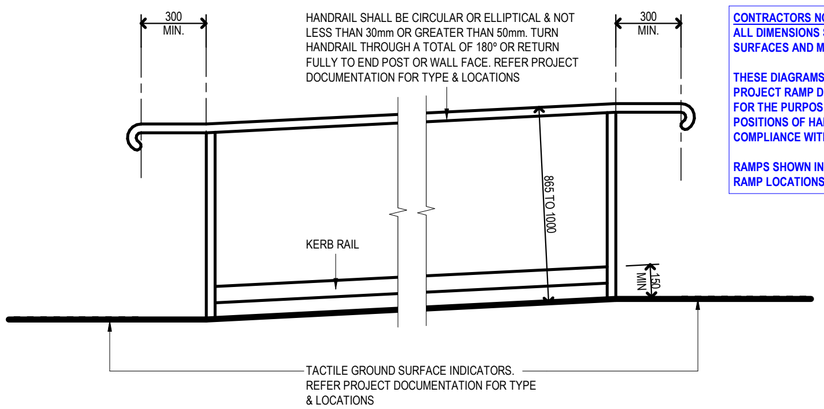


PLAN



SECTION

CONTRACTORS NOTE:
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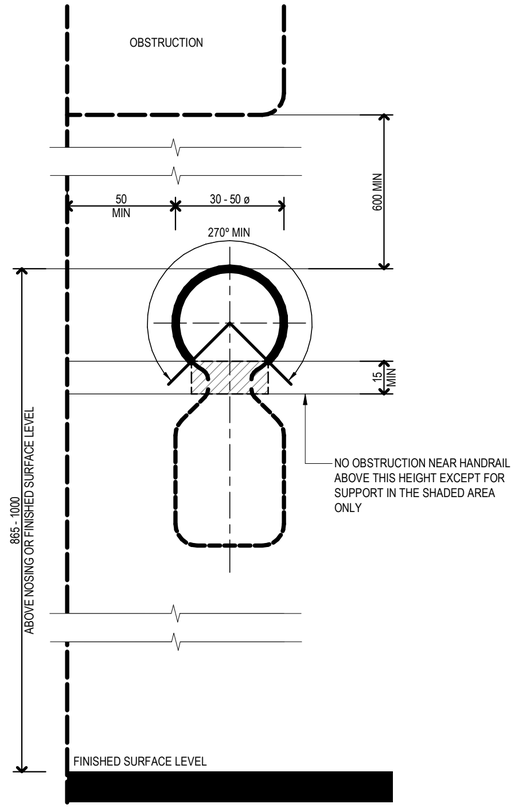
THESE DIAGRAMS MUST BE READ IN CONJUNCTION WITH PROJECT RAMP DRAWINGS AND ARE DIAGRAMMATIC AND FOR THE PURPOSE OF INDICATING THE REQUIRED POSITIONS OF HANDRAIL CLEARANCES AND SETOUTS FOR COMPLIANCE WITH AS 1428 AND BCA.

RAMPS SHOWN INDICATIVE ONLY, REFER DETAILS FOR RAMP LOCATIONS, SETOUTS, LEVELS AND TYPES.

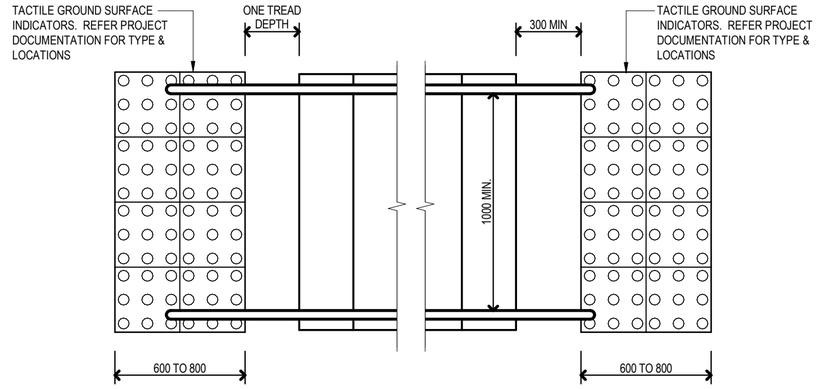
RAMP & HANDRAIL EXTENSION

1 : 20

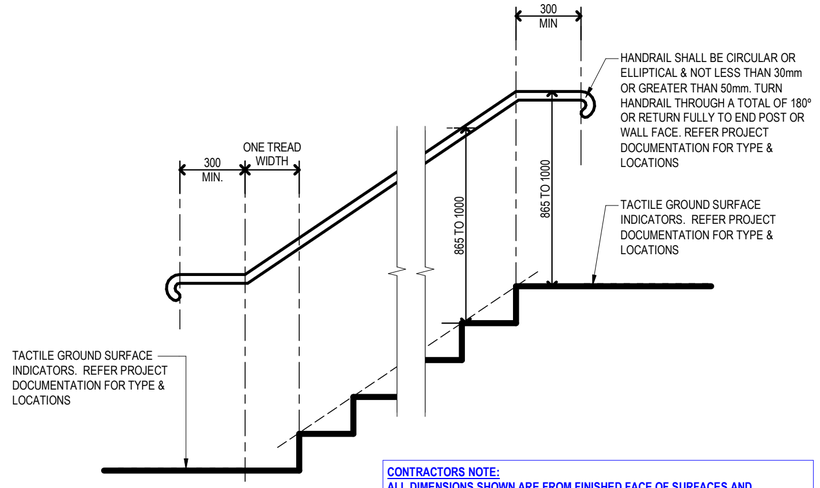


ROUND HANDRAIL TYPICAL SECTION

1 : 2



PLAN



SECTION

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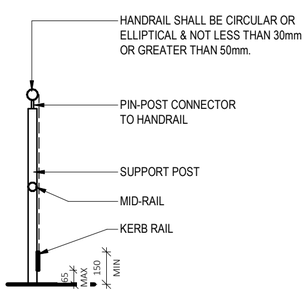
ALL DIMENSIONS SHOWN ARE FROM FINISHED FACE OF SURFACES AND MATERIALS UNLESS NOTED OTHERWISE.

THESE DIAGRAMS MUST BE READ IN CONJUNCTION WITH PROJECT STAIR DRAWINGS AND ARE DIAGRAMMATIC AND FOR THE PURPOSE OF INDICATING THE REQUIRED POSITIONS OF HANDRAIL CLEARANCES AND SETOUTS FOR COMPLIANCE WITH AS 1428 AND BCA.

STAIRS SHOWN INDICATIVE ONLY, REFER DETAILS FOR STAIR LOCATIONS, SETOUTS, LEVELS AND TYPES.

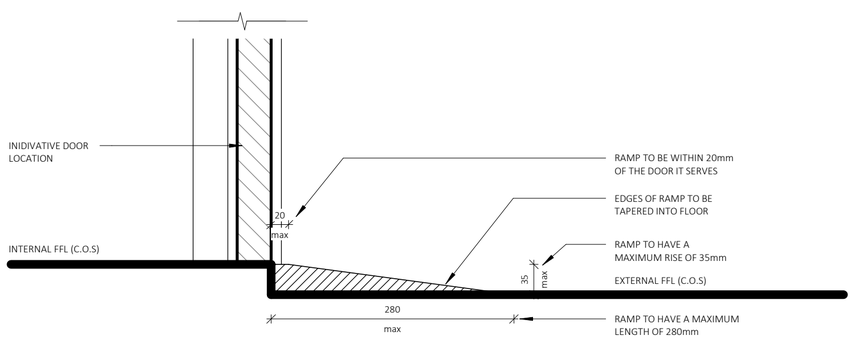
STAIR LOCATION & HANDRAIL EXTENSION TYPICAL

1 : 20



KERB RAIL/HANDRAIL - TYPICAL DETAIL

1 : 20



THRESHOLD RAMP - DETAIL

1 : 5

BAL - N/A

BUSHFIRE NOTES:
SITE IS NOT BUSHFIRE AFFECTED AS PER MID-COAST COUNCIL INTRAMAPS

SECTION J - ENERGY EFFICIENCE NOTES:
NOT APPLICABLE TO PROJECT - EXTERNAL GRANDSTAND SEATING, RAMPS AND STAIRS ONLY

GENERAL PLAN SET NOTES:
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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	STANDARD AND TYPICAL DETAILS	
STATUS: FOR REVIEW	SHEET: 13 OF 17	SCALE:	As indicated
LOT No: 1 DP No: 564844		SHEET SIZE:	A2
STREET: BOUNDARY STREET, GLOUCESTER, NSW 2422		START DATE:	05.09.22
CLIENT: MID-COAST COUNCIL		DWG No:	D5383

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
04.04.24	REVISED GRANDSTAND - FOR INFORMATION	C	JS

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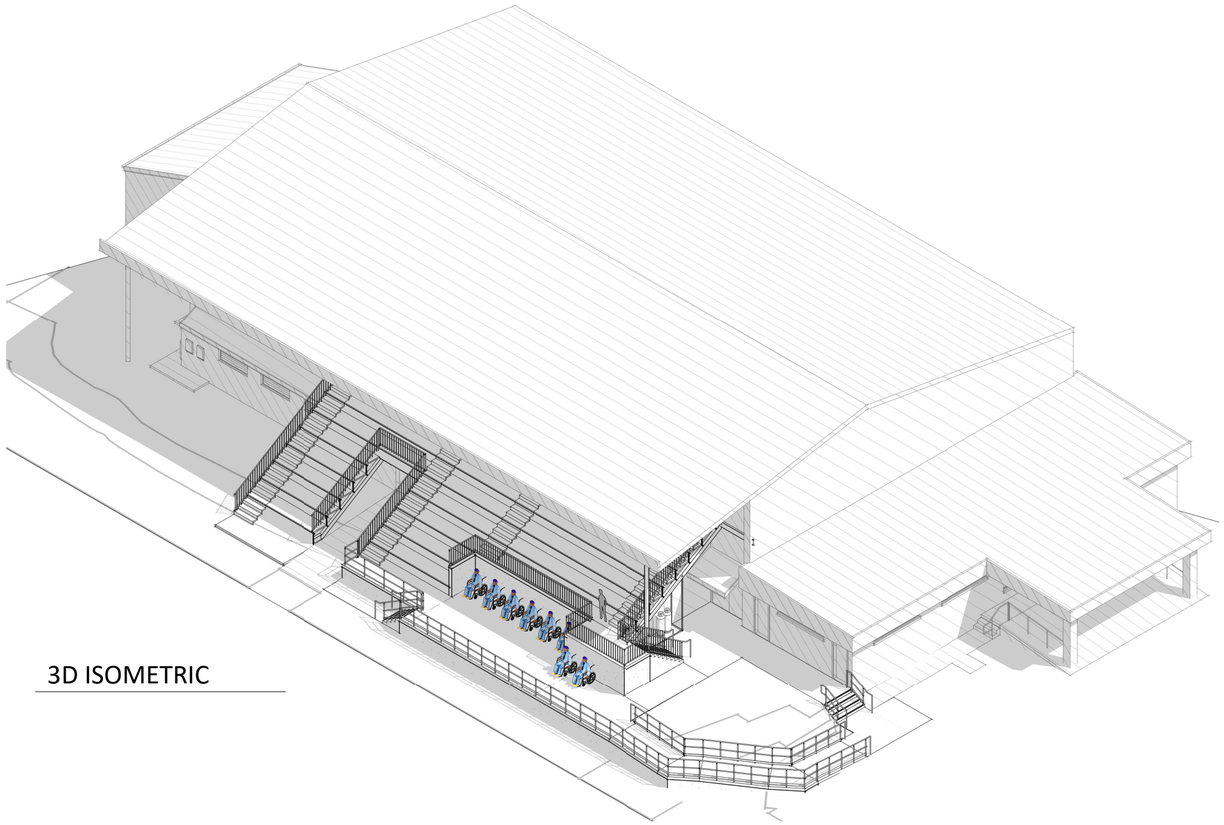
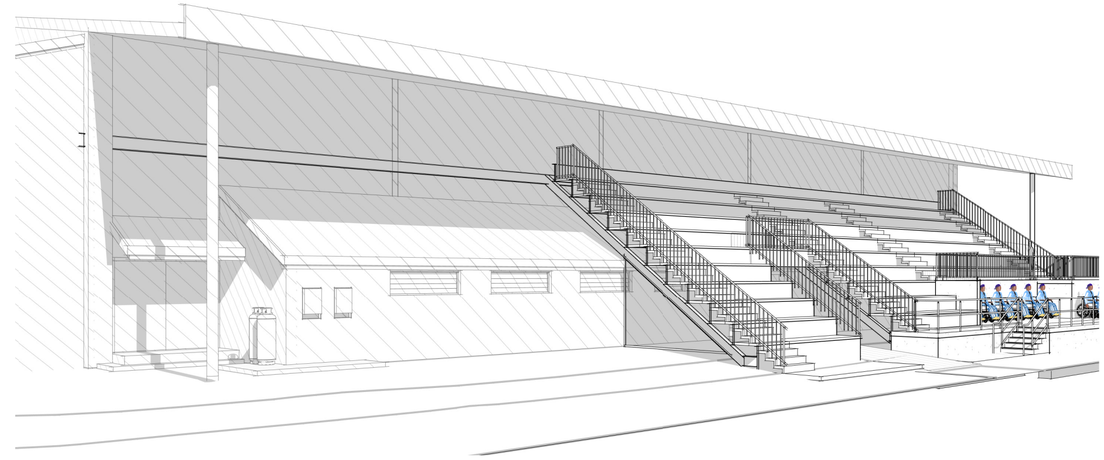
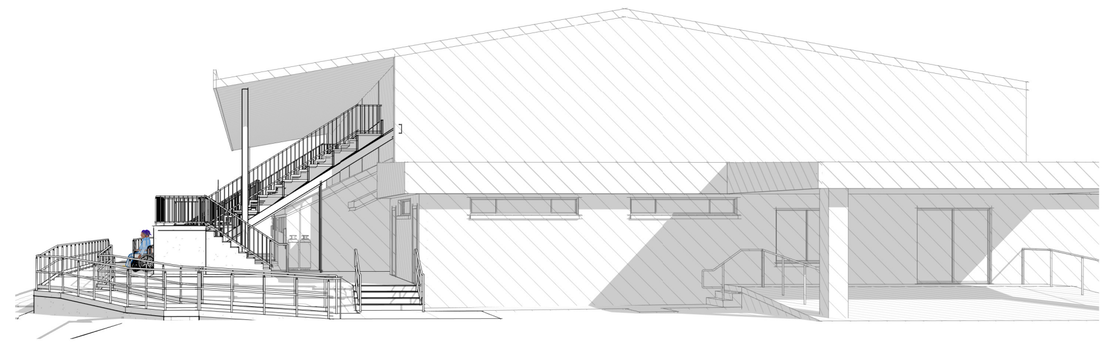


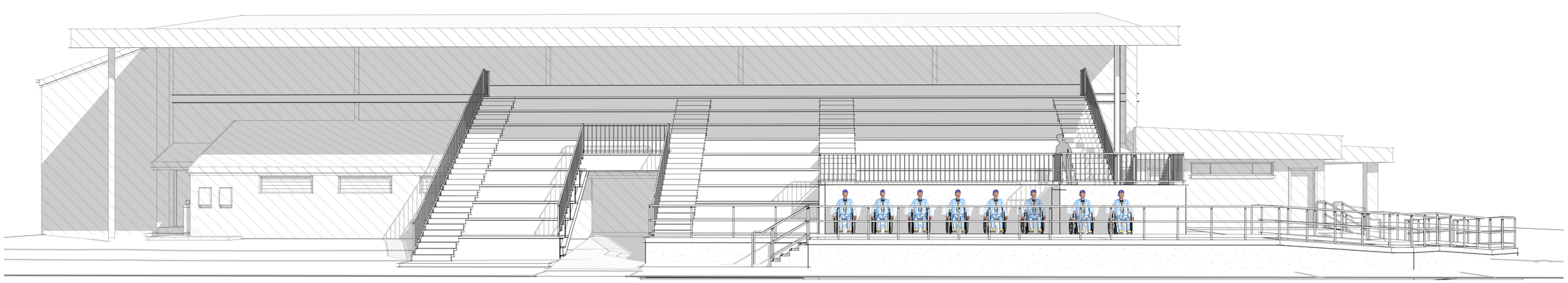
3D ISOMETRIC



SOUTHEAST PERSPECTIVE



NORTHERN PERSPECTIVE



FIELD PERSPECTIVE

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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	3D VIEWS AND PERSPECTIVES	
STATUS:	FOR REVIEW	SCALE:	
LOT No: 1 DP No: 564844	SHEET: 14 OF 17	SHEET SIZE:	A2
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	START DATE:	05.09.22
CLIENT:	MID-COAST COUNCIL	DWG No:	D5383

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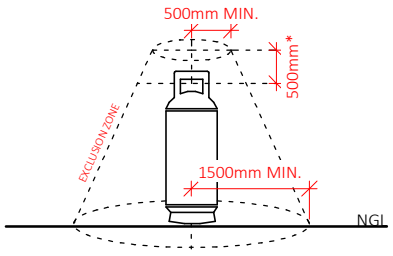
GENERAL AND PROJECT SPECIFIC CONSTRUCTION NOTES FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): *OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

REVISED JANURARY 2021

LPG GAS BOTTLE STORAGE



*DISTANCE MEASURED FROM TOP OF ANY GAS BOTTLE VALVE

ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS1596-2014

CONSTRUCTION NOTES:

STAIRS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH NCC, VOL. 1, PART D2D14, D3D4, D3D9, D3D14 & D3D15 AND SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586. HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 1, PART D3D17, D3D18, D3D19, D3D20, D3D21 AND D3D22.

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

GAS BOTTLES ON BUSHFIRE PRONE SITES:

DEVELOPMENT STANDARDS FOR BUSHFIRE PRONE LAND

- RETICULATED OR BOTTLED GAS ON THE LOT IS INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS/NZS 1596-2008, THE STORAGE AND HANDLING OF LP GAS AND THE REQUIREMENTS OF RELEVANT AUTHORITIES (METAL PIPING MUST BE USED, AND
- ANY GAS CYLINDERS ON THE LOT THAT ARE WITHIN 10M OF A DWELLING HOUSE:
- HAVE THE RELEASE VALVES DIRECTED AWAY FROM THE DWELLING HOUSE, AND
- ARE ENCLOSED ON THE HAZARD SIDE OF THE INSTALLATION, AND
- HAVE METAL CONNECTIONS TO AND FROM THE CYLINDERS

THE REQUIREMENTS OF AS 3959—2018, CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS SET OUT IN THE BUILDING CODE OF AUSTRALIA ALSO APPLY.

BAL - N/A

BUSHFIRE NOTES:

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SECTION J - ENERGY EFFICIENCE NOTES:

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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	CONSTRUCTION NOTES	
STATUS:	FOR REVIEW	SCALE:	As indicated
LOT No: 1	DP No: 564844	SHEET SIZE:	A3
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	START DATE:	05.09.22
CLIENT:	MID-COAST COUNCIL	DWG No:	D5383
SHEET:	15 OF 17		

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
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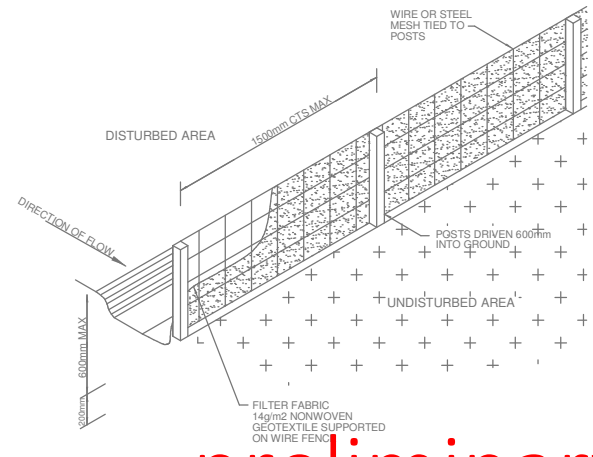
BUILDING SPECIFICATIONS FOR CLASS 2 AND 9 BUILDINGS

All works to be completed in accordance with the current version of the National Construction Code Series, (NCC), Volume 1 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.
All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application.
All works are to be completed in accordance with the relevant 'Deemed-to-Satisfy Provisions' of Volume 1 and Volumes 3, as applicable, of the National Construction Code.

All building design/testing/construction/installation is to occur in accordance with the relevant sections of the following standards:

Structural Design Actions – 1170
Pressure Equipment – AS/NZS 1200
Acoustics – AS/NZS 1276
Glass in buildings – AS 1288
Design for access and mobility – AS 1428
Methods for fire tests on building materials, components and structures – AS 1530
Design and installation of sheet roof and wall cladding – AS 1562
Aluminium structures – AS/NZS 1664
The use of ventilation and air conditioning in buildings – AS/NZS 1668
Fire Detection, warning, control and intercom systems – AS 1670
Interior lighting – AS/NZS 1680
Residential timber-framed construction – AS 1684
Timber Structures – AS 1720
Lifts, escalators and moving walks – AS 1735
Particle flooring – AS 1860
Components for the protection of openings in fire-resistant walls
Swimming pool safety – AS 1926
Windows in external glazed doors in buildings – AS 2047
Roof Tiles - AS 2049
Installation of roof tiles – AS 2050
Automatic fire sprinkler systems – AS 2118
Piling – AS 2159
Emergency escape lighting and exit signs for buildings – AS 2293
Composite Structures – AS 2327
Fire hydrant installations – AS 2419
Installation of fire hose reels – AS 2444
Smoke/heat venting systems – AS 2665
Residential slabs and footings – AS 2870
Parking facilities – AS/NZS 2890
Damp-proof courses and flashings – AS/NZS 2904
Cellulose cement products – AS/NZS 2908
Domestic solid-fuel burning appliances – AS/NZS 2918
Electrical installations – AS/NZS 3013
Plumbing and drainage – AS/NZS 3500
Concrete structures – AS 3600
Termite management – AS 3600
Air-handling and water systems of buildings – AS/NZS 3666
Masonry Structures – AS 3700
Smoke Alarms – AS 3786
Performance of electrical appliances – AS/NZS 3823
Construction of buildings in bushfire prone-area – AS 3959
Components for the protection of openings in fire-resistant separating elements – AS 4072
Steel structures – AS 4100
Pliable building membranes and underlays – AS/NZS 4200
Ductwork for air-handling systems in buildings – AS 4254
Plastic roof and wall cladding materials – AS/NZS 4256
Testing of building facades – AS/NZS 4284
Garage doors and other large access doors – AS/NZS 4505
Slip resistant classification of new pedestrian surface materials – AS 4586
Cold-formed steel structures – AS/NZS 4600
Materials for the thermal insulation of buildings – AS/NZS 4859
Reaction to fire tests for flooring – AS ISO 9239
Fire tests – AS ISO 9705

SEDIMENT CONTROL SPECIFICATIONS:



SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

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PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	BUILDING SPECIFICATIONS	
STATUS:	FOR REVIEW	SCALE:	As indicated
LOT No: 1	DP No: 564844	SHEET SIZE:	A3
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	START DATE:	05.09.22
CLIENT:	MID-COAST COUNCIL	DWG No:	D5383
SHEET:	16 OF 17		

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
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1. FALLS, SLIPS, TRIPS
A) WORKING AT HEIGHTS
DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.
DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.
ANCHORAGE POINTS
Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.
B) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from 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).**

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.
3. TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
4. SERVICES
GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
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 with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.
6. HAZARDOUS SUBSTANCES
ASBESTOS
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
7. CONFINED SPACES
EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.
8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.
9. OPERATIONAL USE OF BUILDING
NON-RESIDENTIAL BUILDINGS
For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.
For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.
10.OTHER HIGH RISK ACTIVITY
Code All electrical work should be carried out in accordance with of Practice:
Managing Electrical Risks at the Workplace, AS/NZ and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice:
Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice:
Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

EXCAVATIONS
1.Excavations
The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.
Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations of the NCC requirements.
FOUNDATIONS AND FOOTINGS
1. Underfloor Fill
Underfloor fill shall be in accordance with the NCC.
2. Termite Risk Management
Termite treatment shall be carried out in accordance with the NCC.
3. Vapour Barrier
The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the NCC.
4. Reinforcement
Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the NCC.
Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.
5. Concrete
Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the NCC.
6. Curing
All concrete slabs shall be cured in accordance with AS 3600.
7. Footings and Slabs on Ground
Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the *Local Authority*.
8. Sub-Floor Ventilation
Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the NCC. No section of the under floor area wall to be constructed in such manner that will hold pockets of still air.
9. Sub-Floor Access
If required, access will be provided under suspended floors in position where indicated on plan.
EFFLUENT DISPOSAL/DRAINAGE
1. Storm Water Drainage
Stormwater drainage shall be carried out in accordance with the NCC. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.
TIMBER FRAMING
1. Generally
All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structure shall comply with the NCC or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.
The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.
2. Roof Trusses
Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.
3. Bracing
Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.
4. Flooring
Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the NCC. Thickness of the flooring is to be appropriate for the floor joist spacing.
Strip and sheet flooring shall be installed in accordance with AS 1684.
When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.
5. Timber Posts
Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.
6. Corrosion Protection
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.
STEEL FRAMING
1. Generally
Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the NCC.
ROOFING
All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be installed as per the manufacturer's recommendations.
1.Tiled Roofing
The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.
2. Metal Roofing
The *Builder* will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.
Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.
3. Gutters and Downpipes
Gutters and downpipes shall be manufactured and installed in accordance with the NCC. Gutters and downpipes are to be compatible with other materials used.
4. Sarking
Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.
5. Sealants
Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

6. Flashing
Flashings shall comply with, and be installed in accordance with the NCC.
MASONRY
1. Damp Proof Courses
All damp proof courses shall comply with the NCC. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.
2. Cavity Ventilation
Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the NCC.
3. Mortar and Joining
Mortar shall comply with the NCC. Joint tolerances shall be in accordance with AS 3700.
4. Lintels
Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the NCC. The *Builder* will provide one lintel to each wall leaf. The *Builder* will provide corrosion protection in accordance with the NCC as appropriate for the site environment and location of the lintels in the structure.
5. Cleaning
The *Builder* will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
CLADDING AND LININGS
1. External Cladding
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.
Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.
2.Internal Wall and Ceilings Linings
The *Builder* will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the NCC. Wet area lining is to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
3.Waterproofing
All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the NCC.
JOINERY
1. General
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.
2. Door Frames
External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.
3. Doors and Doorsets
All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.
4. Window and Sliding Doors
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047.
Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and AS 2047.
All glazing shall comply with the NCC and any commitments outlined in the relevant BASIX Certificate.
5. Stairs, Balustrades and other Barriers
The *Builder* will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the NCC.
SERVICES
1.Plumbing
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.
Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
2.Electrical
The *Builder* will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
3.Gas
All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.
4.Smoke Detectors
The *Builder* will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the NCC.
5.Thermal Insulation
Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the NCC or as outlined in the relevant BASIX Certificate.
TILING
1.Materials
Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.
2.Installation
Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The *Builder* will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

preliminary

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Building Designers

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DO NOT SCALE from this drawing. *CONTRACTOR* is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT:	PROPOSED GRANDSTAND ALTS AND ADDS TO AN EXISTING RECREATION CENTRE	WORK SAFETY NOTES - COMMERCIAL	
STATUS:	FOR REVIEW	SCALE:	1 : 100
LOT No: 1 DP No: 564844	SHEET: 17 OF 17	SHEET SIZE:	A3
STREET:	BOUNDARY STREET, GLOUCESTER, NSW 2422	START DATE:	05.09.22
CLIENT:	MID-COAST COUNCIL	DWG No:	D5383

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
28.09.22	INITIAL ISSUE	A	JS
14.10.22	MODIFIED GRANDSTAND	B	JS
04.04.24	REVISED GRANDSTAND - FOR INFORMATION	C	JS

89A lord street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411 F: 02 6583 9820 WWW. COLLINSWCOLLINS.COM.AU