


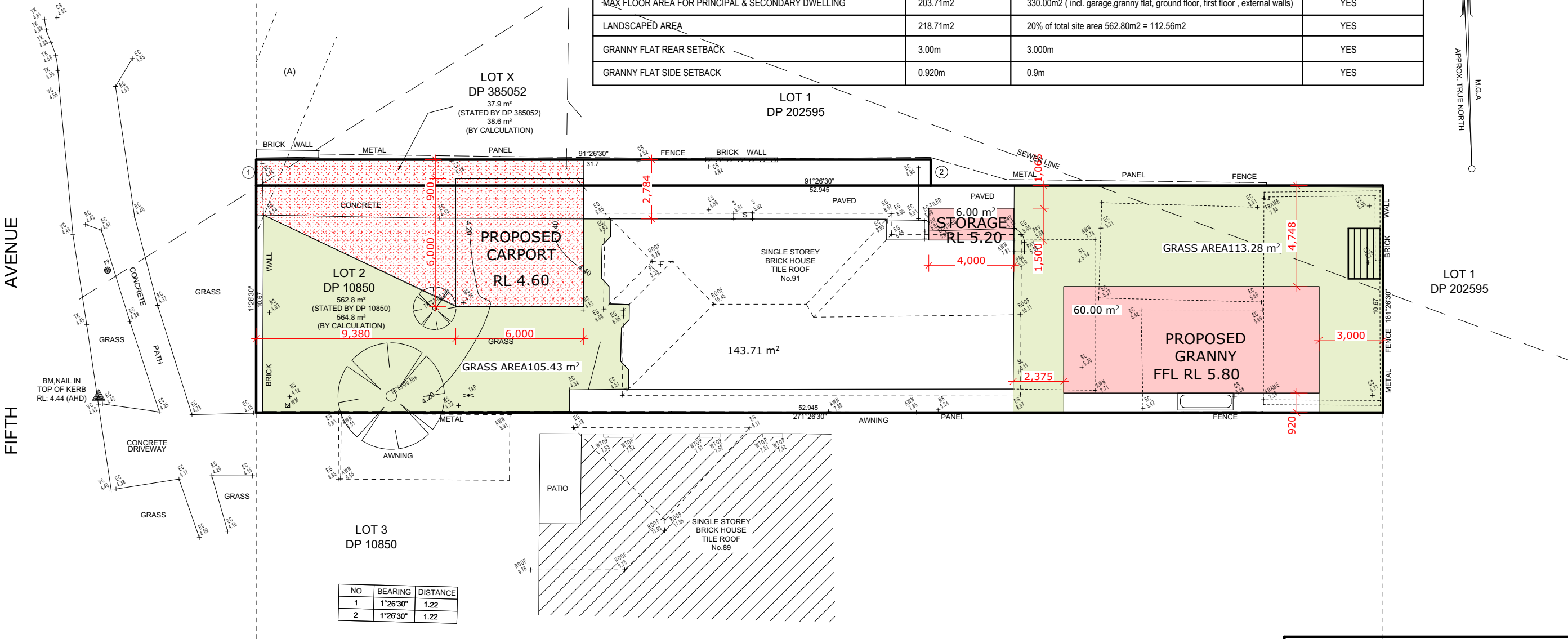
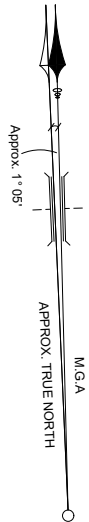
ISSUE	AMENDEMENT	DATE	DRAWN
A	ISSUED FOR CLIENT APPROVAL	17/05/2024	D.D

Sheet Number	Sheet Name
1	COVER PAGE
2	SITE PLAN/AREAS
3	GROUND FLOOR PLAN
4	FRONT & REAR ELEVA...
5	SIDE ELEVATIONS
6	SECTION & BASIX
7	LANDSCAPE PLAN
8	SITE ANALYSIS
9	EROSION/SEDIMENT ...
10	SHADOW DIAGRAMS
11	SAFFTY NOTES

CLIENT ZEWEN HU LOT 2, DP 10850 91 FIFTH AVE CAMPSIE NSW 2194	JOB: PROPOSED NEW GRANNY	SCALE AT A3: A3	DATE: 16.04.24	E:\current\campsie\CDC.pln PLOT DATE: Wednesday, 5 June 2024	NOTES: 1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 3. ALL MEASUREMENTS ARE IN MILLIMETRES INLESS OTHERWISE STATED 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER	 PHONE: 0418 988 767 Email:david_dechiara@hotmail.com
	DRAWING COVER PAGE	DRAWING No: 2024-1000	SHEET: 1/12	ISSUE : A		

DCP 2023 CHAPTER 5/SECTION 7 ,NSW AFFORDABLE HOUSING CODE COMPLIANCE TABLE AND
CANTERBURY CITY COUNCIL SECONDARY DWELLING POLICY

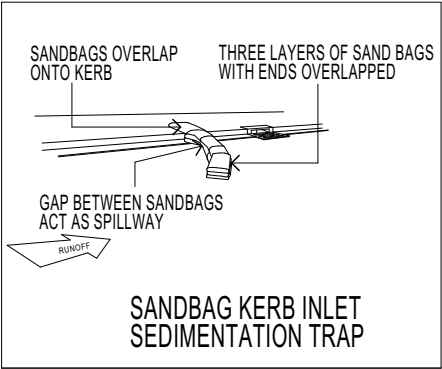
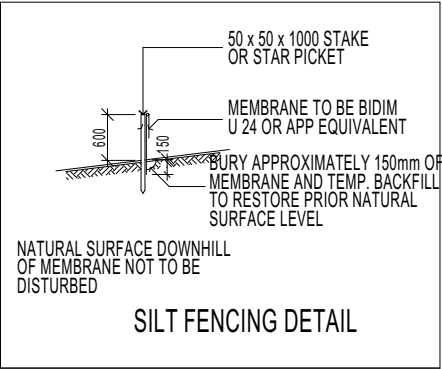
SITE AREA	562.80m2	450.00m2	YES
LOT WIDTH	11.89m	12.000m	NO/ VARIATION
MAXIMUM SITE COVERAGE (includes garage, granny flat, ground floor, external walls)	209.71m2	50% of site 464.90m2 = 281.40m2	YES
MAXIMUM FLOOR AREA FOR SECONDARY DWELLING	60.00m2	60.00m2	YES
MAX FLOOR AREA FOR PRINCIPAL & SECONDARY DWELLING	203.71m2	330.00m2 (incl. garage,granny flat, ground floor, first floor , external walls)	YES
LANDSCAPED AREA	218.71m2	20% of total site area 562.80m2 = 112.56m2	YES
GRANNY FLAT REAR SETBACK	3.00m	3.000m	YES
GRANNY FLAT SIDE SETBACK	0.920m	0.9m	YES



NO	BEARING	DISTANCE
1	1°26'30"	1.22
2	1°26'30"	1.22

SITE PLAN
1:200

CUT / FILL NOTE
F.F.L. +/- 90mm



DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) WILL SPRINKLE WATER ON THE DUST

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS

MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

GENERAL NOTES
1. BUILDER MUST CHECK ALL BOUNDARIES AND BUILDING DIMENSIONS PRIOR TO COMMENCING ANY BUILDING WORKS IN ORDER TO SATISFY HIMSELF THAT THE WORKS CAN BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL AND RELATIVE AUTHORITY REQUIREMENTS.
2. DO NOT SCALE DIMENSIONS OFF THE PLANS, FIGURED DIMENSIONS ARE TO BE USED. ALL DIMENSIONS ARE TO BE VERIFIED BY THE BUILDER ON SITE. ANY DISCREPANCIES SHALL BE REFERRED TO THE DESIGNERS BEFORE ANY CONSTRUCTION OR FABRICATION IS COMMENCED.
3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION, STRUCTURAL ENGINEERING DETAILS AND ANY OTHER DOCUMENT THAT MAY BE ISSUED.
4. ALL BUILDING WORKS MUST COMPLY WITH B.C.A. AND LOCAL COUNCIL REQUIREMENTS.
5. BUILDINGS ARE TO BE PROTECTED AGAINST TERMITES IN ACCORDANCE WITH AUSTRALIAN STANDARDS (AS 3660.1) - REQUIREMENTS.
6. SMOKE DETECTORS ARE TO BE PROVIDED IN ACCORDANCE WITH B.C.A. REQUIREMENTS CLAUSE 1.7
7. ALL STORMWATER AND SEWER WORKS MUST COMPLY WITH LOCAL COUNCIL AND BOARD REQUIREMENTS.
8. NO RESPONSIBILITY WILL BE ACCEPTED BY M.A.D.S IF ANY PART OR WHOLE OF THE DRAWINGS HAS BEEN MODIFIED, DELETED OR ADDED TO IN ANY WAY.
9. BUILDER MUST CHECK FOR LOCATION OF SERVICES INCLUDING BUT NOT LIMITED TO SEWER, WATER, POWER, GAS, PHONE, FIBRE AND STORMWATER PRIOR TO THE COMMENCEMENT OF WORK. ONCE THE SEWER IS LOCATED IT IS THE BUILDERS RESPONSIBILITY TO DETERMINE WHETHER THE BUILDING LIES WITHIN THE ZONE OF INFLUENCE.
10. ALL FLOOR PLAN DESIGNS INCLUDING ELEVATIONS ARE COPYRIGHTED AND ARE THE PROPERTY OF MACARTHUR ARCHITECTURAL DRAFTING AND MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION.

CLIENT
ZEWEN HU

LOT 2, DP 10850
91 FIFTH AVE CAMPSIE NSW 2194

JOB:
PROPOSED NEW GRANNY

DRAWING
SITE PLAN/AREAS

SCALE AT A3:
A3

DRAWING No:
2024-1000

DATE:
16.04.24

SHEET:
2/12

ISSUE:
A

E:\current\campsie\CDC.pln

PLOT DATE: Wednesday, 5 June 2024

NOTES:
1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE
2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING
3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER

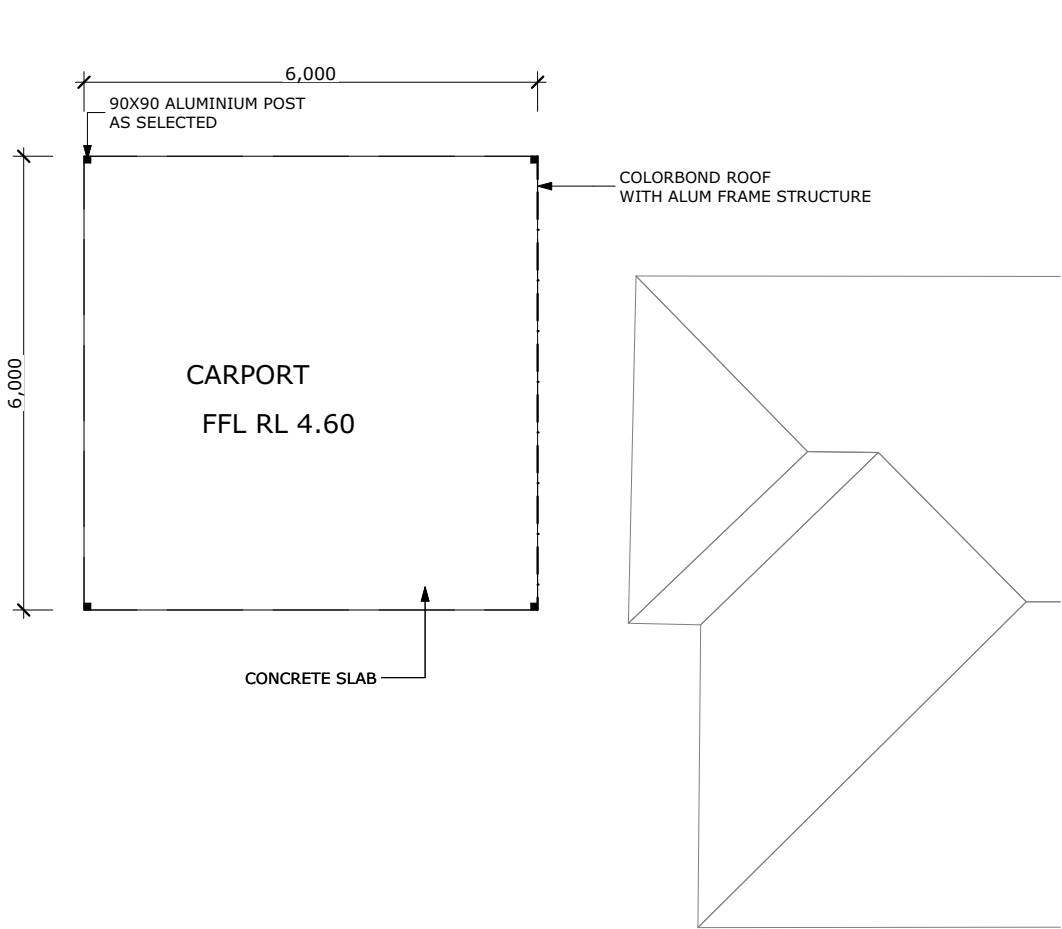
davi e Chiara

PHONE: 0418 988 767
Email:david_dechiara@hotmail.com

CONSTRUCTION IS TO BE IN
ACCORDANCE WITH BCA AND OTHER
RELEVANT AUSTRALIAN STANDARDS

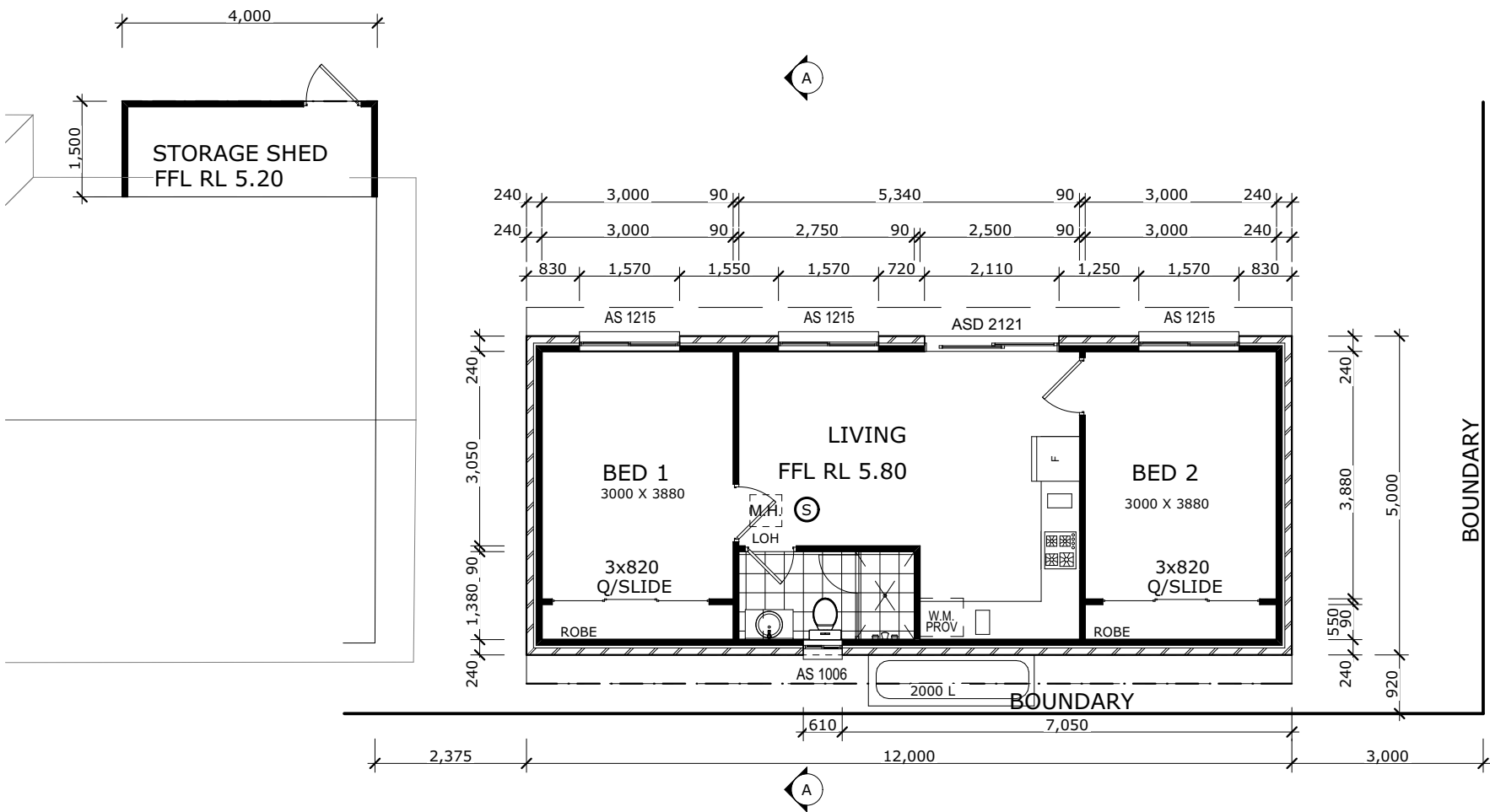
TERMITE PROTECTION
TO AS3660.2-2000

Ⓢ SMOKE DETECTORS



GROUND FLOOR PLAN
1:100

FLOOR AREA	
GRANNY	60.00
GRANNY	60.00
GRANNY	60.00
GRANNY	60.00
CARPORT	36.00

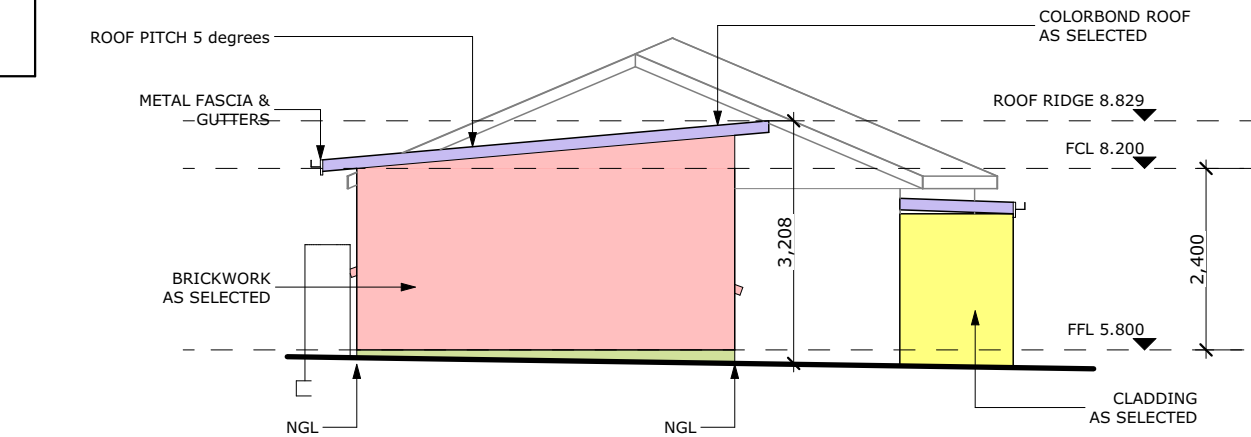


GROUND FLOOR PLAN
1:100

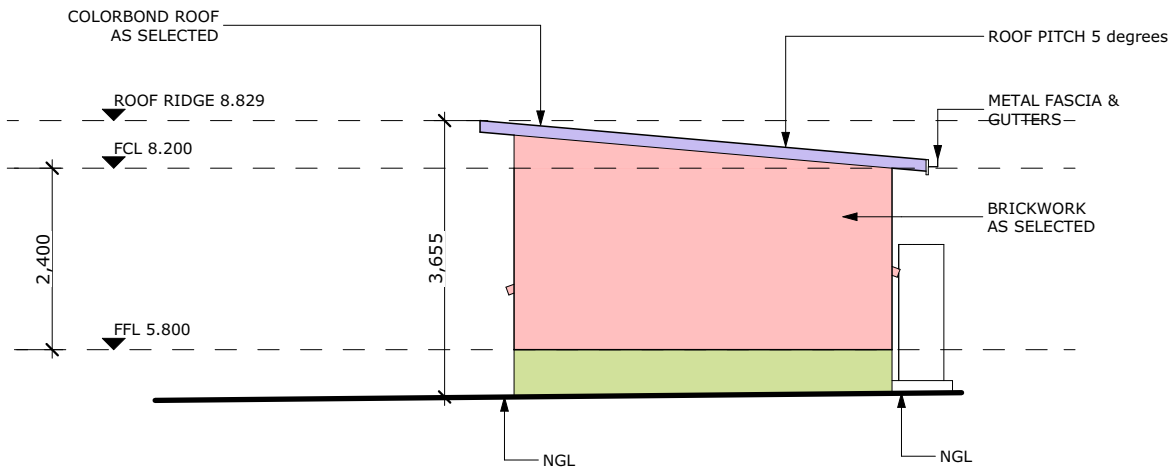
CLIENT ZEWEN HU LOT 2, DP 10850 91 FIFTH AVE CAMPSIE NSW 2194	JOB: PROPOSED NEW GRANNY	SCALE AT A3: A3	DATE: 16.04.24		E:\current\campsie\CDC.pln PLOT DATE: Wednesday, 5 June 2024	NOTES: 1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER	 PHONE: 0418 988 767 Email: david_dechiara@hotmail.com
	DRAWING GROUND FLOOR PLAN	DRAWING No: 2024-1000	SHEET: 3/12	ISSUE: A			

CONSTRUCTION IS TO BE IN ACCORDANCE WITH BCA AND OTHER RELEVANT AUSTRALIAN STANDARDS

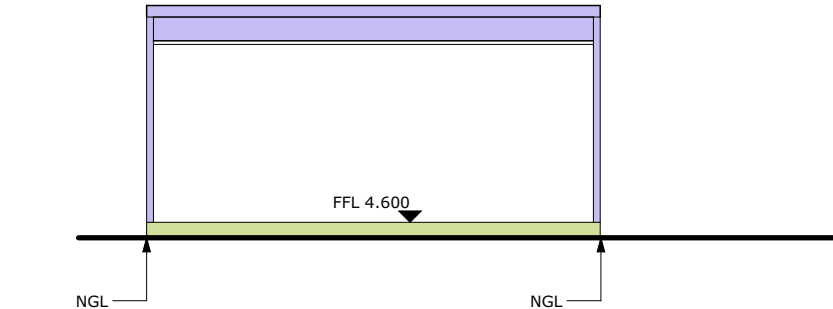
TERMITE PROTECTION TO AS3660.2-2000




EAST ELEVATION
1:100



WEST ELEVATION
1:100

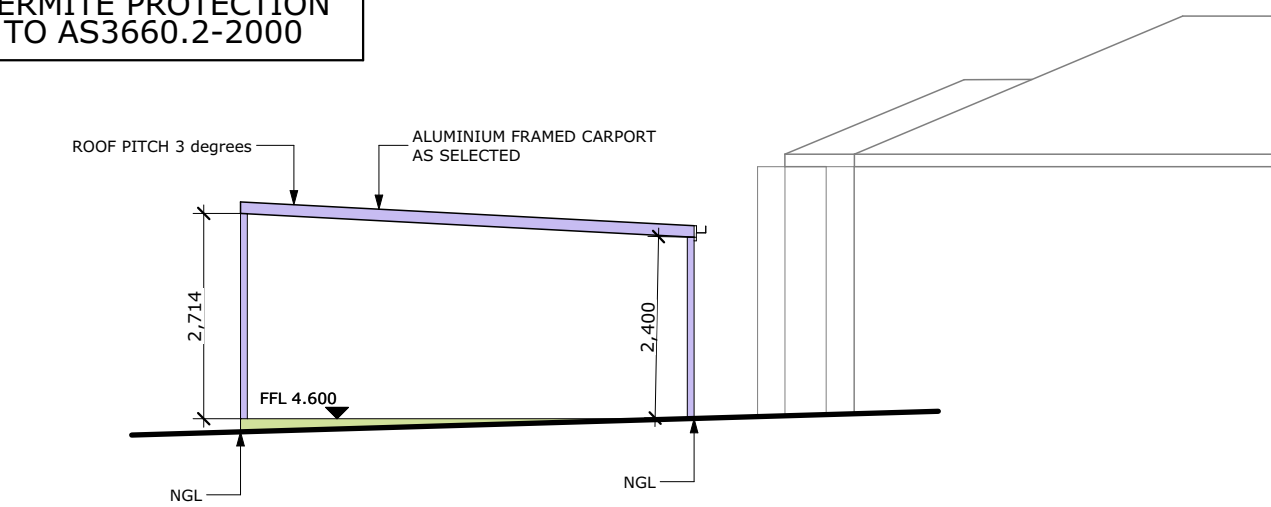


WEST ELEVATION
1:100

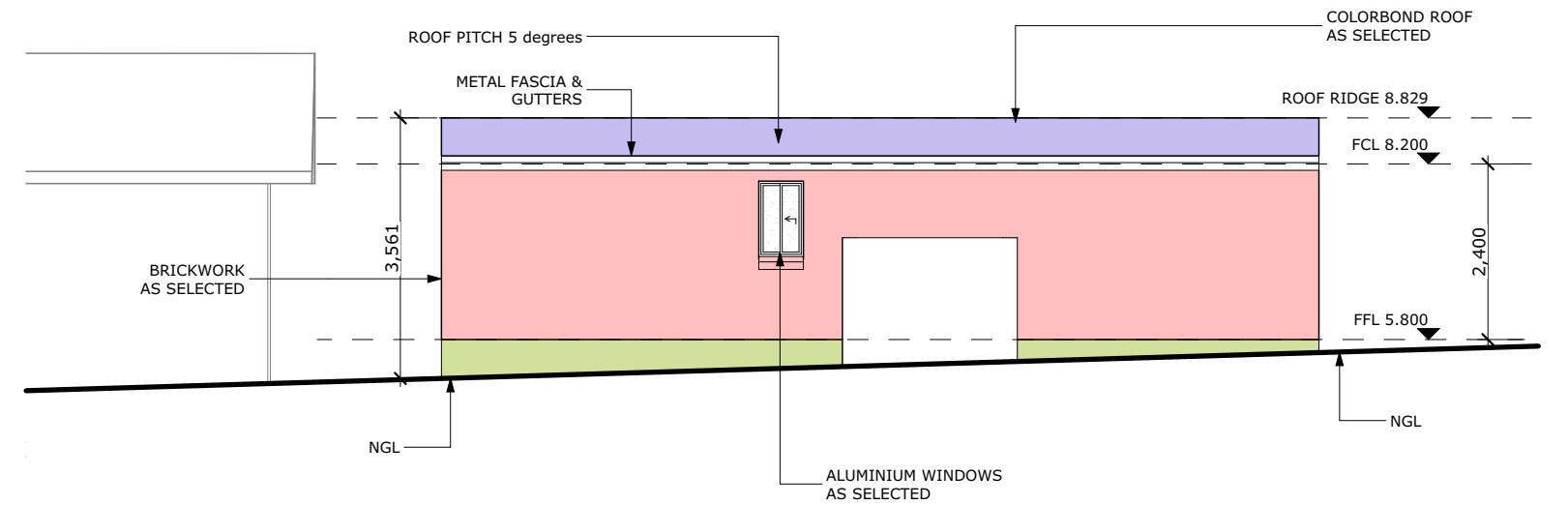
CLIENT ZEWEN HU LOT 2, DP 10850 91 FIFTH AVE CAMPSIE NSW 2194	JOB: PROPOSED NEW GRANNY	SCALE AT A3: A3	DATE: 16.04.24		E:\current\campsie\CDC.pln PLOT DATE: Wednesday, 5 June 2024	NOTES: 1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 3. ALL MEASUREMENTS ARE IN MILLIMETRES INLESS OTHERWISE STATED 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER	 PHONE: 0418 988 767 Email:david_dechiara@hotmail.com
	DRAWING FRONT & REAR ELEVATIONS	DRAWING No: 2024-1000	SHEET: 4/12	ISSUE: A			

CONSTRUCTION IS TO BE IN ACCORDANCE WITH BCA AND OTHER RELEVANT AUSTRALIAN STANDARDS

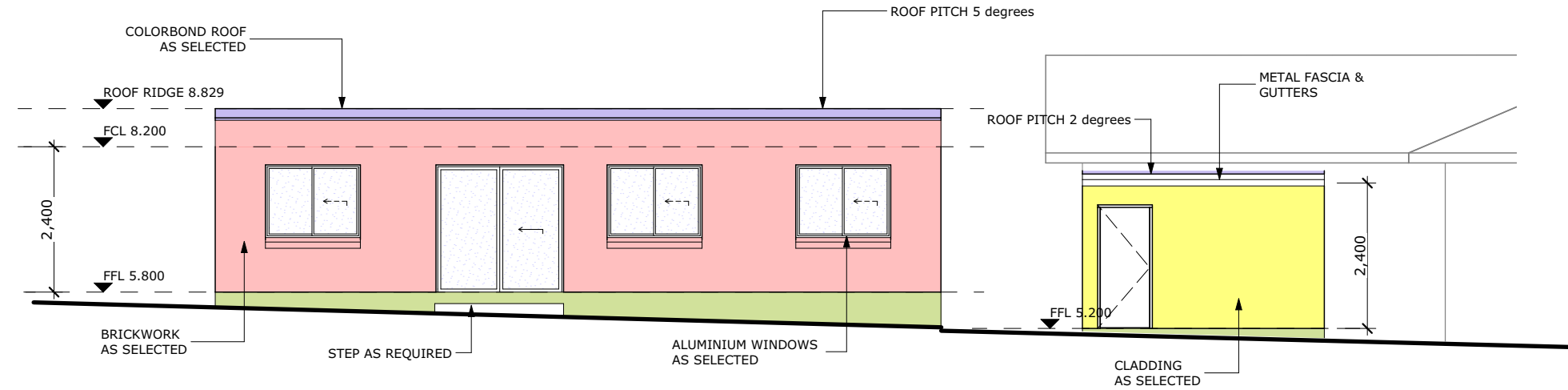
TERMITE PROTECTION TO AS3660.2-2000



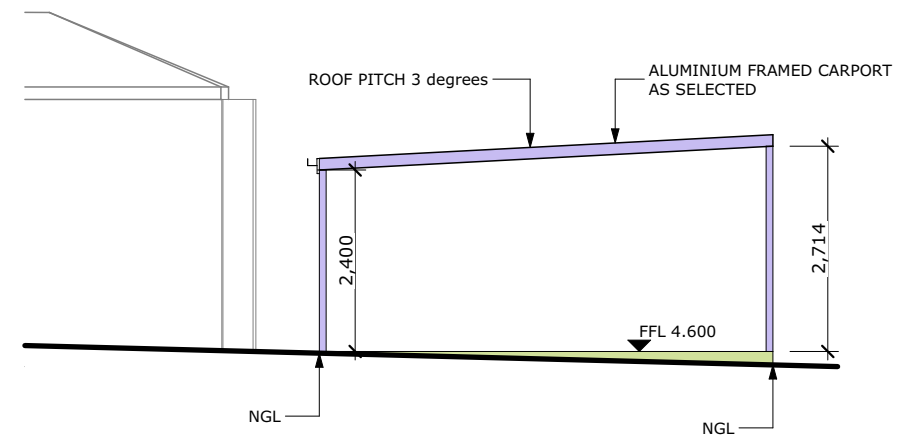
SOUTH ELEVATION
1:100



SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100



NORTH ELEVATION
1:100

CLIENT
ZEWEN HU

LOT 2, DP 10850
91 FIFTH AVE CAMPSIE NSW 2194

JOB:
PROPOSED NEW GRANNY

DRAWING
SIDE ELEVATIONS

SCALE AT A3:
A3

DRAWING No:
2024-1000

DATE:
16.04.24

SHEET:
5/12

ISSUE:
A

E:\current\campsie\CDC.pln

PLOT DATE: Wednesday, 5 June 2024

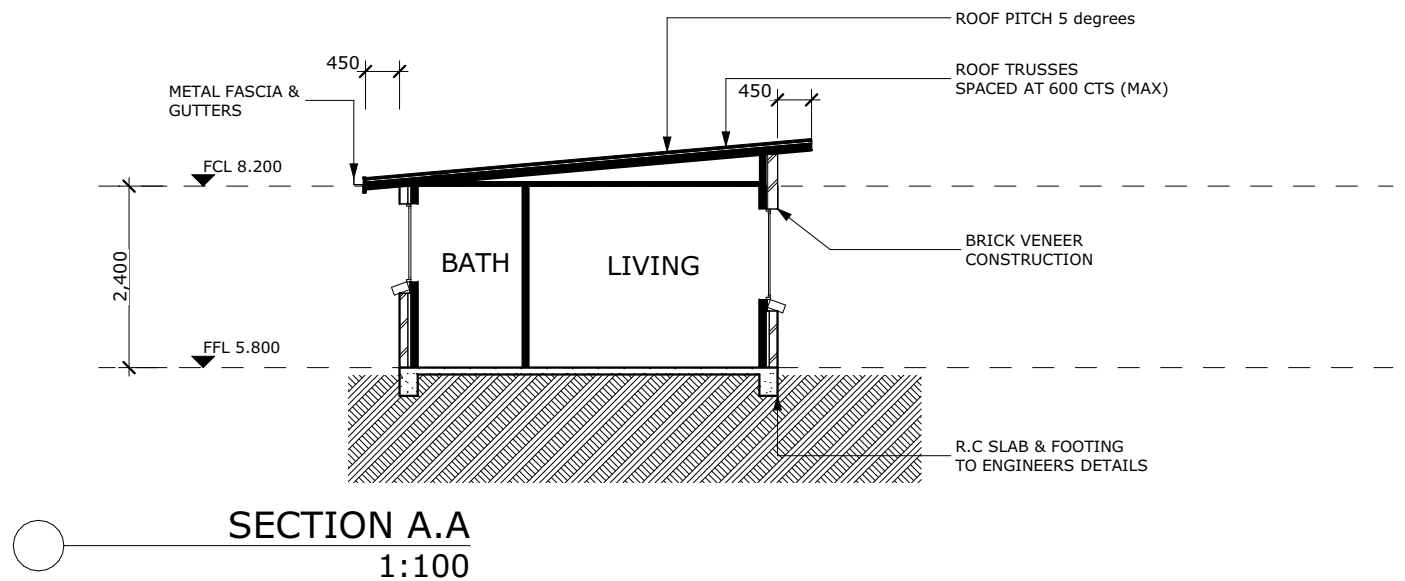
NOTES:
1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE
2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING
3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER

davi e Chiara

PHONE: 0418 988 767
Email: david_dechiara@hotmail.com

TERMITE PROTECTION
TO AS3660.2-2000

Window Schedule				
Room Name	Height	Width	Glass Material	Type
LIVING	2,100	2,110	Glass CLEAR	Door
BATH	1,030	610	Glass CLEAR	Window
LIVING	1,200	1,570	Glass CLEAR	Window
BED 1	1,200	1,570	Glass CLEAR	Window
BED 2	1,200	1,570	Glass CLEAR	Window



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1704555

This certificate confirms that the proposed development met the NSW Government's requirements for sustainability, if it is in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, are defined, given by the document entitled "BASIX Certificate" dated 10/03/2020 published on the internet. This document is available at www.basix.nsw.gov.au

Secretary
 Dept of Water, Environment, & Energy
 10 April 2024

To be used, this certificate must be submitted with a development application or lodged with a complying development application within 3 months of the date of issue.



NSW
GOVERNMENT

Project summary		
Project name	N/A	
Street address	91 F# 10 Avenue CAMPG-2194	
Local Government Area	Gwerambakken District	
Plot type and plot number	Disputed Plot GP/1003	
Lot No.	2	
Section no.	1	
Project type	dwelling house (detached) - secondary dwelling	
Project size	2	
Project scores		
Water		Tiger 40
Thermal Performance		Tiger Pass
Energy		Tiger 68
Materials		Tiger 100

Certificate Prepared by

Name / Company Name: Mr David De Chiara

ADR (if applicable):

Description of project

Project address	
Project name	Yes
Street address	91 FIFTH AVENUE CAMPUS 2196
Local Government Area	Carriacou-Belairton Council
Plan type and plan number	Decepted Plan (DP-1860)
Lot No.	2
Section No.	-
Project type	
Project type	Dwelling house (detached) - secondary dwelling
No. of bedrooms	2
Site details	
Site area (sq ft)	643
Roof area (sq ft)	647
Conditioned floor area (sq ft)	55.0
Unconditioned floor area (sq ft)	5.0
Total area of garden and lawn (sq ft)	113
Roof area of the existing dwelling (sq ft)	143
Number of bedrooms in the existing dwelling	5

Assessor details and thermal loads			
Assessor number	n/a		
Certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ m ² /yr)	n/a		
Area adjusted heating load (MJ m ² /yr)	n/a		
Project score			
Water	✓ 41	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 72	Target 68	
Materials	✓ -6	Target n/a	

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of the development certificate issued, for the proposed development, that BASIX commitments be complied with.

Feature	Shore at 100m	Shore at 500m	Shore at 1000m	Shore at 2000m
Drainage				
Is the apartment floor covered with a drainage system of 1 day at 100m or 7.5 days at 500m along with storm coverage levels (1) in accordance with the design?	✓	✓	✓	✓
Is the apartment floor covered with a building system with a drainage system of 1 day at 100m built in the development?	✓	✓	✓	✓
Is the apartment roof built with a drainage system of 1 day at 100m in the development?	✓	✓	✓	✓
Is the apartment roof built with a drainage system of 1 day at 100m built in the development?	✓	✓	✓	✓
Alternative water				
Recreation tank				
Is the apartment roof a recreation tank at least 2000 litres on the site. This recreation tank must exist, and be installed in accordance with the design?	✓	✓	✓	✓
Is the apartment roof a recreation tank at least 2000 litres on the site. This recreation tank must exist, and be installed in accordance with the design. The recreation tank must be able to store the equivalent volume of water to the site's total floor area (1000mm ² = 1000 litres).	✓	✓	✓	✓
The Apartment roof cannot be the recreation tank				
Is the apartment roof the recreation tank on the development?	✓	✓	✓	✓
Is the area under control by the development (bays, lift/s) capable to not accommodate that recreation tank be located in human consumption (in areas with possible water supply).	✓	✓	✓	✓

[illegible]

Considerations	Area	Additional inspection required	Options to address material missing	Other Applications
Labeling and use: the labeling should not be removed. No use of HSE labeled software.	Area 40	Labeling 4 days, not HSE labeling. Missing labels can be HSE label following.		and other conditions: not use of HSE labeled software (under application of 3.60.1.06), labeling the hole in advance.
Note:	Insulation specified in this Certificate must be installed in accordance with the ASCE Heating Processes (Part 12.2.2.2) of the National Construction Code.			
Note:	4.6 - If additional labeling is required listed in the table above is greater than 80.0, why for the ASCE Heating Processes (Part 12.2.2.2) of the National Construction Code.			
Note:	5.7 - Insulation class: Insulation should be installed with the combination of combustible and non-combustible insulation with an effective thermal resistance.			
Note:	Thermal break must be installed in thermal break walls and appropriate walls in accordance with the ASCE Heating Processes of the National Construction Code.			

Thermal Performance and Materials commissions	Score on DS plans	Score on GBC/LEED plans & specs	Compliance check
<p>Glazing lines</p> <p>The applicant must install at least one window fan in at least one daytime habitable space, such as living rooms.</p> <p>The applicant must install at least one window fan in each bedroom.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
<p>* The minimum number and type of window fans in a daytime habitable space must be installed in accordance with the ASHRAE Mechanical Standard 62.1-2010 or the National Green Building Code.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

[illegible]

Wood character	Utilization	Maximum length (mm)	Maximum width (mm)	Final cut glass specification	Shading factor, based on wood color	Cost shading
1004	N	2100.00	2100.00	medium, single glass 0.16mm or SAGC 1.21 - 0.36	near 600 mm, 1000 mm glass block of window or glass door	not considered
1006	S	600.00	1000.00	medium, single glass 0.16mm or SAGC 1.21 - 0.36	near 600 mm, 1000 mm glass block of window or glass door	not considered

Energy Commitments	Share of Capex	Share in O&M Capex	Overall score
Heat source			
The equipment must contain the following heat source system in the development, in a system with a higher energy rating gas, power-to-heat and performance at 100%.			✓
Cooling system			
The equipment must contain the following cooling system, in a system with a higher energy rating, in at least 1 living area 1-phase air conditioning, double energy rating at 100% development.			✓
The equipment must contain the following cooling system, in a system with a higher energy rating, in at least 1 living area 1-phase air conditioning, double energy rating at 100% development.			✓
Heating system			
The equipment must contain the following heating system, in a system with a higher energy rating, in at least 1 living area 1-phase air conditioning, double energy rating at 100% development.			✓
The equipment must contain the following heating system, in a system with a higher energy rating, in at least 1 living area 1-phase air conditioning, double energy rating at 100% development.			✓
Automation			
The equipment must contain the following automation system in the development			
At least 1 Bathroom: individual fan, open to ligature. Operator control: manual search on/off			✓
Kitchen: individual fan, open to ligature. Operator control: manual search on/off			✓
Laundry: individual fan, open to ligature. Operator control: manual search on/off			✓
Additional lighting			
The equipment must ensure that a minimum of 80% of all fixtures are built with fluorescent, compact fluorescent, or LED technology (max 1200 mm)			✓
Manual lighting			
The equipment must contain a suitable analog switch in 1 bathroom/office in the development for reducing lighting.			✓

JOB: PROPOSED NEW GRANNY

SCALE AT A3:
A3

DATE:
NO SILL REVEAL
16.04.24

DRAWING No.

2024-
1000

SHEET:
6/12

ISSUE
:
A

E:\current\campsie\CDC.pln

PLOT DATE: Wednesday, 5 June 2024

NOTES:

- 1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE**
- 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING**
- 3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED**
- 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER**



Over watering is wasteful. It stops plants adapting to the site and encourages unwanted growth that requires extra maintenance. Water plants enough to enable them to establish. New plants require weekly watering during dry spells in the six months after planting. Installing a watering well when planting advanced trees will make it easier to keep them adequately watered in dry periods. When plants are established, they should only be watered when stressed or to obtain a lush appearance. Fertilisers.

Soil Preparation.
Premium native garden mix is to be worked into soil to 200mm deeper and wider than plant pot size in garden beds.

Remove weeds to create a neat appearance and ensure that vigorous weeds do not take over from your preferred plants. Remove litter in the interest of neatness and public health.


Plant supports.

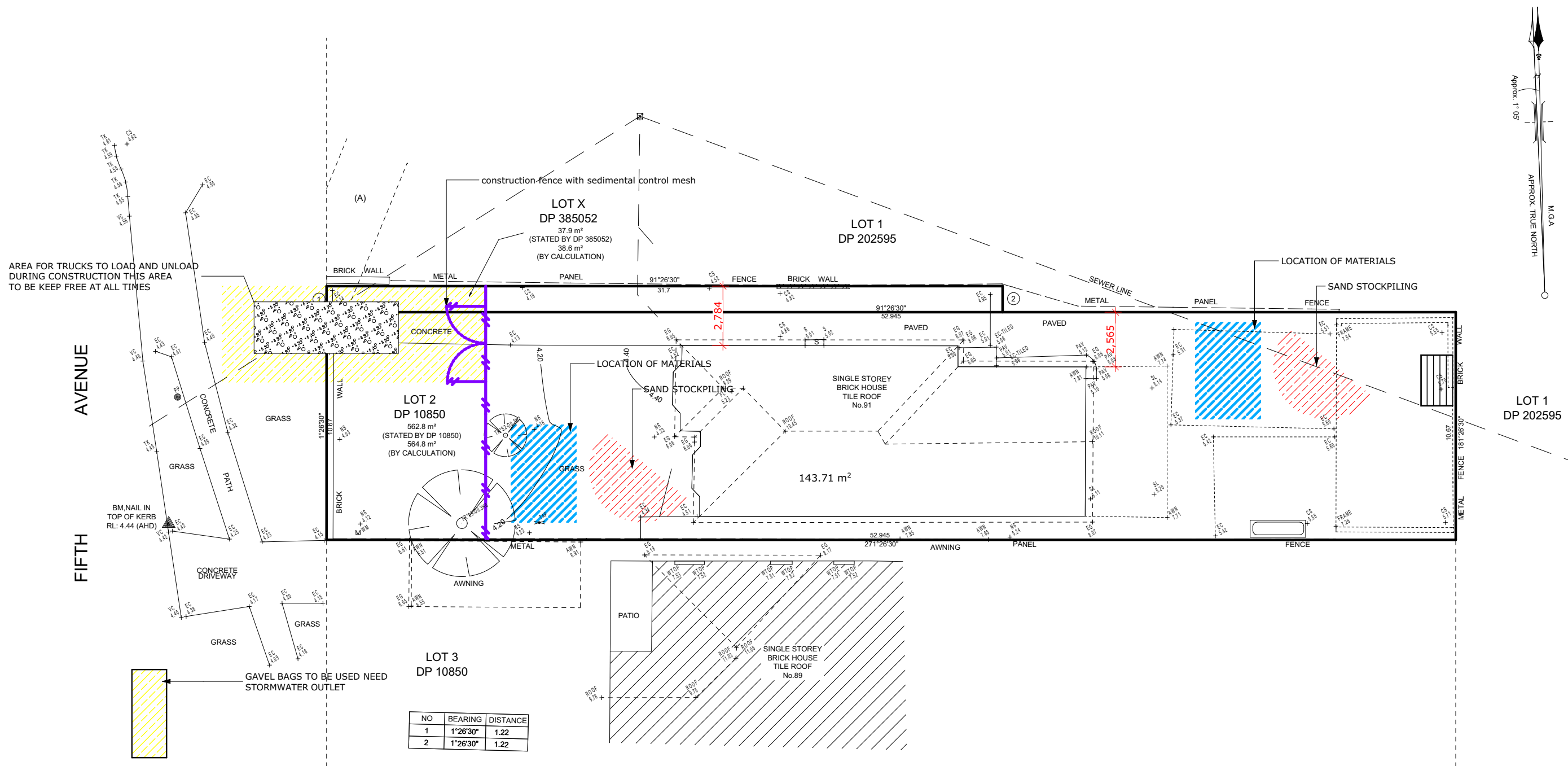
Stake and tie and
sure the ties are

Prune plants to control their size, give them an appropriate form, and maintain their vigour. While plants can be pruned to achieve a particular effect, pruning should always be sensitive to the natural

months of their establishment may losses replaced.



CLIENT ZEWEN HU LOT 2, DP 10850 91 FIFTH AVE CAMPSIE NSW 2194	JOB: PROPOSED NEW GRANNY	SCALE AT A3: A3	DATE: 16.04.24		NOTES: 1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 3. ALL MEASUREMENTS ARE IN MILLIMETRES INLESS OTHERWISE STATED 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER	 PHONE: 0418 988 767 Email:david_dechiara@hotmail.com
	DRAWING LANDSCAPE PLAN	DRAWING No: 2024-1000	SHEET: 7/12	ISSUE: A		
	E:\current\campsie\CDC.pln PLOT DATE: Wednesday, 5 June 2024					



CLIENT
ZEWEN HU

LOT 2, DP 10850
91 FIFTH AVE CAMPSIE NSW 2194

JOB:
PROPOSED NEW GRANNY

DRAWING
EROSION/SEDIMENT
CONTROL

SCALE AT A3:
A3

DRAWING No:
2024-
1000

DATE:
16.04.24

SHEET:
9/12

ISSUE:
A

E:\current\campsie\CDC.pln

PLOT DATE: Wednesday, 5 June 2024

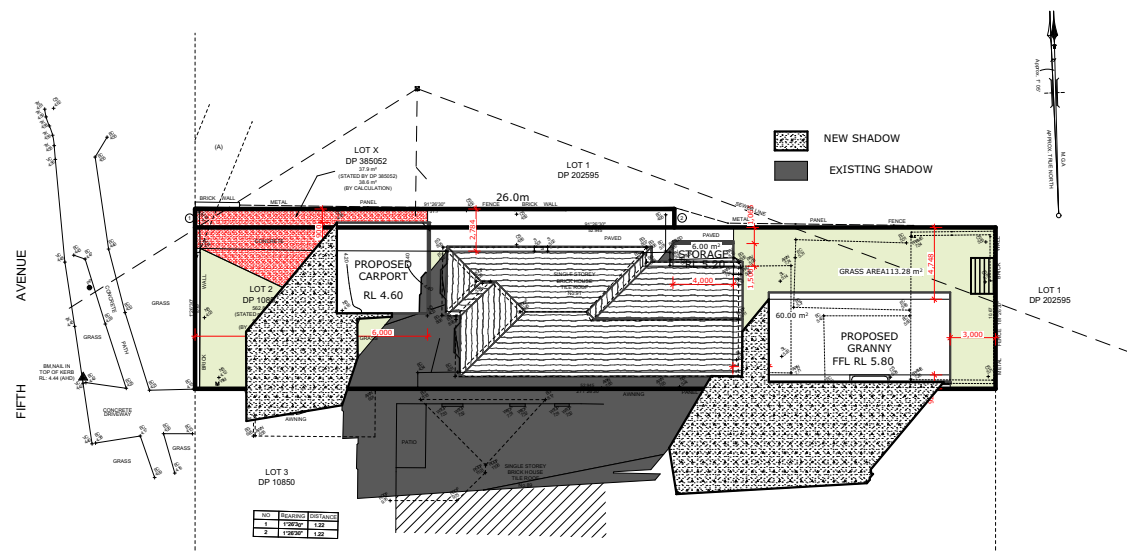
NOTES:

1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE
2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING
3. ALL MEASUREMENTS ARE IN MILLIMETRES INLESS OTHERWISE STATED
4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER

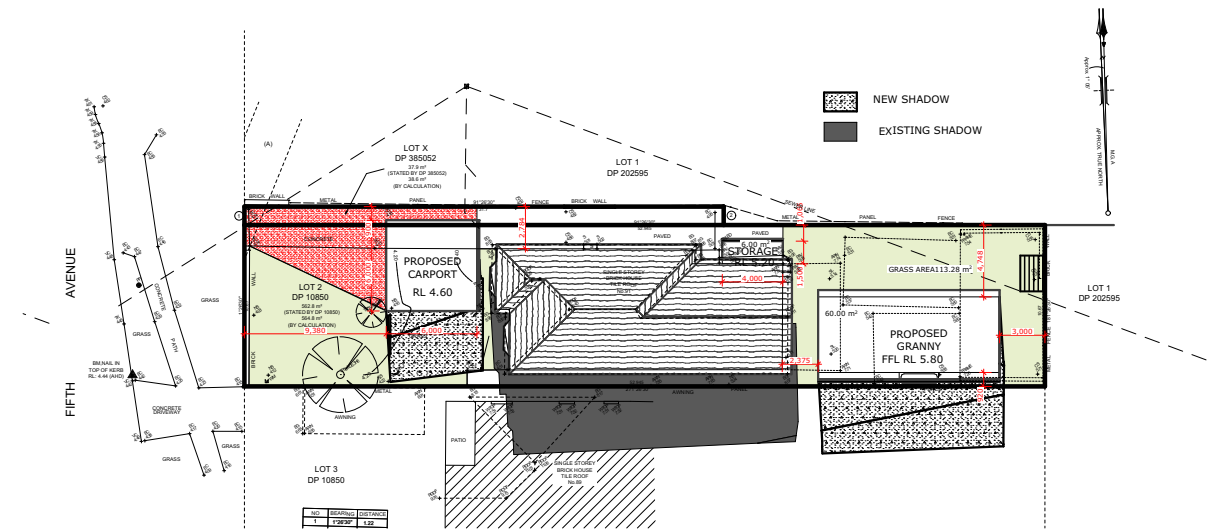
davi e Chiara

PHONE: 0418 988 767
Email: david_dechiara@hotmail.com

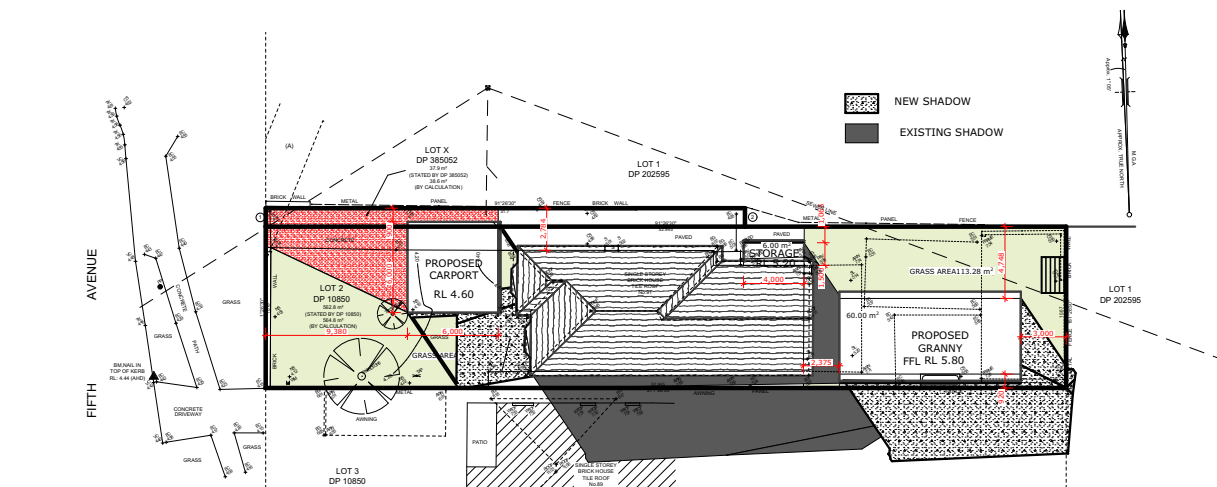
©




21st june 9am
1:500



21st june Noon
1:500



21st june 3pm
1:500

CLIENT ZEWEN HU LOT 2, DP 10850 91 FIFTH AVE CAMPSIE NSW 2194	JOB: PROPOSED NEW GRANNY	SCALE AT A3: A3	DATE: 16.04.24		E:\current\campsie\CDC.pln PLOT DATE: Wednesday, 5 June 2024	NOTES: 1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER	 PHONE: 0418 988 767 Email: david_dechiara@hotmail.com
	DRAWING SHADOW DIAGRAMS	DRAWING No: 2024-1000	SHEET: 10/12	ISSUE: A			

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 (NON RESIDENTIAL ONLY)
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 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 o ground 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:
1990 - it therefore may contain asbestos
1986 - 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.

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

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.


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.

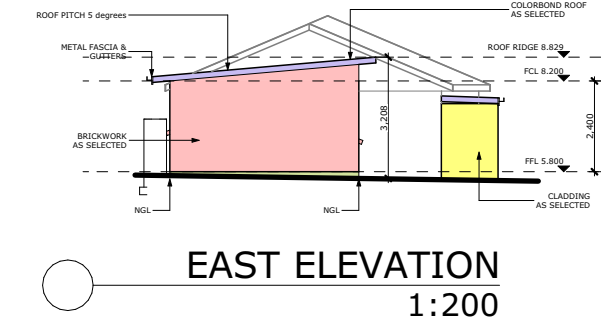
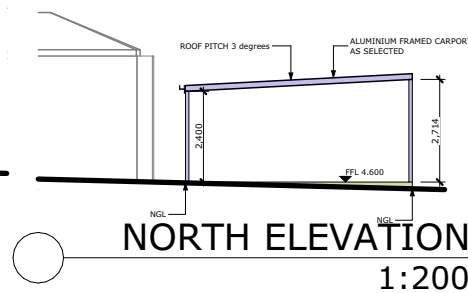
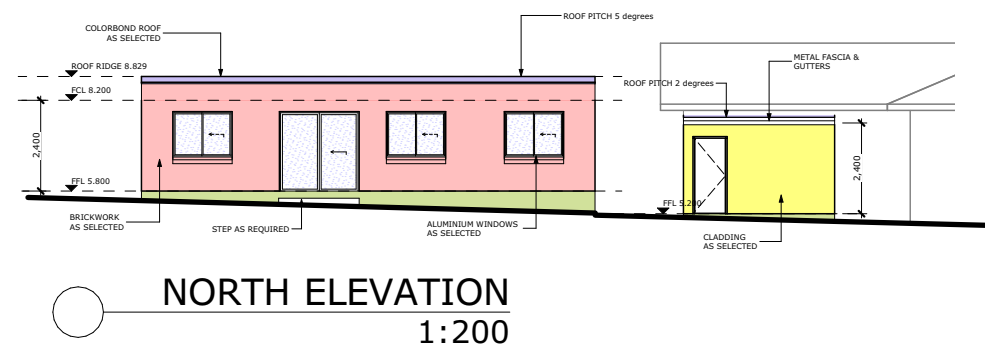
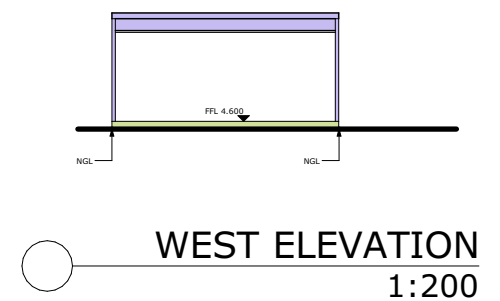
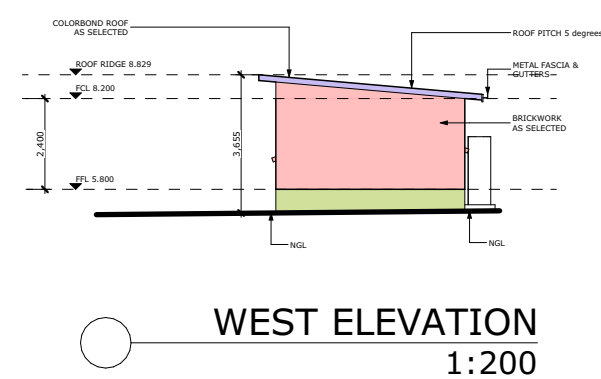
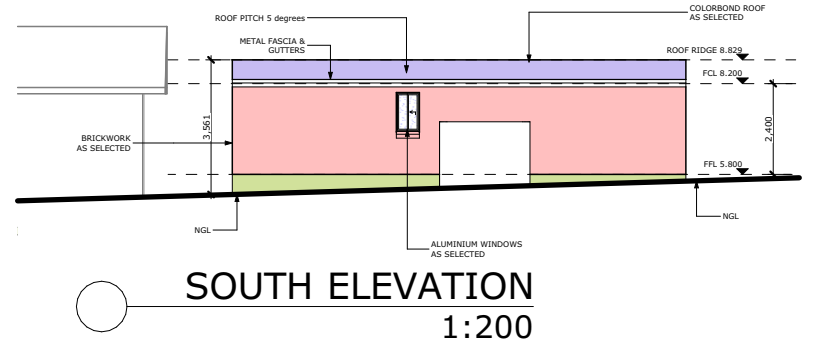
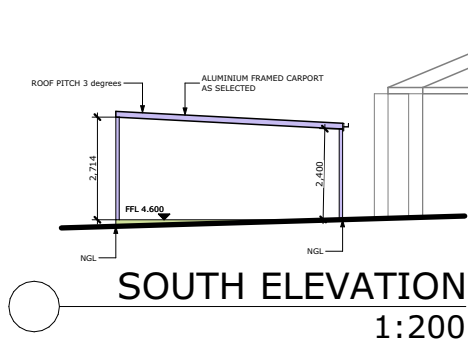
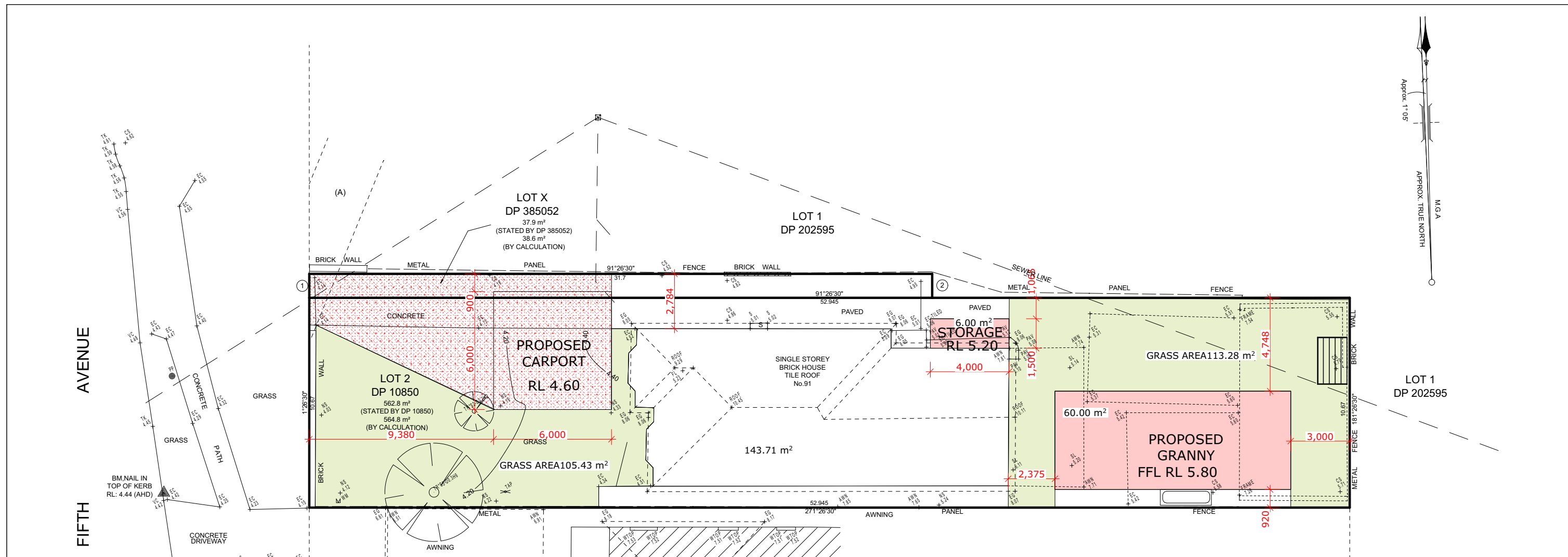
For non-residential buildings where the end-use is known:
This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10.OTHER HIGH RISK ACTIVITY

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 is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

CLIENT ZEWEN HU LOT 2, DP 10850 91 FIFTH AVE CAMPSIE NSW 2194	JOB: PROPOSED NEW GRANNY	SCALE AT A3: A3	DATE: 16.04.24		E:\current\campsie\CDC.pln PLOT DATE: Wednesday, 5 June 2024	NOTES: 1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 3. ALL MEASUREMENTS ARE IN MILLIMETRES INLESS OTHERWISE STATED 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER	 PHONE: 0418 988 767 Email:david_dechiara@hotmail.com
	DRAWING SAFETY NOTES	DRAWING No: 2024-1000	SHEET: 11/12	ISSUE: A			



CLIENT ZEWEN HU LOT 2, DP 10850 91 FIFTH AVE CAMPSIE NSW 2194	JOB: PROPOSED NEW GRANNY	SCALE AT A3: A3	DATE: 16.04.24	E:\current\campsie\CDC.pln PLOT DATE: Wednesday, 5 June 2024	NOTES: 1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER	 PHONE: 0418 988 767 Email: david_dechiara@hotmail.com
	DRAWING NOTIFICATION PLAN	DRAWING No: 2024-1000	SHEET: 12/12			