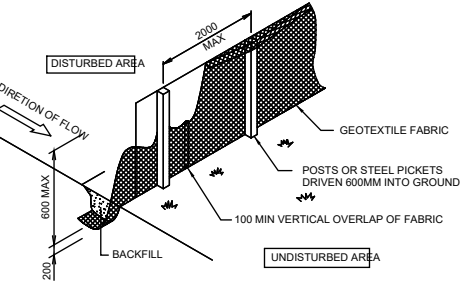
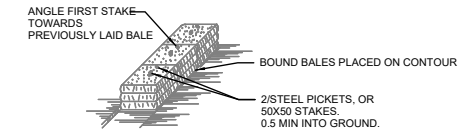


Sample sediment control 1

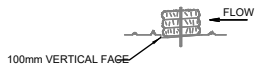


SEDIMENT FENCE DETAIL
NOT TO SCALE

Sample sediment control 2



ANCHORING DETAIL



BEDDING DETAIL

STRAW BALE BANK SEDIMENT CONTROL
NOT TO SCALE



Install sediment fencing on the low sides of the construction site to slow and filter sediment laden runoff.



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Builder to identify service locations on site prior to the commencement of any works.

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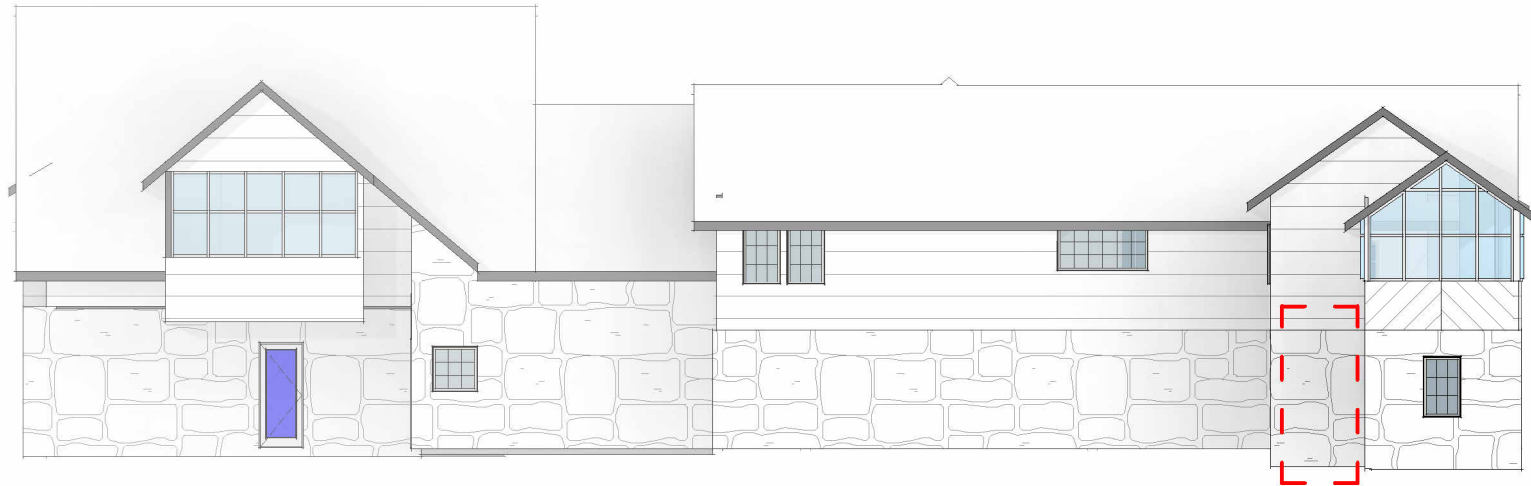
PROJECT:
Muddles - Stage 1 - Alterations and Additions

SITE:
Muddles
LOT 1 DP 1175667
129 Perisher Creek Rd
Perisher NSW 2624

CLIENT:
Alan Taylor

TITLE:
Site

SCALE AT A3: As indicated	DRAWN: Author	REVISION: E
DATE: 8/12/2023 10:35:23 AM	DRAWING NO: S0	



1 East Existing
1 : 150

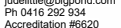


2 1.East Proposed
1 : 150



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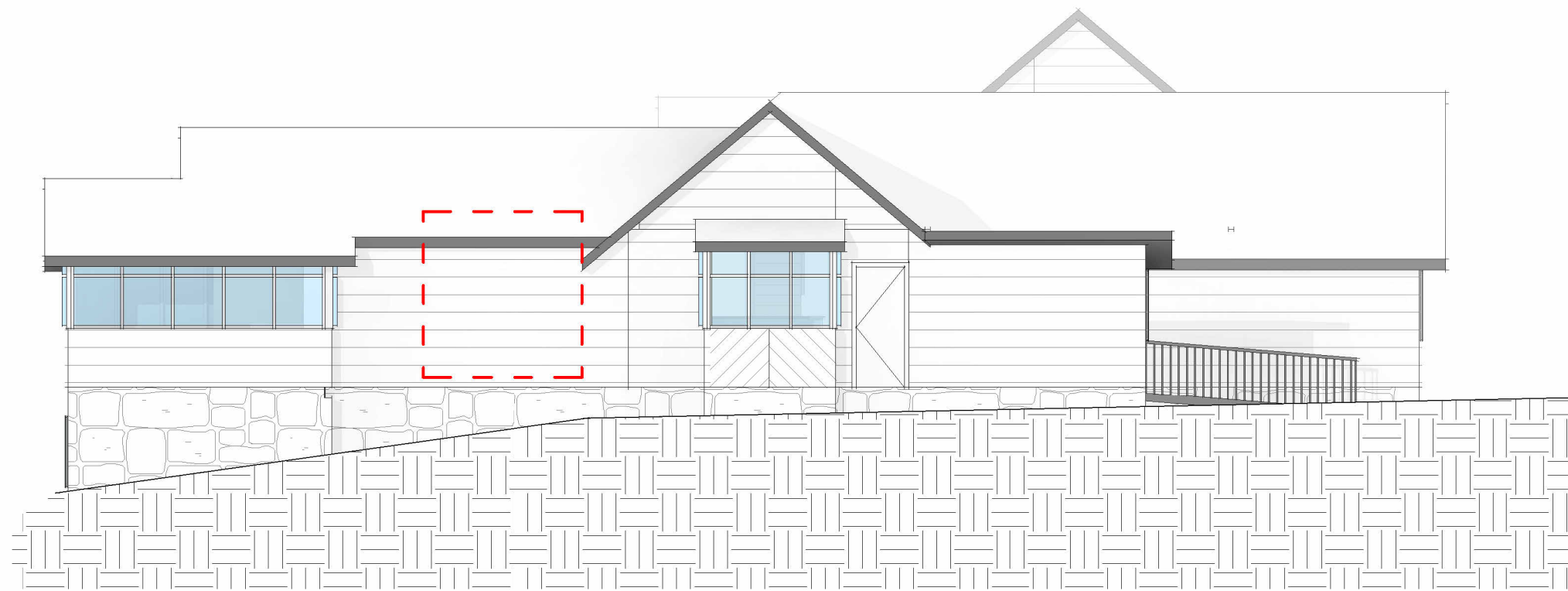
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CLIENT:
A Taylor

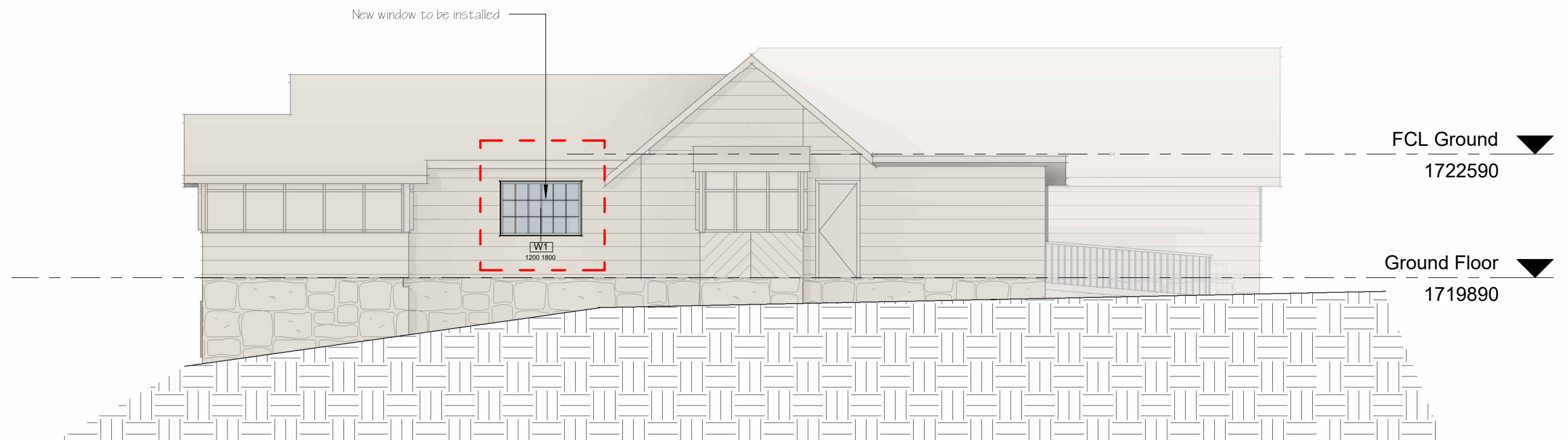
PROJECT:
Muddles

SITE:
129 Perisher Creek Rd
Perisher

TITLE: Elevations 1		
SCALE AT A3: 1 : 150	DRAWN: JL	REVISION: E
DATE: 8/12/2023 10:21:21 AM		DRAWING NO: S1



1 North Existing
1 : 100

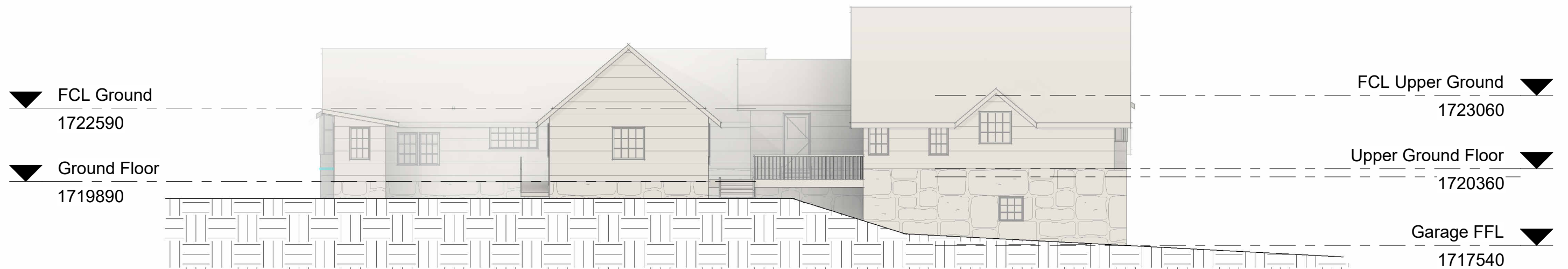


2 1.North Proposed
1 : 100

 Jude Little 40 Sharp St Cooma, NSW, 2630. judelittle@bigpond.com Ph 0416 292 934 Accreditation #6620  ACCREDITED BUILDING DESIGNER	Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.	Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frame in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2021 Judith Little. This document remains the exclusive property of Judith Little and may not be copied in whole or part without written permission.	CLIENT: A Taylor		SITE: 129 Perisher Creek Rd Perisher	TITLE: Elevations 2		
			PROJECT: Muddles			SCALE AT A3: 1 : 100	DRAWN: JL	REVISION: E
			REV		DATE	DESCRIPTION	BY	DATE: 8/12/2023 10:21:23 AM



1 1.South Proposed
1 : 150



2 1.West Unchanged
1 : 150



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Cooma, NSW, 2630.
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Accreditation #6620



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BUILDING DESIGNER

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CLIENT:
A Taylor

PROJECT:
Muddles

TITLE:
Elevations 3

SCALE AT A3:
1 : 150

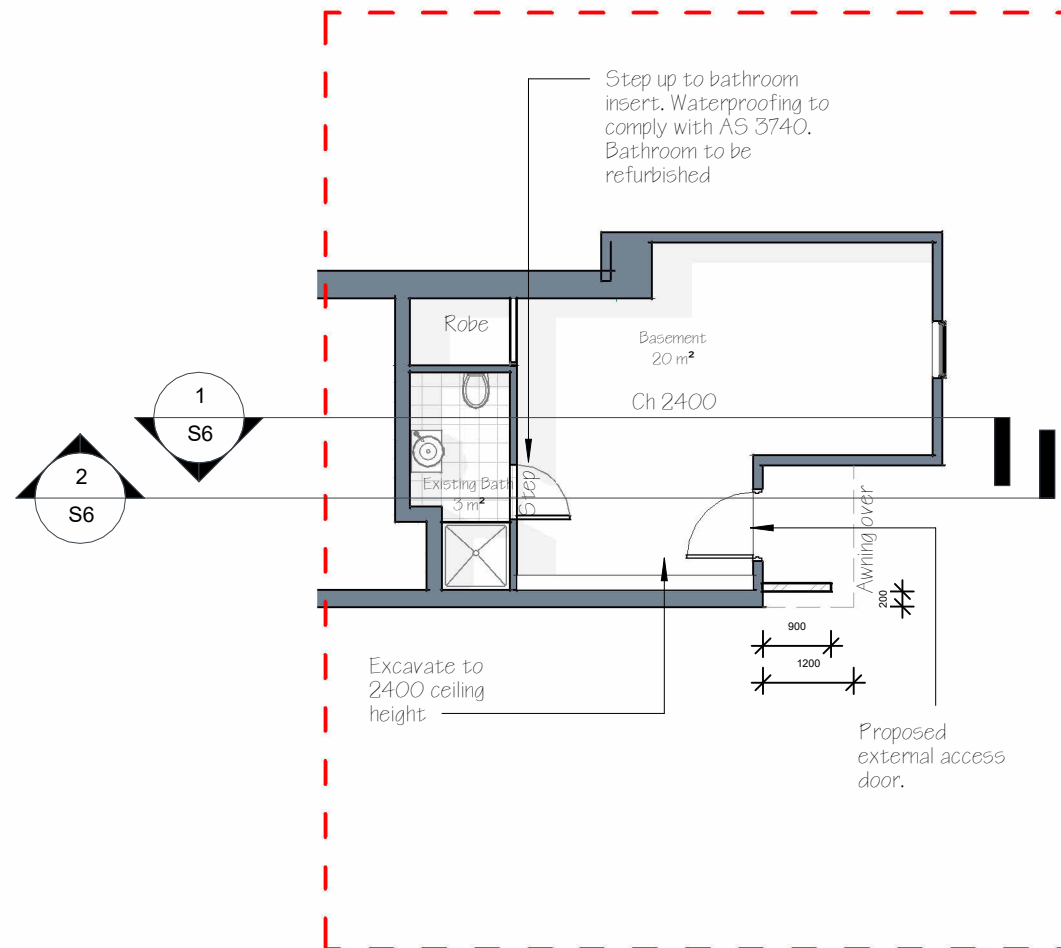
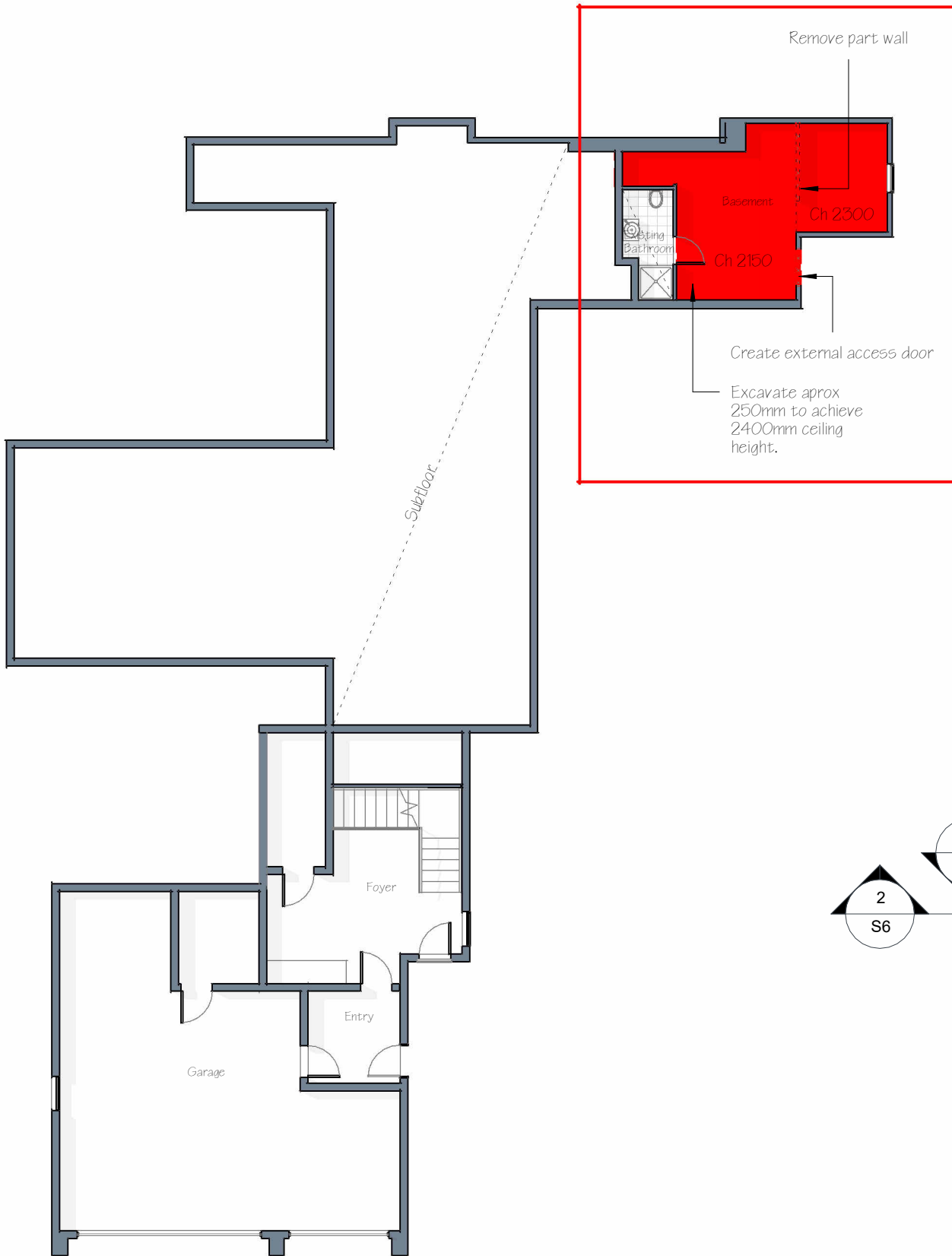
DATE:
8/12/2023 10:21:27 AM

SITE:
129 Perisher Creek Rd
Perisher

DRAWN:
Author

DRAWING NO:
S3

REV	DATE	DESCRIPTION	BY
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1. Basement Exist / Demo
1 : 150



1. Basement Proposed
1 : 100

REV	DESCRIPTION	BY	DATE
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PROJECT:
Muddles

SITE:
129 Perisher Creek Rd
Perisher

CLIENT:
A Taylor

TITLE:
Basement Level

SCALE AT A3: As indicated	DRAWN: JL	REVISION: E
DATE: 8/12/2023 10:21:28 AM	DRAWING NO: S4	

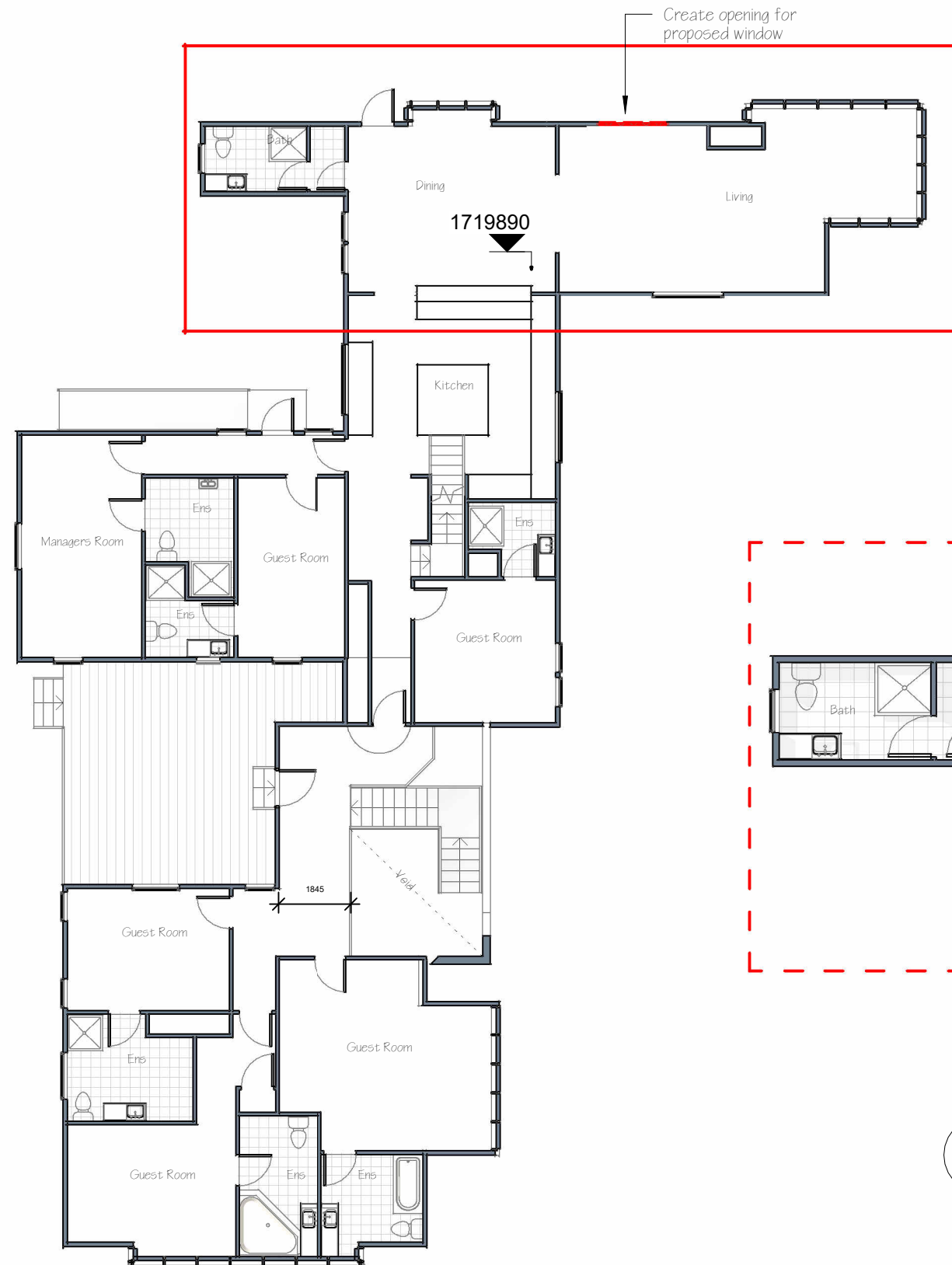


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Cooma, NSW, 2630.
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Accreditation #6620

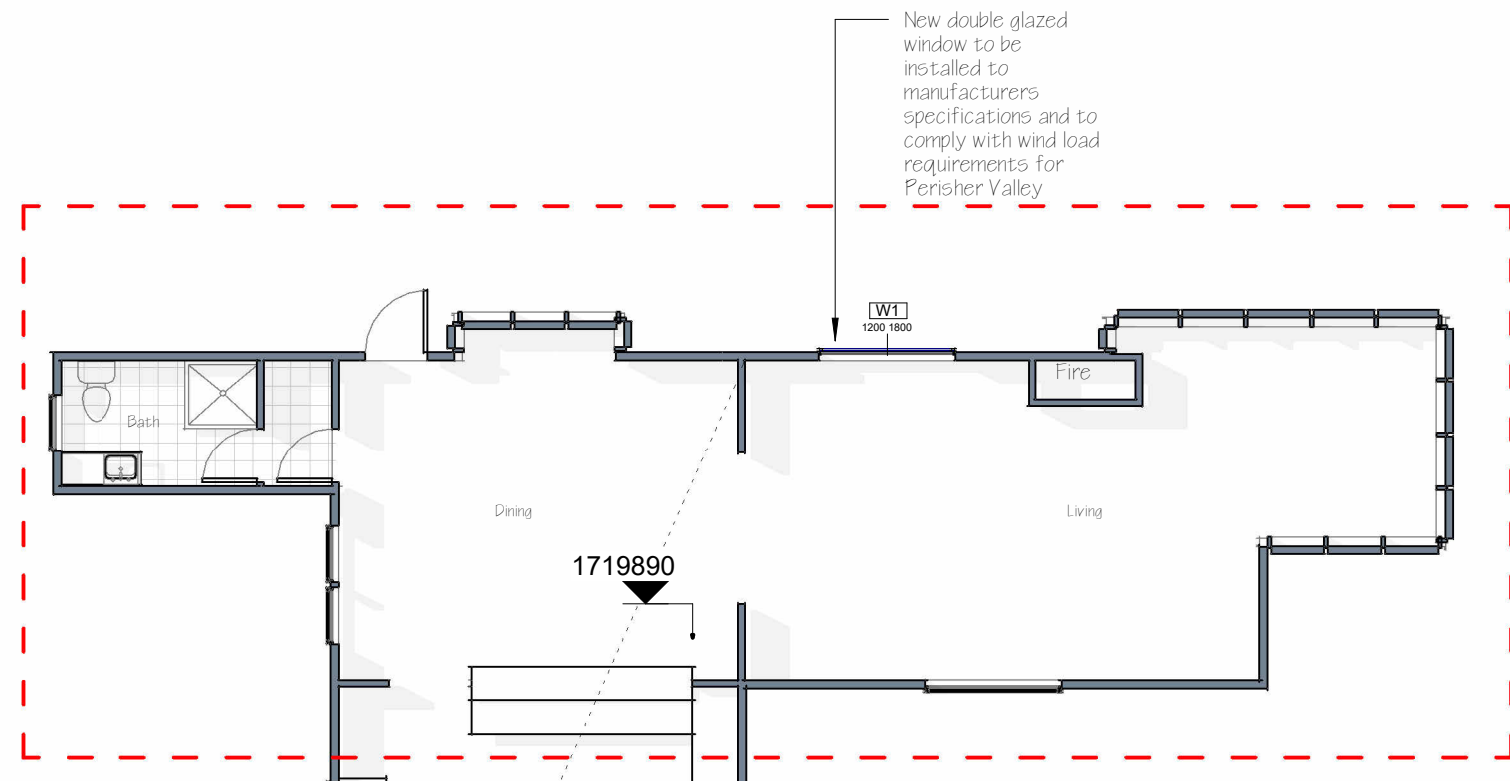
bdag
ACCREDITED
BUILDING DESIGNER

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1 1.G Floor Exist / Demo
1 : 150



2 1.Ground Floor Proposed
1 : 100

REV	DESCRIPTION	BY	DATE
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PROJECT:

Muddles

SITE:

129 Perisher Creek Rd
Perisher

CLIENT:

A Taylor

TITLE:

Ground Floor Level

SCALE AT A3:

As
indicated

DATE:

8/12/2023 10:21:30 AM

DRAWN:

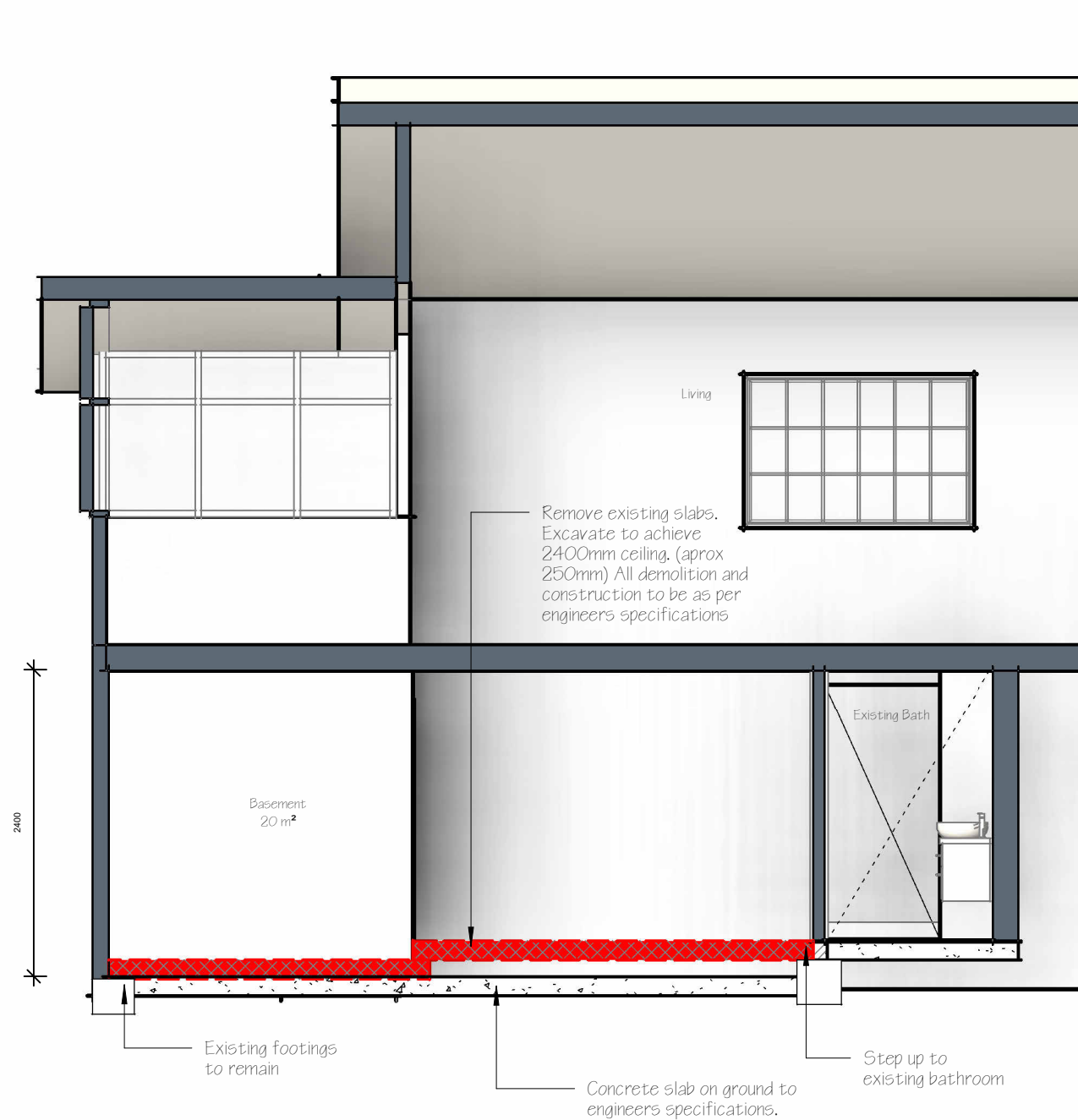
Author

REVISION:

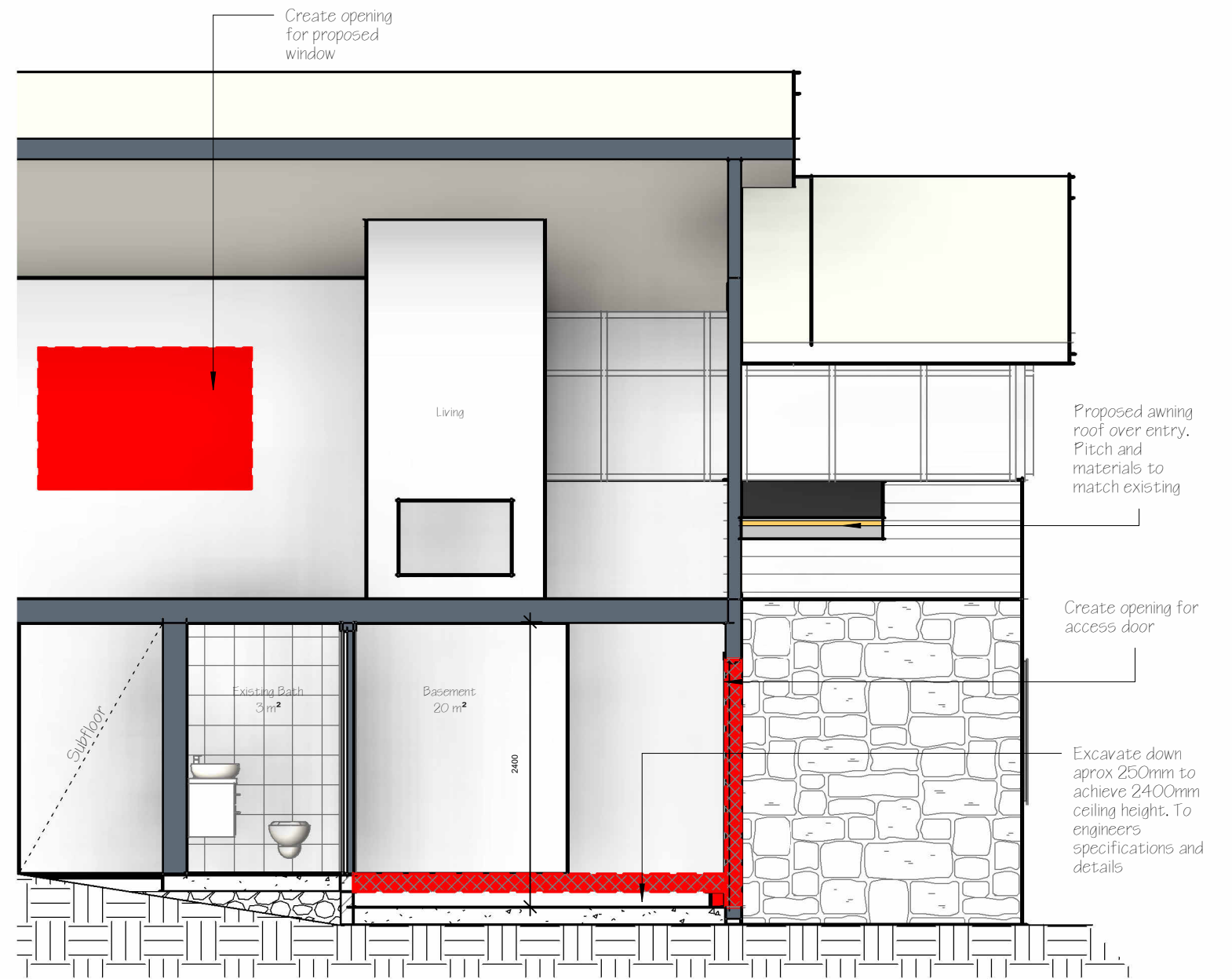
E

DRAWING NO:

S5



1 Section 1
1 : 50



2 Section 2
1 : 50

GENERAL SPECIFICATIONS

1 Setting Out

The Contractor shall accurately set out the Works in accordance with the site Plan and within the boundaries of the site.

2.0 EXCAVATIONS

2.1 Excavations for all footings shall be in accordance with the Engineels Recommendation or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

3.0 FOUNDATIONS AND FOOTINGS

3.1 Underfloor fill

Underfloor fill shall be in accordance with AS 2870 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

3.2 Termite Risk Management

Termite treatment shall be carried out in accordance with or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings or AS 3660.1

3.3 Vapour Barrier

The underfloor vapour barrier shall be in accordance with AS 2870 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

3.4 Reinforcement

Reinforcement shall conform and be placed in accordance with AS 3600, AS 2870 and the Engineels recommendations Support to all reinforcement shall be used to correctly position to avoid any undue displacement of reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

3.5 Concrete

Concrete shall not be less than Grade N20 except where otherwise approved by the Engineer. Structural concrete shall be in accordance with AS 3600. Pre-mixed concrete shall be manufactured in accordance with AS 1379 with delivery dockets kept on Site and available for inspection by the Engineer. Concrete shall be placed and compacted in accordance with good building practice.In hot (above 30 degree Celsius) and windy conditions concrete must be cured by covering with plastic sheeting, spraying with a curing compound or pounding of water on the surface, or as directed by the Engineer

3.6 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.

3.7 Suspended Slabs

All concrete slabs, other than those supported on solid ground or properly compacted filling, shall be constructed as suspended slabs, these slabs shall be constructed in accordance with the Engineels recommendations.

3.8 Foundation Walls

On footings as previously specified build brick walls to the thickness shown on plan to level underside of floor bearers and/or plates

3.9 Sub-floor Ventilation

Provide adequate cross ventilation to the space under suspended ground floor. No section of the under floor area wall to be constructed in such a manner that will hold pockets of still air.

3.10 Sub-Floor Access

Provide access under suspended floors in position where indicated on plan

3.11 Curing

All slabs shall be cured in accordance with AS 3600.

4.0 RETAINING WALLS

4.1 Retaining Walls

Retaining walls shall be constructed as shown on the plans and/or special details designed by an Engineer and if applicable approved by the Local Authority Whether the construction of such shall be obligation of the Owner or the Contractor.

5.0 EFFLUENT DISPOSAL/DISPOSAL

5.1 In both sewerred and unsewerred areas, fit bath, wash basin, kitchen, wash tubs, pedestal pan and floor grate to shower recess in positions shown on plan. Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work to be performed in accordance with the rules and requirements of the Sewerage Authority concerned.

5.2 Septic System

Provide and install a septic system where applicable to the requirements of Local Authority and in accordance with the manufacturer's instructions.

5.3 Storm Water Drainage

Allow for the supplying and laying of storm water drains where shown on Site Plan. Drainage to be a minimum of 90mm UPVC pipes laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the Site they are to discharge at least 3,000mm clear of the building or as per local authority requirements.

6.0 TIMBER FRAMING GENERALLY

6.1 Timber Framing

All timber framework sizes, spans, spacings, notching, checking and fixing shall comply with the provisions of AS 1684 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

6.2 Floor Framing

All floors not specified to be concrete are to be framed at the level shown, Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors, where shown are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS 1684.

6.3 Wall Framing

Plates are to be trenched to a depth not exceeding 10mm to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. Provide a clear space of 40mm between outer face of wall frame and inner face of brick veneer walls. Tie brickwork to studs with approved veneer ties. Ties are to slope downwards towards the veneer wall. Studs in each of walling shall be stiffened by means of solid noggings or bridging pieces at not more than 1,350mm centres over the height of the wall. Bottom plates shall be fixed to the concrete slab in accordance with accordance with AS 1684.

6.4 Heads Over Opening (Lintels)

All sizes, stress grade and bearing area shall conform to AS 1684 or NSW Timber Framing Manual. Heads exceeding 175mm in depth shall be seasoned or a low shrinkage timber species use. Plywood web lintels conforming to the requirements of Plywood Association of Australia may be used. Glue Laminated beams conforming with AS 1328. If approved by the Lending Authority, Laminated Veneer Lumber beams to manufactur  s specification and data sheets may be used.

6.5 Roof Trusses

Where roof truss construction is used, trusses shall be fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricators written instructions.

6.6 Bracing

Timber frames must be braced in accordance with AS 1684. Bracing units shall be determined as appropriate for the design wind velocity for the building or AS 1684. Bracing shall be evenly distributed throughout the building.

6.7 Flooring

Cover floor joists with strip or sheet flooring as shown on plan. Thickness of flooring to be appropriate for the floor joist spacing. With particular regard to ground clearance and installation in wet areas, structural sheet flooring shall be used strictly in accordance with the manufacturer's recommendations.

Strip flooring shall be 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.

6.8 Roof Framing

Roofs are to be pitched to the slope shown on plan and construction in accordance with AS 1684. Provide tie-down as required for the appropriate design wind velocity and roof covering. Provide all rafters, ridges, hips, valleys, purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS 1684. Metal fascias shall be installed in accordance with the manufacture  s recommendations.

6.9 Timber Posts

Posts supporting carports, verandahs and porches shall be timber suitable for external use, or as otherwise specified, supported or galvanised or treated metal post shoes. Post shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the Site.

6.10 Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection

6.11 Hot Water Storage Tank Platforms

Where a hot water storage tank is to be installed in the roof space, the tank platform shall be supported directly off the wall plates and must not be supported on ceiling joists. All hot water services installed in the roof space shall be fitted with an appropriate spill tray and overflow drain pipe

7.0 STEEL FRAMING GENERALLY

7.1 Steel Framing

Steel floor, wall or roof framing approved by the Local Authority shall be installed in accordance with the manufactur  s recommendations and AS 3623 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

8.0 ROOFING

All roof cladding to comply with the relevant structural performance and weathering requirements as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings and be installed as per the manufactur  s requirements.

8.1 Tiled Roofing

Concrete and terracotta tiles shall comply with AS 2049 and be installed in accordance with AS 2050. Cover the roof of the dwelling with first quality approved tiles as selected. The tiles are to be fixed to approved battens of sizes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. Cover hips and ridges with capping and all capping and all necessary starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so to minimise as far as practicable water penetration. As roof tiles are made of natural products slight variation in colour is acceptable.

8.2 Roofing

Provide and install a metal roof together with accessories all in accordance with the manufactur  s instructions. Except where design prohibits, sheet shall be in single lengths from fascia to ridge. Fixings of sheet shall be strictly in accordance with the manufacturer's recommendations. Incompatible materials shall not be used for flashings, fasteners or downpipes.

8.3 Rainwater Goods

Metal Rainwater goods shall be manufactured in accordance with AS 2179. Rainwater goods shall be installed in accordance with AS 2180 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings. UPVC components to be manufactured in accordance with AS 1273. Rainwater goods to be compatible with other materials used.

8.4 Sarking

Sarking if used under roof coverings must comply and be fixed in accordance with AS/NZS 4200.1 for materials and AS/NZS 4200.2 for installation

8.5 Sealants

Appropriate sealants shall be used where necessary and in accordance with manufactur  s specifications.

8.6 Weatherproofing

Flashings shall comply with AS 2904, AS 1804, AS 3700 and Part 3.3.4 BCA 2013 Housing Provisions

9.0 MASONRY

9.1 Bricks

All clay bricks and brickwork shall comply with AS/NZS 4455, AS/NZS 4456 and AS 3700. Clay bricks are a natural kiln fired product and as such their size may vary over a small range. Tolerances shall only be applied to the total measurements over 20 units, not to the individual units

9.2 Concrete Blocks

Concrete blocks are to be machine pressed, of even shape and well cured in accordance with AS 2733 Autoclaved Aerated Concrete blocks shall be in accordance with the manufactur  s Product Specification at the time the work is being carried out.

9.3 Damp Proof Courses

All damp proof courses shall comply with the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings, AS 3700 and AS 2904. The damp proof membrane shall protrude to the external face of the masonry member in which it is placed.

9.4 Cavity Ventilation (Weep Holes)

Cavities shall be cleared of all mortar droppings and weep holes shall not exceed 1,200mm centres, be in accordance with AS 3700, or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

9.5 Mortar and Joining

Mortar shall comply with AS 3700 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings. Joint tolerances shall be in accordance with AS 3700

9.6 Masonry Accessories

Compliance with the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings in acceptable construction practices. All wall ties shall be manufactured in accordance with AS 2699 and be installed in accordance with AS 3700. Wall ties to meet corrosion resistant rating of the site. Provide appropriate ties to articulated joints in masonry.

9.7 Lintels

Lintels used to support brickwork opening in walls must be suitable for the purpose under the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings. Provide one lintel to each wall leaf. Where necessary clearance must be allowed at heads of frames to allow for shrinkage of timber frames.

9.8 Cleaning

Clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings

10.0 CLADDING AND LININGS

10.1 External Claddings and Linings

Sheet materials or other external cladding shall be fixed in accordance with the manufactur  s recommendation and any applicable special details.

10.2 Internal Wall and Ceilings Linings

Provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets to have recessed edges and be a minimum of 10mm thick. Internal angles from floor to ceiling to be set. Set corners or provide cornices for ceilings as required. The lining of wet area walls shall be constructed as per AS3740 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings. Wet area lining to be fixed in accordance with the manufacturer's recommendations.

10.3 Waterproofing

All internal wet areas and balconies over internal habitable rooms to be water proofed to AS 3740 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

11.0 JOINERY

11.1 General

All joinery work (metal and timber) shall be manufactured and installed according to good trade practices.

11.2 Door Frames

External door frames shall be minimum of 32mm thick fitted with 10mm thick door stops. Internal jamb linings shall be a minimum of 18mm thick fit with 10mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer's recommendation.

11.3 Door and Doorsets

All internal and external timber door and door sets shall be installed in accordance with AS 2688 and AS 2689

11.4 Window and Sliding Doors

Sliding and other timber windows and sliding doors shall be manufactured in accordance with AS 2146 and be installed in accordance with AS 2147.

11.5 Architraves and Skirting

Provide architraves and skirting as nominated on the drawings or listed on the Schedule of Works.

11.6 Cupboards/Kitchens/Bathroom

Units shall be installed to manufacturer's recommendations. Bench tops shall be in a water resistant material

11.7 Stairs, Balustrades and other Barriers

Provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

12.0 SERVICES

12.1 Plumbing

All plumbing shall comply with the requirements of the Supply Authority and the work is to be carried out by a licensed plumber. Fittings shall be supplied and installed as specified

12.2 Electrical

Provide all labour and materials necessary for the proper installation of electricity service by a licensed electrician in accordance with AS 3000, AS 3006 and the requirements of the local Supply Authority, unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

12.3 Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the Supply Authority

12.4 Smoke Detectors

Provide and install smoke alarms manufactured in accordance with AS 3786 as specified or as indicated on plan and in accordance with the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

13.0 TILING

13.1 Materials

Cement mortar and other adhesives shall comply with AS 3958.1 according to trade practices

13.2 Installation

Installation of tiles shall be in accordance with AS 3958.

All vertical and horizontal joints between walls and fixtures eg benchtop bath etc., to be filled with flexible mould resistant grout. Where practicable spacing between tiles should be even and regular. Provide expansion joints where necessary. As tiles are made of natural products a slight variation in colour is acceptable

13.3 Walls

Cover wall faces where indicated on the drawings with selected neatly grouted tiles. Tiles are to be fixed to wall sheeting with approved adhesives. Provide all necessary strips, vent tiles and recess fittings.

13.4 Floors

Lay selected floor tiles in sand and cement mortar or approved adhesive to areas indicated on the drawings. If required, fit approved edge strips or metal angle to exposed edges in doorways or hobless shower as per AS 3740. Provide adequate and even fall to wastes where necessary

14.0 PAINTING

14.1 General

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufactur  s recommendations. The colours used shall be as per Colour Schedule. All surfaces to be painted shall be properly prepared to manufacturer's recommendations.

15.0 BASIX

15.1 Compliance with the Basix's commitments must be achieved for the building and site.

16.0 Sedimentation and Erosion Control/stormwater/landscaping Plan

Retain vegetation

Fence or tape off those areas to remain undisturbed

Limit vehicle movements on site to avail compacting soils and destroying tree roots

Existing vegetation on the footpath areas to be retained.

Control site access

Site access to be limited to one point only

Site access to be stabilised by using gravel or crushed concrete with a minimum aggregate size of 50mm

Vehicle to be controlled to ensure that soil is not tracked from the building site on to the roadway Vehicles are to park on the stabilised access point or on the roadway and not on the footpath area

Sediment control

Install sediment fencing on the low sides of the construction site to slow and filter sediment laden runoff

All sediment fencing to be installed correctly, in accordance with the manufacturer's recommendation

Stock pile topsoil

All stripped topsoil to be retained for reuse during landscaping and site rehabilitation

Stockpiles to be protected by erecting sediment fencing on the down slope side

Stockpiles not to be placed in drainage lines, depressions or around trees and shrubs

Washout areas

Washing-out barrows, paintbrushes, brick cutters and other tools not to be carried out in the street gutter

Provide a designated wash-out area which will detain and filter polluted wate

Control stormwater

Where possible, use grassed or natural drainage channels to slow and filter runoff

Retard the rate of flow to non-erosive velocities using sediment fencing of straw bales across the line of flow

Connect downpipes to the stormwater system to Street kerb or drainage system or easement before placing roof materials

Backfill all trenches and compact to a level at least 75mm above the adjoining ground level

Maintenance of site

Erosion and sediment controls to be maintained throughout the course of construction and until the building site has been rehabilitated and stabilised

Stabilised access points to be replenished as necessary to maintain their effectiveness

All control measures are to be inspected after each storm and cleaned if required

Accidental spills of soil or other materials onto the roadway or gutter to be removed prior to completion of the day's work - spills are to be removed by sweeping, shovelling or a means other than washing.

17.0 Site Rehabilitation

Reuse topsoil for landscaping and revegetation

Stabilise disturbed areas by turfing, mulching, seeding, paving or similar

Retain all excavated and filled areas

All stormwater to be connected to street kerb or table drain1

 Jude Little 40 Sharp St Cooma, NSW, 2630. judelittle@bigpond.com Ph 0416 292 934 Accreditation #0620  bdac ACCREDITED BUILDING DESIGNER	Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.	Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all fram in accordance with the BCA All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2021 Judith Little. This document remains the exclusive property of Judith Little and may not be copied in whole or part without written permission.	CLIENT: A Taylor	SITE: 129 Perisher Creek Rd Perisher	TITLE: General Specifications		
			PROJECT: Muddles		SCALE AT A3:	DRAWN: Author	REVISION: E
					DATE: 8/12/2023 10:21:33 AM	DRAWING NO: S7	

SAFE DESIGN

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.

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 manufacture's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:

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

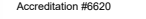
RESIDENTIAL BUILDINGS

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.

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.

 Jude Little 40 Sharp St Cooma, NSW, 2630. judelittle@bigpond.com Ph 0416 292 934 Accreditation #6620  ACCREDITED BUILDING DESIGNER	Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.	Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frame in accordance with the BCA All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2021 Judith Little. This document remains the exclusive property of Judith Little and may not be copied in whole or part without written permission.	CLIENT: A Taylor		SITE: 129 Perisher Creek Rd Perisher	TITLE: Safe Design Sheet		
			PROJECT: Muddles			SCALE AT A3:	DRAWN: Author	REVISION: E
						DATE: 8/12/2023 10:21:33 AM	DRAWING NO: S8	