

1	13.02.2025	PRELIMINARY			
Rev.	Date	Revision Description	Rev.	Date	Revision Description

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SCALE 1:500

1. ONLY FIGURED DIMENSIONS ARE TO BE USED. DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS.
2. ALL FIGURED DIMENSIONS ARE TO BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL FINISHED LEVELS ARE TO AN ASSUMED DATUM ALL LEVELS TO BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND STANDARDS. ALL LOCAL COUNCIL REQUIREMENTS ARE TO BE STRICTLY ADHERED TO.
5. ALL SERVICES AND UTILITIES ARE TO BE IDENTIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. OPENING SIZES ARE NOMINAL ONLY AND ARE TO BE ADJUSTED TO SUIT INDIVIDUAL MANUFACTURER'S REQUIREMENTS.
7. ALL FLASHING AND WATERPROOFING TO BE PROVIDED BY THE BUILDER.
8. ALL NEW DOWNPIPES ARE TO BE CONNECTED TO THE EXISTING SITE STORMWATER SYSTEM.

DESCRIPTION	AREA m ²
SITE AREA	1.064 ha
FLOOR SPACE (EXISTING)	4936.4
OFFICE (GROUND FLOOR)	234
OFFICE (FIRST FLOOR)	255
UNIT 1	2520
UNIT 1 MEZZANINE	392
UNIT 2	2462
UNIT 2 MEZZANINE	188
UNIT 3A	1096
UNIT 3B	743

WORKING AT HEIGHTS

ERECTING CONSTRUCTION

When erecting a building, the use of the 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 type is not always possible. Where a building is to be erected in excess of two metres is possible and injury is likely to result from a fall, the following measures should be taken to ensure that the maximum time is required to work in a situation where falling from more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other small 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 the work is to be carried out in a situation where a fall of more than two metres is possible, the following measures should be used in accordance with relevant codes of practice.

For buildings where scaffold, ladders, trees or other 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 the work is to be carried out in a situation where a fall of more than two metres is possible, the following measures should be used in accordance with relevant codes of practice or legislation.

ANCHORAGE POINTS

Where a suitable anchorage point is available 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 should be informed about the anchorage point.

If finishers have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming damaged. However, if the contractor is to be responsible for any changes to the specified finisher should be made in consultation with the designer or, if this is not practical, surfaced with an equivalent or better finisher.

FLOOR FINISHES BY OWNER

Where the owner is involved in the selection of surface finisher, the owner is responsible for the selection of surface finisher in the pedestrian trafficable areas of this building. Surface finisher should be in accordance with AS 1017:1999 and AS/NZS 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Steps to be designed to minimise the risk of people slipping or falling on the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with yellow paint to indicate the hazard. The contractor is responsible for the 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 activities are carried out. The contractor should ensure that the access ways are clear so that they become uneven and present a tripping hazard. Spills, loose material, stray objects or any other matter may cause a person to slip or trip should be cleaned up and removed from access ways.

Contractors should be required to maintain a tidy work site during the construction of the building. The contractor should ensure the risk of trips and falls in the workplace. Material for construction or other items should be stored in designated areas away from access ways and work areas.

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. During this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

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

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

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.

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.

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.

GENERAL
Rupture of services during excavation or other activity creates a hazard to personnel and the public. 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 and marked prior to excavation. The appropriate and safe excavation practice should be used and, where necessary, specialist contractors should be used.

Persons with underground utility lines should be contacted. 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 excavation, maintenance or construction work commencing. Locations with overhead power lines should be avoided.

Overhead power lines MAY be near or on this site. These pose a risk to personnel and the public. If overhead power lines are present, 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 measures should be taken to ensure that the lines are not touched or a protective barrier provided.

disconnected or relocated. Where this is not practical adequate warning in the form of brightly coloured tape or signage should be used or a protective barrier provided.	<p>All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.</p> <p>All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.</p> <p>All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.</p> <p>Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving site construction and concrete placement. All the above applies.</p>
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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 practicable all items should be stored on site in a way which minimises the need for lifting devices 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.

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1980 - 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.

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.

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.

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.

fibreglass, rockwool, ceramic and other material used for thermal insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used while installing, removing or working near bulk insulation material.

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.

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 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.

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.

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.

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, 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.

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.

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.

Drawing status

PRELIMINARY

Designed MB	Drawn RG	Date Feb. 20
Checked -	Approved -	Scale 1:500 @
Job Number 25003	Drawing Number A.01	Revision 1

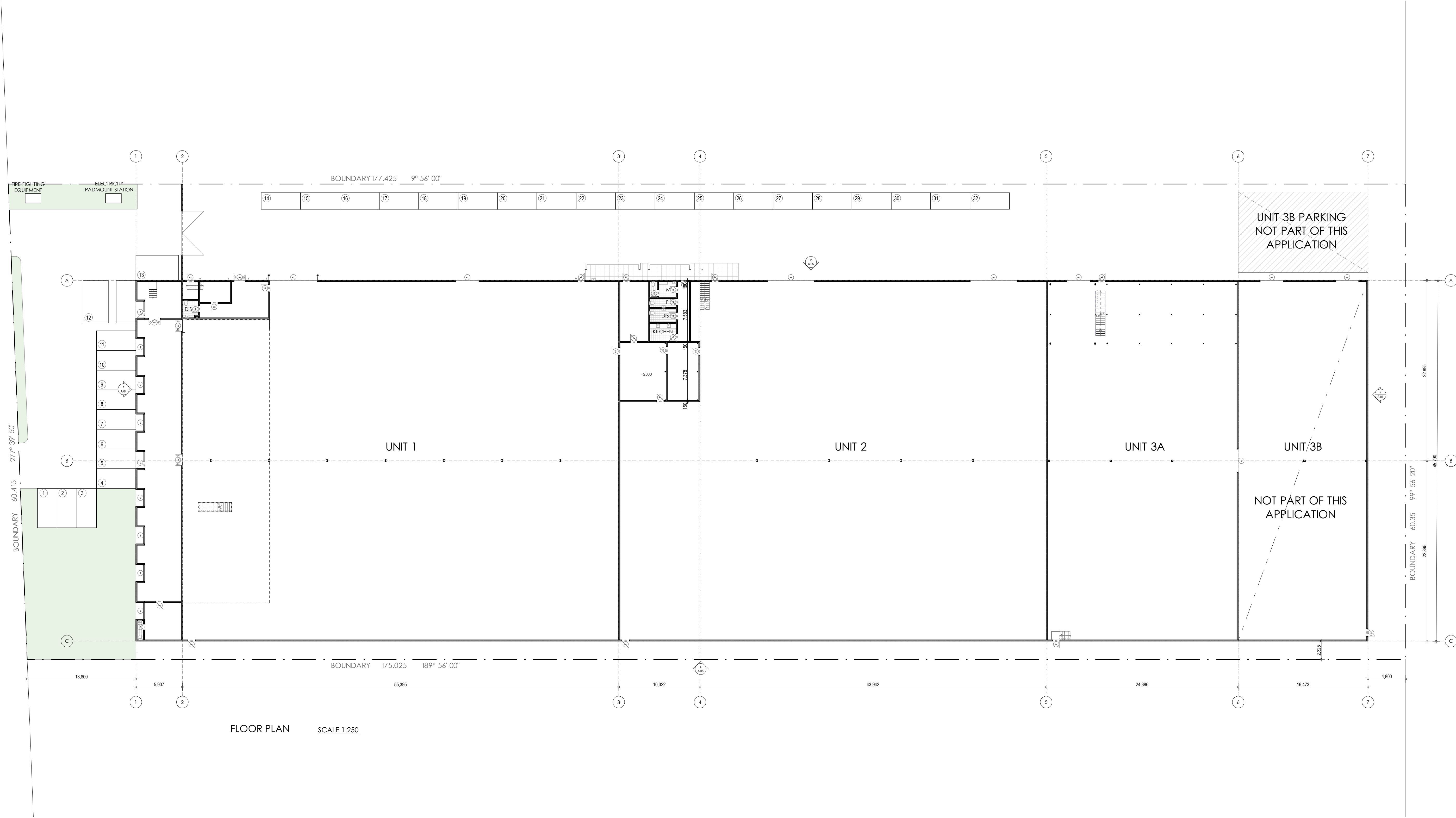
 **ICR DESIGN**
BUILDING DESIGNERS

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ALLINGHAM STREET



FLOOR PLAN SCALE 1:250

GENERAL NOTES
1. REFER TO DRAWING A01 FOR GENERAL NOTES.

USE OF THIS DRAWING:
THE DESIGN AND DETAILS SHOWN ON
THIS DRAWING ARE APPLICABLE TO
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87 ALLINGHAM STREET
CONDELL PARK NSW 2200
LOT : 24
D.P. : 9284

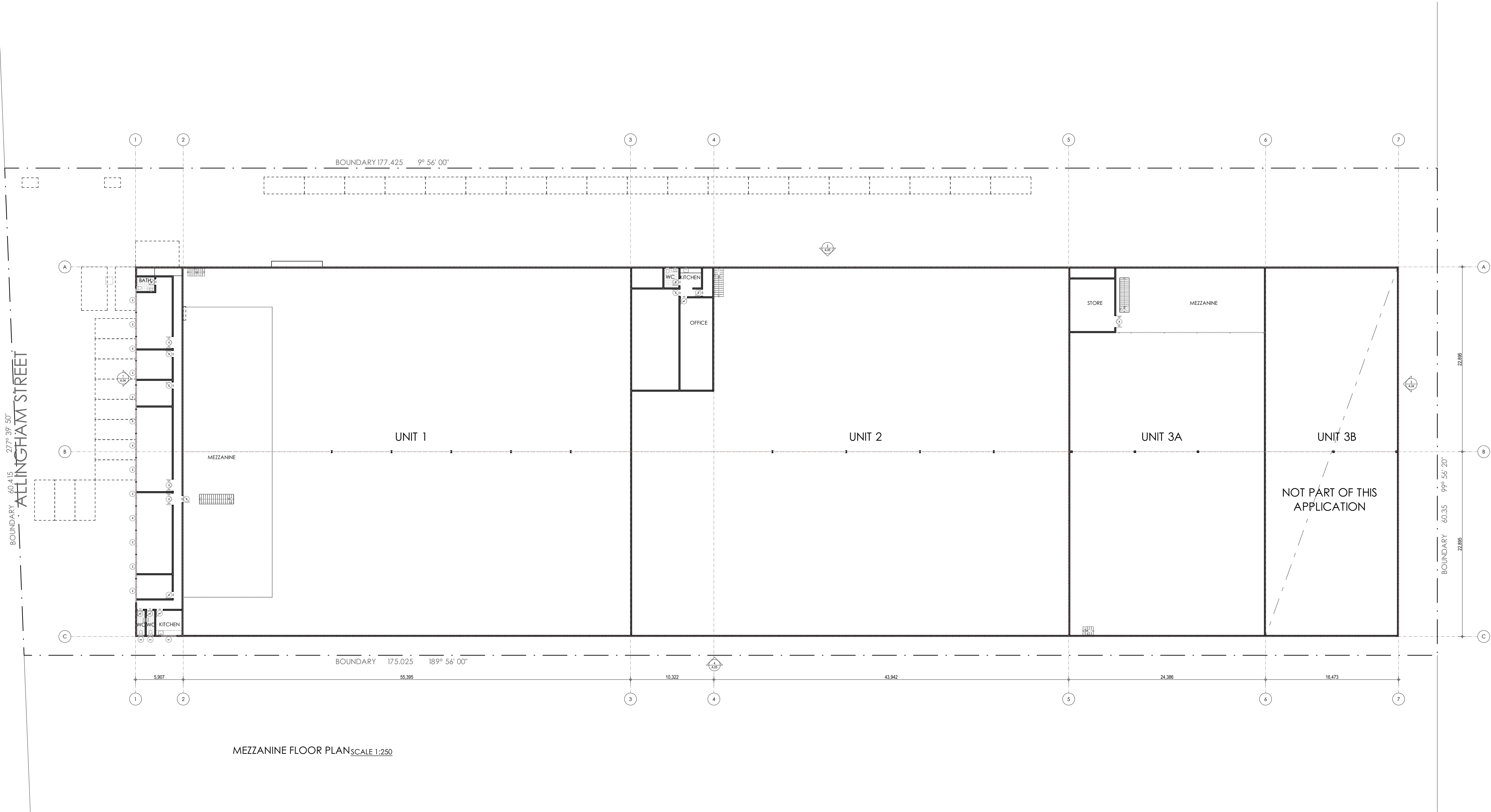
Drawing Title
FLOOR PLAN PROPOSED

Drawing status
PRELIMINARY

Designed MB	Drawn RG	Date Feb. 2025
Checked -	Approved -	Scale 1:250 @ A1
Job Number 25003	Drawing Number A.02	Revision 1



GENERAL NOTES
1. REFER TO DRAWING A01 FOR GENERAL NOTES.



MEZZANINE FLOOR PLAN SCALE 1:250

Drawing status
PRELIMINARY

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Drawing Title
MEZZANINE FLOOR PLAN

Designed MB	Drawn RG	Date Feb. 2025
Checked -	Approved -	Scale 1:250 @ A1
Job Number 25003	Drawing Number A.03	Revision 1

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LOT : 24 D.P. : 9284

Drawing Title
ELEVATIONS I

Drawing status
PRELIMINARY

Designed MB	Drawn RG	Date Feb. 2025
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Job Number 25003	Drawing Number A.04	Revision 1



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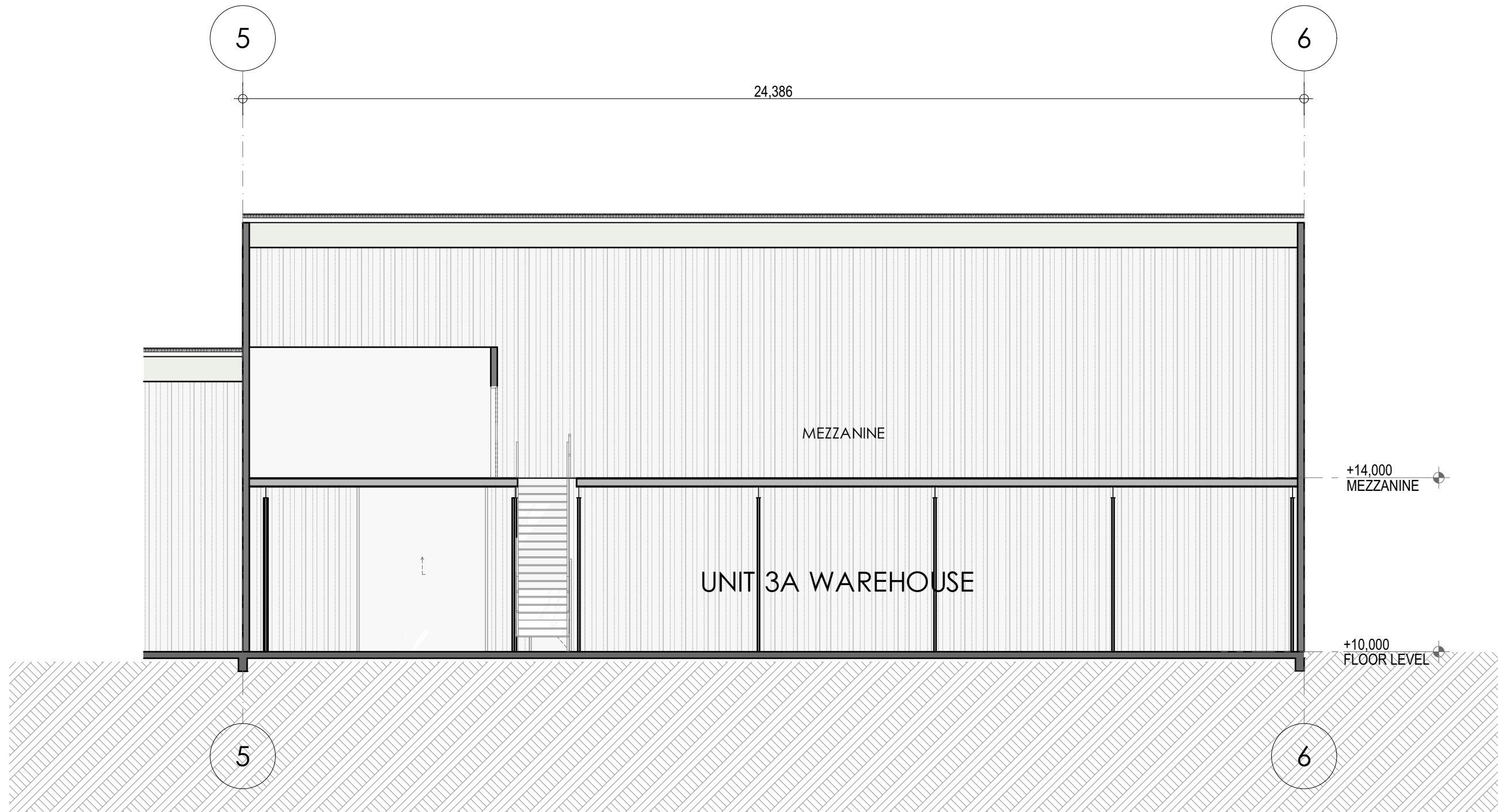
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LOT : 24
D.P. : 9284

Drawing Title
ELEVATIONS II

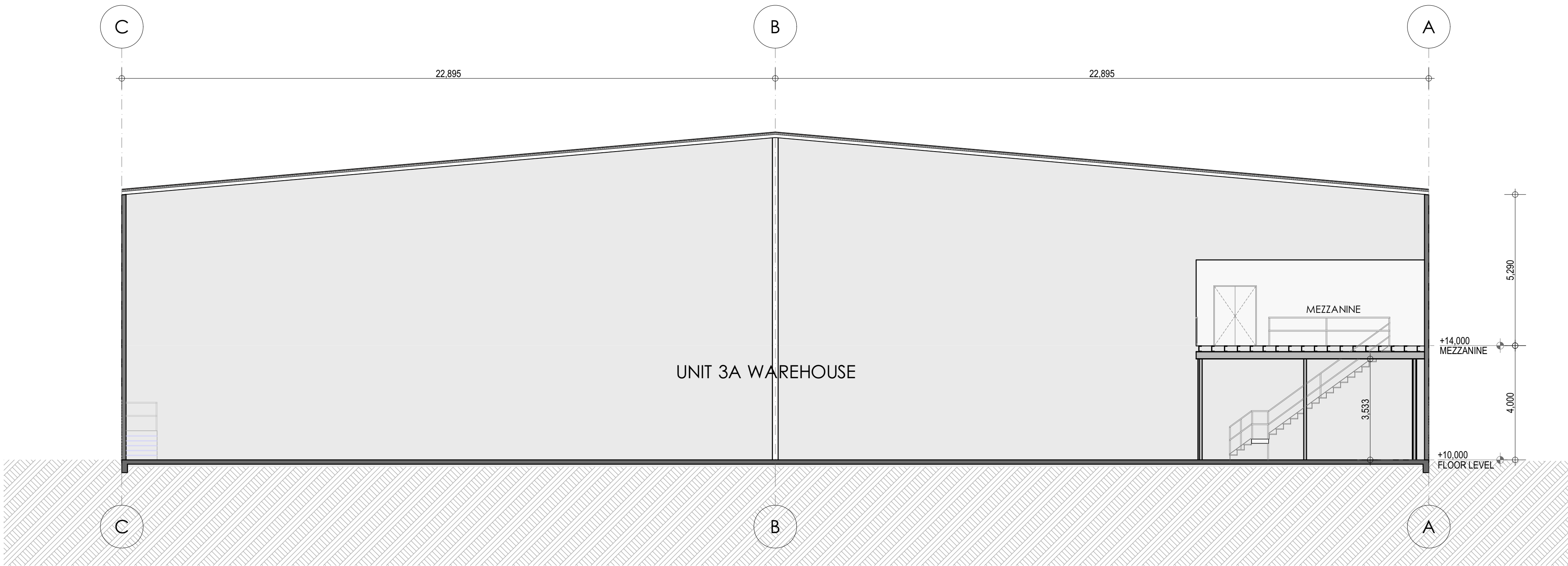
Drawing status PRELIMINARY			
Designed MB	Drawn RG	Date Feb. 2025	
Checked -	Approved -	Scale 1:250 @ A1	
Job Number 25003	Drawing Number A.05	Revision 1	



GENERAL NOTES
1. REFER TO DRAWING A01 FOR GENERAL NOTES.



SECTION DD
1:100 A.07



SECTION CC
1:100 A.07

Drawing status
PRELIMINARY

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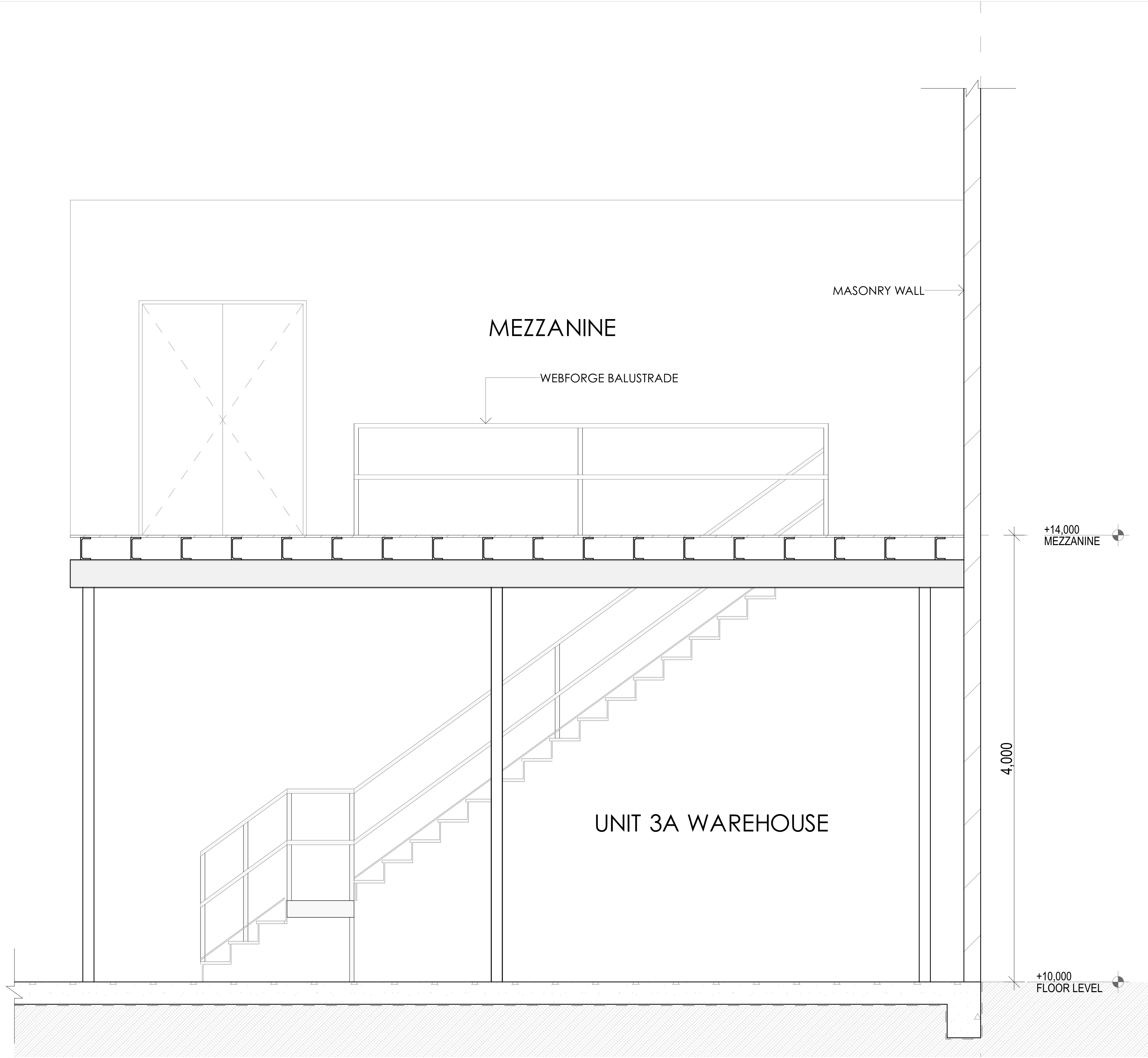
Project
ALTERATIONS & ADDITIONS
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LOT : 24
D.P. : 9284

Drawing Title
UNIT 3A SECTIONS

Designed MB	Drawn RG	Date Feb. 2025
Checked -	Approved -	Scale 1:100 @ A1
Job Number 25003	Drawing Number A.07	Revision 1



GENERAL NOTES
1. REFER TO DRAWING A01 FOR GENERAL NOTES.



DETAIL SECTION 01
1:20 A.07

Drawing status
PRELIMINARY

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Drawing Title
DETAILS

Designed MB	Drawn RG	Date Feb. 2025
Checked -	Approved -	Scale 1:20 @ A1
Job Number 25003	Drawing Number A.08	Revision 1