

SAFETY NOTES:

WORKING AT HEIGHTS:

DURING CONSTRUCTION:

WHEREVER POSSIBLE, COMPONENTS OF THIS BUILDING SHOULD BE PREFABRICATED OFF SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METERS. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS 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 METERS IS POSSIBLE.

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 PROPOSAL WILL REQUIRE A PERSON/S TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. SCAFFOLDING, LADDER OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR CODES OF PRACTICE. FOR BUILDINGS WHERE SCAFFOLD, LADDERS OR TRESTLES ARE NOT APPROPRIATE, CLEANING 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 METERS, SCAFFOLDING, FALL BARRIERS, OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

ANCHORAGE POINTS:

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETEION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT ANCHORAGE POINTS.

SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES - SPECIFIED:

IF THE FINISHES HAVE BEEN SPECIFIED BY THE 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 WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

FLOOR FINISHES - BY OWNER:

IF THE 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 THE APPROPRIATE AS AND NZ STANDARDS.

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 A 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 AND WORK AREAS.

USE ONLY APPLICABLE NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (BUT NOT EXCLUDED TO): OWNER, BUILDER, SUBCONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

FALLING OBJECTS:

LOOSE MATERIALS OR FALLING 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 TOE BOARDS 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 PANEL 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.

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 HAZZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONEL 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 PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

SERVICES:

GENERAL:

RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE 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 APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE 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, 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.

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 MANUFACTURERS 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 (PPE) SHOULD BE USED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

HAZAROUS SUBSTANCE:

ASBESTOS:

FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990: IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO: 1990 - IT THEREFOR MAY CONTAIN ASBESTOS. 1986 - IT THEREFOR 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 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 (PPE) 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 (PPE) INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN A 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 (PPE) MAY ALSO BE REQUIRED. THE MANUFACTURERS RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

SYTHETIC 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 OR EYES OR OTHER SENSITIVE PARTS ON THE BODY. PERSONAL PROTECTIVE EQUIPMENT (PPE) 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 (PPE) MAY ALSO BE REQUIRED. THE MANUFACTURERS RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

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 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 (PPE) 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 WELL 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:

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 MATERAIL ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

OPERATIONAL USE OF BUILDING 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.

NON-RESIDENTIAL BUILDINGS:

FOR NON-RESIDENTIAL BUILDINGS WHERE THE END USE HAS NOT BEEN IDENTIFIED; THIS BUILDING HAS BEEN DESIGNED TO THE REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS/DOCUMENTATION. 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/DOCUMENTATION. WHERE A CHANGE OF USE OCCURS AT A LATER DATE A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

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.

LEGEND:

EDP - EXISTING DOWNPIPE

EDP - REMOVE AND CAP EXISTING DOWNPIPE

DP - PROPOSED DOWNPIPE

S - EXISTING AND PROPOSED SMOKE ALARM TO COMPLY WITH AS 3786 & NCC VOLUME TWO PART 9.5 - TO BE INTER-CONNECTED TO CONSUMER MAINS

EMB - ELECTRICAL METERBOX

WM - WATER METER

TAP - RELOCATE EXISTING TAP

TAP - EXISTING TAP

CALCULATIONS:

SITE AREA: 490.50m2

EXISTING
GROUND FLOOR AREA: 125.70m2
CARPORT AREA: 19.31m2
VERANDAH: 13.97m2
ALFRESCO: 59.70m2
STUDIO: 20.31m2
STUDIO VERANDAH: 8.71m2

TOTAL: 168.68m2

GROSS FLOOR AREA: 0.34:1

PROPOSED
GROUND FLOOR AREA: 148.46m2
CARPORT AREA: 16.30m2
PORCH: 1.83m2
ALFRESCO: 59.70m2
STUDIO: 20.31m2
POWDER ROOM: 3.22m2
STUDIO VERANDAH: 5.16m2

TOTAL: 178.98m2

GROSS FLOOR AREA: 0.36:1

LANDSCAPE CALCULATIONS:

EXISTING:

DEEP SOIL > 1.5m - 62.58m2 = 12.75%
DEEP SOIL < 1.5m - 18.19m2 = 1.67%
SYNTHETIC GRASS - 25.58m2 = 5.22%

HARD SURFACE:

DRIVEWAY & CARPORT - 40.80m2 = 8.32%
ALFRESCO & POOL DECK - 82.10m2 = 16.74%
PATHS - 26.79m2 = 5.46%
POOL - 38.51m2

PROPOSED:

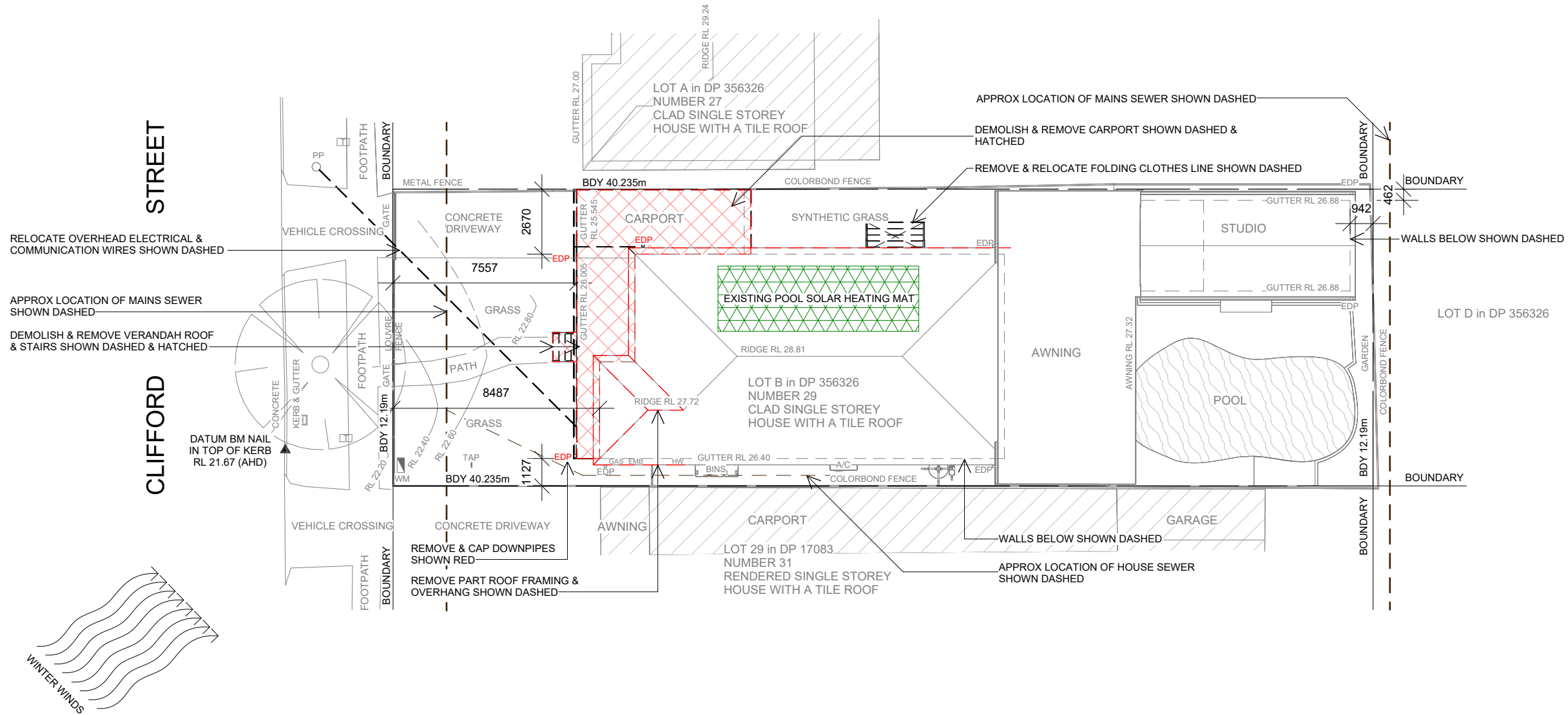
DEEP SOIL > 1.5m - 60.75m2 = 12.38%
DEEP SOIL < 1.5m - 18.19m2 = 1.67%

HARD SURFACE:

DRIVEWAY & CARPORT - 38.66m2 = 7.88%
ALFRESCO & POOL DECK - 82.10m2 = 16.74%
PATHS - 45.46m2 = 9.27%
POOL - 38.51m2

PRIVATE OPEN SPACE:

EXISTING & PROPOSED - 108.73m2



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Existing Site Plan

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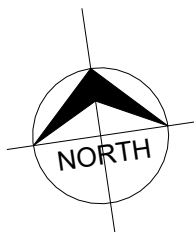
DA ONLY NOT FOR CONSTRUCTION

* FIGURED DIMENSIONS TAKE PREFERENCE TO SCALING
* CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
* EXTENT OF CUT AND FILL TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REZIDRAFT
AUSTRALIA Dreams have a beginning, let's build yours
ABN: 86 682 428 996

bdac
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
Member no. 2109-16

bdac
ACCREDITED
BUILDING DESIGNER
Low Rise Accreditation no. 6331



For: Mr & Mrs Brennan

At: 29 Clifford Street, Panania

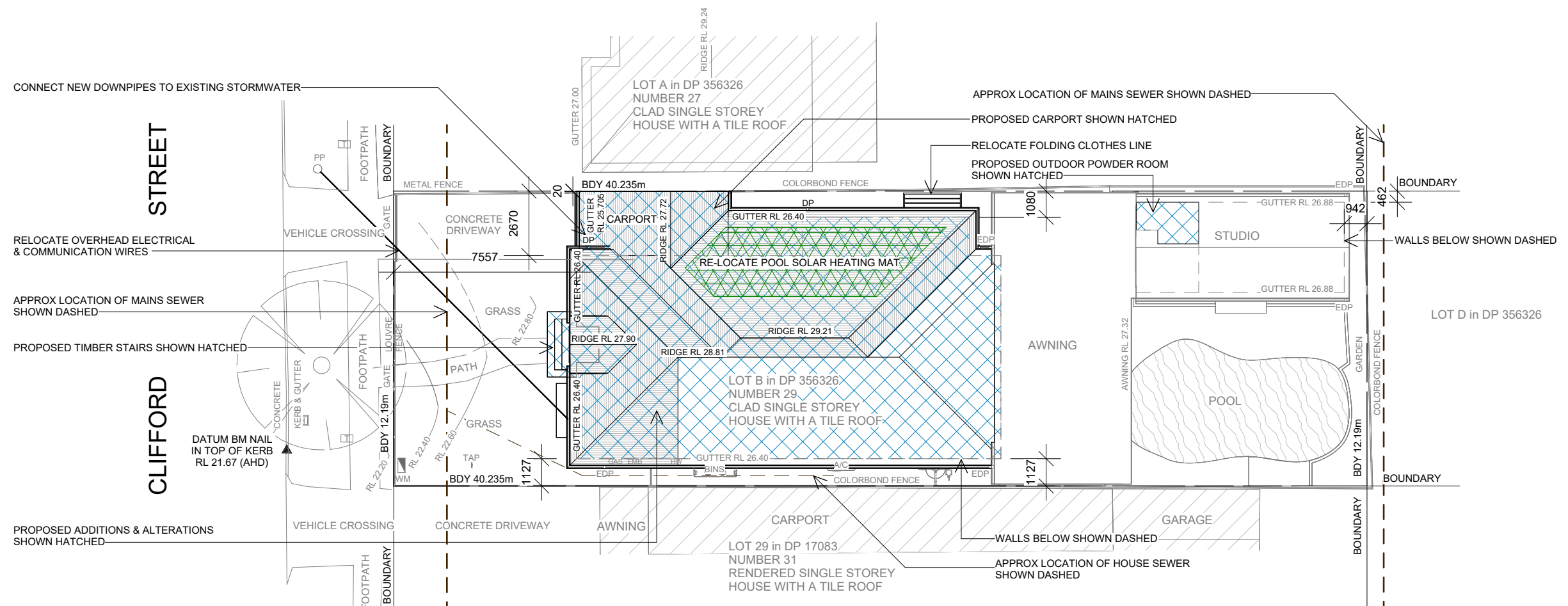
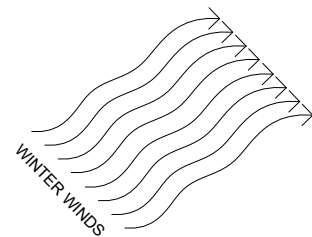
ISSUE:

Existing Site Plan

CONTACT BYDA PRIOR TO CONSTRUCTION
<https://www.byda.com.au/>
Phone: 1100

Project number	R020922	03 of 16
Date	May 2025	
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 - EXISTING TAP



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WM - WATER METER

TAP - RELOCATE EXISTING TAP

TAP - EXISTING TAP

PROPOSED

TOTAL ROOF AREA = 333.8m²

- TOTAL PERVIOUS AREA = 77.66m²

- TOTAL IMPERVIOUS AREA = 85.13m²

EXISTING

- TOTAL ROOF AREA = 303.78m²

- TOTAL PERVIOUS AREA = 107.01m²

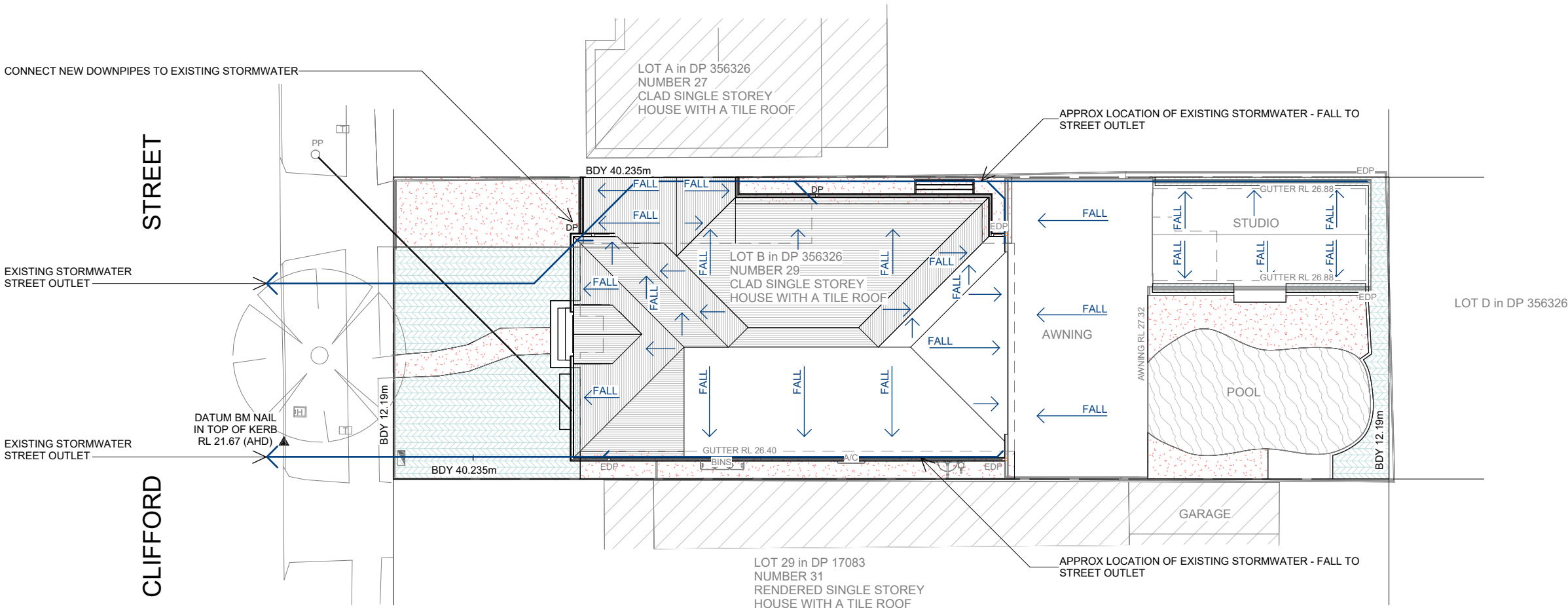
- TOTAL IMPERVIOUS AREA = 71.16m²

DIFFERENCE

= + 30.02m²

= - 29.35m²

= + 13.66m²



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Concept Stormwater Plan

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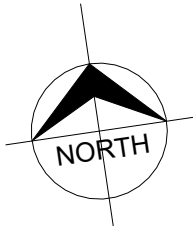
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For: Mr & Mrs Brennan

At: 29 Clifford Street, Panania

ISSUE:

Concept Stormwater Plan

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Project number R020922

Date May 2025

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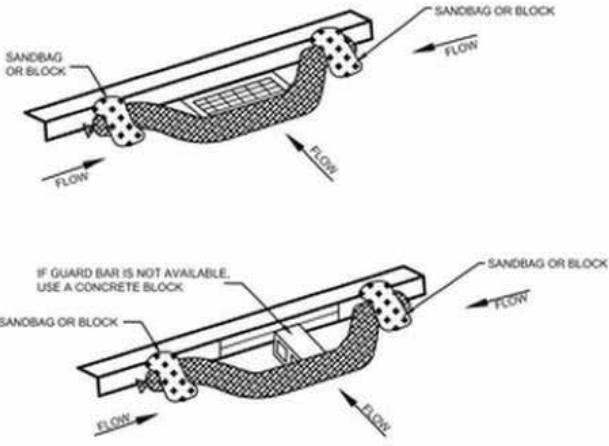
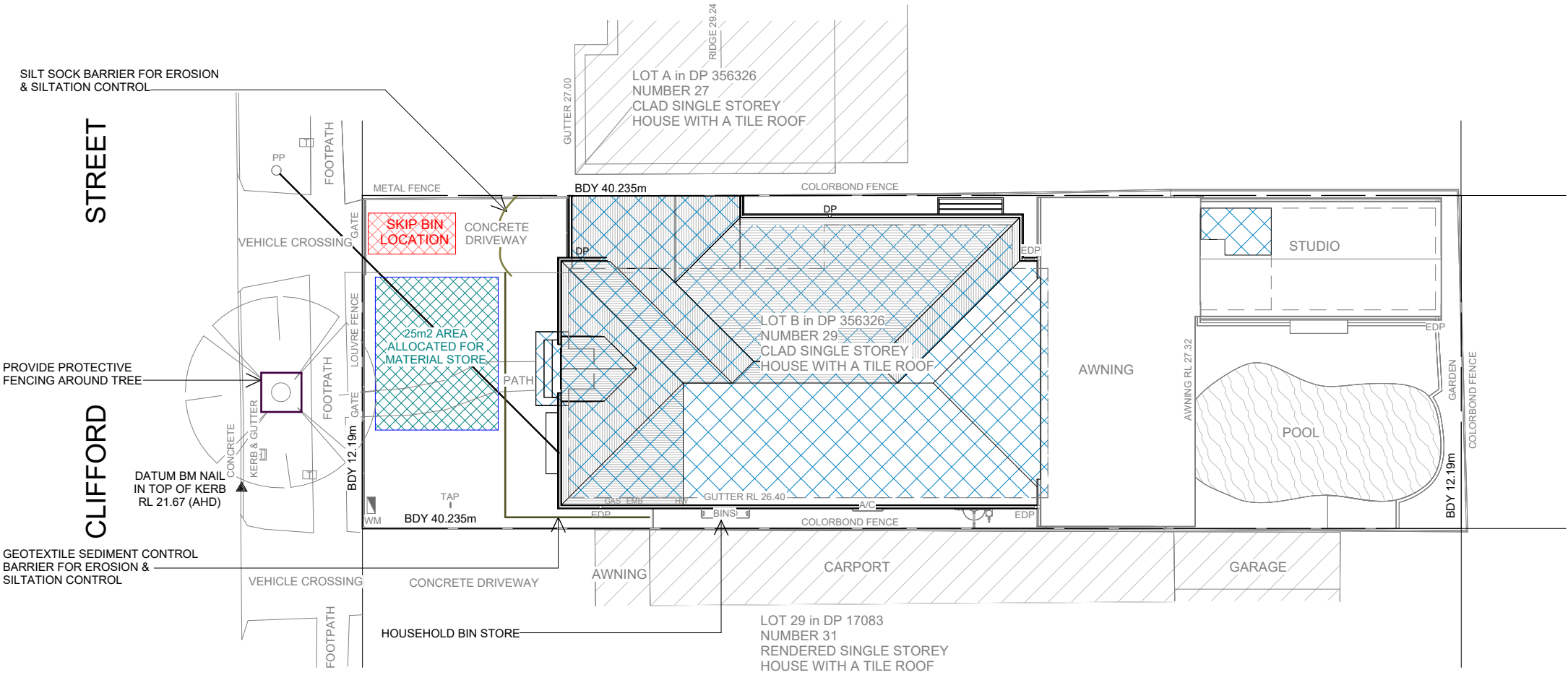
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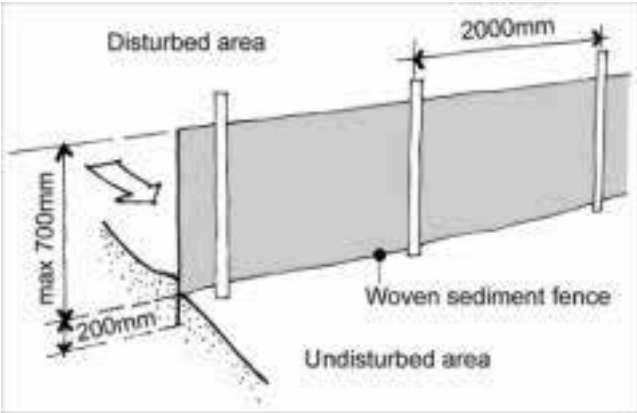
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- LEGEND:
- EDP - EXISTING DOWNPIPE
- EDP - REMOVE AND CAP EXISTING DOWNPIPE
- DP - PROPOSED DOWNPIPE
- (S) - EXISTING AND PROPOSED SMOKE ALARM TO COMPLY WITH AS 3786 & NCC VOLUME TWO PART 9.5 - TO BE INTER-CONNECTED TO CONSUMER MAINS
- EMB - ELECTRICAL METERBOX
- WM - WATER METER
- + TAP - RELOCATE EXISTING TAP
- + TAP - EXISTING TAP



SILT SOCK SEDIMENT CONTROL BARRIER - NTS



GEOTEXTILE SEDIMENT CONTROL BARRIER - NTS

- SOIL CONSERVATION NOTES:
- * PROVIDE TEMPORARY SEDIMENT CONTROL BARRIER AS SHOWN ON PLAN TO ANY CLEARING OR EXCAVATION ON THE PROJECT SITE TO ENSURE THE CAPTURE OF ANY WATER BOURNE MATERIAL GENERATED FROM SITE.
 - * MAINTAIN SEDIMENT CONTROL BARRIER THROUGHOUT CONSTRUCTION.
 - * OTHER METHODS OF SEDIMENT CONTROL MAY BE REQUIRED BY COUNCIL AND SHALL BE COMPLIED WITH.



EXAMPLE OF TREE PROTECTION FENCING - NTS

- DA ONLY NOT FOR CONSTRUCTION
- * FIGURED DIMENSIONS TAKE PREFERENCE TO SCALING
 - * CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
 - * EXTENT OF CUT AND FILL TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

Erosion & Sediment Control

1 : 200

REZIDRAFT AUSTRALIA ABN: 86 682 428 996 m: 0404 869 057 e: rezidraft@gmail.com bdac BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Member no. 2109-16		For: Mr & Mrs Brennan At: 29 Clifford Street, Panania	ISSUE:	Site Management, Erosion & Sediment Control Plan		CONTACT BYDA PRIOR TO CONSTRUCTION https://www.byda.com.au/ Phone: 1100
				Project number	R020922	
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LEGEND:

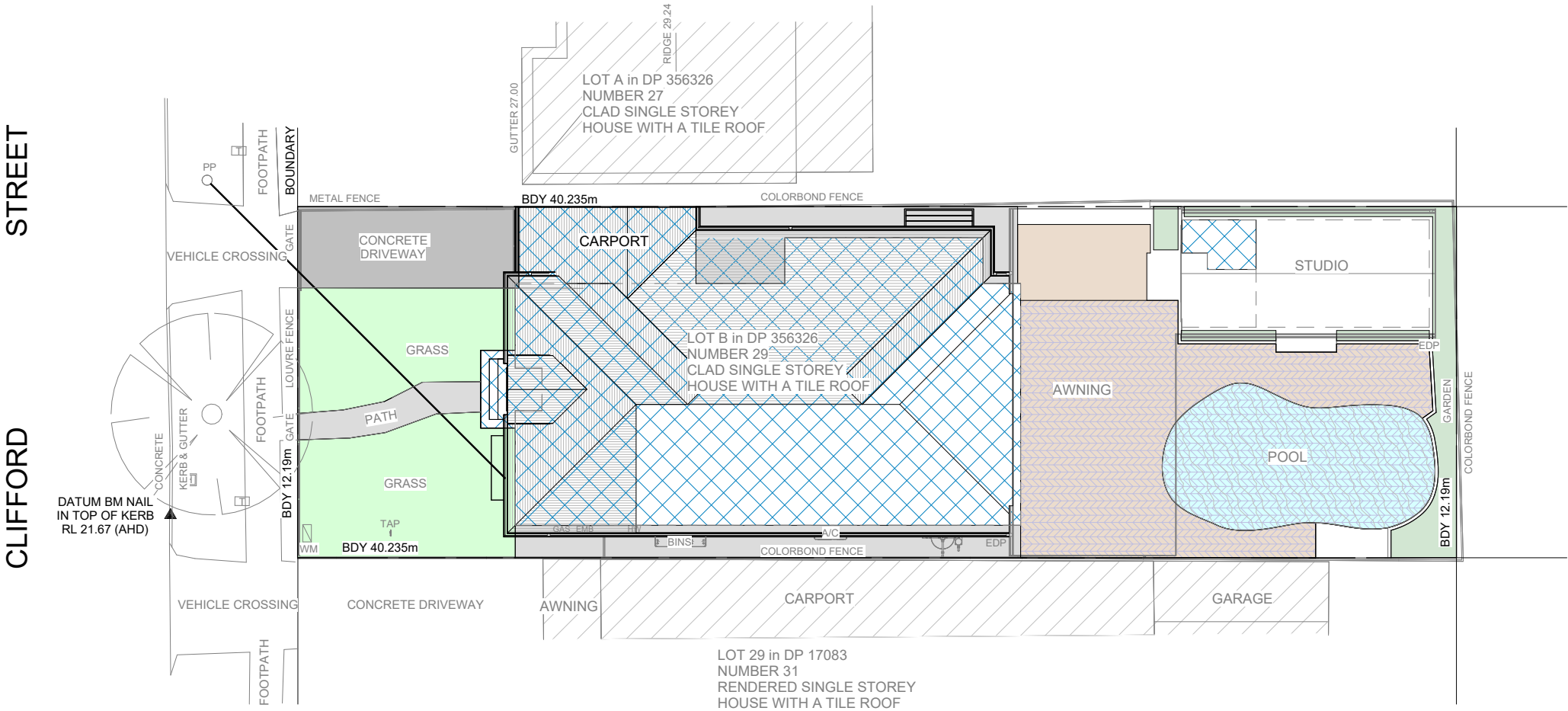
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- TAP - RELOCATE EXISTING TAP
- TAP - EXISTING TAP

CALCULATIONS:

SITE AREA - 490.50m2

LANDSCAPE CALCULATIONS:

- DEEP SOIL > 1.5m: 60.75m2 = 12.38%
- DEEP SOIL < 1.5m or UNDER COVER 18.19m2 = 1.67%
- HARD SURFACE:
- DRIVEWAY: 21.70m2 = 4.42%
- PATHS: 45.46m2 = 9.27%
- ALFRESCO & POOL DECK 82.10m2 = 16.74%
- POOL 38.51m2
- PRIVATE OPEN SPACE - 108.73m2



1 Landscape Calculation Plan
1 : 200

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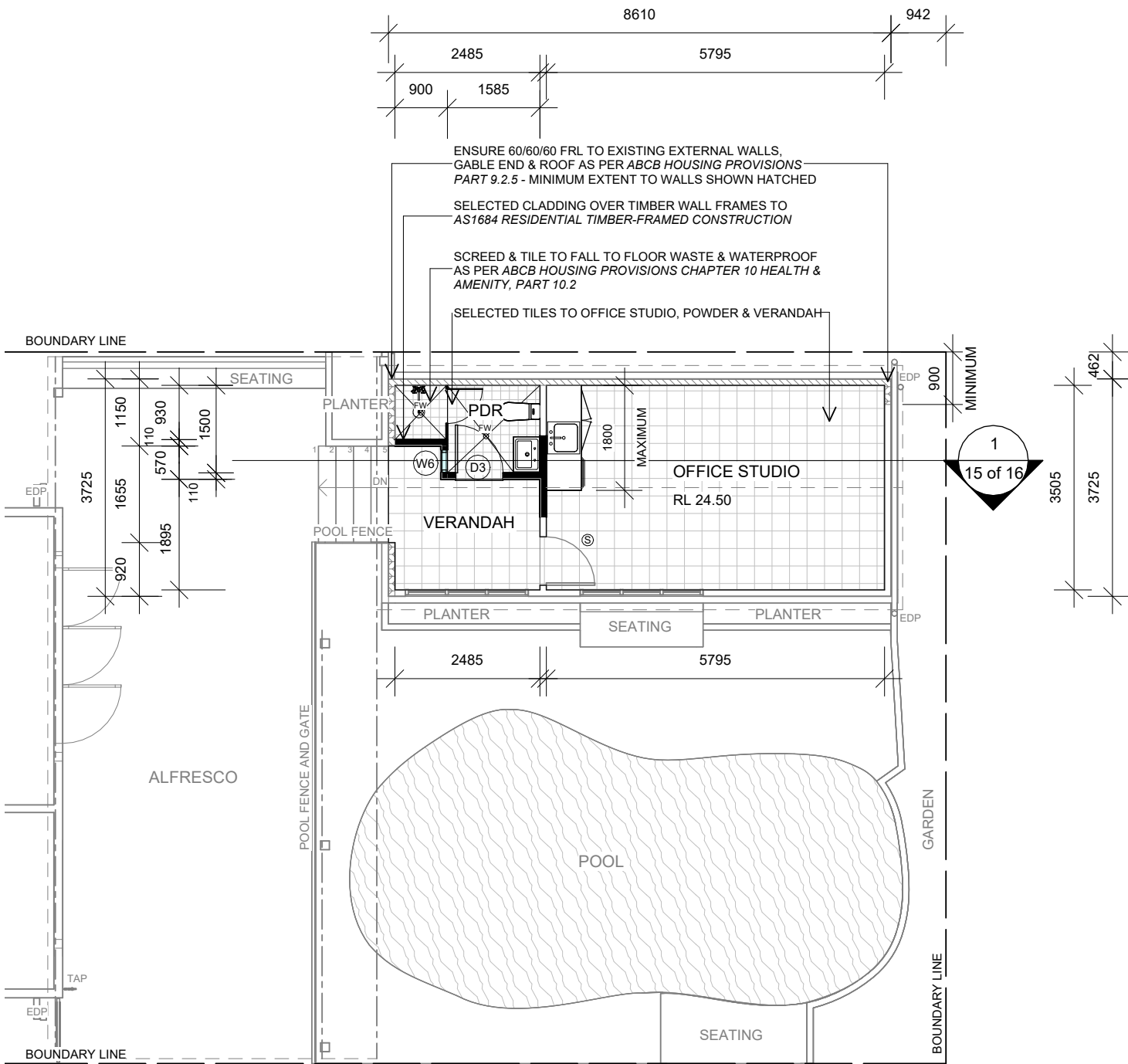
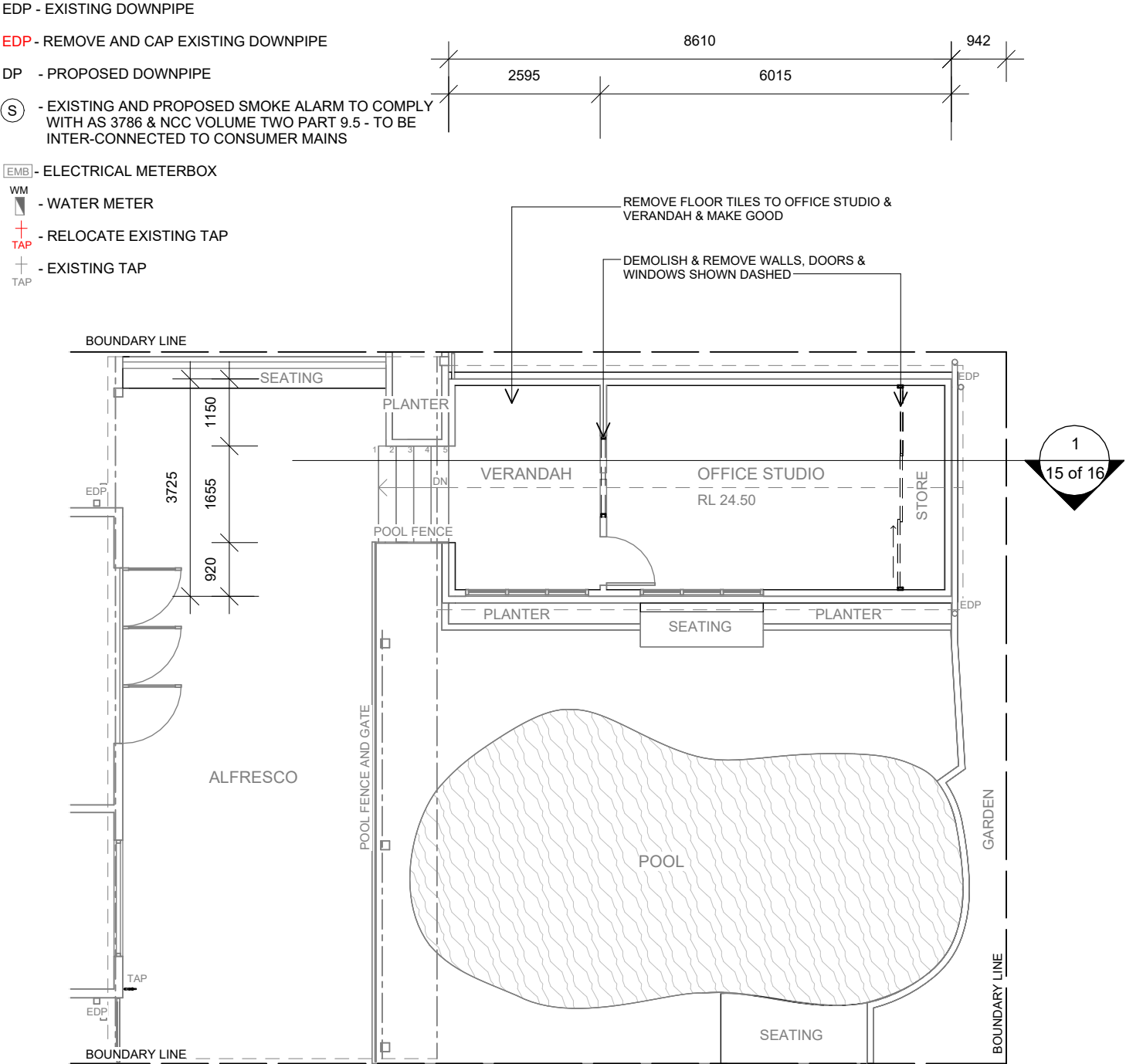
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* CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

* EXTENT OF CUT AND FILL TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

LEGEND:

- EDP - EXISTING DOWNPIPE
- EDP - REMOVE AND CAP EXISTING DOWNPIPE
- DP - PROPOSED DOWNPIPE
- S - EXISTING AND PROPOSED SMOKE ALARM TO COMPLY WITH AS 3786 & NCC VOLUME TWO PART 9.5 - TO BE INTER-CONNECTED TO CONSUMER MAINS
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- TAP - EXISTING TAP



1 Existing Studio Floor Plan
1 : 100

2 Proposed Studio Floor Plan
1 : 100

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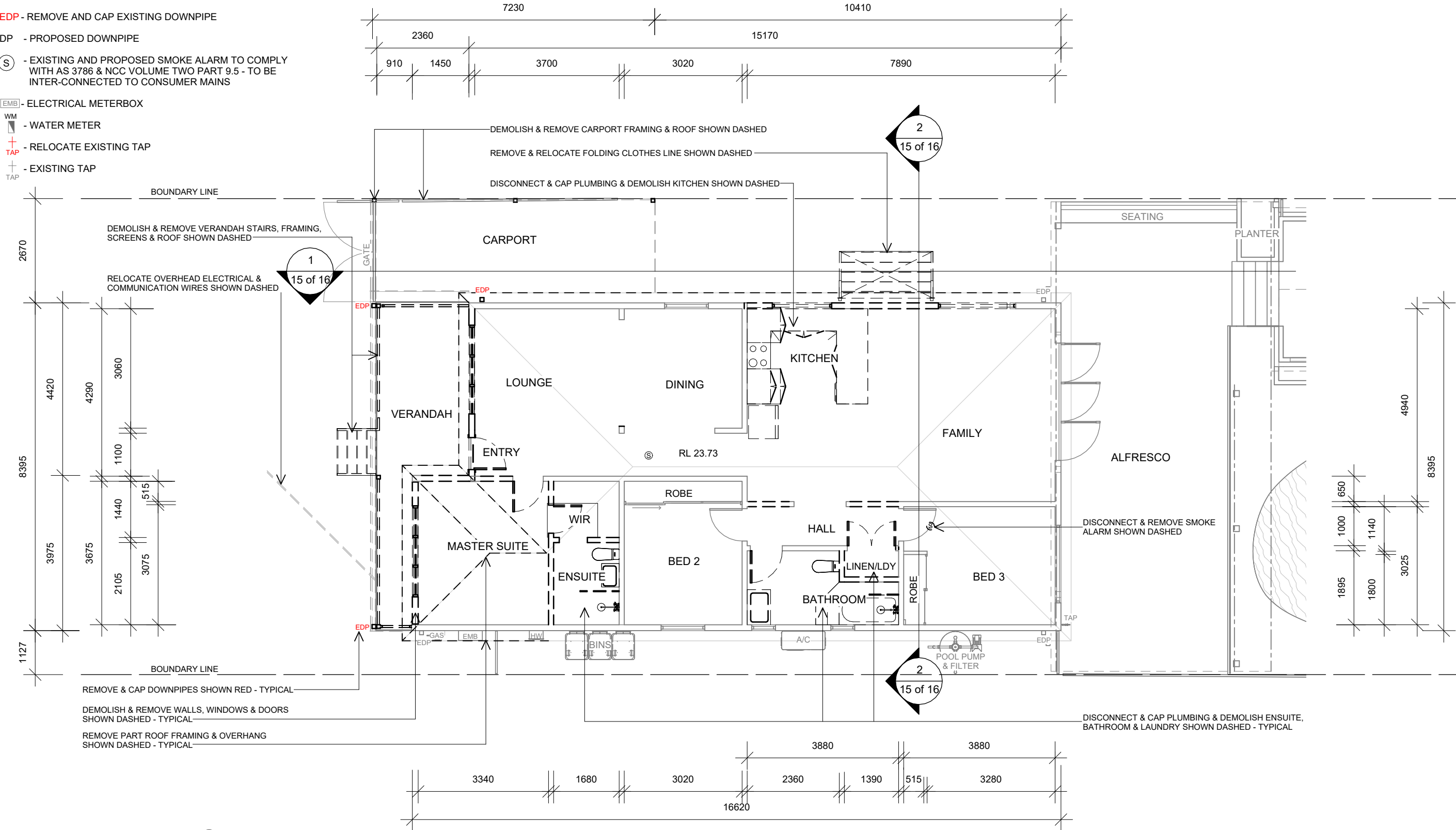
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1 Existing Ground Floor
1 : 100

NOTE: DEMOLITION SHOWN DASHED - TYPICAL

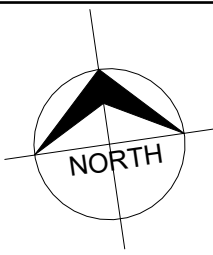
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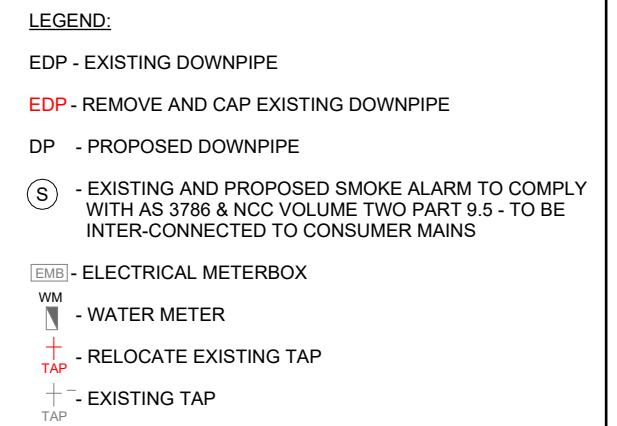
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At: 29 Clifford Street, Panania

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Existing Floor Plan / Demolition Plan

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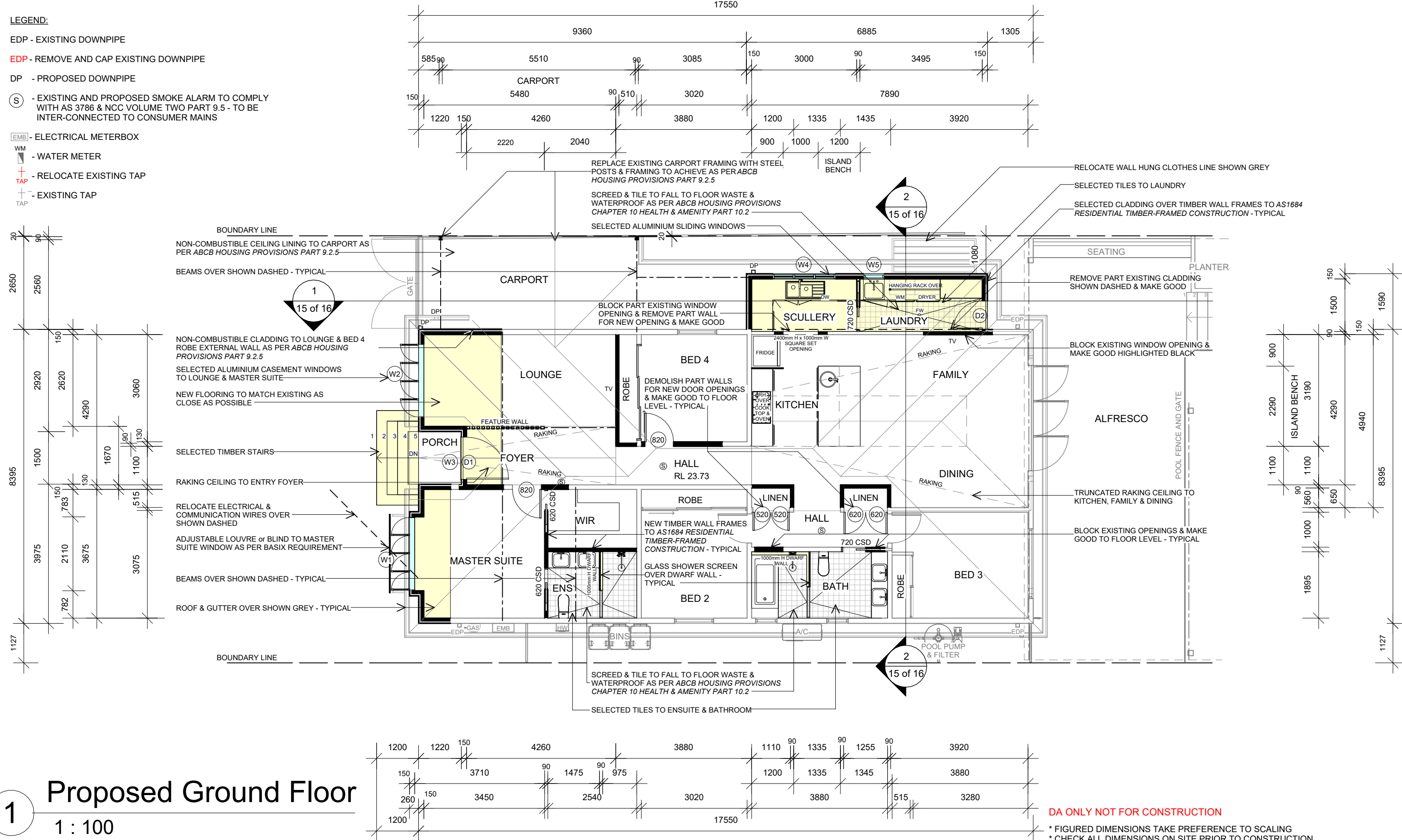
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- LEGEND:
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1 Proposed Ground Floor

1 : 100

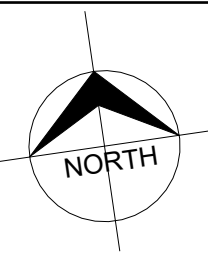
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For: Mr & Mrs Brennan
At: 29 Clifford Street, Panania

ISSUE:

Proposed Ground Floor Plan

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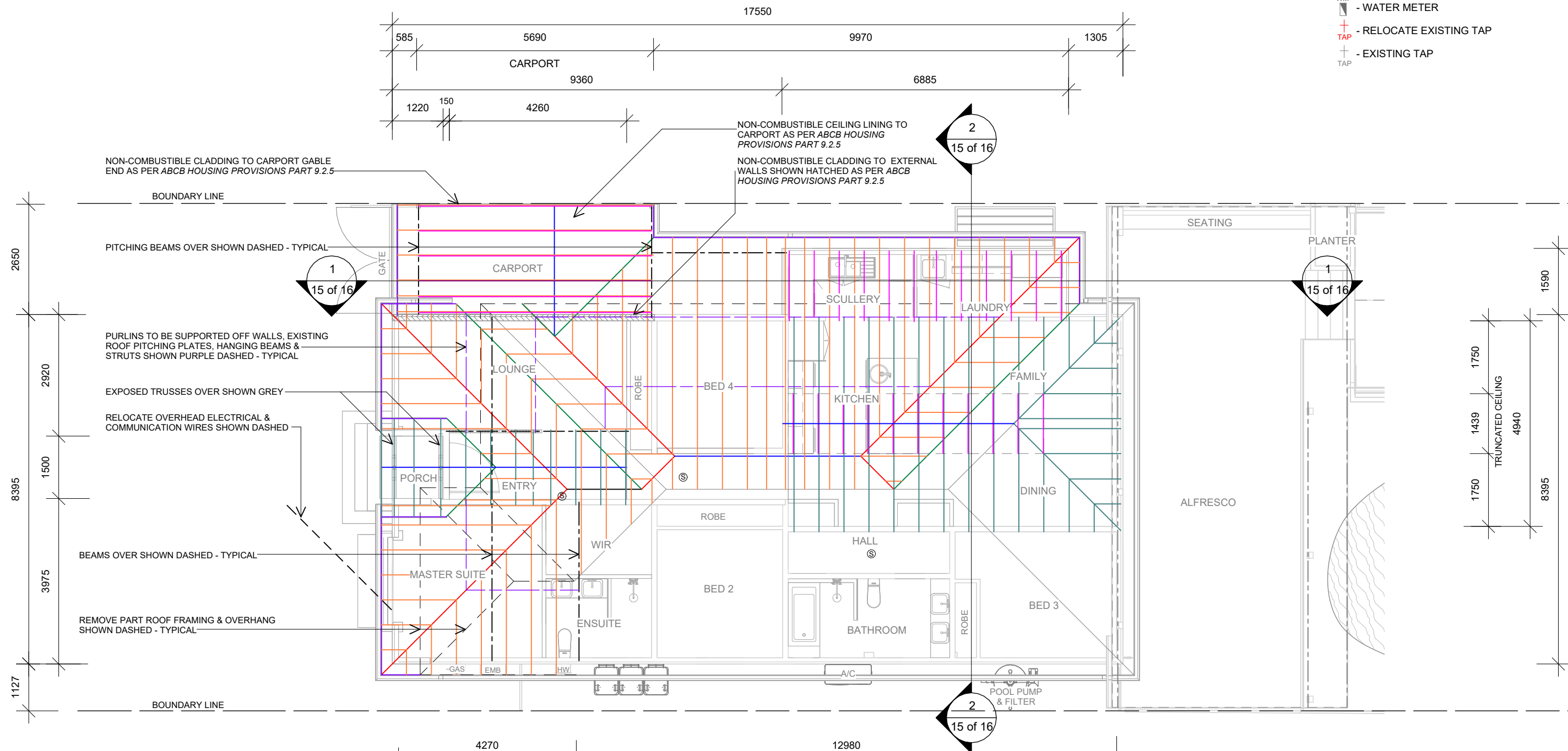
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FRAMING KEY

- EXISTING ROOF FRAMING
- EXISTING ROOF FRAMING TO BE DEMOLISHED
- EXISTING & PROPOSED FASCIA, GUTTERS & DOWNPIPES
- PROPOSED OVERHANG
- PROPOSED RIDGE
- PROPOSED HIP
- PROPOSED VALLEY
- PROPOSED RAFTERS
- PROPOSED PORCH, KITCHEN, FAMILY & DINING RAFTERS & HIP RAFTERS
- PROPOSED COLLAR TIES / CEILING JOISTS
- TRUNCATED CEILING
- ROOF & PITCHING BEAMS

LEGEND:

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Roof Framing Plan

1 : 100

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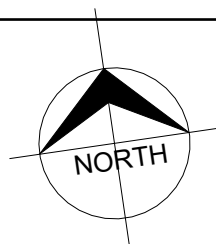
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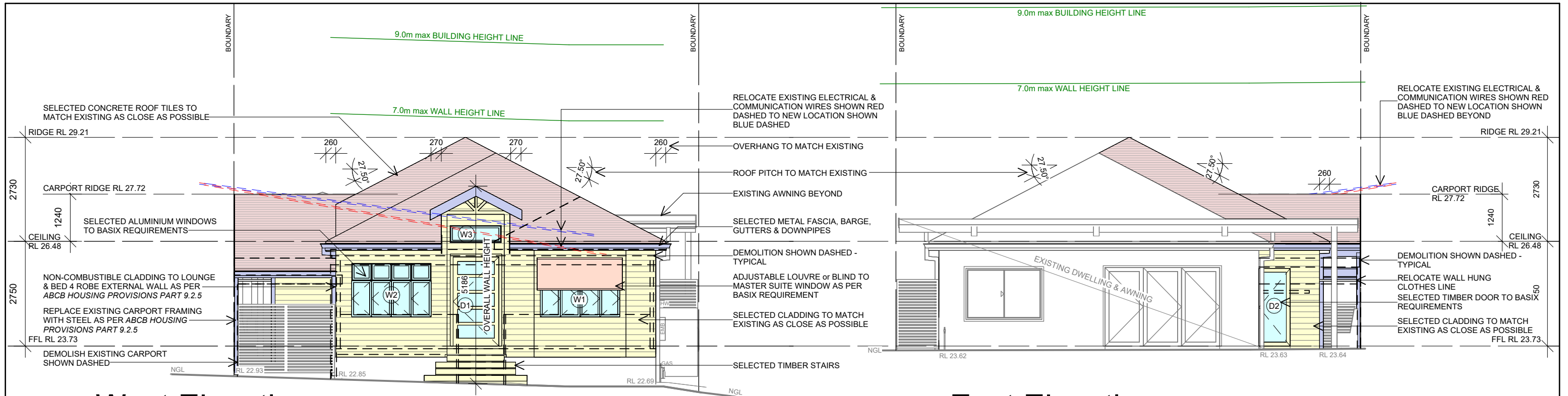
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Roof Framing Plan

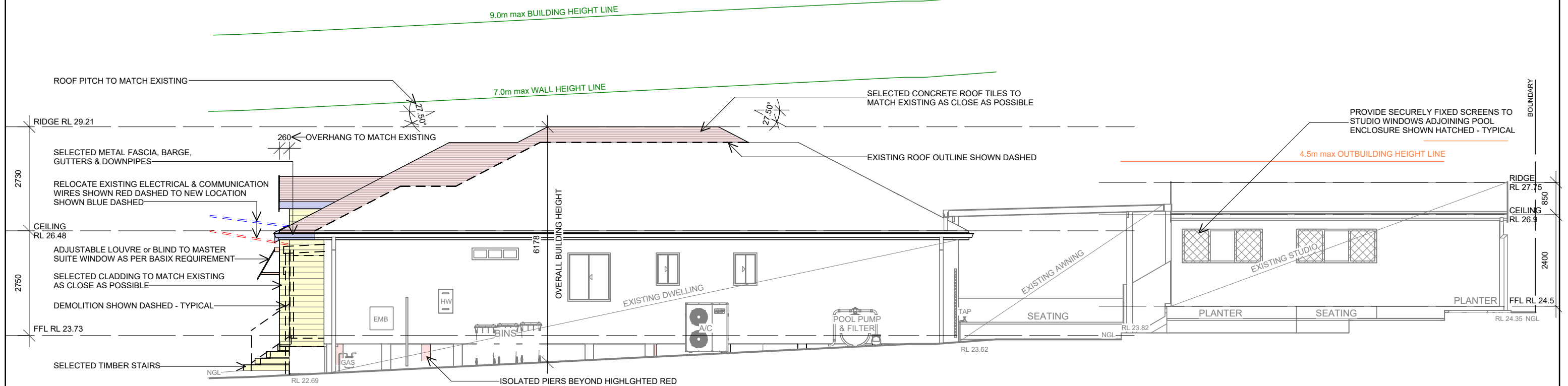
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1 West Elevation
1 : 100

2 East Elevation
1 : 100



3 South Elevation
1 : 100

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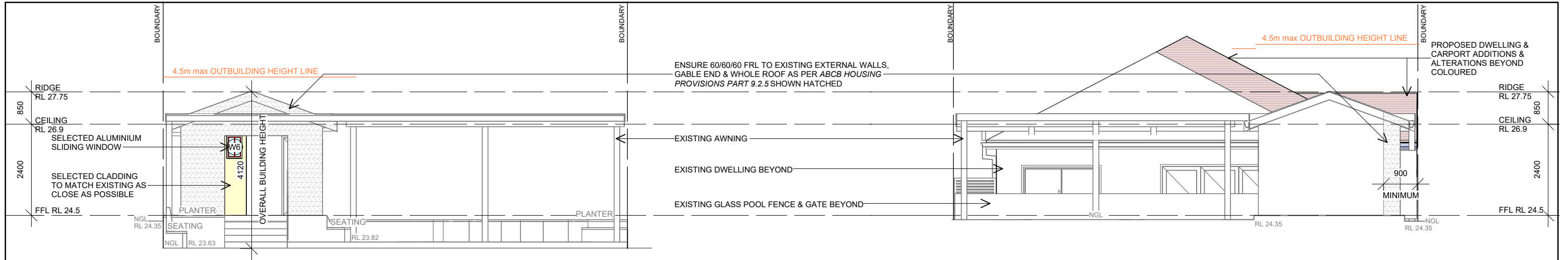
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Elevations

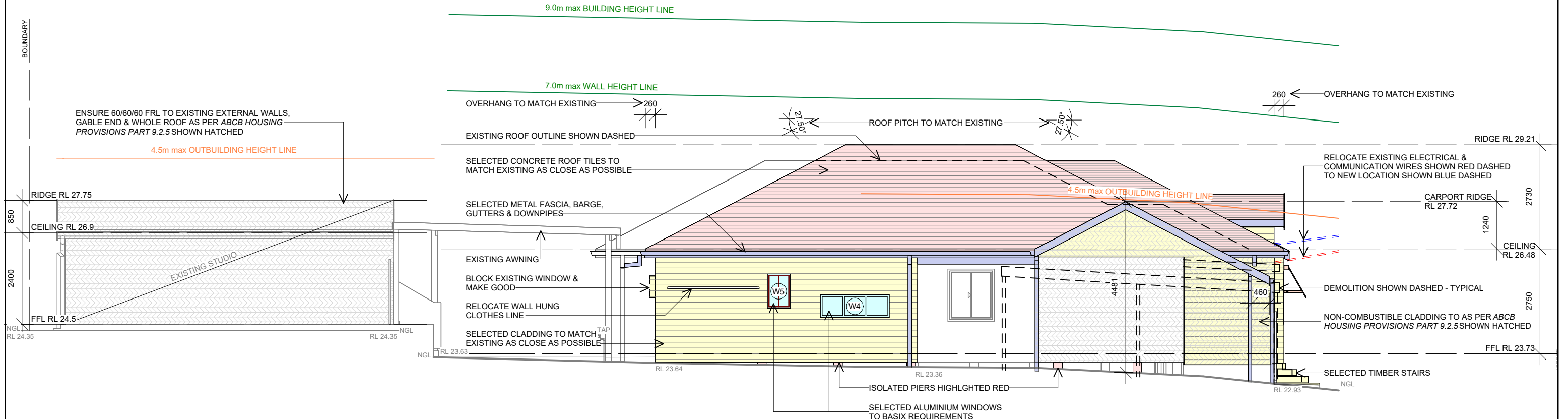
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1 Studio West Elevation
1 : 100

2 Studio East Elevation
1 : 100

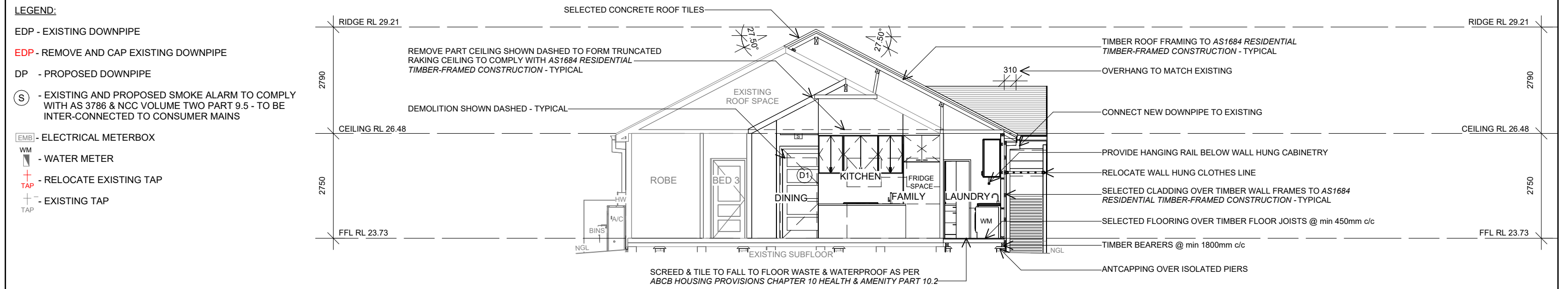
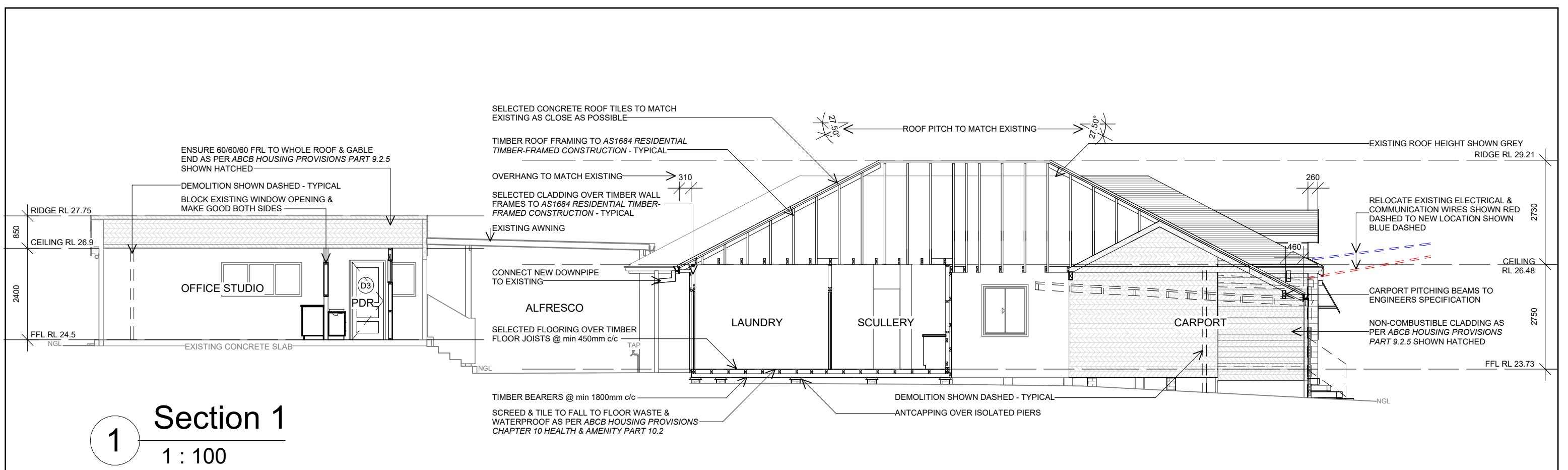


3 North Elevation
1 : 100

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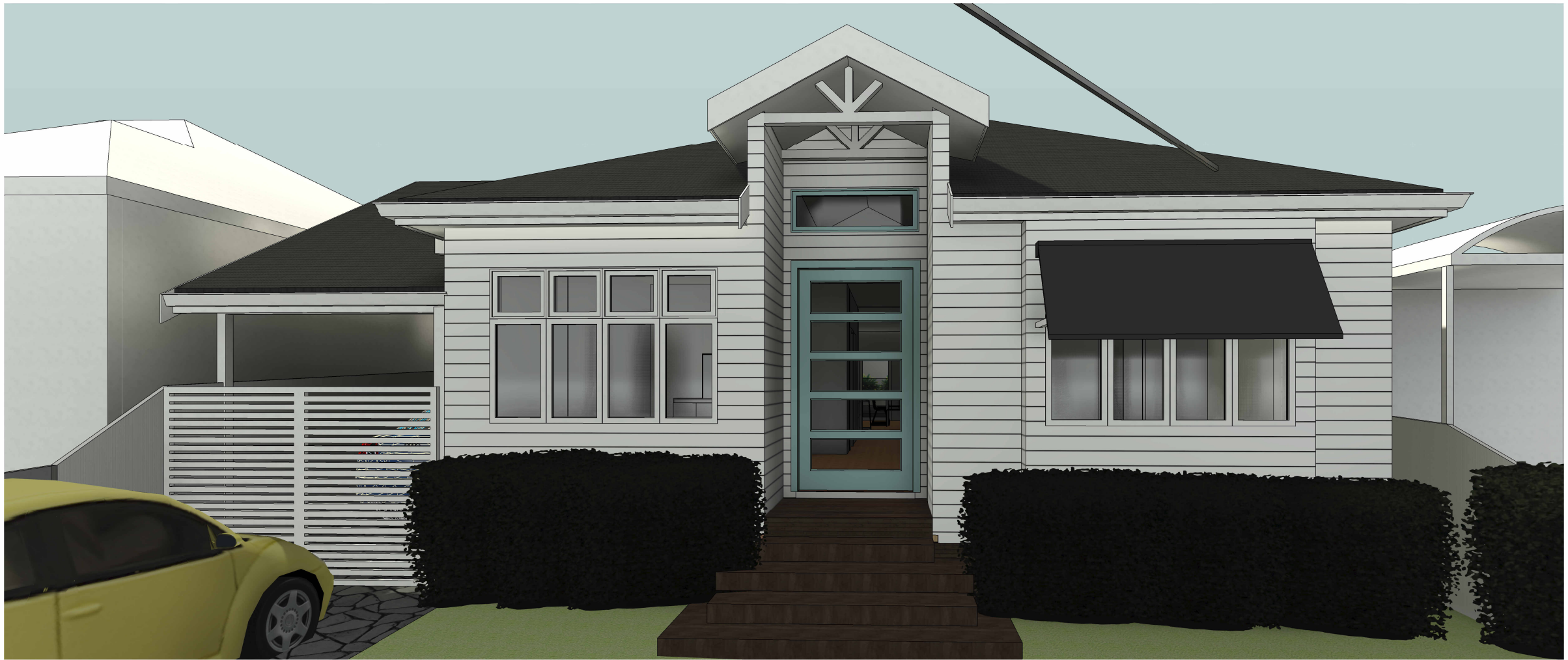
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SCHEDULE of EXTERNAL FINISHES



- HORIZONTAL WALL CLADDING - PAINTED WHITE
James Hardie <https://www.jameshardie.com.au/productrange>



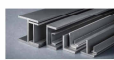
- ALUMINIUM WINDOWS - PEARL WHITE - Casement, sliding & fixed
G.JAMES - p: (02) 9732 2111 <https://gjames.com/>



- TIMBER DOORS - OWNER TO SELECT COLOUR
Bunnings Hardware p: (02) 8070 6400
<https://www.bunnings.com.au/stores/nsw/bankstown-airport>



- ROOF TILES - CONCETE - ATURA COLOUR - TBC
Monier - p: 1800 666 437 <https://www.monier.com.au/products/concrete-tiles>



- STEEL CARPORT FRAMING - POWDER COATED WHITE
By Builder



- GUTTER - COLORBOND - 'DOVER' WHITE
By Builder - <https://lysaght.com/products/roofing-guttering-fascia>



- FASCIA & BARGE - COLORBOND 'DOVER' WHITE
By Builder - <https://lysaght.com/products/roofing-guttering-fascia>



- DOWNPIPES - COLORBOND 'DOVER' WHITE
Bunnings Hardware p: (02) 8070 6400
<https://www.bunnings.com.au/stores/nsw/bankstown-airport>



- STAIR TREADS & DECKING - SELECTED HARDWOOD
To match existing



- ADJUSTABLE LOUVRE or BLIND - COLOUR WHITE
LUXAFLEX - <https://www.luxaflex.com.au/products/awnings>

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