SHEET INDEX

PKL BUILDING DESIGN

pklbuilding18@outlook.com

0417 517 116

PETER AND KATHY LEWIS

18 BLACKBUTT DRIVE FAILFORD

PROPOSED ALTERATION AND ADDITION AND SECOND DWELLING

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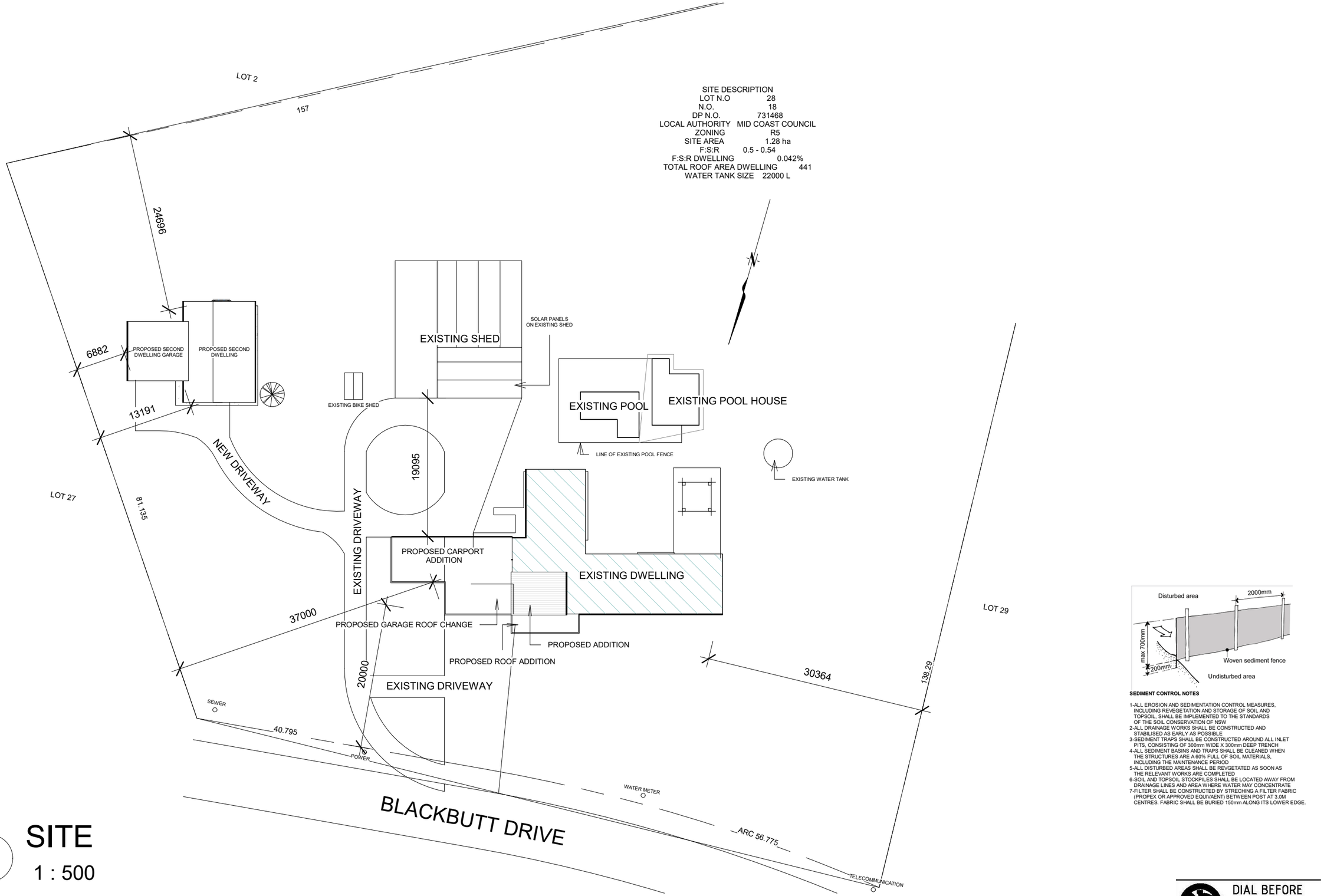

SITE DESCRIPTION

LOT N.O	28
N.O.	18
DP N.O.	731468
LOCAL AUTHORITY	MID COAST COUNCIL
ZONING	R5
SITE AREA	1.28 ha
F:S:R	0.5 - 0.54
F:S:R DWELLING	0.042%
TOTAL ROOF AREA DWELLING	441
WATER TANK SIZE	22000 L

SEDIMENT CONTROL NOTES

1-ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
2-ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE
3-SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH
4-ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD
5-ALL DISTURBED AREAS SHALL BE REVGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED
6-SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE
7-FILTER SHALL BE CONSTRUCTED BY STRECHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVAENT) BETWEEN POST AT 3.0M CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

1 SITE
1 : 500

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Client: For PETER AND KATHY LEWIS

Title: SITE PLAN

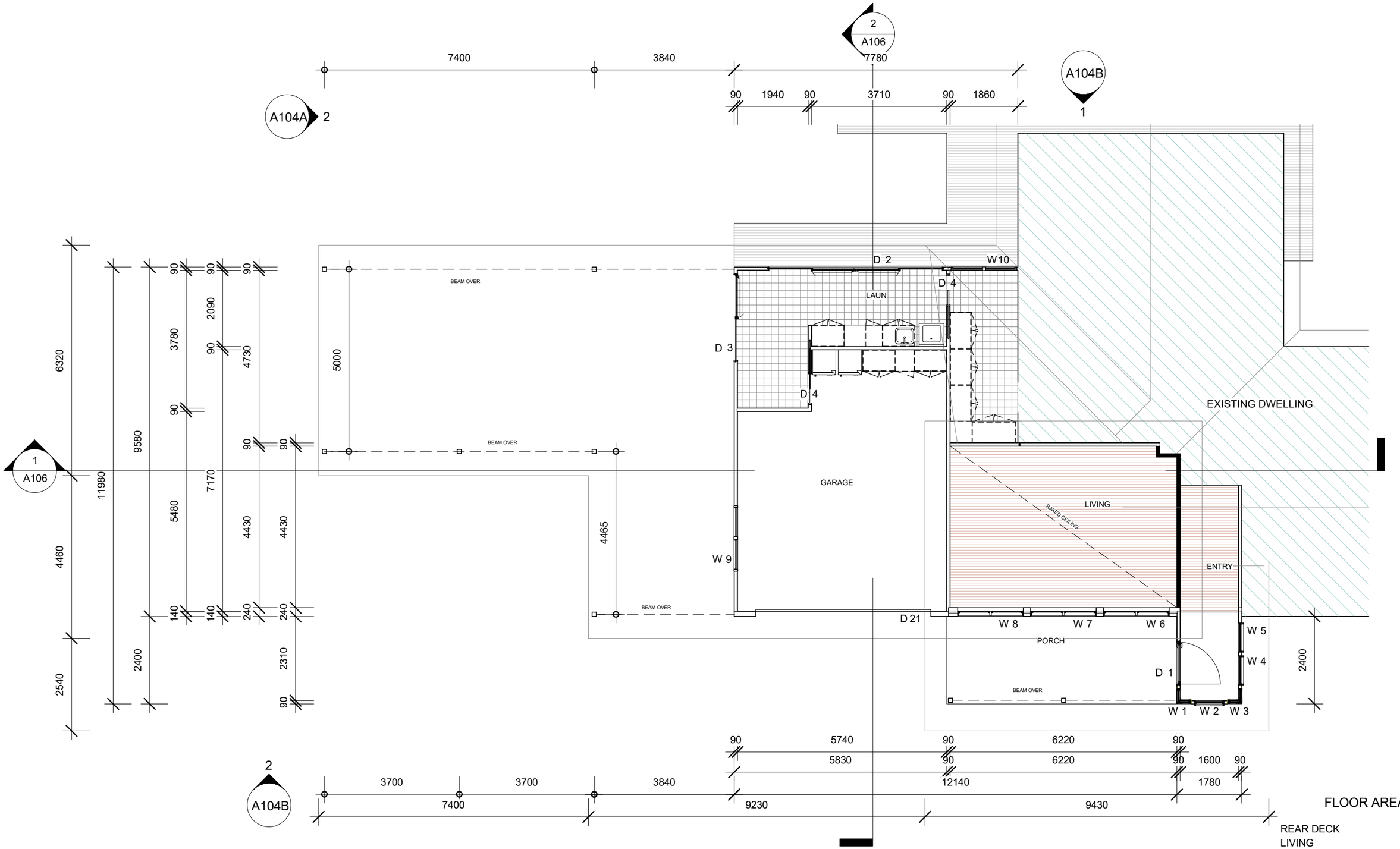
Site Address: 18 BLACKBUTT DRIVE FAILFORD

Design: ADDITION ALTERATION SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No.	A102A
Scale	As indicated
Designer	PKL
Drawn by	PKL
Checked by	PKL
Project Number	2410

12/06/2025 1:31:28 PM



GROUND FLOOR - PROPOSED

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
STUDIO GARAGE	42 m²
GARAGE	40 m²
PATIO AND PATH	90 m²
TOTAL	604 m²

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Client: For PETER AND KATHY LEWIS

Site Address: 18 BLACKBUTT DRIVE FAILFORD

Title: GROUND FLOOR PROPOSED

Design: ADDITION ALTERATION SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A103C | Scale @A3 1 : 100 | Designer PKL | Drawn by PKL | Checked by PKL | Project Number 2410

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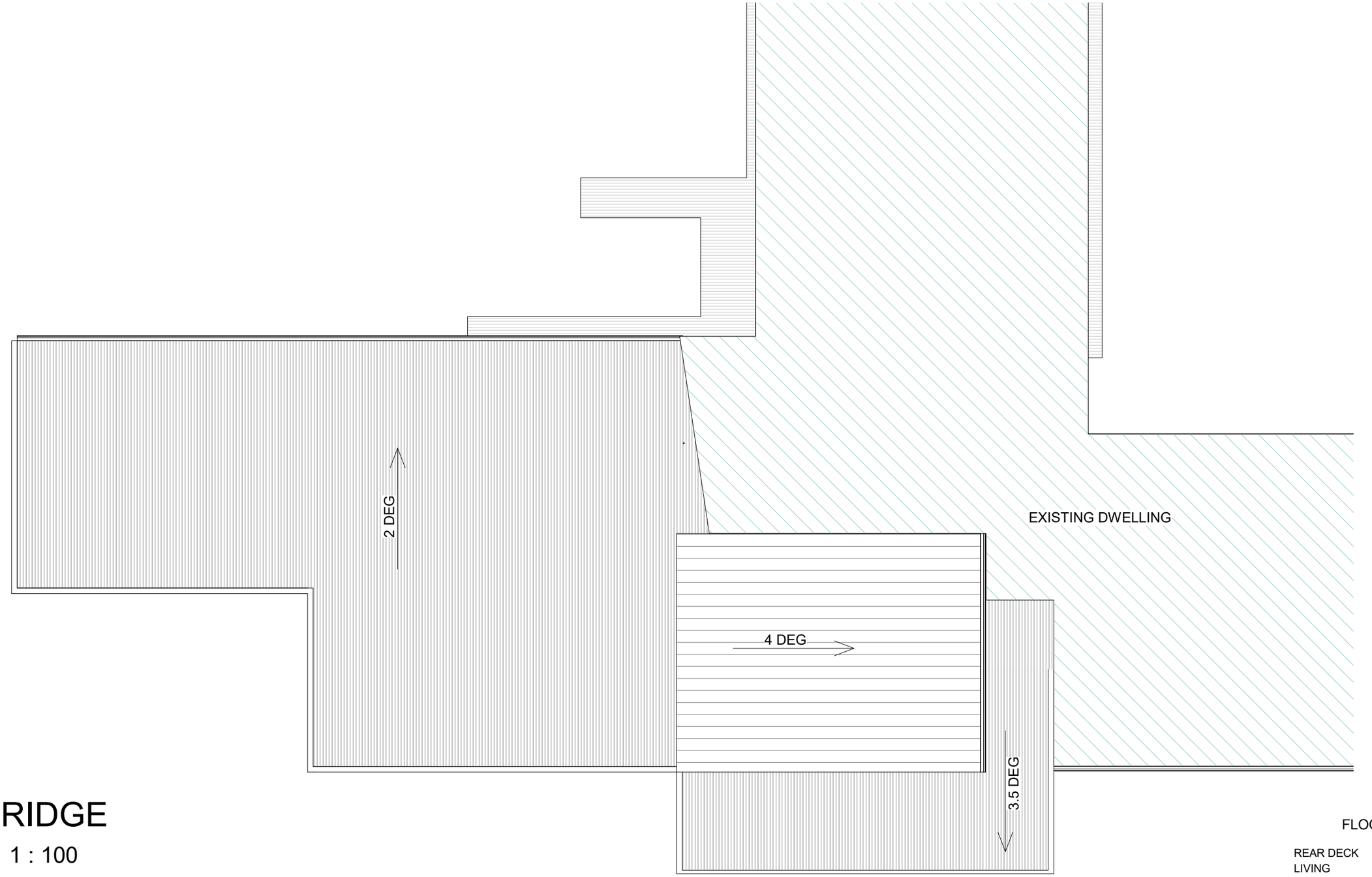

1 RIDGE

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
STUDIO GARAGE	42 m²
GARAGE	40 m²
PATIO AND PATH	90 m²
TOTAL	604 m²

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Client
For PETER AND KATHY LEWIS

Site Address
18 BLACKBUTT DRIVE FAILFORD

Title
ROOF PLAN

Design
ADDITION ALTERATION
SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A103D
Scale @A3 1 : 100
Designer Checker
Drawn by Checker
Checked by Checker
Project Number 2410

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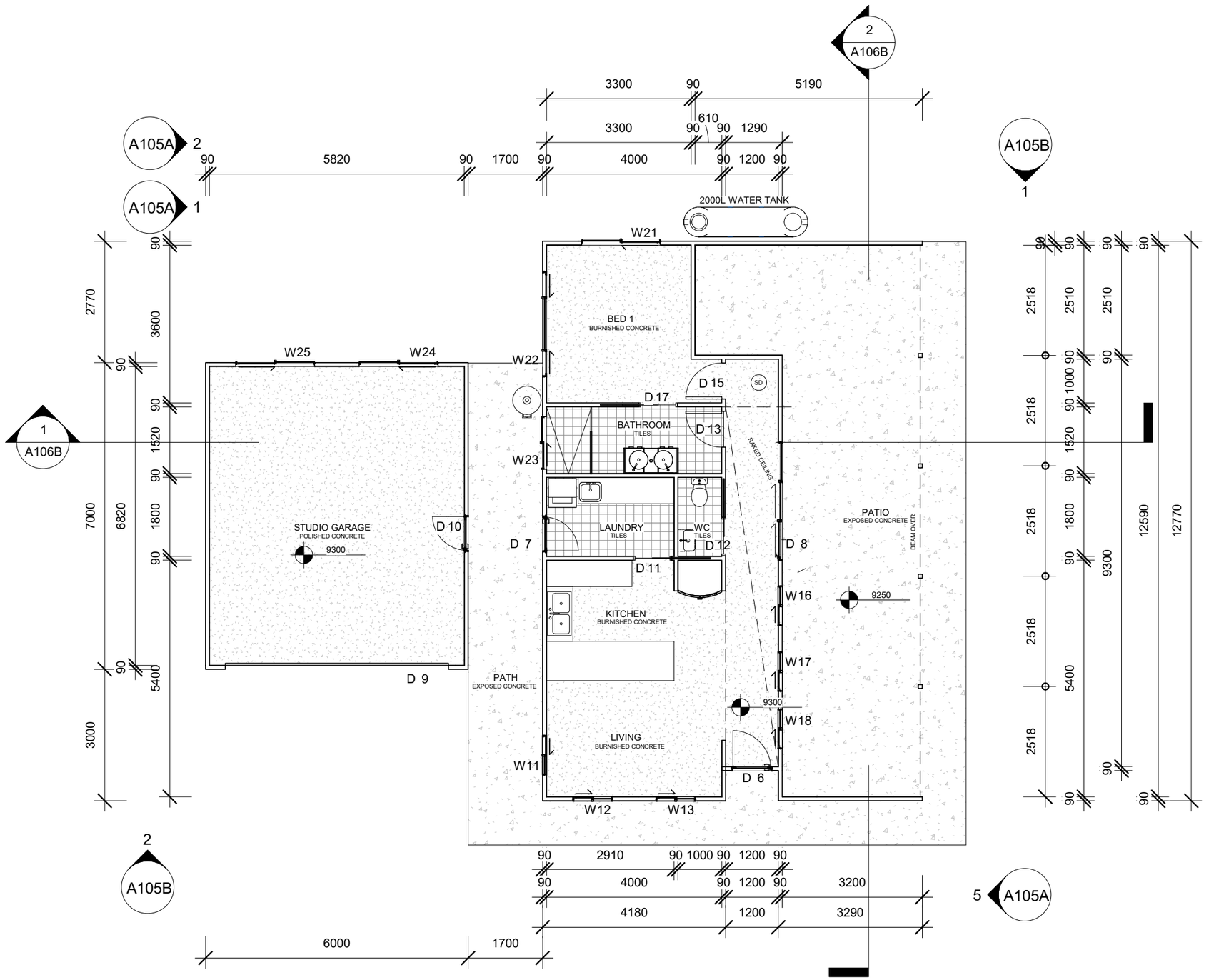

1 STUDIO GROUND FLOOR

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
STUDIO GARAGE	42 m²
GARAGE	40 m²
PATIO AND PATH	90 m²
TOTAL	604 m²

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Client: For PETER AND KATHY LEWIS

Site Address: 18 BLACKBUTT DRIVE FAILFORD

Title: GROUND FLOOR - SECOND DWELLING

Design: ADDITION ALTERATION SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A103E

Scale @A3 1 : 100

Designer PKL

Drawn by PKL

Checked by PKL

Project Number 2410

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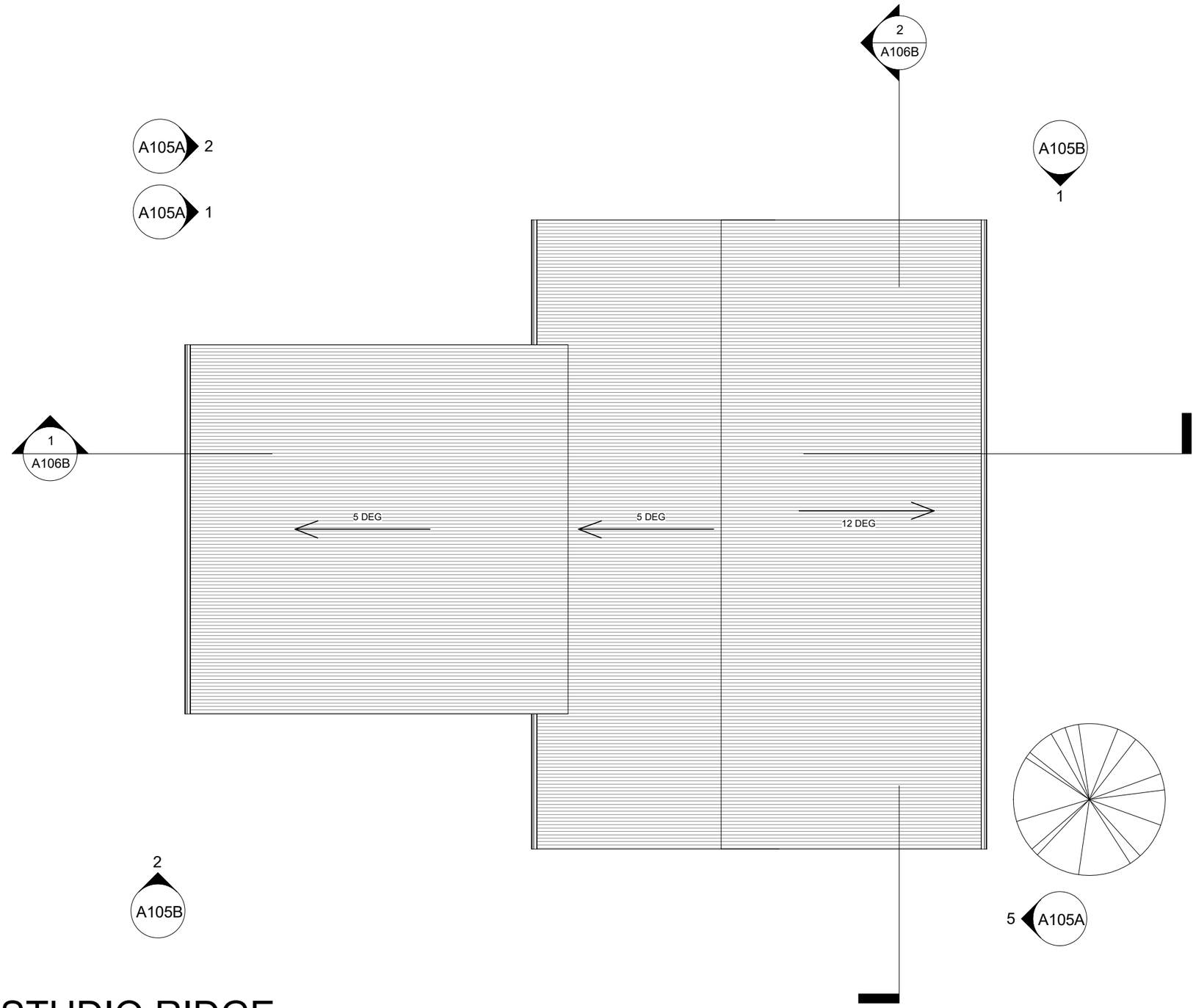

1 STUDIO RIDGE

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
STUDIO GARAGE	42 m²
GARAGE	40 m²
PATIO AND PATH	90 m²
TOTAL	604 m²

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Client
For PETER AND KATHY LEWIS

Site Address
18 BLACKBUTT DRIVE FAILFORD

Title
ROOF PLAN SECOND DWELLING

Design
ADDITION ALTERATION
SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A103F

Scale @A3 1 : 100

Designer Checker

Drawn by Checker

Checked by Checker

Project Number 2410

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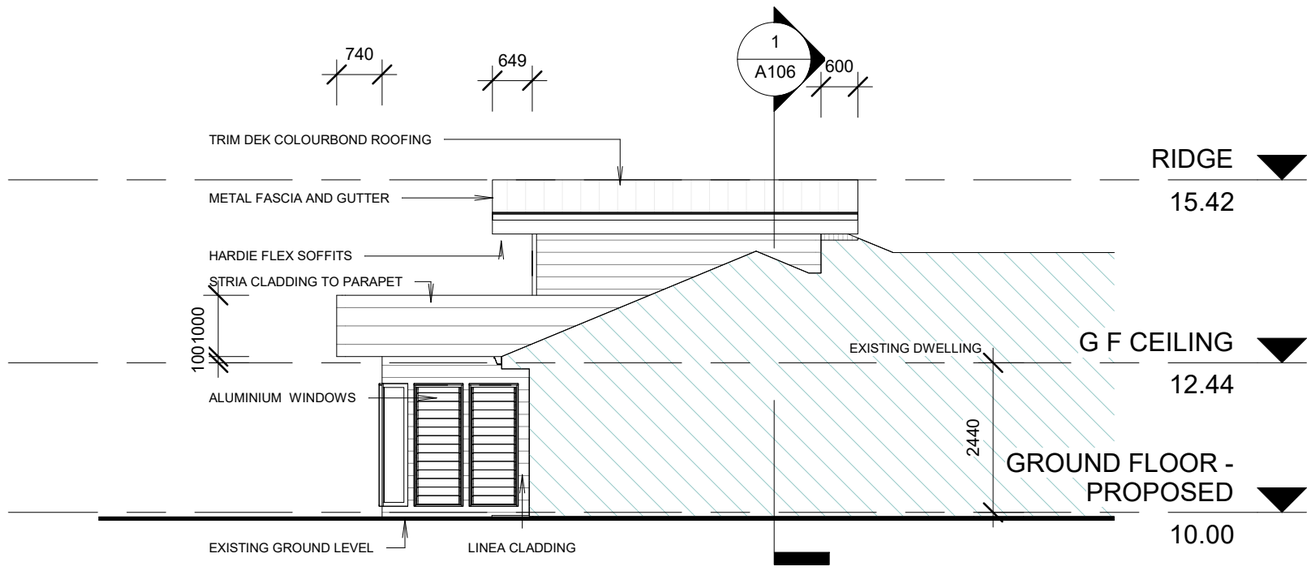
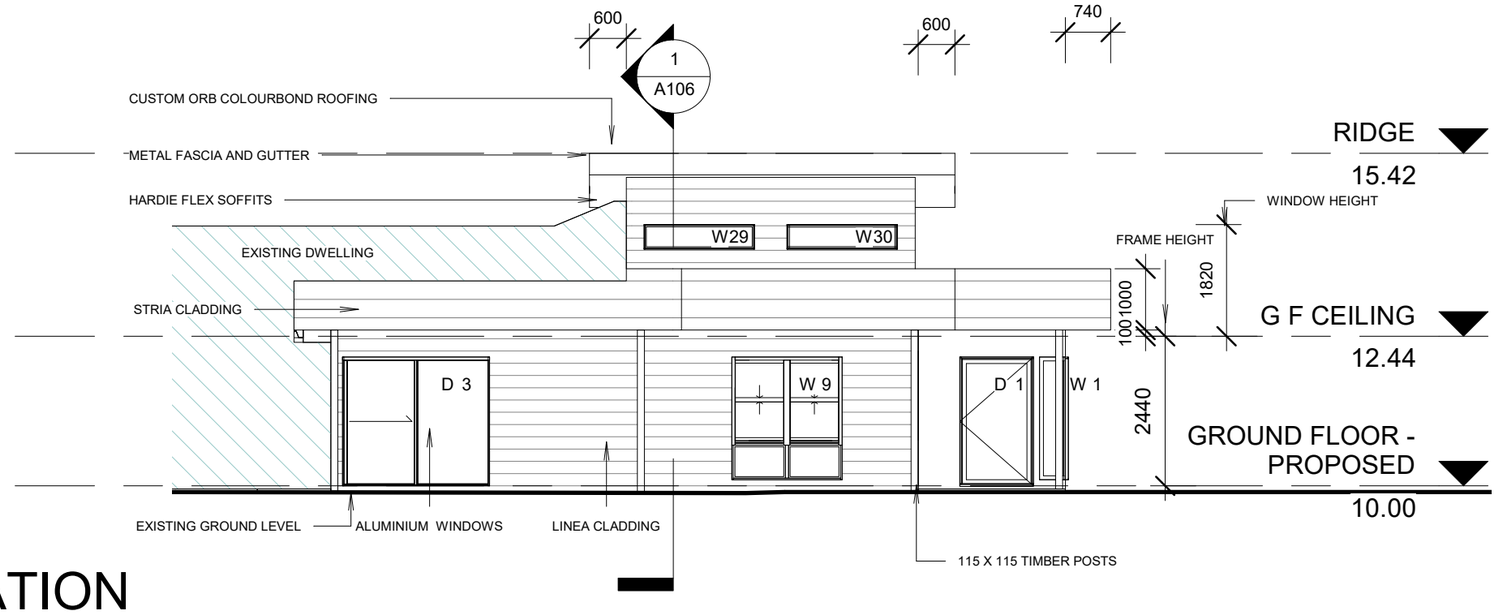


1 WESTERN ELEVATION

1 : 100



2 EASTERN ELEVATION

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
STUDIO GARAGE	42 m²
GARAGE	40 m²
PATIO AND PATH	90 m²
TOTAL	604 m²

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Client
For PETER AND KATHY LEWIS

Site Address
18 BLACKBUTT DRIVE FAILFORD

Title
ELEVATIONS

Design
ADDITION ALTERATION SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A104A
Scale @A3 1 : 100
Designer PKL
Drawn by PKL
Checked by PKL
Project Number 2410

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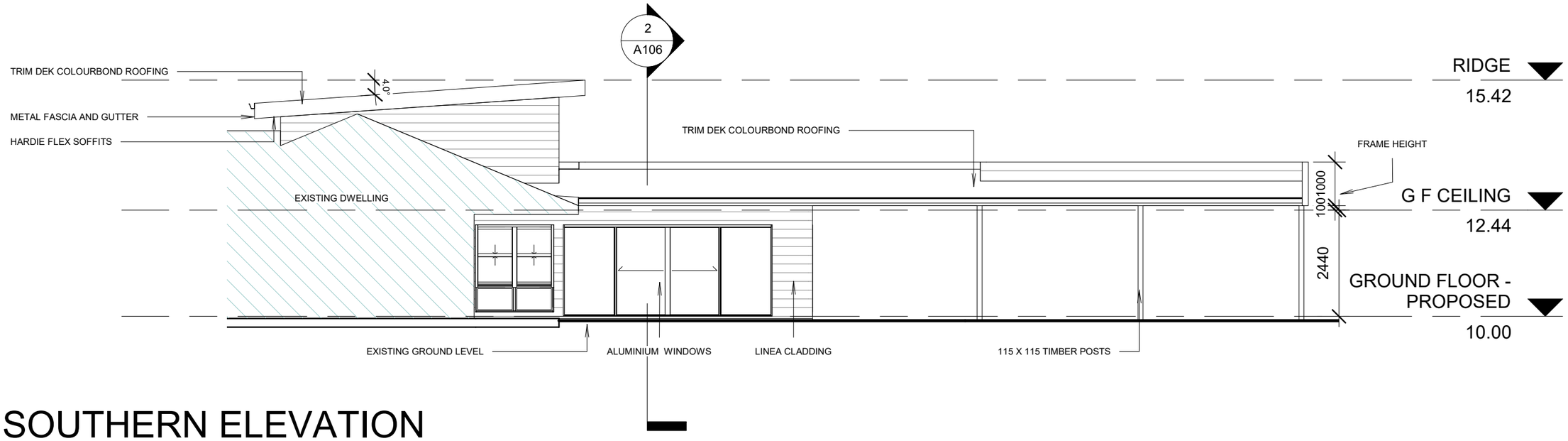
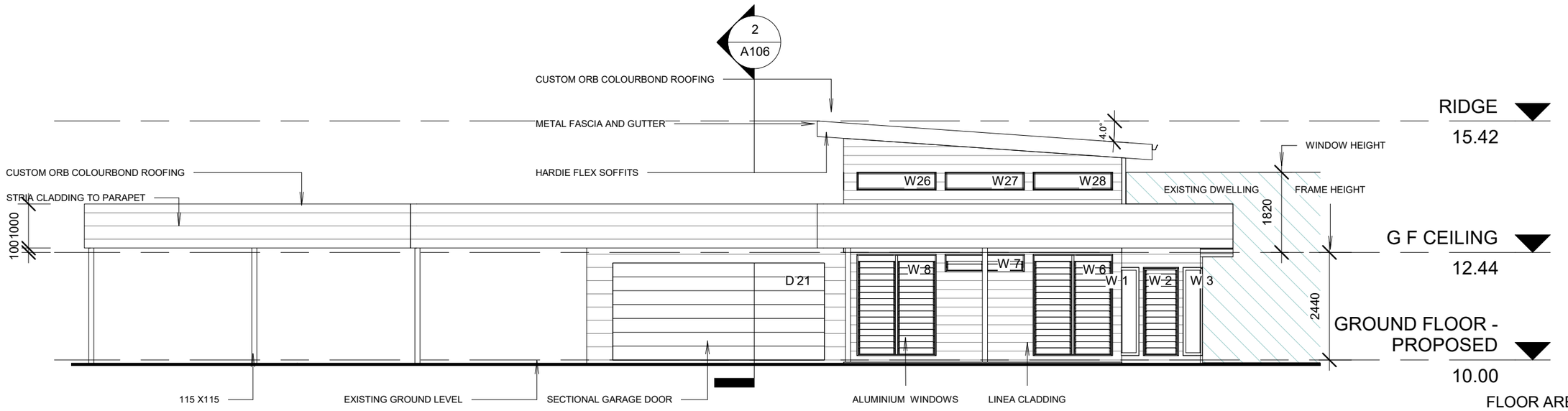


1 SOUTHERN ELEVATION

1 : 100



2 NORTHERN ELEVATION

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
STUDIO GARAGE	42 m²
GARAGE	40 m²
PATIO AND PATH	90 m²
TOTAL	604 m²

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Client
For PETER AND KATHY LEWIS

Title
ELEVATONS

Site Address
18 BLACKBUTT DRIVE FAILFORD

Design
ADDITION ALTERATION
SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A104B

Scale @A3 1 : 100
Designer PKL
Drawn by PKL
Checked by PKL

Project Number 2410

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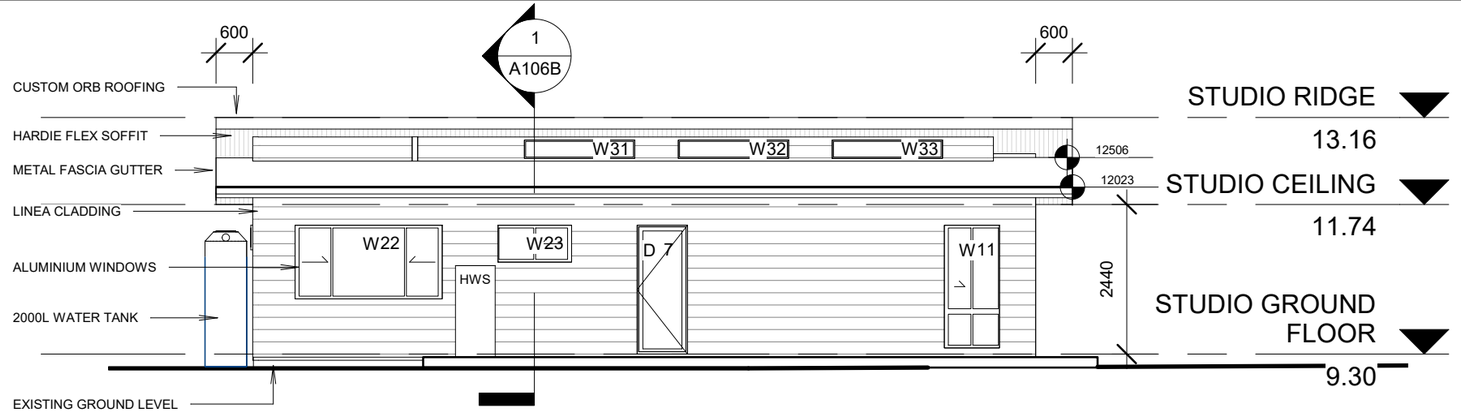
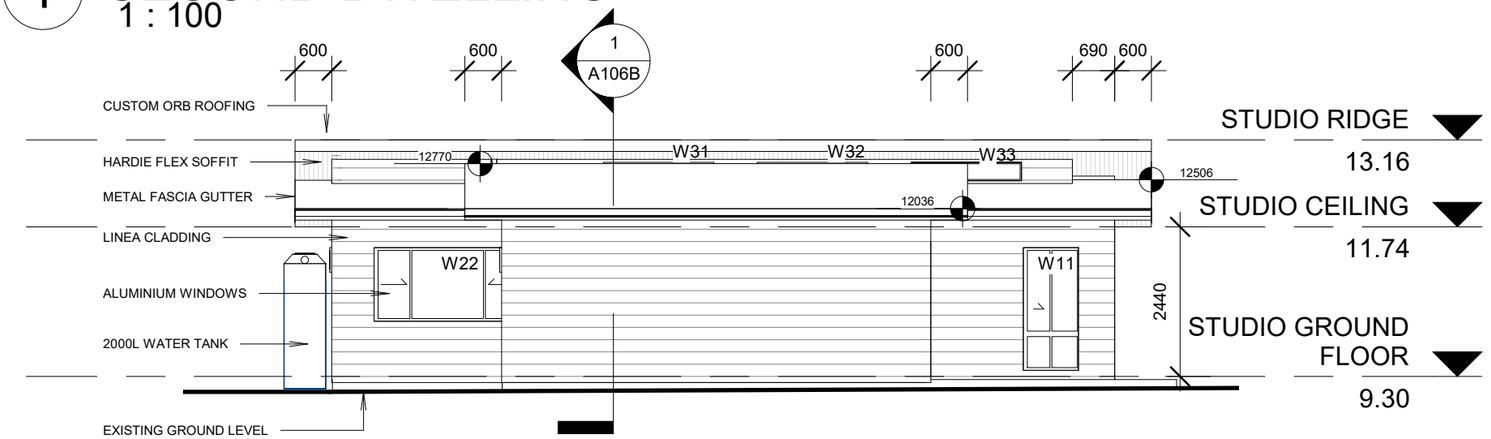


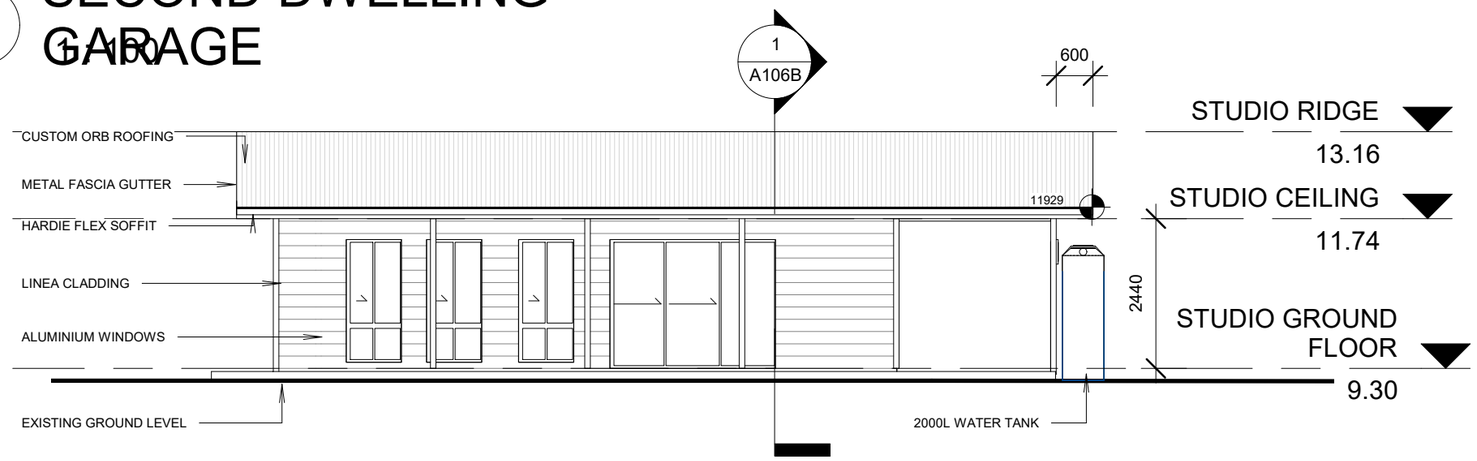
EASTERN ELEVATION SECOND DWELLING

1 : 100



EASTERN ELEVATION SECOND DWELLING GARAGE

1 : 100



WESTERN ELEVATION SECOND DWELLING

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
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GARAGE	40 m²
PATIO AND PATH	90 m²
TOTAL	604 m²

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Client: For PETER AND KATHY LEWIS

Site Address: 18 BLACKBUTT DRIVE FAILFORD

Title: ELEVATIONS - SECOND DWELLING

Design: ADDITION ALTERATION SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A105A

Scale @A3 1 : 100

Designer PKL

Drawn by PKL

Checked by PKL

Project Number 2410

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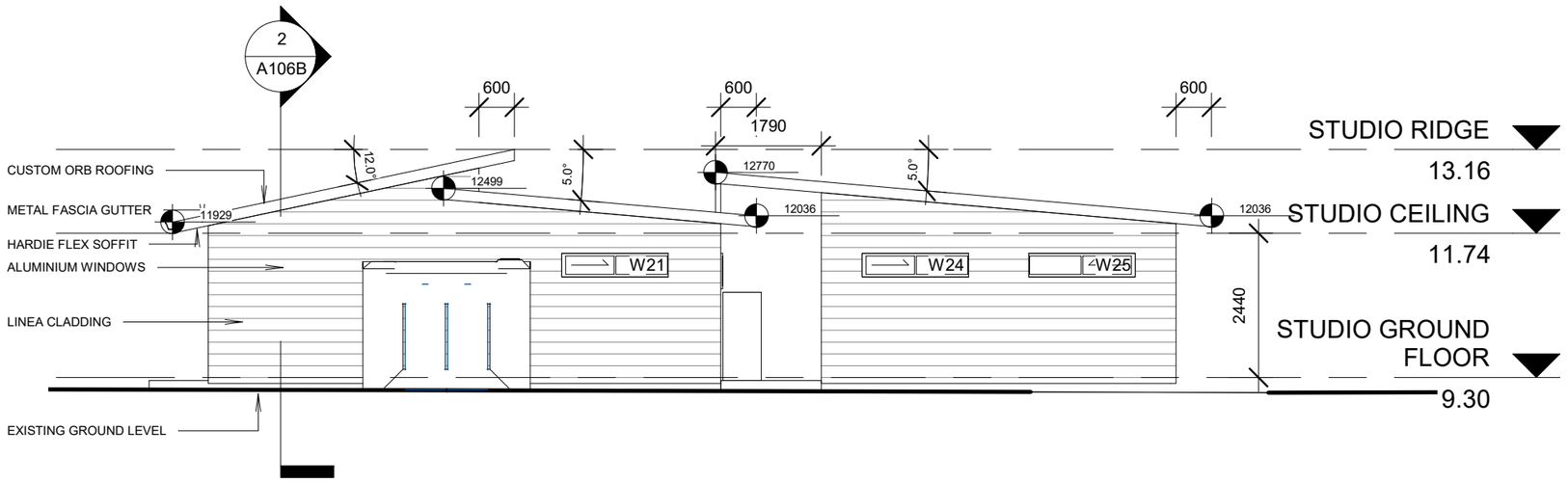
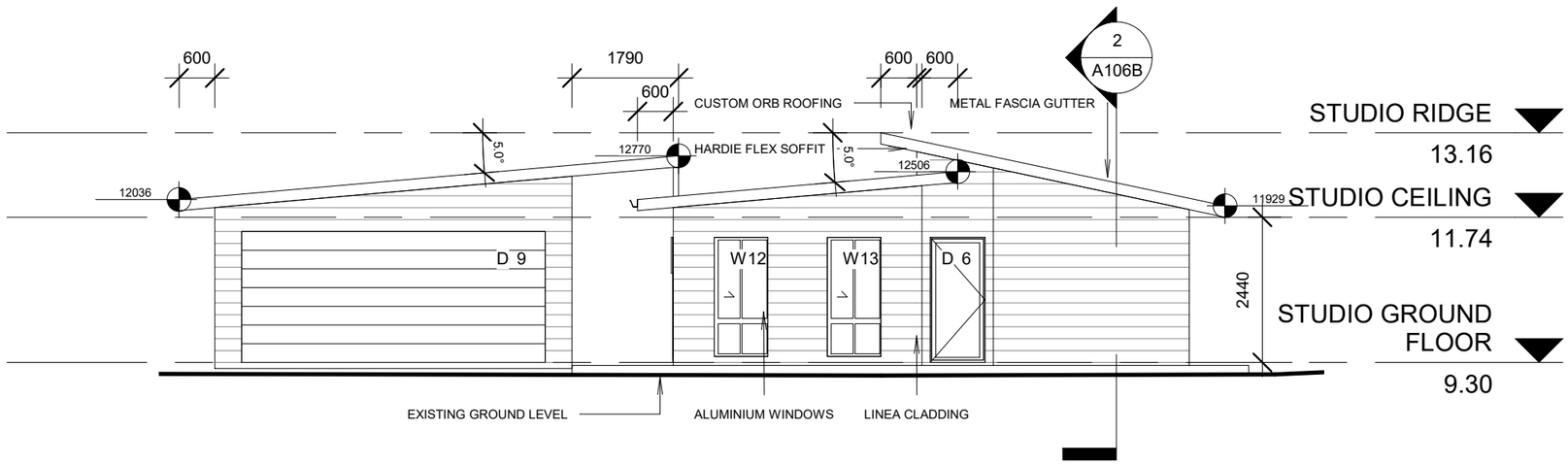


1 SOUTHERN ELEVATION SECOND DWELLING

1 : 100



2 NORTH ELEVATION SECOND DWELLING

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
STUDIO GARAGE	42 m²
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TOTAL	604 m²

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Client: For PETER AND KATHY LEWIS

Site Address: 18 BLACKBUTT DRIVE FAILFORD

Title: ELEVATIONS - SECOND DWELLING

Design: ADDITION ALTERATION SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A105B

Scale @A3 1 : 100

Designer PKL

Drawn by PKL

Checked by PKL

Project Number 2410

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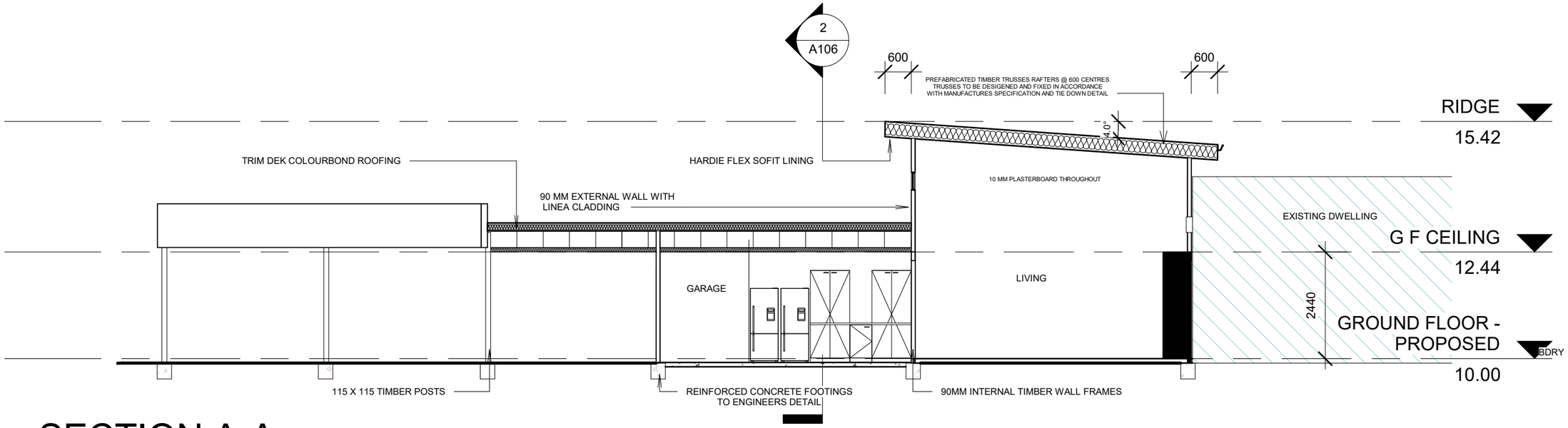
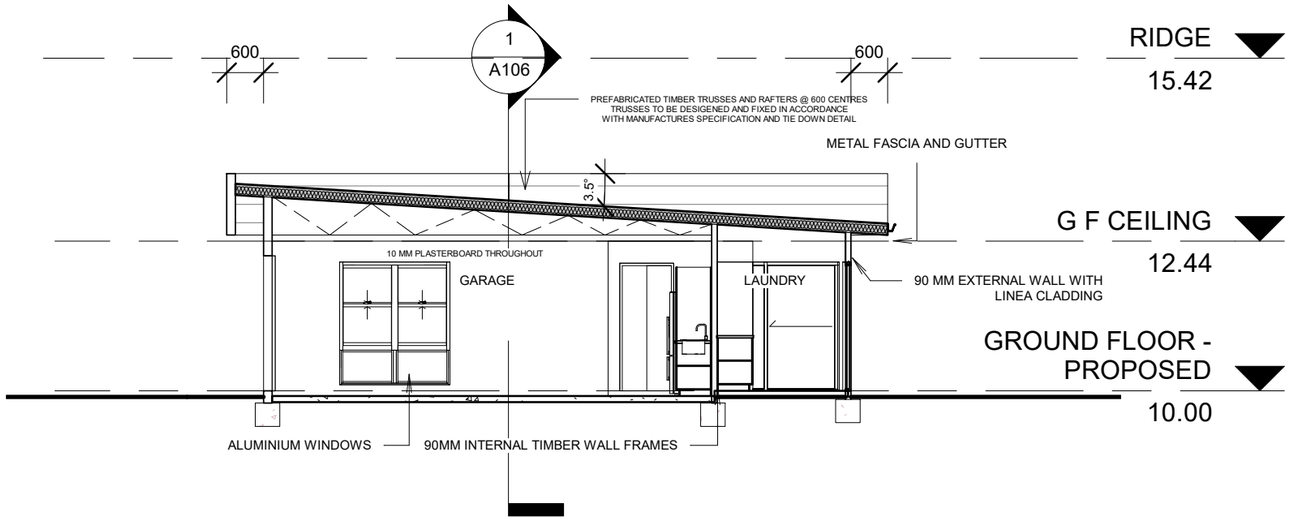


1 SECTION A-A

1 : 100



2 SECTION B-B

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
STUDIO GARAGE	42 m²
GARAGE	40 m²
PATIO AND PATH	90 m²
TOTAL	604 m²

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Client: For PETER AND KATHY LEWIS

Site Address: 18 BLACKBUTT DRIVE FAILFORD

Title: SECTIONS

Design: ADDITION ALTERATION SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A106

Scale @A3 1 : 100

Designer PKL

Drawn by PKL

Checked by PKL

Project Number 2410

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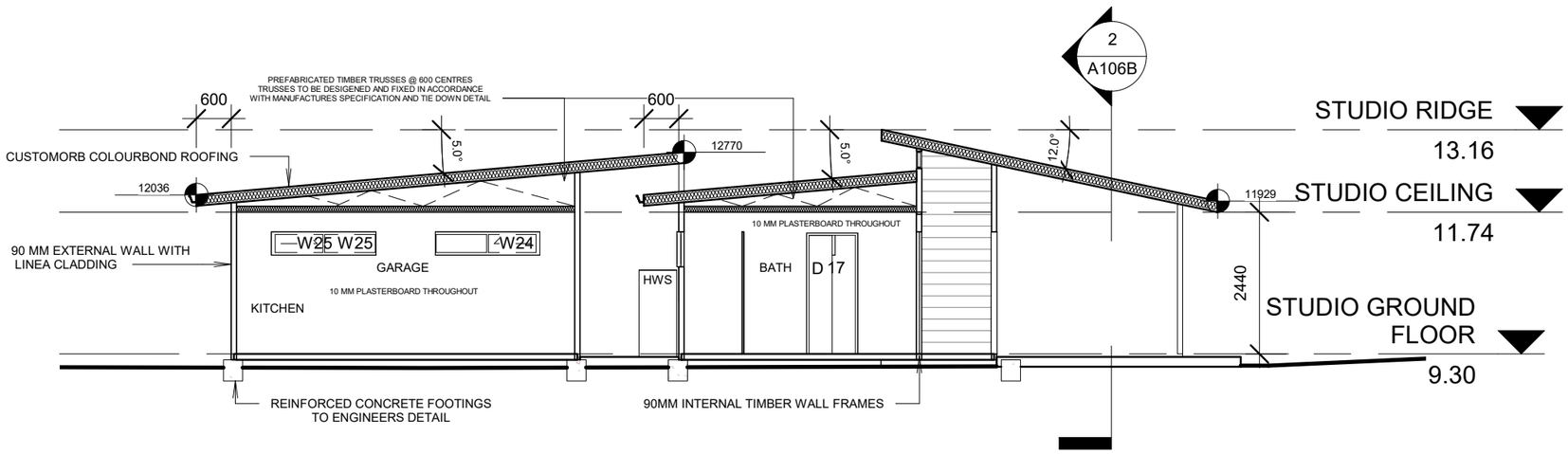

1 SECTION C-C

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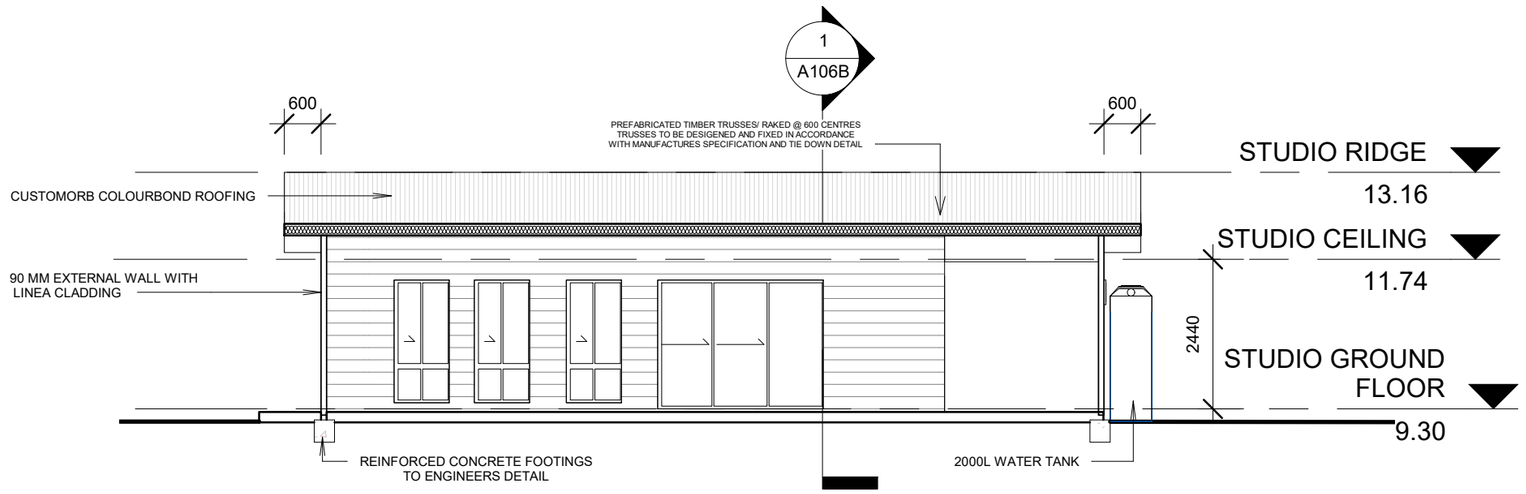

2 SECTION D-D

1 : 100

FLOOR AREA

REAR DECK	11 m²
LIVING	260 m²
FRONT DECK	12 m²
PORCH	15 m²
ALFRESCO	75 m²
STUDIO	60 m²
STUDIO GARAGE	42 m²
GARAGE	40 m²
PATIO AND PATH	90 m²
TOTAL	604 m²

PKL BUILDING DESIGN
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Client
For PETER AND KATHY LEWIS

Site Address
18 BLACKBUTT DRIVE FAILFORD

Title
SECTIONS SECOND DWELLING

Design
ADDITION ALTERATION
SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A106B
Scale @A3 1 : 100
Designer PKL
Drawn by PKL
Checked by PKL
Project Number 2410

12/06/2025 1:27:27 PM

DOOR SCHEDULE

N.O	ROOM	CONSTRUCTION TYPE	OPERATION	HEIGHT	WIDTH
1	ENTRY	ALUMINIUM	LH SWING	2100	1200
2	LAUNDRY	ALUMINIUM	OXXO SLIDING	2100	4800
3	BED 4	ALUMINIUM	SLIDING XO	2100	2400
4	STORE	TIMBER	CAVITY SLIDING	2040	1760
4	STORE	TIMBER	CAVITY SLIDING	2040	1760
5	STORE	TIMBER	CAVITY SLIDING	2040	1760
6	LAUNDRY	ALUMINIUM	LH SWING	2100	920
7	LAUNDRY	ALUMINIUM	LH SWING	2100	820
8	RUMPUS	ALUMINIUM	XXO SLIDING	2100	2700
9	GARAGE	STEEL	SECTIONAL	2200	5100
10	LAUNDRY	ALUMINIUM	LH SWING	2100	820
11	STORE	TIMBER	CAVITY SLIDING	2040	1760
12	STORE	TIMBER	CAVITY SLIDING	2040	1760
13	BATH	TIMBER	RH SWING	2100	820
15	BED 1	TIMBER	RH SWING	2100	820
17	STORE	TIMBER	CAVITY SLIDING	2040	1760
21	GARAGE	STEEL	SECTIONAL	2200	4800

WINDOW SCHEDULE

N.O	ROOM	CONSTRUCTION TYPE	OPERATION	HEIGHT	WIDTH
1	ENTRY	ALUMINIUM	StructuralCornerWindow	2000	400
2	ENTRY	ALUMINIUM	LOUVRE	2000	800
3	ENTRY	ALUMINIUM	StructuralCornerWindow	2000	400
4	ENTRY	ALUMINIUM	LOUVRE	2000	800
5	ENTRY	ALUMINIUM	LOUVRE	2000	800
6	LIVING	ALUMINIUM	LOUVRE	2300	1800
7	LIVING	ALUMINIUM	LOUVRE	400	1800
8	LIVING	ALUMINIUM	LOUVRE	2300	1800
9	GARAGE	ALUMINIUM	DOUBLE HUNG	2000	1800
10	BUTLERS	ALUMINIUM	DOUBLE HUNG	2000	1800
11	BED 3	ALUMINIUM	X0/OO SLIDING	2000	900
12	BED 3	ALUMINIUM	X0/OO SLIDING	2000	900
13	BED 3	ALUMINIUM	X0/OO SLIDING	2000	900
16	BED 3	ALUMINIUM	X0/OO SLIDING	2000	900
17	BED 3	ALUMINIUM	X0/OO SLIDING	2000	900
18	BED 3	ALUMINIUM	X0/OO SLIDING	2000	900
21	GARAGE	ALUMINIUM	XO SLIDING	400	1800
22	BED 1	ALUMINIUM	XOX SLIDING	1200	2400
23	BATHROOM	ALUMINIUM	XO SLIDING	600	1200
24	GARAGE	ALUMINIUM	XO SLIDING	400	1800
25	GARAGE	ALUMINIUM	XO SLIDING	400	1800
26	HIGHLIGHT	ALUMINIUM	FIXED	400	1800
27	HIGHLIGHT	ALUMINIUM	FIXED	400	1800
28	HIGHLIGHT	ALUMINIUM	FIXED	400	1800
29	HIGHLIGHT	ALUMINIUM	FIXED	400	1800
30	HIGHLIGHT	ALUMINIUM	FIXED	400	1800
31	HIGHLIGHT	ALUMINIUM	FIXED	300	1800
32	HIGHLIGHT	ALUMINIUM	FIXED	300	1800
33	HIGHLIGHT	ALUMINIUM	FIXED	300	1800

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PKL BUILDING DESIGN
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Client: For PETER AND KATHY LEWIS

Title: DOOR & WINDOW SCHEDULE

Site Address: 18 BLACKBUTT DRIVE FAILFORD

Design: ADDITION ALTERATION SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A107

Scale @A3

Designer PKL

Drawn by PKL

Checked by PKL

Project Number 2410

12/06/2025 1:27:31 PM

GENERAL NOTES

- Provide pet mesh insect screens to all external windows & sliding doors
- Ventilation to internal WC to be an exhaust fan in accordance with NCC Vol 2 Part 4 & AS - 1668.2
- 900mm vanity units thoughout unless otherwise stated
- 1800mm bath to bathroom unless otherwise stated
- O/head cupboards to 2100mm AFL
- All openings to have 2100mm AFL
- Top shelf & hanging rail to all robes
- Rainwater tank as documented
- Dimensions are to be verified prior to commencement of work
- Given dimensions are to have priority to scaled dimensions
- All steps are to have 190mm maximum risers and 240mm minimum goings
- All wet areas to be in accordance with the current NCC Vol 2 part 4
-Termite control must be in accordance with AS3660.1. It is the owners responsibility to conduct regular inspections and maintainance in accordance with the system used
-All external fixings to be stainlees steel

SITE NOTES

-This drawing shall be read in conjuction with all other drawings and specifications for the project
-Any discrepancies shall be referred to the architect for clarification before proceeding with work
-All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site
-Figured dimensions to be used rather than scaling
- Builder to verify all boundary clearances & site set-out dimensions prior to commencement of construction
- Levels & contours are based on assuned datum. Prior to construction the relevant authority should be contacted for possible minimumfloor level requirements & flood information
- This site plan is based on a disclosure plan; therefore the floor level is subject to change
- Retaining walls greater than 1m high (cut or fill) are required to be engineer designed & certified prior to building approval
- Retaining walls greater than 1.5m from boundary require a building relaxation (fill side only)
- Batters to comply appropriate soil classification described in table NCC
- Vehicular cross-over to be constructed as per local council requirements and/or approval
- Scrape away vegetation & cut and fill to provide a level building platform
- Finish surface to be graded away from house at minimum of 1:20 for at least 1m
- Surface water to be channelled to council stormwater drainage system
- This site plan is a transcript of the original contour survey and the builder is to verify all information contained hereon prior to site start
- The driveway and pathways indicated on plan are suggested layouts
- All ground levels are approximate only
- All works to be constucted in accordance with the current National Construction Code, the current Australian Standards and all relevant current trade and technical manuals

LEGEND

NCC	National Construction Code
ACBC	Austrailian Building Code Board Housing Provisions Standard
AS	Australia Standards
DP	Downpipe
HWS	Hot Water System
SHS	Steel Post
FW	Floor Waste
T.B.C	To Be Confirmed
R.L.	Relative Level
AFL	Above Floor Level
NGL	Natural Ground Level
FGL	Finished Ground Level
OHC	Overhead Cupboard
WM	Washing Machine
W.I.R	Walk in Robe
WC	Water Closet
SGD	Sliding Glass Door
SW	Sliding Window
AW	Awning Window
DH	Double Hung Window
LV	Louvre Window
FG	Fixed Glass Window
SL	Side Light
CSD	Cavity Sliding Door
SWL	Stormwater Line
MH	Manhole
MSB	Main Switch Board
SD	Smoke Detector

CONSTRUCTION NOTES

This building has been designed in accordance with the current building code of Australia, building act ammendment & australian standards

Roofing	Custom orb Sheet roofing
Ceiling height	As specified on drawings
Joinery Level	As specified on drawings
Footings/ Slab	To engineers design and detail
Slab Height	To engineers design and detail
Termite Management	In accordance with NCC ACBC part 3 termite risk management and A.S. 3660.2 :2000
External walls- Brick Veneer	250mm- Select Face Brick, 50mm cavity, 90mm timber studs/frame
External walls- Lightweight	90mm Timber Frame, Lightweight Cladding as per Specifications
Internal Walls	90mm Timber Frame
Internal Linings	10mm Plasterboard 10mm Wet board to Wet Areas
Ceiling Linings	10mm Super Ceil
Soffit Linings	4.5mm Hardie Flex
Window Flashing	To all Windows sides and bottom
Fascia	Colourbond
Downpipes	Round PVC
Gutter	Colourbond
Smoke Alarms	To be hard wire installed in accordance with NCC Vol 2 Part 4

STORMWATER / DRAINAGE NOTES;

- Drainage to be in accordance with NCC Vol 3, ACBC Part 3.3. Point to meet local authority requirements
- All plumbing & drainage is to comply with the standard sewerage by-laws & requirements of the local authority
- All downpipes to be installed in accordance with the current NCC Vol 3, each downpipe must not serve more than 12m of gutter length
- Stormwater system to local authority requirements (owner / applicant / builder to ensure no stormwater runoff occurs onto adjoining properties, back onto any structures & no ponding under sub floor areas
- Stormwater approval for legal discharge to be obtained from local authority prior to work commencing
- Discharge is proposed to kerb & channel, rubble pit to council requirements, inter allotment drainage, storm water service main, canal or river

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE NATIONAL CONSTRUCTION CODE AND THE CURRENT AUSTRALIAN STANDARDS

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Client: For PETER AND KATHY LEWIS

Site Address: 18 BLACKBUTT DRIVE FAILFORD

Title: CONSTRUCTION NOTES

Design: ADDITION ALTERATION SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A108

Scale @A3 1 : 50
Designer PKL
Drawn by PKL
Checked by PKL

Project Number 2410

12/06/2025 1:27:36 PM

WORKPLACE HEALTH AND SAFETY REPORT

COMPILED IN ACCORDANCE WITH WORK HEALTH AND SAFETY ACT 2011

IDENTIFIED HAZARD AREAS

1. FALLS, SLIPS AND 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 2 METRES. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF 2 METRES IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS EQUIRED TO WORK IN A SITUATION WHEREFALLING MORE THAN 2 METRES IS A POSSIBILITY.

DURING OPERATION OR MAINTANENCE

CLEANING AND MAINTANENCE 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 2 METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTANENCE 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 FINISHES HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH 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 BETIER SLIP RESISTANCE SHOULD BE CHOSEN.THE OWNER IS RESPOI\)SIBLE 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 AON 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 BOTHE VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTANENCE, AND DEMOLITION AND AT ALL TIMES WHEN THE BUILDING ACTS AS A WORKPLACE. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTANENCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRTACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATERIAL 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 WORKSITE DURING CONSTRUCTION; MAINTANENCE SHOULD BE STORED IN DESIGNATED AREAS WAY 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 GROUNDLEVEL 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. PROVIED 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.

BUILDING COMPONENTS

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STELWORK, 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 POSSIBILITY.

MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINENANCE 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

PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THIS ROADWAY WAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. tRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE REPONSIBLE FOR THE SUPERVISION OF THE AREAS.

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 THESE AREAS.

BUSY CONSTRCUCTION AND DEMOLITION SITES PRESENT A RISI< OF COLLISION HERE 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

RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIA. 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 APPRIOPRIATE SERVICES {SUCH AS DIAL BEFORE YOU DIG}, APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

{IN LOCATIONS WITH UNDERGROUND POWER}
UNDERGROUND POWER LINES ARE LOCATED IN OR AROUND THIS SITE. ALL UNDER-GROUND POWER LINES MUST BE DISCOI\)NECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOILITION WORK COMMENCING.

{IN LOCATIONS WITH OVERHEAD POWERLINES}
OVERHEAD POWERLINES ARE ON OR NEAR 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 OCCURING; POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING SIGNS 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 2 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 MAINENANCE 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

POWDERED MATERIAL

MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING IN OR ON THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONEL 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 INCLUDES PROVISION FOR THE INCLUSION OF TREATEDTIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING OPERATIONAL CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONEL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING CUTTING OR OR USING TREATED TIMBER IN A WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEf\)SED. DO NOT BURN TREATED TIMBER.

SYNTHETIC MINERAL FIBRE

FIBREGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIALS USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES INTO CONTACT WITH SKIN, EYES OR OTHER SENSITIVE PARTS OF 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 CONTAINS 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. PRESONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECCOMENDATIONS 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 AHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

ENCLOSED SPACES

ENCLOSED SPACES WITHIN THE BUILDING MAY PREVENT 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

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 FOR SHORT PERIODS OF TIME. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALLS PACES.

8. PUBLIC ACCESS

PUBLIC ACCESS TO CONSRTUCTION 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

THIS BUILDING HAS BEEN DESIGNED TO THE REQUIREMENTS OF SPECIFIC BUILDING CLASSIFICATION IDENTIFIED WITHIN 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, IN ACCORDANCE WITH THE PROVISIONS OF THE WORKPLACE HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT.
{WHERE THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE COMPLETION OF THIS REPORT AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF THE FIT-OUT FOR THE END USER.}

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/NZ3012 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.

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Client
For PETER AND KATHY LEWIS

Site Address
18 BLACKBUTT DRIVE FAILFORD

Title
WORK SAFETY NOTES

Design
ADDITION ALTERATION
SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A109
Scale @A3
Designer PKL
Drawn by PKL
Checked by PKL
Project Number 2410

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GENERAL HOUSING SPECIFICATION

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS

All works to be completed in accordance with the current version of the National Construction Code Series, including National Construction Code (NCC), Volume 2 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.

All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application.

STRUCTURAL PROVISIONS

Structural Design Manuals – is satisfied by complying with:
a) NCC, Vol. 2, Part H1D1 and Part 2.2 Structural Provisions of the ABCB Housing Provisions;
Structural Software – Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software as per the NCC, Vol 2, Part H1D6 (7) and Part 2.2.5 of the ABCB Housing Provisions.

SITE PREPARATION

Earthworks - Earthworks are to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions
Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.
Drainage – Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in the NCC, Vol. 2, Part H2D2 and Part 3.3 of the ABCB Housing Provisions
Termite Risk Management – Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:
a) AS 3600.1, and
b) The Acceptable Construction Practice as detailed in accordance with the NCC, Vol. 2, Part H1P1 and Part 3.4 of the ABCB Housing Provisions
c) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in the NCC, Vol. 2, Part 3.4.3 of the ABCB Housing Provisions

FOOTINGS AND SLABS

The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions
Piled footings are to be designed in accordance with AS 2159

MASONRY

Unreinforced Masonry – to be designed and constructed in accordance with;
a) AS 3700; or
b) AS 4773 Parts 1 and 2; or
c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions
Reinforced Masonry – to be designed and constructed in accordance with;
a) AS 3700; or
b) AS 4773 parts 1 and 2; or
c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions
Masonry Components and Accessories – to be constructed and installed in accordance with;
a) AS 3700; or
b) AS 4773 Parts 1 and 2;
c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions
Weatherproofing of Masonry
This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building.
This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.
The weatherproofing of masonry is to be carried out in accordance with;
a) AS 3700; except as provided for by NCC, Vol. 2, Part H1D5 (4); or
b) AS 4773 Parts 1 and 2
c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

FRAMING

Sub-Floor Ventilation – Is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D5 and part 6.2 of the ABCB Housing Provisions
Steel Framing – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions; or, one of the following manuals:
a) Steel structures: AS 4100.
b) Cold-formed steel structures: AS/NZS4600.
c) Residential and low-rise steel framing: NASH Standard.
Timber Framing – is to be designed and constructed in accordance with the following, as appropriate:
a) AS 1684.2.
b) AS 1684.4.
Structural Steel Members – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC

ROOF AND WALL CLADDING

Roof Cladding – is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D7 and Part 7.2 and 7.3 of the ABCB Housing Provisions; or, one of the following:
a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS4597, AS2050, AS2049 and AS 4200.1
b) Metal Roof Cladding: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS1562.1
c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3
Gutters and Downpipes – are to be designed and constructed in accordance with the Acceptable Construction Practice of of the NCC, Vol. 2, Part H2D2, H2D6 and Part 7.4 of the ABCB Housing Provisions, or, AS/NZS 3500.3 – Stormwater drainage.
Timber & Composite Wall Cladding – to be designed and constructed in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part 7.5 of the ABCB Housing Provisions - AS4200.1, AS2908.2 or ISO 8336, AS1859.4, AS2269.0 and AS2904
Autoclaved Aerated Concrete to AS5146.1
Metal wall cladding to be designed and constructed in accordance with AS 1562.1

GLAZING

Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D8 and Part 8.3 of the ABCB Housing Provisions, or, one of the following manuals as applicable under the NCC:
a) AS 2047.
b) AS 1288.

FIRE SAFETY

Fire Hazard properties of materials to comply with the NCC, Vol. 2, Part H3D2
Fire Separation of external walls to comply with the NCC, Vol. 2, Part H3D3 and Part 9.2 of the ABCB Housing Provisions
Fire Separation of separating walls & floors to comply with the NCC, Vol. 2, Part H3D4 and Part 9.3 of the ABCB Housing Provisions
Fire Separation of garage-top-dwellings to comply with the NCC, Vol. 2, Part H3D4 and Part 9.4 of the ABCB Housing Provisions
Smoke Alarms & Evacuation lighting to comply with the NCC, Vol. 2, Part H3D5 and Part 9.5 of the ABCB Housing Provisions

BUSHFIRE AREAS

Bushfire Areas – This section relates to:
a) A Class 1 building; or
b) A Class 10a building or deck associated with a Class 1 building,
If it is constructed in accordance with the following:
c) AS 3959, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or
d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service undersection 79BA of the Environmental Planning and Assessment Act 1979; or
e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.
Alpine Areas – to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H7D3 and Part 12.2 of the ABCB Housing Provisions if located in an alpine area.

HEALTH AND AMENITY

Wet Areas and External Waterproofing – building elements in wet areas within a building must:
a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and
b) Comply with AS 3740.
c) External areas to comply with AS4654.1 & AS4654.2
Room Heights – are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 and Figure 10.3.1 of the ABCB Housing Provisions
Facilities – are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions
Light – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Provisions
Ventilation – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D7 and Part 10.6 of the ABCB Housing Provisions and installed in accordance with AS1668.2
Sound Insulation – (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D8 and Part 10.7 of the ABCB Housing Provisions
Condensation Management to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10.8 of the ABCB Housing Provisions

SAFE MOVEMENT AND ACCESS

Stairway and Ramp Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D2 and Part 11.2 of the ABCB Housing Provisions
Barriers and Handrails – to be constructed and installed in accordance with the Acceptable Construction Practice of to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D3 and Part 11.3 of the ABCB Housing Provisions

ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

H7D2 - Swimming Pools
H7P1 - Swimming Pool Access – to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS 1926 Parts 1 and 2.
H7P2 - Swimming Pool Water recirculation Systems – is to be designed and constructed in accordance with AS1926.3.
High Wind Areas – Applies to a region that is subject to design wind speeds more than N3 or C1 (see Table 4 of the NCC). To be constructed in accordance with one or more of the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions
H1D9 - Earthquake Areas subject to "seismic activity" to be constructed in accordance the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions
H1D10 - Flood Hazard Areas – applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the NCC) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.
H7D3 - Construction "Alpine Areas" in accordance with NCC, Vol. 2, Part 12.2 of the ABCB Housing Provisions
H7D4 - Construction in Bushfire Prone Areas; dwellings are to be construced in accordance with AS3959-2018: Construction of buildings in bushfire-prone areas
H1D11 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the NCC, Vol. 2, Part 12.3 of the ABCB Housing Provisions or alternatively must be designed by a professional engineer or other appropriately qualified person in accordance with the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions
H7D5 - Heating Applicances, Fireplaces, Chimneys & Flues to be installed in accordance with the NCC, Vol.2, Part 12.4 of the ABCB Housing Provisions; or
a) for a domestic solild fuel burning applicance, AS/NZS 2918

ENERGY EFFICIENCY

Energy Efficiency – to comply with the measures contained in the relevant BASIX certificate and the requirements of the NCC, Vol. 2, NSW Part H6 Energy Efficiency and the NSW Parts of Part 13.2 of the ABCB Housing Provisions

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Sheet No. A110
Scale @A3 1 : 50
Designer PKL
Drawn by PKL
Checked by PKL
Project Number 2410

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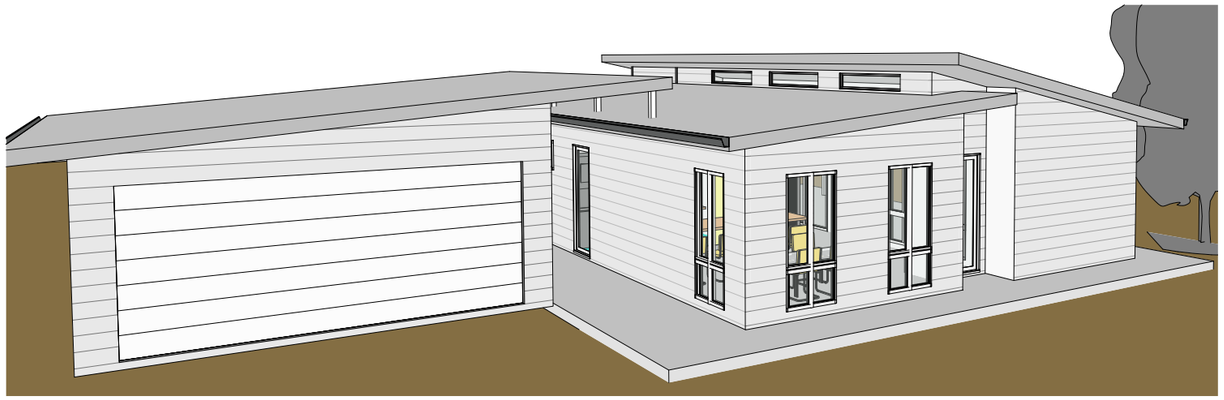

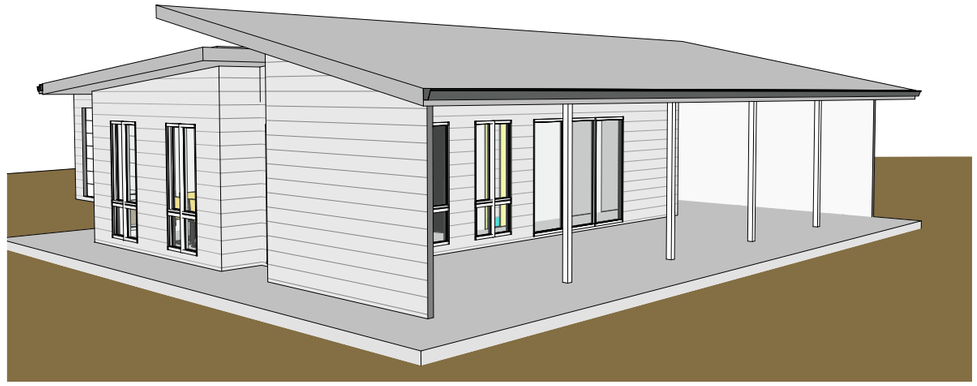

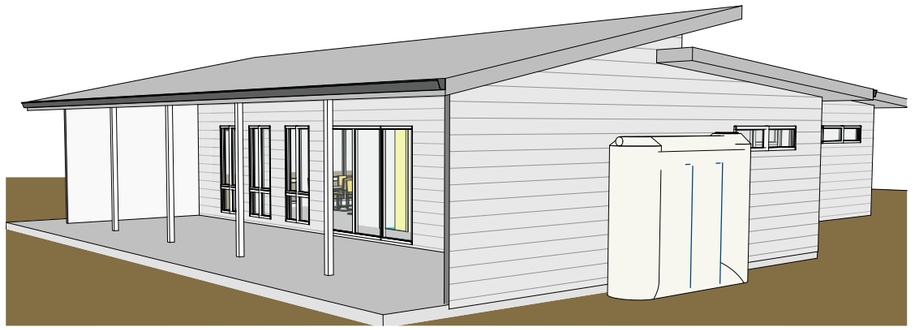

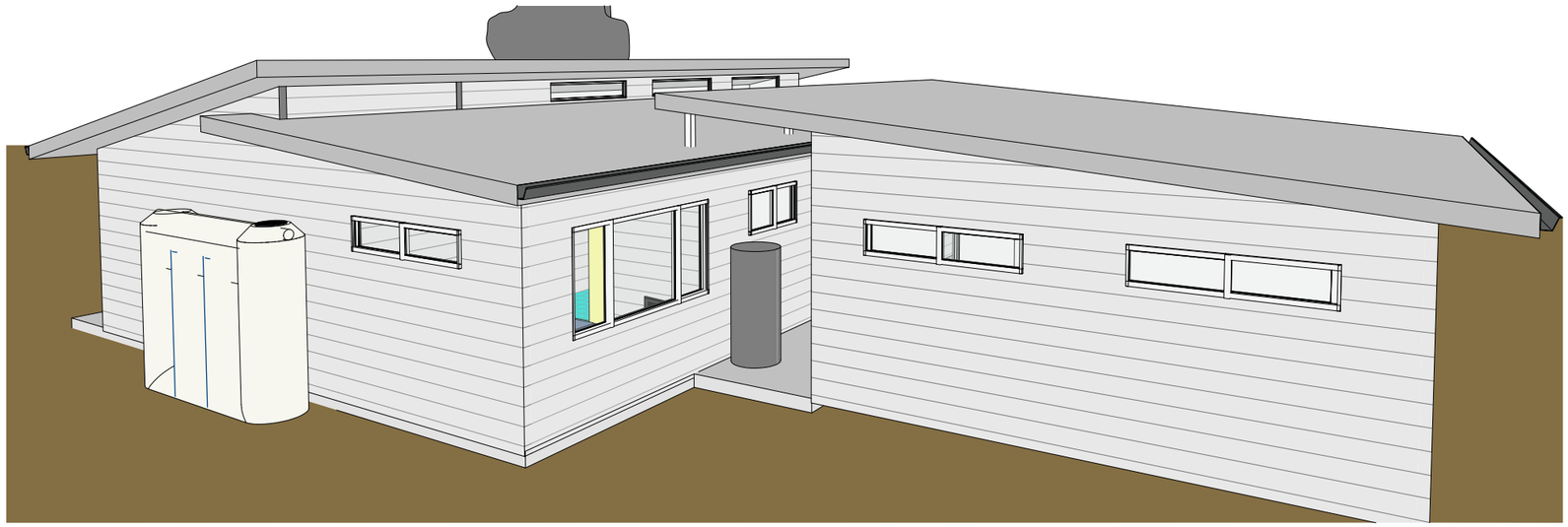

PKL BUILDING DESIGN

pklbuilding18@outlook.com 0417 517 116

Client
For PETER AND KATHY LEWIS

Site Address
18 BLACKBUTT DRIVE FAILFORD

Title
3D VIEWS - STUDIO

Design
ADDITION ALTERATION
SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No. A111A

Scale @A3

Designer PKL

Drawn by PKL

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Project Number 2410

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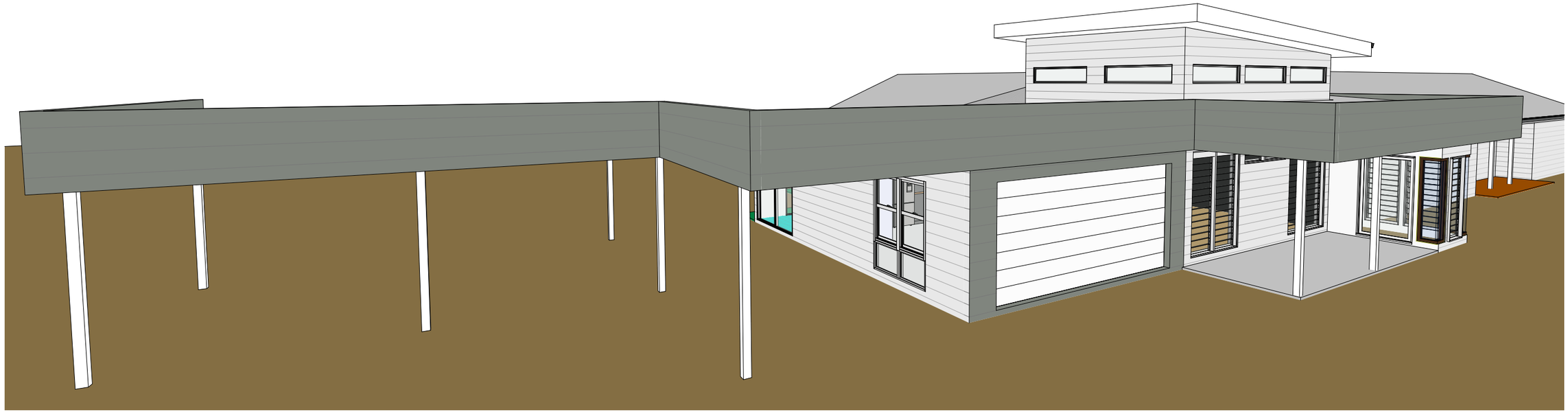

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pklbuilding18@outlook.com 0417 517 116

Client
For PETER AND KATHY LEWIS

Title
3D VIEWS

Site Address
18 BLACKBUTT DRIVE FAILFORD

Design
ADDITION ALTERATION
SECOND DWELLING

Issue	Date	Description
	12-06-25	WORKING DRAWINGS

Sheet No.	Scale @A3
A111B	Designer PKL
	Drawn by PKL
	Checked by PKL
Project Number	2410

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