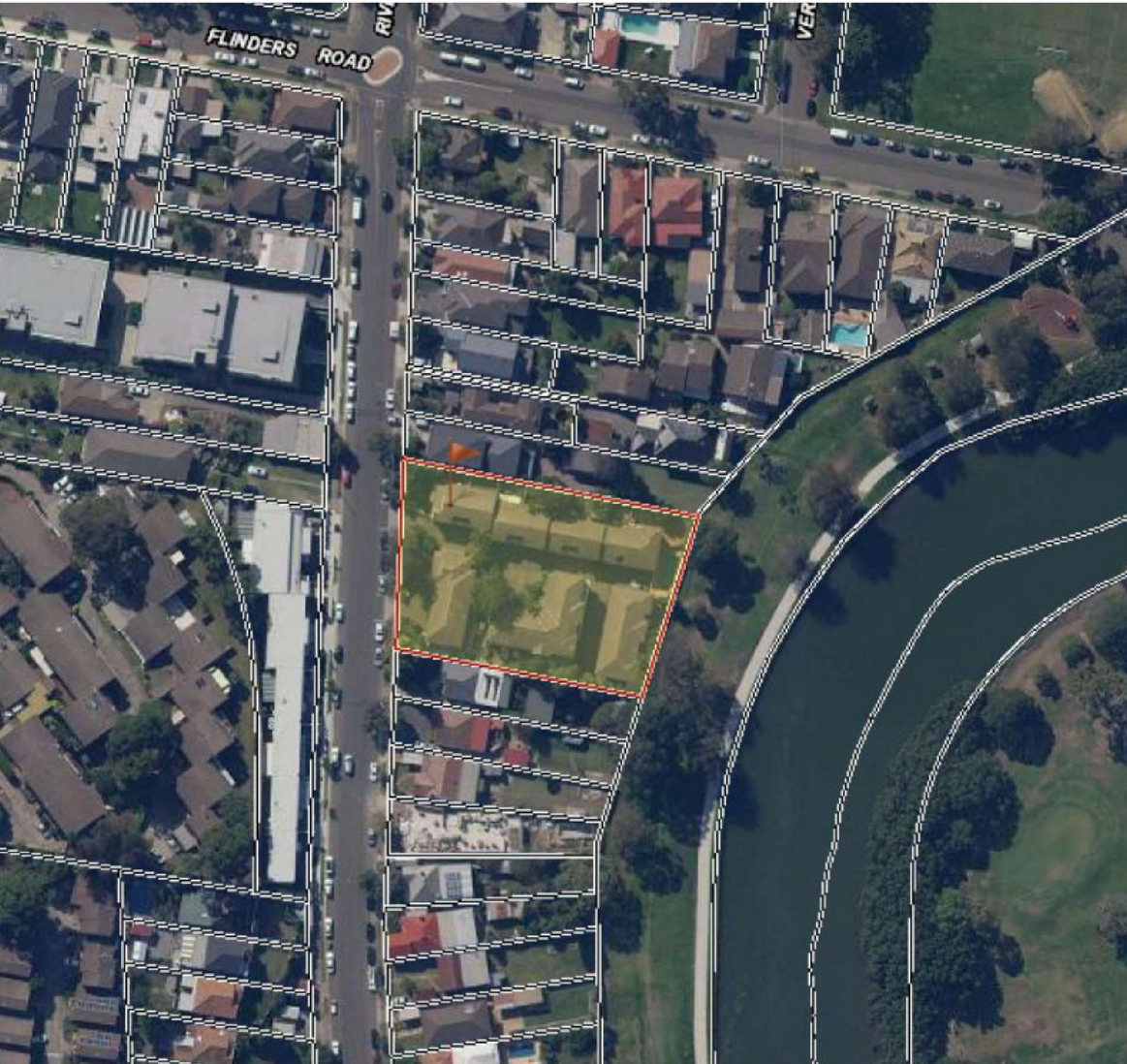


# UNIT 1, 121-127 RIVERVIEW RD, EARLWOOD NSW 2206



## SITE LOCATION PLAN

Source: SIX Maps

DRAWING LIST	
SHEET NUMBER	SHEET NAME
DA100	COVER SHEET
DA101	SITE PLAN/ SITE ANALYSIS
DA102	AXONOMETRIC
DA103	GROUND FLOOR PLAN
DA104	FIRST FLOOR PLAN
DA105	ELEVATIONS
DA106	SECTIONS

### AFFORDABLE PLANS

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Architecture Draftman  
affordableplans2022@hotmail.com  
0416 052 155

NOT FOR CONSTRUCTION

### REVISION

Issue for DA 14.04.23 A

### ADDRESS

UNIT 1, 121-127 RIVERVIEW RD,  
EARLWOOD NSW 2206

### CLIENT

PROJECT NO 2022062

### PROJECT

PROPOSED ALTERATION AND  
ADDITION

CHK:	FF	DRW:	FF
DSG:	FF	APR:	FF

#### 1. FALLS, SLIPS, TRIPS

C)a) WORKING AT HEIGHTS

#### DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

#### DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice,regulations or legislation.

FLOOR FINISHES By Owner

#### b) SLIPPERY OR UNEVEN SURFACES

Designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

#### c) STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance,demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

#### 2. FALLING OBJECTS

##### LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:

- Prevent or restrict access to areas below where the work is being carried out.
- Provide toeboards to scaffolding or work platforms.
- Provide protective structure below the work area.
- 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.

##### BUILDING COMPONENTS

Mechanical lifting of materials and components during construction,maintenance or demolition presents a risk of falling objects.Contractors should ensure that appropriate lifting devices are used,that loads are properly secured and that access to areas below the load is prevented or restricted.

#### 3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

#### 4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig),appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical,disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

#### 5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance withmanufacturer'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.

#### 7. CONFINED SPACES

##### EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

##### ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

##### SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

#### 6. HAZARDOUS SUBSTANCES

##### ASBESTOS

For alterations to a building constructed prior to 1990:If this existing building was constructed prior to: 1990 - it therefore may contain asbestos1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

##### POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

##### TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding,drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

##### VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required.The manufacturer's recommendations for use must be carefully considered at all times.

##### SYNTHETIC MINERAL FIBRE

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

##### TIMBER FLOORS

This building may contain timber floors which have an applied finish.Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required.

The manufacturer's recommendations for use must be carefully considered at all times.

#### 8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

#### 9. OPERATIONAL USE OF BUILDING

##### RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

#### 10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with code of Practice:Managing Noise and Preventing Hearing Loss at Work.Due to the history of serious incidents it isrecommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

### DRAWING TITLE

COVER SHEET



SCALE: 1:100

### DRAWING NO. SCALE@A3: 1 : 1

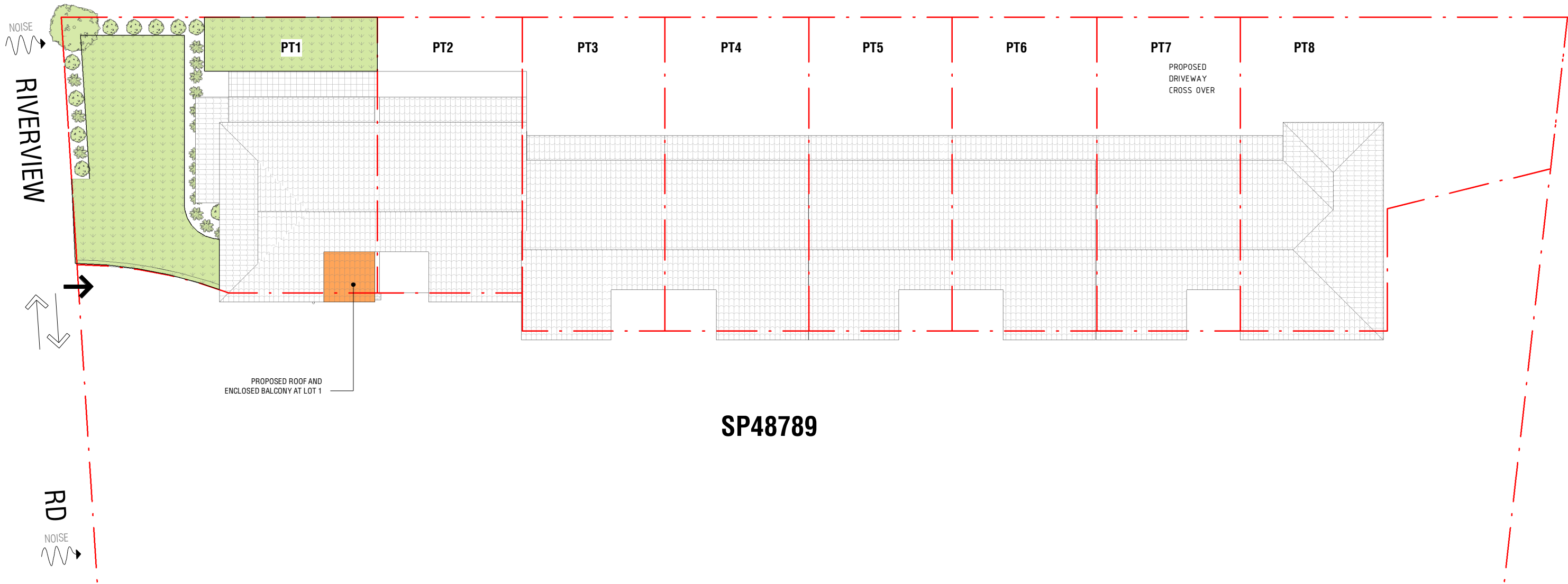
DA100

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LOT 20  
DP6855

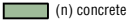

SP48789



1 | SITE PLAN

SCALE: 1 : 200

**GENERAL NOTE:**  
All Dimensions to be checked on site by contractors prior to proceeding with any works.  
Advise designer of any discrepancies prior to setting out.  
For floor termination and floor junction details refer to detail drawing. All floor finish to be level and sit flush again adjacent floor finish, refer to finishes schedule for detail information.

<b>PLAN LEGEND:</b>			
 (e) work to be retained	 (n) brick	 (n) tiles/pavers	 (n) timber
 (e) work to be demolished	 (n) roof tiles	 (n) fibre cement sheets/cement render	 (n) steel & garvanized iron
	 (n) concrete	 (n) glass	

AFFORDABLE PLANS

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REVISION

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ADDRESS

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EARLWOOD NSW 2206

CLIENT

PROJECT NO 2022062

PROJECT

PROPOSED ALTERATION AND  
ADDITION

CHK:	FF	DRW:	FF
DSG:	FF	APR:	FF

DRAWING TITLE

SITE PLAN/ SITE ANALYSIS



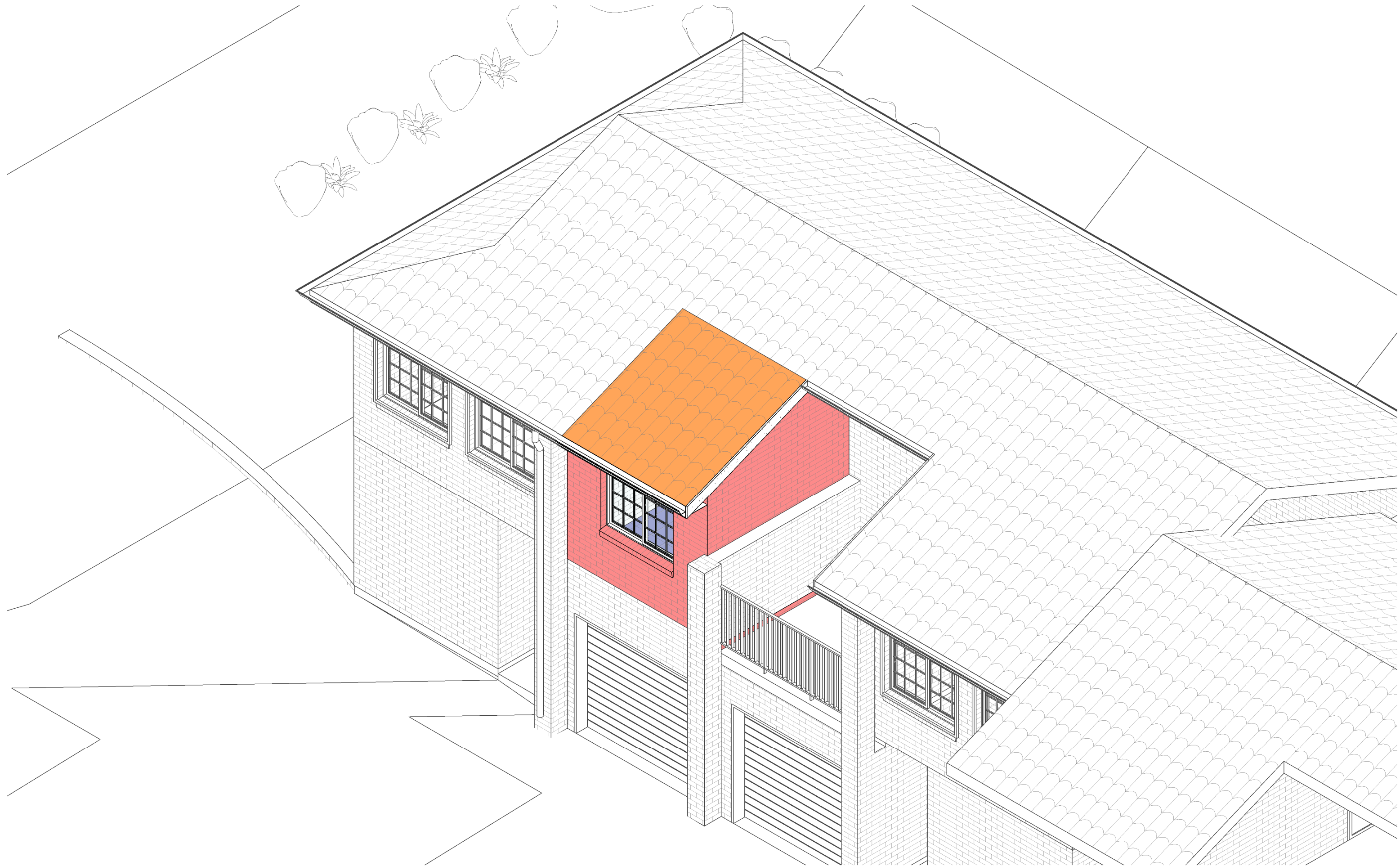
	SITE BOUNDARY
	WIND DIRECTION
	PROPOSED BUILDING
	NEIGHBOURHOOD PROPERTIES
	PRIVATE OPEN SPACE
	VEHICULAR ACCESS
	DRIVEWAY ACCESS

DRAWING NO. SCALE@A3: As indicated

DA101

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## REVISION

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14.04.23 A

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EARLWOOD NSW 2206

## PROJECT

PROPOSED ALTERATION AND  
ADDITION

## DRAWING TITLE

AXONOMETRIC

## DRAWING NO. SCALE@A3:

DA102

## CLIENT

PROJECT NO 2022062

CHK: FF

DSG: FF

DRW: FF

APR: FF



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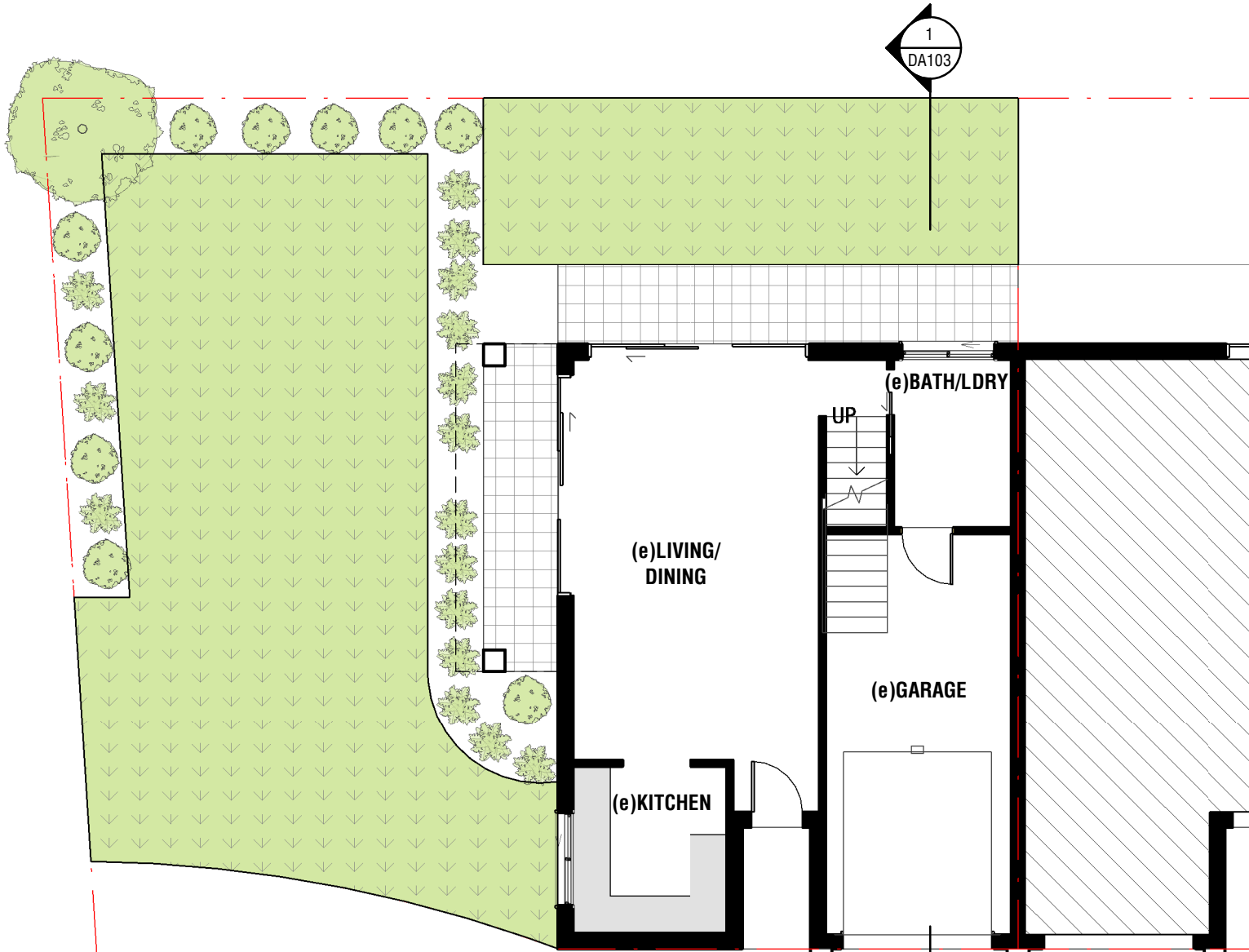
GENERAL NOTE:

- IMPORTANT NOTES:**
- \* All materials must be in accordance with Australian Standards
  - \* All construction must be in accordance with all relative building codes, regulations and Council requirements
  - \* Workmanship and methods are to be in accordance with good building practice
  - \* Any item not shown on the plans but which is required for proper construction and or finish is to be carried out as part of the contract
  - \* Figured dimensions should be taken in preference to scaling off the drawings
  - \* Dimensions are in millimetres unless otherwise stated
  - \* Do not scale from drawings but refer to measurements shown on drawings
  - \* Builder shall check dimensions and levels thoroughly prior the commencement of work
  - \* No fabrication is to occur direct from measurements taken from the drawings
  - \* All measurements for the purpose of fabrication and manufacture shall be taken directly from the site as built
  - \* Levels shown are diagrammatic only and are to be verified on site
  - \* All concrete footings, piers, slabs and steel structures to be designed and certified by a Structural Engineer
  - \* Prefabricated roof trusses, wall frames and deep floor joists to be detailed and specified by the manufacturer
  - \* New storm water drainage must be directed away from the building via suitable drain pipes and deposited or connected to existing storm water drainage in a location as required by Council
  - \* Waterways and watercourses shall not be altered unless permission is granted by Council
  - \* Permission must be granted by the Council prior to trees or vegetation removed
  - \* In the event of excessive excavation, suitable measures are to be carried out to minimize erosion and siltation of the soil

**IMPORTANT NOTES FOR STORMWATER DRAINAGE:**  
STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH ASA3500 AND TO MEET THE CODE OF STANDARDS REQUIREMENT FOR THE DISCHARGE OF WATER.  
ROOF STORMWATER TO BE DRAINED TO STREET KERB AND GUTTER OR DRAINAGE EASEMENT TO EXISTING STORMWATER SYSTEMS BY 100mm PVC PIPES @1:80 FALL.

**ALL WORK TO BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS WHERE APPLICABLE:**

- DEMOLITION: AS 2601-2001  
CONCRETE SLAB & FOOTING SYSTEM: AS2870  
DAMP PROOF & FLASHINGS: AS2904  
STEEL REINFORCING BARS: AS1302  
WELDED WIRE REINFORCING FABRIC: AS1304  
STEEL STRUCTURES: AS1250  
BRICKWORK: AS3700  
MORTARS & RENDERS: ASCA27  
FIRE HOSE REELS: AS 2441  
GALVANISING: AS4680 – AS4791 – AS4792  
FORMWORK AS1509/AS1510  
STRUCTURAL STEEL: AS4100  
TIMBER FRAME: AS1684  
TREATED TIMBERS: AS1604  
TIMBER STRUCTURES: AS1720  
HANDRAILS: AS1170  
PLASTIC ROOF & WALL CLADDING: AS4256  
PLASTERBOARD: AS2589  
ROOFING: AS1562  
ROOF TILES: AS2049 – AS2050  
REFLECTIVE FOIL: AS4200  
CORRUGATED: AS 2908  
GLAZING: AS 1288  
SANITARY SER.: AS3500  
WATER: AS3500  
GAS: AG 601  
ELECTRICAL: AS3000  
STAIRS: AS1428  
LINTEL AS/NZS2699  
SUSPENDED CEILING: AS2785  
FLOORING: AS1782  
VENTILATION, EXHAUST SYST: AS1668  
WINDOWS ALUMINIUM: AS2047  
TIMBER WINDOWS: AS2047  
DOORS: AS2688  
GARAGE DOOR: AS/NZS 4505  
DPC & FLASHINGS: AS2904  
STORMWATER: AS3500  
HOT WATER SYSTEMS: AS3500  
All Hot Water System must be to a minimum 3.5 star rating and meet SEDA's Greenhouse ratings  
All bathroom/kitchen taps, showerheads and toilet cisterns must be AAA rated  
As referred to in Council's Energy Smart Water Development Control Plan  
SMOKE ALARM: AS3786 Part 3.75 of the NCC  
SUB-FLOORING AS96  
SWIMMING POOL: AS1926.1-2012 Note: 1200 High Child Proof Safety Fence & Self Closing, Self Locking Gate  
FIRE AND SMOKE CONTROLS: AS 1668  
EMERGENCY EXIT: AS2293  
BUILDING IN BUSHFIRE AREAS: AS3959  
WATER PROOFING: AS3740  
TILING: AS/NZS9001  
INSULATION: AS2627  
Roof or ceiling area to be insulated to a R3 rating  
ACOUSTIC: AS2021  
FOOD SAFETY: 3.2.3 (Food Premises and Equipment)  
DESIGN, CONSTRUCTION & FIT OUT OF FOOD PREMISES: AS4674-2004  
TERMITE PROTECTION: AS3660  
CHECK FOR THE MOST RECENT BUILDING CODES AT [HYPERLINK 'http://www.standards.com.au/'](http://www.standards.com.au/)  
[WWW.STANDARDS.COM.AU](http://WWW.STANDARDS.COM.AU) OR PHONE 1300 308 989



1 | GROUND FLOOR - NO CHANGE

SCALE: 1 : 100

AFFORDABLE PLANS

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NOT FOR CONSTRUCTION

REVISION

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14.04.23

A

ADDRESS

UNIT 1, 121-127 RIVERVIEW RD,  
EARLOWOOD NSW 2206

CLIENT

PROJECT NO 2022062

PROJECT

PROPOSED ALTERATION AND  
ADDITION

CHK: FF

DRW: FF

DSG: FF

APR: FF

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NO.

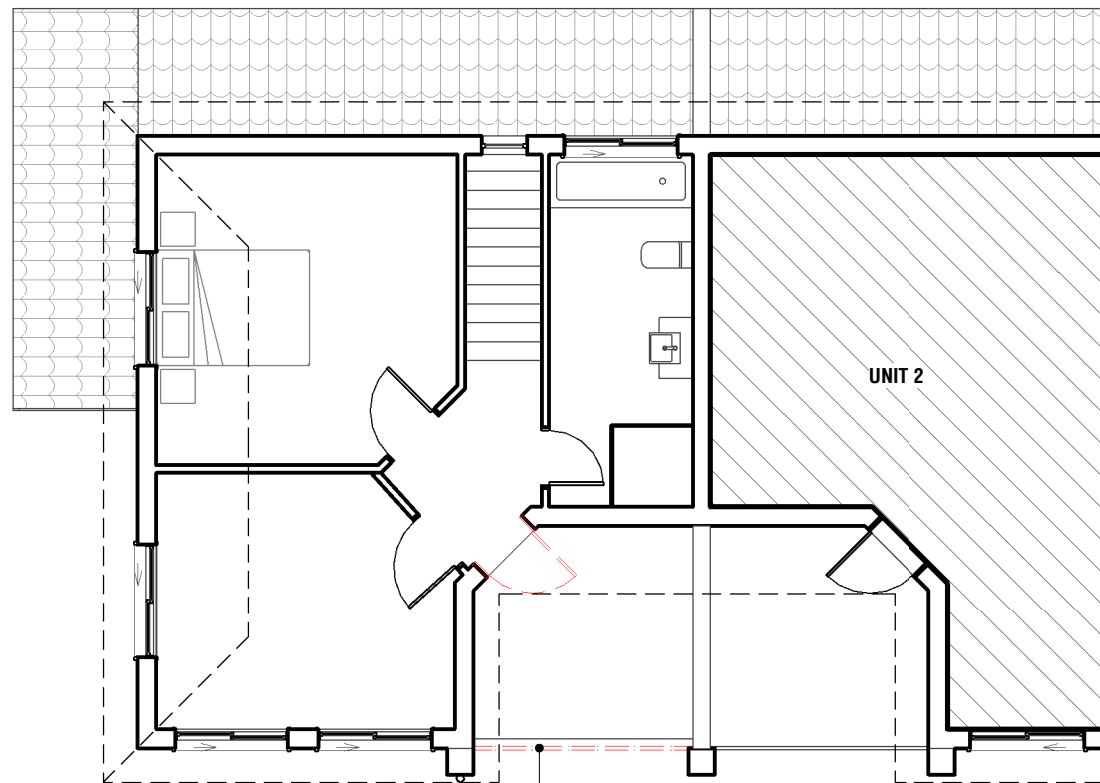
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1 : 100

DA103

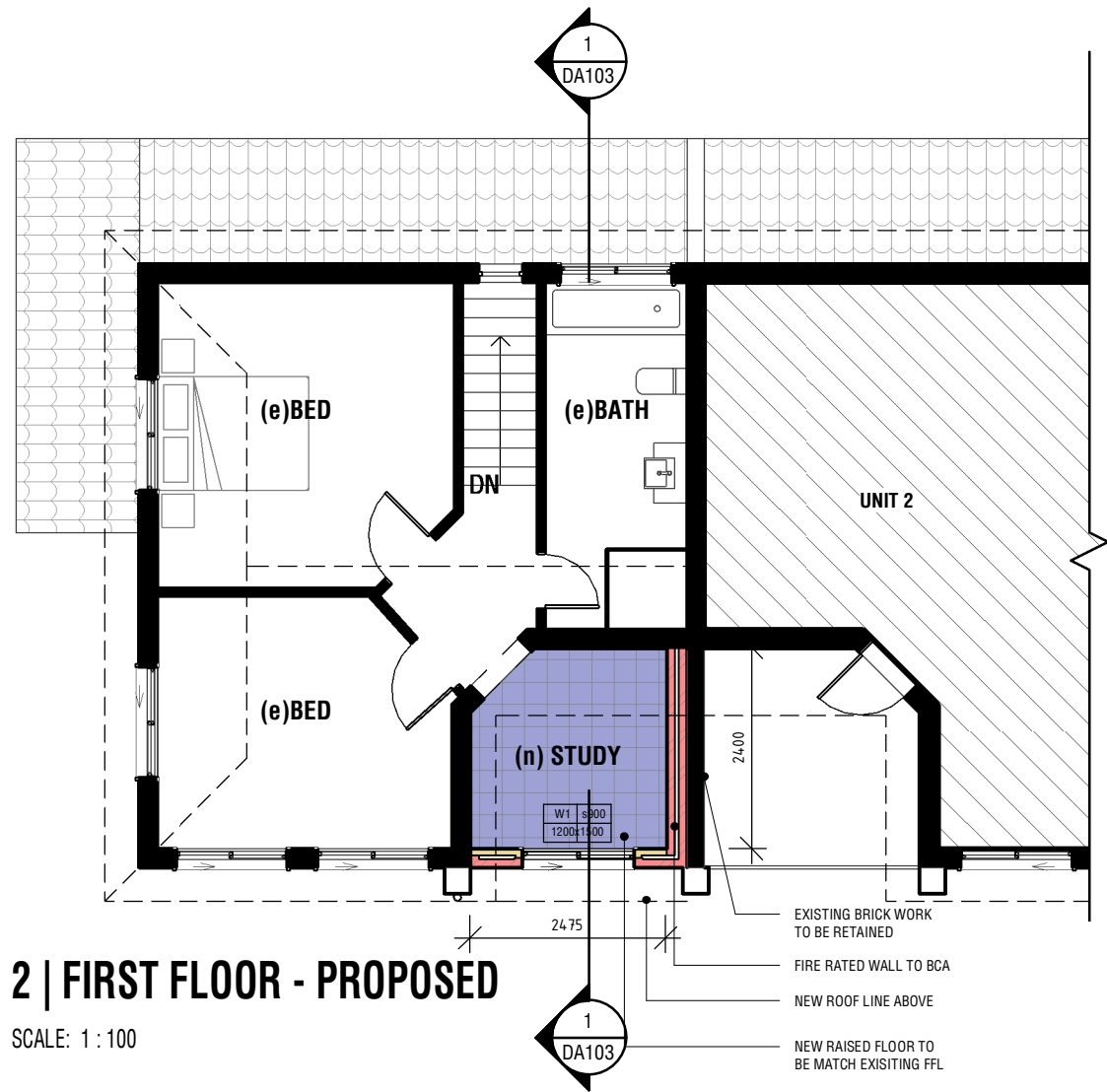
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## 1 | FIRST FLOOR - EXISTING

SCALE: 1 : 100



## 2 | FIRST FLOOR - PROPOSED

SCALE: 1 : 100

### PLAN LEGEND:

(e) work to be retained	(n) brick	(n) tiles/pavers	(n) timber
(e) work to be demolished	(n) roof tiles	(n) fibre cement sheets/cement render	(n) steel & galvanized iron
	(n) concrete	(n) glass	

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PROJECT NO 2022062

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CHK: FF DRW: FF

DSG: FF APR: FF

### DRAWING TITLE

FIRST FLOOR PLAN

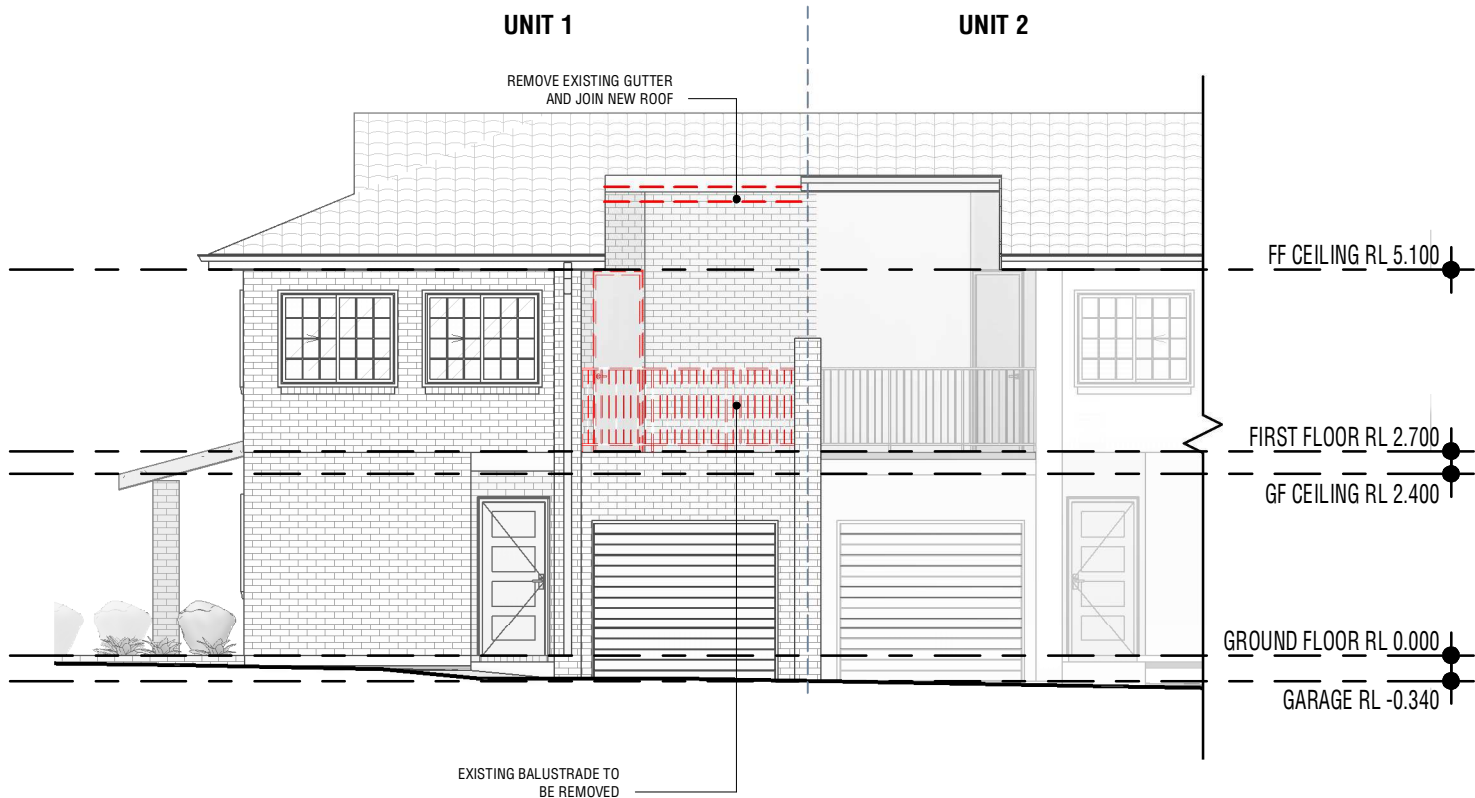
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# DA104

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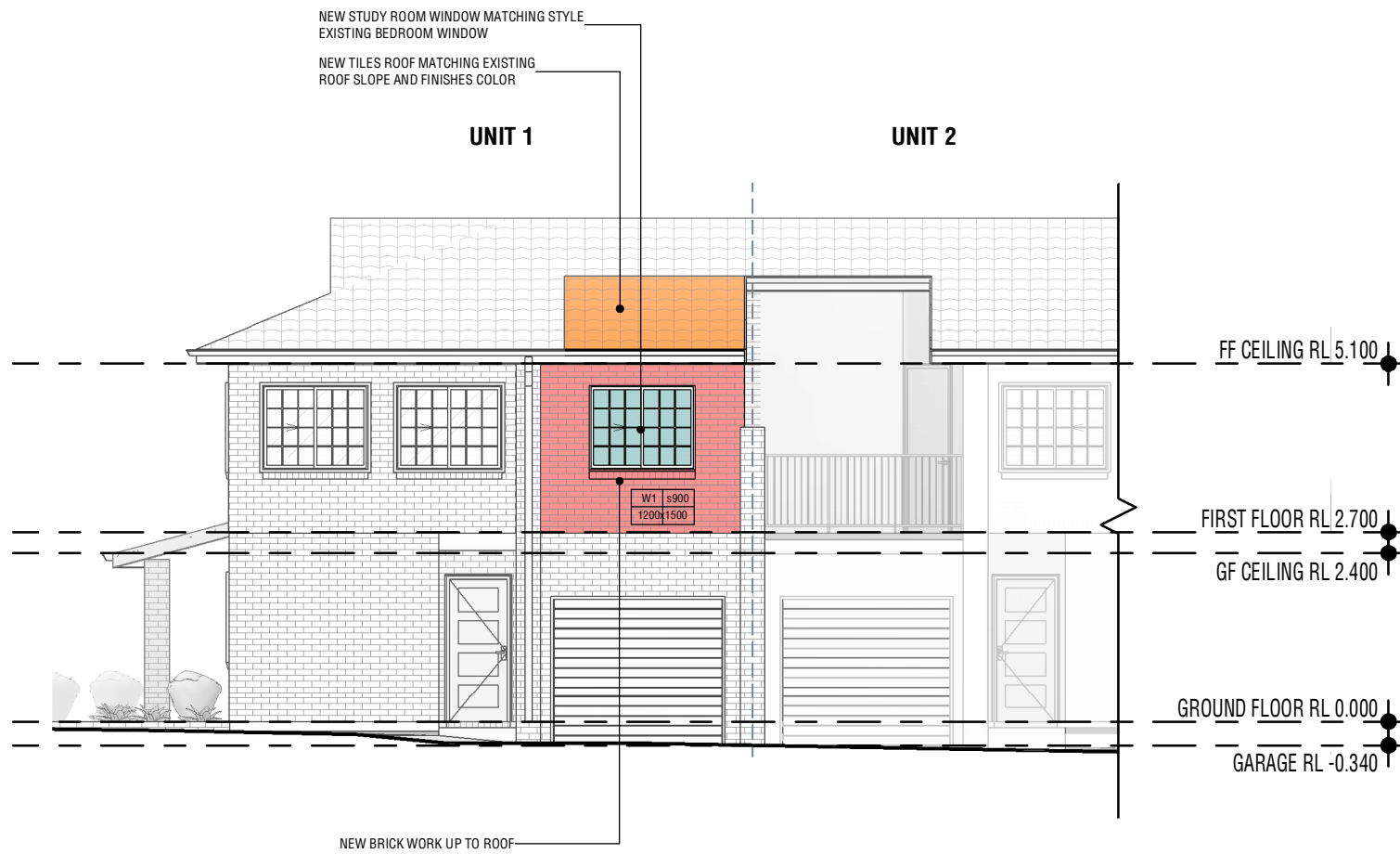


NOT FOR CONSTRUCTION



## 1 | FRONT ELEVATION - EXISTING

SCALE: 1 : 100



## 2 | FRONT ELEVATION - PROPOSED

SCALE: 1 : 100

### PLAN LEGEND:

(e) work to be retained	(n) brick	(n) tiles/pavers	(n) timber
(e) work to be demolished	(n) roof tiles	(n) fibre cement sheets/cement render	(n) steel & galvanized iron
	(n) concrete	(n) glass	

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DSG: FF

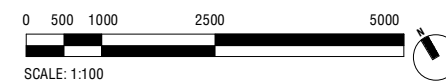
APR: FF

### DRAWING TITLE

ELEVATIONS

DRAWING NO. SCALE@A3: 1 : 100

# DA105

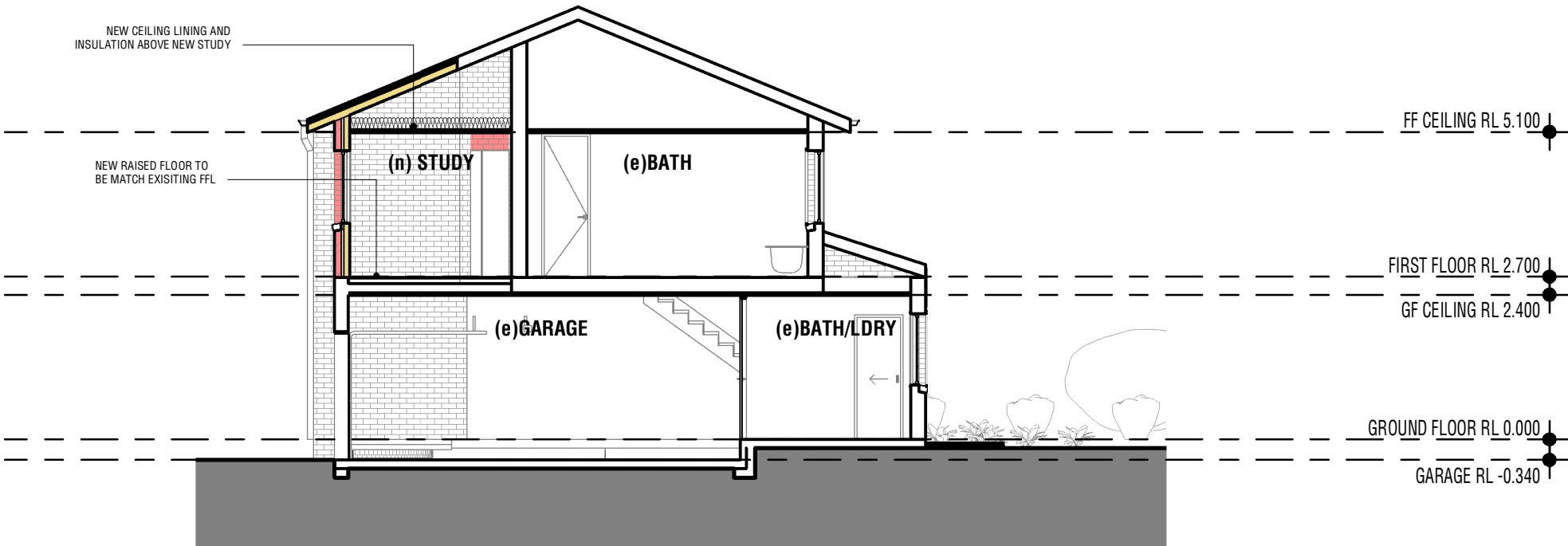


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NOT FOR CONSTRUCTION

WINDOW SCHEDULE

MARK	DIMENSIONS		AREA	ORIENTATION	GLAZING	FRAME
	H	W				
1	1200	1500	1.80 m²	South	Clear	Aluminum



1 | SECTION 1

SCALE: 1 : 100

PLAN LEGEND:			
<div></div> (e) work to be retained	<div></div> (n) brick	<div></div> (n) tiles/pavers	<div></div> (n) timber
<div></div> (e) work to be demolished	<div></div> (n) roof tiles	<div></div> (n) fibre cement sheets/cement render	<div></div> (n) steel & garvanized iron
	<div></div> (n) concrete	<div></div> (n) glass	

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CHK:	FF	DRW:	FF
DSG:	FF	APR:	FF

DRAWING TITLE

SECTIONS

DRAWING NO. SCALE@A3: 1 : 100

DA106



DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE. TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL/ SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS. THESE DRAWINGS REMAIN THE PROPERTY OF AFFORDABLE PLANS AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.

NOT FOR CONSTRUCTION