

REVISED DEVELOPMENT APPLICATION 08.02.23



DA DOCUMENTS FOR PROPOSED CARPORT AND SHED

FOR MR P. & MRS C. STEYN
AT No. 4 JUMBUNNA PLACE, TERREY HILLS

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Drawing Register

Issue Date
day 21 12 8
month 12 1 2
year 22 23 23

Drawing Number	Drawing Title	Revision		
DA00	Drawing Register & Location Plan	-	-	-
DA01	Site Analysis Plan 1:200	-	-	-
DA02	Site Plan & Area Calcs. 1:200	-	-	A
DA03	Environmental Site Management Plan 1:200	-	-	-
DA04	Existing Site Area 1:200	-	-	-
DA05	Demolition Plan 1:100	-	-	A
DA06	Proposed Ground Floor Plan 1:100	-	-	A
DA07	Proposed Roof Plan 1:100	-	-	-
DA08	Carport - Elevations 1:100	-	-	A
DA09	Carport - Elevations 1:100	-	-	A
DA10	Shed - Elevations 1:100	-	-	-
DA11	Shed - Elevations 1:100	-	-	-
DA12	Sections 1:100	-	-	-
DA13	Landscape Plan 1:100	-	-	A
DA14	Window & Door Schedule / External Finishes	-	-	-
DA15	Site Shadows - June 21 @ 9am	-	-	-
DA16	Site Shadows - June 21 @ 12pm	-	-	-
DA17	Site Shadows - June 21 @ 3pm	-	-	-
DA18	Safety Disclosure	-	-	-
DA19	General Specifications	-	-	-
DA20	Perspectives	-	-	-
DA21	Perspectives	-	-	-

Document Distribution:	DA		
Client	-	-	-
Structural Engineer			
Hydraulic Engineer			
Landsc. Consultant			
Approval Authority	-	-	-
Safety Consultant			

4 Jumbunna Pl, Terrey Hills




LOCATION PLAN (NTS)

SOURCE (NEARMAP)


GENERAL BUILDING SPECIFICATION

- All general construction to conform to the current BCA and Local Govt conditions of Development Consent.
- Demolition works to be carried out in accordance with AS 2601.
- All masonry work in accordance with AS 3700.
- Termite protection to be installed in accordance with AS 3660.1 and the current BCA.
- All roof water and storm-water runoff to be connected to a Council approved system of collection and/or disposal.
- All carpentry work to conform to AS1684 for Light Timber Framing.
- All sewer waste to be connected to the existing mains service in accordance with AS 3500.
- All pre-fabricated timber trusses and frames to utilize sustainable plantation timbers installed to the manufacturer's detail and specification.
- All concrete slabs, retaining walls, structural steel, foundations and footings to be designed & specified by the consulting structural engineer and built strictly in accordance with such details, as approved.
- Plumbing services to be carried out only by licenced tradespersons and in accordance with AS 3500.3.2, AS 3500.2.2, AS 3500.1.2, AG 601 and other associated standards and codes.
- All electrical services to be installed by licenced electricians and in accordance with AS3000. Telecommunications cabling to be installed in accordance with AS/ACIF S009:2000 and associated standards and guidelines. Upgrade safety switches & smoke alarms as required to meet relevant standards.
- All measurements shown and scheduled are nominal. The contractor shall check all measurements on site before ordering materials and check any anomalies with Epoch Designs before proceeding.
- All insulation to be provided and installed in accordance with AS4859.1, AS3999 (bulk insul'n), AS1904 (foil insul'n) and associated standards and codes.
- Proposed RL's shown on drawings are to be FINISHED LEVELS. Builder to provide set down's and allowances to accommodate finished levels.

DA DRAWINGS

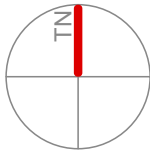


EPOCH DESIGNS
M 0407 382 557
E admin@epochdesigns.com.au
epochdesigns.com.au
ACRED No. 6654
MBDA No. 7509-21
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BUILDING DESIGNER

REVISION: DATE: REVISION NOTE:



Development Application ONLY - 12/1/23

CLIENT:
Mr. P & Mrs. C STEYN

ADDRESS:
**4 Jumbunna Pl, Terrey Hills
Being LOT 26 in D.P. 248766**

DRAWING:
Drawing Register

PROJECT NO: **STE 0601** ISSUE TYPE: **DA1**

DRAWN:
DR

CHKD:

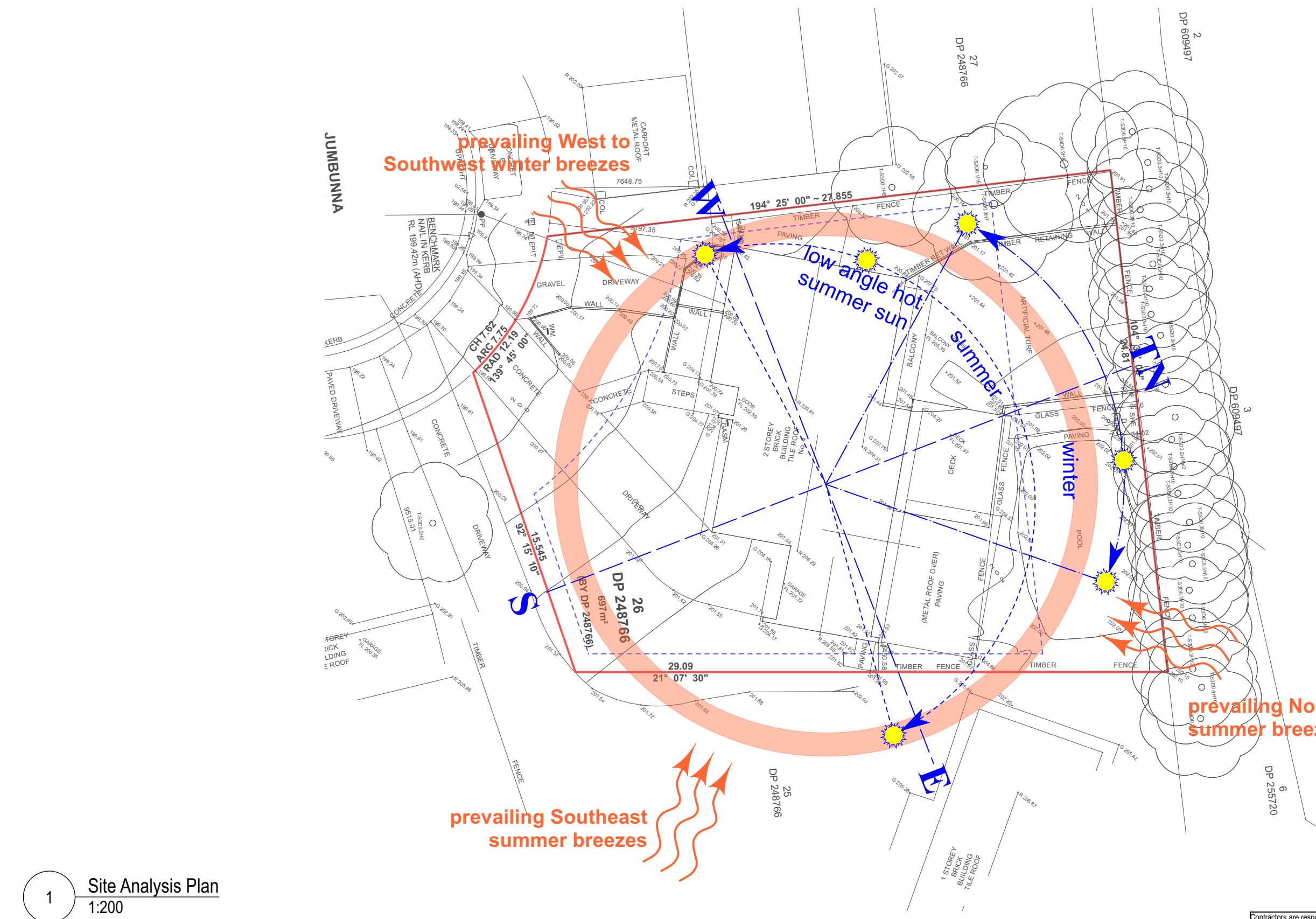
ISSUE DATE:
8/2/23

SHEET NO:
DA00

SCALE @ A3:

REVISION:

GENERAL NOTES: ALL RL'S SHOWN ARE FINISHED LEVELS, BUILDER TO PROVIDE SET DOWNS & ALLOWANCES AS REQUIRED. ALL OPENING DIMENSIONS ARE NOMINAL, BUILDER TO CHECK SIZES ON-SITE BEFORE ORDERING WINDOW AND DOOR UNITS.



1 Site Analysis Plan
1:200

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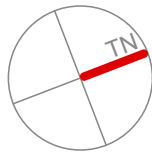
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M 0407 382 557
E admin@epochdesigns.com.au
epochdesigns.com.au
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ADDRESS:
4 Jumbunna Pl, Terrey Hills
Being LOT 26 in D.P. 248766

DRAWING:
Site Analysis Plan

PROJECT NO: STE 0601
ISSUE TYPE: DA1

DRAWN: DR	SHEET NO: DA01
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 8/2/23	REVISION:

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DA AREA CALCULATIONS COMPLIANCE TABLE (m2)

	SITE AREA	Ground Floor	First Floor	Pool Cabana	Private Open Space (POS)	HARDSCAPE AREA	LANDSCAPE AREA
CONTROL			N/A	N/A	Minimum 60 m2	N/A	40% OR 278.8 m2 minimum
PROPOSED	697 m2	N/A	N/A	N/A	88.1 m2	N/A	194.8 m2 = 27.9% of site
COMPLIANCE	N/A	N/A	N/A	N/A	YES	YES	NO (existing)

KEY



- PROPOSED LANDSCAPED AREA = 146.6 m2



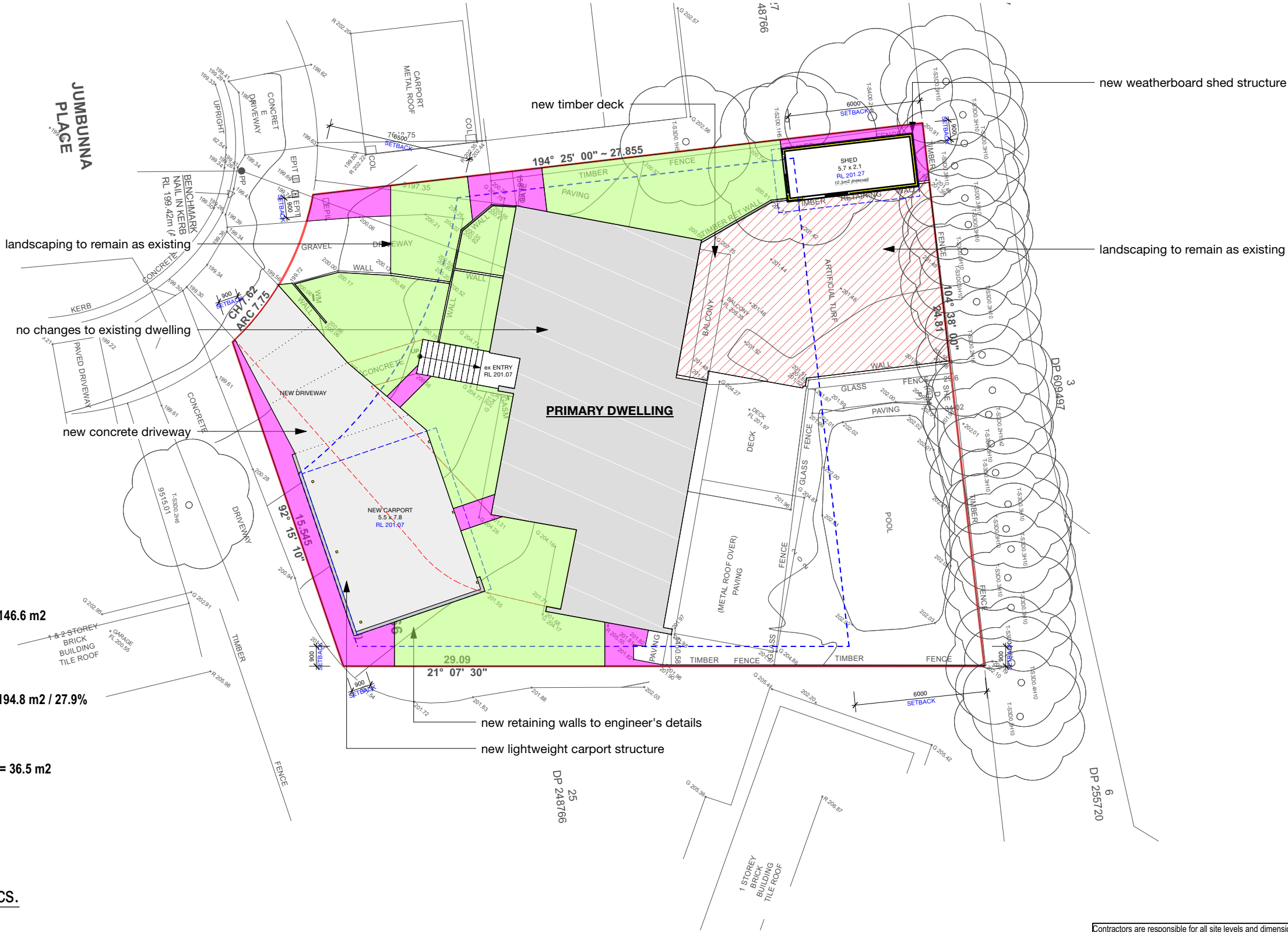
- SWIMMING POOL = 48.2 m2

TOTAL LANDSCAPE OPEN SPACE = 194.8 m2 / 27.9%

Total Reduction = 15.9 m2 / 2.3%



- Excluded Landscape (less than 2m) = 36.5 m2



1

Site Plan & Area Calcs.

1:200

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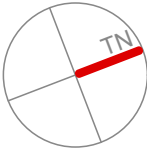
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EPOCH DESIGNS
M 0407 382 557
E admin@epochdesigns.com.au
epochdesigns.com.au
ACRED No. 6654
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NSW Design Practitioner Reg. DEP0002920
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REVISION:	DATE:	REVISION NOTE:
A	8/2/23	Removed proposed boundary fence / Updated calculations



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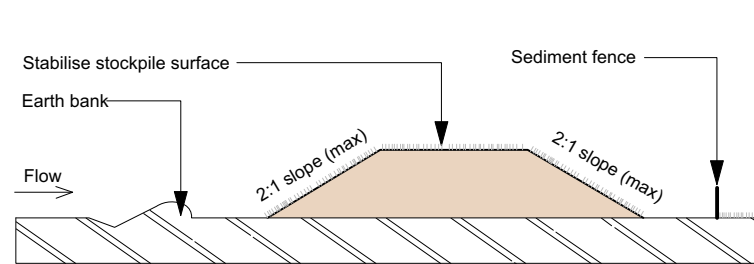
DRAWING:
Site Plan & Area Calculations

PROJECT NO:
STE 0601

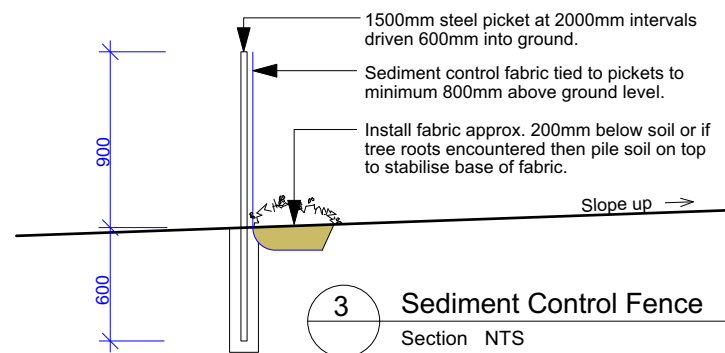
ISSUE TYPE:
DA1

DRAWN: DR	SHEET NO: DA02
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 8/2/23	REVISION: A

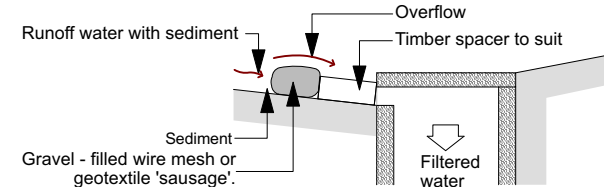
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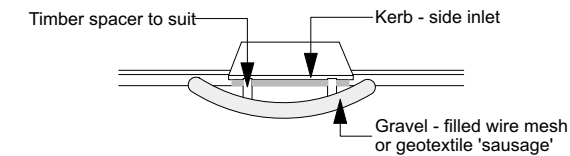
2 Soil Stockpile detail
Section NTS



3 Sediment Control Fence
Section NTS

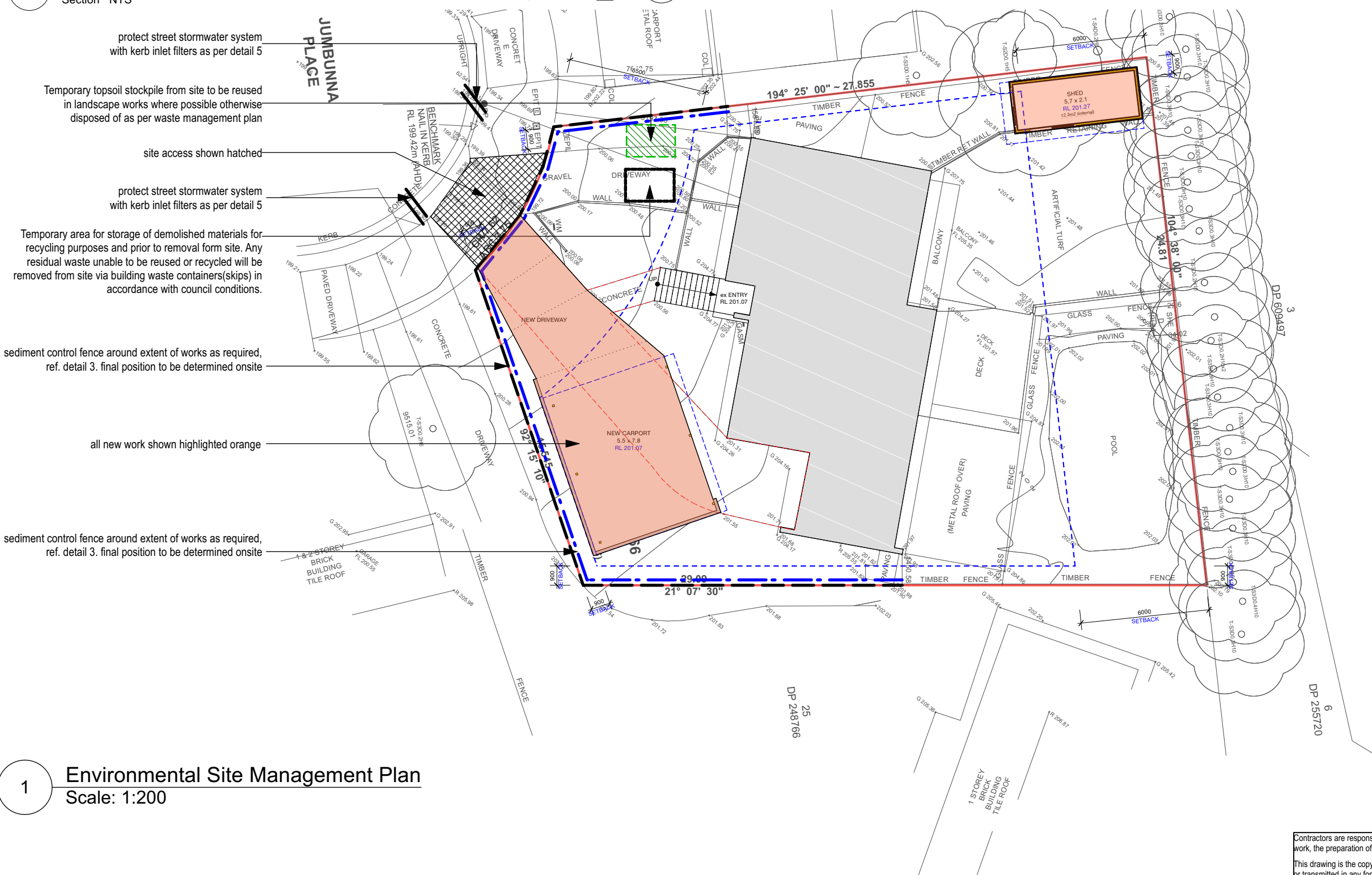


4 Mesh & gravel inlet filter
Section NTS



5 Mesh & gravel inlet filter
Plan NTS

NOTES:
-Install temporary sediment control fence as shown. Final position to be determined onsite.
-Provide temporary haybales where sediment control fence requires dismantling for site access.
-Install mesh and drainage inlet protection on stormwater inlets down slope of site



1 Environmental Site Management Plan
Scale: 1:200

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M 0407 382 557
E admin@epochdesigns.com.au
epochdesigns.com.au
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MBDA No. 7509-21
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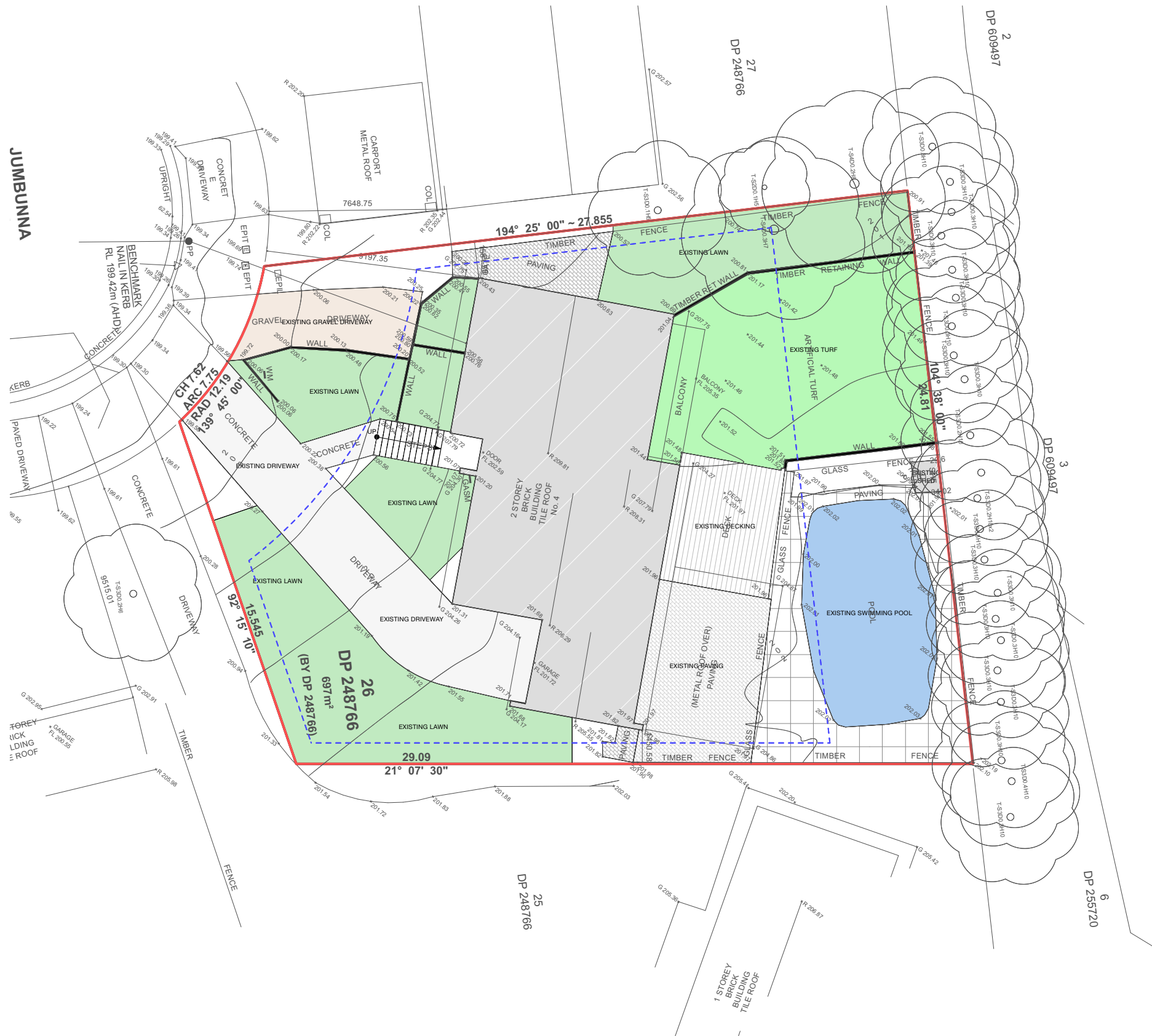
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CLIENT:
Mr. P & Mrs. C STEYN
ADDRESS:
**4 Jumbunna Pl, Terrey Hills
Being LOT 26 in D.P. 248766**

DRAWING:
Environmental Site Management Plan
PROJECT NO:
STE 0601
ISSUE TYPE:
DA1

DRAWN:
DR
SHEET NO:
DA03
CHKD:
SCALE @ A3:
1:200
ISSUE DATE:
8/2/23
REVISION:

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1 Existing Site Area
1:200

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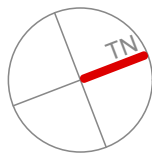
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M 0407 382 557
E admin@epochdesigns.com.au
epochdesigns.com.au
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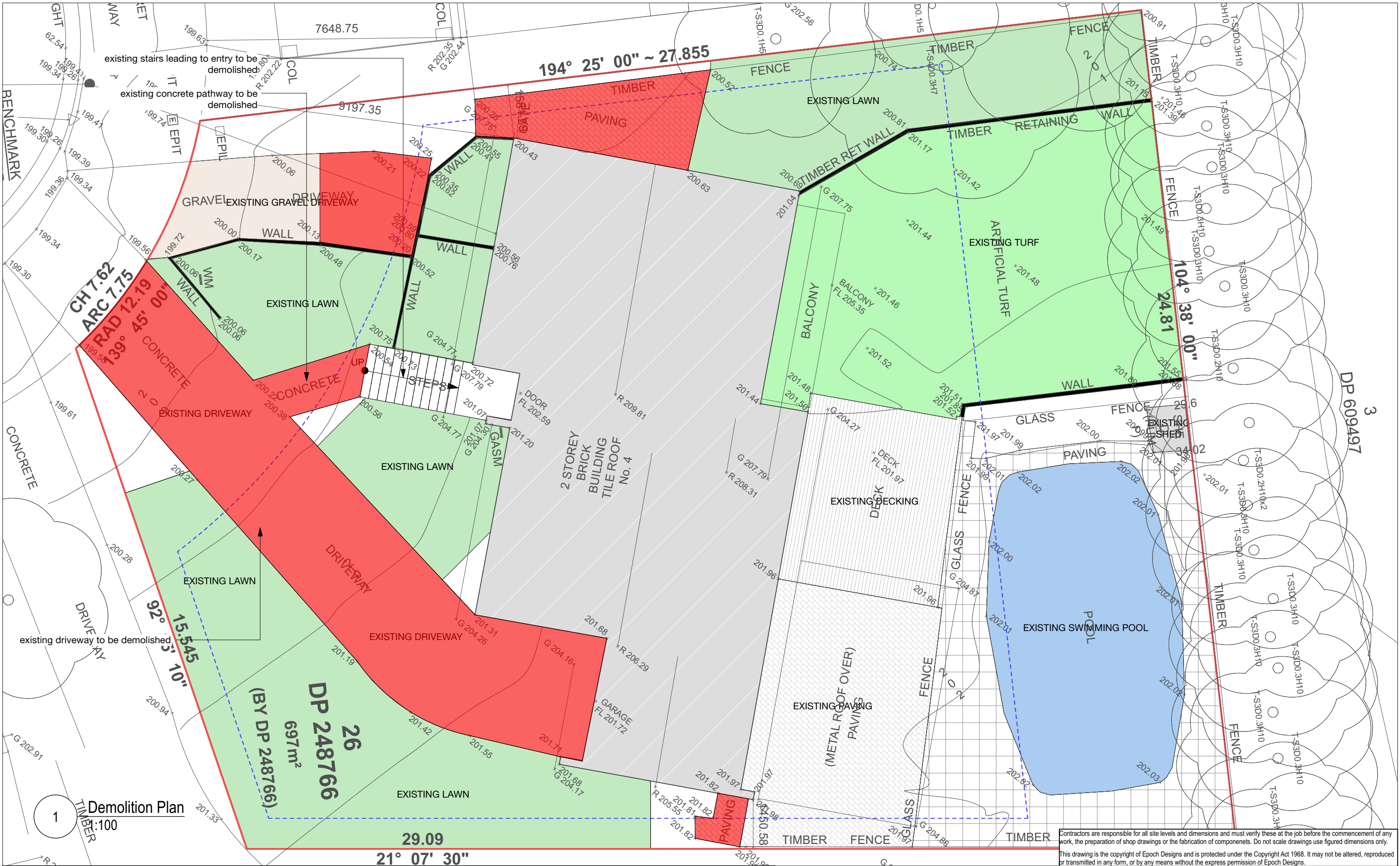
ADDRESS:
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Being LOT 26 in D.P. 248766**

DRAWING:
Existing Site Area

PROJECT NO: ISSUE TYPE:
STE 0601 DA1

DRAWN: DR	SHEET NO: DA04
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 8/2/23	REVISION:

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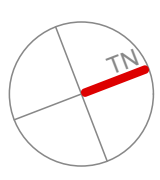


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M 0407 382 557
E admin@epochdesigns.com.au
epochdesigns.com.au
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REVISION: A
DATE: 8/2/23
REVISION NOTE: Added partial removal of existing gravel and paving



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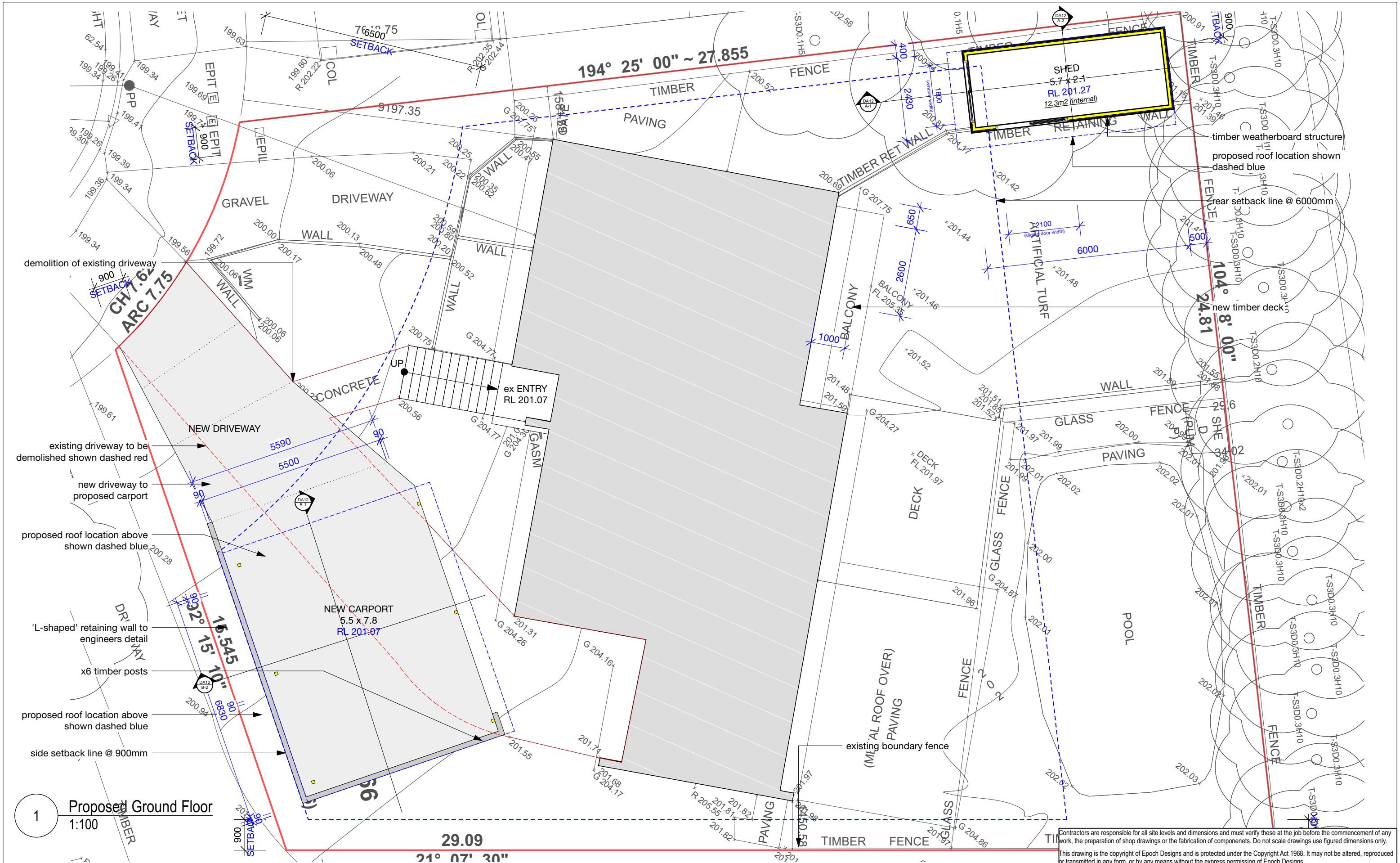
DRAWING:
Demolition Plan


PROJECT NO: STE 0601
ISSUE TYPE: DA1

DRAWN: DR
CHKD:
ISSUE DATE: 8/2/23


SHEET NO: **DA05**
SCALE @ A3: 1:100
REVISION: **A**

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M 0407 382 557
E admin@epochdesigns.com.au
epochdesigns.com.au
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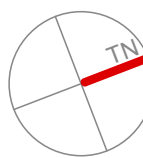


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REVISION: A

DATE: 8/2/23

REVISION NOTE: Removed proposed boundary fence



Development Application ONLY - 12/1/23

CLIENT:
Mr. P & Mrs. C STEYN

ADDRESS:
**4 Jumbunna Pl, Terrey Hills
Being LOT 26 in D.P. 248766**

DRAWING:
Proposed Ground Floor Plan

PROJECT NO:
STE 0601

ISSUE TYPE:
DA1

DRAWN:
DR

CHKD:

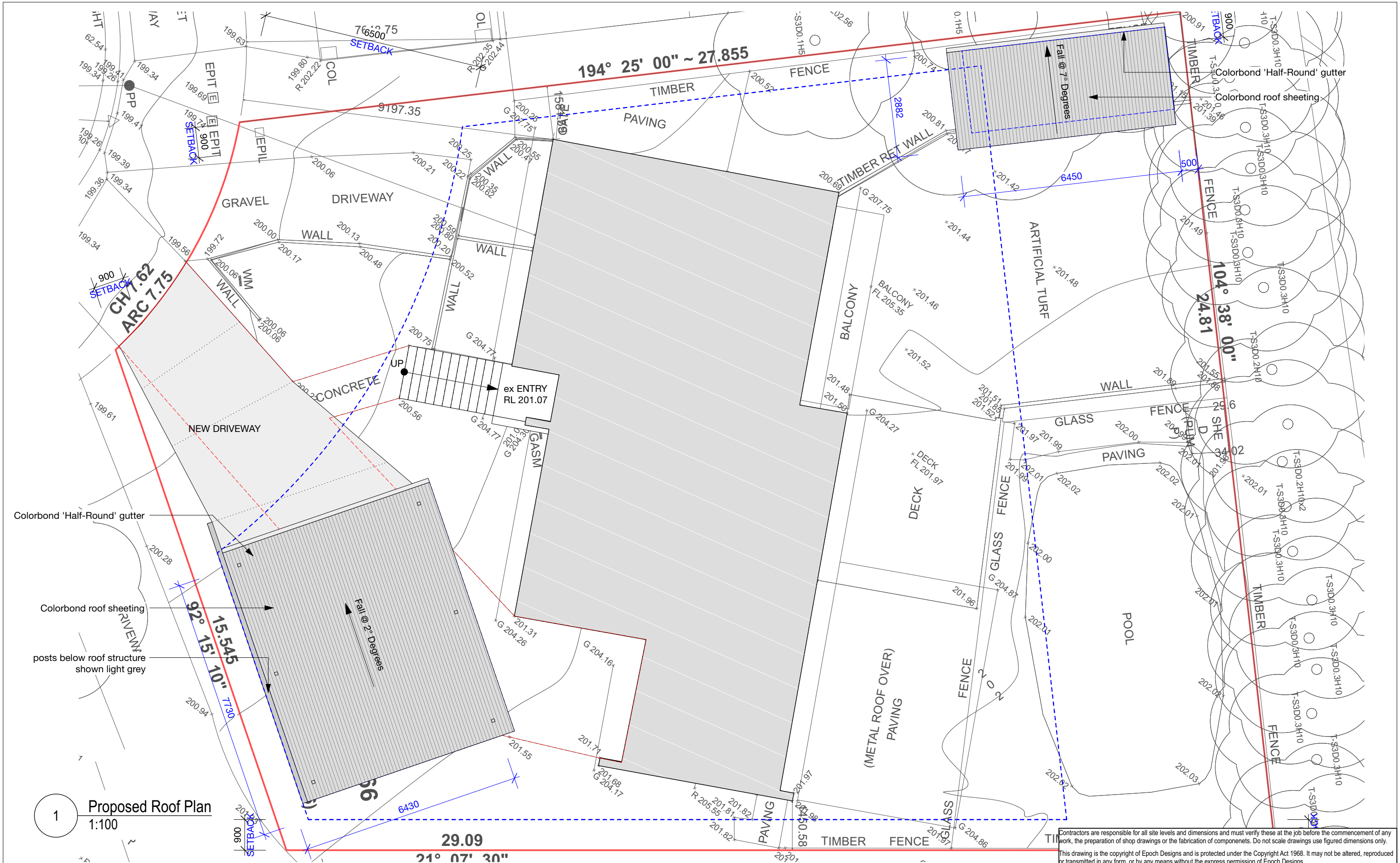
ISSUE DATE:
8/2/23

SHEET NO:
DA06

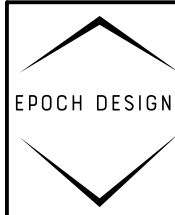
SCALE @ A3:
1:100

REVISION:
A


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1 Proposed Roof Plan
1:100



EPOCH DESIGNS
M 0407 382 557
E admin@epochdesigns.com.au
epochdesigns.com.au
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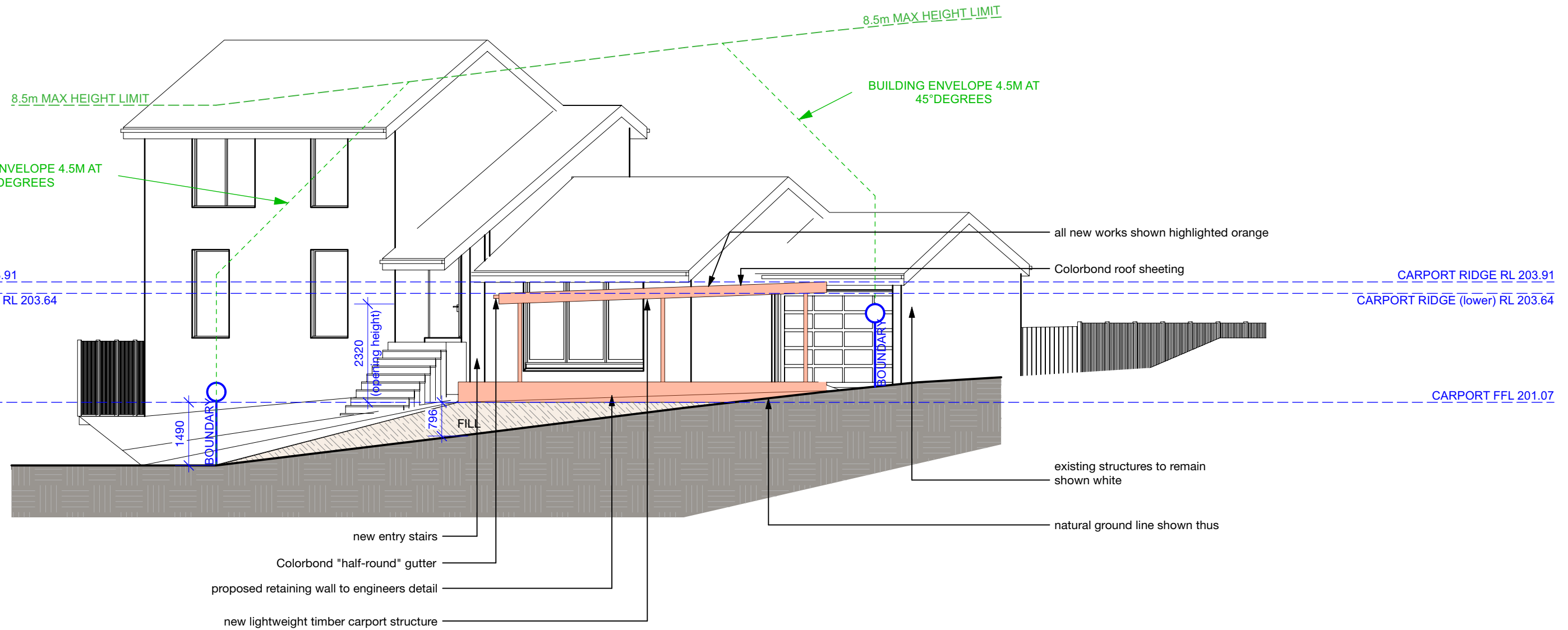
REVISION: DATE: REVISION NOTE:



Development Application ONLY - 12/1/23



CLIENT: Mr. P & Mrs. C STEYN	DRAWING: Proposed Roof Plan	DRAWN: DR	SHEET NO: DA07
ADDRESS: 4 Jumbunna Pl, Terrey Hills Being LOT 26 in D.P. 248766	PROJECT NO: STE 0601	ISSUE TYPE: DA1	SCALE @ A3: 1:100
		ISSUE DATE: 8/2/23	REVISION:

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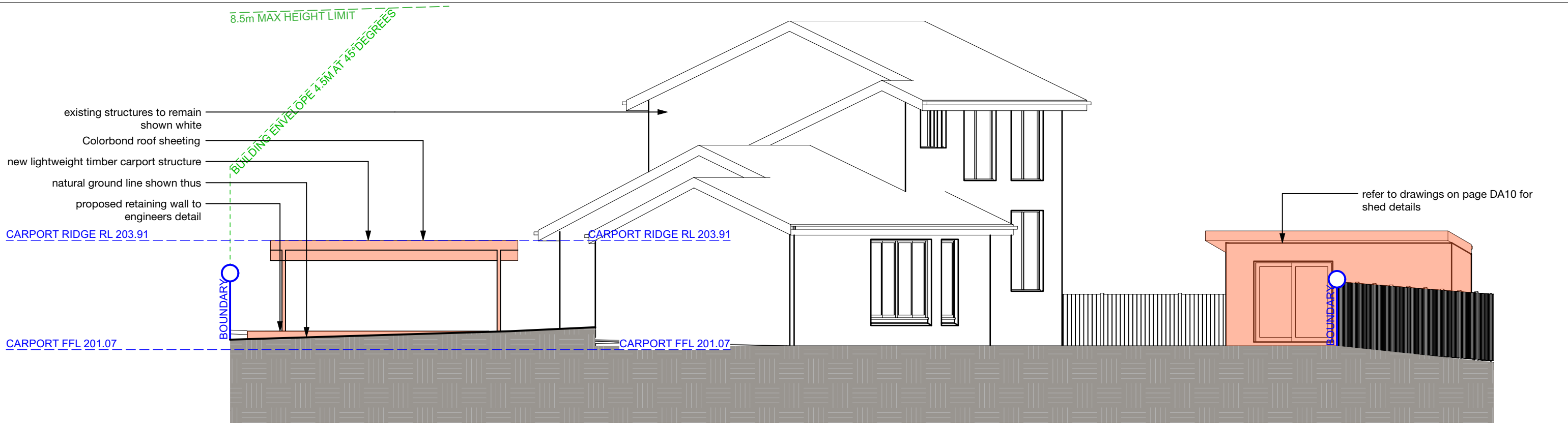


2 Carport - South Elevation
1:100

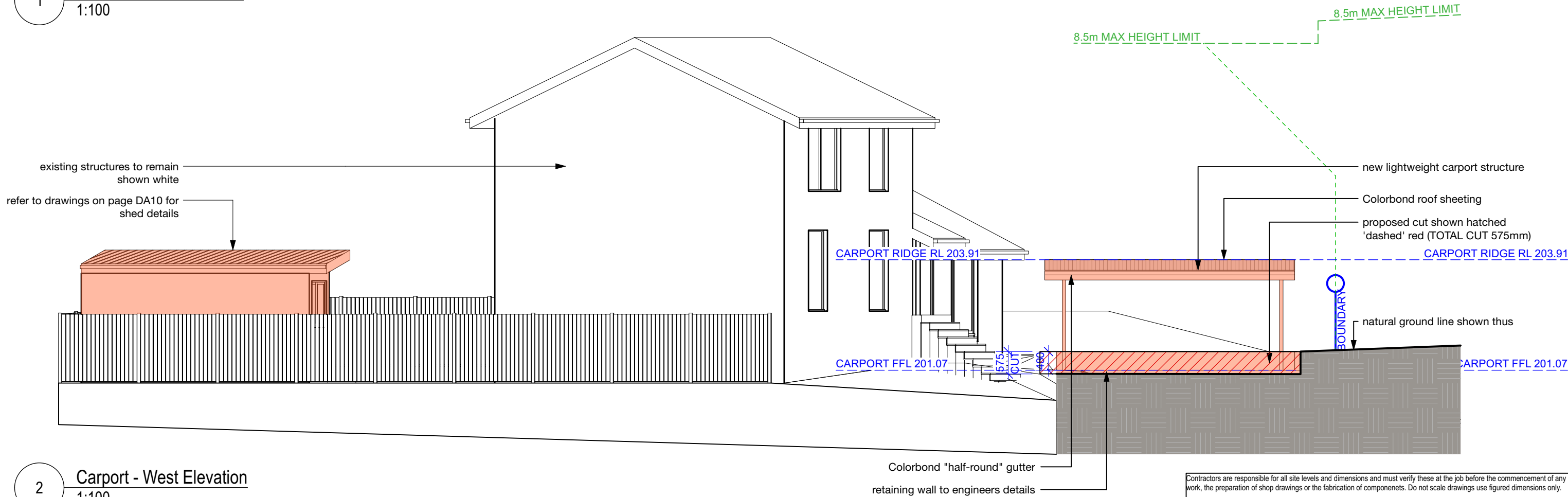
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			ADDRESS: 4 Jumbunna Pl, Terrey Hills Being LOT 26 in D.P. 248766	PROJECT NO: STE 0601	ISSUE TYPE: DA1	SCALE @ A3: 1:100
					ISSUE DATE: 8/2/23	REVISION:

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1 Carport - East Elevation
1:100



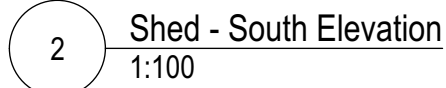
2 Carport - West Elevation
1:100

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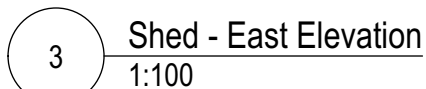
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			ADDRESS: 4 Jumbunna Pl, Terrey Hills Being LOT 26 in D.P. 248766	PROJECT NO: STE 0601	ISSUE TYPE: DA1	SCALE @ A3: 1:100
					ISSUE DATE: 8/2/23	REVISION:

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8.5m MAX HEIGHT LIMIT



8.5m MAX HEIGHT LIMIT



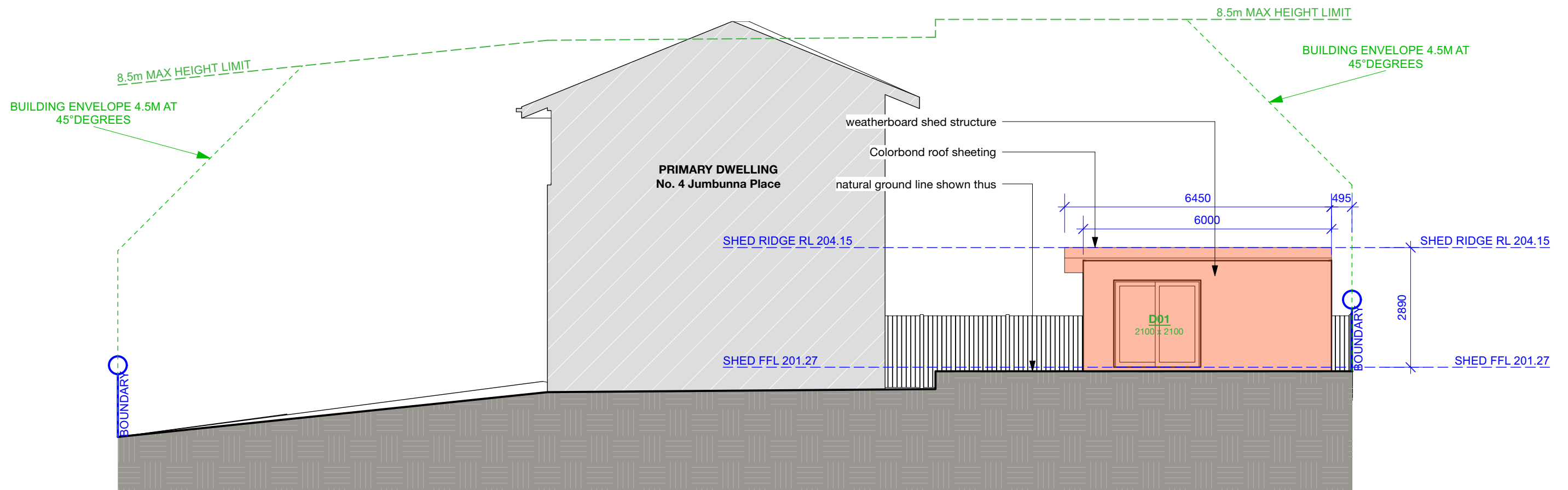
DRAWING: Shed - Elevations		DRAWN: DR	SHEET NO: DA10
		CHKD:	SCALE @ A3: 1:100
PROJECT NO: STE 0601	ISSUE TYPE: DA1	ISSUE DATE: 8/2/23	REVISION: A



Development Application ONLY - 12/1/23



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1 Shed - East Elevation
1:100

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			ADDRESS: 4 Jumbunna Pl, Terrey Hills Being LOT 26 in D.P. 248766	PROJECT NO: STE 0601	ISSUE TYPE: DA1	SCALE @ A3: 1:100
					ISSUE DATE: 8/2/23	REVISION:

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Section A-1
1:100

generally painted plasterboard to internal ceiling and stud walls

timber roof framing and tie downs as per engineer's detail

Pitched roofs: Colorbond roof sheeting as selected @ 7° and R3.5 bulk insulation

6450

2300 (pitching point)

SHED

UNDER SHED SPACE

timber framed floor structure, piercing, and RC footings as per engineer's detail

natural ground line shown thus

EPS or R2.0 bulk insulation to floor over enclosed sub-floor

RIDGE RL 204.05

SHED FFL 201.27

Section A-2
1:100

generally painted plasterboard to internal ceiling and stud walls

timber roof framing and tie downs as per engineer's detail

Pitched roofs: Colorbond roof sheeting as selected @ 7° and R3.5 bulk insulation

2880

3419

SHED

UNDER SHED SPACE

timber framed floor structure, piercing, and RC footings as per engineer's detail

EPS or R2.0 bulk insulation to floor over enclosed sub-floor

natural ground line shown thus

RIDGE RL 204.15

SHED FFL 201.27

BUILDING ENVELOPE 4.5M AT 45°DEGREES

Colorbond 'half-round' gutter

natural ground line shown thus

BOUNDARY

Section A-1

1:100

Section A-2

1:100

Section B-1

1:100

Section B-2

1:100

WINDOWS SCHEDULE

ID	Type	Opening Height	Opening Width	Unit Area	Glazing Type	Head (nom.)	Comments	
W01	SLIDING	1200 mm	1800 mm	2.16 m2	TBC	2100		

DOORS SCHEDULE

ID	Type	Opening Height	Opening Width	Unit Area	Glazing Type	Head (nom.)	No. Doors	Comments
D01	SLIDING	2100 mm	2100 mm	4.41 m2	TBC	2100	2	

NOTES

1. All external glazing units to have powder coated aluminium frames as selected. Owner to give final approval to external glazing units before ordering.

2. Generally Viridian '**ComfortPlus Clear**' glazing throughout, '**EnergyTech Clear**' 6mm toughened to louvre windows, (translucent to bathrooms / WC's). All glazing to comply with Part 3.6 of the current BCA.

3. Dimensions given are nominal and to suit scheduled opening sizes - Contractor to check all dimensions on site before ordering glazing units. Contact Epoch Designs if dimensions conflict.

4. Refer to Elevations for fixed/openable sashes.

5. Provide approved matching insect screens to opening window and door sashes.

6. Internal door sixes generally as noted on plan, to be painted flush solid core doors unless noted otherwise.

EXTERNAL FINISHES SCHEDULE FOR DA

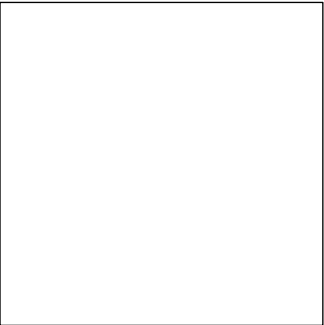
NOTE:

- All colour selections shall be sampled and swatch tested on subject surface prior to final application.
- Colours represented on this schedule do NOT necessarily reflect true colours.



WEATHERBOARD CLADDING

MEDIUM WARM WHITE
(or similar)



WINDOWS & DOORS FRAMES

ALUMINIUM WHITE
(or similar)





METAL ROOF SHEETING / GUTTERS / FASCIA

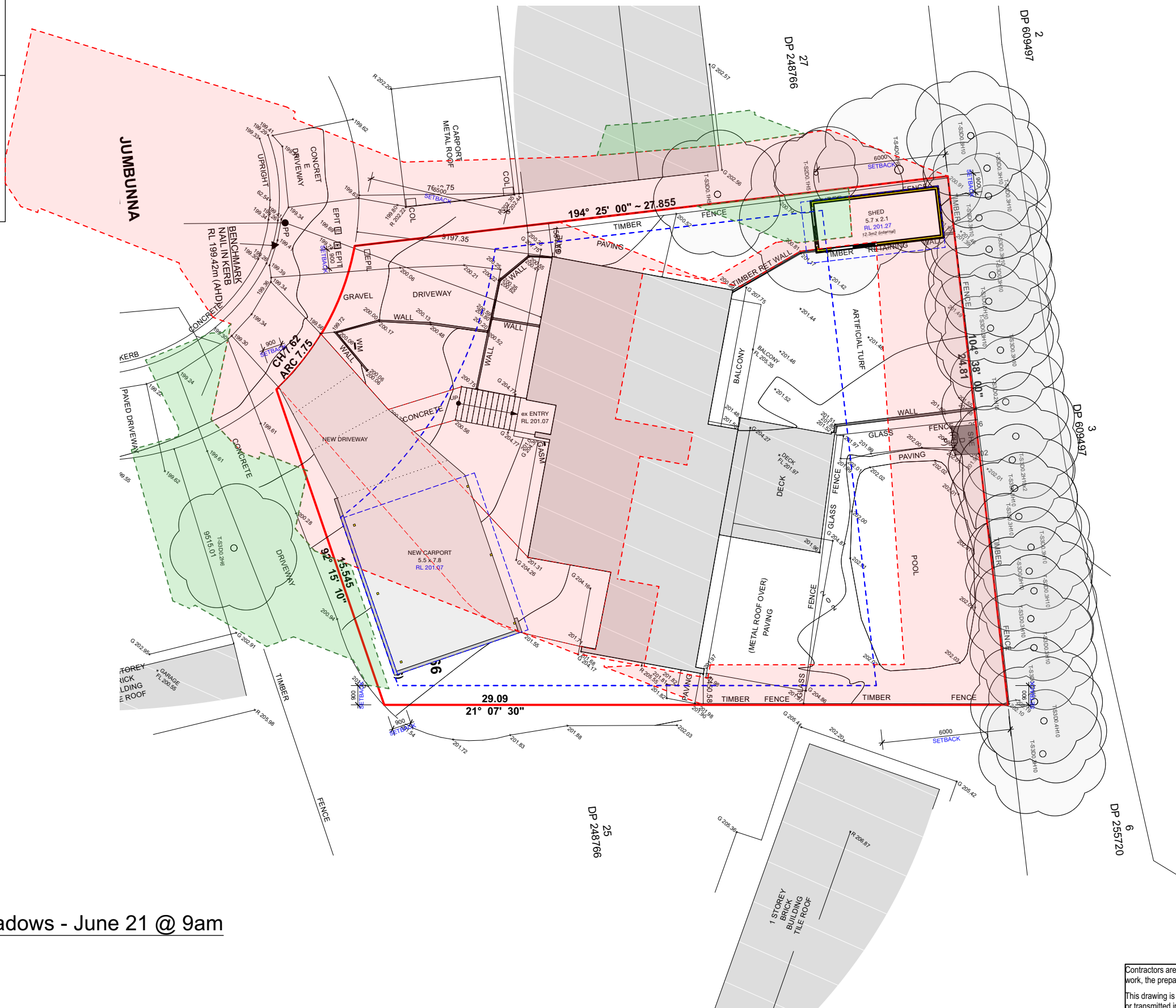
COLORBOND MONUMENT (or similar)

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<div><div>EPOCH DESIGNS M 0407 382 557 E admin@epochdesigns.com.au epochdesigns.com.au ACRED No. 6654 MBDA No. 7509-21 NSW Design Practitioner Reg. DEP0002920 ABN: 89 895 060 804 Copyright © EPOCH DESIGNS</div><div><div>ACCREDITED BUILDING DESIGNER</div></div></div>	REVISION: DATE: REVISION NOTE:	CLIENT: Mr. P & Mrs. C STEYN		DRAWING: Window & Door Schedule / External Finishes		DRAWN: DR	SHEET NO: DA14
		ADDRESS: 4 Jumbunna Pl, Terrey Hills Being LOT 26 in D.P. 248766		PROJECT NO: STE 0601	ISSUE TYPE: DA1	CHKD:	SCALE @ A3:
						ISSUE DATE: 8/2/23	REVISION:

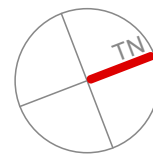
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REVISION:	DATE:	REVISION NOTE:
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CLIENT:
Mr. P & Mrs. C STEYN

ADDRESS:
4 Jumbunna Pl, Terrey Hills
Being LOT 26 in D.P. 248766

DRAWING:	
Site Shadows - June 21 @ 9am	
PROJECT NO:	ISSUE TYPE:
STE 0601	DA1

DRAWN:	SHEET NO:
DR	DA15
CHKD:	SCALE @ A3:
	1:200
ISSUE DATE:	REVISION:
8/2/23	

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SHADOW DIAGRAM KEY

EXISTING SHADOWS

PROPOSED SHADOWS



1 Site Shadows - June 21 @ 12pm
1:200

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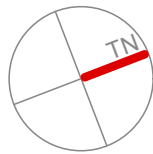
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epochdesigns.com.au
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REVISION: DATE: REVISION NOTE:

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CLIENT:
Mr. P & Mrs. C STEYN

ADDRESS:
4 Jumbunna Pl, Terrey Hills
Being LOT 26 in D.P. 248766

DRAWING:
Site Shadows - June 21 @ 12pm

PROJECT NO: STE 0601
ISSUE TYPE: DA1

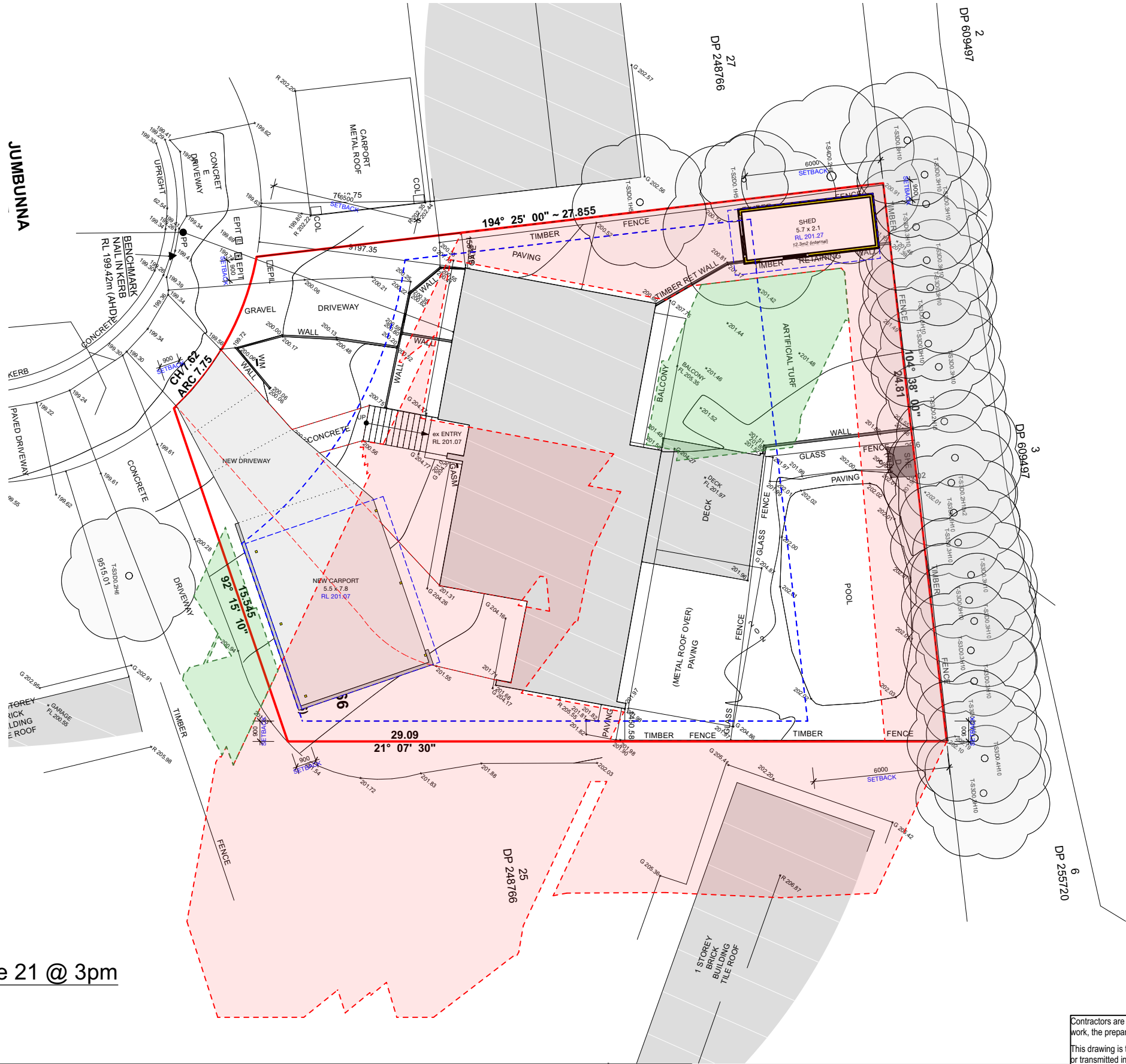
DRAWN: DR	SHEET NO: DA16
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 8/2/23	REVISION:

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SHADOW DIAGRAM KEY

EXISTING SHADOWS

PROPOSED SHADOWS



1 Site Shadows - June 21 @ 3pm
1:200

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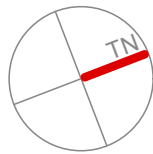
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BUILDING DESIGNER

REVISION: DATE: REVISION NOTE:

Development Application ONLY - 12/1/23



CLIENT:
Mr. P & Mrs. C STEYN

ADDRESS:
4 Jumbunna Pl, Terrey Hills
Being LOT 26 in D.P. 248766

DRAWING:
Site Shadows - June 21 @ 3pm

PROJECT NO: STE 0601
ISSUE TYPE: DA1

DRAWN:	DR	SHEET NO:	DA17
CHKD:		SCALE @ A3:	1:200
ISSUE DATE:	8/2/23	REVISION:	

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Work Health and Safety Regulation - important information!

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS,
CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

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

DURING OPERATION OR MAINTENANCE

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

For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

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

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

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

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

BUILDING COMPONENTS

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

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

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

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 asbestos
1986 - 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. construction and concrete placement. All the above applies.

7. CONFINED SPACES

EXCAVATION

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

ENCLOSED SPACES

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

SMALL SPACES

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

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

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

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:
This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.
For non-residential buildings where the end-use is known:
This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with 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 the code Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with the code 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

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M 0407 382 557

E admin@epochdesigns.com.au

epochdesigns.com.au

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MBDA No. 7509-21

NSW Design Practitioner Reg. DEP0002920

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BUILDING DESIGNER

REVISION: DATE: REVISION NOTE:

Development Application ONLY - 12/1/23

CLIENT:	Mr. P & Mrs. C STEYN	DRAWING:	Saftey Disclosure	DRAWN:	DR	SHEET NO:	DA18
ADDRESS:	4 Jumbunna Pl, Terrey Hills Being LOT 26 in D.P. 248766	PROJECT NO:	STE 0601	ISSUE TYPE:	DA1	CHKD:	SCALE @ A3:
						ISSUE DATE:	8/2/23
						REVISION:	

1. PRELIMINARIES

These specifications shall be read with consideration for established ESD (Environmentally Sustainable Design) principles. Reduction of raw materials, use of reclaimed materials, and particular attention to product standards and specifications are paramount.

These specifications shall be adopted in addition to the standard acceptable codes and methods of construction as applicable under the current Building Code of Australia (BCA) and as prescribed in all relevant Australian Standards. Where a more current Standard or Standards have superseded, or have been introduced in addition to, the specific Standards mentioned in this Specification, the Contractor shall refer to the most current Australian Standard(s) applicable.

1.1 Additional Work / Costs to be included

- Certification of works in accordance with as required by all regulatory bodies;

NOTE: All statutory fees, bonds, etc, including Sydney Water, Local Government and the like, including all fees stated required for the CC, to be paid by the Owner. Owner Builder to manage co-ordination and notification of all inspections required.

- Street traffic control and street protection measures as necessary and as required by the Council and other relevant authorities;
- Disconnection and protection of all services as required;
- Provision of temporary builder's services as required during construction;
- Surveys by a qualified land surveyor as required and as necessary to facilitate and complete the works;
- Siltation barriers and stormwater/erosion management in accordance with the Sediment & Erosion Control Plan provided
- Co-ordination & facilitation of all nominated sub-contractors at the Owner's request;

1.2 Dimensions of plans

Figured dimensions shall be taken in preference to those scaled off the plans. The Contractor shall verify all dimensions on site through survey of boundaries prior to commencement of ordering or construction of works and notify the Principal Designer of any discrepancy.

1.3 Contractor / Owner Builder responsibilities

The Contractor shall:

- 1.3.1 Comply with all relevant building codes and regulations,
- 1.3.2 Comply with Council regulations as per the approved DA or CDC
- 1.3.3 Inform the Owner or Designer of any discrepancies within the plans or Conditions of Consent.
- 1.3.4 Carry out the work in accordance with the contract drawings and Specifications.
- 1.3.5 Shall ensure that work done by others, is maintained in "as new" condition until completion of the works.
- 1.3.6 Where "approved", "as approved" or "as selected" is mentioned, seek approval from the Owner or their nominated representative (defined in Contract) before materials are ordered or work begins.
- 1.3.7 Provide all the required Warranties and Insurances as required under the Home Building Act 1989, including the Builders All Risk Insurance for Owner supplied items once delivered to site.
- 1.3.8 Generally make good all retained building components, surfaces, etc, affected by the works and prepare all surfaces as required for final finishes.
- 1.3.9 Coordinate site inspections with nominated PCA.

2. SITE PREPARATION AND EXCAVATION

2.1 Site preparation

- 2.1.1 Site clearing shall be carried out by the Contractor prior to the commencement of construction and applies to the area of works only.
- 2.1.2 Provide a secure site in accordance with the Authorities' requirements.
- 2.1.1 Install and maintain silt and sedimentation management measures as required by the Conditions of Consent.

2.2 Demolition

- 2.2.1 All work to conform with AS2601-2001, including the proper methods of disposal of asbestos or other hazardous material to comply with Work Cover regulations and be disposed of in a legal manner.
- 2.2.2 Prepare a Hazardous substances management plan to AS 2601 clause 1.6. prior to demolition where required.
- 2.2.3 Demolished materials shall be re-used or recycled off-site where practicable and at no time shall be disposed of without scrutiny.
- 2.2.4 Demolition and waste recycling shall follow the guidelines outlined in the best practice' standards published by the Waste Wise Construction Program.

2.3 Excavation / Fill

- 2.3.1 Excavation for slabs, footings and services shall be limited to minimise natural ground disturbance over the site.
- 2.3.2 All fill to AS 3798 clause 4.4 including inorganic, non-perishable material suitably graded and capable of compaction to the documented density. (where noted in the engineering specification)

3. CONCRETING

- 3.0.1 All work in accordance with the Australian Standards AS3600 (Concrete Structure), AS1379 (Ready Mixed Concrete), AS 2870 (Residential slabs and Footings) and any other relevant Standard. All reinforcement shall be specified and certified by the consulting Engineer.
- 3.0.2 All concrete used in-situ for slabs and footings, including Council crossovers, laybacks and kerbs, shall be "Green 3 Star" concrete as supplied by Boral.
- 3.0.4 Any excess material spillage or splashing shall be cleaned and appropriately removed by the contractor whilst uncured, and any subsequent damage to material shall be the responsibility of the Contractor.
- 3.0.5 New RC slabs to be finished as required to achieve the finishes and levels shown in the drawings, including matching existing finished levels where necessary.

4. TERMITE PROTECTION

- 4.1.1 The Contractor shall construct the floor slabs and footings in accordance with AS2870 (residential slabs and footings) or AS 3600 (concrete structures) and AS3660 (termite management) to create a termite barrier.
- 4.1.2 In addition to the slab as termite barrier, provide the following non-chemical termite protection in accordance with AS3660 (termite management), by appropriately trained and licensed installers:
- 4.1.3 Install the termite barrier systems in various parts of the buildings as required to achieve a complete termite barrier, generally in perimeter walls, around slab penetrations, along construction/control joints and at building step-downs/retaining walls, all in accordance with manufacturer's instructions, ABCB National Certification and AS3660.
- 4.1.4 The Contractor is responsible for ensuring that the physical termite barriers used are fully protected during the carrying out of the works and can be fully Certified with a manufacturer's Warranty at the completion of the works

5. TIMBER PRODUCTS, FINISHES & TREATMENT

- 5.0.1 General: Provide timber products with finishes and treatments including for durability and carrying appropriate certification for the finishing applications.
- 5.0.2. General: Provide timbers having natural durability appropriate to the conditions of use, or preservative-treated timber of equivalent durability.
- Natural durability class: To AS 5604.
- 5.0.3. Hardwood timber - **As selected by Owner**
- 5.0.4. All work to conform with Australian Standards, including AS1684 (residential timber framing), AS1720.1 (timber structures) and all relevant Australian Standards where they apply.
- 5.0.5. Stopping of clear-finished timbers will match the selected species or most suitable darker alternative. The stopping will match any general knots and natural deviations.

5.1 CARPENTRY

- 5.1.1 All work to conform with Australian Standards, including AS1684 (residential timber framing), AS1720.1 (timber structures) and all relevant Australian Standards where they apply.
- 5.1.2 Engineered wood products are to be used structurally throughout the works in preference to steel beams and instead of solid hardwood lengths.

5.2 Roof trusses, wall frames, beams and rafters

5.2.1 New timber roof trusses shall be Carter Holt Harvey LASER Frame TERMINATOR Blue. Where engineered timber is required to meet AS1687, or the structural engineers design specification, use HYPAN LVL beams as the first preference. All new posts and roof framing to be termite treated.

6. ELECTRICAL

- 6.0.1 All electrical work to comply with Australian Standards incl. AS3000 and AS3018.
- 6.0.2 Lighting and electrical layouts to be reviewed and discussed with Owner prior to final installation.
- 6.0.3 Inspect the existing meter board and upgrade safety switching if required.
- 6.0.4 Generally install and position electrical switches/plates to match existing.
- 6.0.5 Owner to supply light fittings incl. bulbs, Contractor to install.

7.0 PLUMBING & DRAINAGE

- 7.0.1 All work and materials to AS3500.1.2, AS3500.2.2, AS3500.4.2 and AS2179 installed by licensed tradespersons and in accordance with all regulations.
- 7.0.2 Provide protection against "water hammer" in plumbing as approved.
- 7.0.3 Connect all new guttering to existing stormwater lines via new matching downpipes.
- 7.0.4 Provide sub-soil drainage lines behind retaining walls as required and connect to the existing stormwater provisions.
- 7.0.5 All stormwater runoff to agricultural drains shall be filtered with appropriate means with the aim of maintaining stormwater quality. All stormwater shall be prevented from carrying excessive silt and sediment into the mains system.

8 MECHANICAL VENTILATION

8.1 All mechanical ventilation and air conditioning to comply with AS 1668.2

9. ROOFING

- 9.0.1 Generally, all work carried out shall comply with all relevant Australian Standards, including AS1397, AS1445, AS2179, AS2049 and AS3500.
- 9.0.2 New flat roof material to be Lysaght KlipLok (or similar) suitable for 1° fall
- 9.0.3 New pitched roof material >5° to be Lysaght CustomOrb (or similar)xx4x4
- 9.0.4 Owner to select roof colour.

10. PAINTING

- All painting to comply with Australian Standards including AS2311 and AS3750 and must be in accordance with the Australian Ecolabel Program's Good Environmental Choice Australia (GECA) standards, as outlined in their publication entitled 'Architectural and Protective Coatings'.
- All paint specifications to Resene Low VOC standards (including Resene recommended surface preparation) or approved equivalent.
- 10.0.1 Apply new paint or appropriate surface coating to all new works externally, including areas where making good existing surfaces will necessitate new paint, unless pre-finished surface (such as Colorbond) is supplied.
- 10.0.2 Contractor to consult with Owner prior to purchasing paint to confirm areas and surfaces to be painted.
- 10.0.3 Colour schedule to be provided upon request of the Contractor who will sample test all schemes prior to implementation as approved by owner.
- 10.0.4 All new external cement render to be finished with selected membrane paint.
- 10.0.5 All finishes applied as recommended by and strictly in accordance with the manufacturer's recommendations.

11.0 SITE CLEAN UP

- 11.0.1 All building debris and dead vegetation shall be removed from site at the Contractor's cost and all trenches back-filled in accordance with the consulting structural Engineer's specification and/or instructions.
- 11.0.2 The Contractor will maintain a clean and dry site throughout the construction period where practicable, with regular cleaning of Sub-Contractor waste and rubbish.
- 11.0.3 The Contractor is to arrange final cleaning of works and site to the satisfaction of the the Owner.

12. STRUCTURAL STEEL General Requirements

- 12.1 Fabrication and erection of steel shall comply with Australian Standards including AS1252 (steel bolts, etc), AS1554 (structural steel welding), AS3750 (paints for steel), AS4100 (steel structures), AS4680 (hot-dip galvanizing) and other relevant Australian Standards where they apply.
- 12.3 Generally, all structural steel beams used shall be LiteSteel beams coated with AZ+ corrosion protection, as specified by the consulting structural engineer and erected only by approved or licensed trade.
- 12.4 Ensure all exposed steel is hot-dipped then galvanized and painted. It is recommended that all galvanized beams and other expressed structural elements are finished with enamel paint.
- 12.5 All steel reinforcement used in the works shall comply with Australian Standards including AS 4671 (steel reinforcing materials) or AS 4672 (pre-stressed steel). It shall be cut and bent in accordance with AS 3600 (concrete structures) or AS 2870 (slabs and footings).

13. WINDOWS AND GLAZED DOORS

- 13.1 Window and door selection as selected by owner, to comply with the BASIX certificate
- 13.2 Selection and installation: To AS 2047.
- 13.3 For smoke and heat venting, see AS 2665 which is cited in the BCA.
- 13.4 Glass type and thickness: To AS 1288, where no glass type or thickness is nominated.
- 13.5 For Glass type and thickness refer to Table 4.1 AS 1288 and to AS/NZS 4667.
- 13.6 Glass thickness may be governed by human safety and other requirements – see AS 1288 Section 5. The commonly available thicknesses of various glasses are shown on the wind pressure figures of AS 1288, Section 4.
- 13.7 In other cases the determination of thickness is usually within the competence of the glazing contractor. Where thickness is determined by loading from wind actions, the 'design wind pressure' needs to be known in order to interpret the figures and tables of glass sizes and thicknesses in AS 1288.
- 13.8 Design wind pressure: To AS/NZS 1170.2 or AS 4055 as appropriate.
- 13.9 Materials and installation: To AS 1288.
- 13.10 Quality requirements for cut-to-size and processed glass: To AS/NZS 4667.
- 13.11 Terminology for work on glass: To AS/NZS 4668.

14 METALWORK General Requirements

- 14.1 All work shall comply with Australian Standards, including AS1163 (steel hollow sections), AS3679 (hot rolled steel), AS1231 (anodised aluminium), AS3715 (powder-coated aluminium), AS1627 (metal finishing) AS2047 (windows) and AS1664 (aluminium structures), AS1554 (welding) and all relevant Australian Standards where they apply.
- 14.2 Construction detail as required shall be provided within the relevant drawing and only modified with the approval of either the Owner or Principal Designer. All steel sections to be approved by the consulting structural engineer.
- 14.3 All external stainless steel components shall be 316 external marine grade. Where stainless steel components aren't used, ensure all other exposed steel is hot-dipped then galvanized and enamel painted.

15 MASONRY General Requirements

- 15.1 Generally, all work to comply with Australian Standards, including AS3700 (masonry construction), AS1316 (masonry cement), AS2904 (damp proof courses) and all relevant Australian Standards where they apply.

16 THERMAL INSULATION

- 16.1 All thermal insulation shall comply with Australian Standards, including AS4859.1 (thermal insulation materials), AS3999 (installation of bulk insulation), AS4200.1 (reflective foil, etc), AS4426 (insulation of pipework, ducts, etc) and all relevant Australian Standards where they apply.
- 16.2 Install insulation in walls, roofs and ceilings as detailed in the plans and ensure that all insulation complies with BASIX and the current requirements, and is in accordance with the Australian Ecolabel Program's Good Environmental Choice Australia (GECA) standards, as outlined in their publication entitled 'Insulation'.
- 16.3 Thermal insulation / lagging shall be fixed to all hot water plumbing..

17 Polystyrene / insulated cladding system (Where applicable)



- 17.1 Where shown in the plans as painted rendered EPS cladding, provide 100mm thick expanded polystyrene board insulation fixed to stud walls, rendered and coloured as specified by owner.
- 17.2 The EPS cladding system used shall be Uni-TWS supplied by Unitex, or a similar approved system, and installed strictly as per the manufacturer's details by appropriately trained & skilled trades people.
- 17.3 The rendering system used shall incorporate all items recommended by the manufacturer for correct installation, including collared fixings; mesh reinforcing at joins, corners, etc; water-based polymer render for fixing the mesh; reinforcing corner/edge/sill reveals; expansion joint sealant (with covering expansion joint profiles); lightweight high impact cement-based render (applied 10 min. thick) such as Unitex High Fibre Render; a selected coloured top-coat such as the Unitex Décor Range; and a final protective membrane coat such as Uniflex Membrane.

18 EXTERNAL WALL LININGS / TEXTURE COATING

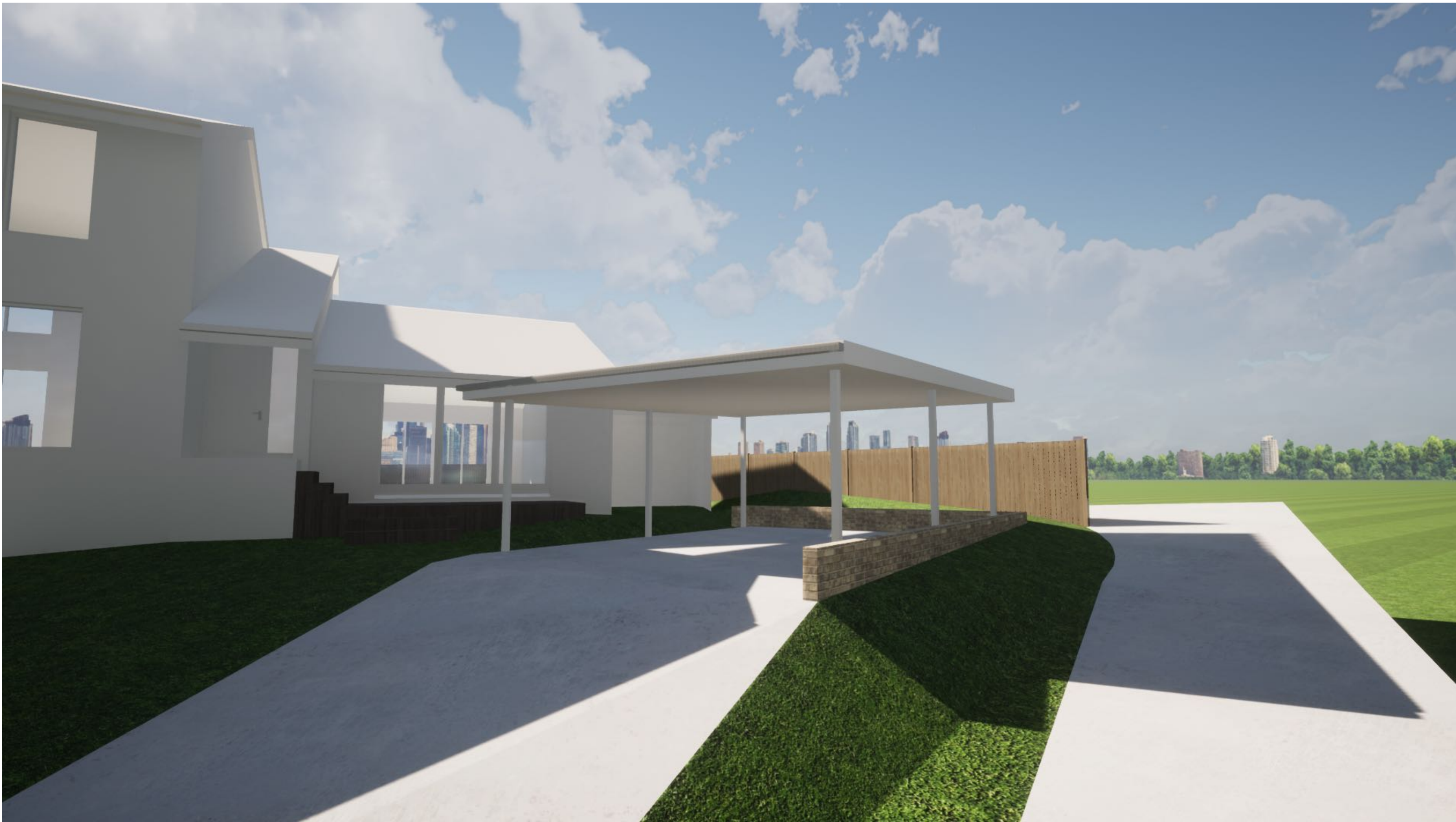
- 18.1 All external wall linings and coatings shall comply with all relevant Australian Standards, including AS3972 (cement), AS1672.1 (limes), AS2758.1 (aggregates), AS1478 (admixtures), AS4548 (texture coatings) and AS1580 (paints, etc).
- 18.2 Where nominated in plans, rendered external masonry walls shall be painted with an approved proprietary render membrane paint.
- 18.4 All selected finish colours to be pre-approved by supplying sample boards in nominated colours, prior to application on walls.

19 GENERAL

- 19.1 Demolition of existing structur and/or alterations to the existing structure to comply with AS 4361.2 - Guid to lead paint management
- 19.2 Outdoor lighting to comply with AS 4282:1997
- 19.3 Pruning of amenity trees to comply with AS 4373-2007
- 19.4 Tree protection measures where relevant on the development site to comply with AS 4970-2009
- 19.5 Off-street parking to comply with AS/NZS 2890.1:2004, and Council regulations



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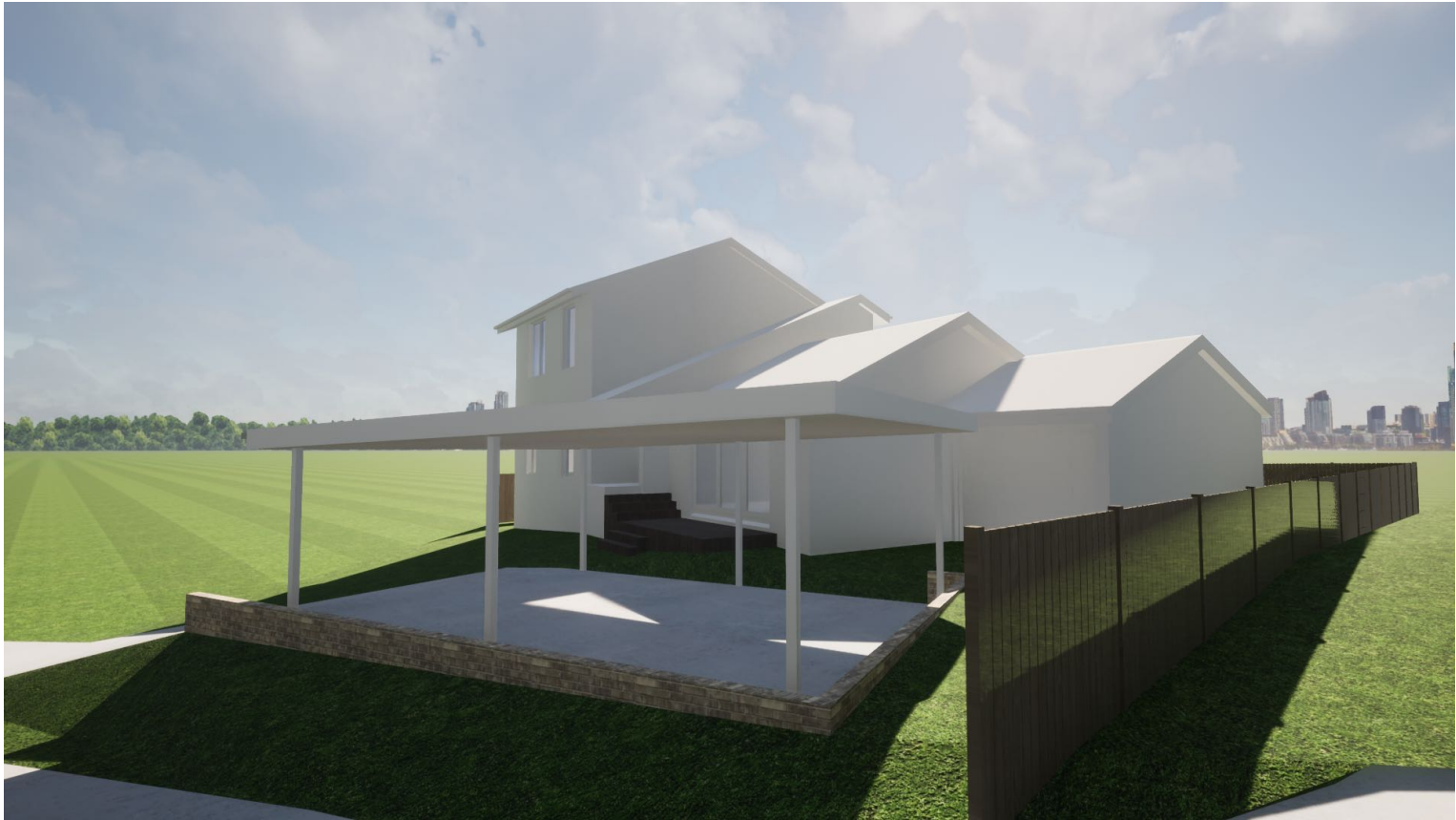


1 Perspectives

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M 0407 382 557
E admin@epochdesigns.com.au
epochdesigns.com.au
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