

PROJECT: DEVELOPMENT APPLICATION FOR
NEW GARAGE TO RESIDENCE

AT: ADDRESS NO.8 SURFERS PARADE FRESHWATER
LOT 31 DP 5466

FOR: MR. P AND MRS MILLS

DATE: MARCH 2022

SHEET NO.

- A1 SITE PLAN
- A2 GARAGE PLAN
- A3 LANDSCAPE & IMPERVIOUS CALCULATIONS
- A4 SOUTH ELEVATION
- A5 WEST ELEVATION
- A6 EAST ELEVATION
- A7 NORTH ELEVATION
- A8 SECTION A-A
- A9 FINISHES



REAR OF NO.8 SURFERS PDE
SOLDIERS AVE VIEW

SAFETY IN DESIGN NOTES

SAFETY IN DESIGN CODES OF PRACTICE AND GUIDELINES ARE TO BE COMPLIED WITH FOR THE CONSTRUCTION OF BUILDINGS AND STRUCTURES

ALL STAKE HOLDERS INVOLVED IN THIS PROJECT ARE TO FAMILIARISE THEMSELVES WITH AND CARRY OUT WORKS IN ACCORDANCE THE CURRENT CODES OF PRACTICE AND SAFETY IN DESIGN STANDARDS TO ASSIST IN IDENTIFYING RISKS AND HAZARDS ASSOCIATED WITH THE CONSTRUCTION AND LIFE CYCLE OF THE BUILDING

STAKEHOLDERS INCLUDE, BUT NOT LIMITED TO: THE OWNER, THE BUILDER, TRADES, CONTRACTORS, SUB-CONTRACTORS, CONSULTANTS, MAINTENANCE AND DELIVERY PERSONEL, OPERATORS AND LABOURERS ETC.

Electrical safety

- Earthing of electrical installations
- Location of underground and overhead power cables
- Protection of leads/cables
- Number and location of power points

Fire and emergencies

- Fire risks
- Fire detection and fire fighting
- Emergency routes and exits
- Access for and structural capacity to carry fire tenders
- Other emergency facilities

Movement of people and materials

- Safe access and exit, including for people with disability
- Traffic management
- Loading bays and ramps
- Safe crossings
- Exclusion zones
- Site security

Plant

- Tower crane locations, loading and unloading
- Mobile crane loads on slabs
- Plant and machinery installed in a building or structure
- Plant and equipment for material handling
- Access for maintenance of plant and equipment
- Guarding plant and machinery
- Lift installations

Working environment

- Ventilation for thermal comfort and general air quality and specific ventilation requirements for the work to be performed on the premises
- Temperature
- Lighting including that of plant rooms
- Acoustic properties and noise control,for example noise isolation, insulation and absorption
- Seating
- Floor surfaces to prevent slips and trips
- Spaces for occupants

Amenities and facilities

- Access to various amenities and facilities such as storage, first aid rooms/sick rooms, rest rooms, meal and accommodation areas and drinking water
- Earthworks
- Excavations (for example risks from earth collapsing or engulfment)
- Location of underground services
- Structural safety
- Erection of steelwork or concrete frameworks
- Loadbearing requirements
- Stability and integrity of the structure
- Manual tasks
- Methods of material handling
- Accessibility for material handling
- Loading docks and storage facilities
- Workplace space and layout to prevent musculoskeletal disorders, including facilitating use of mechanical aids
- Assembly and disassembly of prefabricated fixtures and fittings

Substances

- Exposure to hazardous substances and materials including insulation and decorative materials
- Exposure to volatile organic compounds and off gassing through the use of composite wood products or paints
- Exposure to irritant dust and fumes
- Storage and use of hazardous chemicals, including cleaning products

Falls prevention

- Guardrails
- Window heights and cleaning
- Anchorage points for building maintenance and cleaning
- Access to working spaces for construction, cleaning, maintenance and repairs
- Scaffolding
- Temporary work platforms
- Roofing materials and surface characteristics such as fragility, slip resistance and pitch

Specific risks

- Exposure to radiation,for example electromagnetic radiation
- Exposure to biological hazards
- Fatigue
- Working alone
- Use of explosives
- Confined spaces
- Work over and under water, including diving and work in caissons with compressed air supply

Noise exposure

- Exposure to noise from plant or from surrounding area

G M KETT PTY LTD



RESIDENTIAL BUILDING DESIGN
02-99711224
0429 33 11 34
email gregg@gmkett.com

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO ORDERING MATERIALS OR COMMENCING ANY WORK AND COMPLY WITH THE NCC, NATIONAL CONSTRUCTION CODE AND AUST. STANDARDS AND COUNCIL CODES ALL DRAWINGS SUBJECT TO COPYRIGHT DO NOT SCALE OFF DRAWINGS

PROJECT:
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CLIENT:

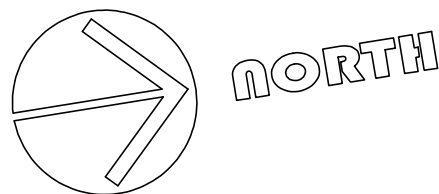
PROPOSED GARAGE TO REAR OF EXISTING DWELLING
NO.8 SURFERS PARADE FRESHWATER LOT 31 DP 5466
MR AND MRS MILLS

SCALES:



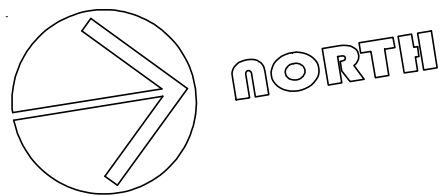
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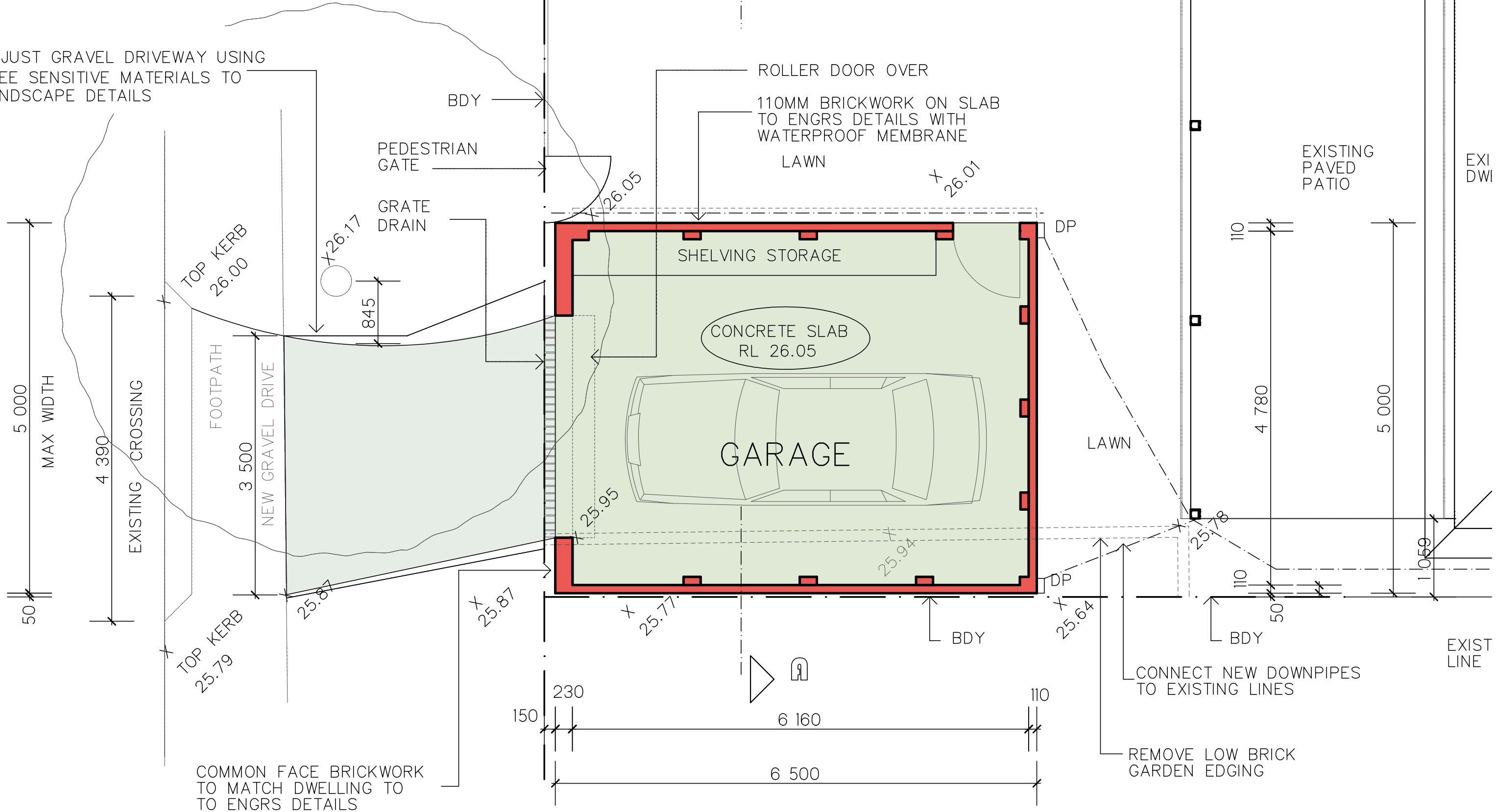


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ADJUST GRAVEL DRIVEWAY USING
TREE SENSITIVE MATERIALS TO
LANDSCAPE DETAILS



G A R A G E P L A N SCALE 1:50

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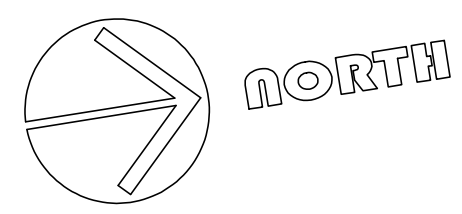
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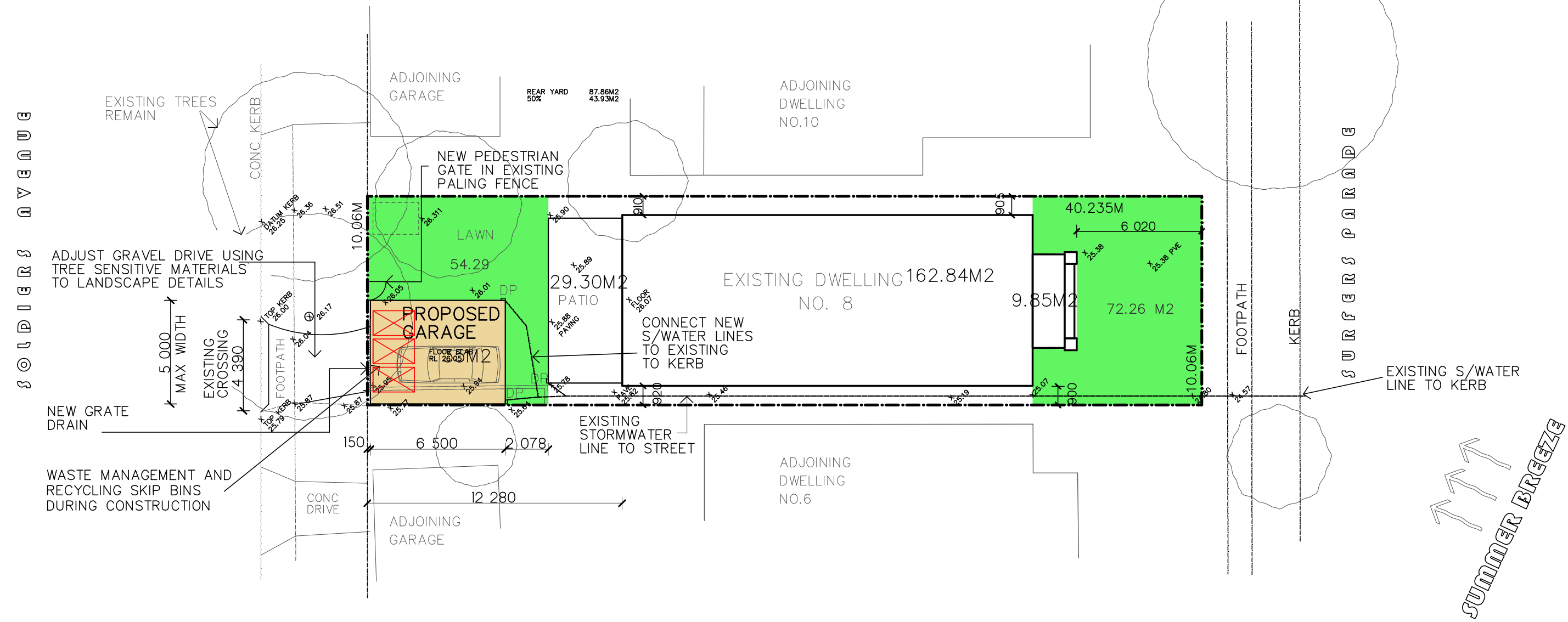
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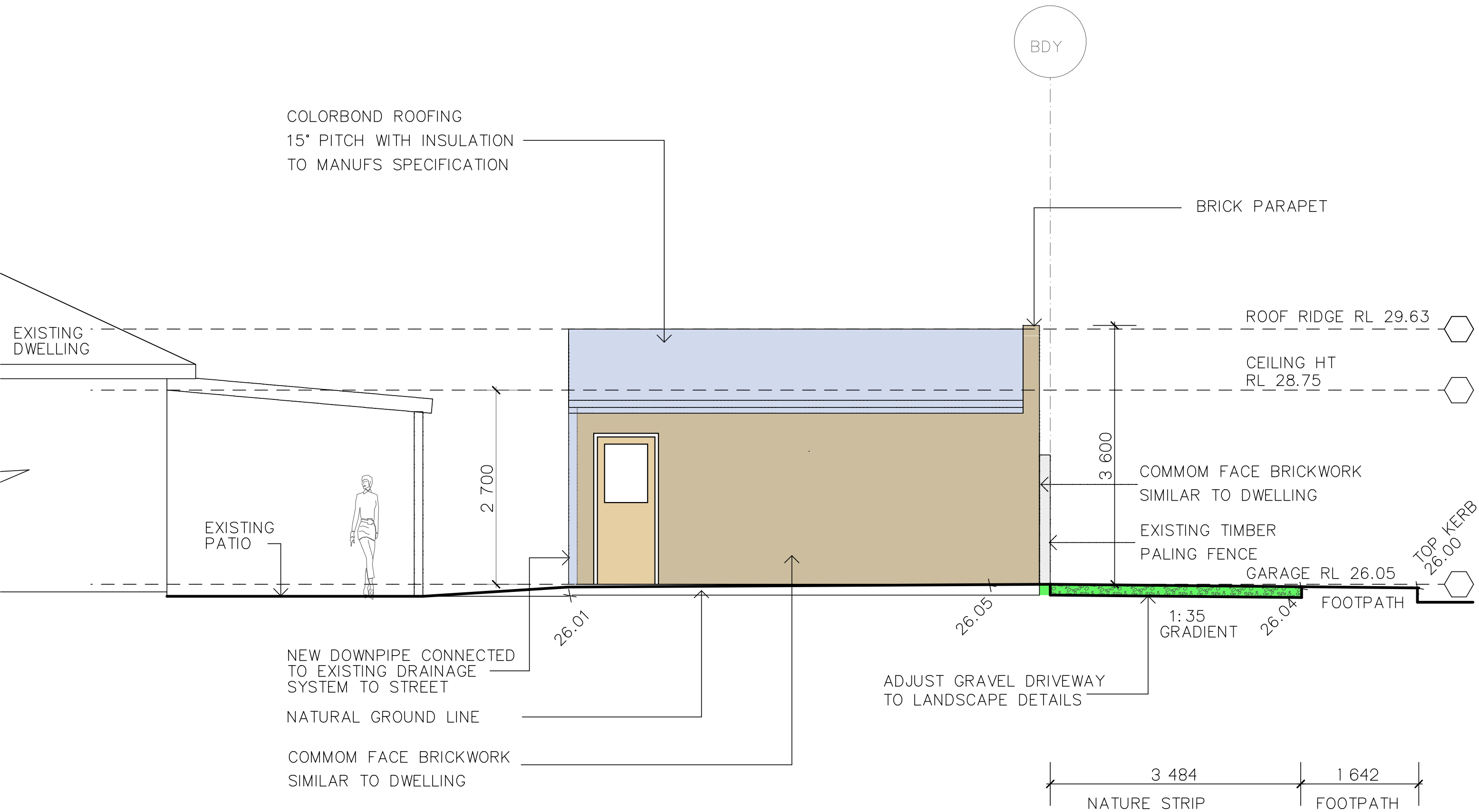
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WINTER WINDS

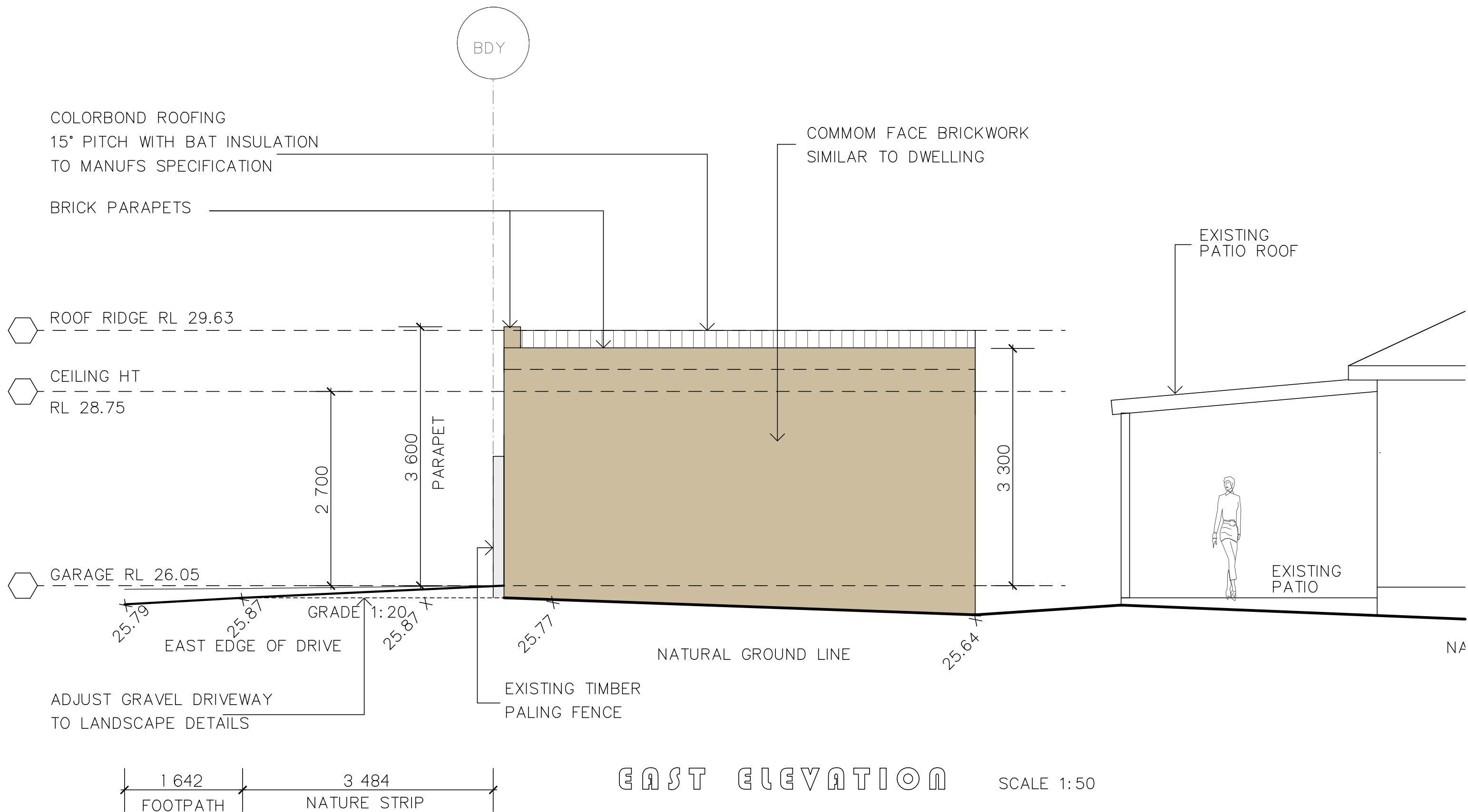


	SITE AREA	404.70 M2	
	SOFT LANDSCAPE AREA		MIN REQUIRED 40% = 161.88 M2
	PRE-DEVELOPMENT	153.42M2	37.9%
	POST DEVELOPMENT	126.55 M2	31.27%
	FLOOR AREA		
	DWELLING FLOOR	172.69 M2	EXISTING
	ATTACHED PATIO	29.30 M2	EXISTING
	DETACHED GARAGE/CARPORT AREA	32.50 M2	NEW





WEST ELEVATION SCALE 1:50



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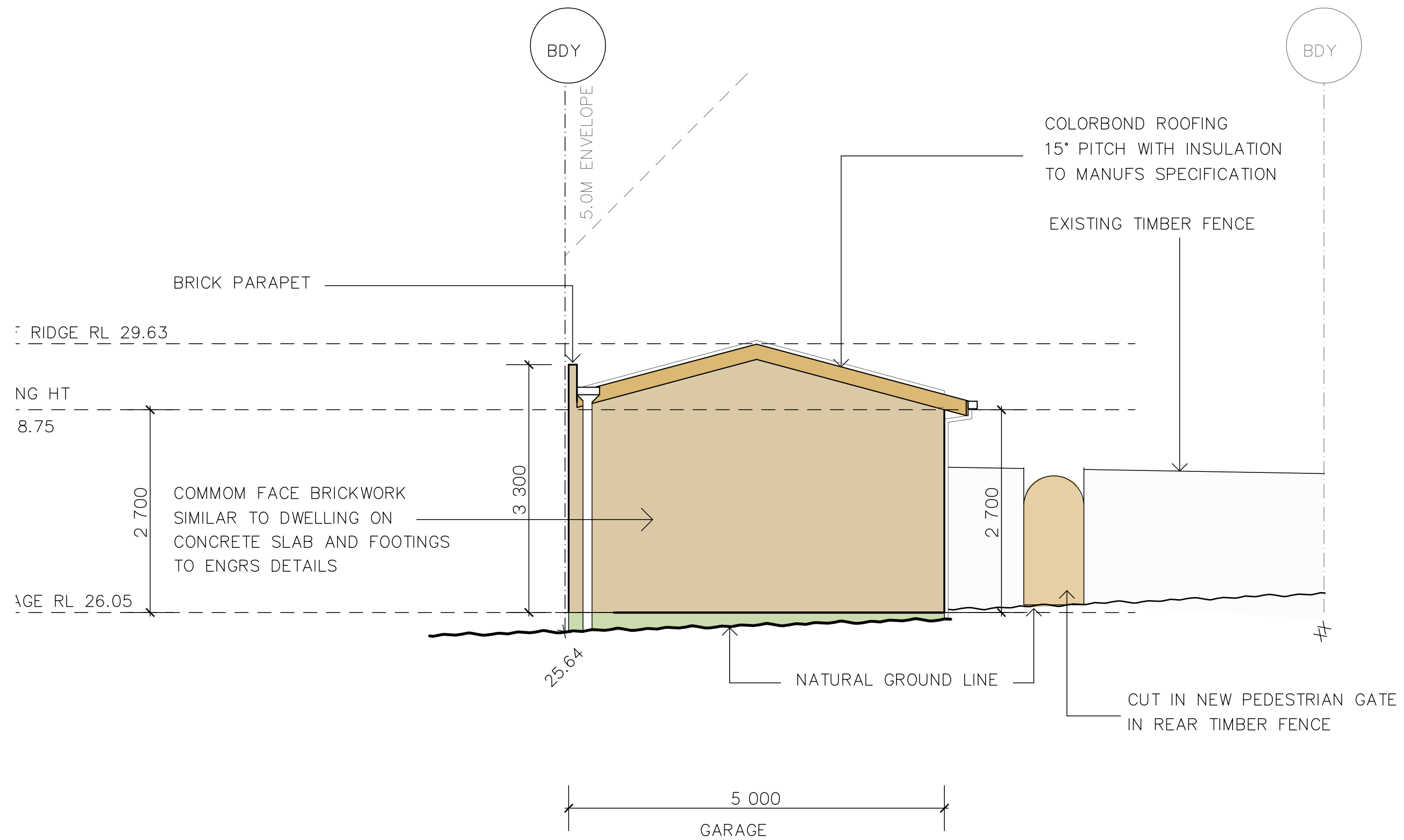
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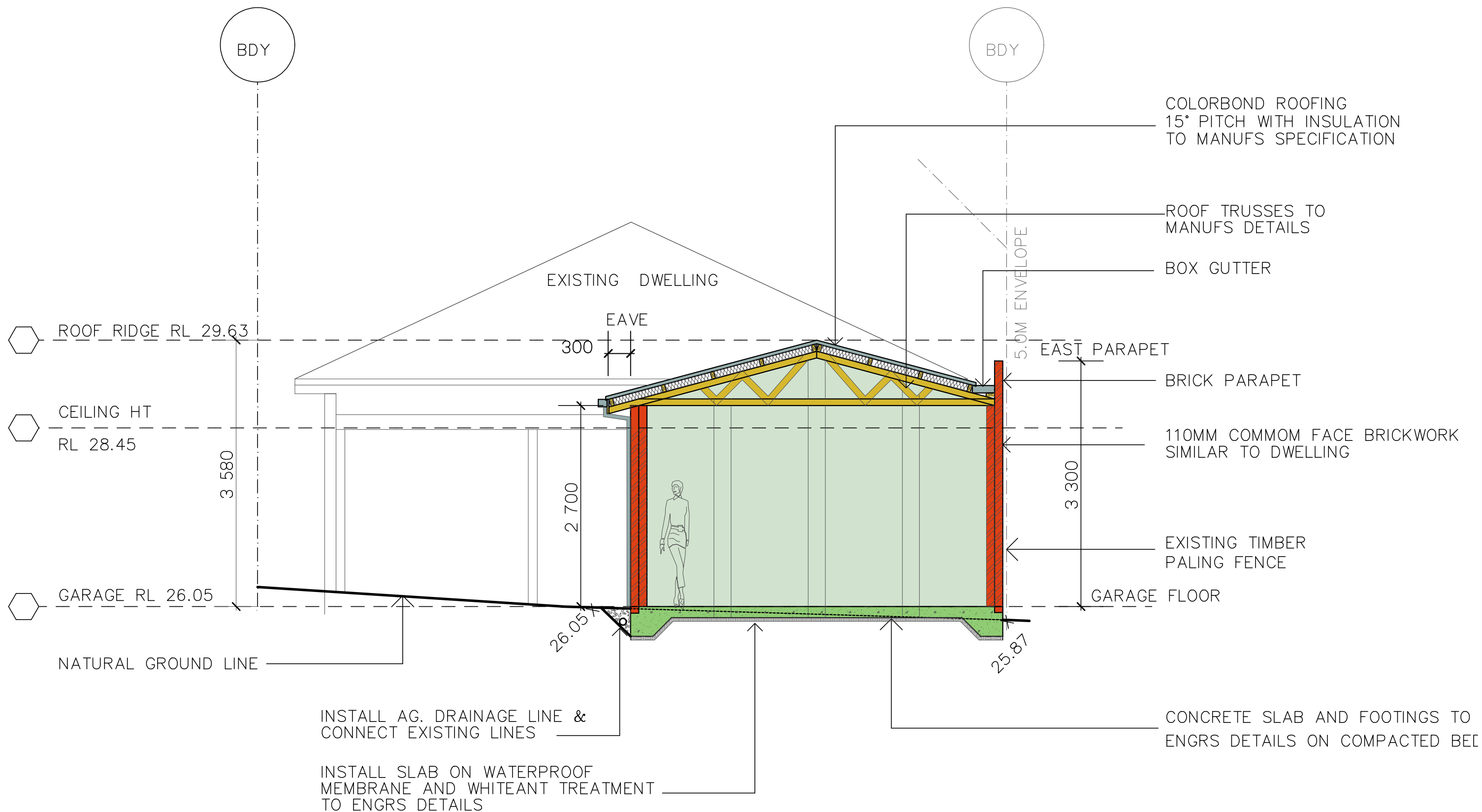
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NORTH ELEVATION SCALE 1:50



SECTION A-A

SCALE 1:50

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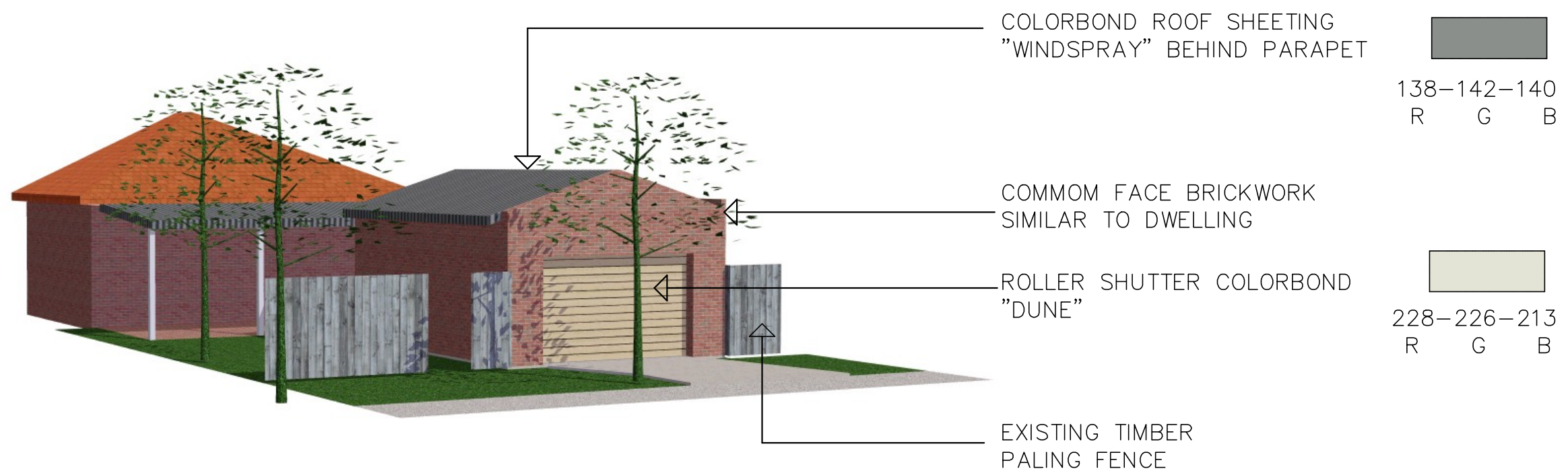
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VIEW FROM SOLDIERS AVE

FINISHES SCHEDULE

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