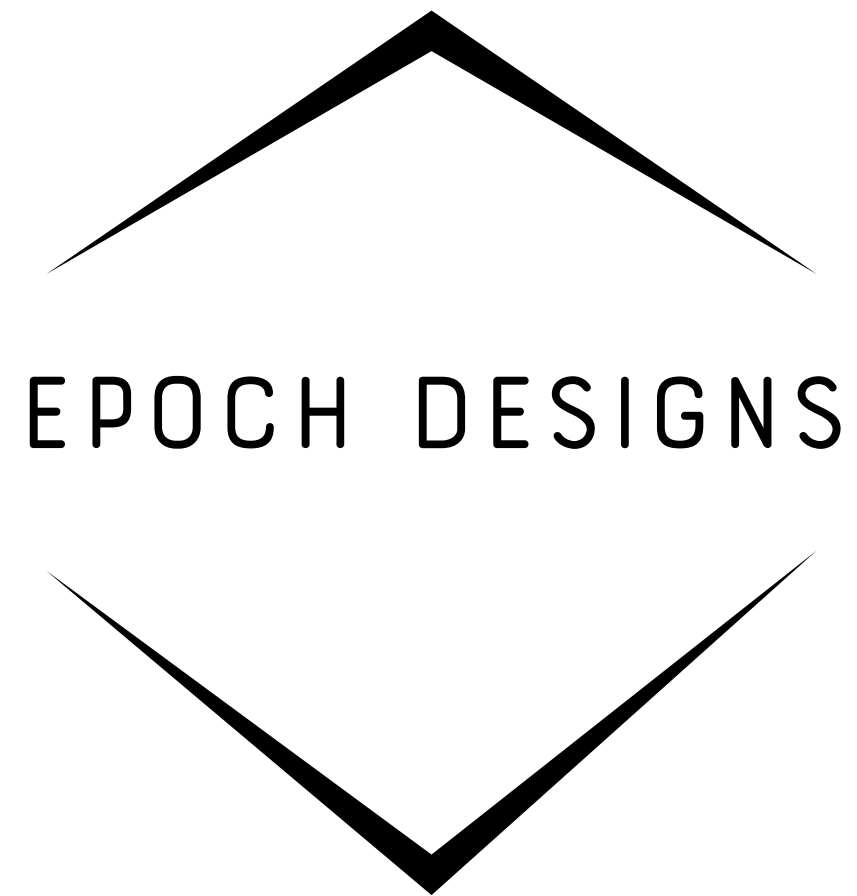




DA DOCUMENTS FOR PROPOSED ALTERATIONS & ADDITIONS

FOR PAULA BILTON
AT No. 8 ALAMEDA WAY, WARRIEWOOD

Drawing Register

Issue Date		
day	25	12
month	6	7
year	21	21

Drawing Number	Drawing Title	Revision	
DA00	Drawing Register & Gen. Specification	0	0
DA01	Site Analysis 1:200	0	0
DA02	Site Plan 1:200, Area Calculations	0	0
DA03	Environmental Site Management Plan 1:200	0	0
DA04	Existing Garage Floor Plan 1:100	0	0
DA05	Existing Ground Plan 1:100	0	0
DA06	Existing Roof Plan 1:100	0	0
DA07	Demolition Plan - Garage Floor 1:100	0	0
DA08	Demolition Plan - Ground Floor 1:100	0	0
DA09	Proposed Garage Floor Plan 1:100	0	0
DA10	Proposed Ground Floor Plan 1:100	0	0
DA11	Elevations 1:100	0	0
DA12	Sections A-A & B-B 1:100	0	0
DA13	External Finishes Schedule	0	0
DA14	Site Shadows - 9am JUNE 21 1:200	0	0
DA15	Site Shadows - 12pm JUNE 21 1:200	0	0
DA16	Site Shadows - 3pm JUNE 21 1:200	0	0
DA17	3D Perspective 1	0	0
DA18	3D Perspective 2	0	0
DA19	3D Perspective 3	0	0
DA20	Saftey Disclosure & General Specifications	0	0
DA21	General Specifications	0	0

Document Distribution:	DA	
Client	0	0
Structural Engineer	0	
Hydraulic Engineer		
Landsc. Consultant		
Approval Authority		0
Tenderers		
Energy Assessor		
Safety Consultant		

8 Alameda Way, Warriewood

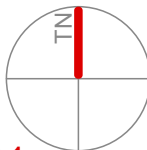


LOCATION PLAN (NTS)
(Source Nearmap)

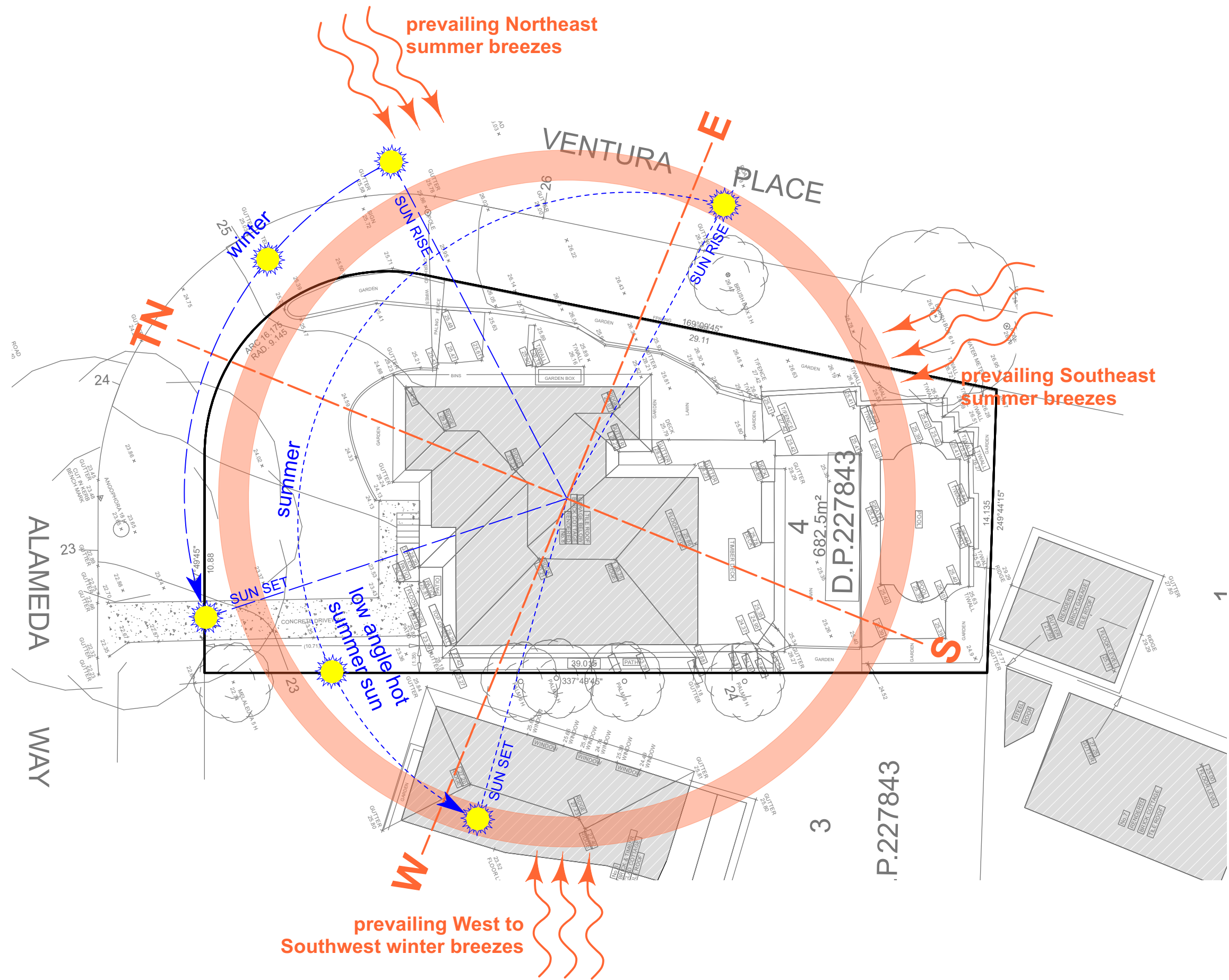
GENERAL BUILDING SPECIFICATION

- 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 11/3 Possum Way, Warriewood M 0407 382 557 E admin@epochdesigns.com.au epochdesigns.com.au ABN: 89 895 060 804 Copyright © EPOCH DESIGNS	REVISION: DATE: REVISION NOTE:		 DEVELOPMENT APPLICATION - 12/7/21		CLIENT:		DRAWING:		DRAWN:		SHEET NO:	
	Mrs P. BILTON				Drawing Register		DR		DA00			
	ADDRESS:				PROJECT:		CHKD:		SCALE @ A3:			
	8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843				Alterations & Additions		PROJECT NO:		REVISION:			
										BIL 1305		ISSUE TYPE:
							DA1		12/7/21			

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.



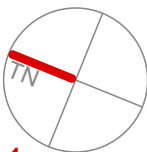
1 Site Analysis
1:200



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DEVELOPMENT APPLICATION - 12/7/21



CLIENT:

Mrs P. BILTON

ADDRESS:

8 Alameda Way, WARRIEWOOD
Being LOT 4 in D.P. 227843

DRAWING:

Site Analysis

PROJECT:

Alterations & Additions

PROJECT NO:

BIL 1305

ISSUE TYPE:

DA1

DRAWN:

DR

CHKD:

ISSUE DATE:

12/7/21

SHEET NO:

DA01

SCALE @ A3:

1:200

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.

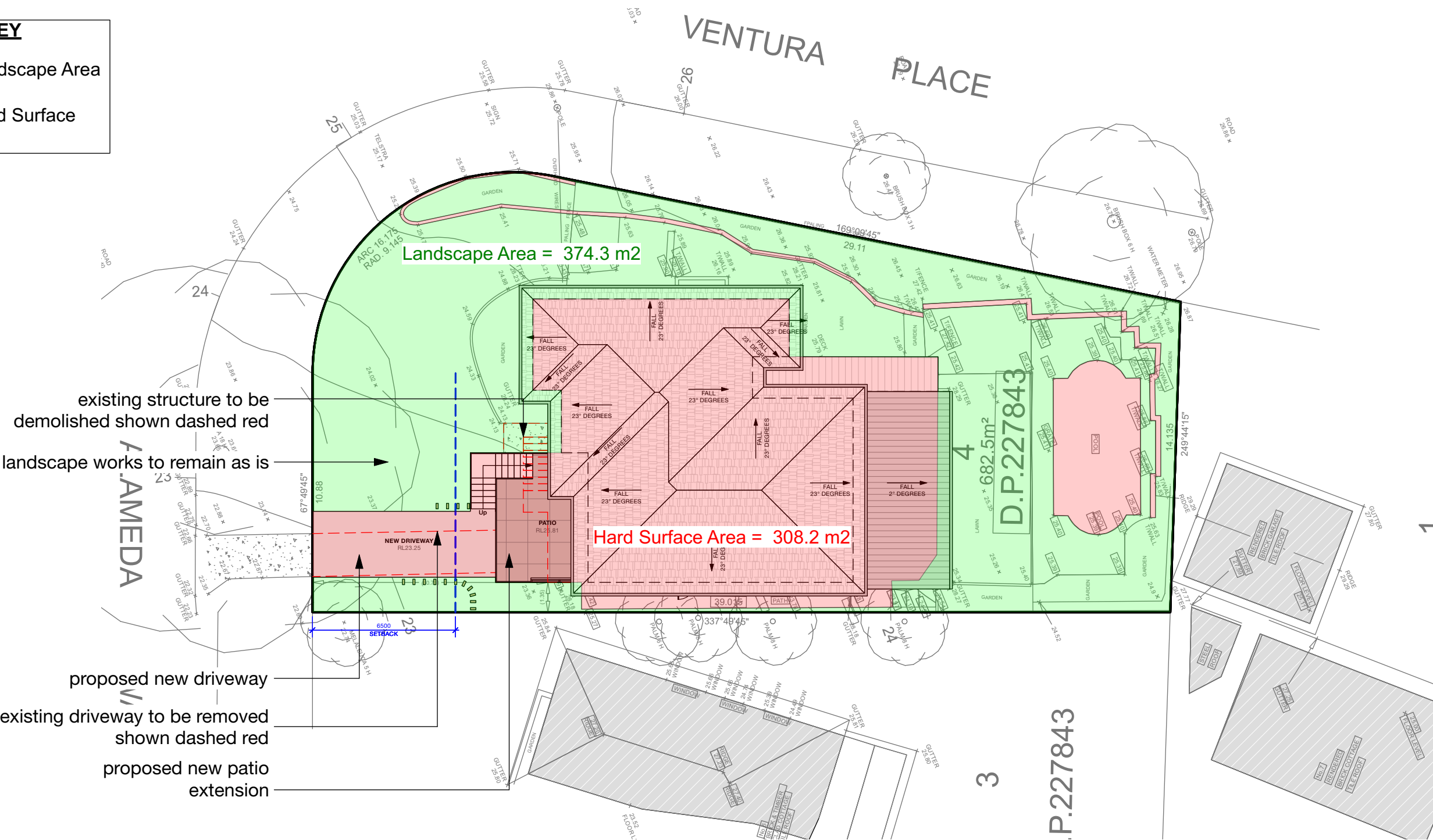
DA AREA CALCULATIONS COMPLIANCE TABLE (m2)

	SITE AREA	Garage Floor	Ground Floor	Pool Cabana	FSR	Landscape Area m2	Hard Surface Area
CONTROL / EXISTING m2		26.4 m2	138.7	N/A	N/A	= Existing 385.7 m2 OR 56.5% of site	= Existing 296.4 m2 OR 43.4% of site
PROPOSED	682.5 m2	35.7 m2	N/A	N/A	N/A	374.3 m2 OR 54.8% of site	308.2 m2 OR 45.1% of site
COMPLIANCE	N/A	YES	N/A	N/A	N/A	NO	

KEY

= Landscape Area

= Hard Surface



1 Site Plan & Area Calcs
1:200

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REVISION: DATE: REVISION NOTE:

DEVELOPMENT APPLICATION - 12/7/21

CLIENT:
Mrs P. BILTON

ADDRESS:
8 Alameda Way, WARRIEWOOD
Being LOT 4 in D.P. 227843

DRAWING:
Site Plan & Area Calculations

PROJECT:
Alterations & Additions

PROJECT NO:
BIL 1305

ISSUE TYPE:
DA1

DRAWN:
DR

CHKD:

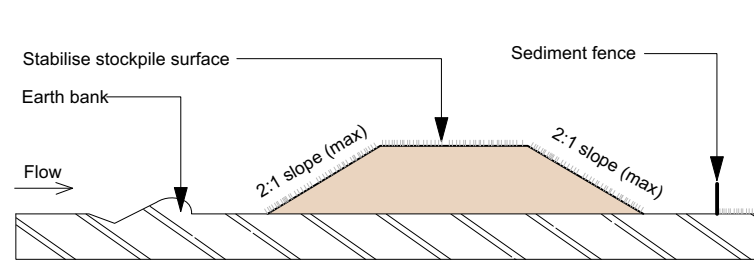
ISSUE DATE:
12/7/21

SHEET NO:
DA02

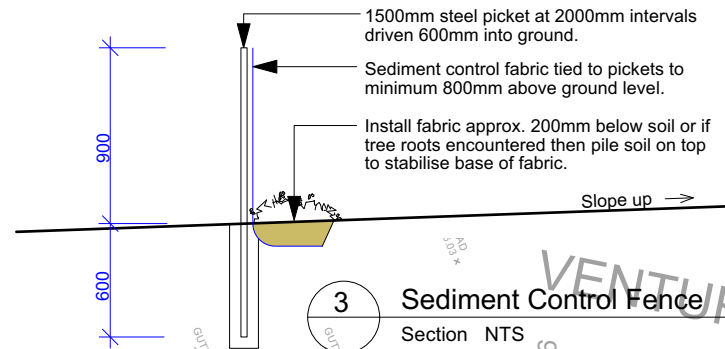
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1:200

REVISION:

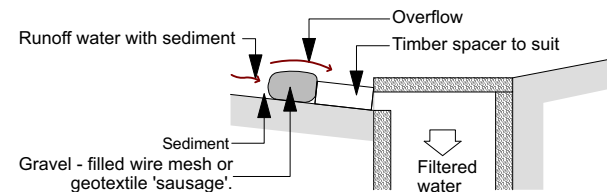
GENERAL NOTES: ALL RL'S SHOWN ARE FINISHED LEVELS, BUILDER TO PROVIDE SET DOWNS & ALLOWANCES AS REQUIRED. ALL OPENING DIMENSIONS ARE NOMINAL, BUILDER TO CHECK SIZES ON-SITE BEFORE ORDERING WINDOW AND DOOR UNITS.



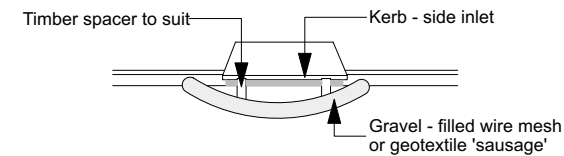
2 Soil Stockpile detail
Section NTS



3 Sediment Control Fence
Section NTS

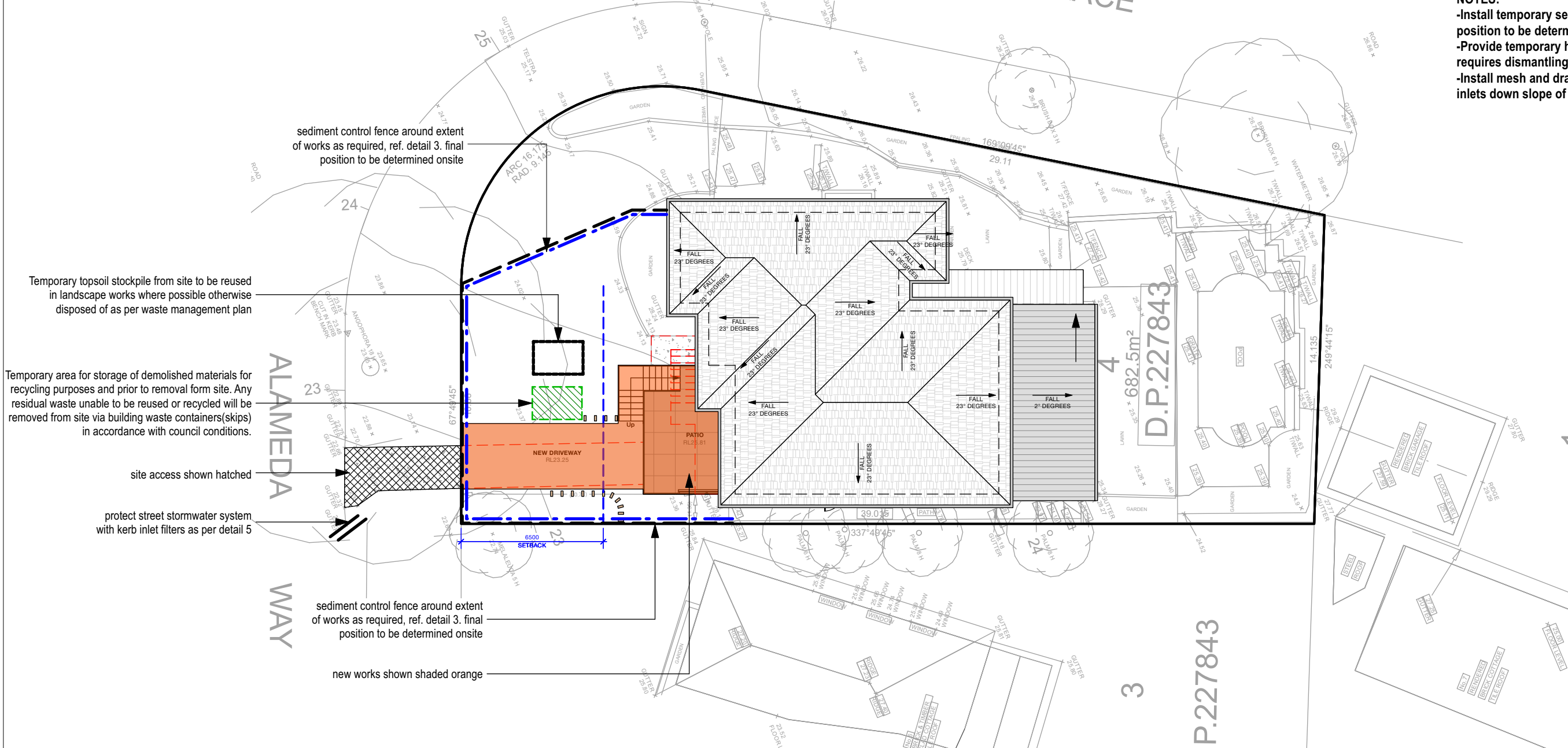


4 Mesh & gravel inlet filter
Section NTS



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



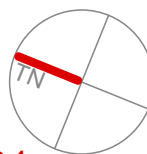
1 Environmental Site Management Plan
1:200



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DEVELOPMENT APPLICATION - 12/7/21



CLIENT:

Mrs P. BILTON

ADDRESS:

8 Alameda Way, WARRIEWOOD
Being LOT 4 in D.P. 227843

DRAWING:

Environmental Site Management Plan

PROJECT:

Alterations & Additions

PROJECT NO:

BIL 1305

ISSUE TYPE:

DA1

DRAWN:

DR

CHKD:

ISSUE DATE:

12/7/21

SHEET NO:

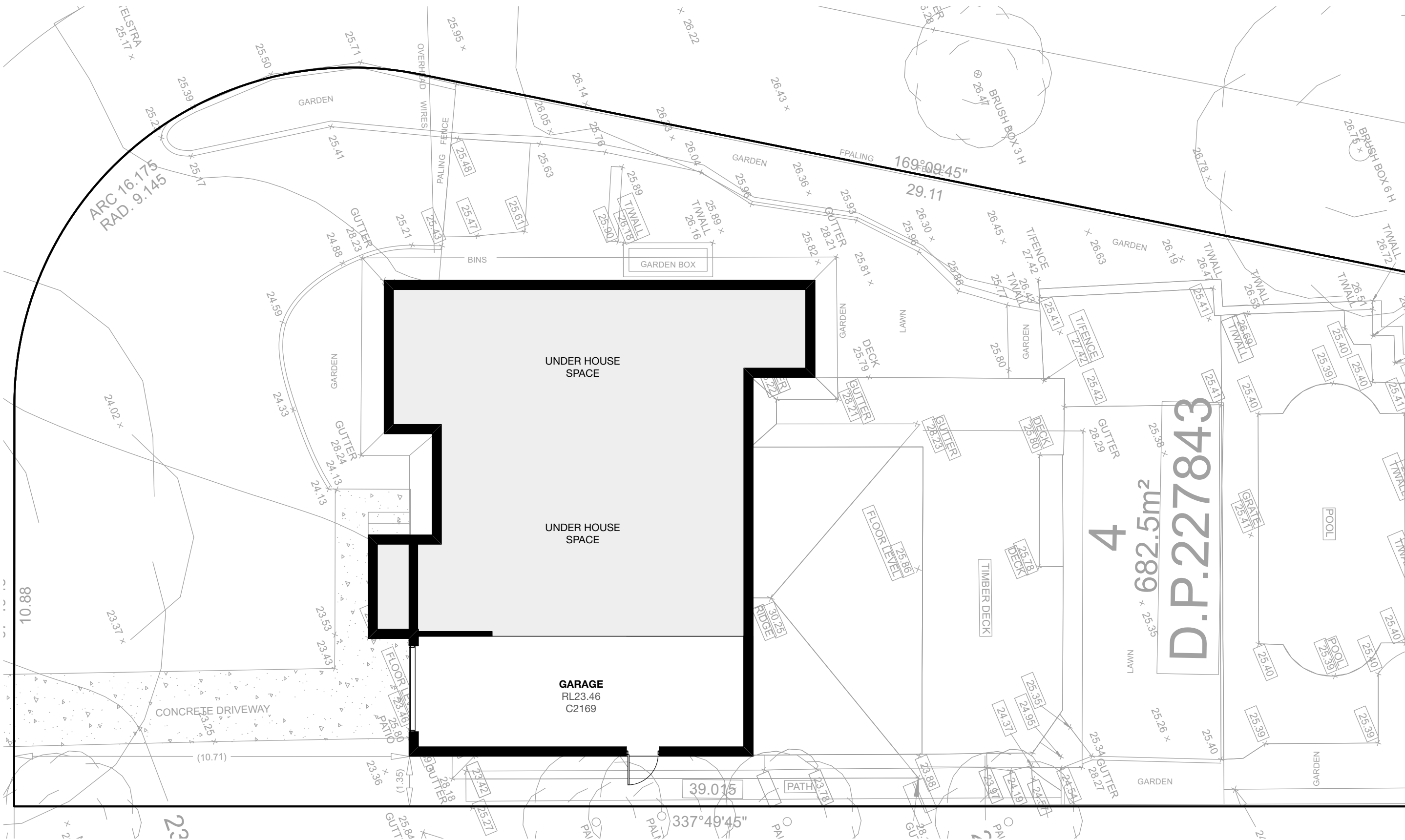
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SCALE @ A3:

1:200

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

Existing Garage Floor Plan
1:100



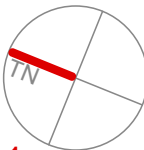
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DEVELOPMENT APPLICATION - 12/7/21



CLIENT:

Mrs P. BILTON

ADDRESS:

8 Alameda Way, WARRIEWOOD
Being LOT 4 in D.P. 227843

DRAWING:

Existing Garage Floor Plan

PROJECT:

Alterations & Additions

PROJECT NO:

BIL 1305

ISSUE TYPE:

DA1

DRAWN:

DR

CHKD:

ISSUE DATE:

12/7/21

SHEET NO:

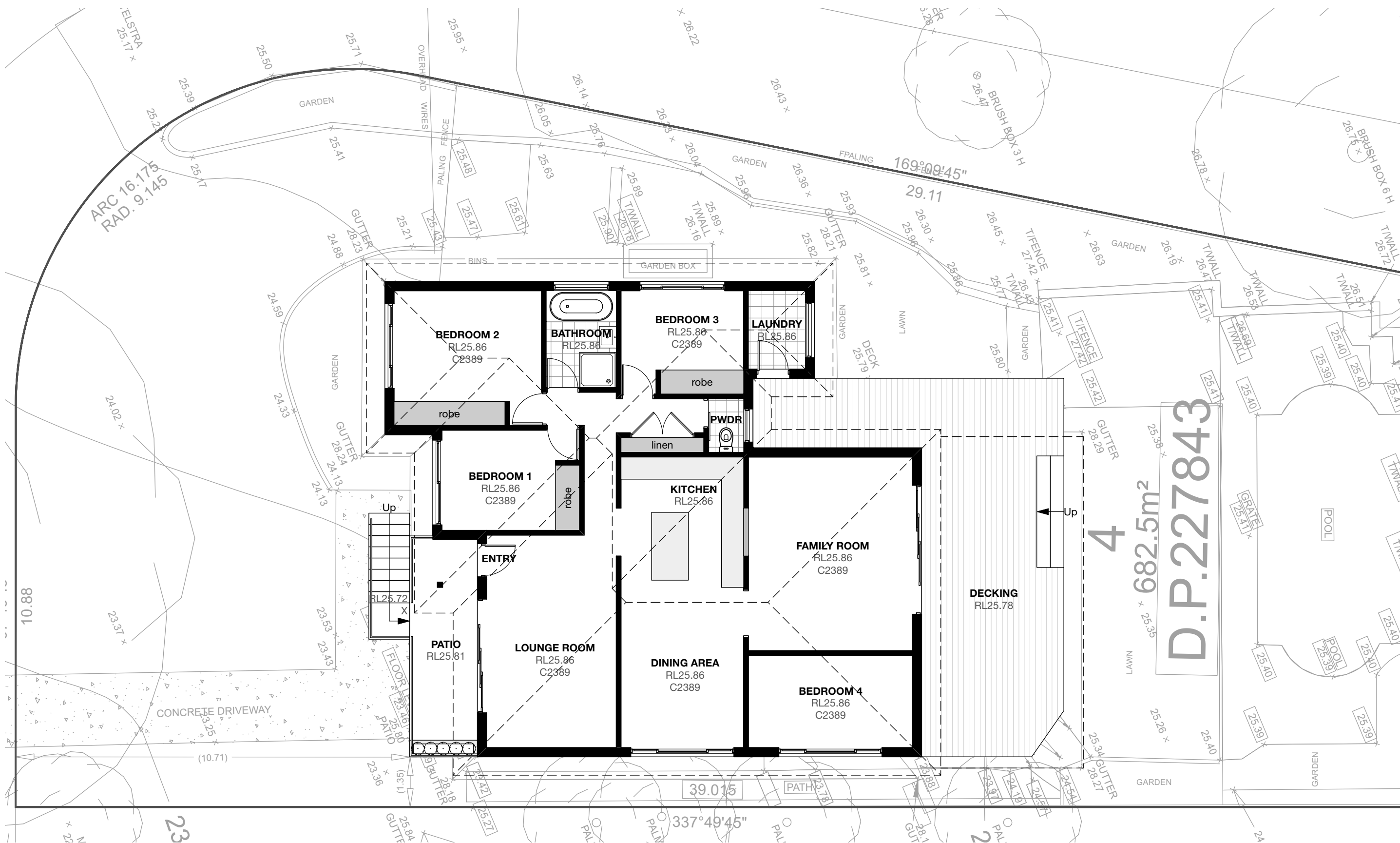
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SCALE @ A3:

1:100

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1

Existing Ground Floor Plan
1:100



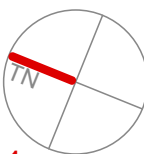
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DEVELOPMENT APPLICATION - 12/7/21



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Being LOT 4 in D.P. 227843

DRAWING:

Existing Ground Floor Plan

PROJECT:

Alterations & Additions

PROJECT NO:

BIL 1305

ISSUE TYPE:

DA1

DRAWN:

DR

CHKD:

ISSUE DATE:

12/7/21

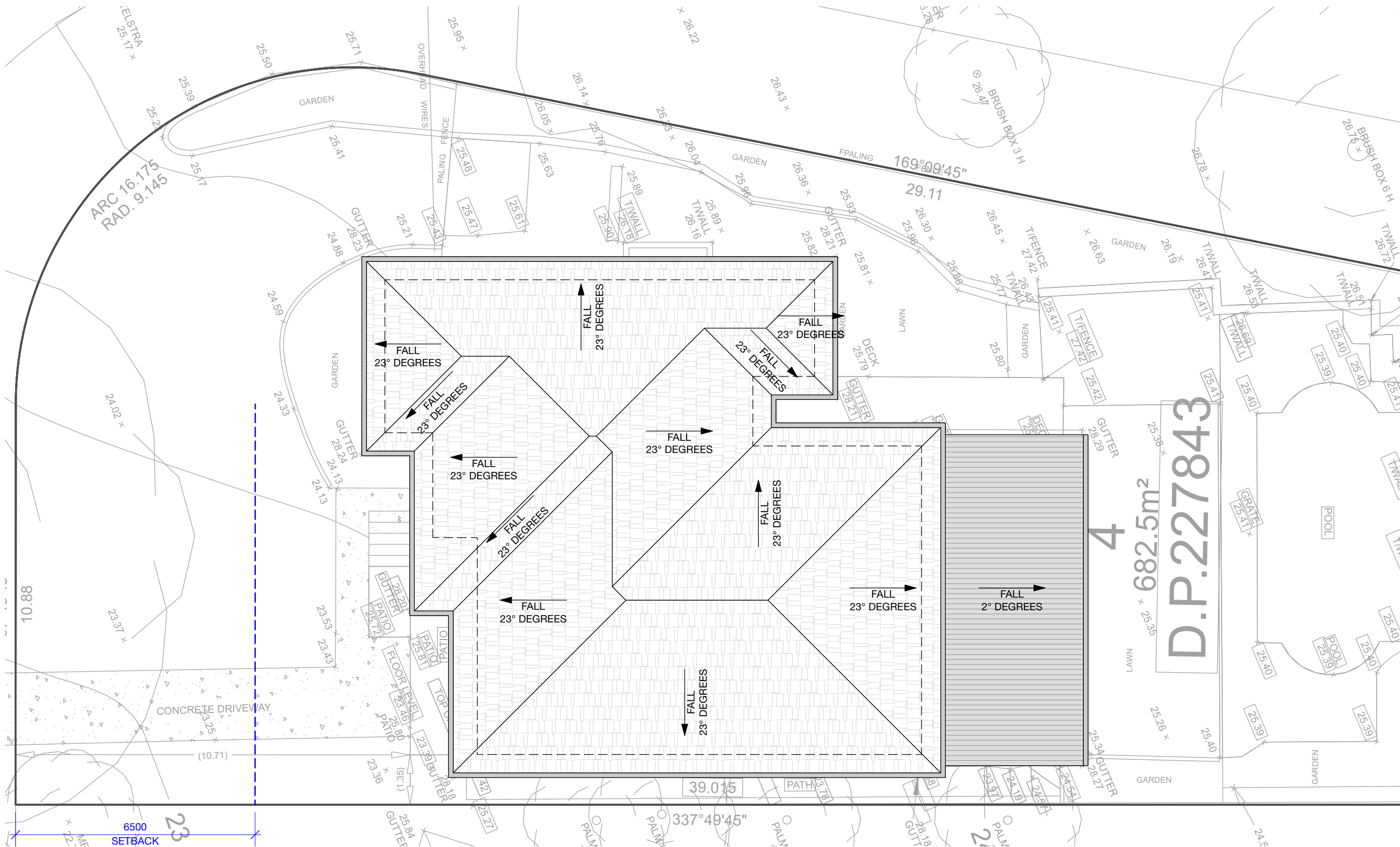
SHEET NO:

DA05

SCALE @ A3:

1:100

REVISION:



1

Existing Roof Plan
1:100



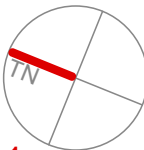
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DEVELOPMENT APPLICATION - 12/7/21



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8 Alameda Way, WARRIEWOOD
Being LOT 4 in D.P. 227843

DRAWING:

Existing Roof Plan

PROJECT:

Alterations & Additions

PROJECT NO:

BIL 1305

ISSUE TYPE:

DA1

DRAWN:

DR

CHKD:

ISSUE DATE:

12/7/21

SHEET NO:

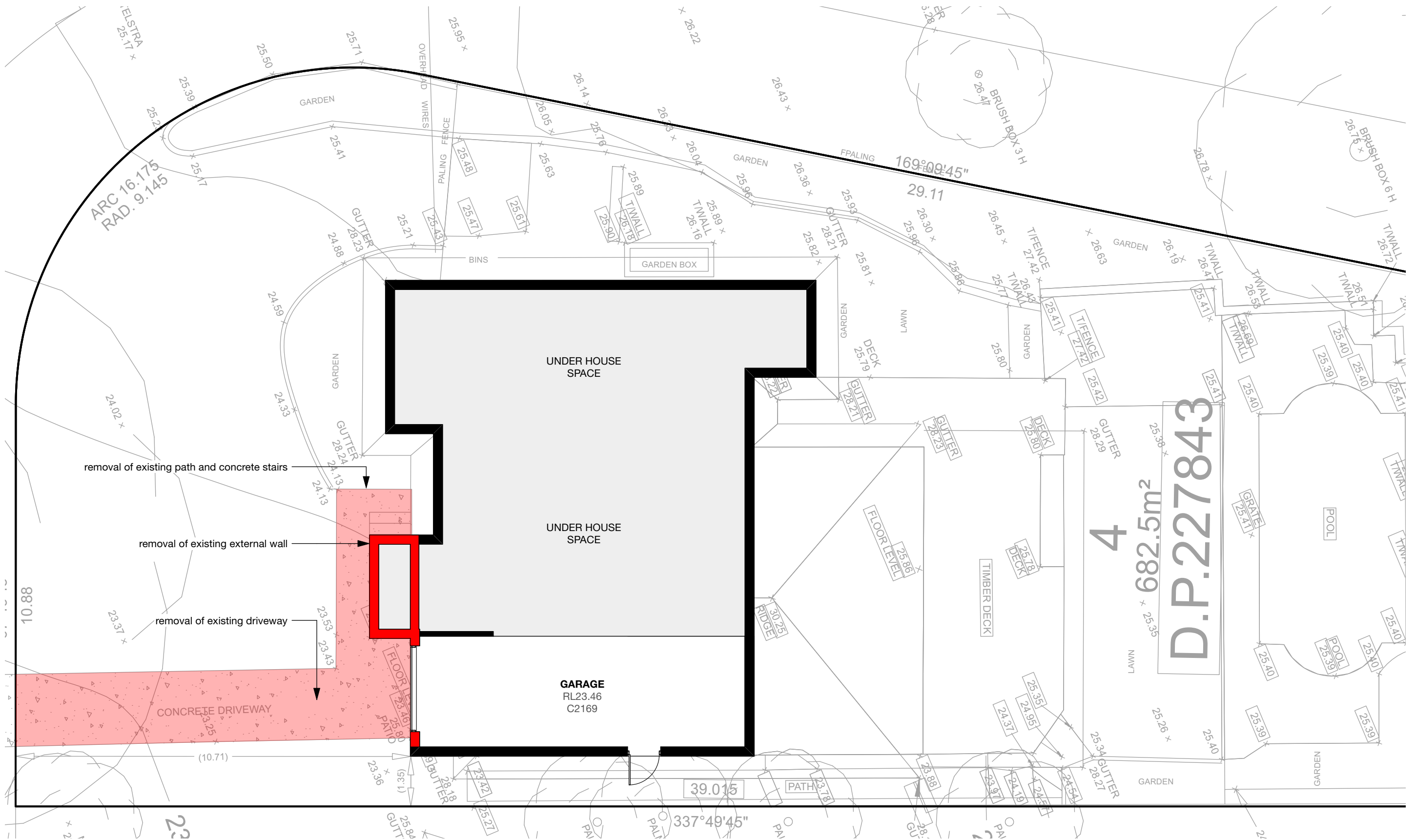
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SCALE @ A3:

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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

Demolition Plan - Garage Floor Plan

1:100



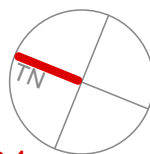
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DEVELOPMENT APPLICATION - 12/7/21



CLIENT:

Mrs P. BILTON

ADDRESS:

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Being LOT 4 in D.P. 227843

DRAWING:

Demolition Plan - Garage Floor Plan

PROJECT:

Alterations & Additions

PROJECT NO:

BIL 1305

ISSUE TYPE:

DA1

DRAWN:

DR

CHKD:

ISSUE DATE:

12/7/21

SHEET NO:

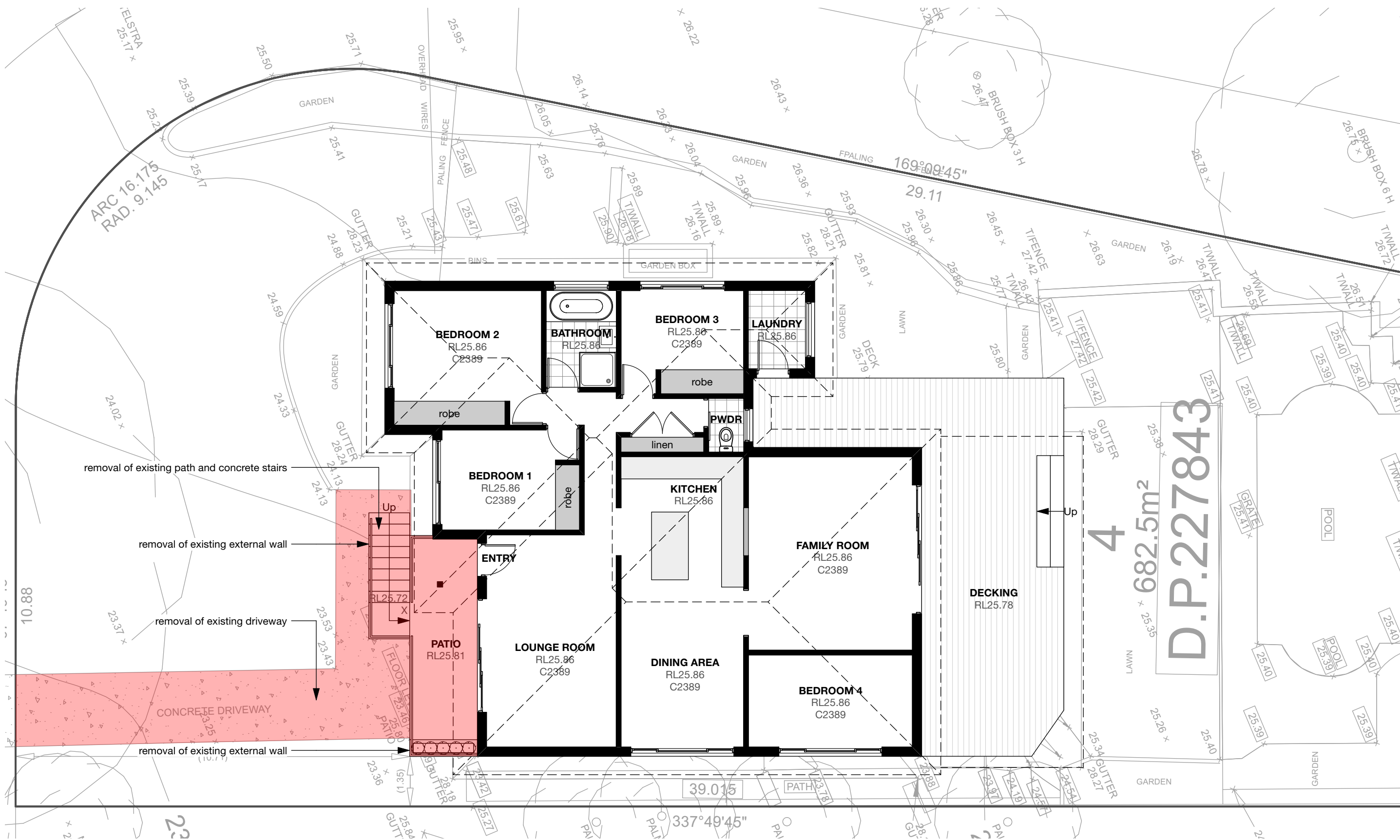
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1:100

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

Demolition Plan - Ground Floor Plan

1:100



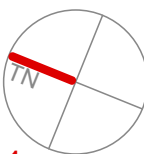
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DEVELOPMENT APPLICATION - 12/7/21



CLIENT:

Mrs P. BILTON

ADDRESS:

8 Alameda Way, WARRIEWOOD
Being LOT 4 in D.P. 227843

DRAWING:

Demolition Plan - Ground Floor Plan

PROJECT:

Alterations & Additions

PROJECT NO:

BIL 1305

ISSUE TYPE:

DA1

DRAWN:

DR

CHKD:

ISSUE DATE:

12/7/21

SHEET NO:

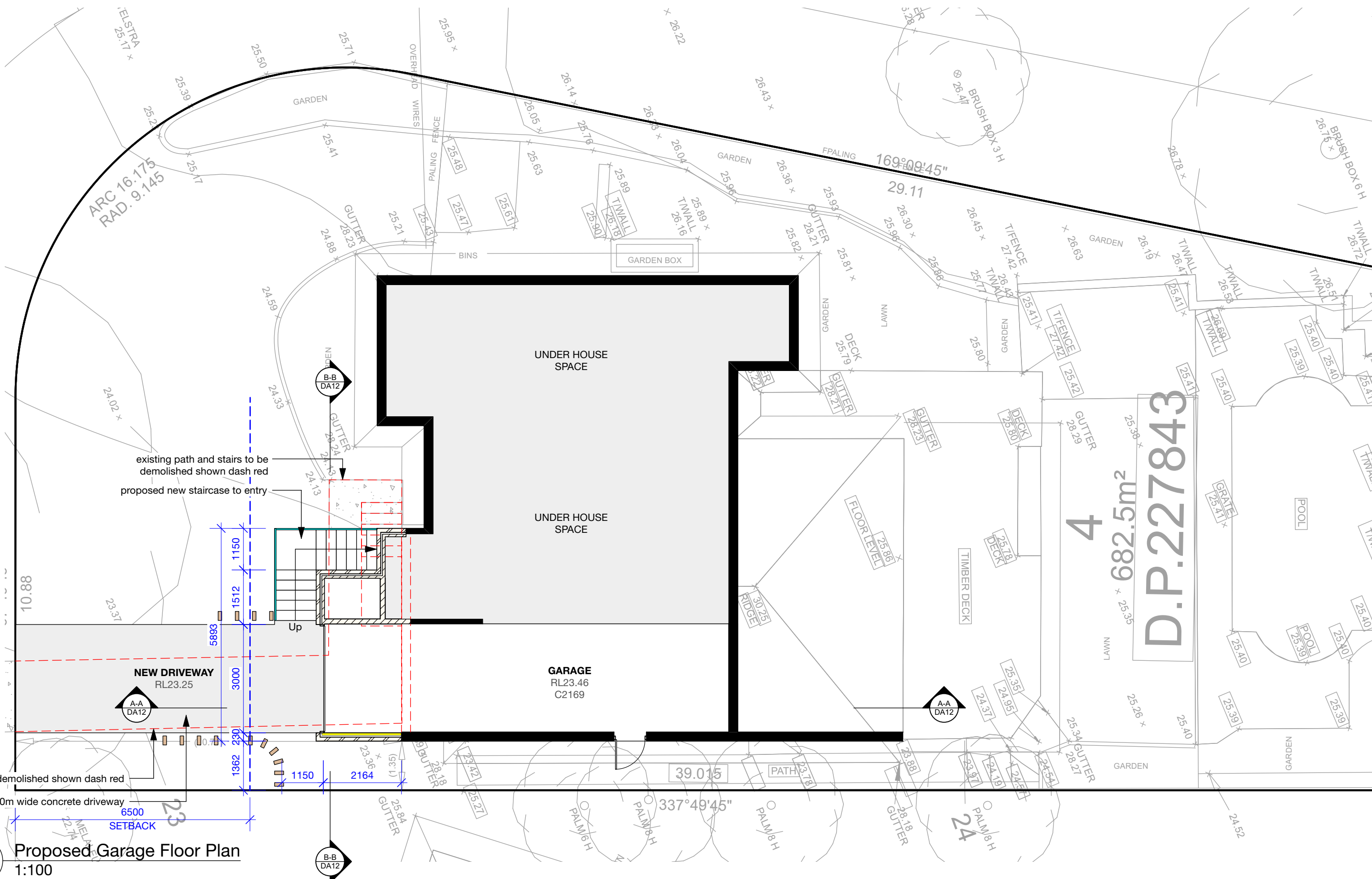
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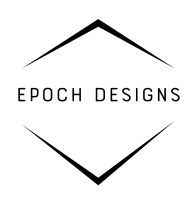
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REVISION:

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.



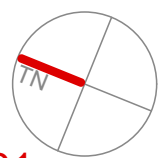
1 Proposed Garage Floor Plan
1:100



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DEVELOPMENT APPLICATION - 12/7/21



CLIENT:
Mrs P. BILTON

ADDRESS:
8 Alameda Way, WARRIEWOOD
Being LOT 4 in D.P. 227843

DRAWING:
Proposed Garage Floor Plan

PROJECT:
Alterations & Additions

PROJECT NO:
BIL 1305

ISSUE TYPE:
DA1

DRAWN:
DR

CHKD:

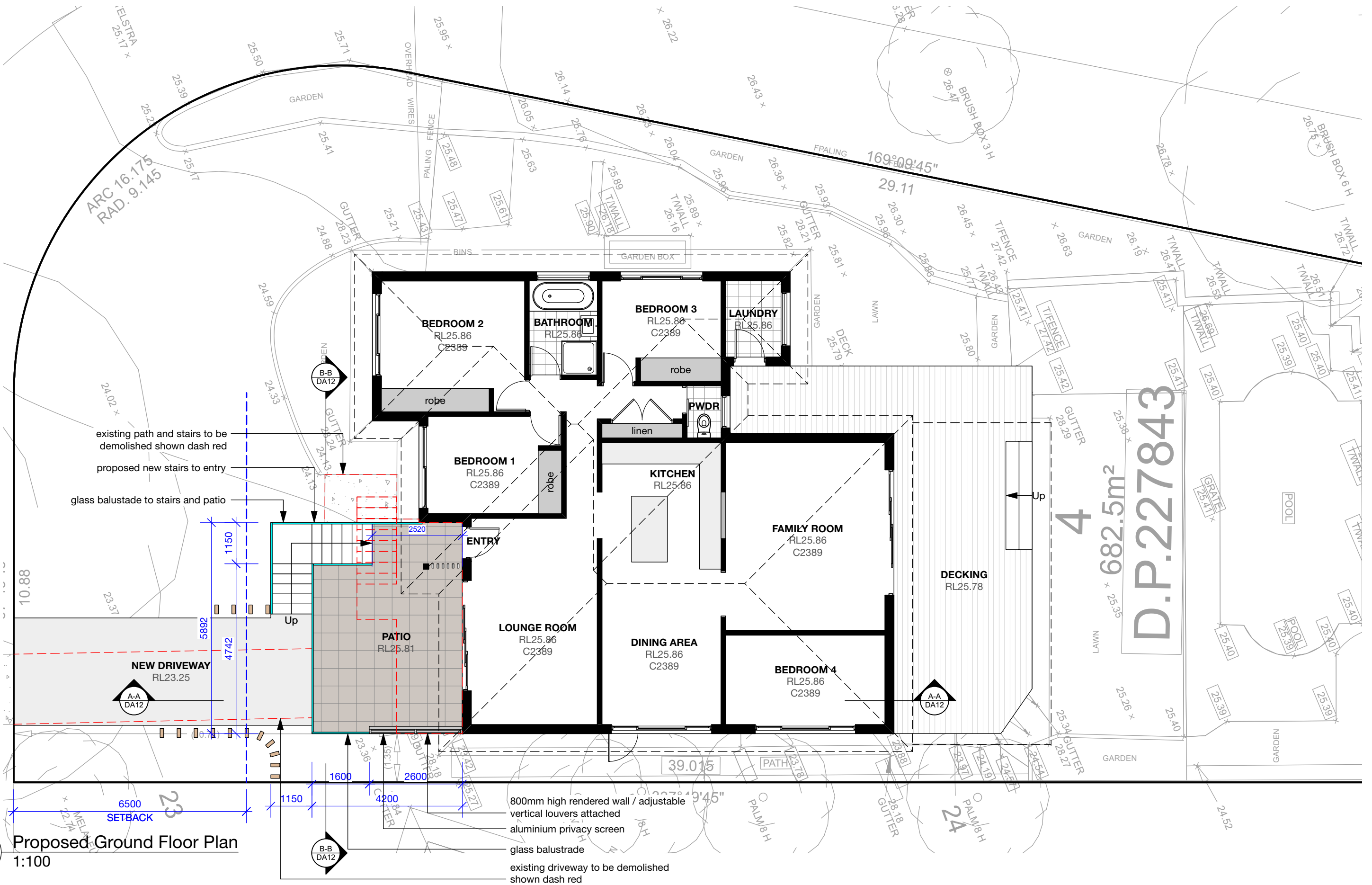
ISSUE DATE:
12/7/21

SHEET NO:
DA09

SCALE @ A3:
1:100

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.



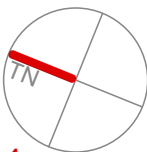
1 Proposed Ground Floor Plan
1:100



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DEVELOPMENT APPLICATION - 12/7/21



CLIENT:

Mrs P. BILTON

ADDRESS:

8 Alameda Way, WARRIEWOOD
Being LOT 4 in D.P. 227843

DRAWING:

Proposed Ground Floor Plan

PROJECT:

Alterations & Additions

PROJECT NO:

BIL 1305

ISSUE TYPE:

DA1

DRAWN:

DR

CHKD:

ISSUE DATE:

12/7/21

SHEET NO:

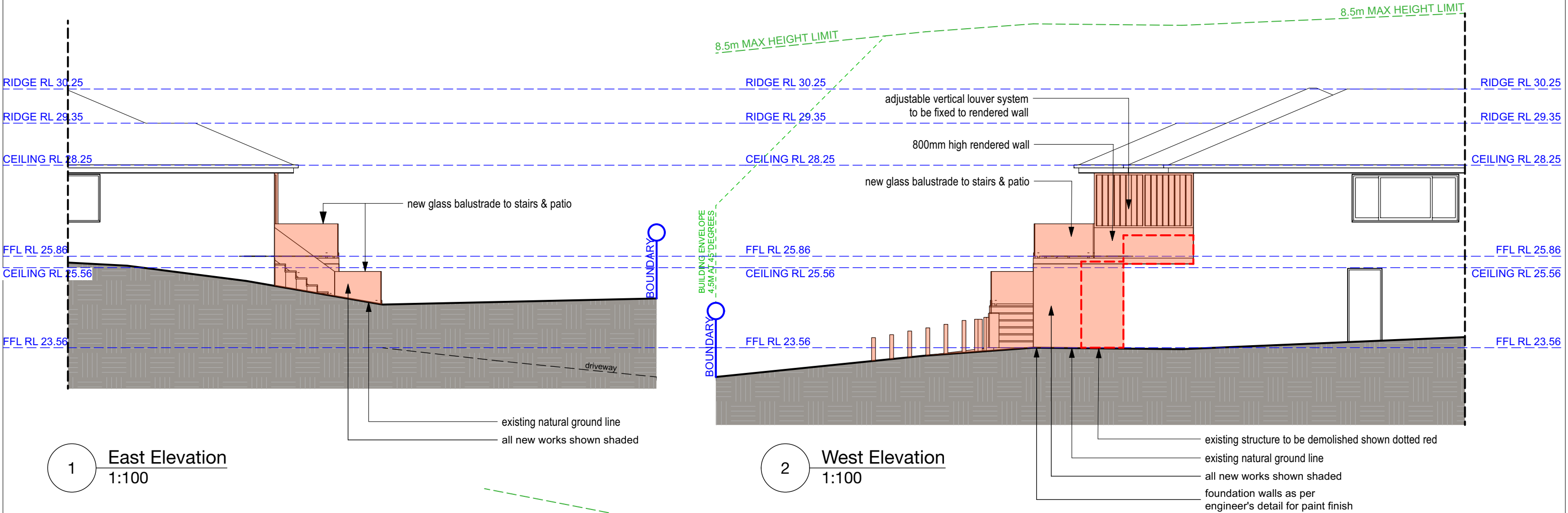
DA10

SCALE @ A3:

1:100

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.

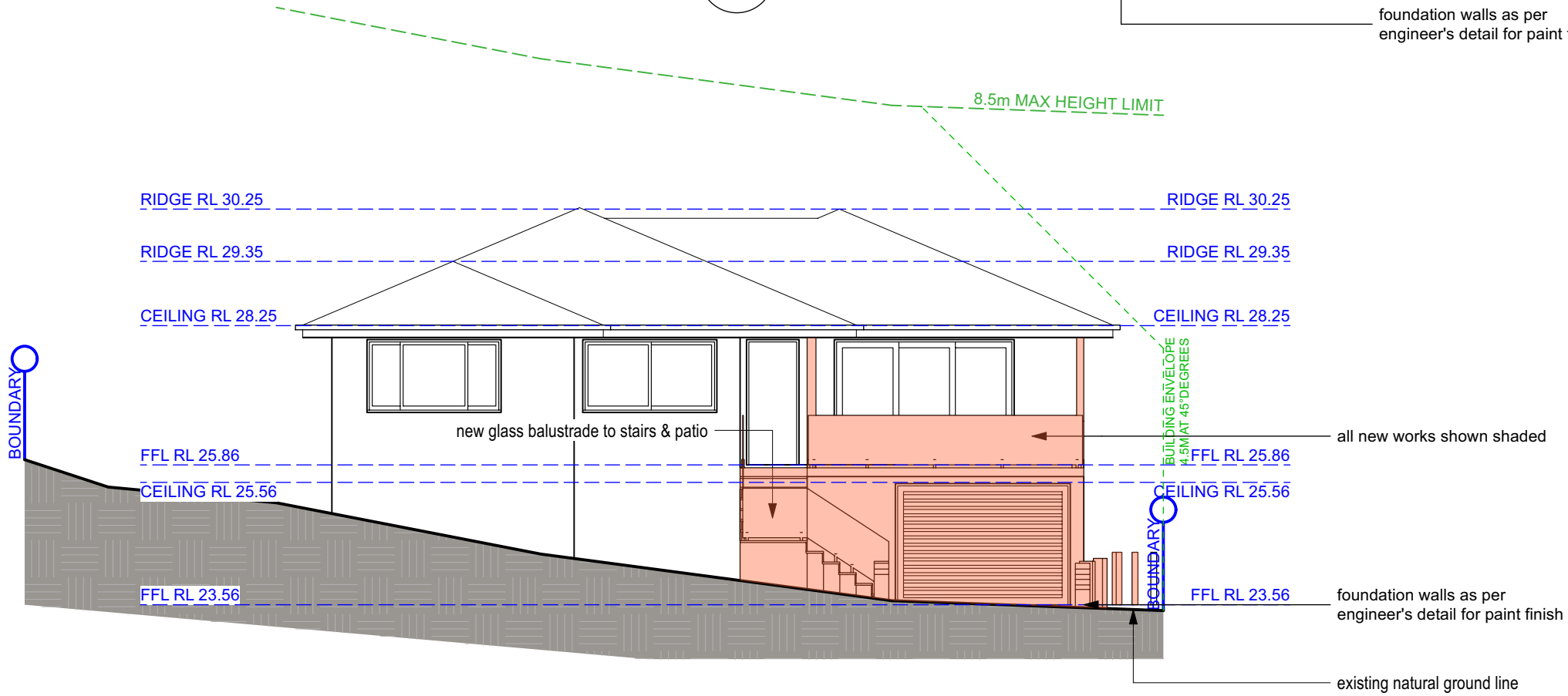


PLAN REFERENCE KEY

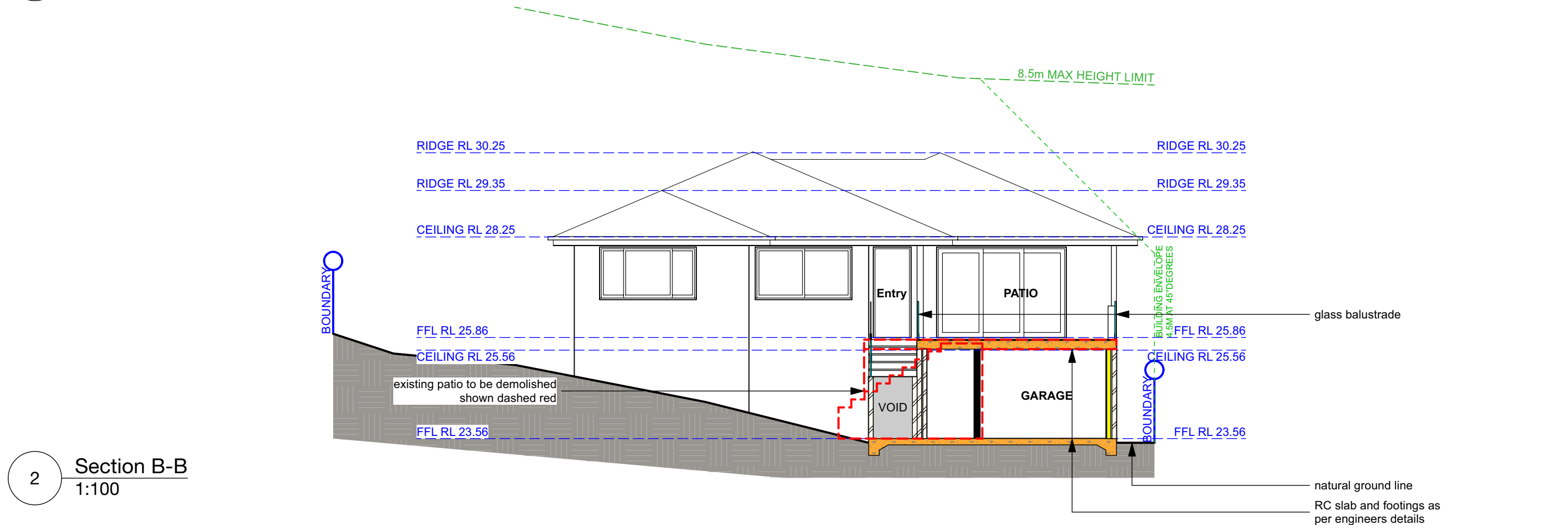
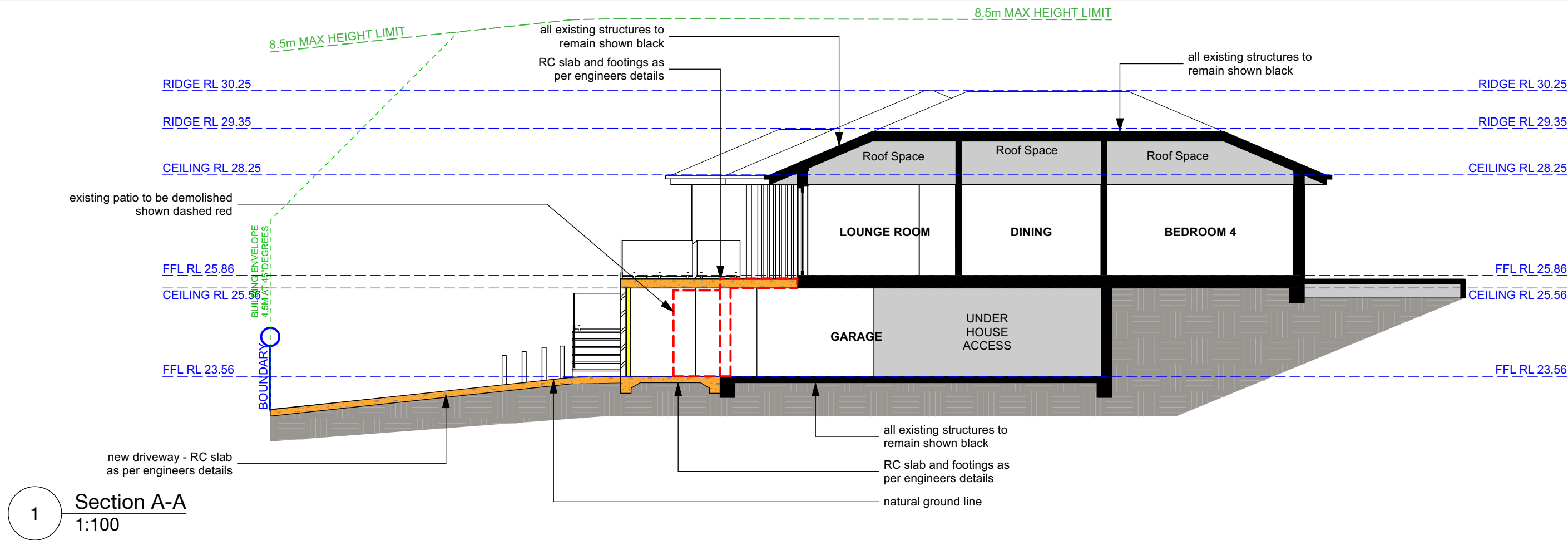
- new building area
- Existing dwelling to be removed/modified

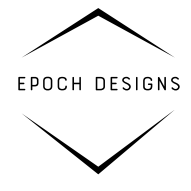
NOTE: EAST ELEVATION NOT SHOWN AS IT DOES NOT SHOW ANY CHANGES FROM THE REAR OF THE DWELLING

3 South Elevation 1:100



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	DEVELOPMENT APPLICATION - 12/7/21	Mrs P. BILTON	Elevations	DR	DA11
		ADDRESS:	Alterations & Additions	CHKD:	SCALE @ A3:
		8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843	PROJECT NO: ISSUE TYPE:	ISSUE DATE:	REVISION:
		BIL 1305 DA1	12/7/21		

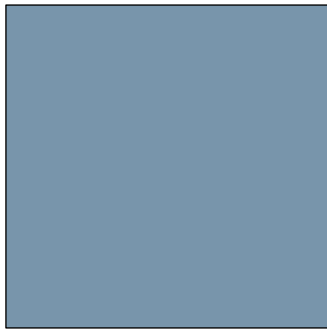


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	DEVELOPMENT APPLICATION - 12/7/21		ADDRESS: 8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843		PROJECT: Alterations & Additions		CHKD:		SCALE @ A3: 1:100	
			PROJECT NO: BIL 1305		ISSUE TYPE: DA1		ISSUE DATE: 12/7/21		REVISION:	

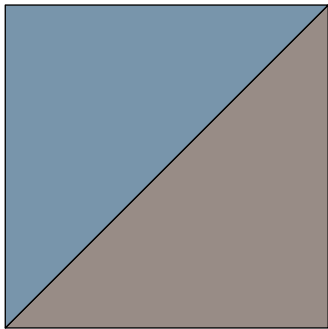
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EXTERNAL FINISHES SCHEDULE FOR DA

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.



WINDOWS & DOORS FRAMES
TO MATCH EXISTING



ROOF SHEETING / GUTTERS / FASCIA
NO WORKS ON THE ABOVE



PATIO/STAIR TILES
TRAVERTINE TILES / TBC

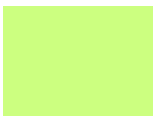


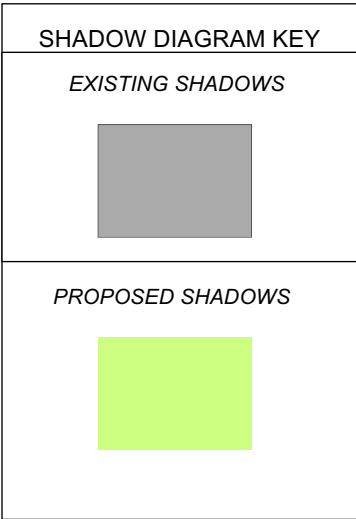
PAINTED MASONRY / RENDER
TO MATCH EXISTING

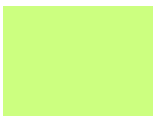


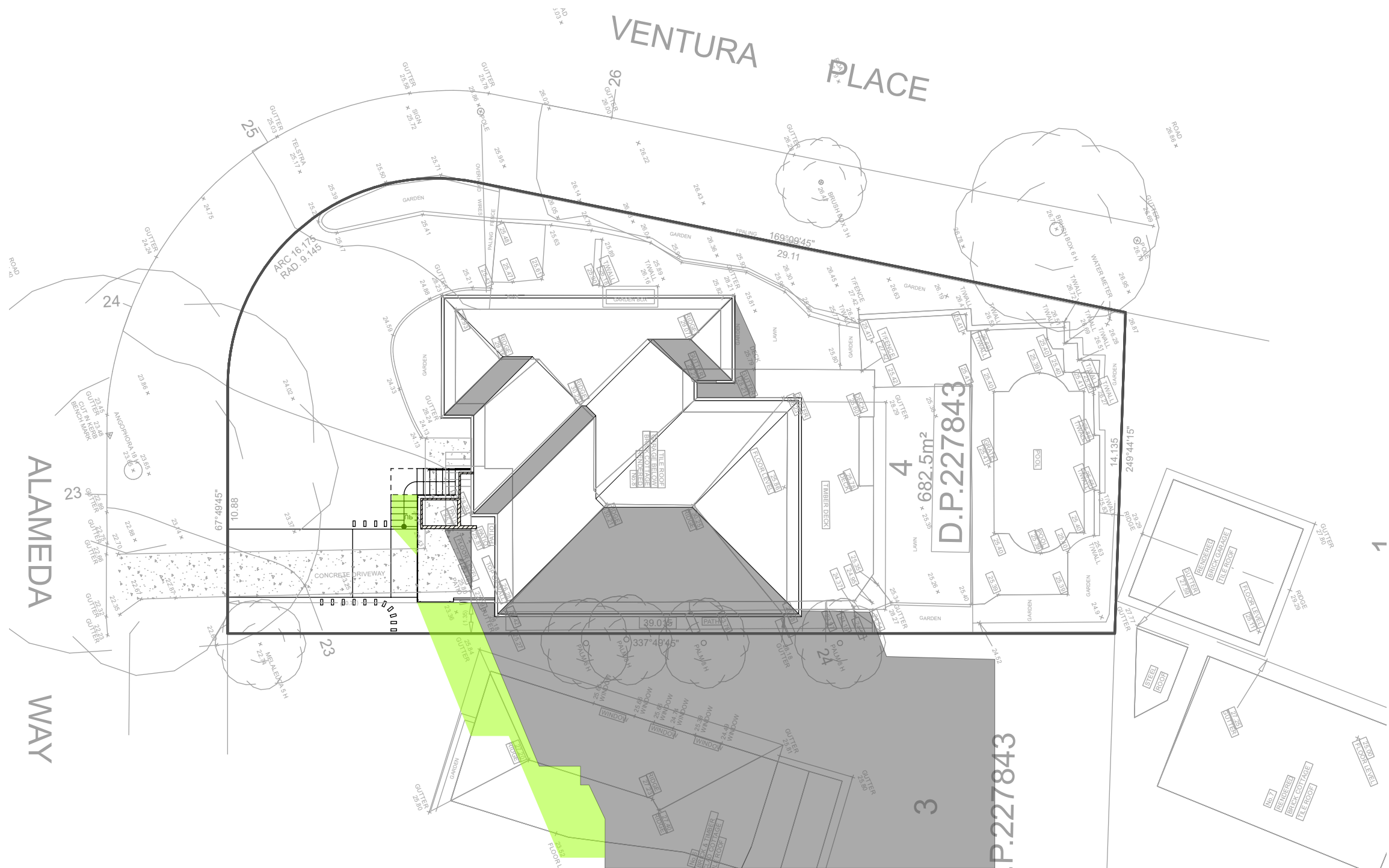
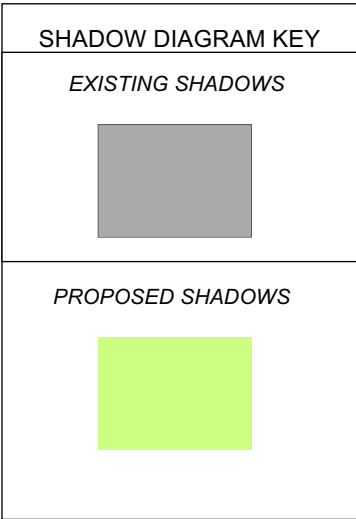
EPOCH DESIGNS 11/3 Possum Way, Warriewood M 0407 382 557 E admin@epochdesigns.com.au epochdesigns.com.au ABN: 89 895 060 804 Copyright © EPOCH DESIGNS	REVISION: DATE: REVISION NOTE:	CLIENT: Mrs P. BILTON	DRAWING:	External Finishes Schedule	DRAWN:	SHEET NO:
			PROJECT:	Alterations & Additions	DR	DA13
			ADDRESS:		CHKD:	SCALE @ A3:
			DEVELOPMENT APPLICATION - 12/7/21		8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843	PROJECT NO: BIL 1305
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.						

SHADOW DIAGRAM KEY	
<i>EXISTING SHADOWS</i>	
<i>PROPOSED SHADOWS</i>	

SHADOW DIAGRAM KEY	
<i>EXISTING SHADOWS</i>	
<i>PROPOSED SHADOWS</i>	

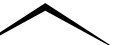


SHADOW DIAGRAM KEY	
<i>EXISTING SHADOWS</i>	
<i>PROPOSED SHADOWS</i>	



1

1 Site Shadows - June 21 @ 9am
1:200

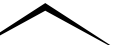


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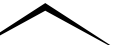


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DEVELOPMENT APPLICATION - 12/7/21



REVISION: DATE: REVISION NOTE:



DEVELOPMENT APPLICATION - 12/7/21

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ADDRESS:	8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843

DRAWING:	
Site Shadows - June 21 @ 9am	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 9am	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 9am	
PROJECT:	
Alterations & Additions	
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Site Shadows - June 21 @ 9am	
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Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 9am	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 9am	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWN: DR	SHEET NO: DA14
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

DRAWN: DR	SHEET NO: DA14
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

DRAWN: DR	SHEET NO: DA14
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

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CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

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CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

SHEET NO: DA14
SCALE @ A3: 1:200
REVISION:

SHEET NO: DA14
SCALE @ A3: 1:200
REVISION:

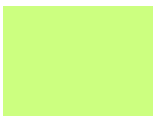
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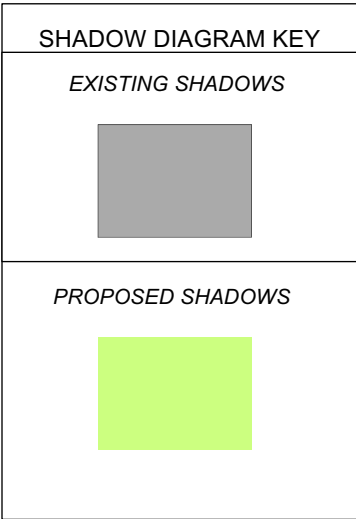
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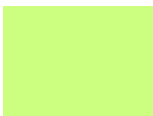
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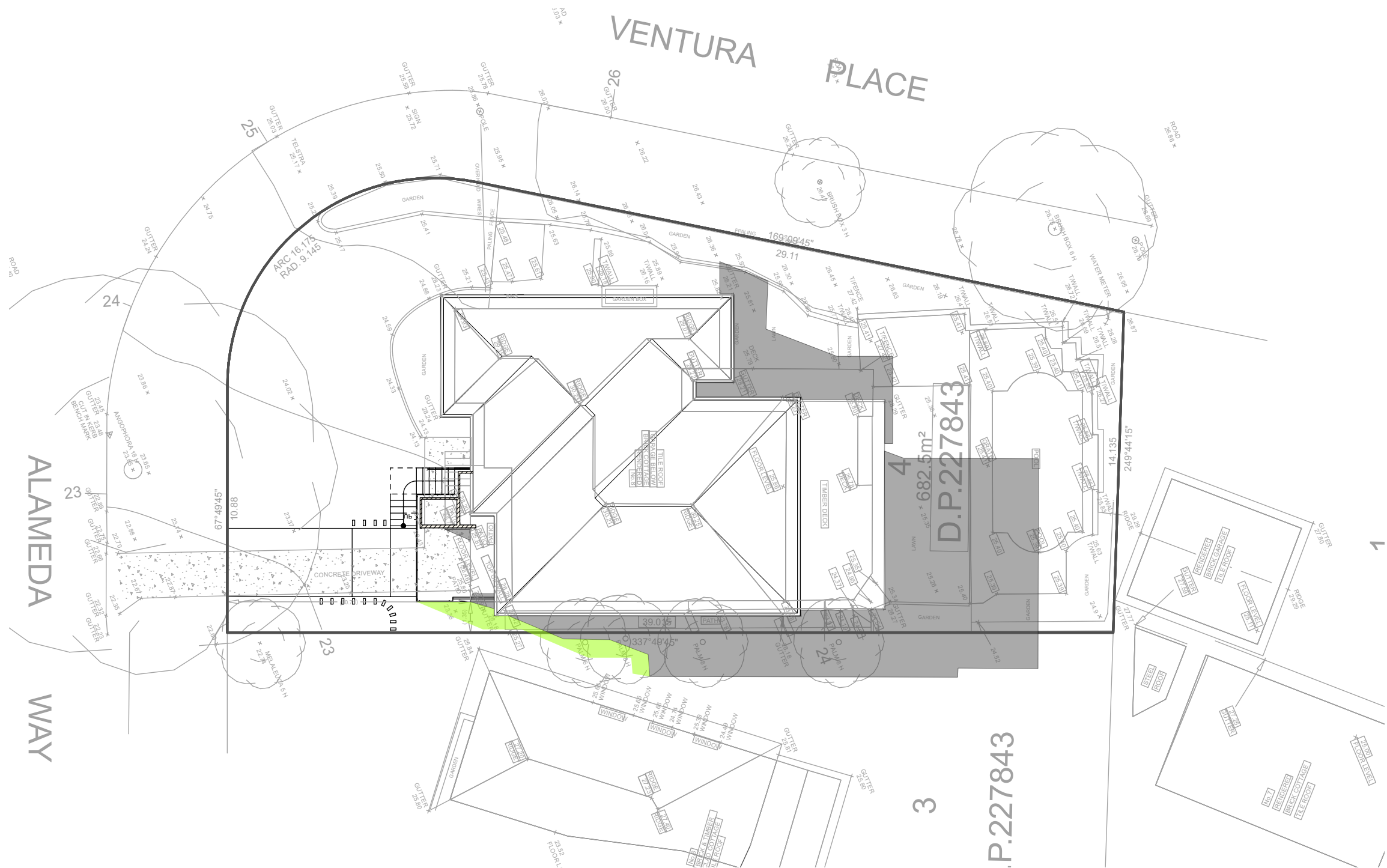
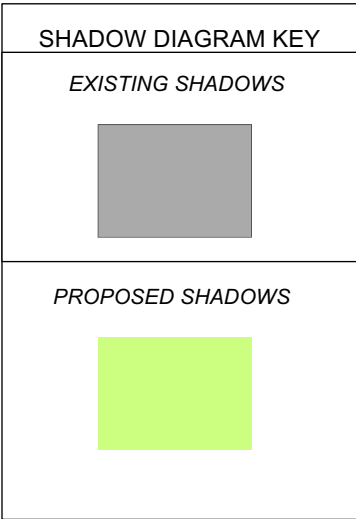
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SHADOW DIAGRAM KEY	
<i>EXISTING SHADOWS</i>	
<i>PROPOSED SHADOWS</i>	

SHADOW DIAGRAM KEY	
<i>EXISTING SHADOWS</i>	
<i>PROPOSED SHADOWS</i>	



SHADOW DIAGRAM KEY	
<i>EXISTING SHADOWS</i>	
<i>PROPOSED SHADOWS</i>	



1

1



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DEVELOPMENT APPLICATION - 12/7/21



REVISION: DATE: REVISION NOTE:



DEVELOPMENT APPLICATION - 12/7/21

CLIENT:	Mrs P. BILTON
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ADDRESS:	8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843

DRAWING:	
Site Shadows - June 21 @ 12pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 12pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
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PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

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PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 12pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 12pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWN: DR	SHEET NO: DA15
CHECKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

DRAWN: DR	SHEET NO: DA15
CHECKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

DRAWN: DR	SHEET NO: DA15
CHECKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

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CHECKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

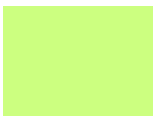
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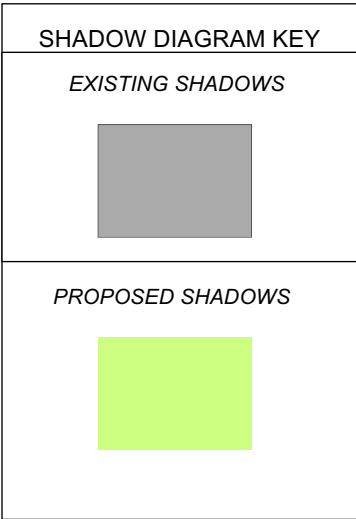
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ISSUE DATE: 12/7/21	REVISION:

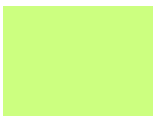
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ISSUE DATE: 12/7/21	REVISION:

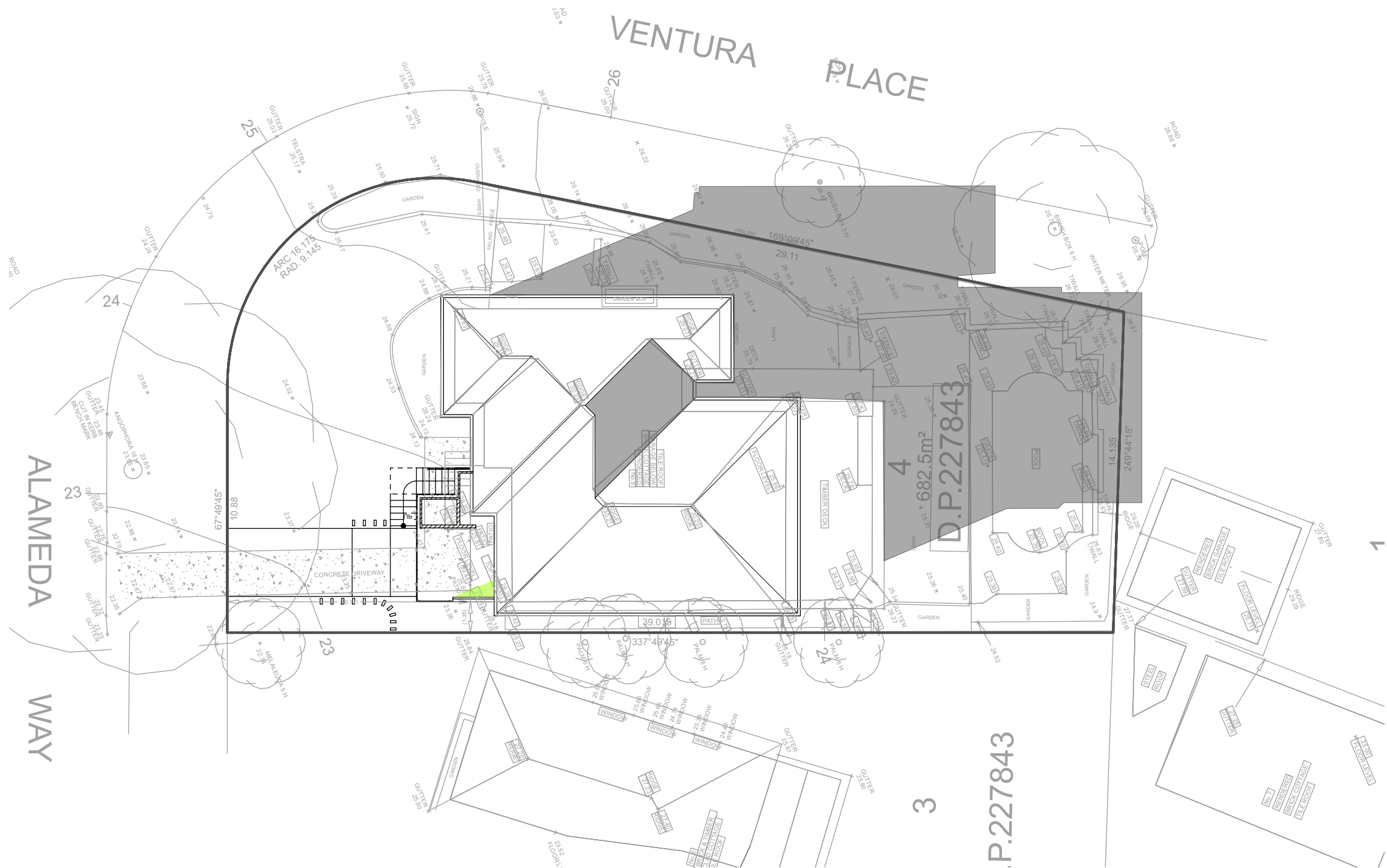
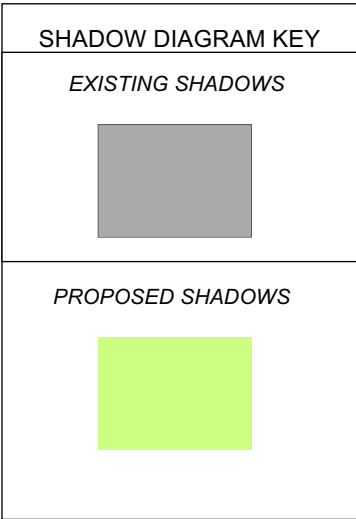
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SHADOW DIAGRAM KEY	
<i>EXISTING SHADOWS</i>	
<i>PROPOSED SHADOWS</i>	

SHADOW DIAGRAM KEY	
<i>EXISTING SHADOWS</i>	
<i>PROPOSED SHADOWS</i>	

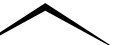


SHADOW DIAGRAM KEY	
<i>EXISTING SHADOWS</i>	
<i>PROPOSED SHADOWS</i>	



1

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

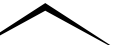


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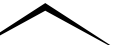


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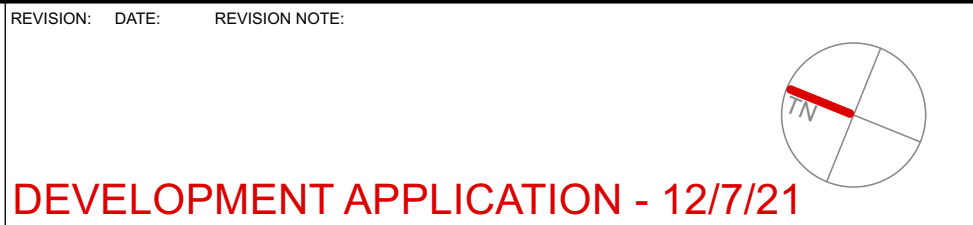
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DEVELOPMENT APPLICATION - 12/7/21



REVISION: DATE: REVISION NOTE:



DEVELOPMENT APPLICATION - 12/7/21

CLIENT:	Mrs P. BILTON
ADDRESS:	8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843

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CLIENT:	Mrs P. BILTON
ADDRESS:	8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843

DRAWING:	
Site Shadows - June 21 @ 3pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 3pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 3pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 3pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 3pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWING:	
Site Shadows - June 21 @ 3pm	
PROJECT:	
Alterations & Additions	
PROJECT NO:	ISSUE TYPE:
BIL 1305	DA1

DRAWN: DR	SHEET NO: DA16
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

DRAWN: DR	SHEET NO: DA16
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

DRAWN: DR	SHEET NO: DA16
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

DRAWN: DR	SHEET NO: DA16
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

DRAWN: DR	SHEET NO: DA16
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

DRAWN: DR	SHEET NO: DA16
CHKD:	SCALE @ A3: 1:200
ISSUE DATE: 12/7/21	REVISION:

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1 3D Perspective 2

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	DEVELOPMENT APPLICATION - 12/7/21		ADDRESS: 8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843		PROJECT: Alterations & Additions	CHKD:	SCALE @ A3:
					PROJECT NO: BIL 1305	ISSUE TYPE: DA1	REVISION:
						ISSUE DATE: 12/7/21	

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1

3D Perspective 3

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	DEVELOPMENT APPLICATION - 12/7/21	Mrs P. BILTON	3D Perspective 3	DR	DA19	
		ADDRESS:	Alterations & Additions	PROJECT:	CHKD:	SCALE @ A3:
		8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843	PROJECT NO: BIL 1305	ISSUE TYPE: DA1	ISSUE DATE: 12/7/21	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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	DEVELOPMENT APPLICATION - 12/7/21	Mrs P. BILTON	Safety disclosure and general specification	DR	DA20			
		ADDRESS:				PROJECT:	CHKD:	SCALE @ A3:
		8 Alameda Way, WARRIEWOOD Being LOT 4 in D.P. 227843				Alterations & Additions	PROJECT NO:	ISSUE TYPE:
		BIL 1305	DA1	12/7/21				

