

PROJECT: DEVELOPMENT APPLICATION FOR
NEW GARAGE TO RESIDENCE
"A" REVISED WITH ARBORIST RECOMMENDATIONS

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

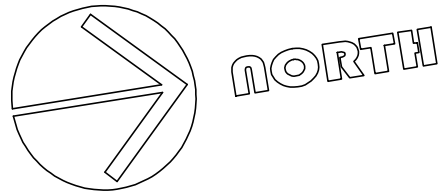
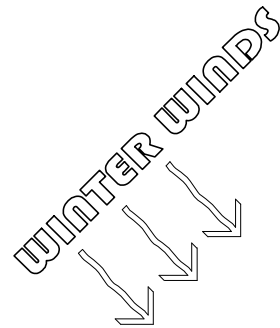
SAFETY IN DESIGN NOTES

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

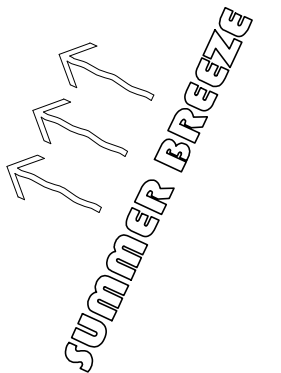
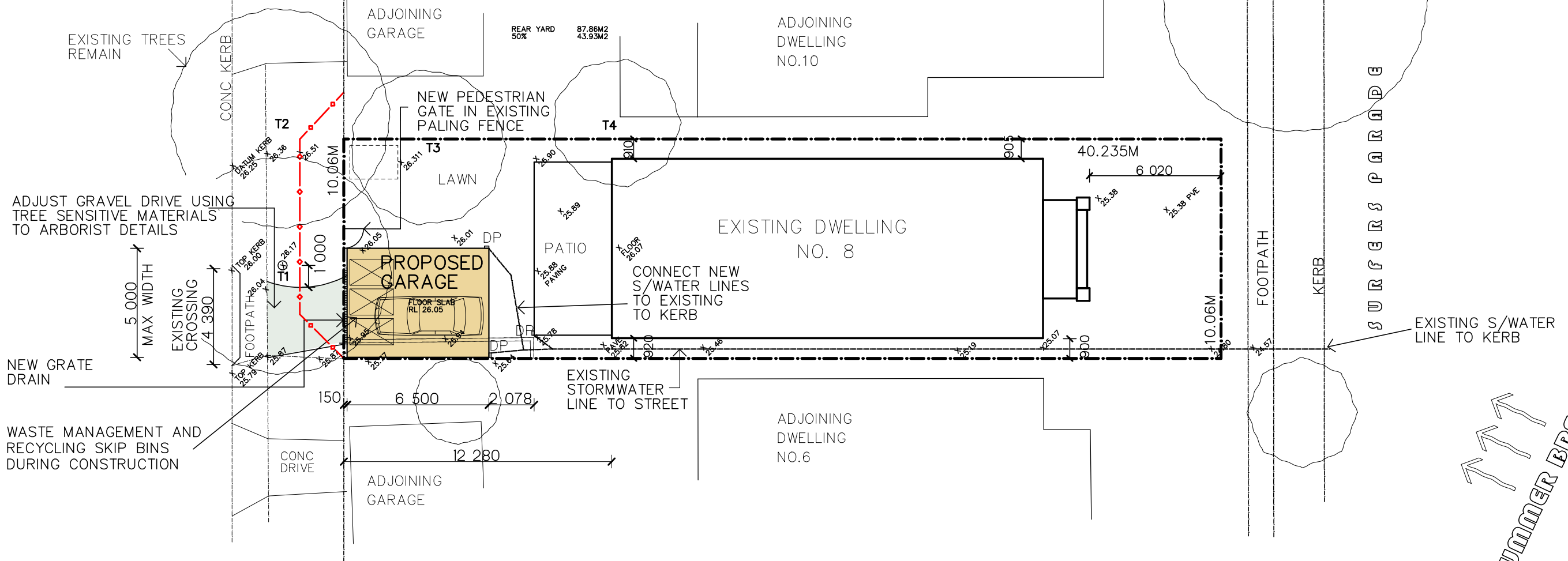
ALL STAKE HOLDERS INVOLVED IN THIS PROJECT ARE TO FAMILIARISE THEMSELVES WITH AND CARRY OUT WORKS IN ACCORDANCE THE CURRENT CODES OF PRACTICE AND SAFETY IN DESIGN STANDARDS TO ASSIST IN IDENTIFYING RISKS AND HAZARDS ASSOCIATED WITH THE CONSTRUCTION AND LIFE CYCLE OF THE BUILDING

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	Working environment	Substances
Earthing of electrical installations	Ventilation for thermal comfort and general air quality and specific ventilation requirements for the work to be performed on the premises	Exposure to hazardous substances and materials including insulation and decorative materials
Location of underground and overhead power cables	Temperature	Exposure to volatile organic compounds and off gassing through the use of composite wood products or paints
Protection of leads/cables	Lighting including that of plant rooms	Exposure to irritant dust and fumes
Number and location of power points	Acoustic properties and noise control,for example noise isolation, insulation and absorption	Storage and use of hazardous chemicals, including cleaning products
Fire and emergencies	Seating	Falls prevention
Fire risks	Floor surfaces to prevent slips and trips	Guardrails
Fire detection and fire fighting	Spaces for occupants	Window heights and cleaning
Emergency routes and exits	Amenities and facilities	Anchorage points for building maintenance and cleaning
Access for and structural capacity to carry fire tenders	Access to various amenities and facilities such as storage, first aid rooms/sick rooms, rest rooms, meal and accommodation areas and drinking water Earthworks	Access to working spaces for construction, cleaning, maintenance and repairs
Other emergency facilities	Excavations (for example risks from earth collapsing or engulfment)	Scaffolding
Movement of people and materials	Location of underground services Structural safety	Temporary work platforms
Safe access and exit, including for people with disability	Erection of steelwork or concrete frameworks	Roofing materials and surface characteristics such as fragility, slip resistance and pitch
Traffic management	Loadbearing requirements	Specific risks
Loading bays and ramps	Stability and integrity of the structure Manual tasks	Exposure to radiation,for example electromagnetic radiation
Safe crossings	Methods of material handling	Exposure to biological hazards
Exclusion zones	Accessibility for material handling	Fatigue
Site security	Loading docks and storage facilities	Working alone
Plant	Workplace space and layout to prevent musculoskeletal disorders, including facilitating use of mechanical aids	Use of explosives
Tower crane locations, loading and unloading	Assembly and disassembly of prefabricated fixtures and fittings	Confined spaces
Mobile crane loads on slabs		Work over and under water, including diving and work in caissons with compressed air supply
Plant and machinery installed in a building or structure		Noise exposure
Plant and equipment for material handling		Exposure to noise from plant or from surrounding area
Access for maintenance of plant and equipment		
Guarding plant and machinery		
Lift installations		



SOLDIERS AVENUE



SCALE 1:200

SITE PLAN

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RESIDENTIAL BUILDING DESIGN
02-99711224
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email gregg@gmkett.com

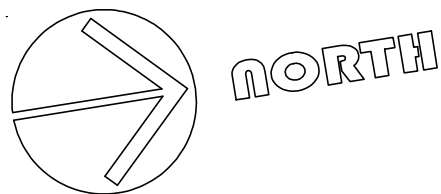
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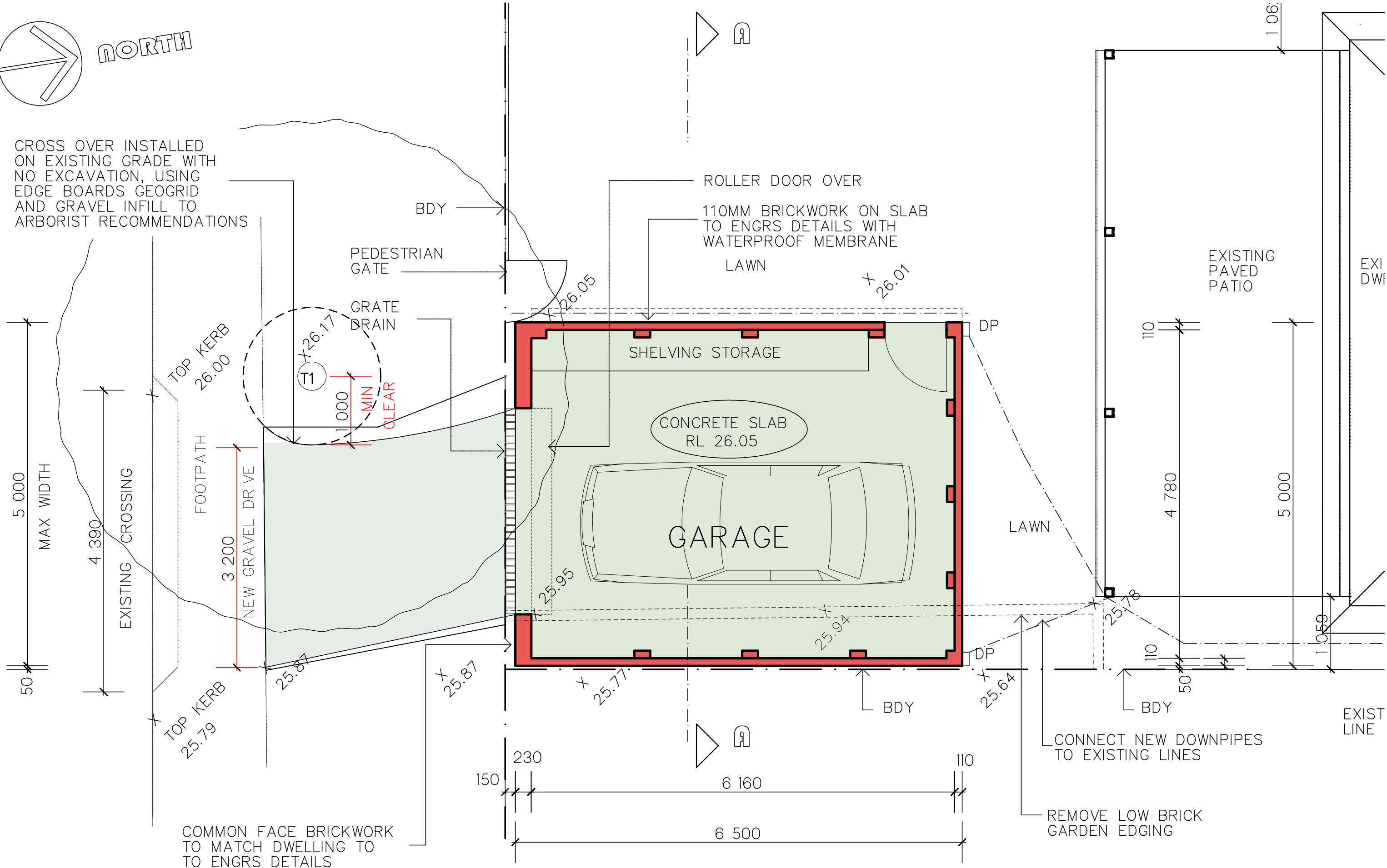
PROPOSED GARAGE TO REAR OF EXISTING DWELLING
NO.8 SURFERS PARADE FRESHWATER LOT 31 DP 5466
MR AND MRS MILLS

"A" ARBORIST REVISIONS
SCALES: 1:50, 1:100, 1:200
DATE: 13-05-22
DA-2118A
A1 OF 9





CROSS OVER INSTALLED
ON EXISTING GRADE WITH
NO EXCAVATION, USING
EDGE BOARDS GEOGRID
AND GRAVEL INFILL TO
ARBORIST RECOMMENDATIONS



GARAGE PLAN

SCALE 1:50

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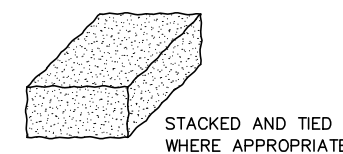
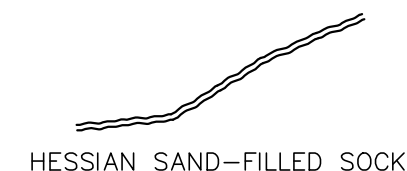
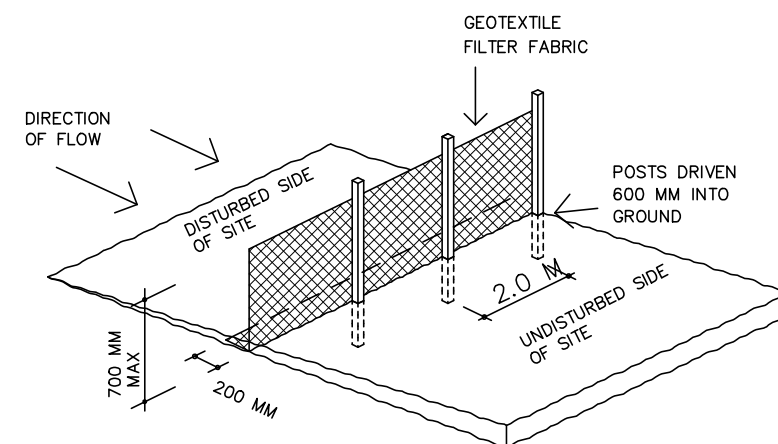
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SCALES: 1: 50, 1: 100, 1: 200

bdaa
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BUILDING DESIGNER

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	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	



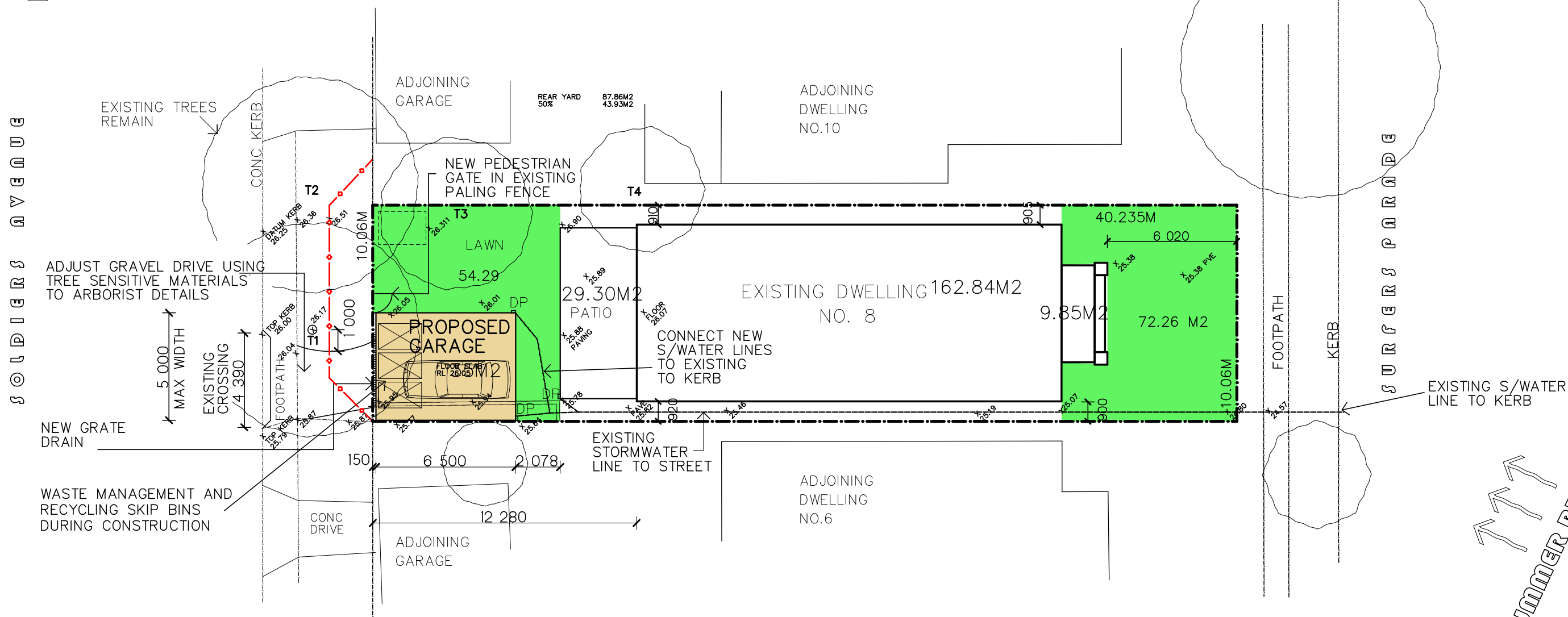
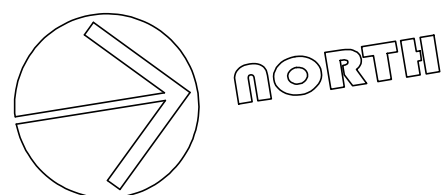
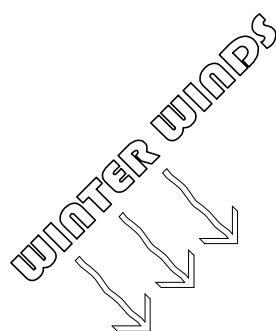
STACKED AND TIED WHERE APPROPRIATE
HAY BALES

MINOR WORKS

LARGE EXCAVATIONS

USE APPROPRIATE METHOD TO SUIT INDIVIDUAL SITE CIRCUMSTANCES

SEDIMENT AND EROSION CONTROL



LANDSCAPE PLAN

SCALE 1:200

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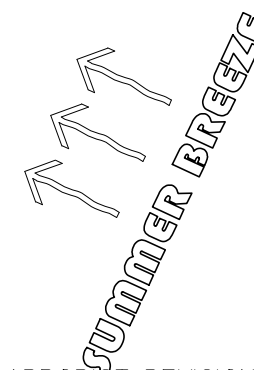
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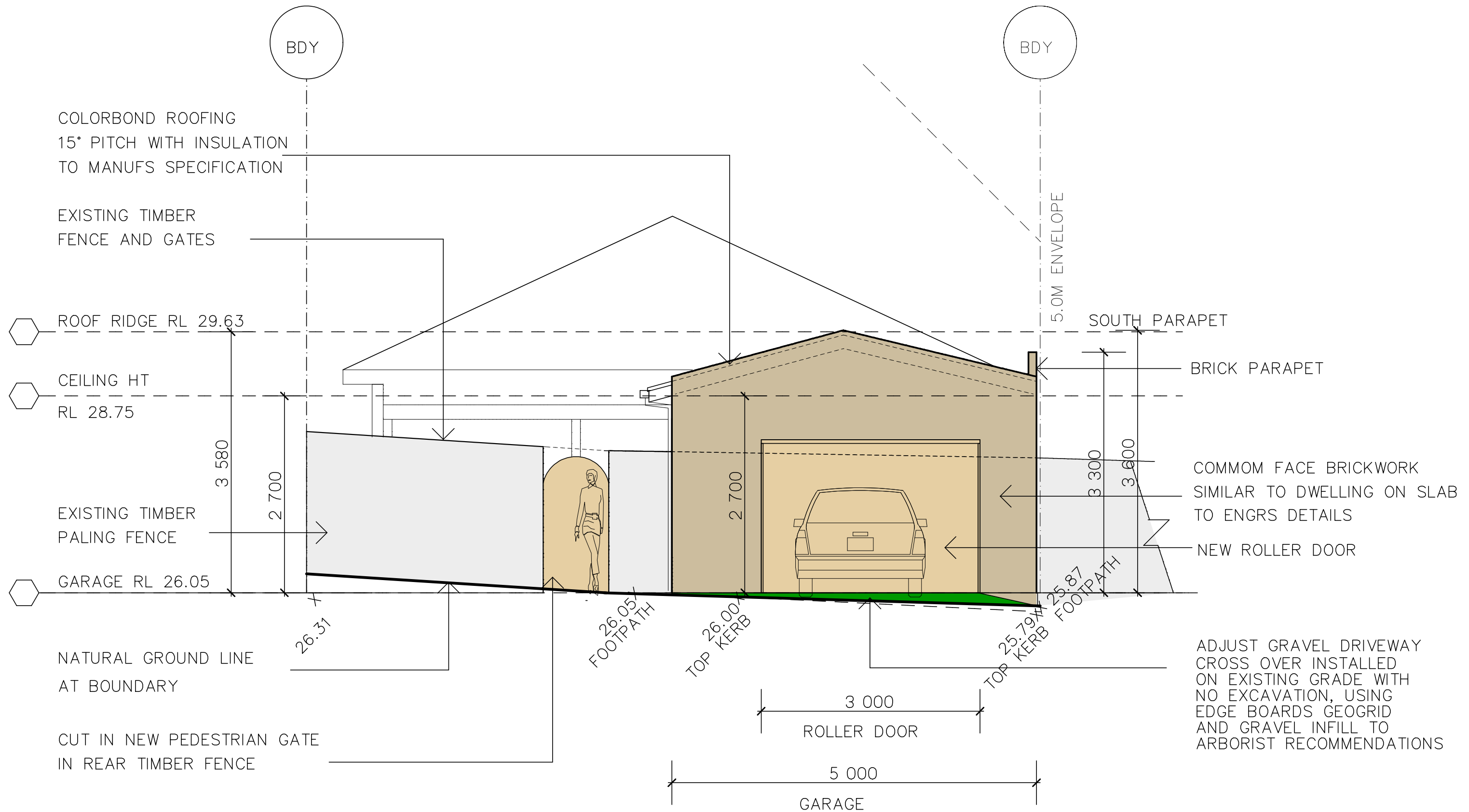


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SOUTH ELEVATION

SCALE 1:50

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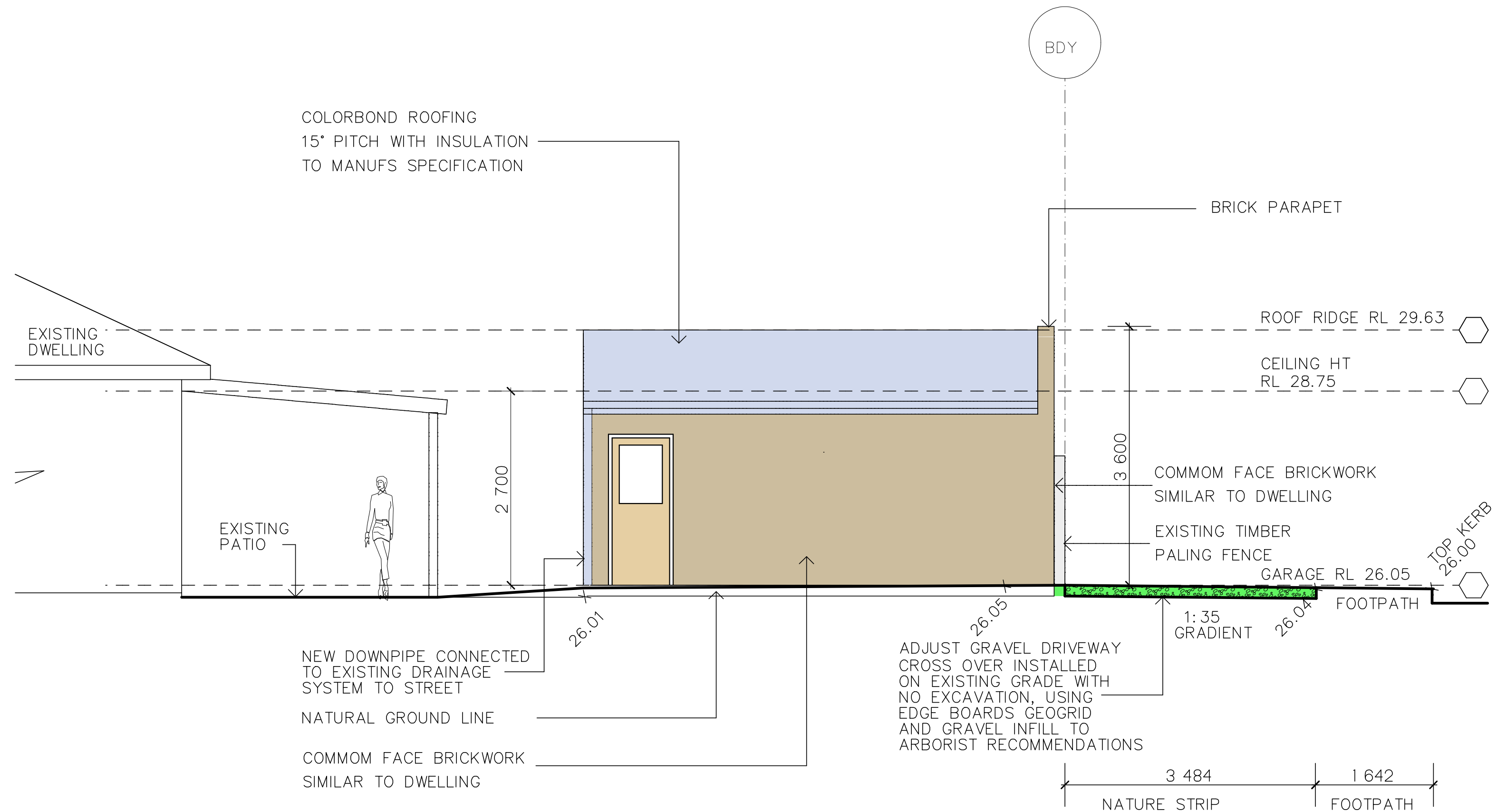
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WEST ELEVATION SCALE 1:50

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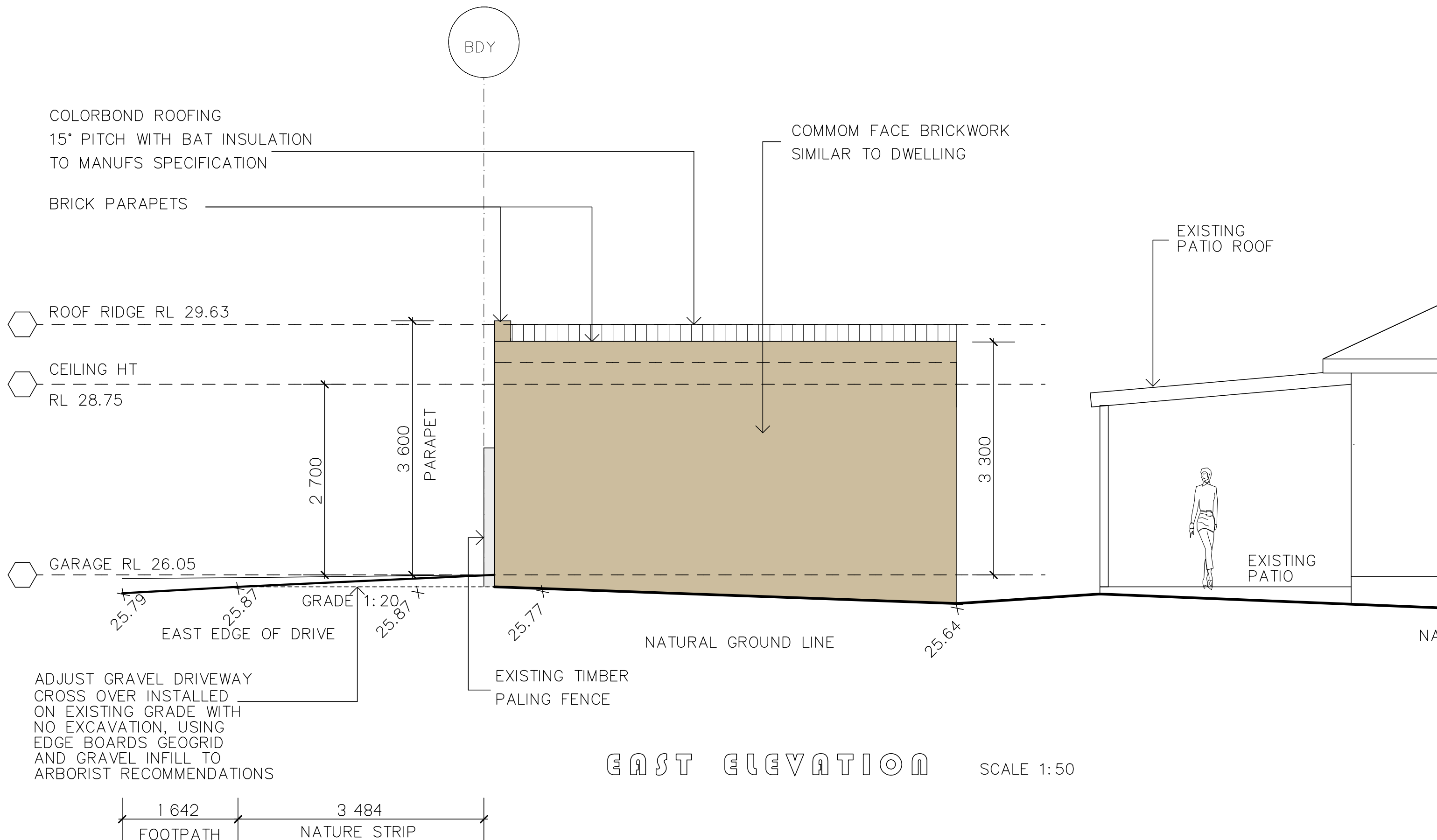
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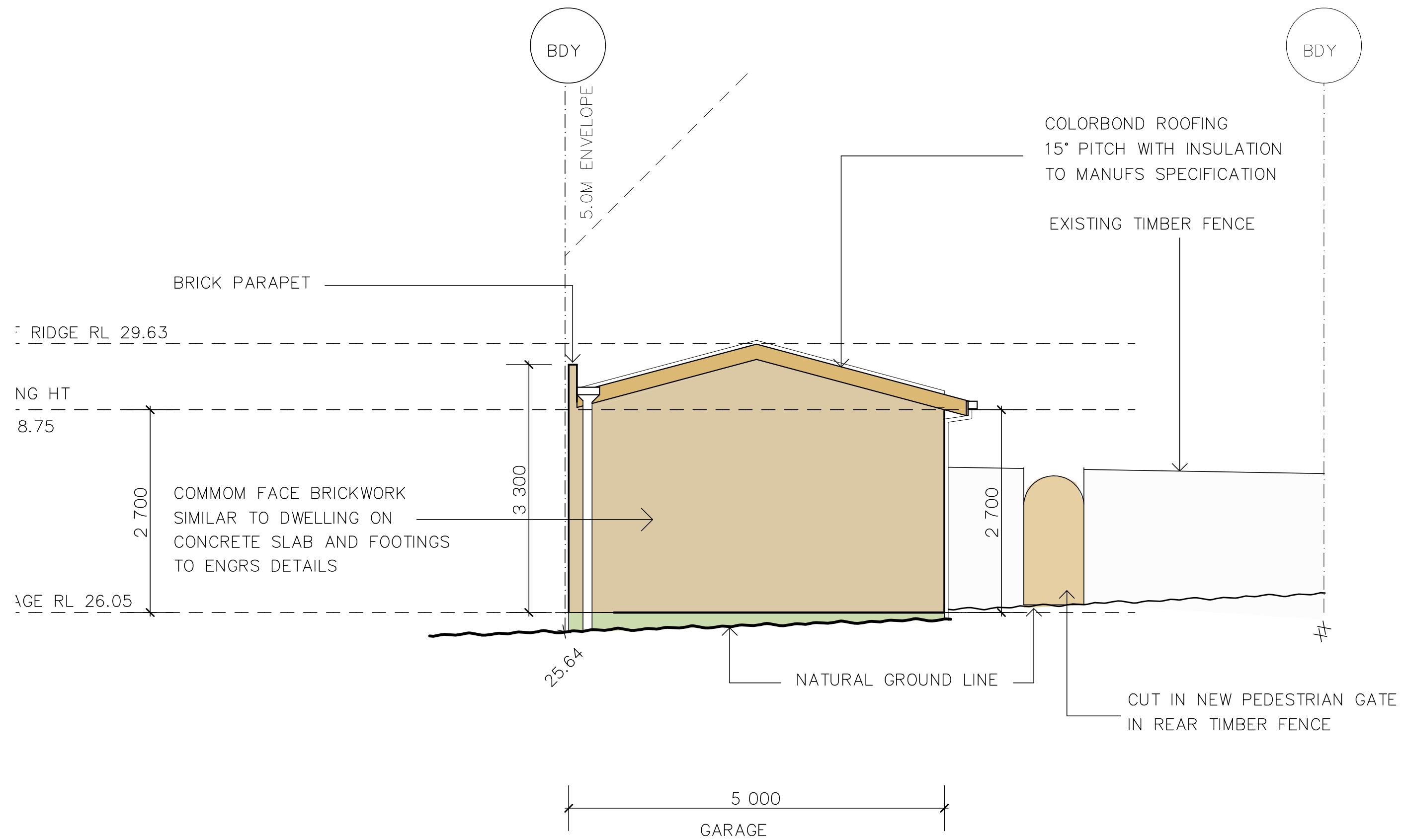
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NORTH ELEVATION SCALE 1:50

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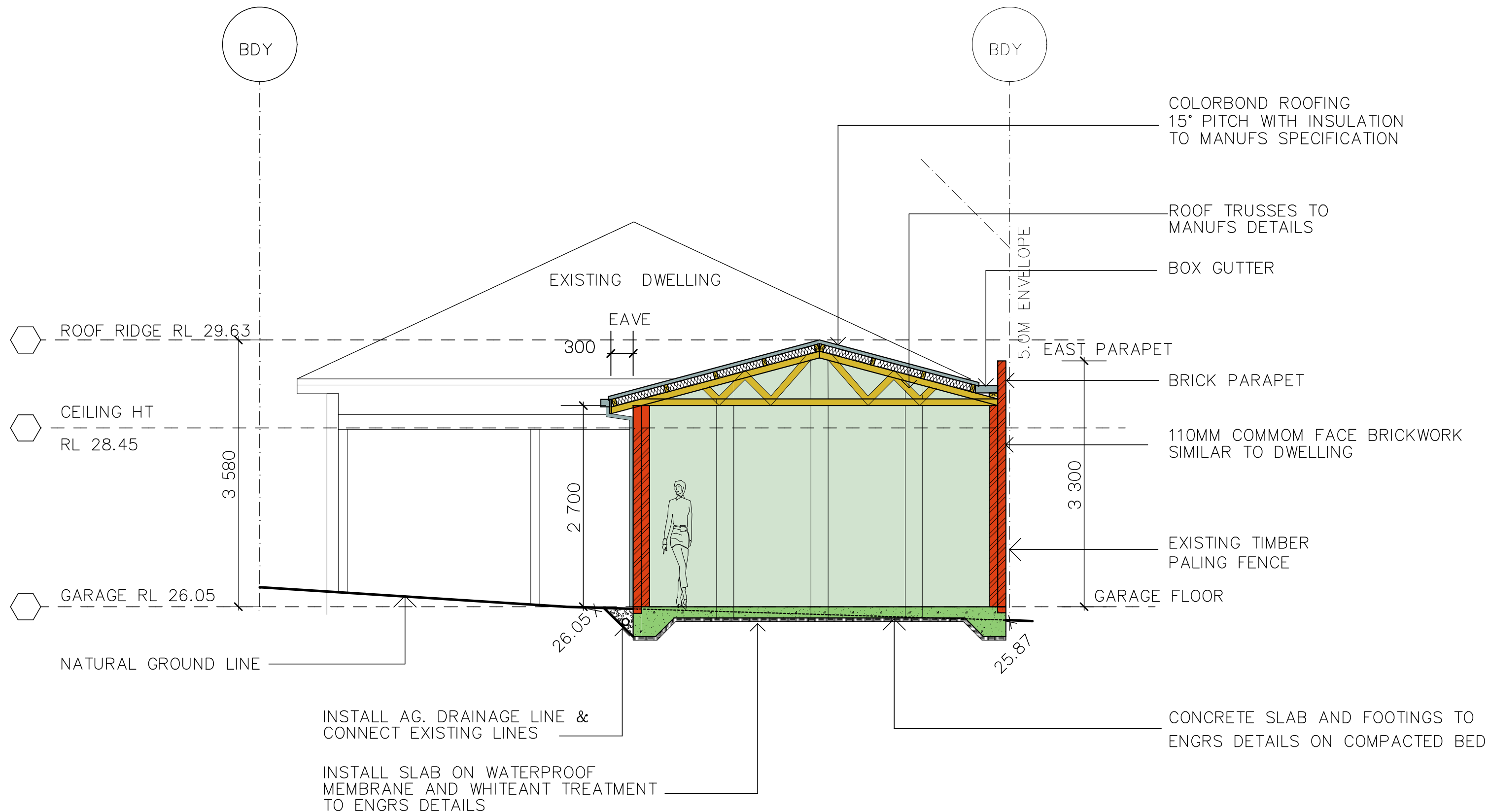
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SECTION A - A

SCALE 1:50

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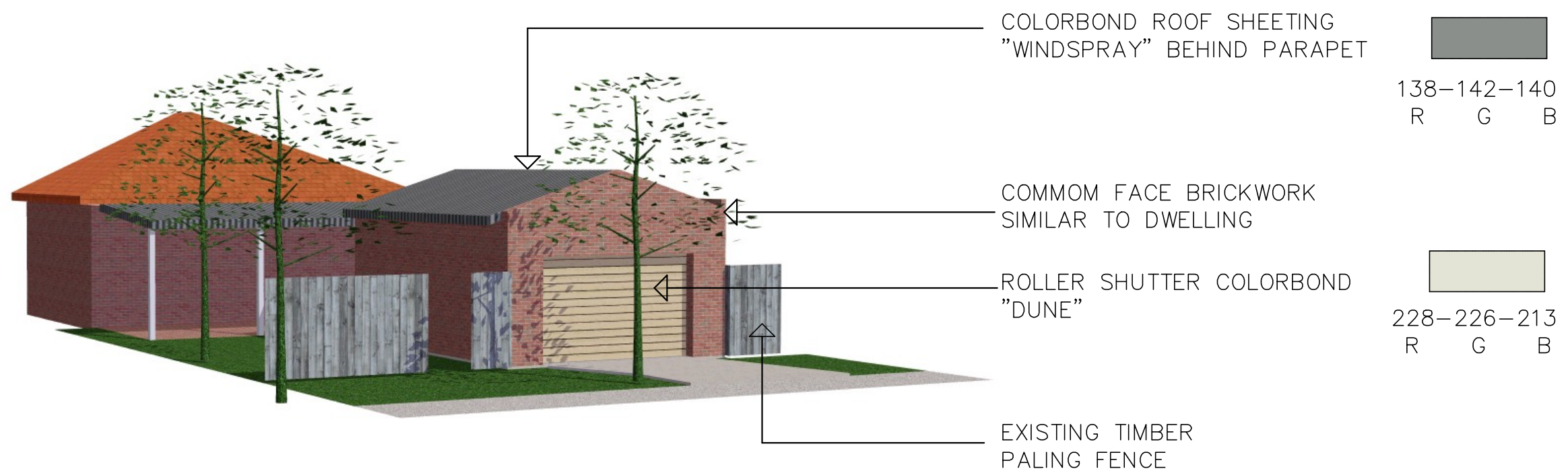
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VIEW FROM SOLDIERS AVE

FINISHES SCHEDULE

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