beecroft house 4

no.38b lot 2 malton road beecroft nsw

architectural list:

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

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.

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.

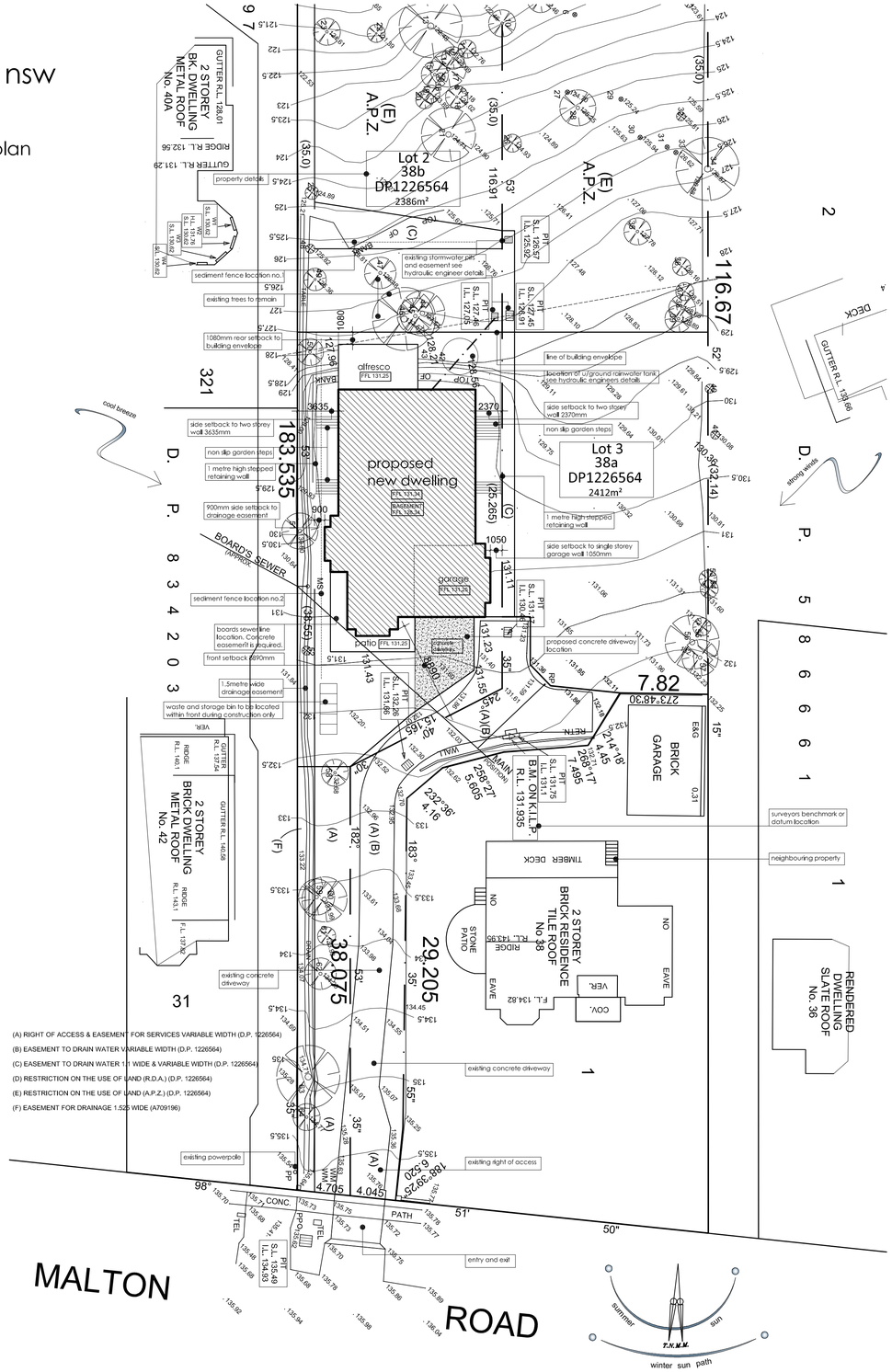
NON–RESIDENTIAL BUILDINGS
For non–residential buildings where the end–use has not been identified:
This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the 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 Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

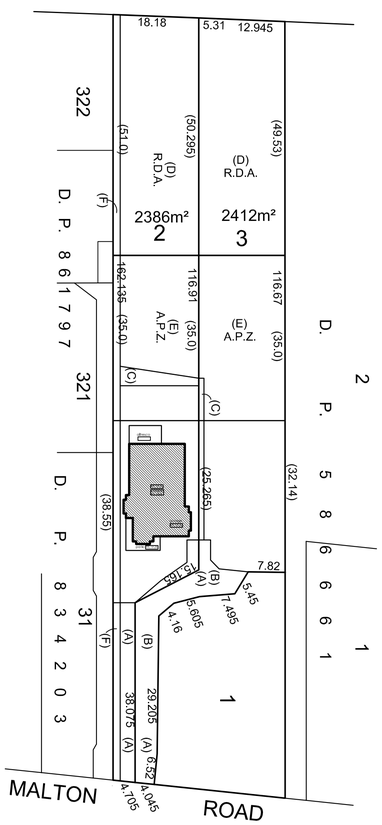
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB–CONTRACTORS, CONSULTANTS,.
RENOVATORS, OPERATORS, MAINTENORS AND DEMOLISHERS

safety notes



part site/site analysis plan. (scale 1:250)

bushfire prone site BAL 29



overall site plan.
(scale nts)

bushfire prone site BAL 29

Fixtures
- 3A shower heads.
- 4A toilets flushing system.
- 4A taps in the kitchen.
- 4A basin taps in the bathroom.

alternative water
- 3000 litres rainwater tank
- tanks must collect at least from 280m2 of the roof
- tanks must be connected to all toilets
- at least one outdoor tap.
- tank must be connected to clothes washer

Thermal comfort commitments
- refer to certificate for all window and glazed door specifications

Energy commitments
- Hot water system must be gas instant 6 stars.
- Heating EER 3.5-4.0 and cooling system must be 3 phase EER 3.0-3.5 with ceili
- Exhaust systems to all bathrooms, kitchen and laundry.
- compact fluoros and LED's to all bedrooms/study and bathrooms/toilets
- natural lighting to at least four bathrooms
- induction cooktop and electric oven.
- well ventilated frigerator space
- One fixed outdoor clothes line

basix detail

certificate no: 1132496S date: 14th December 2020
summary only please refer to basix certificate for exact details

general notes and specifications (applies to all pages)

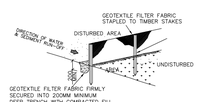
- It is the responsibility of the builder/owner to check & verify all all boundaries, dimensions & building details prior to construction to satisfy him/ the work can be carried out as required. Any discrepancies must be related back to the designer before commence of works this includes window specifications
- All work to be in accordance with BCA & local council by - laws.
- Do not scale off drawings, use figured dimensions
- All stormwater drains to be discharged into street gutter or registered drainage easement. Refer to hydraulic engineers details.
- All wall frames and roof trusses to be in accordance with AS1684 Framing Code .
- All timber beams to be as per engineers details and/or AS1684 framing code.
- All RC floor slab and structural beams to engineers details.
- All downpipes to be located by roof plumber or otherwise a noted on hydraulic engineers plans.
- Termite protection AS3660.1 Kordon specs or slimliar
- This drawing must be read inconjunction with all other approved plans / documents by other consultants related to this specific object.
- Whilst every effort is made to obtain approval, the client acknowledges that we cannot guarantee approval as circumstances may arise which are beyond our control.
- Licence for the use of the documentation for statutory approvals or any form of construction remains the sole property of Distinct Innovations Pty Ltd. All designs and plans are the subject of Copyright Laws and remain the sole property of Distinct Innovations Pty Ltd. You will have non exclusive right to use the designs/plans for the purposes of this project only. You cannot use or make copies of such documents unless approval is granted by us in writing. In the event that you breach any obligation to make a payment to us, a notice of termination of agreement will be issued noting that approval to use all designs, plans and documentation has been revoked. If such is to occur, all documents, plans and designs and all copies thereof must be returned to us writing in 14 days of the date of issue of the notice of termination.
- We take no responsibility for the details or specifications in the plans/documentation of consultants that have been engaged in respect of this project. It is the responsibility of the superintendent's to check and verify all details prior to construction to satisfy him or herself that work can be carried out as required. Any discrepancies must be immediately relayed back to us prior to the commencement of works or directly to thr consultant who prepared the details.
- Distinct Innovations Pty Ltd at no time purports to be quantity surveyors for the purposes of estimating construction costs and meeting budgets. Although we can provide you with a ballpark guide to costs, we cannot formally advise you of actual costs of construction. This must only be done by a suitably qualified quantity surveyor or builder. Any opinion is expressed or otherwise given infomally and is not to be taken as a construction cost or quotation.
- Distinct Innovations Pty Ltd expressly takes no responsibility for the estimates, quotes or workmanship provided to you by any consultants, building/construction companies or any other firm or person.
- Prior to proceeding with Distinct Innovations Pty Ltd, it is your expressed responsibility to satisfy yourself that all services are available to the site for the sole purpose of this development. Contact your relevant government bodies in relation to all services and utilities to ensure that this development can be fulfilled in every aspect, Distinct Innovations Pty Ltd will take no responsibility for inaccessible services to the development site.
- Before building works commence it is the superintendent's responsibility to ensure final architectural plans are read in conjunction with all associated plans and documents provided by other consultants and covenants related to this project. Distinct Innovations Pty Ltd takes no responsibility for errors or omissions in this regard.
- Prior to excavation you must call Dial before you Dig.
- All work safety procedures must be conducted in the proper manner as per the new legislation WHS act 2011.

trees to be removed

trees to remain

tree legend

area calculations	
site area	2386m2
proposed new dwelling	
living	308.00m2
alfresco/patio	77.00m2
garage	42.00m2
total area	427.00m2 45.96squares
landscaping	1886.00m2 or 79%
private open space	1400.00m2
site coverage	261.00m2 or 11%
floor area	350.00m2

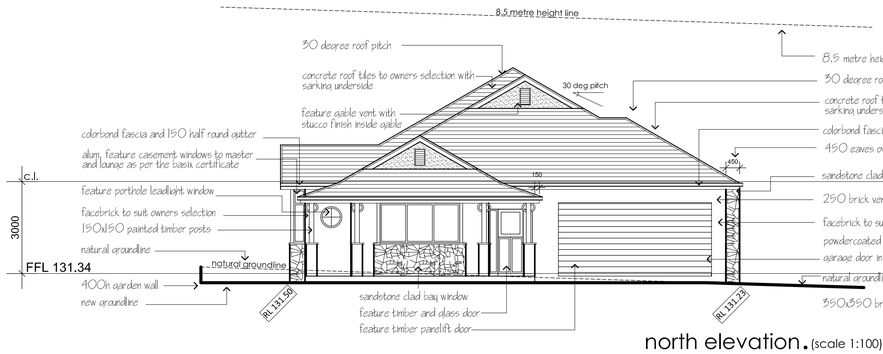


sediment fence. nts

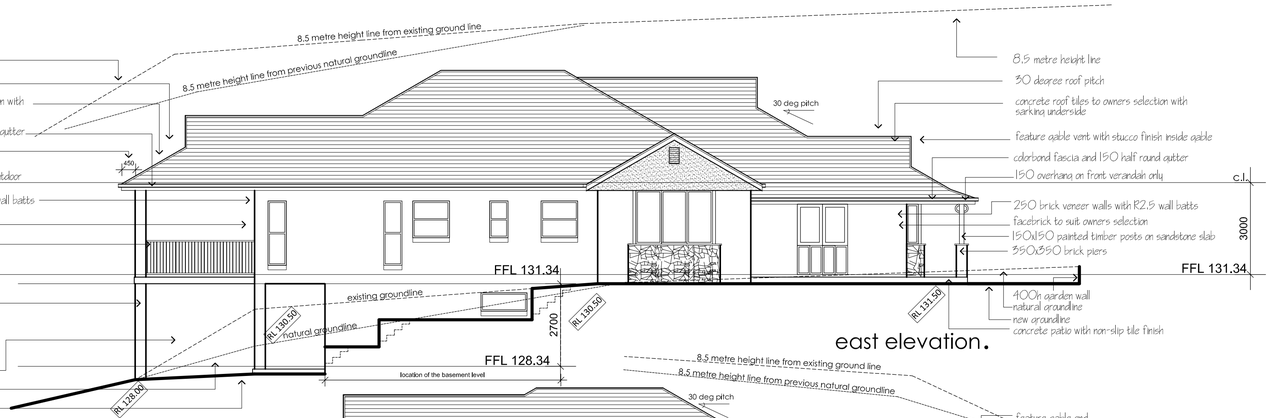
Distinct Innovations	p: 02 8850 6156 w: distinctinnovations.com.au e: email@distinctinnovations.com.au	amendments	date	amendments	date	client / project: proposed new dwelling c/o boronia building no.38b malton road beecroft nsw	title: development application

north:	scale: 1:250 nts	copyright date: dec 2020
	page no: 1 of 2	drawing no: 1724
	drawn: lvj	paper size : a1

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.
Accredited Building Designer No: 6164

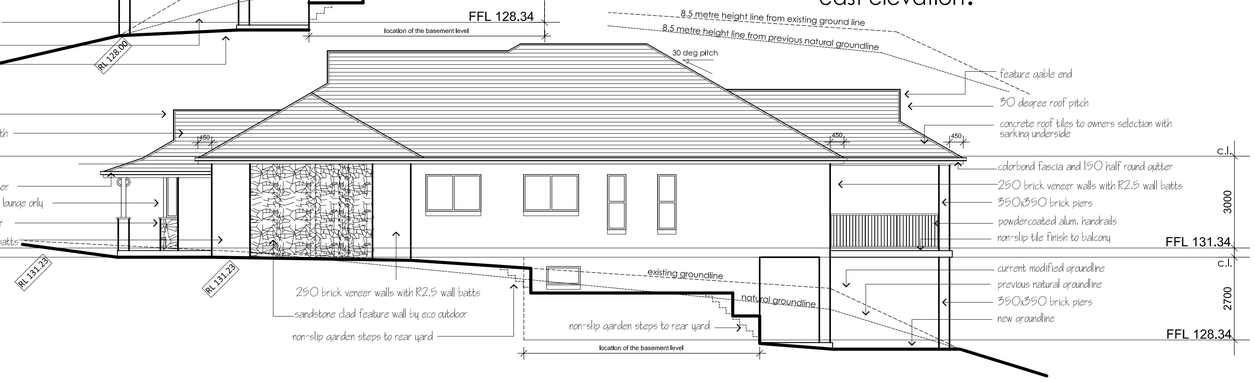


north elevation. (scale 1:100)

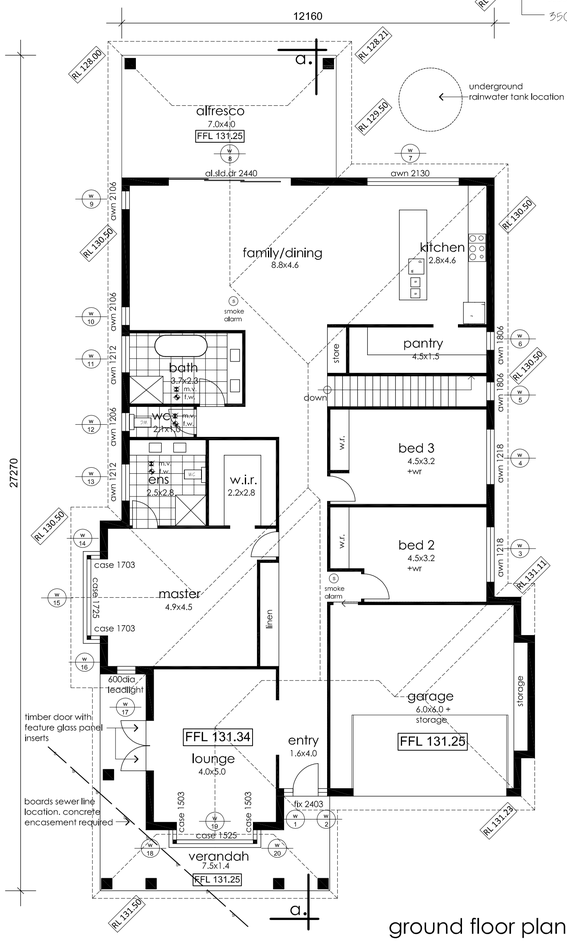


east elevation.

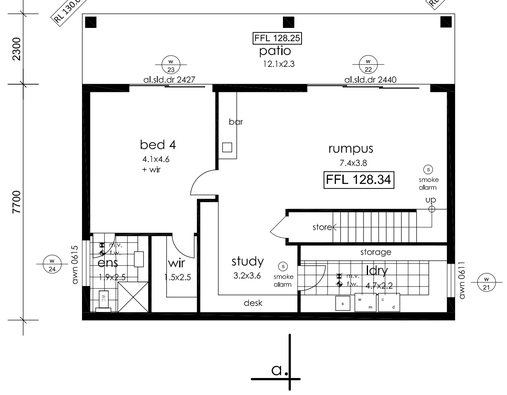
south elevation.



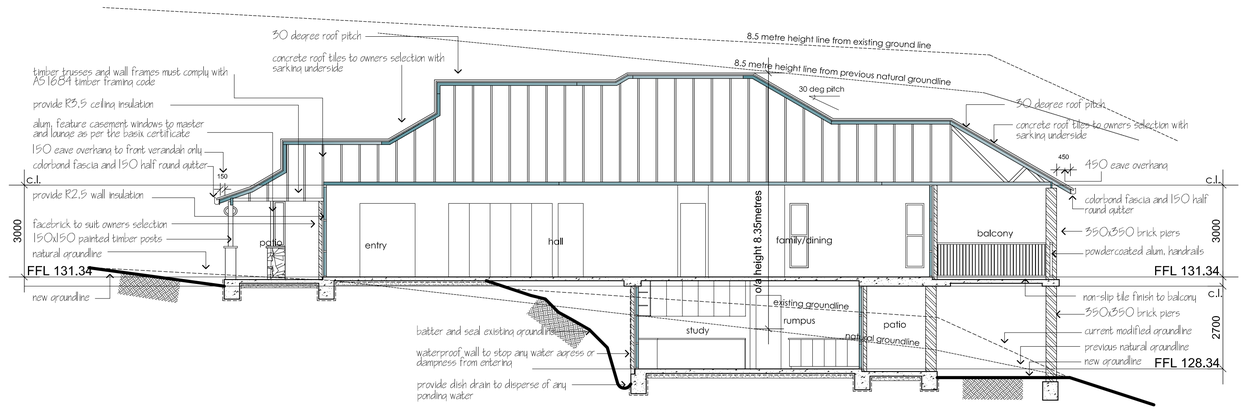
west elevation.



ground floor plan. (scale 1:100)



basement plan. (scale 1:100)



section a-a. (scale 1:100)

Fixtures
- 3A shower heads.
- 4A toilets flushing system.
- 4A taps in the kitchen.
- 4A basin taps in the bathroom.

alternative water
- 3000 litres rainwater tank
- tanks must collect at least from 280m2 of the roof
- tanks must be connected to all toilets
- at least one outdoor tap.
- tank must be connected to clothes washer

Thermal comfort commitments
- refer to certificate for all window and glazed door specifications

Energy commitments
- Hot water system must be gas instant 6 stars.
- Heating EER 3.5-4.0 and cooling system must be 3 phase EER 3.0-3.5 with ceiling fans
- Exhaust systems to all bathrooms, kitchen and laundry.
- compact fluoros and LED's to all bedrooms/study and bathrooms/toilets
- natural lighting to at least four bathrooms
- induction cooktop and electric oven.
- well ventilated frigerator space
- One fixed outdoor clothes line

basix detail

certificate no: 1132496S date: 14th December 2020
summary only please refer to basix certificate for exact details

bushfire prone site BAL 29

note:
all windows must be site measured prior to manufacture. All windows performance specifications must be as per the basix certificate . Any discrepancies must be related back to the designer prior to manufacture. Windows must meet the child safety standards of NCC 3.9.2.5

Distinct Innovations
p: 02 8850 6156
w: distinctinnovations.com.au
e: email@distinctinnovations.com.au

amendments	date	amendments	date

client / project:
proposed new dwelling
c/o boronia building
no.38b malton road beecroft nsw

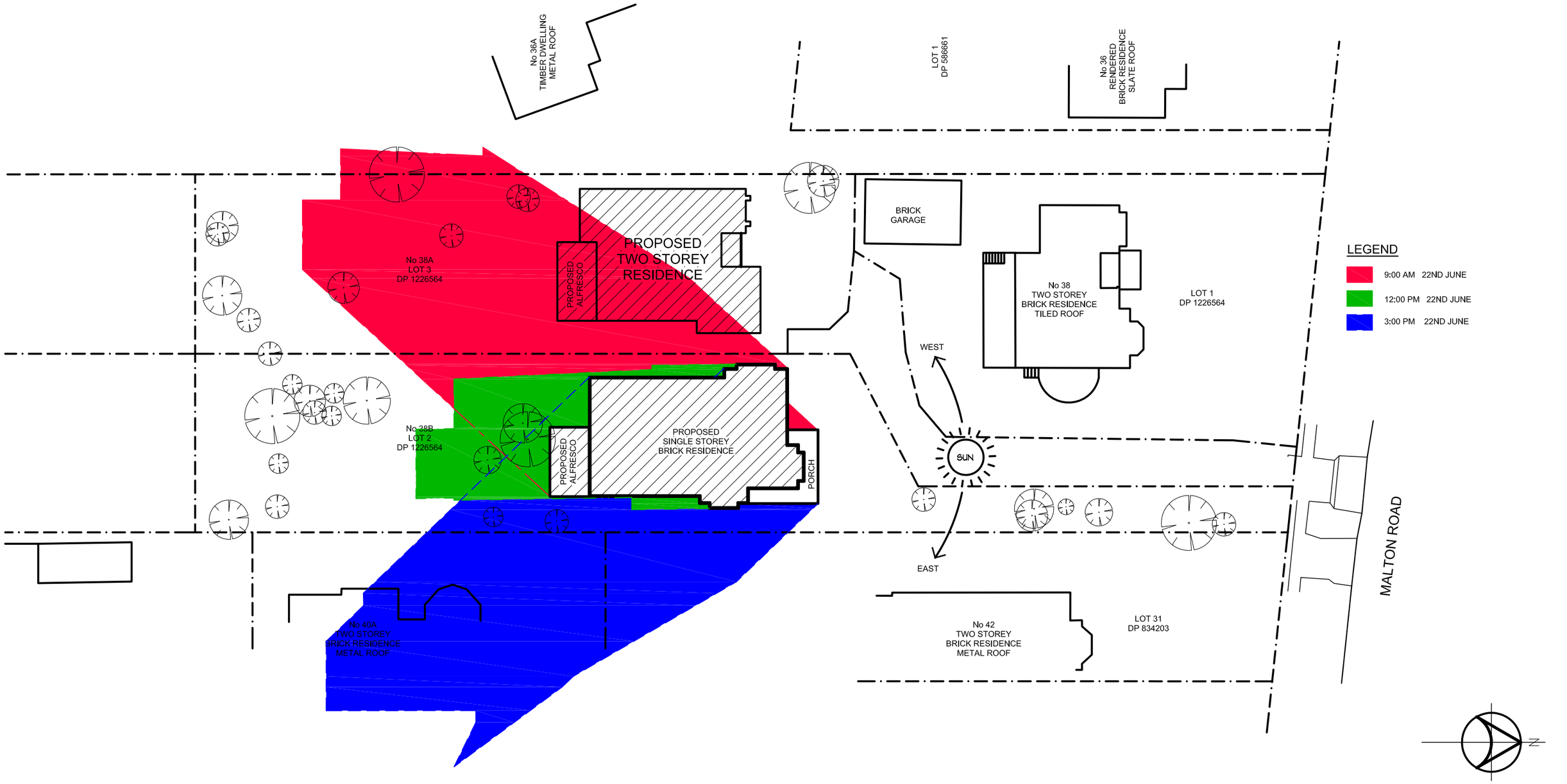
title:
development application

north:

scale:	copyright date:
1:100	dec 2020
page no: 2 of 2	drawing no: 1724
drawn: lvj	paper size: a1

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.
Accredited Building Designer No: 6164

DIAL BEFORE YOU DIG
www.1100.com.au
The Essential First Step.



NY Project Services Pty Ltd
Mob: 0403 280 297
111 Barnier Drive, Quakers Hill, NSW 2763

REV.	DATE	DESCRIPTION
A	19/08/2020	DA ISSUE

PROJECT LOCATION
LOT 2 DP1226564
38B MALTON ROAD, BEECROFT

DRAWN BY	DATE PLOTTED	SCRIPT FILE/S
YH	19/08/2020	N/A

CAD REFERENCE

XREF/S: N/A

TITLE
SHADOW DIAGRAMS

PROJECT
PROPOSED TWO STOREY DWELLING

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

SCALE: 1:400

DRAWING No.: SD-01

REV: A