

Central Darling Shire Council D04/2023- PAN 310964 Section 4.16 (1) (a) of the Environmental Planning and Assessment Act 1979 Approved by Council 12/05/ 2023

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Reece Wilson Director Shire Services.

TEACHER HOUSING UNITS

75 COLUMBUS STREET IVANHOE NSW 2878

LOCALITY PLAN.



75 columbus street, ivanhoe nsw 2878



Project. TEACHER HOUSING UNITS

Site Address.
75 COLUMBUS STREET IVANHOE NSW 2878

TEACHER HOUSING AUTHORITY

DRAWING SCHEDULE

 REV D
 DATED 31.01.2023

 REV D
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COVER SHEET SAFE DESIGN OF STRUCTURES NOTES SITE PLAN

A 200 A 201 A 202

In addition to the National Construction Code series, Building Code of Australia Vol. 2, 2019, the Plumbing Code of Australia, 2019 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works;

AS1668 – Mechanical ventilation & air conditioning in Buildings AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules) AS2890.5 – On-street parking; mandatory requirements AS1690 – Interior lighting

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

lot 11, dp 17774



safe design of structures notes:

For the purpose of building, the following safety guidelines are set out henceforth in accordance with the work health & safety act 2011, work health & safety regulation 2011 & the safe design of structures code of practice 2012.

The guidelines contain work health & safety information & may include some of your obligations under the various legislations that workcover nsw administers. To ensure you comply with your legal obligations you must refer to the appropriate legislation.

falls, slips, trips

working at heights

i. 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 & injury is likely to result from such a fall. Temporary work platforms are to be erected & maintained by the principal contractor as required throughout construction wherever a person is required to work in a situation where falling more than two metres is a possibility. The erection of all platforms, hoardings, outriggers & scaffolding shall be constructed in accordance with the requirements of the relevant authorities & the applicable Australian standards.

ii. During operation or maintenance

Where an anchorage & fall arrest system is to be installed, the anchorage & fall arrest system & all associated harnesses & accessories must be maintained throughout the lifecycle of the building & inspected on a regular basis at least once in every 6 months.

slippery or uneven surfaces i. Floor finishes specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors & 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.

ii. Floor finishes by owner

If designer has 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 & AS/NZ 4586:2004.

- iii. Building owners & occupiers should monitor the pedestrian access ways & 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 & 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.
- iv. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips & falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways & work areas.
- v. Although during specification care has been taken to ensure the use of materials that are characteristically deemed as 'non-slip', the designer is unable to confirm nor certify the slip resistance of existing materials used throughout the existing building. It is recommended that slip resistance testing be undertaken on the existing materials in accordance with australian standards to ensure compliance with Building Code of Australia.
- vi. Although the roof has been designed in accordance with the Building Code of Australia & all relevant standards, the client is to be aware that the roof materials has potential fragility & slip resistance issues that may arise throughout construction & the lifecycle of the building when work is undertaken on the roof, especially during inclement weather.

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

- i. Prevent or restrict access to areas below where the work is being carried out.
- ii. Provide toeboards to scaffolding or work platforms.
- iii. Provide protective structure below the work area. iv. 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 & 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 & 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 & that access to areas below the load is prevented or restricted.

fire & emergencies

It is the responsibility of the client to ensure all personnel & visiting clientele are aware of all fire safety procedures, with emergency routes & exits displayed throughout the building & maintained throughout the lifecycle of the building. No combustible material & rubbish will be left on site as to cause a fire hazard.

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, no combustible material & rubbish will be left on site as to cause a fire hazard. 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 & unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas & trained traffic management personnel should be used to supervise loading/unloading areas.

for all buildings

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

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 & 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 &, where necessary, specialist contractors should be used.

location with underground power

Underground power lines may be located in or around this site, all underground power lines must be disconnected or carefully located & adequate warning signs used prior to any construction, maintenance or demolition commencing.

locations with overhead powerlines

Overhead powerlines may be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant & persons working above ground level. Where there is a danger of this occurring, powerlines 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.

structural safety

All protection works to any adjoining building (as required) will be in place before demolition works.

Demolition & removal of the building shall be undertaken in a careful & proper manner & with a minimum disturbance to the adjoining buildings & to the public & the occupants.

All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed member is removed.

No new or existing wall or other structure shall be left free standing & unattended without temporary bracing or supports in such a condition that it may collapse due to wind or vibration.



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address. Suite 8, 11 White Street Tamworth NSW 2340 1300 BARNSON (1300 227 676) phone. generalenquiry@barnson.com.au email. web. barnson.com.au THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK REPORT DISCREPANCIES TO BARNSON PTV I TO NO PART

OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

excavation Construction of this building & some maintenance on the building will require excavation & 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 & 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 & 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 & personal protective equipment should be provided.

small spaces

Specifications. asbestos

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 & 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 & some cleaning materials & disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used & 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 of 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 & application & for a period after installation. Protective equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

Specifications.

Throughout construction & the lifecycle of the building safe access & egress, including for those with a disability is to be maintained throughout the building & site. The existing front entrance to the building is deemed to be the accessible route in & out of the building, & as such should be maintained clear & free of construction materials during the construction phase.

Exclusion zones are to be set in place by essential energy during construction, & as such movement within these areas are to be prohibited except by written permission of the client.

earthworks

It is the responsibility of the principal contractor to establish the location & the level of all existing services prior to the commencement of any work. Any discrepancies shall be reported to the superintendent. Clearances shall be obtained from the relevant service authority.

To enable the placement of new stormwater services, trench excavations will occur on site. It is to be the responsibility of the principal contractor to ensure that all safety risks associated with trench excavation are identified, addressed & adhered to throughout construction.

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 & maintenance components should clearly show the total mass of packages & 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 & demolition of this building will require the use of portable tools & equipment. These should be specifications & 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 & personal protective equipment should be used in accordance with manufacturer's specification.

confined spaces

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs & 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 & other manual activity should be restricted in small spaces.

hazardous substances

Although during specification care has been taken to ensure the use of non hazardous materials the possibilities of exposure still exist & as such all precautions should be made during use in accordance with manufacturers

If this existing building was constructed prior to:

1990 - it therefore is likely to contain asbestos. 1986 - it therefore may contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check &, 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 & wear personal protective equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

Throughout the construction period storage & use of hazardous materials for the associated build is to be the responsibility of the principal contractor. Although during specification care has been taken to ensure the use of non hazardous materials the possibilities of exposure still exist & as such all precautions should be made during use in accordance with manufacturers

public access

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

movement of people & materials

Traffic management during the construction & lifecycle of the building is to be the responsibility of the client.

Site security during construction is to be shared by the principal contractor & client. Security fencing shall be provided around the perimeter of the construction site & any additional precautionary measures taken, as may be necessary to prevent unauthorised entry to the site at all times during the construction period.

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 3012 & 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 & 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 & concrete placement. All the above applies.

These notes do not represent a comprehensive statement of the law as it applies to particular problems or to individuals or as a substitute for legal advice. You should seek independent legal advice if you need assistance on the application of the law to your situation.

Information on the latest laws can be checked by visiting the nsw legislation website (www.legislation.nsw.gov.au).

Rev.	Date.	Amendment.
А	29.09.2022	ISSUED FOR REVIEW
В	24.10.2022	PRELIMINARY DA
С	22.12.2022	AMEND FRONT UNIT SIDE SETBACKS. ISSUE FOR DA
D	31.01.2023	AMEND REAR SETBACK. ADD SEPTIC INFO

construction notes:

general Wind Classification N2

Termite risk management is to be installed to ensure Class 1 to have 50 year design life by compliance with AS3660.1 Termite Management & the NCC, Vol. 2, P3.1.3.0. Method of termite risk management is to be provided with at least 2 durable permanent notices in kitchen cupboard & MSB in accordance with the NCC, Vol.2, P3.1.3.2. Visual inspection clearances for termite management are to be applied to the building fabric.

Sanitary compartments that are completely enclosed must have a door that is readily removable from the outside unless there is 1200mm min between the doorway & the WC pan in accordance with the NCC, Vol. 2, P3.8.3.3.

framing

to wet areas.

Wall frame bracing, roof bracing, & all 'tie down' fixing details to be as specified & detailed by truss/frame manufacturer.

The builder should provide temporary bracing to support wind & construction loads during construction. This may be part of the permanent bracing & must be equal to 60% minimum of proposed mass permanent bracing in accordance with AS1684.3.

plumbing

Roof water to be collected by eaves gutter & discharged to downpipes thru 100mm dia. subsoil charged PVC pipes to tanks underground positioned by client, overflow via. 100mm dia. subsoil PVC pipes at min. 1% fall to to street.

Water temperature to all outlets (except laundry & kitchen) not to exceed 50°c.

The top of the buildings overflow relief gully shall be: - a min. 150mm below the lowest sanitary fixture in the bldg. & - a min. Of 75mm above the surrounding finished surface level.

& Drainage 2006 & AS/NZS3500.

determined on site.

waterproofing

All waterproofing materials & system components are to be installed according to manufacturer's installation instructions & material compatibility is to be checked by the builder prior to use. Waterproofing system is to allow for creep, expansion & contraction of substrate in accordance with AS3470:2010.

Weatherproofing of walls with flashings & damp proof course during construction should provide protection to floor framing members from the weather or ground moisture rising through the substructure in accordance with AS1684.3:2010.

electrical

AS/NZS3000:2007 requires no electrical socket outlets, switches or electrical accessories to be installed within 300mm from a wet place, therefore, it is recommended that all electrical services be located 200mm minimum above FFL.

When the manufacturer's installation instructions exclude clearances for recessed lights, refer to default dimensions from AS/NZS3000:2007 F4.7. Provide safety switches for all lighting & electrical equipment.

All external lights are to be sheilded.

Approved by Council 12/05/ 2023



TEACHER HOUSING UNITS

75 COLUMBUS STREET IVANHOE NSW 2878

TEACHER HOUSING AUTHORITY

Walls are to be 90mm lightweight steel stud framed lined with 10mm 'Gyprock - plasterboard' internally & 10mm 'Gyprock - Aquachek plasterboard'

All plumbing works are to be in accordance with the NCC, Vol. 3, Plumbing Code of Australia, the New South Wales Code of Practice for Plumbing

Roof water to be collected by eaves gutter & discharged to downpipes thru subsoil PVC pipes to tanks positioned by client, overflow to be

All wet areas waterproofing is to comply with AS3740:2010 - Waterproofing of wet areas within residential buildings.

All electrical wiring & electrical installations are to comply with AS/NZS3000:2007 Wiring rules.

Exhaust fans & rangehoods are to be vented directly outside & not into the roof cavity.

Air conditioning units are to meet the relevant MEPS of AS/NZS3823.1, AS/NZS3823.2 or AS/NZS3823.3-2011 for both single & three phase.

Central Darling Shire Council D04/2023- PAN 310964

Section 4.16 (1) (a) of the

Environmental Planning and Assessment Act 1979

Reece Wilson Director Shire Services.







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site notes:

general

This plan is prepared from a combination of field survey & existing records for the purpose of designing new constructions on the land & should not be used for any other purpose. The title boundaries as shown hereon were not marked at the time of survey & have been determined by plan dimensions only & not by field survey.

Services shown hereon have been located where possible by field survey. If not able to be so located services have been plotted from the records of relevant authorities where available & have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services & detailed locations of all services, including;

- notify A.G.L - obtain telstra's "duty of care" document regarding working in the vicinity of telstra plant. - verify co-axial/optic fibre cable location
- Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Barnson Pty Ltd who can accept no responsibility for such differences.

All work to be undertaken in accordance with the details shown on the drawings, the specifications & the directions of the superintendent. Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Where new works abut existing the contractor shall ensure that a smooth even profile free from abrupt changes is obtained.

The contractor shall arrange all survey setout to be carried out by a registered surveyor.

drainage

Surface water drainage must be prevented from entering the building with fgl sloping 50mm over the first 1m away from the building & the finished slab height at a minimum ffl 150mm above fgl or minimum 100mm above fgl in sandy, well drained areas of low rainfall intensity (Q20 125mm), or 50mm above impermeable paved or concreted areas all in accordance with the NCC, Vol. 2, 3.1.2.3

Site drainage is to be constructed according to AS/NZS 3500.3 - Stormwater drainage or AS/NZS 3500.5 - Domestic installations & the NCC, Vol. 2, 3.1.2.0.

The contractor shall provide all temporary diversion drains & mounds to ensure that at all time exposed surfaces are free draining & where necessary excavate sumps & provide pumping equipment to drain exposed areas.

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demolition notes:

The precautions & procedures to be taken before & during the demolitions works shall be in accordance with the building regulations applicable to the state of New South Wales & the following Australian standards & codes of practice.

- a. 'AS 2601-2001 demolition of structures' & the following additional requirements:
- b. AS 2436 1981 guide to noise control c. O.H&S - code of practice for demolition-1991 no. 14
- d. O.H&S asbestos regulations 2003

The relevant statutory authorities shall be notified in advance & their approvals or services, if necessary shall be obtained.

Security fencing shall be provided around the perimeter of the demolition site & any additional precautionary measures taken, as my be necessary to prevent unauthorised entry to the site at all times during the demolition & construction period.

The erection of hoardings, outriggers & scaffolding shall be constructed in accordance with the requirements of the relevant authorities & the applicable Australian standards. All electrical, gas, water, sewer & other service lines not required in the demolition process shall be shut off, capped or disconnected at or outside the building line, before the demolition works commences. Any service retained for demolition will be adequately protected.

All protection works to the adjoining properties (as required) will be in place before demolition works.

Demolition & removal of the building shall be undertaken in a careful & proper manner & with a minimum disturbance to the adjoining buildings & to the public & occupants.

All practible precautions shall be taken to avoid danger from collapse of a building when any part of a framed member is removed.

No wall, chimney or other structure shall be left free standing & unattended without temporary bracing or supports in such a condition that it may collapse due to wind or vibration.

Procedures & method of demolition will be adequate to prevent injury to persons & avoid damage to neighbouring buildings.

No combustible material & rubbish will be left on site as to cause a fire hazard.

₹ev.	Date.	Amendment.
А	29.09.2022	ISSUED FOR REVIEW
В	24.10.2022	PRELIMINARY DA
С	22.12.2022	AMEND FRONT UNIT SIDE SETBACKS. ISSUE
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Site Address. 75 COLUMBUS STREET IVANHOE NSW 2878

Client. TEACHER HOUSING AUTHORITY

legend:

legend:

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items to be demolished

concrete driveway

gravel road base

turf

fence line

mulched garden bed

pricipal private open space (PPOS)

existing concrete layback concrete crossover to local council standards S existing tree S OUND, D Ω Ο E existing tree D 0 U - demolish fence -— existing water line





Drawing Title.

LO KG

existing telstra line

39694-

ISSUED FOR DA