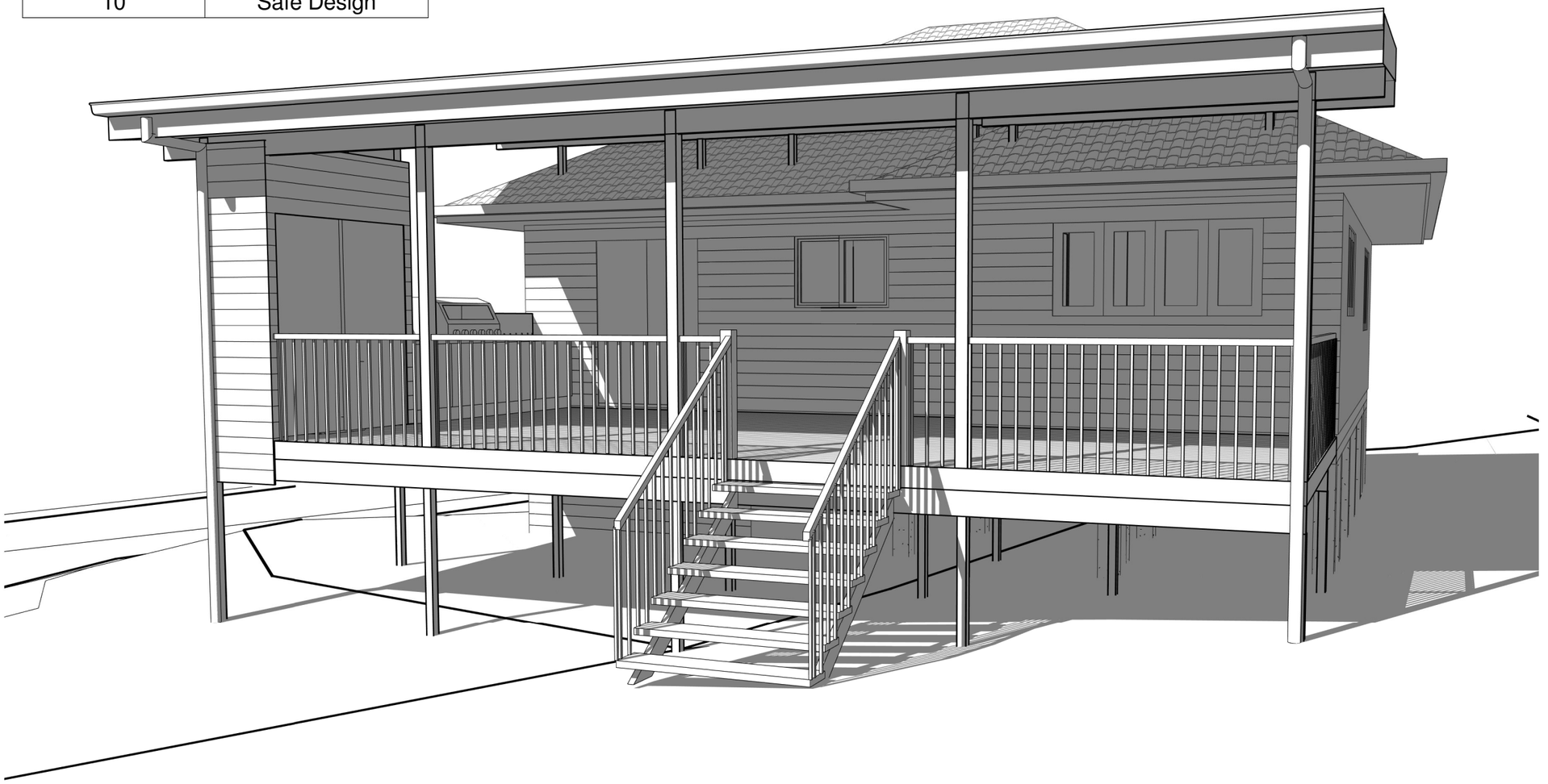
Sheet List	
Sheet Number	Sheet Name
00	Cover Sheet
01	Site Plan
02	Existing
03	Floor Plan
04	Elevations
05	Section
06	Framing
07	Livable Housing
08	Livable Housing
09	Electrical
10	Safe Design



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QBCC Lic. 119 8316

Notes:
All construction methods to be in accordance with The Building Code of Australia and all relevant Australian Standards.
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Client:

Jordan & Chelsea Walsh

Project:

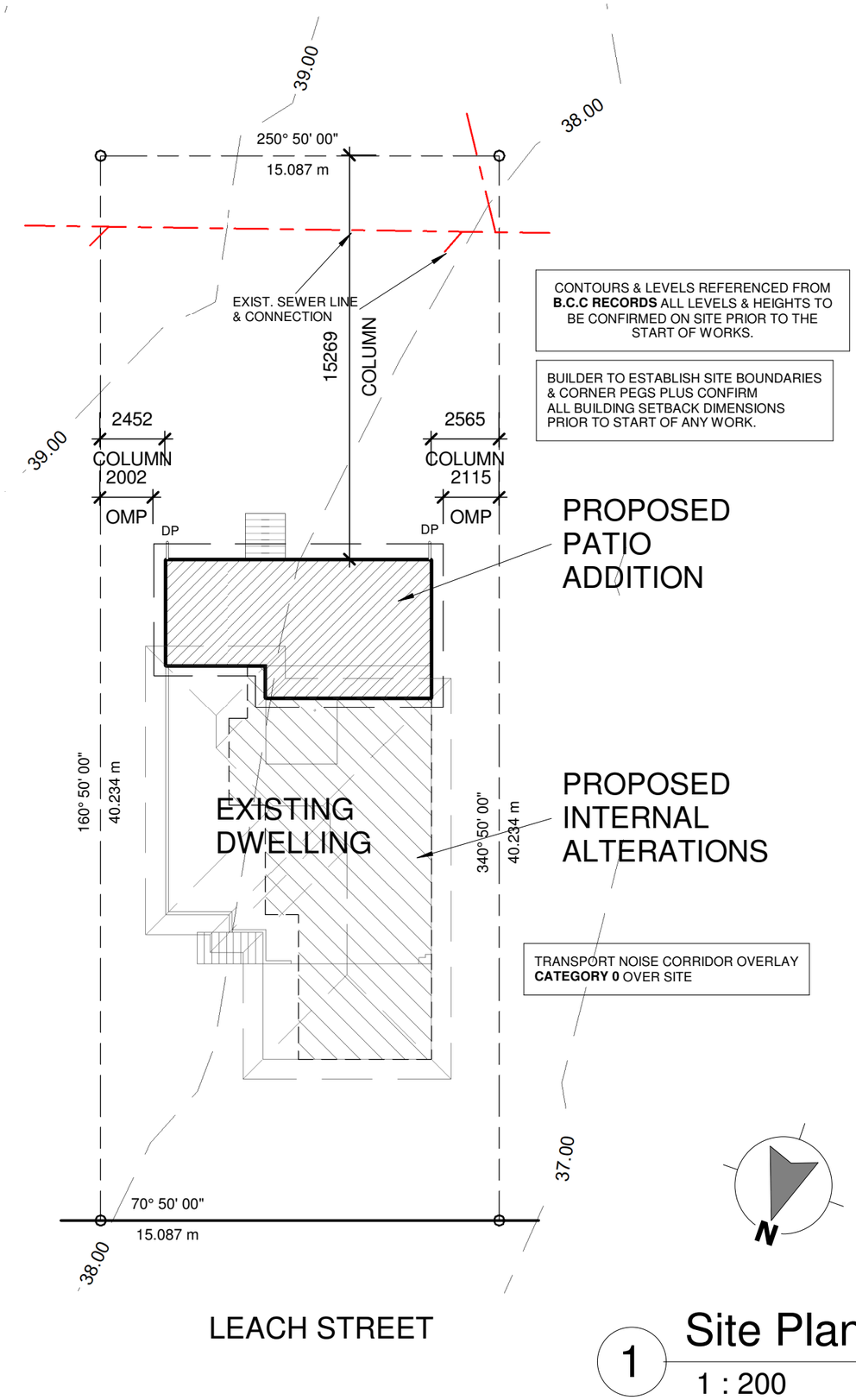
Proposed Alterations/ Additions

Site Address:

12
Leach Street
Everton Park

Cover Sheet

Sheet Number	00
Project number	24056
Drawn by	DM
Checked by	JM
Wind Category:	N2
Scale	



CONTOURS & LEVELS REFERENCED FROM **B.C.C RECORDS** ALL LEVELS & HEIGHTS TO BE CONFIRMED ON SITE PRIOR TO THE START OF WORKS.

BUILDER TO ESTABLISH SITE BOUNDARIES & CORNER PEGS PLUS CONFIRM ALL BUILDING SETBACK DIMENSIONS PRIOR TO START OF ANY WORK.

TRANSPORT NOISE CORRIDOR OVERLAY **CATEGORY 0** OVER SITE

1 Site Plan
1 : 200

R.P.D

Lot: 24
RP: 75937
Site Area = 607 m²
Local Authority: B.C.C

DRAINAGE

- New soil & Sullage Drainage to Sewerage system in accordance with Water Supply & Sewerage Act & Amendments
- New stormwater Drainage to be in accordance with A.S.3500 & Local Authority guidelines

NOTES:

- All levels, heights and dimensions to be confirmed prior to the start of any works.
- All services to be located on site prior to the start of works.
- Builder to establish site boundaries & corner pegs plus confirm all building setback dimensions prior to start of any work.
- All Drainage to comply with B.C.A. Part 3.1.2 Drainage.
- Fall finished ground @1:20 for min 1m around perimeter of Foundations.
- Alternative methods of surface water control to be approved by private Certifier prior to installation.
- All Earthworks to be in accordance with B.C.A. Part 3.1.1 OR Engineers Specification.
- Driveways to be constructed in accordance with QDC NMP 1.1, A.S. 2890 and local authority req's.

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Site Plan

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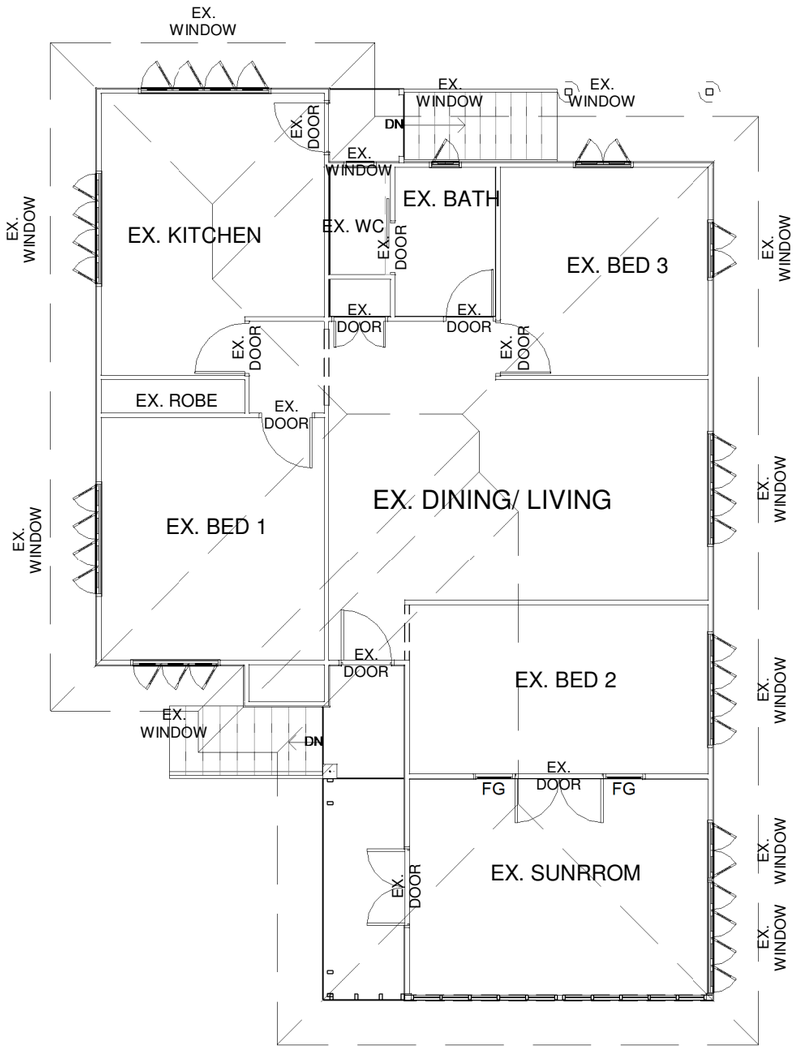
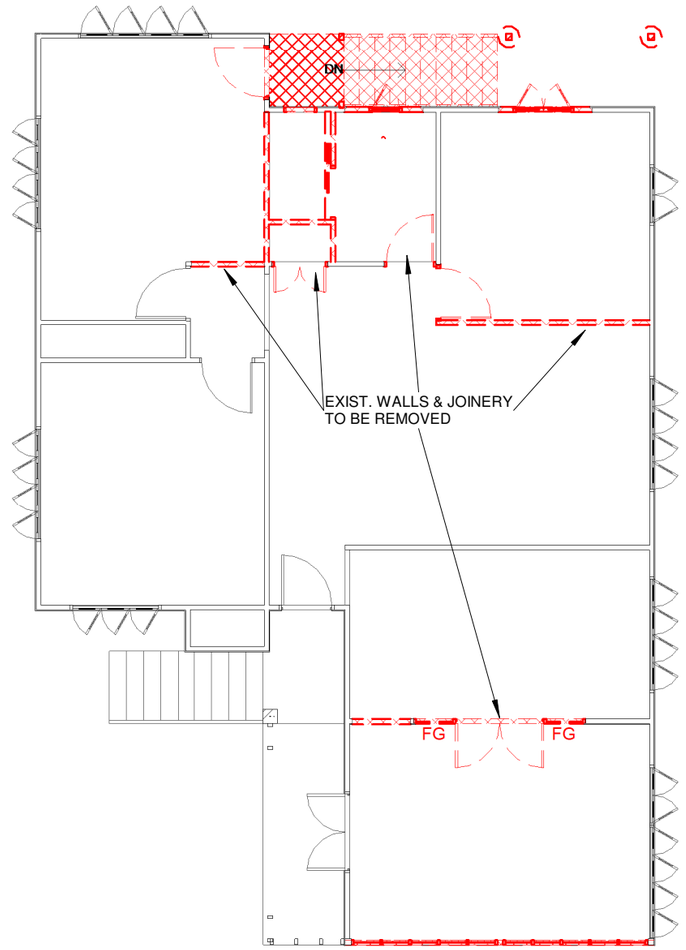


1 First Floor Existing
1 : 100



2 Demolition FF
1 : 100

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Client:
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Project:
Proposed Alterations/ Additions

Site Address:
12 Leach Street Everton Park

Existing

Sheet Number	02
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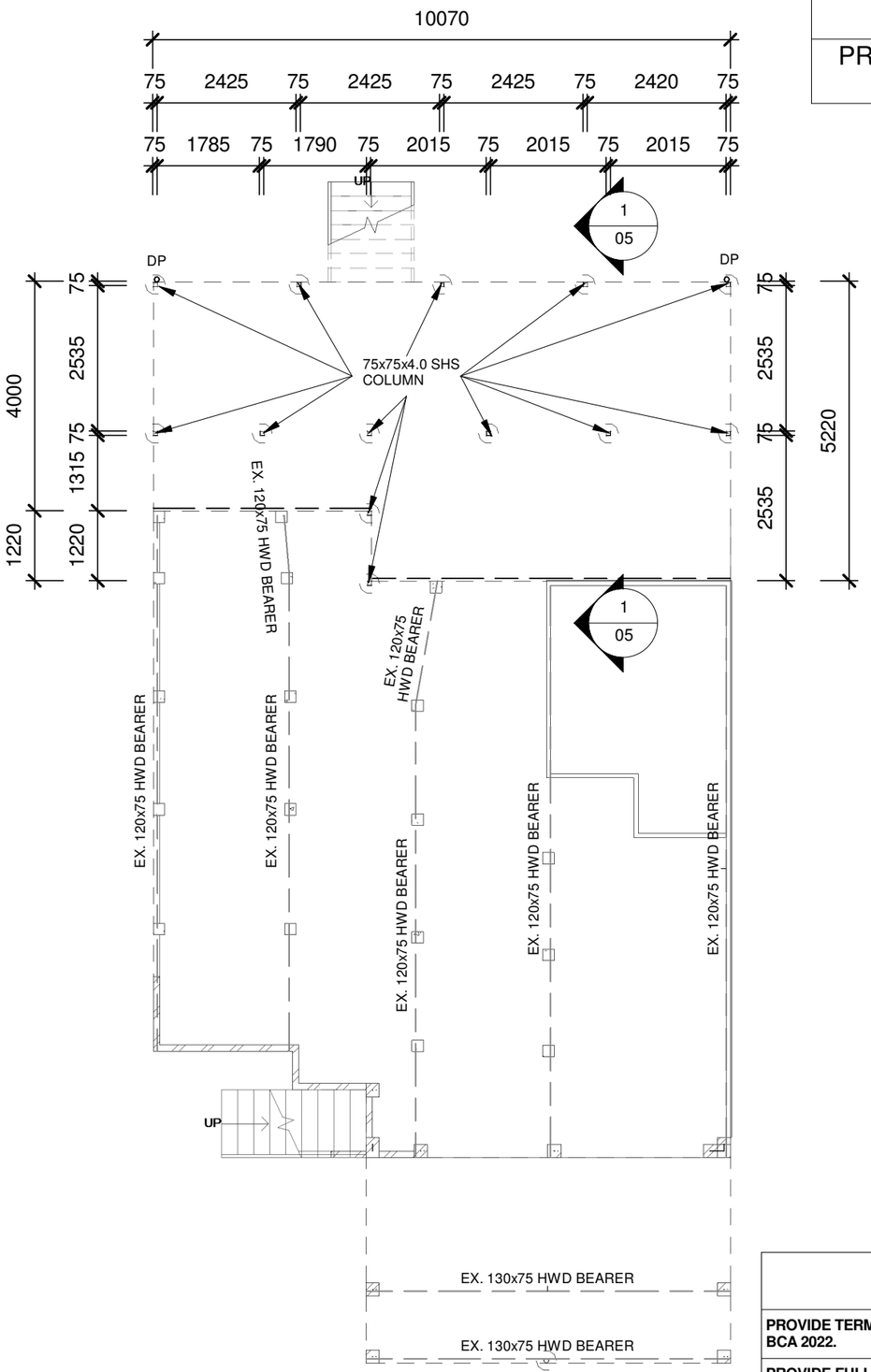
Scale	1 : 100

Area Schedule	
PROPOSED PATIO ADDITION	47.9 m²
	47.9 m²



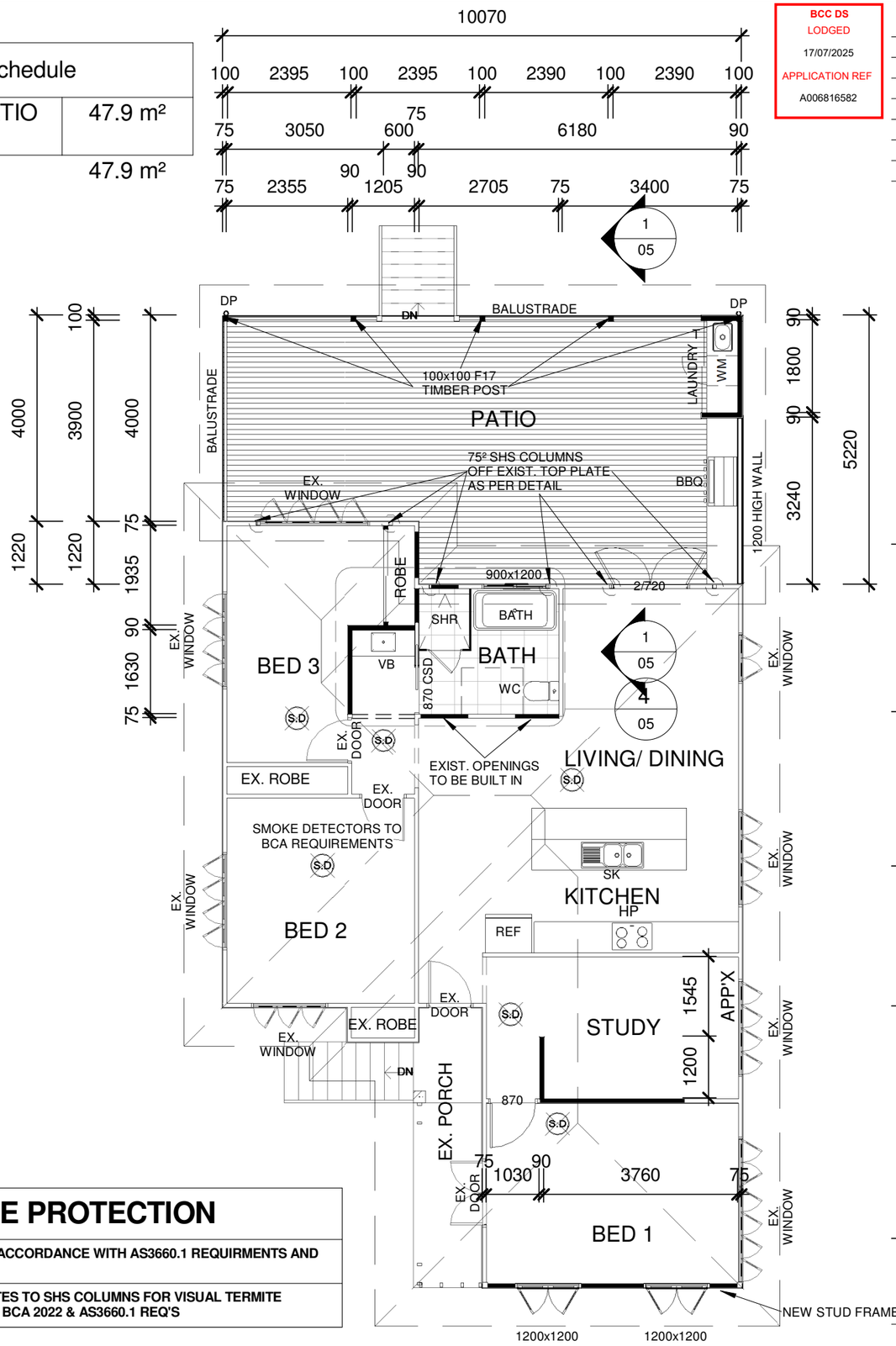
1 Sub Floor

1 : 100

TERMITE PROTECTION

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1 REQUIRMENTS AND BCA 2022.

PROVIDE FULLY WELDED END PLATES TO SHS COLUMNS FOR VISUAL TERMITE INSPECTION IN ACCORDANCE WITH BCA 2022 & AS3660.1 REQ'S



2 First Floor

1 : 100

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Client:

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Project:

Proposed Alterations/ Additions

Site Address:

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Floor Plan

Sheet Number	03
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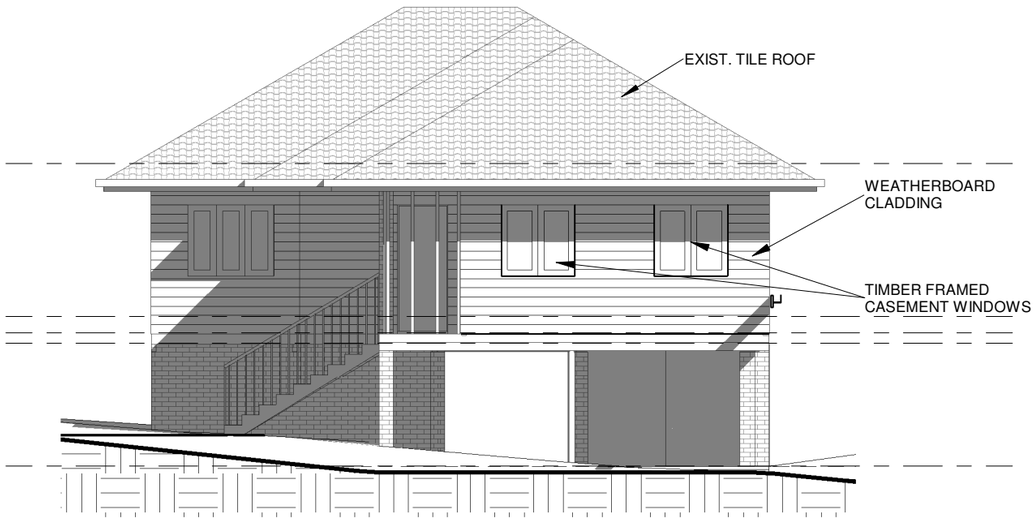
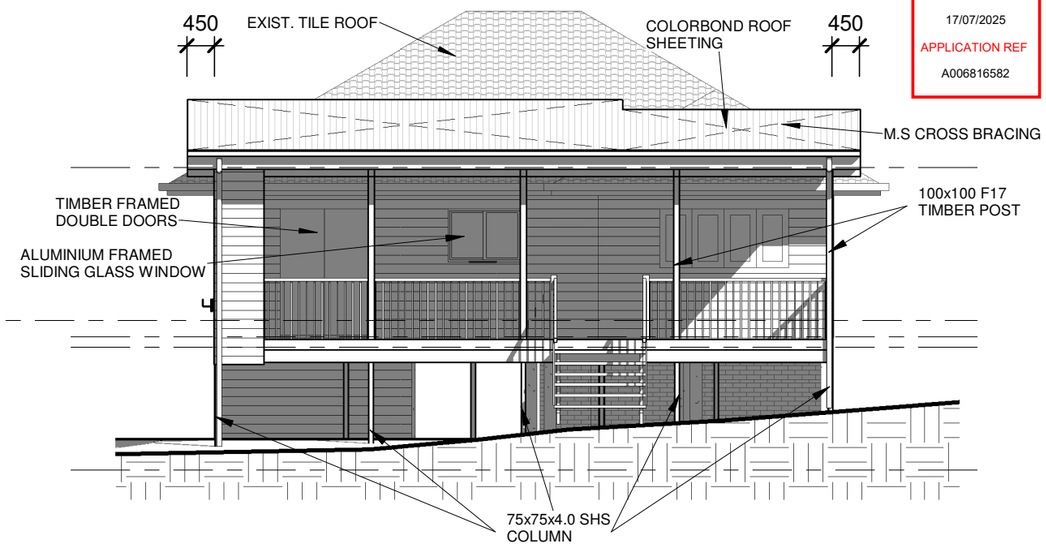


1 Front Elevation

1 : 100



3 Rear Elevation

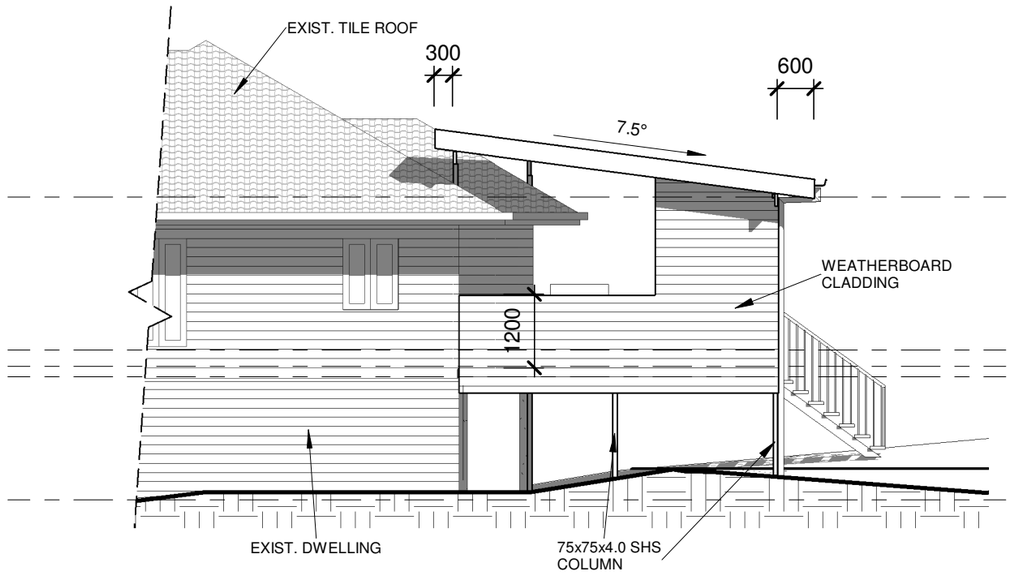
1 : 100

BALUSTRADE NOTE:

ALL CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE B.C.A. 2022
ALL BALUSTRADE TO BE 1000mm MIN HIGH AND MAX. 125mm SPACINGS
ALL WIRE BALUSTRADE CONSTRUCTION IN ACCORDANCE WITH B.C.A. TABLE 3.9.2.1
ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH A.S. 1684 REQUIREMENTS

SLIP-RESISTANCE IN STAIR & RAMP CONSTRUCTION

- COMPLIANCE WITH THE REQUIREMENTS OF PART 3.9.1.4 OF BCA VOL 2 (SLIP-RESISTANCE) AND THE ASSOCIATED TABLE 3.9.1.3 OF BCA VOL 2 (SLIP RESISTANCE CLASSIFICATION) &
- A.S. 4586.



2 Right Elevation

1 : 100

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Client:

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Project:

Proposed Alterations/ Additions

Site Address:

12 Leach Street Everton Park

Elevations

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Project number	24056
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Checked by	JM
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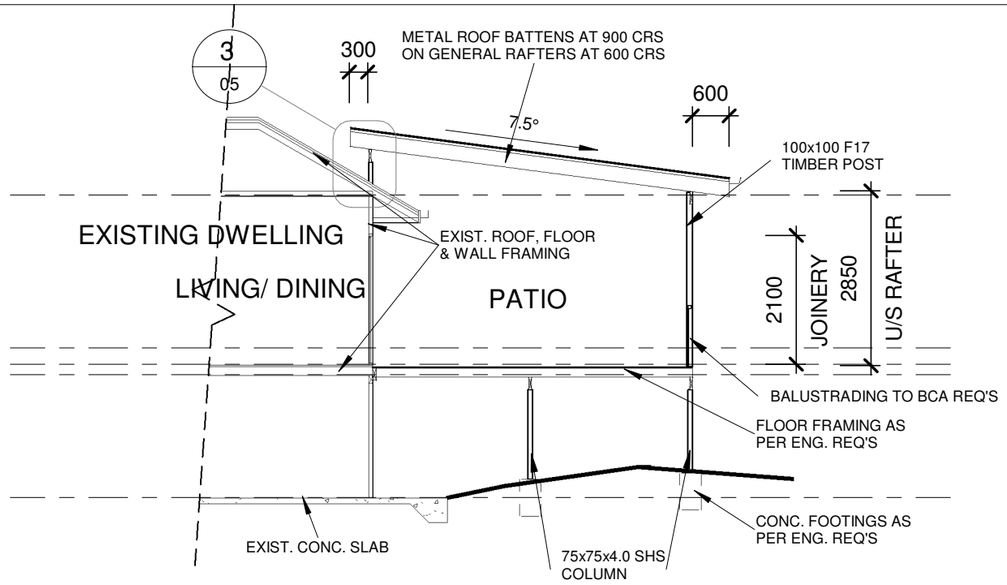
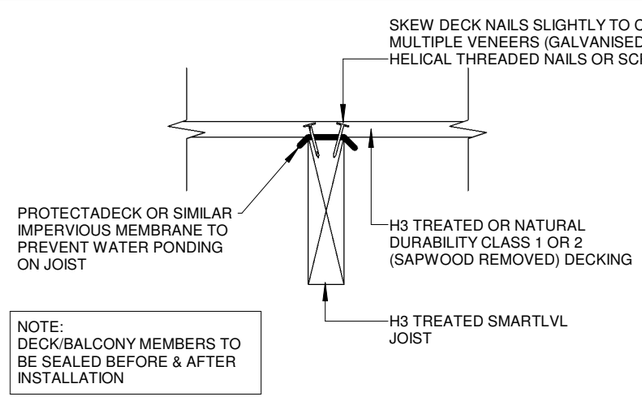
Scale	1 : 100



1 Section

1 : 100



NOTE:
DECK/BALCONY MEMBERS TO BE SEALED BEFORE & AFTER INSTALLATION

2 Protectadeck Detail

1 : 10

STRUCTURAL ENGINEERING:

- ALL STRUCTURAL CONSTRUCTION TO BE IN ACCORDANCE WITH RPEQ ENGINEERS DESIGN & SPECIFICATION (INCLUDING FOOTINGS/FOUNDATIONS, CONCRETE SLAB, RETAINING, FRAMING, BRACING & TIE-DOWN)
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH ENGINEER DESIGN & SPECIFICATION. (RPEQ ENGINEER'S DESIGN & SPECIFICATION TO TAKE PRECEDENCE OVER ARCHITECTURAL PLANS)

TIE-DOWN SCHEDULE

MEMBER	REQUIRED (KN)	ACHEIVED (KN)	TIEDOWN
ROOF BATTEN TO RAFTER	0.81	6.0	1/75 No.14 TYPE SCREW
RAFTER TO PLATE	1.6	5.9	2/FRAMING ANCHOR WITH 4/2.8dia NAILS EACH END
POST TO PLATE/ BEARER	3.2	10	2/M12 BOLTS
COLUMNS TO PLATES/ BEARERS	TBA	20	2/M12 BOLTS
FLOOR JOISTS TO BEARER/ N'PLATE		3.5	1/FRAMING ANCHOR WITH 4/2.8dia NAILS EACH END

QDC PART 4.5 LIVABLE DWELLINGS & GRADING TO FLOOR WASTES

A4 Acceptable Solution

2) WHERE A FLOOR WASTE IS INSTALLED

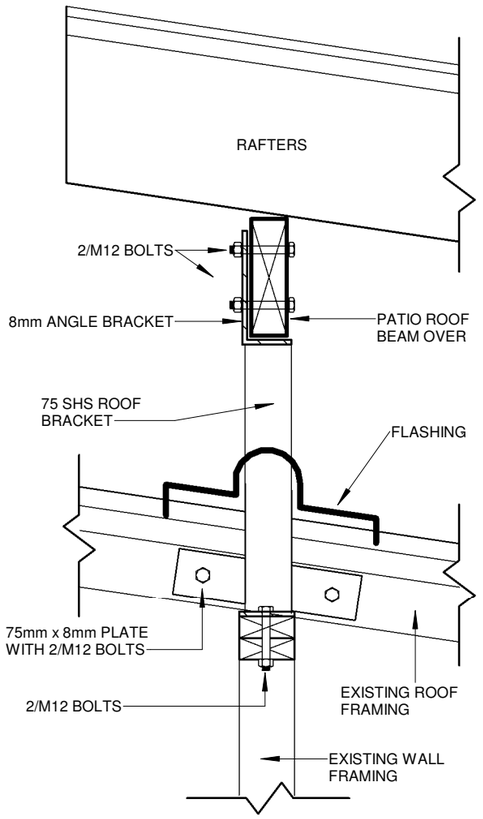
(d) all:

(i) VESSELS (SUCH AS BASIN OR BATH) IN THE WET AREA MUST BE PROVIDED WITH IN-BUILT OVERFLOW PROTECTION; AND

(II) WATER CLOSET CISTERNS IN THE WET AREA MUST INCORPORATE AN INTERNAL OVERFLOW WHICH DIRECTS ANY OVERLFLOWING WATER TO THE CLOSET PAN; AND

(III) FLEXIBLE HOSE ASSEMBLIES USED FOR THE CONNECTION OF FIXTURES CONTAINED IN THE WET AREA MUST BE FITTED WITH FLOOD STEP SAFETY VALVES APPROVED UNDER WMTS-4798.

3) IF ALL VESSELS AND FIXTURES COMPLY WITH A4(2)(d), THE FLOOR DOES NOT HAVE TO BE GRADED

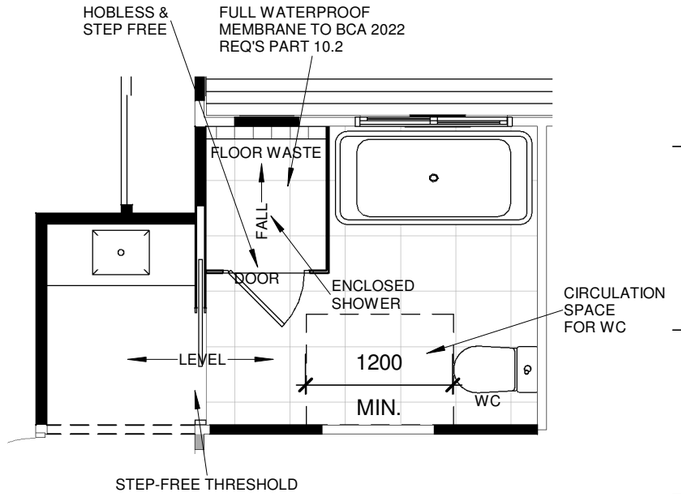


EXISTING WALL FRAMING
CONNECTION TO ACHIEVE 2.25kN(MIN)
BUILDER TO CONFIRM ON SITE

3 Flyover Detail

1 : 10

NOTE: ALL WET AREAS TO MEET NCC 2022 PART 10.2 WET AREA WATERPROOFING REQUIREMENTS



4 Bath Detail

1 : 50

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Notes:
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Client:

Jordan & Chelsea Walsh

Project:

Proposed Alterations/ Additions

Site Address:

12 Leach Street Everton Park

Section

Sheet Number	05
Project number	24056
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Checked by	JM
Wind Category:	N2
Scale	As indicated

CONSTRUCTION NOTES

- **ALL CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE B.C.A. 2022 & RELEVENT AUSTRALIAN STANDARDS**
- **ALL LEVELS & DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THE START OF ANY WORKS.**
- **ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE**
- **BUILDER / CONTRACTORS TO REVIEW & UNDERSTAND ALL PLANS (& RELATED APPROVALS) PRIOR TO THE START OF ANY WORKS.**
- **ANY DISCREPENCIES / QUERIES WITH PLANS, CONTACT DESIGNER PRIOR TO THE START OF ANY WORKS.**
- **ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH A.S. 1684 REQUIREMENTS**

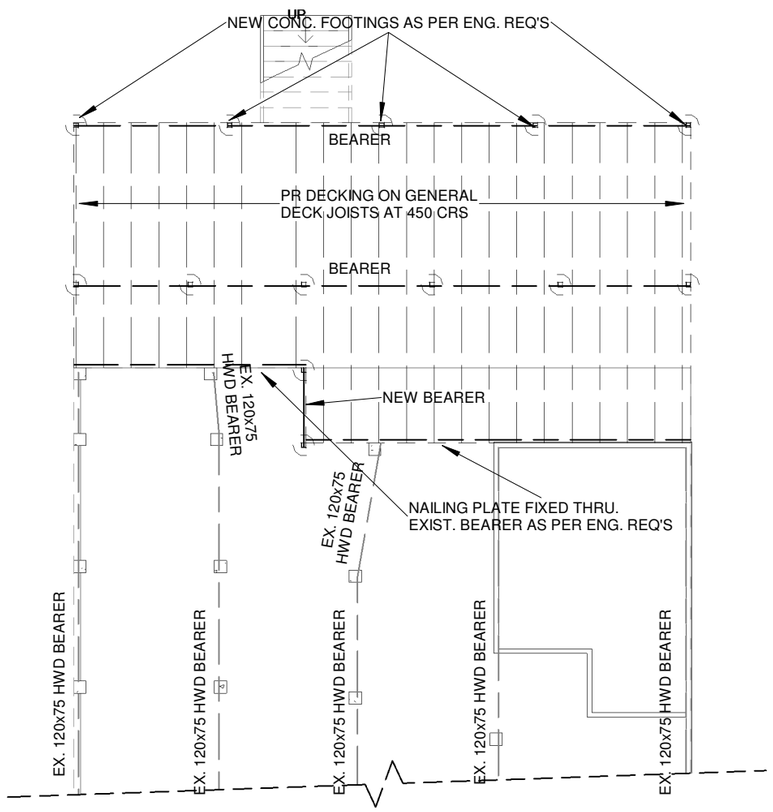
STRUCTURAL ENGINEERING:

- ALL STRUCTURAL CONSTRUCTION TO BE IN ACCORDANCE WITH RPEQ ENGINEERS DESIGN & SPECIFICATION (INCLUDING FOOTINGS/FOUNDATIONS, CONCRETE SLAB, RETAINING, FRAMING, BRACING & TIE-DOWN)
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH ENGINEER DESIGN & SPECIFICATION. (RPEQ ENGINEER'S DESIGN & SPECIFICATION TO TAKE PRECEDENCE OVER ARCHITECTURAL PLANS)

TIMBER FRAMING NOTES:

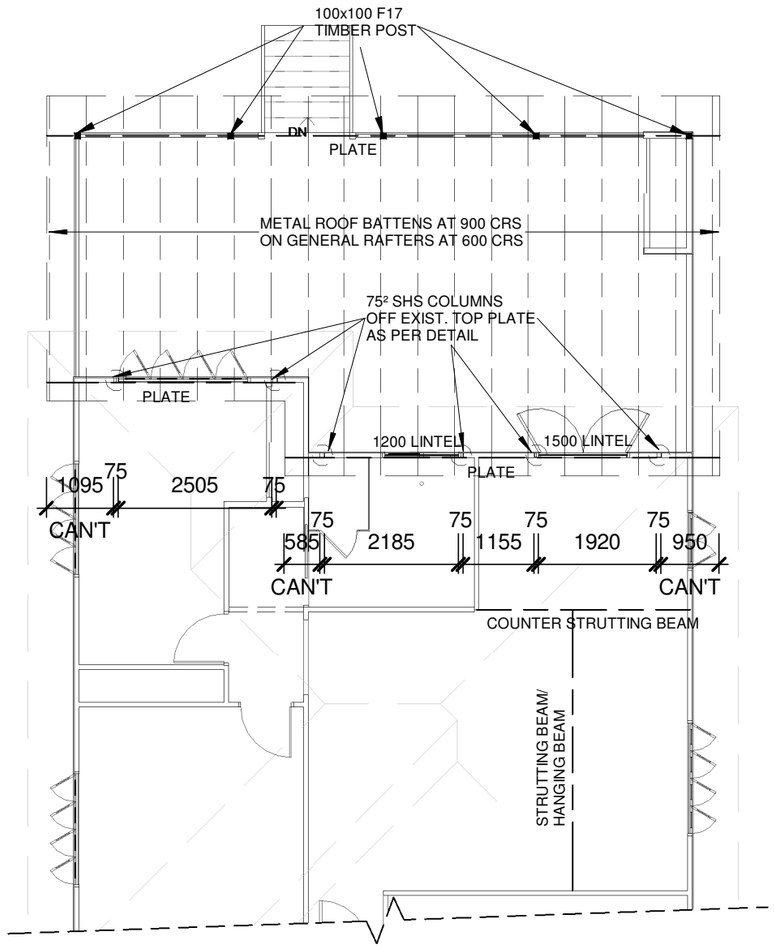
RENOVATION BUILDING WORKS

- ALL CONSTRUCTION (INCLUDING WORKSMANSHIP & MATERIALS) TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BCA & A.S. 1684 TIMBER FRAMED CONSTRUCTION, OR RPEQ ENGINEER REQUIREMENTS.
- BUILDER & ALL CONTRACTORS TO REVIEW & UNDERSTAND ALL CONSTRUCTION DOCUMENTATION PRIOR TO THE START OF ANY WORKS
- ANY DISCREPENCIES / QUERIES WITH PLANS, CONTACT DESIGNER PRIOR TO THE START OF ANY WORKS.
- ALL ENGINEERED TIMBER PRODUCTS TO COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION
- ALL ROOF TRUSS FRAMING & TIE-DOWN REQ'S TO BE IN ACCORDANCE WITH TRUSS ENGINEERS SPECIFICATION
- ALL PRE-FAB. TRUSSES AND/OR FRAMES (IF APPLICABLE) TO BE CONFIRMED ON SITE PRIOR TO FABRICATION.
- ALL EXTERNAL HARDWOOD TO BE DURABILITY CLASS 1 OR EQUIV.
- ALL EXTERNAL SAPWOOD FRAMING TO BE H3 MIN AND/OR TO COMPLY WITH AS1684 TABLE C1 - HAZZARD CLASS SELECTION GUIDE



2 Framing SF

1 : 100



1 Framing FF

1 : 100

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Site Address:

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Framing

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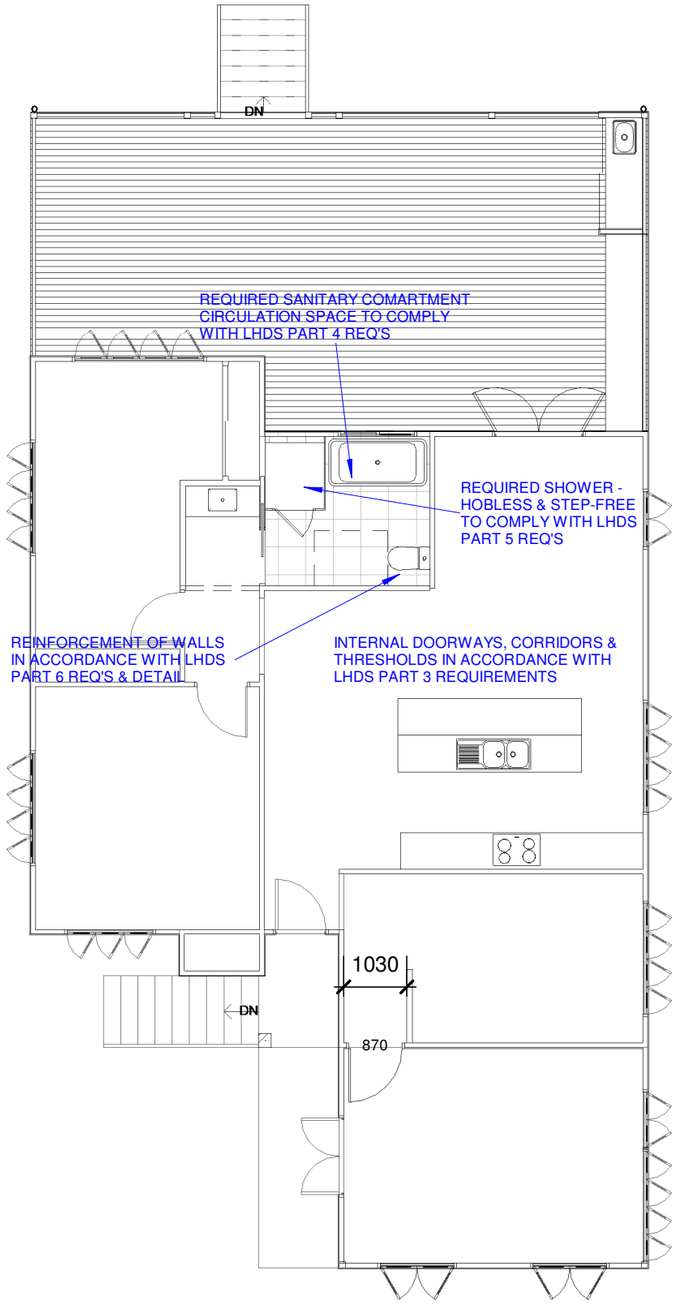

2 Livable Housing

1 : 100

Part 3 Internal doors and corridors

3.1 Clear opening width
Internal doorways must provide a minimum clear opening width of 820 mm, measured in accordance with Figure 2.1.

3.2 Threshold
The threshold of an internal doorway that is subject to Clause 3.1 must—
(a) be level; or
(b) have a height not more than 5 mm if the lip is rounded or bevelled; or
(c) have a ramped threshold that—
(i) does not extend beyond the depth of the door jamb; and
(ii) has a gradient not steeper than 1:8; and
(iii) is at least as wide as the minimum clear opening width of the doorway it serves.

3.3 Corridor width
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a
minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls.

Part 4 Sanitary compartment

4.1 Location
There must be at least one sanitary compartment located on the ground or entry level of a dwelling.

4.2 Circulation space
A sanitary compartment that is subject to Clause 4.1 must be constructed in accordance with the following:
(a) For a toilet pan located in a separate sanitary compartment, there must be a clear width of not less than 900 mm
between the finished surfaces of opposing walls either side of the toilet pan.
(b) For a room containing a toilet pan, any fixed obstruction, such as a basin or a vanity unit, must be located at least
450 mm from the centreline of the toilet pan normal to the front face of the cistern.
(c) A clear minimum circulation space of 1200 mm by 900 mm must be provided from the front edge of the toilet pan.
(d) Compliance with (c) must be determined in accordance with Figure 4.2.

Part 5 Shower

5.1 Application
At least one shower must comply with Clause 5.2

5.2 Hobless and step-free entry
(1) At least one shower must have a hobless and step-free entry.
(2) A lip not more than 5 mm in height may be provided for water retention purposes.

Part 6 Reinforcement of bathroom and sanitary compartment walls

6.1 Location
(1) Reinforcing in accordance with Clause 6.2 must be provided to any—
(a) sanitary compartment that is subject to Part 4; and
(b) bathroom containing a—
(i) shower that is subject to Part 5; or
(ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a
shower that is subject to Part 5.
(2) The requirements of (1) need not be complied with if the walls of the room are constructed of concrete, masonry or
another material capable of supporting grabrails without additional reinforcement.
(3) Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to
support loads imposed by reinforcement, linings and the future provision of handrails and provided for the extent
required by Figures 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f and 6.2g.

6.2 Construction
(1) Reinforcing constructed in accordance with the requirements of (3) must be provided in the locations depicted in—
(a) Figures 6.2a or 6.2b for walls surrounding a bath; and
(b) Figures 6.2c or 6.2d for shower walls; and
(c) Figure 6.2e for a wall adjacent to and within 460 mm of the centreline of a toilet pan; and
(d) Figures 6.2f or 6.2g for a wall behind a toilet pan where a wall described in (c) is not provided or a window sill or
a door encroaches on the area required to be provided with reinforcing or where the toilet pan is not provided in
a corner of the bathroom.
(2) Reinforcing need only be provided across the available width of the wall where a wall referred to in (1) (a) or (b)—
(a) is narrower than the width of the area required to be provided with reinforcing; or
(b) terminates at a window sill lower than the height or the area required to be provided with reinforcing.
(3) Reinforcing required by (1) must be constructed using one of the following materials:
(a) A minimum of 12 mm thick structural grade plywood, or similar.
(b) Timber noggings with a minimum thickness of 25 mm.
(c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard

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Livable Housing

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Figure 4.2: Circulation space for a toilet pan

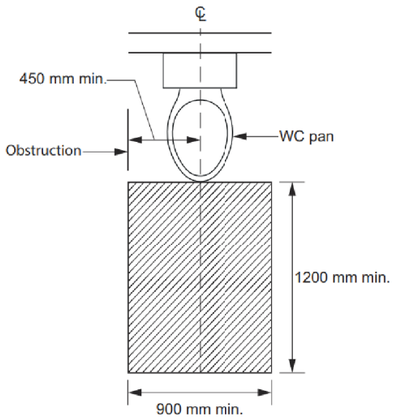

Figure 6.2a: Location of noggings for walls surrounding a bath

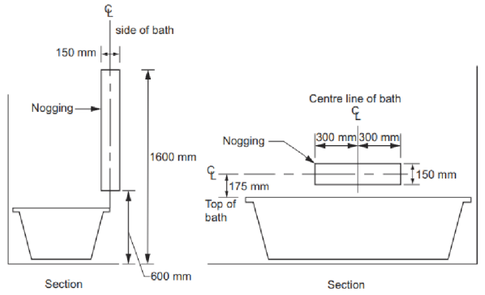

Figure 6.2b: Location of sheeting for walls surrounding a bath

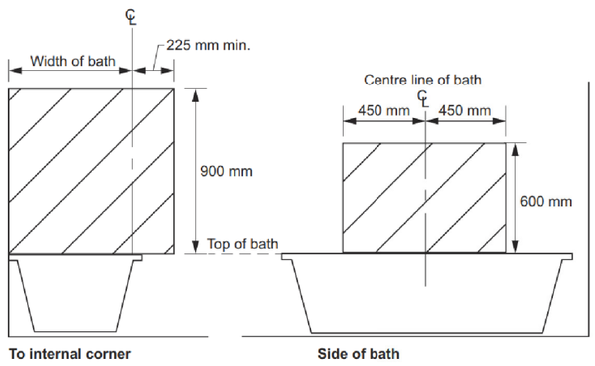

Figure 6.2c: Location of noggings for shower walls

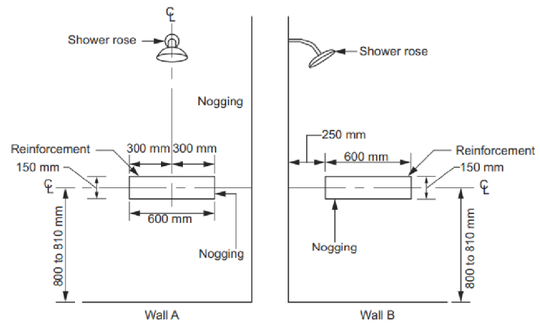

Figure 6.2d: Location of sheeting for shower walls

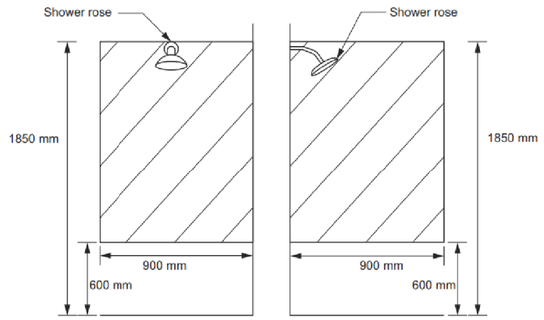

Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

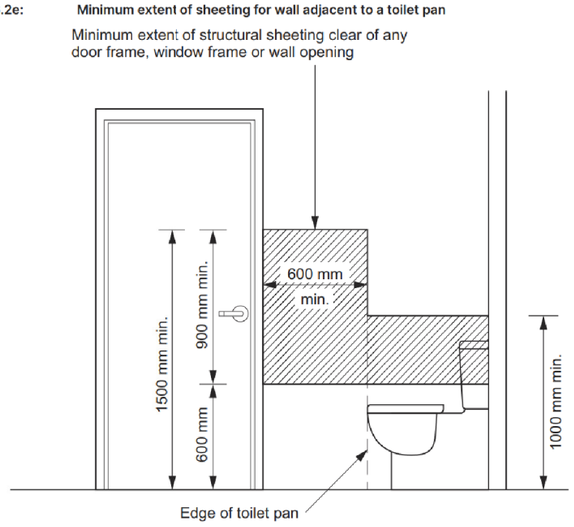

Figure 6.2f: Location of noggings for a wall behind a toilet pan

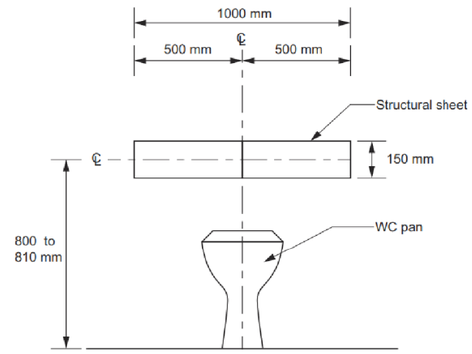

Figure 6.2g: Location of sheeting for a wall behind a toilet pan

No.	Description	Date
2	WDS ISSUE	15/07/25

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APPLICATION REF
A006816582

COMPLETE DESIGN & DRAFTING
PH. 3448 0091
1a/14 DUNTROON ST BRENDALE
admin@completedrafting.com.au
QBCC Lic. 119 8316

Notes:

All construction methods to be in accordance with The Building Code of Australia and all relevant Australian Standards.
All levels and dimensions to be verified on site prior to the start of any works.
All dimensions take precedence over scale.
All dimensions are written in millimetres U.N.O.

Client:

Jordan & Chelsea Walsh

Project:

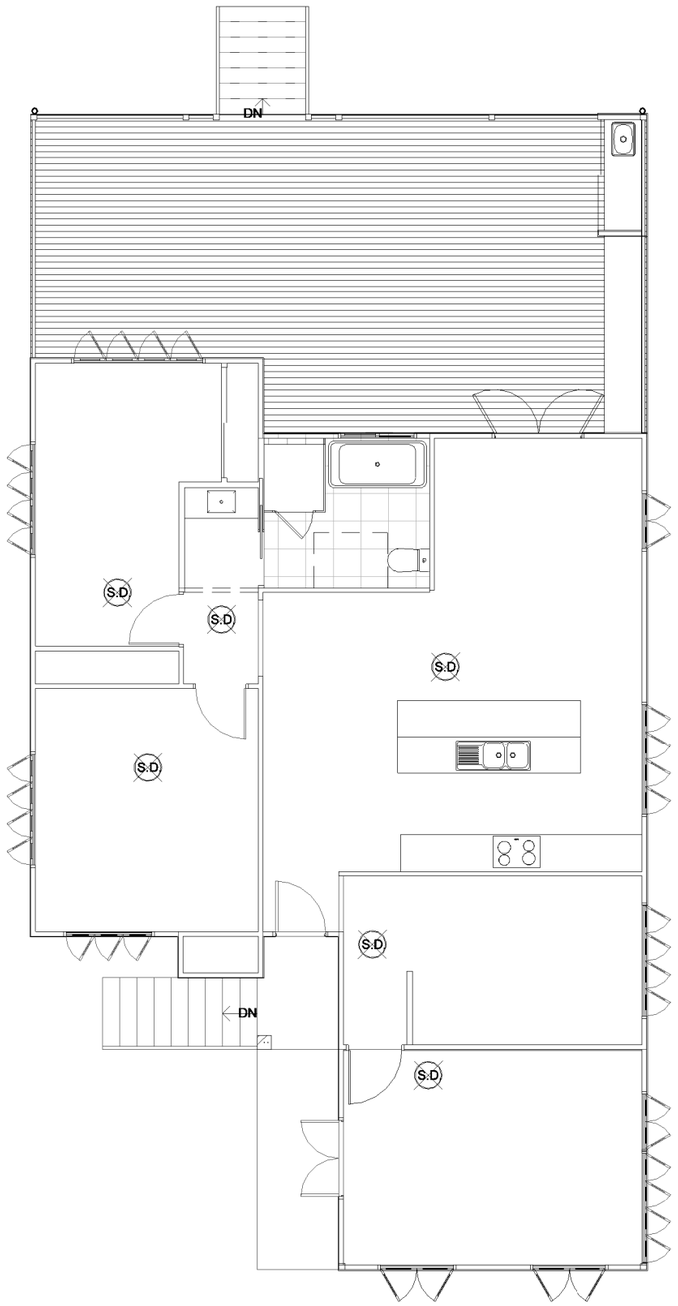
Proposed Alterations/ Additions

Site Address:

12 Leach Street Everton Park

Livable Housing

Sheet Number	08
Project number	24056
Drawn by	DM
Checked by	JM
Wind Category:	N2
Scale	1 : 100



2 Electrical

1 : 100

LEGEND		QTY
	Ceiling light outlet	
	Energy Effic. D/Light	
	Oyster fitting with fluro light	
	Wall light outlet	
	Fluorescent light	
	Exhaust fan	
	Exhaust fan light	
S.D	Smoke detector (hardwired)	
	Paraflood	
	Phone point	
	DATA point	
	TV outlet	
	Fox HD Outlet	
	Junction box	
	Ceiling fan	
	Ceiling fan light	
	GAS Hot Water System	
	GAS Bottles	
	Meter box	
	Single GPO	
	Weatherproof Single GPO	
	Double GPO	
	Weatherproof Double GPO	
	IXL Tastic	
	Clothes Line	

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17/07/2025
APPLICATION REF
A006816582

No.	Description	Date
1	PRELIM 01	12/04/24
2	WDS ISSUE	15/07/25
3		
4		
5		
6		
7		

COMPLETE DESIGN & DRAFTING

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Client:
Jordan & Chelsea Walsh

Project:
Proposed Alterations/ Additions

Site Address:
12 Leach Street Everton Park

Electrical

Sheet Number	09
Project number	24056
Drawn by	DM
Checked by	JM
Wind Category:	N2
Scale	As indicated

SAFE DESIGN NOTES

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.

ANCHORAGE POINTS
Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

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 yet 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 areas.
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 sued.
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 warnings 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 powered 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 of the body. Personal Protective Equipment including protection against inhalation of harmful materials 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 areas 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, is used or intended to be used 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 the 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 3012 and 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.

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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.

No.	Description	Date
1	PRELIM 01	12/04/24
2	WDS ISSUE	15/07/25
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Client:
Jordan & Chelsea Walsh

Project:
Proposed Alterations/ Additions

Site Address:
12 Leach Street Everton Park

Safe Design

Sheet Number	10
Project number	24056
Drawn by	DM
Checked by	JM
Wind Category:	N2
Scale	1 : 100