Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993
An application for a planning permit has been made which may affect you.

Application Details

Application Number:	**PA2024.0026**
Proposed Use or Development:	**Residential (outbuilding and detached dwelling addition)**
Address of the Land:	**29 Surrey Street, Devonport**
Date of Notice:	**04/05/2024**

You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **17/05/2024**;
- be in writing; and
- addressed to the General Manager, Devonport City Council:
    - P.O. Box 604, Devonport, Tasmania, 7310; or
    - council@devonport.tas.gov.au

If you make a representation then Council must consider your submission before making its decision on the application.

Devonport City Council

PA2024.0026 - 29 Surrey Street, Devonport

Printed: 01-05-2024 10:48:40

Devonport City Council

WOOD DRAFTING & DESIGN SERVICE
41C STEWART ST
DEVONPORT
TAS 7310
Accreditation Number CC697C
ABN 75 109 825 194

PROJECT:-

NEW SHED

J. & I. PEARCE
29 SURREY ST
DEVONPORT
TAS 7310

Drawing Number= IP-1936 -01 to 12

Drawings

01 Site Plan
02 Floor Plan
03 Section
04 Elevations
05 Window & Door Schedule
06 Foundation Plan
07 Wet Area Details
08 Wet Area Details
09 Bracing Details
10 Foundation Detail
11 NCC Notes
12 OH&S Notes

FLOOR AREAS -
TOTAL 80.0 m²

1	BOUNDARY SETBACK,WET AREAS	12.03.24
0	To PLANNING & BUILDING	1.03.23
No	DESCRIPTION	DATE
	REVISIONS	

CLIMATE ZONE - 7

WIND SPEED DESIGN- N2

SITE SOIL CLASSIFICATION= CLASS M
TO AS2870-2011

Volume 16352 Folio 3

BAL N/A

ALL DIMENSIONS IN MILLIMETRES IF IN DOUBT–DO NOT SCALE

LEGEND & NOTES - Drainage Plan

- Stormwater line (100mm UPVC
- Sewer line (100mm UPVC)
- Soakage Drain

Install inspection openings at major bends for stormwater and all low points of down pipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.

Services
The heated water system must be designed and installed with part B2 of NCC Volume Three - Plumbing Code of Australia Thermal insulation for heated water piping must:
A) be protected against the effects of weather and sunlight; and
B) be able to withstand the temperatures within the piping; and
C) use thermal insulation in accordance with AS/NZs 4859.1

Heated water piping that is not within a conditioned space must be thermally installed as follows

1. Internal piping
A) All flow and return internal piping that is -
i) within an unventilated wall space
ii) within an internal floor between storey's; or
iii) between cieling insulation and cieling
Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

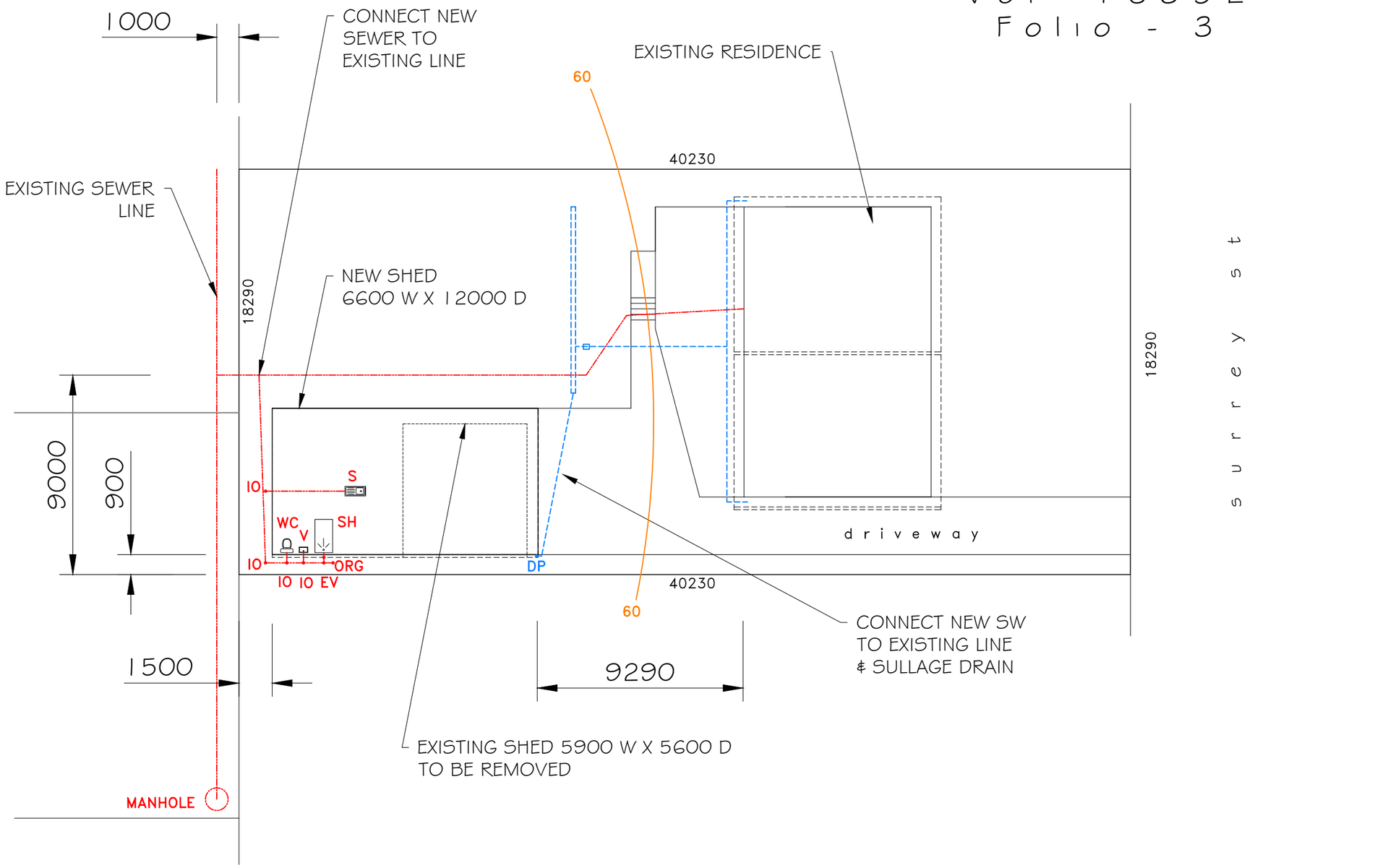
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
a)all flow and return piping
b)cold water supply piping and relief valve piping within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located ouside the building or in an unenclosed building sub-floor or roof space
a) All flow and return piping
b) cold water supply piping and relief valve piping-within 500mm of the connection to central water heating system
Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a stud wall, is considered to comply with the above insulation requirements

Lot - 3
Area- 736 m2
Vol- 16352
Folio - 3



A3

MASTER BUILDERS TASMANIA PREFERRED SUPPLIER

HIA MEMBER

WARNING SIGNS AND BARRIERS ARE TO BE ERECTED TO PREVENT ENTRY OF UNAUTHORISED PERSONS AND WARN OF DANGERS ON SITE

SITE PLAN

WOOD DRAFTING & DESIGN SERVICES
41C Stewart St Devonport Tas 7310
Mobile:- 0408 583 646
CC697C

Project:– NEW SHED

J. & I. PEARCE
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DEVONPORT
TAS 7310

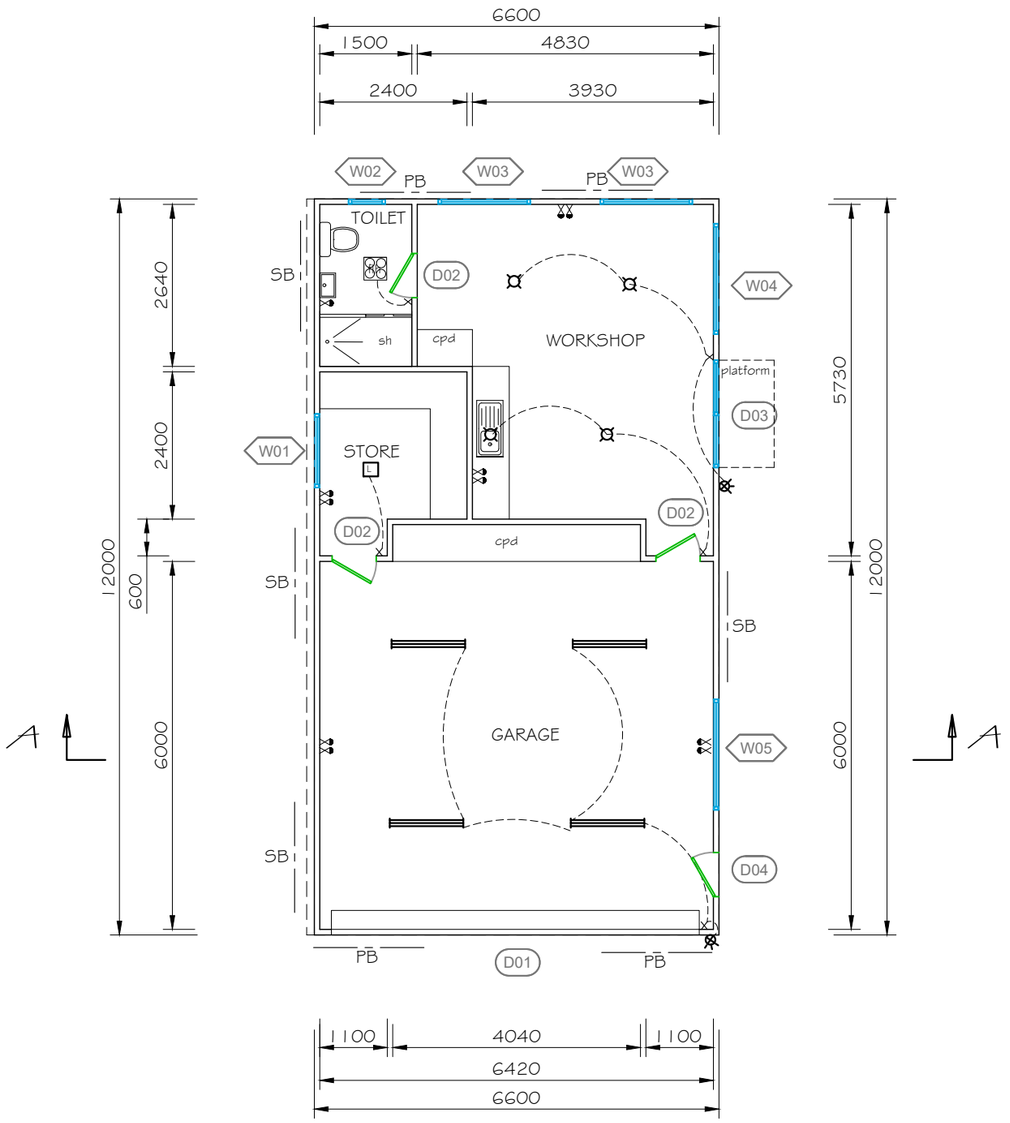
SITE PLAN				SHEET
SCALE	DATE	REV	DRAW NUMB	01 OF 12
1:200	12.03.24	01	IP–1936	

ALL DIMENSIONS IN MILLIMETRES IF IN DOUBT–DO NOT SCALE

BRACING NOTES

SB — STEEL BRACING
PB — PLYWOOD BRACING

× LIGHT SWITCH
DOUBLE SOCKET OUTLET
PIR SENSOR LIGHT
LED BATTON
BATTEN HOLDER
CEILING DOWN LIGHT
4 LIGHT IXL TASTIC



FLOOR PLAN

FLOOR AREAS -
TOTAL 80.0 m²

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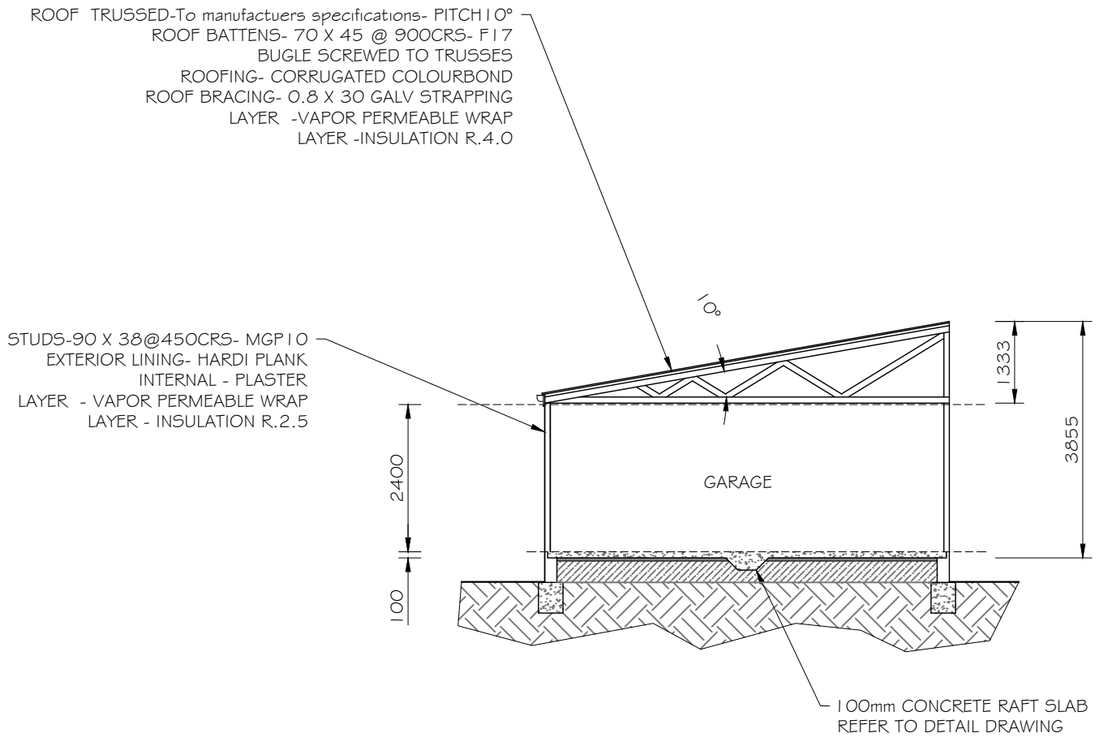
FLOOR PLAN				SHEET
SCALE	DATE	REV	DRAW NUMB	02 OF 12
1:100	12.03.24	01	IP–1936	

ALL DIMENSIONS IN MILLIMETRES IF IN DOUBT–DO NOT SCALE



SECTION A-A

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SECTION				SHEET
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1:100	12.03.24	01	IP–1936	

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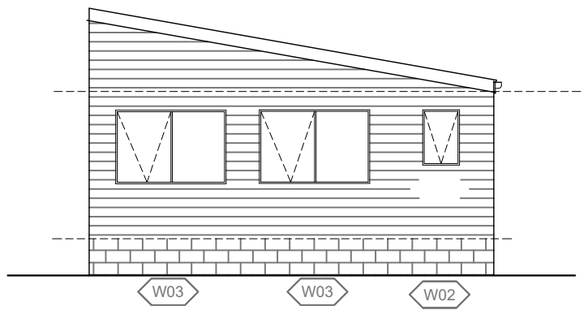
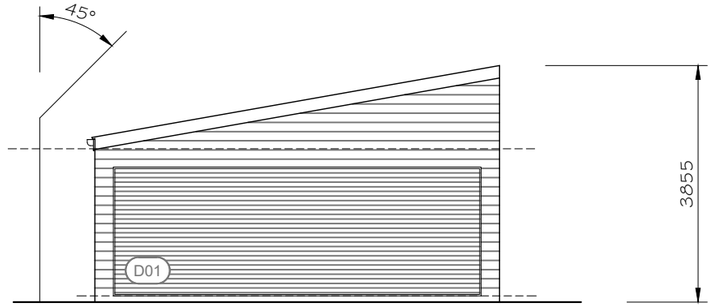
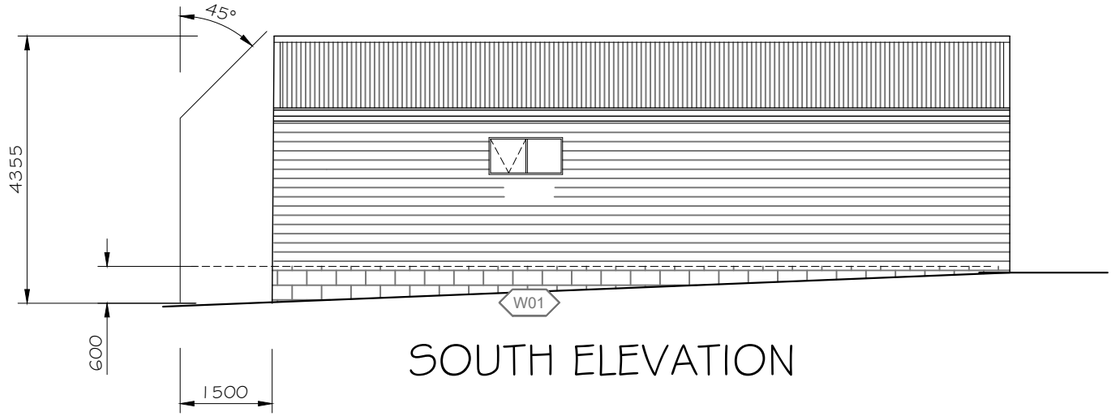


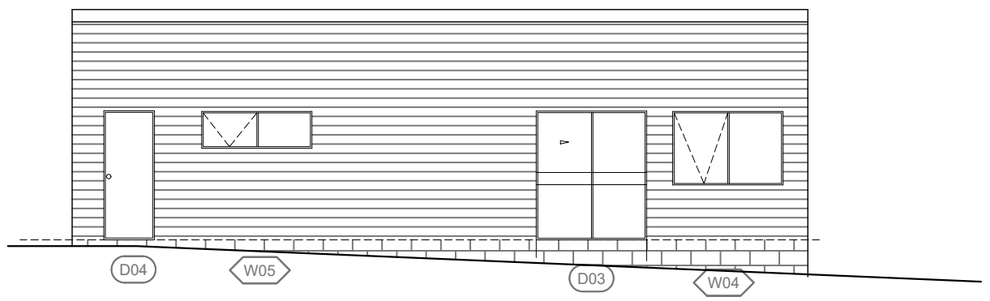
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

LEGEND & NOTES - Section Notes

Sparking
Vapor permeable wall wrap installed as per manufacturer's instructions. (will be specific for different buildings)

Condensation
Reference should be made to the "Condensation in Buildings- Tasmania Designers' Guide Version 2" (by CBOS)

Garage
Refer to Floor Plan for location of R2.0 insulation to walls separating Garage from the dwelling.
No other insulation is required to external garage walls.
No insulation is required to garage ceiling.

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE BUILDING CODE OF AUSTRALIA, COUNCIL BY-LAWS. RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE

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ELEVATIONS | SHEET 04 OF 12

SCALE	DATE	REV	DRAW NUMB
1:100	12.03.24	01	IP–1936

ALL DIMENSIONS IN MILLIMETRES IF IN DOUBT–DO NOT SCALE

WINDOW SCHEDULE

PEARCE – 1936
RLW – 3300
WIND RATING N2 – BAL N/A

NUMBER	HEIGHT	WIDTH	QTY	U Value	SHG	OPENING	TYPE	GLAZING	LINTEL	STUD	WALL	ORIENTATION
W1	0.6	1.2	1	4.8	0.51	0.360	ALUMINIUM AWNING		90 X 45 hySPAN	Single	STUD	NORTH–WEST
							Grade A glass min – 4mm					
W2	0.9	0.6	1	4.8	0.51	0.270	ALUMINIUM AWNING		90 X 45 hySPAN	Single	STUD	SOUTH–WEST
							Grade A glass min – 4mm					
W3	1.2	1.5	2	4.8	0.51	0.900	ALUMINIUM AWNING		120 X 45 hySPAN	Single		
							Grade A glass min – 4mm					
W4	1.2	1.8	1	4.8	0.51	1.080	ALUMINIUM AWNING		120 X 45 hySPAN	Single		
							Grade A glass min – 4mm					

DOOR SCHEDULE

PEARCE – 1936
RLW – 3300
WIND RATING N2 – BAL N/A

NUMBER	HEIGHT	WIDTH	QTY	U Value	SHG	OPENING	TYPE	GLAZING	LINTEL	STUD	WALL	ORIENTATION
D1	2.1	6.0	1				ROLLER DOOR		360 X 65 LAMINATED BEAM	Double	STUD	EAST
D2	2.1	0.82	1				TIMBER DOOR		90 X 45 hySPAN	Single	STUD	
D3	2.1	1.8	1	4.8	0.59	1.890	ALUMINIUM GLASS SLIDER	Double	190 X 45 hySPAN	Double	STUD	NORTH
D4	2.1	0.92	1				EXTERNAL TIMBER DOOR		90 X 45 hySPAN	Single	STUD	NORTH

LEGEND & NOTES - Window Schedule

Flyscreens to be fitted to all open-able windows and doors.

Glazing Requirement as outlined in the attached Glazing Calculator can be achieved with the following within an aluminium frame:

Type	Glazing	U-value	SHGC
Awning	4Clr / 12Ar / 4Clr	4.8	0.51
Fixed window	4 / 12Ar / 4	4.8	0.59
Sliding door	5Clr / 12Ar / 5 Clr	4.8	0.59

Alternative options from glazing supplier may be presented to the designer and Building Surveyor in the form of a new Glazing Calculation

Glazing types avalible in Tasmania can be accessed at www.wers.net

Shower screens
1800H Semi-framless shower screens to comply with BCA Table 3.6.5 & AS1288. Minimum 4mm thick Grade A toughened safety glass, labelled to comply with industry standards.

Opaque bands
Where glazed doors or side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible as follows
- Marking in the form of an opaque band not less than 20mm in height;
- The upper edge is not less than 700mm above the floor;
- The lower edge is not more than 1200mm above the floor;

Flashing to wall openings
All openings must be adequately flashed using materials that comply with AS/NZS 2904
refer to drawing A05 for window head and sill details. Flashing to be installed with glazing manufacurer's specifications for brick veneer construction

ALL SLAZED WINDOWS & DOORS ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288

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WINDOW SCHEDULE

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WINDOW SCHEDULE				SHEET
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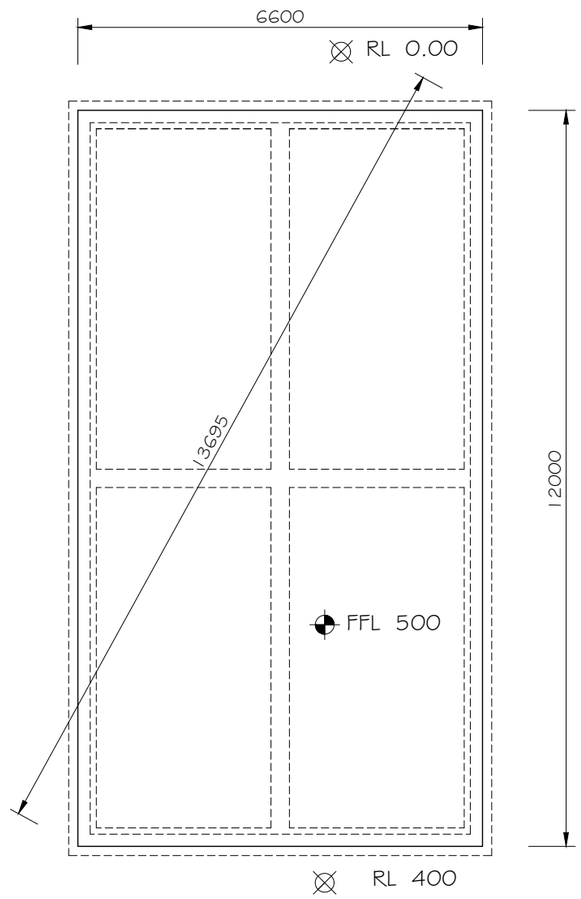

LEGEND & NOTES - Slab Plan

Existing levels

New levels

Foundation depth: 500mm
Foundation material: Weathered rock

Footings shall be founded on approved material having a bearing capacity of 100kPA

Concrete slump : 80mm
Concrete strength : 25MPa
Aggregate size : 20mm nominal
Finish : Steel trowel

All concrete shall be cured for 7 days. The Engineer's approval of the proposed method of curing shall be obtained before pouring.

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FOUNDATION PLAN

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FOUNDATION PLAN				SHEET
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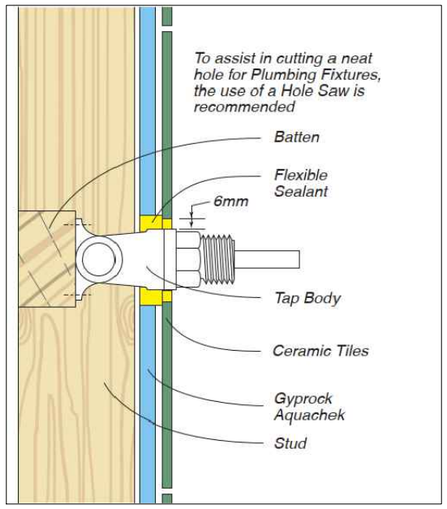
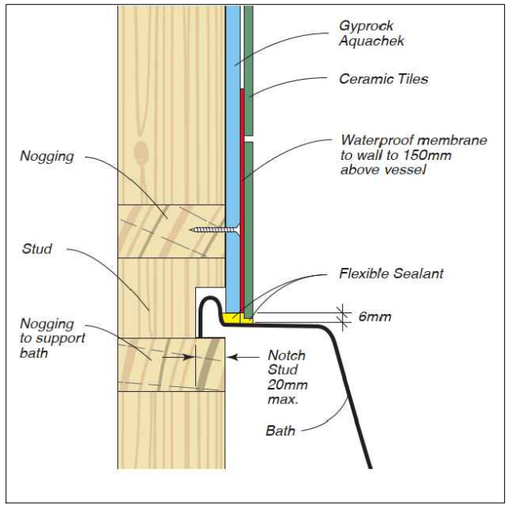
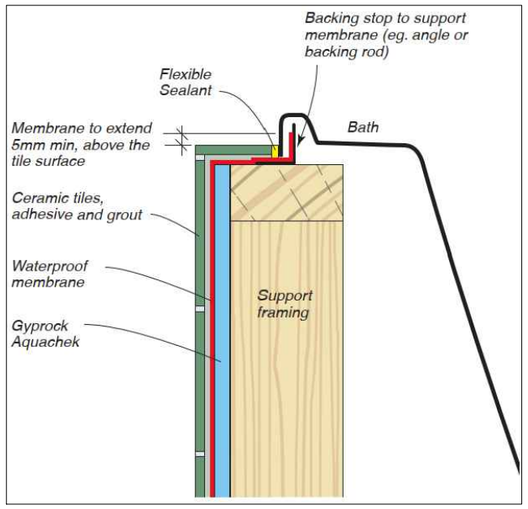


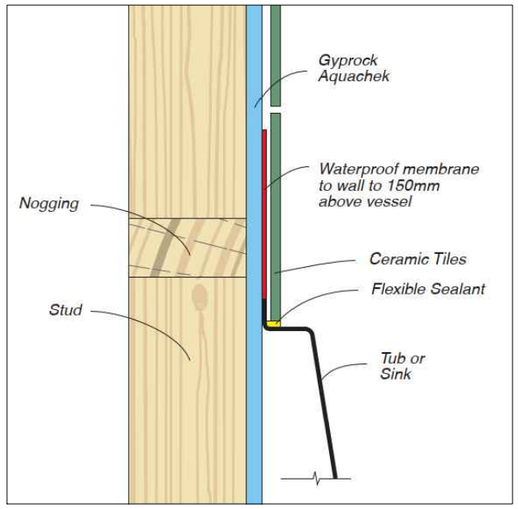
TAP & FIXTURE DETAIL



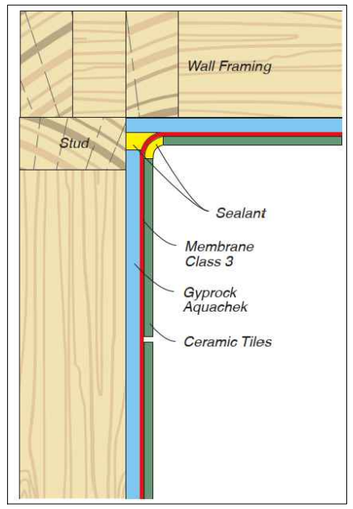
RECESSED BATH DETAIL



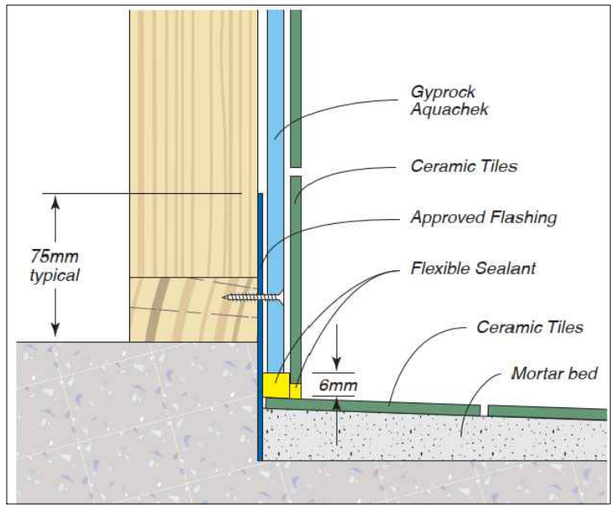
DROP-IN BATH DETAIL



LAUNDRY SINK DETAIL



WALL CORNER DETAIL



SET-DOWN SHOWER DETAIL

WATERPROOFING DETAILS 1 OF 2

A3

MASTER BUILDERS TASMANIA PREFERRED SUPPLIER

HIA MEMBER

WOOD DRAFTING & DESIGN SERVICES
41C Stewart St Devonport Tas 7310
Mobile:- 0408 583 646
CCG97C

Project:– NEW SHED				
J. & I. PEARCE 29 SURREY ST DEVONPORT TAS 7310				
WATER PROOFING DETAILS 1of 2				SHEET
SCALE	DATE	REV	DRAW NUMB	07 OF 12
NTS	12.03.24	01	IP–1936	

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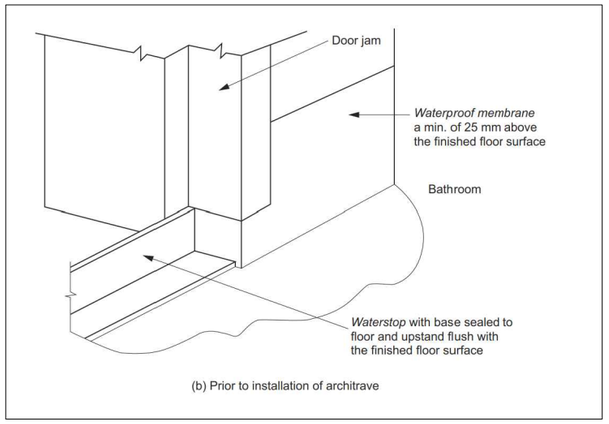
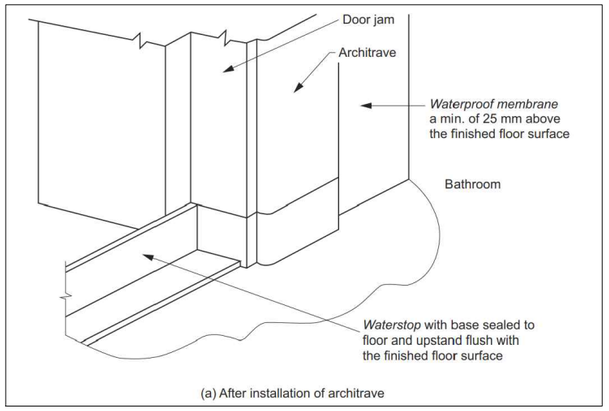
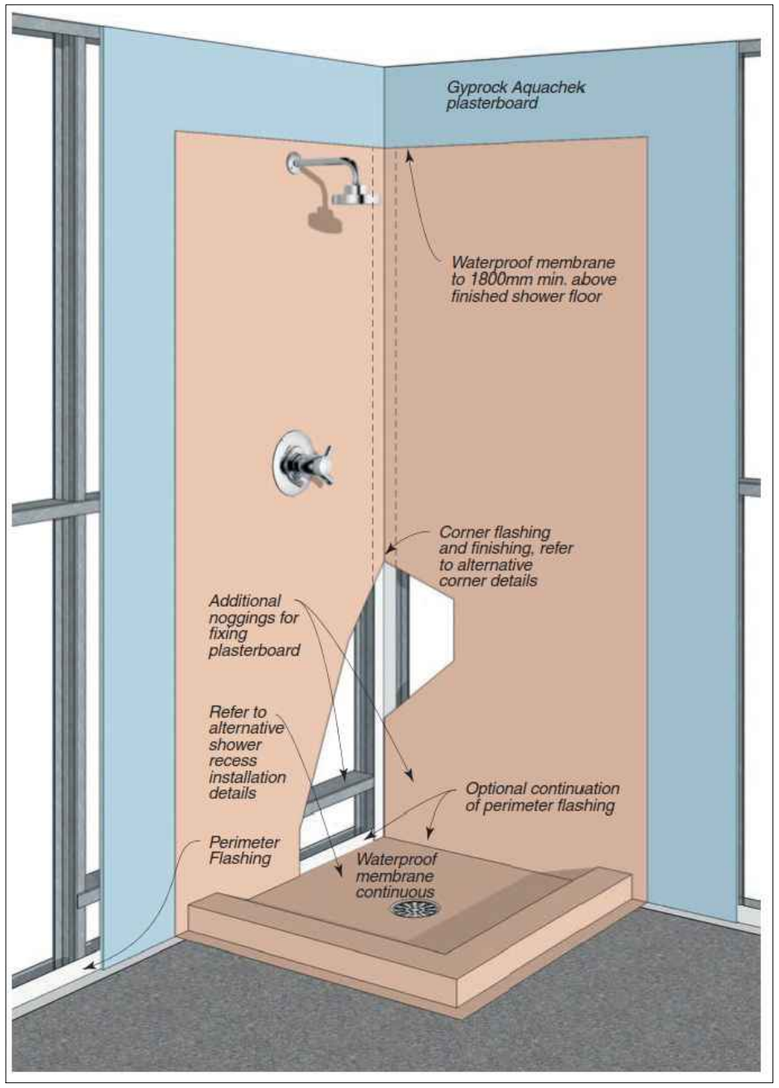


BATHROOM DOOR DETAIL 1



BATHROOM DOOR DETAIL 2



INSITU SHOWER DETAIL

VANITY DETAIL

FREESTANDING BATH DETAIL

WATERPROOFING DETAILS 2 OF 2

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WATER PROOFING DETAILS 2 of 2 | SHEET

SCALE	DATE	REV	DRAW NUMB	SHEET
NTS	12.03.24	01	IP–1936	08 OF 12

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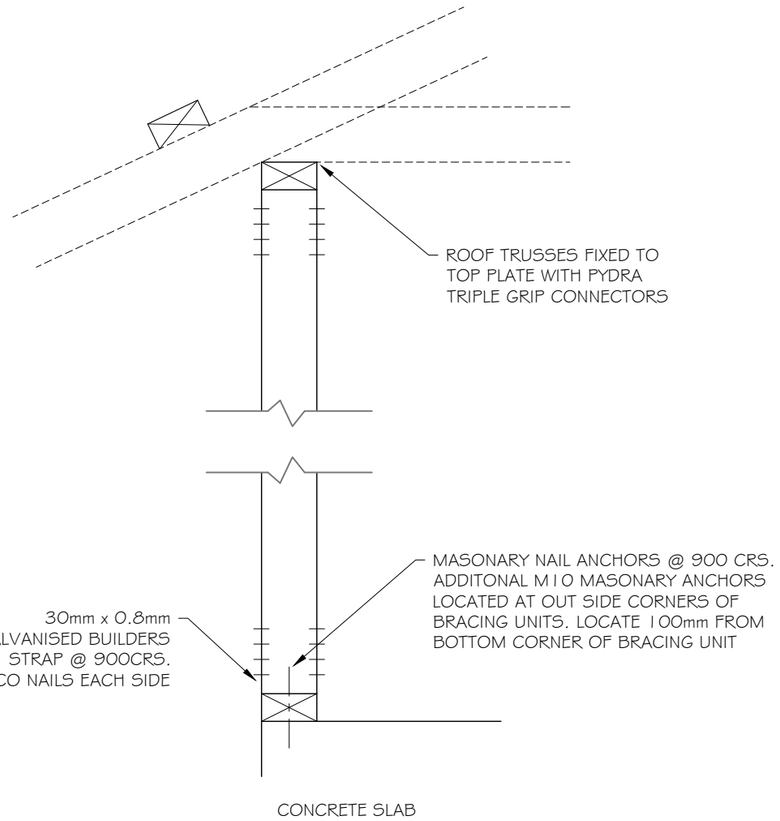
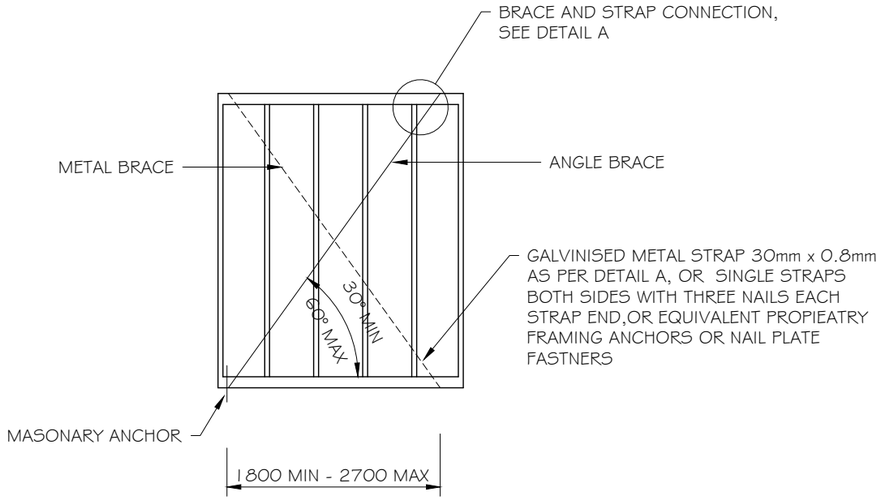
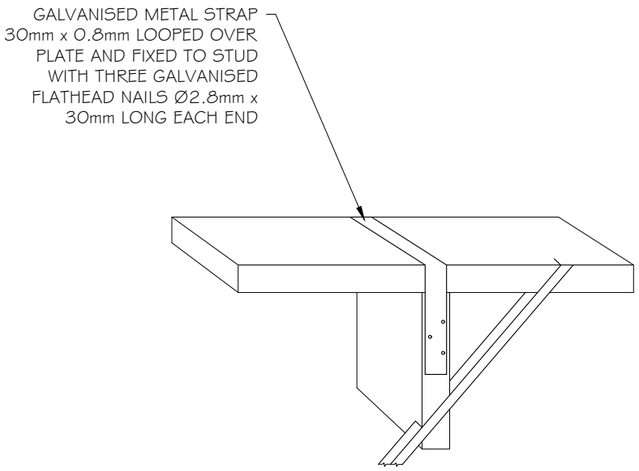


TIE DOWN DETAILS
Scale: 1:10

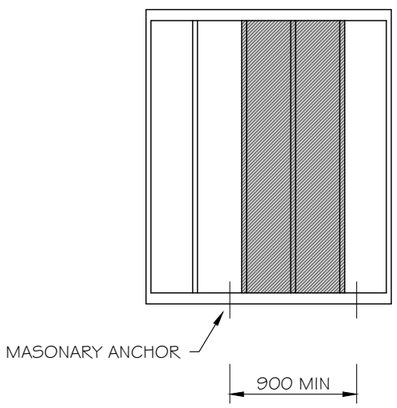


TYPE A BRACING UNIT - METAL SECTION BRACE
Scale: NTS



DETAIL A
Scale: NTS

PLYWOOD BRACING
FIX PLYWOOD PANELS WITH GALVINISED FLATHAED NAILS DIA 2.8mm x30mm IONG MIN. OR EQUAIVLENT AT 150mm CENTRES ALONG ALL EDGES AND 300mm CENTRES ALONG INTERMEDIATE STUDS.
NAILS SHALL BE LOCATED A MINIMUM OF 7mm FROM PANEL EDGES



TYPE A BRACING UNIT - PANEL OF STRUCTURAL PLYWOOD
Scale: NTS

THICKNESS OF PLYWOOD FOR TYPE A BRACING UNITS

Plywood stress grade	Plywood thickness, mm	
	Maximum stud spacing,mm	
	450	600
F8	7	9
F11	4.5	7
F14	4	6
F27	3	4.5

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BRACING DETAILS | SHEET 09 OF 12

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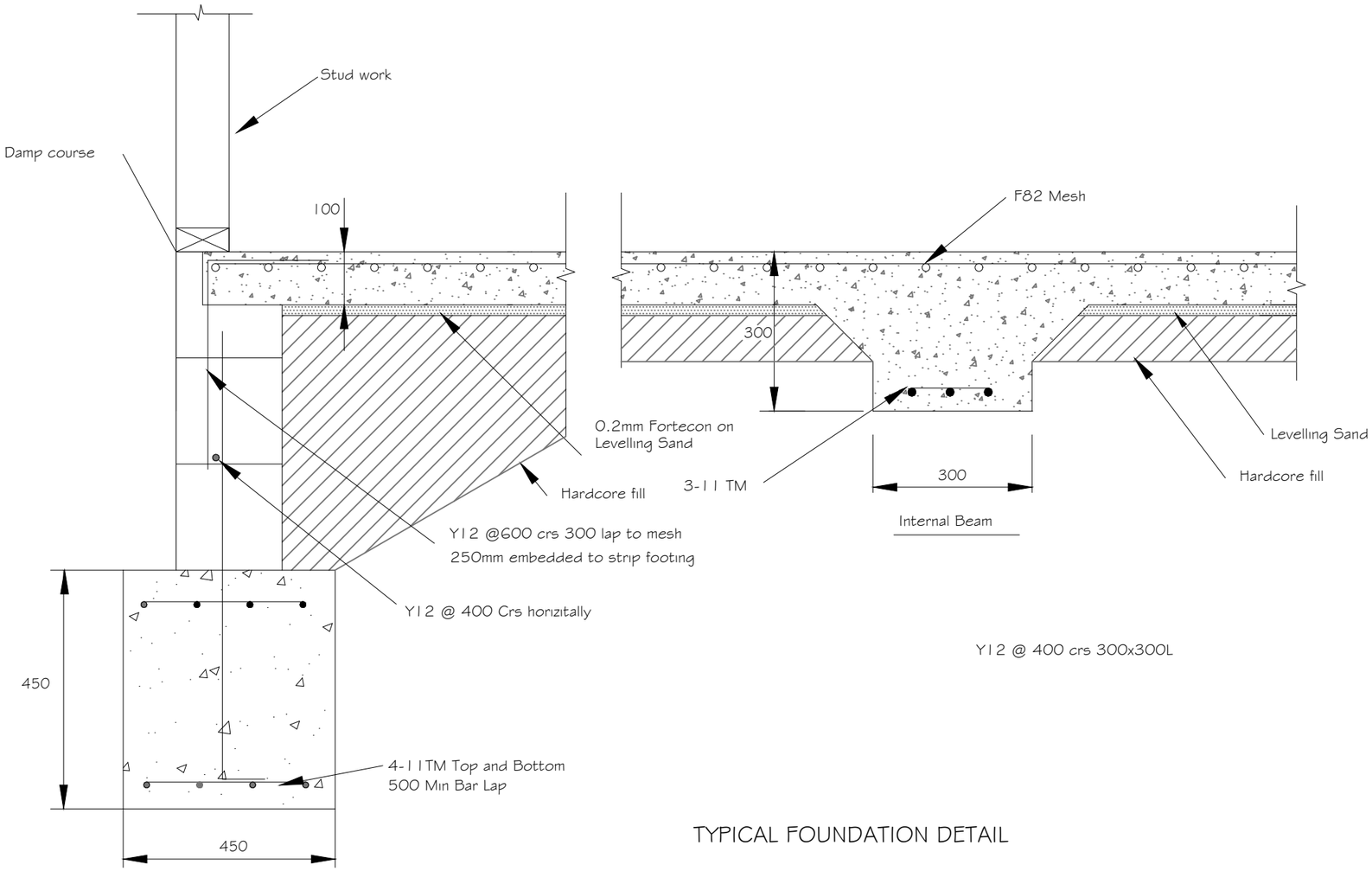
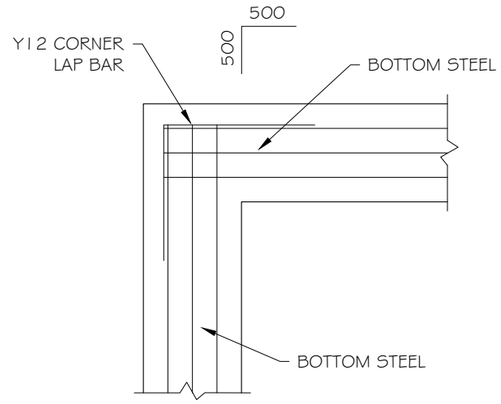


TYPICAL FOUNDATION DETAIL

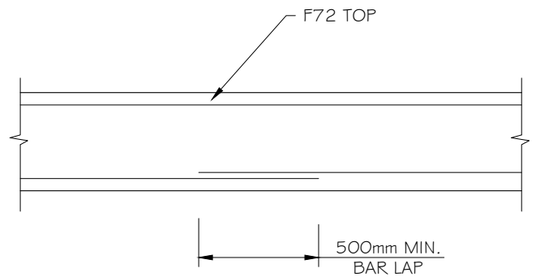
Knock-out Block Detail

Y12 @ 400 crs 300x300L

TYPICAL FOUNDATION DETAIL



TYPICAL FOUNDATION DETAIL
CORNER JUNCTION
1:10



BAR LAP DETAIL
1:10

Notes:

1. All concete to be 25 MPa
2. All foundations to be poured on approved base
3. Minimum cover to reinforcing steel to be 50mm
4. Provide adequate drainage to ensure that foundations are free draining at all times.
5. Site soil classification M (assumed)
6. Design wind speed 41 m/s
7. Read in cojunction with project specification

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FOUNDATION DETAILS				SHEET
SCALE	DATE	REV	DRAW NUMB	10 OF 12
1:10	12.03.24	01	IP–1936	

CONSTRUCTION NOTES

NCC - VOLUME 2 (2022)

Generally all work is to be in accordance with the National Construction Code (NCC) Volume 2, including Schedule 9 - Tasmanian Provisions and all applicable Australian Standards (AS).

PART H1 - STRUCTURE
- H1D1 - Deemed to Satisfy Provisions
- H1D2 - Structural Provisions
- H1D3 - Site Preparation
- H1D4 - Footings & Slabs
- H1D5 - Masonry
- H1D6 - Framing
- H1D7 - Roof & Wall Cladding
- H1D8 - Glazing
- H1D9 - Earthquake Areas
- H1D10 - Flood Hazard Areas
- H1D11 - Attachment of Framed Decks & Balconies to External Walls of Buildings Using Waling Plate
- H1D12 -Piled Footings

PART H2 - DAMP & WEATHERPROOFING
- H2D1 - Deemed to Satisfy Provisions
- H2D2 - Drainage
- H2D3 - Footings & Slabs
- H2D4 - Masonry
- H2D5 - Sub-floor Ventilation
- H2D6 - Roof & Wall Cladding
- H2D7 - Glazing
- H2D8 - External Waterproofing

PART H3 - DAMP & WEATHERPROOFING
- H3D1 - Deemed to Satisfy Provisions
- H3D2 - Fire Hazard Properties & Non-Combustible Building Elements
- H3D3 - Fire Separation of External Walls
- H3D4 - Fire Protection of Separating Walls & Floors
- H3D5 - Fire Separation of Garage-Top-Dwellings
- H3D6 - Smoke Alarms & Excavation Lighting

PART H4 - HEALTH & AMENITY
- H4D1 - Deemed to Satisfy Provisions
- H4D2 - Wet Areas
- H4D3 - Materials & Installation of Wet Area Components & Systems
- H4D4 - Room Heights
- H4D5 - Facilities
- H4D6 - Light
- H4D7 - Ventilation
- H4D8 - Sound Insulation
- H4D9 - Condensation Management

PART H5 - SAFE MOVEMENT & ACCESS
- H5D1 - Deemed to Satisfy Provisions
- H5D2 - Stairway & Ramp Construction
- H5D3 - Barriers & Handrails

PART H6 - ENERGY EFFICIENCY
- H6D1 - Deemed to Satisfy Provisions
- H6D2 - Application of Part H6

PART H7 - ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS
- H7D1 - Deemed to Satisfy Provisions
- H7D2 - Swimming Pools
- H7D3 - Construction in Alpine Areas
- H7D4 - Construction in Bushfire Prone Areas
- H7D5 - Heating Appliances, Fireplaces, Chimneys & Flues

PART H8 - LIVABLE HOUSING DESIGN **(Effective of Oct 1, 2024)**
- H6D1 - Deemed to Satisfy Provisions
- H6D2 - Livable Housing Design

NCC - VOLUME 3 (2022)

Generally all plumbing work is to be in accordance with the National Construction Code (NCC) Volume 3, including Schedule 9 - Tasmanian Provisions and all applicable Australian Standards (AS).

Refer to the following Sections for Specific works;
- A - Governing Requirements
- B - Water Services
- C - Sanitary Plumbing & Drainage
- D - Excessive Noise
- E - Facilities & Ancillary Additions

SCHEDULE 9 - Tasmanian Provisions

GENERAL NOTES

Generally all work is to be in accordance with the National Construction Code (NCC) 2022, relevant Australian Standards (AS) and the ABCB Housing Provisions - Standard (2022).

STRUCTURE - SECTION 3
- Earthwork associated with the site is to be in accordance with ABCB Part 3.2, AS 2870 & AS 3798.
- Drainage works to be in accordance with ABCB Part 3.3, AS 3500.3 and AS 2870

FOOTINGS & SLABS - SECTION 4
- Generally to be in accordance with ABCB Part 4.2 and AS 2870.
- Alternatively, footings & slabs to be in accordance with Structural Engineers design & specification.

MASONRY - SECTION 5
Generally masonry structures to be constructed in accordance with ABCB Part 5.1 & AS 3700 and AS 4773.
- Masonry veneer to ABCB Part 5.2
- Cavity masonry to ABCB Part 5.3
- Un-reinforced single leaf masonry to ABCB Part 5.4
- Masonry components and accessories to ABCB Part 5.6
- Weatherproofing of masonry to ABCB Part 5.7

FRAMING - SECTION 6
Generally framing to be in accordance with ABCB Part 6.1 and AS 1684.
- Cavity masonry to ABCB Part 5.3
- Sub-floor ventilation in accordance with ABCB Part 6.2.
- Structural steel members to be in accordance with ABCB Part 6.3, AS 4100, AS 4600 & structural engineers design & specification.

ROOF & WALL CLADDING - SECTION 7
Generally roof and wall cladding to be in accordance with ABCB Part 6.1 and the relevant Australian Standards AS 1562, AS 2049, AS 2050 and AS 4256.1.
- Sheet roofing to be in accordance with ABCB Part 7.2.
- Roof tiles and shingles in accordance with ABCB Part 7.3
- Gutter and downpipes in accordance with ABCB Part 7.4
- Timber and composite wall caldding in accordance with ABCB Part 7.5

GLAZING - SECTION 8
Generally glazing to be in accordance with ABCB Part 8.1 and AS 1288.
Refer to window schedule for sizes and type.
- Windows and external glazed doors in accordance with ABCB Part 8.2
- Glass in accordance with ABCB Part 8.3
- Glazing Human Impact in accordance with ABCB Part 8.4

FIRE SAFTEY - SECTION 9
Generally to be in accordance with ABCB Part 9.1
- Fire separation of external walls to be in accordance with ABCB Part 9.2
- Fire protection of separating walls and floors to be in accordance with ABCB Part 9.3
- Fire protection of garage top dwellings to be in accordance with ABCB Part 9.4
- Smoke alarms and evacuation lighting to be in accordance with ABCB Part 9.5 and AS 3786

HEALTH & AMENITY - SECTION 10
Generally to be in accordance with ABCB Part 10.1 and AS 1668.2
- Wet area waterproofing to be in accordance with ABCB Part 10.2
- Room heights to be in accordance with ABCB Part 10.3
- Facilities to be in accordance with ABCB Part 10.4
- Light to be in accordance with ABCB Part 10.5
- Ventilation to be in accordance with ABCB Part 10.6
- Sound insulation to be in accordance with ABCB Part 10.7
- Condensation management to be in accordance with ABCB Part 10.8

SAFE MOVEMENT & ACCESS - SECTION 11
Generally to be in accordance with ABCB Part 11.1
- Stairway and ramp construction to be in accordance with ABCB Part 11.2
- Barriers and handrails to be in accordance with ABCB Part 11.3

Stairs (Part 11.2):
- Maximum of 18 risers and minimum of 2 risers to each flight.
- Riser opening to be less than 125 mm.
- Treads to have non slip surface or nosing.
- Riser - min. 115 mm, max. 190 mm.
- Going - min 240 mm, max. 355 mm.
- Slope relationship to be 700 max, 550 min (2R + G)

Balustrade (Part 11.3):
- Balustrade required where area is not bounded by a wall or where level exceeds 1000 mm above floor level to finished floor or ground level.
- 865 mm high on stairs, measured from line of stair nosing.
- 1000 mm high above floor or landing.
- Openings between balusters/infill members to be constructed so as not to allow 125 mm sphere to pass between members.
- Where floor level exceeds 4000 mm above lower level, infill members between 150 mm and 760 mm above floor level, to be constructed so as to prevent climbing.

ANCILLARY PROVISIONS - SECTION 12
Generally to be in accordance with ABCB Part 12.1
- Construction in alpine areas to be in accordance to ABCB Part12.2
- Attachment of framed decks and balconies to external walls of building using waling plate to be in accordance to ABCB Part 12.3
- Heating appliances, fireplaces, chimneys and flues to be in accordance to ABCB Part 12.4

ENERGY EFFICIENCY - SECTION 13
Generally to be in accordance with ABCB Part 13.1
- Building Fabric to be in accordance with ABCB Part 13.2
- External Glazing to be in accordance with ABCB Part 13.3
- Building sealing to be in accordance with ABCB Part 13.4
- Ceiling fans to be in accordance with ABCB Part 13.5
- Whole of home energy usage to be in accordance with ABCB Part 13.6
- Services to be in accordance with ABCB Part 13.7

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MASTER BUILDERS TASMANIA PREFERRED SUPPLIER

HIA MEMBER

WOOD DRAFTING & DESIGN SERVICES
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NCC NOTES — SHEET 11 OF 12

SCALE	DATE	REV	DRAW NUMB
1:100	12.03.24	01	IP–1936

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 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.

1.1.2 DURING OPERATION OR MAINTENANCE

Houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roofs 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 and trestles should be used in accordance with relevant codes of practice, regulations or legislation.
Buildings where scaffolding, ladders and trestles are not appropriate:
Cleaning and maintenance of windows, walls, roofs or other components of the 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, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

1.1.3 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.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES - Specified

If finishes have been specified by the 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.

1.2.2 FLOOR FINISHES - By Owner

If the 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 the building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS 4586:2004.

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to the design requirements for the building, steps and/or ramps are included in the building that may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings 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 such 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 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 risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around the building is likely to involve persons working above ground level or above floor levels. Where this occurs, one of the following measures should be taken to avoid objects falling, from the area where 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 toe boards to scaffolding and work platforms.
3. Provide a protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the 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

Buildings on a major road, narrow road or steeply inclined road:
Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas;
Buildings where on-site loading/unloading is restricted:
Construction of the building may require loading and unloading 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.
All buildings:
Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be implemented for the work site.

4. SERVICES

General:
Rupture of services during excavation for other activity creates a variety of risks including release of hazardous material. Existing services may be located on or around the building site. Where known, these are identified on the drawings, 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, Telstra, etc.), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.
Locations with underground power lines:
Underground power lines may be located in or around the site. All underground power lines must be disconnected or accurately located and adequate warning signs used prior to any construction, maintenance or demolition work commencing.
Locations with overhead power lines:
Overhead power lines may be located on or near the 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 25 kg should be lifted by two or more workers or by a 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 that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of the building will require the use of portable tools and equipment. These should be fully maintained in accordance with the manufacturers' specifications and not used where faulty or, in the case of electrical equipment, not carrying a current electrical safety tag.
All safety guards and devices should be regularly checked and Personal Protective Equipment should be used in accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:
1990 - it may contain asbestos
1986 - it 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.

6.2 POWDERED MATERIALS

Many materials used in 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.

6.3 TREATED TIMBER

The design of the building may include provision for 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.

6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, 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 manufacturers' recommendations for use must be carefully considered at all times.

6.5 SYNTHETIC MINERAL FIBRE

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into 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.

6.6 TIMBER FLOORS

The building may contain timber floors that 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

7.1 EXCAVATION

Construction of the building and some maintenance on the building may require excavation and installation of items within the excavation. Where practical, installation should be carried out using methods that 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.

7.2 ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within the 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. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment shall be provided.

7.3 SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within the building may require access by construction and maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These shall 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

Where public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public, warning signs and secure barriers to unauthorised access shall be provided. Areas of electrical installations, excavations, plant or loose materials shall be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

Non-residential buildings where the end-use has not been identified:
The 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.
Non-residential buildings where the end-use is known:
The 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/NZS 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.

NOTE:
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, OWNER BUILDER, RENOVATORS, SUBCONTRACTORS, CONSULTANTS, MAINTAINERS AND DEMOLISHERS.

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MASTER BUILDERS TASMANIA PREFERRED SUPPLIER

HIA MEMBER

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OH&S NOTES

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