



aussie
building
design

PROJECT:	Lot 17 Chelsea Crescent, Carseldine
CLIENT:	Cody Herrington
DATE:	14/06/22
JOB NO:	21 - 056

GENERAL NOTES:

1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT BUILDING ACTS AND STANDARD BUILDING BY-LAWS, BUILDING CODE OF AUSTRALIA AND ALL AUSTRALIAN STANDARDS RELEVANT TO THIS BUILDING
2. THE BUILDER IS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
3. AUSSIE BUILDING DESIGN ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR ACCURACY OF DATA TRANSFERRED ELECTRONICALLY.
4. DO NOT SCALE OFF DRAWINGS - REFER TO DIMENSIONS
5. AUSSIE BUILDING DESIGN ACCEPTS NO RESPONSIBILITY FOR THE INFORMATION SUPPLIED TO US FOR THEIR ACCURACY. INFORMATION CONTAINING HOUSE PAD LEVELS, STORMWATER/ SEWER LINE/ MANHOLE/ HOUSE CONNECTION LOCATIONS, MAIN WATER LOCATION, ABOVE AND UNDERGROUND MAINS POWER AND TELSTRA CABLING, GAS SUPPLY CONNECTION POINTS ARE TO BE CHECKED BY THE BUILDER PRIOR TO CONSTRUCTION.
6. SLAB AND FOUNDATION LAYOUT AND DESIGN IS TO BE IN ACCORDANCE WITH THE ENGINEERS DETAILS AND NOTES
7. ROOF TRUSS LAYOUT AND DESIGN TO BE IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATION
8. POSITIONS OF DOWNPIPES AND STORMWATER PIPEWORK IS TO BE CHECKED BY THE BUILDER ON SITE PRIOR TO CONSTRUCTION
9. FINISHED SURFACE LEVEL IS TO BE SLOPED TO ENSURE DRAINAGE AWAY FROM THE BUILDING
10. ALL BOUNDARY SETBACKS ARE TO BE CHECKED BY THE BUILDER ON SITE PRIOR TO BUILDING COMMENCEMENT. ALL BOUNDARY SETBACKS ARE TO COMPLY WITH THE RELEVANT COUNCIL REQUIREMENTS

GENERAL SITE NOTES:

1. SURVEY INFORMATION SHOWN ON PLANS IS TO BE CHECKED BY A LICENCED SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
2. EXTENT OF CUT/ FILL AND HEIGHTS OF BUILDING IS TO BE CHECKED AND DISCUSSED WITH THE OWNER ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
3. BUILDER IS TO CONFIRM/ CHECK THE LOCATION OF ALL EXISTING SERVICES AND COUNCIL INFRASTRUCTURE MAINS LOCATED ON SITE PRIOR TO CONSTRUCTION
4. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT COUNCIL REQUIREMENTS
5. ALL ROOFWATER IS TO BE DISCHARGED INTO A RAINWATER TANK OR AND APPROVED DISCHARGE LOCATION. LOCATION TO BE CONFIRMED ON SITE BY BUILDER

SUSTAINABLE HOUSING REQUIREMENTS:

- IN ORDER TO COMPLY WITH PART MP4.1 OF THE QUEENSLAND DEVELOPMENT CODE (QDC) THE HOUSE MUST ACHIEVE THE FOLLOWING RATINGS:
1. ENERGY EFFICIENCY - VERIFICATION INDICATING THE ACHIEVEMENT OF NOT LESS THAN A 6 STAR RATING BY AN APPROVED ENERGY RATING ASSESSOR
 2. ENERGY EFFICIENT FIXTURES - THE BUILDING MUST HAVE ENERGY EFFICIENT LIGHTING FOR A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL FITTINGS. NEW AND REPLACEMENT AIR-CONDITIONERS ARE TO HAVE AN ENERGY EFFICIENCY RATING TO AT LEAST A 2.9
 3. WATER CONSERVATION - ALL SHOWER ROSES ARE TO HAVE A MINIMUM 3-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING (WELS). ALL TOILETS ARE TO HAVE A DUAL FLUSH FUNCTION AND A MINIMUM 4-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING (WELS). CISTERN SIZES TO BE COMPATIBLE WITH THE TOILET BOWL SIZE TO ALLOW PROPER FUNCTIONING. ALL TAPWARE TO LAUNDRY TUBS, KITCHEN SINKS AND BASINS TO HAVE A MINIMUM 3-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING (WELS)

FOR FINAL APPROVAL

ISSUE	REVISIONS	DATE
A	Preliminary Issue	16/08/21
B	Client Changes	09/11/21
C	Client Changes V2	19/01/22
D	Client Changes V3	01/04/22
E	For Approval Issue	04/04/22
F	Changes After Issue	14/06/22

FOR FINAL APPROVAL



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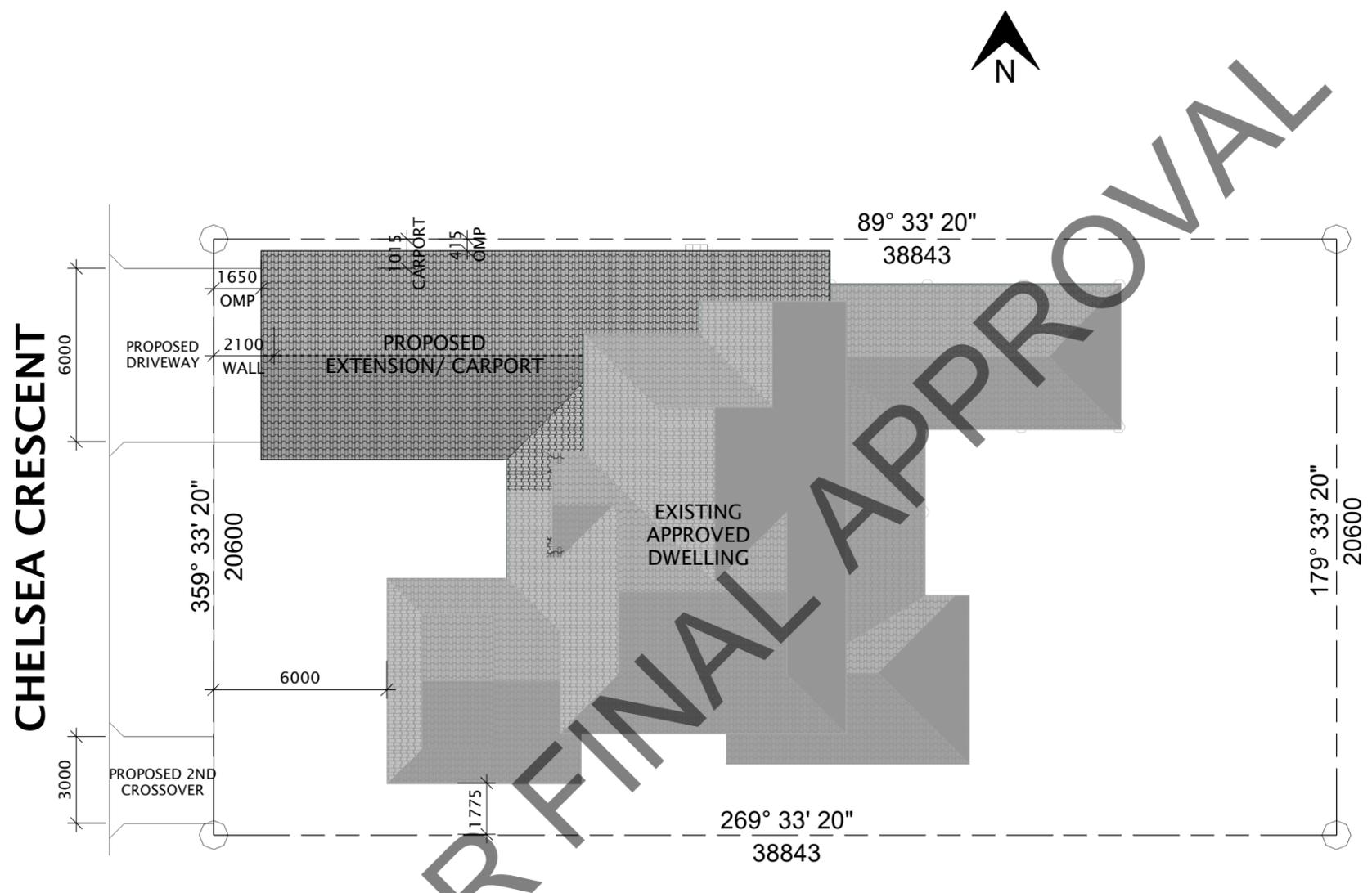
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DIMENSIONS ON PLANS SHALL NOT
 BE OBTAINED BY SCALING.
 ALL DIMENSIONS ARE SHOWN IN
 MILLIMETERS U.N.O.
 SITE PLAN BOUNDARY CLEARANCES
 ARE TO OUTSIDE FACES OF FASCIA
 U.N.O

TITLE Revision Schedule	WIND RATING: N2	DRAWN BY: CDR	CHECKED BY: CDR
PROJECT Lot 17 Chelsea Crescent, Carseldine	DATE: 14/06/22	SCALE:	
CLIENT Cody Herrington	JOB NO. 21 - 056	PAGE NO. 001	REV NO. F

LOT: 17
 RP NUMBER: RP852962
 PARISH: KEDRON
 COUNTY: STANLEY
 AREA: 800 m²

FOR APPROVAL



1 Site Plan
 1 : 200

GUTTER & DOWNPIPE CALCULATIONS	
LOCALITY	BRISBANE
20 YEAR AVERAGE RECURRENCE INTERVAL	234mm/h
100 YEAR AVERAGE RECURRENCE INTERVAL	305mm/h
TOTAL CATCHMENT AREA	103m ²
RIDGE TO GUTTER LENGTH	6.30m = 0.72L/s/m REQUIRED
MAXIMUM CATCHMENT AREA PER DOWNPIPE	30m ²
DOWNPIPE SIZE	90mm DIA
GUTTER SIZE	150 LYSAGHT HI-FRONT QUAD GUTTER (SLOTTED)
OVERFLOW CAPACITY ACHIEVED	1.5 L/s/m
OVERFLOW MEASURE REQUIRED	CONTROLLED BACK GAP (MINIMUM 10MM FROM FASCIA)



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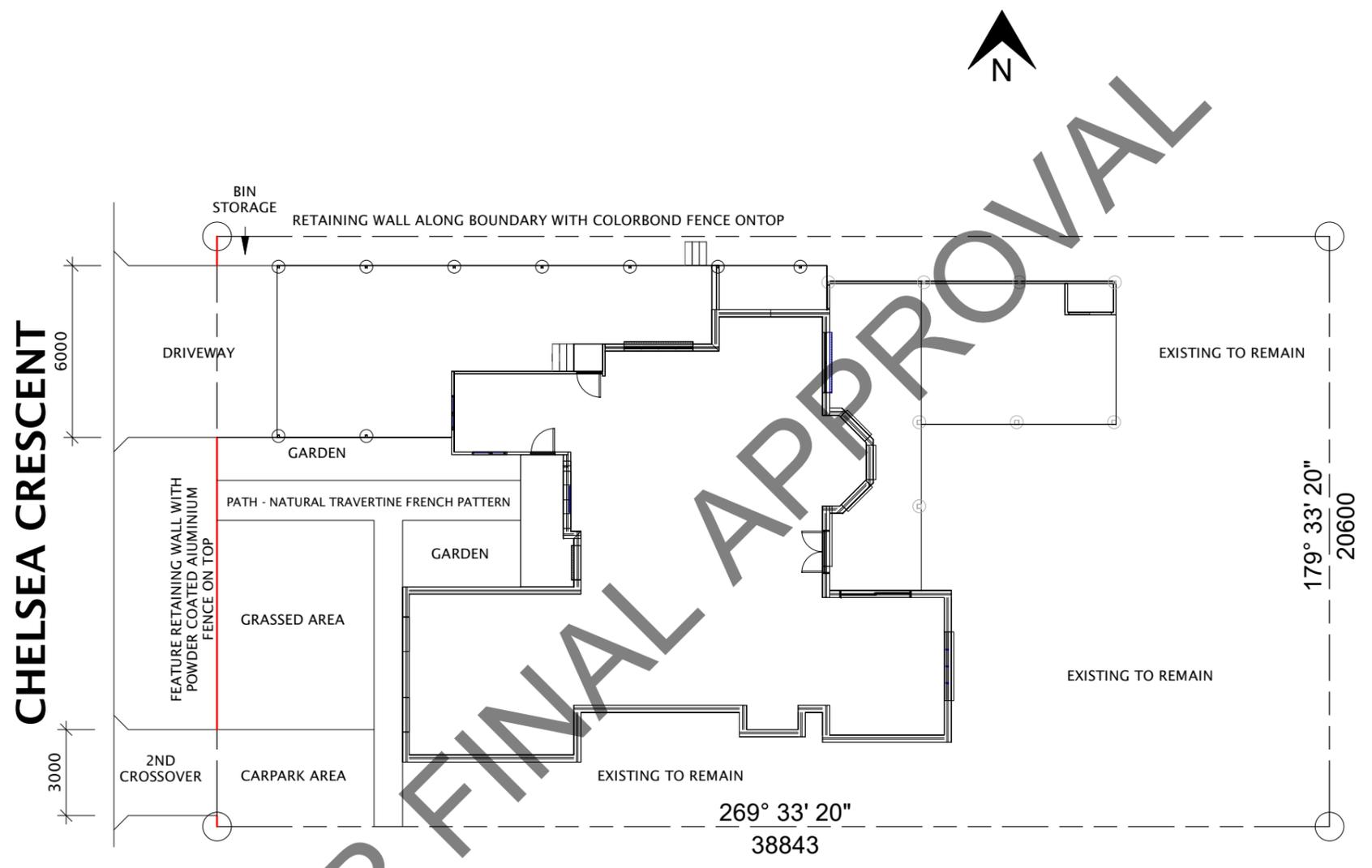
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TITLE
Site Plan
 PROJECT
Lot 17 Chelsea Crescent, Carseldine
 CLIENT
Cody Herrington

WIND RATING:
N2

DRAWN BY:
CDR
 DATE:
14/06/22
 JOB NO.
21 - 056

CHECKED BY:
CDR
 SCALE:
As indicated
 PAGE NO.
002
 REV NO.
F

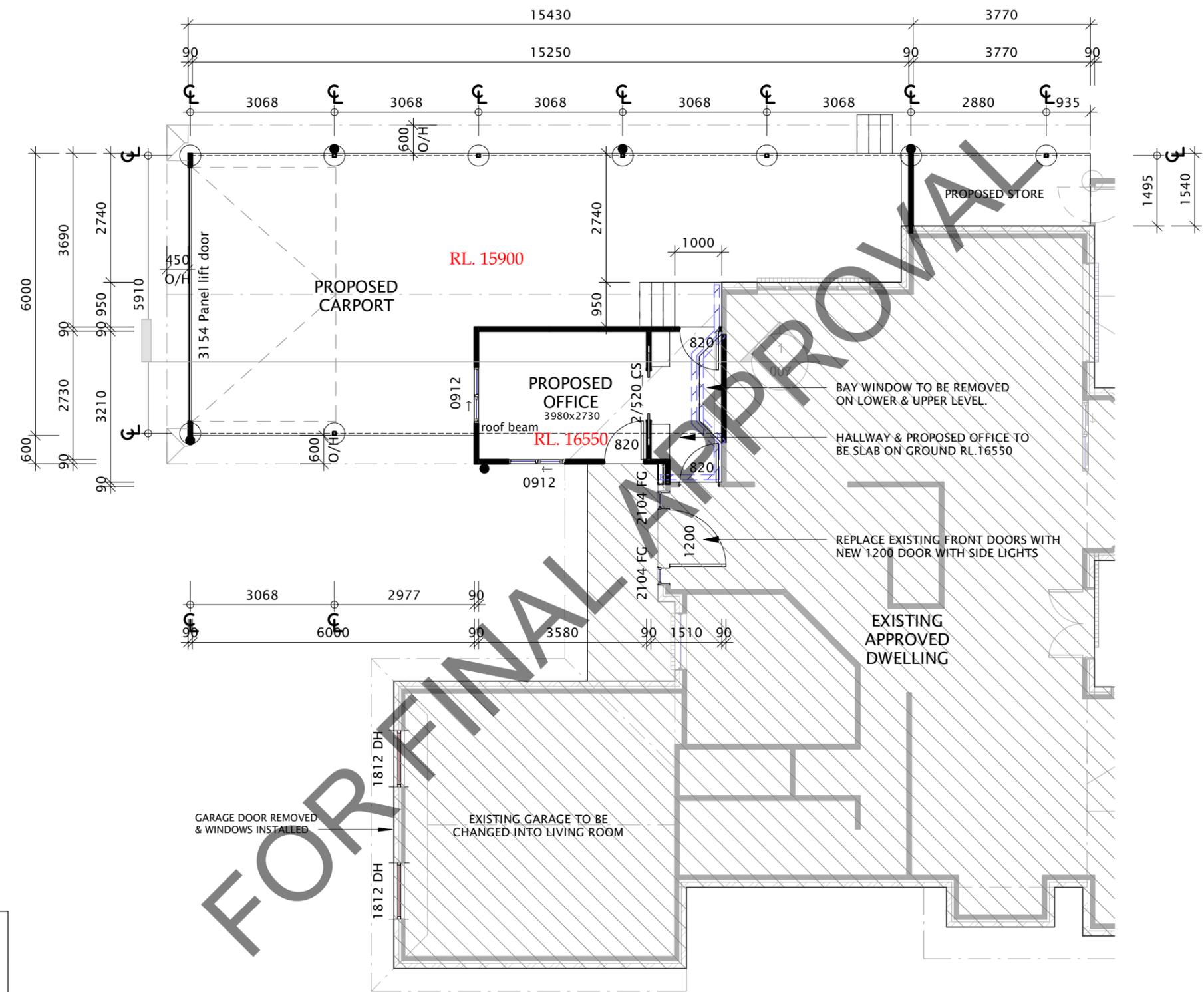


1 Landscape Plan
1 : 200

FOR APPROVAL

● -Down Pipe

2 Legend
1 : 100



1 Floor Level
1 : 100

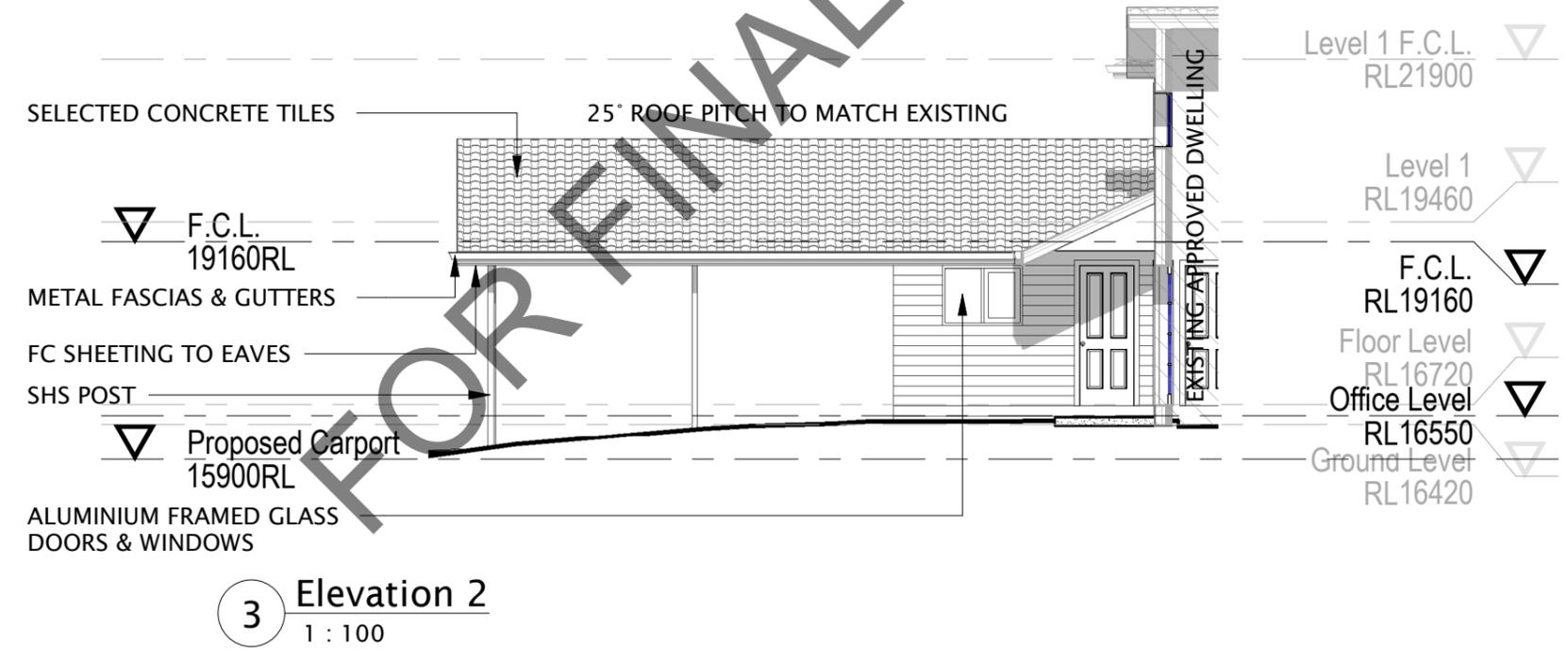
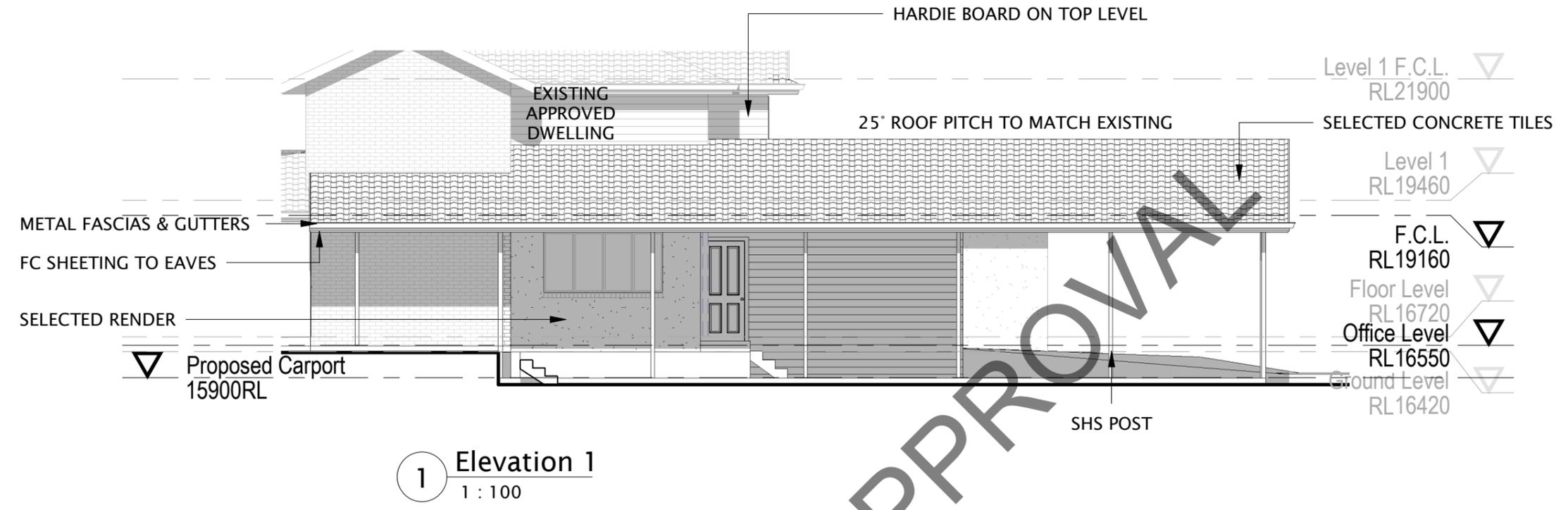
Area Schedule	
Name	Area
PROPOSED CARPORT	66.84 m ²
PROPOSED EXTENSION	16.02 m ²
STORE	5.81 m ²
Total	88.67 m²

ABD aussie building design
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	PROJECT Lot 17 Chelsea Crescent, Carseldine	DATE: 14/06/22	SCALE: 1 : 100	SCALE: 1 : 100
CLIENT Cody Herrington	JOB NO. 21 - 056	PAGE NO. 004	REV NO. F	

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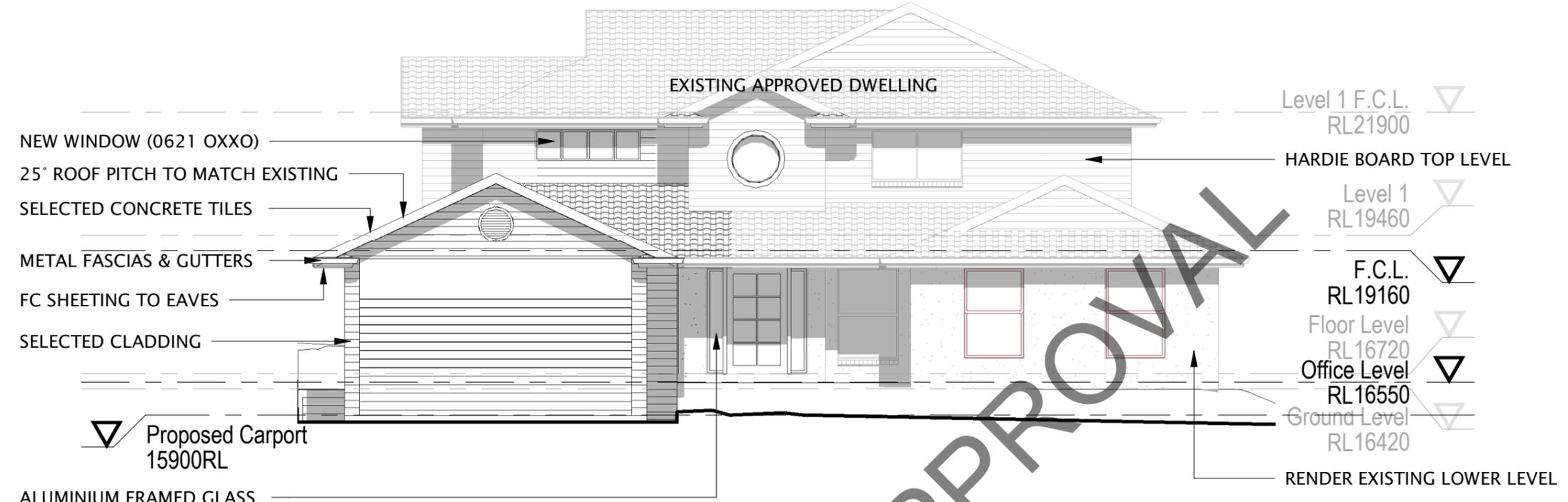
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TITLE
Elevations
 PROJECT
Lot 17 Chelsea Crescent, Carseldine
 CLIENT
Cody Herrington

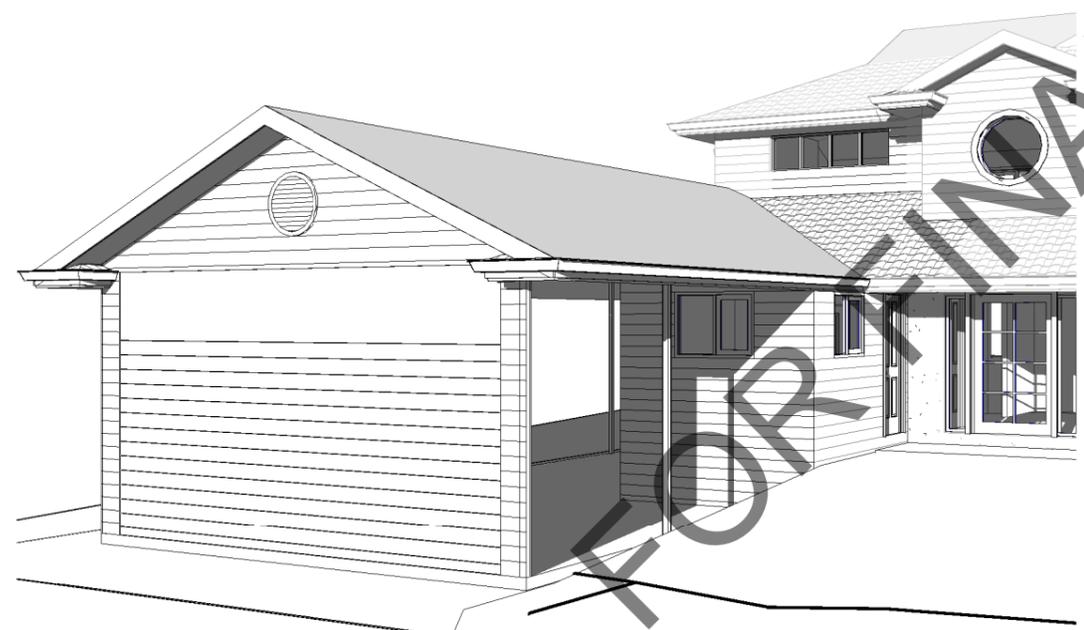
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N2

DRAWN BY:
CDR
 DATE:
14/06/22
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21 - 056

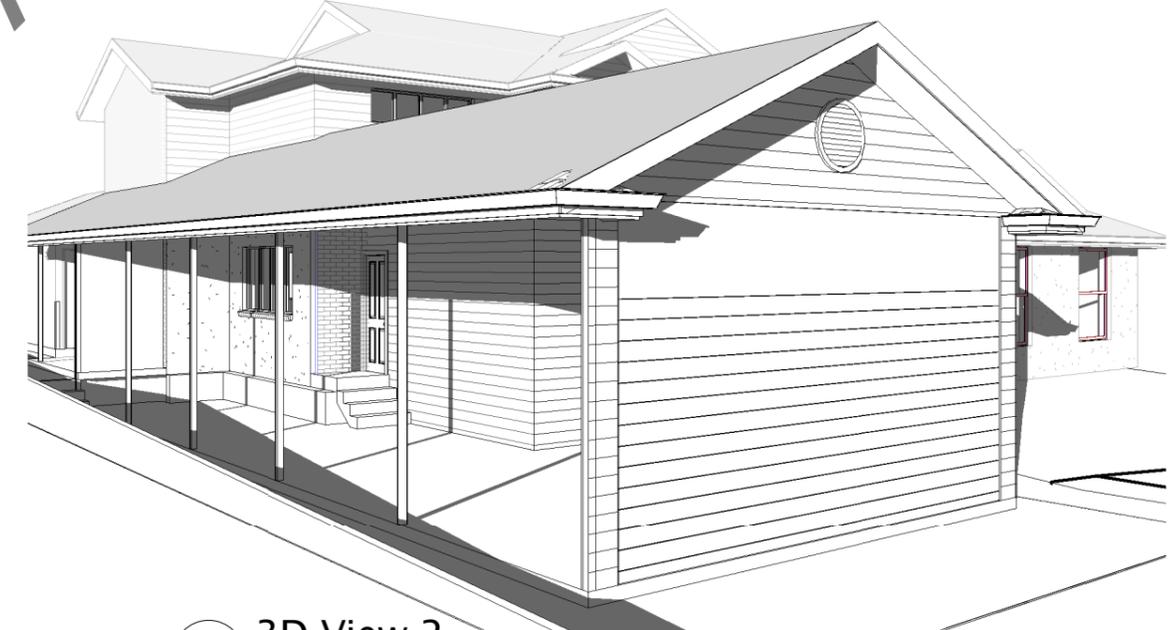
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1 Elevation 3
1 : 100

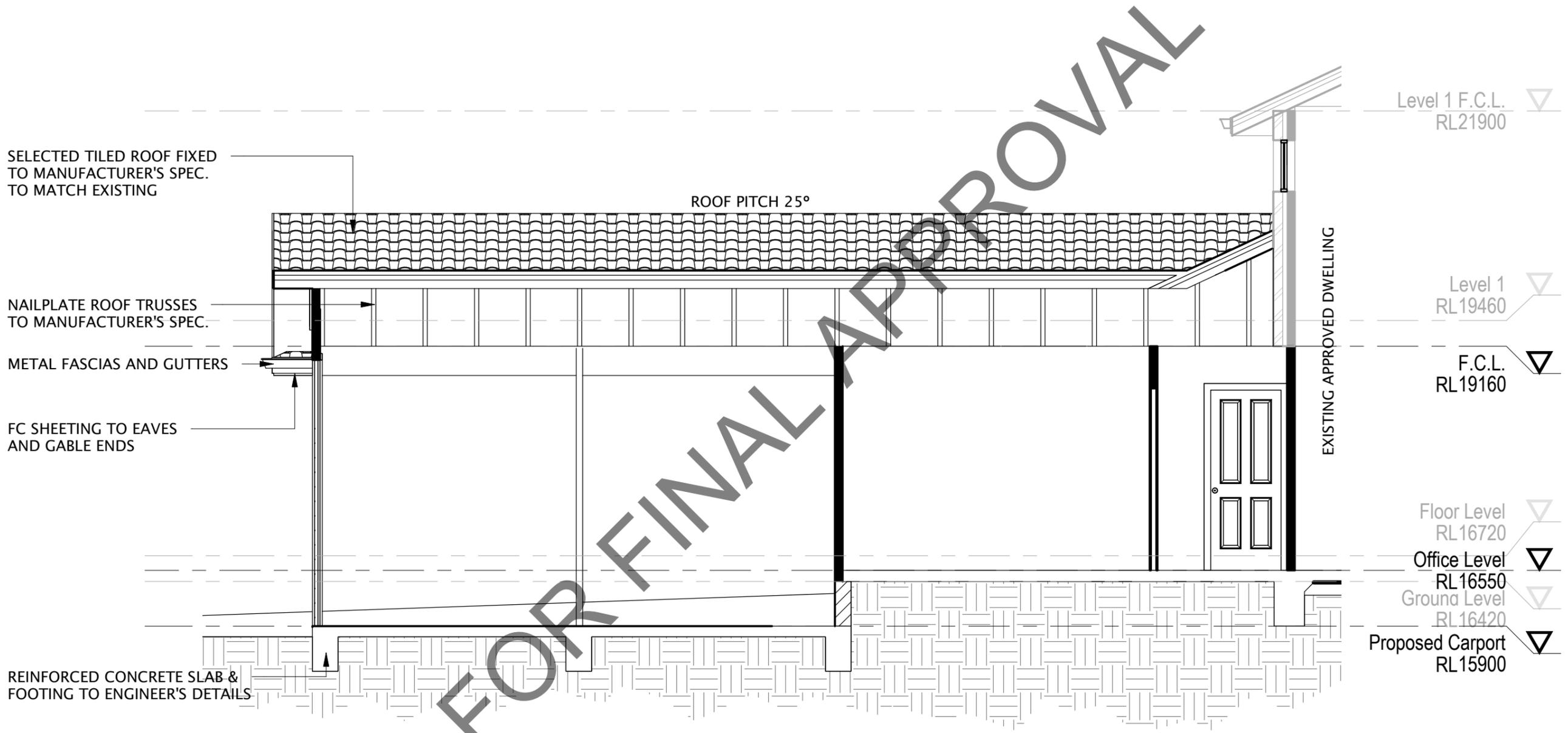


2 3D View 1



3 3D View 2

FOR APPROVAL



1 Section 1
1 : 50



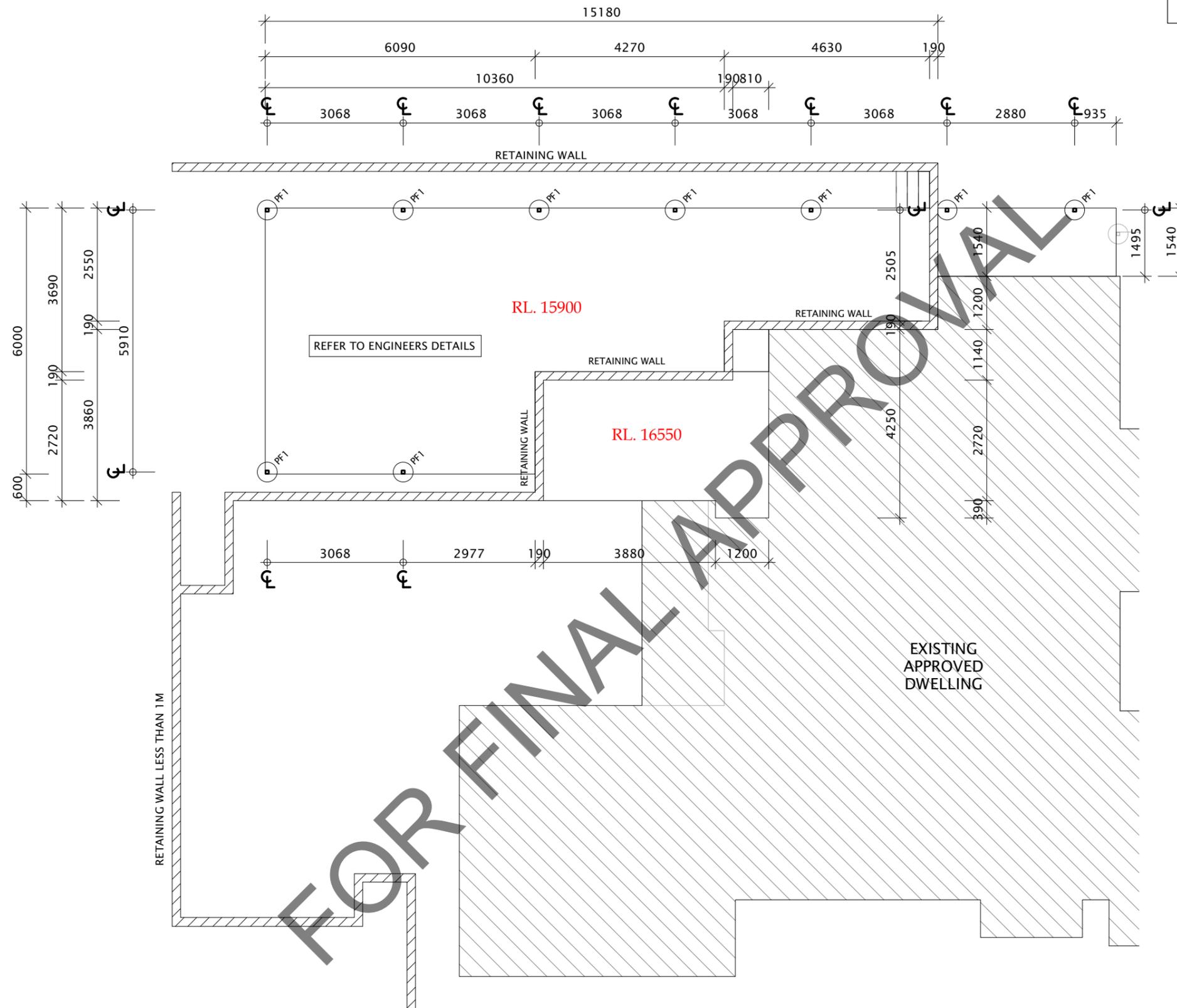
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	PROJECT Lot 17 Chelsea Crescent, Carseldine	DATE: 14/06/22	SCALE: 1 : 50	
SITE PLAN BOUNDARY CLEARANCES ARE TO OUTSIDE FACES OF FASCIA U.N.O.	CLIENT Cody Herrington	JOB NO. 21 - 056	PAGE NO. 007	REV NO. F

APPROXIMATE RETAINING WALL LOCATIONS TO BE CONFIRMED ON SITE

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1 Foundation Plan
1 : 100



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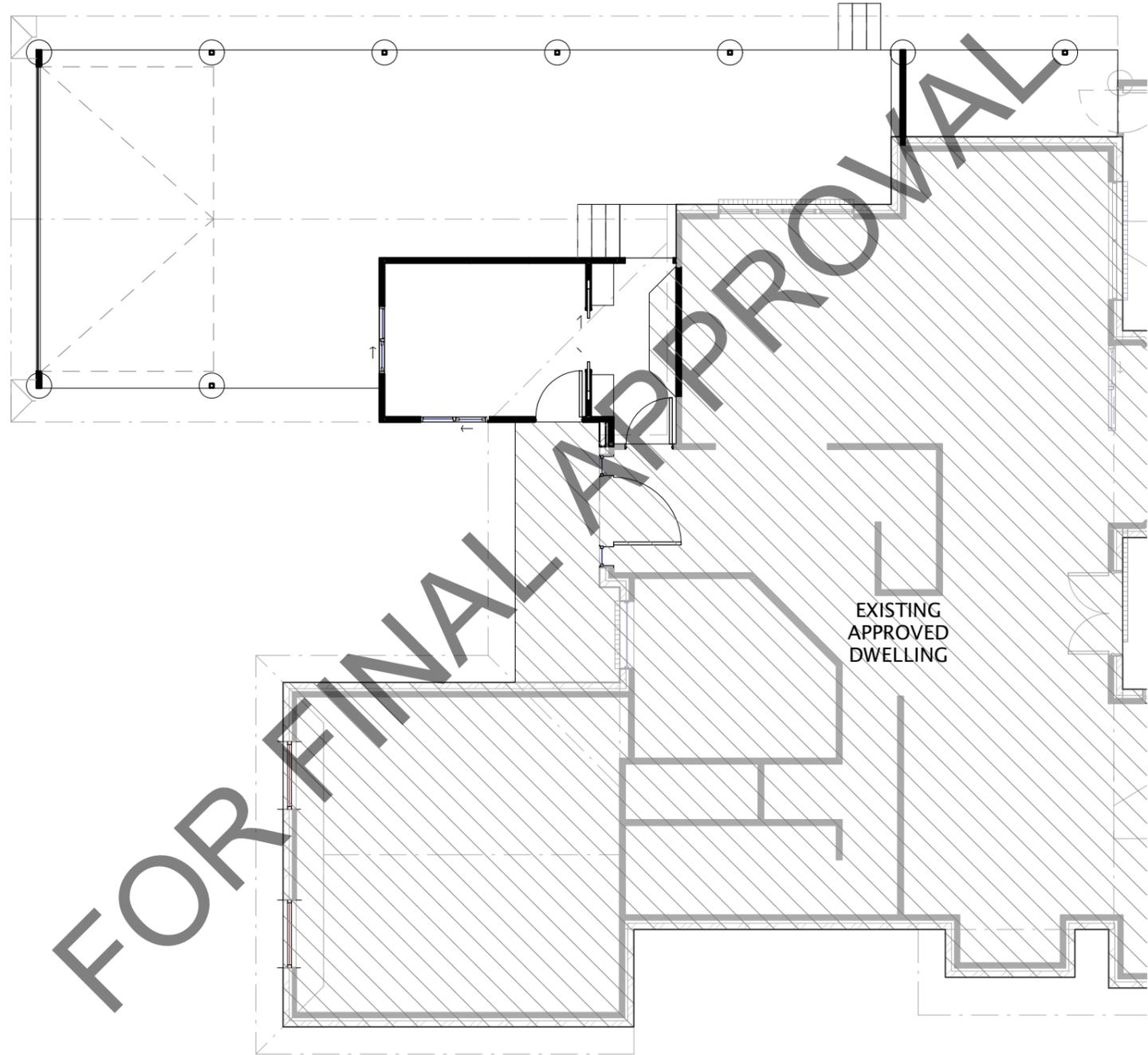
TITLE
Foundation Plan
 PROJECT
Lot 17 Chelsea Crescent, Carseldine
 CLIENT
Cody Herrington

WIND RATING:
N2
 DATE:
14/06/22
 JOB NO.
21 - 056

DRAWN BY:
CDR
 CHECKED BY:
CDR
 SCALE:
1 : 100
 PAGE NO.
008
 REV NO.
F

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ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
×	SINGLE GPO
××	DOUBLE GPO
TV	TV POINT
⊙SA	SMOKE DETECTOR
▬	FLUORESCENT LIGHT
●	RECESSED DOWN LIGHT
◐	EXTERIOR WALL LIGHT
▭	METER BOX
⊙	IXL BATHROOM LIGHT
⊙HWS	HOT WATER SYSTEM
⊙	CEILING FAN
⊙	MECHANICAL VENTILATON



1 Electrical Layout
1 : 100

Occupational Health & Safety Safe Design Report



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PROJECT: Lot 17 Chelsea Crescent, Carseldine

CLIENT: Cody Herrington

DATE: 04/04/22

JOB NO: 21 - 056

LIKELIHOOD: HOW LIKELY IS IT TO HAPPEN?	CONSEQUENCES: HOW SEVERELY IT COULD HURT SOMEONE IF IT WAS TO OCCUR				
	INSIGNIFICANT (NO INJURY)	MINOR (FIRST AID TREATMENT ONLY)	MODERATE (MEDICAL TREATMENT REQUIRED)	MAJOR (EXTENSIVE INJURIES OR LOSS OF PRODUCTION)	CATASTROPHIC (DEATH OR TOXIC RELEASE OF CHEMICALS)
ALMOST CERTAIN	3: HIGH	3: HIGH	4: ACUTE	4: ACUTE	4: ACUTE
LIKELY	2: MEDIUM	3: HIGH	3: HIGH	4: ACUTE	4: ACUTE
POSSIBLE	1: LOW	2: MEDIUM	3: HIGH	4: ACUTE	4: ACUTE
UNLIKELY	1: LOW	1: LOW	2: MEDIUM	3: HIGH	4: ACUTE
RARE	1: LOW	1: LOW	2: MEDIUM	3: HIGH	3: HIGH

STANDARD CONTROL REFERENCES	
Crane Operation	Mobile Crane Code of Practice 2006. Workplace Health and Safety QLD Managing the Risks of Plan in the Workplace Draft Code of Practice 2011. Safe Work Australia Traffic Management for Construction or Maintenance Work Code of Practice 2008. Workplace Health and Safety QLD
Earthworks	Excavation Works Draft Code of Practice 2011. Safe Work Australia Building Code of Australia 2011 Part 3.1.1
Electrical Hazards	Managing Electrical Risks in the Workplace Draft Code of Practice 2011. Safe Work Australia Managing Risks in Construction Work Draft Code of Practice 2011. Safe Work Australia Managing Risks in Constructions Work Draft Code of Practice 2011. Safe Work Australia Electrical Safety Code of Practice 2010-Working Near Exposed Live Parts (QLD)
Falling Objects	Managing Risks in Construction Work Draft Code of Practice 2011. Safe Work Australia
Hazardous Substances	AS 3999-1992. Thermal insulation of dwelling - Bulk installation - Installation requirements
Manual Handling	Hazardous Manual Tasks Code of practice 2011. Safe Work Australia. Managing the Risks of Plant in the Workplace Draft Code of Practice 2011. Safe Work Australia
Noise	Managing Risks in Construction Work Draft Code of Practice 2011. Safe Work Australia
Mobile Plant	Managing Risks in Construction Work Draft Code of Practice 2011. Safe Work Australia. Managing the Risks of Plant in the Workplace Draft Code of Practice 2011. Safe Work Australia
Underground Services	Managing Risks in Construction Work Draft Code of Practice 2011. Safe Work Australia
Working at Heights	Scaffolding Code of Practice 2009. Workplace Health and Safety QLD. Preventing Falls in Housing Construction Draft Code of Practice 2011. Safe Work Australia. Managing the Risks of Falls in the Workplace Code of Practice 2011. Safe Work Australia
Fire & Emergency Situations	Building Code of Australia Part 3.7
Demolition	Demolition Work Draft Code of Practice 2011. Safe Work Australia

LEVEL AND STATEMENT	ACTION TO BE TAKEN
4: ACUTE	ACT NOW - URGENT - REQUIRES IMMEDIATE ACTION TO BE TAKEN TO ELIMINATE THE RISK
3: HIGH	THE HIGHEST LEVEL OF MANAGEMENT IS REQUIRED TO MAKE THE DECISION
2: MEDIUM	FOLLOW MANAGEMENT INSTRUCTIONS
1: LOW	RECORD AND REVIEW IF ANY EQUIPMENT/ PEOPLE/ MATERIALS/ WORK PROCESSES OR PROCEDURES CHANGE

Occupational Health & Safety Safe Design Report

WORKPLACE HEALTH AND SAFETY RISK ASSESSMENT NOTES

1. FALLS, SLIPS & TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

Wherever possible, components for this building should be pre-fabricated 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 probability. The builder should provide a suitable barrier to the area of a lift well to prevent falls.

1.1.2 DURING OPERATION OR MAINTANANCE

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 legislations.

For building where scaffold, ladders or 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 should be used in accordance the relevant codes of practice, regulations or legislations.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR 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 4568:2004.

1.2.2 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

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

2.1 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 areas where the work is being carried out onto persons.

1. Prevent or restrict access to areas below where the work is being carried out
2. Provide toe boards to scaffolding or work platforms
3. Provide protective structure below the work area
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE)

2.2 BUILDING COMPONENT

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 buildings on a major road, narrow or steeply sloping road, parking of vehicles or loading/unloading of vehicle 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 buildings where on-site load/unloading is restricted, construction will require loading and unload material on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be adopted for the work site.

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

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contactor should be used.

It is recommended that the driveway is located a minimum of 0.5mm from electricity pillar box.

IF Underground power lines are located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

IF Overhead power lines are 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 protected 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 to 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

6.1 ASBESTOS

For alterations to a building constructed prior to 1990 the building may contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

For alterations to a building constructed prior to 1986 the building is likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sand or otherwise disturbing the existing structure.

6.2 POWDERED MATERIALS

Many materials used in the construction of the 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 includes 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.

6.4 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 recommendation for use must be carefully considered at all times.

6.5 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 it id 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.

6.6 TIMBER FLOORS

If the building contains timber floors that have an applied finish the areas where the finish has been 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. 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.

8. OPERATIONAL USE OF BUILDING

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

9. CLIMATIC CONDITIONS

The building has been designed for cyclonic conditions. As cyclonic conditions are possible it is recommended that the builder takes appropriate measures during construction.

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 requirement.

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 accidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

Occupational Health & Safety Safe Design Report

SITE & DESIGN CHECKLIST					
HAZARD	REFERENCE	YES	NO	UNKNOWN	RISK LEVEL
FALLS, SLIPS & TRIPS	WORKING AT HEIGHTS	✓			3: HIGH
	SLIPPERY SURFACES			✓	2: MEDIUM
	UNEVEN SURFACES			✓	2: MEDIUM
	LOOSE OBJECTS			✓	2: MEDIUM
FALLING OBJECTS	LOOSE MATERIALS AND SMALL OBJECTS			✓	3: HIGH
	BUILDING MATERIALS			✓	3: HIGH
TRAFFIC MANAGEMENT	PUBLIC ROADWAYS			✓	2: MEDIUM
SERVICES	UNDERGROUND SERVICES	✓			3: HIGH
MANUAL TASKS	LIFTING HEAVY ITEMS AND MATERIALS	✓			2: MEDIUM
HAZARDOUS SUBSTANCES	ASBESTOS			✓	3: HIGH
	POWDERED MATERIALS			✓	1: LOW
	TREATED TIMBER			✓	3: HIGH
	VOLATILE ORGANIC COMPOUNDS			✓	1: LOW
	SYNTHETIC MINERAL FIBRE			✓	1: LOW
	TIMBER FLOORS			✓	1: LOW
PUBLIC ACCESS	BARRIERS AND WARNING SIGNS	✓			3: HIGH
OPERATIONAL USE OF BUILDING	THE BUILDING IS DESIGNED AS A RESIDENTIAL BUILDING	✓			1: LOW
CLIMATIC CONDITIONS	CONSTRUCTION OCCURING IN A CYCLONIC AREA			✓	2: MEDIUM

*ALL REFERENCES ARE TO BE READ IN CONJUNCTION WITH THE WORKPLACE HEALTH AND SAFETY RISK ASSESSMENT NOTES ON THE PREVIOUS PAGE