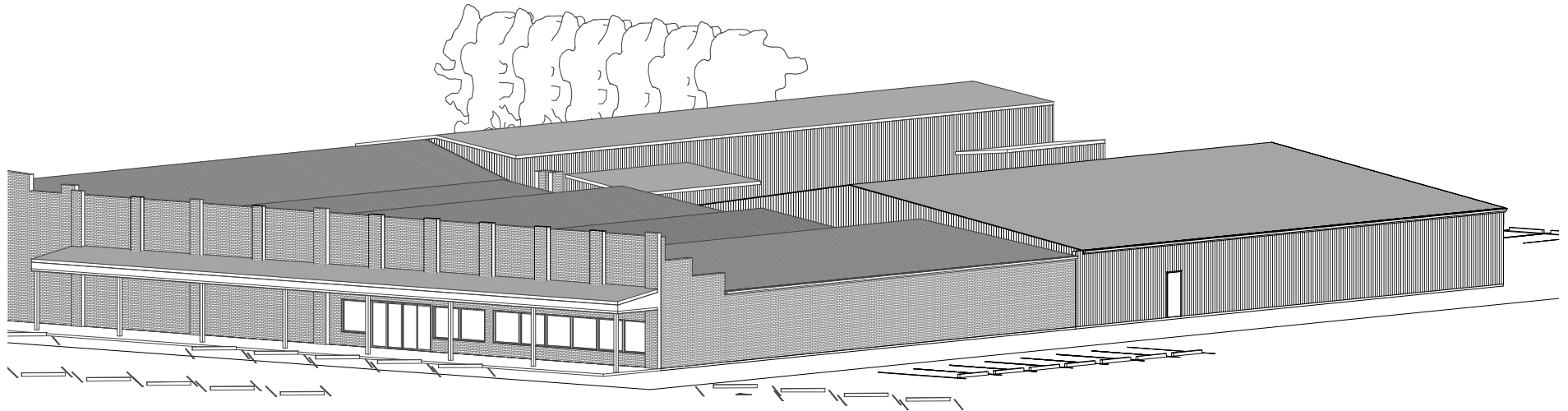


PROPOSED ALTERATIONS & ADDITIONS

AT: 16W-20W FITZROY STREET WALCHA NSW 2354
 CLIENT: CARLITO PTY. LTD.

NOTES:
 ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT NCCA & AUSTRALIAN STANDARDS.
 SMOKE DETECTORS COMPLYING WITH AS3786 TO BE INSTALLED WITHIN THE BUILDING IN ACCORDANCE WITH PART 3.7 OF THE BCA.
 ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.



SCHEDULE OF DRAWINGS

SHEET NAME	SHEET NUMBER	Current Revision
COVER PAGE	A001	2
DEMOLITION PLAN	A002	2
FLOOR PLAN	A003	2
ROOF PLAN	A005	2
ELEVATIONS 1	A008	2
3D PERSPECTIVES	A007	2
SITE PLAN	A009	2
AREA PLAN	A009	2
NOTES	A010	2

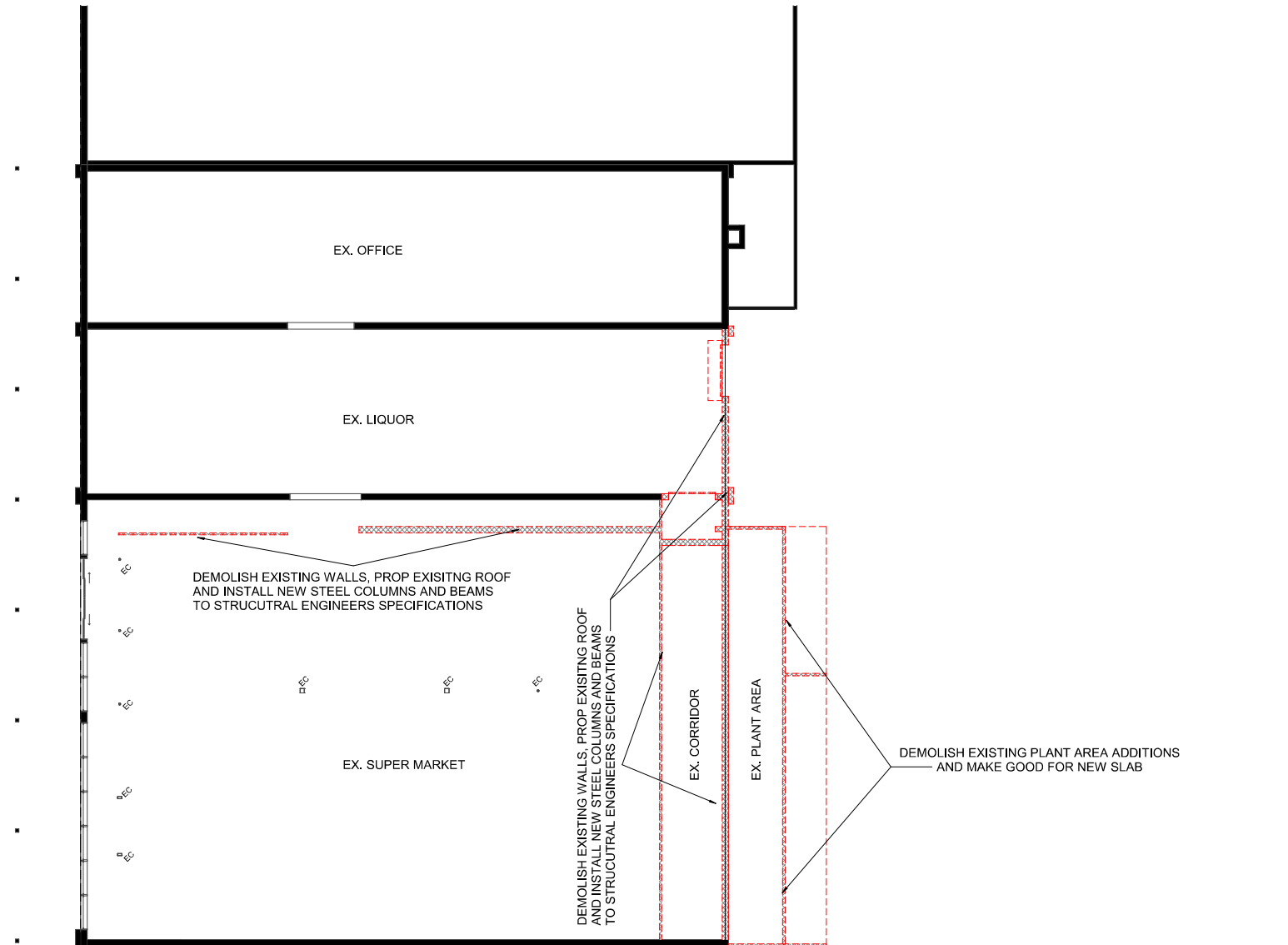
No.	Description	Date
2	REVISED DRAWING	10/06/2022

PROPOSED ALTERATIONS & ADDITIONS TO WALCHA IGA
 16W-20W FITZROY STREET WALCHA, NSW
 CARLITO PTY. LTD.

W.J. BRYAN ENGINEERING
 CONSULTING CIVIL AND STRUCTURAL ENGINEER
 13 MURRAY STREET - MANNINGHAM NSW 2340
 07 4023 2111 07 4023 2111
 13 MURRAY STREET - MANNINGHAM NSW 2340
 07 4023 2111 07 4023 2111
 13 MURRAY STREET - MANNINGHAM NSW 2340
 07 4023 2111 07 4023 2111

COVER PAGE		A001
DATE	10/06/2022	
DRAWN BY	JB	
CHECKED BY	JB	
SCALE	1:100	
PROJECT No.		2-21-12043

NOTE: Figures & dimensions to be confirmed on site. All dimensions & levels are to the centre of mass of any component. Contractors to verify the accuracy of any dimensions & levels on site. All dimensions & levels are to the centre of mass of any component. Contractors to verify the accuracy of any dimensions & levels on site.



DEMOLITION PLAN
1:100

NOTES

GENERAL:

- ALL DIMENSIONS TO BE CONFIRMED ON SITE.
- ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED & EXPOSED PRIOR TO ANY WORKS COMMENCING AT THE RESPONSIBILITY OF THOSE PERSONS USING THE PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.
- SMOKE DETECTORS COMPLYING WITH AS3786 TO BE INSTALLED WITHIN THE BUILDING IN ACCORDANCE WITH PART 37 OF THE BCA.
- TERMINATE RISK MANAGEMENT MUST COMPLY TO AS 3660.1 IN ACCORDANCE WITH NCC PART 6.1.6.1.
- TERMINATE PROTECTION SHALL BE PROVIDED TO ALL TIMBER FRAMES IN THE FORM OF TERMINATE SH & TREATED TIMBER FRAMES OR BRULAL.
- TERMINATE PROTECTION SHALL ALSO BE PROVIDED TO ALL FLOOR PENETRATIONS, PIPE WORK & FLASHING.
- PROPOSED FLOOR COVERINGS, FINISHES AND SARKING SHALL COMPLY WITH REQUIREMENTS OF NCC C1.10 VOL. 1
- ALL BALUSTRADES SHALL COMPLY WITH REQUIREMENTS OF NCC PART 5.2 VOL. 2
- ALL STAIR TREADS MUST HAVE A SLP RESISTANCE COMPLYING WITH REQUIREMENTS OF NCC PART 3.1 VOL. 2 & TEST CERTIFICATE COMPLY WITH AS 4684
- ALL STAIRS & LANDINGS TO COMPLY WITH NCC D2.13 & D2.14 & AS4586
- THE OPERATION & INSTALLATION OF NEW DOOR LATCHES & HARDWARE TO COMPLY WITH NCC D2.12
- LIGHTING & VENTILATION IN THE BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF THE NCC PART 7.4.
- ALL NEW OUTDOOR LIGHTING INSTALLED SHALL COMPLY WITH RELEVANT STANDARDS & AS4586. ALL EXTERNAL LIGHTING SHALL BE INSTALLED TO REDUCE LIGHT SPILL.
- ALL NEW BUILDING WORKS SHALL COMPLY WITH REQUIREMENTS OF NCC PART 1 VOL. 1 INCLUDING WATERPROOFING IN WET AREAS, DAMP PROOFING & WEATHER PROOFING.
- GLAZING ASSEMBLIES SHALL COMPLY WITH AS2047.
- FIRE & EMERGENCY:**
- EMERGENCY LIGHTING TO BE INSTALLED IN ACCORDANCE WITH AS 2201.1
- DIRECTIONAL SIGNAGE IN ACCORDANCE WITH NCC & AS2201.1 SHALL BE INSTALLED TO BE VISIBLE IN ALL CORRIDORS, STAIRWAYS & THE LIKE INDICATING THE DIRECTION TO THE REQUIRED EXITS
- EXIT DOORS WITHIN PATHS OF TRAVEL SHALL COMPLY WITH NCC D2.9 VOL. 1 & LATCHES COMPLYING WITH NCC D2.9 VOL. 1
- INTERNAL ELECTRICAL METRE BOARDS IN PATHS OF TRAVEL TO EXITS SHALL BE ENCLOSED IN NON-COMBUSTIBLE CONSTRUCTION & BARRICADED IN ACCORDANCE WITH NCC D2.9 VOL. 1 (IF REQUIRED)
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NCC PART 1.3.1 & AS2444
- RIGID FLEXIBLE DUCT WORK MUST COMPLY WITH FIRE HAZARD PROPERTIES IN ACCORDANCE WITH NCC SPEC. 1.9 CLAUSE 8 & AS2054
- FIRE HOSE REELS & FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH AS 2441 & AS2444.
- DISABLED ACCESS:**
- DISABLED ACCESS & SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH NCC D2 VOL. 1 & AS 1428.1
- DISABLED CARPARKING & SIGNAGE TO BE PROVIDED IN ACCORDANCE AS2890.1 & AS2890.2
- EXTERNAL DOORWAY THRESHOLDS SHALL BE INSTALLED ALLOWING DISABLED ACCESS IN ACCORDANCE WITH NCC D2.15 VOL. 1 & AS 1428.1
- APPROPRIATE EXTERNAL SIGNAGE SHALL BE PROVIDED TO LOCATE THE DISABLED ENTRY POINTS IN THE BUILDING.
- TACTILE GROUND SURFACE INDICATORS IN ACCORDANCE WITH THE NCC & AS1428.2 ARE REQUIRED AT THE TOP & BASE OF ALL RAMPS & STAIRS.
- THRESHOLD TACTILE INDICATOR SHALL BE INSTALLED IN DISABLED AMENITIES IN ACCORDANCE WITH AS5990
- DISABLED TOILET TO BE BUILT IN ACCORDANCE WITH AS 1428.1
- AMENITIES:**
- IN WC COMPARTMENTS WHERE THE DOORWAY IS WITHIN 1200mm OF THE PAN DOORS WITH LEFT OFF FINISHES MUST BE INSTALLED.
- SAUNTER FACILITIES AND OTHER FACILITIES WITHIN THE BUILDING MUST COMPLY WITH THE REQUIREMENTS OF THE NCC PART 7.2.
- THE WC COMPARTMENTS COMPRISING AN AREA WHICH HAS AN AREA OF NOT LESS THAN 1.0m² ARE TO BE FITTED WITH SELF CLOSING DOORS OF THE ROOM CONTAINING THE CLOSET PAN OR URINAL MUST BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH CLAUSE 7.4.9 OF THE NCC. AMENITIES TO BE MECHANICALLY VENTILATED.
- SECTION J REQUIREMENTS:**
- ALL NEW WALL, FLOOR & CEILING INSULATION TO COMPLY WITH THE MINIMUM R-VALUES OUTLINED IN THE NCC.
- ALL NEW AIR CONDITIONING SYSTEMS TO COMPLY WITH SECTION J NCC.
- ALL SHDG & WALLS FOR NEW WINDOWS & DOORS TO COMPLY WITH SECTION J NCC.
- SEAL & WEATHERING AIR INTAKE SHALL BE FITTED TO ALL WINDOWS & DOORS & VENTS TO HAVE SELF CLOSING DAMPERS TO COMPLY WITH SECTION J NCC.
- ALL NEW ARTIFICIAL LIGHTING TO COMPLY WITH SECTION J NCC & THE WATTAGE ALLOWANCES.

No.	Description	Date
1	REVISED ISSUE	10/09/2022

PROPOSED ALTERATIONS & ADDITIONS TO WALCHA IGA
16W-20W FITZROY STREET WALCHA, NSW
CARLITO PTY, LTD.

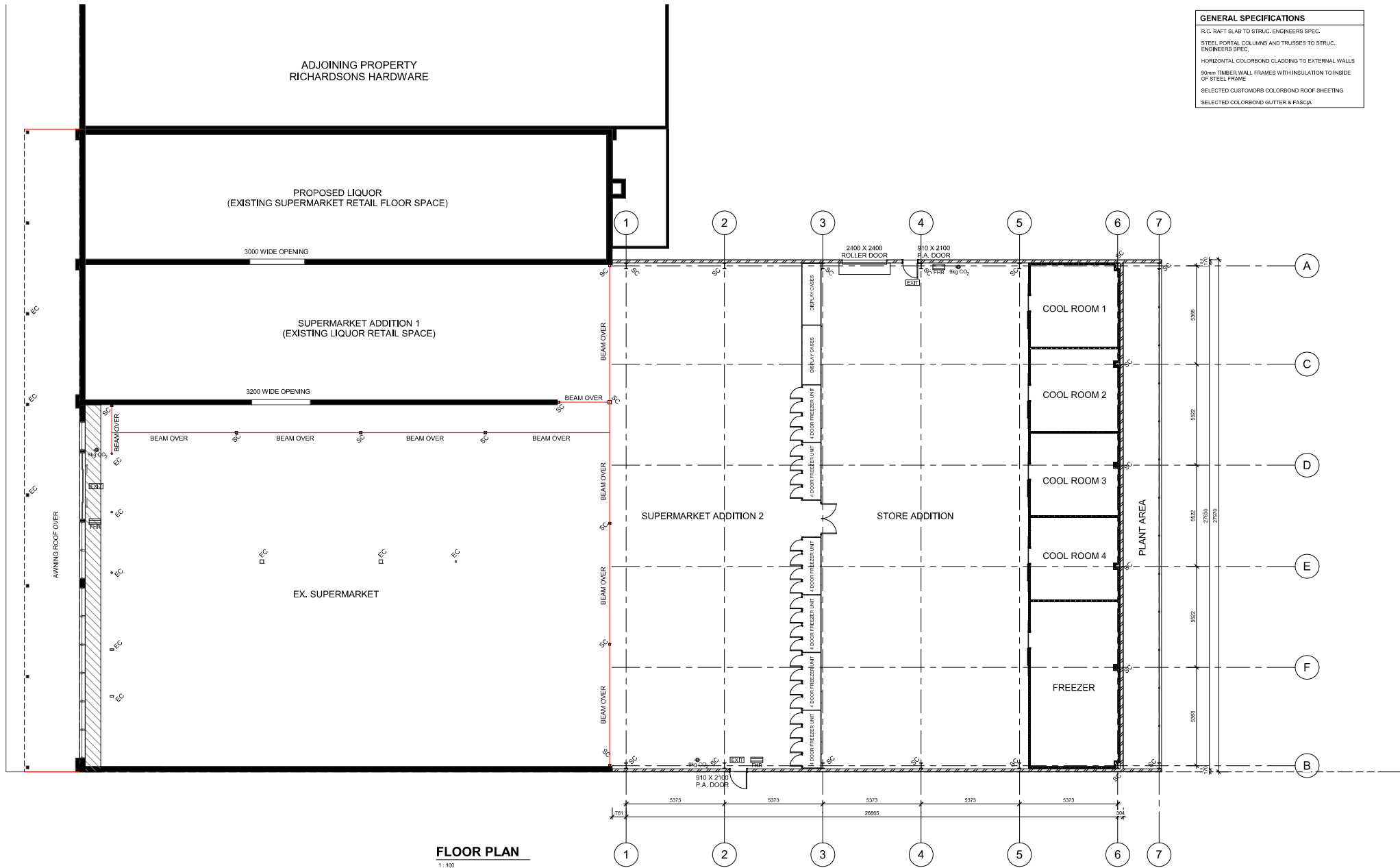
W.J. BRYAN ENGINEERING
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17 MURRAY STREET, TAMBORA NSW 2840
PH: 08 203 221 111 FAX: 08 203 221 111
110, GERRARD STREET, TAMBORA NSW 2840
PH: 08 203 221 111 FAX: 08 203 221 111

DEMOLITION PLAN	
DATE	10/09/2022
DRAWN BY	JB
CHECKED BY	WJB
SCALE	1:100
PROJECT No.	A002
	2-21-12043

NOTE: Figures dimensioned to the nearest millimetre. Verify all on-site dimensions & levels prior to the commencement of any construction. Contractors to verify the accuracy of any dimension.

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GENERAL SPECIFICATIONS	
R.C. RAFT SLAB TO STRUC. ENGINEERS SPEC.	
STEEL PORTAL COLUMNS AND TRUSSES TO STRUC. ENGINEERS SPEC.	
HORIZONTAL COLORBOND CLADDING TO EXTERNAL WALLS	
50mm TIMBER WALL FRAMES WITH INSULATION TO INSIDE OF STEEL FRAME	
SELECTED CUSTOMORB COLORBOND ROOF SHEETINGS	
SELECTED COLORBOND GUTTER & FASCIA	



FLOOR PLAN
1 : 100

PRELIMINARY ONLY NOT TO BE USED FOR APPROVAL OR CONSTRUCTION

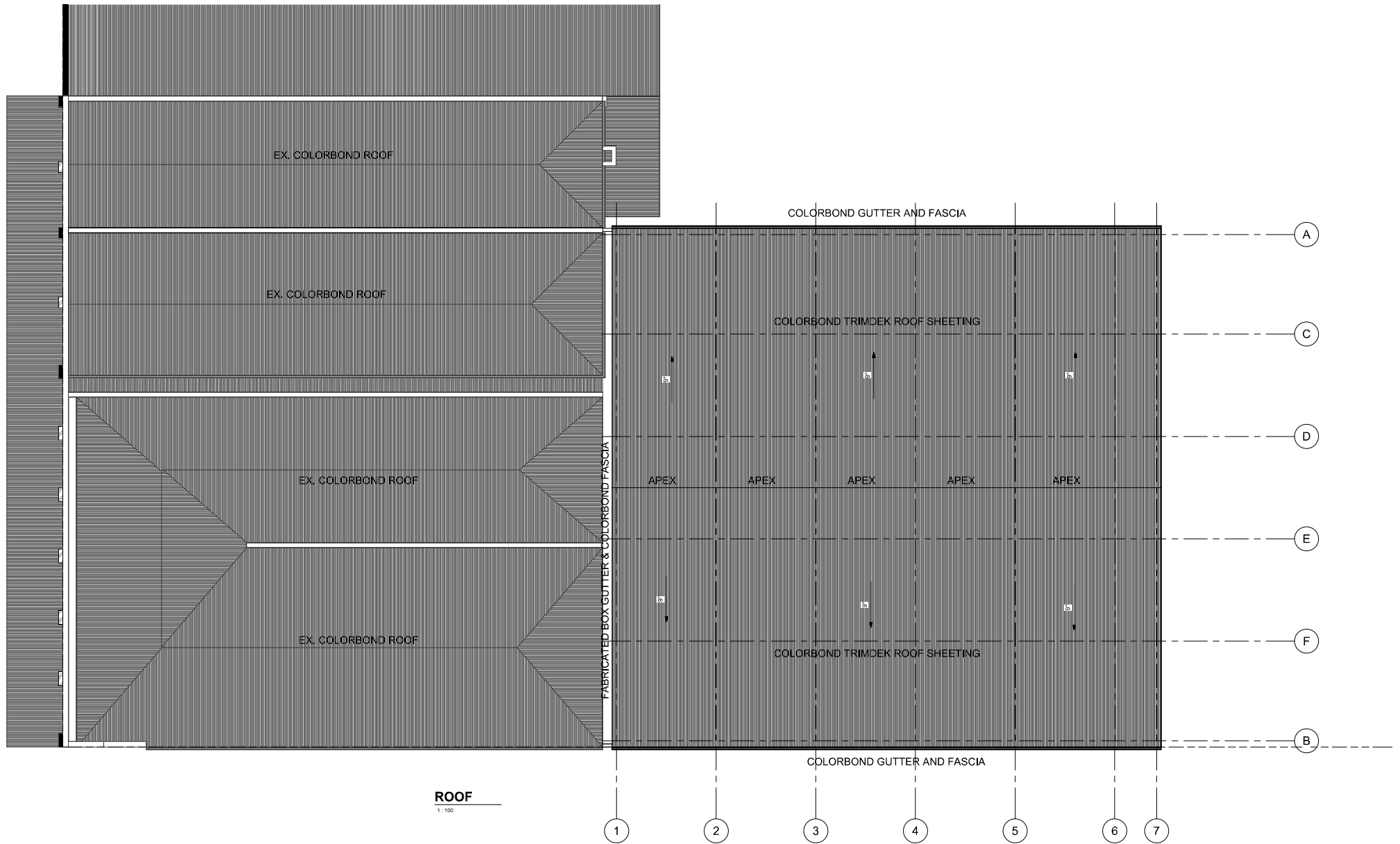
No.	Description	Date
1	REVISED ISSUE	10/09/2022

PROPOSED ALTERATIONS & ADDITIONS TO WALCHA IGA
16W-20W FITZROY STREET WALCHA, NSW
CARLITO PTY, LTD.

W.J. BRYAN ENGINEERING
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EMAIL: WJB@wjbe.com.au
1800 000 200
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FLOOR PLAN
DATE: 10/09/2022
DRAWN BY: JB
CHECKED BY: WJB
SCALE: 1 : 100

PROJECT No. A003
2-21-12043



ROOF
1:100

No.	Description	Date
1	REVISION: DA ISSUE	10/09/2022

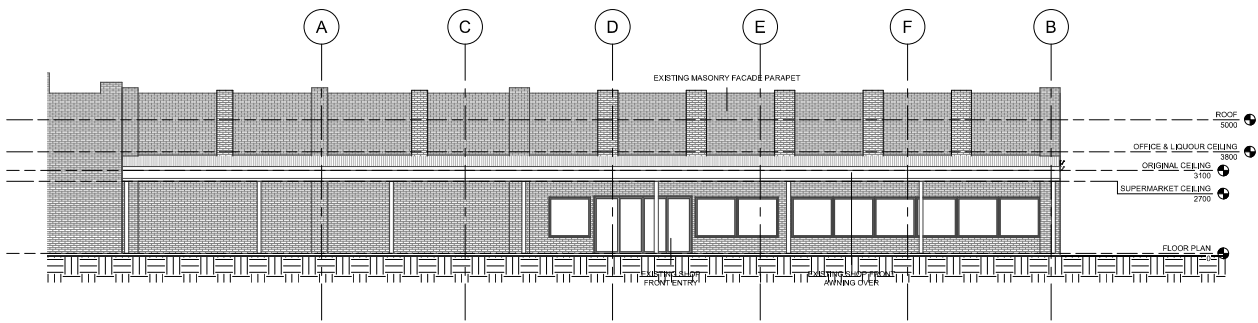
PROPOSED ALTERATIONS & ADDITIONS TO WALCHA IGA
16W-20W FITZROY STREET WALCHA, NSW
CARLITO PTY, LTD.

W.J. BRYAN ENGINEERING
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17-182 422 221 171 (08) 432 221 171
180 1 800 202 241 171

ROOF PLAN
DATE: 10/09/2022
DRAWN BY: JB
CHECKED BY: WJB
SCALE: 1:100

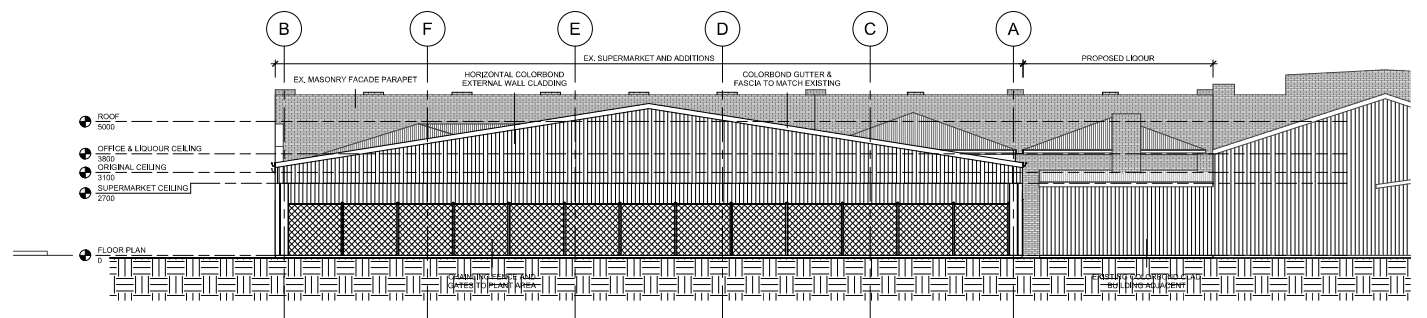
A005
PROJECT No.
2-21-12043

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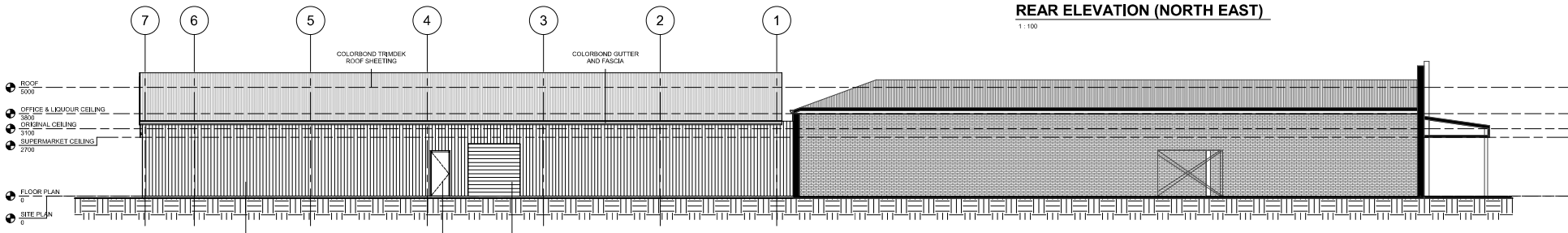
FRONT ELEVATION (SOUTH WEST)

1:100



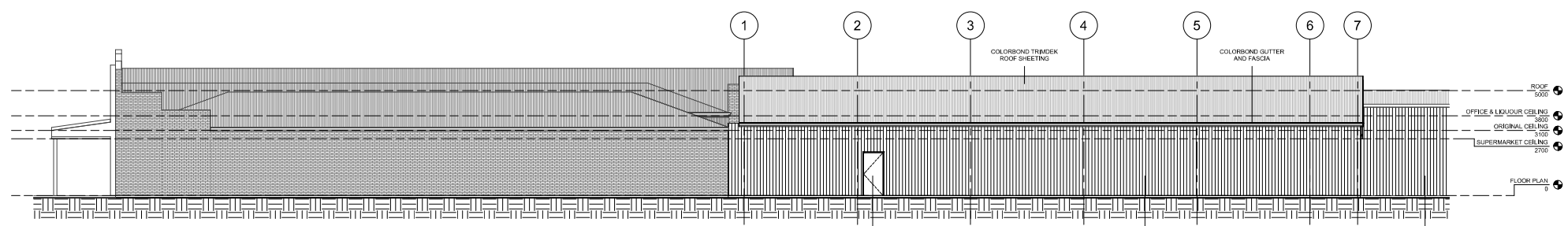
REAR ELEVATION (NORTH EAST)

1:100



SIDE ELEVATION (NORTH WEST ELEVATION)

1:100



SIDE ELEVATION (SOUTH EAST)

1:100

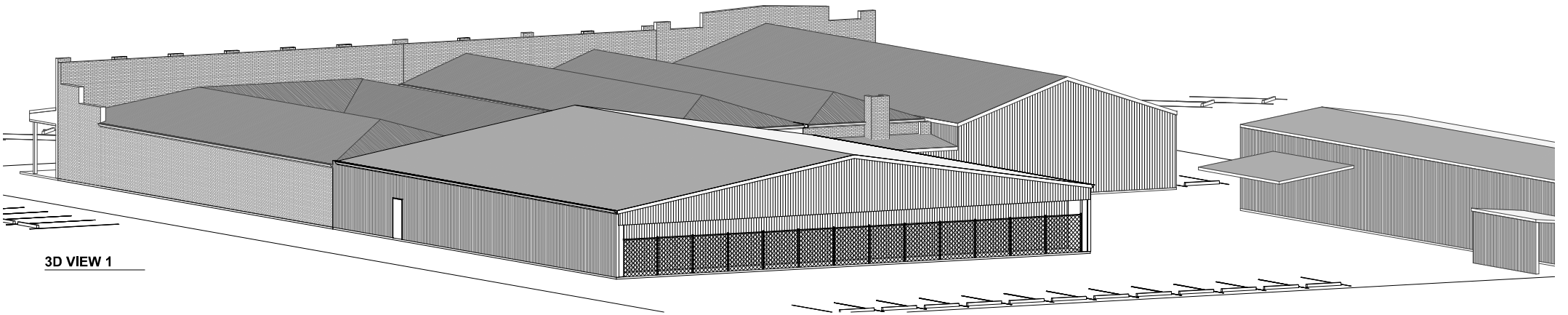
No.	Description	Date
1	REVISED DRAWING	10/09/2022

PROPOSED ALTERATIONS & ADDITIONS TO WALCHA IGA
 16W-20W FITZROY STREET WALCHA, NSW
 CARLITO PTY, LTD.

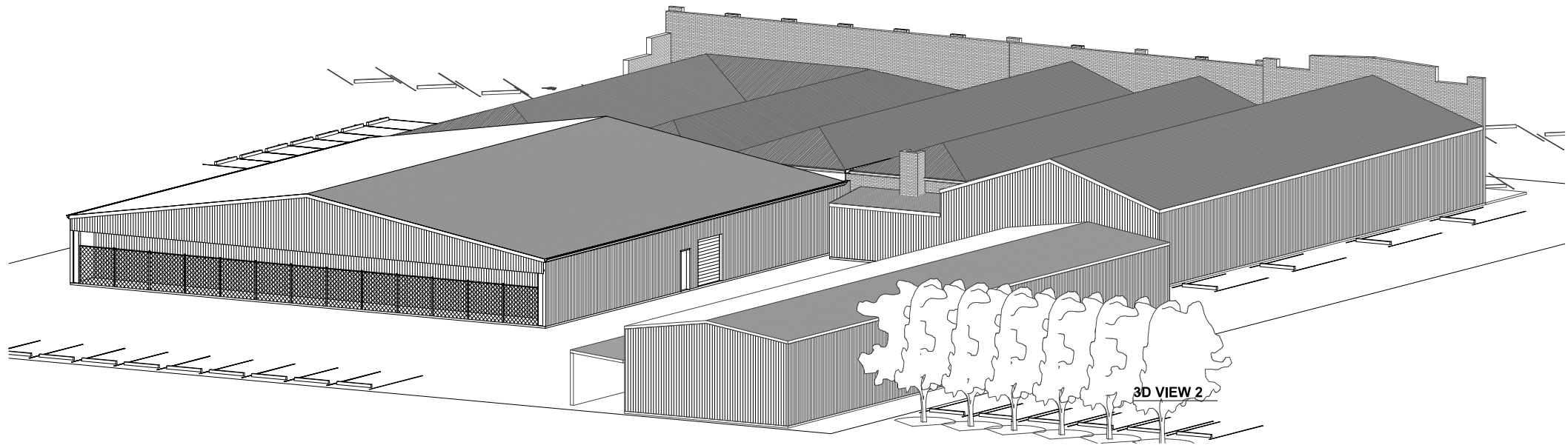
W.J. BRYAN ENGINEERING
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 12 MURRAY STREET, MANNINGHAM NSW 2148
 PH: 489 400 0000 FAX: 489 400 0001
 1500 15 00 202 2018

ELEVATIONS 1		A006	
DATE	10/09/2022	PROJECT NO.	24-1-12043
DRAWN BY	JB		
CHECKED BY	WJB		
SCALE	1:100		

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3D VIEW 1



3D VIEW 2

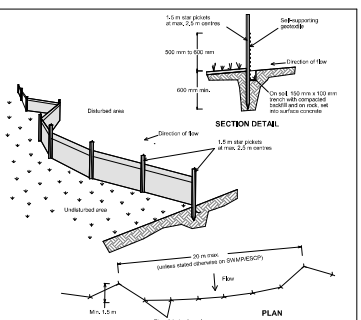
No.	Description	Date
1	REVISED ISSUE	10/06/2022

PROPOSED ALTERATIONS & ADDITIONS TO WALCHA IGA
 16W-20W FITZROY STREET WALCHA, NSW
 CARLITO PTY, LTD.

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 02/19/2022

3D PERSPECTIVES		A007	
DATE	10/06/2022	PROJECT No.	2-21-12043
DRAWN BY	WJB		
CHECKED BY	WJB		
SCALE			

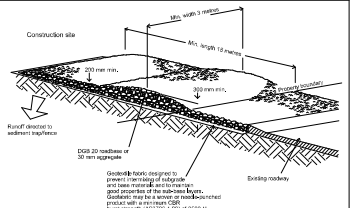
NOTE: Figures shown to give perspective view only. All dimensions & details prior to the commencement of any construction. Contractors liability the authority of any drawings.
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Construction Notes

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow to concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Use a 150mm mesh mesh along the up-slope side of the fence for the bottom of the fabric to be anchored.
- Draw 1.5 metre long star pockets into ground at 2.5 metre intervals (max) at the down-slope edge of the mesh. Ensure any star pockets are fixed with galvanized steel.
- Fit self-supporting geocells to the up-slope side of the posts ensuring it goes to the base of the mesh. Fix the geocells with wire ties or as recommended by the manufacturer. Only use geocells specifically produced for sediment fencing. The use of plastic fabric for this purpose is not acceptable.
- Join sections of fabric at a support post with a 150mm overlap.
- Install the fence over the base of the fabric and compact it thoroughly over the geocells.

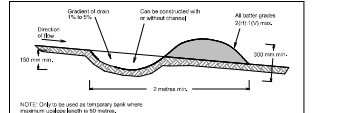
SEDIMENT FENCE SD 6-8



Construction Notes

- Strip the topsoil from the site and compact the subgrade.
- Cover the area with needle-punched geotextile.
- Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
- Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
- Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

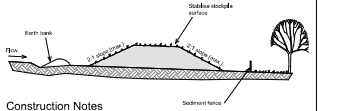
STABILISED SITE ACCESS SD 6-14



Construction Notes

- Build with gradients between 1 percent and 5 percent.
- Avoid removing trees and shrubs if possible - work around them.
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the structure with one or two parallel longitudinal sections, not wall-to-wall.
- Ensure the banks are properly compacted to prevent failure.
- Complete permanent or temporary stabilization within 10 days of construction.

EARTH BANK (LOW FLOW) SD 5-5



Construction Notes

- Place stockpiles more than 2 (preferably 3) metres from existing vegetation, concentrated water flow, roads and treated areas.
- Construct on the contour as far as is practicable on undisturbed ground.
- Where there is sufficient area, topsoil stockpiles shall be less than 7 metres in height.
- Where they are to be in place for more than 10 days, stabilise following the approved EBCP or SWMP to reduce the Calstar to less than 0.10.
- Construct earth banks (Standard Drawing 147) on the up-slope side to divert water around stockpiles and sediment fences (Standard Drawing 147) to 2 metres down-slope.

STOCKPILES SD 4-1

SITE DETAILS

ADDRESS: 16W-20W FITZROY ST, WALCHA
 LOT & GP: LOT 1 DP 996429
 SITE AREA: 4721.2 sqm
 LGA: B2 LOCAL CENTRE
 FLOOR SPACE RATIO: N/A
 DEVELOPMENT TYPE: PROPOSED COMMERCIAL ALTERATIONS & ADDITIONS
 WIND CLASSIFICATION: NO SITE CLASSIFICATION TO AS 4055-2006
 SOIL CLASSIFICATION: REFER TO ENG. DETAILS
 CLIMATE ZONE: 68 (WWW.ABCB.GOV.AU MAP)
 BAL LEVEL: N/A NO AREAS OF BUSHFIRE PRONE VEGETATION
 OTHER HAZARDS: N/A



SITE PLAN
1:250

ADDITIONAL INFORMATION

- All paths of travel both during and after construction are to remain free of obstructions.
- All access to the site during construction is to remain limited to authorised personnel who are to be made aware of this report.
- Future demolished to adhere to the Code of Practice for demolition work.
- Adequate ventilation is to be allowed for both during and after construction to prevent injury due to heat and/or air born contaminants.
- All components of the construction are to comply with NCCA and all relevant Australian Standards and any additional future work is to be designed and carried out with reference to these.
- Positioning of rocky plant equipment both during and after construction must be carried out to prevent nuisance and/or injury to neighbouring properties.
- The Project Manager, Construction Manager, Builder and anyone in charge of the site during both during and after construction must implement all safety requirements in compliance with this report. The NCCA and all relevant standards unless otherwise specified with the designer in writing. Any contractors in compliance become the responsibility of the person/s who carried them out.
- All products selected by the owner and not approved in writing by the designer are the responsibility of the owner.

SEDIMENT & EROSION CONTROL NOTES

- Site works are not to start until the erosion and sediment control measures are installed and functional.
- The entry/exit of vehicles from the site will be confined to one stabilised point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. Stabilisation is to be achieved by either:
 - constructing a roadbed (e.g. concrete or asphalt) driveway to the street
 - constructing a stabilised site access following standard drawing SD 6-14 or other suitable technique approved by the council.
- Topsoil is to be stripped and stockpiled for later use in landscaping the site. Topsoil is to be respiced and all disturbed areas rehabilitated (juried).
- Excavated material stored onsite shall be placed under a sediment fence. Install a sediment fence on the down-slope side of the material.
- Sins are to be provided within the development site (NOI on footpath or roadway) for building waste and arrangements are to be made for regular collection and disposal.
- All surface water to fall away from building in all directions in accordance with requirements of AS2870.
- Roof gutters are to be connected to the stormwater system as soon as practicable.
- All erosion control are to be checked daily (at a minimum weekly) and after all rain events to ensure they are maintained in fully functional condition.
- All sediment containing structures to be cleaned upon reaching 80% CAPACITY.

No.	Description	Date
1	REVISED ISSUE	10/09/2022

PROPOSED ALTERATIONS & ADDITIONS TO WALCHA IGA
 16W-20W FITZROY STREET WALCHA, NSW
 CARLITO PTY. LTD.

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 13 HERBERT STREET, TAMBORINE QLD 4284
 07 5521 2111 (M-F 9:00AM-5:00PM)
 18/10/2022 10:28 AM
 18/10/2022 10:28 AM
 18/10/2022 10:28 AM

SITE PLAN		PROJECT No.	
DATE	10/09/2022	PROJECT No.	A008
DRAWN BY	JB	SCALE	As Indicated
CHECKED BY	WJB		
SCALE	As Indicated		

RICHARDSONS

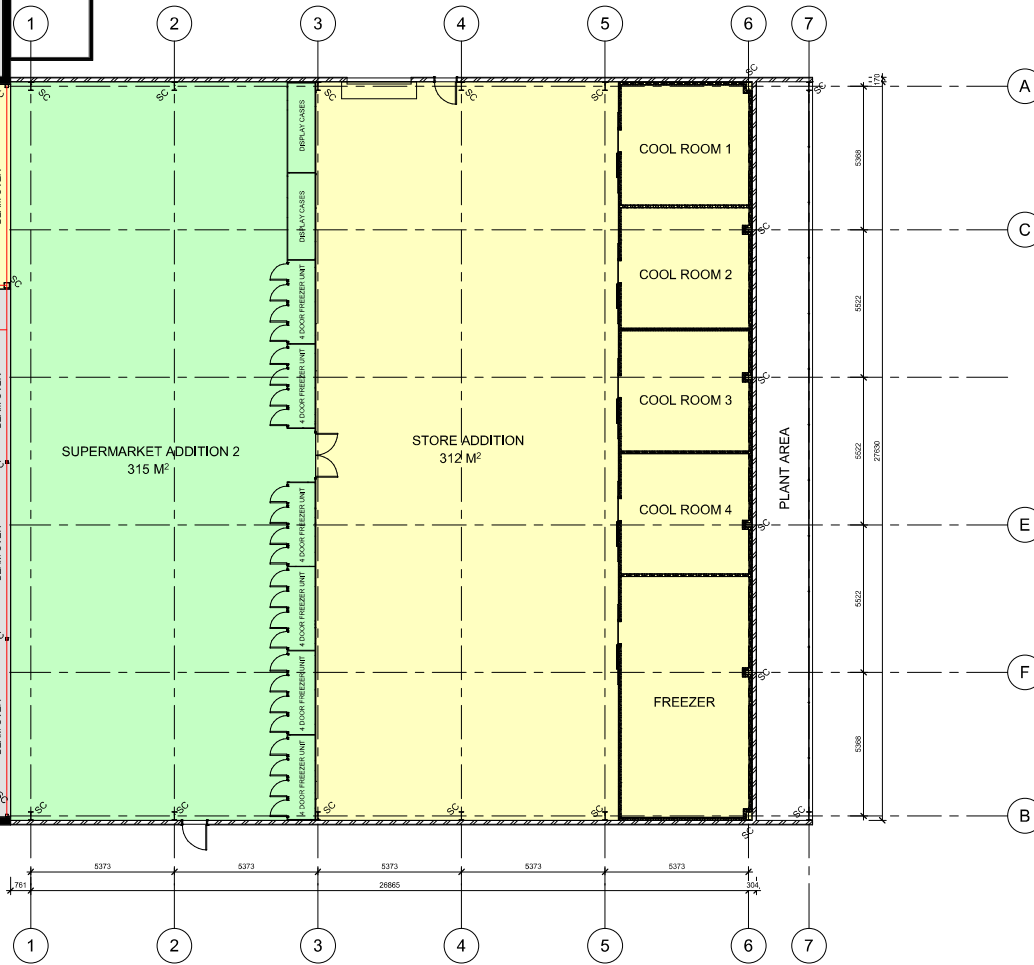
PROPOSED LIQUOR
(EXISTING SUPERMARKET RETAIL FLOOR SPACE)
212 M²

SUPERMARKET ADDITION 1
(EXISTING LIQUOR RETAIL SPACE)
212 M²

EX. SUPERMARKET
568 M²

CARPARKING REQUIREMENTS	
EXISTING COMMERCIAL RETAIL FLOOR AREA	992m ²
SERVICED BY EXISTING CARPARKING NO CHANGE	
SUPER MARKET ADDITION 2	315m ²
1 SPACE PER 60m ² = 315/60=5.25	6 SPACES REQUIRED
STORE/COOL ROOM & FREEZER ADDITION	450m ²
1 SPACE PER 60m ² = 450/60=7.5	8 SPACES REQUIRED
TOTAL NEW SPACES REQUIRED = 14	
TOTAL NEW SPACES PROVIDED - 12	

PROPOSED FLOOR AREAS	
PROPOSED LIQUOR TOTAL (EXISTING SUPERMARKET RETAIL FLOOR SPACE)	193.8m ²
EX. SUPER MARKET	568m ²
SUPER MARKET ADDITION 1 (EXISTING LIQUOR FLOOR SPACE)	212m ²
SUPER MARKET ADDITION 2	315m ²
TOTAL SUPER MARKET AREA	1095m ²
STORE/COOL ROOM & FREEZER ADDITION	450m ²
TOTAL AREA (EXCLUDING LIQUOR)	1545m ²



FLOOR PLAN - AREAS

1:100

No.	Description	Date
2	REVISED DRAWING	10/09/2022

PROPOSED ALTERATIONS & ADDITIONS TO WALCHA IGA
16W-20W FITZROY STREET WALCHA, NSW
CARLITO PTY, LTD.

W.J. BRYAN ENGINEERING
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15/05/15 15/05/2022 15/05/2022

AREA PLAN	
DATE	10/09/2022
DRAWN BY	JB
CHECKED BY	WJB
SCALE	1:100
PROJECT No.	A009
	2-21-12043

NOTE: Figures shown are approximate and subject to change. Verify all dimensions and levels prior to the commencement of any construction. Constructability is the responsibility of the contractor.

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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.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

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

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings:

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

4. SERVICES

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 used.

Locations with underground power:

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

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos
 1986 - it therefore is likely to contain asbestos
 either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

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

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.

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, DEMOLISHERS.

No.	Description	Date
2	REVISOR'S ISSUE	10/09/2022

PROPOSED ALTERATIONS & ADDITIONS TO WALCHA IGA
 16W-20W FITZROY STREET WALCHA, NSW
 CARLITO PTY, LTD.

W.J. BRYAN ENGINEERING
 CONSULTING CIVIL AND STRUCTURAL ENGINEER
 13 MURRAY STREET, MANNINGHAM NSW 2108
 170/1701 PETER ST, MANNINGHAM NSW 2108
 1/10-1/1200 PETER ST, MANNINGHAM NSW 2108
 1/10-1/1200 PETER ST, MANNINGHAM NSW 2108
 1/10-1/1200 PETER ST, MANNINGHAM NSW 2108

NOTES		A010
DATE	10/09/2022	PROJECT NO. 2-21-12043
DRAWN BY	JB	
SCALE	1:50	

NOTE: Figures dimensioned to give precedence over unlabelled dimensions.
 Verify all other dimensions & details prior to the commencement of any construction. Contractors to verify the accuracy of any information.
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