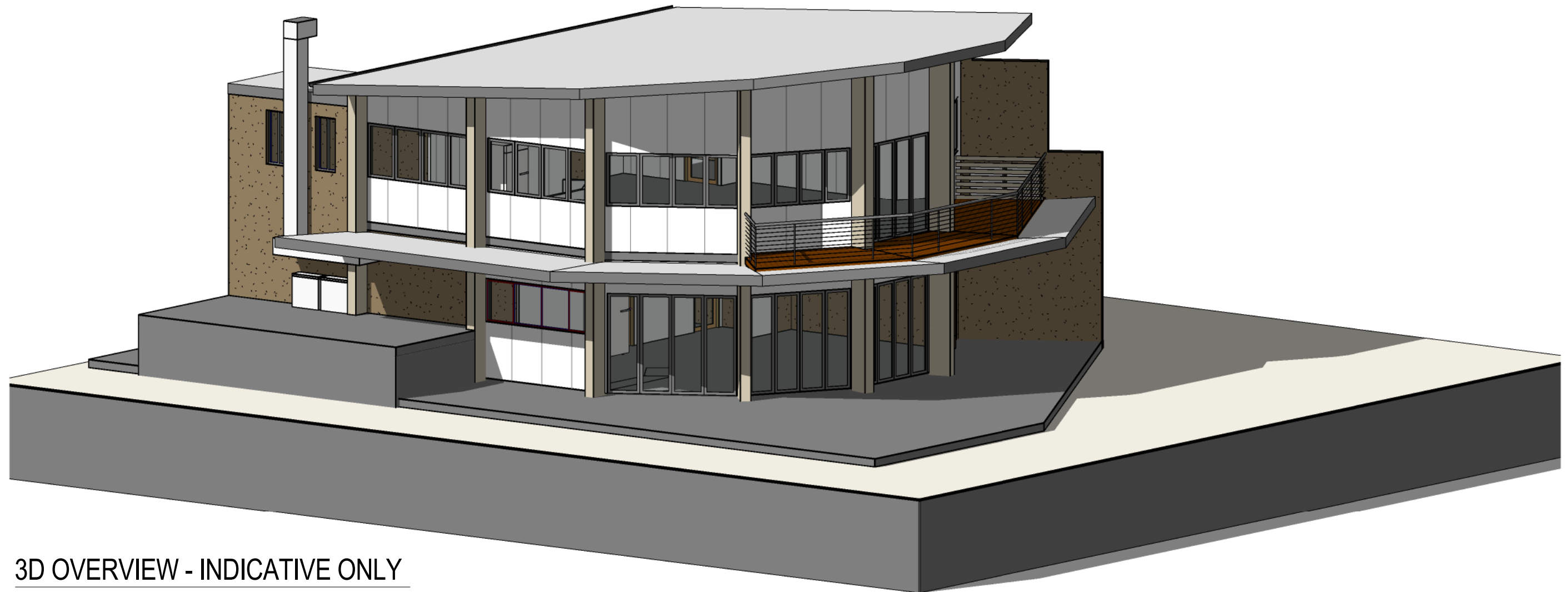


# CAFE & FUNCTION ROOM FITOUT FOR CENTURION CONSTRUCTIONS LOT 2 DIBBS STREET. SOUTH TOWNSVILLE



3D OVERVIEW - INDICATIVE ONLY

BUILDING DESIGN - MEDIUM RISE  
BSA LIC. - No. 65778 EXPIRY 25.5.14  
448 BAYSWATER RD. MT LOUISA  
PO Box 7645, GARBUTT. 4814.  
EMAIL: gvd68@bigpond.net.au  
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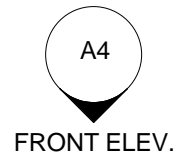
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CLIENT: CENTURION CONST.  
ADDRESS:  
RIVER CAFE - DIBBS STREET

DRAWN: GVD	DATE: 23.09.13	CHK/APP:
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SH No: A1	JOB No: 13090PH	



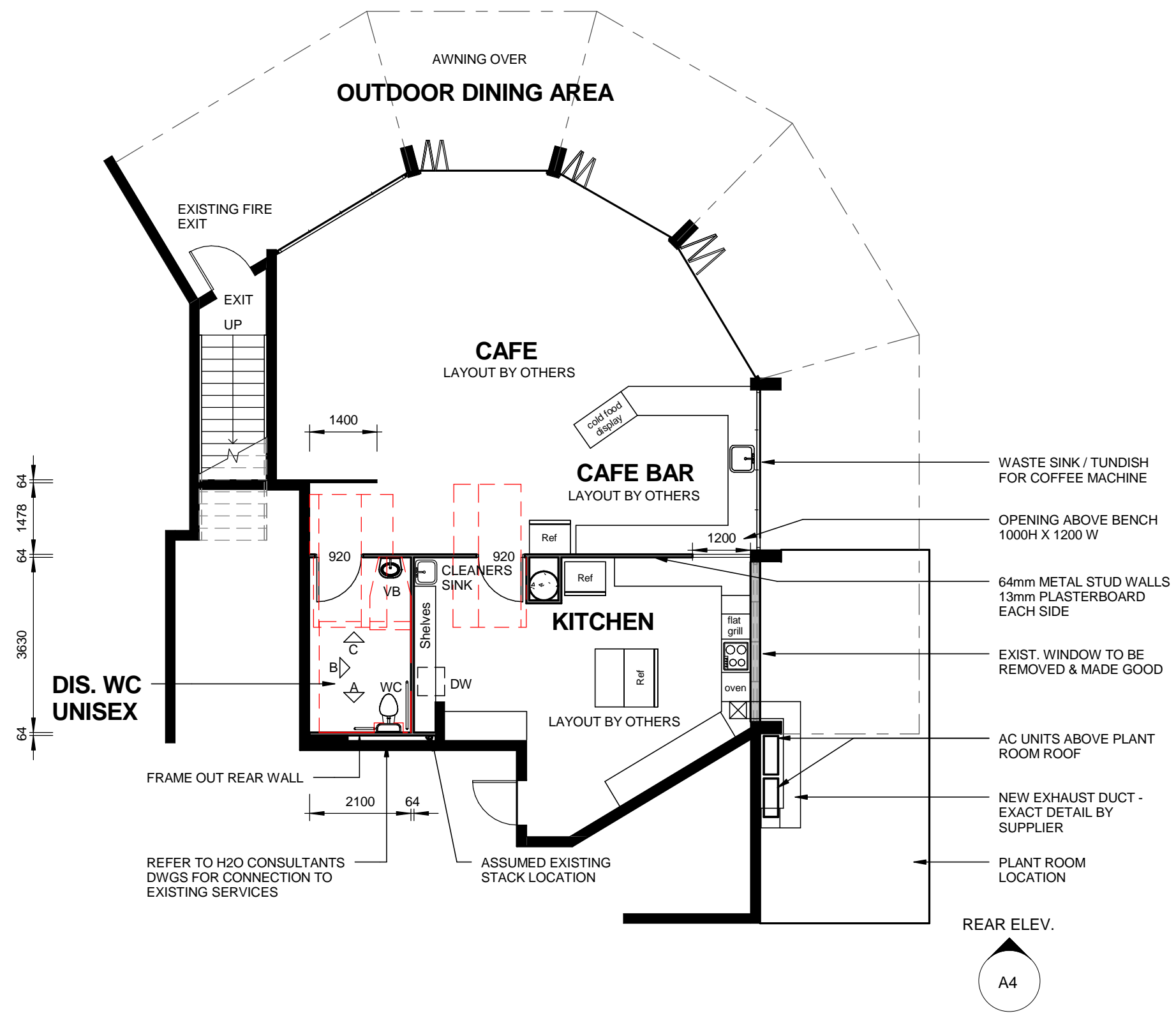
**GVD**  
BUILDING DESIGN  
PH: 07/47743314 FAX: 07/47743315  
GREG VAN DINTER M: 0418/782827



FRONT ELEV.



DIBBS ST. ELEV.



**CONSTRUCTION CRITERIA**

**CAFE FITOUT**

**EXISTING EXITS**

**BUILDING CLASS 6** (B.C.A. PART A3.2)

**INTERNAL PARTITIONS**

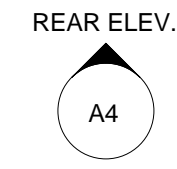
64mm INTERNAL METAL STUD PARTITIONS WITH ONE ROW OF NOGGING. STUDS @ 450crs. SHEET BOTH SIDES OF WALLS WITH 13mm PLASTERBOARD. 6mm VILLABOARD TO WET AREAS

**HEALTH REQUIREMENTS**

AS PER T.C.C. GUIDELINES

**GENERAL NOTES**

FLOOR COVERINGS WILL BE AS PER SPECIFICATION. FALL WET AREA FLOORS TO FLOOR WASTES. ANY DISCREPANCIES BETWEEN DRAWINGS ARE TO BE IMMEDIATELY VERIFIED. WC DOORS THAT OPEN IN TO HAVE LIFT OFF HINGES.



REAR ELEV.

**CAFE - GROUND FLOOR**  
1 : 100

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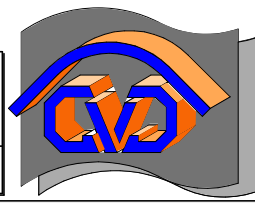


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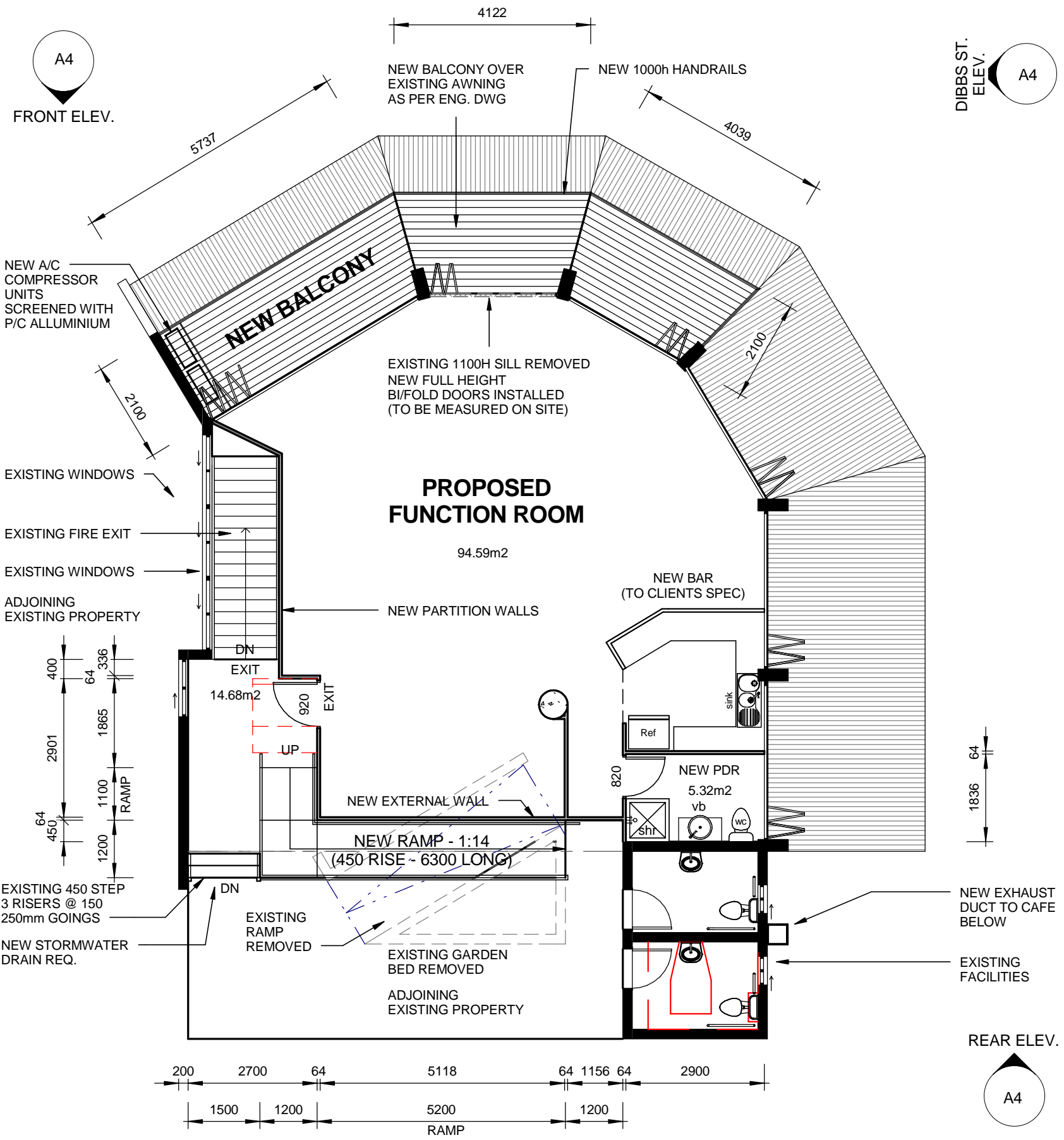
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**CENTURION CONSTRUCTIONS**

**CLIENT:** CENTURION CONST.  
**ADDRESS:**  
RIVER CAFE - DIBBS STREET

<b>DRAWN:</b> AN	<b>DATE:</b> 23.09.13	<b>CHK/APP:</b>
<b>ISSUE:</b> B	<b>SCALE:</b> 1 : 100	
<b>SH No:</b> A2	<b>JOB No:</b> 13090PH	



**GVD**  
**BUILDING DESIGN**  
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GREG VAN DINTER M: 0418/782827



**FUNCTION ROOM - FIRST FLOOR**  
1:100

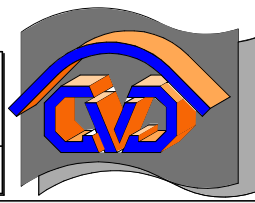
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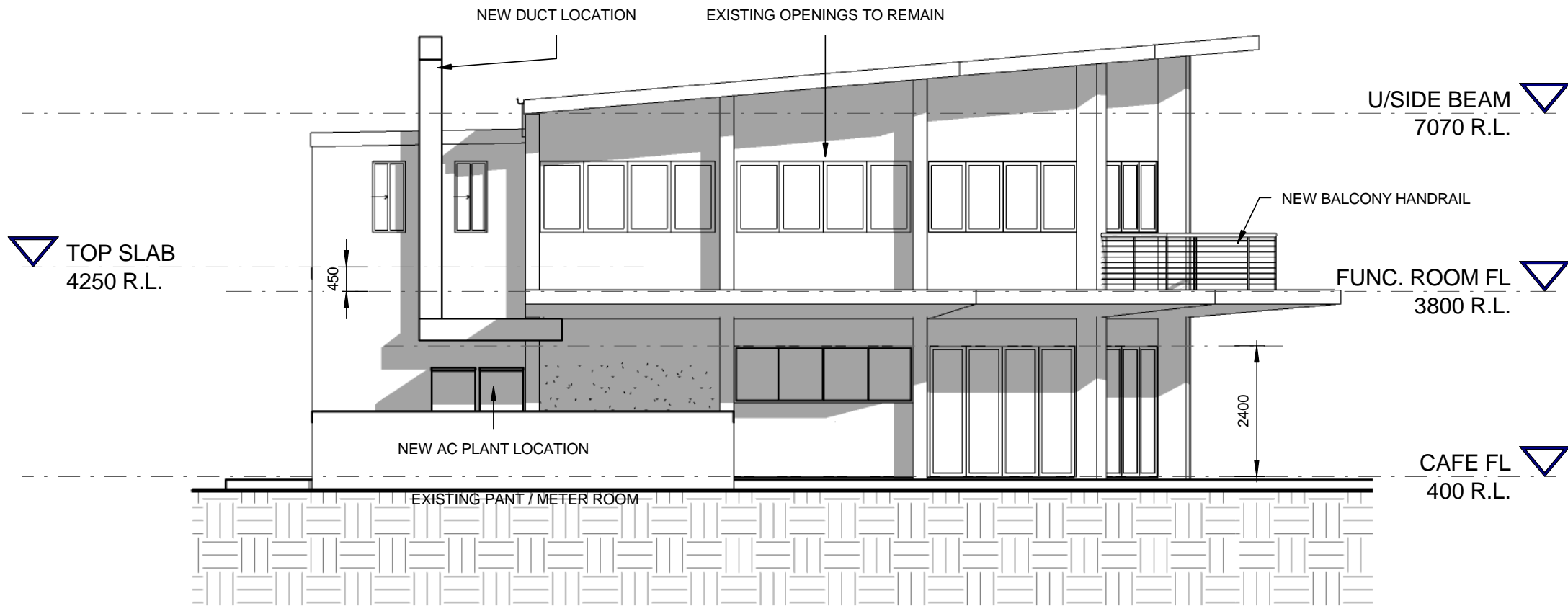
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ISSUE: B	SCALE: 1:100	
SH No: A3	JOB No: 13090PH	

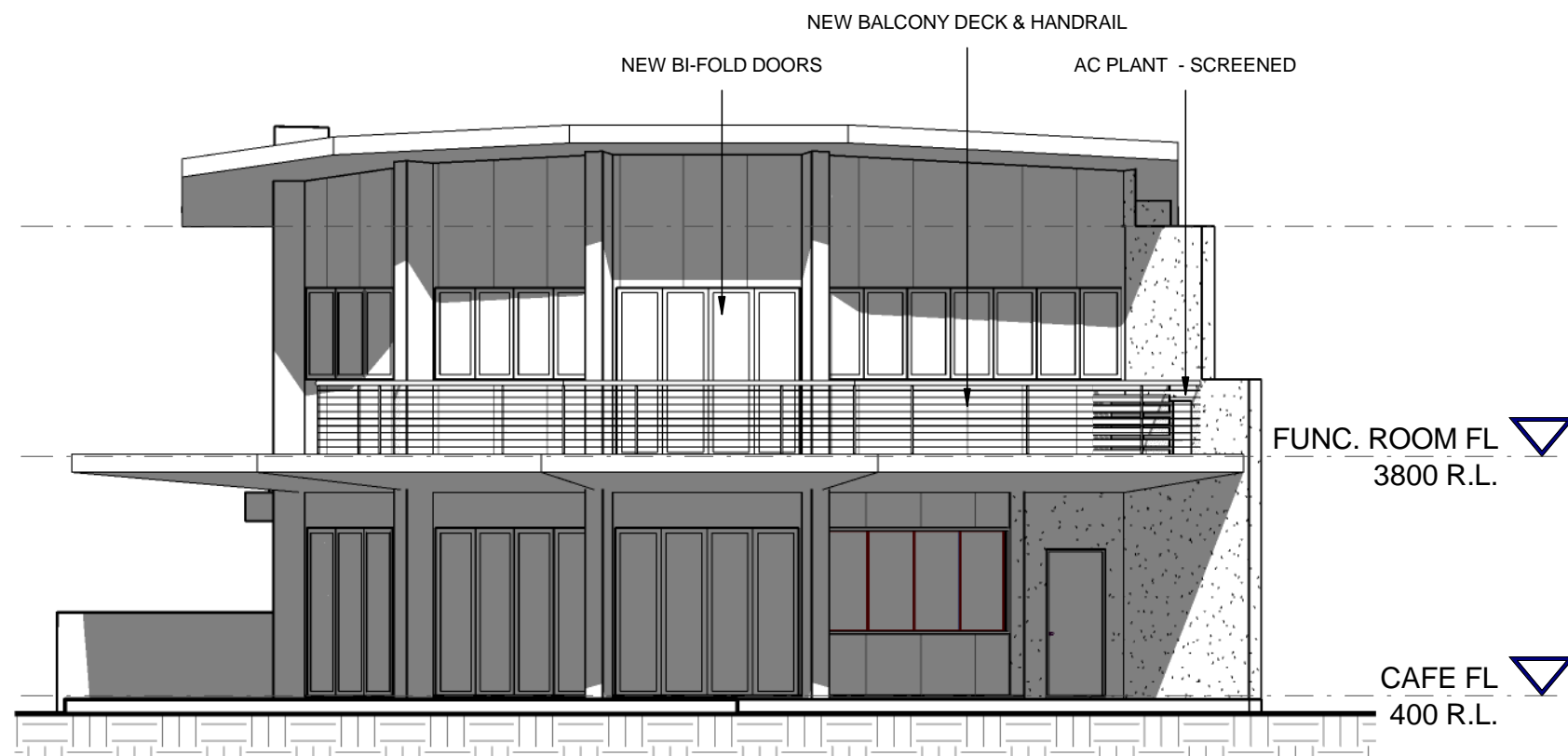


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BUILDING DESIGN  
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GREG VAN DINTER M: 0418/782827



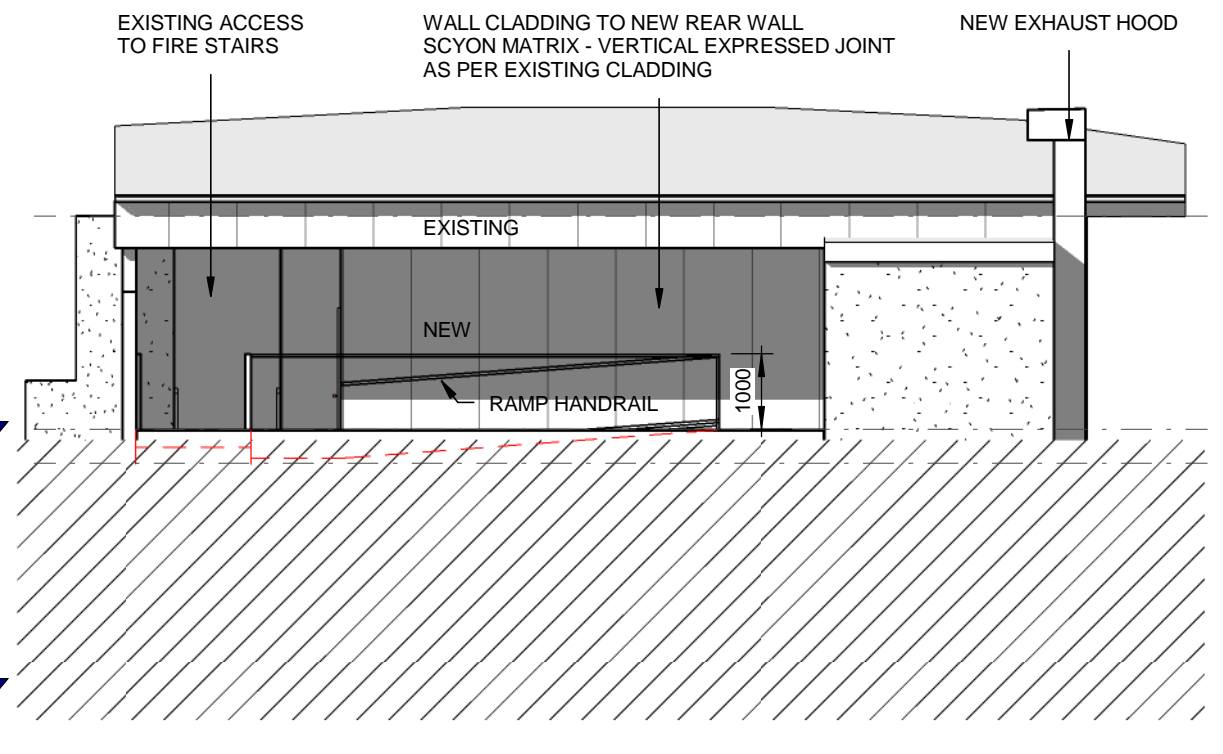
**DIBBS ST ELEVATION**

1 : 100



**FRONT ELEVATION**

1 : 100



**REAR ELEVATION**

1 : 100

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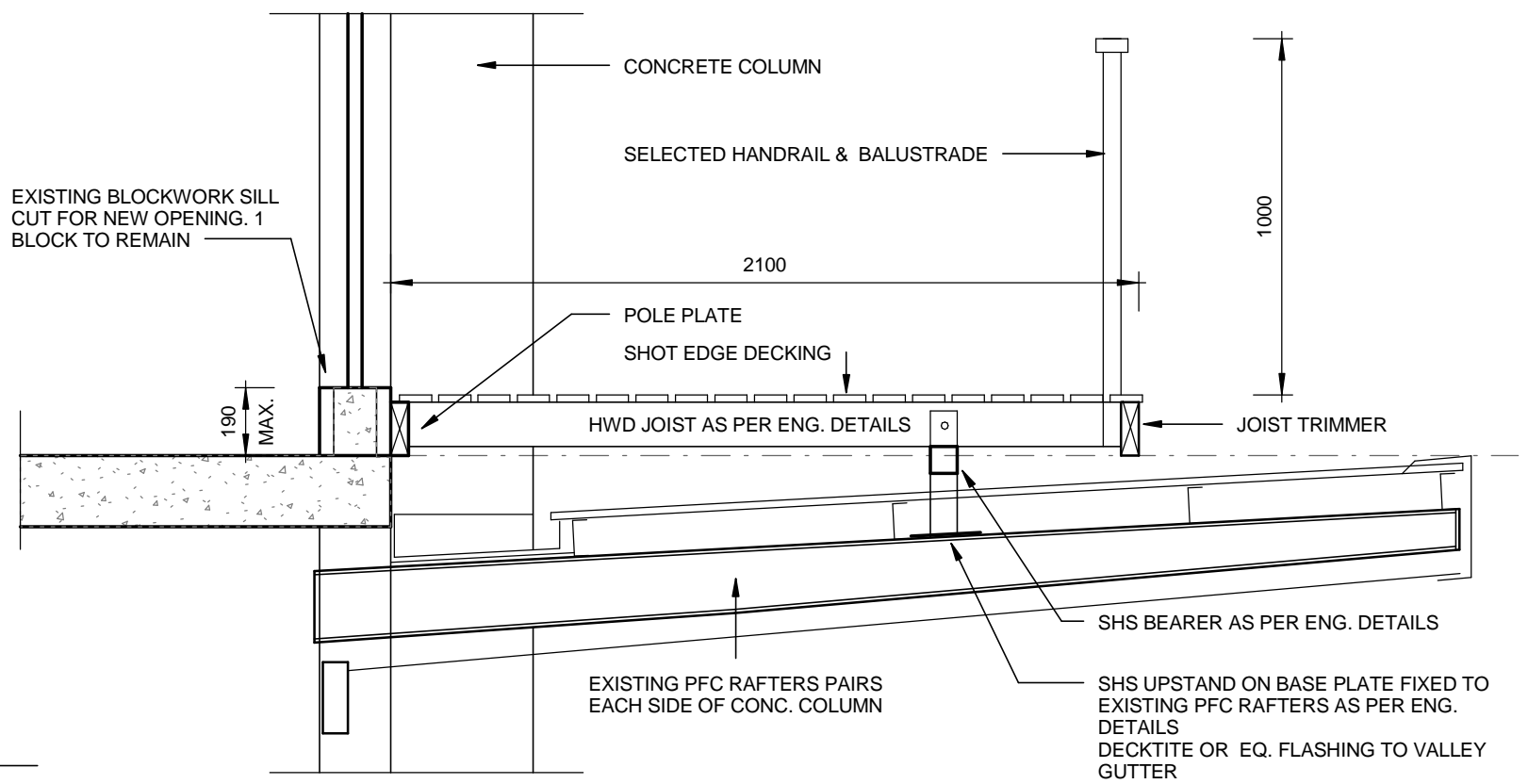


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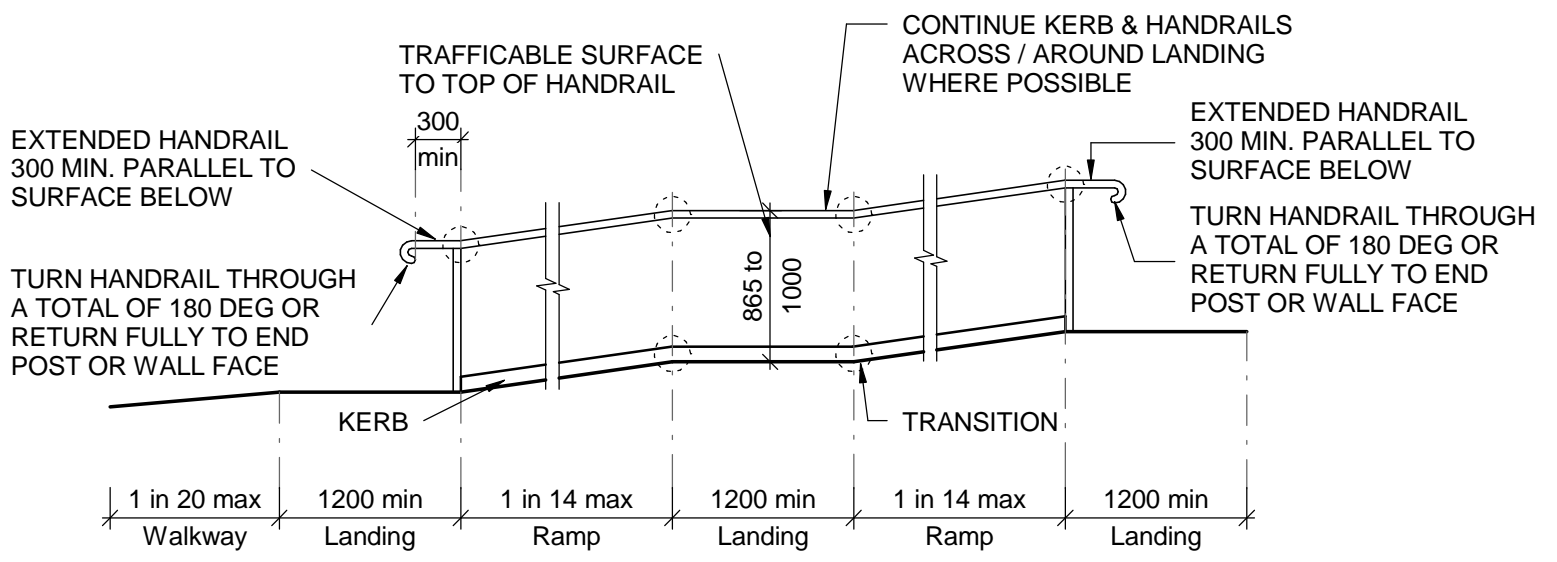
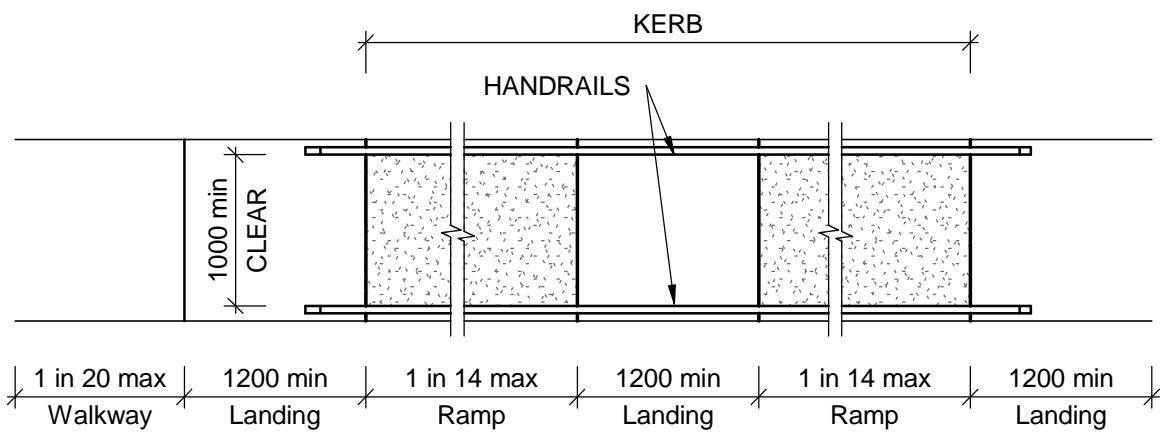


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BUILDING DESIGN  
PH: 07/47743314 FAX: 07/47743315  
GREG VAN DINTER M: 0418/782827



**BALCONY DETAIL**

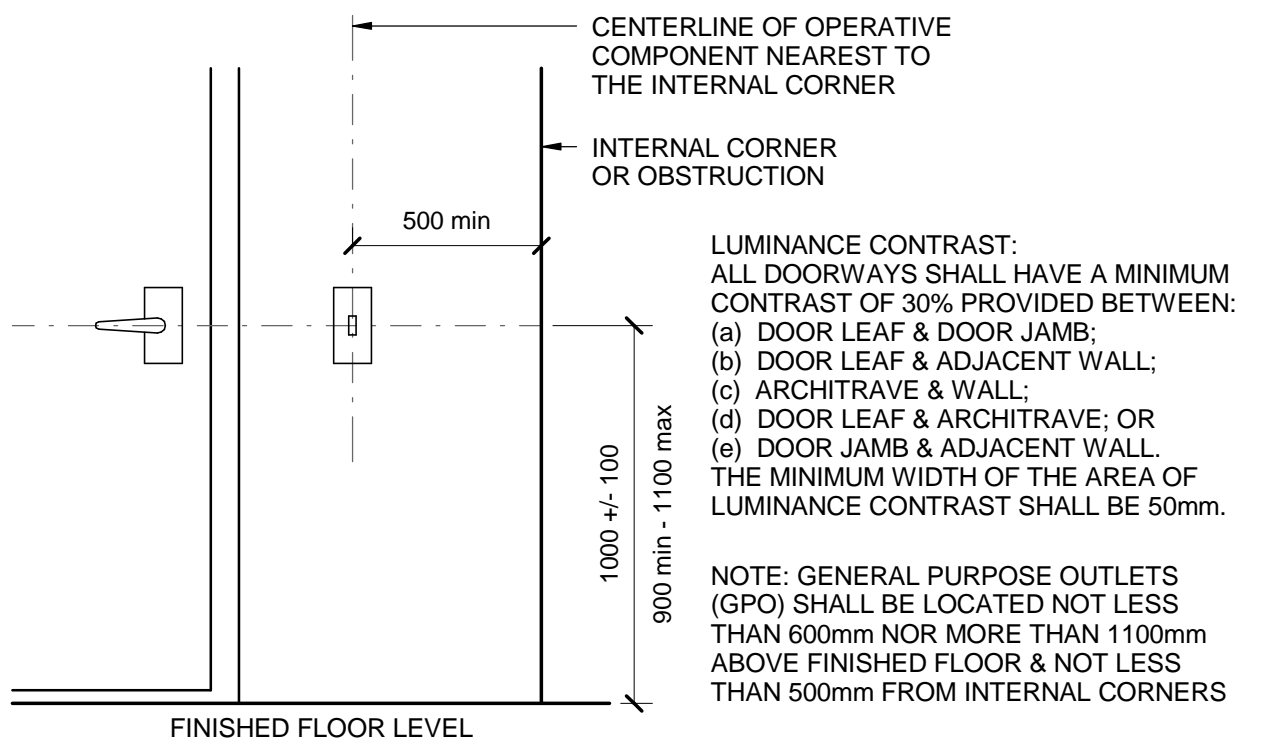
1:20



NOTE: WHERE CHANGE OF DIRECTION NOT EXCEEDING 90deg, LANDING SHALL BE NOT LESS THAN 1500mm AS PER PART 10.8.1(b) OF AS1428.1

**DISABLED RAMP DETAILS**

1:50



**LUMINANCE CONTRAST:**  
 ALL DOORWAYS SHALL HAVE A MINIMUM CONTRAST OF 30% PROVIDED BETWEEN:  
 (a) DOOR LEAF & DOOR JAMB;  
 (b) DOOR LEAF & ADJACENT WALL;  
 (c) ARCHITRAVE & WALL;  
 (d) DOOR LEAF & ARCHITRAVE; OR  
 (e) DOOR JAMB & ADJACENT WALL.  
 THE MINIMUM WIDTH OF THE AREA OF LUMINANCE CONTRAST SHALL BE 50mm.

NOTE: GENERAL PURPOSE OUTLETS (GPO) SHALL BE LOCATED NOT LESS THAN 600mm NOR MORE THAN 1100mm ABOVE FINISHED FLOOR & NOT LESS THAN 500mm FROM INTERNAL CORNERS

**SWITCHES & DOOR HANDLE HEIGHTS**

1:20

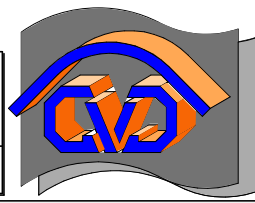
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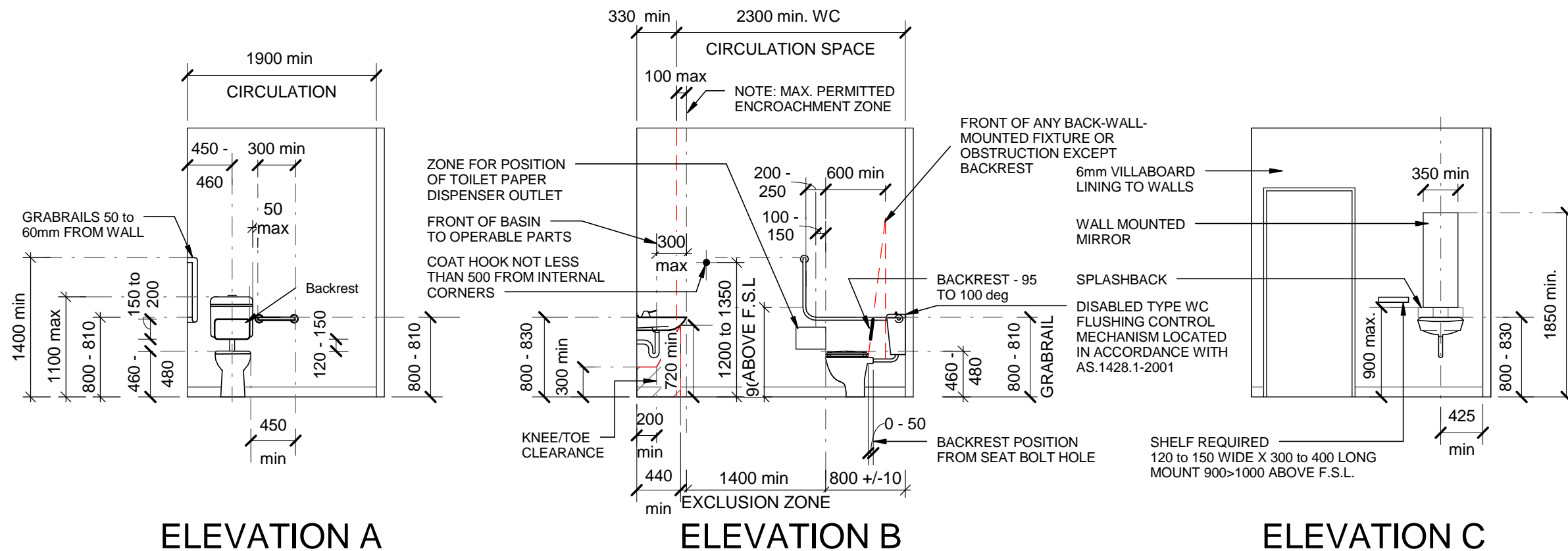
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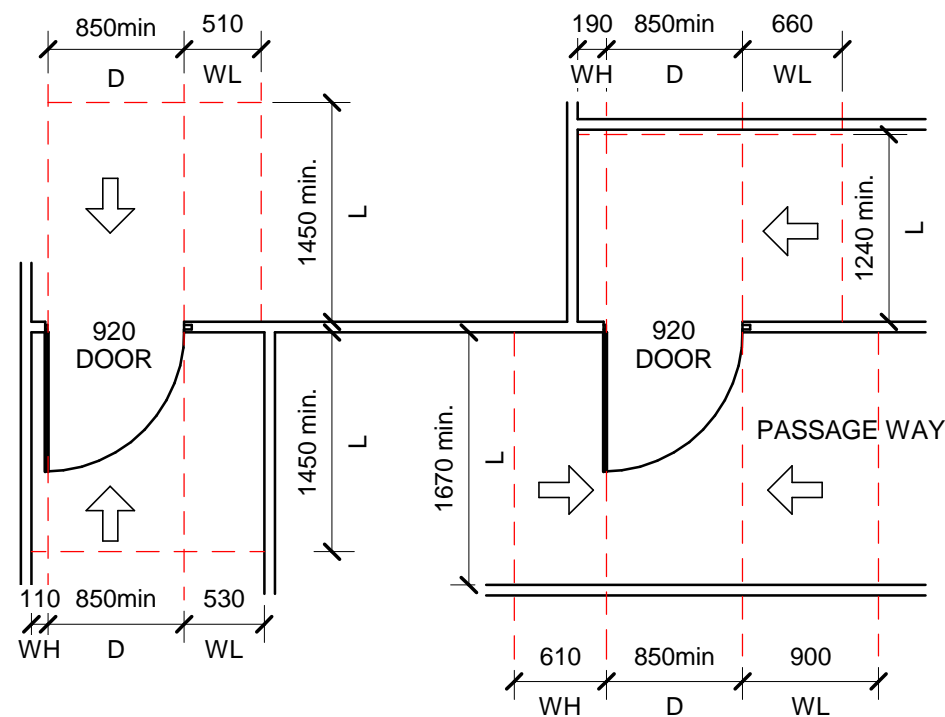
**GVD**  
 BUILDING DESIGN  
 PH: 07/47743314 FAX: 07/47743315  
 GREG VAN DINTER M: 0418/782827



ELEVATION A

ELEVATION B

ELEVATION C



LEGEND:  
 D = CLEAR OPENING OF WIDTH OF DOORWAY  
 L = LENGTH  
 WH = WIDTH - HINGE SIDE  
 WL = WIDTH - LATCH SIDE  
 → = DIRECTION OF APPROACH  
 - - - = CIRCULATION SPACE

NOTE: ALL DETAILS IN ACCORDANCE WITH AS1428.1-2009

NOTE:  
 (i) MINIMUM CIRCULATION SPACE AT DOORWAY FOR DISABLED ACCESS. DIMENSIONS ARE TO FINISHED SURFACE NOT STUD FRAME.  
 (ii) THE DISTANCE BETWEEN SUCCESSIVE DOORWAYS IN PASSAGES IN AN ACCESSIBLE PATH OF TRAVEL SHALL BE NOT LESS THAN 1450mm

DOORWAY CIRCULATION SPACES - SWING DOORS

UNISEX DISABLED SANITARY FACILITIES

SHELF SPACE SHALL BE PROVIDED ADJACENT TO THE WASHBASIN IN ONE OF THE FOLLOWING WAYS:  
 (a) AS A VANITY TOP AT HEIGHT OF 800mm AND A MINIMUM WIDTH OF 120mm AND DEPTH OF 300mm TO 400mm WITHOUT ENCROACHING INTO ANY CIRCULATION SPACE.  
 (b) AS A SEPARATE FIXTURE -  
 (i) WITHIN ANY CIRCULATION SPACE AT A HEIGHT OF 900mm TO 1000mm WITH A WIDTH OF 120mm TO 150mm AND LENGTH OF 300mm TO 400mm; AND  
 (ii) EXTERNAL TO ALL CIRCULATION SPACES AT A HEIGHT OF 790mm TO 1000mm WITH A MINIMUM WIDTH OF 120mm AND MINIMUM OF 400mm

A CLOTHES-HANGING DEVICE SHALL BE INSTALLED 1200mm TO 1350mm ABOVE THE PLANE OF THE FINISHED FLOOR & NOT LESS THAN 500mm OUT FROM ANY INTERNAL CORNER

DOOR TO HAVE MINIMUM CLEAR WIDTH OF 700mm  
 DOOR TO HAVE IN USE CATCH PROVIDED

SANITARY COMPARTMENT FOR PEOPLE WITH DISABILITIES TO BE IDENTIFIED BY SIGNAGE AS PER AS 1428.1-2009 AND THE BCA

NOTE: ALL DIMENSIONS ARE TO FINISHED SURFACE NOT STUD FRAME. ALL DETAILS IN ACCORDANCE WITH AS 1428.1-2009

DIS. WC DETAILS

1:50

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BUILDER:  
**CENTURION CONSTRUCTIONS**

CLIENT: CENTURION CONST.  
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 BUILDING DESIGN  
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# WORK PLACE HEALTH AND SAFETY

## 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

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, trestles, fall barriers or Personal Protective Equipment should be used in accordance with relevant codes of practice, regulations &/or legislation.

It is recommended to install Anchorage points for portable scaffold or fall arrest devices. Refer to the drawings for anchor point locations included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

### (b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES

Unless otherwise indicated on the drawings or specification, 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.

Where indicated Specified finishes 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.

### 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.

### 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

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.

### STEEP SITES AND RESTRICTED ACCESS SITES

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.

### UNLOADING ON ROADWAYS

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

## 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 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.

### UNDERGROUND POWER

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.

### OVERHEAD POWER

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 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

#### (a) ALTERATIONS TO BUILDINGS CONSTRUCTED PRIOR 1990

Buildings constructed prior to 1990 and therefore 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.

#### ALTERATIONS TO BUILDINGS CONSTRUCTED PRIOR 1986

Buildings constructed prior to 1986 and therefore 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, 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 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. Use of CCA treated timber is not recommended.

### VOLATILE ORGANIC COMPOUNDS (VOC's)

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. Use of materials containing VOC's is not recommended.

### 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 contains 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

Enclosed spaces within a building may present a risk to persons entering for construction, maintenance or any other purpose. Where required 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

Small spaces within a building may require access by construction or maintenance workers. Where required 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, demolition and sites under maintenance causes risk to workers and public. Warning signs and secure barriers to areas of unauthorised access should be provided. Where electrical installations, excavations, plant materials are present they should be secured when not supervised

## 9. OPERATIONAL USE OF BUILDING

### RESIDENTIAL BUILDINGS

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.

### NON RESIDENTIAL BUILDINGS - UNKNOWN USE

Building designed to requirements of the classification as 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 - KNOWN USE

Building designed for the specific use & classification as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

## 10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with *Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012* and all licensing requirements.

All work using Plant should be carried out in accordance with *Code of Practice: Managing Risks of Plant at the Workplace.*

All work should be carried out in accordance with *Code of Practice: Managing Noise and Preventing Hearing Loss at Work.*

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

## 11. DEMOLITION or ALTERATION

The builder will be required to engage a Structural Engineer before and during the demolition process to access the structural integrity of the existing building. The owner and/or builder will be required to engage a structural engineer prior to removal or redesign of the buildings components during the life of the building. The Structural engineer should supply a safety report on the demolition or redesign process.

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building designers association  
of queensland inc.

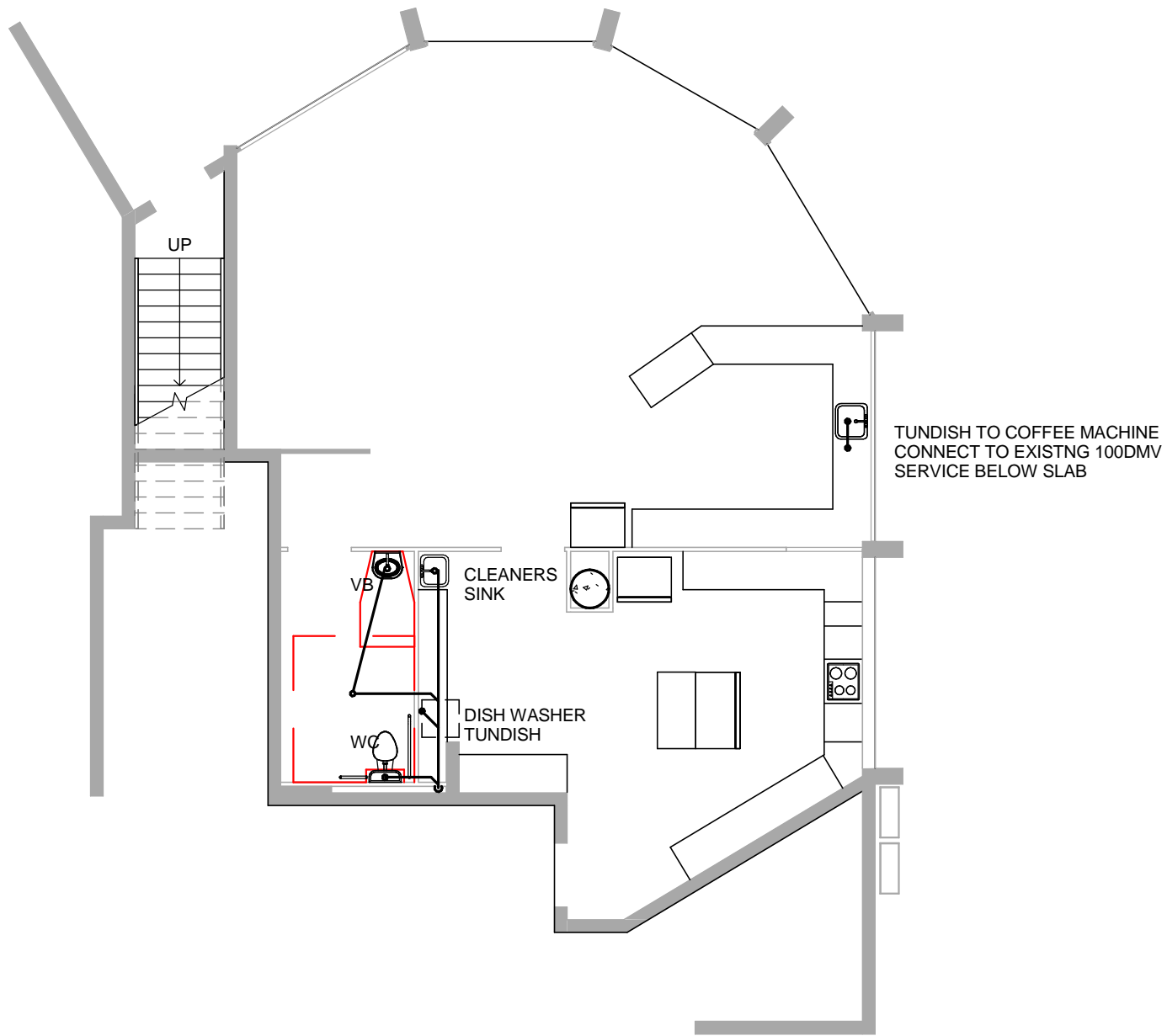
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	SH No: A7	JOB No: 13090PH	

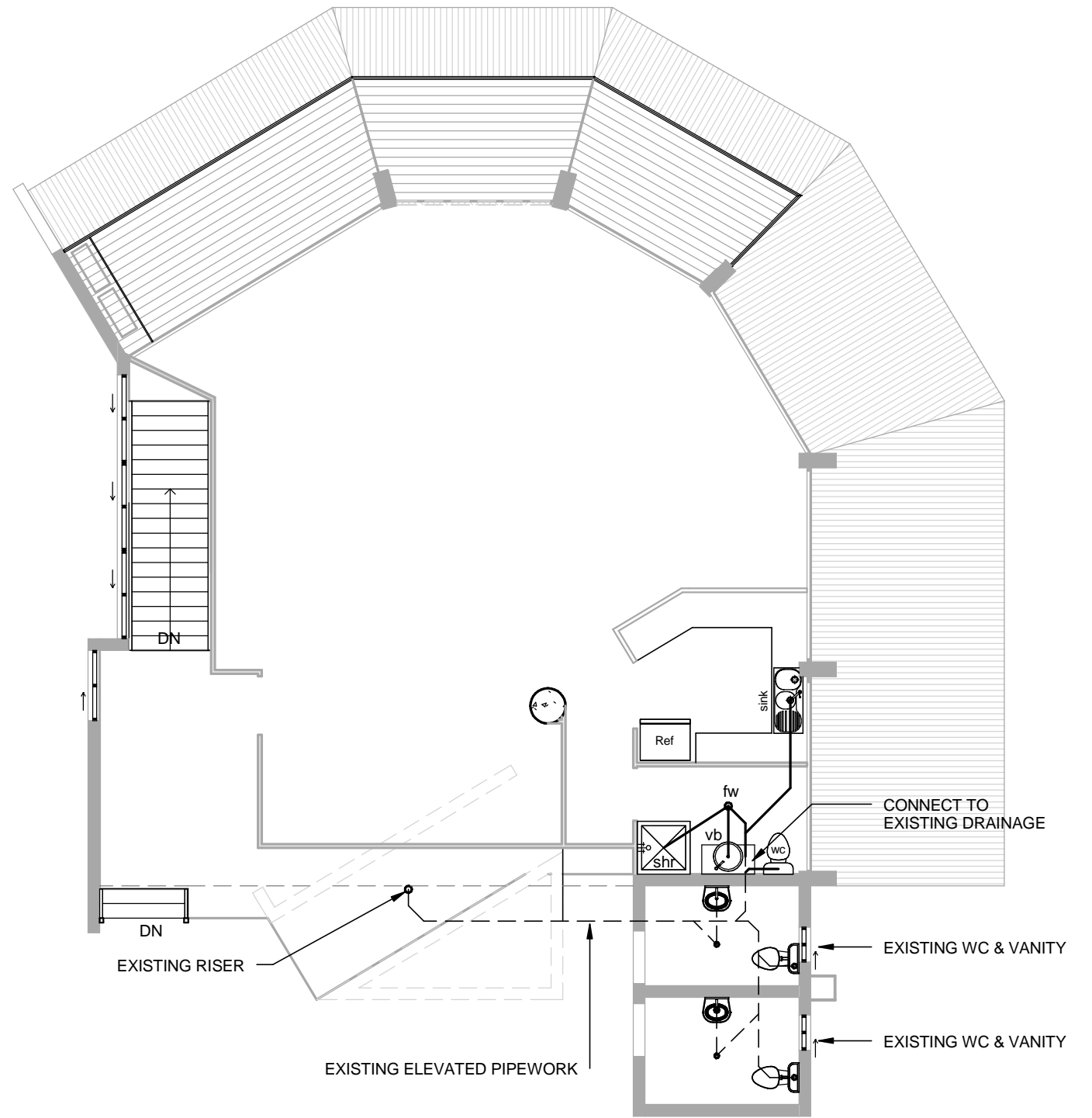


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**DRAINAGE PLAN - CAFE GROUND FLOOR**

1 : 100



**DRAINAGE - FUNCTION ROOM - FIRST FLOOR**

1 : 100

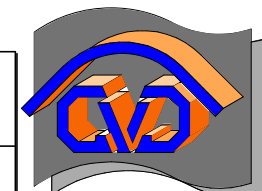
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RIVER CAFE - DIBBS STREET

DRAWN: GVD	DATE: 23.09.13	CHK/APP:
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