BANKSIA Painting

Banksia Painting
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Safe Work Method Statement

Work must be carried out in accordance with this SWMS. If work is not being carried out in accordance with this SWMS, it must stop immediately, or as soon as it is safe to do so, and must not start again until it can be carried out in accordance with this SWMS (reviewed and revised first if needed). Keep this SWMS available until the high risk construction work is complete. If it is revised, keep every version. If a notifiable incident occurs, keep it for at least 2 years.

SWMS number / version	BP-JQGD-2026-0001 / v1 · issued 31 Oct 2026
Prepared by	Kate Marsh
Job / PO reference	J-0287
Site	27 Sample Ave, Bassendean WA 6054
Start date	31 Oct 2026
Work description	Paint the outside of a two-storey house built in the 1960s, including the eaves, from a scaffold and secured ladders. Test the old paint for lead before any sanding or scraping, prepare the weatherboards with wet sanding and wet scraping, then apply the paint. A service line runs from the street pole to the front eave.
Principal contractor	None
Person responsible for implementing, monitoring and compliance	Kate Marsh · 0400 000 872 · jobs@banksia-painting.example
Person responsible for reviewing control measures	Kate Marsh
Jurisdiction	Western Australia. Work Health and Safety Act 2020 (WA) and WHS (General) Regulations 2022. Regulator: WorkSafe WA. Regulation version applied: Work Health and Safety (General) Regulations 2022, as at 1 July 2026 (checked 24 Oct 2026).

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High risk construction work

[X] Risk of a person falling more than 2 m

Considered, not applicable:

- [ ] Work on a telecommunication tower
- [ ] Demolition of a load-bearing element, or one related to the structure's physical integrity
- [ ] Likely to involve disturbing asbestos
- [ ] Structural alterations or repairs needing temporary support to prevent collapse
- [ ] Work in or near a confined space
- [ ] Work in or near a shaft or trench deeper than 1.5 m, or a tunnel
- [ ] Use of explosives
- [ ] Work on or near pressurised gas distribution mains or piping
- [ ] Work on or near chemical, fuel or refrigerant lines
- [ ] Work on or near energised electrical installations or services
- [ ] Work in an area that may have a contaminated or flammable atmosphere
- [ ] Work involving tilt-up or precast concrete
- [ ] Work on, in or next to a road, railway, shipping lane or other traffic corridor in use by traffic other than pedestrians
- [ ] Work at a workplace where powered mobile plant is moving
- [ ] Work in an area with artificial extremes of temperature
- [ ] Work in or near water or other liquid with a risk of drowning
- [ ] Diving work

Work steps

1. Test for lead paint (common on houses built before 1970) before sanding or scraping
2. Set up scaffold or platforms, and secured ladders
3. Prepare surfaces with wet sanding or other low-dust methods
4. Apply the paint
5. Clean up, and dispose of wash water properly

Hazards, risks and controls

Activity	Hazards and risks	Control measures
Work at height up to 6 m	- Fall from an edge, opening, ladder or scaffold - Fall through brittle roofing, skylights or penetrations - Falling objects striking people below	- Isolate: Edge protection (guardrail, mid-rail and toe-board) installed on all open edges before work starts - Engineer: Skylights, penetrations and brittle roofing covered or meshed before access - Admin: Exclusion zone below the work area; tools and materials secured against falling - Admin: Stop work in high wind, rain, or when surfaces are wet or icy - PPE: Non-slip footwear; hard hats for anyone below the work area - Admin: Every roof treated as fragile until a competent person says it is not Controls considered: A scaffold with full decking, guardrails, mid-rails and toe-boards is used so a fall prevention device is in place. Ladders are used only for access, secured at the top and footed. Note: Western Australia (regulation 79): if the fall risk can't be eliminated, use a fall prevention device (for example edge protection, a secure fence, a working platform or a cover) where reasonably practicable. If that isn't reasonably practicable, use a work positioning system, and if that isn't either, a fall arrest system. Regulation 79 sets the order of controls but no height. The SWMS trigger is a fall of more than 2 m (r291). Regulation 79 applies to high risk construction work from 1 October 2026. Responsible: Kate Marsh

Site plan and photos: see Appendices A and B.

Other hazards and controls

Everyday hazards on this job that aren't high risk construction work.

Hazard	Hazards and risks	Control measures
Sun (UV) and heat Guidance: Safe Work Australia guides: Managing the risks of working in heat; Exposure to solar ultraviolet radiation	- UV radiation: sunburn, skin cancer and eye damage - Heat illness: heat exhaustion and heat stroke - Dehydration and fatigue in hot conditions	- Isolate: Shade provided over fixed work areas, and a shaded rest area - Admin: Daily forecast and UV index checked; heavy work planned for cooler parts of the day - Admin: Cool drinking water available at the work area; workers drink regularly - Admin: Regular rest breaks in the shade, more often in extreme heat; new workers eased in gradually - Admin: Workers know the signs of heat illness and what to do, and check on each other - PPE: Sun protection: hat or hard-hat brim and neck flap, long-sleeved shirt, sunglasses or tinted safety glasses, and SPF 50+ sunscreen put on again every 2 hours, or more often if sweating
Hazardous chemicals Guidance: Model Code of Practice: Managing risks of hazardous chemicals in the workplace	- Skin and eye contact with adhesives, primers, solvents, sealants, paints, acids or wet cement (burns, dermatitis) - Breathing in vapours or fumes - Fire from flammable liquids and aerosols	- Isolate: Chemicals kept in labelled containers, stored away from heat and ignition sources in a ventilated area - Engineer: Good ventilation where chemicals are used; mechanical ventilation in enclosed areas - Admin: Current safety data sheet (SDS) easy for workers to get for each hazardous chemical, and its precautions followed - Admin: Only the quantity needed kept on the job; spill kit and clean water for washing available - PPE: Gloves, eye protection and other PPE as specified on the SDS Note: Wet cement, concrete, mortar and grout are strongly alkaline and can cause chemical burns: wash skin promptly and don't kneel in wet concrete without protection. Safety data sheets need to be easy to get, but they do not have to be attached to the SWMS. A household-type product used in household-type amounts is exempt from the data sheet rule in some places, but the label's safe-use information is still needed.
Power tools and electrical equipment Guidance: Model Code of Practice: Managing electrical risks in the workplace; AS/NZS 3012 (electrical installations on construction and demolition sites)	- Electric shock from damaged leads, tools or supply - Cuts, kickback and flying particles from saws, grinders and nail guns - Trips over leads	- Engineer: All plug-in tools and leads protected by an RCD (safety switch); a portable RCD used if the supply isn't protected - Engineer: Guards fitted and working on saws and grinders, with the correct blade or disc for the tool and material - Admin: Leads, tools and RCDs inspected, tested and tagged at the intervals required for construction sites, and checked visually before use; damaged items tagged out and removed - Admin: Leads kept off the ground or protected, away from water, sharp edges and walkways - Admin: Tools used only by workers trained in their safe use, following the manufacturer's instructions - PPE: Eye protection for cutting, grinding, drilling and nailing; a face shield for grinding

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Hazard	Hazards and risks	Control measures
Slips, trips and housekeeping Guidance: Model Codes of Practice: Construction work; Managing the work environment and facilities	- Slips on wet, muddy or dusty surfaces - Trips over materials, offcuts, leads and hoses - Falls on the same level	- Engineer: Work areas and access ways adequately lit - Admin: Access ways kept clear, with materials stored out of walkways - Admin: Offcuts and waste cleaned up as work progresses, with bins or a skip on site - Admin: Leads and hoses routed away from walkways, or covered - Admin: Spills and mud cleaned up promptly - PPE: Enclosed safety footwear with slip-resistant soles
Dust (timber, MDF, plasterboard and general) Guidance: Model Code of Practice: Managing risks of hazardous chemicals in the workplace (wood dust is a hazardous chemical)	- Breathing in timber, MDF or plasterboard dust (respiratory irritation; hardwood dust can cause cancer) - Eye irritation - Dust affecting others nearby	- Isolate: Cutting done outdoors or in a ventilated area, away from others - Engineer: Tools with dust extraction connected to an M- or H-class vacuum; wet methods where suitable - Admin: Clean-up by M- or H-class vacuum or wet methods; no dry sweeping or compressed air - PPE: P2 respirator (fit-tested) for dusty tasks, and eye protection Note: Dust from concrete, brick, tile, stone, render or fibre cement contains crystalline silica: add the crystalline silica hazard as well. Plasterboard dust (calcium sulfate) has its own workplace exposure limit: 1.5 mg/m³ of respirable dust averaged over 8 hours from 1 December 2026 (10 mg/m³ before then). Keep dust as low as you can.
Overhead powerlines and service lines Guidance: Safe Work Australia: safe work on roofs; electrical safety guidance	- Electric shock or electrocution from contact with overhead powerlines and service lines - Metal ladders, sheets, gutters or tools touching live lines	- Engineer: Non-conductive (fibreglass) ladders used near live electrical work - Admin: Powerlines and service lines located before work starts; safe distance kept and a spotter used where close - Admin: Network operator called if the work will be within the safe approach distance - Admin: Long metal items (sheets, gutters, antennas, poles) carried and lifted away from the lines
Lead (old paint, flashings and dust) Guidance: Model WHS Regulations (lead processes)	- Breathing in or swallowing lead dust or fumes - Spreading lead dust to other rooms, vehicles and homes - Lead poisoning: harm to nerves, kidneys and blood, and to unborn babies and children	- Substitute: Wet scraping or chemical strippers used instead of machine sanding, dry sanding, grinding or burning off - Isolate: Work area contained with drop sheets or screens; other people, especially children and pregnant women, kept out - Engineer: Cleaning done with an H-class vacuum and wet wiping; no dry sweeping or compressed air - Admin: Paint tested for lead before it is sanded, scraped, heated or demolished (older buildings often have it) - Admin: Workers told about the health risks of lead before they start - Admin: No eating, drinking or smoking in the work area; hands and face washed before breaks - Admin: Waste bagged and disposed of as lead-contaminated waste under local rules - PPE: P2 respirator (fit-tested) at minimum, disposable coveralls and gloves; work clothes not taken home Note: Paint on older buildings often contains lead. Machine sanding, or using a flame on, paint with more than 1% lead is a regulated "lead process". Rules for health checks and telling the regulator can apply, and they differ a little between states. Check with your state regulator.
Scaffold use and handover Guidance: Safe Work Australia: Guide to scaffold inspection and maintenance; Model Code of Practice: Construction work	- Falls from scaffold that is incomplete or has been changed - Tools and materials falling on people below	- Engineer: Gap between the platform and the building no more than 225 mm, and a clear walkway at least 450 mm wide - Isolate: Signs and barriers stop other people using incomplete scaffold; exclusion zone at the base - Admin: Handover certificate kept on site until the scaffold is taken down (a scaff tag alone is not enough) - Admin: Scaffold checked before first use, after any alteration or repair, after high wind, storms or an incident, and at least every 30 days - Admin: Work only on bays with a full deck of planks, guardrails, mid-rails, toe-boards and ties; incomplete scaffold not used - Admin: Only licensed scaffolders put up, change or take down scaffold where a person or object could fall more than 4 m; others never remove parts
Severe weather (wind, storms, lightning) Guidance: WorkSafe WA: Lightning; Safe Work Australia: Managing the risk of falls in housing construction (code of practice); Model Code of Practice:	- Strong wind blowing sheets, tools or people off a roof or platform - Wet roofs and ladders that are slippery - Lightning strike, or a storm arriving faster than workers can get down - Extreme heat or sudden storms catching people in the	- Eliminate: Roof work not started if storms or strong wind are forecast for the work hours - Admin: Forecast checked before work and again at smoko; the stop-work points for this job (for example wind, rain or lightning nearby) written down and told to the crew - Admin: Anyone on site can call a stop. Nobody is pushed to keep working in unsafe weather - Admin: Time to climb down and reach shelter worked out, and work stopped early enough to do it - Admin: Shelter in a solid building or a closed hard-top vehicle. Not in a shed

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Hazard	Hazards and risks	Control measures
Managing the risk of falls at workplaces	open	or temporary structure, a building with an unearthed metal roof, or under a tree - Admin: Stay away from metal objects, fences and power lines in a storm. Do not lie flat on the ground - Admin: Tools and materials secured so wind cannot blow them off the roof or platform - Admin: Ladders not used in very wet or windy conditions - Admin: Work restarted only when the storm has passed and the roof is dry enough to walk on safely, as decided by a named person; everyone checked and accounted for first - Admin: Scaffold checked again after a severe storm before anyone uses it Note: This group does not set wind speeds or lightning distances. Decide the stop-work points for this job, then write them into the forecast control.

Licences and tickets

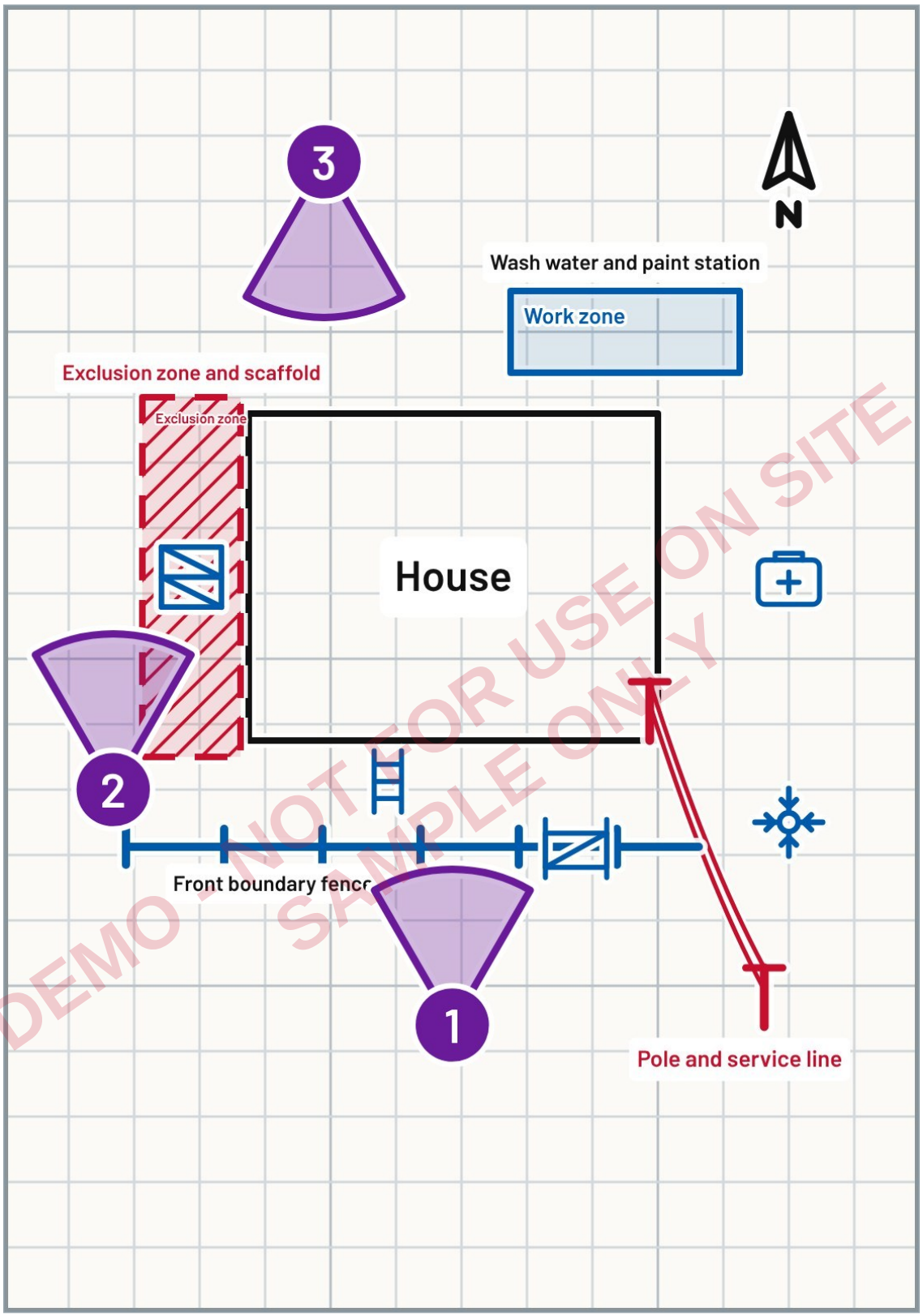
Held by	Licence or ticket	State	Number and dates
Kate Marsh	White Card (construction induction)		Card number Example card 000321
Kate Marsh	Working at heights training		Statement of attainment number Example certificate 000654 · refresh by 20 Nov 2027
Kate Marsh	Asbestos awareness training		Certificate number Example certificate 000655 · refresh by 15 Feb 2028
Tom Hughes	White Card (construction induction)		Card number Example card 000322

PPE, emergency and review

PPE required	Hard hat, Hi-vis clothing, Safety boots, Sun protection (hat, sunscreen), Long sleeves and long trousers, Chemical-resistant gloves (per safety data sheet), Safety glasses, Face shield, P2 respirator (fit-tested), Disposable coveralls (Type 5/6), Disposable gloves
First aider	Kate Marsh
Nearest hospital	Swan District Hospital, Eveline Rd, Middle Swan
Emergency number	000
Measures to make sure this SWMS is followed	Kate briefs the crew, checks each shift that this SWMS is followed, and stops work if it is not.
Monitoring and review	Kate checks the controls and the scaffold each shift. The SWMS is re-signed if the job or the site changes.
Consultation	Workers carrying out the work, and any health and safety representative, were consulted about the hazards and controls in this SWMS.
Review date	31 Oct 2026
Reviewer's signature	Kate Marsh · 31 Oct 2026, 11:06 am 

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Appendix A: Site plan



Not to scale.

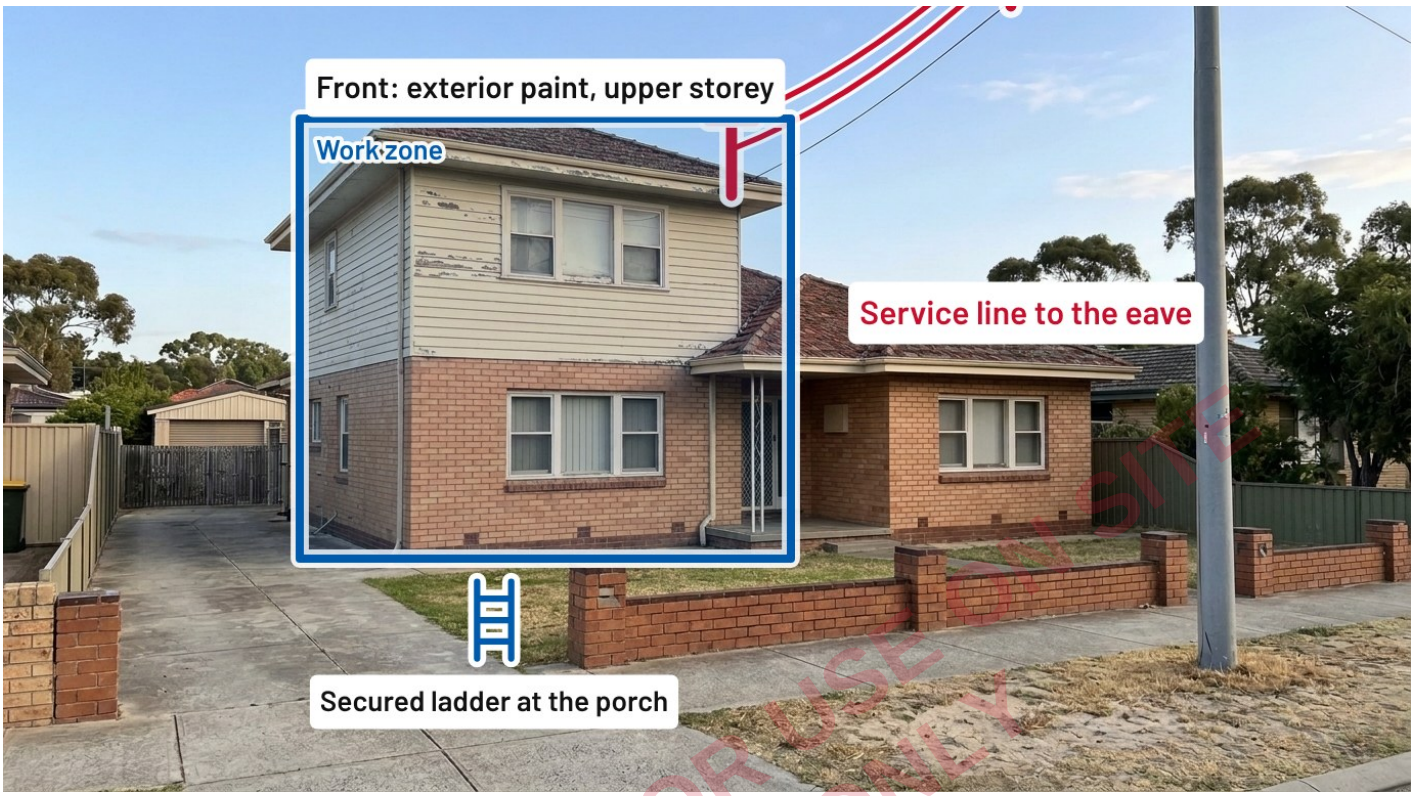
Exclusion zone · Scaffold · Overhead power lines · Barrier / fencing · Work zone · Ladder · Site entry gate · First aid kit · Assembly point · North arrow · Photo location and direction

Plan notes: The front of the house faces south. The scaffold goes along the left wall (west side) with an exclusion zone beside it. Photo pins show where each photo was taken and which way the camera faced. A service line runs from the street pole to the front eave. The wash water and paint station is at the back. The site gate is in the front fence.

Appendix B: Site photos

Collection notes: Illustrative images, not a real site.

Photo 1 · Shown on the site plan



Overhead power lines Work zone Ladder

Front of the house from the footpath. The old weatherboard paint is flaking and is tested for lead before any sanding. The service line runs from the street pole to the front eave: keep ladders and the scaffold well clear of it.

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Photo 2 · Shown on the site plan

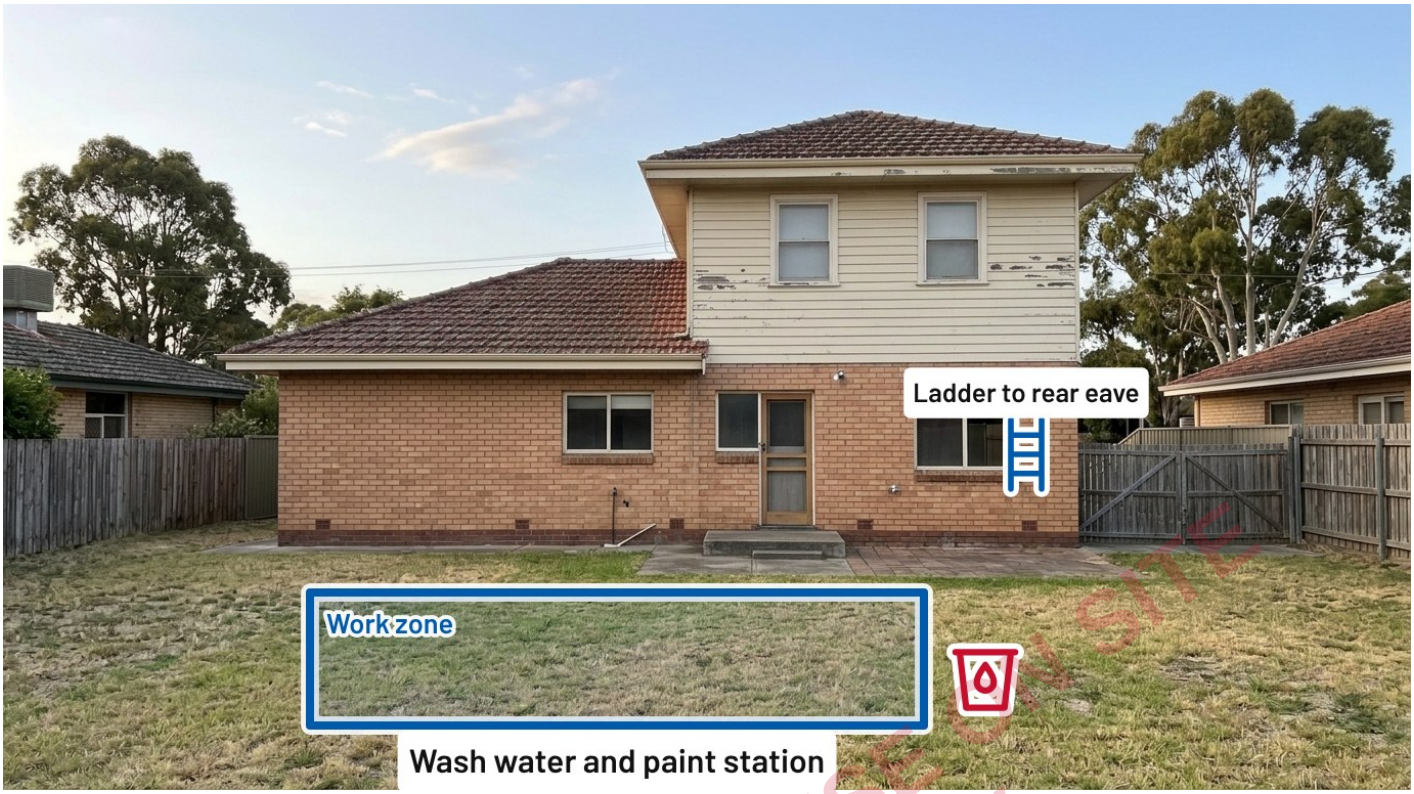


Exclusion zone Scaffold

Left side wall (the west side), seen from the front corner looking towards the back. The scaffold goes on this strip of lawn, tied to the wall with a full deck at the upper floor. Ground is flat. Keep people out of the zone under the work. Flaking paint is worst near the eaves.

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Photo 3 · Shown on the site plan



Work zone Spill kit Ladder

Rear of the house. Rinse water is collected from the brushes and tools here and kept off the lawn and out of the stormwater. A spill kit sits beside the paint station. There is a garden tap by the back door.

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Worker sign-on

Name	Signature	Date and time
Kate Marsh		31 Oct 2026, 11:06 am
Tom Hughes		31 Oct 2026, 11:06 am
Jess Ng		31 Oct 2026, 11:06 am

Sign this SWMS on your device

Scan the QR code, or go to gateready.vision-and-beyond.com.au/sign to sign this document with PDF Partner or any PDF signing app. To find out about Gate Ready, visit the same page.

Important

Prepared by Banksia Painting using Gate Ready. Banksia Painting is responsible for the content of this SWMS and for making sure the work follows it. The regulations used by this tool to help prepare this SWMS are listed at gateready.vision-and-beyond.com.au/rules.html They are subject to change.

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