


PROPOSED NEW RESIDENCE

125 ALCORN STREET, SUFFOLK PARK

CLIENT: CLIENT NAME

PROJECT No. N21-249

No.	DATE	REVISIONS	DP FULL NAME	REG No.	DESIGNED	R.S	CHECKED	----	 <p>WESTERA PARTNERS STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p>	BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 NORTHERN NSW T: 02 6674 8047 SUNSHINE COAST T: 07 5391 3777	CONSULTANTS: THOSE ARCHITECTS CONSENT NUMBER: BODY CORPORATE REG NUMBER: <small>USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.</small>	DRAWING TITLE: COVER SHEET PROJECT TITLE: PROPOSED NEW RESIDENCE PROJECT ADDRESS: 125 ALCORN STREET, SUFFOLK PARK CLIENT: CLIENT NAME	DRAWING NUMBER 0.0 REVISION P1 PROJECT NUMBER N21-249
P1	14/01/22	PRELIMINARY ISSUE			DRAWN	J.W	APPROVED						
					DATE	JAN, 2022							
					PAGE SIZE	A3		For and on behalf of WESTERA PARTNERS PTY. LTD.					

STANDARD SAFE DESIGN REPORT (STD SDR REPORT)

IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT AND REGULATIONS 2011 THE FOLLOWING CHECKED TASKS AND HAZARDS HAVE BEEN IDENTIFIED AS POTENTIAL CONSTRUCTION RELATED HAZARDS ASSOCIATED WITH IMPLEMENTING THE DESIGN AS DOCUMENTED.

- (CCD) CONSTRUCTION CONFORMANCE TO DESIGN - SDR1,2,3,4,5,6,7,11,12,13,16,18,26,28 RISK LEVEL = 3
- (SA&SWP) SITE ACCESS CONTROL AND FENCING INCLUDING STAIRS, SCAFFOLD, LADDERS, RAILINGS, SAFE WORK PLATFORMS FREE FROM FALLING DEBRIS AND ADEQUATE WORKSPACE - SDR8,14,21,23,28 RISK LEVEL = 6
- (GSW) GENERAL SITE WORKS - SDR2,6,9,10,11,12,14,15,17,19,25,26,28 RISK LEVEL = 6
- (CE) USE OF CONSTRUCTION EQUIPMENT - SDR18,24,28 RISK LEVEL = 6
- (SWD&E) STORMWATER, DRAINAGE AND ELECTRICAL SERVICES WORK - SDR9,10,14,19,28 RISK LEVEL = 6
- (W@H) WORKING AT HEIGHTS - SDR21,22,23,28 RISK LEVEL = 7
- (DEM) DEMOLITION - SDR10,15,18,20,26,28 RISK LEVEL = 7
- (EA) ENVIRONMENTAL GROUND VIBRATIONS, NOISE AND DUST - SDR7,9,28 RISK LEVEL = 6
- (SP&IT) SURROUNDING PROPERTY AND INFRASTRUCTURE INCLUDING TREES - SDR9,10,28 RISK LEVEL = 5
- (EX) TRENCHING AND EXCAVATIONS >1m - SDR10,14,28 RISK LEVEL = 7
- (CS) CONFINED SPACES - SDR10,14,16,27,28 RISK LEVEL = 7
- (U/AGS) - WORK AROUND UNDERGROUND AND ABOVE GROUND SERVICES AND OBSTRUCTIONS - SDR9,10,28 RISK LEVEL = 7
- (HM) EXPOSING AND HANDLING HAZARDOUS MATERIALS - SDR16,25,28 RISK LEVEL = 4
- (FC) FORMWORK CONSTRUCTION - SDR21,22,23,28 RISK LEVEL = 6
- (LSC) LIFTING AND POSITIONING OF STRUCTURAL COMPONENTS - SDR15,18,28 RISK LEVEL = 6
- (SIC) STRUCTURE/MEMBER INSTABILITY DURING CONSTRUCTION - SDR7,8,12,14,20,28 RISK LEVEL = 6
- (OL) OVER LOADING DUE TO CONSTRUCTION & MAINTENANCE LOADS - SDR7,8,15,28 RISK LEVEL = 5
- (AMH) ADDITIONAL MATERIAL HAZARDS EXIST. REFER TO PROJECT SID HAZARD CHECKLIST (FORM WHS 006 a & b)

THE ABOVE LISTED TASKS AND HAZARDS HAVE BEEN ASSESSED AND ARE TO BE FURTHER MITIGATED BY
 1) FOLLOWING RISK REDUCTION MEASURES AS INDICATED ABOVE.
 2) COMPLY WITH RISK TABLE '2' SUGGESTED ACTIONS.
 3) IMPLEMENTING AND COMPLY WITH RISK REDUCTION MEASURES INDICATED IN THE PROJECT SID-ARAM (FORM WHS-006b) IF ABOVE (AMH) - ADDITIONAL MATERIAL HAZARD BOX IS CHECKED.


- SDR1 IT IS THE CLIENT'S RESPONSIBILITY TO PROVIDE THIS 'SAFE DESIGN REPORT' TO THE BUILDER, PROJECT MANAGER AND/OR PRINCIPAL CONTRACTOR AND THEIR MUTUAL RESPONSIBILITY TO HAVE A SAFETY MANAGEMENT PLAN ("SMP") FOR SITE ACCESS AND SAFE WORKING. (CCD) (SA&SWP)
- SDR2 IT IS THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORKS STRICTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND NOT TO MAKE ANY VARIATIONS TO THE CONSTRUCTION WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE DESIGNER. (CCD) (GSW)
- SDR3 IT IS THE CLIENT'S RESPONSIBILITY, THROUGH CONSULTATION AND ENGAGEMENT OF SUITABLY QUALIFIED PROFESSIONALS, TO MAKE THE DESIGNER AWARE OF ANY INFORMATION RELATING TO HAZARDS AND RISKS WHERE CONSTRUCTION WORK IS TO BE CARRIED OUT, INCLUDING BUT NOT LIMITED TO: THE LOCATION OF UNDER GROUND AND ABOVE GROUND SERVICES, IDENTIFICATION OF CONTAMINATED SOILS OR UNEXPECTED SOILS AND OTHER MATERIALS OR THE PRESENCE OF DANGEROUS MATERIALS INCLUDING ASBESTOS. (CCD)
- SDR4 THIS DESIGN HAS BEEN DOCUMENTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, LOCAL AUTHORITY REGULATIONS AND STANDARD BUILDING CODES OF PRACTICE UNLESS NOTED OTHERWISE. EACH LEVEL OF CONSTRUCTION IS TO BE STRUCTURALLY COMPLETED AND INSPECTED TO ENSURE DESIGN COMPLIANCE BY THE CERTIFYING AUTHORITY PRIOR TO ADVANCING TO THE NEXT STAGE OF WORK. IT IS THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO PROGRAM THE WORKS IN A SAFE MANNER AND TO HIGHLIGHT TO THE DESIGNER ANY ASPECTS OF THE WORK THAT MAY REQUIRE FURTHER CLARIFICATION OR ADVICE WITH REGARD TO THE HEALTH AND SAFETY OF THE PROJECT. (CCD)

- SDR5 ALL ASPECTS DETAILED OR NOTED IN THE WESTERA CIVIL/ENVIRONMENTAL/STRUCTURAL DOCUMENTS ARE THOSE REQUIRED FOR THE COMPLETED PROJECT OR DEVELOPMENT ONLY. THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY NECESSARY TEMPORARY CONNECTIONS AS WELL AS SUPPORTS AND BRACING TO MAINTAIN THE STABILITY AND SAFETY OF THE RELEVANT STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD. THIS INCLUDES ELEMENTS SUCH AS PREFABRICATED TIMBER AND STEEL ELEMENTS, UNRESTRAINED WALLS, CONCRETE COLUMNS, BEAMS AND SLABS, PRECAST PANELS, ETC WHICH REQUIRE TEMPORARY SUPPORT OR PROPPING TO PREVENT OVER STRESS, EXCESSIVE DEFORMATION OR INSTABILITY UNTIL THE FINAL STRUCTURAL SYSTEM IS COMPLETED. THE DESIGNER IS TO BE CONTACTED FOR FURTHER ADVICE IF REQUIRED. (CCD)
- SDR6 WHERE THESE DESIGN DRAWINGS ONLY DOCUMENT PART OF A PROJECT OR DEVELOPMENT, IT IS THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL DESIGN DRAWINGS ARE COORDINATED BETWEEN CONSULTANTS. FOR EXAMPLE, CO-ORDINATION TO ENSURE APPROPRIATE SLAB THICKENINGS AND DETAILING FOR SEWAGE/STORMWATER CONNECTIONS, LOAD-BEARING AND BRACING WALL ELEMENTS, CAST IN FIXINGS, ETC. (CCD) (GSW)
- SDR7 NO ALLOWANCE HAS BEEN MADE FOR CONSTRUCTION LOADS INCLUDING STACKING OF MATERIALS ON DECKS, FLOORS OR ROOF PLATFORMS, LOADS IMPOSED DUE TO PLANT, MACHINERY, LIFTING DEVICES, IMPACT/VIBRATION/CYCLIC LOADS, ETC. IT IS THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY LOADS, THAT ARE NOT DOCUMENTED, THAT THE STRUCTURE MAY BE SUBJECTED TO DURING CONSTRUCTION. (SIC) (OL) (EA) (CCD)
- SDR8 UNLESS NOTED ON THE DRAWINGS NO ADDITIONAL ALLOWANCE HAS BEEN MADE FOR SPECIFIC LOADS ASSOCIATED WITH THE MAINTENANCE OF THE STRUCTURE OR DEVELOPMENT. THE DESIGNER IS TO BE INFORMED OF ANY REQUIREMENTS NECESSARY TO EXTERNALLY SUPPORT PLATFORMS, CRANES, SCAFFOLDS ETC AS REQUIRED. (SIC) (SA&SWP) (CCD) (OL)
- SDR9 DURING CONSTRUCTION, THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR SHALL PROTECT NEIGHBOURING PROPERTIES FROM NOISE AND DUST IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS, RADIATION, GROUND VIBRATIONS, STORMWATER FLOWS AND OTHER CONSTRUCTION HAZARDS. CONDITION REPORTS ON NEIGHBOURING PROPERTIES AND STRUCTURES ARE RECOMMENDED PRIOR TO CONSTRUCTION. (EA) (SWD&E) (U/AGS) (P&IT) (GSW)
- SDR10 THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR IS REQUIRED TO VERIFY AND IF NECESSARY CONDUCT FURTHER SEARCHES TO ACCURATELY LOCATE EASEMENTS, UNDER GROUND AND ABOVE GROUND SERVICES, PROPERTY BOUNDARIES, TREES, EXISTING STRUCTURES AND OTHER OBSTRUCTIONS PRIOR TO DEMOLITION AND OR CONSTRUCTION. THE DESIGNER IS TO BE IMMEDIATELY NOTIFIED OF ANY ELEMENTS NOT SHOWN ON THE APPROVED DRAWINGS AS THE DESIGN AND SAFETY DESIGN REPORT MAY REQUIRE AMENDING. (DEM) (SP&IT) (U/AGS) (GSW) (SWD&E)
- SDR11 THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR MUST OBTAIN DESIGN AND INSPECTION CERTIFICATES ON ALL SUNDRY ELEMENTS OF THE STRUCTURE AND DEVELOPMENT INCLUDING BUT NOT LIMITED TO COMPACTION TESTING, PIPELINE TESTING, CLADDING DESIGN AND FIXINGS, WINDOWS, BALUSTRADES, STAIRS, SUSPENDED CEILINGS, INTERNAL FIT-OUT ITEMS AND ALL OTHER ELEMENTS NOT DETAILED IN THE DESIGN DOCUMENTS. (GSW) (CCD)
- SDR12 THE CONSTRUCTION IS TO BE FULLY CARRIED OUT IN ACCORDANCE WITH ALL DESIGN DRAWINGS AND NOTES AS DOCUMENTED. IF CONSTRUCTION CEASES AT ANY STAGE, THE DESIGNER IS TO BE NOTIFIED TO PROVIDE ADVICE ON THE SAFETY OF COMPLETED CONSTRUCTION WORK AT THAT TIME. (SIC) (GSW) (CCD)
- SDR13 IT IS THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO INFORM THE DESIGNER OF ANY CHANGE TO CONTRACTUAL ARRANGEMENTS BETWEEN THE CLIENT AND THEMSELVES WHICH MAY IMPACT ON THE DESIGN AND SAFETY OF THE DESIGN. (CCD)
- SDR14 THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR SHALL PROVIDE SUITABLE WARNING SIGNS, BARRIERS AND ACCESS CONTROLS TO CONFINED SPACES AND FENCING AROUND ALL EXCAVATIONS. AT NO STAGE SHOULD AN EXCAVATION BE APPROACHED OR ENTERED INTO UNLESS AN APPROVED AND CERTIFIED SHORING SYSTEM HAS BEEN INSTALLED OR THE BANKS HAVE BEEN BATTERED AND/OR BENCHED IN ACCORDANCE WITH THE PROJECTS GEOTECHNICAL ENGINEERING SPECIFICATION AND/OR WRITTEN INSTRUCTIONS BY THE INSPECTING GEOTECHNICAL ENGINEER. (SA&SWP) (EX) (GSW) (SIC) (SWD&E)
- SDR15 AT NO STAGE SHALL SITE PERSONNEL PASS UNDER MATERIALS BEING LIFTED AND MOVED AROUND ON SITE. IT IS THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SITE MATERIALS ARE DELIVERED, TRANSPORTED, STORED AND POSITIONED IN A SAFE MANNER AND IN ACCORDANCE WITH THE PRODUCT SPECIFICATION, THE SITE SPECIFIC SAFETY PLAN AND GENERAL SAFETY INDUCTION REGULATIONS. (LSC) (GSW) (OL) (DEM)
- SDR16 BUILDERS AND CONTRACTORS ARE REQUIRED TO OBTAIN AND COMPLY WITH MATERIAL PRODUCT SPECIFICATIONS AND RECOMMENDATIONS WHEN USING MATERIALS AND ELEMENTS SPECIFIED IN THE DESIGN DOCUMENTS. (HM) (CCD)
- SDR17 THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR MUST ELIMINATE OR LIMIT (SO FAR AS REASONABLE PRACTICABLE) SLIP HAZARDS AND PROTRUDING, SHARP OR ABRASIVE ELEMENTS ON SITE. HAZARDOUS ELEMENTS MUST BE CAPPED, ADEQUATELY SCREENED OR CLEARLY MARKED TO ENSURE SITE SAFETY. (GSW)

- SDR18 IT IS THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SITE WORKERS ARE SUITABLY QUALIFIED, TRAINED AND INSURED FOR THE TASKS BEING UNDERTAKEN ON SITE. (CCD) (CE)
- SDR19 IT IS THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SITE PERSONNEL ARE PROVIDED ADEQUATE SPACE, VENTILATION AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT TO UNDERTAKE THE WORKS REQUIRED. ALL CONSTRUCTION EQUIPMENT IS TO BE USED IN ACCORDANCE WITH BEST INDUSTRY SAFETY PRACTICES AND REGULATIONS. (GSW) (SWD&E)
- SDR20 DEMOLITION WORKS ARE REQUIRED TO BE CARRIED OUT IN A SAFE, SYSTEMATIC AND ORDERLY MANNER IN ACCORDANCE WITH THE SITE SPECIFIC SAFETY PLAN AND ALL GENERAL SAFETY INDUCTION REGULATIONS. TEMPORARY PROPPING OF MEMBERS MAYBE REQUIRED IN ACCORDANCE WITH THE DIRECTION OF A SUITABLY QUALIFIED PROFESSIONAL IN ACCORDANCE WITH RELEVANT SAFETY PRACTICES AND REGULATIONS. (DEM) (SIC)
- SDR21 AT ALL TIMES THE BUILDER, PROJECT MANAGER, OR PRINCIPAL CONTRACTOR IS TO PROVIDE LOCAL TRAFFIC AND PEDESTRIAN MANAGEMENT PLANS AS NEEDED TO ENSURE SAFE ACCESS AROUND AND ONTO THE BUILDING SITE. CONSIDERATION MUST ALSO BE GIVEN TO SAFE WORKER ACCESS TO ALL WORK AREA INCLUDING ADEQUATE WALKWAYS AND STAIRS, SCAFFOLDING, SECURE LADDER ACCESS, SAFE WORKING PLATFORMS, ACCESS PATHS FREE FROM FALLING OBJECTS, ADEQUATE RAILINGS, FALL ARREST SYSTEMS, ETC. ALL PITS, FLOOR CAVITIES AND RELATED COVERS AND GRATES MUST BE MADE SAFE. (SA&SWP) (W@H) (FC)
- SDR22 ALL FORMWORK AND SCAFFOLDING SYSTEMS ARE TO BE DESIGNED AND CERTIFIED BY A LICENSED CONTRACTOR TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND KEPT AND MAINTAINED IN A GOOD WORKING ORDER. REGULAR CHECKS ON ERECTED MEMBERS AND FIXINGS MUST BE CARRIED OUT BY A QUALIFIED PROFESSIONAL TO ENSURE COMPLIANCE WITH THE DESIGN. (FC) (W@H)
- SDR23 CLIMBING ON SCAFFOLDING OR FORMWORK AND WORKING AT HEIGHTS WITHOUT SUITABLY APPROVED RAILINGS, BARRIERS AND RESTRAINTS FIXED OFF TO CERTIFIED ANCHOR POINTS IS STRICTLY PROHIBITED. (FC) (W@H) (SA&SWP)
- SDR24 ALL SITE MACHINERY AND ELECTRICAL EQUIPMENT IS TO BE KEPT IN GOOD WORKING ORDER WITH CURRENT SAFETY TAGGING AND SERVICING WHERE APPLICABLE. (CE) (SWD&E)
- SDR25 THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR IS TO ADEQUATELY TREAT AND DISPOSE OF DANGEROUS SITE MATERIALS INCLUDING CONTAMINATED SOILS AND ASBESTOS IN ACCORDANCE WITH AUTHORITY REGULATIONS, INDUSTRY STANDARDS AND PRACTICES. (HM) (GSW)
- SDR26 THE BUILDER, PROJECT MANAGER OR PRINCIPAL CONTRACTOR IS TO ENSURE THAT THE SITE IS MAINTAINED IN A SAFE WORKING MANNER AND THAT ALL SITE PRACTICES ARE IN ACCORDANCE WITH CURRENT WORK PLACE HEALTH AND SAFETY LAWS AND REGULATIONS. (CCD) (GSW)
- SDR27 IDENTIFIED CONFINED SPACES COMPLY WITH RELEVANT STANDARDS FOR REASONABLY SAFE ACCESS AND MINIMIZED FOR ENTRY. THE BUILDER, PROJECT MANAGER AND/OR THE PRINCIPAL CONTRACTOR HAS RESPONSIBILITY TO CONTROL ACCESS AND MANAGE ASSOCIATED HAZARDS AND RESIDUAL RISKS WHICH MAY INCLUDE INUNDATION, BIOLOGICAL, ENGULFMENT, ASPHYXIATION, ETC. THROUGH ACCESS CONTROL, PERMITS, AND MONITORING PROCESSES. (CS)
- SDR28 REFER DRAWING SHEETS FOR ANY SPECIFIC ADDITIONAL REQUIREMENTS.

RISK TABLE '2' MITIGATED HAZARD RISK ASSESSMENT TOOL WITH RECOMMENDED ACTIONS BY PCBU REPRESENTATIVE

RISK LEVEL = CONSEQUENCE x PROBABILITY		CONSEQUENCE IF IT DID OCCUR				
PROBABILITY OF EVENT OCCURRING		1 - INSIGNIFICANT. (NO DAMAGE).	2 - MINOR. (SOME DAMAGE AND/OR FIRST AID TREATMENT).	3 - CONSIDERABLE. (REPAIRABLE DAMAGE AND/OR INJURIES CAUSING LOST TIME).	4 - EXTREME. (SERIOUS DAMAGE AND/OR FATALITY OR PERMANENT DISABILITY).	5 - CATASTROPHIC. (MAJOR DAMAGE AND/OR MULTIPLE FATALITIES).
1 - WILL ONLY OCCUR IN EXCEPTIONAL CIRCUMSTANCES	1	2	3	4	5	
2 - COULD OCCUR AT SOMETIME	2	4	6	8	10	
3 - LIKELY TO OCCUR SOMETIME	3	6	9	12	15	
4 - WILL PROBABLY OCCUR	4	8	12	16	20	
5 - EXPECTED TO OCCUR	5	10	15	20	25	
RISK LEVEL	1 TO 3 = MINOR	4 TO 6 = LOW	7 TO 8 = MODERATE	9 TO 10 = SIGNIFICANT	11 TO 18 = MAJOR	19 TO 25 = EXTREME
SUGGESTED ACTIONS BY PRINCIPAL BUILDER AND/OR PROJECT MANAGER	BE AWARE OF THE RISK AND CONSEQUENCES. TAKE ADEQUATE PRECAUTIONS.	ENSURE ADEQUATE CONTROL MEASURES. ENSURE ALL CONTRACTORS HAVE ADEQUATE TRAINING.	PREPARE WORK METHOD STATEMENTS, ENSURE ADEQUATE MONITORING OF THE WORKS. ADHERE CLOSELY TO THE ASSOCIATED NOTES ON THE DESIGN DOCUMENTS.	BEFORE CARRYING OUT WORKS NECESSITATING THIS RISK, MEET WITH THE DESIGNER TO DISCUSS ALL MEASURES OUTLINED IN THE DESIGN DOCUMENTS SO THAT NO MITIGATION MEASURES ARE MISSED. PREPARE DETAILED WORK PLANS, SAFE WORK METHOD STATEMENTS (SWMS), PERMIT TO START, MONITORING, TRAINING, ETC.	UNACCEPTABLE RISK. FURTHER MITIGATIONS ARE REQUIRED. ALTERNATIVELY, CHANGED TO THE DESIGN CONCEPT MAY BE REQUIRED TO MEET WESTERA'S SAFE DESIGN REQUIREMENTS.	UNACCEPTABLE RISK. THE HAZARD HAS NOT BEEN MITIGATED TO THE "REASONABLE PRACTICABLE" RISK REDUCTION STANDARD. THE DESIGN AD HAZARD REDUCTION APPROACH IS INADEQUATE.

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P1	14/01/22	PRELIMINARY ISSUE			DRAWN J.W	APPROVED		PROJECT TITLE: PROPOSED NEW RESIDENCE	REVISION P1
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GENERAL NOTES

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND INSTRUCTIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- G2 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL CHECK AND CO-ORDINATE WITH THE ARCHITECT AND OTHER CONSULTANTS ALL STEPS, FALLS, REBATES, SETDOWNS, CHASES AND PENETRATIONS.
- G3 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OFF THE DRAWINGS.
- G4 ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE WORKS.
- G5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE AND ADJACENT STRUCTURES IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED DURING THE WORKS.
- G6 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS, THE BCA, AND LOCAL COUNCIL REGULATIONS.
- G7 ALL NON-LOADBEARING WALLS SHALL BE KEPT 20mm CLEAR OF THE UNDERSIDE OF SLABS, BEAMS AND OTHER STRUCTURAL ELEMENTS, UNLESS NOTED OTHERWISE.
- G8 THE CONTRACTOR IS TO CONFIRM THE LOCATIONS OF ALL EXISTING UNDERGROUND SERVICES AND TAKE NECESSARY MEASURES TO AVOID CLASHES PRIOR TO COMMENCING EARTHWORKS AND/OR PILING.
- G9 THE STRUCTURAL ENGINEERING DESIGN DOCUMENTED FOR THIS PROJECT RELATES TO THE PROPOSED NEW CONSTRUCTION OF BUILDING ELEMENTS. THE CONDITION AND COMPLIANCE OF EXISTING STRUCTURAL COMPONENTS HAVE NOT BEEN ASSESSED NOR CERTIFIED AS PART OF WESTERA PARTNERS COMMISSION ON THIS PROJECT UNLESS SPECIFICALLY STATED ON THE DESIGN DOCUMENTS
- G10 IT IS THE BUILDERS RESPONSIBILITY TO OBTAIN SUFFICIENT SURVEY & GEOTECHNICAL ADVICE AND TO INSTALL RETENTION SYSTEMS AS NECESSARY TO FACILITATE EXCAVATION ADJACENT TO SITE BOUNDARIES.
- G11 WHERE PROPRIETARY ITEMS/ELEMENTS/ASPECTS FORM PART OF THE STRUCTURE, WESTERA PARTNERS HAS RELIED UPON MANUFACTURER SUPPLIED INFORMATION FOR THEIR SPECIFICATION AND DESIGN.
- G12 UNLESS NOTED OTHERWISE WESTERA PARTNERS CERTIFICATION EXCLUDES NON-STRUCTURAL CLADDING ELEMENTS INCLUDING FIRE RATING AND/OR FIRE TOXICITY FOR SUCH CLADDING ELEMENTS.
- G13 "AS CONSTRUCTED" DRAWINGS WHEN ISSUED BY WESTERA PARTNERS SHALL ONLY INCORPORATE DESIGN CHANGES FORMALLY ADVISED BY CLIENT/BUILDER, AND APPROVED AND INSPECTED BY WESTERA PARTNERS.
- G14 WESTERA PARTNERS HAS LIMITED CONTROL OR INPUT TO LOCAL GOVERNMENT OR OTHER LEGISLATED APPROVALS UNLESS SPECIFICALLY ENGAGED BY ITS CLIENT. ANY CHANGES TO APPROVAL REQUIREMENTS (INCLUDING ORDERS FOR SUSPENSION OF WORKS ETC) SHOULD BE COMMUNICATED TO WESTERA PARTNERS AND ALL OTHER RELEVANT DESIGNERS TO ALLOW ASSESSMENT OF POTENTIAL RISKS AND ENSURE DESIGN AND SAFETY COMPLIANCE.

LOADINGS

- L1 THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

LOCATION	UNIFORM LOAD (kPa)	POINT LOAD (kN)
GARAGE SLABS	2.5	13
GENERAL AREAS	1.5	1.8
ROOF	0.25	1.1

- L2 WIND LOADS HAVE BEEN CALCULATED IN ACCORDANCE WITH AS/NZS 1170.2 AND THE FOLLOWING PARAMETERS:

IMPORTANCE LEVELS -2
 REGION -B
 TERRAIN CATEGORY -1.5

WIND CATEGORY N4

- L3 LOAD COMBINATIONS HAVE BEEN CALCULATED IN ACCORDANCE WITH AS/NZS 1170.0

SITE PREPARATION

- SP1 SITE EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3798 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- SP2 REFER TO THE GEOTECHNICAL REPORT FOR THE SOIL PROFILE ACROSS THE SITE AND SITE RECOMMENDATIONS.
- SP3 THE SITE SHALL BE STRIPPED OF ALL TOPSOIL & VEGETATION AND PROOF ROLLED TO IDENTIFY SOFT SPOTS, WHICH SHALL BE EXCAVATED AND REPLACED WITH SUITABLE FILL APPROVED BY THE GEOTECHNICAL ENGINEER.
- SP4 IN ACCORDANCE WITH AS3798, THE COMPACTION REQUIREMENTS FOR SHALLOW FILL ARE AS FOLLOWS:
- A) SAND UP TO 800mm DEEP IS TO BE COMPACTED IN 200mm LAYERS BY A VIBRATING PLATE OR VIBRATION ROLLER. THE FILL IS TO HAVE AN N VALUE OF 7 USING A STANDARD PENETROMETER TEST. DENSITY INDEX IS TO BE NOT LESS THAN 75% IN ACCORDANCE WITH AS1289. TESTING OF DENSITY INDEX SHALL BE DONE IN ACCORDANCE WITH AS1289.
- B) NON-SAND FILL UP TO 400mm DEEP SHALL BE COMPACTED IN NOT MORE THAN 150mm LAYERS BY A MECHANICAL ROLLER, CLAY FILL SHALL BE MOIST DURING COMPACTION. STANDARD COMPACTION IS NOT TO BE LESS THAN 95% FOR A RESIDENTIAL PROJECT AND 98% FOR A COMMERCIAL DEVELOPMENT OR PAVEMENT IN ACCORDANCE WITH AS1289. REACTIVE CLAY SHOULD BE AVOIDED AS FILL BUT IF USED SHOULD BE PLACED AT A MOISTURE CONTENT WHICH APPROXIMATES THE FIXED EQUILIBRIUM MOISTURE CONTENT.
- SP5 ANY FILLED BUILDING PLATFORMS IN EXCESS OF THE FILL LEVELS DESCRIBED ABOVE SHALL BE CONTROLLED FILL IN ACCORDANCE WITH AS3798 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, OR THE GEOTECHNICAL REPORT. THE TESTING AND CERTIFICATION OF THE FILL PLATFORM SHALL BE CARRIED OUT BY A SUITABLY QUALIFIED TESTING BODY.
- SP6 FOR SITES WHERE CUT AND FILL IS REQUIRED, THE FILL SHALL CONTINUE PAST THE EDGE OF THE BUILDING AT LEAST 1m AND SHALL BE RETAINED OR BATTERED BEYOND THIS POINT. REFER TO THE GEOTECHNICAL REPORT FOR BATTER SLOPE DETAILS. UNLESS NOTED OTHERWISE THE INTERIOR OF THE SLAB SHALL BE FOUNDED ON COMPACTED MATERIAL AND THE EDGE BEAMS & INTERNAL LOAD-BEARING ELEMENTS SHALL BE FOUNDED ON NATURAL SOIL (REFER GEOTECHNICAL REPORT)

DRAINAGE/PLUMBING/TREES

- D1 THE EXTERNAL FINISHED SURFACE SURROUNDING THE FOOTINGS AND SLAB ON GROUND IS TO BE WELL DRAINED AT ALL TIMES BY SLOPING THE SOIL AWAY FROM THE BUILDING AND GRADED TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1 METER FROM THE BUILDING. PONDING OF WATER AROUND THE BUILDING IS TO BE PREVENTED DURING & AFTER CONSTRUCTION. ALL WATER IS TO BE DRAINED TO EITHER THE STREET FRONTAGE OR TO FIELD DRAIN PITS CONNECTED TO A DISCHARGE LINE. SPOON DRAINS ARE TO BE LOCATED AT THE TOP AND BOTTOM OF ALL BATTERS. REFER TO THE BCA CLAUSE 3.1.2 FOR FURTHER DRAINAGE REQUIREMENTS.
- D2 ENSURE PLUMBING INCLUDING STORMWATER DISCHARGE, SEWERAGE AND DRAINAGE ARE KEPT IN GOOD WORKING ORDER AND ARE NOT ALLOWED TO SATURATE THE GROUND AROUND THE BUILDING. REPAIRS TO DAMAGE MUST BE ADDRESSED PROMPTLY
- D3 TREES AND SHRUBS ARE TO BE KEPT A MINIMUM OF 2 TIMES THEIR MATURE HEIGHT AWAY FROM THE BUILDING. IN THE EVENT THIS CANNOT BE ACHIEVED A "ROOT BARRIER" SYSTEM SHALL BE INSTALLED AND CERTIFIED BY A SPECIALIST CONTRACTOR TO PROTECT THE BUILDINGS FOUNDATION SYSTEM.
- D4 ALL PLUMBING INSTALLED ON REACTIVE CLAY SITES IS TO BE PLACED IN ACCORDANCE WITH THE BSA RECOMMENDED GUIDELINES FOR SANITARY AND STORMWATER INSTALLATION ON REACTIVE CLAY SITES AS A MINIMUM STANDARD.

FOUNDATIONS

- F1 REFER TO SOIL REPORT AND FOOTING PLAN FOR REFERENCE TO THE REQUIRED FOUNDING MATERIAL FOR THE FOOTINGS, THE SOIL PROFILE ACROSS THE SITE AND SPECIFIC SITE RECOMMENDATIONS.
- F2 THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SHOULD THE FOUNDATION MATERIAL DIFFER FROM THAT STATED IN THE SOIL REPORT.
- F3 TOPSOIL CONTAINING PLANT ROOTS AND ANY ORGANIC MATERIAL SHALL BE REMOVED FROM THE BUILDING AREA PRIOR TO CONSTRUCTION.
- F4 FOOTINGS SHALL BE LOCATED CENTRALLY UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISE.
- F5 ALL WATER AND LOOSE MATERIAL SHALL BE REMOVED FROM FOOTING EXCAVATIONS PRIOR TO CONCRETING.
- F6 UNLESS OTHERWISE NOTED ON DRAWINGS, ALL FOOTINGS SHALL BE FOUNDED INTO MATERIAL HAVING A SAFE BEARING CAPACITY OF NOT LESS THAN 100kPa. TO BE CONFIRMED IN WRITING BY A GEOTECHNICAL ENGINEER.

CONCRETE

- C1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS3600 CONCRETE STRUCTURES CODE AND THE REFERENCED STANDARDS THEREIN.
- C2 THE CONCRETE STRENGTH GRADE AND THE COVER TO REINFORCEMENT FOR THE VARIOUS CONCRETE ELEMENTS SHALL BE AS LISTED BELOW:

ELEMENT	STRENGTH GRADE	COVER
FOOTINGS	N25	50
INTERIOR GROUND SLABS	N25	30
EXTERIOR GROUND SLABS	N32	40
INTERNAL SUSPENDED SLABS & BEAMS		
EXTERNAL SUSPENDED SLABS & BEAMS		
CONCRETE COLUMNS AND FORMED WALLS		

- C3 CONCRETE TO HAVE A MAXIMUM AGGREGATE SIZE OF 20mm WITH 80mm MAXIMUM SLUMP, A WATER/CEMENT RATIO OF NOT GREATER THAN 0.65 AND A MAXIMUM FINAL BASIC DRYING SHRINKAGE STRAIN OF 800×10^{-6} , UNLESS APPROVED OTHERWISE.
- C4 NO ADDITIVES SHALL BE ADDED OR APPLIED TO THE CONCRETE MIX WITHOUT THE APPROVAL OF THE ENGINEER.
- C5 THE MAXIMUM PERMISSIBLE TRANSPORT TIME FOR CONCRETE BETWEEN BATCHING AND PLACEMENT ON SITE SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE.

AMBIENT AIR TEMPERATURE	MAX. BATCHING TO PLACEMENT TIME
10° - 24°C	120 MINUTES
25° - 27°C	90 MINUTES
28° - 30°C	60 MINUTES
31° - 33°C	45 MINUTES
34° - 36°C	30 MINUTES
37°C+	NO PLACEMENT OF CONCRETE UNLESS CHILLED WATER OR ICE IN MIX

- C6 ALL CONCRETE SHALL BE MECHANICALLY VIBRATED. VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE.

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CONSULTANTS: THOSE ARCHITECTS
 CONSENT NUMBER:
 BODY CORPORATE REG NUMBER:
 USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.

- C7 ALL CONCRETE SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH AS1379 ADOPTING THE PROJECT ASSESSMENT METHOD FOR COMPRESSIVE STRENGTH AND SLUMP COMPLIANCE. THE RESULTS OF ALL TESTS SHALL BE PROMPTLY SUBMITTED TO THE ENGINEER FOR REVIEW.
- C8 WHEN THE AIR TEMPERATURE EXCEEDS 30°C, ALIPHATIC ALCOHOL SHALL BE APPLIED TO THE CONCRETE SURFACE OF SLABS IMMEDIATELY AFTER THE INITIAL SCREED AND AGAIN AFTER BULL FLOATING.
- C9 CURING OF ALL CONCRETE SURFACES SHALL COMMENCE IMMEDIATELY AFTER COMPLETING CONCRETE FINISHING AND SHALL CONTINUE FOR 7 DAYS. CONTRACTOR TO CONFIRM METHOD OF CURING WITH ENGINEER PRIOR TO USE.
- C10 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C11 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
- C12 CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR APPROVED BY THE ENGINEER.
- C13 NO HOLES, CHASES OR EMBEDDED ITEMS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER. CONDUITS, PIPES ETC. SHALL NOT BE PLACED IN THE COVER THICKNESS OF THE CONCRETE.
- C14 WHERE SERVICE PIPES PENETRATE CONCRETE ELEMENTS, PROVISION SHOULD BE MADE TO ALLOW FOR MOVEMENT OF THE ELEMENT.
- C15 FORMWORK SHALL BE DESIGNED, CONSTRUCTED AND STRIPPED IN ACCORDANCE WITH AS3610 FORMWORK CODE, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- C16 STRIPPING OF FORMWORK AND REPROPPING OF SUSPENDED SLABS AND BEAMS SHALL BE CARRIED OUT PROGRESSIVELY SO THAT AT NO STAGE IS THE SLAB OR BEAM UNSUPPORTED UNTIL IT IS PERMITTED TO FULLY REMOVE ALL PROPPING.
- C17 IN MULTISTORY CONSTRUCTION, PROPS SHALL BE LOCATED IN THE SAME POSITION ON EACH FLOOR SO THAT THEY WILL BE CONTINUOUS IN THEIR SUPPORT FROM FLOOR TO FLOOR. WHERE THE NUMBER OF PROPS ON A FLOOR IS REDUCED, THE REMAINING PROPS SHALL BE LOCATED DIRECTLY UNDER PROPS ON THE FLOOR ABOVE.
- C18 PROPPING TO SUSPENDED SLABS AND BEAMS SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ACQUIRED SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS OWN WEIGHT AND ANY SUPERIMPOSED LOAD WITHOUT DAMAGE OR UNACCEPTABLE DEFLECTION.
- C19 NO MASONRY WALLS OR SIMILAR PERMANENT LOADINGS SHALL BE ERECTED ON ANY PART OF THE STRUCTURE WHILE THE PART IS STILL SUPPORTED BY PROPS.
- C20 FOR CONCRETE USING NORMAL PORTLAND CEMENT AS3972 - TYPES A OR D WITHOUT ADMIXTURES, STRIPPING STAGES SHALL CONFORM TO THE MINIMUM STRIPPING TIMES FOR THE APPROPRIATE EFFECTIVE SPANS AND TEMPERATURES GIVEN IN THE FOLLOWING TABLE.

MEMBER TYPE	MEMBER	MEMBER SPAN (m)	MINIMUM STRIPPING TIME (DAYS) FOR AVERAGE AIR TEMP. DURING PERIOD PRIOR TO STRIPPING		
			21°C+	10-21°C	5-10°C
VERTICAL AND UNLOADED	WALL COLUMN BEAM SIDE		2	2	5
VERTICAL AND LOADED	WALL, COLUMN OR LOAD-BEARING STRUCTURE		5	6	7
HORIZONTAL	SLAB	UNDER 3	7	10	14
		3-6	10	14	21
		OVER 6	14	21	28
HORIZONTAL	BEAM	UNDER 3	10	14	21
		3-6	14	21	28
		OVER 6	21	28	28

NOTE: THIS TABLE IS BASED ON SUPERIMPOSED CONSTRUCTION LOADS NOT EXCEEDING 1.0kPa.

- C21 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN TRUE PROJECTION OR SCALE.
- C22 ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED IN ITS CORRECT POSITION ON PLASTIC BAR CHAIRS, GENERALLY AT NOT GREATER THAN 800mm CENTRES IN BOTH DIRECTIONS.
- C23 WELDING AND HEATING OF REINFORCEMENT SHALL NOT BE PERMITTED WITHOUT APPROVAL OF THE ENGINEER.
- C24 ALL STEEL REINFORCEMENT IN CONCRETE ELEMENTS SHALL BE INSPECTED BY THE ENGINEER AND PASSED PRIOR TO POURING OF ANY CONCRETE.
- C25 LAP REINFORCEMENT ONLY AT LOCATIONS SHOWN ON THE DRAWINGS OR AS APPROVED BY THE ENGINEER.
- C26 SLAB FABRIC SHALL BE LAPPED ONE FULL PANEL OF FABRIC PLUS 50mm SO THAT THE TWO OUTERMOST TRANSVERSE WIRES OF ONE SHEET OVERLAP THE TWO OUTERMOST TRANSVERSE WIRES OF THE SHEET BEING LAPPED BY 50mm.
- C27 BAR REINFORCEMENT SHALL BE LAPPED IN ACCORDANCE WITH THE FOLLOWING TABLE.

TYPICAL BAR REINFORCEMENT LAP LENGTHS		
BAR	LAP LENGTH UNO	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600
N28	1400	1800
N32	1600	2100
N36	2000	2500

WHERE LAPS ARE SHOWN ON THE DRAWINGS THE ABOVE LAP LENGTHS SHALL BE ADOPTED UNLESS NOTED OTHERWISE. WHERE BARS OF DIFFERENT DIAMETER ARE SHOWN LAPPED, ADOPT THE LAP LENGTH APPROPRIATE TO THE SMALLER DIAMETER BAR.

- C28 A LEVELING SAND LAYER (50mm MINIMUM IN THICKNESS) SHALL BE PLACED UNDER SLABS ON GROUND UNO. THE SAND SHALL BE SALT FREE AND COMPACTED TO 65% DENSITY INDEX.
- C29 A VAPOUR BARRIER OF 0.2mm (200um) MINIMUM THICK POLYTHENE SHEETING SHALL BE PLACED BENEATH SLABS ON GROUND UNLESS NOTED OTHERWISE.

CONCRETE SHRINKAGE CRACKING

TO REDUCE THE OCCURRENCE OF SHRINKAGE CRACKING IN CONCRETE SLABS, THE FOLLOWING GUIDELINES SHOULD BE FOLLOWED:

- CS1 SLAB ON GROUND SHOULD BE POURED ON POLYTHENE SHEETING OVER A SMOOTH SUB-BASE.
- CS2 WATER MUST NOT BE ADDED TO THE CONCRETE MIX AFTER IT LEAVES THE BATCHING PLANT UNLESS ORDERED BY THE SUPPLIER.
- CS3 PLACE CONCRETE AS SOON AS POSSIBLE.
- CS4 ADEQUATELY COMPACT THE CONCRETE, PARTICULARLY AROUND CORNERS, PENETRATIONS AND INSERTS.
- CS5 CLOSE ANY EARLY CRACKING BY RE-COMPACTING THE CONCRETE OR RE-TROWELLING THE SURFACE.
- CS6 IN WINDY CONDITIONS ERECT WIND BREAKS OR WALLS.
- CS7 APPLY ALIPHATIC ALCOHOL IMMEDIATELY AFTER SCREEDING AND BULLFLOATING.
- CS8 RE-APPLY ALIPHATIC ALCOHOL TO SURFACES AFTER EACH FINISHING OPERATION.
- CS9 ONCE THE SLAB IS FINISHED, CONTINUOUSLY CURE FOR 7 DAYS VIA WATER PONDING, IMPERVIOUS SHEETS OVER THE SLAB OR MEMBRANE FORMING CURING COMPOUNDS APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

- CS10 STRUCTURAL ENGINEER IS TO BE NOTIFIED BY THE CLIENT, ARCHITECT OR BUILDER, OF ANY SPECIAL SHRINKAGE REQUIREMENTS FOR EXPOSED CONCRETE ELEMENTS PRIOR TO CONSTRUCTION.
- CS11 WHERE BRITTLE FLOOR COVERINGS SUCH AS CERAMIC TILES ARE BEING USED, ADDITIONAL SLAB REINFORCEMENT SHOULD BE ADDED TO THE SPECIFIED MINIMUM REINFORCEMENT. IF NO EXTRA REINFORCEMENT IS ADDED, COVERING SHOULD BE DELAYED UNTIL 90 DAYS AFTER THE SLAB HAS BEEN PLACED.
- CS12 ALL SHRINKAGE CRACKS ARE TO BE TREATED WITH A LOW VISCOSITY ACRYLIC POLYMER SPECIFICALLY DESIGNED TO PENETRATE, REPAIR AND SEAL MOVING CRACKS SUCH AS 3M CP&R 5742 OR APPROVED EQUIVALENT.

POLISHED/HONED CONCRETE SLABS

- PC1 WHERE POLISHED/HONED CONCRETE SLABS ARE REQUIRED, THE SLAB SHALL COMPLY WITH THE FOLLOWING:
- PC2 CONCRETE TO HAVE A MINIMUM STRENGTH GRADE OF S32 WITH A MAX. SHRINKAGE STRAIN OF 650×10^{-6} AND A MAX. WATER/CEMENT RATIO OF 0.45, U.N.O.
- PC3 SLABS ON GROUND TO BE MINIMUM 130 THICK, REINFORCED WITH SL81 FABRIC WITH 30mm TOP COVER, U.N.O. FOLLOW CCAA GUIDELINES FOR CONCRETE SHRINKAGE CRACKING AND POLISHED CONCRETE FLOORS

STRUCTURAL STEEL

THE CONSTRUCTION CATEGORY HAS BEEN DETERMINED IN ACCORDANCE WITH AS5131 AND THE FOLLOWING PARAMETERS:

IMPORTANCE LEVEL	- 2
SERVICE CATEGORY	- SC1
FABRICATION CATEGORY	- FC2
CONSTRUCTION CATEGORY	- CC2

- S1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100 STEEL STRUCTURES CODE AND THE REFERENCED STANDARDS THEREIN.
- S2 THE CONTRACTOR SHALL SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW BY THE ENGINEER AND ARCHITECT, BEFORE FABRICATION COMMENCES.
- S3 THE STEEL MEMBERS SHOWN ON THE STRUCTURAL DRAWINGS ARE THOSE REQUIRED FOR THE COMPLETED STRUCTURE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY NECESSARY TEMPORARY CONNECTIONS, SUPPORTS AND BRACING TO MAINTAIN THE STABILITY AND SAFETY OF THE STEELWORK THROUGHOUT THE CONSTRUCTION PERIOD.
- S4 THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATION FOR ADDITIONAL STEELWORK, CLEATS AND BOLTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- S5 UNLESS NOTED OTHERWISE, ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

ELEMENT	STEEL GRADE
HOT ROLLED SECTIONS	300 PLUS
WELDED SECTIONS (WB, WC)	300 PLUS
CHS UP TO AND INCLUDING 168 DIA.	C250
CHS GREATER THAN 168 DIA, SHS AND RHS	C350
FLOOR PLATES	250
MERCHANT BAR - ROUNDS, SQUARES AND FLATS	300 PLUS

- S6 UNLESS NOTED OTHERWISE, ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WHERE POSSIBLE, OTHERWISE ADOPT CPBW. WELDS SHALL BE CATEGORY GP U.N.O. ALL WELDS SHALL BE FROM E43XX/W40X ELECTRODES OR ALTERNATIVES GIVING A NOMINAL TENSILE STRENGTH OF WELD METAL f_{uw} OF 430MPa OR GREATER.
- S7 ALL CLEATS AND GUSSET PLATES SHALL BE 10mm THICK, UNLESS NOTED OTHERWISE.
- S8 ALL BOLTS SHALL BE M20 8.8/S UNLESS NOTED OTHERWISE. BOLT HOLES SHALL BE 2mm GREATER THAN SPECIFIED BOLT SIZE UNLESS NOTED OTHERWISE.

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P1	14/01/22	PRELIMINARY ISSUE							T: 07 3852 4333					1.2
					DRAWN	J.W			GOLD COAST	CONSENT NUMBER:		PROJECT TITLE:	PROPOSED NEW RESIDENCE	REVISION P1
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					PAGE SIZE	A3			NORTHERN NSW	USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.		CLIENT:	CLIENT NAME	N21-249
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S9

BOLT DESIGNATIONS SHALL CONFORM TO THE FOLLOWING:

DESIGNATION	AUST. STANDARD	INSTALLATION METHOD
4.6/S	AS 1111	SNUG TIGHT
8.8/S	AS/NZS 1252	SNUG TIGHT
8.8/TB	AS/NZS 1252	FULLY TENSIONED (SOME SLIP ALLOWED)
8.8/TF	AS/NZS 1252	FULLY TENSIONED WITH NO SLIP. CONTACT SURFACES TO BE FREE FROM APPLIED FINISHES

- S10 LOAD INDICATING WASHERS SHALL BE USED TO VERIFY TIGHTENING OF BOLTS IN TF AND TB CONNECTIONS.
- S11 WASHERS SHALL BE INSTALLED UNDER BOTH BOLT HEAD AND NUT AT ALL SLOTTED BOLT HOLE LOCATIONS.
- S12 CONCRETE ENCASED AND FIRE SPRAYED STEELWORK SHALL NOT BE PAINTED.
- S13 CONCRETE ENCASED STEELWORK SHALL HAVE A MINIMUM OF 50mm OF COVER CONCRETE REINFORCED WITH W5 WIRE AT 150 CRS. OR FGW41 FABRIC UNLESS NOTED OTHERWISE.
- S14 THE POSITION AND DETAIL OF ANY SPLICES REQUIRED OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE ENGINEER.
- S15 FULL CONTACT BEARING SURFACES, WHERE SPECIFIED, SHALL COMPLY WITH CLAUSE 14.4.4.2 OF AS4100.
- S16 THE ENDS OF ALL TUBULAR MEMBERS SHALL BE SEALED WITH 5mm MINIMUM PLATES AND CONTINUOUS FILLET WELDS UNLESS NOTED OTHERWISE.
- S17 CLADDING TRIMMING MEMBERS FOR VALLEYS, EDGES, MECHANICAL AND HYDRAULIC PENETRATIONS ARE NOT NECESSARILY SHOWN. REFER PURLIN MANUFACTURER FOR DETAILS.
- S18 SUPPORT RODS FOR CEILINGS, SERVICES, ETC, WHICH ARE SUSPENDED FROM PURLINS SHALL BE CONNECTED TO PURLIN WEBS ONLY. NO HOLES SHALL BE DRILLED THROUGH PURLIN FLANGES.
- S19 UNLESS NOTED OTHERWISE ALL STEELWORK (INCLUDING FIXINGS) SHALL BE HOT DIP GALVANISED OR PAINTED (INCLUDING CLEANING & PREPARATION) BASE ON THEIR LEVEL OF EXPOSURE (ATMOSPHERIC CORROSION CATEGORY) IN ACCORDANCE WITH AS/NZS 2312 AND THE REFERENCED STANDARDS THERE IN.
- S20 REGARDLESS OF THE PROTECTIVE COATING SYSTEM ADOPTED, SOME ONGOING MAINTENANCE IS TO BE EXPECTED THROUGHOUT THE DESIGN LIFE OF EXPOSED STEELWORK, PARTICULARLY IN COASTAL ENVIRONMENTS.
- S21 NON-DESTRUCTIVE WELD TESTING, WHERE SPECIFIED, SHALL BE CARRIED OUT BY SUITABLY QUALIFIED PERSONNEL IN ACCORDANCE WITH CLAUSE 7.4 OF AS1554.1 USING APPROPRIATE RADIOGRAPHIC, ULTRASONIC, MAGNETIC PARTICLE OR DYE PENETRATION TECHNIQUES. THE RESULTS SHALL BE PROMPTLY FORWARDED TO THE ENGINEER FOR REVIEW PRIOR TO ERECTION OF THE STEELWORK.
- S22 ALL COATED SURFACES DAMAGED BY SITE WELDS OR CUTTING SHALL BE THOROUGHLY CLEANED, PREPARED AND PAINTED IN ACCORDANCE WITH AS2312.

MASONRY BLOCKWORK & BRICKWORK

- M1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700 MASONRY CODE AND THE REFERENCED STANDARDS THEREIN.
- M2 MINIMUM DURABILITY REQUIREMENTS.

LOCATION	SALT ATTACK RESISTANCE GRADE OF MASONRY UNITS	MORTAR CLASS	DURABILITY CLASS OF WALL TIES AND BUILT IN COMPONENTS
INTERIOR MASONRY	GENERAL PURPOSE	M3	R3
EXTERIOR MASONRY GREATER THAN 1 km FROM COAST	GENERAL PURPOSE	M3	R3
EXTERIOR MASONRY UP TO 1 km FROM COAST	EXPOSURE	M4	R4
- M3 ALL MASONRY BLOCKS SHALL HAVE A MINIMUM UNCONFINED COMPRESSIVE STRENGTH OF 15MPa.
- M4 ALL LOAD-BEARING BRICKS SHALL HAVE A MINIMUM UNCONFINED COMPRESSIVE STRENGTH OF 20MPa.
- M5 CLAY BRICKS SHALL EXHIBIT A MAXIMUM 15 YEAR EXPANSION OF 1.0mm/m. THE BRICK SUPPLIER SHALL PROVIDE A RECENT TEST CERTIFICATE CONFIRMING THE EXPANSION.
- M6 MORTAR SHALL BE CLASS M3 OR M4 IN ACCORDANCE WITH NOTE M2 ABOVE. REFER TO AS3700 FOR COMPLYING MIX PROPORTIONS. SAND SHALL BE CLEAN WELL GRADED AND FREE OF SILT AND CLAY. NO "BRIKIES LOAM" ALLOWED.
- M7 GROUT FOR CORE FILLING SHALL BE STRENGTH GRADE S20. THE GROUT SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 10mm, A MAXIMUM SLUMP OF 230mm +/-25mm AND A MINIMUM CEMENT CONTENT OF 300kg/m³.
- M8 ADDITIVES SHALL NOT BE ADDED TO THE GROUT OR MORTAR WITHOUT THE SPECIFIC PERMISSION OF THE ENGINEER.
- M9 PROVIDE CLEANOUT BLOCKS AT THE BASE OF ALL REINFORCED CORES.
- M10 ALL MORTAR DAGS AND PROTRUSIONS INTO THE BLOCK OR BRICK CORES SHALL BE REMOVED PRIOR TO THE PLACEMENT OF ANY CONCRETE. LOOSE MATERIAL AND DEBRIS SHALL ALSO BE REMOVED FROM THE MASONRY CORES.
- M11 FULLY BED SOLID UNITS, FACE BED HOLLOW UNITS AND FULLY FILL VERTICAL JOINTS. NO RAKING OF MORTAR JOINTS IS PERMITTED.
- M12 GROUTING SHALL NOT COMMENCE UNTIL THE MORTAR JOINTS HAVE GAINED SUFFICIENT STRENGTH TO RESIST BLOWOUT AND CORES HAVE BEEN CLEANED OUT.
- M13 GROUT SHALL BE COMPACTED BY VIBRATOR OR BY RODDING WITH A ROD NOT LESS THAN 24mm DIAMETER.
- M14 ALL CORES SHALL BE FILLED WITH GROUT, UNLESS NOTED OTHERWISE.
- M15 REINFORCEMENT SHALL BE PLACED ACCURATELY AND TIED SECURELY BEFORE PLACEMENT OF GROUT.
- M16 UNLESS NOTED OTHERWISE VERTICAL CONTROL JOINTS SHALL BE PROVIDED IN BLOCKWORK AT 8.0m CRS. AND AT 4.0m FROM CORNERS, AND IN BRICKWORK AT 5.0m CRS. AND AT 2m TO 4.5m FROM CORNERS. CONTRACTOR TO CO-ORDINATE LOCATIONS WITH ARCHITECT. JOINTS TO BE 10mm WIDE. JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH CEMENT CONCRETE & AGGREGATES AUSTRALIA TECHNICAL NOTE TN61.
- M17 NO HOLES OR CHASES SHALL BE CUT INTO BLOCKWORK/BRICKWORK WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- M18 ALL WALL INTERSECTIONS SHALL BE OF BONDED CONSTRUCTION OR TIED WITH MEDIUM DUTY TIES AT 400mm MAXIMUM CRS.
- M19 IN CAVITY/BRICK VENEER WALLS PROVIDE MEDIUM DUTY GALVANISED WALL TIES AT 600 CENTRES VERTICALLY AND HORIZONTALLY AND AT 300 AVERAGE CENTRES ADJACENT TO OPENINGS. TIES TO BE EMBEDDED A MINIMUM OF 50mm INTO THE MORTAR JOINTS. STAINLESS STEEL TIES SHALL BE USED IN LOCATIONS LESS THAN 1km FROM THE COAST.

POOL NOTES

- NP1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS2783 - USE OF REINFORCED CONCRETE FOR SMALL SWIMMING POOLS AND REFERENCED STANDARDS THERE IN.
- NP2 ALL TOPSOIL AND ORGANIC MATTER UNDER POOL FLOOR IS TO BE REMOVED. THE DESIGN REQUIRES THAT THE POOL BE CONSTRUCTED ON UNDISTURBED SOUND NATURAL GROUND HAVING A SAFE ALLOWABLE BEARING PRESSURE OF NOT LESS THAN 75 KPa UNLESS APPROVED BY THE ENGINEER.
- NP3 WHERE THE POOL WALLS ARE NOT POURED AGAINST SOUND NATURAL GROUND TO THE LEVELS SHOWN ON THE DRAWING, THE DESIGN OF THE WALLS MAY REQUIRE MODIFICATION. REFER TO ENGINEER.
- NP4 IF OVER EXCAVATION IS REQUIRED TO ACHIEVE UNDISTURBED SOUND NATURAL GROUND TO THE UNDERSIDE OF THE POOL BASE, SEAT AND BENCH AREAS, THE OVER EXCAVATION SHALL BE BACKFILLED WITH 15MPa CONCRETE PRIOR TO FORMING AND CASTING THE POOL.
- NP5 WHERE THERE ARE VARYING FOUNDATION CONDITIONS OVER THE POOL AREA OR WHERE UNDISTURBED SOUND NATURAL GROUND IS NOT ENCOUNTERED REFER TO ENGINEER FOR FOUNDATION DESIGN.
- NP6 A 100mm LAYER OF 20mm DIAMETER (MAXIMUM) GRAVEL IS TO BE SPREAD UNDER THE POOL SLAB WHERE IT IS NOT FOUNDED ON FREE DRAINING MATERIAL.
- NP7 THE DESIGN REQUIRES THAT GROUND WATER PRESSURE TO POOL WALLS AND FLOOR SLAB BE RELIEVED BY INSTALLATION OF A HYDROSTATIC RELIEF VALVE WITH MAIN DRAIN DETAIL.
- NP8 THE VERTICAL WALL REINFORCEMENT SHOWN ON SECTIONS SHOULD BE NOMINALLY ON THE CENTRE LINE OF THE WALL UNLESS NOTED OTHERWISE, AND SHOULD BE ACCURATELY BENT TO REMAIN CENTRAL AROUND THE CURVATURE AND INTO THE BASE.
- NP9 THE MINIMUM CONCRETE COVER TO REINFORCEMENT SHALL COMPLY WITH THE FOLLOWING U.N.O.
 FORMED FACES - 40mm
 INTERNAL FACES - 50mm
 FACES CAST AGAINST GROUND - 60mm
 BAR CHAIRS SHALL BE USED TO ENSURE THE REQUIRED COVER IS MAINTAINED.
- NP10 CONCRETING SHALL BE CARRIED OUT IN ONE CONTINUOUS OPERATION AND SHALL BE APPLIED BY THE PNEUMATIC SPRAYED PROCESS BY EXPERIENCED OPERATORS. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH (f_c) OF 40 MPa AT 28 DAYS MINIMUM CEMENT CONTENT OF 280 kg/m³ AND MAXIMUM 10mm AGGREGATE.
- NP11 IMMEDIATELY AFTER THE PNEUMATIC CONCRETE HAS BEEN PLACED, IT SHOULD BE PROTECTED FROM PREMATURE DRYING BY SHADING FROM DIRECT SUN AND SHIELDING FROM WIND. AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY IT SHOULD BE THOROUGHLY WETTED AND THEREAFTER KEPT WET CONTINUOUSLY FOR AT LEAST 7 DAYS.
- NP12 IF SALT CHLORINATOR IS USED, CONCENTRATION OF SODIUM CHLORIDE TO BE KEPT BELOW 10000 P.P.M.
- NP13 SURFACE WATER FROM SURROUNDING AREAS SHOULD BE DIRECTED AWAY FROM POOL.
- NP14 POOL PLUMBING, ETC TO BE BY OTHERS.
- NP15 POOL FENCING BY OTHERS IN ACCORDANCE WITH AS1926 PART 1 & 2 AND LOCAL COUNCIL REQUIREMENTS.

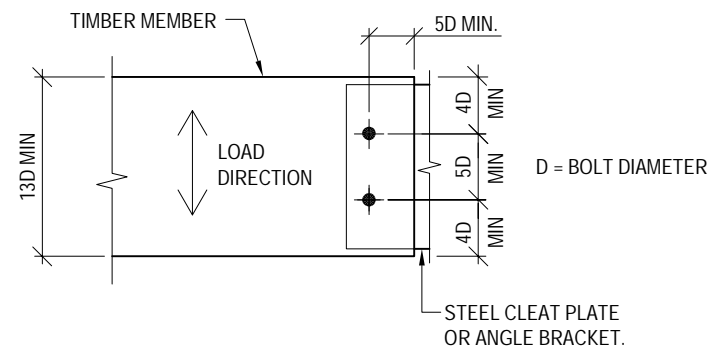
No.	DATE	REVISIONS	DP FULL NAME	REG No.	DESIGNED	R.S	CHECKED	----	 <p>BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 NORTHERN NSW T: 02 6674 8047 SUNSHINE COAST T: 07 5391 3777</p> <p>STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p> <p>For and on behalf of WESTERA PARTNERS PTY. LTD.</p>	CONSULTANTS:	THOSE ARCHITECTS	DRAWING TITLE:	CONSTRUCTION NOTES - SHEET 3	DRAWING NUMBER	1.3	
P1	14/01/22	PRELIMINARY ISSUE			DRAWN	J.W	APPROVED			CONSENT NUMBER:			PROJECT TITLE:	PROPOSED NEW RESIDENCE	REVISION	P1
					DATE	JAN, 2022				BODY CORPORATE REG NUMBER:			PROJECT ADDRESS:	125 ALCORN STREET, SUFFOLK PARK	PROJECT NUMBER	N21-249
					PAGE SIZE	A3				USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.	CLIENT:	CLIENT NAME				

TIMBER FRAMING

- T1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1720 -TIMBER STRUCTURES CODE, AS1684 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION STANDARD AND THE REFERENCED STANDARDS THERIN.
- T2 ALL FRAMING, BRACING AND TIEDOWN INFORMATION SPECIFIED FORM THE BASIS FOR THE DESIGN OF THE STRUCTURAL SUPPORT ELEMENTS DOWN TO THE FOUNDATIONS. ALTERNATIVE SOLUTIONS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- T3 PREFABRICATED TIMBER ROOF TRUSSES, PROPRIETARY FLOOR JOIST SYSTEMS AND ALTERNATIVE TIMBER ELEMENTS TO THOSE SHOWN ON THE ENGINEERING DRAWINGS ARE TO BE DESIGNED AND CERTIFIED BY THE SUPPLIER'S STRUCTURAL ENGINEER. DESIGN AND INSPECTION CERTIFICATES FOR THESE ELEMENTS ARE TO BE ISSUED TO THE BUILDER FOR LODGMET WITH THE LOCAL AUTHORITY.
- T4 ALL TIMBER MEMBERS USED ARE TO HAVE A MINIMUM LEVEL OF DURABILITY AS SPECIFIED IN AS1684.2 - APPENDIX B
- T5 ALL TIMBER SHALL BE SEASONED UNLESS NOTED OTHERWISE.
- T6 ALL TIMBER SHALL BE FREE OF GUM VEINS, KNOTS AND ANY OTHER IMPERFECTIONS WITHIN CONNECTION ZONES.
- T7 UNLESS NOTED ON THE STRUCTURAL DRAWINGS, THE TIMBER ELEMENTS SPECIFIED HAVE NOT BEEN DESIGNED TO SUPPORT HANGING DOORS, AIR CONDITIONING UNITS, WATER TANKS, ETC. THE CONTRACTOR IS TO SUPPLY THE STRUCTURAL ENGINEER WITH THE NECESSARY INFORMATION TO DESIGN CHECK THE FRAMING ELEMENTS AND MAKE CHANGES ACCORDINGLY IF REQUIRED.
- T8 WASHERS SHALL BE PROVIDED UNDER ALL NUTS AND BOLT HEADS BEARING AGAINST TIMBER IN ACCORDANCE WITH THE FOLLOWING TABLE:

BOLT SIZE	WASHER
UP TO M12	50 x 50 x 3.0mm THICK
M16	57 x 57 x 4.0mm THICK
M20	65 x 65 x 5.0mm THICK
OVER M20	75 x 75 x 6.0mm THICK

- T9 ALL BOLTS, WASHERS AND DRILLED IN ANCHORS SPECIFIED IN EXTERNAL AREAS ARE TO BE HOT DIP GALVANISED IN ACCORDANCE WITH AS1214.
- T10 THE TIMBER MEMBERS SHOWN ON THE STRUCTURAL DRAWINGS ARE THOSE REQUIRED FOR THE COMPLETE STRUCTURE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY NECESSARY TEMPORARY CONNECTIONS, SUPPORTS AND BRACING TO MAINTAIN THE STABILITY AND SAFETY OF THE TIMBERWORK THROUGHOUT THE CONSTRUCTION PERIOD.
- T11 ALL BOLT LOCATIONS TO BE IN ACCORDANCE WITH THE FOLLOWING DETAIL:



MINIMUM SPACING, EDGE & END DISTANCES FOR NAILS & SCREWS			
SPACING TYPE	MINIMUM DISTANCE		
	HOLES FOR NAILS NOT PRE-BORED	HOLES FOR NAILS PRE-BORED TO 80% OF NAIL DIAMETER	FOR SCREWS
END DISTANCE	20D	10D	10D
EDGE DISTANCE	5D	5D	5D
BETWEEN NAILS OR SCREWS - ALONG GRAIN	20D	10D	10D
- ACROSS GRAIN	10D	3D	3D
D = SHANK DIAMETER OF NAIL OR SCREW			

TIMBER SCHEDULE

GROUND FLOOR

LOAD BEARING FRAME (2700 MAX. HIGH)

STUD AT 450crs	-	90 x 35 MGP12
TOP PLATE	-	2/35 x 90 MGP12
BOTTOM PLATE	-	35 x 90 MGP10
NOGGINGS	-	90 x 35 MGP10 (AT 1350 CRS)

FIRST FLOOR

LOAD BEARING FRAME (2700 MAX HIGH)

STUD AT 450crs	-	90 x 35 MGP12
TOP PLATE	-	2/35 x 90 MGP12
BOTTOM PLATE	-	2/35 x 90 MGP12
NOGGINGS	-	90 x 35 MGP10 (AT 1350 CRS)

NON LOAD BEARING FRAME

STUDS AT 600 CENTRES, PLATES AND NOGGINGS - 90x35 MGP10

STUDS AT SIDE OF OPENINGS

OPENING SPAN - 0mm - 900mm	1 STUD
OPENING SPAN - 1200mm - 2100mm	2 STUDS
OPENING SPAN - 2400mm - 3000mm	3 STUDS
OPENING SPAN - 3300mm - 3600mm	4 STUDS

WINDOW SILL TRIMMERS

OPENING SPAN - 0mm-2700mm	-	1/35x90 MGP12
OPENING SPAN - 2701mm-3300mm	-	2/35x90 MGP12
OPENING SPAN - 3301mm-3600mm	-	3/35x90 MGP12

ROOF FRAMING

PREFABRICATED ROOF TRUSSES & RAFTERS AT 600 MAX. CRS. TO MANUFACTURERS DESIGN.
35 x 70 MGP12 BATTENS OR METAL ROOF BATTENS TO MANUFACTURERS SPECIFICATIONS AT 900 MAX. CRS.

TIE DOWN DETAILS (N4)

BATTENS TO RAFTERS

ADOPT 1/75mm No.14 TYPE 17 SCREW TO ALL AREAS. OR FOR PROPRIETARY BATTENS, FIX TO MANUFACTURERS SPECIFICATIONS

RAFTERS/PURLINS TO TOP PLATE

2 FRAMING ANCHORS WITH 4/2.8Ømm NAILS EACH LEG OR 1 FACE MOUNTED G.I. JOIST HANGER WITH 4 WINGS AND 4/2.8mm NAILS EACH WING OR 30x0.8 G.I. LOOPED STRAPS WITH 4/2.8mm DIA NAILS EACH END, ALL TO SUPPLIERS DESIGN & CERTIFICATION.

RIBBON TOP PLATES

JOINTS IN PLATES SHALL BE OVER STUDS AND BE NOT LESS THAN 1200mm APART IN ADJOINING PLATES. A MINIMUM OF 2/75 x 3.05mm NAILS SHALL BE USED TO CONNECT THE DOUBLE PLATES TOGETHER AT EACH END .

TOP PLATES TO LINTELS OVER OPENINGS

30x0.8mm GI STRAPS AT 900 MAX. CRS WITH 4/2.8Ømm NAILS EACH END.

TOP PLATES TO FRAME/SLAB BELOW

M12 TIEDOWN RODS AS SHOWN ON ROOF & FLOOR FRAMING PLANS. RODS TO BE FIXED TO SLAB VIA RAMSET CHEMSET INJECTION 800 SERIES OR EQUIVALENT. FIXINGS HOLE DEPTH TO BE 125mm WITH 50mm SLAB EDGE CLEARANCE.

LINTELS

M12 TIEDOWN RODS AS SHOWN ON ROOF & FLOOR FRAMING PLANS.

PLATES TO STUDS

2/75mm NAILS SKEWED THROUGH STUD INTO THE PLATE.

MULTIPLE STUDS

1/75mm NAIL AT 600 MAX. CRS.

NOGGING TO STUDS

2/75mm NAILS SKEWED OR THROUGH NAILED INTO STUDS

BOTTOM PLATE TO JOISTS

2/75mm NAILS AT 600 MAX. CRS.

BOTTOM PLATE TO CONCRETE SLAB

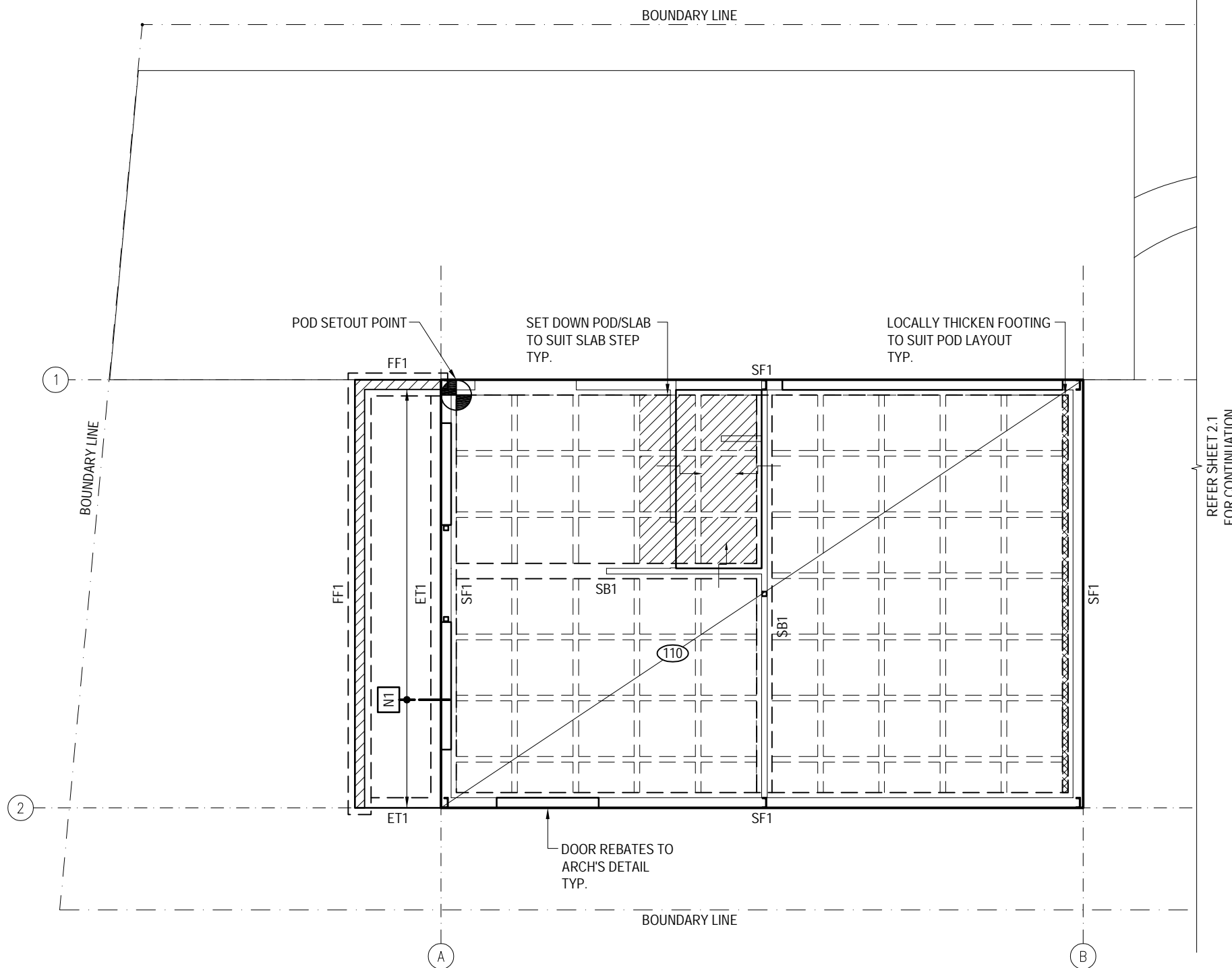
PROVIDE M10 BOLT, 75mm MASONRY NAIL(HAND DRIVEN AT SLAB EDGE) OR SCREW @ 1200mm max crs.

No.	DATE	REVISIONS	DP FULL NAME	REG No.	DESIGNED	R.S	CHECKED	---	BRISBANE	CONSULTANTS:	THOSE ARCHITECTS	DRAWING TITLE:	CONSTRUCTION NOTES - SHEET 4	DRAWING NUMBER
P1	14/01/22	PRELIMINARY ISSUE				R.S		---	T: 07 3852 4333					
					DRAWN	J.W		APPROVED	GOLD COAST					1.4
					DATE	JAN, 2022			T: 07 5571 1599			PROJECT TITLE:	PROPOSED NEW RESIDENCE	REVISION P1
					PAGE SIZE	A3			NORTHERN NSW			PROJECT ADDRESS:	125 ALCORN STREET, SUFFOLK PARK	PROJECT NUMBER
									T: 02 6674 8047			CLIENT:	CLIENT NAME	N21-249
									SUNSHINE COAST					
									T: 07 5391 3777					

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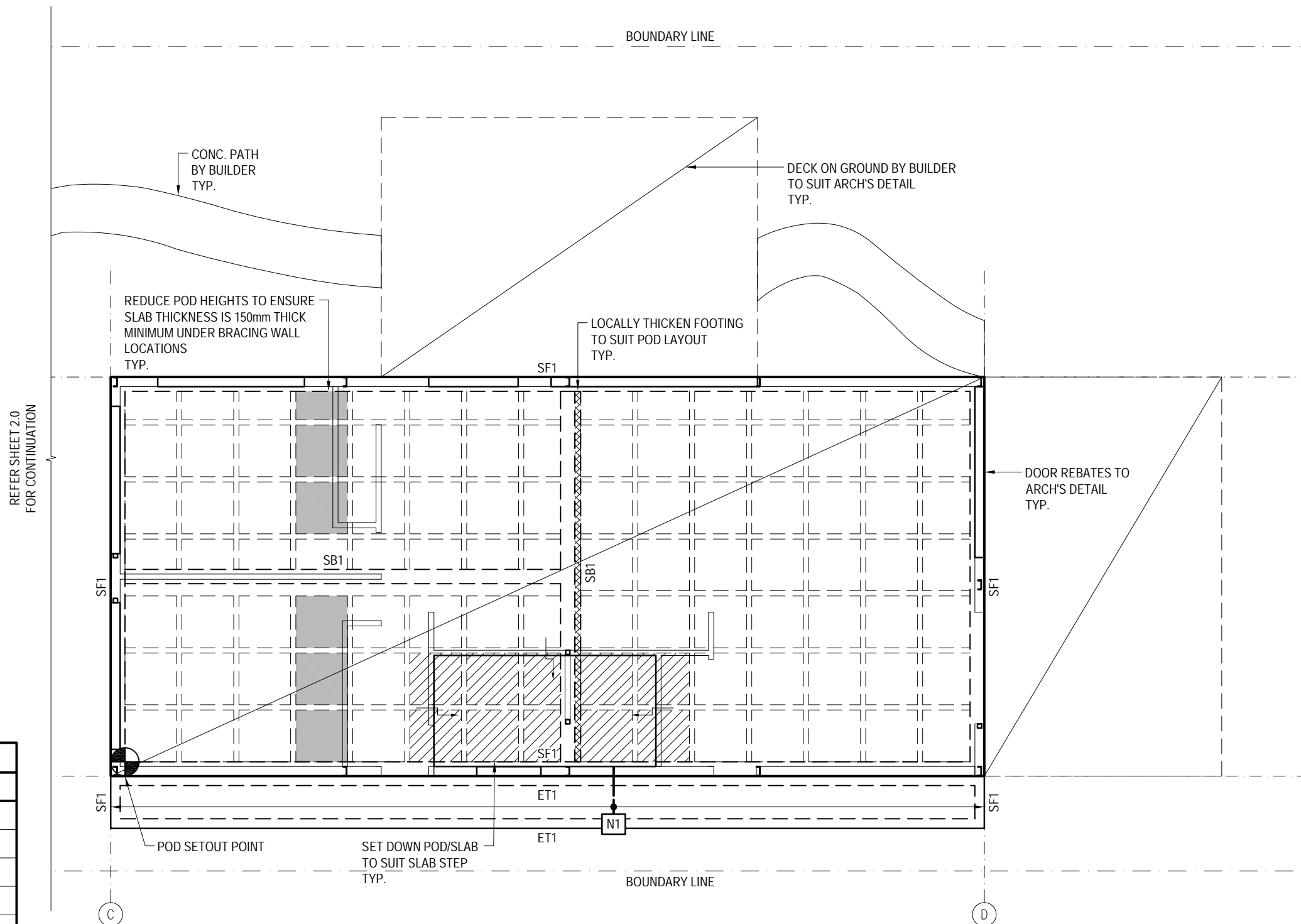
CONSULTANTS: THOSE ARCHITECTS
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BODY CORPORATE REG NUMBER:
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SLAB AND FOOTINGS PLAN (GARAGE)
SCALE 1:100

LEGEND	
MARK	DESCRIPTION
SF1	STRIP FOOTING - REFER DETAIL
SB1	SLAB BEAM FOOTING - REFER DETAIL
ET1	SLAB EDGE THICKENING - REFER DETAIL
FF1	FENCE FOOTING - REFER DETAIL
	INDICATES STEP IN SLAB - REFER DETAIL
N1	N12-400 GALV. DOWELS x600 LONG DRILL & EPOXY INTO INTERNAL SLAB MIN. 150mm EMB.

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P1	14/01/22	PRELIMINARY ISSUE			DRAWN	J.W	APPROVED			CONSENT NUMBER:		PROJECT TITLE:	PROPOSED NEW RESIDENCE	REVISION	P1
					DATE	JAN, 2022				BODY CORPORATE REG NUMBER:		PROJECT ADDRESS:	125 ALCORN STREET, SUFFOLK PARK	PROJECT NUMBER	N21-249
					PAGE SIZE	A3				USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.	CLIENT:	CLIENT NAME			

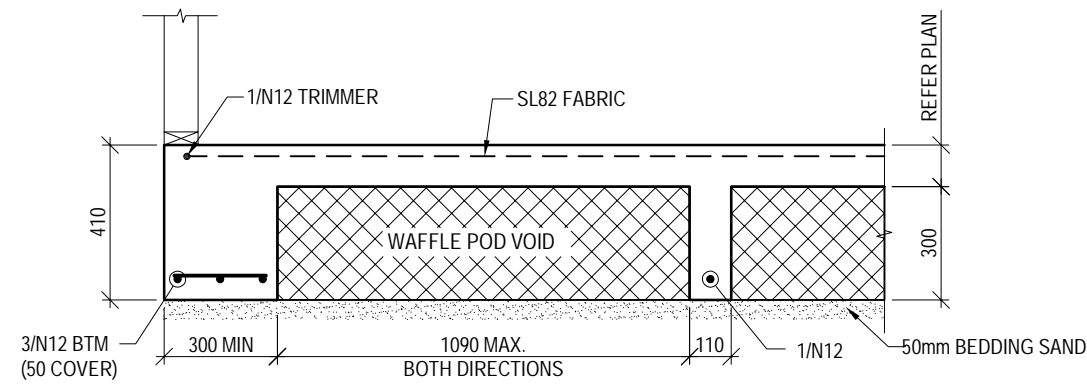


LEGEND	
MARK	DESCRIPTION
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SB1	SLAB BEAM FOOTING - REFER DETAIL
ET1	SLAB EDGE THICKENING - REFER DETAIL
	INDICATES STEP IN SLAB - REFER DETAIL
N1	N12-400 GALV. DOWELS x600 LONG DRILL & EPOXY INTO INTERNAL SLAB MIN. 150mm EMB.

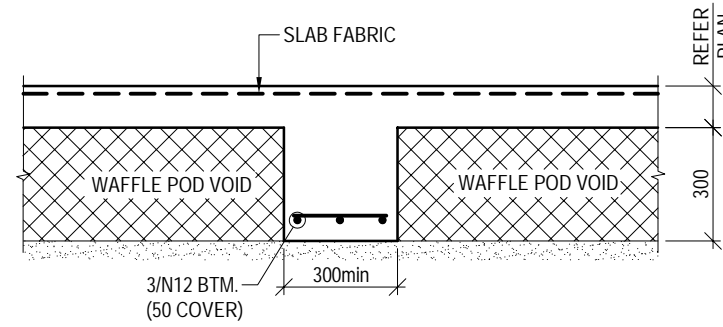
SLAB AND FOOTINGS PLAN (MAIN HOUSE)

SCALE 1:100

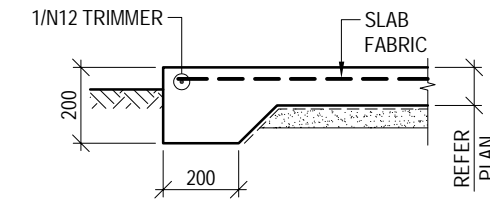
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P1	14/01/22	PRELIMINARY ISSUE			DRAWN	J.W	APPROVED			GOLD COAST T: 07 5571 1599		PROJECT TITLE:	PROPOSED NEW RESIDENCE	REVISION	P1
					DATE	JAN, 2022				NORTHERN NSW T: 02 6674 8047		PROJECT ADDRESS:	125 ALCORN STREET, SUFFOLK PARK	PROJECT NUMBER	N21-249
					PAGE SIZE	A3				SUNSHINE COAST T: 07 5391 3777		CLIENT:	CLIENT NAME		



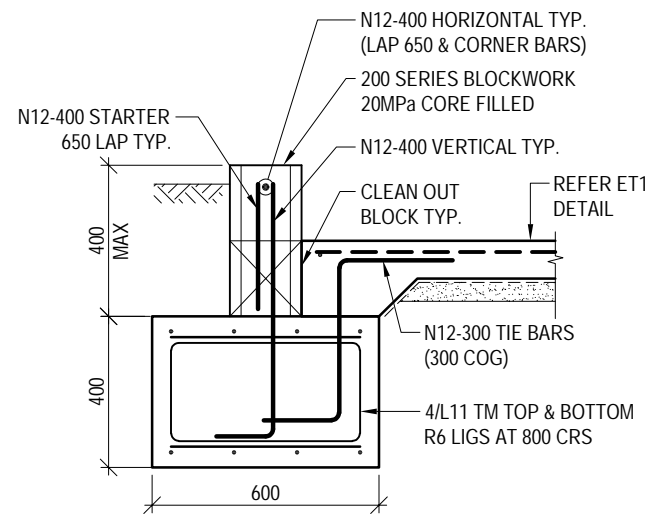
SF1 DETAIL
SCALE 1:20



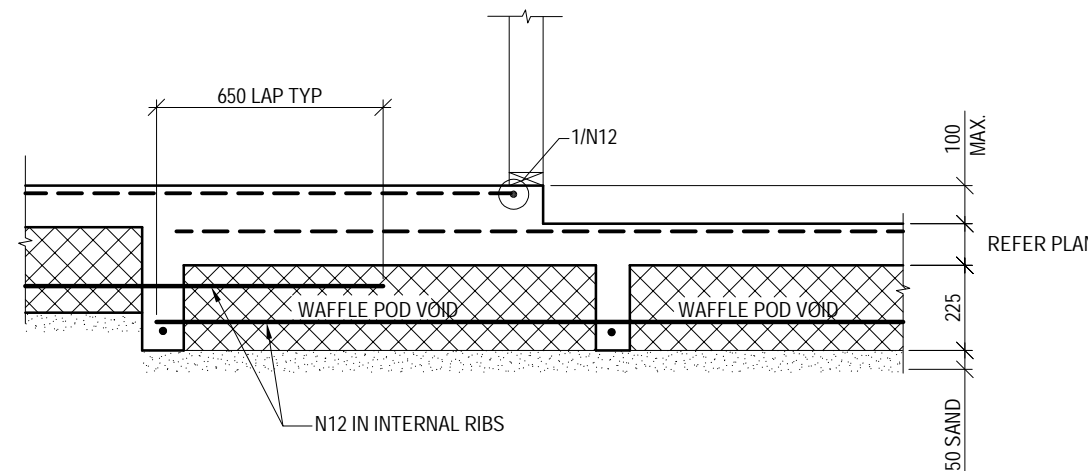
SB1 DETAIL
SCALE 1:20



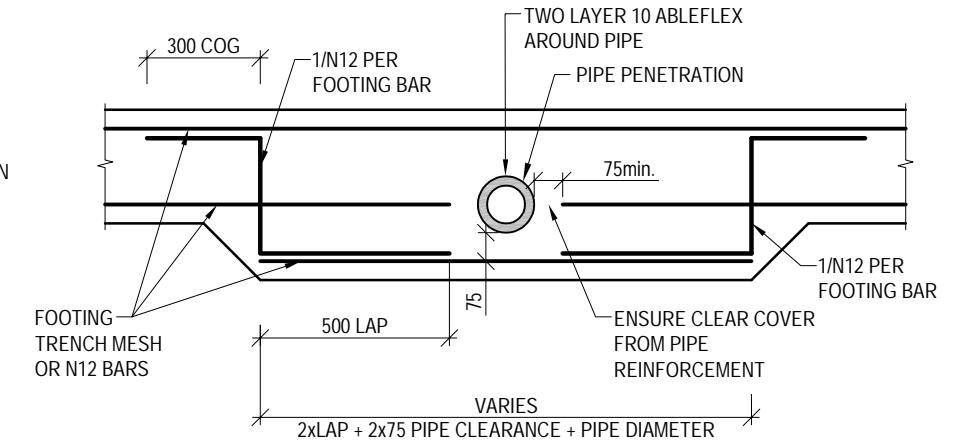
ET1 DETAIL
SCALE 1:20



FF1 DETAIL
SCALE 1:20



TYPICAL SETDOWN DETAIL
SCALE 1:20



PIPE PENETRATION DETAIL
(FOOTINGS WITH TRENCH MESH OR N12 BARS)

No.	DATE	REVISIONS	DP FULL NAME	REG No.
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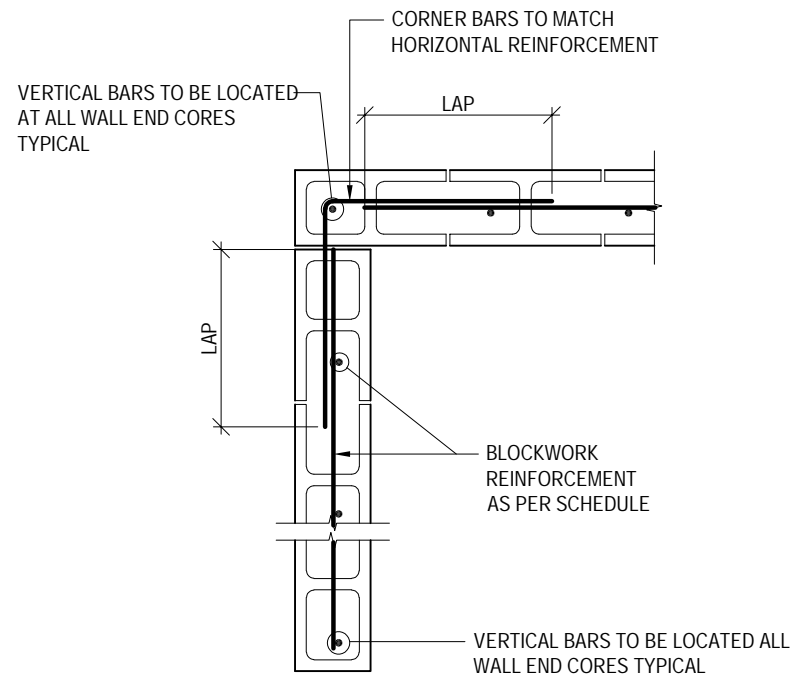
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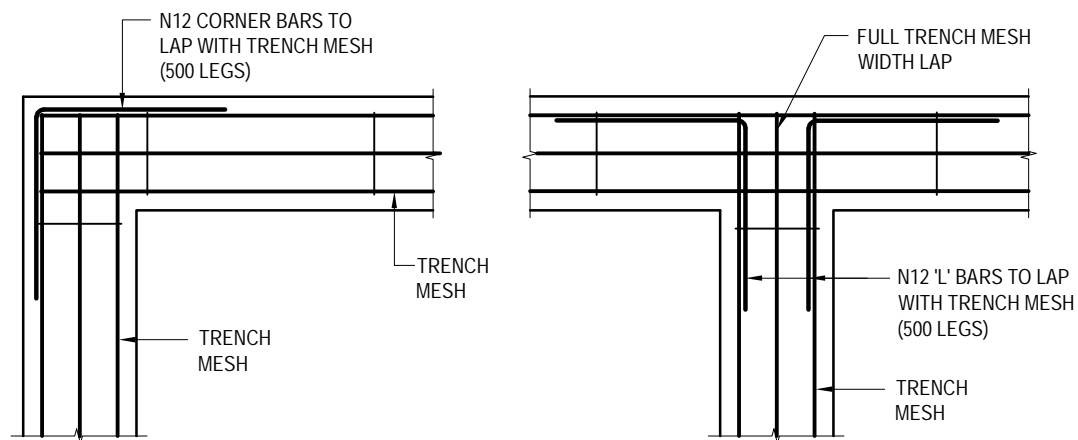
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PROJECT TITLE: PROPOSED NEW RESIDENCE
PROJECT ADDRESS: 125 ALCORN STREET, SUFFOLK PARK
CLIENT: CLIENT NAME

DRAWING NUMBER	2.2
REVISION	P1
PROJECT NUMBER	N21-249



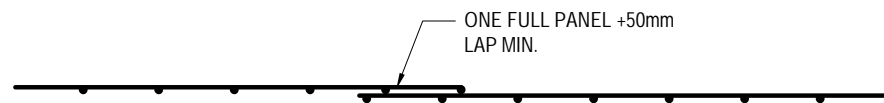
TYPICAL BLOCKWORK INTERSECTION PLAN DETAILS

SCALE 1:20

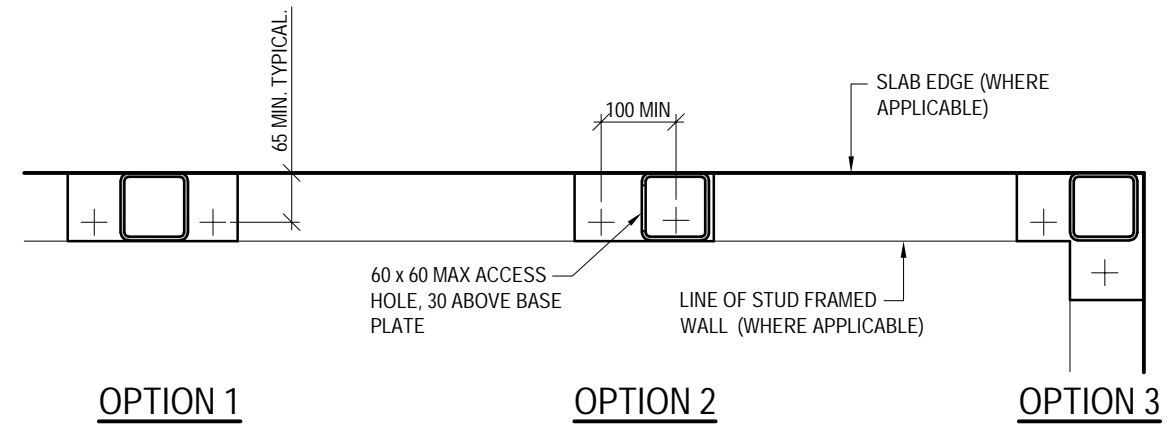


FOOTING INTERSECTION DETAILS

(TRENCH MESH)



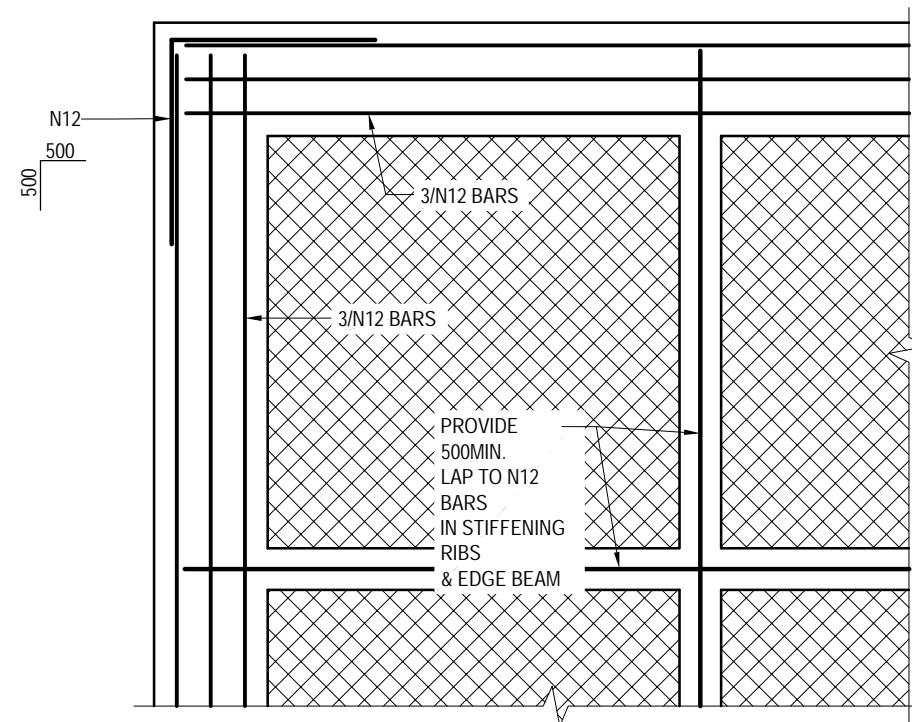
LAPS IN FABRIC REINFORCEMENT



10 BASE PLATE ON 20mm MIN. NON SHRINK GROUT PAD WITH 2/M16 CHEMSETS TO SLAB, 125 EMBEDMENT 100 SPACING, 65 MIN. EDGE DISTANCE.

- NOTES:
- PROVIDE SLAB RECESS WHERE REQUIRED
 - PROVIDE NON SHRINK MORTAR PAD UNDER BASE PLATES TYPICAL

TYPICAL COLUMN BASE PLATE DETAILS



TYPICAL REINFORCEMENT LAPS IN RIBS

SCALE 1:20

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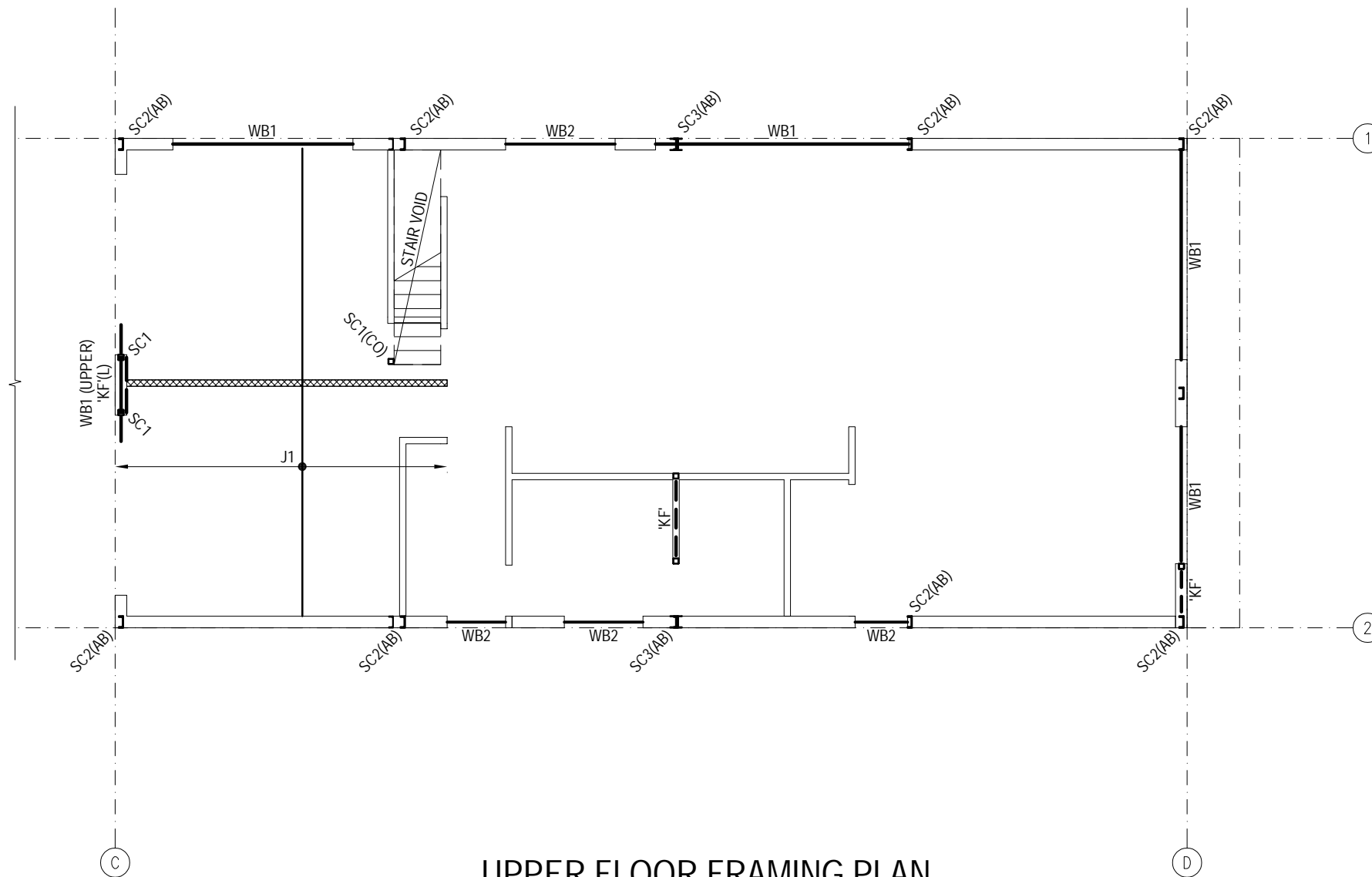
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DRAWING TITLE: SLAB AND FOOTING DETAILS - SHEET 2
PROJECT TITLE: PROPOSED NEW RESIDENCE
PROJECT ADDRESS: 125 ALCORN STREET, SUFFOLK PARK
CLIENT: CLIENT NAME


DRAWING NUMBER
2.3
REVISION P1
PROJECT NUMBER
N21-249

LEGEND	
MARK	DESCRIPTION
SC1	89x5.0 (GR 350) STEEL COLUMN
SC2	200PFC STEEL COLUMN
(CO)	COLUMN OVER
J1	240 DEEP "I" JOISTS AT 450 CRS. (TO MANUFACTURERS DESIGN AND SPECIFICATION)
WB1	200PFC WIND BEAM
WB2	90x35 MGP10 WIND BEAM
'KF'	DENOTES 'K' FRAME - REFER DETAIL
(L)	DENOTES MEMBER LOWER
xxxxxx	INTERNAL LOAD BEARING TIMBER FRAMING.

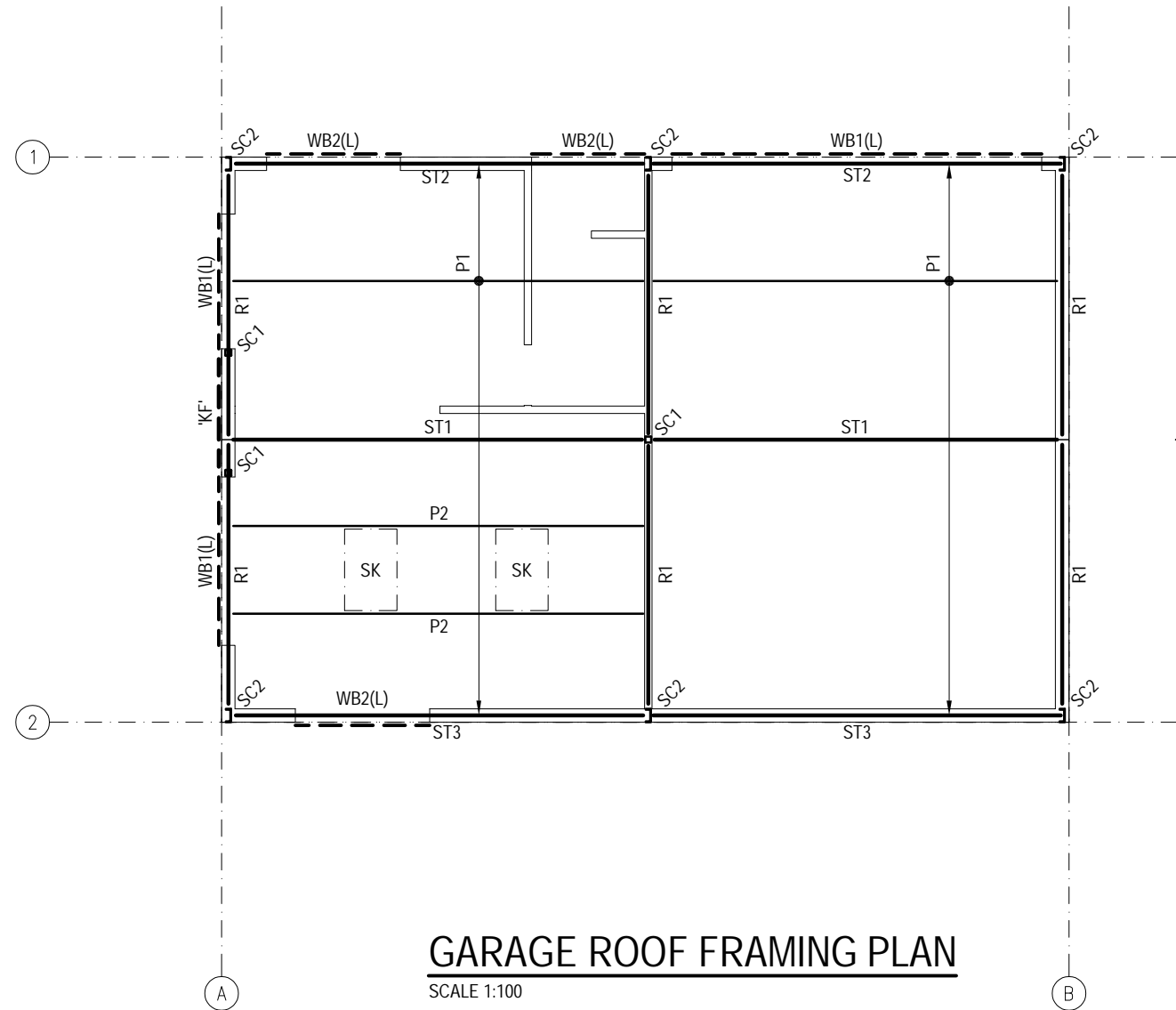


**UPPER FLOOR FRAMING PLAN
(MAIN HOUSE)**

SCALE 1:100

No.	DATE	REVISIONS	DP FULL NAME	REG No.	DESIGNED	R.S	CHECKED	----	 <p>WESTERA PARTNERS STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p>	BRISBANE T: 07 3852 4333	CONSULTANTS: THOSE ARCHITECTS	DRAWING TITLE: UPPER FLOOR FRAMING PLAN (MAIN HOUSE)	DRAWING NUMBER 3.0
P1	14/01/22	PRELIMINARY ISSUE			DRAWN	J.W	APPROVED	GOLD COAST T: 07 5571 1599		CONSENT NUMBER:			
					DATE	JAN, 2022		NORTHERN NSW T: 02 6674 8047		<small>USE FIGURED DIMENSIONS ONLY. DO NOT SCALE, IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.</small>	PROJECT ADDRESS: 125 ALCORN STREET, SUFFOLK PARK	PROJECT NUMBER N21-249	
					PAGE SIZE	A3	For and on behalf of WESTERA PARTNERS PTY. LTD.	SUNSHINE COAST T: 07 5391 3777			CLIENT: CLIENT NAME		

LEGEND	
MARK	DESCRIPTION
SC1	89x5.0 (GR 350) STEEL COLUMN
SC2	200PFC STEEL COLUMN
R1	200PFC RAFTER
P1	Z200 15 PURLINS AT 900 CRS.
P2	2/C200 15 PURLINS
ST1	89x5.0 SHS STRUT
ST2	C200 14 ON FLAT STRUT
ST3	200PFC ON FLAT STRUT
WB1	200PFC WIND BEAM
WB2	90x35 MGP10 WIND BEAM
KF	DENOTES 'K' FRAME - REFER DETAIL
SK	DENOTES SKYLIGHT VOID
(L)	DENOTES MEMBER LOWER



No.	DATE	REVISIONS	DP FULL NAME	REG No.	DESIGNED	R.S	CHECKED	----	CONSULTANTS:		DRAWING TITLE:	DRAWING NUMBER
P1	14/01/22	PRELIMINARY ISSUE			DESIGNED	R.S	CHECKED	----	THOSE ARCHITECTS		GARAGE ROOF FRAMING PLAN	4.0
					DRAWN	J.W	APPROVED		GOLD COAST T: 07 5571 1599		PROJECT TITLE:	PROPOSED NEW RESIDENCE
					DATE	JAN, 2022			NORTHERN NSW T: 02 6674 8047		PROJECT ADDRESS:	125 ALCORN STREET, SUFFOLK PARK
					PAGE SIZE	A3			SUNSHINE COAST T: 07 5391 3777		CLIENT:	CLIENT NAME
									USE FIGURED DIMENSIONS ONLY. DO NOT SCALE, IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.			PROJECT NUMBER N21-249

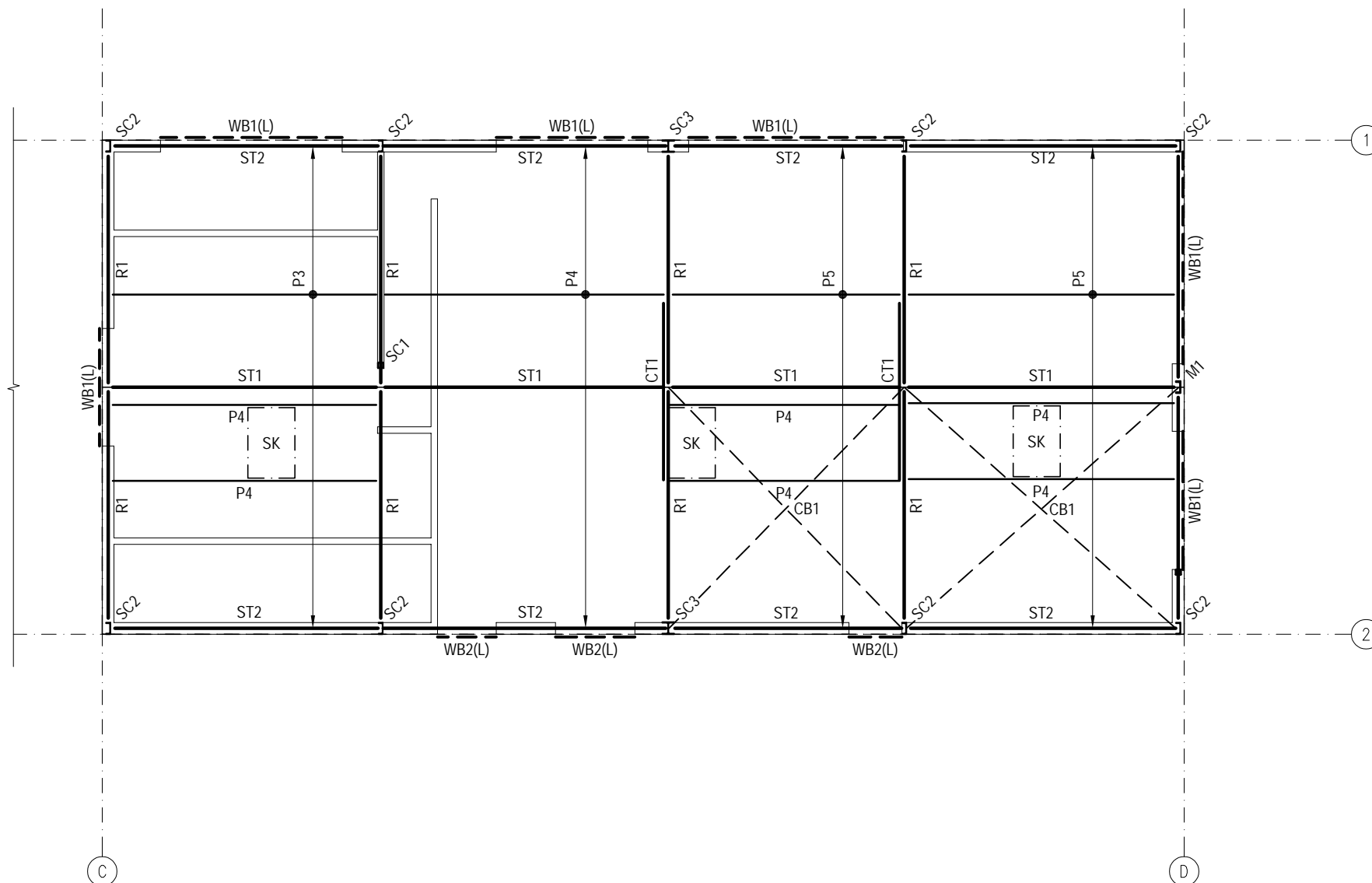

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 GOLD COAST
T: 07 5571 1599
 NORTHERN NSW
T: 02 6674 8047
 SUNSHINE COAST
T: 07 5391 3777

CONSULTANTS: THOSE ARCHITECTS
 CONSENT NUMBER:
 BODY CORPORATE REG NUMBER:
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE, IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.

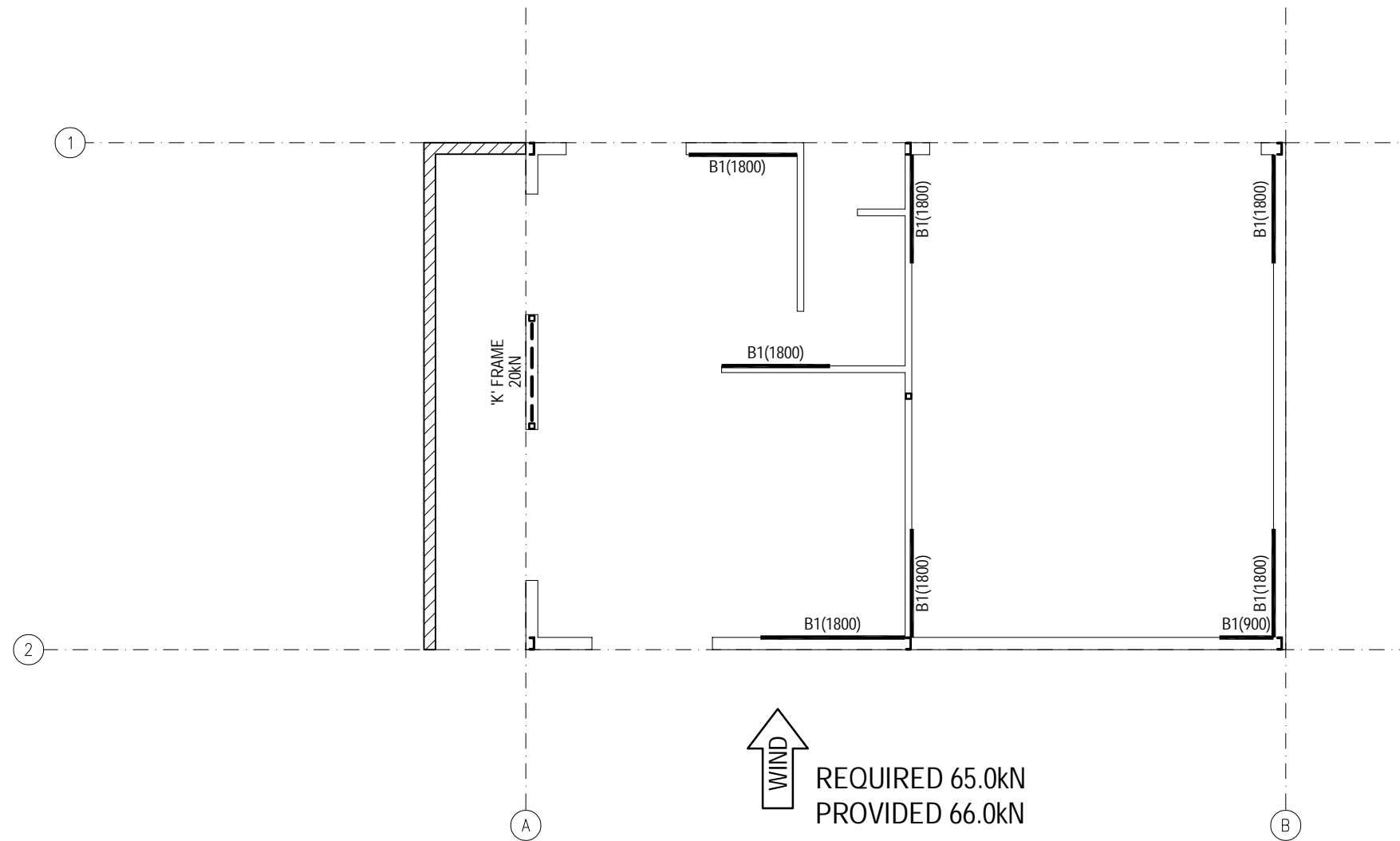
DRAWING TITLE: GARAGE ROOF FRAMING PLAN
 PROJECT TITLE: PROPOSED NEW RESIDENCE
 PROJECT ADDRESS: 125 ALCORN STREET, SUFFOLK PARK
 CLIENT: CLIENT NAME

LEGEND	
MARK	DESCRIPTION
SC2	200PFC STEEL COLUMN
SC3	200UC 52 STEEL COLUMN
M1	200PFC MULLION
R1	200PFC RAFTER
P3	Z150 15 PURLINS AT 900 CRS.
P4	2/C150 15 PURLINS
P5	Z150 24 PURLINS AT 900 CRS.
CT1	16mm ROD COLLAR TIE
ST1	89x5.0 SHS STRUT
ST2	C200 14 ON FLAT STRUT
WB1	200PFC WIND BEAM
WB2	90x35 MGP10 WIND BEAM
CB1	M16 CROSS BRACING
SK	DENOTES SKYLIGHT VOID



ROOF FRAMING PLAN (MAIN HOUSE)
SCALE 1:100


No.	DATE	REVISIONS	DP FULL NAME	REG No.	DESIGNED	R.S	CHECKED	----	<p>WESTERA PARTNERS STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p>	BRISBANE T: 07 3852 4333	CONSULTANTS: THOSE ARCHITECTS	DRAWING TITLE: ROOF FRAMING PLAN (MAIN HOUSE)	DRAWING NUMBER 4.1
P1	14/01/22	PRELIMINARY ISSUE			DRAWN	J.W	APPROVED	GOLD COAST T: 07 5571 1599		CONSENT NUMBER:			
					DATE	JAN, 2022		NORTHERN NSW T: 02 6674 8047		USE FIGURED DIMENSIONS ONLY. DO NOT SCALE, IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.	PROJECT ADDRESS: 125 ALCORN STREET, SUFFOLK PARK	PROJECT NUMBER N21-249	
					PAGE SIZE	A3	For and on behalf of WESTERA PARTNERS PTY. LTD.	SUNSHINE COAST T: 07 5391 3777			CLIENT: CLIENT NAME		

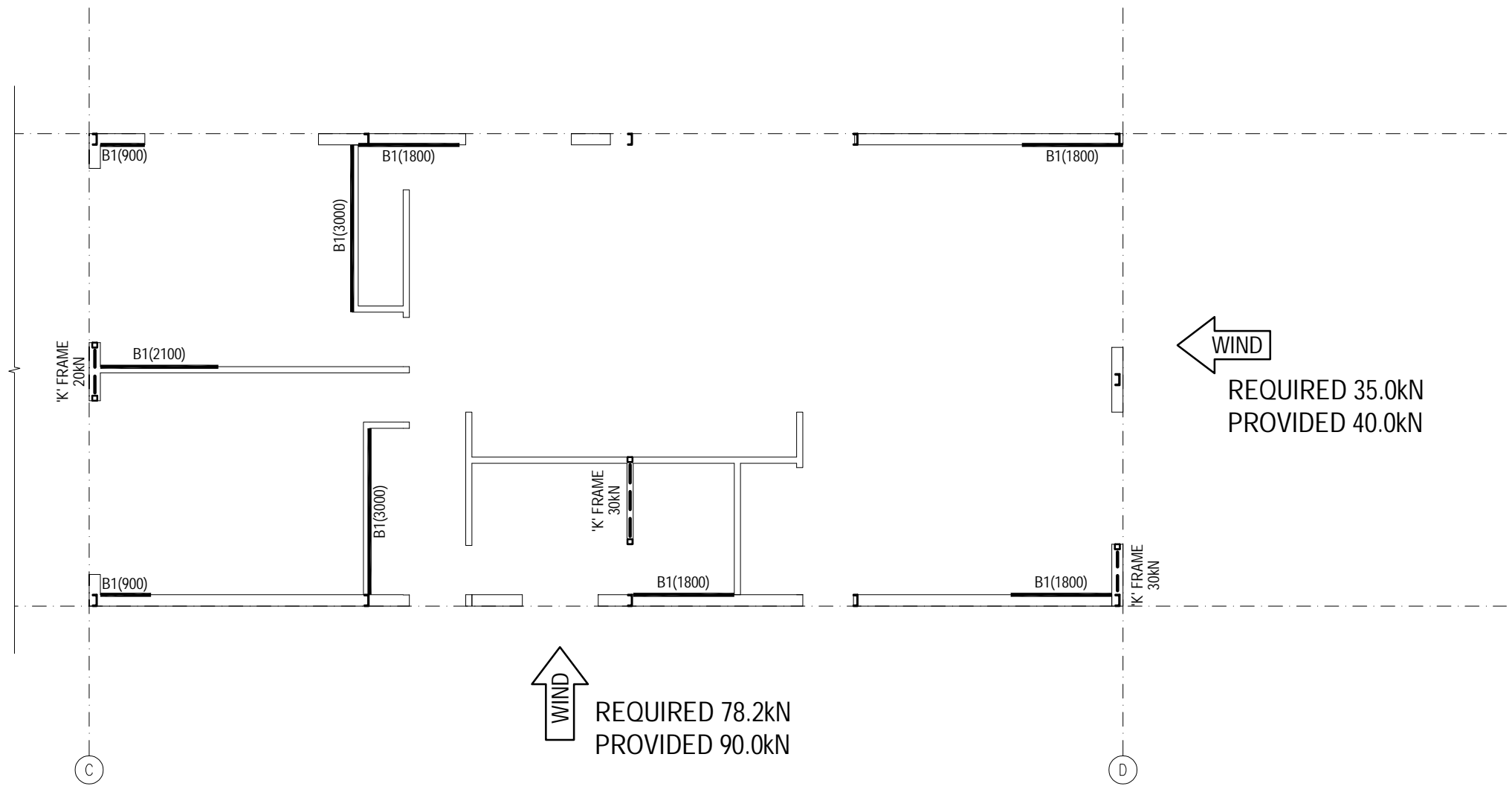


BRACING LEGEND	
MARK	DESCRIPTION
B1	PLYWOOD SHEET WALL BRACING - REFER DETAIL

GROUND FLOOR BRACING PLAN (GARAGE)


SCALE 1:100

No.	DATE	REVISIONS	DP FULL NAME	REG No.	DESIGNED	R.S	CHECKED	----	 <p>WESTERA PARTNERS STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p>	BRISBANE T: 07 3852 4333	CONSULTANTS: THOSE ARCHITECTS	DRAWING TITLE: GROUND FLOOR BRACING PLAN (GARAGE)	DRAWING NUMBER 5.0
P1	14/01/22	PRELIMINARY ISSUE			DRAWN	J.W	APPROVED	GOLD COAST T: 07 5571 1599		CONSENT NUMBER:			
					DATE	JAN, 2022				NORTHERN NSW T: 02 6674 8047	BODY CORPORATE REG NUMBER:	PROJECT ADDRESS: 125 ALCORN STREET, SUFFOLK PARK	PROJECT NUMBER N21-249
					PAGE SIZE	A3				SUNSHINE COAST T: 07 5391 3777	<small>USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.</small>	CLIENT: CLIENT NAME	



BRACING LEGEND	
MARK	DESCRIPTION
B1	PLYWOOD SHEET WALL BRACING - REFER DETAIL

GROUND FLOOR BRACING PLAN (MAIN HOUSE)
SCALE 1:100

No.	DATE	REVISIONS	DP FULL NAME	REG No.	DESIGNED	R.S	CHECKED	----	 <p>WESTERA PARTNERS STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p>	BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 NORTHERN NSW T: 02 6674 8047 SUNSHINE COAST T: 07 5391 3777	CONSULTANTS: THOSE ARCHITECTS CONSENT NUMBER: BODY CORPORATE REG NUMBER: <small>USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.</small>	DRAWING TITLE: UPPER FLOOR BRACING PLAN (MAIN HOUSE) PROJECT TITLE: PROPOSED NEW RESIDENCE PROJECT ADDRESS: 125 ALCORN STREET, SUFFOLK PARK CLIENT: CLIENT NAME	DRAWING NUMBER 5.1 REVISION P1 PROJECT NUMBER N21-249
P1	14/01/22	PRELIMINARY ISSUE			DRAWN	J.W	APPROVED						
					DATE	JAN, 2022							
					PAGE SIZE	A3							