

PROPOSED RESIDENTIAL DEVELOPMENT

16 STATION AVENUE, GAYTHORNE AUSPACE DEVELOPMENTS GROUP

PROJECT No. B24-092

INDEX OF DRAWINGS

- PERSPECTIVE
- 0.1 PERSPECTIVE VIEWS

- GENERAL NOTES
- 1.0 SAFE DESIGN REPORT
- 1.1 CONSTRUCTION NOTES - SHEET 1
- 1.2 CONSTRUCTION NOTES - SHEET 2

- TYPICAL DETAILS
- 2.0 BLOCK WALL DETAILS - SHEET 1
- 2.1 BLOCK WALL DETAILS - SHEET 2
- 2.2 CONCRETE COLUMN DETAILS
- 2.3 CONCRETE WALL DETAILS
- 2.4 DINCEL WALL DETAILS

- GROUND FLOOR PLANS & DETAILS
- 3.0 FOOTING AND LOWER GROUND SLAB PLAN
- 3.1 LOWER GROUND WALL AND COLUMN PLAN
- 3.2 SLAB AND FOOTING DETAILS - SHEET 1
- 3.3 SLAB AND FOOTING DETAILS - SHEET 2
- 3.4 BOUNDARY BLOCK RETAINING WALL ELEVATIONS
- 3.5 BLOCK RETAINING WALL SECTIONS - SHEET 1
- 3.6 BLOCK RETAINING WALL SECTIONS - SHEET 2
- 3.7 LOWER GROUND SECTIONS - SHEET 1
- 3.8 LOWER GROUND SECTIONS - SHEET 2

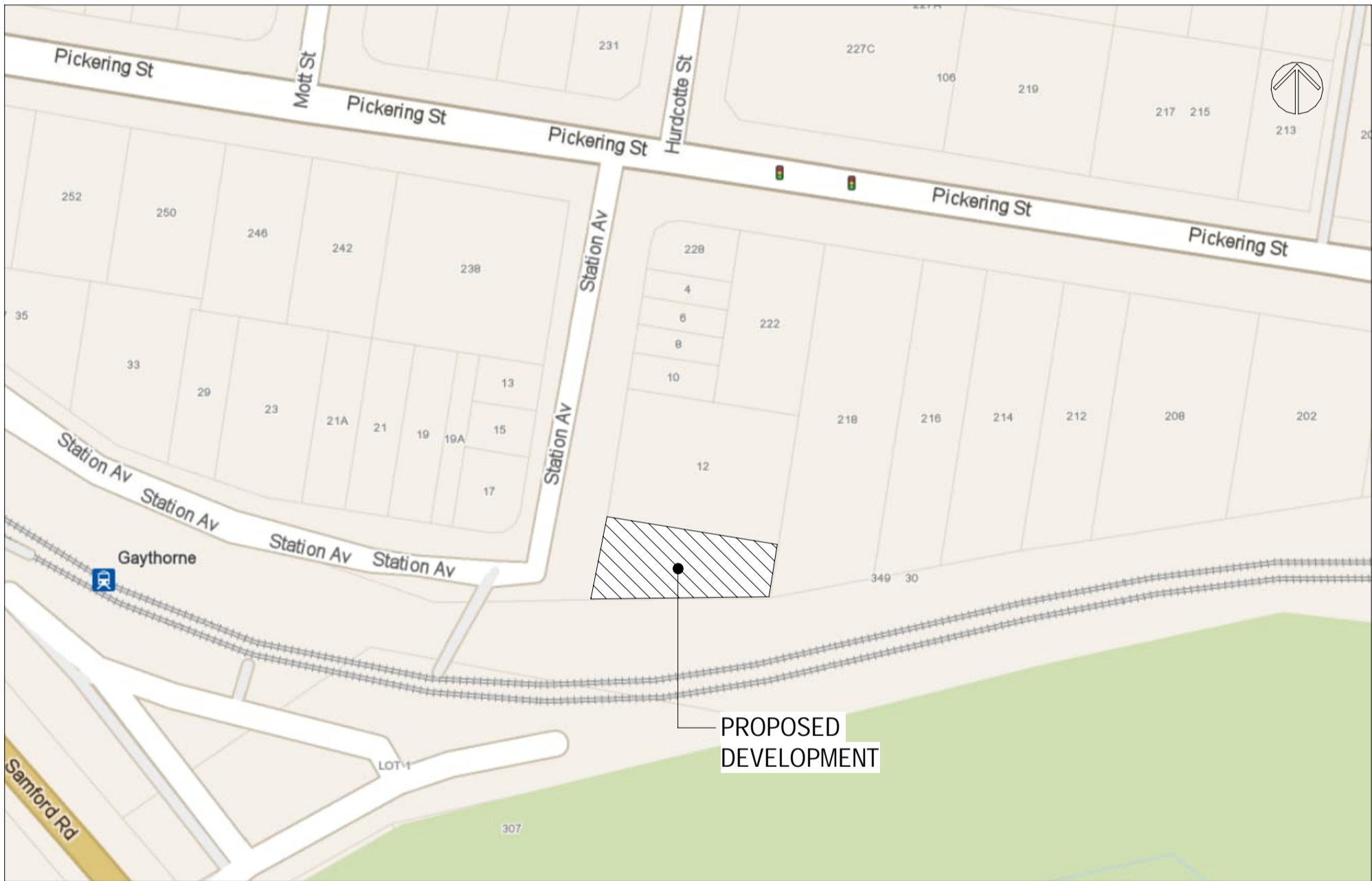
- LEVEL 1 FLOOR PLANS & DETAILS
- 4.0 LEVEL 1 SLAB PLAN
- 4.1 LEVEL 1 WALL AND COLUMN PLAN
- 4.2 LEVEL 1 BOTTOM REINFORCEMENT PLAN
- 4.3 LEVEL 1 TOP REINFORCEMENT PLAN
- 4.4 LEVEL 1 BOTTOM AND TOP EXTRA REINFORCEMENT PLANS
- 4.5 LEVEL 1 SECTIONS - SHEET 1

INDEX OF DRAWINGS

- LEVEL 2 FLOOR PLANS & DETAILS
- 5.0 LEVEL 2 SLAB PLAN
- 5.1 LEVEL 2 WALL AND COLUMN PLAN
- 5.2 LEVEL 2 BOTTOM REINFORCEMENT PLAN
- 5.3 LEVEL 2 TOP REINFORCEMENT PLAN
- 5.4 LEVEL 2 BOTTOM AND TOP EXTRA REINFORCEMENT PLANS
- 5.5 LEVEL 2 SECTIONS - SHEET 1
- 5.6 LEVEL 2 SECTIONS - SHEET 2
- 5.7 LEVEL 2 SECTIONS - SHEET 3
- 5.8 STRUCTURAL INTEGRITY REINFORCEMENT DETAILS

- LEVEL 3 FLOOR PLANS & DETAILS
- 6.0 LEVEL 3 SLAB PLAN
- 6.1 LEVEL 3 WALL AND COLUMN PLAN
- 6.2 LEVEL 3 BOTTOM REINFORCEMENT PLAN
- 6.3 LEVEL 3 TOP REINFORCEMENT PLAN
- 6.4 LEVEL 3 BOTTOM AND TOP EXTRA REINFORCEMENT PLANS
- 6.5 LEVEL 3 SECTIONS - SHEET 1
- 6.6 LEVEL 3 SECTIONS - SHEET 2

- ROOF FRAMING PLAN & DETAILS
- 7.0 ROOF FRAMING PLAN
- 7.1 ROOF WALL AND COLUMN PLAN
- 7.2 ROOF FRAMING SECTIONS - SHEET 1
- 7.3 ROOF FRAMING SECTIONS - SHEET 2

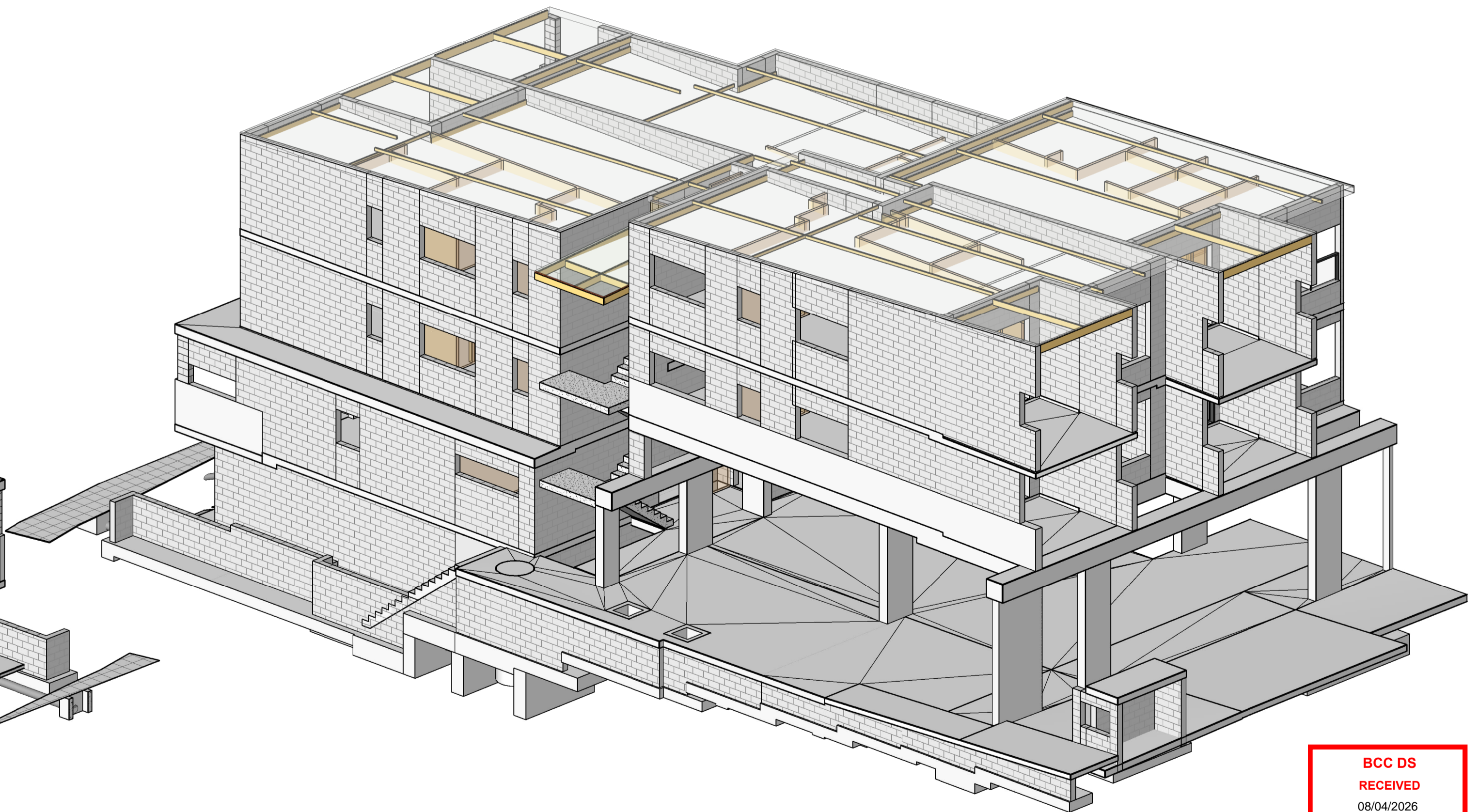
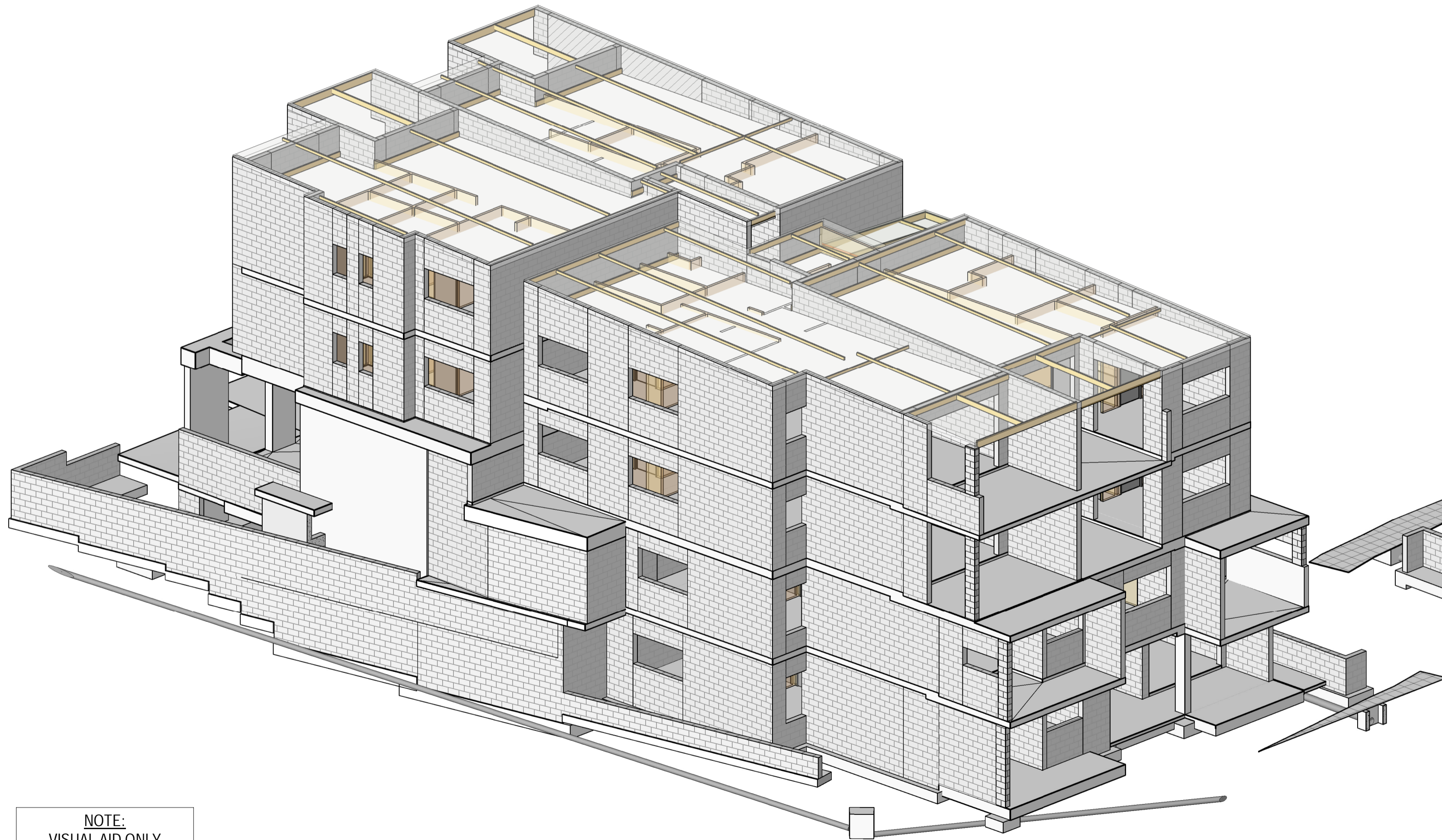
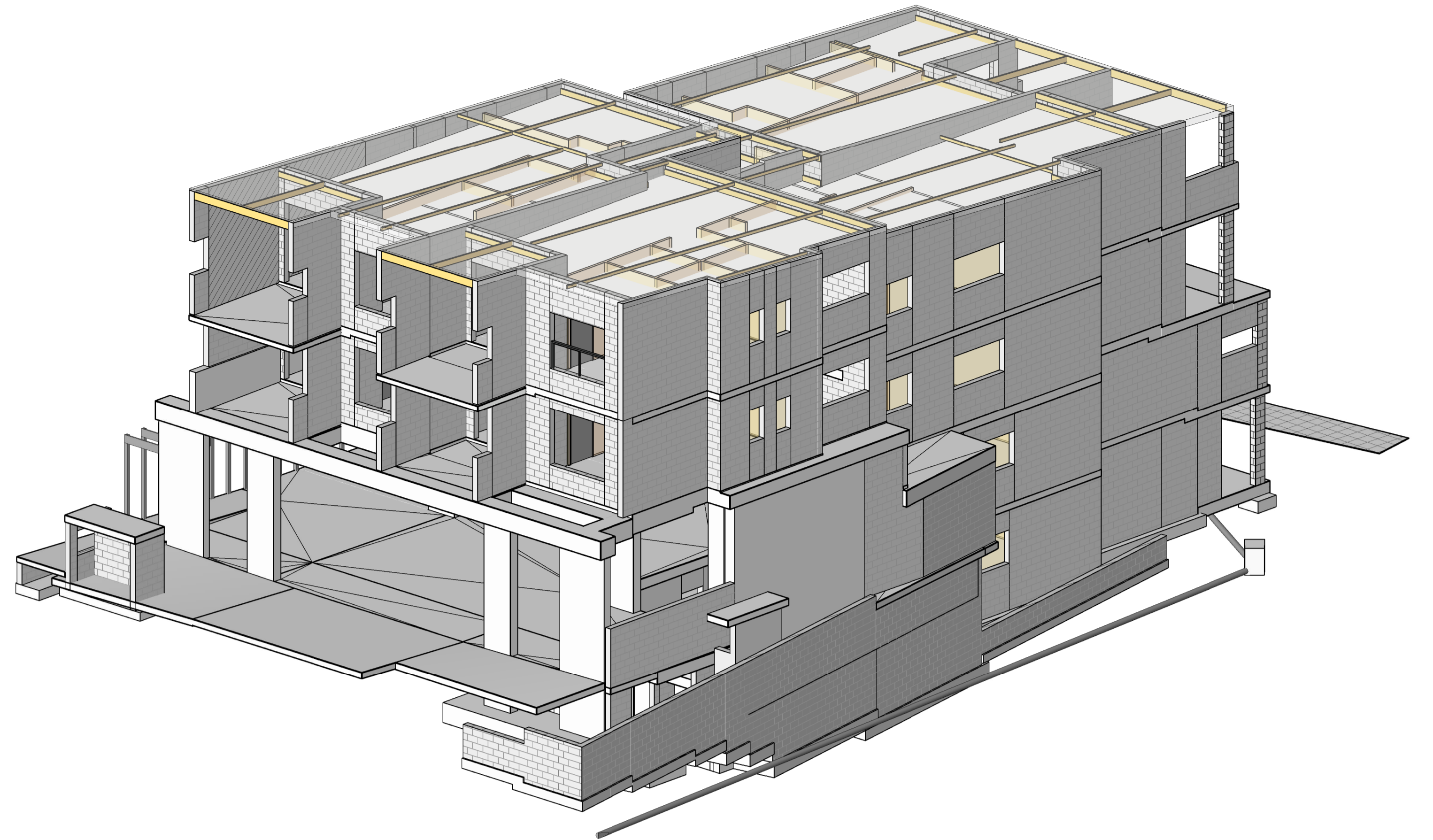
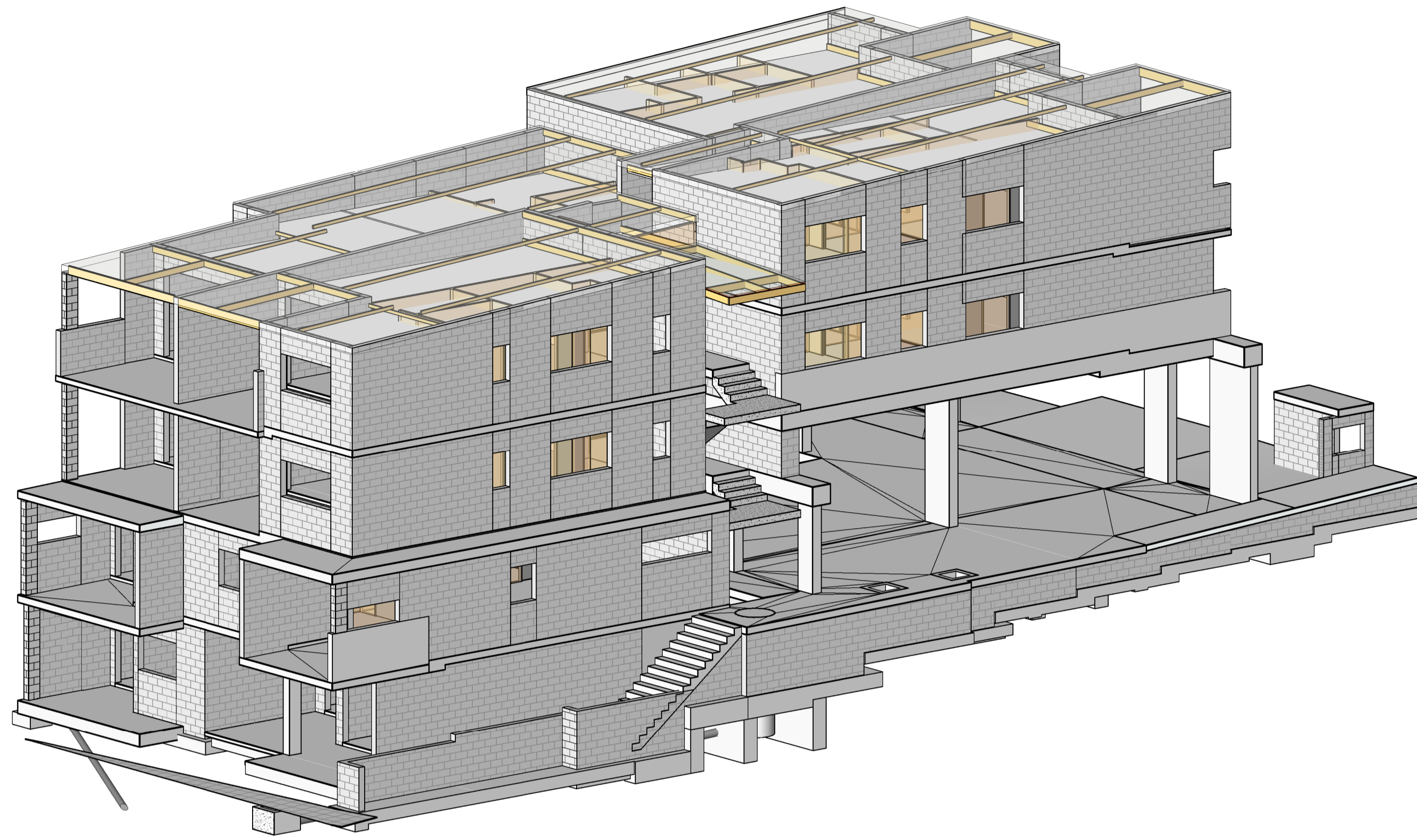


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	DESIGNED: AHSM/JNG DRAWN: RM R25 CHECKED: D.W. DATE: JAN 2025 PAGE SIZE: A1	APPROVED: <i>A. Hobson</i> A. HOBSON - RPEQ 31914 For and on behalf of WESTERAPARTNERS PTY. LTD.	 <p>STRUCTURAL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p>	BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 SUNSHINE COAST T: 07 5391 3777 NORTHERN NSW T: 02 6674 8047 CENTRAL VICTORIA T: 03 5441 0922	CONSULTANTS: AG ARCHITECTS PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOCATION: 16 STATION AVENUE, GAYTHORNE TITLE: COVER SHEET CLIENT: AUSPACE DEVELOPMENTS GROUP	PROJECT NUMBER: B24-092 SHEET NUMBER: 0.0 REVISION: D
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NOTE:
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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION: 16 STATION AVENUE, GAYTHORNE
TITLE: PERSPECTIVE VIEWS
CLIENT: AUSPACE DEVELOPMENTS GROUP

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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, 27 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, 27 RISK LEVEL = 6
- (GSW) GENERAL SITE WORKS - SDR2, 6, 9, 10, 11, 12, 14, 15, 17, 19, 25, 26, 27 RISK LEVEL = 6
- (CE) USE OF CONSTRUCTION EQUIPMENT - SDR18, 24, 27 RISK LEVEL = 6
- (SWD&E) STORMWATER, DRAINAGE AND ELECTRICAL SERVICES WORK - SDR9, 10, 14, 19, 27 RISK LEVEL = 6
- (W@H) WORKING AT HEIGHTS - SDR21, 22, 23, 27 RISK LEVEL = 7
- (DEM) DEMOLITION - SDR10, 20, 15, 27 RISK LEVEL = 7
- (EA) ENVIRONMENTAL GROUND VIBRATIONS, NOISE AND DUST - SDR7, 9, 27 RISK LEVEL = 6
- (SP&IT) SURROUNDING PROPERTY AND INFRASTRUCTURE INCLUDING TREES - SDR9, 10, 27 RISK LEVEL = 5
- (EX) TRENCHING AND EXCAVATIONS - SDR14, 27 RISK LEVEL = 7
- (CS) CONFINED SPACES - SDR10, 14, 16, 27, 28 RISK LEVEL = 7
- (UIAGS) - WORK AROUND UNDERGROUND AND ABOVE GROUND SERVICES AND OBSTRUCTIONS - DR9, 10, 27 RISK LEVEL = 7
- (HM) EXPOSING AND HANDLING HAZARDOUS MATERIALS - SDR16, 25, 27 RISK LEVEL = 4
- (FC) FORMWORK CONSTRUCTION - SDR21, 22, 23, 27 RISK LEVEL = 6
- (LSC) LIFTING AND POSITIONING OF STRUCTURAL COMPONENTS - SDR15, 27 RISK LEVEL = 6
- (SIC) STRUCTURE MEMBER INSTABILITY DURING CONSTRUCTION - SDR7, 8, 12, 14, 20, 27 RISK LEVEL = 6
- (OL) OVER LOADING DUE TO CONSTRUCTION & MAINTENANCE LOADS - SDR7, 8, 15, 27 RISK LEVEL = 5
- (AHM) ADDITIONAL MATERIAL HAZARDS EXIST. REFER TO PROJECT SID HAZARD CHECKLIST (FORM WHS 006a & b)

- SDR1 IT IS THE CLIENT'S RESPONSIBILITY TO PROVIDE THIS 'SAFE DESIGN REPORT' TO THE BUILDER, PROJECT MANAGER AND/OR PRINCIPAL CONTRACTOR. (CCD)
 - 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)
 - SDR7 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 CO-ORDINATED 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)
 - SDR8 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)
 - SDR9 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)
 - SDR10 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) (UIAGS) (P&IT) (GSW)
 - SDR11 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) (UIAGS) (GSW) (SWD&E)
 - SDR12 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)
 - SDR13 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)
 - SDR14 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)
- 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 BENCHES 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 REASONABLY 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 ONTO THE BUILDING SITE. CONSIDERATION MUST ALSO BE GIVEN TO SAFE WORKER ACCESS TO ALL WORK AREAS 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)
- SDR27 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)
- SDR28 IDENTIFIED CONFINED SPACES COMPLY WITH RELEVANT STANDARDS FOR REASONABLY SAFE ACCESS AND MINIMIZED FOR ENTRY. THE BUILDER, PROJECT MANAGER AND / OR 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)


REFER DRAWING SHEETS FOR ANY SPECIFIC ADDITIONAL REQUIREMENTS.

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

RISK LEVEL = CONSEQUENCE x PROBABILITY	CONSEQUENCE IF IT DID OCCUR					
	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 RISKS 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 ON THE DESIGN DOCUMENTS SO THAT NO MITIGATION MEASURES ARE MISSED. PREPARE DETAILED WORK PLANS, SAFE WORK METHOD STATEMENTS (SWMS) AND PERMIT TO START, MONITORING, TRAINING, ETC.	UNACCEPTABLE RISK. FURTHER MITIGATIONS ARE REQUIRED. ALTERNATIVELY, CHANGE TO THE DESIGN CONCEPT MAY BE REQUIRED TO MEET WESTERA'S SAFE DESIGN REQUIREMENTS.	UNACCEPTABLE RISK. THE HAZARD HAS NOT BEEN MITIGATED TO THE "REASONABLY PRACTICABLE" RISK REDUCTION STANDARD. THE DESIGN AND HAZARD REDUCTION APPROACH IS INADEQUATE

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 THE RISK TABLE 2' SUGGESTED ACTIONS
 3) IMPLEMENTING AND COMPLYING WITH RISK REDUCTION MEASURES INDICATED IN THE PROJECT SID-ARAM (FORM WHS-006b) IF ABOVE (AHM) - ADDITIONAL MATERIAL HAZARD BOX IS CHECKED.

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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 EXCAVATIONS ADJACENT TO SITE BOUNDARIES.
- G11 WHERE PROPRIETARY ITEMS / ELEMENTS / ASPECTS FORM PART OF THE STRUCTURE, WESTERA PARTNERS HAS RELIED UPON MANUFACTURERS 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.
- G15 THE CONTRACTOR SHALL CONTACT THE ENGINEER AT LEAST 24 HOURS PRIOR TO ARRANGE AN INSPECTION WHEN REQUIRED

LOADINGS

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

LOCATION	UNIFORM LOAD (kPa)	POINT LOAD (kN)
CARPARKING SLABS	2.5	13.0
DRIVEWAY FOR REFUSE TRUCK (MAXIMUM GVM 24,500 kg)	20.0	165kN (REAR AXLE) & 110kN (FRONT AXLE)
INTERNAL FLOORS (SELF-CONTAINED)	1.5	1.8
PRIVATE BALCONIES (SELF-CONTAINED)	2.0	1.8
TERRACE/FOYER/CORRIDORS/STAIRS	4.0	4.5
ROOF AREAS (NON TRAFFICABLE)	0.25	1.4
- L2 THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED USING THE FOLLOWING BASE WIND PARAMETERS IN ACCORDANCE WITH AS1170.2

IMPORTANCE LEVEL - 2
REGION - B1
TERRAIN CATEGORY - VARIES (2.5 TO 3.0)

WHERE THESE PARAMETERS ARE BEING CONSIDERED BY OTHERS FOR USE ON ANY ELEMENTS ON THE BUILDING, THEY SHOULD BE DESIGN CHECKED BY ANOTHER SUITABLY QUALIFIED ENGINEER WHO SHOULD ALSO PROVIDE CERTIFICATION FOR THAT ELEMENT. WESTERA PARTNERS ARE NOT RESPONSIBLE FOR WIND LOADING CALCULATIONS ON ELEMENTS PROVIDED BY OTHERS.
- L3 THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED USING THE FOLLOWING BASE EARTHQUAKE PARAMETERS IN ACCORDANCE WITH AS1170.4

PROBABILITY FACTOR - 1.0
HAZARD FACTOR - 0.08
DOMESTIC STRUCTURE - NO
SUBSOIL CLASS - Cc
EARTHQUAKE DESIGN CATEGORY - EDC II

WHERE THESE PARAMETERS ARE BEING CONSIDERED BY OTHERS FOR USE ON ANY ELEMENTS ON THE BUILDING, THEY SHOULD BE DESIGN CHECKED BY ANOTHER SUITABLY QUALIFIED ENGINEER WHO SHOULD ALSO PROVIDE CERTIFICATION FOR THAT ELEMENT. WESTERA PARTNERS ARE NOT RESPONSIBLE FOR EARTHQUAKE LOADING CALCULATIONS ON ELEMENTS PROVIDED BY OTHERS.
- L4 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 INDEX 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 AND 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 AN ALLOWABLE BEARING CAPACITY OF NOT LESS THAN 100kPa. TO BE CONFIRMED IN WRITING BY AN INSPECTING GEOTECHNICAL ENGINEER.
- F7 IT IS THE BUILDING CONTRACTORS RESPONSIBILITY TO MAINTAIN FOOTING DIMENSIONS INDICATED ON THE DRAWINGS. THE BUILDER IS TO SEEK GEOTECHNICAL ADVICE ON THE ABILITY TO EXCAVATE THE EXISTING GROUND IN ITS PRESENT CONDITION AND ALLOW FOR FORMWORK OR MASS CONCRETE OVER POUR.

CONCRETE

- C1 ALL WORKMANSHIP AND MATERIALS 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	SURFACES IN CONTACT WITH GROUND		INTERIOR SURFACES		EXTERIOR SURFACES	
	STRENGTH GRADE	COVER	STRENGTH GRADE	COVER	STRENGTH GRADE	COVER
FOOTINGS	N32	50	-	-	-	-
SLAB ON GROUND AND FOOTPATH (PLACED ON DPM)	N32	40	N32	30	N32	40
CARPARK/DRIVEWAY SUSP. SLAB (PLACED ON DPM)	N40	40	-	-	N40	40
SUSP. SLAB (GROUND TO LEVEL 3) AND STAIRS	-	-	N40	30	N40	30
CONCRETE COLUMNS	REFER SHEET 2.2 FOR DETAILS					
CONCRETE WALLS	REFER SHEET 2.3 FOR DETAILS					

NOTES:
1. INTERIOR SURFACES REFER TO SURFACES FULLY ENCLOSED WITHIN A BUILDING EXCEPT FOR A SHORT PERIOD DURING CONSTRUCTION.
2. EXTERIOR SURFACES REFER TO SURFACES OPEN TO AIR/WEATHER AND NOT FULLY ENCLOSED WITHIN A BUILDING ON ALL SIDES (eg COVERED CAR PARKING)
3. FOR SPECIAL 'S' CONCRETE MIX DESIGN SPECIFICATIONS REFER 'POLISHED / HONED CONCRETE SLABS' NOTES ON THIS SHEET.

- C3 CONCRETE TO HAVE A MAXIMUM AGGREGATE SIZE OF 20mm WITH 80mm MAXIMUM SLUMP. A WATER/CEMENT RATIO OF NOT GREATER THAN 0.45 AND A MAXIMUM FINAL BASIC DRYING SHRINKAGE STRAIN OF 800 x 10⁻⁶, UNLESS APPROVED OTHERWISE.
- C4 NO ADDITIVES SHALL BE ADDED OF 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.
- 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 JOINED FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
- C12 CONSTRUCTION WRITERS 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, NOTED, 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
			5	6	7
VERTICAL AND LOADED	WALL, COLUMN OR LOAD-BEARING STRUCTURE		7	10	14
			10	14	21
HORIZONTAL	SLAB	UNDER 3	7	10	14
			3-6 OVER 6	14	21
HORIZONTAL	BEAM	UNDER 3	10	14	21
			3-6 OVER 6	14	21

- 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.

BAR	TYPICAL BAR REINFORCEMENT LAP LENGTHS	
	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

- C28 STANDARD HOOK, COG AND BEND LENGTHS SHALL BE IN ACCORDANCE WITH AS3600.
- C29 A LEVELING SAND LAYER (50mm MINIMUM THICKNESS) SHALL BE PLACED UNDER SLABS ON GROUND UNO. THE SAND SHALL BE SALT FREE AND COMPACTED TO 65% DENSITY INDEX.
- C30 A VAPOUR BARRIER OF 0.2mm (200um) MINIMUM THICK POLYTHENE SHEETING SHALL BE PLACED BENEATH SLABS ON GROUND UNLESS NOTED OTHERWISE.

CONCRETE SHRINKAGE CRACKING

- CS1 TO REDUCE THE OCCURENCE OF SHRINKAGE CRACKING IN CONCRETE SLABS, THE FOLLOWING GUIDELINES SHOULD BE FOLLOWED:
 - CS1 SLABS 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 RETROWELLING THE SURFACE.
 - CS6 IN WINDY CONDITIONS ERECT WIND BREAKS OR WALLS.
 - CS7 APPLY ALIPHATIC ALCOHOL IMMEDIATELY AFTER SCREEDING AND BULL FLOATING.
 - 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.

POLISHED/HONED CONCRETE SLABS

- PC1 WHERE POLISHED/HONED CONCRETE SLABS ARE REQUIRED, THE SLAB SHALL COMPLY WITH THE FOLLOWING:
 - PC1 CONCRETE TO HAVE A MINIMUM STRENGTH GRADE OF S32 WITH A MAX SHRINKAGE STRAIN OF 650 x 10⁻⁶ AND A MAX WATER/CEMENT RATIO OF 0.45, UNO
 - PC2 SLABS ON GROUND TO BE A MINIMUM OF 130mm THICK, REINFORCED WITH SLB1 FABRIC WITH 30mm TOP COVER, UNO.
 - PC3 FOLLOW CCAA GUIDELINES FOR CONCRETE SHRINKAGE CRACKING AND POLISHED CONCRETE FLOORS

STRUCTURAL STEEL

THE CONSTRUCTION CATEGORY HAS BEEN DETERMINED IN ACCORDANCE WITH AS 5131 AND THE FOLLOWING PARAMETERS:
 IMPORTANCE LEVEL - 2
 SERVICE CATEGORY - SC1
 FABRICATION CATEGORY - FC1
 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 U.N.O.
MERCHANT BAR - ROUNDS, SQUARES AND FLATS	300 PLUS

- S6 UNLESS NOTED OTHERWISE, ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WHERE POSSIBLE, OTHERWISE ADOPT CPBW. ALL WELDS SHALL BE CATEGORY GP U.N.O. ALL WELDS SHALL BE FROM E43XX/40X ELECTRODES OR ALTERNATIVES GIVING A NOMINAL TENSILE STRENGTH OF WELD METAL f_w 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.
- 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 14.4.2 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) BASED ON THEIR LEVEL OF EXPOSURE (ATMOSPHERIC CORROSSIVITY 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.
- S23 WHERE STRUCTURAL STEELWORK IS NOT IN DIRECT CONTACT WITH BLOCKWORK OR CONCRETE SUPPORTS, PROVIDE 40MPa NON-SHRINK GROUT PACKING BETWEEN STEEL AND BLOCKWORK/CONCRETE INTERFACE TO ACHIEVE

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No.	DATE	REVISIONS	DRN	ENG
D	27.11.2025	REVISED ISSUED FOR CONSTRUCTION	RM	AH
C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AH/SJM/JNC
B	21.08.2025	REVISED BA ISSUE	ZA	AH/SJM/JNC
A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AH/SJM/JNC

DESIGNED: AH/SJM/JNC	APPROVED: <i>A. Hobson</i>	 WESTERA PARTNERS STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 SUNSHINE COAST T: 07 5391 3777 NORTHERN NSW T: 02 6674 8047 CENTRAL VICTORIA T: 03 5441 0922
DRAWN: RM R25			
CHECKED: D.W.			
DATE: JAN 2025			
PAGE SIZE: A1	A. HOBSON - RP02 31914 For and on behalf of WESTERA PARTNERS PTY. LTD.		

CONSULTANTS: AG ARCHITECTS	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT NUMBER: B24-092
	LOCATION: 16 STATION AVENUE, GAYTHORNE	SHEET NUMBER: 1.1
	TITLE: CONSTRUCTION NOTES - SHEET 1	REVISION: D
	CLIENT: AUSPACE DEVELOPMENTS GROUP	

MASONRY BLOCKWORK & BRICKWORK

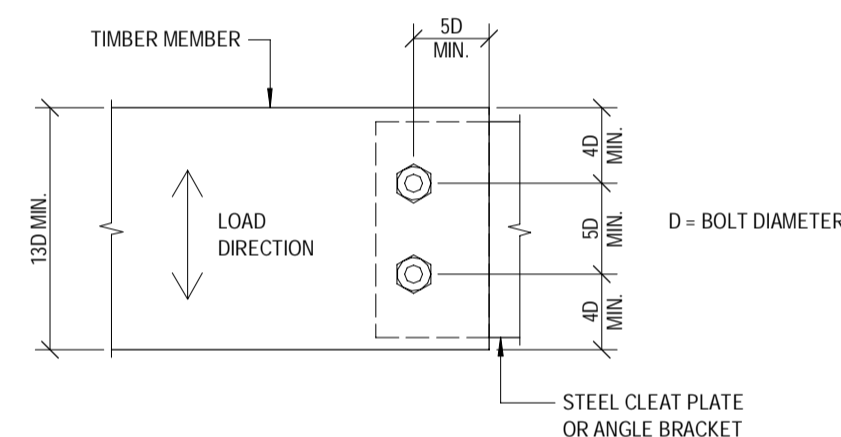
- M1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700 MASONRY CODE AND THE REFERENCED STANDARDS THEREIN.
- M2 MINIMUM DURABILITY REQUIREMENTS.

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 5 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 "BRICKIES 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 FOR INSPECTION AND TYING OF REINFORCEMENT.
- M10 ALL MORTAR DACS 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 AFTER EACH DAYS LAYING.
- 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. WET ALL CORES PRIOR TO GROUTING.
- 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. FILL CORES TO A MAXIMUM OF 3.0m IN HEIGHT FOR ANY ONE POUR. ALL GROUT POURS TO STOP 25mm BELOW TOP OF BLOCKS, EXCEPT AT SLIP JOINTS FINISH FLUSH AS SLIP JOINTS.
- M15 REINFORCEMENT SHALL BE PLACED ACCURATELY. TAKE EXTREME CARE TO CORRECTLY POSITION STARTER BARS IN ACCORDANCE WITH DETAILS. RESTRAIN VERTICAL BARS SECURELY AT TOP OF WALL IN REQUIRED LOCATION SO AS NOT TO MOVE DURING CORE FILLING.
- 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.

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 THEREIN.
- 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 LODGMENT 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:
- 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 TIMBER WORK THROUGHOUT THE CONSTRUCTION PERIOD.
- T11 ALL BOLT LOCATIONS TO BE SPACED IN ACCORDANCE WITH THE FOLLOWING DETAIL:
- T12 UNLESS NOTED OTHERWISE, NAILS AND SCREWS TO BE DETAILED IN ACCORDANCE WITH THE FOLLOWING DETAIL:

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



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

D = SHANK DIAMETER OF NAIL

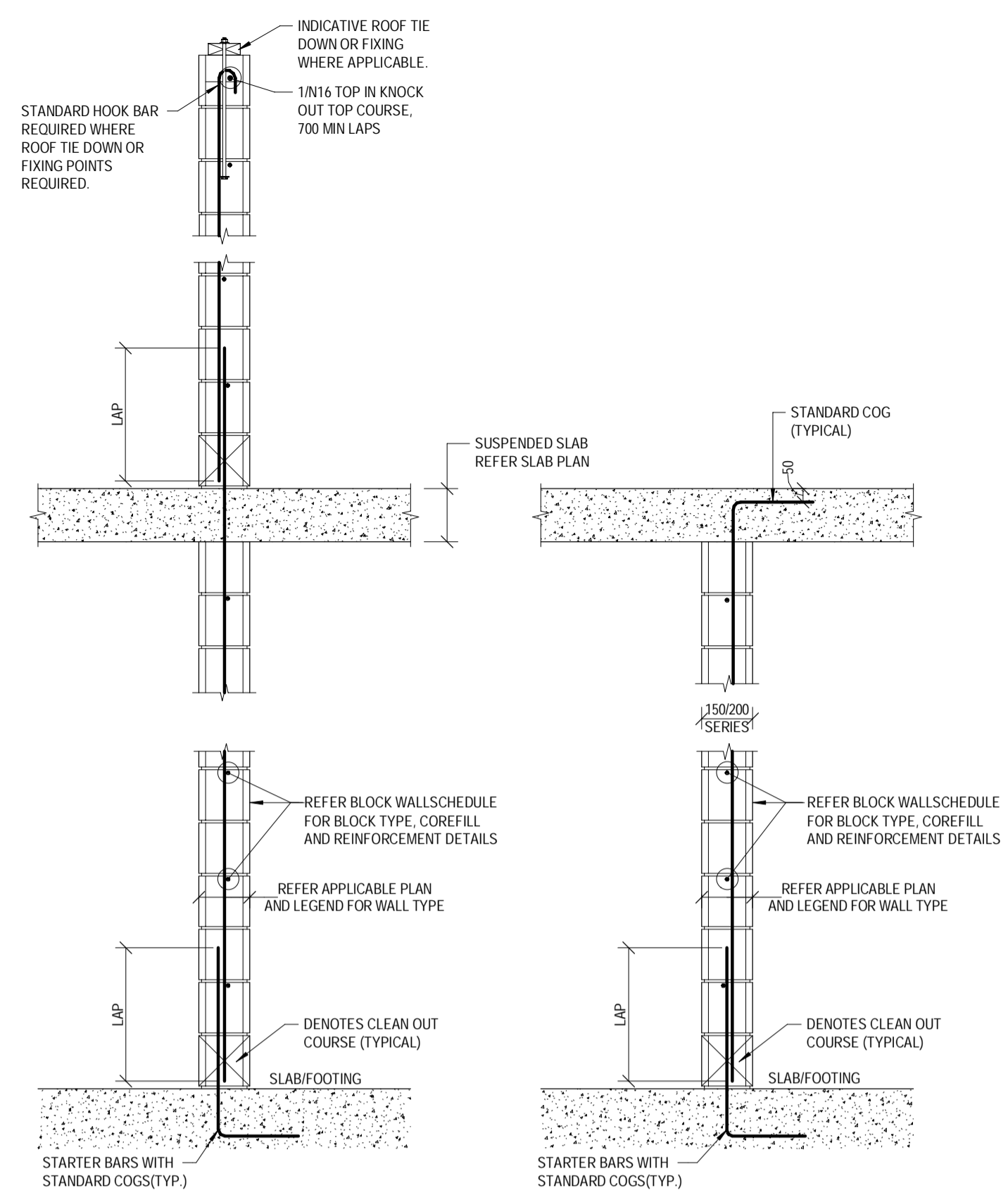
COLD FORMED STEEL FRAME

- CF1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS/NZS4600, COLD-FRAMED STEEL STRUCTURES CODE.
- CF2 PREFABRICATED STEEL ROOF TRUSSES, WALL FRAME SYSTEMS & FLOOR JOIST SYSTEMS ARE TO BE DESIGNED AND CERTIFIED BY THE SUPPLIER'S STRUCTURAL ENGINEER FOR THE DESIGN LOADS AND WIND CLASSIFICATION CATEGORY AS SPECIFIED ON THE STRUCTURAL DRAWINGS. DESIGN AND INSPECTION CERTIFICATES FOR THESE ELEMENTS ARE TO BE ISSUED TO THE BUILDER FOR LODGEMENT WITH THE LOCAL AUTHORITY.
- CF3 ALL STEEL FRAME SYSTEMS ARE TO BE DESIGNED AND SUPPLIED BY A SPECIALIST SUB-CONTRACTOR, SUCH AS "RONDO" OR "LYSAGHT" BUILDING SYSTEMS OR EQUIVILANT.
- CF4 ALL FRAMING, BRACING AND TIEDOWN INFORMATION SPECIFIED FORM THE BASIS FOR THE DESIGN OF THE STRUCTURAL SUPPORT ELEMENTS DOWN TO THE FOUNDATIONS. ALTERNATIVE FRAMING SOLUTIONS WILL ONLY BE CONSIDERED UPON WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- CF5 ALL LOAD-BEARING WALLS TO INCORPORATE NOM. 90mmx1.2mm STUDS AT 450 MAX CRS. OR EQUIVILANT. WALLS TO HAVE SUITABLE STIFFENED TOP & BOTTOM PLATES, JAMB STUDS TO ALL OPENINGS, SILLS AND HEADS, WITH NOGGINGS AS REQUIRED. NON-LOAD BEARING WALLS TO INCORPORATE DEFLECTION HEAD TRACKS WHERE APPROPRIATE.
- CF6 STEEL WALL FRAMES ARE TO INCORPORATE BRACING ELEMENTS AS IS NECESSARY TO SATISFY THE REQUIRED BRACING RESISTANCE SPECIFIED ON THE BRACING PLANS.
- CF7 STEEL FRAMING SYSTEM TO INCORPORATE ADEQUATE TIEDOWN ELEMENTS TO RESIST WIND FORCES FOR THE WIND CATEGORY SPECIFIED ON THE STRUCTURAL DRAWINGS.

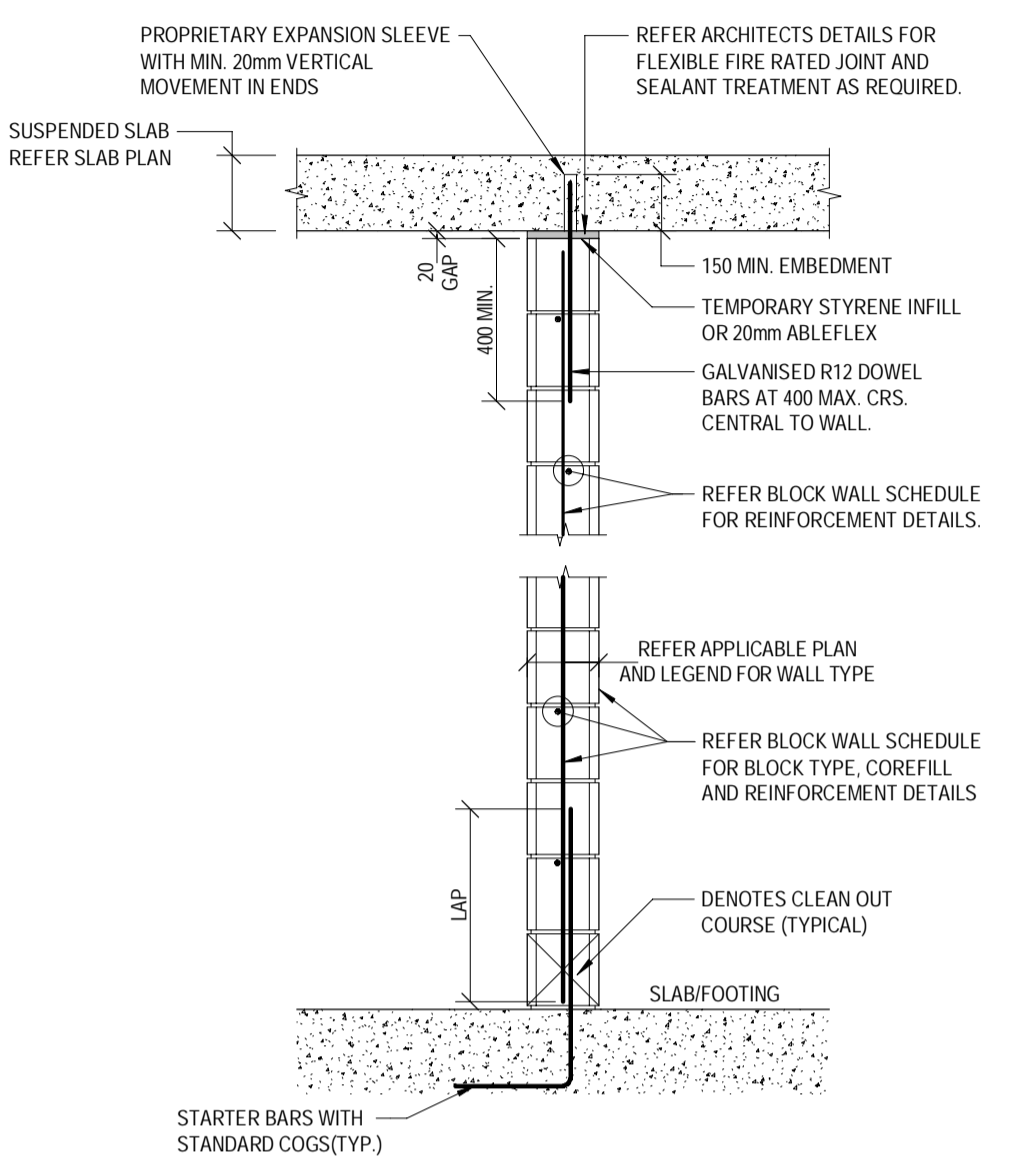
	DESIGNED: AHSM/JNG	APPROVED: <i>A. Hobson</i>	 STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 SUNSHINE COAST T: 07 5391 3777 NORTHERN NSW T: 02 6674 8047 CENTRAL VICTORIA T: 03 5441 0922	CONSULTANTS: AG ARCHITECTS	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOCATION: 16 STATION AVENUE, GAYTHORNE TITLE: CONSTRUCTION NOTES - SHEET 2 CLIENT: AUSPACE DEVELOPMENTS GROUP	PROJECT NUMBER B24-092 SHEET NUMBER 1.2 REVISION D
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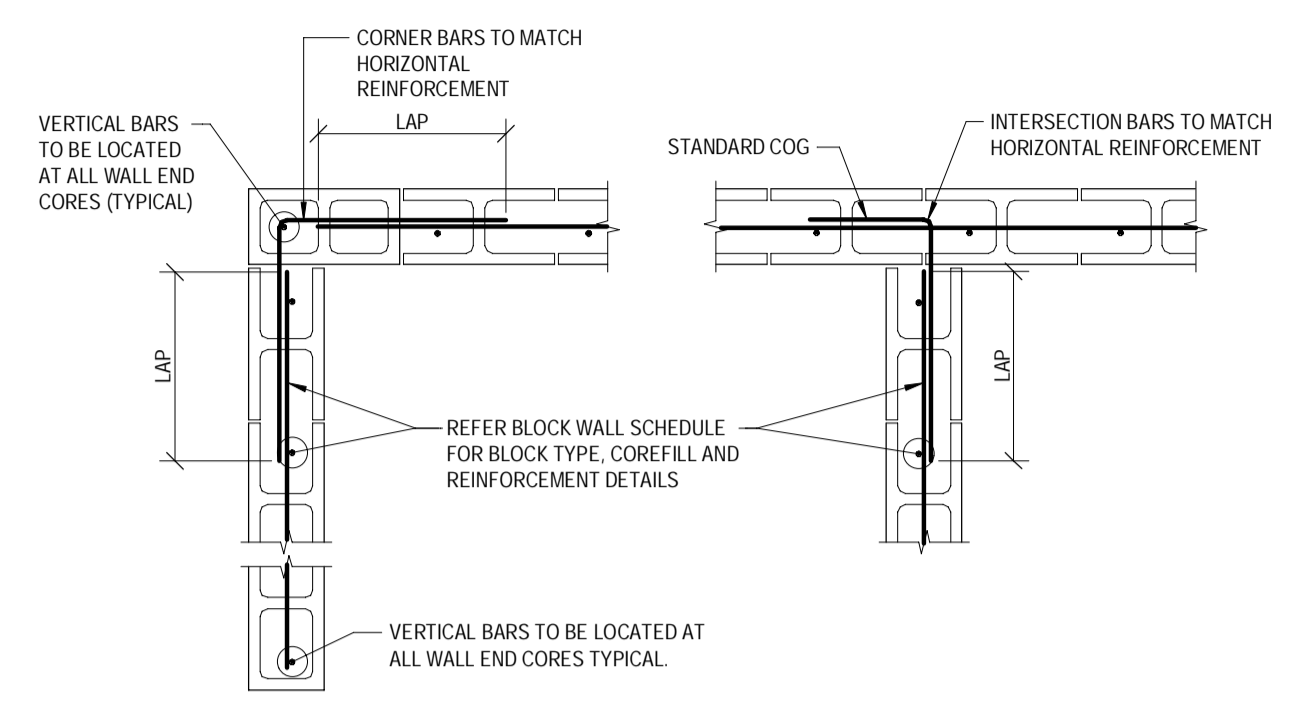
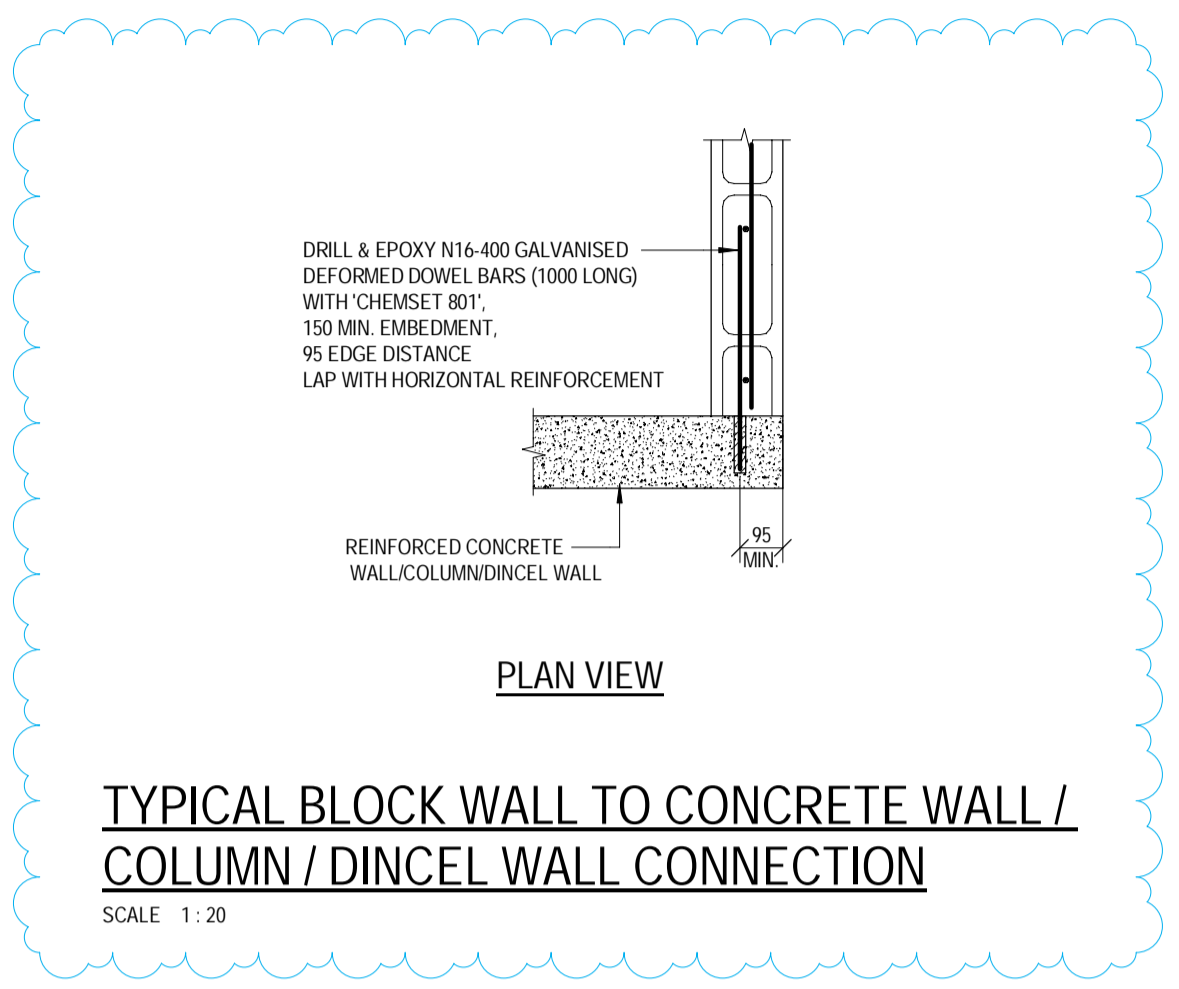
WATERPROOFING NOTE:
 A CONTINUOUS WATERPROOFING MEMBRANE IS TO BE APPLIED AND CERTIFIED BY A SPECIALIST WATERPROOFING CONTRACTOR ENGAGED BY THE BUILDER. THE WATERPROOFING SYSTEM IS TO INCLUDE ALL SLAB AND WALL SEALANTS/WATERSTOPS AS REQUIRED. REFER ARCHITECT FOR FURTHER DETAILS.



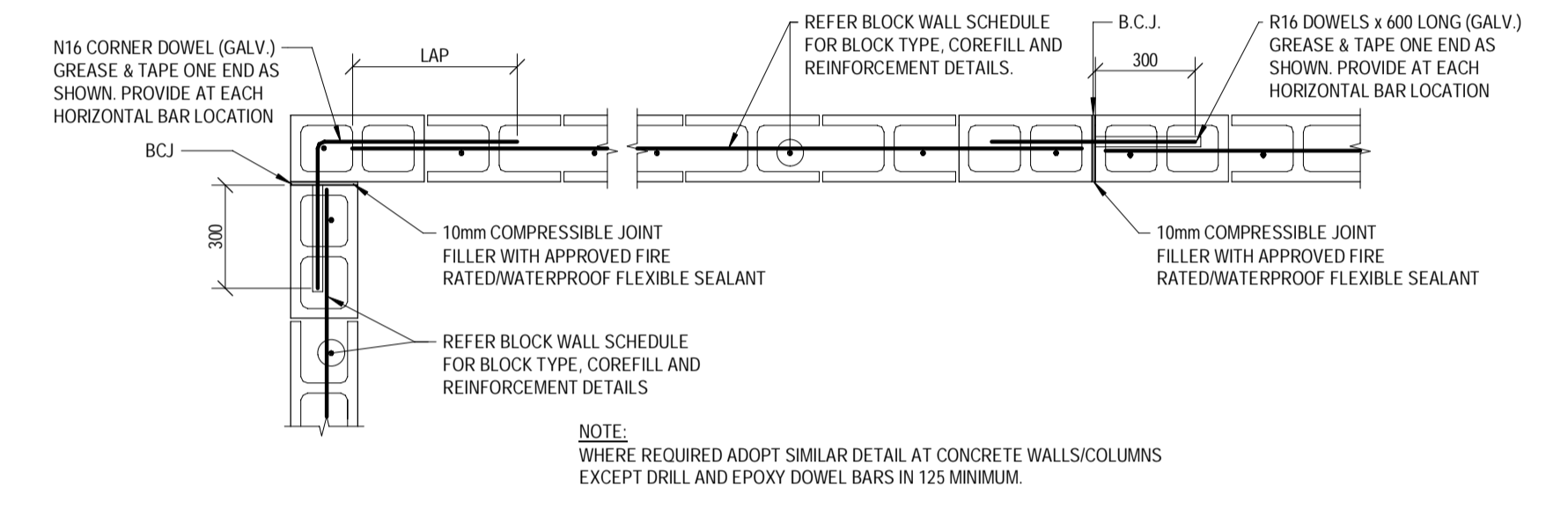
TYPICAL LOAD BEARING BLOCK WALL (BW#) DETAILS
 SCALE 1:20
 NOTE: BLOCK COLUMN DETAILS SIMILAR
 TO BE CONFIRMED



TYPICAL NON-LOAD BEARING (NLB) BLOCK WALL DETAIL
 SCALE 1:20



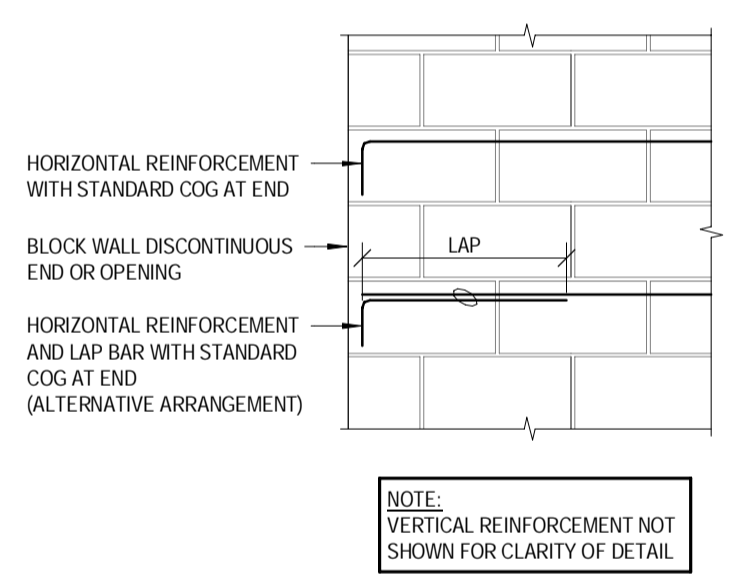
TYPICAL BLOCK INTERSECTION PLAN DETAILS
 SCALE 1:20



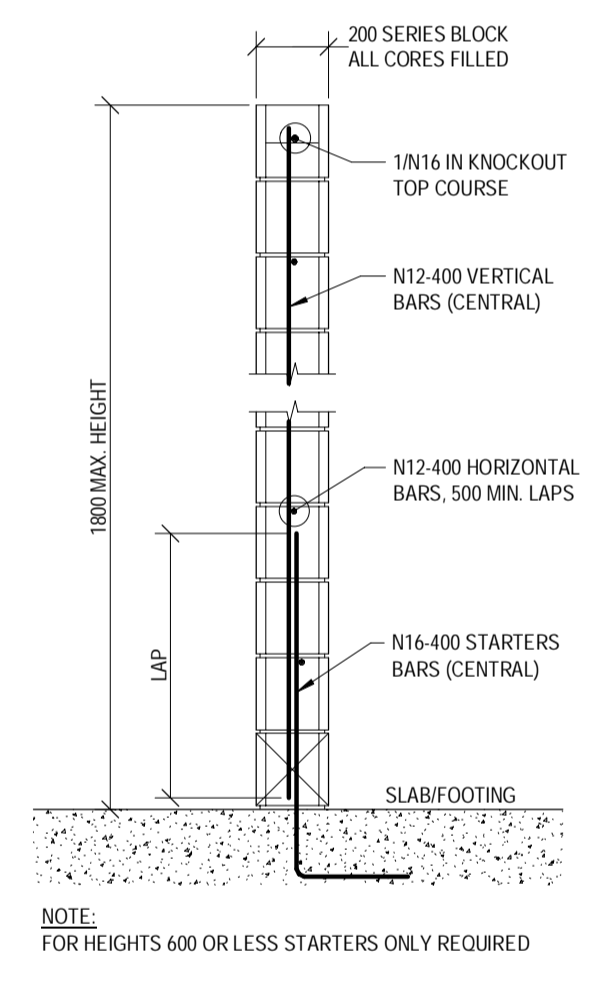
TYPICAL BLOCK CONTROL JOINT (BCJ) PLAN DETAILS
 SCALE 1:20

BLOCK WALL SCHEDULE				
WALL TYPE	BLOCK TYPE (STRENGTH)	VERTICAL & STARTER BAR REINFORCEMENT	HORIZONTAL & CORNER BAR REINFORCEMENT	COREFILL TYPE & EXTENT
BW1	200 SERIES BLOCKS (15MPa)	1N12 TO END CORES AND N12-400 MAX. CRS. IN BETWEEN. CENTRAL	N12-400	S20 - 100%
BW2	200 SERIES BLOCKS (15MPa)	1N16 TO END CORES AND N16-200 MAX. CRS. IN BETWEEN. CENTRAL	N12-400 *	S20 - 100%
BW3	300 SERIES BLOCKS (15MPa)	2N16 TO END CORES AND N16-200 MAX. CRS. IN BETWEEN. CENTRAL	2N12-400	S20 - 100%

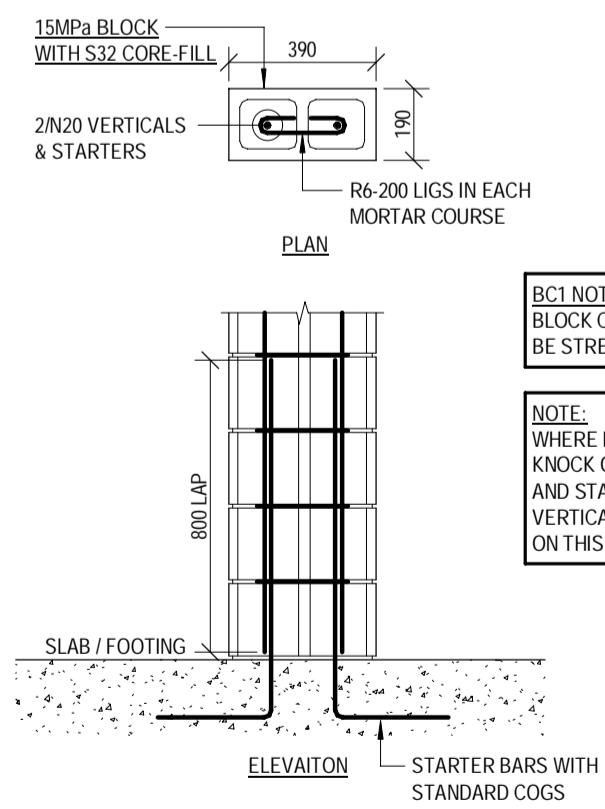
NOTE:
 * IF BLOCKS TO BE ADOPTED TYPICALLY WHERE DETAILING PERMITS
 • REFER MASONRY BLOCKWORK & BRICKWORK NOTES ON SHEET 1.1 FOR ADDITIONAL REQUIREMENTS INCLUDING NOTE M2 FOR DURABILITY REQUIREMENTS
 • ALL HORIZONTAL REINFORCEMENT TO BE ANCHORED AT ALL DISCONTINUOUS ENDS AND OPENINGS BY PROVIDING VERTICAL COGS INTO THE END CORES. REFER DETAIL TO RIGHT



DETAIL FOR HORIZONTAL REINFORCEMENT ANCHORED AT WALL END AND OPENINGS (*)
 SCALE 1:20

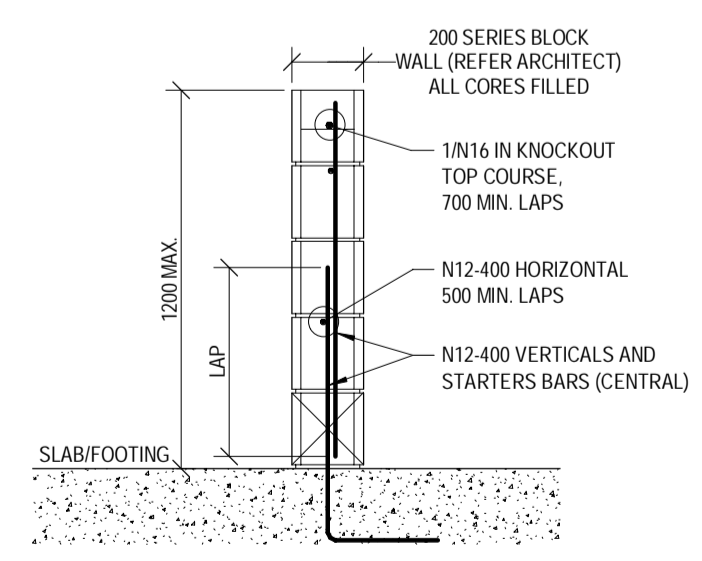


TYPICAL BLOCK FENCE (BF) DETAIL
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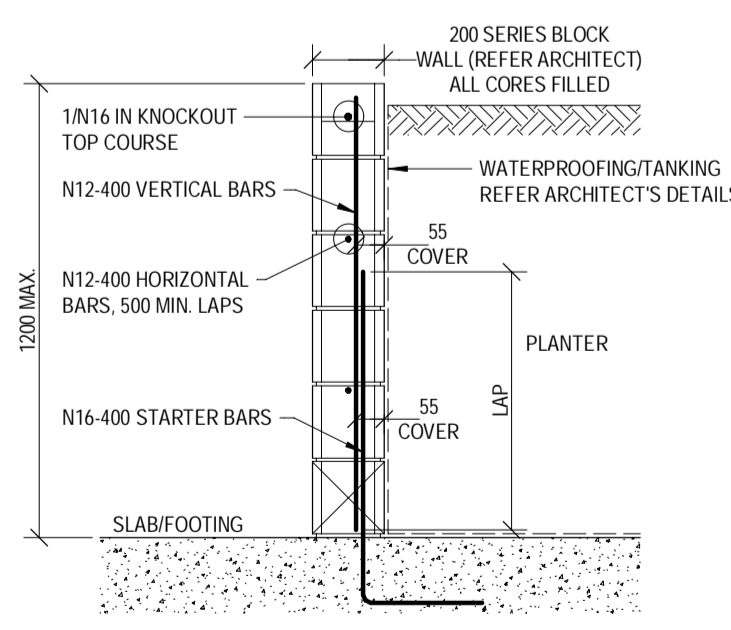


BLOCK COLUMN (BC1) DETAIL
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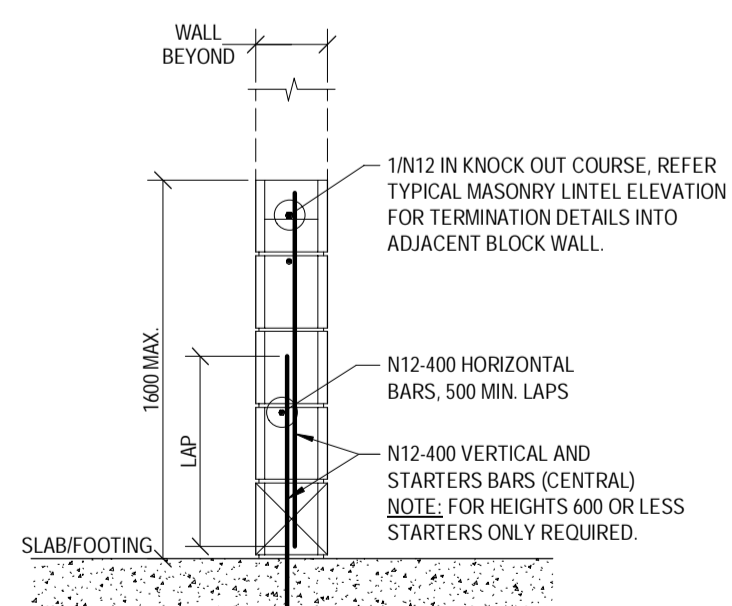
BC1 NOTE:
 BLOCK CORE-FILL SHALL BE STRENGTH 32MPa
NOTE:
 WHERE BC1 TERMINATES AT ROOF LEVEL, INSTALL KNOCK OUT TOP COURSE WITH 1/16 HORIZONTAL AND STANDARD HOOK BARS LAPPING WITH VERTICAL REINFORCEMENT. REFER BW# DETAIL ON THIS SHEET FOR FURTHER DETAILS.



TYPICAL BLOCK UPSTAND (BU) DETAIL
 SCALE 1:20



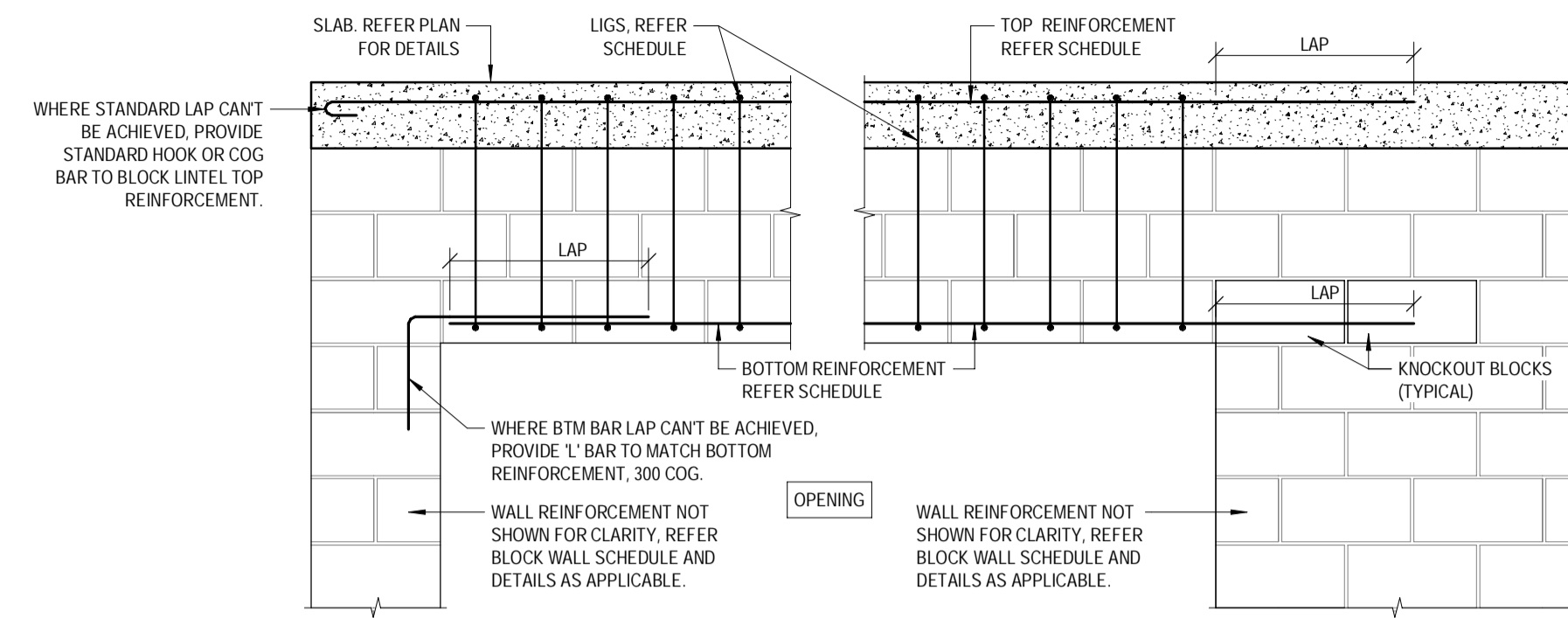
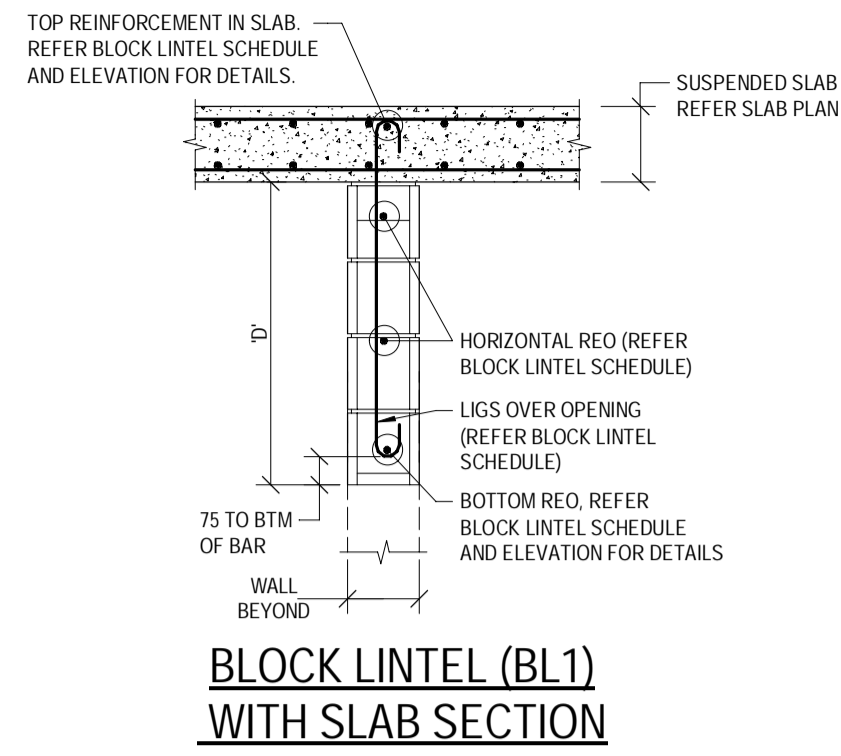
TYPICAL BLOCK PLANTER WALL (PW) DETAIL
 SCALE 1:20



TYPICAL 200 SERIES BLOCK SILL (BS) DETAIL
 SCALE 1:20

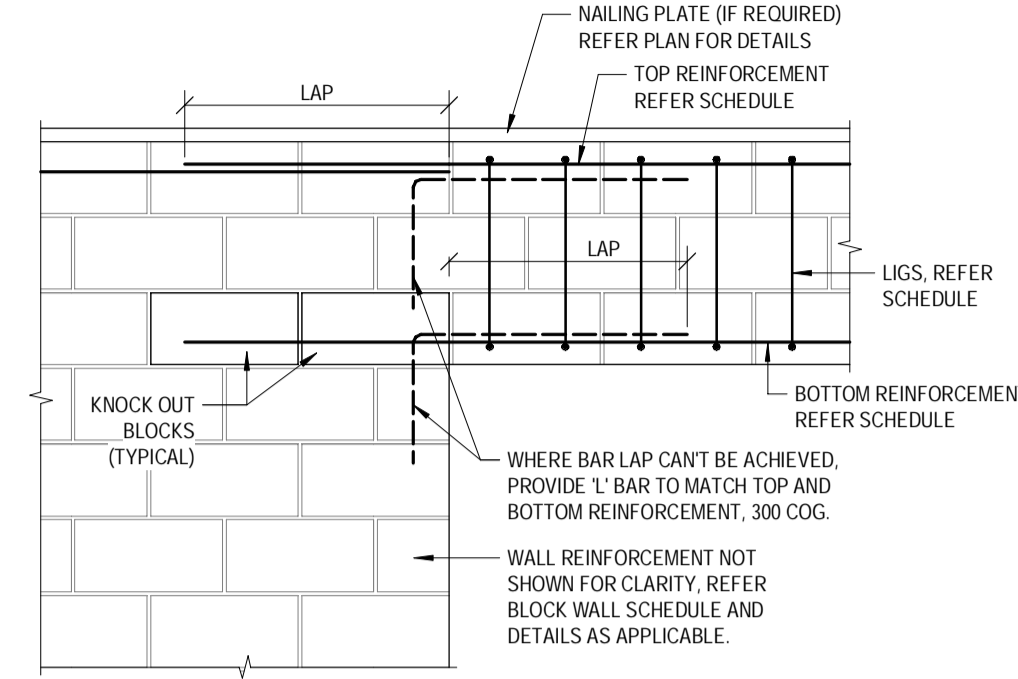
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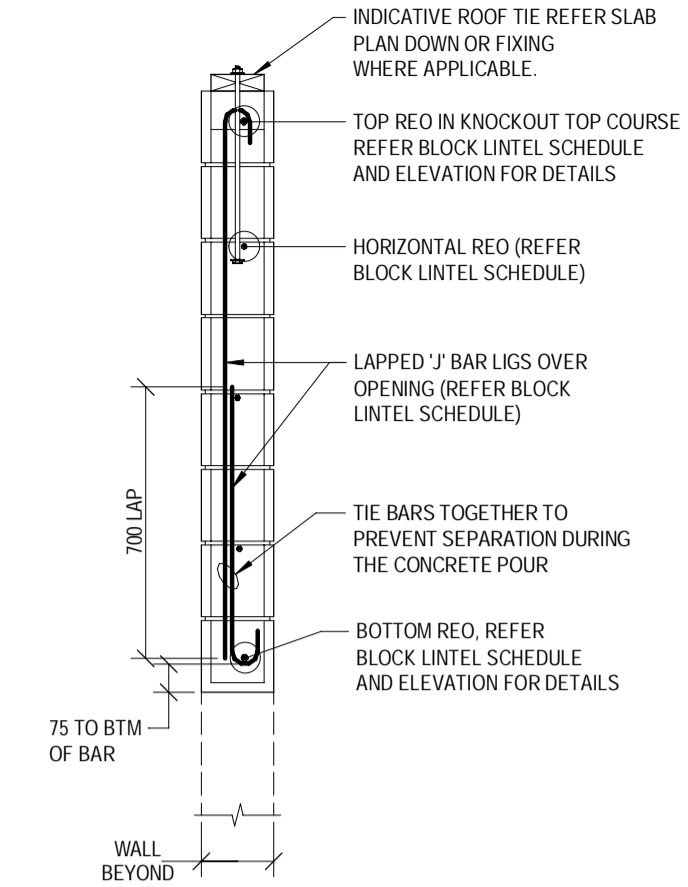
TYPICAL BLOCK LINTEL (BL1) WITH SLAB ELEVATION
SCALE 1:20

200 SERIES BLOCK LINTEL SCHEDULE (UNLESS DETAILED OTHERWISE)					
TYPE (D)	SPAN	BOTTOM REO	TOP REO	HORIZONTAL REO	LIGS
BL1 (200 SERIES)	1200 MAX.	1/N16	1/N16	N12-400	N12-200
	2400 MAX.	1/N20	1/N16	N12-400	N12-200

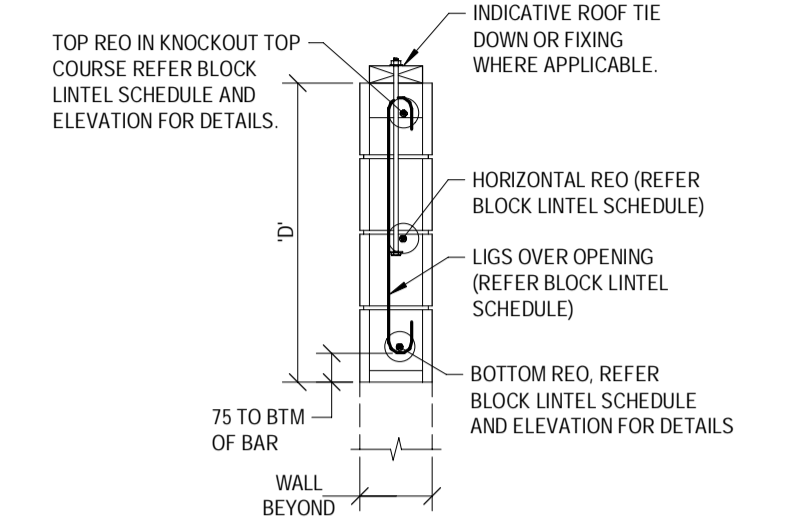


TYPICAL BLOCK LINTEL (BL2) WITHOUT SLAB ELEVATION
SCALE 1:20

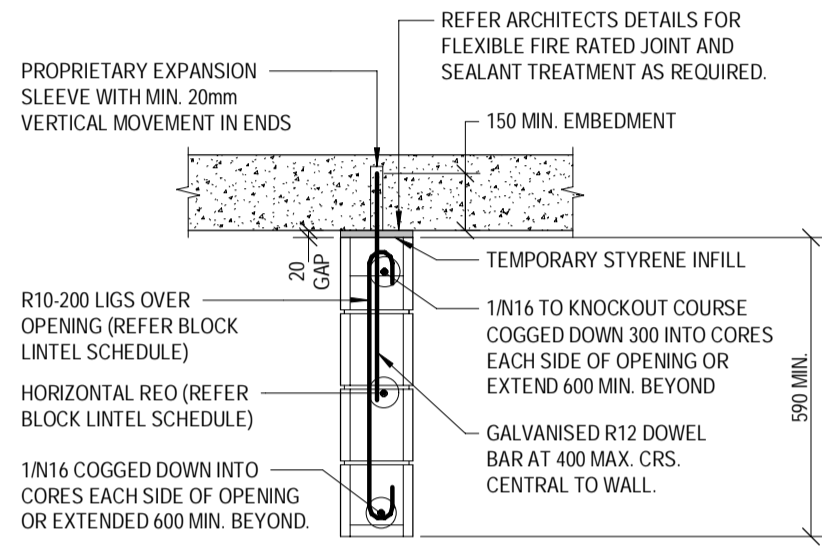
200 SERIES BLOCK LINTEL SCHEDULE (UNLESS DETAILED OTHERWISE)					
TYPE (D)	SPAN	BOTTOM REO	TOP REO (WHERE APPLICABLE)	HORIZONTAL REO	LIGS
BL2 (200 SERIES)	1200 MAX.	1/N12	1/N16	N12-400	N12-200
	2400 MAX.	1/N16	1/N16	N12-400	N12-200
	3600 MAX.	1/N20	1/N16	N12-400	N12-200



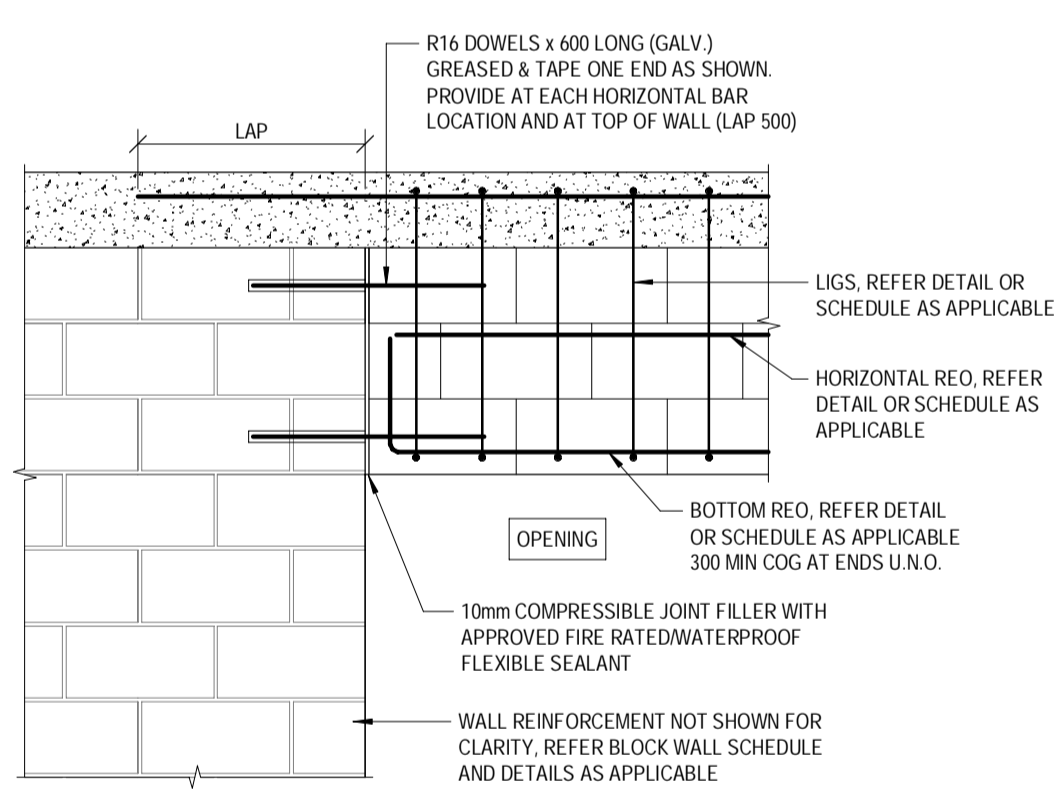
TYPICAL BLOCK LINTEL (BL2) WITHOUT SLAB GREATER THAN 1200 DEEP SECTION
SCALE 1:20



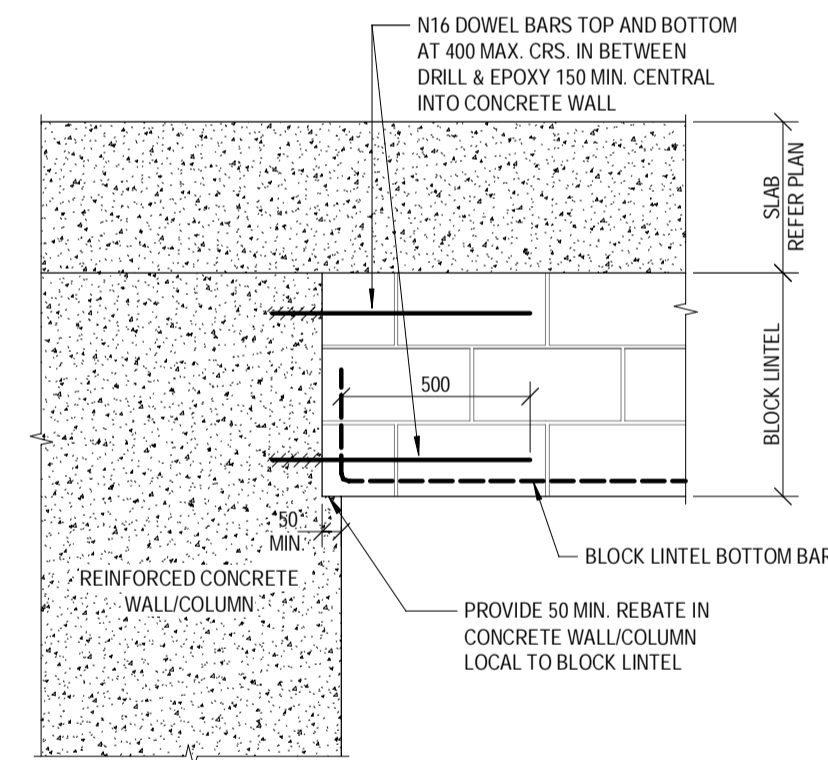
BLOCK LINTEL (BL2) WITHOUT SLAB SECTION



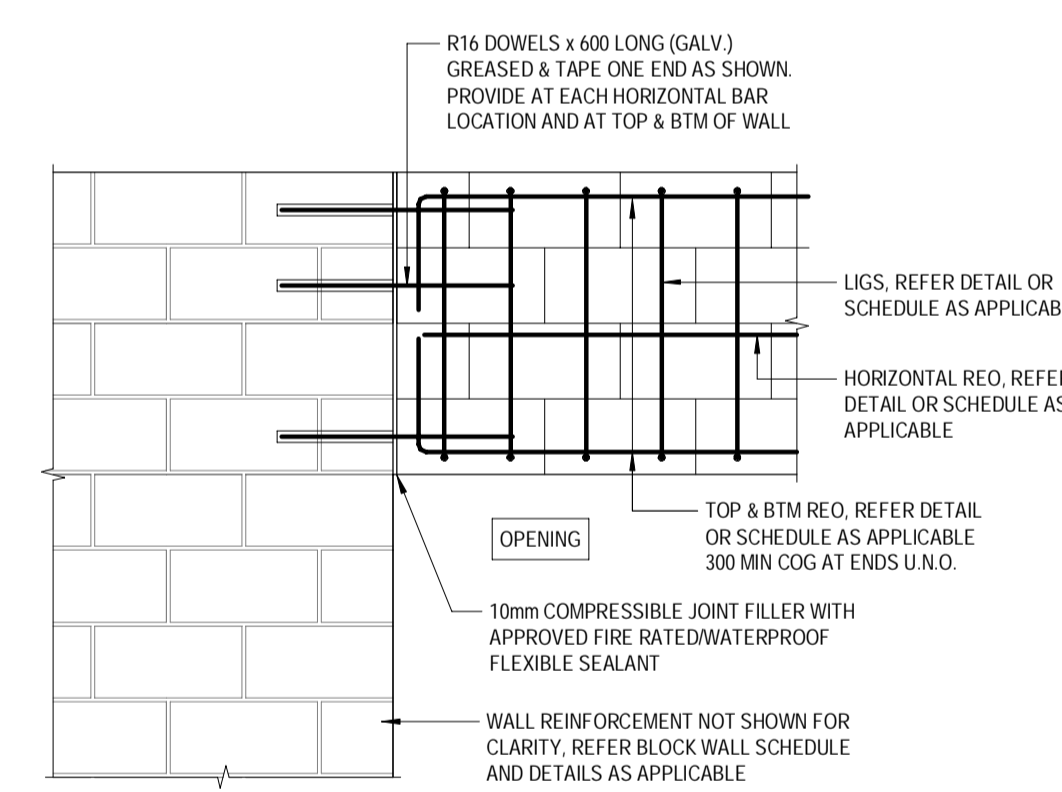
TYPICAL NON-LOAD BEARING BLOCK LINTEL (NLB) DETAIL
SCALE 1:20



TYPICAL BLOCK LINTEL (BL1) CONTROL JOINT
SCALE 1:20



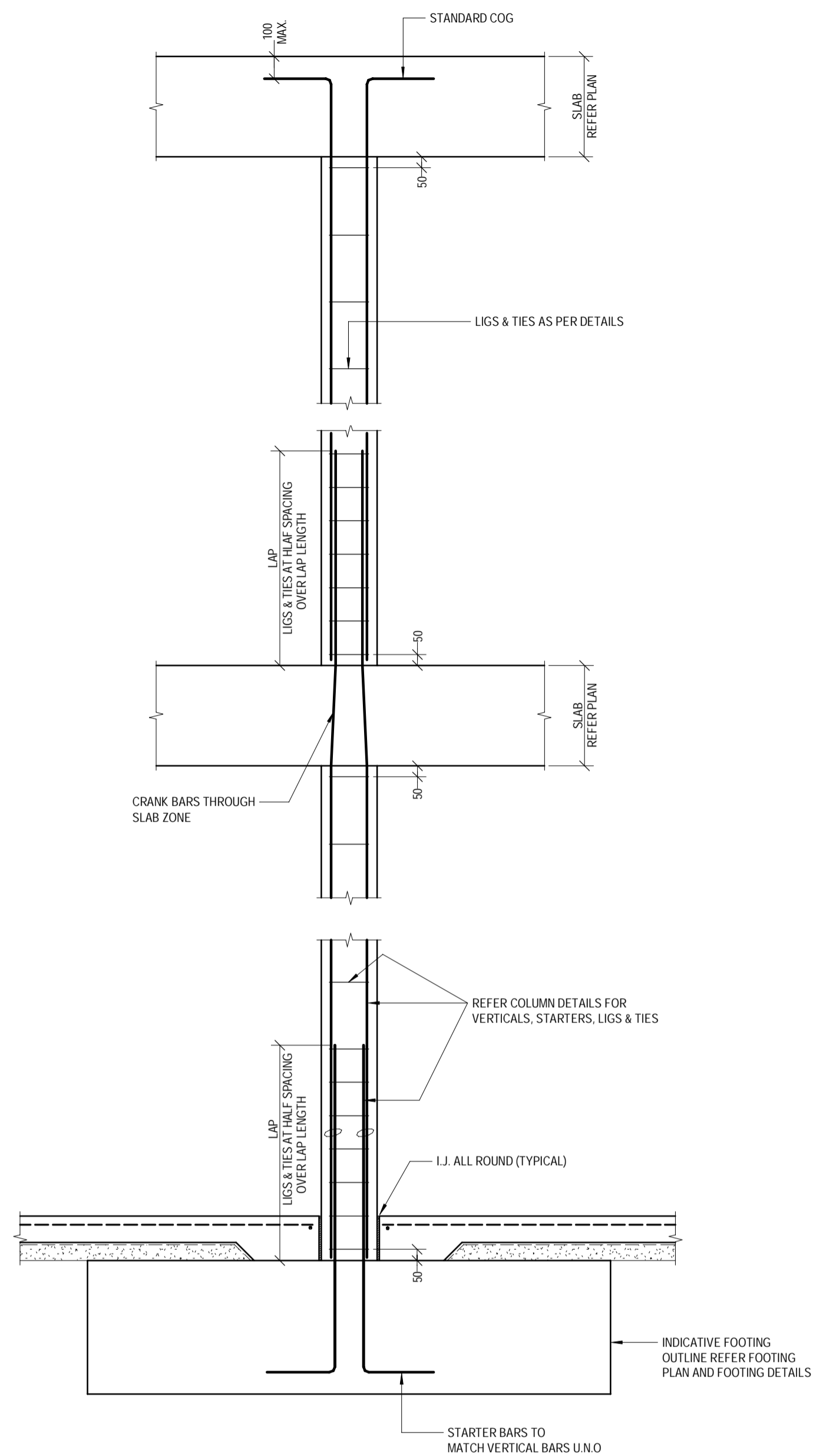
TYPICAL BLOCK LINTEL (BL1) TO CONCRETE WALL/COLUMN CONNECTION DETAIL
SCALE 1:20



TYPICAL BLOCK LINTEL (BL2) CONTROL JOINT
SCALE 1:20

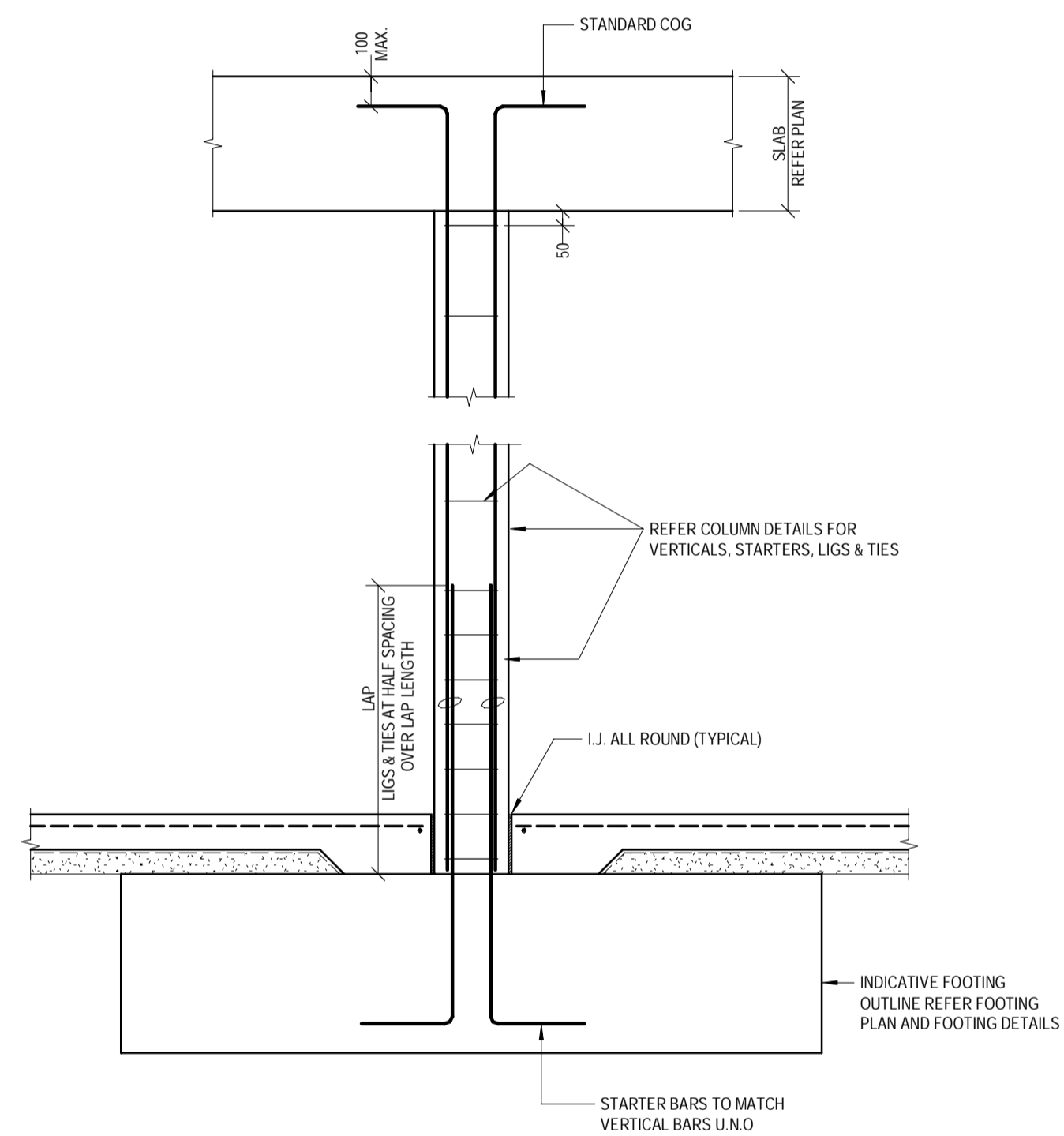
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No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE: A1	REVISION					D

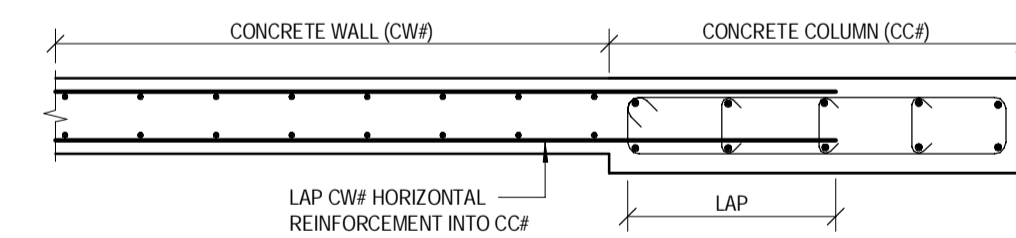
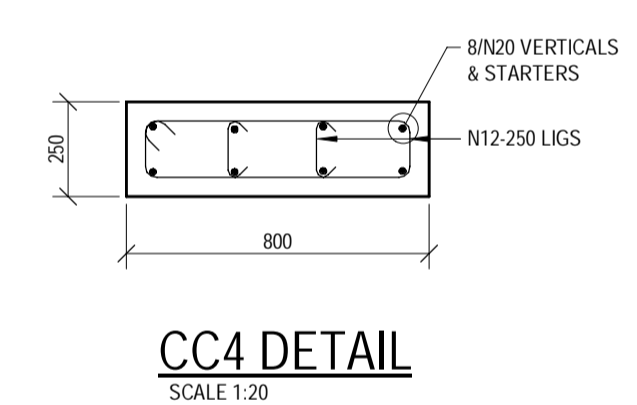
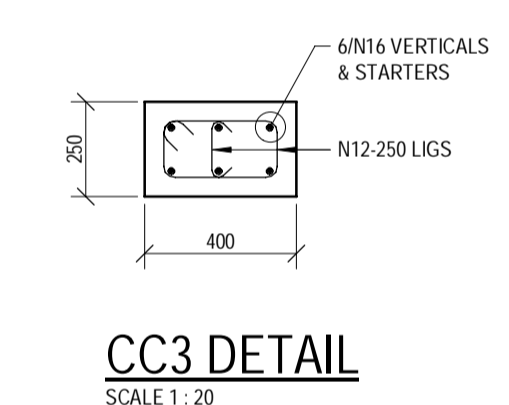
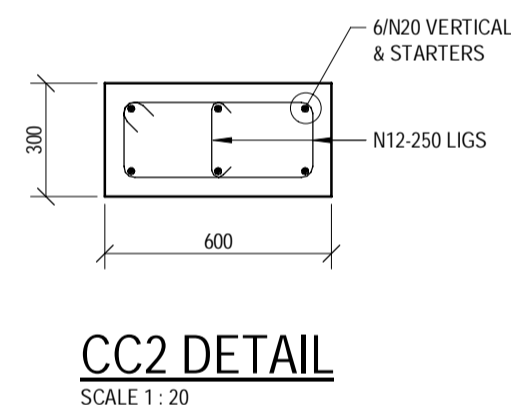
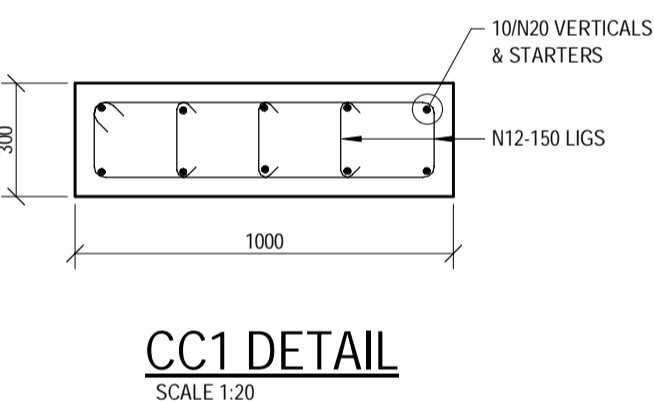


TYPICAL COLUMN SECTIONS
SCALE 1:20

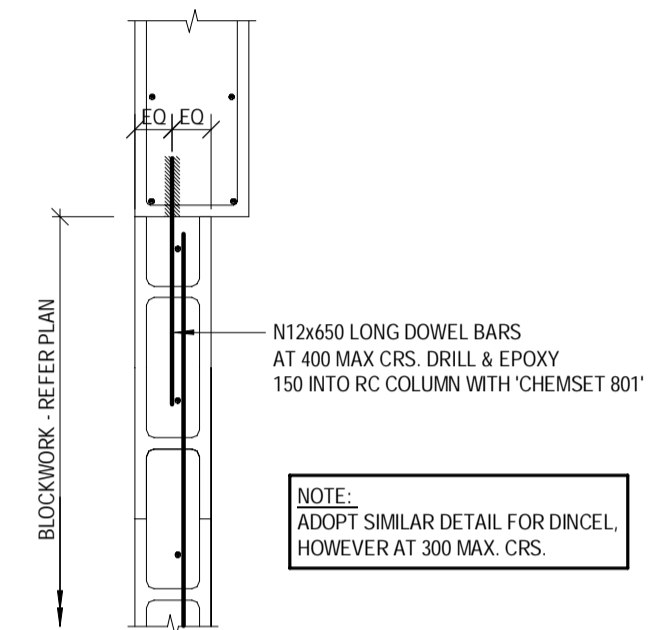
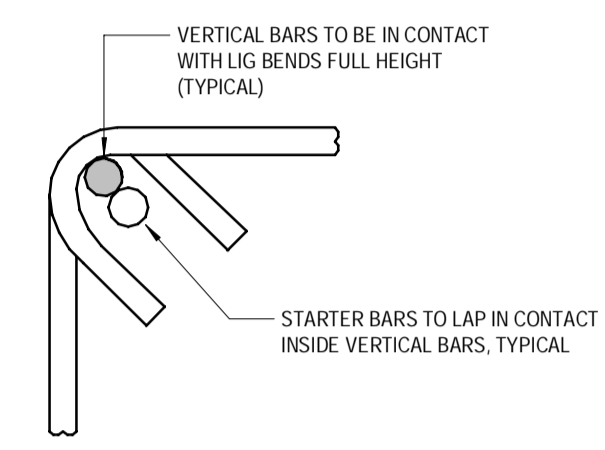
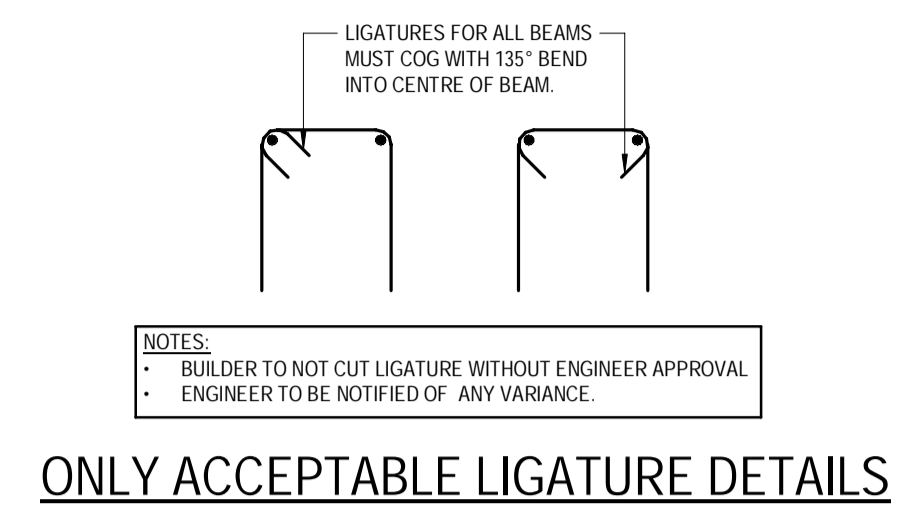
CONCRETE GRADE & COVER SCHEDULE		
COLUMN TYPE	CONCRETE GRADE	COVER TO LIGS/TIES
CC1	N40	35
CC2	N40	35
CC3	N40	35
CC4	N40	35



BAR	LAP LENGTH U.N.O
N12	500
N16	650
N20	800
N24	950
N28	1150



TYPICAL CONCRETE WALL TO CONCRETE COLUMN CONNECTION DETAIL
SCALE 1:20



TYPICAL COLUMN TO BLOCK WALL OR DINCEL WALL DETAIL
SCALE 1:20

No.	DATE	REVISIONS	DRN	ENG
D	27.11.2025	REVISED ISSUED FOR CONSTRUCTION	RM	AH
C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AH/SM/JNG
B	21.08.2025	REVISED BA ISSUE	ZA	AH/SM/JNG
A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AH/SM/JNG

DESIGNED:	AH/SM/JNG	APPROVED:	<i>A. Hobson</i>
DRAWN:	RM R25		
CHECKED:	D.W.		
DATE:	JAN 2025		
PAGE SIZE:	A1		

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T: 02 6674 8047
CENTRAL VICTORIA
T: 03 5441 0922

CONSULTANTS: AG ARCHITECTS
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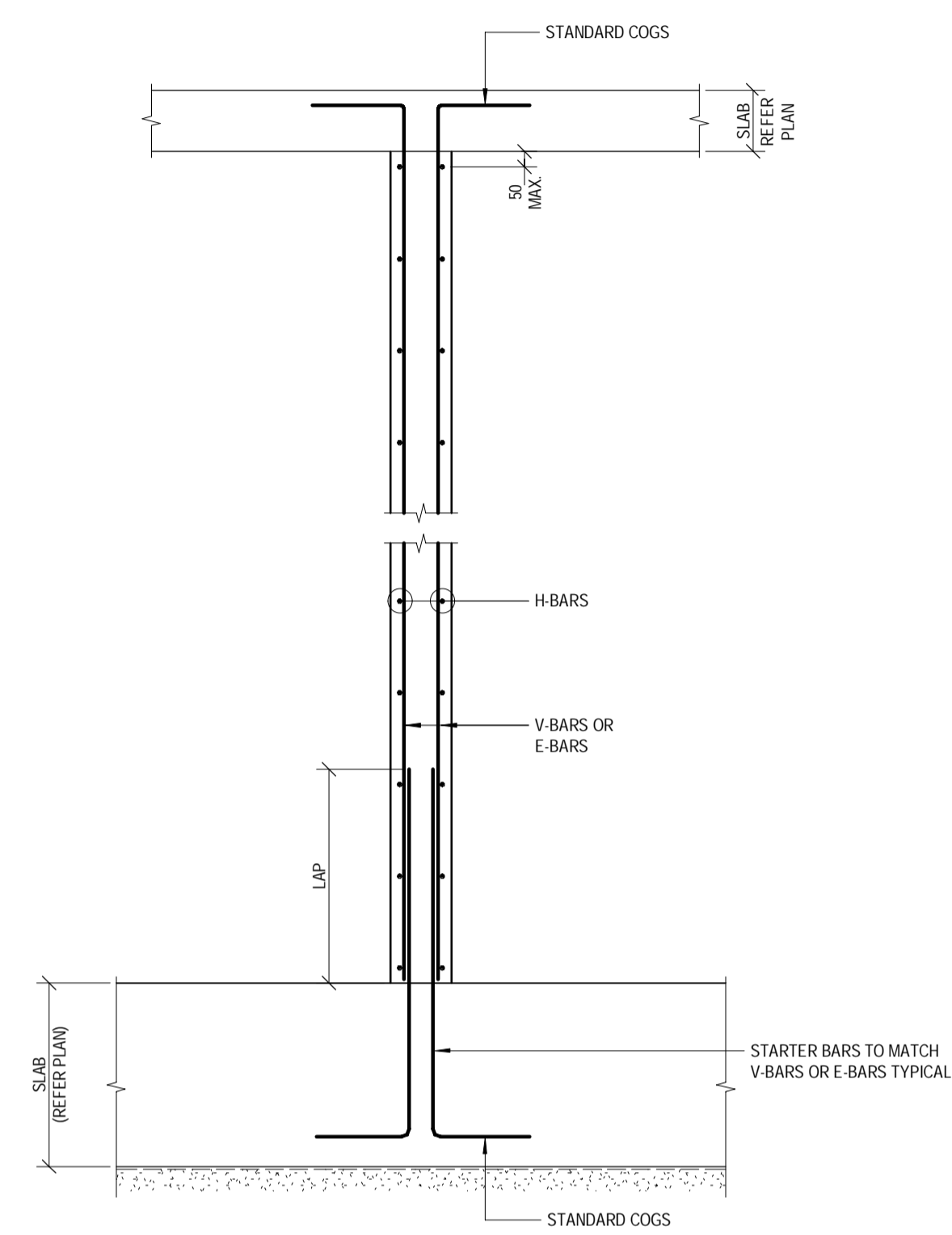
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION: 16 STATION AVENUE, GAYTHORNE
TITLE: CONCRETE COLUMN DETAILS
CLIENT: AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER	B24-092
SHEET NUMBER	2.2
REVISION	D

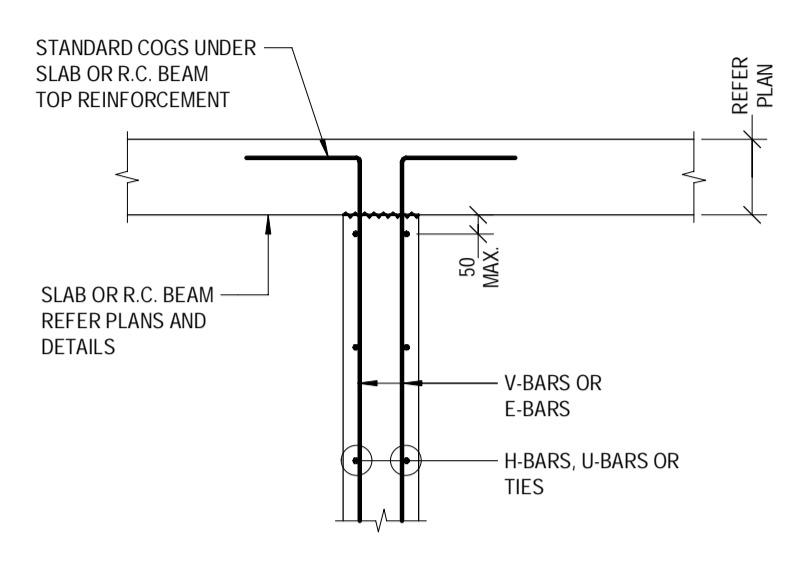
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NOTE:
ALL SECTIONS TO BE SIMILAR AT SLAB EDGES UNLESS
DETAILED OTHERWISE, ROTATE COGS AS REQUIRED.

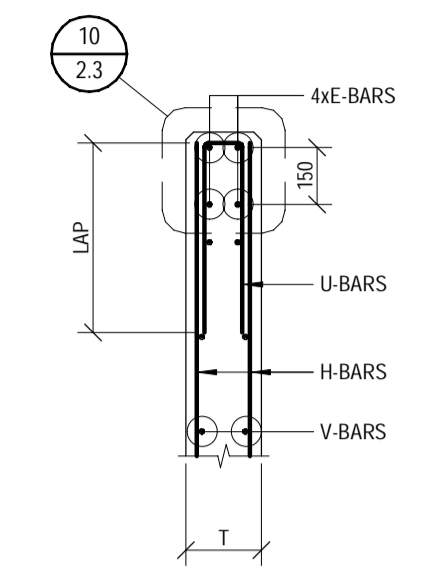
CJ - CONSTRUCTION JOINTS:
 - DENOTES CONSTRUCTION JOINT (CJ) TYPICAL
 - SURFACE OF JOINT TO BE LEFT ROUGH OR SCABBLED TO EXPOSE EMBEDDED COURSE AGGREGATE
 - MEMBRANE CURING AGENTS SHALL NOT BE APPLIED TO THE SURFACE OF ANY CONSTRUCTION JOINT
 - SURFACE OF JOINT TO BE THOROUGHLY CLEANED AND DAMPENED PRIOR TO PLACEMENT OF ADJOINING CONCRETE.
 - ALTERNATIVELY, BONDING AGENTS MAY BE APPLIED TO THE JOINT SUBJECT TO APPROVAL BY THE ENGINEER
 - WHERE REQUIRED, JOINT TO BE REFLECTED THROUGH FLOOR FINISHES IN ACCORDANCE WITH ARCHITECTS SPECIFICATIONS.



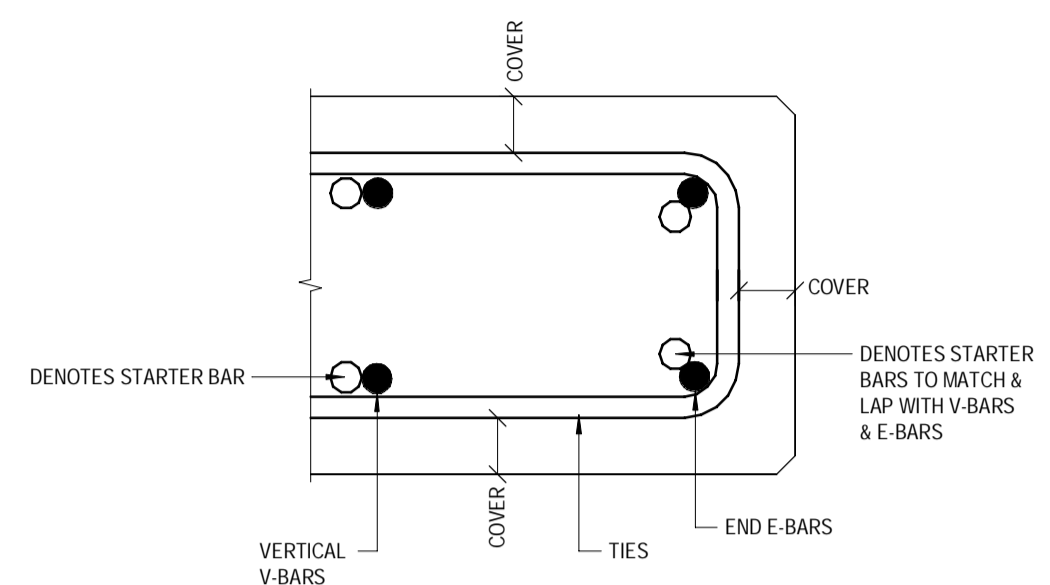
TYPICAL CONCRETE WALL SECTION
SCALE 1:20



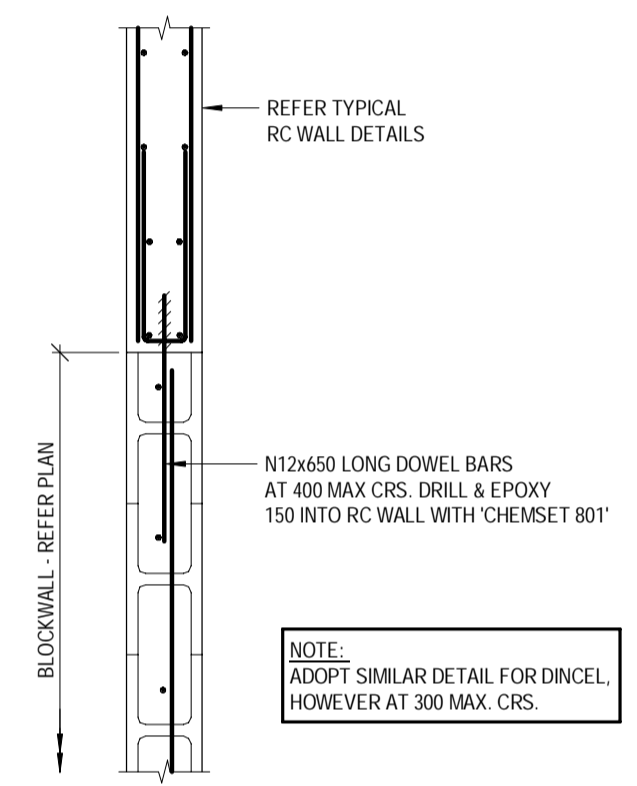
SECTION - WALL TERMINATING
SCALE 1:20



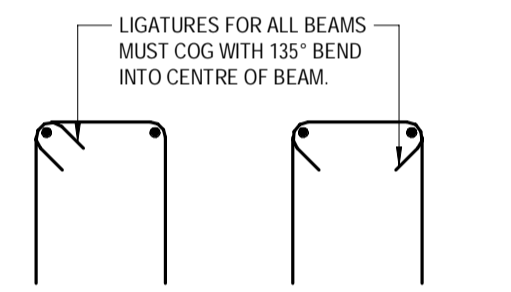
PLAN - WALL AT END
SCALE 1:20



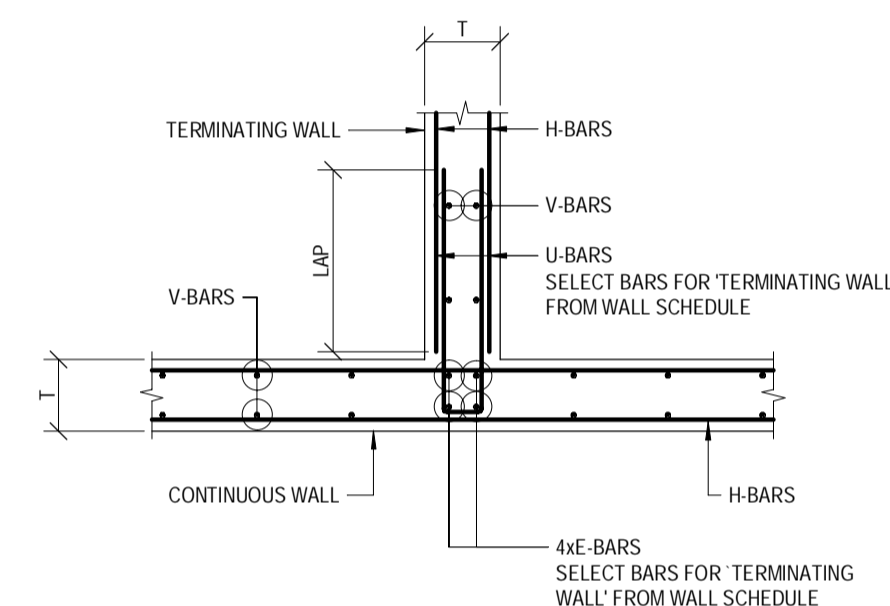
DETAIL PLAN VIEW
SCALE 1:20



TYPICAL BLOCK WALL OR DINCEL WALL TO RC WALL END CONNECTION DETAIL
SCALE 1:20



ONLY ACCEPTABLE LIGATURE DETAILS



PLAN - WALL AT 'T' INTERSECTION
SCALE 1:20

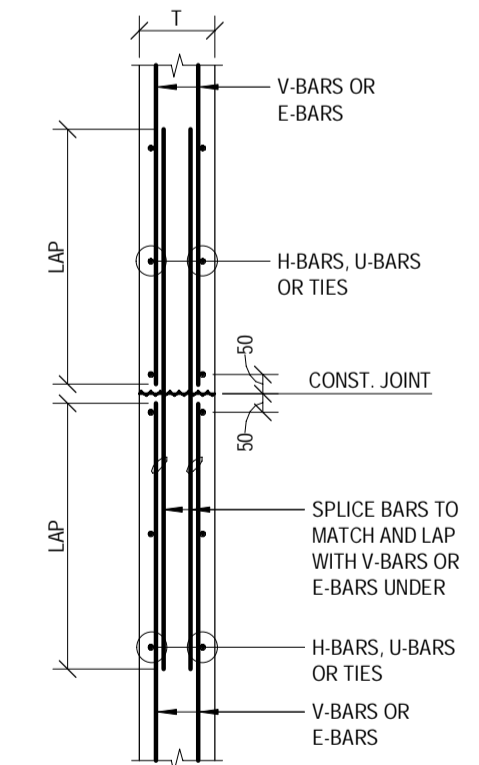
BAR	LAP LENGTH (mm)
N12	500
N16	650
N20	800
N24	950

WALL TYPE	CONCRETE STRENGTH (f _c)	COVER TO FB BARS U/BARS AND TIES (mm)
CW1	40 MPa	40
CW2	40 MPa	40

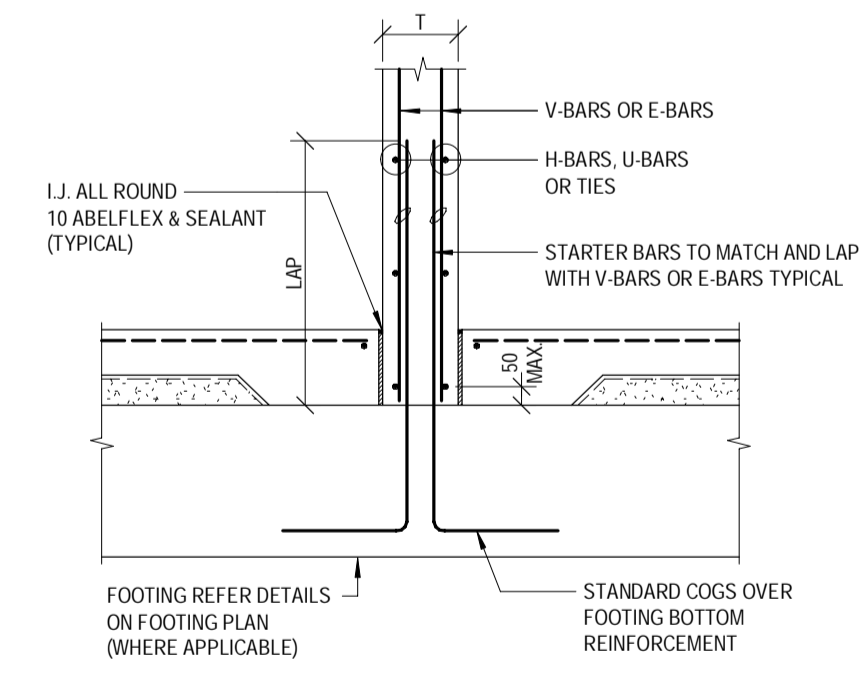
- NOTE:**
- V-BARS IN WALL SHALL BE SPACED EVENLY BETWEEN E-BAR GROUPS WITH A MAXIMUM SPACING AS SCHEDULED
 - T-BARS AND B-BARS IN LINTELS AND SILLS ARE TO EXTEND A LAP LENGTH BEYOND WALL OPENINGS TYPICAL OR, WHERE THIS IS NOT POSSIBLE, COG VERTICALLY AT END OF WALL.
 - LIGS IN LINTELS AND SILLS SHALL BE SPACED EVENLY BETWEEN EDGES OF OPENINGS TYPICAL.

NOTE: CONCRETE STRENGTH AND COVER REQUIREMENTS TO SILLS AND LINTELS TO BE AS PER ADJACENT WALL.

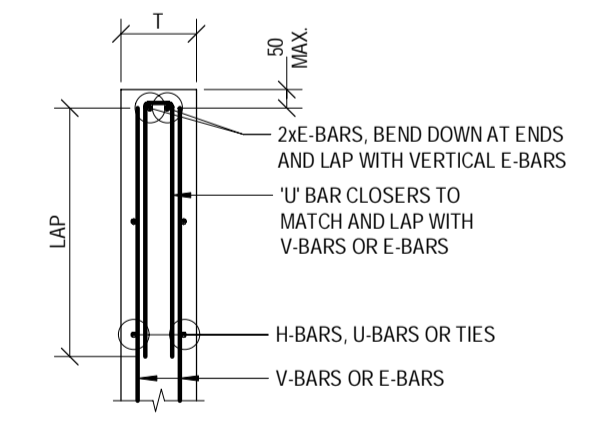
CONCRETE WALL SCHEDULE					
WALL TYPE	T (mm)	V-BARS	H-BARS (INTERNAL)	U-BARS	E-BARS
CW1	250	N16 EACH FACE AT 200 MAX. CRS.	N16 EACH FACE AT 200 MAX. CRS.	N16 LAPPED WITH H-BARS	N20 AS SHOWN
CW2	250	N16 EACH FACE AT 250 MAX. CRS.	N16 EACH FACE AT 250 MAX. CRS.	N16 LAPPED WITH H-BARS	N20 AS SHOWN



SECTION - VERTICAL POUR BREAK
SCALE 1:20



SECTION - WALL STARTING AT FOOTING
SCALE 1:20



SECTION - WALL NO SLAB OVER
SCALE 1:20

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DESIGNED: AH/SM/JNG
 DRAWN: RM R25
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APPROVED: *A. Hobson*
 A. HOBSON - RPEQ 31914
 For and on behalf of WESTERAPARTNERS PTY. LTD.

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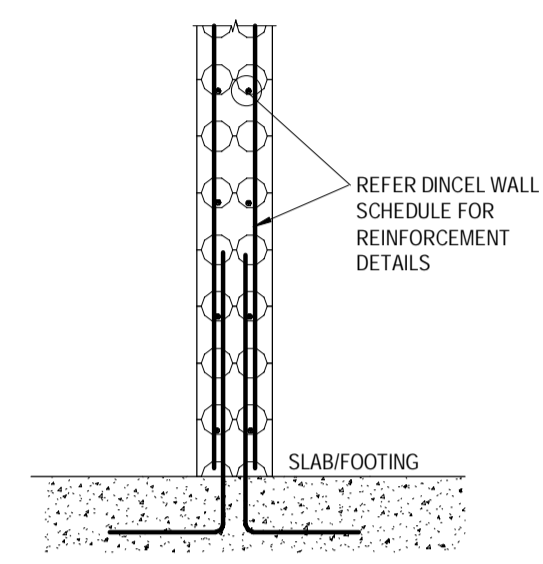
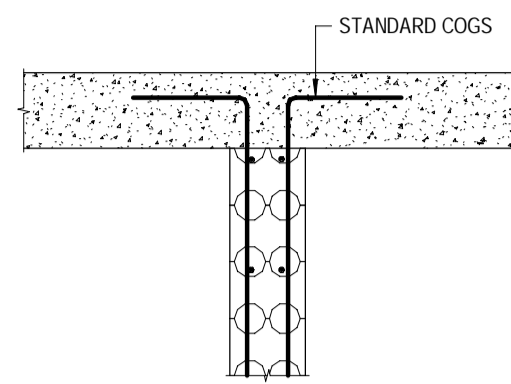
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CONSULTANTS: AG ARCHITECTS

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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 LOCATION: 16 STATION AVENUE, GAYTHORNE
 TITLE: CONCRETE WALL DETAILS
 CLIENT: AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER
B24-092
 SHEET NUMBER
2.3
 REVISION
D



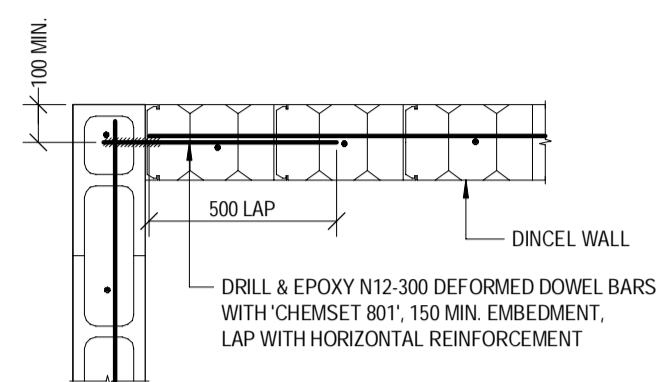
TYPICAL LOAD-BEARING DINCEL WALL DETAILS
SCALE: 1:20

DINCEL WALL SCHEDULE				
WALL TYPE	BLOCK TYPE (STRENGTH)	VERTICAL & STARTER BAR REINFORCEMENT	HORIZONTAL & CORNER BAR REINFORCEMENT	COREFILL
DW1	200 SERIES DINCEL WALL	N12 TO END CORES AND N12-333 MAX. CRS CENTRAL	N12-300 (U.N.O)	40MPa
DW2	200 SERIES DINCEL WALL	REFER SECTION G1.8 FOR DETAILS	REFER SECTION G1.8 FOR DETAILS	40MPa
DW1-R	200 SERIES DINCEL RETAINING WALL	REFER SECTION G1.5a FOR DETAILS	REFER SECTION G1.5a FOR DETAILS	40MPa
DW2-R	200 SERIES DINCEL RETAINING WALL	REFER SECTION RWS FOR DETAILS	REFER SECTION RWS FOR DETAILS	40MPa

TYPICAL BAR REINFORCEMENT LAP LENGTHS	
BAR	LAP LENGTH UNO
N12	550
N16	800

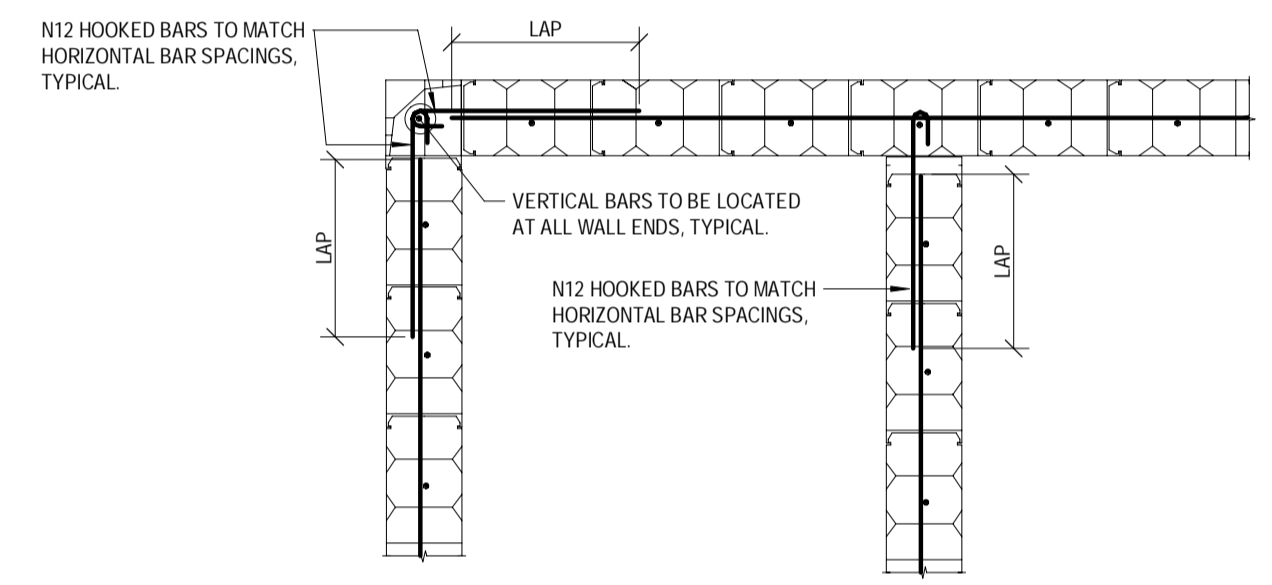
- 'DINCEL' WALL NOTES**
- WHERE NOMINATED, 'DINCEL' WALLS (INCLUDING SILLS, LINTELS & COLUMNS WHERE REQUIRED) ARE TO BE INSTALLED, SUPPORTED AND CONCRETE FILLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. FOR STARTERS, VERTICAL AND HORIZONTAL REINFORCEMENT, REFER TO SHEET 1.1.
 - WHERE 'DINCEL' FORMWORK IS TO BE CUT OR MODIFIED, THIS IS TO BE UNDERTAKEN IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS OR WRITTEN ADVICE.
 - WHERE 'DINCEL' WALLS ARE REQUIRED TO BE WATERPROOF, WATERPROOFING DETAILS ARE TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR BASEMENT CONSTRUCTION, OR AS CERTIFIED BY A WATERPROOFING CONTRACTOR.
 - WESTERA PARTNERS ACCEPTS NO RESPONSIBILITY FOR THE PERFORMANCE OF THE 'DINCEL' FORMWORK SYSTEM. THE STRUCTURAL ENGINEERING PERFORMANCE OF THE COMPLETED REINFORCED CONCRETE WALLS (WITHIN 'DINCEL' FORMWORK) HAS BEEN BASED IN THE INFORMATION OUTLINED IN THE 3S STRUCTURAL DESIGN MANUAL (REVISION 6) ISSUED BY 'DINCEL'.

- DINCEL CONCRETE MIX REQUIREMENTS**
- THE CONCRETE MIX SHALL BE DESIGNED BY THE CONCRETE SUPPLIER IN ACCORDANCE WITH AS1379:2007
 - CONCRETE MIXES FOR DINCEL WALL SYSTEMS SHALL COMPLY WITH DINCEL REQUIREMENTS. REFER DINCEL CONSTRUCTION MANUAL FOR DESIGNERS AND BUILDERS
 - DINCEL CONCRETE TO BE GRADE S40



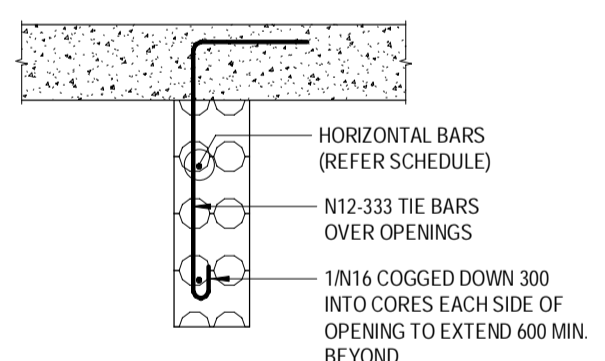
PLAN VIEW

TYPICAL DINCEL TO BLOCK OR CONCRETE WALL CONNECTION
SCALE: 1:20



200 SERIES DINCEL

TYPICAL DINCEL INTERSECTION PLAN DETAIL
SCALE: 1:20



200 SERIES DINCEL

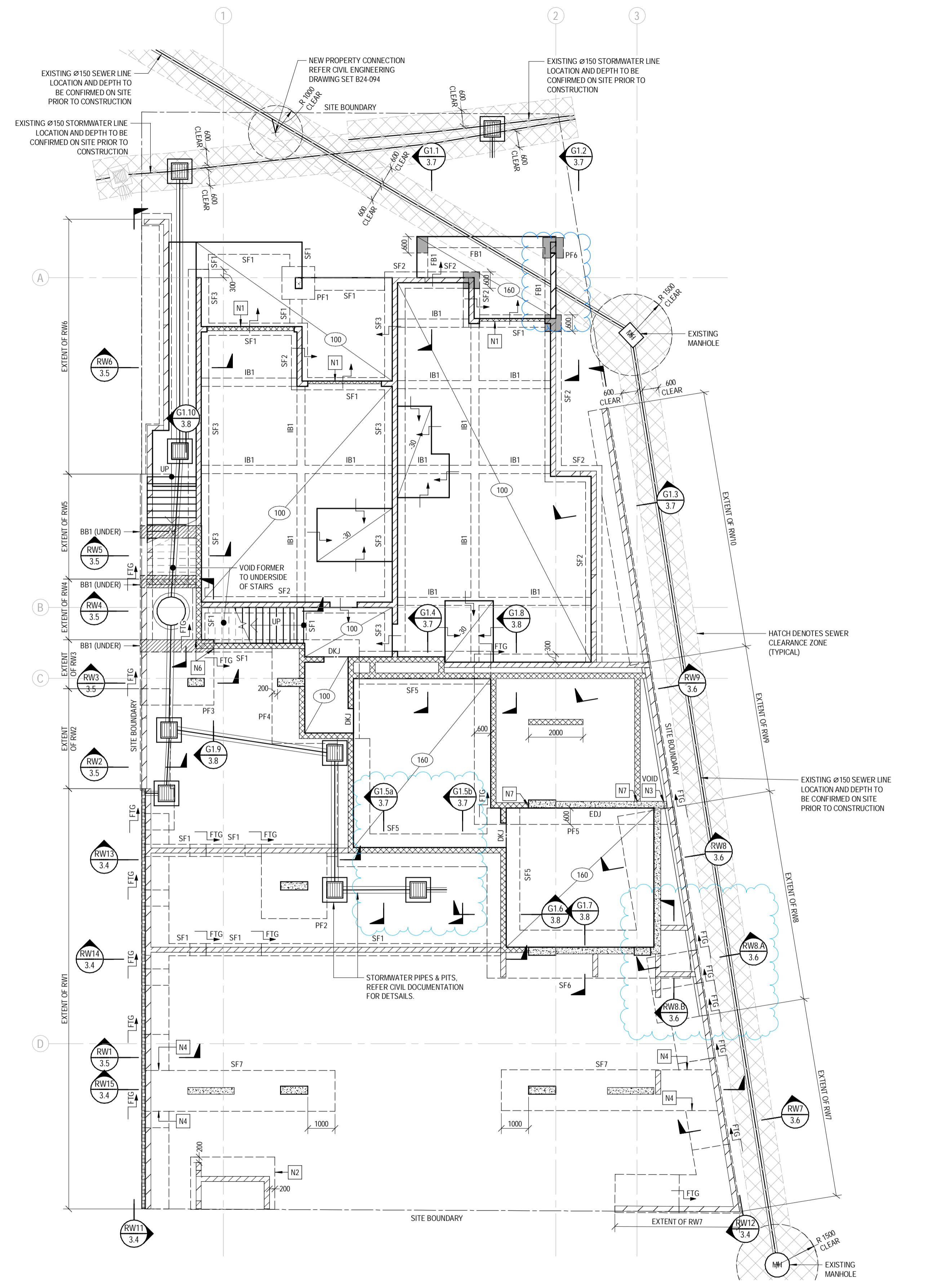
TYPICAL DINCEL LINTEL (DL1) DETAILS
SCALE: 1:20

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	DESIGNED: AHSM/JNG DRAWN: RM R25 CHECKED: D.W. DATE: JAN 2025 PAGE SIZE: A1	APPROVED:  A. HOBSON - RPEQ 31914 For and on behalf of WESTERA PARTNERS PTY. LTD.	 WESTERA PARTNERS STRUCTURAL • CIVIL • ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 SUNSHINE COAST T: 07 5391 3777 NORTHERN NSW T: 02 6674 8047 CENTRAL VICTORIA T: 03 5441 0922	CONSULTANTS: AG ARCHITECTS PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOCATION: 16 STATION AVENUE, GAYTHORNE TITLE: DINCEL WALL DETAILS CLIENT: AUSPACE DEVELOPMENTS GROUP	PROJECT NUMBER B24-092 SHEET NUMBER 2.4 REVISION D
D 27.11.2025 REVISED ISSUED FOR CONSTRUCTION C 19.09.2025 ISSUED FOR CONSTRUCTION B 21.08.2025 REVISED BA ISSUE A 30.07.2025 BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION No. DATE REVISIONS						

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PRE-START MEETING NOTE:
 THE CONTRACTOR IS TO ORGANISE A PRE-START MEETING WITH THE STRUCTURAL DESIGN ENGINEER TO DISCUSS CONSTRUCTION METHODOLOGIES AND SPECIFIC IMPORTANT STRUCTURAL REQUIREMENTS OUTLINED IN THESE DRAWINGS. THE PRE-START MEETING SHALL BE ORGANISED PRIOR TO DEMOLITION AND ANY OTHER SITE ACTIVITIES.



LOWER GROUND SLAB AND FOOTING PLAN
 SCALE: 1:100

LEGEND

FOUNDATIONS

FB# FOOTING BEAM - REFER SHEET 3.2 FOR DETAILS

SF# STRIP FOOTING - REFER SHEET 3.2 FOR DETAILS

PF# PAD FOOTING - REFER SHEET 3.2 FOR DETAILS

BB# BRIDGING BEAM - REFER SECTION G1.10 FOR DETAILS

FTG# DENOTES FOOTING STEP - REFER DETAIL

DENOTES OVER EXCAVATION AND 15MPa BLINDING CONCRETE TO UNDERSIDE OF FOOTING TO ACHIEVE THE FOUNDING CRITERIA AND 300MM BELOW THE LINE OF INFLUENCE TO THE ADJACENT SERVICES INVERT LEVEL. WIDTH TO MATCH FOOTING OVER.

SLABS

100 DENOTES SLAB ON GROUND THICKNESS

DENOTES SLAB STEP - REFER ARCHITECT & DETAILS

FALL DENOTES FALL DIRECTION IN SLAB - REFER ARCHITECT

30 DENOTES XX DEEP WET AREA SETDOWN (50mm MAX SETDOWN - CONFIRM WITH ARCHITECT)

IB# INTERNAL BEAM - REFER SHEET 3.2 FOR DETAILS

DKJ DOWELLED KEY JOINT - REFER SHEET 3.2 FOR DETAILS

EDJ EPOXIED DOWELLED JOINT - REFER SHEET 3.2 FOR DETAILS

WALLS/COLUMNS UNDER AND/OR OVER

DENOTES LOAD BEARING BLOCK WALL OVER (BWI U.N.O.)

DENOTES LOAD BEARING CONCRETE WALL/COLUMN OVER

DENOTES NON LOAD BEARING BLOCK WALL OVER

DENOTES LOAD BEARING DINCEL WALL OVER

DENOTES LOAD BEARING SUPPORT WALL/COLUMN UNDER

RWW BLOCK RETAINING WALL - REFER SECTIONS ON SHEETS 3.4 TO 3.7

BOUNDARY EXCAVATIONS:
 FOR CUT BATTERS THAT INTRUDE INTO NEIGHBOURING PROPERTY, CONTRACTOR TO CONFIRM STRATEGY FOR MAINTAINING STABILITY OF NEIGHBOURING PROPERTY DURING CONSTRUCTION & ACQUIRE LAND OWNER WRITTEN PERMISSION PRIOR TO EXCAVATION. EXCAVATIONS TO BE IN ACCORDANCE WITH GEOTECHNICAL REPORT.

TEMPORARY EXCAVATION BATTER
 A SAFE TEMPORARY EXCAVATION TO BE BATTERED/BENCHED IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS REQUIREMENTS. TO BE CONFIRMED ON SITE.

WATERPROOFING NOTE:
 A CONTINUOUS WATERPROOFING SYSTEM IS TO BE APPLIED AND CERTIFIED BY A SPECIALIST WATERPROOFING CONTRACTOR ENGAGED BY THE BUILDER. THE WATERPROOFING SYSTEM IS TO INCLUDE ALL SLAB AND WALL JOINT SEALANTS / WATERSTOPS AS REQUIRED. REFER ARCHITECT FOR FURTHER DETAILS.

SEWER NOTE:
 EXISTING SEWER PIPES & PROPERTY CONNECTION TO BE ACCURATELY LOCATED ON SITE PRIOR TO CONSTRUCTION. CLEARANCES TO BE IN ACCORDANCE WITH QDC, MIP 1.4 AND LOCAL AUTHORITY.

SERVICES NOTE:
 ALL EXISTING SERVICES TO BE ACCURATELY LOCATED ON SITE PRIOR TO CONSTRUCTION. CLEARANCES TO BE IN ACCORDANCE WITH LOCAL COUNCIL AUTHORITY AND ALL RELEVANT BODIES.

BCJ: DENOTES BLOCKWORK CONTROL JOINT:
 WHERE NOT SPECIFICALLY LOCATED ON PLAN, THE BUILDER IS TO CLEARLY MARK THE PROPOSED LOCATIONS OF ALL BCJ'S ON A PLAN FOR APPROVAL BY THE ARCHITECT AND ENGINEER.
 - BCJ LOCATIONS ARE TO COMPLY WITH NOTE M16 ON SHEET 1.3 AND THE TYPICAL DETAILS ON SHEET 2.0

CONTROLLED FILL MATERIAL
 CONTROLLED FILL TO BE PLACED, COMPACTED, TESTED AND CERTIFIED IN ACCORDANCE WITH AS3798 AND THE EARTHWORKS PROCEDURE OUTLINED BY THE PROJECT ENGINEER IN THE GEOTECHNICAL REPORT.

CJ: CONSTRUCTION JOINTS

- DENOTES CONSTRUCTION JOINT (CJ) TYPICAL
- SURFACE OF JOINT TO BE LEFT ROUGH OR SCABBLED TO EXPOSE EMBEDDED COURSE AGGREGATE
- MEMBRANE CURING AGENTS SHALL NOT BE APPLIED TO THE SURFACE OF ANY CONSTRUCTION JOINT
- SURFACE OF JOINT TO BE THOROUGHLY CLEANED AND DAMPENED PRIOR TO PLACEMENT OF ADJOINING CONCRETE
- ALTERNATIVELY, BONDING AGENTS MAY BE APPLIED TO THE JOINT SUBJECT TO APPROVAL BY THE ENGINEER
- WHERE REQUIRED, JOINT TO BE REFLECTED THROUGH FLOOR FINISHES IN ACCORDANCE WITH ARCHITECTS SPECIFICATIONS.

FOUNDATION CRITERIA:
STRIP, PAD AND RETAINING WALL FOOTING CRITERIA:
 STRIP FOOTINGS (SF), PAD FOOTINGS (PF) RETAINING WALL FOOTINGS (RW) AND BULK PIERS (BP) SHALL BE FOUND TO A MINIMUM DEPTH OF 500mm INTO HARD/DENSE RESIDUAL SOILS (OR BETTER) WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 400kPa.

INTERNAL BEAM FOUNDING CRITERIA:
 INTERNAL BEAMS (IB) SHALL BE FOUND TO A MINIMUM DEPTH OF 500mm INTO VERY STIFF MEDIUM DENSE RESIDUAL SOILS (OR BETTER) WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 200kPa.

WHERE REQUIRED CONTRACTOR TO OVER EXCAVATE AND PROVIDE 15MPa BLINDING CONCRETE TO UNDERSIDE OF FOOTING, (AS REQUIRED) TO ACHIEVE THE ABOVE BEARING CAPACITY AND 300MM BELOW THE 1:1 INFLUENCE LINE TO ANY ADJACENT SERVICES / STRUCTURES.

FOUNDING CRITERIA (AS ABOVE) SHALL BE CONFIRMED IN WRITING BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER ON SITE PRIOR TO PLACEMENT OF FOOTING REINFORCEMENT.

CONTROLLED FILL:
 UNLESS NOTED OTHERWISE, CONTROLLED FILL IS TO BE AN APPROVED, NON REACTIVE MATERIAL PLACED, COMPACTED, TESTED AND SUPERVISED IN ACCORDANCE WITH AS3798, THE CIVIL ENGINEERING DRAWINGS AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT.

REFER SOIL SURVEYS GEOTECHNICAL INVESTIGATION REPORT No. 1-28599 BR 1.1 DATED 18/02/2025 FOR SOIL PROFILE AND RECOMMENDATIONS.

SLABS ON GROUND:
 UNLESS NOTED OTHERWISE, ALL SLABS ON GROUND TO BE CONSTRUCTED AS FOLLOWS:

- 100 THICK SLABS REINFORCEMENT - S192 FABRIC TOP - 30 COVER INTERNAL - 40 COVER EXTERNAL WITH N12 CONTINUOUS PERIMETER TRIMMERS ALL EDGES (500 LAP) AND 1" BARS AT CORNERS (500 LAP)

- 160 THICK SLABS REINFORCEMENT - S192 FABRIC TOP AND BOTTOM - 30 COVER INTERNAL - 40 COVER EXTERNAL WITH N12 CONTINUOUS PERIMETER TRIMMERS ALL EDGES (500 LAP) AND 1" BARS AT CORNERS (500 LAP)

REFER GENERAL NOTES ON SHEET 1.1 FOR CONCRETE GRADE COVER (UNLESS NOTED ON THIS SHEET) AND ADDITIONAL DETAILS

SLAB ON GROUND TRIMMER BARS:
 REFER TO SHEET 3.3 FOR TYPICAL TRIMMER DETAILS AROUND COLUMNS, AT SLAB RE-ENTRANT CORNERS, PENETRATIONS AND JOINT 'T' INTERSECTIONS.

NOTES

N1 DOOR TRACK REBATE TO SLAB, REFER ARCHITECT FOR DETAILS.

N2 250 THICK PAD FOOTING UNDER BOOSTER CABINET WITH N12-250 EACH WAY TOP AND BOTTOM (FULL DEPTH COGS). SET-OUT FOOTING MIN. 200 BELOW FINISHED GROUND LEVEL.

N3 DRILL & EPOXY N16-400 GALVANISED DEFORMED DOWELS (600 LONG) INTO BLOCK WALL WITH RAMSET 'CHEMSET 801', 130 MIN. EMBEDMENT (CENTRAL TO CONCRETE WALL WIDTH)

N4 LAP RW1/RW7 LONGITUDINAL REINFORCEMENT INTO SF7

N5 CONTRACTOR TO PROVIDE WESTERA PARTNERS DETAILS FOR THE HYDRANT DIESEL PUMP AND THE SPRINKLER DIESEL PUMP FOR REVIEW, PRIOR TO INSTALLATION OF GROUND SLAB. ANTI VIBRATION MOUNTS BY OTHERS.

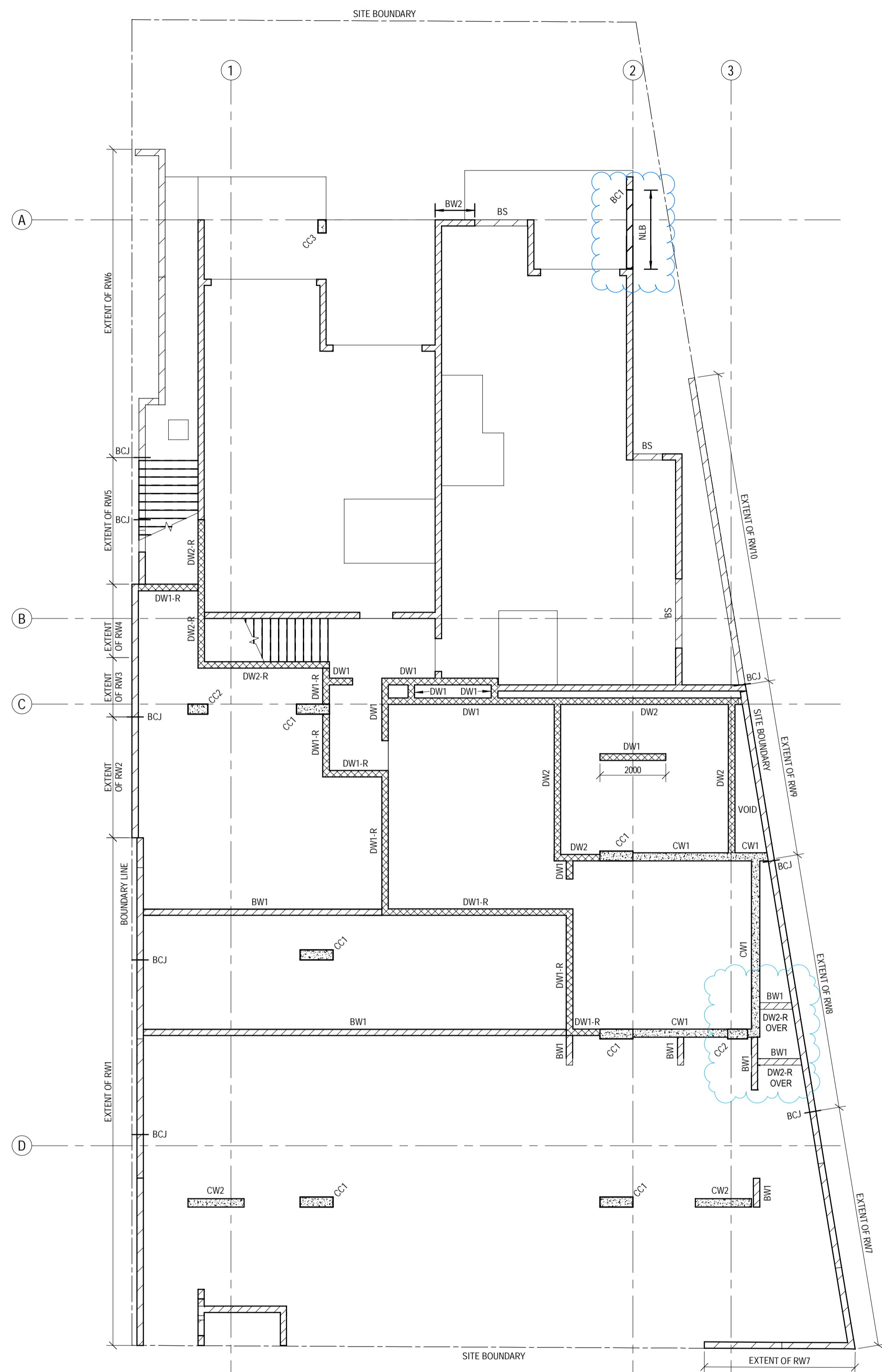
N6 SF1 TO BB1 CONNECTION: DRILL & EPOXY 3N16 DOWEL BARS (600 LONG) TOP & BOTTOM INTO BRIDGING BEAM (BB1) WITH RAMSET 'CHEMSET 801', 150 MIN. EMBEDMENT (75 COVER TOP, BOTTOM AND SIDES)

N6 DINCEL WALL TO BB1 CONNECTION: DRILL & EPOXY N16-300 GALVANISED DEFORMED DOWELS (600 LONG) INTO BRIDGING BEAM (BB1) WITH RAMSET 'CHEMSET 801', 130 MIN. EMBEDMENT (CENTRAL TO DINCEL WALL WIDTH)

N7 DRILL & EPOXY N16-300 GALVANISED DEFORMED DOWELS (600 LONG) INTO CONCRETE WALL / COLUMN WITH RAMSET 'CHEMSET 801', 130 MIN. EMBEDMENT (CENTRAL TO DINCEL WALL WIDTH)

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D	27.11.2025	REVISED ISSUED FOR CONSTRUCTION	RM	AH	DESIGNED:	AHSM/JNG	APPROVED:		<p>BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 SUNSHINE COAST T: 07 5391 3777 NORTHERN NSW T: 02 6674 8047 CENTRAL VICTORIA T: 03 5441 0922</p>	CONSULTANTS: AG ARCHITECTS	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOCATION: 16 STATION AVENUE, GAYTHORNE TITLE: FOOTING AND LOWER GROUND SLAB PLAN	PROJECT NUMBER	B24-092
C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AHSM/JNG	DRAWN:	RM R25		SHEET NUMBER				3.0	
B	21.08.2025	REVISED BA ISSUE	ZA	AHSM/JNG	CHECKED:	D.W.		REVISION				D	
A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AHSM/JNG	DATE:	JAN 2025							
No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE:	A1							



LOWER GROUND WALL AND COLUMN PLAN
SCALE: 1:100

LEGEND	
WALLS/COLUMNS UNDER AND/OR OVER	
	DENOTES LOAD BEARING BLOCK WALL OVER (BW1 U.N.O.)
	DENOTES LOAD BEARING CONCRETE WALL/COLUMN OVER
	DENOTES NON LOAD BEARING BLOCK WALL OVER
	DENOTES LOAD BEARING DINCEL WALL OVER
	DENOTES LOAD BEARING SUPPORT WALL/COLUMN UNDER
BLOCK / BRICK WALLS & COLUMNS	
BW#	BLOCK WALL OVER - REFER DETAILS ON SHEET 2.0
RWF#	BLOCK RETAINING WALL - REFER SECTIONS ON SHEETS 3.4 TO 3.7
NLB	NON-LOAD BEARING BLOCK OVER - REFER DETAILS ON SHEET 2.0
BC#	BLOCK COLUMN - REFER DETAIL ON SHEETS 2.0
BS	BLOCK SILL OVER - REFER DETAILS ON SHEET 2.0
CONCRETE COLUMNS & WALLS	
CC#	CONCRETE COLUMN OVER - REFER DETAILS ON SHEET 2.2
DINCEL WALLS	
DW#	DINCEL WALL OVER - REFER DETAILS ON SHEET 2.4
OTHER	
(u)	DENOTES ELEMENT UNDER
<p>BCJ - DENOTES BLOCKWORK OR BRICKWORK CONTROL JOINT:</p> <ul style="list-style-type: none"> WHERE NOT SPECIFICALLY LOCATED ON PLAN, THE BUILDER IS TO CLEARLY MARK THE PROPOSED LOCATIONS OF ALL BCJ'S ON A PLAN FOR APPROVAL BY THE ARCHITECT AND ENGINEER. BCJ LOCATIONS ARE TO COMPLY WITH NOTE M16 ON SHEET 1.2 AND THE TYPICAL DETAILS ON SHEET 2.0 	

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DESIGNED: AH/SM/JNC
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DATE: JAN 2025
PAGE SIZE: A1

APPROVED: *A. Hobson*
A. HOBSON - RPEQ 31914
For and on behalf of WESTERAPARTNERS PTY. LTD.

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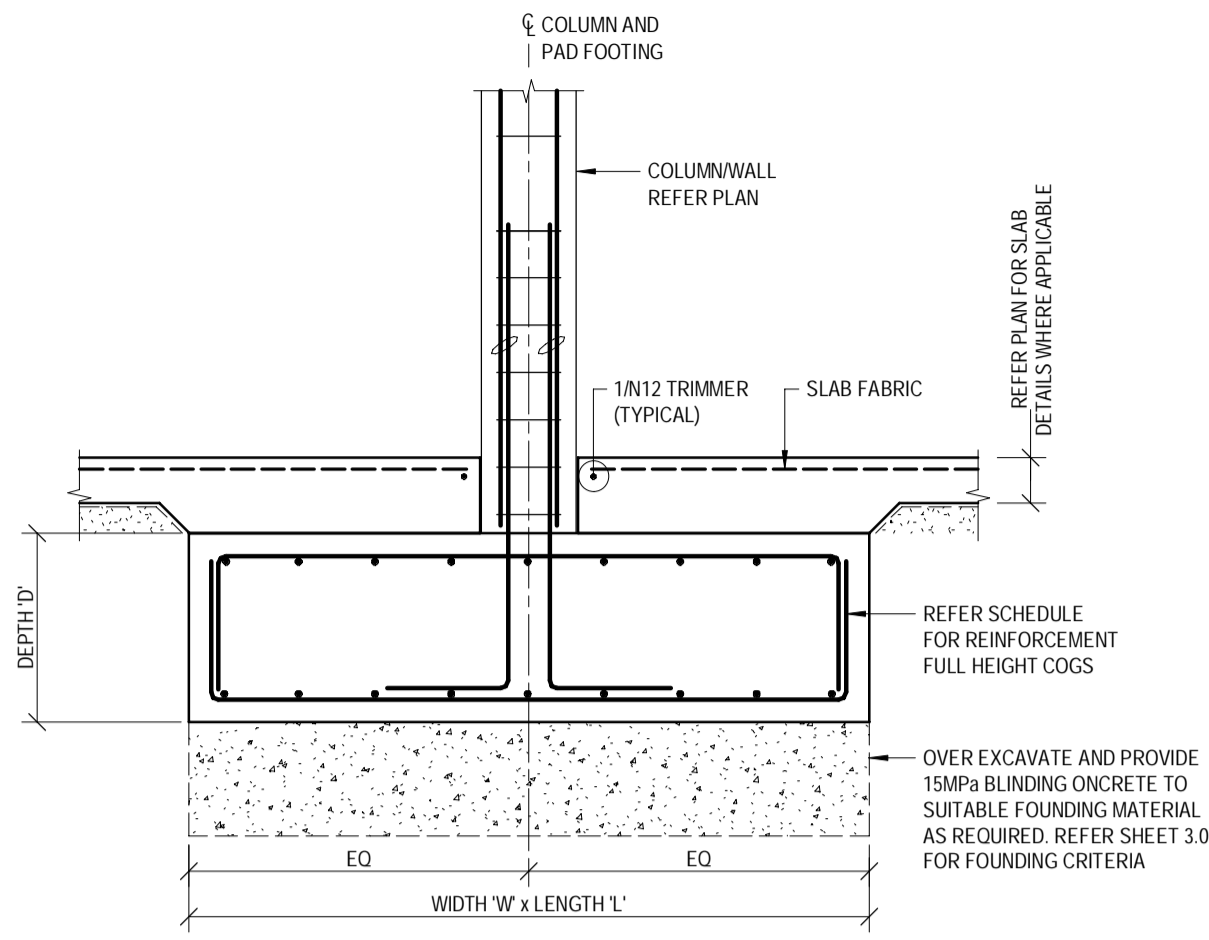
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GOLD COAST
T: 07 5571 1599
SUNSHINE COAST
T: 07 5391 3777
NORTHERN NSW
T: 02 6674 8047
CENTRAL VICTORIA
T: 03 5441 0922

CONSULTANTS: AG ARCHITECTS

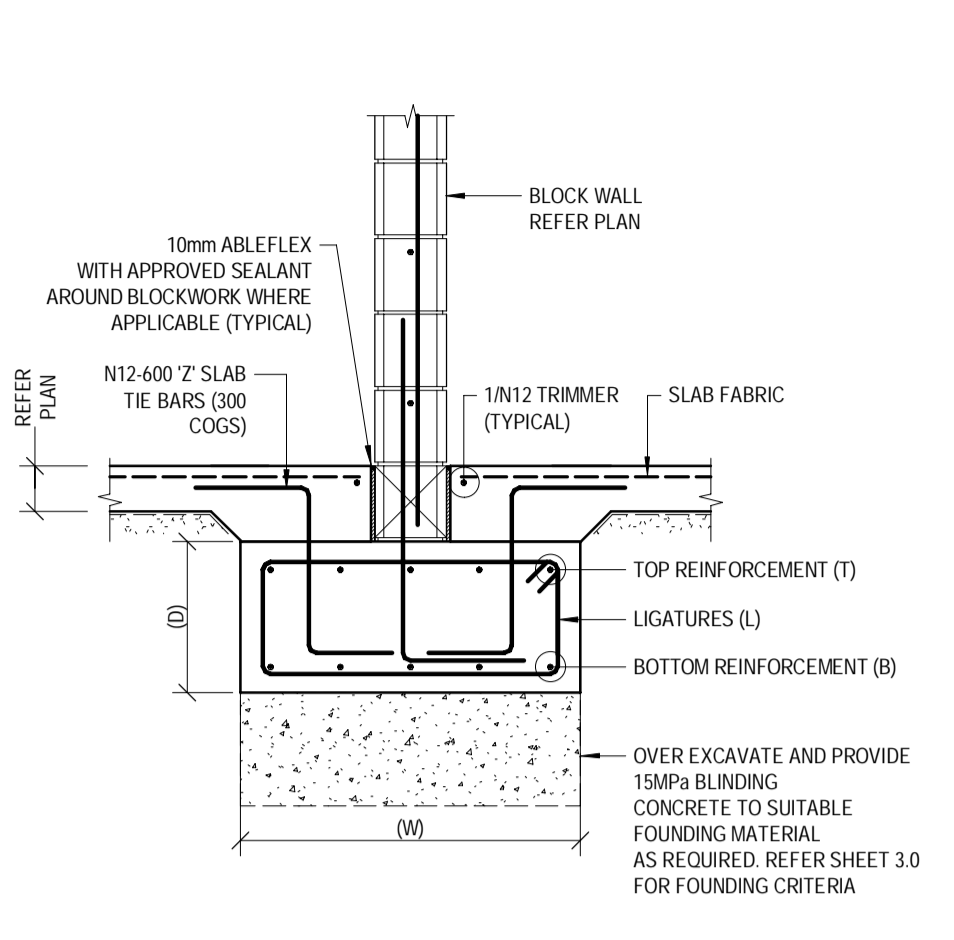
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERAPARTNERS AND USE OF THERE FORE WITHOUT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

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION: 16 STATION AVENUE, GAYTHORNE
TITLE: LOWER GROUND WALL AND COLUMN PLAN
CLIENT: AUSPACE DEVELOPMENTS GROUP

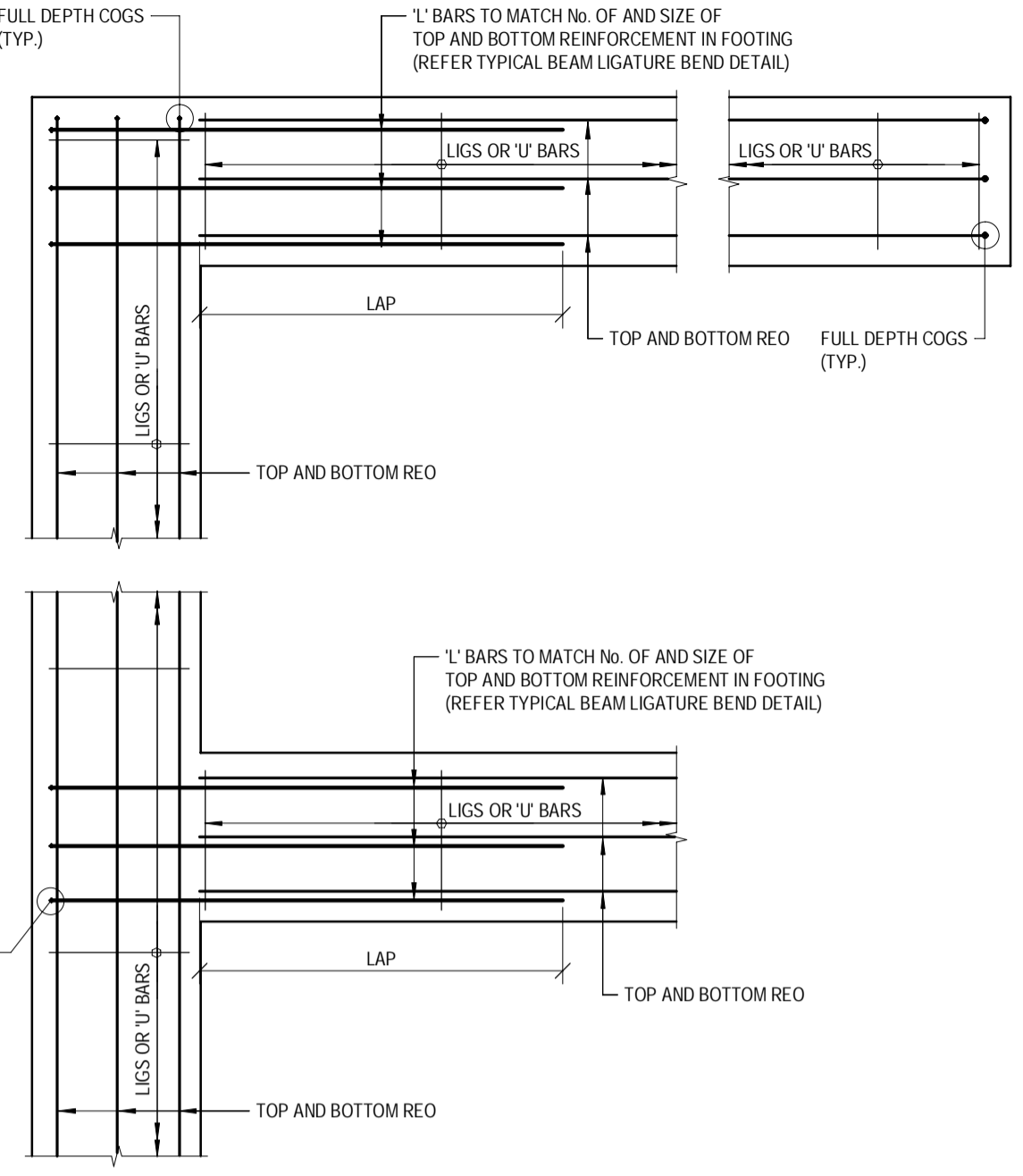
PROJECT NUMBER	B24-092
SHEET NUMBER	3.1
REVISION	D



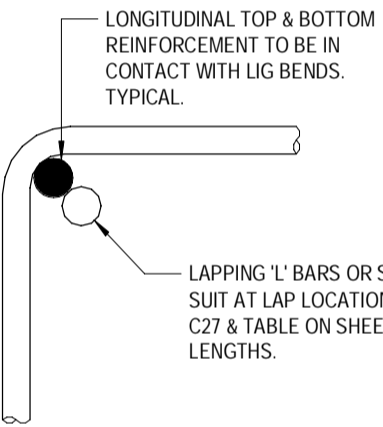
PAD FOOTING (PF#) SCHEDULE					
TYPE MARK	LENGTH	WIDTH	DEPTH	REINFORCEMENT	
				TOP	BOTTOM
PF1	1200	1200	400	SL82 FABRIC	6/16 'U' BARS EACH WAY
PF2	2400	2400	700	12/20 'U' BARS EACH WAY	12/20 'U' BARS EACH WAY
PF3	2700	2400	400	N16-200 'U' BARS EACH WAY	N16-200 'U' BARS EACH WAY
PF4	3800	3000	400	N20-250 'U' BARS EACH WAY	N20-250 'U' BARS EACH WAY
PF5	REFER TO PLANS AND SECTIONS	450	450	N20-200 'U' BARS EACH WAY	N20-200 'U' BARS EACH WAY
PF6	750	750	350	SL82 FABRIC	4/16 'U' BARS EACH WAY



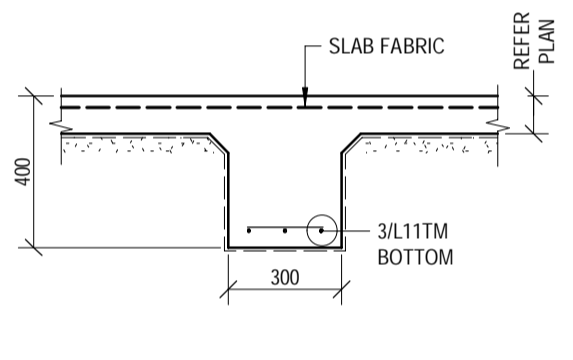
STRIP FOOTING (SF#) SCHEDULE					
TYPE MARK	WIDTH (W)	DEPTH (D)	REINFORCEMENT		
			TOP (T)	BOTTOM (B)	LIGS (L)
SF1	450	350	3/16	3/16	N10-300
SF2	600	350	4/16	4/16	N10-300
SF3	750	350	5/16	5/16	N10-300
SF4	900	450	6/16	6/16	N12-300
SF5	1200	450	7/16	7/16	N16-250
SF6	1750	450	9/16	9/16	N16-200
SF7	1500	600	8/20	8/20	N20-250



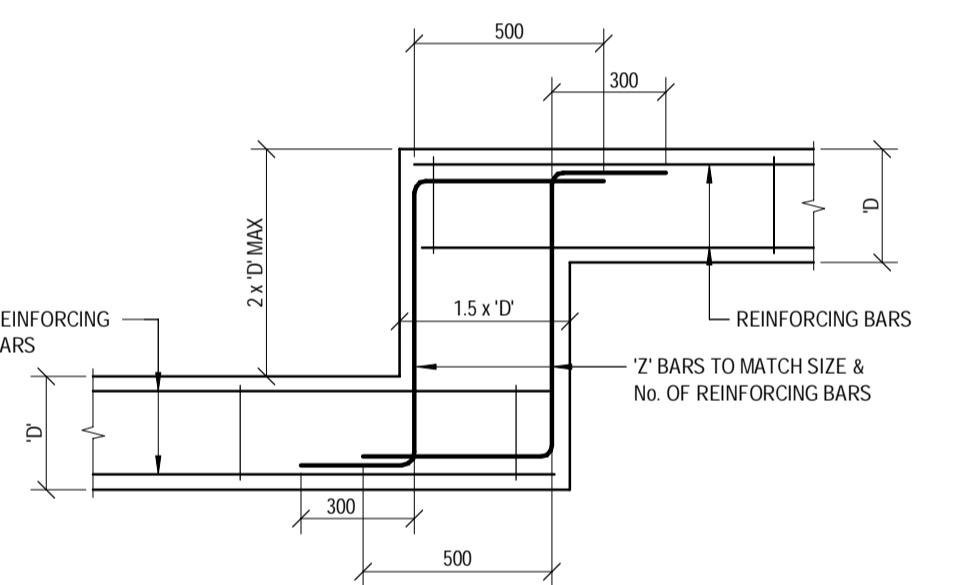
TYPICAL STRIP FOOTING (SF#) AND FOOTING BEAM (FB#) INTERSECTION DETAILS
SCALE 1:20



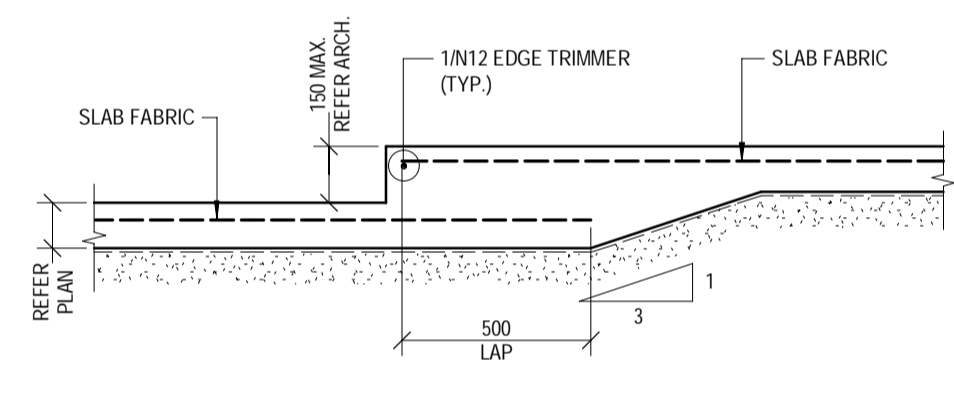
TYPICAL BEAM LIGATURE BEND DETAIL
SCALE N.T.S.



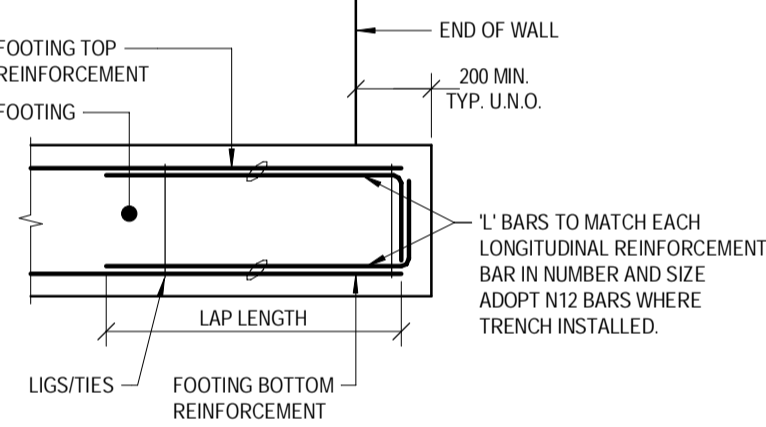
INTERNAL BEAM (IB1) DETAIL
SCALE 1:20



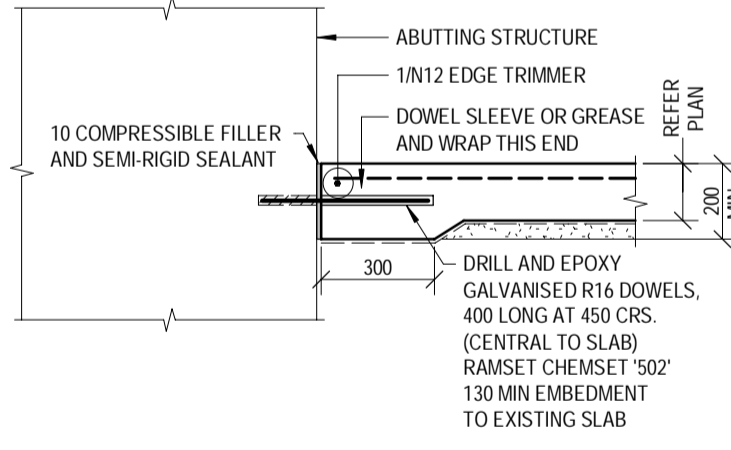
FOOTING STEP DETAILS
SCALE 1:20



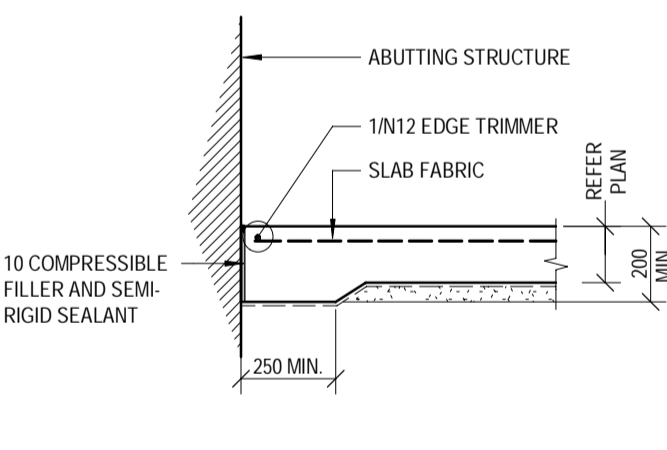
SLAB STEP DETAIL
SCALE 1:20



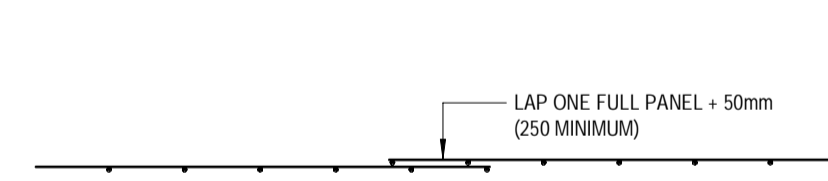
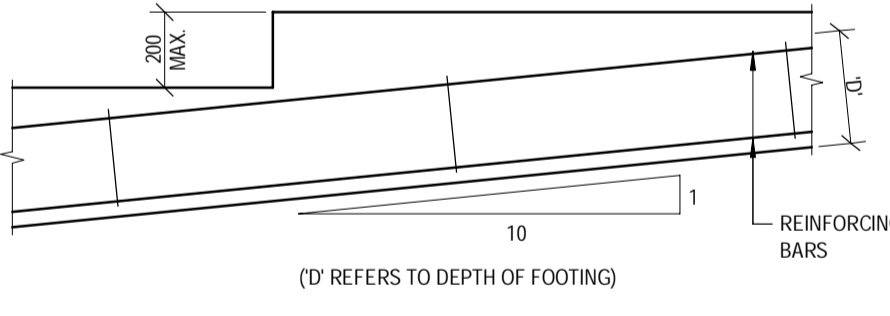
TYPICAL TERMINATING FOOTING REINFORCEMENT DETAIL
SCALE 1:20



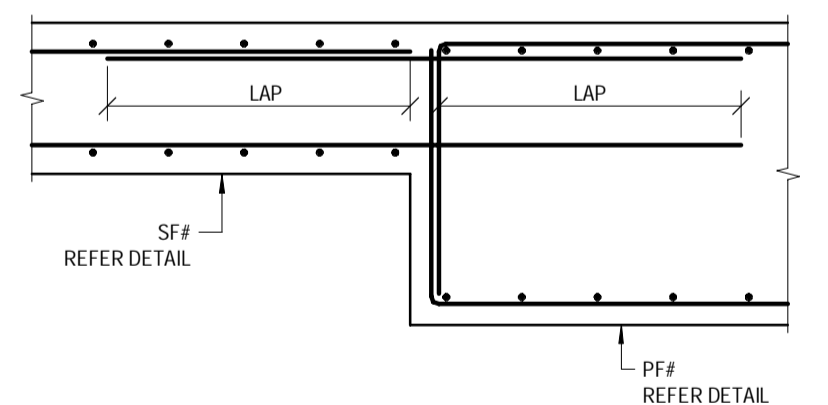
EPOXYED DOWEL JOINT (EDJ)
SCALE 1:20



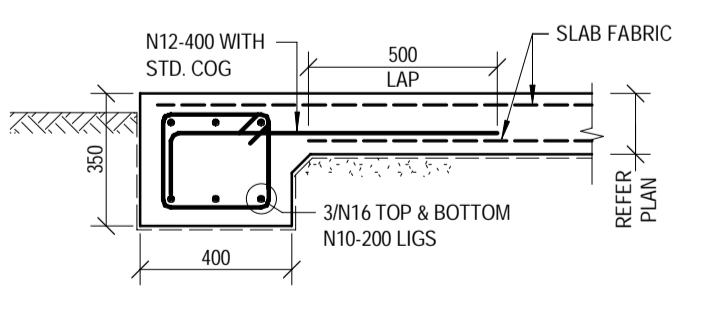
ISOLATION JOINT (IJ)
SCALE 1:20



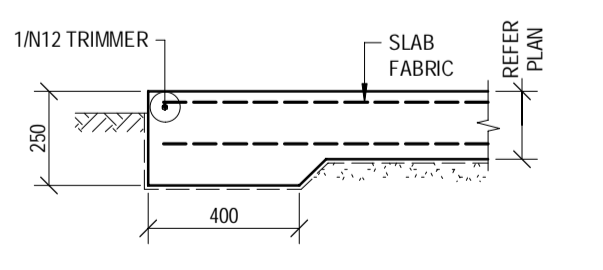
LAPS IN FABRIC REINFORCEMENT
SCALE 1:20



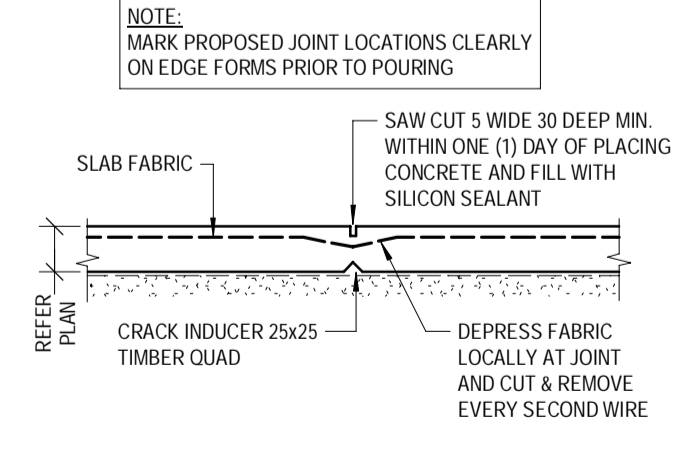
TYPICAL SF# TO PF# OR RW# FOOTING CONNECTION
SCALE 1:20



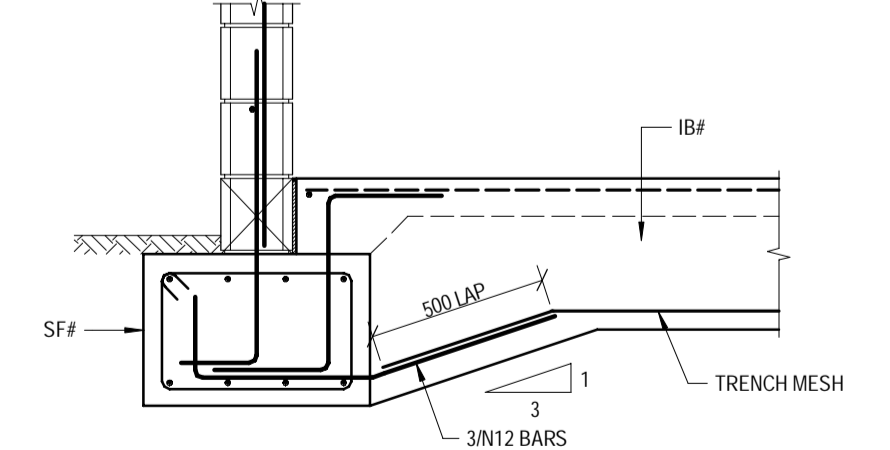
FOOTING BEAM (FB1) DETAIL
SCALE 1:20



ET1 DETAIL
SCALE 1:20



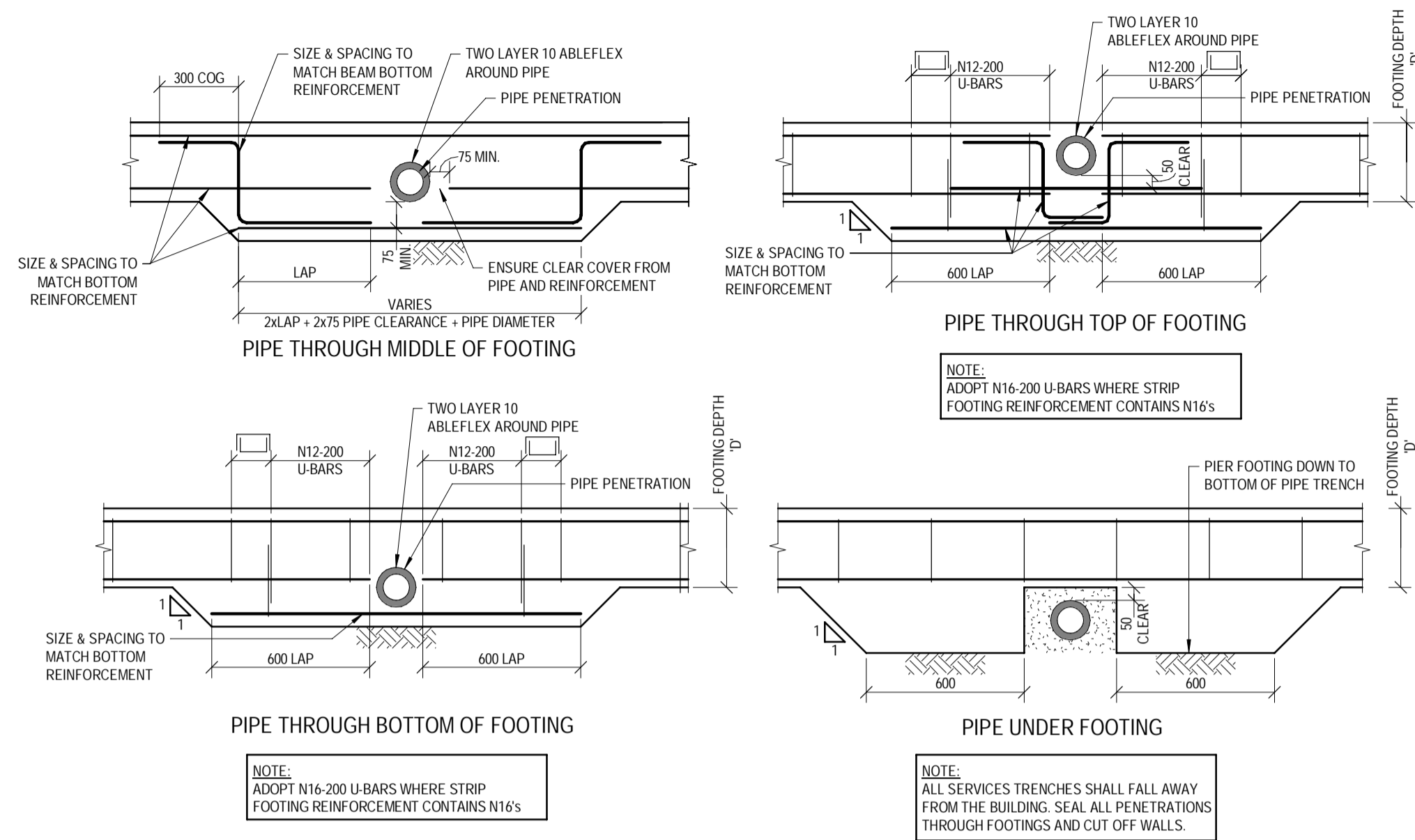
SAWCUT JOINT (SCJ)
SCALE 1:20



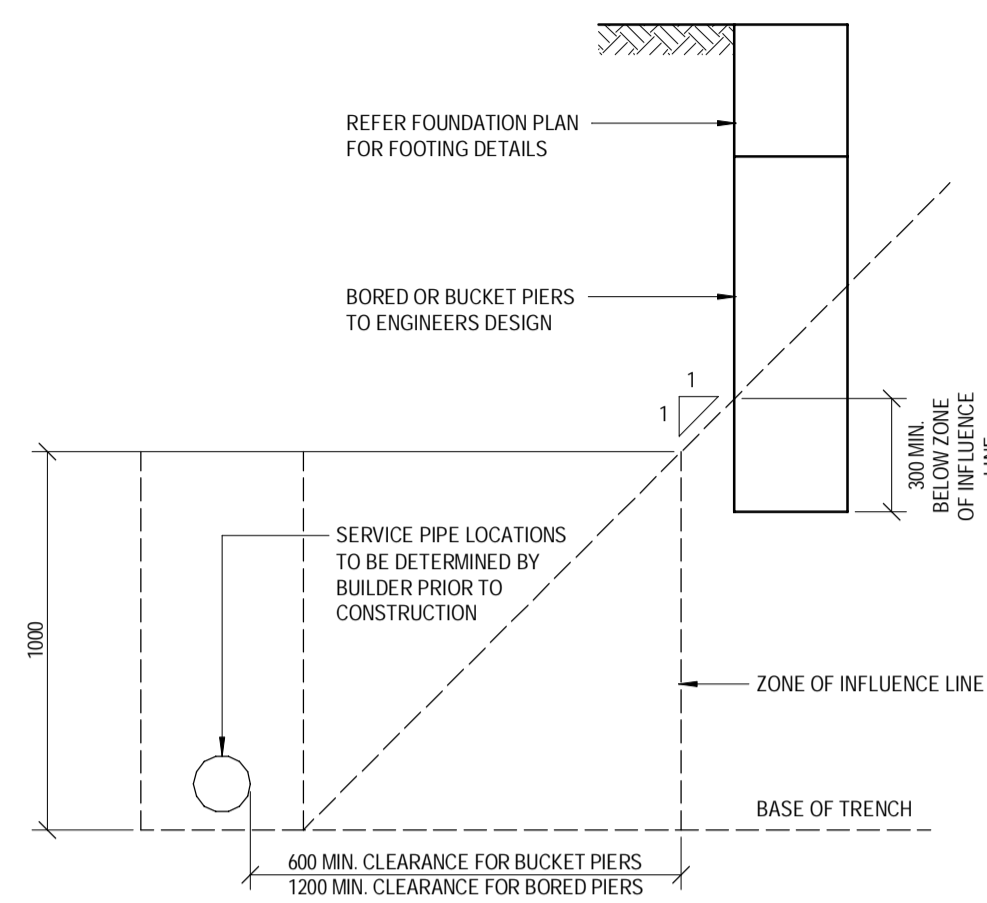
IB# TO SF# FOOTING CONNECTION
SCALE 1:20

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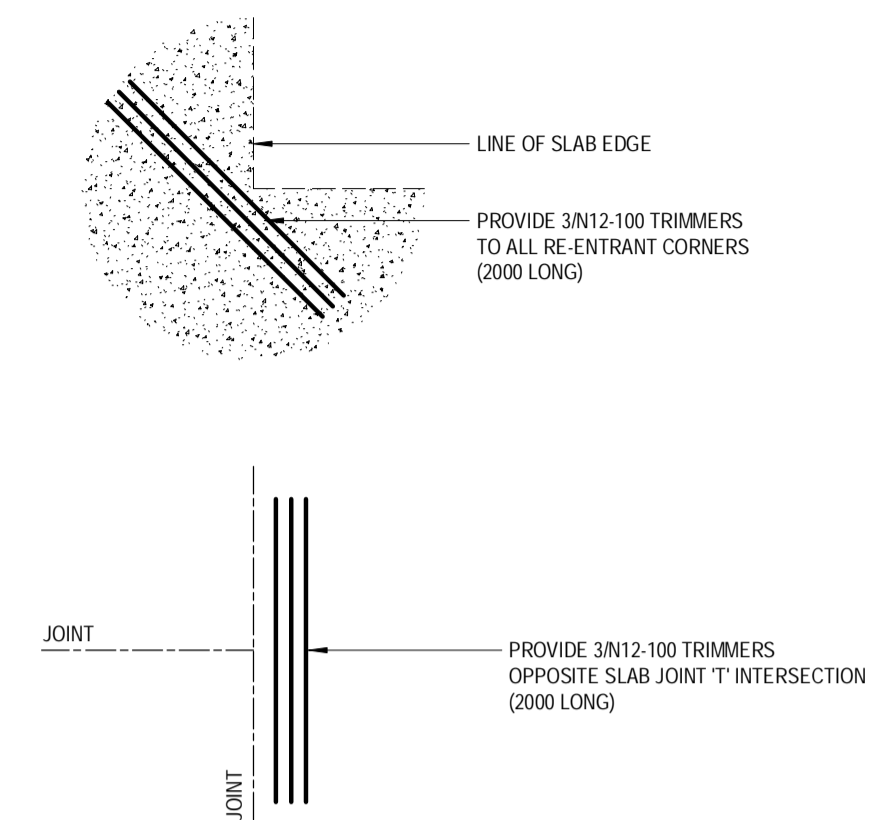
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C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AHSM/JNG	DRAWN: RM R25	<i>A. Hobson</i>					B24-092	
B	21.08.2025	REVISED BA ISSUE	ZA	AHSM/JNG	CHECKED: D.W.	A. HOBSON - RPED 31914	SHEET NUMBER				3.2	
A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AHSM/JNG	DATE: JAN 2025	For and on behalf of WESTERA PARTNERS PTY. LTD.	REVISION				D	
No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE: A1							



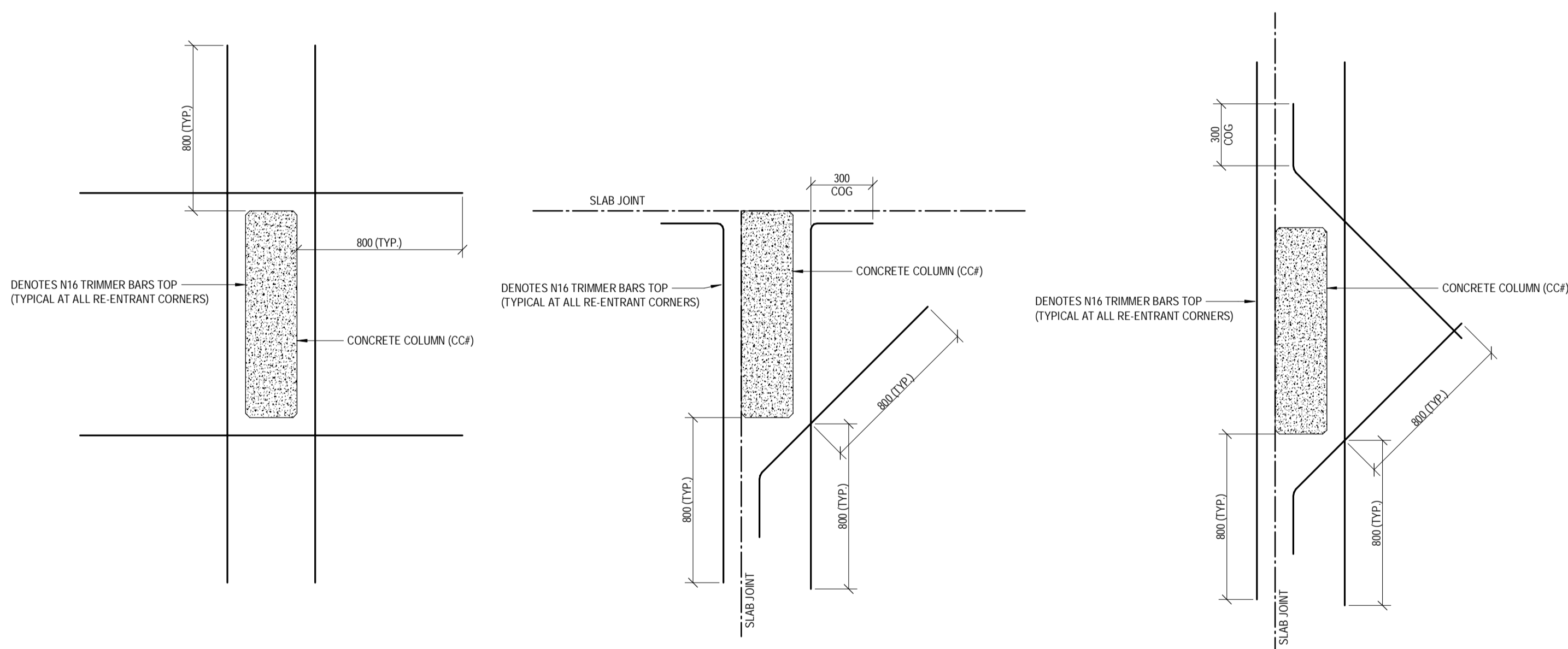
PIPE PENETRATION DETAILS U.N.O.
 SCALE 1:20



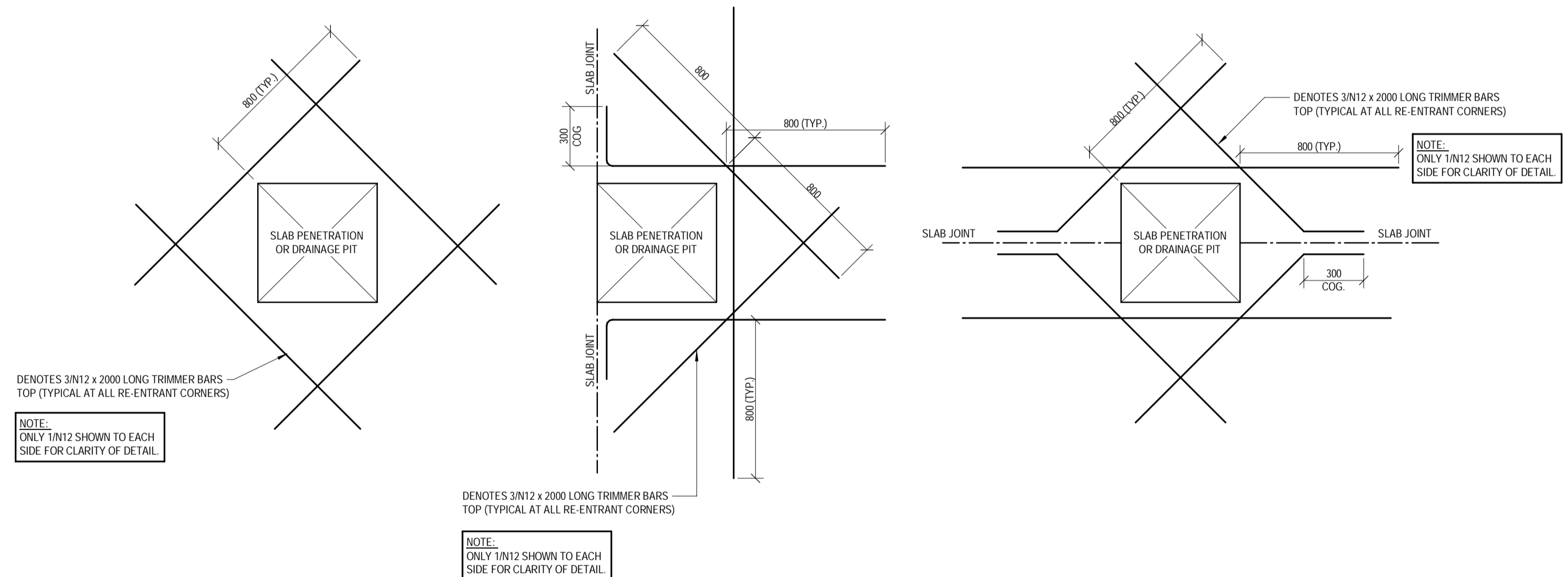
TYPICAL FOOTING PIER DETAIL BESIDE SERVICE PIPES
 (UNLESS NOTED OTHERWISE ON PLANS)



TYPICAL TRIMMER DETAILS AT SLAB RE-ENTRANT CORNERS AND JOINT 'T' INTERSECTIONS
 N.T.S.



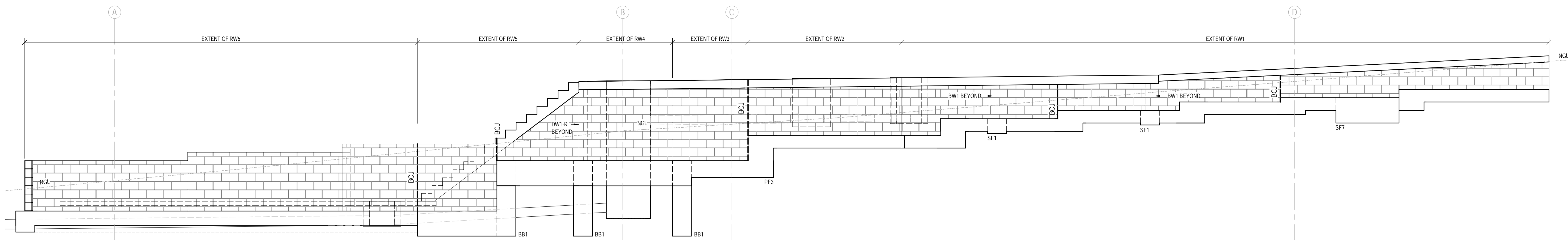
TYPICAL COLUMN TRIMMER BAR DETAILS
 SCALE 1:20



TYPICAL SLAB PENETRATION TRIMMER DETAILS
 SCALE 1:20

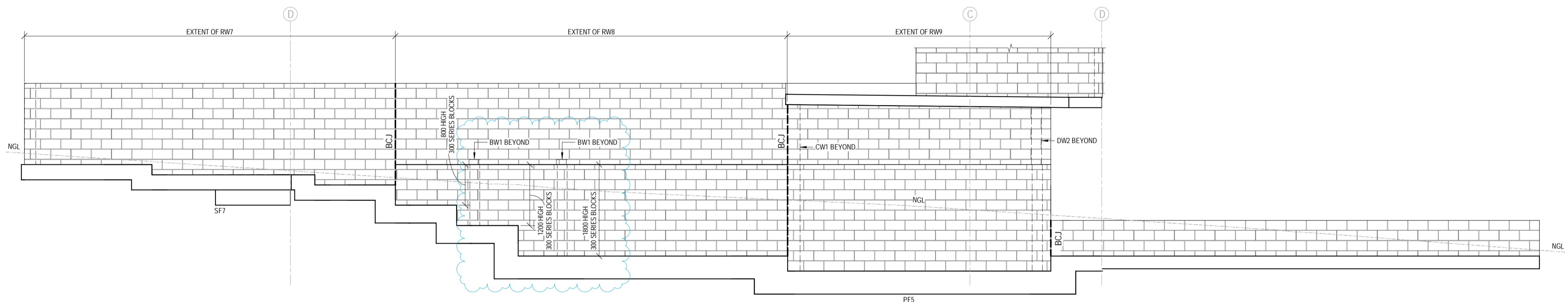
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B	21.08.2025	REVISED BA ISSUE	ZA	AH/SM/JNG	CHECKED: D.W.	B24-092			
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No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE: A1	3.3			
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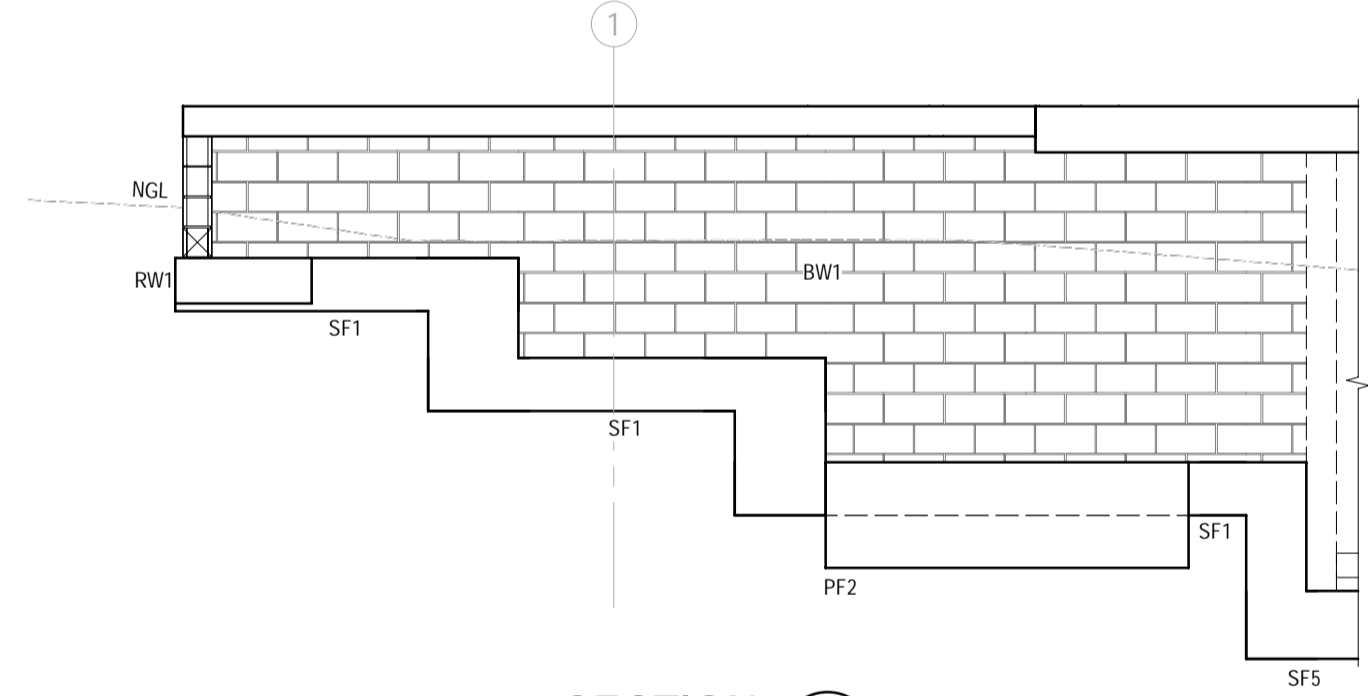


ELEVATION RW11
SCALE: 1:50

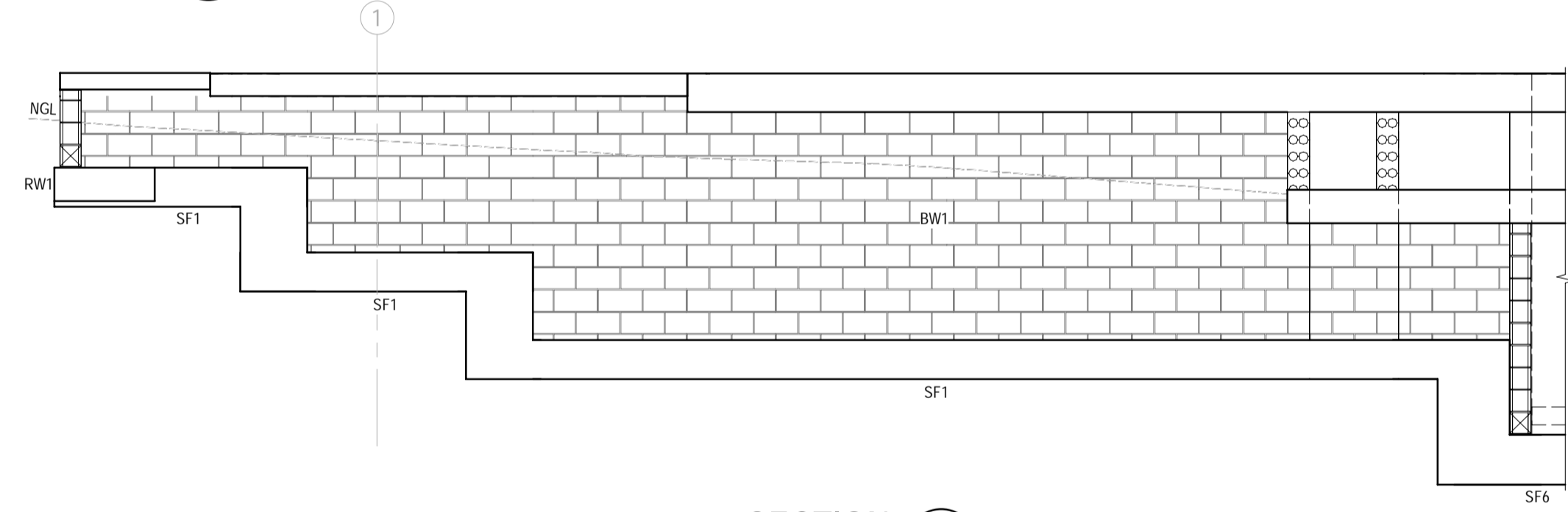
FOOTING STEP NOTE:
FOOTING STEP WIDTHS SHOWN
ARE INDICATIVE. REFER TO
SHEET 3.2 FOR DETAILS.



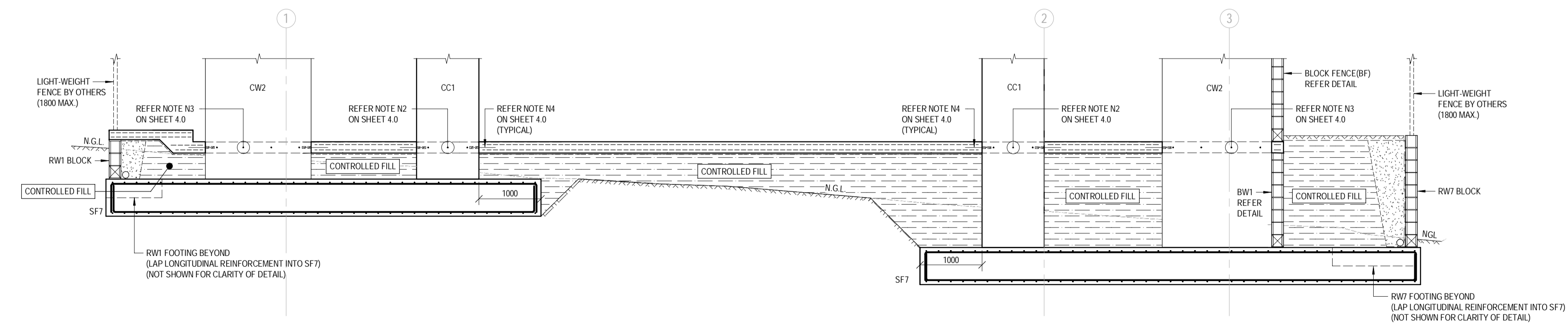
SECTION RW12
SCALE: 1:50



SECTION RW13
SCALE: 1:50



SECTION RW14
SCALE: 1:50



SECTION RW15
SCALE: 1:50

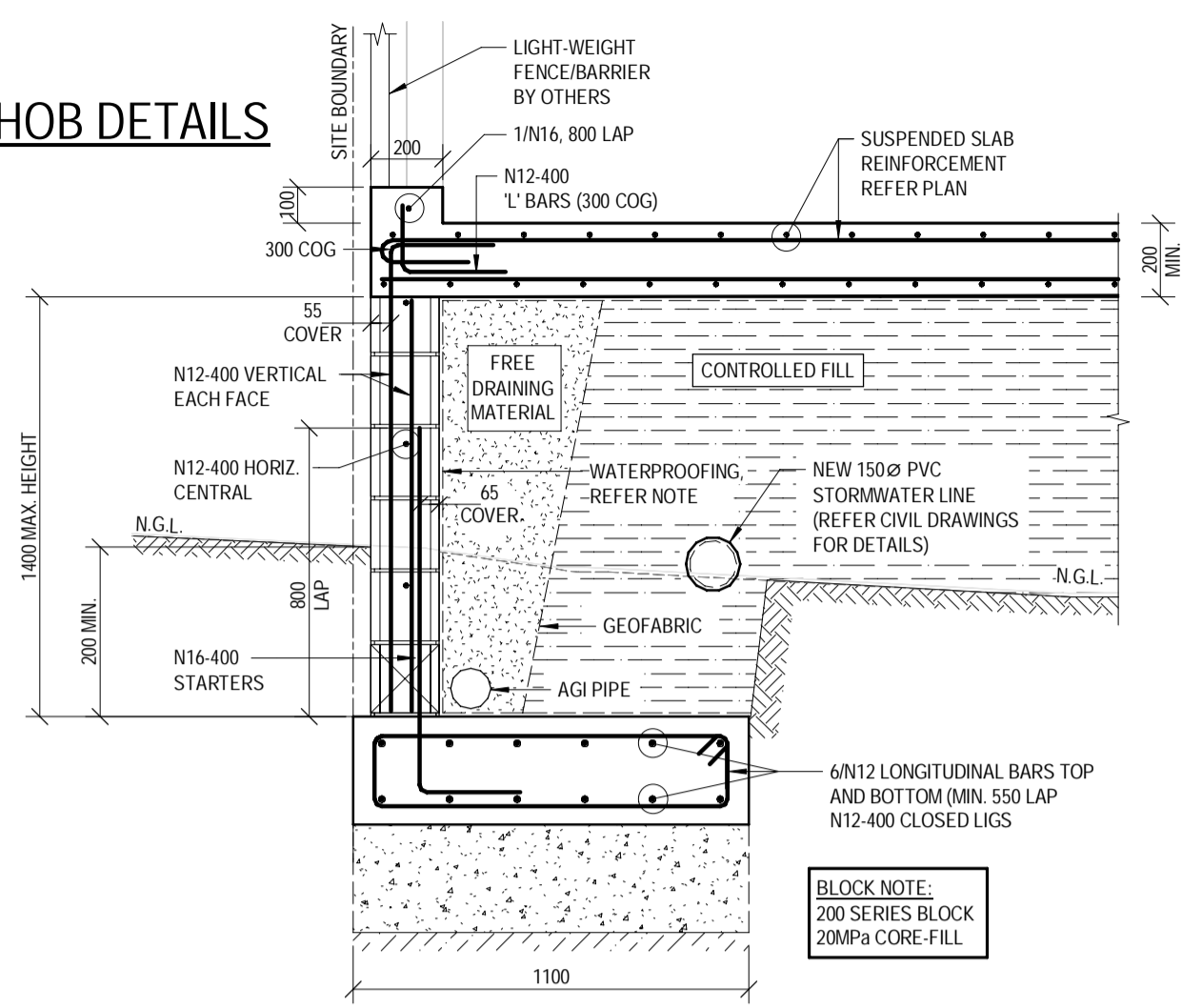
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C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AHSM/JNG	DRAWN:	RM R25	<i>A. Hobson</i>	SHEET NUMBER					3.4	
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No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE:	A1								

BOUNDARY EXCAVATIONS:
 FOR CUT BATTERS THAT INTRUDE INTO NEIGHBOURING PROPERTY, CONTRACTOR TO CONFIRM STRATEGY FOR MAINTAINING STABILITY OF NEIGHBOURING PROPERTY DURING CONSTRUCTION & ACQUIRE LAND OWNER WRITTEN PERMISSION PRIOR TO EXCAVATION. EXCAVATIONS TO BE IN ACCORDANCE WITH GEOTECHNICAL REPORT.

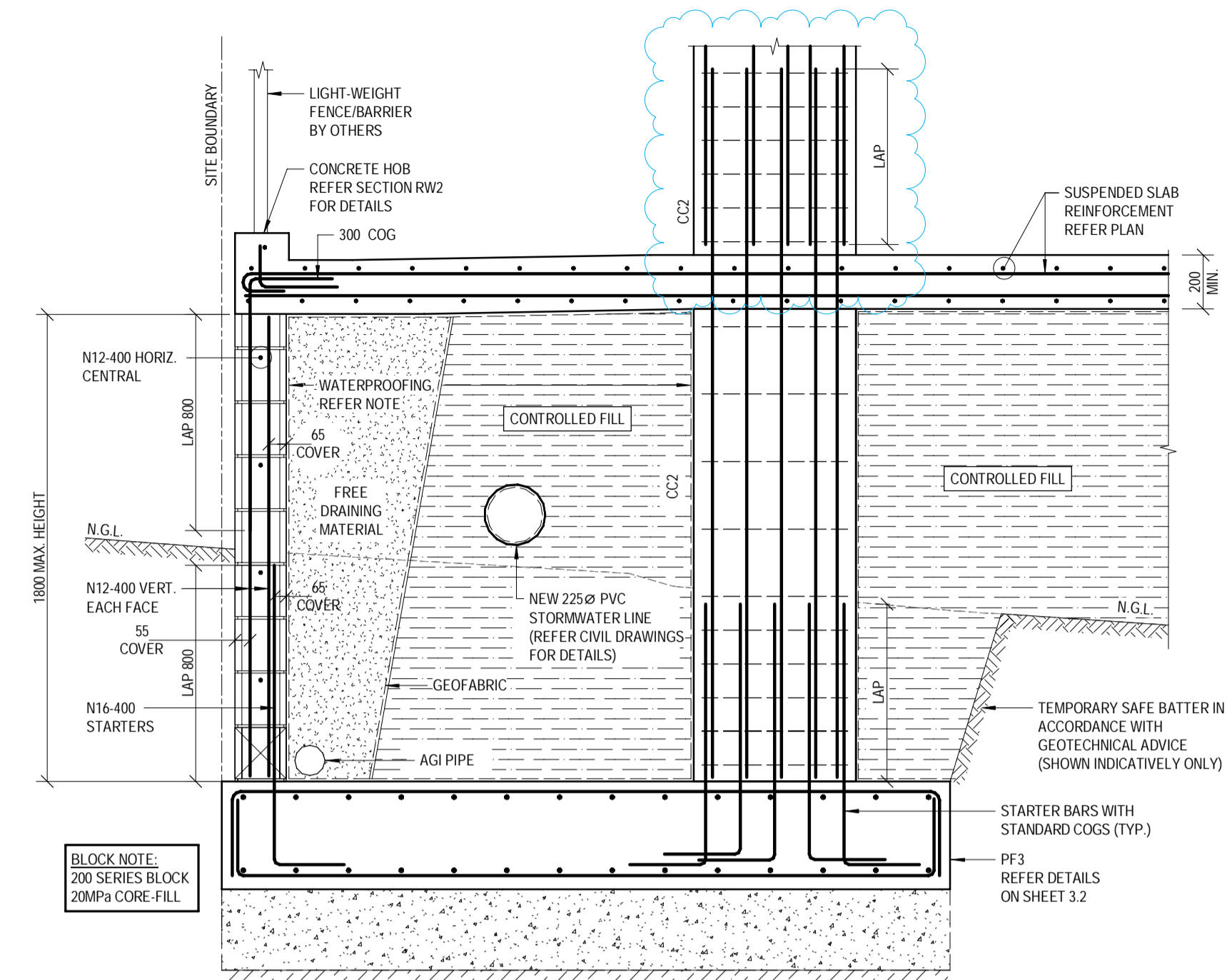
WATERPROOFING NOTE:
 A CONTINUOUS WATERPROOFING SYSTEM IS TO BE APPLIED AND CERTIFIED BY A SPECIALIST WATERPROOFING CONTRACTOR ENGAGED BY THE BUILDER. THE WATERPROOFING SYSTEM IS TO INCLUDE ALL SLAB AND WALL JOINT SEALANTS / WATERSTOPS AS REQUIRED. THE WATERPROOFING CONTRACTOR IS TO ALSO CONFIRM APPROVAL OF THEIR SYSTEM AGAINST THE WALL AND SLAB SYSTEM PROPOSED ON THE DRAWING (INCLUDING BLOCK MASONRY WHERE APPLICABLE). REFER ARCHITECT FOR FURTHER DETAILS.

CONCRETE HOB DETAILS



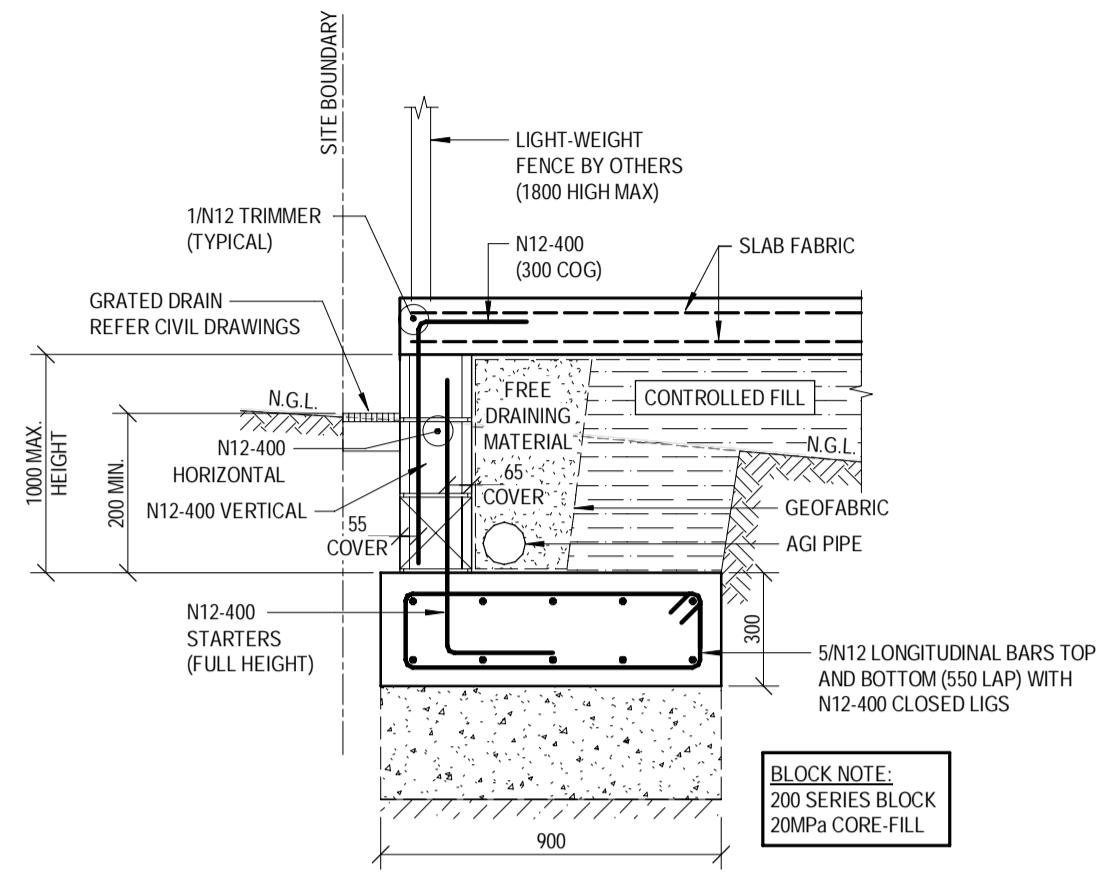
RW2 FOOTING AND BLOCK DETAIL

SECTION RW2
 SCALE 1:20
 3.0



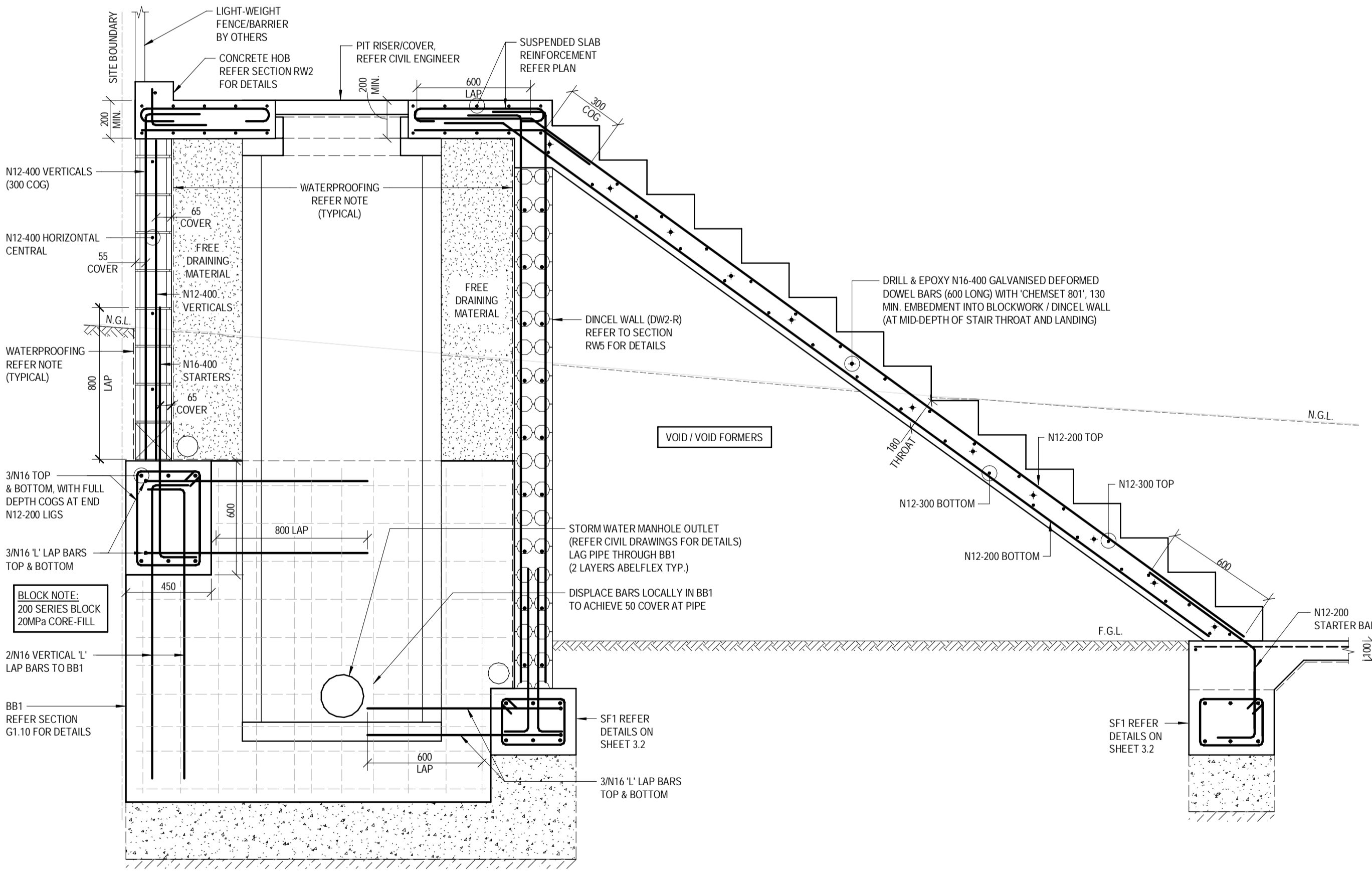
RW3 FOOTING AND BLOCK DETAIL

SECTION RW3
 SCALE 1:20
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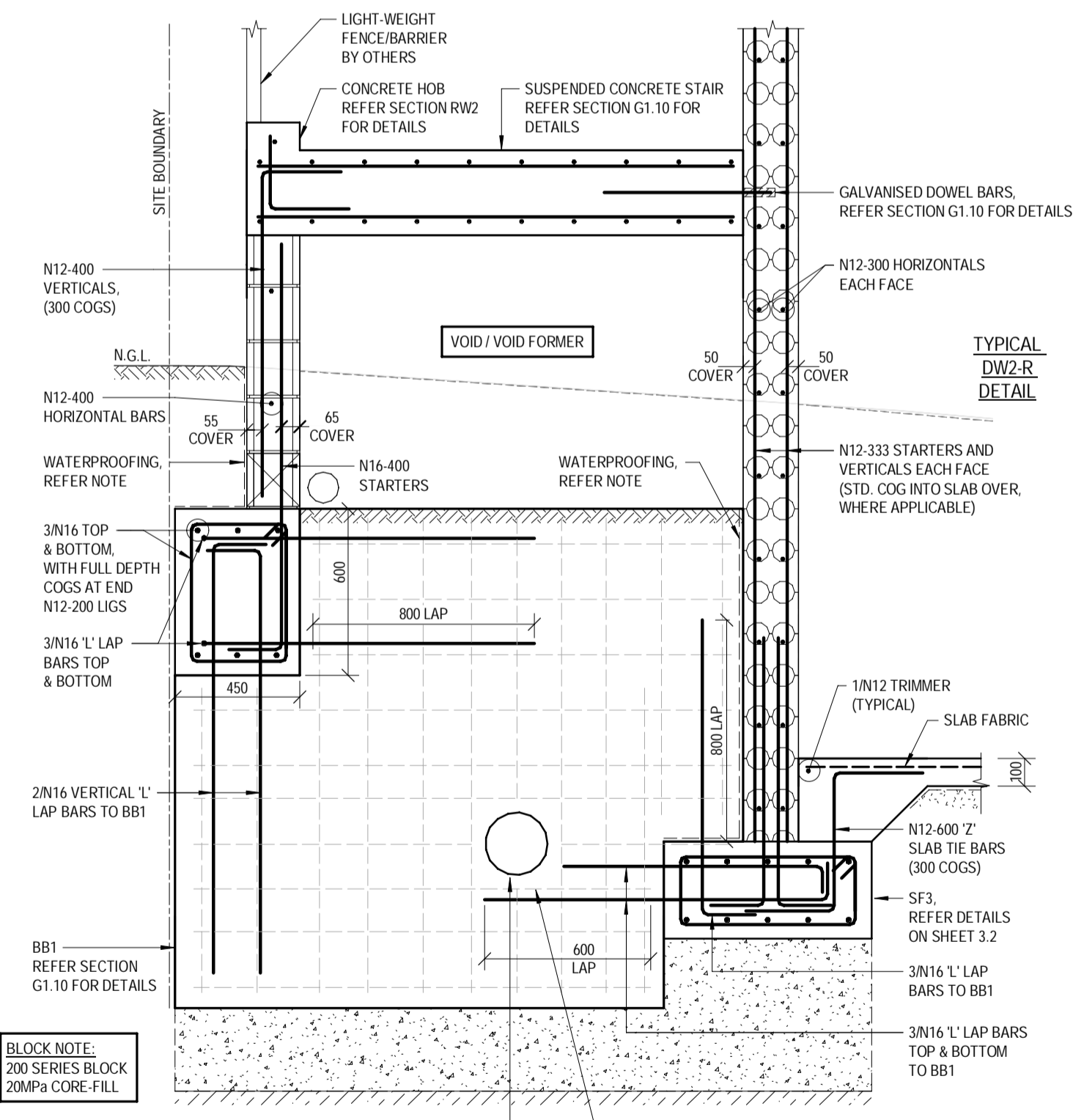
RW1 FOOTING AND BLOCK DETAIL

SECTION RW1
 SCALE 1:20
 3.0



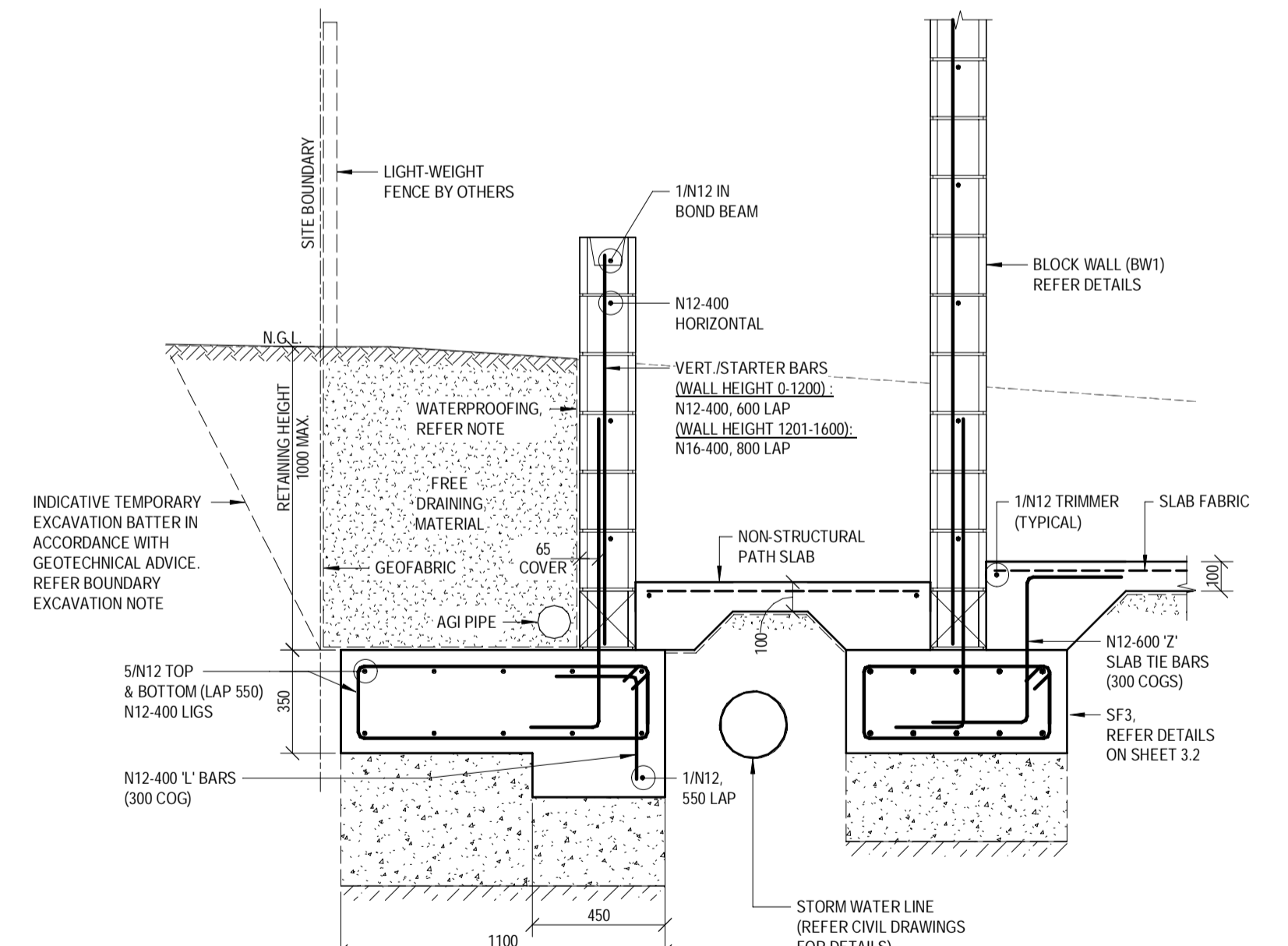
RW4 DETAIL

SECTION RW4
 SCALE 1:20
 3.0



RW5 DETAIL

SECTION RW5
 SCALE 1:20
 3.0



RW6 FOOTING AND BLOCK DETAIL

SECTION RW6
 SCALE 1:20
 3.0

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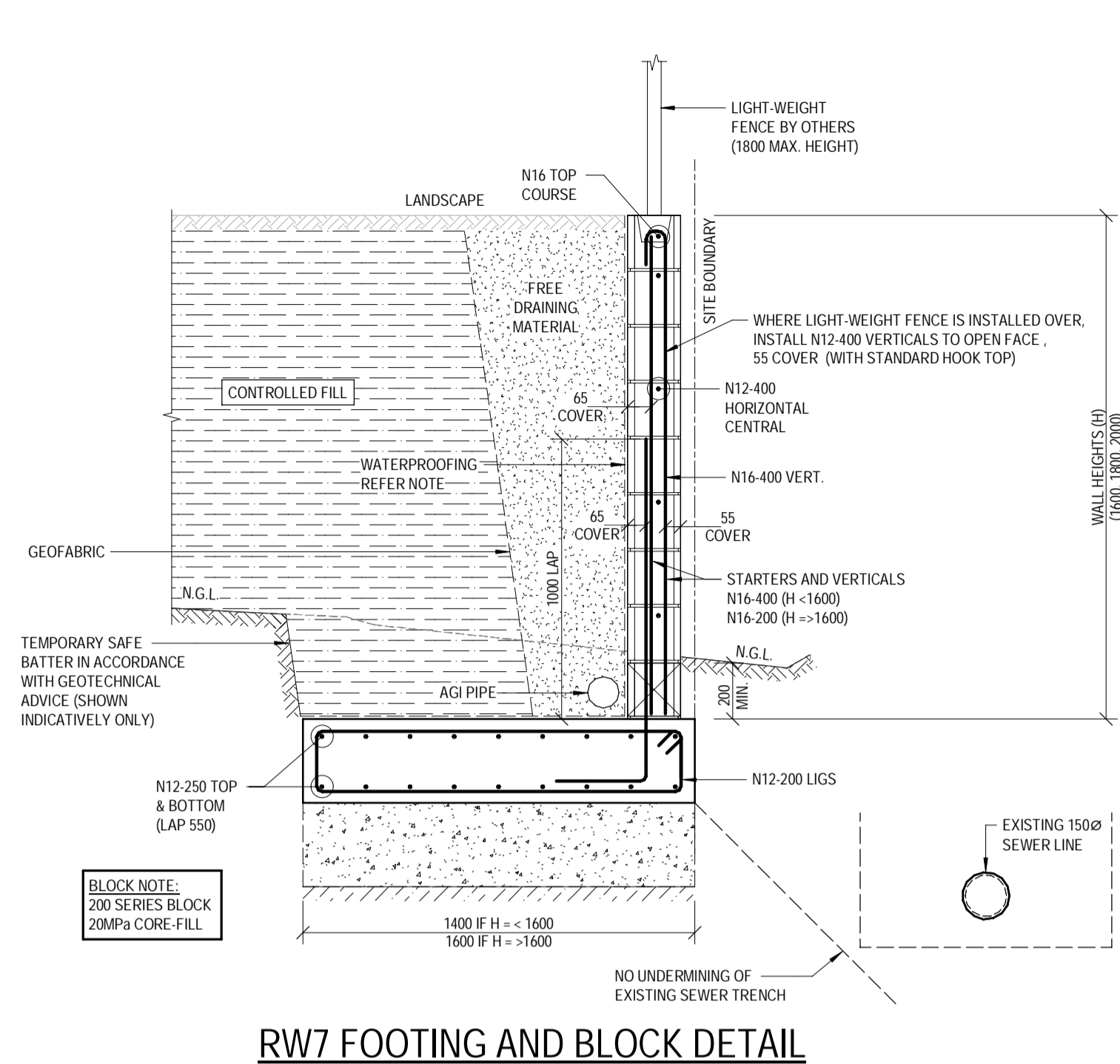
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A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AH/SM/JMG

DESIGNED:	AH/SM/JMG	APPROVED:	<i>A. Hobson</i>
DRAWN:	RM R25		
CHECKED:	D.W.		
DATE:	JAN 2025		
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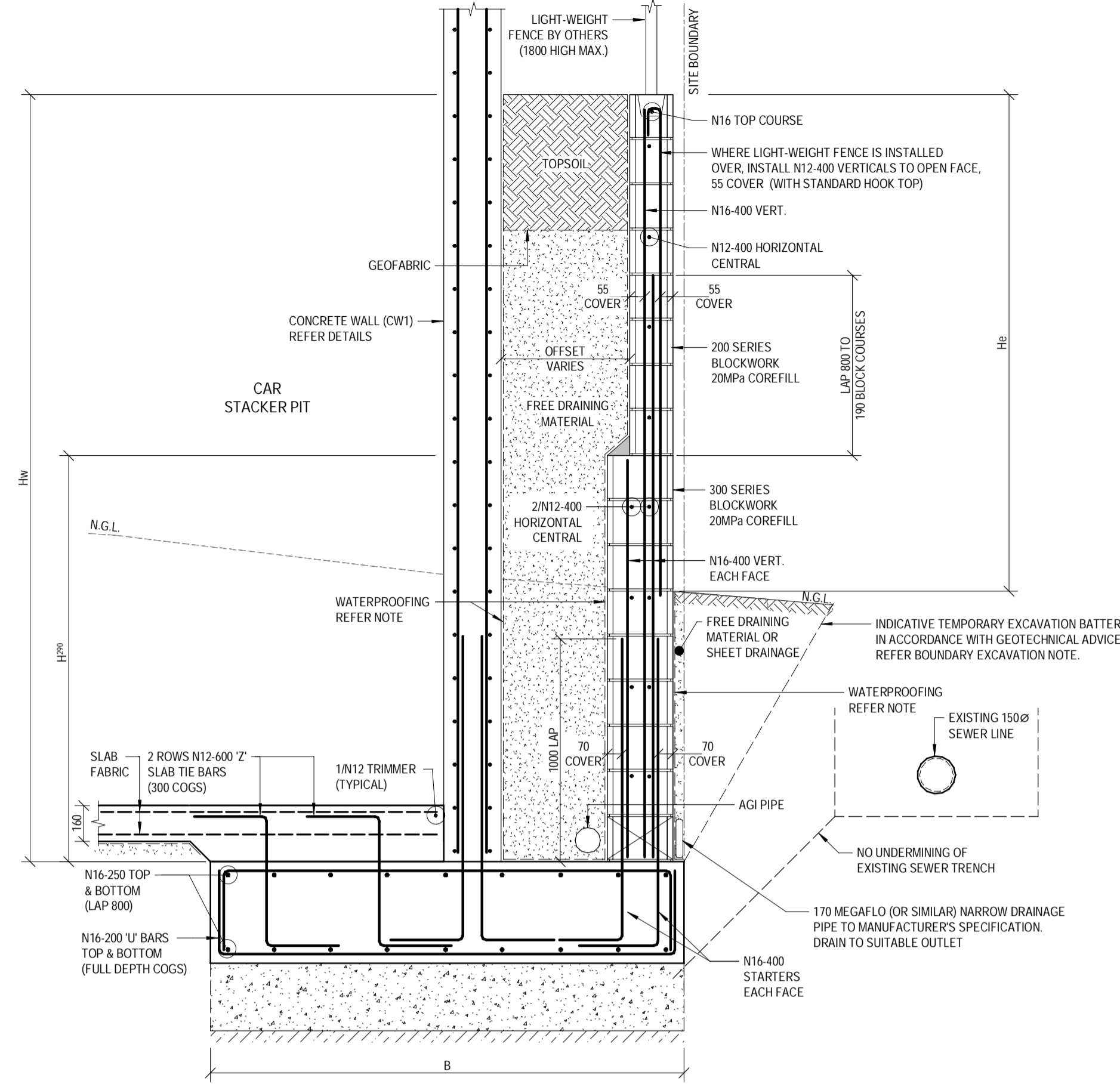
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 T: 07 5571 1599
 SUNSHINE COAST
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 NORTHERN NSW
 T: 02 6674 8047
 CENTRAL VICTORIA
 T: 03 5441 0922

CONSULTANTS:	AG ARCHITECTS	PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT NUMBER:	B24-092
		LOCATION:	16 STATION AVENUE, GAYTHORNE	SHEET NUMBER:	3.5
		TITLE:	BLOCK RETAINING WALL SECTIONS - SHEET 1	REVISION:	D
		CLIENT:	AUSPACE DEVELOPMENTS GROUP		



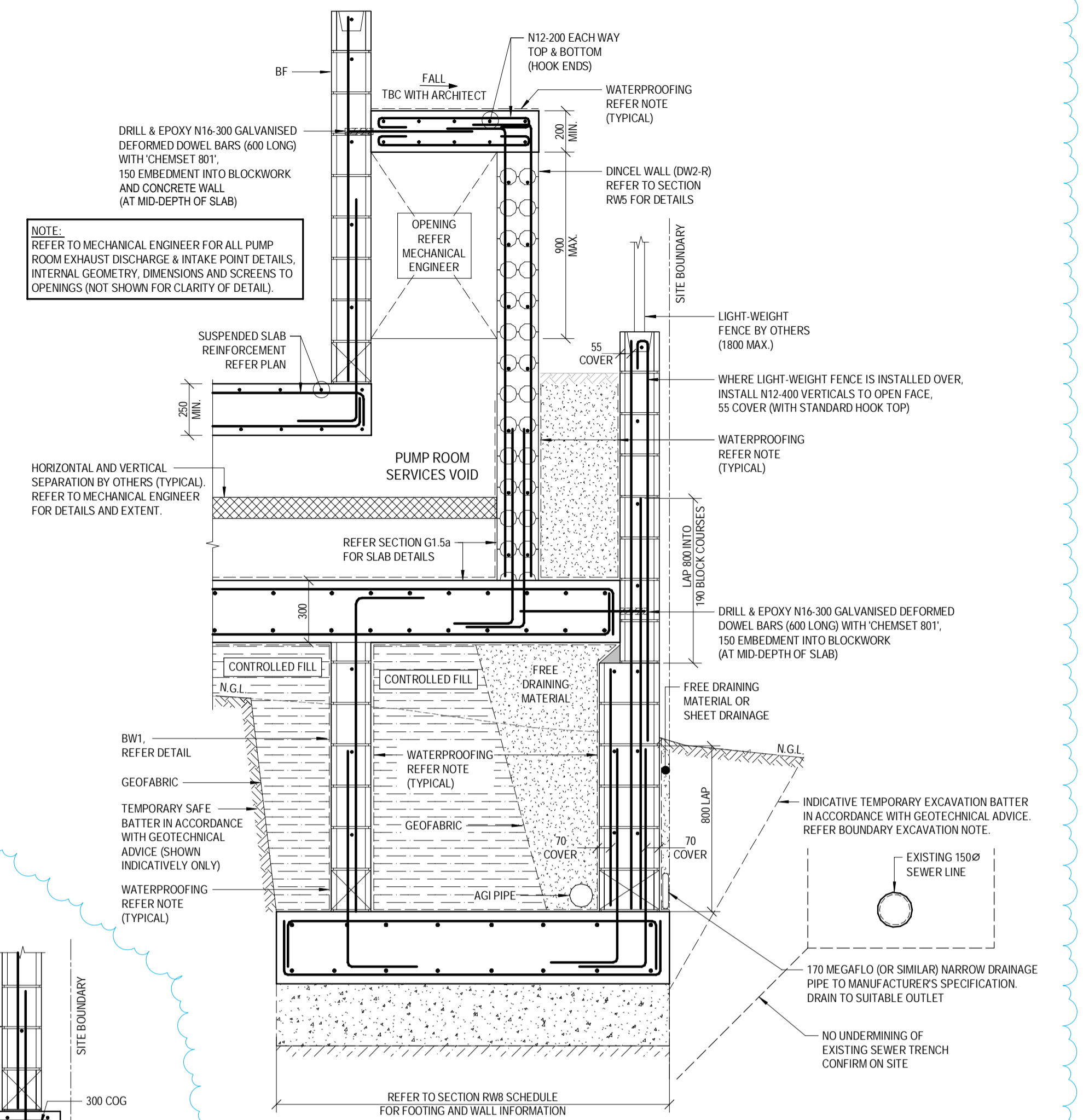
SECTION RW7
SCALE 1:20



SECTION RW8
SCALE 1:20

SECTION RW8
SCALE 1:20

Hw	B	Hb	Hm	D
2400	1600	1800	800	350
2800	1800	2000	1200	350
3400	2400	2000	1800	450



SECTION RW9
SCALE 1:20

SECTION RW9
SCALE 1:20

NOTE: REFER TO MECHANICAL ENGINEER FOR ALL PUMP ROOM EXHAUST DISCHARGE & INTAKE POINT DETAILS, INTERNAL GEOMETRY, DIMENSIONS AND SCREENS TO OPENINGS (NOT SHOWN FOR CLARITY OF DETAIL).

HORIZONTAL AND VERTICAL SEPARATION BY OTHERS (TYPICAL). REFER TO MECHANICAL ENGINEER FOR DETAILS AND EXTENT.

DINCEL WALL (DW2-R) REFER TO SECTION RW5 FOR DETAILS

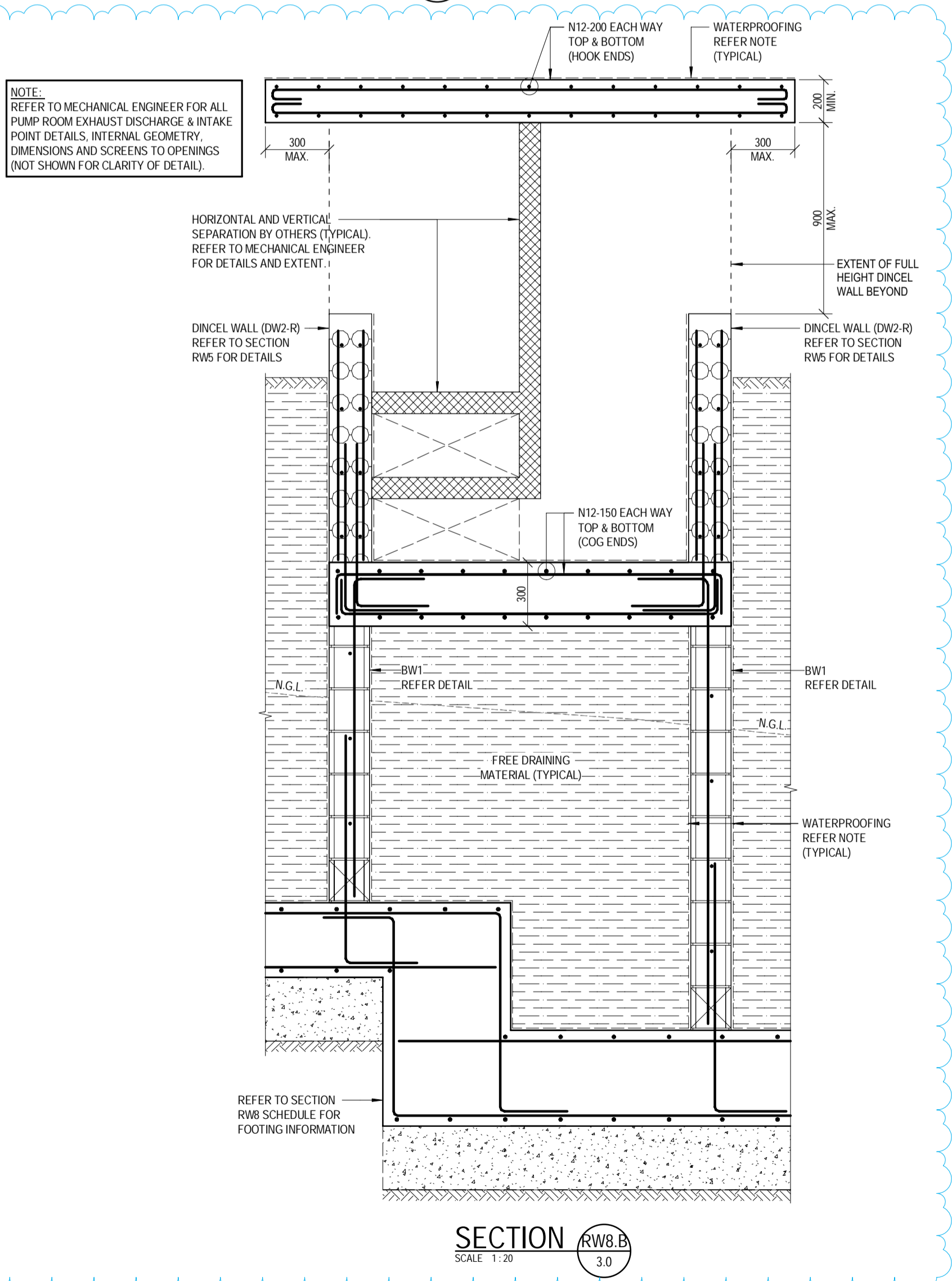
N12-200 EACH WAY TOP & BOTTOM (HOOK ENDS)

BW1 REFER DETAIL

FREE DRAINING MATERIAL (TYPICAL)

REFER TO SECTION RW8 SCHEDULE FOR FOOTING INFORMATION

SECTION RW8.B
SCALE 1:20



BOUNDARY EXCAVATIONS:
FOR CUT BATTERS THAT INTRUDE INTO NEIGHBOURING PROPERTY, CONTRACTOR TO CONFIRM STRATEGY FOR MAINTAINING STABILITY OF NEIGHBOURING PROPERTY DURING CONSTRUCTION & ACQUIRE LAND OWNER WRITTEN PERMISSION PRIOR TO EXCAVATION. EXCAVATIONS TO BE IN ACCORDANCE WITH GEOTECHNICAL REPORT.

WATERPROOFING NOT
A CONTINUOUS WATERPROOFING CERTIFIED BY A SPECIALIST WATER BY THE BUILDER. THE WATERPROOFING SLAB AND WALL JOINT SEALANTS WATERPROOFING CONTRACTOR IS THEIR SYSTEM AGAINST THE WALL THE DRAWING (INCLUDING BLOCK REFER ARCHITECT FOR FURTHER

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CHECKED:	D.W.
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APPROVED: *A. Hobson*

A. HOBSON - RP/EO 31914
For and on behalf of WESTERAPARTNERS PTY. LTD.

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CONSULTANTS: AG ARCHITECTS

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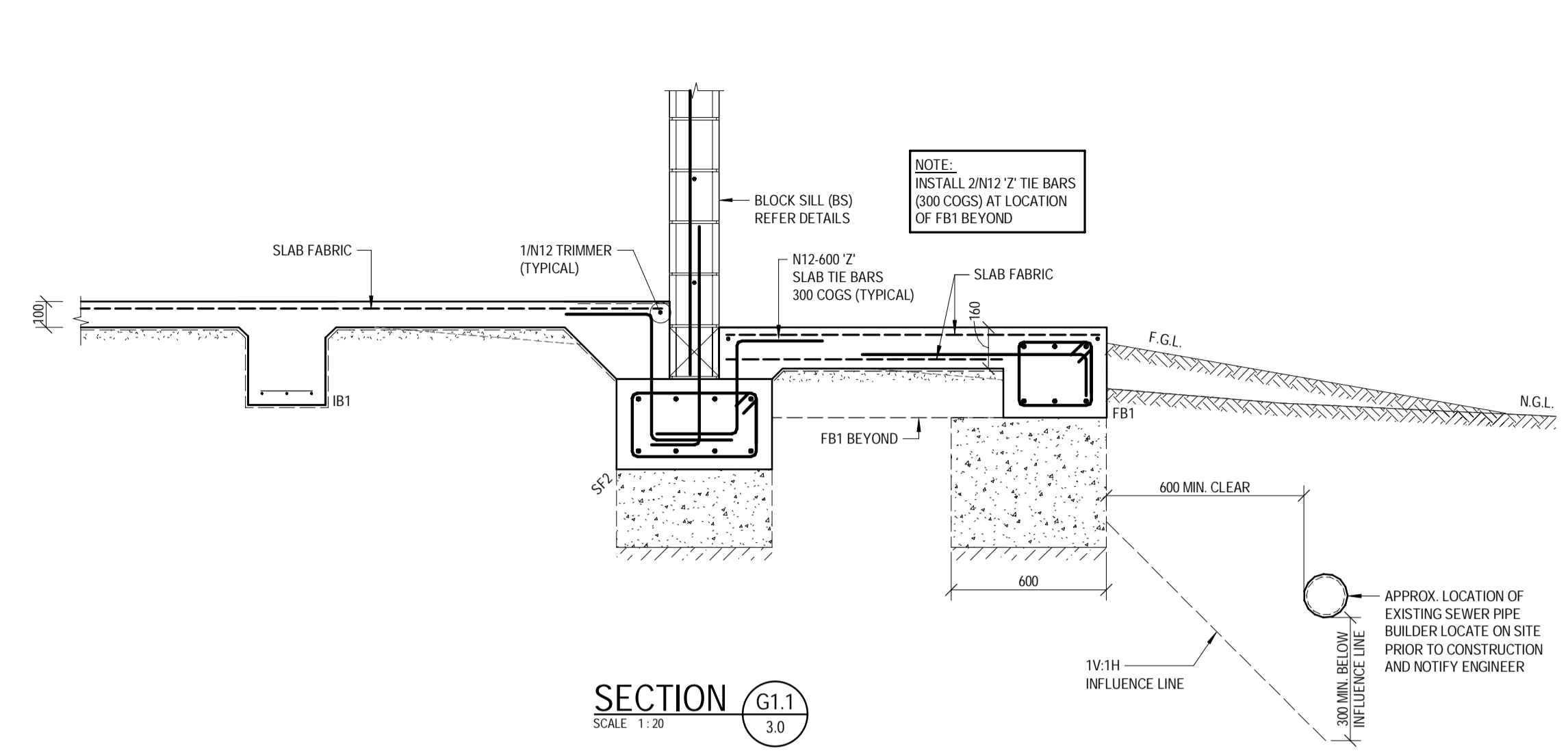
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION: 16 STATION AVENUE, GAYTHORNE
TITLE: BLOCK RETAINING WALL SECTIONS - SHEET 2
CLIENT: AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER	B24-092
SHEET NUMBER	3.6
REVISION	D

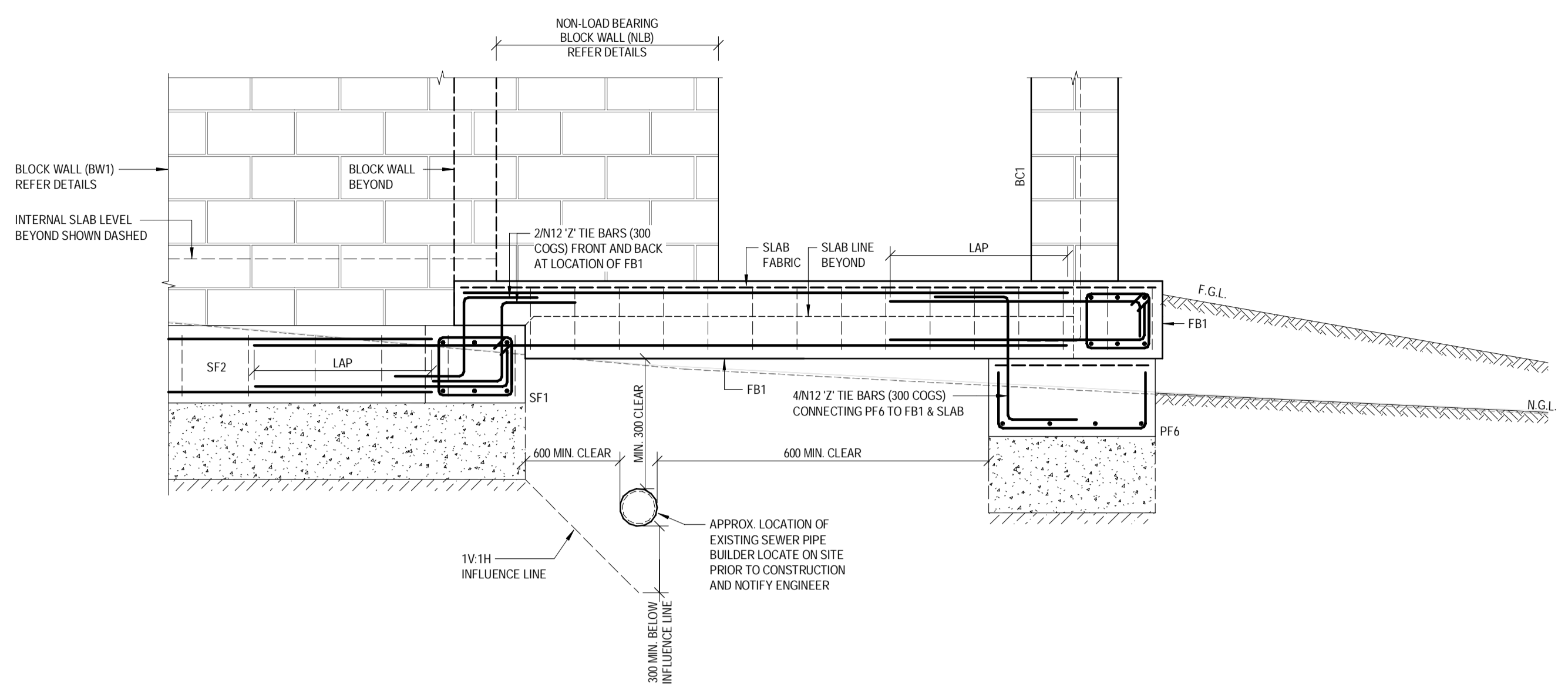
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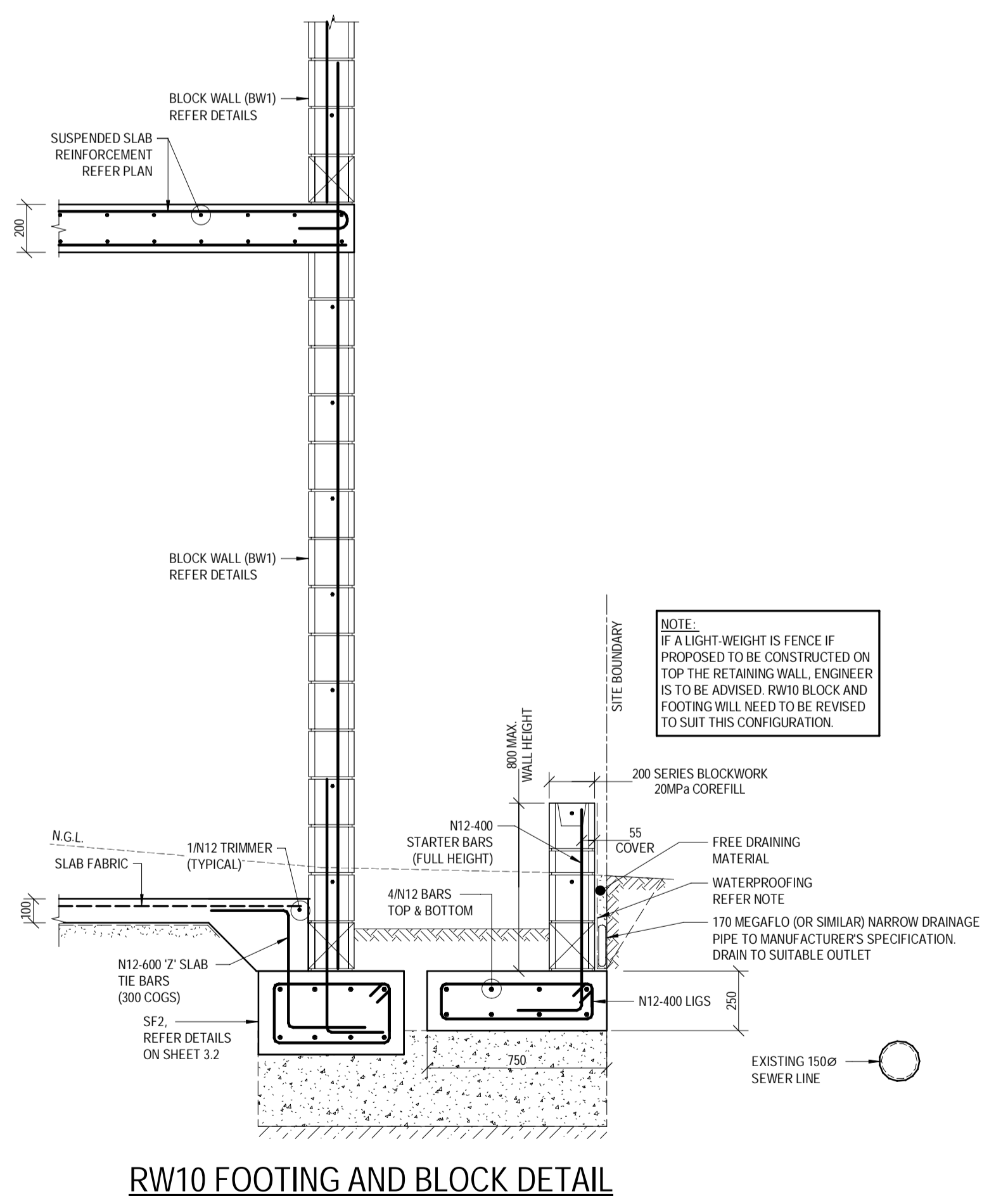
CJ - CONSTRUCTION JOINTS:
 - DENOTES CONSTRUCTION JOINT (CJ) TYPICAL
 - SURFACE OF JOINT TO BE LEFT ROUGH OR SCABBLED TO EXPOSE EMBEDDED COURSE AGGREGATE
 - MEMBRANE CURING AGENTS SHALL NOT BE APPLIED TO THE SURFACE OF ANY CONSTRUCTION JOINT
 - SURFACE OF JOINT TO BE THOROUGHLY CLEANED AND DAMPENED PRIOR TO PLACEMENT OF ADJOINING CONCRETE
 - ALTERNATIVELY, BONDING AGENTS MAY BE APPLIED TO THE JOINT SUBJECT TO APPROVAL BY THE ENGINEER
 - WHERE REQUIRED, JOINT TO BE REFLECTED THROUGH FLOOR FINISHES IN ACCORDANCE WITH ARCHITECTS SPECIFICATIONS.



SECTION G1.1
 SCALE 1:20
 3.0

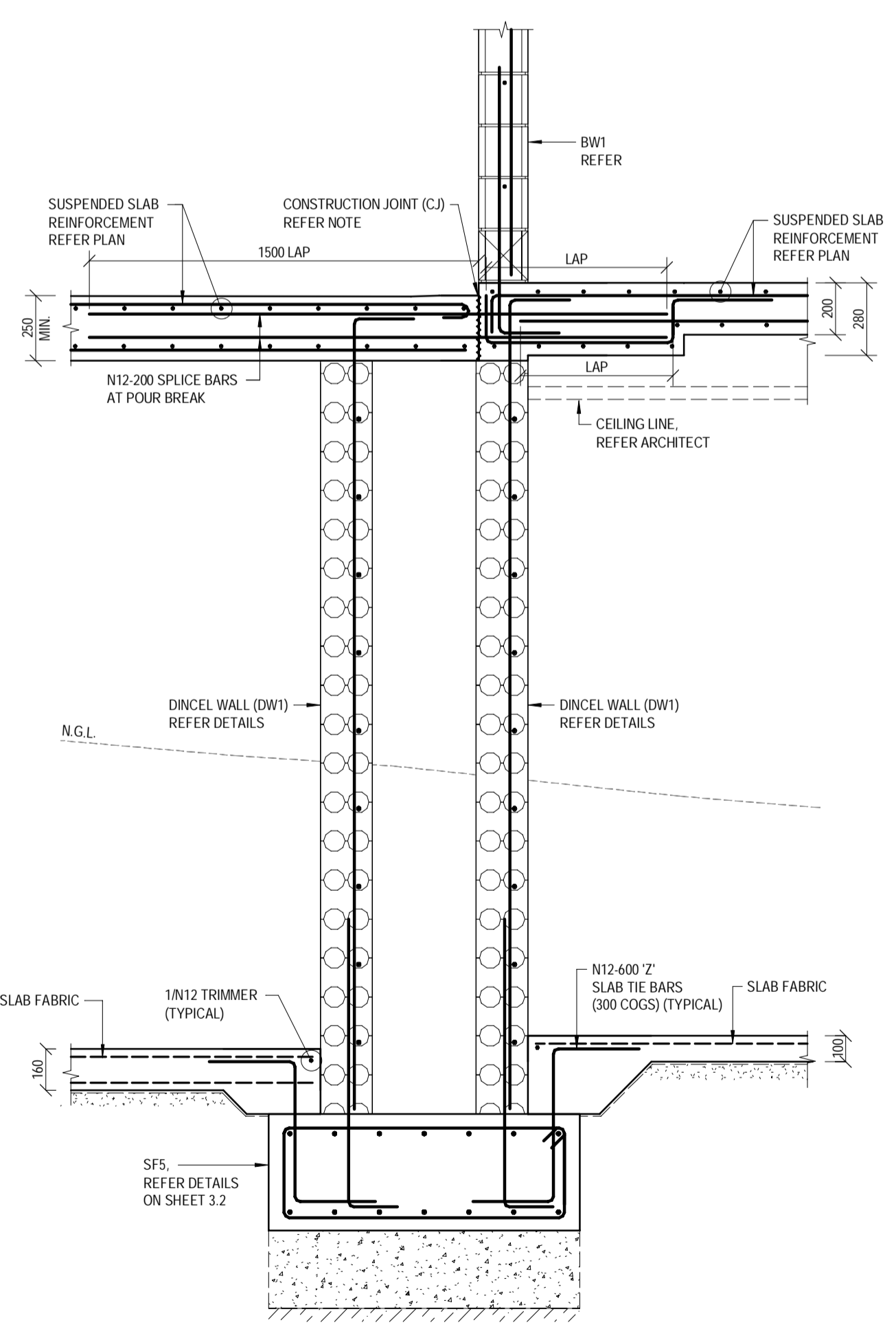


SECTION G1.2
 SCALE 1:20
 3.0

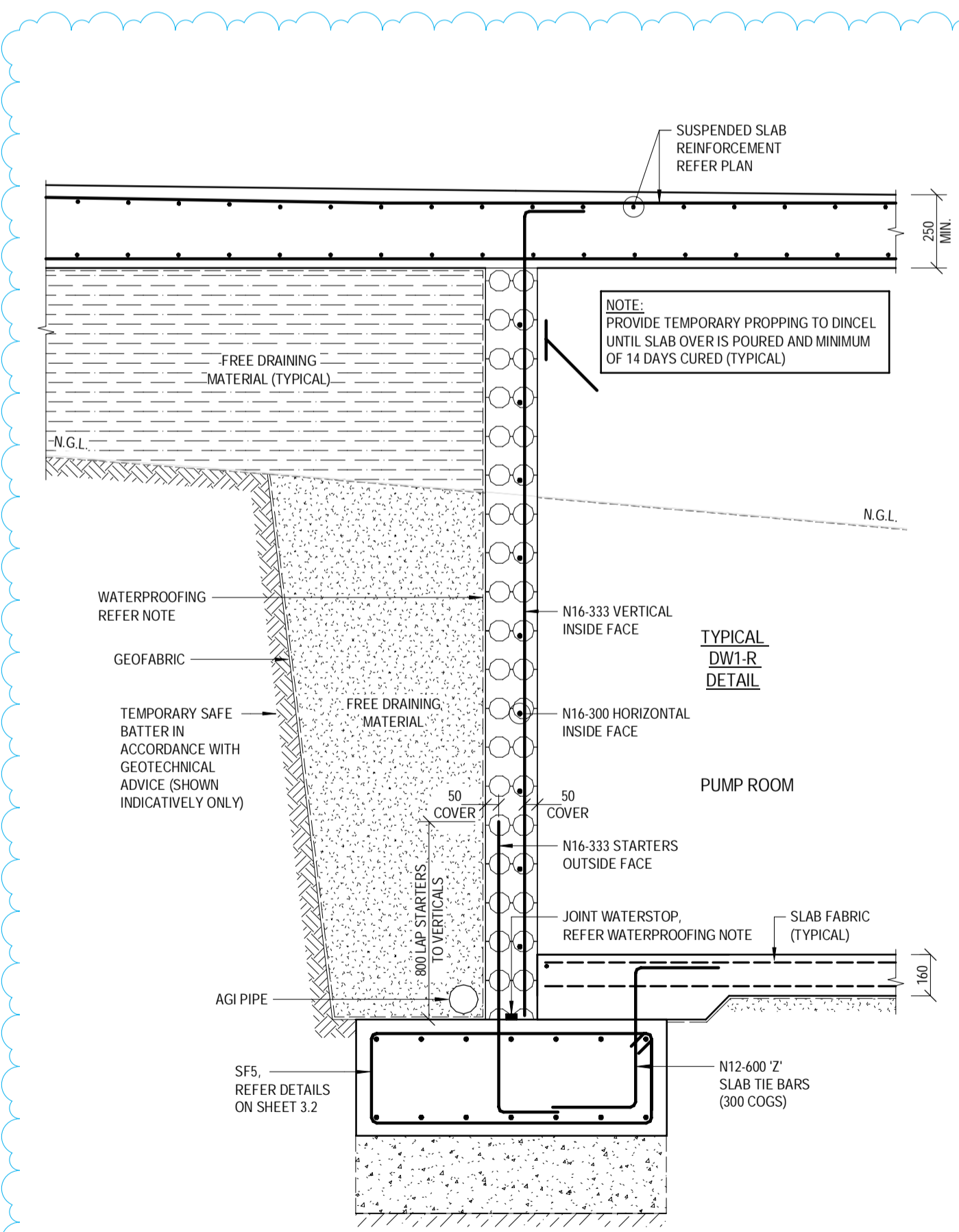


RW10 FOOTING AND BLOCK DETAIL

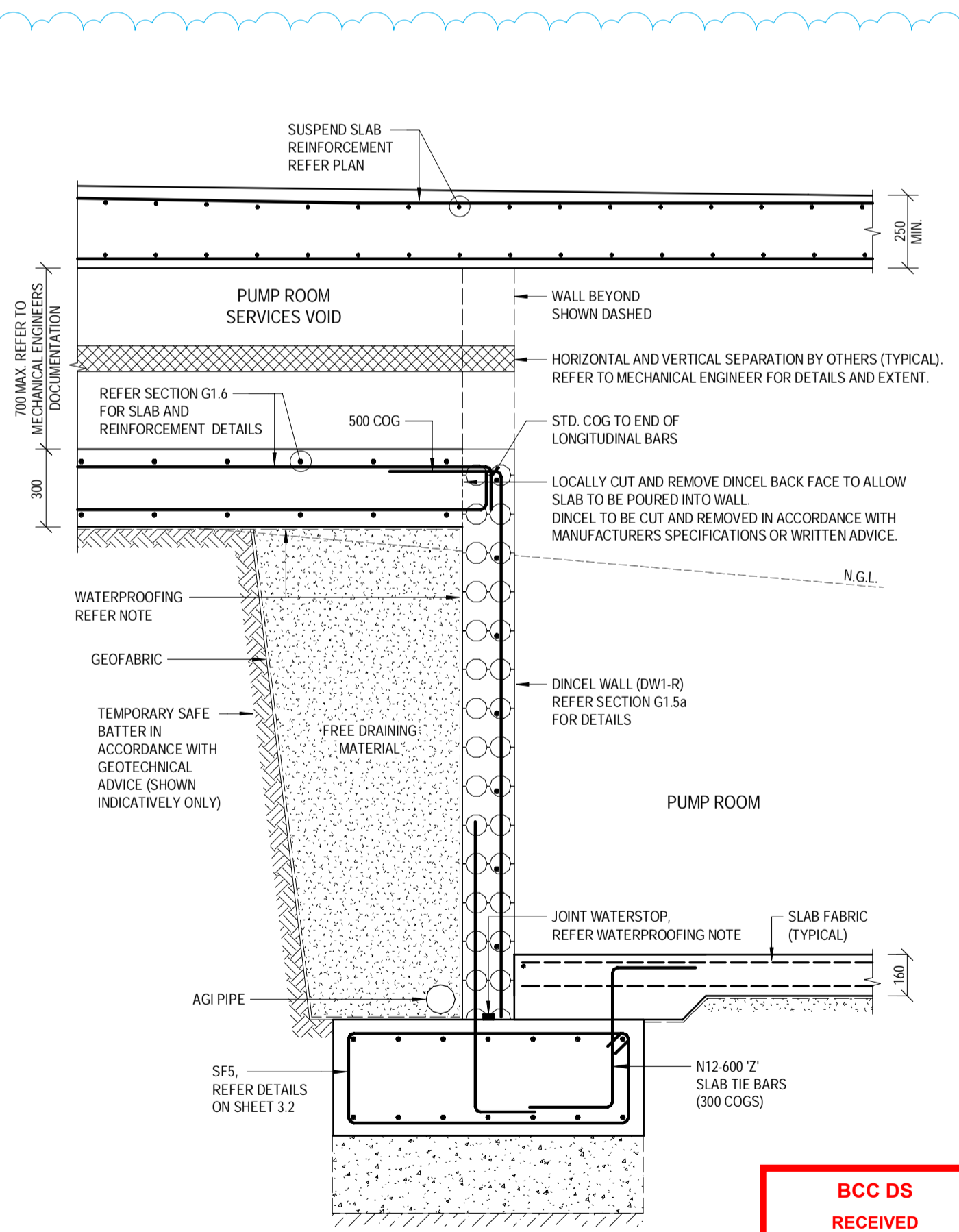
SECTION G1.3
 SCALE 1:20
 3.0



SECTION G1.4
 SCALE 1:20
 3.0



SECTION G1.5a
 SCALE 1:20
 3.0



SECTION G1.5b
 SCALE 1:20
 3.0

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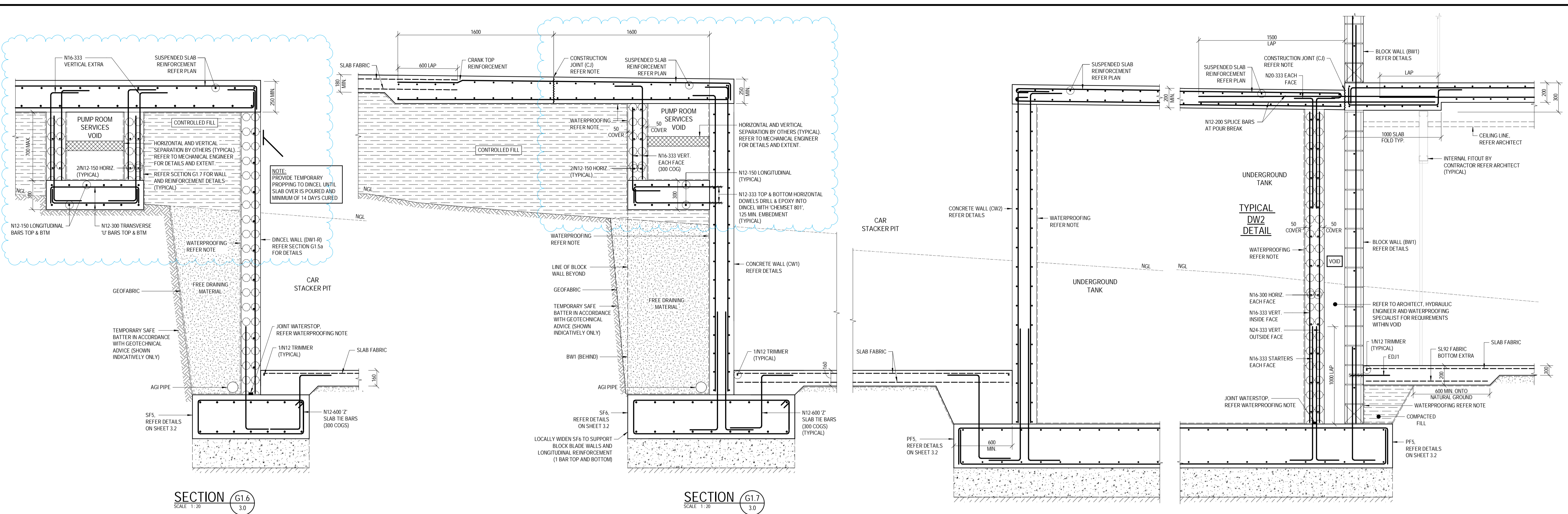
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CONSULTANTS: AG ARCHITECTS

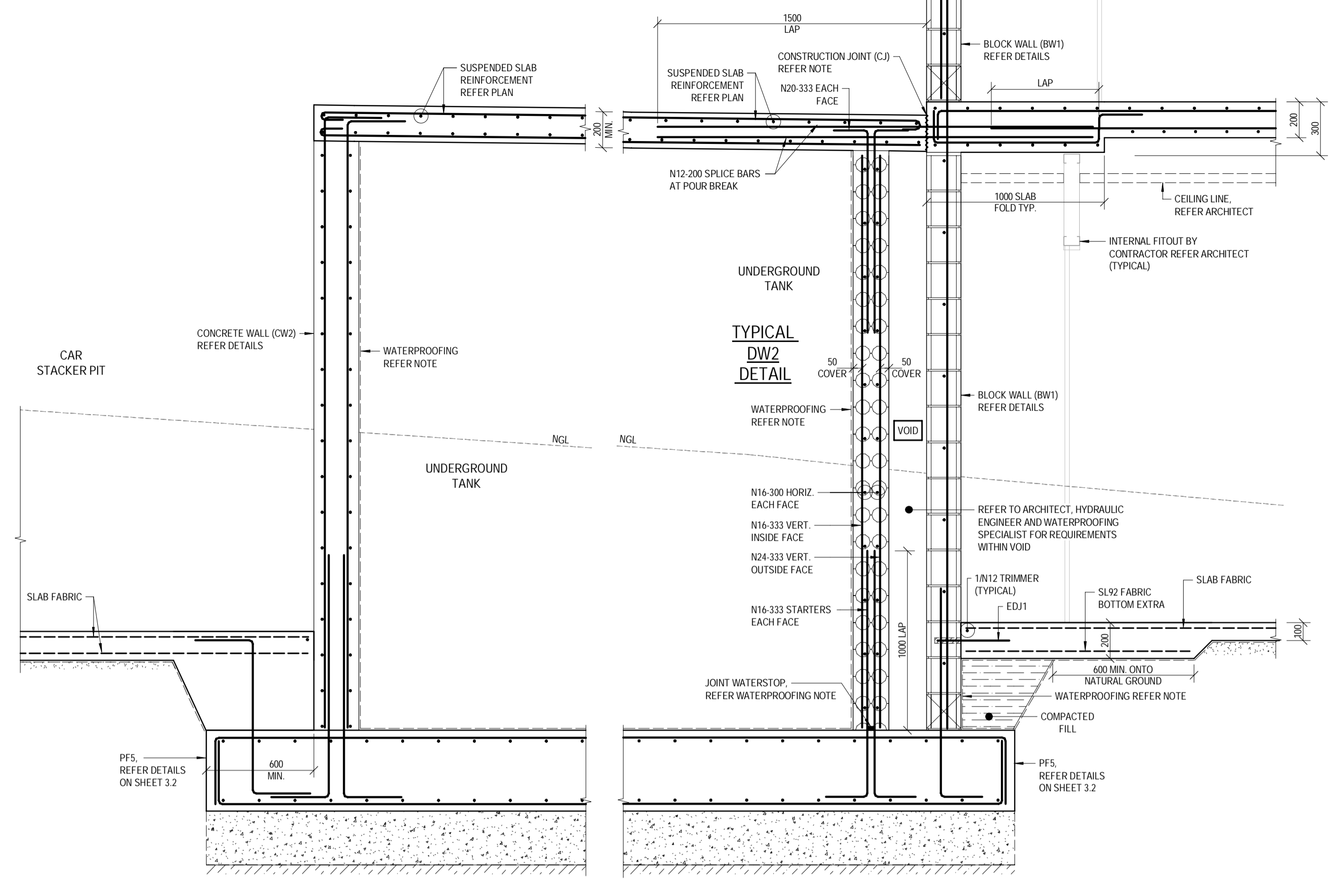
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PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT NUMBER:	B24-092
LOCATION:	16 STATION AVENUE, GAYTHORNE	SHEET NUMBER:	3.7
TITLE:	LOWER GROUND SECTIONS - SHEET 1	REVISION:	D
CLIENT:	AUSPACE DEVELOPMENTS GROUP		

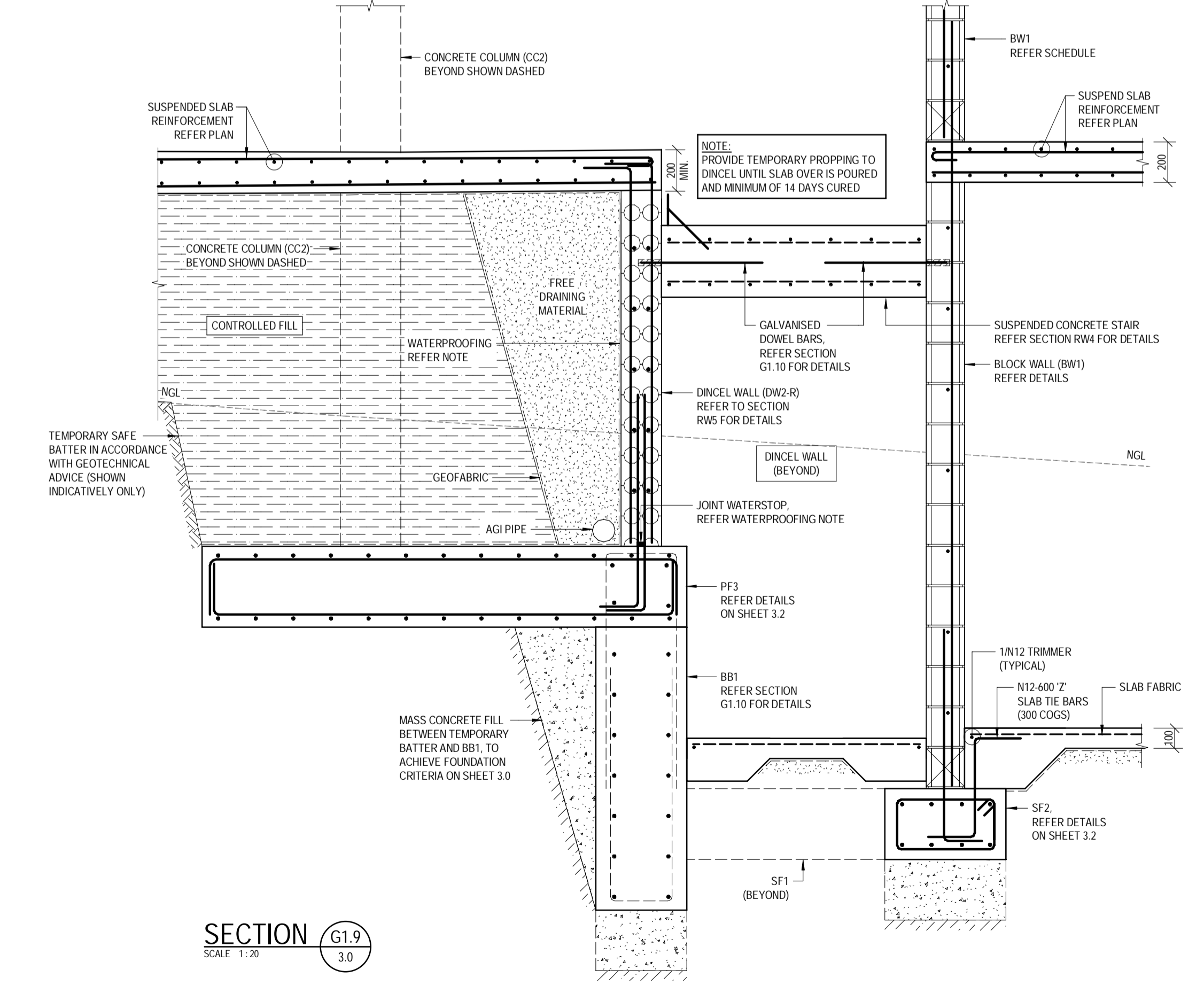


SECTION G1.6
SCALE 1:20
3.0

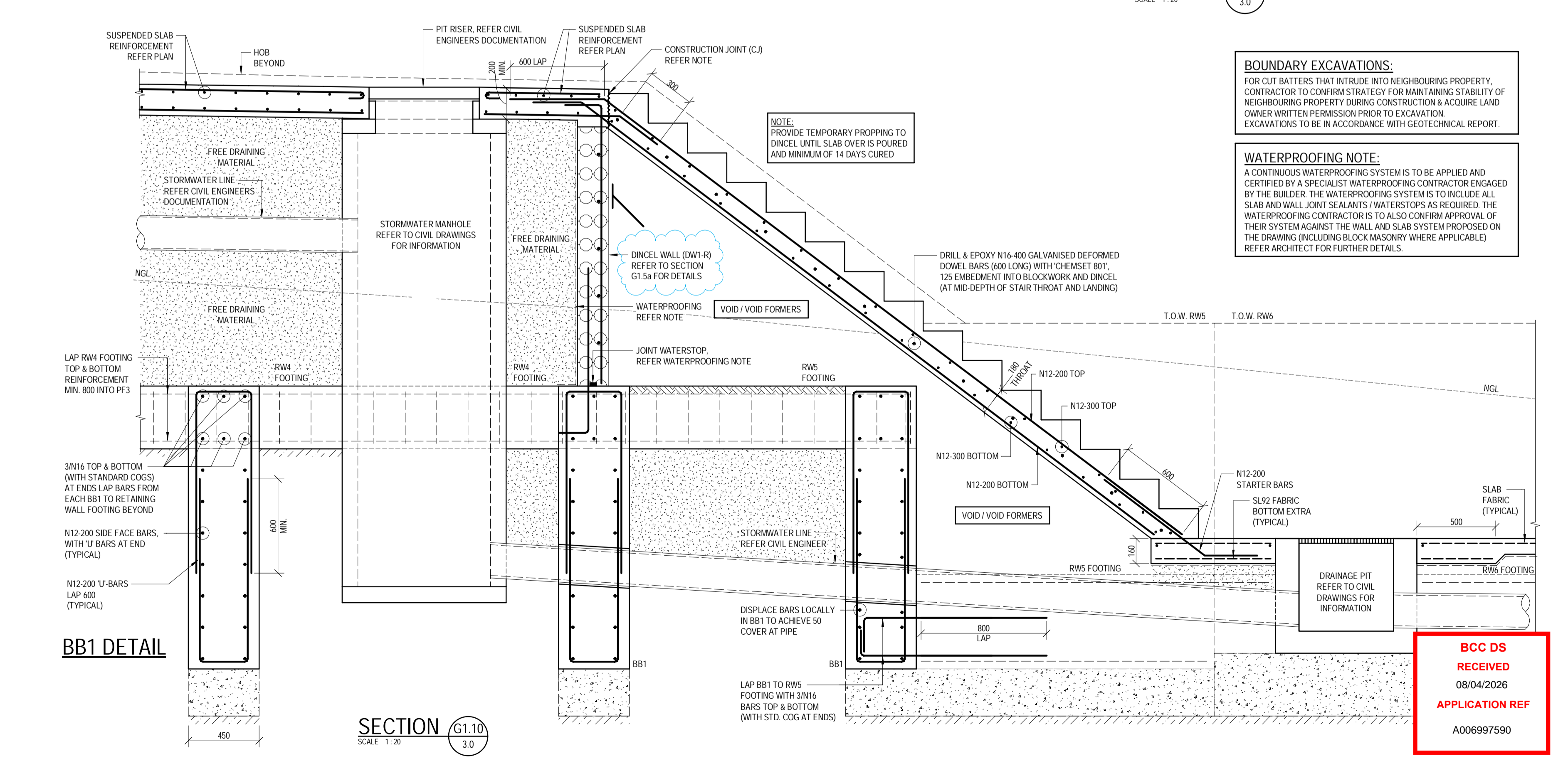
SECTION G1.7
SCALE 1:20
3.0



SECTION G1.8
SCALE 1:20
3.0



SECTION G1.9
SCALE 1:20
3.0



SECTION G1.10
SCALE 1:20
3.0

BB1 DETAIL

BOUNDARY EXCAVATIONS:
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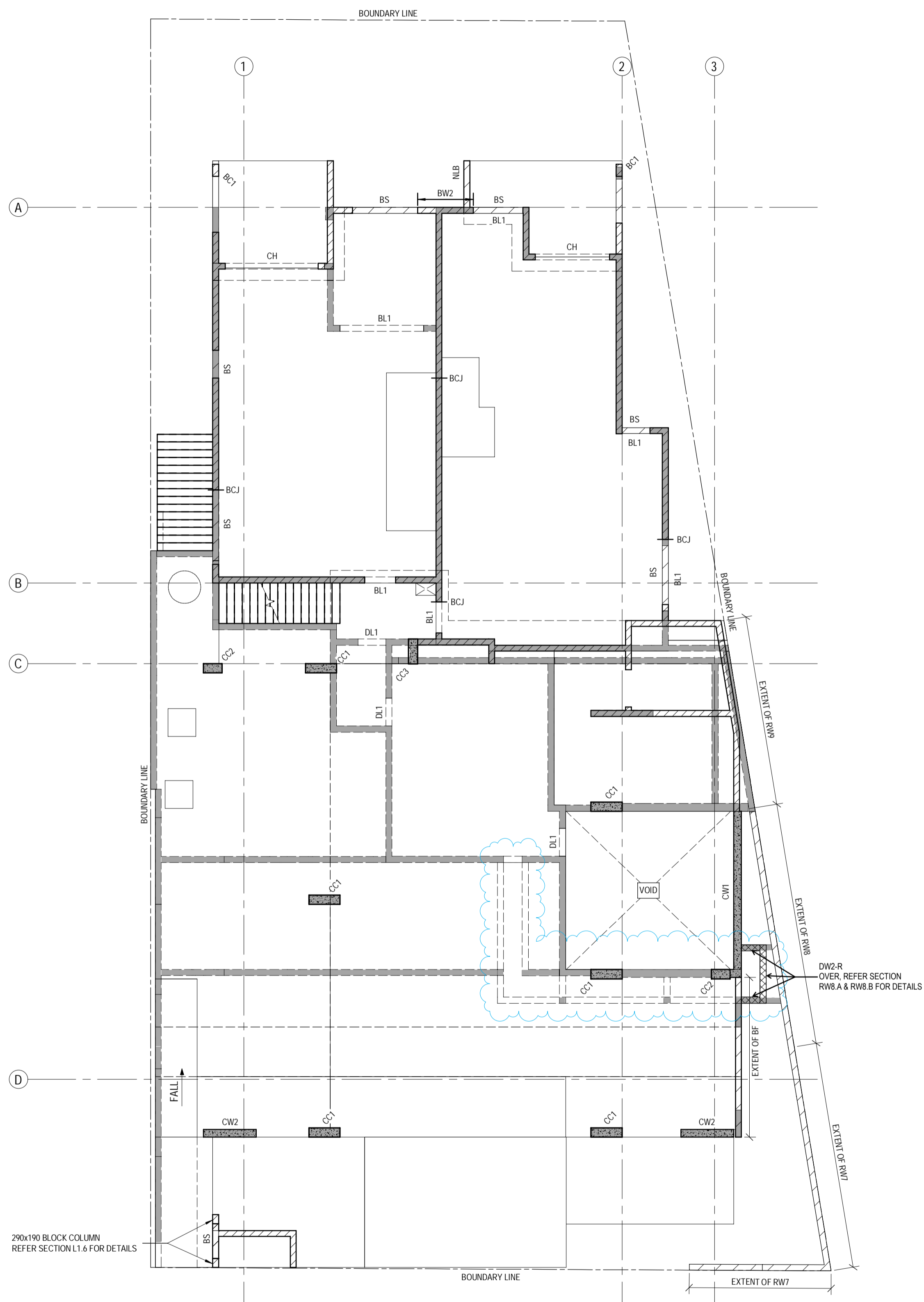
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CONSULTANTS: AG ARCHITECTS
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION: 16 STATION AVENUE, GAYTHORNE
TITLE: LOWER GROUND SECTIONS - SHEET 2
CLIENT: AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER	B24-092
SHEET NUMBER	3.8
REVISION	D

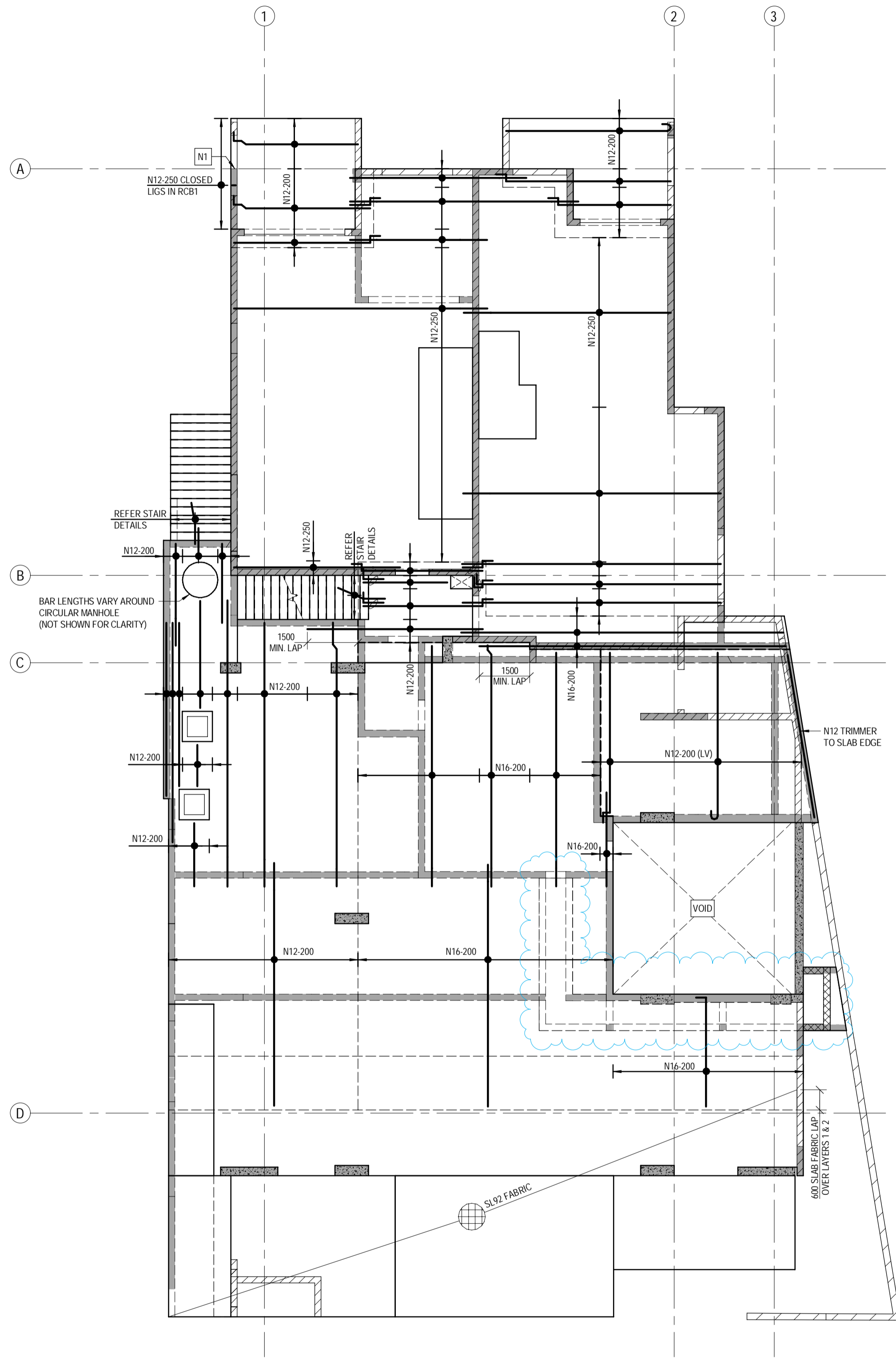


LEGEND	
WALLS/COLUMNS UNDER AND/OR OVER	
	DENOTES LOAD BEARING BLOCK WALL (BW1 U.N.O.)
	DENOTES NON LOAD BEARING BLOCK WALL
	DENOTES LOAD BEARING SUPPORT WALL/COLUMN UNDER
	DENOTES LOAD BEARING CONCRETE WALL/COLUMN OVER
BLOCK WALLS & COLUMNS	
BW#	BLOCK WALL OVER - REFER DETAILS ON SHEET 2.0
BL#	BLOCK LINTEL UNDER - REFER DETAILS ON SHEET 2.1
RW#	BLOCK RETAINING WALLS - REFER DETAILS ON SHEET 3.4 & 3.5
BS	BLOCK SILL OVER - REFER DETAILS ON SHEET 2.0
BC#	BLOCK COLUMN OVER - REFER DETAILS ON SHEET 2.0
BF	BLOCK FENCE OVER - REFER DETAILS ON SHEET 2.0
CONCRETE COLUMNS, WALLS & HEADERS	
CW#	CONCRETE WALL OVER - REFER DETAILS ON SHEET 2.3
CC#	CONCRETE COLUMN OVER - REFER DETAILS ON SHEET 2.2
CH	CONCRETE HEAD - REFER SECTION L1.2 FOR DETAILS
DINCEL WALLS	
DL#	DINCEL LINTEL UNDER - REFER DETAILS ON SHEET 2.4
<p>BCJ - DENOTES BLOCKWORK OR BRICKWORK CONTROL JOINT:</p> <ul style="list-style-type: none"> WHERE NOT SPECIFICALLY LOCATED ON PLAN, THE BUILDER IS TO CLEARLY MARK THE PROPOSED LOCATIONS OF ALL BCJ'S ON A PLAN FOR APPROVAL BY THE ARCHITECT AND ENGINEER BCJ LOCATIONS ARE TO COMPLY WITH NOTE M16 ON SHEET 1.2 AND THE TYPICAL DETAILS ON SHEET 2.0 	

LEVEL 1 WALL AND COLUMN PLAN
SCALE: 1:100

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LEVEL 1 - BOTTOM REINFORCEMENT PLAN - LAYER 1
SCALE 1:100

NOTES:
 • ANY GAPS TO BE FILLED WITH SAME SIZE BAR AND SPACING AS MAIN MAT
 • (LV) DENOTES LENGTH VARIES.

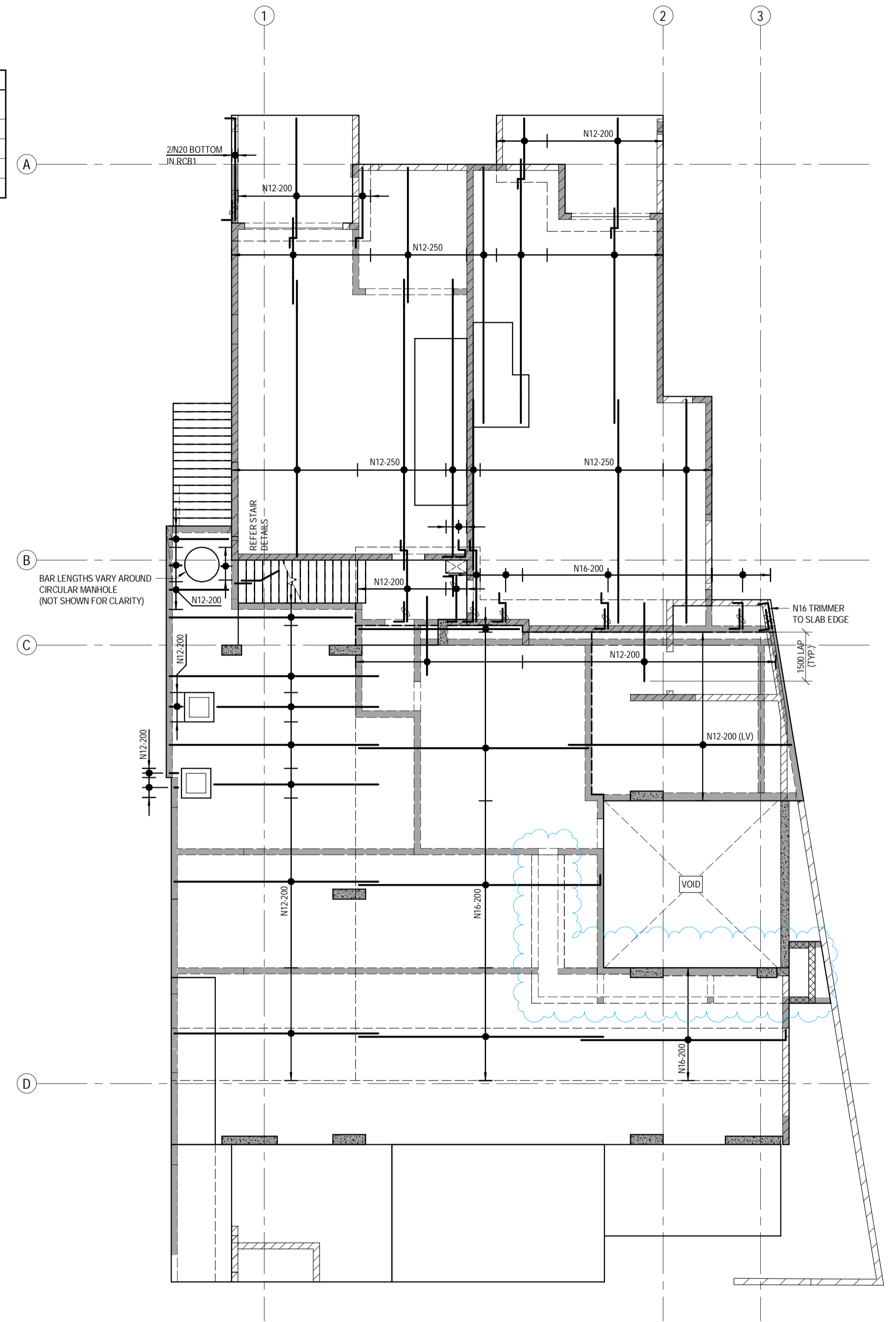
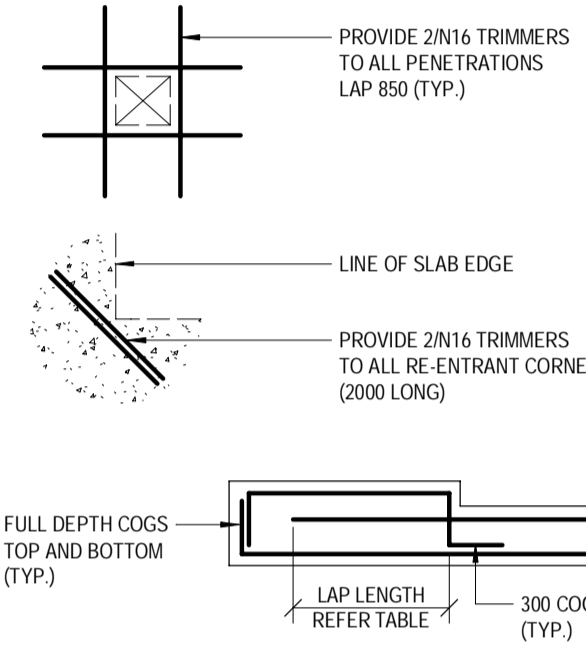
MAIN REINFORCEMENT:
 ALL MAIN REINFORCEMENT N12-250 U.N.O.

LAYER 1 NOTE:
 ALL LAYER 1 REINFORCEMENT SHALL BE PLACED SUCH THAT THE BOTTOM COVER IS STRICTLY IN ACCORDANCE WITH NOTE C2 ON SHEET 1.1. ADDITIONAL BARS BENEATH LAYER 1 TO ASSIST WITH PLACEMENT ARE NOT PERMITTED.

NOTES
 N1 INSTALL LIGATURE 50 MAX. FROM FACE OF LOAD BEARING COLUMN/WALL UNDER

TYPICAL REINFORCEMENT LAP LENGTHS TABLE		
BAR	LAP LENGTH (U.N.O.)	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600

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.



LEVEL 1 - BOTTOM REINFORCEMENT PLAN - LAYER 2
SCALE 1:100

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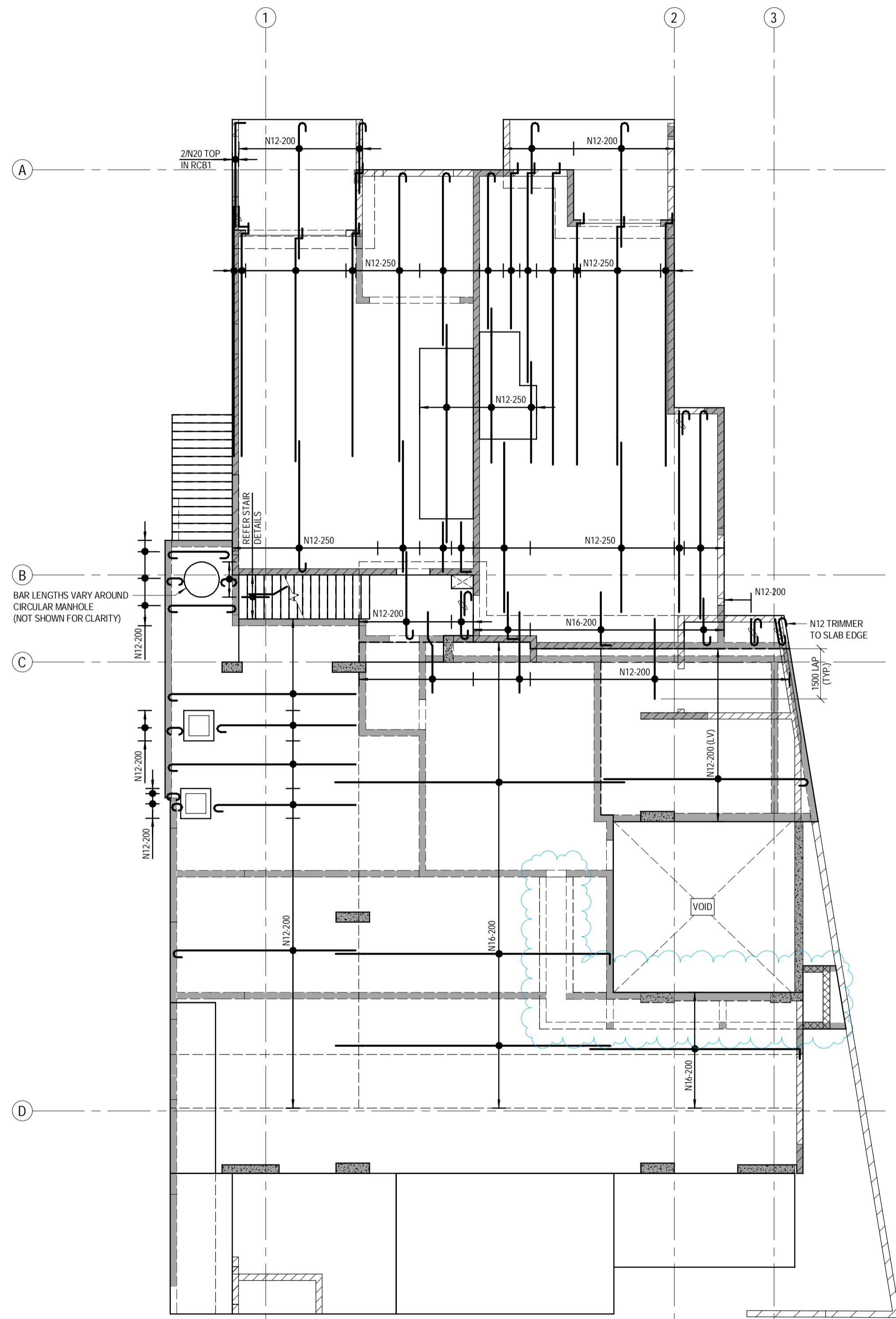
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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 LOCATION: 16 STATION AVENUE, GAYTHORNE
 TITLE: LEVEL 1 BOTTOM REINFORCEMENT PLAN
 CLIENT: AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER	B24-092
SHEET NUMBER	4.2
REVISION	D



LEVEL 1 - TOP REINFORCEMENT PLAN - LAYER 3
SCALE 1:100

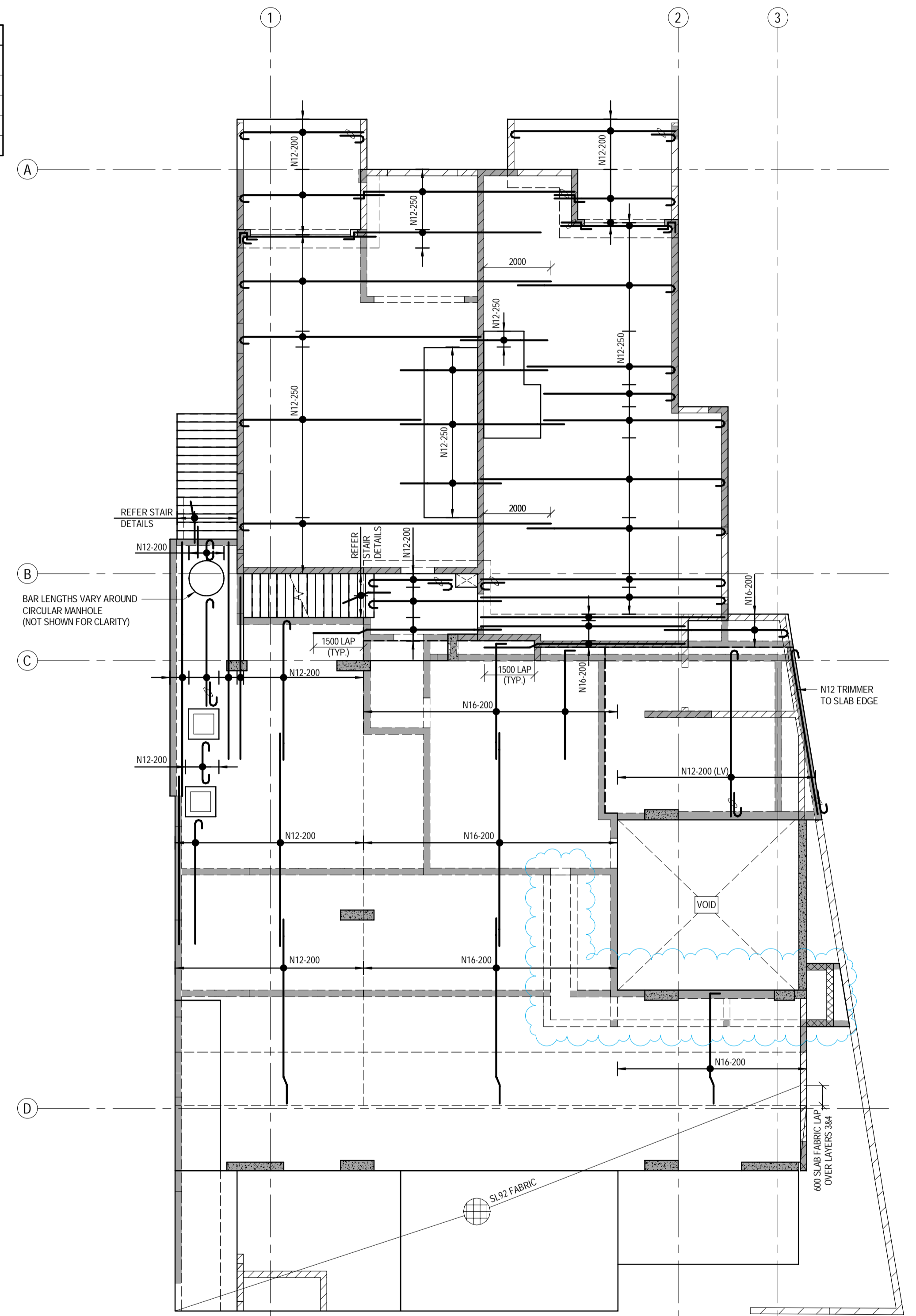
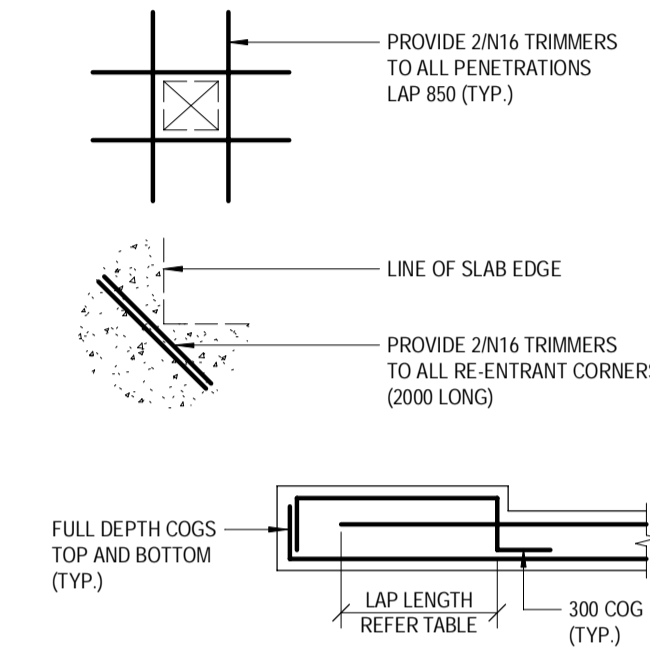
NOTES:
 - ANY GAPS TO BE INFILLED WITH SAME SIZE BAR AND SPACING AS MAIN MAT
 - (LV) DENOTES LENGTH VARIES.

MAIN REINFORCEMENT:
 ALL MAIN REINFORCEMENT N12-250 U.N.O.

LAYER 4 NOTE:
 ALL LAYER 4 REINFORCEMENT SHALL BE PLACED SUCH THAT THE TOP COVER IS STRICTLY IN ACCORDANCE WITH NOTE C2 ON SHEET 1.1. REDUCED CHAIR HEIGHTS OR ADDITIONAL REINFORCEMENT ABOVE LAYER 4 TO ASSIST WITH PLACEMENT ARE NOT PERMITTED.

TYPICAL REINFORCEMENT LAP LENGTHS TABLE		
BAR	LAP LENGTH (U.N.O.)	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600

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.



LEVEL 1 - TOP REINFORCEMENT PLAN - LAYER 4
SCALE 1:100

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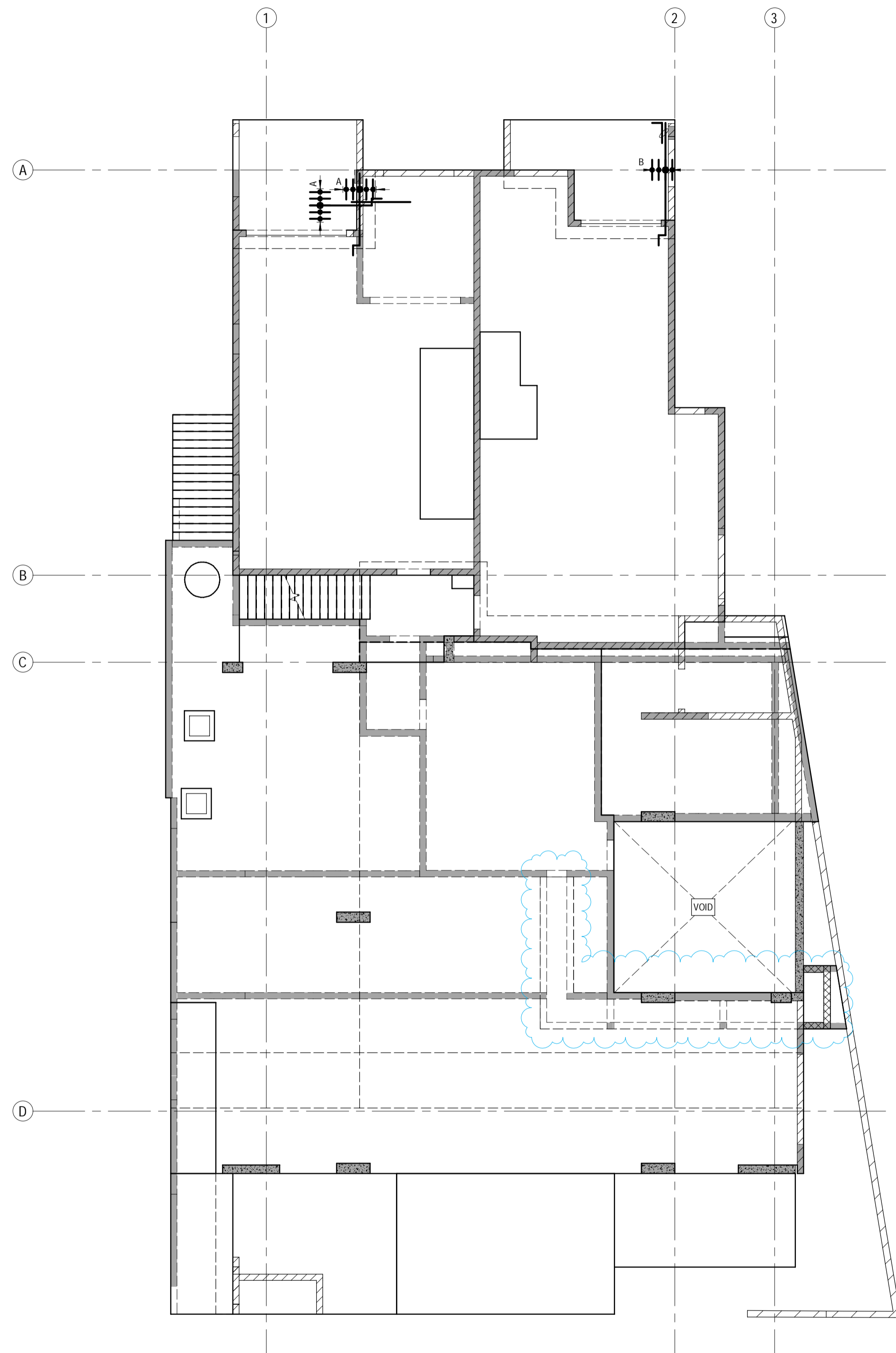
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CONSULTANTS: AG ARCHITECTS

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 LOCATION: 16 STATION AVENUE, GAYTHORNE
 TITLE: LEVEL 1 TOP REINFORCEMENT PLAN
 CLIENT: AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER	SHEET NUMBER	REVISION
B24-092	4.3	D



LEVEL 1 - BOTTOM EXTRA REINFORCEMENT PLAN LAYERS 1 & 2
SCALE: 1:100

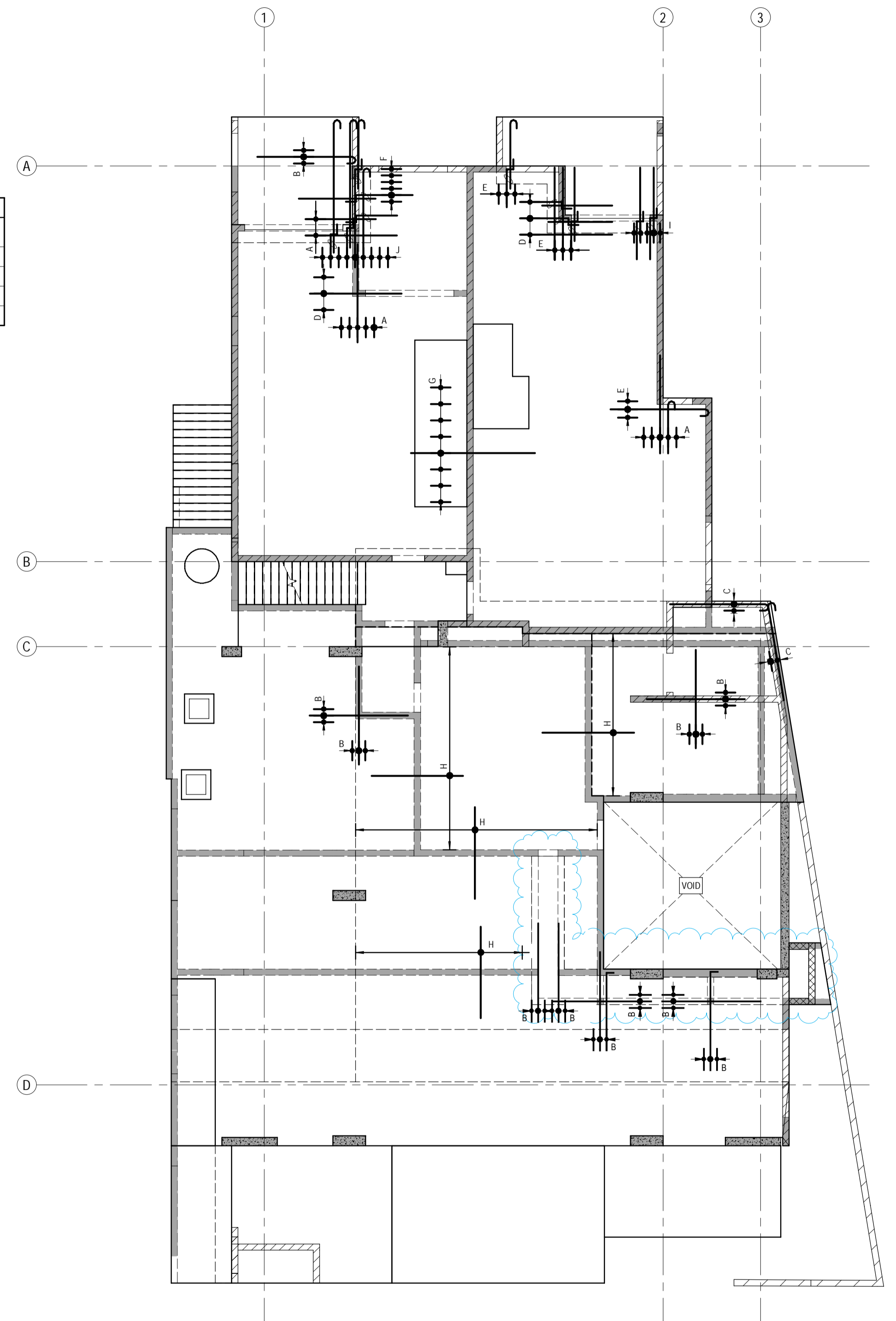
NOTES:
 * ALL EXTRA BARS SHALL BE LOCATED CENTRALLY BETWEEN MAIN BARS.

EXTRA REINFORCEMENT LAYERS 1 & 2:
 A - 5N12 - 200 EXTRA, 3000 LONG
 B - 4N16 - 200 EXTRA, 4000 LONG

EXTRA REINFORCEMENT LAYERS 3 & 4:
 A - 5N12 - 250 EXTRA, 3000 LONG
 B - 3N16 - 200 EXTRA, 3000 LONG
 C - 2N16 - 200 EXTRA, 3000 LONG
 D - 3N16 - 500 EXTRA, 3000 LONG
 E - 3N12 - 250 EXTRA, 3000 LONG
 F - 6N16 - 200 EXTRA, 3500 LONG
 G - 8N12 - 500 EXTRA, 4000 LONG
 H - N16 - 400 EXTRA, 3000 LONG
 I - 5N12 - 200 EXTRA, 3000 LONG
 J - 9N16 - 200 EXTRA, 4500 LONG

TYPICAL REINFORCEMENT LAP LENGTHS TABLE		
BAR	LAP LENGTH (U.N.O.)	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600

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.



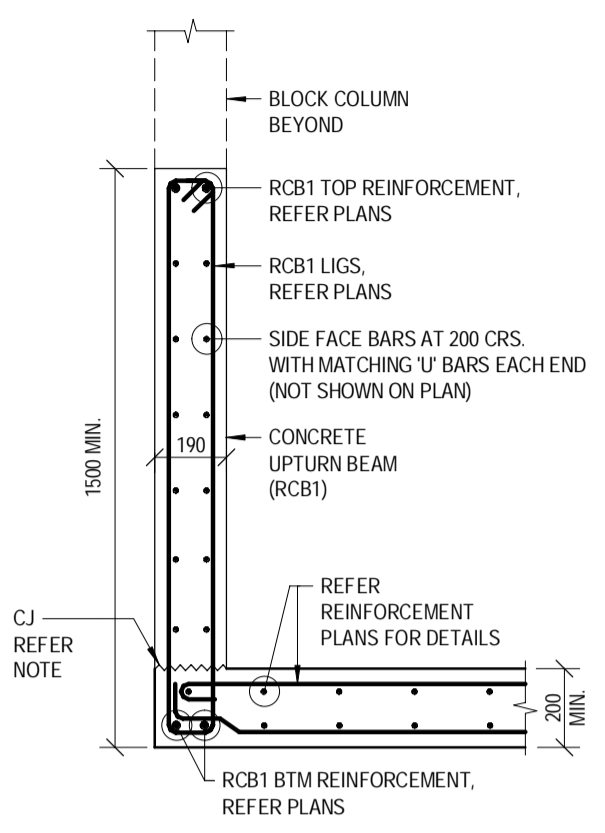
LEVEL 1 - TOP EXTRA REINFORCEMENT PLAN LAYERS 3 & 4
SCALE: 1:100

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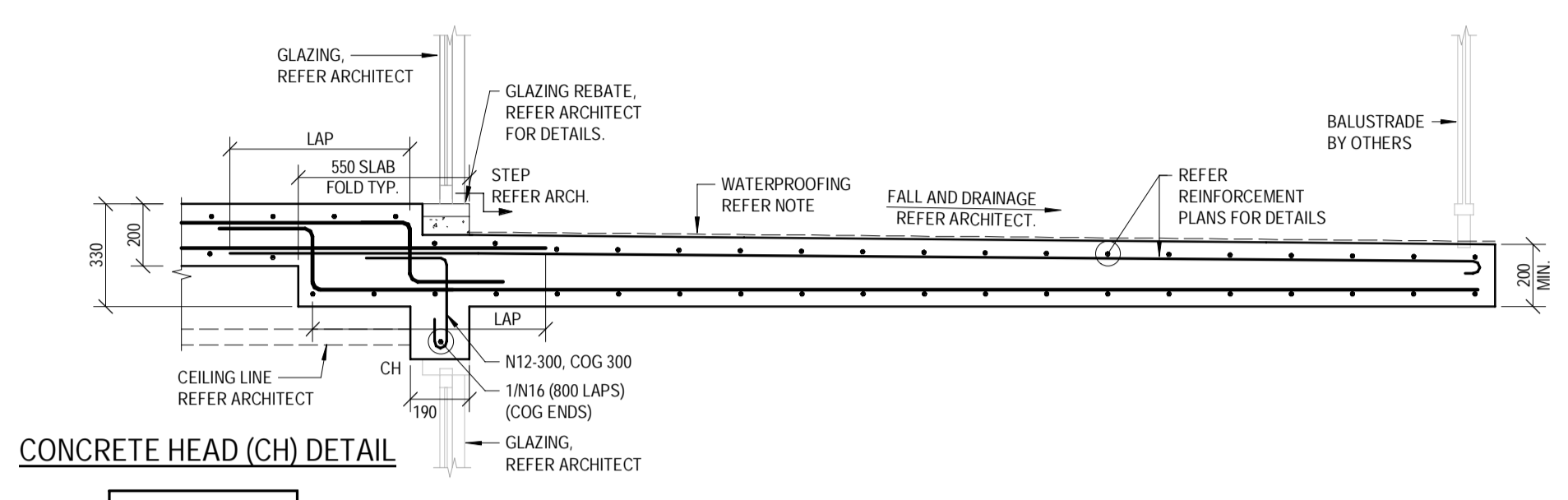
D	27.11.2025	REVISED ISSUED FOR CONSTRUCTION	RM	AH	DESIGNED:	AHSM/JNG	APPROVED:	 A. HOBSON - RPEQ 31914 For and on behalf of WESTERAPARTNERS PTY. LTD.	 STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 SUNSHINE COAST T: 07 5391 3777 NORTHERN NSW T: 02 6674 8047 CENTRAL VICTORIA T: 03 5441 0922	CONSULTANTS: AG ARCHITECTS	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOCATION: 16 STATION AVENUE, GAYTHORNE TITLE: LEVEL 1 BOTTOM AND TOP EXTRA REINFORCEMENT PLANS CLIENT: AUSPACE DEVELOPMENTS GROUP	PROJECT NUMBER	B24-092
	C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AHSM/JNG	DRAWN:	RM R25						SHEET NUMBER	4.4
B	21.08.2025	REVISED BA ISSUE	ZA	AHSM/JNG	CHECKED:	D.W.	REVISION	D						
A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AHSM/JNG	DATE:	JAN 2025								
No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE:	A1								

WATERPROOFING NOTE:
 A CONTINUOUS WATERPROOFING SYSTEM IS TO BE APPLIED AND CERTIFIED BY A SPECIALIST WATERPROOFING CONTRACTOR ENGAGED BY THE BUILDER. THE WATERPROOFING SYSTEM IS TO INCLUDE ALL SLAB AND WALL JOINT SEALANTS / WATERSTOPS AS REQUIRED. THE WATERPROOFING CONTRACTOR IS TO ALSO CONFIRM APPROVAL OF THEIR SYSTEM AGAINST THE WALL AND SLAB SYSTEM PROPOSED ON THE DRAWING (INCLUDING BLOCK MASONRY WHERE APPLICABLE) REFER ARCHITECT FOR FURTHER DETAILS.

- CJ - CONSTRUCTION JOINTS:**
- DENOTES CONSTRUCTION JOINT (CJ) TYPICAL.
 - SURFACE OF JOINT TO BE LEFT ROUGH OR SCABBLED TO EXPOSE EMBEDDED COURSE AGGREGATE.
 - MEMBRANE CURING AGENTS SHALL NOT BE APPLIED TO THE SURFACE OF ANY CONSTRUCTION JOINT.
 - SURFACE OF JOINT TO BE THOROUGHLY CLEANED AND DAMPENED PRIOR TO PLACEMENT OF ADJOINING CONCRETE.
 - ALTERNATIVELY, BONDING AGENTS MAY BE APPLIED TO THE JOINT SUBJECT TO APPROVAL BY THE ENGINEER.
 - WHERE REQUIRED, JOINT TO BE REFLECTED THROUGH FLOOR FINISHES IN ACCORDANCE WITH ARCHITECTS SPECIFICATIONS.



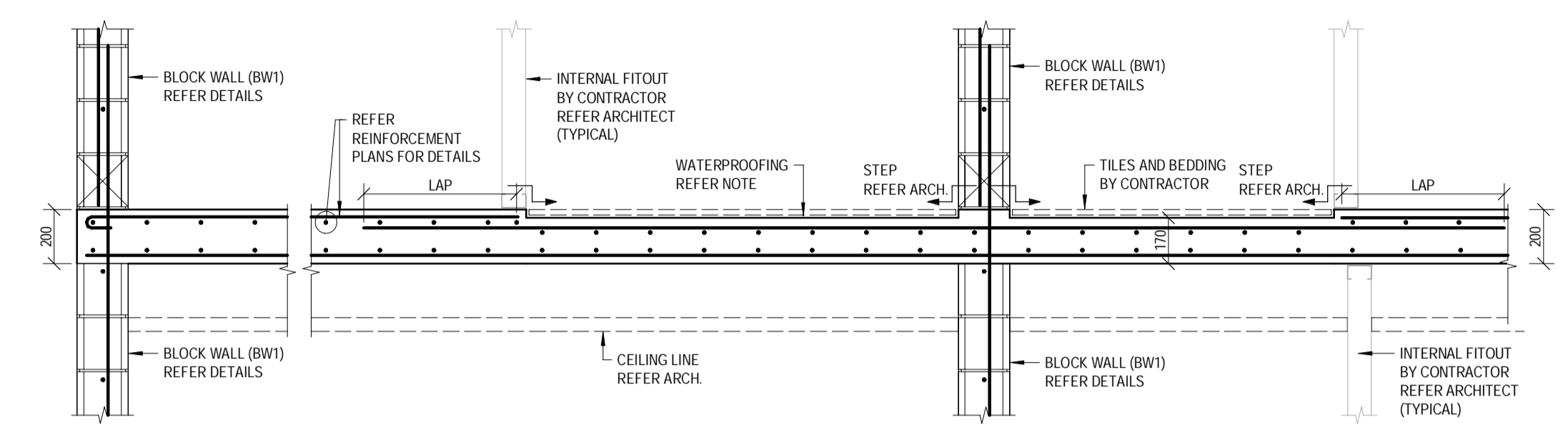
SECTION L1.1
 SCALE 1:20



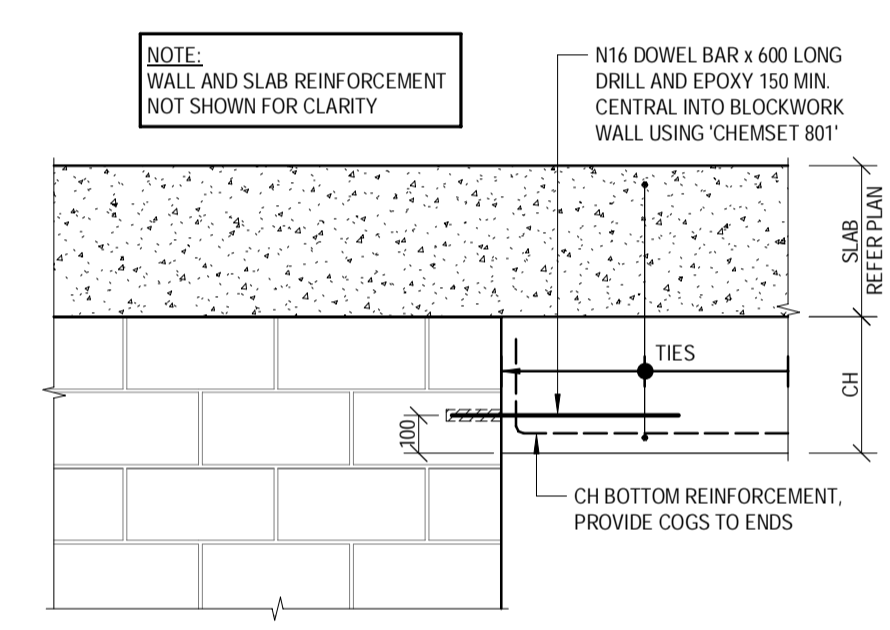
CONCRETE HEAD (CH) DETAIL

NOTE:
 ALSO REFER TYPICAL CH TO BLOCKWORK DETAIL ON THIS SHEET.

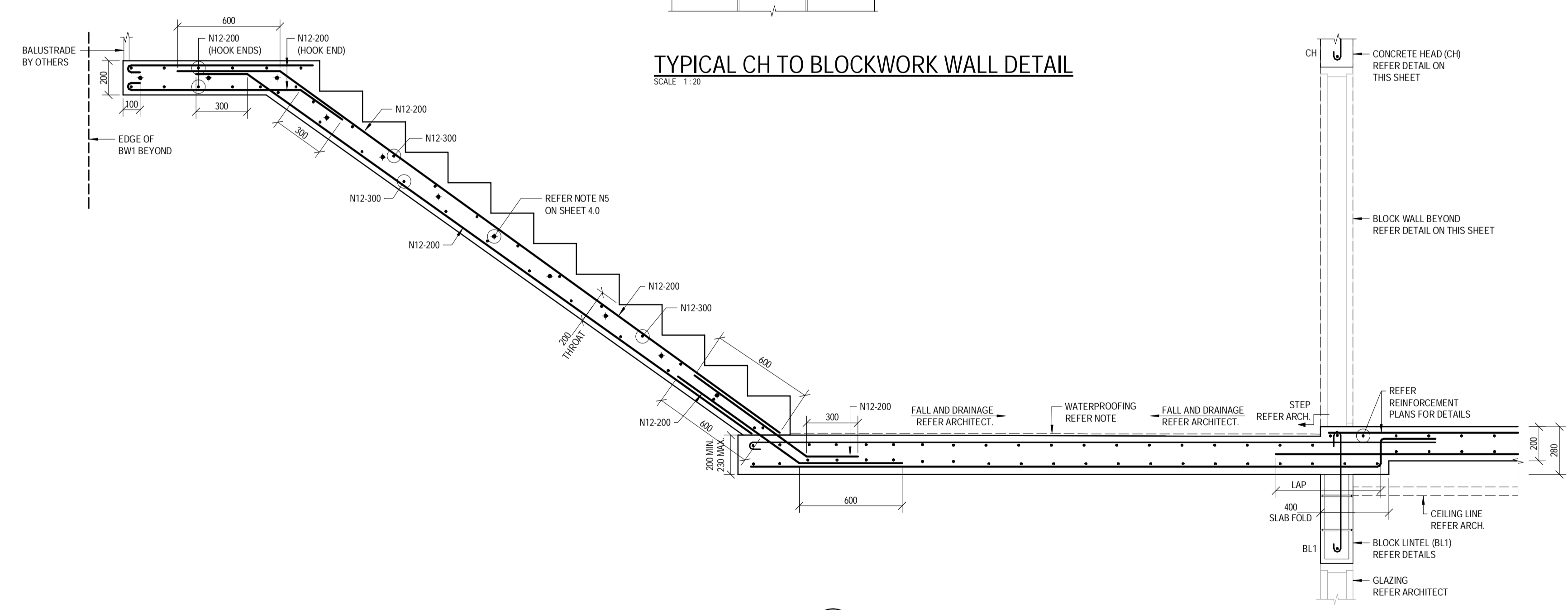
SECTION L1.2
 SCALE 1:20



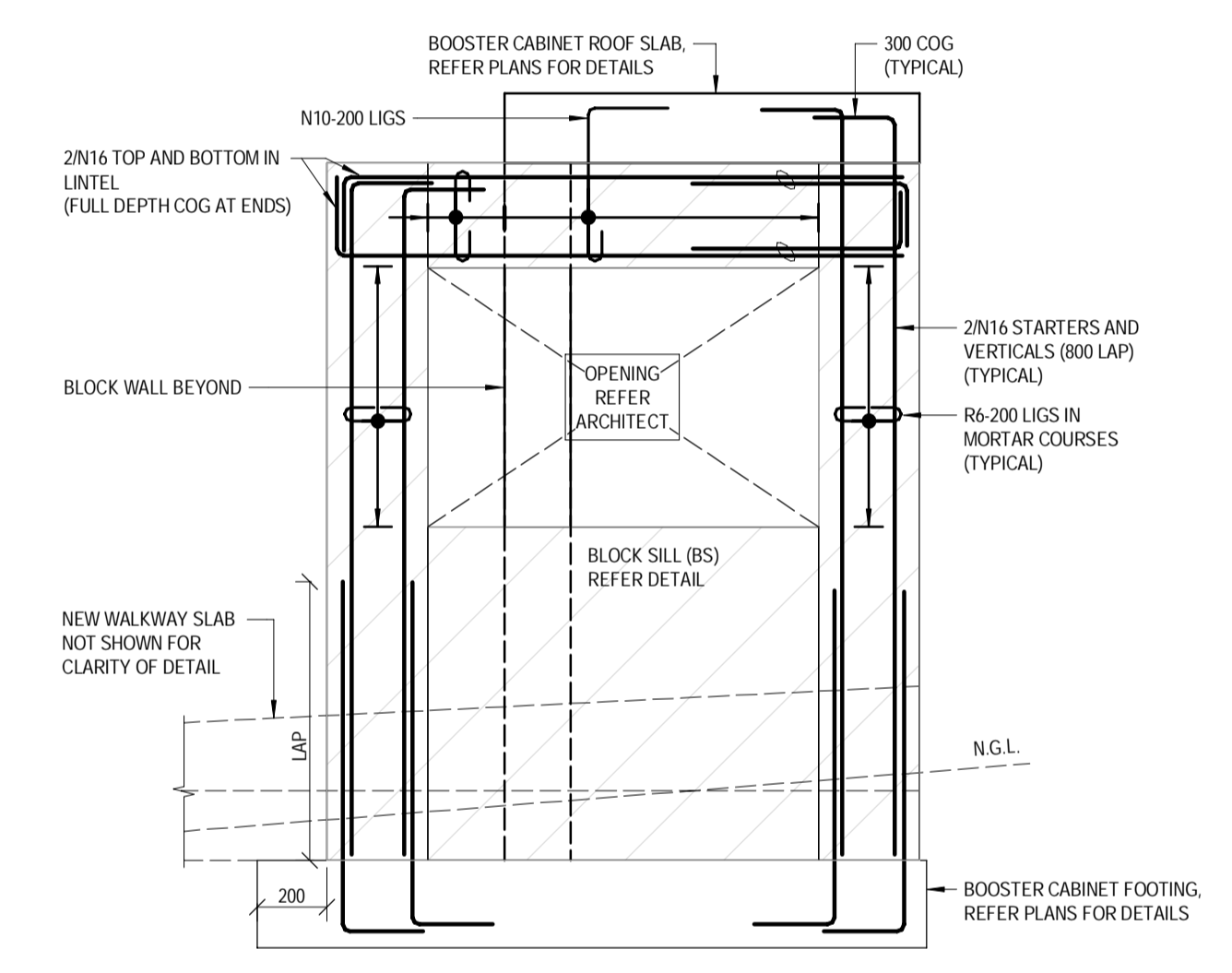
SECTION L1.3
 SCALE 1:20



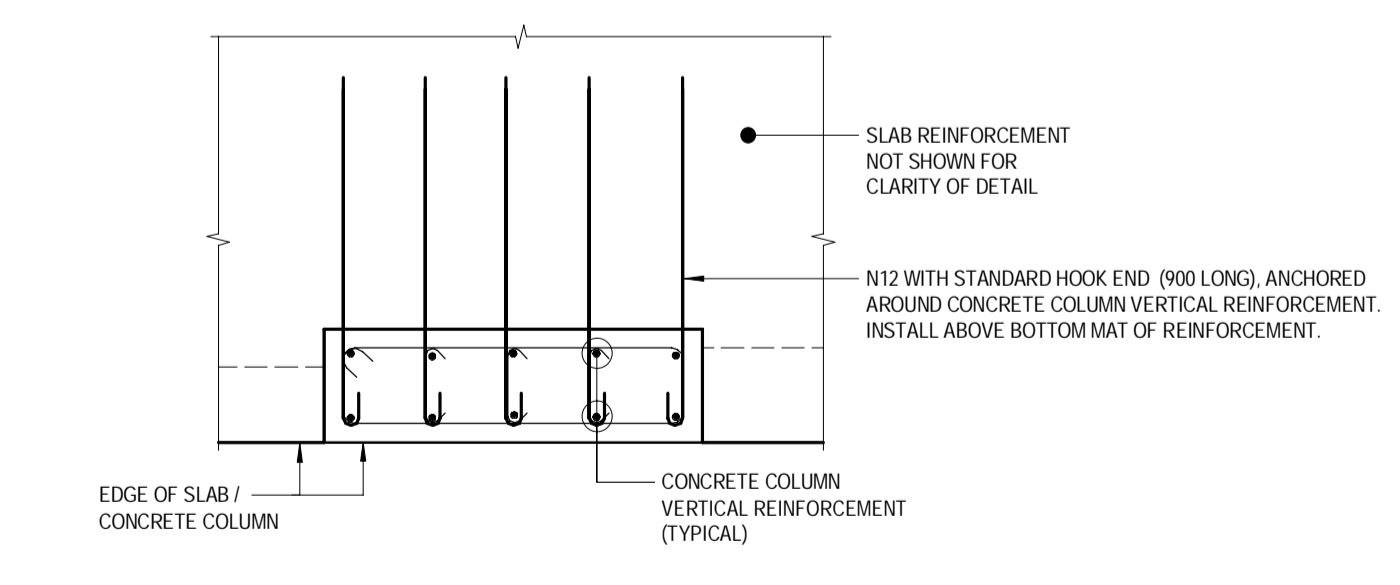
TYPICAL CH TO BLOCKWORK WALL DETAIL
 SCALE 1:20



SECTION L1.5
 SCALE 1:20



SECTION L1.6
 SCALE 1:20



SECTION L1.7
 SCALE 1:20

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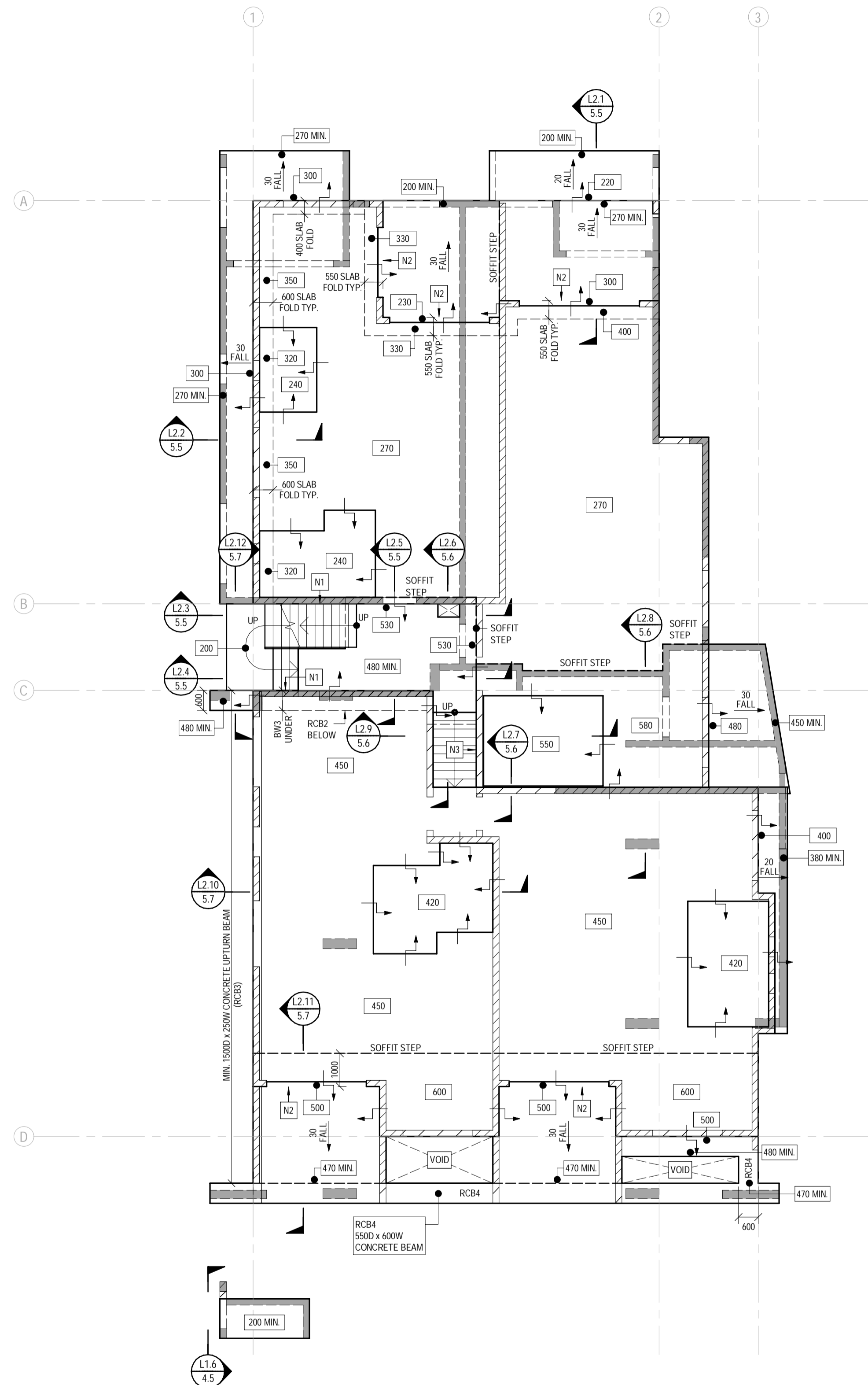
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CONSULTANTS: AG ARCHITECTS

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 LOCATION: 16 STATION AVENUE, GAYTHORNE
 TITLE: LEVEL 1 SECTIONS - SHEET 1
 CLIENT: AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER	B24-092
SHEET NUMBER	4.5
REVISION	D



LEVEL 2 SLAB PLAN
SCALE 1:100

LEGEND

SLABS

- 270 DENOTES SUSPENDED SLAB THICKNESS
- ↓ DENOTES SLAB STEP - REFER ARCHITECT & DETAILS
- FALL DENOTES FALL DIRECTION IN SLAB - REFER ARCHITECT
- XX DENOTES XX DEEP WET AREA SETDOWN (30mm MAX SETDOWN - CONFIRM WITH ARCHITECT)
- DESIGNATED ZONE FOR CAST-IN SERVICE PENETRATIONS. ACTUAL SIZES AND SETOUT OF ALL PROPOSED PENETRATIONS TO BE APPROVED BY WESTERA PARTNERS PRIOR TO CONSTRUCTION.
- RCB/ REINFORCED CONCRETE BEAM. REFER SECTIONS FOR DETAILS

WALLS/COLUMNS UNDER AND/OR OVER

- /// DENOTES LOAD BEARING BLOCK WALL (BWT U.N.O.)
- DENOTES NON LOAD BEARING BLOCK WALL
- DENOTES LOAD BEARING SUPPORT WALL/COLUMN UNDER

NOTES

- N1 DRILL & EPOXY N16-400 GALVANISED DEFORMED DOWEL BARS (600 LONG) WITH CHEMSET 801; 130 MIN. EMBEDMENT INTO BLOCKWORK/CONCRETE BEAM (AT MID-DEPTH OF STAIR THROAT AND LANDING)
- N2 DOOR TRACK REBATE TO SLAB. REFER ARCHITECT FOR DETAILS.

WATERPROOFING NOTE:
A CONTINUOUS WATERPROOFING SYSTEM IS TO BE APPLIED AND CERTIFIED BY A SPECIALIST WATERPROOFING CONTRACTOR ENGAGED BY THE BUILDER. THE WATERPROOFING SYSTEM IS TO INCLUDE ALL SLAB AND WALL JOINT SEALANTS / WATERSTOPS AS REQUIRED. THE WATERPROOFING CONTRACTOR IS TO ALSO CONFIRM APPROVAL OF THEIR SYSTEM AGAINST THE WALL AND SLAB SYSTEM PROPOSED ON THE DRAWING (INCLUDING BLOCK MASONRY WHERE APPLICABLE). REFER ARCHITECT FOR FURTHER DETAILS.

NOTES:
- CONFIRM STEPS, FALLS, AND RAMPS WITH ARCHITECT

CAST IN SERVICES NOTE:
UNLESS SPECIFICALLY DETAILED OR APPROVED OTHERWISE, RUNS OF SERVICE PIPES, CONDUITS OR DUCTS ARE NOT PERMITTED TO BE CAST INTO REINFORCED CONCRETE ELEMENTS (e.g. SLABS, BEAMS, COLUMNS, OR WALLS). SERVICES SHALL INSTEAD RUN ADJACENT TO CONCRETE ELEMENTS (e.g. BENEATH SLABS) AND THEN PENETRATE THROUGH ONLY AT DESIGNATED LOCATIONS.

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DRAWN:	RM R25		
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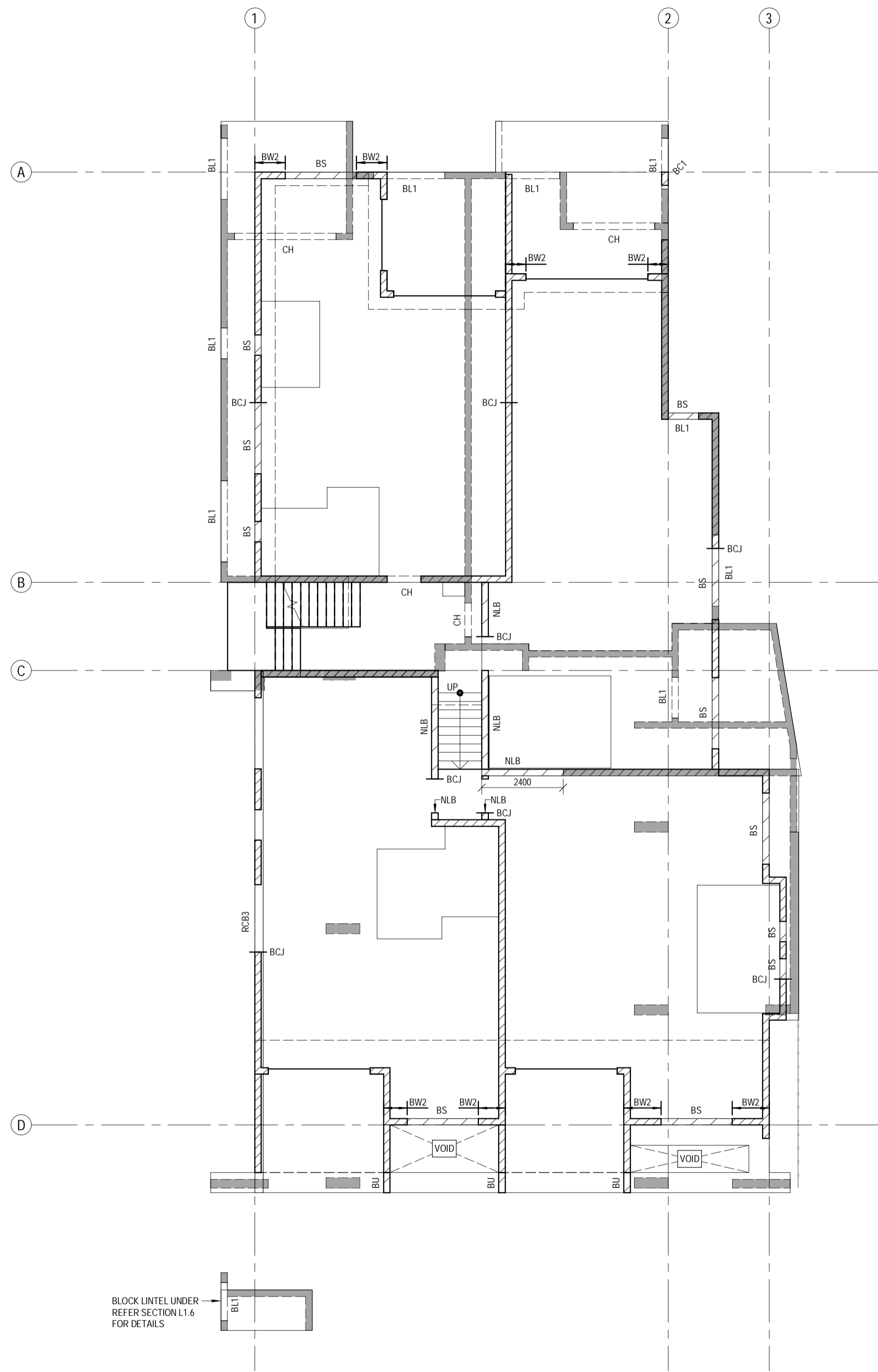
CONSULTANTS: AG ARCHITECTS

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PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION:	16 STATION AVENUE, GAYTHORNE
TITLE:	LEVEL 2 SLAB PLAN
CLIENT:	AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER	B24-092
SHEET NUMBER	5.0
REVISION	D

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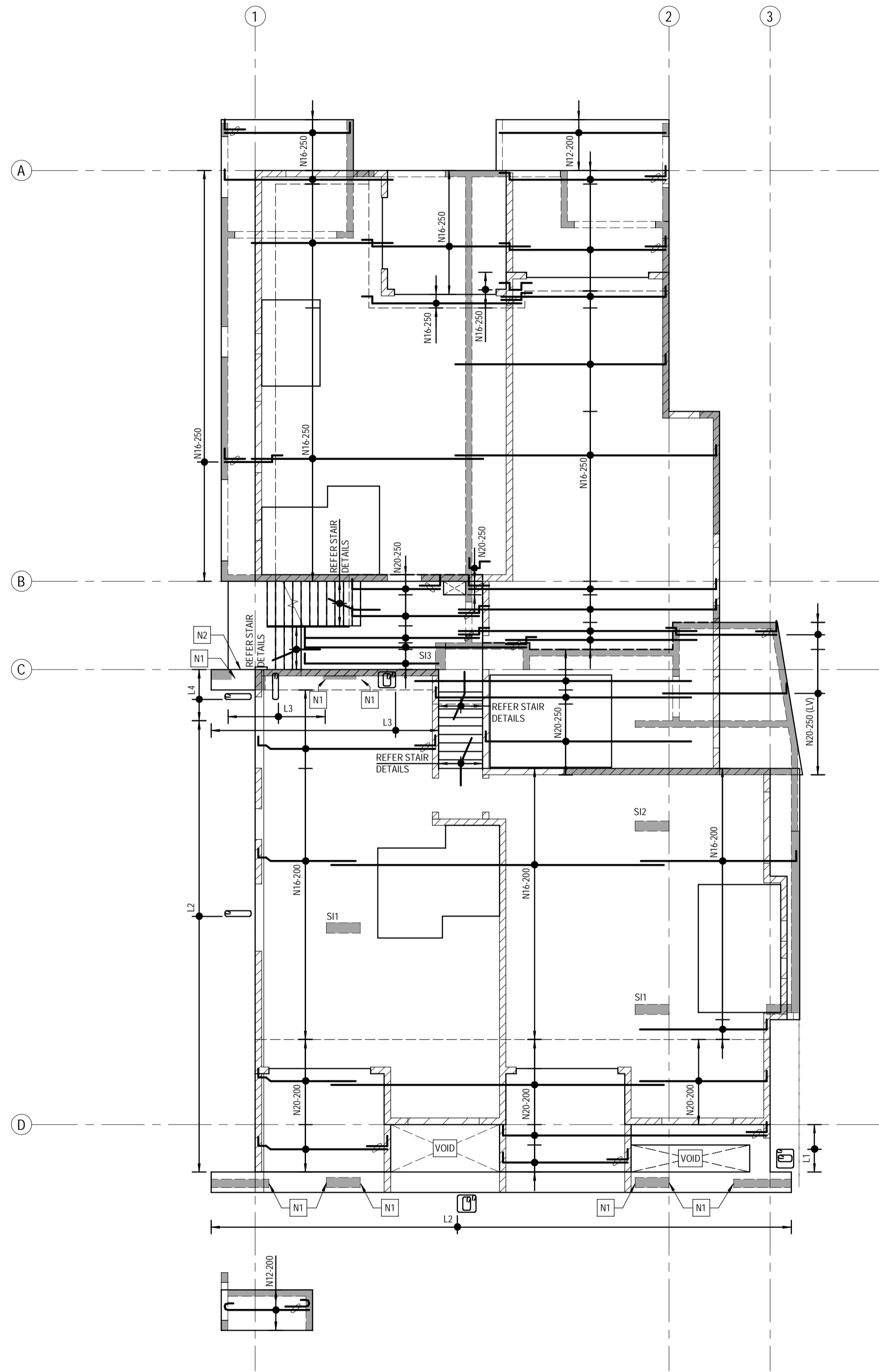


LEGEND	
WALLS/COLUMNS UNDER AND/OR OVER	
	DENOTES LOAD BEARING BLOCK WALL (BW1 U.N.O.)
	DENOTES NON-LOAD BEARING BLOCK WALL
	DENOTES LOAD BEARING SUPPORT WALL/COLUMN UNDER
BLOCK WALLS & COLUMNS	
BW1	BLOCK WALL OVER - REFER DETAILS ON SHEET 2.0
BL1	BLOCK LINTEL UNDER - REFER DETAILS ON SHEET 2.1
NLB	NON-LOAD BEARING BLOCK OVER - REFER DETAILS ON SHEET 2.0
BS	BLOCK SILL OVER - REFER DETAILS ON SHEET 2.0
BCF	BLOCK COLUMN OVER - REFER DETAILS ON SHEET 2.0
CONCRETE COLUMNS, WALLS & HEADERS	
CH	CONCRETE HEAD - REFER SECTIONS L2.5 FOR DETAILS
OTHER	
(u)	DENOTES ELEMENT UNDER
RCB1	REINFORCED CONCRETE BEAM, REFER SECTION DETAILS
BCJ - DENOTES BLOCKWORK OR BRICKWORK CONTROL JOINT. WHERE NOT SPECIFICALLY LOCATED ON PLAN, THE BUILDER IS TO CLEARLY MARK THE PROPOSED LOCATIONS OF ALL BCJ'S ON A PLAN FOR APPROVAL BY THE ARCHITECT AND ENGINEER. BCJ LOCATIONS ARE TO COMPLY WITH NOTE M16 ON SHEET 1.2 AND THE TYPICAL DETAILS ON SHEET 2.0	

LEVEL 2 WALL AND COLUMN PLAN
SCALE 1:100

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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>27.11.2025</td> <td>REVISED ISSUED FOR CONSTRUCTION</td> </tr> <tr> <td>C</td> <td>19.09.2025</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> <tr> <td>B</td> <td>21.08.2025</td> <td>REVISED BA ISSUE</td> </tr> <tr> <td>A</td> <td>30.07.2025</td> <td>BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION</td> </tr> </tbody> </table>	No.	DATE	REVISIONS	D	27.11.2025	REVISED ISSUED FOR CONSTRUCTION	C	19.09.2025	ISSUED FOR CONSTRUCTION	B	21.08.2025	REVISED BA ISSUE	A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DRN</th> <th>ENG</th> </tr> </thead> <tbody> <tr> <td>RM</td> <td>AH</td> </tr> <tr> <td>RM</td> <td>AH/SM/JNG</td> </tr> <tr> <td>ZA</td> <td>AH/SM/JNG</td> </tr> <tr> <td>RM</td> <td>AH/SM/JNG</td> </tr> <tr> <td>DRN</td> <td>ENG</td> </tr> </tbody> </table>	DRN	ENG	RM	AH	RM	AH/SM/JNG	ZA	AH/SM/JNG	RM	AH/SM/JNG	DRN	ENG					
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LEVEL 2 - BOTTOM REINFORCEMENT PLAN - LAYER 1
SCALE: 1:100

NOTES:
ANY GAPS TO BE INFILLED WITH SAME SIZE BAR AND SPACING AS MAIN MAT
(LV) DENOTES LENGTH VARIES.

MAIN REINFORCEMENT:
ALL MAIN REINFORCEMENT
N16-200 U.N.O. (UPPER SLABS)
N16-250 U.N.O. (LOWER SLABS)

REINFORCEMENT LEGEND:
L1 - N12-200 CLOSED LIGS (ALSO REFER NOTE N1)
L2 - N12-250 CLOSED LIGS (ALSO REFER NOTE N1)
L3 - N12-200 CLOSED LIGS (ALSO REFER NOTE N1)
L4 - 20N12-100 CLOSED LIGS (ALSO REFER NOTE N1)

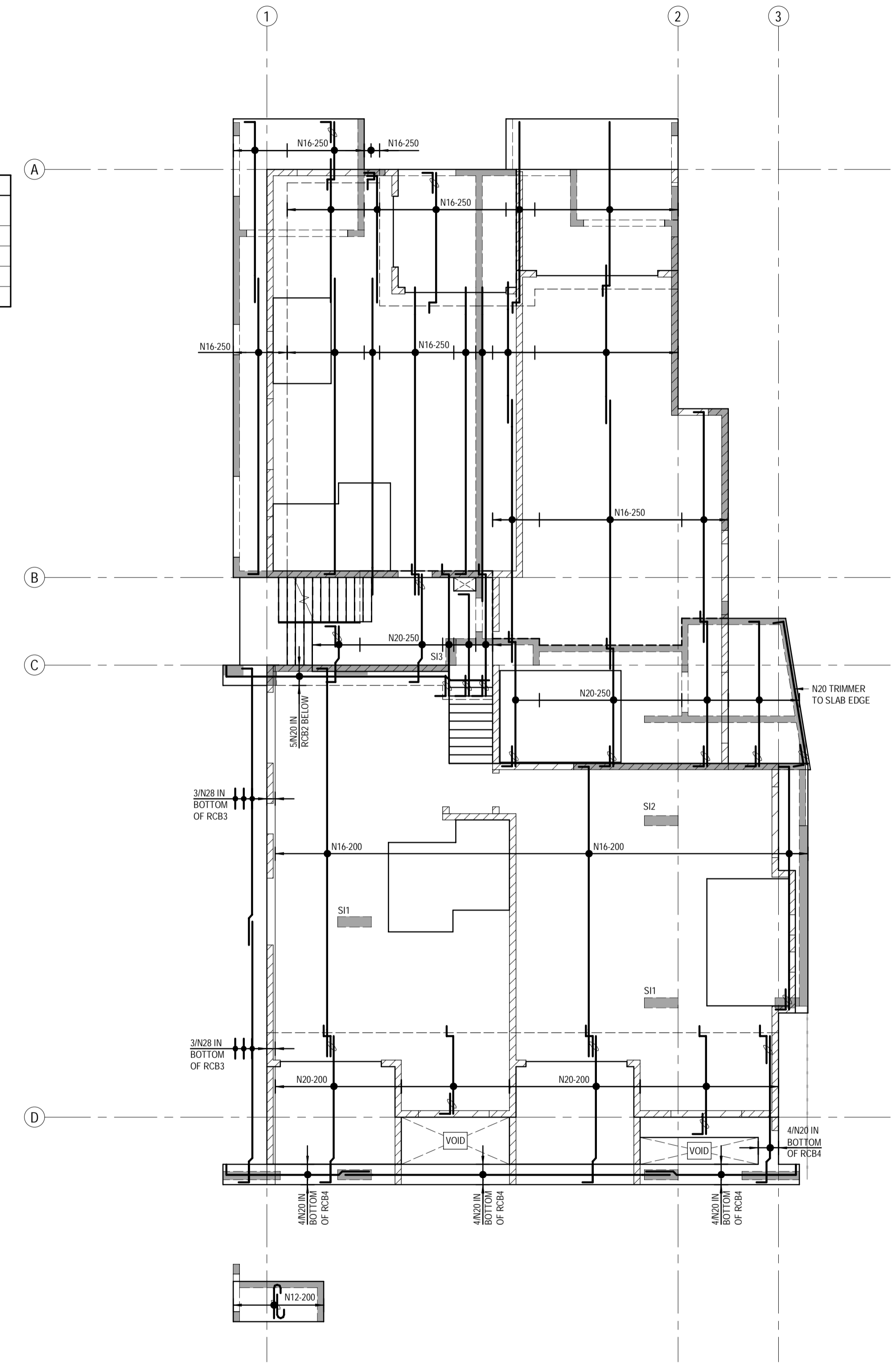
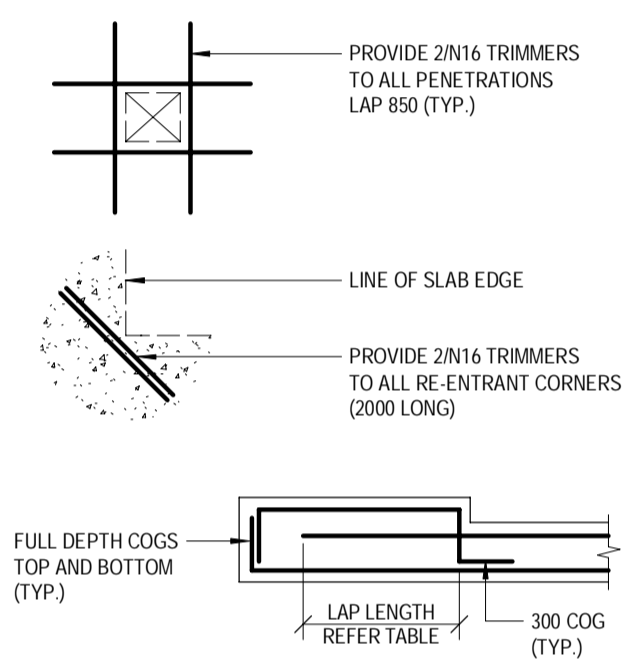
NOTE:
S1# DENOTES STRUCTURAL INTEGRITY REINFORCEMENT REFER DETAILS ON SHEET 5.8

LAYER 1 NOTE:
ALL LAYER 1 REINFORCEMENT SHALL BE PLACED SUCH THAT THE BOTTOM COVER IS STRICTLY IN ACCORDANCE WITH NOTE C2 ON SHEET 1.1. ADDITIONAL BARS BENEATH LAYER 1 TO ASSIST WITH PLACEMENT ARE NOT PERMITTED.

NOTES
N1 INSTALL LIGATURE 50 MAX. FROM FACE OF LOAD BEARING COLUMN/WALL UNDER
N2 CONCRETE DOWNTURN UNDER RC2 REFER SECTION L2.12 FOR DETAILS

BAR	LAP LENGTH (U.N.O.)	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600

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.



LEVEL 2 - BOTTOM REINFORCEMENT PLAN - LAYER 2
SCALE: 1:100

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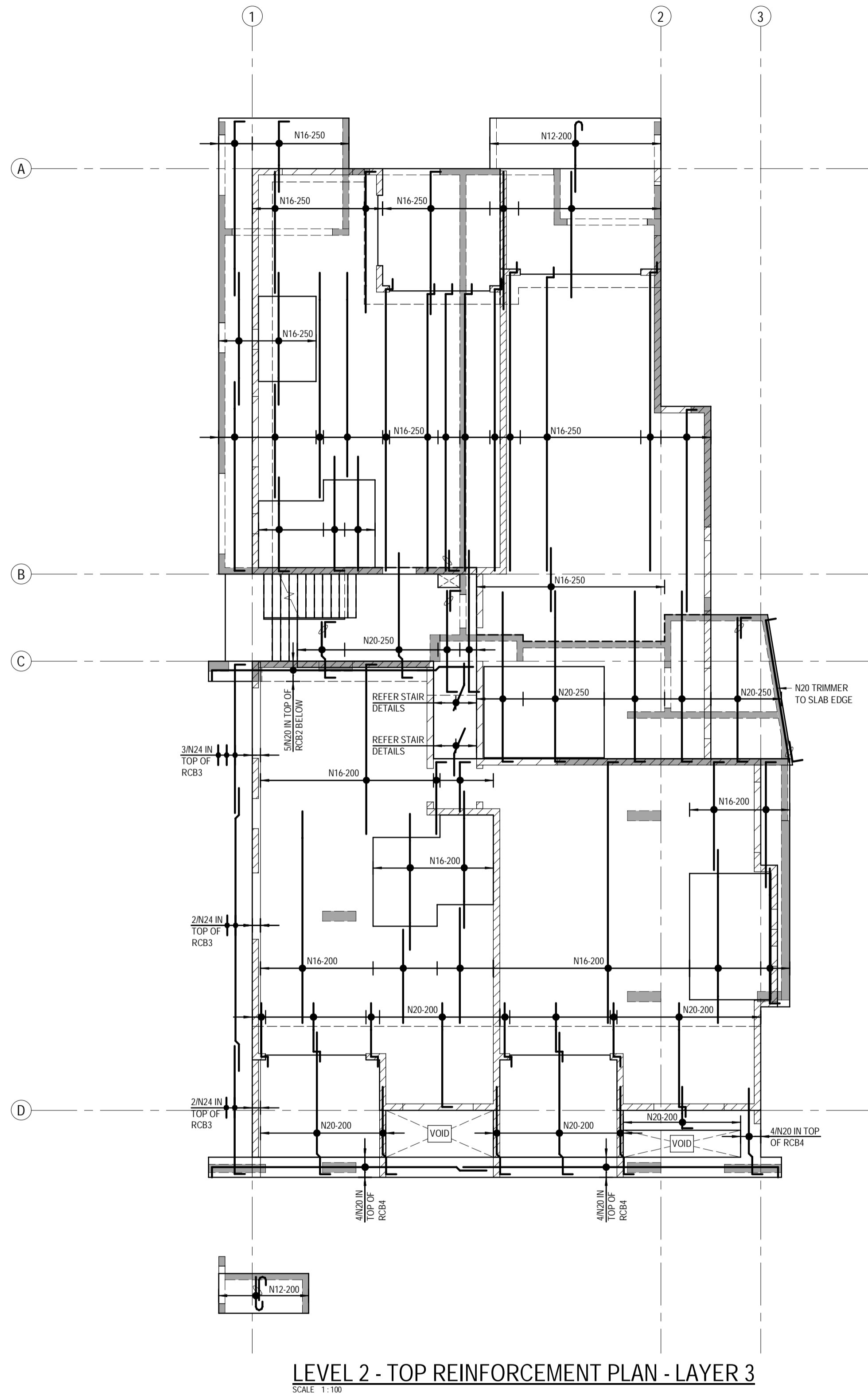
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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION: 16 STATION AVENUE, GAYTHORNE
TITLE: LEVEL 2 BOTTOM REINFORCEMENT PLAN
CLIENT: AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER: B24-092
SHEET NUMBER: 5.2
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LEVEL 2 - TOP REINFORCEMENT PLAN - LAYER 3
SCALE 1:100

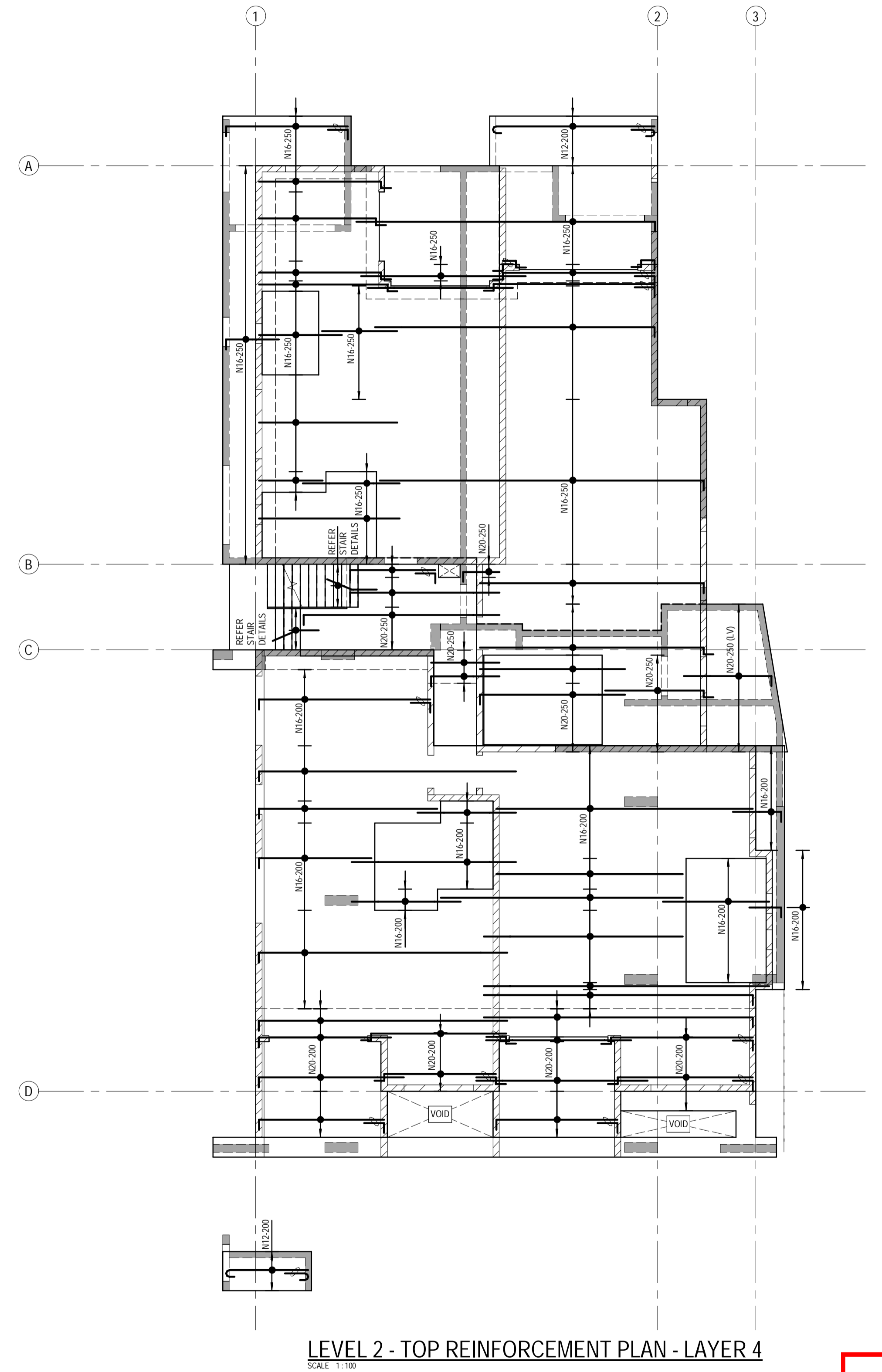
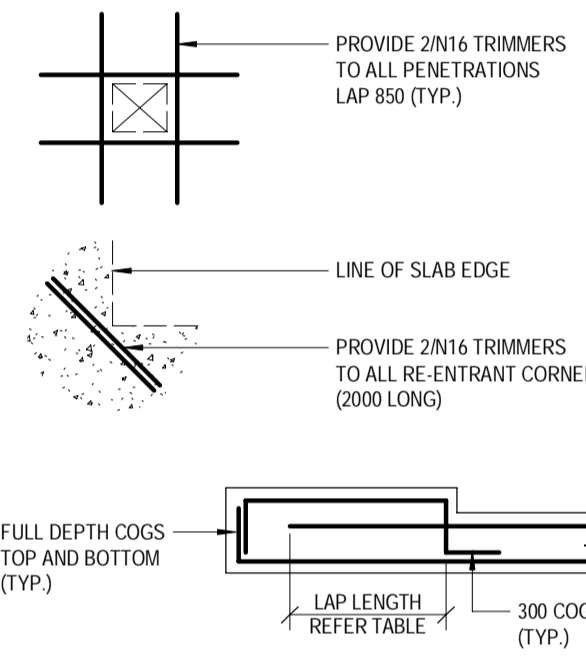
NOTES:
ANY GAPS TO BE INFILLED WITH SAME SIZE BAR AND SPACING AS MAIN MAT
(LV) DENOTES LENGTH VARIES.

MAIN REINFORCEMENT:
ALL MAIN REINFORCEMENT
N16-200 U.N.O. (UPPER SLABS)
N16-250 U.N.O. (LOWER SLABS)

LAYER 4 NOTE:
ALL LAYER 4 REINFORCEMENT SHALL BE PLACED SUCH THAT THE TOP COIR IS STRICTLY IN ACCORDANCE WITH NOTE C2 ON SHEET 1.1. REDUCED CHAIR HEIGHTS OR ADDITIONAL REINFORCEMENT ABOVE LAYER 4 TO ASSIST WITH PLACEMENT ARE NOT PERMITTED.

TYPICAL REINFORCEMENT LAP LENGTHS TABLE		
BAR	LAP LENGTH (U.N.O.)	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600

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.



LEVEL 2 - TOP REINFORCEMENT PLAN - LAYER 4
SCALE 1:100

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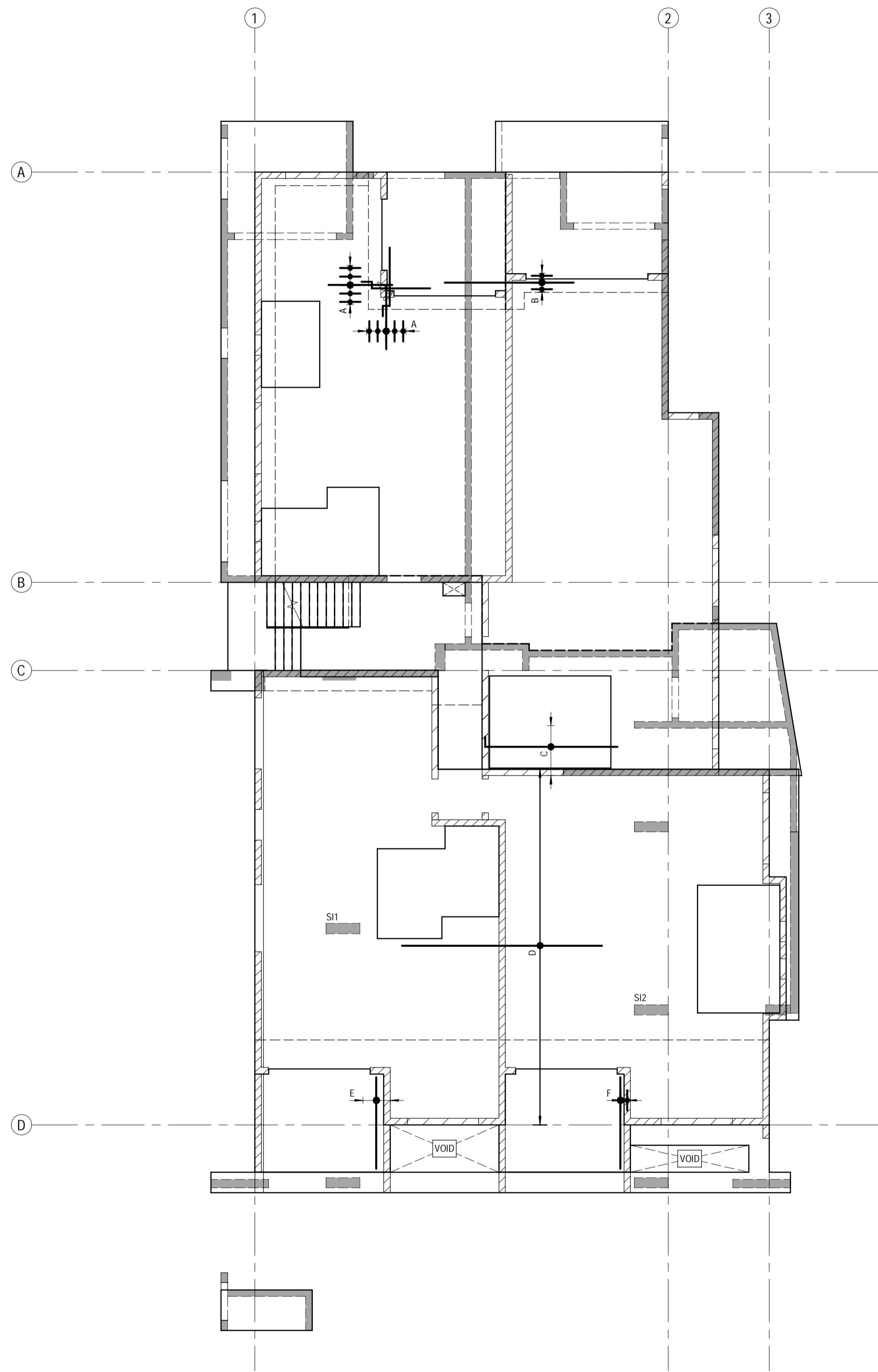
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LOCATION:	16 STATION AVENUE, GAYTHORNE
TITLE:	LEVEL 2 TOP REINFORCEMENT PLAN
CLIENT:	AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER	B24-092
SHEET NUMBER	5.3
REVISION	D



LEVEL 2 - BOTTOM EXTRA REINFORCEMENT PLAN - LAYERS 1 & 2
SCALE: 1:100

NOTES:
* ALL EXTRA BARS SHALL BE LOCATED CENTRALLY BETWEEN MAIN BARS.

EXTRA REINFORCEMENT LAYERS 1 & 2:

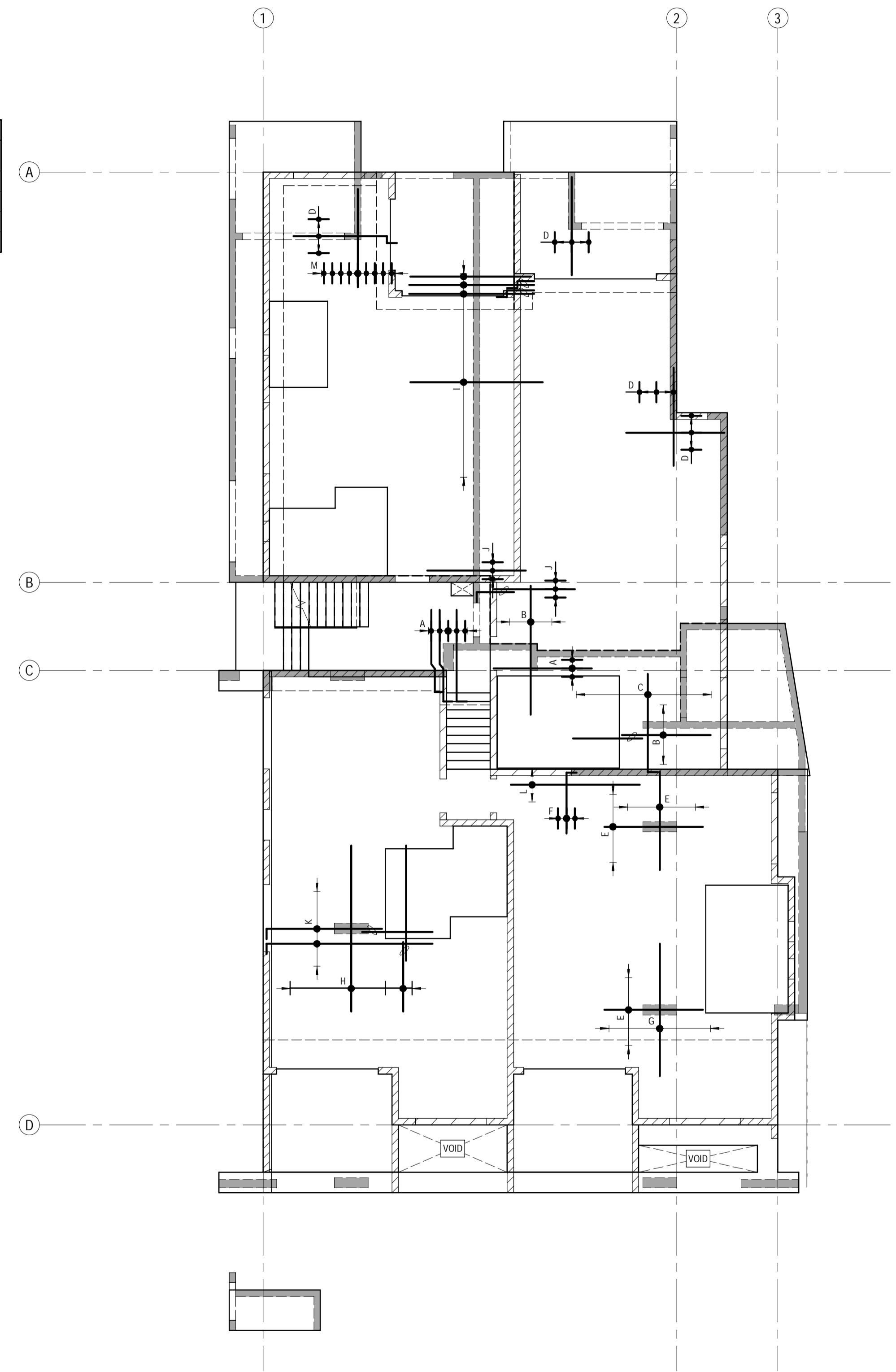
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- B - 3/N16 - 250 EXTRA, 4000 LONG
- C - 5/N20 - 250 EXTRA, 4000 LONG
- D - N16-400 EXTRA, 6000 LONG
- E - 4/N20 - 200 EXTRA, 3000 LONG
- F - 2/N20 - 200 EXTRA, 3000 LONG

EXTRA REINFORCEMENT LAYERS 3 & 4:

- A - 5/N20 - 250 EXTRA, 3000 LONG
- B - 11/N20 - 250 EXTRA, 3000 LONG
- C - 15/N20 - 250 EXTRA, 3000 LONG
- D - 3/N16 - 500 EXTRA, 3000 LONG
- E - 5/N16 - 500 EXTRA, 3000 LONG
- F - 3/N16 - 200 EXTRA, 2000 LONG
- G - 9/N16 - 400 EXTRA, 4000 LONG
- H - 18/N16 - 200 EXTRA, 5000 LONG
- I - 11/N16 - 500 EXTRA, 4000 LONG
- J - 3/N20 - 250 EXTRA, 3000 LONG
- K - 11/N16 - 200 EXTRA, 5000 LONG
- L - 5/N20 - 200 EXTRA, 4000 LONG
- M - 9/N16 - 250 EXTRA, 3000 LONG

BAR	LAP LENGTH (J.N.O.)	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600

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.



LEVEL 2 - TOP EXTRA REINFORCEMENT PLAN - LAYERS 3 & 4
SCALE: 1:100

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C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AHSM/JNG	DRAWN: RM R25	<i>A. Hobson</i>
B	21.08.2025	REVISED BA ISSUE	ZA	AHSM/JNG	CHECKED: D.W.	
A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AHSM/JNG	DATE: JAN 2025	A. HOBSON - RPEQ 31914
No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE: A1	For and on behalf of WESTERAPARTNERS PTY. LTD.


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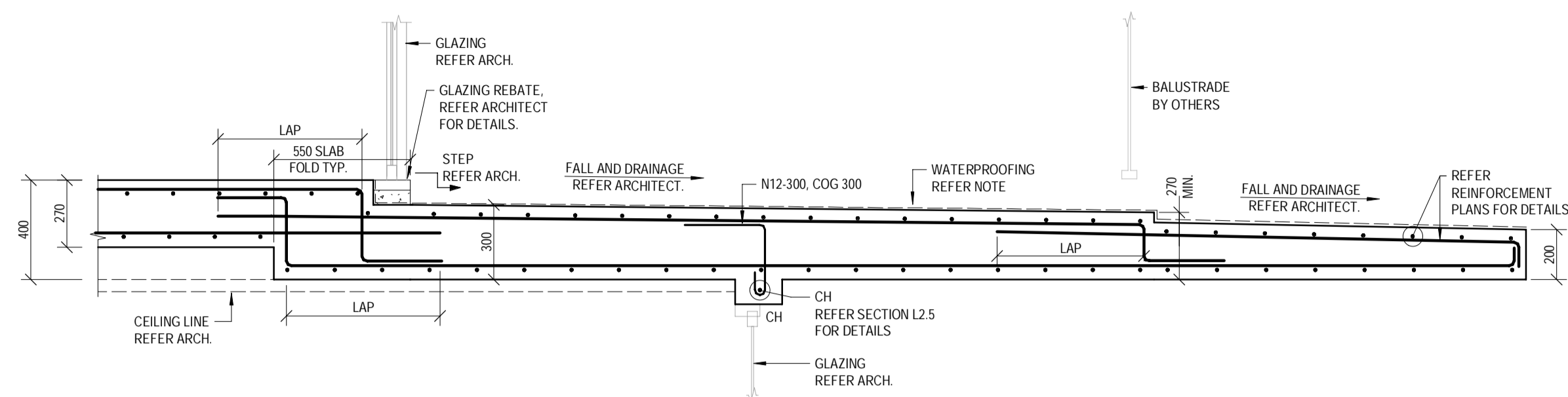
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 T: 07 5571 1599
 SUNSHINE COAST
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 NORTHERN NSW
 T: 02 6674 8047
 CENTRAL VICTORIA
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CONSULTANTS: AG ARCHITECTS

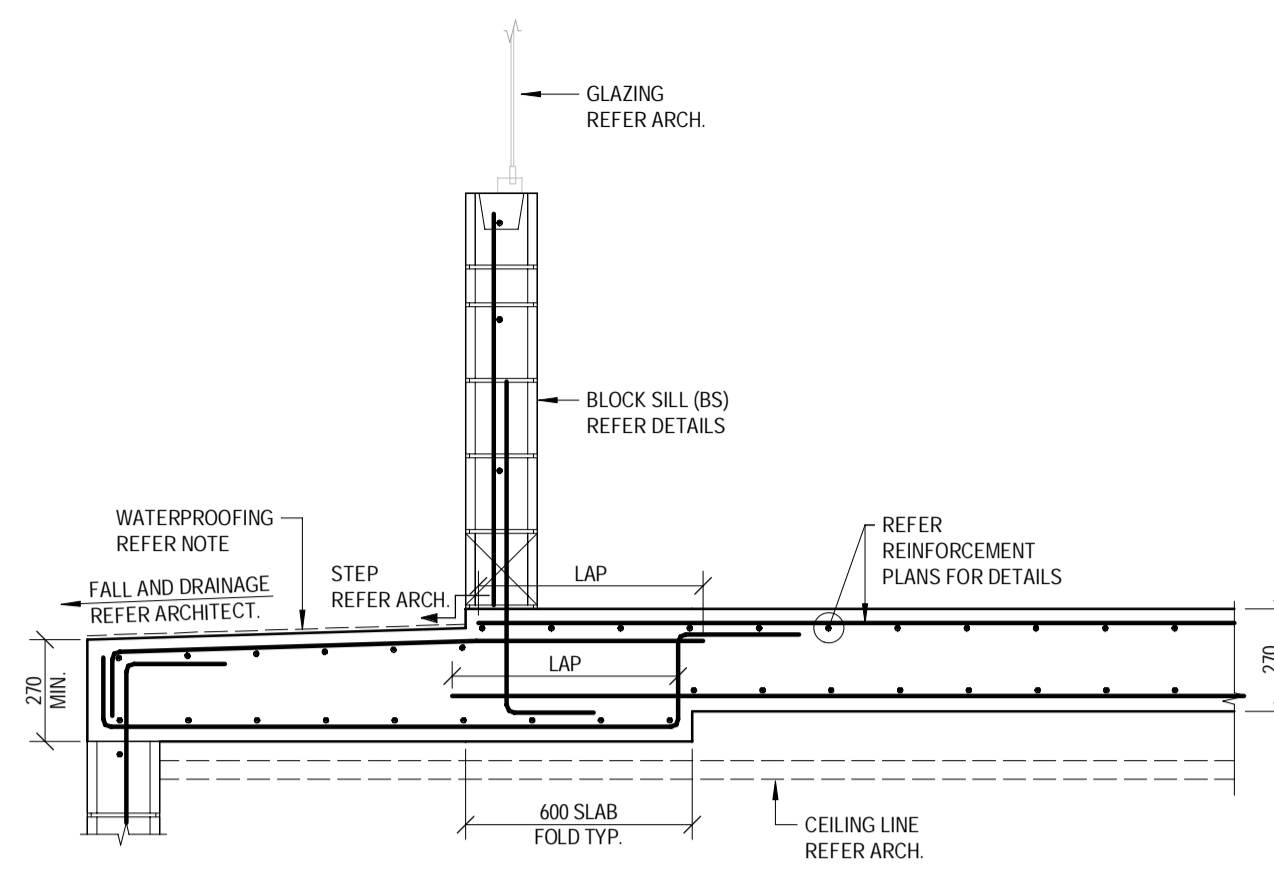
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PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION:	16 STATION AVENUE, GAYTHORNE
TITLE:	LEVEL 2 BOTTOM AND TOP EXTRA REINFORCEMENT PLANS
CLIENT:	AUSPACE DEVELOPMENTS GROUP
PROJECT NUMBER	B24-092
SHEET NUMBER	5.4
REVISION	D

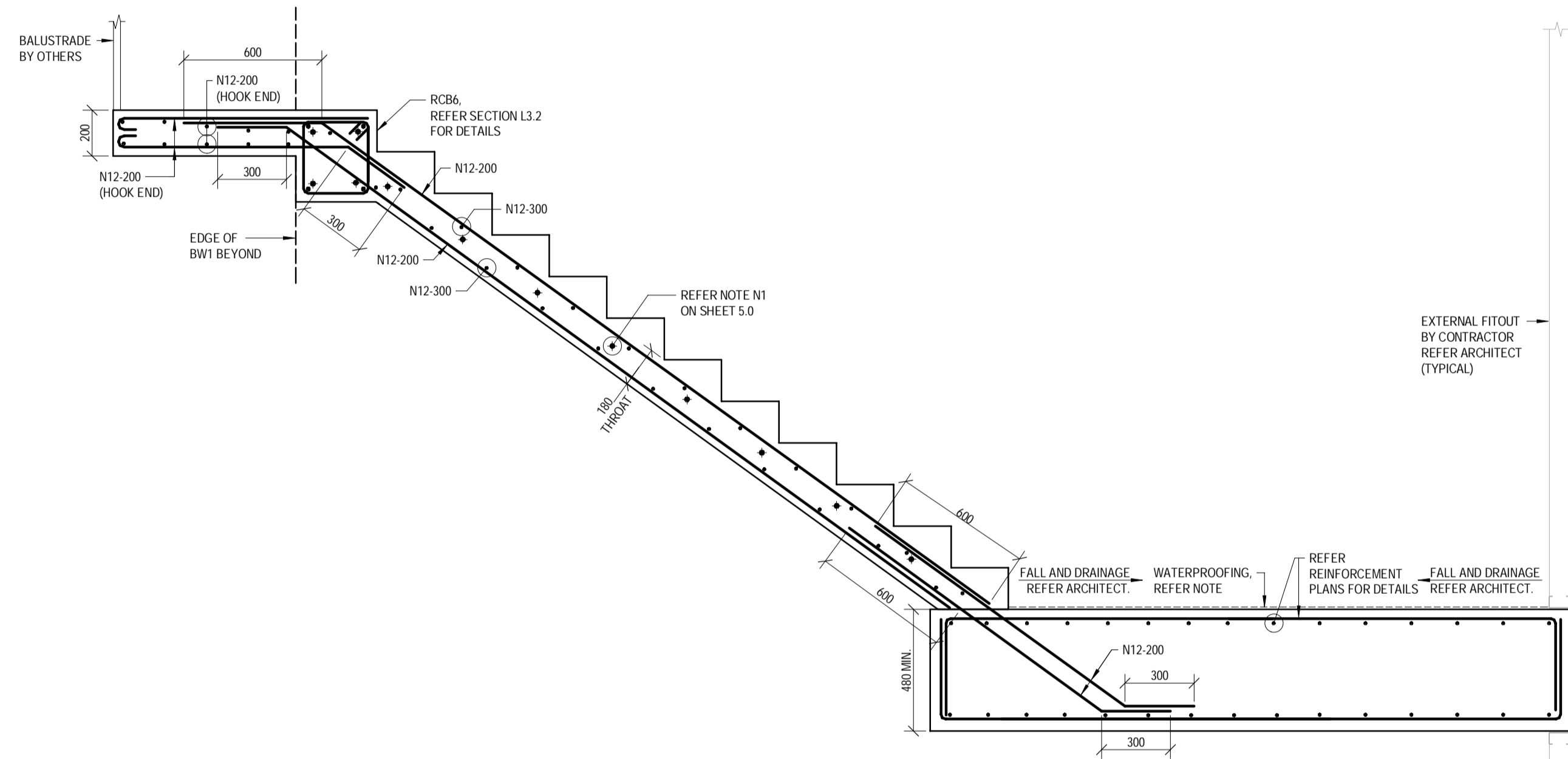
WATERPROOFING NOTE:
 A CONTINUOUS WATERPROOFING SYSTEM IS TO BE APPLIED AND CERTIFIED BY A SPECIALIST WATERPROOFING CONTRACTOR ENGAGED BY THE BUILDER. THE WATERPROOFING SYSTEM IS TO INCLUDE ALL SLAB AND WALL JOINT SEALANTS / WATERSTOPS AS REQUIRED. THE WATERPROOFING CONTRACTOR IS TO ALSO CONFIRM APPROVAL OF THEIR SYSTEM AGAINST THE WALL AND SLAB SYSTEM PROPOSED ON THE DRAWING (INCLUDING BLOCK MASONRY WHERE APPLICABLE) REFER ARCHITECT FOR FURTHER DETAILS.



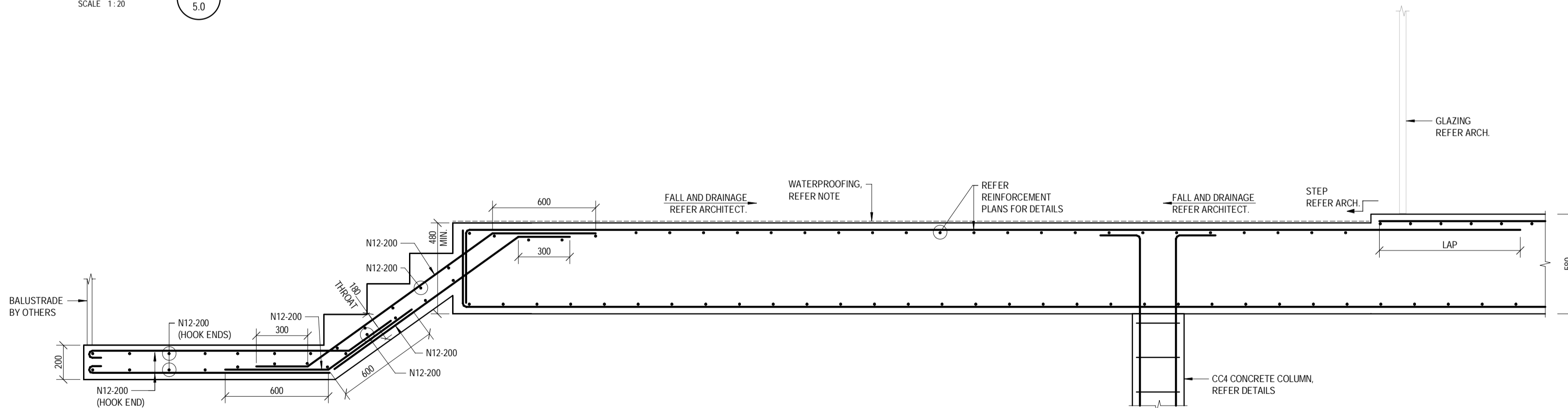
SECTION L2.1
 SCALE 1:20
 5.0



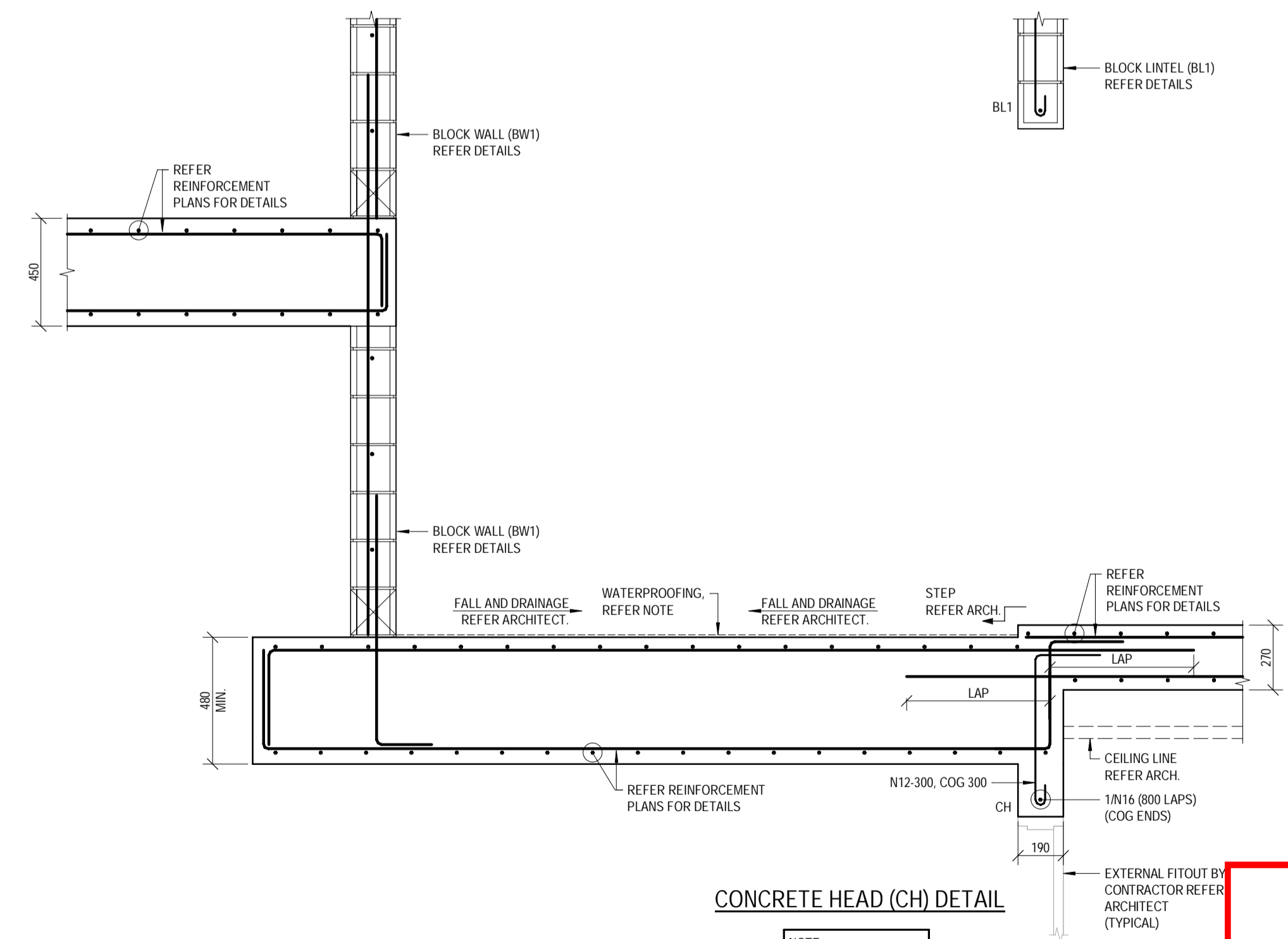
SECTION L2.2
 SCALE 1:20
 5.0



SECTION L2.3
 SCALE 1:20
 5.0



SECTION L2.4
 SCALE 1:20
 5.0



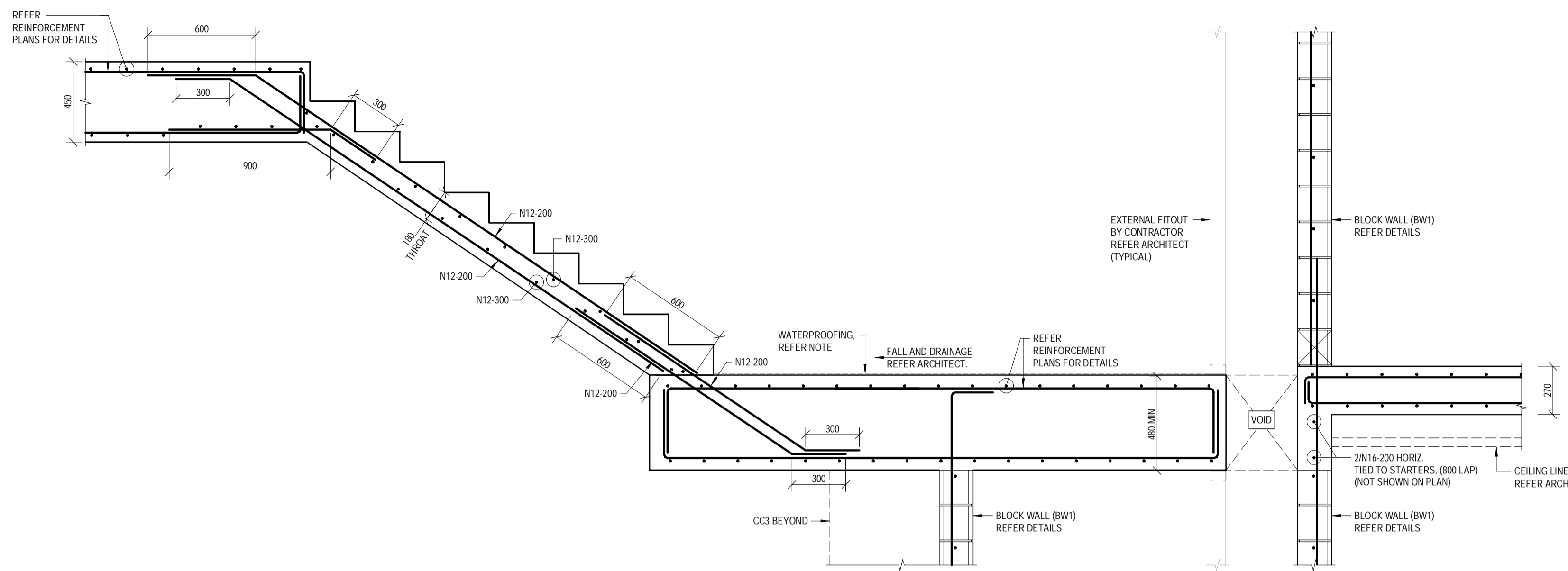
SECTION L2.5
 SCALE 1:20
 5.0

CONCRETE HEAD (CH) DETAIL
 NOTE:
 ALSO REFER TYPICAL CH TO BLOCKWORK DETAIL ON SHEET 4.5.

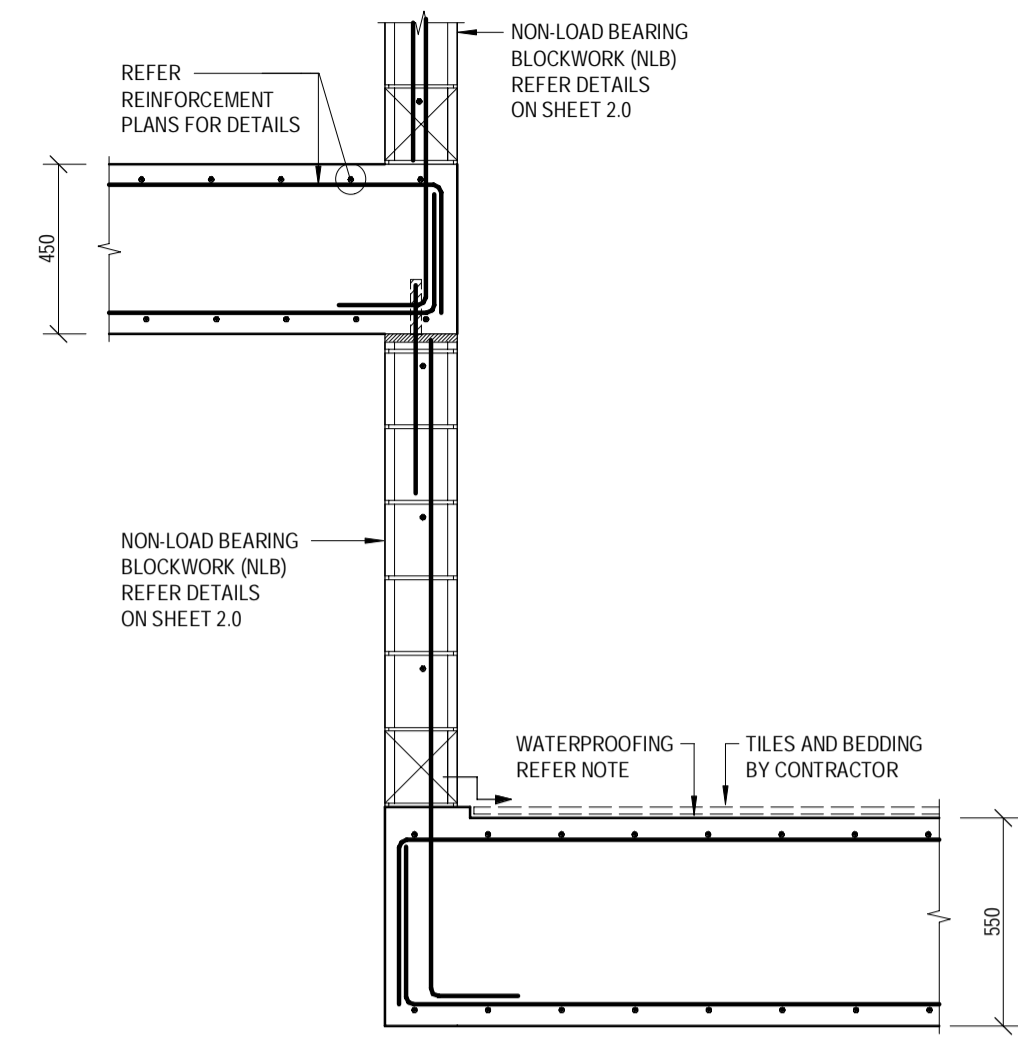
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C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AHSM/JNG	DRAWN:	RM R25		SHEET NUMBER				5.5	
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A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AHSM/JNG	DATE:	JAN 2025	A. HOBSON - RPEQ 31914 For and on behalf of WESTERA PARTNERS PTY. LTD.						
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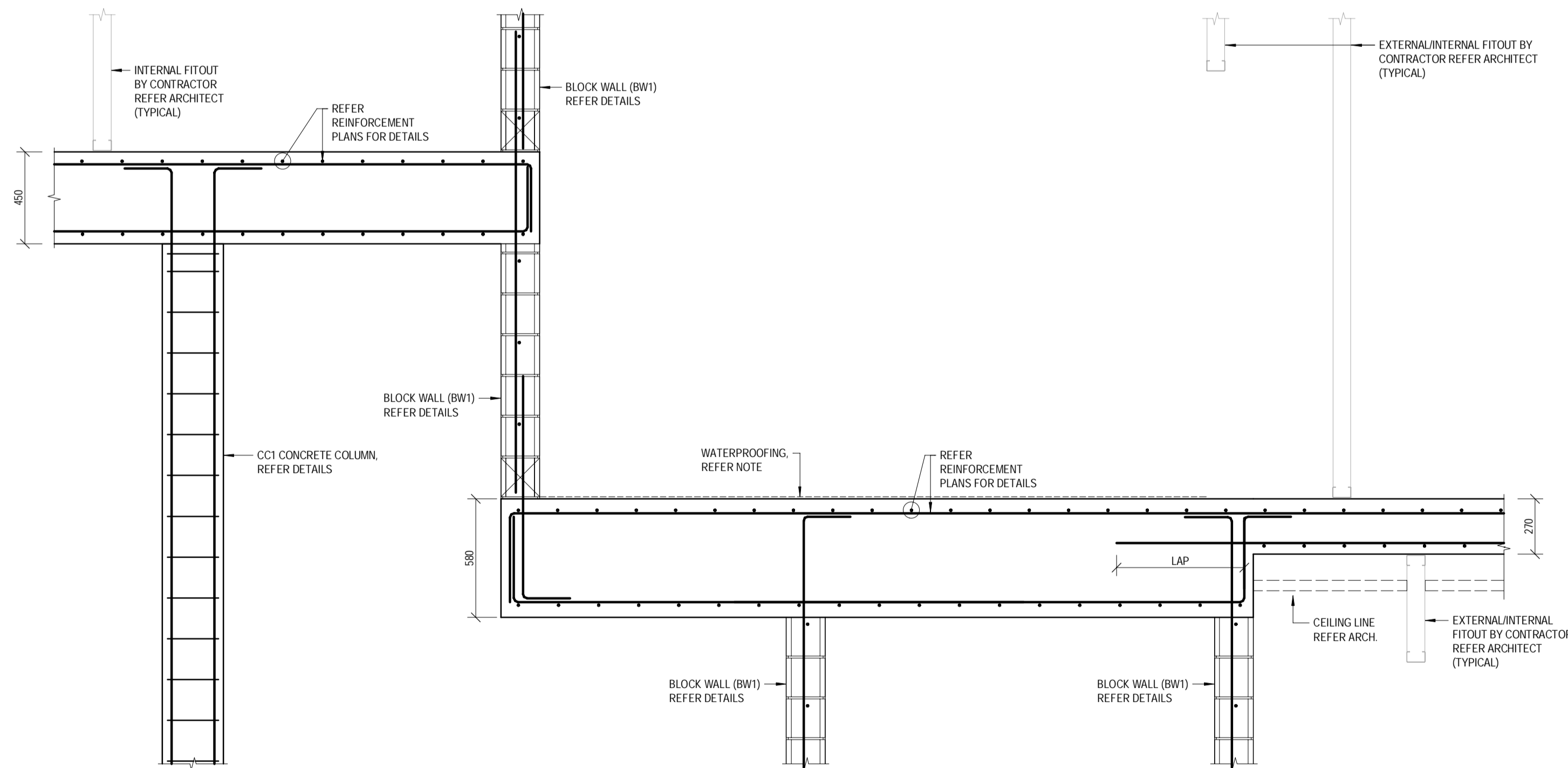
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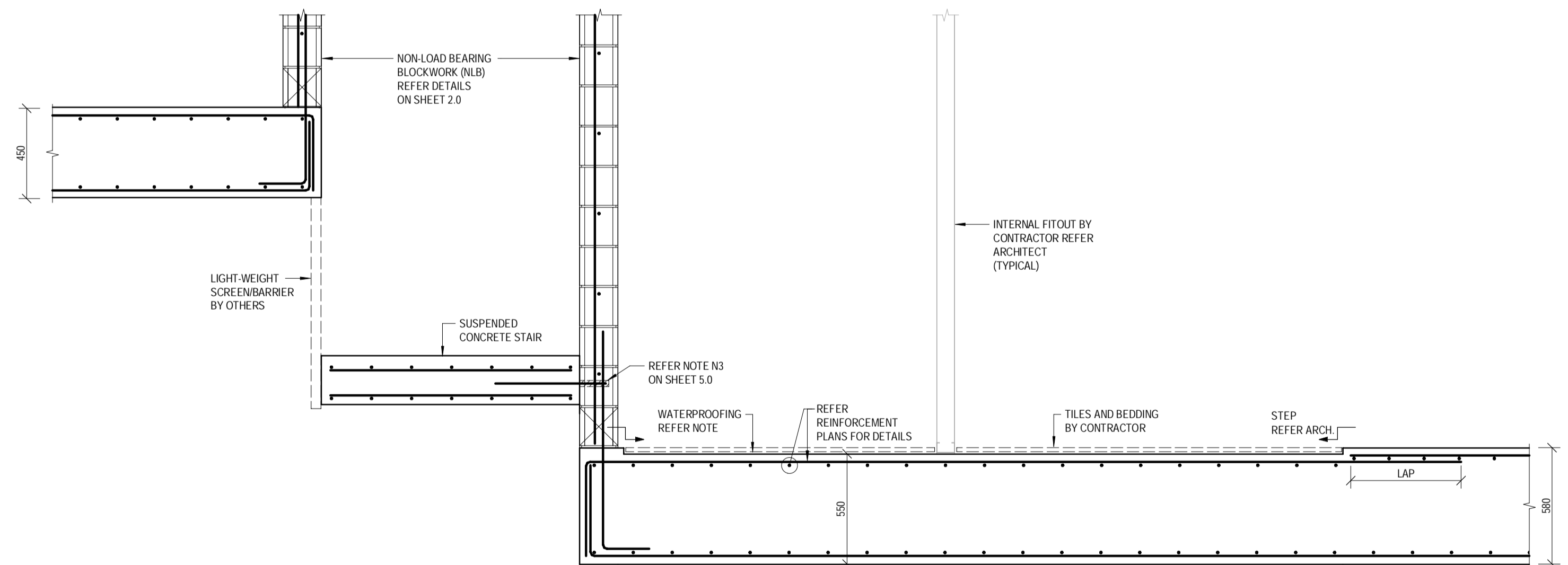
SECTION L2.6
 SCALE 1:20



SECTION L2.7
 SCALE 1:20



SECTION L2.8
 SCALE 1:20

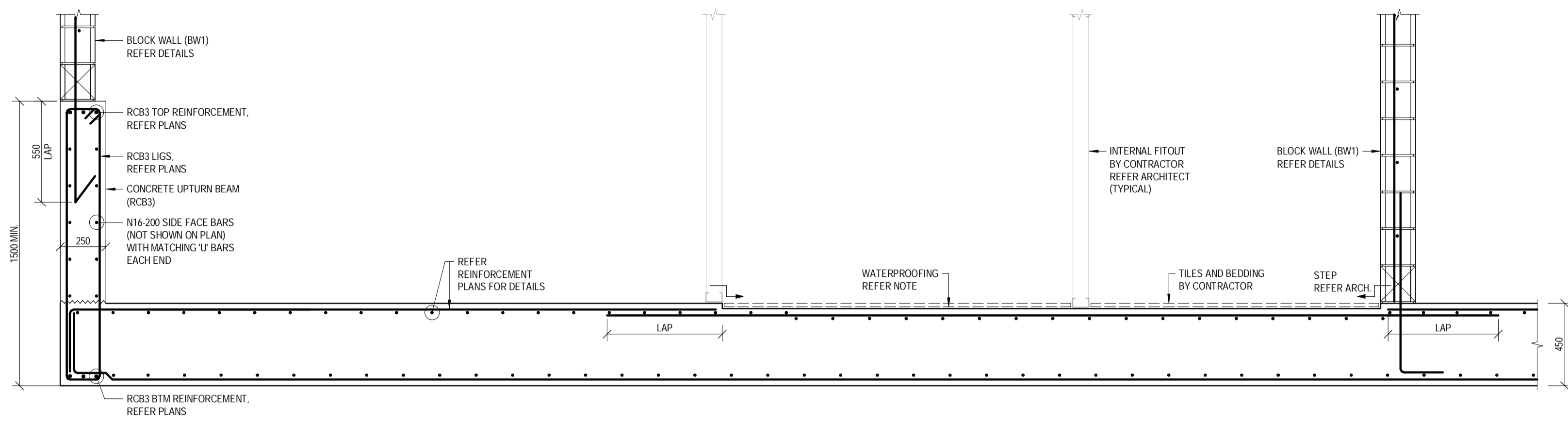


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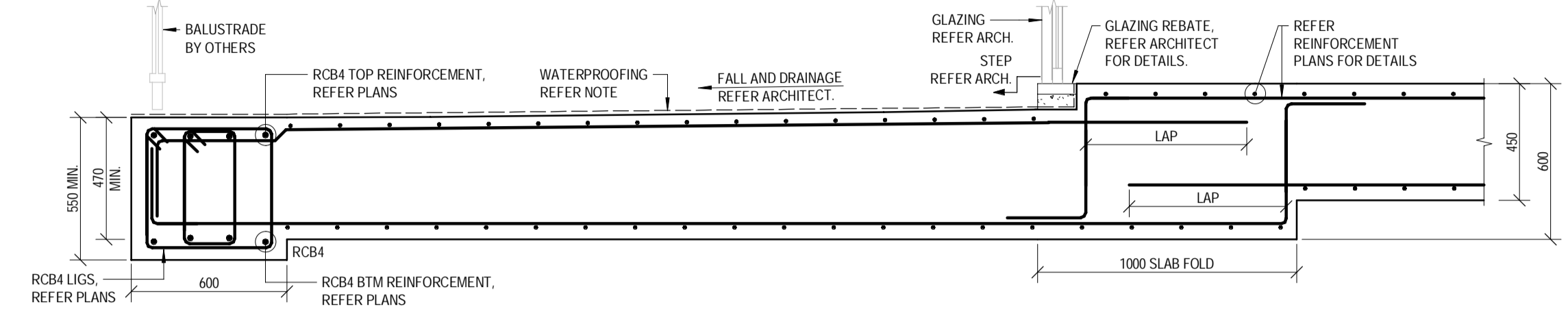
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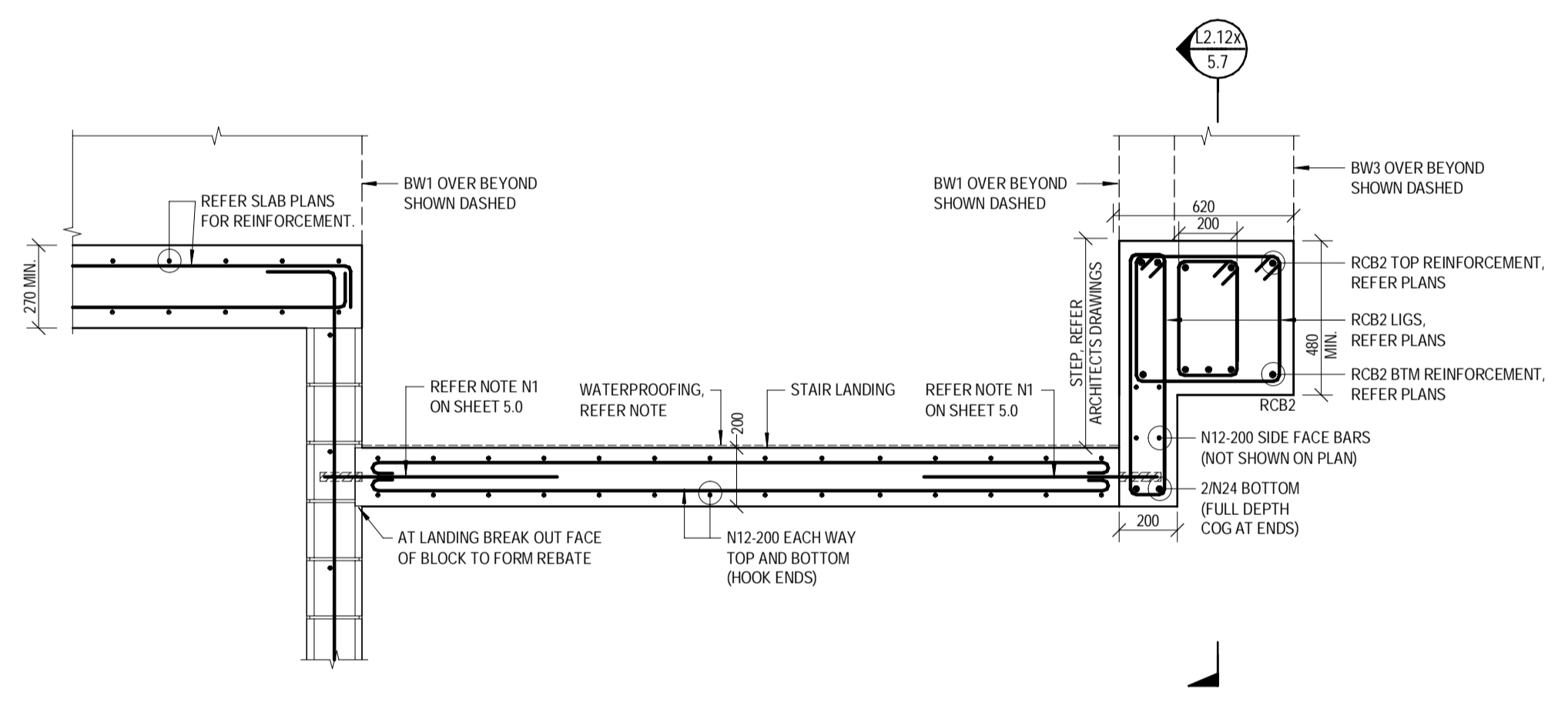
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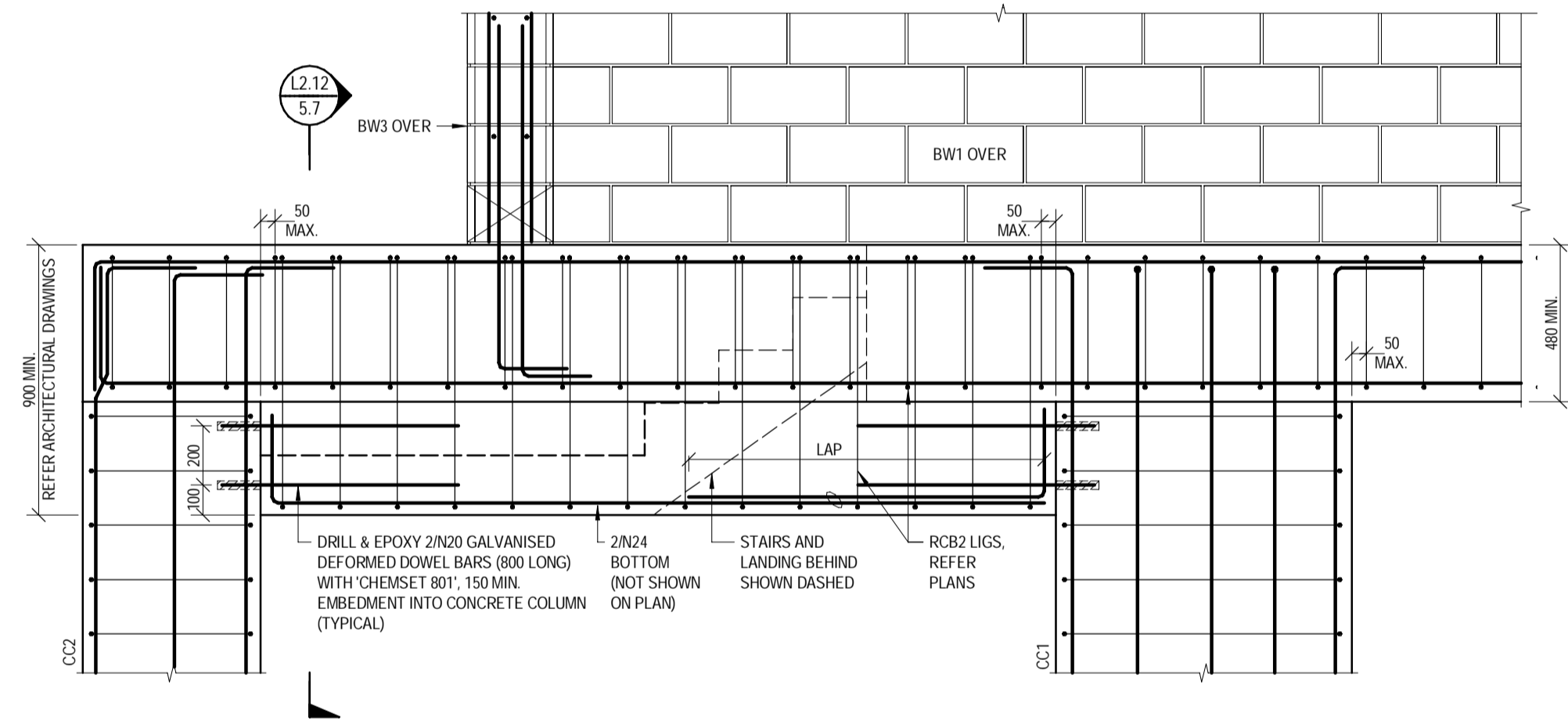
SECTION L2.10
 SCALE 1:20



SECTION L2.11
 SCALE 1:20



SECTION L2.12
 SCALE 1:20



SECTION L2.12A
 SCALE 1:20

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 A. HOBSON - RPEQ 31914
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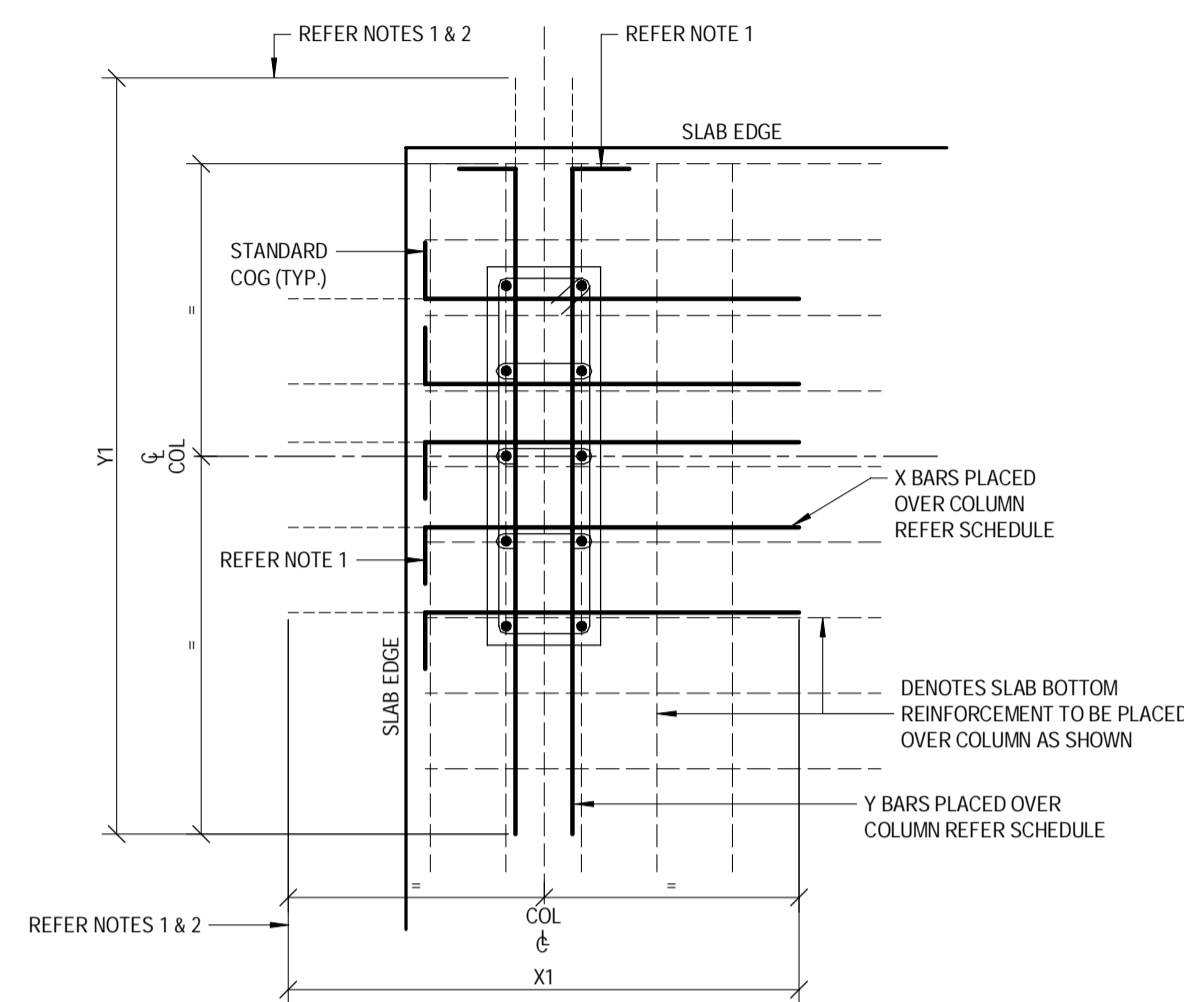
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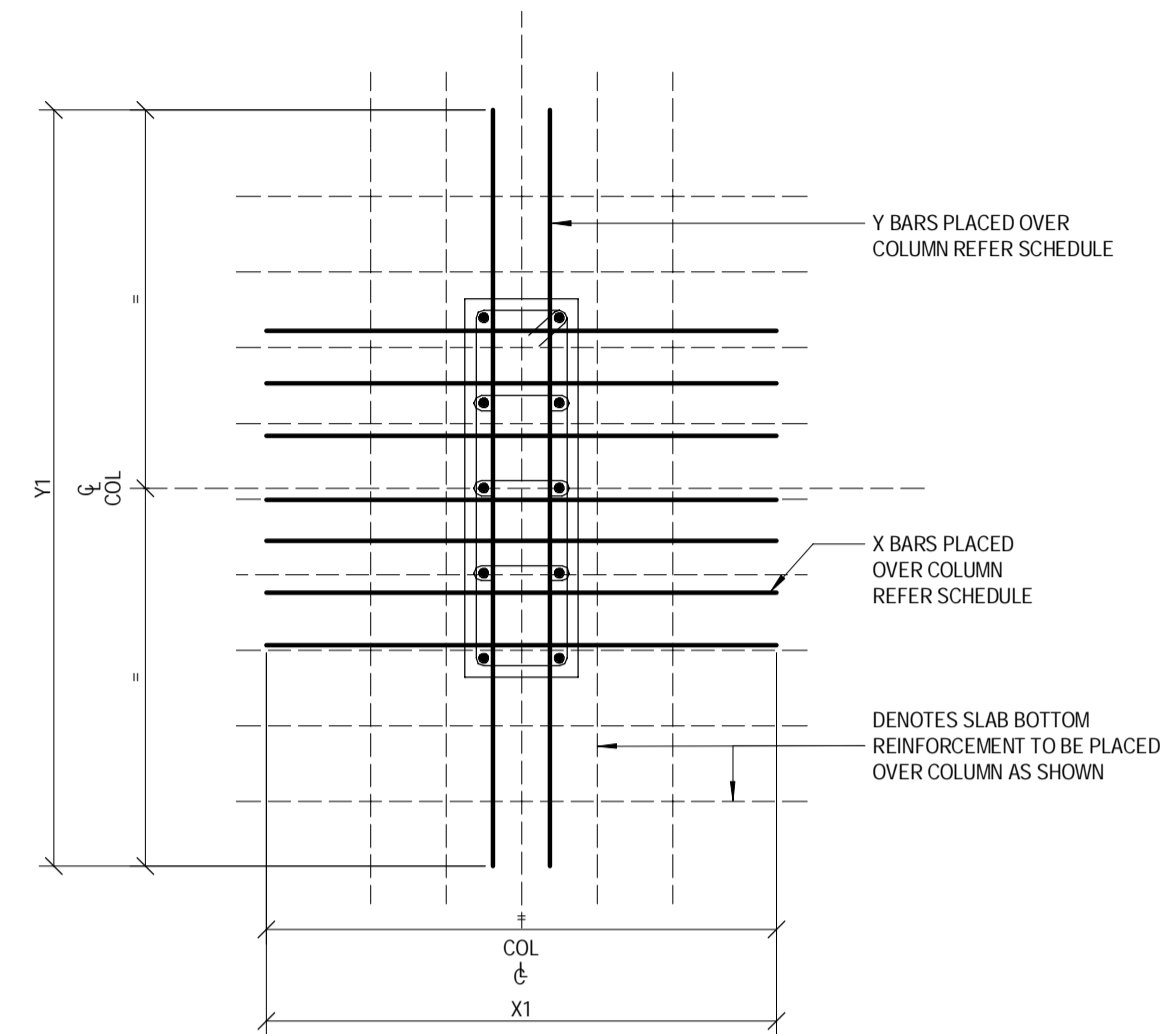
CONSULTANTS: AG ARCHITECTS

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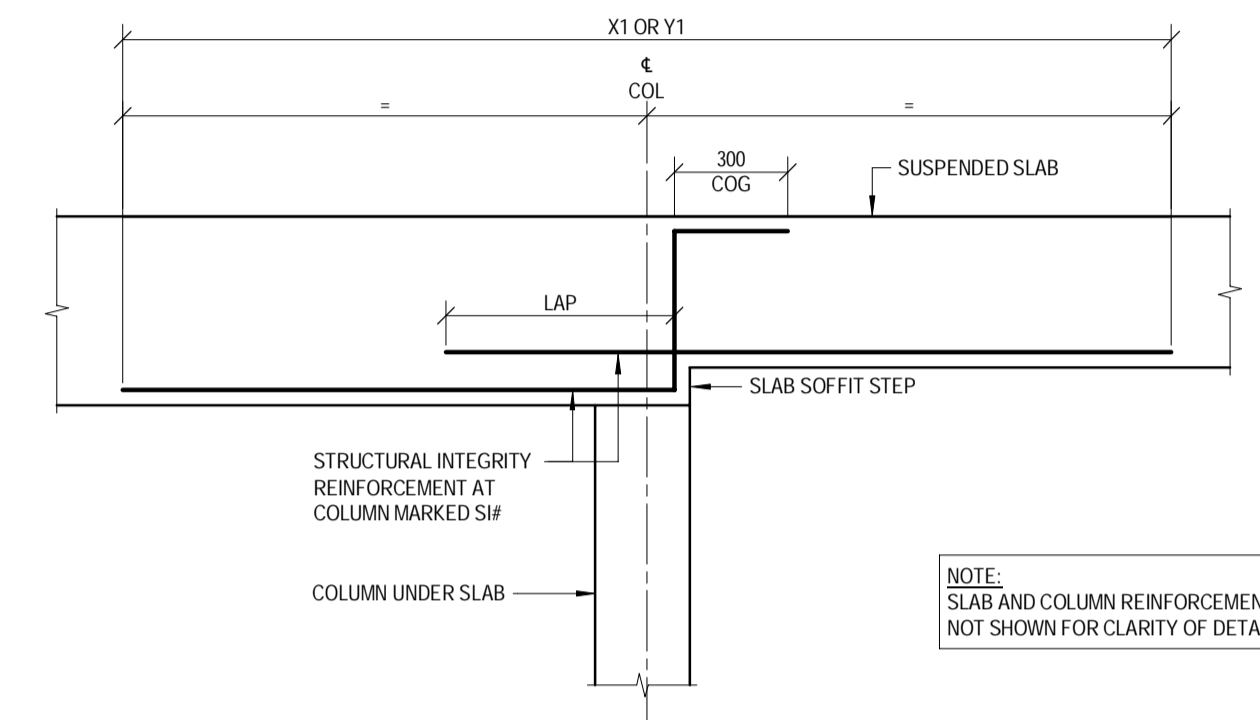
PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT NUMBER	B24-092
LOCATION:	16 STATION AVENUE, GAYTHORNE	SHEET NUMBER	5.7
TITLE:	LEVEL 2 SECTIONS - SHEET 3	REVISION	D
CLIENT:	AUSPACE DEVELOPMENTS GROUP		



STRUCTURAL INTEGRITY REINFORCEMENT
PLAN VIEW AT COLUMN MARKED SI#
 (WHERE BARS INTERRUPTED BY SLAB EDGE)



STRUCTURAL INTEGRITY REINFORCEMENT
PLAN VIEW AT COLUMN MARKED SI#



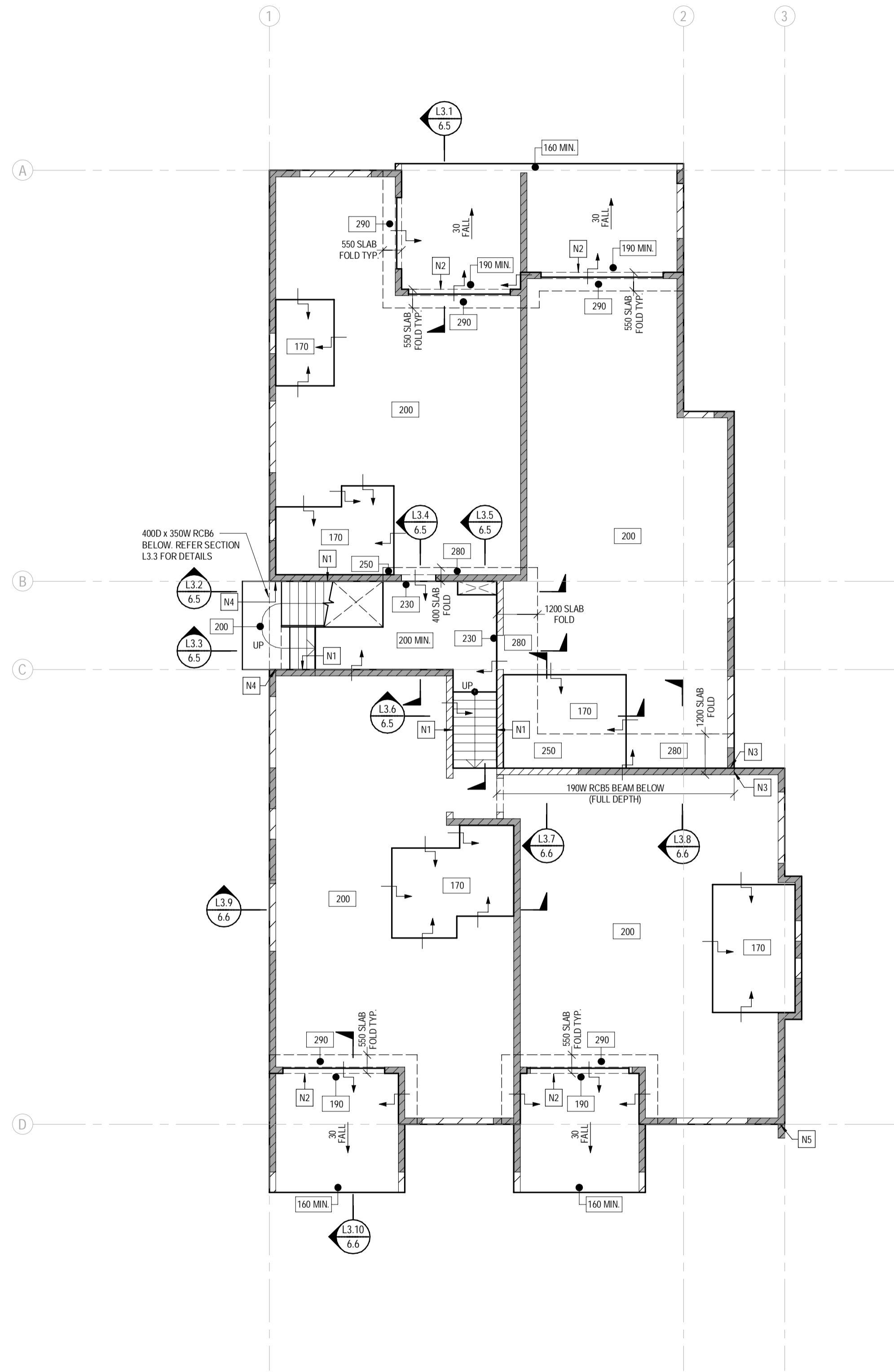
STRUCTURAL INTEGRITY REINFORCEMENT
SECTION VIEW AT SLAB SOFFIT STEP

MARK	Y BARS	BAR LENGTH Y1 (mm)	X BARS	BAR LENGTH X1 (mm)
SI1	2/N24	5500	5/N24	5000
SI2	2/N20	4500	2/N20	4000
SI3	2/N20	4500	2/N20	4000

- NOTES**
1. PROVIDE STANDARD COG WHERE THE NOMINATED BAR LENGTH IS INTERRUPTED BY A SLAB EDGE TYPICAL.
 2. BARS TO BE PLACED CENTRALLY OVER COLUMN UNLESS INTERRUPTED BY A SLAB EDGE (REFER NOTE 1).
 3. SLAB BOTTOM REINFORCEMENT (DENOTED BY DASHED LINES) TO BE PLACED OVER COLUMN AS INDICATED.
 4. ADDITIONAL STRUCTURAL INTEGRITY REINFORCEMENT (AS SCHEDULED) TO BE PLACED OVER COLUMN IN THE SAME BOTTOM LAYER AS THE MAIN SLAB REINFORCEMENT IN THE CORRESPONDING DIRECTION.

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	C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AH/SM/JNG	DRAWN: RM R25					B24-092
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A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AH/SM/JNG	DATE: JAN 2025	A. HOBSON - RPEQ 31914				5.8	
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LEVEL 3 SLAB PLAN
SCALE: 1:100

LEGEND	
SLABS	
200	DENOTES SUSPENDED SLAB THICKNESS
↓	DENOTES SLAB STEP - REFER ARCHITECT & DETAILS
FALL	DENOTES FALL DIRECTION IN SLAB - REFER ARCHITECT
☐	DESIGNATED ZONE FOR CAST-IN SERVICE PENETRATIONS. ACTUAL SIZES AND SETOUT OF ALL PROPOSED PENETRATIONS TO BE APPROVED BY WESTERA PARTNERS PRIOR TO CONSTRUCTION.
RCB#	REINFORCED CONCRETE BEAM, REFER SECTIONS FOR DETAILS
WALLS/COLUMNS UNDER AND/OR OVER	
▨	DENOTES LOAD BEARING BLOCK WALL (BW1 U.N.D.)
▩	DENOTES NON LOAD BEARING BLOCK WALL
▧	DENOTES LOAD BEARING SUPPORT WALL/COLUMN UNDER

NOTES	
N1	DRILL & EPOXY N16-400 GALVANISED DEFORMED DOWEL BARS (600 LONG) WITH 'CHEMSET 801', 130 MIN. EMBEDMENT INTO BLOCKWORK (AT MID-DEPTH OF STAIR THROAT)
N2	DOOR TRACK REBATE TO SLAB, REFER ARCHITECT FOR DETAILS.
N3	DRILL & EPOXY R16-400 GALVANISED DOWELS (600 LONG) INTO CONCRETE BEAM WITH 'CHEMSET 801', 130 MIN. EMBEDMENT. INSTALL AT EACH HORIZONTAL BAR LOCATION
N4	DRILL & EPOXY 2#N16 GALVANISED DEFORMED DOWEL BARS (600 LONG) TOP & BTM. WITH 'CHEMSET 801', 130 MIN. EMBEDMENT INTO BLOCKWORK (75 EDGE DISTANCE TOP, BTM AND SIDES OF BEAM)
N5	DRILL & EPOXY 2#R16 GALVANISED DOWELS (500 LONG) TOP & BTM. WITH 'CHEMSET 801', 130 MIN. EMBEDMENT INTO SLAB EDGE (75 EDGE DISTANCE TOP & BTM OF SLAB)

WATERPROOFING NOTE:
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NOTES:
- CONFIRM STEPS, FALLS, AND RAMPS WITH ARCHITECT

CAST IN SERVICES NOTE:
UNLESS SPECIFICALLY DETAILED OR APPROVED OTHERWISE, RUNS OF SERVICE PIPES, CONDUITS OR DUCTS ARE NOT PERMITTED TO BE CAST INTO REINFORCED CONCRETE ELEMENTS (e.g. SLABS, BEAMS, COLUMNS, OR WALLS). SERVICES SHALL INSTEAD RUN ADJACENT TO CONCRETE ELEMENTS (e.g. BEHIND SLABS) AND THEN PENETRATE THROUGH ONLY AT DESIGNATED LOCATIONS.

No.	DATE	REVISIONS	DESIGNED:	APPROVED:
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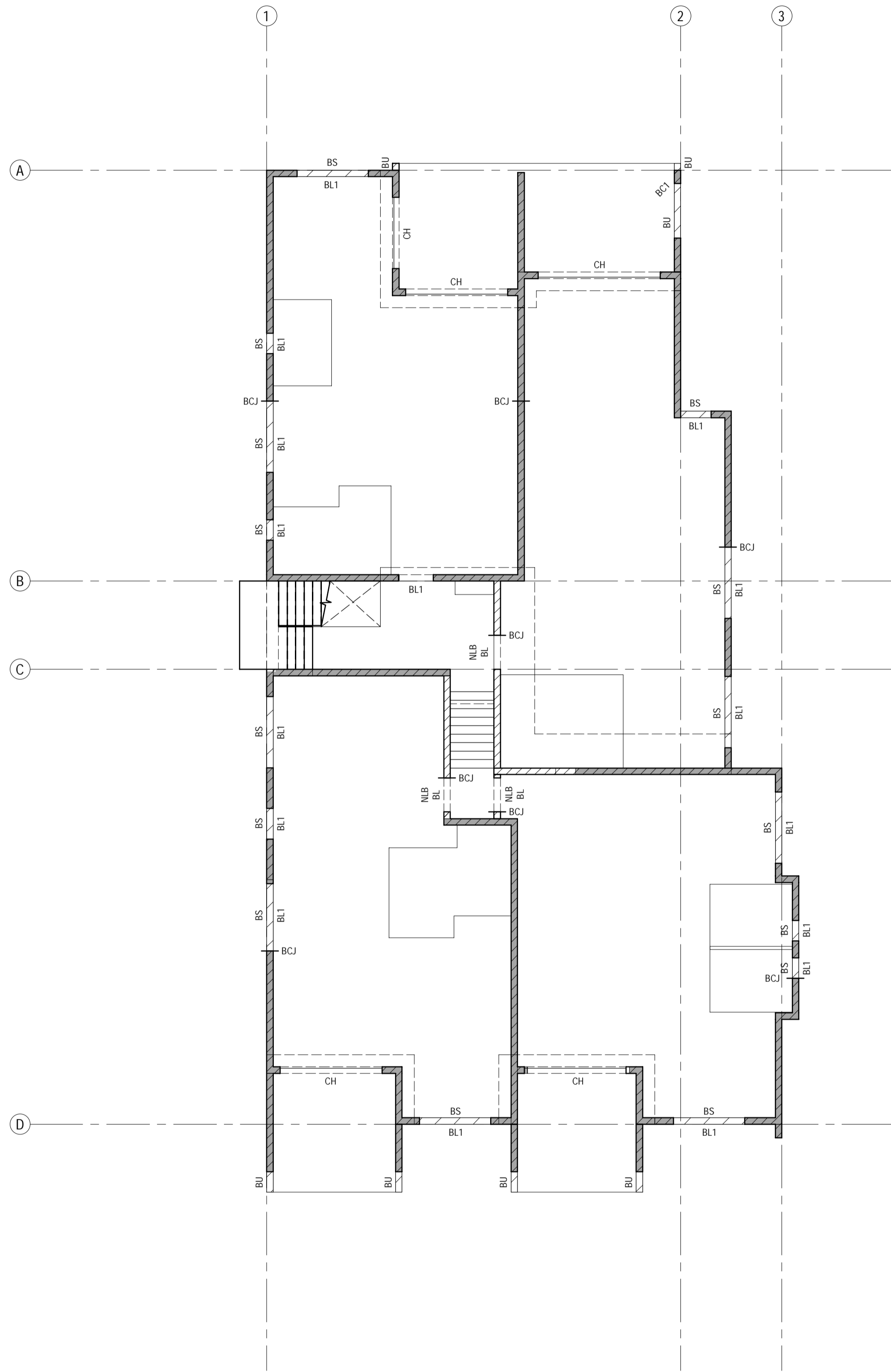
CONSULTANTS: AG ARCHITECTS

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION: 16 STATION AVENUE, GAYTHORNE
TITLE: LEVEL 3 SLAB PLAN
CLIENT: AUSPACE DEVELOPMENTS GROUP

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PROJECT NUMBER	B24-092
SHEET NUMBER	6.0
REVISION	D

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LEVEL 3 WALL AND COLUMN PLAN
SCALE: 1:100

LEGEND	
WALLS/COLUMNS UNDER AND/OR OVER	
	DENOTES LOAD BEARING BLOCK WALL (BW# U.N.O.)
	DENOTES NON LOAD BEARING BLOCK WALL
BLOCK WALLS & COLUMNS	
BW#	BLOCK WALL OVER - REFER DETAILS ON SHEET 2.0
BL#	BLOCK LINTEL UNDER - REFER DETAILS ON SHEET 2.1
BC#	BLOCK COLUMN OVER - REFER DETAILS ON SHEET 2.0
BS	BS - BLOCK SILL OVER - REFER DETAILS ON SHEET 2.0
NLB BL	NON-LOAD BEARING BLOCK LINTEL UNDER - REFER DETAILS ON SHEET 2.1
CONCRETE COLUMNS, WALLS AND HEADERS	
CH	CONCRETE HEAD - REFER SECTION L3.1 FOR DETAILS

BCJ - DENOTES BLOCKWORK OR BRICKWORK CONTROL JOINT.
 WHERE NOT SPECIFICALLY LOCATED ON PLAN, THE BUILDER IS TO CLEARLY MARK THE PROPOSED LOCATIONS OF ALL BCJ'S ON A PLAN FOR APPROVAL BY THE ARCHITECT AND ENGINEER.
 BCJ LOCATIONS ARE TO COMPLY WITH NOTE M16 ON SHEET 1.2 AND THE TYPICAL DETAILS ON SHEET 2.0

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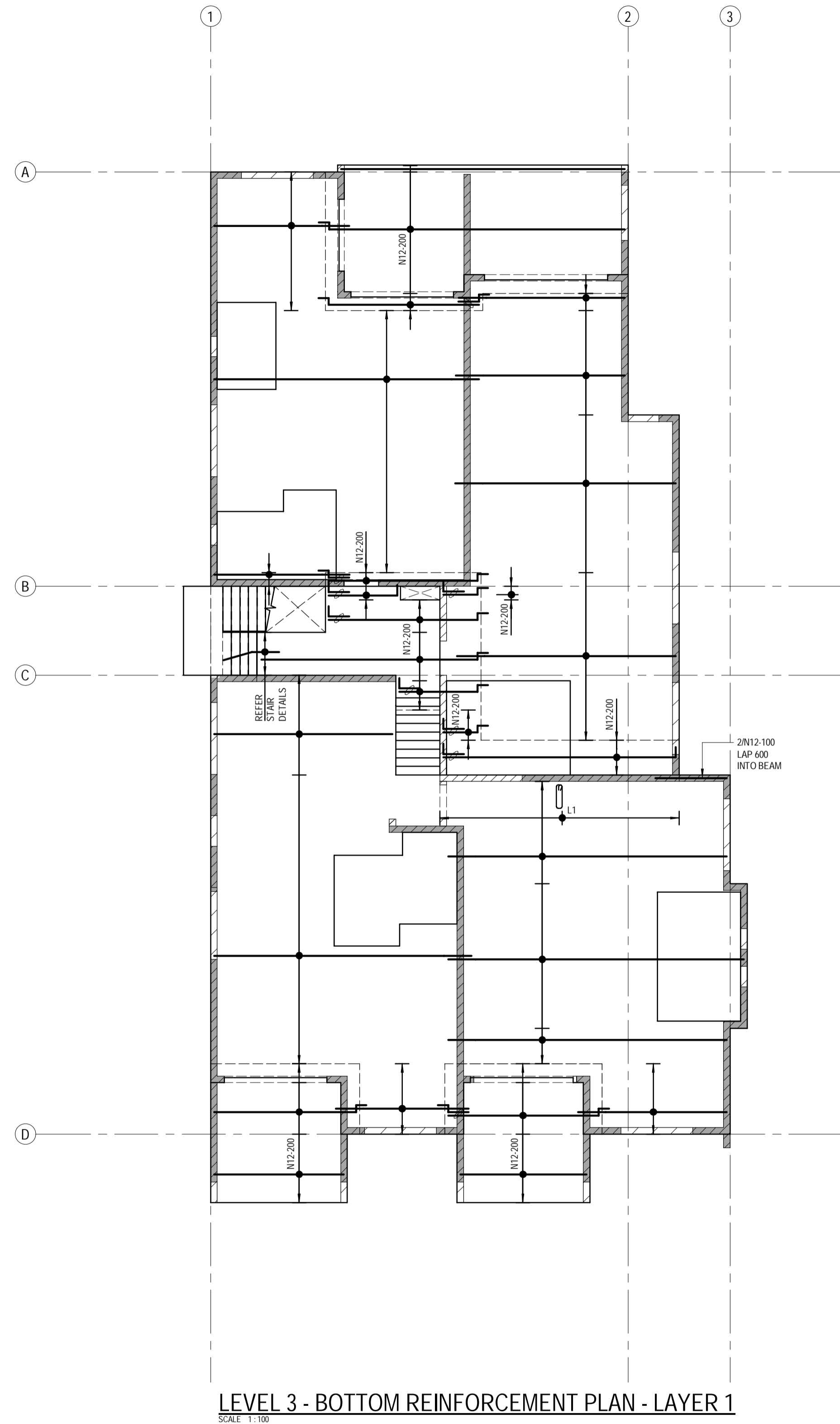
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T: 03 5441 0922

CONSULTANTS: AG ARCHITECTS

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 WESTERAPARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH CARE AND DUE DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.

PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT NUMBER	B24-092
LOCATION:	16 STATION AVENUE, GAYTHORNE	SHEET NUMBER	6.1
TITLE:	LEVEL 3 WALL AND COLUMN PLAN	REVISION	D
CLIENT:	AUSPACE DEVELOPMENTS GROUP		



LEVEL 3 - BOTTOM REINFORCEMENT PLAN - LAYER 1
SCALE 1:100

NOTES:
ANY GAPS TO BE INFILLED WITH SAME SIZE BAR AND SPACING AS MAIN MAT

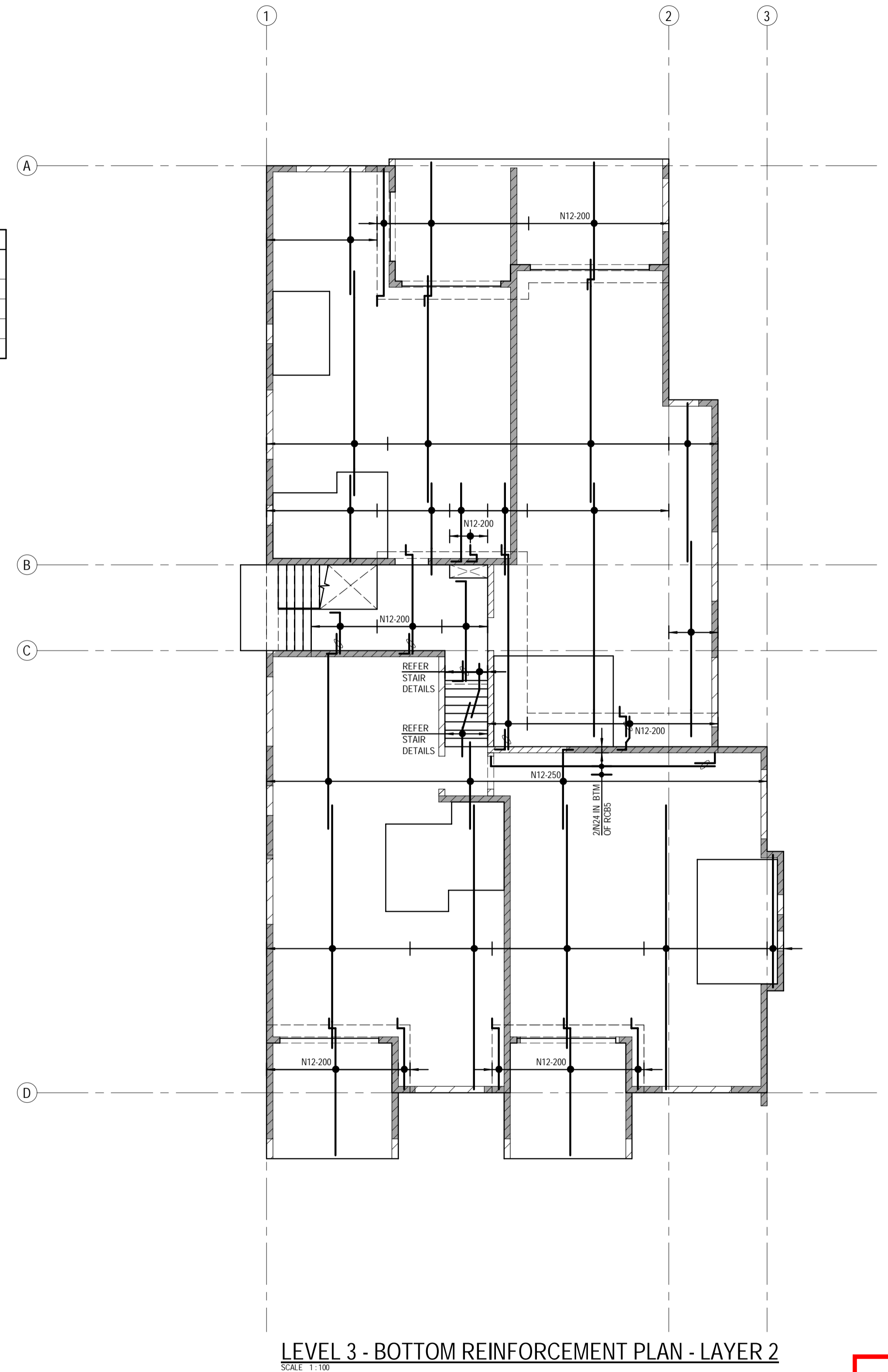
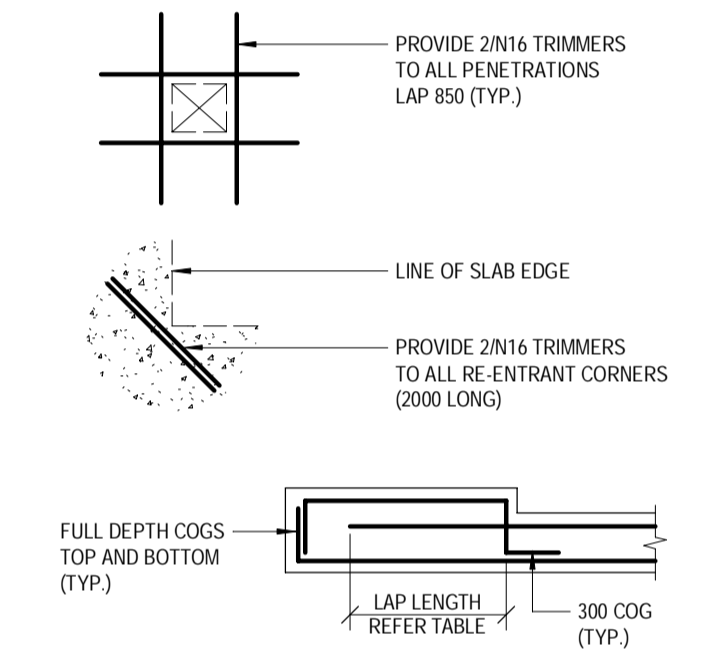
MAIN REINFORCEMENT:
ALL MAIN REINFORCEMENT N12-250

REINFORCEMENT LEGEND:
L1 - N12-250 CLOSED LIGS

LAYER 1 NOTE:
ALL LAYER 1 REINFORCEMENT SHALL BE PLACED SUCH THAT THE BOTTOM COVER IS STRICTLY IN ACCORDANCE WITH NOTE C2 ON SHEET 1.1. ADDITIONAL BARS BENEATH LAYER 1 TO ASSIST WITH PLACEMENT ARE NOT PERMITTED.

TYPICAL REINFORCEMENT LAP LENGTHS TABLE		
BAR	LAP LENGTH (U.N.O.)	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600

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.



LEVEL 3 - BOTTOM REINFORCEMENT PLAN - LAYER 2
SCALE 1:100

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C	19.09.2025	ISSUED FOR CONSTRUCTION	RM R25	
B	21.08.2025	REVISED BA ISSUE	D.W.	
A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	JAN 2025	
			A1	

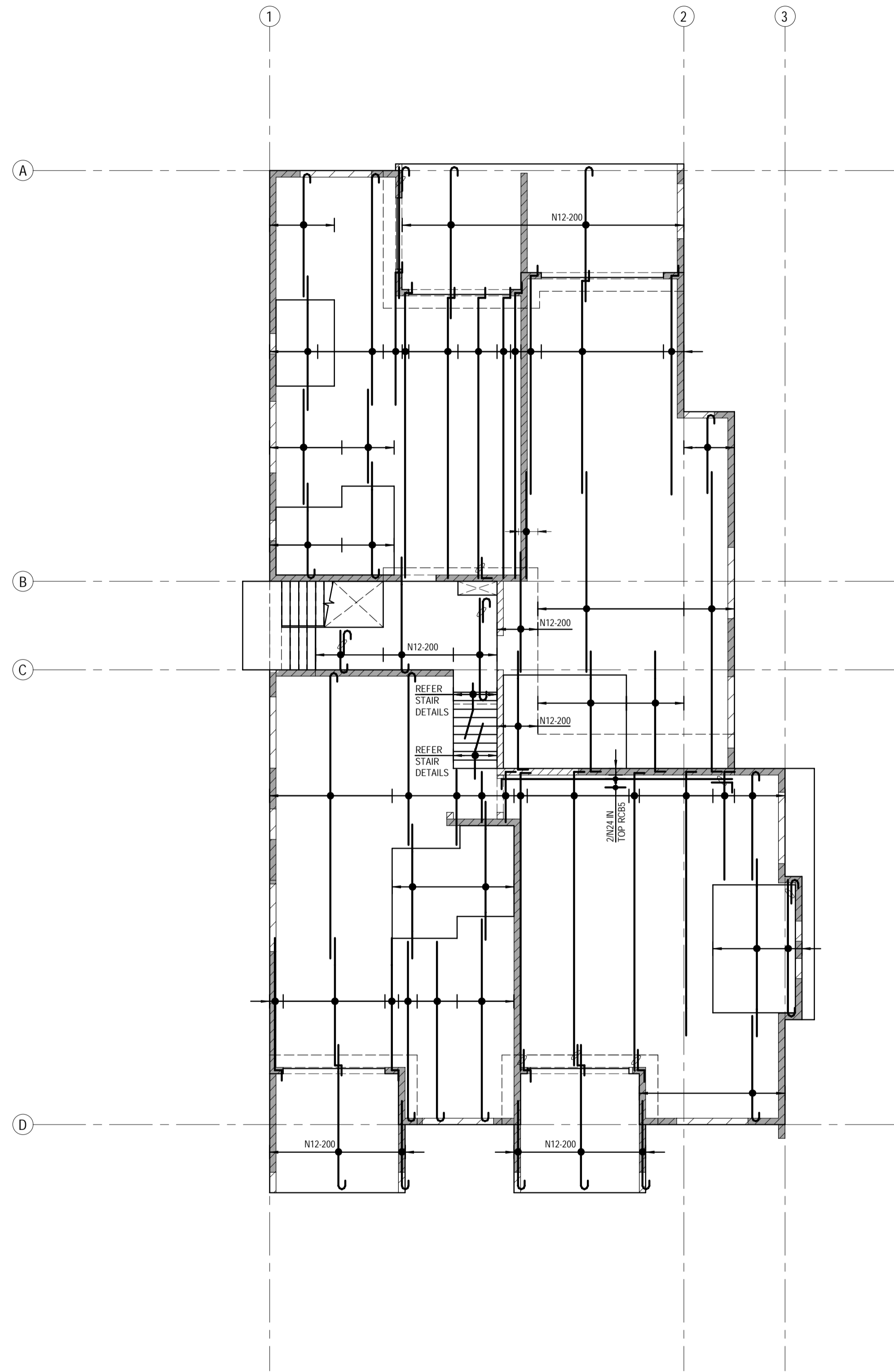
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PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT NUMBER:	B24-092
LOCATION:	16 STATION AVENUE, GAYTHORNE	SHEET NUMBER:	6.2
TITLE:	LEVEL 3 BOTTOM REINFORCEMENT PLAN	REVISION:	D
CLIENT:	AUSPACE DEVELOPMENTS GROUP		



LEVEL 3 - TOP REINFORCEMENT PLAN - LAYER 3
SCALE 1:100

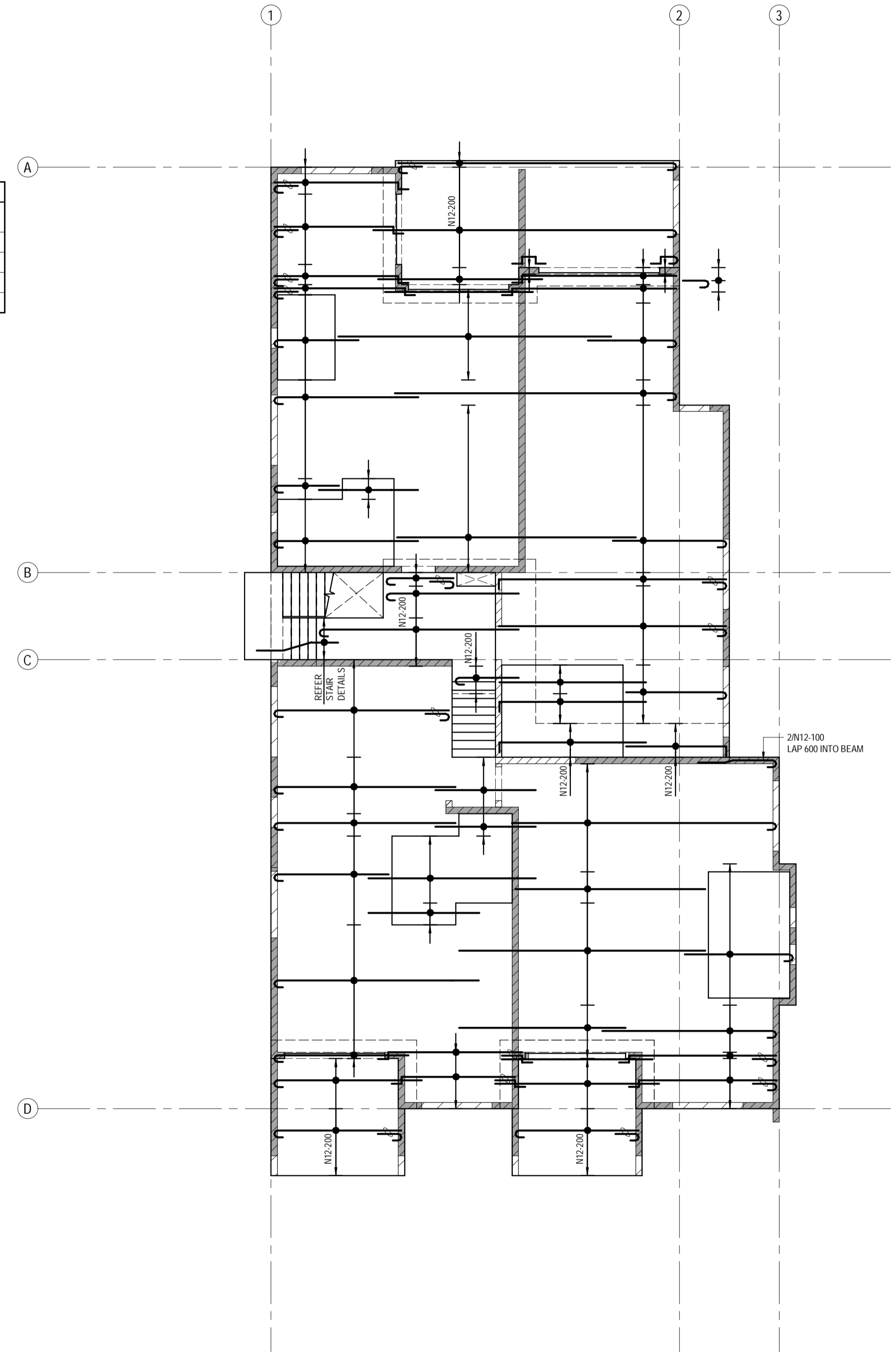
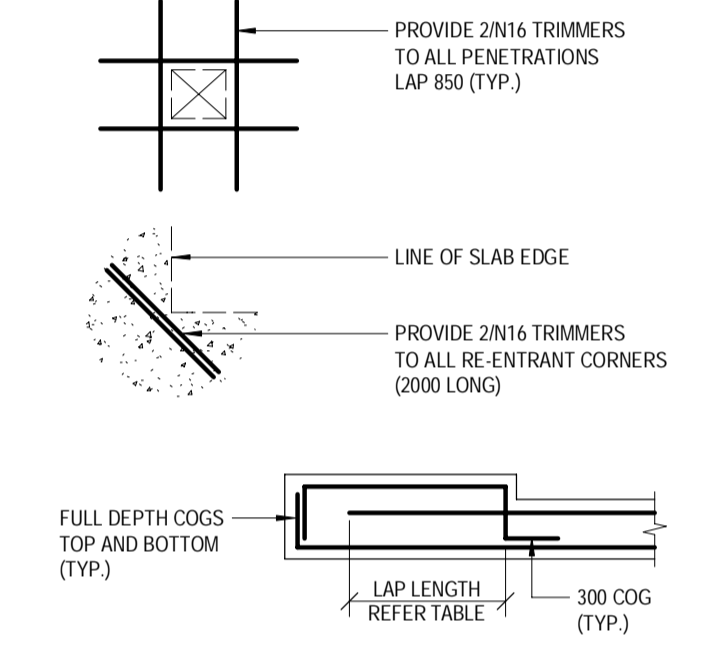
NOTES:
ANY GAPS TO BE INFILLED WITH SAME SIZE BAR AND SPACING AS MAIN MAT

MAIN REINFORCEMENT:
ALL MAIN REINFORCEMENT N12-250 U.N.O.

LAYER 4 NOTE:
ALL LAYER 4 REINFORCEMENT SHALL BE PLACED SUCH THAT THE TOP COVER IS STRICTLY IN ACCORDANCE WITH NOTE C2 ON SHEET 1.1. REDUCED CHAIR HEIGHTS OR ADDITIONAL REINFORCEMENT ABOVE LAYER 4 TO ASSIST WITH PLACEMENT ARE NOT PERMITTED.

TYPICAL REINFORCEMENT LAP LENGTHS TABLE		
BAR	LAP LENGTH (U.N.O.)	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600

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.



LEVEL 3 - TOP REINFORCEMENT PLAN - LAYER 4
SCALE 1:100

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No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE: A1	For and on behalf of WESTERAPARTNERS PTY. LTD.

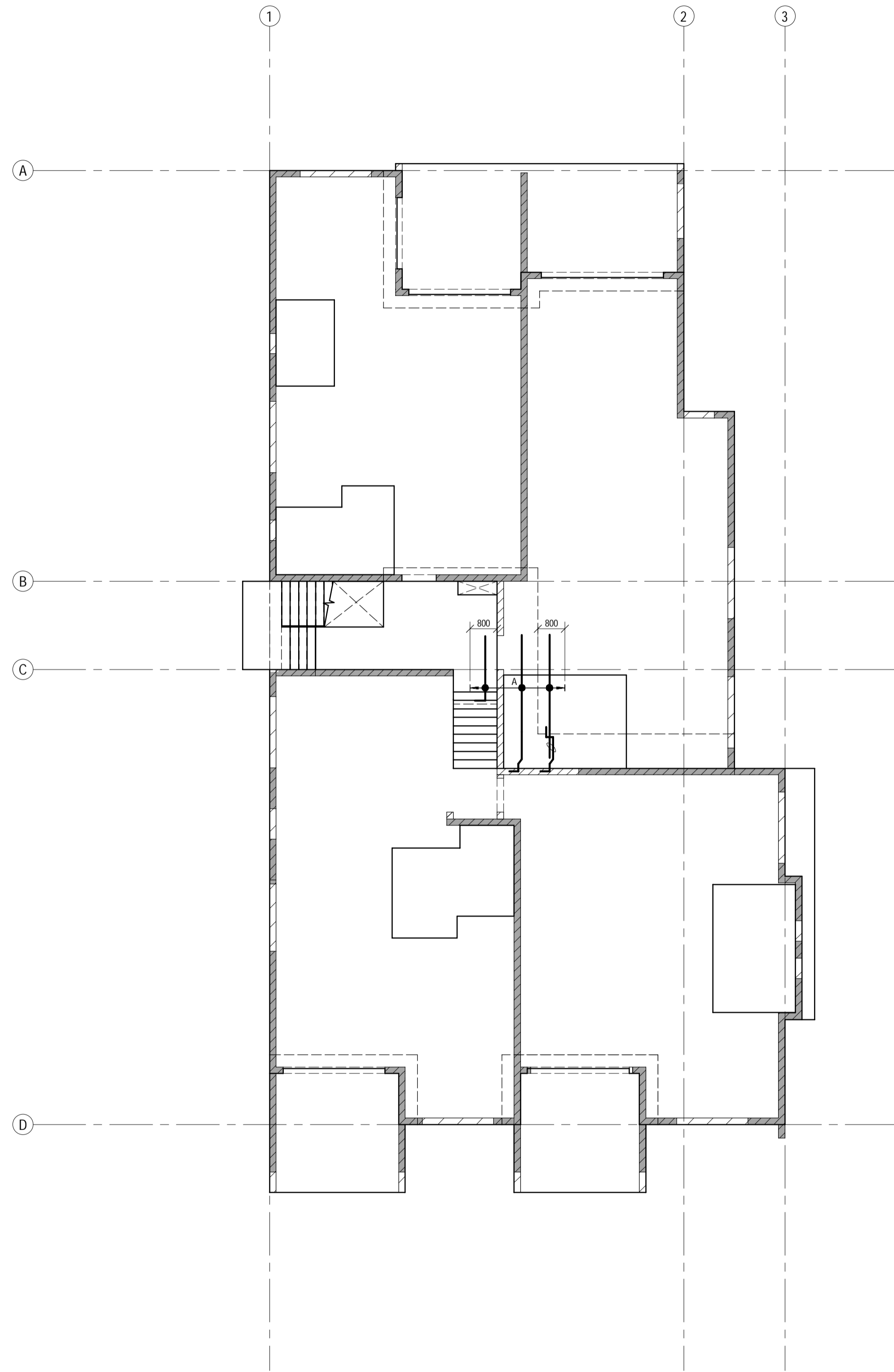
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PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT NUMBER	B24-092
LOCATION:	16 STATION AVENUE, GAYTHORNE	SHEET NUMBER	6.3
TITLE:	LEVEL 3 TOP REINFORCEMENT PLAN	REVISION	D
CLIENT:	AUSPACE DEVELOPMENTS GROUP		



LEVEL 3 - BOTTOM EXTRA REINFORCEMENT PLAN
SCALE 1:100

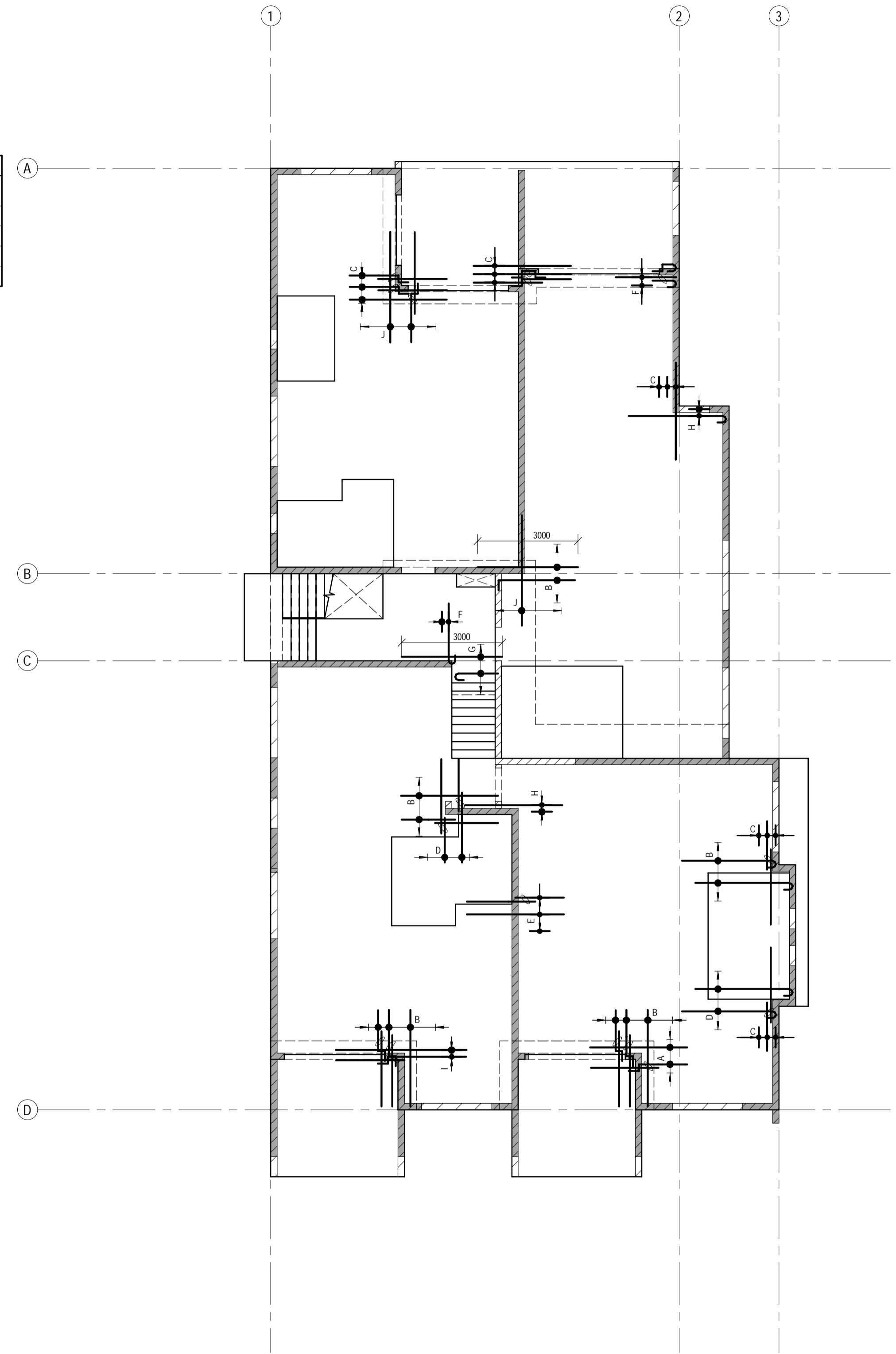
NOTES:
 * ALL EXTRA BARS SHALL BE LOCATED CENTRALLY BETWEEN MAIN BARS.

EXTRA REINFORCEMENT LAYERS 1 & 2:
 A - N12-200 EXTRA, 4000 LONG, REFER PLAN FOR EXTENT

EXTRA REINFORCEMENT LAYERS 3 & 4:
 A - 4/N12 - 250 EXTRA, 3000 LONG
 B - 7/N16 - 250 EXTRA, 3000 LONG
 C - 3/N12 - 250 EXTRA, 3000 LONG
 D - 5/N12 - 250 EXTRA, 3000 LONG
 E - 3/N12 - 500 EXTRA, 3000 LONG
 F - 2/N12 - 200 EXTRA, 3000 LONG
 G - 6/N12 - 250 EXTRA, 3000 LONG
 H - 2/N12 - 250 EXTRA, 3000 LONG
 I - 2/N12 - 250 EXTRA, 4000 LONG
 J - 9/N16 - 250 EXTRA, 3500 LONG

BAR	LAP LENGTH (U.N.O.)	HORIZONTAL BARS WITH GREATER THAN 300mm OF CONCRETE CAST BELOW THEM
N12	550	750
N16	800	1100
N20	1100	1400
N24	1250	1600

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.

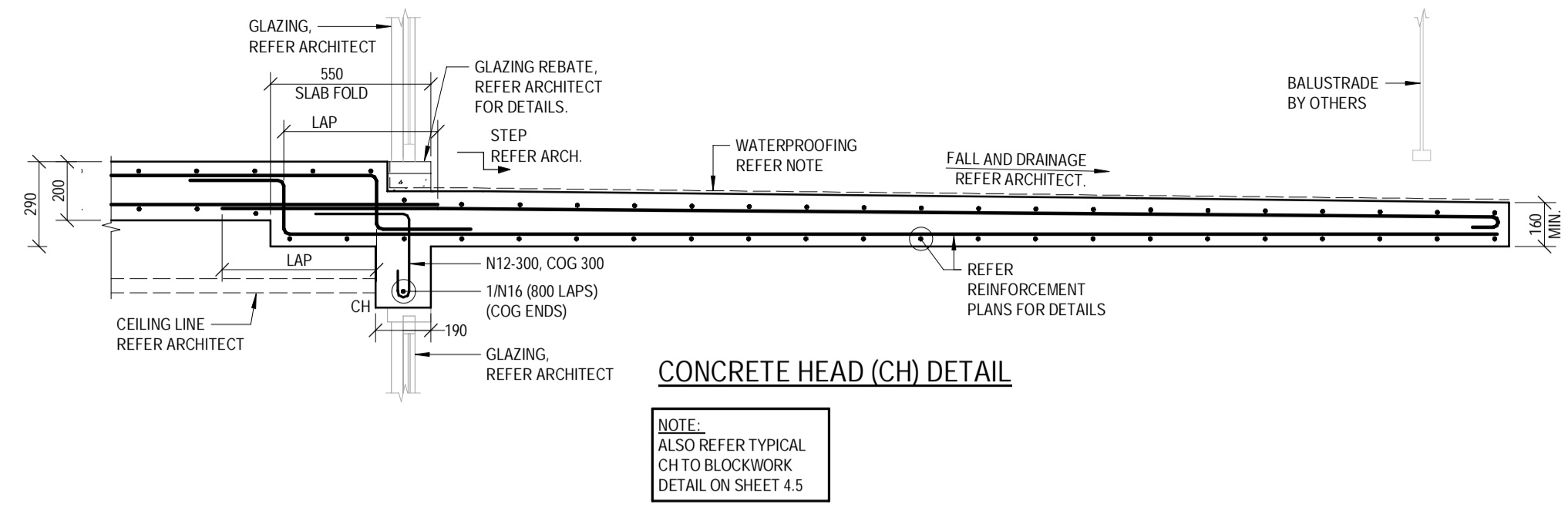


LEVEL 3 - TOP EXTRA REINFORCEMENT PLAN
SCALE 1:100

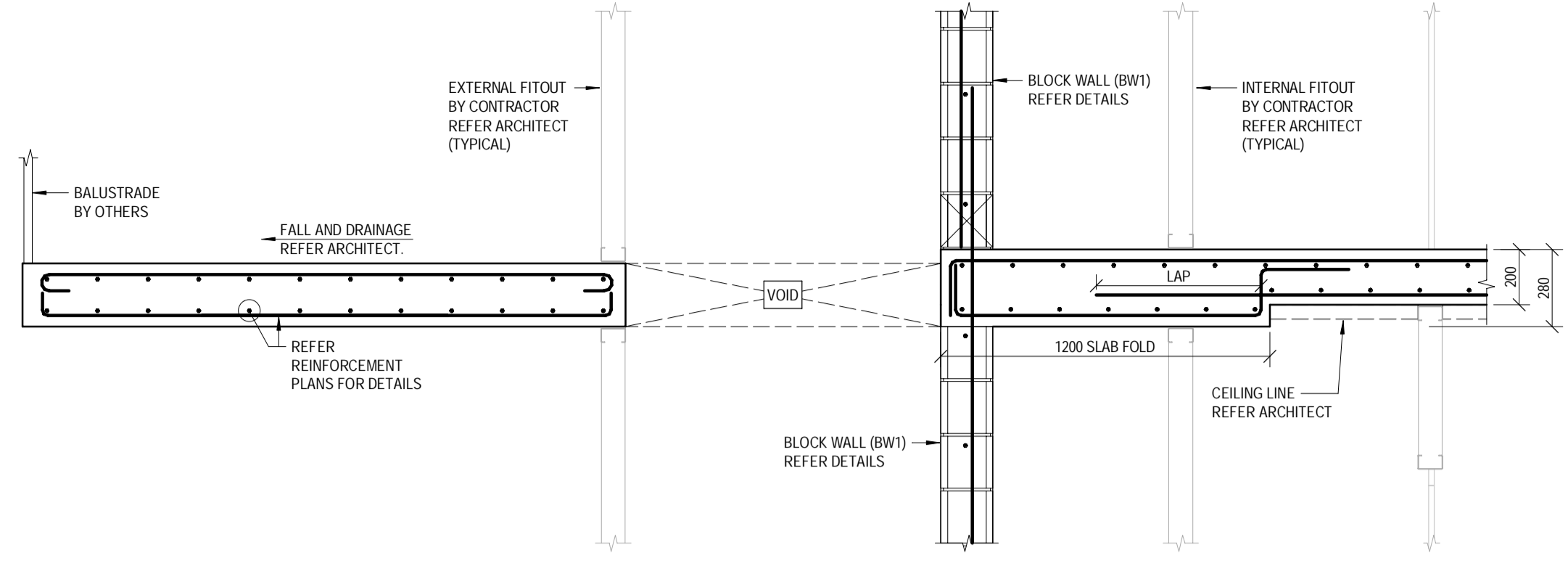
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	D 27.11.2025 REVISED ISSUED FOR CONSTRUCTION C 19.09.2025 ISSUED FOR CONSTRUCTION B 21.08.2025 REVISED BA ISSUE A 30.07.2025 BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION No. DATE REVISIONS	DESIGNED: AHSM/JNG DRAWN: RM R25 CHECKED: D.W. DATE: JAN 2025 PAGE SIZE: A1	APPROVED:  A. HOBSON - RPEQ 31914 For and on behalf of WESTERAPARTNERS PTY. LTD.	 STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 SUNSHINE COAST T: 07 5391 3777 NORTHERN NSW T: 02 6674 8047 CENTRAL VICTORIA T: 03 5441 0922	CONSULTANTS: AG ARCHITECTS PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOCATION: 16 STATION AVENUE, GAYTHORNE TITLE: LEVEL 3 BOTTOM AND TOP EXTRA REINFORCEMENT PLANS CLIENT: AUSPACE DEVELOPMENTS GROUP	PROJECT NUMBER: B24-092 SHEET NUMBER: 6.4 REVISION: D
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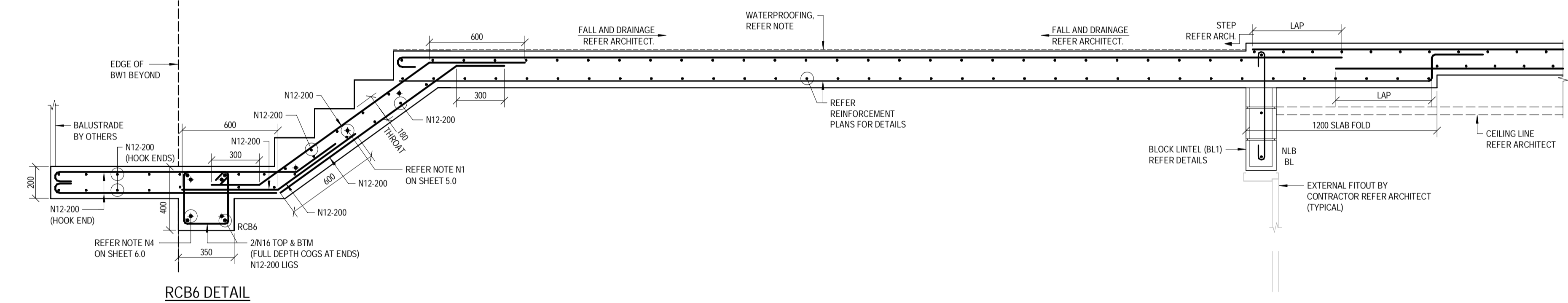
WATERPROOFING NOTE:
 A CONTINUOUS WATERPROOFING SYSTEM IS TO BE APPLIED AND CERTIFIED BY A SPECIALIST WATERPROOFING CONTRACTOR ENGAGED BY THE BUILDER. THE WATERPROOFING SYSTEM IS TO INCLUDE ALL SLAB AND WALL JOINT SEALANTS / WATERSTOPS AS REQUIRED. THE WATERPROOFING CONTRACTOR IS TO ALSO OBTAIN APPROVAL OF THEIR SYSTEM AGAINST THE WALL AND SLAB SYSTEM PROPOSED ON THE DRAWING (INCLUDING BLOCK MASONRY WHERE APPLICABLE) REFER ARCHITECT FOR FURTHER DETAILS.



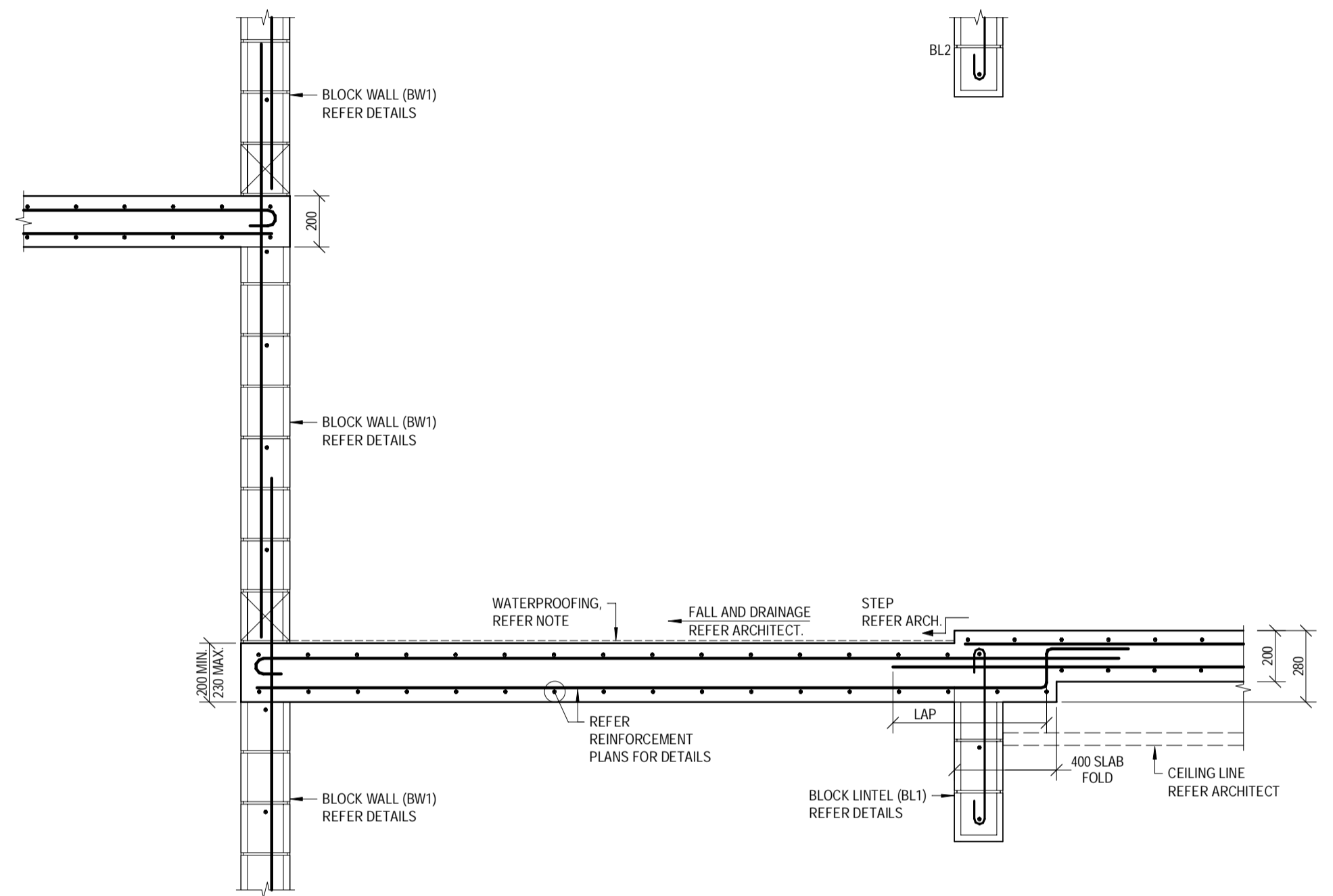
SECTION L3.1
 SCALE 1:20
 6.0



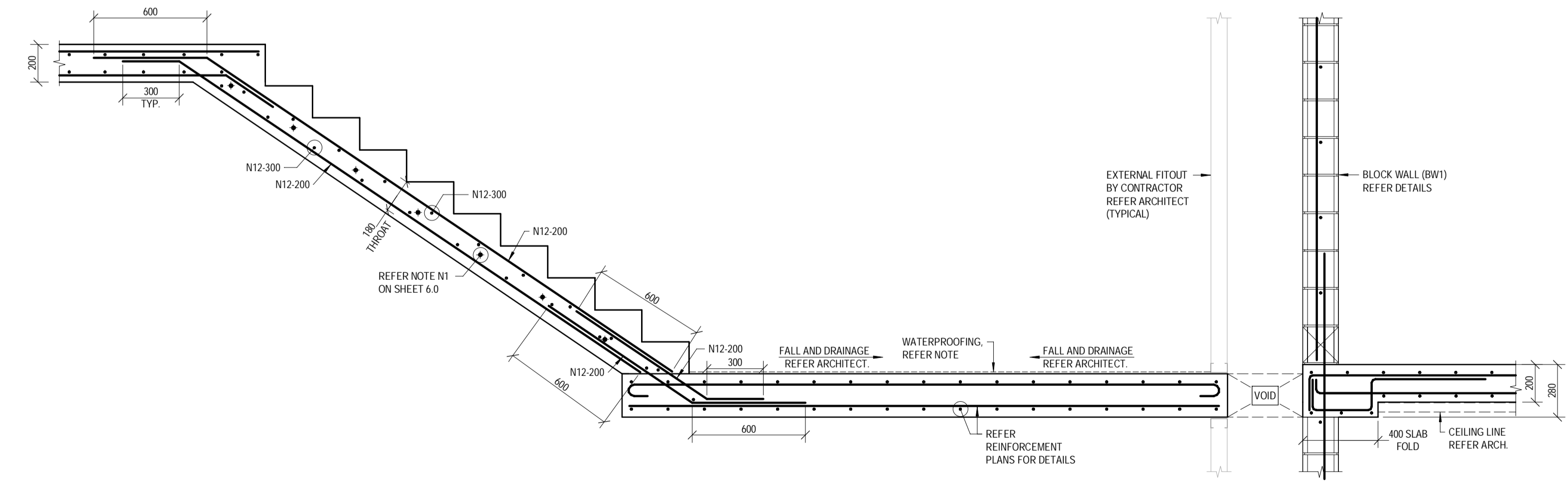
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 SCALE 1:20
 6.0



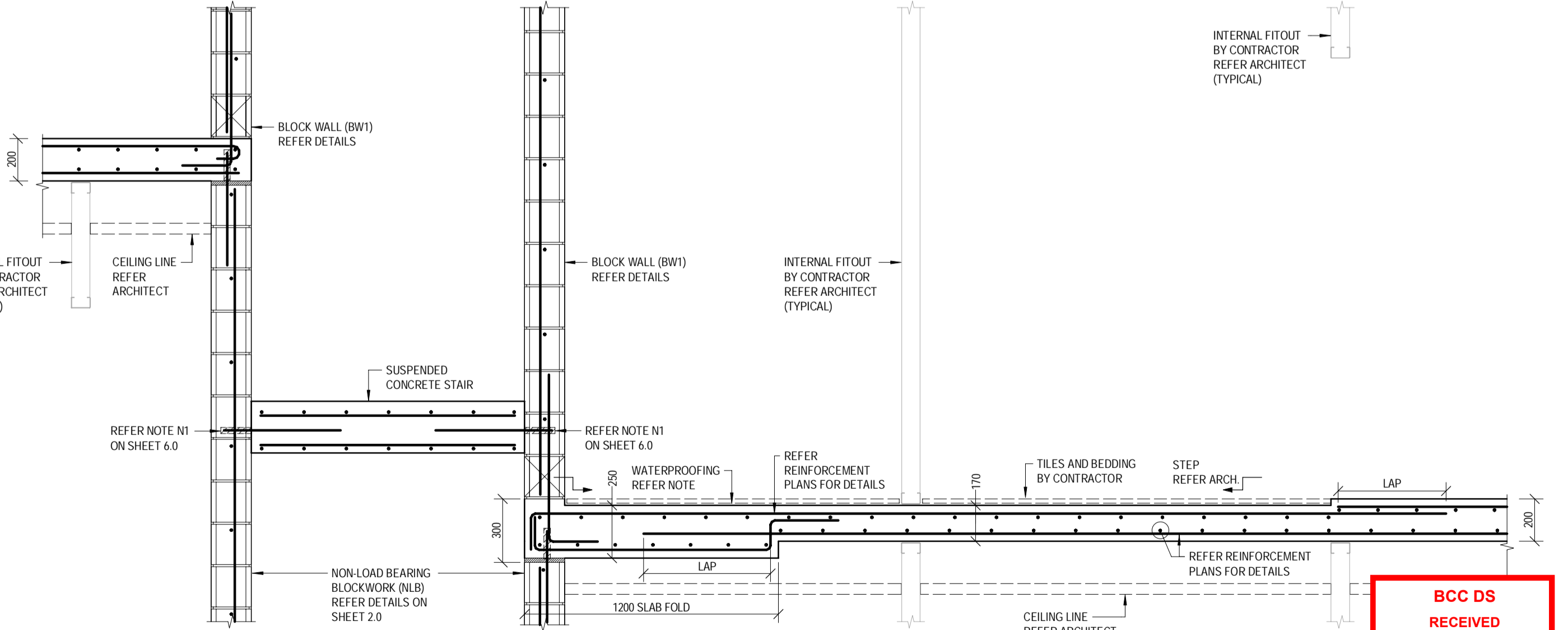
SECTION L3.3
 SCALE 1:20
 6.0



SECTION L3.4
 SCALE 1:20
 6.0



SECTION L3.5
 SCALE 1:20
 6.0



SECTION L3.6
 SCALE 1:20
 6.0

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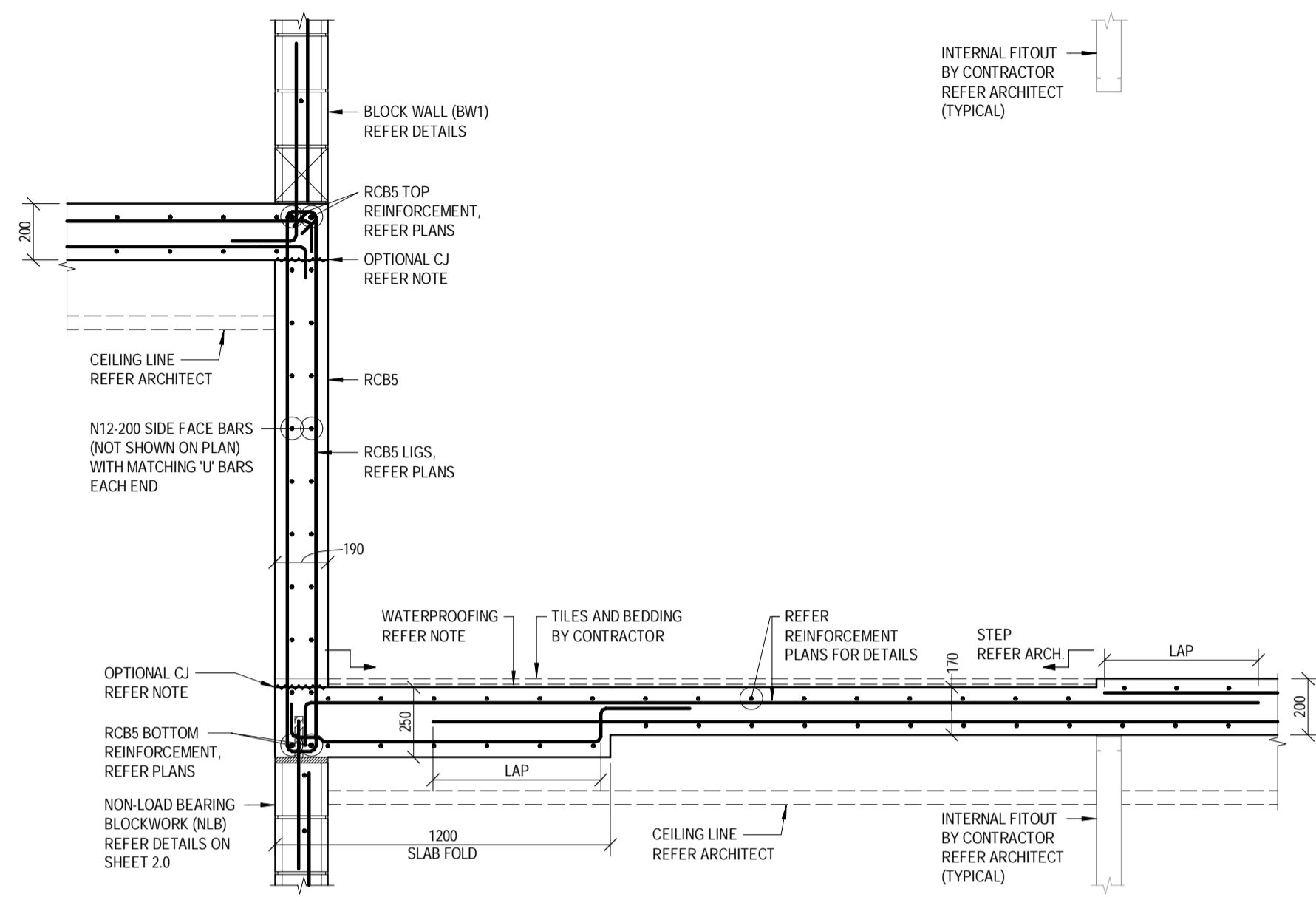
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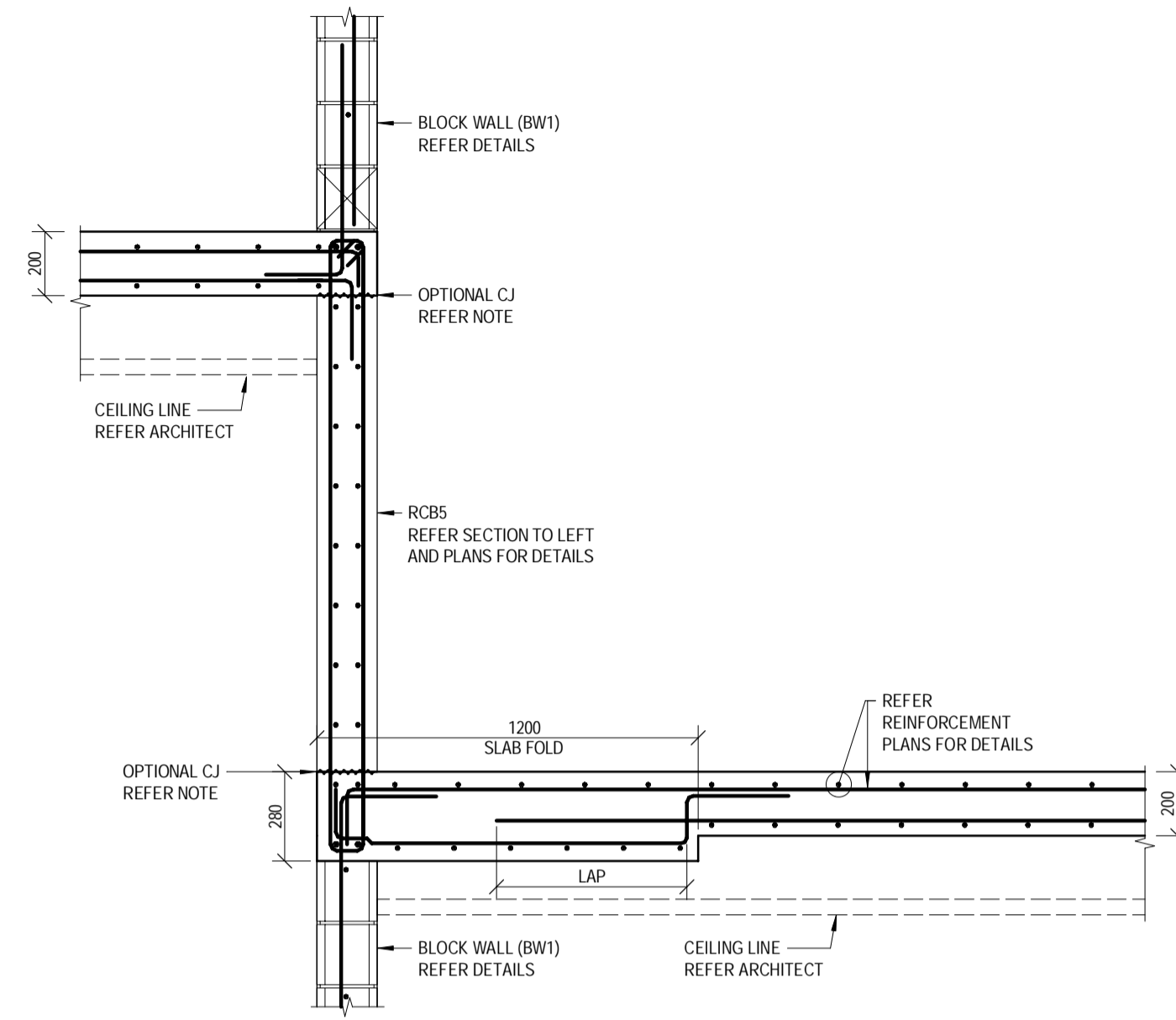
CONSULTANTS: AG ARCHITECTS	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT NUMBER: B24-092
	LOCATION: 16 STATION AVENUE, GAYTHORNE	SHEET NUMBER: 6.5
	TITLE: LEVEL 3 SECTIONS - SHEET 1	REVISION: D
	CLIENT: AUSPACE DEVELOPMENTS GROUP	

WATERPROOFING NOTE:
 A CONTINUOUS WATERPROOFING SYSTEM IS TO BE APPLIED AND CERTIFIED BY A SPECIALIST WATERPROOFING CONTRACTOR ENGAGED BY THE BUILDER. THE WATERPROOFING SYSTEM IS TO INCLUDE ALL SLAB AND WALL JOINT SEALANTS / WATERSTOPS AS REQUIRED. THE WATERPROOFING CONTRACTOR IS TO ALSO CONFIRM APPROVAL OF THEIR SYSTEM AGAINST THE WALL AND SLAB SYSTEM PROPOSED ON THE DRAWING (INCLUDING BLOCK MASONRY WHERE APPLICABLE) REFER ARCHITECT FOR FURTHER DETAILS.

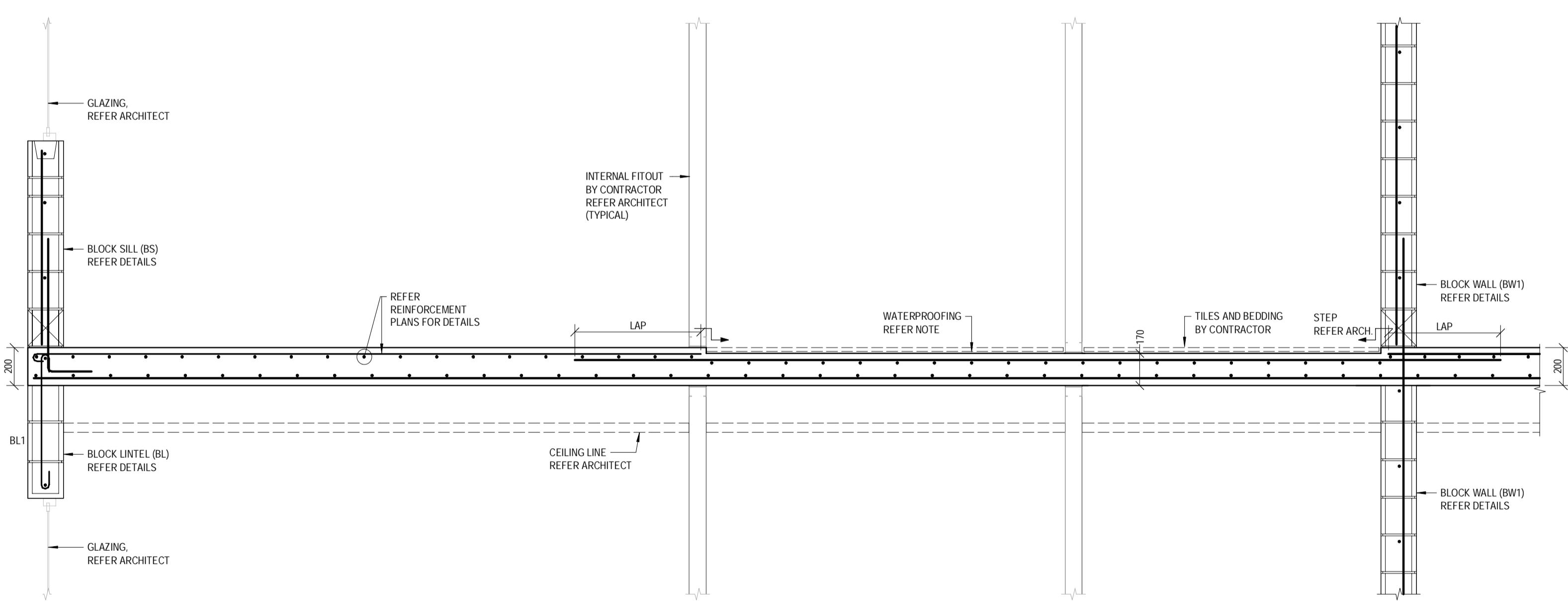
- CJ CONSTRUCTION JOINTS:**
- DENOTES CONSTRUCTION JOINT (CJ) TYPICAL
 - SURFACE OF JOINT TO BE LEFT ROUGH OR SCABBLED TO EXPOSE EMBEDDED COURSE AGGREGATE
 - MEMBRANE CURING AGENTS SHALL NOT BE APPLIED TO THE SURFACE OF ANY CONSTRUCTION JOINT.
 - SURFACE OF JOINT TO BE THOROUGHLY CLEANED AND DAMPENED PRIOR TO PLACEMENT OF ADJOINING CONCRETE.
 - ALTERNATIVELY, BONDING AGENTS MAY BE APPLIED TO THE JOINT SUBJECT TO APPROVAL BY THE ENGINEER.
 - WHERE REQUIRED, JOINT TO BE REFLECTED THROUGH FLOOR FINISHES IN ACCORDANCE WITH ARCHITECTS SPECIFICATIONS.



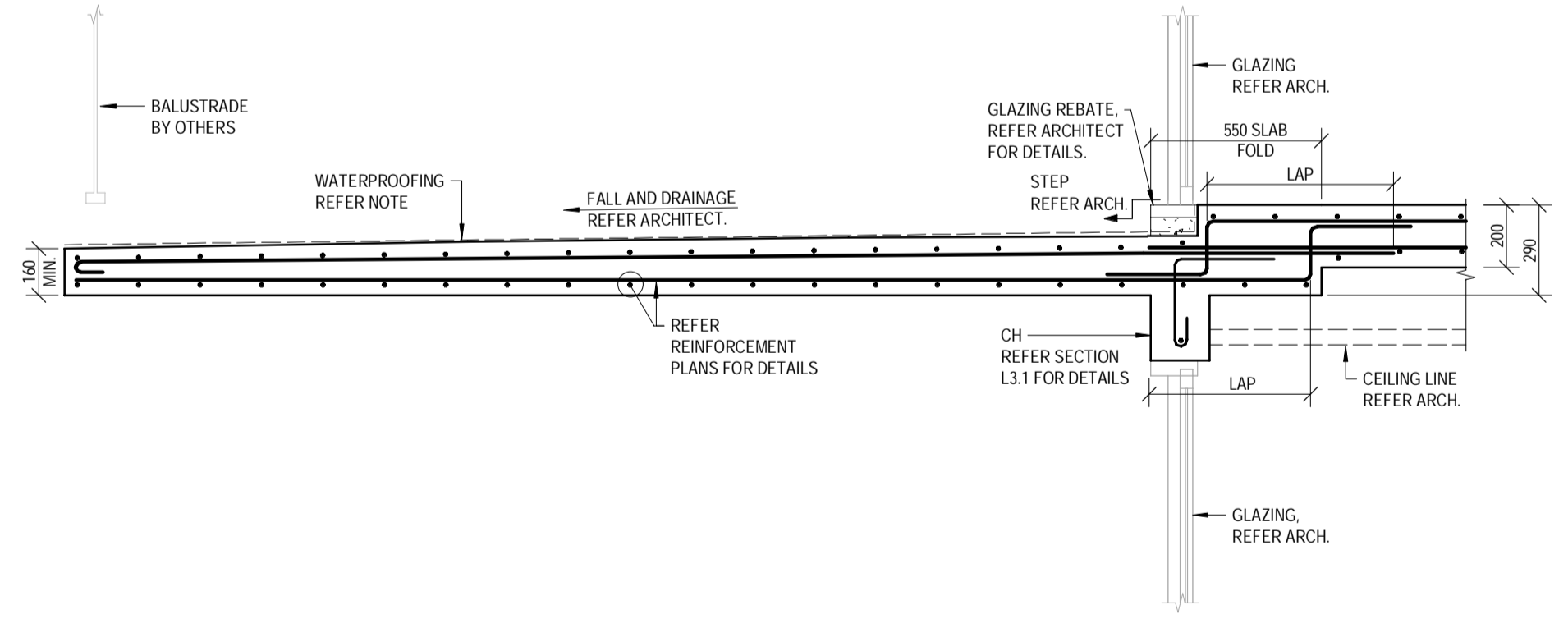
SECTION L3.7
 SCALE 1:20
 6.0



SECTION L3.8
 SCALE 1:20
 6.0



SECTION L3.9
 SCALE 1:20
 6.0



SECTION L3.10
 SCALE 1:20
 6.0

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B	21.08.2025	REVISED BA ISSUE	ZA	AHSM/JNG	CHECKED: D.W.	
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No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE: A1	For and on behalf of WESTERAPARTNERS PTY. LTD.

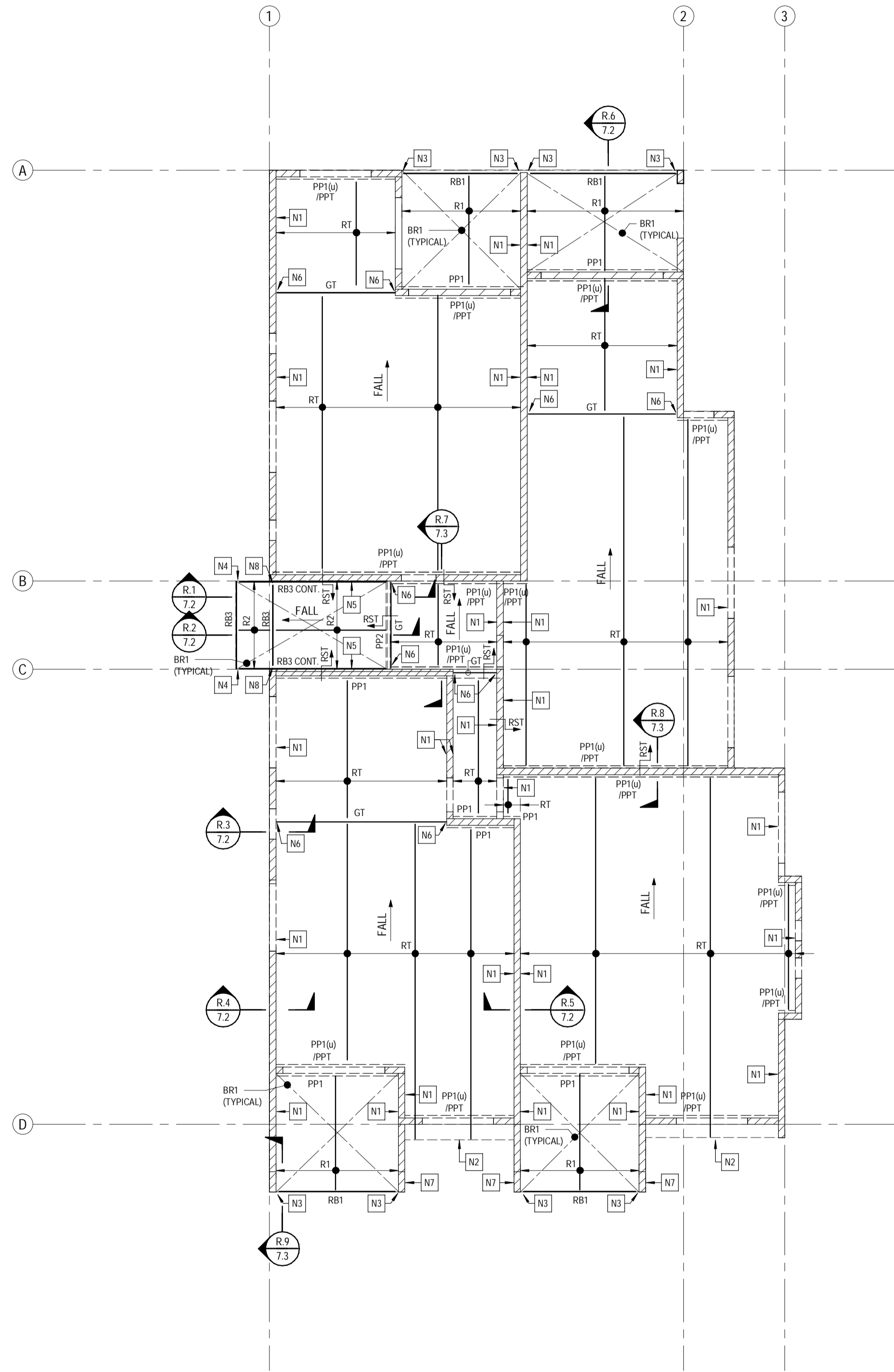
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CONSULTANTS: AG ARCHITECTS

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PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT NUMBER:	B24-092
LOCATION:	16 STATION AVENUE, GAYTHORNE	SHEET NUMBER:	6.6
TITLE:	LEVEL 3 SECTIONS - SHEET 2	REVISION:	D
CLIENT:	AUSPACE DEVELOPMENTS GROUP		



ROOF FRAMING PLAN
SCALE 1:100

LEGEND	
BRACING	
BR1	SPEEDBRACE INSTALLED TO ROOF FRAMING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
OTHER MEMBERS	
CONT.	CONTINUOUS SPANNING MEMBER
(u)	FRAMING MEMBER UNDER
SYMBOLS	
RST	ROOFSTEP - REFER ARCHITECT & DETAILS
FALL	DENOTES FALL DIRECTION IN SLAB - REFER ARCHITECT

NOTES	
N1	FIX END TRUSS/RAFTER TO FACE OF BLOCK WALL WITH 1M12 RAMSET TRU-BOLT AT 900 MAX. CRS (TOP & BOTTOM CHORD FOR TRUSSES) 130 MIN. EMBEDMENT. 100 MIN. TOP OF BLOCK EDGE DISTANCE. NOTE: WHERE TOP OF BLOCK EDGE DISTANCE CANNOT BE ACHIEVED, INSTALL FIXINGS THROUGH TRUSS WEB MEMBERS. STAGGER ANCHORS EITHER SIDE OF WALL.
N2	OVERHANG TO ROOF TRUSS MANUFACTURER'S DESIGN AND SPECIFICATION.
N3	TIMBER BEAM TO BLOCK WALL FACE CONNECTION: 100x6 EA x 180 LONG 2M16 GR 5.8 CHEMICAL ANCHORS FIXED TO BLOCK WALL WITH RAMSET 'CHEMSET 801', 130 MIN EMBEDMENT, 100 MIN. SPACING, 100 MIN. BLOCK EDGE DISTANCE 3M12 BOLTS TO TIMBER BEAM
N4	TIMBER BEAM TO TIMBER BEAM CONNECTION: 100x10 EA BRACKET x 180 LONG 2M12 BOLTS PER TIMBER BEAM
N5	ROOF BEAM FIXED TO FACE OF BLOCK WALL WITH M12-600 GR5.8 CHEMICAL ANCHORS WITH RAMSET 'CHEMSET 801', 130 MIN. EMBEDMENT, 100 MIN. SPACING, 100 MIN. BLOCK EDGE DISTANCE, 100 MIN. EDGE DISTANCE.
N6	GIRDER TRUSS FIXING TO THE FACE OF BLOCK WALL TO MANUFACTURER'S DESIGN AND CERTIFICATION
N7	CANTILEVER BLOCK WALL REFER SECTION R.9 FOR REINFORCEMENT DETAILS
N8	TIMBER BEAM TO BLOCK WALL CONNECTION: 100x6 EA x 180 LONG 2M16 GR 4.6 THREADED RODS FIXED TO BLOCK WALL WITH RAMSET 'CHEMSET 801', 130 MIN EMBEDMENT, 100 MIN. SPACING, 100 MIN. BLOCK EDGE DISTANCE 2M12 BOLTS TO TIMBER BEAM REFER SECTION R.1 FOR FURTHER DETAIL

TRUSS NOTES:	
TRUSS DESIGN AND CERTIFICATION TO BE COMPLETED BY THE TRUSS MANUFACTURER.	
TRUSS MANUFACTURER TO DESIGN THE TRUSS SYSTEM TO SUPPORT ALL LATERAL LOADS (IF REQUIRED) AS SPECIFIED ON THE STRUCTURAL DRAWINGS.	
TRUSS MANUFACTURER TO ALLOW FOR ALL SUPERIMPOSED DEAD LOAD, AS DOCUMENTED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, INCLUDING BUT NOT LIMITED TO, SOLAR PANELS, AIR CONDITIONING UNITS, SKYLIGHTS, ETC.	
TRUSS DESIGN AND SHOP DRAWINGS SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.	
FOR AN ALTERNATIVE TRUSS LAYOUT IS PROPOSED, THE CONTRACTOR AND TRUSS MANUFACTURER SHALL COORDINATE THE PROPOSED DESIGN WITH THE STRUCTURAL ENGINEER, PRIOR TO FABRICATION AND INSTALLATION.	

NOTE:	
THE LATERAL RESISTING SYSTEM IS BASED ON STRUCTURAL CEILING DIAPHRAGM ACTION TO TRANSFER LATERAL LOADS TO THE BRACING WALLS. THE MAIN STRUCTURAL CEILING SHALL BE CONTINUOUS BEYOND DROPPED CEILINGS, UNLESS NOTED/ DETAILED OTHERWISE. ALL CEILINGS SHALL BE DIRECT FIXED TO THE CEILING BATTENS WHICH SHALL BE DIRECT FIXED TO THE BOTTOM CHORD OF THE ROOF TRUSS SYSTEM. SUSPENDED CEILING SYSTEMS ARE NOT PERMITTED.	

FRAMING	
ALL FRAMING, BRACING AND TIE-DOWN ELEMENTS SPECIFIED IN THESE STRUCTURAL DRAWINGS FORM THE BASIS OF THE STRUCTURAL DESIGN AND CERTIFICATION.	
THE DESIGN CONTAINED IN THESE STRUCTURAL DRAWINGS SHALL NOT BE MODIFIED, WHOLLY OR PARTIALLY, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.	
ALL EXTERNAL TIMBER TO BE NATURAL DURABILITY CLASS 2 OR BETTER AND/OR H3 HAZARD CLASS OR BETTER.	
SHOP DRAWINGS SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION OR INSTALLATION FOR REVIEW AND APPROVAL.	

ROOF FRAMING SCHEDULE		
ROOF BEAMS		
RB1	240x45 LVL13	TIMBER ROOF BEAM
RB3	200x45 LVL13	TIMBER ROOF BEAM
POLE/NAIL PLATE		
PP1	170x45 LVL13	TIMBER POLE PLATE FIXED TO FACE OF BLOCK WALL WITH M12-600 GR5.8 CHEMICAL ANCHORS RAMSET 'CHEMSET 801', 130 MIN. EMBEDMENT, 100 MIN. EDGE DISTANCE TO BLOCKWORK
PP2	170x45 LVL13	TIMBER POLE PLATE FIXED TO GIRDER TRUSS WITH 3/16" 14 TYPE 17 SCREWS (35 MIN. EMBEDMENT) AT ENDS AND TRUSS DIAGONAL MEMBERS
PP3		TRUSS POLE PLATE TO TRUSS MANUFACTURER'S DESIGN AND CERTIFICATION
TRUSSES		
GT		TIMBER GIRDER TRUSS TO MANUFACTURER'S DESIGN AND CERTIFICATION
RT		TIMBER ROOF TRUSSES AT 900 CRS. TO MANUFACTURER'S DESIGN AND CERTIFICATION
RAFTERS		
R1	170x45 LVL13	TIMBER ROOF RAFTERS AT 900 CRS.
R2	200x45 LVL13	TIMBER ROOF RAFTERS AT 900 CRS.

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DESIGNED: AHSM/JNG
DRAWN: RM R25
CHECKED: D.W.
DATE: JAN 2025
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APPROVED: *A. Hobson*
A. HOBSON - RPEQ 31914
For and on behalf of WESTERAPARTNERS PTY. LTD.

WESTERAPARTNERS
STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS
www.westerapartners.com.au | ABN 52 097 417 975

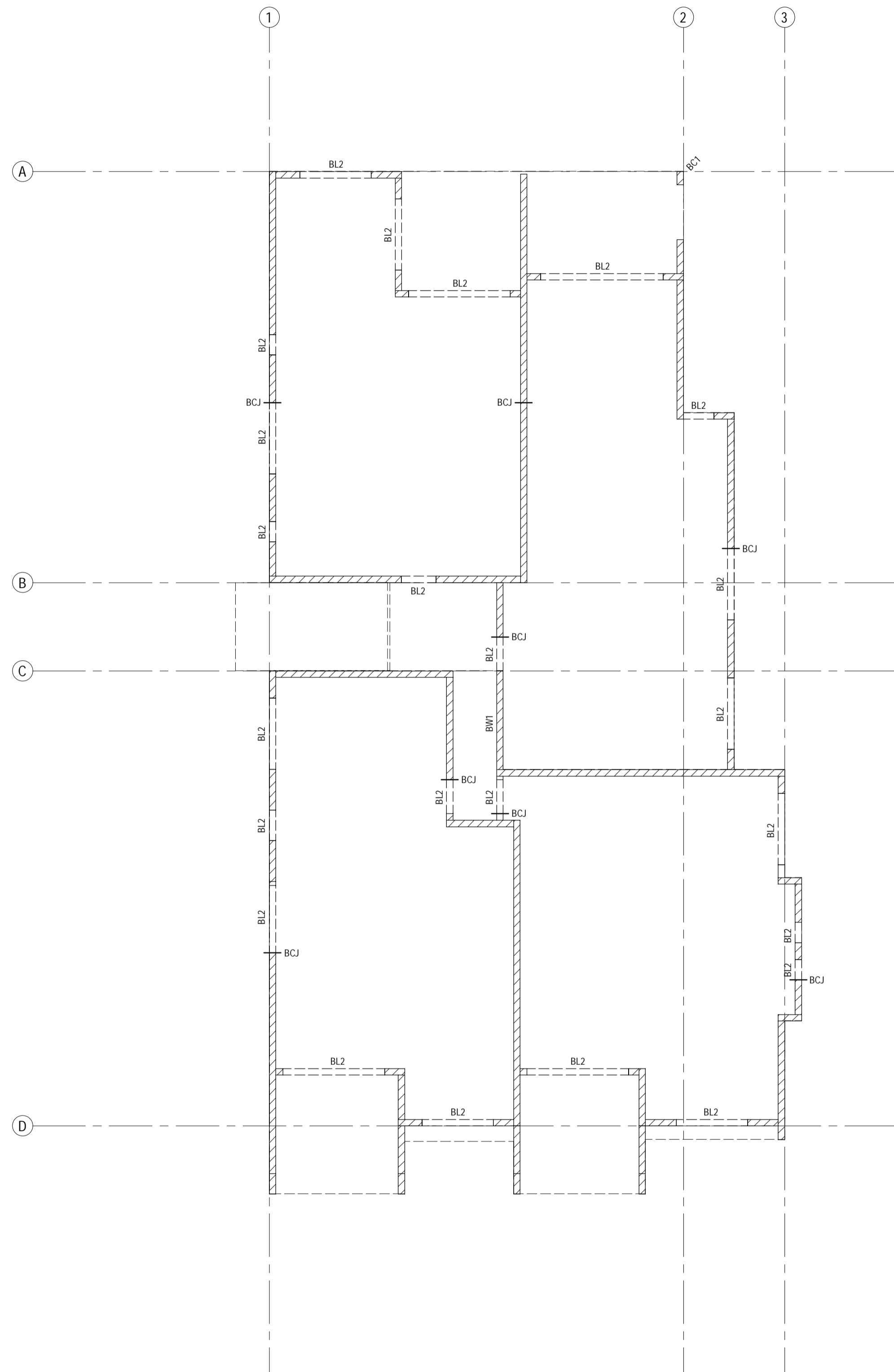
BRISBANE
T: 07 3852 4333
GOLD COAST
T: 07 5571 1599
SUNSHINE COAST
T: 07 5391 3777
NORTHERN NSW
T: 02 6674 8047
CENTRAL VICTORIA
T: 03 5441 0922

CONSULTANTS: AG ARCHITECTS

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION: 16 STATION AVENUE, GAYTHORNE
TITLE: ROOF FRAMING PLAN
CLIENT: AUSPACE DEVELOPMENTS GROUP

PROJECT NUMBER	B24-092
SHEET NUMBER	7.0
REVISION	D

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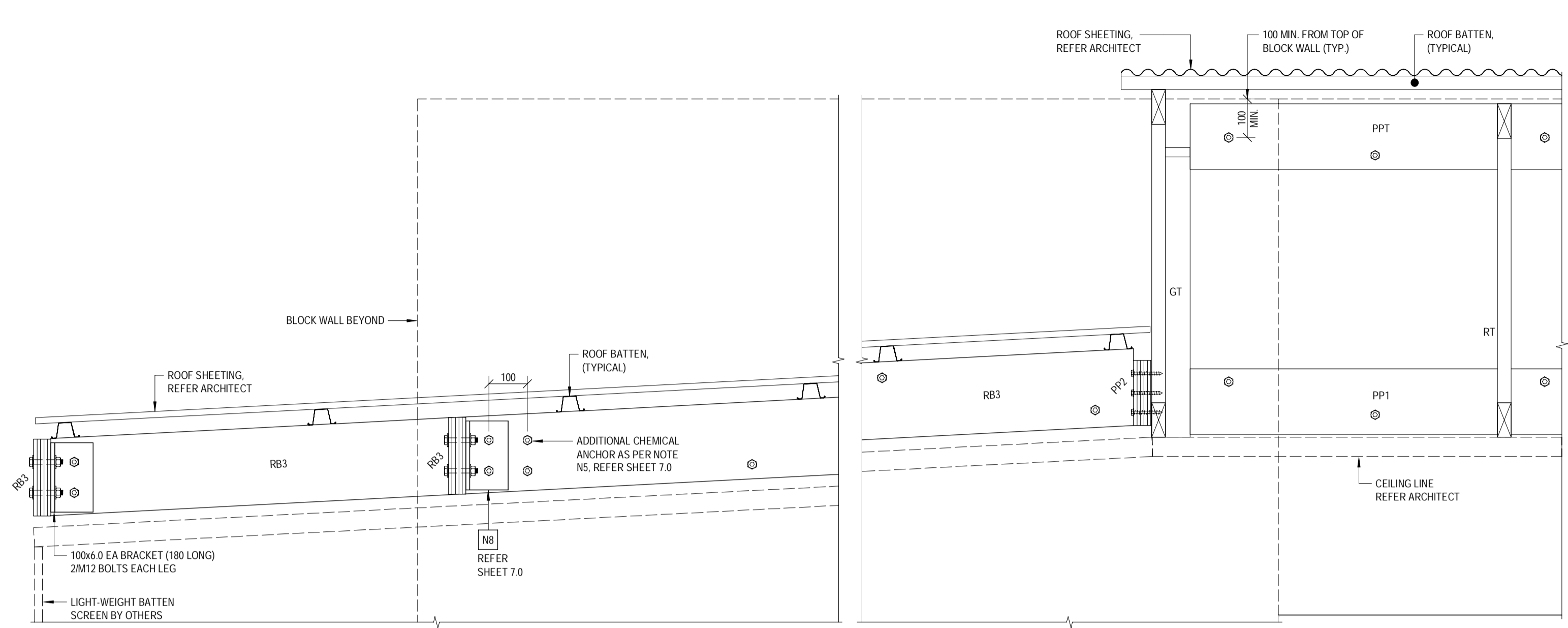
LEGEND	
WALLS/COLUMNS UNDER AND/OR OVER	
	DENOTES LOAD BEARING BLOCK WALL (BW1 U.N.O.)
	DENOTES NON LOAD BEARING BLOCK WALL
BLOCK WALLS & COLUMNS	
BW#	BLOCK WALL OVER - REFER DETAILS ON SHEET 2.0
BL#	BLOCK LINTEL UNDER - REFER DETAILS ON SHEET 2.1
BC#	BLOCK COLUMN OVER - REFER DETAILS ON SHEET 2.0
BCJ - DENOTES BLOCKWORK OR BRICKWORK CONTROL JOINT:	
<ul style="list-style-type: none"> WHERE NOT SPECIFICALLY LOCATED ON PLAN, THE BUILDER IS TO CLEARLY MARK THE PROPOSED LOCATIONS OF ALL BCJ'S ON A PLAN FOR APPROVAL BY THE ARCHITECT AND ENGINEER BCJ LOCATIONS ARE TO COMPLY WITH NOTE M16 ON SHEET 1.2 AND THE TYPICAL DETAILS ON SHEET 2.0 	

ROOF WALL AND COLUMN PLAN
SCALE: 1:100

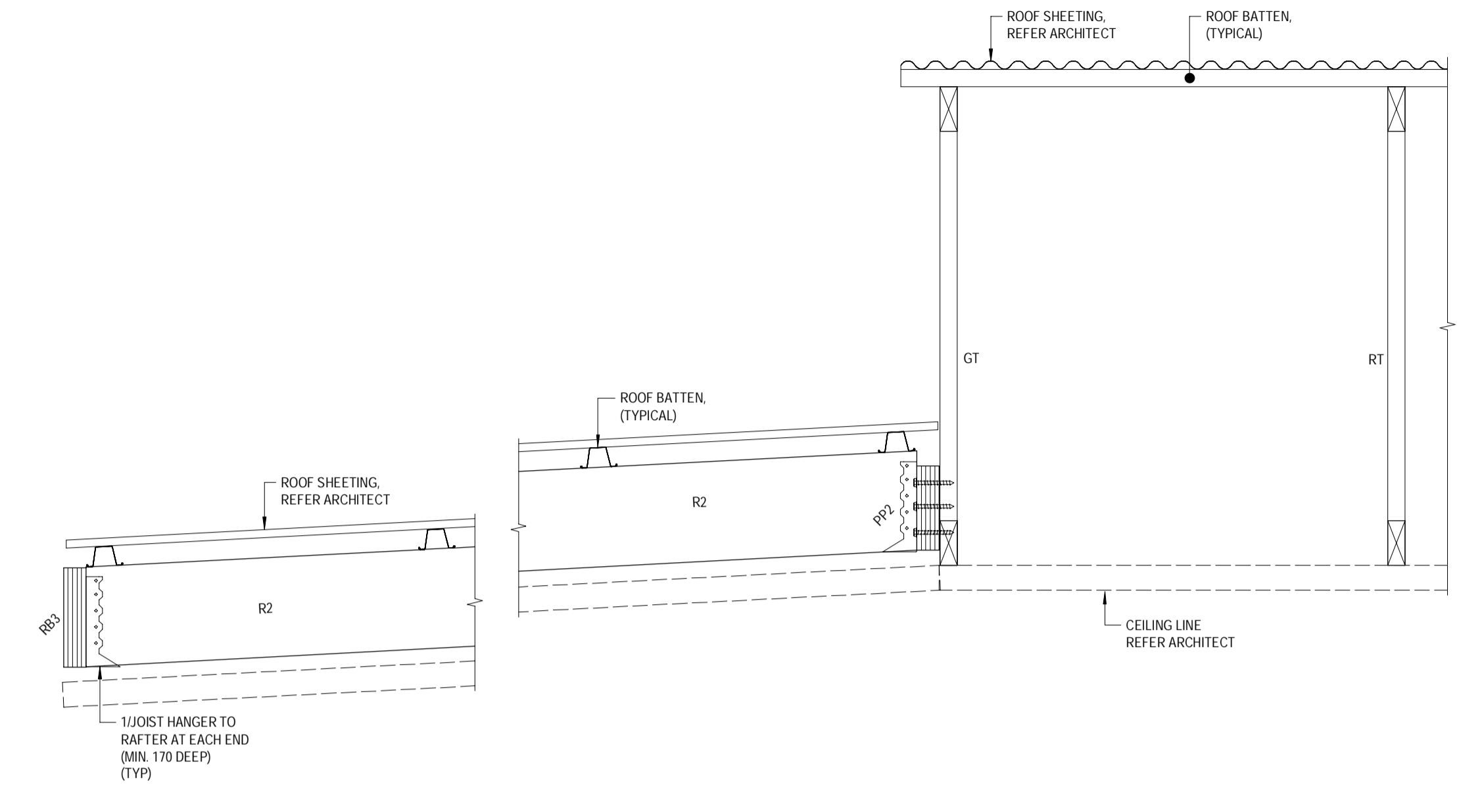
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No.	DATE	REVISIONS	DRN	ENG	DESIGNED: AH/SM/JNG	APPROVED: <i>A. Hobson</i>	<p>STRUCTURAL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p>	<p>BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 SUNSHINE COAST T: 07 5391 3777 NORTHERN NSW T: 02 6674 8047 CENTRAL VICTORIA T: 03 5441 0922</p>	CONSULTANTS: AG ARCHITECTS	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOCATION: 16 STATION AVENUE, GAYTHORNE TITLE: ROOF WALL AND COLUMN PLAN	CLIENT: AUSPACE DEVELOPMENTS GROUP	PROJECT NUMBER B24-092
					SHEET NUMBER 7.1	REVISION D						

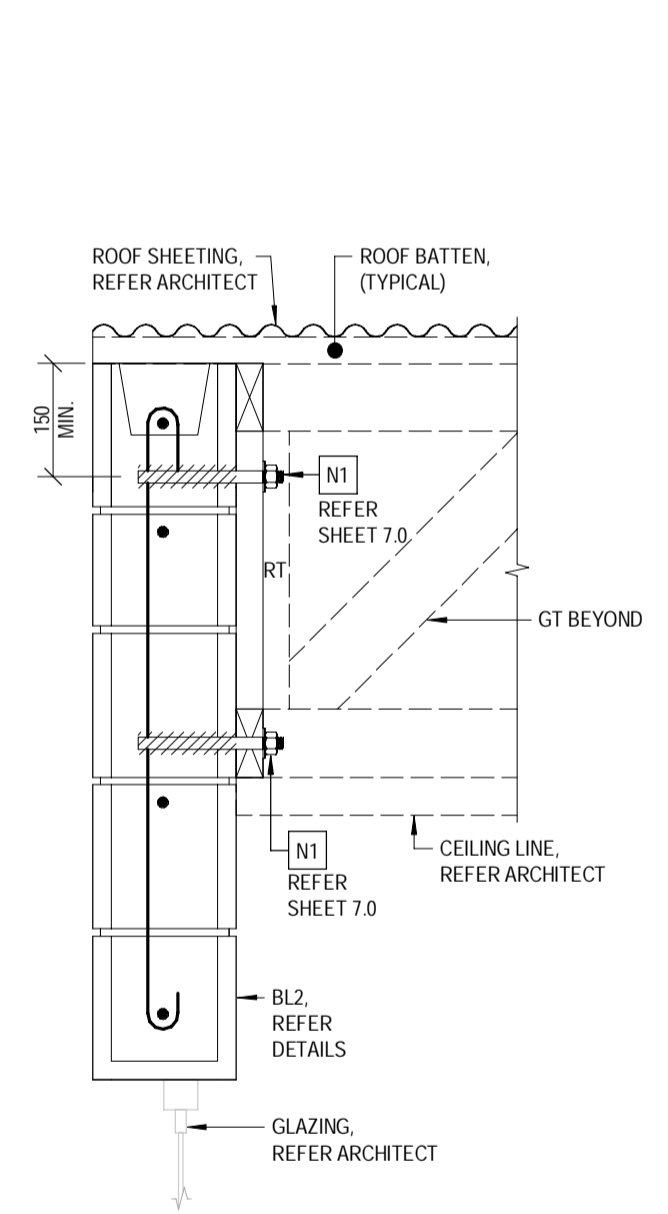
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT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



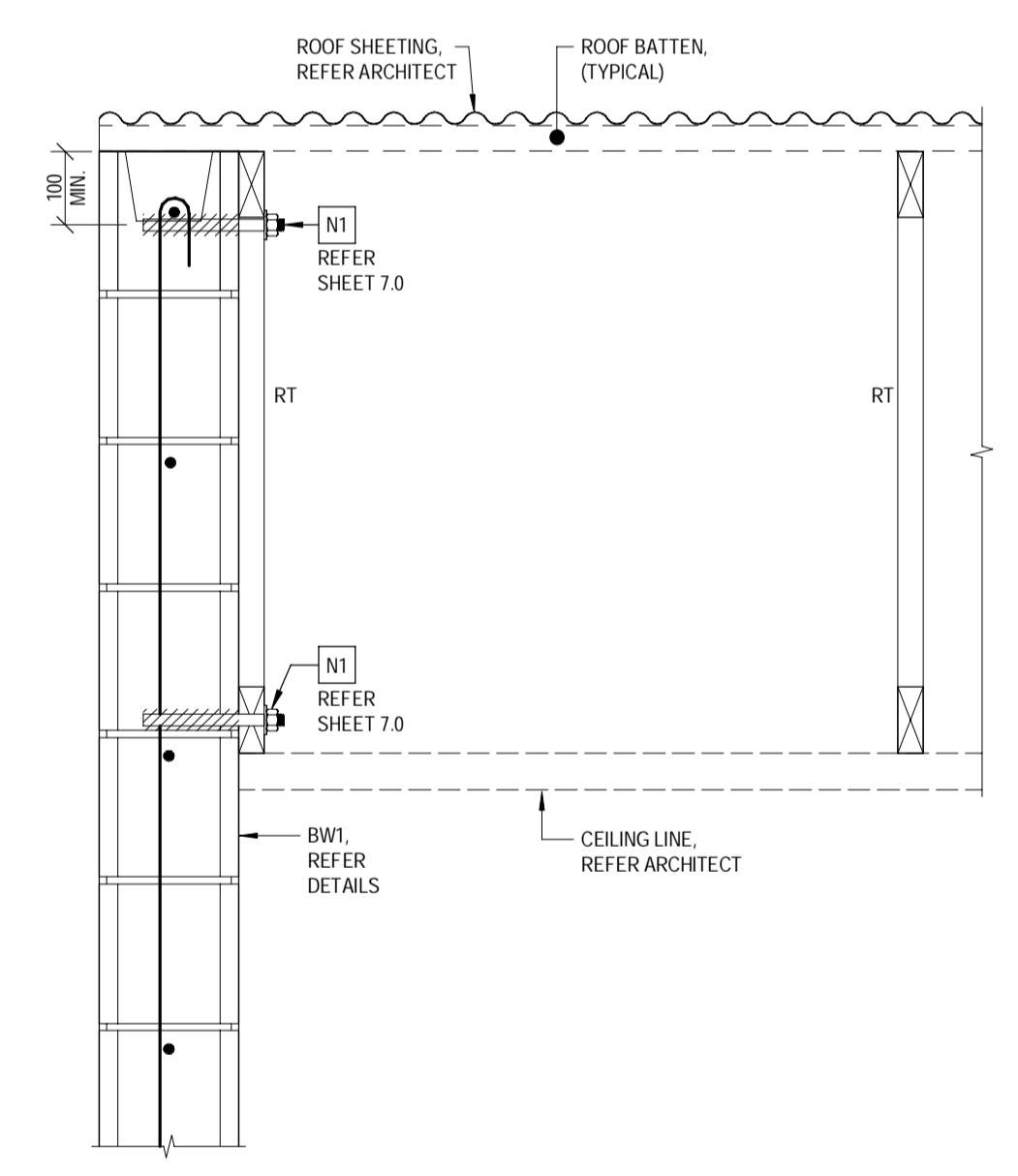
SECTION R.1
SCALE 1:10



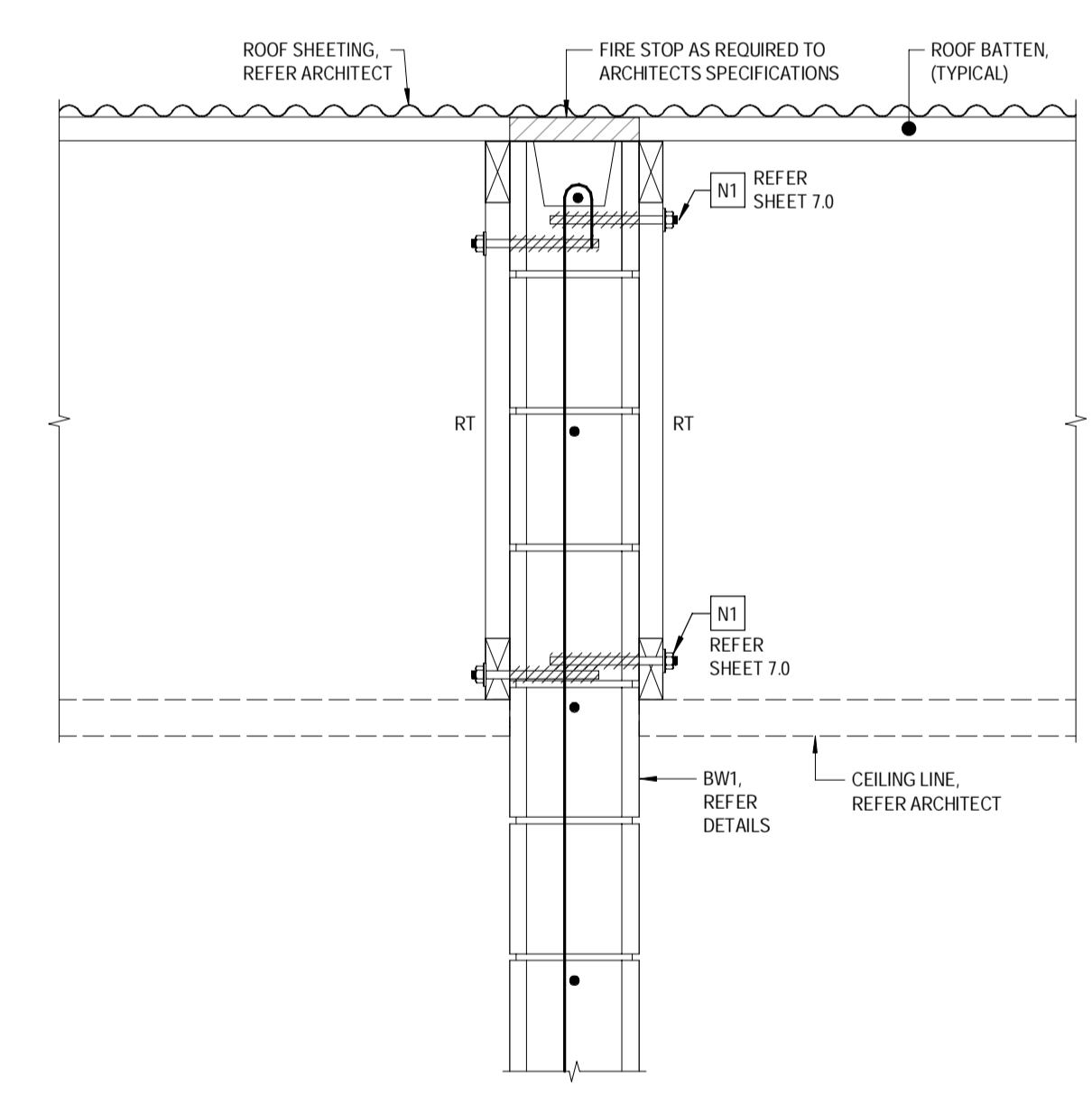
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SCALE 1:10



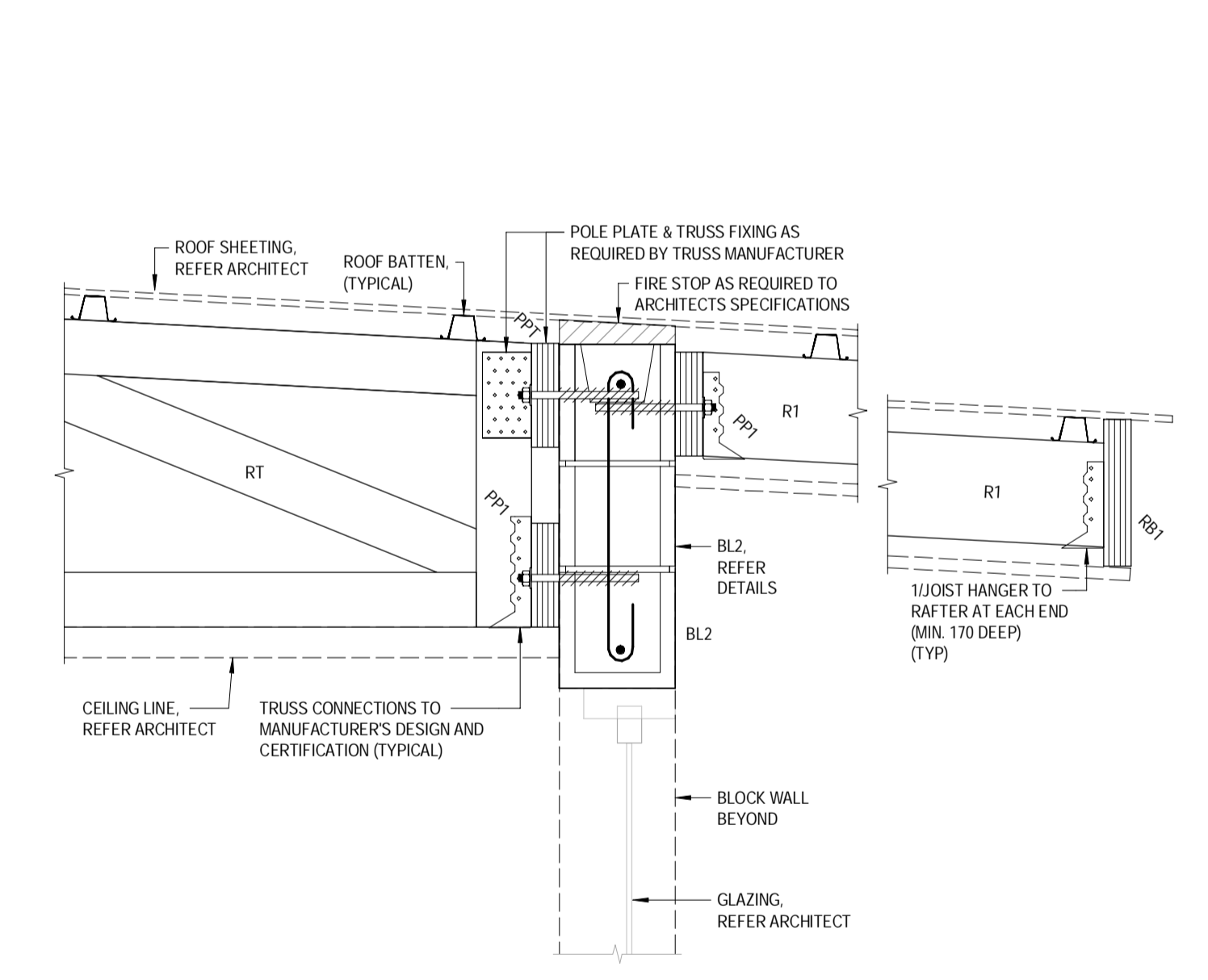
SECTION R.3
SCALE 1:10



SECTION R.4
SCALE 1:10



SECTION R.5
SCALE 1:10

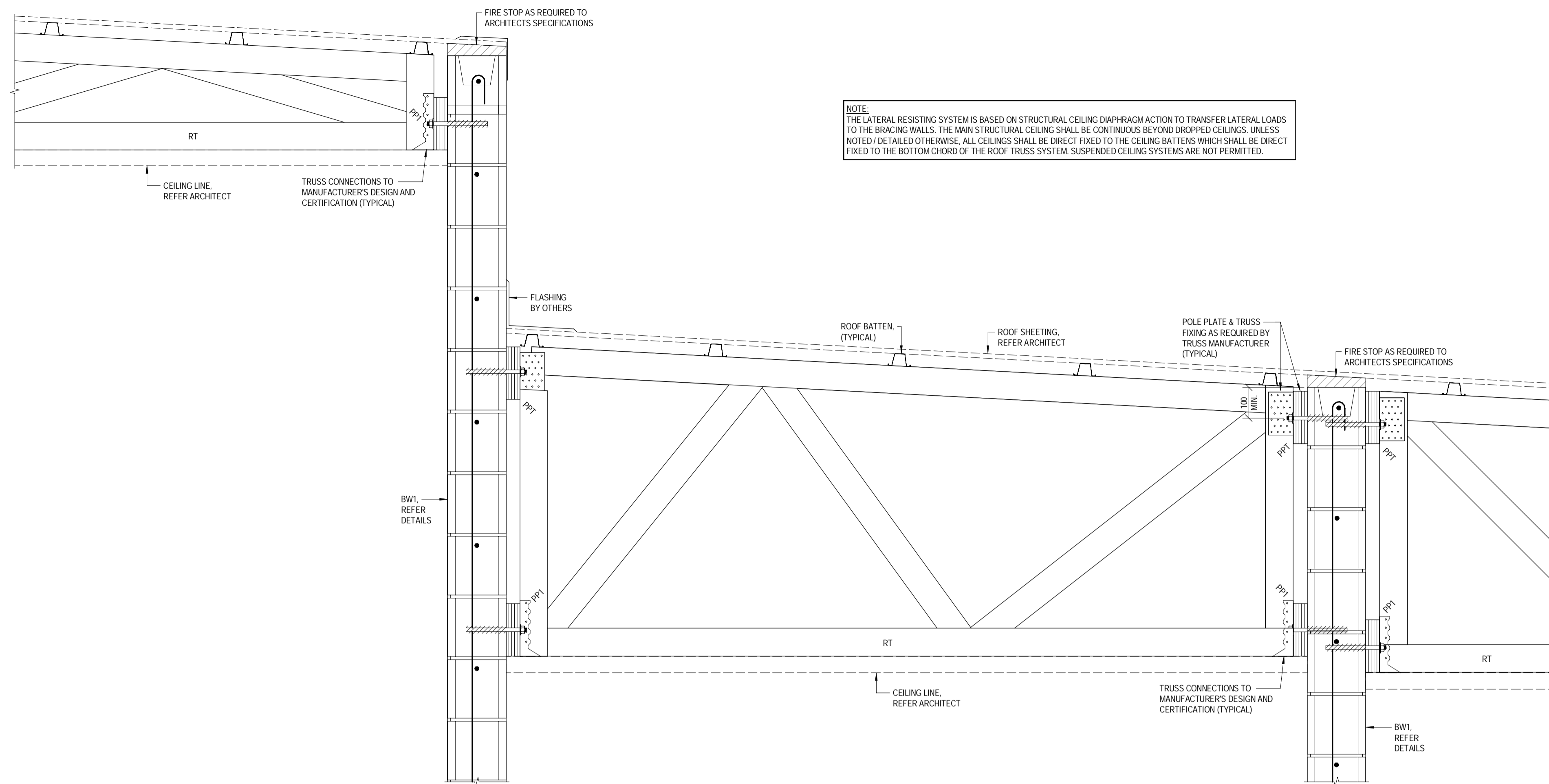


SECTION R.6
SCALE 1:10

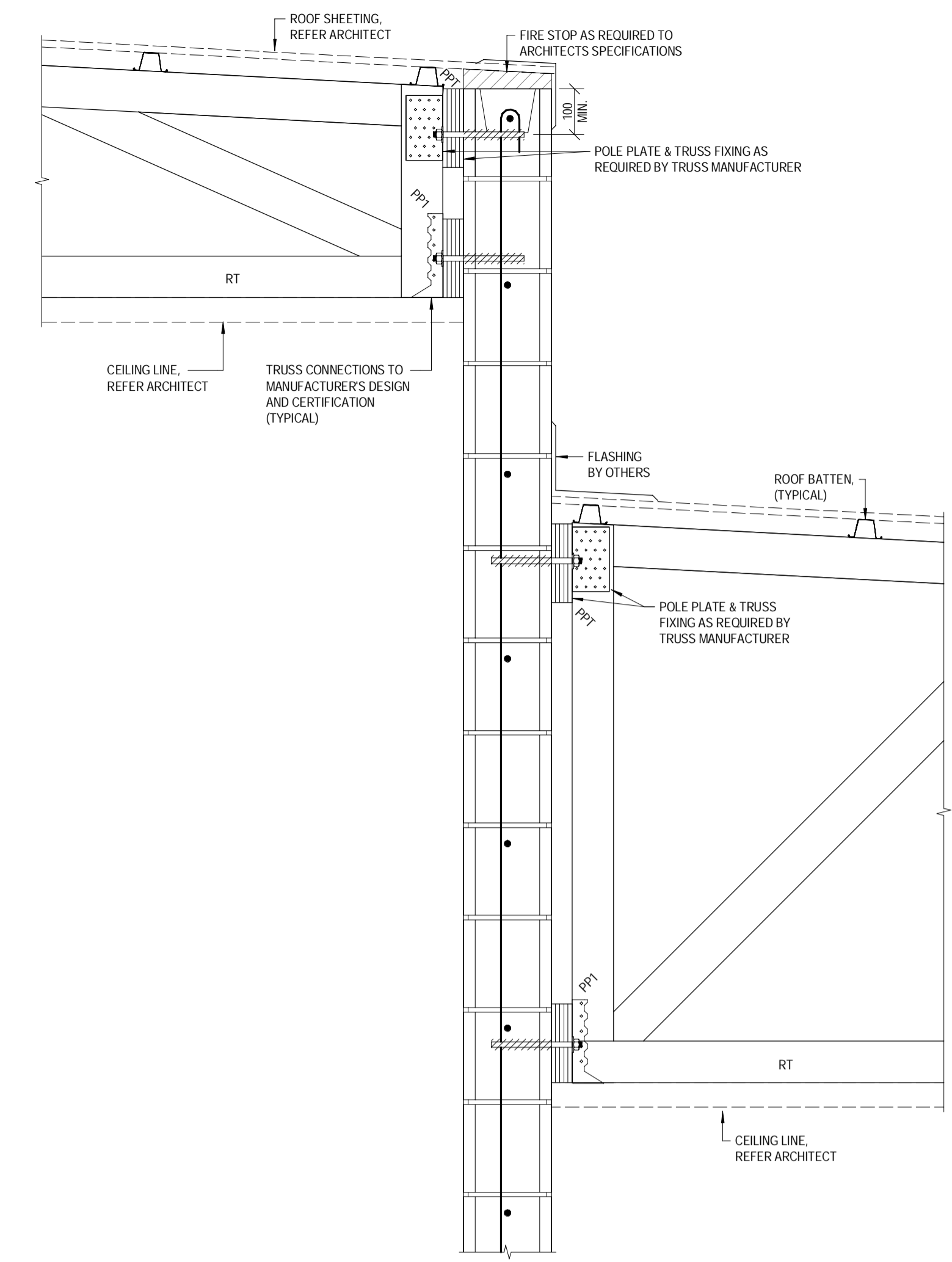
NOTE:
THE LATERAL RESISTING SYSTEM IS BASED ON STRUCTURAL CEILING DIAPHRAGM ACTION TO TRANSFER LATERAL LOADS TO THE BRACING WALLS. THE MAIN STRUCTURAL CEILING SHALL BE CONTINUOUS BEYOND DROPPED CEILINGS. UNLESS NOTED / DETAILED OTHERWISE, ALL CEILINGS SHALL BE DIRECT FIXED TO THE CEILING BATTENS WHICH SHALL BE DIRECT FIXED TO THE BOTTOM CHORD OF THE ROOF TRUSS SYSTEM. SUSPENDED CEILING SYSTEMS ARE NOT PERMITTED.

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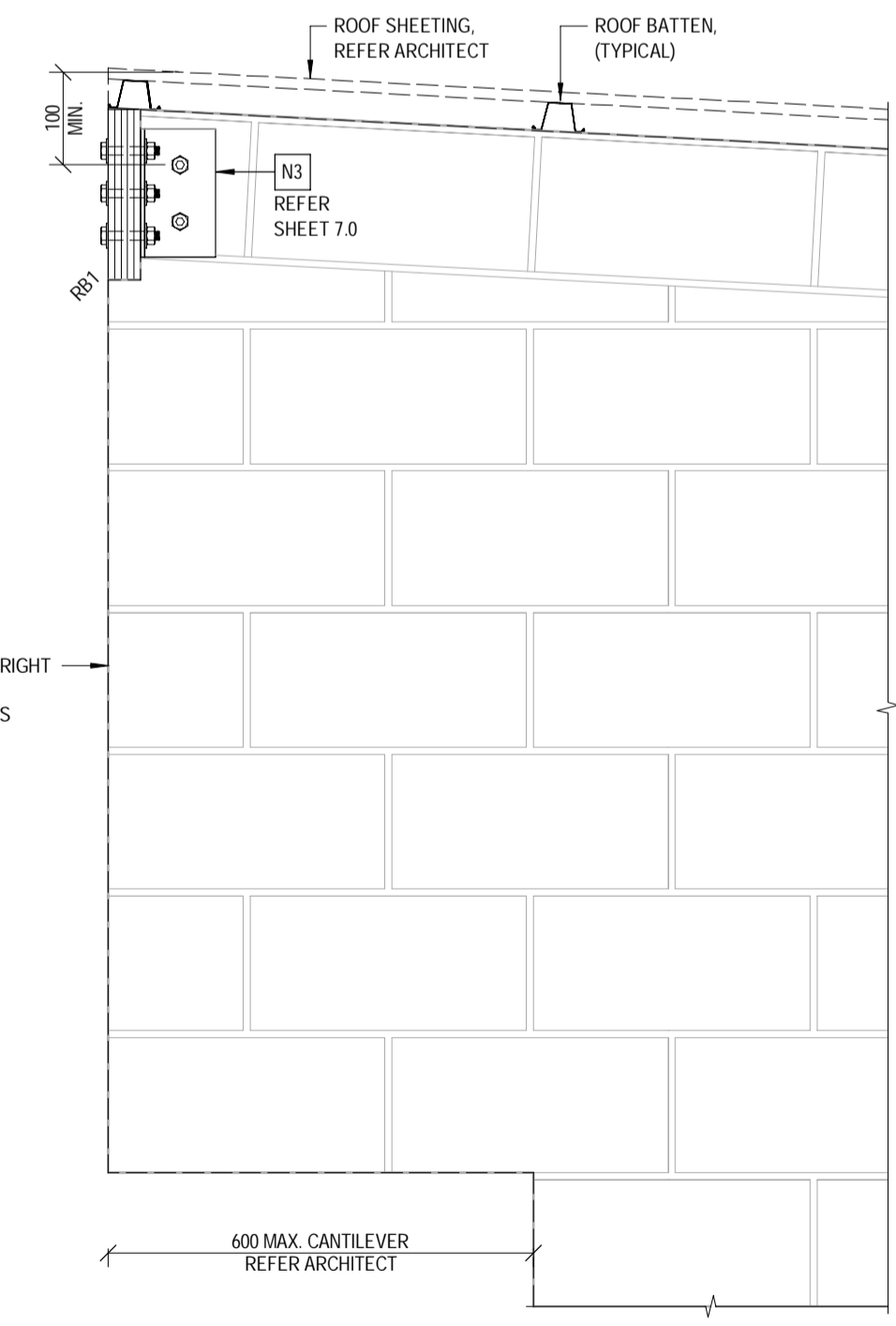
D	27.11.2025	REVISED ISSUED FOR CONSTRUCTION	RM	AH	DESIGNED:	AHSM/JNG	APPROVED:	 STRUCTURAL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T: 07 3852 4333 GOLD COAST T: 07 5571 1599 SUNSHINE COAST T: 07 5391 3777 NORTHERN NSW T: 02 6674 8047 CENTRAL VICTORIA T: 03 5441 0922	CONSULTANTS: AG ARCHITECTS	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOCATION: 16 STATION AVENUE, GAYTHORNE TITLE: ROOF FRAMING SECTIONS - SHEET 1	PROJECT NUMBER
	C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AHSM/JNG	DRAWN:	RM R25					B24-092
B	21.08.2025	REVISED BA ISSUE	ZA	AHSM/JNG	CHECKED:	D.W.	 A. HOBSON - RPEQ 31914 For and on behalf of WESTERA PARTNERS PTY. LTD.	SHEET NUMBER				
A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AHSM/JNG	DATE:	JAN 2025		9.2				
No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE:	A1		REVISION	D	CLIENT: AUSPACE DEVELOPMENTS GROUP	PROJECT NUMBER	



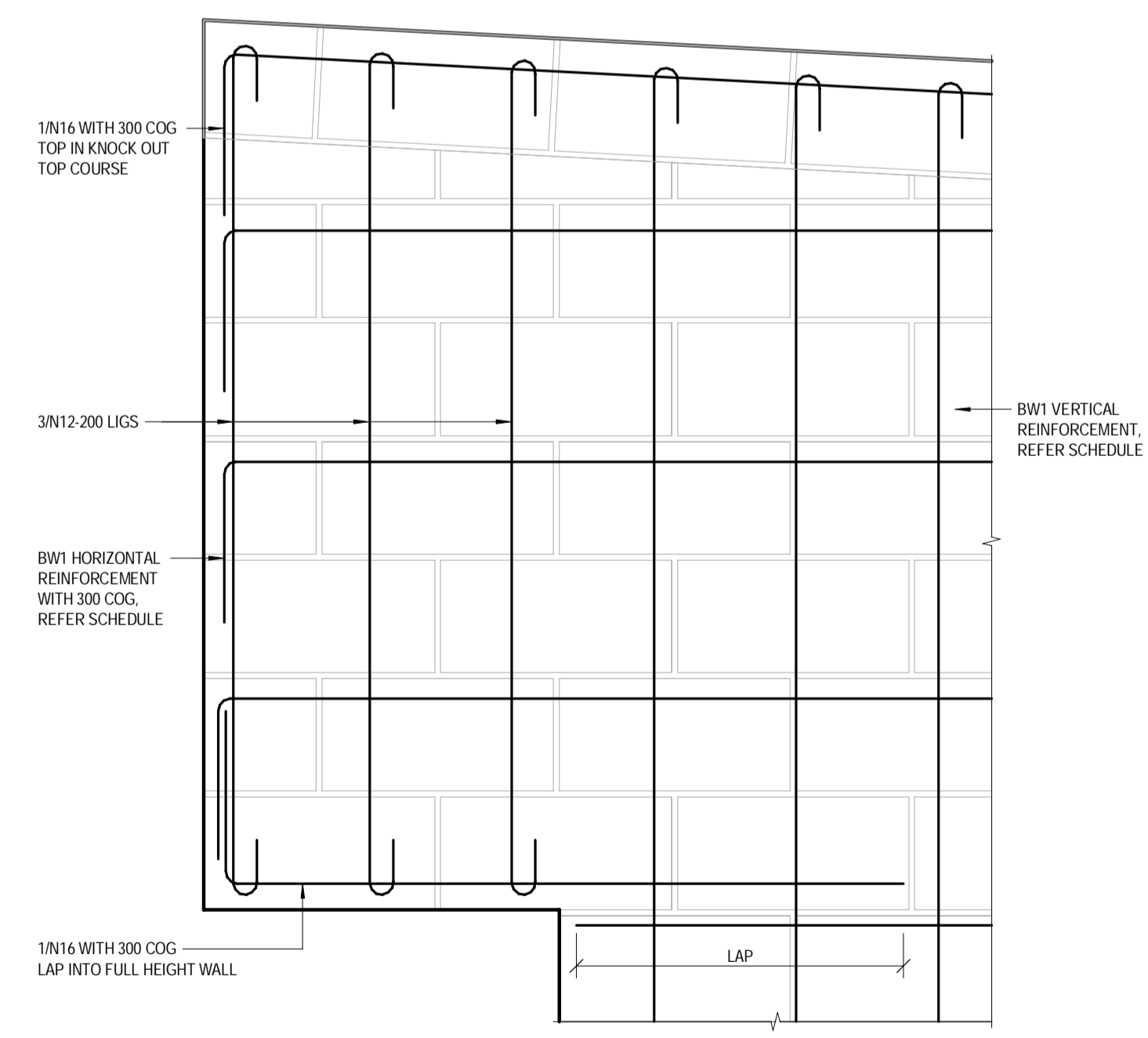
SECTION R.7
SCALE 1:10
7.0



SECTION R.8
SCALE 1:10
7.0



SECTION R.9
SCALE 1:10
7.0



SECTION R.9a
SCALE 1:10

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C	19.09.2025	ISSUED FOR CONSTRUCTION	RM	AHSM/JNG	DRAWN: RM R25	 A. HOBSON - RPEQ 31914 For and on behalf of WESTERA PARTNERS PTY. LTD.					PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOCATION: 16 STATION AVENUE, GAYTHORNE TITLE: ROOF FRAMING SECTIONS - SHEET 2
B	21.08.2025	REVISED BA ISSUE	ZA	AHSM/JNG	CHECKED: D.W.					TITLE: ROOF FRAMING SECTIONS - SHEET 2	SHEET NUMBER 7.3
A	30.07.2025	BUILDING APPROVAL ISSUE - NOT FOR CONSTRUCTION	RM	AHSM/JNG	DATE: JAN 2025					CLIENT: AUSPACE DEVELOPMENTS GROUP	REVISION D
No.	DATE	REVISIONS	DRN	ENG	PAGE SIZE: A1						