


**EFFICIENT BUILDING  
DESIGN SERVICES**

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QBCC LICENCE NO. 15071893



1	Preliminary Design	22/02/2023	CG
Revision	Description	Date	Issued by

Proposed Hall Relocation  
Leechs Gully Road  
TENTERFIELD NSW 2372

Leech's Gully Progress  
Association

COVER PAGE

project number	23-016	revision	1	sheet	000
date	22/02/2023	drawn by	CG	checked by	CG
		Scale			



NOTE:  
TILE LAYOUT IS INDICATIVE ONLY.  
TILE SET OUT TO BE AGREED ON SITE  
PRIOR TO COMMENCEMENT OF TILING.



WIND CLASSIFICATION:  
WIND REGION:  
TERRAIN CATEGORY:  
TOPOGRAPHIC CLASS  
SHEILDING:  
WIND CLASS:

A  
2  
T1  
PS  
N3 (W41)

SNOW LOADING:  
N/A APPROX. 853m AHD (<1200m AHD)

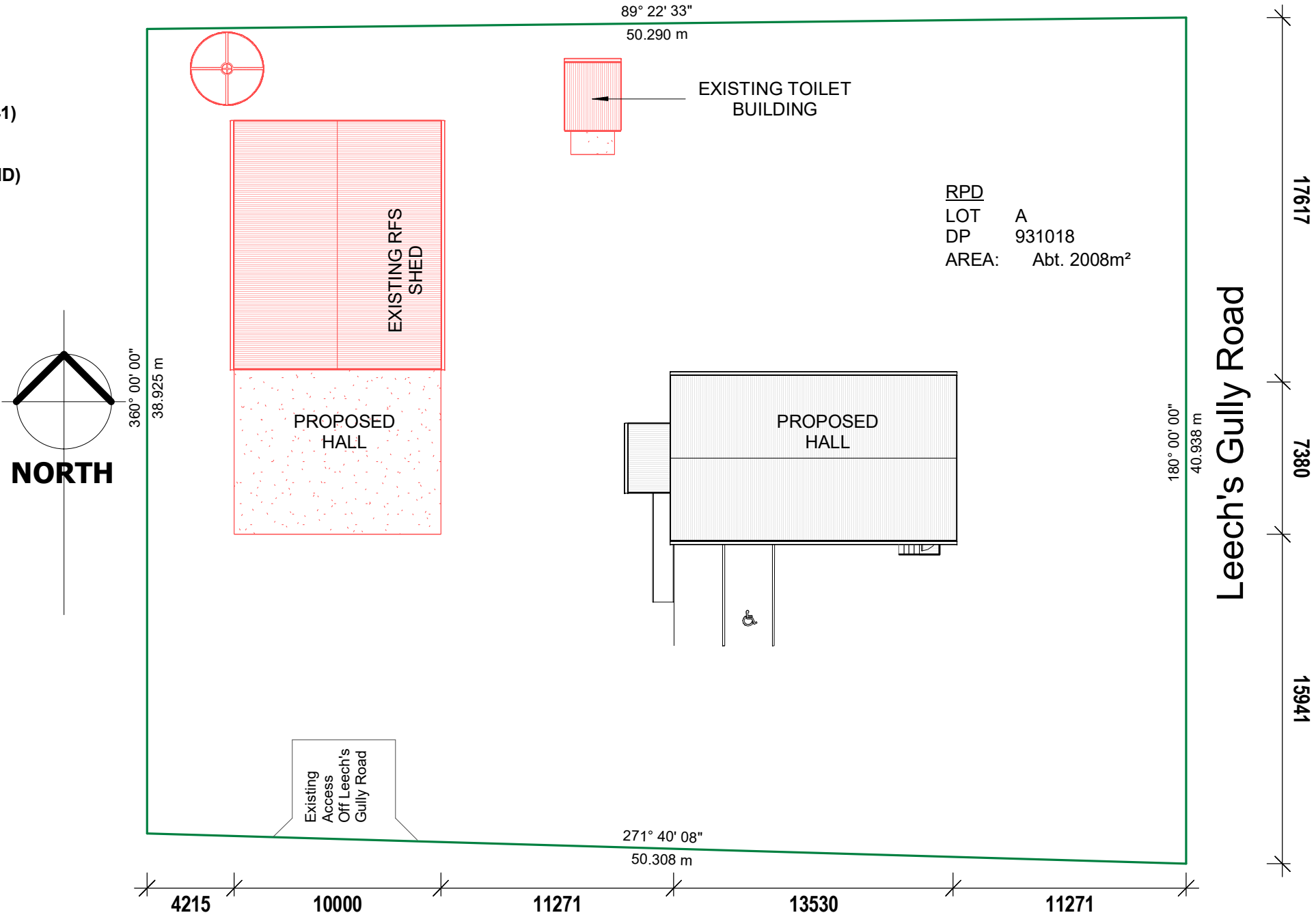
NOTE: PAD LEVEL TO BE  
CONFIRMED ON SITE.  
  
CUT/FILL LEVELS &  
VOLUMES ARE  
APPROXIMATE ONLY

SEDIMENT CONTROL  
BARRIER AS REQUIRED  
FOR CONSTRUCTION  
PURPOSES

SLIP COUPLINGS  
REQUIRED FOR ALL 'H', 'P'  
& 'E' SOIL CLASS SITES.

PROVIDE MINIMUM Ø90mm  
STORMWATER DRAINS  
WITH MIN. 1:100 FALL  
CONNECTED TO LEGAL  
POINT OF DISCHARGE

GRADE SOIL AWAY FROM  
PROPOSED BUILDINGS IN  
ORDER TO AVOID PONDING  
OF SURFACE WATER



RPD  
LOT A  
DP 931018  
AREA: Abt. 2008m<sup>2</sup>

Site Notes  
The location of all existing services to the site and any  
survey information is to be confirmed on site prior to the  
commencement of any construction works including  
earthworks

CONSTRUCTION NOTES

ALL WORK TO COMPLY WITH THE BUILDING CODE OF  
AUSTRALIA REQUIREMENTS (NCC) AND AUSTRALIAN  
STANDARDS AND THEIR MOST CURRENT AMENDMENTS.  
ALL LOCAL COUNCIL REQUIREMENTS ARE TO BE MET IN  
RELATION TO THE CLASS AND TYPE OF CONSTRUCTION.

BEFORE COMMENCING CONSTRUCTION ALL DIMENSIONS,  
EXISTING LEVELS, FINISHED LEVELS AND ALL SITE SERVICES  
ARE TO BE VERIFIED BY THE BUILDER.  
NOTIFY THE BUILDING DESIGNER OF ANY VARIATION  
BETWEEN THE DOCUMENTATION AND SITE CONDITIONS.

WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER  
SCALING FROM THE DRAWINGS. NOTIFY THE BUILDING  
DESIGNER OF ANY VARIATIONS OR DISCREPANCIES IN THE  
DIMENSIONING OF THE PLANS.

MANHOLE TO BE POSITIONED TO SUIT TRUSS LAYOUT.  
POSITION TRUSSES SO AS TO PROVIDE A CLEAR 600mm x  
600mm OPENING. MANHOLE POSITION AS INDICATED ON PLAN.

TERMITE PROTECTION TO COMPLY WITH AS 3660 AND AS  
3660.1 & NCC 2019 VOLUME 2 PART 3.1.4.

WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 -  
2010 & NCC 2019 VOLUME 2 PART 3.8.1.

DAMP PROOFING OF GROUND SLAB/ FLOORS TO COMPLY WITH  
AS 2870 & NCC 2019 VOLUME 2 PART 3.2.2.6 & 3.2.2.7.

ALL BATHROOMS, LAUNDRIES, ENSUITES AND WC'S NOT  
NATURALLY VENTILATED ARE TO BE MECHANICALLY  
VENTILATED TO COMPLY WITH 1668.2 AND AS/NZS 3666.1 &  
NCC 2019 PART 3.8.5.

WINDOW FRAME AND GLAZING TO BE INSTALLED IN  
ACCORDANCE WITH AS1288, NCC 2019 VOLUME 2 PART 3.6  
AND MANUFACTURERS REQUIREMENTS.

POOL FENCING TO COMPLY WITH AS 1926.1 & 2.

SMOKE ALARMS TO COMPLY WITH AS 3786 & NCC 2019  
VOLUME 2 PART 3.7.2.

STAIRS, HANDRAILS AND BALUSTRADES TO COMPLY WITH Part  
3.9.1, 3.9.2 NCC 2019 AND AS1170 INCLUDING AS1288.

BALUSTRADES TO HAVE A MINIMUM HEIGHT OF 1000mm  
ABOVE FINISHED SURFACE LEVEL.

GENERAL NOTES:  
ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON  
SITE PRIOR TO COMMENCEMENT OF THE WORKS.

DIMENSIONS SHOWN ARE TO FACE OF EXTERNAL  
FRAME ONLY. **DO NOT SCALE.** ANY DISCREPANCIES TO  
BE REPORTED IMMEDIATELY TO BUILDING DESIGNER.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION  
WITH THE SOIL REPORT.

6mm VILLABOARD TO WET AREA WALLS.


ROOF TRUSSES SHALL BE ENGINEER DESIGNED, FIXED  
& BRACED IN ACCORDANCE WITH MANUFACTURER'S  
SPECIFICATION.



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Proposed Hall Relocation

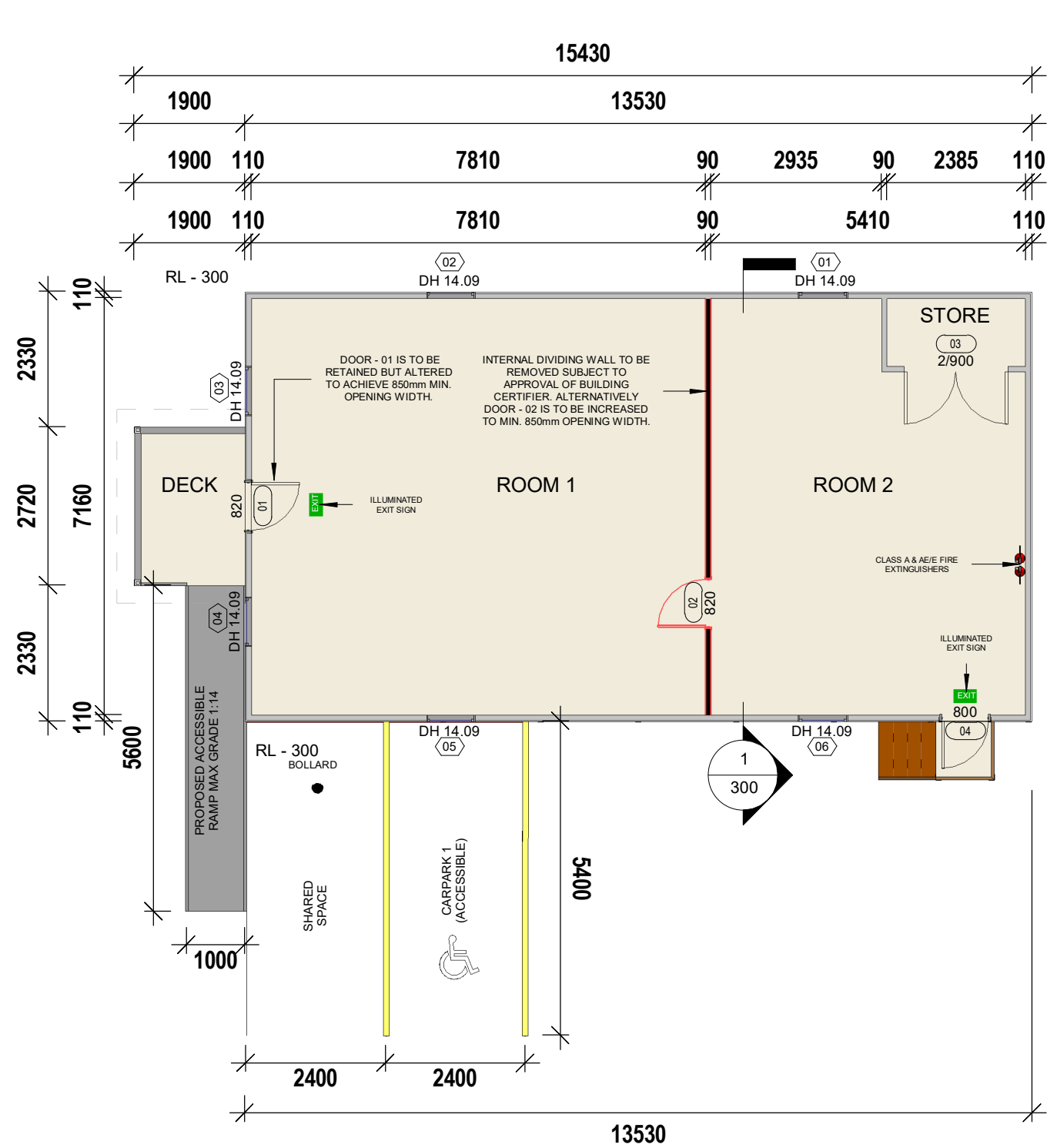
Leechs Gully Road  
TENTERFIELD NSW 2372

Leech's Gully Progress  
Association

SITE PLAN

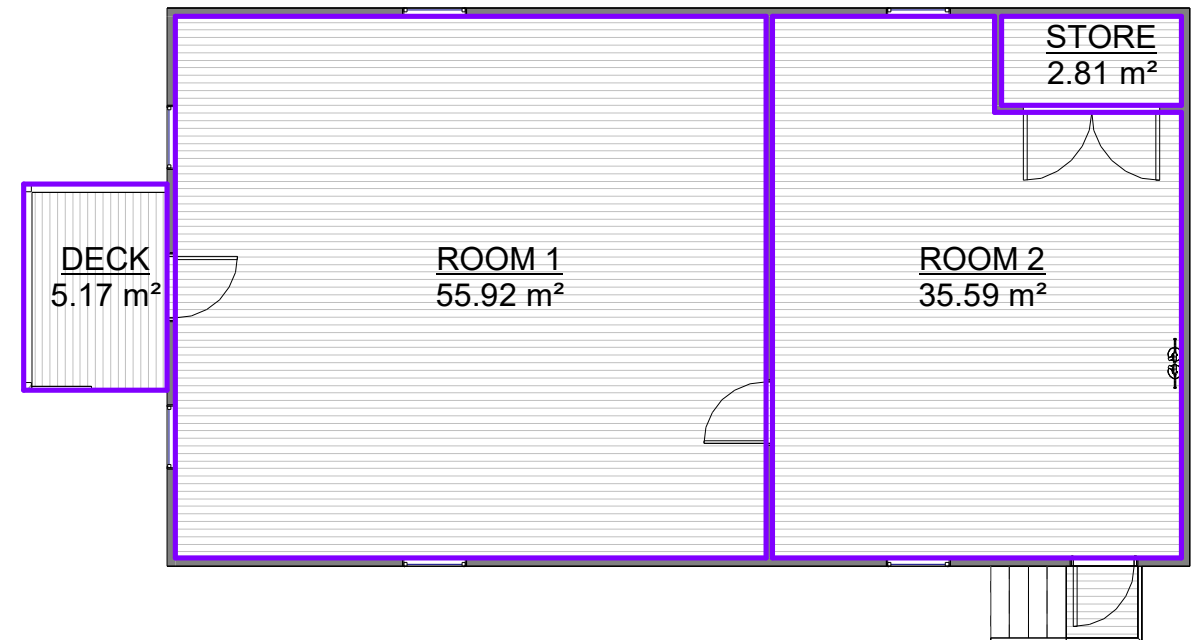
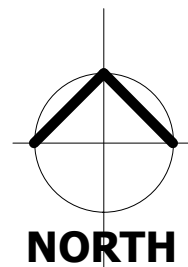
project number	23-016	revision	sheet
date	22/02/2023	1	001
drawn by	CG		
checked by	CG	Scale	1 : 250





1  
201  
1 : 100

**B Floor Plan**



2  
201  
1 : 100

**Floor Level**

Window Schedule				
Mark	Type	Height	Width	Area
01	14.09 Double Hung	1360	850	1.16 m²
02	14.09 Double Hung	1360	850	1.16 m²
03	14.09 Double Hung	1360	850	1.16 m²
04	14.09 Double Hung	1360	850	1.16 m²
05	14.09 Double Hung	1360	850	1.16 m²
06	14.09 Double Hung	1360	850	1.16 m²

Door Schedule	
Mark	Type
01	820 Solid Core Swing Door
03	Double Cupboard Door
04	800 Solid Core Swing Door

Area Schedule	
Name	Area
ROOM 1	55.92 m²
ROOM 2	35.59 m²
STORE	2.81 m²
DECK	5.17 m²



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## FLOOR PLAN

project number	23-016	revision	1	sheet	100
date	22/02/2023	drawn by	CG	checked by	CG
				Scale	1 : 100



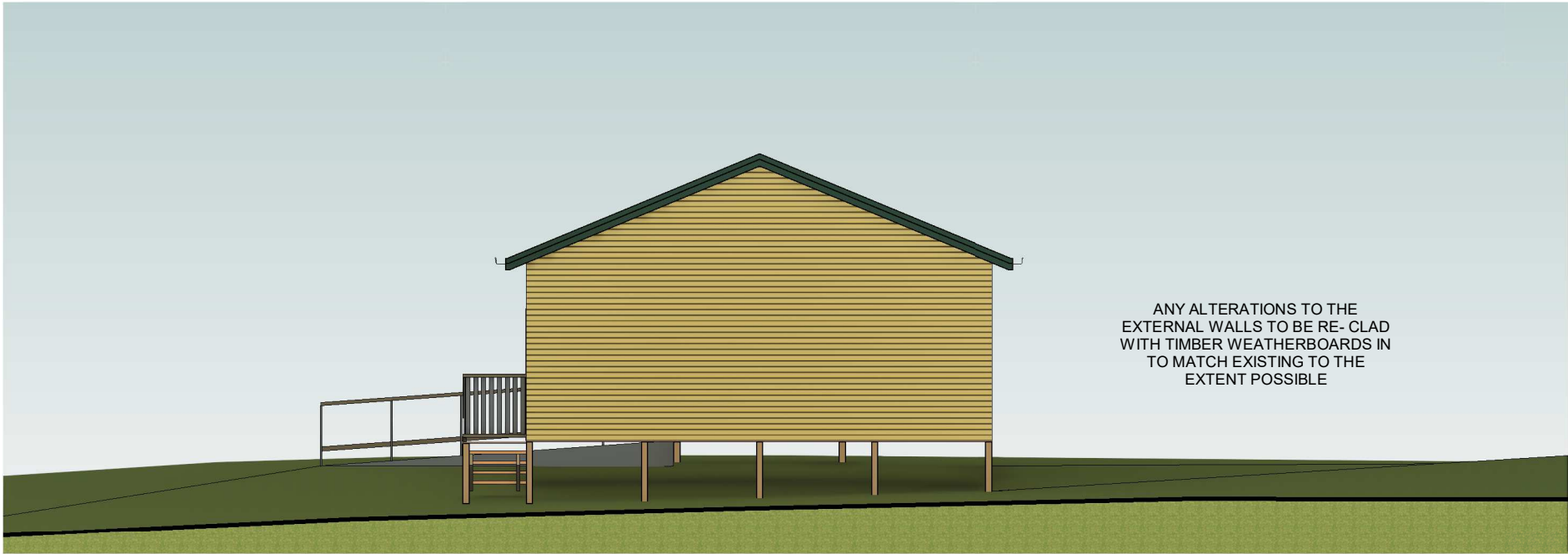
COLOURBOND METAL GUTTERS,  
FASCIA AND FLASHING IN SELECTED  
COLOUR TO REPLICATE THE EXISTING  
TO THE EXTENT POSSIBLE TO BE  
INSTALLED AS PER PART 3.5 OF THE  
NCC 2019 VOLUME 2

115MM LOW FRONT QUAD GUTTERING TO BE  
RETAINED OR REPLACED TO REPLICATE THE  
EXISTING TO THE EXTENT POSSIBLE

DOWNPIPES TO BE ROUND OR  
RECTANGULAR METAL PAINTED TO  
MATCH EXTERNAL WALL COLOUR



1 **ELEVATION NORTH**  
1 : 100



2 **ELEVATION EAST**  
1 : 100

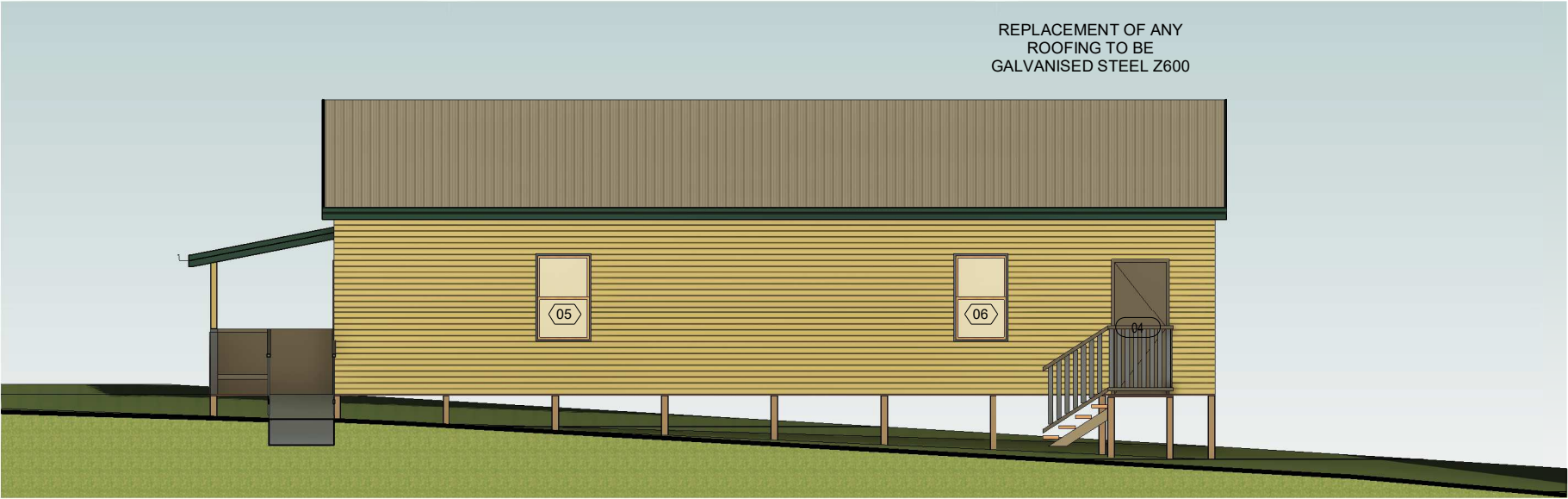
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## ELEVATIONS NORTH & EAST

project number	23-016	revision	1	sheet	200
date	22/02/2023				
drawn by	CG				
checked by	CG	Scale			1 : 100





1 **ELEVATION SOUTH**  
1 : 100



2 **ELEVATION WEST**  
1 : 100

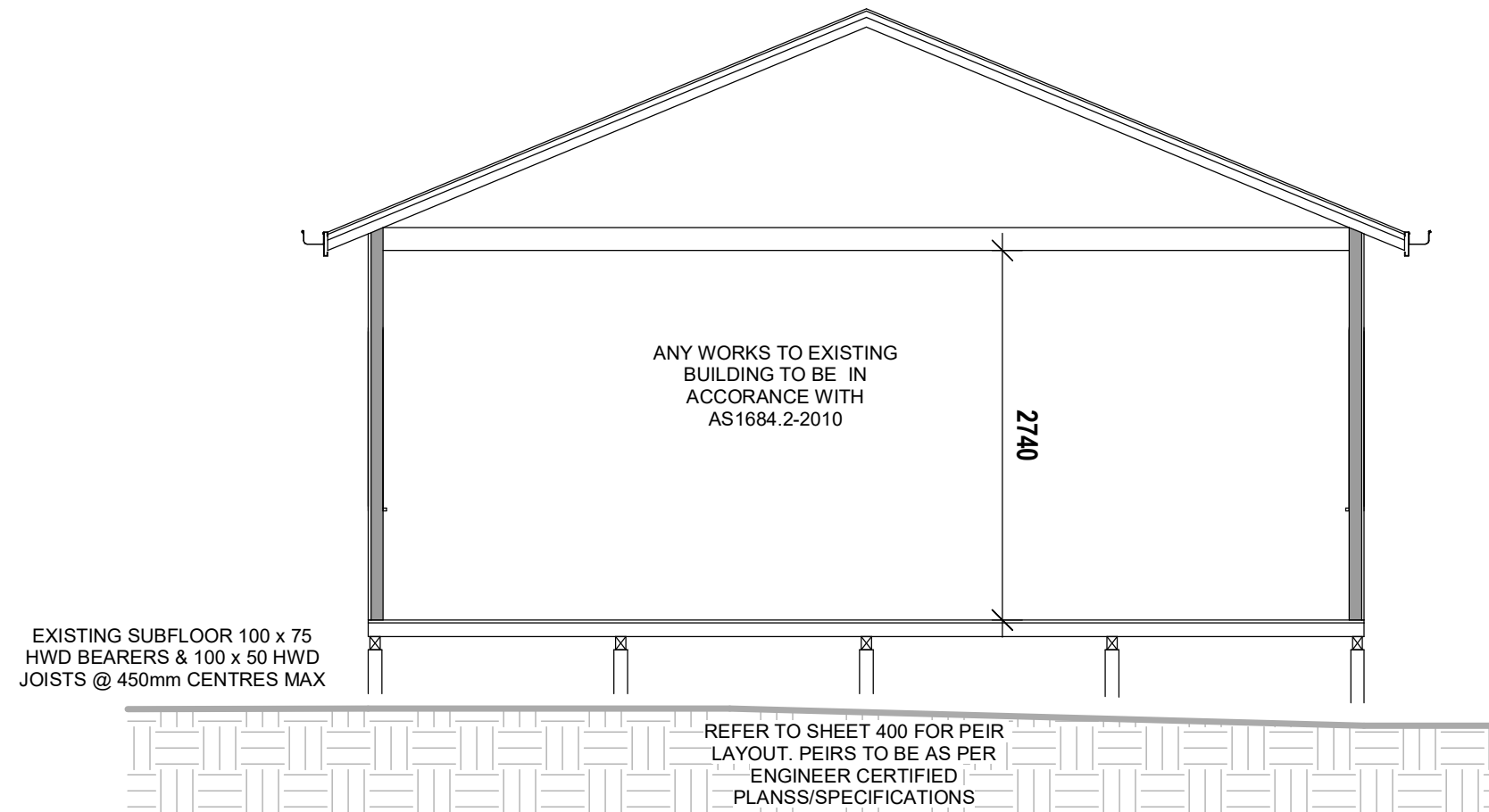
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**ELEVATIONS SOUTH & WEST**

project number	23-016	revision	1	sheet	201
date	22/02/2023				
drawn by	CG				
checked by	CG	Scale			1 : 100





1  
100

**Section 1**

1 : 50



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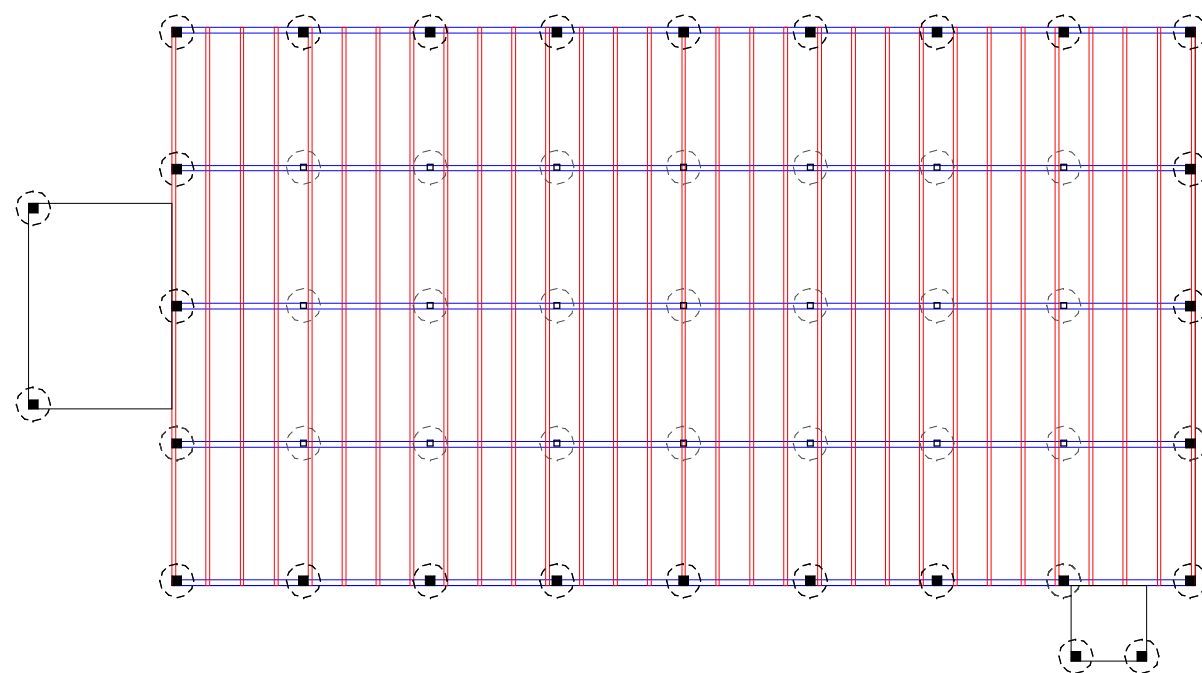
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## SECTION 1

project number	23-016	revision	1	sheet	300
date	22/02/2023	drawn by	CG	checked by	CG
Scale	1 : 50				

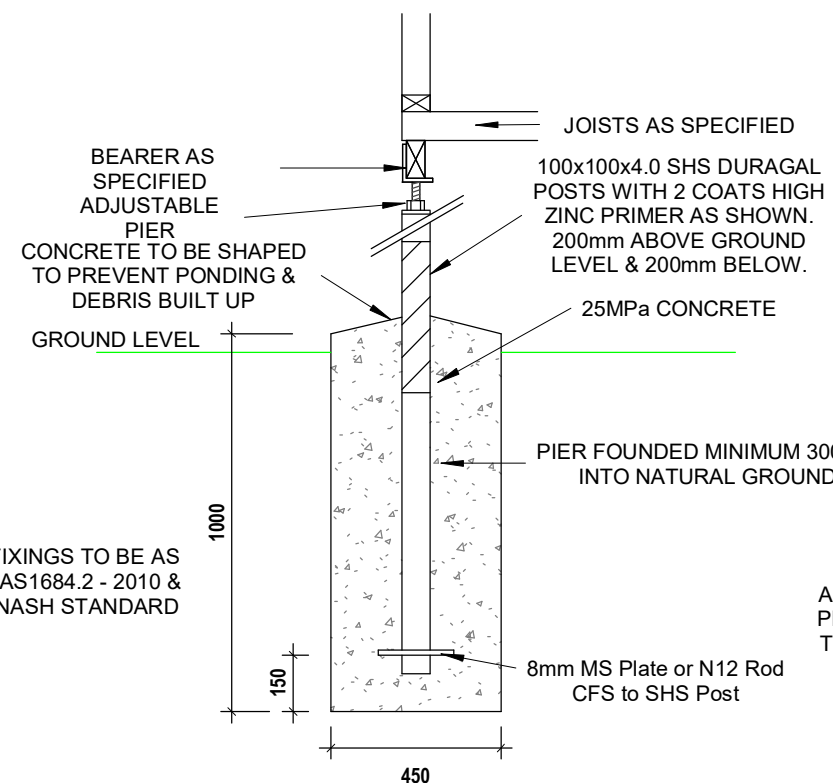




- 100 x 75 HWD BEARER
- 100 x 50 HWD JOIST @ 450mm CENTRES MAX.
- 1000 x Ø450 CONCRETE PEIR REFER TO DETAILS AA
- 700 x Ø450 CONCRETE PEIR REFER TO DETAILS BB

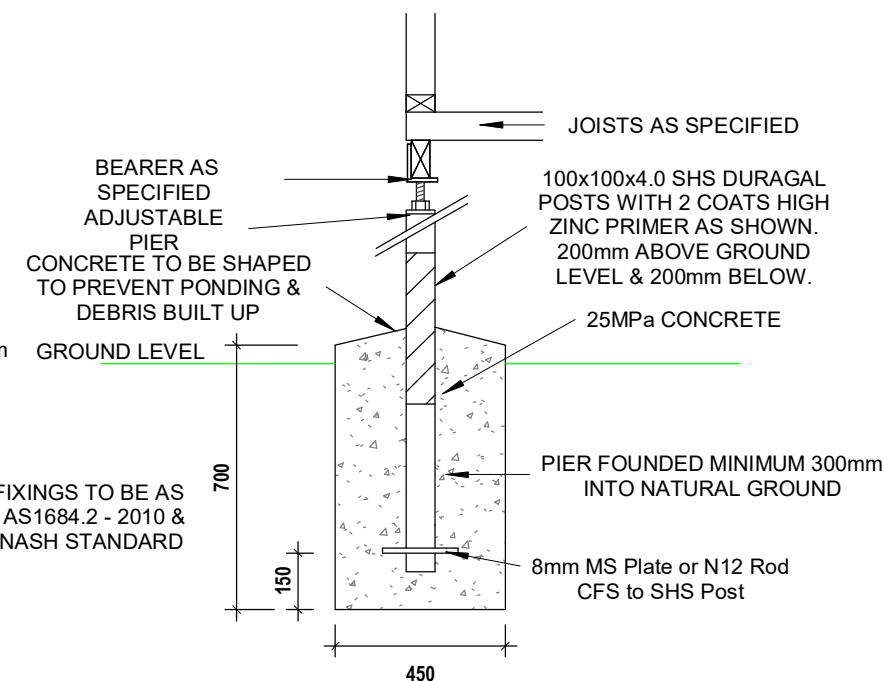
**NOTE ANY WATER ADDED TO CONCRETE ON SITE VOIDS THIS CERTIFICATION WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER**

**D Subfloor Plan**  
1  
201 1:100



ALL FIXINGS TO BE AS PER AS1684.2 - 2010 & THE NASH STANDARD

**Detail AA**  
2  
1:20



ALL FIXINGS TO BE AS PER AS1684.2 - 2010 & THE NASH STANDARD

**Detail BB**  
3  
1:20



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## SUBFLOOR PLAN

project number	23-016	revision	1	sheet	400
date	22/02/2023	drawn by	CG	checked by	CG
Scale	As indicated				



1. FALLS, SLIPS, TRIPS  
a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS ( Non-residential only)

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

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

FLOOR FINISHES By Owner

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

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below. 1. Prevent or restrict access to areas below where the work is being carried out. 2. Provide toeboards to scaffolding or work platforms. 3. Provide protective structure below the work area. 4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where onsite loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

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

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

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

Locations with overhead power lines:

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

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

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

TREATED TIMBER

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

VOLATILE ORGANIC COMPOUNDS

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

SYNTHETIC MINERAL FIBRE

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

TIMBER FLOORS

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

7. CONFINED SPACES

EXCAVATION

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

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

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

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

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

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

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

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known:


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

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies. All construction work should be carried out in accordance with Code of Practice: Managing Risks in Construction Work.

ADDITIONAL INFORMATION

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




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WHS NOTES

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drawn by	CG		
checked by	CG	Scale	



SITE NOTES:

The location of all existing services to the site and any survey information is to be confirmed on site prior to the commencement of any construction works including earthworks

GENERAL NOTES:

ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.

DIMENSIONS SHOWN ARE TO FACE OF EXTERNAL FRAME ONLY. **DO NOT SCALE.** ANY DISCREPENCIES TO BE REPORTED IMMEDIATELY TO BUILDING DESIGNER.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT.

6mm VILLABOARD TO WET AREA WALLS.

ROOF TRUSSES SHALL BE ENGINEER DESIGNED, FIXED & BRACED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

FOOTING NOTES

General Notes

G1. These Drawings shall be read in conjunction with the contract documents and architectural drawings. Any discrepancy shall be referred to the superintendent for a decision before proceeding with the work.

G2. All dimensions are shown in Millimetres unless otherwise shown.

G3. Dimensions shall not be obtained by scaling the structural drawings.

G4. All workmanship and materials shall be in accordance with the requirements of the SAA codes, and the regulations, by-laws and policies of the relevant local authorities.

Shrinkage cracks to the slab

S1. Minor shrinkage cracks to the floor slab may occur as the concrete dries out. the slab has been designed so that the structural capacity of the floor will not be reduced by these cracks. The use of an adhesive under ceramic tiles and similar rigid finishes is recommended to compensate for this movement.

Trees

T1. Trees can cause damage to the house. Trees should be planted no closer than 0.75 times their mature height to the footings

Foundations

F1. Remove all grass, roots and other organic matter from site prior to commencement of foundation construction. This material is not suitable for filling on the building site.

F2. The excavated material from the site Class M (moderately reactive) is **NOT** suitable for filling unless it has a CBR > 15. Imported fill should be approved, non-reactive material with minimum CBR 15. All fill to be compacted to 95% of the Standard density. Compact in layers of 150mm maximum depth. Fill behind brick base to be rolled fill in accordance with AS 2870

F3. Founding material bearing capacity to be not less the 100 kPa

F4. Remove loose soil and water from excavations prior to placing concrete.

F5. These foundations have been designed in accordance with a site classification of "M" (Assumed) as per AS 2870.

F6. All strip footings if specified must be poured continuously. No construction joints to be permitted without consultation with the design engineer.

F7. Isolated pier footings which comprise duragal posts cast into concrete foundations must be finished to ensure no water is ponding on top of footing or that topsoil or fill is placed against the steel column.

Drainage

D1. Floor slab to be a minimum of 225mm from final ground level or required by local authority.

D2. Water run off shall be collected & channeled away from the house during construction. Excavation near the edge of the footing system shall be backfilled in such away as to prevent access of water to the foundation. For example, excavations should be backfilled above or adjacent to the footing with moist clay compacted by handrodding or tamping. Porous material such as sand, gravel or building rubble should not be used.

D3. Provide adequate falls away from house to ensure surface runoff is drained away.

D4. Services running parallel to the footings should not be closer that one metre to the footings. Penetrations of the edge beams & footing by plumbing shall be sleeved. septic tanks in particular require careful detailing.

Concrete

C1. Concrete shall have a minimum compressive strength of 20MPa, with an 80mm slump unless otherwise noted.

C2. All concrete shall be mechanically vibrated.

C3. The concrete slab shall be cured for 7 days after initial surface drying, by covering with waterproof material, or an approved curing compound unless otherwise noted.

C4. All concrete design, placing, vibrating and curing shall be in accordance with Australian Standards AS1379, AS1480 and AS2870.

Waterproof Membrane

W1 0.2mm Polyethylene sheeting shall be placed under the entire slab area to form a secure moist barrier

W2. Joints in polyethylene shall be continuously taped.

W3. Penetration by pipes and plumbing fittings shall be taped.

Owners Responsibilities

O1. The footings detailed on this plan are designed in accordance with AS2870. Whilst all due care is taken during site classification & design, all footings are susceptible to ground movements, which can cause cracking in the structure. The acceptable limits which are set out in AS2870 appendix B. It is the owners responsibility to ensure that all plumbing, drainage and site grading is maintained. Gardens or trees must not be placed or maintained such that moisture conditions in the foundation soils are effected. Refer to CSIRO BTF 18 (Formerly information sheet 10/91) for further details. A copy is available from this office on request.

O2. It is the owners responsibility to ensure that termite control measures are maintained in proper working condition, including maintaining sufficient clearance from exposed edges for ready detection of termites, and regular pest inspections.

O3. Should Isolated pier footings which comprise duragal posts cast into concrete foundations be part of the foundation system, the owner must ensure that no water is ponding on top of footing or that topsoil, fill or debris is allowed to be placed against the steel column.

CONSTRUCTION NOTES

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA REQUIREMENTS (NCC) AND AUSTRALIAN STANDARDS AND THEIR MOST CURRENT AMENDMENTS. ALL LOCAL COUNCIL REQUIREMENTS ARE TO BE MET IN RELATION TO THE CLASS AND TYPE OF CONSTRUCTION.

BEFORE COMMENCING CONSTRUCTION ALL DIMENSIONS, EXISTING LEVELS, FINISHED LEVELS AND ALL SITE SERVICES ARE TO BE VERIFIED BY THE BUILDER. NOTIFY THE BUILDING DESIGNER OF ANY VARIATION BETWEEN THE DOCUMENTATION AND SITE CONDITIONS.

WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALING FROM THE DRAWINGS. NOTIFY THE BUILDING DESIGNER OF ANY VARIATIONS OR DISCREPANCIES IN THE DIMENSIONING OF THE PLANS.

TERMITE PROTECTION TO COMPLY WITH AS 3660 AND AS 3660.1 & NCC 2019 VOLUME 2 PART 3.1.3.

WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 - 2010 & NCC 2019 VOLUME 2 PART 3.8.1.

DAMP PROOFING OF GROUND SLAB/ FLOORS TO COMPLY WITH AS 2870 & NCC 2019 4 VOLUME 2 PART 3.2.2.6 & 3.2.2.7.

WINDOW FRAME AND GLAZING TO BE INSTALLED IN ACCORDANCE WITH AS1288, NCC 2019 VOLUME 2 PART 3.6 AND MANUFACTURERS REQUIREMENTS.

STAIRS, HANDRAILS AND BALUSTRADES TO COMPLY WITH Part 3.9.1, 3.9.2 NCC 2019 AND AS1170 INCLUDING AS1288.


Reinforcement

R1. Slab reinforcing mesh shall be as shown with minimum laps of 2 end wires, and minimum cover of 30mm internal and 50mm from external surface.

R2. Trench bars shall be as shown with full over laps at L and T intersections, and minimum splice laps of 500mm. Trench Bars shall have a minimum cover of 50mm

R3. All reinforcing mesh shall be clean and free of oil, grease and rust.

R4. All steel to be grade 500MPa unless otherwise noted.



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QBCC LICENCE NO. 15071893

1	Preliminary Design	22/02/2023	CG	
Revision	Description	Date	Issued by	

Proposed Hall Relocation

Leechs Gully Road  
TENTERFIELD NSW 2372

Leech's Gully Progress  
Association

CONSTRUCTION NOTES

project number	23-016	revision	sheet
date	22/02/2023	1	900
drawn by	CG		
checked by	CG	Scale	

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