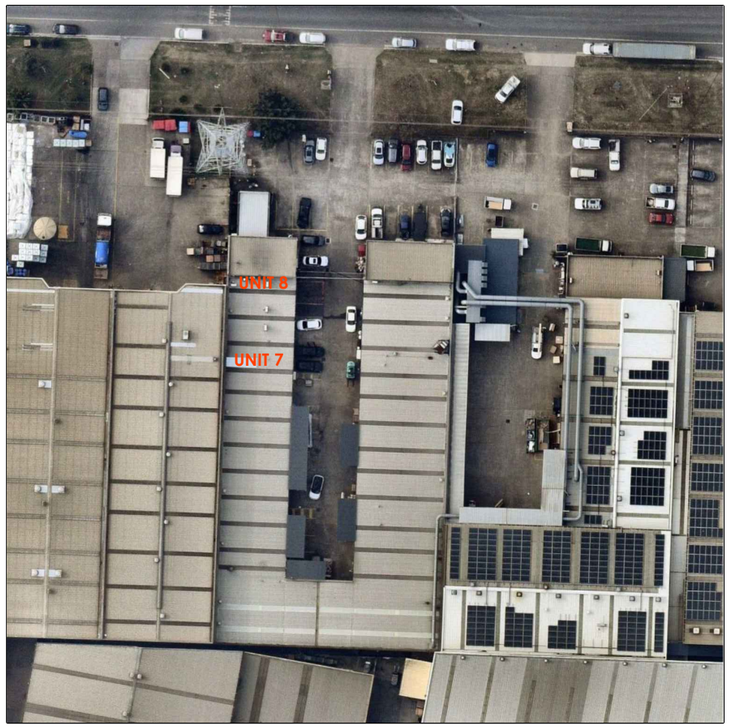
# ENGINEERING DESIGN PLANS

## FOR REINSTATEMENT OF EXISTING COMMERCIAL PREMISES

## AT 14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164

## FOR CGU INSURANCE LIMITED c/- McLARENS SYDNEY




COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

Certificate No: D2024-020

Dated: 09 August 2024

TECHNICAL INNER SIGHT

Signed:
Dean Morton BDC0742

fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

### DRAWING LIST


| | |
|---|---|
| 224167/S1 | STRUCTURAL NOTES I |
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| 224167/S3 | MEMBER SCHEDULE |
| 224167/S4 | UNIT 7 GROUND FLOOR PLAN |
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**JOB No. 224167**

# STRUCTURAL NOTES:

## GENERAL

G1 These structural drawings shall be read in conjunction with all architectural and other consultants' drawings and specifications and with such other written instructions as may be issued during the course of the contract. Any discrepancy in these drawings shall be referred to the Structural Engineer before proceeding with the work.

G2 Construction using these structural drawings shall not commence until a Construction Certificate is issued by the Principal Certifying Authority, and only if the structural drawings are designated "Issued for Construction".

G3 All materials and workmanship shall be in accordance with the structural drawings, all relevant current Standards Australia Codes and with the Building Code of Australia.

G4 All dimensions shown on these structural drawings shall be verified by the Builder from architectural drawings. These structural drawings shall not be scaled for dimensions.

G5 Unless noted otherwise all levels are in metres and all dimensions are in millimetres.

G6 The structural components detailed on these structural drawings have been designed in accordance with the relevant Standards Australia Code and the Building Code of Australia for the following loadings. Refer to Architectural drawings for proposed floor usage.

| Usage | Live Load (kPa) | Superimposed Dead Load (kPa) |
|---|---|---|
| Non-Trafficable Roof | 0.25 kPa | - |

Wind Loads are in accordance with AS 1170.2 as follows:

Basic Wind Velocity, $V_{500}$ = 45 m/s
Region: A2
Terrain Category: 3

G7 The method of construction and the maintenance of safety during construction is the responsibility of the Builder. If any structural element presents difficulty in respect of constructability or safety, the matter shall be referred to the Structural Engineer for resolution before proceeding with the work. The determination of a safe work method remains the responsibility of the Builder.

G8 During construction the structure shall be maintained in a stable condition and no part shall be overloaded. Temporary bracing shall be provided by the Contractor in order to keep the building works and excavations stable at all times.

G9 No changes in any structural element documented in these structural drawings shall be made without reference to the Structural Engineer. No substitutions shall be made without reference to the Structural Engineer.

G10 Proprietary items specified on the structural drawings shall be installed in accordance with manufacturers written recommendations.

G11 The Builder shall arrange separate certification of any design and construct component by a chartered (NPER registered) structural engineer.

G12 All architectural fitments (glazing, partitions, ceilings) should allow for the short term and long term movement of structural elements. The Builder should consult the Structural Engineer for the extent of allowance to be made.

G13 Site and stormwater drainage to BCA requirements and current Australian Standards.

G14 All waterproofing, flashings, cappings and DPC's to suit BCA requirements and current Australian Standards.

G15 The structural engineer accepts no responsibility for any works not inspected or not approved by the Structural Engineer during construction.

G16 A minimum of forty eight (48) hours notice is required for all engineering inspections.

## FOOTINGS

F1 Footings to be cast in approved material having an allowable bearing capacity of at least 150kPa (EXISTING).

F2 Refer to Geotechnical Investigation Report N/A prepared by N/A. This report is for information only, it is not a complete description of conditions at or below ground level.

F3 Footings shall be located centrally under walls and columns unless noted otherwise on the structural drawings.

F4 Residential slabs and footings have been designed for a reactivity Class M to AS2870.

F5 Footings shall be constructed and backfilled as soon as possible following excavation to avoid either softening of the founding material or drying out by exposure.

F6 Excavate for footings to the nominated size and depth. Footing founding materials and levels are provisional and are subject to actual site conditions and confirmed by the Structural Engineer or Geotechnical Engineer. (See F1 above). Founding material shall be inspected and confirmed in writing before placing membranes or reinforcement or concrete.

F7 The Builder shall ensure the stability of adjacent buildings and services during the excavation for the footings.

## CONCRETE

C1 All workmanship and materials shall be in accordance with the current edition of AS3600 including amendments, except where varied by the contract documents.

C2 Readymix concrete supply shall comply with AS1379.

C3 Concrete Quality

| Element In Structure | Strength Grade (MPa) | Slump (max) (min) | Max Agg Size (mm) | Cement Type | Max W/C Ratio | Min Cement Content | Max Shrinkage Strain |
|---|---|---|---|---|---|---|---|
| FOOTINGS | 25 | 70mm±15 | 20 | NORMAL | 0.4 | 330kg/m³ | 850 x $10^{-4}$ |
| OTHER | 40 | 70mm±15 | 20 | NORMAL | 0.4 | 330kg/m³ | 850 x $10^{-4}$ |

C4 Project assessment shall be carried out in accordance with AS1379. Submit results of project assessment to the Structural Engineer.

C5 No admixtures shall be used in concrete unless approved in writing by the Structural Engineer.

C6 Clear concrete cover to all reinforcement for durability shall be as follows unless shown otherwise.

| Element In Structure | Exposure Classification to AS3600 | Concrete Grade (MPa) | Fire Rating | Minimum Cover |
|---|---|---|---|---|
| FOOTINGS | A1 | 25 | | AS NOTED |
| OTHER | B2 | 40 | | AS NOTED |

C7 All reinforcement shall be firmly supported on mild steel plastic tipped chairs, plastic chairs or concrete chairs at not greater than 1 metre centres both ways. In exposure condition B2 or C use only plastic or concrete chairs. Bars shall be tied at alternate intersections with tie wire.

C8 Concrete sizes shown do not include thicknesses of applied finishes. Sizes shall not be changed without the approval of the structural engineer.

C9 Depths of beams are given first and include slab thickness. Slabs and beams are to be poured together unless approved otherwise by the Structural Engineer.

C10 All chamfers, drip grooves, reglets, etc., shall be in accordance with relevant Australian Standards & the BCA. Maintain cover to reinforcement at these details.

C11 No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the prior written approval of the Structural Engineer.

C12 Where not shown on the structural drawings construction joints shall be located to the approval of the Structural Engineer.

C13 Conduits, pipes etc. shall only be located in the middle third of slab depth and spaced at not less than 3 diameters. Pipes or conduits shall not be placed within the cover to the reinforcement.

C14 Slabs and beams shall be constructed to bear only on the beams, walls, columns, etc. shown on these structural drawings. All other building elements shall be kept 15mm minimum clear from the soffits of the structure.

C15 Reinforcement

All reinforcing bars shall be Grade D500N to AS4671 unless noted otherwise.
All mesh shall be Grade 500L to AS4671 and shall be supplied in flat sheets.
Reinforcement notation shall be as follows in the following order

| | number of bars in group | bar grade | nominal bar size in mm. | spacing in mm |
|---|---|---|---|---|
| e.g. | 17 | N | 20 | 250 |

The figures following the fabric symbols RL, SL, L, TM is the reference number for fabric in accordance with AS4671.
Reinforcement is represented diagrammatically and not necessarily in true projection.
Slab reinforcement shall extend at least 65mm onto masonry support walls and 50 percent of bottom reinforcement shall be cogged to achieve anchorage at simply supported ends.
Splices in reinforcement shall be made only in positions shown on the structural drawings or in positions otherwise approved in writing by the Structural Engineer. Laps shall be in accordance with AS3600 and not less than the development length for each bar.
Site bending of reinforcing bars shall be done without heating using mechanical bending tools.
Welding or threading of reinforcement shall not be permitted unless shown on these structural drawings or approved by the Structural Engineer.
Joggles to bars shall be 1 bar diameter over a length of 12 bar diameters.
Fabric shall be lapped 2 transverse wires plus 50mm. Bundled bars shall be tied together at 30 bar diameter centres with 3 wraps of tie wire.

C16 The Structural Engineer shall be given 48 hours notice for reinforcement inspection and concrete shall not be delivered until final approval has been obtained from the Structural Engineer.

C17 The finished concrete shall be a dense homogeneous mass, completely filling the formwork thoroughly embedding the reinforcement and free of stone pockets. All concrete shall be compacted with mechanical vibrators. Vibrators shall not be used to spread concrete.

C18 Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, or by prevention of loss of moisture for a total of 7 days followed by a gradual drying out. Approved spray on curing compounds that comply with AS3799 may be used where floor finishes will not be affected (refer Manufacturers Specification). Polythene sheeting or wet hessian may be used to retain concrete moisture where protected from wind and traffic. Submit details of proposed curing method for approval.

C19 Construction support propping is to be left in place where needed to avoid overstressing the structure due to construction loading. All backpropping shall be approved by the Structural Engineer. No brickwork or partition walls are to be constructed on suspended levels until all propping is removed and the slab has absorbed its dead load deflection and achieved full design strength.

C20 All penetrations to have 2/N12 bars x 1000 long to each face.

C21 Set downs or falls in slabs or beams are not permitted unless shown on these structural drawings.

C22 The surface finish of the concrete shall be as specified on the Architectural drawings.

C23 All chemically anchored starter bars to be set with 'Ramset Chemset Reo 502', or an approved equal, in accordance with the manufacturers specifications.

## MASONRY

M1 Materials including mortar, concrete, grout shall comply with Section 11 of AS3700. Masonry units shall comply with AS4455. Wall ties shall comply with AS2699.

M2 Masonry shall be constructed in accordance with Section 12 of AS3700.

M3 Mortar proportions shall comply with Tables 5.1 and 11.1 of AS3700.
Mortar admixtures shall not be used without the written approval of the Structural Engineer.

M4 Strengths of bricks, class of blocks and type of mortar shall be as follows:

| Element | Material | Characteristic Unconfirmed Compressive Strength, f'uc(MPa) | Mortar Classification to Table 11.1 of AS 3700 |
|---|---|---|---|
| Bricks | | 30 | Refer to |
| Blocks | | 15 | table (Note M13) |

M5 All masonry walls and piers supporting slabs and beams shall have full bed joints and a pre-greased galvanised steel slip joint between the concrete soffit and the top of the masonry element. Non load bearing walls shall be separated from concrete above by 10mm thick closed cell polyethylene strip.

M6 All masonry supporting or supported by concrete floors shall be provided with vertical control joints to match any control joints in the concrete floors.

M7 No chases or recesses are permitted in load bearing masonry without the approval of the Structural Engineer.

M8 All bonding, tying and fixing of masonry shall comply with Clause 4.11 of AS3700.

M9 Do not construct masonry walls on suspended concrete slabs until slab has been stripped and de-propped.

M10 Provide vertical control joints at 10m max centres, and 5m maximum from corners in all masonry walls, unless shown otherwise on these structural drawings. Provide ties at 600 mm centres (300mm centres around openings) installed in accordance with manufacturers recommendations.

**(cont. Dwg. No. S2)**

COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)
Certificate No: D2024-020
Dated: 09 August 2024

TECHNICAL INNER SIGHT

Signed:
Dean Morton BDC0742

fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

THE WORK INDICATED ON THIS DRAWING IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL SAFEWORK REQUIREMENTS AND WORK HEALTH & SAFETY ACT REGULATIONS.

ISSUED FOR CONSTRUCTION

SUBJECT TO P.C.A. APPROVAL

NOTE: This document has not been validated unless this control record has been completed.

| DOCUMENT CONTROL RECORD | | | |
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| CONSTRUCTION DRAWINGS | Director: Design Engineer: | | JUN. '24 |
| TENDER DRAWINGS | Director: Design Engineer: | | |
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| CONCEPT DESIGN | Director: Design Engineer: | | |
| DRAWING STATUS | REVIEWED BY | INITIALS | DATE |

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| C | | ISSUED FOR CONSTRUCTION | 22.07.24 |
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CLIENT
CGU INSURANCE LIMITED c/- McLARENS SYDNEY
(CGU CLAIM No. CGU245629265/McLARENS REF: MAU.193662)

PROJECT
14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164

DRAWING TITLE
STRUCTURAL NOTES I

| DRAWN | CHECKED | DATE | DRAWING No | ISSUE | REV. |
|---|---|---|---|---|---|
| J.C. | R.F. | MAY '24 | 224167/S1 | C | |
| SCALE @ A3 ---- | APPROVED R.F. | | | | |

# STRUCTURAL NOTES (cont.):

## MASONRY (cont.)

M11 Reinforced concrete blockwork shall comply with the following.:-
- Blocks shall be strength Grade 15 conforming to AS4455.
- Mortar shall comprise 1 cement: 0.25 lime : 3 sand, U.N.O. Mortar shall cure for at least 3 days before grouting.
- Provide cleanout holes at base of all walls and rod core holes to remove protruding mortar fins and other material. Grout up when masonry is grouted.
- Core filling grout to have a characteristic strength of 40MPa, 10mm maximum aggregate, 230mm slump (±30mm) with a minimum cement content of 330kg/m3.
  Core fill in vertical lifts not exceeding 2400 mm and vibrate into position.
- Provide 65 mm cover to reinforcing bars from the outside face of the blockwork to allow adequate grout cover.
- Concrete block walls shall be constructed in maximum lengths of 8 metres if no horizontal reinforcement is used, up to 12 metres if horizontal reinforcement is used at 400mm spaced vertically and 16 metres if horizontal reinforcement is used in every course, U.N.O.

M12 All cavities below ground level shall be mortar or grout filled.

M13 The durability requirements for brickwork, blockwork, mortar and their built in components are as follows:

| EXPOSURE | LOCATION | | SALT ATTACK RESISTANCE GRADE OF MASONRY UNITS | MORTAR CLASS AS PER AS3700 | DURABILITY CLASS OF BUILT IN COMPONENTS | REINFORCEMENT COVER (mm) | |
|---|---|---|---|---|---|---|---|
| ANY | INTERIOR | NORMAL | PROTECTED | M2/M3 | R1 | 25 | |
| | | SUBJECT TO NON SALINE WETTING AND DRYING | GENERAL PURPOSE | M3 | 3 | 25 | INTERIOR |
| | | SUBJECT TO WETTING AND DRYING | EXPOSURE | M4 | 4 | 25 | |
| | | BELOW A DPC OR IN CONTACT WITH THE GROUND | EXPOSURE | M4* | 4 | 25 | |
| MODERATE | EXTERIOR | | PROTECTED | M2/M3 | R2 | 30 | ALL EXTERIOR |
| MARINE | EXTERIOR | | GENERAL PURPOSE | M3 | R3 | 50 | |
| SERVERE MARINE OR INDUSTRIAL | EXTERIOR | | EXPOSURE | M4 | R4 | 70 | |

- *Denotes Type SR cement to be used.

M14 Based on the above specified durability class the following is required as a minimum for the built in components within each class:
- R4: 316 stainless steel required.
- R3: H.D.G. 600 required.
- R2/R1: H.D.G. 470 required.

## MASONRY ARTICULATION

MA1 For a Class M site to AS2870-211 'Masonry Articulation Joints' to be spaced at 6 metres maximum centres for face brick finish.
MA2 If wall height exceeds 4 metres, then engineer is to be contacted.
MA3 Spacing from corners or ends of walls should be in the range of 2 to 4.5 metres for all finishes.
MA4 Joints should generally be located near or at furthest side of window from corner of wall.
MA5 If walls have openings larger than 900 x 900mm, the maximum joint spacing should be 5 metres.
MA6 In addition to locations as determined above, articulation joints should be located:
- at changes in wall height
- control/construction joints in slabs
- window & door openings
- changes in wall thickness
- junctions in walls of different materials
- deep chases or rebates
- at wall offsets
- at changes in plan geometry

MA7 Joints should be located within 300mm of wall junctions or engaged piers that serve as lateral supports.
MA8 Refer to Technical Note 61 by 'Cement, Concrete & Aggregates Australia'.

## TIMBER

T1. All timber design, material and construction to be AS 1720 or AS 1684 as appropriate.
T2. Softwood to be minimum stress grade F7 (Oregon) or F5 (Pine), strength group SD5. Hardwood to be minimum grade F14 (seasoned) or F8 (unseasoned). Submit suppliers certificate as to stress grade of timber members. All timber shall be branded.
T3. External timber shall be either hardwood Durability Class 1 or 2 to AS 1720.2 or impregnated pine grade F7, pressure treated to AS 1604 and re-dried prior to use. Supplementary treatment shall be applied to all cut surfaces. Supply supporting documentation regarding preservation treatment.
T4. Timber treated in accordance with AS 1604 shall have the following hazard level:
Interior above ground - H2
Exterior above ground - H3
Exterior in ground - H4 or H5
T5. Timber trusses are to be pre-cambered an amount equal to dead load deflection. Three (3) copies of shop drawings are to be submitted to the Structural Engineer for approval clearly showing the design loads on the roof and ceiling and truss node point loads and the precamber. Shop drawings shall also indicate member sizes and locations, timber species, stress grade, strength group and joint details.
T6. All bolts in timber construction to be minimum M16, U.N.O. Bolt holes to be drilled to exact bolt size. Washers under heads and nuts to be at least 2.5 times bolt diameter. All bolt connections shall use washers under bolt head and nut. All external bolts and washers to be hot dip galvanised.
T7. Timber tolerances on the finished width and thickness to be in accordance with AS 2082, AS 1748, AS 3519 as appropriate.
Minimum actual dimensions for timber members are as follows:

| | | | | | | |
|---|---|---|---|---|---|---|
| Nominal dimension | 50 | 100 | 150 | 200 | 250 | >250 |
| Minimum actual | 45 | 92 | 140 | 187 | 235 | Minus 6% |

Hyspan and MGP members are actual sizes
T8. All timber joints and notches are to be 100mm minimum away from loose knots, severe sloping grain, gum veins or other defects.
T9. Glue laminated timber shall be manufactured in accordance with AS 1328. Members for external use shall be fabricated using Resorcinol or Phenolic adhesive.
T10. Camber in beams or rafters shall be as noted on these structural drawings or beams/rafters shall be installed with the natural hog up.
T11. All proprietary fixings shall be installed in accordance with the manufacturers recommendations. All metal fixings shall be compatible with timber glues and preservative treatments.
T12. No penetrations or notches other than those shown on these structural drawings shall be made in any timber members without prior approval of the Structural Engineer.
T13. Builder to provide termite protection in accordance with AS 3660.1

## STEELWORK

S1 All workmanship and material shall be in accordance with AS4100 except where varied by the contract documents. Fabrication shall be carried out in accordance with Section 14 of AS4100. Erection shall be carried out in accordance with Section 15 of AS4100.
S2 Unless noted otherwise, all steel shall be of the following grade in accordance with the following Australian Standards

| Type of Steel | Grade |
|---|---|
| Universal beams and columns, parallel flange channels, angles to AS/NZS 3679.1 | 300 |
| Welded sections to AS/NZS 3679.2 | 300 |
| Hot rolled plates, floor plates and slabs to AS/NZS 3678 | 250 |
| Hollow sections to AS 1163 | C350 |
| Cold formed purlins and girts to AS1397 | G450Z350 |

S3 Three (3) copies of workshop fabrication drawings shall be submitted to the Structural Engineer for review at least 7 days prior to commencement of fabrication. Fabrication shall not commence without the Structural Engineer's review of the workshop drawings. Any review will cover member sizes and connection details but will not extend to dimensions. All dimensions and setouts shall be obtained from architectural drawings where not indicated on structural drawings.
S4 The fabricator shall provide all cleats and drill all holes necessary for fixing other elements shown on architectural drawings to the steel whether or not detailed on the structural drawings.
S5 The fabrication and erection of the structural steelwork shall be supervised by a qualified person experienced in such supervision, in order to ensure that all requirements of the design are met.
S6 All beams and rafters shall be fabricated and erected with natural camber up. Additional camber shall be as noted on these structural drawings.
S7 All members shall be supplied in single lengths. Splices shall only be permitted in locations shown on these structural drawings.
S8 All steelwork shall be securely temporarily braced by the erector as necessary to stabilize the structure during erection.
S9 **Bolting**
Bolting categories are identified on these structural drawings in the following manner:

| Bolt Category | Comments |
|---|---|
| 4.6/S | Commercial bolts of grade 4.6 to AS1111 snug tightened |
| 8.8/S | high strength structural bolts of grade 8.8 to AS1252 snug tightened |
| 8.8/TB | high strength structural bolts of grade 8.8 to AS1252 fully tensioned to AS4100 as a bearing type joint. |
| 8.8/TF | high strength structural bolts of grade 8.8 to AS1252 fully tensioned to AS4100 as a friction type joint with faying surfaces left uncoated. |

Test certificates confirming conformance of the bolt to the above standards and grades shall be supplied to the Structural Engineer prior to installation.
S10 Unless noted otherwise all bolts shall be M20 category 8.8/S. No connection shall have less than 2 bolts. All bolts and washers shall be galvanised. All holes shall be 2mm larger than the bolt diameter unless noted otherwise.
S11 /TB and /TF bolt categories shall be installed in accordance with Section 15 of AS4100, using either the part-turn method or the direct-tension indicator method.
S12 All chemical anchors to be 8.8/s studs with 'Ramset Chemset Reo 502', or an approved equal, in accordance with manufacturers specifications.
S13 **Welding**
All welding shall be carried out in accordance with AS1554.1.
Electrodes shall be to either AS1553, AS1858, AS2203 or AS2717, as appropriate.
U.N.O. all fillet welds shall be 6mm continuous category SP using E48XX electrodes or equivalent.
All butt welds shall be complete penetration butt welds category SP to AS1554.1.
The extent of non-destructive weld examination shall be as noted below:

| Type of weld & category | Examination method | Extent (% of total length of weld type) |
|---|---|---|
| Fillet welds, GP + SP | Visual inspection | 100 |
| Butt welds, GP | Visual inspection | 100 |
| Butt welds, SP | Visual inspection | 100 |
| | Radiographic or Ultrasonic inspection | 10 |

Radiographic or ultrasonic examination shall be to AS1554.1, AS2177.1 and AS2207 as appropriate.
S14 **Corrosion Protection**
Steelwork shall have one of the following grades of corrosion protection unless it is to be fire sprayed or at the contact surface of friction type joints:
ALL INTERNAL STEELWORK
a. Thoroughly cleaned by wire brushing, followed by two coats of zinc phosphate primer equivalent to Dulux Luxaprime applied by hand using brushes to achieve a total dry film thickness of 90 microns.
b. Preparation: blast clean to a minimum standard Class 2.5 in accordance with AS1627 Part 4.
Primer: 2-pack coat epoxy zinc phosphate at dft 75µm
Barrier Coat: 2-pack epoxy micaeous iron oxide, dft 100µm
Finish Coat: 2-pack epoxy high gloss acrylic to dft 75µm (eg. Dulux Acrathane IF) in an approved colour.
ALL EXTERNAL STEELWORK (U.N.O.)
c. Hot dipped galvanised to AS/NZS 4680 to 600 g/m² or 400 g/m² as appropriate. Where galvanising coating is broken on site, make good with two coats of zinc rich epoxy primer equivalent to Dulux Zincanode 202.
S15 Provide 3mm seal plates to the ends of all hollow sections, with 'breather' holes if members are to be hot dip galvanised.
S16 Steelwork intended to be concrete encased shall be unpainted. Encasing concrete shall be grade N25 providing a cover adequate to suit fire rating or exposure conditions. Concrete encasement shall be centrally reinforced with 5mm wire to AS4617 or 6mm structural grade bards to AS4617 at 150mm pitch.
S17 All steel lintels shall be hot dip galvanised to AS4680.

COMPLYING DEVELOPMENT CERTIFICATE
(ENDORSED DOCUMENT)
Certificate No: D2024-020
Dated: 09 August 2024
Signed:
Dean Morton BDC0742
fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

**NOTE:**
1. FOR MEMBER SCHEDULE REFER TO DRAWING No. 224167/S3.

THE WORK INDICATED ON THIS DRAWING IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL SAFEWORK REQUIREMENTS AND WORK HEALTH & SAFETY ACT REGULATIONS.

ISSUED FOR CONSTRUCTION
SUBJECT TO P.C.A. APPROVAL

NOTE: This document has not been validated unless this control record has been completed.

| DOCUMENT CONTROL RECORD | | | |
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| TENDER DRAWINGS | Director: Design Engineer: | | |
| DOCUMENTATION TO 90% | Director: Design Engineer: | | JUN. '24 |
| CONCEPT DESIGN | Director: Design Engineer: | | |
| DRAWING STATUS | REVIEWED BY | INITIALS | DATE |

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ACN 138 013 948 ABN 65 138 013 948

CLIENT: CGU INSURANCE LIMITED c/- McLARENS SYDNEY (CGU CLAIM No. CGU245629265/McLARENS REF: MAU.193662)
PROJECT: 14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164
DRAWING TITLE: STRUCTURAL NOTES II

| DRAWN | CHECKED | DATE | DRAWING No | ISSUE | REV. |
|---|---|---|---|---|---|
| J.C. | R.F. | MAY '24 | 224167/S2 | C | |
| SCALE @ A3: ---- | APPROVED: R.F. | | | | |

# MEMBER SCHEDULE

| MEMBER | MARK | DESCRIPTION |
|---|---|---|
| NEW | | |
| COLUMNS | C1 - C6 INCL. | 180 x 75 PFC |
| | | |
| WALL POSTS | P1 - P4 INCL. | 125 x 125 x 5.0mm SHS |
| | | |
| RAFTER | R1 | 380 x 100 PFC |
| | | |
| ROOF PURLINS | P1 | C 150 15, TWO SPANS, 1 ROW OF BRIDGING<br>• SPACING TO MATCH EXISTING |
| | | |
| NEW FIRST FLOOR STUD WALL | NS1 | 90 x 45 E13 LVL STUDS @ 450 CTS. NOGGINGS @ 1200 CTS. |
| | | |
| EXISTING | | |
| EXISTING FLOOR BEAM | EFB1 | 410 UB 40 |
| | | |
| EXISTING FIRST FLOOR JOISTS | EFJ | 300 x 50 F7 @ 450 CTS. |
| | | |
| FIRST FIRST FLOOR RAFTERS | ER | 200 x 50 @ 450 CTS. |
| | | |
| EXISTING RAFTERS | ER2 - ER9 INCL. | 410 UB 60 |
| | | |

## COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

Certificate No: D2024-020

Dated: 09 August 2024

TECHNICAL INNER SIGHT

Signed:
Dean Morton BDC0742

fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

THE WORK INDICATED ON THIS DRAWING IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL SAFEWORK REQUIREMENTS AND WORK HEALTH & SAFETY ACT REGULATIONS.

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| CONCEPT DESIGN | Director: Design Engineer: | | |

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ACN 138 013 948 ABN 65 138 013 948

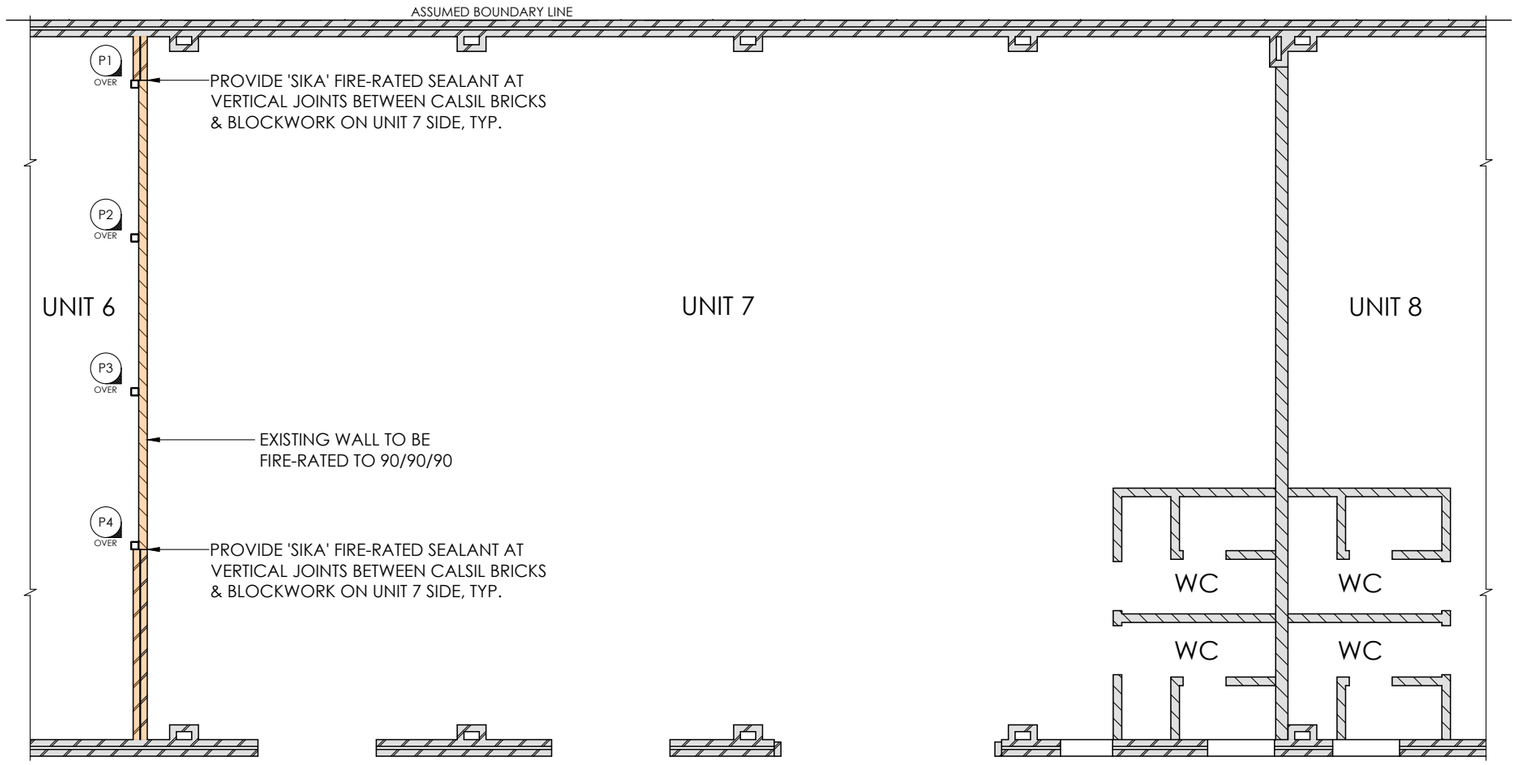
CLIENT: CGU INSURANCE LIMITED c/- McLARENS SYDNEY (CGU CLAIM No. CGU245629265/McLARENS REF: MAU.193662)

PROJECT: 14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164

DRAWING TITLE: MEMBER SCHEDULE

| DRAWN | CHECKED | DATE | DRAWING No | ISSUE | REV. |
|---|---|---|---|---|---|
| J.C. | R.F. | MAY '24 | 224167/S3 | C | |

SCALE @ A3: AS SHOWN
APPROVED: R.F.




# UNIT 7 GROUND FLOOR PLAN

SCALE 1:100

N

PROJECT NORTH

THE WORK INDICATED ON THIS DRAWING IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL SAFEWORK REQUIREMENTS AND WORK HEALTH & SAFETY ACT REGULATIONS.

## COMPLYING DEVELOPMENT CERTIFICATE

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Certificate No: D2024-020

Dated: 09 August 2024

TECHNICAL INNER SIGHT

Signed:
Dean Morton BDC0742

fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

## LEGEND:

- DENOTES EXISTING MASONRY WALL
- DENOTES EXISTING CONCRETE BLOCK WALL
- DENOTES EXISTING CONCRETE BLOCK/MASONRY WALL TO BE FIRE-RATED

## NOTES

1. FOR STRUCTURAL NOTES REFER TO DWG. No.'s 224167/S1 & S2.
2. FOR MEMBER SCHEDULE REFER TO DWG. No. 224167/S3.
3. ALL DIMENSIONS ARE APPROXIMATE & ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
4. BUILDER TO PROVIDE TEMPORARY PROPPING & BRACING DURING THE WORKS.
5. ALL WATERPROOFING, FLASHINGS, CAPPINGS, DPC'S & TERMITE PROTECTION TO SUIT BCA REQUIREMENTS & CURRENT AUSTRALIAN STANDARDS.
6. UNLESS NOTED OTHERWISE, FOR TIMBER TO TIMBER FRAMING CONNECTIONS USE 'PRYDA TRIPLE GRIP' CONNECTORS OR AN APPROVED EQUAL.
7. ALL TIMBER FRAMING (INCLUDING BRACING & HOLDING DOWN DETAILS) SHALL BE STRICTLY IN ACCORDANCE WITH AS 1684 'RESIDENTIAL TIMBER-FRAMED CONSTRUCTION CODE'.
8. ALL MASONRY TO AS4773 & AS3700.
9. FOR ALL ANCHORS USE 'RAMSET CHEMSET REO 502' OR AN APPROVED EQUAL.

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| CONCEPT DESIGN | Director: Design Engineer: | | |
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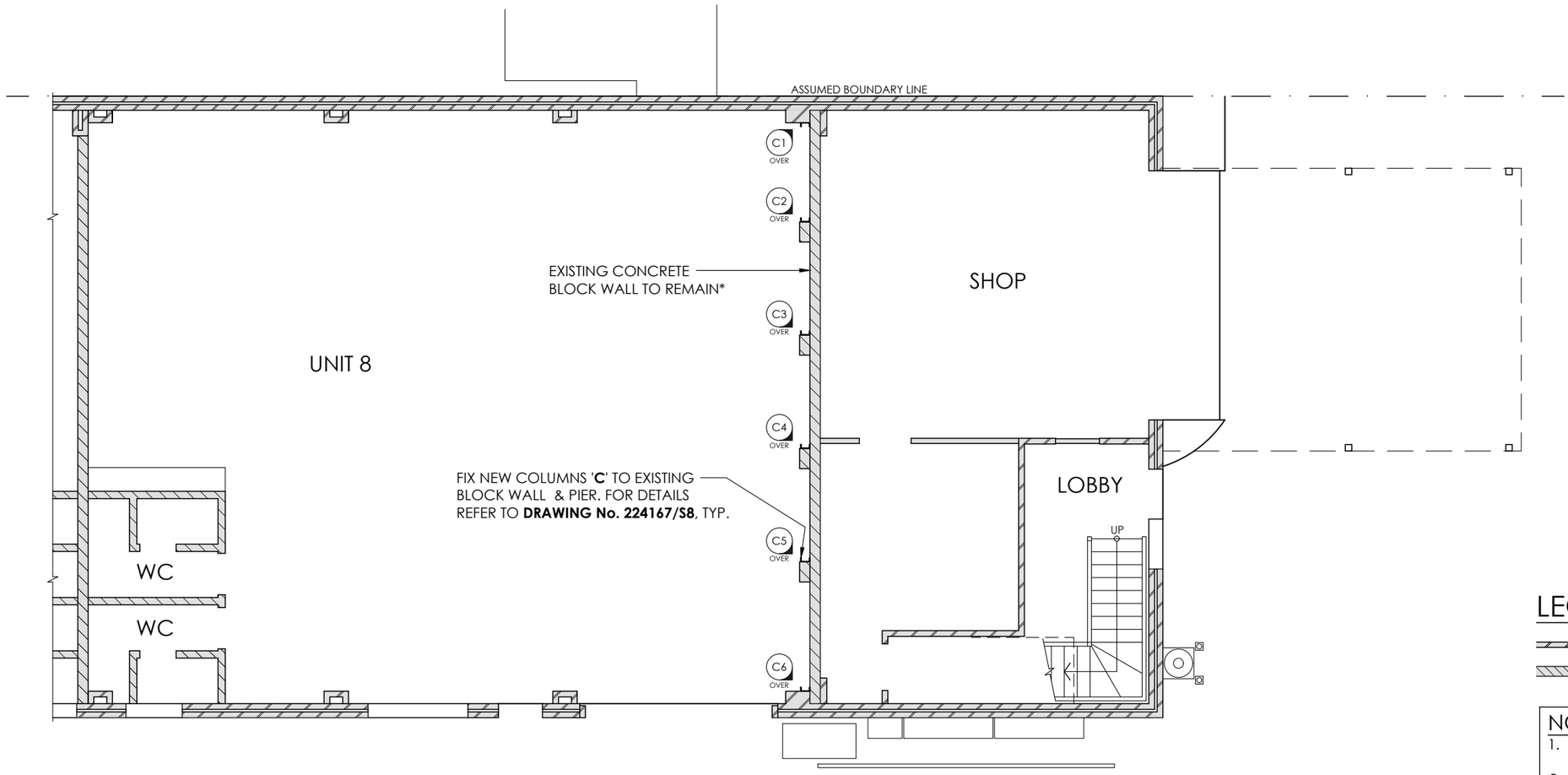

CLIENT: CGU INSURANCE LIMITED c/- McLARENS SYDNEY (CGU CLAIM No. CGU245629265/McLARENS REF: MAU.193662)

PROJECT: 14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164

DRAWING TITLE: UNIT 7 GROUND FLOOR PLAN

| DRAWN | CHECKED | DATE | DRAWING No | ISSUE | REV. |
|---|---|---|---|---|---|
| J.C. | R.F. | MAY '24 | 224167/S4 | C | |

SCALE @ A3: AS SHOWN | APPROVED: R.F.




## *NOTE

REMEDIAL WORKS TO EXISTING CONCRETE BLOCK WALL - PROVIDE 'HELIBARS' @ EVERY 3RD COURSE. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. WORK BETWEEN '**C1**' & '**C4**'. RAKE OUT 25mm OF MORTAR, EPOXY & INSTALL HELIBAR & RE-MORTAR.

# UNIT 8 GROUND FLOOR PLAN

SCALE 1:100

N

PROJECT NORTH

## LEGEND:

- DENOTES EXISTING MASONRY WALL
- DENOTES EXISTING CONCRETE BLOCK WALL

## NOTES

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## COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

Certificate No: D2024-020

Dated: 09 August 2024

TECHNICAL INNER SIGHT

Signed:
Dean Morton BDC0742

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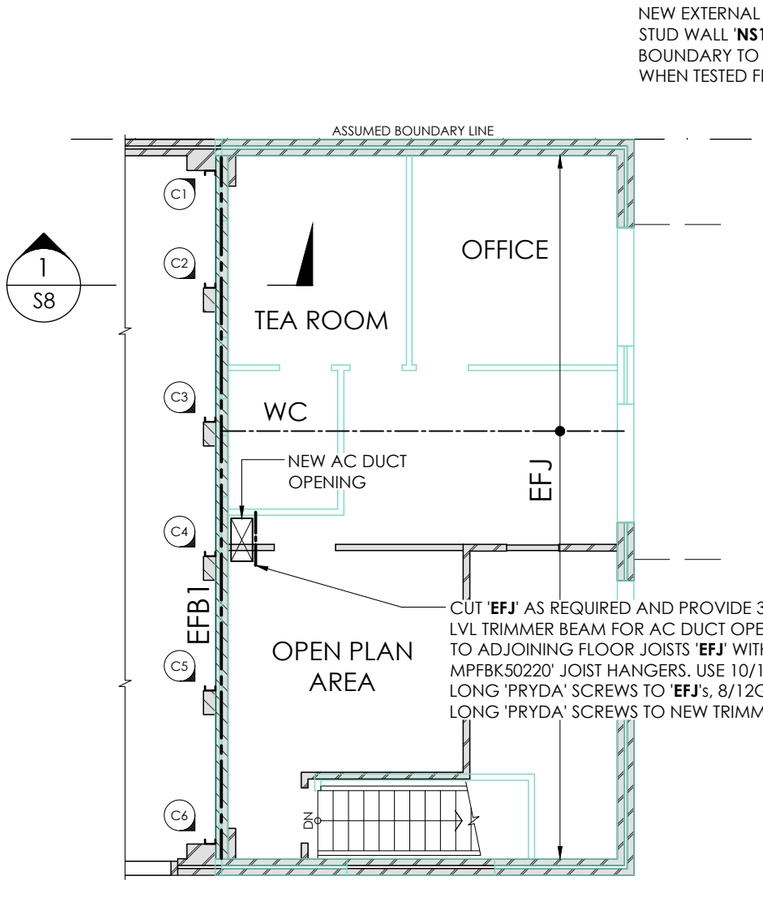
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ACN 138 013 948 ABN 65 138 013 948

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PROJECT: 14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164

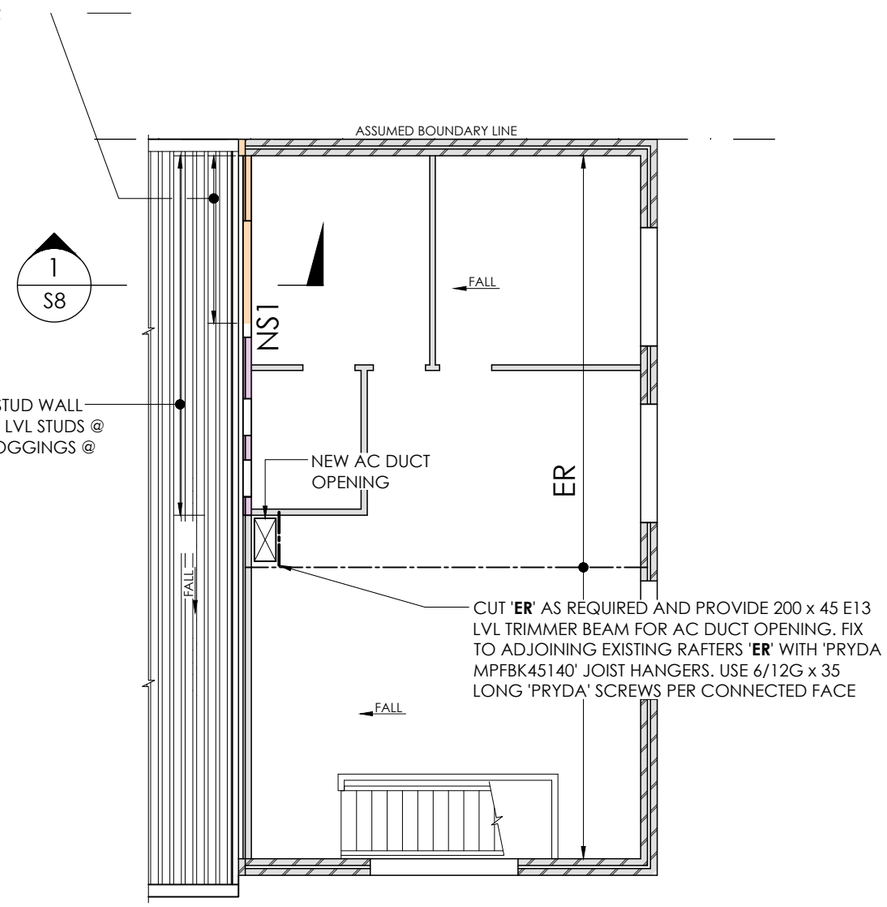
DRAWING TITLE: UNIT 8 GROUND FLOOR PLAN

| DRAWN | CHECKED | DATE | DRAWING No | ISSUE | REV. |
|---|---|---|---|---|---|
| J.C. | R.F. | MAY '24 | 224167/S5 | C | |
| SCALE @ A3: AS SHOWN | APPROVED: R.F. | | | | |




## UNIT 8 OFFICE FLOOR FRAMING PLAN

SCALE 1:100




## UNIT 8 OFFICE ROOF FRAMING PLAN

SCALE 1:100

## LEGEND:

- DENOTES NEW FIRE RATED STUD WALL
- DENOTES EXISTING STUD WALL
- DENOTES EXISTING MASONRY WALL
- DENOTES EXISTING CONCRETE BLOCK WALL
- DENOTES WALL OVER

## NOTES

1. FOR STRUCTURAL NOTES REFER TO DWG. No.'s 224167/S1 & S2.
2. FOR MEMBER SCHEDULE REFER TO DWG. No. 224167/S3.
3. ALL DIMENSIONS ARE APPROXIMATE & ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
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9. FOR ALL ANCHORS USE 'RAMSET CHEMSET REO 502' OR AN APPROVED EQUAL.

N

PROJECT NORTH

## COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

Certificate No: D2024-020

Dated: 09 August 2024

TECHNICAL INNER SIGHT

Signed:
Dean Morton BDC0742

fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

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| DOCUMENTATION TO 90% | Director: Design Engineer: | | JUN. '24 |
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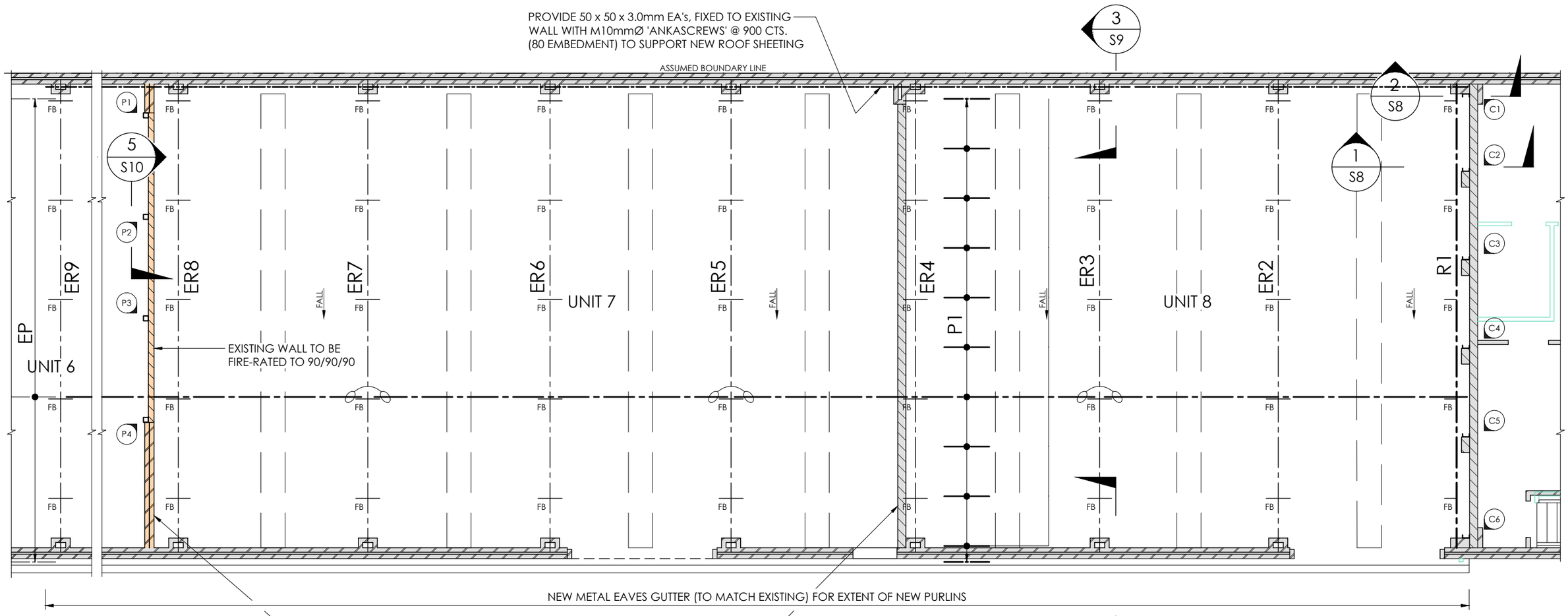
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PROJECT: 14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164

DRAWING TITLE: UNIT 8 OFFICE FLOOR & ROOF FRAMING PLANS

| DRAWN | CHECKED | DATE | DRAWING No | ISSUE | REV. |
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| J.C. | R.F. | MAY '24 | 224167/S6 | C | |

SCALE @ A3: AS SHOWN
APPROVED: R.F.




## NOTE

TO MAINTAIN SHORT TERM STABILITY OF EXISTING BLOCK WALL BETWEEN UNITS 6 & 7 / 7 & 8, REMOVE & REPLACE 1 PURLIN AT A TIME & RE-CONNECT ANGLE. REFER TO **SECTION 5** ON **DRAWING No. 224167/S10**.

N

PROJECT NORTH

# UNIT 7 & 8 ROOF FRAMING PLAN

SCALE 1:100

## LEGEND:

- DENOTES EXISTING STUD WALL
- DENOTES EXISTING MASONRY WALL
- DENOTES EXISTING CONCRETE BLOCK WALL
- DENOTES EXISTING CONCRETE BLOCK/MASONRY WALL TO BE FIRE-RATED
- DENOTES WALL OVER

## NOTES

1. FOR STRUCTURAL NOTES REFER TO DWG. No.'s 224167/S1 & S2.
2. FOR MEMBER SCHEDULE REFER TO DWG. No. 224167/S3.
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9. FOR ALL ANCHORS USE 'RAMSET CHEMSET REO 502' OR AN APPROVED EQUAL.

## COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

Certificate No: D2024-020

Dated: 09 August 2024

TECHNICAL INNER SIGHT

Signed:
Dean Morton BDC0742

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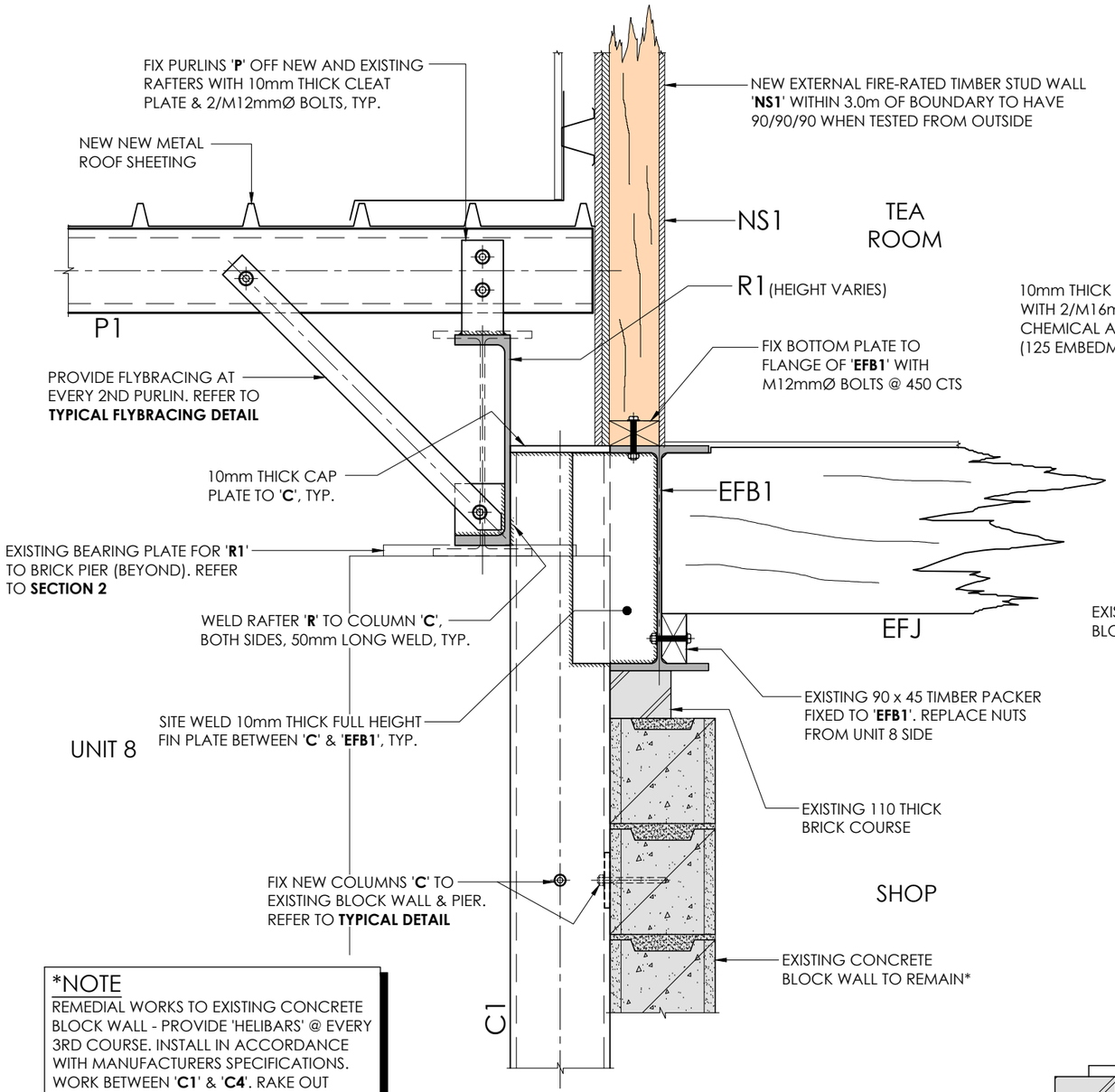
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PROJECT: 14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164

DRAWING TITLE: UNIT 7 & 8 ROOF FRAMING PLAN

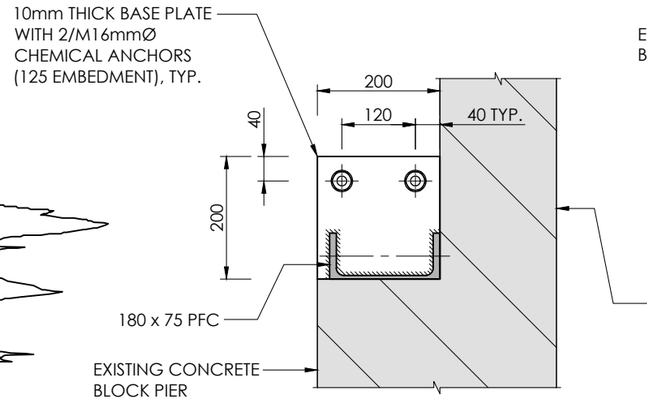
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| J.C. | R.F. | MAY '24 | 224167/S7 | C | |

SCALE @ A3: AS SHOWN — APPROVED: R.F.



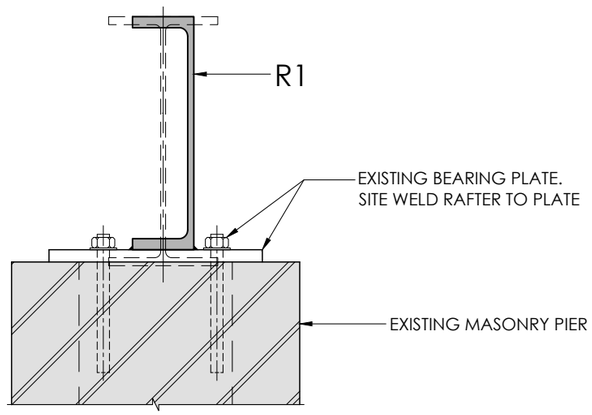

## TYPICAL SECTION 1
SCALE 1:20
S6/S7

### *NOTE
REMEDIAL WORKS TO EXISTING CONCRETE BLOCK WALL - PROVIDE 'HELIBARS' @ EVERY 3RD COURSE. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. WORK BETWEEN '**C1**' & '**C4**'. RAKE OUT 25mm OF MORTAR, EPOXY & INSTALL HELIBAR & RE-MORTAR



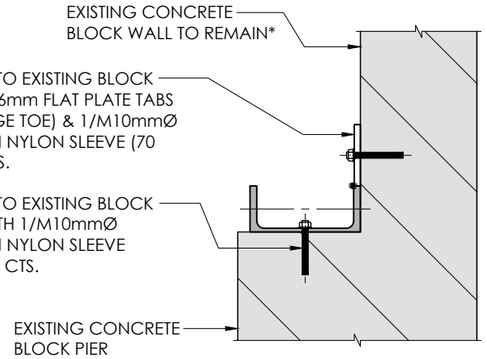

## COLUMNS 'C1' - 'C6' INCL.
## TYPICAL BASEPLATE DETAILS (COLUMNS 'C')
SCALE 1:10

- ALL BASE PLATES TO HAVE 20mm NON-SHRINK GROUT BED. ('SIKA GROUTPACK' OR AN APPROVED EQUAL)




## TYPICAL SECTION 2
SCALE 1:20
S6/S7

- **NOTE:** TYPICAL FOR BOTH ENDS OF '**R1**'




## COLUMNS 'C1' - 'C6' INCL.
## TYPICAL COLUMN TO WALL/PIER FIXING DETAIL
SCALE 1:10

### COMPLYING DEVELOPMENT CERTIFICATE
(ENDORSED DOCUMENT)
Certificate No: D2024-020
Dated: 09 August 2024
Signed:
Dean Morton BDC0742
fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

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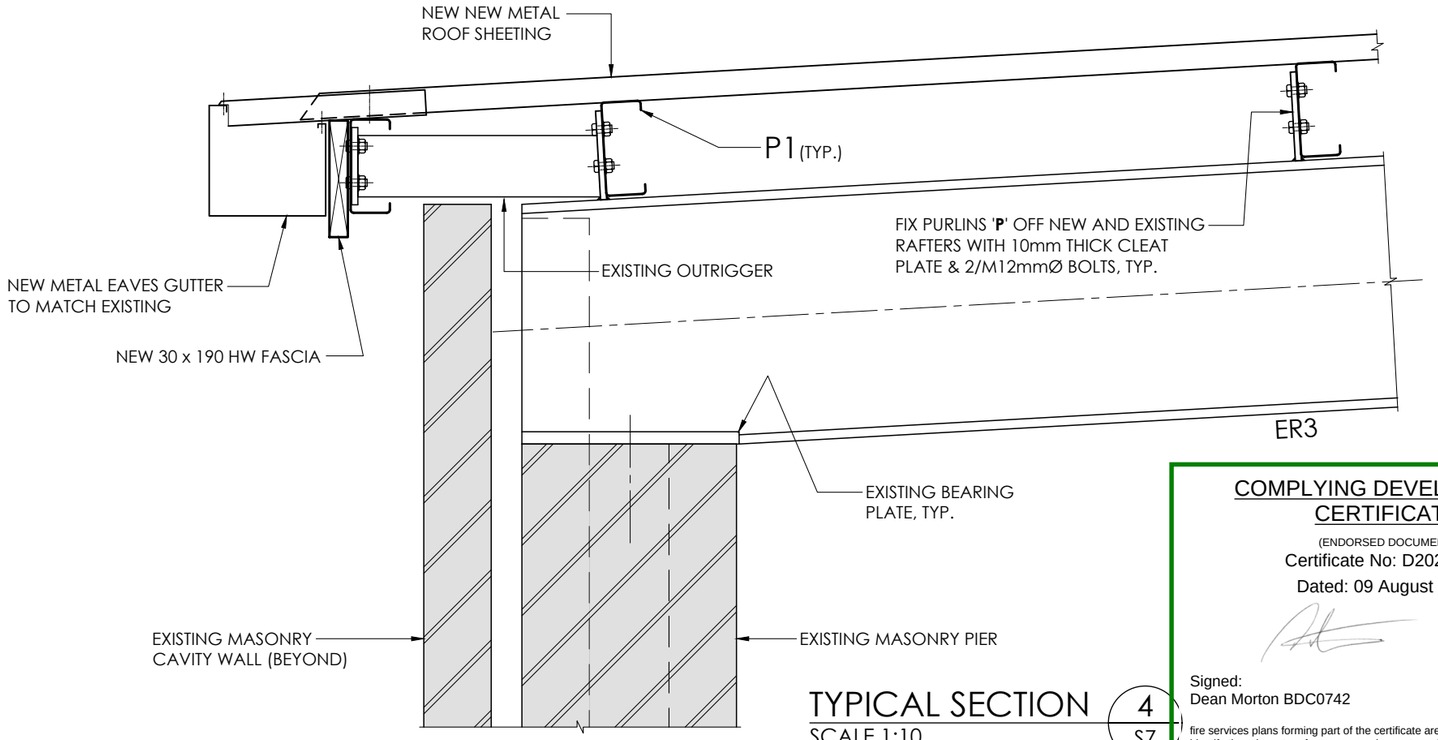
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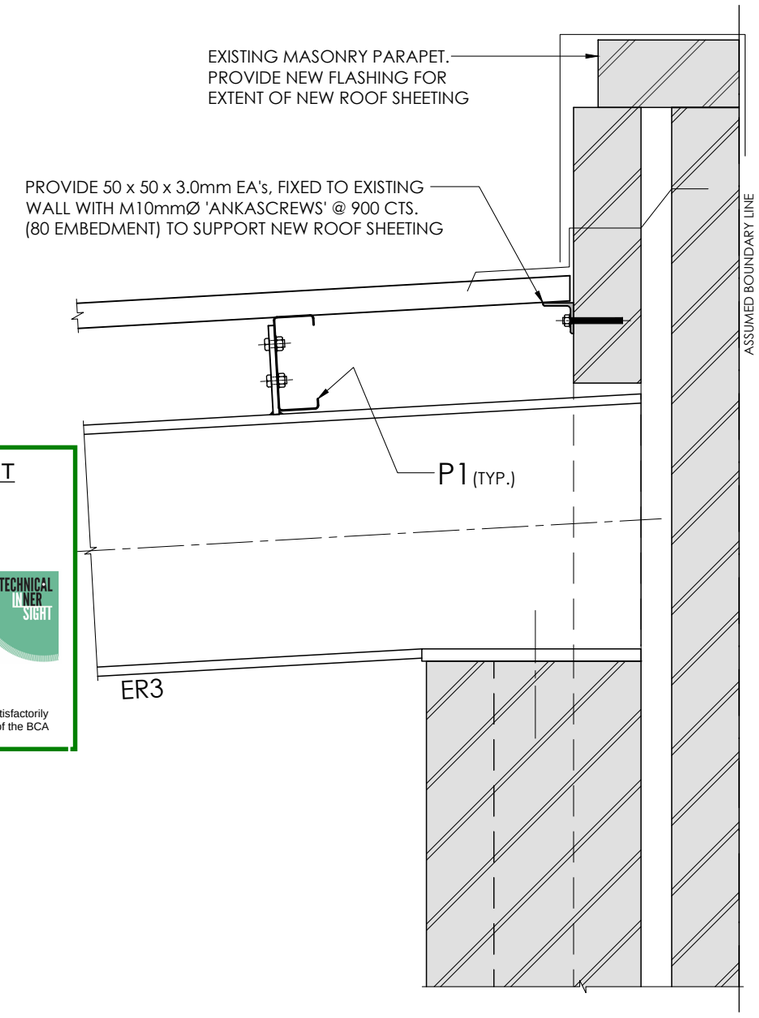
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ConsultEng Services Pty. Ltd. trading as D.W. KNOX & PARTNERS
ACN 138 013 948 ABN 65 138 013 948

CLIENT: CGU INSURANCE LIMITED c/- McLARENS SYDNEY (CGU CLAIM No. CGU245629265/McLARENS REF: MAU.193662)
PROJECT: 14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164
DRAWING TITLE: TYPICAL SECTIONS & DETAILS I

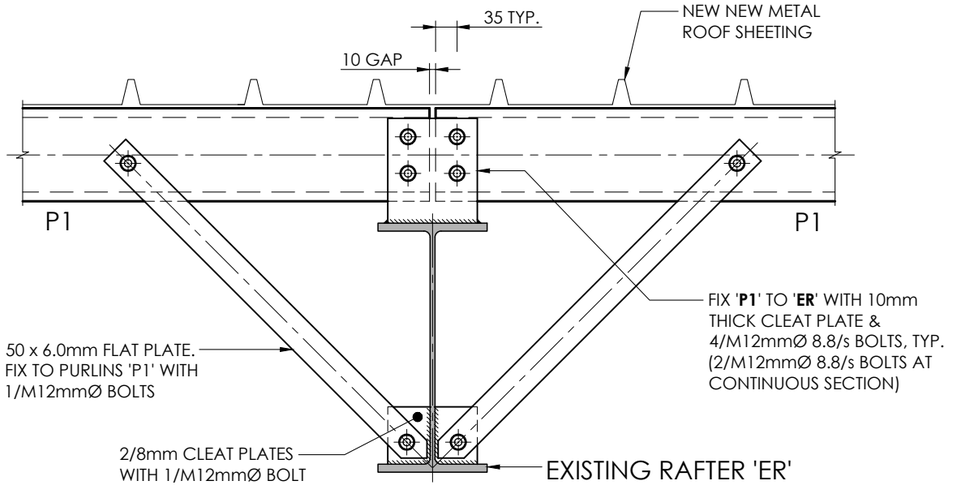
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| J.C. | R.F. | MAY '24 | 224167/S8 | C | |
| SCALE @ A3: AS SHOWN | APPROVED: R.F. | | | | |




## TYPICAL SECTION 4 / S7
SCALE 1:10




## TYPICAL SECTION 3 / S7
SCALE 1:10




## TYPICAL FLYBRACE '**FB**' DETAIL
(EXISTING OR NEW)

SCALE 1:10

- FOR FLYBRACING DETAIL TO NEW RAFTER REFER TO **DRAWING No. 224167/S8**.
- EXISTING FLYBRACES MAY BE USED IF REQUIRED. PREPARE & PAINT.

## NOTES
1. FOR STRUCTURAL NOTES REFER TO DWG. No.'s 224167/S1 & S2.
2. FOR MEMBER SCHEDULE REFER TO DWG. No. 224167/S3.
3. ALL DIMENSIONS ARE APPROXIMATE & ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
4. BUILDER TO PROVIDE TEMPORARY PROPPING & BRACING DURING THE WORKS.
5. ALL WATERPROOFING, FLASHINGS, CAPPINGS, DPC'S & TERMITE PROTECTION TO SUIT BCA REQUIREMENTS & CURRENT AUSTRALIAN STANDARDS.
6. UNLESS NOTED OTHERWISE, FOR TIMBER TO TIMBER FRAMING CONNECTIONS USE 'PRYDA TRIPLE GRIP' CONNECTORS OR AN APPROVED EQUAL.
7. ALL TIMBER FRAMING (INCLUDING BRACING & HOLDING DOWN DETAILS) SHALL BE STRICTLY IN ACCORDANCE WITH AS 1684 'RESIDENTIAL TIMBER-FRAMED CONSTRUCTION CODE'.
8. ALL MASONRY TO AS4773 & AS3700.
9. FOR ALL ANCHORS USE 'RAMSET CHEMSET REO 502' OR AN APPROVED EQUAL.

## COMPLYING DEVELOPMENT CERTIFICATE
(ENDORSED DOCUMENT)

Certificate No: D2024-020

Dated: 09 August 2024

TECHNICAL INNER SIGHT

Signed:
Dean Morton BDC0742

fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

THE WORK INDICATED ON THIS DRAWING IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL SAFEWORK REQUIREMENTS AND WORK HEALTH & SAFETY ACT REGULATIONS.

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SUBJECT TO P.C.A. APPROVAL

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| DOCUMENT CONTROL RECORD | | | |
|---|---|---|---|
| CONSTRUCTION DRAWINGS | Director: Design Engineer: | | JUN. '24 |
| TENDER DRAWINGS | Director: Design Engineer: | | |
| DOCUMENTATION TO 90% | Director: Design Engineer: | | JUN. '24 |
| CONCEPT DESIGN | Director: Design Engineer: | | |
| DRAWING STATUS | REVIEWED BY | INITIALS | DATE |

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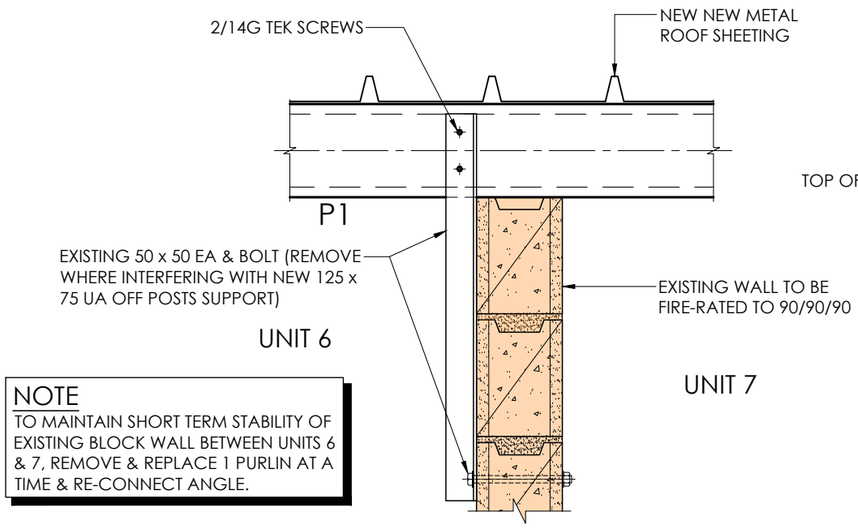
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DRAWING TITLE: TYPICAL SECTIONS & DETAILS II

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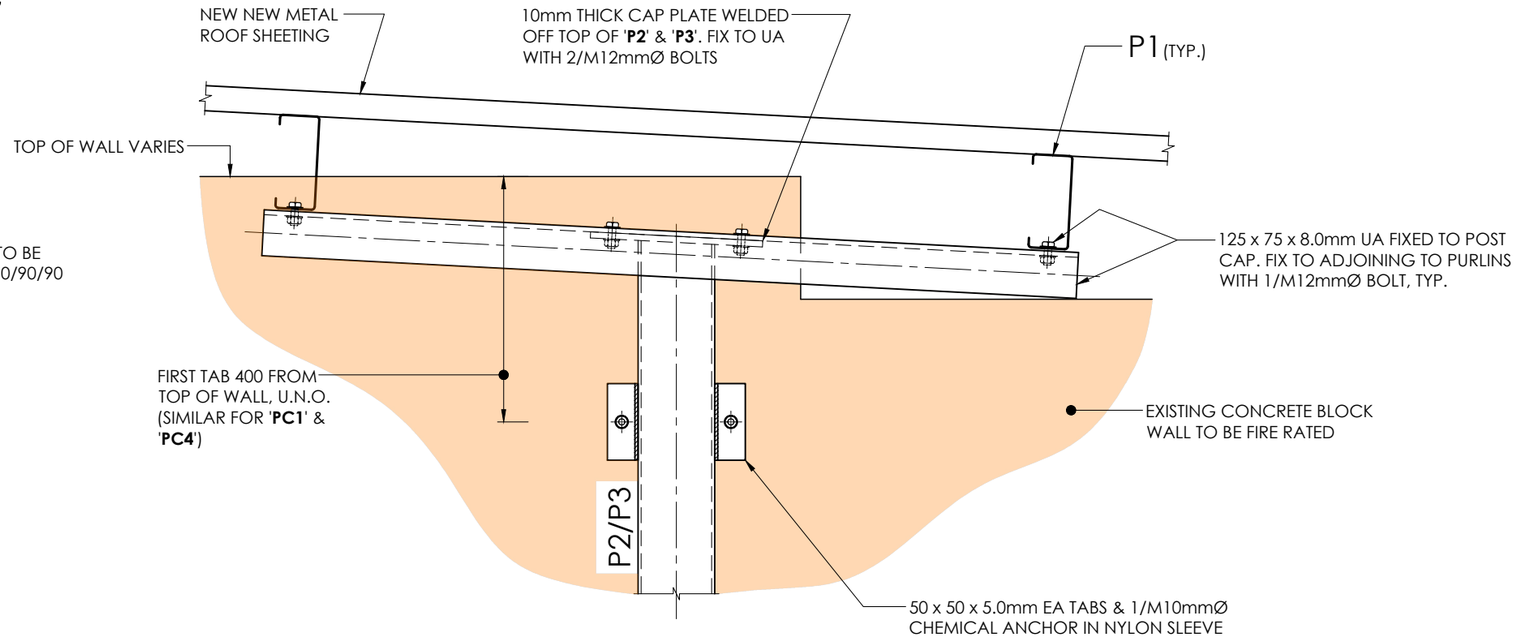
SCALE @ A3: AS SHOWN — APPROVED: R.F.




**NOTE**
TO MAINTAIN SHORT TERM STABILITY OF EXISTING BLOCK WALL BETWEEN UNITS 6 & 7, REMOVE & REPLACE 1 PURLIN AT A TIME & RE-CONNECT ANGLE.

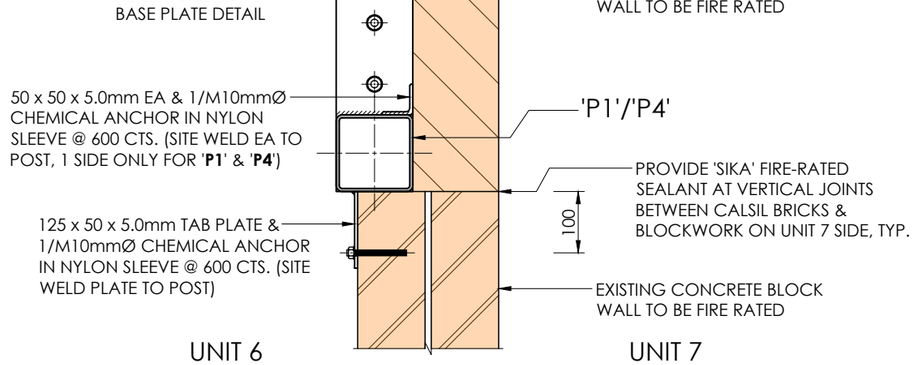
## NEW PURLIN TO EXISTING UNIT 6 / UNIT 7 WALL FIXING DETAIL

SIMILAR FOR WALL BETWEEN UNITS 7 & 8 (PROVIDE NEW ANGLES AT 230 MASONRY WALL AS REQUIRED)
SCALE 1:10




## TYPICAL SECTION 5/S7

SCALE 1:10

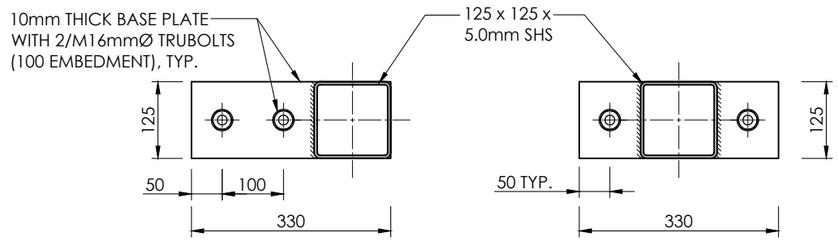



WALL POSTS 'P1' & 'P4'

## TYPICAL POST TO WALL FIXING DETAIL

SCALE 1:10

- REFER TO **SECTION 5** FOR '**P2**' & '**P3**' FIXING DETAILS




WALL POSTS 'P1' & 'P4'

WALL POSTS 'P2' & 'P3'

## TYPICAL BASEPLATE DETAILS (POSTS 'P')

SCALE 1:10

- ALL BASE PLATES TO HAVE 20mm NON-SHRINK GROUT BED. ('SIKA GROUTPACK' OR AN APPROVED EQUAL)

**NOTES**

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2. FOR MEMBER SCHEDULE REFER TO DWG. No. 224167/S3.
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**ISSUED FOR CONSTRUCTION**

SUBJECT TO P.C.A. APPROVAL

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**COMPLYING DEVELOPMENT CERTIFICATE**

(ENDORSED DOCUMENT)
Certificate No: D2024-020
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Dean Morton BDC0742

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PROJECT: 14 DAVIS ROAD, WETHERILL PARK, N.S.W. 2164
DRAWING TITLE: TYPICAL SECTIONS & DETAILS III

| DRAWN | CHECKED | DATE | DRAWING No | ISSUE | REV. |
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