

PROPOSED DEVELOPMENT AT 74 STEPHEN STREET, BLACKTOWN

CONSTRUCTION NOTES

GENERAL

- 1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL
2 ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS AND
3 SPECIFICATIONS AND WITH SUCH OTHER WRITTEN
4 INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF
5 THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO
6 THE ENGINEER FOR A DECISION BEFORE PROCEEDING
7 WITH THE WORK.
- 8 ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE
9 WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE
10 CONSTRUCTION AND FABRICATION IS COMMENCED. THE
11 ENGINEER'S DRAWINGS SHALL NOT BE SCALED.
- 12 DURING CONSTRUCTION THE CONTRACTOR SHALL BE
13 RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE
14 CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED
15 UNDER CONSTRUCTION ACTIVITIES. TEMPORARY BRACING SHALL
16 BE PROVIDED BY THE CONTRACTOR AS REQUIRED.
- 17 ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE
18 WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL
19 AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES,
20 REGULATIONS, ETC., EXCEPT WHERE VARIED BY THE CONTRACT
21 DOCUMENTS.
- 22 THE APPROVAL OF A SUBSTITUTION SHALL BE SOUGHT FROM THE
23 ENGINEER, BUT IS NOT AN AUTHORISATION FOR AN EXTRA. ANY
24 EXTRA INVOLVED MUST BE VERIFIED WITH THE ARCHITECT BEFORE
25 THE WORK COMMENCES.
- 26 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED
27 OTHERWISE. ALL LEVELS ARE EXPRESSED IN METRES TO AHD.
- 28 ALL PROPS AND FORMWORK FOR BEAMS AND SLABS SHALL BE
29 REMOVED BEFORE CONSTRUCTION OF ANY MASONRY WALLS OR
30 PARTITIONS ON THE FLOOR.
- 31 ALL NON LOADBEARING WALLS SHALL BE KEPT CLEAR OF THE
32 UNDERSIDE OF SLABS AND BEAMS BY 20mm UNLESS
33 OTHERWISE SHOWN.
- 34 WIND LOADS ARE IN ACCORDANCE WITH AS 1170 AS FOLLOWS:
- | | |
|----------------------|------------------------|
| REGION A2 | SYDNEY |
| DESIGN WIND VELOCITY | $V_w = 45 \text{ m/s}$ |
| TERRAIN CATEGORY | 3 |

CONCRETE

- C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600.
- C2 READYMIX CONCRETE SHALL COMPLY WITH AS1379. U.N.O. CONCRETE COMPONENTS AND QUALITY SHALL BE AS FOLLOWS:

ELEMENT	f _c MPa (28 DAYS)	SLUMP	MAX AGG. SIZE	CEMENT TYPE
WAFFLE POD	25	80	20	GP

- C3 MINIMUM COVER (mm) TO ALL REINFORCEMENT UNLESS OTHERWISE SHOWN SHALL BE AS FOLLOWS:

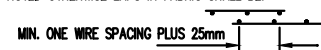
Element	Cast against ground (membrane)	Cast against forms complying with AS 1509	
		Exposed	Sheltered
Slabs	30	45	25
Slab Bands		45	20
Slab Thick.		45	25
Beams		45	30
Footings	N/A	50	50 (non membrane)

- C4 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISH.
- C5 NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- C6 CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY THE ENGINEER.
- C7 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- C8 UNLESS NOTED OTHERWISE LAPS IN REINFORCEMENT SHALL BE

	N12	N16	N20	N24	N28	N32
TOP *	600	800	1000	1200	1400	1600
ALL OTHER BARS	500	650	800	950	1150	1300

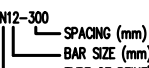
* DENOTES HORIZONTAL BARS WITH 300mm OR MORE CONCRETE CAST BELOW.

UNLESS NOTED OTHERWISE LAPS IN FABRIC SHALL BE:



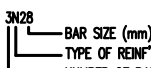
DO NOT LAP OVER SLAB SUPPORTS. FABRIC TO BE LOCATED AT COVER DISTANCE FROM FORM EDGES.

- C9 SLAB REINFORCEMENT SHALL EXTEND MINIMUM 65mm ONTO MASONRY SUPPORT WALLS AND MINIMUM 50% OF BOTTOM REINFORCEMENT TO BE COGGED TO ACHIEVE ANCHORAGE AT SIMPLY SUPPORTED ENDS. TERMINATE ALL TOP BARS WITH STANDARD COGS AT FORM EDGES.
- C10 SITE BENDING OF DEFORMED REINFORCEMENT BARS SHALL BE DONE WITHOUT HEATING USING MECHANICAL BENDING TOOLS.
- C11 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE PROJECT ENGINEER.
- C12 JOGGLES TO BARS SHALL BE 1 BAR DIAMETER OVER A LENGTH OF 12 BAR DIAMETERS.
- C13 DISTRIBUTION REINFORCEMENT AND TYING STEEL SHALL BE N12-300 MINIMUM FOR CONVENTIONAL SLABS UNLESS NOTED OTHERWISE ON PLAN. LAP WITH MAIN BARS 400mm U.N.O.
- C14 REINFORCEMENT CROSSING PENETRATIONS SHALL BE DISPLACED AS NECESSARY, NO REINFORCEMENT SHALL BE CUT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- C15 FORMWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 3610 AND AS 3600.
- C16
- N12-300



SPACING (mm)
BAR SIZE (mm)
TYPE OF REINF'T.

3x28



BAR SIZE (mm)
TYPE OF REINF'T.
NUMBER OF BARS.

MASONRY

- | | | | |
|-----|---|-----|--|
| M1 | ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700. | FW1 | THE DESIGN CERTIFICATION, DESIGNATION AND PERFORMANCE OF THE FORMWORK AND FALSE WORK SHALL BE THE RESPONSIBILITY OF THE BUILDER, EXCEPT TO THE EXTENT THAT FORMWORK DESIGN IS SHOWN ON THE DRAWINGS. |
| M2 | ALL BLOCKWORK WALLS SHALL BE CONSTRUCTED IN GRADE 16 BLOCKS (15MPa) ACCORDING TO AS 2733. ALL BRICKS SHALL HAVE A MINIMUM UNCONFINED COMPRESSIVE STRENGTH OF 20 MPa ACCORDING TO AS 3600. THE MAXIMUM UNRESTRAINED FIVE YEAR EXPANSION OF BRICKS SHALL BE IN ACCORDANCE WITH NATA TEST B01. | FW2 | FORMWORK DESIGN, CONSTRUCTION TOLERANCES AND STRIPPING TIMES SHALL COMPLY WITH AS 3610 AND AS 3600 UNLESS APPROVED OTHERWISE BY THE PROJECT ENGINEER. |
| M3 | ALL MASONRY SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE. | FW3 | DURING CONSTRUCTION, SUPPORT PROPPING WILL BE REQUIRED WHERE LOADS FROM STACKED MATERIALS, FORMWORK AND OTHER SUPPORTED SLABS INDUCE LOADS IN A SLAB OR BEAM WHICH EXCEED THE DESIGN LOAD FOR STRENGTH OR SERVICEABILITY AT THAT AGE. ONCE THE NOMINATED 28 DAY STRENGTH HAS BEEN ATTAINED, THESE LOADS SHALL NOT EXCEED THE DESIGN SUPERIMPOSED LOADS SET OUT IN THE GENERAL NOTES. |
| M4 | NON LOAD BEARING WALL SHALL BE SEPARATED FROM CONCRETE ABOVE BY 12mm THICK CLOSE CELL POLYETHYLENE STRIPS. | FW4 | STRIPPING OF FORMWORK AND BACKPROPPING DETAILS SHALL BE IN ACCORDANCE WITH PROJECT ENGINEER'S SPECIFICATION. |
| M5 | NO CHASES OR RECESSES ARE PERMITTED IN THE LOAD BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER. | FW5 | THE FORMWORK SHALL NOT BE DESIGNED TO RELY ON RESTRAINT OR SUPPORT FROM THE PERMANENT STRUCTURE WITHOUT THE PRIOR APPROVAL FROM THE PROJECT ENGINEER. |
| M6 | MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. | FW6 | CONCRETE FORMED SURFACES SHALL HAVE FINISHES IN ACCORDANCE WITH AS 3610, AS SPECIFIED BY THE ARCHITECT. |
| M7 | UNLESS NOTED OTHERWISE THE NOMINAL PROPORTIONS BY VOLUME OF MORTAR SHALL BE 1 : 1 : 6 OF CEMENT, LIME AND SAND. NO PLASTICISERS TO BE USED IN THE MIX. | FW7 | DO NOT PLACE PERMANENT LOADS, INCLUDING MASONRY WALLS AND THE LIKE, ON THE CONCRETE STRUCTURE UNTIL AFTER THE FORMWORK AND BACKPROPPING HAS BEEN REMOVED. |
| M8 | GROUT USED TO FILL CAVITIES AND CORES IN REINFORCED MASONRY SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 15MPa AND A SLUMP OF 230mm (+/- 25mm). MAXIMUM AGGREGATE SIZE OF 10mm ROUNDED GRAVEL. NOMINAL PROPORTIONS SHALL BE 1 : 0.3 : 3 : 2 OF CEMENT, LIME, SAND AND AGGREGATE AND WITH A MINIMUM CEMENT CONTENT OF 300 kg/cm. PROVIDE CLEAN OUT HOLES AT BASE OF PILASTERS AND EVERY CORE OF REINFORCED WALLS. | FW8 | DESIGN INFORMATION CONCERNING THE FOUNDATION FORMWORK SHALL BE DETERMINED FROM THE CONDITIONS EXISTING ON SITE AT THE TIME OF CONSTRUCTION.
REFER TO THE GEOTECHNICAL REPORT 2008062_SCI DATED 12 FEBRUARY 2025 PREPARED BY "LABCORE" |
| M9 | HORIZONTAL JOINT REINFORCEMENT SHALL BE PROVIDED AT MAXIMUM 600 VERTICAL SPACING FOR ALL CONCRETE BLOCKWORK, CONCRETE BRICKWORK, AND CALCIUM SILICATE BRICKWORK. | | |
| M10 | HOLLOW BLOCKWORK OPENINGS GREATER THAN 600mm VERTICALLY OR HORIZONTALLY SHALL BE TRIMMED AT THE SIDES AND BOTTOM BY FILLING ONE CORE AND REINFORCE WITH 1N12 EXTENDING 600mm PAST OPENING. THE TOP OF THE OPENING SHALL HAVE A REINFORCED Lintel BEAM, ARCH BAR OR STEEL ANGLE SUPPORT AS DETAILED. | | |
| M11 | ALL TIES AND REINFORCEMENT SHALL HAVE A MINIMUM CLEAR COVER OF 50mm TO EXTERNAL FACE OF MASONRY. | F1 | FOOTINGS ARE TO BE FOUND IN ORIGINAL UNDISTURBED GROUND HAVING A SAFE BEARING CAPACITY OF 600 kPa. BEFORE ANY CONCRETE IS POURED THE SAFE BEARING CAPACITY SHALL BE VERIFIED BY "LABCORE" GEOTECHNICAL ENGINEER. |
| M12 | ALL WALLS SHALL BE TIED OR BONDED AT THEIR INTERSECTIONS. | F2 | THE FOUNDATION MATERIAL SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACEMENT OF REINFORCEMENT/BLINDING LAYER. WHERE DEEMED NECESSARY, THE FOOTING DESIGN MAY BE ALTERED. |
| M13 | NO CAVITY OR CORE SHALL BE FILLED TO A HEIGHT GREATER THAN 1200mm WITHOUT SUITABLE SHORING. | F3 | WHERE FOOTINGS ARE OVER-EXCAVATED (SIDES AND BASE), OVER-EXCAVATED AREAS ARE TO BE FILLED WITH BLINDING CONCRETE MINIMUM F'c=25 MPa. BLINDING CONCRETE IS TO BE A MINIMUM OF 50mm THICK. |
| M14 | ALL MASONRY WALLS AND PIERS SUPPORTING SLABS AND BEAMS SHALL HAVE A PRE-GREASED GALVANISED STEEL SLIP JOINT BETWEEN CONCRETE SOFFIT AND THE TOP OF THE MASONRY ELEMENT, DENOTED AS S.JTHROUGHOUT. | F4 | FOOTING EXCAVATIONS SHALL BE CLEANED AND FREE OF LOOSE MATERIAL WHEN INSPECTED, IMMEDIATELY PRIOR TO POURING OF CONCRETE AND DURING POURING. |
| M15 | PROVIDE VERTICAL CONTROL JOINTS AT 10m MAXIMUM CENTRES AND 5m MAXIMUM FROM CORNERS IN ALL MASONRY WALLS, U.N.O. BY AS2870. | F5 | PLACE 0.2mm THICK POLYETHYLENE MEMBRANE ("FORTECON" OR EQUIVALENT) TO UNDERSIDE OF SLAB AND BEAMS. LAP ALL JOINTS 300mm MIN. AND SEAL WITH 50mm WIDE TAPE. TAPE ALL PENETRATIONS TO ENSURE MAINTENANCE OF BARRIER. |
| M16 | BACKFILL TO RETAINING WALLS TO BE FREE DRAINING GRANULAR MATERIAL UNLESS NOTED OTHERWISE. PROVIDE SUBSOIL DRAIN TO WEEP HOLES. | | |
| M17 | DO NOT CONSTRUCT MASONRY WALLS ON SUSPENDED CONCRETE SLABS UNTIL SLAB HAS BEEN STRIPPED AND DE-PROPPED. | | |
| M18 | ALL CAVITY CONSTRUCTION TO HAVE GALVANISED/STAINLESS STEEL WALL TIES INSTALLED AS PER CLAUSE 3.8, IN AS 3700. | | |

FORMWORK

- FW1 THE DESIGN CERTIFICATION, CONSTRUCTION AND PERFORMANCE OF THE FORMWORK AND FALSE WORK SHALL BE THE RESPONSIBILITY OF THE BUILDER, EXCEPT TO THE EXTENT THAT FORMWORK DESIGN IS SHOWN ON THE DRAWINGS.
- FW2 FORMWORK DESIGN, CONSTRUCTION TOLERANCES AND STRIPPING TIMES SHALL COMPLY WITH AS 3610 AND AS 3600 UNLESS APPROVED OTHERWISE BY THE PROJECT ENGINEER.
- FW3 DURING CONSTRUCTION, SUPPORT PROPPING WILL BE REQUIRED WHERE LOADS FROM STACKED MATERIALS, FORMWORK AND OTHER SUPPORTED SLABS INDUCE LOADS IN A SLAB OR BEAM WHICH EXCEED THE DESIGN LOAD FOR STRENGTH OR SERVICEABILITY AT THAT AGE. ONCE THE NOMINATED 28 DAY STRENGTH HAS BEEN ATTAINED, THESE LOADS SHALL NOT EXCEED THE DESIGN SUPERIMPOSED LOADS SET OUT IN THE GENERAL NOTES.
- FW4 STRIPPING OF FORMWORK AND BACKPROPPING DETAILS SHALL BE IN ACCORDANCE WITH PROJECT ENGINEER'S SPECIFICATION.
- FW5 THE FORMWORK SHOULD NOT BE DESIGNED TO RELY ON RESTRAINT OR SUPPORT FROM THE PERMANENT STRUCTURE WITHOUT THE PRIOR APPROVAL FROM THE PROJECT ENGINEER.
- FW6 CONCRETE FORMED SURFACES SHALL HAVE FINISHES IN ACCORDANCE WITH AS 3610, AS SPECIFIED BY THE ARCHITECT.
- FW7 DO NOT PLACE PERMANENT LOADS, INCLUDING MASONRY WALLS AND THE LIKE, ON THE CONCRETE STRUCTURE UNTIL AFTER THE FORMWORK AND BACKPROPPING HAS BEEN REMOVED.
- FW8 DESIGN INFORMATION CONCERNING THE FOUNDATION FORMWORK SHALL BE DETERMINED FROM THE CONDITIONS EXISTING ON SITE AT THE TIME OF CONSTRUCTION.
- REFER TO THE GEOTECHNICAL REPORT 20000506_SCI DATED 12 FEB
PREPARED BY "JASCORE"

FOOTINGS

- F1 FOOTINGS ARE TO BE FOUND IN ORIGINAL UNDISTURBED GROUND HAVING A SAFE BEARING CAPACITY OF 600 kPa. BEFORE ANY CONCRETE IS POURED THE SAFE BEARING CAPACITY SHALL BE VERIFIED BY "LABCORE" GEOTECHNICAL ENGINEER.
 - F2 THE FOUNDATION MATERIAL SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACEMENT OF REINFORCEMENT/BLINDING LAYER. WHERE DEEMED NECESSARY, THE FOOTING DESIGN MAY BE ALTERED.
 - F3 WHERE FOOTINGS ARE OVER-EXCAVATED (SIDES AND BASE), OVER-EXCAVATED AREAS ARE TO BE FILLED WITH BLINDING CONCRETE. MINIMUM F'C=25 MPa. BLINDING CONCRETE IS TO BE A MINIMUM OF 50mm THICK.
 - F4 FOOTING EXCAVATIONS SHALL BE CLEANED AND FREE OF LOOSE MATERIAL WHEN INSPECTED, IMMEDIATELY PRIOR TO POURING OF CONCRETE AND DURING POURING.
 - F5 PLACE 0.2mm THICK POLYETHYLENE MEMBRANE ("FORTECON" OR EQUIVALENT) TO UNDERSIDE OF SLAB AND BEAMS. LAP ALL JOINTS 300mm MIN. AND SEAL WITH 50mm WIDE TAPE. TAPE ALL PENETRATIONS TO ENSURE MAINTENANCE OF BARRIER.
 - F6 FOOTINGS TO BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.
 - F7 DESIGN OF FOOTINGS AND GROUNDWORKS WILL ONLY BE CERTIFIED WHEN A QUALIFIED GEOTECHNICAL ENGINEER HAS CERTIFIED THE BEARING CAPACITY AND SITE CLASS.
- REFER TO THE GEOTECHNICAL REPORT 25008CSL_SCI DATED 12 FEBRUARY 2025
PREPARED BY "LABCORE"

STRUCTURAL STEELWORK

- SS1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4100.
- SS2 ALL WELDS SHALL BE 8mm CONTINUOUS FILLET WELD TYPE SP UNLESS NOTED OTHERWISE.
- SS3 WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS 1554.
- SS4 BOLT DESIGNATION:
4.6/S COMMERCIAL BOLTS OF GRADE 4.6 TO AS 1111 TIGHTENED TO A SNUG TIGHT FIT.
8.8/S HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 TIGHTENED TO A SNUG TIGHT FIT.
8.8/TB HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 FULLY TENSIONED TO AS 1511 AS A BEARING JOINT.
8.8/TF HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 FULLY TENSIONED TO AS 1511 AS A FRICTION JOINT WITH FACING SURFACES LEFT UNCOATED.
UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE M20 GRADE 8.8/S. NO STEEL TO STEEL CONNECTION SHALL HAVE LESS THAN 2 COMMERCIAL BOLTS GRADE 4.6/S.
- SS5 TB AND TF BOLTS TO BE INSTALLED REFER TO SPECIFICATIONS.
- SS6 THE CONTRACTOR SHALL PROVIDE AND LEAVE IN PLACE UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED SUCH TEMPORY BRACING AS IS NECESSARY TO STABILISE THE STRUCTURE DURING ERECTION.
- SS7 CONCRETE ENCASED STEELWORK SHALL BE UNPAINTED AND HAVE A CONCRETE STRENGTH OF 25 MPa AND COVER OF 65mm OR ADEQUATE TO SUIT FIRE RATING OR EXPOSURE CONDITIONS. CONCRETE ENCASING SHALL BE CENTRALLY REINFORCED WITH 5mm WIRE TO AS 1303 OR 6mm STRUCTURAL GRADE BARS TO AS 1302 AT 150mm PITCH.
- SS8 PROVIDE SEAL PLATES TO ALL HOLLOW SECTIONS, WITH "BREATHER" HOLES IF MEMBERS TO BE HOT DIP GALVANISED.
- SS9 CAMBER TO BE AS NOTED ON THE DRAWINGS.
- SS10 BEFORE FABRICATION IS COMMENCED THE CONTRACTOR SHALL SUBMIT 3 COPIES OF THE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. REVIEW DOES NOT INCLUDE THE CHECKING OF DIMENSIONS.
- SS11 UNLESS OTHERWISE SPECIFIED ALL STEELWORK SHALL BE SHOP POWER BRUSHED AND PAINTED ONE SHOP COAT OF APPROVED ZINC RICH PRIMER. MINIMUM DRY FILM THICKNESS 75 MICRONS.
- SS12 AFTER FABRICATION ALL EXPOSED STEELWORK AND STEELWORK BUILT IN EXTERNAL WALLS INCLUDING FITMENTS, NUTS, BOLTS, WASHERS AND HOLDING DOWN BOLTS TO BE HOT DIP GALVANISED AFTER PICKLE OR ABRASIVE BLAST TO CLASS 3, TO COMPLY WITH AS 1650. ANY FURTHER WELDED JOINTS ARE TO BE PAINTED WITH 2 COATS OF APPROVED GALVANISED PAINT.
- SS13 FOR SURFACE TREATMENT OF STRUCTURAL STEELWORK NOT ENCASED IN CONCRETE REFER TO SPECIFICATIONS.

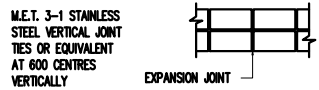
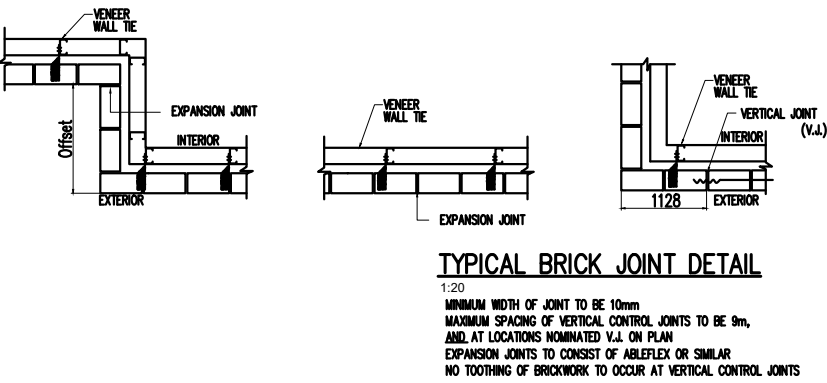
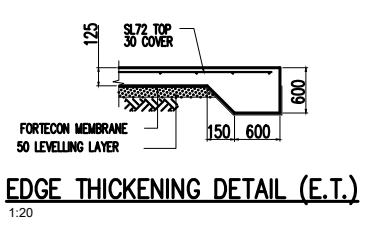
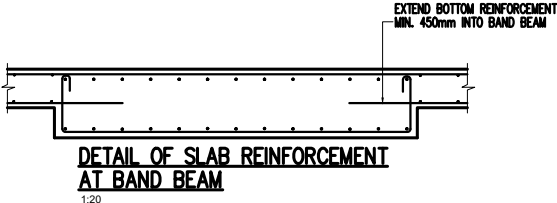
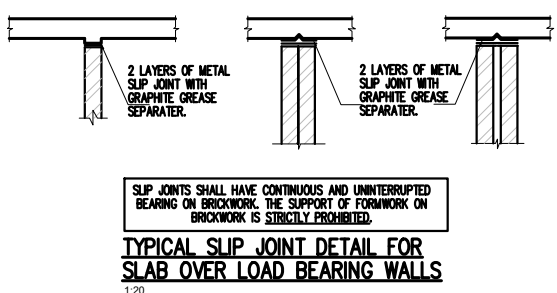
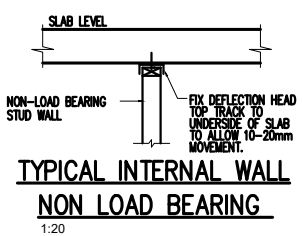
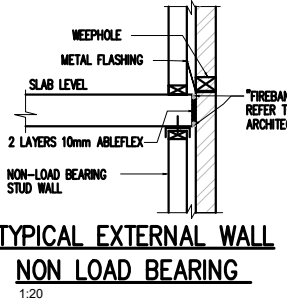
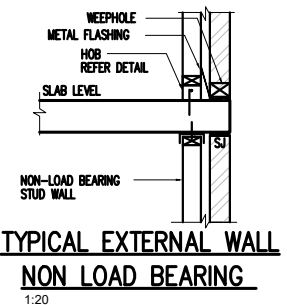
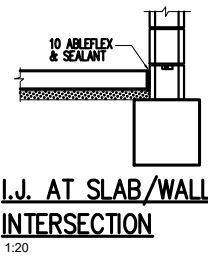
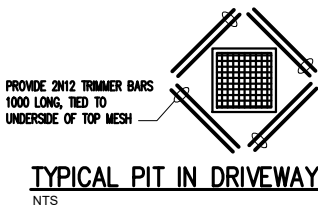
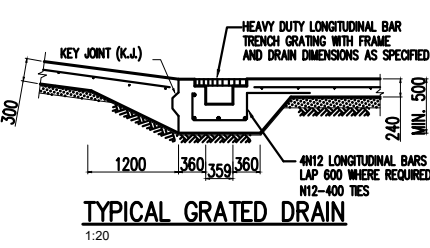
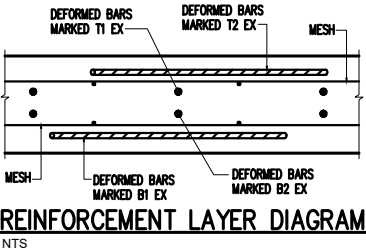
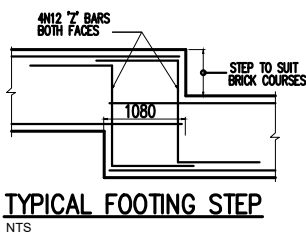
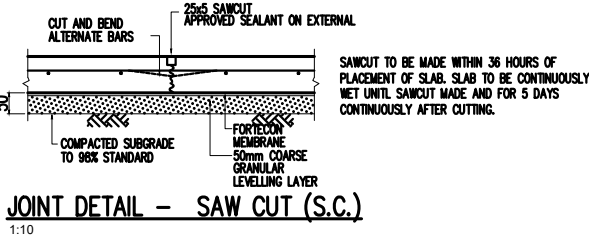
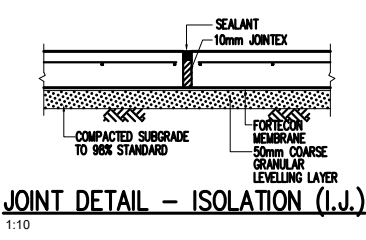
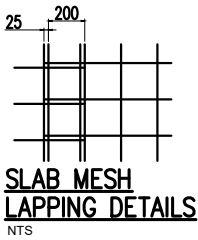
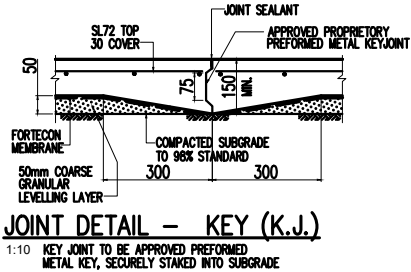
TIMBER

- T1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND AS1720.
- T2 AS 1684 SHALL BE APPLIED TO DOMESTIC CONSTRUCTION IN SHELTERED LOCATIONS.
- T3 SOFTWOOD TO BE A MINIMUM OF F7 SEASONED AND HARDWOOD TO BE A MINIMUM OF F17 SEASONED, U.N.O.
- T4 EXTERNAL TIMBER SHALL BE EITHER HARDWOOD DURABILITY CLASS I OR II AS PER AS1720 OR IMPREGNATED PINE GRADE F7, PRESSURE TREATED TO AS1604 AND RE-DRIED PRIOR TO USE. SUPPLEMENTARY TREATMENT SHALL BE APPLIED TO ALL CUT SURFACES.
- T5 TWO (2) COPIES OF TIMBER TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL, CLEARLY INDICATING DESIGN LOADS AND POINT LOADS APPLIED TO THE STRUCTURE.
- T6 ALL BOLTS IN TIMBER CONSTRUCTION SHALL BE M16 4.6/S U.N.O. WASHERS UNDER HEADS AND NUTS SHALL BE AT LEAST 2.5 TIMES THE BOLT DIAMETER.
- T7 ALL TIMBER JOINTS AND NOTCHES SHALL BE A MINIMUM OF 100mm AWAY FROM LOOSE KNOTS, SEVERE SLOPING GRAIN, GUM VEINS OR OTHER MINOR DEFECTS.

This plan / specification is to be read in conjunction with the Approval Documentation of:

CERTIFICATE No: CDC/6663482 DATE: 03/04/2025

Buildcert.



A3 0 1 2 3 4 5 6 7 8 9 10

No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE
A	ISSUED FOR C.D.C	CSY	CSY	02-03-25										

ARCHITECT



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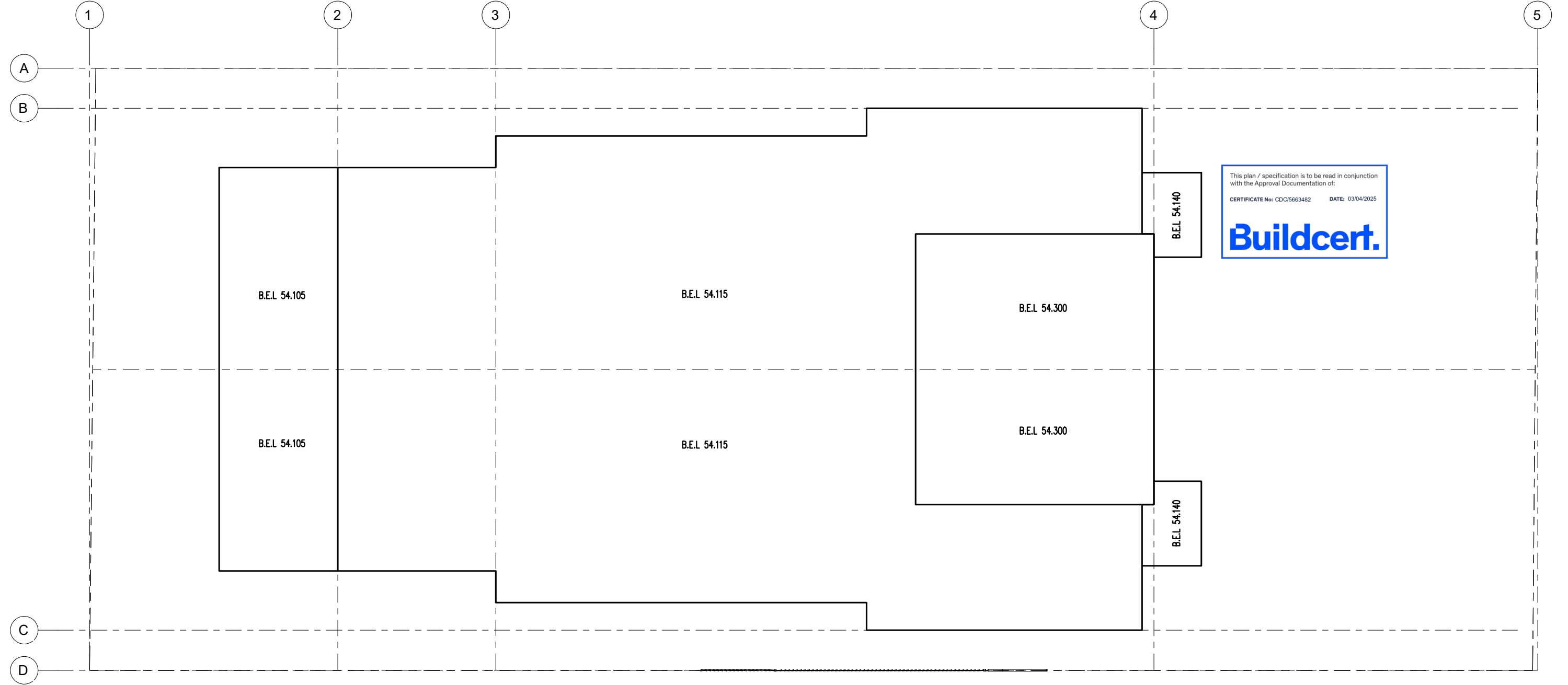
PROJECT

NEW DEVELOPMENT
AT 74 STEPHEN STREET
BLACKTOWN

SHEET SUBJECT

GENERAL NOTES-2-

PROJECT	NEW DEVELOPMENT	DESIGNED	CHECKED
DATE	MARCH 25	CSY	CSY
SCALE	1:100	JOB No	25CSY092
AUTHORISED		DWG No	S2
		REV	A



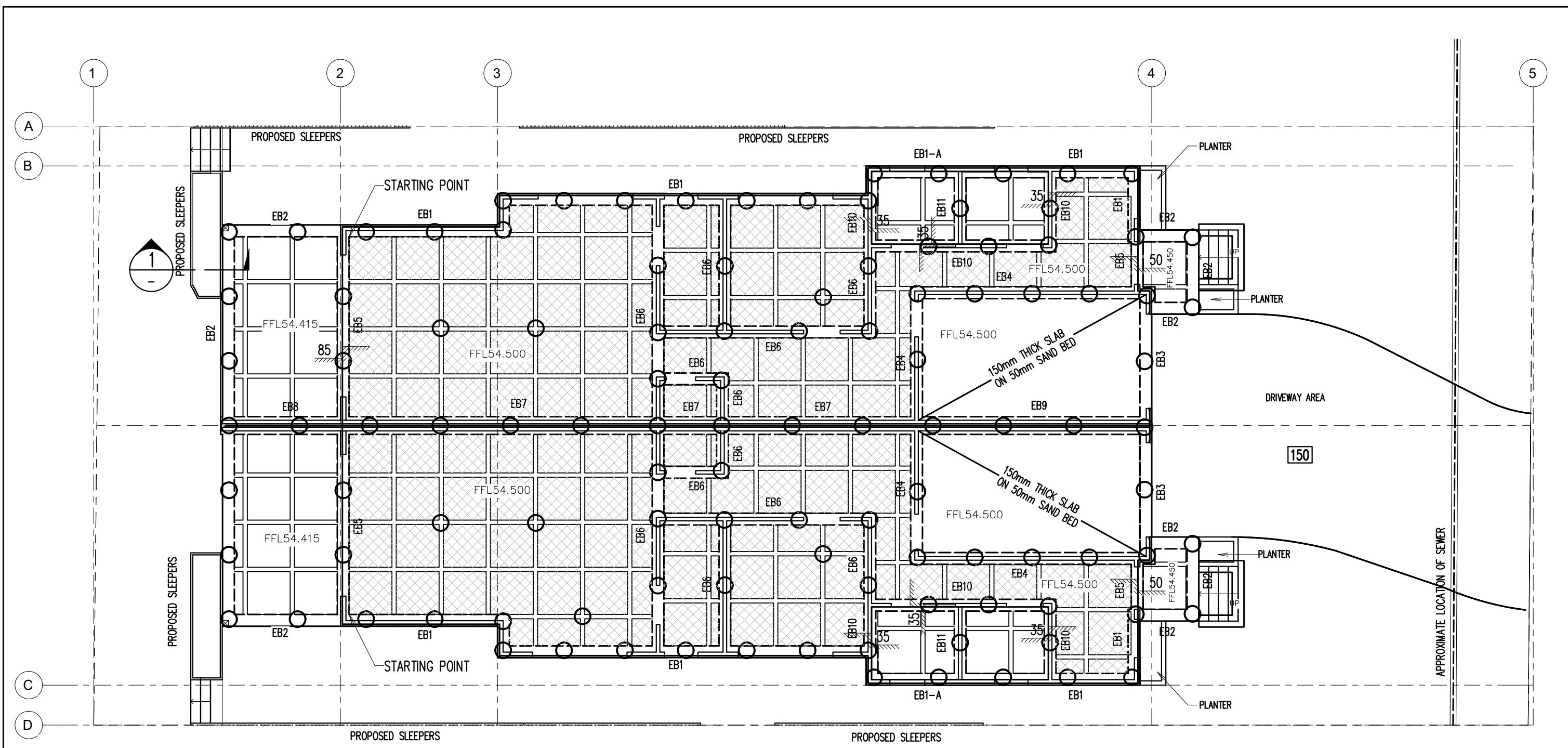
BULK EXCAVATION PLAN

SCALE 1:100

REFER TO THE GEOTECHNICAL REPORT 25005CG_SC1
DATED 12 FEBRUARY 2025 PREPARED BY "LABCORE"

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WAFFLE SLAB PLAN

SCALE 1:100

NOTES:

1. GEOTECHNICAL ENGINEER TO CONFIRM THE SAFE BEARING CAPACITY OF THE FOUNDATION MATERIAL PRIOR TO CONSTRUCTION.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.
3. IF GROUND CONDITIONS CHANGE DURING EXCAVATION, PLEASE NOTIFY ENGINEER AND SEEK FURTHER INSTRUCTIONS.
4. ○ DENOTES 400 MASS CONCRETE PILES AT 1800mm CC AND DO ENSURE BOTTOM OF PILES TO BE ON CONSISTENT SHALE WITH AT LEAST 400mm EMBEDMENT

NOTE

CSY ENGINEERS PLANS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS

This plan / specification is to be read in conjunction with the Approval Documentation of:
CERTIFICATE No: CDC/5663482 DATE: 03/04/2025
Buildcert.

- [Empty Box] = 225 POD
- [Cross-hatched Box] = 300 POD

A3 0 1 2 3 4 5 6 7 8 9 10

No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE
D	ISSUED FOR CDC	CSY	CSY	28-03-25										
C	ISSUED FOR CDC	CSY	CSY	25-03-25										
B	ISSUED FOR C.D.C	CSY	CSY	17-03-25										
A	ISSUED FOR C.D.C	CSY	CSY	02-03-25										

ARCHITECT



CSY ADVANCED ENGINEERS PTY LTD

Structural Consulting Engineers
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KINGSTON, N.S.W. Australia 2208
Mob : 0414 523 301
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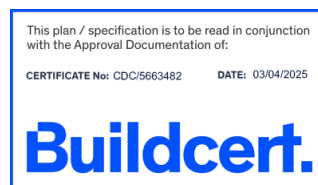
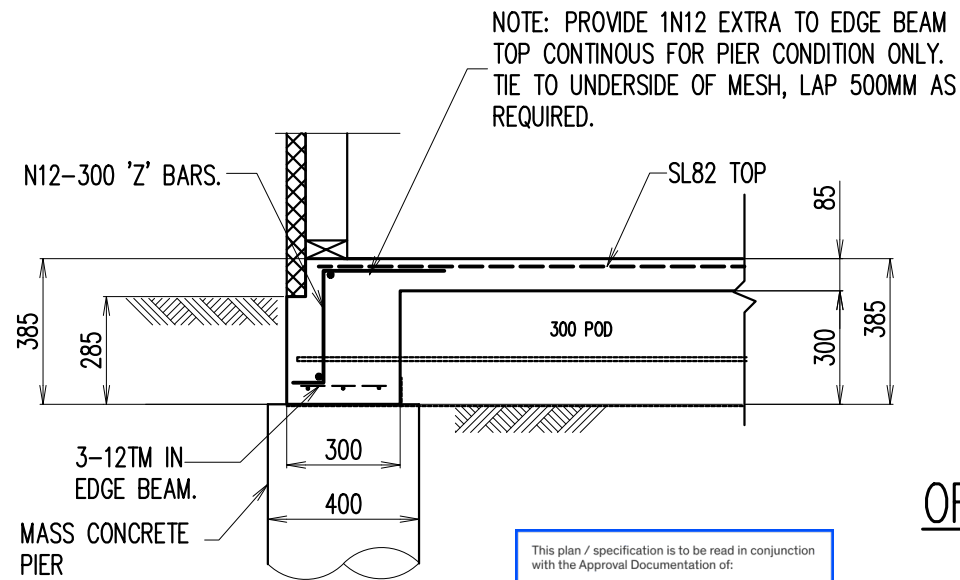
PROJECT

NEW DEVELOPMENT
AT 74 STEPHEN STREET
BLACKTOWN

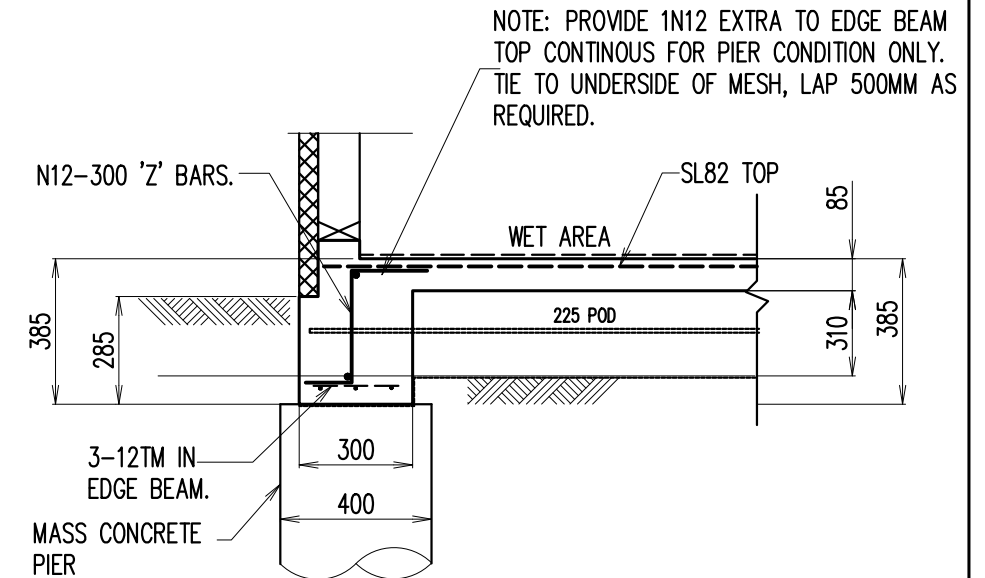
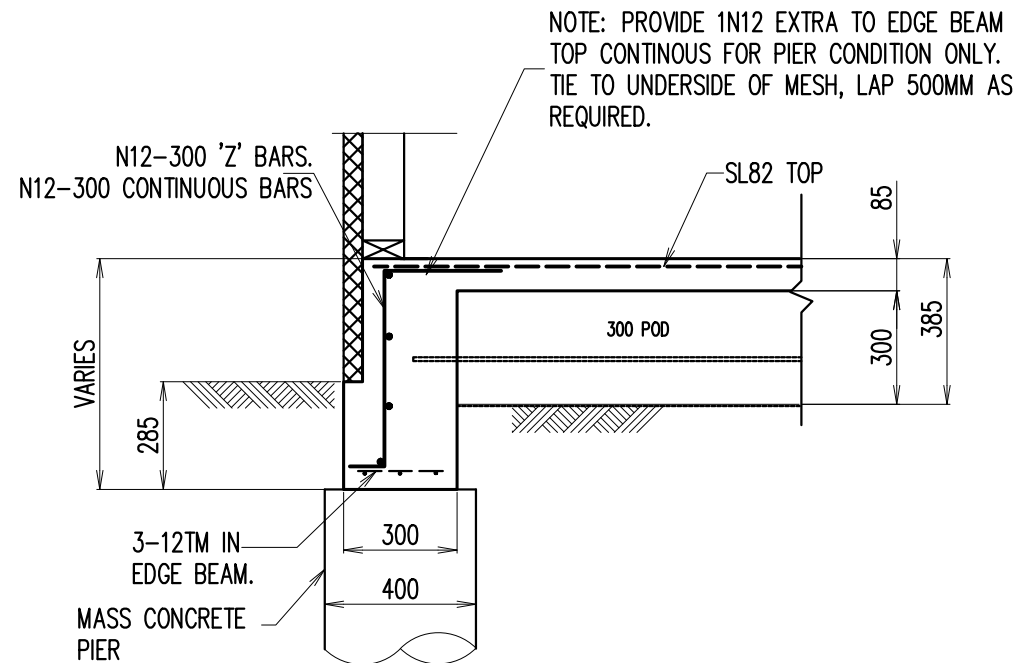
SHEET SUBJECT

WAFFLE SLAB PLAN

PROJECT	NEW DEVELOPMENT	DRAWN	DESIGNED	CHECKED
DATE	MARCH 25	CSY	CSY	CSY
SCALE @ A3	1:100			
AUTHORISED		DWG No	S4	REV D
		JOB No	25CSY092	

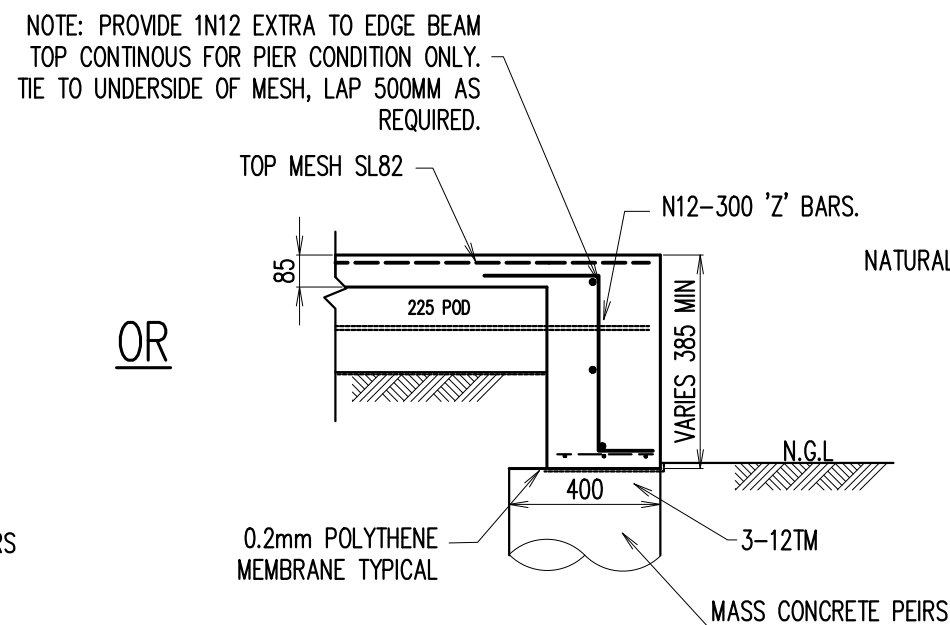
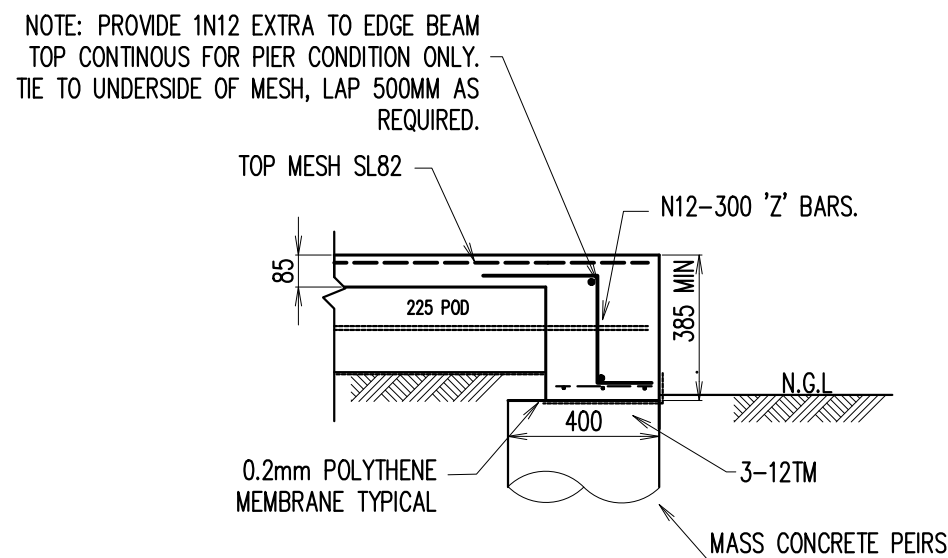


OR

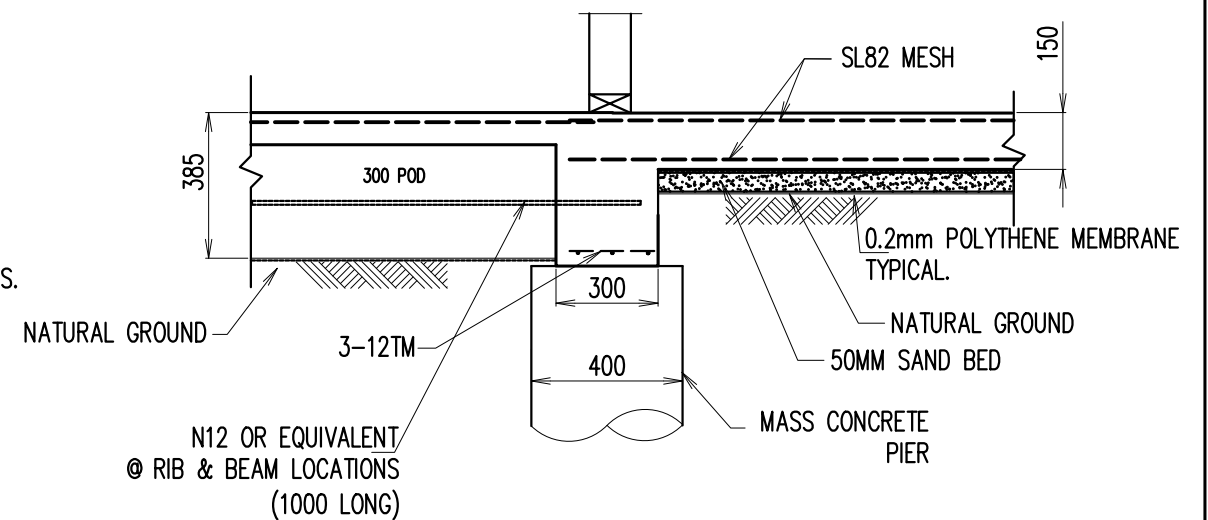


TYPICAL EDGE BEAM DETAIL-EB1-A

TYPICAL EDGE BEAM DETAIL-EB1



TYPICAL EDGE BEAM DETAIL-EB2



TYPICAL INTERNAL BEAM-EB4

A3 0 1 2 3 4 5 6 7 8 9 10

No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE
C	ISSUED FOR CDC	CSY	CSY	25-03-25										
B	ISSUED FOR C.D.C	CSY	CSY	17-03-25										
A	ISSUED FOR C.D.C	CSY	CSY	02-03-25										



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 Email: chris@csyengineers.com.au
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PROJECT
 NEW DEVELOPMENT
 AT 74 STEPHEN STREET
 BLACKTOWN

SHEET SUBJECT
 WAFFLE SLAB DETAIL -2-

PROJECT	DATE	DRAWN	DESIGNED	CHECKED
NEW DEVELOPMENT	MARCH 25	CSY	CSY	CSY
SCALE @ A3	1:100			
AUTHORISED				
		DWG No	REV	
		S6	C	

SL82 MESH

N12-300 'Z' BARS.

150

385 MIN

N.G.L.

0.2mm POLYTHENE MEMBRANE TYPICAL.

NATURAL GROUND

50MM SAND BED

400

3-12TM

300

Diagram illustrating the cross-section of a trench wall and base construction. The diagram shows a trench wall on the left and a base on the right. The wall is constructed with a 150mm thick concrete slab, reinforced with SL82 MESH and N12-300 'Z' BARS. The base is composed of a 50MM SAND BED, a 0.2mm POLYTHENE MEMBRANE (TYPICAL), and a layer of NATURAL GROUND. The base is reinforced with 3-12TM bars. The wall height is labeled as VARIES 385 MIN. The base width is labeled as 400, and the trench width is labeled as 300. The ground level is indicated by a dashed line labeled N.G.L.

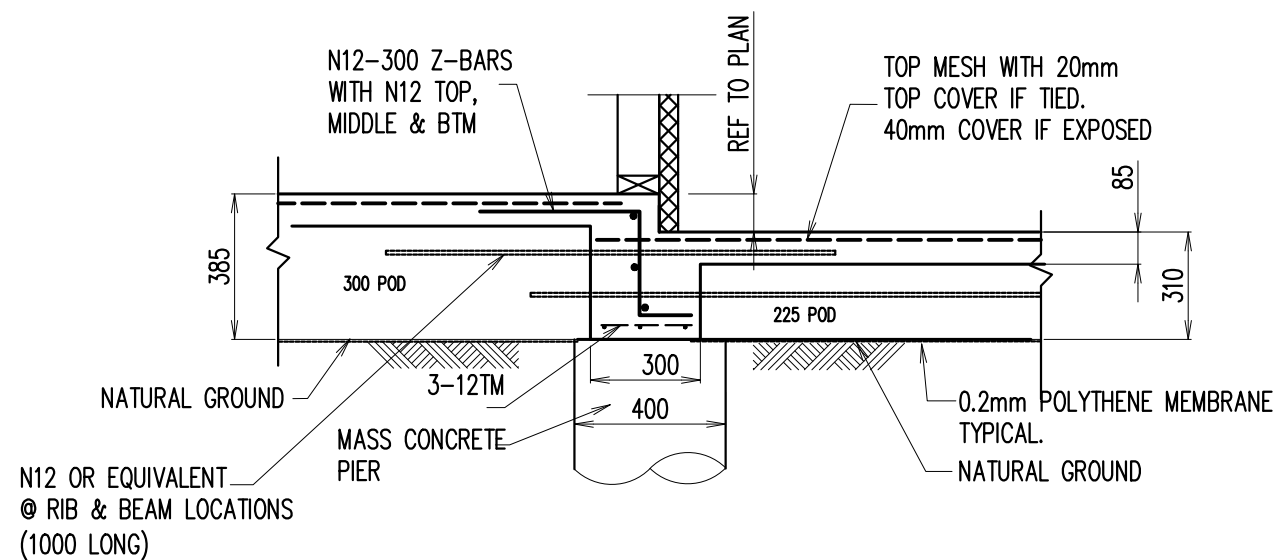
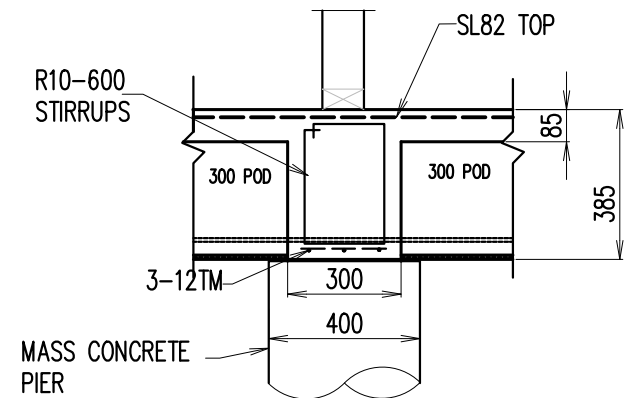
OR

TYPICAL EDGE BEAM DETAIL-EB3

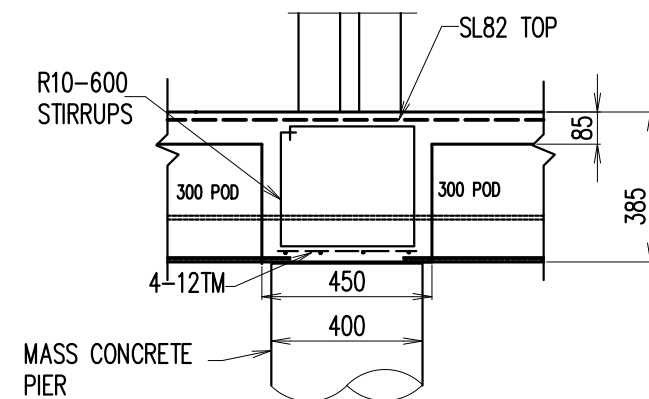
CERTIFICATE No: CDC/5663482 DATE: 03/04/2025



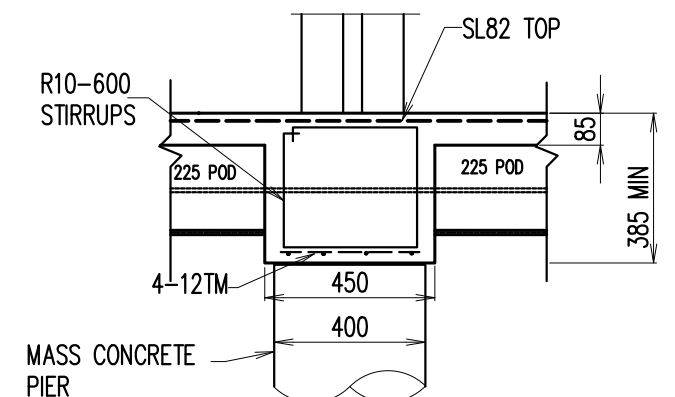
TYPICAL INTERNAL BEAM DETAIL-EB6



TYPICAL EDGE BEAM DETAIL—EB5



TYPICAL INTERNAL BEAM-EB7



TYPICAL INTERNAL BEAM DETAIL-EB8

A3 0 1 2 3 4 5 6 7 8 9 10

[illegible]

ARCHITECT



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Email: charbel@csyengineers.com.au

ACS 111 012 70



	PROJECT
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**NEW DEVELOPMENT
AT 74 STEPHEN STREET
BLACKTOWN**

	SHEET SUBJECT
--	---------------

WAFFLE SLAB DETAIL -3-

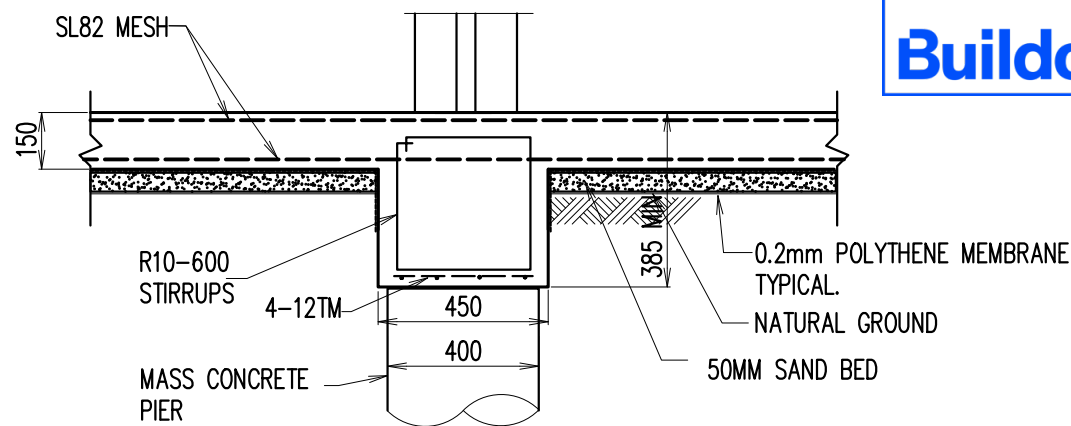
PROJECT	NEW DEVELOPMENT
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DATE MARCH 25	DRAWN CSY	DESIGNED CSY	CHECKED CSY
SCALE @ A3 1:100		JOB No 25CSY092	
AUTHORISED		DWG No S7	REV C

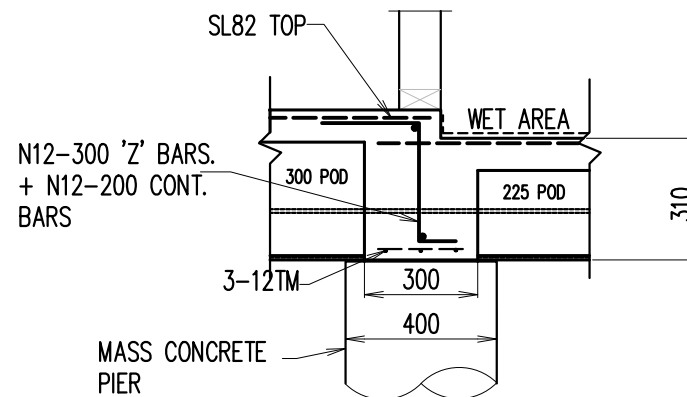
This plan / specification is to be read in conjunction with the Approval Documentation of:

CERTIFICATE No: CDC/5663482 DATE: 03/04/2025

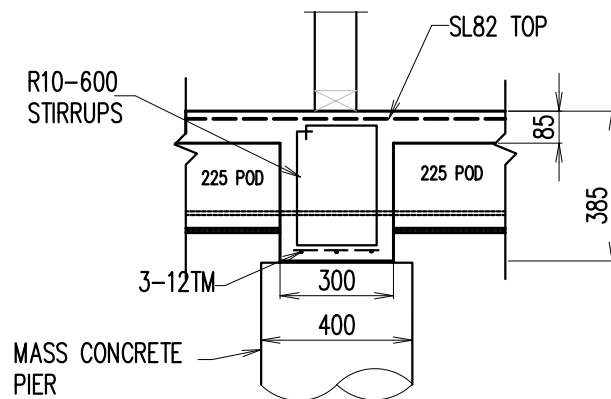
Buildcert.



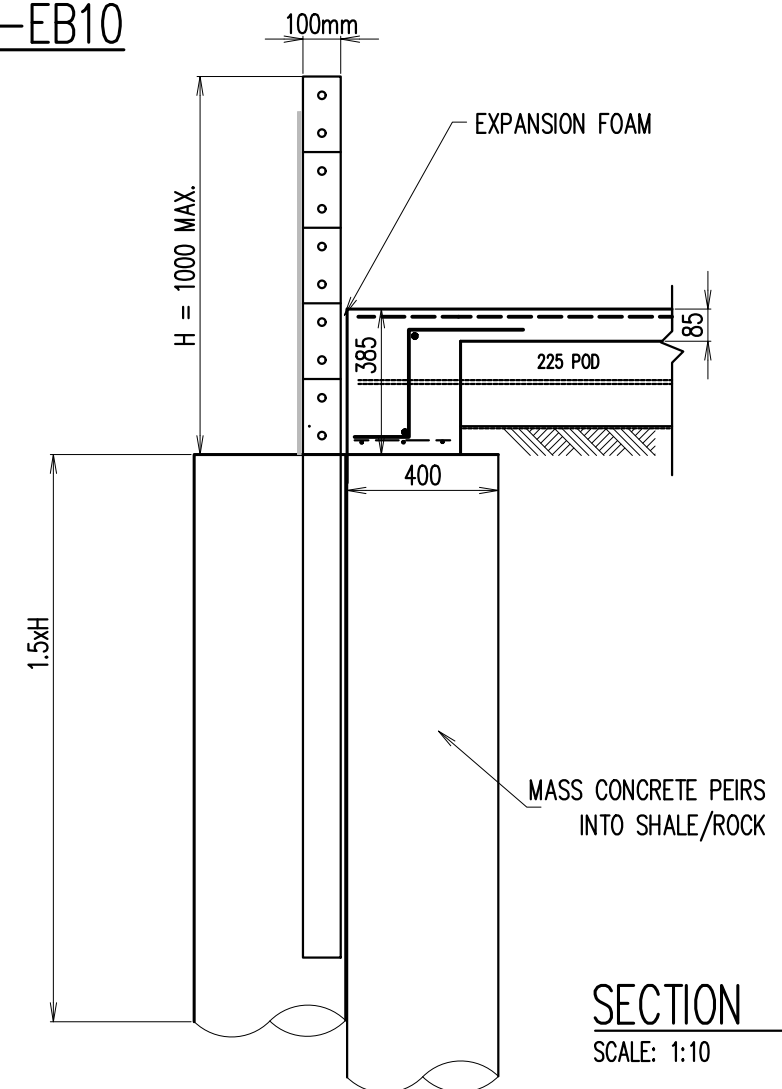
TYPICAL INTERNAL BEAM-EB9



TYPICAL EDGE BEAM DETAIL-EB10



TYPICAL INTERNAL BEAM DETAIL-EB11



SECTION
SCALE: 1:10

1
-

A3 0 1 2 3 4 5 6 7 8 9 10

No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE
C	ISSUED FOR CDC	CSY	CSY	25-03-25										
B	ISSUED FOR C.D.C	CSY	CSY	17-03-25										
A	ISSUED FOR C.D.C	CSY	CSY	02-03-25										



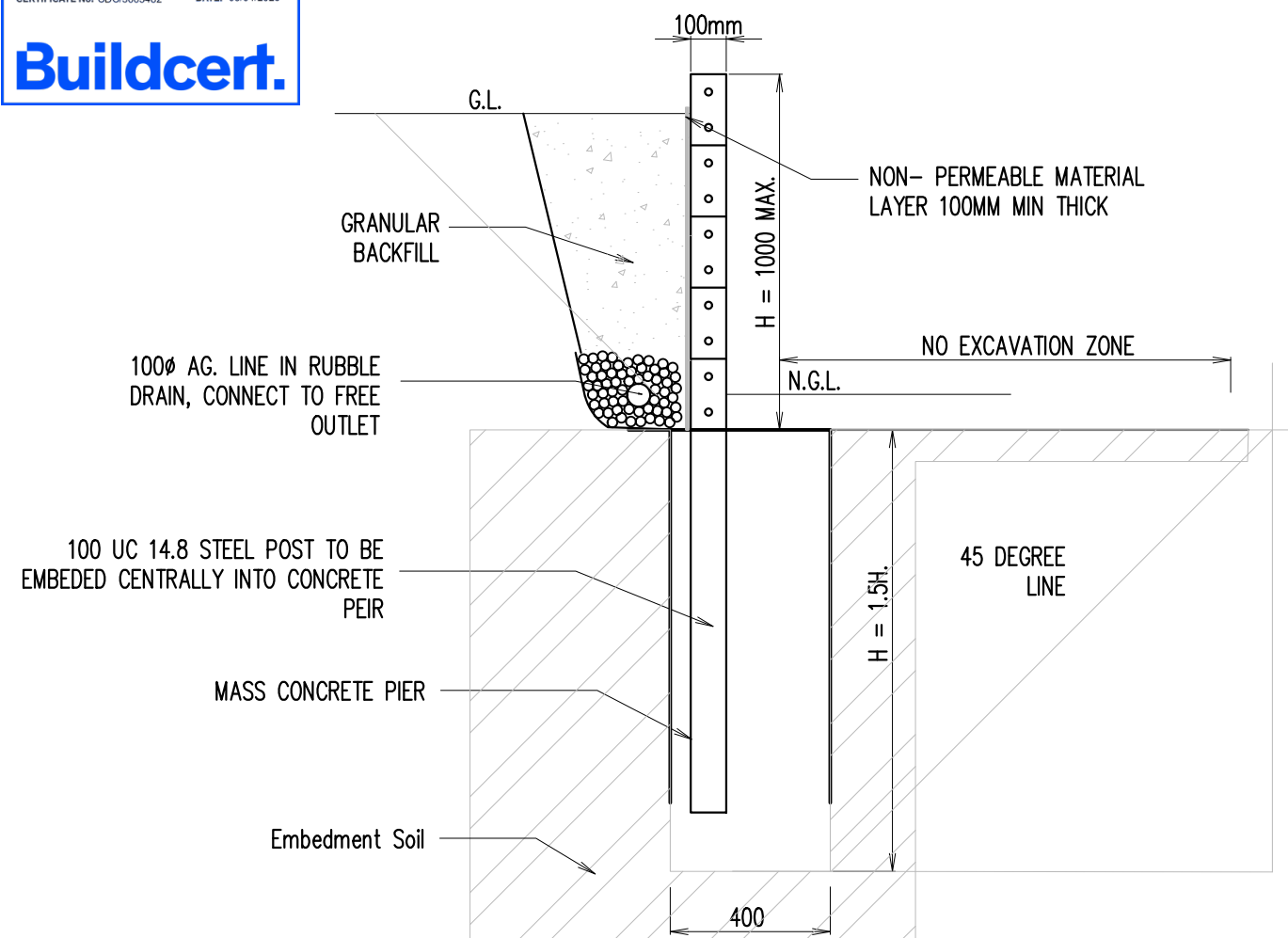
CSY ADVANCED ENGINEERS PTY LTD
Structural Consulting Engineers
SUITE 28/105A VANDERST ST
Kingsgrove, N.S.W. Australia 2208
Mob : 0414 523 301
Phone : (02) 8579 3636
Email: chris@csyengineers.com.au
Copyright

PROJECT
NEW DEVELOPMENT
AT 74 STEPHEN STREET
BLACKTOWN

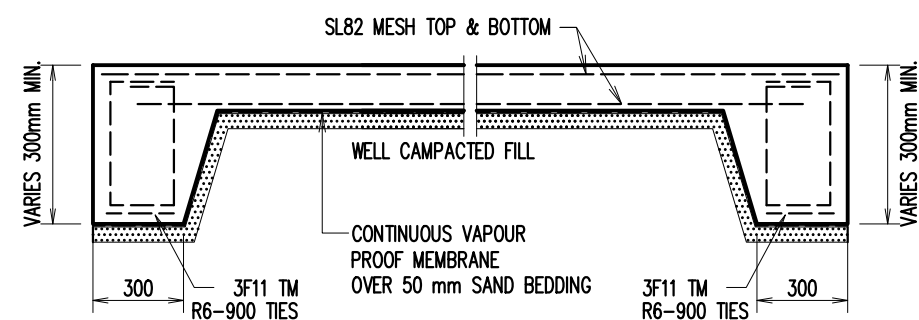
SHEET SUBJECT
WAFFLE SLAB DETAIL -4-

PROJECT	DATE	DRAWN	DESIGNED	CHECKED
NEW DEVELOPMENT	MARCH 25	CSY	CSY	CSY
SCALE @ A3	1:100		JOB No	25CSY092
AUTHORISED		DWG No	REV	
		S8	C	

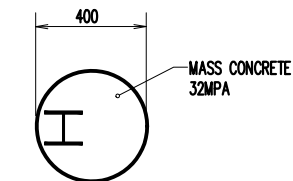
CERTIFICATE No: CDC/5663482 DATE: 03/04/2025



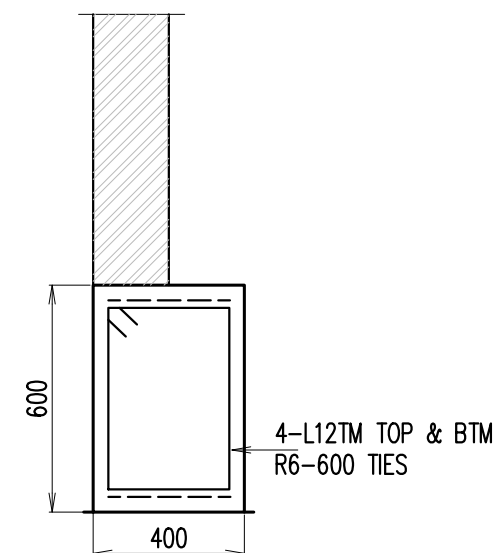
TYPICAL CONCRETE/TIMBER SLEEPER DETAIL



TYPICAL SECTION THROUGH DRIVEWAY

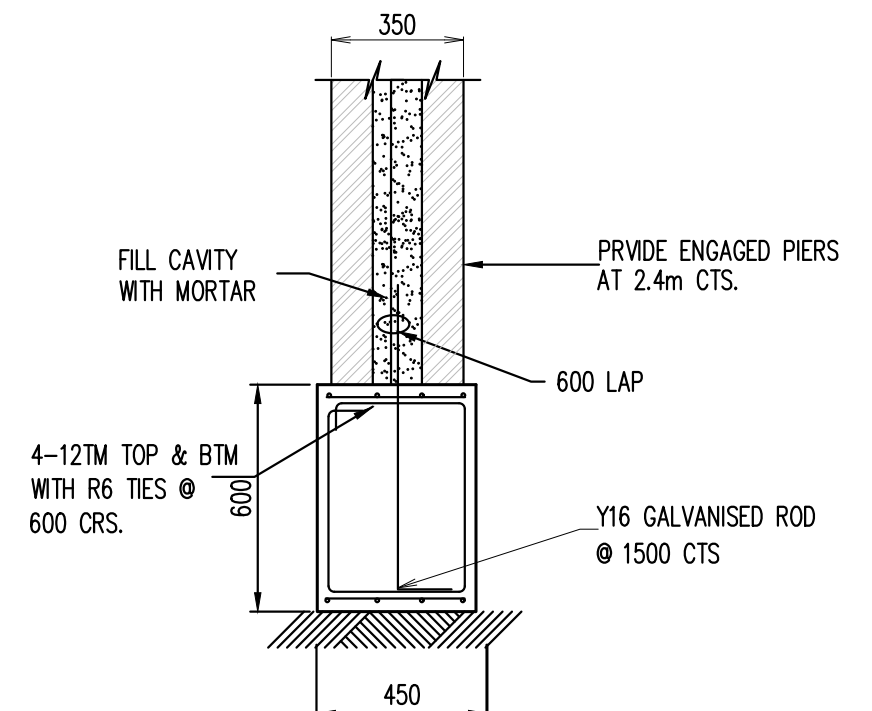


NOTES:
MAX SPACING BETWEEN PILES IS 2000mm
CTS REFER DETAILS FOR DEPTH



TYPICAL FENCE FOOTING

SCALE 1:20



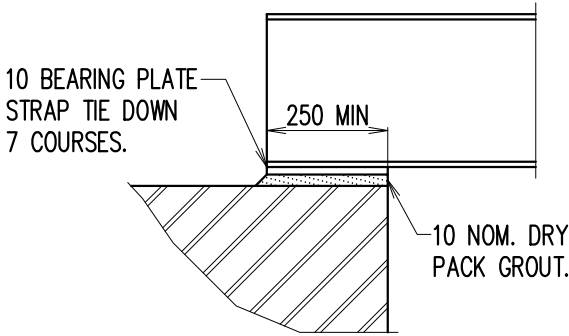
TYPICAL FENCE FOOTING AT PIER LOCATION

SCALE 1:20

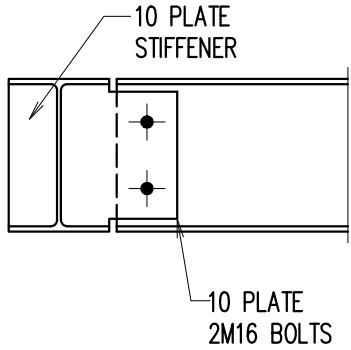
AS 1 2 3 4 5 6 7 8 9 10										ARCHITECT										CSY ADVANCED ENGINEERS PTY LTD ACR 10 102 103 Structural Consulting Engineers SUITE 28/105A Vanecko ST Kingsgrove, N.S.W. Australia 2208 Mob : 0414 523 391 Phone : (02) 9579 3038 Email : charlie@csyengineers.com.au Copyright										PROJECT NEW DEVELOPMENT AT 74 STEPHEN STREET BLACKTOWN										SHEET SUBJECT WAFFLE SLAB DETAIL -4-										PROJECT NEW DEVELOPMENT DATE MARCH 25 DRAWN CSY DESIGNED CSY CHECKED CSY JOB No 25CSY092 SCALE @ A3 1:100 AUTHORISED S9 DWG No REV B																													
B ISSUED FOR CDC										CSY CSY 25-03-25																																																																					
A ISSUED FOR C.D.C										CSY CSY 02-03-25																																																																					
No. AMENDMENT										ENG. DRAFT DATE No. AMENDMENT										ENG. DRAFT DATE No. AMENDMENT										ENG. DRAFT DATE No. AMENDMENT										ENG. DRAFT DATE No. AMENDMENT										ENG. DRAFT DATE No. AMENDMENT																													

TIMBER MEMBER SCHEDULE		
MARK	TYPE & GRADE	SIZE
LT1	TIMBER LINTEL BEAM & HEBEL LINTEL BEAM (REFER TO MANUFACTURER FOR DETAILS)	2/200 x 45 HYPAN LVL
LT2	TIMBER LINTEL BEAM & HEBEL LINTEL BEAM (REFER TO MANUFACTURER FOR DETAILS)	150 x 45 HYPAN LVL

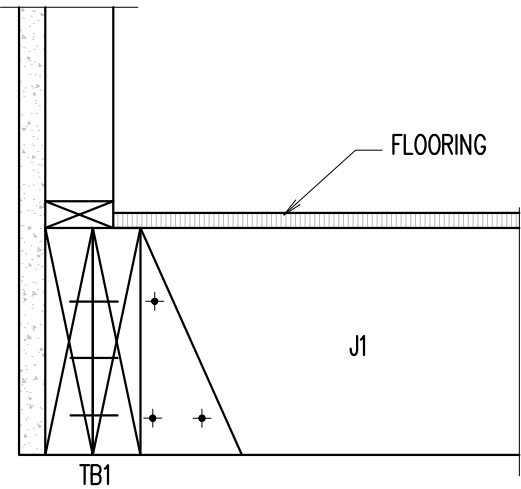
TIMBER MEMBER SCHEDULE		
MARK	TYPE & GRADE	SIZE
J1	TIMBER FLOOR JOIST	300 x 63 – HYJOIST @ 450 CTRS
J2	TIMBER FLOOR JOIST	240 x 63 – HYJOIST @ 450 CTRS
J3	TIMBER FLOOR JOIST	300 x 63 – HYPAN LVL @ 300 CTRS
TB1	TIMBER FLOOR BEAM	2*300 x 63 – HYPAN LVL
TB2	TIMBER FLOOR BEAM	300 x 45 – HYPAN LVL
TB3	TIMBER FLOOR BEAM	2*300 x 45 – HYPAN LVL
TB4	TIMBER FLOOR BEAM	2*300 x 45 – HYPAN LVL
TB5	TIMBER FLOOR BEAM	2*300 x 45 – HYPAN LVL



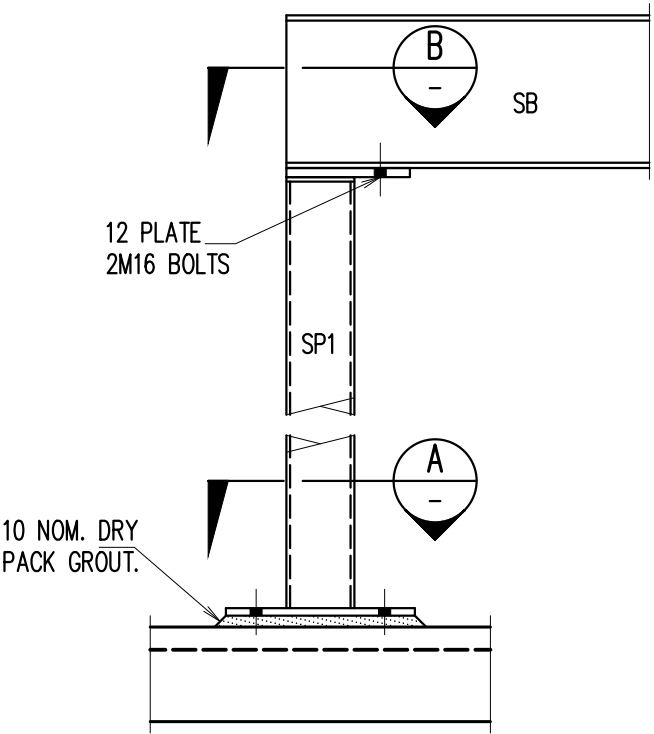
TYPICAL BEARING BEAM DETAIL



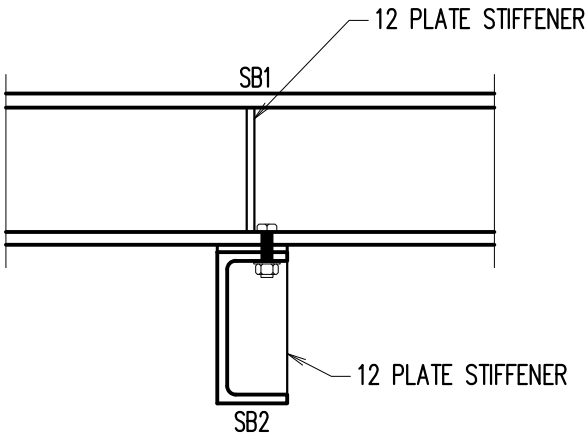
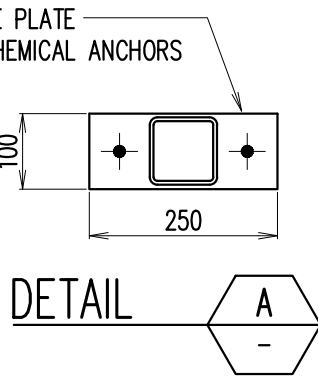
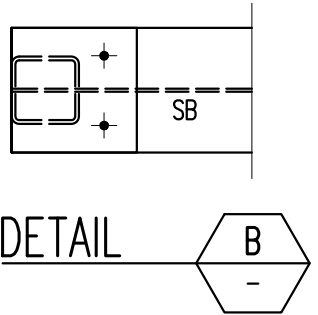
TYPICAL BEAM TO BEAM DETAIL



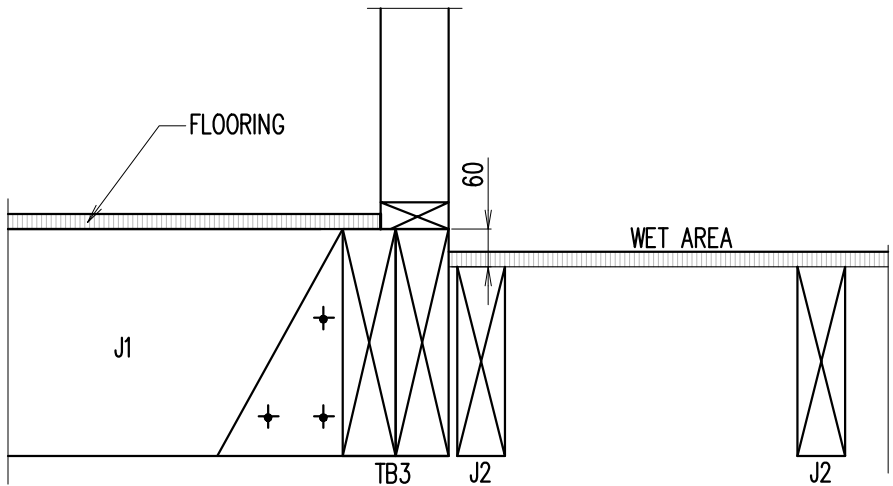
SECTION 1
SCALE: NTS



TYPICAL POST TO BEAM DETAIL



TYPICAL BEAM TO BEAM DETAIL

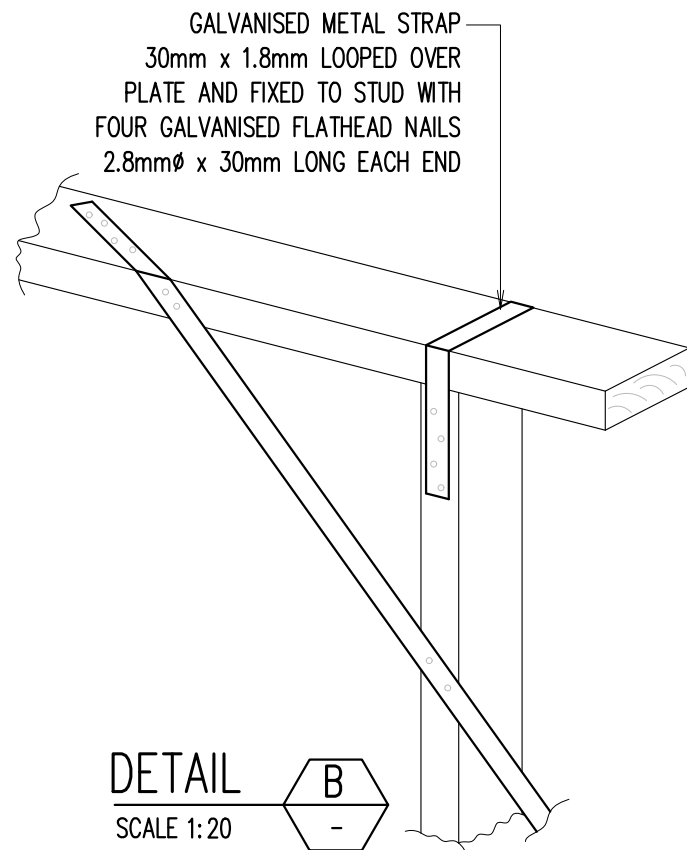


SECTION 2
SCALE: NTS

A3 0 1 2 3 4 5 6 7 8 9 10

No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE
B	ISSUED FOR CDC	CSY	CSY	25-03-25										
A	ISSUED FOR C.O.C	CSY	CSY	02-03-25										

	CSY ADVANCED ENGINEERS PTY LTD Structural Consulting Engineers SUITE 28/105A VANDERST ST Kingsgrove, N.S.W. Australia 2208 Mob : 0414 523 301 Phone : (02) 8579 3038 Email: chris@csyengineers.com.au Copyright	NEW DEVELOPMENT AT 74 STEPHEN STREET BLACKTOWN	SHEET SUBJECT FIRST FLOOR DETAILS-1-	PROJECT NEW DEVELOPMENT			
				DATE MARCH 25 SCALE @ A3 1:100 AUTHORISED	DRAWN CSY	DESIGNED CSY JOB No 25CSY092	CHECKED CSY REV B

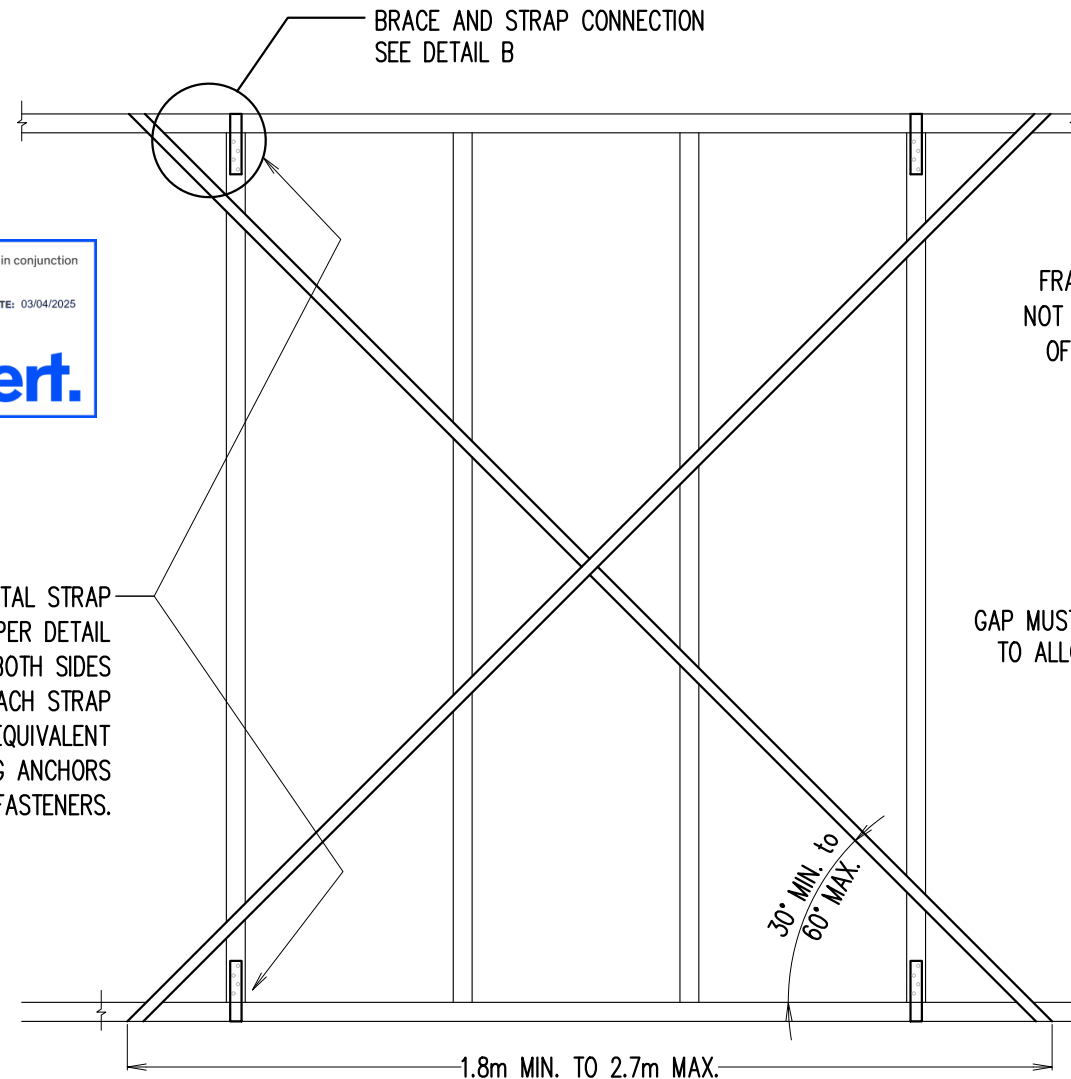


METAL TENSION STRAP BRACING

CORROSION PROTECTED FLAT METAL TENSION STRAPPING FIXED WITH TWO GALVANISED FLATHEAD NAILS 3.15mmØ x 30mm LONG TO EACH END STUD AND THE FACE OF THE TOP AND BOTTOM PLATE AND FOUR GALVANISED FLATHEAD NAILS 3.15mmØ x 30mm LONG TO THE STRAP RETURN OVER THE TOP PLATE AND UNDER THE BOTTOM PLATE.



GALVANISED METAL STRAP
30mm x 1.8mm AS PER DETAIL
OR SINGLE STRAPS BOTH SIDES
WITH FOUR NAILS EACH STRAP
END, OR EQUIVALENT
PROPRIETARY FRAMING ANCHORS
OR NAIL PLATE FASTENERS.



NOTE: NOGGINGS HAVE BEEN OMITTED FOR CLARITY

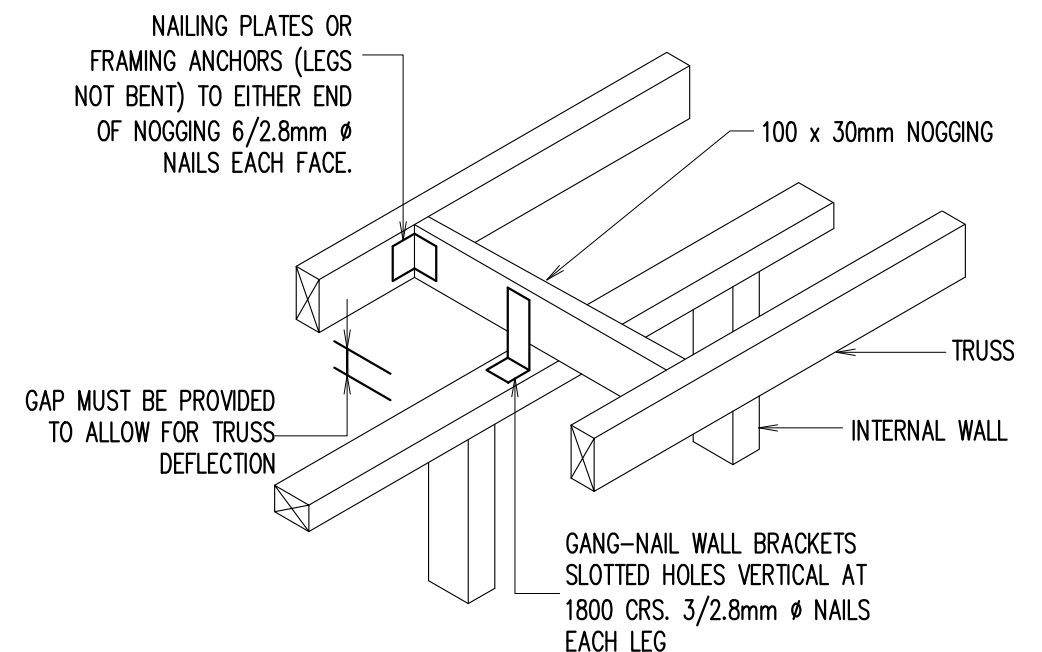
TYPICAL WALL BRACING DETAIL

SCALE 1:20

NOTE: IN ACCORDANCE WITH REQUIREMENTS OF AS1684 NATIONAL FRAMING CODE.

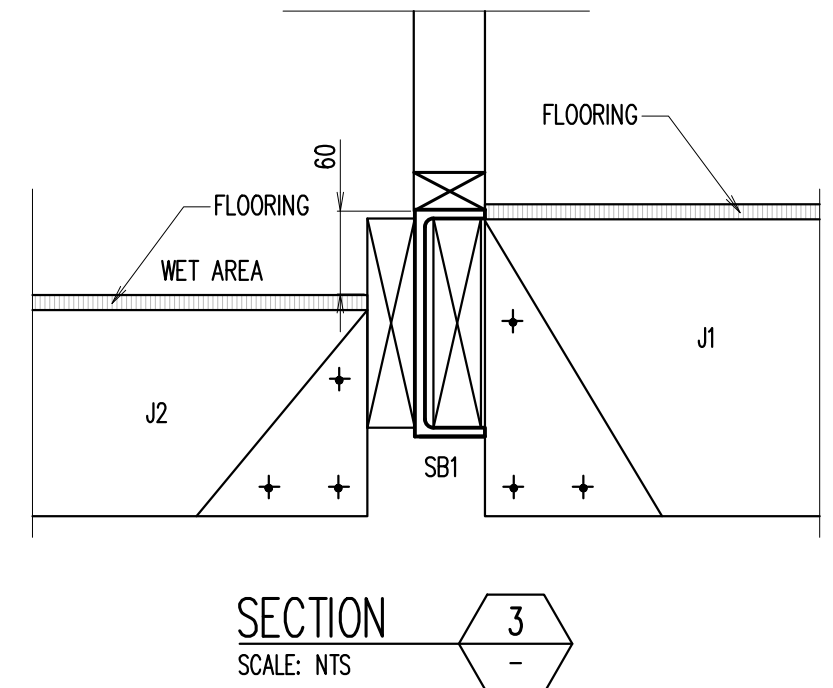
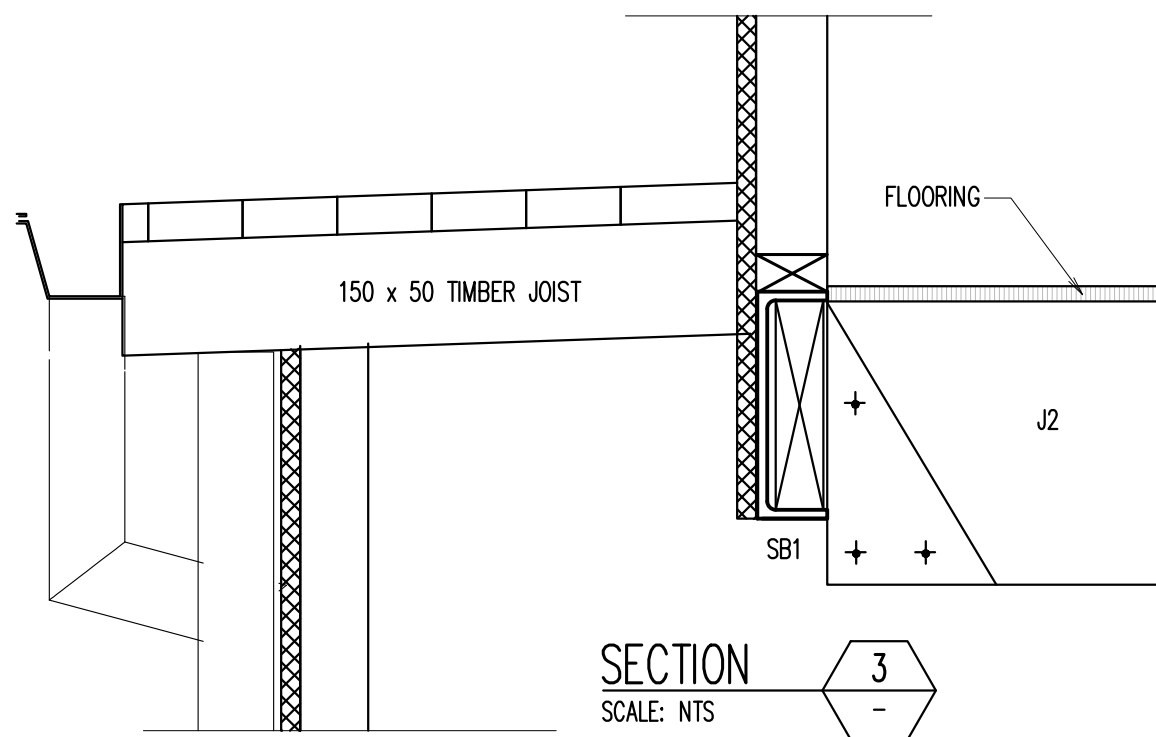
NOTE :

ALL BRACING TO COMPLY WITH RELEVANT SECTIONS OF AS1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION, FOR FURTHER INFORMATION REFER TO CLAUSE 8.3.6 OF PART 2 AS1684.2-1999



NON LOAD BEARING WALL PARALLEL TO TRUSSES

SCALE 1:20



No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE
B	ISSUED FOR CDC	CSY	CSY	25-03-25										
A	ISSUED FOR C.D.C	CSY	CSY	02-03-25										



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AS/NZS 1684



PROJECT

NEW DEVELOPMENT
AT 74 STEPHEN STREET
BLACKTOWN

SHEET SUBJECT

FIRST FLOOR DETAILS-2-

PROJECT NEW DEVELOPMENT

DATE	DRAWN	DESIGNED	CHECKED
MARCH 25	CSY	CSY	CSY
SCALE	JOB No	DWG No	REV
1:100	25CSY092	S12	B

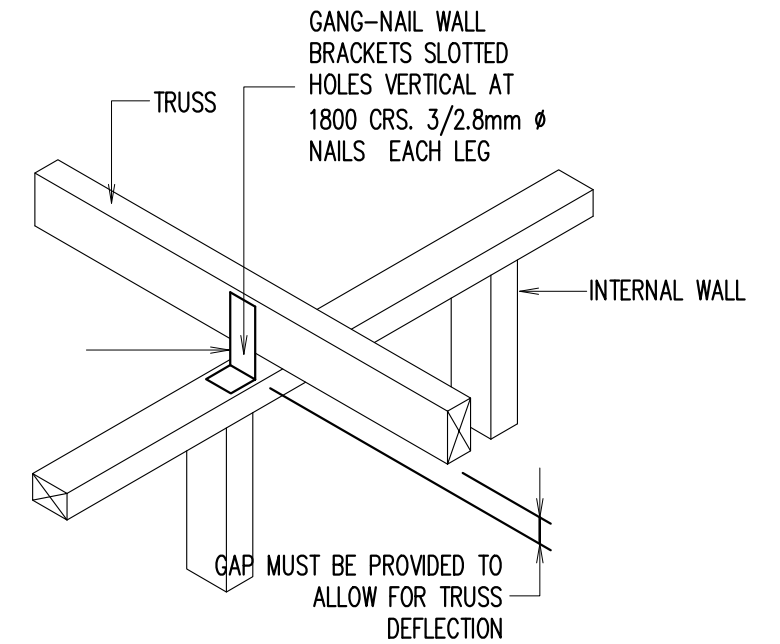
[illegible]

This plan / specification is to be read in conjunction with the Approval Documentation of:

CERTIFICATE No: CDC/5663482 **DATE:** 03/04/2025

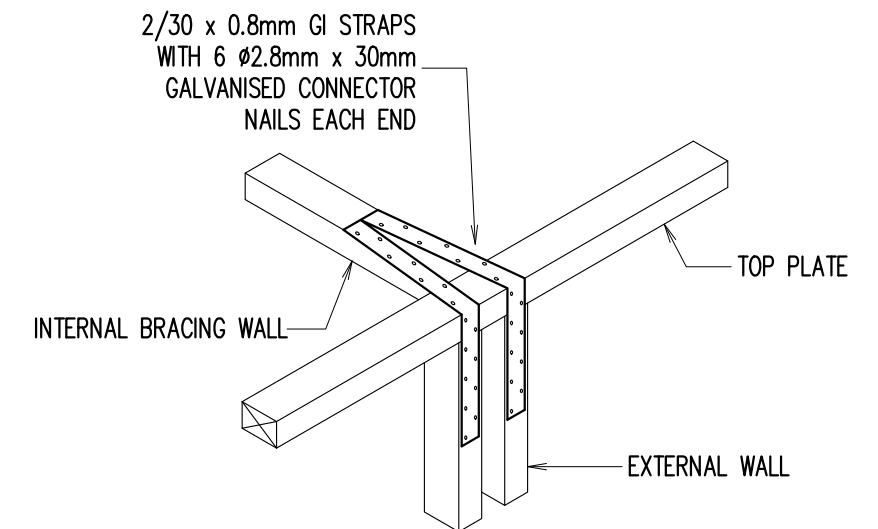
Buildcert.

PLYWOOD STRESS GRADE	PLYWOOD THICKNESS WHEN STUDS AT 450
F8	7 mm
F11	6 mm
F14	4 mm
F27	4 mm



NON LOAD BEARING WALL PERPENDICULAR TO TRUSSES

SCALE 1:20



INTERNAL BRACING WALL TO EXTERNAL WALL CONNECTION

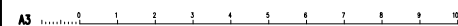
SCALE 1:20

PLYWOOD BRACING DETAIL

SCALE 1:20

- PLYWOOD BRACING IN ACCORDANCE WITH TABLE 8.18(g) OF AS 1684.2
- ULTIMATE BRACING CAPACITY 6kN/m
- REFER TO PLAN FOR LOCATION AND LENGTH OF BRACING

FIX BOTTOM PLATE TO FLOOR SLAB WITH 1M12 CHEMSET RE0502 ANCHOR (OR APPROVED EQUIVALANT) AT EACH END AND AT 900cts. MAXIMUM INTERMEDIATELY 150min. EMBEDMENT. 35min. EDGE DISTANCE

[illegible]

ARCHITECT



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SUITE 26/105A Vanessa ST
Kingsgrove, N.S.W. Australia 2208
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ACEL 111 002 70



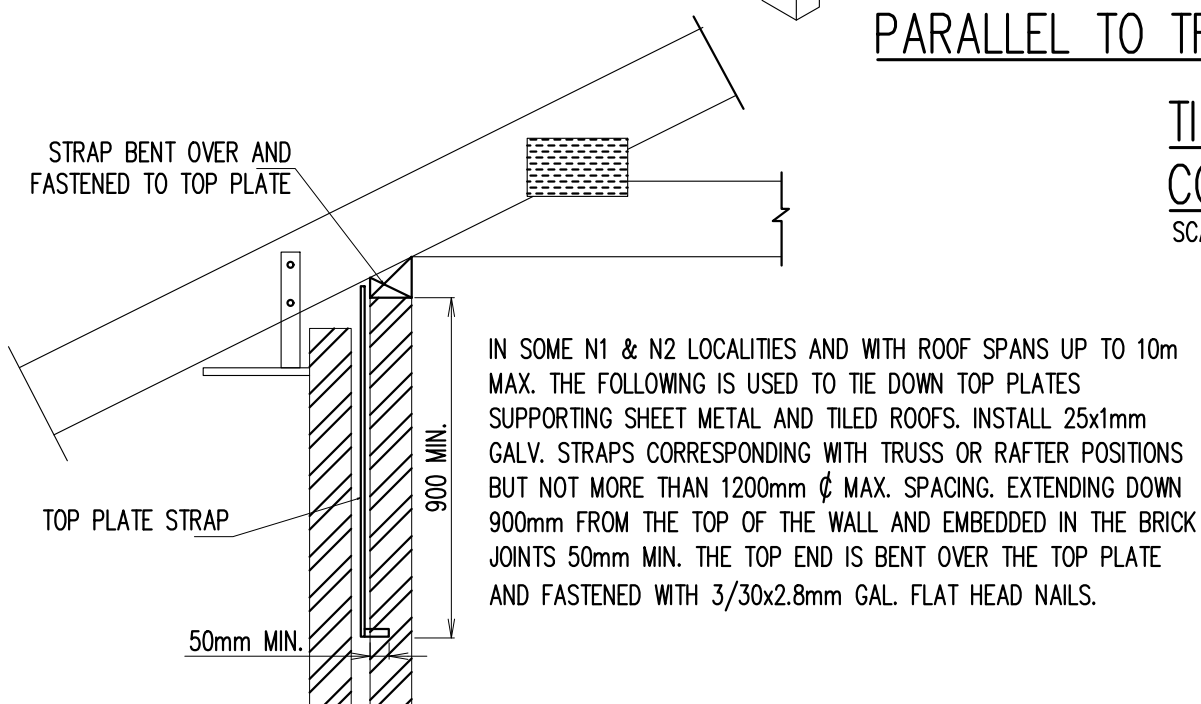
	PROJECT
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NEW DEVELOPMENT
AT 74 STEPHEN STREET
BLACKTOWN

	SHEET SUBJECT
--	---------------

FIRST FLOOR DETAILS-3-

PROJECT NEW DEVELOPMENT			
DATE MARCH 25	DRAWN CSY	DESIGNED CSY	CHECKED CSY
SCALE @ A3 1:100		JOB No 25CSY092	
AUTHORISED		DWG No S13	REV A



ROOF TIE-DOWN TYPICAL DETAIL

[illegible]