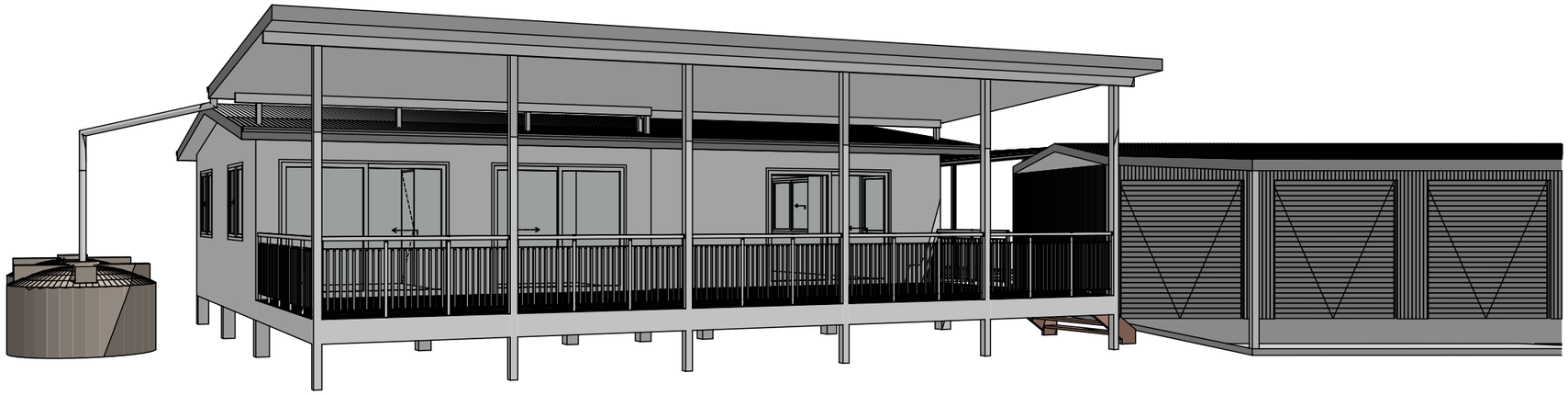

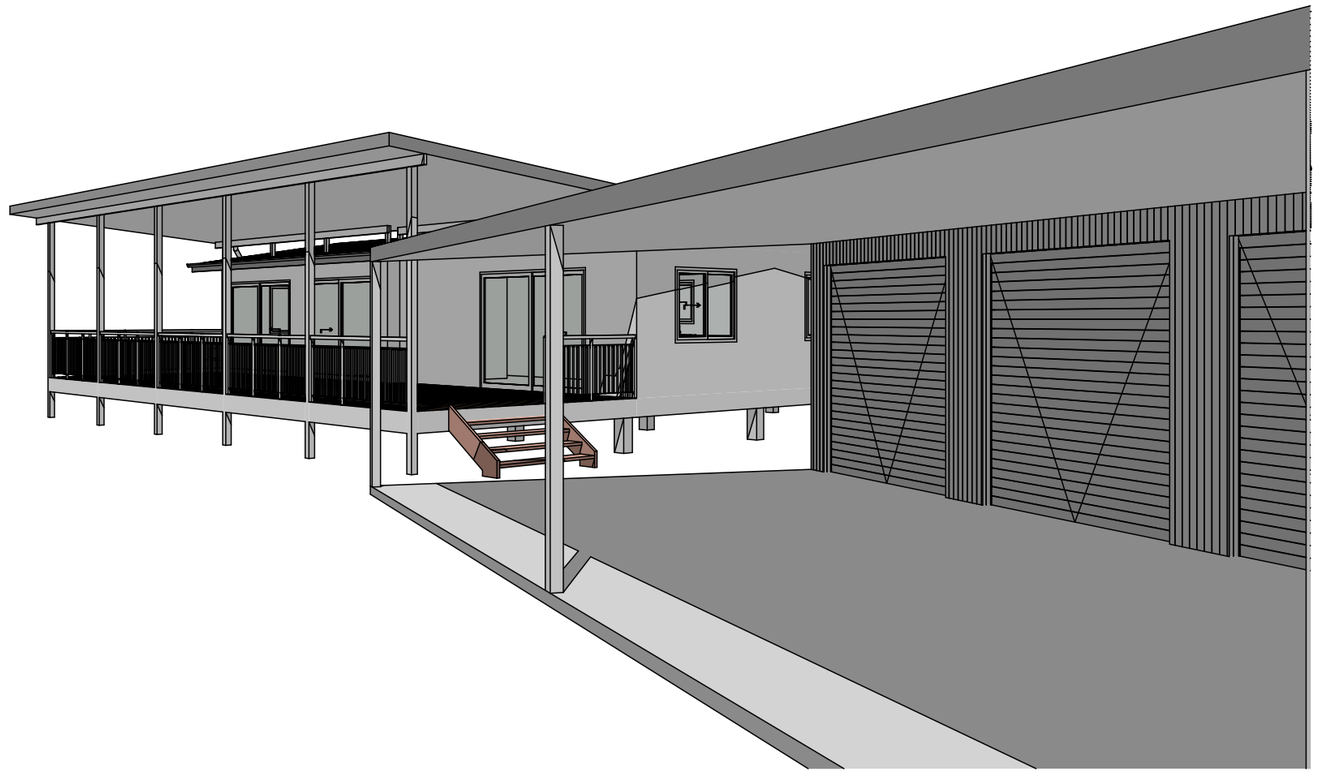

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QBSA Lic No 69437

NOTES & AMENDMENTS:

#Notes	

PROJECT:
PROPOSED NEW PATIO ROOF

SITE ADDRESS:
LOT 25 FEATHERSTONE ROAD, CHAMBERS FLAT

CLIENT:
DARREN BUTCHER

BUILDER:
#Contact Company

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DATE:	8/4/2025
DESIGN	#Contact Full Name
DRAWN	BS
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SCALE:	1:100, 1:125
ORDER NUMBER:	#Building ID

PROJECT No
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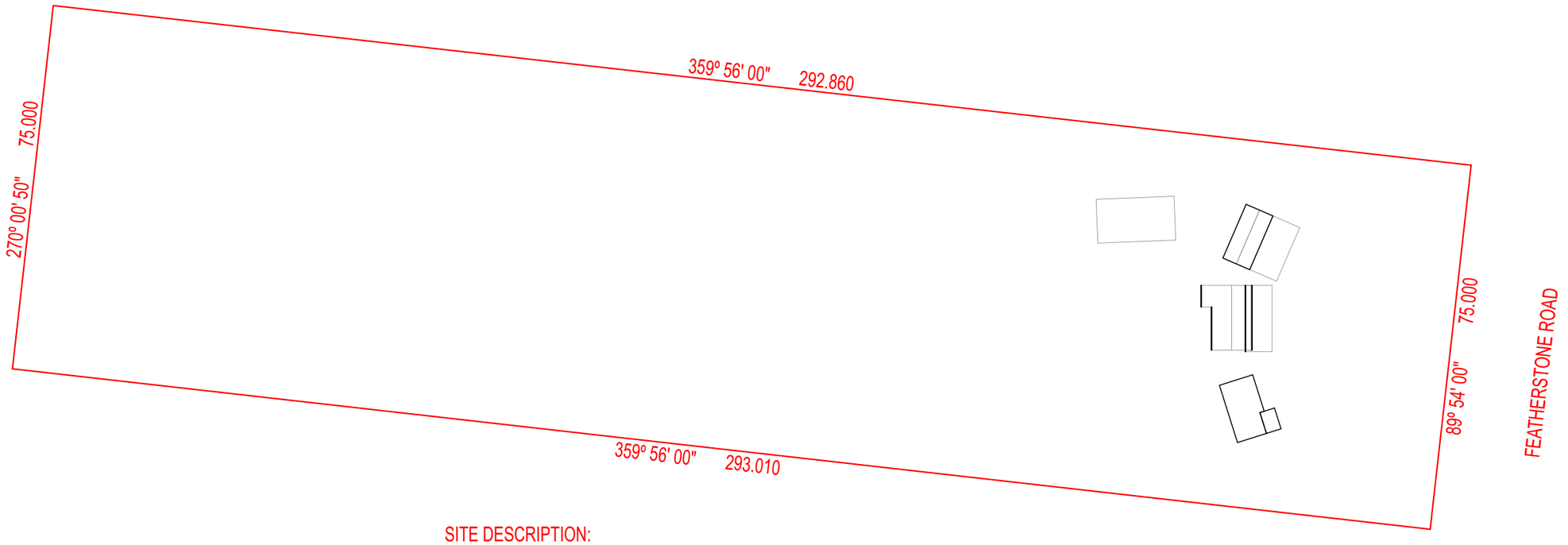

SITE DESCRIPTION:
LOT 25 ON RP 138536
PARISH OF MACKENZIE
COUNTY OF
SITE AREA 2.197ha

2. **SITE PLAN**
SCALE 1:1000

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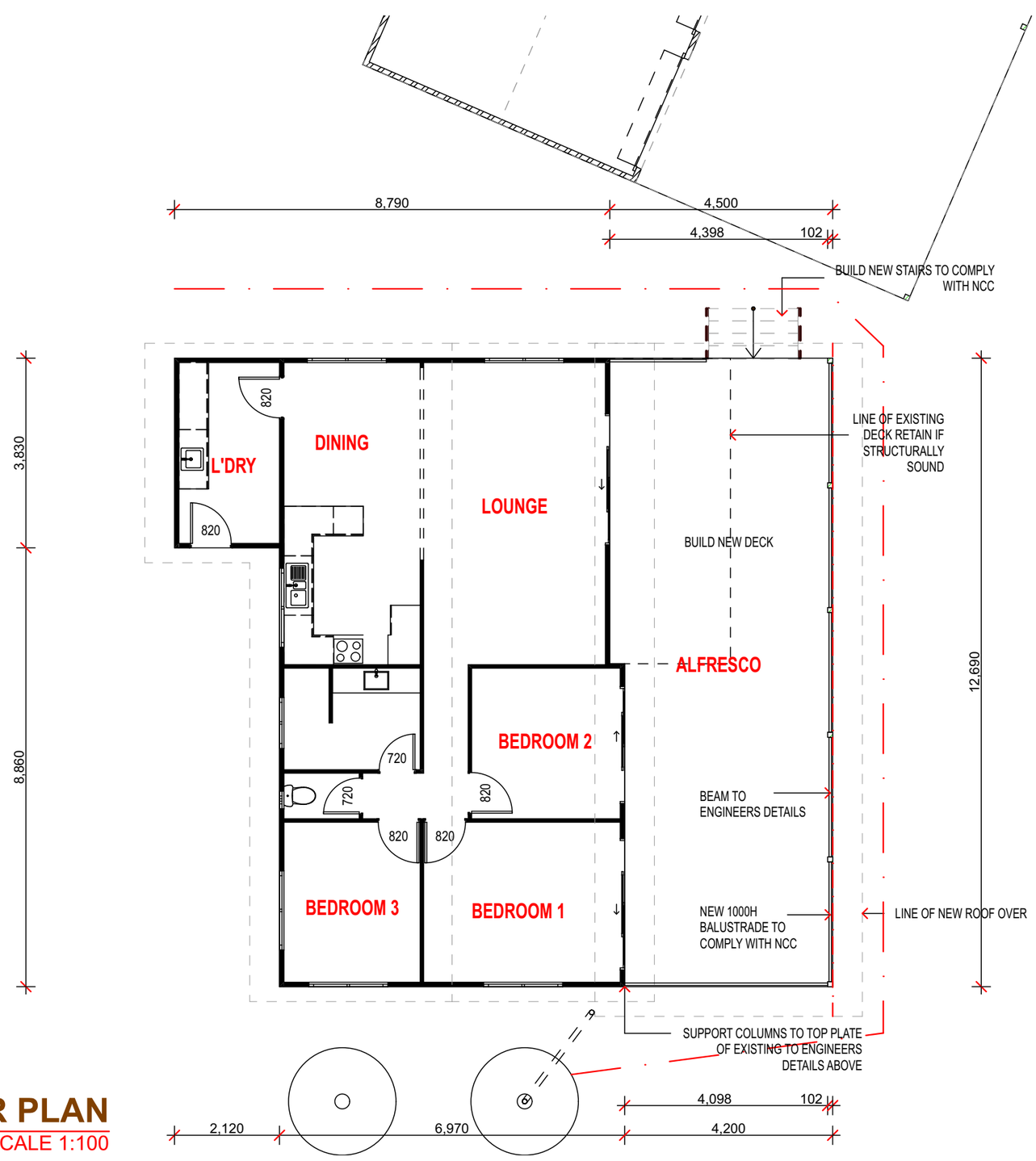
SCALE:	1:1000
ORDER NUMBER:	#Building ID

PROJECT No
BS1354/01 -



1.
-

GROUND FLOOR PLAN

SCALE 1:100

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Area Schedule

DATE:	8/4/2025
DESIGN:	#Contact Full Name
DRAWN:	BS
CHECKED:	-
SCALE:	1:100, 1:1
ORDER NUMBER:	#Building ID

PROJECT No
BS1354/02

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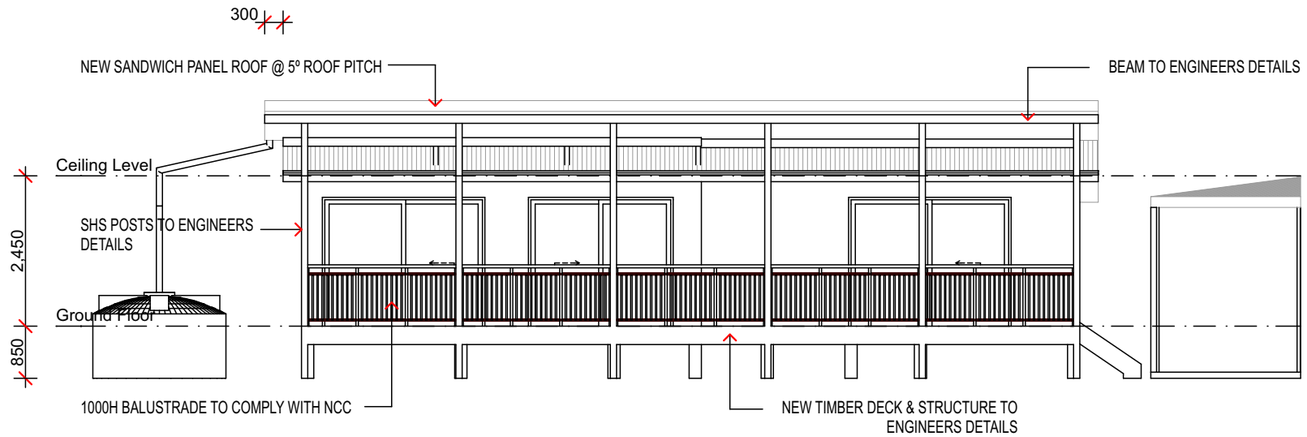
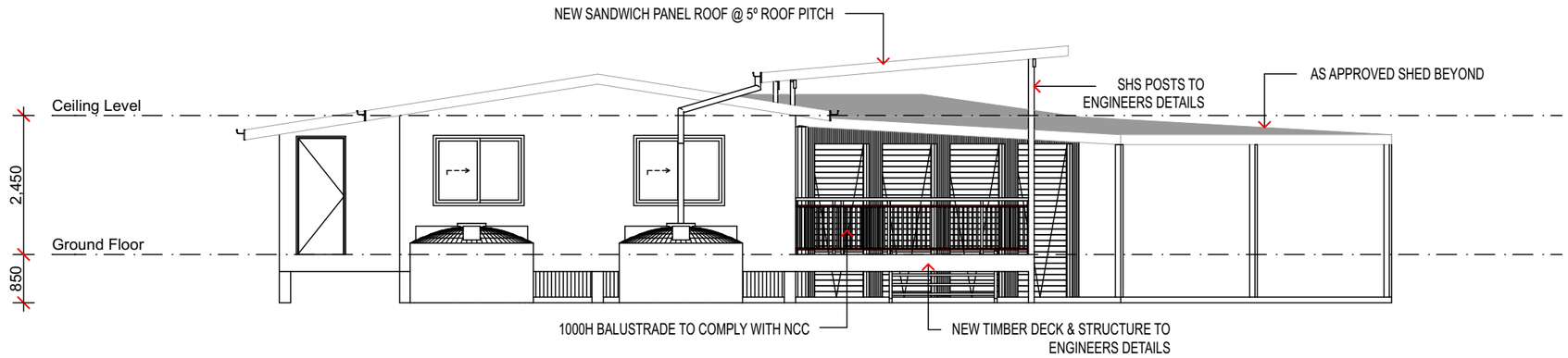


1
-

ELEVATION 1

SCALE 1:100



2
-

ELEVATION 2

SCALE 1:100

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NOTES & AMENDMENTS:

#Notes	

PROJECT:
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CLIENT:
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BUILDER:
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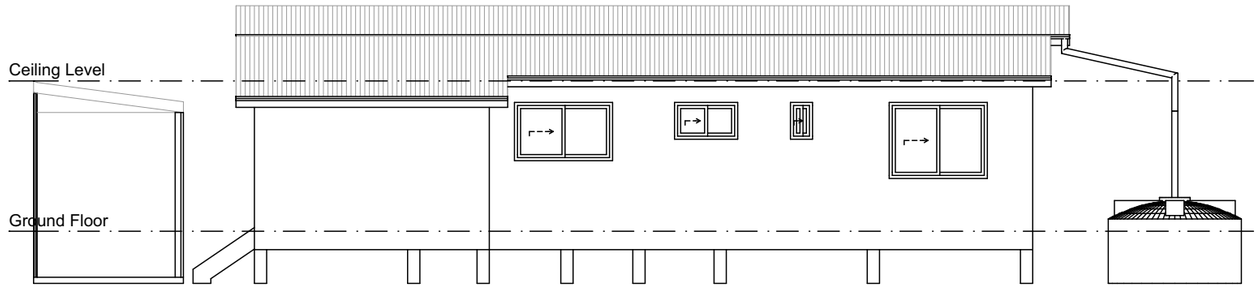
PROJECT No

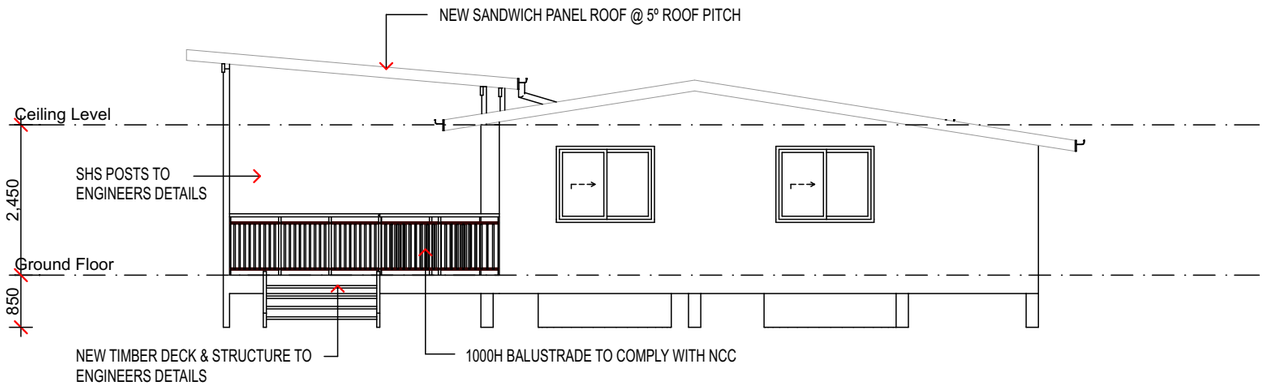
BS1354/03 -



3
-

ELEVATION 3

SCALE 1:100



4
-

ELEVATION 4

SCALE 1:100

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PROJECT:
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CLIENT:
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BUILDER:
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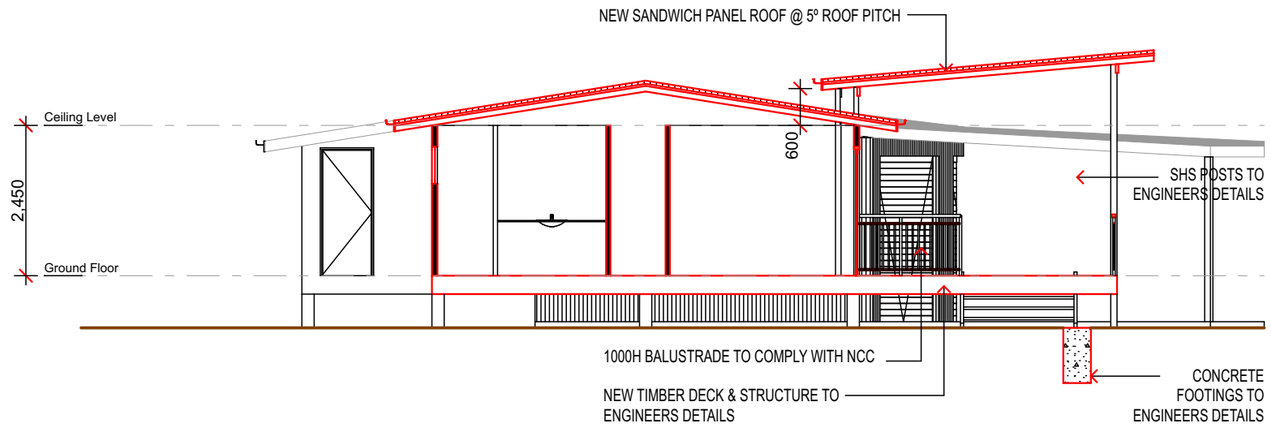
PROJECT No

BS1354/04 -



A

SECTION A~A

1:100

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NOTES & AMENDMENTS:

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PROJECT:
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CLIENT:
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BUILDER:
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SCALE:	1:100
ORDER NUMBER:	#Building ID

PROJECT No

BS1354/05 -

GENERAL NOTES:

Name & address of builder:

Builder registration number:

1. All work is to comply with the Building Code of Australia, relevant Australian standards & local authority requirements.
2. Building Contractor and all relevant Sub Contractors are to check and verify all dimensions, levels and relevant details prior to the manufacture of, construction and installation and report any discrepancies to the building designer. Do not scale off drawings dimensions are to take precedence.
3. Bryn Spence & Associates accepts no liability or responsibility resulting builders neglect or preferred method of construction for any building defect resulting from.
4. These drawings are the sole property of Bryn Spence & Associates. Drawings are not to be reproduced or altered in any form by a third party without the approval of Bryn Spence and Associates.

SPECIFICATION:

1.00 Site Preparation:

1.01 The site is to be cleared of the topsoil containing vegetable and organic matter, roots,etc except where otherwise noted.
1.02 Excavation of footings is to be carried out in accordance with Engineers and Geotechnical consultants design and specifications.
1.03 Existing trees are to be retained unless otherwise noted.
1.04 Excavation for drainage or sewer to be in accordance with BCA part 3.1.2 also refer to hydraulic drawings or site / roof plan for location of stormwater and floor plan for location of services.
1.05 Termite system to be "Termimesh" marine grade stainless steel woven mesh and is to be supplied and installed by an accredited technician in accordance with manufacturers specification and AS3660.1-Termite Management and BCA Part 3.1.3.

2.00 Footings and Slabs:

2.01 All concrete work to be in accordance with engineers and geotechnical consultants drawings and specifications and BCA Part 3.2.
2.02 Set out of floor slab to be in accordance with slab set out plan.

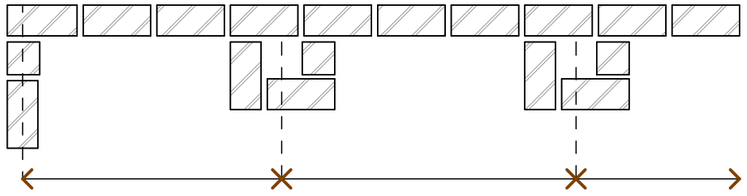
3.00 Masonry:

3.01 All masonry to be set out and gauged to suit in accordance with dimensioned drawings.
3.02 Lay masonry in stretcher bond unless otherwise noted joints to be 10mm nominal thickness.
3.03 Unreinforced masonry to be accordance with BCA 3.3.1. Maximum Distances of vertical supports refer to Detail A.
3.04 Wall Ties are to be sheet steel galvanised or if located within 1 km of coast, 100m of saltwater or heavy industrial areas are to be of sheet grade 316 stainless steel and at spacings indicated below. Vertical Spacings are to be halved around openings and control joints.Galvanised wire ties are not to be used.

Design wind speed N1-N3	Cavity Masonry	Masonry Veneer Construction	
	600x600	450 Stud CTS 600X450	600 Stud CTS 600x600

3.05 Width of cavity to be not less than 25mm in masonry veneer and 35mm and not more than 65mm width in Cavity Masonry.Cavities are to be clean and free of mortar droppings

Detail B



3.06 Vertical Articulation joints are to be provided in accordance with BCA 3.3.1.7 and AS 3700
3.07 Steel lintels supporting brickwork to be hot dip galvanised 600g/m2 and in accordance with BCA 3.3.3.4 and engineers specifications.
3.08 Damp Proof Courses are to be provided in the bottom course of the outer leaf of cavity construction and are to be continuous. Lap joints must be a minimum of 150mm. DPCs are to be installed under the coping to parapets greater than 300mm height.
3.09 Flashings to be fixed in accordance with BCA 3.3.4.7 also refer Details A & B.

4.00 Framing:

4.01 Timber Framing to be designed and constructed in accordance with AS 1684.2
4.02 Floor framing to be in accordance with Floor Framing Plan or to engineers details.
4.03 Wall studs are to have a continuous row of noggings at 1350 max cts.
Noggings in wet areas to line up horizontally throughout.
4.04 Refer to Bracing Plan for lintel sizes and wall bracing, otherwise refer to engineers details.
4.05 Roof framing to be proprietry manufactured gangnail roof trusses @ 600 cts unless otherwise stated. Refer to Roof Framing Plan or engineers details for rafter sizes.
4.06 Roof Battens to be 38x50 HWD F14 @ 330 cts unless otherwise stated.
4.07 Roof Tie Down Fixings: Wind Classification N3 for single storey only.Refer to engineers details if not applicable.

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QBSA Lic No 69437

NOTES & AMENDMENTS:

#Notes	

PROJECT:
PROPOSED NEW PATIO ROOF

SITE ADDRESS:
LOT 25 FEATHERSTONE ROAD, CHAMBERS FLAT

CLIENT:
DARREN BUTCHER

BUILDER:
#Contact Company

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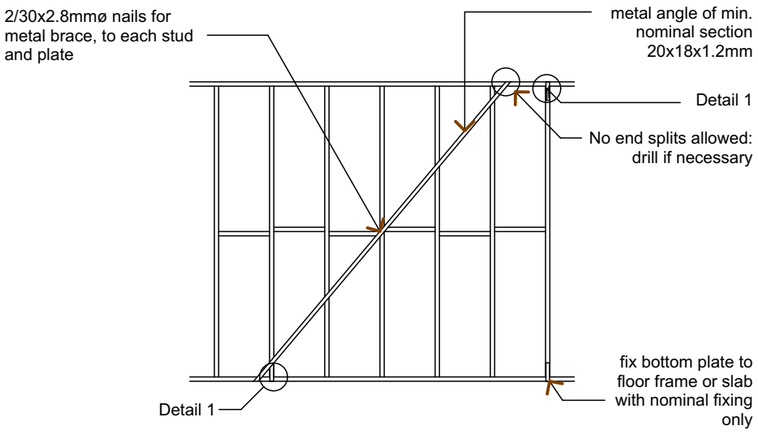
PROJECT No:	

BS1354/06 -

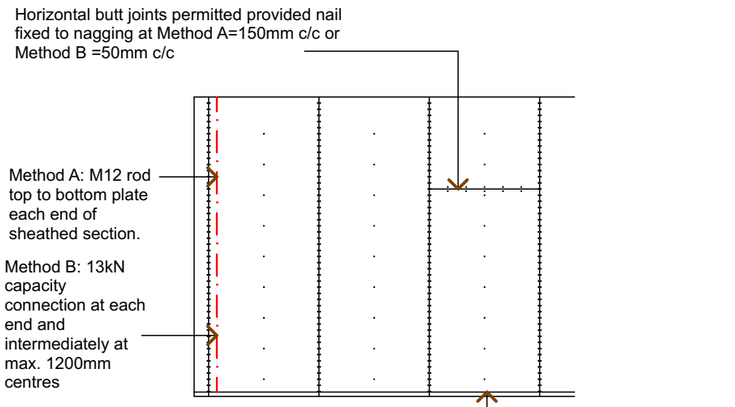
NOT FOR CONSTRUCTION



Detail 1: 30x0.8mm gala. metal strap looped over plate and fixed to stud with 3/30x2.8mm ø gala. flat-head nails (or equivalent) to each end. Alternatively provide single straps to both sides, with 3 nails per strap end, or equivalent anchors or other fasteners

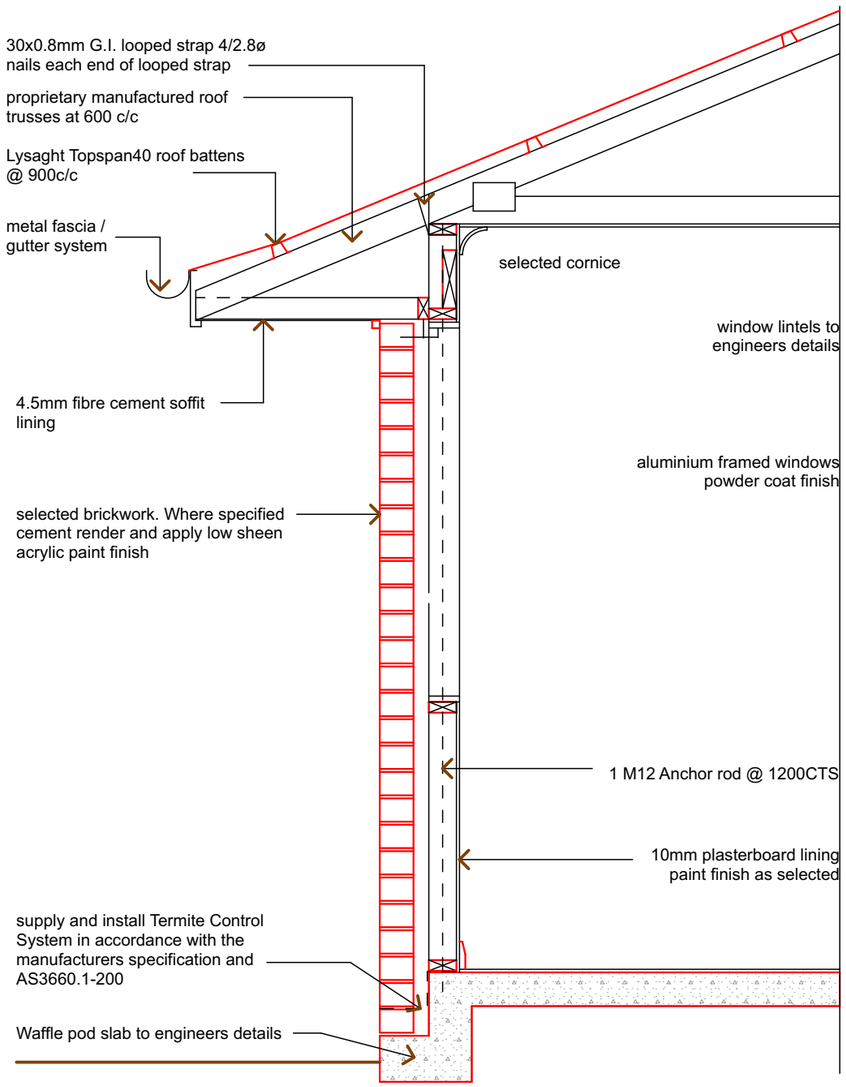
METAL ANGLE BRACING (1.5kN)

SCALE 1:50



PLYWOOD BRACING

Method A=6.4kN/m, Method B=6.0kN/m,
SCALE 1:50



BRICK VENEER WAFFLE POD SLAB DETAIL

SCALE 1:20

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PROJECT:
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SITE ADDRESS:
LOT 25 FEATHERSTONE ROAD, CHAMBERS FLAT

CLIENT:
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BUILDER:
#Contact Company

DATE:	10/07/19
DESIGN	#Contact Full Name
DRAWN	BS
CHECKED	-
SCALE:	1:50, 1:20

PROJECT No

BS1354/07 -

WORKPLACE HEALTH & SAFETY REPORT

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 2.0m. However, where construction of this building will require workers to be working at heights where a fall in excess of 2.0m is possible and injury is likely to result from such a fall, the builder should provide a suitable barrier in accordance with relevant standards.

DURING OPERATION OR MAINTENANCE.
Where cleaning and maintenance of windows, walls, roof or other components related to the building is required at a height in excess of more than 2.0m the personal required to perform such tasks shall be protected as required by scaffolding, fall barriers and/or personal protective equipment in accordance with relavant codes of practice, regulations and legislation.

Anchorage points for portable scaffolding or fall arrest devices are recommended for use by maintenance workers. Any personal engaged to work on the building after building completion should be notified of such anchorage points.

B) SLIPPERY OR UNEVEN SURFACES.
FLOOR FINISHES.
Floor finishes (floor tiles, resilient finishes) are to be selected with an appropriate anti slip coeficient and are to comply with relevant Australian standards. Fully glazed tiles normally used as a wall tile are not considered acceptable as a floor finish, in which case if used the owner is deemed responsible.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES.
Where on a site that steps, ramps are required also inclusive of service trenches and excavations that may exist, which may present a hazard to workers and unauthorised public, visual and tactile warning signs must be provided in accordance with relevant codes and regulations.

Care should be taken where uneven surfaces are present as a result of building movement and should be rectified so as to not create trip hazzards. Spills, loose materials, stockpiles should be monitored so not to create potential hazzards, where appropriate these hazzards are to be removed, cleared or organised to provide safe access.

2. FALLING OBJECTS.

A) LOOSE MATERIALS OR SMALL OBJECTS.
Where works that are occurring within the vicinity of building work and the personal that are likely to be conducting such works above the ground level measures should be taken to insure that injury is not potential to that which would be working below. The following measures are to be taken:
1. Prevent or restrict access to areas below where the said work is been carried out.
2. Provide the appropriate scaffolding and or work platforms that are secure in accordance with Work Place regulations.
3. Provide a protective barrier below the said work area.
4. Personal working below the said area are wearing protective gear and equipment in accordance with Work Place regulations.

B) BUILDNG COMPONENTS.
For any component that is structural whether by prefrabrication or insitu, that component is to be braced and or securred in accordance with relative codes and engineers details and shall remain in place until potential hazards have been removed, to prevent any injury to any persons working on said site.

Where the mechanical lifting of material and components during construction, maintenance or demolition presents a risk of injury, contractors should ensure that appropriate devices are used and loads are secured. Measures are to be made, such that access below such loads are prevented or restricted.

3. TRAFFIC MANAGEMENT.

Parking of vehicles or unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of said building, designated parking should be provided for workers in addition to loading areas.

Trained traffic wardens should be responsible for the supervision of the said areas around the site.

Deliveries of building materials should be limited to a designated area on site determined by the project manager/builder. Where access to the site is limited and loads are to be limited to the adjacent road, traffic management are to be employed to supervise loading and or unloading of materials.

Care must be taken to ensure that any vehicles entering or existing the said site and related to the site are directed by trained traffic personal.

4. SERVICES.

Care must be taken during excavation of building site to avoid rupture of any services being gas, electrical, telecommunications, stormwater and sewer. Whilst every endeavour has been made to locate these services on survey drawings, additional means should be made to ensure that any potential rupture does not occur. Adequate signage is to be installed to insure that the general public and workers on site are aware of potential dangers.

With respect to overhead power lines, care must be taken to ensure that where excavators, concrete pumps, and mobile cranes are used that visible signage is employed and where necessary power mains are turned off to avoid any injury.

5. MANUAL TASKS.

Components and materials within this design that contain a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical building suppliers/ fabricators will be required to the component mass.

All material packaging, building and maintenance components should clearly show the total mass of compounds and where practical all items should be stored on site where as to prevent any injury. Advice should be given where any heavy lifting is required with respect to a safe lifting practice.

Construction, maintenance and demolition of parts or in whole will require the use of mechanical tools. These mechanical tools are to be fully maintained in accordance with manufacturers specifications and Australian standards.

6. HAZARDOUS SUBSTANCES.

(for building working preceding 1990)
If the building was constructed prior to 1990 there is likely to be evidence of asbestos use, and where likely to be in cladding, insulation and plumbing. It is the responsibility of the builder to determine the likely outcome and take appropriate measures in response to relevant Australian standards and local authority codes with regards to demolition, and any mechanical means of disturbing said material.

POWDERED MATERIALS / TREATED TIMBER / VOLATILE ORGANIC, INORGANIC COMPOUNDS.
Many materials on site can be potentially hazardous when present in powdered form, dust, and in the form of noxious fumes as they can be inhaled. Where such hazards can occur it is the responsibilty of the builder to ensure that relevant precautions are made to prevent any injury to people associated with and unassociated with said site. The proposed site is to be well ventilated to prevent any injury that may present itself. If such materials are used or present and where toxic chemicals are present or used the appropriate precaution should be employed to suit.

7. CONFINED SPACES.

A) EXCAVATION.
Where workers are required to enter a site where excavation has occurred all appropriate measures should be undertaken whereby workers are protected by barriers in accordance with Australian Standards. Also appropriate means should be adopted where excavated works may pose potential collapse of works which may create injurious potential to workers or non workers.

B) ENCLOSED SPACES / SMALL SPACES.
Signage and where applicable air testing equipment, and personal protective equipment is to be provided for persons where entry to an enclosed space may present A potential injurious situation.

8. PUBLIC ACCESS.

Warning signs in accordance with the Building Code of Australia and Australian Standards are to be provided to access construction and demolition works and to areas undergoing maintenance works.

9. OPERATIONAL USE OF BUILDING.

This building has been designed to the requirements of the specific building classification identified within the drawings. Where a change of use has been identified subsequent to original classification a further assessment of the work place health and safety requirements in accordance with the Work Health and Safety Act 2011 and further amendments of the Act should be undertaken.

10. OTHER HIGH RISK ACTIVITY.

This building has been designed to the requirements of the specific building classification identified within the drawings. Where a change of use has been identified subsequent to original classification a further assessment of the work place health and safety requirements in accordance with the Work Health and Safety Act 2011 and further amendments of the Act should be undertaken.

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NOTES & AMENDMENTS:

#Notes	

PROJECT:
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SITE ADDRESS:
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CLIENT:
DARREN BUTCHER

BUILDER:
#Contact Company

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BS1354/08

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