

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Ayr Anzac Memorial Club Inc
Contact name (only applicable for companies)	John Robinson - Manager
Postal address (P.O. Box or street address)	101 Burke Street, Ayr, Queensland, 4807
Suburb	Ayr
State	Qld
Postcode	4807
Country	Australia
Contact number	07 4783 1283
Email address (non-mandatory)	admin@ayranzac.com.au
Mobile number (non-mandatory)	-
Fax number (non-mandatory)	-
Applicant's reference number(s) (if applicable)	TFBD-23013

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☐ Yes – the written consent of the owner(s) is attached to this development application
- ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		101	Burke Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	1	RP710701	Burdekin
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Extension to club, new concrete surface to existing car park and new access ramp

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☐ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
☐ Road work ☒ Drainage work ☐ Landscaping ☒ Other – please specify:	☒ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation Concrete crossover – Young St; Access ramp; New concrete surface – car park
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☒ No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$621549.17

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☒ Yes – provide details below or include details in a schedule to this development application

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval	Separate DA-1 for building work by Buildable Approvals		
☒ Development application			
☐ Approval			
☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☒ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☐ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$17780.00	21.05.2026	S-0048511

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	☐ Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	☐ Yes ☐ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	☐ Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	☐ Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ☐ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Notification and Payment Confirmation

This form is to confirm that the levy or first instalment of the levy has been paid, that an exemption from payment of the levy exists in relation to the work, or that an exemption from immediate payment of levy exists in relation to the work, in accordance with section 77(2) the *Building and Construction Industry (Portable Long Service Leave) Act 1991 (BCI Act)*. Form BCI 14 v10.

PROJECT DETAILS

Internal job reference number (if applicable):	2026	Date paid:	21/05/2026
Project owner:	Ayr Anzac Memorial Club INC.	Levy payer:	THE LEWTY FAMILY TRUST
Principal contractor:	THE LEWTY FAMILY TRUST		
Certifier:	Buildable Approvals Pty Ltd		

BUILDING AND CONSTRUCTION WORK DETAILS

Start date:	25/05/2026	Project finish date:	23/03/2027
Building and construction work description:	RETAIL STORE		
Lot no:	1	Plan no:	710701
Building and construction work address:	101-103 Burke St		
Suburb:	AYR QLD	Postcode:	4807

LEVY DETAILS

Total cost of work (GST excl):	\$3,092,241.00
Total exempted cost of work (GST excl):	\$0.00
Total levy paid:	\$17,780.00

CONTACT QLEAVE

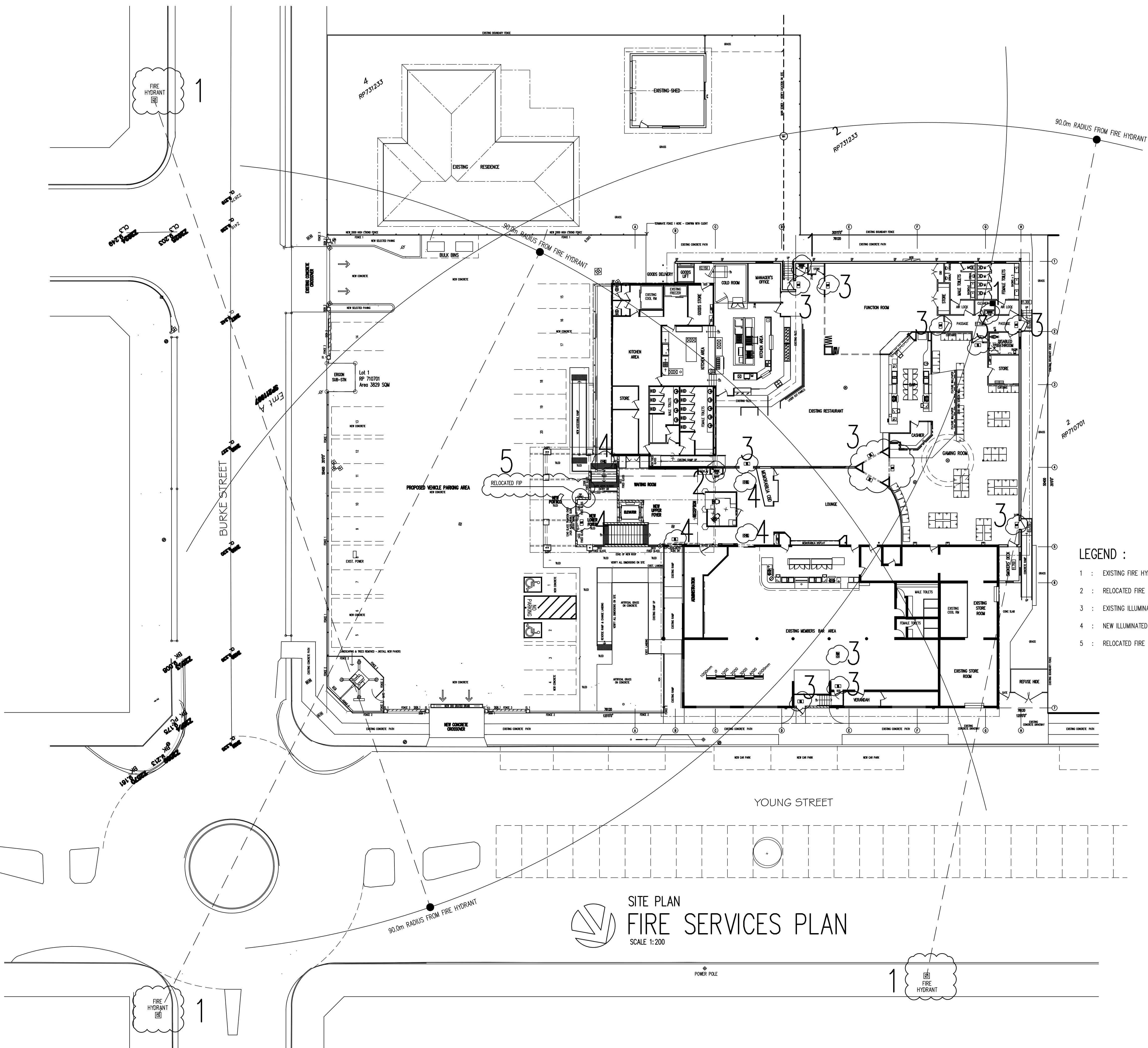
Suite 3, Lot 1/62 Crockford St, Northgate QLD 4013 | PO Box 348, Archerfield BC QLD, 4108

Freecall 1800 803 481 | Email levies@qleave.qld.gov.au | www.qleave.qld.gov.au

BUILDING AND CONSTRUCTION WORK COMPLETED

When the building and construction work reaches practical completion, you are invited to submit your final costs and completion date to QLeave. If the final cost of work is \$50,000 or more than originally notified you **must** notify QLeave and pay any additional levy within 30 days of work ending. Failure to provide these details will result in the commencement of enforcement action. To provide QLeave with these details please complete the finalisation form on the portal.





A1 SIZE

- LEGEND :
- 1 : EXISTING FIRE HYDRANTS
 - 2 : RELOCATED FIRE HOSE REEL (x1)
 - 3 : EXISTING ILLUMINATED FIRE EXIT SIGNS (x13)
 - 4 : NEW ILLUMINATED FIRE EXIT SIGNS (x5)
 - 5 : RELOCATED FIRE INDICATOR PANEL

B	CONTRACT	21.04.26	A.J.F
A	TENDER	12.12.25	A.J.F
P.3	PRELIMINARY	24.02.24	A.J.F
P.2	PRELIMINARY	24.10.23	A.J.F
P.1	PRELIMINARY	16.06.23	A.J.F
ISSUE	DESCRIPTION	DATE	AUTH

NOTE:
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3. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
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Tony Ferraris
CONSULTING
building design

building designers
association of
queensland inc
MEMBER

QBCC Lic: No 75885
Building Design : Medium Rise
Ph 07 4783 5556
Mob 0417 634 891
E tony.ferraris@bigpond.com
44 Gibson St Ayr Qld 4807
ABN 91 059 514 708

PROJECT:
**PORTICO EXTENSION & ENTRY RENOVATIONS;
RENOVATED CAR PARK;**
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	A.J.F	APPROVED
DRAWN	A.J.F	
CHECKED	A.J.F	
DATE	24.03.2021	

DRAWING TITLE FIRE SERVICES PLAN SITE PLAN		
JOB No. TFBD-23013	DWG No. A00	ISSUE No. B

B	CONTRACT	21.04.26	A/J
A	TENDER	12.12.25	A/J
P3	PRELIMINARY	24.02.24	A/J
P2	PRELIMINARY	24.10.23	A/J
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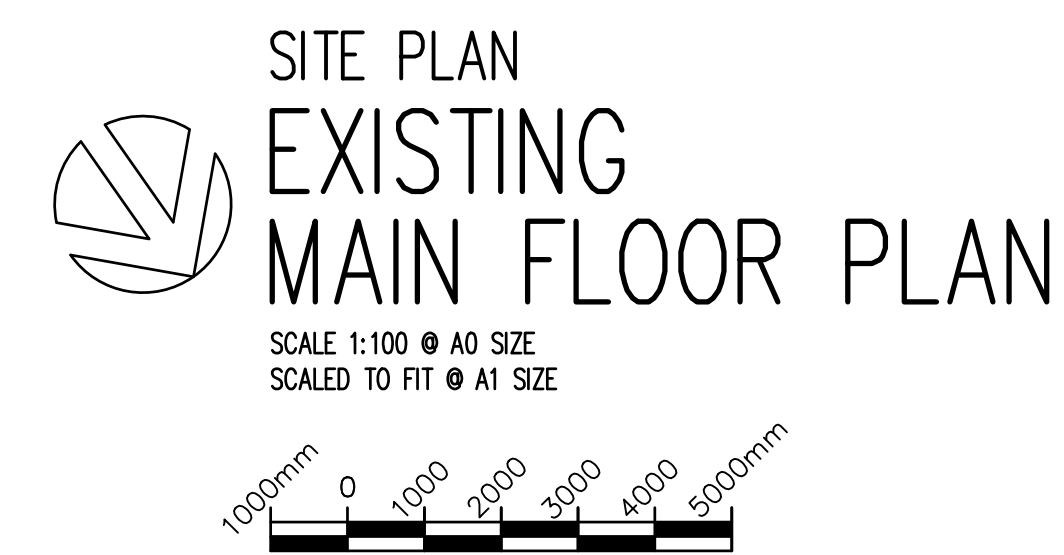
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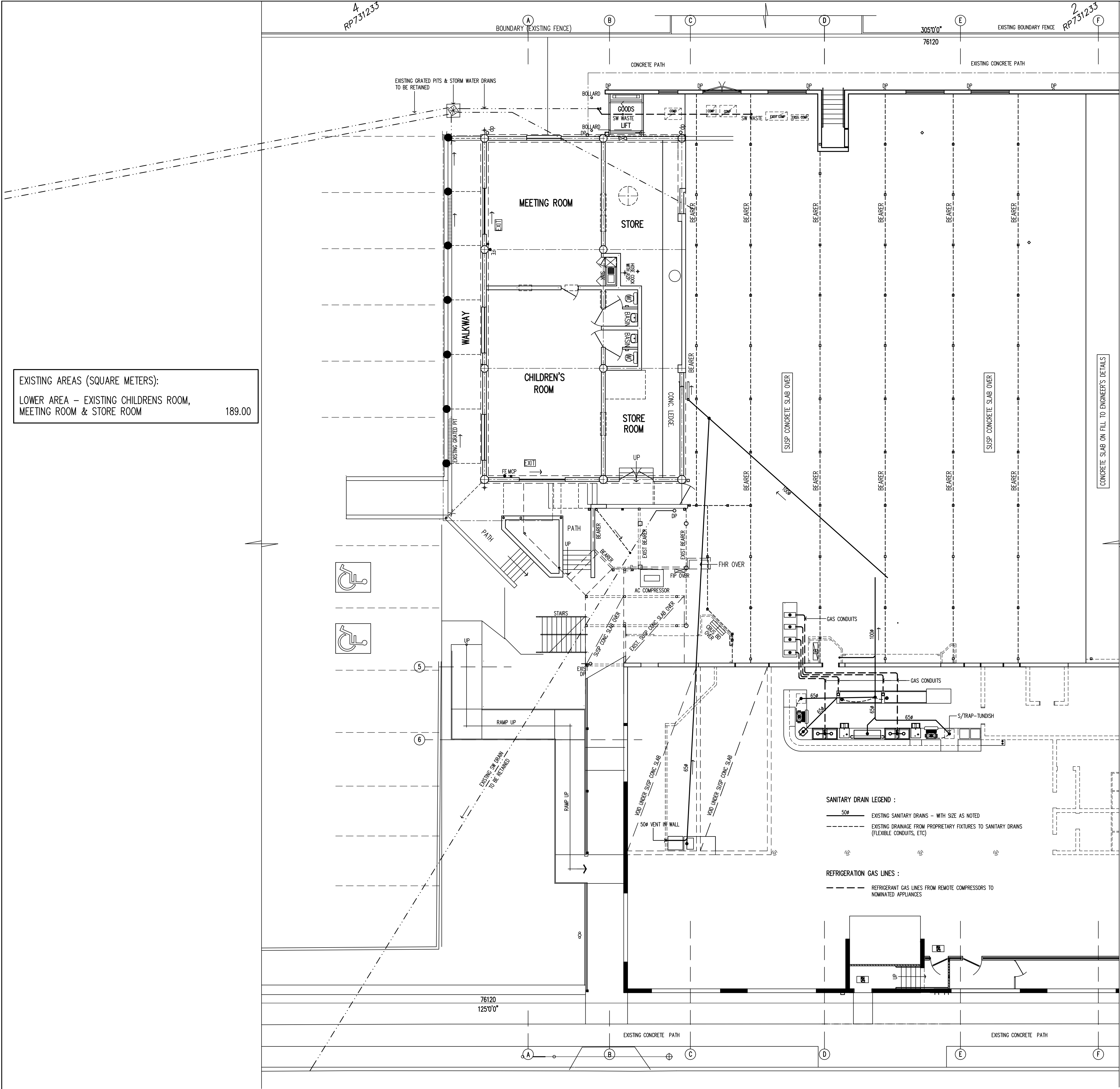
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PROJECT:	PORTICO EXTENSION & ENTRY RENOVATIONS; RENOVATED CAR PARK;
AT:	101 BURKE ST AYR
CLIENT:	AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE		
EXISTING MAIN FLOOR PLAN EXISTING VEHICLE PARKING AREA EXISTING HOUSE - LOT 4 RP731233		
JOB No.	DWG No.	ISSUE No.
TFBD-23013	A01	A





EXISTING AREAS (SQUARE METERS):
LOWER AREA – EXISTING CHILDRENS ROOM,
MEETING ROOM & STORE ROOM 189.00

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD



Lot number 1
Registered Plan 710701
Parish ANTILL
County GLADSTONE
Area 3829 SQM

EXISTING LOWER FLOOR PLAN

SCALE 1:100 @ A1 SIZE

A1 SIZE

B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
P2	PRELIMINARY	24.10.23	AJF
P1	PRELIMINARY	16.06.23	AJF
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CONSULTING

building design

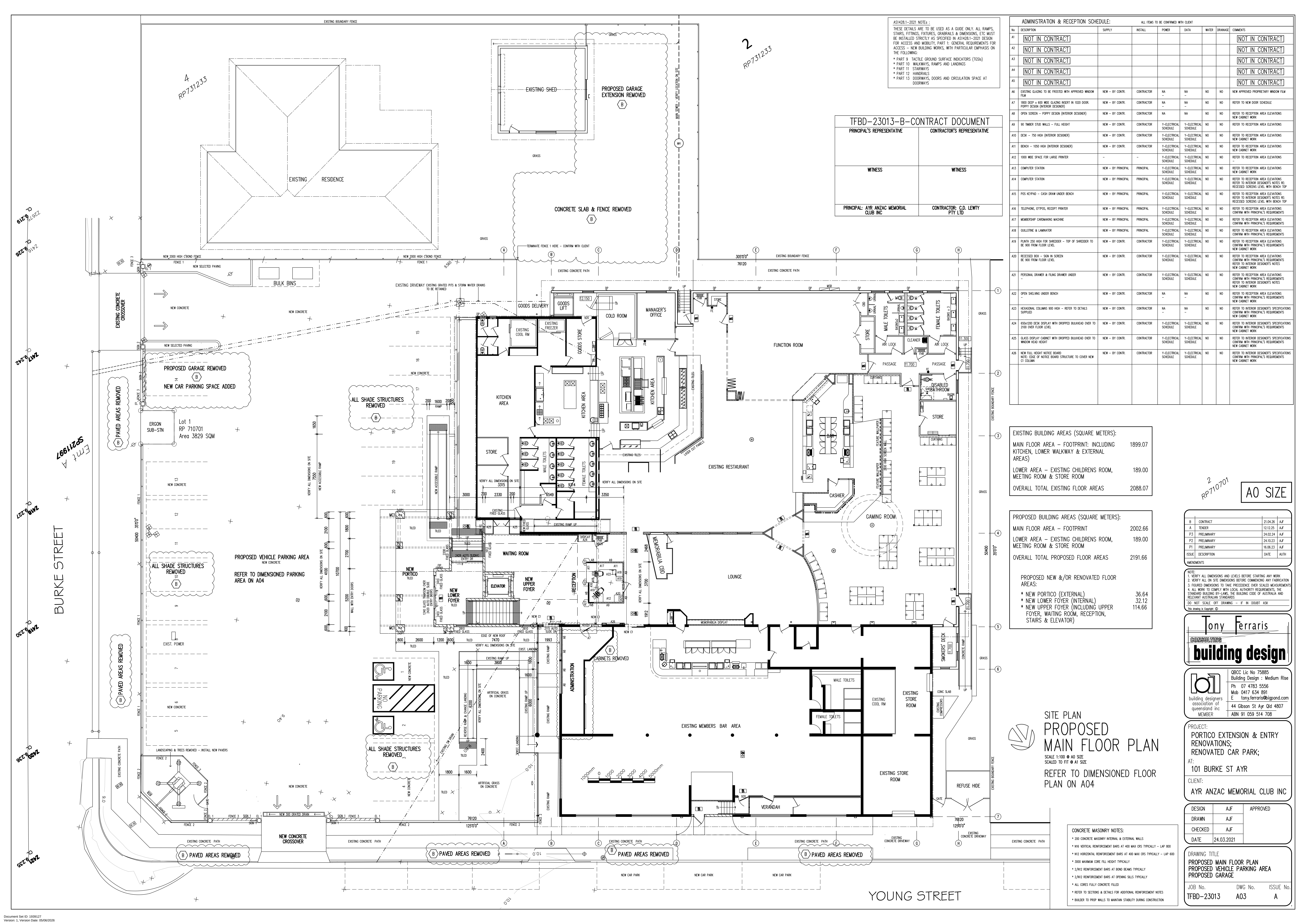
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PROJECT:
PORTICO EXTENSION & ENTRY
RENOVATIONS;
RENOVATED CAR PARK;
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE EXISTING LOWER FLOOR PLAN -		
JOB No. TFBD-23013	DWG No. A02	ISSUE No. A



AS1428.1-2021 NOTES:
THESE DETAILS ARE TO BE USED AS A GUIDE ONLY. ALL RAMPS, STAIRS, FITTINGS, FIXTURES, GRABRAILS & DIMENSIONS, ETC MUST BE INSTALLED STRICTLY AS SPECIFIED IN AS1428.1-2021 DESIGN FOR ACCESS AND MOBILITY, PART 1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORKS, WITH PARTICULAR EMPHASIS ON THE FOLLOWING:
* PART 9 TACTILE GROUND SURFACE INDICATORS (TGSIs)
* PART 10 WALKWAYS, RAMPS AND LANDINGS
* PART 11 STAIRWAYS
* PART 12 HANDRAILS
* PART 13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD

ADMINISTRATION & RECEPTION SCHEDULE:		ALL ITEMS TO BE CONFIRMED WITH CLIENT						
No	DESCRIPTION	SUPPLY	INSTALL	POWER	DATA	WATER	DRAINAGE	COMMENTS
A1	[NOT IN CONTRACT]							[NOT IN CONTRACT]
A2	[NOT IN CONTRACT]							[NOT IN CONTRACT]
A3	[NOT IN CONTRACT]							[NOT IN CONTRACT]
A4	[NOT IN CONTRACT]							[NOT IN CONTRACT]
A5	[NOT IN CONTRACT]							[NOT IN CONTRACT]
A6	EXISTING GLAZING TO BE PROTECTED WITH APPROVED WINDOW FILM	NEW - BY CONTR.	CONTRACTOR	NA	NA	NO	NO	NEW APPROVED PROPRIETARY WINDOW FILM
A7	1800 DEEP x 600 WIDE GLAZING INSERT IN 1000 DOOR. POPPY DESIGN (INTERIOR DESIGNER)	NEW - BY CONTR.	CONTRACTOR	NA	NA	NO	NO	REFER TO NEW DOOR SCHEDULE
A8	OPEN SCREEN - POPPY DESIGN (INTERIOR DESIGNER)	NEW - BY CONTR.	CONTRACTOR	NA	NA	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A9	90 TUMBER STUD WALLS - FULL HEIGHT	NEW - BY CONTR.	CONTRACTOR	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A10	DESK - 750 HIGH (INTERIOR DESIGNER)	NEW - BY CONTR.	CONTRACTOR	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A11	BENCH - 1050 HIGH (INTERIOR DESIGNER)	NEW - BY CONTR.	CONTRACTOR	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A12	1000 WIDE SPACE FOR LARGE PRINTER	-	-	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A13	COMPUTER STATION	NEW - BY PRINCIPAL	PRINCIPAL	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A14	COMPUTER STATION	NEW - BY PRINCIPAL	PRINCIPAL	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A15	POS KEYPAD - CASH DRAW UNDER BENCH	NEW - BY PRINCIPAL	PRINCIPAL	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A16	TELEPHONE, ETPOS, RECEIPT PRINTER	NEW - BY PRINCIPAL	PRINCIPAL	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A17	MEMBERSHIP CARD MAKING MACHINE	NEW - BY PRINCIPAL	PRINCIPAL	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A18	QUILLING & LAMINATOR	NEW - BY PRINCIPAL	PRINCIPAL	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A19	PLUMB 250 HIGH FOR SHREDDER - TOP OF SHREDDER TO BE 900 FROM FLOOR LEVEL	NEW - BY CONTR.	CONTRACTOR	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A20	RECESSED BOX - SON IN SCREEN BE 900 FROM FLOOR LEVEL	NEW - BY CONTR.	CONTRACTOR	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A21	PERSONAL DRAWER & FRING DRAWER UNDER	NEW - BY CONTR.	CONTRACTOR	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A22	OPEN SHELVING UNDER BENCH	NEW - BY CONTR.	CONTRACTOR	NA	NA	NO	NO	REFER TO RECEPTION AREA ELEVATIONS
A23	HEXAGONAL COLUMNS 900 HIGH - REFER TO DETAILS SUPPLIED	NEW - BY CONTR.	CONTRACTOR	NA	NA	NO	NO	REFER TO INTERIOR DESIGNER'S SPECIFICATIONS
A24	600x1000 DESK DISPLAY WITH DROPPED BULKHEAD OVER TO 2100 OVER FLOOR LEVEL	NEW - BY CONTR.	CONTRACTOR	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO INTERIOR DESIGNER'S SPECIFICATIONS
A25	GLASS DISPLAY CABINET WITH DROPPED BULKHEAD OVER TO WINDOW HEAD HEIGHT	NEW - BY CONTR.	CONTRACTOR	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO INTERIOR DESIGNER'S SPECIFICATIONS
A26	NEW FULL HEIGHT NOTICE BOARD NOTE: EDGE OF NOTICE BOARD STRUCTURE TO COVER NEW C1 COLUMN	NEW - BY CONTR.	CONTRACTOR	Y-ELECTRICAL SCHEDULE	Y-ELECTRICAL SCHEDULE	NO	NO	REFER TO INTERIOR DESIGNER'S SPECIFICATIONS

EXISTING BUILDING AREAS (SQUARE METERS):	
MAIN FLOOR AREA - FOOTPRINT: INCLUDING KITCHEN, LOWER WALKWAY & EXTERNAL AREAS)	1899.07
LOWER AREA - EXISTING CHILDRENS ROOM, MEETING ROOM & STORE ROOM	189.00
OVERALL TOTAL EXISTING FLOOR AREAS	2088.07

PROPOSED BUILDING AREAS (SQUARE METERS):	
MAIN FLOOR AREA - FOOTPRINT	2002.66
LOWER AREA - EXISTING CHILDRENS ROOM, MEETING ROOM & STORE ROOM	189.00
OVERALL TOTAL PROPOSED FLOOR AREAS	2191.66

PROPOSED NEW &/OR RENOVATED FLOOR AREAS:	
* NEW PORTICO (EXTERNAL)	36.64
* NEW LOWER FOYER (INTERNAL)	32.12
* NEW UPPER FOYER (INCLUDING UPPER FOYER, WAITING ROOM, RECEPTION, STAIRS & ELEVATOR)	114.66

SITE PLAN
PROPOSED MAIN FLOOR PLAN
SCALE 1:100 @ A0 SIZE
SCALED TO FIT @ A1 SIZE
REFER TO DIMENSIONED FLOOR PLAN ON A04

- CONCRETE MASONRY NOTES:
- 200 CONCRETE MASONRY INTERNAL & EXTERNAL WALLS
 - #10 VERTICAL REINFORCEMENT BARS AT 400 MAX CRS TYPICALLY - LAP 800
 - #12 HORIZONTAL REINFORCEMENT BARS AT 400 MAX CRS TYPICALLY - LAP 800
 - 3000 MAXIMUM CORE FILL HEIGHT TYPICALLY
 - 2/12 REINFORCEMENT BARS AT BOND BEAMS TYPICALLY
 - 2/12 REINFORCEMENT BARS AT OPENING SILLS TYPICALLY
 - ALL CORES FULLY CONCRETE FILLED
 - REFER TO SECTIONS & DETAILS FOR ADDITIONAL REINFORCEMENT NOTES
 - BUILDER TO PROP WALLS TO MAINTAIN STABILITY DURING CONSTRUCTION

2
RP710701

A0 SIZE

B	CONTRACT	21.04.26	A/J
A	TENDER	12.12.25	A/J
P3	PRELIMINARY	24.02.24	A/J
P2	PRELIMINARY	24.10.23	A/J
P1	PRELIMINARY	16.06.23	A/J
ISSUE	DESCRIPTION	DATE	AUTH

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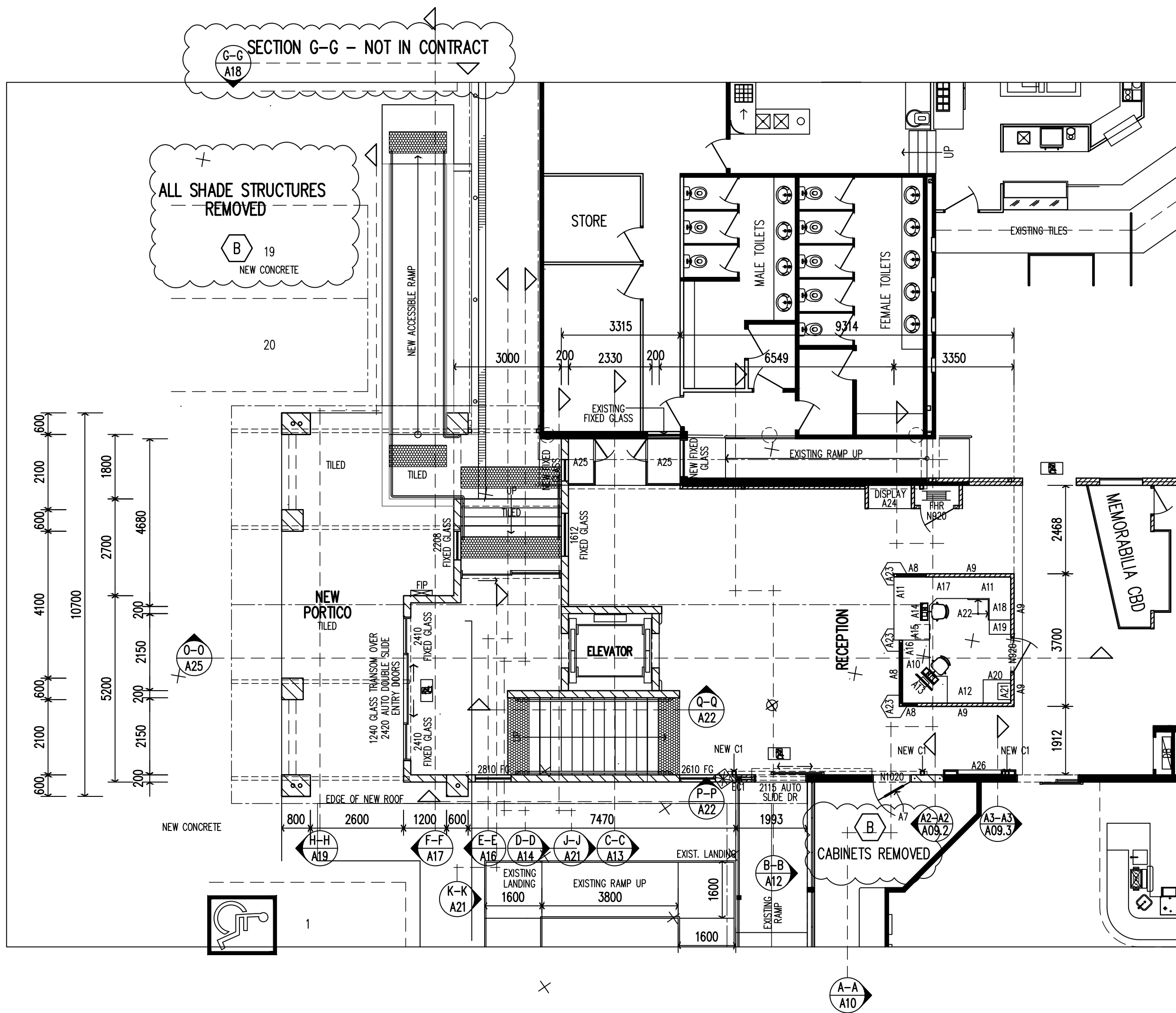
PROJECT:
PORTICO EXTENSION & ENTRY RENOVATIONS;
RENOVATED CAR PARK;
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	A/J	APPROVED
DRAWN	A/J	
CHECKED	A/J	
DATE	24.03.2021	

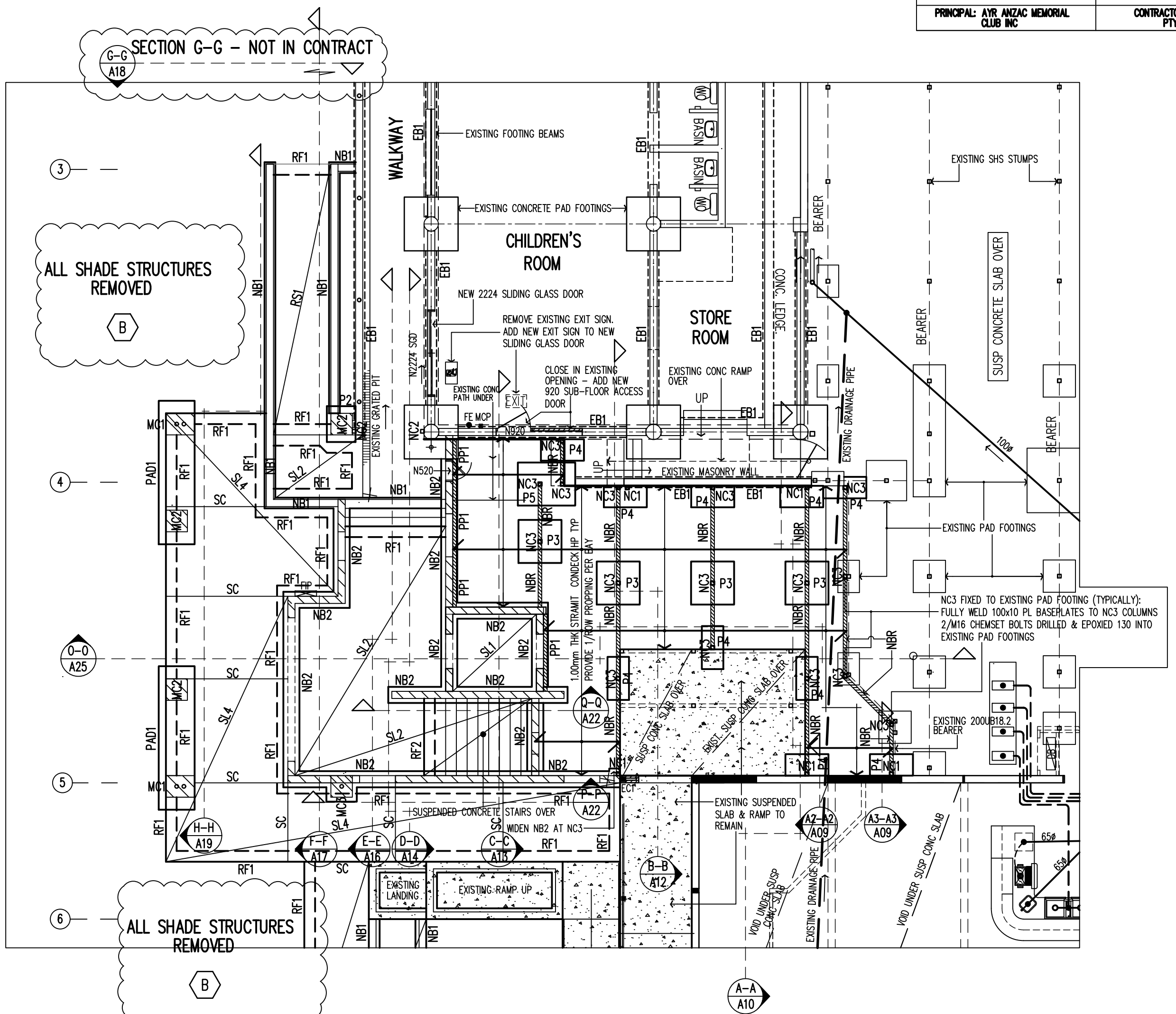
DRAWING TITLE
**PROPOSED MAIN FLOOR PLAN
PROPOSED VEHICLE PARKING AREA
PROPOSED GARAGE**

JOB No.	DWG No.	ISSUE No.
TFBD-23013	A03	A

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWIS PTY LTD



PROPOSED
MAIN FLOOR PLAN
SCALE 1:100 @ A1 SIZE



SLAB & FOOTING PLAN
LOWER FLOOR LEVEL
SCALE 1:100 @ A1 SIZE

REFERENCES TO SECTIONS

A1 SIZE



ISSUE	DESCRIPTION	DATE	AUTH
B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
A	TENDER	12.12.25	AJF

ISSUE	DESCRIPTION	DATE	AUTH
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DESIGN	AJF
DRAWN	AJF
CHECKED	-
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DATE	24.03.2021

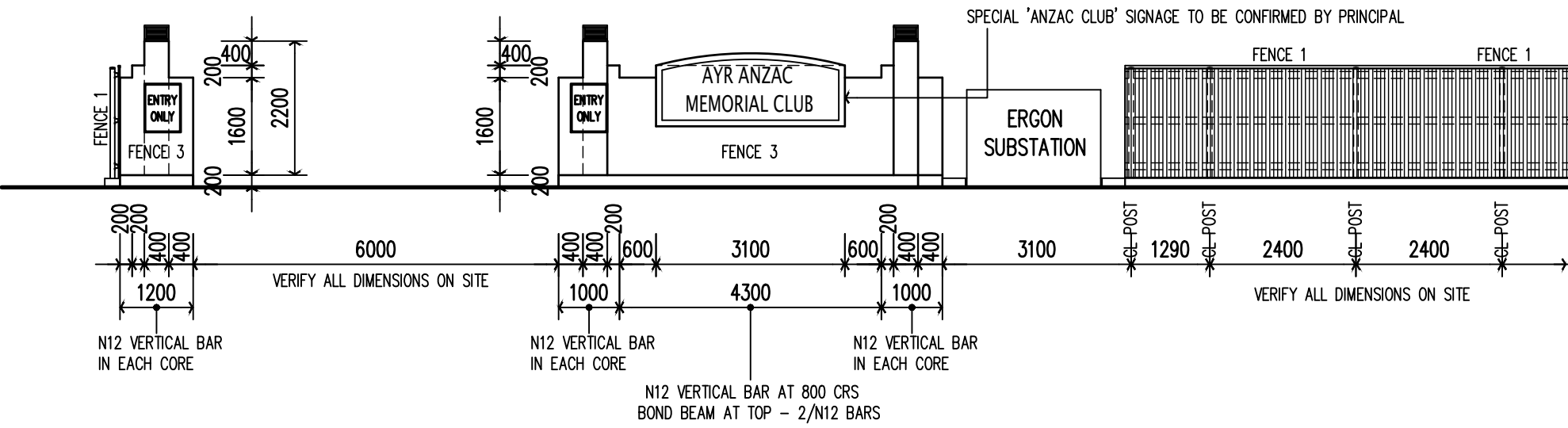
CLIENT:	AYR ANZAC MEMORIAL CLUB INC	DWG TITLE:	REFERENCES TO SECTIONS
PROJECT:	PORTICO EXTENSION & ENTRY RENOVATIONS; RENOVATED CAR PARK;	JOB No:	TFBD-23013
AT:	101 BURKE ST AYR	DWG No:	A03-B
		ISSUE:	B

Tony Ferraris CONSULTING building design	QBCC Lic No: 75885 Building Design : Medium Rise Ph 07 4783 5556 Mob 0417 634 891 Email tony.ferraris@bigpond.com 44 Gibson St Ay Rld 4807 ABN 91 059 514 708
--	--

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD

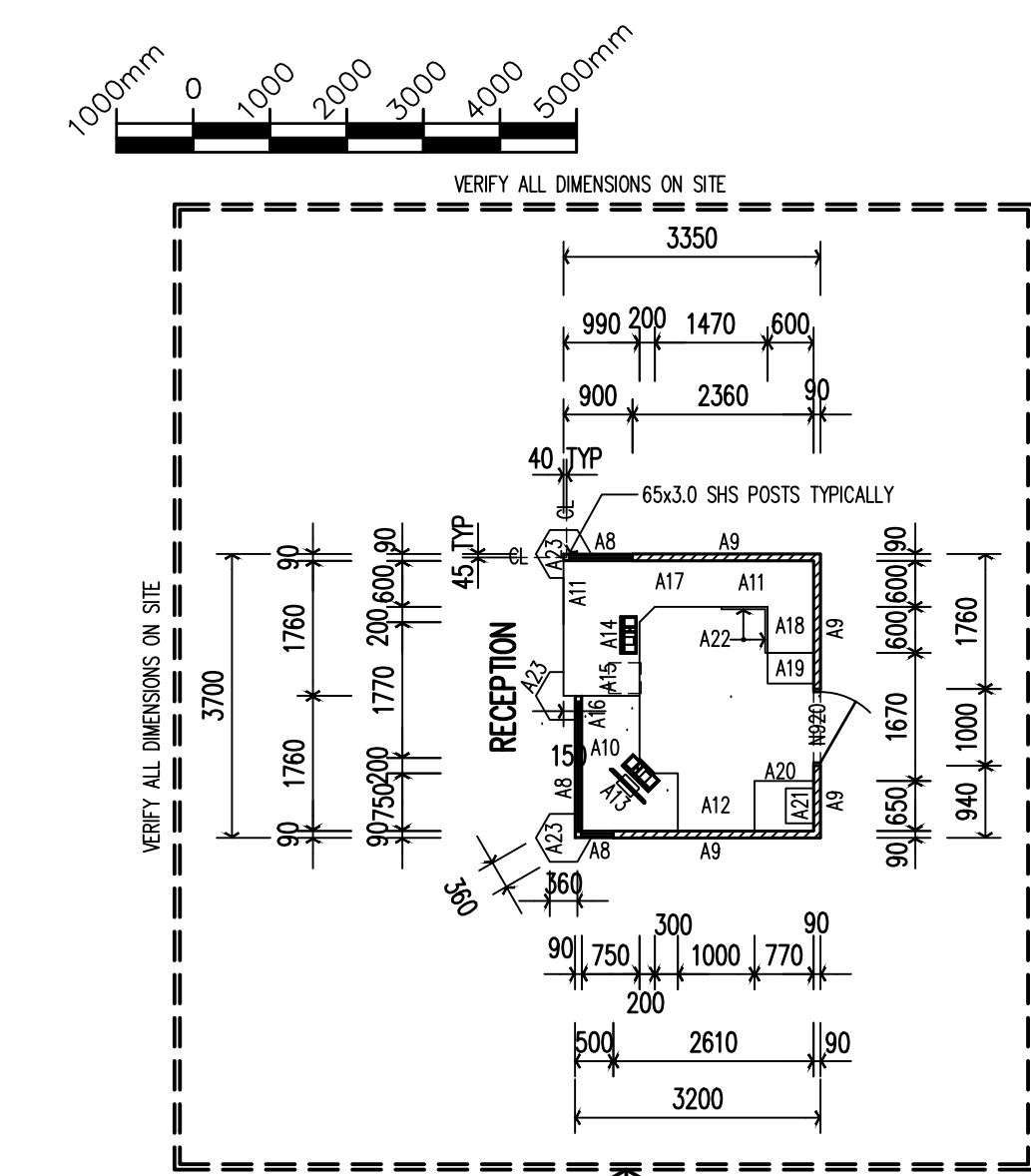
GARAGE ELEVATIONS REMOVED
(B)

AYR ANZAC MEMORIAL CLUB
3100



ENTRY TO CAR PARK - FROM BURKE STREET
SOUTH EAST ELEVATION
SCALE 1:100 @ A0 SIZE

DIMENSIONED PLANS
SCALE 1:100 @ A0 SIZE
SCALED TO FIT @ A1 SIZE



A0 SIZE

NO	DESCRIPTION	DATE	AUTH
B	CONTRACT	21.04.26	AJF
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P3	PRELIMINARY	24.02.24	AJF
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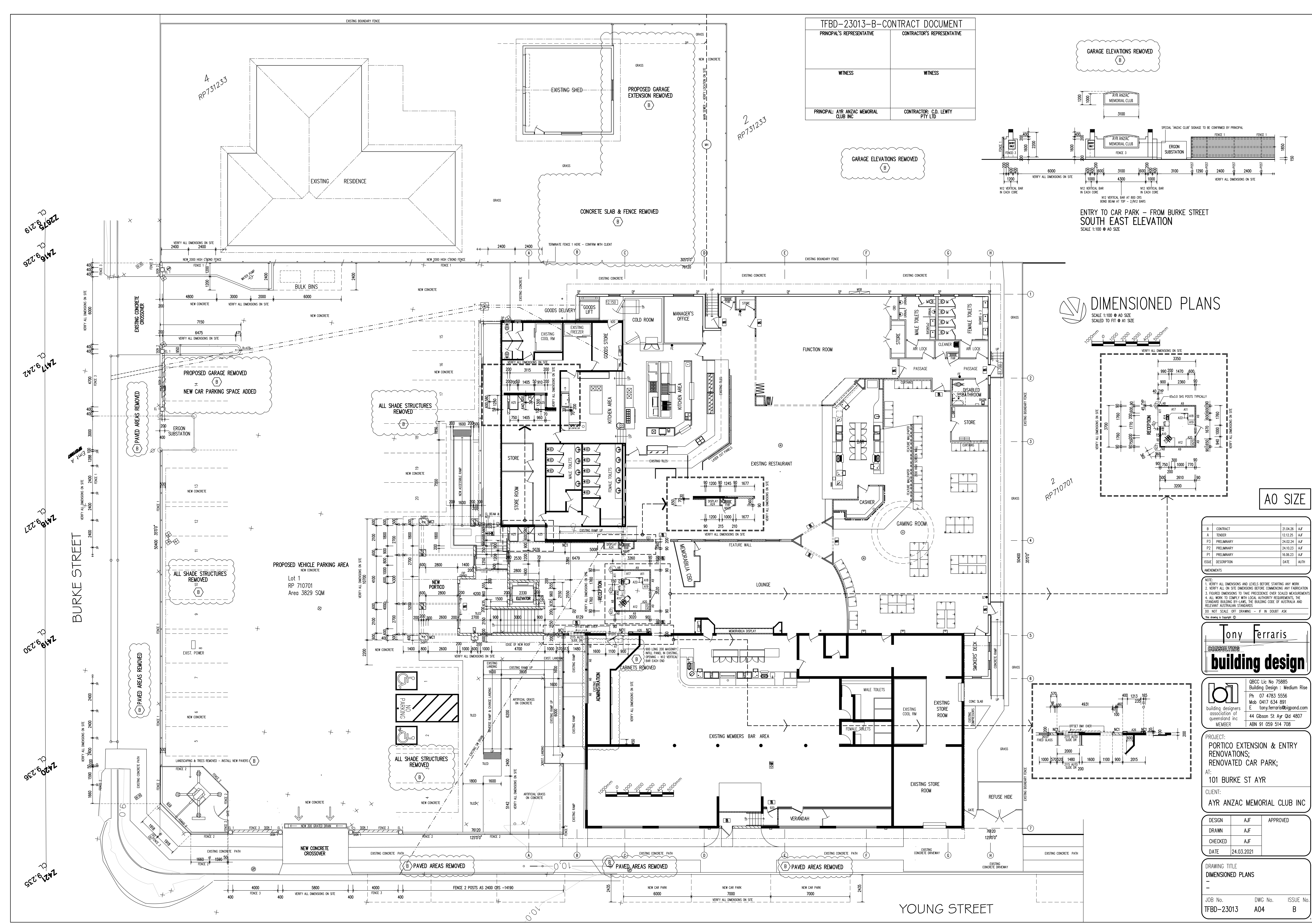
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RENOVATED CAR PARK;
AT:
101 BURKE ST Ayr

CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE:
DIMENSIONED PLANS

JOB No.	DWG No.	ISSUE No.
TFBD-23013	A04	B



TFBD-23013-B-CONTRACT DOCUMENT	
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WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD



Lot number 1
Registered Plan 710701
Parish ANTILL
County GLADSTONE
Area 3829 SQM

DEMOLITION & PREPARATION LOWER FLOOR PLAN

SCALE 1:100 @ A1 SIZE

A1 SIZE

B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
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AMENDMENTS	
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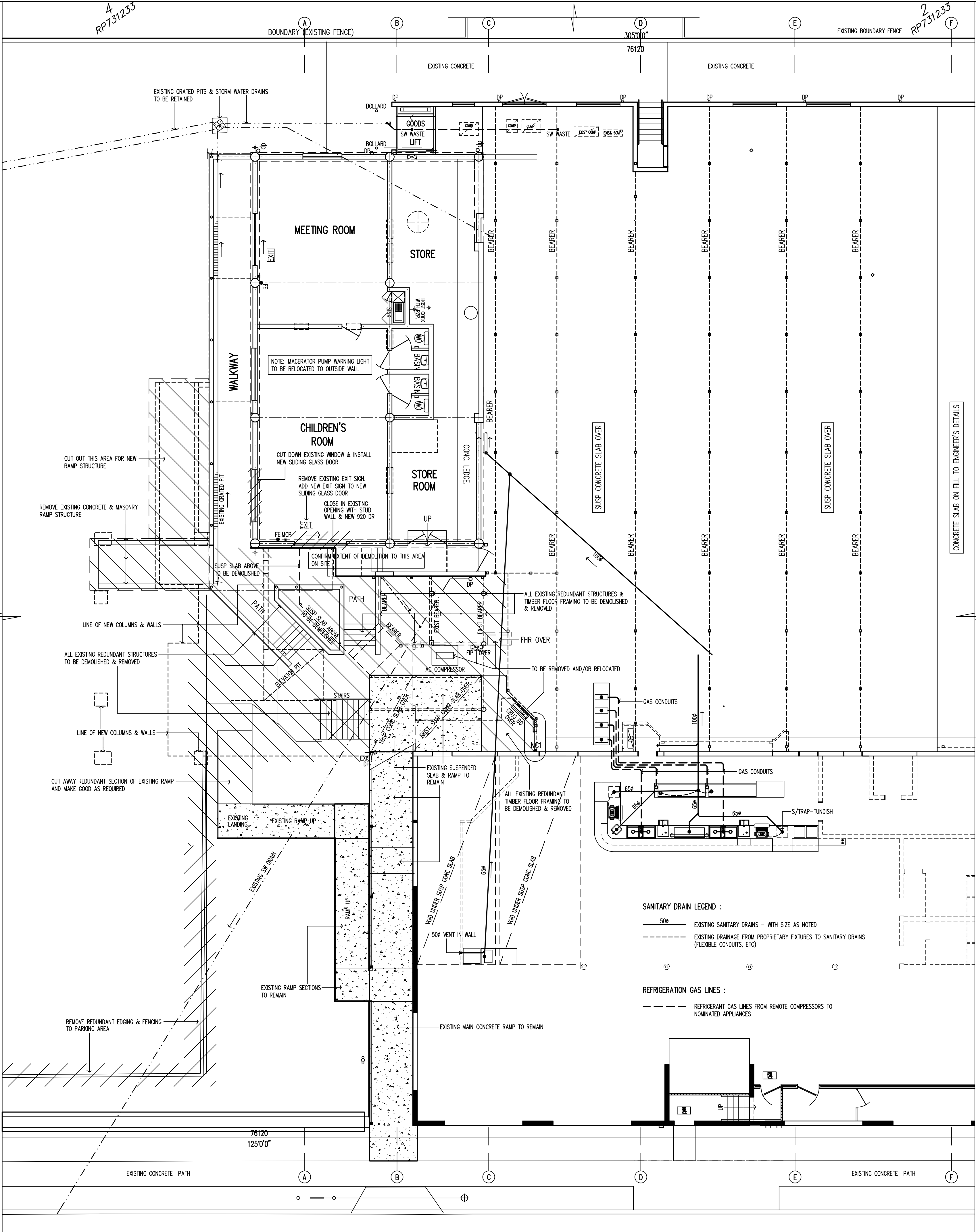
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PROJECT:
**PORTICO EXTENSION & ENTRY
RENOVATIONS;
RENOVATED CAR PARK;**
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE DEMOLITION & PREPARATION LOWER FLOOR PLAN		
JOB No. TFBD-23013	DWG No. A05	ISSUE No. B



FOOTING LEGEND:

- EB1 : EXISTING CONCRETE FOOTING BEAMS. SECTION C-C/A13
- NB1 : NEW 300 &/OR 400 DEEP x 300 WIDE CONC. FOOTING BEAMS
3/111MM WITH 40 BOTTOM COVER. SECTION F-F/A17
- NB2 : NEW 300 &/OR 400 DEEP x 450 WIDE CONCRETE FOOTING BEAMS
4/111MM WITH 40 BOTTOM COVER. SECTION E-E/A16
- RF1 : NEW 300 &/OR 400 DEEP x 300 WIDE EDGE BEAMS. 3/111MM WITH
40 BOTTOM COVER. SECTION F-F/A17
- RF2 : NEW 300 &/OR 400 DEEP x 300 WIDE SLAB BEAMS. 3/111MM WITH
40 BOTTOM COVER. SECTION D-D/A14
- RF3 : NEW 400 DEEP x 450 WIDE SLAB BEAM. 4/111MM WITH 40 BTM COVER.
SECTION P-P/A22 & ASSOCIATED DETAILS

PAD1 : 4000x1000x1000 PAD FOOTINGS. SECTION H-H/A19

P1 : SECTION G-G/A18 - REMOVED - NOT IN CONTRACT

P2 : 800 DEEPx800x1000 PIER FOOTING. SECTION E-E/A16

P3 : 300 DEEPx1200x1200 PAD FOOTINGS. DETAIL 2/A06

P4 : 300 DEEPx1200x600 PAD FOOTINGS. DETAIL 2/A06

P5 : 300 DEEPx1200x600 PAD FOOTINGS. AS PER P3 BUT 1600 LONG TO
ALLOW FOR 2/NC3 COLUMNS

COLUMN & BEARER LEGEND:

MC1 : CONCRETE MASONRY COLUMNS - 8/N24 STARTER BARS & 8/N20 VERTICAL BARS
REFER TO SECTION H-H/A19

NC1 : NEW 100x5.0 SHS COLUMNS - FULL HEIGHT TO BM1 TRUSS BEAMS. SECTION A-A/A10

NC2 : NEW 100x5.0 SHS COLUMN - FIXED TO EXISTING SUSPENDED CONCRETE SLAB & MC1
AND EXTENDED UP TO NEW TRUSS BEAM. SECTIONS D-D/A14 & E-E/A16

NC3 : NEW 100x5.0 SHS STUMPS UNDER NBR BEARERS. SECTION A-A/A10

NBR : NEW 200UB23 DOUBLE SPAN BEARERS SUPPORTING NEW SUSPENDED SLABS. SECTION B-B/A12

PP1 : NEW 100x100x10.0 EA BRACKETS SUPPORTING NEW SUSPENDED SLABS ADJACENT
TO MASONRY. DETAIL 5/A06

CONCRETE SLAB LEGEND:

SL1 : 150 CONCRETE SLAB TO BASE OF ELEVATOR PIT - SL82 MESH TOP & BTM (40 COVER)

SL2 : 100 CONCRETE SLABS - SL82 MESH WITH 30 TOP COVER

SL3 : 120 CONCRETE SLAB TO INTERMEDIATE RAMP LANDING - SL82 MESH WITH 40 TOP COVER

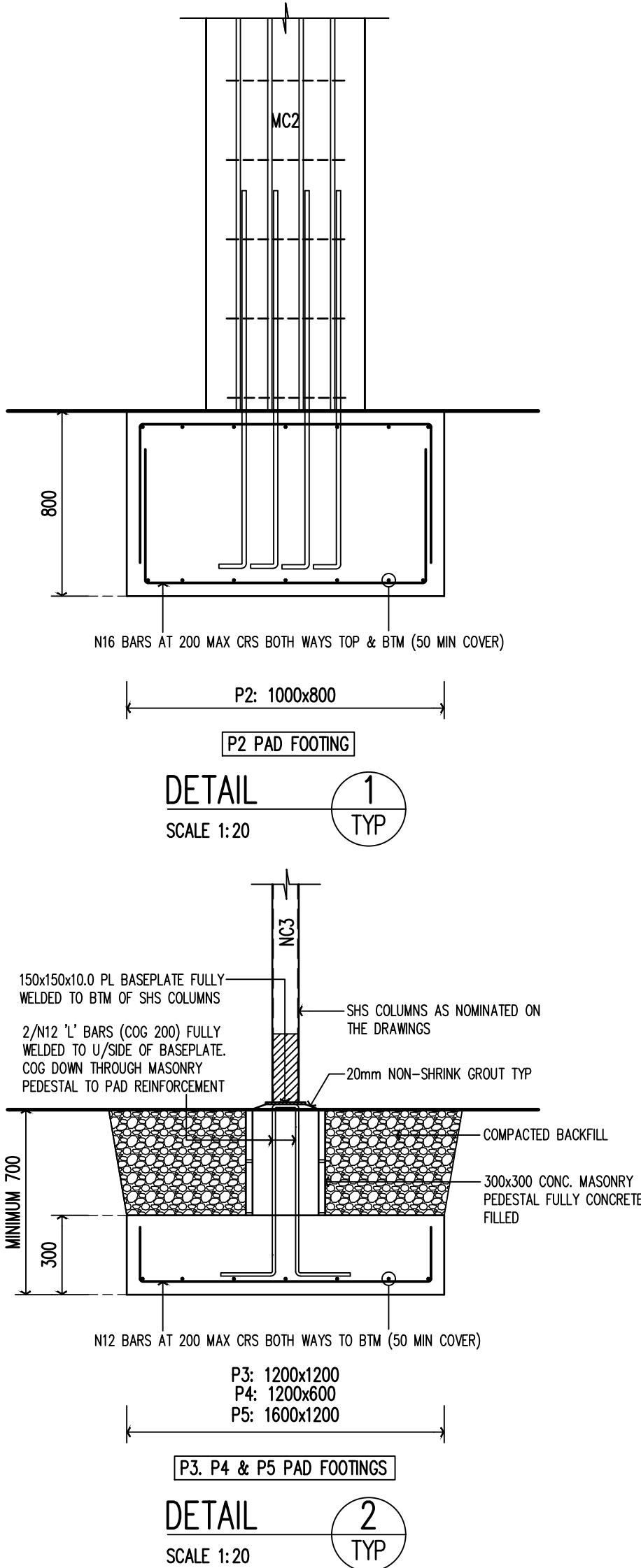
SL4 : 120 CONCRETE SLAB TO EXTERNAL AREAS OF NEW PORTICO - SL82 MESH WITH 40 TOP COVER

RS1 : 100 CONCRETE RAMP SLAB - SL82 MESH WITH 40 TOP COVER

RS2 : 100 CONCRETE RAMP SLAB - SL82 MESH WITH 40 TOP COVER

SITE CLASSIFICATION : 'P' SOIL PROPERTIES CLASS 'S'

REFER TO SOIL REPORT REFERENCE: PGCI823992 DATED MONDAY 29TH SEPT 2025
PGI GROUND ENGINEERING SERVICES



PROPOSED VEHICLE PARKING AREA

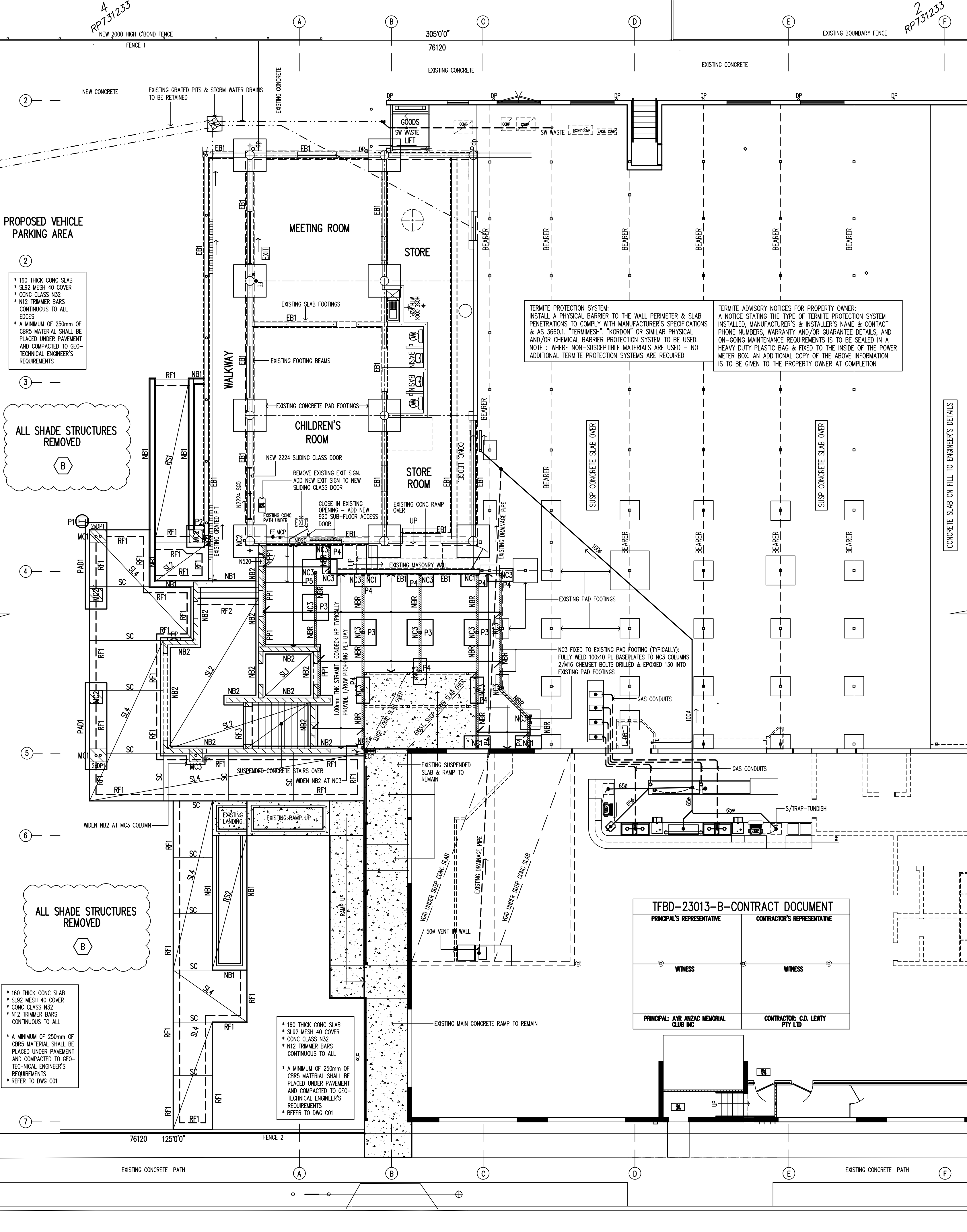
- 160 THICK CONC SLAB
- SL92 MESH 40 COVER
- CONC CLASS N32
- N12 TRIMMER BARS CONTINUOUS TO ALL EDGES
- A MINIMUM OF 250mm OF CBR5 MATERIAL SHALL BE PLACED UNDER PAVEMENT AND COMPACTED TO GEO-TECHNICAL ENGINEER'S REQUIREMENTS

ALL SHADE STRUCTURES REMOVED

ALL SHADE STRUCTURES REMOVED

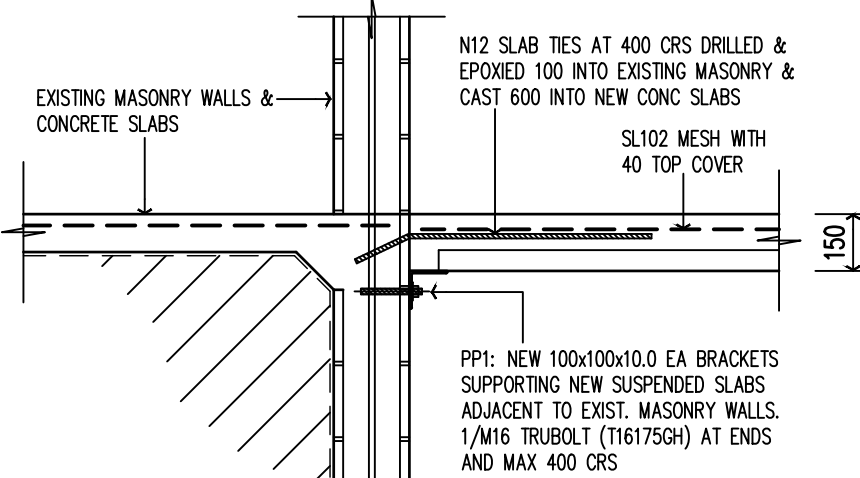
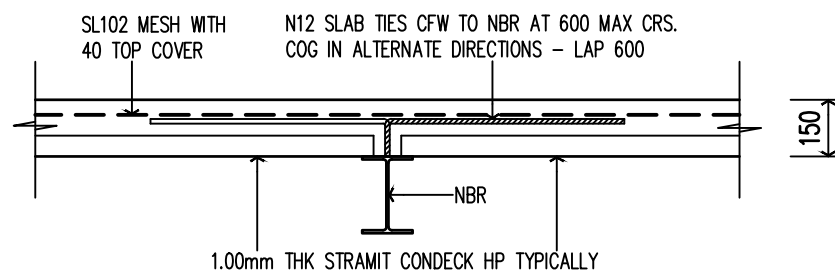
- 160 THICK CONC SLAB
- SL92 MESH 40 COVER
- CONC CLASS N32
- N12 TRIMMER BARS CONTINUOUS TO ALL
- A MINIMUM OF 250mm OF CBR5 MATERIAL SHALL BE PLACED UNDER PAVEMENT AND COMPACTED TO GEO-TECHNICAL ENGINEER'S REQUIREMENTS
- REFER TO DWG C01

- 160 THICK CONC SLAB
- SL92 MESH 40 COVER
- CONC CLASS N32
- N12 TRIMMER BARS CONTINUOUS TO ALL
- A MINIMUM OF 250mm OF CBR5 MATERIAL SHALL BE PLACED UNDER PAVEMENT AND COMPACTED TO GEO-TECHNICAL ENGINEER'S REQUIREMENTS
- REFER TO DWG C01



NEW SUSPENDED CONCRETE SLAB:

- 150 THICK SLAB WITH SL102 MESH - 30 TOP COVER
- CONCRETE STRENGTH $f_c = N32$
- 1.00 THICK STRAMIT CONDECK HP WITH 55mm HIGH RISERS SPACED AT 300 CRS
- HIGH TENSILE STEEL IN ACCORDANCE WITH AS1397 WITH A 2350/2450 GALVANISED COATING



SLAB & FOOTING PLAN LOWER FLOOR LEVEL

SCALE 1:100 @ A1 SIZE

A1 SIZE

ISSUE	DESCRIPTION	DATE	AUTH
B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
P2	PRELIMINARY	24.10.23	AJF
P1	PRELIMINARY	16.06.23	AJF

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2. VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION
3. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS
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Tony Ferraris
CONSULTING
building design

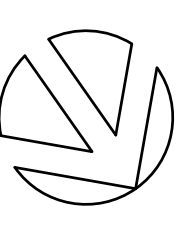
QBCC Lic No 75885
Building Design : Medium Rise
Ph 07 4783 5556
Mob 0417 634 891
E tony.ferraris@bigpond.com
44 Gibson St Ayrl Old 4807
ABN 91 059 514 708

PROJECT:
PORTICO EXTENSION & ENTRY RENOVATIONS; RENOVATED CAR PARK;
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

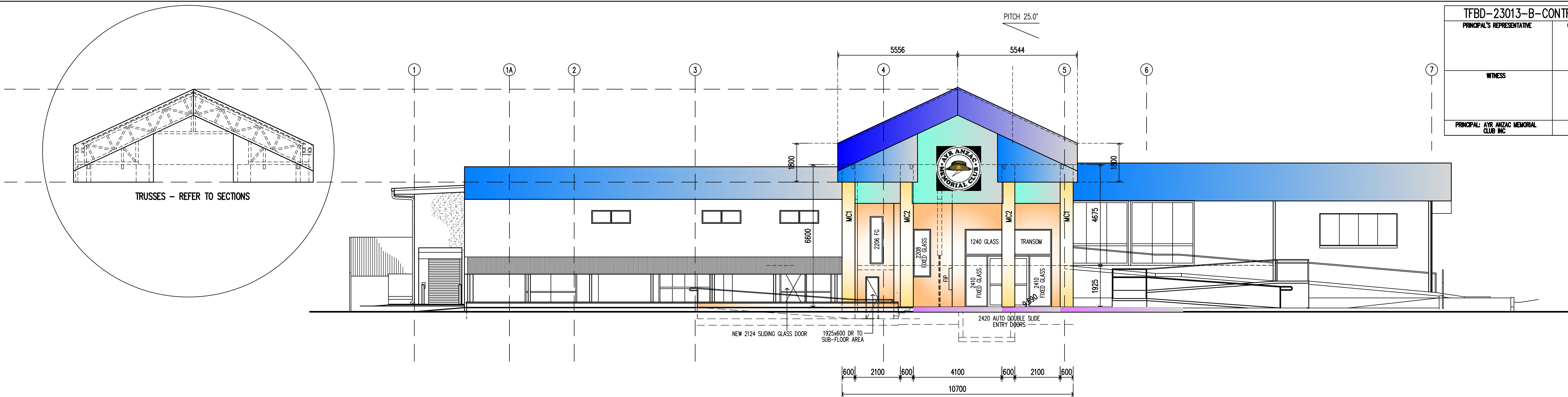
DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE
SLAB & FOOTING PLAN LOWER FLOOR LEVEL
JOB No. DWG No. ISSUE No.
TFBD-23013 A06 B

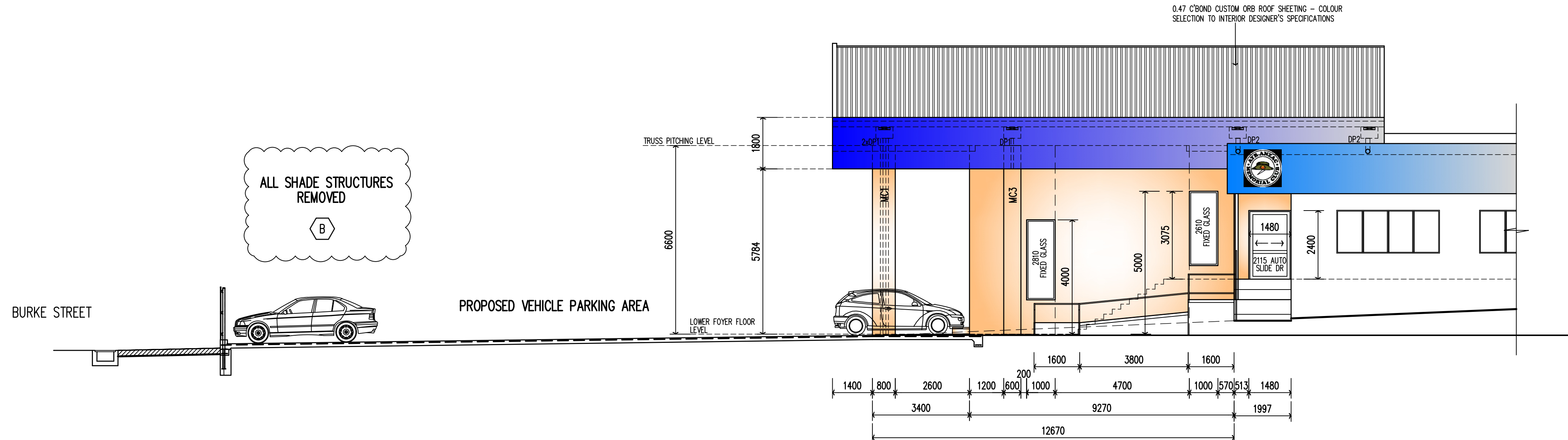
Lot number 1
Registered Plan 710701
Parish ANTILL
County GLADSTONE
Area 3829 SQM



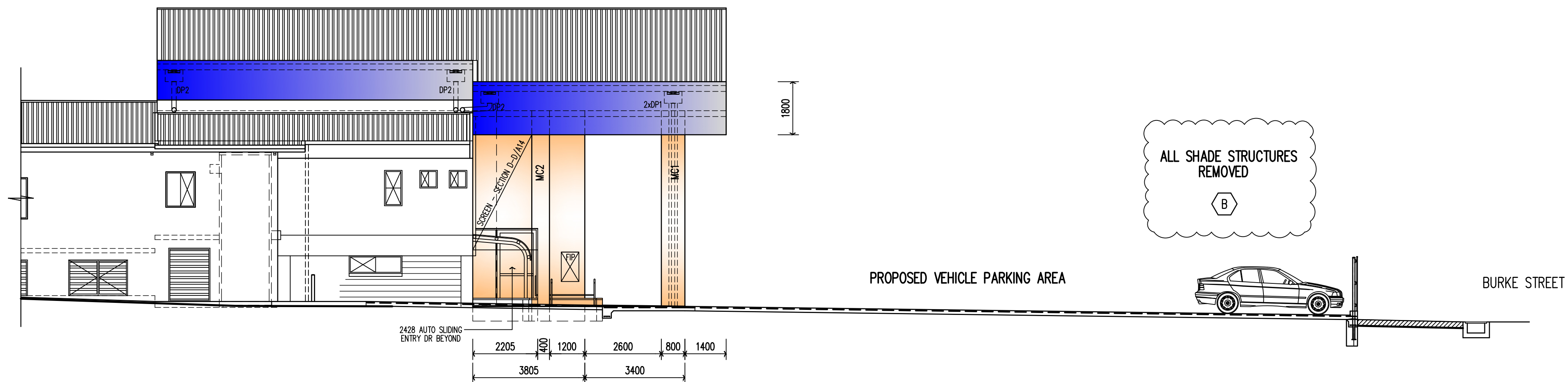
TFBD-23013-B-CONTRACT DOCUMENT			
PRINCIPAL'S REPRESENTATIVE		CONTRACTOR'S REPRESENTATIVE	
WITNESS		WITNESS	
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC		CONTRACTOR: C.D. LEWY PTY LTD	



SOUTH EAST ELEVATION
VIEW FROM CAR PARKING AREA (BURKE STREET)
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

A1 SIZE

B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
P2	PRELIMINARY	24.10.23	AJF
P1	PRELIMINARY	16.06.23	AJF
ISSUE	DESCRIPTION	DATE	AUTH
AMENDMENTS			

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Tony Ferraris
CONSULTING
building design

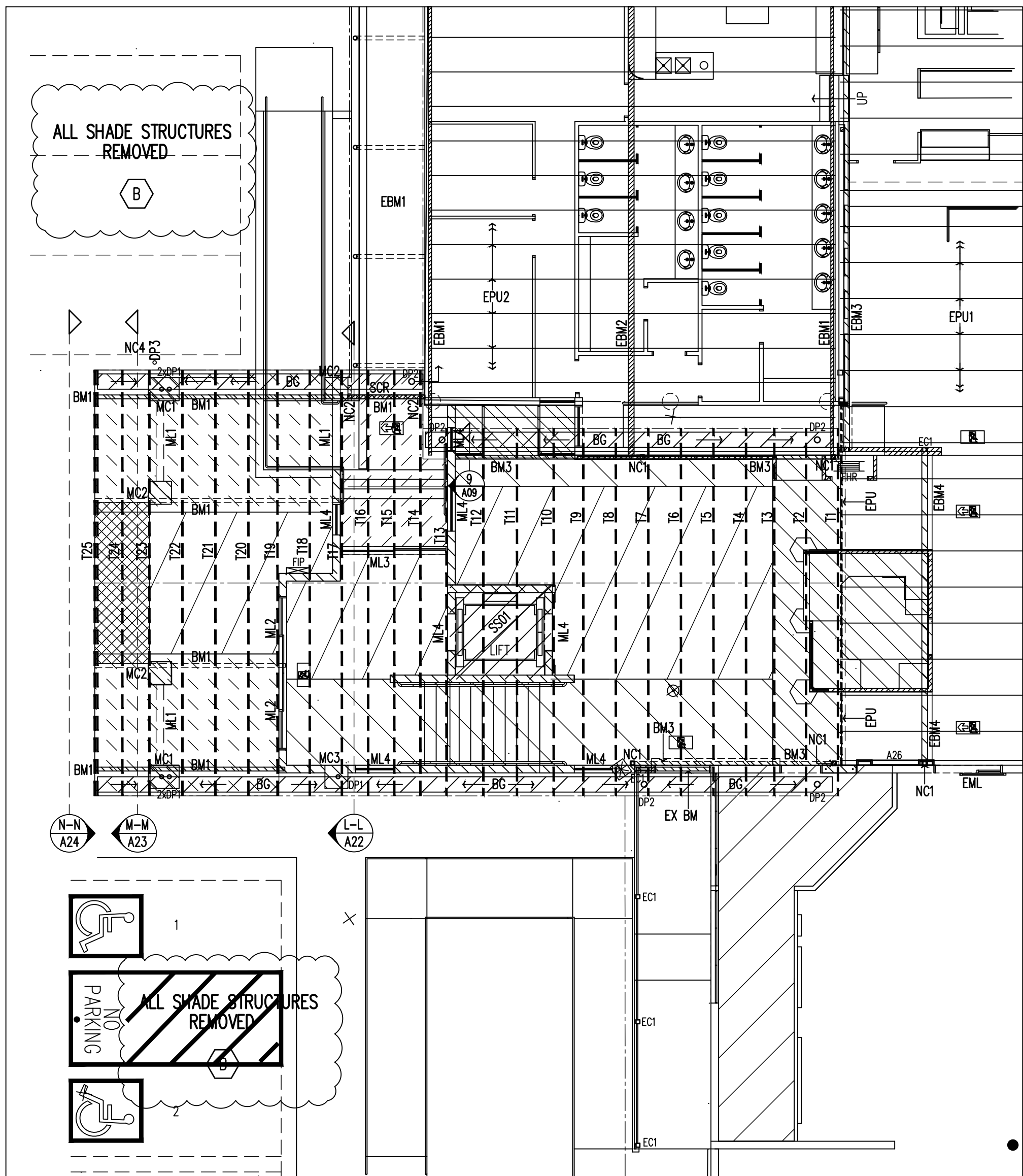
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PROJECT:
**PORTICO EXTENSION & ENTRY
RENOVATIONS;
RENOVATED CAR PARK;**
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

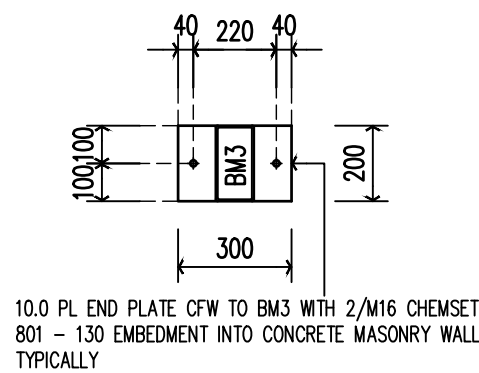
DRAWING TITLE ELEVATIONS		
JOB No. TFBD-23013	DWG No. A08	ISSUE No. B



ROOF FRAMING LEGEND:

- 400 WIDE BOX GUTTER AT EAVES - REFER TO ALL SECTIONS
- EXISTING CEILING OVER EXISTING ADMIN SPACE - TO BE PAINTED AS PER FINISHES SCHEDULE. REFER TO SECTION A-A - PART 2/A11
- 10 PLASTERBOARD CEILING FIXED TO BATTENS OVER NEW RECEPTION CURBICLE STRUCTURE - REFER TO SECTION A-A - PART 1/A10
- LEVEL SECTION OF CEILINGS EACH END OF TRUSS HAUNCHES 4675mm FROM UPPER FOYER FLOOR LEVEL - 10.0 P/BOARD FIXED TO TIMBER BATTENS. REFER TO SECTIONS B-B/A12 & C-C/A13
- RAKED CENTRE SECTION OF TRUSSES AT 25 DEGREE PITCH. 10.0 PLASTERBOARD FIXED TO TIMBER BATTENS - REFER TO SECTION B-B/A12
- EXISTING SOFFIT STRUCTURE EXTENDING FROM KITCHEN AND AMENITIES BUILDING TO BE RE-CLAD IN NEW 10.0 P/BOARD SHEETING - REFER TO SECTION C-C/A13
- LOWERED CEILING OVER FLOOR AREA FROM CHILDREN'S ROOM TO BOTTOM STAIRS - UP TO LOWER FOYER FLOOR LEVEL OUTSIDE OF AUTO SLIDING DOOR. LOWEST FLOOR LEVEL TO U/SIDE OF CEILING JOISTS = 6350 LOWER FOYER F.L. TO U/SIDE OF CEILING JOISTS = 5825 VERIFY THESE HEIGHTS ON SITE. CEILING CLADDING EX: 7.5 HARDIE TEX SHEETING AS PER FINISHES SCHEDULE. REFER TO SECTION D-D - PART 2/A15
- LEVEL SECTION OF CEILINGS EACH END OF TRUSS HAUNCHES 5825mm FROM LOWER FOYER FLOOR LEVEL - SAME LEVEL AS DESCRIBED IN NOTE ABOVE. CEILING CLADDING EX: 7.5 HARDIE TEX SHEETING AS PER FINISHES SCHEDULE. REFER TO SECTION F-F - PART 1/A17
- LEVEL SECTION OF CEILING IN CENTRE SECTION OF TRUSSES 23, 24 & 25 - 4840mm FROM LOWER FOYER FLOOR LEVEL. CEILING CLADDING EX: 7.5 HARDIE TEX SHEETING AS PER FINISHES SCHEDULE. REFER TO SECTION O-O - PARTS 1 & 2/A24 & A25
- SS01: SUSPENDED CONCRETE SLAB OVER ELEVATOR SHAFT:
* 200 THICK SLAB WITH S102 MESH - 40 TOP COVER
* CONCRETE STRENGTH $f_c = N32$
* 1.00 THICK STRAMIT CONDECK HP WITH 55mm HIGH RIBS SPACED AT 300 CRS
* HIGH TENSILE STEEL IN ACCORDANCE WITH AS1397 WITH A 2350/2450 GALVANISED COATING

T1 TO T25 : PROPRIETARY TIMBER TRUSSES - REFER TO ALL SECTIONS

DETAIL 9
SCALE 1:20
A09

BM3 END PLATE - CONNECTION TO MASONRY

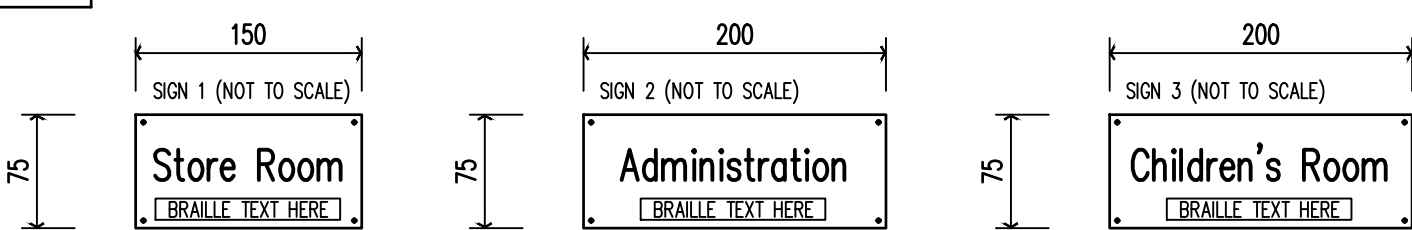
ROOF FRAMING PLAN
SCALE 1:100 @ A1 SIZEDOOR SCHEDULE (LEVER ACTION DOOR HANDLES TYPICALLY) : FINAL SELECTION BY CLIENT
(CLASS 6 - NEW PORTICO EXTENSION & RENOVATIONS)

VERIFY ALL DIMENSIONS ON SITE

ITEM	LOCATION	OPENING SIZE DEPTH x WIDTH	TYPE	THICKNESS	FINISH	LOCKSETS KEY IN LEVER ACTION TYPE	HINGES	DOOR STOP	DOOR CLOSER	COMMENT
N520	EXISTING ACCESS PAST CHILDREN'S ROOM TO SUB-FLOOR AREA	1925x600 HEAD HT = 1925	MOLDED PANEL, SOLID CORE INTERNAL	35mm	1xCOAT PRIMER 2/COATS FULL GLOSS ACRYLIC	EXTERNAL ESCAPE DEADLATCH OPENABLE FROM SUB-FLOOR AREA AT ALL TIMES - LOCKABLE FROM ACCESS PATHWAY SATIN/CHROME	3xH/DUTY	NO	NO	FLUSH PANEL - CUSTOM MADE STEEL HEAD & JAMBS (VERIFY) INSTALL SIGN 1 ON ACCESSWAY SIDE OF DOOR
N920	EXISTING CHILDREN'S ROOM TO SUB-FLOOR AREA	2100x1000 HEAD HT = 21200	MOLDED PANEL, SOLID CORE INTERNAL	35mm	1xCOAT PRIMER 2/COATS FULL GLOSS ACRYLIC	EXTERNAL ESCAPE DEADLATCH OPENABLE FROM SUB-FLOOR AREA AT ALL TIMES - LOCKABLE FROM CHILDREN'S ROOM SATIN/CHROME	3xH/DUTY	NO	YES	HUMES OAK OR APPROVED EQUIVALENT TIMBER HEAD & JAMBS. INSTALL SIGN 1 ON CHILDREN'S RM SIDE OF DOOR
N920	RECEPTION AREA TO NEW RECEPTION OFFICE	2100x1000 HEAD HT = 21200	MOLDED PANEL, SOLID CORE INTERNAL	35mm	1xCOAT PRIMER 2/COATS FULL GLOSS ACRYLIC	EXTERNAL ESCAPE DEADLATCH OPENABLE FROM RECEPTION OFFICE AT ALL TIMES - LOCKABLE FROM GENERAL RECEPTION AREA SATIN/CHROME	3xH/DUTY	MAGNETIC	YES	HUMES OAK OR APPROVED EQUIVALENT TIMBER HEAD & JAMBS. DELAYED ACTION HYDRAULIC DOOR CLOSER
N1020	GENERAL RECEPTION AREA TO ADMIN SPACE	2100x1100 HEAD HT = 2100	FLUSH PANEL, SOLID CORE DOOR WITH DECORATIVE GLASS INSERT REFER TO INTERIOR DESIGNER'S SPEC. INTERNAL	35mm	1xCOAT PRIMER 2/COATS FULL GLOSS ACRYLIC	EXTERNAL ESCAPE DEADLATCH SATIN/CHROME * EXTERNAL ESCAPE DEADLATCH TO BE OPENABLE FROM INSIDE AT ALL TIMES & LOCKABLE FROM OUTSIDE	3xH/DUTY	HOOK & EYE	YES	HUMES SOLICORE OR APPROVED EQUIVALENT STEEL HEAD & JAMBS. DELAYED ACTION HYDRAULIC DOOR CLOSER. INSTALL SIGN 2 ON RECEPTION SIDE OF DOOR

CONFIRM KEYING WITH CLIENT

SIGNS



NOTE: SELECT FROM APPROVED PROPRIETARY SIGNAGE MANUFACTURERS

USE 'LOCKSET ENABLE' LEVER ACTION DOOR HANDLES OR APPROVED SIMILAR (ESCAPE DEADLATCH CONFIGURATION)

WINDOW SCHEDULE (CLASS 6 - NEW PORTICO EXTENSION & RENOVATIONS)

VERIFY ALL DIMENSIONS ON SITE

ITEM	LOCATION	OPENING SIZE DEPTH x WIDTH	TYPE	MATERIALS	COMMENT
2410 FIXED GLASS (2/0FF)	NEW LOWER FOYER S.E. WALL	2400x1000 HEAD HEIGHT = 2400	FIXED GLASS WINDOW EACH SIDE OF MAIN ENTRY DOORS	POWDER COATED ALUMIN. FRAMED GREY GLASS IMPACT RESISTANT	COMMERCIAL SHOPFRONT TYPE FIXTURE
1240 GLASS TRANOM	NEW LOWER FOYER (OVER MAIN ENTRY DOORS) S.E. WALL	1200x4000 HEAD HEIGHT = 3600	FIXED GLASS TRANOM OVER MAIN ENTRY DOORS	POWDER COATED ALUMIN. FRAMED GREY GLASS	COMMERCIAL SHOPFRONT TYPE FIXTURE
2208 FIXED GLASS	NEW LOWER FOYER S.E. WALL	2200x800 HEAD HEIGHT = 3600	FIXED GLASS WINDOW	POWDER COATED ALUMIN. FRAMED GREY GLASS	COMMERCIAL SHOPFRONT TYPE FIXTURE
2810 FIXED GLASS	NEW LOWER FOYER N.E. WALL	2800x1000 HEAD HEIGHT = 4000	FIXED GLASS WINDOW	POWDER COATED ALUMIN. FRAMED GREY GLASS	COMMERCIAL SHOPFRONT TYPE FIXTURE
2810 FIXED GLASS	NEW UPPER FOYER N.E. WALL	2600x1000 HEAD HEIGHT = 3075	FIXED GLASS WINDOW	POWDER COATED ALUMIN. FRAMED GREY GLASS	COMMERCIAL SHOPFRONT TYPE FIXTURE
2206 FIXED GLASS	NEW UPPER FOYER WAITING ROOM S.E. WALL	2200x600 HEAD HEIGHT = 2275	FIXED GLASS WINDOW	POWDER COATED ALUMIN. FRAMED GREY GLASS	COMMERCIAL SHOPFRONT TYPE FIXTURE
1612 FIXED GLASS	NEW UPPER FOYER WAITING ROOM S.E. WALL	1600x1200 HEAD HEIGHT = 2675	FIXED GLASS WINDOW	POWDER COATED ALUMIN. FRAMED GREY GLASS	COMMERCIAL SHOPFRONT TYPE FIXTURE
1911 FIXED GLASS	NEW UPPER FOYER WAITING ROOM * FORMER DOORWAY OPENING - TO BE CLOSED IN	1900x1100 HEAD HEIGHT = 2650	FIXED GLASS WINDOW	POWDER COATED ALUMIN. FRAMED GREY GLASS	COMMERCIAL SHOPFRONT TYPE FIXTURE * FORMER DOORWAY OPENING AT TOP OF INTERNAL RAMP TO BE CLOSED IN

SLIDING GLASS DOOR SCHEDULE (CLASS 6 - NEW PORTICO EXTENSION & RENOVATIONS)

ITEM	LOCATION	OPENING SIZE HEAD HEIGHT	TYPE	MATERIALS	COMMENT
2224 SGD	CHILDREN'S ROOM TO OPEN WALKWAY S.E. WALL	2200x2400 HEAD HEIGHT = 2200	SINGLE SLIDING GLASS DOOR EXTERNAL ESCAPE DEADLATCH OPENABLE FROM INSIDE CHILDREN'S ROOM AT ALL TIMES SATIN/CHROME FITTINGS	POWDER COATED ALUMIN. FRAMED GREY GLASS	COMMERCIAL SHOP FRONT SLIDING DOOR SET WITH NO BTM TRACKS. SECURITY & INSECT SCREENED TO MATCH EXISTING SG DOOR

TFBD-23013-B-CONTRACT DOCUMENT

PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD

B	CONTRACT	21.04.26	A/F
A	TENDER	12.12.25	A/F
P3	PRELIMINARY	24.02.24	A/F
P2	PRELIMINARY	24.10.23	A/F
P1	PRELIMINARY	16.06.23	A/F
ISSUE	DESCRIPTION	DATE	AUTH

AMENDMENTS

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ABN 91 059 514 708

PROJECT:
PORTICO EXTENSION & ENTRY
RENOVATIONS;
RENOVATED CAR PARK;
AT:
101 BURKE ST AYR

CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	A/F	APPROVED
DRAWN	A/F	
CHECKED	A/F	
DATE	24.03.2021	

DRAWING TITLE
ROOF FRAMING PLAN
WINDOW-DOOR SCHEDULES
DETAILS

JOB No.	DWG No.	ISSUE No.
TFBD-23013	A09	B

A1 SIZE

AS1428.1-2021 NOTES :

THESE DETAILS ARE TO BE USED AS A GUIDE ONLY. ALL RAMPS, STAIRS, FITTINGS, FIXTURES, GRABRAILS & DIMENSIONS, ETC MUST BE INSTALLED STRICTLY AS SPECIFIED IN AS1428.1-2021 DESIGN FOR ACCESS AND MOBILITY, PART 1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORKS, WITH PARTICULAR EMPHASIS ON THE FOLLOWING:

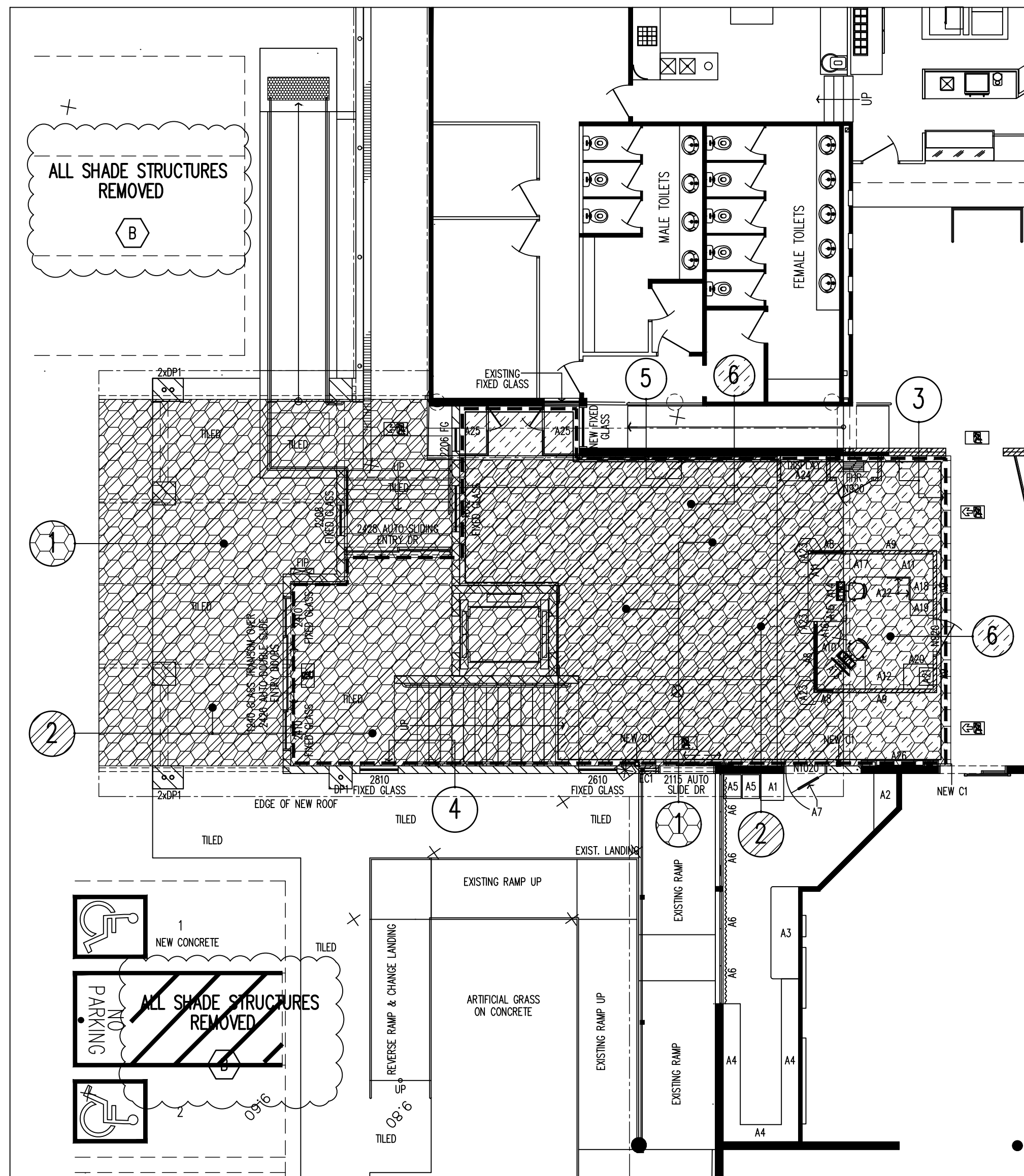
- * PART 9 TACTILE GROUND SURFACE INDICATORS (TGSIs)
- * PART 10 WALKWAYS, RAMPS AND LANDINGS
- * PART 11 STAIRWAYS
- * PART 12 HANDRAILS
- * PART 13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS

CONCRETE MASONRY NOTES:

- * 200 CONCRETE MASONRY INTERNAL & EXTERNAL WALLS
- * N16 VERTICAL REINFORCEMENT BARS AT 400 MAX CRS TYPICALLY - LAP 800
- * N12 HORIZONTAL REINFORCEMENT BARS AT 400 MAX CRS TYPICALLY - LAP 600
- * 3000 MAXIMUM CORE FILL HEIGHT TYPICALLY - 2/N12 BARS TO BOND BEAM
- * 2/N12 REINFORCEMENT BARS AT BOND BEAMS TYPICALLY
- * 2/N12 REINFORCEMENT BARS AT OPENING SILLS TYPICALLY
- * ALL CORES FULLY CONCRETE FILLED
- * REFER TO SECTIONS & DETAILS FOR ADDITIONAL REINFORCEMENT NOTES
- * BUILDER TO PROP WALLS TO MAINTAIN STABILITY DURING CONSTRUCTION

AUTO SLIDING GLASS DOORS (CLASS 6 - NEW PORTICO EXTENSION & RENOVATIONS)

ITEM	LOCATION	OPENING SIZE DEPTH x WIDTH	TYPE	MATERIALS	COMMENT
2420 AUTO DOUBLE SLIDING ENTRY DOORS	NEW LOWER FOYER S.E. WALL	2400x2000 HEAD HEIGHT = 2400	MOTION SENSOR ACTIVATED AUTO OPENING SLIDING GLASS DOORS - TO COMPLY WITH AS 5007 & AS 1288 FOR GLAZING	POWDER COATED ALUMIN. FRAMED GREY GLASS IMPACT RESISTANT WITH HIGH VISION STRIPS AT 1000 HEIGHT	COMMERCIAL SHOPFRONT TYPE FIXTURE WITH NO BOTTOM TRACK * NOTE: PART OF EMERGENCY PATH FROM THE BUILDING
2428 AUTO SINGLE SLIDING ENTRY DOOR	NEW LOWER FOYER S.W. WALL - LEADING TO STEPS & DOWN STAIRS AREAS	2400x2800 HEAD HEIGHT = 2400	MOTION SENSOR ACTIVATED AUTO OPENING SLIDING GLASS DOOR - TO COMPLY WITH AS 5007 & AS 1288 FOR GLAZING	POWDER COATED ALUMIN. FRAMED GREY GLASS IMPACT RESISTANT WITH HIGH VISION STRIPS AT 1000 HEIGHT	COMMERCIAL SHOPFRONT TYPE FIXTURE WITH NO BOTTOM TRACK -
2115 AUTO SINGLE SLIDING ENTRY DOOR	NEW UPPER FOYER N.E. WALL - LEADING FROM EXISTING RAMP INTO UPPER FOYER	2100x1480 (VERIFY) HEAD HEIGHT = 2100	MOTION SENSOR ACTIVATED AUTO OPENING SLIDING GLASS DOOR - TO COMPLY WITH AS 5007 & AS 1288 FOR GLAZING	POWDER COATED ALUMIN. FRAMED GREY GLASS IMPACT RESISTANT WITH HIGH VISION STRIPS AT 1000 HEIGHT	COMMERCIAL SHOPFRONT TYPE FIXTURE WITH NO BOTTOM TRACK * SLIDING GLASS DOOR SLIDES ALONG EXISTING MASONRY WALL * NOTE: PART OF EMERGENCY PATH FROM THE BUILDING



LEGEND : THERMAL INSULATION LAYOUT

ROOF-CEILING:

INSULATION AT CEILING LEVEL:
BRADFORD GOLD 140mm THICK CEILING BATTS INSTALLED OVER SPECIFIED CEILING AREAS TO ENTIRE NOMINATED "CONDITION SPACE". INSTALLATION TO BE STRICTLY IN ACCORDANCE WITH MANUF'S SPECIFICATIONS. ALL PENETRATIONS IN THE INSULATION MATERIAL DUE TO LIGHT FITTINGS, AIR REGISTERS, ETC ARE TO BE COMPLETELY TAPED & SEALED TO ENSURE THE INTEGRITY OF THE INSULATED SPACES.
GOLD 140 CEILING BATTS R VALUE = 2.5

INSULATION BLANKET AT ROOF LEVEL:
BRADFORD ANTICON 60 INSTALLED OVER PURLINS & TAKEN DOWN & LAPPED WITH CEILING LEVEL INSULATION TO MANUFACTURER'S SPECIFICATIONS
RECOMMENDED SAG = 40mm
ANTICON 60 R VALUE = 1.3

WALLS:

NOTE : NOMINATED "ENVELOPE"
FOR THE PURPOSES OF BCA VOL 1 PART J1.1 COMPLIANCE THE NOMINATED "ENVELOPE" FOR THIS PROJECT ARE DEFINED BY THE AREA THOSE WITHIN THE EXTERNAL &/OR INTERNAL WALLS SHOWN HATCHED

NEW 190 CONCRETE MASONRY WALLS WITH TIMBER BATTENS
AND SPECIFIED INSULATION IN CAVITY
INSTALL 30mm THICK FOILBOARD IN WALL CAVITY TO MANUFACTURER'S SPECIFICATIONS - R VALUE = 0.77

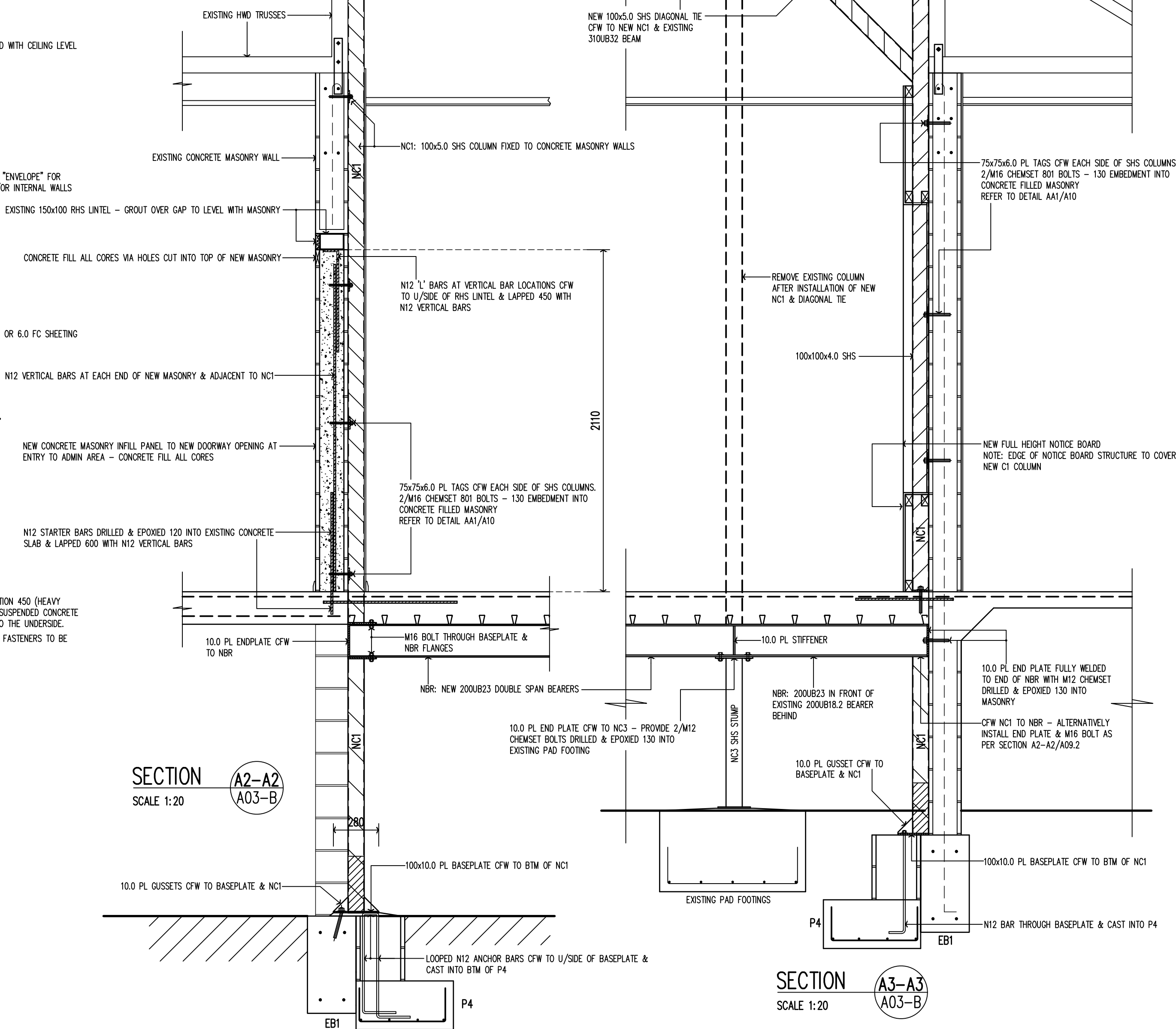
NEW 90 INTERNAL STUD FRAMED WALLS
90 STUD FRAMED INTERNAL WALLS WITH CLADDING EX: 10.0 PLASTERBOARD OR 6.0 FC SHEETING

INSULATION LAYOUT
SCALE 1:100 @ A1 SIZE

SUB-FLOOR INSULATION

SUB-FLOOR INSULATION :
INSULATION SOLUTIONS 55mm PERMASTOP BLANKET WITH SISALATION 450 (HEAVY DUTY) TO BE INSTALLED TO THE UNDERSIDE OF THE NOMINATED SUSPENDED CONCRETE SLABS & SHOWN HATCHED - VAPOUR BARRIER TO BE PLACED TO THE UNDERSIDE.
HILTI POWER & GAS FASTENING SYSTEMS WITH X-IE6 INSULATION FASTENERS TO BE USED TO MANUFACTURER'S SPECIFICATIONS
REFER TO DETAIL 14/A09.2 BELOW

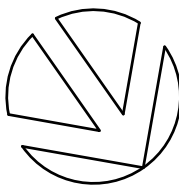
TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD



SECTION A3-A3
SCALE 1:20

TRUSS TIE-DOWN TO CONCRETE MASONRY BLOCK		LIMIT STATE DESIGN STRENGTH (kN)		TRUSS TIE-DOWN TO TIMBER FRAME		DESIGN ASSUMPTIONS			
		UNSEASONED TIMBER	SEASONED TIMBER	DESCRIPTION	DIAGRAM				
		J2	J3	J4	J4	J5	J6		
		6.5	4.7	3.3	4.7	3.8	2.9		
		4.9	3.5	2.5	3.5	2.9	2.2		
		8.3	5.9	4.2	5.9	4.9	3.7		
		13	13	13	13	13	13		
		8.8	5.5	3.5	6.1	4.3	3.0		
		11	7.3	4.6	8.3	5.7	4.0		

SCHEDULE OF FINISHES TO BE CONFIRMED WITH CLIENT								SE SW NW NE ELEVATIONS	
CLASS 6 – PORTICO ENTRY EXTENSIONS & RENOVATIONS INTERNAL									
NOTE: CROSS REFERENCE THIS SCHEDULE WITH THE INTERIOR DESIGNER'S DOCUMENTATION									
LOCATION	FLOOR	SKIRTING (F APPLICABLE)	WALLS NE ELEVATION	NW ELEVATION	SW ELEVATION	SE ELEVATION	CEILING	CORNICE (F APPLICABLE)	COMMENTS REFERENCES TO DETAILS & SECTIONS
ADMINISTRATION (EXISTING OFFICE SPACE BESIDE NEW RECEPTION AREA)	NEW SELECTED CARPET	SELECTED 70mm PINE SKIRTING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	EXISTING CONCRETE MASONRY WALL 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	EXISTING CONCRETE MASONRY WALL 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	EXISTING CONCRETE MASONRY WALL 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	EXISTING TIMBER STUD WALL WITH PLASTERBOARD CLADDING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	EXISTING SUSP CEIL – H/Low BOUTIQUE CEILING TILES PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	EXISTING SUSP CEILING FRAME PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION A-A/A11 – –
NEW CABINETS & SHELVING REMOVED			B		NEW CABINETS & SHELVING REMOVED			B	
NEW RECEPTION CUBICLE	NEW SELECTED CARPET	SELECTED 70mm PINE SKIRTING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	TIMBER STUD WALL PLASTERBOARD LINED (BOTH SIDES) 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC BENCHES & CBOS – TO INTERIOR DESIGNER'S SPECIFICATIONS & DETAILS AND SECTIONS SUPPLIED	TIMBER STUD WALL PLASTERBOARD LINED (BOTH SIDES) 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC BENCHES & CBOS – TO INTERIOR DESIGNER'S SPECIFICATIONS & DETAILS AND SECTIONS SUPPLIED	TIMBER STUD WALL PLASTERBOARD LINED (BOTH SIDES) 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC BENCHES & CBOS – TO INTERIOR DESIGNER'S SPECIFICATIONS & DETAILS AND SECTIONS SUPPLIED	TIMBER STUD WALL PLASTERBOARD LINED (BOTH SIDES) 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC BENCHES & CBOS – TO INTERIOR DESIGNER'S SPECIFICATIONS & DETAILS AND SECTIONS SUPPLIED	PLASTERBOARD 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	90mm PLASTERBOARD CORNICE 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION A-A/A10 * SECTION O-0/A25 –
NEW RECEPTION AREA ADJACENT TO BUT EXTERNAL OF NEW CUBICLE	NEW SELECTED CARPET	SELECTED 70mm PINE SKIRTING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	TIMBER STUD WALL (NEW & EXISTING) PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC BENCHES & CBOS – TO INTERIOR DESIGNER'S SPECIFICATIONS & DETAILS AND SECTIONS SUPPLIED	NA (NEW TOWARDS WAITING ROOM)	EXISTING CONCRETE MASONRY WALL PLASTERBOARD ON STUDS & BATTENS 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC BENCHES & CBOS – TO INTERIOR DESIGNER'S SPECIFICATIONS & DETAILS AND SECTIONS SUPPLIED	NA (NEW TOWARDS EXISTING LOUNGE)	* PLASTERBOARD ON CEILING BATTENS TO FRONT OF CUBICLE * SUSP CEL – H/Low BOUTIQUE CEILING TILES TO MATCH EXISTING PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	SQUARE SET – AS SET OUT IN THE DETAILS & SECTIONS 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION A-A/A10 * SECTION B-B/A12 * SECTION O-0/A25
NEW UPPER FOYER –	NEW SELECTED CARPET	SELECTED 70mm PINE SKIRTING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	NA (NEW TOWARDS WAITING ROOM)	CONCRETE MASONRY WALL WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC * ELEVATOR – BY OTIS * SUSPENDED CONCRETE STAIRS	* CONCRETE MASONRY WALL WITH TIMBER BATTENS-PLASTERBOARD LINED * PART TIMBER STUD WALL (ENTRY AT EXISTING RAMP) PLASTERBOARD ON BATTENS 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	NA (NEW TOWARDS NEW RECEPTION CUBICLE)	* PLASTERBOARD ON CEILING BATTENS PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	SQUARE SET – AS SET OUT IN THE DETAILS & SECTIONS 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION B-B/A12 * SECTION O-0/A25
NEW WAITING ROOM –	NEW SELECTED CARPET	SELECTED 70mm PINE SKIRTING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	EXIST. CONCRETE MASONRY WALL WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC GLASS DISPLAY CABINETS-TO INTERIOR DESIGNER'S SPECIFICATIONS & DETAILS AND SECTIONS SUPPLIED	CONCRETE MASONRY WALL WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC * ELEVATOR – BY OTIS * SUSPENDED CONCRETE STAIRS –	* CONCRETE MASONRY WALL WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC * NEW TOWARDS NEW UPPER FOYER	NA (NEW TOWARDS NEW RECEPTION CUBICLE)	* PLASTERBOARD ON CEILING BATTENS PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	SQUARE SET – AS SET OUT IN THE DETAILS & SECTIONS 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION C-C/A13 –
ELEVATOR SHAFT –	CONCRETE BASE –	NA –	NEW CONCRETE MASONRY WALL POINTED FINISH 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC ELEVATOR – BY OTIS	NEW CONCRETE MASONRY WALL POINTED FINISH 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC ELEVATOR – BY OTIS ELEVATOR ENTRY DOOR FROM NEW UPPER FOYER – BY OTIS	NEW CONCRETE MASONRY WALL POINTED FINISH 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC ELEVATOR – BY OTIS	NEW CONCRETE MASONRY WALL POINTED FINISH 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC ELEVATOR – BY OTIS ELEVATOR ENTRY DOOR FROM NEW UPPER FOYER – BY OTIS	SUSPENDED CONCRETE TO TOP OF ELEVATOR SHAFT WITH STORAGE SPACE & ACCESS DOOR PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	SQUARE SET – AS SET OUT IN THE DETAILS & SECTIONS 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION C-C/A13 * SECTION O-0/A25
MAIN ACCESS STAIRS –	CONCRETE BASE SUSPENDED CONC. STAIRS TO DETAILS SUPPLIED NEW SELECTED CARPET	TIMBER SKIRTING EACH SIDE TO DETAILS SUPPLIED	NEW CONCRETE MASONRY WALL WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	NA (NEW TOWARDS NEW LOWER FOYER) –	NEW CONCRETE MASONRY WALL WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	NA (NEW TOWARDS NEW UPPER FOYER) –	* PLASTERBOARD ON CEILING BATTENS PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	SQUARE SET – AS SET OUT IN THE DETAILS & SECTIONS 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION C-C/A13 * SECTION D-D/A14 * SECTION P-P/A22 * SECTION O-0/A22
NEW LOWER FOYER –	SELECTED CERAMIC TILES – NON SLIP	SELECTED 70mm PINE SKIRTING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	NEW CONCRETE MASONRY WALL WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC AUTO REMOTE OPENING ACCESS DOOR FROM CHILDREN'S ROOM AREA	NEW CONCRETE MASONRY WALLS WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC AUTO REMOTE OPENING DOUBLE ACCESS DOOR FROM NEW PORTICO	NEW CONCRETE MASONRY WALLS WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	NEW CONCRETE MASONRY WALLS WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC * ELEVATOR DOOR – BY OTIS * MAIN STAIRS TO NEW UPPER FOYER	* PLASTERBOARD ON CEILING BATTENS PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	SQUARE SET – AS SET OUT IN THE DETAILS & SECTIONS 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION D-D/A15 * SECTION O-0/A26
NEW PORTICO –	SELECTED CERAMIC TILES – NON SLIP	NA –	NEW CONCRETE MASONRY WALLS AND MAIN CONCRETE MC1 & MC2 COLUMNS SELECTED ARCHITECTURAL COATING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC NOTE: SELECTED POLISHED METAL CLADDING TO MAIN COLUMNS – REFER INTERIOR DESIGNER'S SPECIFICATIONS, AND SECTIONS SUPPLIED	NEW CONCRETE MC1 & MC2 COLUMNS SELECTED ARCHITECTURAL COATING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC NOTE: SELECTED POLISHED METAL CLADDING TO MAIN COLUMNS – REFER INTERIOR DESIGNER'S SPECIFICATIONS, AND SECTIONS SUPPLIED	NEW CONCRETE MASONRY WALLS AND MAIN CONCRETE MC1 & MC2 COLUMNS SELECTED ARCHITECTURAL COATING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC NOTE: SELECTED POLISHED METAL CLADDING TO MAIN COLUMNS – REFER INTERIOR DESIGNER'S SPECIFICATIONS, AND SECTIONS SUPPLIED	NEW CONCRETE MASONRY WALLS SELECTED ARCHITECTURAL COATING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC AUTO REMOTE OPENING DOUBLE ACCESS DOOR TO NEW LOWER FOYER	* PLASTERBOARD ON CEILING BATTENS PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	SQUARE SET – AS SET OUT IN THE DETAILS & SECTIONS 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION H-H/A19 * SECTION O-0/A26
NEW STAIRS FROM LOWER CHILDREN'S RM TO NEW LOWER FOYER INCLUDING THRESHOLD AREA TO NEW RAMP	SELECTED CERAMIC TILES – NON SLIP	NA –	* VIEW TOWARDS EXISTING COVERED ACCESS TO CHILDREN'S ROOM & BEYOND * NEW GALV STEEL FRAMED SCREEN WALL OVER EXISTING BULLNOSED ROOF WITH C'BOND WALL CLADDING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC NOTE: SELECTED POLISHED METAL CLADDING TO MC2 COLUMN – REFER INTERIOR DESIGNER'S SPECIFICATIONS, AND SECTIONS SUPPLIED	* NEW CONCRETE MASONRY WALLS, BTM STAIRS & MAIN MC2 COLUMN ADJACENT TO LOWER RAMP LANDING * NEW STEEL FRAMED SCREEN WALL OVER EXISTING BULLNOSED ROOF * SELECTED ARCHITECTURAL COATING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC NOTE: SELECTED POLISHED METAL CLADDING TO MC2 COLUMN – REFER INTERIOR DESIGNER'S SPECIFICATIONS, AND SECTIONS SUPPLIED	NEW CONCRETE MASONRY WALLS WITH SELECTED ARCHITECTURAL COATING 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC AUTO REMOTE OPENING ACCESS DOOR FROM CHILDREN'S ROOM AREA TO NEW LOWER FOYER	NEW CONCRETE MASONRY WALLS WITH TIMBER BATTENS-PLASTERBOARD LINED 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC * ELEVATOR DOOR – BY OTIS * MAIN STAIRS TO NEW UPPER FOYER	* 7.5 HARDIE TEX BASE SHEETS ON TIMBER BATTENS WITH SMOOTH PLASTERED EDGES PAINTED: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	SQUARE SET – AS SET OUT IN THE DETAILS & SECTIONS 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION D-D/A15 * SECTION E-E/A16 * SECTION O-0/A26
EXISTING CHILDREN'S ROOM –	EXISTING CERAMIC TILES – NON SLIP REPAIR & REPLACE TILES DAMAGED DUE TO CONSTRUCTION	REPAIR & REPLACE ANY SKIRTING DAMAGED DUE TO CONSTRUCTION 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	NA (VIEW TOWARDS OTHER SIDE OF RM) PAINT ALL NEW & EXISTING WALLS: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* REMOVE EXISTING WINDOW, CUT DOWN MASONRY & INSTALL NEW SLIDING GLASS DOOR (NO BTM TRACK) * MAKE GOOD FINISHED WALL & TRIMS * INSTALL NEW ILLUMINATED EXIT SIGN OVER NEW SC DOOR PAINT ALL NEW & EXISTING WALLS: 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	* REMOVE EXISTING WINDOW, CUT DOWN MASONRY & INSTALL NEW SLIDING GLASS DOOR (NO BTM TRACK) * MAKE GOOD FINISHED WALL & TRIMS * INSTALL NEW ILLUMINATED EXIT SIGN OVER NEW SC DOOR PAINT ALL NEW & EXISTING WALLS: 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	NA (NO CHANGES REQUIRED) PAINT ALL NEW & EXISTING WALLS: 1ACRYLIC UNDERCOAT 2COATS SEMI GLOSS ACRYLIC	* PLASTERBOARD ON CEILING BATTENS PAINT EXISTING CEILING: 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	PAINT EXISTING CORNICES 1ACRYLIC UNDERCOAT 2COATS FLAT ACRYLIC	* SECTION C-C/A13 * SECTION D-D/A15



SCHEDULE OF FINISHES							TO BE CONFIRMED WITH CLIENT		SE SW NW NE ELEVATIONS	
EXTERNAL										
LOCATION	FLOOR (REFER TO ATTACHED NOTES)	WALLS INCLUDES MAIN EXTENSION & NEW RAMP STRUCTURES				CEILING				
		NE ELEVATION	NW ELEVATION	SW ELEVATION	SE ELEVATION					
EXTERNAL MASONRY WALLS & COLUMNS TYP NEW RAMP STRUCTURES	PLAIN CONCRETE PATHS &/OR CERAMIC TILED WHERE NOTED	CONCRETE MASONRY SELECTED ARCHITECTURAL RENDER 1xACRYLIC UNDERCOAT 2xCOATS FULL GLOSS ACRYLIC	CONCRETE MASONRY SELECTED ARCHITECTURAL RENDER 1xACRYLIC UNDERCOAT 2xCOATS FULL GLOSS ACRYLIC	CONCRETE MASONRY SELECTED ARCHITECTURAL RENDER 1xACRYLIC UNDERCOAT 2xCOATS FULL GLOSS ACRYLIC	CONCRETE MASONRY SELECTED ARCHITECTURAL RENDER 1xACRYLIC UNDERCOAT 2xCOATS FULL GLOSS ACRYLIC	7.5mm HARDIE TEX LINED SELECTED PINE CORNICE (IF DETAILED) 1xACRYLIC UNDERCOAT 2xCOATS FULL GLOSS ACRYLIC				
STEELWORK – INCLUDES NEW VEHICLE SHADE STRUCTURES	INTERNAL STEELWORK &/OR STEELWORK PROTECTED FROM EXTERNAL EXPOSURE (UNLESS NOTED OTHERWISE – 1xCOAT APPROVED PRIMER, 2xCOATS APPROVED FULL GLOSS ENAMEL & TO STRUCTURAL ENGINEER'S DETAILS * ALL EXPOSED EXTERNAL STRUCTURAL HOT ROLLED STEELWORK TO BE HOT DIPPED GALVANISED * ALL EXPOSED EXTERNAL ZINCALUME PURLINS & GRITS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS * ALL EXPOSED STEEL BOLTS, WASHERS & NUTS TO BE PROPRIETARY HOT DIPPED GALVANISED									
PROPRIETARY STEEL & METAL CONNECTORS	ALL PROPRIETARY STEEL & METAL CONNECTORS TO BE CERTIFIED AS FIT FOR USE WITH ALL MATERIALS SPECIFIED AND/OR SELECTED FOR THIS PROJECT – CONFIRM WITH MANUFACTURERS BEFORE STARTING CONSTRUCTION									
SOFFITS	7.5mm HARDIE TEX BASE SHEET CLADDING WITH SMOOTH PLASTERED EDGES (PROVIDE EXPANSION JOINTS TO MANUFACTURER'S SPECIFICATIONS) – 1xACRYLIC UNDERCOAT & 2xCOATS FULL GLOSS ACRYLIC									
ROOFING	COLORBOND CUSTOM ORB SHEETING – REFER TO INTERIOR DESIGNER'S SPEC. NOTE: 0.47 BMT TO MAIN ROOF; 0.42 BMT TO SHADE STRUCTURES (SURF MIST C'BOND COLOUR)									
PARAPET FASCIAS	TIMBER FRAMED PARAPET FASCIAS – CLAD IN 7.5 HARDIE TEX BASE SHEETS WITH SMOOTH PLASTERED EDGES									
FRONT GABLE	TIMBER FRAMED FRONT GABLE END ON TRUSSES – CLAD IN 7.5 HARDIE TEX BASE SHEETS WITH SMOOTH PLASTERED EDGES									
RAINWATER GOODS	COLORBOND QUAD GUTTERS (COLOUR TO BE CONFIRMED). PAINTED UPVC DOWNPIPES WITH OFFSET BRACKETS (DOWN PIPE SIZES AS SPECIFIED ON DRAWINGS)									
REAR GABLE END	TIMBER FRAMED REAR GABLE END ON TRUSSES – CLAD IN 7.5 HARDIE TEX BASE SHEETS WITH SMOOTH PLASTERED EDGES									
FENCE 1	1800 HIGH COLORBOND CUSTOM ORB FENCE – EVENING HAZE C'BOND COLOUR (0.42 BMT) – REFER TO DETAIL 8/A07									
FENCE 2	1500 HIGH COLORBOND BATTENED FENCE – REFER TO FENCE DETAILS & NOTES ON DWG A27									
FENCE 3 & ENTRY/EXIT MASONRY FEATURE WALLS	AS FOR TYPICAL RENDERED EXTERNAL CONCRETE MASONRY NOTED ABOVE									
COLOURS GENERALLY	TO BE APPROVED BY CLIENT – REFER TO INTERIOR DESIGNER'S SPECIFICATIONS									
–										

NOTE:
ALL FLOOR SURFACES ARE TO COMPLY WITH TABLE D3015 'SLIP-RESISTANCE CLASSIFICATION'
WITH THE FOLLOWING QUALIFICATIONS IF NOT SPECIFICALLY NOTED ON THE DRAWINGS AND/OR
SPECIFICATION –
* DRY SURFACE CONDITIONS – P4 OR R11
* WET SURFACE CONDITIONS – P5 OR R12

A1 SIZE

B	CONTRACT	21.04.26	A/F
A	TENDER	12.12.25	A/F
P3	PRELIMINARY	24.02.24	A/F
P2	PRELIMINARY	24.10.23	A/F
P1	PRELIMINARY	16.06.23	A/F
ISSUE	DESCRIPTION	DATE	AUTH

AMENDMENTS

NOTE:
1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE STARTING ANY WORK
2. VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION
3. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE
STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND
RELEVANT AUSTRALIAN STANDARDS
DO NOT SCALE OFF DRAWING – IF IN DOUBT ASK
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Tony Ferraris

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ABN 91 059 514 708

PROJECT:

PORTICO EXTENSION & ENTRY
RENOVATIONS;
RENOVATED CAR PARK;
AT:
101 BURKE ST AYRL

CLIENT:
AYRL ANZAC MEMORIAL CLUB INC

DESIGN	A/F	APPROVED
DRAWN	A/F	
CHECKED	A/F	
DATE	24.03.2021	

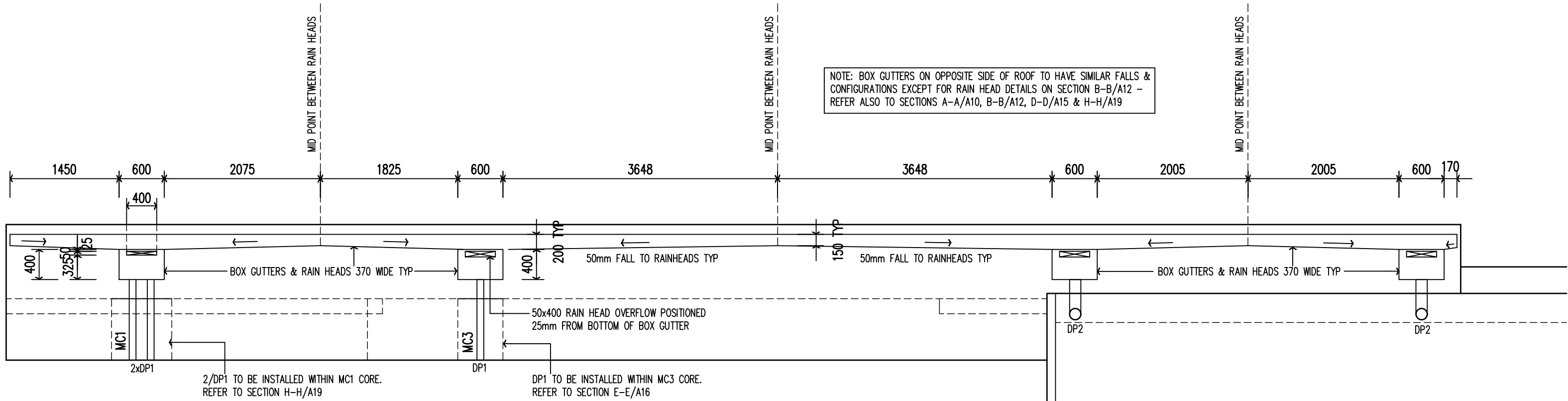
DRAWING TITLE
INTERNAL & EXTERNAL FINISHES
SCHEDULES
BOX GUTTERS & RAIN HEADS

JOB No.
TFBD-23013

DWG No.
A09.3

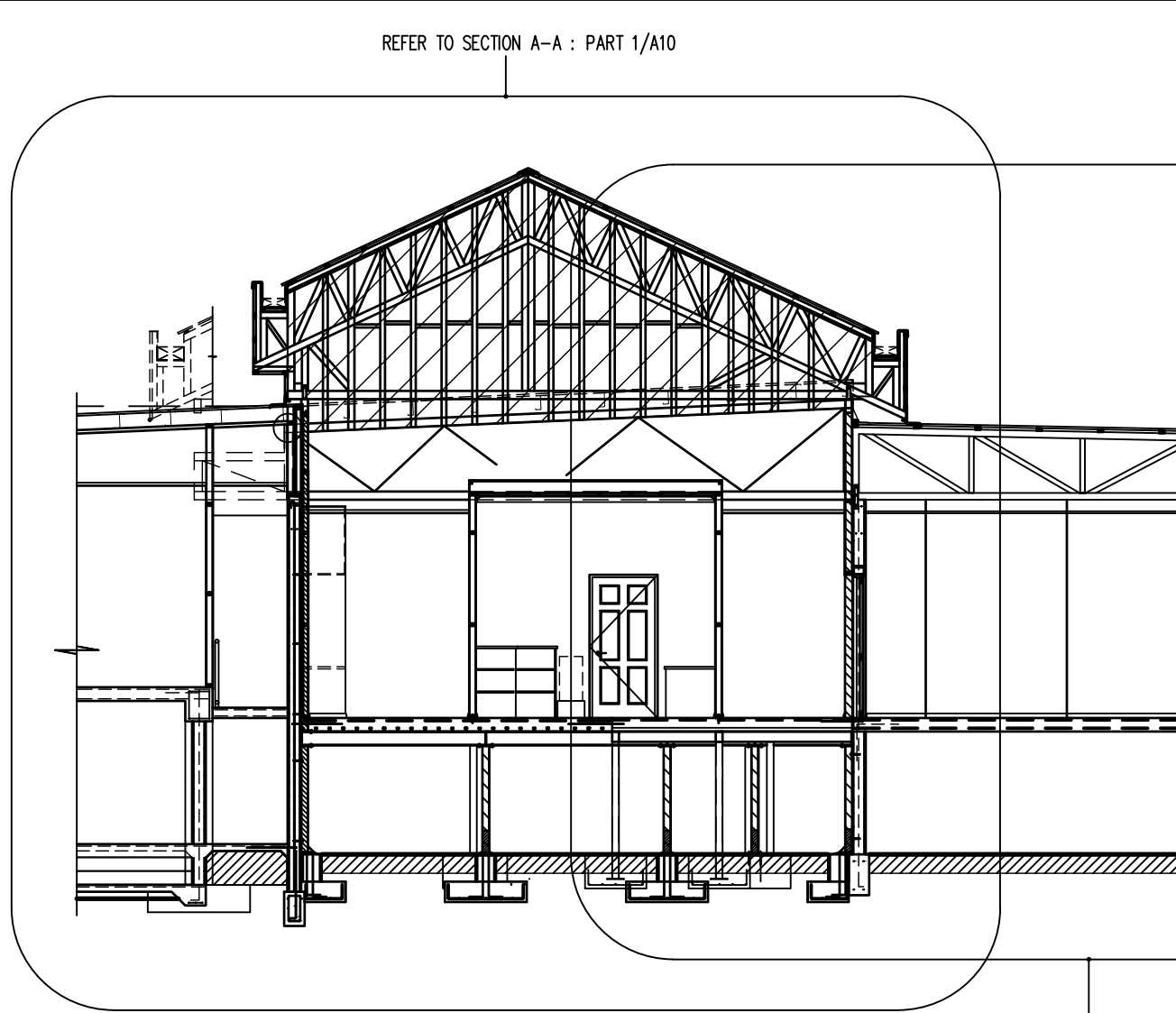
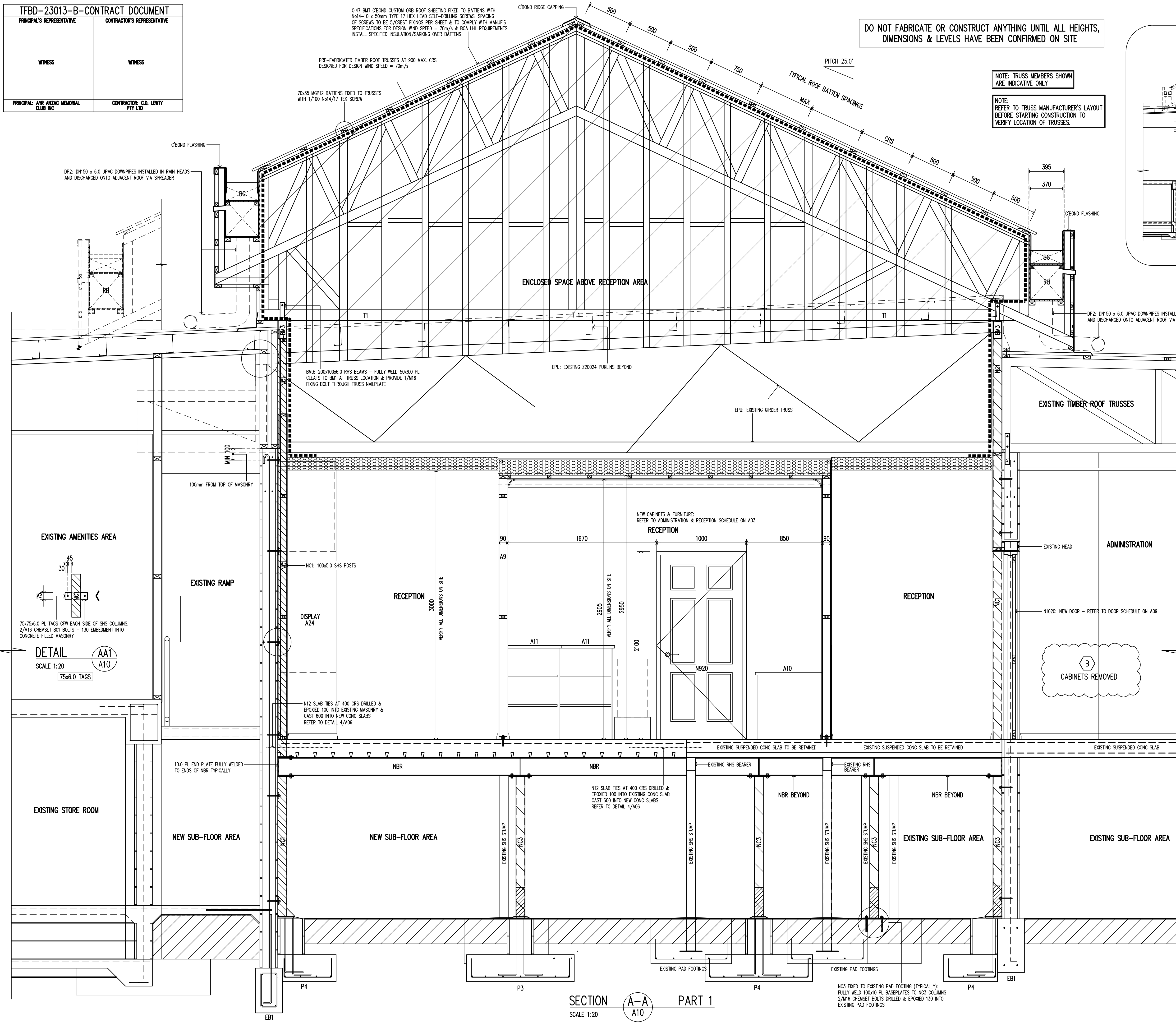
ISSUE No.
B

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYRL ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWIS PTY LTD



TYPICAL BOX GUTTER-RAINHEAD LONG SECTION
VIEW FROM NORTH EAST
SCALE 1:50

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD



SECTION A-A
SCALE 1:100

REFER TO SECTION A-A : PART 2/A11

TRUSS T1
A1 SIZE

B	CONTRACT	21.04.26	A/J
A	TENDER	12.12.25	A/J
P3	PRELIMINARY	24.02.24	A/J
P2	PRELIMINARY	24.10.23	A/J
P1	PRELIMINARY	16.06.23	A/J
ISSUE	DESCRIPTION	DATE	AUTH

NOTE:
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2. VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION.
3. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK
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PROJECT:
PORTICO EXTENSION & ENTRY
RENOVATIONS;
RENOVATED CAR PARK;
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	A/J	APPROVED
DRAWN	A/J	
CHECKED	A/J	
DATE	24.03.2021	

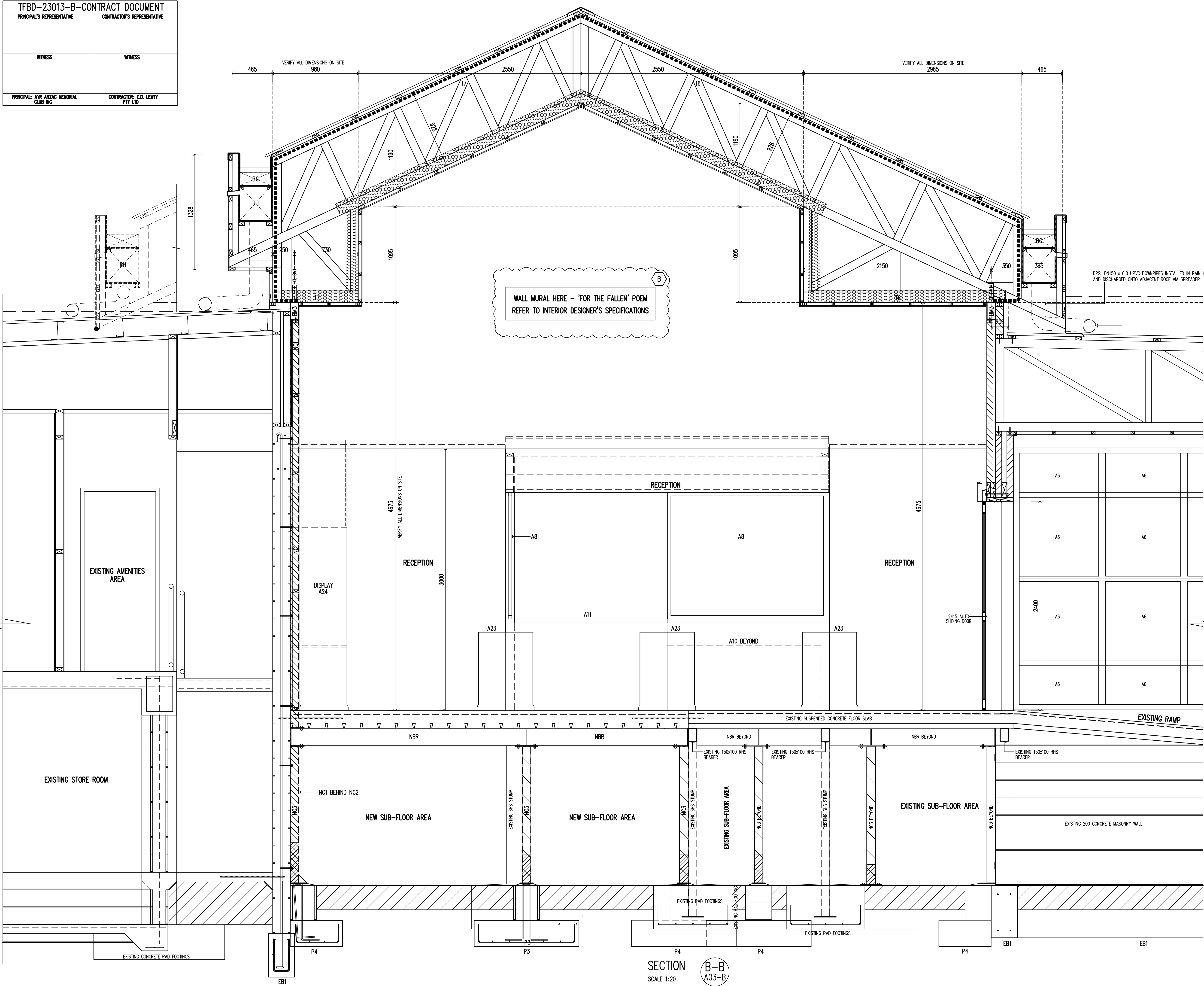
DRAWING TITLE
SECTION A-A
SECTION A-A - PART 1
JOB No. TFBD-23013 DWG No. A10 ISSUE No. B

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD

AS1428.1-2021 NOTES :

THESE DETAILS ARE TO BE USED AS A GUIDE ONLY. ALL RAMPS, STAIRS, FITTINGS, FIXTURES, GRABRAILS & DIMENSIONS, ETC MUST BE INSTALLED STRICTLY AS SPECIFIED IN AS1428.1-2021 DESIGN FOR ACCESS AND MOBILITY, PART 1: GENERAL REQUIREMENTS FOR ACCESS – NEW BUILDING WORKS, WITH PARTICULAR EMPHASIS ON THE FOLLOWING:

- * PART 9 TACTILE GROUND SURFACE INDICATORS (TGSIs)
- * PART 10 WALKWAYS, RAMPS AND LANDINGS
- * PART 11 STAIRWAYS
- * PART 12 HANDRAILS
- * PART 13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS



TRUSS T7 & T6

A1 SIZE

B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
P2	PRELIMINARY	24.10.23	AJF
P1	PRELIMINARY	16.06.23	AJF
ISSUE	DESCRIPTION	DATE	AUTH
AMENDMENTS			

NOTE:

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2. VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION.
3. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
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E tony.ferraris@bigpond.com
44 Gibson St Ayr Qld 4807
ABN 91 059 514 708

PROJECT:
**PORTICO EXTENSION & ENTRY RENOVATIONS;
RENOVATED CAR PARK;**
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

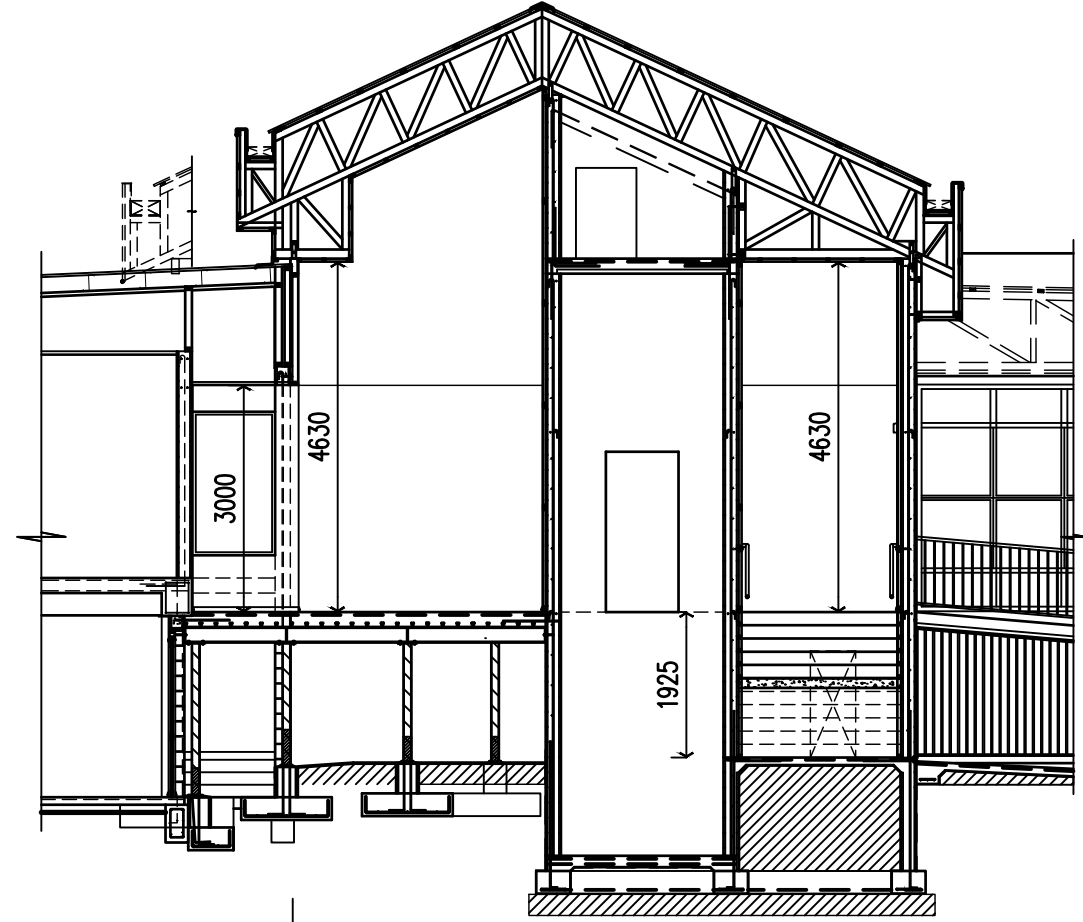
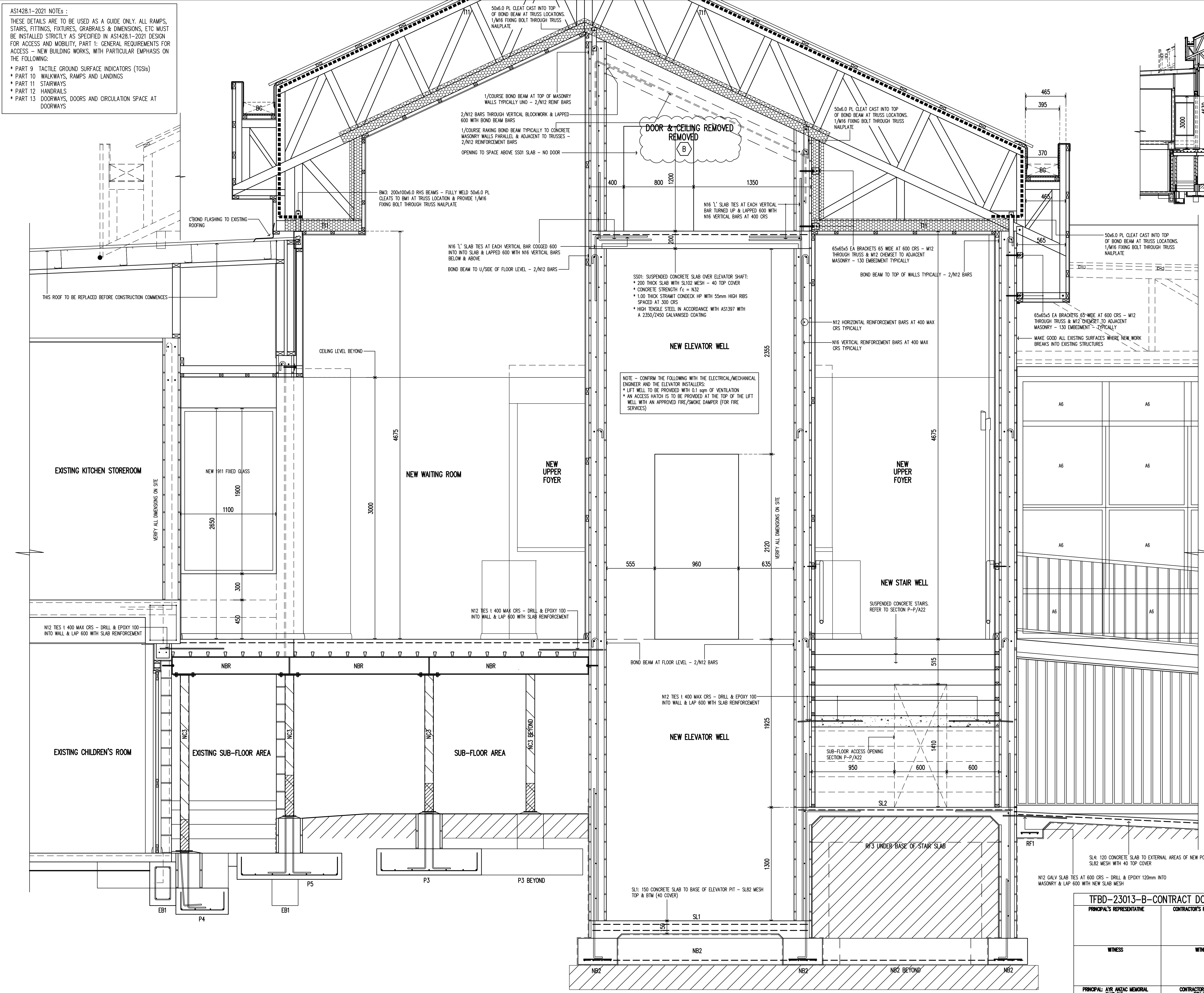
DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE		
SECTION B-B		
-		
JOB No.	DWG No.	ISSUE No.
TFBD-23013	A12	B

ASI428.1-2021 NOTES :

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- * PART 13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS



SECTION C-C
SCALE 1:100

TRUSS T11
A1 SIZE

SECTION C-C
SCALE 1:20

B	CONTRACT	21.04.26	A/J
A	TENDER	12.12.25	A/J
P3	PRELIMINARY	24.02.24	A/J
P2	PRELIMINARY	24.10.23	A/J
P1	PRELIMINARY	16.06.23	A/J
ISSUE	DESCRIPTION	DATE	AUTH

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ABN 91 059 514 708

PROJECT:

PORTICO EXTENSION & ENTRY RENOVATIONS; NEW GARAGE; RENOVATED CAR PARK;

AT:

101 BURKE ST AYR

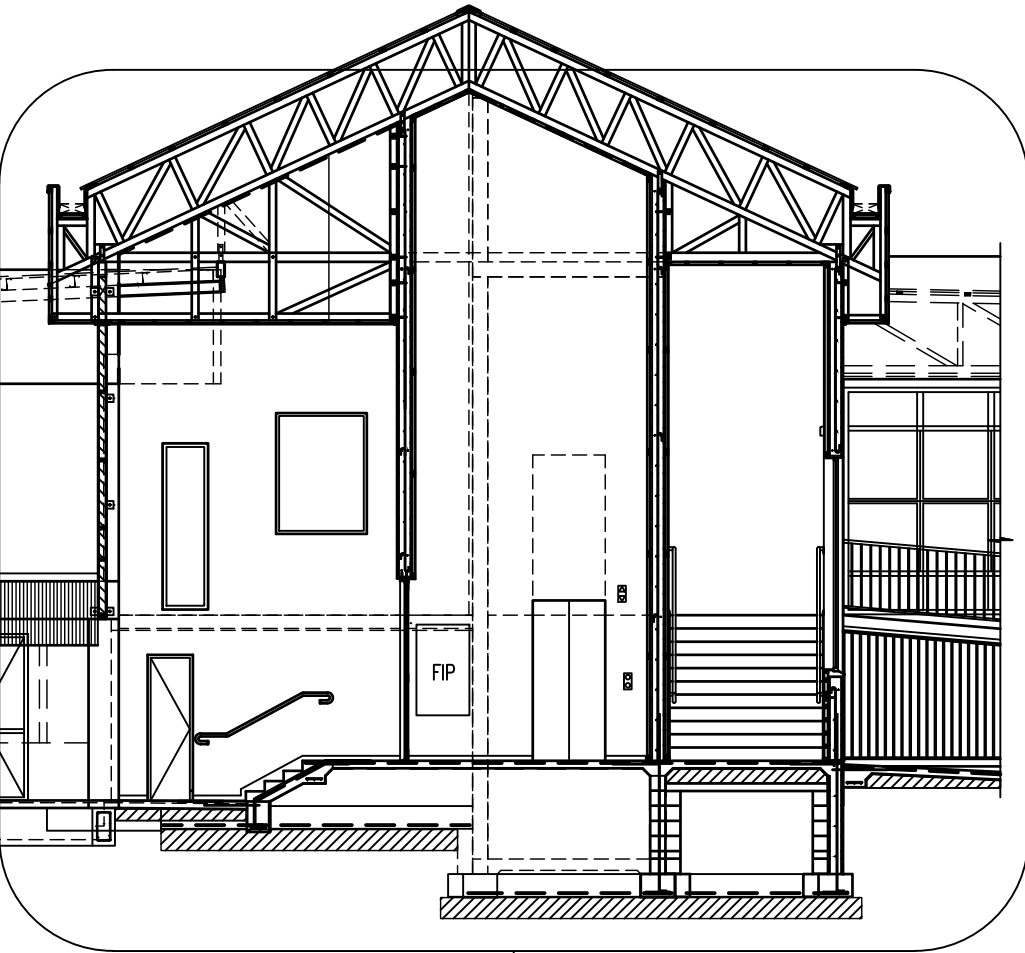
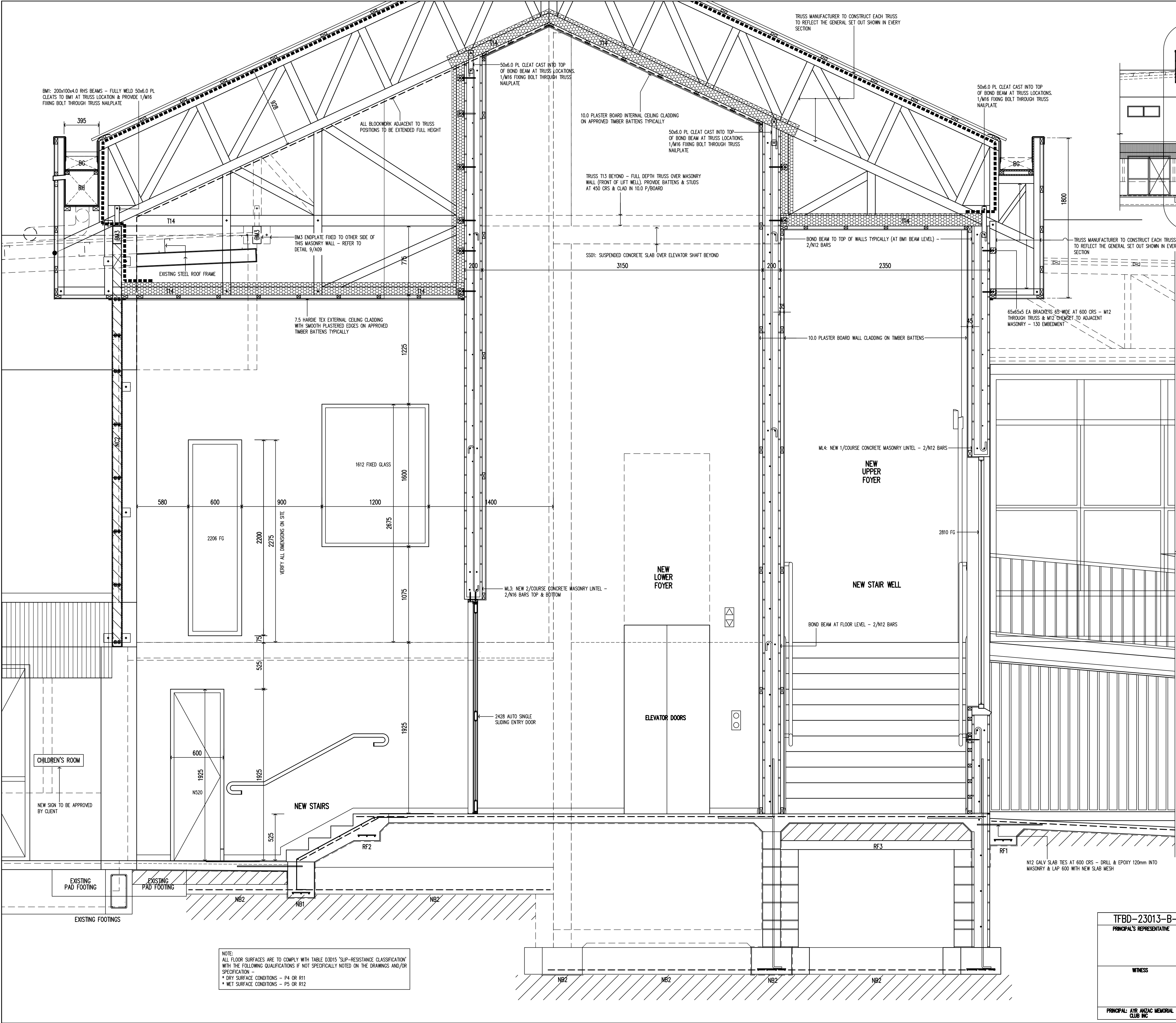
CLIENT:

AYR ANZAC MEMORIAL CLUB INC

DESIGN	A/J	APPROVED
DRAWN	A/J	
CHECKED	A/J	
DATE	24.03.2021	

DRAWING TITLE		
SECTION C-C		
—		
JOB No.	DWG No.	ISSUE No.
TFBD-23013	A13	B

TFBD-23013-B-CONTRACT DOCUMENT			
PRINCIPAL'S REPRESENTATIVE		CONTRACTOR'S REPRESENTATIVE	
WITNESS		WITNESS	
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC		CONTRACTOR: C.D. LEWY PTY LTD	



REFER TO SECTION D-D : PART 1/A14

SECTION D-D
SCALE 1:100
A03-B

TRUSS T14

SECTION D-D
SCALE 1:20
A14

PART 1

A1 SIZE

B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
P2	PRELIMINARY	24.10.23	AJF
P1	PRELIMINARY	16.06.23	AJF
ISSUE	DESCRIPTION	DATE	AUTH
AMENDMENTS			

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RENOVATED CAR PARK;**
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE
**SECTION D-D
SECTION D-D - PART 1**
JOB No. DWG No. ISSUE No.
TFBD-23013 A14 B

TFBD-23013-B-CONTRACT DOCUMENT			
PRINCIPAL'S REPRESENTATIVE		CONTRACTOR'S REPRESENTATIVE	
WITNESS		WITNESS	
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC		CONTRACTOR: C.D. LEWY PTY LTD	

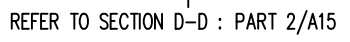
NOTE:
ALL FLOOR SURFACES ARE TO COMPLY WITH TABLE D3D15 'SLIP-RESISTANCE CLASSIFICATION' WITH THE FOLLOWING QUALIFICATIONS IF NOT SPECIFICALLY NOTED ON THE DRAWINGS AND/OR SPECIFICATION -
* DRY SURFACE CONDITIONS - P4 OR R11
* WET SURFACE CONDITIONS - P5 OR R12

- * PART 9 TACTILE GROUND SURFACE INDICATORS (TGSIs)
- * PART 10 WALKWAYS, RAMPS AND LANDINGS
- * PART 11 STAIRWAYS
- * PART 12 HANDRAILS
- * PART 13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS

TRUSS T14

WITNESS

CONTRACTOR: C.D. LEWY
PTY LTD



SCALE 1:100

D-D
A03-B

A1 SIZE

NOTE: VERIFY ALL DIMENSIONS AND LEVELS BEFORE STARTING ANY WORK
VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS
ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE
STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND
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CLIENT: **DAYR ANZAC MEMORIAL CLUB INC**

DRAWING TITLE		
SECTION D-D		
SECTION D-D - PART 2		
JOB No.	DWG No.	ISSUE No.
FBD-23013	A15	B

[illegible]

SECTION
SCALE 1:20

PART 2

NOTE:

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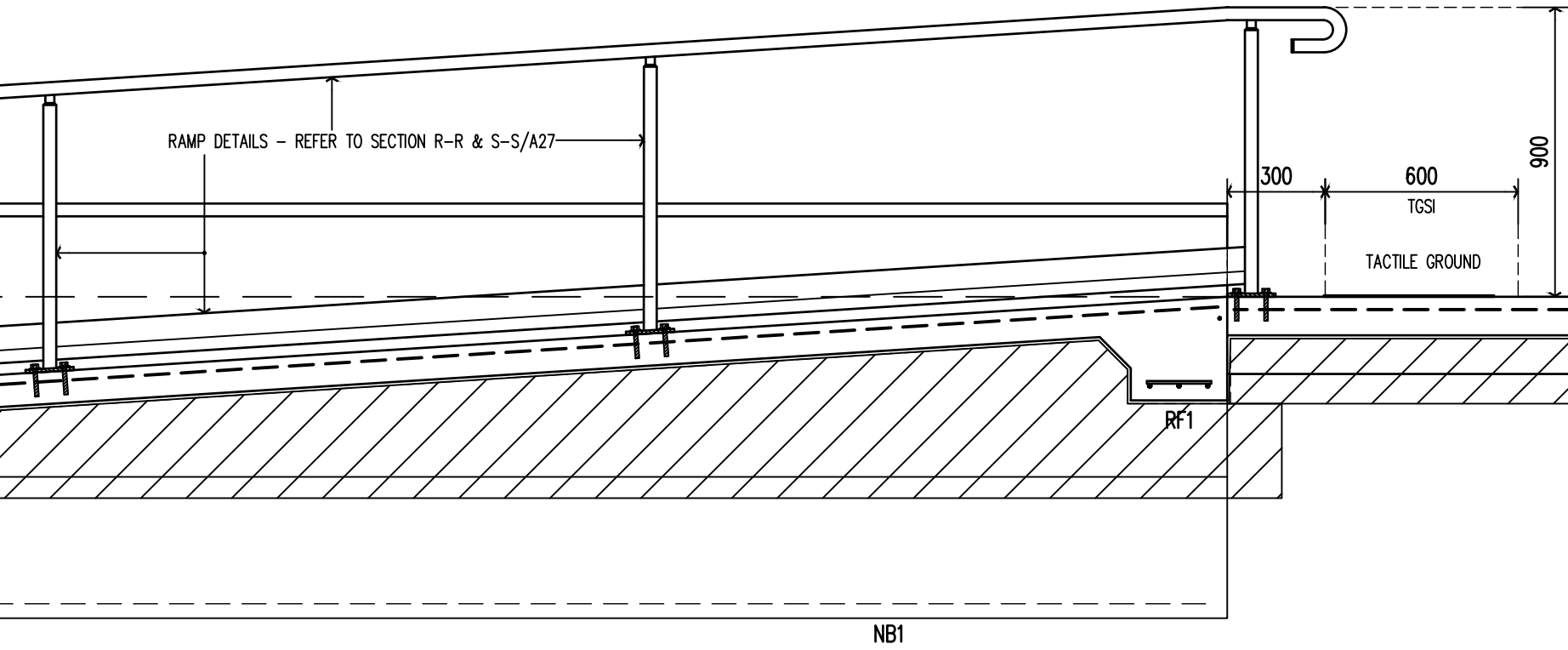
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DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

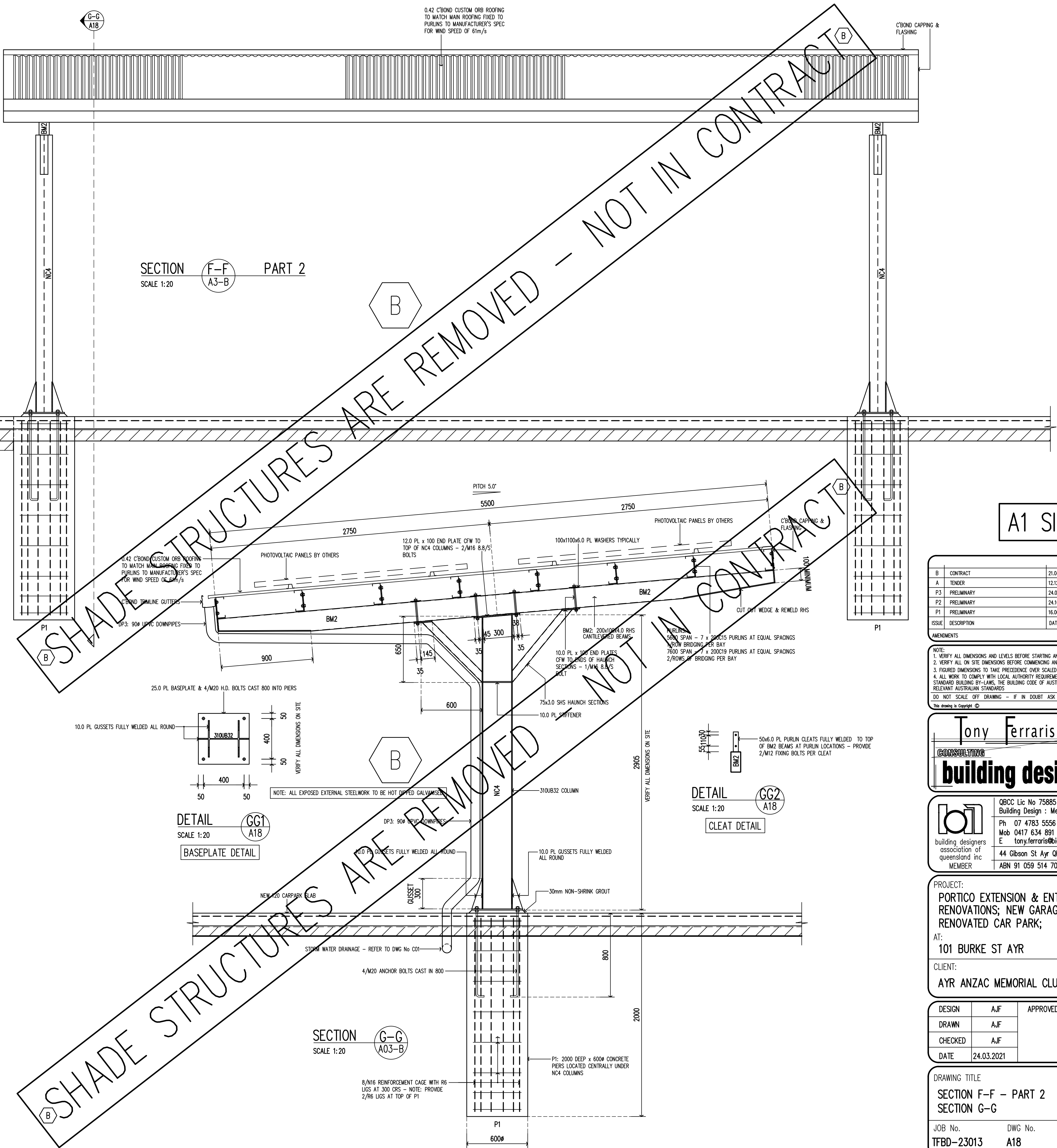
JOB No.	DWG No.	ISSUE No.
TFBD-23013	A17	B

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TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: G.D. LEWY PTY LTD



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* PART 13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS



SECTION F-F PART 2
SCALE 1:20

DETAIL GG1 A18
SCALE 1:20
BASEPLATE DETAIL

DETAIL GG2 A18
SCALE 1:20
CLEAT DETAIL

A1 SIZE

ISSUE	DESCRIPTION	DATE	AUTH
B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
P2	PRELIMINARY	24.10.23	AJF
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ABN 91 059 514 708

PROJECT:
PORTICO EXTENSION & ENTRY RENOVATIONS; NEW GARAGE; RENOVATED CAR PARK;
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE		
SECTION F-F - PART 2 SECTION G-G		
JOB No. TFBD-23013	DWG No. A18	ISSUE No. B

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AVR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWIS PTY LTD

B	CONTRACT	21.04.26	A/F
A	TENDER	12.12.25	A/F
P3	PRELIMINARY	24.02.24	A/F
P2	PRELIMINARY	24.10.23	A/F
P1	PRELIMINARY	16.06.23	A/F
ISSUE	DESCRIPTION	DATE	AUTH
AMENDMENTS			

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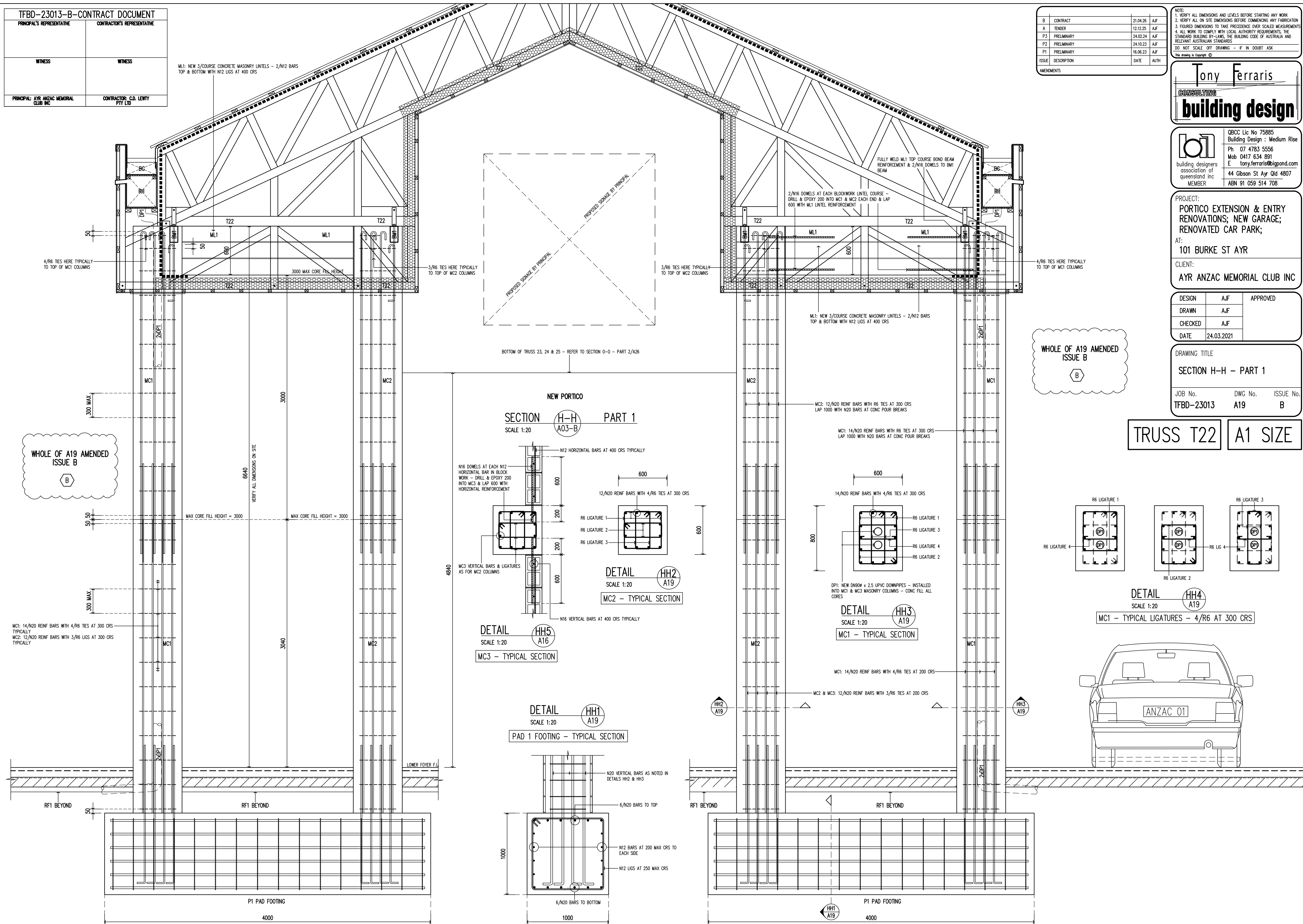
PROJECT:
PORTICO EXTENSION & ENTRY
RENOVATIONS; NEW GARAGE;
RENOVATED CAR PARK;
AT:
101 BURKE ST AYR

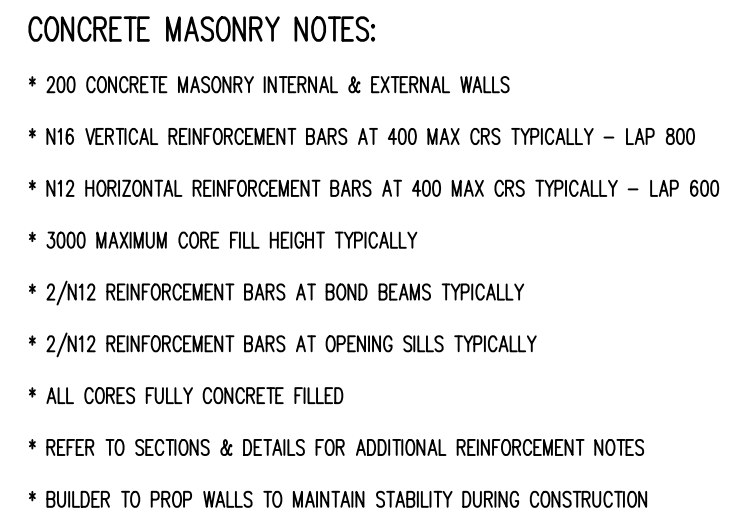
CLIENT: AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE		
SECTION H-H – PART 1		
JOB No.	DWG No.	ISSUE No.
TFBD-23013	A19	B

TRUSS T22	A1 SIZE
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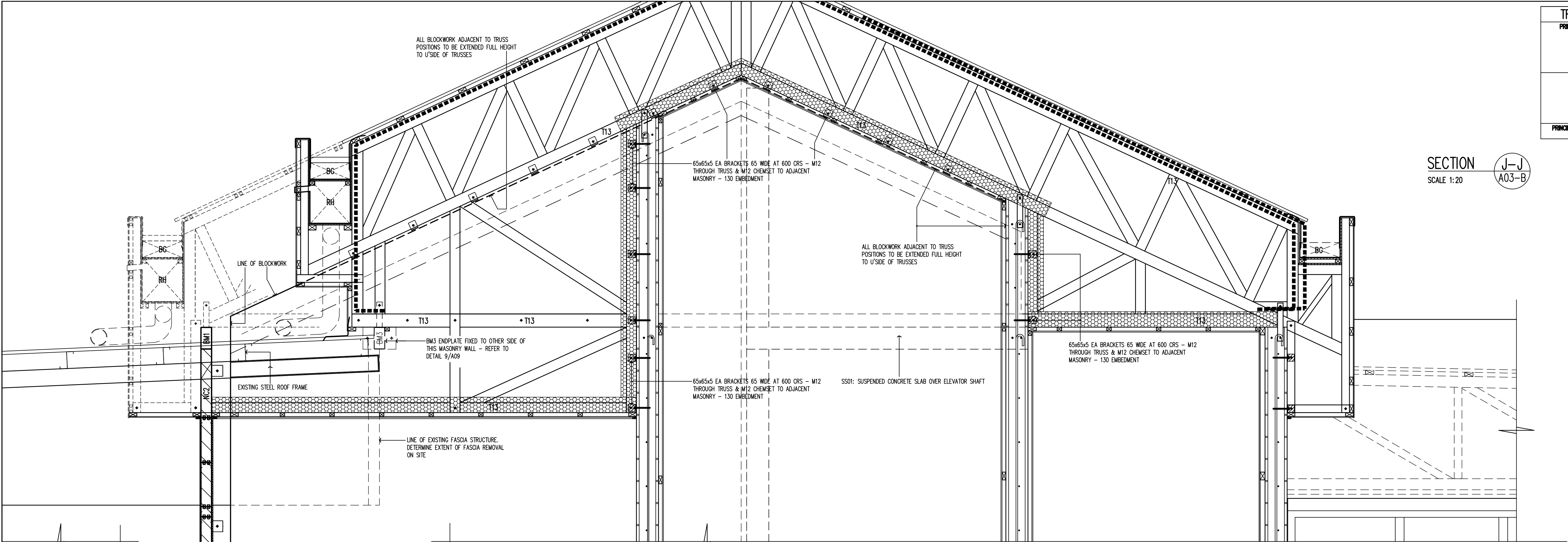
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SECTION H-H - PART 2		
JOB No.	DWG No.	ISSUE No.
TFBD-23013	A20	B

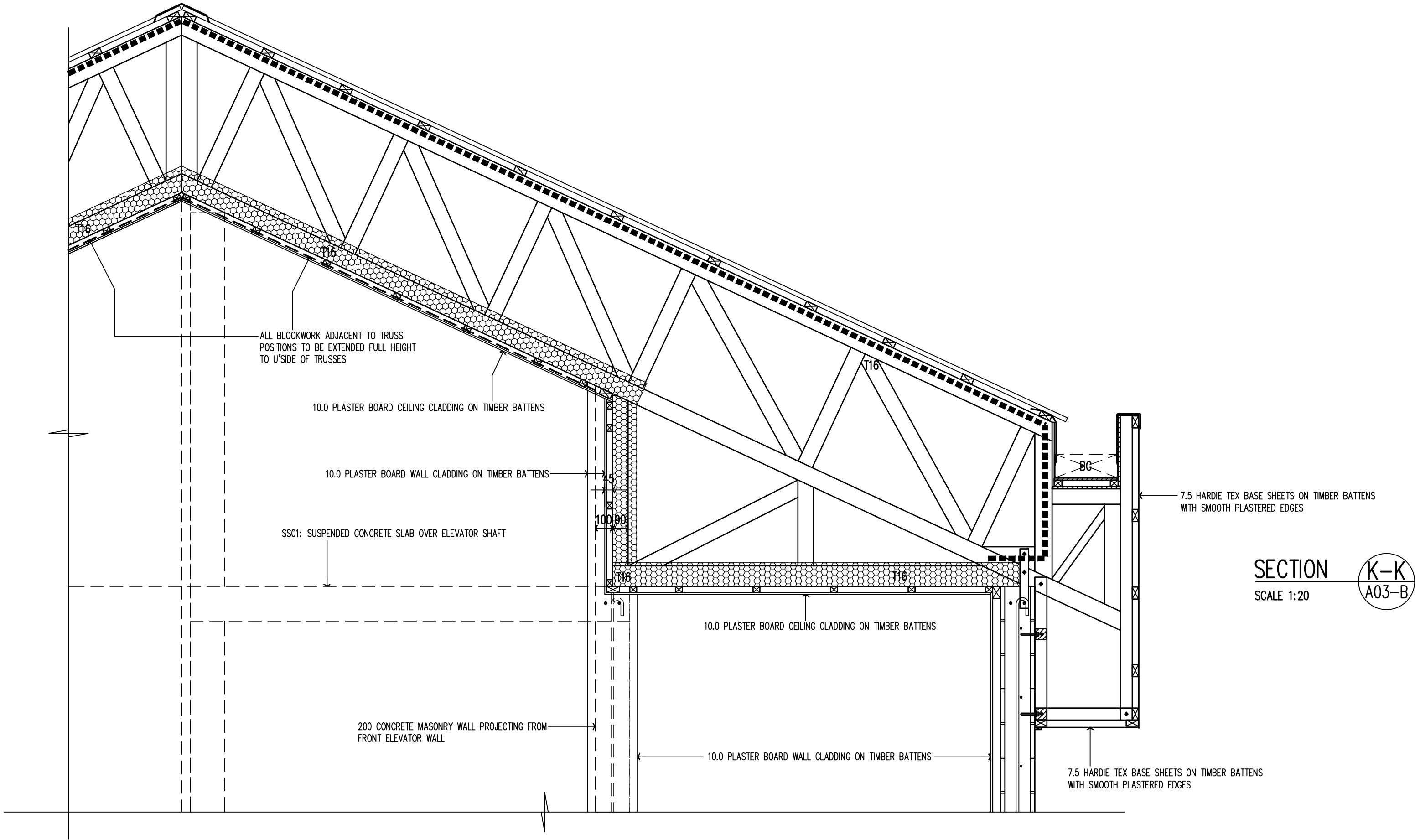
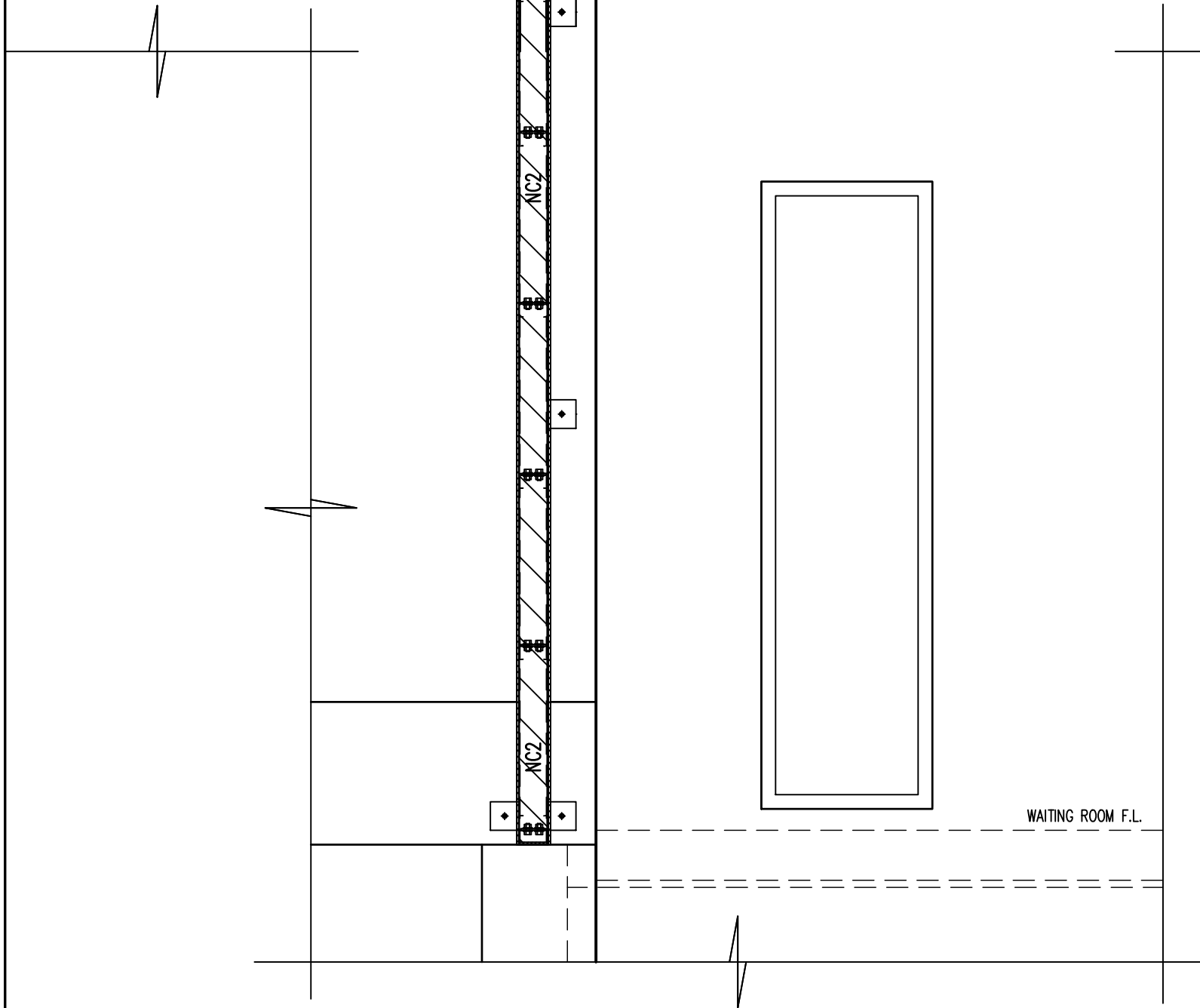
TRUSS T22

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYE ANZAK MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWIS PTY LTD



TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD

SECTION J-J
SCALE 1:20



SECTION K-K
SCALE 1:20

A1 SIZE

B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
P2	PRELIMINARY	24.10.23	AJF
P1	PRELIMINARY	16.06.23	AJF
ISSUE	DESCRIPTION	DATE	AUTH
AMENDMENTS			

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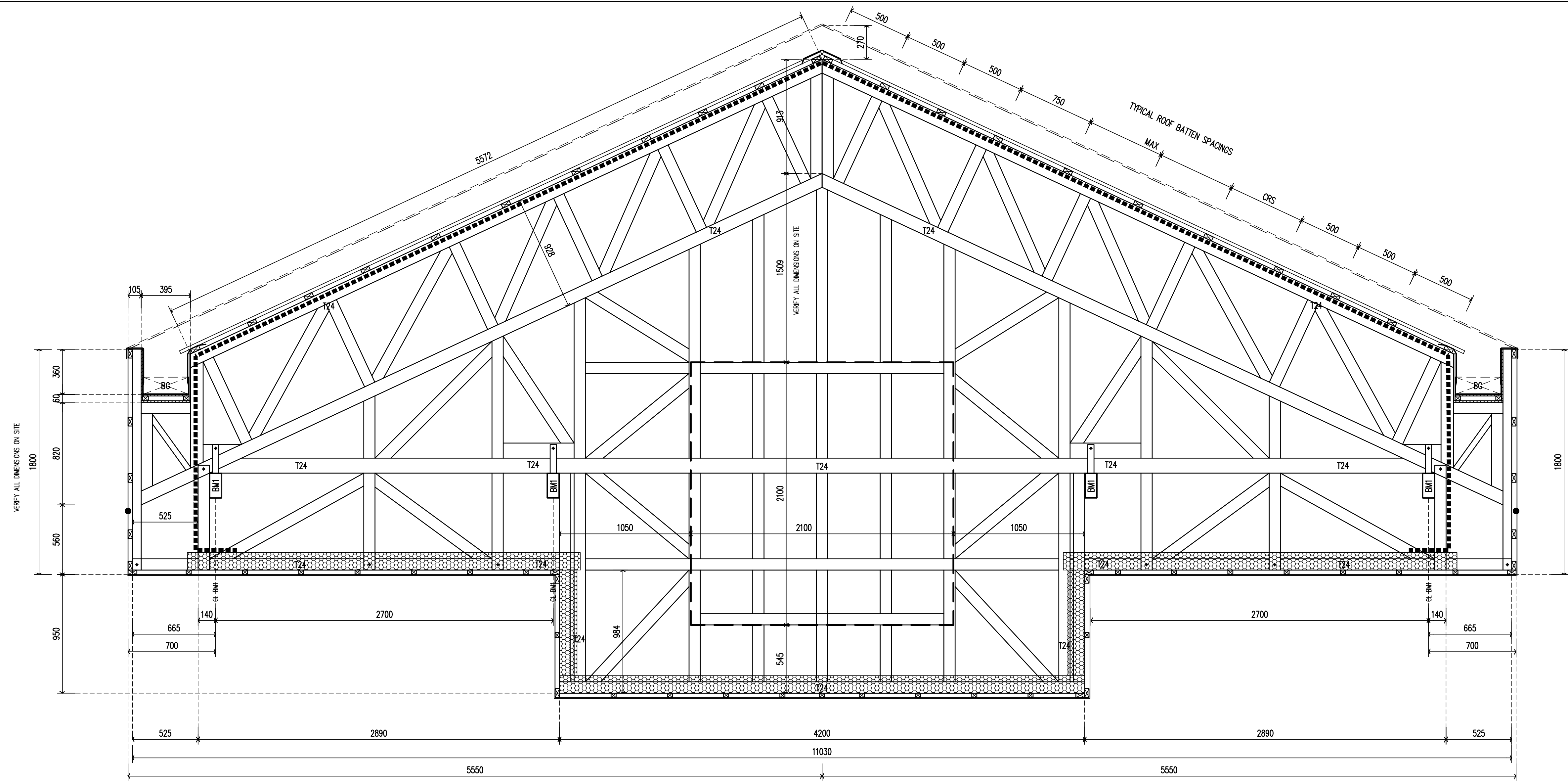
PROJECT:
**PORTICO EXTENSION & ENTRY
RENOVATIONS; NEW GARAGE;
RENOVATED CAR PARK;**
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

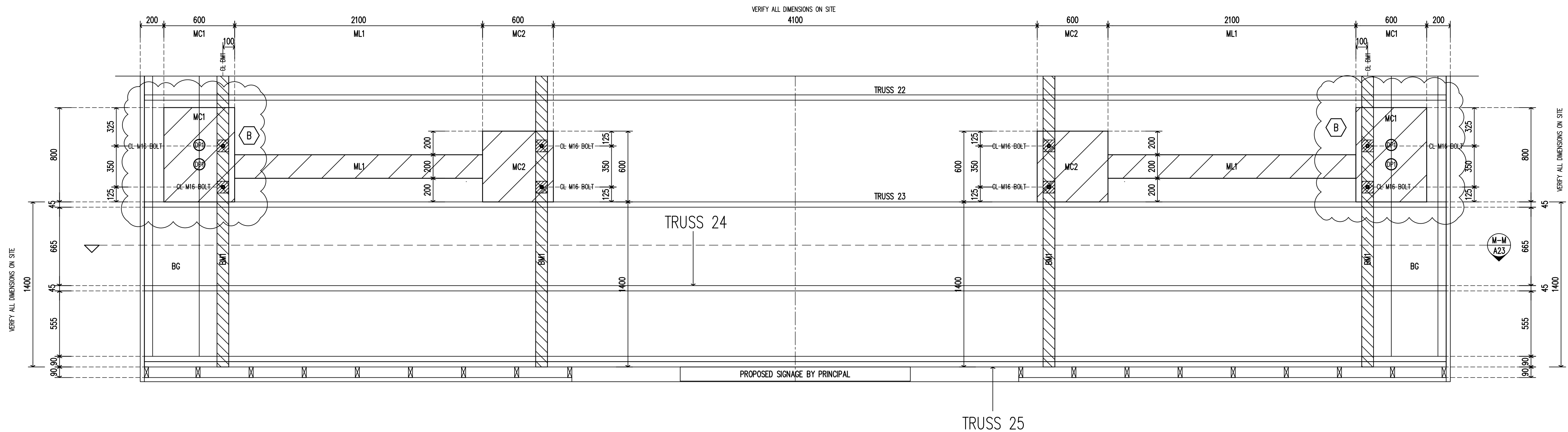
DRAWING TITLE SECTION J-J; SECTION K-K -		
JOB No. TFBD-23013	DWG No. A21	ISSUE No. B

TRUSS T13 & TRUSS 16

TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWIS PTY LTD



SECTION M-M
SCALE 1:20 A03-B



GABLE END – PLAN VIEW

TRUSS T24

A1 SIZE

B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
P2	PRELIMINARY	24.10.23	AJF
P1	PRELIMINARY	16.06.23	AJF
ISSUE	DESCRIPTION	DATE	AUTH
AMENDMENTS			

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CONSULTING
building design

PROJECT:	PORTICO EXTENSION & ENTRY RENOVATIONS; NEW GARAGE; RENOVATED CAR PARK;
AT:	101 BURKE ST AYR
CLIENT:	AYR ANZAC MEMORIAL CLUB INC

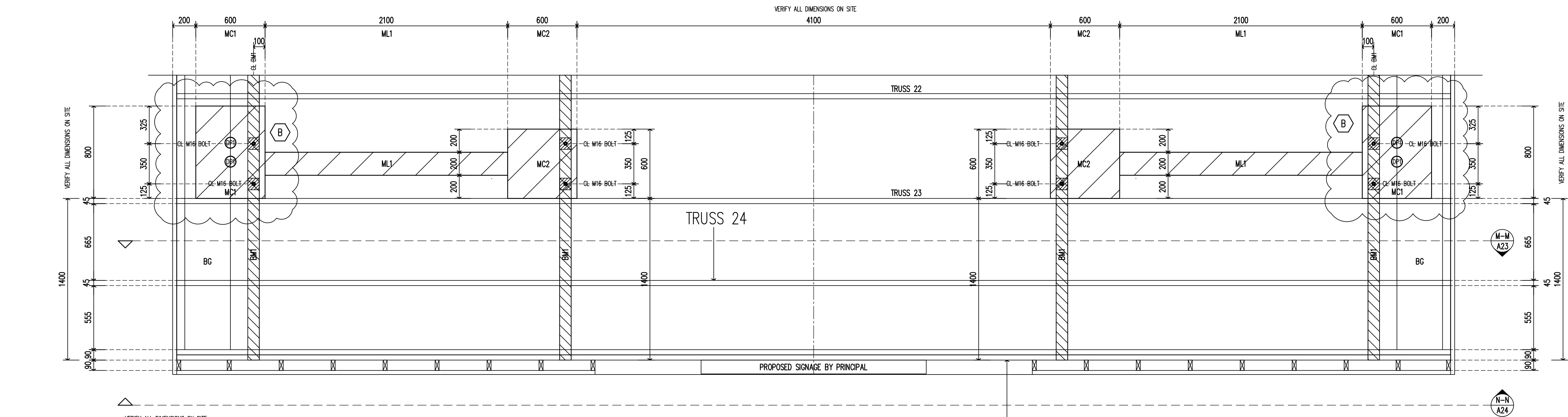
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DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE		
SECTION M-M		
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JOB No.	DWG No.	ISSUE No.
TFBD-23013	A23	B

B	CONTRACT	21.04.26	AJF
A	TENDER	12.12.25	AJF
P3	PRELIMINARY	24.02.24	AJF
P2	PRELIMINARY	24.10.23	AJF
P1	PRELIMINARY	16.06.23	AJF
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AMENDMENTS			
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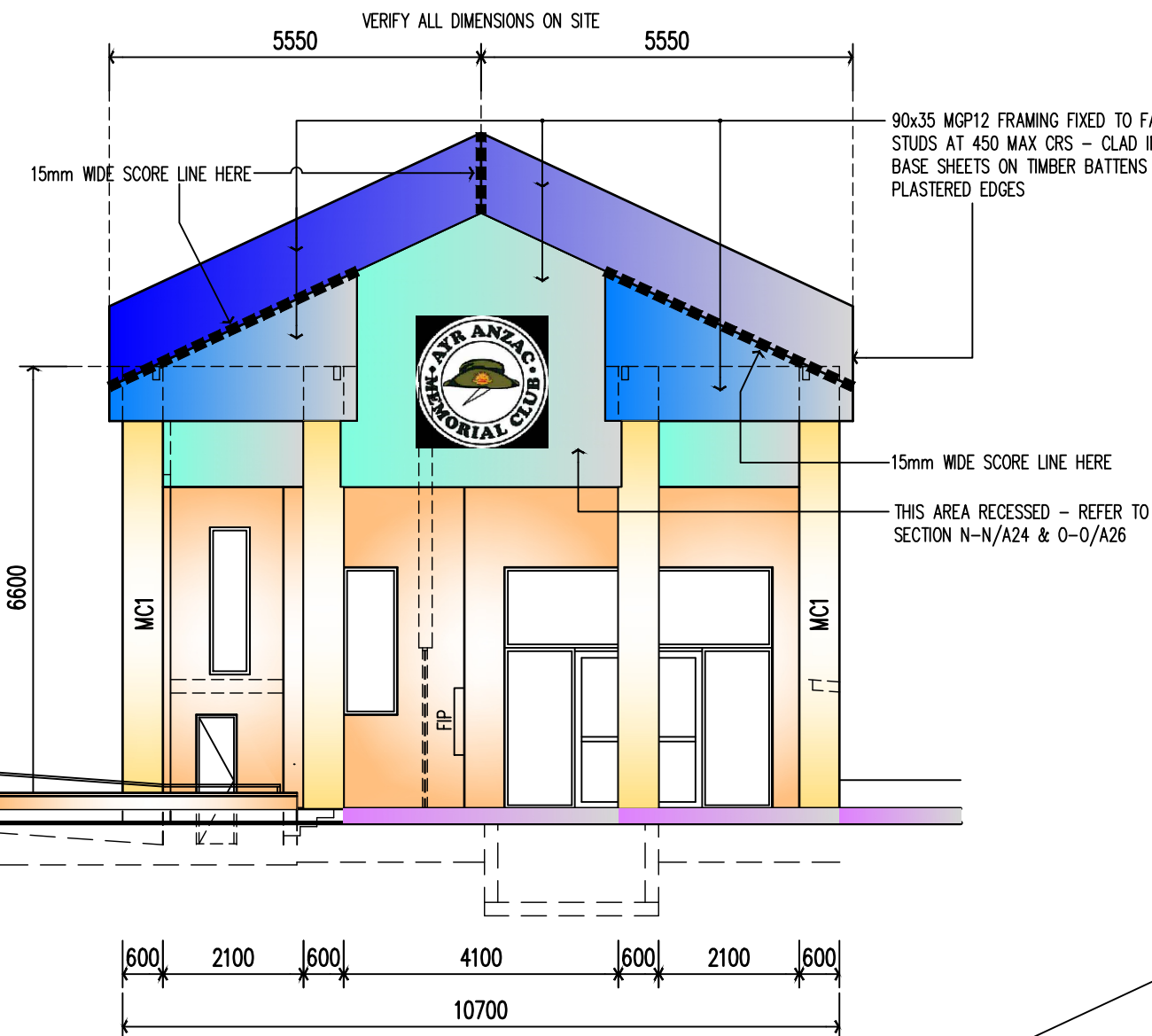
TRUSS T25

A1 SIZE

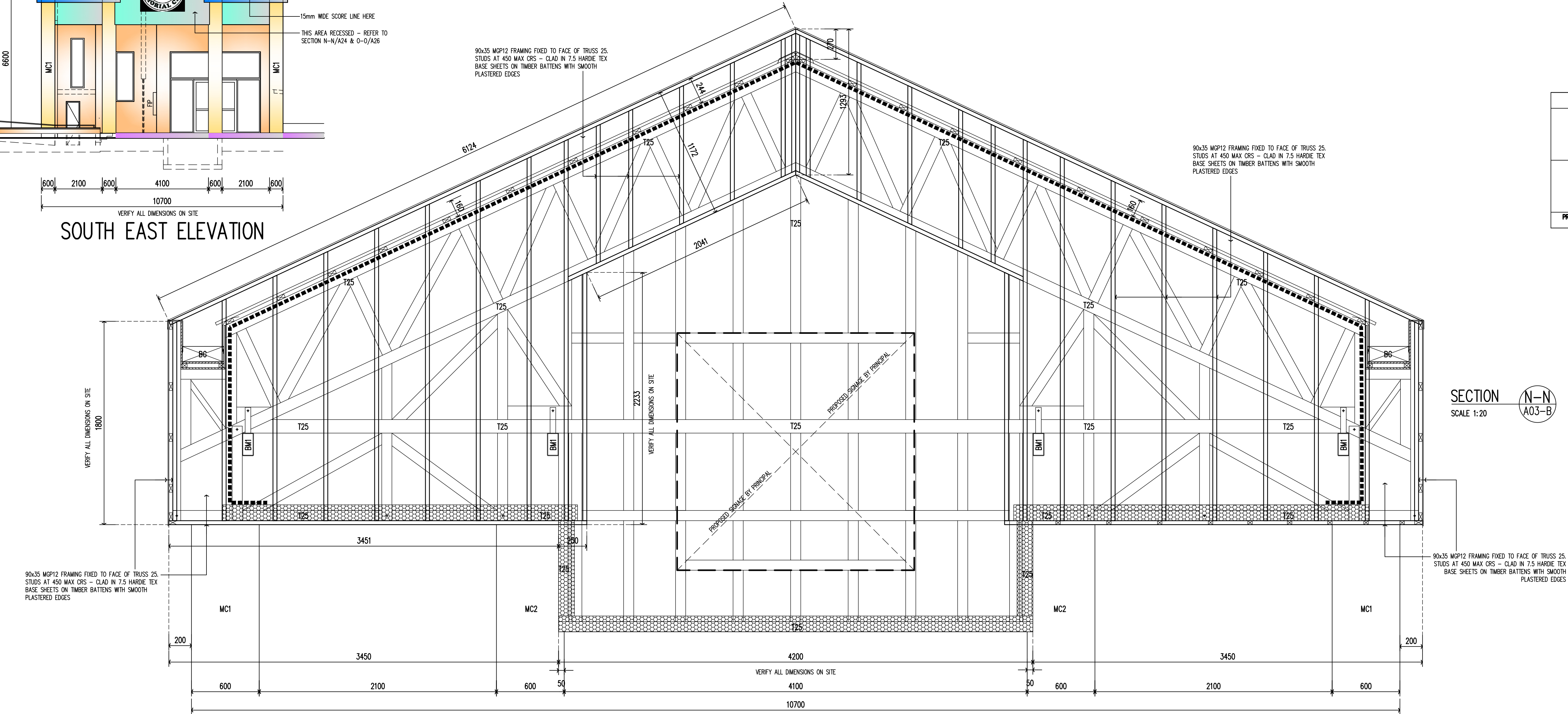


GABLE END – PLAN VIEW

SCALE 1:20 @ A1 SIZE



SOUTH EAST ELEVATION



TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWY PTY LTD

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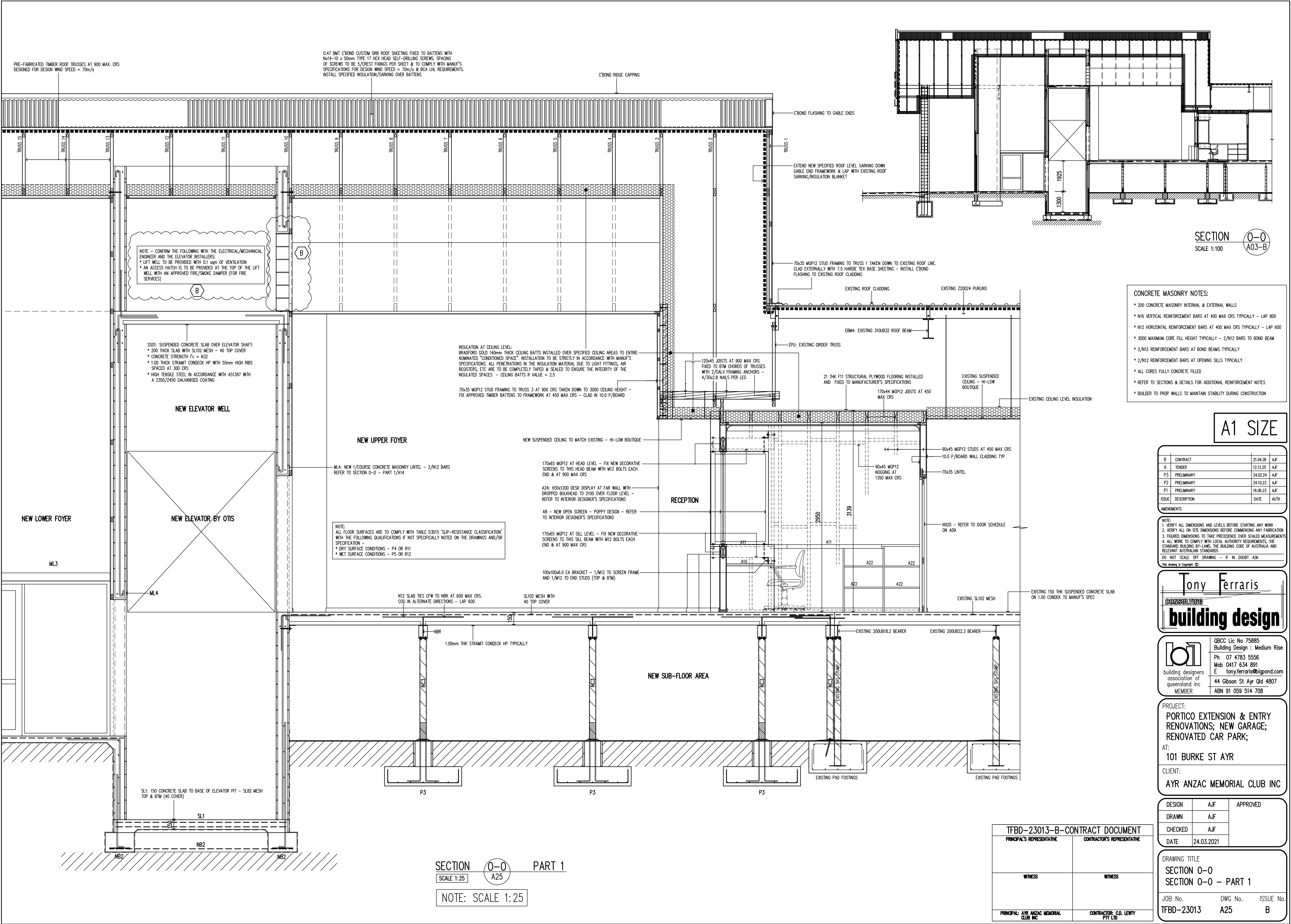
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PROJECT:
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RENOVATED CAR PARK;**
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	AJF	APPROVED
DRAWN	AJF	
CHECKED	AJF	
DATE	24.03.2021	

DRAWING TITLE		
SECTION N-N		
JOB No.	DWG No.	ISSUE No.
TFBD-23013	A24	B



SECTION
SCALE 1:100

0-0
A03-B

- CONCRETE MASONRY NOTES:
- * 200 CONCRETE MASONRY INTERNAL & EXTERNAL WALLS
 - * N16 VERTICAL REINFORCEMENT BARS AT 400 MAX CRS TYPICALLY - LAP 800
 - * N12 HORIZONTAL REINFORCEMENT BARS AT 400 MAX CRS TYPICALLY - LAP 600
 - * 3000 MAXIMUM CORE FILL HEIGHT TYPICALLY - 2/N12 BARS TO BOND BEAM
 - * 2/N12 REINFORCEMENT BARS AT BOND BEAMS TYPICALLY
 - * 2/N12 REINFORCEMENT BARS AT OPENING SILLS TYPICALLY
 - * ALL CORES FULLY CONCRETE FILLED
 - * REFER TO SECTIONS & DETAILS FOR ADDITIONAL REINFORCEMENT NOTES
 - * BUILDER TO PROP WALLS TO MAINTAIN STABILITY DURING CONSTRUCTION

A1 SIZE

B	CONTRACT	21.04.26	A/J
A	TENDER	12.12.25	A/J
P3	PRELIMINARY	24.02.24	A/J
P2	PRELIMINARY	24.10.23	A/J
P1	PRELIMINARY	16.06.23	A/J
ISSUE	DESCRIPTION	DATE	AUTH

NOTE:
1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE STARTING ANY WORK
2. VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION
3. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS
DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK
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Tony Ferraris
CONSULTING
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building designers
association of
queensland inc
MEMBER

QBCC Lic No 75885
Building Design : Medium Rise
Ph 07 4783 5556
Mob 0417 634 891
E tony.ferraris@bigpond.com
44 Gibson St AyR Qld 4807
ABN 91 059 514 708

PROJECT:
PORTICO EXTENSION & ENTRY
RENOVATIONS; NEW GARAGE;
RENOVATED CAR PARK;
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	A/J	APPROVED
DRAWN	A/J	
CHECKED	A/J	
DATE	24.03.2021	

DRAWING TITLE
SECTION 0-0
SECTION 0-0 - PART 1

JOB No. DWG No. ISSUE No.
TFBD-23013 A25 B

TFBD-23013-B-CONTRACT DOCUMENT		
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE	
WITNESS	WITNESS	
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWIS PTY LTD	

DO NOT FABRICATE OR CONSTRUCT ANYTHING UNTIL ALL HEIGHTS, DIMENSIONS & LEVELS HAVE BEEN CONFIRMED ON SITE

NOTE: TRUSS MEMBERS SHOWN ARE INDICATIVE ONLY

NOTE: REFER TO TRUSS MANUFACTURER'S LAYOUT BEFORE STARTING CONSTRUCTION TO VERIFY LOCATION OF TRUSSES.

AS1428.1-2021 NOTES :
THESE DETAILS ARE TO BE USED AS A GUIDE ONLY. ALL RAMPS, STAIRS, FITTINGS, FIXTURES, GRABRAILS & DIMENSIONS, ETC MUST BE INSTALLED STRICTLY AS SPECIFIED IN AS1428.1-2021 DESIGN FOR ACCESS AND MOBILITY, PART 1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORKS, WITH PARTICULAR EMPHASIS ON THE FOLLOWING:
* PART 9 TACTILE GROUND SURFACE INDICATORS (TGSIs)
* PART 10 WALKWAYS, RAMPS AND LANDINGS
* PART 11 STAIRWAYS
* PART 12 HANDRAILS
* PART 13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS

CONCRETE MASONRY NOTES:
* 200 CONCRETE MASONRY INTERNAL & EXTERNAL WALLS
* N16 VERTICAL REINFORCEMENT BARS AT 400 MAX CRS TYPICALLY - LAP 800
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A1 SIZE

B	CONTRACT	21.04.26	A/J
A	TENDER	12.12.25	A/J
P3	PRELIMINARY	24.02.24	A/J
P2	PRELIMINARY	24.10.23	A/J
P1	PRELIMINARY	16.06.23	A/J
ISSUE	DESCRIPTION	DATE	AUTH
AMENDMENTS			

NOTE:
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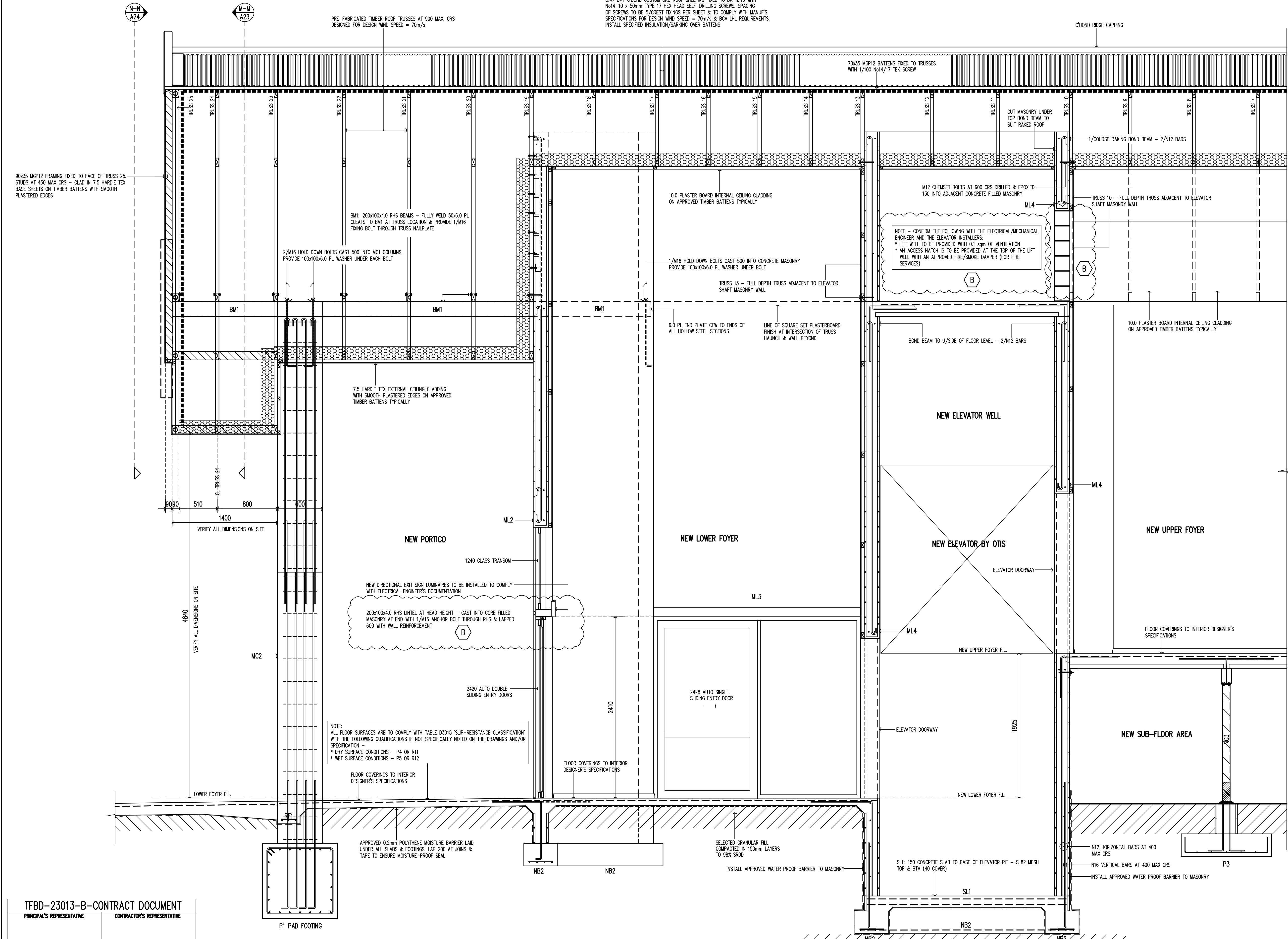
Tony Ferraris
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MEMBER
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Building Design : Medium Rise
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Mob 0417 634 891
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PROJECT:
PORTICO EXTENSION & ENTRY RENOVATIONS; NEW GARAGE; RENOVATED CAR PARK;
AT:
101 BURKE ST AYR
CLIENT:
AYR ANZAC MEMORIAL CLUB INC

DESIGN	A/J	APPROVED
DRAWN	A/J	
CHECKED	A/J	
DATE	24.03.2021	

DRAWING TITLE
SECTION 0-0
SECTION 0-0 - PART 2
JOB No. DWG No. ISSUE No.
TFBD-23013 A26 B



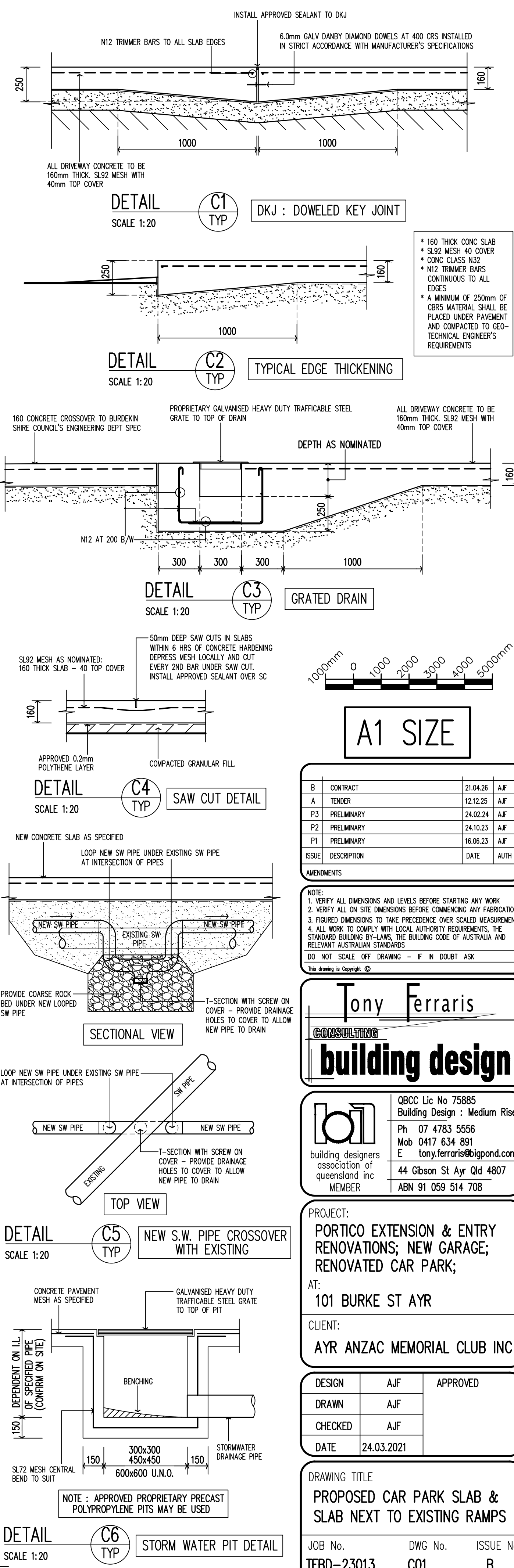
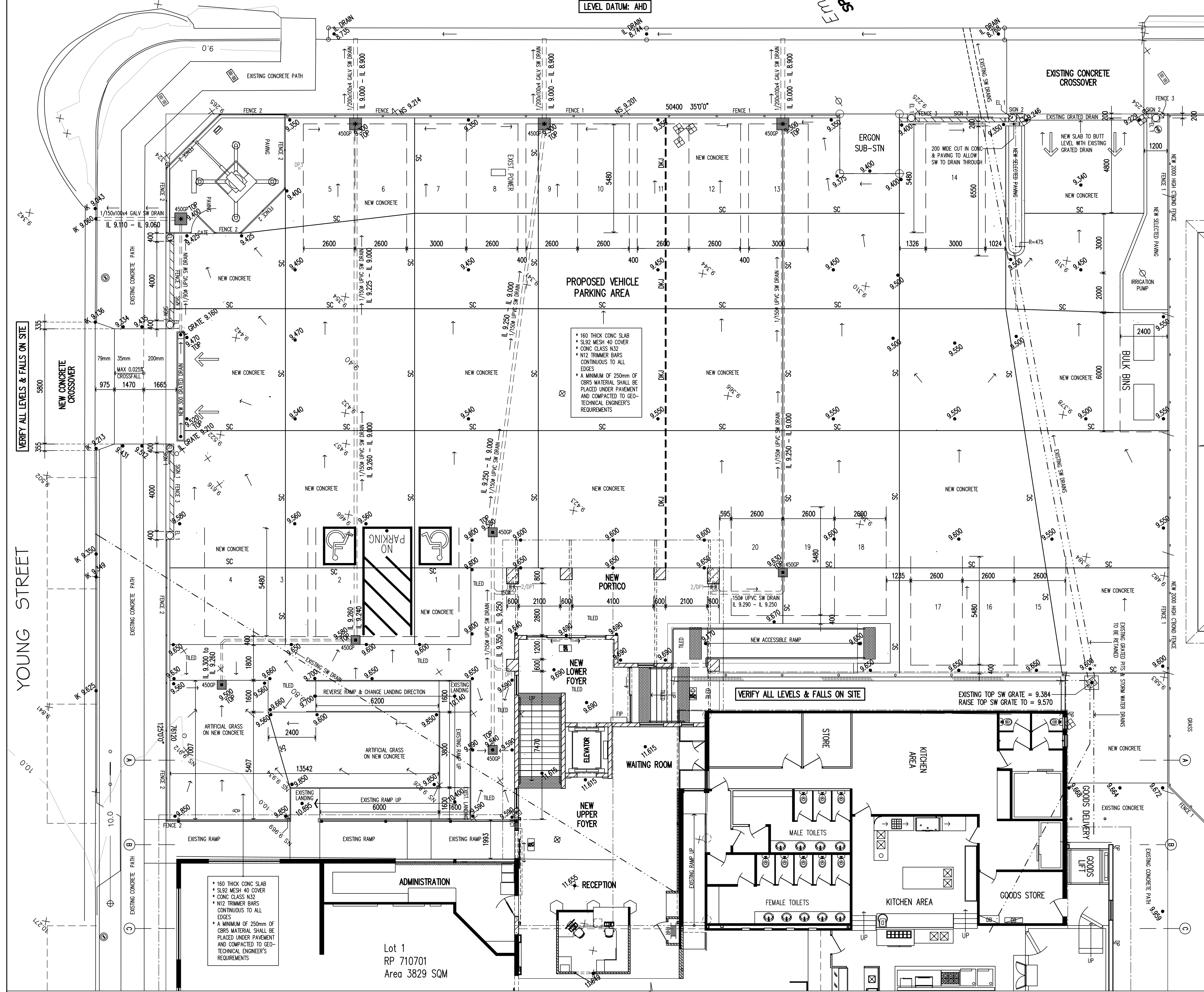
TFBD-23013-B-CONTRACT DOCUMENT	
PRINCIPAL'S REPRESENTATIVE	CONTRACTOR'S REPRESENTATIVE
WITNESS	WITNESS
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC	CONTRACTOR: C.D. LEWIS PTY LTD

SECTION 0-0 PART 2
SCALE 1:25
NOTE: SCALE 1:25

TFBD-23013-B-CONTRACT DOCUMENT			
PRINCIPAL'S REPRESENTATIVE		CONTRACTOR'S REPRESENTATIVE	
WITNESS		WITNESS	
PRINCIPAL: AYR ANZAC MEMORIAL CLUB INC		CONTRACTOR: C.D. LEWIS PTY LTD	

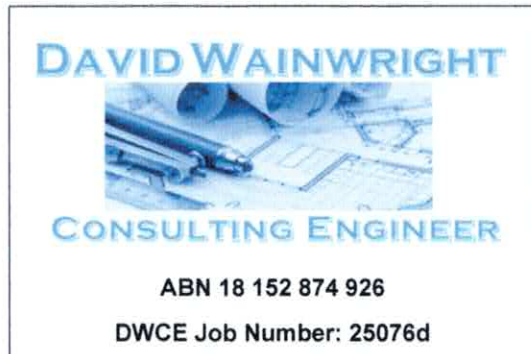
BURKE STREET

VERIFY ALL LEVELS & FALLS ON SITE
LEVEL DATUM: AHD



This form is to be used by an appointed competent person for the purposes of section 10 of the *Building Act 1975* and sections 73 and 77 of the Building Regulation 2021 (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.



1. Property description

This section need only be completed if details of street address and property description are applicable.

Eg. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application.

The lot and plan details (e.g. SP/PP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address			Proposed Extensions and Renovations for Ayr ANZAC Memorial Club Inc		
105 Burke St		Suburb/locality		Ayr	
State		QLD		Postcode	
Lot and plan details (<i>attach list if necessary</i>)					
Lot 1 RP710701					
Local government area the land is situated in					
Burdekin Shire Council					

2. Description of aspect/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

☒ Foundations and Footings	☒ Concrete Slab on Ground	☒ Masonry Walls
☒ Concrete Columns	☒ Structural Steelwork	☒ Suspended Slabs
☒ Roof Framing (excluding prefabricated Roof trusses)	☐	☐

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.

☒ AS/NZS 1170.0, .1, .2 & .4	☒ AS/NZS 1720.1	☒ AS 2870
☒ AS 3600	☒ AS 4100	☐ AS 1684.3
☐ AS/NZS 4600	☒ AS 3700	☒ AS/NZS 5131
☒ CSIRO Foundation Report	☒ Engineering Notes	☒ Foundation Notes

Design Criteria and Assumptions		
Structural Classification to BCA Importance Level: 2		
Permanent, imposed and other actions to AS/NZS 1170.0:		
Ground Floor: 5.0 kPa Roof: 0.25 kPa	Internal suspended floors: 5.0 kPa External suspended floors: 5.0 kPa	
Wind actions to AS/NZS 1170.2: Not Applicable		
Region: C Terrain Category: 2 Terrain & structure height multiplier M_{zcat} : 1.0 Internal pressure coefficients C_{pi} : +0.7/-0.65	Shielding multiplier M_s : 1.0 Topographic multiplier M_t : 1.0 Design gust wind speed $V_{ultimate}$: 70 m/s	
Earthquake Loads to AS 1170.4: Not Applicable		
Hazard Factor: 0.09	Site subsoil class: Ce	Earthquake Design Category: II
Foundations and Footings to AS 2870 No site investigation or classification report has been made available to us. Class S has been assumed for this site. This classification must be confirmed prior to construction.		

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Drawing Numbers TFB-D-23013 sheets A03-B/B to A04/B, A06/B to A07/B, A09/B, A09.2/B, A10/B to A17/B, A19/B to A27/B and C01B by Tony Ferraris Consulting Building Design.

5. Building certifier reference number and building development approval number

Building certifier reference number	Building development application number (if available)
-------------------------------------	--

6. Appointed competent person details

Under Part 6 of the Building Regulation a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.

Name (in full)	David Wainwright		
Company name (if applicable)			
Contact person			
Business phone number	Mobile		
Email address	dwce@thewainwrights.com.au		
Postal address	PO Box 102		
	Suburb/locality	Mansfield	
State	QLD	Postcode	4122
Licence class or registration type (if applicable)	RPEQ 4680		

7. Signature of appointed competent person

This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.

Signature		Date	5/05/2026
-----------	--	------	-----------

LOCAL GOVERNMENT USE ONLY

Date received	Click or tap to enter a date.	Reference number/s
---------------	-------------------------------	--------------------

Appendix – explanatory information

IMPORTANT NOTE: it is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (sections 10 of the *Building Act 1975* (Building Act) and 73 of Building Regulation 2021 (BR 2021))

A building certifier can accept from a competent person (design – specifications) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

For a competent person to meet the regulation requirements (section 77 of the BR 2021) they must substantially complete all sections of this form, including information, such as the design of a particular material, system, method of building or that a building element complies with the Building Code of Australia or a provision of the Queensland Development Code. It is also important that the details of the relevant reference documents are included, for example, the applicable Australian Standards or other technical provisions that may be applicable to the subject work.

What is the purpose of this form? (section 10 of the *Building Act 1975*)

The information in this form informs the building certifier's decision making when they are assessing a building development application and issuing the building development approval for the building work the subject of the certificate (form).

When is this form not required?

The assessment of some building applications will be entirely within the expertise of the relevant building certifier and therefore they may not seek the help of a competent person. In these instances, this form is not required.

Is a manufacturer or supplier required under the BR 2021 to complete and sign this Form 15, if requested?

No. A manufacturer or supplier of building materials is not required to complete and give this form or any aspect and inspection certificates if requested by a construction contractor, builder, appointed competent person, or a building certifier.

However, a manufacturer or supplier may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a manufacturers statement for an aspect or material that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is also available in a Microsoft Word version, that you can download and edit to include additional material in the relevant parts of the form. **Note:** that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

Appointed competent person (design or specification) – (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day. The building certifier can also decide an individual is a competent person (design-specification) and a competent person (inspection) at the same time or for the same systems or components of the work.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

ABN: 18 152 874 926

Project: 25076d Date: 5/05/26

Proposed Extensions and Renovations
at 101 Burke St Ayr for Ayr ANZAC Memorial Club Inc

DESIGN LOADS

- Structural Design Actions to AS/NZS 1170.0 & 1:
Ground Floor
Roof
Internal Suspended Floors
External Suspended Floors
Importance Level 2
- Wind Actions to AS/NZS 1170.2:
Region C
Terrain Category 2
Internal pressure coefficients C_{pi} +0.7/-0.65
Design pressure coefficient, Roof C_{pe} -0.9
Design Gust Wind Speed $V_{z, ultimate}$ 70m/s
Shielding Multiplier M_s 1.0
Topographic Multiplier M_t 1.0
Terrain/Height Multiplier $M_{z, cat}$ 1.0
- Earthquake Loads to AS 1170.4:
Hazard factor 0.09
Site sub-soil class C_s
Earthquake Design Category II
- Balustrading and hand rail details are to be in accordance with manufacturer's design and certification.
- All glazing, framing and fixings shall be designed and certified by the manufacturer and shall be in accordance with AS1170.2, AS1288, AS2047 and AS2048
- The above do not include loads which may be applied during construction. The builder is to maintain stability during construction.

FOUNDATIONS

- No site investigation or classification report has been made available to us. **Class S** has been assumed for this site, but this classification must be confirmed prior to construction.
- The design of the structure has been based on the foundation having a minimum bearing capacity of 100 kPa.
- Natural foundations and fill to be grubbed out and free from organic matter and debris, and compacted to a minimum of 98% SRDD. Fill to slabs and footings shall be approved non-plastic material, compacted to 98% SRDD.
- "Guidelines on Earthworks for Commercial and Residential Developments".

CONCRETE AND REINFORCEMENT

- All concrete work shall be in accordance with AS 3600 Concrete Structures.
- Concrete Specification shall be:-
ELEMENT GRADE SLUMP MAX AGG
Filling 150 CM N20 220+/-30 Sand
Filling 200 CM N20 230+/-30 10

- Interior RC as noted 80+/-15 20
Exterior RC as noted 80+/-15 20
- Method of placement by pump.
Project assessment is not required.
Cover to reinforcement shall be :-
(i) Footings - 40mm bottom, 40mm sides and top
(ii) Ground Floor Slabs - 30mm top
(iii) Suspended Slabs - 20mm top and bottom
(iv) Cover shall be 45mm where surface is exterior above ground.
- (v) Within concrete masonry block - 10mm.
Reinforcement shall be tied into position and supported on approved plastic or plastic tipped wire chair as follows:-
(i) Bars up to N12 and fabric - 800mm centres.
(ii) Bars N16 and larger - 1200mm centres.
- Welding and bending of reinforcement is not permitted unless shown on the drawings or approved by the Engineer.
- Laps unless shown otherwise:
Fabric 1 complete mesh
N12 300
N16 450
N20 650
Horizontal bars with more than 300mm concrete under them shall have laps 1.25 times these lengths.
Construction joints shall be scabbled and cleaned and coated with a cement/water slurry immediately prior to placing concrete.
- Concrete shall be compacted using mechanical vibrators.
- Concrete shall be cured for a minimum of 7 days by a method approved by the Engineer.
- Conduits, pipes etc. must not be placed in the concrete cover and no holes or chases other than those shown on the Structural drawings shall be made in concrete members unless approved by the Engineer.
- Formwork shall comply with AS 3610 "Formwork for Concrete" and all relevant Construction Safety Legislation. Unless otherwise noted finishes shall be in accordance with Table 5.4.1 of AS 3610 "Formwork of Concrete".
- Control joints shall be constructed as specified. Saw cutting shall be carried out within 6 hours of concrete hardening.
- Concrete test cylinders shall be prepared as required by the Supervisor and tested by a NATA registered laboratory.
- Allowanced shall be made in all Architectural finishes for movement in construction joints and expansion joints.
- All brittle floor coverings shall be fixed with flexible adhesives.

BLOCKWORK

- All blockwork shall be in accordance with AS 3700.
- Concrete blocks shall be to AS 2733 with a $f_{uc}=15$ MPa.
- Clay blocks shall be to AS 1225 with a $f_{uc}= 20$ MPa.
- Reinforcement and concrete core filling shall comply with the notes on "Concrete and Reinforcement". Mortar used in masonry that is to be grouted or reinforced shall be of Classification M3 to AS 3700:

	Cement	Lime	Sand
M3	1	1	6
	1	0	5

- Bond beam reinforcing shall be continuous at wall intersections and bars anchored and lapped to develop full tensile strength.
- Cleanout blocks shall be provided at the base of all cores to be concrete filled. Alternatively, the builder shall open such cores for cleaning by an approved method.
- All cores to be concrete filled shall be cleaned out by hosing prior to final setting of mortar at all lifts, or by rodding prior to concrete filling.
- Lintel beams shall be propped for 28 days after concreting.
- A cantilever retaining wall shall be propped until core fill has attained its design strength, if backfill is to be placed behind the wall.
- A propped cantilever retaining wall shall be propped until the supporting slab over has attained its design strength.

ENGINEERED TIMBER TRUSS ROOF SYSTEM

- The Builder shall be responsible to obtain from the truss manufacturer, a certificate with clearly stated design assumptions based on the service loads mentioned above, and certification for all truss to truss connections and forward these to the Engineer for approval, before commencing any building works that could be affected by these variables.
- Truss Detailer to comply with all requirements of AS 1720.1 - 2010.
- All Truss Timber is to be joint group JD4 or better and treated to H2 level unless noted otherwise.
- Truss nail plates, truss to truss connectors and steel bracing members are to be galvanized.
- Design and construct the roof trusses for integration with the rest of the structure.
- Unless stated otherwise on Engineer's structural drawings or specification, roof trusses shall be designed assuming the supporting structure is stable in its own right.
- Unless stated otherwise, design Scissor Trusses with one roller support to avoid additional push-out (horizontal) forces onto support.
- Span trusses only between the nominated supports / hold down positions indicated on structural drawings. Any alteration to this layout is to be confirmed in writing with the Engineer.
- Manufacturer to supply truss layout with clearly marked 'truss hold down positions' and permanent bracing for the roof truss system.
- The timber truss roof system consists of the trusses together with fasteners, truss to truss connectors, temporary and permanent bracing and lateral restraints of Top and Bottom Chords.
- The roof truss system shall be erected and braced and fixed to gable ends and internal bracing walls in accordance with:
• AS 4440-2004 - Installation of Nailplated Roof Trusses and AS1684- Residential timber-framed construction
• Engineer's structural design drawings and specification
• Truss manufacturer's layout and specification of required lateral restraint of Top and Bottom Chords.

STRUCTURAL STEELWORK

- All steelwork including connectors shall be in accordance with AS 4100 Steel Structures Code and AS/NZS 4600-1996 Cold formed steel structures.
- Steel shall be:
AS 3679 Grade 300 generally

- AS 1163 Grade 250L0 for circular hollow sections
AS 1163 Grade 350L0 for rectangular hollow sections
AS 1397 - G450 to 500 Z350 for steel purlins & girts
Bolts shall comply with AS 1110, AS 1111, AS 1112 AS/NZS1252.1 as appropriate. Verification testing of bolts shall comply with AS/NZS1252.2. The documentation required by the Standard, including the 'Supplier Declaration of Conformity' (SDoC) shall be provided.
- Welds shall comply with AS 1554. Welding consumables shall conform to the requirements of AS/NZS 1554.1 and have a nominal tensile strength of weld metal, f_{sm} of 430MPa
- Abrasive cleaning prior to painting shall be to AS 1627 4 Class 2.5.
- Painting shall be one coat .075mm two pack inorganic air cured zinc silicate coating applied within 2 hours of abrasive cleaning, unless specified otherwise. Painting shall be to manufacturer's specification and the painter shall ensure the method of application is compatible with connection type and paint specified.
- Galvanizing shall be hot dipped to AS 4680.
- Bolts shall be galvanized and of sufficient length to exclude the thread form the shear plane. A suitable washer shall be used under all nuts.
- Unless otherwise specified, the following shall apply:
(i) Cleats, brackets, stiffeners etc. - ex. 10mm plate
(ii) Welding - 6mm continuous fillet to full perimeter at contact
(iii) Bolt hole clearance - 2mm
(iv) Butt welds shall be qualified complete penetration in accordance with AS 1554
(v) 6mm end plates to all hollow members
(vi) Connections - minimum of 2-M20 4.6/S bolts
All welding to be Category "Sp".
- Fabricator shall allow for all cleats and other fixings required by the Supervisor.
- Mortar shall be 1 cement: 2 sand mixed "just moist" and rammed solid.
- All laps, fixings and accessories to purlins and girts are to be strictly in accordance with the manufacturers specifications.
- Galvanized/ hot dipped galvanized or stainless steel bolts, nuts and washers shall be in accordance with AS1214.

STRUCTURAL STEELWORK FABRICATION AND ERECTION

- Fabrication and Erection shall comply with AS/NZS 5131.
- The construction category shall be CC2 UNO.
- The treatment grades according to AS/NZS 5131 shall be P2 UNO for all painted surfaces.
- All work on this project shall be undertaken by competent personnel. Requirements and examples of qualifications for competent personnel are contained in AS/NZS 5131.
- Member sizes shall be as shown on the structural plans. No substitution is permitted without approval in writing from the Engineer.
- Documentation supplied with the materials and components shall conform to the requirements of AS/NZS 5131.
- A Quality Plan for the construction of the works, in accordance with AS/NZS 5131, shall be prepared where the total value of the works exceeds \$1 million, or the value of the structural steel works exceeds \$50 000.

8. A documented Inspection and Test Plan (ITP) for the construction of the works, in accordance with AS/NZS 5131, shall be prepared where the total value of the works exceed \$1 million, or the value of the structural steel works exceeds \$50 000.
9. Steelwork shall be fabricated by fabricators certified under the ASI 'National Structural Steelwork Compliance Scheme'.
10. The production, review and approval of shop details shall be by the Contractor.
11. The tolerance class for functional tolerances shall be Class 1 UNO.
12. A quality plan for the execution of the works is not required unless the total value of the works exceed \$1 million, or the value of the structural steel works exceeds \$50 000.
13. All structural steel shall be sourced from mills with a relevant JAS ANZ accredited third-party certification scheme such as the ACRS Scheme.
14. The extent of non-destructive examination (NDE) shall be as defined in Table 13.6.2.2(A) of AS/NZS 5131.
15. Light gauge steel members, comprising purlins, girts and structural decking, shall conform to the requirements of AS/NZS 5131.
16. Mechanical and chemical anchors shall conform to the requirements of AS/NZS 5131.
17. The structural steelwork erector shall be responsible for temporary stability during erection.
18. The structural steelwork erector shall provide and leave in place until permanent bracing elements are constructed, such temporary bracing as is necessary to securely stabilise the structure during erection.

TFBD-23013

November 2025

SPECIFICATION

of

Works and Materials required in the construction of

Job: Proposed Portico Extension & Renovation; Renovated
Car Park & Shade Structures & New Garage

Site: Ayr Anzac Memorial Club
101 Burke Street Qld 4807

Principal: Ayr Anzac Memorial Club Inc

CONSULTANTS

Building Design

Tony Ferraris
Tony Ferraris Consulting Building Design
44 Gibson Street
Ayr Qld 4807
Telephone: (07) 4783 5556
Mobile: 0417 634 891

Structural & Civil Engineering Consultants

David Wainwright
David Wainwright Consulting Engineer
PO Box 102
Mansfield Qld 4122
Mobile: 0419 261 106

Electrical & Mechanical Consultants

Greg Tapiolas
GT Consultants Pty Ltd
Mobile: 0406 030 447

Energy Efficiency Consultant

Mr Oliver Woodward
6 Star Energy Ratings
Mobile: 0417 364 919

Interior Design Consultant

Ms Anne Sanker
The Coloured House
34 Aurora Drive
Black River Qld 4818
Mobile: 0407 670 574

REFERENCED DOCUMENTATION

HEAD CONTRACT JOB NUMBER: TFB-23013

BUILDING DESIGN DOCUMENTATION (TONY FERRARIS CONSULTING BUILDING DESIGN)

TFB-23013 No.'s A00, A01, A02, A03, A03-B, A04, A05, A06, A07, A08, A09, A09.2, A09.3, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27 and C01/Issue B

STRUCTURAL (DAVID WAINWRIGHT CONSULTING ENGINEER)
Integrated with Building Design documentation

ENERGY EFFICIENCY

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Integrated with Building Design documentation
Additional documentation to be supplied

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DIVISION 1 – PRELIMINARIES

SECTION 1A - SUMMARY

1. Description of Work

The scope of works included in the contract is as shown in the drawings and described in this specification, and includes, but is not necessarily limited to the following:

1. The construction of an extension comprising the following new areas –
 - a. Entry portico with stairs & elevator leading to a new reception area and renovated administration space as set out in the attached drawings.
 - b. New steel framed shade structures in the car park with associated solar panels.
 - c. New steel framed garage to house the club's bus.
2. Installation and commissioning of an associated electrical and fire services system.
3. Installation and commissioning of a complete Mechanical ventilation and air conditioning system.
4. Construction of associated site works comprising external concrete pathways and slabs, and a new concrete car park and crossover.
5. Construction of additional concrete footpaths to the external perimeter of the site along with the addition of new complimentary paving installed each side of the paths.

NOTE: Furnishing of interiors to be by others and as specified separately by the Interior Designer's documentation

3. The Specification

The nature and spirit of this Specification is to provide a description of the work enumerated and shown on the accompanying drawings. Titles to divisions and paragraphs in this Specification are introduced for convenience only. No responsibility either direct or implied, is assumed by the Superintendent for omissions or duplication by the Contractor or his sub-contractors, due to real or alleged error in arrangement of matter in this specification. All pages and clauses in this specification are numbered.

For the purposes of this specification the "Superintendent: shall be deemed to be the "Principal" or the "Principal's Representative".

4. Real Property Description

Real property description is
Lot 1 on RP 710701
Area: 3829 square meters

5. General Conditions of Contract

The general conditions of contract shall be as agreed between the Contractor and Principal together with any special conditions of contract as also agreed. Where no agreement is reached then AS2124 – 1992 shall become the General Conditions of Contract.

6. General Information

The Contractor shall be deemed to have informed himself as far as practicable of the physical conditions upon and below the surface of the site and of the climatic conditions and to have ascertained all necessary circumstances which could have effect upon the cost of executing the work.

The Principal does not represent that information made available shows completely the existing conditions and does not warrant the correctness of the designation, delineation or position of rock or other naturally occurring materials shown on reports, maps, diagrams or other information made available. The Contractor shall make his own interpretations, deductions and conclusions from information made available and shall accept full responsibility therefore.

7. Means and Methods

Unless otherwise expressly provided in the Contract documents, the means and methods of construction shall be as the Contractor may choose; subject however, to the Superintendent's right to reject means and methods proposed by the Contractor which;

- (a) will constitute or create a hazard to the work, or to persons or property;
- (b) will not produce finished work in accordance with the terms of the contract.

The Superintendent's approval of the Contractor's means and methods of construction or his failure to exercise his right to reject such means or methods, shall not relieve the Contractor of his obligation to accomplish the result intended by the contract; nor shall the exercise of such right to reject create a cause for action for damages.

8. Notices and Fees

The Contractor is required to submit building plans for development approval and to pay Building, Plumbing Permits and Fire Service fees. The Contractor is to pay all other fees due to local or other statutory or relevant authorities in connection with the carrying out of the works. Do not proceed without development approval. Liaise with Burdekin Shire Council with respect to the proposed work external to the site's boundaries – crossover, concrete paths and new paved areas.

9. Materials

All material shall be new unless specified otherwise. Materials and fixtures specified shall be subject to the approval of the Superintendent, but where material or fixtures are definitely named by brand, size and quality on the drawings or in the specification, such materials may be used without further reference to the Superintendent. In all cases where materials or fixtures are specified to be approved, submit names, or in cases of fixtures, catalogue numbers, or other identifying descriptive matter including illustrations

pertaining to the make and type proposed. Approval or permission of the Superintendent will be in writing only and unless such written notice is given it shall be understood that the materials or fixtures specified will be required.

10. Materials Preference

The materials preference schedule shall be as follows:

Sourced from:

1. Of Queensland origin and manufacture
2. Of Australian origin and manufacture

No materials other than those just scheduled shall be used in performance of the Contract unless otherwise specified or approved by the Superintendent upon one or more of the following grounds:

- (a) The specified article is not made in Queensland, or in Australia
- (b) The quantity required cannot be obtained from those sources within a reasonable time, or
- (c) The specified article is not available from those sources on reasonable terms and conditions.

11. Proprietary Names

Where in this specification or on the drawings, trade names, brands and catalogue numbers are referred to, sole preference to any material or equipment is not intended. The Contractor shall be at liberty to substitute other materials or equipment provided that the characteristics of type, quality, appearance, finish, method of construction and performance are not less than that specified and provided also that the written approval of the Superintendent is first obtained.

12. Standard, Codes, & Catalogue Data

Any material or operation specified by reference to the published specifications or a manufacturer, the Standards Association of Australia or other published standard shall comply with the requirements of the current specification or standard listed, including amendments thereof, at the time of issuing this documentation for tender.

In case of a conflict between the referenced specification and the project specification, the project specification shall govern unless written approval is obtained from the Superintendent.

13. Program of Work

Within seven (7) days of signing of the contract submit, for information only, a working construction program based upon the preliminary program submitted with the tender form showing the following:-

- Sequence of work.
- Critical paths of activities related to the work.
- Allowance for holidays.

Activity inter-relationships.

External dependencies including provision of access, document approvals and work by others.

Periods within which various stages or parts of the work are to be executed.

Revise the program as work progresses. Submit revisions with each progress claim. Identify changes since the previous version, and show estimated percentage of completion for each item of work. Display in contractor's site office an up-to-date bar chart and network diagram, or approved equivalent, for the program.

Upon failing to meet the established program at any time, immediately undertake at the contractor's expense, such measures as may be required until the job is progressing according to the program.

Delays in activities which are not critical to the program shall not constitute any grounds to a claim for an extension of time for practical completion

14. Shop Drawings

Where the specification requires the submission of shop drawings, details and specifications, submit such shop drawings, details and specification within three (3) weeks of the written request from the Superintendent and as required to suit the building program. Three (3) copies of each such shop drawing, detail or specification shall be submitted. The approval by the Superintendent of such shop drawings will be for general arrangement only and will not relieve the Contractor of his responsibility under the contract. Shop drawings prepared by subcontractors shall be submitted through the Contractor at the Contractor's expense.

15. Samples

Where specified, submit samples of materials and workmanship and execute final work at least equal to the approved sample.

16. Testing

Furnish, if deemed necessary by the Superintendent, facilities for making an examination or test of materials unfixed or fixed and work already completed. If the materials or work are found defective in any respect the Contractor shall replace such material or work and make good at the Contractor's expense.

Should the Superintendent issue instructions requiring the Contractor to open up for inspection any work covered up or to arrange for or carry out any testing of any materials or goods (whether or not already incorporated in the works) or of any executed work, then the cost of any such opening up or testing (together with the cost of making good in consequence thereof) shall be added to the contract sum unless:

1. Such opening up for inspection of any such materials or goods is consequent upon a failure of the Contractor to comply with some provision of this contract in that matter, or
2. The opening up for inspection of any work or the testing of any work or the testing of any materials or goods shows that such work, materials or goods are not in accordance with this contract.

The Contractor, where required by the specification or deemed necessary by the Superintendent, shall at their own expense, carry out these tests and provide apparatus as may reasonably be required to efficiently carry out such tests to ensure that building services and equipment, including installations powered by electricity or other means, shall conform to the requirements of the specification.

The Contractor shall give the Superintendent seven (7) days notice in writing of the date on which such tests are proposed to be made. Unless otherwise agreed, such tests shall be commenced on such date and shall be carried out in the presence of the Superintendent.

17. Locations of Apparatus

Consider the location of apparatus, fixings, outlets etc. shown or specified as approximate only, except where dimensioned or detailed. Consult the Superintendent for final directions on actual location required or alternatively, obtain detailed drawings.

18. Co-ordination of Work

At the commencement of work, and from time to time, confer with sub-contractors and persons engaged on separate contracts, if so specified, in connection with the work. Ascertain from the Sub-contractors and persons engaged on separate contracts in connection with the works, the extent of chasings, cuttings and forming of openings, holes, grooves etc. required to accommodate the various services. Ascertain the routes of services and the positions of floor outlets, traps etc. in connection with the installation of plant and services and arrange for construction of work accordingly. The breaking and cutting of completed work shall be avoided wherever possible. Co-operate and co-ordinate with all associated sub-contractors to ensure the smooth progression of works.

19. Overtime

Note that should work proceed on other than ordinary weekdays, or outside normal working hours, the extra costs incurred shall be at the Contractor's expense.

20. Conditions Applicable to Labour

Legal current award rates and conditions shall be observed. The Contractor shall have the right to select any labour, which may be required in or about the work subject to statutory requirements in regard to preference clauses in any relevant Awards.

21. Site Meetings

The Contractor shall hold and attend regular site meetings throughout the contract and ensure attendance of appropriate sub-contractors, the Superintendent and appropriate consultants.

Frequency: Fortnightly (provisionally). Minutes shall be kept of meetings and copies provided to each party within 3 working days after each meeting for purpose of review.

Responsibility: Superintendent. At the first site meeting, submit (for information only) names and telephone numbers of responsible persons who may be contacted after hours during the course of the contract.

Agenda Items: Where possible, meeting agenda items are to be circulated to all interested parties prior to

each scheduled site meeting. Workplace Health & Safety will be an agenda item at all site meetings.

22. Project Record Documents

Documents: Maintain at the job site one copy of all current, approved issues of drawings, specification, agendas, approved shop drawings, variation orders, job instructions, other contract modifications, and other approved documents submitted by the Contractor in compliance with various sections of the specification.

Identification and Maintenance: Each of these project Record Documents shall be clearly marked 'Project-Record copy', maintained in good condition, available at all times for inspection by the superintendent, and not used for construction purposes.

Records: Mark up the most appropriate document to show:

1. Significant changes made during the construction process.
2. Significant detail not shown in the original contract drawings.

The information given shall include, but shall not be limited to:

- The location of underground services and appurtenances, referenced to permanent surface improvements.
- The location of internal services and appurtenances concealed in building structures, referenced to visible and accessible features of the structures.

Keep project records/documents up to date. Do not permanently conceal any work until the required information has been recorded. Conform to the following colour code:-

Red for architectural work

Green for structural and civil work

Blue for mechanical work

Orange for electrical work

Use a red pen for written work.

Submittal: Submit project record drawings to the Superintendent with the application for the issue of the Certificate of Practical Completion. These drawings will be used to document As-Constructed drawings

23. Publicity

Neither the Contractor nor his sub-contractors shall issue any information for publication in any media, which includes technical details of the works under the Contract without prior approval of the Superintendent.

24. Precautions in Carrying out the Work

In carrying out the work, the Contractor and Subcontractor shall comply with all requirements under Acts, Regulations, Ordinances, By-laws, Orders and Rules and other 'Special Requirements' of proper Authorities concerning storage, transport and use of material, plant, equipment, work processes and safety precautions.

Where any current Australian Standard published by the Standards Association of Australia is appropriate to storage, transport and use of materials, plant and equipment, to work processes or to safety precautions, the provisions of such standard shall be observed except if they conflict with any statutory or special requirements of the proper Authority in which case the latter shall apply. In the absence of any such statutory or special requirements, or relevant Australian Standard, the Contractor and all sub-contractors, shall ensure that suitable alternative procedures are observed and all proper care is taken.

25. Taxes and Customs Duties

The Contract sum shall be deemed to include all taxes, goods & services tax, customs duty and any primage applicable on materials, plant and equipment required in connection with the work of this contract, whether imported or locally manufactured.

26. Drilling, Cutting and Fastening

No drilling, cutting or application of heat to structural or reinforcing steel is permitted except as expressly mentioned in this specification, or noted on drawings, or for, which approval is given by the Superintendent.

Reinforced concrete may be cut away or drilled only in positions and to the extent detailed in the drawings or approved by the Superintendent.

Explosive powered fastenings shall not be of greater diameter or have greater penetration than permitted by the Superintendent and the relative manufacturer's specifications.

Before commencing work on the contract, ascertain what restriction may apply to the various parts of the works in respect of the proceeding paragraphs of this clause.

27. Safety

Promptly notify the Superintendent of the occurrence of the following:

1. Accidents involving death or personal injury.
2. Accidents involving loss of time.
3. Incidents with accident potential such as equipment failure, slides and cave-ins.
4. Submit reports of accidents (for information only).
5. Do not use products containing asbestos or any other prohibited building materials.
6. Do not use any type of contaminated materials.
7. Note: This project involves working at high elevations – every precaution is to be taken to ensure worker safety when working at high elevations.

28. Health and Safety Legislation

The contractor is deemed to have accepted the Principal's appointment of him as "Principal Contractor" and shall perform the duties of the "Principal Contractor" prescribed in the Workplace Health and Safety Act (Queensland) including the completion and lodgement of the Notification in Relation to a Notifiable Project and the payment of all relevant fees.

The Contractor is to take note of the special emphasis placed on correct Workplace Health and Safety procedures and requirements by the Principal.

29. Progress Claims

At the commencement of the contract supply a schedule of the anticipated progress claims which will be made throughout the contract. Supply a revised schedule with each successive progress claim.

30. Precondition to First Progress Claim

Submit written evidence of all insurance covers before the first progress claim is submitted.

END OF SECTION 1A - SUMMARY

DIVISION 1 - PRELIMINARIES

SECTION 1B - TEMPORARY FACILITIES

1. Setting Out

Set out the whole of the works. Refer to Section 1B, Clause 20, Accuracy of Set Out.

2. Protection of Property

The Contractor shall be responsible for the protection of existing permanent services. He shall make good damage to any services at his own expense to the complete satisfaction of the Authorities concerned.

3. Protection of Work

The Contractor shall provide and maintain suitable protection for all work, liable to damage, from any cause during the progress of the work.

The Contractor shall suspend operations during weather, which in the opinion of the Superintendent will be detrimental to the work and/or the finish.

In particular:

1. Protect all finished surfaces, including the jambs and soffits of all openings used as passageways or through which materials are handled, against any possible damage resulting from the conduct of work.
2. All finished surfaces, including factory-finished and job-finished items shall be clean and not marred upon delivery of the building to the Principal. The Contractor shall refinish all such spaces where such surfaces are damaged.
3. Tight wood sheeting shall be laid under any materials, which are stored on finished cement surfaces. Reinforced non-staining Kraft building paper and plywood or planking shall be laid over all types of finished floor surfaces in traffic areas and before moving any material over these areas. Wheel barrows, if used over such areas, shall have rubber tyred wheels.

4. Security

The Contractor shall be wholly responsible for the proper and adequate safeguarding of the works, and of fixed and unfixed materials on the site during both working and non-working hours.

No claims for extension of time or extra cost will be allowed in respect of damage of loss of material or interruption of work due to inadequate safeguarding of the works.

All losses shall be replaced by the Contractor without cost to the Principal.

5. Tools & Plant

The Contractor shall provide roof edge protection, hoists, ladders, scaffolding, staging, tackle, tarpaulins, tools and other plant. Provide artificial light wherever necessary for proper working conditions. Provide labour in installing, operating, moving, adapting and maintaining same. Comply with all regulations and codes covering these items.

6. Protective Clothing

Provide protective clothing for workers in accordance with the regulations. Safety helmets should be worn by field personnel. Have on hand no fewer than two safety helmets for use by authorised visitors.

7. Hoardings, Barriers & Night Lights

Provide and maintain barriers, and night lights, to protect workers, other authorised employees, the public and their property as required by the Local Authority and as considered necessary with particular emphasis on work carried out adjacent to any public footpath. Appropriate barricades are to be securely installed around these areas to allow for the protection of normal pedestrian and vehicular traffic during the construction period.

8. Temporary Buildings

Provide a site office equipped with a bench and suitable plan drawers for the site supervisor.

Provide weathertight sheds for the storage of tools and materials. Provide sheds for workers for messing and changing in accordance with the regulations.

Site Location: to be approved by the Superintendent

9. Sanitary Facilities

Arrange with the Principal for the use of existing toilets on the site.

10. Temporary Power Supply for Works

The Contractor will be responsible for power distribution during construction from an approved temporary power source unless existing site power can be utilized via agreement with the Principal.

11. Water Supply for Works

Make arrangements for supply of potable water for the use of the works and pay charges in connection herewith.

12. Hygiene

Note the following:

1. Food preparation rooms, staff change room, ablutions and toilets shall be properly constructed and shall be kept in a hygienic condition.
2. Garbage shall be placed in bins with close fitting lids and shall be disposed of in accordance with the requirements of the Local Authority.

Burial of garbage or waste matter will not be permitted. Burning of waste on site will not be permitted.

13. Maintain Cleanliness

Remove rubbish from the site regularly as it accumulates. Maintain site in an orderly state throughout the contract to the satisfaction of the Superintendent.

14. Signboard (Not required for this project)

Provide a notice board 2400 x 1200 lettered as directed, setting out a brief description of the building and the names of the Principal and Contractor and other information as may be required by the Principal.

15. Site Access

To be determined prior to commencement of construction.

16. Attendance

Ensure that:

1. Each trade attends on all others and does all jobbing for their work to fit in with other work.
2. The Blocklayer, Carpenter and Joiner attend on Plumber and Electrician for cutting all holes and chases in their respective trades to avoid damage by these trades.
3. Each trade sets out its own work and informs other trades as to the position of all holes, chases and ducts in masonry and concrete work.
4. Each trade shall progressively clean up after themselves and shall not allow waste materials to accumulate within the construction site.

17. Facilities and Co-Operation with Sub-contractors

The Contractor shall supervise and co-ordinate the work of all sub-contractors and shall ensure that the requirements of their work are carried out in proper sequence.

The Contractor shall build in all items of equipment required by the work of Subcontractors, after such items have been located and/or placed in position by the Subcontractors and shall provide all holes, chases, cores, openings, recesses in similar manner.

The names of the Proposed Subcontractors shall first be submitted to the Superintendent for approval and recording purposes if not already carried out. Refer also to Section 1A Clause 16, Co - ordination of Work.

18. Attendance Upon Nominated Sub-contractors

Refer to the General Conditions of Contract. Refer also to the relevant subcontract section of this specification. Ensure that sub-contractors obtain possession of all relevant sections of the Buildings, and/or construction site at the due time and be responsible for building in pipes, conduits, making good and final surface finishes.

19. Scaffolding & Hoisting

The Contractor shall be responsible for the supply, erection and striking of all scaffolding and hoisting required for the works. He may, by arrangement with the sub-contractor concerned arrange for the scaffolding and hoisting associated with a particular trade to be supplied erected and struck by the Subcontractor carrying out the work, but shall accept all responsibility for the safety of the job and for the protection and making good of any damage to the works. In all cases scaffolding and hoisting shall conform to the requirements of the Authorities having jurisdiction.

20. Accuracy of Set Out

The Contractor shall be responsible for the set out of the works. When making application for the first progress payment, present a certificate from the Authorised Surveyor certifying that the works have been correctly set out in relation to site boundaries and in accordance with the approved development permit. No work shall proceed until the Superintendent has received such certification of the set-out.

END OF SECTION 1B – TEMPORARY FACILITIES

END OF DIVISION 1 – GENERAL REQUIREMENTS

DIVISION 1 – PRELIMINARIES

SECTION 1C – COMPLETION

1. Practical Completion

Before Practical Completion the Contractor shall carry out the requirements of this section of the Specification.

2. Watertightness

Be responsible for the general watertightness of the building works and make good any portion of the work which may permit the entry of damp or which, in the opinion of the Superintendent is likely to do so.

3. Making Good

Make good to relevant Authorities' approval any damage caused to adjacent properties, roads, footpaths, channels, services, and the like.

4. Removal of Temporary Facilities

At completion, remove all temporary facilities including Contractor's sheds, toilet, temporary power supply etc.

5. Checking

At completion, check working efficiency of windows, doors, plumbing fittings and services and rectify defects. Leave the whole in working order, ready for occupation.

6. Cleaning

The Contractor shall remove rubbish and spoil from the site periodically so as to maintain a clean and tidy site.

On completion, clean all doors, windows, and fitments, examine and clear all drains, pipes and gutters and check all services.

Carry out the work outlined below using labour skilled in that particular operation.

1. Clean all windows, both inside and out.
2. Remove all blemishes on metal sashes and other surfaces.
3. Dust all walls, ledges and projections.

4. Wash out and clean toilets, floors, fittings, mirrors, walls, sinks, urinals, etc.
5. Wash and polish timber and sheeted floors generally.
6. Clean and polish ceramic floor and wall tiles.
7. Clean all vinyl floor surfaces.
8. Remove all paint spots from floors and walls.
9. Clean out all ducts, cupboards etc.
10. Clean and polish all hardware, ironmongery and other fittings.

7. Keys

Check keying system and hand to Superintendent a full set of keys with individual identifying labels. Refer to the door schedule.

8. Guarantees & Warranties

Where the specification requires that the Contractor submit guarantees or warranties whether performed by the Contractor or otherwise, such shall be provided to the Principal at practical completion unless otherwise directed.

9. Certificate of Classification

Take responsibility for the coordination and submission of documentation required by the local authority with respect to the issuing by that authority of a Certificate of Classification or Certificate of Occupancy or similar certification. Documents required may include, but are not limited, to the following certificates:

1. Surveyors set - out,
2. Certificates for termite protection,
3. Engineers' Design and Supervision,
4. Engineers' Inspections,
5. Plumbing,
6. Works Department certification,
7. Health Department certification,
8. Glazing,
9. Glass curtain walling,
10. Shower screens if applicable,
11. Fire services,
12. Special fire services and equipment,
13. Fire doors,
14. Emergency lighting,
15. Exit signs,
16. Smoke exhausts,
17. Fire rated ceilings and walls,
18. Bulkheads,
19. Waterproofing
20. Roof trusses, as applicable,
21. All BCA Part J energy efficiency certification requirements, and
22. Operation of the elevator.

10. “As Constructed” Drawings

Pre-requisite for Final Certificate progress payment

Supply three (3) sets of “As Constructed” drawings to the Superintendent by Final Completion. The “As Constructed” drawings shall be paid for by the Contractor.

The “As Constructed” drawings shall fully detail and identify the following:

1. Stormwater pipes and pits
2. Water reticulation pipes and fittings
3. Sewage lines and pits, etc
4. Power lines

The drawings shall be executed in Autocad 2013 or more recent format and saved onto a USB before delivery to the Superintendent.

END OF SECTION 1C – COMPLETION

END OF DIVISION 1 – PRELIMINARIES

DIVISION 2 – SITE WORKS

SECTION 2A - EXCAVATION AND FILLING

1. Benchmarks and Reference Points

Maintain carefully benchmarks and other survey ID points. Replace if disturbed or destroyed.

2. Records of Depths

Keep an accurate record of all footing excavations including depths, dimensions and particular features of the foundations.

3. Excavations

Excavate trenches and foundations with straight sides and level and solid bottoms. Obtain approval of all excavations before proceeding with further work. Remove all loose earth, debris etc. from excavation as it accumulates.

4. Suitable Bearing for Foundations

If suitable bearing for foundations is not obtained at the depths indicated, immediately notify the Superintendent. Do not proceed further until instructions have been given and the necessary measurements have been made for the purpose of establishing the additional volume of excavation. The contract price will be adjusted if additional excavation is required.

5. Excess Excavation

Backfill with concrete (1-8 mix) any excavation carried below the required depth.

6. Water In Excavations

Keep excavations free of water. Should any softening or other disturbance of soil occur, the unsatisfactory material shall be removed at the Contractor's expense. Should de-watering be necessary to keep excavations free of water provide a system of well points, pump and drain lines for the removal of ground water. Well points shall be driven by an approved method.

7. Shoring

Adequately shore and brace banks of excavations where necessary. Failure of banks and any additional excavation, filling or other work made necessary by such failure shall be the responsibility of the Contractor.

8. Preparation of Site

Cross reference the following notes with the Engineer's documentation.

The building site is to be presented to the contractor in an "as is" condition.

The successful Tenderer is required to undertake the following preliminary site preparation works:

1. Cut and remove any existing trees from the site. Stump and roots are to be excavated and removed with a backhoe to the extent and depth of the rootball. The excavated area is to then be filled in 300mm maximum layers with granular fill at optimal moisture content to 98% SRDD. Compaction is to be confirmed at each excavation area by a dynamic cone penetrometer test. The Superintendent is to be notified of the DCP results before continuing with construction activities.
2. Proof rolling of the site with a 6 tonne vibrating roller at optimum moisture conditions before any additional fill is brought in.
3. Testing of the compacted materials & the sub base foundations are to be carried out with a Dynamic Cone Penetrometer by a suitably qualified Soils Technician to a depth of 2000mm. A minimum of 3 such tests are to be carried out in locations specified by the Superintendent, typically over areas where existing trees and/or structures have previously been removed from the site. A copy of all test results is to be given to the Superintendent immediately they are available. No further construction work shall proceed until the test results have been assessed & approved by the Superintendent.

9. Under Slab Filling – Buildings and Driveway Areas

All under slab fill to be of a clean, granular material, compacted in layers not greater than 150mm to obtain a minimum SRDD of 98% Compaction tests are required to confirm compaction at every second layer - 2 tests minimum / layer tested. Standard dry density tests to AS1289, test method 5.1.1. Results of each test are to be given to the superintendent for approval prior to continuing with any filling.

10. Backfilling to Footings

Place backfilling in layers 150mm thick before compaction using approved excavated material or quarry dust compacted as specified above.

11. Inspection

Obtain approval of cut and filled areas prior to proceeding with the excavations. Obtain approval of excavation before placing concrete.

12. Surplus Excavated Materials

Surplus excavated materials shall be stockpiled on the site where directed by the Superintendent. On completion, excess material not required by the Principal shall be removed from the site at no additional cost to the Principal.

13. Termite Protection

Slabs, footings, floor penetrations and perimeters of structures shall be adequately treated against termite infestation in accordance with AS 3660. The work shall be carried out by an approved specialist sub-contractor who shall observe the manufacturer's printed instructions and take the necessary safety precautions. Submit to the Superintendent the sub-contractor's Certificate and Warranty covering the termite protection system.

Proprietary Item: Install "Termimesh", "Kordon" or similar physical and/or chemical barrier system to perimeter and slab penetrations to manufacturer's specifications.

END OF SECTION 2A - EXCAVATION AND FILLING

DIVISION 2 - SITE WORKS

SECTION 2B – DRAINAGE

1. Standards

Reference should be made to the Hydraulic Engineer's drawings & Section 10 of this specification. Unless otherwise specified the following will apply.

All work and materials in connection with drainage shall comply with the "Queensland Sewerage and Water Supply Act", regulations, codes & Australian Standards & to the Local Authority's approved requirements.

All work shall be carried out by licensed drainers. The council's certificate of approval for all sewerage work shall be lodged with the Superintendent before the issue of the Certificate of Practical Completion.

2. Drainage Plans

All drainage shall be laid in accordance with the approved drainage plan stamped by the Local Authority. A copy of the drainage plan is to be provided to the Contractor before work is commenced.

3. Testing

When drains have been laid to the correct falls, the trenches shall be left open for testing purposes by the Authorised officer of the Local Authority and the officer appointed by the Superintendent and then all trenches are to be back-filled as hereinafter specified.

4. Plastic Pipe & Fittings

Unless otherwise noted, all drains indicated on drawings and identified by the abbreviation P.V.C. shall be laid in unplasticised polyvinylchloride plastic piping and fittings of the sizes nominated and jointed using solvent cement and expansion joints in accordance with manufacturer's specifications.

All materials and workmanship shall be first quality and shall conform with AS3500.3 for storm or surface water applications and AS3500.2 for sewerage applications.

5. Excavations

Excavate for drainage lines and structures to minimum widths and depths as required in straight lines with even falls.

6. Laying & Jointing

Exercise care in the setting out of the drains so that correct falls are obtained. Each pipe shall be properly

boned in so that the invert is to a true and even gradient. All pipe runs shall be bedded on 75mm of sand.

All main drains are to be commenced at the point of outfall, the necessary junction for the branch drains being inserted as the work proceeds until the mains are completed. The branch drains shall then be commenced at the point of their junction with the main drain.

Unless otherwise specified, all pipe joints shall be made with approved Neoprene type rubber ring joint installed to manufacturer's printed specifications.

The whole of the drains shall be accurately laid and butted closely together at the joints.

Any earth or other material shall be thoroughly cleaned out of pipes by drawing a closely fitting wad through them as the work proceeds.

Defective pipe joints or connections and any breakages shall not be patched but shall be carefully cut out and replaced in a proper manner.

7. Cutting

Provide holes for the passage of drainage pipes of sizes and positions as required. Cutting shall be kept to a minimum. Do all necessary attendant work required.

8. Backfilling

Trenches for plastic and concrete piping shall be backfilled to the level of the widest part of the pipe in sand.

All trenches shall be backfilled above the level of the sand with material as specified in section 2A Clause 9.

9. Cover Over Pipes

Unless otherwise indicated on drawings, the minimum cover over the barrel pipes shall be 600 where subject to vehicular traffic and 300 elsewhere.

END OF SECTION 2B – DRAINAGE

END OF DIVISION 2 – SITE WORKS

DIVISION 3 - CONCRETE

SECTION 3A - CONCRETE

1. General

All reinforced concrete and mass concrete used shall conform to the requirements of this section, and to the Structural Engineer's documentation and details.

2. Standards

The quality of material and methods of construction shall comply with the following relevant Australian Standards and their latest revisions and amendments except as otherwise detailed on the drawings or stated in this Specification.

AS 3600 Concrete Structures
AS 1315 Portland Cement
AS 1379 Ready-mixed Concrete
AS 1302 Steel Reinforcing Bars for Concrete
AS 1303 Hard-Drawn Steel Reinforcing Wire for Concrete
AS 1304 Hard-Drawn Steel Wire Reinforcing
AS 1012 Methods for Testing of Concrete
AS 1509 Formwork Code
AS 1510 Control of Concrete Surfaces - Part 1 Formwork
AS 2758 Aggregates and Rock for Engineering Purposes Part 1 - Concrete Aggregates
AS 1129 Fly - Ash for use in concrete
AS 1130 Code of practice for use of fly - ash in concrete
AS 1317 Blended cements

3. Materials

1. Portland Cement: Shall comply with Australian Standard AS 1315 Type A.
2. Fine Aggregate: Shall consist of sharp clean Siliceous sand free from dust, clay and organic matter and evenly graded from coarse to fine.
3. Coarse Aggregate: Shall consist of clean, sound, hard, durable particles free from dust, clay or other deleterious substances.
4. Water: Water shall be clean, fresh, cool and free from matter injurious to concrete and reinforcing.
5. Steel Reinforcing: Refer Clause 5 of this Section.
6. Additives: No additive shall be added to any concrete for use in this Project without the prior written approval of the Superintendent.

4. Formwork

1. General: Formwork shall conform to the shape, lines, grades and dimensions of the concrete shall strip to the dimensioned concrete sizes shown on the drawings.

All joints shall be close enough to prevent leakage of liquid from the concrete and the whole shall be suitably constructed for ease of removal. Care shall be taken that when formwork is reused, its surface is carefully cleaned out and thoroughly wetted.

Formwork that has been used shall have nails withdrawn and be thoroughly cleaned and repaired prior to re-use.

2. Construction: Forms shall be smooth, true to line and substantially supported, braced and tie together to maintain their position and shapes. In designing the probable deflection due to the weight of the fresh concrete shall be taken into account so that the finished members will conform accurately to the desired lines, shapes and level.

The forms shall be close-jointed to prevent leakage of mortar, with joints either horizontal or vertical unless otherwise specified or approved. Formwork shall comply with AS 3610

3. Penetrations and Built-In Work: Provide and build in all fastenings, bolts, plugs and ties that are required and set out and form up all sleeves ducts and stacks that are necessary, prior to pouring.

Care shall be taken to limit cutting after pouring to a minimum and any cutting necessary after pouring is to be made good at the Contractor's expense.

Conduits, pipes and other penetrating materials must not be placed in cover concrete. The Superintendent is to be notified of any penetration through any concrete beam and of any slab penetration greater than 200 x 200mm not shown on the Engineering drawings.

4. Formwork Finish: Forms for surfaces which will be exposed to view in the finished job are to be lined with water proof plywood, tempered hardboard or other approved lining, tightly butting together at joints to provide an even, smooth finish, free from ridges ready for painting. Lining material shall be uniform throughout. Exposed concrete shall have a Class 2 Finish with Type B Colour control.

5. Forms for Pavements: Timber forms shall be of softwood, which will not warp or twist when wetted, dressed on one edge and one face.

6. Cleaning and Treatment of Forms: All formwork shall be cleaned before use or re-use. Temporary openings shall be provided at the base of the column and wall forms where necessary to facilitate cleaning and inspection. All forms shall be clean and free from foreign matter immediately before depositing concrete.

The interior surfaces of forms shall be treated with a release agent to prevent adhesion of mortar. Release agents shall be of non-staining type, applied in a thin film before the reinforcement is placed. The reinforcement shall not be allowed to come in contact with the release agent.

Any reinforcement in contact with the release agent shall be thoroughly cleaned to remove all traces of the release agent or may be subject to rejection. Any surplus moisture shall be removed from the forms

prior to placing of the concrete.

Any formwork bolts, which are to be removed from the concrete shall be coated with a concrete retarder and arranged that they can be extracted without excessive jarring or hammering and without injury to the concrete surface.

7. Filling used as Formwork (note site filling, Refer to Section 2A): Unless otherwise specified or shown on the drawings, where filling is used as formwork under slabs or other structural concrete work, it shall be soil approved for use as structural fill blinded with quarry dust or sand laid in 150mm layers well watered and rolled to a maximum depth of 450mm, to a density of 98% SRDD.

8. Removal: Minimum periods of time before removal of formwork shall be as agreed with the Superintendent.

5. Reinforcements

1. General: Reinforcing bars and fabric shall comply with current AS 1302-1991 or 1304-1991 Codes and shall be free of all mud, grease, loose rust or any other material, which could reduce its bond to the concrete. Steel, which has become pitted with rust will be rejected.

2. Reinforcement Supports: Reinforcements are to be adequately supported on approved steel or plastic chairs, dense concrete pads or on steel hangers as appropriate. Brick or blockwork supports will not be allowed. Fabric placed horizontally shall be supported at 750mm maximum spacings in both directions, unless noted otherwise on the structural drawings.

3. Splices: Lapping of reinforcing bars is to be as shown on the Drawings.

4. Covers: Clear reinforcement cover is to be as shown on the Drawings.

5. Bar Bending Schedule: The Builder shall arrange for and provide at his own cost, all necessary bar and rod bending schedules.

6. Concrete

1. Strength and Slump: Unless noted specifically otherwise on the structural drawings, concrete shall attain a minimum cylinder strength of 25 MPa or 32 Mpa (as specified) at 28 days and shall have a maximum slump of 80mm+/-20mm, shall be proportioned to ensure that the resultant concrete will be sound, dense and durable. No admixtures shall be used.

2. Ready-Mixed Concrete: Where available ready-mixed concrete shall be used.

Ready-mixed concrete shall be supplied by an approved firm. The Contractor shall issue a copy of the whole section of "Concrete Work" to the supplier and this copy shall be kept at the mixing plant at all times. Non-Agitating trucks shall not be allowed. The delivery docket shall specify the following:

- (a) F'c
- (b) Cement Content
- (c) Admixtures (showing name and proportions) if any

- (d) Slump
- (e) Brand of Cement
- (f) Initial time of mixing

For truck mixers the wash water shall not be considered as part of the mixing water for succeeding batches and shall be discharged prior to the addition of each load of concrete.

After all ingredients of the concrete have been mixed, the further addition of water shall not be permitted.

3. Site Mixing: Concrete materials shall be measured with approved weight- batching equipment to ensure correct proportioning of the mix.

Concrete shall be mixed in separate batches in a concrete mixing machine of a type and rating approved by the Superintendent. The mixing time shall not be less than 1.5 minutes after all materials are in the machine.

Concrete shall be transported from the mixer to final location as rapidly as practicable by methods that will prevent the segregation or loss of component materials.

Off site pre-mixed concrete may be used provided that plant and produce comply with this specification.

4. Preparation of Equipment and Formwork: The inner surfaces of measuring, mixing and transporting equipment shall be clean at commencement of the mixing operation. The space in forms to be occupied by concrete shall be cleared of all debris, foreign matter and free water prior to placing concrete and all absorbent surfaces which will be in contact with concrete shall be thoroughly wetted.

7. Placement of Concrete

1. Inspection: No concrete shall be placed until the Superintendent has inspected and approved the formwork, reinforcement and all pipes, sleeves, conduits and the like, required to be embedded in the concrete. The Contractor shall remedy any distortions of the formwork or its supporting members and check reinforcement for accuracy of positioning and check all pipes, sleeves, block-outs, fixings etc. required and correct any errors found before notifying the Superintendent of readiness for inspection.

2. Placing: The method of placing used shall be such that no segregation of the concrete occurs.

All concrete shall be thoroughly compacted with the aid of an adequate number of mechanical vibrators of approved type operated by experienced workmen under proper supervision so as to ensure vibration throughout the entire volume of each layer of concrete.

The placing of concrete in a section shall be carried on continuously until the section is completed.

No concreting will be permitted during unsuitable weather.

3. Runways: Where concrete is to be barrowed into position, barrow-ways are to be provided and these shall be supported in an approved manner clear of all reinforcement. This applies to both suspended slabs and slabs on the ground.

4. Defective Concrete: Concrete shall be placed in its final position within 30 minutes of water being added to the mix (except in the case of concrete which is continuously agitated in a truck mixer when 1.5 hours may elapse and any concrete that is partially set, retempered or contaminated with foreign matter shall not be used.

5. Concreting in Hot Weather: Where the concrete temperature is higher than 32 degrees C, the following provisions shall apply:-

Placement Times: The times in subclause (d) above shall be reduced to 15 minutes and in 45 minutes respectively.

Aggregates: Stock piles are to be shaded.

When aggregates are being stockpiled during hot weather successive layers should be sprinkled with water as the pile is built up.

Coarse aggregate may be sprayed with water before use.

Water: Every effort should be made to use water from a cool source and to keep it cool by protecting pipes and tanks.

Pipelines for conveying water should be buried, insulated, shaded or painted white. Water storage tanks should be treated in a similar matter.

Formwork: Formwork shall be continuously sprayed with cold water in advance of concreting. Excess water shall be removed from the inside of the forms immediately prior to the concrete placement.

The reinforcement and the formwork, if metal forms are being used, shall be protected from the effects of hot winds and direct sunlight.

Unless the approval of the Superintendent is obtained, unplaced concrete with a temperature higher than 32 degrees C shall not be used. It is very important to ensure that the concrete shall not be allowed to dry out by the action of wind or sun within a period of seven (7) days after pouring. Reliance shall not be placed on the protection afforded by forms for curing in hot weather and if practical, water should be applied to formed surfaces while forms are still in place.

8. Curing (To be undertaken ONLY if specified by the Structural Engineer)

All exposed surfaces are to be treated with an approved curing compound within 24 hours of casting.

Where forms are removed within seven (7) days of casting, the surfaces thus exposed are also to be treated with curing compound.

Special precautions shall be taken with the exposed surfaces of slabs to prevent premature drying and the risk of surface crazing. As soon as the slab has been finished off it is to be sprayed with curing compound.

The curing compound is to be suitable for the later application of floor tiles & other resilient floor finishes if these are to be used. When required by the Superintendent the slab is to be screened from the sun and

wind with hessian, sheet plastic or equivalent material between casting and finishing off and also after finishing off.

9. Superimposed Loads

No loads except foot traffic are to be applied to slabs and beams for three (3) days after casting. After this period construction loads may be applied to the members with the Superintendent's approval.

10. Making Good (where permitted)

All defective work shall be cut out and recast. Small voids and honey-combing, which will be exposed to view in the finished work, shall be made good with a composition of cement and sand. In work that is not subsequently to be painted and where repair of the defective surface is approved by the Superintendent, a portion of the cement content (as established by experiment) shall be replaced by white cement to control colour change due to variation in hydration rate.

11. Inserts

Conduits for electric power and lighting and for phone cabling shall be set in position in the forming by the electrical sub-contractor before concrete is poured.

12. Under Floor Membrane

Where slabs are cast on ground, lay under the slabs of the entire building area a membrane of 0.2mm thick Forticon or approved equal turned down at haunches at slab edges and against thickenings and taped to same. Prior to laying the membrane the substrate shall be smoothed of all irregularities which might cause injury to the membrane. All laps are to be 300mm wide and sealed with polythene sealing tape. All punctures and service penetrations shall likewise be sealed with polythene tape prior to laying the reinforcement.

Any damaged sections shall be neatly patched and sealed to the approval of the Superintendent.

13. Under Floor Insulation

Refer to drawing number A09.2 – Sub-Floor Insulation.

14. Core Filling Concrete (for concrete masonry)

Core filling concrete shall have a consistency to flow freely as required for hand compaction without causing segregation of aggregate. The 28 day characteristic strength F_c shall be 15MPa. Nominal maximum aggregate size shall be 10mm and minimum cement content shall be 360kg/m³ of finished concrete. At the time of placing, concrete shall have a slump of 130mm +/- 30mm.

15. Schedule of Concrete

Concrete shall be cast in place reinforced concrete as specified herein and as noted on the drawings. In all cases cross relate to the Engineering drawings and make provision for set-downs, changes of profile, door thresholds, inserts and attachments etc in their correct locations.

- Suspended concrete floor slabs to be installed to Structural Engineer's specifications.
- Blockwork core filling to be placed at 3000mm maximum vertical heights – Refer to the Sections.
- All blockwork cores are to be concrete filled.

16. Cement Render and Architectural Coating (only if applicable)

1. External Rendering
Generally to AS CA27
15mm thick
Proportions for one coat render:
Background: Concrete block
Cement/Sand mix: 1 to 6
2. Architectural Coating
3mm thick decorative proprietary architectural acrylic or polymer cement coating system.
Finish: "Scratch" or "trowel" finish. – Final finish to be approved.

END OF SECTION 3A – CONCRETE

END OF DIVISION 3 – CONCRETE

DIVISION 4 - MASONRY

SECTION 4A - CONCRETE MASONRY

1. Generally

Provide and lay the concrete masonry shown on the drawings and as specified herein.
Comply with the relevant portions of the following codes, including any revisions or updates thereof.

AS 3700 SAA Masonry Code
AS 1316 Masonry Cement
AS 1397 Steel sheet and strip-hot dipped Zinc coated or aluminium/zinc coated
AS 1650 Galvanised Coatings
AS 1672 Building Limes
AS 1790 Electroplated coatings - calcium on Iron or steel
AS 2699 Wall ties for Masonry Construction
AS 2701 Methods of sampling and testing mortar for masonry constructions - method 0: methods for chemical analysis of mortars (AS 2701.10)
AS 2733 Concrete Masonry Units
AS 2837 Wrought alloy steels - stainless steel bars and semi-finished products
AS 2904 Damp-proof courses and flashings
AS 2975 Accessories for masonry construction

2. Concrete Blocks

Concrete blocks shall be machine made blocks of Queensland manufacture complying with the AS 3700. Unless otherwise specified, blocks shall be of strength Grade 12 and hollow. Blocks shall be sound, dry, clean, crack free and of uniform colour and texture and shall have been cured not less than 28 days before delivery. Proper block types shall be used to make provision for all lintels, pilasters, bond beams, clean out blocks, openings at doors and windows.

All blocks shall be protected from the weather until built into the wall. Blocks shall be stacked on planks or other support free from contact with the ground and shall be covered with building paper, tarpaulins or other suitable materials so arranged as to permit free air circulation through the stack. Under no circumstances shall concrete blocks be wetted or allowed to become wet before laying.

3. Cement

Cement shall be Portland Cement conforming to the Code. Cement shall be stored away from the influence of moisture in an approved manner and be used in rotation. Cement damaged by moisture or age shall not be used.

4. Sand

Sand for blockwork mortar shall be clean, hard, sieved pit sand or masonry sand.

5. Water

Water shall be clean and fresh free from matter harmful to concrete and reinforcement. In particular it shall be free from vegetable or organic matter and from acid or alkaline substances in solution or suspension.

6. Admixtures

No admixtures shall be used in mortar or corefilling concrete unless specifically approved in writing or specified herein.

7. Mortar

The mix design shall be subject to approval.

Mortar shall consist of a homogeneous mixture of the ingredients to the following proportions:

(a) For work below damp course level and for retaining walls.

Mix Minimum Strength at 28 days

12.4 Mpa

1 part Portland Cement , 1/10 part Hydrated Lime , 3 parts sand.

(b) For other general construction above damp course level

Mix Minimum Strength at 28 days

6.2 Mpa

1 part Portland Cement, 1 part Hydrated Lime, 6 parts sand.

(c) Where a mortar mix is indicated on the Engineering details that mix shall prevail over (a) or (b) above.

The total quantity of water shall be just sufficient to produce a workable consistency.

The method used for measurement of materials shall be such that the mix proportions can be accurately controlled and easily checked at any time during the progress of the work. Batching by shovel will not be permitted.

Mortar shall be mixed in an approved machine for not less than three minutes. The dry ingredients shall be thoroughly mixed prior to the addition of water, which shall be worked thoroughly through the mixture.

Mortar which has become excessively stiff so as to make placement difficult shall be rejected. Retempering of mortar will not be permitted.

Mortar shall be transported in covered containers such that excessive evaporation will be prevented.

8. Core Filling Concrete

Refer Section 3A CONCRETE.

9. Work Quality

All masonry shall be set out by gauge rod and built to dimensions, thickness and heights shown on the accompanying drawings, and shall be plumb, true to line having horizontal joints level and perpend plumb to top of the wall.

Blocks shall be thoroughly dry immediately before using, and laid on a full bed of mortar. The work shall be carried up uniformly in height and where necessary shall be raked not toothed, but not carried up more than 600mm above the level of adjacent work.

Tops of blocks shall be covered on stoppage of work to prevent moisture entering the cores and should rain occur during a construction period, blocks in course of laying shall be protected.

Adequately brace walls under construction until provision is made for permanent fixing.

10. Bond

Intersections of walls shall be block bonded.

Allow for all necessary 1/2, 1/4, 3/4 blocks to maintain proper bond throughout. Where cutting of blocks is necessary to maintain bond, only machine cutting will be permitted. Unless otherwise indicated, bonding shall be in stretcher (or running) bond.

At intersections where bonding is not otherwise possible, walls shall, subject to approval, be tied with galvanised bond ties in accordance with AS 3700. Obtain the Superintendents approval of the proposed bonding method before proceeding.

11. Jointing

Bed joints and perpend shall be 10mm thick. Hollow blocks shall be well bedded with the penetration of mortar into cores not exceeding 6mm. Solid blocks shall be full bedded and perpend flushed.

Jointing shall be uniform throughout and finished to approved site sample. An approved finishing tool shall be used to avoid damage to arises and corners.

Internal facework: Struck flush where required for the installation of plasterboard finishes. Ironed and pointed in all other cases.

External facework: Struck flush in preparation for proprietary rendered or architectural finish. Ironed and pointed in all other cases. Refer to the Schedule of Finishes.

12. Facework

Faces of exposed walls shall be brushed down and maintained free of mortar. All work shall be to regular

pattern and all arrises and corners shall be clear and unchipped. All facework shall be cleaned down at the end of each day's work. Only such cleaning agents as are recommended in writing by the supplier of the block shall be used.

13. Control Joints

Form vertical control joints in walls where indicated on drawings and in accordance with AS 3700. Where compliance with the code requires joints not indicated on the drawings confer with Superintendent to determine location.

Form control joints using bitumen impregnated fibre board while walls are being constructed. The board shall be located centrally and shall be of wall width less allowance for backer rods and sealant both sides. Insert approved polyurethane backer rod and seal with grey polyurethane sealant recessed to 10mm behind finished wall face at both faces.

14. Construction Joints in Foundations or Slabs

Wherever construction or expansion joints occur in slabs or foundations supporting blockwork, a control joint will be required between portions of blockwork standing on each side of the joint in the supporting member. Ensure that the joint in the foundation member is located to suit the block set out. Where coordination of joint locations and blockwork is not possible refer to Superintendent for instructions.

15. Bond Beams (unless otherwise detailed)

Nominal bond beams shall be located at the top of all block wall skins, under sills, at suspended concrete floor levels and wherever else indicated. Bond beams shall not be less than the width of the wall skin by 200mm depth.

Reinforcement in top of wall bond beams shall consist of 2/N12mm diameter bars in each course of a 2 course bond beam, unless noted otherwise in the Engineer's details.

Reinforcement shall lap 500mm at splices and be hooked at the ends. Locate reinforcement in the bottom corners of the beams with 20mm minimum cover to the inside of the face of the beam.

16. Lintels (unless otherwise detailed)

Where blockwork occurs over openings, provide masonry block lintel supports constructed generally as for bond beams and as specified in the drawings.

17. Attendance on Other Trades & Building In

Provide attendance on other trades whose work is affected by the work. Build in conduits, switch boards, service piping, frames to openings, lugs, bolts etc. as the work proceeds.

Avoid unnecessary chasing and cutting by running pipes etc. in cores of blocks or form chasing by using

narrower solid blocks or machine cut blocks. No horizontal chase or horizontal projection of an oblique chase shall exceed 1200mm. No vertical chase shall be closer than 600mm to an element providing lateral support. Where chasing is to be used obtain prior approval.

18. Hot Weather Requirements

In hot weather, precautions shall be taken to avoid the premature stiffening of the fresh mortar mix and to reduce the water absorption and evaporation losses.

Where the temperature of the surrounding air is higher than 32 degrees C concrete and mortar shall be placed as quickly as possible. The concrete and mortar shall have a temperature of not more than 29 degrees C when placed. This shall be achieved by the use of chilled mixing water and by covering the ingredients from the direct sunlight.

19. Reinforced Blockwork (Refer to the Structural Details set out in the drawings)

All horizontal reinforcement shall be laid into the walls as the blocklaying progresses. Horizontal reinforcement 6mm diameter or greater shall be mortared into the corners of channel blocks and all lapping shall be done with one bar positioned vertically over the other. Vertical reinforcing bars shall be placed centrally within the cores unless otherwise detailed on the drawings and shall be firmly held at the top and bottom and at nominated intervals throughout the wall. Vertical reinforcement shall preferably be placed after the wall has been laid. However, the blocklayer shall lay blocks over all reinforcement projecting from the foundation, floor slabs or wall below.

At the Superintendent's discretion, galvanised wire loops shall be cast into the horizontal joints prior to placing vertical reinforcement to enable correct positioning of this reinforcement.

Splice lengths for both horizontal and vertical reinforcement shall be not less than 45 bar diameters for plain round bars or 30 diameters for deformed bars or 450mm whichever is the greater unless otherwise indicated on drawings. Horizontal steel shall be continuous around corners and at junctions.

20. Core Filling Of Concrete Masonry

Masonry walls shall cure for at least three days before core-filling concrete is placed.

Core-filling concrete shall be thoroughly compacted into place with the aid of small immersion vibrators and shall be vibrated again approximately 0.25 hours after casting. The core concrete shall be kept down a distance of 25mm from the top of the wall or column and this surface shall be thoroughly scabbled before any further concrete is placed.

Placing of concrete in bond beams shall be done in one continuous operation. The tops of the unfilled cores which occur under horizontal bond beams shall be covered with metal lath or fibre-cement in order to confine the concrete fill to the beam section.

The Contractor shall notify the Superintendent so as to insure that necessary inspection of each stage of construction of the blockwork can be made.

No core-filling shall be carried out until the reinforcement and cores have been inspected. Formwork for sealing clean-out openings shall not be installed until the inspection of the cores has been undertaken and approved.

Exercise care to ensure that completed facework is not stained during core-filling operations. Any staining unavoidably occurring shall be cleaned down immediately.

21. Schedule of Concrete Masonry

Refer to the Structural Engineering details included with the Building Design drawings.

END OF SECTION 4A – CONCRETE MASONRY

END OF DIVISION 4 – MASONRY

DIVISION 5 – METALWORK

SECTION 5A - STRUCTURAL STEELWORK

1. Extent of Work

The work comprised under this part includes the supply, fabrication, protective treatment, delivery to site and erection of all structural and miscellaneous steelwork, complete, as shown and as specified.

2. General Requirements

The supervision, work quality and tolerance in fabrication and erection of structural steelwork shall be in accordance with Australian Standard 4100 except where varied by this Specification, and with any additional requirements of this Specification, and/or shown and as specified. In all respects cross reference this Section with the relevant Architectural and Engineering drawings.

3. Supervision

The Contractor shall employ on the site an experienced Steel Erector whose sole responsibility shall be the supervision of the erection of the structural steelwork.

4. Inspection

During fabrication, the Contractor shall permit the Superintendent or his representative free access to the Fabricator's works for the purpose of carrying out inspections and shall afford all necessary facilities for the carrying out of such inspections.

Units shall be laid out and fabricated as necessary so that all parts are accessible for inspection before transportation to the site.

Where steel has been inspected by the Superintendent at the works before being delivered to the site, such inspection shall not relieve the Contractor of his responsibility to provide correct fitting together on erection and all steel shall be subject to final approval in-situ.

Any inspection by the Superintendent shall not prevent the ultimate rejection of any work or materials in which defects have been found at any time prior to the completion of the contract.

5. Steel Type & Grade

Materials generally: To be of Australian manufacture to AS 4100 Section 2.

Cold formed sections: To AS 1538 clause 1.7. AS/NZ 4600 Clause 1.5

For each batch of steel supplied to the Works, provide certified mill test reports or test certificates issued by the mill as evidence of compliance with the material standards specified. If steel grade is not shown or

specified, comply with the following:

- Universal beams and columns, parallel flange channels, large angles: Australian manufactured 300PLUS
- Other hot rolled structural bars and sections: AS 3679.1 :250 MPa
- Hot rolled plates, floor plates and slabs: AS 3678 :250 MPa
- Hollow sections to AS 1163 : circular sections less than 265mm outside diameter:250 MPa
- Sections other than the above :350 MPa
- Cold formed purlins and girts to AS 1397 :G300 Z275/300 MPa
- Welded sections to AS 3679.2300 MPa

Supply members straight smooth and uniform, brushed free of loose rust and scale, and free of pitchings, cracks or other flaws.

6. Shop Drawings & Steelwork Setout

Detailed Shop drawings shall be submitted in triplicate to the Superintendent for the checking of connections before fabrication. Such checking is concerned only with the structural sufficiency of the connections and in no way shall relieve the Contractor of his responsibility for the accuracy and practicability of his details.

If details are approved, one copy shall be returned bearing the Superintendents signature but the Contractor shall allow for re – submitting of any drawings requiring correction.

The Superintendent will return the check prints within ten (10) days from the date of receipt of same. Notwithstanding these provisions, the Contractor shall be responsible for all dimensions including column set out and floor levels and general agreement with the drawings and requirements.

The Contractor shall verify all dimensions from the site and shall be responsible for the same and any discrepancies in fabricating and erecting the structure to the required specification and tolerance.

Any field corrections occasioned by lack of clearance, mismatching of holes or other similar causes shall be carried out by the Contractor at his own expense and to the approval of the Superintendent.

7. Fabrication

The fabrication of all steelwork shown shall be carried out in accordance with the requirements of Australian Standard 4100 and welding shall be in accordance with the requirements of Australian Standard 1554.1, together with any other requirements of this Specification and the drawings.

All members shall be fabricated true to shape and size, without distortion and with all necessary provisions for handling, field welding and the like.

Cutting may be effected by shearing, cropping or sawing.

Gas cutting will only be permitted subject to the approval of the Superintendent but in no case shall loads be transmitted into metal through a gas cut surface except in the case of welds.

Sheared or cropped edges shall be dressed to a neat and workmanlike finish and be free from distortion where parts are to be in contact metal-to-metal.

All burrs left by sawing, cutting or shearing shall be removed before fabrication or assembly. Sharp arrises shall be removed by light grinding.

Any plate or section injured by hammer marks or otherwise marked or defaced shall be rejected.

The greatest care shall be taken at all times when welding so as to ensure soundness.

All parts shall be properly marked to ensure that they are erected in the correct position and orientation. Bolts, nuts, washers and rivets shall be suitably bagged and tagged to ensure their use in the correct place. Marking shall be by means of punch stencils having characters at least 12mm high. Splice plates, cleats and other small pieces required in making field connections shall be temporarily shop bolted to their respective members for delivery.

Items or parts fabricated from other than structural grade mild steel shall be marked for identification. Where structural steelwork is to receive an approved surface treatment after fabrication and before erection the marking shall be made in such a manner that the item may be identified at all times and scribe line and levelling marks readily located.

In those locations where moment splices or connections are made between members by means of heavy connection plates and high tensile friction grip bolts, special precautions shall be taken to ensure that no distortion is caused in the connection plates due to welding procedure used and to ensure that the connection plates are at the correct angle to the axis of the member. Columns on the mating surface of these connection plates are to be within +/- 0.6mm of the correct plane.

8. Bolted Connections

All holes for bolts shall be drilled full size, or where permitted by Australian Standard 4100 or Australian Standard 1511, punched full size. Burnt holes oversized will not be permitted under any circumstances.

After assembly of the parts to be joined, all holes shall be true throughout, perpendicular to the face of the member and aligned so as to permit the bolts to be positioned without damage to the threaded portion.

Contacting surfaces of parts being joined shall be free from distortion and all burrs or ridges shall be removed.

The length of each bolt shall be such that the threaded portion will project through the nut for at least one complete thread and such that the nut will be at least one thread apart from thread run-out.

At least one washer but not more than two washers shall be placed under the part being rotated in tightening. Taper washers shall be used where the part under the bolt head is not perpendicular to the axis of the bolt. Where possible, bolts shall be positioned so that the taper washers, if required, shall be fitted under the non-rotating part.

Bolts subject to tensile loads and bolts subject to severe vibration and including all bolts carrying crane and/or hoist loads, shall be locked in position in a manner approved by the Superintendent.

Load indicating devices, where their use is approved by the Superintendent, shall have a zinc finish.

Galvanised high strength bolts shall be treated with a lubricant applied by the bolt manufacturer.

High strength bolts, nuts, washers and load indicating devices shall be stored and handled in the works, in transit and on the site in a manner that will prevent damage, contamination, corrosion, or loss of lubricant.

9. Welding

All welding shall conform to the requirements of AS/NZS 1554.1. Only certified welders shall be engaged in welding. The Superintendent reserves the right to conduct acceptance tests on any one or all welders and on all welding procedures. All labour and material costs for these tests shall be borne by the Contractor.

All welding procedures shall be the responsibility of the Contractor and shall be such as to minimise distortion or restraint.

Upon request by the Superintendent, the Contractor shall submit for approval, details of any one or all welding procedures. Approval by the Superintendent shall not relieve the Contractor of his responsibility for the suitability of any welding procedure and for the satisfactory execution of the work.

Unless otherwise shown, all fillet welds shall be continuous welds. Intermittent welds will not be permitted where members are exposed to weather or corrosive atmosphere unless spaces between are continuously seal welded.

Unless otherwise shown, all butt welds shall be qualified complete penetration butt welds and, where possible, shall be double V-Butt welds, or double U-Butt welds. Over-reinforcement of butt welds and pronounced humps shall be ground off.

10. Protective Treatment

1. General: Unless specified elsewhere in the Specification, steelwork shall be painted as set out hereunder and delivered to site after priming.

Surfaces of exposed work which are to be held in contact by riveting or bolting shall be painted before assembly and the parts brought together while still wet. Care shall be taken to thoroughly paint all surfaces which will be inaccessible after assembly.

Welds and adjacent parent metal shall not be painted prior to deslagging, inspection and approval.

Parts to be bedded or encased in concrete shall not be painted.

The materials used in this system shall be products supplied by the one manufacturer and details of same shall be submitted to the Superintendent for approval before commencement of work.

All coating materials shall be brought to the site in and prepared for application from original containers.

Protection of steel from corrosion shall in all respects comply with the relevant procedures of SAA MA1.5 - 1980 "Protection of Steel from Corrosion".

There shall be no painting of friction grip bolted interfaces.

2. Surface Preparation: When fabrication and shop welding are completed, all exposed sharp edges and corners shall be ground to a minimum radius of 2mm. Sharp irregularities on welds, weld spatter, etc, shall be ground off.

The surfaces shall then be dry abrasive blast cleaned to a Class 2.5 surface in accordance with Australian Standard 1627, latest revision, "Abrasive Blast Cleaning of Steel Surfaces". All work cleaned in one day shall be coated on that day and before dew point is reached. Any blasted area, not coated, which is exposed overnight shall be at least whipblasted again before coating application.

All areas of the surface which are to be cleaned which show any trace of oil or grease shall be degreased using an approved degreasing agent prior to blasting.

All surfaces to be coated shall be completely dry and free of oil, dust and grit at the time of coating.

Surfaces to be field welded or liable to damage in transport or during erection shall not be painted until erection is completed and welds have been deslagged, inspected and approved.

3. Coating Preparation: The zinc rich primer specified for this work shall be of the inorganic type based on an ethyl silicate vehicle which requires mixing of pigment and vehicle before use.

This shall be done immediately prior to application and the material shall be transferred to an agitated spray pot so that the pigment is kept in suspension. In hot weather up to 1 litre of retarding thinners per 15 litres may be added to ensure a "Wet-edge" is maintained during application.

The P.V.C. vinyl resin based finish coats shall be single pack and require no mixing before use, but may be thinned as required for spraying purposes.

4. Coating Application: One coat of Dulux All Metal Primer or approved similar to manufacturer's specifications to minimum dry film build of 42um.

Damaged surfaces and field welds shall be cleaned back and repainted using a single pack zinc rich primer by the same manufacturer.

5. Touching Up: All paintwork damaged during erection and site welding is to be touched up before it becomes inaccessible.

11. Galvanising

Where steel is shown on the drawings to be galvanised, it shall be hot dip galvanised after manufacture. Surface treatment prior to galvanising shall be as specified in Clause 10.

All hot dip galvanising shall be in accordance with AS 1650 "Galvanised Coating" and all testing shall be carried out as provided therein.

The zinc coating shall be not less than 85um thick corresponding to a coating weight of 0.6kg per square meter of area. The molten zinc in the galvanising bath shall contain not less than 98.5% zinc by weight and the temperature of the bath shall not exceed 450 degrees C. Where steelwork is welded, the welds should be free from pinholes which tend to cause blowholes in the galvanising. Before galvanising is carried out, ensure that no damage is done by over picking or by the use of excessively high temperatures in pickling.

The galvanised coating shall be continuous and free from defects such as blisters, flux strains, dross, excessive projections or other imperfections that would impair its serviceability.

The coating shall adhere tenaciously to the surface of the base metal and it shall not be possible to peel off any portion of the coating when it is cut or pried with a stout knife.

Where bolts and nuts are specified to be galvanised, the galvanising shall conform to the requirements of AS 1214 "Hot Dipped Galvanised Coating on Threaded Fasteners".

12. Handling, Delivery to Site & Storage

Before during and after fabrication, during transit and while on the site, all structural steelwork shall be handled and stacked so that it is not damaged, bent or twisted.

Defects or damage shall be repaired and straightened only with the consent of the Superintendent, who, at his absolute discretion, will decide whether the repairs are to be carried out in the field or the damaged portions returned to the shop.

Where directed by the Superintendent, damaged sections shall be replaced. The full cost of repairs or replacement of sections damaged in transit or while stored on the site shall be borne by the Contractor.

At the works and on site, structural steelwork shall be stacked 150mm clear of the ground and so that the collection of water in troughs, pockets and the like is reduced to a minimum.

13. Erection

All erection shall be carried out in accordance with the requirements of AS 4100 and of this Specification and the drawings.

No section of the work shall be erected unless copies of the relevant shop details, and erection drawings, approved and signed by the Superintendent, are held on the site by the Contractor.

The Contractor shall set out lines and levels, and fix and maintain marks for the erection and checking of positions of steelwork and shall arrange all plant and temporary loads during erection so as not to exceed in any part the allowable relevant working stress specified in AS 4100.

The Contractor shall be responsible for planning erection procedures including the provision of all necessary guying, temporary bracing and the like, so as to ensure the safety of the structure under all conditions of wind and erection loads occurring during the construction period.

At all times, the number of field erection bolts used shall be sufficient to ensure that the structure is

adequately and accurately held together and in position.

Upon completion of the work and when approved by the Superintendent, all temporary bracing and its connections shall be removed, holes plugged and the steelwork, including the protective coatings specified, made good.

The cost of supplying, erecting and removing the temporary bracing and making good on completion, shall be borne by the Contractor. Trusses and other units shall be erected in such a manner and lifted from such points that members shall not be overstressed or distorted during lifting operations.

During erection, the use of iron sledge hammers in driving or hammering beams, columns, or other steelwork will not be allowed except with the approval of the Superintendent. Wooden mauls shall be used whenever practicable.

Care shall also be exercised to prevent the material from falling or from being in any way subjected to heavy shock.

All portions of the framework shall be true and plumb within the tolerances specified in AS 4100.

Joints using high strength steel structural bolts will be inspected by the Superintendent both before and after tensioning.

Upon request by the Superintendent, the Contractor shall provide adequate and safe scaffolding to enable the Superintendent to inspect any unit or connection and shall be deemed to have made due allowances in the Tender Price for such work.

All baseplates shall be carefully positioned and packed up to the correct level by means of steel wedges but shall not be grouted in until the superimposed steelwork has been erected to a stage where it can be plumbed and checked for line and level and maintained in its final position.

An approved proprietary brand non-shrink grout of clean sharp sand, mixed with water to a dry paste, shall be well rammed and tamped under all base plates and around all shear plates and thrust blocks to form a solid base.

Precautions shall be taken to avoid the formation of air pockets and the edges shall be neatly levelled-off on completion.

When the grout has cured sufficiently to be able to carry the load of the structure without any detrimental effects, any steel wedges, packs or levelling devices used to hold the column in position shall be removed and the resultant cavities in the grout made good. Such items may only be left permanently in position with the approval of the Superintendent.

All field bolting and welding shall be inspected as the work progresses and the Superintendent may require any faulty work to be removed and replaced at the Contractor's expense.

END OF SECTION 5A – STRUCTURAL STEELWORK

DIVISION 5 - METALWORK

SECTION 5B – MISCELLANEOUS METALWORK

1. Materials

Use metals suited to their required function, finish and method of fabrication, in sections of adequate strength and stiffness for their purpose.

Structural steels: To AS 4100 Section 2

Cold-formed steel structures: To AS 1538 clause 1.7

Copper alloys, brass, bronze. Composition and designations to AS 2738.2.

Zinc coated steel: AS 1397 G300/Z275

2. Work Standard

Keep edges & surfaces clean, neat and free from burrs and indentations. Remove sharp edges without excessive radiusing. Fit joints accurately to a fine hairline. Form bends in tube without unduly deforming the true cross section. Match colours of sheets, extrusions and heads of fastenings in colour finished work. Separate incompatible metals by concealed interlayers of suitable materials and thicknesses. Make provision, sufficient to prevent harmful effects, for thermal movement in joints and fastenings.

3. Welding, Brazing, Soldering

Finish visible joints made by welding, brazing or soldering by grinding, buffing or the like methods appropriate to the class of work before painting, galvanizing, or the like further treatment. Aluminium after jointing shall be without visible surface colour variations.

Welding structural steel: To AS 1250 clause 11.3.3.

Welding Aluminium: To AS 1665.

4. Structural Standards

Steel structures: To AS 4100.

Aluminium structures: To AS 1664.1.

5. Fastenings

Generally provide bolts, anchors, screws, rivets, welds and the like, sufficient to ensure the rigidity of the assembly, of types appropriate to the work, capable of transmitting the loads and stresses imposed, and in materials of mechanical strength and corrosion resistance at least equal to that of the lowest resistant metal joined; and installed so as to prevent galvanic corrosion.

Fastenings to copper: (including copper alloys): Copper or copper alloy fixing devices only.
Fastenings to aluminium: (including aluminium alloys): Aluminium alloy or non-magnetic stainless steel, except that cadmium-plated steel fastenings may be used, but only in protected areas subject to approval.
To stainless steel: Appropriate stainless steel materials only.
Screws: To AS 1420, AS 1421, AS 1427, AS 3566, AS/NZS 4291.1, or ASB 194, as applicable.
Rivets: Blind rivets where available in the required metal.
Masonry anchors: Proprietary types comprising screws or bolts in self-expanding sockets.
Exposed screw heads: Countersunk Phillips or socket head unless otherwise specified, finishing flush.
External fastenings: Unless otherwise specified, use hot-dipped galvanized finish to ferrous fasteners externally and where built into masonry.

6. Preparation for Coatings

Before applying decorative or protective coatings to metalwork, complete welding, cutting, drilling and other fabrication, and prepare the surface by a suitable method to AS 1627.

7. Air-Conditioning

Provide & install all additional framework, supports and nogging as may be required by the air-conditioning machinery.

8. Stainless Steel Benches

Submit for approval - design drawings for any stainless steel benches which may be set out generally & schematically in the drawings.

END OF SECTION 5B – MISCELLANEOUS METALWORK

END OF DIVISION 5 – METALWORK

DIVISION 6 - WOODWORK

SECTION 6A - SITE CARPENTRY

1. Standards & Manuals

The materials and workmanship shall be in accordance with the following Australian Standard Codes where applicable.

AS 1720.1 – 2010 Timber Structures Code
AS 1720.4 - 2019 Timber Structures – Fire resistance of timber elements
AS 1684.3 - 2021 Residential Timber – Framed Construction
AS 2269 - 2004 Plywood Structural
AS 1328.1 - 2025 Glued/Laminated Structural Timber

In addition conform to Queensland Forest Service Technical Phamplet No1 and the Timber Utilisation and Marketing Act using timber species appropriate for the conditions.

2. Manufacturer's Specification

Where proprietary materials are used, the particular Manufacturer's Specification for preparation and installation shall apply.

3. Timber

1. Hardwood and Softwoods: Standard Grade (Appearance Grade B) for all unexposed structural applications. Select Grade (Appearance Grade A) for all exposed timber applications.
2. Softwood other than pine: Unless otherwise specified, softwood finishing timber shall be North Queensland softwoods immunised and of single - species wherever 'natural' or 'clear' finishes are specified. Silky oak is not acceptable under this description.

3. All timber to be of the Type and Stress Grade nominated in the drawings.

4. Dressing

Unless otherwise specified or shown:

Scantlings not exposed to view shall be ROUGH
Corners of exposed timbers shall be ARRISED
Exposed finishing timbers shall be DRESSED
Exposed framing timbers shall be WROT
Battens shall be SIZED to uniform thickness.
Normal reductions only will be allowed for dressing.

5. Seasoning

Structural timbers shall have a moisture content within the percentage limits recommended by the Queensland Forestry Department for the area of use. Finishing timbers shall be seasoned to 12% to 15% moisture content.

6. Lengths

Scantlings shall be the longest lengths obtainable. Single lengths shall be used wherever practicable.

7. Termite & Borer Protection

Timbers shall not contain sapwood in excess of the percentage recommended in the "Timber Utilisation and Marketing Act".

Ensure that all timber which is susceptible to attack by the Lyctus borer has been treated in accordance with the provisions of the "Timber Utilisation and Marketing Act" before being brought on site.

8. Framing

Frame up timber square, level and plumb set out accurately to the required lines. Fit closely and secure rigidly. All bearings must be solid. Perform all housing, morticing and tenoning, checking and scarfing etc. as necessary in accordance with the best accepted practice. Provide incidental framing wherever necessary for adequate support of sheetings and facings shown on the drawings or specified herein.

9. Fixing

Nail, screw, bolt or use patent timber connections as is most appropriate to various connections or as scheduled.

Fastenings used in positions subject to the weather shall be non corrodible.

Length of nails shall be 2.5 times the thickness of the first timber through which they pass. Predrill where necessary to prevent splitting. Accurately drill and countersink for screws. Screws shall not be driven. Machine Stapling may be used subject to prior approval of the Superintendent. Where used, patent fastenings shall be used in pairs with heavy gauge galvanised clouts as supplied by the manufacturer and bolted or coach screwed wherever specifically required.

10. Plugging

Where plugs are required, use patent expanding devices. Wood plugs will not be allowed.

11. Power Fastenings

No fastenings of materials whereby surfaces will be shattered will be permitted. Permit only licensed operators to carry out work. Use pins, bolts, charges etc. as recommended by the manufacturer for in the various positions.

12. Priming

Except where natural timber finishes are specified, firstly prime all exposed work including all sides and edges of linings with zinc oxide linseed oil primer before erection and set joints in thick paint. Where natural timber finishes are specified, apply first coat of clear finish as specified after fabrication but prior to erection.

13. Damp Proof Course

Lay DPC in long lengths lapped full width at angles and intersections and 150mm at joints as follows:

- Wet floor areas – under stud walls built off floor slabs and turned up 150mm on the “wet” side.
- Tack to studs – Proprietary item: Super Alcore of required width.

14. Timber Roof Trusses

1. System: Prefabricated timber roof trusses including necessary framing to give the roof the form required. NOTE: The timber trusses for this project require SPECIAL attention regarding their shape and form. Verify each truss with the Truss Manufacturer to ensure correct configuration of each member.

2. Design Criteria: Design the roof trusses and associated framing and bracing so as to safely resist:

- (a) Dead and live loads determined in accordance with AS 1170.1.
- (b) Wind loads as required by the structural drawings and in accordance with AS 1170.2.
- (c) The weight of services, plant and equipment and associated platforms and walkways and the like as required.

3. Truss Design: Trusses, bracing and connections shall be designed and fabricated by approved

proprietary truss fabricators and are to include:

- (a) Fascia beams as required to minimize differential deflections between toes of trusses and to provide support at corners.
 - (b) Truss to truss, truss to fascia beam and truss to support connections.
 - (c) Permanent and temporary bracing and binders and stabilizing struts to cantilever trusses.
 - (d) Truss supports at node points only, including jack trusses.
 - (e) Precambers as required to ensure that the maximum long-term sag in any horizontal plane through the roof does not exceed 1 in 1000 or 15mm whichever is least.
 - (f) The positioning of truss web members to allow for the passage through the ceiling space of electrical, mechanical or hydraulic services and equipment.
 - (g) Location of trusses to allow for fire and smoke walls to continue to underside of roof (If required).
 - (h) Design trusses so that fascias will finish at a constant level around building unless detailed otherwise.
4. Support Structure: The support structure shown on the drawings has been designed to suit locations of all trusses shown. The supervisor may permit the truss design engineers to alter the truss layout but the costs of any subsequent necessary redesign of the supporting structure or part thereof by the consultant structural engineer's shall be borne by the builder, together with any costs associated with any modifications to holding down systems and supports necessitated by such redesign.
5. Fabrication: Fabricate trusses in an approved workshop in accordance with AS 1720.
6. Installation: Do not bend, overstress or otherwise damage. Carry out erection to Gang Nail System Builder's Guide and Speedbrace. Erect trusses such that they are 12mm clear on non-loadbearing partitions after loading. Bear trusses directly over studs in loadbearing partitions, unless otherwise indicated.
7. Tolerances on Placing: Out of plumb. Not more than $H/100$, where H is the height. Overall bow in any chord to be not more than $L/200$ where L is the chord length, or 50mm whichever is the less.
8. Bracing: Maintain temporary bracing during erection to hold trusses plumb and stable until permanent bracing and battens have been attached. Permanent bracing shall be in accordance with the Fabricator's Engineer's drawings. In all cases permanent bracing shall comply with the requirements of local building regulations and AS 1684.3 2021.
9. Connections: Connect trusses to other trusses, and to their supports in accordance with all details shown on Fabricator's Engineering drawings.
10. Positions: Position and erect trusses to suit the predetermined roof elements, such as skylights and associated shafts and the like, as shown on the drawings.
11. Roof Battens: Refer to drawings.
12. Bottom Chord Binders: Fix binders directly to truss bottom chords to truss manufacturer's specifications
13. Final Certification: On completion, arrange for an inspection certificate signed by the Building Approval Certifier.

15. Eaves & Soffit Lining

1. System: Refer to the Finishes Schedules. Provide adequate battening at roof corners as required by the sheet manufacturer.
2. Extent: Eaves soffits, overhangs, verges, verandahs and walkways, as applicable.
3. Joints: Butt sheets to form vee joints (Unless noted otherwise).
4. Finish at walls: Refer to the sections and details and the Finishes Schedules
4. Fixing method: Screw fixings.
5. Control joint: Provide joints coinciding with masonry control joints as specified by the manufacturer.

16. Timber Trim

1. Requirement: Provide timber trim such as beads, moldings, stops and the like where necessary to make neat junctions between components and finishes specified in this Section.
2. Skirtings: Provide timber skirting at junctions of walls (other than ceramic tiled walls) with floors. Fix to wall plugs in blockwork and to bottom plates of stud walls. Skirting profile to be approved by the Superintendent.

END OF SECTION 6A – SITE CARPENTRY

DIVISION 6 - WOODWORK

SECTION 6B - JOINERY

1. Standards

In addition to the standards specified in "Woodwork", materials and work quality shall be in accordance with the following standards and codes where applicable.

AS 2334 - Steel nails and decking spikes. Typically use fixing types appropriate for the purpose and as recommended by the manufacturers of building and sheets.

AS 3566 - Self Drilling Screws

AS 1476 - Wood Screws

AS 1393 - Coach Screws

AS1111 or AS/NZS 4291.1 - Bolts. Use 12mm bolts and washers unless otherwise specified.

AS 1237 - Washers Provide washers to the heads and nuts of all bolts and coach screws.

Note: Use purpose made proprietary expansion or chemical types or as noted on the drawings. Use only purpose made plastic plugs.

AS 2131 - Contact adhesives

AS 2329 - Wallboard adhesives

AS 2754.2 - PVAC emulsion

AS 1328 - Structural grade adhesives

2. Layout of Cabinet Work

Submit for approval design drawings for ALL the cabinet work shown generally & schematically in the drawings and as specified by the Interior Designer.

3. Timber

All joinery timber shall be select grade and species free from all defects thoroughly seasoned.

All internal joinery, which is specified to be painted, shall be of selected first grade Queensland pine.

Except where paint finish is specified, all other internal joinery timber shall be selected species of clear grade free from blemishes and plane marks for clear finish.

4. Selected Board

Selected moisture resistant Custom wood or similar approved plain, veneered or melamine surfaces as indicated.

Particle board shall not be used in "wet areas" applications. In particular, particle board shall not be used in the carcass or shelves of joinery items which contain sinks, vanity basins, tubs etc, nor for splashbacks.

5. Plastic Laminates

Plastic Laminates shall be "Formica", "Laminex" or similar approved brand with colour selection to the colour schedule later supplied.

Adhesives shall be heat resistant of the type approved for the purpose by the manufacturer of the plastic laminate.

- Standard laminate shall be 1.2mm thickness.
- Post forming grade shall be used in all applications requiring surfaces formed to a radius.
- Melamine surfaced panel shall be an approved particle board faced on both sides with selected melamine surfacing with exposed edges edge stripped. Use moisture resistant grade for doors in "wet" area applications (eg sink benches and the like).

6. Ironmongery

Shall be subject to the Superintendent's approval or selection and the Interior Designer's specifications. Hardware shall be brass, satin chrome finish unless otherwise specified. Wherever visible, screws used shall be Phillips head counter sunk or raised head as appropriate. Approved "D" shaped cupboard and drawer handles must be used throughout.

Door handles must be compliant with AS 1428.1 – 2021 Design for access and mobility – Refer to the Door Schedule.

7. WorkQuality

1. Generally: The whole of the joinery work shall be accurately set out and framed together in accordance with the detail drawings and with best practice as soon after the commencement of the work as possible.

Unless specifically detailed, construction methods used in cabinet work shall be as determined by the fabricator subject to conformity to sizes and clearances shown, robust construction and tradesmanlike finish.

The thickness of shelving shall be such as to limit sagging to 1/250 of the shelf span when fully loaded.

Fittings shall be made up in sections of sizes suitable for handling and building in.

Back plough wide boards likely to be subject to warping.

2. Shrinkage: Should any joints work open or show themselves in the least before payment of final certificate, such joinery shall be replaced with new and all work disturbed in connection therewith shall be made good.

3. Protection: Properly protect all joinery work where liable to damage or injury and replace work which is marred or damaged during the progress of the works.

4. Finish: All joinery work shall be hand dressed and scraped and sanded where considered necessary to provide a first class fine even, surface. Generally, approved waterproof glue shall be used for all work. Work to be painted shall be primed before leaving the workshop.

Conceal fastenings where possible, use the minimum of surface nailing. Punch nail heads below surface and fill with putty coloured to match finish. Adhesives and jointing compounds shall be non-staining and kept off visible faces. Surface screws where necessary shall, if visible, be Phillips Head, countersunk flush, unless specified to be pelleted, in which case they shall be sunk below surface and covered with flush matching wood pellets showing face (not end) grain.

5. Priming: Thoroughly prime the back and ends of all frames and linings and all exposed work generally before fixing in position.

END OF SECTION 6B – JOINERY

END OF DIVISION 6 – WOODWORK

DIVISION 7 - ROOFING METAL, CLADDING & RAINWATER GOODS

SECTION 7A - ROOFING METAL, CLADDING & RAINWATER GOODS

1. General

The roof system shall remain intact and waterproof under typical local ambient conditions of wind loads and rainfall intensity. The sheet metal cladding and rainwater plumbing installation shall be carried out by an approved fixer who shall provide through the Contractor a written guarantee of the installation covering defects in workmanship and materials for ten years from the date of practical completion. The installation including all accessories shall be installed strictly to manufacturer's specifications.

2. Codes & Manuals

Comply with the following:

AS 1170 Part 2 "Wind forces"

AS 1397 - AZ150 Hot dipped zinc-coated steel coil and cut lengths

AS 1562.1 - 2018 Design and installation of steel roof and wall claddings.

AS 2179 and AS/NZS 3500.3 - 2015 "Metal Rainwater Goods"

Lysaght "Roofing and Walling Installation Manual"

Ref: BlueScope LYT0026-05/21

3. Manufacturer's Specifications

Comply with all Manufacturer's Specifications including provisions for extreme wind load conditions.

4. Samples & Details

Materials shall be new and undamaged and of the best quality of their respective kinds. Zinalume steel shall be BlueScope Steel's Zinalume to class AZ 200 with thickness as recommended by the manufacturer or detailed in the drawings.

No galvanised sheet material or lead shall be used in association with zinalume material on any roofing or walling application.

Caulking shall be Neutral cure silicone rubber based sealant, of colour as directed and of an approved manufacturer.

All work shall be carried out in a neat and workmanlike manner and in accordance with the Codes, best trade practice using competent tradesmen and equipment. Unless otherwise specified, joints shall be riveted using self sealing pop rivets.

Allow for all stop ends, splay cuttings and weathering of sheets into gutters, closing of ribs at ends etc.

Form all mitres and notchings etc to all flashings to seat neatly.

On completion, clean down roofing of all offcuts, rivets, nails etc. and thoroughly hose down and leave in a watertight condition. Water flush all gutters to confirm falls to downpipes and watertightness.

5. Flashing

Unless otherwise specified, all sheet flashings shall extend 250mm onto roof at top of roof and one full tray at sides and turn down neatly into the tray. Fixings shall be to every rib of roofing at top and at 400mm max crs at sides with an additional fixing at the ends of each flashing. Unless otherwise specified flashing lengths shall not be less than 3600 in length. Where flashings exceed 10800 in length form internally sleeved expansion joints. Joins in flashings where the slope in length of the flashing is less than 10 degrees shall be sealed and pop riveted.

Fixings shall be:

Metal to metal - self drilling self tapping cadmium plated screws with neoprene washers or self sealing pop rivets.

Metal to timber - approved cadmium plated wood screws with neoprene washers.

Metal to concrete - approved nylon expanding plugs or masonry.

6. Penetrations

Neatly flash penetrations (ducts, vents, pipes etc.) in accordance with the manufacturer's written recommendation for the particular sheeting profiles. Carry up flashing not less than 100 around pipe and cover flash with a flare:

.78 copper brazed to copper pipes

.68 galvabond soldered to galvanised pipes or riveted, soldered and sweated to duct

: patent neoprene pipe flashing to metal to P.V.C. pipes

In all cases ensure adequate clearance for thermal movement around the penetration. Ensure that roof sheeting is adequately supported on both sides of penetrations. Install incidental framing or trimming as required to properly support sheeting.

7. Sealants & Fastenings

Refer to and comply with the recommendations contained in Lysaght's Roofing & Walling Installation Manual (2017 Edition)

The sealant used shall be as approved in Part 7.9 of the manual.

8. Gutters Generally (only if applicable)

Form stop ends, bends and returns, and turn down into outlets. Provide as necessary, joints, bends,

returns, outlets (thimbles, spigots and the like) for downpipes and overflows, stop ends, stiffening gussets at corners, support brackets, overstraps, and the like.

Gutter brackets (eaves gutters): same material as gutters

Thickness: To AS 2179, Table 3.6.

Spacing: At stop ends, and at intervals of not more than 1 meter.

Fixing: Screw fix to fascia, unless otherwise specified.

Overflows: Provide overflows where necessary to prevent back flooding.

Sealant: Neutral cure silicone-rubber for zincalume, or as specified.

Expansion Joints: Form by stop ending the gutter and saddle flashing over the stop ends.

Spacing: To AS 2180, clause 1.5.2 and Table 1.2 and maximum 30 meters.

Minimum falls to outlets: Eaves Gutters-1 in 200. Box Gutters-1 in 100. Ensure gutters are easily cleaned with no chance of backflow.

9. Valley Gutters (Only if applicable)

Material: 0.55mm sheet, minimum 400mm wide overall and matching the roof colour.

Profile: Profile to suit the valley boarding. Turn back both edges 180 degrees X 6mm radius. Nail or screw to the valley boarding at the top end to prevent the gutter creeping downwards.

Fixing: Nail or screw to the valley boarding at the top end.

Watertightness: Provide PVC filler strips.

10. Downpipes

90 and 150mm diameter UPVC or as nominated on the Architectural drawings. Connect heads to gutters, sumps and the like. Seal to manufacturer's specification. Provide necessary joints, bends, offsets, brackets, straps and the like. Provide galvanized metal straps at intervals of not more than 1.8 meters, with not less than two straps per downpipe.

11. Thermal Insulation

Refer to the Building Design drawings.

12. Vermin Proofing

All penetrations, openings & roof sheet ends are to be adequately protected with screening, bird wire or similar, compatible wire mesh to ensure that the roof space is vermin & bird proof.

13. Schedule of Metal Roofing Materials

Roof sheeting:	0.47 BMT Colorbond Custom Orb (Refer to the Finishes Schedules)
Fascias:	Refer to the sections & details
Gutters:	Box gutters as detailed in the drawings
Colours to be selected.	To be confirmed by the Principal UNO.

END OF SECTION 7A – ROOFING METAL, CLADDING & RAINWATER GOODS

END OF DIVISION 7 – ROOFING METAL, CLADDING & RAINWATER GOODS

DIVISION 8 – WINDOWS, GLASS & DOORS

SECTION 8A - ALUMINIUM DOORS & WINDOWS

1. Standards

All materials and workmanship shall comply with the current edition of the following Australian Standard Codes.

AS 2047 and AS 2048 Aluminium windows and sliding doors.

AS 1288 Glass

AS 1231 Anodic coatings

AS 3715 Powder coating

AS 1650 Hot dip coatings

AS 1214 Threaded fasteners

ISO 2063 Metal spray

AS 1192 Chromium electroplated coatings

AS 1789 Zinc electroplated coatings

AS 1170-Part 2 "Wind Forces"

2. Manufacturer's Specification

Comply with the fabrication and installation instructions of the manufacturers of proprietary materials used.

3. Extent of Work

Aluminium work shall be as shown on the drawings and as specified in the Window and Door Schedules and shall include the detailed design, fabrication, delivery to site and installation of all aluminium window and door frames, aluminium windows and doors.

4. Aluminium

All aluminium shall be extruded from AA-T5 alloy or its equivalent, formed true to details with clean straight, cleanly defined profiles, and free from all defects, within the manufacturer's tolerances.

5. Surface Finishing of Aluminium (see also clause 15)

All exposed surfaces in SELECTED POWDER COATED ALUMINIUM FINISH to comply with AS 3715 – 2002 Metal finishing – Thermoset powder coatings for architectural applications of aluminium and aluminium alloys.

6. Sealants, Weatherstrips & Gaskets

Materials shall be compatible with adjacent materials, chemically stable, resilient and permit movement of the joint without fracture and be resistant to ageing and water penetration. Material exposed to sunlight shall resist deterioration by ultraviolet radiation. Sealing materials shall be applied in accordance with the recommendation of the manufacturer.

7. Samples

Submit samples of materials, including sealants, finishes, hardware and furniture for approval prior to fabrication.

8. Dimensions

The dimensions shown on the drawings are nominal. The Contractor must obtain accurate dimensions from the job.

9. Fabrication

Design all window and door units and assemblies including anchorages and fixings to safety withstand wind pressures (both external and internal) for the relative area and the Terrain Category nominated on the drawings by the Structural Engineer.

Where a particular brand or type of window or door unit is scheduled, the installed unit shall be weathertight up to the limits stated by the manufacturer. Unless otherwise required, door and window assemblies shall be guaranteed weathertight up to 180 k.p.h. wind load conditions.

Accurately cut, fit and anchor framing to develop full design strength requirements in all joints. Keep exposed assembly screws and brackets to a minimum and ensure watertight joints at junctions of members. Provide weepholes to carry away any entrapped water or condensate.

Finished frames shall be produced with a dimensional tolerance of 3mm or as deemed necessary for assembly in conjunction with other work.

Provide an allowance of .40mm per 300mm run of any frame for expansion and contraction by the use of fully weathered horizontal and vertical expansion joints.

10. Fixing Anchors

Anchor brackets and attachments shall be of aluminium, non-magnetic stainless steel or coated steel and shall be of sufficient strength to perform the functions for which they are intended.

11. Fastenings

Screws, nuts, washers, bolts rivets and other miscellaneous fastenings devices incorporated in the windows and door panels or units shall be of aluminium alloy or non-magnetic stainless steel but where other metals are used they shall be zinc or cadmium plated and shall not be used in externally exposed positions.

12. Hardware & Furniture

Hardware materials shall be non-corrosive and non-staining to members. Plated or coated materials not compatible with adjacent metal shall be insulated with a suitable compound. Hardware shall satisfactorily perform the functions for which it is intended and be securely attached. Refer also Section 8D - Finish Hardware.

13. Glazing Requirements

Glazing media and techniques shall be in accordance with Manufacturer's instructions. Glazing rebates shall be sufficient depth and width to give adequate clearance between glass and frame.

Refer to Window and Door schedules.

14. Powder Coated Aluminium

1. Pretreatment: All aluminium to be powder coated shall be acid etched using "Kallen-etch" or approved equal.

After rinsing a chrome conversion coating with diverse product 'Alutech 12' shall be applied. Final rinsing shall then be carried out.

2. Powder coating: Coating shall be Taubmans or approved equal polyester powder and applied to a minimum thickness of 50um on all significant surfaces.

Stoving shall be carried out at 200 degree celsius for 10 minutes.

Random cure testing shall be carried out using 'Cellosolve' acetate or equal approved.

3. Colours: Colours shall be selected from the Dulux Master Palette range. Contractor to supply colour chart to client for selection. Refer to the Interior Design Consultant's documentation.

15. Dissimilar Materials

Keep aluminium surfaces from direct contact with dissimilar metals and masonry surfaces by an approved method. Submit details or proposals incorporated on the shop drawings.

16. Erection

Install elements plumb, straight, square, level and in proper plan location and alignment with other work. Include flashing at abutments with other work. Chalk around frames externally and internally and neatly trim off caulking before it hardens. Caulking shall be an approved brand of polyurethane gun grade sealant colour to match frames.

17. Protection & Cleaning

Protect exposed surfaces of aluminium from discolouration and corrosion by coating with two (2) coats of water white methacrylate lacquer or an approved equal protection applied at the factory. Exercise care in transporting frames and doors to site. Store upright on pieces or timber in a dry location until required for building into position. After installation, protect frames from damage during subsequent construction activities. Immediately prior to acceptance of the building, remove protective coatings, clean surfaces to leave the entire installation in a first class condition and weathertight.

18. Guarantee

The drawings of aluminium windows and doors are descriptive. Notwithstanding the nomination of sections in this specification, it shall be the responsibility of the Contractor to ensure that the construction of window frames and sashes, the depth of rebates for flashing and the method of glazing shall comply with the wind loading criteria laid down in Clause 10 or shown on the drawings. The Contractor shall supply a certificate guaranteeing that the door and window frames, sashes and glass comply with the wind loading criteria.

19. Certification

All window and door units when supplied to the job shall have applied to the glass by the manufacturer a non-relocatable sticker stating the:

1. 'Wind rating' of the window or door unit expressed in Pascals.
2. Glazing thickness.
3. Location and size of minimum fixing requirements.
4. BCA Part J compliance regarding building sealing.

The stickers shall remain in place until instructions to remove same have been given by the Superintendent.

END OF SECTION 8A – ALUMINIUM DOORS & WINDOWS

DIVISION 8 – WINDOWS, GLASS & DOORS

SECTION 8B - GLASS

1. Standards

The standard of materials and workmanship shall comply with the relevant portions of the following standards:

AS 1288 SAA glass installation code

AS 1170 Part 2 SAA Loading code - Wind forces

AS 2208 Safety glazing materials for use in buildings (human impact consideration)

2. Guarantee

Guarantee the whole of the glazing for a period of ten years from the date of Practical Completion of the works against leaks, failure, normal service deterioration due to weathering, defective waterproofing and defects due to faulty design, poor work quality or faulty material.

3. Manufacturer's Specification

Comply with the Manufacturer's specification for installation, including the requirements of the door and window manufacturers.

4. Materials

Glass shall be free from cracks, scratches, bubbles, shelled edges or any other defects, which interfere with vision, appearance or service.

1. Float glass shall be of general glazing quality except when silvering quality is specified.
2. Toughened safety glass shall conform to AS 2208 and shall be float sheet glass which has been processed by reheating and rapid cooling so as to produce high compressive stress in the surface zones.
3. Laminated safety glass. Several sheets of glass bonded together by one or more plastic interlayers.

5. Work Quality

The work quality and method of glazing shall conform generally to AS 1288 and recognised first class trade practice. Methods of glazing shall be such that wind and thermal movements in the building are not transferred to the glass. All sealants and glazing systems used shall be as recommended by the manufacturer of the glass for the particular application. Installation methods shall ensure that the conditions of manufacturer's guarantee are fulfilled.

6. Glass Sizes

The types and thickness of glass for external application shall be designed in conformity with Standard AS 1170 Part 2 and be selected from the Standard AS 1288 Section 2 Rule 2.3 and Section 3. The type and thickness of glass for internal application shall be designed and selected in accordance with AS 1288 Section 3, but shall not be less than the following:

- Thickness: To be verified by the manufacturer
- Type: Grey glass

Notwithstanding anything specified elsewhere herein or anything contained herein the following shall apply:

1. The thickness of external glass shall be such as to safely withstand any minimum pressures as required by the code for the application.
2. Glass used in fully glazed doors shall be Safety Glass not less than 7mm minimum thickness OR as specified by the manufacturer.

7. Cleaning

On completion of glazing, clean glass of sealants, paint and other disfigurements. Keep glass clean by prompt removal of foreign matter particularly cement products.

Mark glass after glazing with soap or marking compound. Advertising stickers will not be permitted.

8. Mirrors (Only if required)

Shall be 6mm float glass of silvering quality with a reflective surface of chrome silver and a protective backing of copper, one layer of mirror backing paint and a one coat moisture sealer.

9. Window and Door Schedules

Refer to the building design drawings.

END OF SECTION 8B – GLASS

DIVISION 8 – WINDOWS, GLASS & DOORS

SECTION 8C - DOORS

1. Materials and Work Quality

1. Fabricate: Make junctions so no fixings such as pins, screws or adhesives are visible on surfaces. Ensure moving parts operate smoothly, without binding or sticking, at correct tensions and operating forces. Allow for floor coverings. Seek instructions if necessary.
2. Protection: Protect finished surfaces as necessary to prevent damage or defacement. Protect aluminium door sills and thresholds with heavy duty tape.
3. Glazing: Supply glazed doors preglazed. If no thickness or glass type is nominated for glazed doors or glazed panels, determine in compliance with AS 1288 clause 5.8 and Table 5.1, 5.2 and applicable regulations. Panels over 0.5 square meters in area: Laminated safety glass to AS 1288, Table 5.1.

2. Door Frames

1. Steel door frames: Frames assembled from steel sections, including necessary accessories such as buffers, strike plates, spreaders, mortar guards, switch boxes, fixing ties or brackets, and cavity flashing, with suitable provision for fixing specified hardware; prefinished with protective coatings, built in or to prepared openings.

Form from coated steel sheet to AS 1397. Incorporate rebates or double rebates as required for side hung doors or glazed transoms. Thickness: 1.2mm thick generally.

Stiles and heads: C section 50mm deep overall X width equal to wall thicknesses inclusive of finishes, with return flanges at back. Slot out for fittings and furniture.

Transoms: Box section, overall dimensions and rebating requirements as above.

Rebates: Generally: 12mm deep

Sliding doors: Extend jamb to act as a door stop for sliding doors

2. Assembly methods: Mechanical: Site assemble from “knocked down” components by mechanical methods, eg slot/slug joints.

Welded: Shop assemble heavy duty frames by continuous welding. Grind the welds smooth and cold galvanise the welded joints before shop priming.

Mitre corners: Screw to frames with matching countersunk head screws at 300mm maximum centers.

Shop Prime the sections for the specified painting system.

3. Provide the following as required by the installation:

- (a) Spreader: Removable spreader bar for frames to be built into masonry construction.
- (b) Hardware accessories: Mortar guards, reinforcing plates and the like for the specified hardware.
- (c) Buffers: Two resilient grommet type buffers.
- (d) Cavity flashing: For external frames in cavity masonry.

Switch boxes (for light switches on door frame): Form from steel sheet of the same type as the frame, with clearance hole top & bottom, and weld into position. Height 1 meter above floor.

Glazing heads (for glazed transom lights): Fabricate from material of the same type as the frame.

- 4. Hardware: Make suitable provision for fixing the hardware specified for the relevant doorset including hinges and closers, using 4mm back plates and lugs. Screw fix hinges into tapped holes in back plates.
- 5. Installation: In masonry: by galvanized rod ties fixed to frame jambs as 600mm maximum centers. Build in and grout up solid. To wood studs: By galvanizing brackets clipped to frame jambs at 600mm maximum centers fastened to the studs.
- 6. Finishing: Cut back scratches, dents, and imperfections to bare metal. Repair dents with auto body filler and feather out. Stop up holes left after removal of spreaders and leave smooth and flush. Apply cold galvanizing to repaired frames on site.

3. Doorsets

1. Doorsets generally:

- (a) Doorset (definition): An assembly comprising a door or doors and supporting frame, guides, tracks and the like, including the hardware and accessories necessary for satisfactory operation.
- (b) Hinged doorsets in two leaves: Refer to Two-leaf timber doorsets.
- (c) Acoustic doorset: Where a doorset is specified to have an STC rating provide certification from an independent testing authority showing compliance with the requirement.
- (d) Insect screen door: Where required by the drawings or specified, provide to doorsets appropriate insect screen doors with frames matching doorsets and including the necessary hardware and accessories. Ensure respective door leaves, including their hardware and accessories operate freely without collision.
- (e) Timber doorsets: To AS 2689. Installation: To AS 1909.
- (f) Aluminium doorsets: To AS 2047. Glazed aluminium sliding doorsets as specified in windows.
- (g) Note: all door handles are to comply with AS 1428.1 – 2021 Design for access and mobility.

2. Timber doors:

- (a) Timber doors: To AS 2688.
- (b) Sizes specified in DOOR SCHEDULE are opening sizes. Make frames to fit doors plus clearances. Derive sizes from the drawings, if not scheduled. Verify structural opening sizes on the job before ordering.
- (c) Door thickness (nominal): Generally: 35mm. Where greater than 900mm wide: 40mm. Increase as required for mortise locks or where specified.
- (d) Prime timber doors to suit paint system specified in PAINTING, including tops & bottoms.

3. Flush and Molded Panel doors:

- (a) Unless otherwise specified: Cell core doors to AS 2688 Section 3. Solid core doors: Blockboard core to AS 2688 Section 5, or particleboard to AS 2688, Section 6.
- (b) Medium density fibreboard (MDF) doors: Solid flush doors for internal use comprising a single sheet of MDF board without edgestrips with the same surface finish to both faces of the door.
- (c) Facings: Unless otherwise specified: Presealed hardboard or 5mm MDF. Externally: External grade plywood. Laminated plastic: To AS 2924, 0.8mm minimum thickness, bonded to door face to AS 2688.
- (d) Edge strips (to all doors): Minimum 12mm thick strips, to allow the full depth of the rebate hardware, to full perimeter.

4. Junctions

- 1. Junctions with building: Install flashings, drips, storm mould, caulking, pointing or the like to prevent water penetrating structure under the prevailing service conditions, including normal structural building movement. Make flashings and weather bars compatible with other materials. Coat with a non-staining compound where necessary.
- 2. Jointing materials: Use jointing and pointing materials, including sealants, mastics, primers, gaskets and compressible fillers as recommended by the material manufacturer's for the location and function.
- 3. Seals: Provide purpose-made proprietary seals to meet the requirements for weather, draught, smoke and acoustic sealing. Comply with manufacturer's specifications. Provide fixings, rebates, grooves, clearances and the like as necessary for proper operation.

4. Door Schedule

Refer to the Building Design drawings.

END OF SECTION 8C – DOORS

DIVISION 8 – WINDOWS, GLASS & DOORS

SECTION 8D – FINISH HARDWARE

1. Hardware - General

1. Handling: Check on site. Allow for left or right handing as the particular case may be.
2. Strike plates: Use only strike plates supplied by the lock manufacturers and which are long enough to pass through the door frame and the architrave.
3. Supply: Deliver hardware items, ready for installing, in individual complete sets for each door, each set:
 - (a) In a separate dust and moisture proof package;
 - (b) clearly labelled to show its intended location; and
 - (c) Including the necessary templates. Fixings and fixing instructions.
4. Cabinetwork doors hardware: As specified in JOINERY section.
5. Keys: Supply each key with a purpose-made ring and label, legibly marked to identify the key.

1. Hinges

1. Type: External doors: Lanes loose pin stainless steel butts. Internal doors: Lanes loose pin zinc plated butts.
2. Butt hinge sizes: Length (l) is the dimension over the knuckles, not including pin tips, if any. Width (w) is the dimension across both hinge leaves when opened flat. Use butt hinge sizes which are not less than the following for timber door on timber or steel frames (not available to cupboard doors):

Nominal hinge size l x w x t (mm)	Door leafs not exceeding any of the following		
	Mass (kg)	Width (mm)	Thickness (mm)
70x40x1.6	16	820	30
85x60x1.6	20	870	35
100x75x1.6	30	920	40
100x75x2.5	50	1000	45
100x75x3.2	70	1200	45
125x100x3.2	80	1300	45

Provide hinges for all door leafs, and for all door leafs controlled by door closers as noted in the DOOR SCHEDULES.

To lockable doors opening out, provide hinges fitted with a security locking pin.

3. Wide throw: Where necessary provide wide throw hinges to achieve the required door swings in the

presence of obstacles such as nibs, deep reveals and architraves.

3. Group Keying

1. System: key system as noted on the DOOR SCHEDULE. Refer to the building design drawings.
2. Stamping: Stamp keys and lock cylinders to show the specified key codes.
3. Records: Obtain from the lock manufacturer, and submit, lock manufacturer's record of the key coding system showing each lock type, type and number of key supplied, key number for re-ordering, and name supplier.
4. Contractor's keys: Immediately before practical completion, or at such other times as may be directed, replace any cylinders to which the contractor has had access with new ones which exclude contractor's keys.
5. Number: Supply 2 keys for each level of group keying system and 2 for each lock keyed to differ.

4. Installation Generally

Install hardware to manufacturer's recommendations and to comply with AS 1428.1 – 2021 Design for access and mobility.

Install hardware with fixings appropriate to the item, and of adequate gauge and length to provide firm fixing. Match exposed fixings to the material fixed. Provide a corrosion resistant finish to concealed fixings.

1. Support: Provide appropriate back support for hardware fixings, eg lock stiles, blocking and wall noggings. In hollow metal sections, provide backing plates drilled and tapped for screw fixing, or use rivet nuts with machine thread screws, not self tapping screws or pop rivets.
2. Security: Locate any exposed fixings to lock furniture on the inside faces of doors to lockable rooms.
3. Hinges: House butt hinges in timber doorsets flush with the frame and fix with countersunk screws.
4. Floor springs: Install floor springs, if any specified, by forming a recess in the floor slab for the floor spring box and grouting the box in place so that the cover plate is flush with the finished floor.
5. Door stops: Install on floor or skirting, as required, to prevent furniture skirting the wall or other surface.
6. Mounting heights: Mount locks and latches so that the center line of the door handle or level spindle, if there is one, is 1000mm above finished floor, and mount other locks and latches at the same height unless noted otherwise on drawings.

END OF SECTION 8D – FINISH HARDWARE

END OF DIVISION 8 – WINDOWS, GLASS & DOORS

DIVISION 9 - FINISHES

SECTION 9A - PLASTERBOARD LININGS & CEILINGS

1. Plasterboard Linings & Ceilings

All plasterboard work shall be installed in accordance with the latest edition of the Gyprock Red Book Installation Guide for Residential and Class 2 to 9 projects, or approved similar.

Plasterboard shall be Recessed Edge Gyprock 10mm thick uno. Framing shall be provided in both planes at all interior and exterior angles. Noggings or furring shall be provided for support of all fixtures. Nogging is not required behind the horizontal joint reinforcement by the Gyprock Joint treatment. Plasterboard shall be secured to the framing by the Adhesive/screw method as outlined in the Installation Manual.

Plasterboard shall not be used as a background for ceramic tiling in wet areas.

Framing centres for walls shall be 450 max unless noted otherwise. Framing centres for ceilings shall be 450 max.

All joints shall be finished and reinforced using Gyprock Perforated Paper Tape Jointing System or GB 100/GBRM Jointing system unless otherwise specified.

Use external angle beads on all external angles. Internal angles shall be taped and set.

Vertical edges against dissimilar materials shall have Gyprock L Beads. Curved sections shall have arch beads.

2. Control Joints

Provide control joints wherever movement joints occur in the building and at 9 metres max centres elsewhere. Refer to the Engineering details.

3. Cornices

Shall be 90mm scotia profile, mitred at corner intersections to reception cubicle and as detailed on the drawings (Generally square set to all internal areas – refer to the sections and details).

4. Schedule of Linings & Ceilings

Refer to the Schedules of Finishes and sections and details.

END OF SECTION 9A – PLASTERBOARD LININGS & CEILINGS

DIVISION 9 – FINISHES

SECTION 9B - FIBRE CEMENT CEILINGS, SOFFITS AND LININGS

1. Materials

Unless otherwise noted install fibre cement sheetings to the areas nominated on the drawings as follows:

(a) 7.5mm Hardie Tex Base Sheets to all external gables, overhangs, ceilings & soffits with plastered edges – Refer to the Finishes Schedules.

2. Installation

Install 7.5mm Hardie Tex Base Sheets in accordance with the instructions contained in Hardies “Installation Guide – Hardie Tex Base Sheet - Australia March 2023”

Install internal Villaboard wall sheeting in accordance with Hardies “Installation Guide Villaboard Lining – Australia April 2023”

Do not apply sheeting until the approved support framing is fully installed in accordance with the recommendations of the manual for the particular application.

3. Schedule of Linings & Ceilings

Refer to the Schedule of Finishes.

END OF SECTION 9B – FIBRE CEMENT CEILINGS, SOFFITS AND LININGS

DIVISION 9 – FINISHES

SECTION 9C – RESILIENT FINISHES: CERAMIC TILES

1. Standards

The following standards and codes shall apply where not in conflict with this Specification:

AS A123 Mortar for Masonry Construction

AS 1317 Blended Cements (metric units)

AS 1884 Code of Practice for the Laying of Resilient Sheet and Tile Floor Covering

2. Supply of Tiles

The Contractor shall supply and install all tiles required. Refer to the Schedule of Finishes, all sections & details and the Interior Designer's specifications.

3. Tiles – Provisional amount

An allowance of \$66/m² shall be allowed for the supply of floor and wall tiles.

4. Acceptance of Sub-Base

Where specified finishes are laid by sub-contractors, the Contractor shall be responsible for ensuring that the sub-contractor has approved the sub-base commencing work.

5. Responsibility for Performance

Be responsible for ensuring proper adhesion of finishes to structure and for protection of finishes upon completion, notwithstanding any Superintendent's instruction or specification as to methods to be used. Any loose or damaged work shall be replaced. Replacement may be extended at the Superintendent's discretion to include the whole of the room affected.

6. Guarantees

Obtain from the firms carrying out the work or supplying the goods, guarantees against defective materials and workmanship of the finishes specified in this section for a period of two years from the date of practical completion; in default of which the Contractor shall himself provide the guarantee.

7. Falls & Levels

Where tile and unit finishes are laid as paving, grade to even and correct falls where required (eg. to floor wastes). Where falls are not required, lay level. Unless otherwise specified, maintain finished floor levels

without step or break at changes of floor finish, including carpet or vinyl.

8. Cleaning

Clean all finishes thoroughly on completion. Follow manufacturer's recommendation where applicable.

9. Materials Generally

Cement, lime, water and sand shall be as elsewhere specified. Sand shall be graded from coarse to fine. Materials shall be machine mixed.

Use proprietary materials only in accordance with manufacturer's written instructions and recommendations.

10. Adhesives for Tiles

Adhesive shall be appropriate to the tile and conditions of use. Do not use adhesives or beds, which affect the tile colour.

An approved rubber-base two-component adhesive shall be used for thin-bed application (3mm to 10mm) unless otherwise specified or permitted.

PVA bonding agents may be applied to backgrounds before bedding in cement mortars, or added to the mortar in accordance with manufacturer's instructions.

11. Work Quality

Cut tiles neatly around fittings and at margins where necessary. Smooth cut edges by rubbing. Return tiles into reveals and openings. Butt up to returns, frames, fittings, and other finishes. Strike and point up beds where exposed. Where part height walls are tiled include tops of same unless otherwise specified.

12. Surface Preparation

Suitably prepare background or sub-base to receive finishes specified. Protect the surface from contamination until time of laying finish. Remove contaminants and leave surface dust-free and clean.

Ensure surfaces to receive adhesives or fixatives are thoroughly dry. Surfaces to receive cement mortars shall be hacked if necessary to give key, thoroughly dampened and left free of standing water, or alternatively treated with bonding agent.

13. Setting Out

Set out to use only whole tiles where practicable, or to give equal margins of cut tiles 1/2 tile or larger. On horizontal surfaces make trial set-out for each area and obtain approval before fixing. If it appears that

minor variations in joint widths or overall dimensions will avoid cut tiles, refer to Superintendent. Do not vary unless approved.

14. Preparation of Tiles

Tiles to be fixed by adhesives shall be dry. Tiles fixed by cement-based bedding shall be soaked in water for not more than one hour and then drained for 15 minutes before fixing.

15. Fixing Wall Tiles

Fix wall tiles generally before floor tiles.

Mortar beds: Lay tiles in a bedding mortar of 1:1:6 cement:lime:sand. Ceramic tiles other than mosaics shall be individually buttered on the back before fixing.

Thin-bed adhesives shall be applied approximately 3mm thick, combed with a notched trowel, and the tile pressed on so that 75% of the back is in contact with the adhesive.

Solid bed adhesives (up to 12mm thick) shall not be combed, and the whole of the tile back shall be in contact.

16. Fixing Floor Tiles

Thin-bed adhesive fixings shall be generally as for wall tiles. Refer to Clause 10, Section 9C.

17. Joints & Grouting

Generally: Joint widths shall be constant, and of the dimensions noted or if not noted, as recommended by the manufacturer. Fill open joints with grout as specified, flush with tile surface, and iron to a smooth dense finish with flat iron. Joint spacers shall be removable type or compressible.

Flags, setts, precast, brick and brick tile paving, if specified to have tight butt dry joints, shall be laid as closely as the shape permits, and all gaps filled flush with sand well swept in. If specified to be grouted, fill with 1:3 cement:sand.

Ceramic tiles shall not be laid with tight joints. Grouting shall not commence until at least 24 hours after fixing if bedded in cement mortar, or until adhesive has set. Ceramic floor tiles shall be grouted in 1:3 cement:sand, coloured to match tiles with an approved additive.

Glazed wall tiles shall be laid with proprietary joint spacers (2mm). Grout with 1:4 white cement:whiting. Proprietary grouts may be subject to approval. In exterior or damp locations (eg. shower rooms) joints shall be double grouted, the second application twenty-four hours after the first.

Ceramic or glass mosaics: After bedding, soak off the paper face with the minimum of water, adjust tesserae if necessary and grout as for glazed wall tiles. Where acid or chemical resisting properties are necessary, use a water washable epoxy grout, and reduce joint width to 1.5mm.

Proprietary item: ARALDITE epoxy grout made by Ciba-Geigy Australia Ltd or approved similar.

18. Control Joints

Structural joints in the back ground (whether intended as contraction, expansion or isolation joints) shall be carried right through tiles or units and their beds in the form of control joints filled with a suitable material. Additional control joints shall be located where shown, or as follows.

In ceramic wall tiles, provide control joints at internal vertical corners and at not more than 4500mm horizontally, and at storey height or not more than 4500mm vertically. Joints shall be 5mm minimum width and shall go right through tiles and bed. Part-fill the joint with polyurethane foam and seal off flush with approved silicone rubber or poly-sulphide based sealant.

Ceramic floor tiles whose beds are bonded to the sub-floor shall be divided by control joints into areas not exceeding 10sqm.

If the bed is over a separation layer the area may be increased to 50sqm. The joint shall be the width of the normal tile joint provided it is not less than 5mm. It shall go through tiles and bed. Filling as for wall tiles above.

Terracotta floor tiles shall have control joints as above to areas not exceeding 50sqm. Notwithstanding the spacings specified above, do not exceed the expansion joint spacings recommended by the tile manufacturer.

19. Curing & Protecting

Cure cement based work for not less than six days by keeping damp, retarding drying out, or other approved means. Keep loads or traffic off completed work at least until bonding has set. If possible, lock up areas after completion of finishes. Tape down building paper over finished floors and remove immediately prior to practical completion. Lift and relay as required for cleaning, sealing and polishing. Sealing if specified shall be carried out as soon as possible after laying and shall if necessary, be stripped and renewed before final polishing.

20. Blockwork Backgrounds

Where ceramic wall tiles are to be fixed to concrete blockwork or lightweight concrete, the surfaces shall first be wood float cement rendered generally and allowed to dry out for not less than 7 days before fixing tiles with adhesive.

Alternatively, tiles may be fixed direct to wall using approved type rubber-base adhesive as a solid bed (up to 10mm) adhesive, provided walls have been completed for not less than two weeks before fixing.

21. Change of Background

Whenever the background material changes (eg. from blockwork to FC on timber frame) fix a 500mm wide strip of metal lath as specified in PLASTER AND RENDER over the full length of the junction with galvanised nails before applying cementing tile beds or underlayers.

END OF SECTION 9C – RESILIENT FINISHES: CERAMIC TILES

DIVISION 9 – FINISHES

SECTION 9D – RESILIENT FINISHES: SHEET VINYL

1. Approved Subcontractors

Suppliers: Obtain specified materials from approved suppliers and have them installed by approved subcontractors. Submit the names of preferred firms for approval.

2. Warranty

Submit a manufacturer's warranty with the following conditions:

1. Period: Materials and installation to perform satisfactory from practical completion for: 12 months.
2. Defects: Defects which occur in materials or workmanship, under normal conditions of use, when maintained as recommended by the manufacturer, shall be replaced or made good at no cost to Proprietor and to the satisfaction of the architect. Defects include, but shall not be limited to: colour fading, excessive wear or appearance change, cracking and/or failure of joints, bubbling or loss of adhesion to the sub-floor.
3. Conditions of use: Shall allow reasonable movement of furniture and the reasonable use of trolleys. Castor chairs, wheelchairs and walking aids.
4. Associated work: Be responsible for the costs of any associated work arising either directly or indirectly from the replacements including removal and reinstatement of fittings, fixtures or furniture.

3. Defects

Scope: Any defects whatsoever in the installation, including those of manufacture will not be accepted, including colour fade, soiling, staining, marking; unevenness, flatness; defective PVC edges and accessories; lack of strength, straightness or flatness of seams, edges and terminations; poor direction and positioning of colour and dye lots; poor preparation, moisture in sub-floor; and other parts of the installation not in accordance with the contract or which is unsatisfactory to the Superintendent.

If defective work is detectable or cannot be rectified satisfactorily, replace the whole area affected.

4. Maintenance Manual

Requirement: Provide a technical specification of the installation and setting out the manufacturer's recommendations, for its use, care and maintenance. Include names and addresses of suppliers and manufacturer's of each product.

5. Materials Generally

1. Approved samples: Ensure materials conform to approved samples and are within limits of any sample range of variation in colour, pattern, and the like.
2. Identification: Deliver materials to site in manufacturer's original sealed containers legibly marked with the following information as applicable:
 - (a) brand name, type, reference code and batch number;
 - (b) date of manufacture;
 - (d) composition and properties such as volatility, flash point, light fastness, colour, pattern and like;
 - (e) dimensions and quantity;
 - (f) handling and installation instructions.
3. Edges of sheets: Firm, unchipped, machine-cut accurately to size and square to the face. Sheet edges square to each other.
4. Batching: Ensure material laid in a single area and of a single specified type, colour and design, has come from one manufacturing batch and dye lot.
5. Underlays: Generally: To AS 1884. Synthetic sport surfaces: To AS 3541.1.

6. Adhesives

Requirement: Use a brand of non-inflammable adhesive conforming to AS 1884 clause 1.4.2, and AS 3553 and recommended by vinyl supplier and compatible with finish & bonding requirements.

Wet areas: Use a 2-pack polyurethane for bathroom, kitchen and the like applications.

7. Spare Materials

Requirement: Supply quantities of each specified type, colour, design and bath, rolled in uncut lengths or packages, each labeled appropriately. Securely and separately package each batch in a suitable wrapping.

Amount required: 5%

Storage: Store spare materials in the works where directed.

8. Sheet

Polyvinyl chloride (PVC): Unbacked flexible sheet: To AS 2055.1.

Semi-rigid floor tiles: To AS 1889.1. Flexible floor tiles: To AS 1889.2.

Conductive sheet vinyl: PVC homogeneous vinyl sheet with graphite elements permanently heat and pressure fused throughout the thickness of the material: To AS 1889.2, AS 2055.1 and AS 2834.

Antistatic sheet vinyl: Unbacked flexible PVC to AS 2055.1, with antistatic properties to AS 1169, 2.2.

Cork: To BS 6826

9. Proprietary Vinyl Sheetting Systems

Refer to the Schedule of Finishes.

Where not specifically specified install Polyflor 2.0mm sheet vinyl or approved similar – Colours to be confirmed by the Principal.

10. Work Quality

1. Work quality generally:

- (a) Standard: To AS 1884.
- (b) Setting out: Set out sheets to give the minimum number of joints. Run sheet joints parallel with the long sides of floor areas. Set out tiles from the center of the area.
- (c) Laying: Where the material is to be laid direct on the concrete floor, give the concrete two coats of an approved sealing primer. Scribe finishes neatly up to returns, edges, fixtures, fittings and like. Ensure the whole surface of tile or accessory is in contact with substrate.

2. Dryness testing:

- (d) Dryness test: Test concrete subfloors for dryness using the preliminary and hygrometer test methods specified in Appendix A of AS 1884 paragraph A4 and A6. Do not commence installation until tests show a dryness reading which at least exceeds the tests specified.

3. Fixing Conditions:

- (e) Seamless flooring: Do not install seamless flooring when the temperature in the laying area is outside the range recommended by the manufacturer.
- (f) Air conditioning or heating: Costs of running these services as part of the laying procedure as specified in AS 1884, shall be borne by the Contractor.

11. Sheet Installation

Joints: Unless welding is specified, butt the edges together to form tight, neat joints showing no visual seams.

Junctions: Scribe neatly up to returns, edges, fixtures, fittings and the like. Finish flush with adjoining surfaces.

Sheets: Set out sheets to give the minimum number of joints. Run joints parallel with long sides of floor areas, vertically on walls.

Trial set-out: Obtain approval of a trial set-out before fixing.

Rolling: In 2 directions before adhesive sets with 70kg multi-wheel roller. Roll thoroughly to remove bubbles and unevenness within ½ hour of laying.

12. Welding Joints for Vinyl Sheeting

Cold welding: Apply seaming compound 100mm wide to the background centrally under the seam. Roll the seam until the compound is forced up into the joint. Clean off flush with a damp cloth.

Hot welding: STRICTLY as specified by Manufacturer.

13. Protection

Generally: Keep traffic off work until bonding has set or for 24 hours (60 hours for seamless finishes) after laying, whichever period is the longer. Do not allow in contact with the finish for seven days. Leave the finish undamaged on completion.

Protection: Cover with protective sheets with lapped, taped joints. Do not allow condensation to form under sheets. If possible lock up area. Remove cover immediately before practical completion and do final cleaning. Do not allow adhesives to contact the finish.

Reinstatement: Repair or replace any faulty or damaged work. If work cannot be repaired satisfactorily, replace the whole area affected.

14. Junctions

Generally: Finish junctions flush with adjoining surfaces.

Cover strips: Provide matching edge cover strips at junctions with different floor finishes and as protection strips to exposed edges. Provide feather-edge PVC strip matching floor and fixed with contact adhesive. In doorways, locate edge strips so as to be out of sight under closed door.

Accessories: Use matching purpose-made moulding accessories for nosings, coves, skirtings, and the like finishes at junctions, margins, and angles. Where purpose made accessories are not available, form from sheet material. Provide solid backing for radiused coves and nosings.

END OF SECTION 9D – RESILIENT FINISHES: SHEET VINYL

DIVISION 9 – FINISHES

SECTION 9E – PAINTING

1. Health Act Regulations

The whole of the paintwork shall be carried out in conformity with the Health Act. In particular, the regulations prohibiting the use of paints containing lead shall be strictly complied with.

Strict precautions to avoid injury to health shall also be observed in the use and application of paints or coatings containing epoxy resins or other substances which may become toxic if improperly used.

2. Codes & Regulations

Comply with AS 2311:2017 Guide to the Painting of Buildings and AS/NZS 2312.2:2014 Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings, Part 2: Hot dip galvanizing.

3. Manufacturer's Specifications

Prepare all surfaces and apply selected paint systems to comply with the relevant specifications prepared by the manufacturer current at the time of application. Permission to vary such specifications or change the selected products must be obtained from the Superintendent prior to such changes being carried out.

4. Unsuitable Conditions

The painter shall ensure that painting shall proceed only on surfaces that are in the opinion of the painter suitably prepared and in fit condition to receive finishes specified. Examine surfaces prior to painting so that defects can be corrected. Spaces where painting is to be done shall be broomed clean and kept dust free throughout. Painting shall only be carried out under suitable lighting conditions.

5. Protection of Surroundings

Remove the hardware plates, light fittings etc. from the surfaces to be painted and provide adequate in place cover for factory finished items etc. Replace and restore all items on completion. Adequately cover all finished floors and built-ins with drop sheets.

6. Generally

All paints shall be ready mixed, of approved brand and of the highest grades of their respective kind. Paint shall be brought on the job in its original sealed containers and used strictly in accordance with the manufacturer's printed instructions. All mixing shall be done on the job, but not on the new floor surfaces.

Thinners, stainers and other additives shall be of the type approved by the manufacturer for use with various types of paint, and shall only be used in accordance with the manufacturer's directions.

Primer and undercoats shall be of the type and brand directed by the manufacturers of the respective finishes. Government regulations regarding the use of non-poisonous paints shall be complied with.

Fillers for masonry type surfaces shall be plastic non-shrink type capable of being sanded down.

7. Materials

All paint shall be the best quality and formulation available in its respective types, and the brands proposed shall be approved by the Superintendent before any painting is commenced. The use of trade lines is not permitted.

Putty shall be first grade linseed oil whiting putty of proper consistency, stained as necessary to match adjoining work.

8. Colours & Textures

Colour to be confirmed by Principal. Colours will be selected from published paint manufacturer's colour charts. Refer to the Schedule of finishes and the Interior Designer's Specifications.

9. Sample Panels & Samples

Sample boards for each colour shall be prepared and the Superintendent's approval obtained before proceeding with the work. These samples shall be held available for reference on the job until the completion of the work. The Superintendent shall have the right to take paint samples for testing at any time.

10. Work Quality

Only competent tradesman shall be employed on this work, which shall be carried out in a proper, professional manner, to a first class finish.

All materials shall be applied and cut in neatly so as to dry uniformly to the colour and sheen specified, free from runs, sags, wrinkles, shimmers, streaks and other blemishes. Cut in neatly at junction with unpainted surfaces and other paint finishes.

1. Rubbing Down: Unless otherwise directed by the manufacturer's instructions, all work shall be lightly rubbed down between coats with fine sandpaper.
2. Application: All coats of paint shall be evenly and smoothly applied with full cover to all portions painted, and finished free from patchiness, brush marks or other defects and by approved means appropriate to the particular situation and circumstance.
3. Puttying: All nail holes, open joints, mitres, cracks, etc, shall be neatly and properly stopped after priming coat has been applied.
4. Stopping and Filling: All cracks shall be cut out and all indentations, cracks, etc. shall be filled with an

approved filler to a smooth even surface.

5. General: All paints shall be thoroughly mixed and stirred before use. They shall be so stored as to minimise the extremes of temperatures. All primers shall be applied by brush, subsequent coats may, subject to Superintendent's approval be applied by the brush and roller, unless otherwise specifically noted.

6. Concrete Masonry: Prepare to Manufacturer's requirements.

7. Plasterboard: Prepare to Manufacturers requirements.

8. Fibre Cement Products: Prepare to Manufacturers requirements.

11. Preparation of Surfaces (Refer also Clause 5)

1. Ferrous Metals: Remove all mill scale, rust and rust scale, and other foreign matter by blast cleaning or pickling to class 2.5 finish.

2. Timber: Sandpaper down to remove all roughness, tool marks, etc. Treat all knots and gum veins with patent knotting. Stop and fill all nail holes and other imperfections after priming and sandpaper down.

3. Aluminium Moulding: Shall be factory pre-finished.

12. Touching Up

On completion, make good after other trades. Touch up where necessary, remove all paint spots from floors, tiles, light fittings, switch plates, hardware, stainless steel, chrome plate and similar surfaces.

13. Paint Systems

1. Proprietary item: Taubmans, Dulux or Bristol, Premium Quality unless otherwise specified.

2. System: Use paint or clear finish system referred to only by its final coat (for example by the manufacturer's brand name, or the generic name) which comprises, in addition to the final coat, the appropriate stains, primers, sealers and undercoats, suitable for the substrate and compatible with the finish coat and each other.

3. Number of coats: Unless specified as one coat or two coat systems, each paint system consists of not less than three coats. Provide additional coats without extra charge if necessary to:

- (a) prime or seal porous or reactive substrates consistent with the manufacturer's recommendations;
- (b) achieve a specified total film thickness or texture; or
- (c) achieve a satisfactory opacity in a specified colour.

Refer to the schedule of finishes and the Interior Designer's Specifications.

END OF SECTION 9E – PAINTING

DIVISION 9 - FINISHES

SECTION 9F – CARPETS

1. Manufacturer's Information & Specification

Requirement: Before installation commences, obtain and submit the following data:

Manufacturer's data: The manufacturer's published product data, including

- technical specifications,
- recommendations for installation, and
- type test or factory test data.

Product warranties: The manufacturer's written statement certifying that the product complies with the specification and is suitable for the intended use.

Approval of installer: If the installation is not by the manufacturer, and the manufacturer's warranty is conditional on his approval of the installer, the manufacturer's written approval of the specialist installing firm.

Acceptance of substrate: The installing firm's written statement certifying that the building structure is satisfactory for receiving the installation.

2. Samples

Requirement: Submit samples of the specified carpet for approval.

Sample Range: Samples not less than 400 x 400mm showing the range of colours, patterns, and pile yarns available in the carpet types specified.

3. Tolerances & Uniformity

Standard: To AS 1385.

Batching: Ensure that carpet laid in a single area and of a single specified type, quality, colour and design, comes from one manufacturing batch and dye lot.

4. Additional Materials

Reserve Material: For each specified type, colour, design and batch of carpet, supply an additional quantity of reserve material from the same batch, in full or part length rolls, in the proportion specified. Label the reserve material appropriately, including the location of the laid area corresponding to each batch. Securely and separately package each batch in a suitable wrapping, and deliver to the Works or to such other address as may be specified in the Contract.

Offcuts: Retain carpet offcuts exceeding 0.5m² in area and 450 mm in both length and width, label and package as specified above, and deliver to store where directed in the Works for future repairs.

5. Insect Resistance

Extent: Unless they are composed entirely of materials inherently resistant to attack, treat carpets and underlays against attack by insects, including moth and carpet beetle, by application of an approved insecticide to the yarn during the dyeing or scouring process.

Insecticide agents must comply with the recommended application levels promulgated from time to time by the Australian Wool Corporation for Level 4 protection.

6. Fire Resistance

Tests: Carpet shall not exceed the indices specified when a sample, clamped at the edges to an incombustible substrate without underlay or padding, is tested in accordance with AS 1530 Part 3.

7. Electrostatic Protection

Electrical Resistance: Carpet shall be within the range of surface resistance specified in AS 2834 clause 2.1.2.

Electrostatic Propensity: The maximum electrostatic propensity value for carpet shall be 2500V at a relative humidity of 25% : to AATCC 134 (American Association of Textile Chemists and Colourists).

8. Adhesives

Standard: To AS 2455 clauses 1.4.3 and 2.2.3, as recommended by the carpet and accessory manufacturers, compatible with the floor covering material, and suitable for bonding it to the subfloor.

9. Tapes

Heat-Bonding Tapes: Commercial grade glass fibre and cotton thermoplastic adhesive coated tape 60mm wide on a 90mm wide metal foil base and backed with silicon-coated release paper.

10. Gripper Strip

Preformed Gripper Strip: 33mm wide x 7mm thick (minimum size) commercial or architectural grade plywood strip set with three rows of rust-resistant angled pins of length appropriate to the carpet type.

Location: At all edges except where edge strips are specified. Provide double gripper strips to edges where recommended by the carpet manufacturer.

11. Edge Strips

Product: An approved heavy duty edge strip appropriate to the floor covering type (tackless or adhesive fixed), capable where necessary of accommodating to the levels of two adjacent floor finishes, and consisting of a metal moulding or extrusion with vinyl inserts.

Location: At exposed edges of the carpet, and at junctions with dissimilar floor finishes or finishes of a different thickness. Where edge strips occur in doorways, locate them so as to be out of sight under the closed door if possible.

12. Laying of Carpet

Standard: Conditioning and laying generally to AS 2455 Section 2.

Subfloor Preparation: Suitably prepare the subfloor to receive the carpet installation, including but not necessarily limited to:

Stripping and cleaning: Remove foreign and deleterious materials, including existing floor coverings and any surface treatment, which could adversely affect adhesion, and leave the surface dust-free and clean.

Repairs: Make good to the surface finish as necessary. Fill depressions with a suitable filler and remove high spots and projections.

Fixtures and fittings: Remove door stops and the like items, and refix in position and undamaged on completion of the installation.

Subfloor Dryness: Test the subfloor for dryness by the hygrometer test method specified in AS 3455 Appendix B. Do not commence installation until the test shows a satisfactory result. If necessary provide artificial means for drying out the subfloor before installation.

Layout: Lay the carpet in continuous lengths without cross joins in the body of the area. Make unavoidable cross joins at doorways under the closed door.

Approval: Obtain approval of the proposed layout before commencing to install.

Partition Layout: Partitions on the Drawings are permanent partitions and will be installed before carpet laying commences.

Seaming Methods: Woven carpet: Machine or hand sew. Do not use glued taped seams.

Tufted carpet, Use heat-bonded tapes.

Fixing: Gripper system: Using preformed gripper strip and tackless edge strip. Space fixings at 150mm maximum centres.

13. Penetrations through carpet

Where penetrations through laid carpet are necessary for electrical, telephone or other outlets, cut the

carpet either by cross cutting or by cutting rectangular or circular openings. Where approval has been obtained for the cutting of holes through the concrete floors, protect the carpet and remove concrete particles and dust on completion. Replace the cut carpet over the opening without any signs of fraying or other damage, and fix with a peel-up adhesive, or resew to approval.

14. Cleaning and Protection of Carpets

Cleaning Up: Progressively clean the work by removing waste, excess materials, adhesive and the like.

Final Cleaning: When the installation is complete, clean the carpet as necessary to remove extraneous matter, marks, soiling and the like and to lift the pile where appropriate.

Protection: To AS 2455 clause 2.3.8. Leave the finished work undamaged on completion.

15. Proprietary Carpet Systems

To be compatible with the existing carpets. Refer to the Interior Designer's Specifications.

END OF SECTION 9F - CARPETS

DIVISION 9 – FINISHES

SECTION 9G – SUSPENDED CEILINGS

1. Scope

Specified in this section: Ceilings and external soffits suspended from a supporting structure, including the supporting system.

Standard: To AS 2785:2020

2. Definitions

Standard: The following are as defined in AS 2785:2020:

- ceiling;
- concealed system;
- exposed system;
- flush ceiling;
- lipping;
- panel;
- semi-exposed system (one-way exposed system);
- sheeted ceiling;
- soffit;
- strip ceilings;
- tile.

Corridor Supporting System: Suspended ceiling system in which primary support members occur only at walls. The ceiling, or ceiling plus secondary members, spans between the primary support members.

Demountable Ceiling: The ceiling material may be removed from below by hand or by hand tools without damage to the system, and subsequently reassembled without the need for finishing.

Fully Demountable Ceiling: Any part or all of the ceiling is demountable.

Semi Demountable Ceiling: Only that part of the ceiling is demountable which is so shown on the Drawings or so specified.

Supporting System: The tension members (hangers) and the framework of primary or secondary support members that carry the ceiling.

Supporting Structure: The part or parts of the building to which the suspended ceiling system is attached.

Suspended Ceiling System: A ceiling or external soffit and its supporting system, suspended from a supporting structure.

3. Approved Subcontractors

Proprietary Systems: Supply suspended ceilings as complete proprietary systems fabricated and installed by approved specialist firms.

4. Inspection

Notice: Give sufficient notice so that inspection may be made at the following stages:

1. suspension system prior to installation of the ceiling;
2. completed ceiling prior to field painting if applicable.

5. Spares

Requirement: Provide spare matching ceiling components in the quantities specified below.

Tiles, panels, strips: One spare unit for every fifty units (or part thereof) installed in the ceiling.

Supporting system: One spare supporting member (hanger or framework member) for every hundred members (or part thereof) of the same type installed in the ceiling.

Delivery: Deliver the spares to the Works when and where directed.

6. Maintenance Manual

Requirement: On completion, furnish two copies of a manual, suitably bound, of recommendations for the care and maintenance of the ceiling, and operating instructions for demounting where applicable.

7. Performance

Strength: To AS 2785 clause 3.2.

Upward wind load: When the ceiling system is tested in accordance with AS 2785 Appendix D, it shall withstand, without the failure of any component, a load equal to 0.8 times the dead load of the system plus twice the upward wind load over the central area of the test specimen equivalent in area to four tiles or panels and symmetrically disposed with regard to the four central hangers.

Hangers: The failure of one hanger shall not cause a progressive failure.

Fire Resistance: If the ceiling is required to be fire resistant, provide a suspended ceiling system which is certified by the manufacturer to have attained the required fire resistance level.

Regulatory compliance: If a fire resistance level is required by the building regulatory authority, furnish satisfactory evidence of that authority's acceptance of the suspended ceiling system. Modify the installation without extra charge if necessary to satisfy the regulatory authority that the system complies with the specified level.

Early fire hazard: The ceiling system shall not contain materials which when subject to fire conditions will emit excessive smoke or dangerous fumes.

Acoustic Properties: Provide a ceiling installation which has the specified acoustic properties, or, the acoustic properties stated in the manufacturer's published product data to be achievable by the ceiling type whichever is the greater.

Structure-Borne Sound: Structure-borne sound shall not be amplified by the ceiling system. Provide suitable means of reducing contact vibrations between structure and ceiling, for example the interposition of resilient materials or the use of mounting springs.

Temperature and Humidity Effects: To AS 2785 clause 3.5.

8. Height Adjustment

Requirement: Provide height adjustment by means of a length adjustment device to each hanger, permitting length variation of 50mm or more.

9. Data Submissions

Requirement: Before installation commences, obtain and submit the following data:

Manufacturer's data: The manufacturer's published product data, including

- technical specifications,
- recommendations for installation, and
- type test or factory test data.

Testing authority's reports: Test reports certified by an independent testing authority shown compliance with the criteria of specified tests.

Product warranties: The manufacturer's written statement certifying that the product complies with the specification and is suitable for the intended use.

Approval of installer: If the installation is not by the manufacturer, and the manufacturer's warranty is conditional on his approval of the installer, the manufacturer's written approval of the specialist installing firm.

Acceptance of substrate: The installing firm's written statement certifying that the building structure is satisfactory for receiving the installation.

10. Samples

Requirement: Submit samples of the following:

1. Ceiling material: Sheet, panel, tile, strip, and the like, with insulation where applicable, showing the

extremes and mean of any variation in colour, pattern, or texture of the proposed finish.

2. Accessories: Visible accessories specified in this section to be part of the ceiling installation, e.g. light fittings, diffusers, detectors, hatches, curtain tracks, and the like.

Sample Installation: Erect a prototype of each ceiling system specified, not less than 10m², including at least one example of each of the specified components.

Incorporation Into The Works: Approved prototypes in appropriate locations may form part of the completed installation; otherwise remove all traces upon completion of the Works.

11. Performance Tests

Requirement: Where the specification calls for a performance requirement to be tested, carry out the type of test specified, using the appropriate test method specified and furnish the appropriate evidence of test.

12. Ceiling Material

Gypsum plasterboard: To AS 2588:1998

Fibre Cement: Sheet made from cellulose fibre and cement binders.

Fibrous Plaster: To AS 2185 with hard cast plaster face.

Plaster-Glass: Glass fibre reinforced gypsum plasterboard to AS 2590-1983

Mineral Fibre Tiles: Spun mineral fibres pressed together with mineral fillers and binders.

Glass Fibre Panels: Glass fibres, bonded with a thermosetting resin into rigid panels.

Metal Louvred Panels: Metal leaves or blades hung vertically on a concealed suspension system in an approved louvred pattern diffusing the superimposed lighting and producing a luminous ceiling effect.

Corrugated Aluminium Foil Panels: Aluminium formed into a transverse corrugated sheet.

Steel Strips: Pressed or roll formed from galvanised steel sheet.

Steel Tiles: Trays pressed and perforated from zincanneal sheet with sides formed to locate securely in suspension system.

Insulation : A 25mm thick mineral fibre batt, wrapped in sound-transparent paper, sealed to prevent staining, firmly packed into each tray but separated from the perforated face by a 6mm spacer grid.

Aluminium Strips: Preformed from 5005 aluminium alloy coil strip.

Aluminium Tiles: Pressed from aluminium sheet, perforated and suitably backed to give the specified acoustic and other performances.

Aluminium Screen Panels: Preformed from 5005 aluminium alloy.

Blade design: Width 100mm, with 9.5mm deep V shaped ribs roll formed along both longitudinal edges.

Wood Fibre Tiles: Pressed from wood fibre, waterproofing agents and binders.

Wood Wool Panels: Wood wool fibre and cement binders compressed into rigid lightweight panels to BS 1105.

Strawboard Panels: Selected wheaten straw compressed and bonded to form a slab, and bound with non-ferrous or galvanised steel wires, stitched together through the panel, so as to restrain the straw from sagging or loosening when the panel is installed.

Panel treatment: Incorporate the following:

- treatment to prevent infestation by vermin, including rodents;
- a fungicide or other means to inhibit mould growth;
- flame retardant treatment where necessary to give the specified fire resistance.

Compress Strawboard Panels: Selected chopped straw fibre compressed under high pressure and heat between two stout kraft liners.

Plywood Panels: To AS 2270.

13. Proprietary Item

To match existing suspended ceiling tiles – Hi-Low Boutique.

14. Installation

Generally: Protect existing work from damage during the installation, and make good any such damage. Erect the ceilings level, on their correct alignments, and firmly fix so that under normal conditions there is no looseness or rattling of ceiling components. Avoid the faults described in Appendix B of AS 2785, by providing the relevant features there recommended.

Grid members: Where required, notch grid members at the junction with a perimeter trim to ensure the panels lie flat on the perimeter trim.

Fastenings: Fastenings shall not be visible in the finished ceiling.

Bulkheads: Construct bulkheads and other similar ceiling formations to the profiles shown on the Drawings, so that they are an integral part of the ceiling structure and comply with the ceiling performance requirements.

Support members: Space the support members as required by the loads on the system and the type of ceiling, and allow for the installation of services and accessories shown on the Drawings, including ductwork, light fittings, diffusers and the like. Provide additional back support and/or suspension members

necessary for the fixing of such items. Do not suspend from services (e.g. ductwork) unless the service has been designed to accept the ceiling load. In locations where services obstruct the ceiling supports, provide bridging and suspension on each side of the services.

Bracing: Provide bracing where necessary to prevent lateral movement.

Panels: Fit panels accurately and neatly, free from air leakage and staining. Provide additional support and/or bracing to panels which are required to carry dead loads other than the panel's own weight.

15. Service Penetrations

Requirement: Provide openings for, and fit the ceiling system up to, services elements, e.g. light fittings, ventilation outlets, detectors, sprinklers, and the like. Trim as specified by the manufacturer.

16. Diffusers

Co-ordination: Arrange for the air conditioning subcontractor to supply the metal ceiling diffusers to the ceiling subcontractor, and for the latter to finish them to match the ceiling, and incorporate them into the finished ceiling.

17. Prefinishes

Generally: Repair damaged prefinishes by recoating either before or after installation.

END OF SECTION 9G – SUSPENDED CEILINGS

END OF DIVISION 9 – FINISHES

DIVISION 10 - PLUMBING AND DRAINAGE

SECTION 10A - PLUMBING AND DRAINAGE

1. Generally

Refer to the Building Design drawings – Sections and details.

2. Standards & Regulations

- Stormwater pipes and fitting :
 - UPVC sewer grade to AS 1260, Class SH ; or Fibre reinforced cement pipes to "Hardies" Specifications
 - Reinforced Concrete Pipes : To AS 1342 Class 'X'; Class 'Z'
 - Vitrified clay pipes and fittings : To AS 1741
 - House drainage pipes and fittings : UPVC to AS 1260, Class SH
 - Trade waste drains and fittings : VCP to AS CA56 and AS 1741
 - S.W.V. Pipes and fittings : UPVC to AS 1415, Class SWV
 - S.W.V. Pipes and fittings : Copper to AS 1432-Table 4, Type 'D'
 - Copper piping : To AS 1432-Type 'D'
 - Brass piping or brass: To AS 1571-60/40
 - Copper tubing hot and cold water : To AS 1432-Type 'B'
 - UPVC tubing : To AS 1477-Class '18'
 - Polybutylene hot and cold water pipes : To AS 2642
 - Fire Protection:- Copper Tube : To AS 1432-Type 'B'
 - UPVC tubing : To AS 1477-Class '18'
 - (underground externally)
 - Galvanised mild steel piping : To AS 2280 and AS 1650
 - Subsoil drain perforated plastic : To AS 2439

Comply with the: "Relevant requirements of AS 3500.1"

"Sewerage and Water Supply Act"

"The Regulations of the Local Authority"

3. Manufacturer's Specifications

Comply with the manufacturer's specification for the installation of all fittings, pipes & tubing.

4. Samples

Submit samples of fittings and materials for approval when requested.

5. Attendance on Other Trades & Co-operation

Co-operate with other trades to ensure accurate positioning and building-in of all work. Determine routes to avoid interference with other work. Check the sizes, dimensions and arrangement of all fittings specified or scheduled to ensure correct setting out.

6. Approval

The Superintendent shall be provided with the Local Authority Certificate of approval before the issue of the Final Certificates.

7. Completion

On completion re-check installation, re-washer all taps and valves as necessary and thoroughly clean plumbing fixtures.

At completion submit copies of operation instructions for heaters and other mechanical equipment, servicing and fuel requirements and any other information pertinent to the operator and plumbing.

8. Pipework Generally

All pipework shall be installed in a neat workman like manner and the Contractor shall be responsible for including all bends and sets and installing sufficient unions, flanges and isolating valves for satisfactory removal of piping and fittings for maintenance or repairs to produce an installation to obtain the necessary approval, whether or not such items are shown on drawings or specified.

Pipes shall be fixed in continuous lengths wherever practicable, and where regulations allow, bent at changes of direction in preference to using fittings. Wherever possible, pipes shall be run parallel with walls, slabs, etc., and with each other, and all branches taken off at right angles. Where pipes are led up or along walls and then through to fixtures, the pipes shall not be bent but are to be fitted to elbow pieces from wall pipes connecting fixtures shall be fitted with union connections to allow for removal of fixtures. Provide expansion joints in pipework where necessary and otherwise make suitable provision for movement due to expansion and contraction, (eg. in hot water reticulation where built-in).

9. Piping & Fittings

All piping and fittings shall be of their best respective kinds, free from defects and with all necessary fittings including tees, bends, elbows and the like to make a complete installation.

10. Plastic Pipes & Fittings

All plastic pipe and fittings for soil and waste applications shall be approved non corrosive, acid resisting unplasticised polyvinyl chloride (U.P.V.C.) or equal approved rigid plastic of the respective kinds for

pressure and non-pressure applications and complying with the mentioned codes. Pipes shall be in as long lengths as possible and delivered and stored in straight lengths (not rolled).

11. Copper Pipes & Fittings

Copper pipes shall be first quality seamless tubing of outside diameters scheduled. Wall thickness shall be in accordance with AS 1432-1973. Piping shall be free of longitudinal grooving and other defects.

Fittings shall be approved 70/30 gunmetal or hot brass fittings indent stamped with the makers name or trademark.

Screwed fittings shall be brass for screwing.

Fittings for type A or C up to 50mm diameter shall be brass or copper tested capillary fittings or slipped and silver soldered joints.

12. Joint Systems for Copper Pipes

Braze copper and brass to copper with low temperature silver brazing alloy containing not less than 15% silver. Use oxyacetylene heating for all low temperature brazing. Form copper to copper joints by softening and expanding pipes with a proper tool to form a slip joint as follows:

Nominal diameter (mm) Length of joint (mm)

15-2010

25-3212

40-6516

80-10020

Where smaller pipes branch from a larger, form T joints by drilling, softening and flaring to form a slip joint not less than 10mm.

Backnut and rubber ring joints shall not be used for water supply piping unless the pipe or fitting is fitted with a flange to prevent the pipe pulling through the backnut. All fittings shall be brass or copper.

Where copper tubes are built-in, all tubes shall be free to expand and contract and shall be insulated or spirally bound to completely isolate the pipes.

13. Joint Systems for Plastic Pipes

Comply with the Regulatory Authority's requirements for joint systems for solvent cement, rubber ring and mechanical jointing.

14. Pipe Support

Provide all necessary stirrups, anchors, brackets, etc. appropriate to the finish of piping installed as may be required for the fixing of all pipes. Where copper lines come into contact with the steel or wooden

spacers, clamps or other fittings, the line shall be wrapped with lead strip in an approved manner.

Hangers for horizontal pipe runs shall allow for expansion of pipelines and provisions shall be made for adjusting grade and alignment. Pipework above ceilings shall be supported independently of suspended ceiling systems.

15. Isolation

All materials which, when in contact may set up a galvanic or corrosive action shall be isolated from each other by means of lead isolation strips, coating of bitumen paint or other approved method of isolation.

16. Wall Flanges

Provide wall flanges wherever cold water, uninsulated hot water or plated drainage pipes or vents enter walls, floor or ceilings, provide 65mm diameter flat section non-ferrous flanges for pipes up to 20mm, 100mm diameter for pipes up to 50mm and diameter of flange 50mm greater than pipe for pipes larger than 50mm diameter.

17. Concealment of Pipes

All internal soil, waste, vent, hot water and cold water pipes shall be concealed in pipe access passages or ducts or under benches or otherwise by chasing into walls. Where piping cannot be concealed inside the building, it shall be run in chromium plated copper pipes including all short hot and cold water branches, traps, wastes and vents.

Water reticulation piping shall not be laid in concrete floor slabs nor under slabs on ground. Where it is unavoidable for reticulation piping to be run in such locations, piping shall be insulated and run in suitably sized conduits with provision for withdrawal of piping. All cold water reticulation piping in the ceiling space shall be lagged with proprietary PVC foam insulation material.

18. Taps, Valves & Outlets

Unless otherwise specified bodies of taps and valves shall be pressure brass tested to a pressure 2411 kPa with screwed connections and chrome plated.

Taps shall have rising spindles.

Tap and valve washers shall be best quality fibre compatible with the seating. Seats for washers shall be machined without sharp edges.

Provide each sanitary fixture with fittings including taps, valves and outlets necessary for the proper functioning of the fixture. Taps, valves and outlets shall be approved manufacture and compatible with the fixture served.

19. Cold Water Reticulation (Only if required for this Project)

Take off supply from the main supply conduit.

Cold water reticulation shall be of copper typically or as detailed on the hydraulic drawings. Confirm sizes of pipes on the drawings. Cold water reticulation is to be connected to all the fixtures nominated in the documentation – Refer to the Hydraulic Consultant's documentation.

20. Hot Water Reticulation (Only if required for this Project)

Supply and install complete the nominated mains pressure hot water systems detailed in the Hydraulic Engineer's documentation. Locations shown on the drawings. Hot water reticulation shall be of copper typically or as detailed on the hydraulic drawings. Confirm sizes of pipes on the drawings. Take off supply from the hot water system and connect to all the fixtures nominated in the documentation - Refer to the Hydraulic Consultant's documentation.

Hot water supply is to be thermostatically controlled as detailed in the documentation.

21. Sanitary Plumbing System Generally (unless otherwise indicated)

The sanitary plumbing system shall be copper wherever inaccessible, chrome plate on copper wherever visible in habitable spaces and elsewhere U.P.V.C. system. Provide and install sanitary plumbing lines to the various fixtures required complete with all necessary parts to give a complete and efficient installation in accordance with the requirements of the Local Authority. Connect to the drainage system.

Waste and soil stack pipe sizes to be as required by the Local Authority.

22. Sanitary Fittings

Install all fittings in accordance with the Manufacturer's written instructions and the regulations. Ensure that traps and connections where exposed are screwed tight to the extent that they cannot be undone by hand.

23. Air Conditioning Condensate

The contractor is to supply & install any condensate waste, tundishes, and overflow drainage trays to allow discharge to appropriate locations as nominated in the documentation.

24. New Water Meter

NOT APPLICABLE TO THIS PROJECT

END OF SECTION 10A – PLUMBING & DRAINAGE

END OF DIVISION 10 – PLUMBING & DRAINAGE

DIVISION 11 – ELECTRICAL WORK

1. Description of Work: Design, supply, install, test & commission the complete electrical installations at the completion of the works as set out and described generally in the Electrical Engineer's documentation, drawings and specifications, including:
 - Installation of the solar voltaic panels on each of the new vehicle shade structures along with all associated equipment and cables required.
 - All new lighting and power cables to the shade structures.
 - All new lighting and associated equipment and cables to the new Entry and Exit feature masonry Walls.
2. Cross Reference: Cross reference all Sections of this specification with the Electrical Engineer's drawings, documentation and specifications.
3. Also cross reference and confirm the requirements of the elevator manufacturer (Otis Elevator Company (QLD) Pty Ltd) before starting construction.

END OF DIVISION 11 – ELECTRICAL WORK

DIVISION 12 – MECHANICAL (AIR CONDITIONING AND EXHAUST SYSTEMS)

1. Description of Work: Supply, install, test & commission the complete mechanical plant, machinery, ductwork and condensate drainage at the completion of the works as set out and described generally in the Mechanical Engineer's documentation, drawings and specifications.
2. Cross Reference: Cross reference all Sections of this Specification with the requirements of the Mechanical Engineer's drawings, documentation and specifications.

END OF DIVISION 12 – MECHANICAL WORK (AIR CONDITIONING AND EXHAUST SYSTEMS)

DIVISION 13 – MISCELLANEOUS ITEMS

SECTION 13A - FIRE EXTINGUISHERS

1. Installation

Supply and install two fire extinguishers and associated signage nominated on the Building Design drawings. 5.0kg NET type A, B, E fire extinguishers typically.

- One new fire extinguisher within the new reception area.
- One new fire extinguisher within the refurbished Administration area

2. Warranties & Certificates

Provide all warranties, maintenance programs and certificates to the Superintendent at Practical completion.

END OF SECTION 13A – FIRE EXTINGUISHERS

DIVISION 13 – MISCELLANEOUS ITEMS

SECTION 13B – STEEL FRAMED GARAGE (NOTE: DELETED FROM CONTRACT)

1. Installation

Supply and install a 9300 long x 5000 wide proprietary steel framed mono sloped roof garage as shown schematically in the drawings. Roof height and garage door head height as set out in the drawings to be confirmed by the Superintendent.

2. Approval by Superintendent

Details of the proposed garage structure are to be submitted to the Superintendent for approval before starting any work.

3. Warranties & Certificates

Provide all warranties, maintenance programs and certificates to the Superintendent at Practical completion.

END OF SECTION 13B – STEEL FRAMED CARPORT

DIVISION 13 – MISCELLANEOUS ITEMS

SECTION 13C – ELEVATOR

1. Installation

Supply of the elevator has already been secured by the Principal.

Otis Elevator Company technicians will be installing the elevator equipment and are to be treated as nominated suppliers and sub-contractors by the Contractor.

The Contractor is to liaise with Otis Elevator Company representatives at all times – contact details below:

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END OF SECTION 13C – ELEVATOR