

BUILDING DESIGNER: JONATHAN PUGH
ACCREDITATION NO.: CC 6894
TITLE REFERENCE: CT 233469/1
DESIGN WIND SPEED: NOTE: DESIGNED TO ASSUMED N3 WIND CLASSIFICATION
SOIL CLASSIFICATION: NOTE: DESIGNED TO ASSUMED SOIL CLASSIFICATION 'H-1'
CLIMATE ZONE: 7
BUSHFIRE PRONE BAL RATING: N/A
ALPINE AREA: N/A
CORROSION ENVIRONMENT: SEVERE - FRONT COASTAL - 50m TO BREAKING SURF
FLOODING RISK: UNKNOWN
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: NO
MINE SUBSIDENCE: NO
LANDFILL: NO
DATUM LEVEL AT KERB: UNKNOWN
GROUND LEVEL: MIN 150mm BELOW F.L.
FINISHED FLOOR LEVEL: AS PER PLANS / OR 150mm ABOVE G.L.
OVERFLOW RELIEF GULLY LEVEL: MIN 150mm BELOW F.L.

Construction Set

April 2025

Proposed BBQ Shelter

The Village Green, #55 Main Road / #223 Dora Point Road
Binalong Bay, TAS 7216

Building Areas

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| BBQ Shelter: | 23.64m ² |
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Drawing Schedule

| Drq No. | Drawing Name |
|---------|---|
| A00 | Cover Sheet |
| A01 | General Notes |
| A02 | Safety Notes |
| A03 | Proposed Site Plan |
| A04 | Proposed Floor Plan |
| A05 | Proposed Elevations |
| A06 | Section A-A / Details |
| A07 | Slab/ Foundation Plan/ Concrete Details |
| A08 | Roof Framing Plan |

GENERAL NOTES

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE DIMENSIONS TAKE PREFERENCE OVER SCALE AND ARE TO STRUCTURE NOT FINISH

WALLS SHOWN AS STUD COMPONENT WITHOUT CLADDINGS CHECK AND VERIFY DIMENSIONS AND CONFIRM ANY EXISTING DIMENSIONS ON SITE

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ANY OUTDATED STANDARDS LISTED IN THIS DOCUMENTATION ARE TO BE TAKEN TO REFER TO THE CURRENT EDITION

MANUFACTURER'S SPECIFICATIONS MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER APPLICABLE CONDITIONS ENGINEER'S SPECIFICATIONS TAKE PRECEDENT OVER DRAWING NOTES

SITE WORKS:

SITE TO BE PREPARED IN ACCORDANCE WITH ENGINEER'S OR SURVEYORS REPORT IF APPLICABLE

SITE TO BE EXCAVATED OR FILLED AS LEVELS INDICATED. CONSTRUCTION AREA TO BE CLEARED OF VEGETATION, ALL TOP SOIL AND UPPER STRATA CONTAINING ORGANIC MATTER. CHECK BOUNDARIES, EASEMENTS AND SERVICE LOCATIONS ON SITE PRIOR TO COMMENCING WORK

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES SHOWN THEN THESE MUST BE CONFIRMED ON SITE BY A SURVEYOR PRIOR TO SETOUT.

ELECTRICITY, COMMUNICATIONS, WATER, SEWER, STORMWATER & GAS SERVICES TO BE CONNECTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

PREPARE FOUNDATIONS SO THAT FOOTINGS SHALL BE PLACED ON LEVEL UNDISTURBED MATERIAL. FOOTINGS TO FOUND IN NON-EXPANSIVE NATURAL MATERIAL HAVING A MINIMUM BEARING CAPACITY OF 100kpa. REFER TO SOIL REPORT AND ENGINEER'S SPECIFICATIONS FOR FOOTING AND BEARING CAPACITY.

GROUND SURFACE TO BE SLOPED AT 1:20 FALL (MIN.) AWAY FROM BUILDING, INCLUDING UNDER DECKS, FOR A MIN. 1000mm AND TO A POINT WHERE PONDING WILL NOT OCCUR.

FINISHED GROUND LEVEL BELOW CONCRETE SLABS AS FOLLOWS:

- (a) 100mm IN SANDY WELL DRAINED SOILS
- (b) 50mm FOR PAVED AND CONCRETED AREAS SLOPING AWAY AT 1:20
- (c) 150mm IN ALL OTHER AREAS

DRAINS TO BE PROVIDED TO FACILITATE DRAINAGE OF WATER AWAY FROM BUILDING AND FOUNDATIONS

WHERE EXCAVATION WORK IS TO A LEVEL BELOW THAT OF AN ADJOINING PROPERTY, ON THE PROPERTY BOUNDARY OR WITHIN 3m OF AN EXISTING BUILDING ON AN ADJOINING PROPERTY, PROTECTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH SECTION 121 OF THE BUILDING ACT AND RELEVANT BUILDING REGULATIONS.

WHERE REQUIRED, OBTAIN AGREEMENT WITH ADJOINING PROPERTY OWNERS FOR PROTECTION WORK IN ACCORDANCE WITH FORM 6 PRIOR TO COMMENCING WORK.

WORK HEALTH & SAFETY:

REFER TO SAFETY NOTES. CONTRACTORS TO COMPLY WITH STATE WORK HEALTH AND SAFETY ACT AND ALL RELEVANT CODES

FALL PREVENTION:

WHERE A PERSON IS EXPOSED TO THE HAZARD OF FALLING FROM A STRUCTURE DURING CONSTRUCTION, CLEANING OR MAINTENANCE WORK THE BUILDER SHALL PROVIDE:

- (a) A WORK SYSTEM DESIGNED TO PREVENT A FALL
- (b) WHERE SAFETY BELT ANCHORAGE POINTS ARE USED THEY MUST BE POSITIONED SUCH THAT THE SAFETY LINE CAN BE ATTACHED BEFORE PROCEEDING TO THE AREA WHERE A FALL IS POSSIBLE
- (c) ANCHORAGE POINTS MUST COMPLY WITH AS 2626 AND BE ABLE TO WITHSTAND A FORCE OF 15kN (1500kg)
- (d) INFORM THE OWNER PRIOR TO OCCUPANCY THE NATURE OF THE FALL ARREST SYSTEM AND USE ACCORDING TO AS 2626

SOIL AND WATER MANAGEMENT:

DOWNPIPES TO BE CONNECTED TO WATER TANK AS SOON AS ROOF IS INSTALLED

INSTALL AG. DRAIN PRIOR TO FOOTING EXCAVATION SEE DRAINAGE PLAN FOR LOCATION

EXCAVATED MATERIAL PLACED UP-SLOPE OF OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE OF MATERIAL.

MINIMISE THE TIME SERVICE TRENCHES ARE LEFT OPEN & PROGRESSIVELY BACKFILL TRENCHES WITH COMPACTED BACKFILL FINISHED 100mm ABOVE ADJACENT GROUND LEVEL. LIMIT DISTURBANCE OF VEGETATION TO THAT ONLY REQUIRED FOR THE CONSTRUCTION OF THE DEVELOPMENT AND LIMIT VEHICLE MOVEMENT ON DISTURBED AREAS.

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY TO PREVENT TRANSFERRING DEBRIS ONTO THE ROAD

MATERIALS AND CONSTRUCTION:

AS APPLICABLE, REFER DRAWINGS FOR MATERIALS USED STRUCTURAL NOTES SUPPLIED BY ENGINEER TAKE PRECEDENCE OVER THESE NOTES

MATERIALS GENERALLY:

ALL BUILDING MATERIALS TO BE NEW AND IN SOUND CONDITION. RE-USED MATERIAL MAY BE USED IF BUILDER IS SATISFIED THE MATERIAL IS SOUND AND FIT FOR THE PURPOSE AND THE OWNER GIVES APPROVAL

RE-INFORCED CONCRETE:

CONCRETE TO BE IN ACCORDANCE WITH NCC VOL 2 PART 3.2 AND CURRENT EDITIONS OF THE FOLLOWING CODES AND CODES REFERENCED THERE-IN:

AS 3600 CONCRETE STRUCTURES
AS 1379 READY MIXED CONCRETE
SLABS AND FOOTINGS IN ACCORDANCE TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870.1
CONCRETE STRENGTH AS PER ENGINEER'S SPECIFICATIONS
CONCRETE PLACEMENT AS PER ENGINEER'S SPECIFICATIONS

BLOCKWORK:

REINFORCED CONCRETE BLOCKWORK TO CONFORM TO AS 3700
ALL CORES CONTAINING REINFORCING TO BE FILLED WITH 20 mpa GROUT
DAMP PROOF COURSE TO BE PLACED 150MM ABOVE GROUND LEVEL
CLEAN OUT CORES AFTER EACH DAYS LAYING

BRICKWORK:

BRICKWORK TO CONFORM TO AS 1255
BRICKS TYPICALLY 230 x 110 x 76mm WITH RUNNING BOND AND FLUSH TOOLING OF MORTAR JOINTS
APPROVED STAINLESS STEEL TIES AT 450 x 600 CENTRES. ALSO TO 300mm CENTRES TO RAISED FLOOR LEVELS.

USE MEDIUM DUTY TYPE TIES AND GRADE 316 STAINLESS STEEL IN AREAS WITHIN 1km OF BREAKING SURF
STANDARD REINFORCING EVERY 4th COURSE (BRICKTOUR)
DPC TO BE 150mm ABOVE GROUND LEVEL
WALLS TO HAVE A CONTINUOUS CAVITY TO BE KEPT CLEAR OF MORTAR DROPPINGS

ALL OPENINGS TO BE FULLY FLASHED WITH STANDARD DAMP PROOF COURSE MATERIAL TO PREVENT WATER PENETRATION TO INTERNAL AREAS

BRICK FOUNDATION WALLS UNDER TIMBER FLOORS TO HAVE VENTS AT 6000m² PER METRE LENGTH OF EXTERNAL WALL (PRYDA 230 X 75mm METAL VENT AT MAX. 1050 CENTRES OR 230 x 165mm AT MAX 2350 CENTRES)
ALL PERPENDS TO BE FULLY FILLED WITH MORTAR
WEEP HOLES ABOVE DPC LAYER MAX. 1200 CENTRES

STEELWORK:

FABRICATE AND ERECT STEEL IN ACCORDANCE WITH CURRENT EDITIONS OF:

AS 4100 - STEEL STRUCTURE CODE
AS 1554 - CODE FOR WELDING IN BUILDING
UNLESS OTHERWISE SPECIFIED 10mm PLATE AND 6mm CONTINUOUS FILLET WELD TO BE USED

STEELWORK TO BE PROTECTED IN ACCORDANCE WITH BCA TABLE 3.4.4.2

STEEL IN EXPOSED LOCATIONS TO BE HOT DIPPED GALVANISED OR A PROPRIETARY GALVANISED PRODUCT (DURAGAL)
ALL BOLTS STEEL / STEEL TO BE M16 8.8/s UNLESS NOTED OTHERWISE
ALL CONNECTIONS TO BE 2M16 8.8/s UNLESS NOTED OTHERWISE

STEEL WALL & ROOF FRAMING TO COMPLY WITH NCC VOL 2 PART 3.4.2 and ENGINEER'S SPECIFICATIONS & DRAWINGS.

STEEL FRAMING TO COMPLY WITH AS 3623 Domestic Metal Framing, AS/NZS 4600 or: NASH - RESIDENTIAL AND LOW RISE STEEL FRAMING - PART 1 OR PART 2

TIMBER:

FRAMING TO CONSTRUCTED IN ACCORDANCE WITH NCC VOL 2 PART 3.4 STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH AS 1684
RESIDENTIAL TIMBER FRAMED CONSTRUCTION, AS 1720 TIMBER STRUCTURES, AS 1328 GLUED LAMINATED STRUCTURAL TIMBER AND AS 1170 STRUCTURAL DESIGN ACTIONS

PROVIDE TEMPORARY BRACING DURING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684
NO UNTREATED TIMBER TO BE USED WITHIN 150mm OF GROUND LEVEL

FRAMING, DRILLING, CUTTING AND CONNECTIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684
FITTINGS AND FIXINGS TO BE HOT DIPPED GALVANISED OR OF SPECIFICALLY APPROVED MATERIALS AND FINISHES
ALL NUTS AND BOLTS TO BE PROVIDED WITH WASHERS
ALL BOLTS TO BE TIGHTENED BEFORE HANDOVER
BOLT HOLES TO BE 2MM OVERSIZE IN UNSEASONED TIMBER
UNLESS OTHERWISE SPECIFIED, TIMBER MEMBERS TO BE FIXED WITH NOMINAL FIXING AS SPECIFIED IN AS 1684
SIZES AND DETAILS NOT SHOWN TO COMPLY WITH AS 1684

TIMBER ROOF TRUSSES & INSTALLATION TO BE TO MANUFACTURER'S SPECIFICATION. SPECIFICATION AND CERTIFICATION TO BE PROVIDED TO THE BUILDING SURVEYOR.

INSTALL DAMP PROOF COURSE AS REQUIRED TO PREVENT MOISTURE FROM CONCRETE & MASONRY BUILDING ELEMENTS EFFECTING TIMBER FRAMING.

MINIMUM 150mm BETWEEN FINISHED GROUND LEVEL AND UNDERSIDE OF ANY TIMBER FRAMING.

TIE DOWN FIXINGS & BRACING TO BE IN ACCORDANCE WITH AS 1684
OPENINGS TO BE FULLY FLASHED WITH GALVANISED OR COLORBOND SHEET STEEL FLASHING

TIMBER CONT'D:

UNLESS OTHERWISE NOTED:

HARDWOOD - MIN STRESS GRADE F17, S3 STRENGTH GROUP, J2 JOINT GROUP.
SOFTWOOD MIN STRESS GRADE F5, JD6 STRENGTH GROUP, JD4 JOINT GROUP.

TIMBER SHALL BE FREE OF DEFECTS
WALL STUDS : 90 x 35 MGP10 OR F17 HW AT MAX. 450 CENTRES
WALL PLATES: 90 x 35 F17 HW

PROVIDE DOUBLE TOP PLATE TO LOAD BEARING WALLS

NOGGINGS AT MAX. 1200 CENTRES
PROVIDE THE FOLLOWING STUDS AT OPENINGS:

1 STUD EITHER SIDE OF OPENINGS UP TO 900mm
2 STUDS EITHER SIDE OF OPENINGS UP TO 1200mm
3 STUDS EITHER SIDE OF OPENINGS UP TO 3000mm
JOISTS OVER 140mm H TO HAVE BLOCKING OR HERRINGBONE STRUTTING INSTALLED ON THE OUTSIDE OF THE BUILDING AND INTERNALLY IN BOTH DIRECTIONS

CLADDING AND MOULDINGS:

EXTERNAL TIMBER:

TREATED PINE AND WESTERN RED CEDAR CLADDING TO BE FIXED AND FINISHED TO MANUFACTURER'S SPECIFICATIONS
CHAMFERBOARDS AND WEATHERBOARDS (INCLUDING TREATED BOARDS) TO BE PRIMED NEARLY ALL ROUND BEFORE FIXING.
ONE THIRD OF BACK FACE TO REMAIN BARE FOR MOISTURE ESCAPE.
CHAMFER BOARD FIXING:
UP TO 75mm WIDE - SINGLE NAILED. OVER 75mm DOUBLE NAILED
WEATHERBOARD FIXING: ALL SINGLE NAILED
ONTO HARDWOOD FRAMES - 60 x 2.8mm GALV. NAILS
ONTO SOFTWOOD FRAMES - 60 x 3.15mm GALV. DEFORMED SHANK NAILS
RENDER COAT SUBSTRATES i.e. 'BLUEBOARD', 'POWERPANEL', EPS etc TO BE FIXED TO MANUFACTURER'S SPECIFICATIONS
VAPOUR PERMEABLE SARKING TO BE PROVIDED BETWEEN CLADDING AND FRAME

INTERNAL TIMBER:

NAILING:
SINGLE NAILED UP TO 100mm WIDE, DOUBLE NAILED OVER 100mm WIDE
12 or 15mm THICK - 30 x 2.0mm NAILS
19 or 21mm THICK - 50 x 2.5mm NAILS

LINING BOARDS NAILING CENTRES:

| | WALLS | CEILINGS |
|------------------|-------|----------|
| 12 or 15mm THICK | 800 | 560 |
| 19 or 21mm THICK | 1800 | 1200 |

OTHER CLADDINGS:

ALL OTHER CLADDINGS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

MOULDINGS:

UNLESS NOTED OTHERWISE ON DRAWINGS OR OWNER SPECIFIED: WITH RENOVATIONS OR EXTENSIONS, MATCH EXISTING
ON NEW PROJECTS THE FOLLOWING ARE TO BE ADOPTED:

CORNICE:
STANDARD 55mm PLASTER CORNICE

ARCHITRAVES:
MDF COLONIAL OR SPLAYED 67 x 18 mm

SKIRTING:
MDF COLONIAL OR SPLAYED 67 x 12 mm

WINDOW REVEALS:
F17 HW TO MATCH CLADDING PROFILE

ROOF AND WALL CLADDING:

ROOF & WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH NCC VOL 2 PART 3.5 AND MANUFACTUER'S SPECIFICATIONS

ROOF CLADDING PROFILE TO BE APPROPRIATE FOR ROOF PITCH
VAOUR PERMEABLE SARKING TO BE PLACED BETWEEN WALL AND ROOF FRAMING AND CLADDING.

FOR SITES WITHIN 200m OF BREAKING SURF OR PROTECTED COASTAL WATERS COLORBOND ULTRA OR COLORBOND STAINLESS STEEL TO BE USED FOR ROOF CLADDING

FOR SITES WITHIN 1km OF BREAKING SURF OR PROTECTED COASTAL WATERS, COLORBOND ULTRA STEEL TO BE USED FOR WALL CLADDING.
FOR SITES WITHIN 500m OF BREAKING SURF OR PROTECTED COASTAL WATERS, COLORBOND STAINLESS STEEL TO BE USED FOR WALL CLADDING
FOR SITES WITHIN 400m OF BREAKING SURF OR PROTECTED COASTAL WATERS, CLASS 4 FIXINGS IN ACCORDANCE WITH AS 3566 ARE TO BE USED.

VALLEY GUTTERS TO BE A MIN. 400mm WIDE
BOX GUTTERS TO HAVE A MIN. FALL OF 1:100 AND BE INSTALLED OVER CONTINUOUS BOARD SUPPORT TO PREVENT PONDING

ROOF PENETRATIONS AND FLASHING TO BE IN ACCORDANCE WITH NCC VOL 2 PART 3.5.1.

DOWNPIPE MATERIAL AS SPECIFIED AND MIN 90MM DIA. OR 100 x 50mm RECTANGULAR

GUTTER OVERFLOW PROVISIONS IN ACCORDANCE WITH NCC VOL 2 PART 3.5.3.

FRONT COASTAL CONDITIONS:

ALL FIXINGS TO BE HOT DIPPED OR GALVANISED WITH ADDITIONAL COATINGS
ALL NAIL GUN FIXINGS TO BE GALVANISED

ALL SCREWS TO BE GALVANISED
ALL WINDOW AND DOOR HARDWARE TO BE STAINLESS STEEL 316

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| REV. | DESCRIPTION | DATE |
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All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

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residential building design + documentation

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client:

BODC

project:

Proposed BBQ Shelter

at:

The Village Green - 55 Main Road/
223 Dora Point Road,
Binalong Bay, TAS 7216

drawing title

General Notes

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| job. no. | revision |
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| A01 | 30/04/25 |
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SAFETY IN DESIGN NOTES

THESE NOTES MUSTBE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS

1. FALLS, SLIPS, TRIPS

(A) WORKING AT HEIGHTS

DURING CONSTRUCTION

WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METRES. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METRES IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

DURING OPERATION OR MAINTENANCE

FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE: CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS, OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. FOR BUILDINGS WHERE SCAFFOLD, LADDERS, TRESTLES ARE NOT APPROPRIATE: CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

ANCHORAGE POINTS

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

(B) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/ FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

FLOOR FINISHES BY OWNER

IF DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING. SURFACES SHOULD BE IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

DUE TO DESIGN RESTRICTIONS FOR THS BUILDING, STEPS AND/ OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF RIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS

LOOSE, MATERIAL OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW:

1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
2. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.
3. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT (PPE).

BUILDING COMPONENTS

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSONS IN THE AREA IS A POSSIBILITY.

MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. TRAFFIC MANAGEMENT

FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROAD: PARKING OF VEHICLES OR LOADING/ UNLOADING OF VEHICLES ON THIS ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS.

FOR BUILDING WHERE ON-SITE LOADING/ UNLOADING IS RESTRICTED: CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING AND UNLOADING OF MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/ UNLOADING AREAS. FOR ALL BUILDINGS: BUSY CONTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

4. SERVICES

GENERAL

RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED.

SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

LOCATIONS WITH UNDERGROUND POWER: UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING.

LOCATIONS WITH OVERHEAD POWER LINES: OVERHEAD POWER LINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

5. MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25kg SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT COMPONENT MASS. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

6. HAZARDOUS SUBSTANCES

POWDERED MATERIALS

MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER

THE DESIGN OF THIS BUILDING MAY INCLUDE PROVISION FOR THE INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELAEASED. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS

MANY TYPES OF GLUE, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT (PPE) MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

SYNTHETIC MINERAL FIBRE

FIBREGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OR THE BODY. PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

TIMBER FLOORS

THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT (PPE) MAY BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

7. CONFINED SPACES

EXCAVATION

CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

ENCLOSED SPACES

FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UN AUTHORISED ACCESS. THESE ARE TO BE USED AND MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE PROVIDED.

SMALL SPACES

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: ENCLOSED SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION OR MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE AREAS TO BE USED AND MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

NON-RESIDENTIAL BUILDINGS

FOR NON-RESIDENTIAL BUILDINGS WHERE THE END USE HAS NOT BEEN IDENTIFIED: THIS BUILDING HAS BEEN DESIGNED TO THE REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE DESIGN AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF THE FITOUT FOR THE END USER.

FOR NON-RESIDENTIAL BUILDINGS WHERE THE END USE IS KNOWN: THIS BUILDING HAS BEEN DESIGNED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

10. OTHER HIGH RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE. AS/ NZ 3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK.

DUE TO HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

| REV. | DESCRIPTION | DATE |
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BODC

project:

Proposed BBQ Shelter

at:

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drawing title

Safety Notes

job. no.

BODC/16

sheet no.

A02

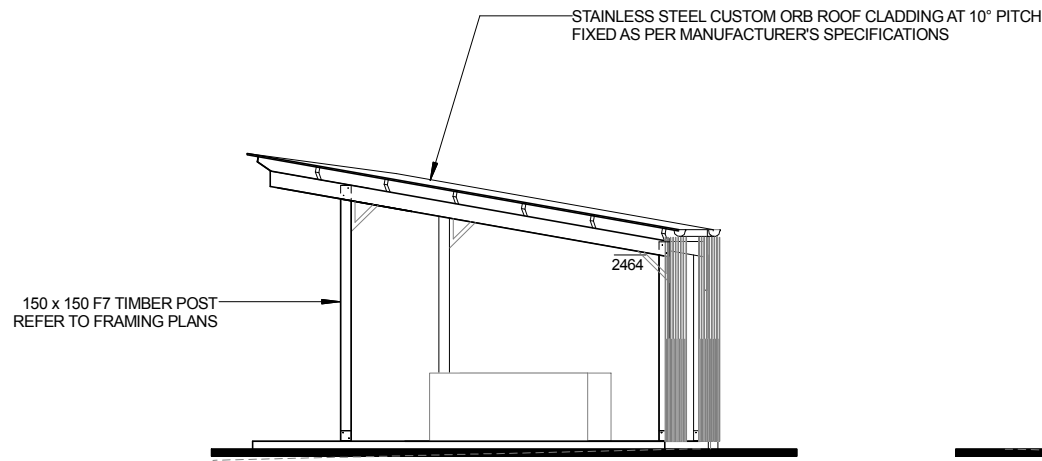
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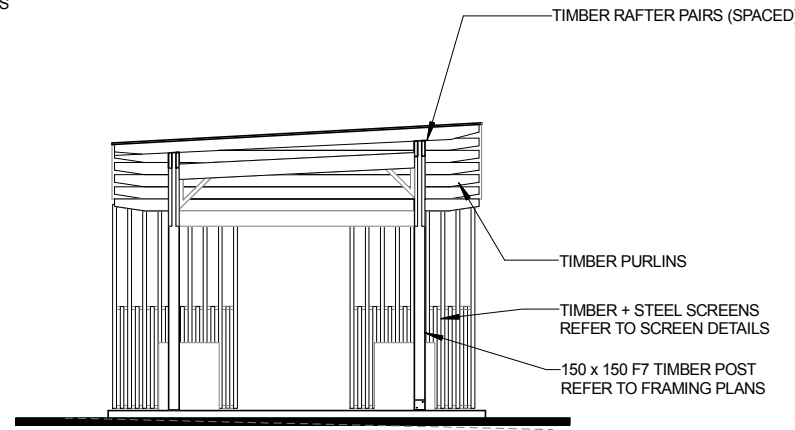
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30/04/25

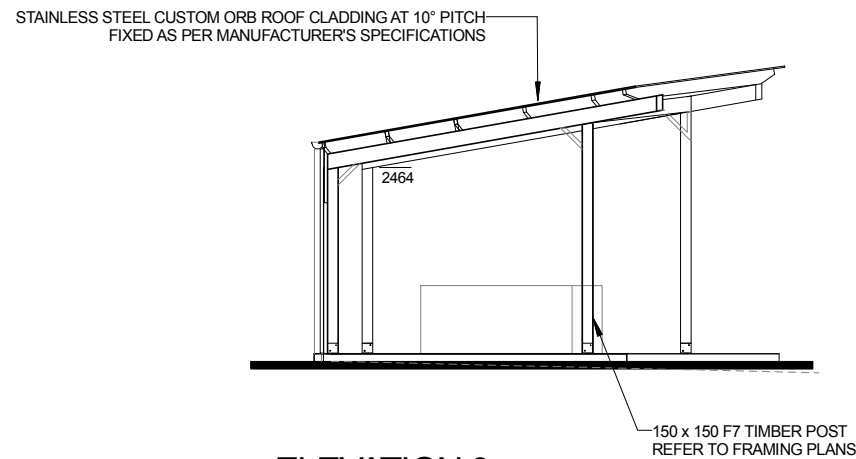
NOTE:
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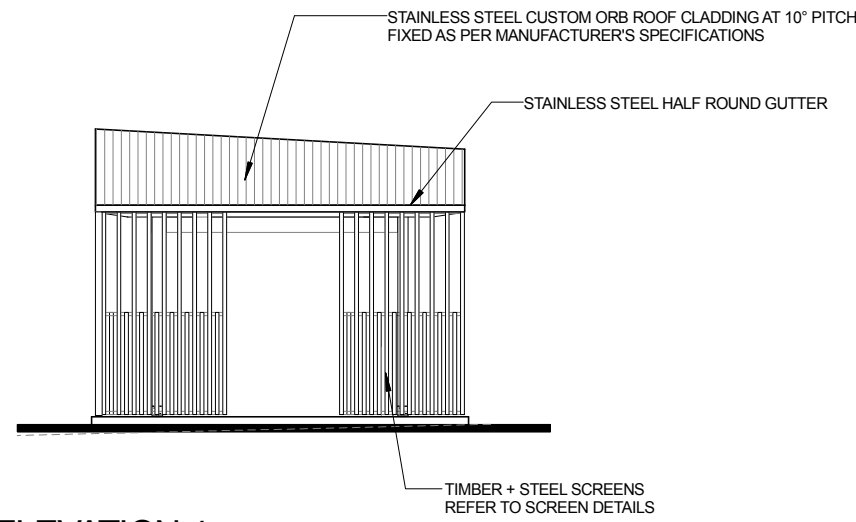
ELEVATION 1
1:100 @ A3



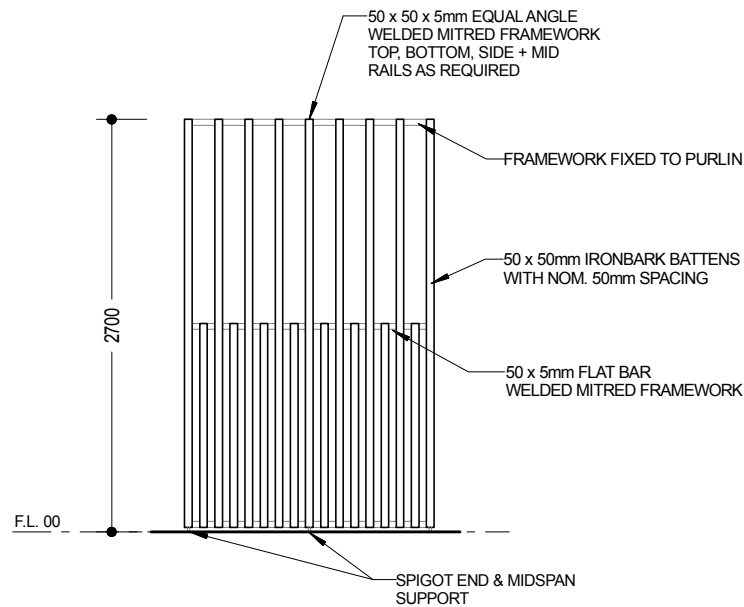
ELEVATION 2
1:100 @ A3



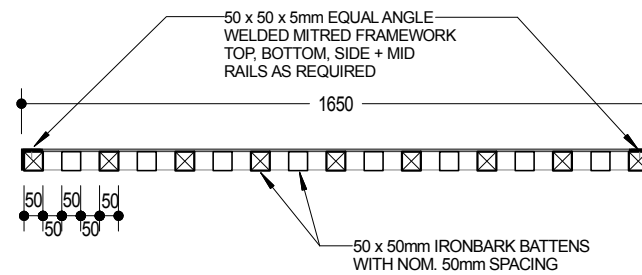
ELEVATION 3
1:100 @ A3



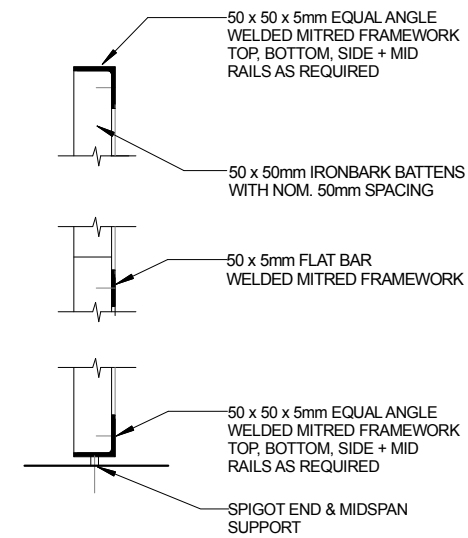
ELEVATION 4
1:100 @ A3



TIMBER SCREEN DETAIL
ELEVATION 1:50 @ A3



TIMBER SCREEN DETAIL
PLAN 1:20 @ A3



TIMBER SCREEN DETAIL
SECTION 1:10 @ A3

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drawing title

Proposed Elevations

job. no.

BODC/16

revision

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sheet no.

A05

date

30/04/25

NOTE:
ALL FITTINGS, BRACKETS + FIXINGS TO BE HOT DIPPED GALVANISED

NOTE: ASSUMED N3 WIND CLASSIFICATION

NOTE: ASSUMED SOIL CLASSIFICATION 'H-1'

EARTHWORKER NOTES:

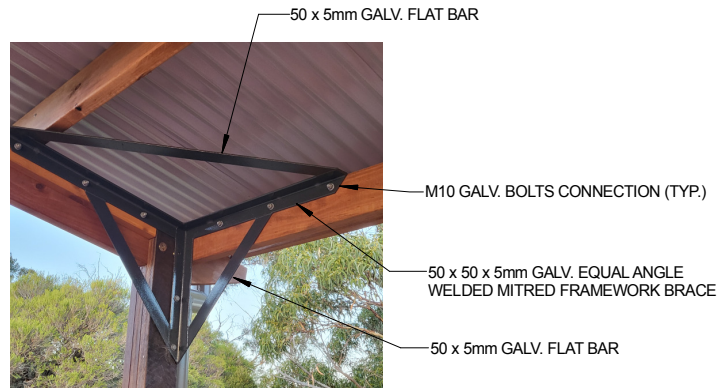
- PRIOR TO COMMENCEMENT OF ANY WORKS, REFER TO ENGINEER'S SITE CLASSIFICATION REPORT & DETAILS

GRAND WORKER NOTE:

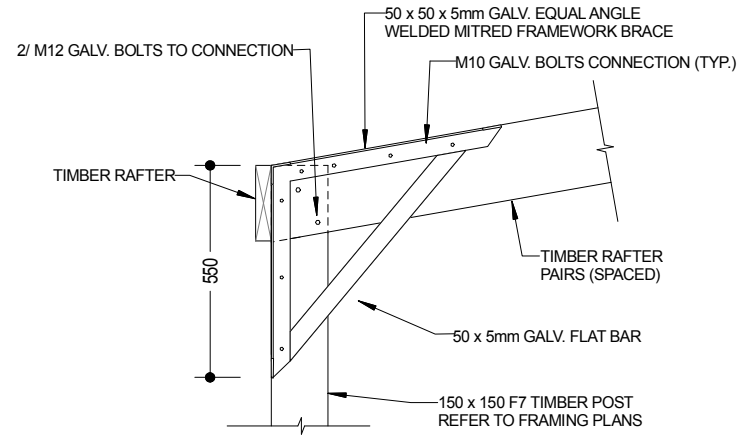
- REINFORCED CONCRETE FOOTINGS & SLAB TO FOUNDATION DETAILS

CARPENTER NOTE:

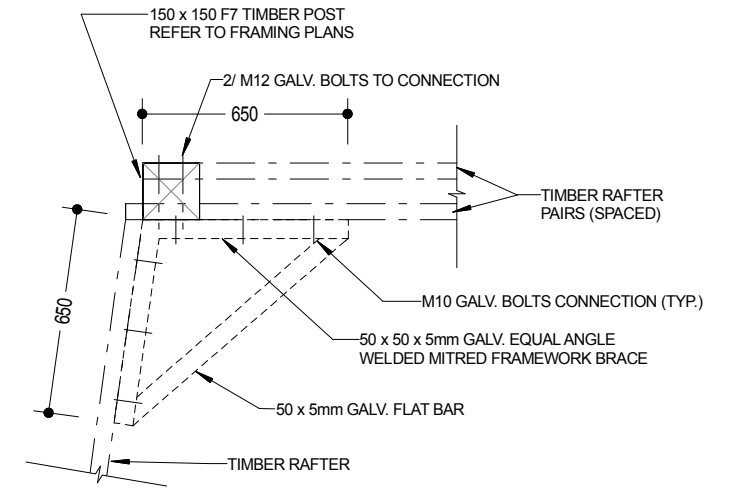
- TIMBER/ STEEL BEAMS, JOISTS & LINTELS AS PER FRAMING PLANS



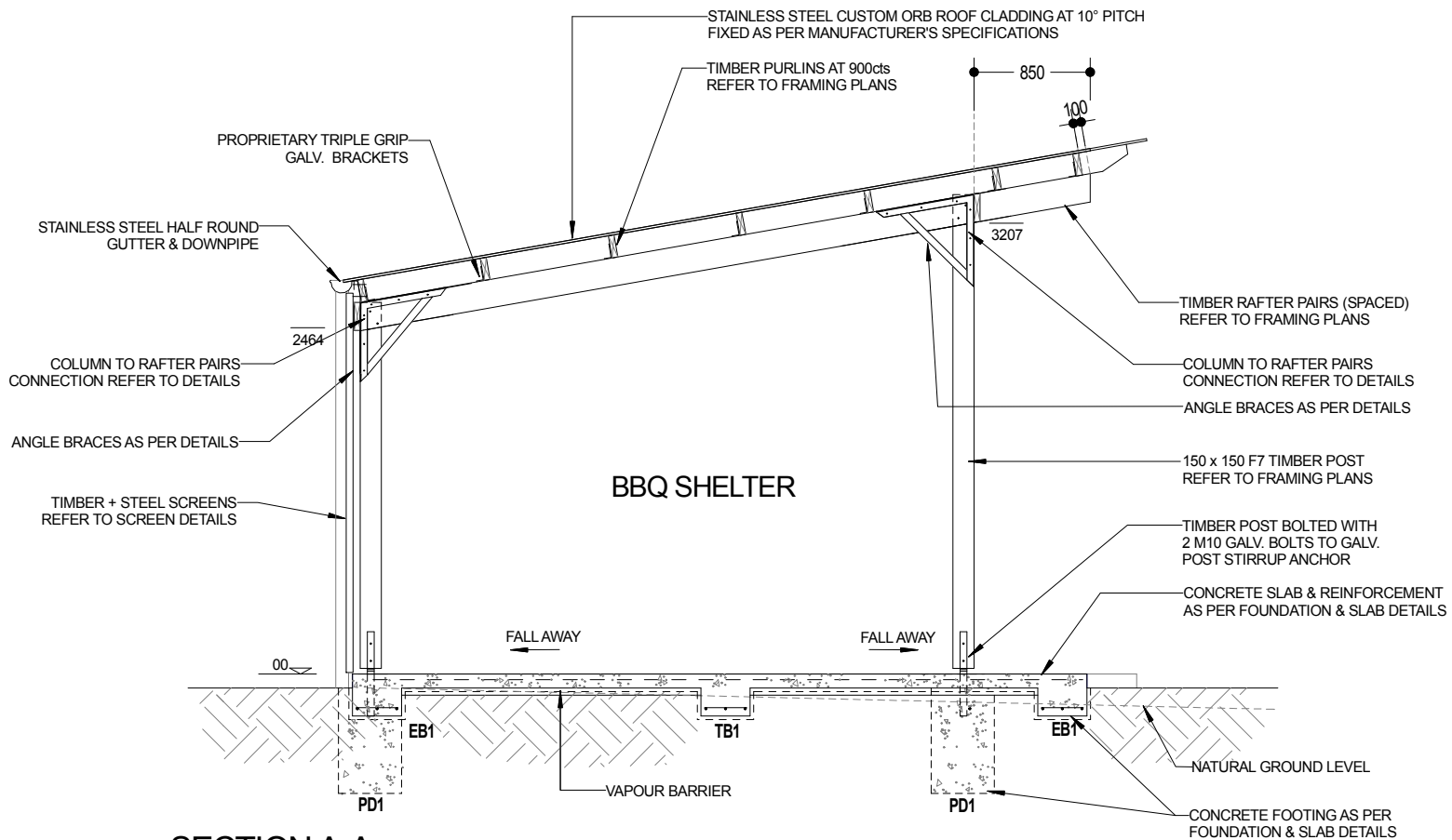
ANGLE BRACE DETAIL
NTS @ A3



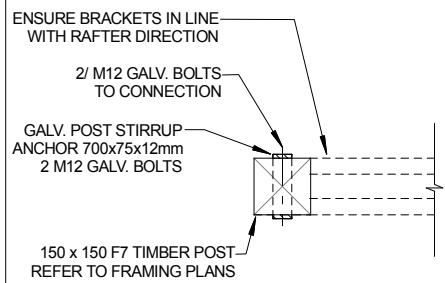
COLUMN/ RAFTER PAIR CONNECTION DETAIL
ELEVATION 1:20 @ A3



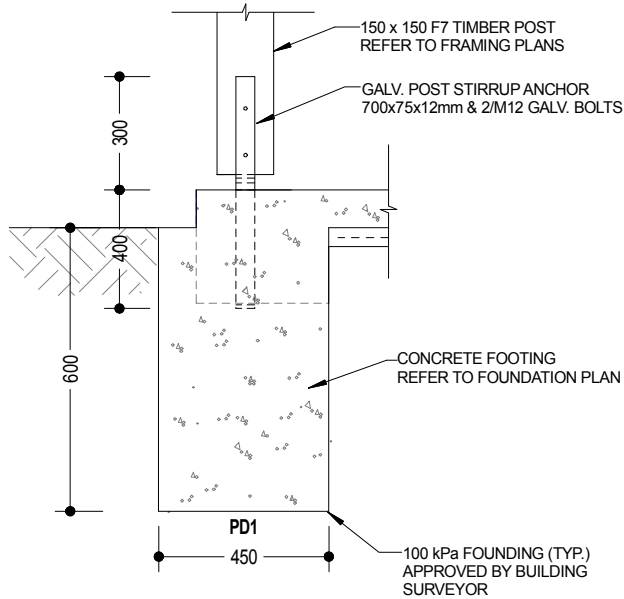
COLUMN/ RAFTER PAIR CONNECTION DETAIL
PLAN 1:20 @ A3



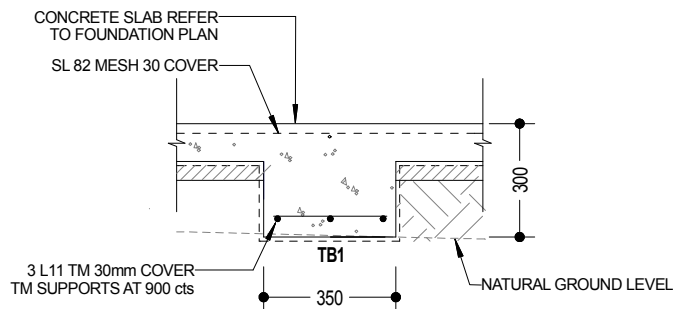
SECTION A-A
1:50 @ A3



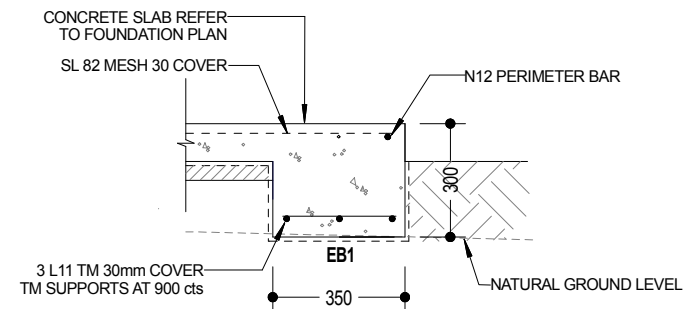
POST ANCHOR DETAIL
PLAN :20 @ A3



FOOTING DETAIL - PD1
1:20 @ A3



THICKENING BEAM DETAIL
1:20 @ A3



EDGE THICKENING BEAM DETAIL
1:20 @ A3

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drawing title

Section A-A + Details

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revision

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sheet no.

A06

date

30/04/25

GENERAL NOTES:

PREPARATION

VERIFY ALL DIMENSIONS, BOUNDARIES, EASEMENTS AND SERVICE LOCATIONS ON SITE. FOOTINGS NOT TO ENCRUCH OVER ONTO ADJACENT TITLES OR OVER EASEMENTS. BEFORE DISTURBING THE GROUND SURFACE, ERECT SILT FENCES, CONSTRUCT CUT-OFF DRAINS AND DETENTION SUMPS AND ENSURE THAT ADEQUATE ALL WEATHER ACCESS IS PROVIDED TO THE SITE. PREVENT SOIL FROM MIGRATING TO ADJACENT PRIVATE OR PUBLIC LAND IN ACCORDANCE WITH LOCAL COUNCIL POLICY. STRIP VEGETATION AND OTHER ORGANIC MATTER TO BELOW ROOT ZONE. CARRY OUT BULK EXCAVATION WHERE REQUIRED ENSURING AT ALL STAGES THAT THE EXCAVATED AREA IS PROTECTED FROM EXCESSIVE RUN-OFF AND PREVENT PONDING OF WATER ON FOUNDATION MATERIAL BY PROVIDING ADEQUATE RUN-OFF DRAINS. FILL TO BE NON-REACTIVE MATERIAL COMPACTED IN 100mm LAYERS CONTROLLED FILL IN ACCORDANCE WITH AS 2870

CONCRETE

CONCRETE TO BE IN ACCORDANCE WITH:
AS 3600 CONCRETE STRUCTURES CODE
AS 1379 READYMIX CONCRETE
AS 2870 RESIDENTIAL SLABS AND FOOTINGS
AS 3700 MASONRY CODE
CONCRETE DIMENSIONS SHOWN ARE A MINIMUM REQUIREMENT FOR THE SOIL CLASSIFICATION OF THE SITE.
CONCRETE SHALL BE A MINIMUM OF N25 GRADE WITH 20mm NOMINAL MAX AGGREGATE SIZE AND HAVE A MINIMUM STRENGTH OF 25mpa AT 28 DAYS.
CONCRETE TO BE PLACED IN ACCORDANCE WITH SECTION 19 OF AS 3600.

CONCRETE (CONT'D)

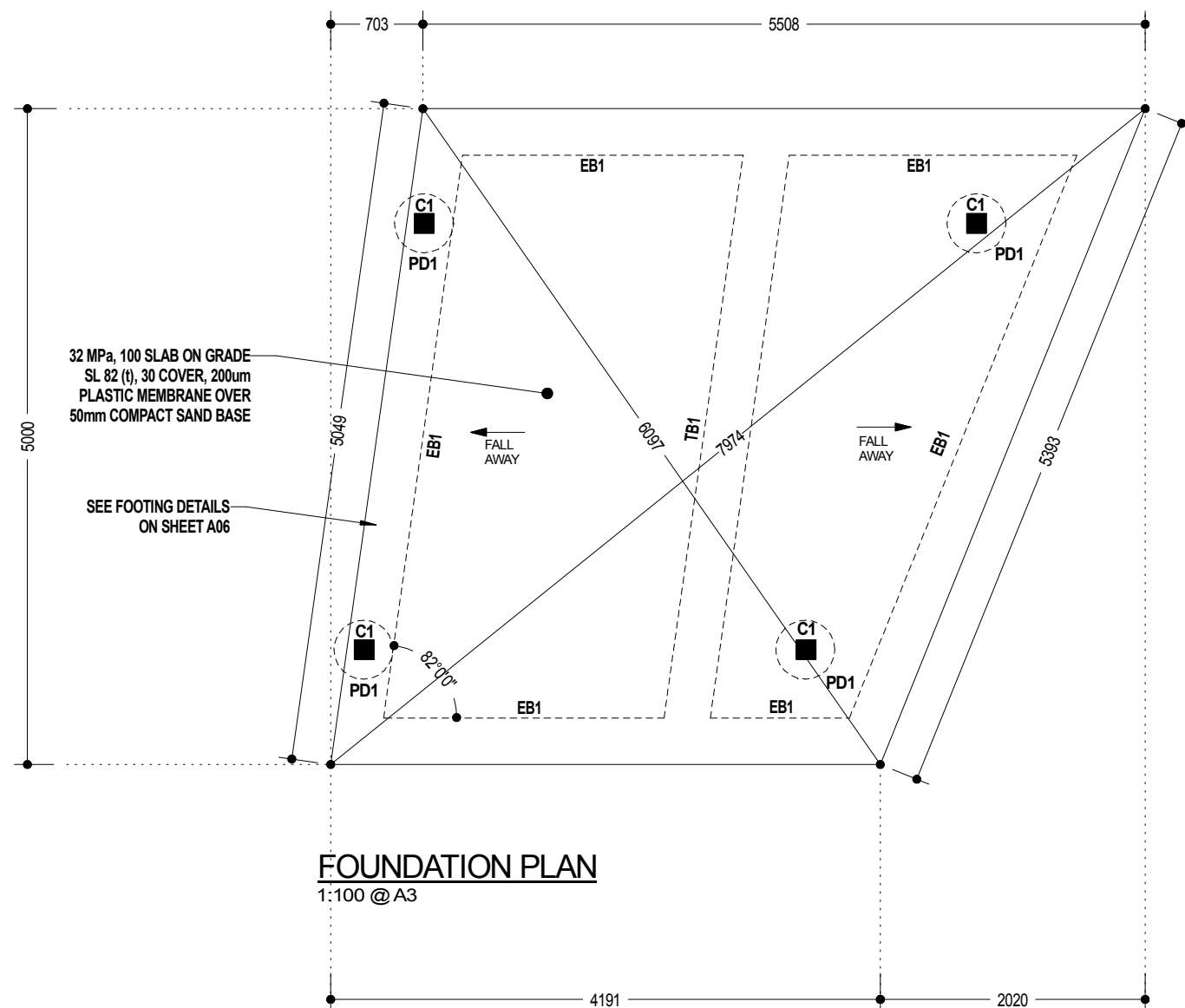
CURE CONCRETE FOR A MINIMUM OF 7 DAYS BY PONDING WITH WATER, COVERING WITH PVC SHEETING OR APPLYING A CURING COMPOUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
ANY FORMWORK TO BE LEFT IN PLACE FOR A MINIMUM PERIOD OF 3 TO 7 DAYS TO ASSIST WITH CURING.
THOROUGHLY SCRABBLE CONCRETE ON WHICH NEW CONCRETE IS TO BE POURED. EDGE BEAMS MUST NOT BE FOUNDED ON ROLLED FILL AND SHALL BE FOUNDED ON CONTROLLED FILL.
ALL TRENCHING AND OTHER EXCAVATIONS TO BE IN ACCORDANCE WITH AS 2870 FOR RATIO OF DEPTH TO HORIZONTAL DISTANCE FROM FOOTINGS.
EXCAVATIONS NEAR THE EDGE OF FOOTINGS SHALL BE BACKFILLED TO PREVENT ACCESS OF WATER TO THE FOUNDATION.
BACK FILLING OF FOOTING EXCAVATIONS SHALL BE OF IMPERVIOUS CLAY MATERIAL.
FOOTINGS TO BE FOUNDED ON SOUND ROCK, CLAY OR SAND FOUNDATION HAVING A MINIMUM SAFE BEARING CAPACITY OF 100kpa
FOOTINGS TO BE TAKEN DOWN TO THE FOUNDATION MATERIAL AS SPECIFIED BY THE ENGINEER.
PLUMBING PENETRATIONS TO BE TAPED (DENSO TAPE) AND SEALED.
PENETRATIONS TO BE PLACED THROUGH MIDDLE THIRD OF FOOTINGS OR BEAMS, ALTERNATIVELY INCREASE FOOTING/ BEAM SIZE BY PIPE DIAMETER 500mm EITHER SIDE OF THE PENETRATION.
CONCRETE SLABS TO HAVE A MIN. HEIGHT OF 150mm ABOVE FINISHED GROUND LEVEL, CAN BE REDUCED TO 100mm WHERE ADJACENT GROUND SURFACE FALLS AWAY FROM THE SLAB AND WATER IS PREVENTED FROM PONDING AGAINST CONCRETE.

VAPOUR BARRIER

A VAPOUR BARRIER MUST BE PLACED UNDER CONCRETE SLABS IN ACCORDANCE WITH AS 2870.
VAPOUR BARRIER TO BE PLACED OVER 50mm COMPACTED SAND.
THE VAPOUR BARRIER MUST BE 0.2mm THICK POLYTHENE FILM WHICH IS IMPACT RESISTANT AND FILM BRANDED AS 2870 CONCRETE UNDERLAY 0.2mm - MEDIUM IMPACT RESISTANCE TOGETHER WITH THE MANUFACTURER OR DISTRIBUTOR'S NAME, TRADEMARK OR CODE.
THE VAPOUR BARRIER MUST BE PLACED BENEATH CONCRETE SO THAT THE BOTTOM SURFACE OF CONCRETE IS ENTIRELY UNDERLAID.
LAPPING OF JOINTS SHALL NOT BE LESS THAN 200mm.
PENETRATIONS OR PIPES OR PLUMBING FITTINGS OR PUNCTURES IN THE MATERIAL SHALL BE TAPED WITH DENSO TAPE OR SEALED.
SEAL BARRIER WHERE PUNCTURED WITH ADDITIONAL FILM AND DENSO TAPE.
SLAB EDGE REBATES TO COMPLY WITH NCC VOL 2 PART 3.2.2.

MAINTENANCE

FOUNDATION MAINTENANCE IS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2870 APPENDIX B2:
• SLAB ON GROUND TO HAVE ADJACENT AREA GRADED TO A MINIMUM OF 1000mm FROM SLAB EDGE WITH MINIMUM FALL OF 50mm.
• SUSPENDED FLOORS TO HAVE SUB-FLOOR BASE GRADED OR DRAINED TO PREVENT PONDING.
• GARDENS SHOULD NOT INTERFERE WITH DRAINAGE REQUIREMENTS OR SUB-FLOOR VENTILATION.
• ANY GARDEN NEAR A HOUSE FOOTINGS SHOULD NOT BE OVER WATERED.
• TREES SHOULD NOT BE PLANTED ADJACENT TO FOOTINGS WITHIN A DISTANCE OF 3/4 OF THE MATURE HEIGHT OF THE TREE.
• ANY PLUMBING LEAKS SHOULD BE IMMEDIATELY REPAIRED.



FOUNDATION PLAN
1:100 @ A3

EARTHWORKER NOTES:

- PRIOR TO COMMENCEMENT OF ANY WORKS, REFER TO ENGINEER'S SITE CLASSIFICATION REPORT & DETAILS

NOTE: ASSUMED N3 WIND CLASSIFICATION

NOTE: ASSUMED SOIL CLASSIFICATION 'H-1'

LEGEND

- C1 150 x 150 F7 TIMBER POST
- EB1 350w x 300d EDGE BEAM THICKENING
- TB1 350w x 300d BEAM THICKENING
- PD1 450 dia x 750 dp CONCRETE PAD FOOTING

NOTE:
ALL FITTINGS, BRACKETS + FIXINGS TO BE HOT DIPPED GALVANISED

MV Consulting (TAS) Pty Ltd
40 Kellatie Rd Rosny 7018
Meindert van der Molen
Certificate No.: MV0525-01
Acc: 565H Date: 04/05/25
Ph.: 0407 802037

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at:
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223 Dora Point Road,
Binalong Bay, TAS 7216

drawing title
Foundation / Slab Plan +
Concrete Details

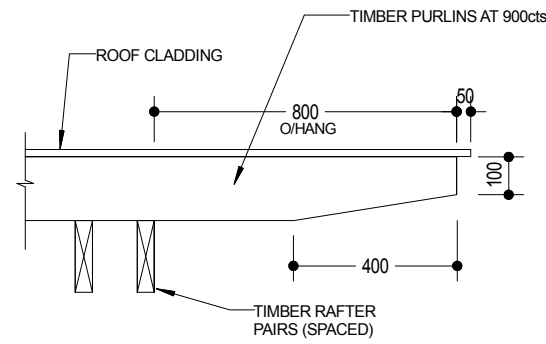
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| job. no. BODC/16 | revision - |
| sheet no. A07 | date 30/04/25 |

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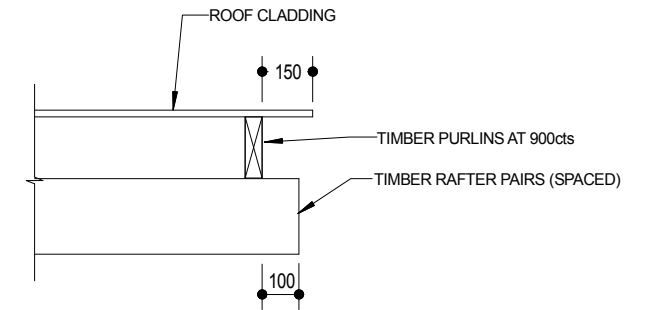
MEMBER SCHEDULE

R1 2/ 200 x 50 F7 TIMBER RAFTERS (SPACED)
R2 200 x 50 F7 TIMBER RAFTER
P1 150 x 50 F7 TIMBER PURLINS AT MAX. 900 CTS
C1 150 x 150 F7 TIMBER POST

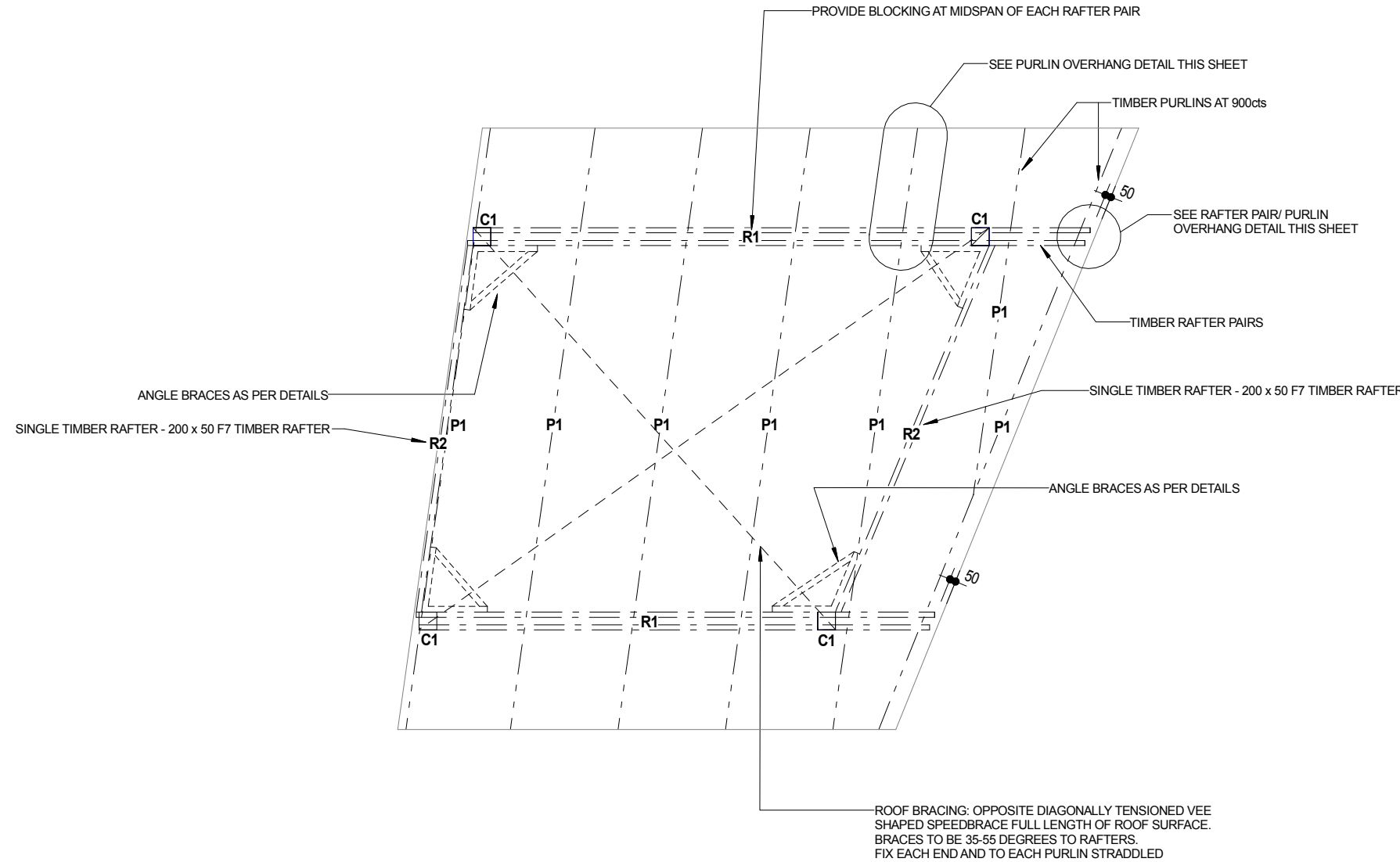
NOTE: ASSUMED N3 WIND CLASSIFICATION



PURLIN OVERHANG DETAIL
SECTION 1:20 @ A3



RAFTER PAIR/ PURLIN OVERHANG DETAIL
ELEVATION/ SECTION 1:20 @ A3



ROOF FRAMING PLAN
1:50 @ A3

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drawing title

Roof Framing Plan

job. no.

BODC/16

revision

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sheet no.

A08

date

30/04/25

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Acc: 565H Date: 04/05/25
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