

Proposed Alterations & Additions to Residence

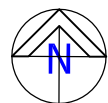
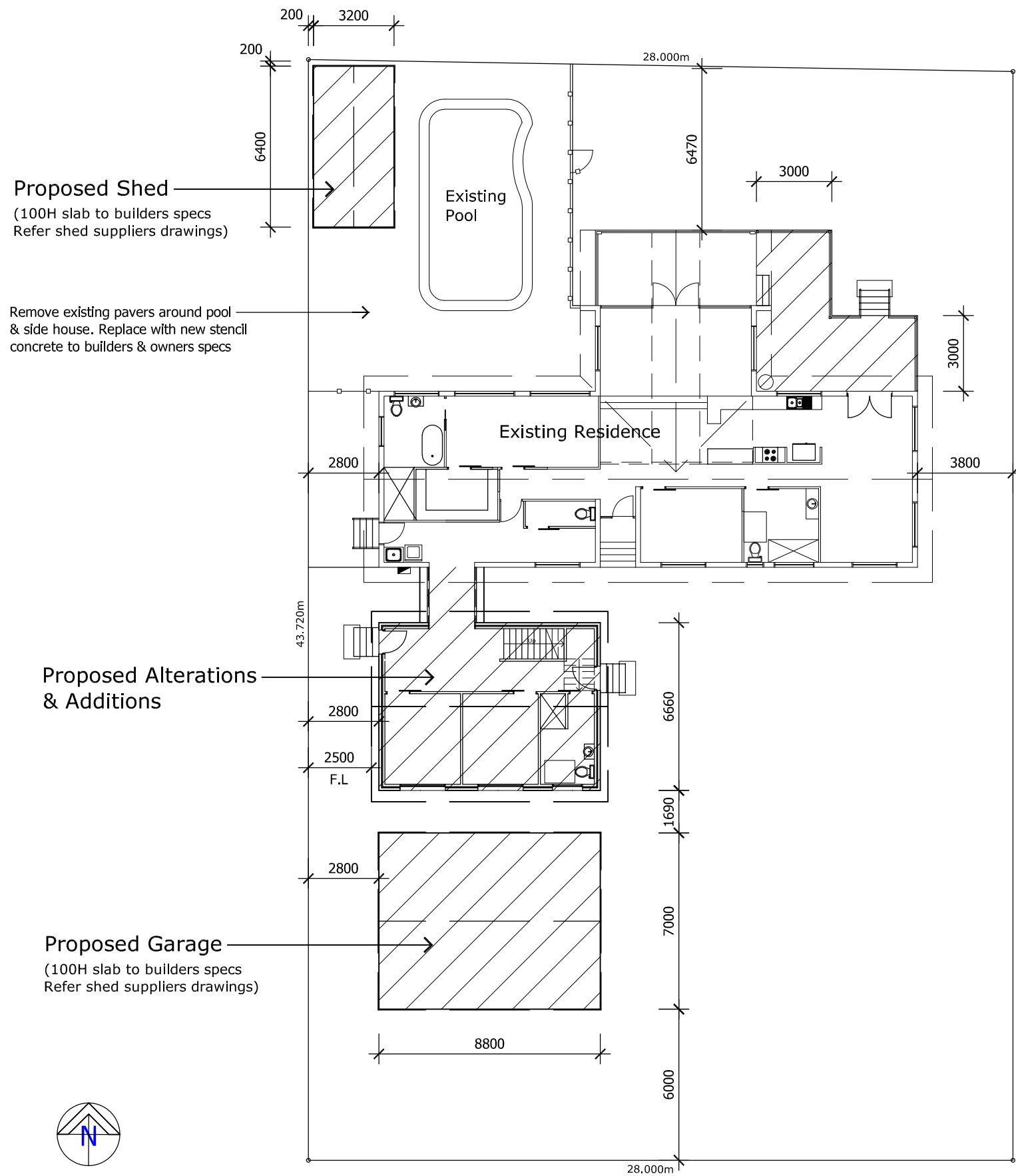
Rory & Carla Cooper

6 Rumbala Court,
Bushland Beach, Qld

Project No : 2025-02 Date : January 2025



Drawing Schedule	
WD01	Cover Sheet
WD02	Site Plan
WD03	Existing Ground Floor Plan
WD04	Demolition Ground Floor Plan
WD05	Proposed Ground Floor Plan
WD06	Proposed Upper Floor Plan
WD07	South & East Elevations
WD08	North & West Elevations
WD09	Section A
WD10	Section B & Details
WD11	Section C & Details
WD12	Floor Framing / Footing Plan
WD13	Footing Details
WD14	Upper Floor Framing Plan
WD15	Ground Floor Bracing Plan
WD16	Upper Floor Bracing Plan
WD17	Bracing Details
WD18	Construction Notes
WD19	Workplace Health & Safety Notes



Real Property Description
 Lot 49 on RP 800789
 Site Area : 1217 m²
 Wind Classification : C2

Site Plan
 Scale 1:200

Rumbala Court

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
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No.	Revision/Issue	Date
A	Preliminary Design	17/06/25

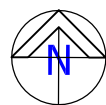
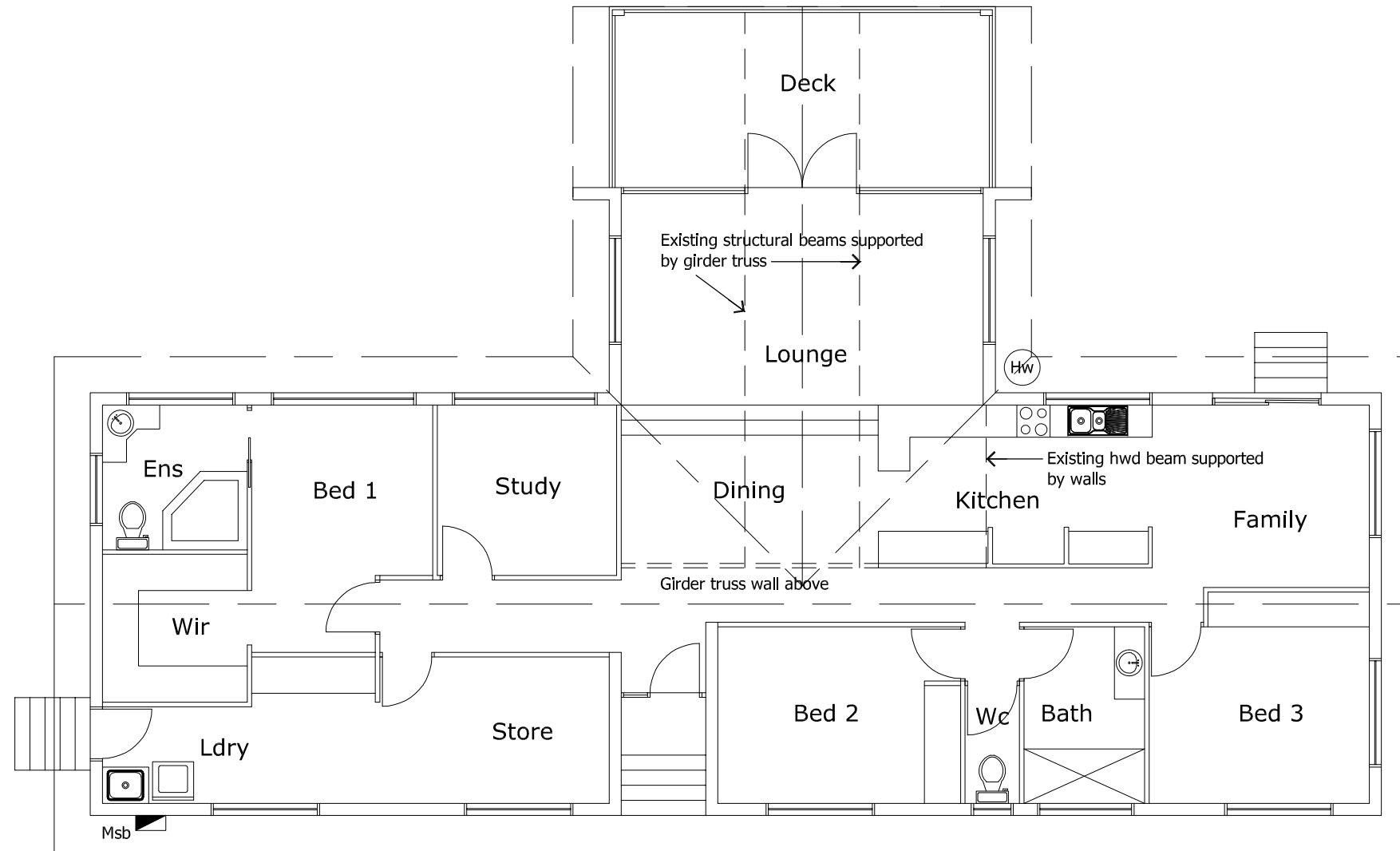


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Gery Benson
 BSc. Dip Arch Draft.
 Call : 0416 936 452
 QBCC Lic. No. 1256424 ABN 68 537 687 613
 Email : plans@bensonbuildingdesigns.com.au
 www.bensonbuildingdesigns.com.au

Project Name and Address
Proposed Alterations & Additions to Residence
 Rory & Carla Cooper
 6 Rumbala Court,
 Bushland Beach, Qld

Project No.	Dwg No.	Issue
2025-02	WD02	A
Date	Designed	
January, 2025	G.B	
Scale	Drawn	
1:200 @ A3	G.B	



Existing Ground Floor Plan
Scale 1:100

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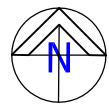
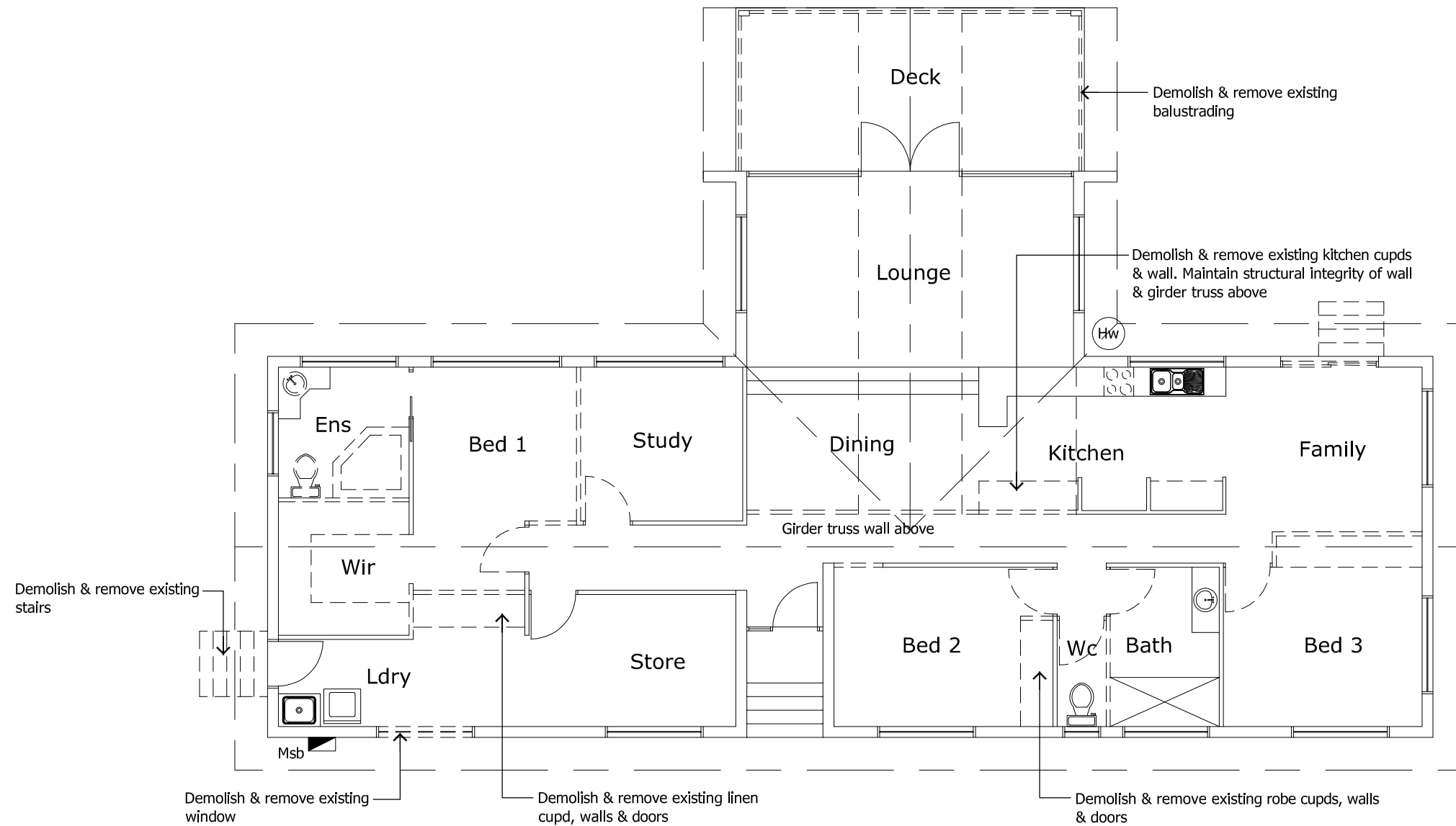


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Call : 0416 936 452
QBCC Lic. No. 1256424 ABN 68 537 687 613
Email : plans@bensonbulldingdesigns.com.au
www.bensonbulldingdesigns.com.au

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Project No. 2025-02	Dwg No. WD03	Issue A
Date January, 2025	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



Demolition Ground Floor Plan

Scale 1:100

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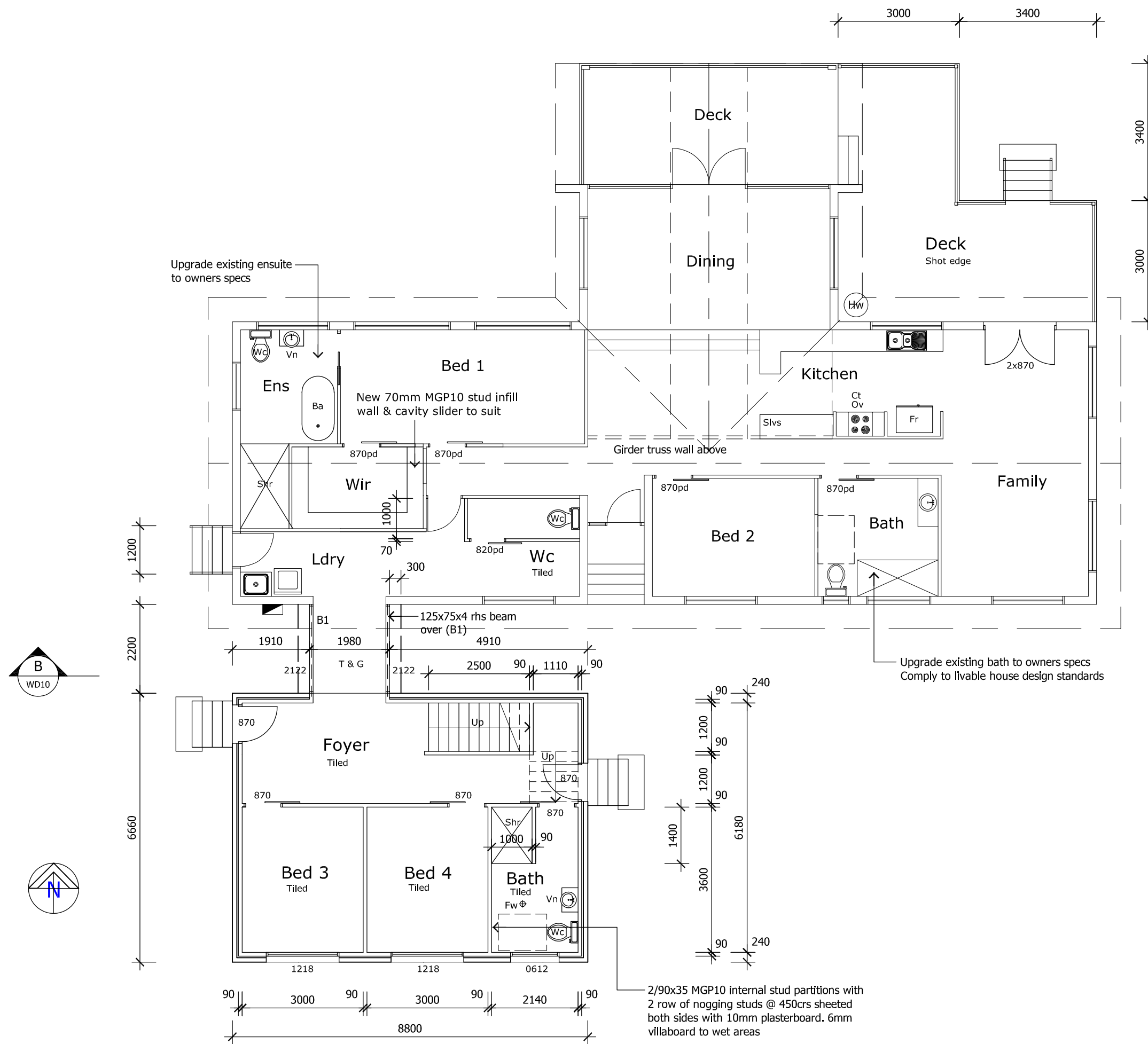
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QBCC Lic. No. 1256424 ABN 68 537 687 613
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Project No. 2025-02	Dwg No. WD04	Issue A
Date January, 2025	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



Proposed Ground Floor Plan
Scale 1:100

General Notes		
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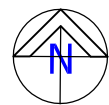
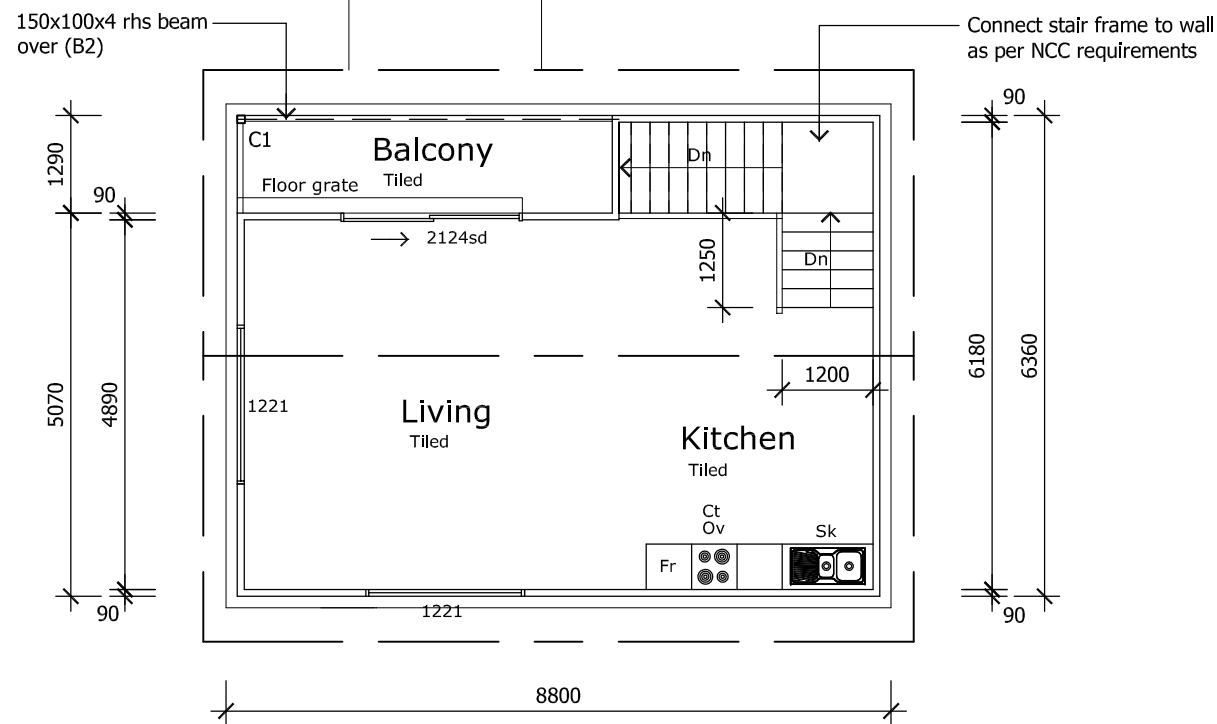
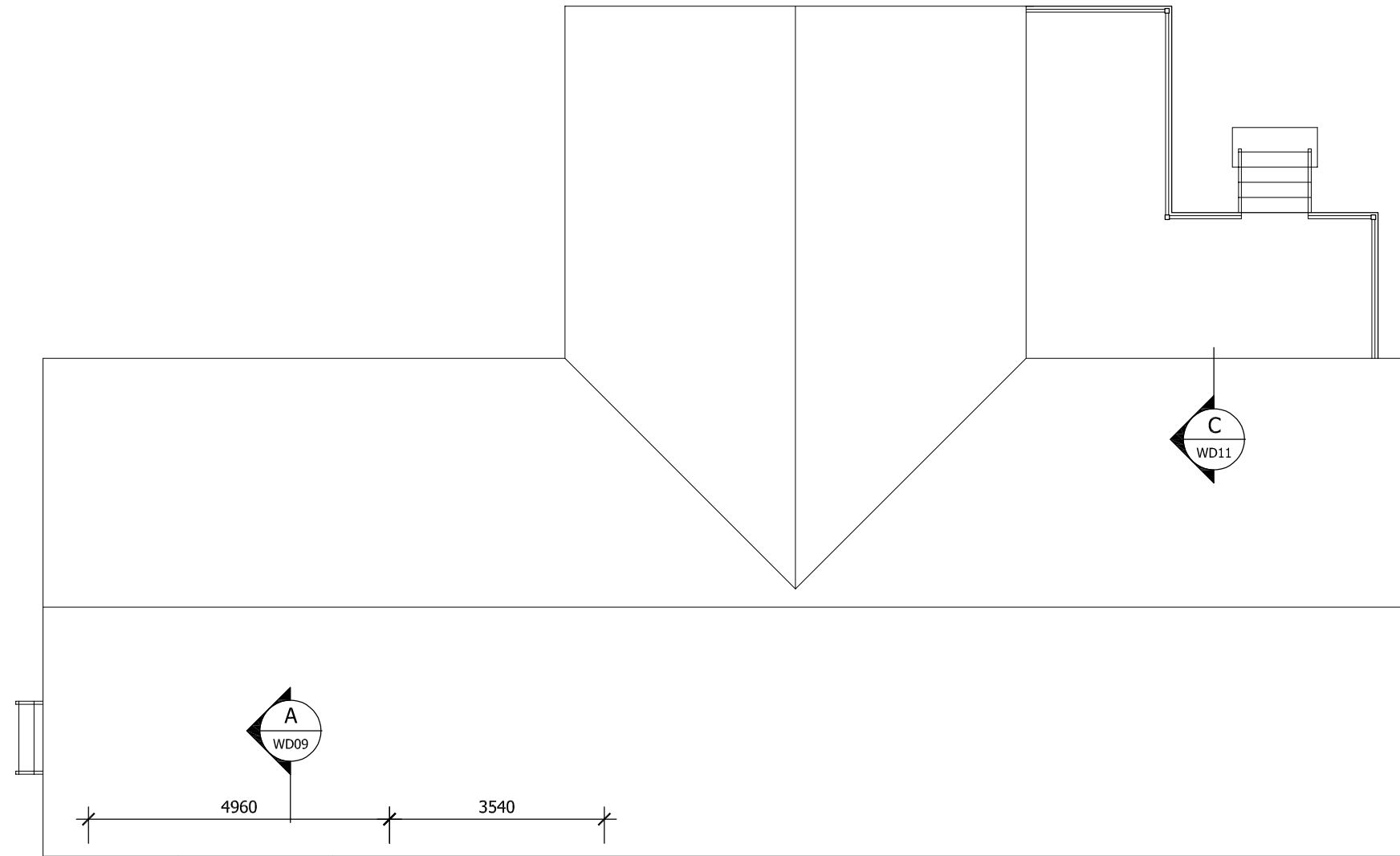
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Project No.	Dwg No.	Issue
2025-02	WD05	A
Date	Designed	
January, 2025	G.B	
Scale	Drawn	
1:100 @ A3	G.B	



Proposed Upper Floor Plan
Scale 1:100

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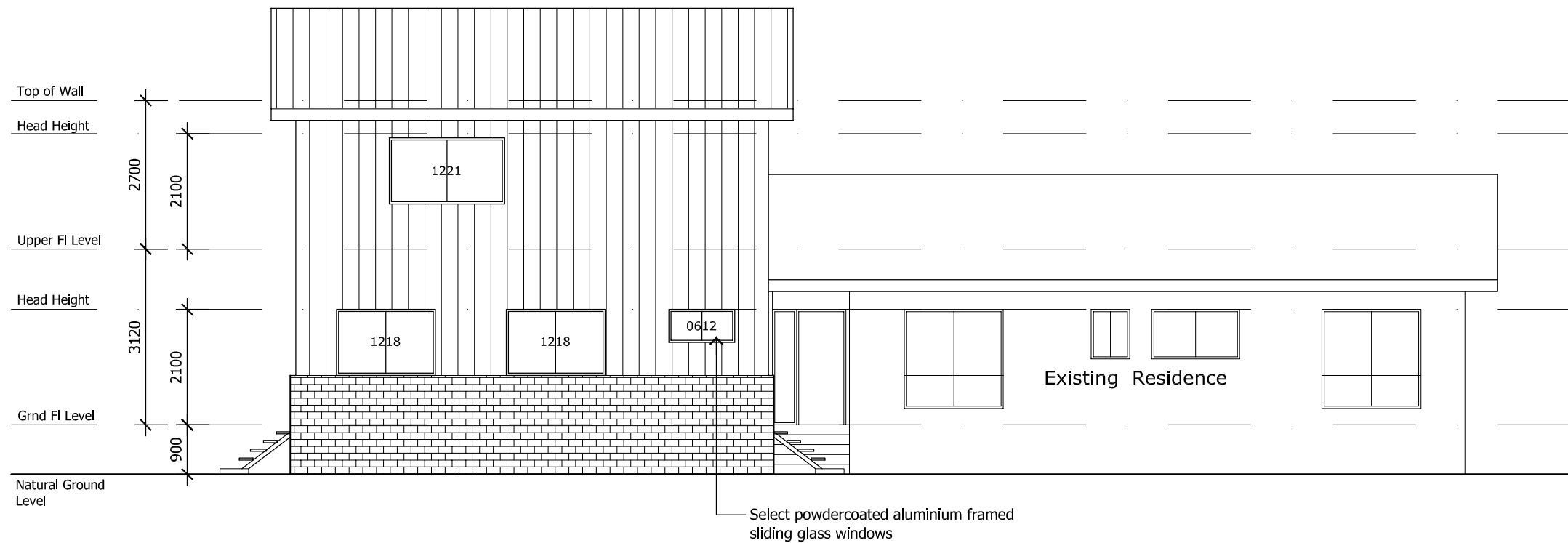
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No.	Revision/Issue	Date



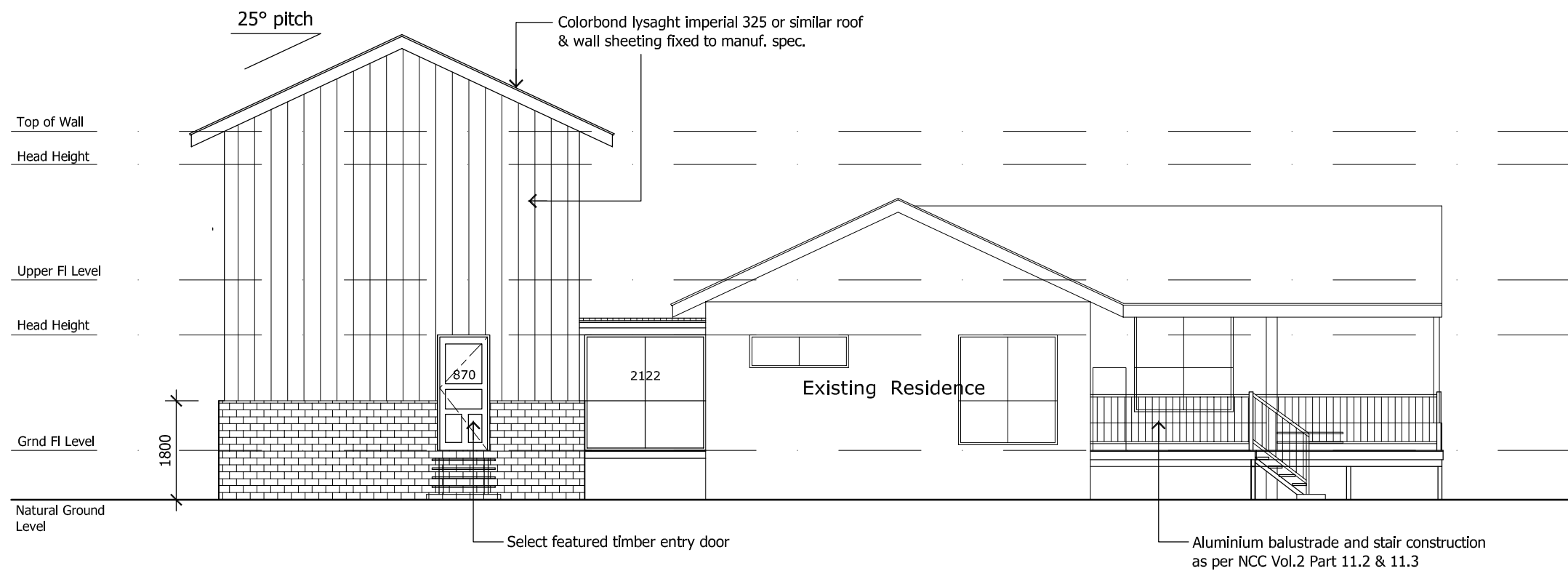
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Project No. 2025-02	Dwg No. WD06	Issue A
Date January, 2025	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



South Elevation
Scale 1:100



East Elevation
Scale 1:100

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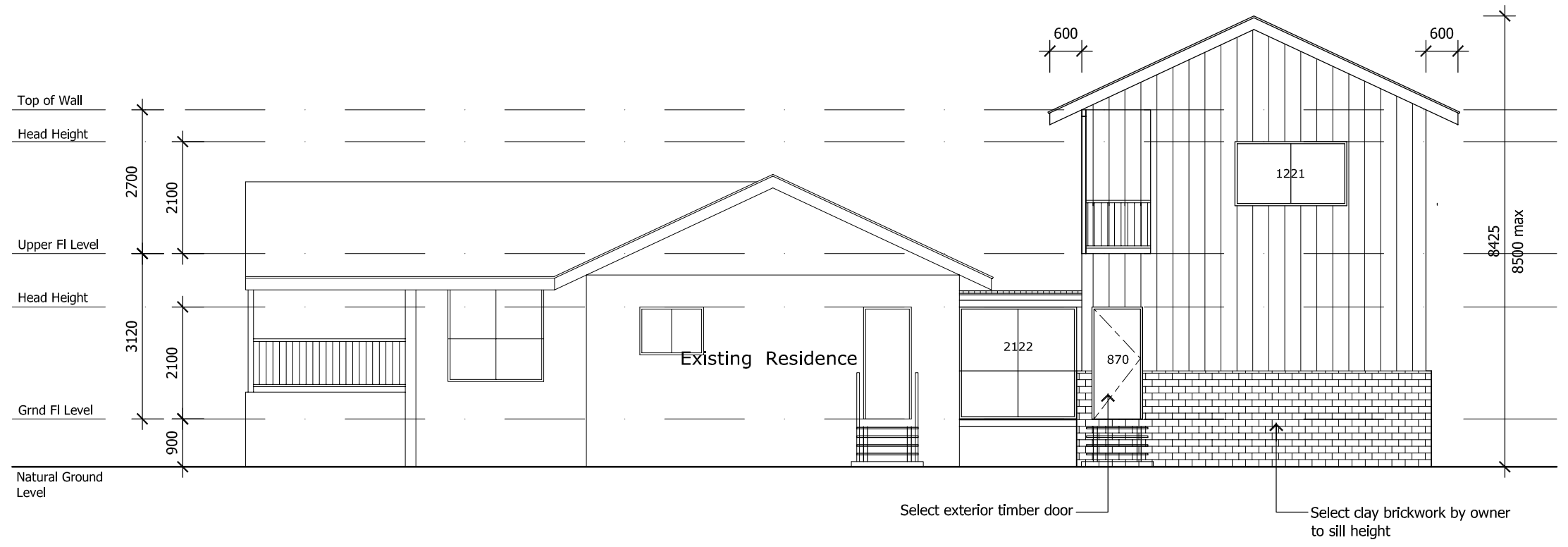
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No.	Revision/Issue	Date



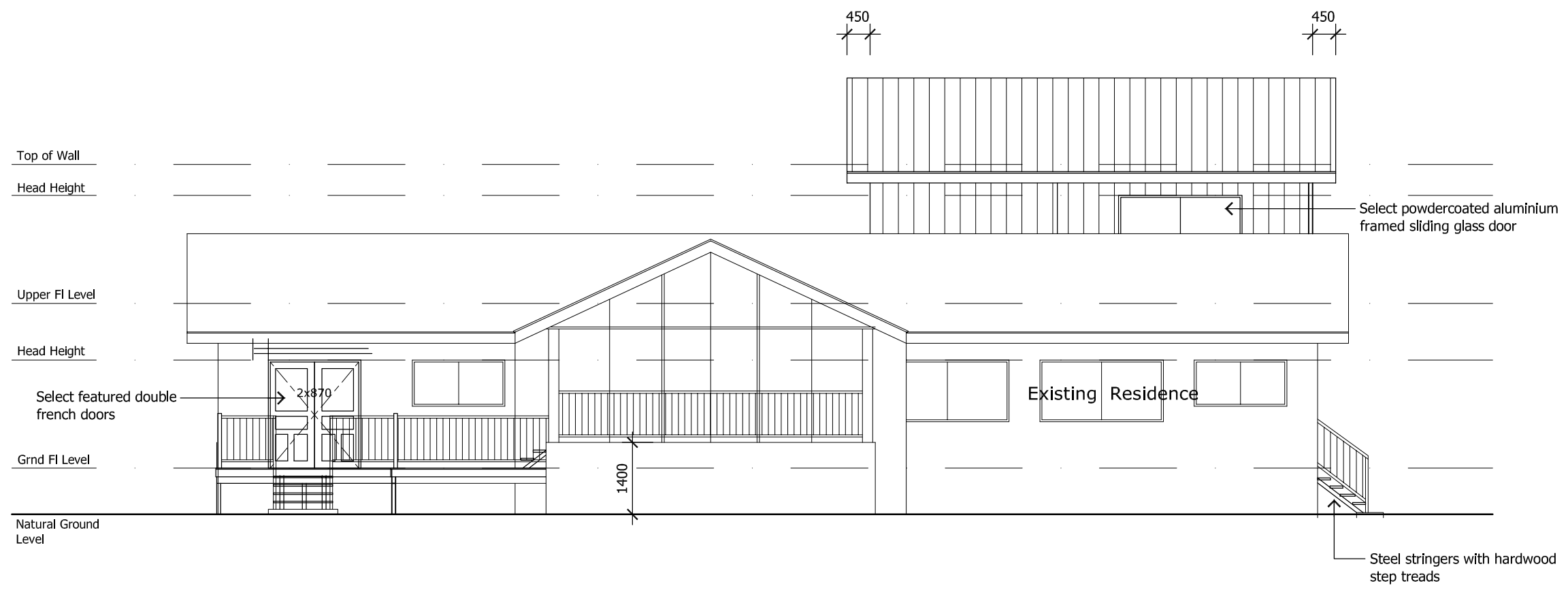
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Project No. 2025-02	Dwg No. WD07	Issue A
Date January, 2025	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



West Elevation
Scale 1:100



North Elevation
Scale 1:100

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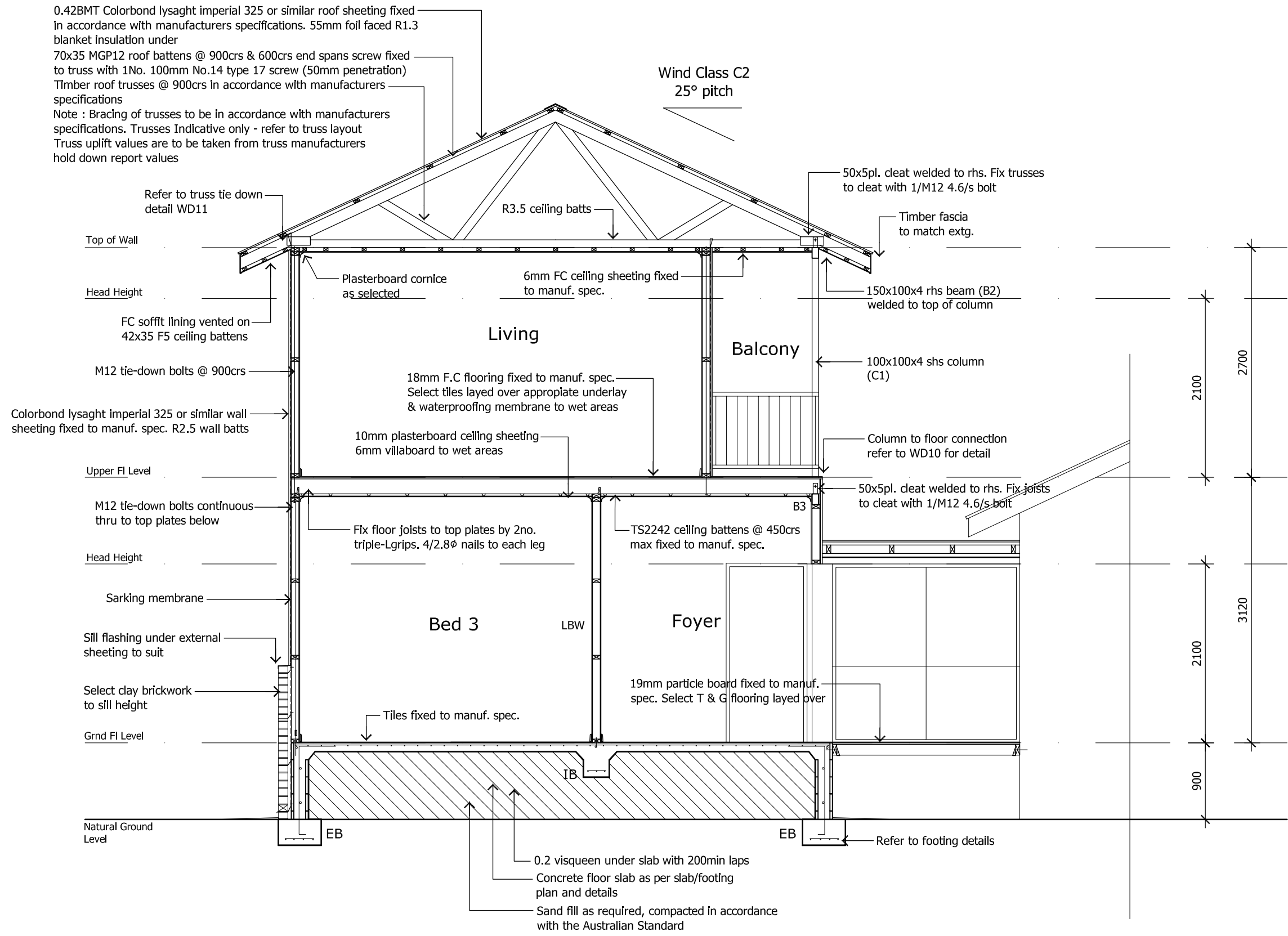


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Project No.	Dwg No.	Issue
2025-02	WD08	A
Date	Designed	
January, 2025	G.B	
Scale	Drawn	
1:100 @ A3	G.B	

0.42BMT Colorbond lysaght imperial 325 or similar roof sheeting fixed in accordance with manufacturers specifications. 55mm foil faced R1.3 blanket insulation under
 70x35 MGP12 roof battens @ 900crs & 600crs end spans screw fixed to truss with 1No. 100mm No.14 type 17 screw (50mm penetration)
 Timber roof trusses @ 900crs in accordance with manufacturers specifications
 Note : Bracing of trusses to be in accordance with manufacturers specifications. Trusses Indicative only - refer to truss layout
 Truss uplift values are to be taken from truss manufacturers hold down report values



Section A
Scale 1:50

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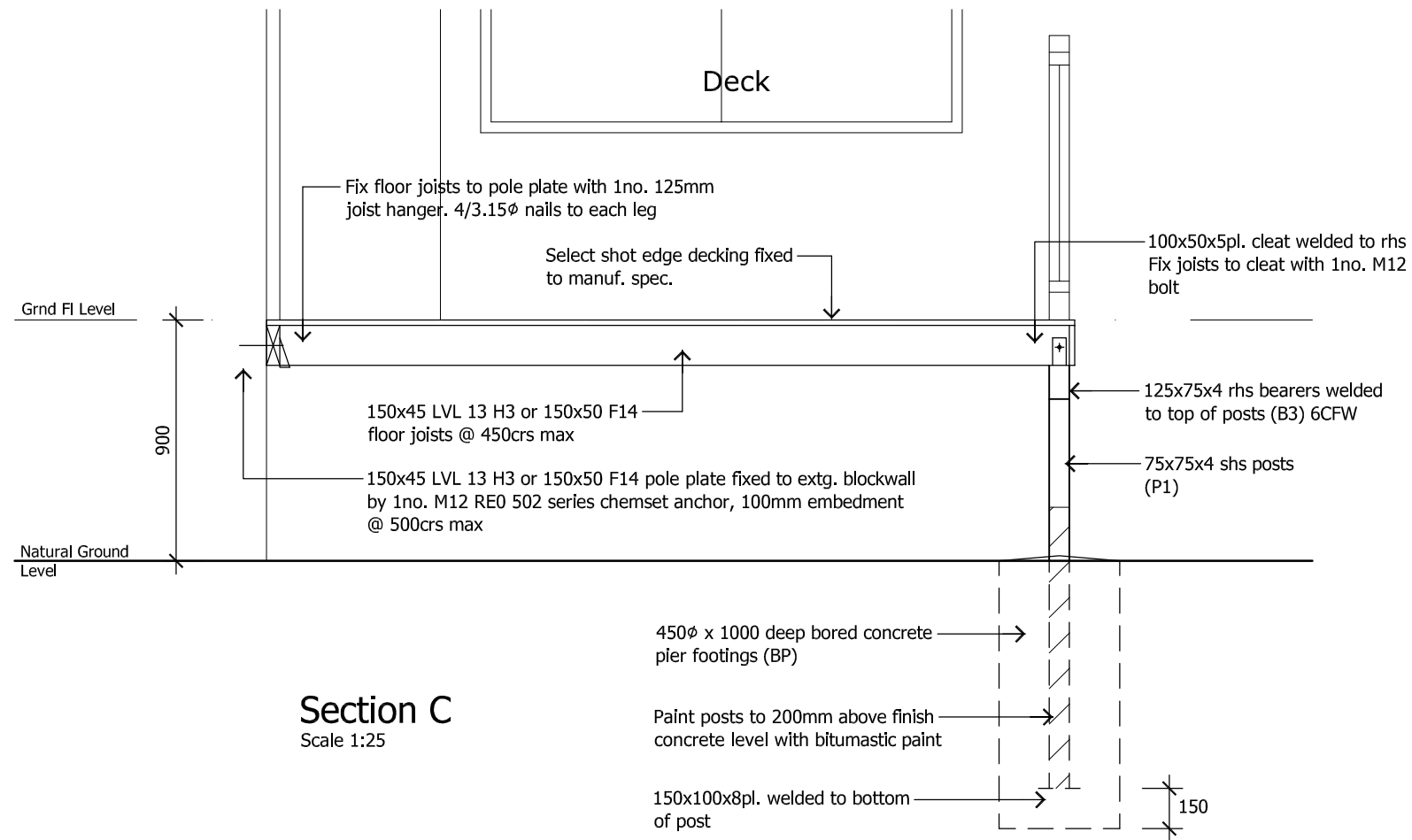
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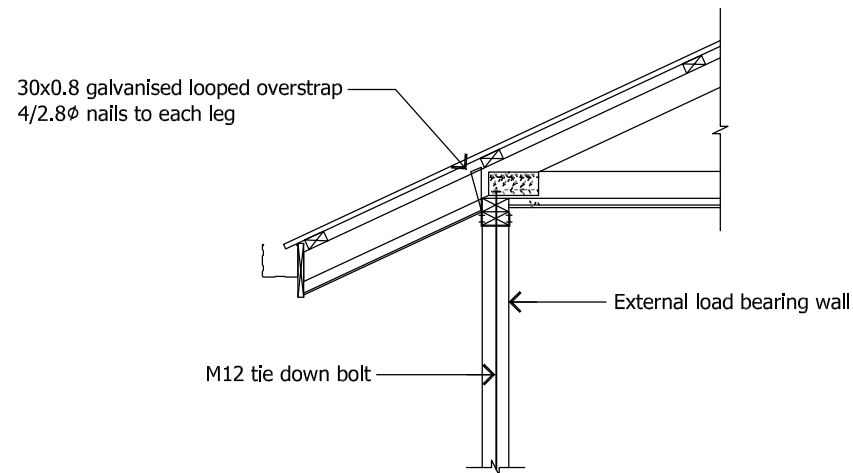
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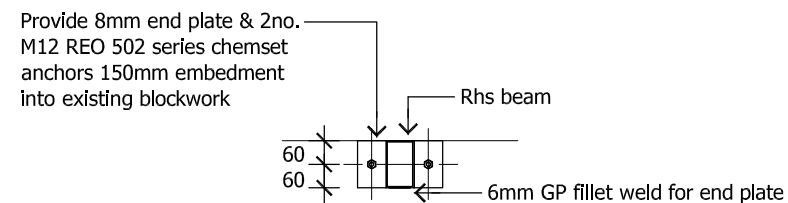
Project No.	Dwg No.	Issue
2025-02	WD09	A
Date	Designed	
January, 2025	G.B	
Scale	Drawn	
1:50 @ A3	G.B	



Section C
Scale 1:25



Truss Tie Down - 13.0kN max uplift
Scale 1:20



Bearer to Wall Connection
Scale 1:20

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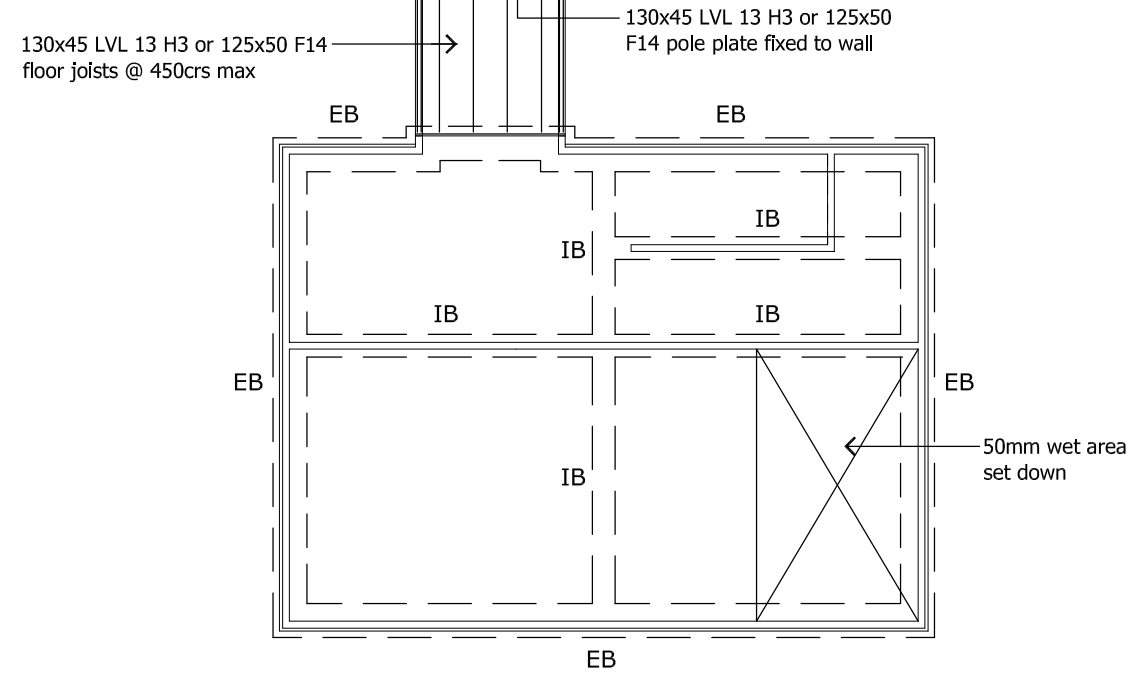
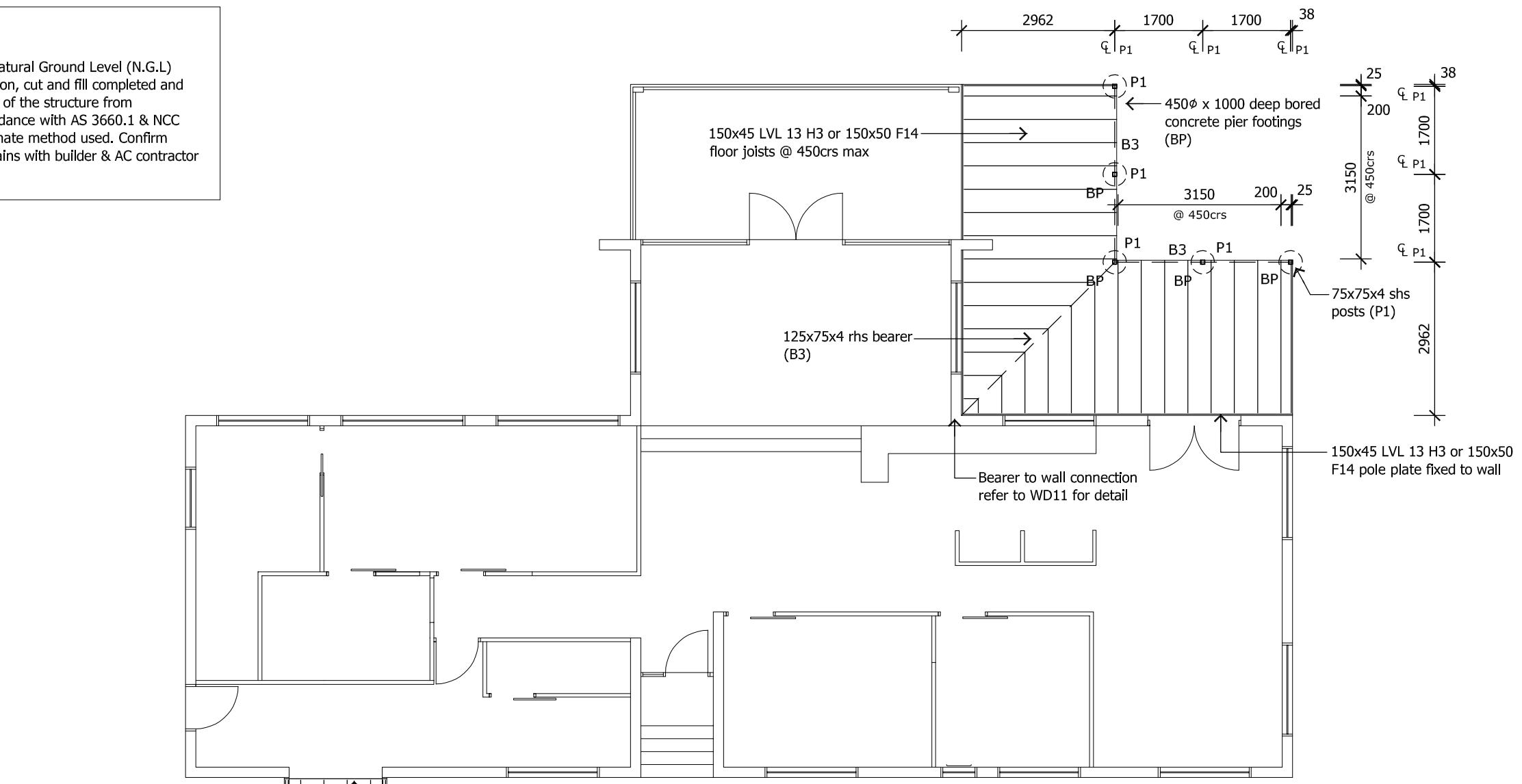
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Project No.	Dwg No.	Issue
2025-02	WD11	A
Date	Designed	
January, 2025	G.B	
Scale	Drawn	
1:20, 1:25 @ A3	G.B	

Concrete Slab

General

Slab to be set above highest Natural Ground Level (N.G.L) after site is cleared of vegetation, cut and fill completed and compacted. Provide protection of the structure from subterranean termites in accordance with AS 3660.1 & NCC Vol.2 Part 3.4. Builder to nominate method used. Confirm locations of AC condensate drains with builder & AC contractor prior to concrete slab pour



Floor Framing / Footing Plan
Scale 1:100

Site Classification 'M'

General

Footing drawings are to be read in conjunction with the building design drawings and the Australian Standards AS2870 - 2011. All vegetation and soft soil beneath slabs and footings is to be removed prior to construction. Footing trenches are to be approved by the Building Certifier or Engineer prior to the pouring of concrete. No sand is to be placed in footing trenches. All slab and footing thickening are to be placed on or into firm natural material unless approved otherwise. The ground adjacent to the building is to be graded from the building. Down pipes and outlet drains are to drain away from the building. Fill beneath slabs is to be approved granular CBR15 soil compacted in 150max thick layers to be density greater than 95% SDD or 70% density index as approved by the Engineer.

Concrete

Refer Construction Notes WD18 for concrete strength. All concrete to be mechanically vibrated and cured by an approved method for 7 days. Fabric laps are to be a minimum of one grid overlap plus 25mm. Provide trim bars where mesh has been cut to allow for services penetrations.

Legend
EB - Edge Beam
IB - Internal Beam

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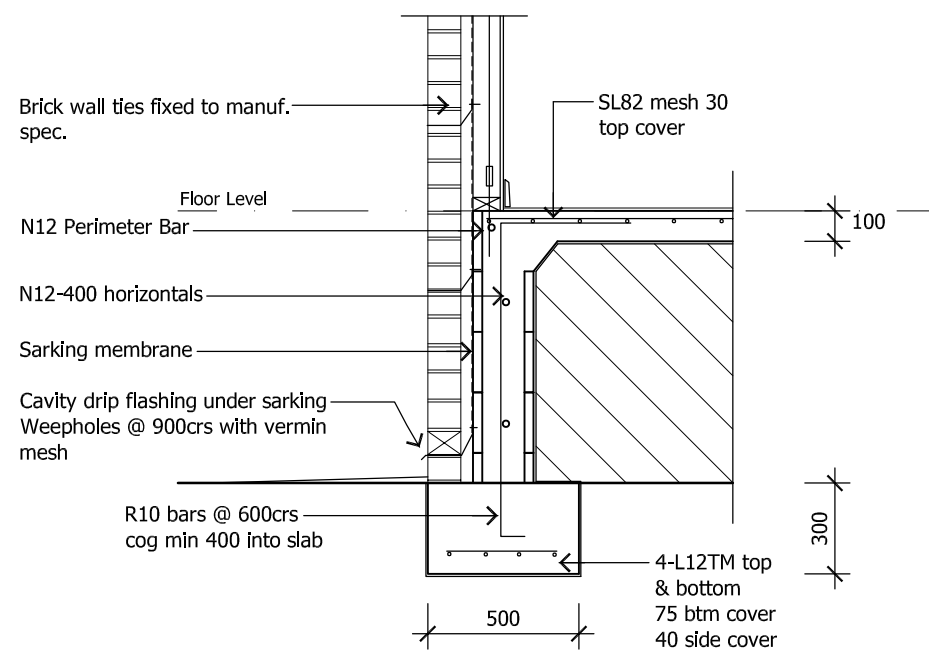
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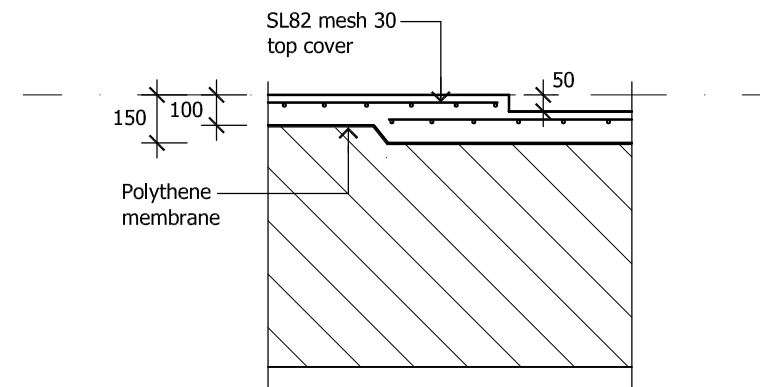
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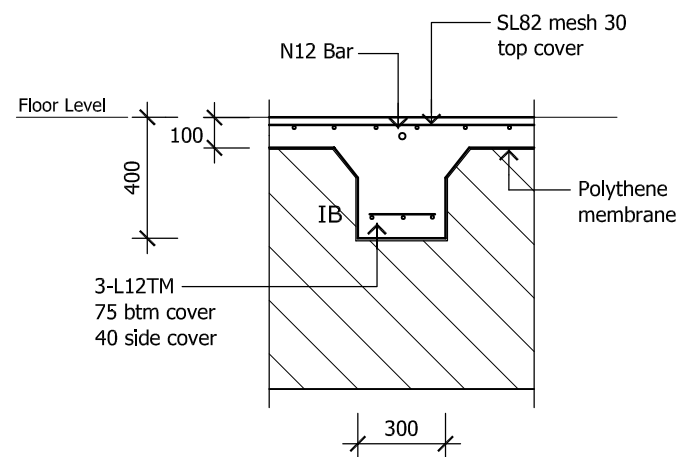
Project No. 2025-02	Dwg No. WD12	Issue A
Date January, 2025	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



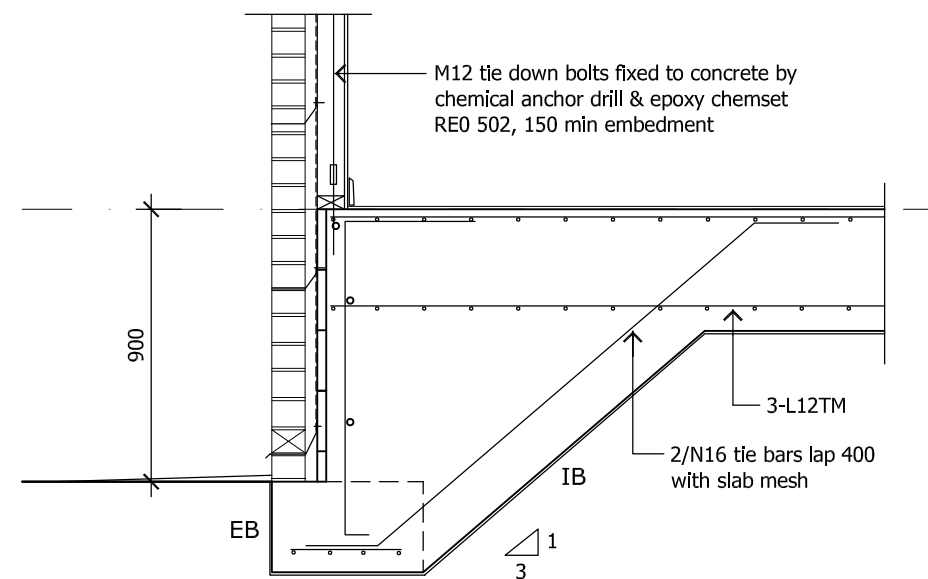
Edge Beam EB
Scale 1:25



Wet Area Set Down
Scale 1:25



Internal Beam IB
Scale 1:25



Beam Intersection
Scale 1:25

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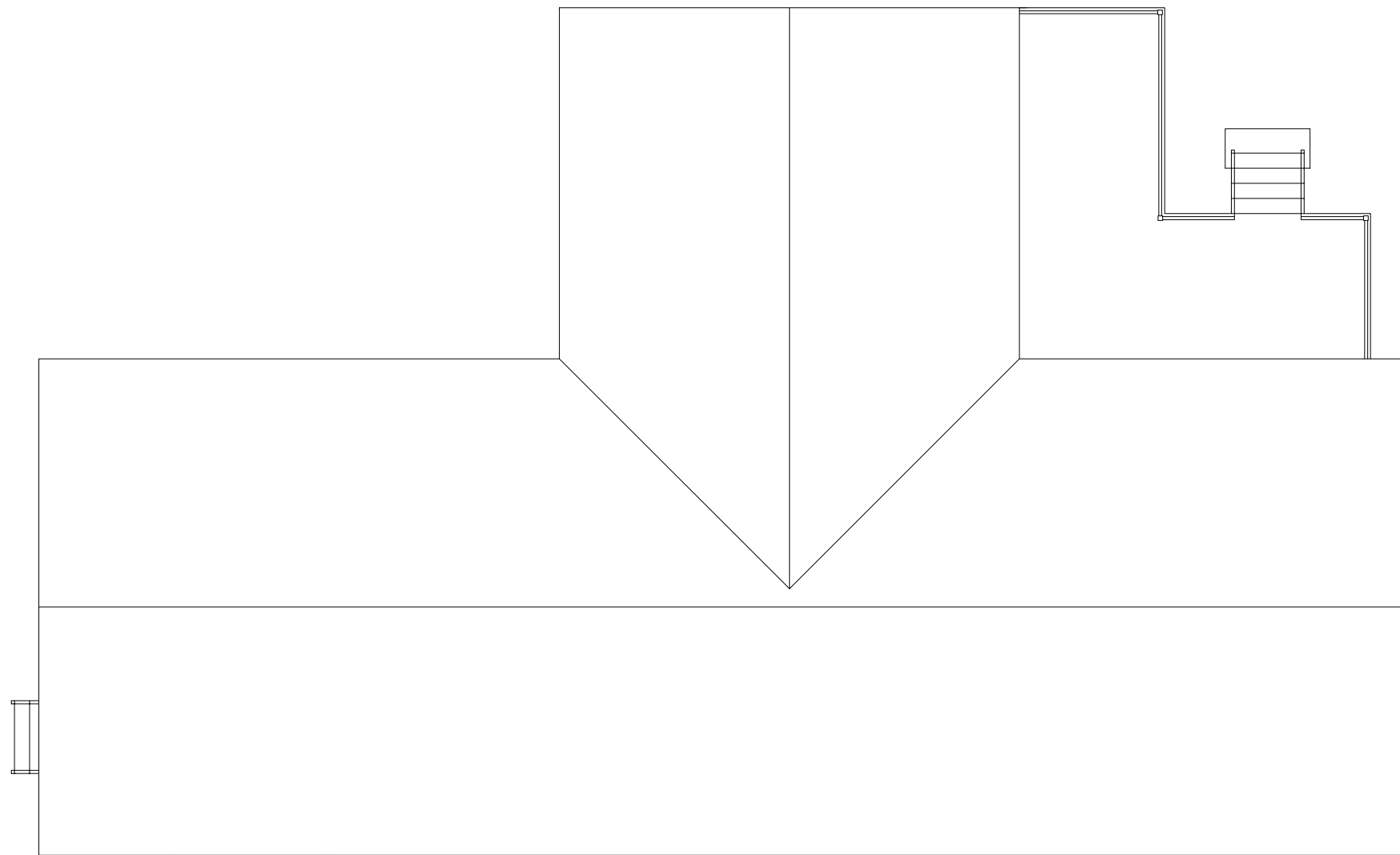
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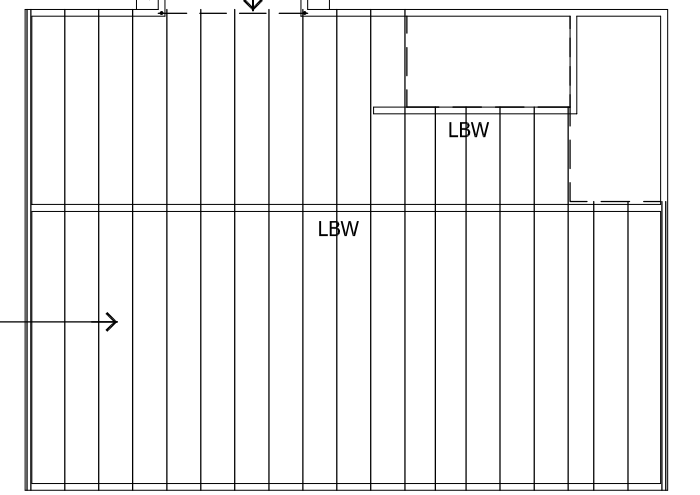
Project No. 2025-02	Dwg No. WD13	Issue A
Date January, 2025	Designed G.B	
Scale 1:25 @ A3	Drawn G.B	



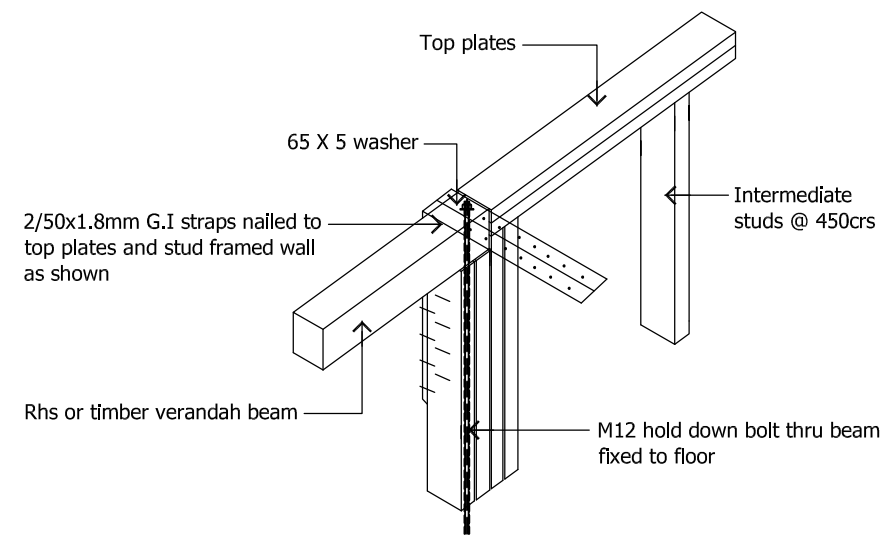
M12 hold down bolt thru bearer fixed to concrete by chemset, drill & epoxy REO 502 150 min embedment

125x75x4 rhs bearer over (B3)

170x45 LVL 13 H3 or 175x50 F14 H3 floor joists @ 450crs



Upper Floor Framing Plan
Scale 1:100



Beam/Bearer to Wall Connection
NTS

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& Additions to Residence**
Rory & Carla Cooper
6 Rumbala Court,
Bushland Beach, Qld

Project No. 2025-02	Dwg No. WD14	Issue A
Date January, 2025	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	

Wall Bracing
Ply 1200 Plywood Internal Bracing

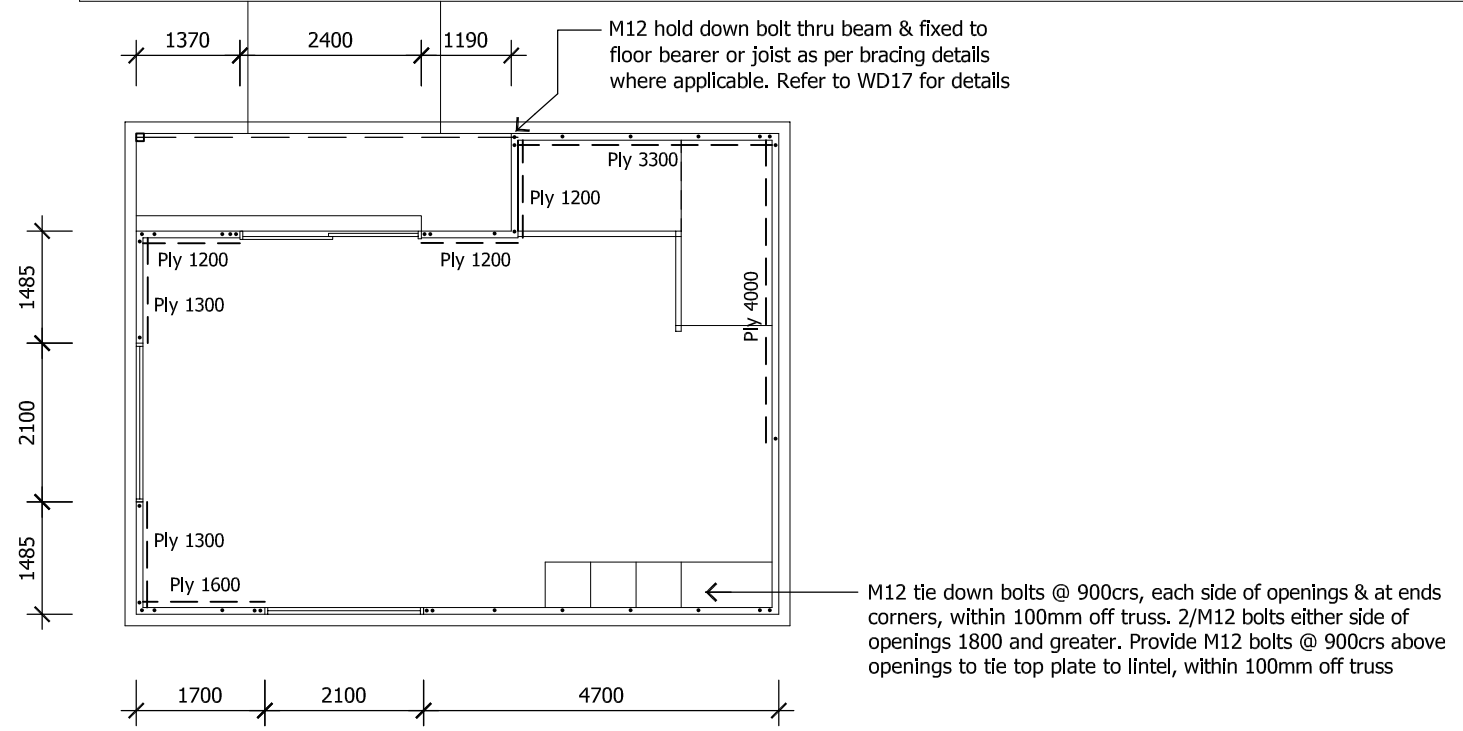
Plywood Internal Bracing
 Achieves 6.4 kN/m @ 2.7m
 As per AS1684.3 table 8.18(h) method A
 Fix one side structural plywood 7mm F8 or F14, F27 4mm with M12 tie down bolts to each end of sheathed section. Nailing @ 150mm crs top, bottom & butt joints. Nailing @ 300crs to centre stud. 600mm wide sheets min. Plywood bracing less than 900mm length to achieve 3.84 kN/m fixing as per above. Additional 10mm coach screw in each corner thru top and bottom plate. For internal bracing walls fix bottom plate to the floor by 1no. M12 bolt intermediately @ 1200crs

- M12 tie down bolts @ 900crs, each side of openings & at ends & corners, within 100mm off truss. 2/M12 bolts either side of openings 1800 and greater. Provide M12 bolts @ 900crs above openings to tie top plate to lintel, within 100mm off truss

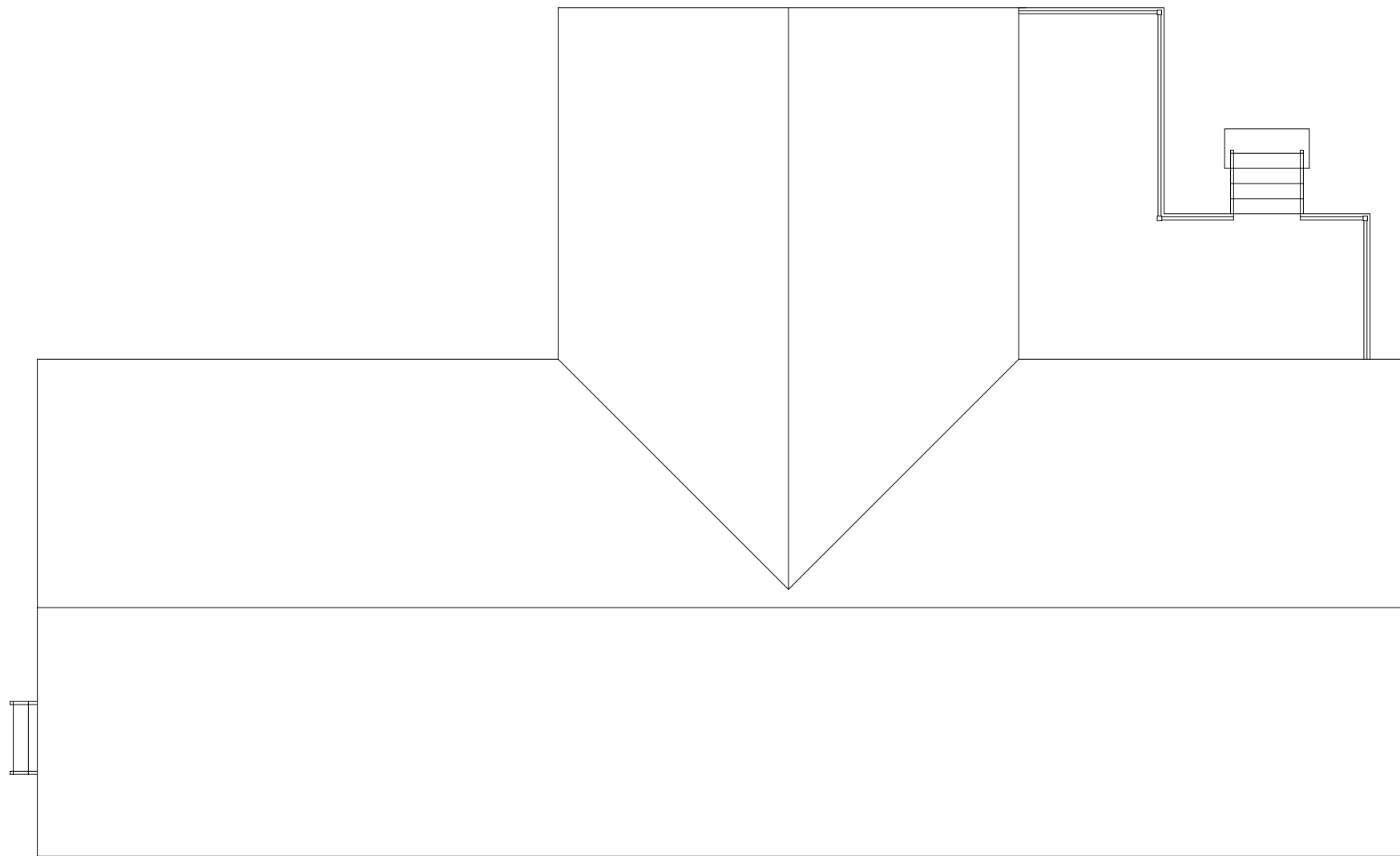
Bracing - C2

← Required - 32.08 kN
 Provided - 46.72 kN

↑ Required - 44.59 kN
 Provided - 49.92 kN



Upper Floor Bracing Plan
 Scale 1:100



General Notes		
1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.		
2. Comply with all Local Authority & Building Code of Australia 2022 regulations & all relevant Australian Standard Codes.		
3. Installation of all materials to comply with Manufacturer's Specifications.		
4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.		
5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.		
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A	Preliminary Design	17/06/25
No.	Revision/Issue	Date



commercial / units / new homes / extensions
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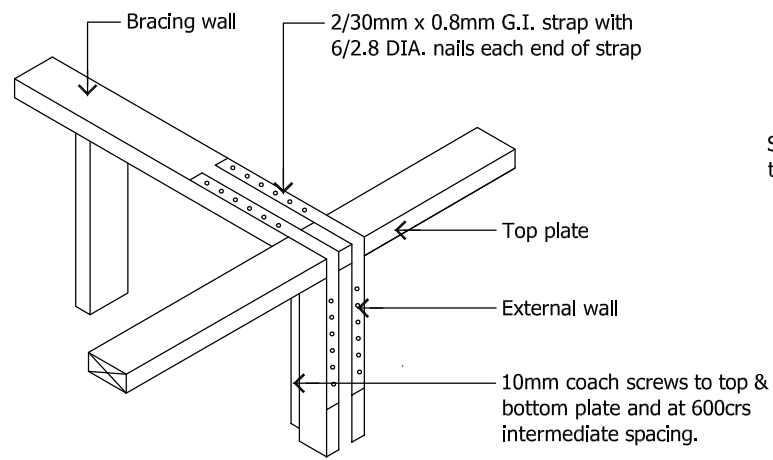
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 BSc. Dip Arch Draft.

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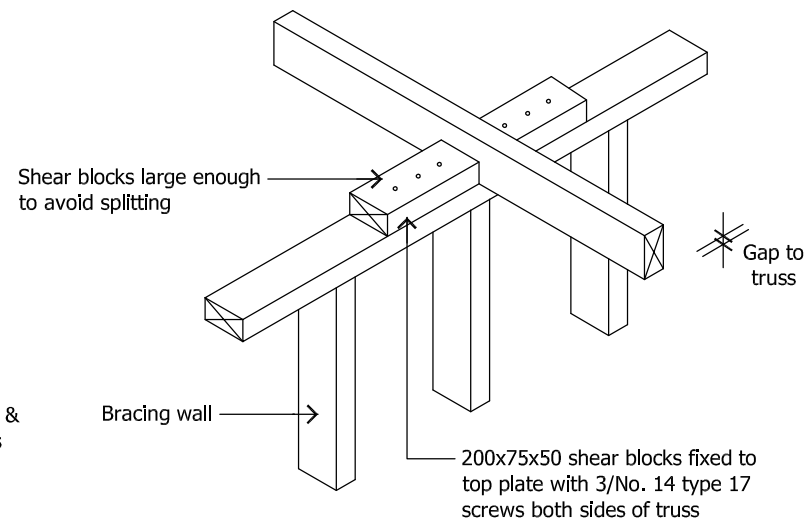
Project Name and Address
**Proposed Alterations
 & Additions to Residence**
 Rory & Carla Cooper
 6 Rumbala Court,
 Bushland Beach, Qld

Project No. 2025-02	Dwg No. WD16	Issue A
Date January, 2025	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



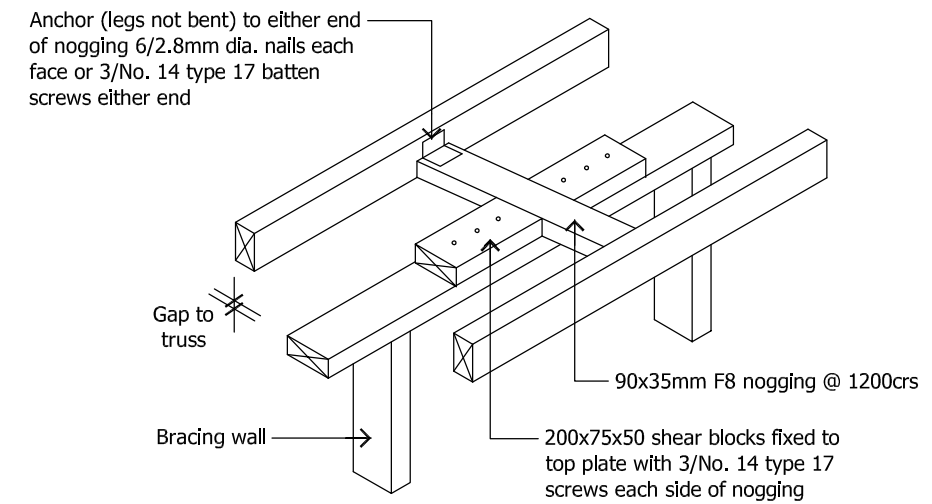
Connection of Braced Walls to External Walls - 9.8kN

Scale 1:20



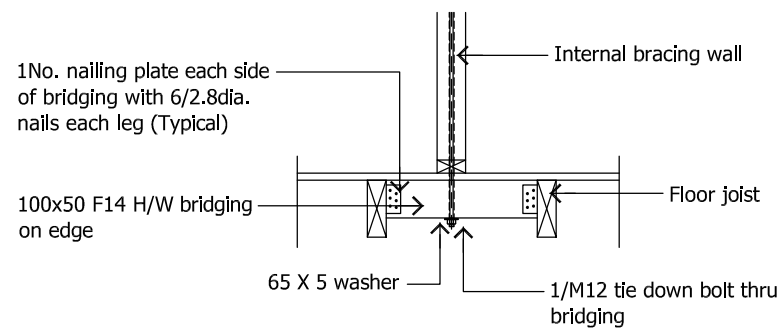
Connection of Braced Walls Perpendicular to Trusses - 10kN

Scale 1:20



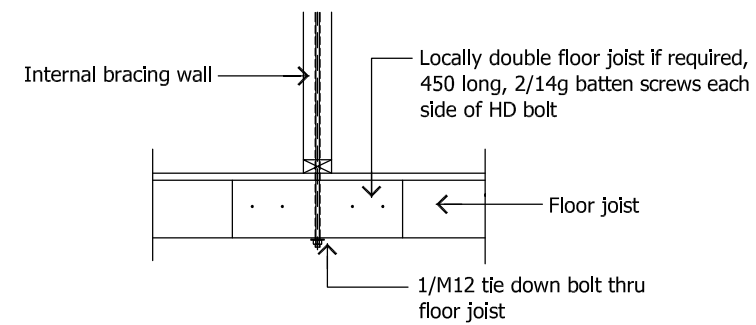
Connection of Braced Walls Parallel to Trusses - 9.8kN

Scale 1:20

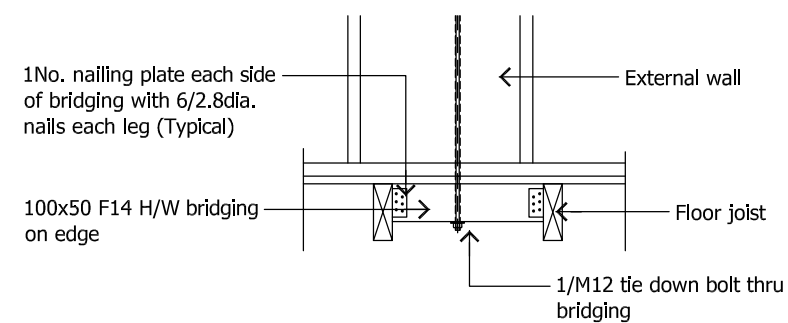


Bottom of Bracing Wall to Sub Floor Members - 22kN

Scale 1:20

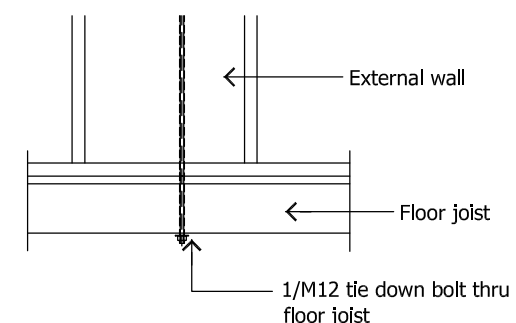


27kN



Bottom of External Wall to Sub Floor Members - 27kN

Scale 1:20



27kN

General Notes

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2. Comply with all Local Authority & Building Code of Australia 2022 regulations & all relevant Australian Standard Codes.
3. Installation of all materials to comply with Manufacturer's Specifications.
4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.

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A	Preliminary Design	17/06/25
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Gery Benson
BSC. Dip Arch Draft.
Call : 0416 936 452
QBCC Lic. No. 1256424 ABN 68 537 687 613
Email : plans@bensonbuildingdesigns.com.au
www.bensonbuildingdesigns.com.au

Project Name and Address
Proposed Alterations & Additions to Residence
Rory & Carla Cooper
6 Rumbala Court,
Bushland Beach, Qld

Project No. 2025-02	Dwg No. WD17	Issue A
Date January, 2025	Designed G.B	
Scale 1:20 @ A3	Drawn G.B	

Construction Notes

General Notes

1. These drawings/sketches/computations shall be read in conjunction with engineering and other consultants drawings, specifications, reports and written instructions where applicable.
2. All materials and workmanship are to be in accordance with the requirements of the relevant & current Australian Standards, Building Code of Australia and Local Statutory Authorities.
3. All dimensions, setout and design inverts & levels are to be confirmed on-site prior to construction works. Any discrepancies to be referred to Benson Building Designs prior to works commencing.
4. All dimensions in mm unless noted otherwise. Drawings shall not be scaled. Written measurement to take precedent over scale.
5. Ensure fabrication and construction works are plumb and true to line and level.
6. Contractor is responsible for completion of dial before you dig inquiries and location of existing underground services prior to any excavations commencing.
7. All levels shall be to the Australian Height Datum (AHD) uno. All coordinates shall be to the Australian mapping grid (AMG) uno.
8. Contractor to ensure load remains evenly distributed during construction and structure shall be adequately supported during construction. During erection provision be made to limit deflections to dead loads only.
9. Substitution of materials is not permitted without prior written permission from Benson Building Designs.
10. Any proprietary products are to be installed in accordance with manufacturers specifications and recommendations.
11. Soil classification in accordance with AS2870 residential slabs & footings.
12. Wind classification in accordance with AS4055 is "C2". Bracing and tiedown requirements as per AS4055 & AS1684.3 for this design gust wind speed.
13. Any electrical works shall be completed by a suitably qualified and experienced electrician in accordance with AS3000 & AS3018.
14. Builder to ensure that existing hold down & bracing to roof and floor is maintained.
15. Any roofing and/or plumbing works shall be completed by a suitably qualified and experienced plumber in accordance with the Plumbing and Drainage Act 2018, Plumbing Code of Australia and AS3500.
16. All downpipes & water tap outlets to discharge onto 300x300 concrete splashpads. Alternatively pit and pipe stormwater to kerb & channel as per builder's specifications.
17. Drainage plan if drawn is to be checked/signed off by a suitable qualified and experienced plumber and before any such building works are commenced. Benson Building Designs are to be notified of any changes that are to be made to drainage drawings.
18. Stormwater and sewerage to be connected to nominated legal points of discharge in accordance with plumbing regulations and local authority requirements.
19. Site drainage shall be designed and constructed to avoid water ponding against or near the footings. The ground in the vicinity of the perimeter footing shall be graded to fall away 50mm from the footing over a 1m distance.
20. All finished surfaces to fall away from building.
21. Finished surface ground around perimeter of building to fall away from building at 1:20 fall for 1metre.
22. It is the Builders responsibility to comply with the QBCC Subsidence Requirements.
23. All garage roller doors and panel lift doors to be provided with windlocks and comply to AS1170.2 and AS4055.
24. © Smoke alarms in suggested locations only.
25. Smoke alarms to be installed in accordance with NCC Vol.2 Part 9.5 & AS 3786.
26. All WC doors that open in to have lift off hinges.
27. Floor coverings will be as per specifications. Fall wet area floors to floor wastes.
28. All joinery layouts shown on the floor plan are indicative only. The final design shall be determined on site by the cabinet maker.

Bushfire Areas (Class 1 & attached class 10 only)

1. Comply with NCC Vol. 2 Part H7 bushfire areas.

Site Preparation & Civil Works

1. Remove all grass, roots, organic material, top soil or loose material from the natural surface to a minimum depth of 100mm.
2. Topsoil shall be stripped and stockpiled on-site and reused where possible. All excess soil shall be disposed off-site.
3. Strip, pad and edge beam footings shall be founded 100mm into natural undisturbed foundation material with a safe allowable bearing pressure of 100kpa (100kpa for bored piers) in accordance with relevant site soil investigation report.
4. Internal beams and slab panels shall be founded on natural foundation material or compacted controlled fill with a minimum safe allowable bearing pressure of 100kpa. Excavate for beams to drawing dimensions shown.
5. Excavations shall be clean and dry. Any soft areas shall be excavated to a firm base, proof rolled and backfilled with class 3 fcr compacted in 100mm max. layers.
6. No existing footings or underground services shall be undercut or surcharged by imposed loads from proposed works. Underpinning of existing footings shall be in accordance with engineers design.
7. Controlled fill shall consist of 20mm crushed rock well compacted in 150mm layers. Alternatively, sand fill upto 800mm maybe adopted. Sand fill shall be placed and well compacted in 300mm layers max. Any fill shall be moistened and compacted at or near its optimum moisture content to a dry density of 95% of the Australian Standard compaction test.
8. Any trench excavations in excess of 1.5m depth are subject to the requirements of the workcover safe trenching regulations.

Timber

1. All carpentry, timber framing, bracing, connections and materials to be in accordance with AS1720, AS1684.3 and the Building Code of Australia.
2. All timber to be stress graded as shown on drawings.
3. Timber shall be straight, sound, well seasoned, free from significant defects including white ants, borer, sap, shales, loose knots, warp, twist, decay, pity, holes, splits, fractures or bruises.
4. No span variations, substitutions or splices are permitted without the prior written approval of the design engineer.
5. Timber shall have termite protection in accordance with the Building Code of Australia requirements and AS3660. Builder to nominate method used.
6. All trusses and other roof members are to be anchored to the support structure using appropriate fixings, used in accordance with the manufacturers recommendations.
7. Provide top plate stiffening to top plate at locations supporting concentrated loads by means of a block on edge or double block on edge.
8. Lintels supported on top plate to be adequately to restrained to prevent any twist or lateral movement.
9. All bolts are to be hot dipped galvanised uno. All bolts to have washers and be retightened after any movement or shrinkage of timber. Bolts to be placed in neat pre-drilled holes.
10. Exposed timber shall have protective treatment or coating appropriate to the exposure conditions.

Stairs & Balustrades

1. Balustrade and stair construction as per NCC Vol.2 Part 11.2 & 11.3. 120mm maximum gap must be maintained between timber nosing line of stairs and bottom of balustrade toe rail.
2. 120mm maximum gap must be maintained between floor line and bottom of balustrade toe rail, and between balustrade vertical rails.
3. Balustrade either side of stairs.
4. Surfaces of stair treads, ramps and landings to have a slip resistance classification as per NCC Vol.2 Table 11.2.4 and comply with AS4586.

Reinforcement & Concrete

1. All concrete, slab & footing construction works shall conform with AS3600, AS2870 and NCC requirements.
2. All reinforcement used shall conform with AS4671, AS2870, AS3600 and NCC requirements.
3. Concrete properties:

Location	Grade	Slump (mm)	Max agg (mm)
Footings	N25	80	20
Slab on ground	N25	80	20
Suspended slabs	N32	80	20
Columns	N32	80	20
Masonry grout	S20	200	10

4. Clear cover to reinforcement, uno, to be as follows:

Location	Cover	Exposure Class
Footings	50	A2
Interior slabs	30	A1
Exterior slabs	40	B1
Interior beams	40	A1
Exterior beams	40	B1
Interior columns	40	A1
Exterior columns	40	B1
Against membrane	50	A2
Against soil / rock	50	A2

5. Reinforcement notation:

'N' - deformed reinforcing bars (normal ductility)

'R' - structural grade plain round bars

'SL' - square mesh fabric

'RL' - rectangular mesh fabric

'TM' - trench mesh

The number following the bar symbol is the nominal bar diameter in millimeters.

6. Lay 0.2mm polyethylene waterproof membrane to entire slab area, following under beams as shown on details. Lap membrane 200mm min at joints and tape continuously. All penetrations are to be patched and taped.
7. Welding or heating of reinforcement is not permitted without the approval of the design engineer.
8. Support beam and slab reinforcement at 600mm crs max with approved bar chairs. Ensure that correct cover is maintained to bottom and sides of all reinforcement. Reinforcement to be securely tie wired in position.
9. Reinforcement laps:
N12 - 400mm, N16 - 500mm, N20 - 650mm,
N24 - 750mm, N28 - 1000mm, N32 - 1250mm,
N36 - 1500mm. mesh - 2 cross wires plus 25mm
10. Service penetrations shall be permitted in middle third of edge and internal beams. Provide extra concrete depth or reinforcement at such penetrations. Lag and tape penetrations with approved flexible expansion rubber.
11. Inspection by engineer or building certifier of slab preparation required prior to any pouring of concrete.
12. All formwork to be designed and constructed to comply with AS1509.
13. Concrete is to be well compacted and worked around reinforcement with a mechanical vibrator. Concrete shall be available for testing during pour.
14. Excavations beyond specified dimensions specified maybe filled with 15 mpa blinding concrete.
15. Concrete shall be cured for 7 days by approved method. No admixtures or curing additives are to be used in concrete without the prior written approval of the design engineer.
16. Provide crack control joints in slabs on ground at 4500mm maximum centers uno.
17. Provide 2/N12 x 1200mm long trimmers diagonally across the corners of all openings, penetrations and at re-entrant corners of slabs.
18. Reinforcement is shown diagramatically and not necessarily in true projection.

Steelwork

1. Steelwork shall be designed, fabricated and erected in accordance with AS4100.
2. Welds, uno, to be 6mm continuous fillet welds (CFW). Cleats, gussets & stiffeners to be 10mm plate uno.
3. All butt welds to be qualified full penetration butt welds.
4. All cleats and drilling for fixings to be provided by fabricator. No holes to be made in flanges of beams or columns without the prior approval of the design engineer.
5. Seal ends of hollow sections with 3mm plate uno.
6. All welding shall be completed & supervised by a suitably experienced and qualified welding fabricator. Welding sequences shall minimise distortion, deformation, misalignment, twisting, and residual stresses to all members.
7. All structural steel welding shall be in accordance with AS1554.1.
8. All structural steel shall be grade 300 plus uno and shall comply with AS3679, AS1163 & AS1397.
9. All structural aluminium shall comply with AS1664, AS1665 and AS1739 and to be grade 5083 (plate) and grade 6061 - T6 (structural) uno.
10. All stainless steel shall comply with AS1554.
11. Grout under all column baseplates with approved proprietary non-shrink grout.
12. Steelwork shall not be erected until a minimum of 7 days after pouring supporting concrete.
13. Electrically isolate dissimilar metals.
14. All exposed bolts, cast in plates and/or fixings to be hot dipped galvanised.
15. Hot dipped galvanised steelwork to be in accordance with AS1650. Venting and detailing of steelwork for galvanising shall be in accordance with the Galvanisers Association of Australia. Any damaged galvanised surfaces shall be spot repaired with proprietary cold gal repair paint.
16. All Steelwork to be corrosion protected in accordance with NCC Vol.2 Part 6.3.9

General Notes

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Project Name and Address

Proposed Alterations & Additions to Residence

Rory & Carla Cooper
6 Rumbala Court,
Bushland Beach, Qld

Project No. 2025-02	Dwg No. WD18	Issue A
Date January, 2025	Designed G.B	
Scale NTS	Drawn G.B	

Workplace Health & Safety Notes

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 metres 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 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 should be used in accordance with relevant codes of practice, regulations or legislation.

(if appropriate, add this note)

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 finishes 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. The owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

Steps, Loose Objects and Uneven Surfaces

Due to design restrictions for this 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 both 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 trips 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 Materials 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.

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 construction 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

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.

(in locations with underground power)

Underground power lines are 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.

(in locations with overhead power lines)

Overhead power lines are 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 the 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 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 should be used in accordance with manufacturer's specifications.

6. Hazardous Substances

Asbestos

(for alterations to a building constructed prior to 1990)

This building was constructed prior to 1990 and therefore may contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

(for alterations to a building constructed prior to 1986)

This building was constructed prior to 1986 and therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

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, drilling, cutting or otherwise disturbing or creating powdered material.

Treated Timber

The design of this building includes 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 released. 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 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 of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

Timber Floors

This building contains 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 may also 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 unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

Small Spaces

(for buildings with small spaces where maintenance or other access may be required)

Some small 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 should be 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

(for 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.

(for non-residential buildings where the end-use has not been identified)

This building has been designed to 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 fit-out for the end-user.

(for non-residential buildings where the end-use is known) (please note that additional notes may need to be added specific to the use)

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 the 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.

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
 2. Comply with all Local Authority & Building Code of Australia 2022 regulations & all relevant Australian Standard Codes.
 3. Installation of all materials to comply with Manufacturer's Specifications.
 4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
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A	Preliminary Design	17/06/25
No.	Revision/Issue	Date



commercial / units / new homes / extensions
renovations / decks / patios

Gery Benson
BSc Dip Arch Draft.

Call : 0416 936 452

QBCC Lic. No. 1256424 ABN 68 537 687 613
Email : plans@bensonbuildingdesigns.com.au
www.bensonbuildingdesigns.com.au

Project Name and Address

Proposed Alterations & Additions to Residence

Rory & Carla Cooper
6 Rumbala Court,
Bushland Beach, Qld

Project No. 2025-02	Dwg No. WD19	Issue A
Date January, 2025	Designed G.B	
Scale NTS	Drawn G.B	