

ENGINEERING DETAILS FOR PROPOSED ALTERATIONS TO  
ENTRY STRUCTURE TO BUILDING AT 25 PORCUPINE ROAD  
AUSTRALIAN GOLF CLUB - PERISHER NSW


PRACTICAL ENGINEERING SOLUTIONS P/L



ACN 157 931 069

# STRUCTURAL DRAWING LIST

SHEET NO	TITLE
S01	COVER
S02	SPECIFICATIONS
S03	DECK FOOTING PLAN & DETAILS
S04	FLOOR & ROOF FRAMING PLAN & SPECIFICATIONS

	Department of Planning and Environment
Issued under the Environmental Planning and Assessment Act 1979	
Approved Application No DA 21/10830	
Granted on the 24 February 2022	
Signed	Mark Brown
Sheet No	13 of 18

PRACTICAL ENGINEERING  
SOLUTIONS P/L

ABN 67 157 931 069

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Project Management ENGINEERS**

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Drawing Name:  
ENGINEERING DETAILS FOR  
PROPOSED ALTERATIONS TO ENTRY  
STRUCTURE TO BUILDING AT  
25 PORCUPINE ROAD AUSTRALIAN  
GOLF CLUB - PERISHER VALLEY NSW

Client:  
AUSTRALIAN GOLF CLUB

Structural Sheet No. S01 of 4

Scale: NTS  
Date: 01.07.2021  
Drawing No: 20021017A  
COVER PAGE

Sheet Size: A3  
Designed: O Boaru  
Drawn: A Sferle  
Checked: O Boaru

Approved:  
  
Ovi Boaru MIEAust CPEng

ISSUE	DATE	AMENDMENT	INITIALS
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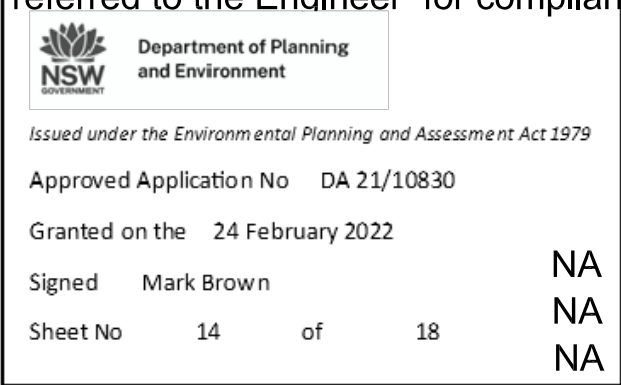
All workmanship and materials to  
conform with latest edition of  
the Building Code of Australia and  
relevant Australian Standards.

The contractor is to confirm all  
dimensions prior to commencing  
any works on site.

Refer to specification for other  
relevant information details.

NOTES:

- 1. All workmanship and materials to conform with the latest edition of the building code of Australia and relevant Australian standards.
- 2. It is not implied or guaranteed that all structural designs and details shown in these plans are complete. The scope of the work has been determined by the Engineer based on the information supplied by the client or the clients consultants. The Engineer will provide further designs if required, but is not responsible for any associated cost where design details have not been specifically requested.
- 3. All dimensions on these plans should be checked on site by the builder and verified using Architectural plans and other contract documents. Discrepancies to be referred to the Architect or Engineer.
- 4. DO NOT SCALE FROM THESE DRAWINGS
- 5. The structural details shown in these plans are applicable to the Architectural plans and building elements by MM:  
Plans No. - 25 PORCUPINE RD - PERISHER  
Plan date - 09.11.2020  
Roof Structure - EXISTING TIMBER RAFTERS  
Wall Structure - TIMBER FRAME  
Floor Structure - Steel bearers, timber joists
- 6. Reference to UNO = Unless Noted Otherwise & NA = Not Applicable.
- 7. Handrail construction to BCA requirements.
- 8. Where disturbed existing building must have bracing and tie-down investigated by the builder and referred to the Engineer for compliance checking.



SITE CONDITIONS:

- 1. Stability/Vegetation -
- 2. Drainage -
- 3. Soil Type/profile -
- 4. AS2870.1 - 2011 site classification - As assessed by Geotechnical Engineer
- 5. AS4055 - 2012 wind classification N3 50m/s (Vh,u).
- 6. AS1170.3 - 2003 Ground Design Snow Load - 1 / 20 yrs - 11.4 KPa  
Roof Snow Load for exposed snow loading - 20° pitched roof Sr = 6.60 KPa - working load

CONCRETE:

- 1. All concrete works to be in accordance with AS3600 2001
- 2. Concrete strength cover and durability details (refer AS3600)  
Footings - 20MPa  
External Slab - 25 MPa  
Garage Slab - 25 MPa
- 3. All reinforcement to be adequately supported on bar chairs in correct positions.
- 4. Concrete to be formed as required by AS3610 and compacted in accordance with AS3600 and AS3610 to achieve specified or relevant density durability and strength.
- 5. All reinforced fabric to be lapped one mesh panel plus 25mm and reinforcement bars lapped 40 bar diameters, UNO.

FOOTINGS:

- 1. Footings and slabs on ground designs conform with AS 2870-2011.

MASONRY:

- 1. All masonry (clay, stone and concrete) to comply with AS3700 2001. masonry code.
- 2. Masonry control joints to AS3700.
- 3. Core fill grout mix for hollow block fill to be 20 MPa.

TIMBER:

- 1. All timber construction to comply with Australian Framing Code AS1684.2 - 2010.
- 2. Bracing and tie down detail to comply with AS 1684.2-2010.
- 3. For external use, use Class 1 or Class 2 HW or Treated Timbers.

STEEL:

- 1. All steel construction to comply with AS4100 steel structures code and AISC Connection Details.

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Client:  
AUSTRALIAN GOLF CLUB

Structural Sheet No. S02 of 4

Scale: NTS  
Date: 01.07.2021  
Drawing No: 20021017A  
SPECIFICATIONS

Sheet Size: A3  
Designed: O Boaru  
Drawn: A Sferle  
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Client:  
AUSTRALIAN GOLF CLUB

Structural Sheet No. S03 of 4

Scale: 1:100  
Date: 01.07.2021  
Drawing No: 20021017A  
FOOTING PLAN

Sheet Size: A3  
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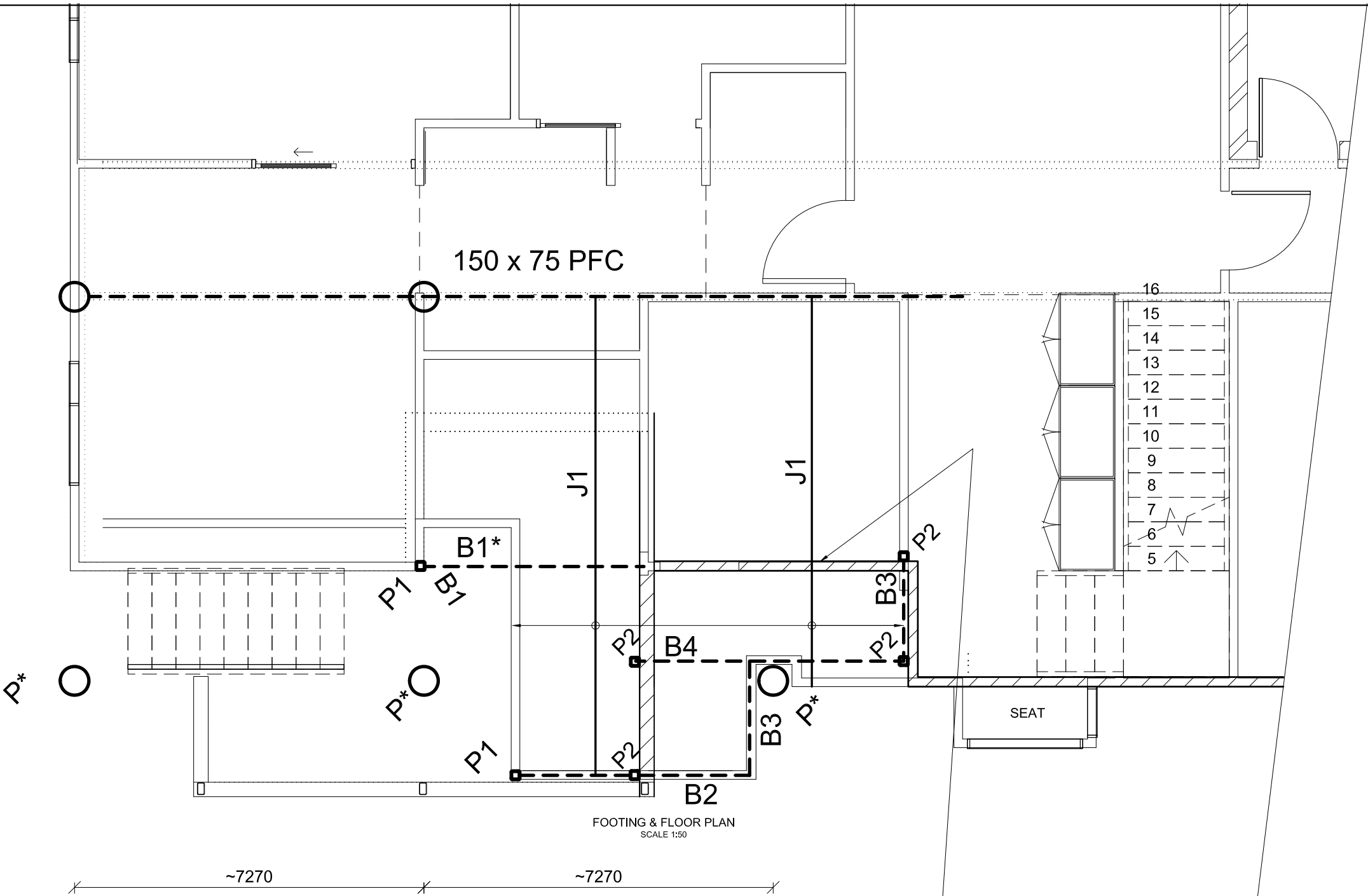
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KEY:  
EXISTING & PROPOSED CONT'D

- \* B1\* - 125 x 75 RHS - EXISTING BEARER - OKAY TO STAY
- \* P\* - EXISTING HARDWOOD POSTS
- \* B1 - 100 x 100 x 5.0 SHS WELDED TO POSTS
- \* B2 - 150 x 100 x 6.0 RHS MAX CANTILEVER 1.2 METERS
- \* B3 - 100 x 50 x 4.0 RHS WELDED TO BEAMS
- \* B4 - 150 x 100 x 6.0 RHS WELDED TO BEAMS
- \* J1 - 100 x 50 x 3.0 RHS @ 450 CRS CONTINUOUS JOISTS
- \* P1, P2 - 89 x 5.0 SHS FIXED TO EXISTING FOOTING WITH 2 M12 ANCHORS - 200 DEEP.
- \* IMPORTANT NOTES:
- \* 1. STRUCTURAL ENGINEER TO INSPECT & SIGN OFF THE FLOOR FRAME. THIS IS DUE TO COMPLEXITY OF THE BUILDING
- \* 2. ANY OTHER UNFORESEEN SITE CONDITIONS SUCH AS GEOTECHNICAL INVESTIGATION TO NSW PLANNING REQUIREMENT TO BE UNDERTAKEN BY THE BUILDER AND ANY NEW INFORMATION TO BE SUBMITTED TO THIS OFFICE FOR CLARIFICATIONS

FLOOR JOISTS J1 - CAN TERMINATE AT THE BESSER BLOCK SUPPORT LINE SUBJECT TO A SITE VISIT BY THE ENGINEER AND AGREED DETAILS WITH THE BUILDER DURING THE CONSTRUCTION WORKS.  
IT IS CRITICAL FOR THE OWNER TO ENGAGE THE ENGINEER FOR STRUCTURAL INSPECTIONS FOR FINAL CLARIFICATIONS IN PARTICULAR DUE TO UNFORESEEN BUILDING CONDITIONS



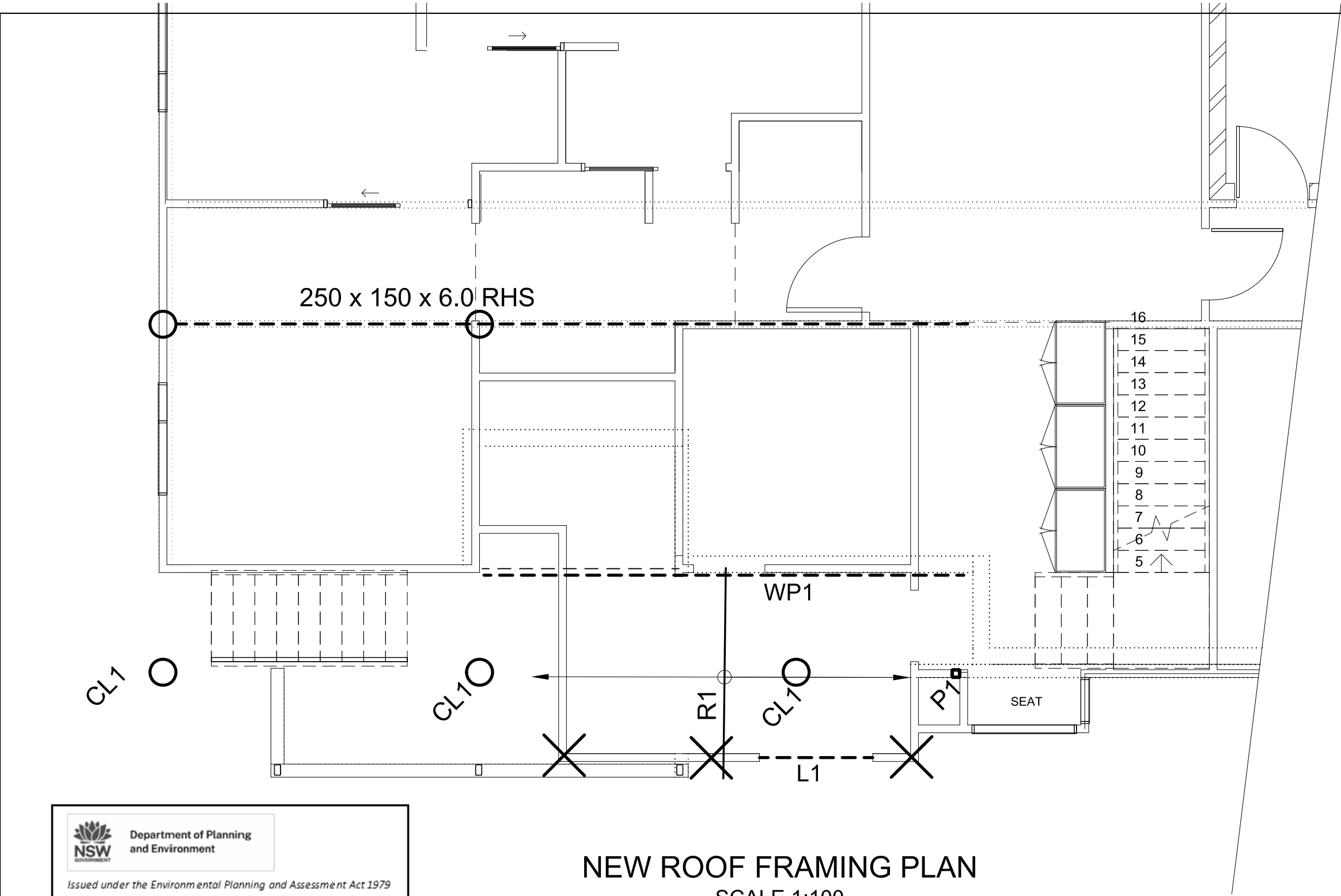
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Sheet No   16   of   18

NEW ROOF FRAMING PLAN  
SCALE 1:100

- \* ANY OTHER UNFORESEEN SITE CONDITIONS TO BE SUBMITTED TO THIS OFFICE FOR CLARIFICATIONS
- \* EXTEND N12 ROD FROM STEEL BEARER THROUGH TO TOP RIBBON PLATE AND SECURELY FIX WITH OVERSIZE WASHERS.
- \* FIX ALL RAFTERS TO DOUBLE RIBBON PLATE WITH ONE CYCLONE STRAP

SYMBOL	SPECIFICATION	MAX SPAN
X	12MM DIA TIEDOWN SEE NOTES	
L1	130 x 45 LVL	1.3 m
R1	130 x 45 LVL @ 450 CRS	2.1 m
WP1	170 x 45 LVL - 2 M12 BUGELSCREWS TO EACH STUD	2.4 m
P1	SEE KEY	-
-	-	-

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