JOHN J BRIGGS
ASSOCIATES
ACCREDITED BUILDING CERTIFIERS
ABN 99 089 896 159 – BPB 0049

Notice to council of determination of application for a construction certificate

NOTICE TO (insert council's details and address)

Name	Street no./street name
Pittwater Council	PO BOX 882

Suburb or town	State	Postcode
Mona Vale	NSW	1660

SECTION A. NOTICE

As required by clause 142(2) of the EP&A Regulation 2000 (the Regulation), notice is hereby given of the determination of the following application:

Applicants name	Ms D Gilmour
Development address	2 Bilgola Terrace Bilgola NSW 2107

Date received	Date determined
8.8.13	11.9.13

SECTION B. Attachments (tick appropriate box(s))

☑ Application for construction certificate	☑ Determination of application	☑ Construction Certificate	☑ Plans and specifications relating to the construction certificate
☐ Fire link conversion schedule attached to construction certificate	☐ Fire safety schedule attached to construction certificate	☐ Record of inspection made under clause 143B of the Regulation	☐ Other documents lodged with the application for the certificate or received under clause 140 of the Regulation (list below)

Drawings 13027 sheets 1 to 4 all issue 1 dated 16.4.13 prepared by Michal Korecky

Also see schedule A

SECTION C. Certifying Authority

Name	John J Briggs	Signature	
Accreditation No.	BPB0049	Date	11.9.13

Rec. 348159 12/9/13 DSC 11.

Application for a construction certificate

John J Briggs Associates P/L
BPB 0049 - PO Box 800
Brookvale NSW 2100
Phone (02) 9907 1018
johnjbriggs1@bigpond.com

Information for the applicant

- This form may be used to apply for a construction certificate (a "certificate") to carry out building work or subdivision work.
- To minimise delay in receiving a decision about the application, please fill in all sections and ensure all relevant information and documents are provided.
- Once completed, this application form should be submitted to a certifying authority for determination. Certifying authorities are either private accredited certifiers, the local council, or the consent authority for the development (if the council is not the consent authority). Private accredited certifiers may be either an individual or a company. View a list of private accredited certifiers at http://www.bpb.nsw.gov.au/page/for-consumers/find-a-certifier/
- A construction certificate has no effect if it is issued after the building work or subdivision work to which it relates is physically commenced on the land to which the relevant development consent applies.

SECTION A. Details of the applicant*

**An application for a construction certificate may only be made by a person who has the benefit of the development consent. An application may not be made by person who will carry out the building work or subdivision work unless that person owns the land on which the work is to be carried out.*

Mr ☐ Ms ☑ Mrs ☐ Dr ☐ Other:

First name	Family name
Dierdre	Gilmour

Company (if applicable)	ABN (if applicable)

Unit/Street no.	Street Name
8	Bridge Street

Suburb or town	State	Postcode
Brooklyn	NSW	2083

Daytime telephone	Fax	Mobile

Email

SECTION B. Location and title details of the land where the building work or subdivision work is to be carried out

Unit/Street no.	Street Name
2	Bilgola Terrace

Suburb or town	State	Postcode
Bilgola Beach	NSW	2107

Lot no.	Section
6	

DP / SP no.	Volume/folio
822263	

SECTION C. Description of the building work or subdivision work to be carried out

Briefly describe the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc).

Alterations & additions second modification

Class(s) of building(s) under the Building Code of Australia: 10a + 10b

SECTION D. Estimated cost of the development

$ Modification

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

SECTION E. Development consent

Date of development consent (if already granted)	17.11.09, 14.6.11 & 18.7.13
Development consent reference no.:	N0275/09, N0275/09 Mod1 & N0275/09 Mod2
Name of consent authority:	Pittwater Council
Name of applicant for development consent:	Ms D Gilmour

Provide:

A copy of the development consent, including:

- approved plans endorsed by the consent authority
- conditions of development consent
- other documents referenced by the development consent that are relevant to this application.

SECTION F. Planning agreements

If the development or the land upon which the development is to be carried out is subject to a planning agreement as referred to in section 93F EP&A Act, provide a copy of the planning agreement.

SECTION G. Attachments relating to the proposed development

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please place a cross in the appropriate box(s) to indicate the type of development involved. Confirm from the certifying authority how many copies are required prior to lodging this application.

1. Does the application relate ONLY to a FIRE LINK CONVERSION? ☐ Yes ☑ No

If Yes-provide:

A document that describes the design and construction and mode of operation of the new fire alarm communication link.

2. Does the development involve SUBDIVISION WORK? ☐ Yes ☑ No

If Yes-provide:

Appropriate subdivision work plans and specifications, which include copies of:

(a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
(b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned
(c) detailed engineering plans as to the following matters:
  (i) earthworks
  (ii) roadworks
  (iii) road pavement
  (iv) road furnishings
  (v) stormwater drainage
  (vi) water supply works
  (vii) sewerage works
  (viii) landscaping works
  (ix) erosion control works
(d) copies of any compliance certificates to be relied on.

3. BUILDINGS

3.1 Does the development involve building work (including in relation to a dwelling house or building or structure ancillary to a dwelling house? ☑ Yes ☐ No

If Yes-provide:

(1) A detailed description of the development, indicating:

(a) for each proposed new building:
  (i) the number of storeys (including underground storeys) in the building
  (ii) the gross floor area of the building (in square metres)
  (iii) the gross site area of the land on which the building is to be erected (in square metres)

(b) for each proposed new residential building:
  (i) the number of existing dwellings on the land on which the new building is to be erected
  (ii) the number of those existing dwellings that are to be demolished in connection with the erection of the new building
  (iii) the number of dwellings to be included in the new building
  (iv) whether the new building is to be attached to any existing building
  (v) whether the new building is to be attached to any other new building
  (vi) whether the land contains a dual occupancy
  (vii) the materials to be used in the construction of the new building by completing the table in **SECTION M**

(2) Appropriate building work plans and specifications, which include copies of:

(a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
  (i) a plan of each floor section
  (ii) a plan of each elevation of the building
  (iii) the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
  (iv) the height, design, construction and provision for fire safety and fire resistance (if any)
(b) specifications for the development:
  (i) that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
  (ii) that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used
(c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used)
(d) a description of any accredited building product or system sought to be relied on for the purposes of section 79C(4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act)*
(e) copies of any compliance certificate to be relied on
(f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building
(g) if a BASIX certificate has been obtained for the development, such others matters as the BASIX certificate requires to be included in the plans and specifications.

** S.79C(4) EP&A Act provides that a consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A regulation 2000.*

3.2 Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house or work that relates only to fire link conversion)? ☐ Yes ☑ No

If Yes-provide:

(a) A list of any existing fire safety measures provided in relation to the land or any existing building on the land.
(b) A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

3.3 Does the development involve an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement? ☐ Yes ☑ No

If Yes-provide:

Either or both of the following from a ***"fire safety engineer"*** (a private accredited certifier holding Category C10 accreditation):

(a) A compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that the alternative solution complies with the relevant performance requirements of the BCA.
(b) A written report that includes a statement that the alternative solution complies with the relevant requirements of the BCA.

Note: The above requirement only applies to building work in respect of:
(a) a class 9a building that is proposed to have a total floor area of 2000 square metres or more
(b) any building (other than a class 9a building) that is proposed to have:
(i) a fire compartment with a total floor area of more than 2000 square metres or
(ii) a total floor area of more than 6000 square metres
that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA.

3.4 Does the application relate to a residential flat development for which the development application was required under Clause 50(1A) of the EP&A Regulation to be accompanied by a design verification from a qualified designer? ☐ Yes ☑ No

If Yes-provide:

A statement from a qualified designer which verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development* (SEPP 65)

Note: If the development application was also required to be accompanied by a BASIX certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP 65 to the extent to which they aim to

- *reduce consumption of mains-supplied potable water, or reduce emissions of greenhouse gases, in the building or in the use of the land that it is built on, or*
- *improve the thermal performance of the building.*

3.5 Has the Fire Commissioner granted an exemption under clause 188 EP&A Regulation from compliance with any specified Category 3 fire safety provision?

☐ Yes ☑ No

If Yes-provide:

A copy of the exemption together with any conditions imposed.

3.6 Is any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986? ☐ Yes ☑ No

If Yes-provide:

A copy of a receipt for any long service payment levy that has been made (or, where such a levy is payable by instalments, a receipt for the first instalment of the levy).

Where a council is the certifying authority, the levy may be made to the council when this application is lodged.

3.7 Does the application involve a BASIX affected development, or a BASIX optional development for which a BASIX certificate has been obtained? ☐ Yes ☑ No

If Yes-provide:

The BASIX certificate(s) for the development (being either the BASIX certificate issued when the development consent was granted or some other BASIX certificate(s) that have been issued no earlier than three months before the date of the Application being made), and such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

BASIX (the Building and Sustainability Index) ensures homes are built to be more energy and water efficient. BASIX uses an online program to assess a building's design and compares it against energy and water reduction targets. The design must meet these targets before a BASIX certificate can be printed. Any changes made to a building's design after a BASIX certificate has been issued requires another BASIX assessment and new BASIX certificate. ***"BASIX affected buildings"*** *contain one or more dwellings (but do not include hotels or motels).*

A BASIX certificate ***MUST*** *be obtained for every* ***"BASIX affected development"****, which are any of the following (other than development that is* ***"BASIX excluded development"****):*

(a) development that involves the erection (but not the relocation) of a BASIX affected building
(b) development that involves a change of building use by which a building becomes a BASIX affected building
(c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is $50,000 or more
(d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

"BASIX excluded development" *is*

(a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning
(b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the Heritage Act 1977
(c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance
(d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate ***MAY*** *be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called* ***"BASIX optional development"****.* ***"BASIX optional development"*** *means any of the following development that is not BASIX excluded development:*

(a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than $50,000
(b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to http://www.basix.nsw.gov.au.

SECTION H List of documents

Prepare and attach a list of all of the documents provided under SECTION E, F and G.

SECTION I. Authority to enter and inspect land

A certifying authority must not issue a construction certificate for development on a site which affects an existing building unless the certifying authority, or an accredited certifier, council or consent authority on behalf of the certifying authority, has carried out an inspection of the site of the development.

If the applicant is the owner of the land, by signing this application authority is given to the certifying authority, or an accredited certifier, council or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant undertakes to take all necessary steps make access available to the property to enable the inspection to be carried out.

If the applicant is not the owner of the land, the owner(s) must sign the following statement.

As the owner(s) of the above property, I/we consent to the certifying authority, or an accredited certifier, council or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

Owners Signature(s)

(SEE MOW File with owners authority

Name(s) for Dierdre to act on behalf)

Date

SECTION J. Delivery of the application

Applications for construction certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

SECTION K. Signature of Applicant(s)

Signature of Applicant(s)

D Gilmour

Name(s)

DIERDRE LAVENIA GILMOUR (authorised agent)

Date

SECTION L. Date of Receipt of Application

To be completed by the certifying authority **immediately** after receiving this Application.

This Application was received on 8.8.13 (insert date).

SECTION M. Development statistics

Place a cross in each appropriate box.

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	11	Tiles	10	Concrete/slate	20	Timber	40
Brick (veneer)	12	Concrete/slate	20	Timber	40	Steel	60
Concrete/stone	20	Fibre cement	30	Other	80	Aluminium	70
Fibre cement	30	Steel	60	Not specified	90	Other	80
Timber	40	Aluminium	70			Not specified	90
Curtain glass	50	Other	80				
Steel	60	Not specified	90				
Aluminium cladding	70						
Timber/ weatherboard	40						
Other	80						
Not specified	90						

Gross site area (m^2)

Gross floor area of existing building (m^2)

Gross floor area of new building work (m^2)

Number of pre-existing dwellings on the site

How many storeys will the building have

What are the current uses of the building

What will be the new building uses (if changed)

Number of dwellings to be demolished

Number of dwellings to be constructed

Will the new building be attached to an existing building

Does the site contain a dual occupancy

JOHN J BRIGGS ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ABN 99 089 896 159 – BPB 0049

Construction certificate

Certificate no.1482CC3

SECTION A. The Application

1. Details of the applicant

Mr ☐ Ms ☑ Mrs ☐ Dr ☐ Other:

First name	Family name
Dierdre	Gilmour

Unit/Street no.	Street name
8	Bridge Street

Suburb or town	State	Postcode
Brooklyn	NSW	2083

2. Details of the property

Unit/Street no.	Street name
2	Bilgola Terrace

Suburb or town	Postcode
Bilgola Beach	2107

Lot no.	Section
6	

DP/SP no.	Volume/folio
822263	

2. Description of the proposed development

Alterations & additions second modification

4. Development consent

Date of development consent	17.11.09, 14.6.11 & 18.7.13
Development consent reference no.	N0275/09, N0275/09 Mod1 & N0275/09 Mod2
Name of Council	Pittwater

5. Date of the application for construction certificate

8.8.13

JOHN J BRIGGS

ASSOCIATES
ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159 – BPB 0049

Construction Certificate No.: 1482CC3

Address: 2 Bilgola Terrace, Bilgola Beach

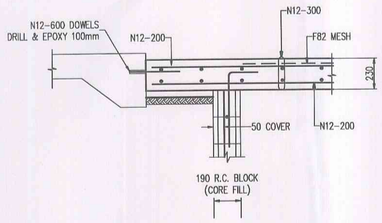
Applicant: Ms D Gilmour

SCHEDULE A

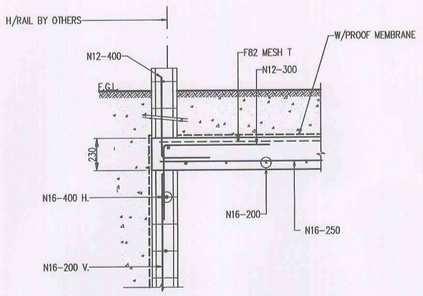
The following is a list of details/plan references that should be read in conjunction with Construction Certificate No. : 1482CC3

- Dilapidation survey ref AD1215A dated 25.7.13 prepared by Ausdilaps
- Structural Engineers details drawing 13146- S1 & S2 both revision 1 dated 4.9.13 prepared by D O'Brien Engineering Services P/L

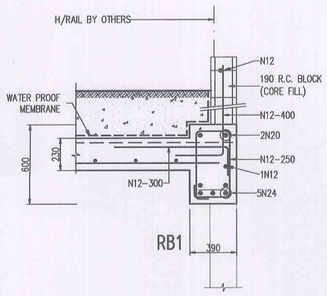
PO Box 800 Brookvale NSW 2100
Unit 120/20 Dale St. Brookvale
Phone: 02 9907 1018
johnjbriggs1@bigpond.com.au



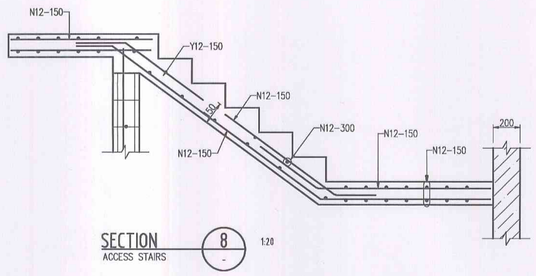
SECTION 9 S1 1:20



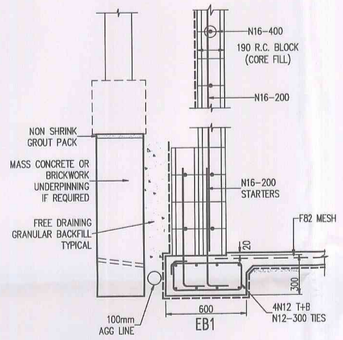
SECTION 10 S1 1:20



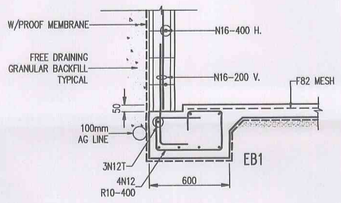
SECTION 11 S1 1:20



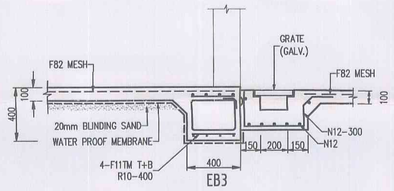
SECTION 8 ACCESS STAIRS 1:20



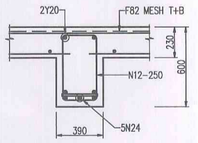
SECTION 1 S1 1:20



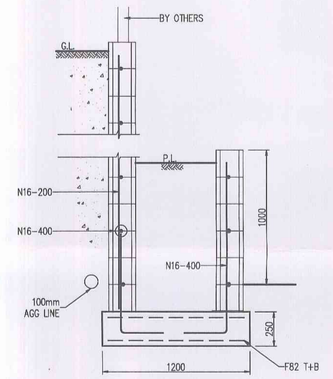
SECTION 2 S1 1:20



SECTION 3 S1 1:20

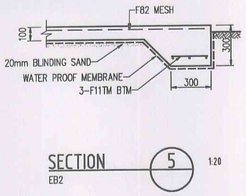


SECTION 12 - 1:20

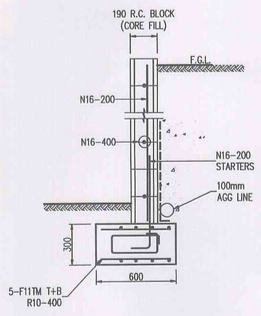


SECTION 4 S1 SF2 1:20

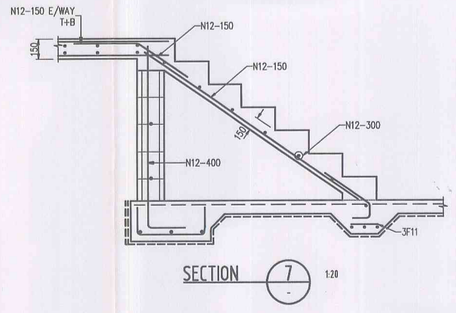
This Plan / Detail is to be read in conjuction with CONSTRUCTION CERTIFICATE APPROVAL NO 1482 CC 3



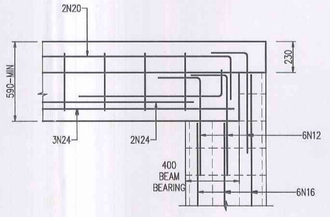
SECTION 5 EB2 1:20



SECTION 6 SF1 1:20



SECTION 7 - 1:20



SECTION 13 - 1:20

JD BRIDGE ASSOCIATES

REV	DESCRIPTION	DATE
1	ISSUED FOR CC	4/9/13

PLAN OR DOCUMENT CERTIFICATION

I am a certified STRUCTURAL ENGINEER

I hold the following qualifications B.E. M.I.E. Aust.

Further I am appropriately qualified to certify this component of the project.

I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian industry standards.

DERMOT O'BRIEN — Name — Signature — 5.9.13 Date

Builder must verify all dimensions at the Job before commencing any work shown hereon.

DO NOT SCALE IF IN DOUBT ASK

ORIENTATION

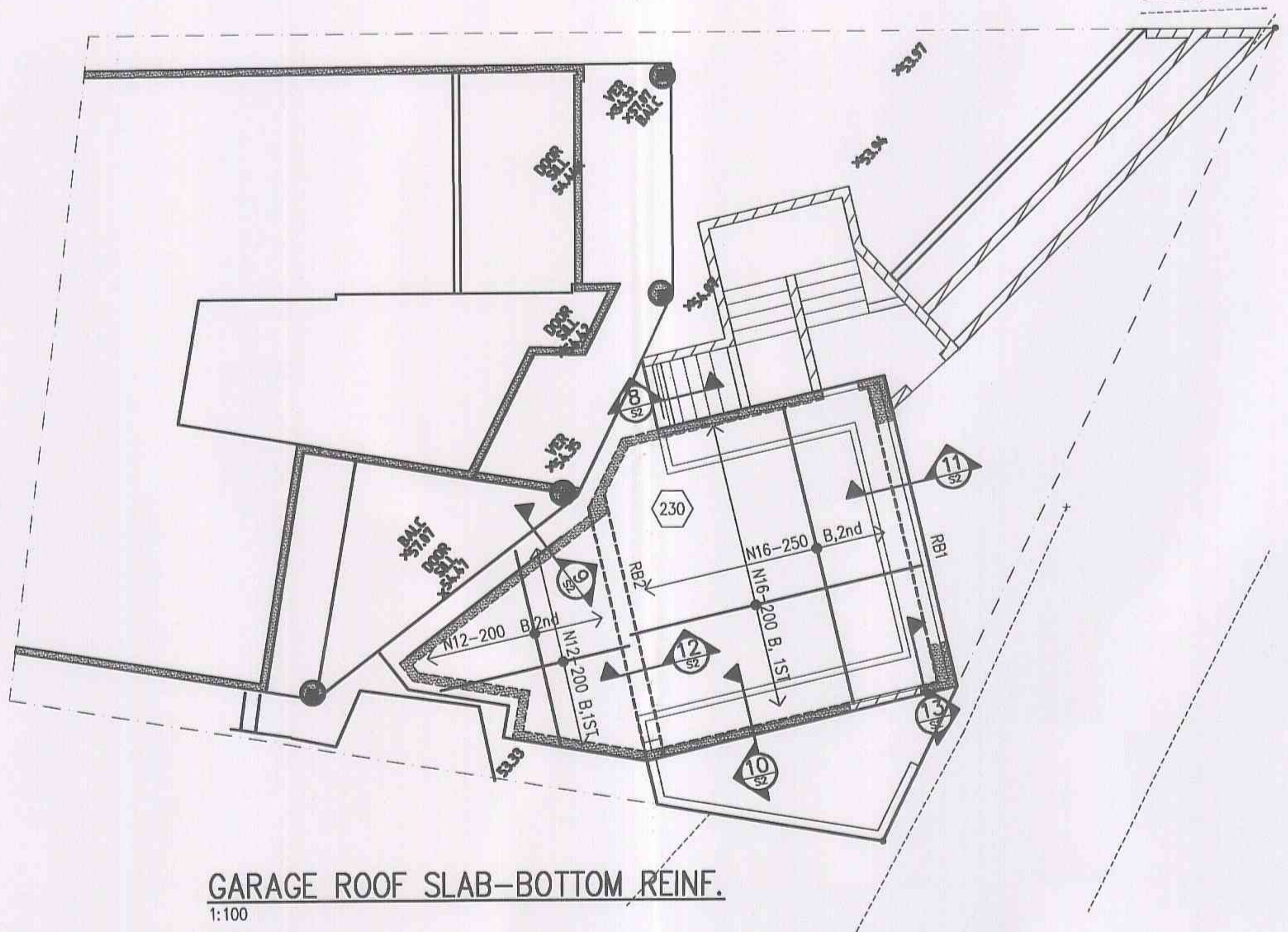
DESIGNED	DOB	DATE	SEPT 2013
DRAWN		SCALE	AS NOTED
REF No.		ROLL No.	

D O'BRIEN ENGINEERING SERVICES PTY. LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS A.C.N. 000 526 876
6/319 CONDAMINE ST. MANLY VALE NSW 2093
PH (02) 9907 6947 FAX (02) 9907 6948
P.O. BOX 326 MANLY 1655
Email: dobrieneng@optusnet.com.au

PLANS AND DETAILS

GARAGE DETAILS
2 BIGOLA TCE
BILGOLA NSW 2107

PLOT DATE	SET OF	DRAWING NUMBER	REV
4-9-13		13146-S2	1

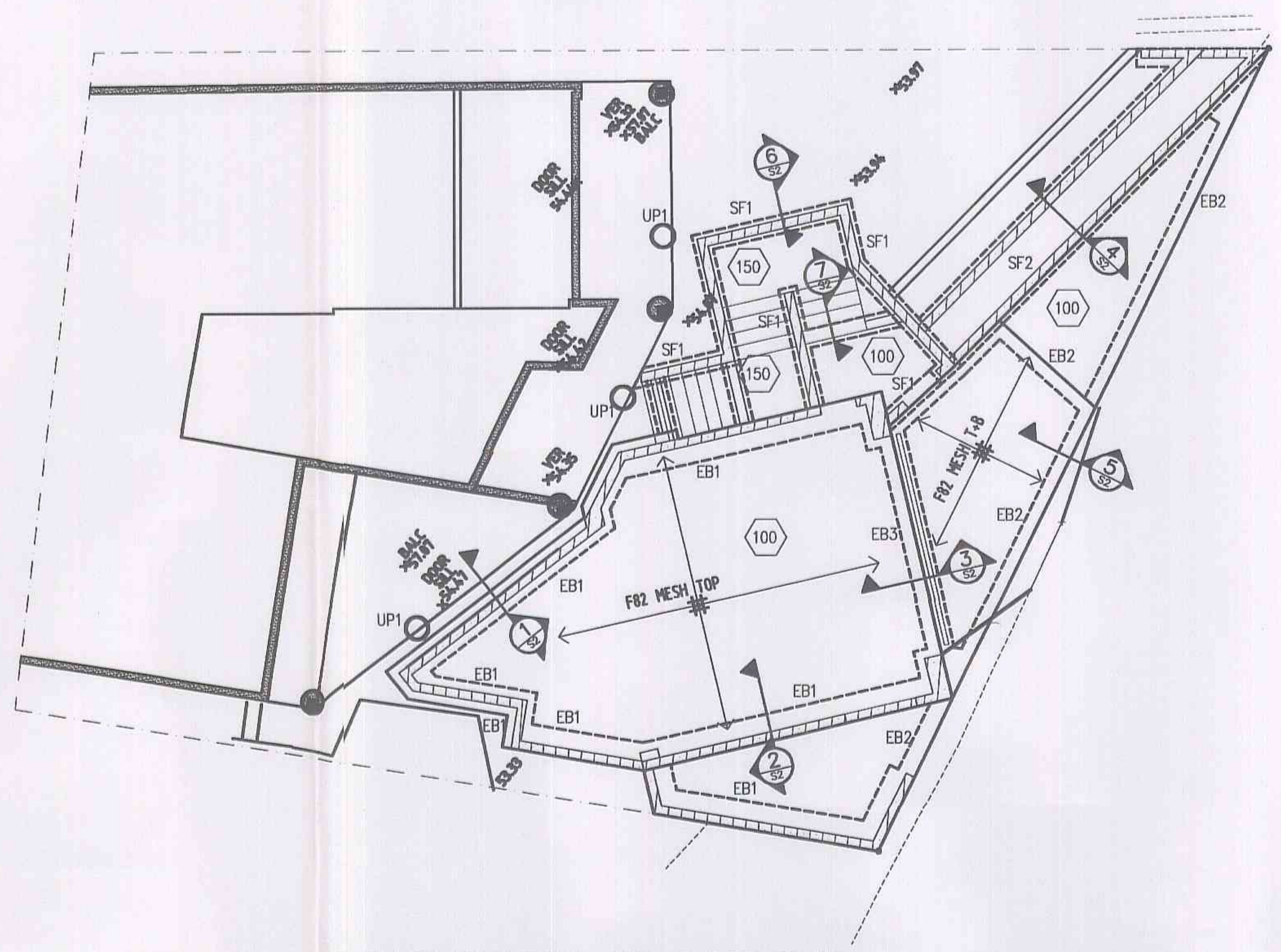


GARAGE ROOF SLAB-BOTTOM REINF.

1:100

BEAMS

RB1 - 600 x 400 WIDE, 5N24B,2N20T,N12-250
RB2 - 600 x 400 WIDE, 5N24B,2N20T,N12-250



GARAGE FOOTINGS AND FLOOR SLAB

1:100

EDGE BEAMS

EB1 - 600 x 300 DEEP CONCRETE EDGE BEAM
EB2 - 300 x 300 DEEP CONCRETE EDGE BEAM
EB3 - 400 x 400 DEEP CONCRETE EDGE BEAM

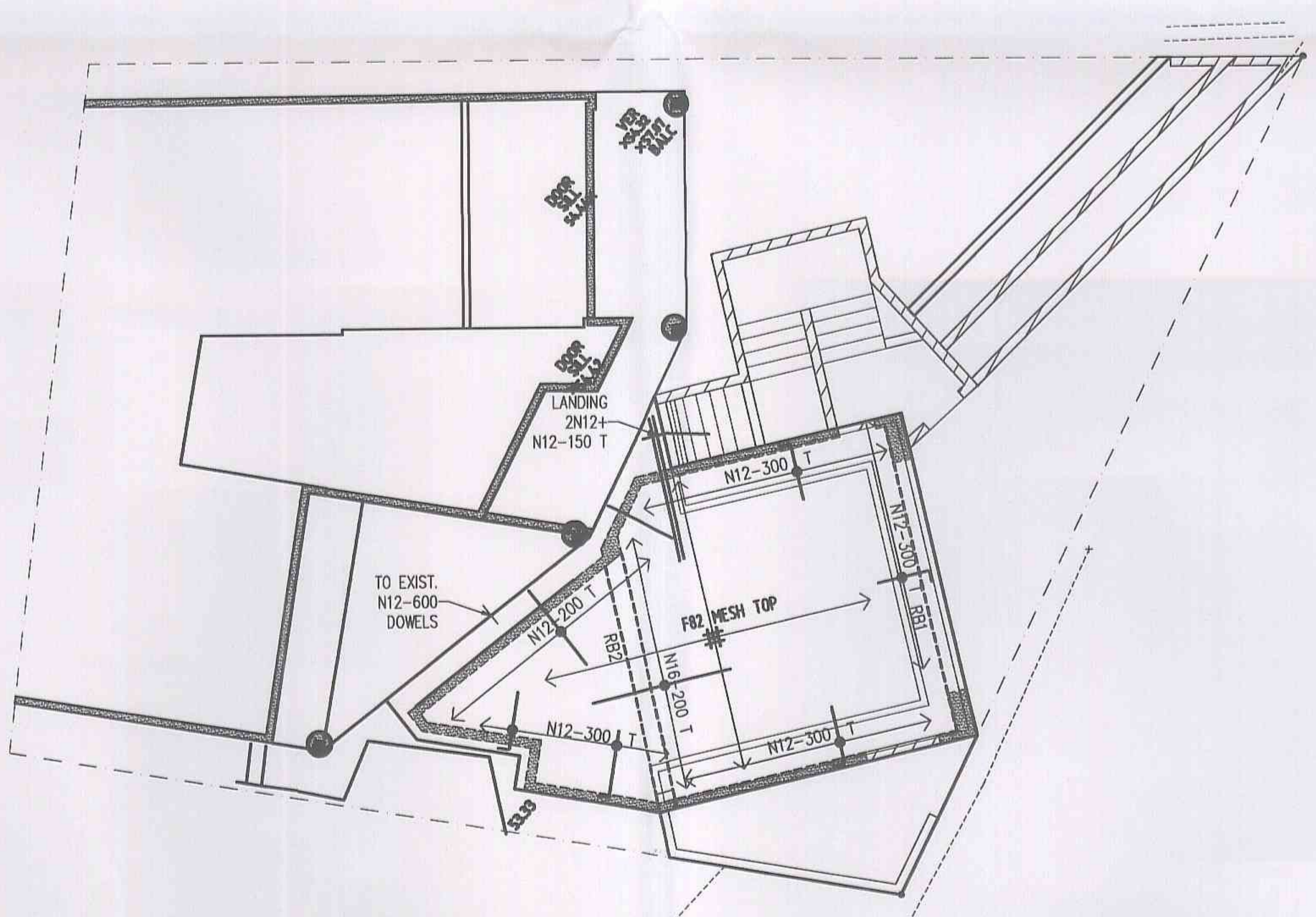
UP1 - MASS CONCRETE UNDERPINNING, AS REQD.

STRIP FOOTINGS

SF1 - 600 x 300 STRIP FOOTING
SF2 - 1200 x 250 STRIP FOOTING

FOUNDATION MAT'L

ALL FOOTINGS SF1, SF2, EB1 TAKEN TO ROCK, 600 KPa BEARING CAPACITY.
EGDE BEAMS EB2, EB3 TO STIFF BEARING 200 KPa.



GARAGE ROOF SLAB TOP REINF.

1:100

COVER

TOP - 40 SLAB
BEAMS- 40 TO TIES

GENERAL NOTES

GENERAL

1. Structural drawings are based on and shall be read in conjunction with all approved Architectural drawings, specifications, and other written instructions as may issued during the course of the contract.
Dimensions shall be taken form the Architectural drawings or the actual work.
The builder must verify all dimensions on site before commencing any work.
2. Lines and locations of existing work is shown on the drawings as indicative only.
The builder is to check and refer any discrepancies to the engineer.
The adequacy of the existing structures is not covered in these drawings U.N.O.
3. Only certified design details and certified drawings for the proposed new work shall be used for construction on site.
3A. The details shown on the drawings cover the extent of the new structural work.
Existing work is not included, unless noted, in the new work.
4. The construction shall follow the member sizing and design intent as shown on the drawings.
5. All work shall be in accordance with The Building Code of Australia, current relevant S.A.A. Codes and those of all Statutory Authorities having jurisdiction over the work.
6. Subsitutions, where necessary, shall be approved by the Engineer, and allowed for by the builder in his tender.
7. Approval given on shop drawings covers structural detail only and does not include dimensions and setout.
8. During construction, the structure shall be maintained in a safe and stable condition and shall not be overstressed. If the work shown on the drawings is to be built in stages, refer to the engineer for advice on adequacy of the staged works.

FOUNDATIONS

1. Foundation materials are to be approved for the following safe bearing pressures prior to placement of concrete.

Strip Footings	600 kPa	Pad Footings	600 kPa
Piers	600 kPa	Floor Slabs	kPa
Edge Beams to Slabs	600 kPa	Ribs to Slabs	kPa

2. Site classification in accordance with A.S.2870 is
3. U.N.O. reinforcement for strip footings and to beams and ribs to slabs on ground shall be lapped full width at corners and intersections and 500mm at splices, and shall be carried continuously through any intersecting pad footing.

CONCRETE

1. All workmanship, materials and testing shall comply with A.S.3600.
2. Concrete shall have the following properties and shall attain the specified strength (N) at 28 days.

Location	N	Slump (mm)	Aggregate Size (mm)	F'c (MPa)
FOOTINGS	25	80	20	25
SLABS	32	80	20	32
BLOCK CORE FILL	20	80	10	20

3. Unless otherwise shown, clear concrete cover to all reinforcement shall be as follows.

Structural Member	Clear concrete cover (mm) for concrete cast			
	Exposure Classification	Formed and Sheltered	Formed and Exposed	Not formed

4. Where noted, encased steelwork shall have 50mm concrete cover with FGW41, 20 cover.
5. Cover shall be maintained by the use of approved spacers or chairs at 800mm maximum cts. Pipes, conduits etc., are not to be placed in cover concrete. Provide 100mm square galvanised metal pads under chairs in contact with the ground or membrane.
6. All slabs and supporting beams shall be poured together and pre-camber to beams and slabs shall be provided as specified.
7. Reinforcement notation is as follows:
R - structural grade plain bars to A.S.1302 fsy = 250MPa
Y - deformed bar to A.S.1302 Grade 400Y fsy = 400MPa
F - hard drawn wire fabric to A.S.1304 fsy = 450MPa
Fabric is to be supplied in flat sheets only, and placed with edge wires located at the specified cover. Rectangular mesh is to be placed with main wires closest to concrete surface.
8. Reinforcement splices and construction joints shall not be relocated or added without the Engineers approval. Splices in reinforcement are to develop the full strength of the bar being spliced and standard hooks and caps (A.S.3600) shall be adopted U.N.O.
Reinforcement shall be securely tied at all laps and intersections with 1.25mm annealed wire.
9. Formwork used for structural members shall comply with A.S.1509 and stripping of formwork shall comply with Table 4.2 of A.S.1509.
10. Concrete shall be separated from supporting masonry by 2 layers of bituminous felt or approved equivalent.
11. Masonry shall not be built off supporting concrete until all props and formwork have been removed and the concrete has gained the specified strength (N).

STEELWORK

1. All steelwork shall be in accordance with A.S.4100. Steel shall comply with A.S.1204 and hollow sections shall be manufactured to A.S.1163 Grade 350, U.N.O.
2. U.N.O. welds shall be 6mm continuous fillet welds Category GP(6CFW) full perimeter of contact with E41XX electrodes. All welding shall be in accordance with A.S.1554. All butt welds and all fillet welds 8mm and over shall be Category SP.
3. U.N.O. use black bolts, grade 4.6/s to A.S.1111 in 2mm clearance holes. (4.6/s)
Notation for high strength bolts to A.S.1252 is as follows:
8.8/s High Strength Bolts installed snug tight.
8.8/TF High Strength Bolts in friction grip mode.
8.8/TB High Strength Bolts in bearing mode.
The nominal bolt diameter is denoted thus: M20 = 20mm.
Attention is drawn to the use of Hard Grade washers with High Strength bolts.
All exposed bolts are to be galvanised U.N.O.
4. U.N.O. use a minimum connection consisting of 10mm cleat plates, 6CFW, and 2 N^. M20 4.6/s bolts.
5. Two copies of shop drawings are to be approved by the Engineer prior to the commencement of fabrication.
6. U.N.O. seal all tubes with 5mm plate and continuous fillet weld.
7. Steelwork below ground shall have 75mm concrete encasing with FGW41 wrapping centrally paced.
8. U.N.O. beams and lintels to bear a minimum of 230mm on brickwork on a bed of 12mm of 2:1 sand / cement mortar.
9. Masonry ties shall be welded to all steelwork in contact with masonry walls. U.N.O. use 3.25mm U shaped galvanised ties anchored 75mm into masonry at 400mm maximum cts.
10. Provide pre-camber to steelwork as noted or specified.
11. Provide all necessary cleats, holes etc. as required for fixing of timber and finishes to steelwork.
12. U.N.O. all steelwork shall be thoroughly cleaned of rust, scale and grease and shall have one coat of red oxide zinc chromate primer except for concrete encased steelwork, galvanised steelwork, and mating steel surfaces connected together with 8.8/TF bolts. Priming is to be touched up on completion of erection. All exposed steelwork and external lintels shall be galvanised,(refer to details).

MASONRY

1. Masonry shall be in accordance with A.S.3700.
2. Clay building bricks shall have a minimum compressive strength of 30MPa to A.S.1225, and concrete masonry units shall be Grade 12 units to A.S.2733.
3. Mortar to masonry shall be (Cement : Lime : Sand) as follows:
Unreinforced masonry 1 : 1 : 6
Reinforced masonry 1 : 1/4 : 3
Unless noted otherwise.
4. Non-loadbearing masonry partitions are to be kept minimum 12mm clear of the soffit of any structural member over.
5. In all masonry, provide joint reinforcement and bond beams in accordance with A.S.3700 and the masonry unit manufacturer recommendations.
6. In reinforced masonry, grout shall have a minimum compressive strength (F'c) of 12MPa with a minimum cement content of 300kg/m3 and sufficient water to provide a pouring consistency that will enable the cores and cavities to be completely filled.
7. Cleanout and inspection openings are to be provided at the base of all reinforced and grouted cavities and cores. Bed joints and perpends in reinforced masonry are to be full width and shall not be raked.
8. All cavities in masonry located below ground are to be filled with mortar or grout.

TIMBER

1. All work shall conform to A.S.1720 and A.S.1684.
2. All timber members not nominated shall conform to the requirements of A.S.1684.

JJ BRIGGS
ASSOCIATES
PO BOX

This Plan / Detail is
to be read in
conjuction with
CONSTRUCTION CERTIFICATE
APPROVAL NO 1482 CC3

REV	DESCRIPTION	DATE
1	ISSUED FOR CC	4/9/13

PLAN OR DOCUMENT CERTIFICATION

I am a certified STRUCTURAL ENGINEER
I hold the following qualifications B.E. M.I.E. Aust.
Further I am appropriately qualified to certify this component of the project.
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian industry standards.

DERMOT O'BRIEN [illegible] 5.9.13
Name Signature Date

Builder must verify all dimensions at the Job before commencing any work shown hereon.

DO NOT SCALE
IF IN DOUBT ASK

ORIENTATION

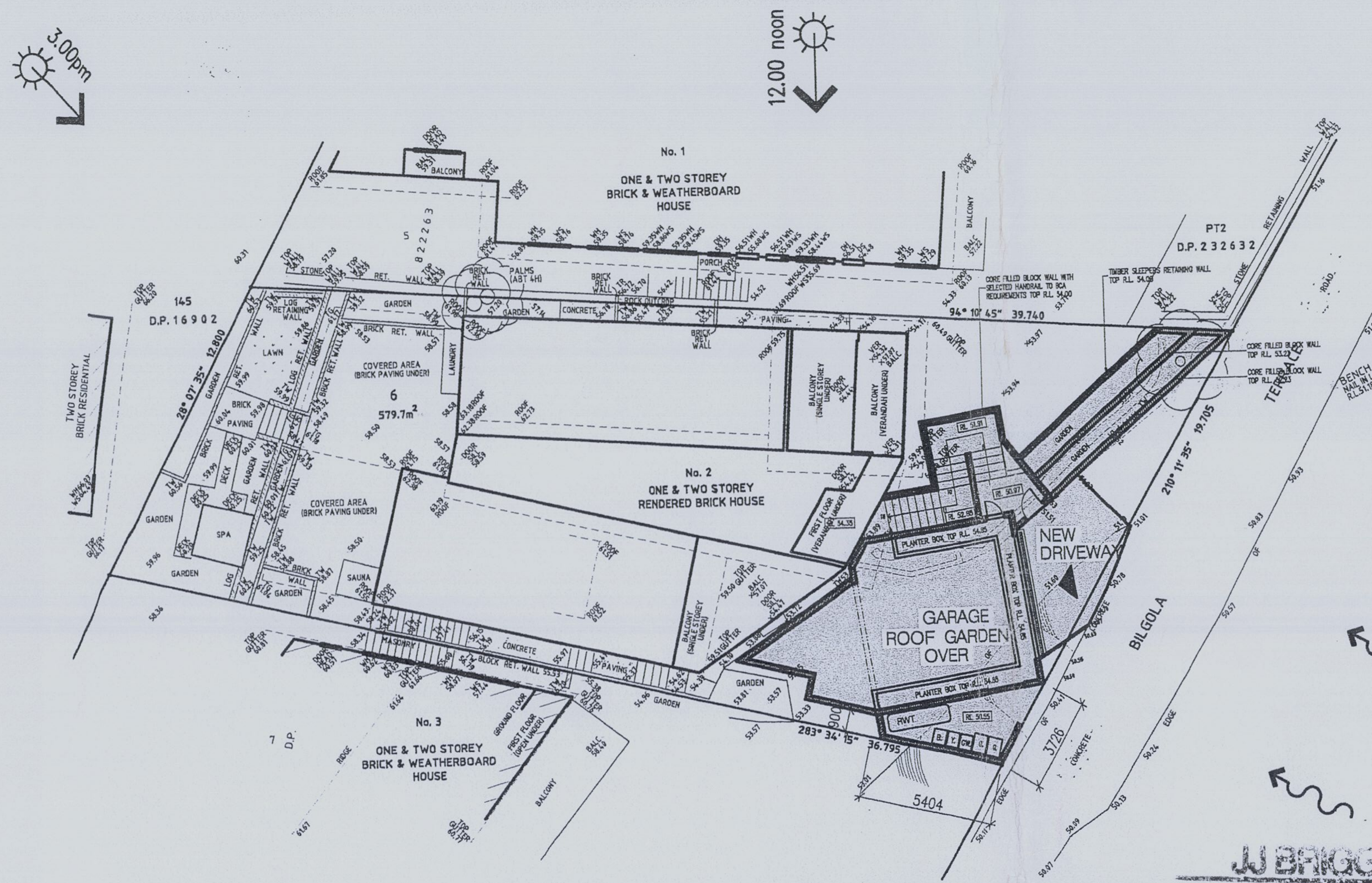
DESIGNED	DOB	DATE	SEPT 13
DRAWN		SCALE	AS NOTED
REF No.		ROLL No.	

D O'BRIEN ENGINEERING SERVICES PTY. LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS A.C.N. 000 526 876
6/319 CONDAMINE ST. MANLY VALE NSW 2093
PH (02) 9907 6947 FAX (02) 9907 6948
P.O. BOX 326 MANLY 1655
Email: dobrieneng@optusnet.com.au

PLANS AND DETAILS

GARAGE DETAILS
2 BIGOLA TCE
BILGOLA NSW 2107

PLOT DATE	SET OF	DRAWING NUMBER	REV
4-9-13		13146-S1	1



SITE PLAN AND SITE ANALYSIS PLAN

1:200

PITTWATER COUNCIL

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

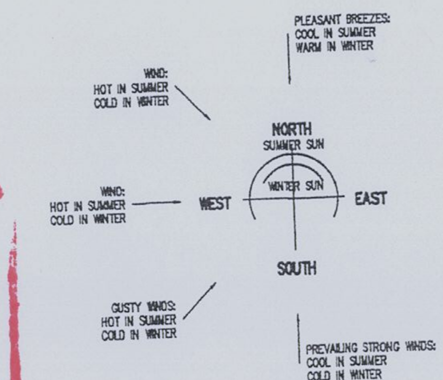
THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

KEY

- CAR ENTRY POINT
- SUN DIRECTION – 22 JUNE
- NOISE SOURCE
- DISTRICT VIEWS OVER ADJOINING HOUSES

JJ BRIGGS ASSOCIATES
PO BOX 600 BROOKVALE 2100

Construction Certificate No. 1482CC3 11.9.13
Plans to be read in conjunction
with Consent No275/09 Mod 2



0 1 2 3 4 5 10M
SCALE 1:200

GENERAL NOTES:

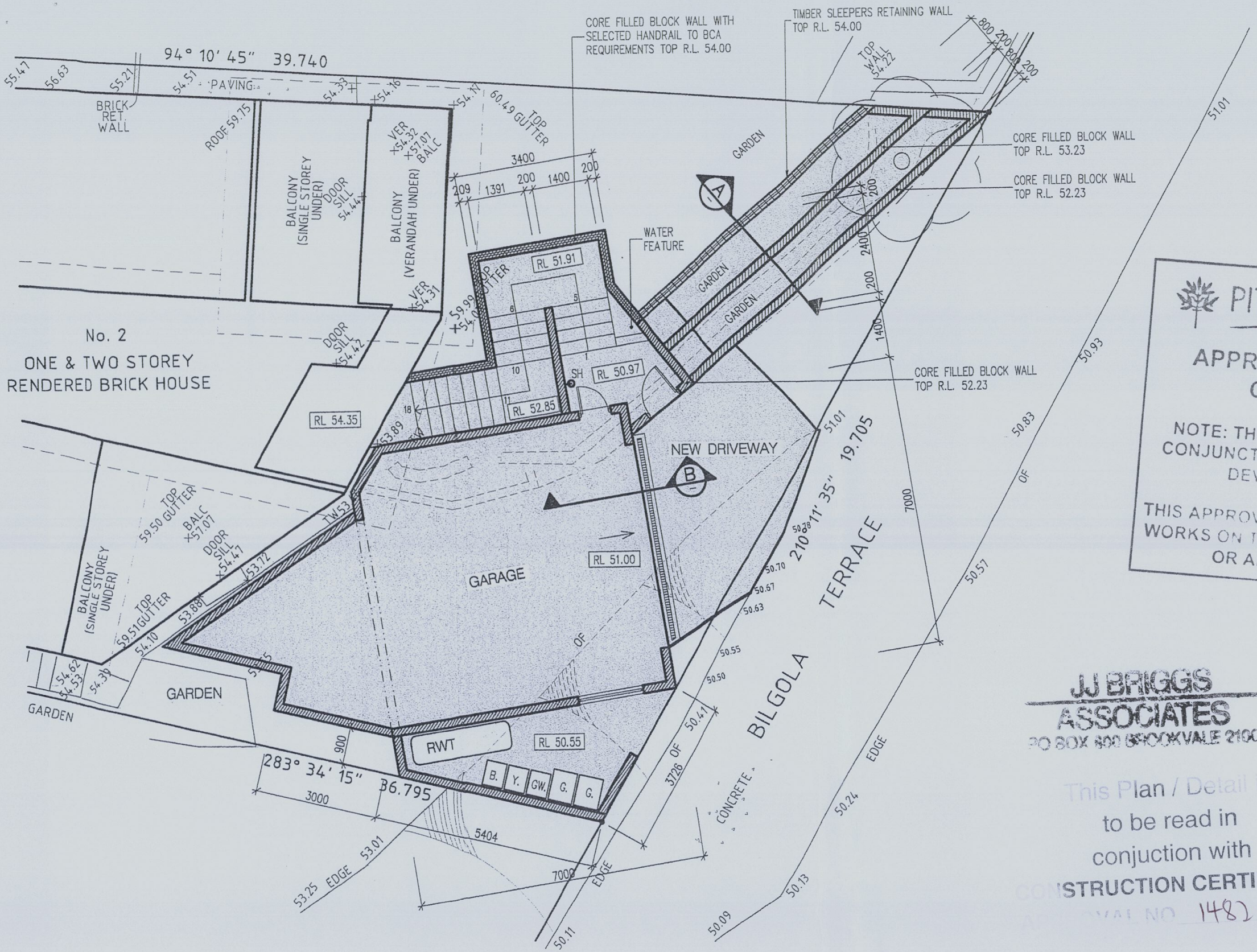
1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

No.	AMENDMENT	DATE
1	ISSUED FOR COUNCIL	16/04/13

DESIGN BY:
MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332, Mob: 0438 148 944

PROJECT:
PROPOSED GARAGE AND ROOF TERRACE
2 BILGOLA TERRACE
BILGOLA NSW 2107 LOT 6 DP 822263
CLIENT:
DIERDRE GILMOUR

DATE: 16/04/13	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 13027	SHEET: 1



PROPOSED GARAGE PLAN
1:100

PITTWATER COUNCIL

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

JJ BRIGGS ASSOCIATES
PO BOX 800 BROOKVALE 2100

This Plan / Detail is to be read in conjuction with CONSTRUCTION CERTIFICATE APPROVAL NO 1482 CC3

NORTH
SUMMER SUN
WINTER SUN
WEST
EAST
SOUTH

0 1 2 3 4 5 10M
SCALE 1:100

GENERAL NOTES:

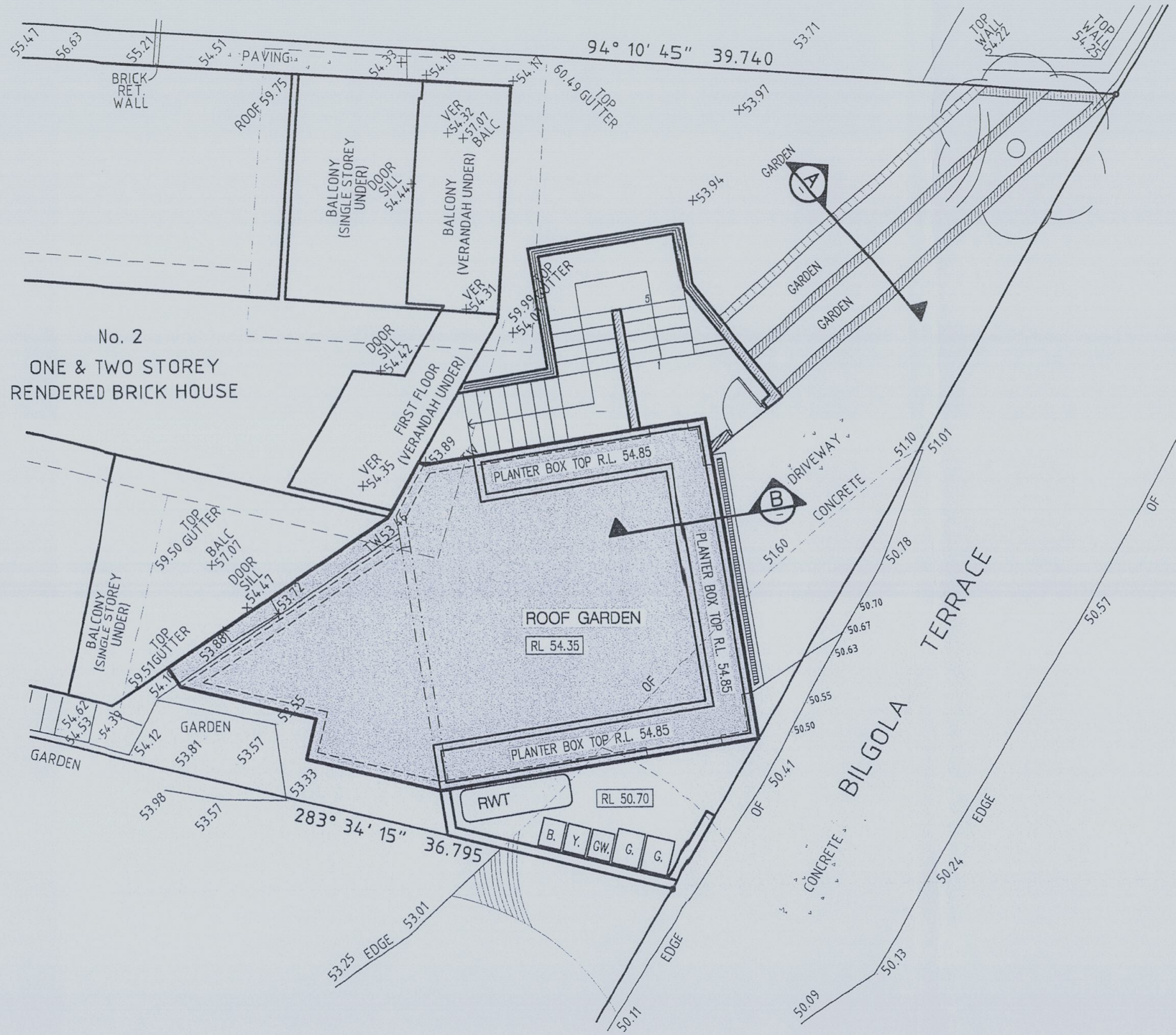
1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easments are subject to verification by site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structual details or design which is to be supplied by Structual Engineer.
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

No.		DATE
1	ISSUED FOR COUNCIL	16/04/13
No.	AMENDMENT	DATE

DESIGN BY:
MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332, Mob: 0438 148 944

PROJECT:
PROPOSED GARAGE AND ROOF TERRACE
2 BILGOLA TERRACE
BILGOLA NSW 2107 LOT 6 DP 822263
CLIENT:
DIERDRE GILMOUR

DATE: 16/04/13	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr: 13027	SHEET: 2



PROPOSED ROOF PLAN

1:100

PITTWATER COUNCIL

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

JJ BRIGGS ASSOCIATES
PO BOX 800 BROOKVALE 2100

This Plan / Detail is to be read in conjuction with CONSTRUCTION CERTIFICATE APPROVAL NO 1482 CC3

NORTH
SUMMER SUN
WINTER SUN
WEST
EAST
SOUTH

0 1 2 3 4 5 10M

SCALE 1:100

GENERAL NOTES:

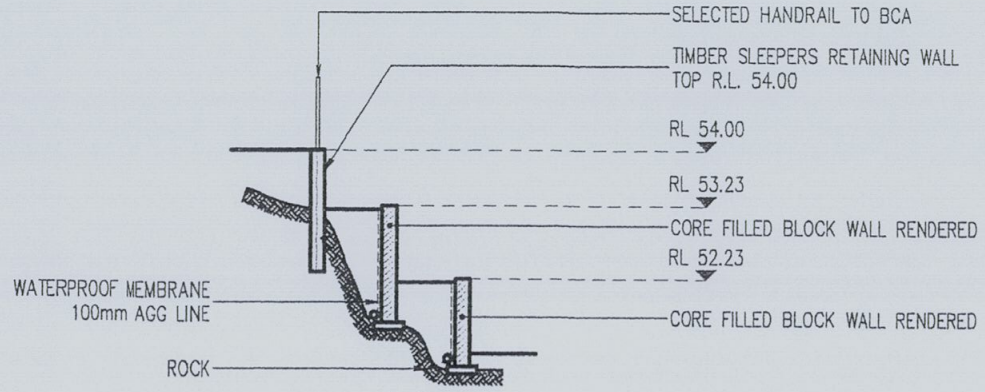
1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easments are subject to verification by site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
5 Any detailing in addition to what is applied shall be resolved between the owner and the builder to the owner's approval, except for any structual details or design which is to be supplied by Structual Engineer.
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

No.	AMENDMENT	DATE
1	ISSUED FOR COUNCIL	16/04/13

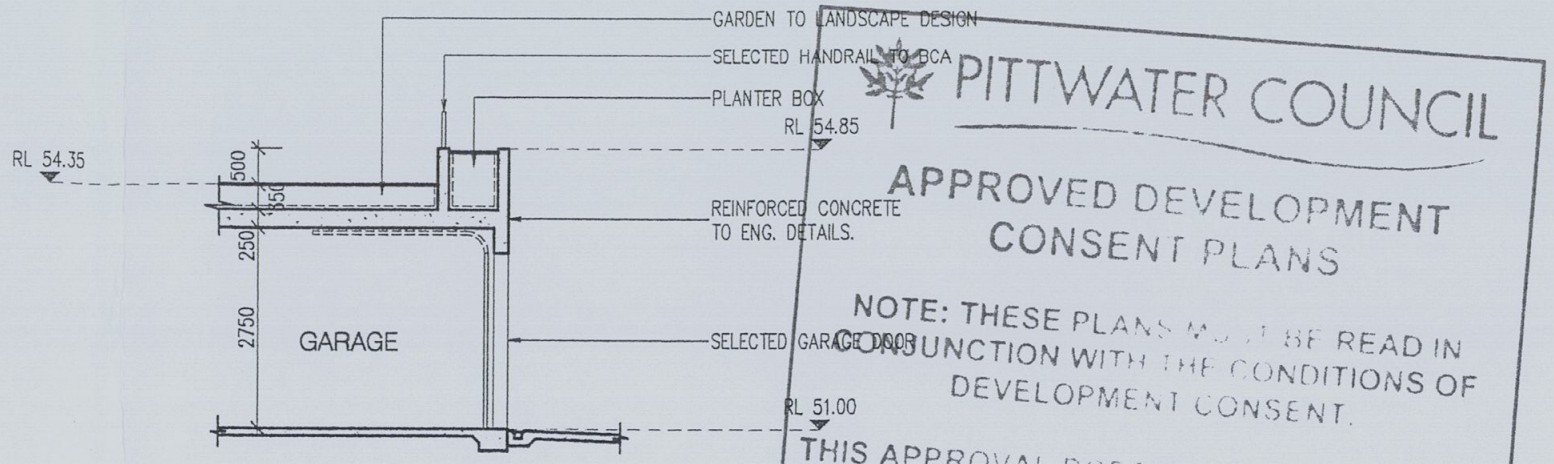
DESIGN BY:
MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332, Mob: 0438 148 944

PROJECT:
PROPOSED GARAGE AND ROOF TERRACE
2 BILGOLA TERRACE
BILGOLA NSW 2107 LOT 6 DP 822263
CLIENT:
DIERDRE GILMOUR

DATE: 16/04/13	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 13027	SHEET: 3

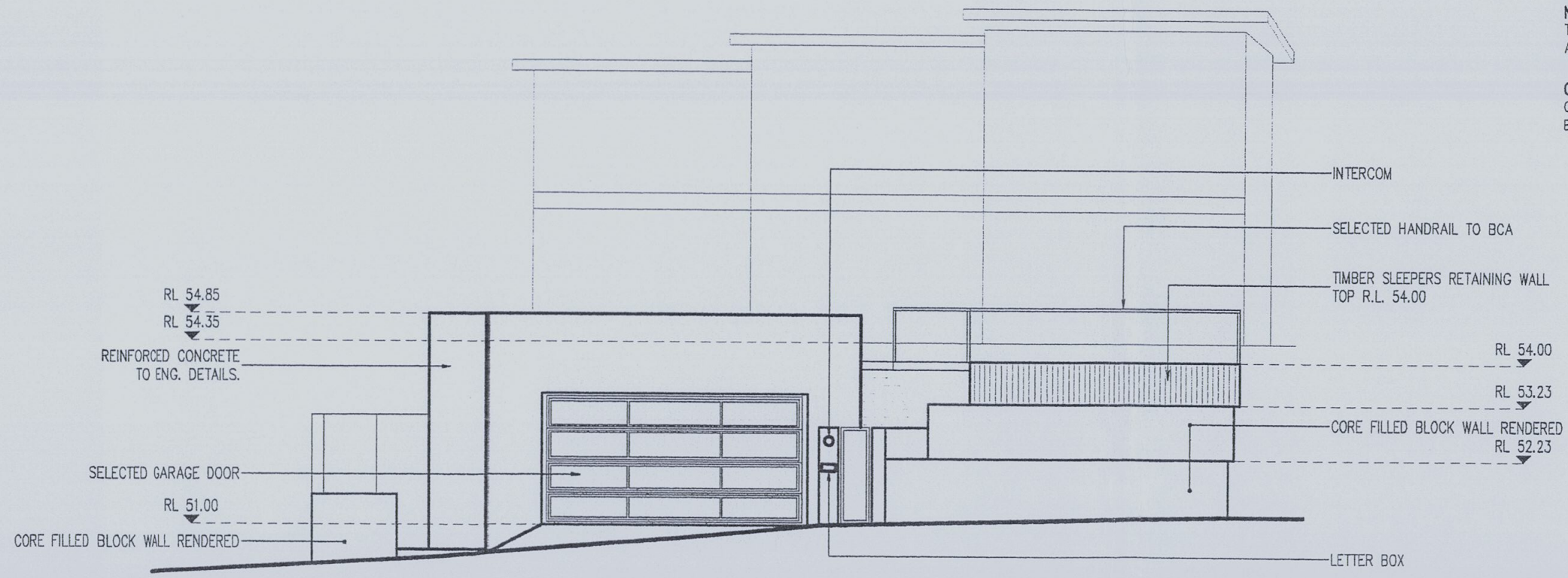


SECTION A - A
1:100



SECTION B - B
1:100

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.



PROPOSED EAST ELEVATION
1:100

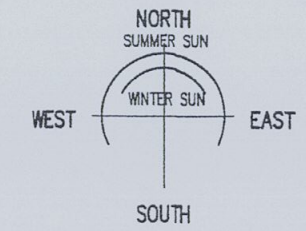
BASIX COMMITMENTS
CERTIFICATE NUMBER A160533

NATURAL LIGHTING
THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

CONSTRUCTION
CONCRETE SLAB ON GROUND FLOOR: NIL
EXTERNAL WALL: CONCRETE BLOCK/PLASTERBOARD: R1.18 (OR R1.70 INCLUDING CONSTRUCTION)

JJ BRIGGS ASSOCIATES
PO BOX 800 BROOKVALE 2100

This Plan / Details
to be read in
conjuction with
CONSTRUCTION CERTIFICATE
APPROVAL NO 1482CC3



0 1 2 3 4 5 10M

SCALE 1:100

GENERAL NOTES:
1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structual details or design which is to be supplied by Structual Engineer.
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

No.	AMENDMENT	DATE
1	ISSUED FOR COUNCIL	16/04/13

DESIGN BY:
MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332, Mob: 0438 148 944

PROJECT:
PROPOSED GARAGE AND ROOF TERRACE
2 BILGOLA TERRACE
BILGOLA NSW 2107 LOT 6 DP 822263
CLIENT:
DIERDRE GILMOUR

DATE: 16/04/13	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr: 13027	SHEET: 4

AUSDILAPS
Australian Dilapidations
ABN: 93 3264 72622 Telephone: 1800 Dilaps (345 277) Email: info@ausdilaps.com.au

PROPERTY CONDITION SURVEY

COMMISSIONED BY:

Brian Gilmour
2 Bilgola Tce
BILGOLA BEACH NSW 2107

PROJECT:

2 Bilgola Tce
BILGOLA BEACH

SITE SURVEYED:

3 Bilgola Tce
BILGOLA BEACH

INSPECTION DATE:

25 July 2013

JOB REFERENCE:

AD1215A

INSPECTOR:

Mr Michael Burford
Consultant

WEATHER:

Fine

BRIEF

Australian Dilapidations were commissioned by Brian Gilmour to carry out pre-construction condition surveys for the above mentioned project.

PURPOSE OF THE REPORT

The purpose of this report is to record the pre-construction condition of the property surveyed. This is not a structural report; however it does include a photographic record of the main defects visible at the time of the survey.

This report is not intended to contain an exhaustive list of minor defects that are found in nearly all buildings (i.e. general wear and tear, minor cracking, unevenness, and blemishes) which generally have little effect on the use of the property. We have not assessed the condition of building finishes such as paint, cupboards, furnishings, floor finishes etc.

The inspection was undertaken as a visual inspection only. We have inspected structural parts of the building where they are not obscured or concealed by furnishings, curtains, vegetation, building finishes, fixtures etc. We have not moved items that may have covered defects in the structure.

The building at the time of the inspection was fully furnished. There were wall and floor areas which were concealed by furnishings, stored goods etc. Vegetation concealed some parts of the property.

The inspector has not carried out any testing. Underground services have not been inspected nor pit lids lifted to inspect pit interiors. Reporting of asbestos products or other hazardous materials does not form part of the scope of this report.

This report is for the exclusive use of Brian Gilmour, and the property owner No responsibility is accepted for any damage caused to any party by use of this report for any other purpose other than as a general pre-construction property condition report for the above mentioned project.

This report shall not be construed as a certificate of warranty for the building. The report does not cover issues such as building services, hazardous materials, fire, drainage, plant, machinery, illegal building works, nor does it consider requirements of the National Construction Code or Australian Standards. Certification of any building or road works is excluded from this report.

DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify any problems in any area/s or section/s of the subject, physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to any area/s or section/s so specified by the Report).

SERVICES

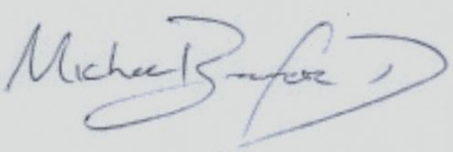
This report may comment on the following services: electrical, gas, plumbing, drainage, fire-place, air-conditioning etc, however we claim no expertise in these elements and advise that a qualified expert in the relevant field be consulted for further advice.

DISCLAIMER OF LIABILITY TO THIRD PARTIES

This report is made solely for the use and benefit of Brian Gilmour. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on the Report, in whole or in part does so at their own risk.

If anyone considers that there has been a structural change in the condition of the property due to the construction works, then Australian Dilapidations, as independent consultants are to determine the extent of any change. We can provide our fees for this determination on request.

Yours faithfully



Michael Burford

AUSTRALIAN DILAPIDATIONS
Office: 1800 Dilaps (345 277)
Email: info@ausdilaps.com.au

Figure: 0001

3 BILGOLA TER-
RACE.

General view of the
house.

Figure: 0002

General view of the
house.

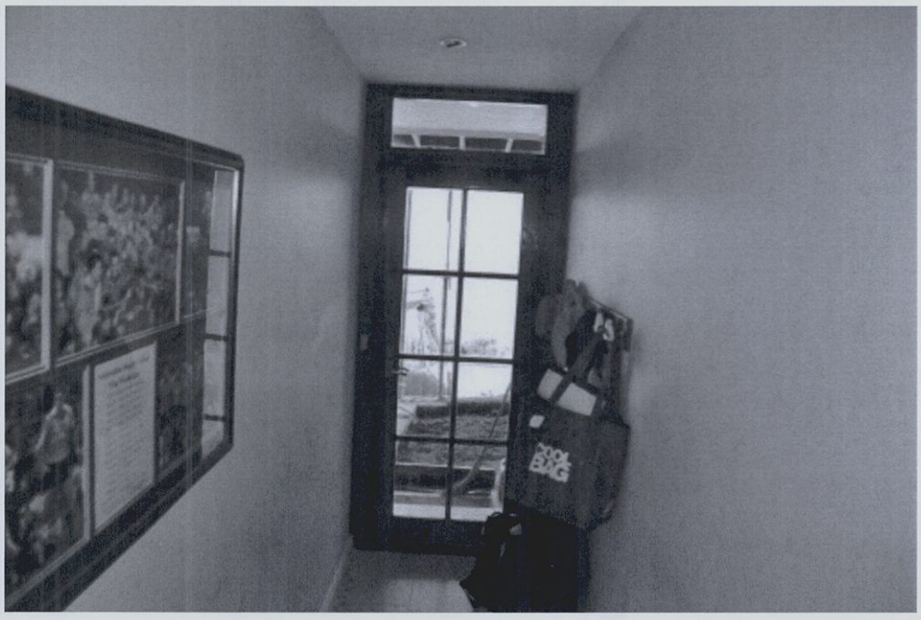


Figure: 0003

Front wall in the entry.

Figure: 0004

Right wall in the entry.

Figure: 0005

Right wall in the entry.

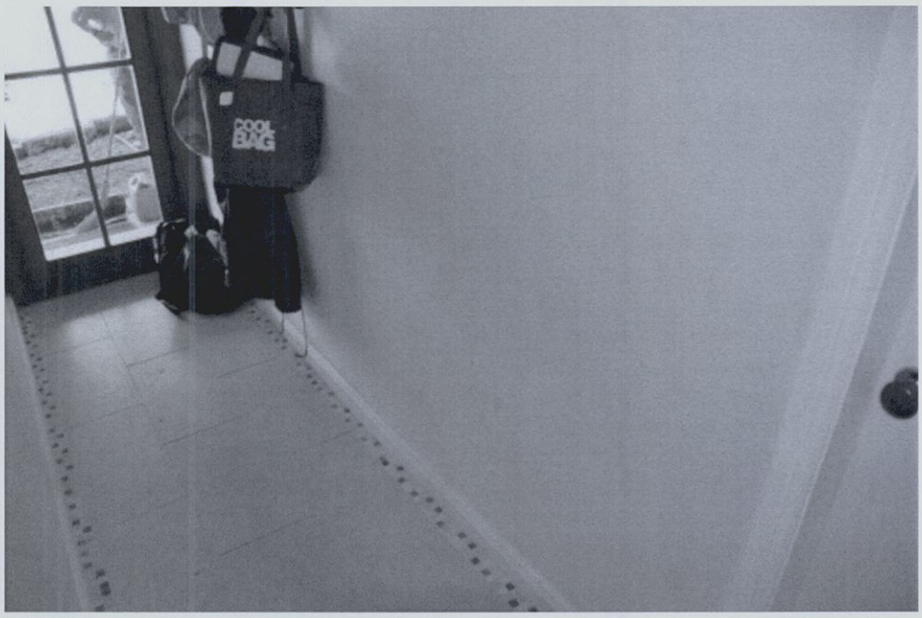


Figure: 0006

Left wall in the entry.

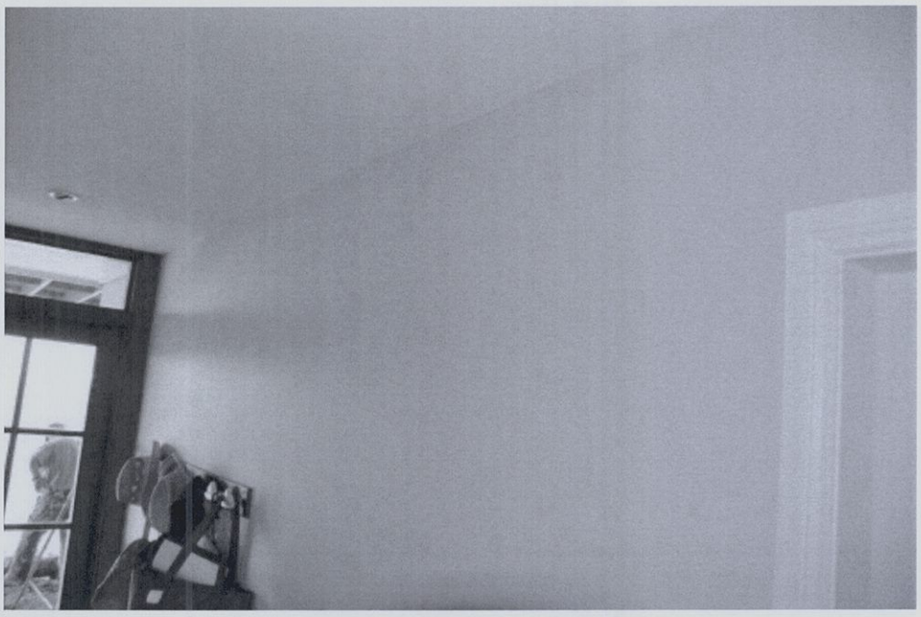


Figure: 0007

Left wall in the entry.

Figure: 0008

General view of the rear side of the entry.

Figure: 0009

General view of the rear side of the entry.

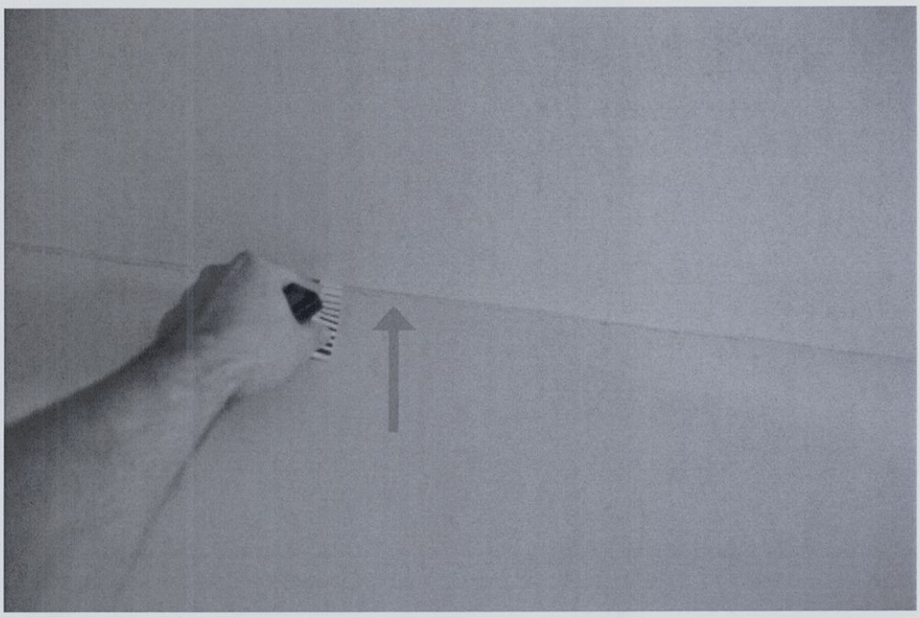


Figure: 0010

0.5mm cracking between the ceiling and the right wall in the entry.

Figure: 0011

Front wall in bedroom 1.

Figure: 0012

Left wall in bedroom 1.

Figure: 0013

Left wall in bedroom 1.

Figure: 0014

Right wall in bedroom 1.

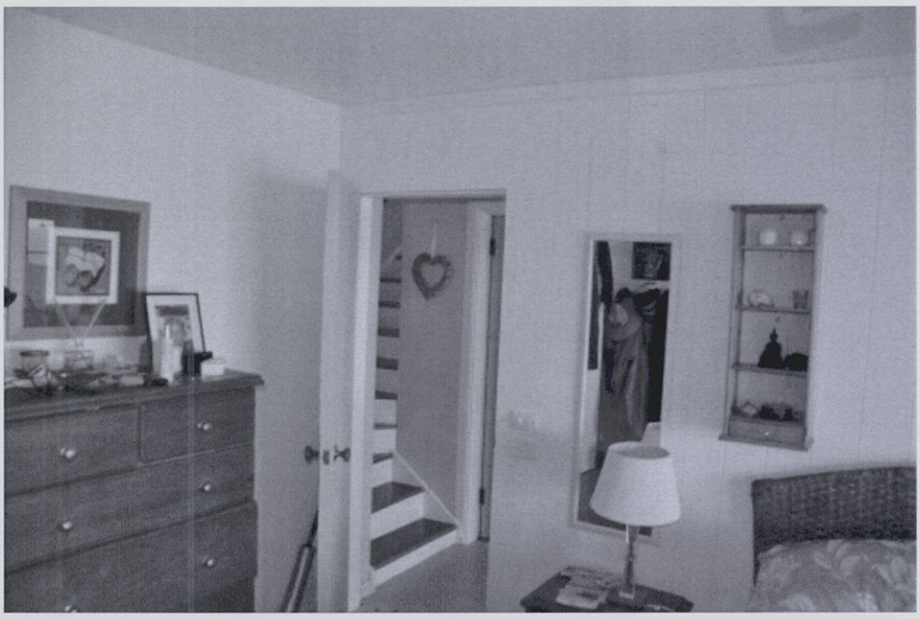


Figure: 0015

Right wall in bedroom 1.

Figure: 0016

Rear wall in bedroom 1.

Figure: 0017

General view in bedroom 1 en suite.

Figure: 0018

General view in bedroom 1 en suite.

Figure: 0019

Front wall in bedroom 2.

Figure: 0020

Right wall in bedroom 2.

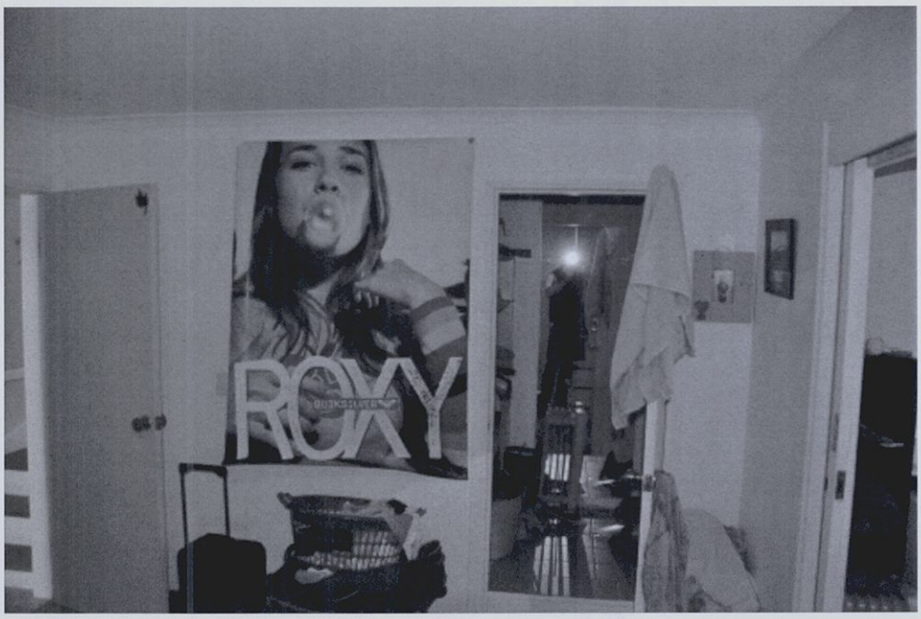


Figure: 0021

Rear wall in bedroom 2.

Figure: 0022

Left wall in bedroom 2.

Figure: 0023

Left wall in bedroom 2.

Figure: 0024

Front wall in the studio on the right side of bedroom 2.

Figure: 0025

Left wall in the studio on the right side of bedroom 2.

Figure: 0026

Left wall in the studio on the right side of bedroom 2.

Figure: 0027

Left wall in the studio on the right side of bedroom 2.

Figure: 0028

Rear wall in the studio on the right side of bedroom 2.

Figure: 0029

Left wall in the studio on the right side of bedroom 2.

Figure: 0030

Left wall in the studio on the right side of bedroom 2.

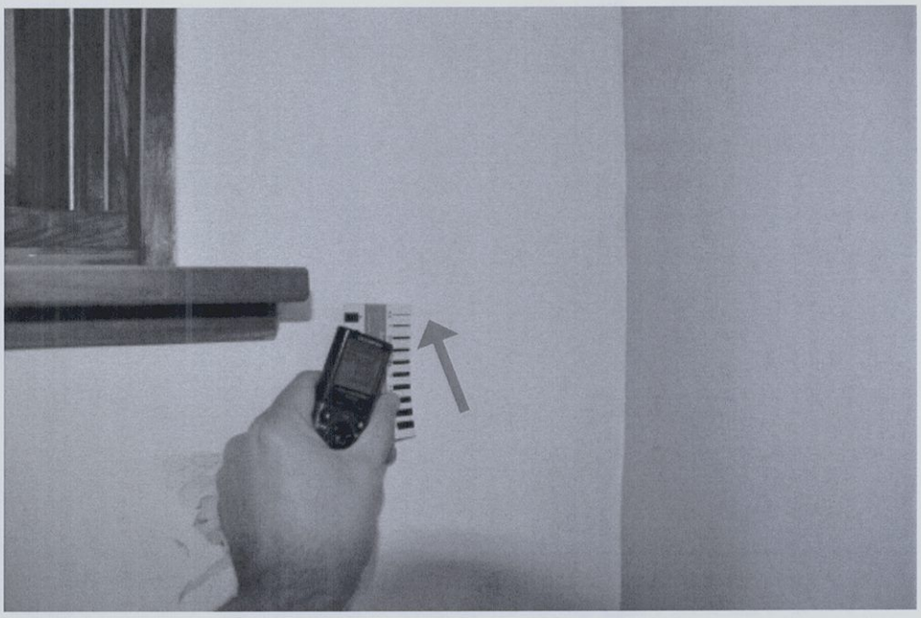


Figure: 0031

0.5mm cracking on the right side of the window in the right wall in the studio on the right side of bedroom 2.

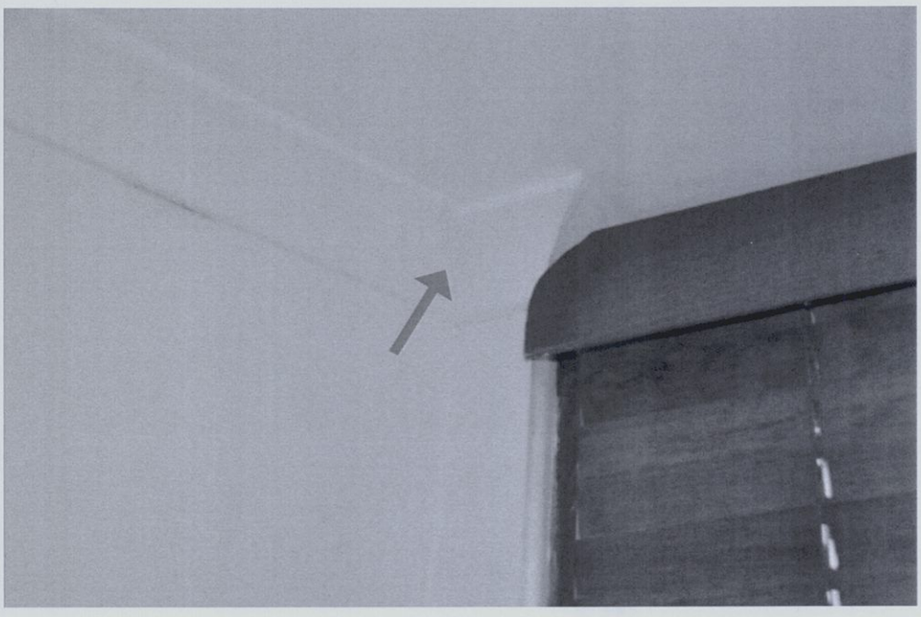


Figure: 0032

Fine cracking in the ceiling cornice on the rear side of the window in the rear right corner of the studio on the right side of bedroom 2.

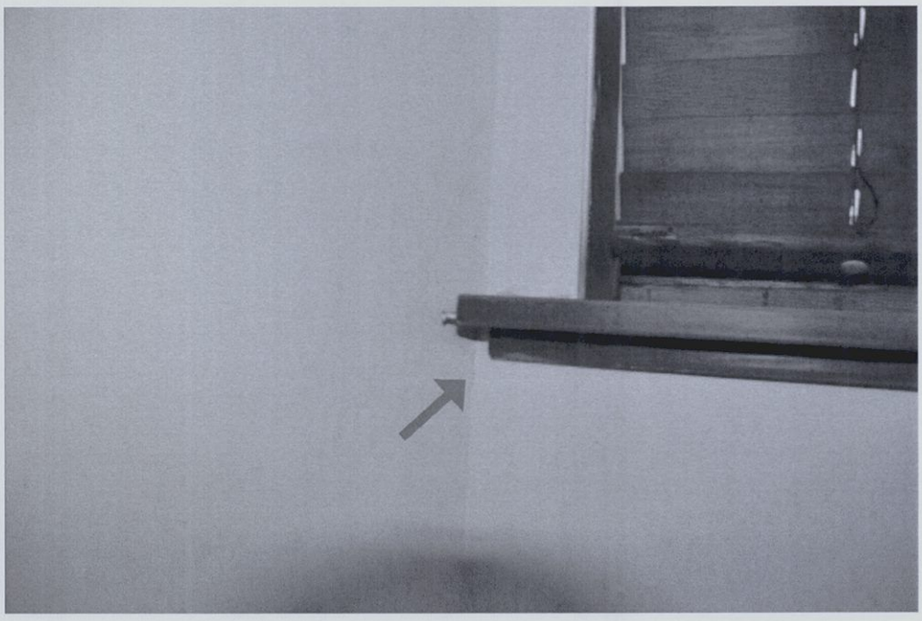


Figure: 0033

Fine cracking below the window in the rear right corner of the studio on the right side of bedroom 2.

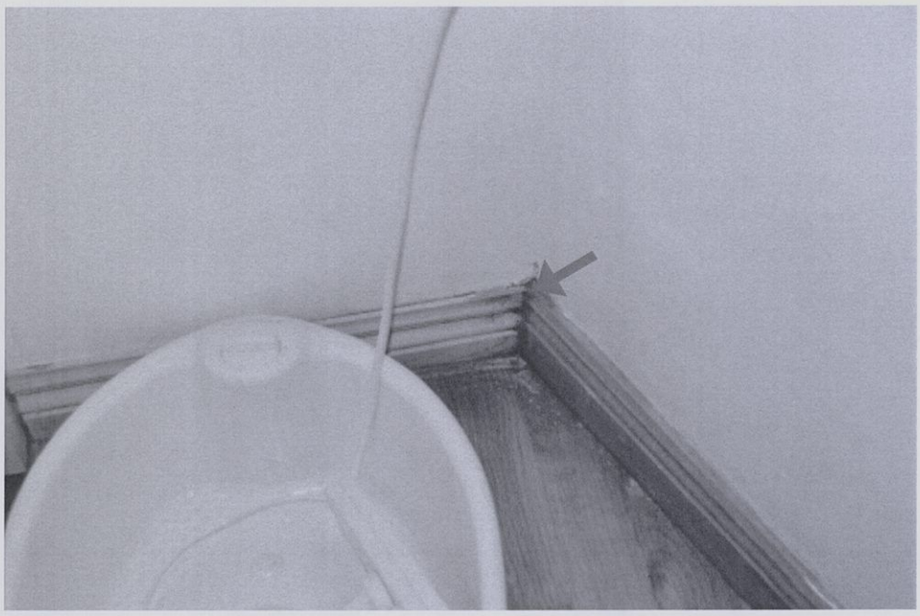


Figure: 0034

Gapping between the skirting board and the rear wall in the studio on the right side of bedroom 2.

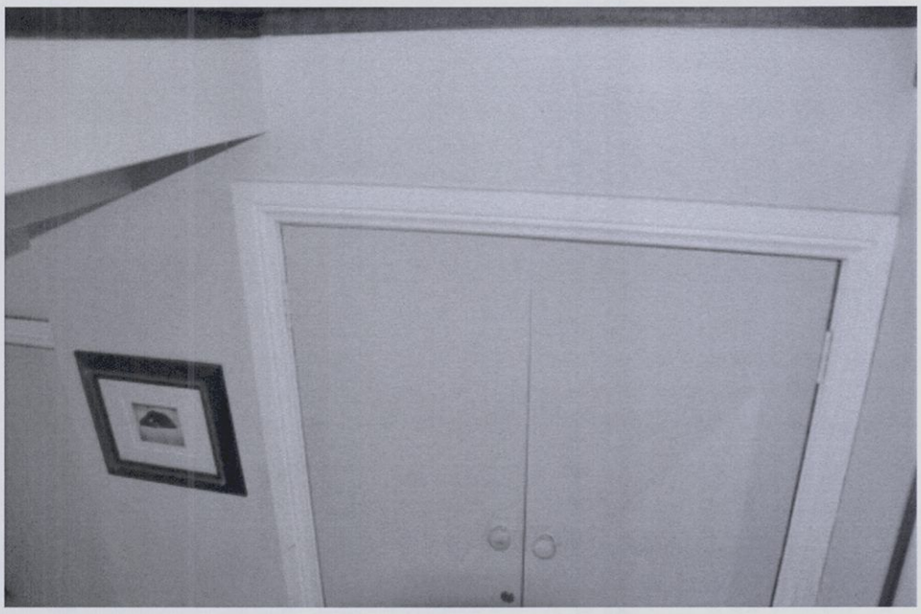


Figure: 0035

Left wall at the bottom of the stairway.

Figure: 0036

Left wall at the bottom of the stairway.

Figure: 0037

Rear wall in the stair-way.

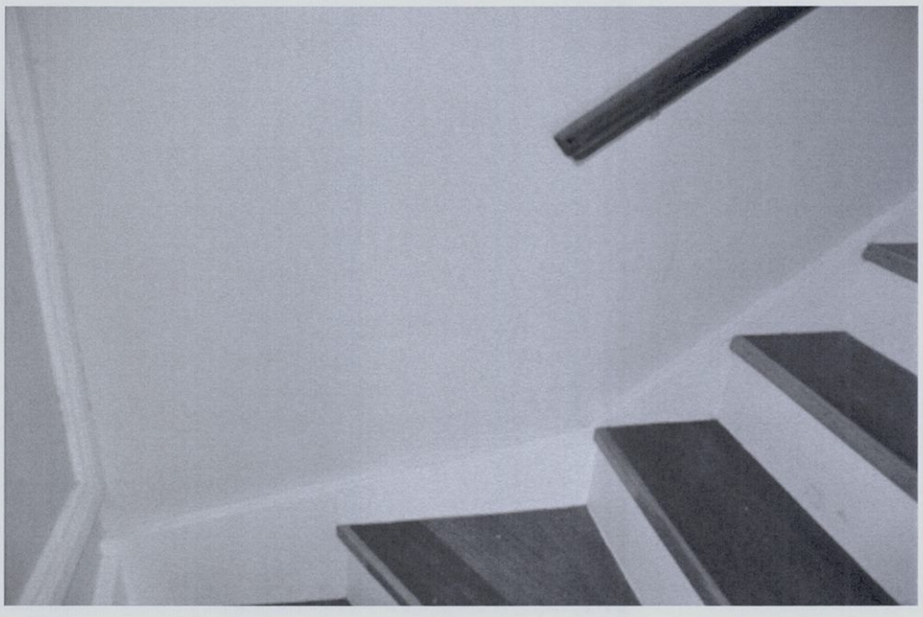


Figure: 0038

Rear wall in the stair-way.

Figure: 0039

Rear wall in the stair-way.

Figure: 0040

Front wall in the stair-way.

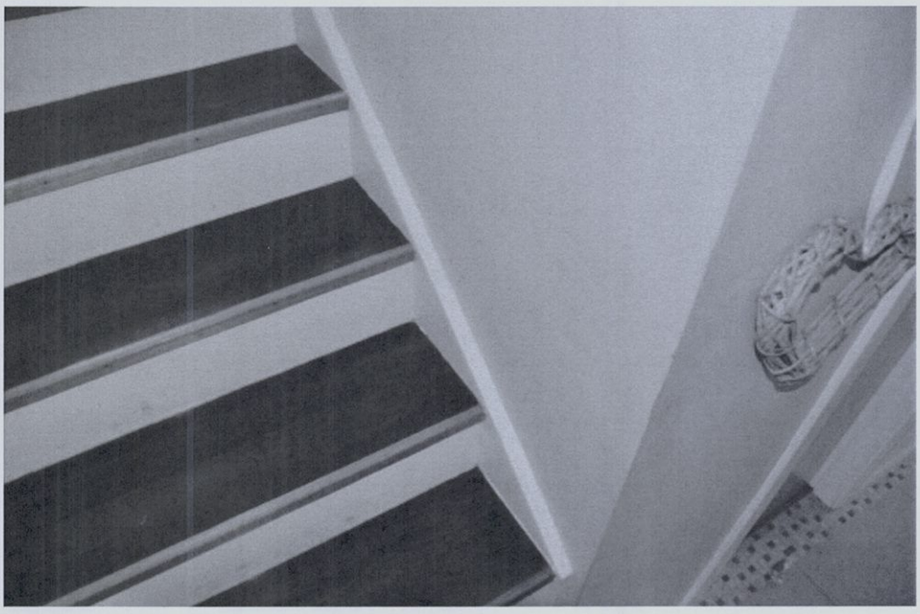


Figure: 0041

Front wall in the stair-way.

Figure: 0042

General view of the upper level.

Figure: 0043

General view of the upper level.

Figure: 0044

General view of the upper level.

Figure: 0045

General view in the robe on the left side of the upper level.

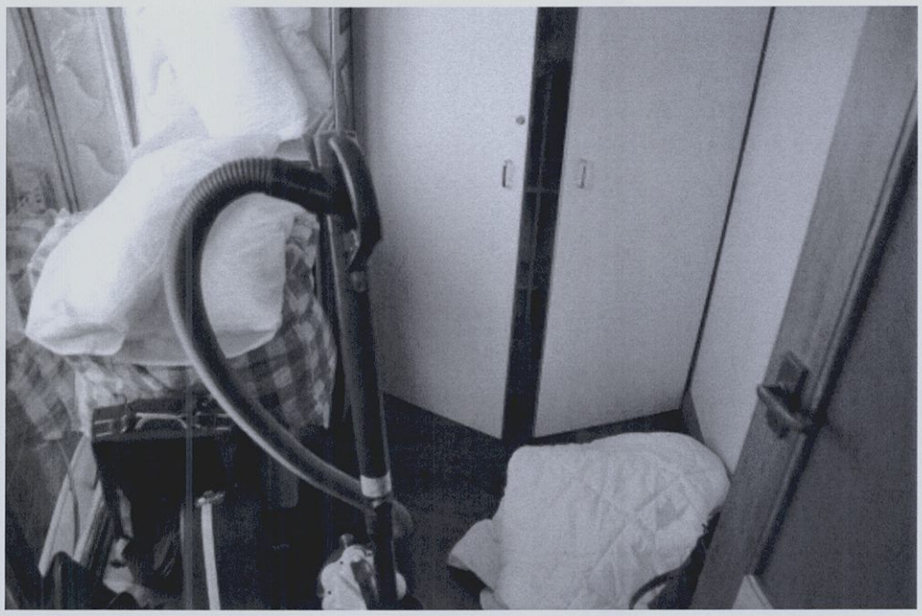


Figure: 0046

General view in the robe on the left side of the upper level.

Figure: 0047

General view in the robe on the left side of the upper level.

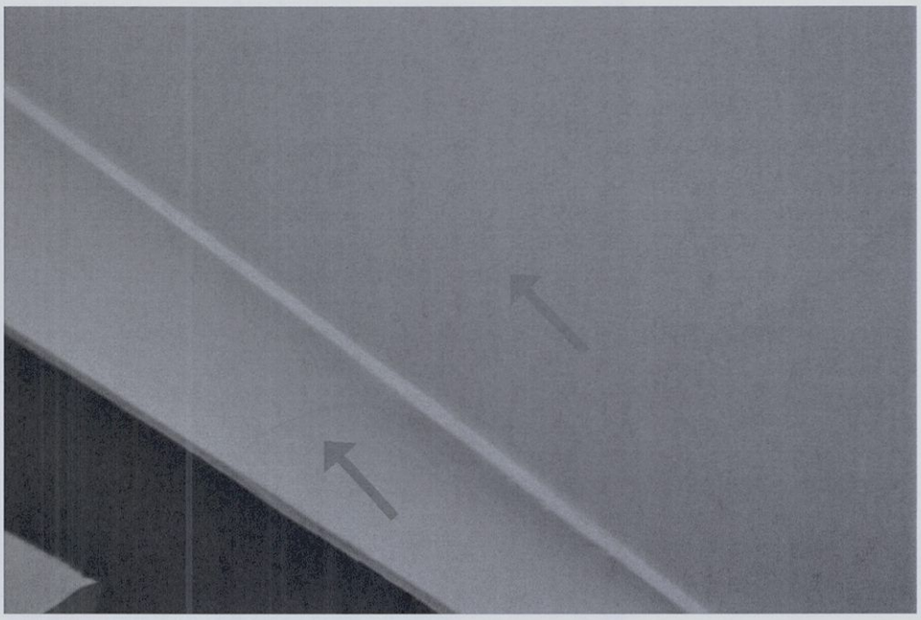


Figure: 0048

Hairline cracking in the ceiling cornice and the ceiling on the left side of the lounge room.

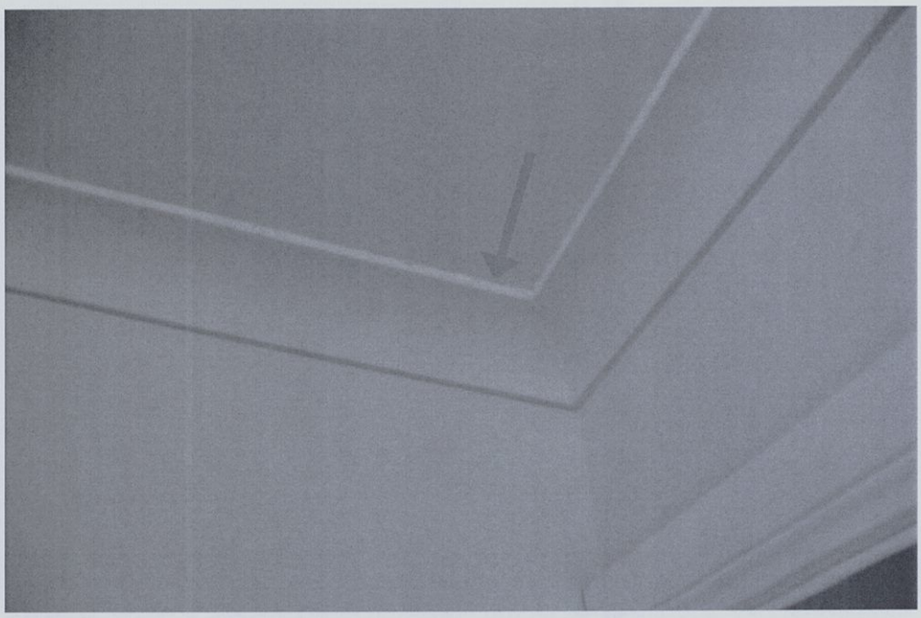


Figure: 0049

Fine cracking in the ceiling cornice above bedroom 3.

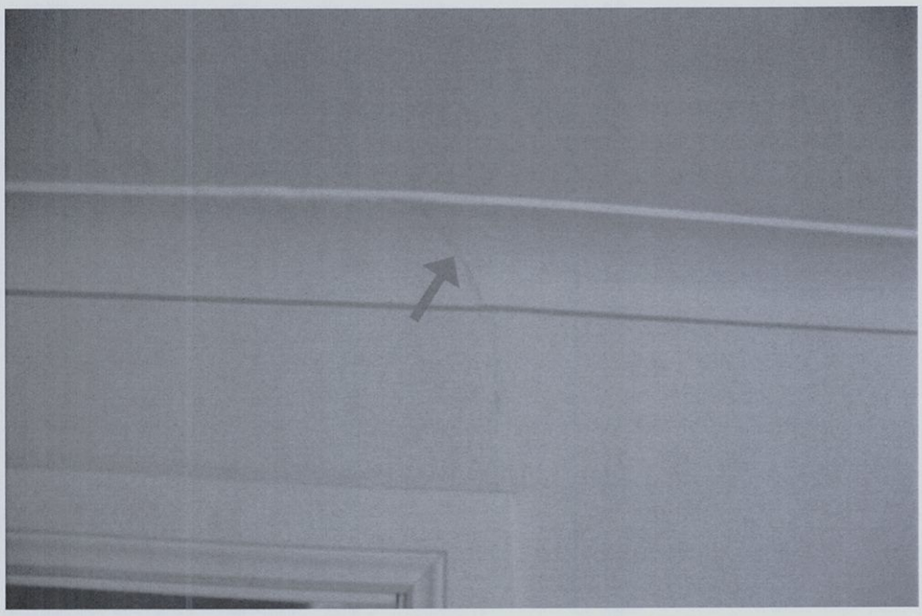


Figure: 0050

Patched cracking above the door to the bathroom in the rear wall of the lounge room.

Figure: 0051

Gapping between in the window sill on the right side of the lounge room on the rear side of the kitchen.

Figure: 0052

Peeling paint on the front side of the window sill on the right side of the lounge room on the rear side of the kitchen.

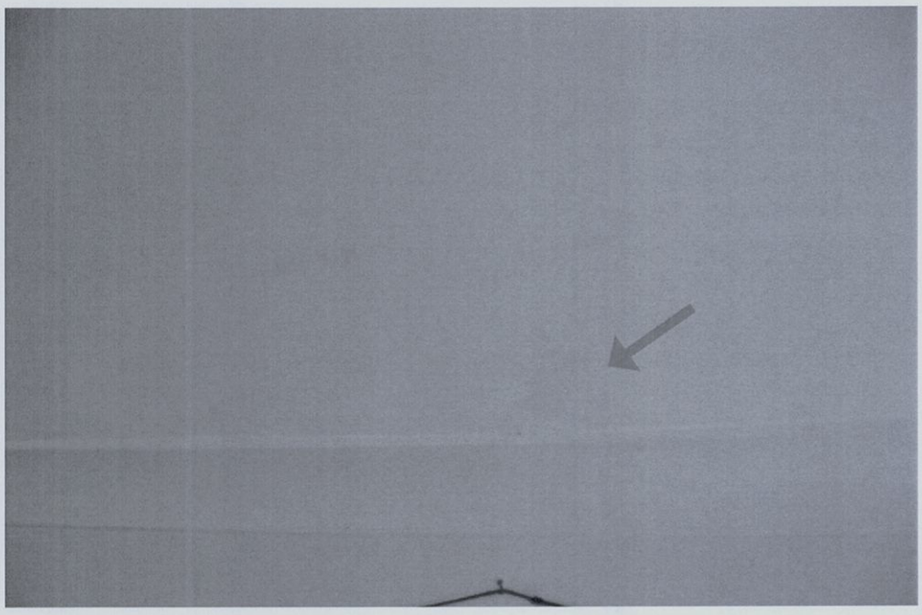


Figure: 0053

Signs of water ingress in the ceiling on the rear left side of the lounge room on the rear side of the kitchen.

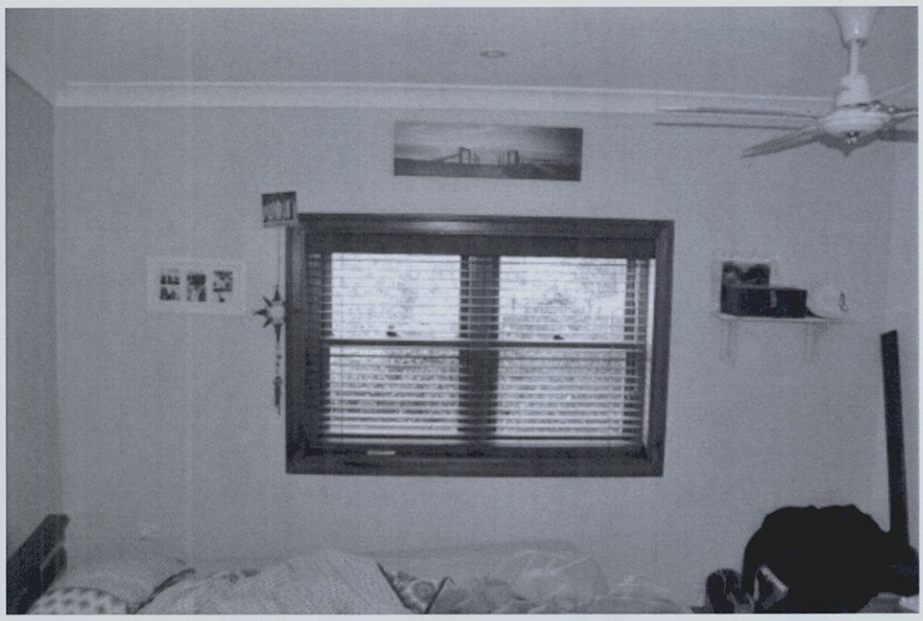


Figure: 0054

Left wall in bedroom 3.

Figure: 0055

Rear wall in bedroom 3.

Figure: 0056

Front wall in bedroom 3.

Figure: 0057

Right wall in bedroom 3.

Figure: 0058

Right wall in bedroom 3.

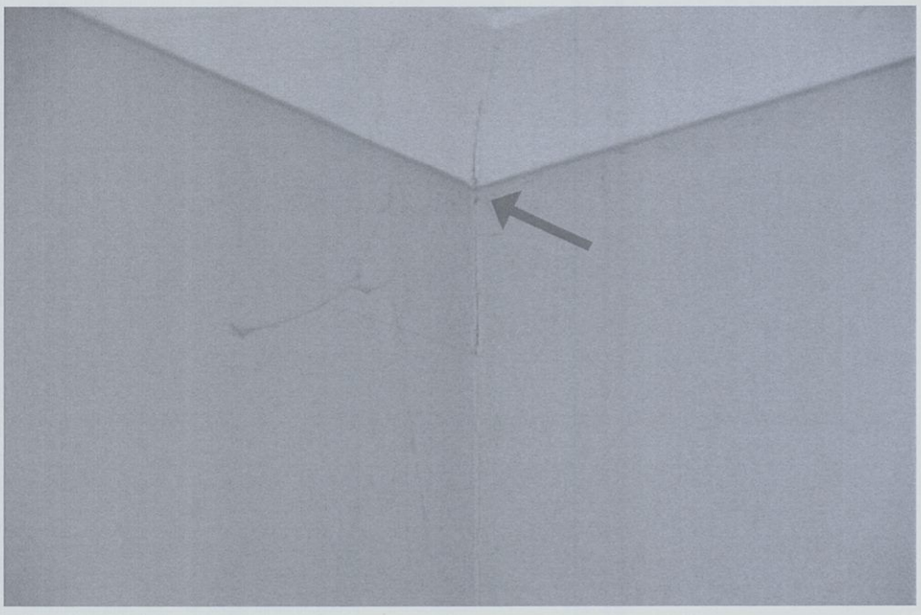


Figure: 0059

Fine cracking in the front left corner of bedroom 3.

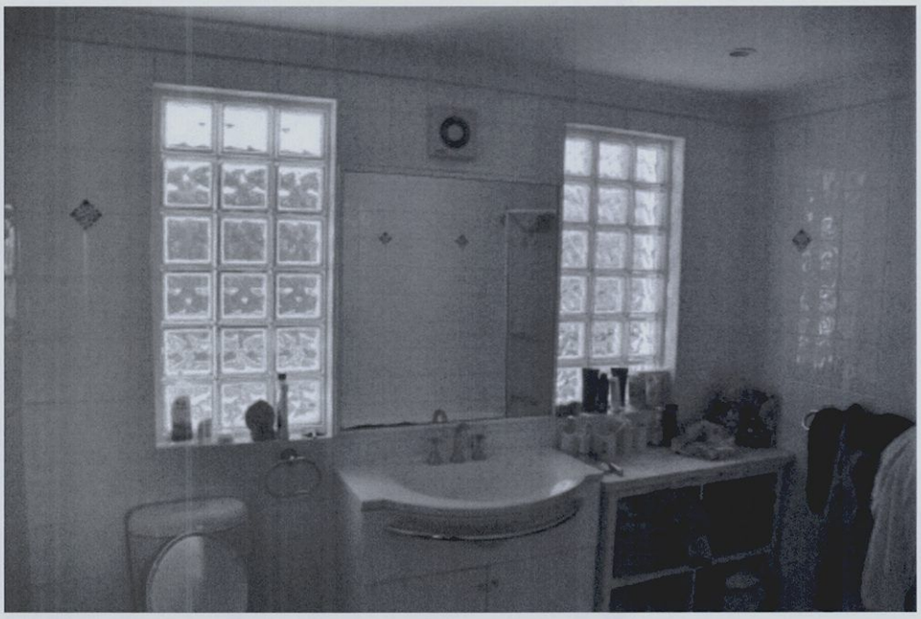


Figure: 0060

Rear wall in the bath-room near bedroom 3.

Figure: 0061

Right wall in the bathroom near bedroom 3.

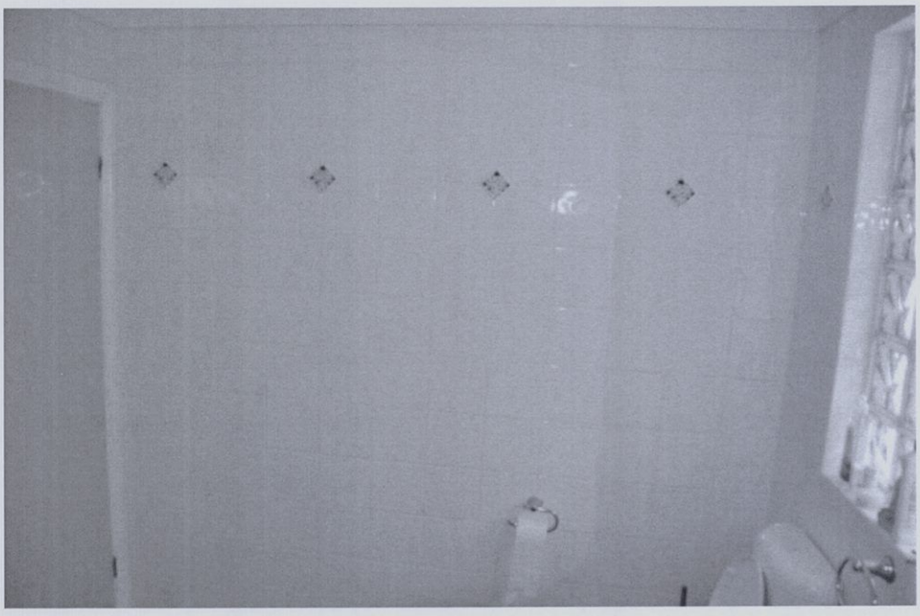


Figure: 0062

Left wall in the bathroom near bedroom 3.

Figure: 0063

Front wall in the bathroom near bedroom 3.

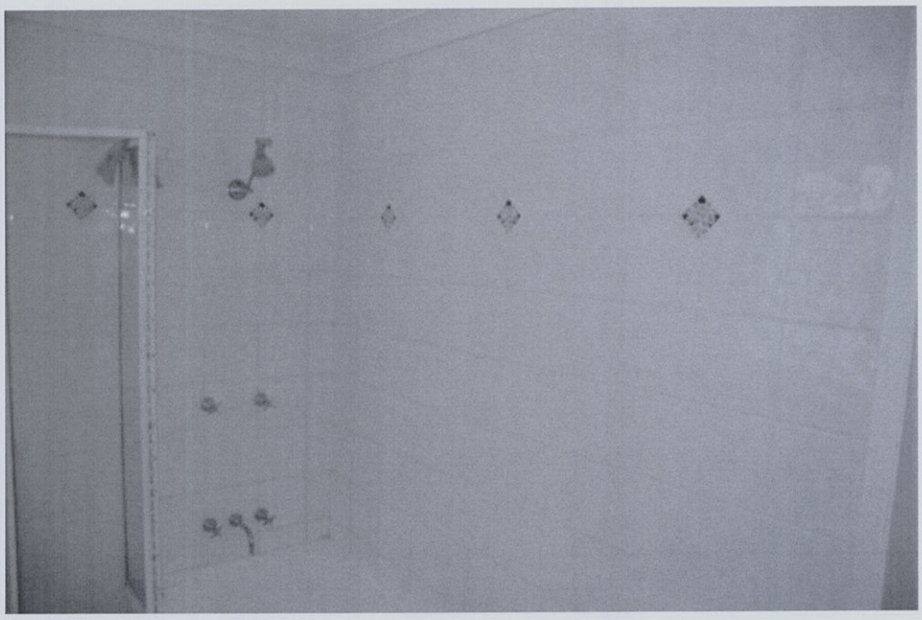


Figure: 0064

Front wall in the bathroom near bedroom 3.

Figure: 0065

Fine cracking between the ceiling cornice and the rear wall in the bathroom near bedroom 3.

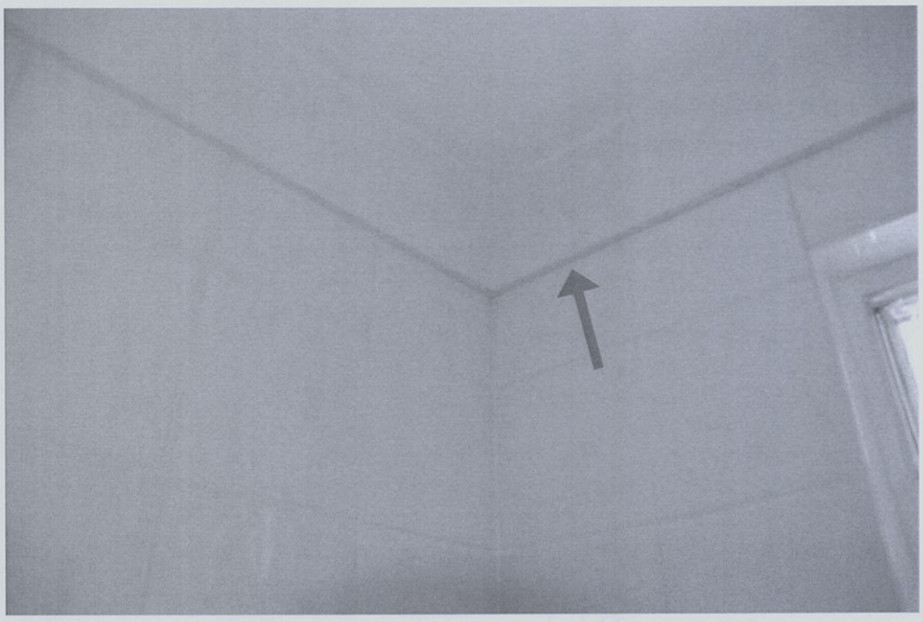


Figure: 0066

Fine cracking between the ceiling cornice and the wall in the rear left corner of the bathroom near bedroom 3.

Figure: 0067

General view on the front balcony.

Figure: 0068

General view on the front balcony.

Figure: 0069

Gapping in the railing on the front balcony.

Figure: 0070

Gapping in the railing on the front balcony.

Figure: 0071

Gapping in the railing on the front balcony.

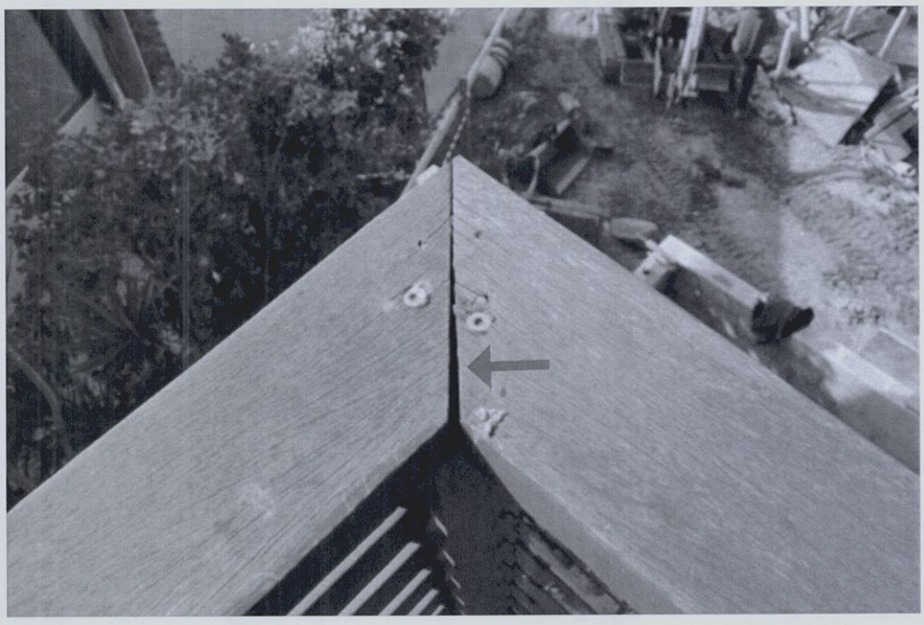


Figure: 0072

Gapping in the railing on the front balcony, right side.

Figure: 0073

General view of the rear wall of the house, left side.

Figure: 0074

General view of the rear wall of the house, right side.

Figure: 0075

General view in the laundry.

Figure: 0076

General view in the laundry.

Figure: 0077

Garden on the rear side of the house, left side.

Figure: 0078

Garden on the rear side of the house.

Figure: 0079

Garden on the rear side of the house, right side.

Figure: 0080

Right boundary panel at the rear of the house.

Figure: 0081

Cracking and movement in the retaining wall on the rear right side of the garden.

Figure: 0082

Cracking and movement in the retaining wall on the rear side of the garden, right side.

Figure: 0083

General view of the paving on the rear side of the house.

Figure: 0084

General view of the paving on the rear side of the house.

Figure: 0085

General view of the paving on the rear side of the house.

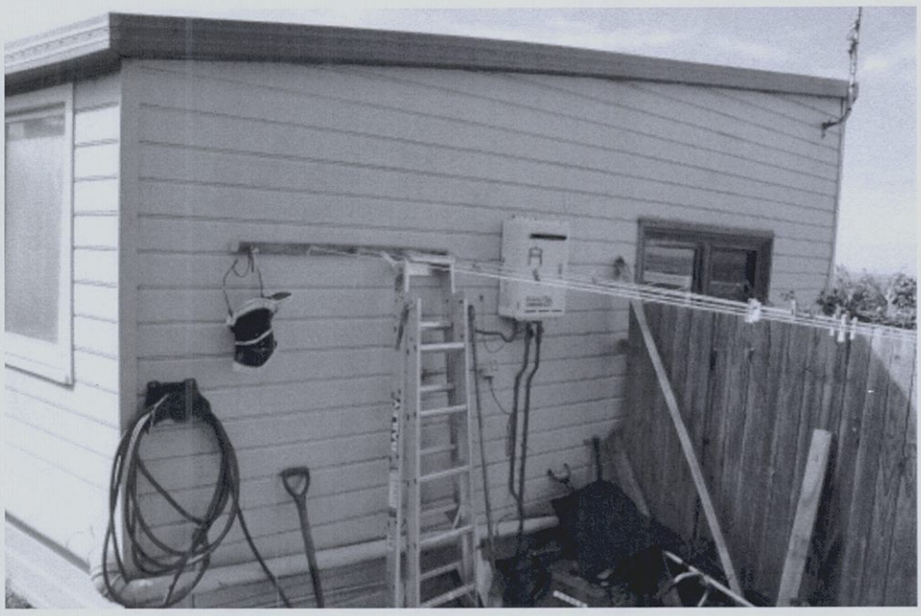


Figure: 0086

Left wall of the house at the rear.

Figure: 0087

Minor subsidence in the paving on the left side of the backyard. Also showing cracked tile.

Figure: 0088

Paving on the left side of the house.

Figure: 0089

General view of the left wall of the house at the front.

Figure: 0090

General view of the left wall of the house at the front.

Figure: 0091

General view of the left wall of the house at the front.

Figure: 0092

General view of the left wall of the house at the rear.

Figure: 0093

General view of the left wall of the house at the rear.

Figure: 0094

General view of the left wall of the house at the rear.

Figure: 0095

General view of the left wall of the house at the rear.

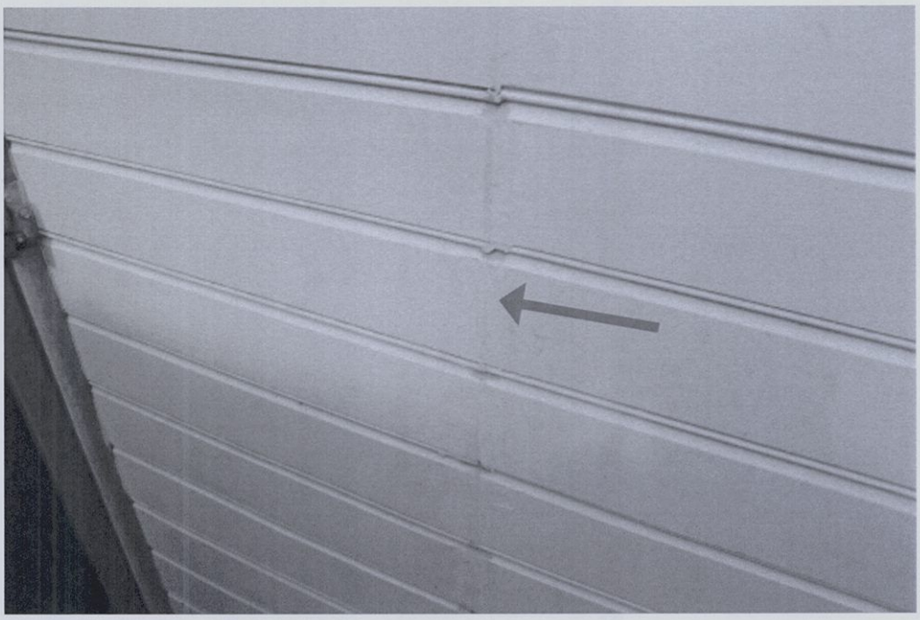


Figure: 0096

Patching in the left wall of the house at the rear.

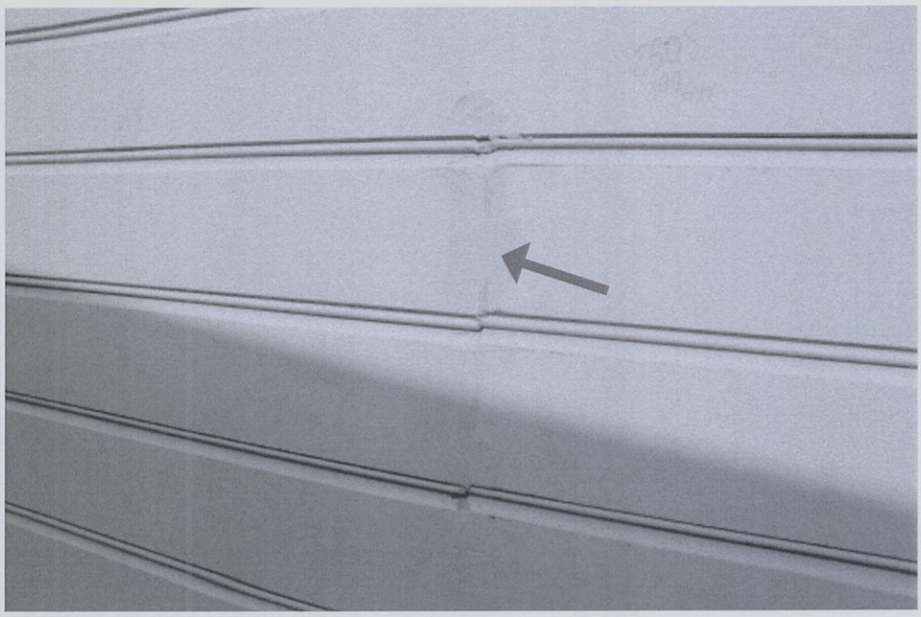


Figure: 0097

Patching in the left wall of the house at the rear.

Figure: 0098

General view of the left boundary wall.

Figure: 0099

General view of the left boundary wall.

Figure: 0100

Damaged steps on the left side of the house. Showing signs of concrete spooling.

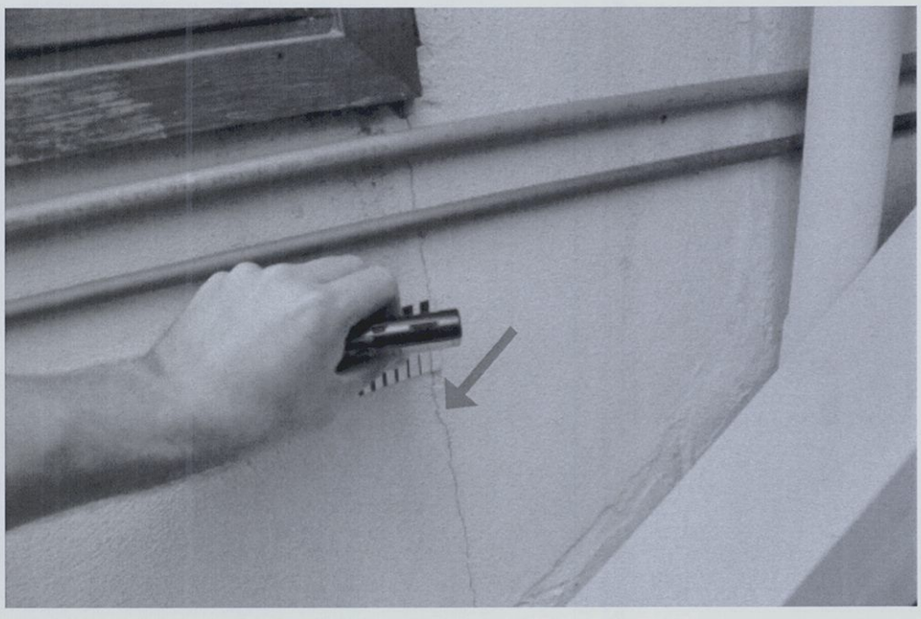


Figure: 0101

0.5mm cracking below the window in the left wall of the house.

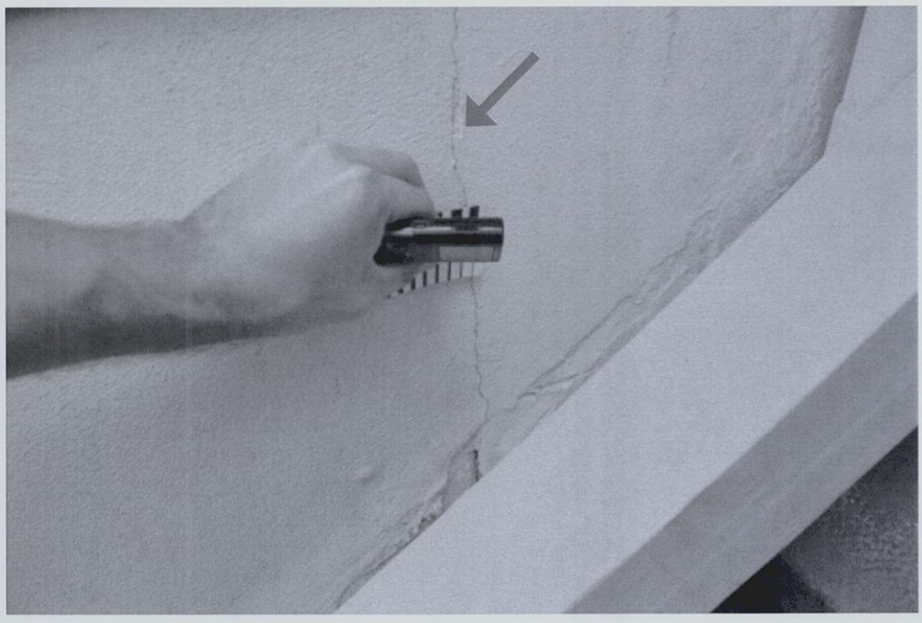


Figure: 0102

0.5mm cracking below the window in the left wall of the house.

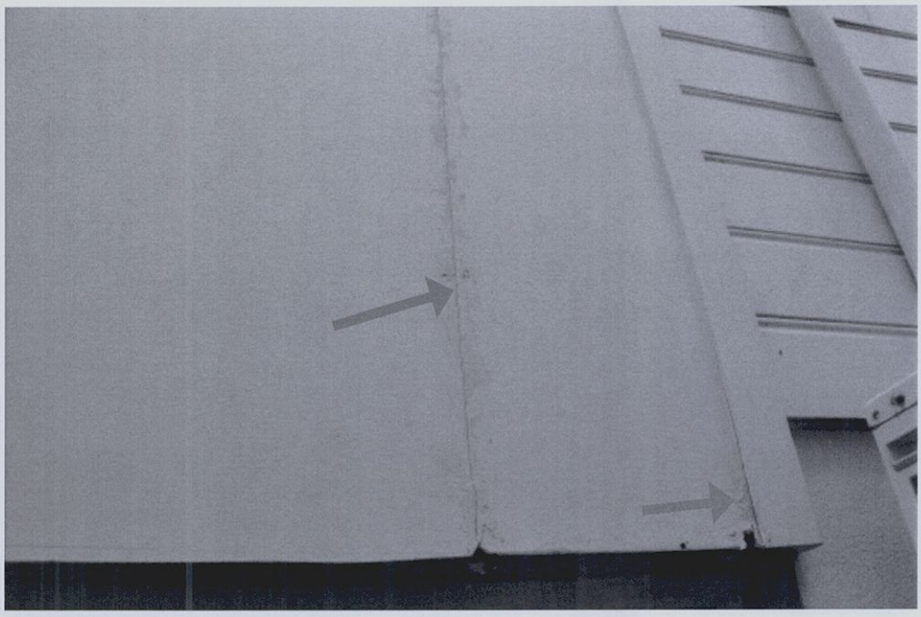


Figure: 0103

0.5mm cracking above the window in the left wall of the house. Also showing patching in the joint.

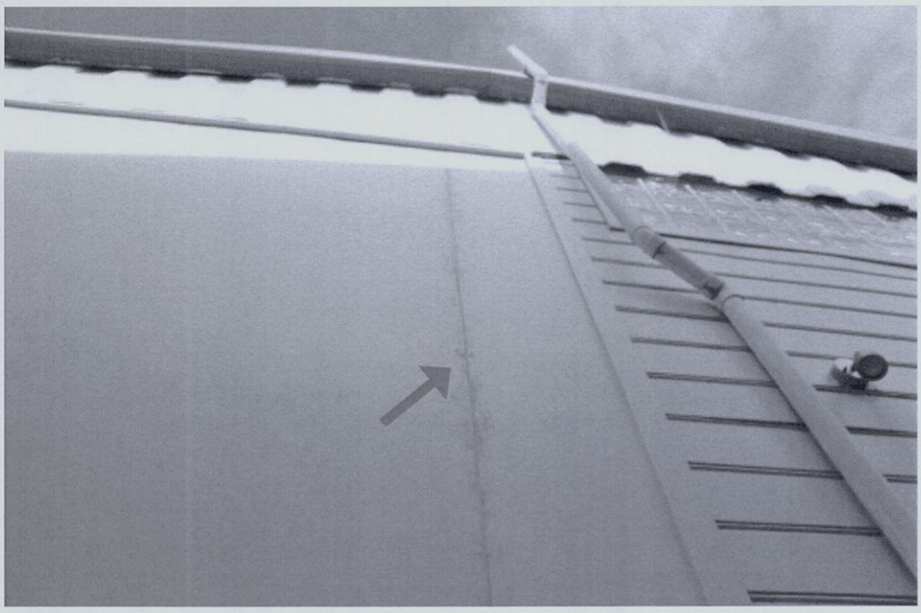


Figure: 0104

Patching in the joint in the left wall of the house.

Figure: 0105

Left wall of the house. Showing separation in the head board.

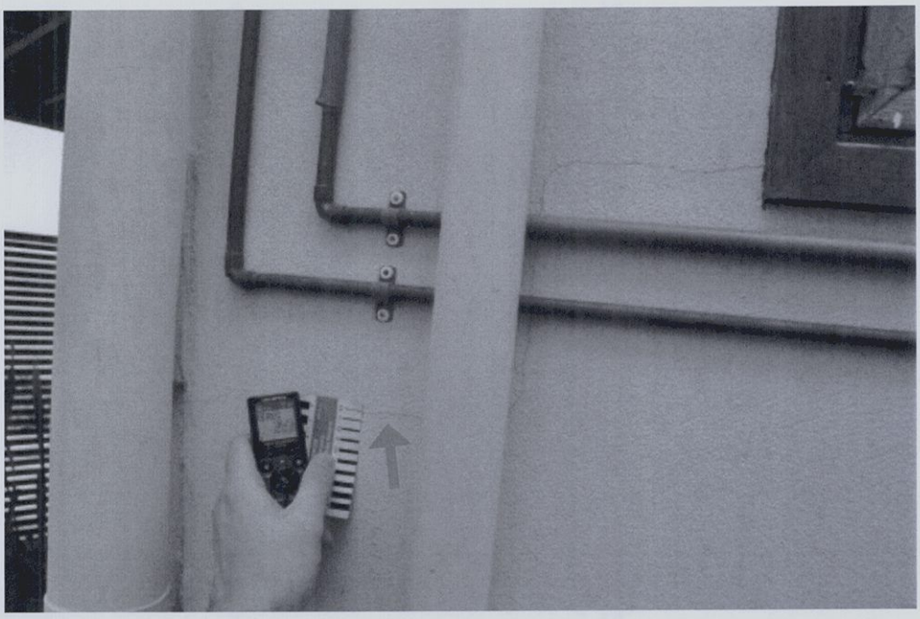


Figure: 0106

0.5mm cracking in the left wall of the house at the front corner.

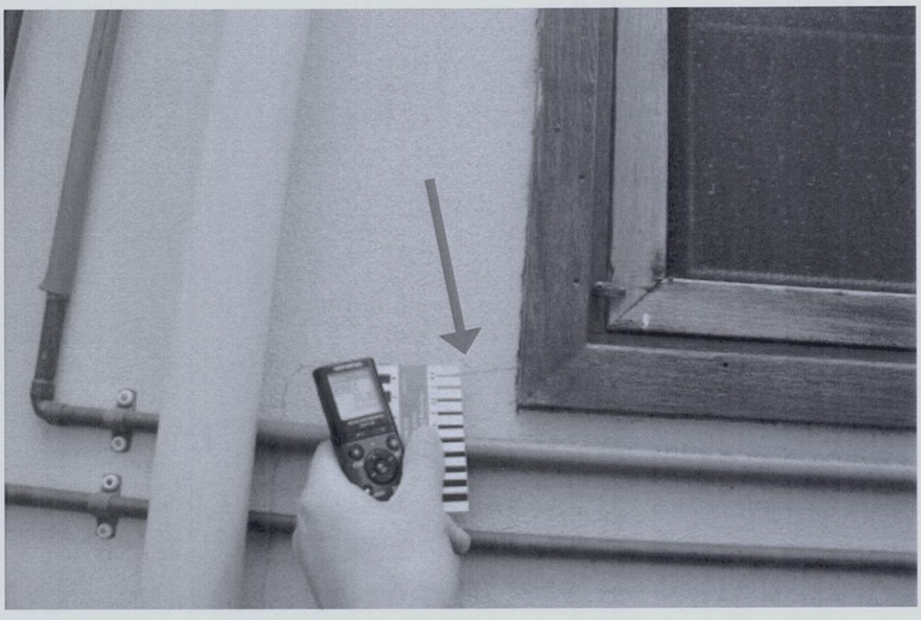


Figure: 0107

0.5mm cracking in the left wall of the house at the front corner.

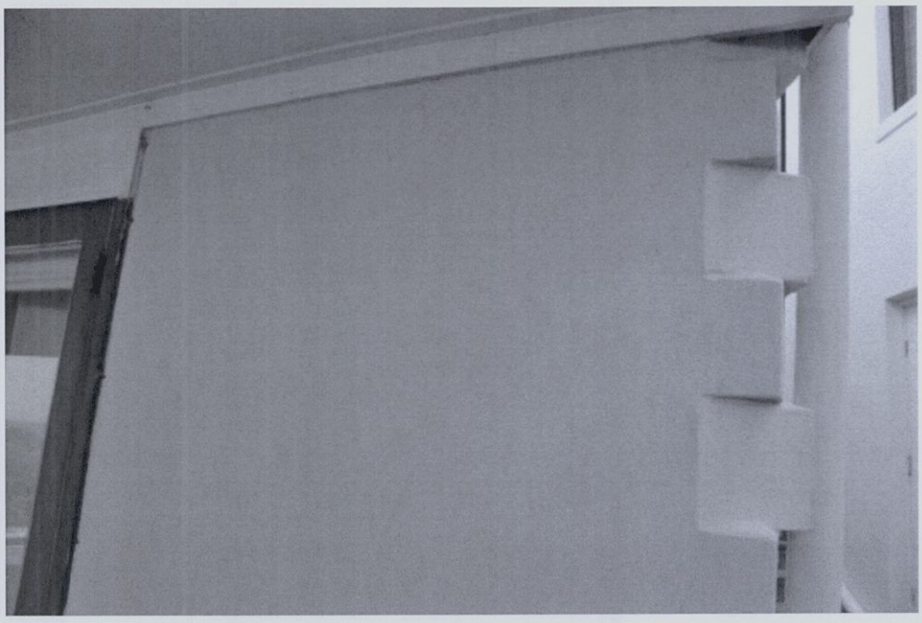


Figure: 0108

Front wall of the house, right side.

Figure: 0109

Front wall of the house, right side.

Figure: 0110

Front wall of the house.

Figure: 0111

Front wall of the house.

Figure: 0112

Front wall of the house.

Figure: 0113

Front wall of the house, left side.

Figure: 0114

Front wall of the house, left side.

Figure: 0115

General view of the left side of the house.

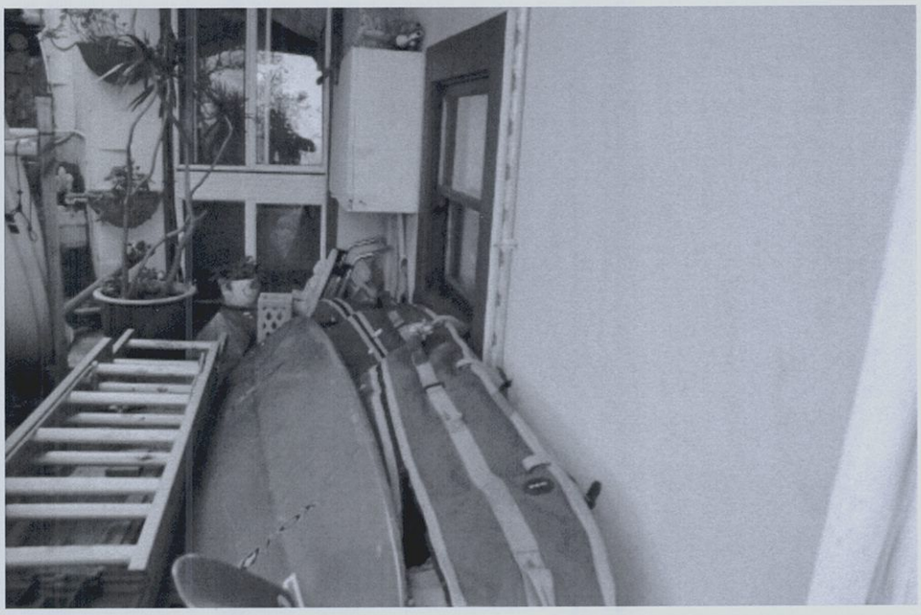


Figure: 0116

General view of the left side of the house.

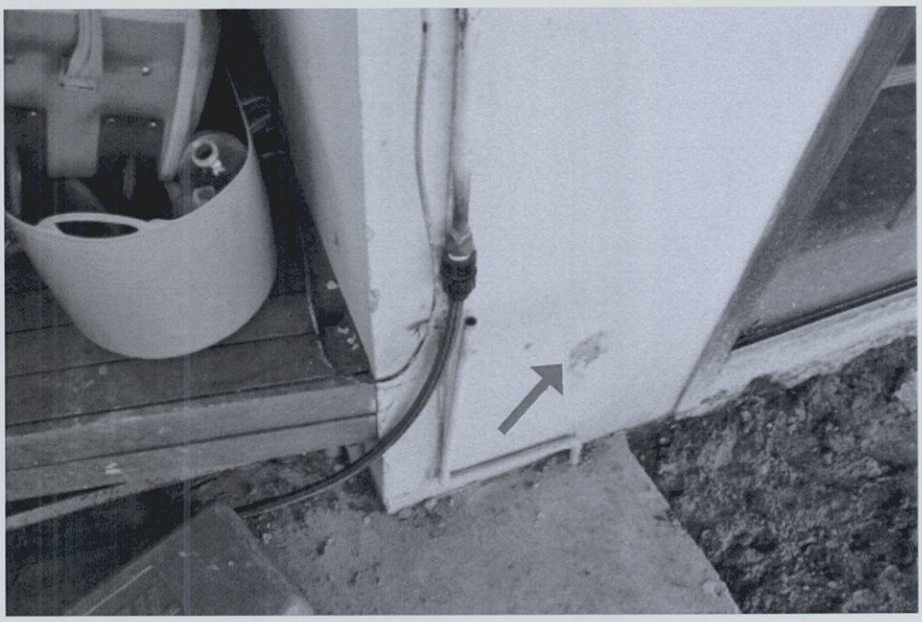


Figure: 0117

Damaged veneer in the left wall of the house.

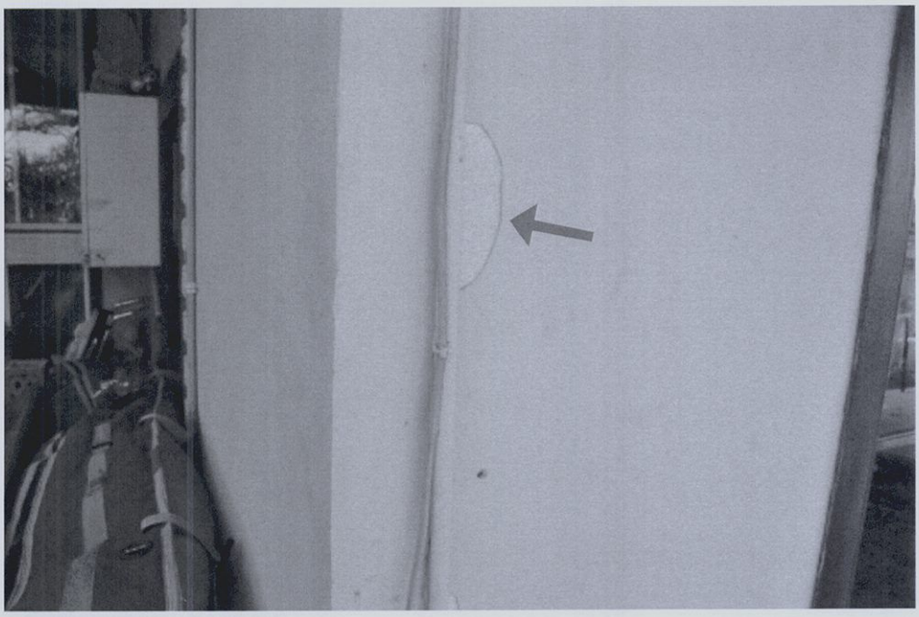


Figure: 0118

Damaged veneer in the left wall of the house.

Figure: 0119

General view of the front yard.

Figure: 0120

General view of the front yard.

Figure: 0121

General view of the front yard.

Figure: 0122

General view of the front yard, right side.

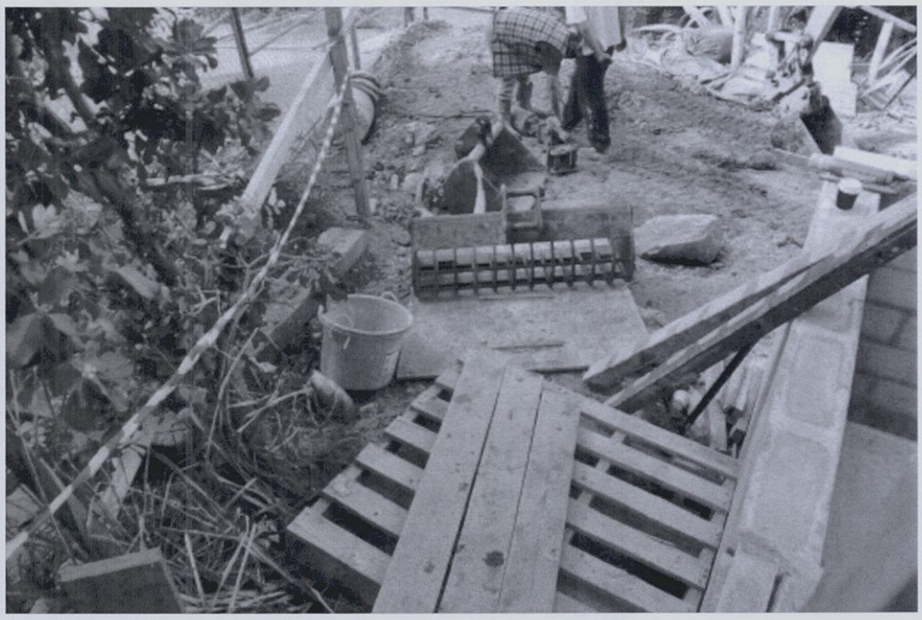


Figure: 0123

General view of the front yard near the right boundary.

Figure: 0124

General view of the front yard.

Figure: 0125

General view of the front yard.

Figure: 0126

General view of the right boundary at the front of the property.

Figure: 0127

General view of the right boundary at the front of the property.

Figure: 0128

General view of the right boundary at the front of the property.

Figure: 0129

General view of the driveway on the front side of the property.

Figure: 0130

General view of the driveway on the front side of the property.

Figure: 0131

General view of the driveway on the front side of the property.