Construction Certificate – 44 Sunrise Road, Palm Beach

"Proposed alterations and additions to the existing dwelling"

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other Susan Rothwell & Associates P/L

First name

Family name

Flat/street no. 38

Street name Serpentine Road

Suburb or town Greenwich

State NSW

Postcode 2065

Daytime telephone 9439 2380

Fax 9901 3185

Mobile 0414 616 065

Email aka@bigpond.com

2. Details of the development consent

Development application no. [redacted]

Date the consent was issued 20 May, 2003

3. Decision of the certifying authority

This certificate is issued:

☒ without any conditions

☐ subject to conditions of the kind referred to in clauses 187 or 188 of the Environmental Planning and Assessment Regulation 2000

Conditions have been placed on the certificate for the following reasons:

☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application.

Plan no.s approved Refer to the attached plan schedule

Date of this decision 17 July, 2003

24 JUL 2003

4. Information attached to this decision

- ☐ A fire safety schedule
- ☒ Schedule of approved plans & specifications

5. Certification

Anthony Protas certifies that if the work is completed following the plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the *Environmental Planning and Assessment Act 1979*.

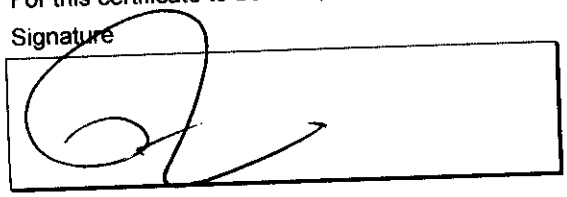
Construction certificate no.: **1248/03**

Date of this certificate: **17 July, 2003**

6. Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name: Anthony Protas

Flat/Street no.: Level 3, 84

Street name: Pitt Street

Suburb or town: Sydney

State: NSW

Postcode: 2000

Telephone: 9223 7158

Fax: 9223 9492

If the certifier is an accredited certifier:

Accreditation body of the certifier: Planning NSW

Accreditation no. of the certifier: 2442

7. Applicant's right of appeal

If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

ATTACHMENT

SCHEDULE OF APPROVED PLANS AND SPECIFICATIONS

Architectural Plans

Drawing No	Title	Date
SRNK-101 issue E	Lower ground floor plan	June, 2003
SRNK-102 issue E	Ground floor plan	June, 2003
SRNK-103 issue E	First floor plan	June, 2003
SRNK-104 issue E	Roof plan	June, 2003
SRNK-105 issue E	Elevations	June, 2003
SRNK-106 issue E	Elevations	June, 2003
SRNK-107 issue E	Section and elevation	June, 2003

Prepared by Susan Rothwell & Associates Architects

Specifications

1. BCA Compliance Specification, undated, prepared by Susan Rothwell & Associates Architects.

Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

17 July, 2003

Our Ref: 031248

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

Re: 44 Sunrise Road, Palm Beach
Construction Certificate

Pursuant to the requirements of the Environmental Planning and Assessment Act please find attached a copy of our Construction Certificate, plans and specifications to which the Construction Certificate has been issued and other relevant documents.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Anthony Protas
Anthony Protas Consulting Pty Ltd

Level 3 Suite 303 84 Pitt Street Sydney NSW 2000 Ph 02 9223 7158 Fax 02 9223 9492
Email mail@protas.net.au Web www.protas.net.au ABN 37 079 830 756

COPY

Application for construction certificate

1. Details of the applicant

Mr ☐ Ms X Mrs ☐ Dr ☐ Other

First name

Family name: Susan Rothwell & Associates

Flat/street no.: 38

Street name: Serpentine Road

Suburb or town: GREENWICH

State: NSW

Postcode: 2065

Daytime telephone: 9439 2380

Fax: 9901 3185

Mobile: 0414 616 065

Email: aka@bigpond.com

2. Identify the land

Flat/street no.: 44

Street name: Sunrise Road

Suburb or town: PALM BEACH

Postcode

Lot no.: 1

Section

DP/MPS no.: DP 505171

Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Estimated cost of the development

$ 700,000 including GST

4. Describe the development

What type of work do you propose to carry out?

Building work X

Subdivision work ☐

Describe the work

Alterations and additions to existing dwelling

For building work, what is the class of the building under the Building Code of Australia?

1A

This can be found on the development consent

Has development consent been granted for the development?

No ☐

Yes x➢ What is the development application no.?

N0403/02

What date was development consent granted?

20.05.03

5. Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes ☐:

1. If you are going to carry out **building work**:

☐ a copy of any compliance certificates on which you rely

☐ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

☐ detailed specifications of the building (4 copies)

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

☐ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

5. continued

☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:

- a list of the performance requirements you will meet by using the alternative solution
- the details of the assessment methods you will use to meet those performance requirements
- a copy of any compliance certificates on which you rely

☐ evidence of any accredited component, process or design on which you seek to rely

Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.

☐ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:

- a list of any fire safety measures you propose to include in the building or on the land
- *if you propose to alter, add to or rebuild a building that is already on the land, a list of the* fire safety measures that are currently used in the building or on the land

The lists must describe the extent, capability and the basis of design of each measure.

☐ the attached schedule, completed for the development

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.

You may also need to pay a long service levy under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) before the certifying authority can issue a certificate to you.

2. If you are going to **carry out work to do a subdivision** (eg building roads or a stormwater drainage system):

☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)

☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)

☐ the existing ground levels and the proposed ground levels when the subdivision is completed

☐ copies of any compliance certificates on which you rely

☐ detailed engineering plans (4 copies). The detailed plans might include the following:

- earthworks
- roadworks
- road pavement
- road furnishings
- stormwater drainage
- water supply works
- sewerage works
- landscaping works
- erosion control works

Where you propose to modify plans that have already been approved, please mark the approved plans (by colour or otherwise) to show the modification.

5. continued

3. If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- ☐ a list of any fire safety measures you propose to include in the building or on the land
- ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
- ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

6. Signatures

The owner(s) of the land must sign this application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
- the owner of the land has changed since the owner signed the development application.

As the owner(s) of the above property, I/we consent to this application:

Signature

Name

Date

Signature

Name

Date

The applicant, or the applicant's agent, must sign the application.

Signature

Name, if you are not the applicant

In what capacity are you signing if you are not the applicant?

Date

11.07.03

7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors) — 3
- Gross floor area of new building (m²) — 548.2
- Gross site area (m²) — 1891

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed — 1
- Number of pre-existing dwellings on site — 1
- Number of dwellings to be demolished — 0
- Will the new dwelling(s) be attached to other new buildings? — Yes ☐ No X
- Will the new building(s) be attached to existing buildings? — Yes X No ☐
- Does the site contain a dual occupancy? (NB dual occupancy = two dwellings on the same site) — Yes ☐ No X

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

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

SUSAN ROTHWELL & ASSOCIATES

A R C H I T E C T S

38 SERPENTINE ROAD, GREENWICH N.S.W. 2065 TEL. (02) 9439 2380 FAX: (02) 9901 3185

RE: Proposed Alterations to Existing Residence at 44 Sunshine Road, PALM BEACH

B.C.A. COMPLIANCE SPECIFICATION

1. Earthworks are to be carried out in accordance with Part 3.1.1 of the BCA Housing Provisions, Volume IA.
2. Termite protection is to be in accordance with Part 3.1.3 of the BCA Housing Provisions, Volume 1A
3. Drainage is to be in accordance with Part 3.2.1 of the BCA Housing Provisions, Volume 1A.
4. Footings and slabs are to be designed and constructed in accordance with Part 3.2 of the, BCA housing Provisions, Volume IA.
5. All masonry is to comply with Part 3.3 of the BCA Housing Provisions, Volume IA.
6. All framing is to be in accordance with Part 3.4 of the BCA Housing Provisions, Volume IA.
7. Roof and wall cladding is to comply with Part 3.5 of the BCA Housing Provisions, Volume IA.
8. All glazing is to be in accordance with Part 3.6 of the BCA Housing Provisions, Volume IA.
9. Smoke alarms are to be installed in accordance with Part 3.7.2 of the BCA Housing Provisions, Volume IA.
10. Wet areas are to be in accordance with Part 3.8.1 of the BCA Housing Provisions, Volume IA
11. Areas requiring ventilation, which are not naturally ventilated, are to be provided with mechanical ventilation in accordance with Part 3.8.5 of the BCA Housing Provisions, Volume IA.
12. Stair construction is to comply with. part 3.9.1 of the BCA Housing Provisions, Volume IA.
13. Balustrades are to comply with Part 3.9.2 of the BCA Housing Provisions, Volume IA.
14. Pool fencing is to comply with the Swimming Pools Act 1992.
15. The chimney construction is to comply with Part 3.7.3 of the BCA Housing Provisions, Volume IA.

APPROVED

Duncan Bray MA (Eng) OXON AMICE MIE (Aust) BPEQ
80 Great Buckingham Street
Redfern N.S.W 2016
Tel: (02) 9319 1067, Mbl 0427 808880
Fax:(02) 9319 0750
email: duncanbray@bigpond.com

Duncan Bray Pty Ltd A.C.N 001 631 125
A.B.N 26 001 631 125

Alan Kempster
Architect
9 Goodchap Street
SURRY HILLS
NSW
2010

CONSTRUCTION CERTIFICATE.

Ref: 3426

Date; July 10, 2003

PROJECT ADDRESS: **44 Sunrise Road, Palm Beach**

Pursuant to the provision of Section 93 of the Local Government Act 1993

I *DUNCAN BRAY* of *DUNCAN BRAY PTY. LTD, ACN 001 631 125.*
80 GREAT BUCKINGHAM STREET, REDFERN, NSW, 2016

hereby certify:-

1. That the **Structural drawings** listed below have been checked and comply with:-

(a) The relevant clauses of the Building Code of Australia contained in the Volume, Class 1 to Class 10 Buildings.

(b) Construction & Safety Regulations under the Construction Safety Act, 1912.Issue August 1988.
Public Stands Part 12 b
Regulations 157 G to 157 J

(c) Australian Standard 1170 Part 1, SAA Loading Code, Dead & Live loads
Australian Standard 1170 Part 2, SAA Loading Code, Wind Loads

Certified Structural Drawings numbers and revision list:

S00 C, S01 C, S02 T, S03 T, S04 T, S04 T, SO5 T, S06 T, S07 T, S08 T.

Duncan Bray
Structural Engineer

10 July, 2003

Susan Rothwell and Associates Architects
38 Serpentine Road
Greenwich NSW 2065

Attn: Mr. Alan Kemptser
Fax: 9211 9944

Dear Alan,

Re: Proposed Residential Development
44 Sunrise Road
PALM BEACH, NSW 2108
Job No: SY030363
Stormwater Design Certification

ACOR Consultants P/L were responsible for the design and documentation of the stormwater system and soil erosion and sediment control procedures for the above property.

We are writing to certify that the design has been carried out in accordance with the following standards and in accordance with good design practice:-

- AS3500 The National Plumbing and Drainage Code of Australia
- The requirements of Pittwater Council
- Australian Rainfall & Runoff 1987
- NSW Department of Land and Water Conservation's Urban Erosion & Sediment Control Manual

This certification is provided with respect to drawings:-

C1.01 – Stormwater Drainage Plan and Details – Stage 1
C2.01 – Soil Erosion and Sediment Control Plan and Details

Should you have any questions or queries, please do not hesitate to contact the undersigned.

Yours Sincerely
ÂCOR Consultants Pty Ltd

pp. Anida Russell

Michael Goodwin
BE (Hons) MEng SC MIE Aust NPER
Director

ACOR CONSULTANTS PTY LTD
ENGINEERS
MANAGERS
INFRASTRUCTURE PLANNERS
SYDNEY-MELBOURNE-BRISBANE
ACN 079 306 248
ABN 26 522 484 721
Level 1, 24 Falcon Street
PO Box 892
Crows Nest NSW 2065
TEL 02 9438 5098
FAX 02 9438 5398

Jeffery and Katauskas Pty Ltd

CONSULTING GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS
A.B.N. 17 003 550 801 A.C.N. 003 550 801

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39 BUFFALO ROAD
GLADESVILLE
NSW 2111
Tel: 02-9809 7322
02-9807 0200
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28 November, 2002
Ref: 17279Sdilap

Mr Paul Nankervis
PO Box 330
Mosman NSW 2088

DILAPIDATION SURVEY
42 SUNRISE ROAD, PALM BEACH, NSW

This letter presents the results of an internal and external dilapidation survey undertaken at 42 Sunrise Road, Palm Beach. Mr Paul Nankervis commissioned the dilapidation survey on 11th November 2002. The dilapidation report was carried out prior to the commencement of excavation in the adjoining property, 44 Sunrise Road, Palm Beach.

A two-storey brick house on sandstone block footings occupies the site. The lower floor generally consists rendered masonry walls while the ground floor is predominantly fibro clad. In the immediate vicinity of the chimney however the ground floor walls are of sandstone block construction. The house is supported on strip and pier sandstone block footings. A single-car fibro clad garage on brick footings is located to the front of the house.

The dilapidation survey was completed by our geotechnical engineer, Mr Woodie Theunissen, on 13th and 26th November 2002. It comprised a visual inspection of the internal and external portions of the building and garage. The external inspection included only those areas where access was possible and which could be viewed from the ground level. The internal inspection was carried out without movement of

furniture and wall fittings. Any crack widths within easy reach were measured while the others were estimated. Photographs were taken of most of the defects during the inspection. Negatives and photographs have been retained in our files for future reference if required.

Reference should be made to Figures 1 and 2 for crack locations. A summary of the findings of our dilapidation report are presented below. The point numbers of the specific defects listed below correspond to the numbers on Figures 1 and 2.

We recommend that a copy of this report be provided to the property owner of 42 Sunrise Road, Palm Beach and that they be asked to confirm that the report represents a fair record of existing conditions.

Internal and External Condition

Generally the external and internal condition of the house was poor to fair while the condition of the garage was poor. Significant distress in the form of cracking and lateral displacement of masonry walls and footings was noted in both the house and garage. In addition bowing of garage walls was noted while the garage floor slab was significantly cracked and rutted. The following summary is a list of those defects noted.

GROUND FLOOR

Bathroom

1 Hairline – 1mm vertical cracking extending from top of door frame upwards through cornices to ceiling.

2 Hairline – 1mm horizontal intermittent cracking along cornice for full length of wall.

3 Hairline – 1mm diagonal cracking through door jam.

4 Hairline – 3mm vertical cracking extending upwards from top of shower to ceiling.

5 Hairline – 1mm vertical cracking through grout extending downwards from top of shower ≈ 0.5m.

6 Vertical hairline crack extending 0.1m upwards from base of mirror.

7 Hairline – 1mm horizontal cracking through cornice. Crack through top of cornice extends entire length of wall. Crack through bottom of cornice extends ≈ 0.9m.

8 Hairline – 1mm cracking extending both vertically and diagonally through door jam. Vertical cracking extends ≈ 0.9m, horizontal cracking extends ≈ 0.1m.

9 Horizontal hairline cracking in sill of window extending full width of window. Vertical hairline cracking in bottom of lower window and diagonal hairline cracking in bottom left pane.

10 Vertical and horizontal hairline – 2mm cracking extending from base of cornice to ceiling. Cracks up to ≈ 0.15m long.

11 Intermittent horizontal hairline – 2mm wide cracking extending full length of room on either side of batten. Crack lengths varies up to ≈ 1.5m long.

Toilet

12 Horizontal and diagonal hairline – 1mm cracking through door jam.

13 Horizontal and vertical hairline cracking extending ≈ 0.35m up corner of wall to ceiling and running ≈ 0.05m along ceiling wall interface.

14 Horizontal hairline crack running 0.1m along window frame.

15 Vertical hairline – 2mm cracking running down both sides of corner batten ≈ 1.1m long.

16 Vertical hairline cracking running through door jam ≈ 0.07m long located between side of door jam and wall.

Hall

17 Diagonal hairline cracking through door jam.

Study

18 Diagonal and horizontal hairline – 1mm crack through door jam.

19 Vertical 1mm crack at intersection of skirting board and door jam.

20 Hairline – 1mm horizontal cracking running full length of wall through cornice.

21 Hairline – 2mm vertical cracking running intermittently down full length of corner of wall. Cracks up to ≈ 0.6m long.

22 Horizontal hairline cracking running intermittently along the full length of the cornice. Cracks up to ≈ 1.8m long.

23 Horizontal hairline – 2mm cracking running intermittently along the full length of the cornice. Cracks up to ≈ 1.4m long.

24 Horizontal hairline – 1mm wide cracking running ≈ 0.4m from corner of wall outwards along base of cornice.

25 Vertical hairline – 2mm cracking running down corner of wall (on both sides of corner), up to ≈ 0.7m long.

26 Horizontal hairline – 2mm cracking along both sides of batten, cracking up to ≈ 0.5m long.

27 Horizontal hairline – 2mm cracking along both sides of batten, cracking up to ≈ 0.5m long.

Kitchen

28(a) In general hairline – 5mm gaps between battens and fibro sheeting in roof.

28 Diagonal hairline – 1mm cracking through door jam.

29 Diagonal hairline – 1mm cracking through door jam.

30 Vertical hairline cracking at intersection of vertical and horizontal battens above door.

31 Vertical hairline cracking extending down inside of corner batten ≈ 0.5m.

32 Vertical hairline cracking extending from ceiling to top of window frame.

33 Diagonal hairline cracking through corner of window frame.

34 Diagonal, horizontal and vertical cracking extending through corner of both window frames and between both windows.

35 Diagonal and vertical hairline cracking through corner of window frame.

36 Diagonal and horizontal hairline cracking through top of door jam.

37 Vertical hairline cracking through wooden batten above tiles.

38 Vertical hairline – 1mm cracking extending down wooden batten from ceiling to horizontal wooden battens above tiles.

39 Diagonal cracking through both sides of window frame.

40 Horizontal and vertical hairline cracking extending from window frame to wooden batten then 0.13m down batten.

41 Vertical hairline cracking through join in wooden batten above tiles.

Bedroom 2

42 Vertical hairline – 1mm wide cracking at intersection of wall and door jam running entire length of door jam.

43 Horizontal hairline – 10mm gaps between batten and wall running full length of wall.

44 Vertical hairline – 1mm cracking running down side of batten from ceiling to 0.05m below horizontal batten.

45 Vertical hairline – 1mm cracking running down side of batten from ceiling to 0.05m below horizontal batten.

46 Vertical hairline – 1mm cracking running intermittently down both sides of corner batten from a height of 1.4m with crack lengths up to 0.7m.

47 Horizontal hairline to 1mm cracking running from corner to first vertical batten.

48 From first horizontal batten, hairline – 1mm vertical cracking runs down both sides of batten intermittently with crack lengths up to ≈ 1.4m.

49 Gaps up to ≈ 10mm between wall and batten for a length of ≈ 0.15m.

50 Gaps observed in all battens in ceiling with gaps in general up to ≈ 5mm wide and 1.0m long.

Bedroom 1

51 Diagonal and vertical hairline cracking extending through top corner of window and up to ≈ 0.5m down window pane.

52 Diagonal and horizontal hairline cracking above intersection of two windows up to ≈ 0.7m long.

53 Vertical and diagonal hairline cracking in top corner of window frame and extending down the window frame with crack lengths up to ≈ 1.1m.

54 Vertical hairline cracking extending up corner of wall from top of window to ceiling.

55 Diagonal hairline cracking through top corner of window frame.

56 Intermittent horizontal hairline cracking running entire length of wall on either side of the batten at the intersection of the wall and ceiling. Typical crack lengths ≈ 1.0m.

57 Horizontal hairline – 1mm thick crack running along top of skirting board ≈ 1.2m long.

58 Intermittent horizontal hairline cracking running entire length of wall on either side of the batten at the intersection of the wall and ceiling. Typical crack lengths ≈ 1.0m.

59 Horizontal hairline cracking running entire length of wall on either side of the batten at the intersection of the wall and ceiling. Typical crack lengths ≈ 1.0m.

60 Intermittent horizontal hairline – 2mm cracking running entire length of wall on either side of the batten at the intersection of the wall and ceiling. Typical crack lengths ≈ 1.0m.

61 Vertical hairline – 1mm cracking running intermittently down batten. Crack lengths up to ≈ 1.2m long.

62 Horizontal hairline cracking running along batten located midway up wall. Crack lengths typically 0.5m long.

63 Intermittent horizontal hairline cracking running entire length of wall on either side of the batten at the intersection of the wall and ceiling. Typical crack lengths ≈ 1.0m.

64 All battens in ceiling have intermittent hairline – 1mm cracking running their full length. Crack lengths are typically about 1.5m – 3.0m.

Living Area

65 Vertical hairline – 1mm wide cracking on both sides of batten running from ceiling to top of feature board.

66 Horizontal hairline – 2mm cracking running full length of cornice.

67 Horizontal hairline – 2mm cracking running intermittently below feature board. Crack lengths typically 0.3m – 0.5m long.

68 Horizontal hairline cracking running along cornice for full length of wall.

69 Vertical hairline – 1mm horizontal cracking running from ceiling to feature board.

70 Horizontal hairline – 1mm cracking running along cornice for full length of wall.

71 Vertical hairline – 1mm wide cracking on both sides of batten running from ceiling to top of feature board.

72 Horizontal hairline – 1mm cracking running along cornice for full length of wall.

73 Vertical hairline – 1mm wide cracking on both sides of batten running from ceiling to top of feature board.

74 Hairline – 1mm wide cracking through fibro ceiling sheet extending approximately 2m from window.

75 Diagonal hairline – 1mm crack in fibro ceiling sheet ≈ 0.3m long.

76 Hairline – 1mm cracking between ceiling and all ceiling battens. Typical crack lengths 1.5m – 2.0m.

77 Vertical hairline – 1mm cracking extending from ceiling to within two sandstone blockwork courses of the floor.

78 Stepped hairline cracking extending full ceiling to within three blockwork courses of the floor.

79 Stepped hairline – 10mm cracking extending from ceiling down to key stone and splitting in two over the keystone and down to top of fireplace.

80 Stepped hairline cracking extending from ceiling to within three blockwork courses of the floor.

81 Vertical hairline – 1mm cracking extending from ceiling to floor.

82 Vertical hairline – 1mm cracking extending intermittently from ceiling to floor. Crack lengths typically 0.2m – 0.3m long.

83 Horizontal hairline – 2mm crack running along intersection of ceiling and wall extending from corner ≈ 1.3m.

84 As above but 1mm - 2mm cracking extending full length of wall.

85 As above but 1mm - 2mm cracking extending full length of wall.

86 Vertical hairline – 2m cracking running from feature board to floor.

87 Diagonal hairline cracking running through doorframe.

88 Hairline – 1mm horizontal cracking running below feature board 0.1m – 0.3m long.

89 Diagonal hairline cracking running through doorframe.

90 Horizontal hairline – 1mm cracking running full length of wall at interface of wall and ceiling.

91 Vertical hairline – 1mm crack extending from ceiling to floor.

92 Hairline – 1mm cracking noted between all ceiling battens and ceiling. Typical crack length 0.5m – 2.0m.

LOWER GROUND FLOOR

Toilet and Shower

93 Horizontal hairline – 1mm cracking above cornice running full length of wall.

94 Horizontal hairline – 1mm cracking above cornice running for a length of 0.3m.

95 Diagonal 1mm – 2mm crack through fibro. 0.05m long.

96 Vertical hairline – 2mm crack through render above door.

97 Horizontal hairline – 1mm cracking above cornice running full length of wall.

Bedroom 3

98 Vertical hairline cracking running full length of wall at corner.

99 Hairline – 15mm vertical cracking running down the corner from the top of the window to the floor.

100 Two diagonal hairline cracks extending from ceiling to top of window.

101 Vertical hairline cracking extending from bottom of window downwards.

102 Hairline – 1mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

103 Vertical hairline crack extends from ceiling to top of door.

104 Hairline – 5mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

105 Hairline – 1mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

106 Vertical hairline crack extends from ceiling to top of door.

107 Horizontal hairline crack extends from ≈ 0.3m above base of window to within 0.2m of corner of room.

108 Hairline to 2mm cracking observed in all ceiling battens and beams between the ceiling and the batters/beams. Typical crack length range from 1m – 2m.

Living Area

109 Hairline – 1mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

110 Hairline horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

111 Hairline horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

112 Vertical hairline cracking extending from ceiling to floor at corner.

113 Vertical hairline cracking extending from corner to top of door.

114 Hairline – 1mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

115 Hairline – 1mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

116 Vertical hairline – 1mm cracking extending from ceiling to floor at corner.

117 Hairline – 1mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

118 Hairline – 1mm thick crack through fibro in ceiling ≈ 0.35m long.

119 Hairline to 2mm cracking observed in all ceiling battens and beams between the ceiling and the batters/beams. Typical crack length range from 1m – 2m.

120 Horizontal hairline crack extending from ceiling to top of door.

121 Hairline – 1mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

122 Hairline – 1mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

123 Hairline vertical, diagonal and horizontal cracking. Cracking extends from cupboards to top of bench and extends out from corner of wall by ≈ 1.2m.

124 Hairline - 1mm horizontal crack extends full length of wall at intersection between wall and ceiling both above and below cornice.

125 1m - 2m vertical cracking extends down corner from ceiling to floor.

126 Hairline to 1mm cracking observed in all ceiling battens and beams between the ceiling and the batters/beams. Typical crack length range from 1m - 2m.

Laundry

127 Vertical and horizontal hairline cracking extending from a height of 1.4m to 0.6m and typically varying from about 0.3m to 1.1m long.

128 Vertical and horizontal hairline - 1mm cracking extending from the ceiling down to 1.4m and from the window to the corner. Typical crack length 0.2m - 1.1m.

129 Horizontal hairline cracking extending between 0.05m - 0.5m from edge of window.

130 Horizontal hairline - 1mm cracking extending from window to door.

External

131 Horizontal and vertical hairline - 1mm cracking through mortar from top of door to underside of ground floor beam; 0.3m long.

132 Diagonal hairline cracking extends from midway up door to corner of house ≈ 0.3m long.

133 Typically hairline - 1mm cracking at interface of window frames, battens and fibro.

134 1mm - 2mm vertical cracking through top course of sandstone blockwork.

135 N/A

136 2mm cracking through concrete pavement.

137 Where battens hold fibro in place, cracking is evident at interface. Cracking typically hairline to 2mm wide with crack lengths typically 1m - 1.5m long (some crack width up to 10mm).

138 1mm - 15mm vertical cracking extending from the ground to the top of the flowerbed.

139 Stepped hairline cracking extending down six courses of blockwork.

140 Stepped hairline cracking extending down from the top course to within one course of the ground.

141 Stepped hairline cracking extending down from the top course to within four courses of the ground.

142 With the exception of the lower battens below the window, where battens hold fibro in place, cracking is evident at interface. Cracking typically hairline to 2mm wide with crack lengths typically 1m – 1.5m long (some crack width up to 10mm)

143 Where battens hold fibro in place, cracking is evident at interface. Cracking typically hairline to 2mm wide with crack lengths typically 1m – 1.5m long (some crack width up to 5mm)

144 Where battens hold fibro in place, cracking is evident at interface. Cracking typically hairline to 2mm wide with crack lengths typically 1m – 1.5m long (some crack width up to 5mm)

145 Stepped hairline cracking from top of bottom course of sandstone blockwork.

146 Hairline – 10mm vertical and stepped cracking extending from the bottom of the verandah to ground level.

147 Hairline – 10mm vertical and stepped cracking extending from the bottom of the verandah to ground level.

148 Horizontal hairline – 1mm cracking extending the full length of the rendered brick wall.

149 Hairline – 1mm vertical and stepped cracking extending from the balcony down to ground along the interface of the existing building and the extension and stepped down through the sandstone blockwork to corner block.

150 1mm – 20mm stepped cracking from top of sandstone blockwork to ground level.

151 Hairline – 10mm stepped cracking through all courses of sandstone blockwork.

152 Remainder of sandstone block wall has hairline cracking.

Garage

153 In general hairline – 2mm cracking between battens and fibro sheets with some battens missing and some hairline cracking in fibro sheets

154 Extensive alligator cracking in concrete slab associated with wheel rutting and settlement of the slab. Crack widths are typically 1mm – 5mm with rutting up to ~160mm.

155 2 x hairline – 2mm stepped cracking extending from top of brickwork to ground.

156 4 x hairline – 15mm stepped cracking extending from top of brickwork to ground.

157 Hairline – 10mm stepped cracking extending from top of brickwork to ground. Lower section of brickwork has moved outwards laterally up to 5mm - 10mm.

158 Hairline – 10mm stepped cracking extending from top of brickwork to ground. Upper section of brickwork has moved outwards laterally up to 5mm - 10mm.

159 Hairline – 2mm stepped cracking extending from top of brickwork to ground.

160 Hairline – 15mm stepped cracking extending from top of brickwork to ground. Lateral outwards movement of up to 5mm

161 Bottom of clad wall bowed. Extends outwards by up to 40mm.

162 Hairline stepped cracking extending from top of brickwork to ground.

163 Hairline – 1mm stepped cracking extending from top of brickwork to ground intermittently for the length of the wall.

164 Hole in fibro sheeting up to 180mm long with associated hairline cracking up to 300mm long.

165 Hole in fibro sheeting up to 700mm long with associated hairline cracking up to 1.1m long.

Should you require any further information regarding the above please do not hesitate to contact the undersigned.

Yours faithfully
For and on behalf of
JEFFERY AND KATAUSKAS PTY LTD

Woodie Theunissen
Geotechnical Engineer

Paul Stubbs
Director

WILLIAM DANGAR & ASSOCIATES
abn 66065335786

July 11, 2003

Alan Kempster
9 Goodchap St
Surry Hills NSW 2010

Dear Alan

RE: LANDSCAPE CERTIFICATION

This is to certify that the Landscape Drawing L01-1502D for the Nankervis residence has addressed B45a items 1 through 12 of the Councils Conditions.

Yours sincerely,

Johanna MacMinn
Landscape Architect

po box 438 double bay nsw 2028 dangland@ozemail.com.au phone: 02 9369 3166 fax: 02 9369 2655
EXTERIOR DESIGN CONSULTANTS

SUSAN ROTHWELL & ASSOCIATES

A R C H I T E C T S

38 SERPENTINE ROAD, GREENWICH N.S.W. 2065 TEL. (02) 9439 2380 FAX: (02) 9901 3185

10th. July, 2003

ANTHONY PROTAS CONSULTING
Level 3, Suite 303
84 Pitt Street,
SYDNEY NSW 2000

Dear Anthony,

RE: Proposed Alterations to Existing Residence at 44 Sunshine Road, PALM BEACH

In reference to the above project, we wish to certify that the access driveway and internal driveway, as documented on drawing no. SRNK - 202A complies with Council's Policy DCP E3 "Driveways and Internal Roadways"

Should you have any queries, please do not hesitate to contact me at your earliest convenience.

Yours Faithfully,

Alan Kempster (Architect)
Susan Rothwell & Associates

Pittwater Council

REPRINTED

OFFICIAL RECEIPT

26/05/2003 Receipt No: 114757

To P A NANKERVIS; R H NANKERVIS

SUSAN ROTHWELL & ASSOCIATES
38 THE SERPENTINE ROAD
GREENWICH NSW 2065

Applic.	Reference	Amount
GL Recei	QLSL-Builders NC403/02	$1,400.00

Total: **$1,400.00**

Amounts Tendered

Cash	$0.00
Cheque	$1,400.00
Card	$0.00
Money Order	$0.00
Agency Rec	$0.00
Total	$1,400.00
Rounding	$0.00
Change	$0.00
Nett	**$1,400.00**

Printed 07/07/2003 3:32:49 PM

Cashier: VBerg

abn 66065355786

IRRIGATION & MAINTANANCE SPECIFICATIONS

44 SUNRISE ROAD PALM BEACH

1 AUTOMATIC WATERING SYTEMS

1.1 IRRIGATION SYSTEM - GENERAL

Water Supply

The source of water will be from the town water system and the irrigation tank.

Anti Backflow Device

Anti backflow device of type approved by Sydney Water installed at the town water take off point.

Conduits

Protective PVC pipe conduits of sufficient diameter installed where piping runs under or penetrates paving, retaining walls, slabs or similar objects.

Fittings

uPVC complying with AS 1 477-1 973 or A 159-1971 installed as appropriate. Copper shall be used in situations as defined by Sydney Water.

Irrigation pipes

Class 12 uPVC and copper pipes where required by statutory authorities.

Rain Sensor

Mini Clik II rain controller in location to be determined.

1.2 FIXED LOCATION SYSTEMS

Heads

General: heads maintain a preset arc of throw, adjustable for radius, during watering operations.

Pop-up type heads: Rise out of their housings under supply pressure, to a height of at least 50 mm. Wiper seals, stainless steel return springs and removable internal filters.

Sprinklers: Gear driven and spray sprinklers, which have matched precipitation rates for the various areas of throw. Spray sprinklers, which have flow rates adjustable down to zero.

Impact sprinklers: Bronze bodies in high impact plastic cases with drainage holes. Provide granular fill for at least 75 mm around the base of the case.

Anti-drain valves: On rotating heads 300 mm below the highest head on the same automatic valve, fit internal or external anti-drain check valves to prevent low head drainage.

PO BOX 438 Double Bay NSW 2028 dangland@ozemail.com.au phone: 02 9369 3166 FAX: 02 9369 2655

Automatic control valves

24 V solenoid actuated hydraulic valves with flow control and a maximum operating pressure rating 1 MPa. Stainless steel bonnet holding down bolts and internal metal parts of stainless steel, able to be serviced without removal from the line. A gate valve of the same size immediately upstream of each automatic control valve. House valves in an accessible position in a high impact plastic valve box, and provide backflow prevention, if not connected to the central backflow prevention device.

Quick coupling valves

DN 20 double lugged bronze quick coupling valves with neoprene seats mounted on DN 20 copper risers offset at least 150 mm from the supply pipe. Provide valve boxes and covers set flush with the finished surface.

Pressure regulating valves

Pressure-regulating valves at offtake points, which are adjustable between 100 - 700 kPa. An 800 □m filter sized to suit the flow immediately upstream from the pressure-regulating valve, and provide gate valves upstream from the filter and downstream from the pressure-regulating valve. Mount the assembly in an accessible position in a valve box, access pit or adjacent building, and provide backflow prevention, if not connected to the central backflow prevention device.

Isolation Valves

Provide isolation valves to shut/isolate individual circuits.

Prop. Item: Toro gate valve or equal.

Position of isolation valves must be identical with as built drawing.

Valve Boxes

Valves housed in a high impact plastic valve box.

Micro-irrigation valve boxes

High impact plastic with snap lock covers at finished ground level, each housing a stop cock, filter (200 □m for microsprays, 100 □m for drippers), pressure reducing valve (170kPa outlet pressure) and automatic control valve.

Control Wires

The automatic control valves and soil moisture sensors connect to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at valves, sensors and branches off common wires. Provide waterproof connectors. Provide expansion loops at changes of direction and at joints.

All wiring for 24V AC control of solenoid valves shall be sized to ensure a minimum of 20 volts at the valve when calculated on the inrush amperage of the valve solenoid. All wiring shall be a minimum size of 7/050 building wire of 1/0.8 multi-core cable. All wires other than laid underground shall be run in 20mm electrical conduits. El. conduits will be also used under paving and other permanent surfaces. Jointing of cable will be a continuous length between the irrigation controller and the solenoid valve.

All wire jointing will be carried out in such a way as to ensure a completely waterproof seal.

Controller

Automatic digital irrigation controller with 16 stations min. capacity, with the option of snap in modules to extend capacity. Capable of running drip irrigation program on all required stations. The controller shall provide for schedules of min 7 days duration.

1.3 MICRO-IRRIGATION SYSTEMS

Polyethylene micro-irrigation pipe

Standard: To AS 2698.1 Class IRRIG with barbed fittings of similar pressure rating fastened with ratchet type clamps. Dripline shall be Netafim Techline 17mm tube or equivalent.

General: From take off provide Netafim Tech filter, the pressure regulating valve, and line flushing valve on the circuit.

Flow rate 2.3l/h.

Above surface button emitter at the extreme end of any dripline circuit as a control for the functioning of the system.

Microsprays

Microsprays mounted 300 mm above ground on stakes and connect to the piping with appropriately sized micro-tubes.

Drippers

Turbulent flow types easily dismantled for cleaning. Connected directly into piping or appropriately sized micro-tubes. Dripper spacing to suit proposed planting. All connections shall be clipped.

2 MAINTANANCE

The planting establishment period commences at the date of practical completion.

Required period: 12 months

2.1

General

Throughout the planting establishment period, carry out maintenance work including, watering, weeding, rubbish removal, fertilising, pest and disease control, reseeding, staking and tying, replanting, cultivating, pruning, hedge clipping, , reinstatement of mulch, renovating, top dressing, and keeping the site neat and tidy.

Watering

The fully automated irrigation system with rain sensors will provide the garden with regular intervals of water.

Weeds

Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Manual: Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment period.

Plant staking

Material: Hardwood, straight, free from knots or twists, pointed at one end.

Installation: Drive stakes into the ground for at least a third of their length, avoiding damage to the root system.

Stake sizes:

For plants < 2.5 m high: Three 50 x 50 x 2400 mm stakes per plant.

For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.

For plants < 1 m high: One 38 x 38 x 1200 mm stake per plant.

General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Tie types:

For plants > 2.5 m high: Two strands of 2.5 mm galvanized wire neatly twisted together, passed through reinforced rubber or plastic hose, and installed around stake and stem in a figure of eight pattern. For plants < 2.5 m high: 50 mm hessian webbing stapled to the stake.

Compost & fertiliser

General: Provide well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

Standard: To AS 4454.

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Pest & disease control

Eradicate pest & disease using environmentally acceptable methods, at the recommended maximum rate.

Replacements

Continue to replace failed, damaged or stolen plants.

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – To be submitted with detailed design for construction certificate

Development Application for SUSAN ROTHWELL AND ASSOCIATES
Name of Applicant

Address of site 44 SUNRISE ROAD PALM BEACH

Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, DUNCAN BRAY (insert name) on behalf of DUNCAN BRAY P/L (trading or company name)

on this the 25 Jun 2003 (date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least $2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development

Geotechnical Report Details:

Report Title: GEOTECHNICAL STABILITY ASSESSMENT Ref: 16776SL/etrev1
Report Date: 13 JUNE 2003
Author: L.J. SPEECHLEY

Structural Documents list:

S00 C, S01 C, S02 T, S03 T, S04 T, S05 T, S06 T
S07 T, S08 T.

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

DUNCAN BRAY (name)

(signature)

Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

I prepared ~~and/or technically verified~~ the abovementioned Geotechnical Report as per Form 1 dated 13/6/03 and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriate taken into account by the structural engineer in the preparation of these structural documents. I am aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature .....

Name LINTON SPEECHLEY

Chartered Professional Status BE(Hons) MEngSc MIEAust

Membership No. MIEAust No. 1417342

25/6/03

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
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Name of Applicant

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Signature .....

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Chartered Professional Status BE(Hons) MEngSc MIEAust

Membership No. MIEAust No. 1417342

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DUNCAN BRAY (name)

(signature)

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Signature LJSpeechley

Name LINTON SPEECHLEY

Chartered Professional Status BE(Hons) MEngSc MIEAust

Membership No. MIEAust No. 1417342

PITTWATER COUNCIL

Unit 9/5 Vuko Place, Warriewood NSW 2102
Telephone 9970 1111

Date: 26-Jun-03
Receipt No: 117249
Amount: $88.00

Name: Susan Rothwell & Associates

Postal Address: 38 Serpentine Road
Greenwich 2065

COUNCIL CROSSING PROFILE AT

44 Sunrise Road Palm Beach

The future vehicular access profile will be as per the enclosed plan **NL.**

WORK REQUIRED:

Construct: Vehicular access slab 7.2m long x 3.5m wide at gutter crossing to 3.5m wide at the boundary.

Type of Construction: Domestic

Note: **Of the two existing crossings, this permit approves the top one only.**

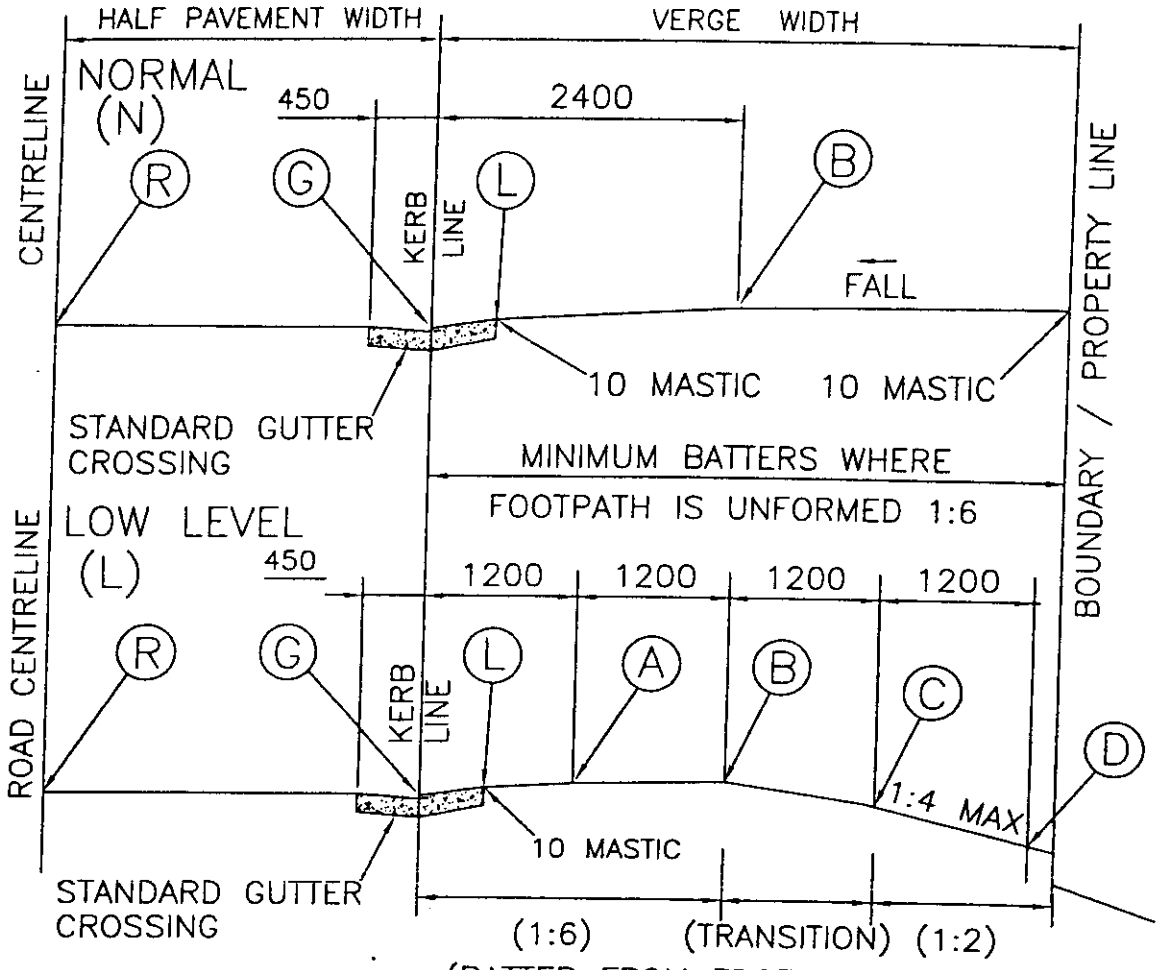
VEHICULAR ACCESS

(a) All work within the road reserve (including excavation) in connection with the above, is to be carried out by authorised contractors only.
(b) Quotations for the work specified above should be obtained from any of the contractors on the list and should be for the whole of the work stated.
(c) Construction of vehicular access will be strictly in accordance with the profile supplied and where the drive within the property is to be constructed first, it shall be the responsibility of the owner to have the work carried out in such a manner as to provide a smooth join and continuity of grading.

Please Note: Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage. Refer to relevant attached profile.

S. Melderis

Sigi Melderis
ASSETS / RESTORATIONS OFFICER



POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	MAX 100 ABOVE "G"
A	1200 FROM KERB LINE	180 ABOVE "G"
B	2400 FROM KERB LINE	200 ABOVE "G"
C	3600 FROM KERB LINE	70 ABOVE "G"
D	4800 FROM KERB LINE	180 BELOW "G"

1. All construction within the road reserve to be in plain uncoloured 20MPa concrete unless otherwise approved by Council.
2. Single dwellings – 20Mpa concrete 130mm thick or pavers laid on a 100mm concrete base.
   - Dual occupancies where the crossing services both dwellings – 20Mpa concrete 150mm thick with F72 reinforcement.
   - Subdivisions servicing up to 10 lots – 20Mpa concrete 150mm thick with F72 reinforcement.
   - Industrial or commercial – 20MPa concrete 180mm thick with F72 reinforcement.
3. The Vehicular crossing and the driveway to 2400 behind the kerbline is to be graded parallel with the road centre line grading.
4. At least 24 houres notice of intention to place concrete within the road reserve shall be given to Council, and no concrete shall be placed until the formwork has been approved.
5. Driveway pavers to be laid on a 100mm concrete base.

	PITTWATER COUNCIL	PLAN No. NL
	Standard Domestic Driveway Profiles	
	Normal to Low	SHEET No. 1 / No. of SHEETS 1

DATE: 19/03/2003

44 SUNRISE ROAD PALM BEACH
RECORD OF "MISS BYLES ROOM"

15.07.03

PAGE (2) OF 3

ABOVE: EXTERNAL FACE OF SOUTH WALL
BELOW: INTERNAL FACE OF SOUTH WALL

44 SUNRISE ROAD PALM BEACH
RECORD OF "MISS BYLES ROOM"

15.07.03

PAGE (1) OF 3

ABOVE: EXTERNAL FACE OF WEST WALL
BELOW: INTERNAL FACE OF NORTH WALL

44 SUNRISE ROAD PALM BEACH
RECORD OF "MISS BYLES ROOM"

15.07.03

ABOVE: INTERNAL FACE OF WEST WALL
BELOW: EXTERNAL FACE OF NORTH WALL

CONSTRUCTION NOTES

GENERAL

G1. These drawings shall be read in conjunction with all architectural and other working drawings, specifications and with such other written instructions as may be issued during the course of the contract.
G2. All workmanship and materials shall be in accordance with the requirements of the current edition of the SAA Codes and the By-Laws and Ordinances of the relevant Building Authority.
G3. Any conflict between these notes, the specification, the drawings or any other relevant documents shall be referred to the Engineer for decision prior to proceeding with the work.
G4. Dimensions shall not be obtained by scaling the drawings. For setting out dimensions and levels refer to architectural drawings.
G5. The Builder shall be responsible for the provision of all shoring to maintain the stability and integrity of excavations and adjacent structures.
G6. During construction it is the Builder's responsibility to maintain the structure in a stable condition and to ensure no part is overstressed.
G7. The design and drawings contained herein are copyright and may not be used or reproduced, in whole or in part, without the written permission of Duncan Bray Pty Limited.

LOADINGS

L1. The structural elements shown on these drawings has been designed for the following superimposed live loads :

FLOORS	1.5 kPa
STAIRS	3.0 kPa
ROOF	0.25 kPa

L2. Wind loads are in accordance with AS1170.2 as follows :

Structural Importance Multiplier :	1
Terrain Category :	3
Basic Wind Speed :	Vp 41 m/sec.

FOUNDATIONS

F1. The minimum safe bearing capacity of foundation material shall be 600 kPa. – ROCK.
F2. The slabs and footings shown on these drawings have been designed for Reactivity Class A to AS2870.
F3. Foundation material shall be approved by the Engineer prior to placing concrete.
F4. The bases of footing excavations shall be finished clean and horizontal.
F5. Founding levels where shown are for tender purposes only.
F6. Any proposed footing excavation near boundaries, other structures or services shall be approved by the Engineer.
F7. Subgrade shall be approved material compacted to 95% Standard Dry density determined by testing to AS1289–E1.1 u.n.o.
F8. The founding conditions of ALL new footings plus any existing footings that will carry additional load must be inspected by a geotechnical engineer.
F9. All excavated rock faces need to be inspected by a geotechnical engineer to check for adverse defects and the need for stabilisation requirements. where excavations are within the zone of influence of existing footings (as defined in the geotechnical report) then initially small slots not wider than 1.0m should be excavated and inspected by the geotechnical engineer prior to further excavation. Slots should not be closer than 4.0m from centre to centre.

GROUND PREPARATION:

AREAS OF FILL:

1. Remove all topsoil and organic material.
2. Proof roll subgrade to 98% standard dry density under buildings and 100% standard dry density under roads and carparks as required by A.S. 1289 part 5 dig out any soft spots and replace with 200 thick layers of granular fill and compacted within ±2% of optimum moisture content to standard dry density as noted above as required by A.S. 1289 part 5.
3. Fill is to be select fill as specified, compacted within ±2% of optimum moisture content in 200 thick layers to standard dry density as noted in note 2 as required by A.S. 1289 part 5.
4. Internal slabs are to be poured on waterproof membrane on 100 granular fill compacted as specified in note 3.

AREAS OF CUT:

1. Refer to Notes 1, 2 and 4.
2. Temporary excavation batters through soil should not be steeper than 1V in 1H for heights of less than 1.5m. For cuts greater than 1.5m or where seepage is encountered then specific geotechnical advice should be sought. All excavations whether through soil and/or rock should be inspected by the geotechnical engineers at not greater than 1m depth intervals.
3. In areas of cut, 20 compacted levelling sand may be substituted for 100 compacted granular fill.

REINFORCED CONCRETE

C1. All workmanship and materials shall be in accordance with AS3600, the SAA standards cited in AS3600, the drawings and the specification.
C2. Concrete composition and minimum clear concrete cover to reinforcement shall be as follows:-

Element	AS3600 F'c MPa	Cover mm
SLABS ON GROUND	INTERNAL 25	20
	EXTERNAL 40	45
SUSPENDED SLABS	INTERNAL 32	20
	EXTERNAL 40	45

C3. All concrete shall be 80mm maximum slump, 20mm maximum aggregate with no admixtures or fly ash, unless approved by the Engineer.
C4. Sizes of concrete are net, exclusive of applied finishes. Beam depths are written first and include slab thickness.
C5. Construction joints shall be properly formed and used only where shown or approved by the Engineer.
C6. No holes or chases shall be made in concrete members without the approval of the Engineer.
C7. Reinforcement is represented diagrammatically and is not necessarily shown in true projection.
C8. Welding or splices in reinforcement shall be used only in positions approved by the Engineer.
C9. The minimum clear spacing between conduits, cables, pipes and bars shall be as required by AS3600 but not less than three bar diameters. Conduits in slabs shall not be placed above top reinforcement or below bottom reinforcement.
C10. All reinforcing bars shall be grade D500N to AS4671 unless noted otherwise. All fabric shall be grade 500L to AS4671 and shall be supplied in flat sheets. The figures following the fabric symbol SL, RL or L is the reference number for fabric to AS4671.
S denotes hot rolled deformed bars Grade 230S.
R denotes hot rolled plain round bars Grade 230R.
C11. The Builder shall notify the Engineer a minimum of 24 hours before reinforcement has been completed. The Builder shall allow 2 hours after the completion of the reinforcement for the Engineer's inspection. Concrete shall not be ordered until reinforcement has been approved by the Engineer.
C12. Concrete curing shall be in accordance with AS3600. Curing shall be commenced within two hours of finishing operations and shall be continued for a minimum of seven days by an approved proprietary compound or by keeping continuously wet.
C13. Formwork shall be designed and constructed in accordance with AS3610. Formwork shall not be stripped nor props removed without the approval of the Engineer.
C14. Formwork to beams and slabs spanning greater than 5m shall be precambered upwards by 1/500 of the clear span u.n.o.
C15. All unsupported bars shall be tied in transverse direction to N12–300, lapped 500 u.n.o.
C16. Fabric lap details shall be in accordance with fig.13.2.4 of AS3600.
C17. Hooks, laps and bends shall be in accordance with AS3600 u.n.o.

STEELWORK

S1. Materials, fabrication and erection shall be in accordance with AS4100, the SAA Standards cited in AS4100 and the specification.
S2. Three copies of all workshop drawings shall be submitted to and approved by the Engineer prior to fabrication.
S3. All welds shall be 6mm continuous fillet from E41XX Electrodes, all bolts M20 4.6/S and all cleats and gussets 10mm plate u.n.o.
S4. For bolts, the following notation is used:
4–M16 4.6/S denotes 4 x M16 commercial grade bolts snug tight.
6–M20 8.8/TF denotes 6 x M20 high strength structural bolts fully tensioned in a no slip joint.
8–M24 8.8/TB denotes 8 x M24 high strength structural bolts fully tensioned in a bearing joint.
S5. Mating surfaces of TF connections shall be left unpainted and free of mill scale and rust.
S6. Bolts in TF and TB connections shall be tightened using the part turn method or load indicating washers. Calibrated torque wrenches shall not be used. A hardened washer shall be used under the bolthead or nut, whichever is rotated. The re-use of fully tensioned bolts is prohibited.
S7. The Builder shall provide all cleats and drill all holes necessary for fixing steel to steel or timber.
S8. Steel beams and trusses spanning greater than 5m shall be fabricated with an upward precamber of 1/500 span u.n.o.
S9. Structural steelwork shall be prepared to class 2 and painted with Zinc Chromate Primer to a thickness of 70 micrometres u.n.o.
S10. All exposed steelwork shall be hot-dipped galvanised.
S11. Steelwork built into masonry shall be hot-dipped galvanised.
S12. Provide fire protection to all steelwork as required.
S13. All cold formed sections shall confirm to AS1538 and be roll-formed from steel strip, minimum yield stress 450MPa, 300 g/m minimum zinc coating mass u.n.o.

MASONRY

M1. All workmanship and materials shall be in accordance with AS3700, the SAA Standards cited in AS3700 and the specification.
M2. Where masonry supports concrete slabs or beams, the top course shall be laid frogs down and covered with 2 layers of approved slip joint material.
M3. Walls shown shaded on plan are load bearing. Non-load bearing walls under slabs shall be separated from the slab by 15mm of approved compressible material. Where masonry abuts slab downturns, provide 15mm gap between brickwork and side of downturn.
M4. Masonry supported by concrete slabs or beams shall not be erected until formwork and props have been removed.
M5. Brick strength shall be f'uc= 30 MPa u.n.o.
M6. Hollow concrete masonry shall be f'uc=N/A MPa u.n.o.
M7. Masonry mortar shall be classification M3 u.n.o.
M8. [illegible] shall not be cut into load-bearing masonry without the approval of the Engineer.
M9. Movement control joints shall be provided vertically for full height of wall at 8 metre maximum centres. Joint shall be 15mm minimum with an approved compressible filler.
M10. Hollow walls shall be constructed to full height or maximum 3m before filling cores. Cleanout openings shall be provided at the base of all cores to be filled.
M11. Hollow core filling concrete shall be F'c 15 MPa, 10mm aggregate, 230 slump. UNO.
M12. Blockwork retaining walls shall be constructed using "double U blocks".

TIMBER

T1. All workmanship and materials shall be in accordance with AS1720 and AS1684, the SAA Standards cited in AS1720, AS1684 and the specification.
T2. Timber shall be F7 ,and of stress graOREGON u.n.o.
Timber shall be undressed, u.n.o.
T3. Three copies of all truss workshop drawings shall be submitted to and approved by the Engineer prior to fabrication. All trusses to be precambered upward 1/240 span u.n.o.
T4. Proprietary timber connectors shall be installed in accordance with the manufacturer's written instructions.
T5. Bolted connections in unseasoned timber shall be retightened prior to the fixing of cladding.

We have viewed [illegible] that recommendations given in our Report No 16776SL/let/rev1 [illegible] 13 JUNE 2003
[illegible]
[signature] 27 JUNE 2003
For [illegible]
[illegible], 2111
Telephone : 809 7522

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

ISSUED FOR CONSTRUCTION CERTIFICATE
NOT FOR CONSTRUCTION

No.	Amendment	Date
C	ISSUED FOR CONSTRUCTION CERTIFICATE ONLY	04.06.03
T	ISSUED FOR TENDER PURPOSES ONLY	11.04.03

Project
PROPOSED ADDTIOINS
44 SUNRISE ROAD
PALM BEACH

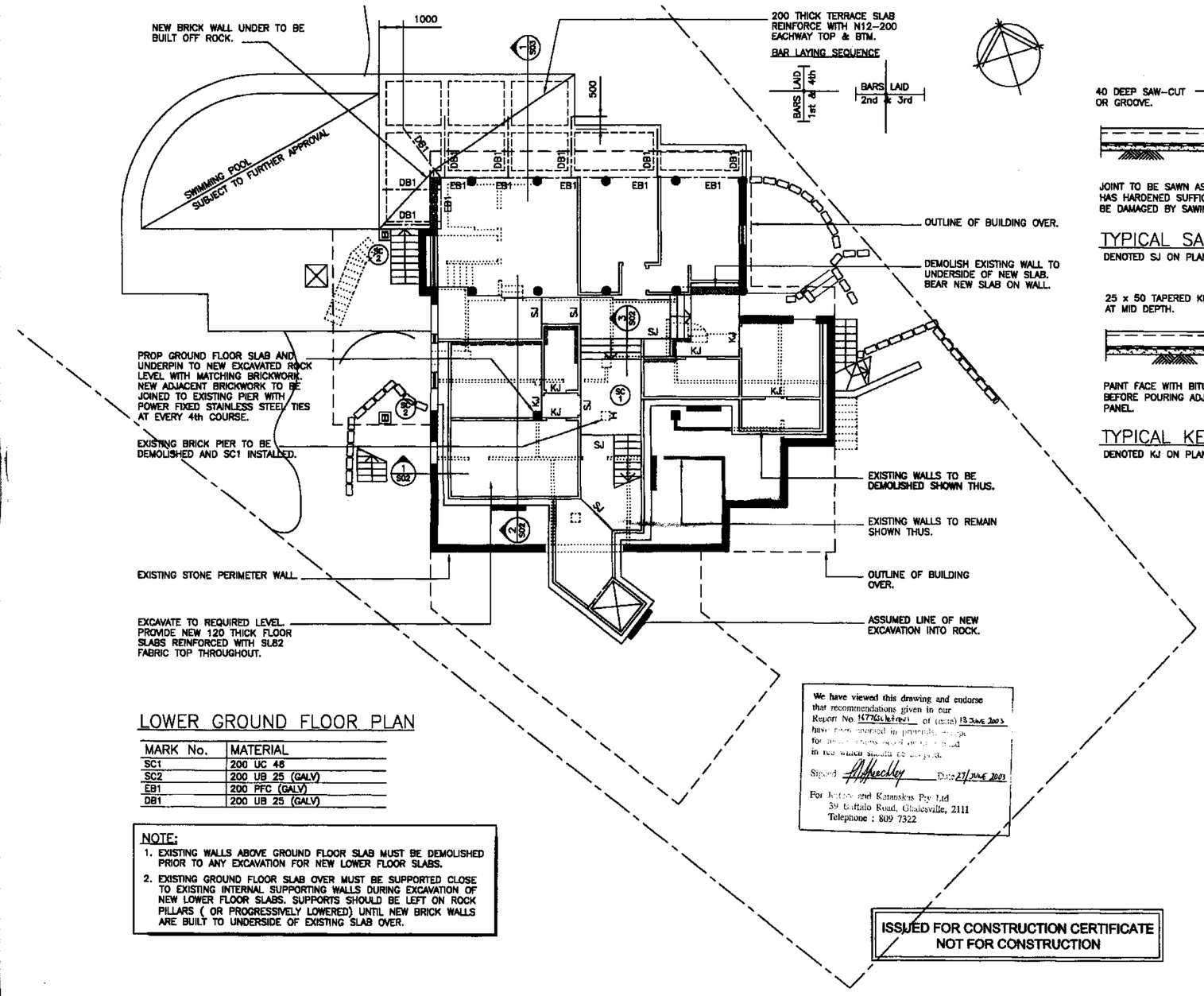
Client
MR & MRS NANKERVIS

Architect
SUSAN ROTHWELL & ASSOCIATES

Drawing Title
GENERAL AND CONSTRUCTION NOTES

Duncan Bray Pty Ltd
Consulting Engineers
80 Great Buckingham Street
REDFERN NSW 2016
Telephone 02 9319 1067 Fax 02 9319 0750

Date	Checked
16.04.03	
Scale	**Drawn**
NTS	AST
Project No.	**Drawing No.**
SB3426	S00 C



LOWER GROUND FLOOR PLAN

MARK No.	MATERIAL
SC1	200 UC 46
SC2	200 UB 25 (GALV)
EB1	200 PFC (GALV)
DB1	200 UB 25 (GALV)

NOTE:

1. EXISTING WALLS ABOVE GROUND FLOOR SLAB MUST BE DEMOLISHED PRIOR TO ANY EXCAVATION FOR NEW LOWER FLOOR SLABS.
2. EXISTING GROUND FLOOR SLAB OVER MUST BE SUPPORTED CLOSE TO EXISTING INTERNAL SUPPORTING WALLS DURING EXCAVATION OF NEW LOWER FLOOR SLABS. SUPPORTS SHOULD BE LEFT ON ROCK PILLARS (OR PROGRESSIVELY LOWERED) UNTIL NEW BRICK WALLS ARE BUILT TO UNDERSIDE OF EXISTING SLAB OVER.

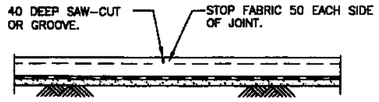
We have viewed this drawing and endorse that recommendations given in our Report No. 14776/Letter/1 of (date) 13 June 2003 have been incorporated in principle, except for [illegible] in red which should be amended.

Signed [signature] Date 27/JUNE 2003

For Jeffery and Katauskas Pty Ltd
39 Buffalo Road, Gladesville, 2111
Telephone : 809 7322

ISSUED FOR CONSTRUCTION CERTIFICATE
NOT FOR CONSTRUCTION

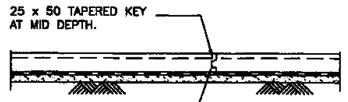
REFER TO DRAWING No. S00 FOR GENERAL CONSTRUCTION NOTES.



JOINT TO BE SAWN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY THAT IT WILL NOT BE DAMAGED BY SAWING.

TYPICAL SAWN JOINT DETAIL

DENOTED SJ ON PLAN



TYPICAL KEYED JOINT DETAIL

DENOTED KJ ON PLAN

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

C	ISSUED FOR CONSTRUCTION CERTIFICATE ONLY	21.05.03
B	ISSUED FOR TENDER PURPOSES ONLY	21.04.03
P2	PRELIMINARY ISSUE, NOT FOR CONSTRUCTION	01.03.03
P1	PRELIMINARY ISSUE, NOT FOR CONSTRUCTION	21.02.03
No.	Amendment	Date

Project
PROPOSED ADDTIOINS
44 SUNRISE ROAD
PALM BEACH

Client
MR & MRS NANKERVIS

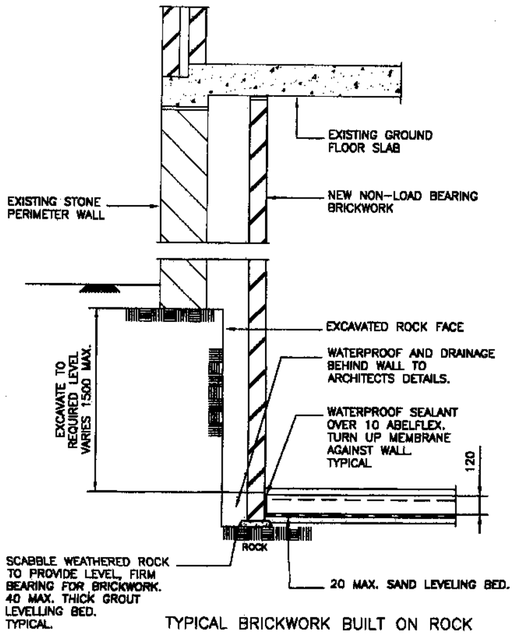
Architect
SUSAN ROTHWELL & ASSOCIATES

Drawing Title
LOWER GROUND FLOOR PLAN

Duncan Bray Pty Ltd
Consulting Engineers
80 Great Buckingham Street
REDFERN NSW 2016
Telephone 02 9319 1067 Fax 02 9319 0750

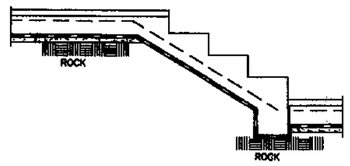
Date	Checked
21.05.2003	
Scale	Drawn
1:100	AW
Project No.	Drawing No.
SB3426	S01 C

REFER TO DRAWING No. 300
FOR GENERAL CONSTRUCTION NOTES.

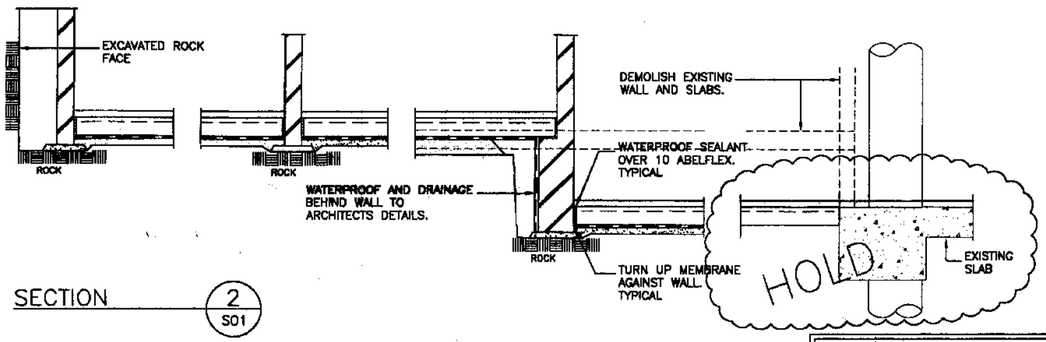


TYPICAL BRICKWORK BUILT ON ROCK

SECTION 1 / S01



SECTION 3 / S01



SECTION 2 / S01

DETAIL - COLUMN SC1
SC2 SIMILAR

ISSUED FOR TENDER PURPOSES ONLY
NOT FOR CONSTRUCTION

We have viewed this drawing and endorse that recommendations given in our Report No. 4776Sletter1 (or letter) 13 JUNE 2003 have been [illegible] 27 JUNE 2003
For [illegible] and Associates Pty Ltd
20 Surrico Road, Cheltenham, 2111
Telephone : 809 7322

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

No	Amendment	Date
T	ISSUED FOR TENDER PURPOSES ONLY	11.04.03

Project
PROPOSED ADDTIOINS
44 SUNRISE ROAD
PALM BEACH

Client
MR & MRS NANKERVIS

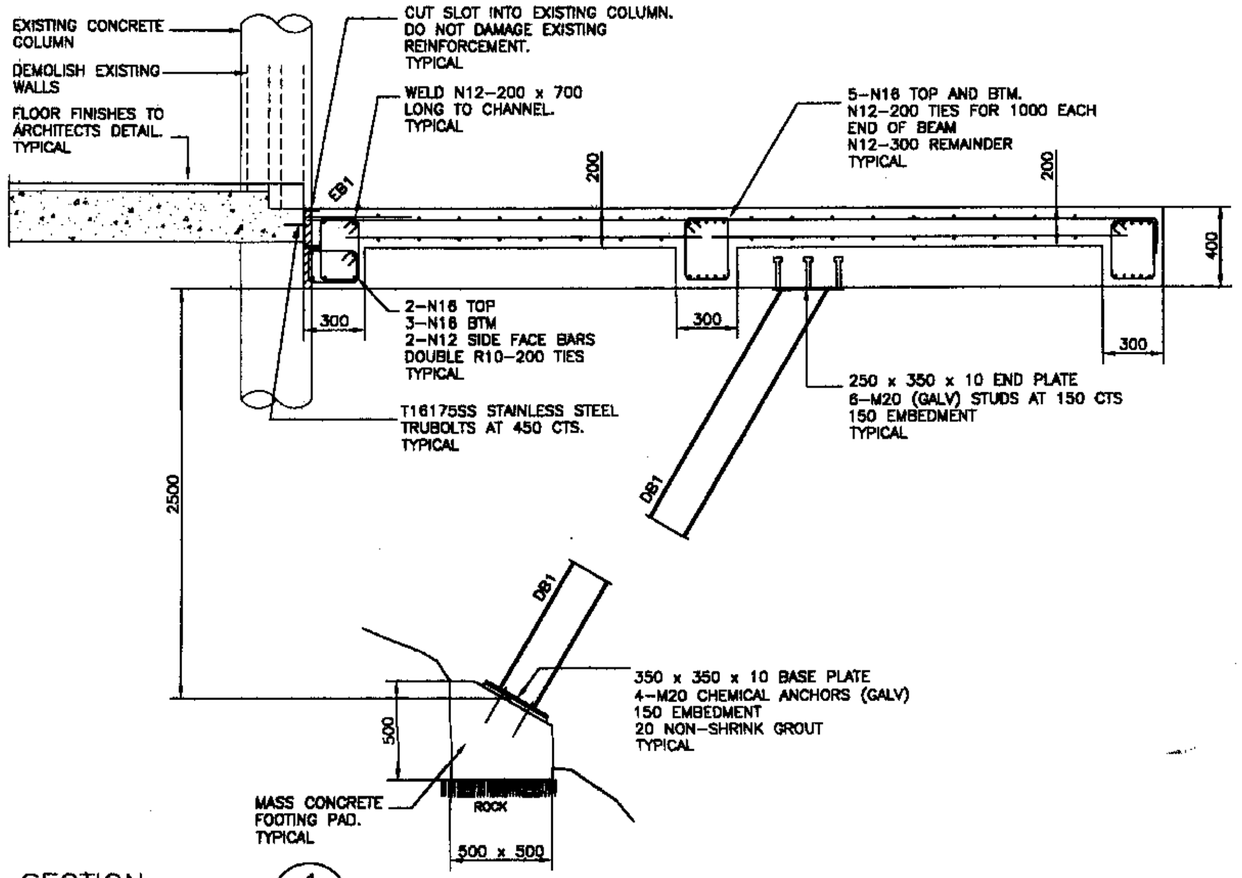
Architect
SUSAN ROTHWELL & ASSOCIATES

Drawing Title
LOWER GROUND FLOOR SECTIONS
SHEET 1

Duncan Bray Pty Ltd
Consulting Engineers
80 Great Buckingham Street
REDFERN NSW 2016
Telephone 02 9319 1067 Fax 02 9319 0750

Date	Checked
08.04.2003	
Scale	Drawn
1:20	AST
Project No.	Drawing No.
SB3426	S02 T

REFER TO DRAWING No. S00
FOR GENERAL CONSTRUCTION NOTES.



SECTION 1 / S01

ISSUED FOR TENDER
PURPOSES ONLY
NOT FOR CONSTRUCTION

We have viewed this drawing and endorse that recommendations given in our Report No. 16776Sletrev1 of 13 JUNE 2003 h... for ... in ... which ... Signed ... Date 27 JUNE 2003

For ... and Kelleher Pty Ltd
29 Orlando Road, Cardiffville, 2111
Telephone : 809 7322

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

No.	Amendment	Date
T	ISSUED FOR TENDER PURPOSES ONLY	31.04.03

Project
PROPOSED ADDTIOINS
44 SUNRISE ROAD
PALM BEACH

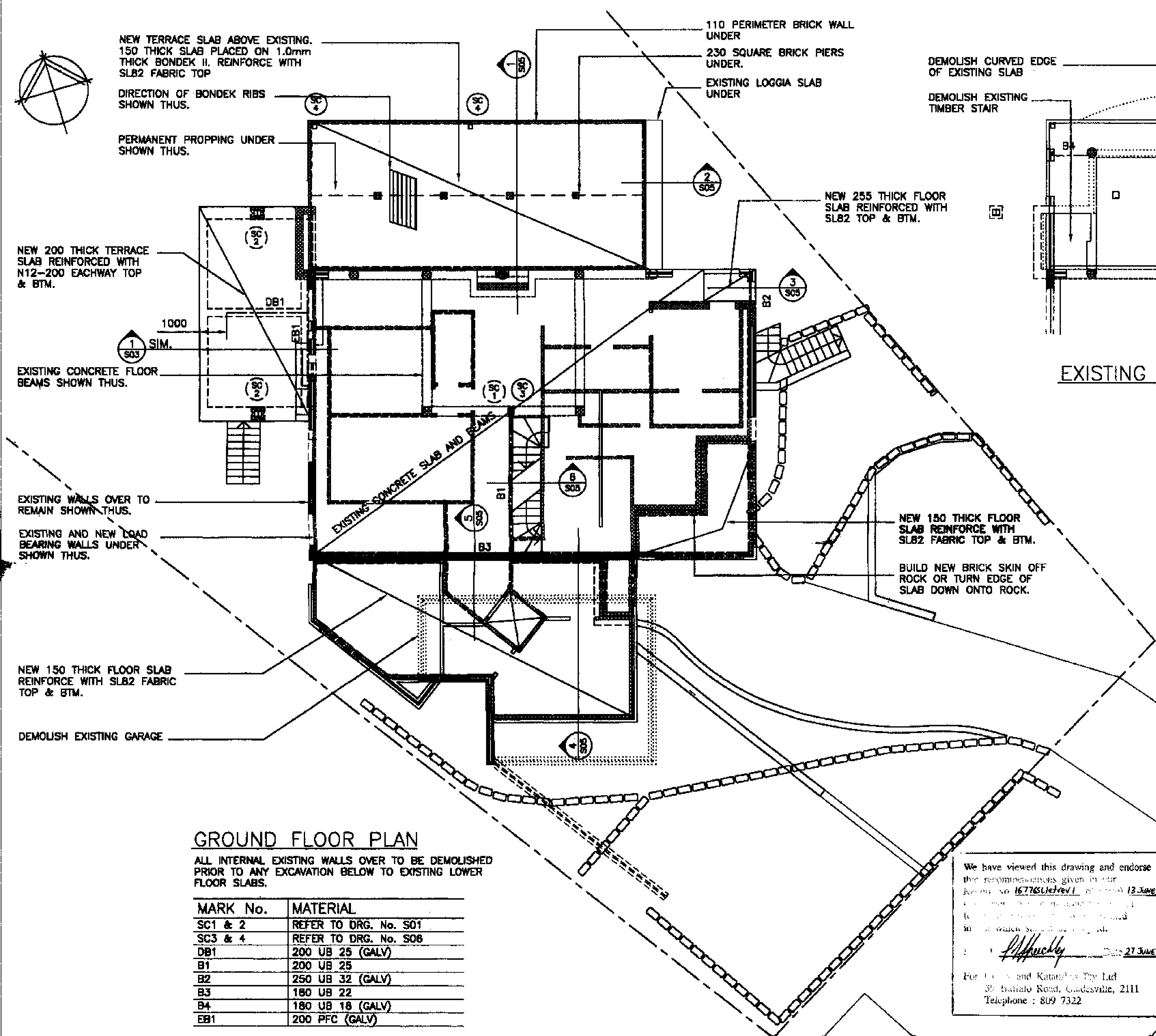
Client
MR & MRS NANKERVIS

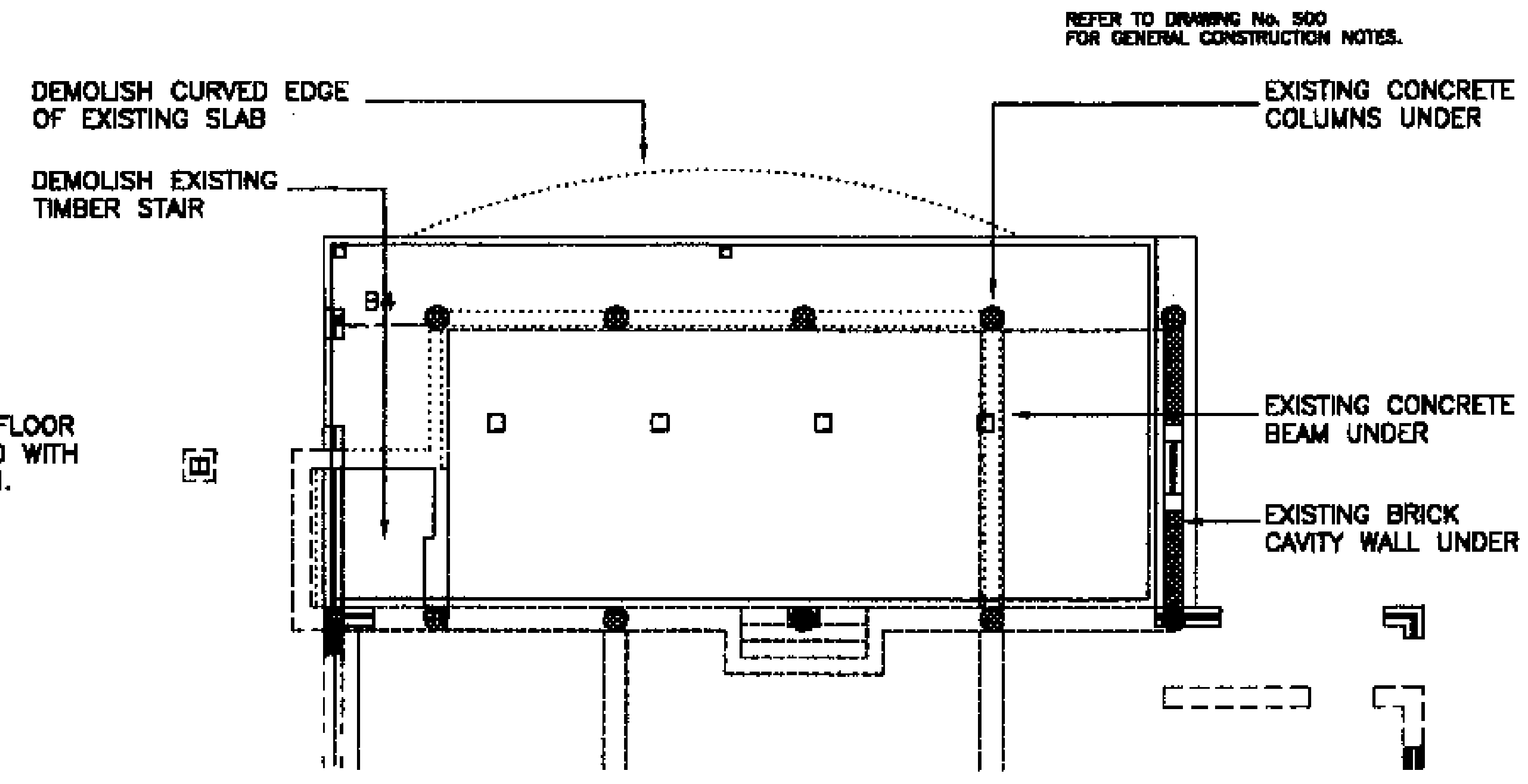
Architect
SUSAN ROTHWELL & ASSOCIATES

Drawing Title
LOWER GROUND FLOOR SECTIONS
SHEET 2

Duncan Bray Pty Ltd
Consulting Engineers
80 Great Buckingham Street
REDFERN NSW 2016
Telephone 02 9319 1067 Fax 02 9319 0750

Date	Checked
08.04.2003	
Scale	Drawn
1:20	AMT
Project No.	Drawing No.
SB3426	S03 T





EXISTING LOGGIA PLAN

GROUND FLOOR PLAN

ALL INTERNAL EXISTING WALLS OVER TO BE DEMOLISHED PRIOR TO ANY EXCAVATION BELOW TO EXISTING LOWER FLOOR SLABS.

MARK No.	MATERIAL
SC1 & 2	REFER TO DRG. No. S01
SC3 & 4	REFER TO DRG. No. S06
DB1	200 UB 25 (GALV)
B1	200 UB 25
B2	250 UB 32 (GALV)
B3	180 UB 22
B4	180 UB 18 (GALV)
EB1	200 PFC (GALV)

We have viewed this drawing and endorse the recommendations given in our Report No. 16776Uefrev1 dated 13 June 2003 [illegible]
Signed [signature] Date 27 June 2003
For [illegible] and Katauskas Pty Ltd
3? Buffalo Road, Gladesville, 2111
Telephone : 809 7322

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

ISSUED FOR TENDER PURPOSES ONLY NOT FOR CONSTRUCTION

No.	Amendment	Date
T	ISSUED FOR TENDER PURPOSES ONLY	01.04.03
P2	PRELIMINARY ISSUE. NOT FOR CONSTRUCTION	01.03.03
P1	PRELIMINARY ISSUE. NOT FOR CONSTRUCTION	01.03.03

Project
PROPOSED ADDTIOINS
44 SUNRISE ROAD
PALM BEACH

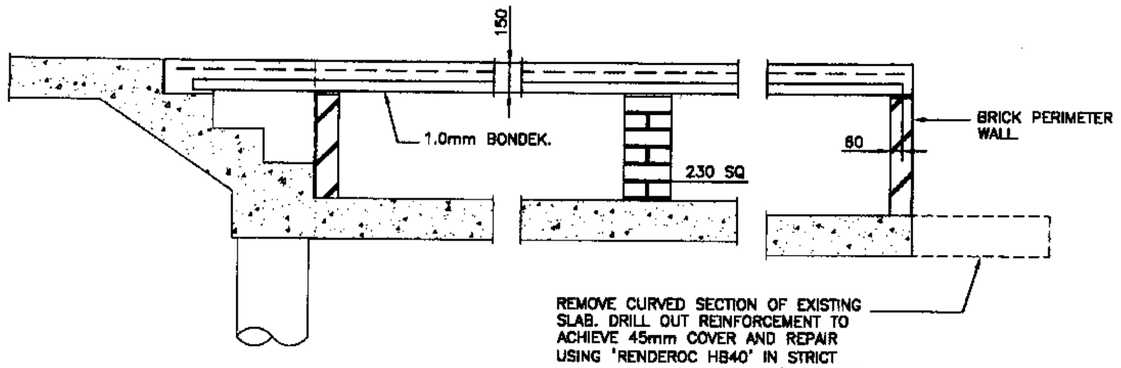
Client
MR & MRS NANKERVIS

Architect
SUSAN ROTHWELL & ASSOCIATES

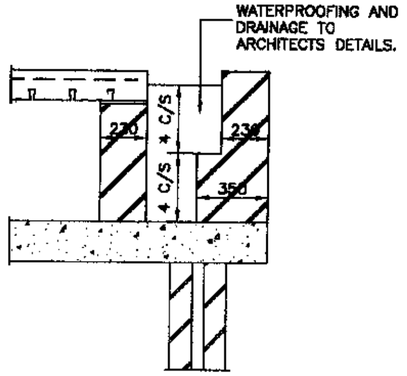
Drawing Title
GROUND FLOOR PLAN

Duncan Bray Pty Ltd
Consulting Engineers
80 Great Buckingham Street
REDFERN NSW 2016
Telephone 02 9319 1067 Fax 02 9319 0750

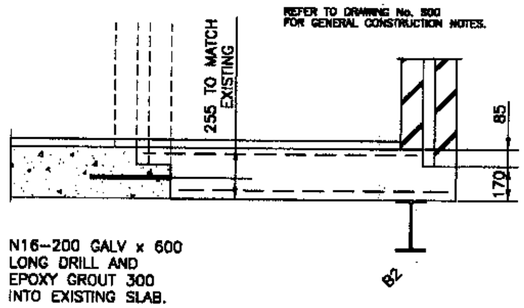
Date: [illegible]	Checked:
Scale: 1:100	Drawn: ABT
Project No.: SB3426	Drawing No.: S04 T



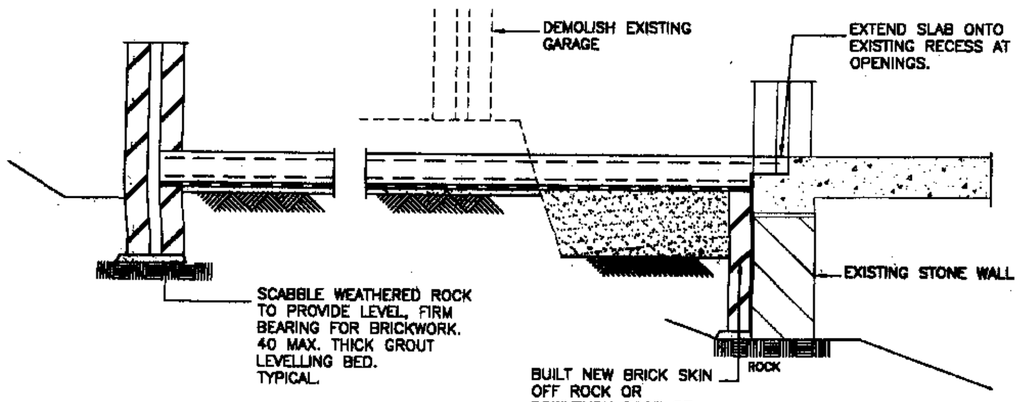
SECTION 1 / S04



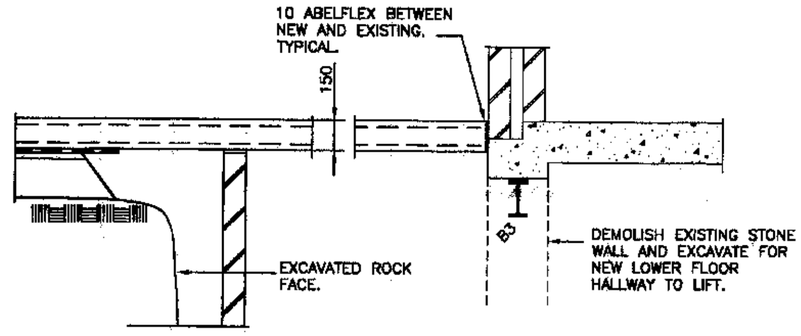
SECTION 2 / S04



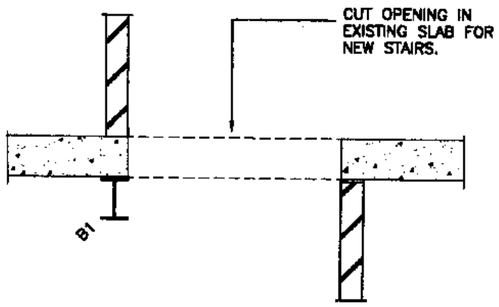
SECTION 3 / S04



SECTION 4 / S04



SECTION 5 / S04



SECTION 6 / S04

ISSUED FOR TENDER PURPOSES ONLY NOT FOR CONSTRUCTION

We have viewed this drawing and endorse that recommendations given in our Report No. 16776Sletter1 dated 13 JUNE 2003 have been [illegible]

Signed [signature] Date 27 JUNE 2003

For [illegible] and Kermish Pty Ltd
36 Buffalo Road, Gladesville, 2111
Telephone : 809 7322

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

No.	Amendment	Date
T	ISSUED FOR TENDER PURPOSES ONLY	11.04.03

Project
PROPOSED ADDTIOINS
44 SUNRISE ROAD
PALM BEACH

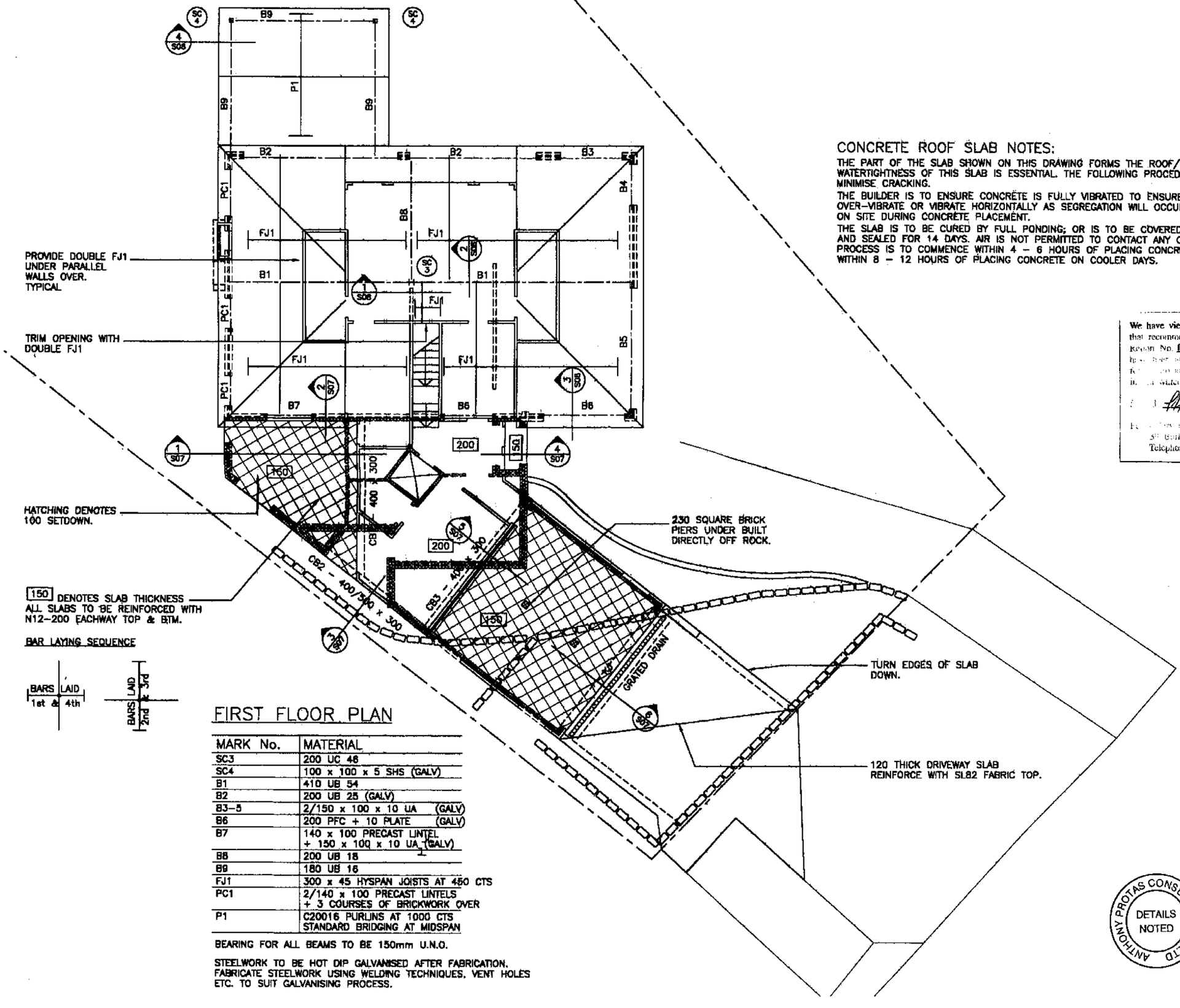
Client
MR & MRS NANKERVIS

Architect
SUSAN ROTHWELL & ASSOCIATES

Drawing Title
GROUND FLOOR SECTIONS
SHEET 2

Duncan Bray Pty Ltd
Consulting Engineers
80 Great Buckingham Street
REDFERN NSW 2016
Telephone 02 9319 1067 Fax 02 9319 0750

Date	Checked
08.04.2003	
Scale	Drawn
1:20	ABT
Project No.	Drawing No.
SB3426	S05 T



BAR LAYING SEQUENCE

FIRST FLOOR PLAN

MARK No.	MATERIAL
SC3	200 UC 46
SC4	100 x 100 x 5 SHS (GALV)
B1	410 UB 54
B2	200 UB 25 (GALV)
B3–5	2/150 x 100 x 10 UA (GALV)
B6	200 PFC + 10 PLATE (GALV)
B7	140 x 100 PRECAST LINTEL + 150 x 100 x 10 UA (GALV)
B8	200 UB 18
B9	180 UB 16
FJ1	300 x 45 HYSPAN JOISTS AT 450 CTS
PC1	2/140 x 100 PRECAST LINTELS + 3 COURSES OF BRICKWORK OVER
P1	C20016 PURLINS AT 1000 CTS STANDARD BRIDGING AT MIDSPAN

BEARING FOR ALL BEAMS TO BE 150mm U.N.O.

STEELWORK TO BE HOT DIP GALVANISED AFTER FABRICATION. FABRICATE STEELWORK USING WELDING TECHNIQUES. VENT HOLES ETC. TO SUIT GALVANISING PROCESS.

REFER TO DRAWING No. S00 FOR GENERAL CONSTRUCTION NOTES.

CONCRETE ROOF SLAB NOTES:

THE PART OF THE SLAB SHOWN ON THIS DRAWING FORMS THE ROOF/CEILING TO THE AREAS BELOW, AND WATERTIGHTNESS OF THIS SLAB IS ESSENTIAL. THE FOLLOWING PROCEDURE IS TO BE FOLLOWED TO MINIMISE CRACKING.

THE BUILDER IS TO ENSURE CONCRETE IS FULLY VIBRATED TO ENSURE A VERY DENSE MIX. DO NOT OVER–VIBRATE OR VIBRATE HORIZONTALLY AS SEGREGATION WILL OCCUR. A STANDBY VIBRATOR MUST BE ON SITE DURING CONCRETE PLACEMENT.

THE SLAB IS TO BE CURED BY FULL PONDING; OR IS TO BE COVERED WITH WATERPROOF MEMBRANE AND SEALED FOR 14 DAYS. AIR IS NOT PERMITTED TO CONTACT ANY CONRETE SURFACE. THIS CURING PROCESS IS TO COMMENCE WITHIN 4 – 6 HOURS OF PLACING CONCRETE ON HOT , WINDY DAYS OR WITHIN 8 – 12 HOURS OF PLACING CONCRETE ON COOLER DAYS.

We have viewed this drawing and endorse that recommendations given in our Report No. 16776khletrev1 of dated 13 JUNE 2003 [illegible]

[illegible] Date 27 JUNE 2003

[illegible] and Kennedy Pty Ltd
5th Gentale Road, Gosseville, 2111
Telephone : 809 7322

ISSUED FOR TENDER PURPOSES ONLY NOT FOR CONSTRUCTION

No.	Amendment	Date
T	ISSUED FOR TENDER PURPOSES ONLY	11.06.03
P1	PRELIMINARY ISSUE, NOT FOR CONSTRUCTION.	21.03.03

Project
PROPOSED ADDTIOINS
44 SUNRISE ROAD
PALM BEACH

Client
MR & MRS NANKERVIS

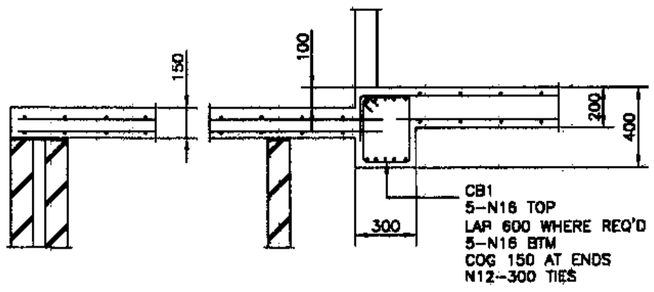
Architect
SUSAN ROTHWELL & ASSOCIATES

Drawing Title
FIRST FLOOR PLAN

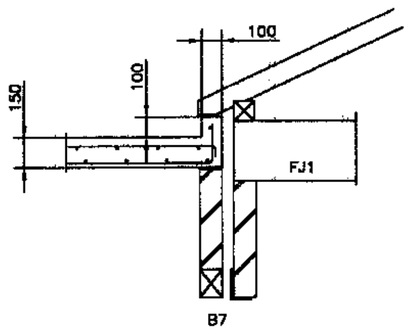
ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

Duncan Bray Pty Ltd
Consulting Engineers
80 Great Buckingham Street
REDFERN NSW 2016
Telephone 02 9319 1067 Fax 02 9319 0750

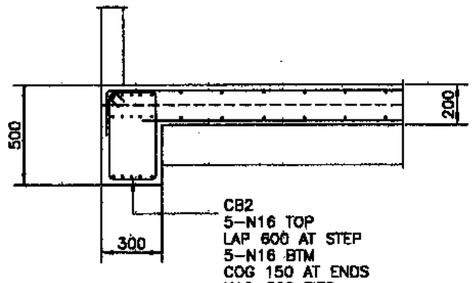
Date	Checked
21.03.2003	
Scale	Drawn
1:100	AST
Project No.	Drawing No
SB3426	S06 T



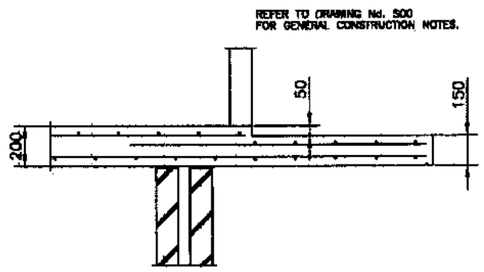
SECTION 1 S06



SECTION 2 S06



SECTION 3 S06



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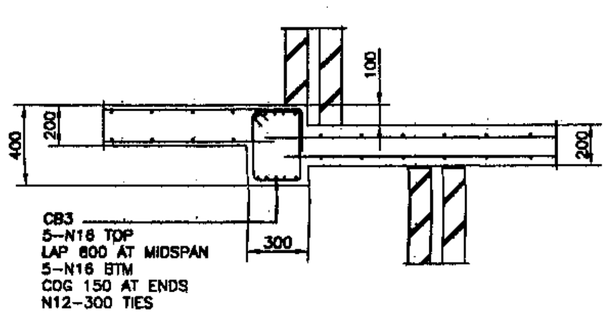

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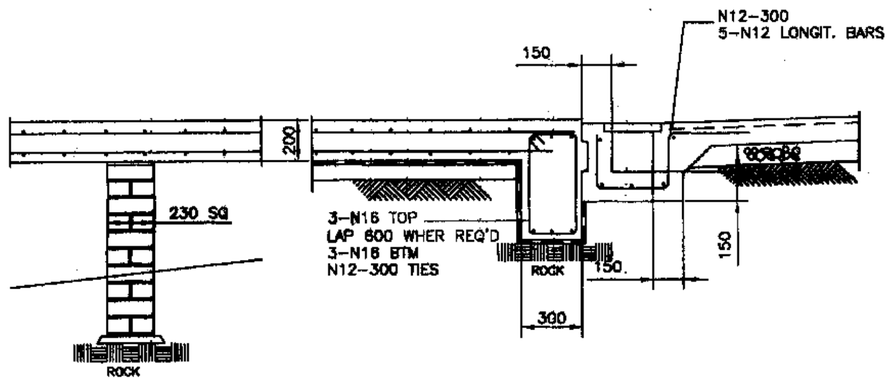


SECTION 6 S06

ISSUED FOR TENDER PURPOSES ONLY
NOT FOR CONSTRUCTION

We have viewed this drawing and endorse that recommendations given in our [illegible] See 16776SLletter1 [illegible] 13 JUNE 2003 [illegible] Date 27 JUNE 2003

For [illegible] and Kerr Pty Ltd
[illegible] Road, Gateshead, 2111
Telephone : 809 7322

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

No.	Amendment	Date
T	ISSUED FOR TENDER PURPOSES ONLY	11.04.03

Project
PROPOSED ADDTIOINS
44 SUNRISE ROAD
PALM BEACH

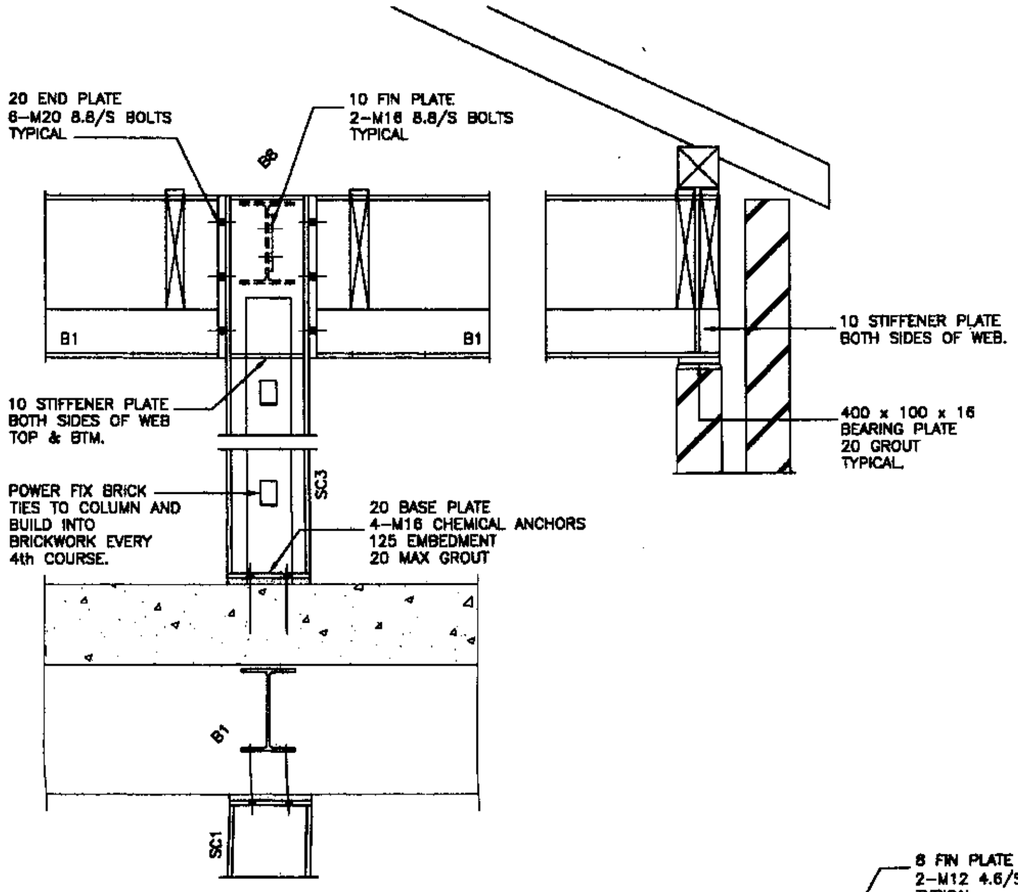
Client
MR & MRS NANKERVIS

Architect
SUSAN ROTHWELL & ASSOCIATES

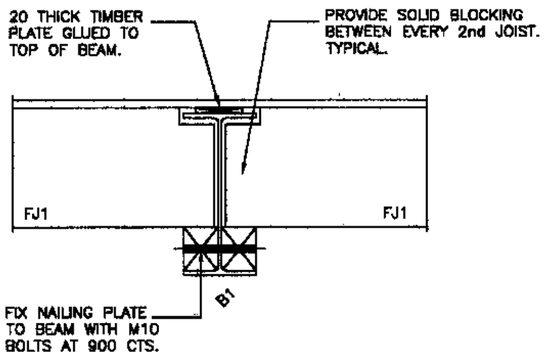
Drawing Title
UPPER FLOOR SECTIONS
SHEET 1

Duncan Bray Pty Ltd
Consulting Engineers
80 Great Buckingham Street
REDFERN NSW 2016
Telephone 02 9319 1067 Fax 02 9319 0750

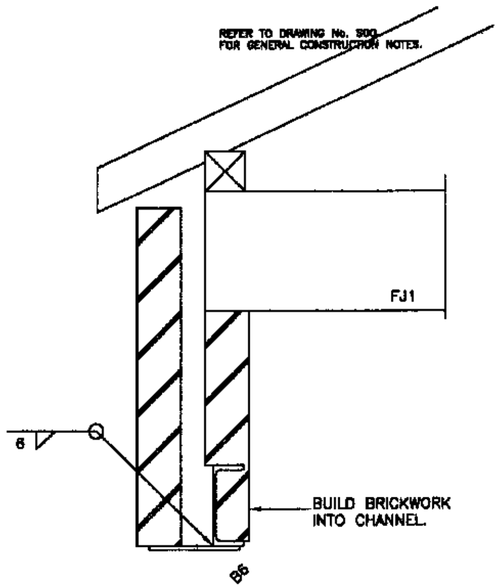
Date	Checked
11.04.2003	
Scale	Drawn
1:20	AB7
Project No.	Drawing No.
SB3426	S07 T



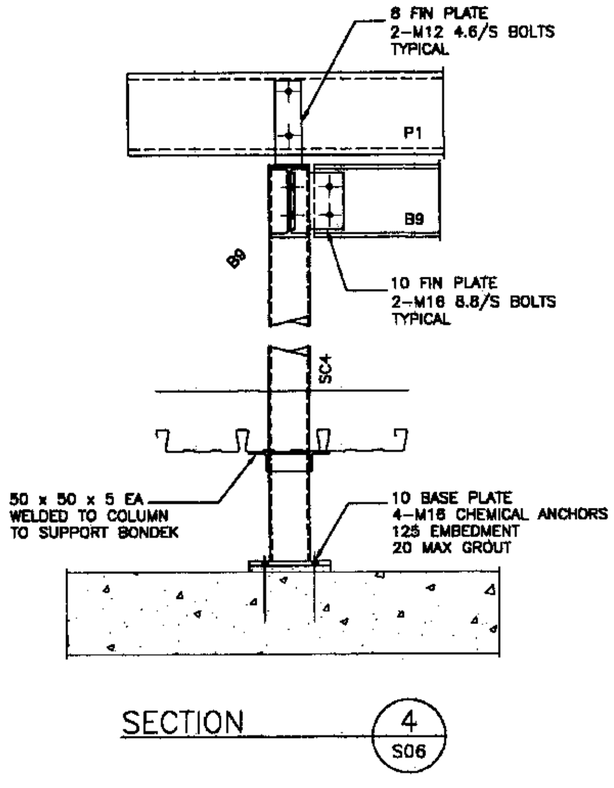
SECTION 1 / S06



SECTION 2 / S06



SECTION 3 / S06



SECTION 4 / S06

We have viewed this drawing and endorse that recommendations given in our Report No. 16776Sletterv1 dated 13 JUNE 2003 [illegible]

Signed [signature] Date 27 JUNE 2003

For [illegible] and Katauskas Pty Ltd
[illegible] Road, Brookvale, 2111
Telephone : 809 7322

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

ISSUED FOR TENDER PURPOSES ONLY NOT FOR CONSTRUCTION

No.	Amendment	Date
T	ISSUED FOR TENDER PURPOSES ONLY	11.04.03

Project
PROPOSED ADDTIOINS
44 SUNRISE ROAD
PALM BEACH

Client
MR & MRS NANKERVIS

Architect
SUSAN ROTHWELL & ASSOCIATES

Drawing Title
UPPER FLOOR SECTIONS
SHEET 1

Duncan Bray Pty Ltd
Consulting Engineers
80 Great Buckingham Street
REDFERN NSW 2016
Telephone 02 9319 1087 Fax 02 9319 0750

Date	Checked
08.04.2003	
Scale	Drawn
1:10	AST
Project No.	Drawing No.
SB3426	S08 T

DELETED FROM THIS APPLICATION

DELETED

EXISTING DENSE VEGETATION

43° 15' - 90.79

POOL BELOW

DEMOLISH EXIST. WALLS SHOWN DASHED

GLASS POOL FENCE & GATE TO BCA REQ.

CUT OUT FOR TREE

TERRACE BELOW / FF STONE

TERRACE FF STONE

LINE OF BUILDING OVER

FRAMELESS GLASS BALUSTRADE TO BCA REQ.

NEW GLAZING IN FRONT ON EXIST. COLUMNS

PRIVACY SCREEN

EXIST. STEPS & RETAINING WALLS

NEW PLANTING FOR PRIVACY

GAMES FF STONE

BED 4 FF TIMBER

BED 5 FF TIMBER

STORE

LOWER ENTRY FF STONE

BAR

LINEN

BEDROOM 3 FF STONE

BATH FF STONE

CHANGE FF STONE

SHOWER FF STONE

EXIST. ROCK SHELF

EXIST. RET. WALLS

LINE OF TERRACE OVER

BUNK ROOM FF TIMBER

EXCAVATE TO NEW LEVEL

DEMOLISH EXIST. WALLS SHOWN DASHED

REPLACE STEPS TO NEW LOCATION

NEW STAIR TO TERRACE

EXCAVATE TO NEW LEVEL

ROBE

LIFT

LINE OF BUILDING OVER

312° 18' - 60.235

228° 10' 30" - 20.42

No. 46
PROPOSED ADJACENT RESIDENCE

No. 42
FIBROUS CEMENT RESIDENCE
METAL ROOF
"KOOKOOMGILIGAI"

FIBROUS CEMENT
GARAGE
METAL ROOF

FALL

FALL

1 LOWER GROUND FLOOR PLAN
SCALE 1:100

SUSAN ROTHWELL
& ASSOCIATES
ARCHITECTS
38 SERPENTINE ROAD
GREENWICH N.S.W. 2065
TEL: 9439 2380 FAX: 9901 3185

N

PROPOSED ALTERATIONS & ADDITIONS AT
44 SUNRISE ROAD
PALM BEACH
FOR
MR. & MRS.
NANKERVIS

ISSUE

A FOR DA. (APRIL 2002)

B ADJACENT BUILDINGS AT 46 SHOWN - FOR REVISED DA (AUGUST, 2002)

C BUILDING ADJUSTED - FIRST FLOOR AREA REDUCED FOR REVISED D.A. (OCT 2002)

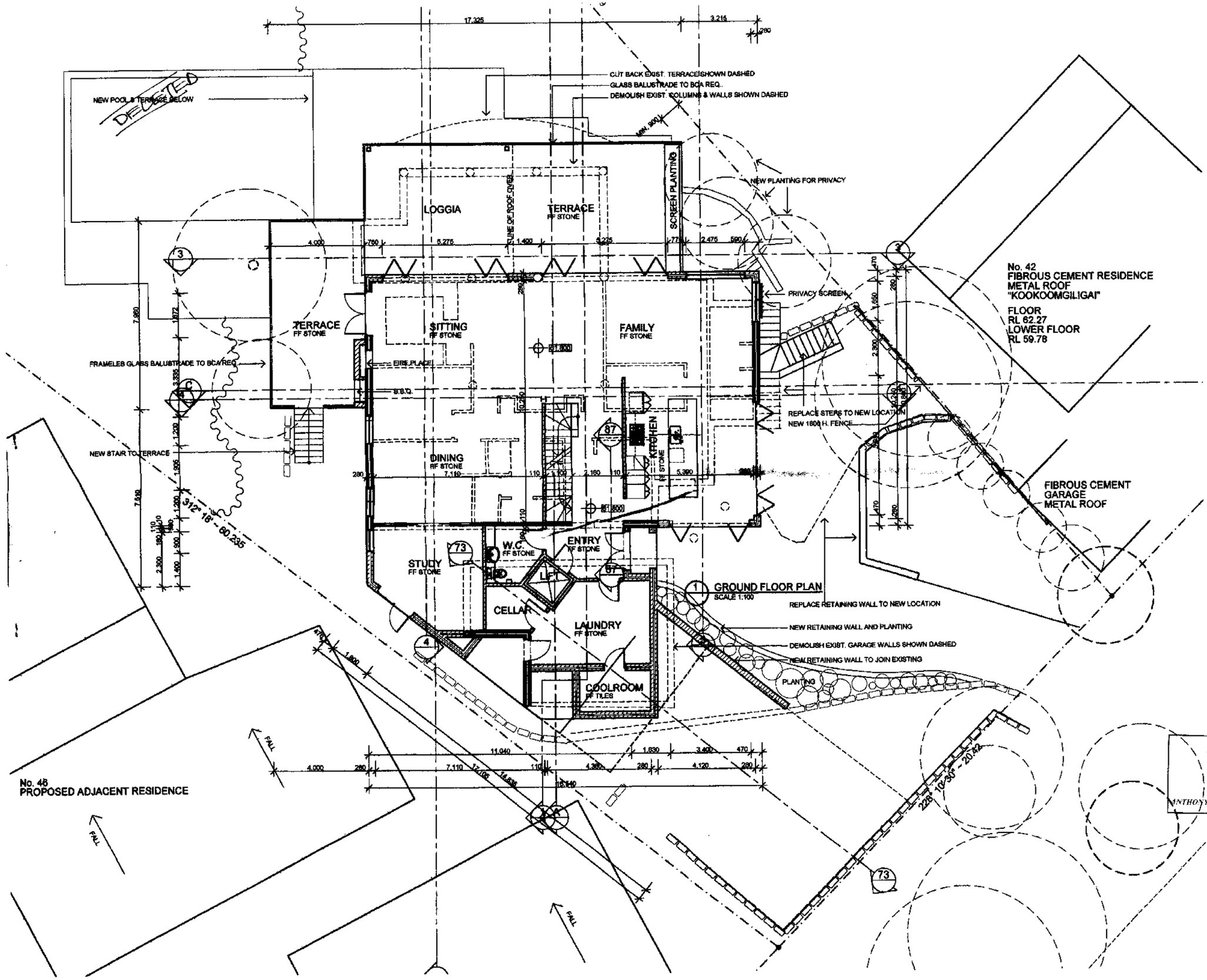
D BUILDING ADJUSTED - FOR REVISED D.A. (JAN 2003)

E MINOR REVISIONS FOR C.C (JUNE, 2003)

APPROVED
17 JUL 2003
ANTHONY PROTAS CONSULTING PTY. LTD.

TITLE
LOWER GROUND FLOOR PLAN

SCALE	1 = 100
DATE	JUNE , 2003
JOB NO.	
DWG. NO.	SRNK-101
ISSUE	E



SUSAN ROTHWELL
& ASSOCIATES
ARCHITECTS
38 SERPENTINE ROAD
GREENWICH N.S.W. 2065
TEL: 9439 2380 FAX: 9901 3185

N

PROPOSED ALTERATIONS & ADDITIONS AT
44 SUNRISE ROAD
PALM BEACH
FOR
MR. & MRS.
NANKERVIS

ISSUE

A FOR DA. (APRIL 2002)

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C BUILDING ADJUSTED - FIRST FLOOR AREA REDUCED FOR REVISED D.A. (OCT 2002)

D BUILDING ADJUSTED FOR REVISED D.A. (JAN, 2003)

E MINOR REVISIONS FOR C.C (JUNE, 2003)

APPROVED
17 JUL 2003
ANTHONY PRIDAS CONSULTING PTY. LTD.

TITLE
GROUND
FLOOR PLAN

SCALE	1 = 100
DATE	JUNE , 2003
JOB NO.	
DWG. NO.	SRNK-102
ISSUE	E

SUSAN ROTHWELL
& ASSOCIATES
ARCHITECTS
38 SERPENTINE ROAD
GREENWICH N.S.W. 2065
TEL: 9439 2380 FAX: 9901 3185

W/P MEMBRANE FLAT ROOF

NEW PLANTING FOR PRIVACY

TERRACE
FF STONE

BED 1
FF CARPET

DRESS.1
FF CARPET

DRESS.2
FF CARPET

ENS.1
FF STONE

LOBBY
FF CARPET

LIFT

ENS.2
FF STONE

BED 2
FF CARPET

FALL 25 D

FALL 95 D

1 FIRST FLOOR PLAN
SCALE 1:100

GARAGE
FF CONC.

NEW DRIVE

EXISTING LANDSCAPING

TIMBER LINED PANEL LIFT DOOR

DRIVE

EXTEND EXIST. PARKING TO NEW DRIVE

312° 16' - 60.235

228° 10' 30" - 20.42

No. 42
FIBROUS CEMENT RESIDENCE
METAL ROOF
"KOOKOOMGILIGAI"

FLOOR
RL 62.27
LOWER FLOOR
RL 59.78

FIBROUS CEMENT
GARAGE
METAL ROOF

No. 46
PROPOSED ADJACENT RESIDENCE

EXISTING
DENSE
VEGETATION

FALL

N

PROPOSED
ALTERATIONS &
ADDITIONS AT
44 SUNRISE ROAD
PALM BEACH
FOR
MR. & MRS.
NANKERVIS

ISSUE

A FOR DA (APRIL 2002)

B ADJACENT BUILDINGS AT 46 SHOWN, GARAGE LOWERED 500 AND SHORTENED 2600 - FOR REVISED DA (AUGUST, 2002)

C BUILDING ADJUSTED - FIRST FLOOR AREA REDUCED FOR REVISED D.A. (OCT 2002)

D BUILDING ADJUSTED - FOR REVISED D.A. (JAN 2003)

E MINOR REVISIONS FOR C.C (JUNE, 2003)

APPROVED
17 JUL 2003
ANTHONY PROTAS CONSULTING PTY. LTD.

TITLE
FIRST
FLOOR PLAN

SCALE	1 = 100
DATE	JUNE , 2003
JOB NO.	
DWG. NO.	ISSUE
SRNK-103	E

TERRACE BELOW

POOL BELOW

MEMBRANE ON SLAB LAID TO FALLS AS SHOWN

DEMOLISH EXIST. STEPS SHOWN DASHED

ROOF BELOW

DENSE VEGETATION BELOW

CHIMNEY TO BCA REQ.

TERRACE BELOW

EXISTING DENSE VEGETATION

RELOCATE EXIST. STONE STEPS

EXIST. STEPS & RETAINING WALLS

NEW PLANTING FOR PRIVACY

RELOCATE EXIST. STONE STEPS

FALL 25 D

PREFINISHED METAL GUTTERS & DP'S

FLAT MEMBRANE ROOF ON TIMBER FRAMING TO ENG.'S DETAIL

PREFINISHED METAL DECK ROOF ON TIMBER FRAME TO ENG.'S DETAIL

PLANTER

1 ROOF PLAN
SCALE 1:100

312° 18' 60.235

No. 42
FIBROUS CEMENT RESIDENCE
METAL ROOF
"KOOKOOMGILIGAI"

FLOOR
RL 62.27
LOWER FLOOR
RL 59.78

FIBROUS CEMENT
GARAGE
METAL ROOF

EXISTING LANDSCAPING

EXISTING LANDSCAPING

DRIVE

228° 10'30" 20.42

EXTEND EXIST. PARKING TO NEW DRIVE

EXISTING VEHICLE CROSSING

EXISTING VEHICLE CROSSING

SUNRISE ROAD

No. 46
PROPOSED ADJACENT RESIDENCE

FALL

N

SUSAN ROTHWELL
& ASSOCIATES
ARCHITECTS
38 SERPENTINE ROAD
GREENWICH N.S.W. 2065
TEL: 9439 2360 FAX: 9901 3165

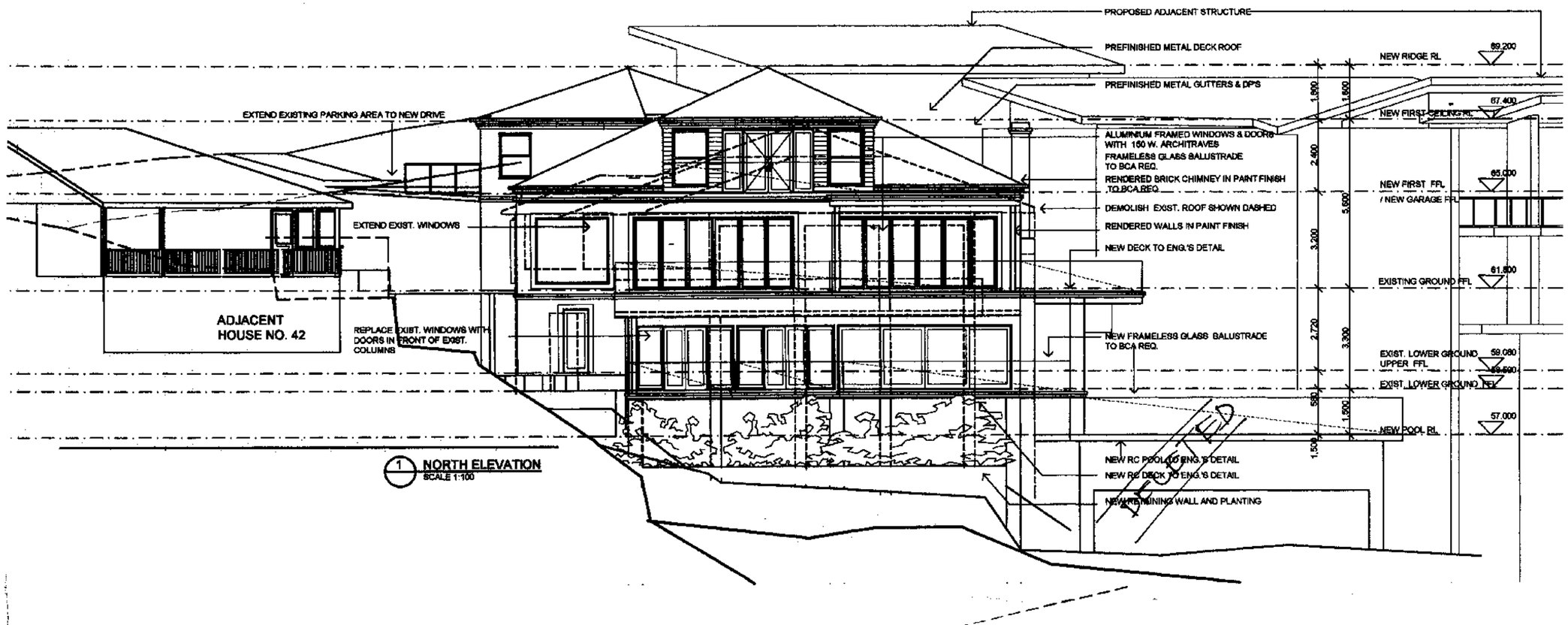
PROPOSED ALTERATIONS & ADDITIONS AT
44 SUNRISE ROAD
PALM BEACH
FOR
MR. & MRS. NANKERVIS

ISSUE
A FOR DA. (APRIL 2002)
B ADJACENT BUILDINGS AT #6 SHOWN, GARAGE SHORTENED - FOR REVISED DA.(AUGUST, 2002
C BUILDING ADJUSTED - FIRST FLOOR AREA REDUCED FOR REVISED D.A. (OCT 2002)
D BUILDING ADJUSTED - FOR REVISED D.A. (JAN 2003)
E MINOR REVISIONS FOR C.C (JUNE, 2003)

APPROVED
17 JUL 2003
ANTHONY PROTAS CONSULTING PTY. LTD.

TITLE
ROOF PLAN

SCALE	1 = 100
DATE	JUNE , 2003
JOB NO.	
DWG. NO.	ISSUE
SRNK-104	E



SUSAN ROTHWELL & ASSOCIATES
ARCHITECTS
38 SERPENTINE ROAD
GREENWICH N.S.W. 2065
TEL: 9439 2360 FAX: 9901 3185

PROPOSED ALTERATIONS & ADDITIONS AT
44 SUNRISE ROAD
PALM BEACH
FOR
MR. & MRS. NANKERVIS

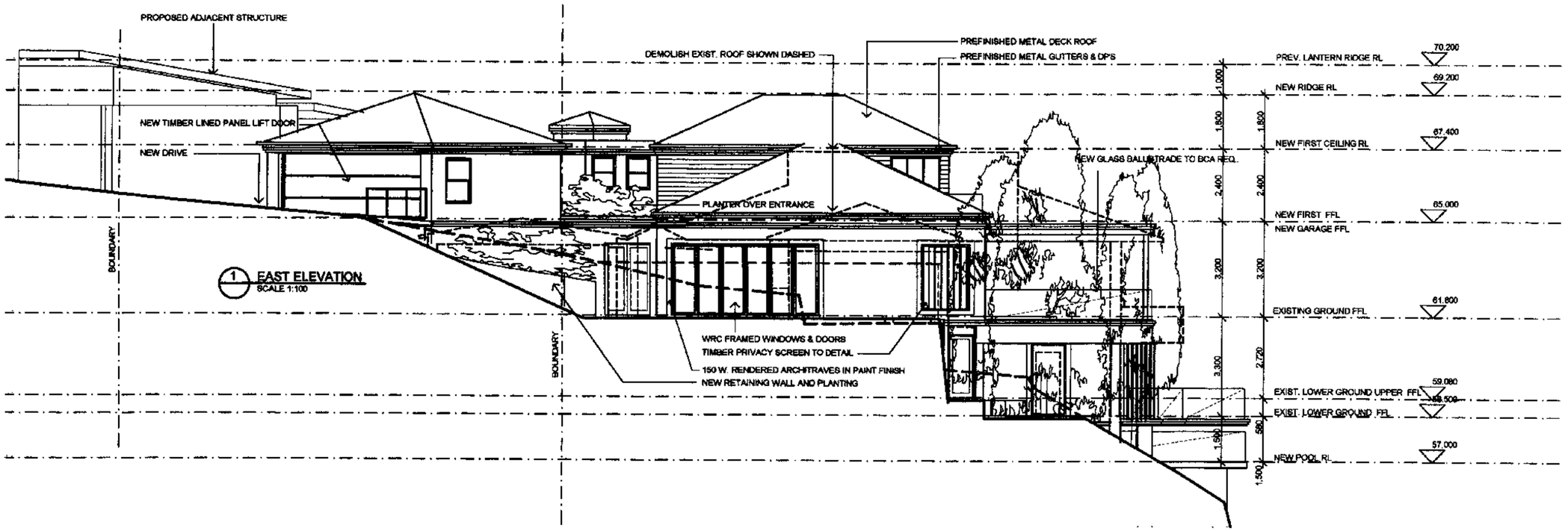
ISSUE

- A FOR DA. (APRIL 2002)
- B ADJACENT BUILDINGS AT 46 SHOWN, GARAGE SHORTENED - FOR REVISED DA.(AUGUST, 2002)
- C BUILDING ADJUSTED - FIRST FLOOR AREA REDUCED FOR REVISED D.A. (OCT 2002)
- D BUILDING ADJUSTED - FOR REVISED D.A. (JAN 2003)
- E MINOR REVISIONS FOR C.C (JUNE, 2003)

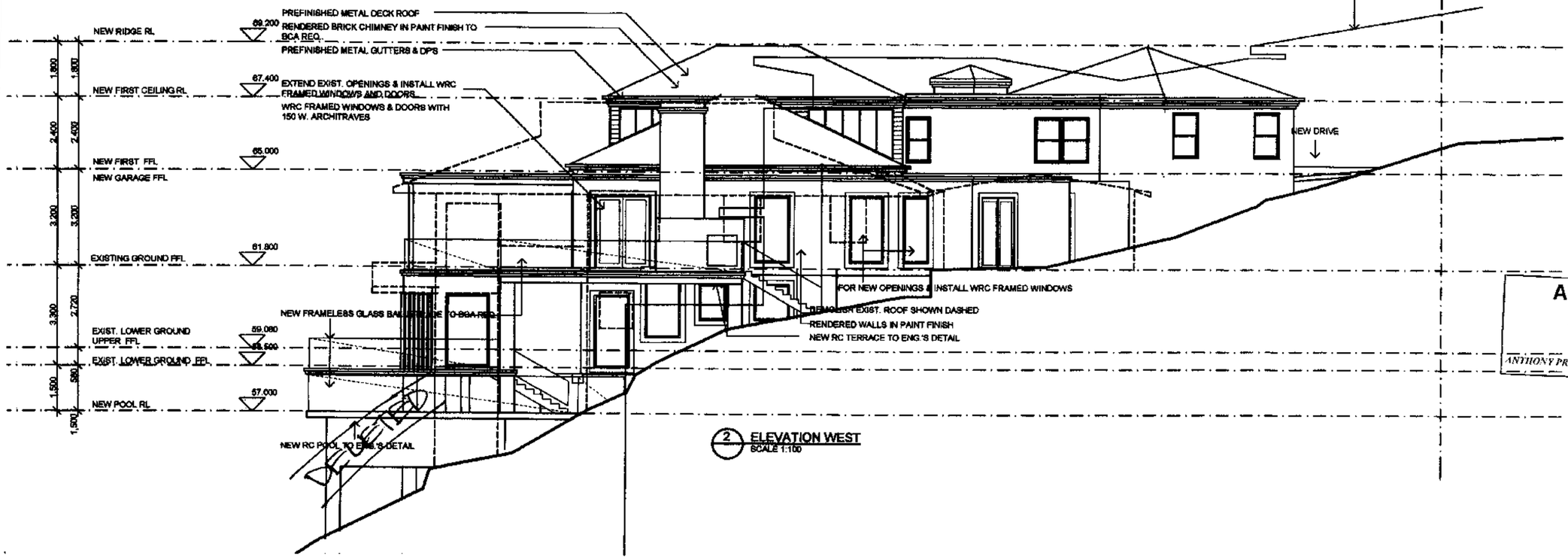
APPROVED
17 JUL 2003
ANTHONY PROTAS CONSULTING PTY. LTD.

TITLE
ELEVATIONS

SCALE	1 = 100
DATE	JUNE , 2003
JOB NO.	
DWG. NO.	SRNK-105
ISSUE	E



1 EAST ELEVATION
SCALE 1:100



2 ELEVATION WEST
SCALE 1:100

SUSAN ROTHWELL
& ASSOCIATES
ARCHITECTS
36 SERPENTINE ROAD
GREENWICH N.S.W. 2065
TEL: 9439 2380 FAX: 9901 3185

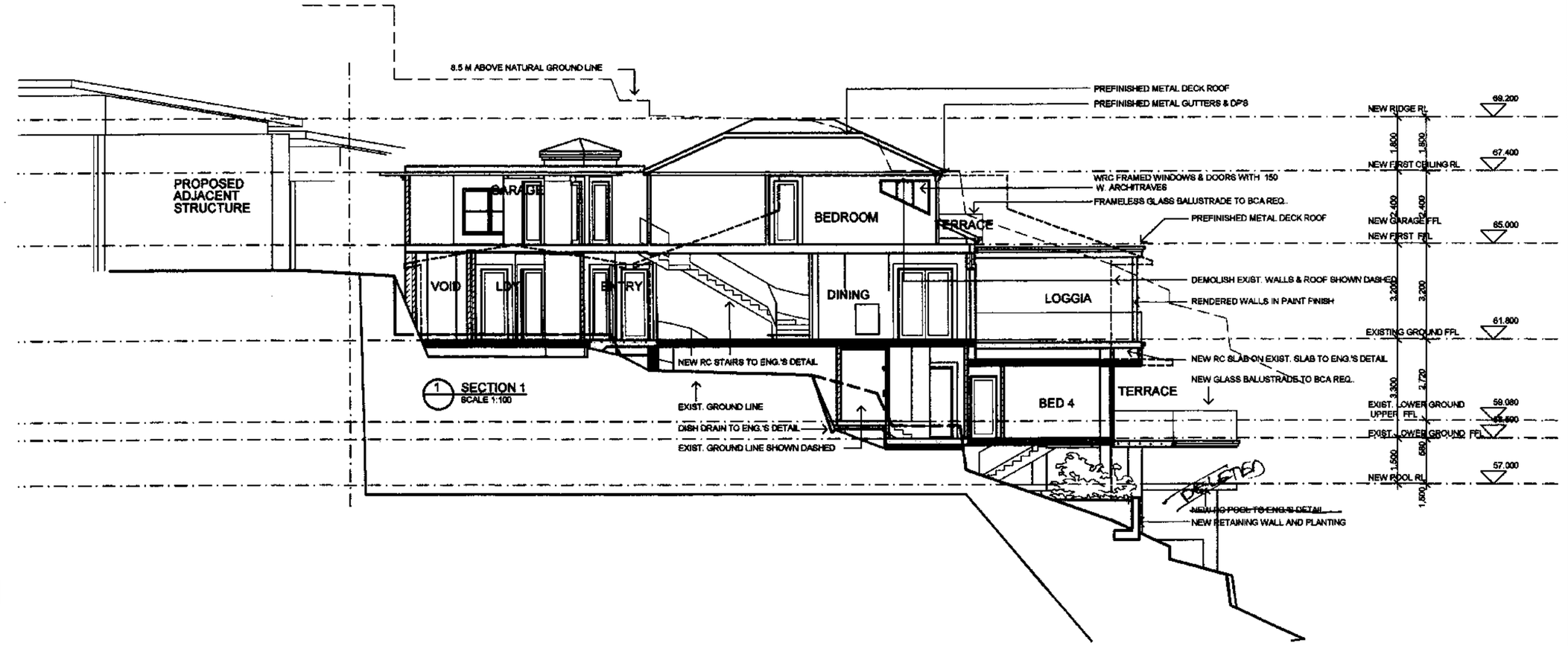
PROPOSED ALTERATIONS & ADDITIONS AT
44 SUNRISE ROAD
PALM BEACH
FOR
MR. & MRS. NANKERVIS

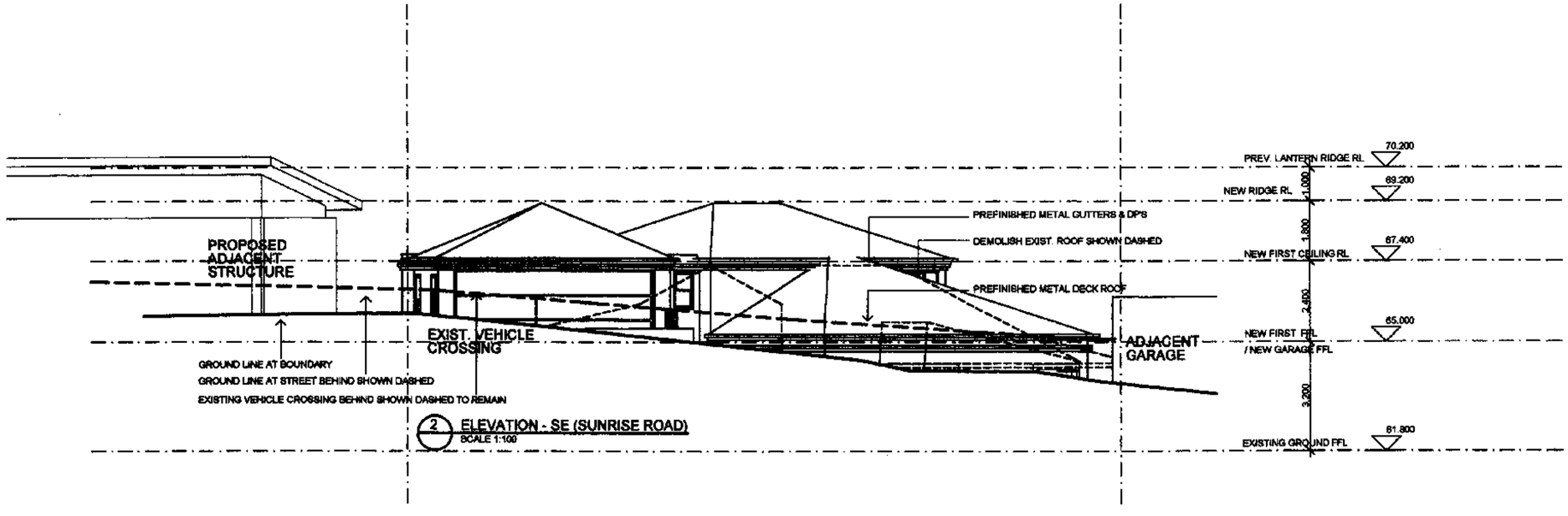
ISSUE
A FOR DA. (APRIL 2002)
B ADJACENT BUILDINGS AT 46 SHOWN, GARAGE SHORTENED - FOR REVISED DA.(AUGUST, 2002)
C BUILDING ADJUSTED - FIRST FLOOR AREA REDUCED FOR REVISED D.A. (OCT 2002)
D BUILDING ADJUSTED - FOR REVISED D.A. (JAN 2003)
E MINOR REVISIONS FOR C.C (JUNE, 2003)

APPROVED
17 JUL 2003
ANTHONY PROCTOR CONSULTING PTY. LTD.

TITLE
ELEVATIONS

SCALE	1 = 100
DATE	JUNE, 2003
JOB NO.	
DWG. NO.	SRNK-106
ISSUE	E





SUSAN ROTHWELL
& ASSOCIATES
ARCHITECTS
38 SERPENTINE ROAD
GREENWICH N.S.W. 2065
TEL: 9439 2380 FAX: 9901 3185

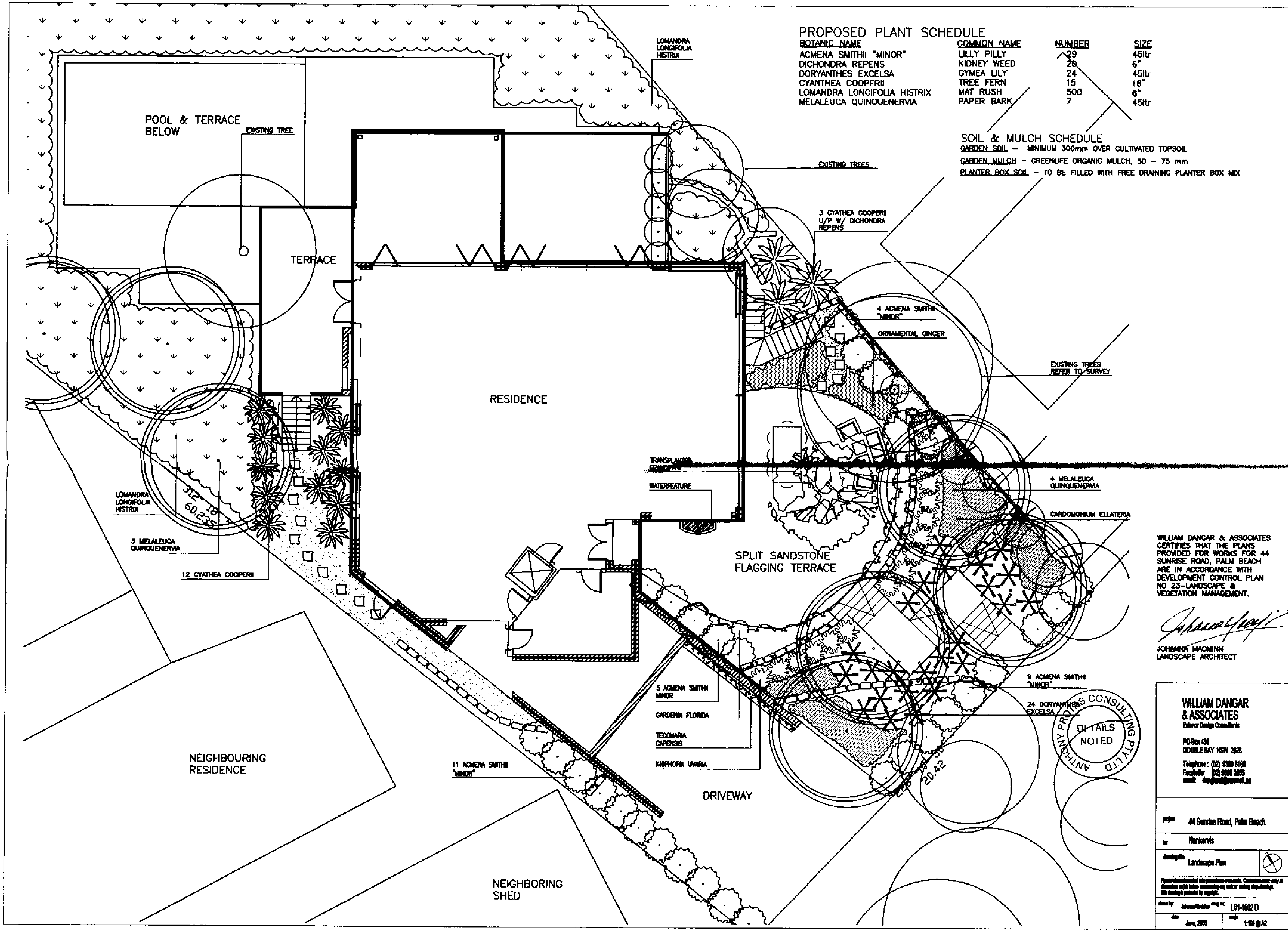
PROPOSED ALTERATIONS & ADDITIONS AT
44 SUNRISE ROAD
PALM BEACH
FOR
MR. & MRS. NANKERVIS

ISSUE
A FOR DA. (APRIL 2002)
B ADJACENT BUILDINGS AT 46 SHOWN, GARAGE SHORTENED - FOR REVISED DA.(AUGUST, 2002
C BUILDING ADJUSTED - FIRST FLOOR AREA REDUCED FOR REVISED D.A. (OCT 2002)
D BUILDING ADJUSTED - FOR REVISED D.A. (JAN 2003)
E MINOR REVISIONS FOR C.C (JUNE, 2003)

APPROVED
17 JUL 2003
ANTHONY PROTAS CONSULTING PTY. LTD.

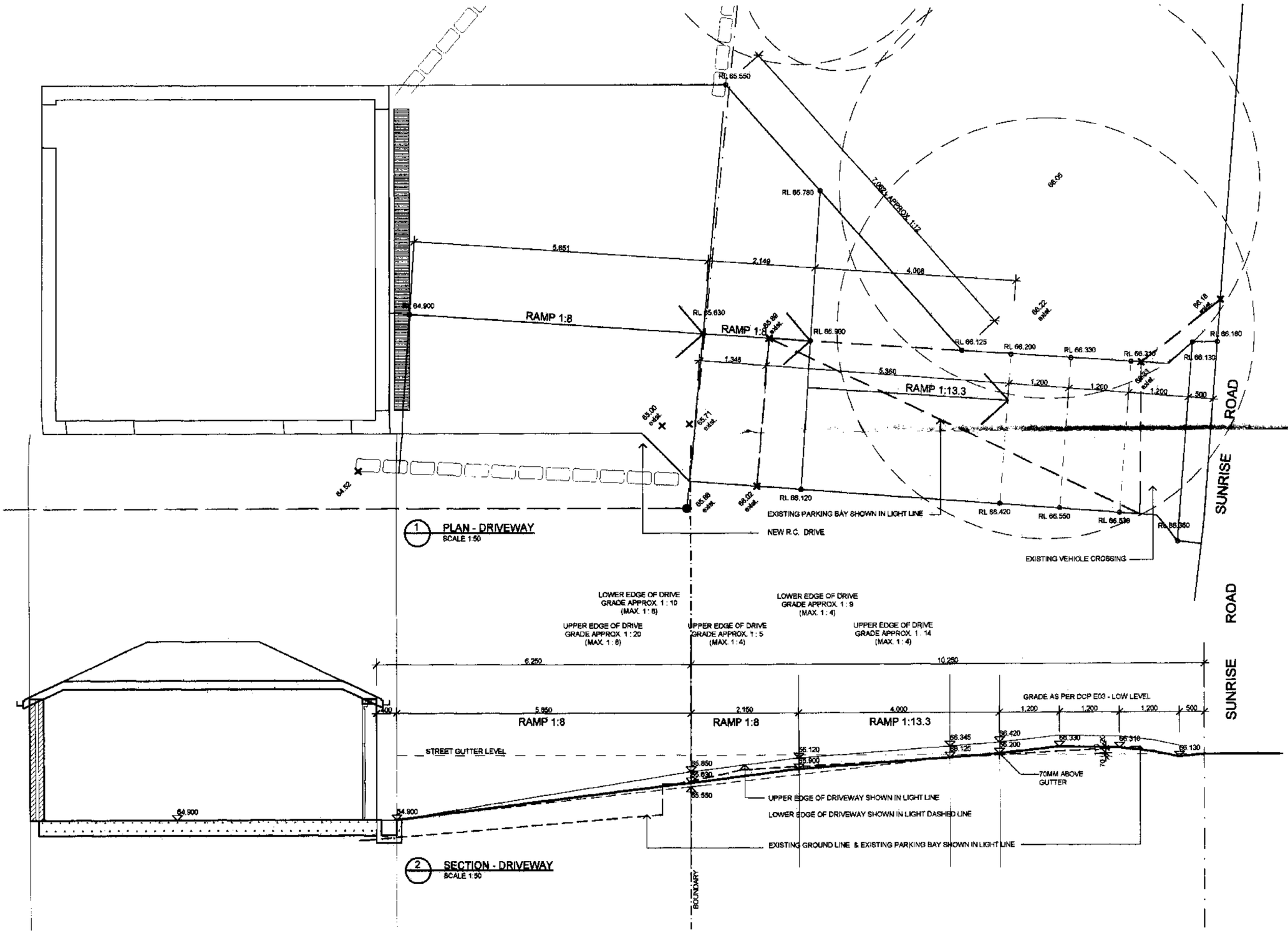
TITLE
SECTION AND ELEVATION

SCALE	1 = 100
DATE	JUNE , 2003
JOB NO.	
DWG. NO.	SRNK-107
ISSUE	E



PROPOSED PLANT SCHEDULE
BOTANIC NAME | COMMON NAME | NUMBER | SIZE
ACMENA SMITHII "MINOR" | LILLY PILLY | 29 | 45ltr
DICHONDRA REPENS | KIDNEY WEED | 20 | 6"
DORYANTHES EXCELSA | GYMEA LILY | 24 | 45ltr
CYANTHEA COOPERII | TREE FERN | 15 | 16"
LOMANDRA LONGIFOLIA HISTRIX | MAT RUSH | 500 | 6"
MELALEUCA QUINQUENERVIA | PAPER BARK | 7 | 45ltr
SOIL & MULCH SCHEDULE
GARDEN SOIL – MINIMUM 300mm OVER CULTIVATED TOPSOIL
GARDEN MULCH – GREENLIFE ORGANIC MULCH, 50 – 75 mm
PLANTER BOX SOIL – TO BE FILLED WITH FREE DRAINING PLANTER BOX MIX
POOL & TERRACE BELOW
EXISTING TREE
LOMANDRA LONGIFOLIA HISTRIX
EXISTING TREES
3 CYATHEA COOPERII U/P W/ DICHONDRA REPENS
4 ACMENA SMITHII "MINOR"
ORNAMENTAL GINGER
EXISTING TREES REFER TO SURVEY
TERRACE
RESIDENCE
TRANSPLANTED FRANGIPANI
WATERFEATURE
4 MELALEUCA QUINQUENERVIA
CARDOMONIUM ELLATERIA
SPLIT SANDSTONE FLAGGING TERRACE
LOMANDRA LONGIFOLIA HISTRIX
3 MELALEUCA QUINQUENERVIA
12 CYATHEA COOPERII
312° 18'
60.235
5 ACMENA SMITHII MINOR
GARDENIA FLORIDA
TECOMARIA CAPENSIS
KNIPHOFIA UVARIA
11 ACMENA SMITHII "MINOR"
9 ACMENA SMITHII "MINOR"
24 DORYANTHES EXCELSA
20.42
NEIGHBOURING RESIDENCE
DRIVEWAY
NEIGHBORING SHED
ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED
WILLIAM DANGAR & ASSOCIATES CERTIFIES THAT THE PLANS PROVIDED FOR WORKS FOR 44 SUNRISE ROAD, PALM BEACH ARE IN ACCORDANCE WITH DEVELOPMENT CONTROL PLAN NO 23-LANDSCAPE & VEGETATION MANAGEMENT.
JOHANNA MACMINN
LANDSCAPE ARCHITECT
WILLIAM DANGAR & ASSOCIATES
project 44 Sunrise Road, Palm Beach
Landscape Plan
L01-1502 D
1:100 @ A2

SUSAN ROTHWELL
& ASSOCIATES
ARCHITECTS
38 SERPENTINE ROAD
GREENWICH N.S.W. 2065
TEL: 9439 2380 FAX: 9901 3185



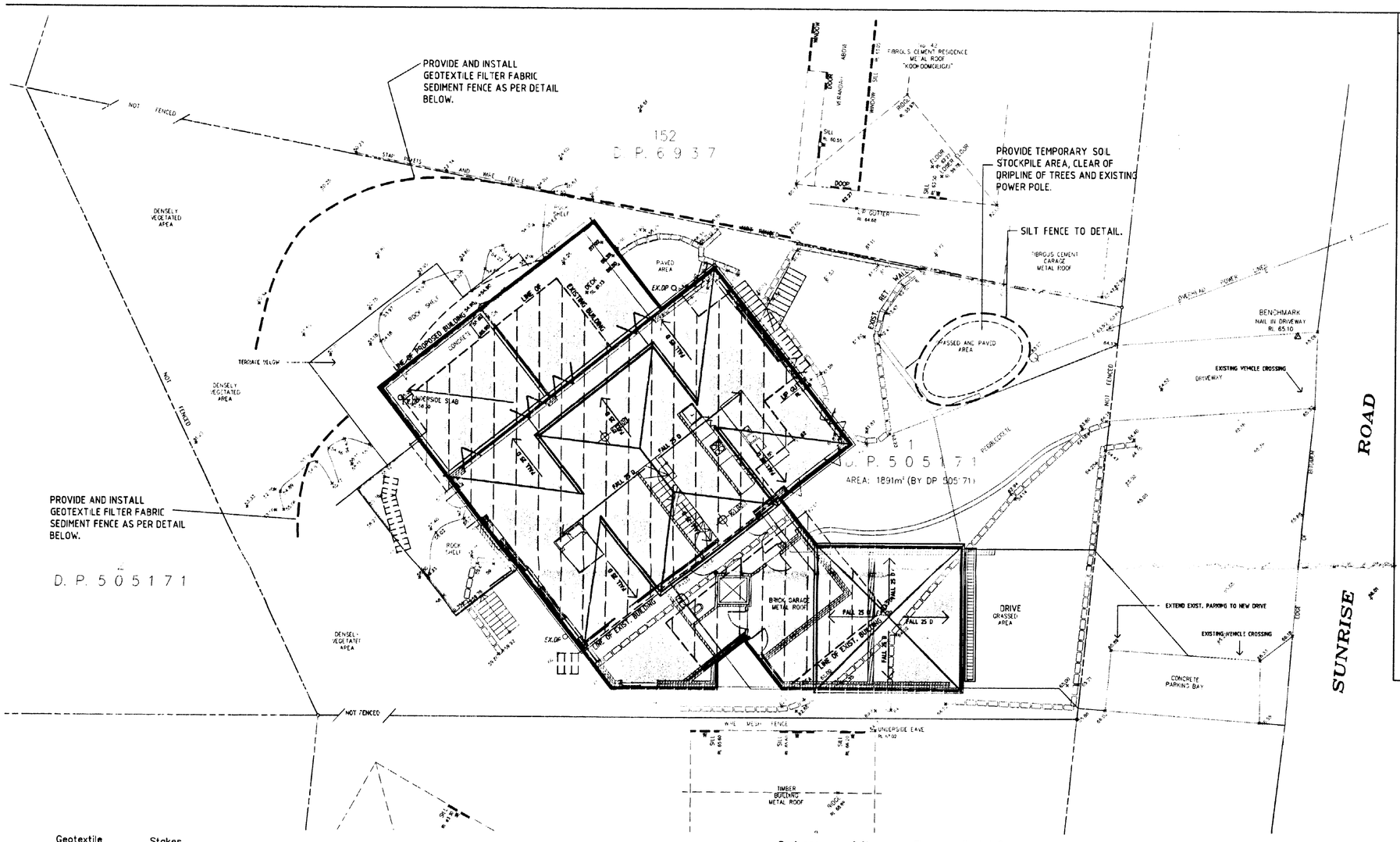
PROPOSED ALTERATIONS & ADDITIONS AT
44 SUNRISE ROAD
PALM BEACH
FOR
MR. & MRS. NANKERVIS

ISSUE
A FOR TENDER (APRIL 2003)

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

TITLE
DRIVEWAY - PLAN & SECTION

SCALE	1 = 50
DATE	JUNE 2003
JOB NO.	
DWG. NO.	SRNK-202
ISSUE	A



EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

E1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.

E2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.

E3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

CONSTRUCTION SEQUENCE

E4. THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE :

(a) INSTALL SEDIMENT FENCES

(b) UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

E5. DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.

E6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

E7. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.

FENCING

E8. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

E9. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE

E10. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

OTHER MATTERS

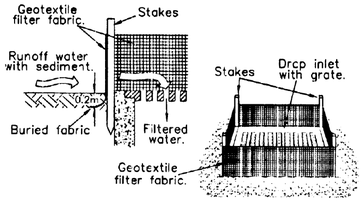
E11. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

OTHER MATTERS

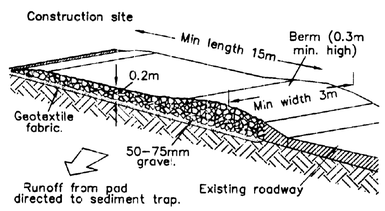
E12. RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

SITE INSPECTION & MAINTENANCE

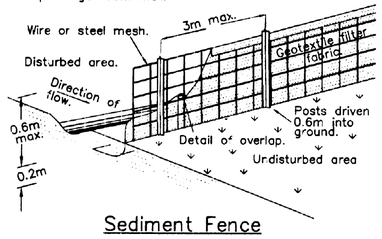
E13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.



Geotextile Filter Fabric Drop Inlet Sediment Trap.



Temporary Construction Exit



Sediment Fence

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

SCALE 1:100

NOT FOR CONSTRUCTION

Issue	Description	Date	Drawn	Chkd
B	RE-ISSUED FOR COUNCIL APPROVAL	16.07.03	R.B.S.	L.R
A	ISSUED FOR COUNCIL APPROVAL	27.06.03	TM	MG

1cm at full size — 10cm

North

Client:

Architect:
SUSAN ROTHWELL & ASSOCIATES ARCHITECTS
38 SERPENTINE ROAD
GREENWICH, NSW, 2065
PHONE : (02) 9439 2380
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e-mail acor@acor.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
44 SUNRISE ROAD
PALM BEACH, NSW, 2108

Drawing Title:
SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

Drawn	Date	Scale	A1	Q.A. Check	Date
TM	JUNE 2003	1:100			
Checked	Project No.	Dwg. No.	Issue
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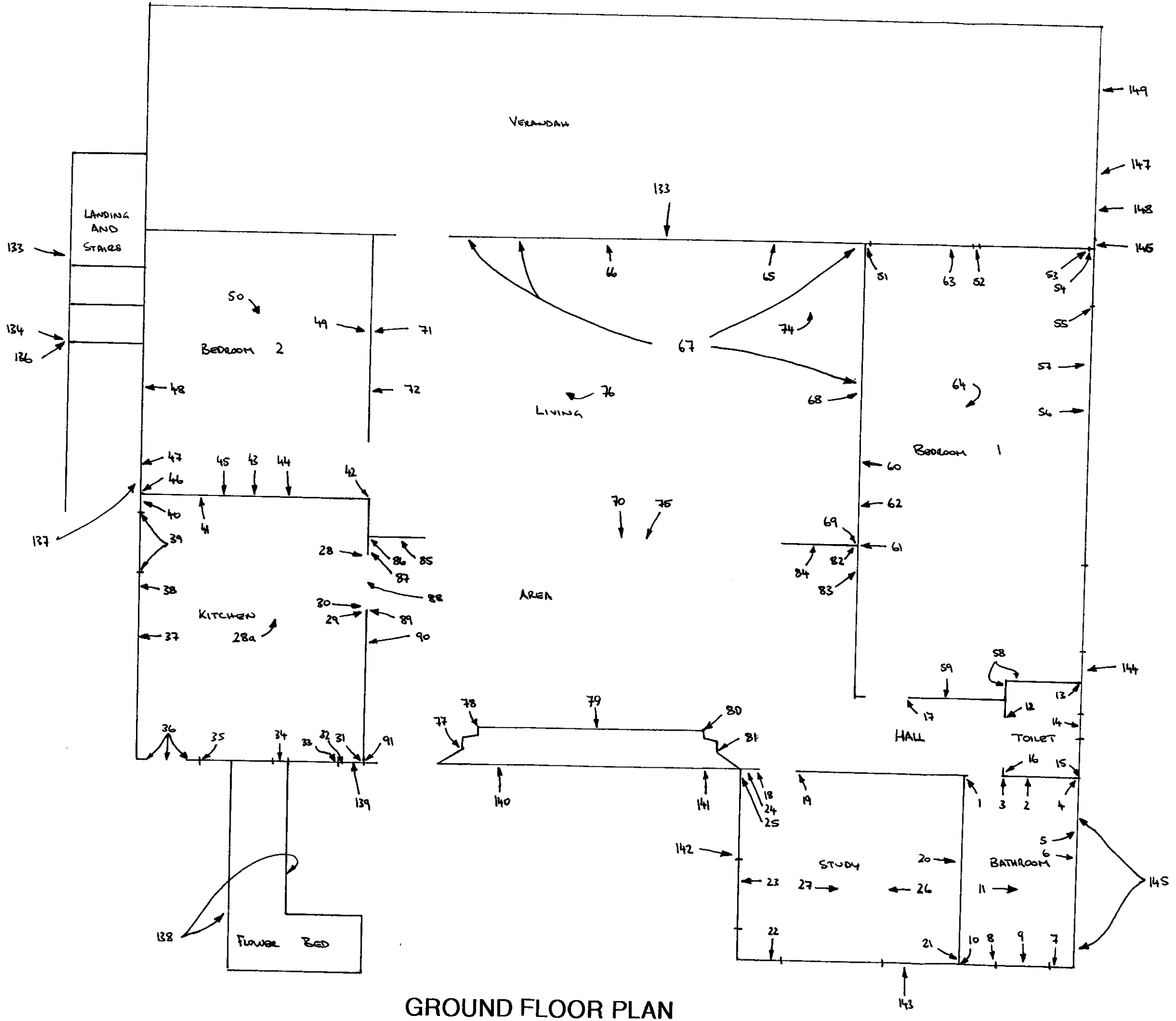
M.J.G	SY03.0363	C2.01	B

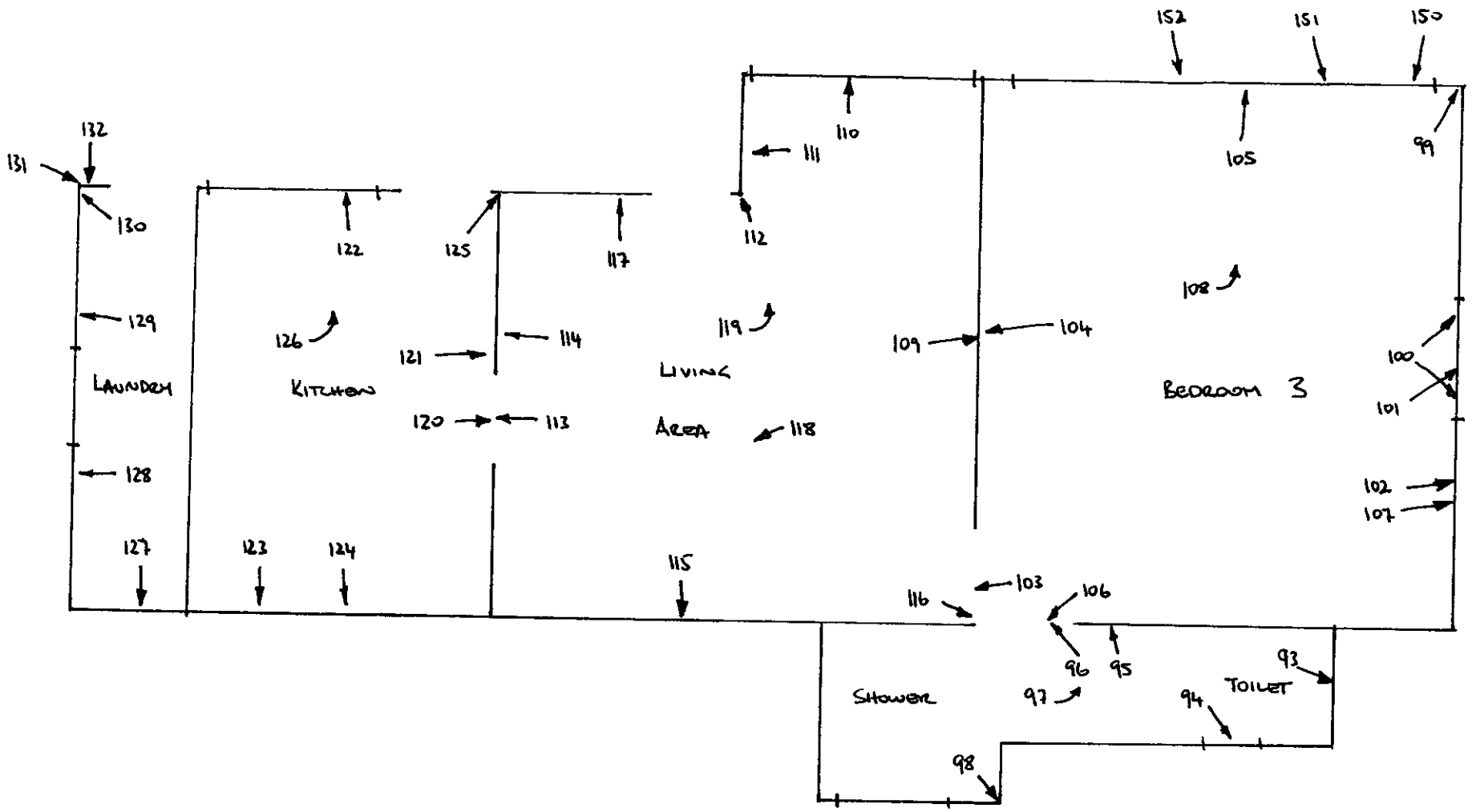


GROUND FLOOR PLAN

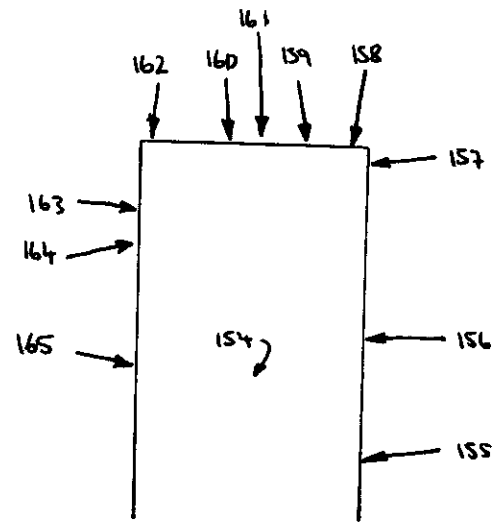
NOT TO SCALE

Jeffery and Katauskas Pty Ltd

Report No.17279S Figure No.1



LOWER GROUND PLAN

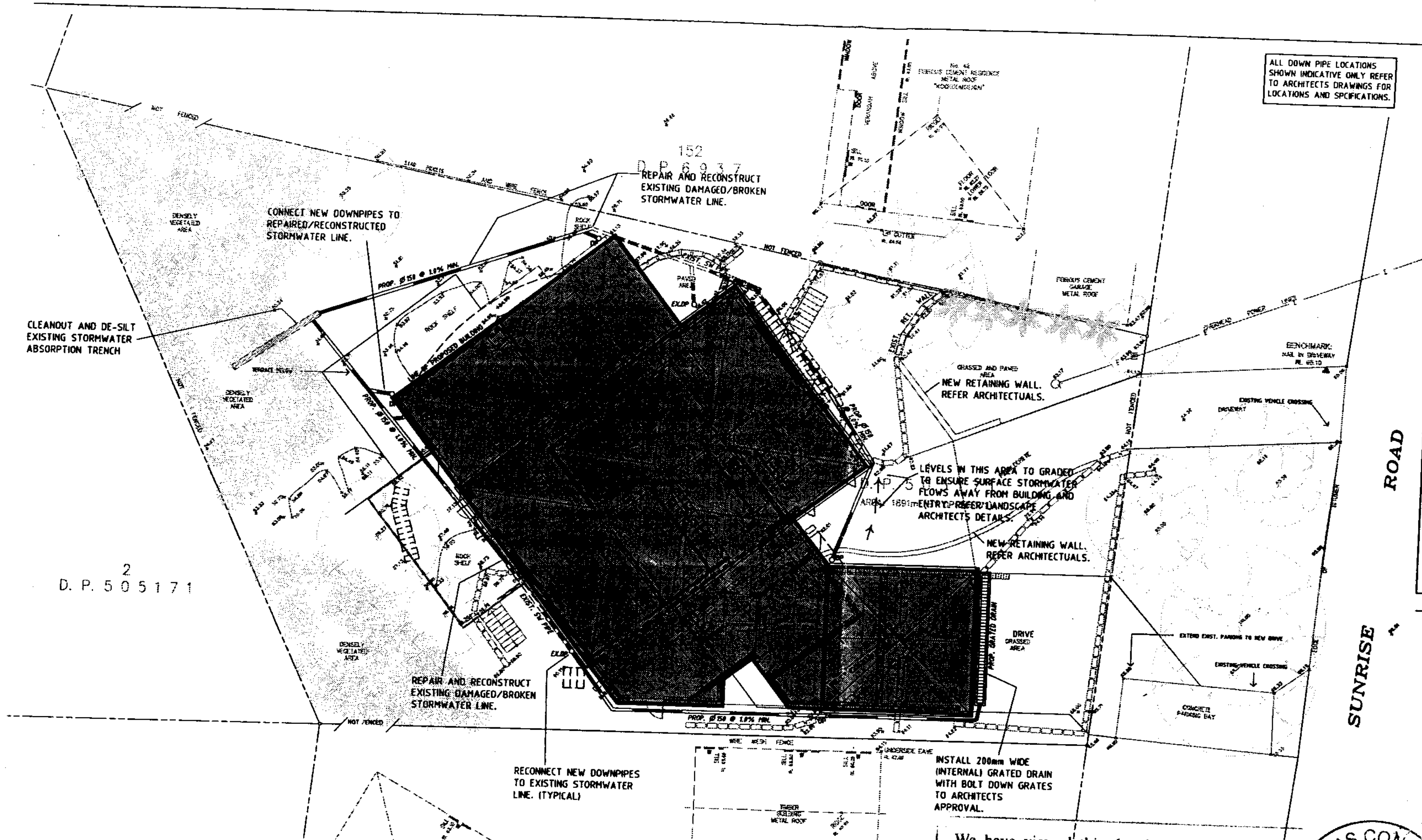


GARAGE PLAN

NOT TO SCALE

Jeffery and Katauskas Pty Ltd

Report No. 17279S Figure No. 2



STORMWATER NOTES

0.1. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS, SERVICES AND STRUCTURES ON SITE PRIOR TO COMMENCEMENT OF WORK.

0.2. ALL WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THE SPECIFICATION.

0.3. ON COMPLETION OF PROPOSED WORKS ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL, GRASSED & LANDSCAPE AREAS AND ROAD PAVEMENTS. (U.N.O.)

0.4. CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS.

0.5. MAKE SMOOTH TRANSITION TO EXISTING SERVICES AND MAKE GOOD.

0.6. WHERE NEW WORKS ABUT EXISTING WORKS THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.

0.7. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER THESE SERVICES. HAND EXCAVATE IN THESE AREAS.

0.8. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC, AND OTHER SERVICES DRAWINGS AND SPECIFICATIONS.

0.9. CONCRETE DRAINAGE PIPES AND LARGER SHALL BE CLASS "2" APPROVED SPIGOT AND SOCKET RCP PIPES WITH RUBBER RING JOINTS. (U.N.O.) ALL DRAINAGE PIPES UP TO AND INCLUDING 225 DIA SHALL BE SEWER GRADE uPVC WITH SOLVENT WELD JOINTS. (U.N.O.)

0.10 EQUIVALENT STRENGTH FRC PIPES MAY BE USED.

0.11. NOT USED

0.12. MINIMUM GRADE TO STORMWATER LINES TO BE 1%. (U.N.O.)

0.13. CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.

0.14. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.

0.15. WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (OR 75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES BACKFILL THE TRENCH WITH SAND TO 200mm ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150mm LAYERS TO 98% STANDARD MAX. DRY DENSITY.

0.16. BEDDING SHALL BE (U.N.O.) TYPE H1, IN ACCORDANCE WITH CURRENT RELEVANT S.A.A. CODES.

0.17. WHERE STORMWATER LINES PASS UNDER FLOOR SLABS SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.

LEGEND

- SITE BOUNDARY
- BUILDING OUTLINE
- EXIST. SW PIPE — EXISTING DRAINAGE LINE
- Ø150 — PROPOSED STORMWATER DRAINAGE PIPE. PROVIDE 1% MINIMUM FALL.
- PROPOSED DRAINAGE PIT
- PROPOSED ACCESS GRATE, CHILD PROOF LOC
- EXISTING DRAINAGE PIT
- ODP — PROPOSED DOWNPIPE
- OEX.DP — EXISTING DOWNPIPE
- PROPOSED GRATED DRAIN
- EXIST. GD — EXISTING GRATED DRAIN
- EXISTING SURFACE LEVEL
- PROPOSED BUILDING AREA REFER ARCHITECTUALS
- EXISTING BUILDING AREA

We have viewed this drawing and endorse that recommendations given in our Report No. 16776SL/let/rev1 [illegible] 13/6/03 [illegible]

[illegible] Date 1/7/03

For [illegible] and [illegible] Pty Ltd
[illegible] Road, [illegible], 2111
Telephone : 809 7322

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED

SCALE 1:100

NOT FOR CONSTRUCTION

Rev	Description	Date	Drawn	Chkd
A	ISSUED FOR COUNCIL APPROVAL	27.06.03	TM	HG

Architect: SUSAN ROTHWELL & ASSOCIATES ARCHITECTS
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GREENWICH, NSW, 2065
PHONE: (02) 9439 2380
FAX: (02) 9901 3185

ACOR CONSULTANTS
ENGINEERS
MANAGERS
INFRASTRUCTURE
PLANNERS

Project: PROPOSED RESIDENTIAL DEVELOPMENT
44 SUNRISE ROAD
PALM BEACH, NSW, 2108

Drawing Title: STORMWATER DRAINAGE PLAN AND DETAILS - STAGE 1

Drawn	Date	Scale	Checked	Project No.	Drg. No.	Issue
TM	JUNE 2003	1:100	M.J.G	SY03.0363	C1.01	A

ALL DOWN PIPE LOCATIONS SHOWN INDICATIVE ONLY REFER TO ARCHITECTS DRAWINGS FOR LOCATIONS AND SPCIFICATIONS.

STORMWATER NOTES

0.1. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS, SERVICES AND STRUCTURES ON SITE PRIOR TO COMMENCEMENT OF WORK.

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- EXISTING DRAINAGE PIT
- DP — PROPOSED DOWNPIPE
- EXDP — EXISTING DOWNPIPE
- PROPOSED GRATED DRAIN
- EXIST. GD — EXISTING GRATED DRAIN
- 65.86 — EXISTING SURFACE LEVEL
- PROPOSED BUILDING AREA REFER ARCHITECTUALS
- EXISTING BUILDING AREA

152 D.P. 6937

REPAIR AND RECONSTRUCT EXISTING DAMAGED/BROKEN STORMWATER LINE.

STORMWATER DIFFUSER PIPE FIXED TO WALL. REFER DETAIL.

SPREAD SANDSTONE COBBLES & BOULDERS TO FORM SCOUR PROTECTION BELOW SPREADER PIPE.

PROVIDE REMOVABLE END CAPS.

2 D.P. 505171

NEW RETAINING WALL. REFER ARCHITECTUALS.

LEVELS IN THIS AREA TO GRADED TO ENSURE SURFACE STORMWATER FLOWS AWAY FROM BUILDING AND ENTRY. REFER LANDSCAPE ARCHITECTS DETAILS.

NEW RETAINING WALL. REFER ARCHITECTUALS.

REPAIR AND RECONSTRUCT EXISTING DAMAGED/BROKEN STORMWATER LINE.

RECONNECT NEW DOWNPIPES TO EXISTING STORMWATER LINE. (TYPICAL)

INSTALL 200mm WIDE (INTERNAL) GRATED DRAIN WITH BOLT DOWN GRATES TO ARCHITECTS APPROVAL.

10m LONG 75x200 6MS RHS DIFFUSER PIPE Ø150mm WITH 15mm DRIPPER HOLES @ 150mm SPACING, FIXED TO UNDERSIDE OF POOL COPING. PROVIDE INSPECTION OPENINGS AT EITHER END.

BENCHMARK: NAIL IN DRIVEWAY RL 65.10

SUNRISE ROAD

We have viewed this drawing and endorse this recommendation in Ref. No 16776SLletrev1 dated 13/6/03 by [illegible] for [illegible] in [illegible]

[signature] dated 1/7/03

For [illegible] Pty Ltd
39 Allambie Road, Allambie, 2111
Telephone : 809 7322

ANTHONY PROCTOR CONSULTING PTY LTD
DETAILS NOTED

PIPE DIFFUSER DETAIL
SECTION A 1:100

SCALE 1:100

NOT FOR CONSTRUCTION

	Description	Date	Drawn	Chkd
A	ISSUED FOR COUNCIL APPROVAL	27.06.03	TH	MG

Client

Architect
SUSAN ROTHWELL & ASSOCIATES ARCHITECTS
38 SERPENTINE ROAD
GREENWICH, NSW, 2065
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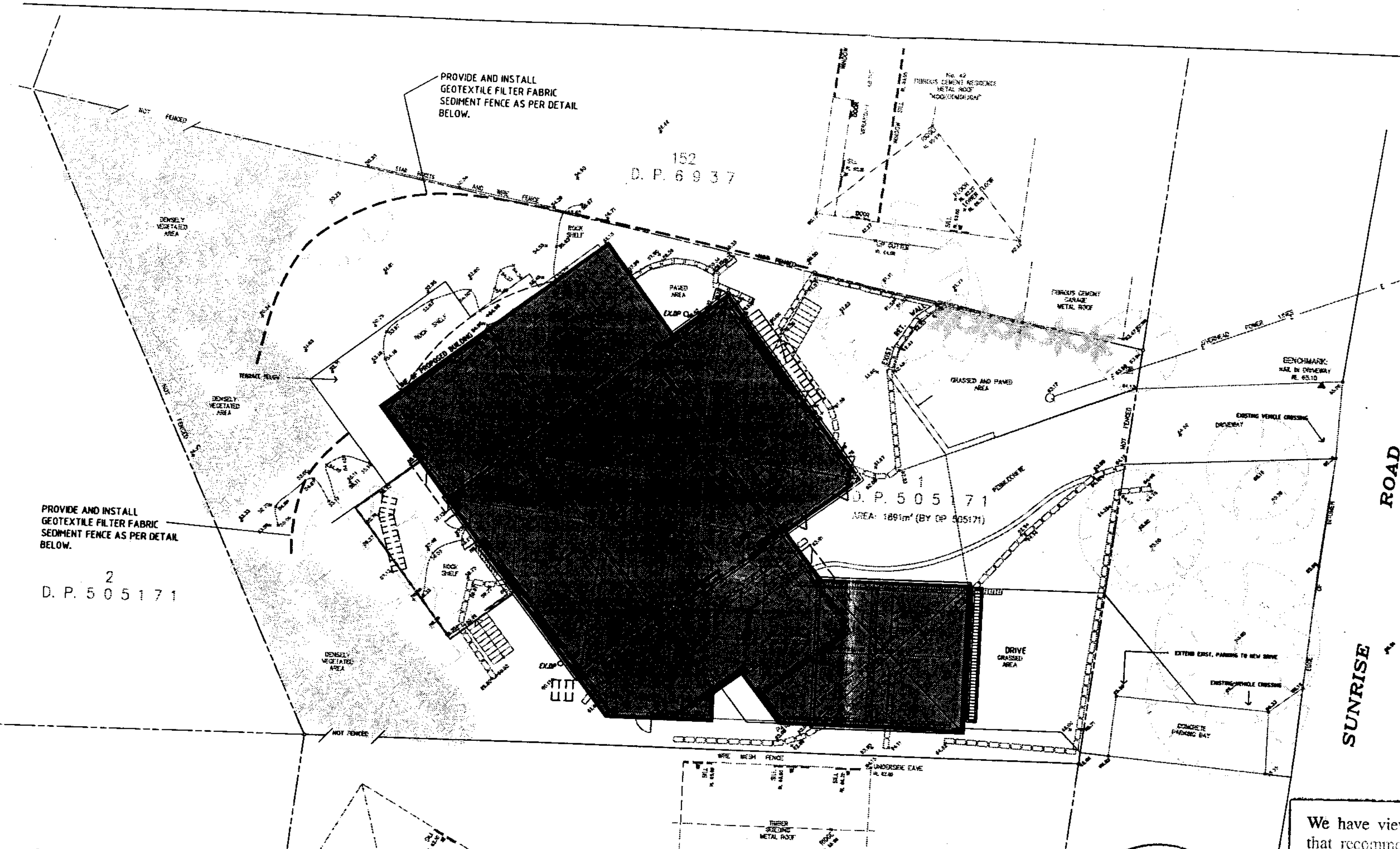
PLANNERS
Level 1, 47 Falcon Street PO Box 823 Crows Nest NSW 2065
PH +61 2 8920 0477 fax +61 2 8920 1170
e-mail acor@acor.com.au

Project
PROPOSED RESIDENTIAL DEVELOPMENT
44 SUNRISE ROAD
PALM BEACH, NSW, 2108

Drawing Title
STORMWATER DRAINAGE PLAN AND DETAILS - STAGE 2

Drawn	Date	Scale A1	Q.A. Check	Date
TM	JUNE 2003	1:100		
Checked	Project No.	Dwg. No.	Issue
M.J.G	SY03.0363	C1.02	A



EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

E1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUE AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.

E2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.

E3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

CONSTRUCTION SEQUENCE

E4. THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE :

(a) INSTALL SEDIMENT FENCES

(b) UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

E5. DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.

E.6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

E.7. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.

FENCING

E.8. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

E.9. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.

E.10. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

OTHER MATTERS

E.11. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

OTHER MATTERS

E.12. RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

SITE INSPECTION & MAINTENANCE

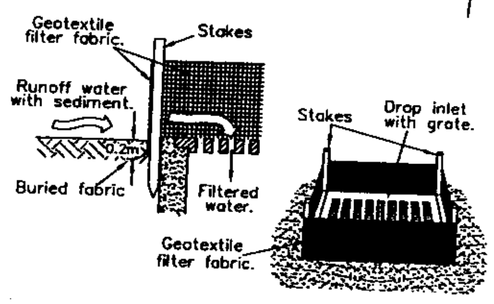
E.13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.

We have viewed this drawing and endorse that recommendations given in our Report No. 16776SLe(rev1 of 13/6/03 have been adopted ... for ... in ... which should ...

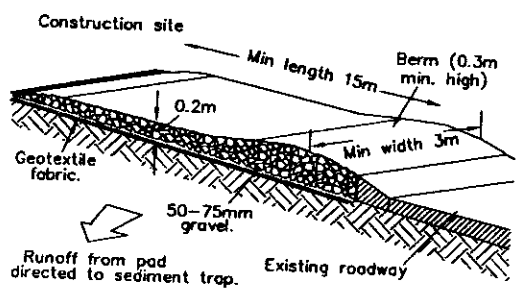
Signed: [signature] Date 1/7/03

For ... and Kotoulas Pty Ltd
39 ... Road, Gladesville, 2111
Telephone : 809 7322

ANTHONY PROTAS CONSULTING PTY LTD
DETAILS NOTED



Geotextile Filter Fabric Drop Inlet Sediment Trap.



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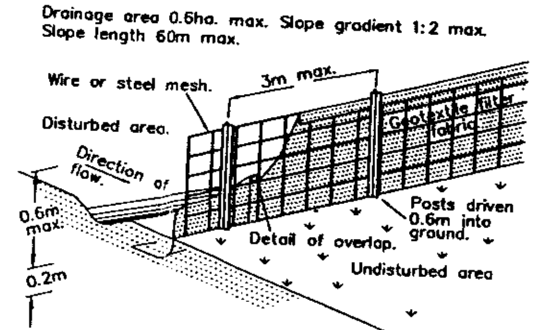

Sediment Fence

SCALE 1:100

NOT FOR CONSTRUCTION

Rev	Description	Date	Drawn	Chkd
A	ISSUED FOR COUNCIL APPROVAL	27.06.03	TM	MG

Architect: SUSAN ROTHWELL & ASSOCIATES ARCHITECTS
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ACOR CONSULTANTS
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Project: PROPOSED RESIDENTIAL DEVELOPMENT
44 SUNRISE ROAD
PALM BEACH, NSW, 2108

Drawing Title: SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

Drawn	Date	Scale	A1	Q.A. Check
TM	JUNE 2003	1:100		
Checked	Project No.		Dwg. No.	Issue
M.J.G	SY03.0363		C2.01	A

Pittwater Council

ABN: 61340837871

TAX INVOICE

OFFICIAL RECEIPT

23/07/2003 Receipt No :17024

To ANTHONY PROTAS CONSULTING P/L

84 PITT STREET
SYDNEY 2000

Qty/ Applic	Reference	Amount
1	RMIC-Rcrd	$27.27
GL Rec	1 X C/C DA N0400/02 44 SUNSITE	
	GST	$2.73
GL Rec		
To GL Receipt:		

Total Amount:	$30.00
Includes GST of:	$2.73

Amounts Tendered

Cheque	$30.00
Total	$30.00
Rounding	$0.00
Change	$0.00
Nett	$30.00

Printed 23/07/2003 4:30:28 PM

Cashier PTasko