insight building certifiers pty ltd

Construction Certificate
Determination

Issued under the Environmental Planning and Assessment Act 1979 Section 109C (1) (b), 81A (2) and 81A (4)

Certificate No. 2007/2033

Council	Pittwater
Determination	Approved
date of issue	23 April 2007
Subject land	
Address	1 Kalinya Street, Newport
Lot No, DP No.	Lot 1 DP 72587 / Lot 1 DP 527172
Applicant	
Name	Newport Arms Properties Pty Ltd
Address	PO Box 934, Mona Vale NSW 1660
Contact No. (phone)	9981 1166
Owner	
Name	Newport Arms Properties Pty Ltd
Address	PO Box 934, Mona Vale NSW 1660
Contact No. (phone)	
Description of Development	
Type of Work	Hotel Additions/Alterations
Builder or Owner/Builder	
Name	JFM Constructions
Contractor Licence No/Permit	-
Value of Work	
Building	$366,570.00

COUNCIL COPY

Attachments

- Copy of completed Construction Certificate Application Form
- Copy of Long Service Levy receipt dated 19 April 2007
- Fire Safety Schedule
- Part J - BCA Report by Graham Scheffers dated 19 April 2007
- Structural Engineer's Report by Lucas Molloy dated 16 April 2007

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph: 9999 0003** fax: 9979 1555
email: info@insightcert.com.au **ABN** 54 115 090 456

R. 214230.
24/4/07

Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp.

- **Architectural Plans by Gartner Trovato, reference nos. DA01A, DA02A, DA03A, DA04A, DA05A, dated November 2006.**
- **Structural Details by Northern Beaches Consulting Engineers Pty Ltd, reference 070308, dated April 2007.**
- **Landscape Details by Zenscapes, reference 060301, 1.01, dated 4 April 2007.**

Certificate

I hereby certify that the above Plans, documents or Certificates, satisfy:

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979.

Signed Bruce Gaal

Date of endorsement 23rd April 2007

Certificate No. **2007/2033**

Certifying Authority

Name of Accredited Certifier	Bruce Gaal
Accreditation No.	BPB0130
Accreditation Authority	Building Professionals Board
Contact No.	(02) 9999 0003
Address	13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.	**N0 713/06**
Date of Determination	**4 April 2007 (modified 14 April 2007)**

BCA Classification **9b**

FIRE SAFETY SCHEDULE

Environmental Planning & Assessment Regulation 2000

23 April 2007
Construction Certificate No. 2007/2033
DA No. N0 713/06

Property Address: 1 Kalinya Street, Newport
Description of Development: Hotel Additions/Alterations

Existing Fire Safety Measures	Standard of Performance
Automatic Fire Suppression System (residential only)	AS 3786.1
Emergency Lighting (original building)	Ord. 70 Cl.55.12, AS 2293.1-1987
Exit Signs (original building)	Ord. 70 Cl.24.29, AS 2293.1-1979
Exit Signs (carpark)	BCA 90 Cl.4.5, 4.6, 4.8, AS 2293.1-1987
Fire Doors	Ord. 70 Cl. 22.7 CA 57
Fire Hose Reels (original building)	Ord.70 Cl. 27.2 Ministerial Specification 10, Division 3
Fire Hose Reels (additions - carpark)	BCA 90, Cl. E1.4, AS 2441 - 1988
Fire Seals	AS 1530.4-1997
Paths of Travel	EPA Reg.Cl.186
Portable Fire Extinguishers	AS 2444-2001
Self Closing Solid Core Doors	Ord.70 Cl.22.9
Smoke Alarms (residential only)	AS 3786-1993

Proposed Fire Safety Measures	Standard of Performance
Emergency Lighting	BCA Cl. E4.2 & 4.4, AS 2293.1 - 2005
Exit Signs	BCA Cl.4.5,4.6,4.8, AS 2293.1-2005
Mechanical Air Handling System (>1,000 l/s)	BCA Cl. E2.2, NSW Table E2.2b

INSight building certifiers pty ltd

RECEIVED - 5 APR 2007

APPLICATION FOR A CONSTRUCTION CERTIFICATE

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr [ ] Mrs [ ] Ms [ ] Dr [ ] Other [COMPANY]

Given Names (or ACN) | Family Name (or Company)

NEWPORT ARMS PROPERTIES PTY LTD.

Postal Address (we will post all mail to this address)

P.O. BOX 934

MONA VALE Post Code 1660

Daytime telephone | Alternate no. | Mobile no.

9781 1166

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorized director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Body Corporate or the appointed managing agent.

Owner(s)

NEWPORT ARMS PROPERTIES P/L

Address

PO Box 934 MONA VALE 1660

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s)

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee, company director, etc).

COUNCIL COPY

3. Location of property

Unit/Street no. | Street name

1 KALINYA ST.

Suburb | Post code

NEWPORT 2104.

Legal Property Description (these details are shown on your rate notices, property deeds, etc)

Lot no. | DP no.

1 | 72587

1 | 527172

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

ALTERATIONS AND ADDITIONS.
SMOKING AREAS & GAMES ROOM.
& LEW ELTERN.

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work $366,570

6. Development Consent

Council Consent no. 713/06

Date of Determination 4.04.07.

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 9 b)

8. Builder's details

If known, to be completed in the case of residential building work

Name [redacted]. JFM. CONSTRUCTIONS.

License no.

Owner/builder permit no.

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that all the information in this application and checklist is, to the best of my knowledge, true and correct.

Signature

Date 03.04.07.

SUBMISSION REQUIREMENTS

A. GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes ☑ No ☐

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes ☑ No ☐

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION.

B. ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	In the case of an application for a Construction Certificate for building work:
☑	☐	☐	Three (3) copies of detailed architectural plans and specifications
☑	☐	☐	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1.200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
☑	☐	☐	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
☐	☐	☐	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
☐	☐	☐	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
☐	☐	☐	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
☐	☐	☐	Except in the case of an application for, or in respect of domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
☐	☐	☑	Copy of BASIX Certificate & Report.
☑	☐	☐	All other documentation to satisfy conditions of Development Consent.

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over $12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over $5,000. In addition to this permit all projects valued in excess of $12,000 may also require a contract of insurance under the provisions of the Home Building At 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph: 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued $25,000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be address to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID, OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

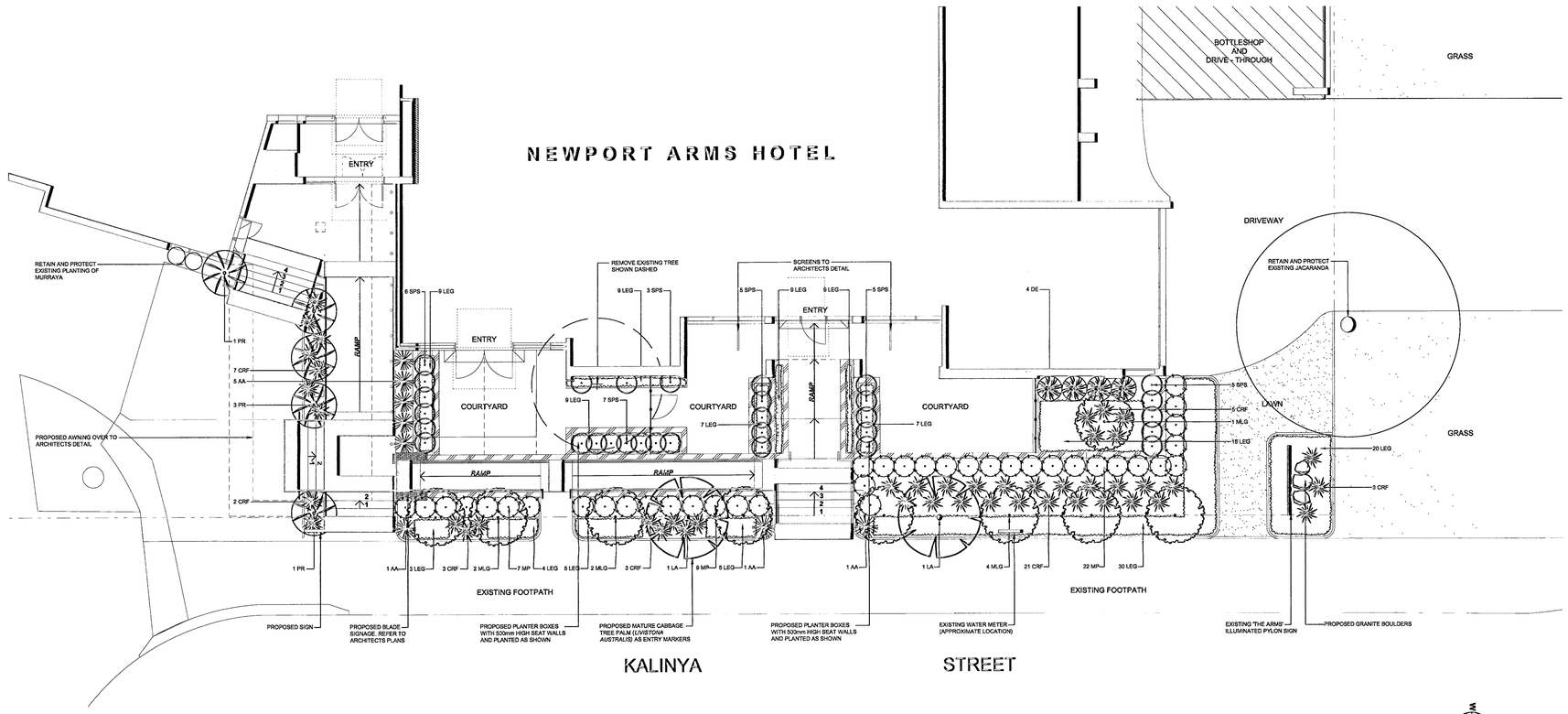
What is the area of the land (m^2)?	Gross floor area of building (m^2) as proposed:
What are the current uses of all or parts of the building(s)/land? ENTRY/GAMING ROOM/BAR.	Location: Use:
Does the site contain a dual occupancy? NO.	What is the gross floor area of the proposed addition or new building (sq metres)?
What are the proposed uses of all parts of the building(s land? ENTRY/GAMING/ SMOKING AREAS	Number of pre-existing dwellings: 1
Number of dwellings to be demolished: 1 PART DEMO.	How many dwellings proposed? —
How many storeys will the building consist of? 1	Will the new building be attached to the existing building? YES. Will the new building be attached to any new building? NO.

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics:

Place a tick (√) in the box which best describes the materials the new work will be constructed of:

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	☑	Concrete	☑	Aluminium	☐	Timber	☑
Full brick	☑	Timber	☑	Concrete		Steel	☑
Single brick	☑	Other	☐	Concrete tile	☐	Other	☐
Concrete block	☑	Unknown	☐	Fibrous cement	☐	Unknown	☐
Concrete/masonry	☐			Fibreglass	☐		
Concrete	☑			Masonry/terracotta shingle	☐		
Steel	☑			Tiles	☑		
Fibrous cement	☐			Slate	☐		
Hardiplank	☐			Steel	☑		
Timber/weatherboard	☐			Terracotta tile	☐		
Cladding-aluminium	☐			Other	☐		
Curtain glass	☐			Unknown	☐		
Other	☐						
Unknown	☐						



LANDSCAPE NOTES (GUIDELINES)

GENERAL

- THIS DRAWING HAS BEEN PREPARED FOR CONSTRUCTION CERTIFICATE PURPOSES ONLY.
- FOR EXISTING AND PROPOSED LEVELS, REFER TO ARCHITECT'S DRAWINGS AND SURVEY PLAN.
- FOR LANDSCAPE AREA CALCULATIONS, REFER TO ARCHITECT'S DRAWINGS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, ENGINEERING AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE FROM THIS DRAWING.

EXISTING TREE PROTECTION MEASURES

Ensure the protection of all existing trees to be retained, indicated on the plan, from any damage during construction works. Take necessary precautions, including the following:

- Prior to commencement of any construction works, install protective fencing. Maintain in place and in good order for the duration of the construction period.
- Storage / stockpiling of materials, soil or any debris shall not be carried out within the drip-line of existing trees.
- Rectify immediately any damage to, or destruction of, existing trees.
- Where excavation is necessary within the drip-line of trees, hand methods shall be used to preserve root systems intact and to minimise damage.
- Where it is necessary to cut tree roots, use a saw such that the cutting does not unduly disturb the remaining root system.

DRAINAGE

Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with 'sock' as required in garden beds and behind all retaining walls. Encase in 300 x 300mm of blue metal and cover with filter cloth. Agricultural pipes to drain to junction pits. Pits to connect to the new stormwater system. Ensure paved areas are free draining. Install pits if required and connect to stormwater (Refer to Hydraulic Engineering drawings).

SITE PREPARATION

Remove unwanted matter including stones exceeding 50mm, loose sticks and branches, damaged roots and building rubbish. Remove existing weeds / grass from all proposed garden bed areas. Where required, spray areas with an approved herbicide. Cultivate garden beds by hand to a depth of 200mm. Grade garden bed surfaces accordingly.

PLANTING

Carry out planting as per Landscape Plan and Plant Schedule. No substitutes will be accepted without approval by the landscape architect. Do not plant during extreme weather conditions. Thoroughly water plants before planting begins, immediately after planting and thereafter to maintain growth rates free of stress.
Fertilise exotic plants with 'Osmocote' "Plus" 8-9 month slow release fertiliser, and native plants with 'Osmocote' zero Phosphorus 5-6 month slow release fertiliser. Apply as per manufacturer's instructions.

MULCH

Generally, all garden bed areas are to be mulched to 100mm depth using fine Native Leaf Litter mulch, as supplied by Australian Native Landscapes Pty Ltd.

PLANT ESTABLISHMENT / MAINTENANCE PERIOD

Regular maintenance is to be carried out, including the following works:

- Watering - to maintain healthy growth, adjusted on a regular basis to suit seasons.
- Weeding to all garden and gravel areas.
- Pest and disease control.
- Topping-up mulched areas as required.
- Tip pruning and fertilising as required.
- Mowing and edging of all turf areas.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING (m)	No.	MATURE HEIGHT (m)	MATURE WIDTH (m)
PALMS							
LA	*Livistona australis*	Cabbage Tree Palm	2m Clear Trunk	As shown	2	10.0m	-
PR	*Phoenix roebellini*	Dwarf Date Palm	(transplanted)	As shown	5	3.0m	-
SHRUBS							
AA	*Agave attenuata*	Agave	25L	As shown	8	1.0m	2.0m
CRF	*Cordyline 'Red Fountain'*	Cordyline	25L	As shown	44	2.0m	1.0m
DE	*Doryanthes excelsa*	Gymea Lily	25L	As shown	4	2.0m	1.5m
MLG	*Magnolia 'Little Gem'*	Little Gem Magnolia	200L	As shown	9	5.0m	3.0m
MP	*Murraya paniculata*	Murraya	35L	As shown	37	2.0m	2.0m
SPS	*Syzygium paniculatum 'Select'*	Dwarf Lilly Pilly	(transplanted)	As shown	28	3.0m	1.5m
GROUNDCOVERS / NATIVE GRASSES							
LEG	*Liriope 'Evergreen Giant'*	Giant Liriope	2.5L	2/m2	141	0.5m	0.5m

LEGEND

- EXISTING TREES AND SHRUBS TO BE RETAINED AND PROTECTED DURING CONSTRUCTION WORKS
- EXISTING TREES TO BE REMOVED
- PROPOSED FEATURE TREE AND PALM PLANTING (Refer to Plant Schedule and Landscape Notes)
- PROPOSED SHRUB AND GROUNDCOVER PLANTING (Refer to Plant Schedule and Landscape Notes)
- PROPOSED LAWN AREA
- PROPOSED RETAINING WALL (Refer to Architects Detail)

N W S E

0 1 2 3 4 5 (m)

PLAN CERTIFICATION

I, Ian Andrews, the undersigned, am a practicing landscape architect (AALA), suitably qualified to certify this component of the project. This Landscape Plan has been prepared in accordance with Pittwater Council's Pittwater 21 DCP.

04/04/07

IAN ANDREWS DATE

ZenScapes Landscape Architects
PO Box 131, COLLAROY NSW 2097
P 02 9979 1326 F 02 9979 2179 E info@zenscape.com.au

CLIENT: MARK BAYFIELD

PROJECT: NEWPORT ARMS HOTEL
KALINYA STREET, NEWPORT

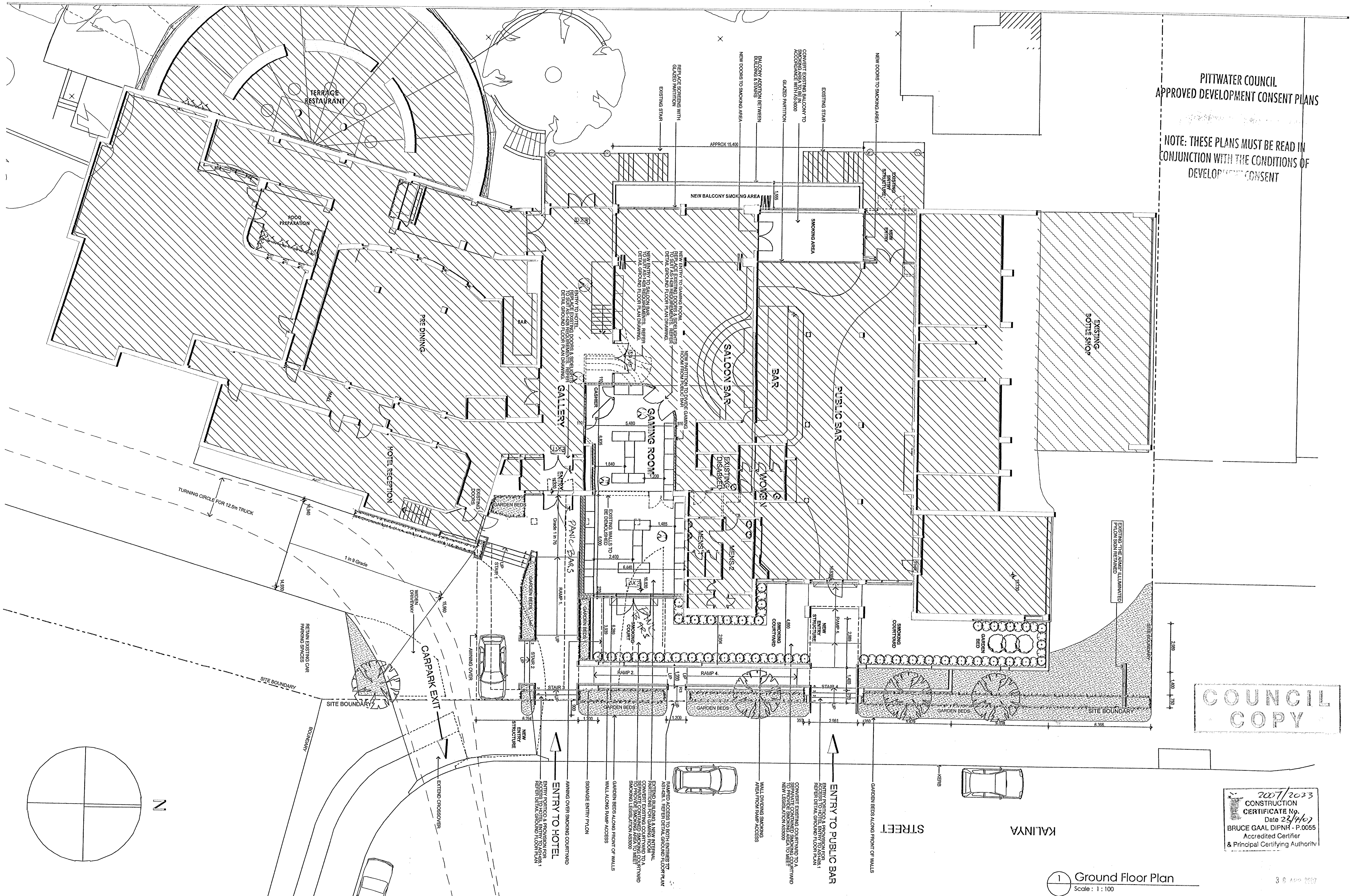
DRAWING: LANDSCAPE PLAN

DATE: 04/04/07 DRAWN: IA/JG

SCALE: 1:100 @ A2 DWG No. L 01

2007/2033
CONSTRUCTION
CERTIFICATE No.
Date 23/4/07
BRUCE GAAL DIPNA - P.0055
Accredited Certifier
& Principal Certifying Authority

30 APR 2007



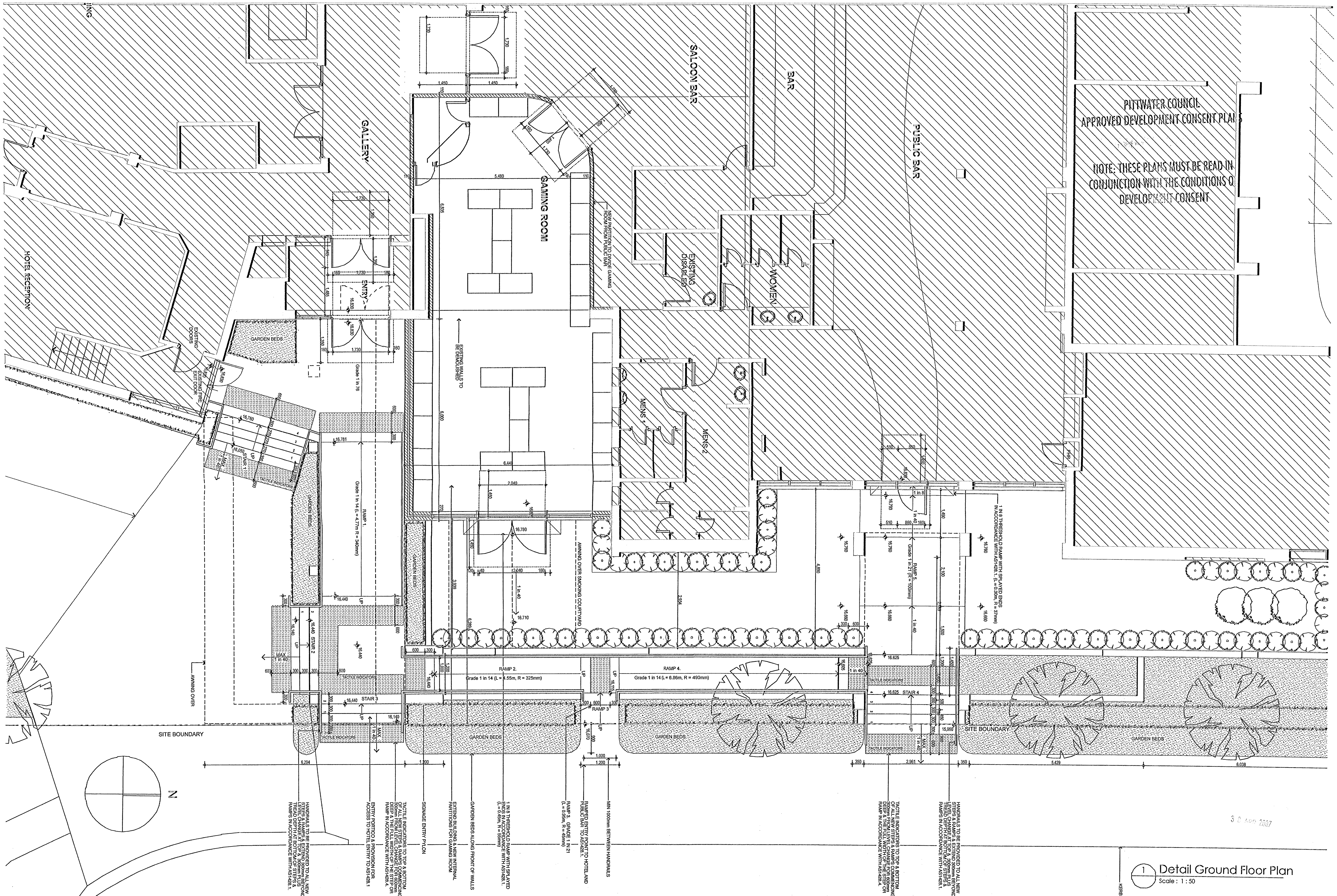
1 Ground Floor Plan
Scale : 1 : 100

Date	Issue	Description
14-11-06	A	Issued For Development Approval

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

GARTNER TROVATO ARCHITECTS

Project :	NEW GAMING AND SMOKING AREAS NEWPORT ARMS HOTEL- KALINYA ST, NEWPORT
Client :	NEWPORT ARMS HOTEL
Drawing :	GROUND FLOOR & LANDSCAPE CONCEPT PLAN
Drawn/Designed :	LT-AH
Project Number :	0604
Drawing No. :	DA-02
Date :	NOV 06
Scale :	As Shown @ (A1)
Issue	A



1 Detail Ground Floor Plan
Scale : 1 : 50

Plot Date: 21/11/06

Date	Issue	Description
14-11-06	A	Issued For Development Approval

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

GARTNER TROVATO
ARCHITECTS

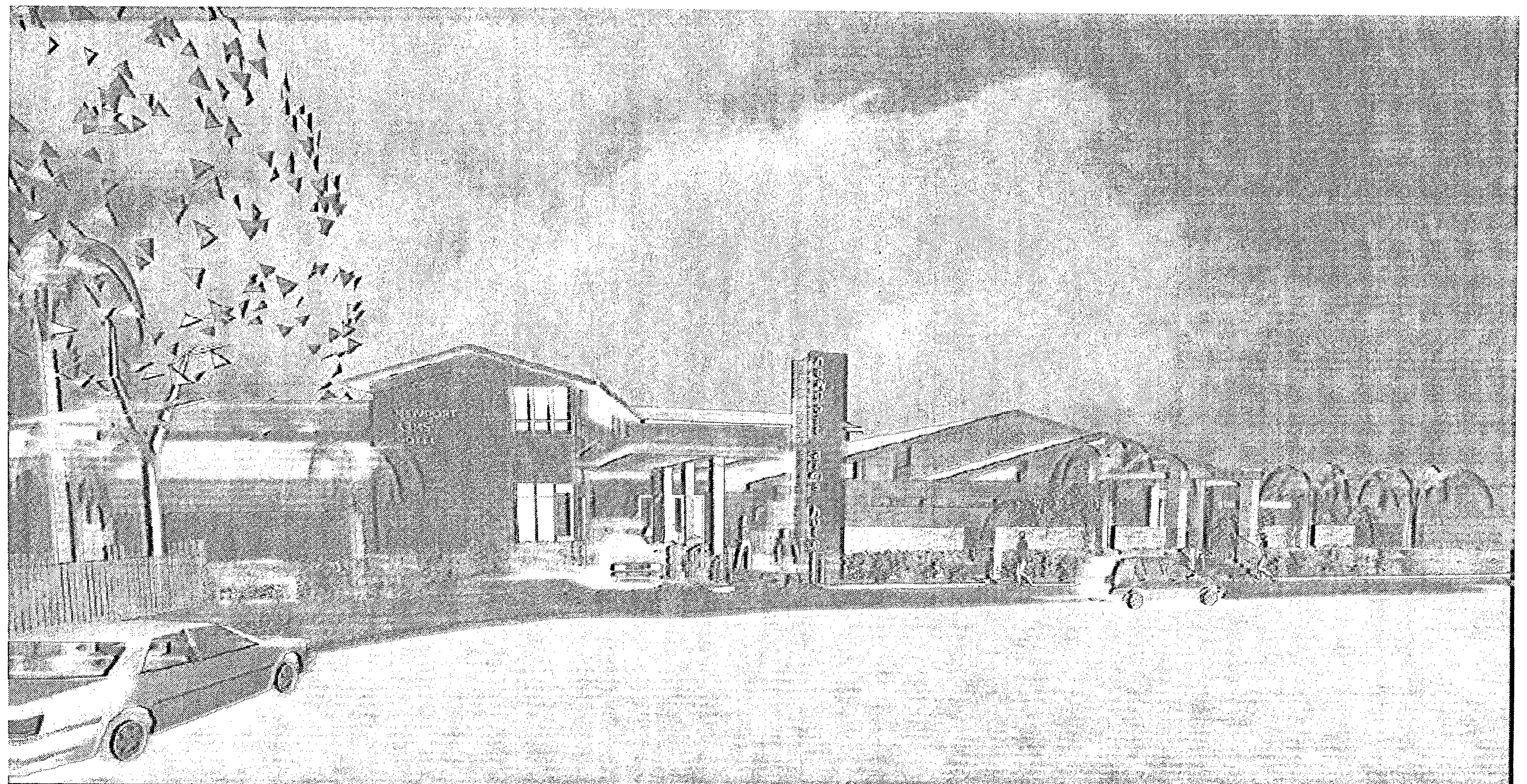
12/19 BUNGAN STREET
PO BOX1122
MONA VALE, NSW 2103
+612 9979 4411
+612 9979 4422
GTA@G-T.COM.AU

Project : NEW GAMING AND SMOKING AREAS
NEWPORT ARMS HOTEL- KALINYA ST, NEWPORT

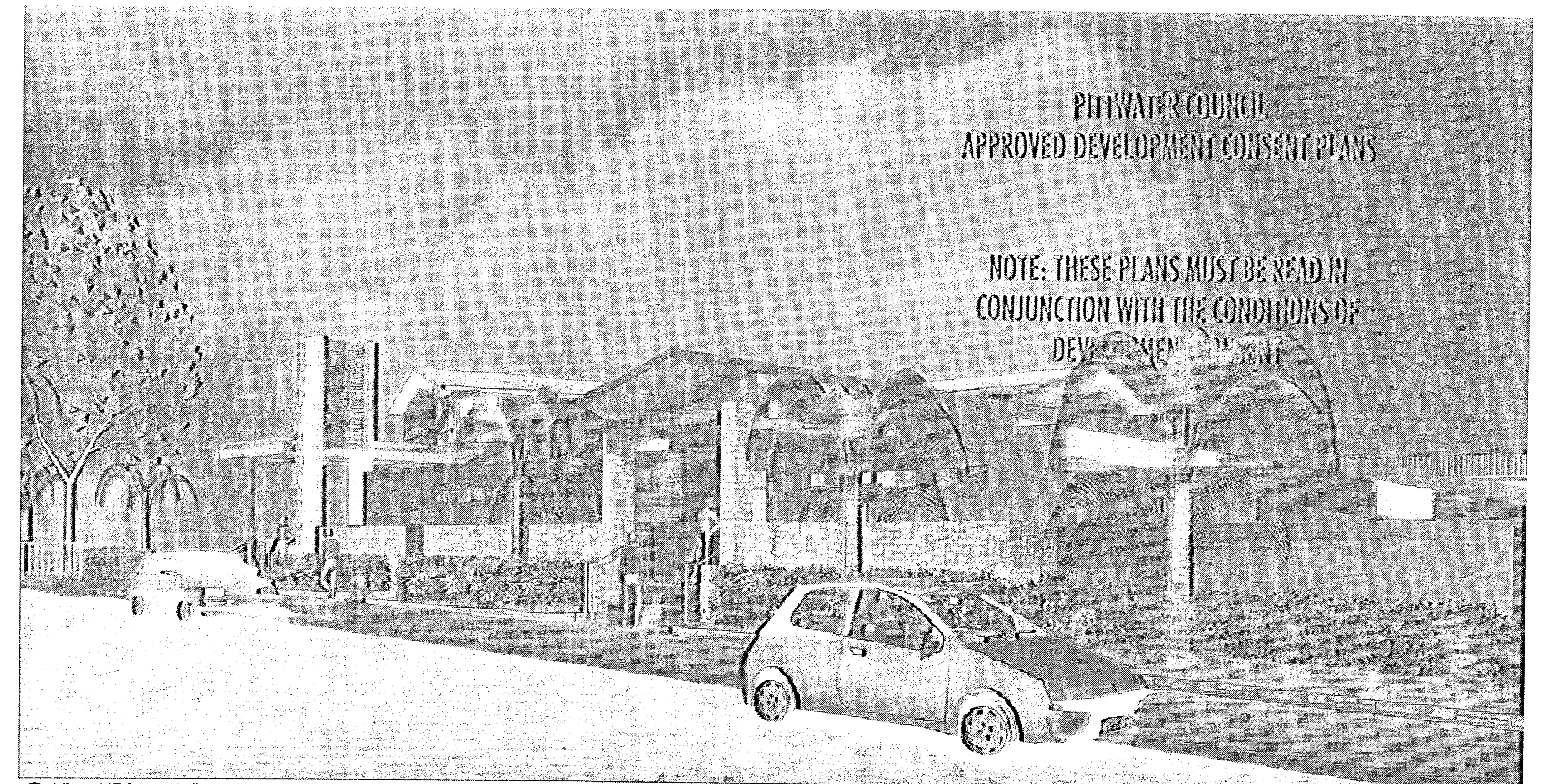
Client : NEWPORT ARMS HOTEL

Drawing : DETAIL GROUND FLOOR PLAN

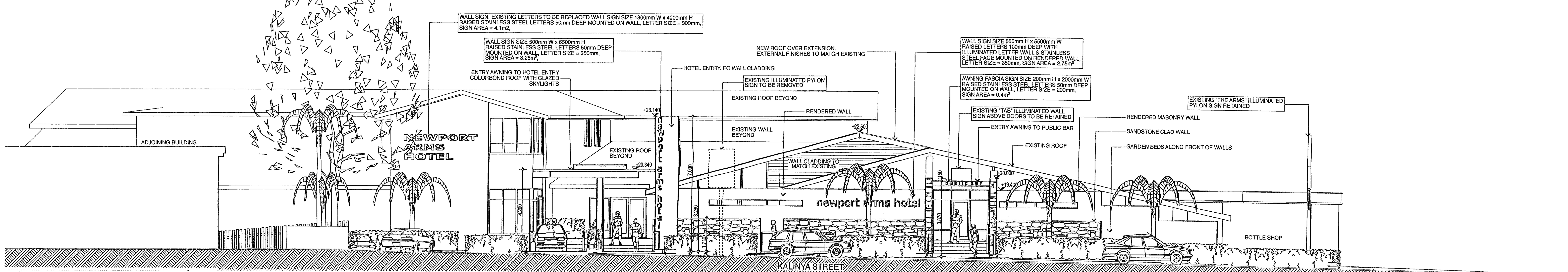
Drawn/Designed : LT-AH
Project Number : 0604
Drawing No. : DA-03
Date : NOV 06
Scale : As Shown @ (A1)
Issue : A



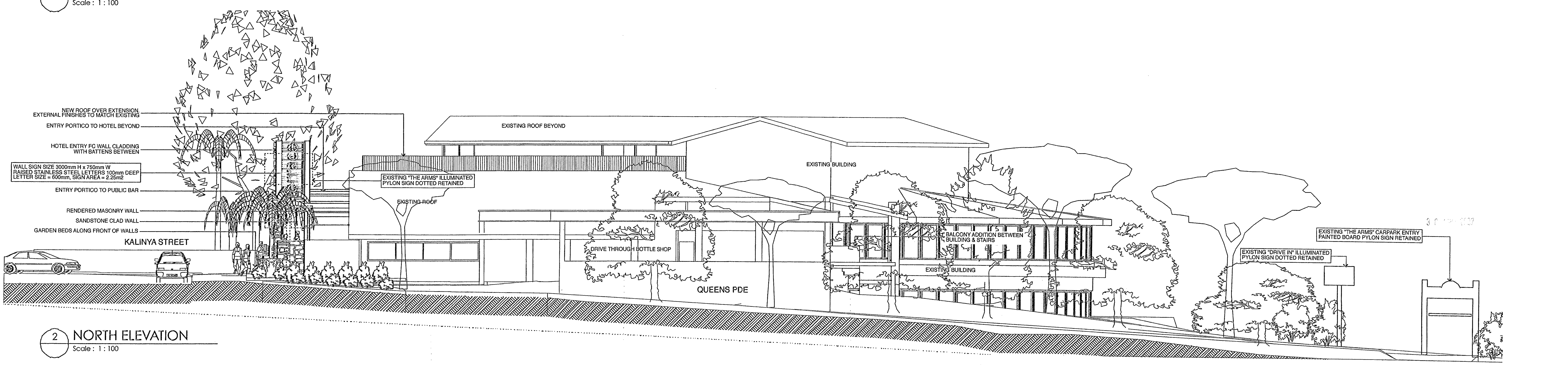
View SE from Beaconsfield
Montage



View NE from Kalinya
Montage



1 EAST ELEVATION
Scale : 1 : 100



2 NORTH ELEVATION
Scale : 1 : 100

Date :	Issue :	Description :	Date :	Issue :	Description :	Date :	Issue :	Description :	Date :	Issue :	Description :
14-11-06	A	Issued For Development Approval									

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

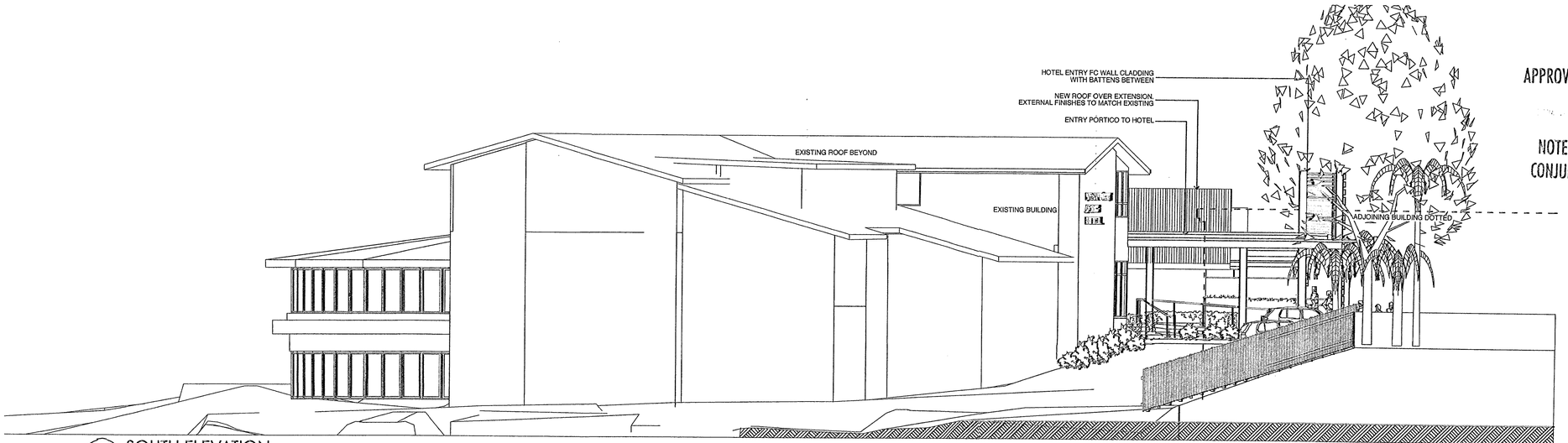
GARTNER TROVATO ARCHITECTS
12/19 BUNGAN STREET PO BOX1122 MONA VALE, NSW 2103
+612 9979 4411
+612 9979 4422
GTA@G-T.COM.AU

Plot Date: 21/11/06

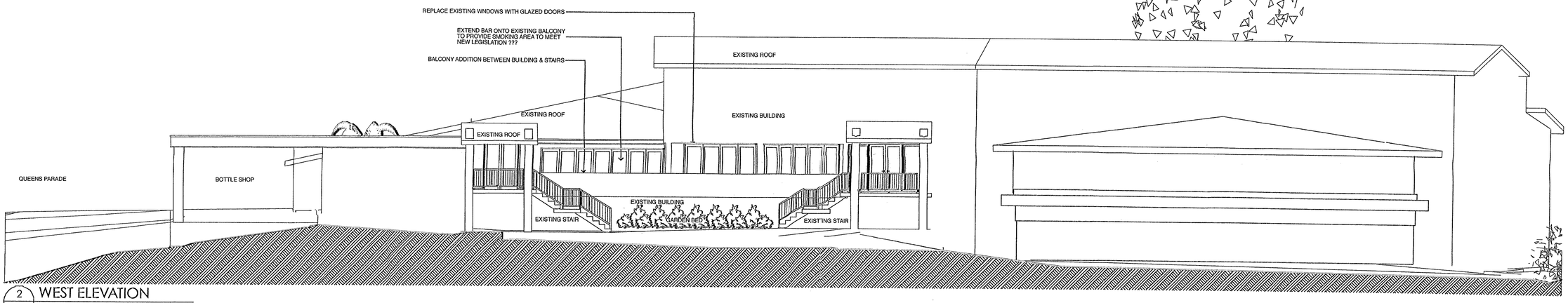
Project : NEW GAMING AND SMOKING AREAS NEWPORT ARMS HOTEL- KALINYA ST, NEWPORT
Client : NEWPORT ARMS HOTEL
Drawing : Elevations N & E, Perspectives
Drawn/Designed : LT-AH
Project Number : 0604
Drawing No. : DA-04
Date : NOV 06
Scale : As Shown @ (A1)
Issue : A

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

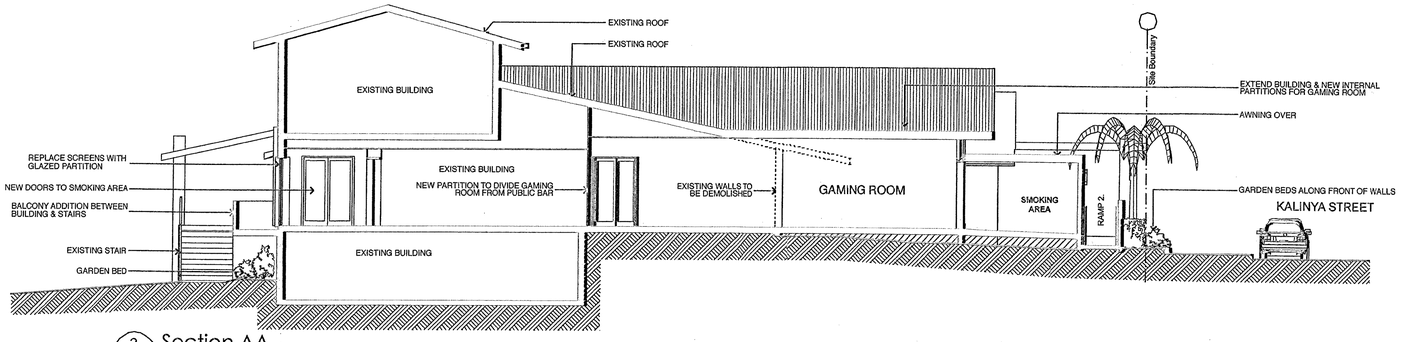
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT



1 SOUTH ELEVATION
Scale : 1 : 100



2 WEST ELEVATION
Scale : 1 : 100



3 Section AA
Scale : 1 : 100

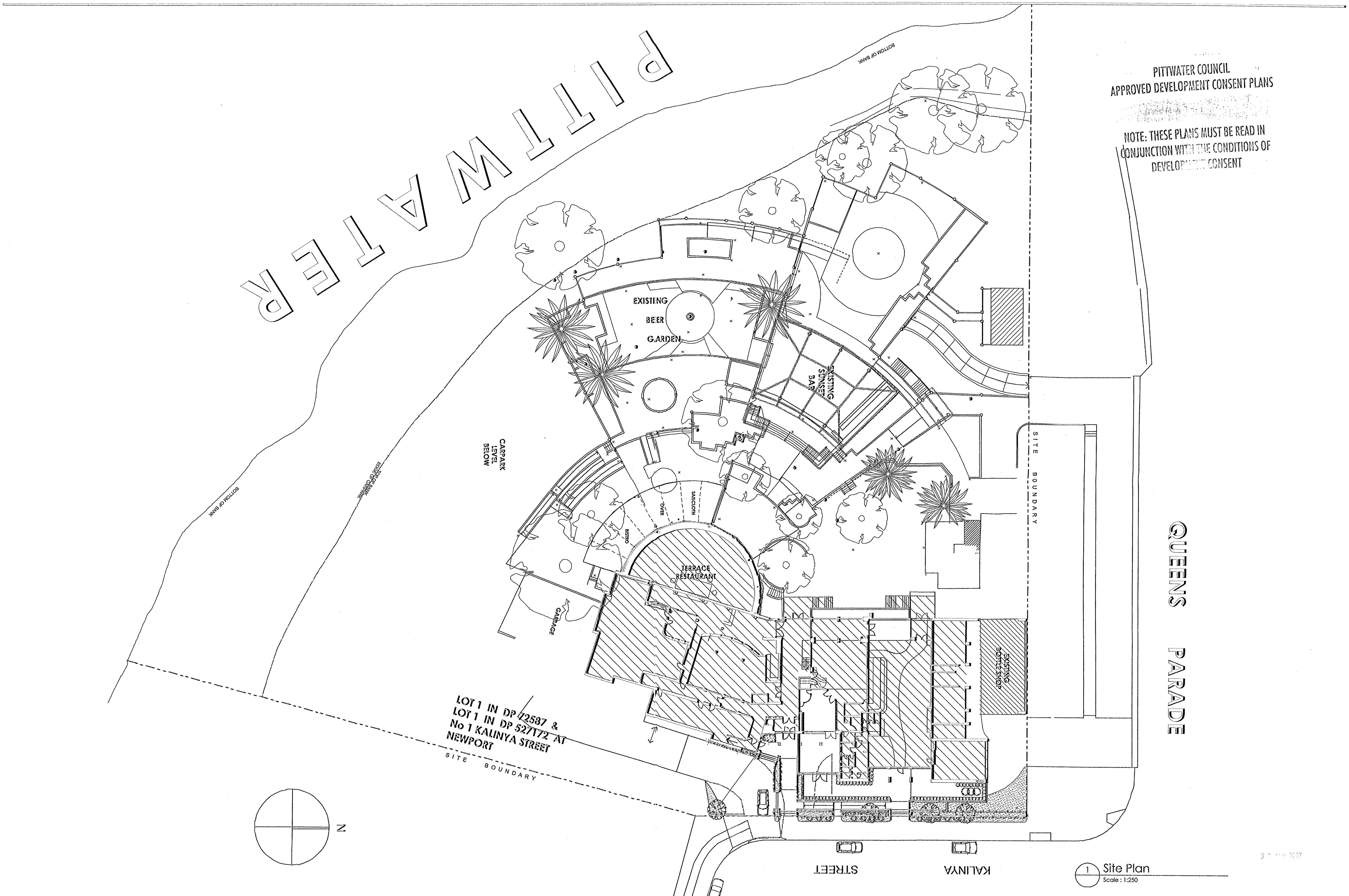
Date :	Issue :	Description :
14-11-06	A	Issued For Development Approval

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

GARTNER TROVATO ARCHITECTS
12/19 BOWDEN STREET, PO BOX1222
MONA VALE, NSW 2103
+612 9979 4411
+612 9979 4422
GTARCH@IPRIMUS.COM.AU

Plot Date: 21/11/06

Project :	NEW GAMING AND SMOKING AREAS NEWPORT ARMS HOTEL- KALINYA ST, NEWPORT
Client :	NEWPORT ARMS HOTEL
Drawing :	Elevations S & W, Section AA
Drawn/Designed :	LT-AH
Project Number :	0604
Drawing No. :	DA-05
Date :	NOV 06
Scale :	As Shown @ (A1)
Issue :	A



1 Site Plan
Scale : 1:250

Plot Date: 21/11/06

Date :	Issue :	Description :
14-11-06	A	Issued For Development Approval

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction unless certified by the Architect for construction.

CONCEPT SKETCHES

JUNE GARTNER TROVATO ARCHITECTS
1:100
A

12/19 BUNGAN STREET
PO BOX1122
MONA VALE, NSW 2103
+612 9979 4411
+612 9979 4422
GTA@G-T.COM.AU

Project : NEW GAMING AND SMOKING AREAS NEWPORT ARMS HOTEL- KALINYA ST, NEWPORT
Client : NEWPORT ARMS HOTEL
Drawing : SITE PLAN
Drawn/Designed : LT-AH
Project Number : 0604
Drawing No. : DA-01
Date : NOV 06
Scale : As Shown @ (A1)
Issue : A

GRS BUILDING REPORTS PTY LTD
ABN 33 077 900 497

PO Box 402, Dee Why • NSW • 2099
Mobile: 0417 247 447
Fax: 9972 9221

19 April, 2007

Gartner Trovato Architects
12/19 Bungan Street
Mona Vale NSW 2103
Attention: Sean Gartner

Dear Sean,

Re: BCA Part J – Energy Efficiency Requirements

Newport Arms Hotel, Kalinya Street, Newport

The attached specification outlines the provisions considered necessary to meet the requirements of BCA Part J – Energy Efficiency for the development that is based on the following:

Development Description: Alterations and additions to the existing Newport Arms Hotel, Newport that incorporates works including relocation of the gaming lounge to the existing salon bar and extending this area towards Kalinya Street by approximately 6m. Relocated windows and doors are also proposed to the existing public bar.

Documentation: The architectural documentation used for the assessment includes Drawing Nos. DA-01 to DA-05, Revision A prepared by Gartner Trovato Architects dated November 2006.

BCA Classification of works: 3 (Residential Rooms), 4 (Residential – Managers residence), 6 (Restaurant & Retail bottle shop), 7a (Carpark), 9b (Assembly Building – Hotel including gaming lounge, public bar).

Method of Assessment: The building portions have been assessed for the purposes of the provisions of BCA Part J as follows:

- The building fabric & glazing provisions have only been assessed for the Gaming Lounge area only on the basis that this area is to be provided with its own system of air conditioning and is separated by walls and glazing from the remainder of the adjoining conditioned spaces within the building.

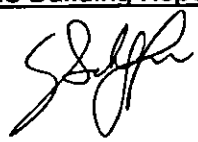
- The external glazing to the public bar incorporates relocation of existing window/ door units and replacement of existing units. This has not been assessed on the basis of the nature of the works only.

  This method of assessment has been discussed and agreed with Insight Building Certifiers therefore for the purposes of the provisions of Part J of the BCA the conditioned space assessed is the Gaming Lounge area only.

- The assessment relates to the new works only.

Trusting this information is to your satisfaction. Should you have any queries regarding this matter please do not hesitate to contact the undersigned.

Yours faithfully,
GRS Building Reports Pty Ltd.



Graham Scheffers

SPECIFICATION

1.0 Application

This specification relates to the Newport Arms Hotel building alterations and additions areas as specified in each section.

2.0 Roof and Ceiling Construction

The Gaming Room Addition is to be constructed with tiled roof and plasterboard ceiling throughout having a total R-Value of 3.2 for a downwards direction of heat flow. This may be achieved with:

- Reflective insulation blanket below the roof tiles of minimum R-Value of 1.5 including air space in accordance with Section 4 below, and
- Bulk insulation to the ceiling of minimum R-Value of 1.5, and
- Construction as proposed (not including insulation), ie plasterboard ceiling below metal roof on timber rafters to achieve combined R-Value of 0.27 including allowance for outdoor/ indoor air film.
- (Note: The R-value of each component above will need to be determined as a Total R-Value for the entire roof/ceiling construction)

3.0 Wall Construction

The external walls incorporated in the proposed Gaming Room Addition are to be constructed with a total R-Value of 1.8. The cavity brick external walls having a total R-Value of 1.8 This may be achieved with:

- Reflective insulation to the walls of minimum R-Value of 1.5, and
- Wall linings as proposed to achieve combined R-Value of 0.36 including allowance for indoor air films.
- (Note: The R-value of each component above will need to be determined as a Total R-Value for the entire wall construction).

It is considered that there are no requirements for internal wall construction in relation to the proposed works.

4.0 Insulation Construction – general

(a) Insulation where specified is to comply with AS/NZS 4859.1, be installed in accordance with the Manufacturers Specification and so that it—

(i) abuts or overlaps adjoining insulation; and

(ii) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and

(iii) does not affect the safe or effective operation of a service or fitting.

(b) Reflective insulation where specified is to be installed with—

(i) the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and

(ii) the reflective insulation closely fitted against any penetration, door or window opening; and

(iii) the reflective insulation adequately supported by framing members; and

(iv) each adjoining sheet of roll membrane being overlapped not less than 50 mm; or taped together.

(c) Bulk insulation where specified is be installed so that—

(i) it maintains its position and thickness, other than where it crosses roof battens, water pipes, electrical cabling or the like; and

(ii) in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.

5.0 Roof lights

It is understood that there are no roof lights or skylights proposed as part of the works.

6.0 Glazing

The glazing to the Gaming Room Addition only has been assessed using Glass Calculator - Method 2 based on the design drawings assessed. The printout detailed at Appendix A shows that this glazing satisfies Clause J2.4 of the BCA with the use of single 5mm toned glass in timber frame external doors and windows.

7.0 External windows and doors

A seal to restrict air infiltration is to be fitted to each edge of the external doors, openable external windows or the like. These requirements do not apply to a window complying with AS 2047. The seals may be a foam or rubber compressible strip, fibrous seal or the like.

Main entry doors to each of the Conditioned Spaces are to be provided with an air lock, self closing devices or the like.

8.0 Sealing of Roofs, Walls and Floors

Roofs, external walls, external floors and any opening such as a window, door or the like to the Gaming Room must be constructed to minimise air leakage when forming part of the external fabric. This necessitates construction to be:

- enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or
- sealed by caulking, skirting, architraves, cornices or the like.

9.0 Air conditioning and Ventilation Systems

9.1 The air-conditioning unit or system provided to heat and cool the Gaming Room must—

(i) be capable of being inactivated when the Room is not occupied; and where the air-conditioning unit or system has motorised outside air and return dampers, close the dampers when the air-conditioning unit or system is inactivated.

(ii) have any supply and return ductwork insulated and sealed in accordance with Section 10.1 below; and

(iii) when the air flow rate is greater than 1000 L/s, be designed so that the total motor shaft power of the fans in the system does not exceed 12 W/m^2 for a building of not more than 500 m^2 floor area; and

(iv) the requirements of (iii) do not apply to—

(A) fans in package air-conditioning plant complying with 9.5 (c) below; and

(B) the input power for an energy reclaiming system that preconditions outdoor air; and

(C) the input power for process related components such as high efficiency particulate air filters.

9.2 A mechanical ventilation system provided to serve the Gaming Room must—

(i) be capable of being inactivated when the Room is not occupied; and

(ii) not provide mechanical ventilation in excess of the minimum quantity required by ASS1668.2-1991 by more than 50% other than where there is—

(A) additional unconditioned outside air supplied—

(aa) to provide free cooling; or

(bb) to balance required exhaust ventilation such as toilet exhaust; or

(cc) to balance process exhaust such as from a health-care building or laboratory; or

(B) additional exhaust ventilation needed to balance the required mechanical ventilation; or

(C) an energy reclaiming system that preconditions outside air; and

(iii) when the air flow rate is more than 1000 L/s,

(A) have a fan motor shaft power to air flow rate ratio, or fan motor input power to air flow rate ratio, in accordance with Appendix B, Table B1; and

9.3 The requirements above must not inhibit the smoke hazard management operation (ie auto-shutdown of the system if > 1000 L/s) of air-conditioning and mechanical ventilation systems.

9.4 Time switch. Power supply to—

(a) the system of more than 10 kWr used to heat and cool the Gaming Room; or

(b) the ventilation system with an air flow rate of more than 1000 L/s serving the Gaming Room; or

(c) heating systems to the Gaming Room of more than 10 kWheating,

must be controlled by a time switch in accordance with Section 14 below.

9.5 Heating and chilling systems

(a) Systems that provide heating or chilling for the Gaming Room air-conditioning systems must—

(i) have any piping, vessels, heat exchangers or tanks containing heated or chilled fluid insulated in accordance with Section 10.2 below; and

(ii) where water is circulated by pumping at greater than 2 L/s—

(A) be designed so that the total of the motor shaft power to the air-conditioning pump does not exceed 3 W/m^2 for a building; and

(B) have the pump capable of varying its speed when it is—

(aa) operating for more than 3,500 hours per year; or

(bb) is more than 11 kW of motor shaft power, except where the pump is needed to run at full speed for safe or efficient operation; and

(iii) if the system contains more than one boiler, chiller or coil, be capable of stopping the flow of water to those not operating.

(b) A boiler must achieve a thermal efficiency complying with Appendix B, Table B2 when tested in accordance with BS 7190.

(c) Package air-conditioning equipment, including a split unit and a heat pump, must have an energy efficiency ratio complying with Appendix B, Table B3 when tested in accordance with AS/NZS 3823.1.2 at test condition T1.

(d) A refrigerant chiller over 125 kWr capacity, must have an energy efficiency ratio complying with Appendix B, Table B4 when determined in accordance with ARI 550/590.

(e) An air cooled condenser fan motor, other than one that is part of package air-conditioning equipment in (c), must not use more than 15 W of motor shaft power for each kW of heat rejected from the refrigerant when determined in accordance with ARI 460.

(f) The fan of a cooling tower must not use more than—

(i) if a propeller or axial fan, 310 W of motor shaft power for each L/s of cooling water circulated; and

(ii) if a centrifugal fan, 590 W of motor shaft power for each L/s of cooling water circulated.

(g) The fan of a closed circuit cooler must not use more than—

(i) if a propeller or axial fan, 500 W of motor shaft power for each L/s of cooled fluid circulated; and

(ii) if a centrifugal fan, 670 W of motor shaft power for each L/s of cooled fluid circulated.

(h) The fan of a evaporative condenser must not use more than—

(i) if a propeller or axial fan, 18 W of motor shaft power for each kW of heat rejected; and

(ii) if a centrifugal fan, 22 W of motor shaft power for each kW of heat rejected.

(i) The spray water pump of a closed circuit cooler or evaporative condenser must not use more than 150 W of pump motor shaft power for each L/s of spray water circulated.

10.0 Air conditioning and Ventilation Systems - Insulation

10.1 This section contains the requirements for the sealing and the insulating of supply and return ductwork used in a system that heats or cools.

10.1.1 Ductwork sealing

(a) Heating or cooling ductwork and fittings must be sealed against air loss—

(i) by closing all openings in the surface, joints and seams of ductwork with adhesives, mastics, sealants or gaskets in accordance with the duct sealing requirements of AS 4254 for the static pressure in the system; or

(ii) for flexible ductwork at an operating static pressure of less than 500 Pa, with a sealant and draw band encased with adhesive tape.

(b) The requirements of (a) do not apply to ductwork and fittings located within the last conditioned space served.

10.1.2 Ductwork insulation

(a) Ductwork and fittings for heating or cooling must be thermally insulated with insulation complying with AS/NZS 4859.1 to—

(i) achieve the Total R-Value specified in Appendix B, Tables B5 and B6; or

(ii) for flexible ductwork of not more than 3 m in length from an outlet or the like, achieve a minimum Total R-Value of 1.0.

(b) Insulation on ductwork conveying cold air must be protected by—

(i) a vapour barrier on the outside of the insulation; and

(ii) where the vapour barrier is a membrane, overlapping adjoining sheets of the membrane by 50 mm and bonding or taping the sheets together.

(c) Ductwork insulation must—

(i) be protected against the effects of weather and sunlight; and

(ii) abut adjoining insulation to form a continuous barrier; and

(iii) be installed so that it maintains its position and thickness, other than at flanges and supports.

(d) The requirements of (a) do not apply to heating and cooling ductwork and fittings located within the last conditioned space served.

10.2 This Section contains the requirements for the insulating of piping, vessels, heat exchangers and tanks containing heated or chilled fluid.

(a) Insulation must—

(i) be protected against the effects of weather and sunlight; and

(ii) be able to withstand the temperatures within the piping; and

(iii) for piping, achieve the Total R-Value in Appendix B, Table B7; and

(iv) for vessels, heat exchangers and tanks, achieve a minimum Total R-Value of—

(A) 2.5 if the content is low temperature brine or glycol; or

(B) 1.8 if the content is chilled water; or

(C) 1.3 if the content is heated water; or

(D) 2.5 if the content is steam.

(b) Insulation on piping, vessels, heat exchangers and tanks containing chilled fluid must be protected by a vapour barrier on the outside of the insulation.

(c) The requirements of (a) do not apply to heating water piping—

(i) located within the space being heated where the piping is to provide the heating to that space; or

(ii) encased within a concrete floor slab which is part of a floor heating system.

11.0 Exhaust Fans

Miscellaneous exhaust fans where proposed are to be fitted with a sealing device such as self closing damper or the like when serving a conditioned space.

12.0 Interior Artificial Lighting

The internal artificial lighting for the Gaming Room must not exceed an aggregate design illumination power load of 1.919W. This is based on;

(a) fixed dimmers being installed to 75% of the floor area that reduce the overall lighting and power consumption of the lighting by 90%, and

(b) manual dimmers being installed to 75% of the floor area controllable by staff only.

These requirements do not apply to the following:

- Emergency lighting required by the BCA.
- A heater where the heater also emits light.

13.0 Artificial lighting around the perimeter of the building

Artificial lighting around the perimeter of the building must:

(a) be controlled by either a daylight sensor or a time switch in accordance with Section 14 below; and

(b) when the total perimeter lighting load exceeds 100 W

- have an average light source efficacy of not less than 60 Lumens/W; or
- be controlled by a motion detector in accordance with Section 14 below, and
- when used for decorative purposes, such as facade lighting or signage lighting, have a separate time switch in accordance with Section 14 below.

14.0 Lighting and Power Control Devices

This Specification contains the requirements for lighting and power control devices including timers, time switches, motion detectors and daylight control devices where reference by Section 13.

14.1. - Corridor lighting timer. A corridor lighting timer must—

(a) be located within 2 m of every entry door to the space; and

(b) have an indicator light that is illuminated when the artificial lighting is off; and

(c) not control more than 95% of the lights in spaces of area more than 25 m^2; and

(d) be capable of maintaining the artificial lighting—

(i) for not less than 5Â minutes and not more than 15 minutes unless it is reset; and

(ii) without interruption if the timer is reset.

14.2. - Time switch. A time switch must be capable of—

(a) switching on and off electric power to systems—

(i) at variable pre-programmed times and on variable pre-programmed days; and

(ii) limiting the period the system is switched on to 2Â hours beyond the time for which the building is occupied; and

(b) being overridden by a manual switch for a period of up to 2 hours, after which the time switch must resume control.

14.3. - Motion detectors

In the Gaming Room, a motion detector must—

(i) be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means; and

(ii) be capable of detecting—

(A) a person before they have entered 1 m into the space; and

(B) movement of 500 mm within the useable part of the space; and

(iii) not control more than—

(A) in other than a carpark, an area of 500 m^2 with a single sensor or group of parallel sensors; and

(B) 75% of the lights in spaces using high intensity discharge; and

(iv) be capable of maintaining the artificial lighting when activated—

(A) for a minimum of 5 minutes and a maximum of 30 minutes unless it is reset; and

(B) without interruption if the motion detector is reset by movement; and

(v) have a manual override switch which—

(A) enables the lighting to that area, or a greater area, to be turned off; and

(B) is not capable of switching the lights permanently on.

When outside a building, a motion detector must—

(i) be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means; and

(ii) be capable of detecting a person within a distance from the light equal to twice the mounting height; or 80% of the ground area covered by the light's beam; and

(iii) not control more than five lights; and

(iv) be operated in series with a photoelectric cell or astronomical time switch so that the light will not operate in daylight hours; and

(v) be capable of maintaining the artificial lighting when the switch is on for a minimum of 1 minute and a maximum of 10 minutes unless it is reset; and

(vi) have a manual override switch which is reset after a maximum period of 4 hours.

14.4. - Daylight sensor and dynamic lighting control device

A daylight sensor and dynamic control device for artificial lighting must—

(a) for switching on and off—

(i) be capable of having the switching level set point adjusted between 50 and 1000 Lux; and

(ii) have a delay of more than 2 minutes; or a differential of more than 50 Lux, and

(b) for dimmed or stepped switching, be capable of reducing the power consumed by the controlled lighting in proportion to the incident daylight on the working plane either—

(i) continuously down to a power consumption that is less than 50% of full power; or

(ii) in no less than 4 steps down to a power consumption that is less than 50% of full power; and

(c) have a manual override switch which enables the lighting in an area to be turned off but is not able to switch the lights permanently on or bypass the lighting controls.

15.0 Maintenance

The components of services must be maintained to ensure that they perform to a standard not less than they were originally required to achieve, including but not limited to:

- Time switches, and
- Room temperature thermostats, and
- Plant thermostats such as boilers or refrigeration units, and
- Motorised air dampers and control valves, and
- Motion detectors, and
- Reflectors, lenses and diffusers of light fittings, and
- Heat transfer equipment.

Report from glazing calc *printed 18/04/2007*

GLAZING CALCULATOR FOR USE WITH CLAUSE J2.4, BCA VOLUME ONE (METHOD 2)

Building name/description: Newport Arms Hotel - Gaming Room addition

Climate zone: 5

Storey: Ground Floor

Facade areas	N	NE	E	SE	S	SW	W	NW
Option A			18.5m²					
Option B								

Glazing area (A) 10.5m²

Number of rows entered in table below: 2 *(as currently displayed)*

GLAZING ELEMENTS, ORIENTATION, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES - OK (if inputs are valid)					
Glazing element		Sector faced		Size			Performance		P&H or device		Shading		Multipliers		Site	
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m²)	*Total U-Value* (NFRC)	*SHGC* (NFRC)	P (m)	H (m)	P/H	G (m)	Heating (S_H)	Cooling (S_C)	Area used (m²)	Element share of % of allowance used
1	Gaming Room Doors	E		2.40	2.20		5.4	0.50	3.900	2.400	1.63	0.00	0.02	0.30	5.28	26% of 85%
2	Gaming Rm Windows	E		1.90	2.75		5.4	0.50				0.00	1.00	1.00	5.23	74% of 85%

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters.
While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all.
Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

If inputs are valid ✓

page 1 of 1

Appendix B – Air Conditioning and Mechanical Ventilation

Table B1 - MAXIMUM FAN MOTOR POWER TO AIR FLOW RATE RATIO

System static pressure (Pa)	Maximum fan motor shaft power to air flow rate ratio W/(L/s)	Maximum fan motor input power to air flow rate ratio W/(L/s)
Up to 200	0.55	0.73
300	0.75	1.0
400	0.95	1.27
500	1.15	1.5
600	1.4	1.9
700	1.6	2.1
800	1.8	2.4
900	2.0	2.7
1000	2.2	2.9
Greater than 1000	2.5	3.3

Notes:

1. The maximum fan motor power to air flow rate ratio may be increased to that for the next higher system resistance where a fixed pitch and fixed speed fan is used.
2. The system static pressure includes all the resistance against which the fan must operate including integrated fan cowls, flaps and grilles.

Table B2 - MINIMUM THERMAL EFFICIENCY OF BOILER

Fuel type	Rated capacity ($kW_{heating}$)	Minimum gross thermal efficiency (%)
Gas	Less than 90	75
	90 to 750	80
	More than 750	83
Oil	Less than 90	76
	90 to 750	78
	More than 750	80

Table B3 - MINIMUM ENERGY EFFICIENCY RATIO FOR PACKAGED AIR-CONDITIONING EQUIPMENT

Equipment	Equipment capacity	
	65 kWr to 95 kWr	More than 95 kWr to 125 kWr
Air-conditioner — cooling	2.7	2.8
Heat pump — cooling	2.6	2.7

Table B4 - MINIMUM ENERGY EFFICIENCY RATIO FOR REFRIGERANT CHILLERS

Equipment	Minimum energy efficiency ratio	
	For full load operation	For integrated part load
Water cooled chiller		
More than 125 kWr but not more than 525 kWr	4.2	5.2
More than 525 kWr but not more than 1000 kWr	4.5	5.6
More than 1000 kWr	5.5	6.1
Air cooled or evaporatively cooled chiller		
More than 125 kWr but not more than 525 kWr	2.2	3.0
More than 525 kWr	2.5	3.1

Table B5 - DUCTWORK - MINIMUM TOTAL R-VALUE (For systems of no more than 65 kWr and 65 kWheating capacity)

Location and element		Minimum Total R-Value	
		Evaporative cooling	Heating system or refrigerated cooling system
1. Under an enclosed suspended floor; or	Ductwork and cooling fittings	0.6	1.0
2. in a roof space with insulation installed directly beneath the roofing.	Heating fittings	N/A	0.1
All other locations including—	Ductwork, cooling and heating fittings	0.6	1.0
1. external to the building; or			
2. under an unenclosed suspended floor; or			
3. in a roof space with insulation installed at the ceiling level.			

Table B6 DUCTWORK - MINIMUM TOTAL R-VALUE (For systems greater than 65 kW_r and 65 $kW_{heating}$ capacity)

Location	Minimum Total R-Value	
	Evaporative cooling	Heating system or refrigerated cooling system
Within a conditioned space other than where the space is the only or last space served.	Nil	1.0
1. Under an enclosed suspended floor; or	0.9	1.5
2. in a roof space with insulation installed directly beneath the roofing; or		
3. in a plant room.		
All other locations including—	0.9	1.5
1. external to the building; or		
2. under an unenclosed suspended floor; or		
3. in roof space with insulation installed at ceiling level.		

Table B7 PIPING - MINIMUM TOTAL R-VALUE

		Location	Minimum Total R-Value
1.		**Heating water piping for systems of no more than 65 $kW_{heating}$ capacity**	
	(a)	Located internally	0.2
	(b)	Located within a wall space, an enclosed sub-floor area or an enclosed roof space	0.3
	(c)	Located outside the building or in an unenclosed sub-floor area or an unenclosed roof space	0.3
2.		**Heating water piping for systems of more than 65 $kW_{heating}$ capacity**	
	(a)	Located internally	0.5
	(b)	Located within a wall space, an enclosed sub-floor area or an enclosed roof space	0.6
	(c)	Located outside the building or in an unenclosed sub-floor area or an unenclosed roof space	0.7
3.		**Cooling water piping for systems of more than 65 kW capacity but less than 250 kW_r capacity**	
	(a)	Located internally	0.8
	(b)	Located within a wall space, an enclosed sub-floor area or an enclosed roof space	0.9
	(c)	Located outside the building or in an unenclosed sub-floor area or an unenclosed roof space	1.0
4.		**Cooling water piping for systems of more than 250 kW_r capacity**	
	(a)	Located internally	1.0
	(b)	Located within a wall space, an enclosed sub-floor area or an enclosed roof space	1.1
	(c)	Located outside the building or in an unenclosed sub-floor area or an unenclosed roof space	1.3

Note:

Piping to be insulated includes all flow and return piping, cold water supply piping within 500 mm of the connection to the heating or cooling system and pressure relief piping within 500 mm of the connection to the heating or cooling system.

DIRECTORS
Stewart McGeady Rick Wray Lucas Molloy Bruce Lewis

Certificate of Existing Structural Adequacy

Date: 16th April 2007 Job No. 070308
Client: Bayfield Family Engineer: LM

Site: NEWPORT ARMS HOTEL

NB Consulting Engineers P/L carried out a site inspection at the above commercial premises on the 2nd April 2007. The purpose of the visit was to inspect and comment on the capacity of the existing structure to support the proposed additions and alterations as per approved Architectural plans as prepared by Gartner Trovato Architects.

The assessment consisted of a walk over visual inspection of the building.

In summary, the building is considered sound and provides an adequate structure for the proposed works, provided that engineering plans are complied with and that all structural works are certified during construction. However, some minor cracking may occur as the building adjusts to the new load distribution. This is not expected to adversely affect the buildings overall structural integrity.

Note: This certification does not cover any defects to the structure that were not accessible at the time of inspection. If in the event that defects are uncovered during construction or become apparent after construction is complete, then the engineer should inspect the areas of concern and prepare a specification for remedial works. (These works will be carried out at hourly rates.)

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

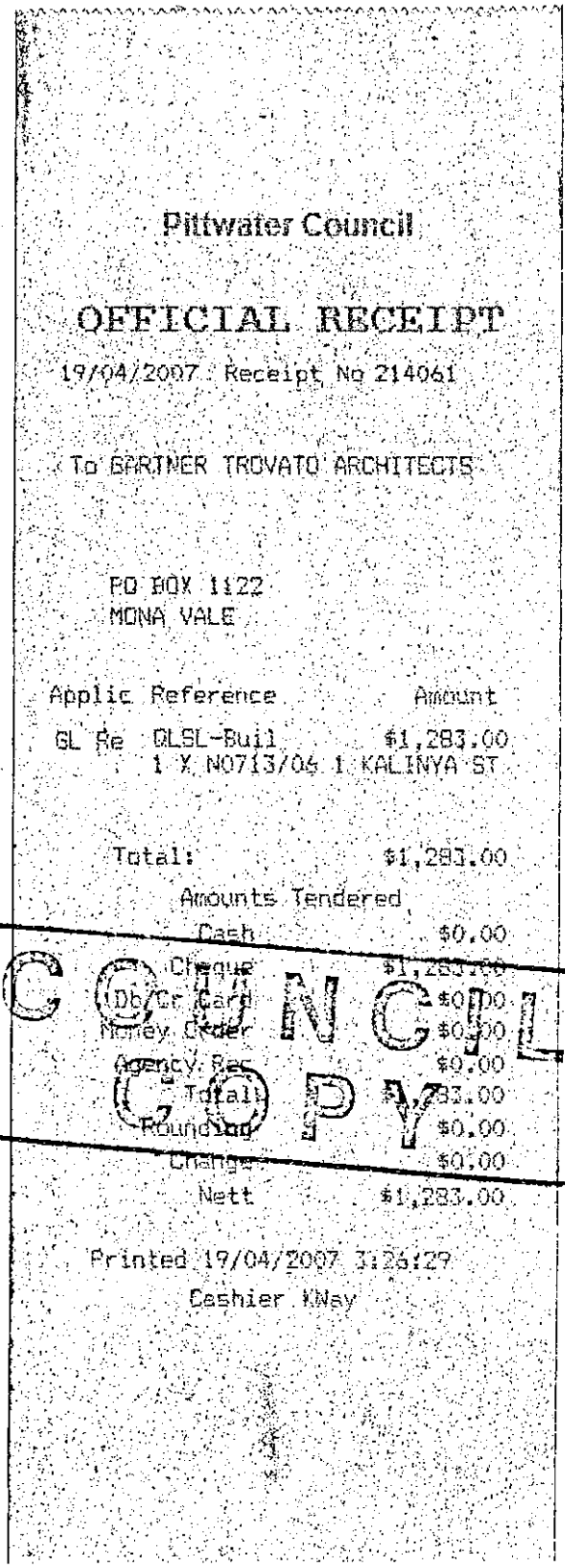
NB CONSULTING ENGINEERS P/L

COUNCIL COPY

Per Lucas Molloy
BE CPEng NPER Director

N:\ENG NBC\2007\070308\SA001.doc

Northern Beaches Consulting Engineers Pty Ltd Structural, Civil & Stormwater Engineers ACN 076 121 616 ABN 24 076 121 616
Suite 207, 30 Fisher Road Dee Why NSW 2099 Tel 9984 7000 Fax 9984 7444 Email nb@nbconsulting.com.au



Pittwater Council

OFFICIAL RECEIPT

19/04/2007 Receipt No 214061

To BARTNER TROVATO ARCHITECTS

PO BOX 1122
MONA VALE

Applic	Reference	Amount
GL Re	GLSL-Buil	$1,283.00
	1 X N0713/06 1 KALINYA ST	

Total: $1,283.00

Amounts Tendered

Cash	$0.00
Cheque	$1,283.00
Db/Cr Card	$0.00
Money Order	$0.00
Agency Rec	$0.00
Total	$1,283.00
Rounding	$0.00
Change	$0.00
Nett	$1,283.00

Printed 19/04/2007 3:26:29
Cashier KWay

GENERAL NOTES:

GENERAL

G1. The drawings are to be read together with all Architects drawings and specifications.

G2. Dimensions shall not be obtained by scaling from the drawings. All setting out dimensions shall be verified and discrepancies shall be referred to the Engineer prior to commencement of work.

G3. Care is required during construction so that structural elements are not over stressed and that the works and excavations required therefore are kept stable at all times.

G4. Design, materials and workmanship are to be in accordance with current S.A.A standards and statutory authority regulations except where varied by these documents.

G5. Design live loads are in accordance with AS 1170.1

G6. Builder to ensure stability of existing structures in the vicinity of excavation works.

FOOTINGS

F1. FOUNDATION STRATA IS ASSUMED FOR DESIGN PURPOSES IN ACCORDANCE AS 2870. SEE FOOTNOTE. CLASSIFICATION TO BE VERIFIED BY A GEOTECHNICAL ENGINEER COMMISSIONED BY THE CLIENT FOR CERTIFICATION OF FOUNDATIONS.

F2. Footings to be constructed and back filled as soon as possible following excavation to avoid softening by rain or drying out by exposure.

F3. Footings must bear into undisturbed natural ground clear of organic material. Refer to details.

F4. If rock or variable bearing strata is encountered during excavation of the footings all footings/piers are to be excavated to similar material of greater bearing capacity.
The Engineer is to be contacted at that time for approval or review.

F5. Footings to be cast in approved material having an allowable capacity as follows:

Sand Foundations:

SA1. Required bearing capacity 100 kPa.
SA2. Trenches must be cleaned of all debris and hand compacted prior to placement of reinforcement.

Clay Foundations:

CL1. Required bearing capacity 150 kPa.
CL2. Trenches must be cleaned of all debris. Soft spots must be cut out and filled as per compacted fill notes, prior to placement of reinforcement.

Shale Foundations:

SH1. Required bearing capacity 400 kPa.
SH2. Excavation for footings into shale must be cast or capped with plain concrete on the same day as excavation.

Sandstone Foundations:

SS1. Required bearing capacity 600 kPa.
SS2. Scrape weathered surface to remove cleaved sandstone under footings.

Refer adjacent for assumed Design bearing strata.

F6. Future development of neighbaring properties may effect ground water conditions on this site. Consequently, reactivity in subgrade beneath footings may be locally altered therefore putting footing at risk of differential settlement. We recommend that, particularly in clay subgrades, agricultural drainage is installed to the upstream perimeter of the building at a distance from the building which is outside the zone of influence of the footings. The agricultural drain must be installed below the fluctuating seasonal zone which should be identified by geotechnical investigation.

CONCRETE

C1. All workmanship and materials shall be in accordance with AS 3600.

C2. Concrete quality shall be as follows and shall be verified by tests.

C3. All concrete unless otherwise noted shall have a slump of 80mm at point of placement, a max. aggregate size of 20 mm.
No water shall be added to the mix prior to or during placement of concrete. Strength as specified on plans.

C4. Clear concrete cover to reinforcement shall be as follows unless otherwise shown-

ELEMENT	INTERIOR	EXTERIOR	EXTERIOR CAST AGAINST GROUND
FOOTINGS	-	-	50
COLUMNS/PEDESTALS	30 UNO	REFER TO PLAN	-
SLABS/WALLS	25	REFER TO PLAN	40 ON MEMBRANE
BEAMS	25 UNO	REFER TO PLAN	50
BLOCKWORK	55 FROM APPROPRIATE FACE		

A3

C5. Sizes of concrete elements do not include thickness of applied finishes.

C6. All Construction Joints locations shall be approved by the Structural Engineer.

C7. Beam depths are written first and include slab thickness, if any.

C8. No holes or chases other than those shown on the structural drawings shall be made in concrete elements without the prior approval of the engineer.

C9. Shrinkage reducing admixtures such as 'Eclipse' or approved equivalent, if specified, must be added to mix prior to pour.

C10. Water reducing agents, if specified, must be added to mix prior to pour. No extra water is to be added to increase slump.

C11. Where vertical slab/beam surfaces are formed against a masonry (or other) wall, provide 10 mm styrene separation material.

C12. Water must not be added to concrete mix prior to placement of concrete.

C13. Above covers may have to be adjusted if fire rating is a requirement.

REINFORCEMENT

R1. All reinforcement specified is Grade D500 unless noted otherwise.

R2. Reinforcement is represented diagrammatically it is not necessarily shown in true projection.

R3. Top reinforcement is to be continuous over supports.
Bottom reinforcement to be lapped at supports.

R4. Welding of reinforcement shall not be permitted unless shown on the structural drawings.

R5. Pipes or conduits shall not be placed within the zone of concrete cover to the reinforcement without the approval of the engineer.

R6. All reinforcing bars and fabric shall comply with AS 4671-2001.

R7. Reinforcement symbols:
N - Grade 500N deformed bar (D500) Normal Ductility
R - Grade 250N plain round bar (R250) Normal Ductility.
SL - Grade 500L welded deformed ribbed mesh (D500) Square Low Ductility.
RL - Grade 500L welded deformed ribbed mesh (D500) Rectangular Low Ductility.
The number immediately following these symbols is the number of millimeters in the bar diameter.
Example : 8 N12-250
Denotes 8, Grade 500N deformed bars, 12 mm diameter at 250 cts.

R8. Fabric reinforcement to be lapped 1 complete square + 25 mm unless noted otherwise.

R9 All reinforcement shall be firmly supported on bar chairs spaced at a maximum of 750 centres both ways under rod and fabric reinforcement. Reinforcement shall be tied at alternate intersections.

FORMWORK

FW1. Formwork must be cleaned of all debris prior to casting of concrete.

FW2. Minimum stripping times for form work shall be as recommended in AS 1509 or as directed by the engineer.

FW3. The finished concrete shall be a dense homogeneous mass, completely filling the form work, thoroughly embedding the reinforcement and free of stone pockets. All concrete elements including slabs on ground and footings shall be compacted with mechanical vibrators.

FW4. Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, followed by prevention of loss of moisture for seven days followed by a gradual drying out . Approved sprayed on curing compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hession may be used if protected from wind and traffic.

BRICKWORK

BR1. Brickwork is to be constructed to AS 3700.

BR2. Two layers of approved greased metal based slip material shall be used over all load bearing walls that support concrete slabs and placed on smooth brickwork or trowelled mortar finish. Non load-bearing walls shall have 10 mm compressible material and ties to the slab soffit.

BR3. No brickwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests.

BR4. Control joints to be placed at a maximum of 8m centres or in accordance with AS 3700.

BR5. Exposure grade bricks to be used below damp proof course.

BR6. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO.
Bituminastic fibreboard internal UNO.

BR7. Provide stainless steel wall ties below DPC to AS 3700. Provide galvanized wall ties above DPC to AS 3700 & Local Council Specifications.

BLOCKWORK

BL1. Concrete blocks shall have a minimum compressive strength of 15 MPa and conform to AS 1500.
Masonry to be constructed to AS 3700.

BL2. Where cores of hollow blocks are to be filled, properly compacted 20MPa concrete with 10 mm aggregate and 230 mm slump shall be used. Clean out openings must be utilized for all cores.

BL3. Location of actual starters is critical to suit block cores, allow 55 mm cover from the outside face of blockwork. All reinforcement lap lengths to conform to AS 3600.

BL4. Control joints to be placed at a maximum of 8 m centres or in accordance with AS 3700.

BL5. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO.
Bituminastic fibreboard internal UNO.

BL6. Retaining walls or any reinforced and concrete core filled block walls to be of Double 'U' Block Construction.

BL7. No blockwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests, unless approved by the Structural Engineer.

BL8. Max. pour height for unrestrained blockwork is 2000.

STEEL

S1. All Structural steelwork to be Grade 300 or greater.
Design, fabrication and erection to be in accordance with AS 4100.

S2. Materials and workmanship shall comply with AS 1250 - 1981, SAA Steel Structures Code and the specification for Structural Steel.

S3. Rolled steel sections including steel plates shall comply with AS 3678 - 1990.

S4. Cold formed steel sections shall be Grade 450 Zinc coated in accordance with AS 1538-1988.

S5. Welded and seamless steel hollow sections shall comply with AS 1163. Grade 350.

S6. Bolt Designation:
4.6S - Commercial bolts Grade 4.6, snug tightened.
8.8S - High Strength structural bolts Grade 8.8, snug tightened.
8.8TB - High Strength structural bolts Grade 8.8, fully tightened to AS 1511 and acting as a Bearing Joint.
8.8TF - High Strength structural bolts Grade 8.8, fully tensioned to AS 1511 and acting as a Bearing Joint.
Unless noted otherwise, all bolts will be 8.8S.

S7. Unless shown otherwise, minimum connection shall be 2M16 bolts, 10 thick gusset plates, 6mm continuous fillet welds.

S8. Load indicating washers shall be used in all fully tensioned joints. (8.8TF & 8.8TB).

S9. All welding shall be carried out in accordance with AS 1554 SAA Structural Steel Welding Code.

S10. Unless noted otherwise all welds shall be category SP using E41xx Electrodes. All butt welds shall be complete penetration butt welds category SP.

S11. Grouting of anchor bolt sleeves and base plates shall be completed by the contractor using High Strength, Non-Shrink grout.

S12. Fabrication and erection tolerances for Structural Steelwork shall be in accordance with AS 4100.

S13. Purlin bolts shall be M12 - 4.6S galvanised.

S14. Steel work shall have one of the following grades of corrosion protection:-
INTERNAL

a. Thoroughly cleaned wire brushing, followed by two coats of zinc phosphate primer equivalent to Dulux Luxaprime applied by hand using brushes to achieve a total dry film thickness of 70 microns.

EXTERNAL ELEMENTS, & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS

b. Preparation Blast clean to a minimum standard Class 2.5 in accordance with AS 1627 Part 4.
Primer 2-pack epoxy phosphate at dft 75 microns (Dulux Durepon P14).
Barrier Coat 2-pack epoxy micaceous iron oxide, dft 100 microns
Finish Coat 2-pack epoxy high gloss acrylic to dft 75 microns (e.g. Dulux Acrathane 1 F) in an approved colour.

c. Hot dipped galvanized to AS 4680.
Where the galvanic (Hot Dip Galvanized) coating is compromised by welding, bolting or damage, inorganic zinc-rich paint (minimum 95% zinc content) is to be applied after wire brushing affected area (use 3 coats minimum). or Hot Metal Spray in accordance with AS 4680.

S15. Workshop drawings shall be prepared and two copies submitted to the engineer for review prior to fabrication commencement.

TIMBER

T1. All workmanship and materials to be in accordance with AS 1684, AS 1720 and as 3959. All soft wood to be Grade F7 unless noted otherwise. All hardwood to be minimum Grade F14 unless otherwise noted. Exposed timber to be CCA treated (to AS 1604) redried after full impregnation, or durability class 1 or 2.

T2. All joists deeper than 150 to have blocking over support bearers and at a maximum 3000 centres.

T3. Roof trusses to be designed by the manufacturer to the relevant standards. Pre camber to be an amount equal to dead load deflection u.n.o.

T4. All holes for bolts to be exact size. Washers to be used under all heads and nuts and to be at least 2.5 times the bolt diameter. Bolts to be M16 grade 4.6 unless noted otherwise.

T5. Treat all exposed cut ends with Reseal by Protim to manufacturers specification to achieve required Hazard Level Exposure Classification.

T6. Battens for T & G to be Kiln Dried to 12 %.
38mm minimum deep treated pine or as recommended by supplier. Flooring to be installed no sooner than 28 days after slab pour.

T7. Hot dip galvanized nails/clouts/screws to be used with all timber connections.

T8. Continuous nailing must not be used for any timber connections.

T9. All exposed CCA treated pine to have an application of penetrating sealer to reduce warping and twist of the timber due to varying moisture content in service.

COMPACTED FILL

CF1. Only to be used with approval Engineer & to be certified by a geotechnical Engineer.

CF2. Clear organic material and topsoil under proposed slabs/footings.

CF3. Filling shall be granular material compacted in not more 200 mm layers to a minimum dry density ratio (AS 1289/E4.2 1982) of 98 percent.

CF4. During clearing and excavation for slabs and footings cut out soft spots and fill as above.

INSPECTIONS BY ENGINEER

48 HOURS NOTICE IS REQUIRED BEFORE ANY SITE INSPECTION

1. Bearing strata of all footings prior to concrete pour.
2. Any reinforcement prior to concrete pour.
3. Timber and Steel framing prior to cladding or lining.
4. Steel lintels after installation.
5. CONTACT YOUR PCA (Principal Certifying Authority) AS TO REQUIREMENTS FOR MANDATORY CRITICAL STAGE INSPECTIONS IN ACCORDANCE WITH REVISED EP&A ACT REGULATIONS EFFECTIVE JULY 1, 2004.

DRAWING SCHEDULE:

2007/2033
CONSTRUCTION CERTIFICATE No.
Date 23/4/07
BRUCE GAAL DIPNR - P.0055
Accredited Certifier & Principal Certifying Authority

PLANS ISSUED FOR CONSTRUCTION CERTIFICATE SUBMISSION. FURTHER DETAILING TO BE ISSUED

ASSUMED FOUNDATION CLASSIFICATION FOR DESIGN PURPOSES - A + M
ASSUMED BEARING STRATA FOR DESIGN PURPOSES - ROCK + CLAY
CONTRACTOR TO ENGAGE GEOTECHNICAL CONSULTANT TO VERIFY FOUNDATION CLASSIFICATION

DOCUMENT CERTIFICATION

Date : APR'07
Lucas Molloy .....
(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 788184
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

NORTHERN BEACHES Consulting Engineers P/L.
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project:
ALTERATIONS + ADDITIONS
NEWPORT ARMS HOTEL
for - BAYFIELD FAMILY

Drawing Title:
GENERAL NOTES AND DRAWING SCHEDULE

RECEIVED
30 APR 2007
COUNCIL COPY

Date:	Rev:	Amendment:

Date:	Design:	Drawn:	Checked:
APR'07	LM	LM	

Job No:	Drawing No:	Rev:
070308	S01	

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

NORTH

EXISTING STRUCTURE

EXISTING STRUCTURE

450ϕ PIERS TO NATURAL UNDISTURBED MATERIAL

EXISTING STRUCTURE

EXISTING STRUCTURE

STAGE (2)
150mm MIN
ENTRY SLAB
SL92 TOP+BOTTOM
DOWNTURNS ALL
ROUND TO NATURAL
UNDISTURBED MATERIAL
+ GAMING SLAB
DOWNTURN

EXTEND & WIDEN
STRIP FOOTING
TO UNDERSIDE
OF SIGN STRUCTURE

STAGE (1)
150mm MIN
GAMING SLAB
SL92 TOP+ BOTTOM
PIERS+ DOWNTURN
TO NATURAL UNDISTURBED MATERIAL

1 / S03

STAGE (1)
500x350 STRIP
FOOTING 'RETURNS'
DOWELLED TO EXISTING
STRUCTURE
3-11TM TOP+ BOTTOM
R6 TIES @ 600CTS

STAGE (1)
500x500 STRIP FOOTING
TO U/S BLOCK WALL
4-11TM TOP+BOTTOM
R6 TIES @ 600CTS

ENTRY, GAMING, PUBLIC BAR FOUNDATIONS

f'c = 40MPa cover = 30mm INT 45mm EXT 50mm GROUND

A3

DOCUMENT CERTIFICATION

Date : APR'07

Lucas Molloy .....

(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 758184
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

NORTHERN BEACHES
Consulting Engineers P/L.
A.C.N. 078 121 616 A.B.N. 24 078 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project:
ALTERATIONS + ADDITIONS
NEWPORT ARMS HOTEL
for ~ BAYFIELD FAMILY

Drawing Title:
SLAB / FOUNDATION PLAN

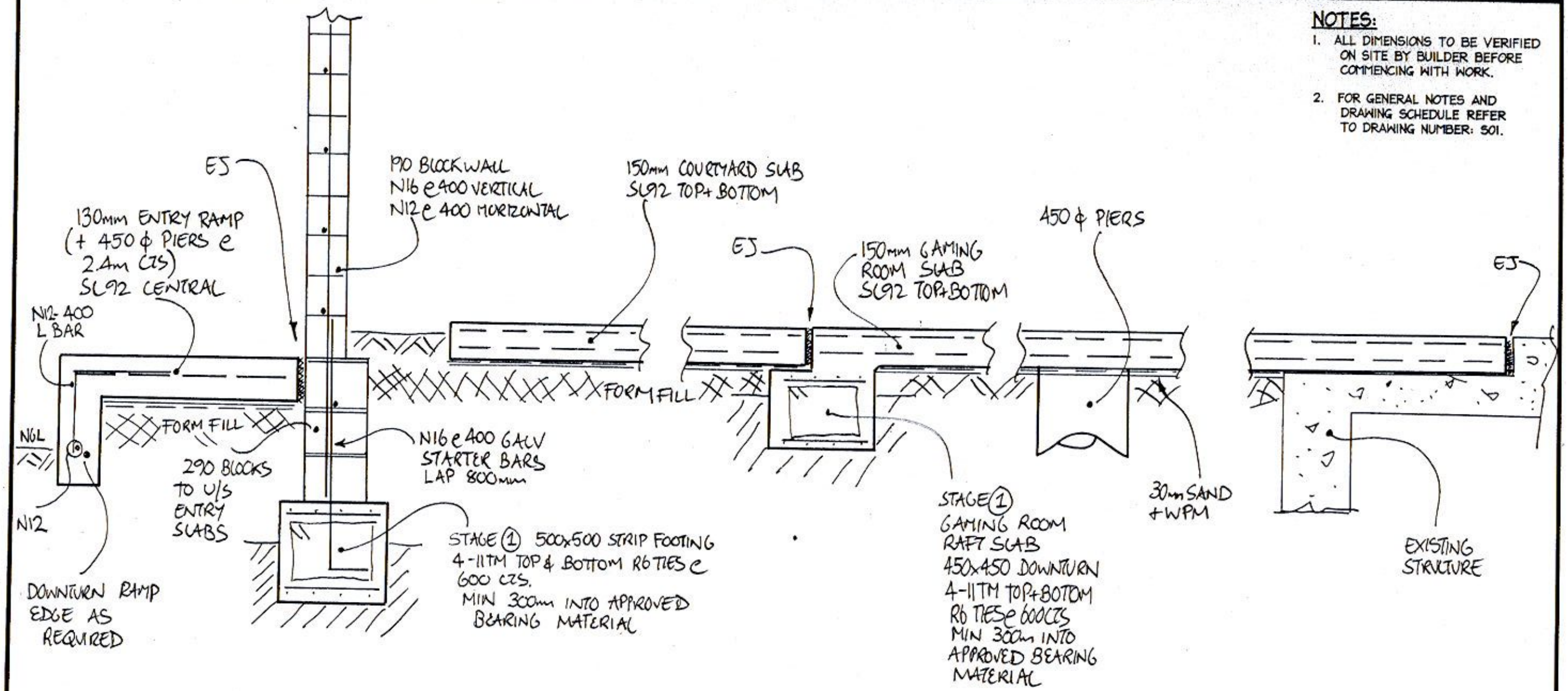
Date:	Rev:	Amendment:

Date:	Design:	Drawn:	Checked:
APR'07	LM	LM	

Job No:	Drawing No:	Rev:
070308	S02	

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: 501.



SECTION 1 N.T.S.

A3

DOCUMENT CERTIFICATION

Date : APR'07

Lucas Molloy .....

(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 788184
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

NORTHERN BEACHES Consulting Engineers P/L.
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project: ALTERATIONS+ ADDITIONS NEWPORT ARMS HOTEL for - BAYFIELD FAMILY

Drawing Title: SECTION 1

Date:	Rev:	Amendment:

Date:	Design:	Drawn:	Checked:
APR'07	LM	LM	

Job No:	Drawing No:	Rev:
070308	S03	

NOTES:
1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

NORTH

EXISTING STRUCTURE

EXISTING STRUCTURE

EXISTING STRUCTURE

EXISTING STRUCTURE

E3

E3

E3

E3

COURTYARD SLAB
150mm SL92 TOP+BOTTOM
DOWNTURN EDGE TO
STRIP FOOTING RETURNS

ENTRY RAMP
130mm SLAB
SL92 CENTRAL
PIERSE 2.4m CTS
DOWNTURN FRONT
EDGE AS REQUIRED

290 BLOCK TO
U/S BONDEK

DOWNTURN TO
STRIP FOOTING
BELOW & NGL
AT EDGE

2 / S05

PUBLIC BAR COURTYARD
150mm BONDEK SLAB
SL92 TOP

100x100x12m ANGLE
(GALV) EPOXY BOLTED
@600 CTS (M12) TO
EXISTING MASONRY
WALL

ENTRY RAMP, PUBLIC BAR COURTYARD SLABS

f'_c = 40 MPa cover = 30mm INT, 45m EXT, 50mm GROUND

A3

DOCUMENT CERTIFICATION

Date . APR'07

Lucas Molloy .....

(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 786184
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

NORTHERN BEACHES
Consulting Engineers P/L.
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project:
ALTERATIONS + ADDITIONS
NEWPORT ARMS HOTEL
for - BAYFIELD FAMILY

Drawing Title:
SLAB PLAN

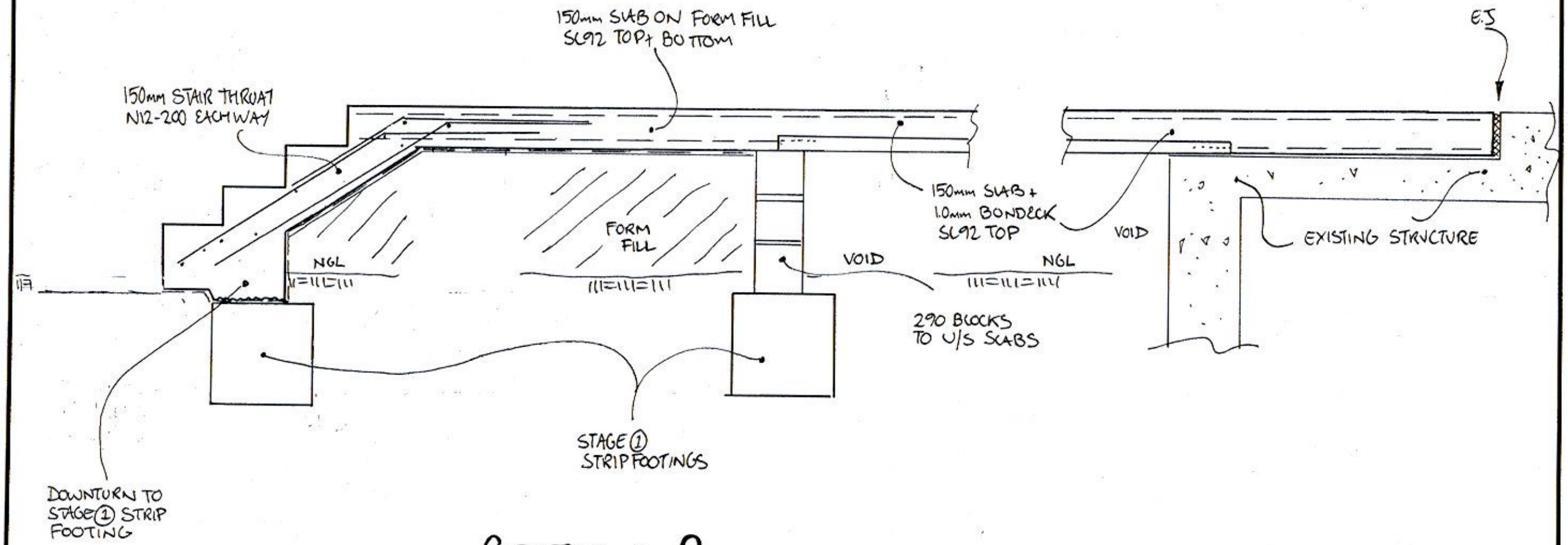
Date:	Rev:	Amendment:

Date:	Design:	Drawn:	Checked:
APR'07	LM	LM	

Job No:	Drawing No:	Rev:
070308	S04	

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.



SECTION 2 N.T.S.

A3

DOCUMENT CERTIFICATION

Date : APR'07

Lucas Molloy .....

(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 758184
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

NORTHERN BEACHES
Consulting Engineers P/L.
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

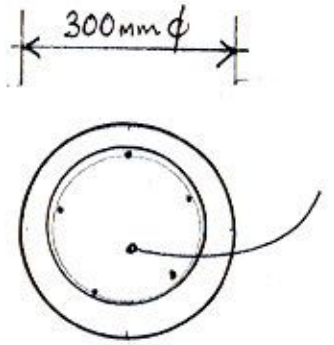
Project:
ALTERATIONS + ADDITIONS
NEWPORT ARMS HOTEL
for - BAYFIELD FAMILY

Drawing Title:
SECTION 2

Date:	Rev:	Amendment:

Date:	Design:	Drawn:	Checked:
APR'07	LM	LM	

Job No:	Drawing No:	Rev:
070308	S05	

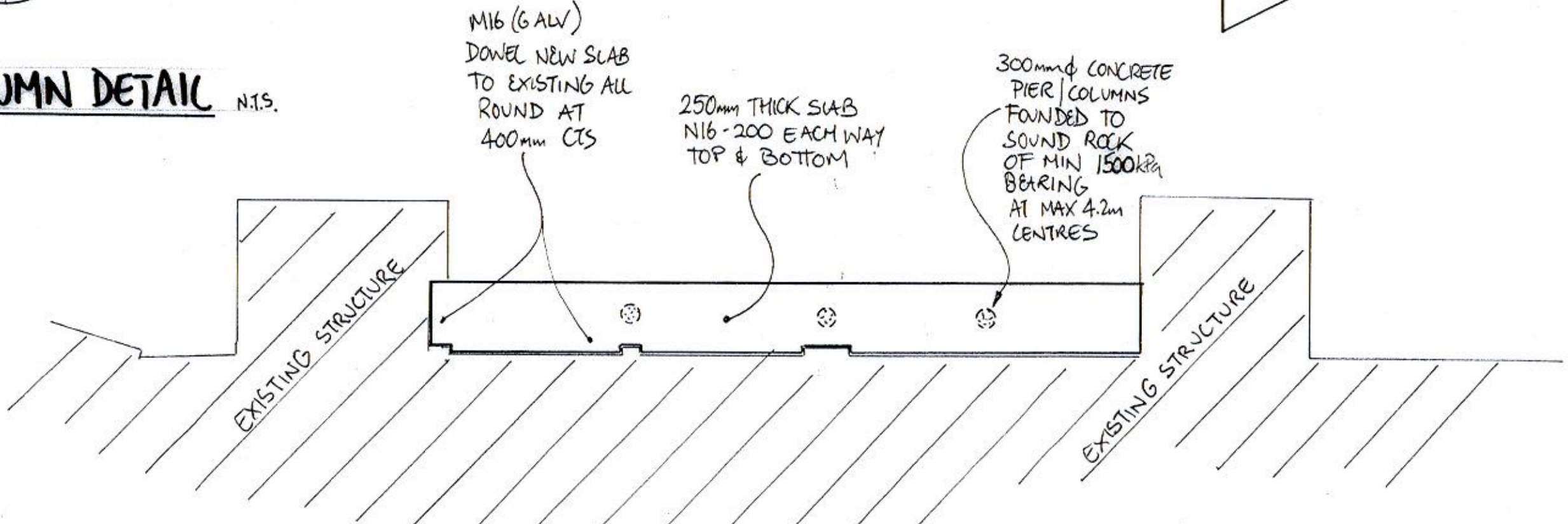


COLUMN DETAIL N.T.S.

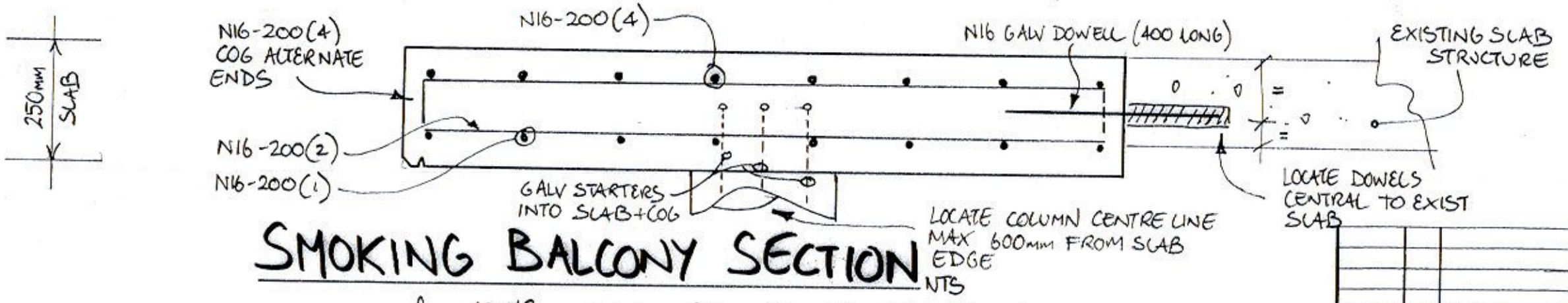
NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

NORTH



SMOKING BALCONY SLAB NTS



SMOKING BALCONY SECTION NTS

f'_c = 40 MPa cover = 30mm INT, 45m EXT, 50m GROUND

A3

DOCUMENT CERTIFICATION

Date : APR'07

Lucas Molloy .....

(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 786184
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

NORTHERN BEACHES Consulting Engineers P/L.
A.C.N. 076 121 816 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project:
ALTERATIONS + ADDITIONS
NEWPORT ARMS HOTEL
for ~ BAYFIELD FAMILY

Drawing Title:
SUSPENDED SLAB

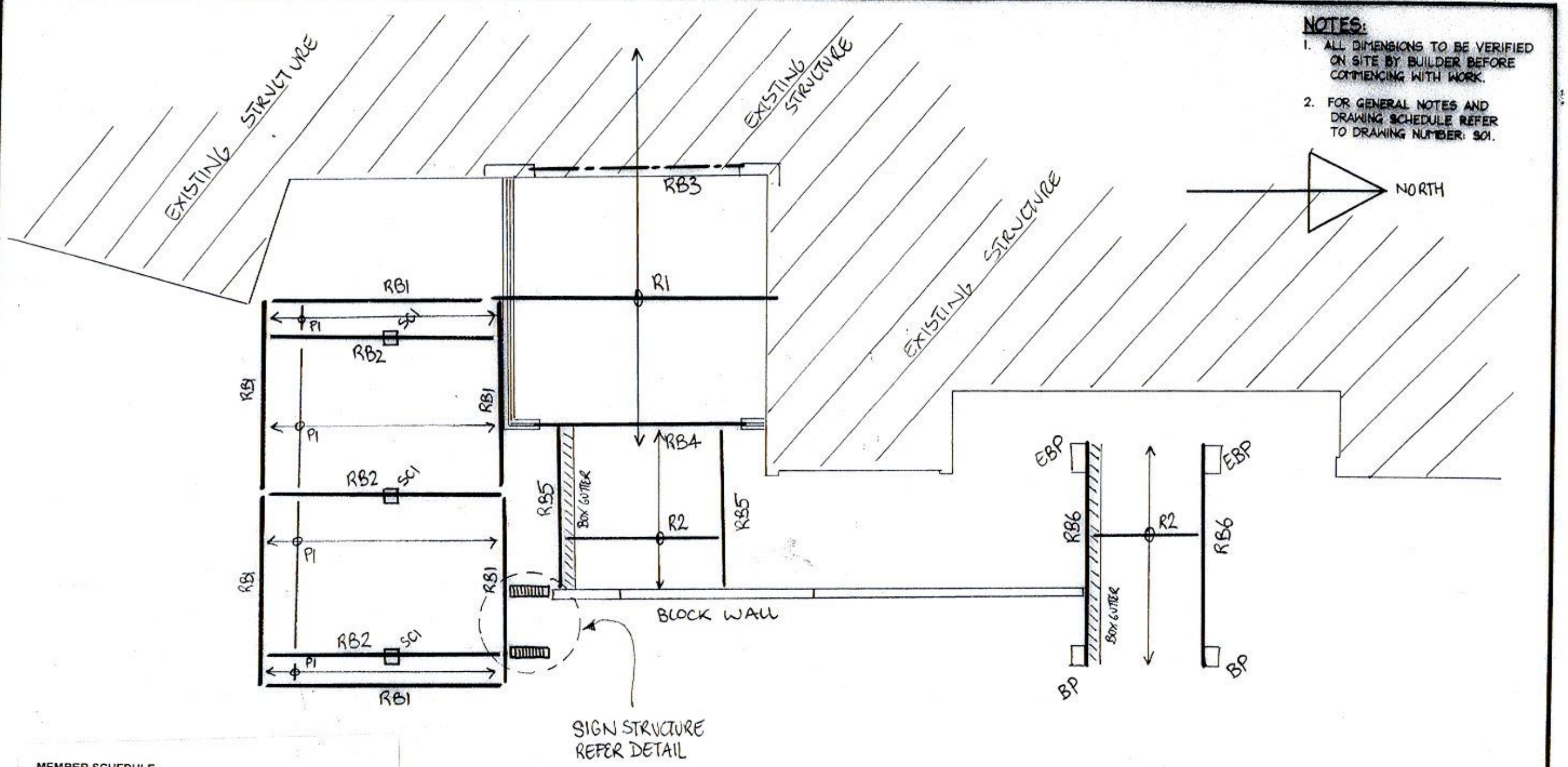
Date:	Rev:	Amendment:

Date:	Design:	Drawn:	Checked:
APR'07	LM	LM	

Job No:	Drawing No:	Rev:
070308	S06	

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.



MEMBER SCHEDULE

RB1 -	250 PFC (GALV)
RB2, SC1 -	250 UC 89 (GALV)
RB3 -	200UB25 (to be confirmed)
RB4 -	200PFC + 12mm PL (GALV)
RB5, RB6 -	250 PFC (GALV)
P1 -	170x45 HYSPAN LVL PURLINS @ 600 CTS
R1 -	240x45 HYSPAN LVL RAFTERS @ 600 CTS
R2 -	170x45 HYSPAN LVL RAFTERS @ 600 CTS
EBP -	EXISTING BRICK PIER
BP -	BLOCK PIER

ROOF FRAMING PLAN

A3

DOCUMENT CERTIFICATION

Date : APR'07

Lucas Molloy .....

(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 786184
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

NORTHERN BEACHES Consulting Engineers P/L.
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project: ALTERATIONS + ADDITIONS NEW PORT ARMS HOTEL for- BAYFIELD FAMILY

Drawing Title: ROOF / SIGN PLAN

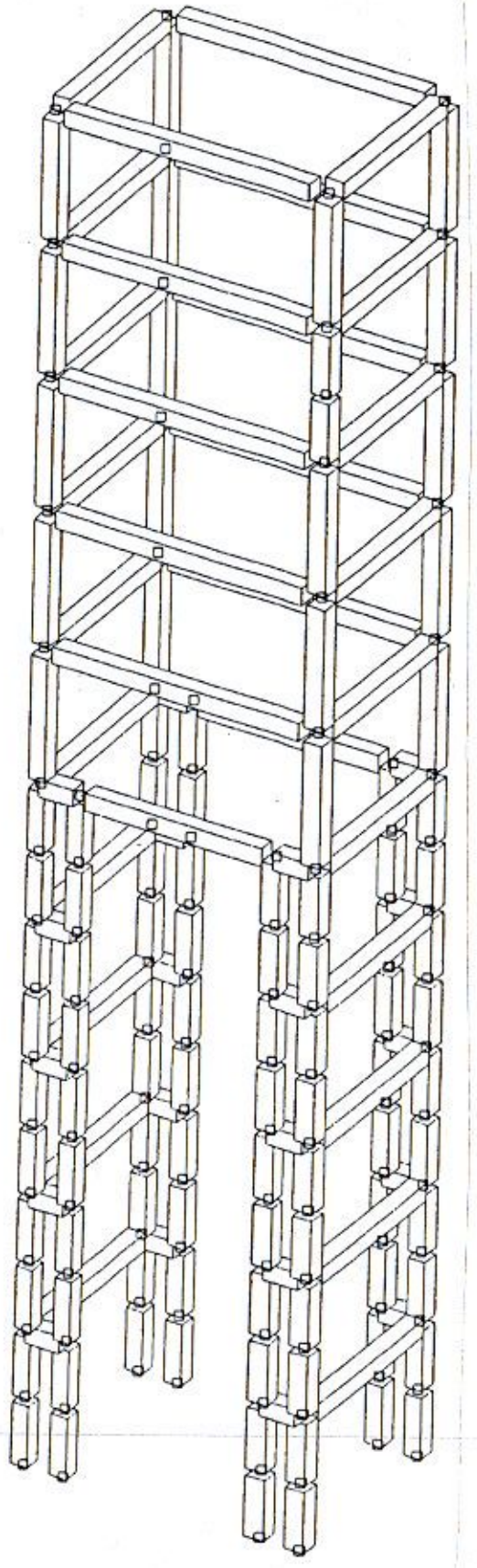
Date:	Rev:	Amendment:

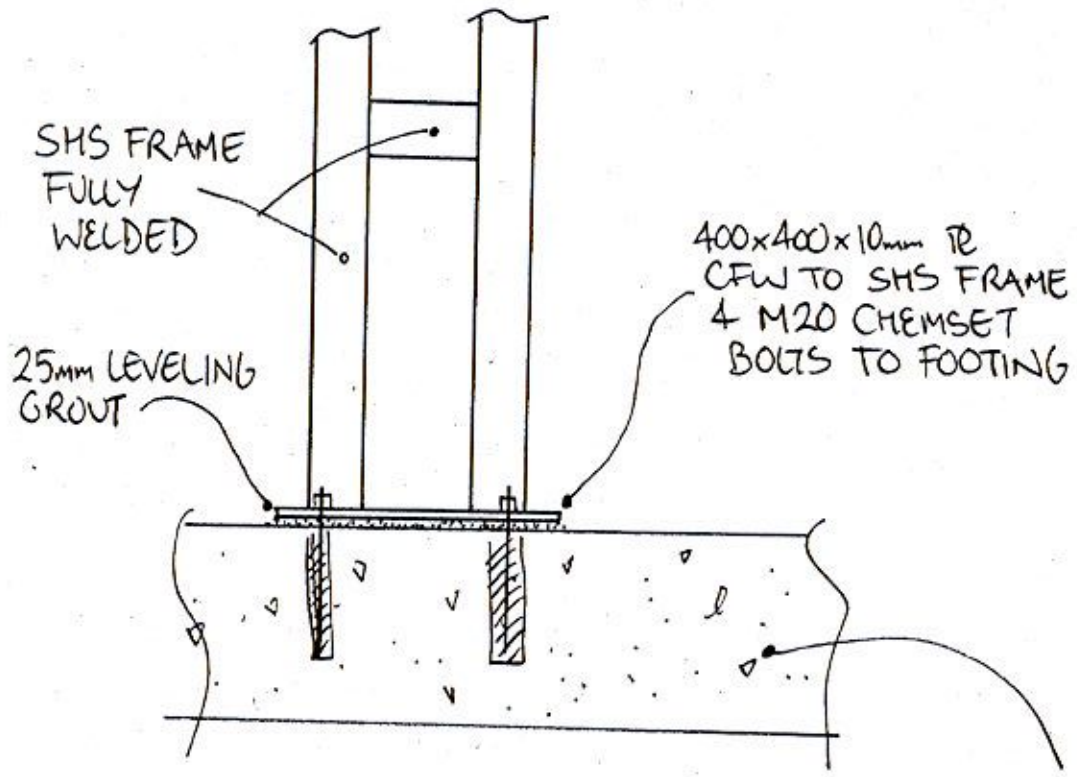
Date:	Design:	Drawn:	Checked:
APR'07	LM	LM	

Job No:	Drawing No:	Rev:
070308	S07	

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.





FRAME BASE PLATE DETAIL N.T.S.

SIGN FRAME 3D N.T.S.

ALL MEMBERS 75x75x3 SHS
ALL CONNECTIONS FULLY WELDED
MAX HEIGHT 7.0m

A3

DOCUMENT CERTIFICATION

Date : APR'07

Lucas Molloy .....

(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 788184
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

NORTHERN BEACHES Consulting Engineers P/L.
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project:
ALTERATIONS + ADDITIONS
NEWPORT ARMS HOTEL
for - BAYFIELD FAMILY

Drawing Title:
SIGN STRUCTURE

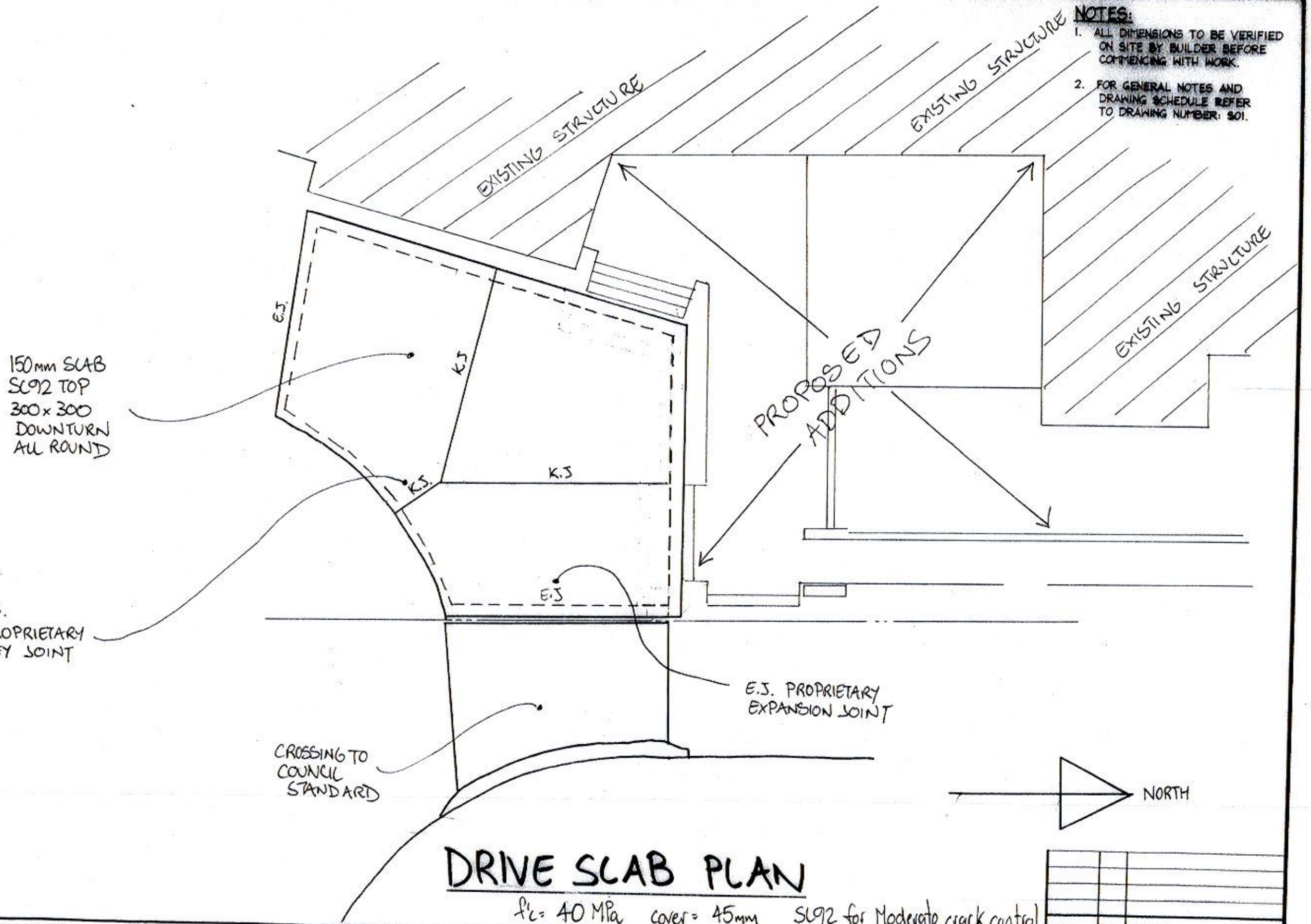
Date:	Rev:	Amendment:

Date:	Design:	Drawn:	Checked:
APR'07	LM	LM	

Job No:	Drawing No:	Rev:
070308	S08	

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.



DRIVE SLAB PLAN

f'_c = 40 MPa cover = 45mm SL92 for Moderate crack control

A3

DOCUMENT CERTIFICATION

Date . APR'07

Lucas Molloy .....

(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 786184
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

NORTHERN BEACHES
Consulting Engineers P/L.
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project:
ALTERATIONS + ADDITIONS
NEWPORT ARMS HOTEL
for - BAYFIELD FAMILY

Drawing Title:
DRIVE PLAN

Date:	Rev:	Amendment:

Date:	Design:	Drawn:	Checked:
APR'07	LM	LM	

Job No:	Drawing No:	Rev:
070308	S09	

Pittwater Council

OFFICIAL RECEIPT

24/04/2007 Receipt No 214230

To INSIGHT BUILDING CERTIFIERS

PO BOX 326
MONA VALE 1660

Applic	Reference	Amount
GL Re	PRVC-Priv 1 X 1 KALINYA ST N0713/06	$30.00

Total:	$30.00
Amounts Tendered	
Cash	$0.00
Cheque	$30.00
Db/Cr Card	$0.00
Money Order	$0.00
Agency Rec	$0.00
Total	$30.00
Rounding	$0.00
Change	$0.00
Nett	$30.00

Printed 24/04/2007 11:39:25
Cashier KWay