R172636

Pittwater Council

ABN 61 340 837 871 **Telephone** (02) 9970 1111 **Facsimile** (02) 9970 7150
Postal Address: P.O. Box 882, Mona Vale NSW 1660, DX 9018 Mona Vale

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Carl Georgeson - Development Compliance Group
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1137

11 July 2005

David Mcgilvray
7 Bilgola Avenue
BILGOLA NSW 2107

Dear Sir

Re: Construction Certificate: No. CC0197/05

Property: No.7 Bilgola Avenue, Bilgola

Thank you for selecting Council to assess your application.

After due consideration, the following items remain outstanding and require your attention to enable Council to approve your Construction Certificate:

- Provide a Long Service Levy fee of $529.80, which is based on the proposed value of works of $264,000. ✓
- Condition C1 - Please ensure that a Quick Check agent/Sydney Water has appropriately stamped the approved plans. ✓
- Condition C3 - Provide 3 copies of Structural Engineering details relating to additions and alterations. Each plan/sheet is to be signed by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field. ✓
- Condition C4 - Provide a Schedule of Finishes for the alterations & additions. The finished surface materials, including colours and texture of any building, shall blend with the surrounding and/or natural materials and shall be non-glare. ✓

We endeavour to make phone contact with our Customers to ensure a timely turn around in information although at times this may not be possible and/or Customers require written confirmation. If you have attended to these issues please disregard this letter.

All new information provided to Council should clearly quote your application number CC0197/05.

Yours faithfully

Carl Georgeson
DEVELOPMENT COMPLIANCE OFFICER

McGILVRAY
7 BILGOLA AVE
BILGOLA BEACH NSW
9973 4142

DA: NO183/05
CC 0197/05.

SCHEDULE OF FINISHES

Haymes Paint

← used on all doors and windows

← used on all exterior walls

Colorbond – 'Dune'
used on roof + guttering s

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 neighboring 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		

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 hessian 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.
Bitumastic 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.
Bitumastic 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 micaeous 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 than 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.

DRAWING SCHEDULE:

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.

ASSUMED FOUNDATION CLASSIFICATION FOR DESIGN PURPOSES - 'A'
ASSUMED BEARING STRATA FOR DESIGN PURPOSES - SAND, 100 kPa.
CONTRACTOR TO ENGAGE GEOTECHNICAL CONSULTANT TO VERIFY FOUNDATION CLASSIFICATION

A1

Date:	Rev:	Amendment:
-	-	-

DOCUMENT CERTIFICATION

Date : JULY '05

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. 786164
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.
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Suite 207, 30 FISHER ROAD
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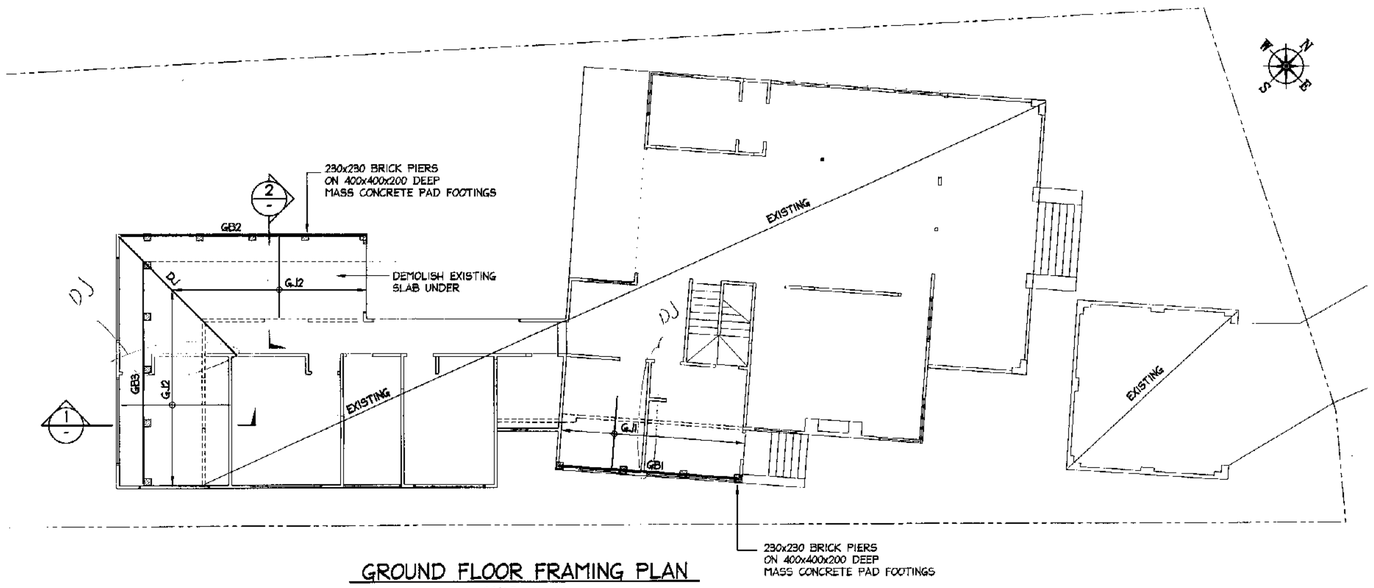
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project:
PROPOSED ALTERATIONS
at: 7 BILGOLA AVENUE
BILGOLA
for: MR & MRS McGILVARY

Drawing Title:
GENERAL NOTES
AND DRAWING SCHEDULE

Date:	Design:	Drawn:	Checked:
JULY 05	LM	MC	BS

Job No:	Drawing No:	Rev:
050113	S01	-



GROUND FLOOR FRAMING PLAN

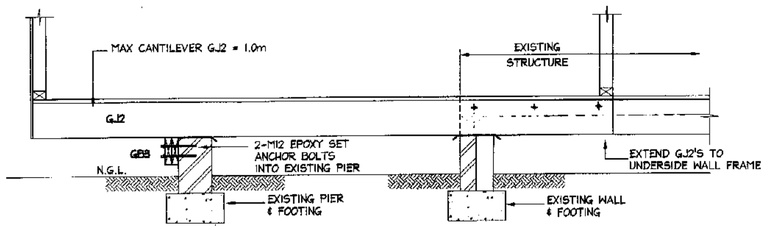
SCALE = 1 : 100

MEMBER SCHEDULE:

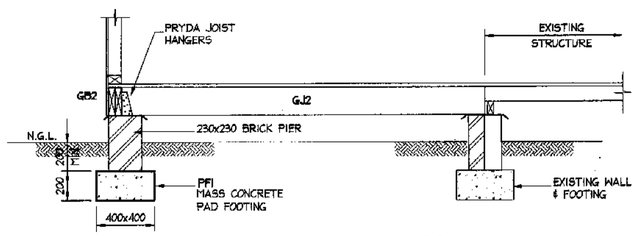
G.J1 - 140x45 F7 KD - FLOOR JOISTS AT 450 CTS
G.J2 - 240x45 F7 KD - FLOOR JOISTS AT 450 CTS
DJ - DOUBLE JOISTS NAIL & GLUE LAMINATED
GB1,GB2 - 2/140x45 F7 KD - BEARER
GB3 - 2/190x45 F7 KD - BEARER

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 1 - SCALE = 1:20



SECTION 2 - SCALE = 1:20

A1

Date:	Rev.	Amendment:
-	-	-

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I am a qualified Structural/Civil Engineer.
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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
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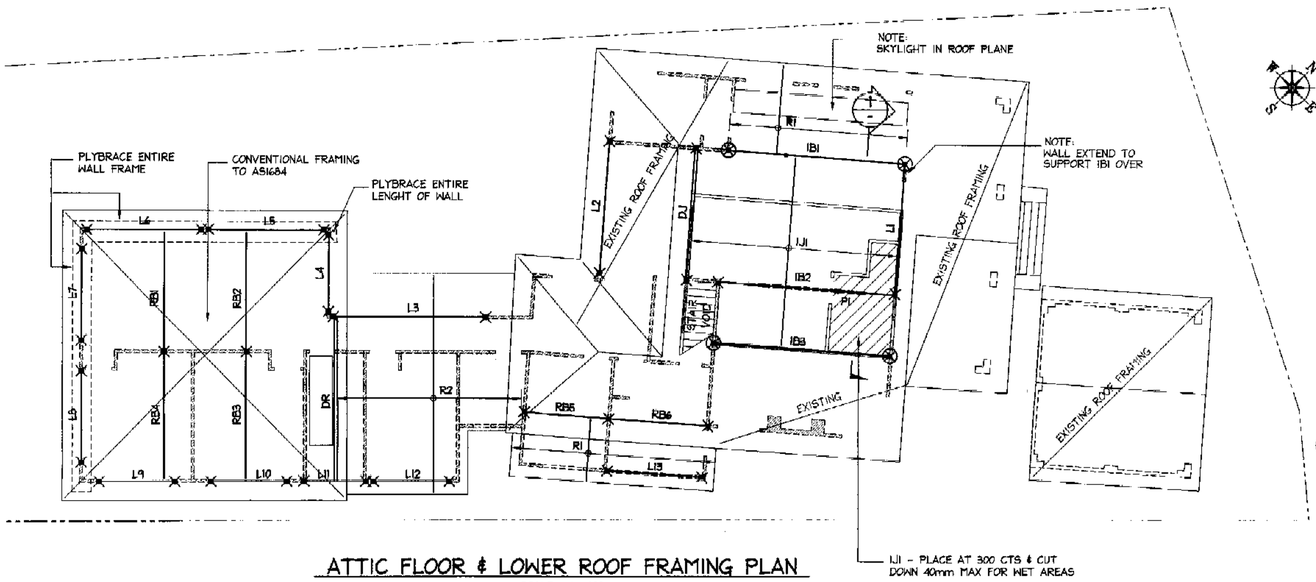
Project:
PROPOSED ALTERATIONS
at: 7 BILGOLA AVENUE
BILGOLA
for: MR & MRS McGILVARY

Drawing Title:
GROUND FLOOR FRAMING
& FOOTING PLAN
SECTIONS & DETAILS

Date:	Design:	Drawn:	Checked:
JULY 05	LM	MC	BS
Job No:		**Drawing No:**	**Rev:**
050113		S02	-



ATTIC FLOOR & LOWER ROOF FRAMING PLAN

SCALE = 1 : 100

MEMBER SCHEDULE:

ATTIC FLOOR FRAMING:
- LJ1 - 200x45 LVL HYSPAN or 240x45 F7 KD - FLOOR JOISTS AT 450 CTS
- DJ - DOUBLE JOISTS GLUE & NAIL LAMINATED
- IB1, IB3 - 300 PFC - FLOOR BEAMS
- IB2 - 2/300x45 LVL HYSPAN - FLOOR BEAM (MAX SPAN 4.2m)
- R1 - 190x45 F7 KD or 150x45 LVL HYSPAN - RAFTERS AT 1.2m CTS
- P1 - 135x135 F7 KD - TIMBER POST

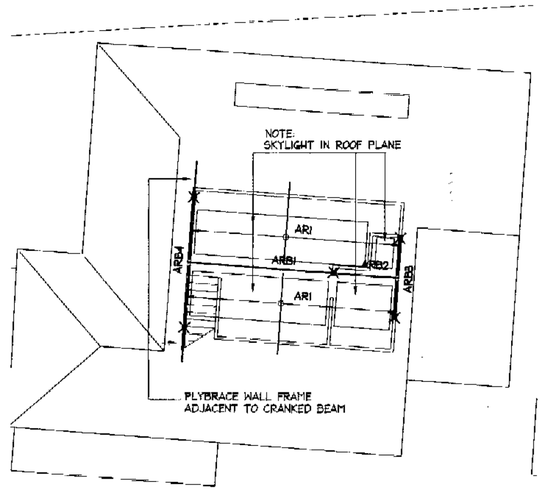
LOWER ROOF FRAMING:
- L1 - 2/300x45 LVL HYSPAN - LINTEL
- L2 - 300x45 LVL HYSPAN - LINTEL
- L3 - 580x45 LVL HYSPAN - LINTEL
- L4-L13 - 2/240x45 LVL HYSPAN - LINTELS
- RB1-RB6 - 240x63 LVL HYSPAN - HANGING/STRUTTING BEAMS
- R2 - 190x45 F7 KD - RAFTERS AT 600 CTS
- DR - DOUBLE RAFTERS GLUE & NAIL LAMINATED

⊗ LOAD CONCENTRATION POINT BELOW — 2 STUDS GLUE AND NAIL LAMINATED or 90x90 F7 POST or 150x75 F7 SPREADER PLATE x 1200mm LONG MINIMUM OVER 3 STUDS IF LOADED BETWEEN STUDS **

⊗ LOAD CONCENTRATION POINT BELOW — 4 STUDS MINIMUM

NOTE:
EXISTING ROOF FRAMING TO BE REVIEWED DURING CONSTRUCTION BY THE ENGINEER FOR ADEQUACY. SIGNIFICANT TIE DOWN SYSTEMS WILL BE REQUIRED.

** - BUILDER TO EXPOSE EXISTING GROUND FLOOR FRAMING / FOUNDATIONS UNDER FOR ENGINEER TO INSPECT AND REVIEW. ADDITIONAL WORKS MAYBE REQUIRED

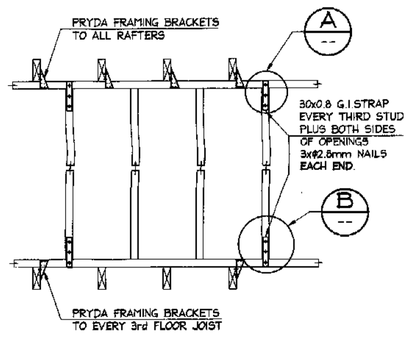


ATTIC ROOF FRAMING PLAN

SCALE = 1 : 100

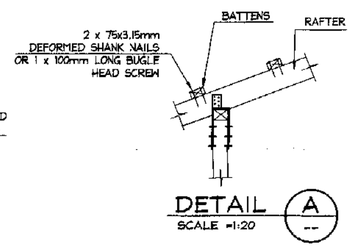
MEMBER SCHEDULE:

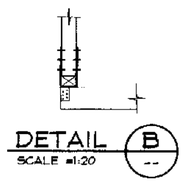
- ARB1 - 360x63 LVL HYSPAN or 250UB25 - RIDGE BEAM
- ARB2 - 2/190x45 F7 KD - RIDGE BEAM
- ARB3 - 150 PFC CRANKED ROOF BEAM
- ARB4 - 200 PFC CRANKED ROOF BEAM
- AR1 - 190x45 F7 KD or 150x45 LVL HYSPAN - RAFTERS AT 1.2m CTS

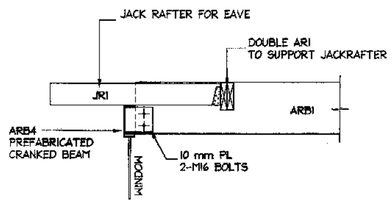


TYPICAL TIE DOWN DETAIL

SCALE = 1 : 20





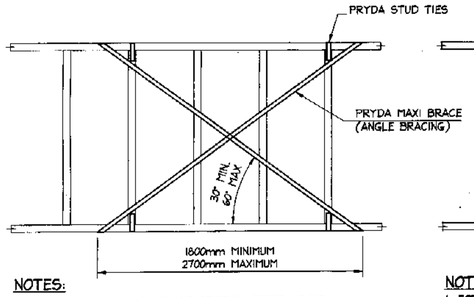


ARB4/AR1 CONNECTION DETAIL

SCALE = 1 : 20

PLYWOOD BRACING:

FIX PLYWOOD PANELS WITH GALVANISED FLATHEAD NAILS @2.8mm x 30mm LONG MINIMUM OR EQUIVALENT AT 50mm CENTRES ALONG TOP AND BOTTOM PLATES, 150mm CENTRES ALONG VERTICAL EDGES AND 300mm CENTRES ALONG INTERMEDIATE STUDS.
NAILS SHALL BE LOCATED A MINIMUM OF 7mm FROM PANEL EDGES. POWER DRIVEN GALVANISED NAILS OR COATED STAPLES MAY BE USED WHERE THEY PROVIDE AT LEAST THE EQUIVALENT STRENGTH TO HAND DRIVES @2.8mm x 30mm LONG GALVANISED CLOUTS OR FLATHEAD NAILS. IN THE CASE OF POWER DRIVEN STAPLES, STAPLE SPACING SHALL BE 35mm CENTRES AT TOP AND BOTTOM PLATES, 100mm CENTRES AT VERTICAL PLYWOOD EDGES AND 200mm CENTRES ALONG INTERMEDIATE STUDS.

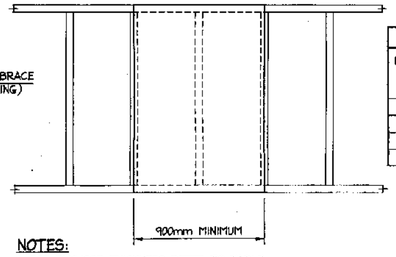


NOTES:

1. FOR POWER DRIVEN NAILS AND STAPLES REFER ABOVE.
2. NOGGINGS HAVE BEEN OMITTED FOR CLARITY.

TYPE A - WALL BRACING UNIT

SCALE = 1 : 20



NOTES:

1. FOR PLYWOOD THICKNESS REFER TO TABLE.
2. FOR POWER DRIVEN NAILS AND STAPLES REFER ABOVE.
3. PANEL EDGES SHALL BE SUPPORTED BY STUDS.
4. NOGGINGS HAVE BEEN OMITTED FOR CLARITY.

TYPE B - WALL BRACING UNIT

SCALE = 1 : 20

PLYWOOD THICKNESS		
PLYWOOD STRESS GRADE	PLYWOOD THICKNESS MAXIMUM STUD SPACING	
	450mm	600mm
F8	7.0mm	9.0mm
F11	6.0mm	7.0mm
F14	4.0mm	6.0mm
F27	4.0mm	4.5mm

SECTION 1

SCALE = 1 : 20

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.

A1

Date:	Rev:	Amendment:
-	-	-

DOCUMENT CERTIFICATION

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NORTHERN BEACHES
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Suite 207, 30 FISHER ROAD
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Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail: nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Project:
PROPOSED ALTERATIONS
at: 7 BILGOLA AVENUE
BILGOLA
for: MR & MRS McGILVARY

Drawing Title:
ATTIC FLOOR & ROOF
FRAMING PLANS
SECTIONS & DETAILS

Date:	Design:	Drawn:	Checked:
JULY 05	LM	MC	BS
Job No:		Drawing No:	Rev:
050113		S03	-

B H Design
Building Design & Drafting Services

Unit 26/6-8 Hardie Street, Neutral Bay
Sydney NSW 2089, Australia
Tel: 02 9908 7173 Mob: 0418 218 341
Email: hickeybrendan@hotmail.com

Combined Development Application & Construction Certificate

for Proposed Dwelling at

No.7 Bilgola Avenue, Bilgola

prepared for

Mr. & Mrs. McGilvary

Standard Abbreviations

General

A/W	Accordance with	FR	Fire Rated in A/W BCA REQS
ACST	Acoustic	FWD	Forward
ADD	Addendum	FXD	Fixed
AHD	Australian Height Datum	GA	General arrangement
AMDT	Amendment	GAR	Garage
AO	Access opening	GD	Grid
AP	Access panel	GHT	Ground height
APPROX	Approximate	GND	Ground
ARCH	Architects/Architectural	GP	Group
ARRGT	Arrangement	GR	Grade
ASSD	Assumed datum	H	High
ASSY	Assembly	HD	Head
AUTO	Automatic	H/D	Heavy duty
AUX	Auxiliary	HR	Hand rail
AVG	Average	INCL	Include/included/inclusive
AWN	Awning / Awning type window	IND	Indicator
BAL	Balustrade	INST	Instruction/instuctions
BHD	Bulkhead	LEV	Level
BL	Building line	LH	Left hand
BLDG	Building	MAN	Manufacturer/Manufacturers
BM	Benchmark	MAX	Maximum
BN	Bull-nose	MIN	Minimum
BPL	Base plate	MISC	Miscellaneous
BOL	Bollard	MOD	Modification
BR	Broom Cupboard	N	North
BRG	Bearing	NO	Number
BRKT	Bracket	NOM	Nominal
BRR	Bearer	NTS	Not to scale
CAB	Cabinet	O/A	Overall
CAN	Canopy	O/H	Over head
CANT	Cantilever	OHC	Over head Cupboard
CAP	Capacity	OPP	Opposite
CAV	Cavity	PATT	Pattern
CH	Chute	PREFAB	Prefabricated
CHAM	Chamfer	PRELIM	Preliminary
CHNL	Channel	PT	Part
CJ	Construction joint	PTN	Partition
CL	Centre line	QTY	Quantity
CNR	Corner	RAD	Radius
CONST	Construction	RB	Robe
COORD	Coordinate / Coordinating	RD	Round
CORR	Corrugated	REF	Reference
CPD	Cupboard	REQ	Requirement/s
CRS	Centres	RH	Right hand
CSK	Countersink	RL	Reduced/relative level
CTR	Contour	RS	Roller shutter
CW	Cavity wall	SCHED	Schedule
D	Door	SECT	Section
DIA	Diameter	SFL	Structural floor level
DIAG	Diagram / Diagonal	SH	Sheet
DIM	Dimension	SK	Sketch
DIST	Distance	SL	Surface level
DPC	Damp proof course	SLD	Sliding Door
DPM	Damp-proof membrane	SOC	Socket
DRG	Drawing	SPEC	Specification
EA	Each	SPT	Spigot
ELEV	Elevation	SSL	Structural slab level
EMT	Easement	ST	Street
ENG	Engineer / Engineering	STD	Standard
EQUIV	Equivalent	STRUCT	Structural
EST	Estimated	TOL	Tolerance
EXP	Expansion	TP	Tangent point
EXIST	Existing	TYP	Typical
EXT	External	U/	Under
FCL	Finished ceiling level	UCUT	Under cut
FE	Fire extinguisher	U/G	Under ground
F/E	Fire Escape	U/S	Under side
FF	Flush fitting	UTIL	Utility
FFHT	Finished floor height	VB	Vapour barrier
FFL	Finished floor level	VER	Verandah
FGHT	Finished ground height	VERT	Vertical
FHT	Floor height	W	Window
FIG	Figure	W/	With
FL	Flat	W/O	Without
FLG	Flange	WPM	Water proof membrane
FLR	Floor		

Materials & Finishes

ADH	Adhesive	UC	Universal column
AGGR	Aggregate	V	Vinyl
AL	Aluminium	VC	Vitrified clay
AP	Acoustic plaster	VT	Vinyl tiles
ASPH	Asphalt	WB	Weather-board
AT	Acoustic tile	WBD	Wall board
BD	Board	WD	Wood
BIT	Bitumen	WI	Wrought iron
BK	Brick	WRC	Western red cedar
BLK	Block		
BRS	Brass		
BWK	Brickwork		
CA	Contact adhesive		
CPT	Carpet		
CB	Concrete block		
CEM	Cement		
CFC	Corrugated Fibre Cement		
CG	Clear glass		
CHS	Circular hollow section		
CLKG	Caulking		
CONC	Concrete		
CP	Chromed plated		
CR	Cement render		
C/R	Corrosion resistant		
CRS	Cold rolled steel		
CT	Ceramic tile		
DG	Double glazing		
DH	Double hung		
FB	Face brick		
FC	Fibre cement		
FG	Fixed glazing		
FR	Fire resistant		
GALV	Galvanize / Galvanized		
GI	Galvanized iron		
GRC	Glass reinforced concrete		
GRP	Glass reinforced plastic		
HBD	Hard board		
HC	Hard core		
HWD	Hard wood		
LVR	Louvre		
MDF	Medium density fibre-board		
MS	Mild steel		
MSRY	Masonry		
OFC	Off form concrete		
P	Paint finish		
PAV	Paving		
PBD	Plaster board		
PC	Pre-cast		
PFC	Parallel flange channel		
PVC	Polyvinyl chloride		
PLT	Plate / plated		
PLY	Plywood		
PQT	Parquetry		
PS	Privacy screen		
PVA	Polyvinyl acetate		
OBS	Obscure (EG. glazing)		
QT	Quarry tile		
RC	Reinforced concrete		
REINF	Reinforcement		
RHS	Rectangular hollow section		
RSA	Rolled steel angle		
RSC	Rolled steel channel		
RSJ	Rolled steel joist		
SCP	Satin chrome plated		
SCR	Screw		
SHS	Square hollow section		
SS	Stainless steel		
ST	Stone Tile		
STL	Steel		
TC	Terracotta		
TI	Tiled/Tiling		
TMB	Timber		
TRZO	Terrazzo		
UB	Universal beam		

Hydraulic Fitting & Fixtures

APD	Agricultural pipe drain
B	Basin
BTH	Bath
CW	Clothes washer
DP	Down pipe
DF	Drinking fountain
DR	Drain
DW	Dish-washer
FH	Fire hydrant
FHR	Fire hose reel
FS	Floor sump
FSP	Fire service pipe
FW	Floor waste
FWS	Fire water service
GC	Gas cock
GM	Gas main
GM	Gas meter
GT	Grease trap
H	Hydrant
HC	Hose cock
HP	Hydrant point
HW	Hot water
HWS	Hot water System
HYD	Hydraulic
IC	Inspection chamber
IH	Invert height (level)
INT	Internal
INV	Invert
IO	Inspection opening
IP	Inspection pit
P	Pipe
PED	Pedestal
PL	Pine line
PO	Planter Outlet
RWH	Rain Water Head
RWP	Rain Water Pipe
RO	Rain Water Outlet
SC	Stop cock
SD	Sewer drain
SEW	Sewer
SHR	Shower
SV	Sewer vent
SVP	Sewer vent pipe
SWD	Storm water drain
SWP	Storm water pit
U	Urinal
VP	Vent pipe
WC	Water closet
WG	Water gauge
WM	Water main
WMR	Water meter
WP	Waste pipe
WT	Wash trough

Electrical

CD	Clothes drier
CK	Clock
CT	Cook Top
DSB	Distribution switch board
ELEC	Electric / Electrical
FA	Fire alarm
FD	Fire detector
FIP	Fire indicator panel
GPO	General purpose outlet
HTR	Heater
HW	Hot water unit
MSB	Main switch board
OV	Oven
RF	Refrigerator
RH	Rangehood
SW	Switch
SWBD	Switch board
TEL	Telephone
TS	Time switch
TV	Television
VAC	Vacuum
WM	Washing machine
WO	Wall oven

Mechanical

A/C	Air conditioned
MECH	Mechanical
EXH	Exhaust
VENT	Vent / ventilation / ventilator
VOL	Volume
R/A	Return air
S/A	Supply air

General Notes

Coordination:
Refer to and coordinate information contained in the architectural drawings and the documentation of other consultants with the 'Specification for Building Works'. Report discrepancies between the documents and/or with conditions on site to the Client for direction prior to proceeding with the works.

Detail Drawings:
Unless noted otherwise refer to detail drawings for set-out information. Detail drawings at larger scales take precedence over general arrangement drawings at smaller scales.

Execution of the Works:
Execute the works in compliance with the current edition of the Building Code of Australia (as amended), current editions of relevent Australian and other published Standards (as amended) and the requirements of other authorities relevent to the execution of the works.

Units of measurement:
Dimensions are shown in millimeters unless noted otherwise.

Architectural Drawings

Prepared by
B H Design
Building Design & Drafting Services

Dwg #	Issue	Dwg Title	Scale/Sheet
0205/DA-00	A	Title Sheet	nts
0205/DA-01	A	Site Analysis Plan	1:100 @ A1
0205/DA-02	A	Existing Ground Floor Plan	1:100 @ A1
0205/DA-03	A	Proposed Ground Floor Plan	1:100 @ A1
0205/DA-04	A	Proposed Loft Floor Plan	1:100 @ A1
0205/DA-05	A	Proposed Roof Plan	1:100 @ A1
0205/DA-06	A	Proposed East & West Elevations	1:100 @ A1
0205/DA-07	A	Proposed North & South Elevations & Proposed Section A-A & B-B	1:100 @ A1
0205/DA-08	A	Landscape Plan	1:100 @ A1
0205/DA-09	A	Shadow Diagram - Existing June 9am	as shown @ A3
0205/DA-10	A	Shadow Diagram - Existing June 12n	as shown @ A3
0205/DA-11	A	Shadow Diagram - Existing June 3pm	as shown @ A3
0205/DA-12	A	Shadow Diagram - Proposed June 9am	as shown @ A3
0205/DA-13	A	Shadow Diagram - Proposed June 12n	as shown @ A3
0205/DA-14	A	Shadow Diagram - Proposed June 3pm	as shown @ A3

Survey

Supplied by
Lesiuk Architects Pty Ltd

Dwg #	Issue	Dwg Title	Scale/Sheet
0205/DA-15	A	Survey - Supplied by Lesiuk Architects Pty Ltd	1:100 @ A1

General Notes

COORDINATION:
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS.

DETAIL DRAWINGS:
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EXECUTION OF THE WORKS:
EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER PUBLISHED STANDARDS (AS AMENDED) AND THE REQUIREMENTS OF AUTHORITIES RELEVANT TO THE WORKS.

UNITS OF MEASUREMENT:
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SITE SURVEY INFORMATION:
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REAL PROPERTY DESCRIPTION:
REFER TO SITE SURVEY DRAWING

Levels

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(SSL) STRUCTURAL SLAB LEVEL ????
(FFL) FINISHED FLOOR LEVEL ????
(GND) FINISHED GROUND LEVEL ????

GL6.000 EXISTING SITE LEVELS TRANSPOSED FROM SITE SURVEY FOR REFERENCE.

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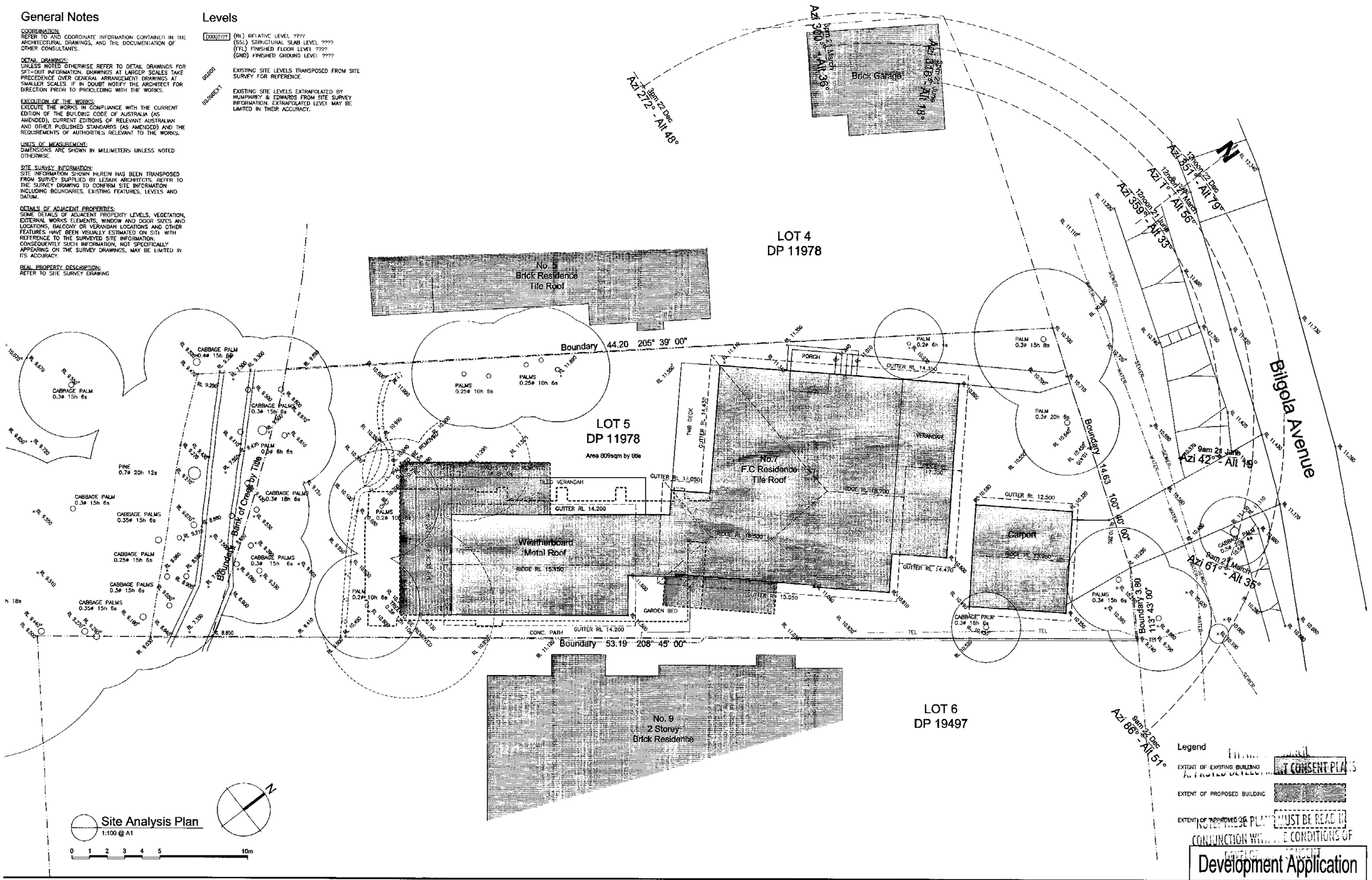


Legend

EXTENT OF EXISTING BUILDING

EXTENT OF PROPOSED BUILDING

EXTENT OF APPROVED DA

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

DEVELOPMENT CONSENT PLANS

Development Application

Amendments

Issue	Description	By	Date
A	DEVELOPMENT APPLICATION ISSUED TO COUNCIL	BH	APRIL 2005

BH Design
Building Design & Drafting Services

28 / 8 Hardie Street, Neutral Bay NSW 2089 Australia
Tel: (02) 9908 7173 Mob: 0418 216 341
Email: hickeybrendan@hotmail.com

Project: Alterations & Additions to Existing Dwelling

Address: 7 Bilgola Ave, Bilgola

Client: Mr & Mrs McGilvary

Drawing: Site Analysis Plan

Scale: 1:100@A1

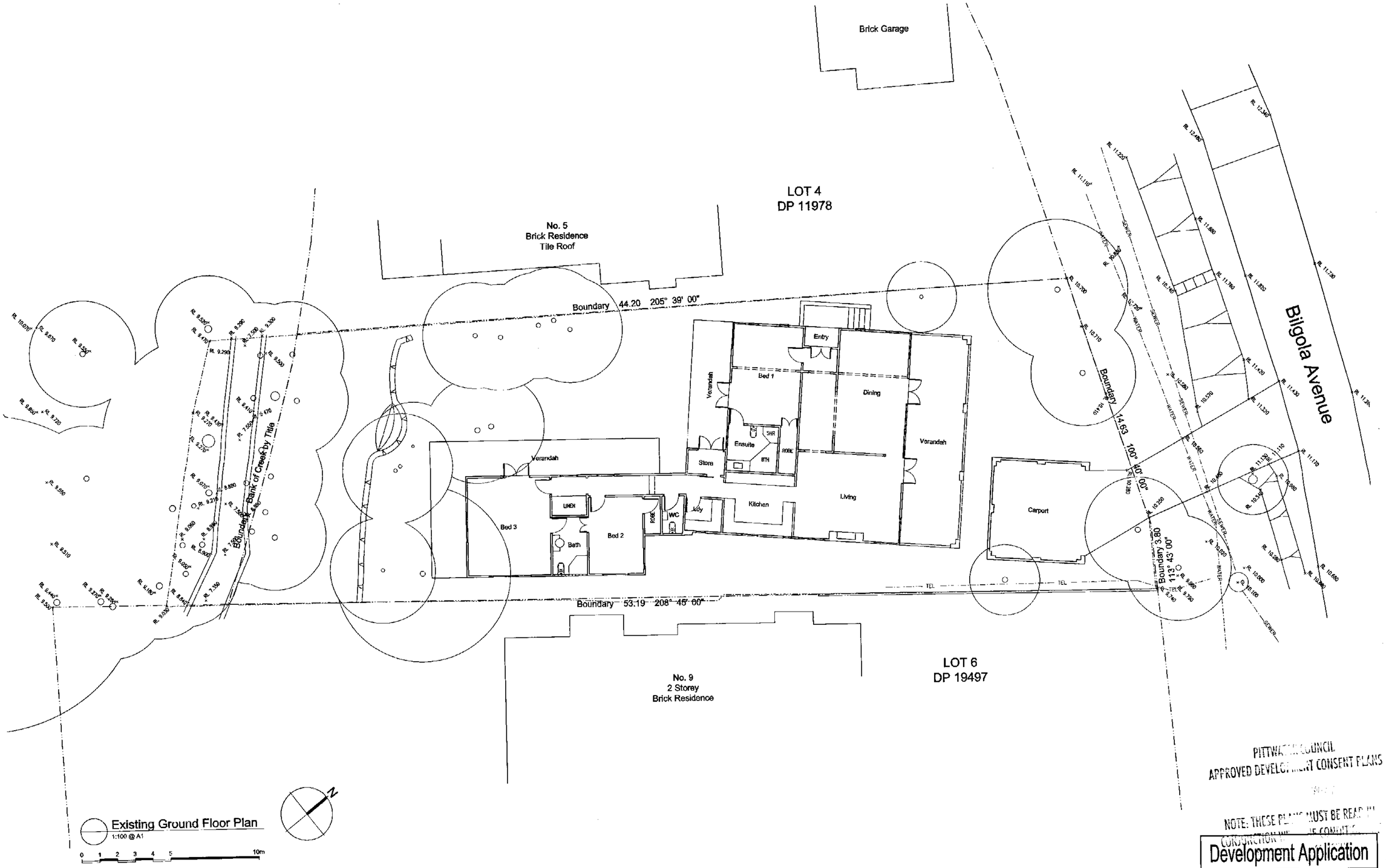
Date: Feb 2005

Drawn by: bh

Checked by:

Drawing #: 0205/DA-01

Issue: A



PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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Development Application

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26 / 8 Hardie Street, Neutral Bay NSW 2089 Australia
Tel: (02) 9908 7173 Mob: 0418 216 341
Email: hickeybrendan@hotmail.com

Project: Alterations & Additions to Existing Dwelling

Address: 7 Bilgola Ave, Bilgola

Client: Mr & Mrs McGilvary

Drawing: Existing Ground Floor Plan

Scale: 1:100@A1

Date: Feb 2005

Drawn by: bh

Checked by:

Drawing #: 0205/DA-02

Issue: A

General Notes

COORDINATION:
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS.

DETAIL DRAWINGS:
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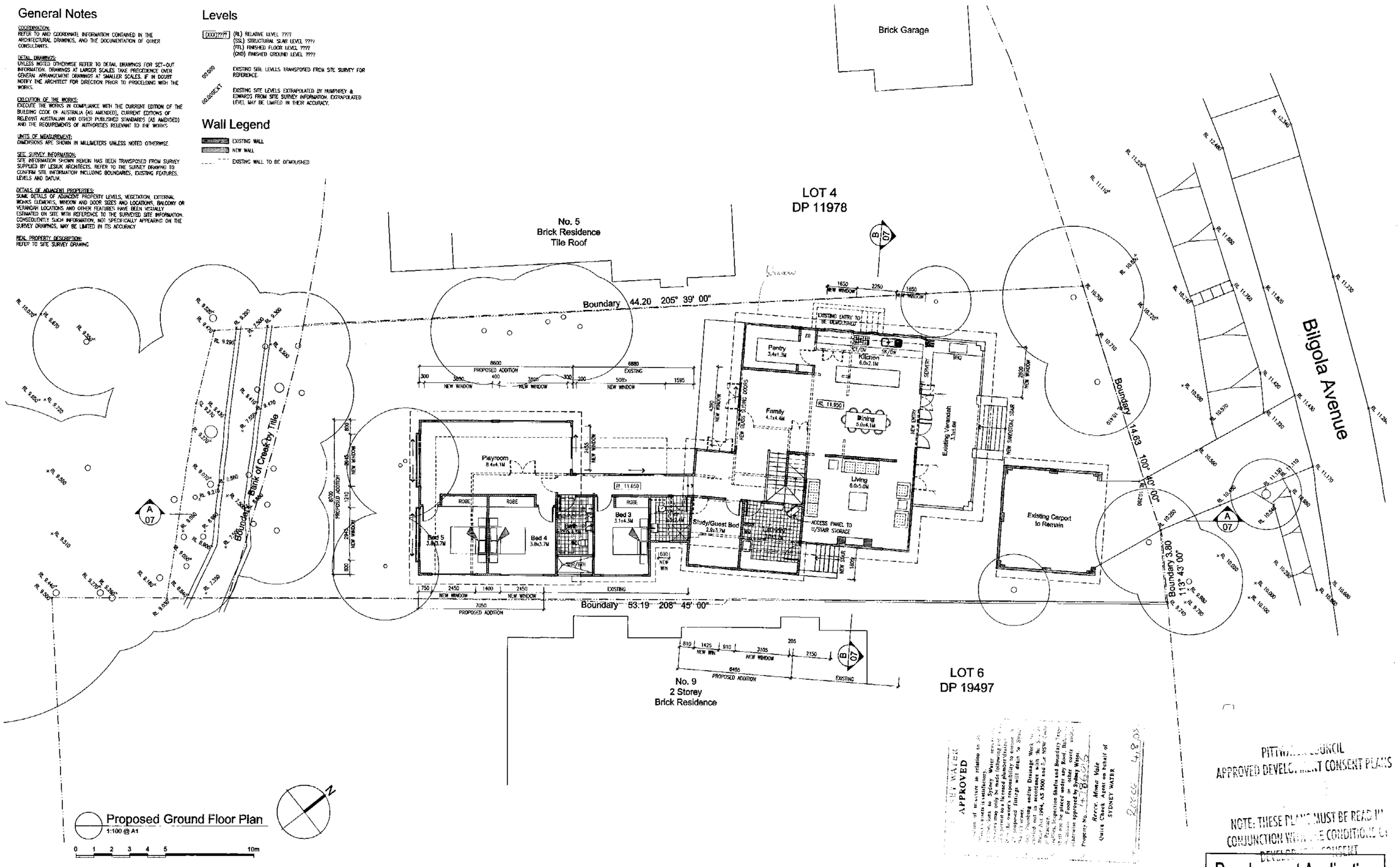
Wall Legend

EXISTING WALL
NEW WALL
EXISTING WALL TO BE DEMOLISHED



Proposed Ground Floor Plan
1:100 @ A1

0 1 2 3 4 5 10m

SYDNEY WATER APPROVED

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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Development Application

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A	DEVELOPMENT APPLICATION ISSUED TO COUNCIL	BH	APRIL 2005

BH Design
Building Design & Drafting Services

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Tel: (02) 9908 7173 Mob: 0418 218 341
Email: hickeybrendan@hotmail.com

Project: Alterations & Additions to Existing Dwelling
Address: 7 Bilgola Ave, Bilgola
Client: Mr & Mrs McGilvary
Drawing: Proposed Ground Floor Plan
Scale: 1:100@A1
Date: Feb 2005
Drawn by: bh
Checked by:
Drawing #: 0205/DA-03
Issue: A

General Notes

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REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS.

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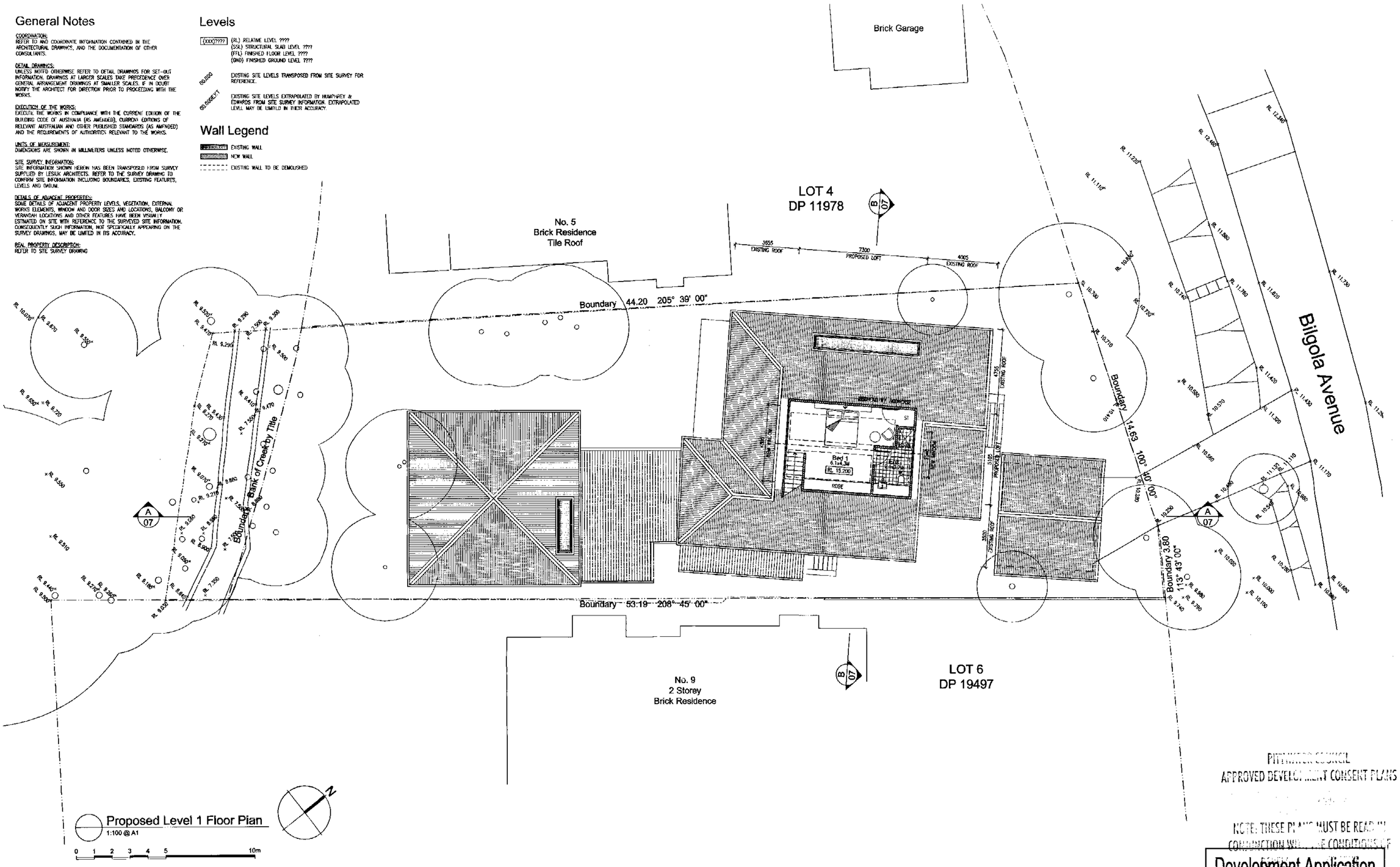

Proposed Level 1 Floor Plan
1:100 @ A1

0 1 2 3 4 5 10m

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH ALL CONDITIONS OF

Development Application

Amendments

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Tel: (02) 9908 7173 Mob: 0418 215 341
Email: hickeybrendan@hotmail.com

Project: Alterations & Additions to Existing Dwelling	Address: 7 Bilgola Ave, Bilgola	Scale: 1:100@A1	Date: Feb 2005
		Drawn by: bh	Checked by:
Client: Mr & Mrs McGilvary	Drawing: Proposed Level 1 Floor Plan	Drawing #: 0205/DA-04	Issue: A

General Notes

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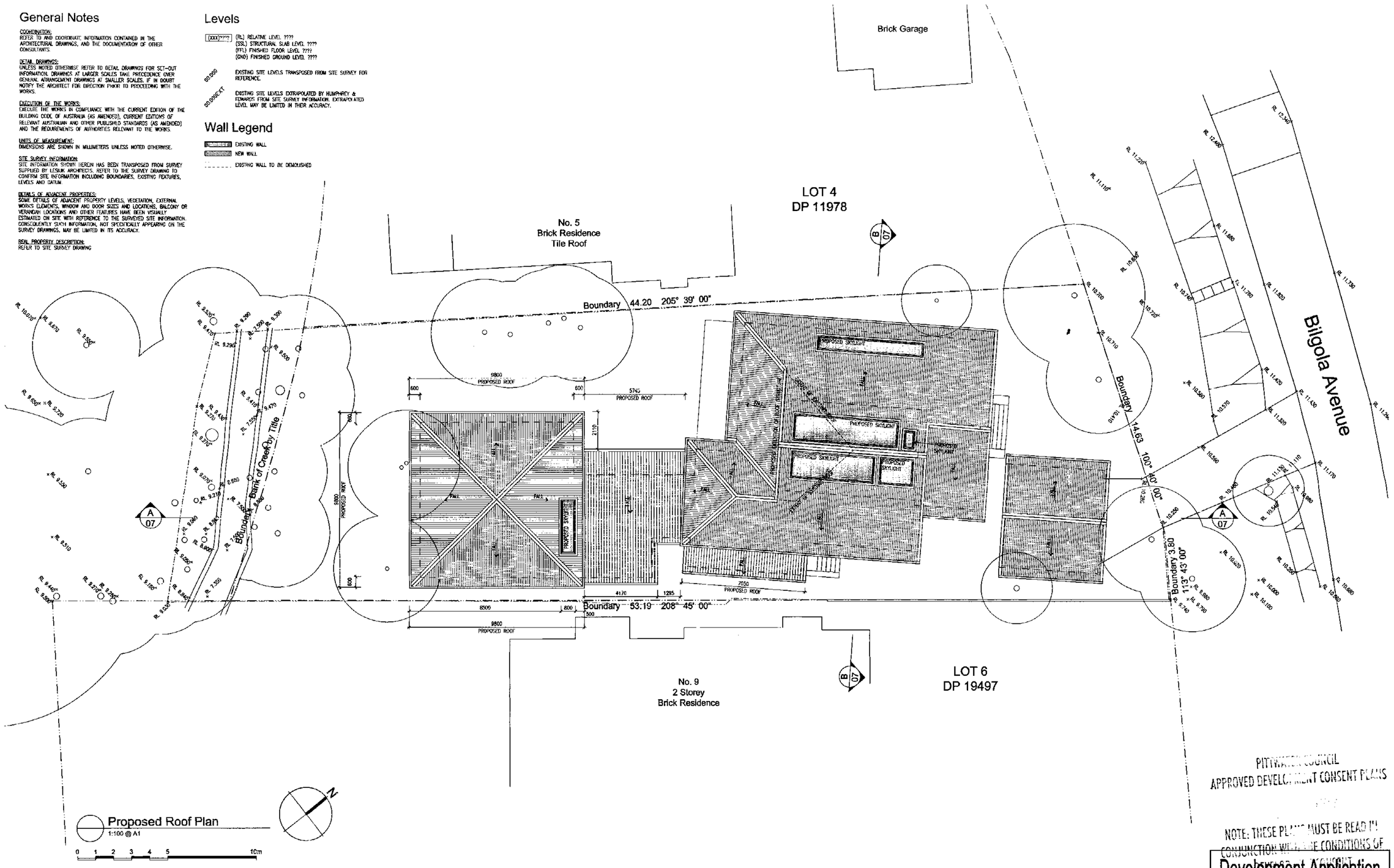

Proposed Roof Plan

1:100 @ A1

0 1 2 3 4 5 10m

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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Development Application

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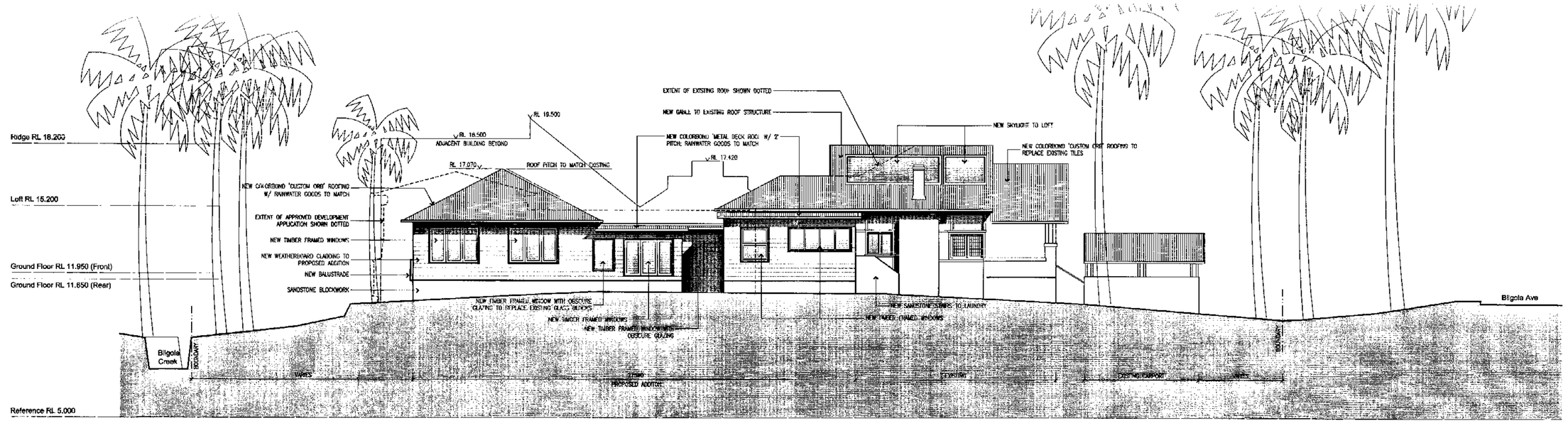
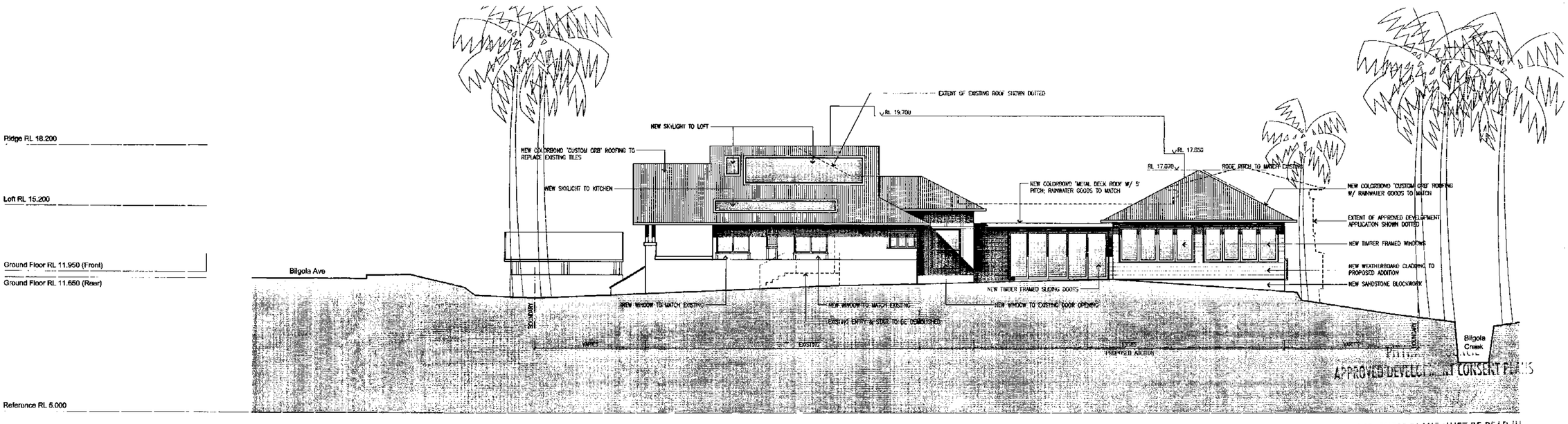
Date: Feb 2005
Drawn by: bh
Checked by:
Drawing #: 0205/DA-05
Issue: A



East Elevation
1:100 @ A1

0 1 2 3 4 5 10m



West Elevation
1:100 @ A1

0 1 2 3 4 5 10m

APPROVED DEVELOPMENT CONSENT PLANS

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

Development Application

Amendments

Issue	Description	By	Date
A	DEVELOPMENT APPLICATION ISSUED TO COUNCIL	BH	APRIL 2005

BH Design
Building Design & Drafting Services

26 / 8 Hardie Street, Neutral Bay NSW 2089 Australia
Tel: (02) 9908 7173 Mob: 0418 216 341
Email: hickeybrendan@hotmail.com

Project: Alterations & Additions to Existing Dwelling

Address: 7 Bilgola Ave, Bilgola

Client: Mr & Mrs McGilvary

Drawing: East & West Elevation

Scale: 1:100@A1

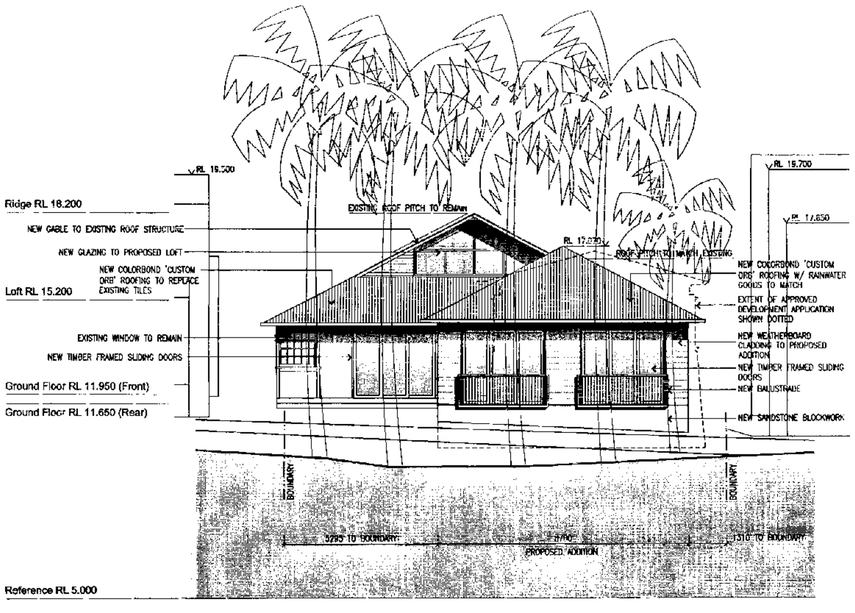
Date: Feb 2005

Drawn by: bh

Checked by:

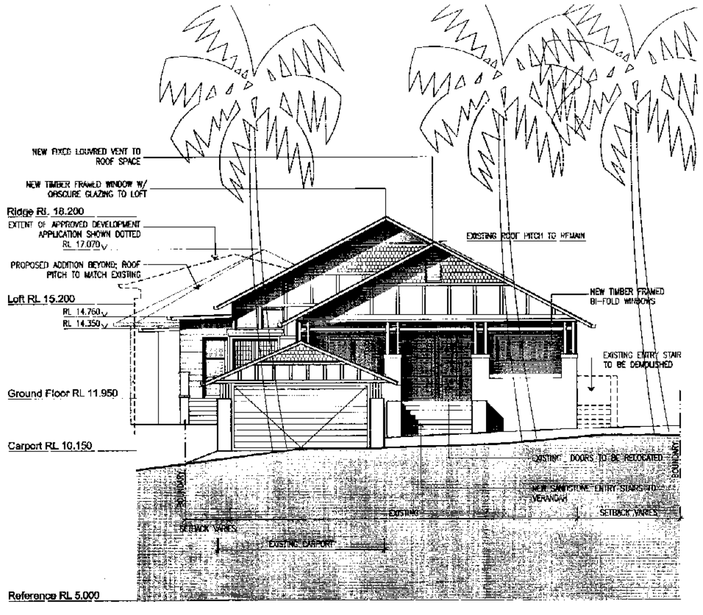
Drawing #: 0205/DA-06

Issue: A



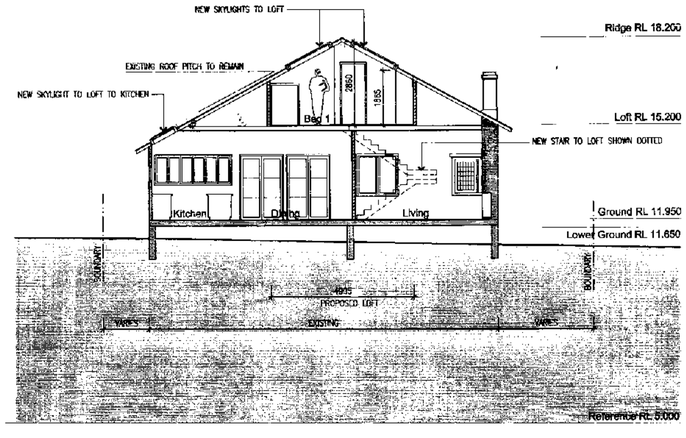
South Elevation
1:100 @ A1

0 1 2 3 4 5 10m



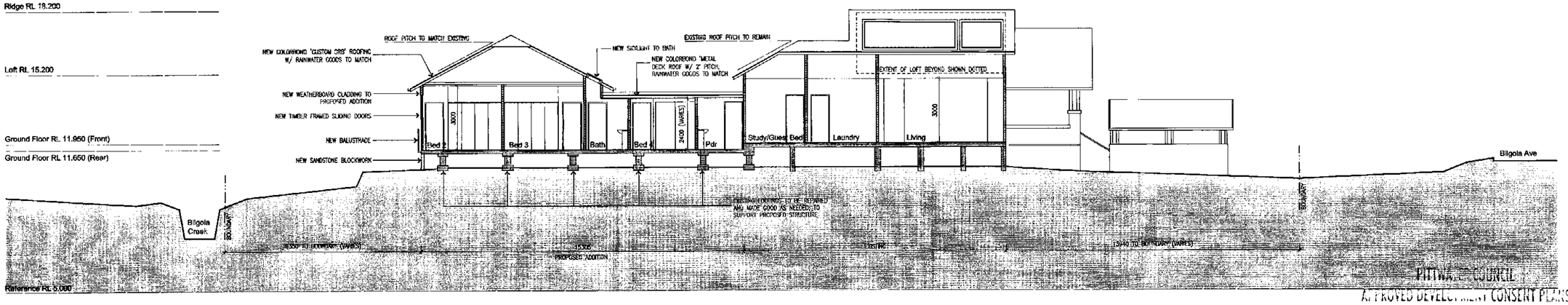
North Elevation
1:100 @ A1

0 1 2 3 4 5 10m



Section B-B
1:100 @ A1

0 1 2 3 4 5 10m



Section A-A
1:100 @ A1

0 1 2 3 4 5 10m

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

Development Application

Amendments

Issue	Description	By	Date
A	DEVELOPMENT APPLICATION ISSUED TO COUNCIL	BH	APRIL 2005

BH Design
Building Design & Drafting Services

26 / 5 Handle Street, Neutral Bay NSW 2089 Australia
Tel: (02) 9908 7173 Mob: 0418 218 341
Email: hickeybrendan@hotmail.com

Project: Alterations & Additions to Existing Dwelling

Client: Mr & Mrs McGilvary

Address: 7 Bilgola Ave, Bilgola

Drawing: North & South Elevation Section A-A & B-B

Scale: 1:100@A1

Date: Feb 2005

Drawn by: bh

Checked by:

Drawing #: 0205/DA-07

Issue: A

General Notes

COORDINATION:
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS.

DETAIL DRAWINGS:
UNLESS NOTED OTHERWISE REFER TO DETAIL DRAWINGS FOR SET-OUT INFORMATION. DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER GENERAL ARRANGEMENT DRAWINGS AT SMALLER SCALES. IF IN DOUBT NOTIFY THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.

EXECUTION OF THE WORKS:
EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER PUBLISHED STANDARDS (AS AMENDED) AND THE REQUIREMENTS OF AUTHORITIES RELEVANT TO THE WORKS.

UNITS OF MEASUREMENT:
DIMENSIONS ARE SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE.

SITE SURVEY INFORMATION:
SITE INFORMATION SHOWN HEREIN HAS BEEN TRANSPOSED FROM SURVEY SUPPLIED BY LESIUK ARCHITECTS. REFER TO THE SURVEY DRAWING TO CONFIRM SITE INFORMATION INCLUDING BOUNDARIES, EXISTING FEATURES, LEVELS AND DATUM.

DETAILS OF ADJACENT PROPERTIES:
SOME DETAILS OF ADJACENT PROPERTY LEVELS, VEGETATION, EXTERNAL WORKS ELEMENTS, WINDOW AND DOOR SIZES AND LOCATIONS, BALCONY OR VERANDAH LOCATIONS AND OTHER FEATURES HAVE BEEN VISUALLY ESTIMATED ON SITE WITH REFERENCE TO THE SURVEYED SITE INFORMATION. CONSEQUENTLY SUCH INFORMATION, NOT SPECIFICALLY APPEARING ON THE SURVEY DRAWINGS, MAY BE LIMITED IN ITS ACCURACY.

REAL PROPERTY DESCRIPTION:
REFER TO SITE SURVEY DRAWING

Landscape Design Principles

THE DESIGN OF THE LANDSCAPE HAS BEEN UNDERTAKEN TO DEVELOP A CHARACTER IN KEEPING WITH THE CONTEXT AND SCALE OF THE PROPOSED DEVELOPMENT AND THE SURROUNDING BUILT ENVIRONMENT. THE SCHEME WILL INCORPORATE ELEMENTS SUCH AS ORNAMENTAL FEATURE TREES, SMALL TO MEDIUM SHRUB PLANTING W/ GROUND COVERS, HEDGE PLANTING TO BOUNDARY AREAS AND THE USE OF GROUNDCOVER/TRAILING PLANTS AND NATIVE GRASSES TO PATH WAYS.

Proposed Plant Material

PLANT MATERIAL THROUGH OUT THE PORJECT WILL BE HARDY AND SUITABLE FOR THE PLANTING IN THE EXISTING SOILS, WITH TOPSOIL IMPORTED TO ACHIEVE MINIMUM DEPTHS FOR OPTIMAL GROWTH. IT WILL CONSIST OF A COMBINATION OF BOTH INDIGENOUS AND EXOTIC PLANTS, SELECTED FOR THEIR ABILITY TO CREATE A STRONG FOLIAGE CHARACTER IN CONTEXT WITH SURROUNDING AREA AND DISTINCTIVE TO THE PROJECT. FINAL SPECIES SELECTION WILL OCCUR IN THE FOLLOWING DETAIL DESIGN STAGES.

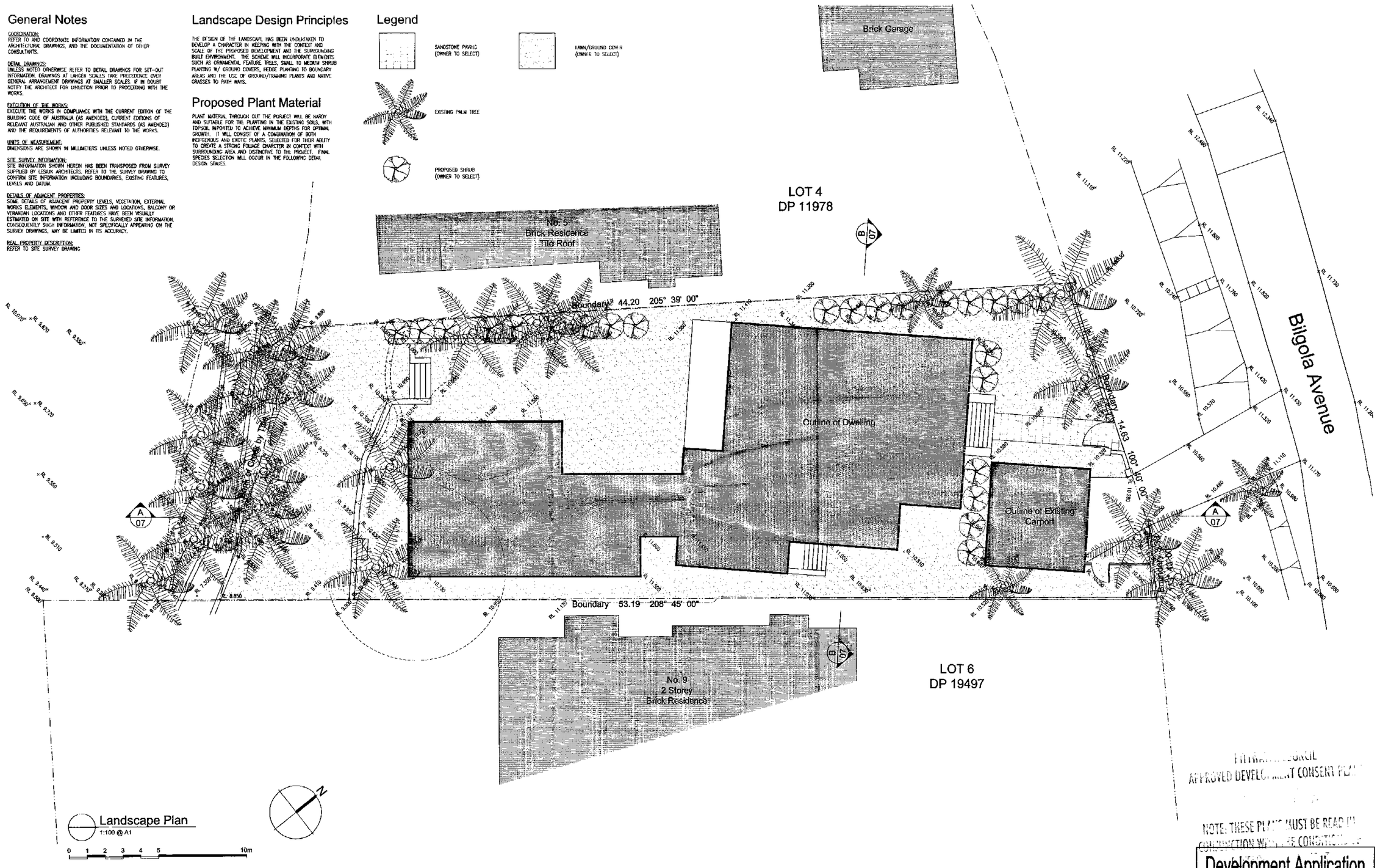
Legend

SANDSTONE PAVING (OWNER TO SELECT)

LAWN/GROUND COVER (OWNER TO SELECT)

EXISTING PALM TREE

PROPOSED SHRUB (OWNER TO SELECT)



Landscape Plan
1:100 @ A1

0 1 2 3 4 5 10m

N

APPROVED DEVELOPMENT CONSENT PLAN

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

Development Application

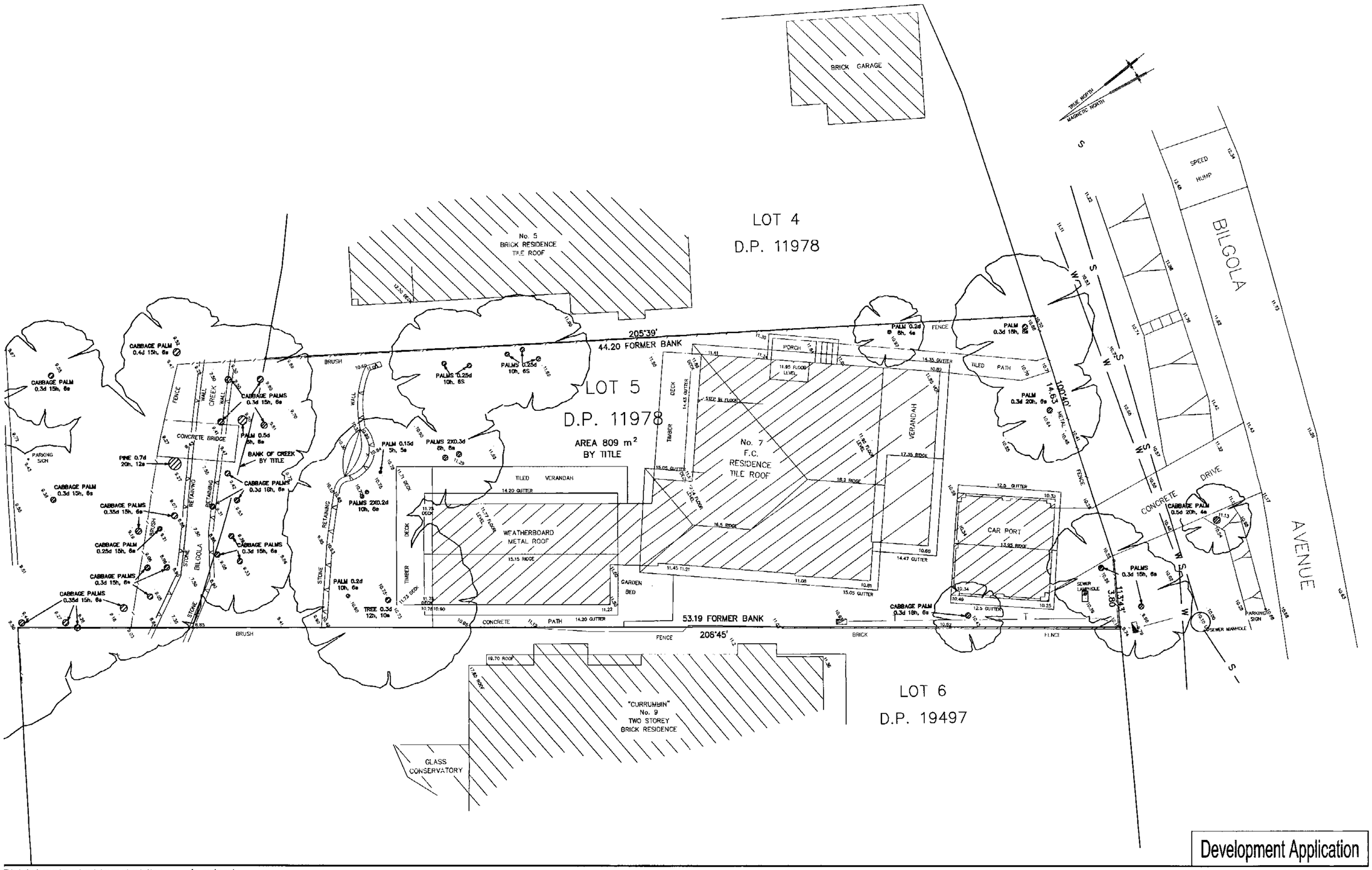
Amendments

Issue	Description	By	Date
A	DEVELOPMENT APPLICATION ISSUED TO COUNCIL	BH	APRIL 2005

BH Design
Building Design & Drafting Services

28 / 8 Hardie Street, Neutral Bay NSW 2089 Australia
Tel: (02) 9908 7173 Mob: 0416 218 341
Email: hickeybrendan@hotmail.com

Project	Address	Scale	Date
Alterations & Additions to Existing Dwelling	7 Bilgola Ave, Bilgola	1:100@A1	Feb 2005
		Drawn by: bh	Checked by:
Client: Mr & Mrs McGilvary	Drawing: Landscape Plan	Drawing #: 0205/DA-08	Issue: A



Development Application

Amendments

Issue	Description	By	Date
A	DEVELOPMENT APPLICATION ISSUED TO COUNCIL	BH	APRIL 2005

BH Design
Building Design & Drafting Services

26 / 8 Hamlin Street, Neutral Bay NSW 2089 Australia
Tel: (02) 9908 7173 Mob. 0418 218 341
Email: hickeybrendan@hotmail.com

Project: Alterations & Additions to Existing Dwelling

Address: 7 Bilgola Ave, Bilgola

Client: Mr. & Mrs. McGilvary

Drawing: Survey - Supplied by Lesiuk Architects Pty Ltd

Scale: 1:100 @ A1

Date: unknown

Drawn by: unknown

Checked by:

Drawing #: 0205/DA-15

Issue: A