

# JOHN J BRIGGS

## ASSOCIATES

ACCREDITED BUILDING CERTIFIERS  
ABN 99 089 896 159

Mr Scott Johnston  
12 Taminga Street  
Bayview NSW 2104

### Construction Certificate

#### Certificate

I certify that if the work is completed in accordance with the attached plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979. This certificate is issued without any conditions for the following premises

**Address of Property** Lot 12, DP 27133, 12 Taminga Street, Bayview

**Plan Numbers Approved** Drawing G – 001, sheet 1 dated 16 2 07 and sheets 2 & 3 Rev E and dated 14 5 08, prepared by Andrew Bolte

**NOTE** REFER TO THE ATTACHED 'SCHEDULE A' LIST OF DETAILS TO BE READ IN CONJUNCTION WITH THIS CONSTRUCTION CERTIFICATE

#### Information attached to this decision



A Fire Safety Schedule



The Conditions of the Certificate

**Construction Certificate No**  
**Date of this Decision**  
**and Certificate**

1209CC1

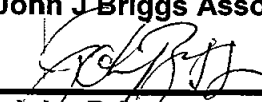
12 September 2008

**Certifying Authority**

John J Briggs Associates Pty Ltd

**Signature**

**Name of accredited Certifier**

  
John Briggs

**Building Professionals Board**  
**Accreditation No** BPB 0049

**Proposal**

Alterations & additions to existing dwelling

**Development Consent No**

NO231/07 & NO231/07 Mod 1

**Date of Determination**

19 11 07 & 11 8 08

**Council Area**

Pittwater

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

16 SEP 2008

PO Box 800 Brookvale 2100  
Phone 02 9907 1018 Fax 02 9907 1344  
jjbassoc@bigpond.com

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# JOHN J BRIGGS

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## ASSOCIATES

ACCREDITED BUILDING CERTIFIERS  
ACN 089 896 159

Construction Certificate No 1209CC1

Address 12 Taminga Street, Bayview

Applicant Mr S Johnston

### SCHEDULE A

The following is a list of details/plan references that should be read in conjunction with Construction Certificate No 1209CC1

- Structural Engineers details drawings 24339 – S1 & S2 dated 8<sup>th</sup> July 2008 prepared by Jack Hodgson Consultant P/L
- Form No2 – Geotechnical Risk Management Policy for Pittwater
- Certification of Urban Erosion & Sediments Control details as to compliance with NSW Dept of Land and Water Conservations UE & SC Manual
- Basix Certification – A11245 dated 15 5 07
- Certification as to compliance with Basix Certificate A11245 commitments prepared by Upstairs Design & Building Co
- Specification of Basix commitments prepared by Upstairs Design & Building Co dated 9 9 08

# Application for a construction certificate

John J Briggs Associates P/L  
PO Box 800  
Brookvale NSW 2100  
Phone (02) 9907 1018  
Fax (02) 9907 1344  
jjbassoc@bigpond.com

If you want to carry out some building work or subdivision work (such as building roads or a stormwater drainage system) you need a construction certificate before you can start work. You can use this form to apply for a construction certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. You need to apply to a certifying authority (either your council or a private certifier).

## 1. Details of the applicant

Mr <input type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other <input type="checkbox"/>	Mr <input type="checkbox"/>
First name			Family name		
Scott			Johnston		
Flat/street no		Street name			
12		Taminga Street			
Suburb or town			State	Postcode	
Bayview			NSW	2104	
Daytime telephone		Fax	Mobile		
Email					

## 2. Identify the land

Flat/street no		Street name	
12		Taminga Street	
Suburb or town		Postcode	
Bayview		2104	
Lot no	Section		
DP/MPS no		Volume/folio	

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

3. Estimated cost of the development

\$ 200,000 00 including GST

4. Describe the development

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

Alterations & additions to existing dwelling

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

1a

*This can be found on the development consent*

Has development consent been granted for the development?

No ☐

Yes ☒ What is the development application no ?

N0231/07 &  
N0231/07 Mod1

What date was development consent granted?

19 11 97 &  
11 08 08

## 5 Information to be attached to the application

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

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

☐ a copy of any compliance certificates on which you rely

☒ detailed plans of the building (4 copies)

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

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

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

☒ detailed specifications of the building (4 copies)

The specifications are to

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

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

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

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

## 5. continued

- ☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA
  - a list of the performance requirements you will meet by using the alternative solution
  - the details of the assessment methods you will use to meet those performance requirements
  - a copy of any compliance certificates on which you rely
- ☐ evidence of any accredited component process or design on which you seek to rely  
*Components processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000*
- ☐ details of the fire safety measures unless you are building a single dwelling or a non-habitable building or structure (such as a private garage carport shed, fence antenna wall or swimming pool) These details are to include
  - a list of any fire safety measures you propose to include in the building or on the land
  - if you propose to alter add to or rebuild a building that is already on the land a list of the fire safety measures that are currently used in the building or on the land*The lists must describe the extent capability and the basis of design of each measure*
- ☐ the attached schedule completed for the development  
*The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services*  
**You may also need to pay a long service levy under section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such a levy is payable by instalments, the first instalment of the levy) before the certifying authority can issue a certificate to you**

- 2 If you are going to carry out work to do a subdivision (eg building roads or a stormwater drainage system)
- ☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
  - ☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water road electricity sewerage)
  - ☐ the existing ground levels and the proposed ground levels when the subdivision is completed
  - ☐ copies of any compliance certificates on which you rely
  - ☐ detailed engineering plans (4 copies) The detailed plans might include the following
    - earthworks
    - roadworks
    - road pavement
    - road furnishings
    - stormwater drainage
    - water supply works
    - sewerage works
    - landscaping works
    - erosion control works

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

**5. continued**

- 3 If you are going to change the use of a building or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence antenna wall or swimming pool))
- ☐ a list of any fire safety measures you propose to include in the building or on the land
- ☐ if you propose to alter add to or rebuild a building that is already on the land a list of the fire safety measures that are currently used in the building or on the land
- ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

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

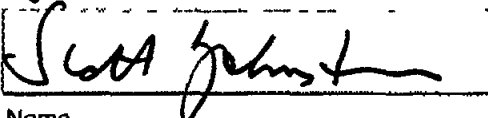
**6. Signatures**

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

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

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

Signature



Name

SCOTT JOHNSTON

Date

8 SEP 08

Signature



Name



Date



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


Signature



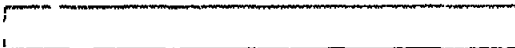
Name if you are not the applicant



Date



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

**7. Privacy policy**

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

## Schedule to application for a construction certificate

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

### All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m<sup>2</sup>)
- Gross site area (m<sup>2</sup>)

1/1 - 10/15/2008
only

### Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?  
(NB dual occupancy = two dwellings on the same site)

1
1
1

Yes ☐ No ☐

Yes ☐ No ☐

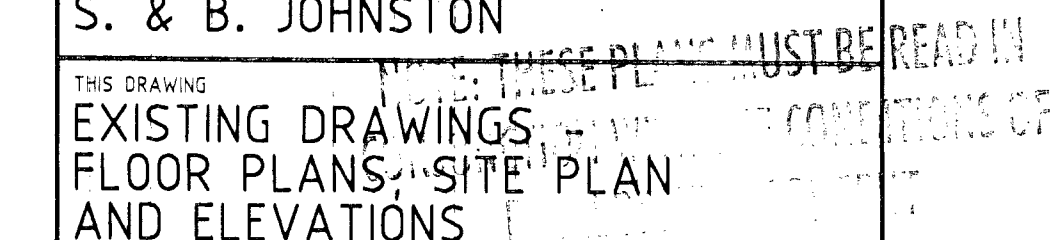
Yes ☐ No ☐

### Materials – residential buildings

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

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input type="checkbox"/> 11	Tiles	<input type="checkbox"/> 10	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40
Brick (veneer)	<input type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40	Steel	<input type="checkbox"/> 60
Concrete or stone	<input type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80				
Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						

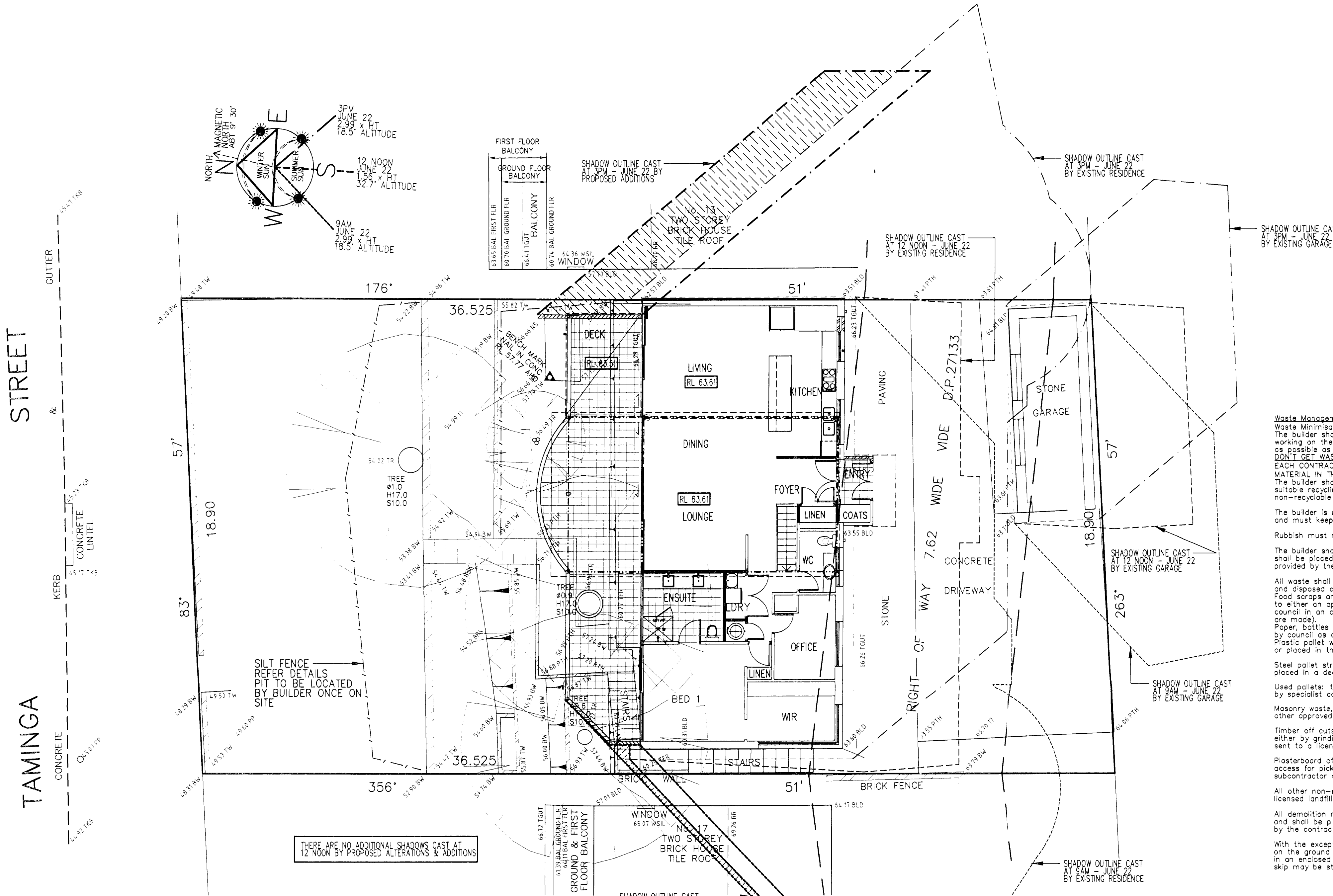




TAMINGA

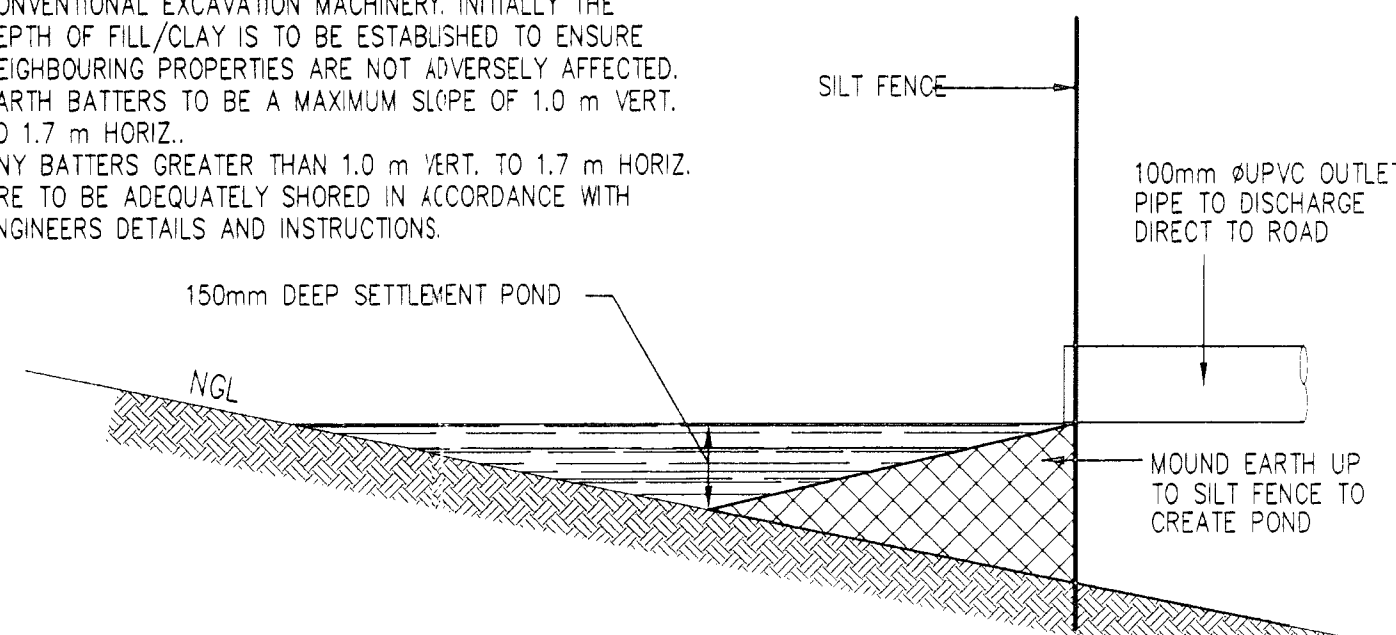
- |                |                  |                                |                       |
|----------------|------------------|--------------------------------|-----------------------|
| SCALE<br>1:100 | DATE<br>MAY 2008 | SHEET No. <b>2</b> OF <b>3</b> |                       |
| DRAWN<br>A.B.  | CHECKED          | PROJECT No.<br><b>G-001</b>    | AMENDMENT<br><b>E</b> |





## SCHEDULE OF WORKS:

1. SILT FENCE AND ASSOCIATED WORKS INCLUDING INTERCEPTOR DRAIN IS TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY EXCAVATION.
2. CUTS TO BE EXECUTED TO THE REQUIRED LEVEL USING CONVENTIONAL EXCAVATION MACHINERY. INITIALLY THE DEPTH OF FILL/CLAY IS TO BE ESTABLISHED TO ENSURE NEIGHBOURING PROPERTIES ARE NOT ADVERSELY AFFECTED. EARTH BATTERS TO BE A MAXIMUM SLOPE OF 1.0 m VERT. TO 1.7 m HORIZ. ANY BATTERS GREATER THAN 1.0 m VERT. TO 1.7 m HORIZ. ARE TO BE ADEQUATELY SHORED IN ACCORDANCE WITH ENGINEERS DETAILS AND INSTRUCTIONS.
3. ANY PERMANENT RETAINING STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
4. ALL PERMANENT RETAINING STRUCTURES ARE TO BE COMPLETED WITH MINIMUM DELAY FOLLOWING EXCAVATION.



## TYPICAL SECTION THROUGH SETTLEMENT POND

SCALE = N.T.S.  
IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

### Waste Management Plan

Waste Minimisation best practice shall be adhered to during the course of the works. The builder shall keep the works clean & tidy. They shall issue a directive to all persons working on the site, using a A3 (420mm x 297mm) sign in the most prominent position as possible as follows:  
**DON'T GET WASTED - GET SORTED**  
EACH CONTRACTOR IS RESPONSIBLE FOR THEIR WASTE AND RECYCLABLE MATERIAL IN THE APPROPRIATE CONTAINERS PROVIDED.  
The builder shall provide a rubbish container or skip bin and remove from site to a suitable recycling station as soon as the container is full, if the material is non-recyclable it shall be taken to a licensed backfill.  
The builder is responsible for paying all fees and charges associated with disposing materials and must keep receipts to document where the material has been recycled/disposed of.  
Rubbish must not be heaped on the ground or placed on the garden.  
The builder shall ensure that all rubbish, waste and off cuts from each trade subcontractor shall be placed by that trade subcontractor into a special pile or container or skip to be provided by the builder.  
All waste shall be sorted by the relevant trade subcontractors into the following categories and disposed of as specified:  
Food scraps and non-recyclable food containers from workers on site: rubbish bin for carrying to either an approved local transfer station, licensed landfill, or for weekly collection by council in an approved bin. (The builder shall enquire of council as to which day collections are made).  
Paper, bottles and cans from workers' personal waste: recycling containers for weekly collection by council as above, or taken to a local recycling depot if no pickup service is available.  
Plastic pallet wrap: to be placed in a dedicated pile for plastic recycling where available, or placed in the general waste container if no other option exists.  
Steel pallet straps, steel off cuts, roofing sheets, aluminium of cuts etc: to be placed in a dedicated pile for metal recycling.  
Used pallets: to be stacked by type in a location allowing easy truck access for pick up by specialist contractor. This shall be organised by the builder.  
Masonry waste, off cuts: to be sent in pure loads to the nearest local crusher or other approved recycling centre.  
Timber off cuts: if not chemically treated or painted shall be sent for recycling either by grinding into mulch or other approved method. Treated timber shall be sent to a licensed landfill.  
Plasterboard off cuts: to be stacked in an undercover location that allows easy truck access for pick up by specialist contractor. This shall be organised by the plastering subcontractor or the builder.  
All other non-recyclable waste: to be placed in the specified container and taken to a licensed landfill or transfer station at regular intervals.  
All demolition materials and waste & off cuts shall become the property of the builder and shall be placed in the correct container provided, or removed from the site by the contractor as soon as possible.  
With the exception of metals, masonry material and timber, ad hoc rubbish piles on the ground are not permitted, and all rubbish as defined above shall be sorted in an enclosed container or skip until full, then removed. No such container or skip may be stored in any place that contravenes Council directives.

Construction Certificate No. 12/07/07 & 12/07/07

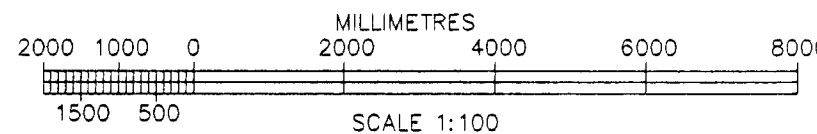
Plans to be read in conjunction

with Consent 12/07/07 & 12/07/07

JJ BRIGGS  
ASSOCIATES  
PO BOX 800 BROOKVALE NSW 2100



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AND IS NOT TO BE COPIED IN PART OR FULL WITHOUT THE WRITTEN  
CONSENT FROM THE AUTHOR © 2008 COPYRIGHT



### Construction Noise/Demolition

All excavation work to be carried out during days/hours as per development approval.

All demolition to be carried out in a careful and systematic manner with minimum inconvenience to adjoining properties. Debris should be watered to reduce dust during demolition.

### Safety

Site to be securely locked after hours  
Sign to be fixed outlining 'DANGER - DO NOT ENTER'  
All other requirements to be in accordance with the Occupational Health & Safety Act

### Soil & Water Management

Sediment fencing is to be placed where applicable, and low areas of adjoining sites.

Sediment fencing is to be removable across site access.

Erosion & Sedimentation control measures are to be installed prior to site disturbance.

Do not remove vegetative cover from any areas of the site which are not affected by the building works.

Topsoil from nominated areas is to be stripped & stockpiled on site.

All disturbed areas are to be stabilised upon completion of the works.

All sediment control structures are to be inspected for structural damage after each rainfall event and all trapped sediment is to be removed to the topsoil stockpile.

The builder shall ensure that all sub contractors, drivers of delivery vehicles, and others involved in the works, are informed of their responsibilities in minimising the potential for soil erosion and pollution of downslope areas, drains & waterways.

TOP OF CURVED ROOF R.L. 67.61

V.O.S.

F.F.L.R.L. 66.39

F.C.L.R.L. 66.11 (RAKED AVERAGE)

F.F.L.R.L. 63.61

F.C.L.R.L. 63.19

F.F.L.R.L. 60.51

F.C.L.R.L. 60.51

F.F.L.R.L. 60.51

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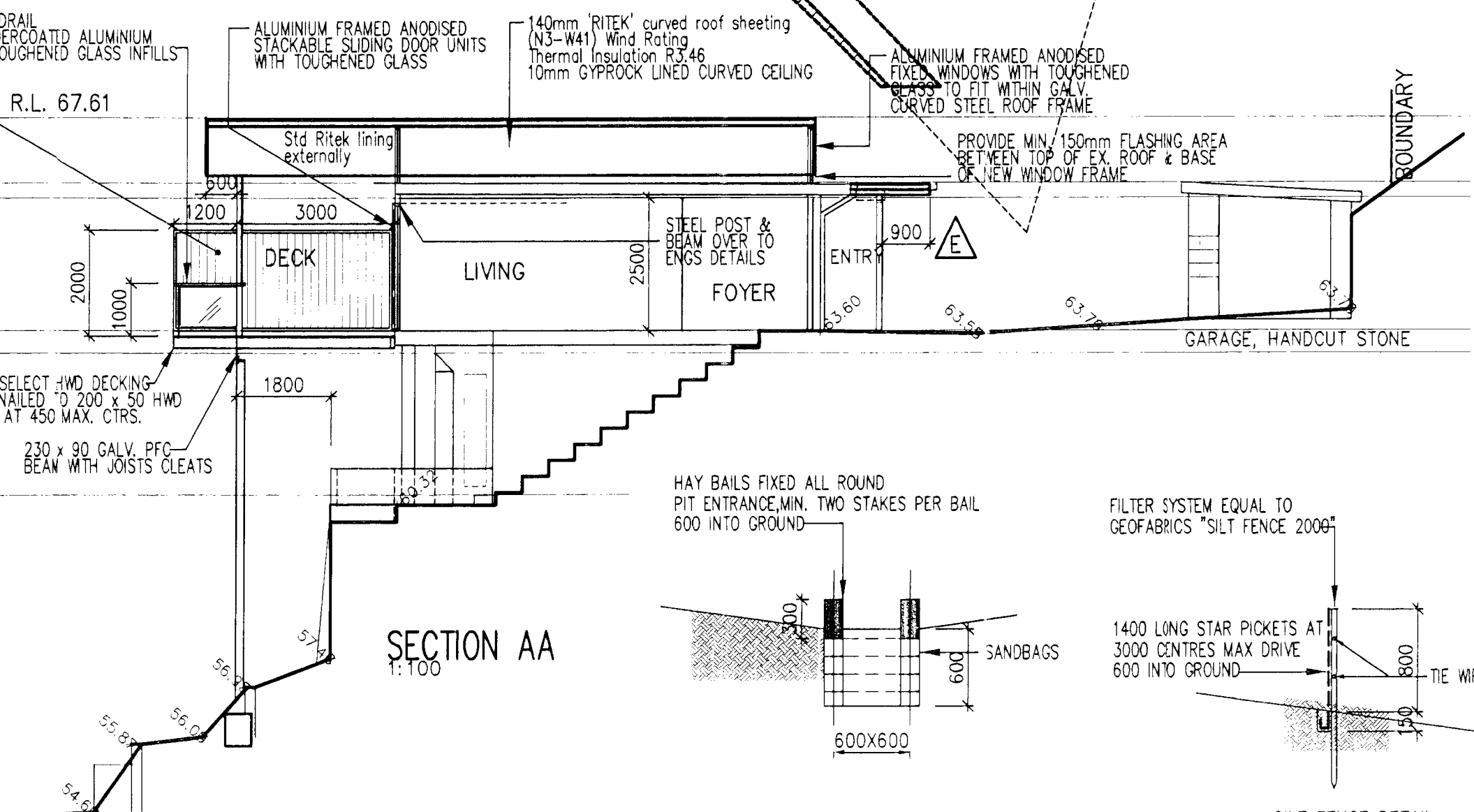
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## SHADOW DIAGRAMS - JUNE 22 9AM, 12 NOON & 3PM



SEDIMENTATION PIT (ALTERNATIVE TO SETTLEMENT POND)

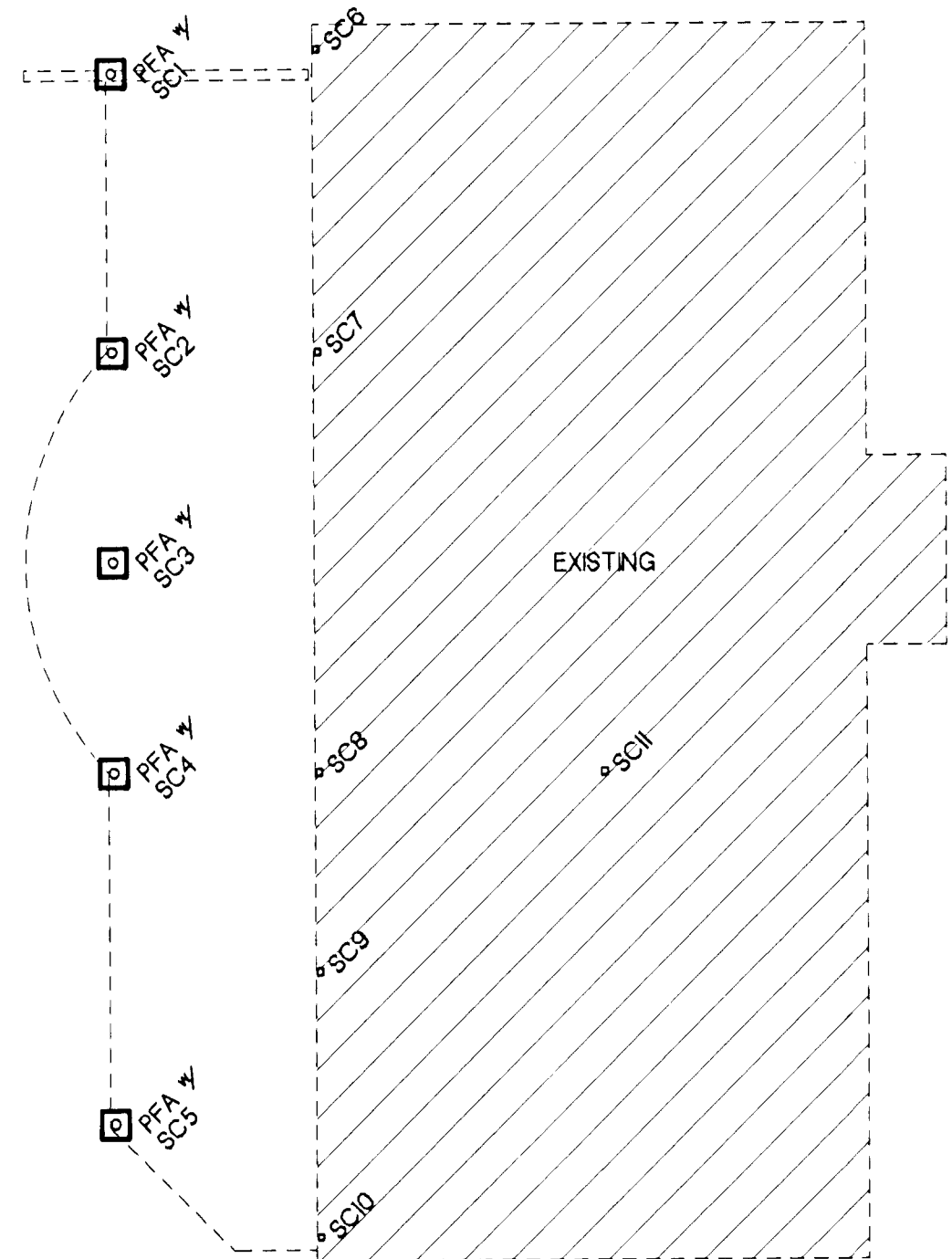
SILT FENCE DETAIL (ELEVATION)

SILT FENCE DETAIL (ALTERNATIVE)

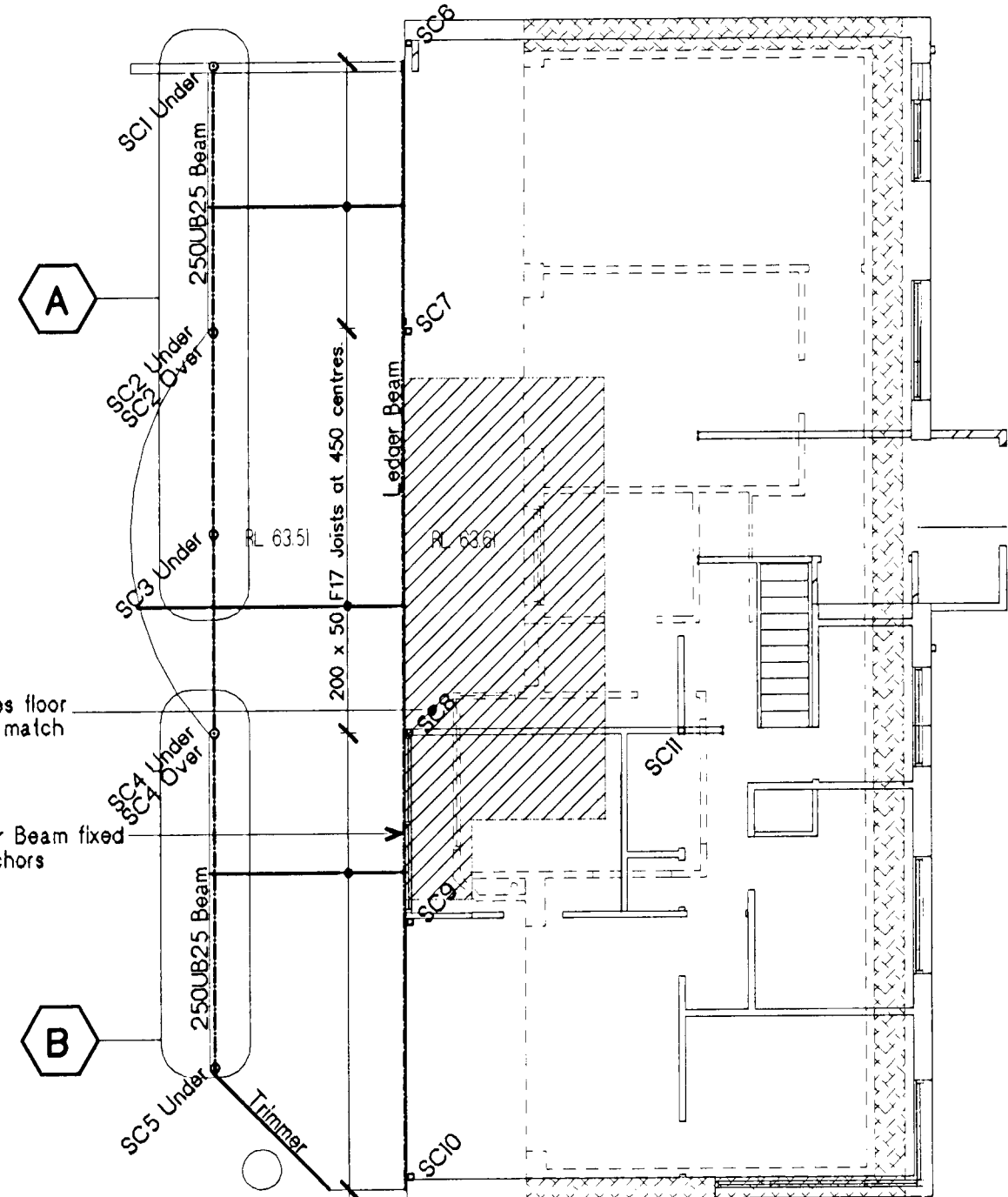
FORMERLY JOB D-001

- Standards (where applicable)
- as1288 - glazing
  - as1562.1 - roofing
  - as1640 - brickwork
  - as1657 - stairs
  - as1684 - timber framing
  - as1904 - reflective foil
  - as2021 - acoustics
  - as2147 - timber windows
  - as2436 - noise control at construction sites
  - as2589 - plasterboard
  - as2601 - demolition
  - as2688 - doors
  - as2870 - residential eaves & footings
  - as2908 - corrugated sheeting
  - as3000 - electrical
  - as3500.1 - plumbing
  - as3500.3 - stormwater
  - as3660 - termite protection
  - as3700 - masonry
  - as3786 - smoke alarms
  - as3999 - insulation installation
  - as4256 - plastic roof & wall cladding

MARK	DATE	AMENDMENT
E	14/5/2008	AMENDED WHERE SHOWN & REISSUED AS
D	7/5/2007	AMENDED WHERE SHOWN & REISSUED AS
C	11/10/2006	AMENDED WHERE SHOWN & REISSUED AS
B	11/10/2006	AMENDED WHERE SHOWN & REISSUED AS
A	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
1	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
2	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
3	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
4	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
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50	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
51	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
52	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
53	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
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56	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
57	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
58	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
59	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
60	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
61	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
62	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
63	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
64	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
65	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
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76	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
77	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
78	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
79	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
80	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
81	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
82	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
83	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
84	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
85	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
86	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
87	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
88	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
89	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
90	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
91	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
92	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
93	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
94	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
95	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
96	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
97	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
98	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
99	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS
100	18/9/2003	AMENDED WHERE SHOWN & REISSUED AS

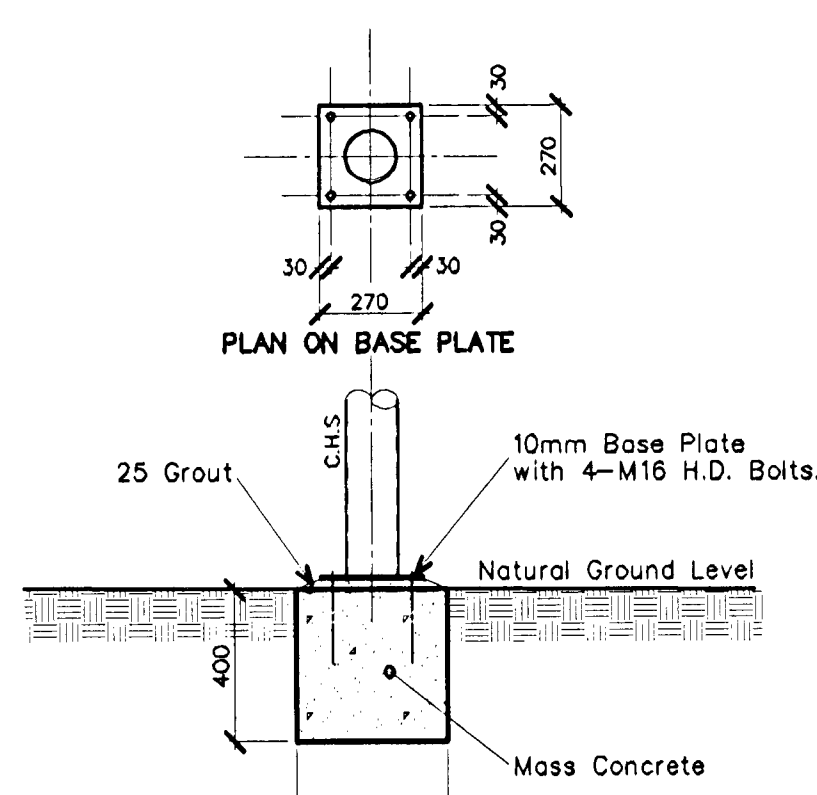


**FOOTING PLAN** Scale 1:100  
 SC1-SC5 = 199.3 x 54 CHS  
 SC6-SC10 = 89 x 89 x 5.0 SHS  
 All posts to bear on adequate structural supports.  
 To be confirmed on site.

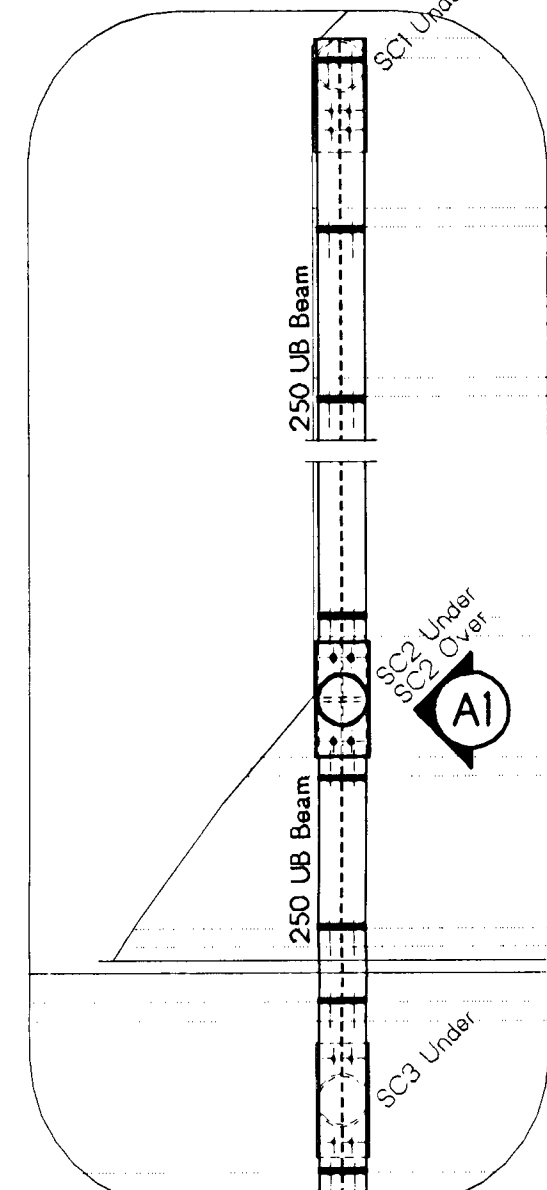


**NOTE**  
 JOISTS TO BE FASTENED TO BEAMS  
 WITH CLEAT PLATES

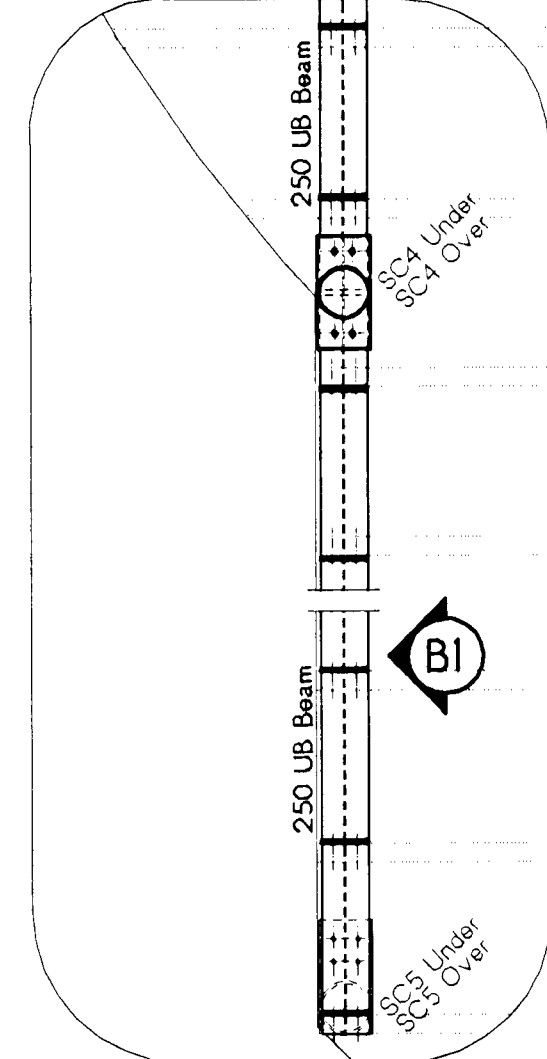
**GROUND FLOOR MARKING PLAN** Scale 1:100  
 SC1-SC5 = 199.3 x 54 CHS  
 SC6-SC10 = 89 x 89 x 5.0 SHS  
 All beams to bear on adequate structural supports.  
 To be Confirmed on Site.  
 All posts to bear on adequate structural supports.  
 To be confirmed on site.  
 Trimmer Beam same size as adjacent joists



**TYPICAL PAD DETAIL - PFA**  
 SCALE 1:20



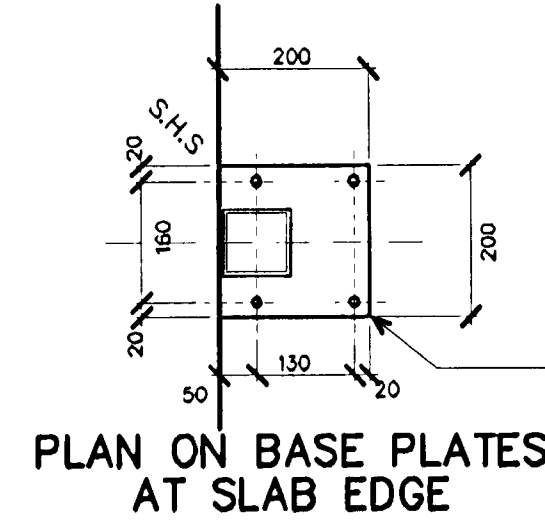
**DETAIL A**  
 Scale 1:10



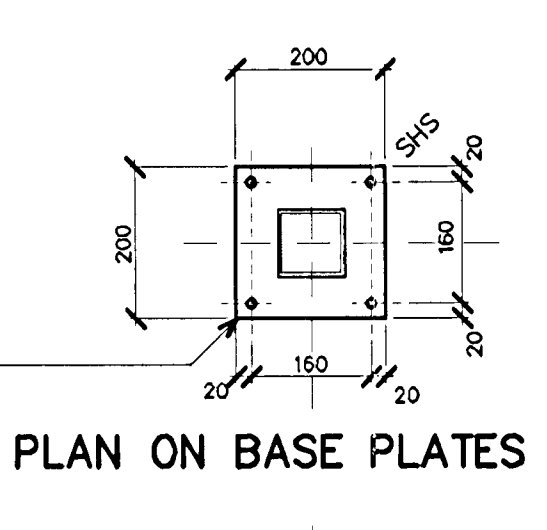
**DETAIL B**  
 Scale 1:10

This Plan / Detail is  
 to be read in  
 conjunction with  
**CONSTRUCTION CERTIFICATE**  
 APPROVAL NO. 12019001

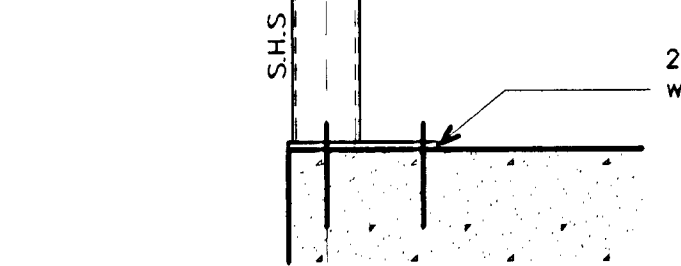
**JJ BRIGGS  
 ASSOCIATES**  
 PO BOX 600 BROOKVALE 2100



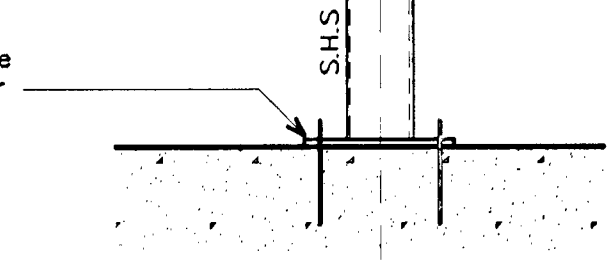
**PLAN ON BASE PLATES  
 AT SLAB EDGE**



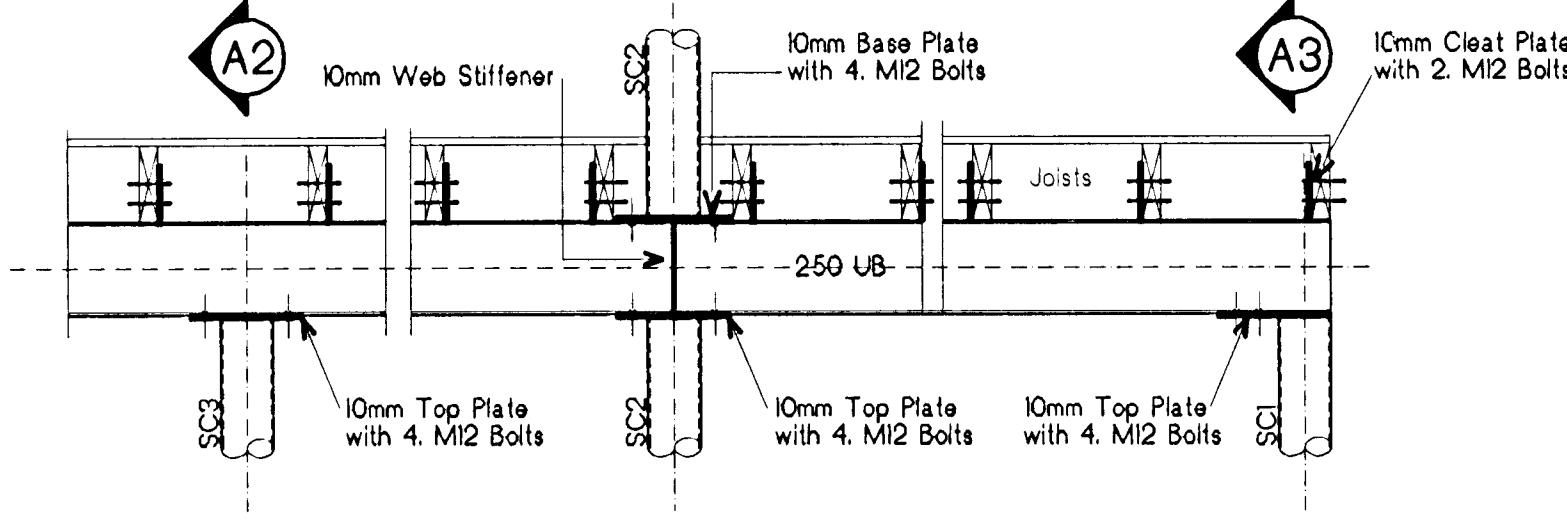
**PLAN ON BASE PLATES**



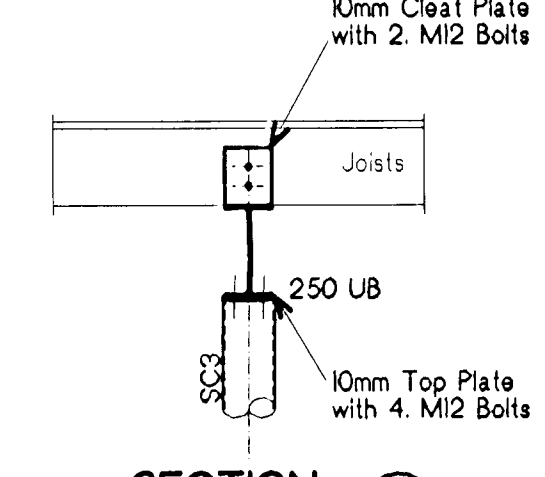
**SECTION THROUGH BASE PLATES  
 AT SLAB EDGE**  
 SCALE 1:10



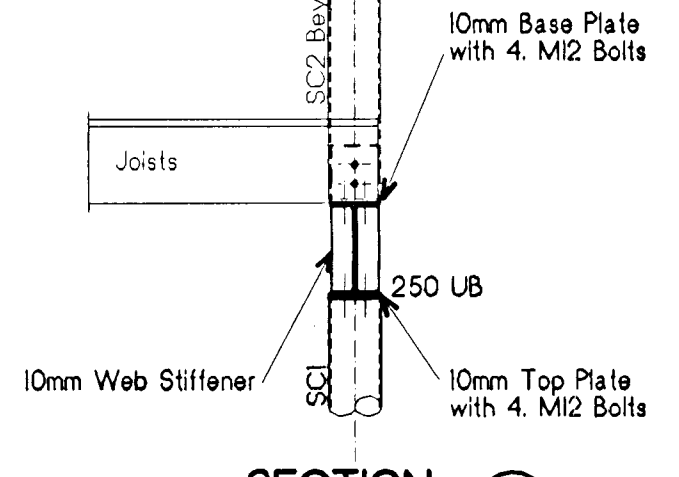
**SECTION THROUGH BASE PLATES**  
 SCALE 1:10



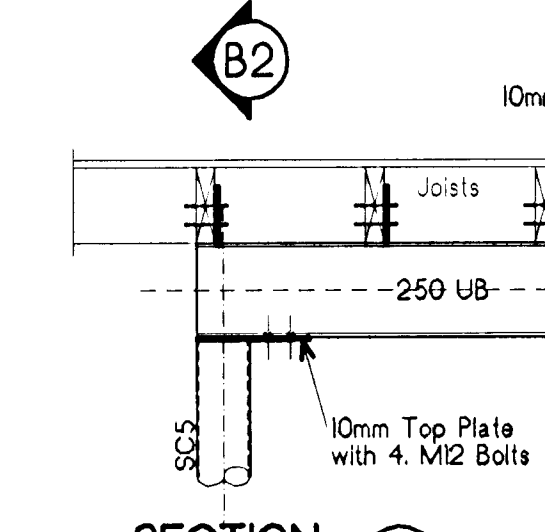
**SECTION A1**  
 Scale 1:10



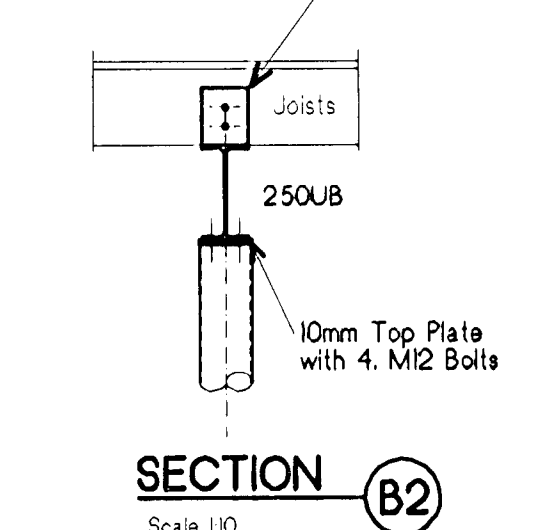
**SECTION A2**  
 Scale 1:10



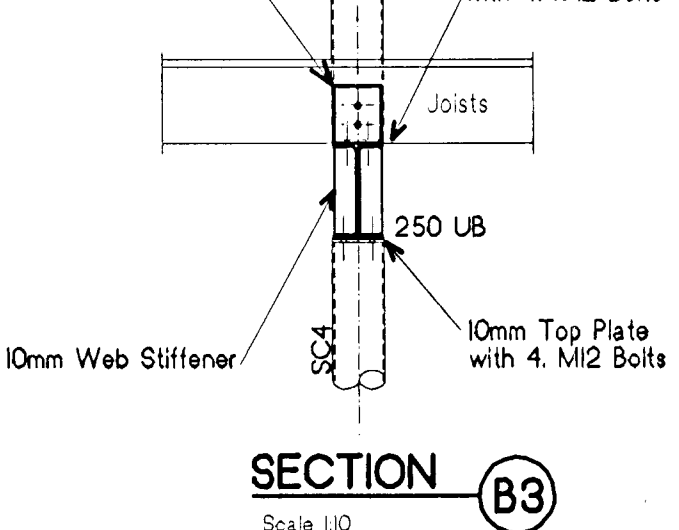
**SECTION A3**  
 Scale 1:10



**SECTION B1**  
 Scale 1:10

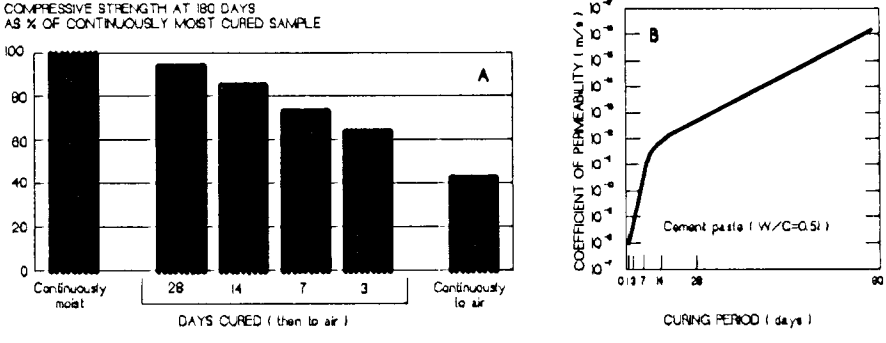


**SECTION B2**  
 Scale 1:10



**SECTION B3**  
 Scale 1:10

**IMPORTANCE OF CURING CONCRETE**



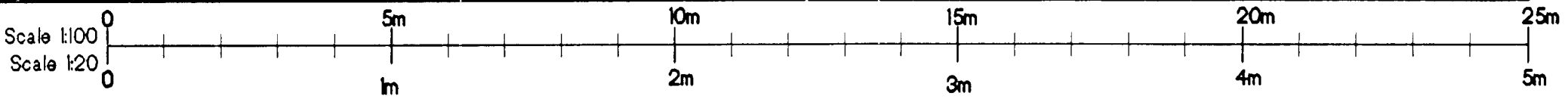
Effect of curing duration on: (A) compressive strength, and (B) concrete permeability  
 Acknowledgement: Diagram A based on Fig 12 of Guide to Concrete Repair & Protection ISM/1684/999

**STEELWORK NOTES**  
 1. Fabricate and erect all structural steelwork in accordance with AS 3680.1, AS 4100, AS 1554 and the Specification.  
 2. Do not obtain dimensions by scaling the structural elements.  
 3. Chip all welds free of slag.  
 4. All steelwork to be Hot Dipped Galvanised. Unless Otherwise Noted.  
 5. Unless otherwise noted use:  
 a) 8mm continuous fillet weld  
 b) 10mm thick gusset, fin and end plates, weld all round.  
 c) 16mm dia. 4.6/5 bolts  
 6. Minimum end bearing 150mm.

**TIMBER NOTES**  
 1. All work (including bracing, wind bracing & tie downs) shall be carried out in accordance with AS 3680.1, AS 1684.2, AS 1720.1 and the specification.  
 2. Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.  
 3. All timber shall be free of Gum veins, pockets, knots holes or splits within 255mm of any connection.  
 4. Refer to specification for preservatives and finishes to timbers.  
 5. All bolts, nuts, washers and timber connectors shall be hot dip galvanised unless noted otherwise.  
 6. All F7 timber shown are nominal sizes only.

**CONCRETE NOTES**  
 1. All concrete work to be in accordance with AS 3600.  
 2. Fc = 25 MPa at 28 days.  
 3. Maximum aggregate size = 20 for footings/slabs & beams. = 10 for block filling.  
 4. Slump = 80.  
 5. All concrete, including block filling to be vibrated.  
 6. Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.  
 7. Bar: Chains to be no more than 800mm c/c to c/c spacing.  
 8. Reinforcing Steel to comply with AS/NZS 467:2001 and to be D500N unless noted otherwise, (where 500 = strength grade in megapascals & N = Normal ductility class).  
 9. Reinforcement to be cut & bent in accordance with AS 3600.  
 10. Moisture Vapour Membrane to be 200 Microns thick, U.V. Resistant and to be in accordance with AS 2870-1998. Acceptable manufacturers and processors of steel reinforcement must hold a valid certificate of approval, issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

No.	Amendment	Drawn	Date
<b>PLAN OR DOCUMENT CERTIFICATION</b> I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER..... I hold the following qualifications or licence No.....MEngSc..... F.I.E.Aust.....Nper3.....Struct.Civil.No.149788..... Further I am appropriately qualified to certify this component of the project. I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia, AS1170.1, AS1170.2, AS1170.3, AS1684, AS2870.1, AS3500, AS3600, AS 3700, AS4100 & AS1183. Jack D. Hodgson 16/7/10 J. Hodgson Name Date Signature			
<b>FOOTING, GROUND FLOOR MARKING PLAN AND DETAILS</b> <b>PROPOSED ALTERATIONS AND ADDITIONS</b> <b>12 TAMINGA STREET</b> <b>BAYVIEW</b> <b>S. AND B. JOHNSON</b> Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/builder. (Avalon Drafting, Dwg No. G-001 sheets 3 Date: May 2008). Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations. The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with the Drawing. <b>JACK HODGSON CONSULTANTS PTY. LIMITED,</b> <b>Consulting Civil, Geotechnical, and Structural Engineers.</b> 87 Darby Street, MONA VALE 2033 P.O. Box 389, Post Code 1680. Telephone (02) 9678 6133 Facsimile (02) 9678 6928 Email info@jackhodgson.com.au web www.jackhodgson.com.au ACN 053 405 011 Designed KX Drawn MJC Job No. Drawing No. Design Check JDH Drawing Check Date 8 JULY 2008 <b>24339-S1</b> SHEET 1 OF 2			

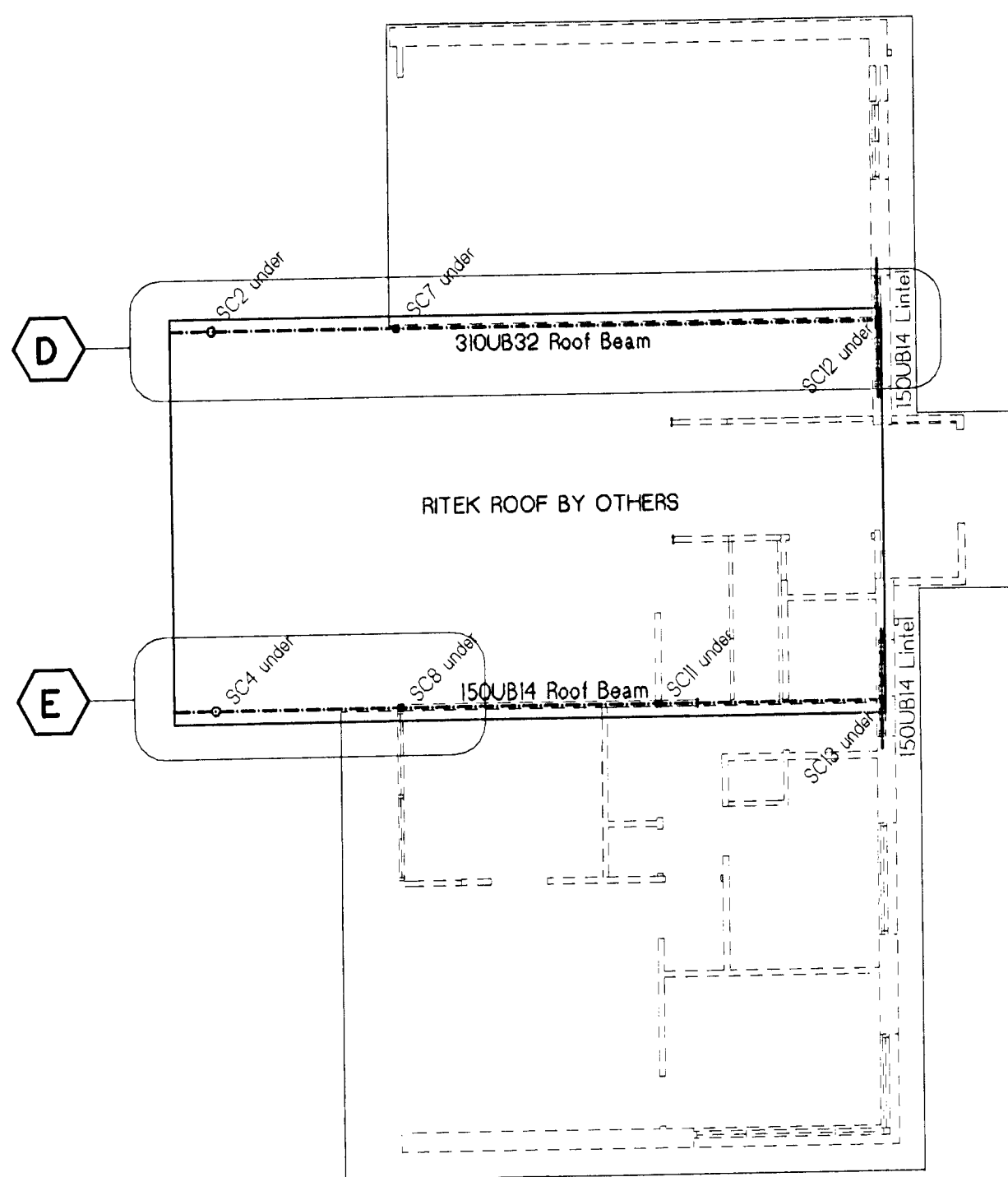




# GROUND FLOOR LINTEL PLAN

Scale 1/100  
SCI-SC5 = 1393 x 54 CHS  
SC6-SC13 = 89 x 89 x 50 SHS

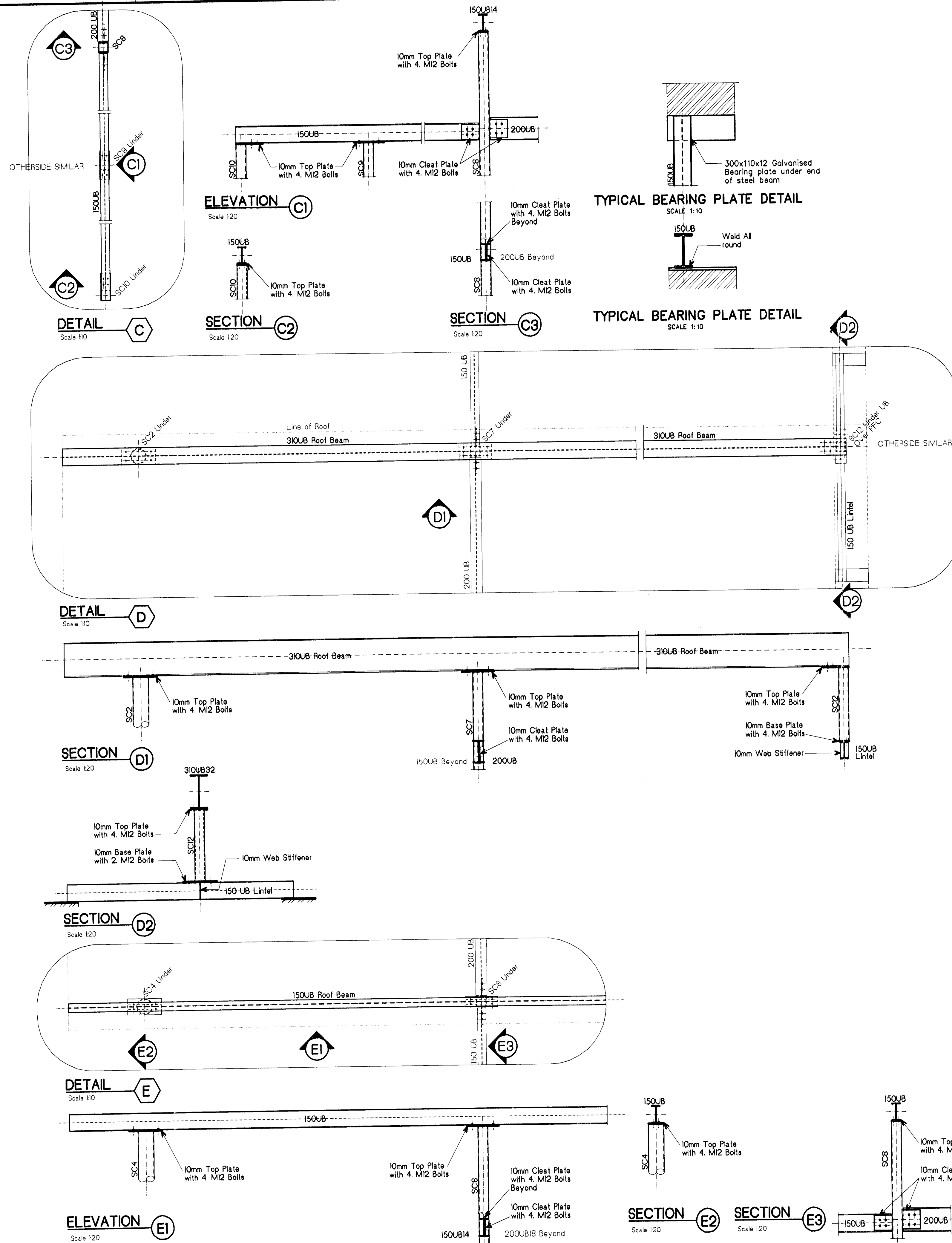
All beams to bear on adequate structural supports.  
To be Confirmed on Site.  
All posts to bear on adequate structural supports.  
To be confirmed on site.



# ROOF MARKING PLAN

Scale 1/100  
SCI-SC5 = 1393 x 54 CHS  
SC6-SC13 = 89 x 89 x 50 SHS

All beams to bear on adequate structural supports.  
To be Confirmed on Site.  
All posts to bear on adequate structural supports.  
To be confirmed on site.



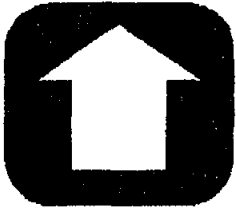
JJ BRIGGS  
ASSOCIATES  
PO BOX 800 BROOKVALE 2100

This Plan / Detail is  
to be read in  
conjunction with  
CONSTRUCTION CERTIFICATE  
APPROVAL NO. 4092C1

REFER TO DRAWING 1 FOR NOTES AND THE  
'IMPORTANCE OF CURING CONCRETE' GRAPH

No.	Amendment	Drawn	Date
<b>PLAN OR DOCUMENT CERTIFICATION</b> I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER... I hold the following qualifications or licences No.....M.Eng.Sc..... F.I.E.Aust.....Nper3.....Struct.Civil.No.149788 Further I am appropriately qualified to certify this component of the project. I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia. AS.1170, AS.1170.1, AS.1170.2, AS.1684, AS.2870.1, AS.3500, AS.3600, AS. 3700, AS.4100 & AS.1183 Jack D. Hodgson 14/7/08 Name Date Signature			
<b>GROUND FLOOR LINTEL, AND ROOF MARKING PLANS AND DETAILS</b> <b>PROPOSED ALTERATIONS AND ADDITIONS</b> <b>12 TAMINGA STREET</b> <b>BAYVIEW</b> <b>S. AND B. JOHNSON</b>			
Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/ builder. (Avalon Drafting Dwg No: G-001 sheets 3 Date: May 2008) Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations.			
The Structural Details shown on this Drawing are NOT to change under any circumstances. NO Certificate will be issued for work NOT in accordance with the Drawing			
<b>JACK HODGSON CONSULTANTS PTY. LIMITED.</b> Consulting Civil, Geotechnical and Structural Engineers 97 Darby Street, MONA VALE 2003, P.O. Box 388, Post Code 1600. Telephone (02) 9979 8733 Facsimile (02) 9979 6928 Email info@jackhodgson.com.au web www.jackhodgson.com.au ACN: 053 405 011			
Designed	KX	Drawn	MJC
Design Check	JDH	Drawing Check	JDH
Date	8 JULY 2008		Job No.
24339-S2		SHEET 2 OF 2	

Scale 1/100  
Scale 1/20  
0 5m 10m 15m 20m 25m  
0 1m 2m 3m 4m 5m



Upstairs Design  
& Building Co

John J Briggs & Associates Pty Ltd  
PO Box 800  
Brookvale NSW 2100

Tuesday 9<sup>th</sup> September 2008

This Plan / Detail is  
to be read in  
conjunction with

CONSTRUCTION CERTIFICATE  
APPROVAL NO 1209CC1

**Additional Specification for BASIX**

**12 Tamara Street Bayside**

This is to certify that the requirements stated in the BASIX certificate will be adhered to through the construction process at the above mentioned address

**Lighting**

- 40% of new or altered lights to be fluorescent, compact fluorescent or LED

**Fixtures**

- All altered shower heads and taps will have a 3 star 9 litres per/min max water rating. All altered toilets will have a 3 star water rating with an average flush of 4 litres

**Windows & Glazed Doors**

- Windows 1, 2 and 3 will have an U value of 7.63 and SHGC of 0.75

Please don't hesitate to contact me if you have any further questions.

Kind Regards,



Stuart Kelman

JJ BRIGGS  
ASSOCIATES  
PO BOX 800



Upstairs Design & Building Co  
7 Brinawa Street Mona Vale 2103  
Phone 02 9979 4599  
Fax 02 9940 0203  
Mobile 0402 902 296  
Email upstairsdesign@optusnet.com.au  
ABN 22 067 70141 Lic 125621c

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

Development Application for _____	Name of Applicant _____
Address of site <u>12 TAMINGA STREET BAYVIEW</u>	

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

I, J Hodgson on behalf of Jack Hodgson Consultants Pty Ltd  
 (Insert name) (Trading or company name)

on this the 3<sup>RD</sup> SEPTEMBER 2008  
 (date)

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

**Geotechnical Report Details**

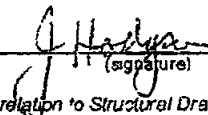
Report Title <u>RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ADDITIONS AT 12 TAMINGA STREET BAYVIEW VS 24339</u>
Report Date <u>6<sup>TH</sup> NOVEMBER 2003</u>
Author <u>JACK HODGSON</u>

**Structural Documents list**

<u>DRAWING NO 24339 S1 &amp; S2</u>

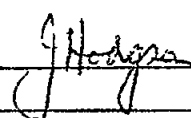
I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an 'Acceptable Risk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

JACK HODGSON  
 (name)

  
 (signature)

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

I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated 26<sup>TH</sup> MAY 2008 and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriately taken into account by the structural engineer in the preparation of these structural documents. I am aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an 'Acceptable Risk Management' level for the life of the structure taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature	<u></u>
Name	<u>J HODGSON</u>
Chartered Professional Status	<u>MEngSc FIEAust</u>
Membership No	<u>149 788</u>
Company	<u>Jack Hodgson Consultants Pty Ltd</u>



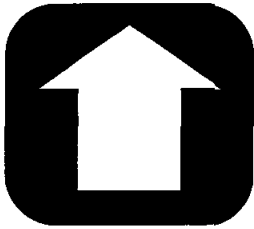
Pittwater Council – Interim Geotechnical Risk Management Policy For Pittwater  
 Council Policy – No 144

Page 20

This Plan / Detail is  
 to be read in  
 conjunction with

**CONSTRUCTION CERTIFICATE**

APPROVED NO 1209 CC/



Upstairs Design  
& Building Co

John J Briggs & Associates Pty Ltd  
PO Box 800  
Brookvale NSW 2100

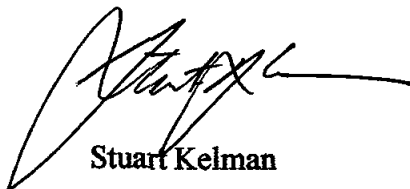
Tuesday 9<sup>th</sup> September 2008

**Urban Erosion & Sediment Control**

This is to certify that the design of the propose sediment control barrier at 12  
Taminga Street Bayview complies with the Urban Erosion & Sediment Control  
manual

Please don't hesitate to contact me if you have any further questions

Kind Regards,



Stuart Kelman

**JJ BRIGGS**  
**ASSOCIATES**  
PO BOX 800 BROOKVALE 2100

This Plan / Detail is  
to be read in  
conjunction with  
**CONSTRUCTION CERTIFICATE**  
**APPROVAL NO** 1209cc1



Upstairs Design & Building Co  
7 Brinawa Street Mona Vale 2103  
**Phone** 02 9979 4599  
**Fax** 02 9940 0203  
**Mobile** 0402 902 296  
**Email** upstairsdesign@optusnet.com.au  
ABN 22 067 710 141 Lic 125621c



# BASIX Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number A11245

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled 'BASIX Alterations and Additions Definitions' dated 29/9/2006 published by Department of Planning. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Director-General  
Date of issue Tuesday, 15 May 2007



NSW GOVERNMENT  
Department of Planning

## Description of project

Project address	
Project name	878
Street address	12 Tamnag Street Bayview 2104
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 27133
Lot number	12
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	I want a BASIX Certificate for optional compliance. This means I won't have to comply with any existing Council energy and water efficiency provisions

JJ BRIGGS  
ASSOCIATES  
PO BOX 800 BROOKVALE 2100

This Plan / Detail is  
to be read in  
conjunction with  
CONSTRUCTION CERTIFICATE  
APPROVAL NO 1209ec1

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & Specs	Cariller Check
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent compact fluorescent or light emitting-diode (LED) lamps			✓	✓
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating			✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating			✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating			✓	

Glazing requirements

Show on  
DA Plans

Show on  
CC/CDC  
Plans &  
specs

Certifier  
Check

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below  
Relevant overshadowing specifications must be satisfied for each window and glazed door

The following requirements must also be satisfied in relation to each window and glazed door

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W1	N	4.95	0	0	projection/height above sill ratio $\geq 0.43$	standard aluminium, single clear, (or U value 7.63 SHGC 0.75)			
W2	N	1.89	0	0	projection/height above sill ratio $\geq 0.43$	standard aluminium, single clear (or U value 7.63 SHGC 0.75)			
W3	S	1.89	0	0	none	standard aluminium, single clear, (or U value 7.63, SHGC 0.75)			

Legend

In these commitments, 'applicant' means the person carrying out the development

Commitments identified with a '✓' in the 'Show on DA plans' column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development)

Commitments identified with a '✓' in the 'Show on CC/CDC plans & specs' column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development

Commitments identified with a '✓' in the 'Certifier check' column must be certified by a certifying authority as having been fulfilled before a final occupation certificate for the development may be issued.