



# Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place  
WARRIEWOOD NSW 2102  
**Avalon Customer Service Centre**  
59A Old Barrenjoey Road, AVALON 2107  
Environmental Compliance  
8am to 6pm Mon - Thurs, 8am to 5pm Fri  
Phone 9970 1111

Postal Address  
P.O. Box 882  
MONA VALE NSW 1660  
DX 9018MONA VALE

Telephone (02)9970 1111  
Facsimile (02) 9970 7150  
Internet [www.pittwaterlga.com.au](http://www.pittwaterlga.com.au)  
Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

5 May 2004

BERNHARD BERSCHNEIDER  
56 MINKARA ROAD  
BAYVIEW NSW 2104

**COPY**

Dear Sir

**Re: Construction Certificate CC0043/04**  
**Property: 56 MINKARA ROAD BAYVIEW NSW 2104**

Please find enclosed your approved Construction Certificate and stamped plans.

Did you know that work is unable to commence until such time as a completed **Notification of Commencement Form** has been submitted to Council at least two (2) days prior to starting work? To assist you please find enclosed a Notification of Commencement Form and Information Sheet.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully

**Development Compliance Group**

Per: 



# Pittwater Council

## Construction Certificate No: CC0043/04

Site Details: **56 MINKARA ROAD BAYVIEW NSW 2104**

Legal Description: **Lot 21 DP 877016**

Type of Development: **Building Work**

Description: **Alterations to existing dwelling**

Associated Development Consent No: **N0888/03** Dated: **20/01/2004**

Building Code of Australia Certification: **Class 1a**

Details of plans, documents or Certificates to which this Certificate relates:

- **Architectural plans prepared by Ken Dyer Design Pty Ltd, Job No. 00687 Sheet 01 Issue A and Sheet 02 Issue A dated 30 April 2003**
- **Structural Engineering plans prepared by Jack Hodgson Consultants Pty Ltd, Job No. 20738 – Drawing No 1 dated 4 June 2003**
- **Specification (3 pages) undated**
- **Form 2 - Geotechnical Risk Management Policy for Pittwater prepared by Jack Hodgson dated 24 February 2004**

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

- **The relevant provisions of the Building Code of Australia.**
- **The relevant conditions of Development Consent No: N0888/03**

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.



Darren Greenow  
**Development Compliance Group**

5 May 2004  
**Date of Endorsement**

**Note:** You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.

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

Development Application for BERNARD BERSCHNEIDER.  
Name of Applicant

Address of site 56 MINKARA ROAD BAYVIEW

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

I, JACK HODGSON on behalf of JACK HODGSON CONSULTANTS PTY LTD  
(insert name) (trading or company name)

on this the 24-2-04  
(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: RISK ANALYSIS & MANAGEMENT FOR PROPOSED DECK REPLACEMENT  
Report Date: 23RD NOVEMBER AT 56 MINKARA ROAD BAYVIEW  
Author: JACK HODGSON

**Structural Documents list:**

DRAWING NO. 20733-1

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)

J Hodgson  
(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 23/11/03 and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been 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 J Hodgson  
Name J HODGSON  
Chartered Professional Status MEMBER F.I.E.AUST  
Membership No. 149 788

Project No. 0043/04  
Date of submission of structural documents associated with the Construction Certificate  
Signed by: [Signature]  
Date: - 5 MAY 2004

**SPECIFICATION:**

**GENERAL:**

1. All work to be in accordance with the Standards Association of Australia or any relevant code which may be issued by them.

The Building Code of Australia shall be deemed to form part of this specification.

The workmanship throughout shall be of the best quality suited to their respective purposes.

2. All dimensions on the plans and in the specifications are to be read as millimetres unless otherwise stated.

All dimensions on the drawings are to be checked on site prior to commencement of work or ordering materials for same.

Figured dimensions are to take preference to scale readings.

3. Any item or method of construction which is usual and proper in this type of work shall be deemed to be included on the drawings and in this specification.
4. The finished work is to match and blend into the existing structure as near as possible.
5. The builder is to make good all roads, pavements and adjoining properties which may be damaged by any cause connected with the erection of the proposed works.
6. Protection against rain damage to the new or existing work to be the responsibility of the builder for the duration of the project.
7. The builder is to make good, at his own expense, any cracks, shrinkages or any other defects which may occur within the maintenance period of 90 (ninety) days after the completion of the project.
8. The builder is to set out the building in accordance to the site plan and in so doing is to ensure that the overhangs will comply with the local Government regulations as to distances from site boundaries.

**EXCAVATOR:**

**Trenches (If required):**

Excavate for all footings to a minimum depth necessary to secure solid bottoms and even bearing throughout.

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- 5 MAY 2004

**CONCRETOR:**

1. **Footings:** Columns to bear on existing footings or provide new footing all as required by structural engineer.
2. **Reinforcement:** All to engineer's requirements.
3. Suspended concrete slabs to be to structural engineers details along with the reinforcement in same.

**DRAINER:**

1. Provide stormwater drainage as required by the local authority, reconnected to the existing system.

**CARPENTER & JOINER:**

1. Roof to be constructed to match the existing structure or as indicated on the drawings.  
  
All roofs to be given a minimum insulation of double sided aluminium foil sarking or equivalent.
2. All eaves linings to be fibrous cement, unless otherwise noted, as per the existing eaves linings.

**ROOFER:**

1. Tiles to be fixed to the necessary tiling battens and tiles to be selected to match and blend into the existing work as near as possible. All tiles to be fixed strictly in accordance with the manufacturer's instructions with the necessary flashings etc.

**ELECTRICIAN:**

1. Supply and install all the necessary equipment for the proper execution of the work in accordance with the requirements of the Supply Authority.
2. Provide in positions indicated by the owner of the number of light and power points as requested by the owner.

3. Generally switches are to be flush pattern, silent in operation, set in wall surface and white in colour unless otherwise requested by the owner. Sockets to be insulated bayonet type.
4. Light fittings are to be supplied by the owner, including any fluorescent tubes and filament light globes.

**PAINTER:**

1. All paints, varnishes or stains to be ready mixed and/or packaged standard proprietary brands of first quality.

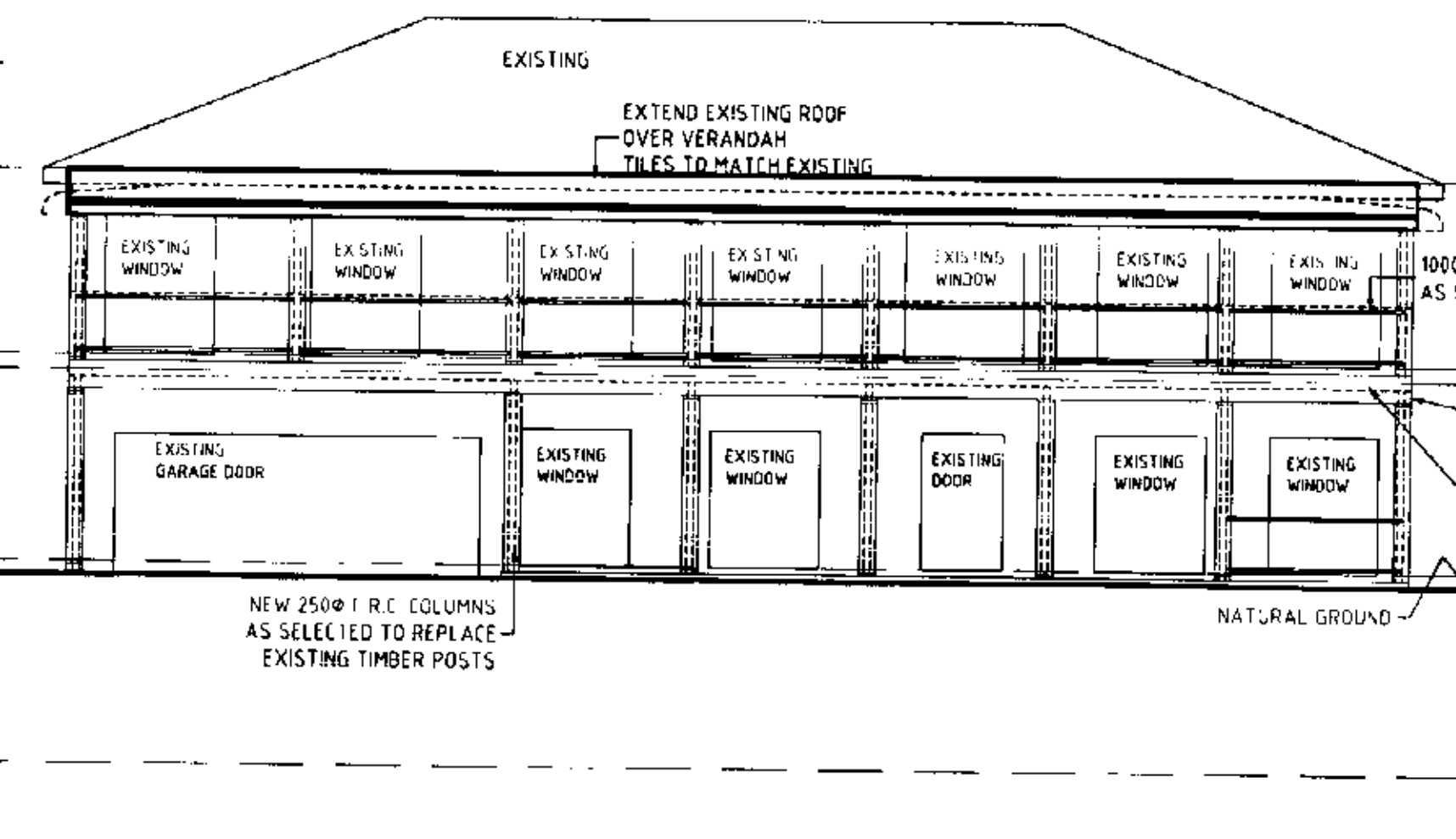
Use all materials in accordance to manufacturer's instructions.

Do all work under favourable conditions. Knot, prime, stop and sand down before starting. Allow to dry and rub down prior to application of next coat.

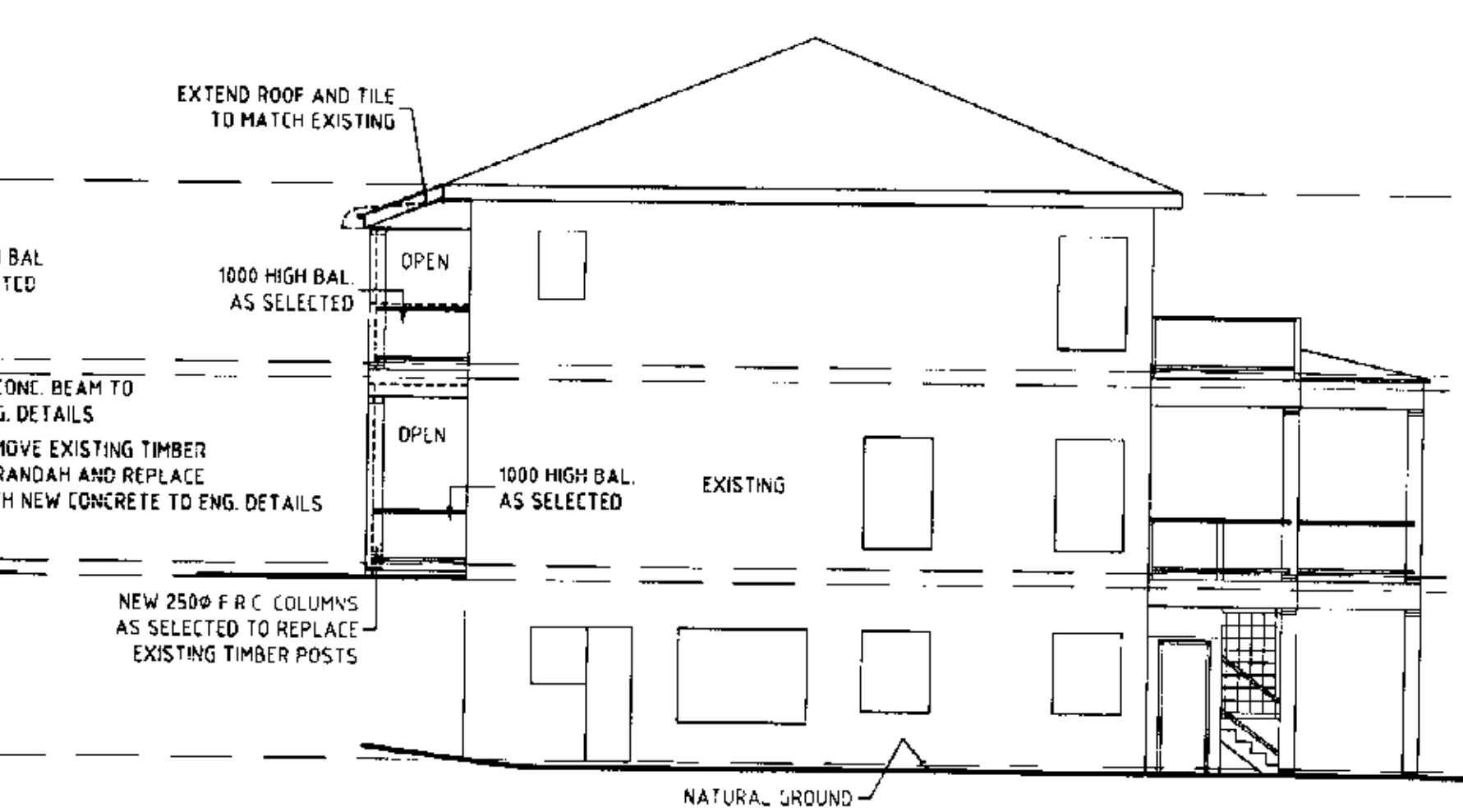
Final coat to be free from brush marks, spots and imperfections. Leave clean, sharp lines.

2. All colours and weather stain, varnish or paint to be to the owners selection. All paint used to be of the same brand name.

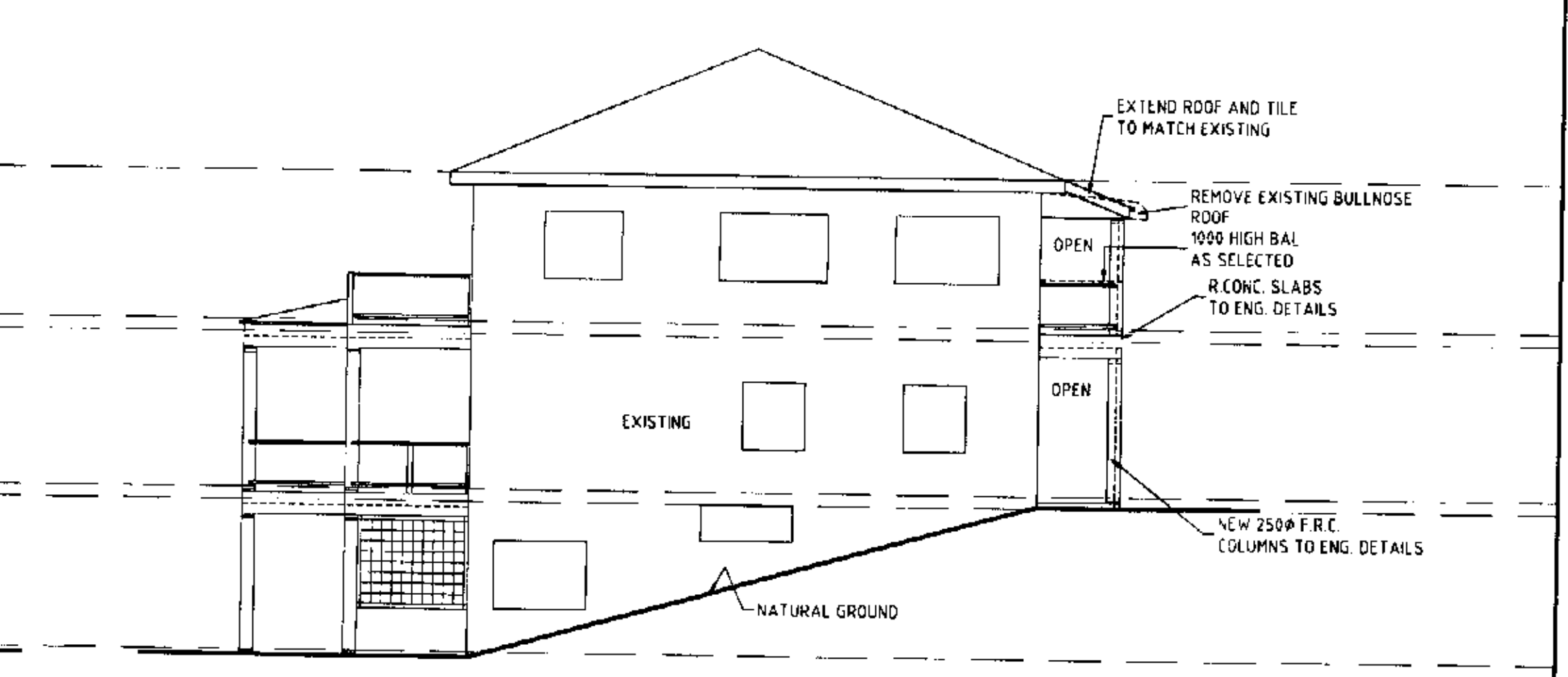
All structural sizes, structural adequacy, retaining walls, and drainage to engineers details. If in doubt, ask. Builder to check all dimensions and heights prior to construction. Construction to be altered to suite existing structure if necessary. All materials to match existing. This plan is copyright to Ken Dyer Design Pty Ltd., and may not be reproduced without the written consent of the company.



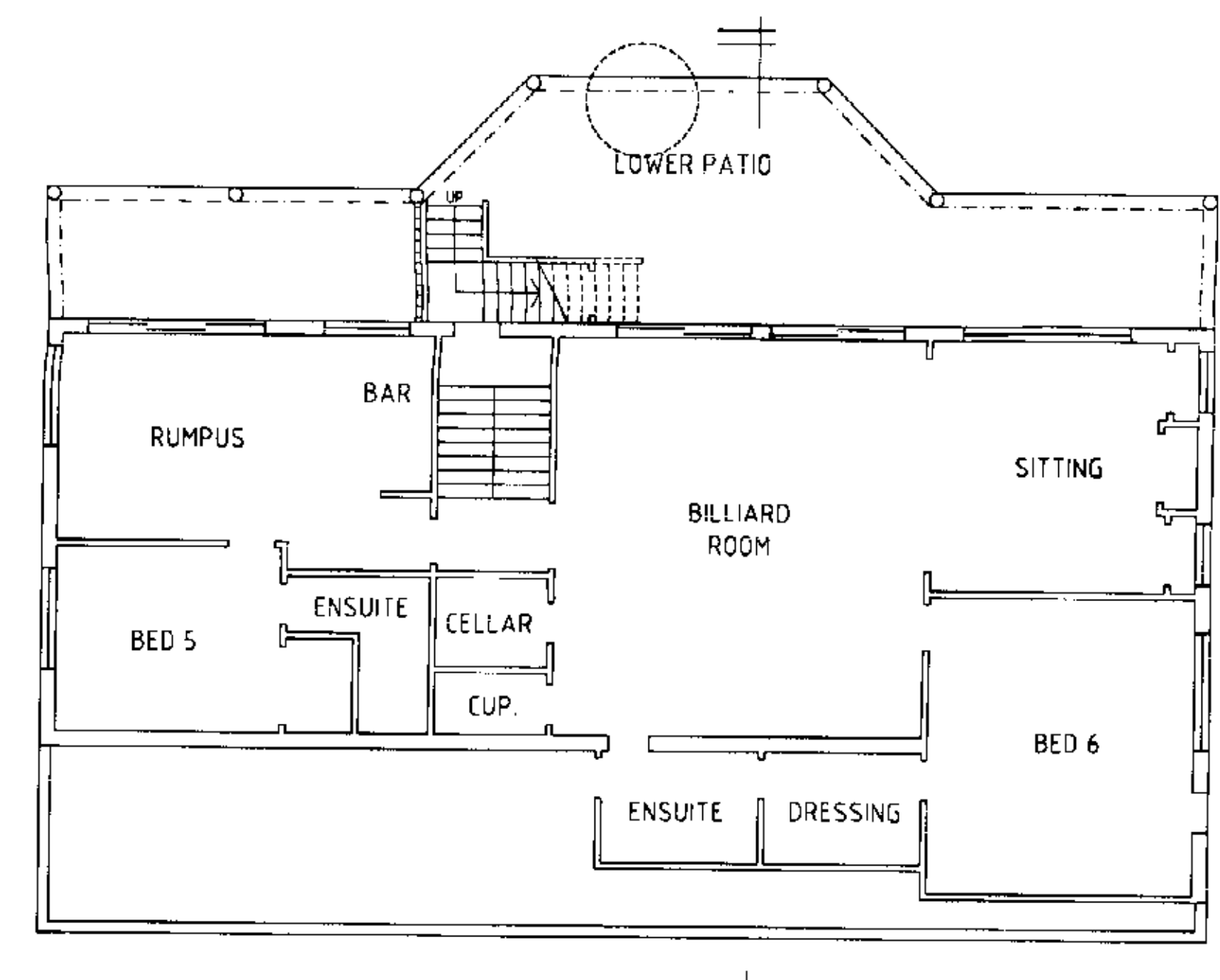
SOUTH WESTERN ELEVATION



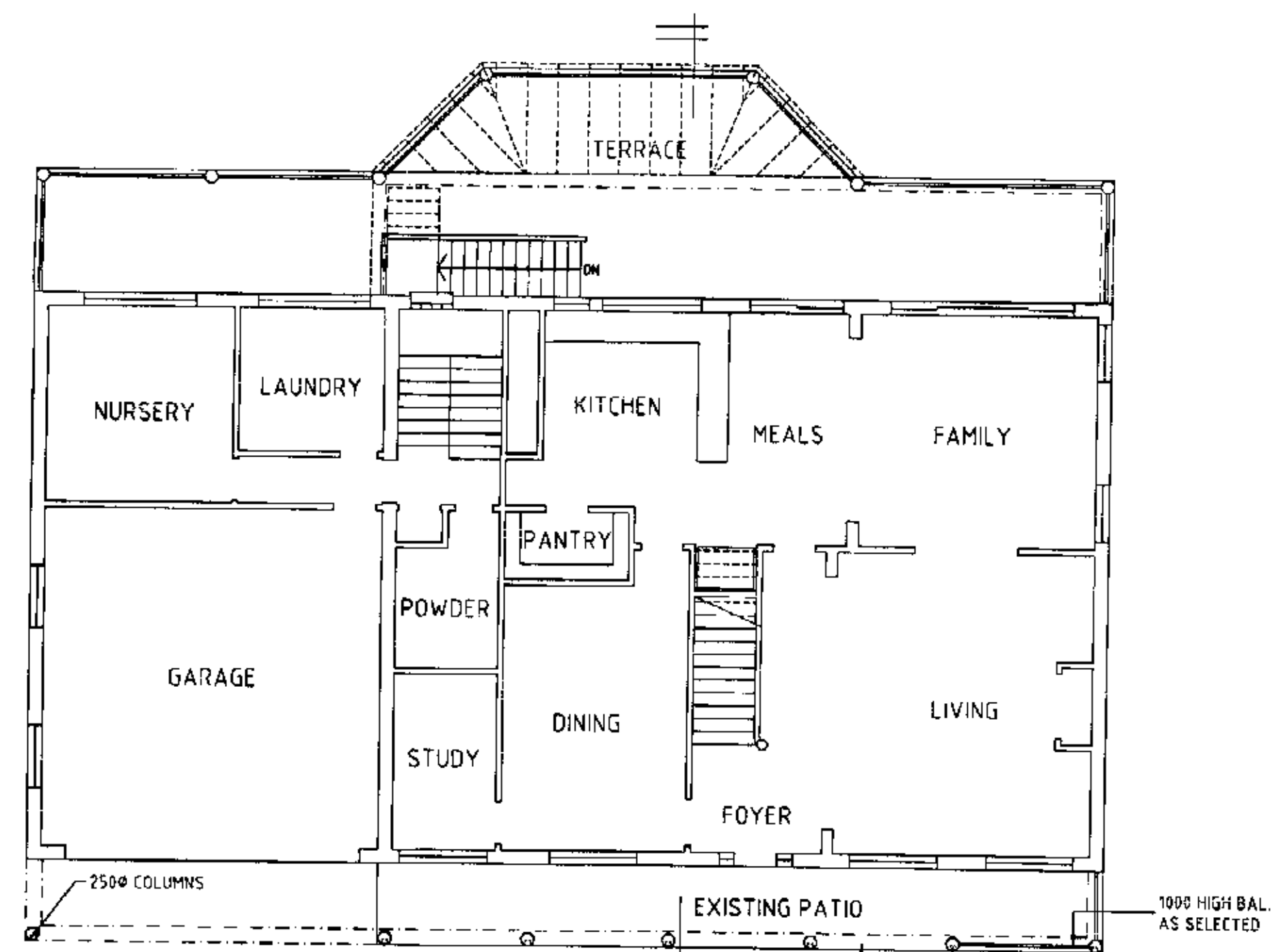
SOUTH EASTERN ELEVATION



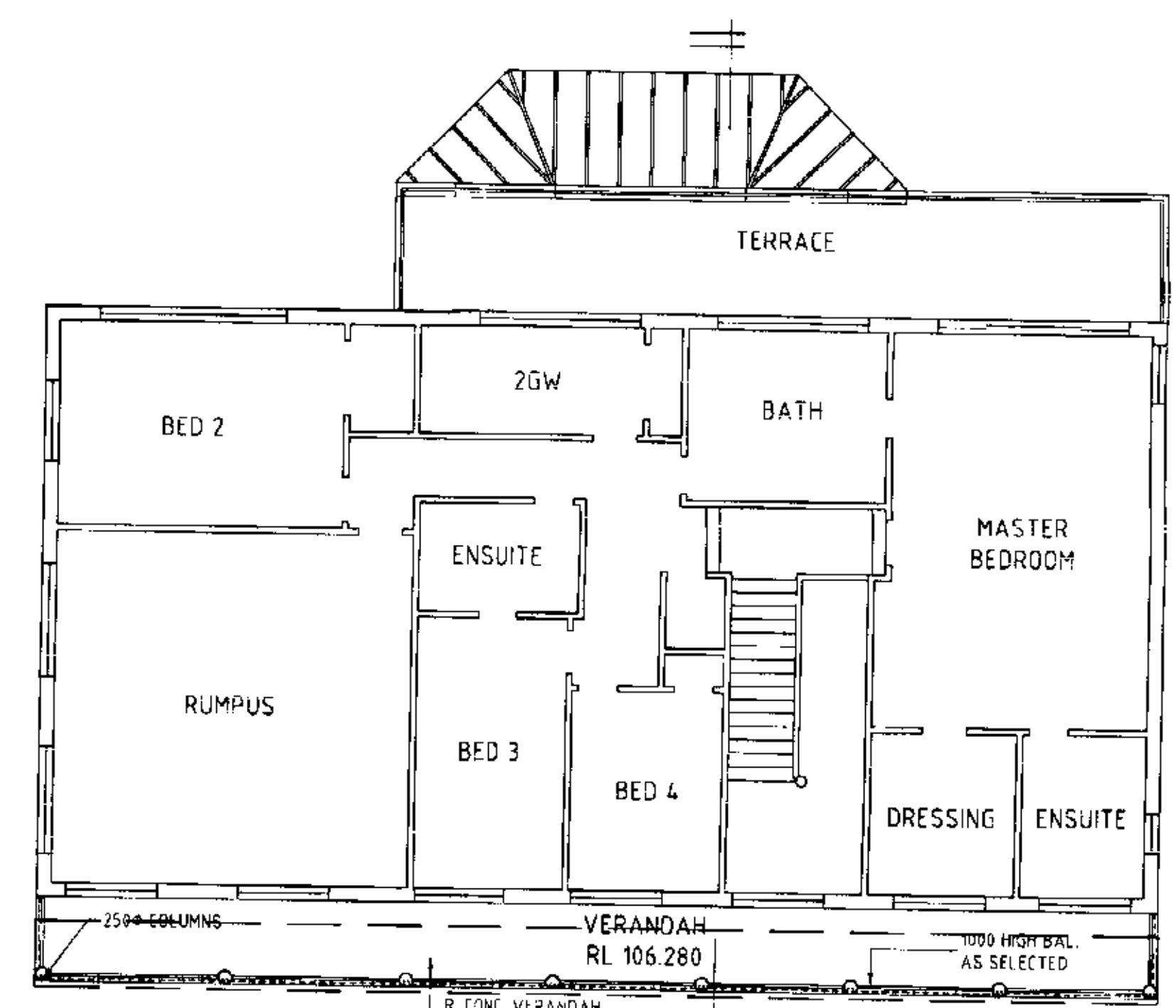
NORTH WESTERN ELEVATION



LOWER GROUND FLOOR

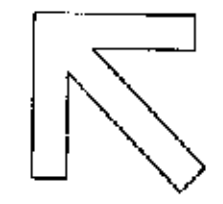


UPPER GROUND FLOOR



FIRST FLOOR

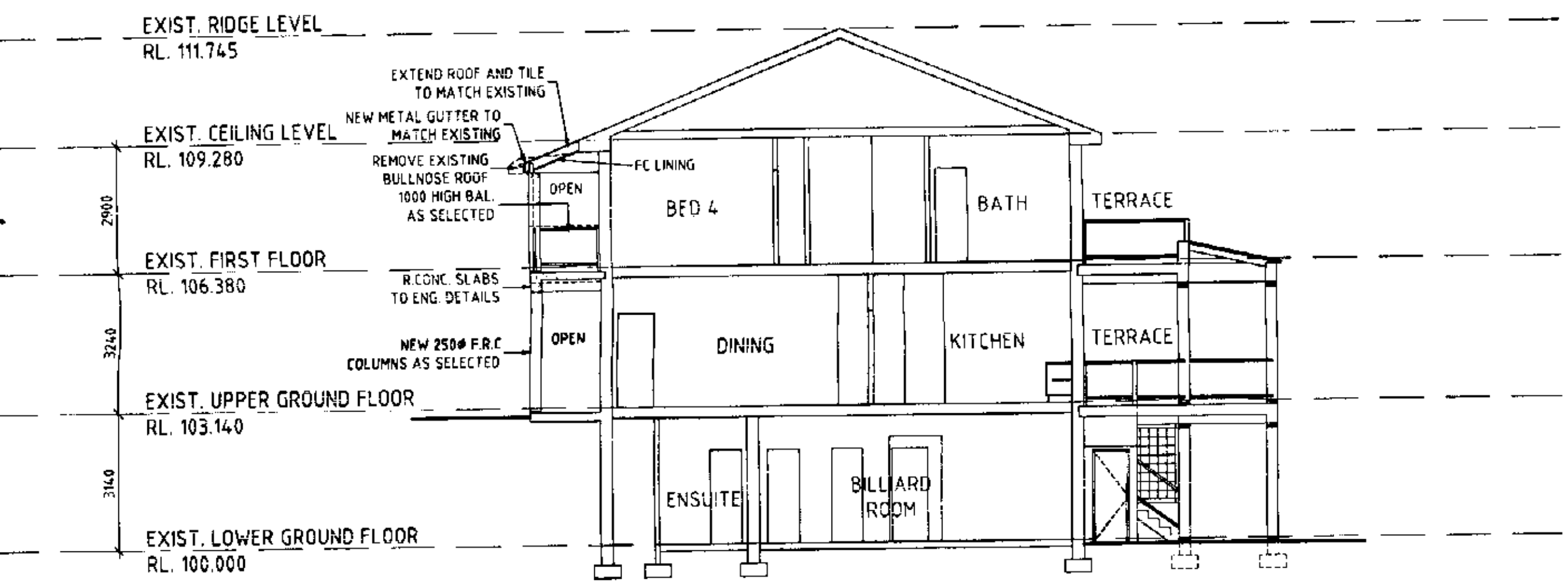
GENERAL NOTES:-  
 PROVIDE TERMIMESH TERMITE BARRIER TO MANUFACTURERS DETAILS  
 DRAINAGE AND WATERPROOFING TO ENGINEERS DETAILS  
 NON COMBUSTIBLE BALUSTRADES TO BE IN ACCORDANCE WITH PARTS 3.9.1 & 3.9.2 OF THE B.C.A.S  
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH BOTH B.C.A. AND AUSTRALIAN STANDARD REQUIREMENTS  
 ALL NEW CONSTRUCTION MUST COMPLY WITH AS 1359-1999 LEVEL 3  
 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS THERE IS TO BE NO EXPOSED TIMBER ON THE STRUCTURE.  
 USE METAL FASCIA AND BARGE  
 ROOFING SHALL HAVE APPROVED LEAFLESS GUTTERING  
 ALSO REFER TO GEOTECHNICAL REPORT, SITE MANAGEMENT AND SPECIFICATION DOCUMENTS



0043/04  
 5 MAY 2004

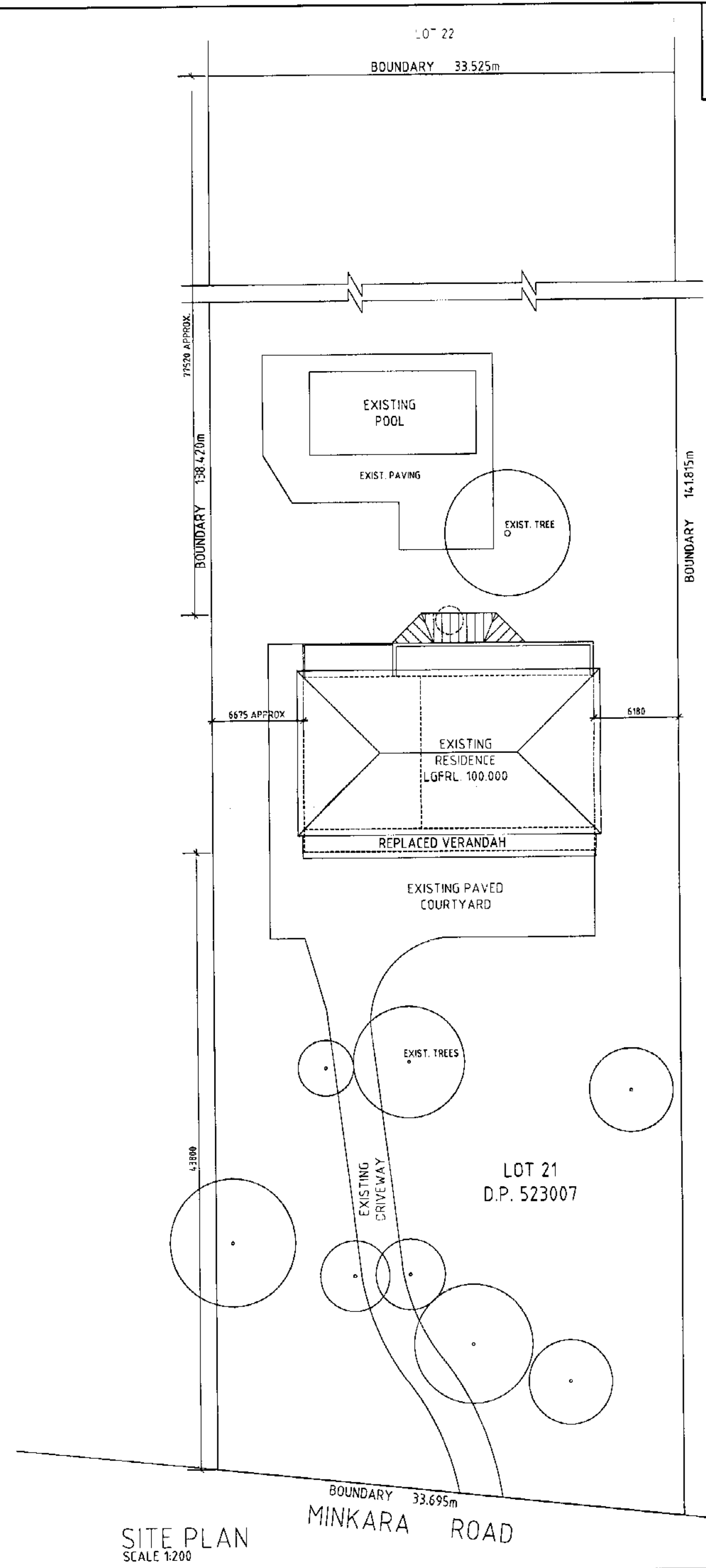
CONSTRUCTION CERTIFICATE		A	17/03/2004
AMENDED:	ISSUE:	BY:	DATE:
<b>KEN DYER DESIGN PTY LTD</b>			
ABN 25 002 387 368 105 Norman Avenue Thornleigh N.S.W. 2120 Ph: (02) 9484 6988 Fax: (02) 9876 4343			
<b>BERSCHNEIDER RESIDENCE</b> REPLACE EXISTING VERANDAH 56 MINKARA ROAD BAYVIEW HEIGHTS NSW 2104			
Scale: 1:100 Date: 30 April 2003 Job No. 00687			
DRAWN: ROB CRUMP DESIGN	CHECKED: K.P.	ISSUE: DA/CC	SHEET NO: 01

All structural sizes, structural adequacy, retaining walls, and drainage to engineers details. If in doubt, ask. Builder to check all dimensions and heights prior to construction. Construction to be altered to suite existing structure if necessary. All materials to match existing. This plan is copyright to Ken Dyer Design Pty. Ltd., and may not be reproduced without the written consent of the company.



SECTION

GENERAL NOTES:-  
 PROVIDE TERMIMESH TERMITE BARRIER TO MANUFACTURERS DETAILS  
 DRAINAGE AND WATERPROOFING TO ENGINEERS DETAILS  
 NON COMBUSTIBLE BALUSTRADES TO BE IN ACCORDANCE WITH PARTS 3.9.1 & 3.9.2 OF THE B.C.A.S  
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 USE METAL FASCIA AND BARGE  
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 ALSO REFER TO GEOTECHNICAL REPORT, SITE MANAGEMENT AND SPECIFICATION DOCUMENTS



SITE PLAN  
SCALE 1:200

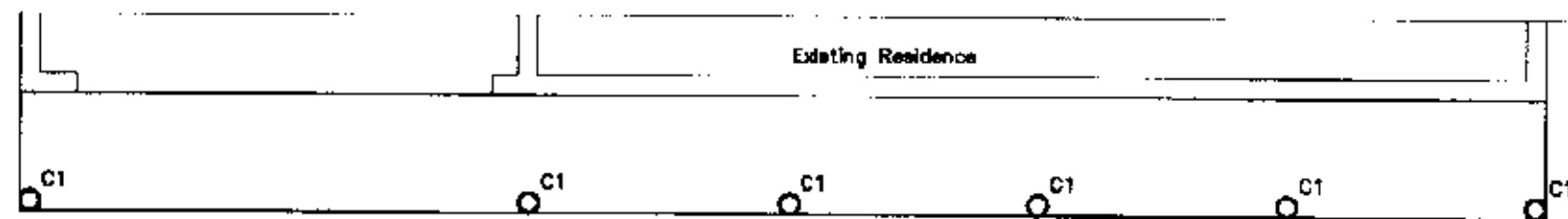
0043/04  
 - 5 MAY 2004



CONSTRUCTION CERTIFICATE		A	17/03/2004
AMENDED	ISSUE	BY	DATE
<b>KEN DYER DESIGN PTY LTD</b>			
AUN 25 002 387 368 105 Norman Avenue Thornleigh N.S.W. 2120 Ph: (02) 8484 6988 Fax: (02) 8876 4343			
BERSCHNEIDER RESIDENCE REPLACE EXISTING VERANDAH 56 MINKARA ROAD BAYVIEW HEIGHTS NSW 2104			
Scale: 1:100, 1:200 Date: 30 April 2003 Job No: 00887			
DRAWN ROB CRUMP DESIGN	CHECKED K.D.	ISSUE DA/CC	SHEET NO 02

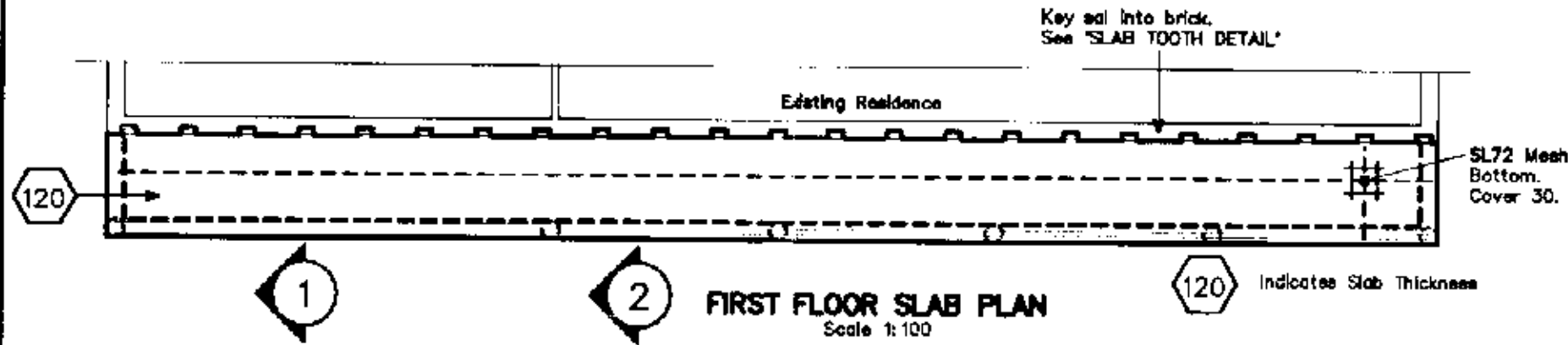


**Notes:**  
Grout starter bars into existing footings.  
Leave starter bars out of top of beam for upper columns.



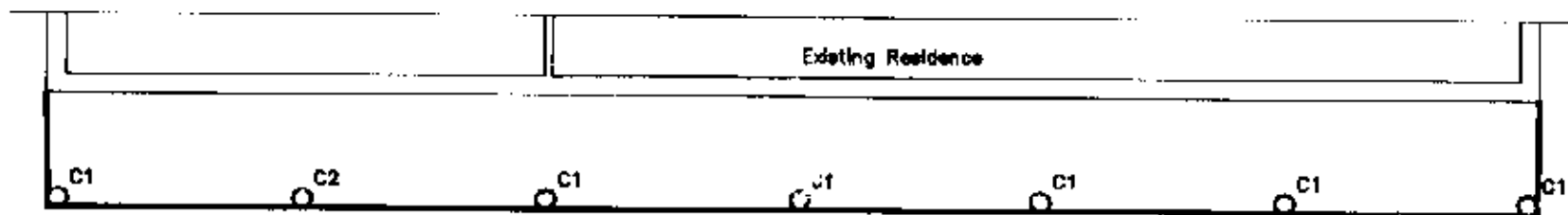
**UPPER GROUND PIER LAYOUT PLAN**

Scale 1:100



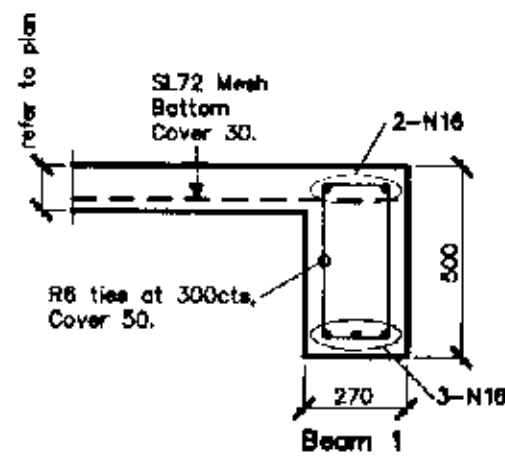
**FIRST FLOOR SLAB PLAN**

Scale 1:100



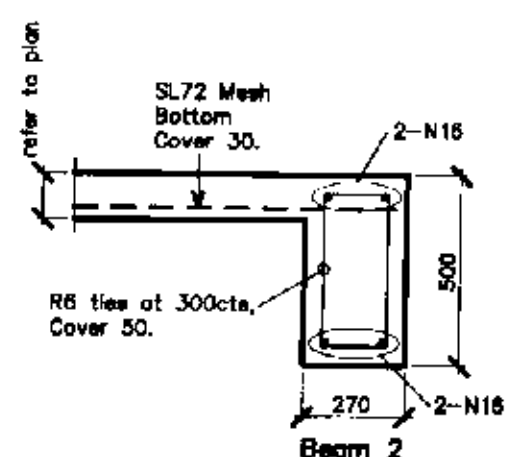
**FIRST FLOOR PIER LAYOUT PLAN**

Scale 1:100



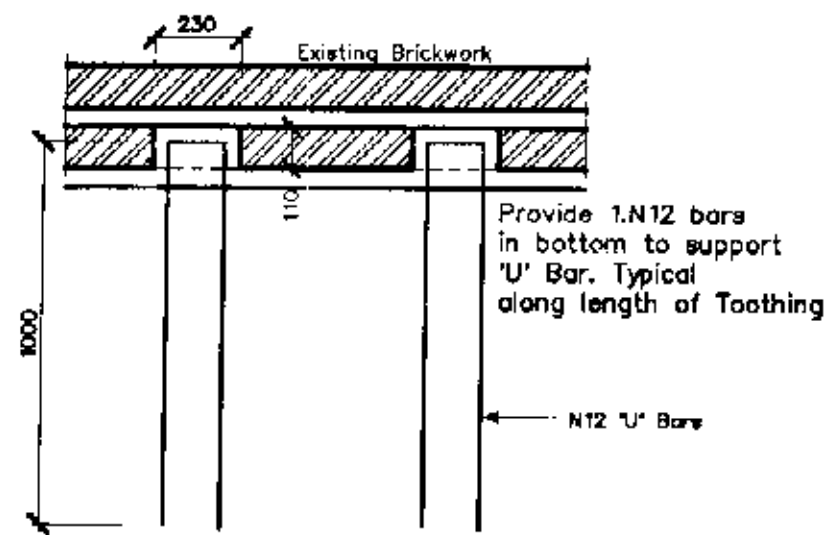
**SECTION 1**

Scale 1:20



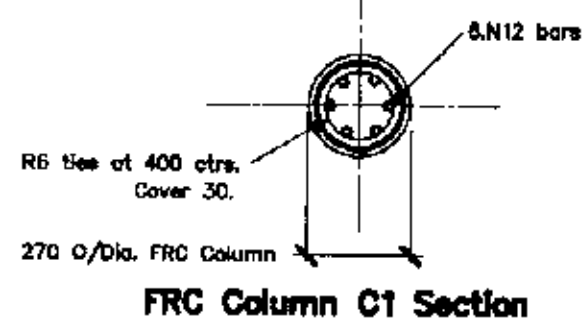
**SECTION 2**

Scale 1:20

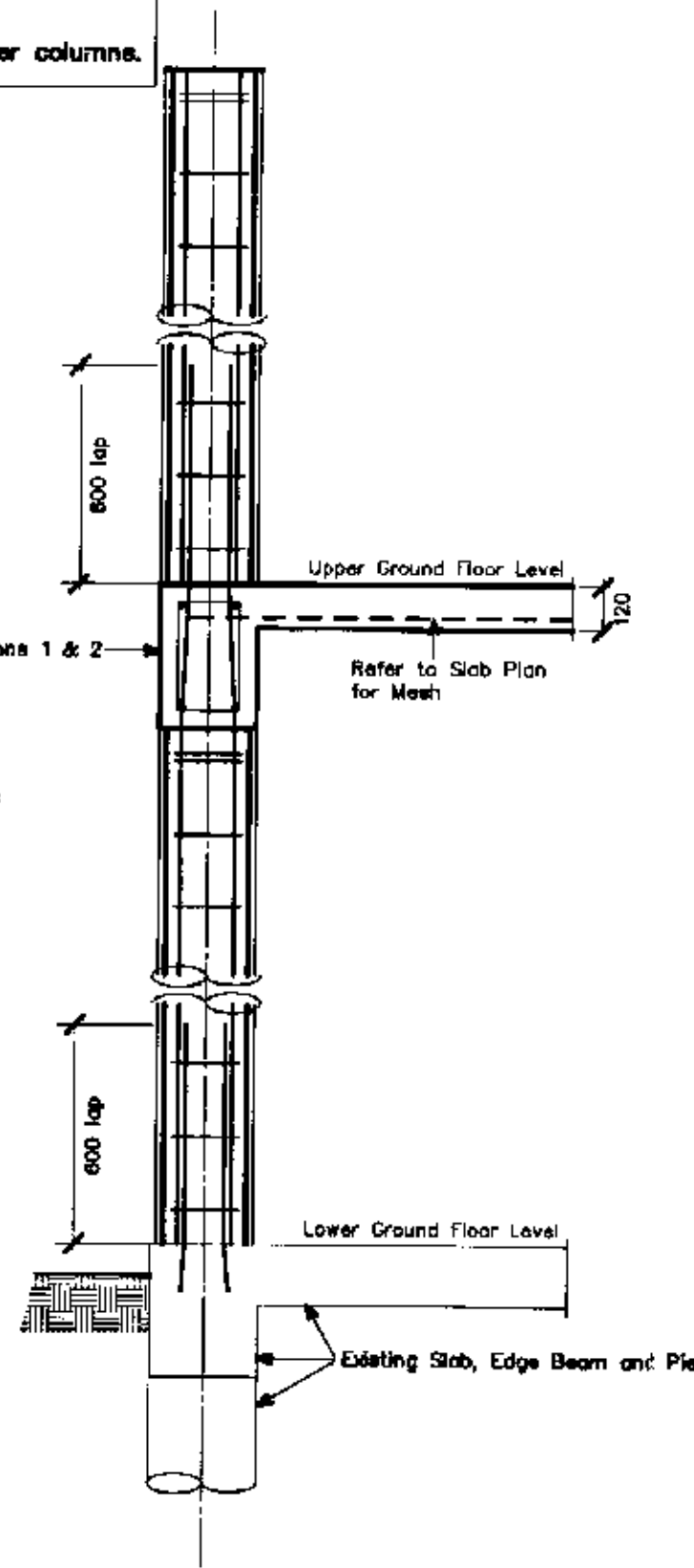


**SLAB TOOTH DETAIL**

Scale 1:20



**FRC Column C1 Section**

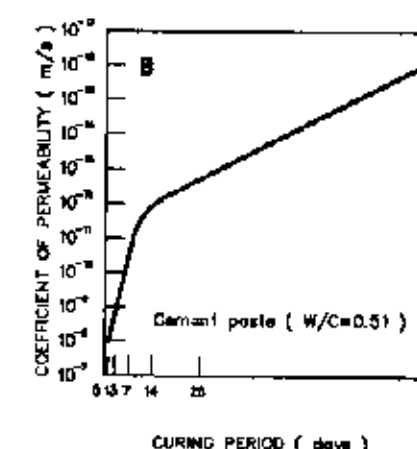
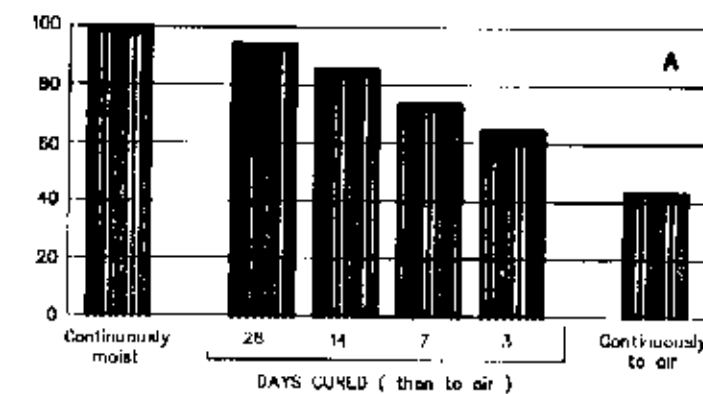


**COLUMN DETAIL - C1**

Scale 1:20

**IMPORTANCE OF CURING CONCRETE**

COMPRESSIVE STRENGTH AT 180 DAYS AS % OF CONTINUOUSLY MOST CURED SAMPLE



Effect of curing duration on : (A) compressive strength; and (B) concrete permeability

Acknowledgement : Diagram is based on fig 1.2 of Guide to Concrete Repair & Protection (SAA/HB84:1996)

- CONCRETE NOTES:**
- All concrete work to be in accordance with AS 3600.
  - $f_c = 40$  MPa for All external slabs & columns.  
 $= 25$  MPa for slabs, piers and beams.  
 $= 20$  MPa for block filling and footings.
  - Maximum aggregate size = 20 for footings, slabs & beams.  
 $= 10$  for block filling.
  - Slump = 80.
  - All concrete, including block filling, to be vibrated.
  - Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.
  - Bar Chairs to be no more than 80mm c/c to c/c spacing.
  - Reinforcing Steel to comply with AS/NZS 4671:2001, and to be D500N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class)
  - Reinforcement to be tied at every other intersection minimum.
  - Metal roofing being used as formwork (not Bondeck or similar). Depth of Slab must be taken from the Top of the Roof Rib. Specified bottom cover must be taken from the Top of the Roofing Rib.

- STEELWORK NOTES:**
- Fabricate and erect all structural steelwork in accordance with AS 4100, AS 1554 and the Specification.
  - Do not obtain dimensions by scaling the structural elements.
  - Chip all welds free of slag.
  - All steelwork to be Hot Dipped Galvanized. Unless Otherwise Noted.
  - Unless otherwise noted use:
    - 6mm continuous fillet weld
    - 10mm thick gusset, fin and end plates, weld all round.
    - 16mm dia. 4.8/s bolts
  - Minimum end bearing 150mm.

0043104

- 5 MAY 2004

**PLAN OR DOCUMENT CERTIFICATION**

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.  
A.S.1170., A.S.1170.1, A.S.1170.2, A.S.1884., A.S.2870.1,A.S.3600., A.S.3700  
A.S.4100

Jack D. Hodgson *[Signature]*  
Name Date Signature

No.	Amendment	Drawn	Date

**SLAB, PIER LAYOUT PLANS AND DETAILS**

**PROPOSED ALTERATIONS AND ADDITIONS**

**56 MINKARA ROAD**

**BAYVIEW HEIGHTS**

**BERSCHNEIDER RESIDENCE**

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 this Drawing.

**JACK HODGSON CONSULTANTS PTY. LIMITED.**  
Consulting Civil, Geotechnical, and Structural Engineers.  
11 Bungan Street, MONA VALE, P.O. Box 389, Post Code 2103.  
Telephone (02) 9979 8733. Facsimile (02) 9979 8928. A.C.N. 053 408 011

Designed JDH	Drawn ED	Job No.	Drawing No.
Checked JDH	Scale 1:100,20 uno	<b>20738-1</b>	
Date 4 JUNE 2003			