

Construction Certificate Determination

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

Certificate No. 2010/3914

Council	Pittwater
Determination Date of issue	Approved 9 August 2010
Subject land Address Lot No, DP No.	45 Attunga Road, Newport Lot 107 DP 752046
Applicant Name Address Contact No.	G.A. & D.J. MacDougal C/- McCarry Homes Pty Ltd PO Box 162, Mona Vale NSW 2103 9997 8144
Owner Name Address Contact No.	G.A. & D.J. MacDougal 45 Attunga Road, Newport NSW 2106 9997 8144
Description of Development Type of Work	Alterations & Additions to an Existing Dwelling
Builder or Owner/Builder Name Contractor Licence No/Permit	McCarry Homes Pty Ltd 36356
Value of Work Building	\$772,330.00
Attachments	
• Copy of completed Construction Certificate Application Form	
• Pittwater Council receipt no's 283096 & 284062 for payment of Long Service Levy	

R 284483.

\$30-

PRVC.

Plans & Specifications certified

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

- Site Plan, Architectural Plans & Construction Specification reference no. 07.008, Drawing no's. DA01 to DA13 (Issue C), prepared by Fineline dated 29 November 2008
- Structural Engineers Plans & Details reference no. M9198, Drawing no's. S1.00, S2.00, S3.00, S3.01, S3.02, S4.00 & S5.00 (Revision A), prepared by Simpson Design Associates Pty Ltd dated 18 January 2010
- Sydney Water approval dated 28 July 2010
- External Finishes Schedule reference AA dated August 2010
- Existing Structural Adequacy Certification prepared by Simpson Design Associates Pty Ltd dated 18 January 2010

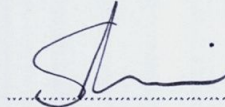
Certificate

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

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

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

Signed



Date of endorsement
Certificate No.

09 AUG 2010
2010/3914

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority
Contact No.
Address

Stephen Pinn
BPB0326
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

N0588/08
23 July 2009

BCA Classification

1a

Pittwater Council

OFFICIAL RECEIPT

4/08/2010 Receipt No 284062

To MacDougall

45 Attunga Rd
Newport 2106

Applic Reference	Amount
GL Re QLSL-Buil	\$78.00
1 x N0588/08	

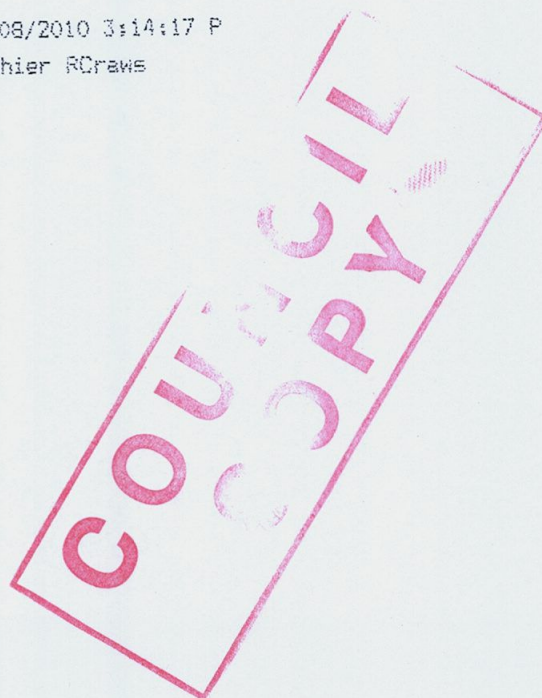
Total: \$78.00

Amounts Tendered

Cash	\$80.00
Cheque	\$0.00
Db/Cr Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$80.00
Rounding	\$0.00
Change	\$2.00
Nett	\$78.00

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Cashier RCraws



LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

PLEASE PRINT ALL DETAILS USING CAPITALS

Town/suburb

State

Number and street

Town/suburb

State

Estimated start date

Local Council Area

¹ DA/CC/CDC No.

Estimated value
of work (see note on back)

¹ If you have provided a CC above, please provide DA number here

Name of Officer/Private Certifier INSIGHT Business i.

PART D - DETAILS - To be completed by Dept/Authority where applicable -

Department/Authority

Contract/DA No (circle which)

Levy payable

Contact person (Print)

Contact person (Signature)

Phone number

Date D

M

Y

PART E - DECLARATION - To be signed by person liable to pay levy or authorised officer of company/organisation

Any false or misleading information provided on this form may result in prosecution under Section 58A.

I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name Dee Simpson Signature [Signature]

Date D

M

Y

PART F - TO BE COMPLETED WHERE APPLICABLE - SEE REVERSE

Exemption Approval Certificate No.

Building and Construction Industry Long Service Payments Corporation, Locked Bag 3000, Central Coast MC NSW 2252

Tel: 13 14 41 Fax: (02) 9287 5685 Email: levy@lspc.nsw.gov.au www.lspc.nsw.gov.au ABN 93 646 090 808

May 09/180

RECEIVED MONA VALE

22 JUL 2010

CUSTOMER SERVICE

COPIED

22/7/10 12635PMD-ALL
R 283516

SDA

Simpson Design Associates Pty Ltd ACN 088 796 785
Consulting Engineers

Studio 1, 84 Mullens Street
Balmain NSW 2041

Telephone 02 9810 6911

Facsimile 02 9810 6922

Email sda@simpsondesign.com.au

Web www.simpsondesign.com.au

18 January 2010

Project Number: M9198

Mr Paul Abbot
C/o Fineline
57 Tennyson Road
CROMER NSW 2099

Dear Paul,

45 Attunga Street, Newport : Alterations & Additions – Structural Adequacy

We visited the property at 45 Attunga Street, Newport to inspect the structure and assess its capacity to withstand the loads exerted by the proposed alterations and additions.

The proposed alterations are shown on the DA drawings produced by Fineline that indicate the removal of walls to Level 3 and rebuilding of Level 4 (re-using external walls) with a new cathedral roof over. A new small covered area is also shown to be added to Level 3.

The existing building structure was noted as being masonry walls with concrete floor slabs and appeared to be in a good condition.

Details of the structural work associated with the proposed alterations and additions are shown on our drawings M9198 – S1.00, S2.00, S3.00, S3.01, S3.02, S4.00 & S5.00.

Based on our inspection of the property we confirm that the existing walls are capable of supporting the loads from the proposed alterations and additions. The adequacy of the structure will not be affected provided the work is carried out in accordance with our details.

Yours sincerely,



Scott Baty, Director CPEng, MIE(Aust)
SIMPSON DESIGN ASSOCIATES Pty Ltd

COUNCIL
COPY

- F1. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 1000 kPa. ON ROCKS.
- F2. THE BUILDER SHALL OBTAIN APPROVAL FROM THE SUPERVISING ENGINEER/BUILDER INSPECTOR AS TO THE SUITABILITY OF THE FOUNDATION MATERIAL PRIOR TO PLACING CONCRETE.
- F3. ANY WEAK OR DEFECTIVE AREAS OF FOUNDATION SOIL SHALL BE REMOVED AND REPLACED WITH SOUND GRANULAR MATERIAL (COMPACTED IN LAYERS, EACH NOT MORE THAN 100mm THICK, TO ACHIEVE A MINIMUM DRY DENSITY RATIO OF 98% - STANDARD COMPACTION).
- F4. EXCAVATION NEAR EXISTING FOOTINGS SHALL NOT EXTEND BELOW FOUNDATION LEVEL WITHOUT THE ENGINEERS APPROVAL.
- F5. DO NOT BACKFILL RETAINING WALLS (OTHER THAN CANTILEVERED WALLS) UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM IS COMPLETE.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE A53700 – MASONRY STRUCTURES CODE.

B2. THE MORTAR FOR THE MASONRY SHALL BE PROPORTIONED AS FOLLOWS (BY VOLUME):
GENERALLY :
SAND: 5 PARTS, LIME: 0 PART, CEMENT: 1 PART
METHYL CELLULOSE WATER THICKENER TO BE USED.
OR WITH NO ADDITIVES:
SAND: 4 PARTS, LIME: 1 PART, CEMENT: 1 PART
BELOW DAMP PROOF COURSE, IN RETAINING WALLS AND IN AREAS SUBJECT TO ATTACK FROM SALT SPRAY OR HEAVILY POLLUTED AREAS :
SAND: 4 PARTS, LIME: 0 PART, CEMENT: 1 PART
METHYL CELLULOSE WATER THICKENER TO BE USED.
OR WITH ADDITIVES:
SAND: 4.5 PARTS, LIME: 0.5 PART, CEMENT: 1 PART

B3. ALL LOADBEARING BRICKWORK TO HAVE A MINIMUM UNCONFINED COMPRESSIVE STRENGTH OF $f_{cu} = 20 \text{ MPa}$.

B4. REINFORCED BLOCK WALLS SHALL BE CORE FILLED WITH CONCRETE COMPRESSIVE STRENGTH f'_{cu} OF 25 MPa. MAX. 10mm. AGGREGATE AND 150 SLUMP (TYPICAL UNO) ALL BLOCKS TO HAVE A MINIMUM GRADE OF B-15 MPa

B5. PROVIDE CLEAN OUT BLOCKS TO ALL CORE FILLED BLOCKWORK

B6. GALVANISED COURSE REINFORCEMENT SHALL BE PROVIDED AT LATERAL SPACINGS EVERY 6m, COURSE EQUAL TO:
10mm – MRBL 50
1.23mm – MRBL 150
ONE LAYER SHALL BE PROVIDED OVER AND UNDER ALL WINDOW AND DOOR OPENINGS AND EXTEND 300mm. PAST OPENING.

B7. CONTROL JOINTS ARE TO BE PROVIDED IN THE LOCATIONS INDICATED ON THE CONTRACT DOCUMENTS. IF NO CONTROL JOINTS ARE INDICATED THEY SHOULD BE PROVIDED AT SPACINGS RECOMMENDED BY THE BRICK OR BLOCK MANUFACTURER BUT AT SPACINGS NOT EXCEEDING 6m. CONFIRM LOCATION OF ALL CONTROL JOINTS WITH ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION

B8. MASONRY SHALL NOT BE CONSTRUCTED ON SUSPENDED SLABS OR BEAMS UNTIL ALL FORMWORK AND PROPS HAVE BEEN REMOVED AND CONCRETE HAS ACHIEVED ADEQUATE STRENGTH.

B9. NON-LOAD BEARING WALLS SHALL BE KEPT 20mm CLEAR OF SLAB AND BEAM SOFFITS. FILL GAP WITH APPROVED COMPRESSIBLE MATERIAL. PROVIDE LATERAL RESTRAINT TO TOPS OF ALL WALLS AS REQUIRED.

B10. CONCRETE SLABS SUPPORTED ON MASONRY SHALL BE POURED ON GALV. METAL SLIP JOINTS OR EQUIVALENT FOR EXTERNAL WALLS & 2 LAYERS OF 0.2mm thick PVC FOR INTERNAL WALLS. TOP COURSE OF BRICKS SHALL BE LAID FROGS DOWN.

B11. CHASES, RECESSES AND RAKING OF JOINTS ARE NOT PERMITTED IN MASONRY WITHOUT THE APPROVAL OF THE ENGINEER.

B12. WHERE INTERNAL BRICK OR BLOCK WALLS ABUT STEEL COLUMNS PROVIDE GALV. CRIMPED FENCE TIES AT FOUR (4) COURSE VERTICAL CENTRES FOR BRICKWORK AND 2 COURSES VERTICAL CENTRES FOR BLOCKWORK. USE MASONRY EXPANSION TIE (M.E.T.) 1-6 300 LONG POWER FIXED WITH 3.0mm DIA. DRIVE PINS.

B13. TEMPORARY BRICKWORK SHALL BE PROVIDED TO WALLS AS NECESSARY TO MAINTAIN STABILITY DURING CONSTRUCTION

B14. ALL WALLS SHOWN AS 230 (TWO BRICKS WIDE) ARE TO BE CONSTRUCTED AS FULL BONDED WITH HEADER COURSE EVERY 4th COURSE UNO.

B15. CONNECTORS, CAVITY TIES etc. FOR EXTERNAL WALLS TO B STAINLESS STEEL (316 or 316L) IN ACCORDANCE WITH A51449.

B16. STEEL ANGLES AND UNTELS TO BE STAINLESS STEEL (GRADE 316 or 316L) OR HOT DIP GALVANISED (600g/m²) THEN PAINTED WITH 125 MICRONS EPOXY PRIMER, THEN PAINTED WITH 125 MICRONS HIGH BUILD EPOXY IN ACCORDANCE WITH A53750-14.
ALTERNATIVELY PAINT WITH AN INORGANIC ZINC SILICATE PAINT SYSTEM. REFER STEELWORK NOTE S6

C5. SPLICES IN REINFORCEMENT ARE TO BE MADE ONLY WHERE SHOWN ON DRAWINGS, EXCEPT WHERE WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE ENGINEER.

- R1. CLEAR COVER TO REINFORCEMENT (INCLUDING FITMENTS) SHALL BE AS NOTED ON THE DRAWINGS, WHERE NOT SPECIFICALLY DESIGNATED COVER IS TO BE IN ACCORDANCE WITH AS3600
- R2. COVER TO REINFORCEMENT ENDS TO BE 45mm. U.N.O.
- R3. PROVIDE N12-450 SUPPORT BARS TO TOP REINFORCEMENT, LAP 450 U.N.O.
- R4. NO REINFORCEMENT SPLICES SHALL BE MADE, OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT/ENGINEER. MINIMUM LAP FOR FABRIC SHALL BE ONE MESH PLUS 25mm.
- R5. DO NOT CUT, HEAT OR WELD REINFORCEMENT WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- R6. STAGGERED BARS ARE TO BE PLACED ALTERNATELY
- R7. REINFORCEMENT TO BE CHECKED BY ENGINEER PRIOR TO POURING, GIVE ENGINEER 48 HOURS NOTICE OF CHECK BEING REQUIRED & ALLOW SUFFICIENT TIME FOR ANY REMEDIAL WORK REQUIRED AFTER CHECKING PRIOR TO CONCRETE POUR
- R8. THE MINIMUM CLEAR SPACING BETWEEN CONDUITS, CABLES, PIPES & BARS TO BE AS REQUIRED BY AS3600 BUT NOT LESS THAN THREE DIAMETERS. CONDUITS IN SLABS TO BE PLACED ABOVE BOTTOM REINFORCEMENT & BELOW TOP REINFORCEMENT
- R9. ALL RE-ENTRANT CORNERS & SERVICE HOLES ARE TO HAVE TRIMMER BARS PLACED DIAGONALLY AT CORNERS USING TWO BARS (1600 LONG) ONE TIED TO THE UNDERSIDE OF TOP REINFORCEMENT & THE OTHER TIED TO THE TOP OF THE BOTTOM REINFORCEMENT TRIMMER BARS TO BE N12 FOR SLABS NOT THICKER THAN 120, N16 FOR SLABS NOT THICKER THAN 180, N20 OTHERWISE

R15. ABBREVIATIONS USED IN REINFORCEMENT DETAILING

S7. REPAIR STEELWORK WHICH HAS LOCALLY LOST HOT DIPPE GALV. COATING BY APPLYING AN EPOXY COLD GALV SUCH AS "DULUX ZINCANODE 202" OR EQUIVALENT. REPAIR FERREKO #3 PAINT SYSTEM AS PER DULUX'S SPECS.

STEEL LINTELS SHOULD BE PROVIDED OVER ALL OPENINGS IN ACCORDANCE WITH THE FOLLOWING TABLE. PROPRIETARY GALVANIZED STEEL LINTEL MAY BE USED PROVIDED THEY ARE SIZED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EXTERNALLY GALVANISED LINTELS NEED TO BE ADDITIONALLY PAINTED IN ACCORDANCE WITH BRICKWORK NOTE B16

INSTALLATION

GENERAL: PROVIDE 1 LINTEL TO EACH WALL LEAF. DO NOT CUT ON SITE. KEEP LINTELS 6mm. CLEAR OF HEADS AND FRAMES, PACK MORTAR BETWEEN THE ANGLE UPSTAND AND SUPPORTED MASONRY UNITS.

A MINIMUM OF 4 BRICK COURSES MUST BE PROVIDED OVER EACH LINTEL.

MINIMUM BEARING EACH END:
SPAN \leq 1800 mm: 150 mm.
1800 mm $<$ SPAN \leq 3000 mm: 230 mm

PROPPING: TO PREVENT DEFLECTION OR EXCESSIVE ROTATION, TEMPORARILY PROP LINTELS UNTIL THE MASONRY REACHES ITS REQUIRED STRENGTH AND A MINIMUM OF 3 DAYS.

NOTE:
IF LINTELS ARE SUBJECT TO CONCENTRATED LOADS FROM BEAM
AND THE LIKE, CONTACT THE ENGINEER FOR ADVICE.

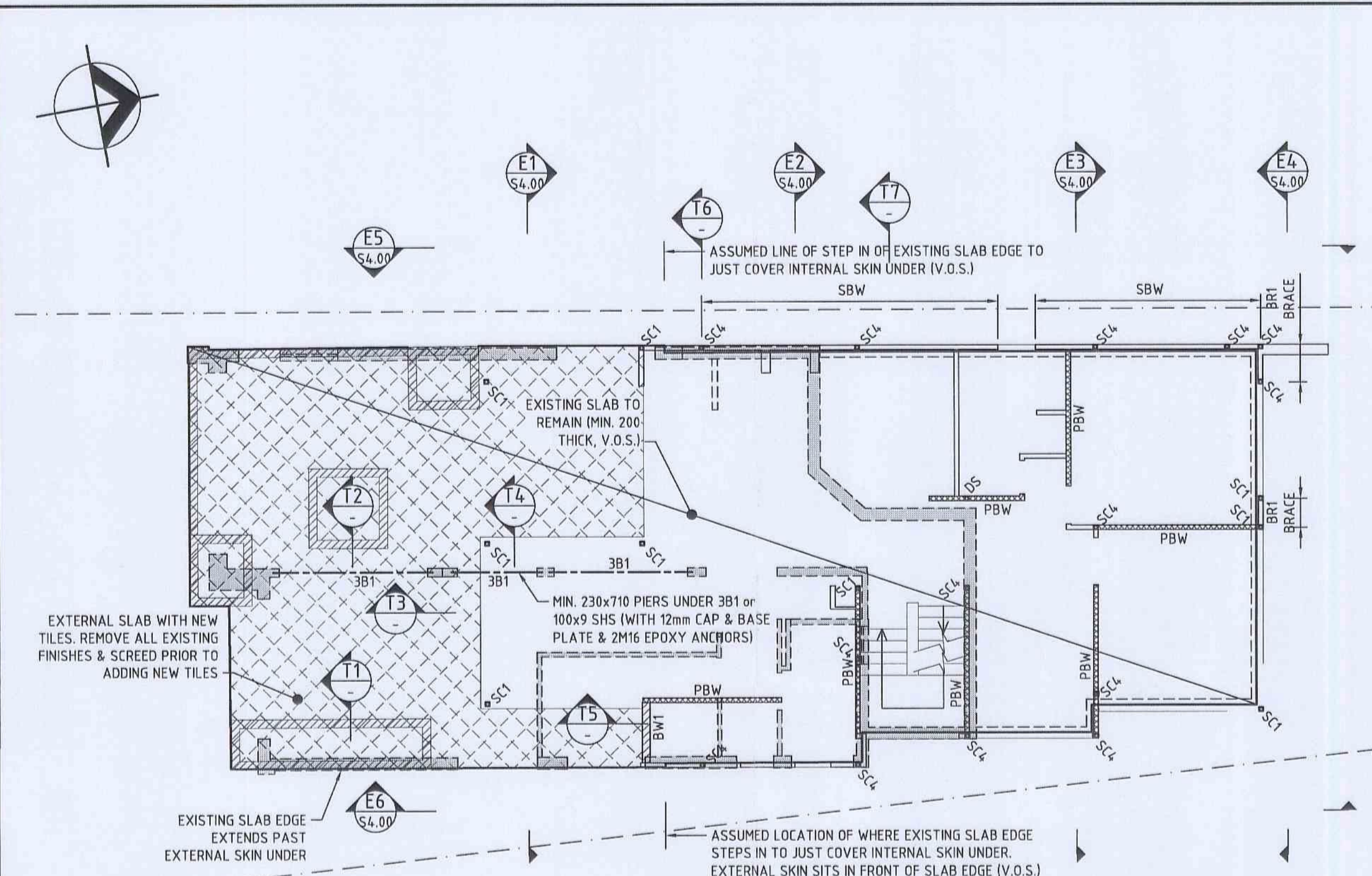
- T1. MATERIALS & WORKMANSHIP SHALL COMPLY WITH AS1720 TIMBER ENGINEERING CODE & AS1684 LIGHT TIMBER FRAMING CODE.
- T2. ALL TIMBER USED SHALL HAVE BEEN STRESS GRADED BY VISUAL OR MECHANICAL MEANS IN ACCORDANCE WITH THE APPROPRIATE AUSTRALIAN STANDARDS.
- T3. HOLES FOR BOLTS, UNLESS NOTED OTHERWISE (I.N.O.), SHALL BE MADE OVERSIZE AS FOLLOWS:
BOLT DIAMETER 15mm. OR LESS ~ 2mm. OVERSIZE
BOLT DIAMETER 16mm. & GREATER ~ 3mm. OVERSIZE
- T4. SHANK & THREAD OF BOLTS SHALL BE THOROUGHLY COATED WITH A HEAVY WATERPROOF GREASE BEFORE INSERTING INTO THE TIMBER.
- T5. SPECIALISED METAL FASTENERS SUCH AS GANG-NAIL PLATES, TRIP-L-GRIP ETC. SHALL BE OF PROVEN TYPE & SHALL HAVE HAD WORKING LOADS DETERMINED IN ACCORDANCE WITH THE PROCEDURE SPECIFIED IN AS1849.
- T6. AT THE PRACTICAL COMPLETION OF THE CONTRACT, & AGAIN AT THE END OF THE MAINTENANCE PERIOD & IF NECESSARY DURING THAT PERIOD, THE CONTRACTOR SHALL RE-TIGHTEN ALL BOLTS TO APPROVAL. BOLTS THAT WILL BE INACCESSIBLE AFTER COMPLETION OF THE PROJECT, SHALL BE RE-TIGHTENED IMMEDIATELY AFTER TO BEING BUILT.
- T7. TRUSSES SHALL BE CONSTRUCTED ONLY BY A FABRICATOR APPROVED BY THE SUPERINTENDENT. DESIGN SHALL BE IN ACCORDANCE WITH AS1720 & TO THE LOADINGS, PROFILES & TOGETHER WITH REQUIREMENTS SPECIFIED ON THE DRAWINGS. DESIGN OF TRUSSES SHALL BE BY A QUALIFIED STRUCTURAL ENGINEER EXPERIENCED IN THE DESIGN OF SUCH DRAWINGS OF TRUSSES. TOGETHER WITH ALL NECESSARY INFORMATION FOR CHECKING THE STRENGTH OF TRUSS MEMBERS & CONNECTORS SHALL BE SUBMITTED NOT LESS THAN FOURTEEN DAYS PRIOR TO COMMENCEMENT OF FABRICATION. FABRICATION SHALL NOT COMMENCE UNLESS PERMISSION TO DO SO HAS BEEN GIVEN.
- T8. EDGE DISTANCES FOR FASTENERS IN TIMBER (FROM ENDS AND SIDES) SHALL BE IN ACCORDANCE WITH AS1720.

WARNING

The stamping of this plan by
Inlight Building Certifiers Pty Ltd does not
revoke:

- The Applicant's responsibility to obtain approval from Sydney Water or other utilities.
- The Structural Engineer of their responsibility to ensure the structural adequacy of the proposal.
- The Applicant, Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details.

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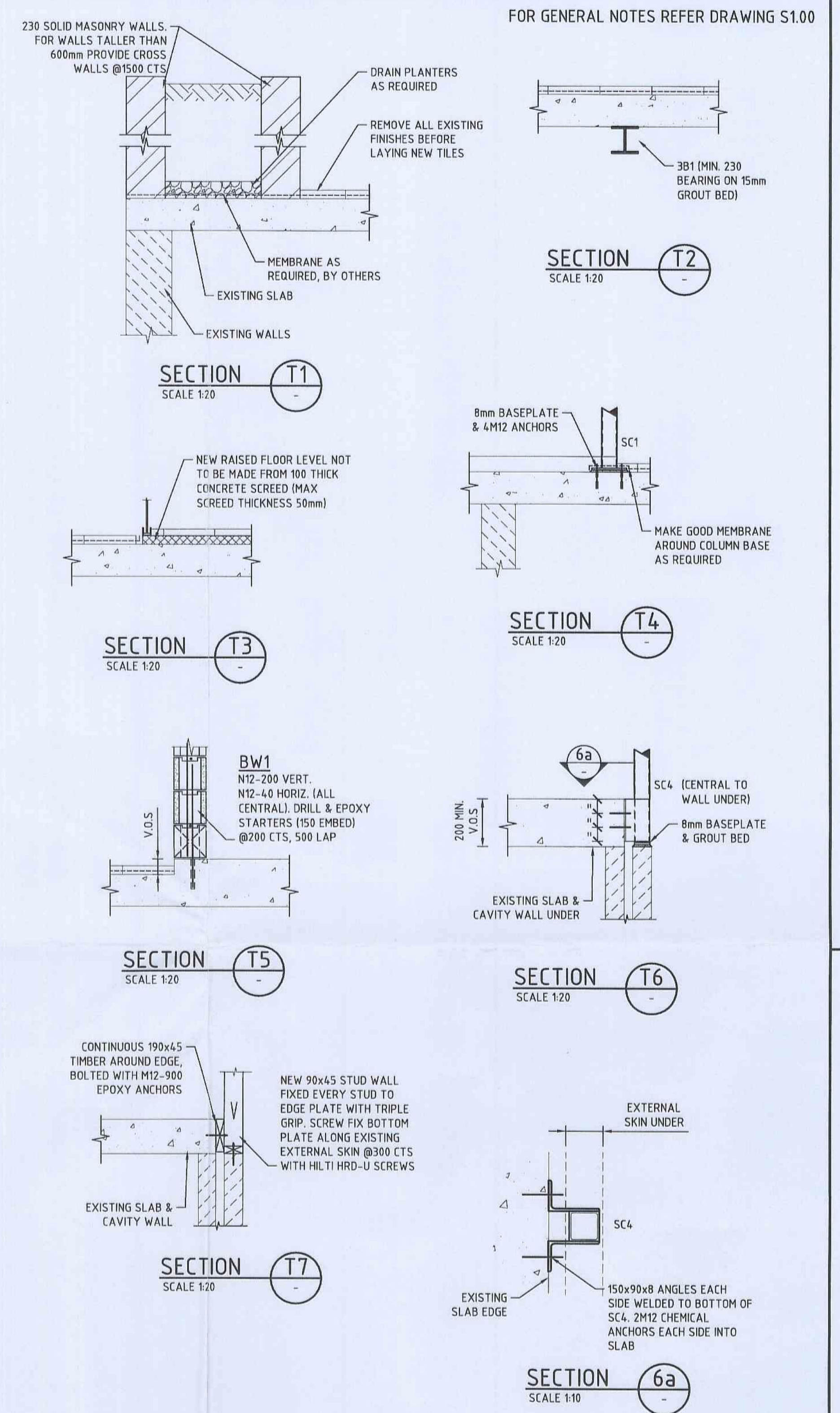


LEVEL 3 FLOOR PLAN
SCALE 1:100

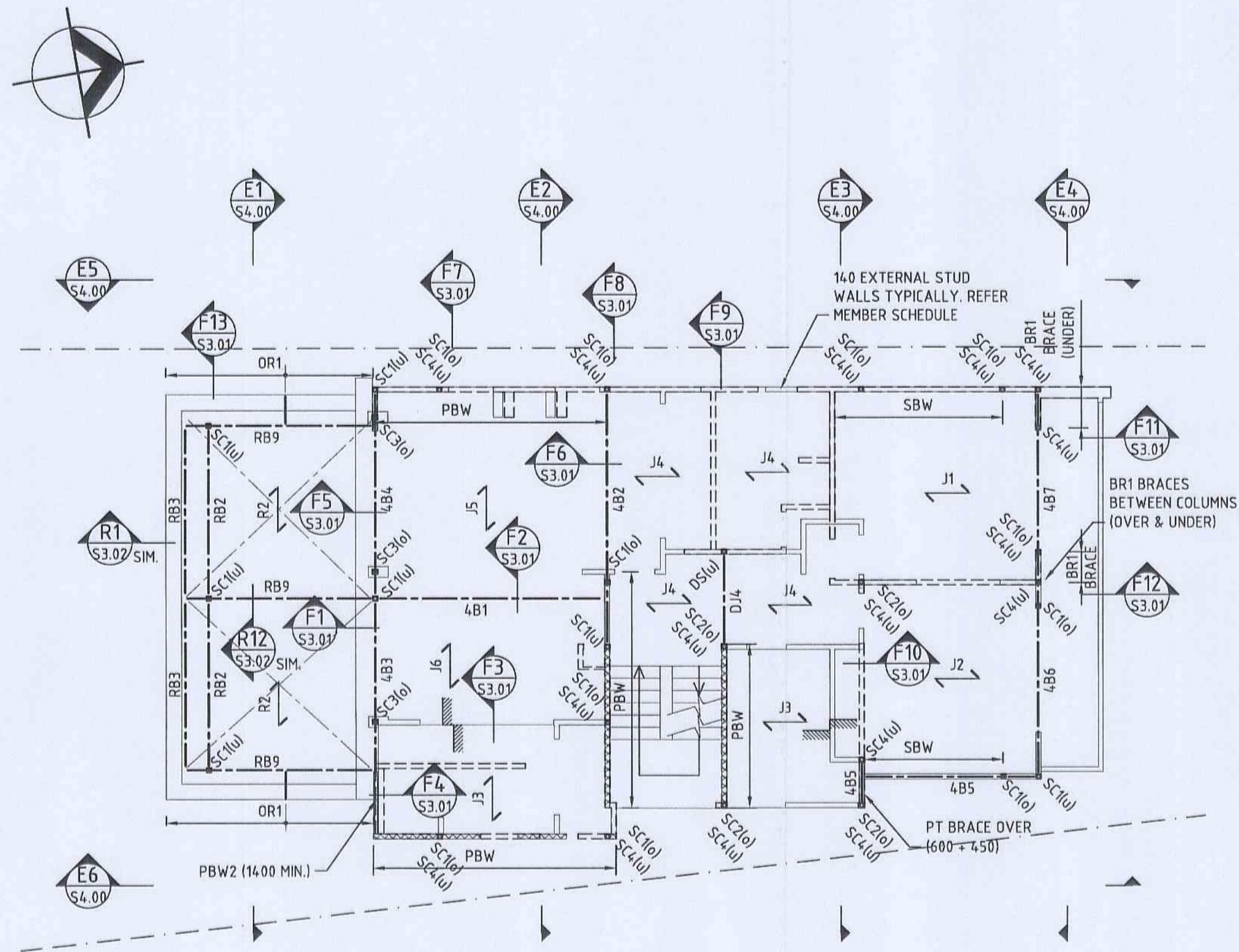
MEMBER SCHEDULE	
MARK	MEMBER
SC1	89x6 SHS
SC2	125x9 SHS or 150x100x6 RHS
SC3	125x9 SHS
SC4	89x3.5 SHS
DS	DOUBLE STUD
DS1	2/ 95x63 LVL (FULL HEIGHT) OR 140x45 MGP10
TS	TRIPLE STUD
J1	240x45 MGP10 @450 CTS
J2	240x45 MGP10 @450 CTS
J3	190x45 MGP10 @450 CTS
J4	240x45 MGP10 @450 CTS
J5	240x45 MGP10 @350 CTS
J6	240x45 MGP10 (NOTCH DOWN TO 190) @450 CTS
DJ	DOUBLE JOIST
3B1	150 UC 37
4B1	250 UB 26
4B2	250 UB 31
4B3 & 4B4	250 UB 26
4B5	200 UB 18
4B6	200 UB 18
4B7	2/ 240x45 LVL
R1	190x45 MGP10 @600 CTS OR 240x45 MGP10 @600 CTS
R2	240x45 MGP10 @600 CTS

EXTERNAL WALL STUDS	3.9m+HEIGHT+4.6m	140x45 MGP10 @300 CTS
	3.0m+HEIGHT+3.9m	140x45 MGP10 @450 CTS
	HEIGHT+3.0m	90x45 MGP10 @400 CTS
ALL INTERNAL WALLS		90x45 MGP10 @450 CTS

MEMBER SCHEDULE	
MARK	MEMBER
RB1	2/ 150x75 HYPAN LVL OR 125 PFC
RB2	150x75 HYPAN LVL
RB3	2/ 150x45 HYPAN LVL OR 125 PFC (WITH 45x70 BATTENS @600 CTS OVER)
RB4	200 UB 18 (WITH 100 UC 15 END STUD)
RB5	200 UB 30 (WITH 100 UC 15 END STUD)
RB6	200 UB 18 (WITH 100 UC 15 END STUD)
RB7	200 UB 18 (WITH 100 UC 15 END STUD)
RB8	200 UB 18 (WITH 100 UC 15 END STUD)
RB9	200 UB 18 (WITH 100 UC 15 END STUD)
RB10	200 UB 18 OR 150 UC 23
RB11	200 UB 18 (WITH 100 UC 15 END STUD)
WH1	150 PFC (ON SIDE)
WH2	125 PFC (ON SIDE)
WH3	125x8 EA OR 100x12 EA OR 89x5.0 SHS
OR1	75x6 EA @900 CTS
BR1	STEEL "K" BRACED WALL MADE FROM 89x3.5 SHS or 90x6 EA DIAGONALS
PTBRACE	PROPRIETARY LIGHT-GAUGE STEEL BRACED NIB WALL (1050 LONG- MADE FROM 600 & 450 BRACES SCREWED TOGETHER)
SBW	STRAP BRACED WALL TO AS1684. REFER ATTACHED FOR DETAIL
PBW	PLY BRACED WALL TO AS1684. REFER ATTACHED FOR DETAIL
PBW2	PLY BRACED WALL (WITH HOLD DOWN ROD OR STEEL COLUMNS AT END) TO AS1684. REFER ATTACHED FOR DETAIL
BW1	190 RC BLOCK WALL (N12-200 VERT. & N12-400 HORIZ. CENTRAL)



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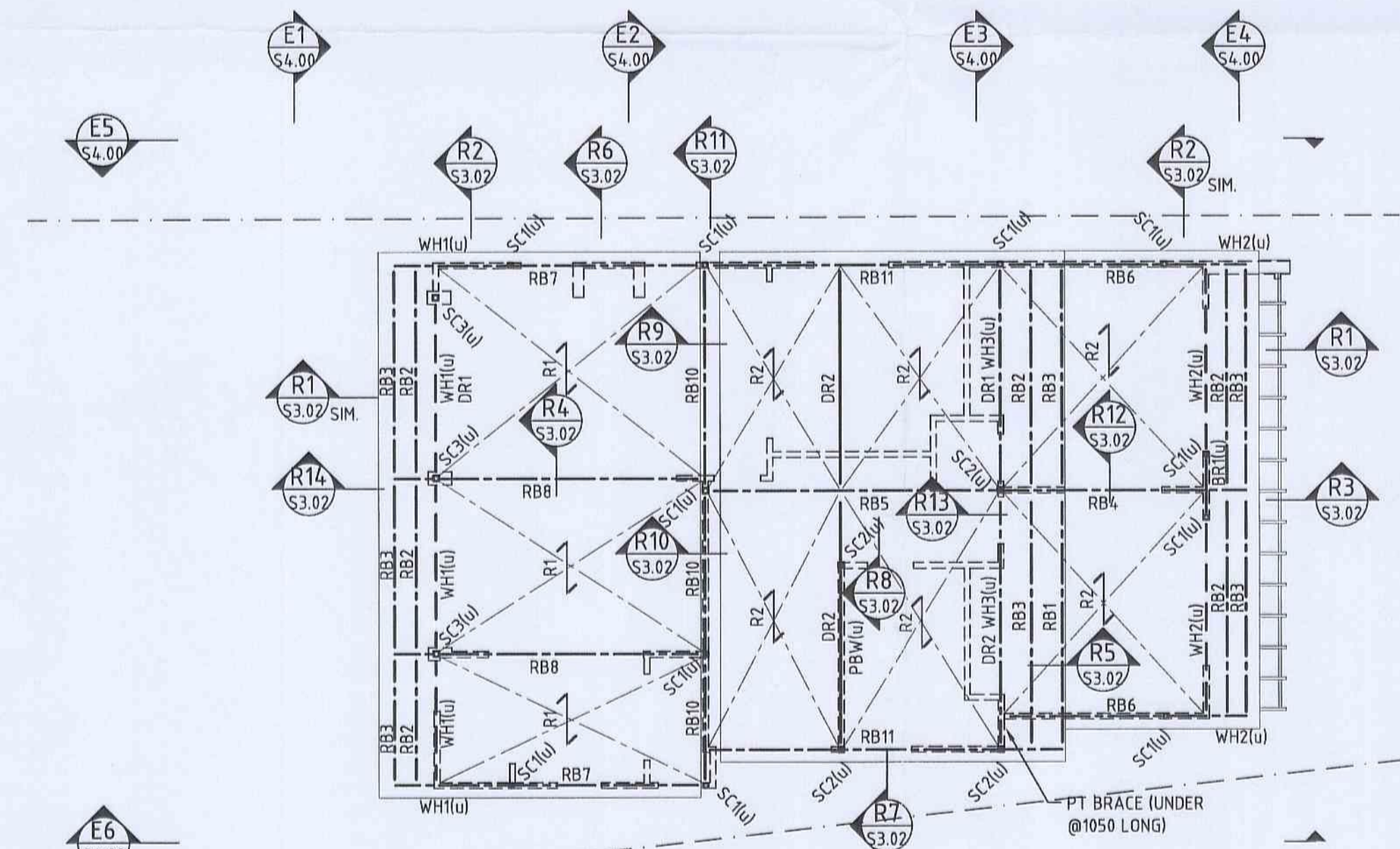


LEVEL 4 FLOOR PLAN
SCALE 1:100

MARK	MEMBER
SC1	89x6 SHS
SC2	125x9 SHS or 150x100x6 RHS
SC3	125x9 SHS
SC4	89x3.5 SHS
DS	DOUBLE STUD
DS1	2/ 95x63 LVL (FULL HEIGHT) OR 140x45 MGP10
TS	TRIPLE STUD
J1	240x45 MGP10 @450 CTS
J2	240x45 MGP10 @450 CTS
J3	190x45 MGP10 @450 CTS
J4	240x45 MGP10 @450 CTS
J5	240x45 MGP10 @350 CTS
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4B6	200 UB 18
4B7	2/ 240x45 LVL
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R2	240x45 MGP10 @600 CTS

EXTERNAL WALL STUDS	3.9m+HEIGHT+4.6m 3.0m+HEIGHT+3.9m HEIGHT+3.0m	140x45 MGP10 @300 CTS 140x45 MGP10 @450 CTS 90x45 MGP10 @400 CTS
ALL INTERNAL WALLS		90x45 MGP10 @450 CTS

MARK	MEMBER
RB1	2/ 150x75 HYSPAN LVL OR 125 PFC
RB2	150x75 HYSPAN LVL
RB3	2/ 150x45 HYSPAN LVL OR 125 PFC (WITH 45x70 BATTENS @600 CTS OVER)
RB4	200 UB 18 (WITH 100 UC 15 END STUB)
RB5	200 UB 30 (WITH 100 UC 15 END STUB)
RB6	200 UB 18 (WITH 100 UC 15 END STUB)
RB7	200 UB 18 (WITH 100 UC 15 END STUB)
RB8	200 UB 18 (WITH 100 UC 15 END STUB)
RB9	200 UB 18 (WITH 100 UC 15 END STUB)
RB10	200 UB 18 OR 150 UC 23
RB11	200 UB 18 (WITH 100 UC 15 END STUB)
WH1	150 PFC (ON SIDE)
WH2	125 PFC (ON SIDE)
WH3	125x8 EA OR 100x12 EA OR 89x5.0 SHS
OR1	75x6 EA @900 CTS
BR1	STEEL "K" BRACED WALL MADE FROM 89x3.5 SHS or 90x6 EA DIAGONALS
PTBRACE	PROPRIETARY LIGHT-GAUGE STEEL BRACED NIB WALL (1050 LONG- MADE FROM 600 & 450 BRACES SCREWED TOGETHER)
SBW	STRAP BRACED WALL TO A51684. REFER ATTACHED FOR DETAIL
PBW	PLY BRACED WALL TO A51684. REFER ATTACHED FOR DETAIL
PBW2	PLY BRACED WALL (WITH HOLD DOWN ROD OR STEEL COLUMNS AT END) TO A51684. REFER ATTACHED FOR DETAIL
BW1	190 RC BLOCKWALL (N12-200 VERT. & N12-400 HORIZ. CENTRAL)



ROOF PLAN
SCALE 1:100

ISSUE	AMENDMENT	DATE	CHECKED	ISSUE	AMENDMENT	DATE	CHECKED
A	ISSUED FOR TENDER	18.01.10					

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ONLY USE FIGURED DIMENSIONS - DO NOT SCALE DRAWINGS.

ALL DISCREPANCIES TO BE REFERRED TO ENGINEER PRIOR TO CONSTRUCTION.

ARCHITECTS
Fineline
57 Tennyson Road
Cromer
NSW 2099

TEL: (02) 9401 5006
FAX: (02) 9401 5006
paulabbot@optusnet.com.au

SIMPSON DESIGN ASSOCIATES
Consulting Engineers
STUDIO 1,
84 MULLENS STREET
BALMAIN NSW 2041

TEL: (02) 9810 6911
FAX: (02) 9810 6922
EMAIL: sda@simpsondesign.com.au

PROJECT
**45 Attunga Road
NEWPORT**

TITLE
LEVEL 4 & ROOF PLANS

JOB NUMBER
M9198

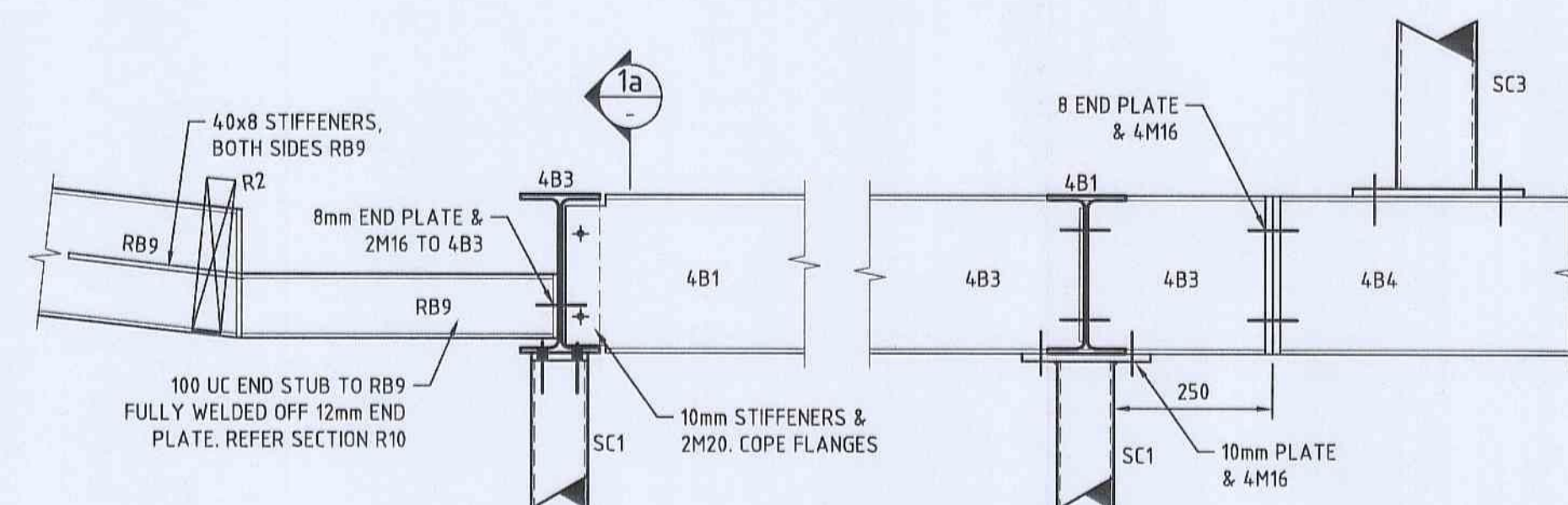
DRAWING NUMBER
S3.00

REVISION
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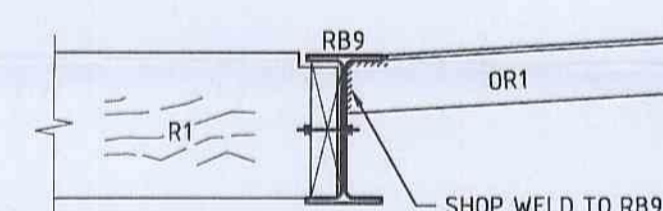
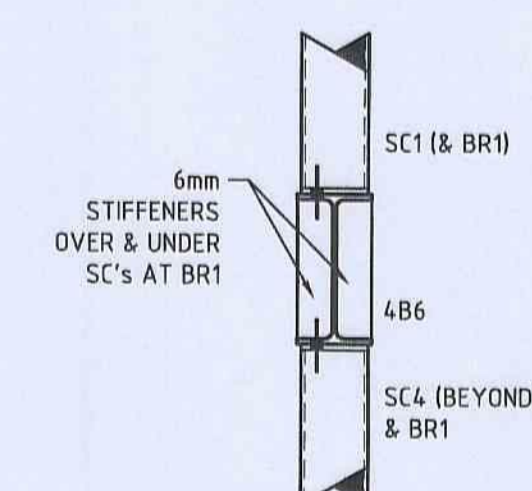
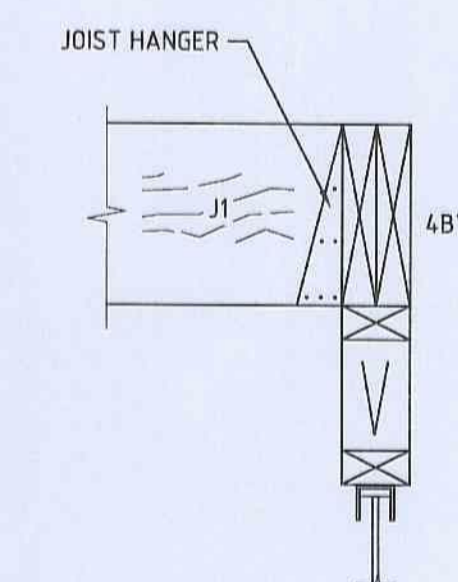
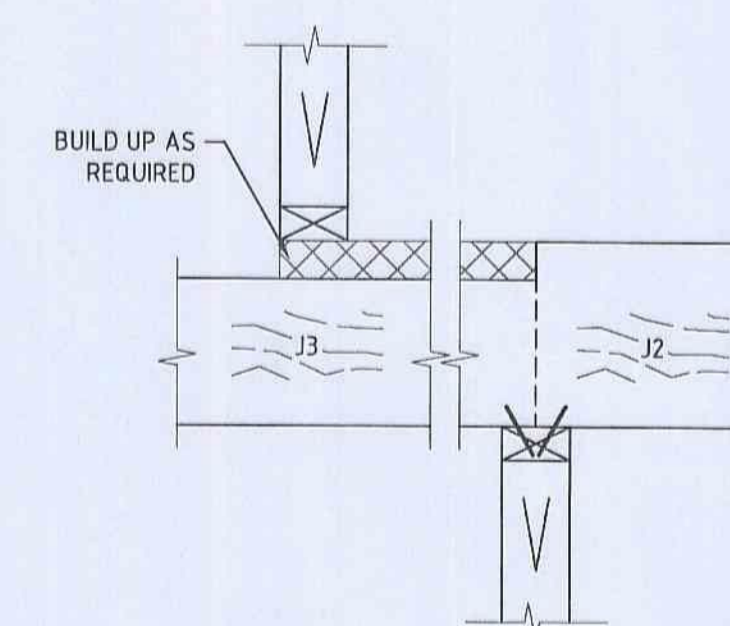
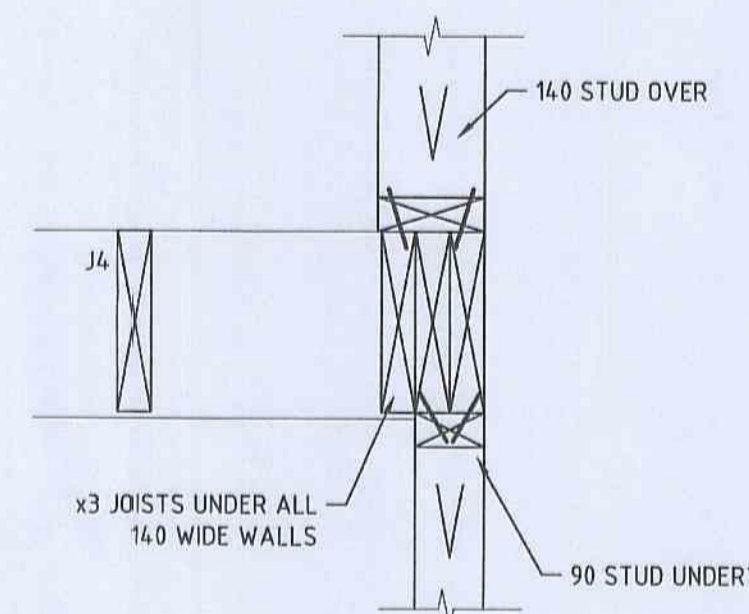
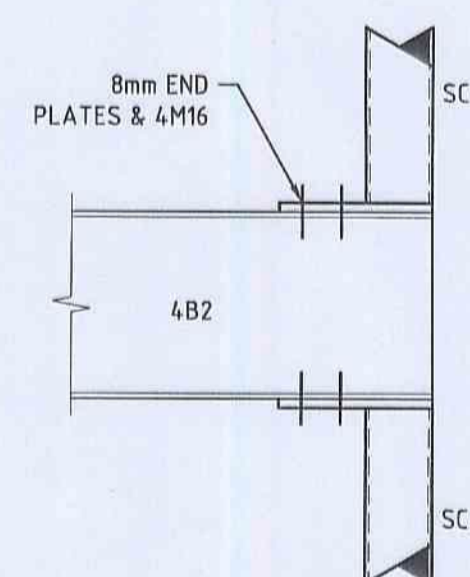
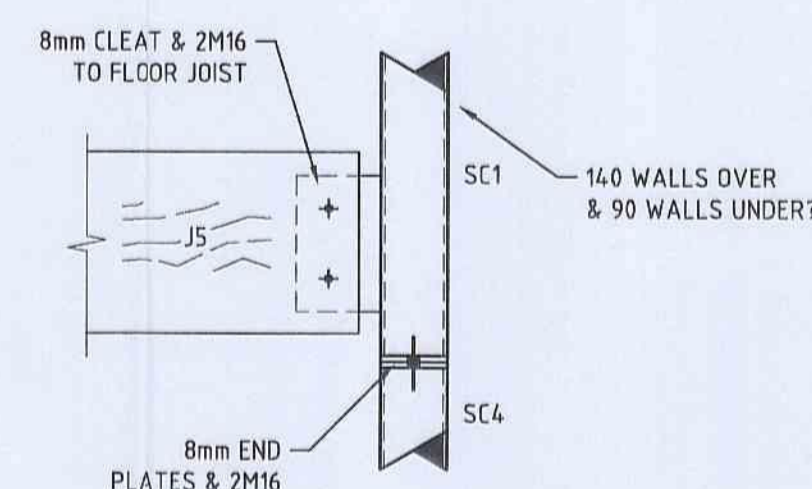
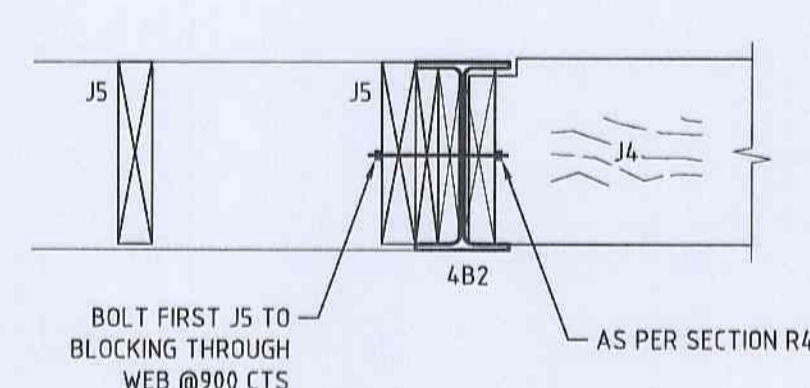
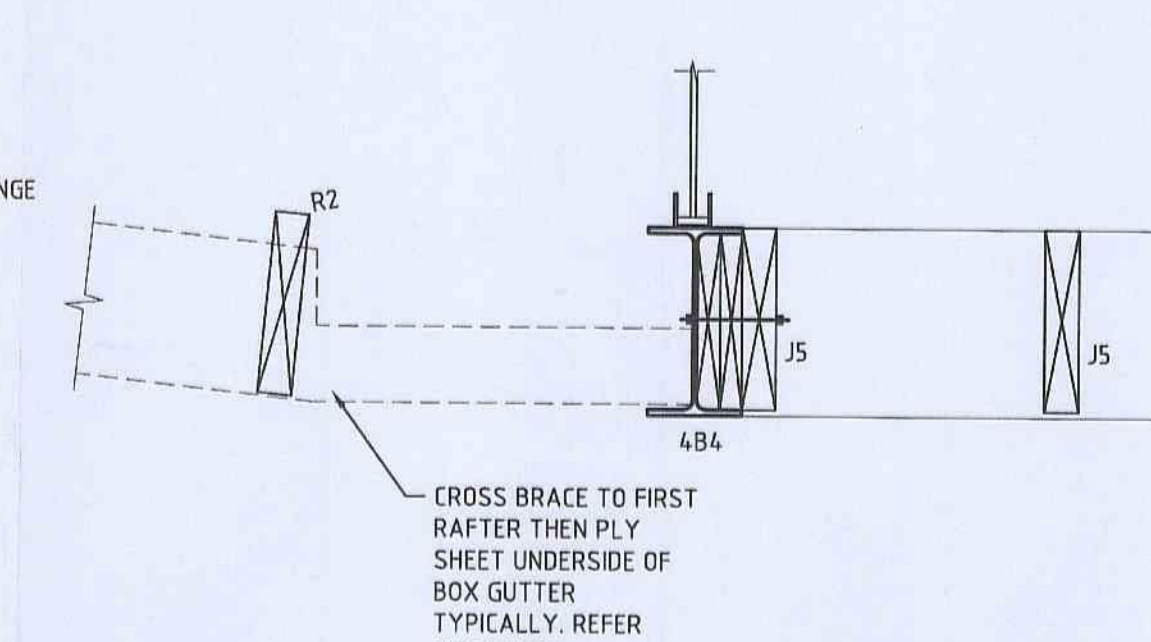
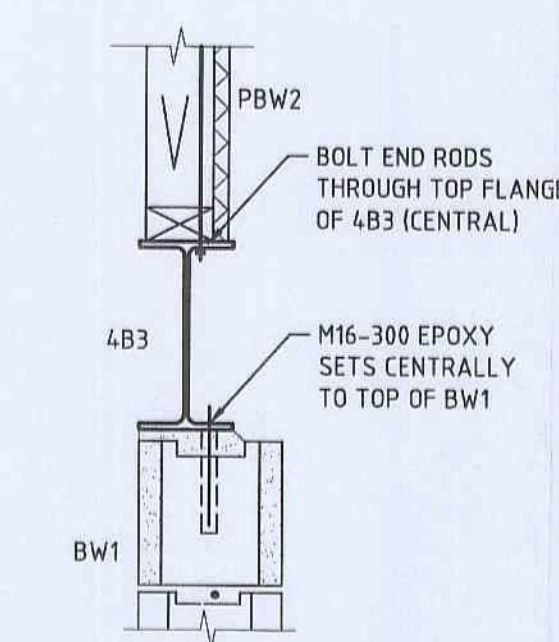
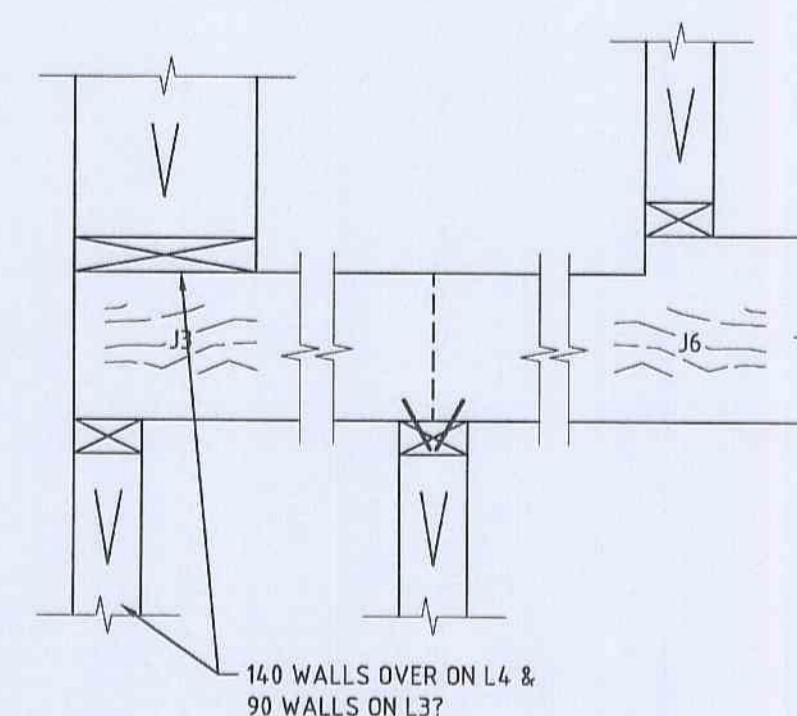
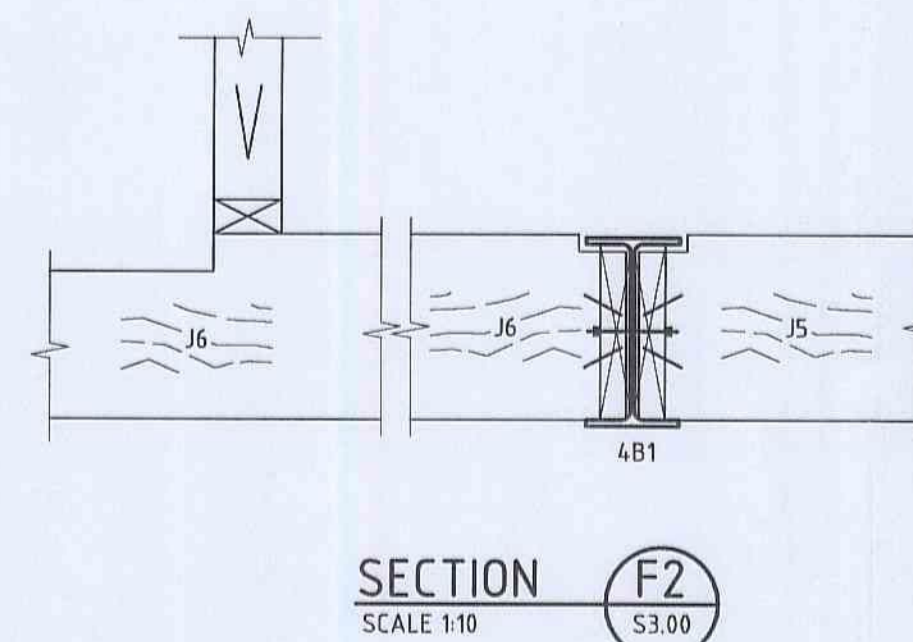
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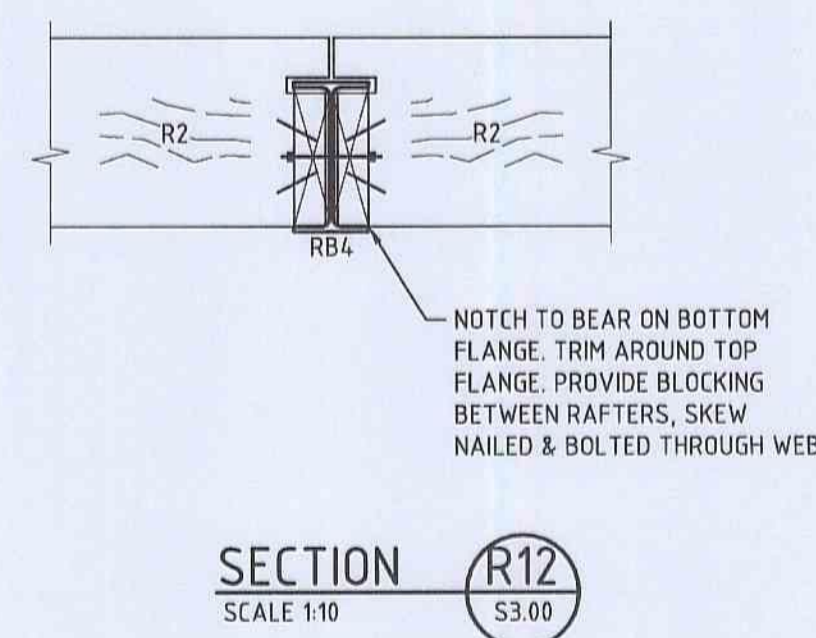
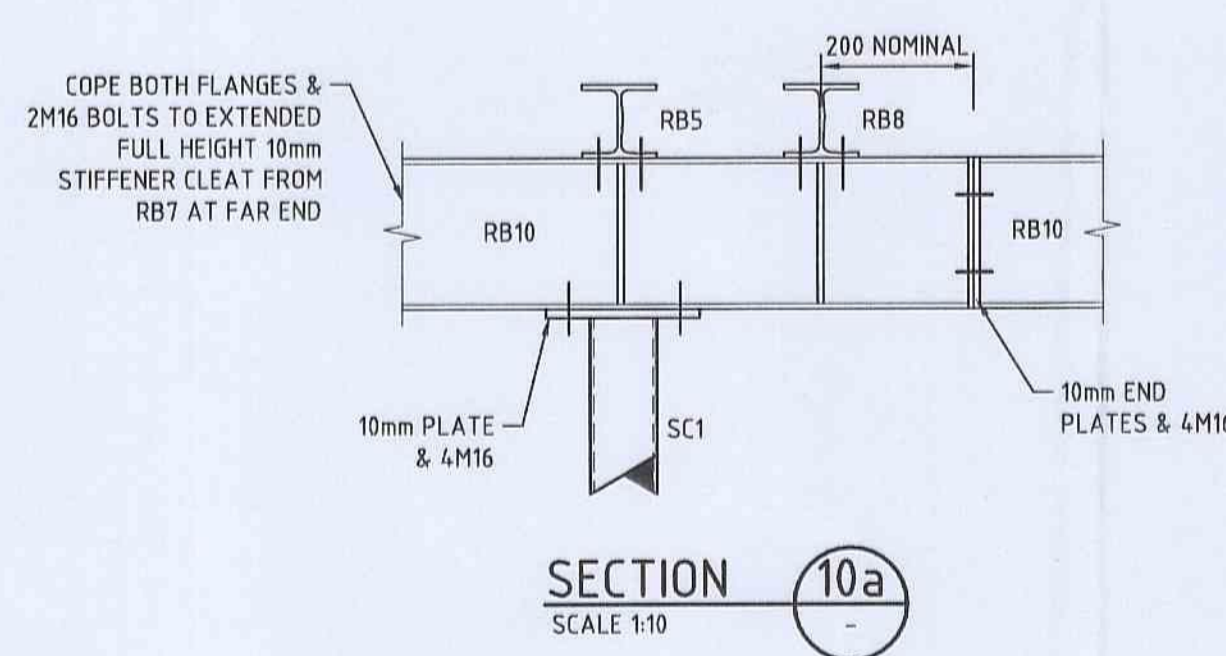
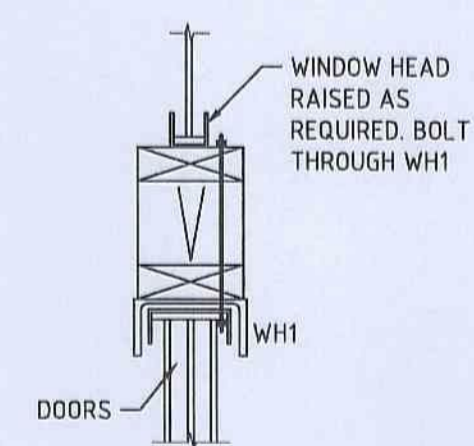
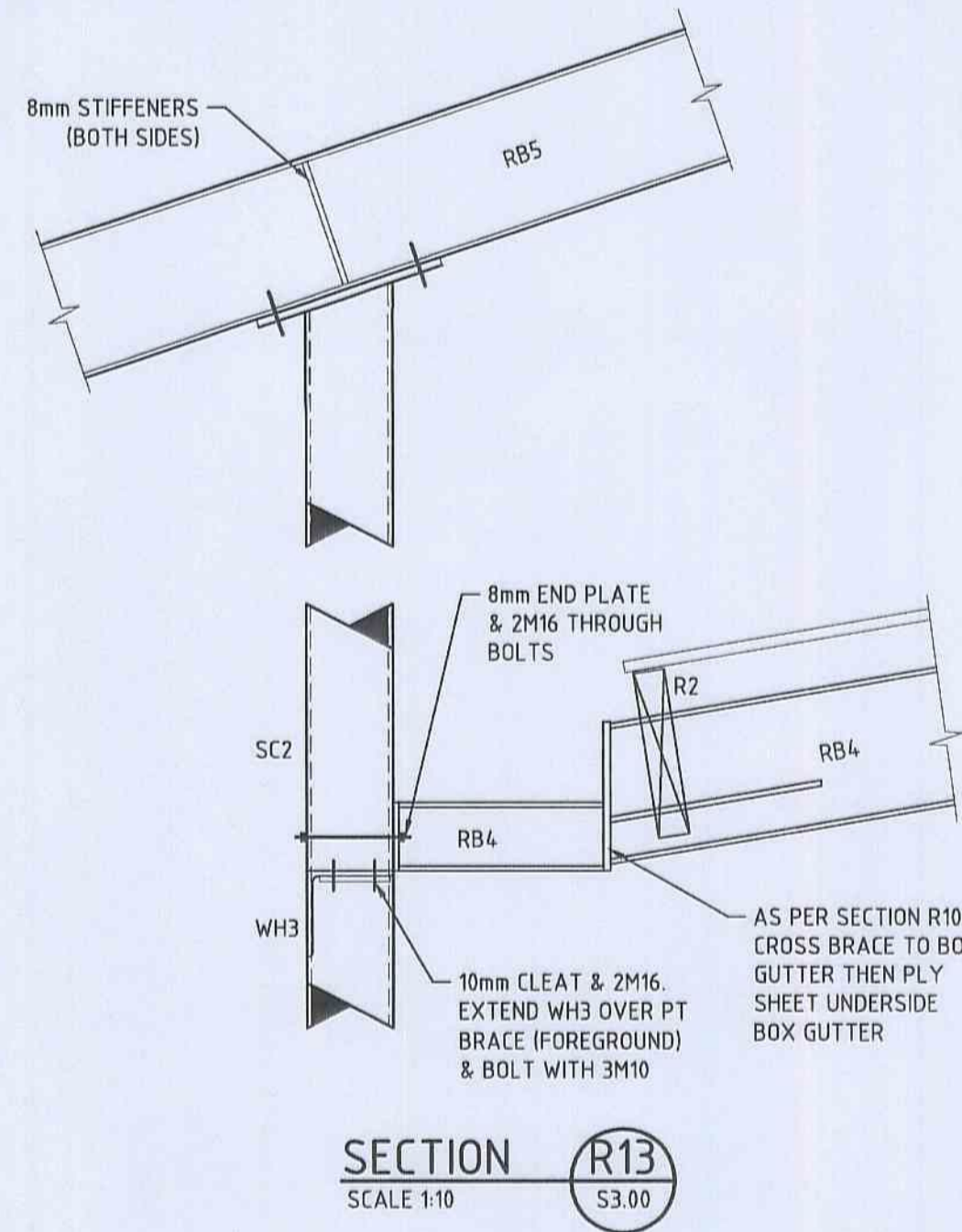
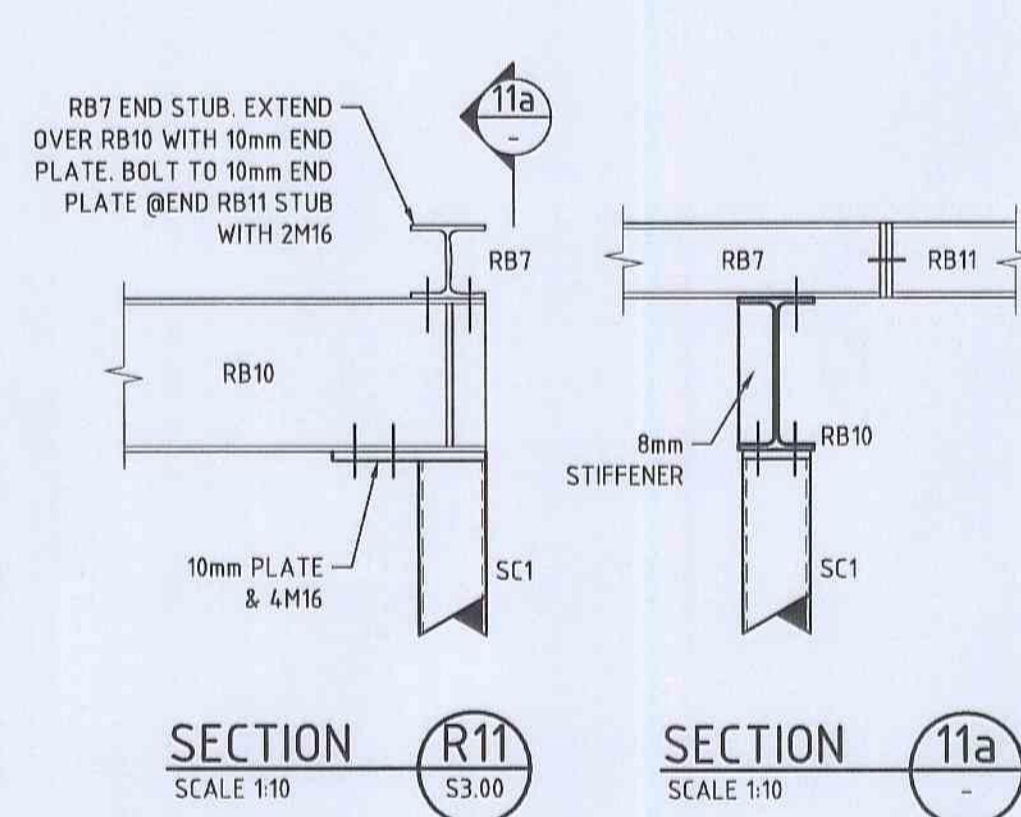
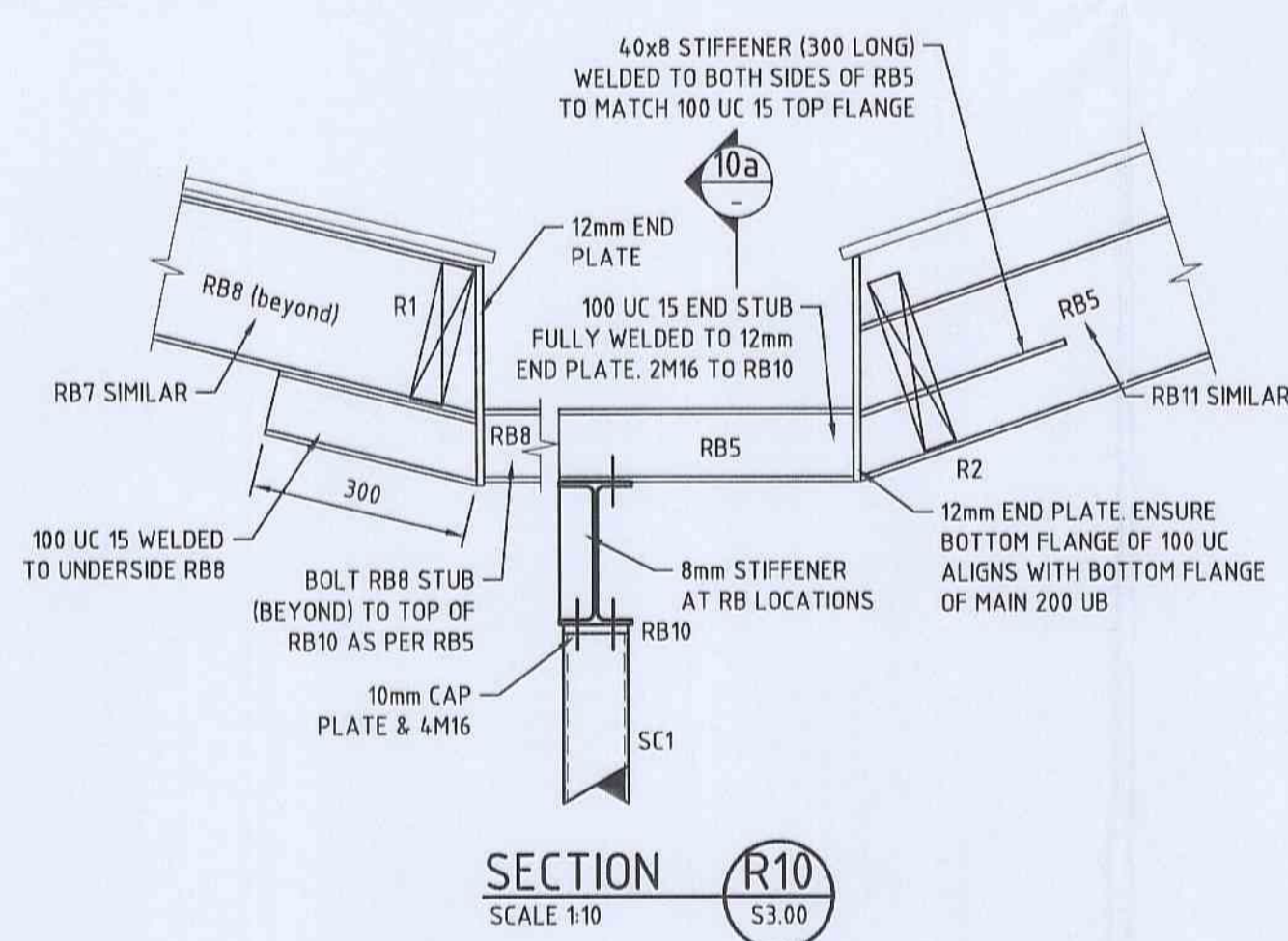
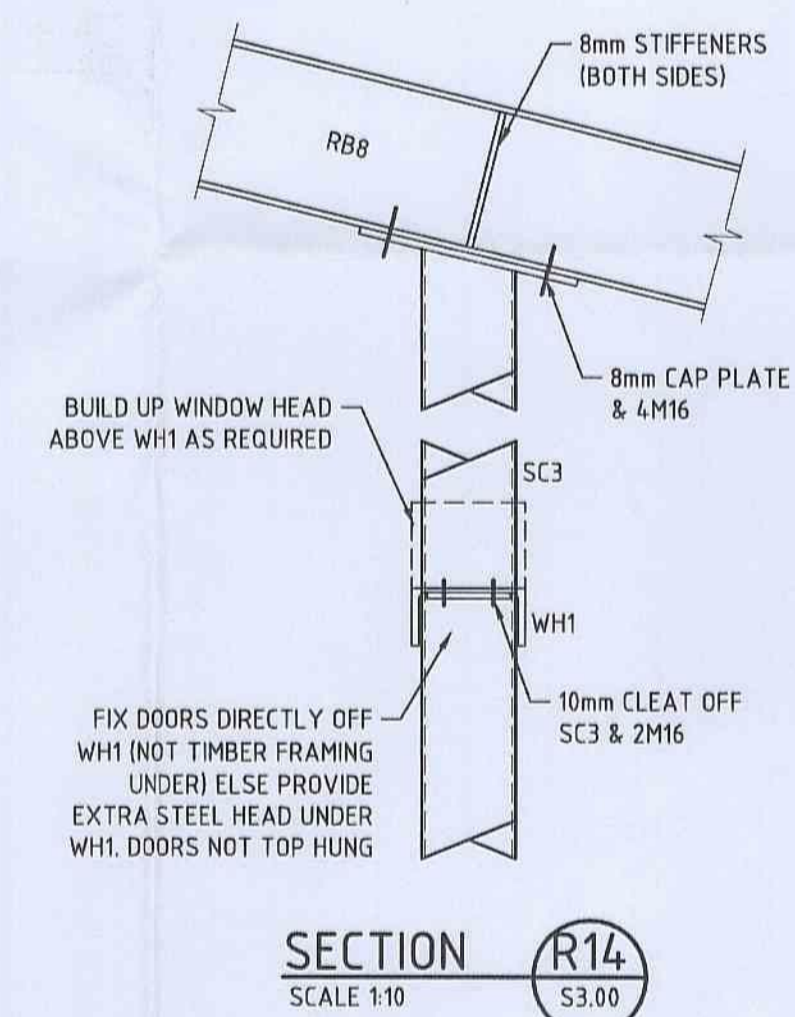
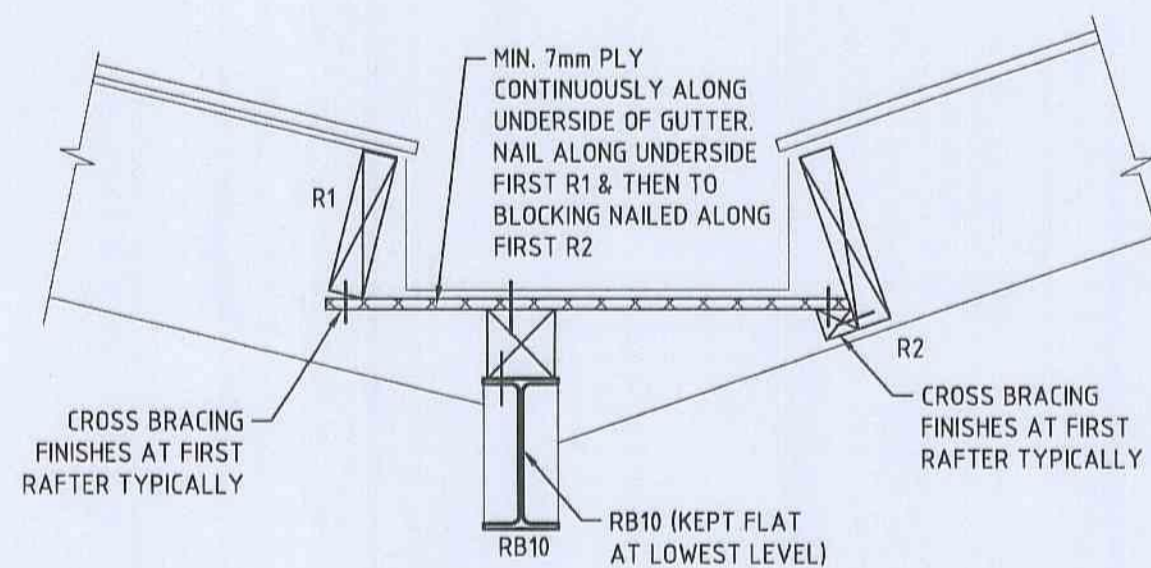
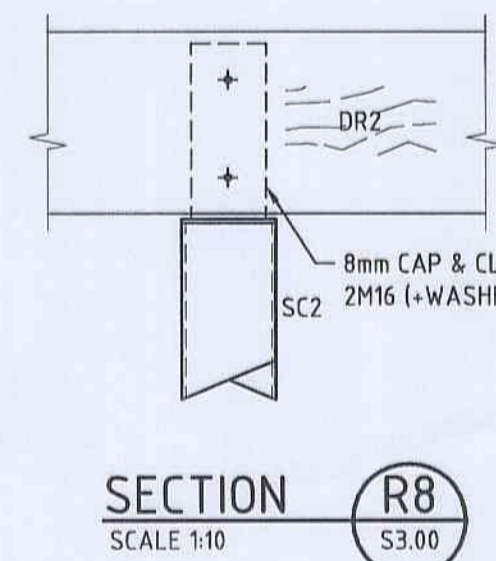
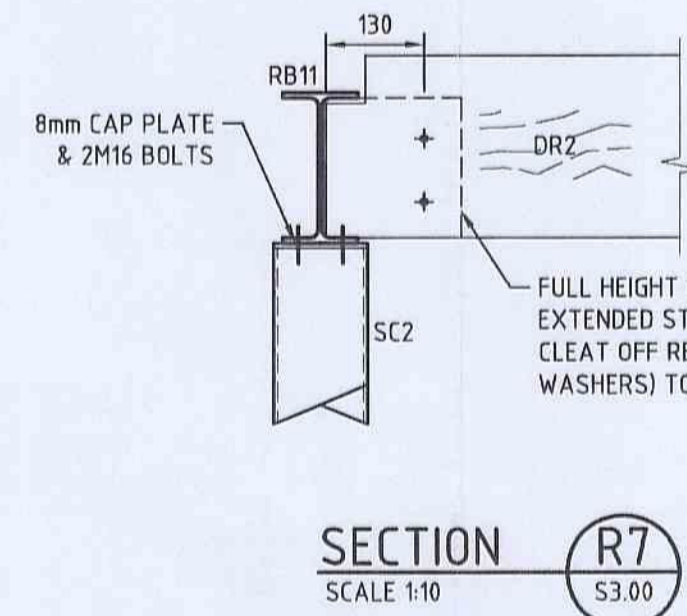
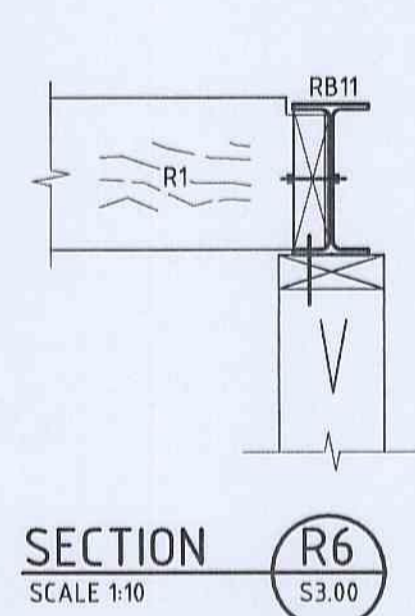
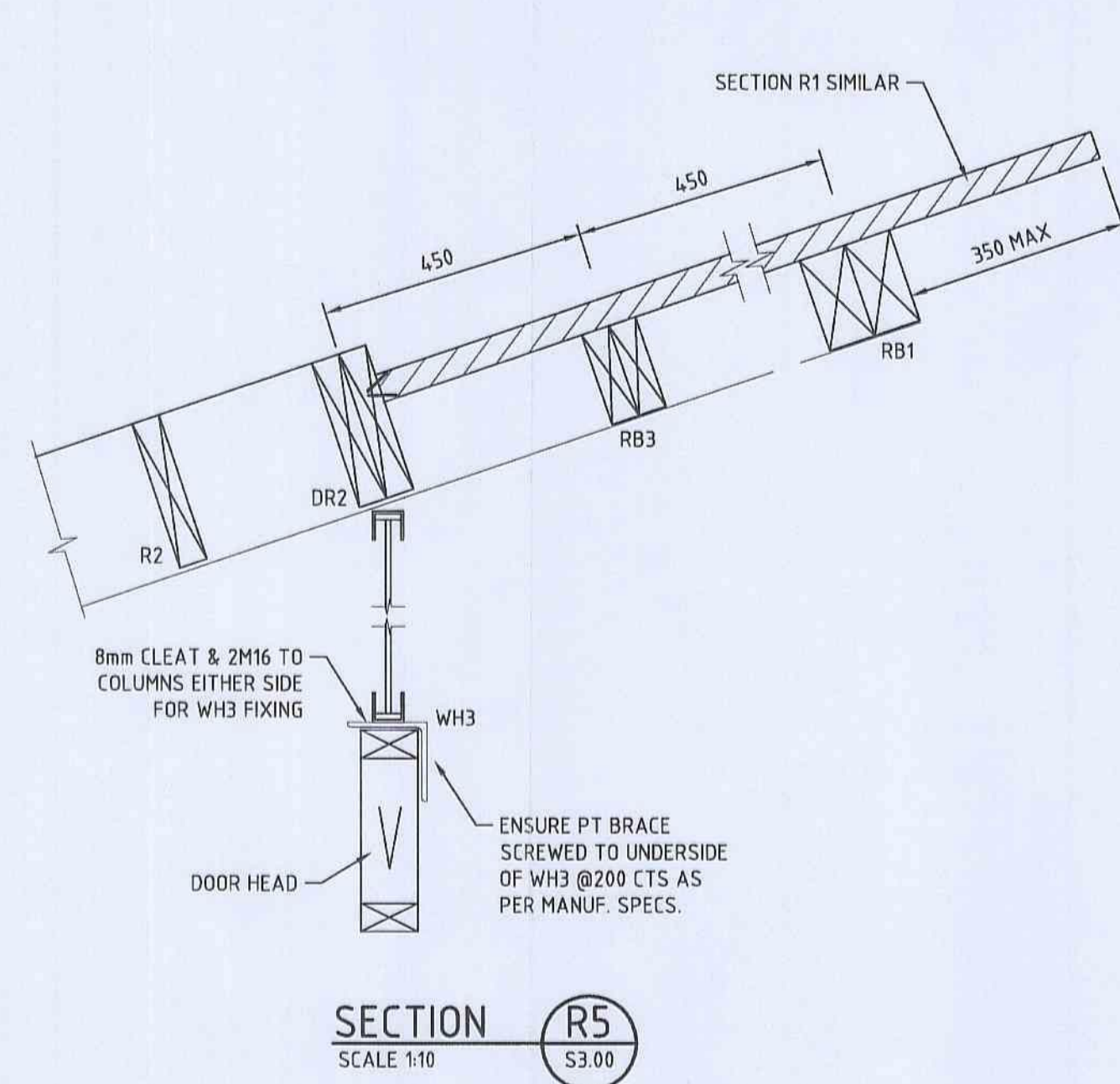
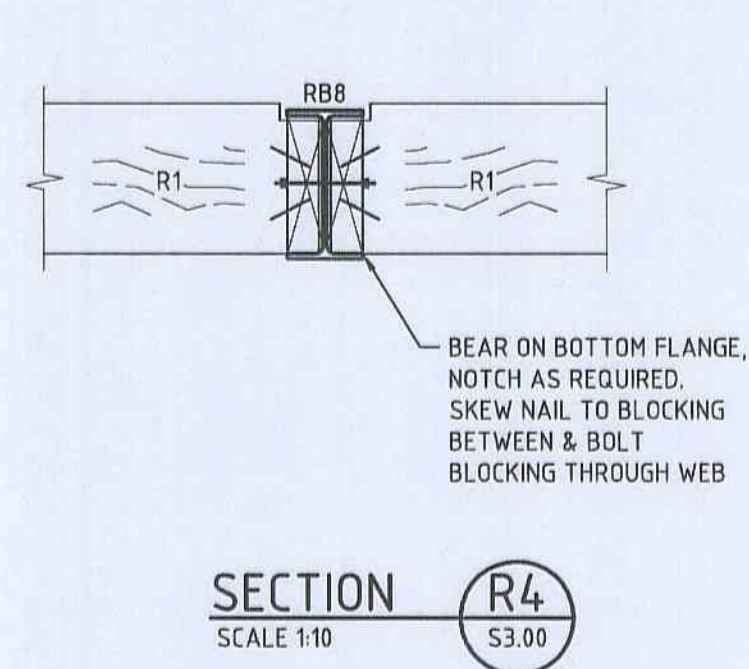
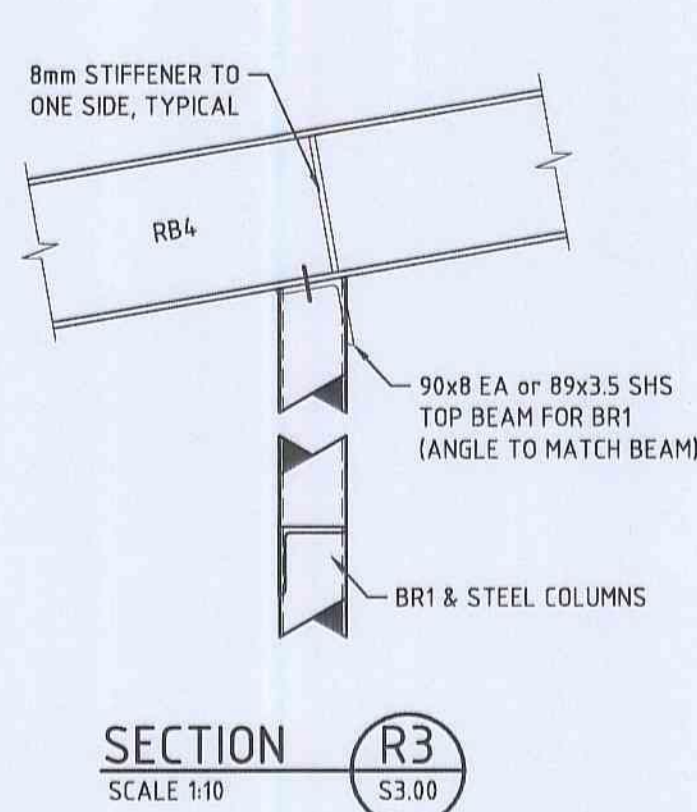
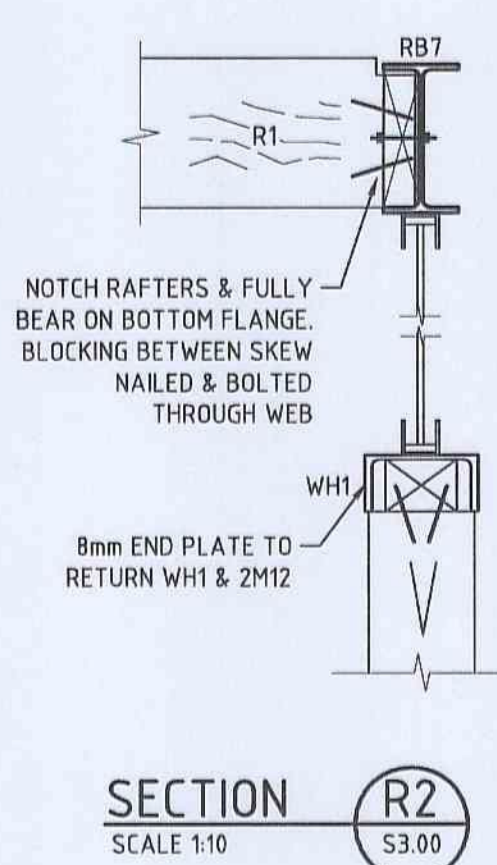
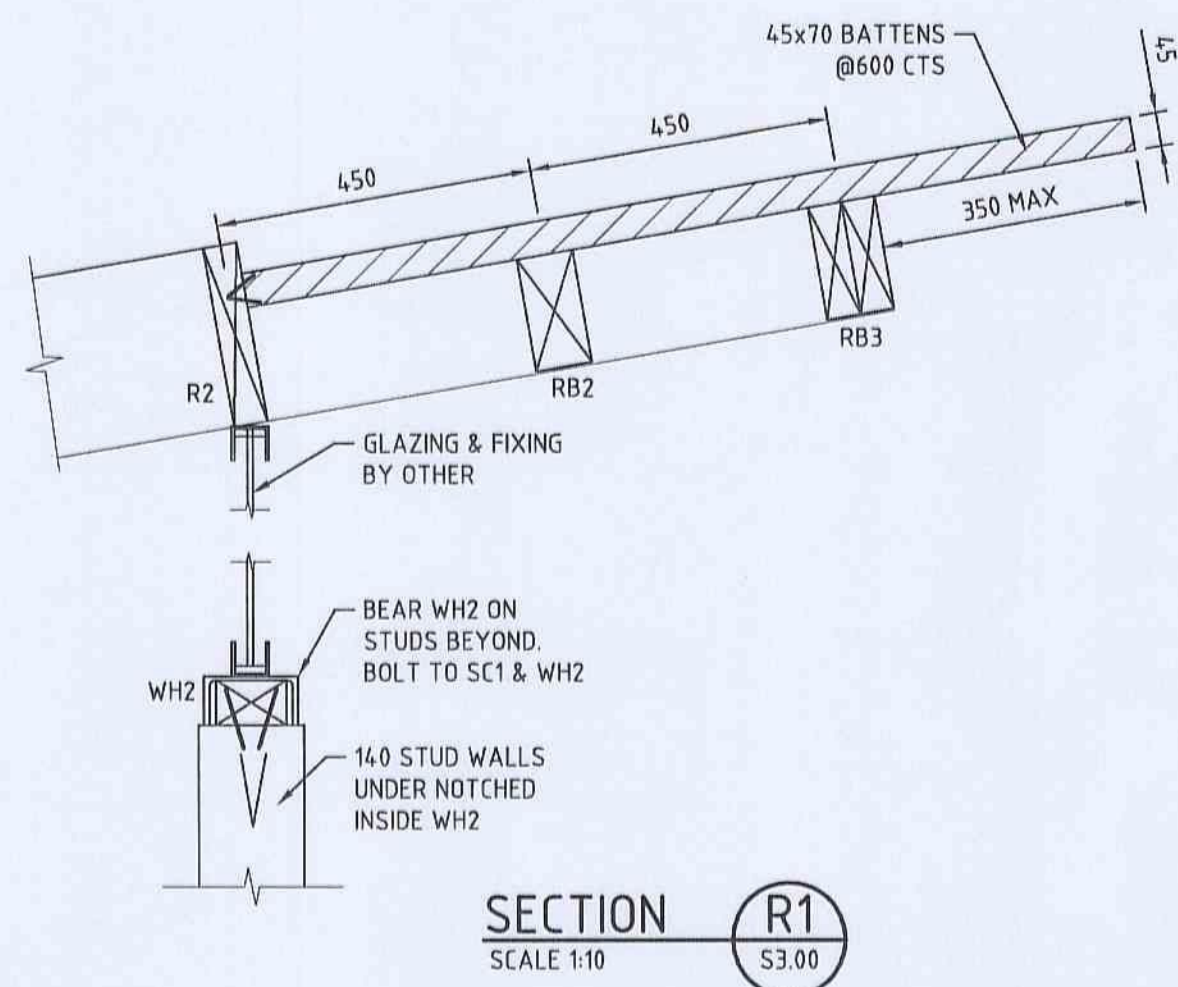
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SECTION 1a



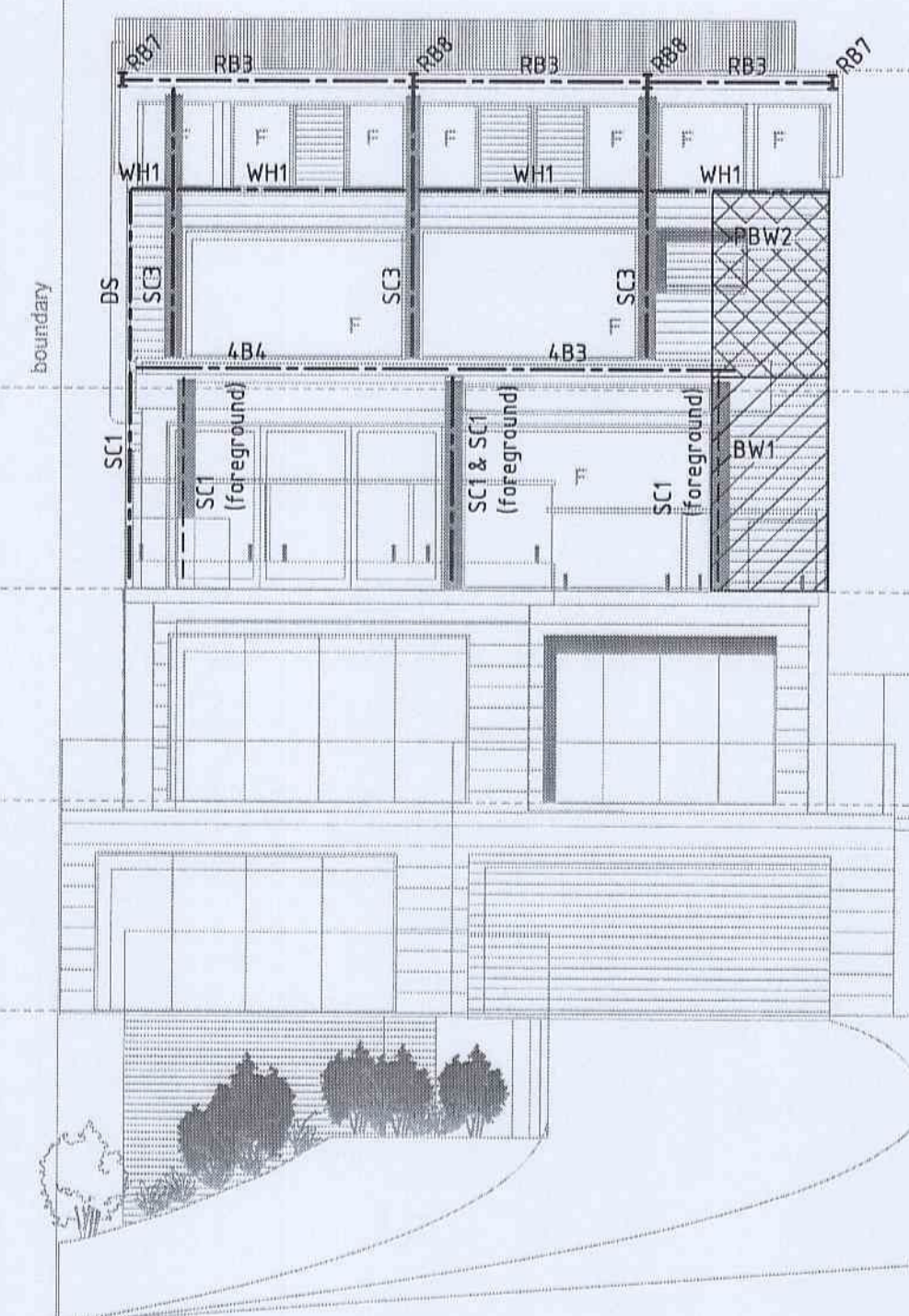
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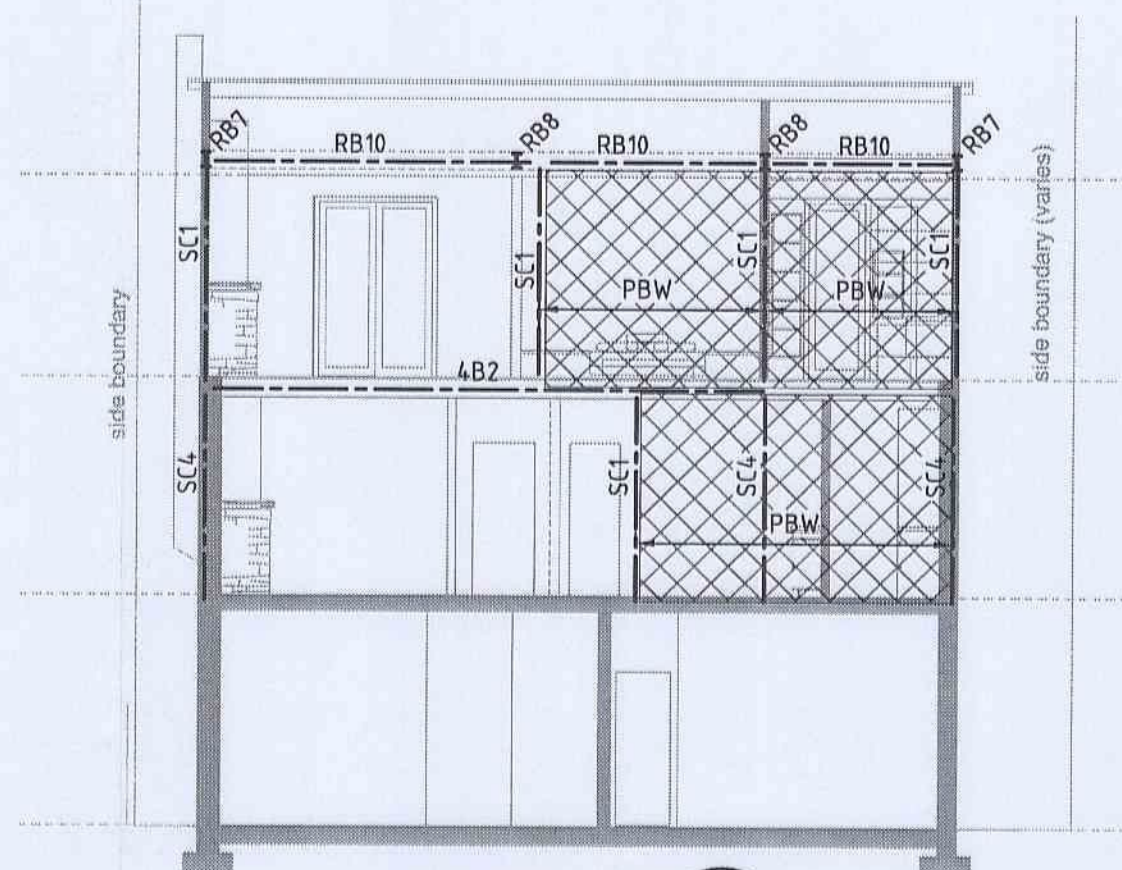
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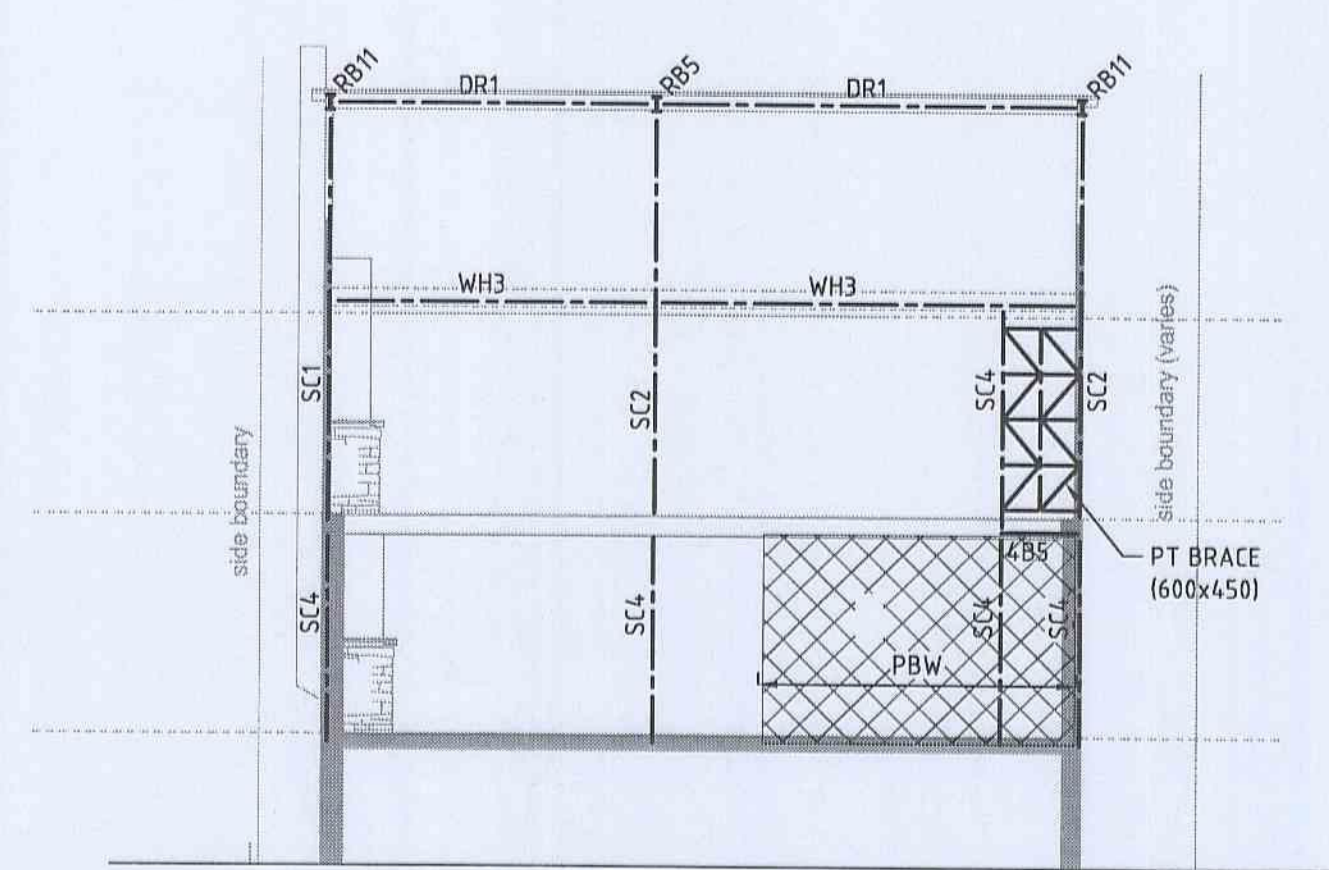
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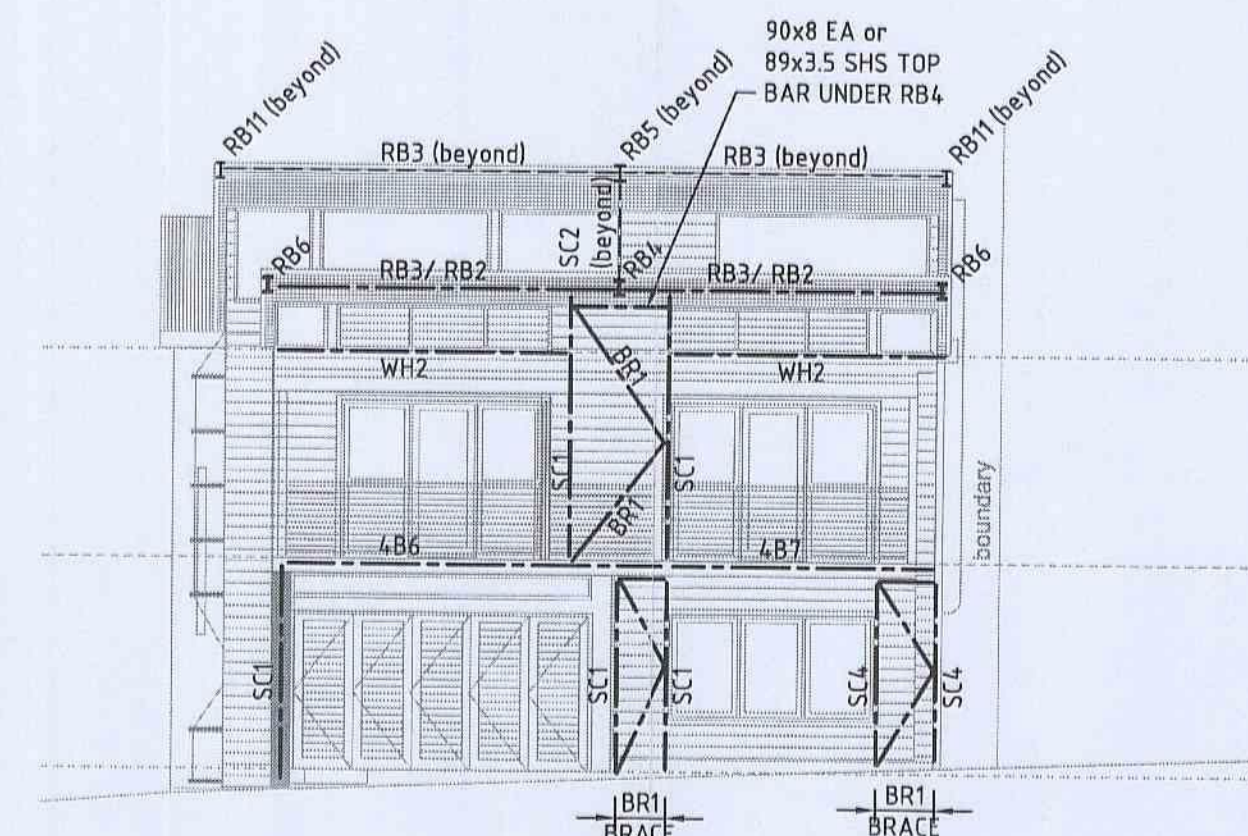
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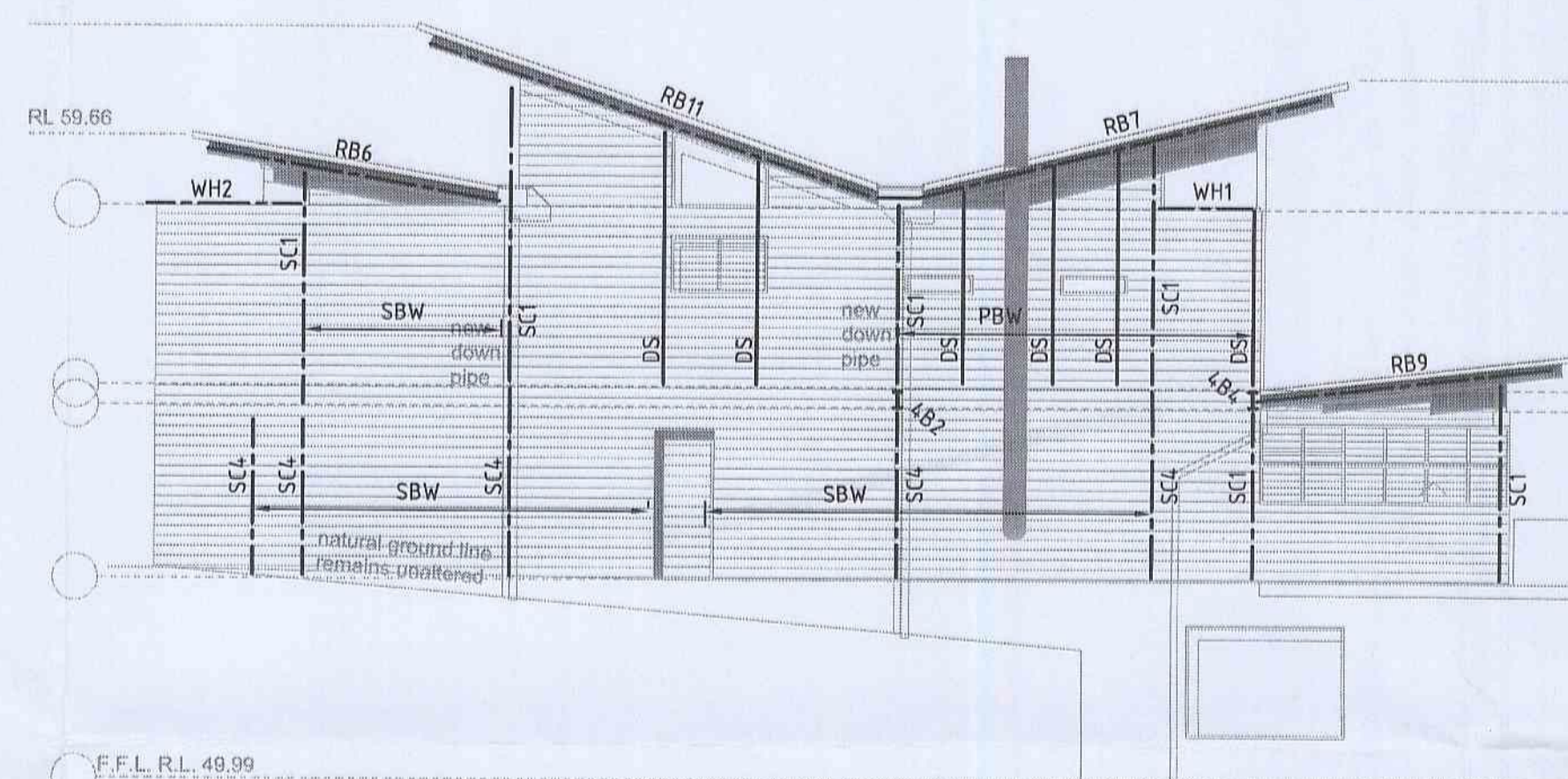
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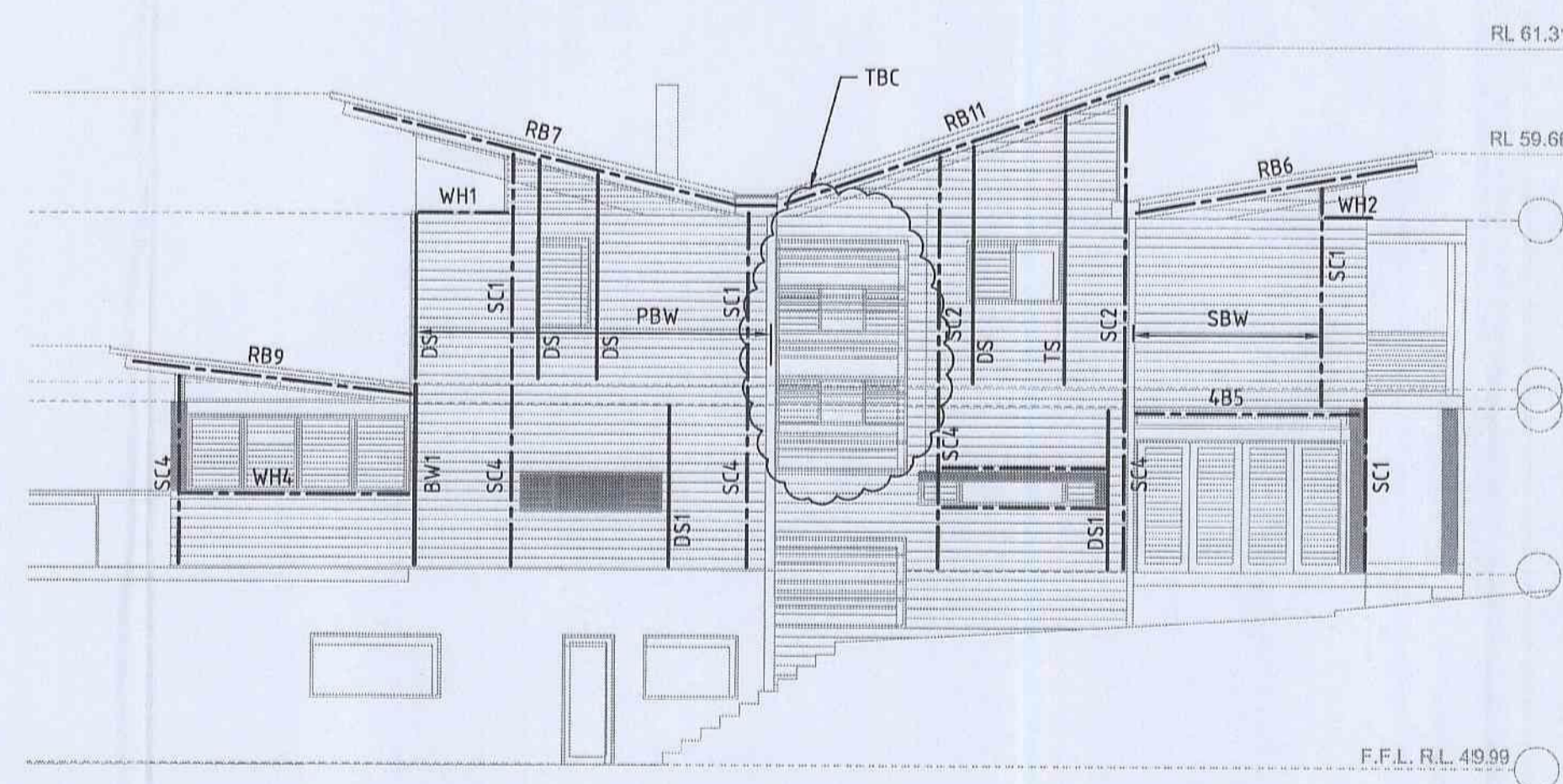
ELEVATION E3
SCALE 1:100 S2.3.00



ELEVATION E4
SCALE 1:100 S2.3.01

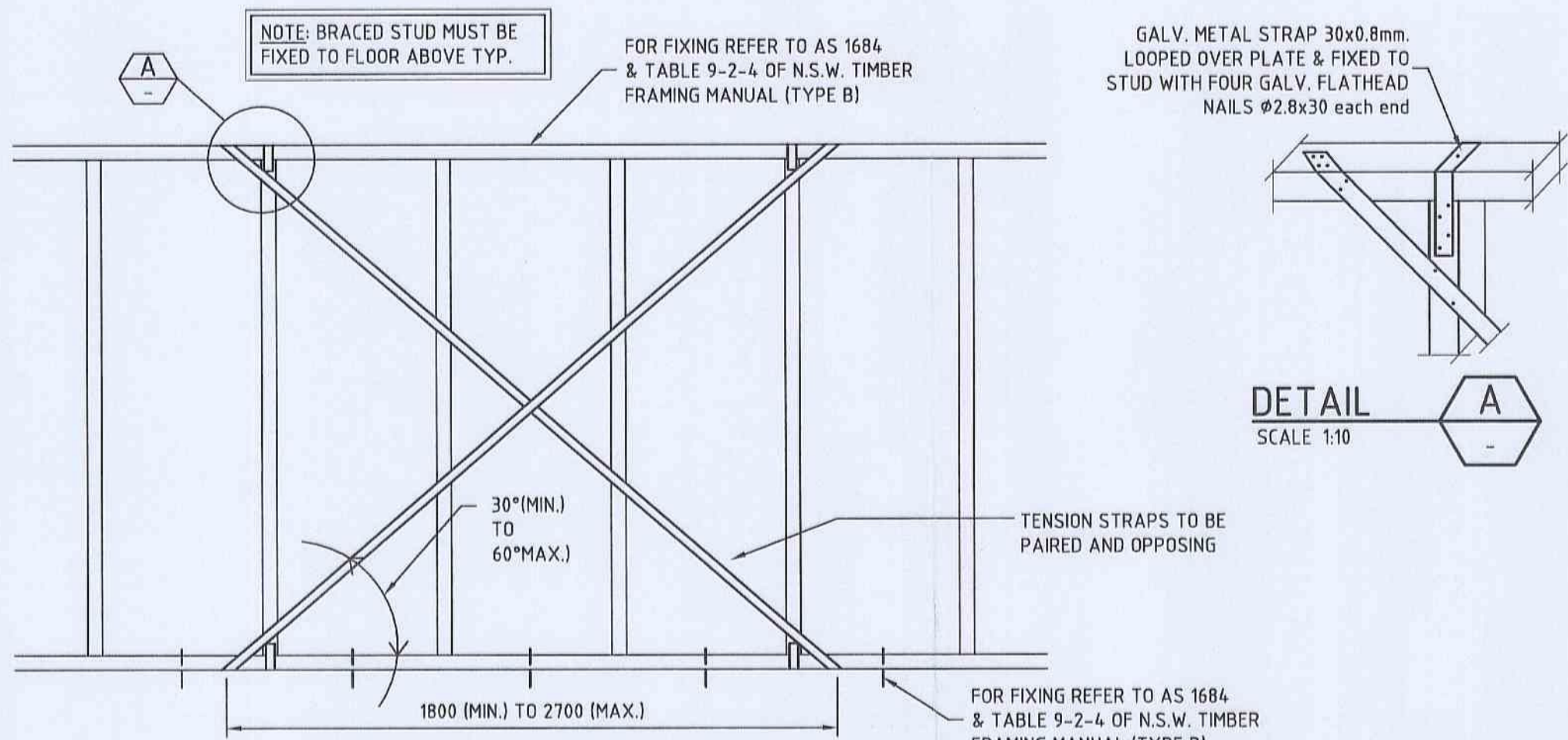


ELEVATION E5
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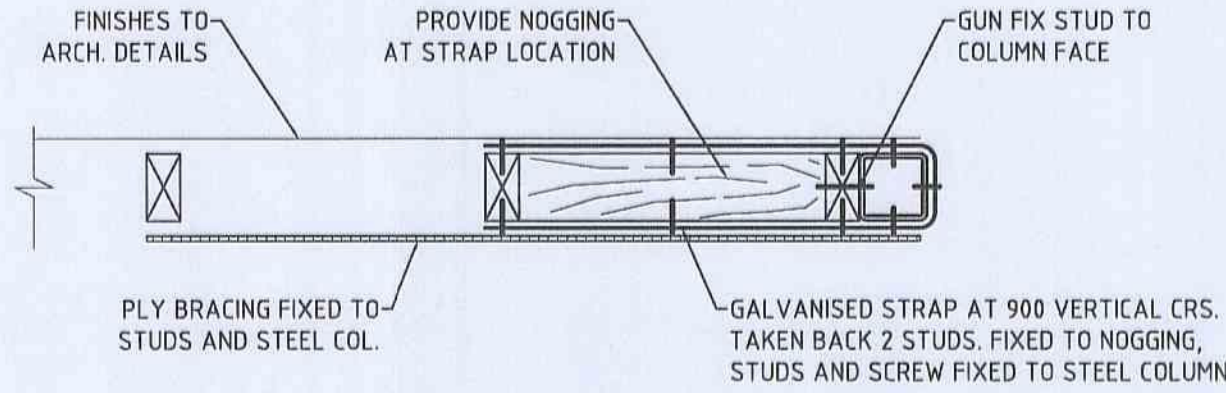
ELEVATION E6
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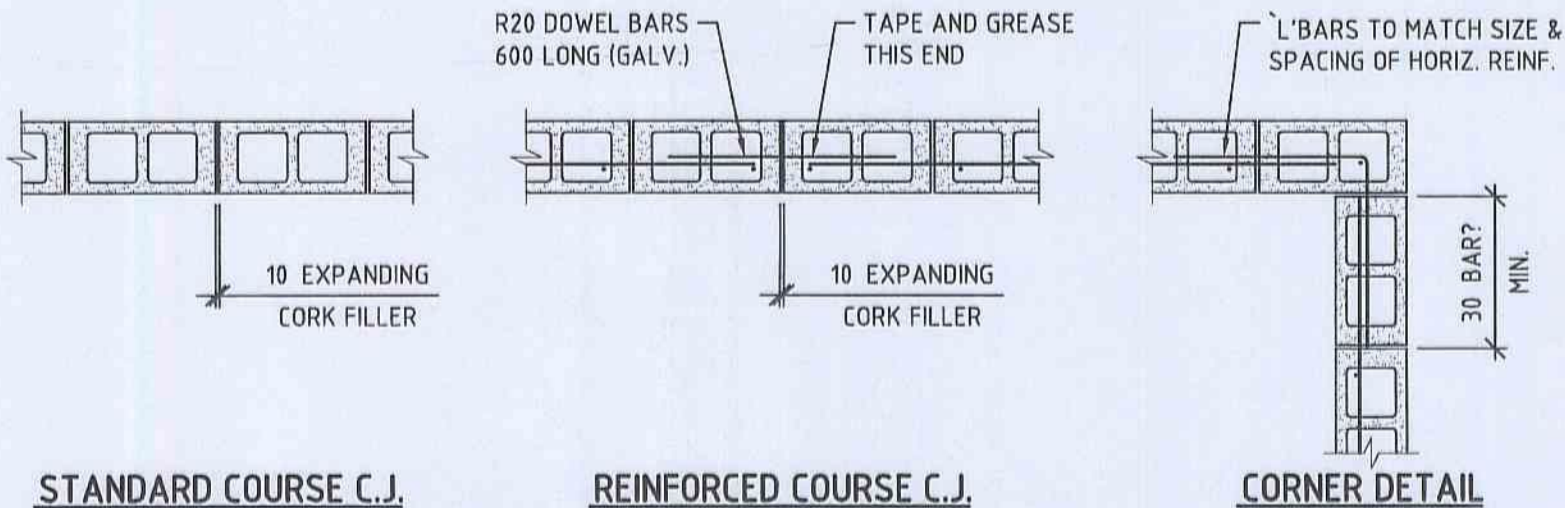


STRAP WALL BRACING TABLE (TYPE B)				
TYPE OF DIAGONAL BRACE	MATERIAL & SIZE	NAILING REQUIREMENTS		SPECIAL REQUIREMENTS
		TO EACH STUD	TO EACH PLATE	
TENSION STRAP	GALVANISED FLAT METAL TENSION STRAP NOMINAL SIZE 30 x 0.8mm & MINIMUM SECTION 24mm ²	2/30 x 3.15mm. ϕ GALVANISED FLAT HEAD NAILS	4/30 x 3.15mm. ϕ GALVANISED FLAT HEAD NAILS	STRAPS MUST BE PROPERLY TENSIONED AND STRAPS MUST RETURN OVER TOP PLATE AND UNDER BOTTOM PLATE. THE STUD NEAREST TO EACH END OF EACH DIAGONAL STRAP SHALL BE FIXED TO THE PLATES WITH STRAPS OR FRAMING ANCHORS 4/30 x 2.8mm. ϕ NAILS EACH END.

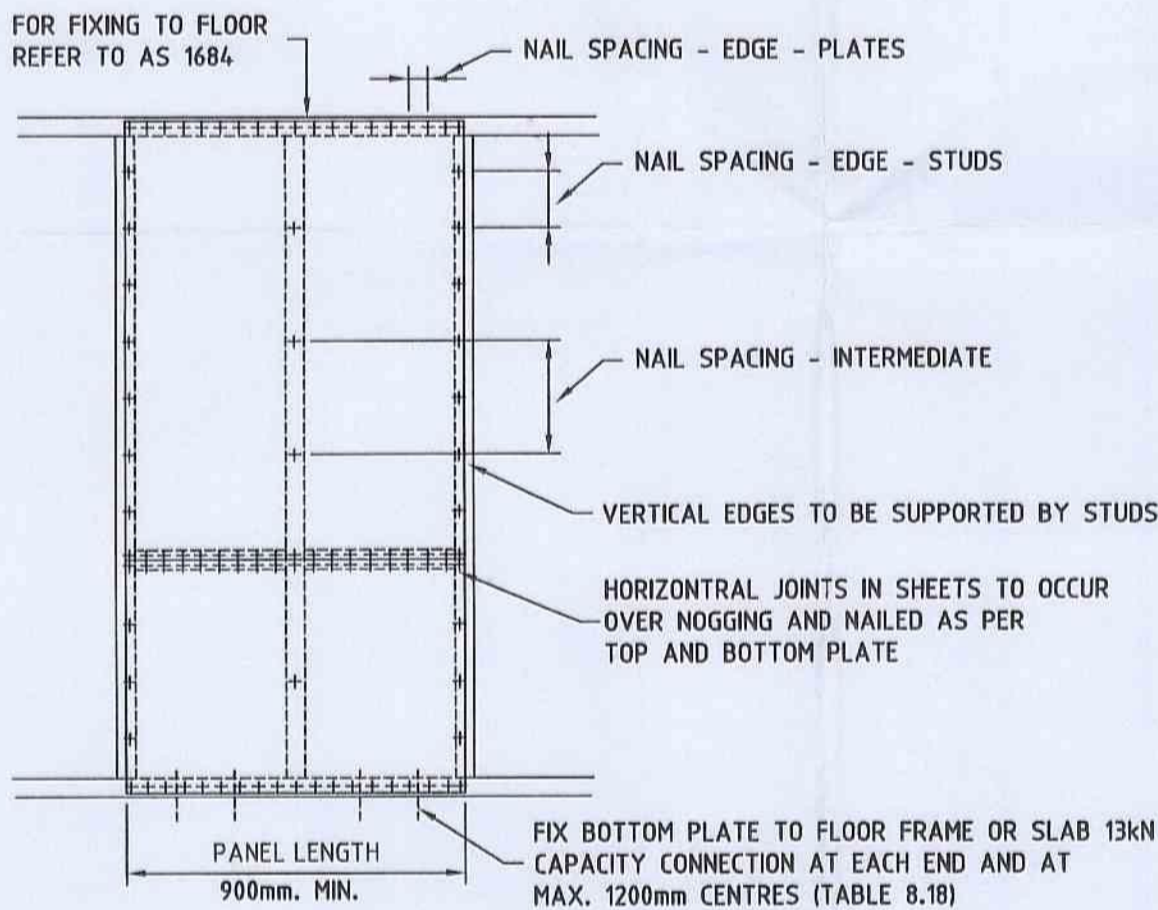
TYPICAL STRAP BRACED WALL (S.B.W.)



TYPICAL COLUMN TO PLY BRACED WALL FIXING
SCALE 1:20

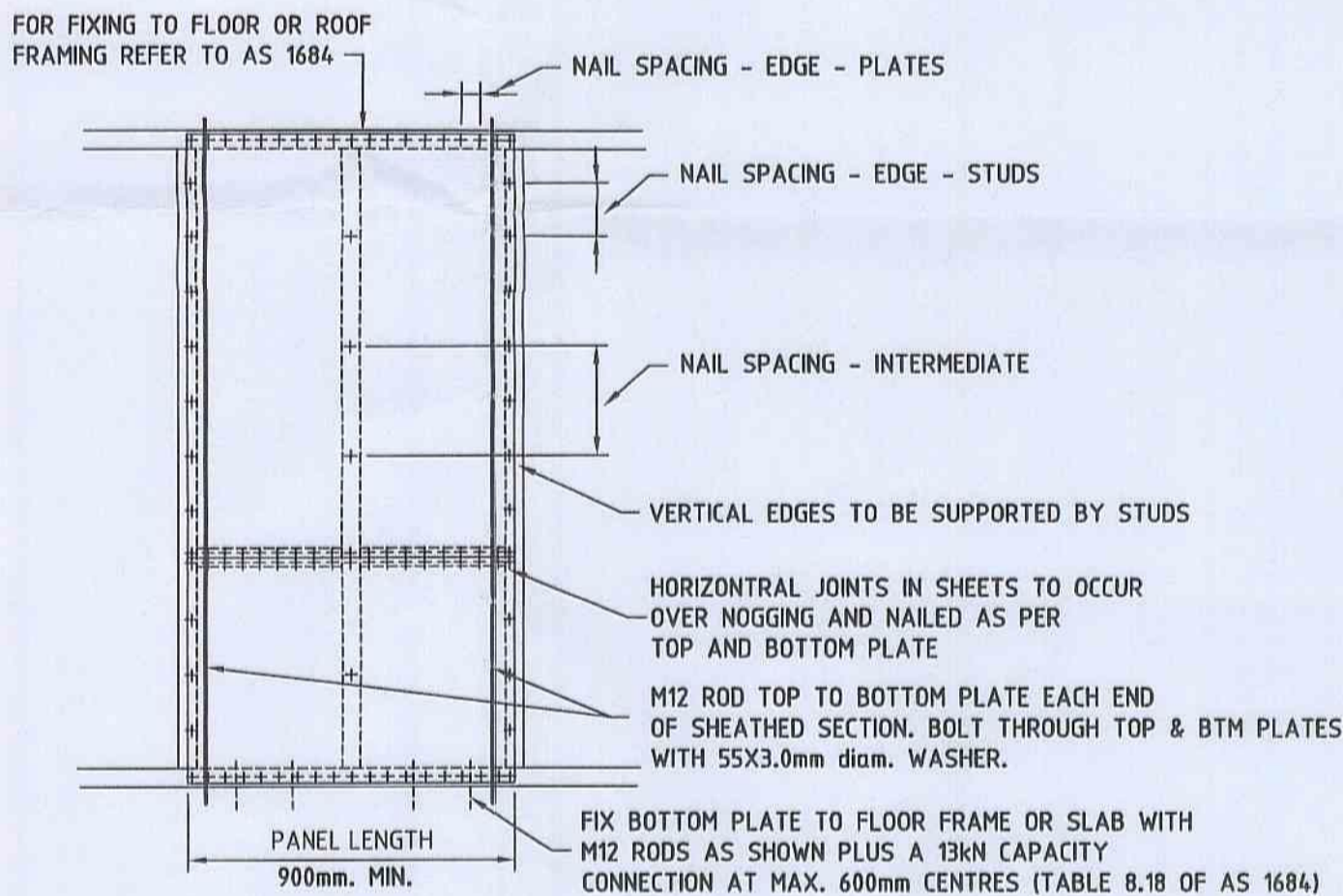


TYPICAL BLOCKWORK DETAILS
SCALE 1:20
PROVIDE C.J.'s AT 8.0m MAX C'S UNO



PLY BRACED WALL (PBW) DETAIL TYPICAL

PLYWOOD BRACING TABLE (TYPE h - METHOD B - AS1684.2-1999)						
PRODUCT	AUSTRALIAN STANDARD	TYPE/ GRADE	MINIMUM PLY THICKNESS FOR STUD SPACING		NAIL SIZE	SPECIAL REQUIREMENTS
			450mm	600mm		
PLYWOOD	AS 2269	F8 F11 F14 F27	7mm. 6mm. 4mm. 4mm.	9mm. 7mm. 6mm. 4.5mm.	30 x 2.8mm. ϕ (GALVANISED) FLATHEAD	NO NOGGING REQUIRED EXCEPT AT SHEET ENDS. NAILS SHALL BE 7mm. FROM ALL EDGES



PLY BRACED WALL 2 (PBW2) DETAIL TYPICAL

PLYWOOD BRACING TABLE (TYPE i - AS1684.2-1999)						
PRODUCT	AUSTRALIAN STANDARD	TYPE/ GRADE	MINIMUM PLY THICKNESS FOR STUD SPACING		NAIL SIZE	SPECIAL REQUIREMENTS
			450mm	600mm		
PLYWOOD	AS 2269	F11	7mm.	7mm.	30 x 2.8mm. ϕ (GALVANISED)	50 TO PLATES & 100 TO EDGE STUDS



CONSTRUCTION SPECIFICATION

Proposed Alterations & Additions

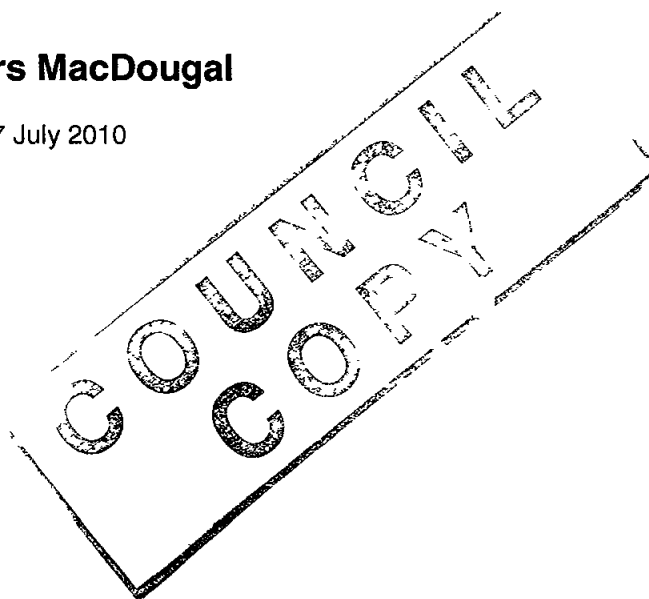
at

**45 Attunga Road
Newport**

for

Mr & Mrs MacDougal

27 July 2010



McCarry Homes Pty Ltd ABN 56 002 821 150
PO Box 162 Mona Vale NSW 2103 Tel (02) 9997 8144 Fax (02) 9997 4320



1 0 GENERAL

1 1 STANDARDS All work shall be carried out and completed to comply with the relevant Australian Standard the Building Code of Australia and where applicable to the satisfaction of the lending body

1 12 REGULATIONS AND NOTICES The Builder is to give all notices obtain all permits and pay all fees required by such authorities unless noted otherwise

1 3 INSURANCE Insurance of the works against fire and theft will be obtained by the Builder The Builder shall at his own expense adequately insure against Public Liability and arrange indemnification in respect of his liability under the Workers Compensation Act of New South Wales

1 4 LABOUR & MATERIALS The Builder is to provide all labour material fittings and plant to construct and complete the building Materials to be standards specified Work in each trade to be performed by tradesmen of that particular trade and in conformity with current good building practice

2 0 EXCAVATOR

2 1 SITE Clear the building site and grub all stumps roots etc to a minimum distance of 1000mm outside the building or to the boundaries of the allotment whichever is the less Fill any depressions within the area covered by the building

2 2 TRENCHES Excavate for all footings for all walls piers etc to a depth necessary to secure solid bottoms and even bearing throughout and so as to provide for the tops of footings to be not less than 100mm below natural ground level Bottoms of excavations are to be level and stepped as necessary At completion of foundation walls and piers etc all excavations are to be filled well rammed to ground level and surplus soil spread as directed

3 0 CONCRETOR

3 1 GENERALLY All concrete is to be mixed from an approved supplier and when tested at 28 days is to have the following minimum strengths 15Mpa for concrete in piers and 20Mpa for concrete used in strip footings and slabs or to Engineer's detail Delivery dockets are to be kept on the job for inspection After placing concrete is to be covered and left undisturbed for at least 2 days for footings fully set in ground and for 7 days for exposed footings beams and slabs before being built on

3 2 FOOTINGS Provide concrete footings 450mm x 250mm under 110mm thick brick external walls not exceeding 4200mm in height excluding any gable and up to 7200 for internal walls Under external walls exceeding 4200mm in height but less than 7200mm excluding any gable provide 380mm x 300mm footings Set footings under walls so as to give full support to walls and engaged piers Walls may be offset up to 50mm to obtain support Footings are to be overlapped for a distance of 600mm where steps occur Reinforce the footings with four 12mm diameter mild steel bars or six 10mm diameter mild steel bars in each case equally distributed in two layers and bed with annealed steel wire to R6 mild steel stirrups spaced at 1200mm centres or 2 layers of F8TM or F818 hard drawn steel fabric having a minimum number of 3 main wires in each layer bed to R6 mild steel stirrups at 1200mm centres Reinforcement is to be continuous in footings shaped to stepping and hooked and lapped at least 450mm at all joints and full width layers at intersections and bed with annealed steel wire Set the respective layers of reinforcement 50mm minimum from top and bottom of concrete and 50mm from sides to the nearest longitudinal bar wire

3 3 CONCRETE SLAB ON GROUND FLOORS Construct a concrete slab on ground in accordance with Engineer's detailed drawings

3 4 CONCRETE FLOORS Provide concrete floors of approved materials to Bathroom Laundry external patios and terraces and Garage and Carport as applicable All concrete floors within or adjoining the building are to be reinforced and suspended with a minimum bearing of 100mm on at least two opposite sides to Engineer's details

3 5 CONCRETE SLABS All concrete slabs to be constructed in strict accordance with the Engineer's details and specifications Concrete to floors of Bathroom W C & Laundry are to be left ready for fixing tiles as specified under TILE LAYER Screed the concrete with a fall to outlets

3 6 PATHS Provide paths as indicated on plan Concrete is to be as previously specified and surfaced with a wooden float The finished level of paths adjacent to the building shall not finish higher than the under floor ground level Excavate for and lay paths to even grades true lines and curves

4 0 BRICKLAYER

4 1 GENERALLY All brickwork is to be accurately bonded carried up true and plumb in level courses to various heights and thickness as shown on plans All brickwork to be laid with full bed and perpends plumb

(a) Bricks of clay and/or shale origin complying with AS1225 are to be sound hard and well burnt



(b) Concrete bricks are to be manufactured in accordance with AS1346 and shall not be wetted in any manner prior to laying and at cessation of each laying period the top course shall be covered to prevent moisture entering brick. They shall be protected from weather until built into position by stacking free from contact with the ground and covered with some suitable material arranged to permit air circulation through the stack.

(c) Sand lime (calcium silicate) bricks are to be manufactured in accordance with AS1653. Below damp course level only calcium silicate bricks to with minimum strength of 25MPa shall be used.

4.2 FACE BRICKS As selected for colour and fair arris are to be used on all external walls and exposed faces. Common bricks may be used for all other work. All face brickwork is to be finished with neatly ironed flush or raked joints as selected.

4.3 MORTARS Mortars to consist of fresh Portland cement, hydrated lime or lime putty, clean sharp sand, nominally proportioned by volume and mixed with clean fresh water at time of use. Compo mortar No 1: 2 cement, 1 lime and 9 sand. Compo mortar No 2: 1 cement, 1 lime and 6 sand. Compo mortar No 3: 1 cement, 2 lime and 6 cement. Lime mortar: 1 lime and 3 sand. Mortar to be coloured as selected to give a uniform shade throughout the face brickwork.

4.4 BRICKWORK OF CLAY AND/OR SHALE ORIGIN Build all brickwork to damp course level, all fender and dwarf walls, all coping, sills, piers and steps in No 1 Compo mortar. All general purpose work above damp course is to be built in No 3 Compo mortar.

4.5 BRICKWORK OF SAND LIME (CALCIUM SILICATE) AND CONCRETE MASONRY UNITS All to be laid in No 2 Compo mortar or in other mortars in accordance with the provision of ASA123.

4.6 FLOOR LEVEL To comply with drawings and so as to provide not less than 200mm from ground surface at any part to underside of ground floor bearers and 300mm under joists.

4.7 ACCESS Provide a foundation door to give access under floors in position where directed.

4.8 FOUNDATION WALLS On footings as previously specified, build brick walls to the thickness shown on plan up to level of underside of floor bearers and/or plates.

4.9 ENGAGED PIERS To be a minimum of 230x110mm spaced at not more than 1500mm centres to stiffen walls.

4.10 FOUNDATION PIERS Piers of bricks are to be built to a minimum of 230x230mm up to 1500mm high. For any piers exceeding this height the additional lower portion is to be increased by a minimum of 55mm all round. Piers are to be positioned so as to be directly below all load bearing timber framed walls. Tops of piers are to finish accurately at exact levels to give full bearing to bearers.

4.11 VENTILATION Provide ventilation under bearers to BCA requirements. Similarly, ventilation is to be provided under veranda floors and suspended concrete floor slabs. No section of the under floor area shall be constructed in such a manner that it will hold pockets of still air.

4.12 DAMPCOURSE On all brickwork at level not higher than bottom of floor bearers, provide a continuous run of Viscourse or similar damp course material. To the brickwork of Bathroom, W.C. and Laundry, provide an additional run of dampcourse at a level not higher than one full course above the top of concrete floor. Dampcourse material is to be in long lengths, lapped at 150mm at joints and full width at all intersections.

4.13 ANT CAPPING To all brickwork and piers at the level of underside of floor bearers, ant capping of 0.45mm galvanised steel or other approved metal is to be set projecting 40mm beyond the internal faces of all brickwork and turned down at 1:1 slope, lapped 12mm and soldered at all joints and corners so as to provide a continuous and effective barrier against termites throughout the entire length of the material.

4.14 VERMIN PROOFING 12mm mesh galvanised bird wire to be built into brickwork and taken across cavity and secured to bottom plate.

4.15 VENEER WALL To be 110mm brickwork providing a clear cavity of 40mm from timber frame. Build in 3mm galvanised veneer ties placed no further apart than 460mm horizontally and 610 vertically. In single story construction the brick veneer is to be kept 10mm clear below roof framing and/or eaves linings and 10mm clear of windowsills. All load bearing framed walls and jamb studs to openings over 1800mm wide and posts carrying point loads are to be adequately supported on piers. All mortar joints on inside faces of walls are to be flush with brickwork. All mortar droppings are to be removed from wall ties and vermin proofing before internal linings are fixed.

4.16 ARCH BARS AND ANGLE IRONS Brickwork over openings is to be supported on mild steel bars of angles of sizes shown below. All angles and bars are to be galvanised. For spans up to 1200mm provide one 76mm x 10mm bar. For spans 1201mm to 1500mm provide one 76mm x 76mm x 10mm angle. For spans 1501mm to 2400mm provide one 127mm x 76mm x 10mm angle. For spans 2401mm to 3000mm provide one 152mm x 89mm x 10mm angle.

4.17 FLASHING Build in all flashings under window frames and above openings as described under JOINER. Provide all necessary weep holes.

SILLS Provide face bricks on edge to sills of all window openings.



4 18 STEPS Provide as shown on plan and/or as required by the slope of the land in bricks to match other exposed brickwork Treads are to be 75mm precast concrete units a minimum of 250mm deep and bonded into brickwork Build side walls shown in 110mm brickwork on concrete footings

4 19 CLEANING DOWN Point up faulty joints Clean all exposed brickwork with diluted spirits of salt or specified approved cleaner wash down with clean water and leave free from cement and mortar stains

5 0 CARPENTER

5 1 TIMBER CODE If not specified all frames and roof trusses as per Australian Standard Framing Code AS 1684 1992

5 2 FLOOR FRAMING All floors not specified to be concrete are to be framed at level shown with hardwood Plates and bearers are to be laid true and level Provide 100mm x 75mm plates and/or bearers set on edge on walls and piers as already specified Provide 100mm x 50mm timber joists (with double joists under walls) set on edge at a maximum of 450mm centres and fix to plates and/or bearers by double nailing at each crossing

5 3 WALL FRAMING Plates are to be trenched to a depth of approximately 10mm to provide a uniform thickness where studs are to be fixed Where plates are machine gauged to a uniform thickness trenching may be omitted Each wall section is to be diagonally braced and studs are to be trenched accurately to receive braces which are to finish flush with the faces of studs Wall framing is to be seated on top of floor joists erected plumb and straight and securely fastened at all parts Provide a clear space of 40mm between the outer wall frames and internal face of brick veneer walls Secure frames to the veneer walls by stapling the galvanised veneer ties (as specified under BRICKLAYER) to the studs Ties are to slope downwards toward the veneer wall

5 4 STUDS Well block and securely fasten at all angles and intersections Studs are to be checked to receive heads over openings and trimmers under windows

5 5 HEADS To be timber or steel Heads are to be placed on edge and be checked or housed into studs

5 6 BRACING Diagonal braces to be 50mm x 15mm or 25mm x 25mm steel bracing or panel bracing as required to each wall section

5 7 NOGGING (Bridging) to be fixed between studs at not more than 1200mm centres Where wall cladding is to be jointed thereon noggings are to be 38mm thick and finished flush with the face of the studs

5 8 ROOF FRAMING Slope is to be shown on the plan and length of rafters to longest ridge is to be gauged to suit full tile courses Roof timbers are to be seated on timber wall framing Rafters to be birdsmouthed over plates accurately cut and fitted positioned beside ceiling joists and together with all other timbers used in roof construction are to be secured by double nailing at all parts where practicable

5 9 CEILING JOISTS 100mm x 50mm timber at maximum 600mm centres Fix trimmers to ceiling joists where required at maximum 600mm centres Where two lengths of joists are used they are to be lapped and well spiked together over partition walls All to be secured to hangers with ceiling dogs Ceiling joists where practicable are to be at right angles to ridge and securely fixed to rafters to form a tie to prevent spreading of the roof

5 10 HANGERS To be provided so that the unsupported length of ceiling joists does not exceed 2550mm nailed and dogged to each ceiling joist and secured to side rafters where practicable Where the length of hanger exceeds 4800mm the hanger is to be supported by a beam as for STRUTTING BEAMS and the size of hangers is to be governed by new span

5 11 RAFTERS Conventional roof construction Tiled roof 100mm x 50mm at maximum 600mm centres

5 12 RIDGES AND HIPS 150mm x 25mm

5 13 VALLEYS 150mm x 38mm

5 14 PURLINS Tiled roof 100mm x 75mm at maximum spacing of 2100mm

5 15 COLLAR TIES To be fixed to alternate pairs of rafters and be of the following sizes up to 4200mm 75mm x 38mm timber over 4200 100mm x 38mm

5 16 STRUTS To be 75mm x 75mm timber up to a length of 2100mm spaced under purlins at a maximum of 2100mm centres Struts must be seated on or directly above walls and must be tightly fitted and securely fastened

5 17 STRUTTING BEAMS Where required they are to be placed in position and are to be packed up from walls so as to be 12mm above the level of ceiling joists

5 18 VALLEY GUTTER BOARDS To be 19mm thick and the full width of valley gutter Where deep ribbed valley gutter is specified valley boards may be omitted

5 19 STEEL FRAMES To be supplied and fixed in accordance with manufacturer s requirements



5 20 ROOF TRUSSES To be supplied and fixed as per manufacturer s requirements

5 21 MANHOLE Trim where directed between ceiling joists for a manhole 600mm x 600mm Line the opening and provide a suitable cover

5 22 VERANDAH POSTS To be 90mm x 90mm DAR treated pine timber checked at top for plate and secured to floor joists or as otherwise shown on plan Where fixed to concrete the base of the veranda post is to be supported on a galvanised metal dowel and stirrup with dowel set in the concrete

5 23 GABLES Form as shown on drawings Provide 165mm x 25mm barge boards with fillet at top scribed up to tiling capped with fibre cement to allow for verge ties to be pointed with mortar Frame gable faces as specified for walls and cover with approved sheeting Line soffits as for eaves

5 24 EAVES Form a level soffit with fibre cement let into 6mm deep grooves at back of fascia secured to 50mm x 38mm softwood supporting sprockets fixed at all joints and spaced at a maximum 1200mm centres Provide all necessary cover and angle mouldings

5 24 FLOORING To be particleboard sheet flooring as per manufacturer s instructions

6 0 JOINER

6 1 GENERALLY Joinery is to be of durable species seasoned and free of those defects that might affect its appearance and durability All to be DAR accurately cut and fitted and securely fixed

6 2 JAMB LININGS AND DOORS Internal doors to be pre hung doors External doors to be 2040mm x 820mm x 40mm solid core as selected Furnish with selected lock and furniture Internal doors to be 2040mm x 35mm flush panel of selected width Furnish with selected latch and furniture Provide where shown on plan sliding cavity door frames complete with fittings and 2040mm x 35mm doors of selected width and furnish with selected furniture Provide aluminium doors and frames where shown on plan Provide aluminium framed windows from approved supplier and install these frames strictly in accordance with the manufacturer's recommendations

6 3 FLASHING Provide approved flashing over meter box when required The flashing is to be bent down across the cavity and turned down over angle weather strip All flashings are to be property dressed at each change of direction and must not be cut at those parts

6 4 ARCHITRAVES Provide architraves to all doors windows and other internal openings

6 5 SKIRTINGS Provide skirtings to all rooms except wet areas

6 6 KITCHEN CUPBOARDS Provide properly constructed floor and wall cupboards in positions and to dimensions indicated on plan Floor cupboards to have raised floors with toe space under front face Cover top of floor cupboards with laminated plastic as selected Doors to be accurately fitted and hung and finished with selected catches and handles All cupboards are to be securely fixed in position and neatly finished at wall and floor intersections

6 7 BUILT-IN CUPBOARDS Frame up and fix cupboards in position and to dimensions shown on plan and provide particleboard shelves Provide doors to match those specified for INTERNAL DOORS furnish with selected catches and handles

8 0 FENCING

When selected posts are to be 125mm x 50mm sawn approved durable Hardwood or Treated Pine morticed for two rails and sunk in ground at maximum of 2700mm centres Angle posts to be 125mm x 125mm well rammed around all posts Where rock is encountered posts are to be set in concrete Fit two rows of 75mm x 50mm hardwood rails into mortices with joints staggered where practicable Cover framing with hardwood palings double nail to rails at top and bottom Cut to line at top and lop corners All timber in ground or concrete are to be treated pine

9 0 DRAINER

9 1 NOTE Drainpipes must not be taken through the footings of the building Trenches for drains where running parallel to building must not be within 600mm of the footings of the building

9 2 SEWERED AREAS Provide a drainage system from pedestal pan and from wastes of all fittings and connect to the sewer main all to be in accordance with the rules and requirements of the Authority for Water Supply and Sewerage Provide at least one gully outside the building The Authority's certificates are to be obtained at completion of work

9 3 ROOF WATER DRAINS Allow for and lay roof water drains where shown on site plan Drains to be 90mm P V C pipes laid to an even and regular fall so as to have a minimum cover of 150mm Drains to discharge into street gutter where possible Where outlets are shown within the site they are to discharge at least 3000mm clear of the building into rubble packing 900mm diameter and 600mm deep



10 0 PLUMBER

10 1 EAVES GUTTERS Provide guttering to all eaves. Set in position with sufficient fall to down pipes and secure with brackets spaced at 1200mm maximum. All joints and angles are to be well lapped and double soldered.

10 2 DOWN PIPES Provide as required stacks of 90mm x 50mm down pipes. Connect each pipe to gutter and roof water drains and secure to walls with neat astragals at a maximum spacing of 1500mm with a minimum of two to each stack.

10 3 VALLEY GUTTERS To be 0.6mm galvanised steel 450mm wide fixed to valley boards with edges beaded, well lapped and soldered at joints. (Approved ribbed valleys may be fixed without valley boards).

10 4 FLASHING Flash around chimneystacks, exhaust flues and wherever else required with 1.3mm lead dressed well down onto roof slopes and taken up vertical faces at least 75mm. Wedge step flashing into brickwork with lead and point with cement mortar.

10 5 SANITARY PLUMBER Fit bath, wash basin, kitchen sink, wash tubs, pedestal pan and floor grate to shower recess in positions shown on plan. Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work is to be performed in accordance with the rules and requirements of the Sewerage Authority concerned.

10 6 FLOOR WASTES Provide overflow outlet in Bathroom, Laundry and separate W.C. floors. Fit 50mm grating and wastes.

10 7 WATER SERVICE Connect from the supply main with 20mm copper tube to the meter and provide stopcock. Extend with 20mm copper tube to front garden stand pipe. Branch off with 12mm copper tube to cistern, bath, breaching piece of shower, bath heater, washbasin, washtub, washing machine, kitchen sink, hot water unit and rear garden tap. Piping concealed behind wall linings must be copper. Properly secure all piping and provide chrome plated flanges at internal wall faces. Terminate over fittings with approved high pressure taps and with high pressure brass hose cocks to garden points. Provide for fixing of cistern and hot water unit.

10 8 METER Procure from the authority concerned and fix a water meter.

10 9 HOT WATER SERVICE Hot water unit to be as described in the schedule of fittings. Extend from mains pressure or medium pressure unit with 12mm copper tubing to point over bath, basin, shower, kitchen sink, washtub and washing machine. Terminate at these points with taps or cocks as required. Provide inlet and outlet stopcocks to hot water unit in positions to be indicated.

10 10 GAS SERVICE The whole of the work is to be in accordance with the rules and requirements of the Supply Authority.

11 0 ROOFER

11 1 TILES Cover the roof of the dwelling with first quality approved roofing tiles as selected. The tiles are to be fixed to approved battens of sizes appropriate to the spacing of rafters/trusses by wiring every alternate tile in each course with non-ferrous or galvanised tie wire not thinner than 1.2mm or where nail holes are provided, by nailing every tile in each third course with galvanised flat head nails of sufficient length to penetrate 19mm into the battens. Cover hips and ridges with capping and all necessary starters and apex caps. Capping and verge tiles are to be well bedded on lime mortar and neatly pointed with coloured cement mortar.

11 2 SARKING The roof shall be sarked with aluminium foil covered reinforced fabric.

12 0 ELECTRICIAN

12 1 GENERALLY Provide all labour and materials necessary for the proper installation of electricity service in accordance with the appropriate S.A.A. rules and the requirements of the Local Supply Authority. Arrange with the Supply Authority for the connection from supply mains to meter board. Provide for the proper installation and connect electricity to cooking stove and hot water unit. Provide light points in positions shown on plan or to be determined. Approved switch for each point is to be mounted in positions to be indicated. Provide power points of flush type with switches in positions shown on plan or to be determined.

12 2 METER BOX Provide box to enclose meters and safety switches in accordance with the requirements of the Authority concerned.

13 0 TILE LAYER



13 1 WALLS Cover the following wall faces with ceramic glazed tiles neatly grouted and as selected Bathroom to height of 150mm shower recess to height of 1950mm to enclosed bath and hobs 450mm to W C 150mm Above kitchen cupboards where selected tiles are to be fixed to wall sheeting with approved adhesive Provide all necessary strips vent ties and recess fittings

13 2 FLOORS Cover the following floor surfaces with ceramic tiles Bathroom shower recess W C and Laundry on 20mm thick bed of cement mortar and graded to give an adequate fall to approved floor waste

14 0 CEILING FIXER

14 1 GENERALLY Provide Plaster Board ceilings to Lounge Dining Bedrooms Halls Kitchen Bathroom and W C Sheets are to have recessed edges and be 13mm thick when fixed to ceiling joists/battens spaced up to 600mm centres Fixing is to be with galvanised clouts and/or approved adhesive and be strictly in accordance with the manufacturer's recommendations as approved

14 2 CORNICE Provide cornices to the ceilings neatly mitred properly fixed and set at all angles Cornices to be in full wall lengths where practicable

15 0 INTERNAL WALL LININGS

15 1 GYPSUM PLASTER BOARD Fix horizontally with full length sheets staggered end joints to ceiling height Sheets are to have recessed edges and be minimum 10mm thick when fixed to studs spaced at up to 600mm centres Fixing is to be with galvanised clouts and/or approved adhesive and be strictly in accordance with the manufacturer's recommendations as approved

To Laundry Bathroom and W C only approved water repellent sheets may be used

16 0 PAINTER

16 1 GENERAL All paints stains varnishes and water colours are to be of approved brands as selected Materials used for priming and undercoating are to be the same brand as the finishing paints or as recommended by the manufacturers of the finishes used All finishing colours are to be as selected Do all necessary stopping after priming has been applied Rub down all surfaces to a smooth finish prior to the application of each successive coat of paint External joinery to be painted is to be primed on all faces Where joinery is to be other than painted it is to be treated at place of assembly with a primer having a preservative and water repellent properties

16 2 EXTERNALLY All exterior woodwork to be given one coat of primer a coat of oil based undercoat and one coat of gloss oil paint or one coat of primer one coat of flat clear plastic or two coats of stain

16 3 IRONWORK Eaves gutters down pipes exposed service pipes and all wrought iron etc to be cleaned and primed and given two coats of gloss oil paint all round

16 4 FIBRE CEMENT Clean and prepare all external fibre cement surfaces and finish with two coats of water based paint

16 5 INTERNALLY All internal woodwork to be stained and finished with two coats of clear liquid plastic as selected or prepared primed and finished with two coats of gloss enamel paint

16 6 CEILINGS AND WALLS To be sealed and given two coats of acrylic paint

17 0 GLAZIER

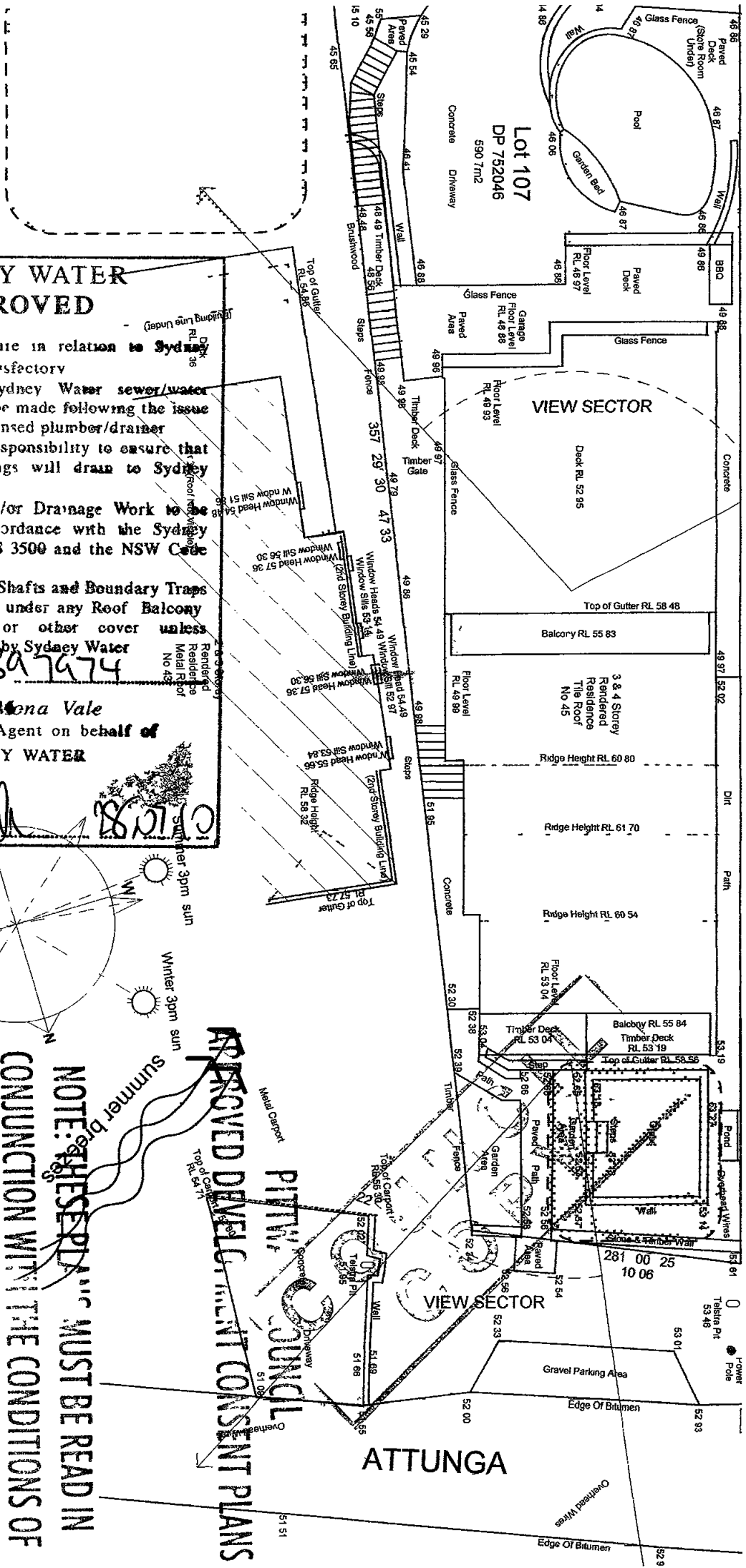
17 1 GENERALLY All window sashes and lights are to be glazed All glass to be back puttied well sprigged into primed or oil rebates and weather puttied Glass is to be free of defects and the proper thickness relative to sizes of sheets Clean glass on completion of work

18 0 FLOOR SANDER AND POLISHER

18 1 Floor sheeting in all rooms is to be machine sanded to even surface

19 0 COMPLETION

19 1 Clean out premises remove all Builder's rubbish clean all glass fittings etc and leave in clean and habitable condition Clean up site



ANALYSIS PLAN

1 200

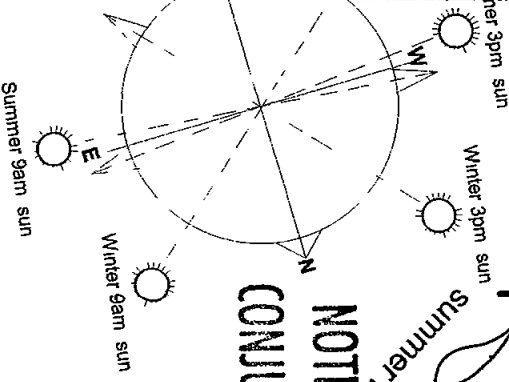
SYDNEY WATER APPROVED

Position of structure in relation to Sydney Water's assets is satisfactory.
Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drafter.
It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994 AS 3500 and the NSW Code of Practice.
Gullies Inspection Shafts and Boundary Traps shall not be placed under any Roof Balcony Verandah Floor or other cover unless otherwise approved by Sydney Water.
Property No 589 7974

Reece Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

[Signature] 28/12/10

SITE ANALYSIS



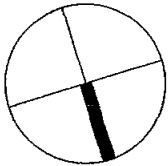
APPROVED DEVELOPMENT CONSISTENT PLANS

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

DEVELOPMENTAL CONSENT

SITE AREA	
SITE COVERAGE	
LANDSCAPING AREA	

Proposed Alterations and additions to
45 Attunga Road, NEWPORT
for
Graeme and Dale MacDougall



fine line

phon 1761 2552 970
57 Tennyson Road CROMER
Ph/Fax 9401 5006 Email paul@fine-line.com.au

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Construction Certificate ☒
Modified Construction Certificate ☐

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

Mr ☐ Mrs ☒ Ms ☐ Dr ☐ Other ☐

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

G.A. & D.J. MACDOUGAL

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

C/- MCCARRY HOMES PTY LTD

PO Box 162 MONA VALE Post Code 2103

Daytime telephone _____ Alternate no _____ Mobile no _____

9997 8144 0419 208576

2. Owner's consent

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

Owner(s) _____

Graeme A MACDOUGAL I/we consent to this application

Address _____

45 ATTUNGA RD 45 ATTUNGA RD

NEWPORT NSW NEWPORT NSW

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

Signature(s) _____

[Signature]

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

Unit/Street no _____ Street name _____

45 ATTUNGA ROAD

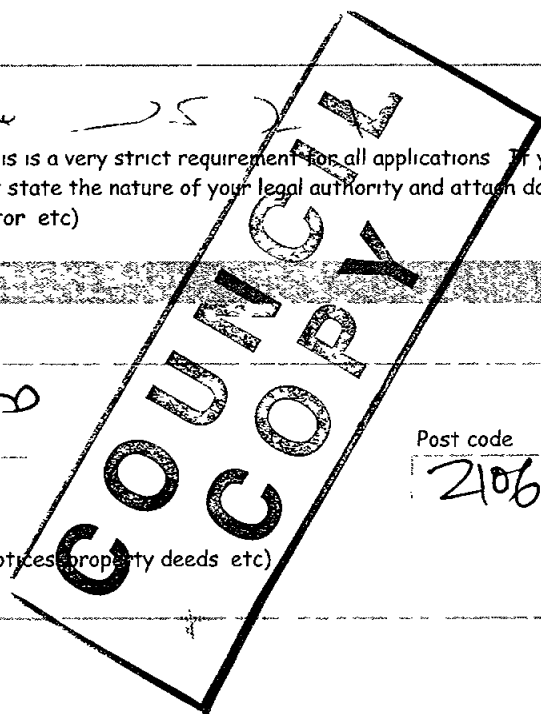
Suburb _____ Post code _____

NEWPORT 2106

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

Lot no _____ DP no _____

107 752046



4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved

ALTERATIONS + ADDITIONS TO THE EXISTING DWELLING

5. Estimated cost of work

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

Estimated cost of work

\$ 772,330 —

6. Development Consent

Council Consent no

N0588/08

Date of Determination

23/07/2009

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification

1a

8. Builder's details

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

Name

McCAREY HOMES PTY LTD

Licence no

36356

Owner/builder permit no

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge all the information in this application and checklist is true and correct.

Signature



Date

28/07/10

SUBMISSION REQUIREMENTS

A GENERAL

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

Yes [X] No []

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

Yes [X] No []

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

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

Yes No Not Applicable

[X] [] []

[X] [] []

In the case of an application for a Construction Certificate for building work

Three (3) copies of detailed architectural plans and specifications

The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to

- a) show a plan of each floor section
- b) show a plan of each elevation of the building
- c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
- d) indicate the height, design and full construction details
- e) indicate the provision for fire safety and fire resistance (if any)

[X] [] []

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.

[X] [] []

3 copies of a specification

- a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
- b) state whether the materials proposed to be used are new or second hand and give particular

[] [] [X]

Where the proposed building work involves a modification to previously approved plans and specifications, the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.

[] [] [X]

If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?

[] [] [X]

Except in the case of an application for, or in respect of, domestic building work

- a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
- b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed.
- c) This list must describe the extent, capability and basis of design of each of the measures concerned.

[X] [] []

Copy of BASIX Certificate & Schedule of BASIX Commitments

[X] [] []

Copy of signed BASIX Compliance Statement

[X] [] []

All other documentation to satisfy conditions of Development Consent

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

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

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

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

LONG SERVICE LEVY (applies to all classes of buildings)

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

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

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)?	Gross floor area of building (m ²) as proposed 380
What are the current uses of all or parts of the building(s)/land? RESIDENTIAL	Location AU Use RESIDENTIAL
Does the site contain a dual occupancy? NO	What is the gross floor area of the proposed addition or new building (sq metres)? 32
What are the proposed uses of all parts of the building(s) land? RESIDENTIAL	Number of pre-existing dwellings 1
Number of dwellings to be demolished 0	How many dwellings proposed? 0
How many storeys will the building consist of? 4	Will the new building be attached to the existing building? N/A Will the new building be attached to any new building? N/A

MATERIALS TO BE USED

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

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

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	<input type="checkbox"/>	Concrete	<input checked="" type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input checked="" type="checkbox"/>
Full brick	<input checked="" type="checkbox"/>	Timber	<input type="checkbox"/>	Concrete		Steel	<input type="checkbox"/>
Single brick	<input type="checkbox"/>	Other	<input type="checkbox"/>	Concrete tile	<input type="checkbox"/>	Other	<input type="checkbox"/>
Concrete block	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Concrete/masonry	<input type="checkbox"/>			Fibreglass	<input type="checkbox"/>		
Concrete	<input type="checkbox"/>			Masonry/terracotta shingle	<input type="checkbox"/>		
Steel	<input type="checkbox"/>			Tiles	<input type="checkbox"/>		
Fibrous cement	<input type="checkbox"/>			Slate	<input type="checkbox"/>		
Hardiplank	<input type="checkbox"/>			Steel	<input checked="" type="checkbox"/>		
Timber/weatherboard	<input type="checkbox"/>			Terracotta tile	<input type="checkbox"/>		
Cladding aluminium	<input type="checkbox"/>			Other	<input type="checkbox"/>		
Curtain glass	<input type="checkbox"/>			Unknown	<input type="checkbox"/>		
Other	<input type="checkbox"/>						
Unknown	<input type="checkbox"/>						

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

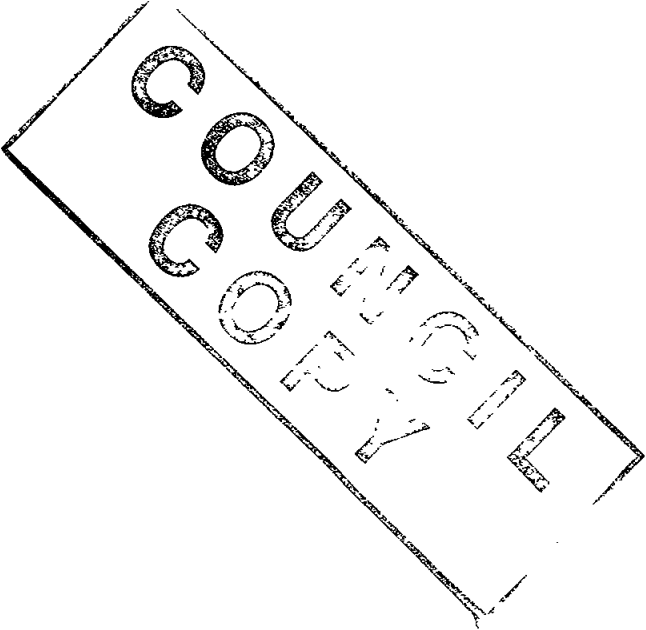
Certificate number A48310

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

Director General
Date of Issue: Wednesday 26 November 2008



Project address	
Project name	MacDougal House
Street address	45 Attunga Road NEWPORT 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 752046
Lot number	107
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa)



Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
The applicant must install the following hot water system in the development solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No 2))	✓	✓	✓
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		✓	✓
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		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists					
Construction			Additional insulation required (R-value)		
			Other specifications		
external wall	other/undecided		R1 70 (including construction)		
raked ceiling, pitched/skillion roof	framed		ceiling R0 74 (up), roof foil backed blanket (100 mm)	medium (solar absorptance 0 475 - 0 70)	

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.				✓	✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.				✓	✓	✓
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.				✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.				✓	✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.				✓	✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.				✓	✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.				✓	✓	✓
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	S	6.5	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value 3.99, SHGC 0.4)
W2	W	9.43	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value 3.99, SHGC 0.4)

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W3	S	10.2	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polylytic low-e (U-value 3.99, SHGC 0.4)			
W4	E	2.77	2.1	5.2	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single polylytic low-e, (U-value 3.99, SHGC 0.4)			
W5	E	2.4	2.1	4.8	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single polylytic low-e, (U-value 3.99, SHGC 0.4)			
W6	E	5.86	2.97	2.9	none	timber or uPVC, toned/air gap/clear, (U-value 3.64, SHGC 0.42)			
W7	E	1.42	3.04	2.4	none	timber or uPVC, single polylytic low-e, (U-value 3.99, SHGC 0.4)			
W8	W	1.98	6	2.3	none	timber or uPVC, single polylytic low-e, (U-value 3.99, SHGC 0.4)			
W9	S	4.71	0	0	none	timber or uPVC, single polylytic low-e, (U-value 3.99, SHGC 0.4)			
W10	S	6.07	0	0	none	timber or uPVC, single polylytic low-e, (U-value 3.99, SHGC 0.4)			
W11	S	1.52	0	0	none	timber or uPVC, clear/air gap/clear (U-value 3.67, SHGC 0.59)			
W12	S	1.32	0	0	none	timber or uPVC, single polylytic low-e, (U-value 3.99, SHGC 0.4)			
W13	E	1.2	1.1	2.1	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, toned/air gap/clear, (U-value 3.64, SHGC 0.42)			
W14	W	2.5	1.9	2.3	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, toned/air gap/clear, (U-value 3.64, SHGC 0.42)			
W15	W	0.29	2	2.3	none	timber or uPVC, single polylytic low-e, (U-value 3.99, SHGC 0.4)			

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W16	W	0.29	2	2.3	none	timber or uPVC, single polyolytic low-e (U-value 3.99, SHGC 0.4)			
W17	W	1.5	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W18	S	4.71	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W19	S	3.18	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W20	S	4.08	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W21	S	1.02	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W22	S	1.66	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W23	E	1.5	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W25	N	1.79	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W26	N	2.41	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W27	N	1.95	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W28	N	4.13	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W29	E	0.35	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W30	N	0.42	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W31	N	1.58	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W32	N	1.58	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W33	N	0.42	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W34	W	0.36	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W35	W	4.03	0	0	external louvre/blind (adjustable)	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			
W36	W	1.66	0	0	external louvre/blind (adjustable)	timber or uPVC, single polyolytic low-e, (U-value 3.99, SHGC 0.4)			

BASIX COMPLIANCE STATEMENT

1. Subject land details

No **45**

Lot No **107**

DP No **752046**

Street Name

Suburb

Post Code

ATTUNGA ROAD

NEWPORT

2106

Description of Approved Development

ALTERATIONS + ADDITIONS TO THE EXISTING DWELLING

Referenced Plans

FINALISE 07.008 DATED 29/11/08
DA01 → DA17

2. BASIX Certificate details

BASIX Certificate No.

A48310

Dated

26/11/2008

3. Applicant's declaration & signature

I, the person having either designed the above referenced architectural plans or sought issue of the above referenced BASIX Certificate for the proposed building works subject to the Development Consent, confirm the said plans submitted for the Construction Certificate are consistent with the requirements of the BASIX Certificate

Name

Date

ANN WOODWARD FOR MC CARR HOMES

28/7/2010

Signature(s)

[Signature]

COUNCIL COPY



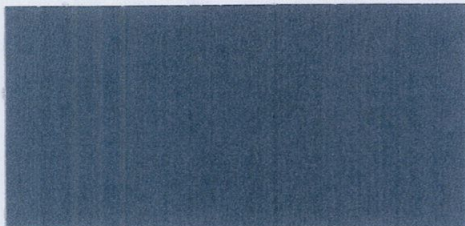
AA
August 2010

PROPOSED ALTERATIONS & ADDITIONS

45 Attunga Street
Newport

SCHEDULE OF FINISHES

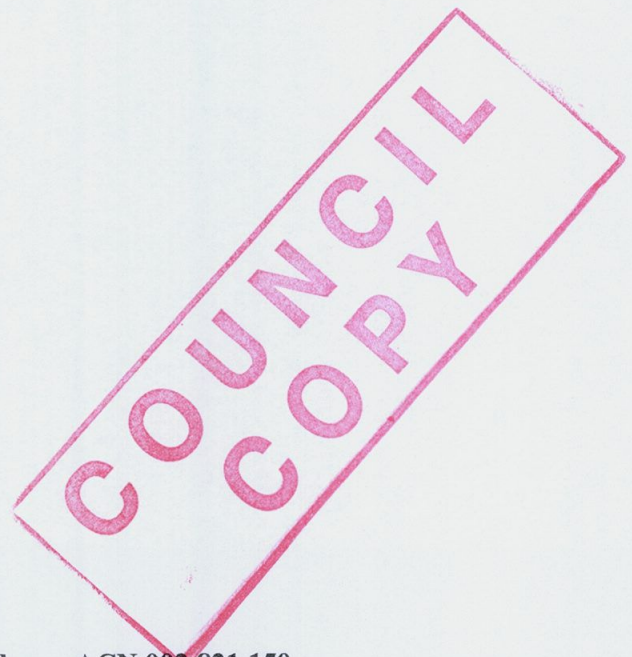
EXTERNAL WALLS: Weathertex painted – Dulux “Happy Days”



EXTERNAL TRIM: Dulux “Bay's Water”



ROOF: Colorbond – “Windspray”.



THIS SURVEY IS FOR DETAIL AND LEVEL PURPOSES ONLY. ALL SERVICES AND PHYSICAL FEATURES SHOULD BE CHECKED BEFORE AND DURING CONSTRUCTION. TRUE NORTH SHOWN ON THE DRAWING IS APPROXIMATE ONLY. BEARINGS AND DISTANCES ARE TAKEN FROM RECORDS AT THE DEPARTMENT OF LANDS.

PRIVATE OPEN SPACE

ROAD

ROAD

ATTUNGA

ATTUNGA

Lot 107
DP 752046
590.7m²

VIEW SECTOR

VIEW SECTOR

insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 2010/3914

CONSTRUCTION CERTIFICATE PLANS

I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

SITE ANALYSIS PLAN

SCALE 1:200

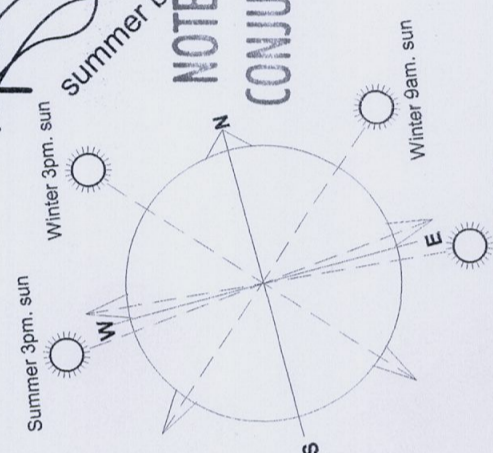
S. Pinn Accreditation No. BPB 0326

09 AUG 2010

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

AREA CALCULATIONS:

SITE AREA:	590.7m ²
SITE COVERAGE:	256.09m ²
LANDSCAPING AREA	334.92m ²



SITE ANALYSIS

Proposed Alterations and additions to

45 Attunga Road, NEWPORT

Graeme and Dale MacDougall

fineline

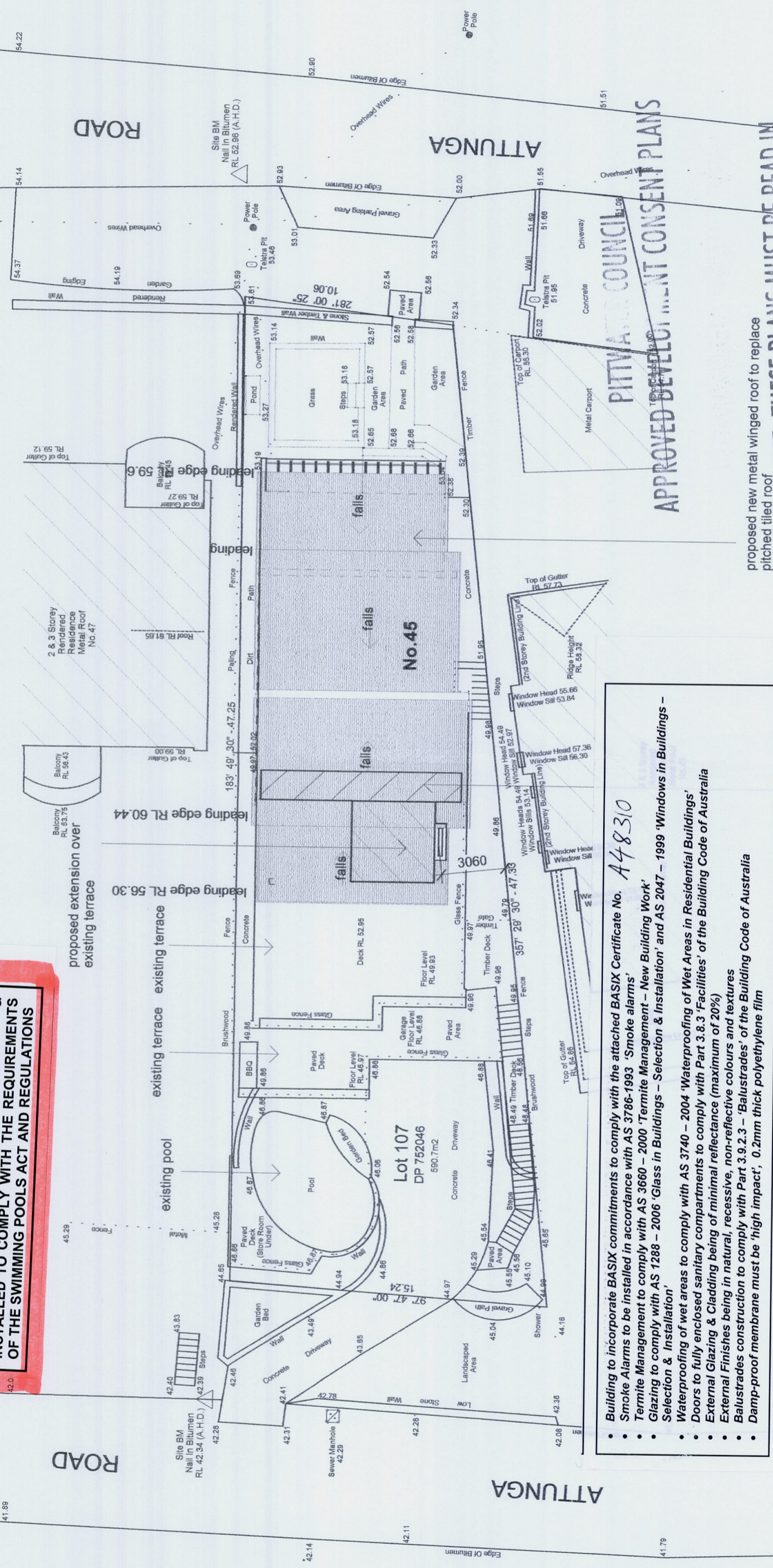
Drawn by: P.S.A.
Project No: 07.008
DA 01

Confirm all dimensions on site prior to commencement of works. Do not scale from drawings. Use figured dimensions only, and report any discrepancies to Fineline before proceeding.

Copyright remains the property of Fineline. Reproduction of the whole or part of the document constitutes infringement of copyright. Information, ideas and concepts contained in this document are confidential.

C	29.11.08	DEVELOPMENT APPLICATION
B	04.09.08	issued for co-ordination
A	15.01.08	ISSUED FOR DISCUSSION
ISSUE:	DATE:	NOTES:

NOTE: SWIMMING POOL TO BE SURROUNDED BY A CHILD-RESISTANT BARRIER DESIGNED & INSTALLED TO COMPLY WITH THE REQUIREMENTS OF THE SWIMMING POOLS ACT AND REGULATIONS



- Building to incorporate BASIX commitments to comply with the attached BASIX Certificate No. A48310**
- Smoke Alarms to be installed in accordance with AS 3786-1993 'Smoke alarms'
 - Termite Management to comply with AS 3660 - 2000 'Termite Management - New Building Work'
 - Glazing to comply with AS 1288 - 2006 'Glass in Buildings - Selection & Installation' and AS 2047 - 1999 'Windows in Buildings - Selection & Installation'
 - Waterproofing of wet areas to comply with AS 3740 - 2004 'Waterproofing of Wet Areas in Residential Buildings'
 - Doors to fully enclosed sanitary compartments to comply with Part 3.8.3 'Facilities' of the Building Code of Australia
 - External Glazing & Cladding being of minimal reflectance (maximum of 20%)
 - External Finishes being in natural, recessive, non-reflective colours and textures
 - Balustrades construction to comply with Part 3.9.2.3 - 'Balustrades' of the Building Code of Australia
 - Damp-proof membrane must be 'high impact', 0.2mm thick polyethylene film

SITE PLAN
SCALE 1:200

proposed enclosure
of existing top floor balcony

proposed new metal winged roof to replace
pitched tiled roof

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

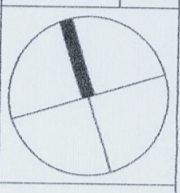
Confirm all dimensions on site prior to commencement of works. Do not scale from drawings, use figured dimensions only, and report any discrepancies to Fineline before proceeding.

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C	29.11.08	DEVELOPMENT APPLICATION
B	04.09.08	issued for co-ordination
A	15.01.08	ISSUED FOR DISCUSSION
ISSUE:	DATE:	NOTES:

SITE PLAN

Proposed Alterations and additions
to
45 Attunga Road, NEWPORT
for
Graeme and Dale MacDougall



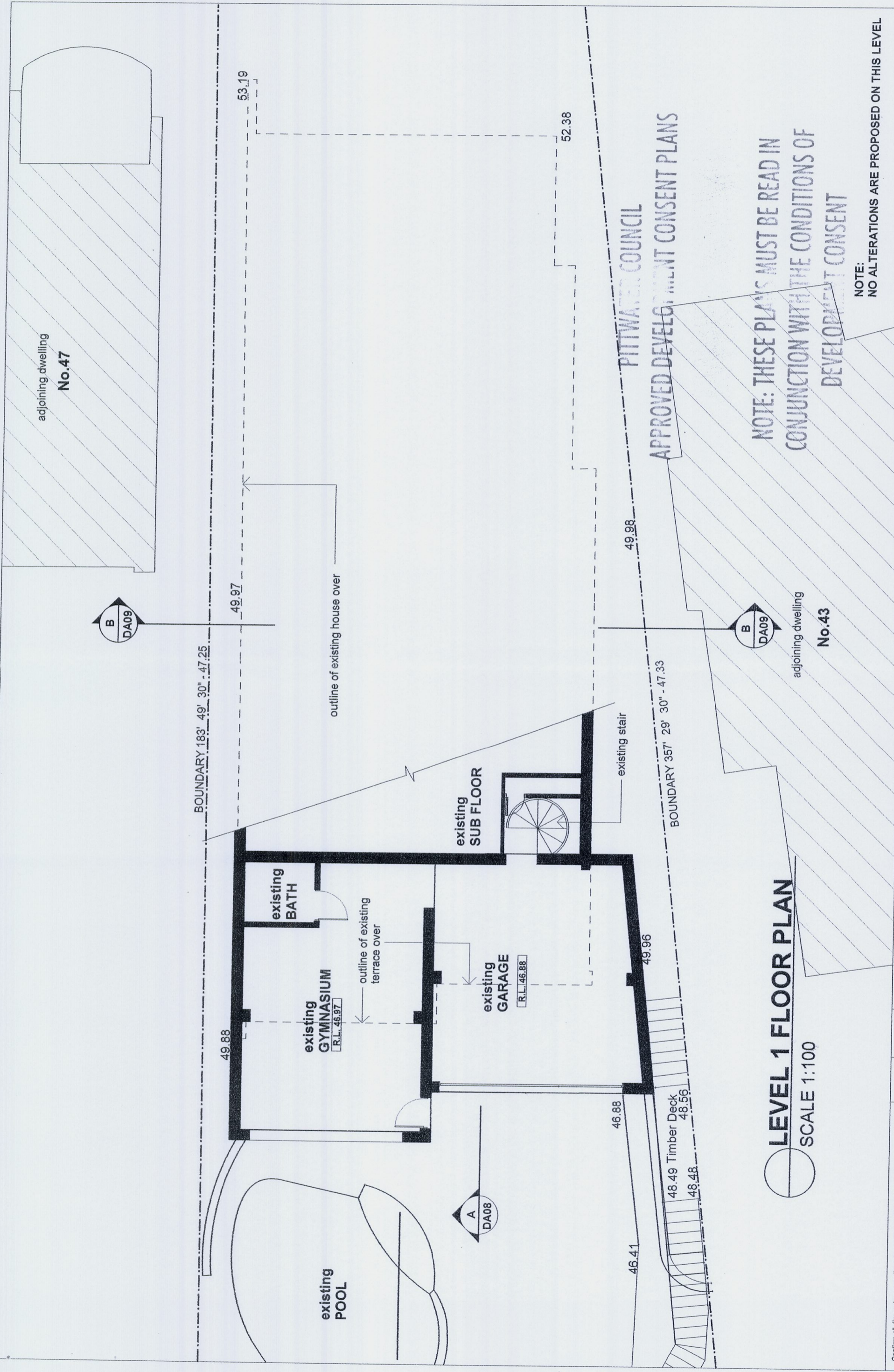
fineline

1761 2832 970
57 Tennysson Road, CROMER
Ph/Fax: 9461 9506 Email: pallab@fineline.com.au

Drawn by: **P.S.A.**

Project No: **07.008**

Dwg. No: **DA 02**



LEVEL 1 FLOOR PLAN
SCALE 1:100

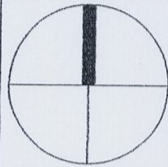
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B	29.11.08	DEVELOPMENT APPLICATION ISSUE		
A	15.01.08	ISSUED FOR DISCUSSION		
ISSUE:	DATE:	NOTES:		

LEVEL 1 FLOOR
PLAN

Proposed Alterations and additions
to
45 Attunga Road, NEWPORT
for
Graeme and Dale MacDougal



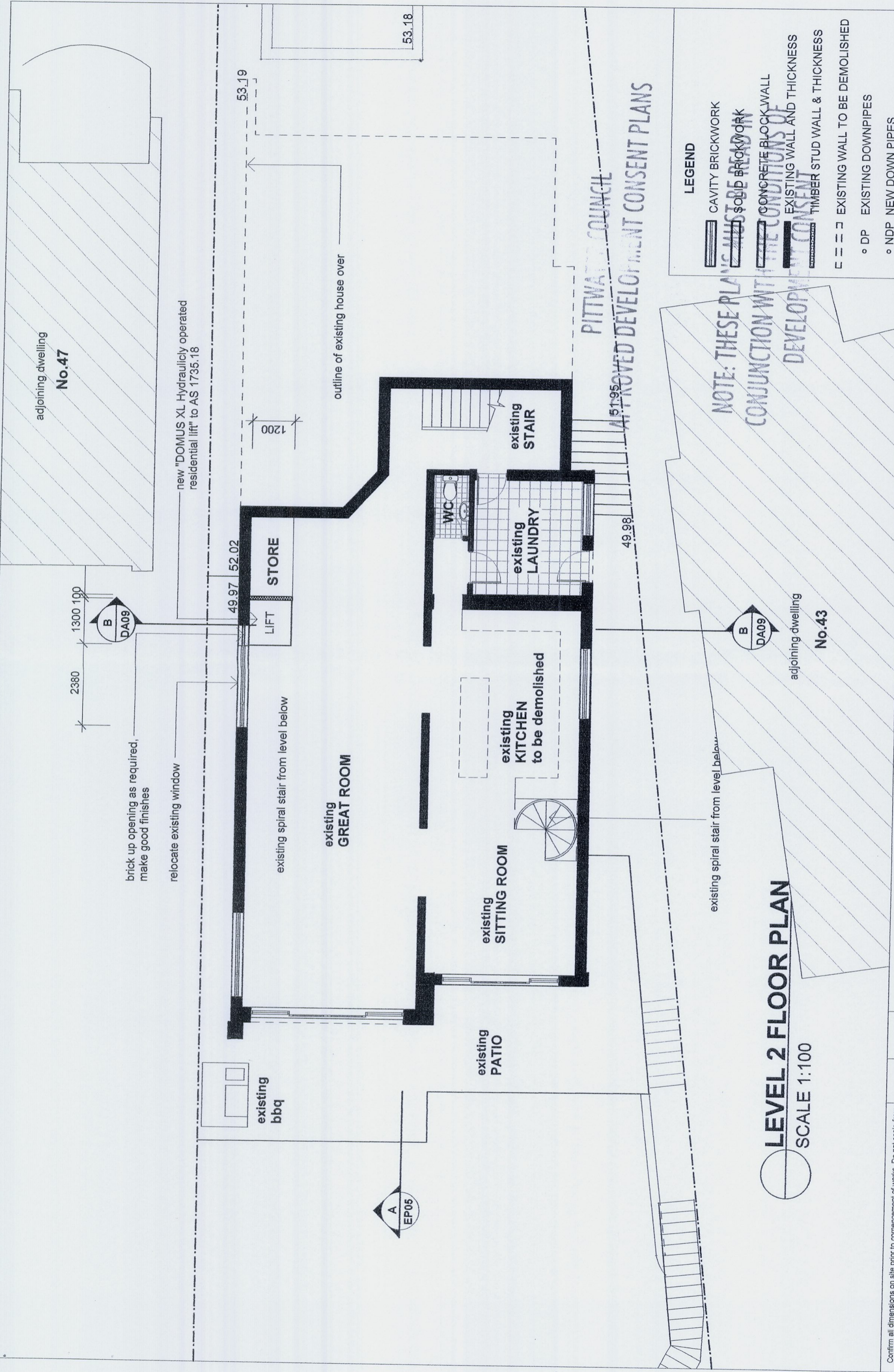
fineline

Phn 1761 2852 870
57 Fenryson Road, CROMER
Ph+Fax: 9401 8008 Email: paul@fineline.com.au

Drawn by: P.S.A.

Project No: 07,008

Dwg No: DA03



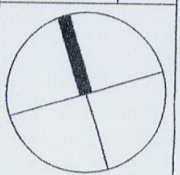
- LEGEND**
- CAVITY BRICKWORK
 - SOLID BRICKWORK
 - CONCRETE BLOCK WALL
 - EXISTING WALL AND THICKNESS
 - TIMBER STUD WALL & THICKNESS
 - EXISTING WALL TO BE DEMOLISHED
 - EXISTING DOWNPIPES
 - NDP NEW DOWN PIPES

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

LEVEL 2 FLOOR PLAN
SCALE 1:100

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B	29.11.08 DEVELOPMENT APPLICATION ISSUE
A	15.01.08 ISSUED FOR DISCUSSION
ISSUE:	DATE: NOTES:

LEVEL 2 FLOOR PLAN
Proposed Alterations and additions to
45 Attunga Road, NEWPORT
for
Graeme and Dale MacDougall



fineline
abh 1761 2692 870
57 Tennison Road, CROMER
Ph/Fax: 9401 5006 Email: paulabct@optusnet.com.au | Dwg No.

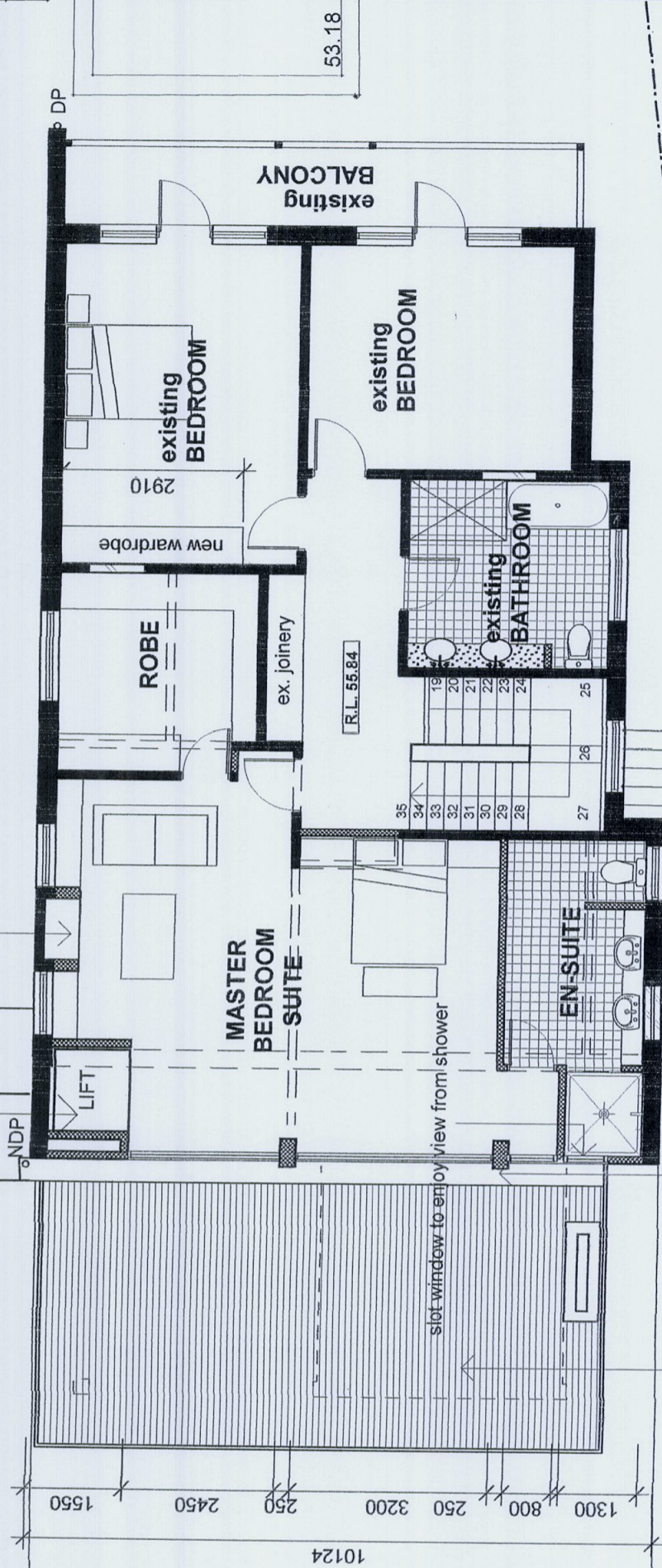
Drawn by: **P.S.A.**
Project No: **07.008**
DA04

new "jetmaster" gas fireplace

outline of existing level 3 terrace below

new "DOMUS XL Hydraulically operated residential lift" to AS 1735.18

outline of existing level 2 patio below



- LEGEND**
- CAVITY BRICKWORK
 - SOLID BRICKWORK
 - CONCRETE BLOCK WALL
 - EXISTING WALL AND THICKNESS
 - TIMBER STUD WALL & THICKNESS
 - EXISTING WALL TO BE DEMOLISHED
 - EXISTING DOWNPIPES
 - NEW DOWN PIPES

LEVEL 4 FLOOR PLAN
SCALE 1:100

PITWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
existing stairs below
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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	D	22.10.08	ISSUED FOR DISCUSSION
	C	08.08.08	ISSUED FOR DISCUSSION
	B	05.02.08	ISSUED FOR COMMENT
	A	15.01.08	ISSUED FOR DISCUSSION
ISSUE:		DATE:	NOTES:

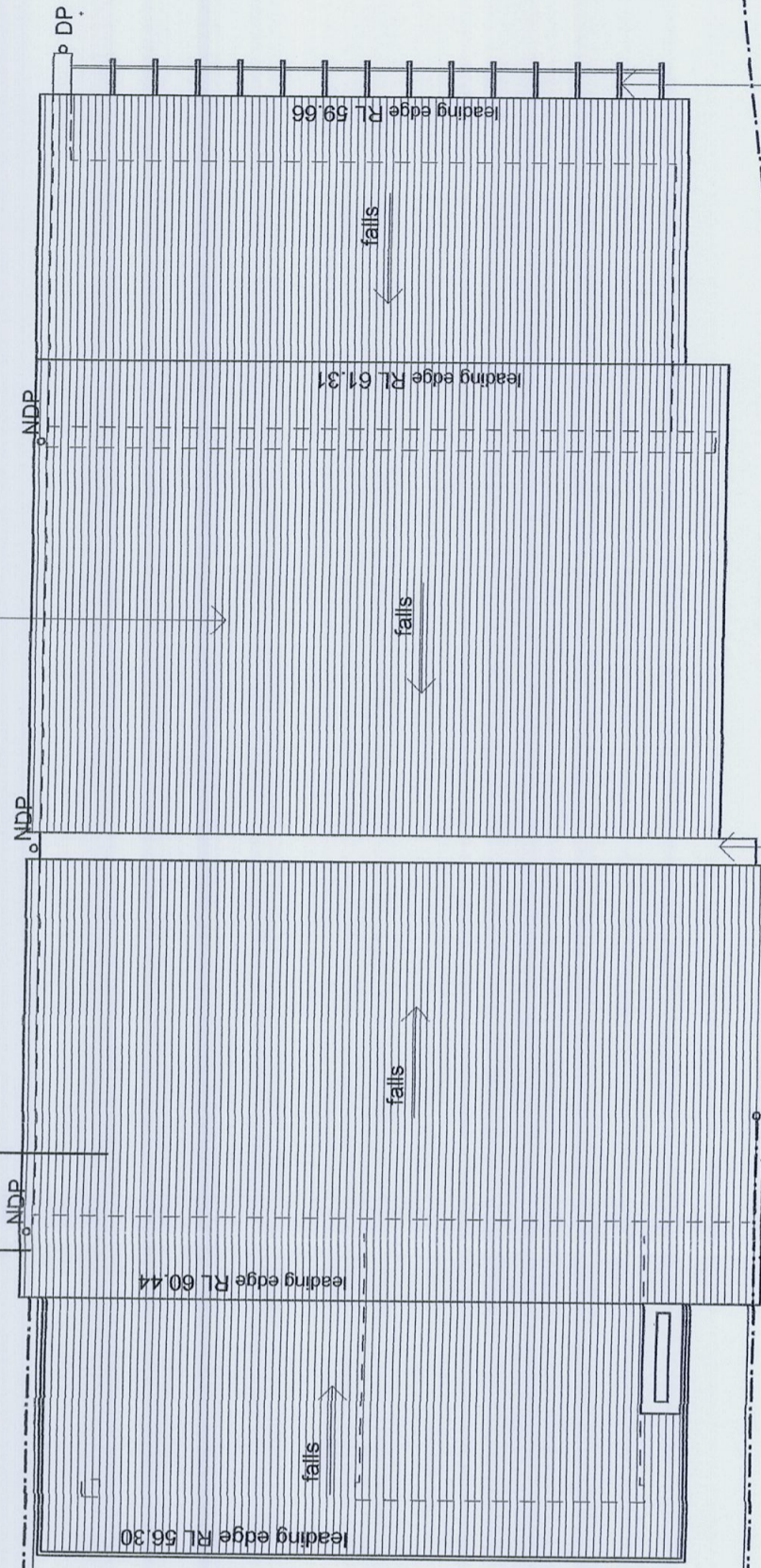
LEVEL 4 FLOOR PLAN
Proposed Alterations and additions to
45 Attunga Road, NEWPORT
for
Graeme and Dale MacDougall

finline
Drawn by: **P.S.A.**
Project No: **07.008**
Dwg. No: **DA06**
57 Tennyson Road, CROMER
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new down pipes connected to
attunga road kerb via underground
u.p.v.c. and existing system

new colorbond "WINDSPRAY"
custom orb roofing over foil backed insulation blanket'
and R2.5 insulation; steel framing to eng. detail



existing lower
terrace below

existing upper
terrace below



PITWA COUNCIL

new fully welded stainless steel
box gutters to future detail of roof
new timber pergola to
replace existing front edge

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

ROOF PLAN
SCALE 1:100

- DP EXISTING DOWNPIPES
- NDP NEW DOWN PIPES

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ROOF PLAN

Proposed Alterations and additions
to
45 Attunga Road, NEWPORT
for
Graeme and Dale MacDougall

fineline

Drawn by: **P.S.A.**
Project No: **07.008**
Dwg.No: **DA07**

abs 1761 2852 870
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outline of existing roof to be demolished

steel framed roof structure to eng. detail

F.C.L. R.L. 58.610

plasterboard lining to proposed new raked ceiling

L4 F.F.L. R.L. 55.84

proposed internal lift

L3 F.F.L. R.L. 53.04

L2 F.F.L. R.L. 49.99

L1 F.F.L. R.L. 46.97

colorbond custom orb roofing over foil backed insulation blanket

side boundary (varies)

BEDROOM

EN SUITE

LIVING AREA

KITCHEN

GREAT ROOM

3500

45°

natural ground line remains unaltered

side boundary (varies)

outline of fireplace and flue

minimal encroachments of building envelope

colorbond custom orb roofing over foil backed insulation blanket

DINING

OUTDOOR DINING

GREAT ROOM

2000

45°

3500

existing slabs and walls

SECTION B-B

SCALE 1:100

SECTION C-C

SCALE 1:100

PITWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN
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CROSS
SECTIONS

B	29.11.08	DEVELOPMENT APPLICATION ISSUE
A	15.01.08	ISSUED FOR DISCUSSION

ISSUE: DATE: NOTES:

Proposed Alterations and additions

to
45 Attunga Road, NEWPORT
for
Graeme and Dale MacDougal

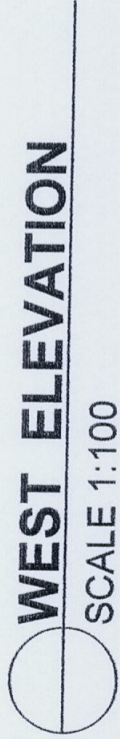
fineline

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Ph+Fax: 9401 5005 Email: paulabbott@optusnet.com.au

Drawn by: P.S.A.

Project No: 07.008

Dwg No: DA09



brick up and render windows shown dashed

fineline abn 1761 3852 870 57 Teninyson Road, CROMER Ph+Fax: 9401 5003 Email:info@abn.com.au	Drawn by: P.S.A. Project No: 07.008 DA10 Dwg. No.
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outline of existing roof to be demolished

colorbond mini orb cladding

Existing ridge height R.L. 61.70

RL 60.44

RL 61.31

new timber framed high level glazing

RL 59.66

F.C.L. R.L. 58.610
(existing)

stainless steel flues to fire place

brick up and render window

RL 56.30

F.F.L. R.L. 55.84

rendered masonry fireplace with frosted glass to sides

F.F.L. R.L. 53.04

existing painted cement render

natural ground line
remains unaltered

L2

existing
window

new timber framed windows
existing window

F.F.L. R.L. 49.99

new timber framed slot window

new cedar cladding over
existing masonry wall

F.F.L. R.L. 46.97

new timber framed windows

new timber framed window to
replace existing

new glazed timber framed door

EAST ELEVATION

SCALE 1:100

NOTE: THESE PLANS MUST BE READ IN
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DEVELOPMENT CONSENT

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C	29.11.08	DEVELOPMENT APPLICATION ISSUE
B	11.09.08	DRAFT DEVELOPMENT APPLICATION
A	15.01.08	ISSUED FOR DISCUSSION
ISSUE:	DATE:	NOTES:

Proposed Alterations and additions

to
45 Attunga Road, NEWPORT
for
Graeme and Dale MacDougall

EAST
ELEVATION

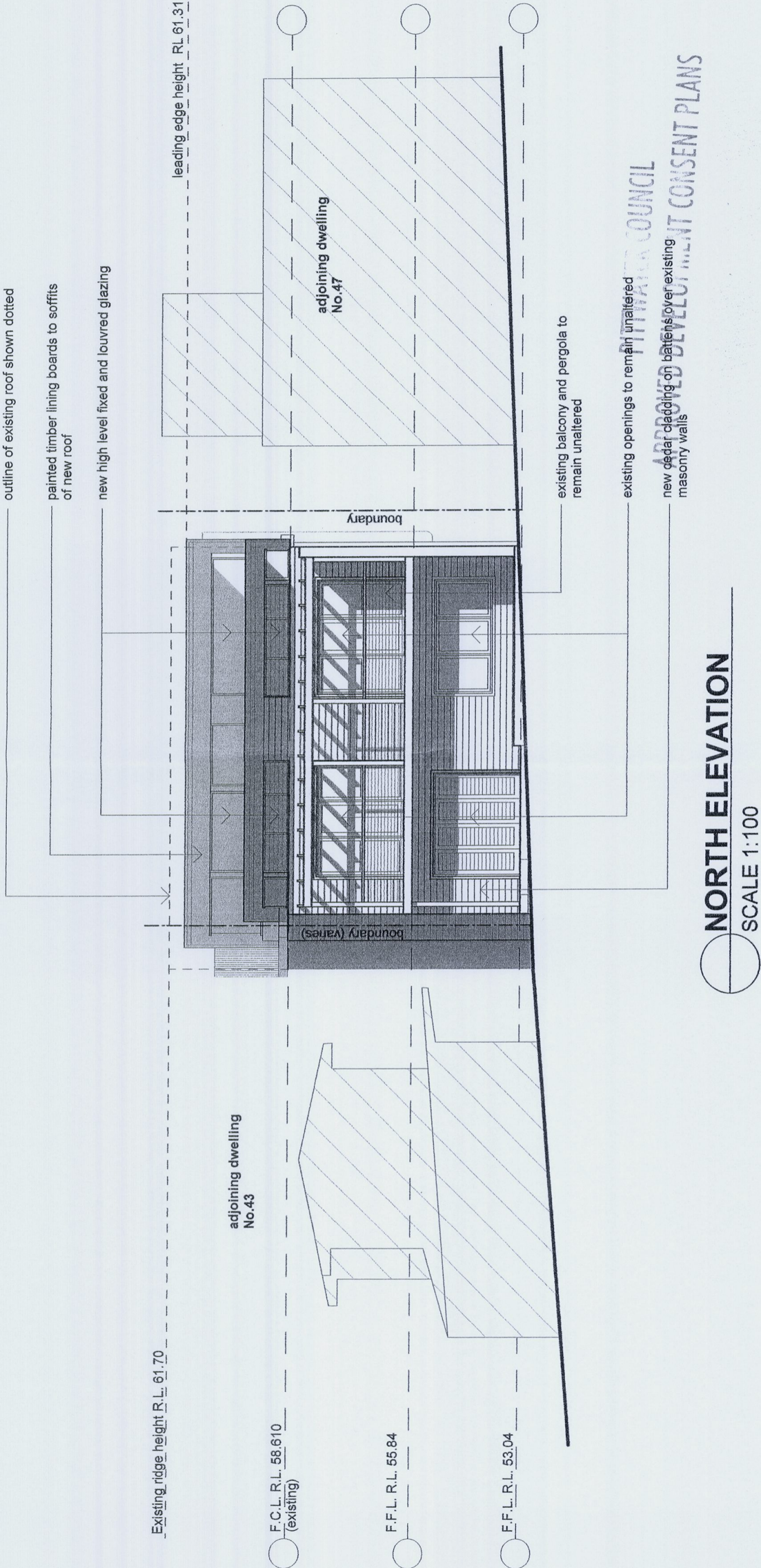
Drawn by: P.S.A.

Project No: 07.008

DA11

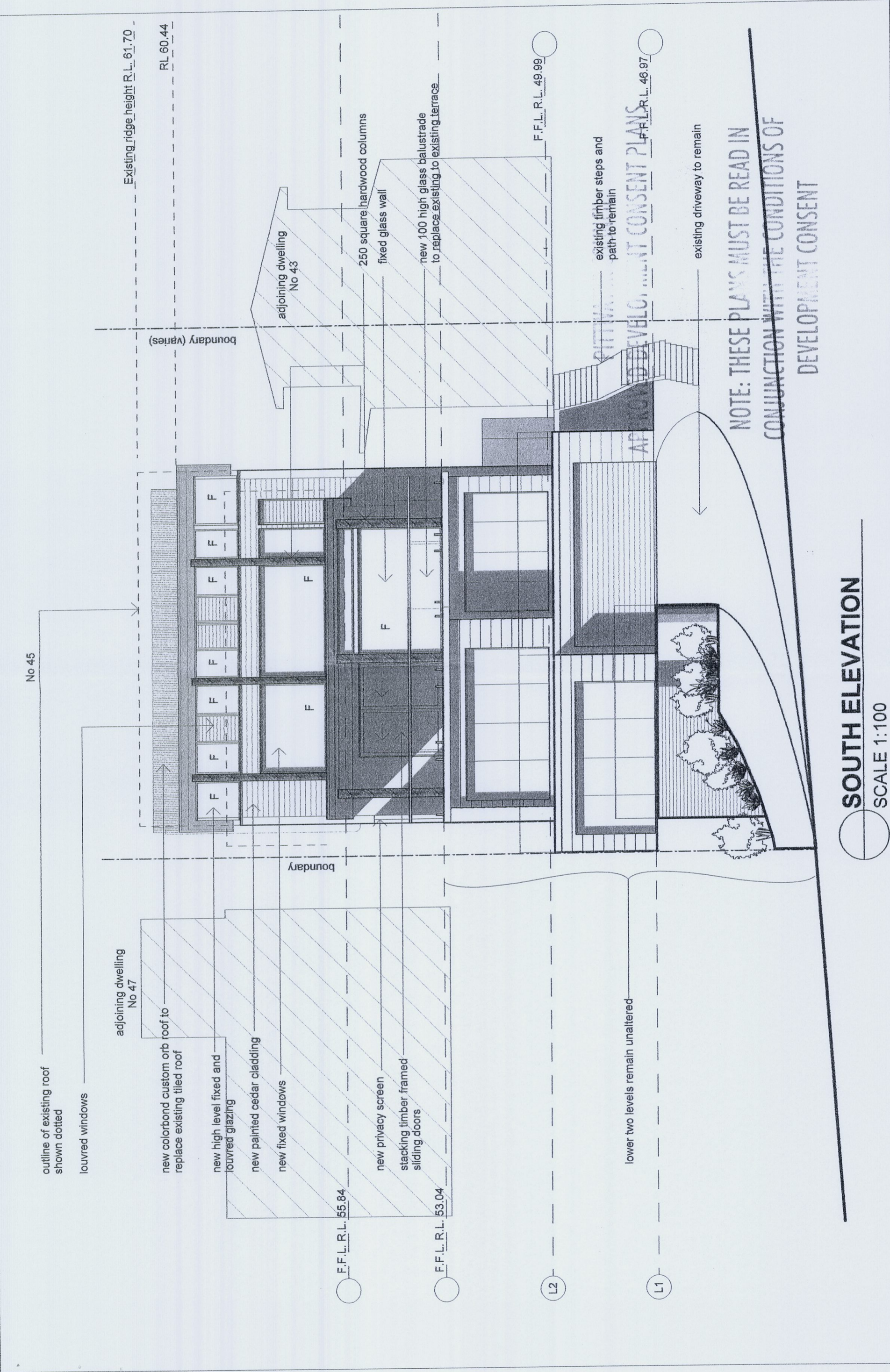
abn 1761 2952 870
57 Tennyson Road, CROMER
Ph+Fax: 9401 5006 Email:naulabbot@optusnet.com.au

finesline



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							Project No:	07.008
								DA12
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	C							
	B							
	A							



SOUTH ELEVATION

SCALE 1:100

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							Project No: 07.008
							DA13
							Dwg No.
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	B	11.09.08	DRAFT DEVELOPMENT APPLICATION				
	A	15.01.08	ISSUED FOR DISCUSSION				
	ISSUE:	DATE:	NOTES:				