

9 August 2010

General Manager  
Pittwater Council  
PO Box 882  
Mona Vale NSW 1660

Dear Sir,

**Re Development Application No N0520/09  
1793 Pittwater Road, Mona Vale**

For Council's information, please find enclosed Construction Certificate No 2010/3822 issued for a new garage with second storey studio to replace the existing garage & ground floor studio at the rear of the property at the above address, accompanied by

- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Copy of Owner Builder Permit
- Cheque for \$30 00 being the prescribed fee to receive the above certificate

**NB Please forward receipt for the above fee to Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660**

Yours faithfully

A handwritten signature in black ink, appearing to read "Bowden".

**Tom Bowden  
Insight Building Certifiers Pty Ltd**

# Construction Certificate Determination

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

**Certificate No 2010/3822**

<b>Council</b>	Pittwater
<b>Determination</b> Date of issue	Approved 9 August 2010
<b>Subject land</b> Address Lot No DP No	1793 Pittwater Road, Mona Vale Lot 5 DP 77493
<b>Applicant</b> Name Address Contact No	Mrs Nancye Cargill 1793 Pittwater Road, Mona Vale NSW 2103 9979 8839
<b>Owner</b> Name Address Contact No	Mrs Nancye Cargill 1793 Pittwater Road, Mona Vale NSW 2103 9979 8839
<b>Description of Development</b> Type of Work	New garage with second storey studio to replace the existing garage & ground floor studio at the rear of the property
<b>Builder or Owner/Builder</b> Name Contractor Licence No/Permit	Nancye Cargill Owner Builder Permit no 377301P
<b>Value of Work</b> Building	\$200,000 00
<b>Attachments</b>	
<ul style="list-style-type: none"><li>• Copy of completed Construction Certificate Application Form</li><li>• Pittwater Council receipt no 283526 for payment of Long Service Levy</li><li>• BASIX Certificate no A17111 dated 18 November 2009</li></ul>	

### Plans & Specifications certified

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

- Architectural Plans & Construction Specification reference no 0307 drawing nos 01 03 04 & 05 issue C prepared by Gartner Trovato Architects dated 5 August 2010
- Structural Details reference no 100407 drawing nos S1 00 S2 00 S2 01 S2 02 S3 00 S3 01 S3 02 S3 03 S4 00 S4 01 & S4 02 prepared & endorsed by Barrenjoey Consulting Engineers Pty Ltd dated August 2010
- Access Driveway Profiles receipt no 281485 issued by Pittwater Council dated 17 June 2010
- Sydney Water Approval dated 9 June 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  
2010/3822

#### Certifying Authority

Name of Accredited Certifier  
Accreditation No  
Accreditation Authority  
Contact No  
Address

Tom Bowden  
BPB0042  
Building Professionals Board  
(02) 9999 0003  
13/90 Mona Vale Road Mona Vale NSW 2103

#### Development Consent

Development Application No  
Date of Determination

N0520/09  
17 March 2010

#### BCA Classification

1a & 10a

Pittwater Council

OFFICIAL RECEIPT

28/01/2011 RECEIPT NO 18324

To: DA DASH-TLL

1793 PITIWALET ROAD  
MONA VAI F

Public Reference

SL P2 DLSL-Bull  
1 11/520/19

Amount

\$711.17

Total

\$700.00

Amounts Tendered

Cash

\$1.11

Cheque

\$700.00

Db/Cr Card

\$1.11

Money Order

\$0.00

Agency Rec

\$0.00

Total

\$700.00

Founding

\$1.11

Change

\$711.00

Nett

Printed 20/07/2011 12:24:23  
Craigher HMs

COUNCIL  
COPY





# PITTWATER COUNCIL

## Information for Access Driveway Profiles 1 July 2009 – 30 June 2010

To Gartner Trovato Architects  
Postal Address PO Box 1122  
Mona Vale NSW 2103

Date 17th June 2010

Receipt No 281485  
Amount \$80 00

N0520/09

### ACCESS DRIVEWAY PROFILE AT 1793 Pittwater Road, Mona Vale

- The proposed vehicular access driveway profile shall be as per the enclosed plan L
- **Type of Construction** Domestic
  - **For Residential single & dual occupancy** - 20MPa Concrete, 150mm thick
  - **For Other** - 20MPa Concrete, 180mm thick with F72 mesh
- **Slab Construction** Vehicular access slab 5 1m long, 4m wide at gutter crossing to 4m wide at the boundary
- **NB Remove redundant crossing and layback Reinstate with kerb and grass turf**
- Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage Refer to relevant attached profile
- All work within the road reserve (including excavation) in connection with the above, is to be carried out by authorised Contractors only,
- Quotations for the work specified above should be obtained from any of the contractors on Council's list and should be for the whole of the work stated,
- Construction of vehicular access will be strictly in accordance with the profile supplied, and
- A formwork inspection by Council is required prior to construction (Provide minimum 24 hours notice)

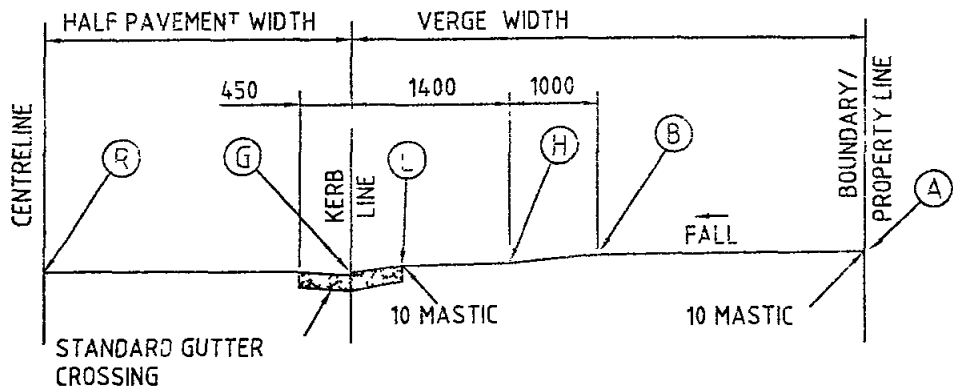
- 1 **NOTE THAT THIS INFORMATION SHEET DOES NOT CONSTITUTE AN APPROVAL TO COMMENCE OR PROCEED WITH ANY WORK ON SITE**
- 2 **A SECTION 139 CONSENT UNDER THE ROADS ACT – 1993 IS REQUIRED (FORM UI203)**
- 3 **FAILURE TO OBTAIN SUCH CONSENT PRIOR TO COMMENCING WORK WILL INCUR A PENALTY**

*R. McWhirter*  
Ross McWhirter  
PROJECT LEADER – URBAN INFRASTRUCTURE  
Telephone 9970 1207

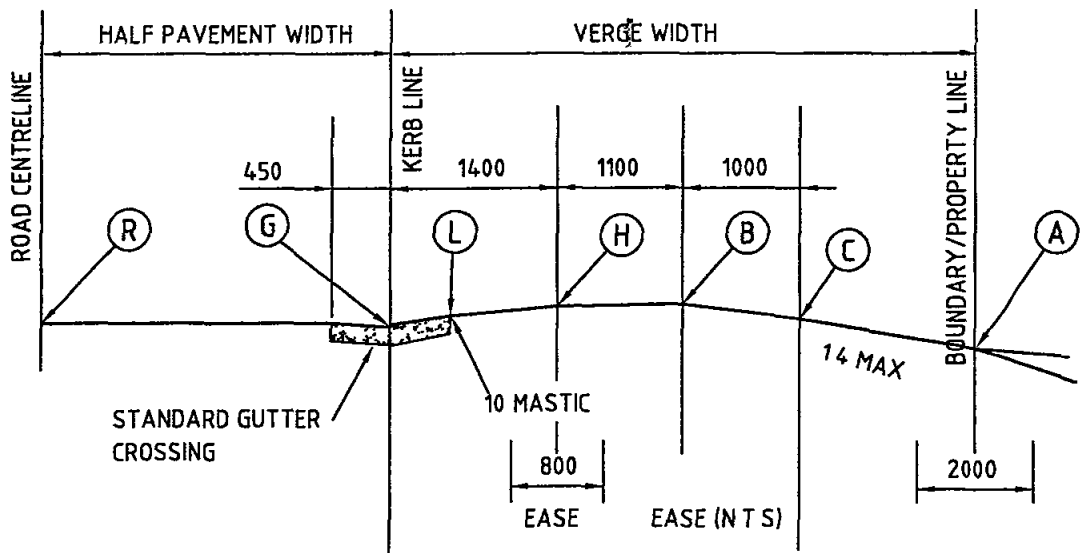
*Scan + copy keep*

**COUNCIL COPY**

NORMAL (N)



LOW LEVEL (L)



(MAX BATTER FROM EDGE OF DRIVEWAY TO FINAL G L) (WHERE THERE IS NO CONSTRUCTED FOOTPATH)

(1 6) (1 6 — 1 2) (1 2)

POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	100 ABOVE G
H	1000 FROM BACK OF LAYBACK	180 ABOVE G
B	2500 FROM KERB LINE	200 ABOVE G
C	3500 FROM KERB LINE	70 ABOVE G
A	BOUNDARY	EASE REQUIRED AT GRADE CHANGE

NOTES

- To be read in conjunction with Pittwater 21 Development Controls



PITTWATER COUNCIL

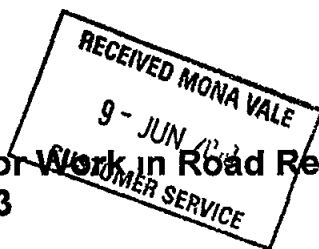
Standard Driveway Profile

NORMAL TO LOW

PLAN No	PWC-DW06A
REV No	B
DATE	21/01/10



PITTWATER COUNCIL



Form No UI 203

**Consent by Road Authority for Work in Road Reserve - DRIVEWAY**  
**Section 139 – Roads Act 1993**  
**1 July 2009 - 30 June 2010**

PLEASE PRINT NANCY CARGILL, C/-

Applicant GARTNER TROVATO ARCHITECTS

Postal Address PO Box 1122 MONA VALE NSW Postcode 2103

Phone (W) 02 9999 4411 (M) \_\_\_\_\_

Property Address 1793 PITTWATER ROAD MONA VALE NSW 2103

Subject to the payment of the appropriate fee the Applicant is hereby permitted to construct the driveway (and/or associated work) as detailed below in strict accordance with the **CONDITIONS** overleaf

*I/We the undersigned agree to abide by the said conditions*

Applicant's Signature N Cargill Date 7/6/10

**FEES (includes GST)**

Consent for access driveway construction only (includes 2 site inspections) per allotment for <b>RESIDENTIAL SINGLE/ DUAL OCCUPANCY</b>	<b>\$155 00</b>
Consent for access driveway construction only (includes 2 site inspections) per allotment for <b>RESIDENTIAL SINGLE/ DUAL OCCUPANCY</b> which includes any of major retaining structures, stairs or special landscape treatment	<b>\$385 00</b>
Consent for access driveway construction only (includes 2 site inspections) per allotment for <b>OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY</b>	<b>\$180 00</b>
Consent for access driveway construction only (includes 2 site inspections) per allotment for <b>OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY</b> which includes any of retaining structures, stairs or special landscape treatment	<b>\$510 00</b>
Fee per additional site inspection as required	<b>\$140 00</b>

Office Use Only	<u>R McWhirter</u>	Date <u>15/6/10</u>
Inspected by		
Approved		
Comment	<u>DA. NO NO 520/09</u>	

CODE ESTR 17 09 - 30 6 10 Late Fee \$650 when work commenced prior to issue of Consent Form No UI 203  
FEE PAID \$15500 RECEIPT NO 281485 ISSUED BY JANE R DATE 9/6/2010

**NOTE TO CUSTOMER SERVICE PHOTOCOPY APPLICATION FORM AND STAPLE WITH RECEIPT FOR CUSTOMER'S RECORD**

HOUSE NO 1791  
MONA VALE MEDICAL  
PRACTICE

HOUSE NO 1795

NEIGHBOURS

HOUSE NO 1793

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**NOTE: THESE PLANS MUST BE DELETED**

# DRIVEWAY PROFILE

Drawing/Revised: SG & IB	Date: NOV 20
Project Number 0307	Scale: 1/100 @ 1/4"
Drawing No.: 01	Issue: B

**GARTNER TROVATO**

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

[illegible]

# APPLICATION FOR A CONSTRUCTION CERTIFICATE

**COPY**

**RECEIVED**  
27 JUL 2010

Construction Certificate ☒  
Modified Construction Certificate ☐

## 1. Applicant's details

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

Mr ☐ Mrs ☒ Ms ☐ Dr ☐ Other

Given Names (or ACN)

NANCYE

Family Name (or Company)

CARGILL

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

1793 PITTWATER ROAD

MONA VALE

Post Code 2103

Daytime telephone

(02) 9979 8839

Alternate no

Mobile no

## 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)

NANCYE CARGILL

Address

1793 PITTWATER ROAD

MONA VALE, NSW 2103

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)

N. Cargill

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).

## 3. Location of property

Unit/Street no

1793

Street name

Pittwater Road

Suburb

Mona Vale

Post code

2103

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

Lot no

5

DP no

77493

**COUNCIL COPY**



#### 4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

New garage with second story studio to replace the existing garage + ground floor studio at the rear of the property

#### 5. Estimated cost of work

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

Estimated cost of work \$ 200,000.00

#### 6. Development Consent

Council Consent no: N0520/09

Date of Determination 17/3/2010

#### 7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 1a & 10a

#### 8. Builder's details

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

Name

~~NOT YET KNOWN~~ OWNER  
BUILDER

Licence no.

—

NANCY CARROLL

Owner/builder permit no.

377301P

#### 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

N Carroll

Date

27/7/10

**SUBMISSION REQUIREMENTS**

**A GENERAL**

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

Yes ☒ No ☐

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

Yes ☒ No ☐

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

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

Yes	No	Not Applicable
-----	----	-------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**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)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Copy of BASIX Certificate & Schedule of BASIX Commitments

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Copy of signed BASIX Compliance Statement

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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All other documentation to satisfy conditions of Development Consent

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

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

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

Enquires 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 <sup>2</sup> )? <b>841 m<sup>2</sup></b>	Gross floor area of building (m <sup>2</sup> ) as proposed <b>140</b>
What are the current uses of all or parts of the building(s)/land? <b>DWELLING</b>	Location  Use <b>GARAGE &amp; STUDIO</b>
Does the site contain a dual occupancy? <b>NO</b>	What is the gross floor area of the proposed addition or new building (sq metres)? <b>140 m<sup>2</sup></b>
What are the proposed uses of all parts of the building(s) land? <b>DWELLING</b>	Number of pre-existing dwellings <b>ONE</b>
Number of dwellings to be demolished <b>NIL</b>	How many dwellings proposed? <b>ONE</b>
How many storeys will the building consist of? <b>2</b>	Will the new building be attached to the existing building? <b>NO</b>
	Will the new building be attached to any new building? <b>YES</b>

**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

<b>WALLS</b>		<b>FLOOR</b>		<b>ROOF</b>		<b>FRAME</b>	
Brick veneer	<input type="checkbox"/>	Concrete	<input checked="" type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input checked="" type="checkbox"/>
Full brick	<input 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 checked="" 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](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number A17111

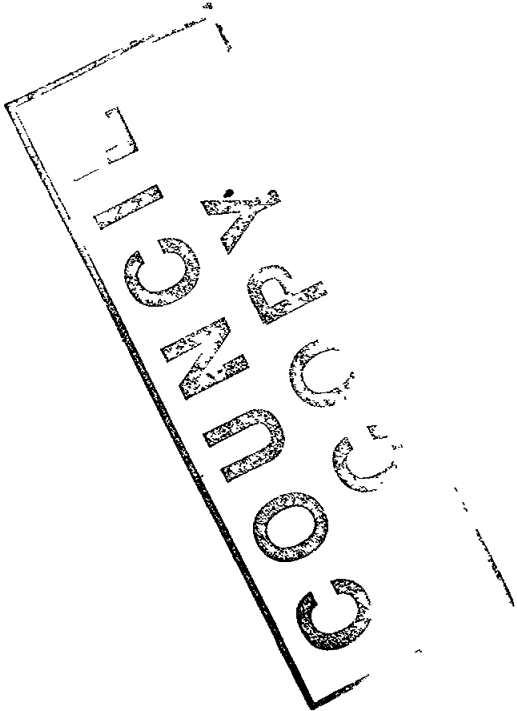
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations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

Director General  
Date of issue Wednesday 18 November 2009



### Description of project

Project address	
Project name	Willett Garage & Studio
Street address	1793 Pittwater Road Mona Vale 2103
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 77493
Lot number	5
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
Lighting						
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps						
Fixtures						
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating						
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating						
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating						

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				
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	
concrete slab on ground floor	nil			
suspended floor above garage framed (R0 7)	nil			
external wall framed (weatherboard fibro, metal clad)	R1 30 (or R1 70 including construction)			
internal wall shared with garage plasterboard (R0 36)	nil			
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
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below Relevant overshadowing specifications must be satisfied for each window and glazed door						
The following requirements must also be satisfied in relation to each window and glazed door						
Each window or glazed door with 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						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35						
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						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	SW	6.6	0	0	none	Improved aluminium, single clear (U-value 6.44 SHGC 0.75)
W5	NW	6.1	0	0	eave/verandah/pergola/balcony >=900 mm	Improved aluminium, single clear (U-value 6.44, SHGC 0.75)
W6	SW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	Improved aluminium, single clear, (U-value 6.44 SHGC 0.75)
W7	SW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	Improved aluminium, single clear (U-value 6.44 SHGC 0.75)
W8	SW	1.3	0	0	eave/verandah/pergola/balcony >=600 mm	Improved aluminium single clear, (U-value 6.44 SHGC 0.75)
						*

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						
W9	SW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value 6.44 SHGC 0.75)						
W10	SW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value 6.44 SHGC 0.75)						
W11	SW	1.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium single clear, (U-value 6.44 SHGC 0.75)						
W12	NE	0.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear (U-value 6.44 SHGC 0.75)						
W13	NE	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value 4.48 SHGC 0.46)						
W14	NE	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e (U-value 4.48 SHGC 0.46)						
W15	NW	0.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear (U-value 6.44 SHGC 0.75)						
W16	NW	5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value 6.44 SHGC 0.75)						
W17	NW	0.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value 6.44 SHGC 0.75)						

Legend	
In these commitments	"applicant" means the person carrying out the development
Commitments identified with a "✓" in the "Show on DA plans" column	must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development)
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column	must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development
Commitments identified with a "✓" in the "Certifier check" column	must be certified by a certifying authority as having been fulfilled before a final occupation certificate for the development may be issued



GENERAL NOTES

GENERAL

G1 - These drawings are to be read in conjunction with all architectural and other consultants drawings and specifications. Any discrepancies are to be referred to all parties and rectified before proceeding with the works.  
G2 - Dimensions shall not be obtained by scaling from these drawings.  
G3 - During construction the structure shall be kept in a stable condition and no part shall be over stressed.  
G4 - All materials and workmanship are to be in accordance with the current Australian Standards, OH&S requirements, and the by-laws and ordinances of any relevant statutory authority.

FOUNDATIONS

F1 - For design purposes the foundation material is to be **ROCK, MIN BEARING CAPACITY OF 1000 kPa.**  
F2 - The foundation material is to be **inspected, verified and approved** by a **Geotechnical Consultant** as being in accordance with the above assumption and that it is sound and consistent with minimal possibility of differential settlement.  
F3 - Should variable foundation material be encountered the engineer is to be contacted and it is likely all foundations are to be piers to similar material of the greatest bearing capacity and that additional detailing of the foundation reinforcement will be required.  
F4 - Any excavation works are to include measures to ensure the temporary and long term stability of any existing structure within its vicinity.  
F5 - All foundations shall be a minimum 300mm into the approved material unless otherwise noted.  
F6 - Foundation depth dimensions are a minimum only and final depth will be dependent on the adequacy of the bearing material.  
F7 - All organic matter and top soil shall be removed from the underside of all slabs and foundations.  
F8 - Any soft or questionable excavated areas are to be brought to the attention of the Geotechnical Consultant and may require contrailated filling.  
F9 - Any filling shall be to the approval of the Geotechnical Consultant and will generally be granular material compacted in not more than 150mm layers to a minimum dry density ratio of 98%.

CONCRETE

C1 - All workmanship and materials shall be in accordance with AS3600.  
C2 - Concrete quality shall be verified by tests.  
C3 - All concrete shall have a slump of 80mm and maximum aggregate size of 20mm.  
C4 - Concrete strength and cover shall be as detailed on the plans.  
C5 - Size of concrete members do not include thickness of applied finishes.  
C6 - Beam depths are written first and include slab thickness if any.  
C7 - No penetrations are to be made to the concrete members without the written approval of the engineer.  
C8 - No water is to be added to the concrete prior to placement.  
C9 - All construction joints shall be located to the approval of the engineer.  
C10 - Fire rating requirements and adequacy is to be reviewed and specified by others.  
C11 - All concrete members are to be cured by keeping the surfaces continuously wet for a period of 3 days followed by the prevention of loss of moisture for a further 7 days.  
C12 - All concrete elements shall be compacted to form a dense homogenous mass using mechanical vibrators.  
C13 - All formwork shall be installed and stripped in accordance with AS3610.  
C14 - All formwork is to be free of debris prior to pouring of concrete.

REINFORCEMENT

R1 - All reinforcement shall be Grade D500.  
R2 - Top reinforcement is to be continuous over supporting elements and lapped between supporting elements only.  
R3 - Bottom reinforcement is to be continuous between supporting elements and lapped at supporting elements only.  
R4 - Reinforcement is represented diagrammatically only and is not necessarily shown in its true projection.  
R5 - Welding of reinforcement is not permitted.  
R6 - All reinforcement shall be supported on bar chairs at max 750mm spacing.  
R7 - Reinforcement shall be tied at alternate intersections.  
R8 - Reinforcement bars are to lap a minimum length equal to 40 times the bar diameter (ie min 480mm for N12 bars, 640mm for N16 bars) .  
R9 - Reinforcement fabric is to lap 1 complete square plus 25mm.

MASONRY

M1 - All workmanship and materials shall be in accordance with AS3700.  
M2 - An approved slip joint material is to be placed over all load bearing masonry supporting a concrete slab and laid on smooth brick work or a trowed mortar finish, this material may constitute two layers of greased metal.  
M3 - Masonry shall be constructed on suspended concrete structures only after all propping has been removed and the concrete has achieved its specified strength.  
M4 - Control joints are to be placed in all walls at a maximum of 8m centres or closer as deemed necessary by the engineer. The joints are to be 10mm wide and sealed with an approved flexible sealant, with ties at 600mm centres vertical.  
M5 - Concrete blocks shall have a minimum compressive strength of 15 MPa.  
M6 - Core filling shall be 20 MPa concrete with 10mm aggregate, 230mm slump and compacted adequately.  
M7 - Concrete blocks used in retaining wall construction are to be Double Web H blocks.  
M8 - Maximum pour height for unrestrained blockwork is 18m.  
M9 - All masonry components are to be tied at not more than 600mm centres to adjacent steel or concrete columns.

STEEL

S1 - All workmanship and materials shall be in accordance with AS4100.  
S2 - Hot rolled plates shall comply with AS 3678.  
S3 - Hot rolled sections shall comply with AS3679.  
S4 - Cold formed sections shall comply with AS4600.  
S5 - Welded and seamless hollow sections shall comply with AS1163.  
S6 - Unless noted otherwise all welds shall be 6mm continuous fillet from E4xx electrodes, unless noted otherwise.  
S7 - Unless noted otherwise all bolts shall be M16 high strength structural bolts grade 8.8, snug tightened, uno.  
S8 - Unless noted otherwise all connections shall be 3M16 bolts, 10mm plate and 6mm continuous weld.  
S9 - All structural steel work shall have a level of corrosion protection, specifications and recommendations as required by the Building Code of Australia.  
S10 - All work shop drawings are to be reviewed and approved by the Engineer.

TIMBER

T1 - All workmanship and materials shall be in accordance with AS1720 and AS1684.  
T2 - All exposed timber shall be H3 treated or of durability class 1.  
T3 - All timber in contact with the ground shall be H4 treated or of durability class 1.  
T4 - All exposed cuts shall be treated to achieve H3 or H4 requirements.  
T5 - All softwood shall be minimum F7.  
T6 - All hardwood shall be a minimum F14.  
T7 - All bolt hole s shall be exact size and washers shall be 2.5 x the bolt diameter.

INSPECTIONS

I1 - Barrenjoey Consulting Engineers shall only inspect works within its capacity as an Engineering Consultancy and will not carry out Mandatory Critical Stage Inspections.  
I2 - Barrenjoey Consulting Engineers will not inspect or certify foundation material adequacy, see F2.  
I2 - All inspections are to be carried out at the request of the projects Principal Certifying Authority, or should independent certification be required at the request of the client or builder.  
I3 - Typical inspections include -  
Foundation reinforcement  
Slab on ground reinforcement  
Suspended concrete reinforcement  
Steel structures  
Timber structures  
Completed Stormwater Management systems  
I4 - The client shall be responsible for any fees for inspections regardless of whom requested them.  
I5 - All re inspection required due to no compliance with issued drawings or that deemed necessary by Barrenjoey Consulting Engineers, shall be charged to the client.  
I6 - No certification will be given for works not inspected by Barrenjoey Consulting Engineers.  
I7- 48 Hrs notice is required for any inspection within the Sydney region and 72 Hrs notice is required for any inspection outside of this region.

DESIGN LIFE OF THE STRUCTURE

D1 - The design life of all elements as specified within these documents correspond to that required by the Building Code of Australia and the relevant Australian Standard.

DESIGN WIND SPEED

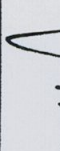
Wind loads are in accordance with AS 1170 as follows :  
Basic wind velocity = 41 m/s

DRAWING SCHEDULE

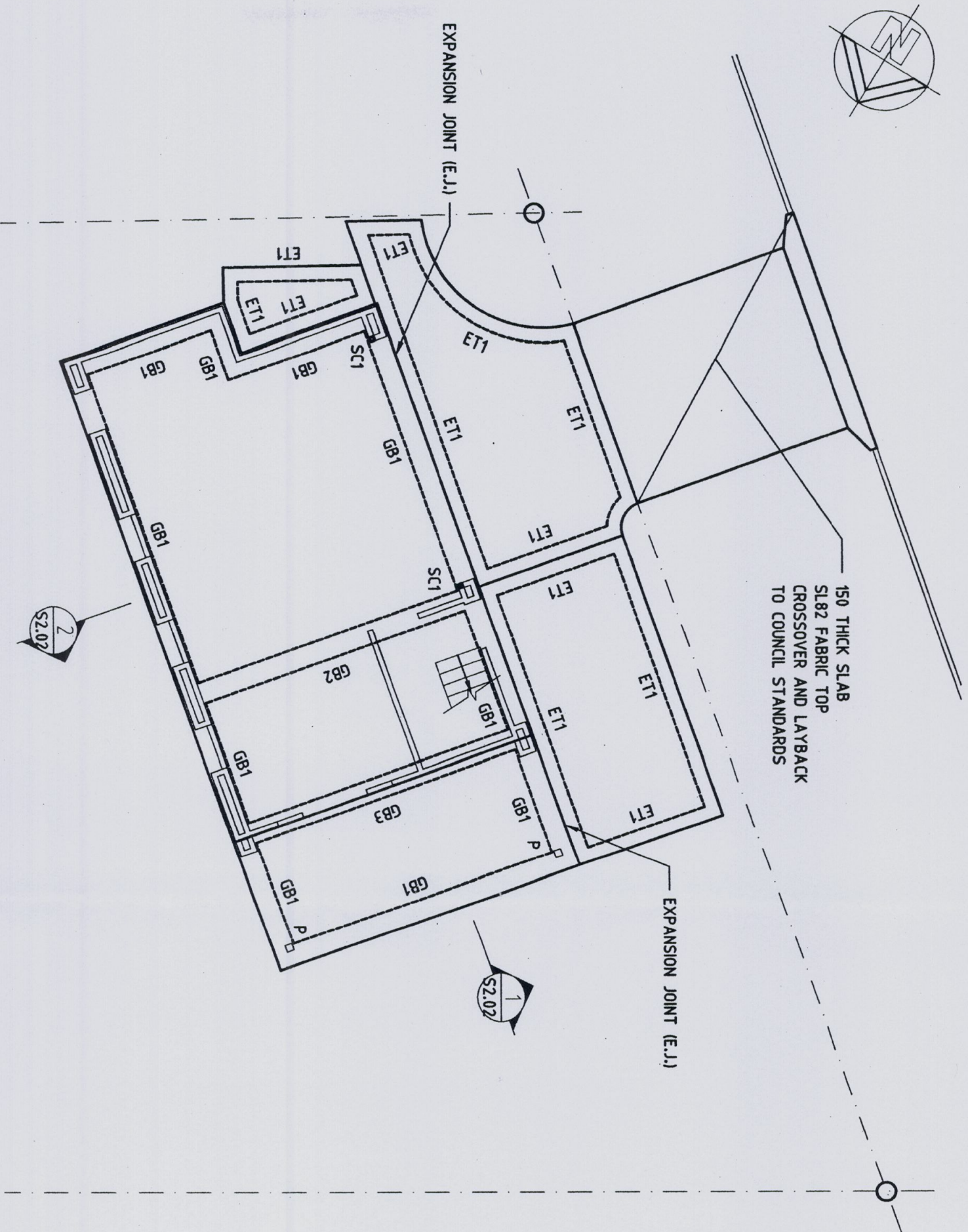
- S1.00 - GENERAL NOTES AND DRAWING SCHEDULE
- S2.00 - GROUND FLOOR SLAB PLAN
- S2.01 - GROUND FLOOR SLAB DETAILS - SHT 1
- S2.02 - GROUND FLOOR SLAB DETAILS - SHT 2
- S3.00 - FIRST FLOOR FRAMING PLAN
- S3.01 - FIRST FLOOR FRAMING DETAILS - SHT 1
- S3.02 - FIRST FLOOR FRAMING DETAILS - SHT 2
- S3.03 - FIRST FLOOR FRAMING DETAILS - SHT 3
- S4.00 - ROOF FRAMING PLAN
- S4.01 - ROOF FRAMING DETAILS - SHT 1
- S4.02 - ROOF FRAMING DETAILS - SHT 2

WARNING

The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve:  
• 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 this project.  
• The Applicant, Structural Engineer or other Professionals of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details.

<b>Barrenjoey Consulting Engineers Pty Ltd</b> <b>Stormwater      Structural      Civil</b>		<b>Project :</b>  <b>ALTERATIONS AND ADDITIONS</b> <b>1793 PITTWATER ROAD</b> <b>MONA VALE</b> <b>for N.CARGILL</b>	
PO Box 672 Avalon nsw 2107 P : 9918 6264    F : 9918 5841 M : 0418 620 330 E : lucasbce@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917		<b>Drawing :</b>  <b>GENERAL NOTES AND</b> <b>DRAWING LIST</b>	
<b>Job No :</b>  <b>100407</b>		<b>Drawing No :</b>  <b>S1.00</b>	
<b>Document certification</b> <b>Barrenjoey Consulting Engineers Pty Ltd</b>  PER <b>Lucas Molloy</b> MBEA CPEng NPER Director		 <b>Asd</b>	





GROUND FLOOR SLAB PLAN

NOTE:  
ALL SLABS SHALL BE 130 THICK PLACED ON A WATERPROOF MEMBRANE OVER A 30mm SAND BLINDING UNO.

ALL SLABS SHALL BE REINFORCED WITH SL92 FABRIC TOP UNO.

NOTE:  
GB1, GB2, GB3 - SLAB DOWNTURNS  
ET1 - SLAB DOWNTURNS  
EJ - EXPANSION JOINT

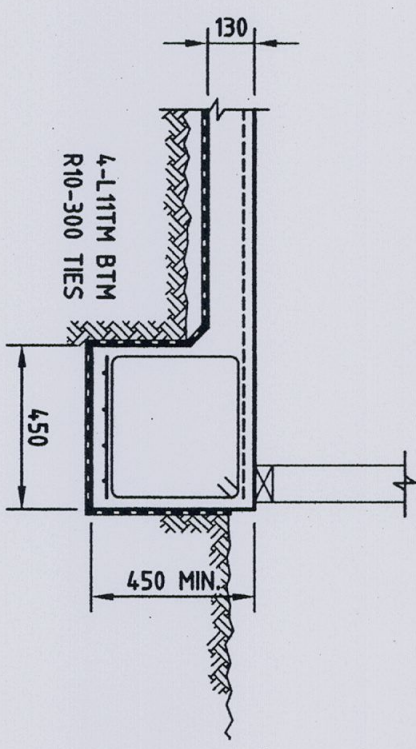
Barrenjoey Consulting Engineers Pty Ltd  
Stormwater Structural Civil  
PO Box 672  
Avalon nsw 2107  
P : 9918 6264 F : 9918 5841  
M : 0418 620 330  
E : lucasbce@bigpond.com  
ABN : 13 124 694 917  
ACN : 124 694 917

Project :  
ALTERATIONS AND ADDITIONS  
1793 PITTWATER ROAD  
MONA VALE  
for N.CARGILL

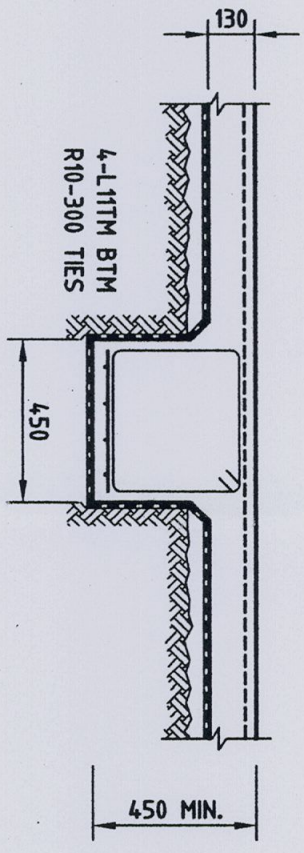
Drawing :  
GROUND FLOOR SLAB PLAN

Job No :  
100407  
Drawing No :  
S2.00  
Document certification  
Barrenjoey Consulting Engineers Pty Ltd  
PER Lucas Molloy MIEA CPENG NPER Director

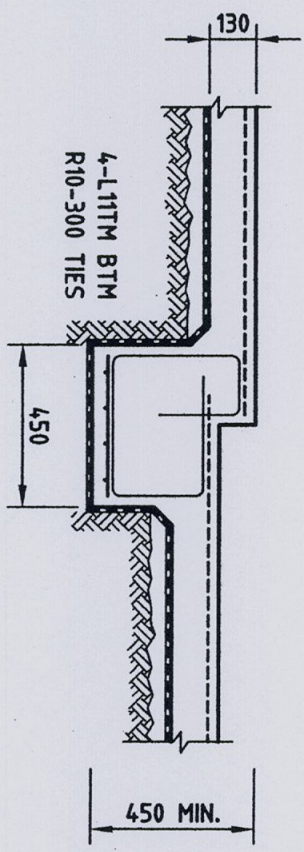




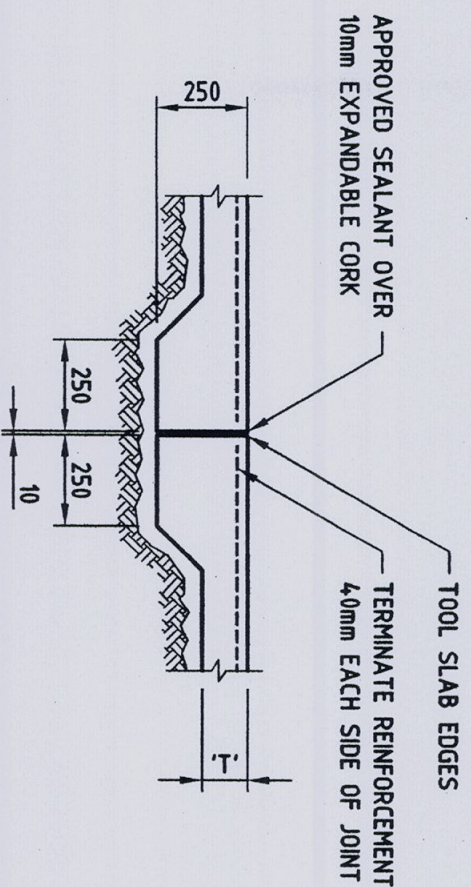
GB1 DETAIL



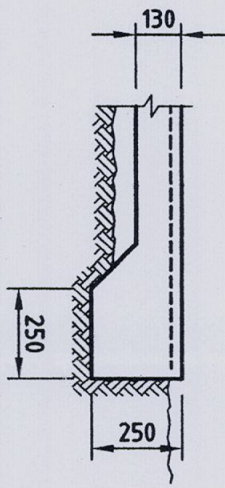
GB2 DETAIL



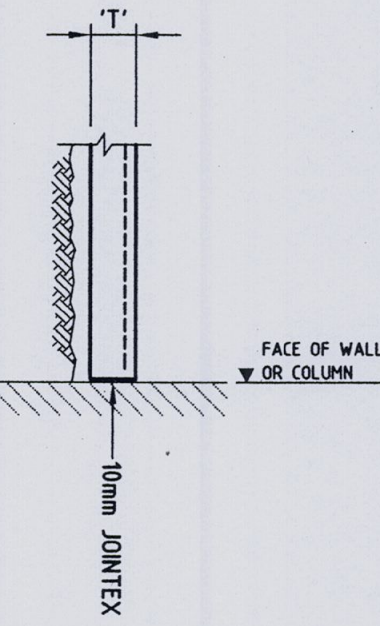
GB3 DETAIL




EXPANSION JOINT  
NOTED EJ ON PLAN



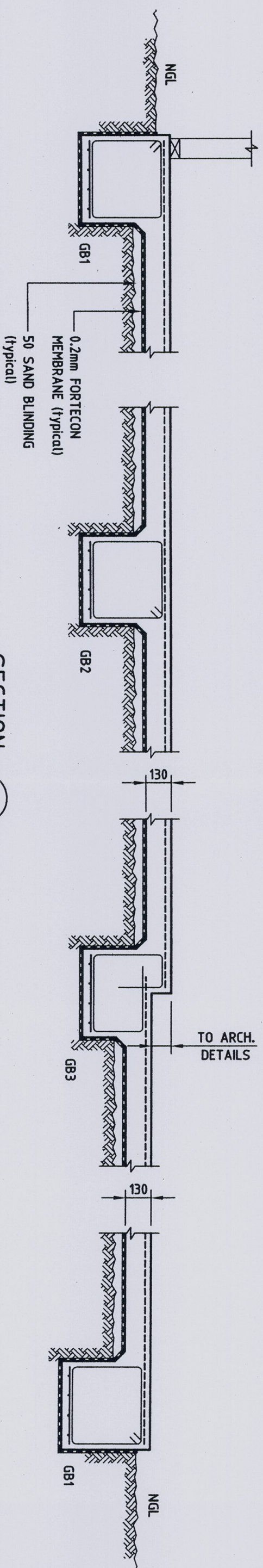
EDGE BEAM TYPE 'ET1'



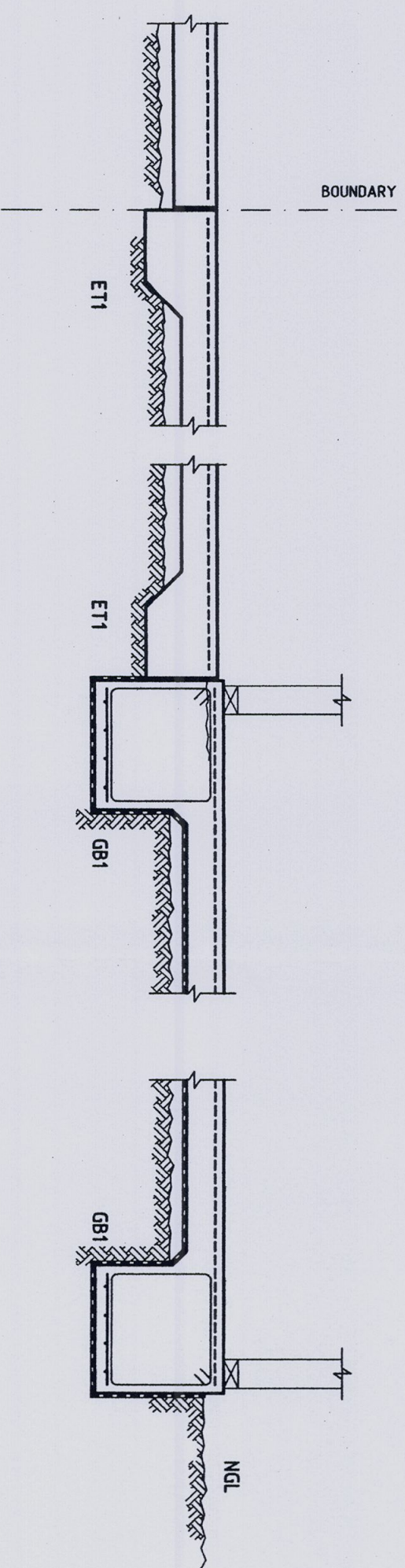
ISOLATION JOINT  
TYPICAL AT ALL WALLS AND COLUMNS

Barrenjoey Consulting Engineers Pty Ltd Stormwater      Structural      Civil		Project :  ALTERATIONS AND ADDITIONS 1793 PITTWATER ROAD MONA VALE for N.CARGILL		Drawing :  GROUND FLOOR SLAB DETAILS - SHEET 1	
PO Box 672 Avalon nsw 2107 P : 9918 6264 F : 9918 5841 M : 0418 620 330 E : lucasboe@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917		Job No :  100407		Drawing No :  S2.01	
Document certification Barrenjoey Consulting Engineers Pty Ltd		PER Lucas Molloy      MIEA CPeng NPER Director		 Ave 10	





SECTION 1



SECTION 2

Barrenjoey Consulting Engineers Pty Ltd  
Stormwater      Structural      Civil

PO Box 672  
Avalon nsw 2107  
P : 9918 6264 F : 9918 5841  
M : 0418 620 330  
E : lucasbce@bigpond.com  
ABN : 13 124 694 917  
ACN : 124 694 917

**Project:**

ALTERATIONS AND ADDITIONS  
1793 PITTWATER ROAD  
MONA VALE  
for N.CARGILL

**Drawing :**

# GROUND FLOOR SLAB DETAILS - SHEET 2

Job No.:

100407

Drawing No.:

S2.02

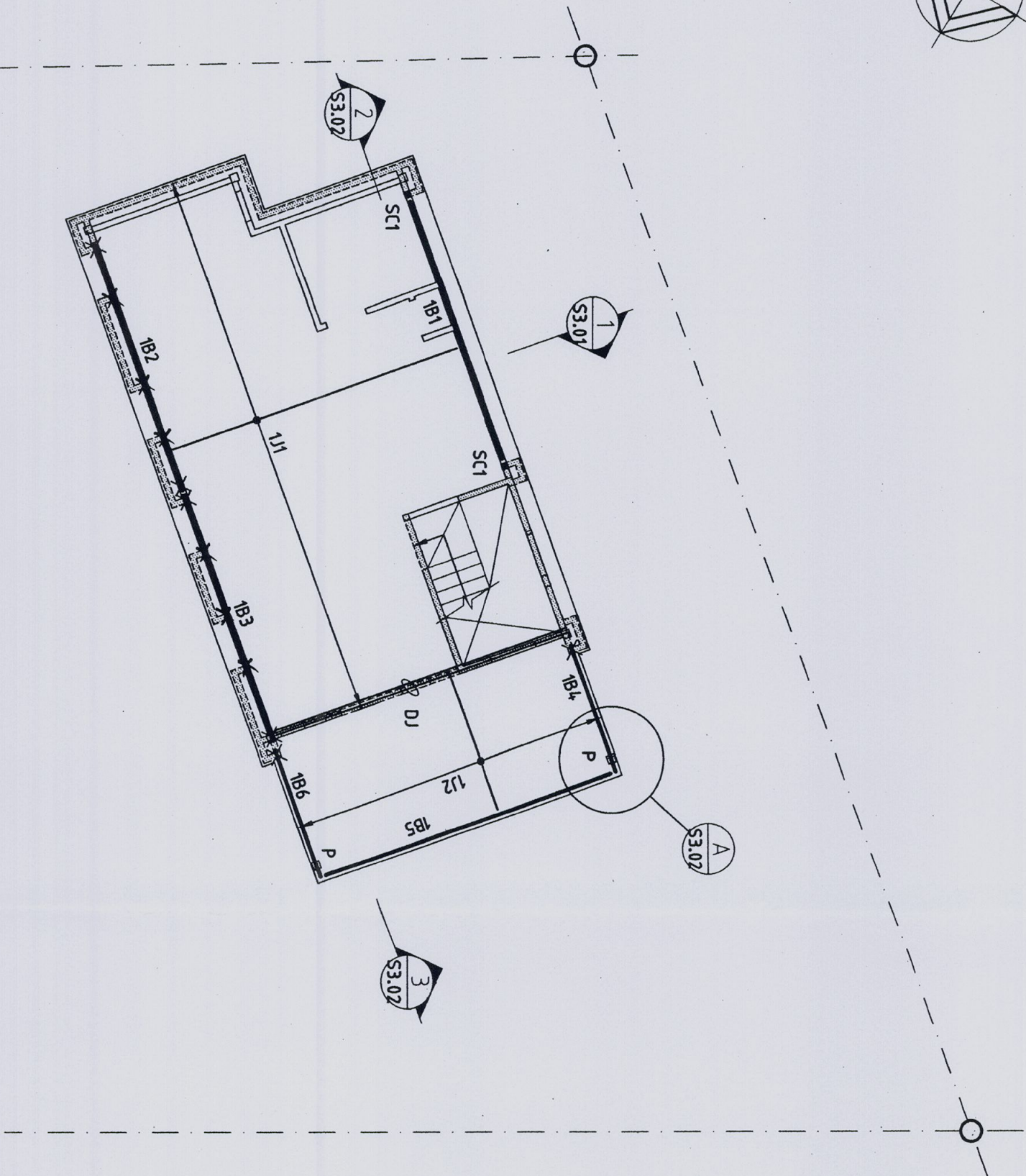
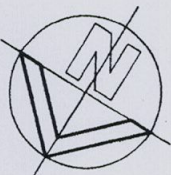
Document certification

Barrenjoey Consulting Engineers Pty Ltd,

PER  
Lucas Molloy  
MIEA CPEng NPER Director

Am I





NOTE :	
SC1	89 x 6.0 SHS
P	150 x 150 F7 H3 POST
1J1	HJ30090 AT 450 CTS OR 300 x 45 HYPAN LVL JOISTS AT 450 CTS
1J2	190 x 45 F7 H3 JOISTS AT 450 CTS
1B1	300 PFC
1B2, 1B3	2 - 300 x 45 HYPAN LVL
1B4 - 1B6	250 PFC
DJ	DOUBLE JOISTS
X	TRIPLE STUDS + TIE DOWN TO FLOOR FRAMING

FIRST FLOOR FRAMING PLAN

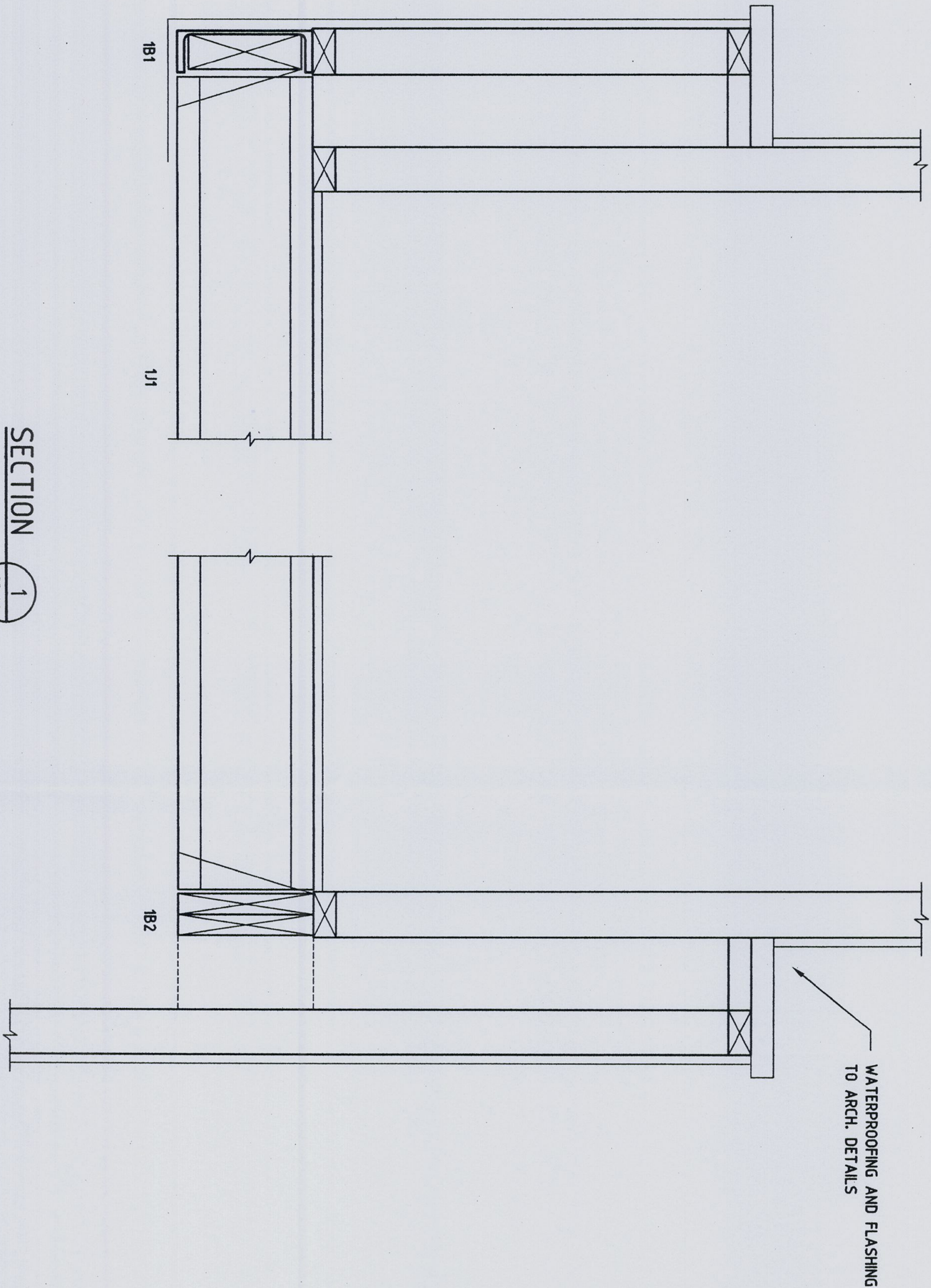
Barrenjoey Consulting Engineers Pty Ltd  
Stormwater      Structural      Civil  
PO Box 672  
Avalon nsw 2107  
P : 9918 6264 F : 9918 5841  
M : 0418 620 330  
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ABN : 13 124 694 917  
ACN : 124 694 917

Project :  
ALTERATIONS AND ADDITIONS  
1793 PITTWATER ROAD  
MONA VALE  
for N.CARGILL

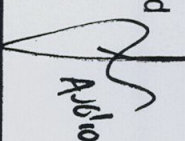
Drawing :  
FIRST FLOOR FRAMING  
PLAN

Job No : <b>100407</b>	Drawing No : <b>S3.00</b>
Document certification Barrenjoey Consulting Engineers Pty Ltd	
PER Lucas Molloy	MIEA CPEng NPER Director 

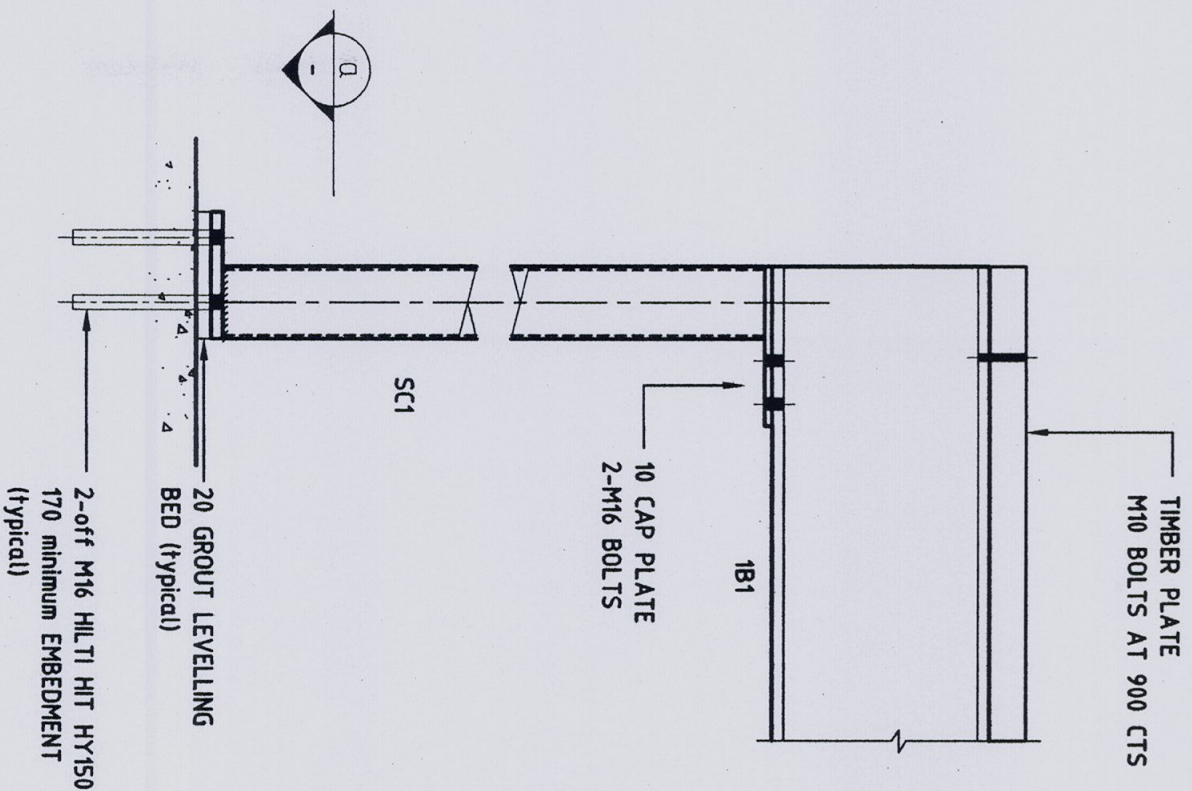




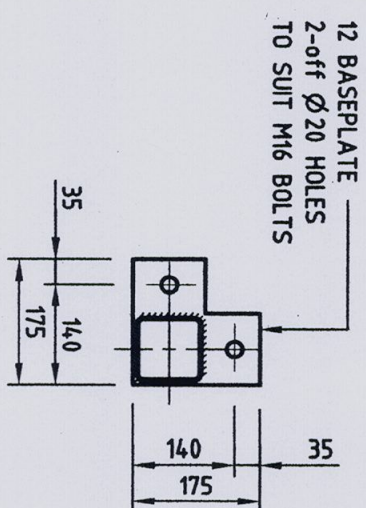
SECTION 1  
S3.00

<b>Barrenjoey Consulting Engineers Pty Ltd</b> Stormwater      Structural      Civil		Project :  ALTERATIONS AND ADDITIONS 1793 PITTWATER ROAD MONA VALE for N.CARGILL		Drawing :  FIRST FLOOR FRAMING DETAILS - SHEET 1	
PO Box 672 Avalon nsw 2107 P : 9918 6264 F : 9918 5841 M : 0418 620 330 E : lucasbce@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917		Job No :  100407		Drawing No :  S3.01	
Document certification Barrenjoey Consulting Engineers Pty Ltd		PER Lucas Molloy      MIEA CPENG NPER Director		 Aulo	

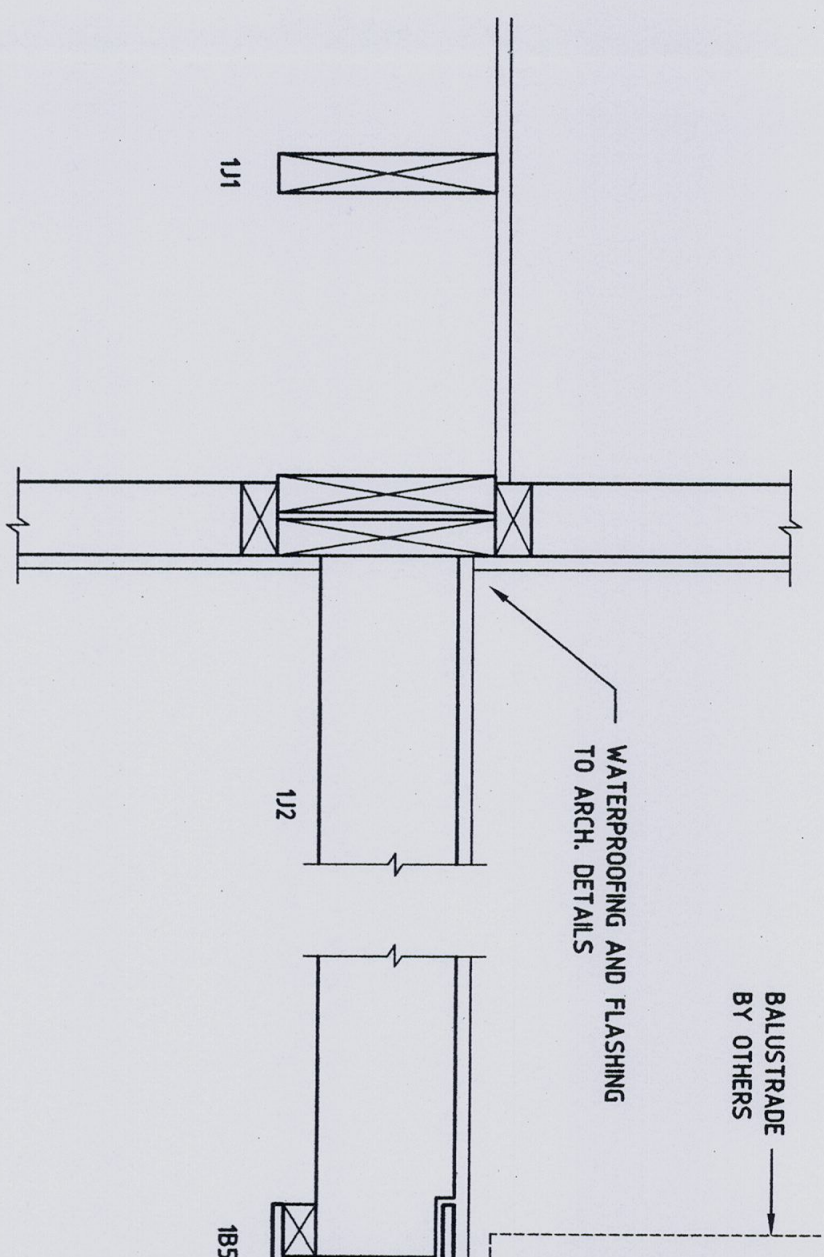




SECTION 2  
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SECTION 3  
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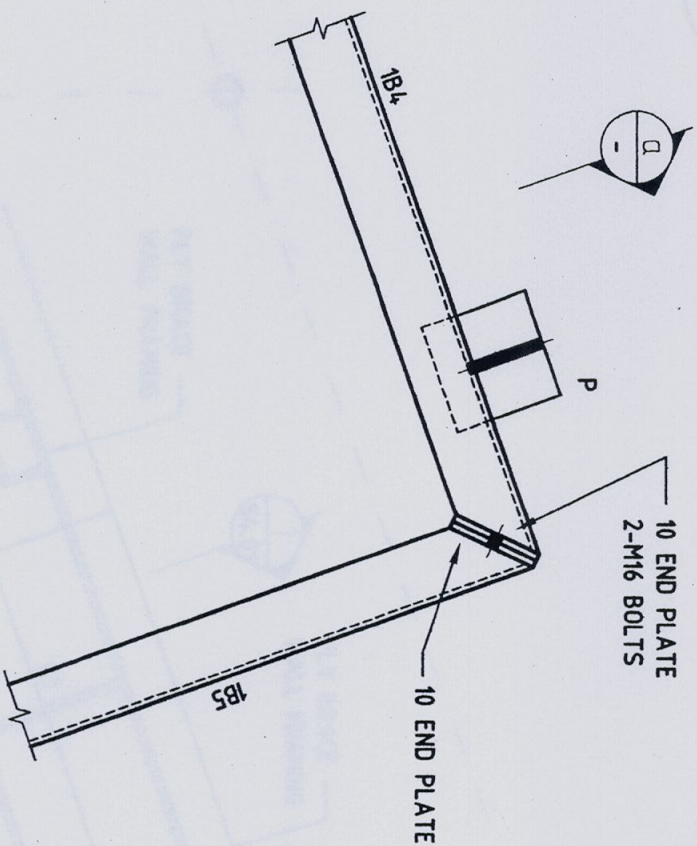
Project:  
ALTERATIONS AND ADDITIONS  
1793 PITTWATER ROAD  
MONA VALE  
for N.CARGILL

Drawing:  
FIRST FLOOR FRAMING  
DETAILS - SHEET 2

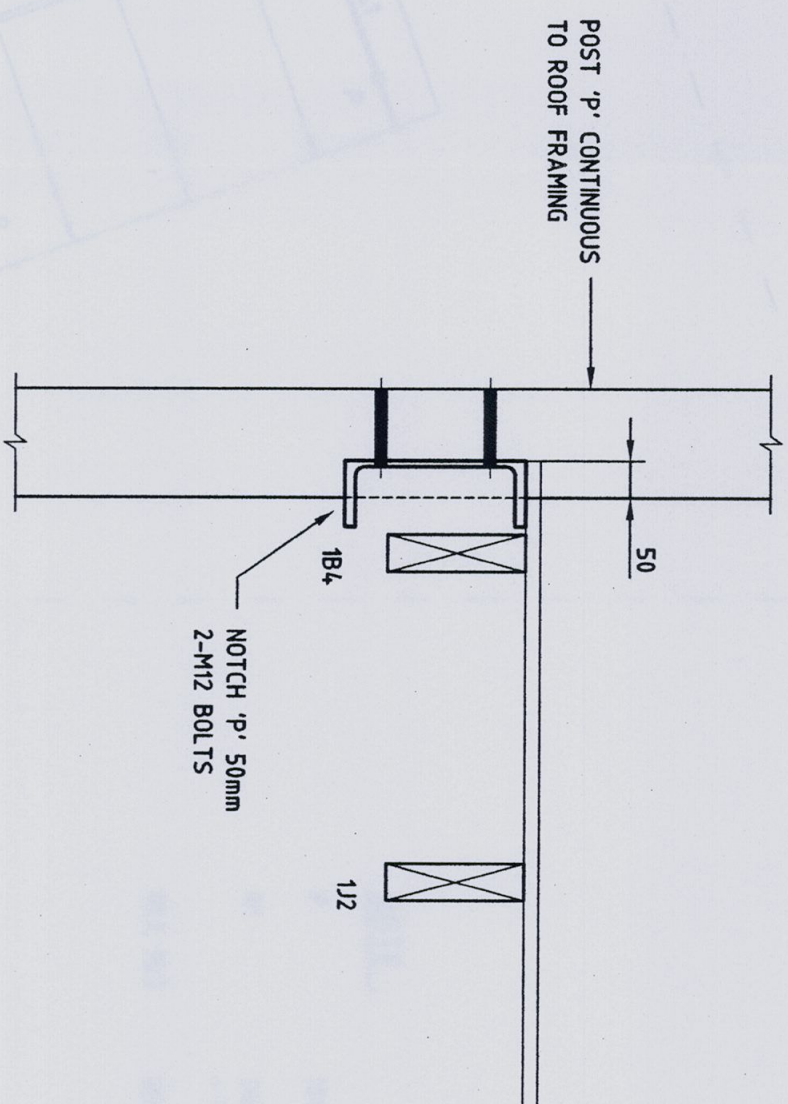
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Drawing No:  
S3.02  
Document certification  
Barrenjoey Consulting Engineers Pty Ltd  
PER Lucas Molloy MIEA CPEng NPER Director

Audio





DETAIL A  
S3.00



SECTION A

Barrenjoey Consulting Engineers Pty Ltd  
Stormwater Structural Civil

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ACN : 124 694 917

Project :

ALTERATIONS AND ADDITIONS  
1793 PITTWATER ROAD  
MONA VALE  
for N.CARGILL

Drawing :

FIRST FLOOR FRAMING  
DETAILS - SHEET 3

Job No :

100407

Drawing No :

S3.03

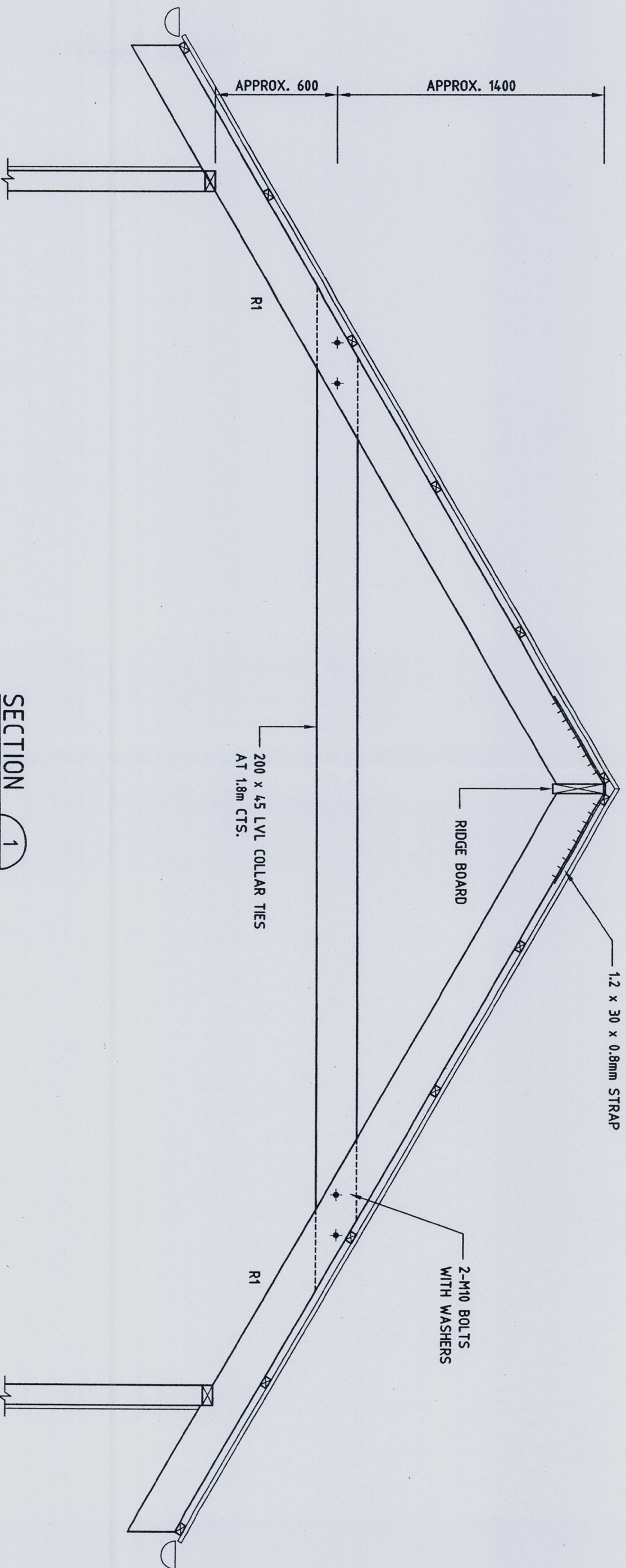
Document certification

Barrenjoey Consulting Engineers Pty Ltd

PER  
Lucas Molloy MIEA CPEng NPER Director

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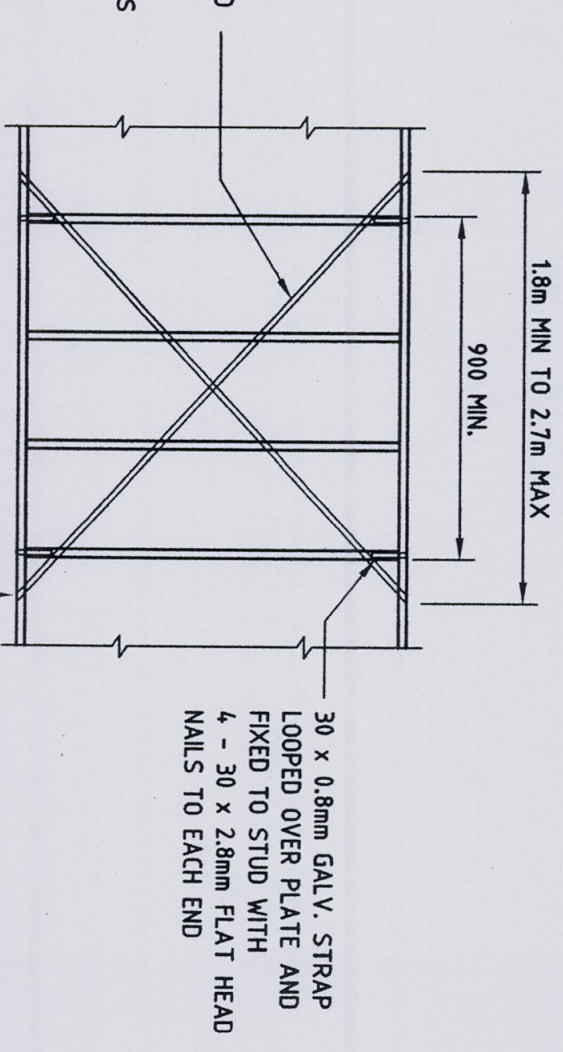
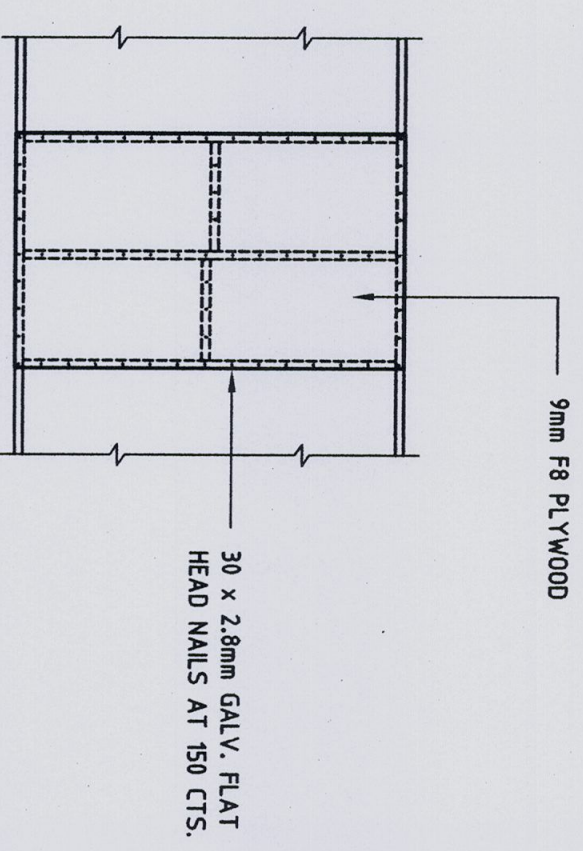
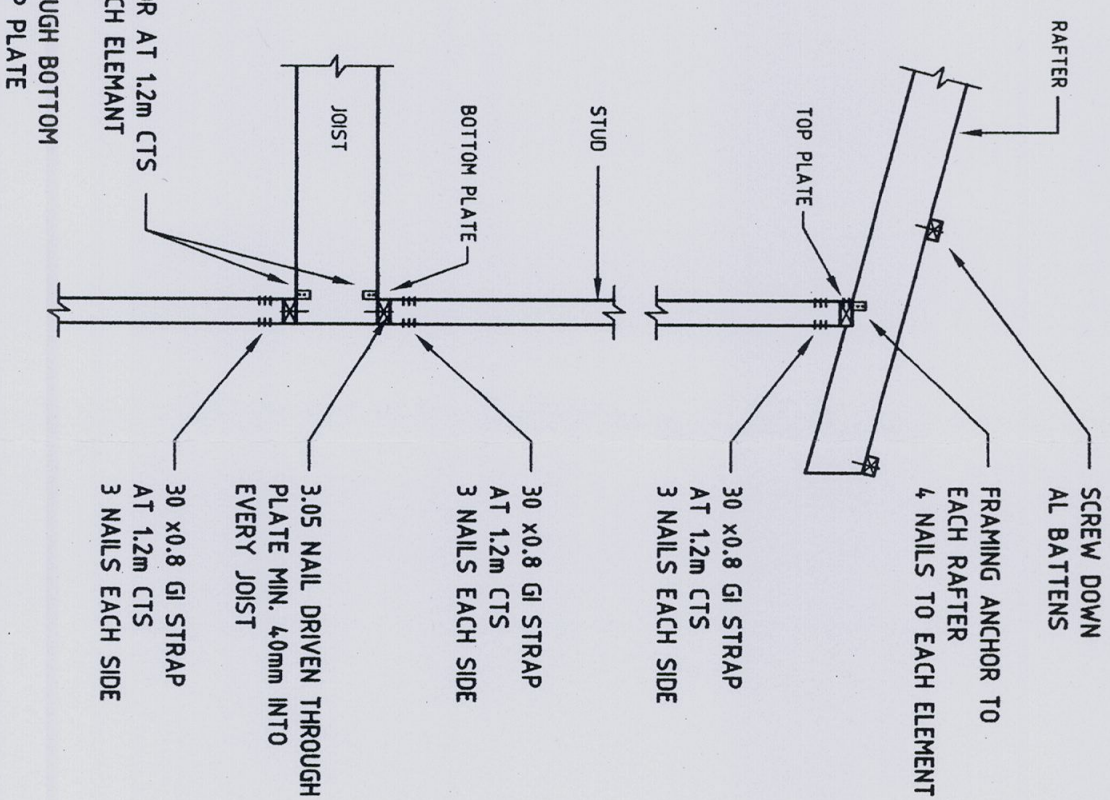
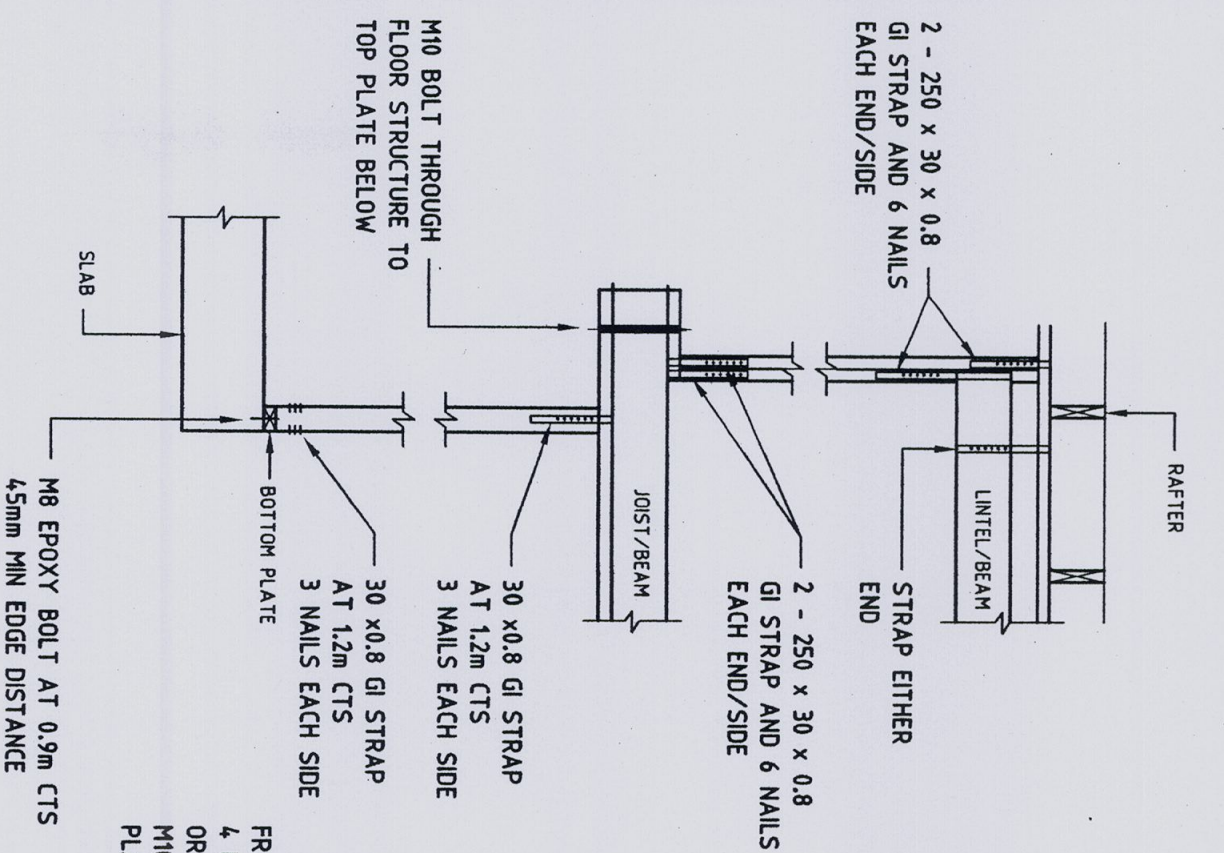




SECTION 1  
SCALE 1:20  
S4.00

<b>Barrenjoey Consulting Engineers Pty Ltd</b> Stormwater      Structural      Civil		Project :  ALTERATIONS AND ADDITIONS 1793 PITTWATER ROAD MONA VALE for N.CARGILL	
PO Box 672 Avalon nsw 2107 P : 9918 6264 F : 9918 6841 M : 0418 620 330 E : lucasbce@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917		Drawing :  ROOF FRAMING DETAILS SHEET 1	
Job No :  100407		Drawing No :  S4.01	
Document certification Barrenjoey Consulting Engineers Pty Ltd PER Lucas Molloy      MIEA CPEng NPER Director			





## SPECIFIC TIE DOWN REQUIREMENTS

ALL NAILS 30x2.8mm GALV FLAT HEAD  
REFER TO AS1684 FOR OTHER JOINT GROUP REQUIREMENTS

Project:

Drawing :

Job No. :

Drawing No :

Barrenjoey Consulting Engineers Pty Ltd

Stormwater Structural Civil

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## ALTERATIONS AND ADDITIONS

1793 PITTWATER ROAD

MONA VALE

for N.CARGILL

# ROOF FRAMING DETAILS

**SHEET 2**

## Document certification

**Barrenjoey Consulting Engineers Pty Ltd**

PER  
Lucas Molloy  
MIEA CPeng NPER Director

Ad'10