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. 2011/4173

Council	Pittwater
Determination	Approved
Date of issue	9 February 2011
Subject land	
Address	61 Dolphin Crescent, Whale Beach
Lot No, DP No.	Lot 22 DP 28663
Applicant	
Name	Mr Richard Goss
Address	61 Dolphin Crescent, Whale Beach NSW 2107
Contact No.	9950 5404 / 0414 605 973
Owner	
Name	Mr Richard Goss & Ms Elizabeth Palmer
Address	61 Dolphin Crescent, Whale Beach NSW 2107
Contact No.	9950 5404 / 0414 605 973
Description of Development	
Type of Work	Construction of deck extension (& installation of a window) ONLY. (Excluding all approved works to basement level of existing dwelling)
Builder or Owner/Builder	
Name	Keith Root Building Services
Contractor Licence No/Permit	40028
Value of Work	
Building	$19,080.00

Attachments

- Copy of completed Construction Certificate Application Form
- BASIX Certificate no. A71203 dated 30 November 2009

P-296791.

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph: 9999 0003** fax: 9979 1555
email: info@insightcert.com.au **web:** www.insightbuildingcertifiers.com.au **ABN** 54 115 090 456

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. 09-2253 Dwg no's DA-A-100A RevA & DA-A-020 RevA dated 8 September 2009.
- Structural Details, reference no. 100441 Dwg No's S01, S02 RevA, S03 & S04 dated May 10 prepared by Northern Beaches Consulting Engineers.
- Sydney Water approval dated 9 September 2010
- Geotechnical Risk Management Form 2 (Part A & Part B) completed & endorsed.

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 09 FEB 2011

Certificate No. **2011/4173**

Certifying Authority

Name of Accredited Certifier	Stephen Pinn
Accreditation No.	BPB0326
Accreditation Authority	Building Professionals Board
Contact No.	(02) 9999 0003
Address	13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.	**N0565/09**
Date of Determination	**21 January 2010**

BCA Classification

1a

insight building certifiers pty ltd

APPLICATION FOR A CONSTRUCTION CERTIFICATE

08 FEB 2011

Construction Certificate [x]

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 [x] Mrs [ ] Ms [ ] Dr [ ] Other

Given Names (or ACN): RICHARD

Family Name (or Company): GOSS

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

61 DOLPHIN CRESCENT

WHALE BEACH NSW

Post Code: 2107

Daytime telephone: 99505404

Alternate no.:

Mobile no.: 0414 605 973

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): RICHARD GOSS AND ELIZABETH PALMER

Address

61 DOLPHIN CRESCENT

WHALE BEACH NSW 2107

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): [signatures]

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.: 61

Street name: DOLPHIN CRESCENT

Suburb: WHALE BEACH NSW

Post code: 2107

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

Lot no.: 22

DP no.: 28663

[illegible]

COUNCIL COPY

4 Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

REAR EXTENSION AND INSTALLATION OF WINDOWS ONLY

5 Estimated cost of work

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

Estimated cost of work $ 19,000

6 Development Consent

Council Consent no. MOD 7/09 Date of Determination 21 JANUARY 2010

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 KEITH EAST BUILDING (NSW) Licence no. 40028

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

6.2.2011

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	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)
☒	☐	☐	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.
☒	☐	☐	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
☐	☐	☒	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.
☐	☐	☒	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?
☐	☐	☒	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.
☒	☐	☐	Copy of BASIX Certificate & Schedule of BASIX Commitments.
☒	☐	☐	Copy of signed BASIX Compliance Statement.
☒	☐	☐	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.

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 address to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVBICE 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)? 750m2	Gross floor area of building (m^2) as proposed:
What are the current uses of all or parts of the building(s)/land? RESIDENTIAL	Location: 61 DOLPHIN CRES MONA VALE 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)?
What are the proposed uses of all parts of the building(s land? RESIDENTIAL	Number of pre-existing dwellings: ONE
Number of dwellings to be demolished: N/A	How many dwellings proposed? ZERO
How many storeys will the building consist of? ONE (+ PART CUT-IN)	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	☐	Concrete	☐	Aluminium	☐	Timber	☒
Full brick	☐	Timber	☒	Concrete		Steel	☐
Single brick	☐	Other	☐	Concrete tile	☐	Other	☐
Concrete block	☐	Unknown	☐	Fibrous cement	☐	Unknown	☐
Concrete/masonry	☐			Fibreglass	☐		
Concrete	☐			Masonry/terracotta shingle	☑		
Steel	☐			Tiles	☐		
Fibrous cement	☐			Slate	☐		
Hardiplank	☐			Steel	☐		
Timber/weatherboard	☐			Terracotta tile	☐		
Cladding-aluminium	☐			Other	☐		
Curtain glass	☐			Unknown	☐		
Other	☐						
Unknown	☐						

NSW GOVERNMENT | Home Warranty Insurance Fund

calliden group

NSWBIBHWI/090161-Builder 10/02/2011

Keith Root Building Services Pty Ltd
44 Trappers Way
AVALON NSW 2107

Calliden Insurance Ltd
ABN 47 004 125 268 AFS Licence 234438
Level 9, 11-33 Exhibition Street
MELBOURNE VIC 3000
Phone: (03) 9637 1300 FAX: 1300 662 215

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the *Home Building Act 1989* has been issued by ***Calliden Insurance Limited*** *(ABN 47 004 125 268) (AFSL 234438)* as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In respect of:	Non-Structural - Other Renovations
At:	61 Dolphin Crescent WHALE BEACH NSW 2107
Carried out by:	Keith Root Building Services Pty Ltd
Licence Number:	40028
ABN:	79003149362
For:	Mr Richard Goss
In the amount of:	$19,080.00

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to:

- a beneficiary described in the contract and successors in title to the beneficiary,

OR

- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Authorisation: Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

Issued on the 9th day of February, 2011.

NOTICE: To download a copy of your insurance policy wording visit http://www.policywording.com.au

PROPOSED ADDITIONS

At: 61 Dolphin Cres,
Whale Beach N.S.W. 2107

Architect: Quattro

Prepared By:

NORTHERN BEACHES
Consulting Engineers P/L.

A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

DRAWING SCHEDULE:

100441

Rev. A: Drgs S05 – S11 added. 30.07.2010

GENERAL NOTES:

GENERAL

G1. The drawings are to be read together with all Architects drawings and specifications.

G2. Dimensions shall not be obtained by scaling from the drawings. All setting out dimensions shall be verified and discrepancies shall be referred to the Engineer prior to commencement of work.

G3. Care is required during construction so that structural elements are not over stressed and that the works and excavations required therefore are kept stable at all times.

G4. Design, materials and workmanship are to be in accordance with current S.A.A standards and statutory authority regulations except where varied by these documents.

G5. Design live loads are in accordance with AS 1170.1

G6. Builder to ensure stability of existing structures in the vicinity of excavation works.

FOOTINGS

F1. FOUNDATION STRATA IS ASSUMED FOR DESIGN PURPOSES IN ACCORDANCE WITH AS 2870-1996 'RESIDENTIAL SLAB AND FOOTINGS-CONSTRUCTION'. SEE FOOTNOTE. CLASSIFICATION TO BE VERIFIED BY A GEOTECHNICAL ENGINEER COMMISSIONED BY THE CLIENT FOR CERTIFICATION OF FOUNDATIONS.

F2. Footings to be constructed and back filled as soon as possible following excavation to avoid softening by rain or drying out by exposure.

F3. Footings must bear into undisturbed natural ground clear of organic material. Refer to details.

F4. If rock or variable bearing strata is encountered during excavation of the footings all footings/piers are to be excavated to similar material of greater bearing capacity.
The Engineer is to be contacted at that time for approval or review.

F5. Footings to be cast in approved material having an allowable capacity as follows:

Sand Foundations:

SA1. Required bearing capacity 100 kPa.
SA2. Trenches must be cleaned of all debris and hand compacted prior to placement of reinforcement.

Clay Foundations:

CL1. Required bearing capacity 150 kPa.
CL2. Trenches must be cleaned of all debris. Soft spots must be cut out and filled as per compacted fill notes, prior to placement of reinforcement.

Shale Foundations:

SH1. Required bearing capacity 400 kPa.
SH2. Excavation for footings into shale must be cast or capped with plain concrete on the same day as excavation.

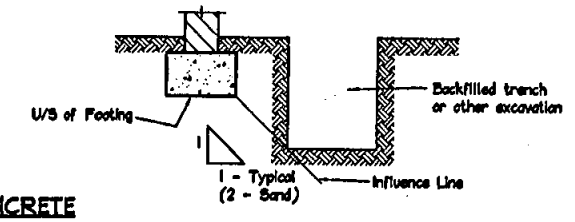
Sandstone Foundations:

SS1. Required bearing capacity 600 kPa.
SS2. Scrape weathered surface to remove cleaved sandstone under footings.

Refer adjacent for assumed Design bearing strata.

F6. Future development of neighboring properties may affect ground water conditions on this site. Consequently, reactivity in subgrade beneath footings may be locally altered therefore putting footing at risk of differential settlement. We recommend that, particularly in clay subgrades, agricultural drainage is installed to the upstream perimeter of the building at a distance from the building which is outside the zone of influence of the footings. The agricultural drain must be installed below the fluctuating seasonal zone which should be identified by geotechnical investigation.

F7. UNLESS OTHER WISE APPROVED. Excavations near new or existing footings shall not be within the footing influence line.



CONCRETE

C1. All workmanship and materials shall be in accordance with AS 3600.

C2. Concrete quality shall be as follows and shall be verified by tests.

C3. All concrete unless otherwise noted shall have a slump of 80mm at point of placement, a max. aggregate size of 20 mm.
No water shall be added to the mix prior to or during placement of concrete. Strength as specified on plans.

C4. Clear concrete cover to reinforcement shall be as follows unless otherwise shown-

ELEMENT	INTERIOR	EXTERIOR	EXTERIOR CAST AGAINST GROUND
FOOTINGS	-	-	50
COLUMNS/PEDESTALS	30 UNO	REFER TO PLAN	-
SLABS/WALLS	25	REFER TO PLAN	40 ON MEMBRANE
BEAMS	25 UNO	REFER TO PLAN	50
BLOCKWORK	55 FROM APPROPRIATE FACE		

C5. Sizes of concrete elements do not include thickness of applied finishes.

C6. All Construction Joints locations shall be approved by the Structural Engineer.

C7. Beam depths are written first and include slab thickness, if any.

C8. No holes or chases other than those shown on the structural drawings shall be made in concrete elements without the prior approval of the engineer.

C9. Shrinkage reducing admixtures such as 'Eclipse' or approved equivalent, if specified, must be added to mix prior to pour.

C10. Water reducing agents, if specified, must be added to mix prior to pour. No extra water is to be added to increase slump.

C11. Where vertical slab/beam surfaces are formed against a masonry (or other) wall, provide 10 mm styrene separation material.

C12. Water must not be added to concrete mix prior to placement of concrete.

C13. Above covers may have to be adjusted if fire rating is a requirement.

REINFORCEMENT

R1. All reinforcement specified is Grade D500 unless noted otherwise.

R2. Reinforcement is represented diagrammatically it is not necessarily shown in true projection.

R3. Top reinforcement is to be continuous over supports.
Bottom reinforcement to be lapped at supports.

R4. Welding of reinforcement shall not be permitted unless shown on the structural drawings.

R5. Pipes or conduits shall not be placed within the zone of concrete cover to the reinforcement without the approval of the engineer.

R6. All reinforcing bars and fabric shall comply with AS 4671-2001.

R7. Reinforcement symbols:
N - Grade 500N deformed bar (D500) Normal Ductility
R - Grade 250N plain round bar (R250) Normal Ductility.
SL - Grade 500L welded deformed ribbed mesh (D500) Square Low Ductility.
RL - Grade 500L welded deformed ribbed mesh (D500) Rectangular Low Ductility.
The number immediately following these symbols is the number of millimeters in the bar diameter.
Example : 8 N12-250
Denotes 8, Grade 500N deformed bars, 12 mm diameter at 250 cts.

R8. Fabric reinforcement to be lapped 1 complete square + 25 mm unless noted otherwise.

R9 All reinforcement shall be firmly supported on bar chairs spaced at a maximum of 750 centres both ways under rod and fabric reinforcement. Reinforcement shall be tied at alternate intersections.

FORMWORK

FW1. Formwork must be cleaned of all debris prior to casting of concrete.

FW2. Minimum stripping times for form work shall be as recommended in AS 3610 - 1990 or as directed by the engineer.

FW3. The finished concrete shall be a dense homogeneous mass, completely filling the form work, thoroughly embedding the reinforcement and free of stone pockets. All concrete elements including slabs on ground and footings shall be compacted with mechanical vibrators.

FW4. Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, followed by prevention of loss of moisture for seven days followed by a gradual drying out . Approved sprayed on curing compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic.

BRICKWORK

BR1. Brickwork is to be constructed to AS 3700.

BR2. Two layers of approved greased metal based slip material shall be used over all load bearing walls that support concrete slabs and placed on smooth brickwork or trowelled mortar finish. Non load-bearing walls shall have 10 mm compressible material and ties to the slab soffit.

BR3. No brickwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests.

BR4. Control joints to be placed at a maximum of 6m centres or in accordance with AS 3700.

BR5. Exposure grade bricks to be used below damp proof course.

BR6. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO.
Bitumastic fibreboard internal UNO.

BR7. Provide stainless steel wall ties below DPC to AS 3700. Provide galvanized wall ties above DPC to AS 3700 & Local Council Specifications.

BR8. Dry Pressed Bricks should always be use for brick retaining walls. In addition we recommend that dry pressed bricks be used for all types of construction where possible. Dry pressed bricks grow only half as much as extruded bricks. Extruded bricks are difficult to fix to and excessive brick growth leads to cracking in walls and render.

BLOCKWORK

BL1. Concrete blocks shall have a minimum compressive strength of 15 MPa and conform to AS 1500. Masonry to be constructed to AS 3700.

BL2. Where cores of hollow blocks are to be filled, properly compacted 20MPa concrete with 10 mm aggregate and 230 mm slump shall be used. Clean out openings must be utilized for all cores.

BL3. Location of actual starters is critical to suit block cores, allow 55 mm cover from the outside face of blockwork. All reinforcement lap lengths to conform to AS 3600.

BL4. Control joints to be placed at a maximum of 8 m centres or in accordance with AS 3700.

BL5. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO.
Bitumastic fibreboard internal UNO.

BL6. Retaining walls or any reinforced and concrete core filled block walls to be of Double 'U' Block Construction.

BL7. No blockwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests. unless approved by the Structural Engineer.

BL8. Max. pour height for unrestrained blockwork is 2000.

STEEL

S1. All Structural steelwork to be Grade 300 or greater.
Design, fabrication and erection to be in accordance with AS 4100.

S2. Materials and workmanship shall comply with AS 1250 - 1981, SAA Steel Structures Code and the specification for Structural Steel.

S3. Rolled steel sections including steel plates shall comply with AS 3678-1990.

S4. Cold formed steel sections shall be Grade 450 Zinc coated in accordance with AS 1538-1988.

S5. Welded and seamless steel hollow sections shall comply with AS 1163 Grade 350.

S6. Bolt Designation:
4.6S - Commercial bolts Grade 4.6, snug tightened.
8.8S - High Strength structural bolts Grade 8.8, snug tightened.
8.8TB - High Strength structural bolts Grade 8.8, fully tightened to AS 1511 and acting as a Bearing Joint.
8.8TF - High Strength structural bolts Grade 8.8, fully tensioned to AS 1511 and acting as a Bearing Joint.
Unless noted otherwise, all bolts will be 8.8S.

S7. Unless shown otherwise, minimum connection shall be 2M16 bolts, 10 thick gusset plates, 6mm continuous fillet welds.

S8. Load indicating washers shall be used in all fully tensioned joints. (8.8TF & 8.8TB).

S9. All welding shall be carried out in accordance with AS 1554 SAA Structural Steel Welding Code.

S10. Unless noted otherwise all welds shall be category SP using E4xx Electrodes. All butt welds shall be complete penetration butt welds category SP.

S11. Grouting of anchor bolt sleeves and base plates shall be completed by the contractor using High Strength, Non-Shrink grout.

S12. Fabrication and erection tolerances for Structural Steelwork shall be in accordance with AS 4100.

S13. Purlin bolts shall be M12 - 4.6S galvanised.

S14. Steel work shall have one of the following grades of corrosion protection:-

INTERNAL

a. Thoroughly cleaned wire brushing, followed by two coats of zinc phosphate primer equivalent to Dulux Luxaprime applied by hand using brushes to achieve a total dry film thickness of 70 microns.

EXTERNAL ELEMENTS, & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS GREATER THAN 2 km FROM SEA WATER:

b. Preparation Blast clean to a minimum standard Class 2.5 in accordance with AS 1627 Part 4.
Primer 2-pack epoxy phosphate at dft 75 microns (Dulux Durepon P14).
Barrier Coat 2-pack epoxy micaseous iron oxide, dft 100 microns
Finish Coat 2-pack epoxy high gloss acrylic to dft 75 microns.
(e.g. Dulux Acrathane 1 F)

c. Hot dipped galvanized to AS 4680.
Where the galvanic (Hot Dip Galvanized) coating is compromised by welding, bolting or damage, two pack zinc rick epoxy primer (Dulux Zincanode 202) is to be be applied after wire brushing affected area (use 3 coats minimum) or Hot Metal Spray in accordance with AS 4680.

PAINTING OVER HOT DIP GALVANISED STEEL:

Degrease and preparation whip blast. Application of a general purpose epoxy (Dulux Duremax GPE) thickness 125 microns. Application of a high build polyurethane (Dulux Weathermax HBR) thickness 100 microns

EXTERNAL ELEMENTS, & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS LESS THAN 2 km FROM SEA WATER:

d. Preparation blast clean to minimum Class 2.5
Application of a two pack zinc rich epoxy primer (Dulux Zincanode 402) thickness 75 microns. Application of a general purpose epoxy (Dulux Duremax GPE) thickness 125 microns. Application of a high build polyurethane (Dulux Weathermax HBR) thickness 100 microns

S15. Workshop drawings shall be prepared and two copies submitted to the engineer for review prior to fabrication commencement.

TIMBER

T1. All workmanship and materials to be in accordance with AS 1684, AS 1720 and as 3959. All soft wood to be Grade F7 unless noted otherwise. All hardwood to be minimum Grade F14 unless otherwise noted. Exposed timber to be CCA treated (to AS 1604) redried after full impregnation, or durability class 1, 2 or 3.
ALL SOFTWOOD TIMBER FRAMING TO HAVE A MINIMUM TREATMENT PROTECTION OF H2 or T2 TREATED FOR TERMITE PROTECTION UNLESS NOTED OTHERWISE.

T2. All joists deeper than 150 to have blocking over support bearers and at a maximum 3000 centres.

T3. Roof trusses to be designed by the manufacturer to the relevant standards. Pre camber to be an amount equal to dead load deflection unless otherwise noted..

T4. All holes for bolts to be exact size. Washers to be used under all heads and nuts and to be at least 2.5 times the bolt diameter. Bolts to be M16 grade 4.6 unless noted otherwise.

T5. Treat all exposed cut ends with Reseal by Protim to manufacturers specification to achieve required Hazard Level Exposure Classification.

T6. Battens for T & G to be Kiln Dried to 12 %. 38mm minimum. deep treated pine or as recommended by supplier. Flooring to be installed no sooner than 28 days after slab pour.

T7. Hot dip galvanized nails/clouts/screws to be used with all timber connections.

T8. Continuous nailing must not be used for any timber connections.

T9. All exposed CCA treated pine to have an application of penetrating sealer to reduce warping and twist of the timber due to varying moisture content in service.

T10. All Stud walls to be 90x45 F7 Kiln Dried
T2 Treated at 450 Cts and noggings to AS 1684.

COMPACTED FILL

CF1. Only to be used with approval by Engineer & to be certified by a geotechnical Engineer.

CF2. Clear organic material, topsoil and any uncontrolled existing fill under proposed slabs/footings.

CF3. Filling shall be granular material compacted in not more than 200 mm layers to a minimum dry density ratio (AS 1289/E4.2 1982) of 98 percent standard maximum dry density.

CF4. During clearing and excavation for slabs and footings cut out soft spots and fill as above.

INSPECTIONS BY ENGINEER

48 HOURS NOTICE IS REQUIRED BEFORE ANY SITE INSPECTION

1. Bearing strata of all footings prior to concrete pour by Geotechnical Engineer.
2. Any reinforcement prior to concrete pour.
3. Timber and Steel framing prior to cladding or lining.
4. Steel lintels after installation.
5. CONTACT YOUR PCA (Principal Certifying Authority) AS TO REQUIREMENTS FOR MANDATORY CRITICAL STAGE inspections IN ACCORDANCE WITH REVISED EP1A ACT REGULATIONS EFFECTIVE JULY 1, 2004.
6. Inspection by Geotechnical Engineer over 1.5m of vertical cut through Sandstone bed rock to permit identification of defects and remedial measures initiated.

ASSUMED FOUNDATION CLASSIFICATION FOR DESIGN PURPOSES - CLASS 'A'
ASSUMED BEARING STRATA FOR DESIGN PURPOSES - ROCK 600kPa
CONTRACTOR TO ENGAGE GEOTECHNICAL CONSULTANT TO VERIFY FOUNDATION CLASSIFICATION

A3

Date:	Rev:	Amendment:	By:
-	-	-	-

DOCUMENT CERTIFICATION
Date : MAY '10
Rick G. Wray
BE(Civil), CPEng, MIEAust., NPER.
(Director Northern Beaches Consulting Engineers)

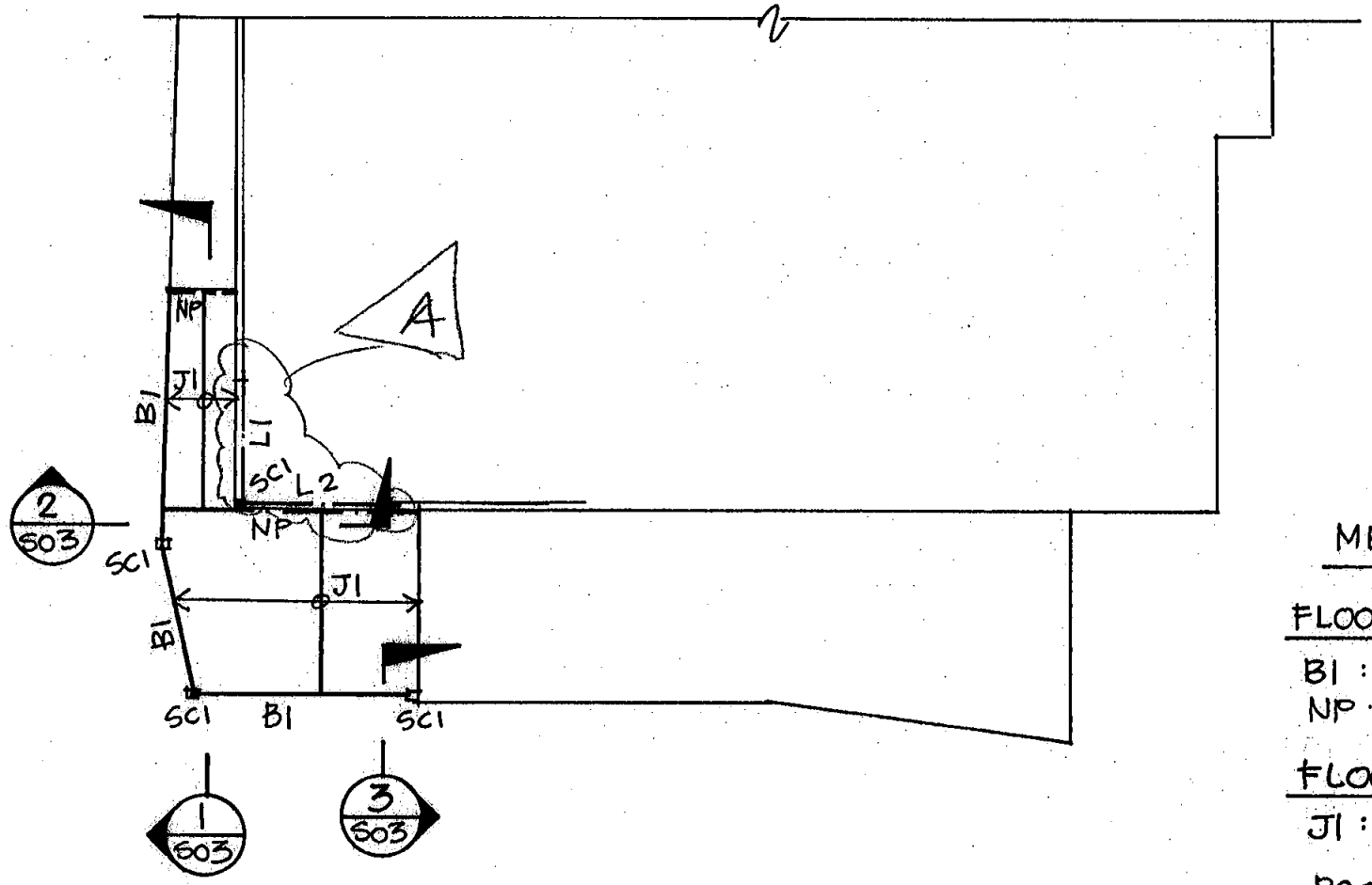
NORTHERN BEACHES
Consulting Engineers P/L.
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Architect: QUATTRO	Project: 61 DOLPHIN CRES WHALE BEACH	Date: MAY '10	Design: C.H.	Drawn: LFC	Checked: RGW
Client: RICHARD GOSS	Drawing Title: GENERAL NOTES	Job No: 100441		Drawing No: S01	Rev:

Northern Beaches Consulting Engineers Pty Ltd.

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES REFER TO DRAWING NUMBER: S01.



DECK FRAMING PLAN
1:100

MEMBER SCHEDULE

FLOOR BEAMS

B1 : 2/240x45 HYSPAN LVL OR 150 PFC
NP : 190x45 F7 KD NAILING PLATE

FLOOR JOISTS

J1 : 190x45 F7 KD JOISTS @ 450 ctrs

POSTS

SC1 : 90x90x5 SHS

LINTELS

L1 : 100x100 GALINTEL EXTERNAL + 2x140x45 MGP 10 INTERNAL (SPAN 1.8m MAX.)

L2 : 150x100 GALINTEL EXTERNAL + 2x190x45 MGP 10 INTERNAL (SPAN 2.1m MAX.)

A

IF IN DOUBT ASK

A3

Date:	Rev:	Amendment:	By:
12/7/10	A	Lintels & post added	LFC

DOCUMENT CERTIFICATION
Date: MAY 10' K. Wray
Rick G. Wray
BE(Civil),CPEng,MIEAust.,NPER.
(Director Northern Beaches Consulting Engineers)

NORTHERN BEACHES
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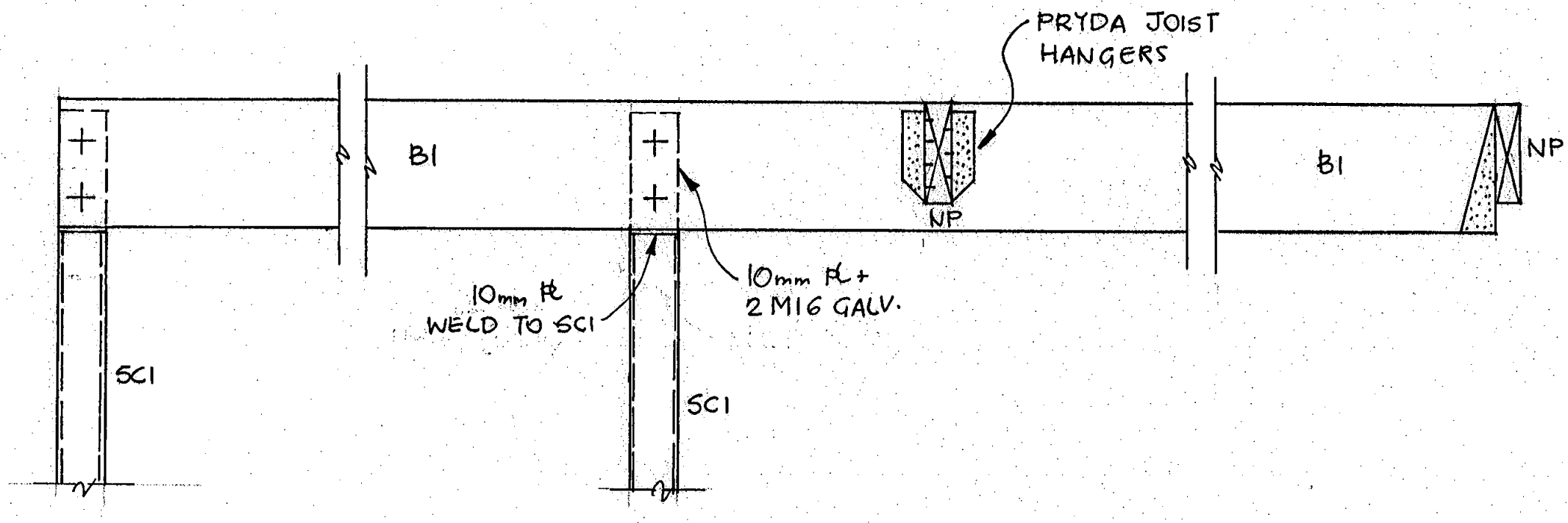
web page : www.nbconsulting.com.au

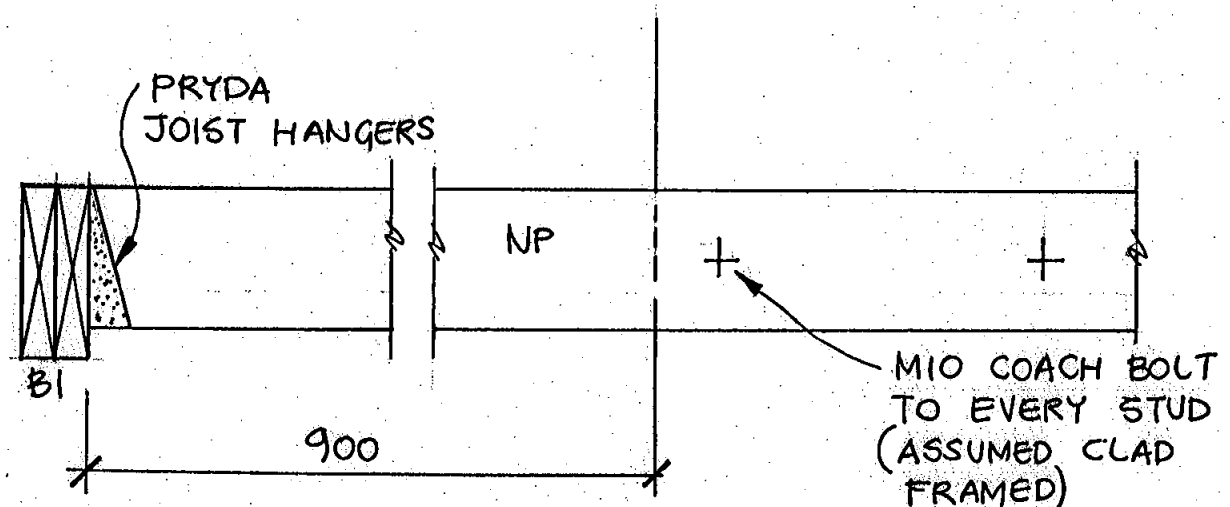
Architect:	Project:	Date:	Design:	Drawn:	Checked:
QUATTRO	61 DOLPHIN CRES WHALE BEACH	MAY '10	C.H.	LFC	RGW
Client:	**Drawing Title:**	**Job No:**		**Drawing No:**	**Rev:**
RICHARD GOSS	DECK FRAMING PLAN	100441		S02	A

NOTES:

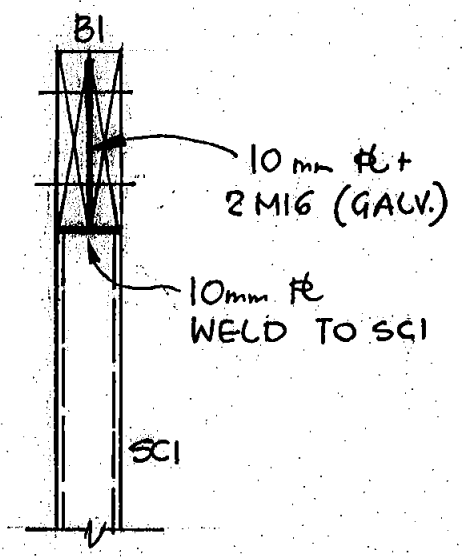
1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES REFER TO DRAWING NUMBER: S01.



SECTION 1 (S02)
1:10



SECTION 2 (S02)
1:10



SECTION 3 (S02)
1:10

IF IN DOUBT ASK

A3

Date:	Rev:	Amendment:	By:

DOCUMENT CERTIFICATION
Date: MAY 10
Rick G. Wray
BE(Civil), CPEng, MIEAust., NPER.
(Director Northern Beaches Consulting Engineers)

NORTHERN BEACHES
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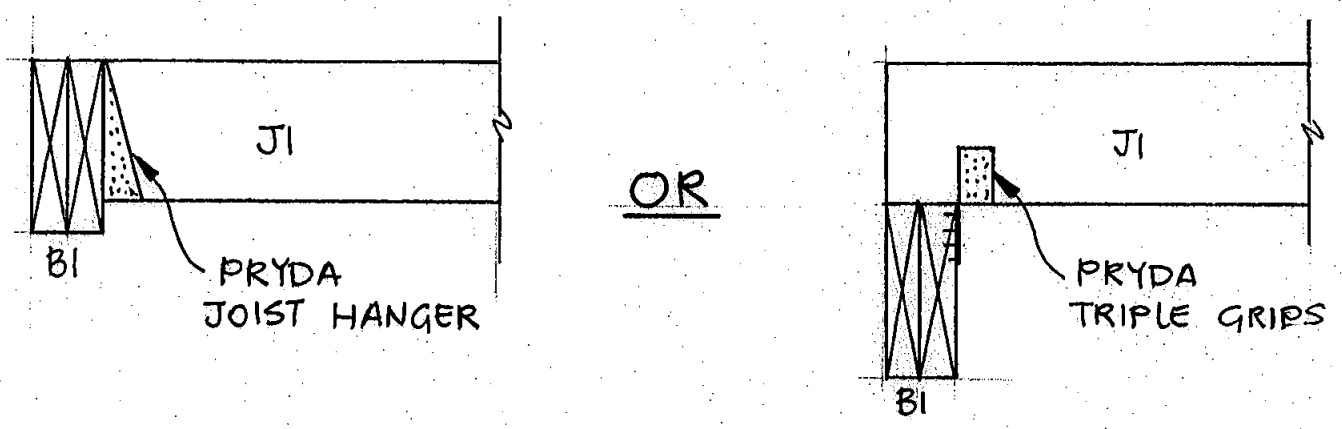
web page : www.nbconsulting.com.au

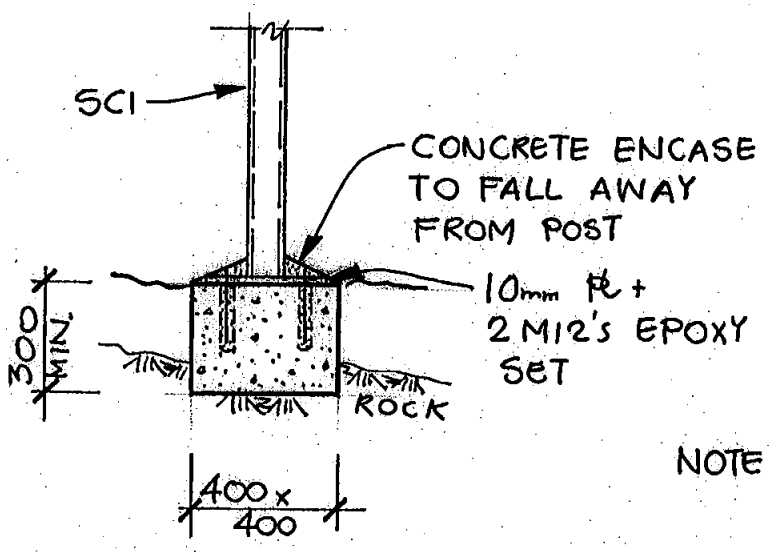
Architect: QUATTRO	Project: 61 DOLPHIN CRES WHALE BEACH	Date: MAY'10	Design: C.H.	Drawn: LFC	Checked: RW	
Client: RICHARD GOSS	Drawing Title: FRAMING SECTIONS	Job No: 100441		Drawing No: S03	Rev:	

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES REFER TO DRAWING NUMBER: S01.



J1 / B1 CONNECTION DETAIL
1:10



NOTE: ALL EXISTING POST BASES TO BE EXPOSED & CHECKED FOR RUST & REPAIRED AS NECESSARY.

SC1 BASE DETAIL
1:20

IF IN DOUBT ASK

Northern Beaches Consulting Engineers Pty Ltd.

A3

Date:	Rev:	Amendment:	By:

DOCUMENT CERTIFICATION
Date: MAY 10
Rick G. Wray
BE(Civil), CPEng, MIEAust., NPER.
(Director Northern Beaches Consulting Engineers)

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web page : www.nbconsulting.com.au

Architect: QUATTRO	Project: 61 DOLPHIN CRES WHALE BEACH	Date: MAY '10	Design: C.H.	Drawn: LFC	Checked: RGW
Client: RICHARD GOSS	Drawing Title: TYPICAL DETAILS	Job No: 100441		Drawing No: S04	Rev:

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART A – To be submitted with detailed design for Construction Certificate

Development Application for Richard Goss and Elizabeth Palmer
Name of Applicant

Address of site 61 Dolphin Crescent, Avalon, NSW 2107

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

I, RICK. G. WRAY on behalf of NORTHERN BEACHES CONSULTING ENG. P.L.
(insert name) (trading or company name)

on this the 6th Sept. 2010
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least $2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- ☐ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
- ☐ * the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

Geotechnical Report Details:

Report Title: Risk analysis and management for proposed alterations at 61 Dolphin Crescent, Avalon
Report Date: 9 November, 2009
Author: **Ben White**
Author's Company/Organisation: Jack Hodgson Consultants Pty Limited

Structural Documents list:

S01, S02A, S03, S04, S05, S06, S07, S08, S09, S10, S11

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

Signature R.Wray
Name RICHARD G. WRAY
Chartered Professional Status NPER
Membership No. 803938
Company NB CONSULTING ENG P.L.

COUNCIL COPY

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

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, Jack Hodgson (insert name) on behalf of Jack Hodgson Consultants Pty Ltd (trading or company name)

on this the 14TH SEPTEMBER, 2010 (date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater – 2009 and I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least $2million. I also certify that I have reviewed the design plans and structural design plans in accordance for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details :

Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED ADDITIONS & ALTERATIONS AT 61 DOLPHIN CRESCENT, AVALON VU 26587

Report Date: 6TH NOVEMBER, 2009

Author: BEN WHITE

Documentation which relates to or is relied upon in report preparation:

ARCHITECTURAL PLANS BY QUATTRO DESIGN DA A 020A, DA A 050A & DA A 100A DATED SEP 2009
SURVEY BY ADAM CLERKE

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

JACK HODGSON (name) (signature)

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

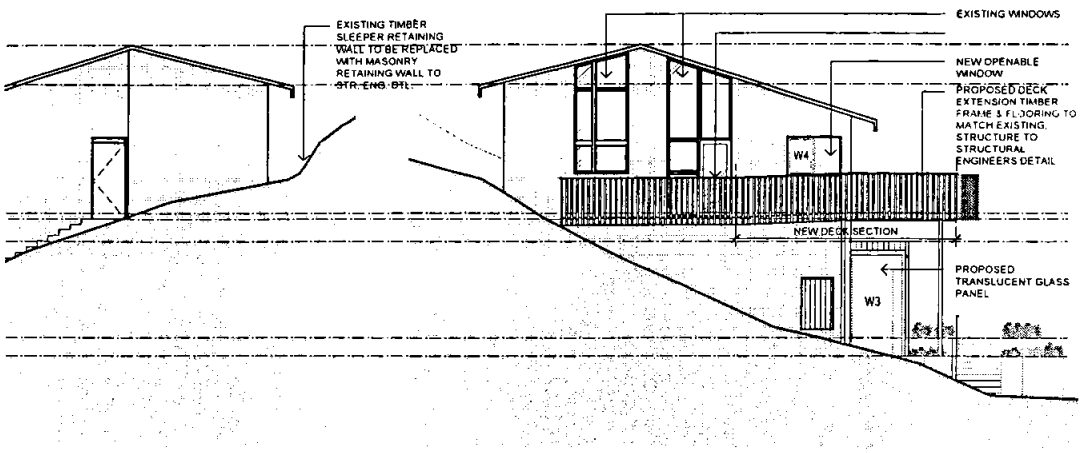
Signature

Name Jack Hodgson

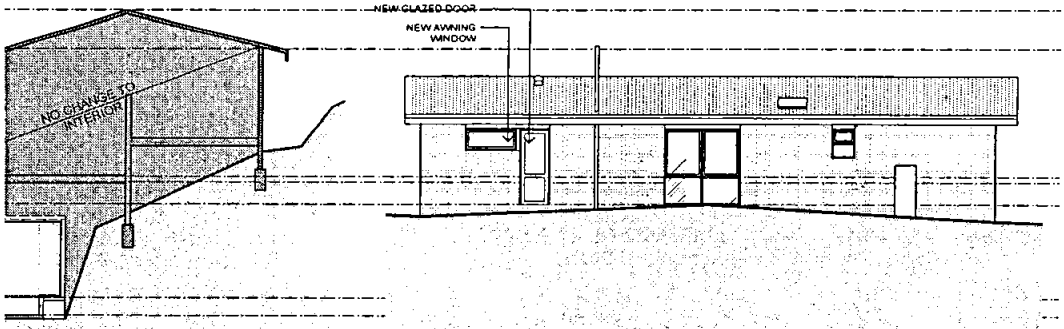
Chartered Professional Status M.Eng.Sc. F.I.E. Aust.

Membership No. 149788

Company Jack Hodgson Consultants Pty Ltd



05 WESTERN ELEVATION
scale 1:100



07 NORTHERN ELEVATION (REAR)
scale 1:100

SYDNEY WATER
APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainer.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. 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.
5. 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.
6. Property No. 61 Dolphin

Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

Per: 9/9/10

N

Notes

Rev. No.	Date	Revision	Auth'd
P1	26/6/09	ISSUE FOR COMMENT	PH
A	08/09/09	DA SUBMISSION	DS

CLIENT
RICHARD & EMMA GOSS

quattro
www.quattrodesign.com.au
Quattro Design Pty Limited
ACN 094 615 853
Sydney 61 2 9699 9881
Studio 7, Level 1, 35 Buckingham Street
Surry Hills NSW 2010
Canberra 61 2 6251 2016
Suite 2, Level 1, 53 Bowman Street
PO Box 816 Macquarie ACT 2614

Project
61 DOLPHIN CRESCENT, WHALE BEACH

Drawing title
PROPOSED PLANS, SECTIONS & ELEVATIONS

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

File
\Projects\09-2263\CAD\plot\WD-100

Drawn By	Checked By
PS	DS

Project Number	Drawing Number	Rev.
09_2253	DA-A-100	A

DA APPROVAL

BASI Certificate

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

Alterations and Additions

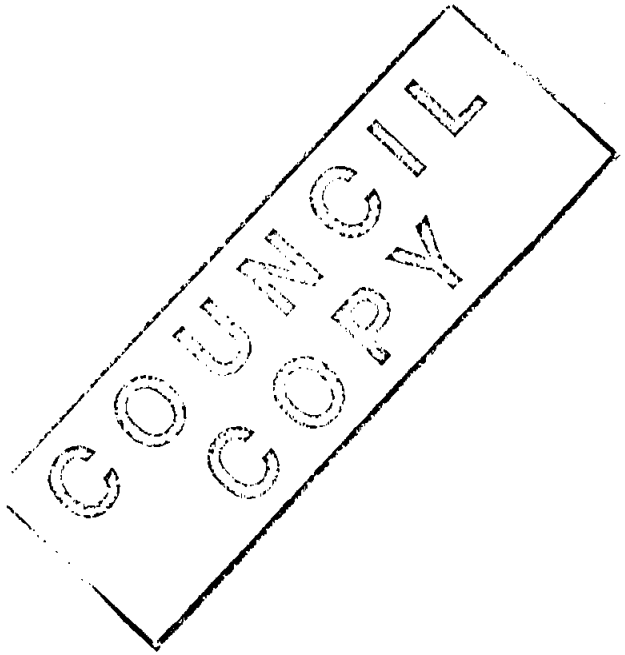
Certificate number: A71203

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: Monday, 30, November 2009

NSW GOVERNMENT | Planning

Project address	
Project name	61 Dolphin Crescent
Street address	61 Dolpin Crescent Whale Beach 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 10782
Lot number	22
Section number	23
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	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: nil (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Windows and glazed doors

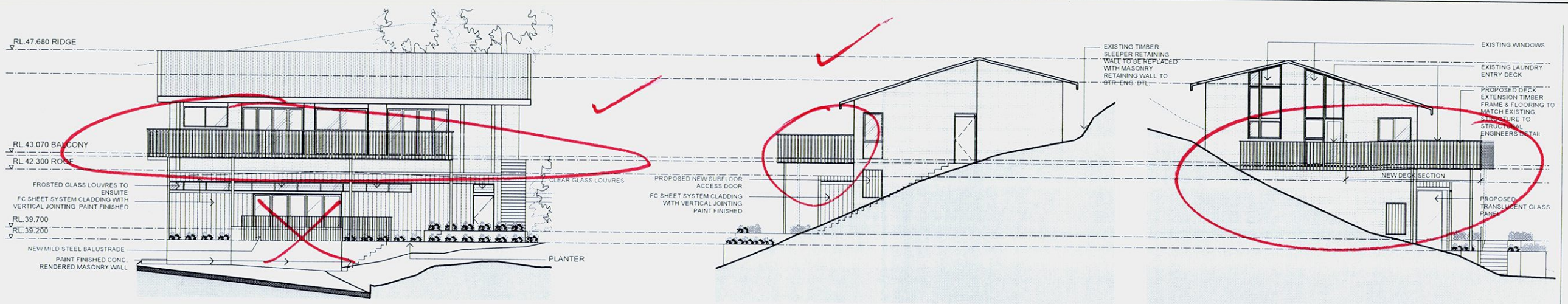
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
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.		✓	✓
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 (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	SW	8.36	7.5	8	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SW	4.4	7.5	8	eave/verandah/pergola/balcony	standard aluminium, single clear, (or

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)	Overshadowing Distance (m)	Shading device	Frame and glass type			
					>=900 mm	U-value: 7.63, SHGC: 0.75)			
W3	NW	3.24	2	3	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	NW	1.65	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	NE	0.85	2.1	5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	NE	1.76	2.1	5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

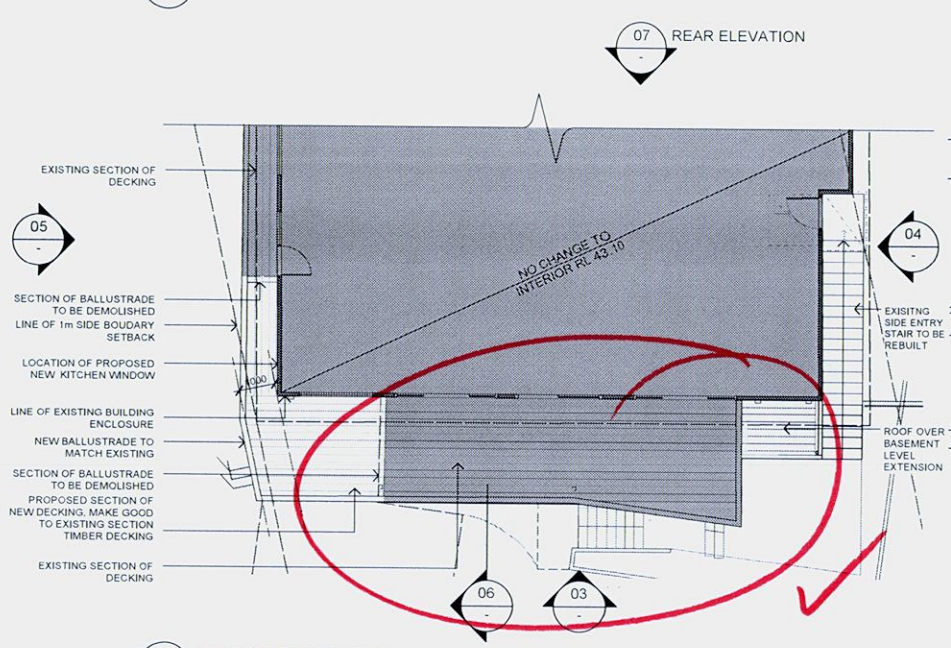
Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for 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.



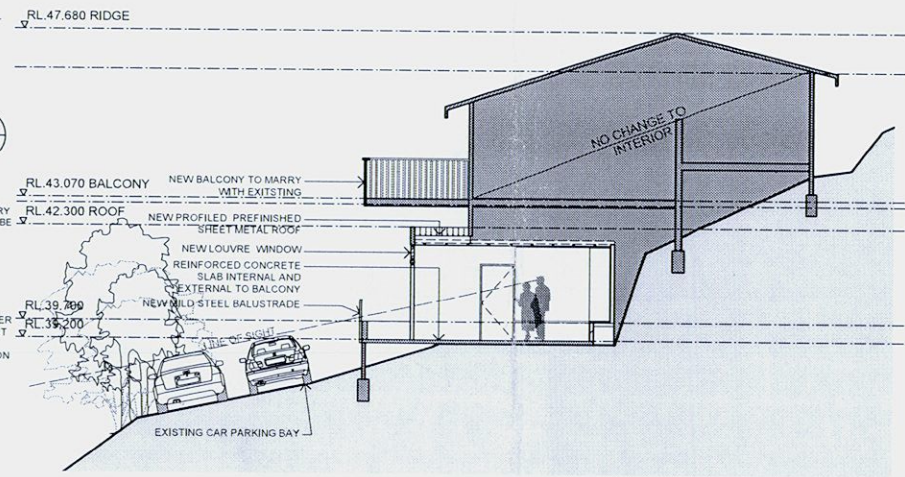
03 SOUTHERN ELEVATION (STREET)
scale 1:100

04 EASTERN ELEVATION
scale 1:100

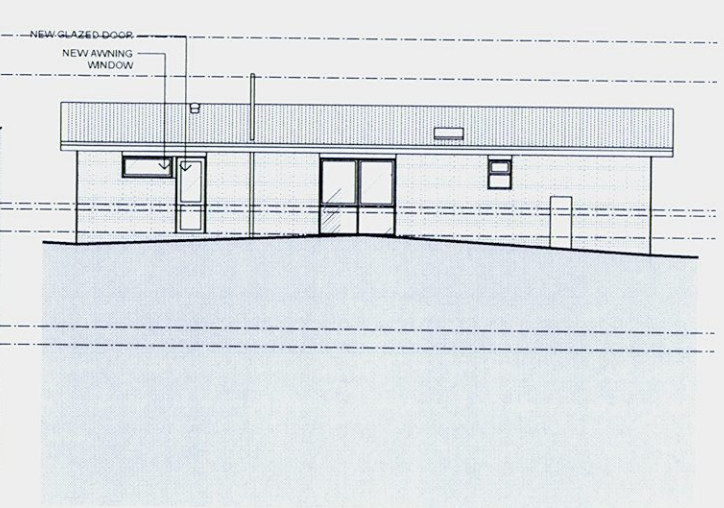
05 WESTERN ELEVATION
scale 1:100



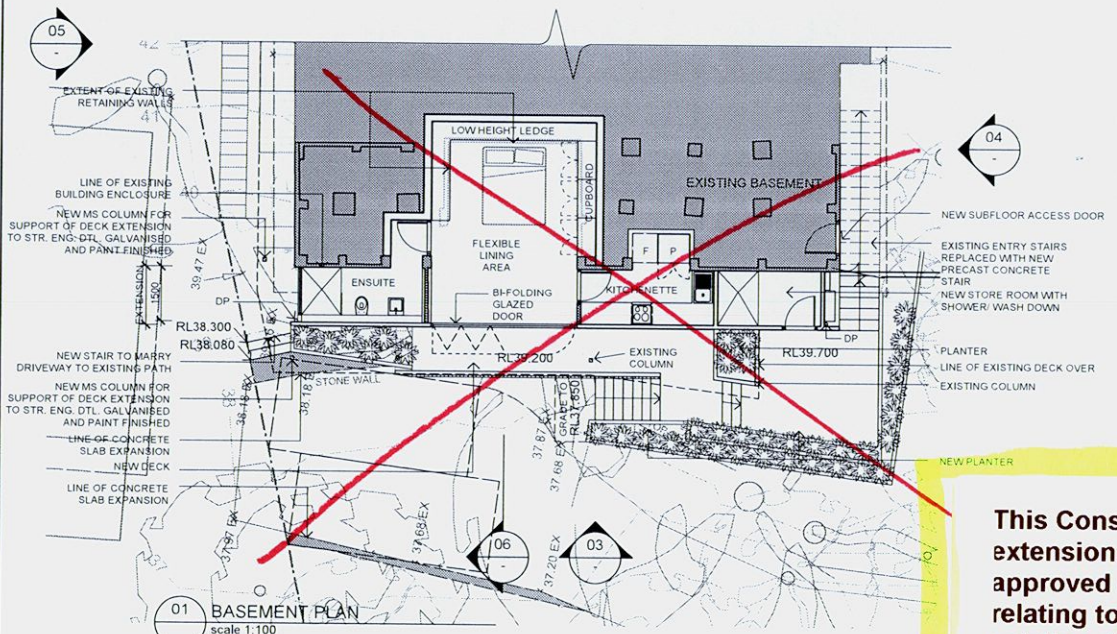
02 LOWER GROUND PLAN
scale 1:100



06 SECTION
scale 1:100



07 NORTHERN ELEVATION (REAR)
scale 1:100



01 BASEMENT PLAN
scale 1:100

This Construction Certificate is for deck extension ONLY & excludes all works approved under DA NO565/09 relating to basement level of the existing dwelling.

insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 2011/4173
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
09 FEB 2011
S. Pinn Accreditation No. BPB 0326

COUNCIL COPY

N

Notes

Rev. No.	Date	Revision	Auth'd
P1	26/6/09	ISSUE FOR COMMENT	PH
A	08/09/09	DA SUBMISSION	DS

CLIENT
RICHARD & EMMA GOSS

quattro

www.quattrodesign.com.au
Quattro Design Pty Limited
ACN 094 615 853
Sydney 61 2 9699 9881
Studio 7, Level 1, 35 Buckingham Street
Surry Hills NSW 2010
Canberra 61 2 6251 2016,
Suite 2, Level 1, 53 Bowman Street
PO Box 816 Macquarie ACT 2614

Project
61 DOLPHIN CRESCENT, WHALE BEACH

Drawing title
PROPOSED PLANS, SECTIONS & ELEVATIONS

Scale at A1 1:100 at A3

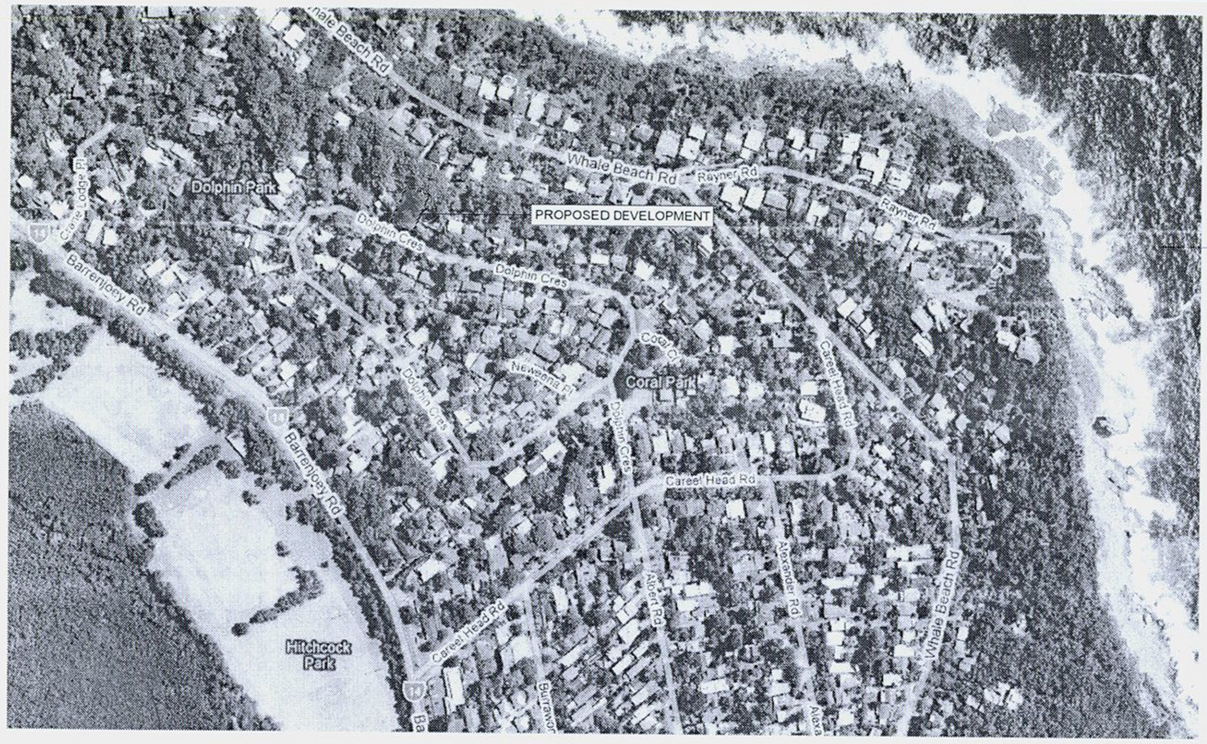
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

File
\Projects\09-2253\CAD\plot\WD-100

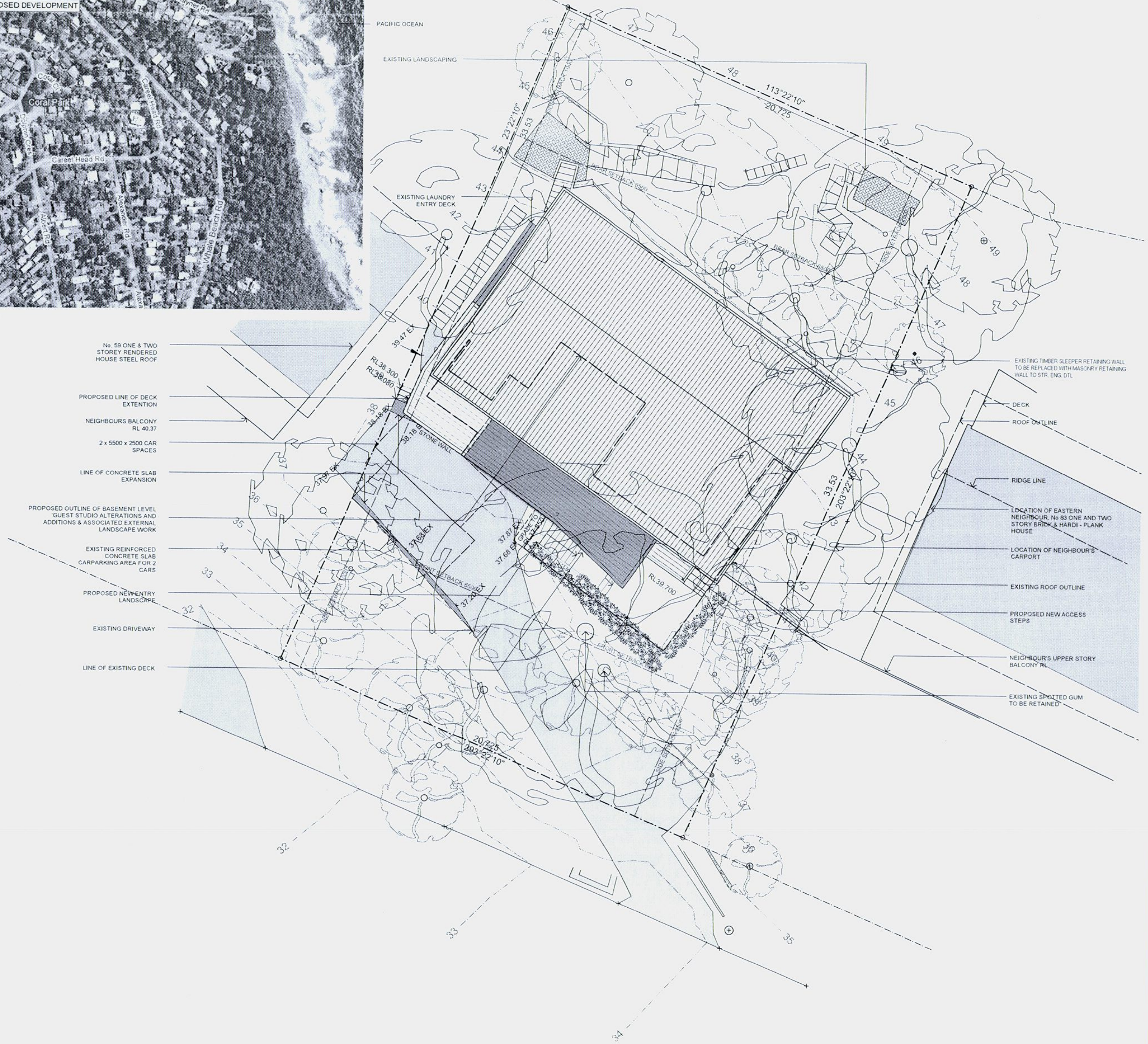
Drawn By	Checked By
PS	DS

Project Number	Drawing Number	Rev
09_2253	DA-A-100	A

DA APPROVAL



01 SITE LOCATION PLAN
NTS



02 SITE PLAN
scale 1:100

N

Notes

Rev. No.	Date	Revision	Auth'd
P1	26/6/09	ISSUE FOR COMMENT	PH
A	08/09/09	DA SUBMISSION	DS

CLIENT
RICHARD & EMMA GOSS

quattro

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Project
61 DOLPHIN CRESCENT, WHALE BEACH

Drawing title
SITE LOCATION PLAN & SITE PLAN

Scale at A1 1:100 - 1:200 at A3

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

File
\Projects\09-2253\CAD\plot\WD-020

Drawn By: PS
Checked By: DS

Project Number: 09_2253
Drawing Number: DA-A-020
Rev: A

DA APPROVAL