

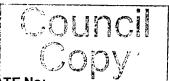
Notice to council of determination of application for a certificate

NOTICE TO (Insert council's details and address)

Council name				
Pittwater Council			Г	
SECTION A. NOTICE As required by clause 142 determination of the follow	(2) of the EP&A Regulation	n 2000 (the Regulation), not	ice is hereby given of	RECEIVED 0 2 DEC 2014 HATWATER COUNCIL
determination of the follow	ing application:			SONCIL
Applicants name	Jake Wall & Jennifer Haw	kins		
Development address	Lot 74 DP 737370 No 174	Prince Alfred Parade Newp	ort 2106	
Date received	11/11/2014	Date determ	nined 28/	11/2014
SECTION B. Attachm	nents,(tick appropriate	e box(eş))		
pplication for construction certificate	\	Construction Certificate	Decord of inspectic under clause 143B of Regulation	on made \times Other endorsed documents the lodged with the application for the certificate or received under clause 140 of the Regulation
SECTION C. Certifyir	ng Authority			
Name			-//	
Domenic Di Matteo			Signature	
			\mathcal{O}	
Accreditation No.				
1869			Date 28/11/201	4

\$36 REC: 371682 2/12/14





ARN: 92 161 548 625 PO Box 80, Thornleigh NSW 2120 ph: 9473 5488 fax: 9980 2166

CONSTRUCTION CERTIFICATE No

X2014-/01601

Signature:

Dom Di Matteo

Approval Date:

28/11/2014

I certify that work completed in accordance with documentation accompanying the application for the Certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of this Regulation as are referred to in Section 81A(5) of the Act. Issued in accordance with the provisions of the Environmental & Assessment Act of 1979 under Sections 109C(1)(b) and 109F

Date Application Received:

11/11/2014

Application Date:

10/11/2014

Council:

Pittwater Council

Development Consent No:

N0212/14

Approval Date:

09/10/2014

Name of Certifying Authority:

Dom Di Matteo

Accreditation No:

Accreditation Body:

1869

BUILDING PROFESSIONALS BOARD

Applicant: Address:

Jake Wall & Jennifer Hawkins 17 Pitt Road North Curl Curl 2099

Contact Number:

0411 961 642

Owner: Address: Jake Wall & Jennifer Hawkins 17 Pitt Road North Curl Curl 2099

Contact Number:

0411 961 642

Site Address:

Lot 74 DP 737370 No 174 Prince Alfred Parade Newport 2106

Description of Development:

Demolition of Existing Structures (Excluding Jacaranda Cottage) and Construction of a New Single Dwelling, Swimming Pool & Driveway

Building Code of Australia Classification:

1a & 10b

Value of Work:

\$2000000.00

Builder Details

Name:

Licence / Permit Number:

J Group Projects Pty Ltd

257772C

Address:

GPO Box 49 Sydney 2000

Contact Number:

0411 961 642

	A	pproved Plans and Documents	
	Plans Prepared By	Drawing Nos.	Dated
Koichi Takada Archite	cts	Drawing A000 - A3000 Issue A	20/11/2014
Koichi Takada Archite	ets	Job 2014-0447 Drawing H01 - H07 Issue A	16/06/2014
Koichi Takada Archite	ets	Drawing CC-01 & CC-02 Issue A	12/11/2014
BASIX		551560S	23/06/2014
Traffix		Construction Traffic Management Plan	12/11/2014
Traffix		Construction Design Certificate	19/11/2014
	Engineer Details	Drawing Nos.	Dated
Partridge		Job 2014S0327 Drawing S1 - S11A Issue A	19/11/2014
Partridge		Dilapidation Report	14/11/2014
JK Geotechnics		Geotechnical Risk Management Policy Form 2	27/11/2014





1. Details of application for construction certificate (CC) Name of applicant Name of certifying authority Name of Certifying authority	
Date of application : Date application for CC received by certifying : Registered No of the develor for CC : A publication Adevelopment co	
2. Address of property Unit/street no. Unit/street no. Pertode	
Suburb or town State Poskoge 3. Details of Inspection (tick as appropriate)	
Name of council Name of accredited certifier inspecting for council Accreditation No.	
Inspection by accredited certifier Name of accredited certifier Accreditation No.	
Date inspection carried out	
Type of inspection Pre-CC building inspection under CI.143B EP&A Regulation 4. Current fire safety measures Provide details of the current fire safety measures in the existing building the subject of the inspection	
5. Plans and specifications (tick as appropriate) 5. Plans and specifications (tick as appropriate) 6. Do the plans and specifications (trail accompany the application adequately and accurately deposition) 7. On the existing buildings 7. See100	છા લી((0)
If no, list deficiencies or inaccuracies:	
6. Commencement of work (tick as appropriate)	
Wes No	
7. Signature	





1-3 Thomleigh St, Thomleigh NSW 2120 P: 9473 5488

F: 9980 2166

SECTION 1: PAGES 1 & 2. APPLICATION FOR CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE.

ECTIONS 2-7; PAGES 3-5. CONTRACT FOR THE PERFORMANCE OF BUILDING CERTIFICATION WORK.

SECTION 8: PAGES 6-8. PRINCIPAL CERTIFYING AUTHORITY AGREEMENT

Privacy policy — The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact D M Certifiers if the information you have provided in your application is incorrect or requires modification.

X Constr	uction Certificate
☐ Compi	ying Development Certificate
□ Ex	empt & Complying SEPP
□ Af	fordable Housing SEPP
Contra	ct agreement for the performance of Building Certification Work
] Engag	ement as Principal Certifying Authority
	eceipt of Application: 10/11 /4
Developm	ent Consent No: Noziz/4 Approval Date:
Name of C	Consent Authority: Phate Cosic Related Development Consent No:
APPLICA	NT (This MUST be the Owner/Authorised Agent - please attach written authorisation)
Vame/s:	JAICE WALL / Sensifer HANKING
Postal Add	TAICE WALL Sensifer HANKING
	2971961642 Email: Jule 196042 projects . 600
	BE DEVELOPED
40: 13r	Street Prince ALFred PARADE NEWFORL
_ot:	DP: SP:

Levy Online Payment Receipt

Building and Construction

J GROUP PROJECTS 17 PITT RD NORTH CURL CURL NSW 2099



Application Details:

Applicant Name:

J GROUP PROJECTS

Levy Number:

5080080

Application Type:

CC

Application Number:

2014/01489

Approving Authority:

PITTWATER COUNCIL

Work Details:

Site Address:

174 PRINCE ALFRED PDE

NEWPORT NSW 2106

Value of work:

\$2,000,000

Levy Due:

\$7,000.00

Payment Details:

LSC Receipt Number:

183695

Payment Date:

10/11/2014 4:57:42 PM

Bank Payment Reference:

773583730

Levy Paid:

\$7,000.00

Credit card surcharge:

\$28.00

Total Payment Received:

\$7,028.00

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

Single Dwelling

Certificate number: 551560S

commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by Planning & Infrastructure. This document is available at government's requirements for sustainability, if it is built in accordance with the This certificate confirms that the proposed development will meet the NSW www.basix.nsw.gov.au

Date of issue: Monday, 23 June 2014

To be valid, this certificate must be lodged within 3 months of the date of issue. Director-General



This plan/document forms part of the Approved Construction Certificate

2014/01601

Issued by DM Certifiers P/L BPB 1869

Project summary		
Project name	174 Prince Alfred Parade	
Street address	174 Prince Alfred Parade Newport 2106	106
Local Government Area	Pittwater Council	
Plan type and plan number	deposited 1062541	
Lot no.	1 & 74	
Section no.	ı	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✓ 40 Target 40	0‡
Thermal Comfort	✓ Pass Target Pass	⁵ ass
Energy	▼ 40 Target 40	10

Certificate Prepared by

Name / Company Name: Aspect Z

ABN (if applicable): 11535755674

www.basix.nsw.gov.au

dress nent Area plan number De S	174 Prince Alfred Parade
	Prince Alfred Parade
	Prince Alfred Parade Newbort 2106
	Pittwater Council
ype oms ils	Deposited Plan 1062541
ype oms ils	74
ype oms ils	
oms S	
	separate dwelling house
Site area (iii-)	
Roof area (m²) 498	
Conditioned floor area (m2) 859	
Unconditioned floor area (m2) 0	
Total area of garden and lawn (m2) 1500	0

Assessor details and thermal loads	ads		
Assessor number	20733	3	
Certificate number	1006	1006416331	
Climate zone	99		
Area adjusted cooling load (MJ/m².year)	26		
Area adjusted heating load (MJ/m².year)	47		
Other		:	
none	n/a		•
Project score			
Water	7		Target 40
Thermal Comfort	>	V Pass	Target Pass
Energy	>	40	Target 40

Monday, 23 June 2014

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

> > > >	
> > >	
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BASIX

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Swimming pool			
The swimming pool must not have a volume greater than 112 kilolitres.	>	>	
The swimming pool must be outdoors.	>	>	
Hot water recirculation or diversion system			
The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the development.		>	>

Certificate No.: 551560S

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	ζ	5
	C	σ
	C	2

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		>	>
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	>	>	>

Floor and wall construction	Area
floor - concrete slab on ground	288.0 square metres
floor - suspended floor/open subfloor	86.0 square metres

BASIX

Hot water The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas	DA plans plans & specs	רופטי
The applicant must install the following hot water system in the development, or a system with a higher energy rating; solar (gas		
boosted) with a performance of 36 to 40 RECs or better.	>	>
Cooling system		
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0	>	>
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0	>	>
The cooling system must provide for day/night zoning between living areas and bedrooms.	>	>
Heating system		
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas hydronic system; Energy rating: n/a	>	>
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: gas hydronic system; Energy rating: n/a	>	>
Ventilation		
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off	>	>
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off	· >	
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off	· >	`
Artificial lighting		
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:		
• at least 6 of the bedrooms / study;	>	>
at least 6 of the living / dining rooms;	>	>

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Monday, 23 June 2014

Certificate No.: 551560S

Version: 6.31 / CASUARINA_2_25_7

Planning & Infrastructure www.basix.nsw.gov.au

BASIX

• the kitchen; • all bathrooms/holets; • the laundry; • all hallways; Natural lighting The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. Wainming pool The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting. Swimming pool The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting. Swimming pool The applicant must install a timer for the swimming pool in the development (or alternative) must not install a timer for the swimming pool in the development. Alternative energy The applicant must install a photovoltatic system with the capacity to generate at least 7.39 peak kilowatts of electricity as part of the development. Alternative energy The applicant must install a gass cooktop & electric oven in the kitchen of the dwelling. Other The applicant must install a fixed outdoor clothes drying line as part of the development.	Show on Show on CC/CDC Certifier DA plans & specs check	Energy Commitments
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• the laundry: • all hallways; Natural lighting The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. Waimming pool The applicant must install a window and/or skylight in 1 bathroom(s)/tollet(s) in the development for natural lighting. Swimming pool The applicant must install a window and/or skylight in 1 bathroom(s)/tollet(s) in the development for natural lighting. Swimming pool The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install a timer for the swimming pool pump in the development. Alternative energy The applicant must install a photovoltaic system with the capacity to generate at least 7.99 peak kilowatts of electricity as part of the development. The applicant must install a gas cooktop & electric oven in the kitchen of the development. The applicant must install a gas cooktop & electric oven in the kitchen of the development. The applicant must install a fixed outdoor clothes drying line as part of the development.	>	• all bathrooms/toilets;
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The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. The applicant must install a fixed outdoor clothes drying line as part of the development.		Other
The applicant must install a fixed outdoor clothes drying line as part of the development.	>	The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
	>	The applicant must install a fixed outdoor clothes drying line as part of the development.
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.	>	The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.

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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 and 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(either interim or final) for the development may be issued.

BASIX

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

		otechnical issues into the	project design	noror Coastar Enginee	(Wilete approaple) in th	<u> </u>
l Paul	Stubbs	on behalf of	JK Geotechnics	•		
	name)	Oil Deliail Oi	(trading or company name)			
on this the	. 2	27 November 2014				
On this the	-	(date)				
Managem the organi and struct	ent Policy for isation/compa	Pittwater - 2099 and I a my has a current professions for the Construction (Engineering Geologist and/or mauthorised by the above orga onal indemnity policy of at least \$ Certificate Stage and that I am sa	nisation/company to is 2million. I also certify:	sue this document and t	o certify that
	the structural	design meets the recommon design has considered to construction phase and	mendations as set out in the Geo he requirements set out in the G the final installation in accord	ieotechnical Report for	r Excavation and Landfill	both for the chnical Risk
Geotechr	ical Report I					
	Report Title	: Report Title: Geotechni	cal Assessment			
	Report Date	e: 30 May 2014	Report Reference	e Number: 27333SYrp	trev1	
	Author: Wo	odie Theunissen				
Docume	Structural	Drawings prepared by P	pon in report preparation: artridge Structural Pty Ltd, S1 to S7 and C1A and C2A, R	evision A]
certificatio	n as the basi I to achieve a	is for ensuring that the go	on the processes covered by the collection of the second second in the life of the second sec	pects of the proposed	development have been	n adequately
		Signature	The same of the sa			 1
		Name		ر کے ا	Paul Stubb	s
		Chartered Profess	ional Status	The Institution	MIEAust CPEn Chartered Professional	Engineer
		Membership No	•••••••••••••••••••••••••••••••••••••••	of Engineers, Australia	Membership No. 1	30775
		Company		•••••••		

This plan/decument forms part of the Approved Construction Certificate

2014/01601



STRUCTURAL CONDITION SURVEY (DILAPIDATION REPORT)

ON

Council Assets Surrounding

174 Prince Alfred Parade, Newport

PREPARED PRIOR TO WORK COMMENCING AT

174 Prince Alfred Parade, Newport

Dated:

14 November 2014

Prepared for:

JJ Project Pty Ltd

This plan/document forms part of the Approved Construction Certificate

2014/01601

Issued by DM Certifiers P/L BPB 1869

Level 5, 1 Chandos Street, St Leonards NSW 2065 Australia t 612 9460 9000 f 612 9460 9090 e partridge@partridge.com.au www.partridge.com.au

Partridge Structural Pty Ltd – 73 002 451 925 Partridge Event Pty Ltd – 50 139 601 433 Partridge Remedial Pty Ltd – 89 145 990 521 2014S0327.002-eo-Council Assets Report Page 1 of 8



1 7 1

14 November 2014

1.0 INTRODUCTION

Mr Jake Wall, of JJ Projects Pty Ltd, have commissioned Partridge Remedial Pty Limited to carry out a site inspection of the Council Assets surrounding 174 Prince Alfred Parade, Newport and to prepare a dilapidation report prior to any excavation and construction work commencing on the proposed development.

The purpose of the inspection and report is to document and record any existing damage to the roadway, kerb, gutter, driveway, footpaths or any other Council assets in the vicinity of the proposed development and site access.

Three (3) copies of this report will be sent to JJ Projects Pty Ltd for distribution to the necessary parties.

2.0 GENERAL

The visual inspection was carried out by Mr Emile Ortega, Project Manager at Partridge Remedial Pty Limited and took place on Monday 10 November 2014.

Any visible defect or fault was photographed. The photographs are presented in Appendix A. Note that owing to the lighting conditions, and occasionally the size of the cracks, some cracking patterns were either difficult or not able to be captured using a camera. Such cracks are described in the following text as the resulting photographs may not be clear or do not show the defect.

The photos are presented in a format to facilitate easy reference and a snapshot glance of the subject item. At this scale, it is possible that some of the more subtle defects are less clear in the pictures. We keep copies of the original full high-resolution photos on file and can provide these separately if required.

3.0 THE INSPECTION

The property at 174 Prince Alfred Parade, Newport, is located on the west side of Prince Alfred Parade between the street and the water front.

The kerb, gutter and roadway on Prince Alfred Parade are in reasonable condition though they do display numerous settlement cracks and general deterioration caused by long term weathering and differential settlement.

There are several service pits along the length of the driveway.

Prince Alfred Parade - North Entrance

General overviews of the Council assets at the Alfred refer photos 1-2 Parade Entrance. Numerous instances of multidirectional surface cracking to the bitumen road, of varying lengths and refer photos 3-15 up to 5mm wide. Multiple instances of cracking and damaged/dislodged concrete to the full width of the kerb and gutter, on refer photos 16-34 the east side. Main Driveway

-	General overview of the Main Driveway.	refer photo 35
•	A strip of concrete driveway has been replaced with bitumen which has settled in some locations and resulted in differing surface levels locally.	refer photos 36-38
•	Cracked, damaged and dislodged sections of stone- work to the low retaining wall on the west side of the entrance gate.	refer photos 39-46
•	General overviews of the concrete and stone retaining walls to the east side of the driveway, adjacent to the main entrance gate.	refer photos 47-49
•	Vertical crack adjacent to the junction of the stone section and the concrete section of the retaining wall, approximately 250mm high and up to 2mm wide.	refer photo 50
•	Numerous instances of surface cracking to the width and length of the concrete driveway, for varying lengths and for widths of up to 2mm.	refer photos 51-68
•	Differential settlement between the original concrete slab and the bitumen infill section, for up to 20mm deep.	refer photos 69 & 70
•	Overviews of the east stone retaining walls.	refer photcs 71-73
	Numerous instances of surface cracking to the width and length of the concrete driveway, for varying lengths and for widths of up to 2mm.	refer photos 74-87
•	Multiple vertical cracks to the low (single stone high) east garden edging, for the full height of the stone and for up to 4mm wide.	refer photos 88-94
	Multiple sections of damaged and settled bitumen infill panels, as well as, surface cracking to the concrete of varying lengths and up to 3mm wide.	refer photos 95-106

PARTRIDGE

	STRUCTURAL I REMEDIAL I EVENT	
174 Prince Alfred Para	de, Newport	14 November 2014
	Multiple horizontal and vertical cracks and dislodged sections of mortar to the low (two stone high) east garden edging, for the full height of the stone and for up to 5mm wide.	refer photos 107-120
	Multiple sections of damaged and settled bitumen infill panels and surface cracking to the concrete of varying lengths and up to 3mm wide.	refer photos 121-166
	Multiple vertical cracks to the low (three stone high) garden edging, for the full height of the stone and for up to 2.5mm wide typically.	refer photos 167-170
•	Multiple areas of differential settlement between the original driveway and infill concrete panels of up to 20mm high, as well as, multiple instances of surface cracking to the concrete, of varying lengths and up to 2mm wide.	refer photos 171-203
•	Multiple horizontal and vertical cracks to the west (four stone high) driveway partition wall, for the full height of the wall and for up to 3mm wide.	refer photos 204-209
	Numerous multidirectional surface cracks to the bitumen section of driveway, of varying lengths and for up to 10mm wide.	refer photos 210-219
•	Multiple horizontal and vertical cracks to the west (four stone high) driveway partition wall, for the full height of the wall and for up to 3mm wide.	refer photos 220-226
<u>Upper</u>	<u>Driveway</u>	
-	General overviews of the Upper Driveway area.	refer photos 227-228
,	Multiple vertical and horizontal cracks to the low (single stone high) garden edging at both the north and south sides of the driveway, for the full height of the stone and up to 3mm wide.	refer photos 229-235
	Numerous horizontal and vertical cracks to the mortar joints together with dislodged sections of mortar, of varying lengths and widths, typically throughout the wall.	refer photos 236-242
•	General overviews of the driveway surface with separation cracking at the southern junction of the graded slab and flat slab, for the full width of the driveway and up to 2mm wide.	refer photos 243-261

4.0 CONCLUSION

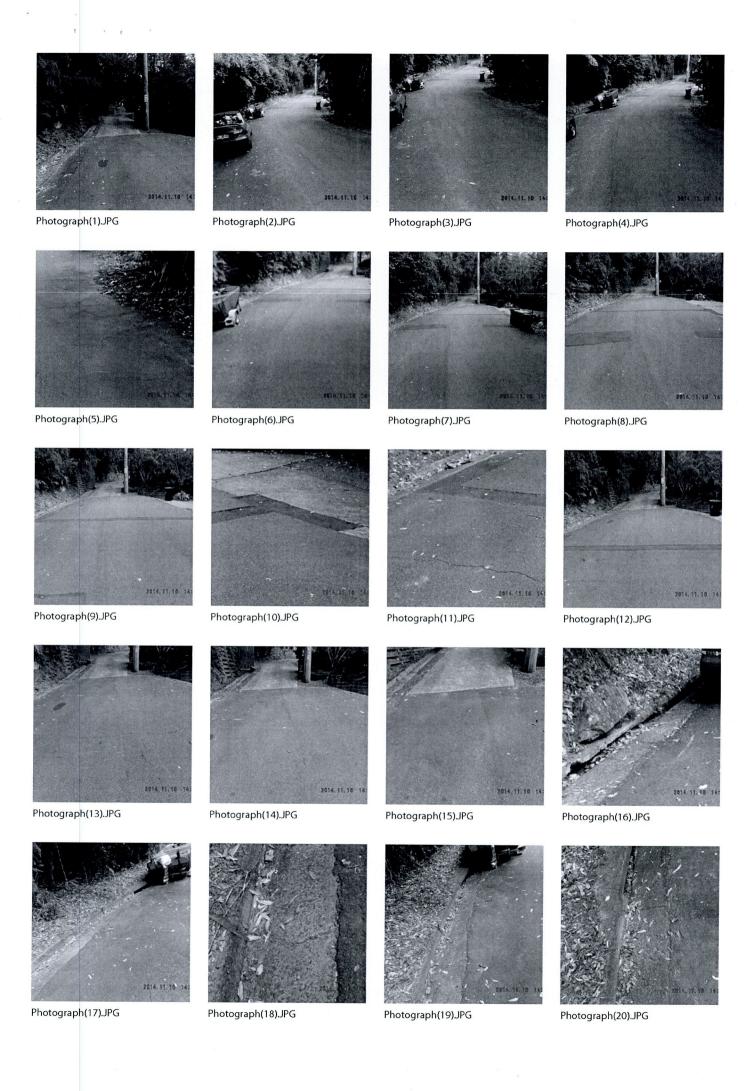
The asset infrastructure has been inspected and the structural defects photographed. This report should be retained as a record of the structural condition of the property at the time of the inspection.

Prepared by:

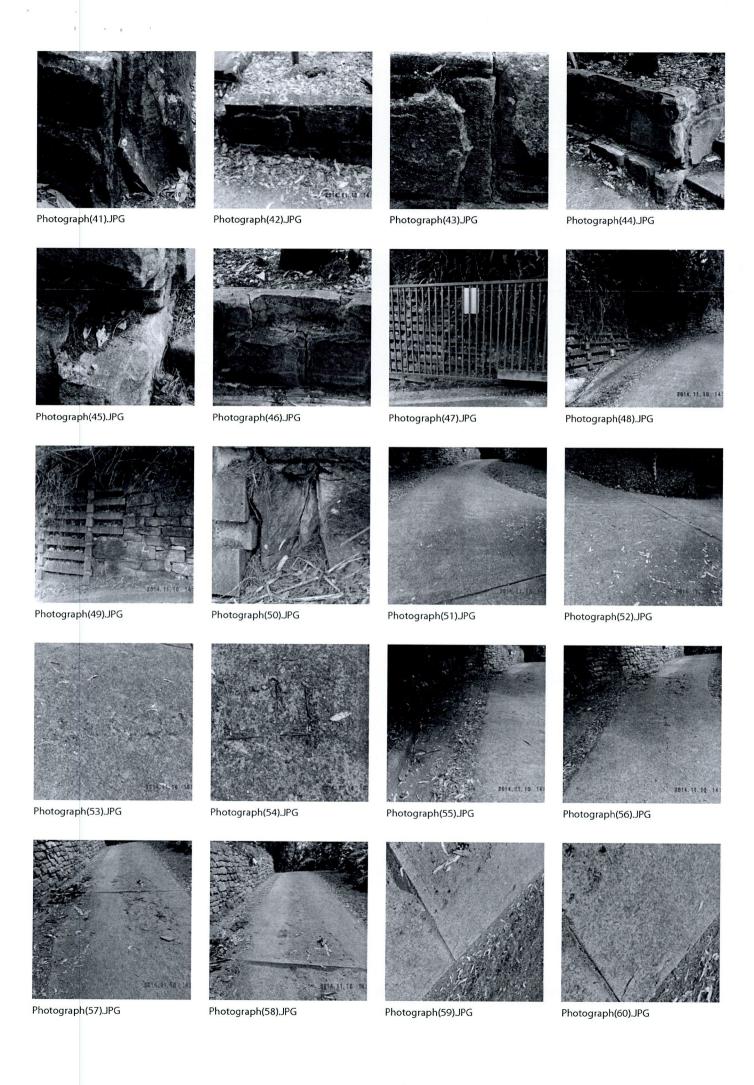
Emile Ortega AdvDip StrEng, AdvDip.ArchTech <u>Project Manager</u>

APPENDIX A

PHOTOGRAPHS





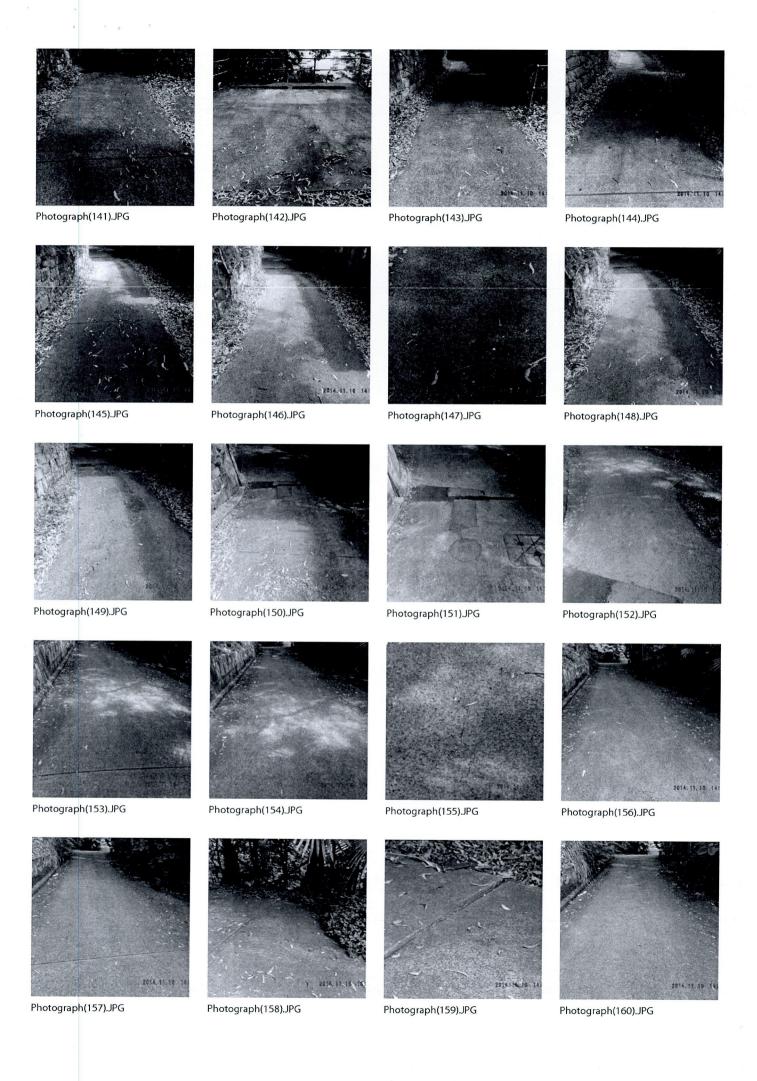












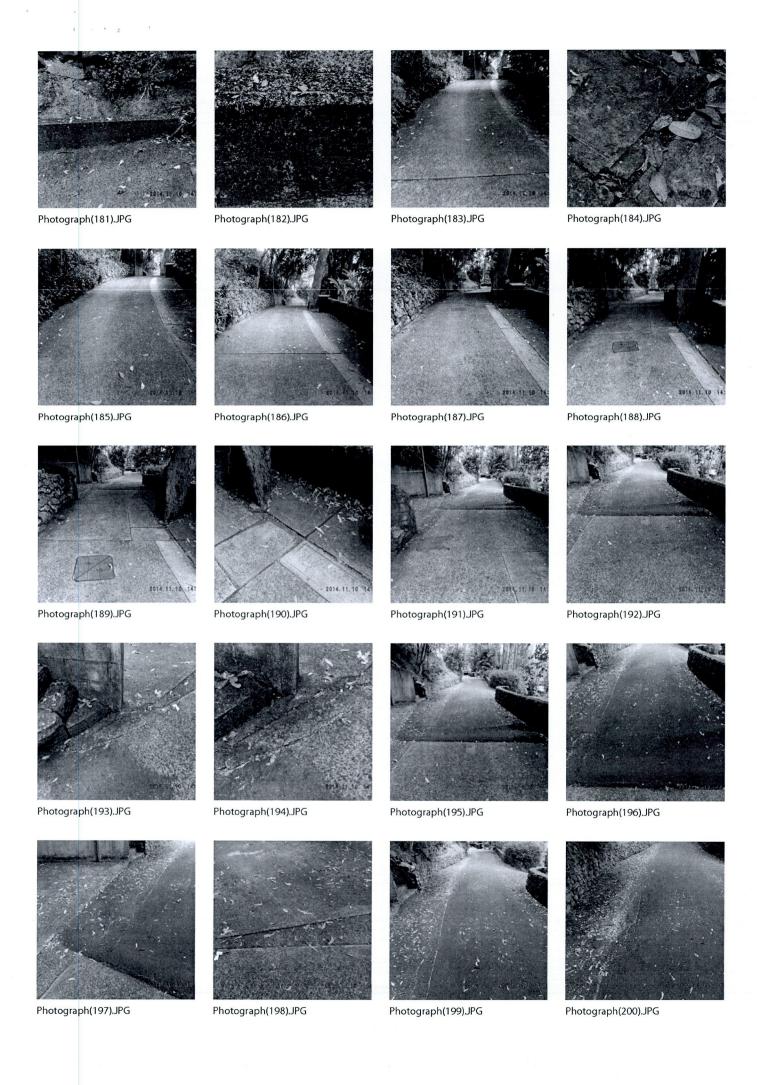


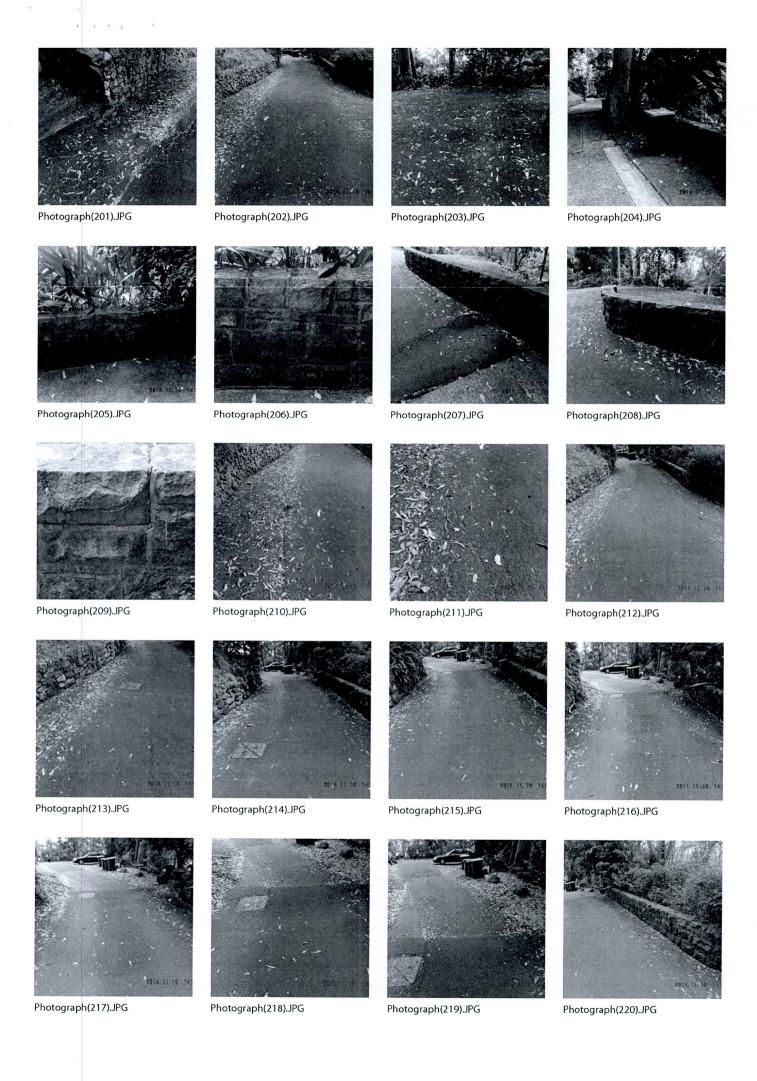
Photograph (177). JPG

Photograph (178). JPG

Photograph (179) JPG

Photograph(180).JPG











Photograph (261). JPG

APPENDIX B

GENERAL CONDITIONS OF THIS REPORT

GENERAL CONDITIONS OF THIS REPORT

This inspection has been executed and the report compiled in accordance with the terms and conditions as listed hereunder:-

- The services and conditions provided are in accordance with those of the Association of Consulting Engineers Australia.
- Partridge Remedial Pty Limited warrants to use its best endeavours at all times but any inspection carried out by Partridge Remedial Pty Limited is made on a visual basis only. Unless noted otherwise, the inspection generally is made without the removal of any of the building or its contents or the earth adjacent to the structure. The inspection is limited to areas described on the title page and where reasonable access is available. This report does not cover "extras" such as floor coverings, light fittings or architectural trims.
- No responsibility is accepted by Partridge Remedial Pty Limited for "unknowables" such as the course and effect of surface water or the efficiency of drains.
- Any cavity-brick building structure within 1km of a surf beach, and more than 30 years old, may have corroding brick ties and wind erosion of lime mortar within the cavity and/or roof spaces. These items are not readily visible and are not covered in this report, but we recommend that they be periodically inspected within an ongoing maintenance program and repaired as needed.
- In the course of inspecting rendered walls or tiled areas (such as bathrooms and laundry areas), it is accepted practice to check only a sample of the wall finishes to identify areas of drumminess. The size of sample taken is then assumed to be representative of the general state and condition of the overall wall finishes. It is possible that not every individual instance of drummy render or loose tiling has been identified and recorded.

Partridge Remedial Pty Limited undertakes to provide a report relevant to the nominated service. The report shall not be used for any other purpose, nor shall it be reproduced, in whole or part, for any purpose.



Reference: 14.168l04v02

traffic & transport planners

19 November 2014

suite 3.08 level 3 46a macleay street potts point nsw 2011 po box 1061 potts point nsw 1335 t: +61 2 8324 8700 f: +61 2 9380 4481

J Group Projects c/-Koichi Takada Architects Pty Ltd Suite 41 & 42 (Level 4) 61 Marlborough Street SURRY HILLS NSW 2010

f: +61 2 9380 4481
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2014/01601

Attention: Jake Wall,

Issued by DM Certifiers P/L BPB 1869

CONSTRUCTION DESIGN CERTIFICATE - Miscellaneous Works / Services

Site Detai	ls:					
Street No.	/ Street Name:	174 Prince Alfred Parade (Lot 7	4 DP 73737	70)		
Suburb:		Newport	State:	NSW	Postcode:	2106
Description	on of Work:	Construction Design Certificate		•		
Details of	Development:					
DA:	DA No. (incl. al	subsequent S96 approvals)		Consent Auth	nority	Date of Consent/s
	Consent No: No:	212/14		Pittwater Cour	ncil	09 Oct 2014

Certification:

The following certification is based on the construction certificate plans, prepared by Koichi Takada Architects, provided on 18th November 2014:

- Drawing No. A050 (Site Plan & Roof Plan), Revision A, dated 14/11/14
- Drawing No. A400 (Driveway Detail), Revision A, dated 30/06/14
- Drawing No. A101 (Level 4 Floor Plan), Revision B, dated 04/09/14

I, the undersigned, certify that the development has been designed in accordance with the relevant Australian Standard AS 2890.1 which I note is able to be flexibly applied depending upon individual circumstances. In this regard, any concessions to the standard are of a minor nature and such concessions do not detract unacceptably from the operational safety or efficiency of the development.

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified. I hold appropriate current professional indemnity insurance to the satisfaction of the building owner or the principal authorising the work being certified.

Name:	Timothy B Lewis	Qualification:	BE (MAITPM)
Company Name:	TRAFFIX	ABN No:	66 065 132 961
Company Address:	Suite 3.08, 46a Macleay Street Potts Point	Tel:	02 8324 8700



Reference should also be made to the compliance table included in **Attachment 1** which provides additional commentary in relation to specific conditions of consent and other design matters.

Yours faithfully,

traffix

Tim Lewis

associate engineer

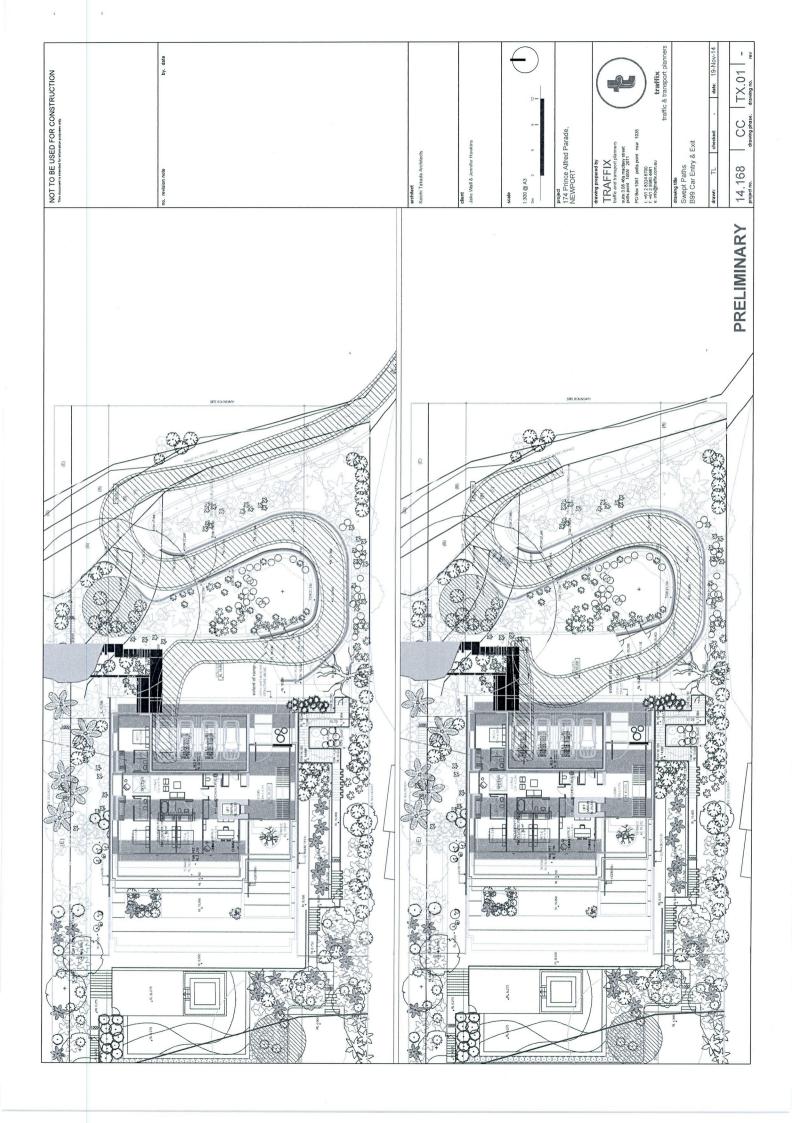
Attachment(s):

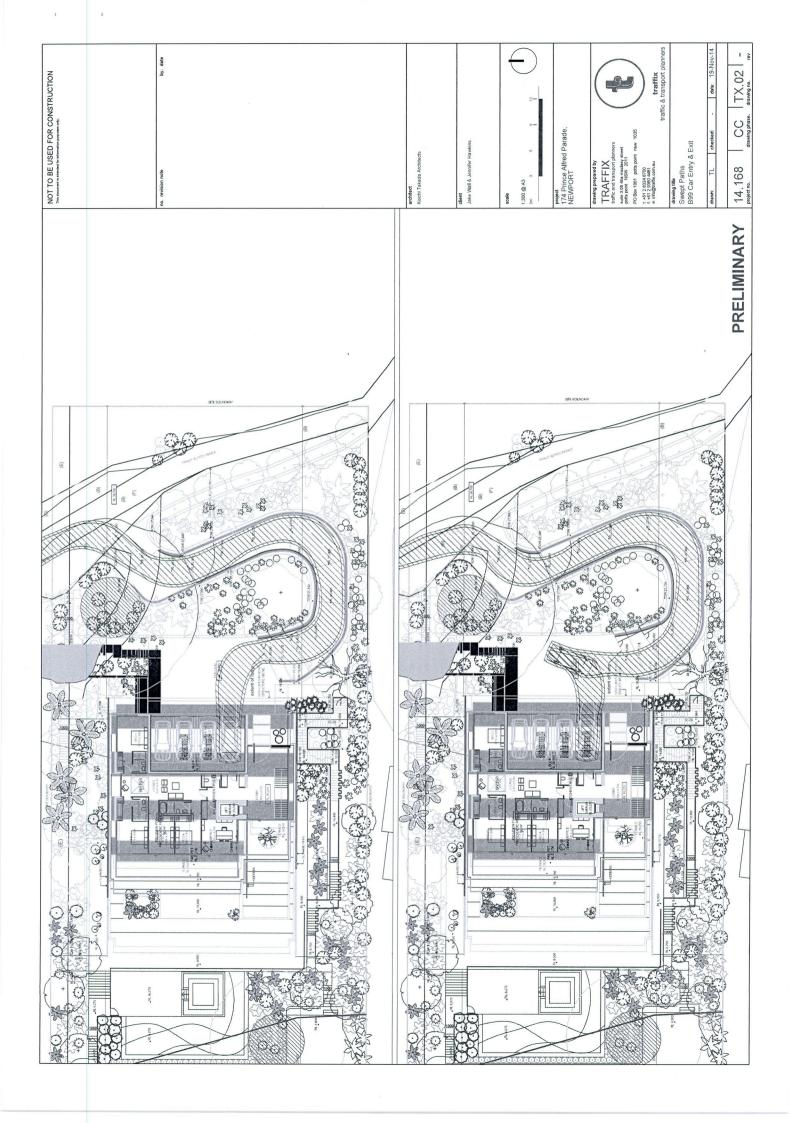
1) Compliance Table

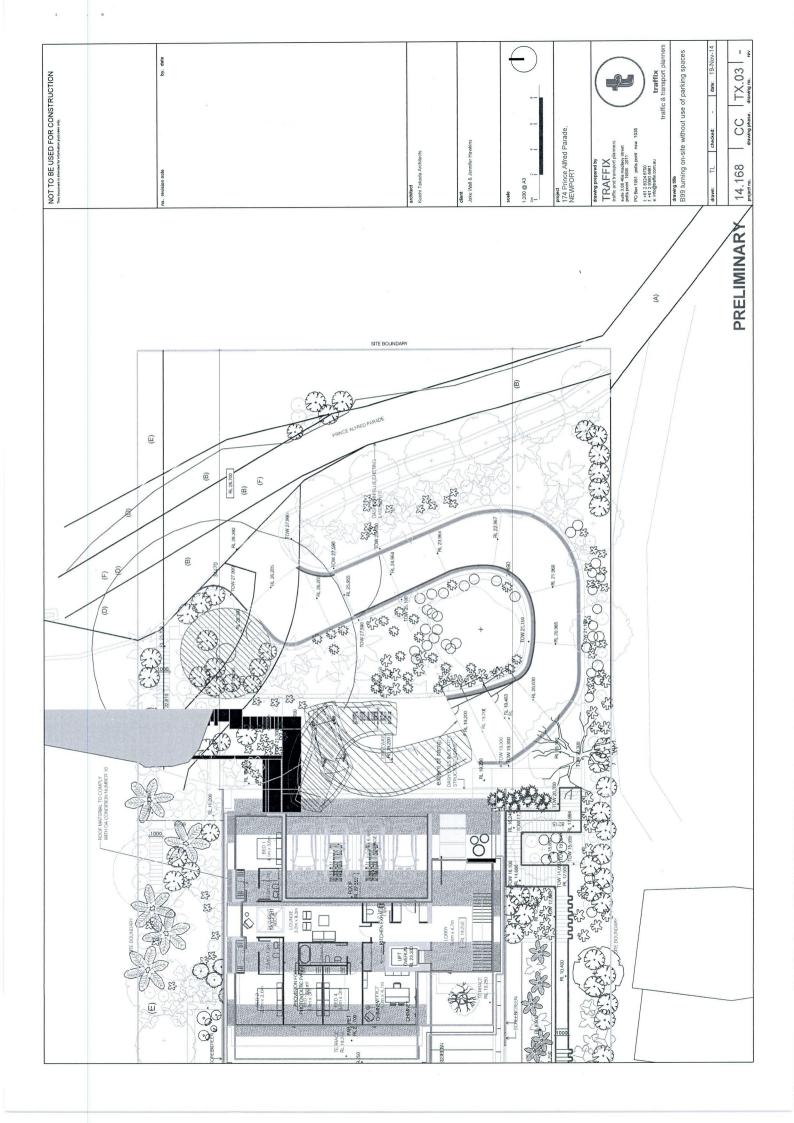
2) Swept Paths & Vertical Clearance Analysis

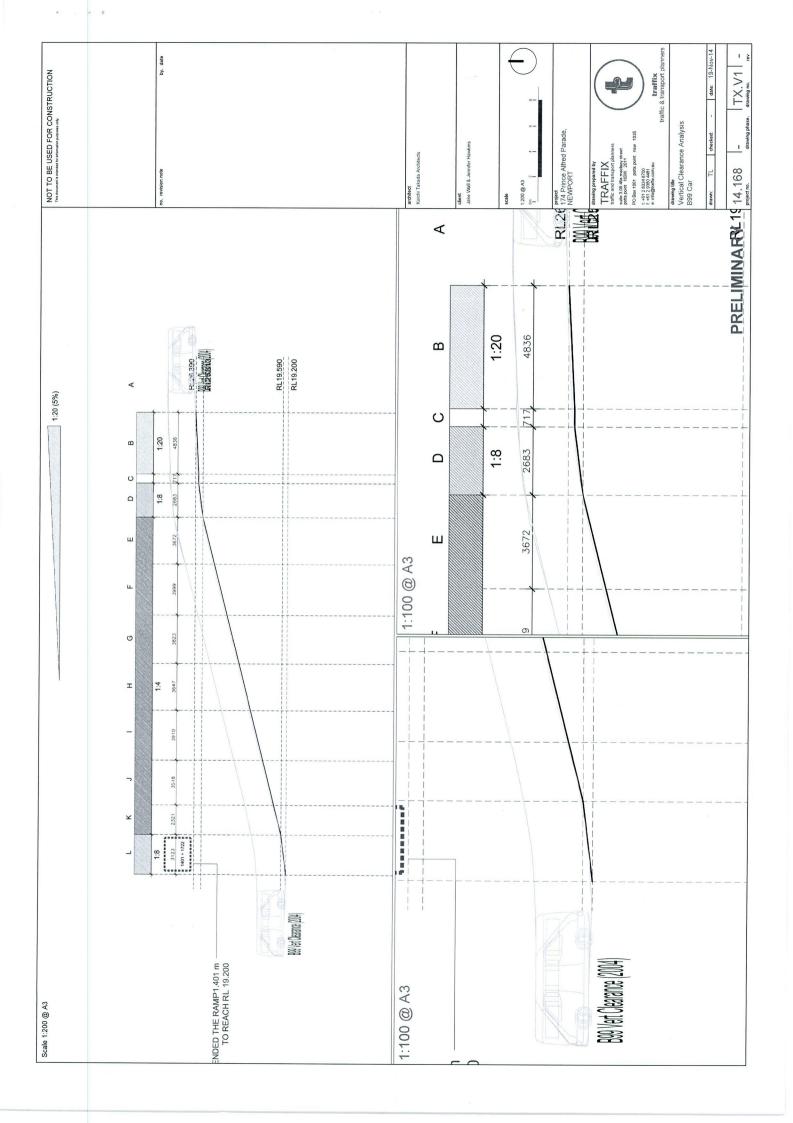


Condition No.	Proposed Items of Works or Services to be installed, implemented and/or constructed in the building/development	Relevant Control/ Standard	Response
16	To satisfy the off-street parking requirements for development, the minimum number of 2 vehicle space requirements shall be provided.	Condition	Complies. Four (4) car parking spaces can be accommodated on-site within the proposed garage area and thus the plans exceed (is superior to) the minimum requirements specified by Council.
N/A	Compliance with the minimum requirements of Australian Standard AS/NZS 2890.1-2004 Parking Facilities Part 1: Off-Street Car Parking.	AS 2890.1 - 2004	Ramp Gradients: Ramp Gradients: Ramp gradients for various sections of the access ramp, as measured along the inside kerb edge required under AS2890.1, are a maximum 25.0% (1:4), as permissible under the standard. Appropriate ramp transition are also provided and have been assessed using vertical clearance software. A copy of the swept path and vertical clearance analysis is included in Attachment 2 . Kerbs: The kerb / wall adjacent to the driveway shall be limited in height to 150mm or less above the adjoining driveway pavement level. Headroom: Headroom: Headroom of the structure over the driveway / garage has not been assessed. A minimum headroom of 2.2m is required by AS2890.1.











Reference: 14.168l03v01

traffix traffic & transport planners

12 November 2014

suite 3.08
level 3 46a macleay street
potts point nsw 2011
po box 1061
potts point nsw 1335
t: +61 2 9380 4481
w: www.traffix.com.au
director graham pindar
acn: 065132961
This plan/documeabiv: 66065132961
Approved Construction Certificate

J Group Projects c/-Koichi Takada Architects Pty Ltd Suite 41 & 42 (Level 4) 61 Marlborough Street SURRY HILLS NSW 2010

2014/01601

Attention: Jake Wall,

Issued by DM Certifiers P/L BPB 1869

Re:

174 Prince Alfred Parade, Newport – Construction Traffic Management Plan (DA No: N0212/14)

Dear Jake,

We refer to the proposed demolition works at 174 Prince Alfred Parade and, in particular, Council's condition 17 of Council's consent (DA No: N0212/14) which requires the preparation of a Construction Traffic Management Plan (CTMP). This CTMP relates to the excavation and construction works, with demolition works subject to a separate CTMP (Ref: 14.168/01v01), dated 21 May 2014.. In accordance with the conditions of consent, a copy of the approved CTMP shall be provided to all neighbours along the Right of Carriageway along with details in relation to contact details regarding the site manager.

In this regard, we have undertaken site inspections and reviewed all relevant information and now advise as follows:

Implementation

The construction traffic management plan that is included in this report should be implemented taking due account of on-site conditions as will occur over the construction period. Accordingly, construction crew are expected to respond in a pro-active manner to ensure that the plan is implemented to maximum effect and with no obvious safety issues being overlooked.

Please note, Traffix is responsible for the preparation of this Plan only and not for its implementation, which is the responsibility of the project manager/builder.

Existing Site

The site is located 174 Prince Alfred Parade, Newport and is known as Jacaranda Cottage. It is legally described as Lot 74 in DP737370.

Vehicular access to the site is provided via a Right of Carriageway (ROW) that serves 5 residential dwelling lots, including the subject site. This ROW extends from the northern end of Prince Alfred Parade to the southern end of Hudson Parade. A large tree encroaches within the ROW, to the south of the site, which restricts the access width to 2.5 metres in width from Prince Alfred Parade.



A location plan is provided in **Figure 1** below. Reference should also be made to the Photographic Record included in **Attachment 1** which provides a general appreciation of the site and traffic conditions in the locality.

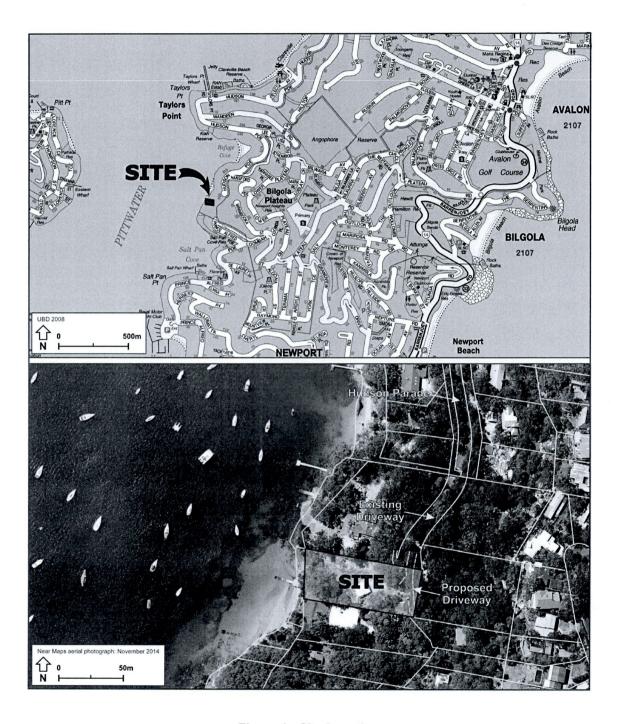


Figure 1: Site Location



Overview of Works

The proposed construction activities relate to the construction of a residential dwelling, including minor on-site earthworks to achieve the requisite levels and driveway ramps.

Proposed hours of construction works are generally in accordance with the conditions of consent, as follows:

- 7.00am 5.00pm Monday to Friday
- 7.00am 1.00pm Saturdays, and
- No work Sundays or Public Holidays

It is envisaged that a maximum of 10 truck loads will be required per day, which equates to 20 truck movements (in & out combined) per day during peak periods. Truck volumes during other times are expected to be less.

All construction works will be undertaken wholly on-site, with truck access provided via the ROW from Hudson Parade. Truck access is discussed further below.

A total of 3 contractors are anticipated on-site at any one time during construction.

Traffic Control Plans

Due to the relatively steep falls on-site, it is proposed to load directly from the ROW during preliminary construction stages, as indicated by the Traffic Control Plan included in **Attachment 2**. The loading area is to be located such that through access along the ROW is to be maintained at all times

It is recommended that advanced warning signage be provided to advise other ROW users of the potential for contractors and loading vehicles within the ROW.

On-site speed restrictions are not required due to the constrained nature of the ROW which results in a self enforcing low speed environment.

Truck Access Routes

As discussed above, the access to the site from Prince Alfred Parade is restricted due to the encroachment of a large tree within the existing ROW carriageway to the south of the site. As such, all truck access is proposed via Hudson Parade, as indicated by the proposed truck routes provided in **Figures 2 & 3** below. These routes generally seek to provide the most direct route to the site whilst avoiding local roads with 3 Tonne Load Limit restrictions which include:

- Grandview Drive, and
- Plateau Road, to the west of Barrenjoey Road

The preferred route, via Avalon Parade and Hudson Parade, forms part of an existing bus route (Route 191 and E89) and it is therefore considered that a minor increase in truck movements along this route will have less impact on residential amenity than the alternative route via local residential roads to the south of the site via Bardo Road.



Notwithstanding, either route is considered acceptable having regard for the relatively small scale of the demolition and construction works which will generate up to 20 truck movements (10 in, 10 out) per day and therefore have minimal impact on the surrounding road network.

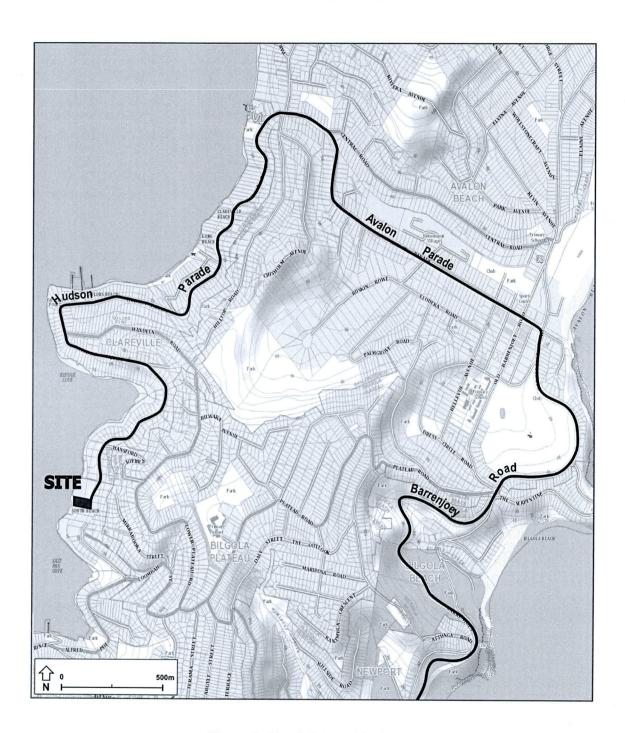


Figure 2: Truck Routes (Option 1)



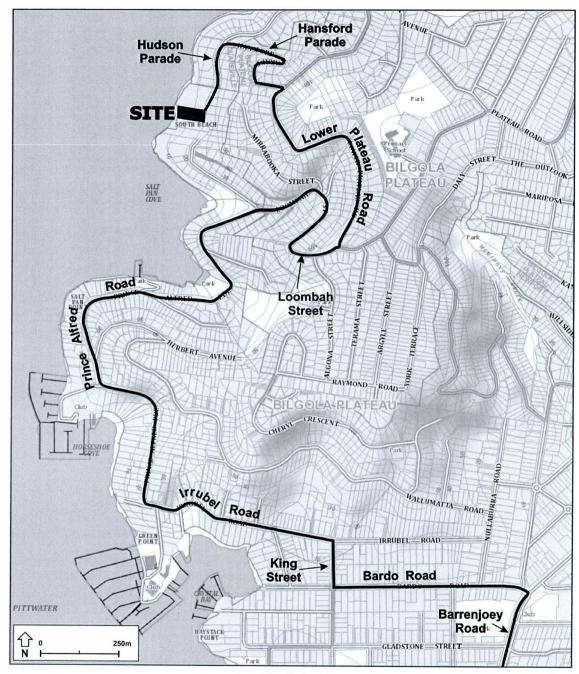


Figure 3: Truck Routes (Option 2)

The size of trucks entering the ROW and site shall be limited to small rigid trucks (SRV) only, being no longer than 6.4 metres in length. A swept path demonstrating access and egress from the proposed Loading Zone within the ROW is provided in **Attachment 3**.



Contractor Parking

During initial stages of construction, it is anticipated that contractors will park on the concrete landing, adjacent to the proposed new driveway access, which can accommodate up to 2 vehicles. Additional contractor vehicles, if required, will unload within the designated loading area before parking on-street.

Following completion of the driveway ramp and garage levels, on-site parking for up to 4 small vans or utility vehicles will be available which is more than sufficient to accommodate the likely contactor parking demand of 2-3 spaces arising from the anticipated construction workforce.

Conclusions

This report should be read in conjunction with other documentation prepared by J Projects relating to internal construction activities. The plan outlined above is considered adequate and will minimise any disruptions to residents and pedestrians in the area. This plan meets all requirements of AS2890.2 and AS1742.3 and is recommended for adoption. Any minor variation to these standards is considered acceptable having regard to the constraints inherent by the site and proposed works.

Please contact the undersigned should you have any queries or require any further information regarding the above.

Yours faithfully,

traffix

Tim Lewis

Senior Engineer

RMS Select / Modify TCP (Red Card) Certificate No:

2252 050 125

RMS Design & Inspection TCP (Orange Card) Certificate No:

2253 014 992

Attachments: 1) Photographic Record

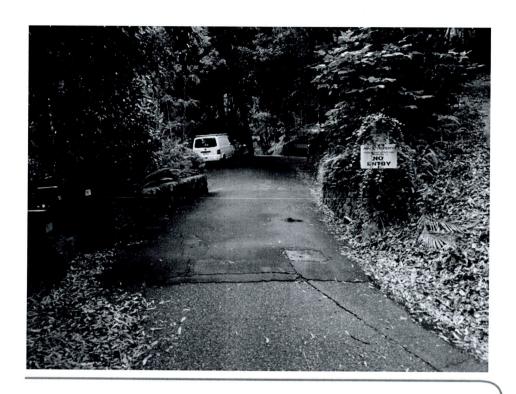
2) Traffic Control Plan(s)

3) Swept Paths



Attachment 1

Photographic Record



View looking north at the ROW access from Prince Alfred Parade.





View looking north along the ROW at the tree which restricts the width of the ROW to approximately 2.5 metres.





View looking south at the existing ROW access from Hudson Parade.





View looking south along the ROW on approach to the site.

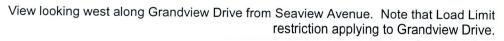




View looking north along Barrenjoey Road on approach to its intersection with Plateau Road and Old Barrenjoey Road. Note the Load Limit restriction applying to Plateau Road, to the left.





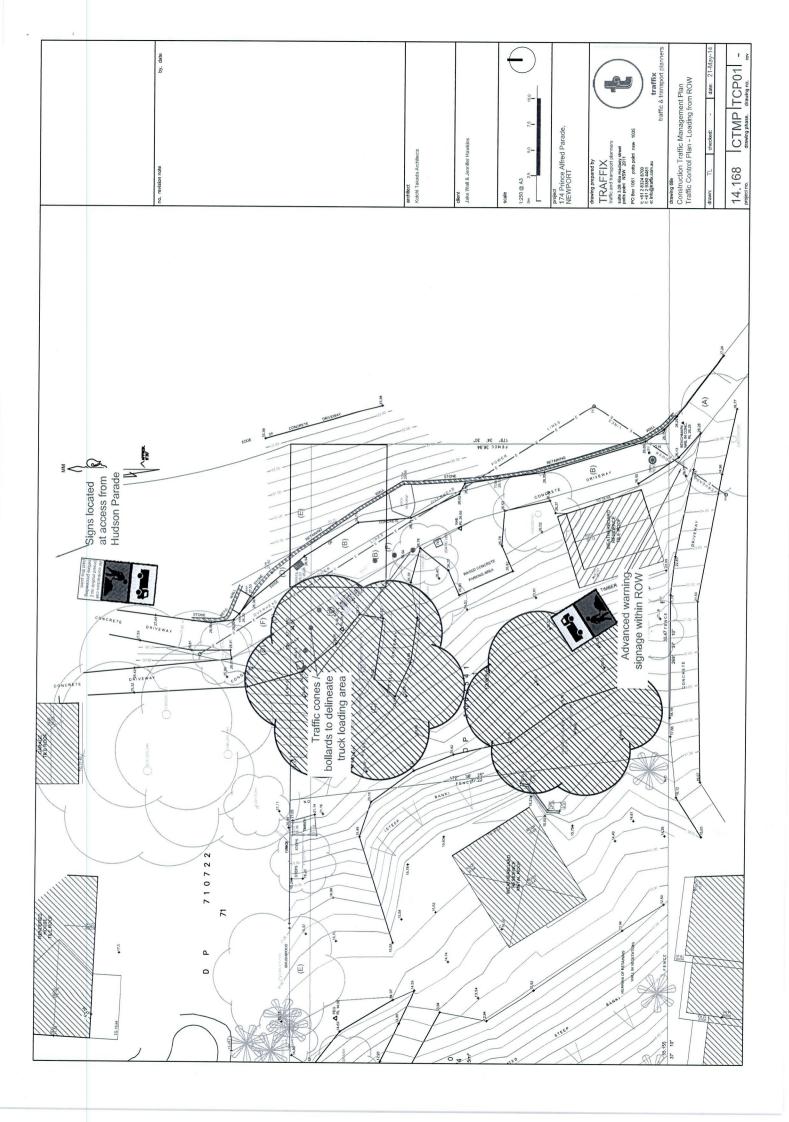






Attachment 2

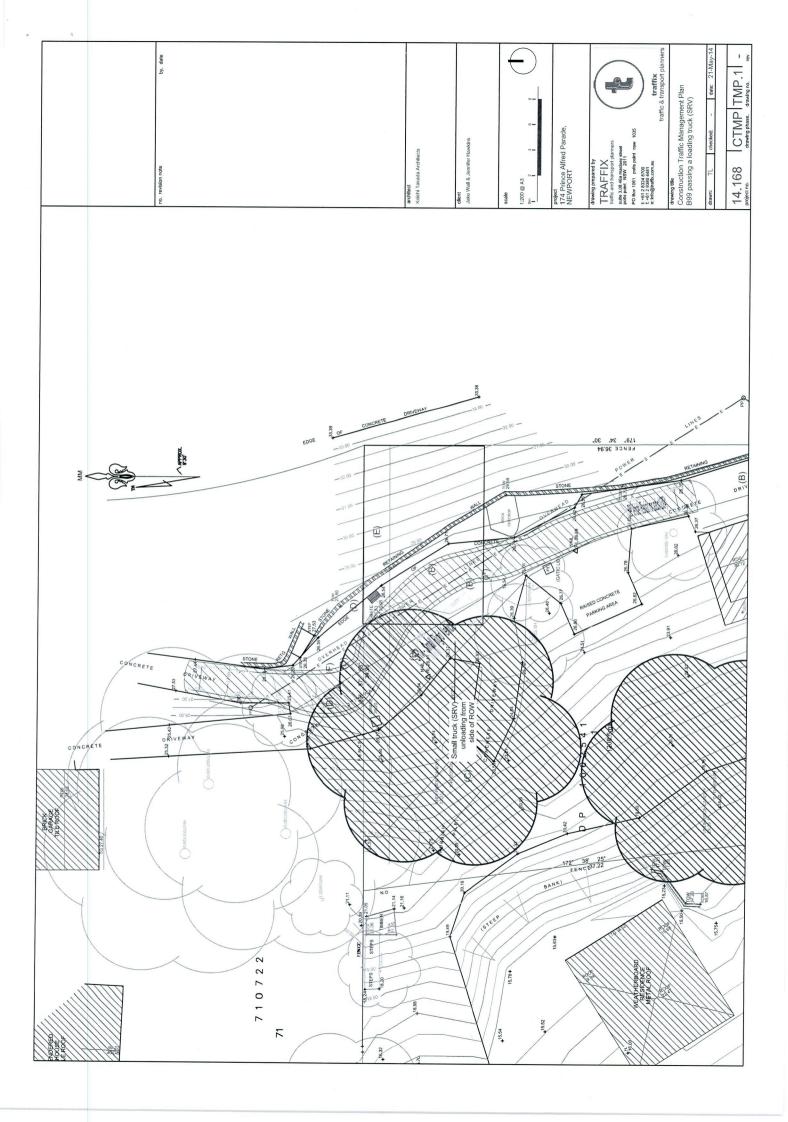
Traffic Control Plan(s)

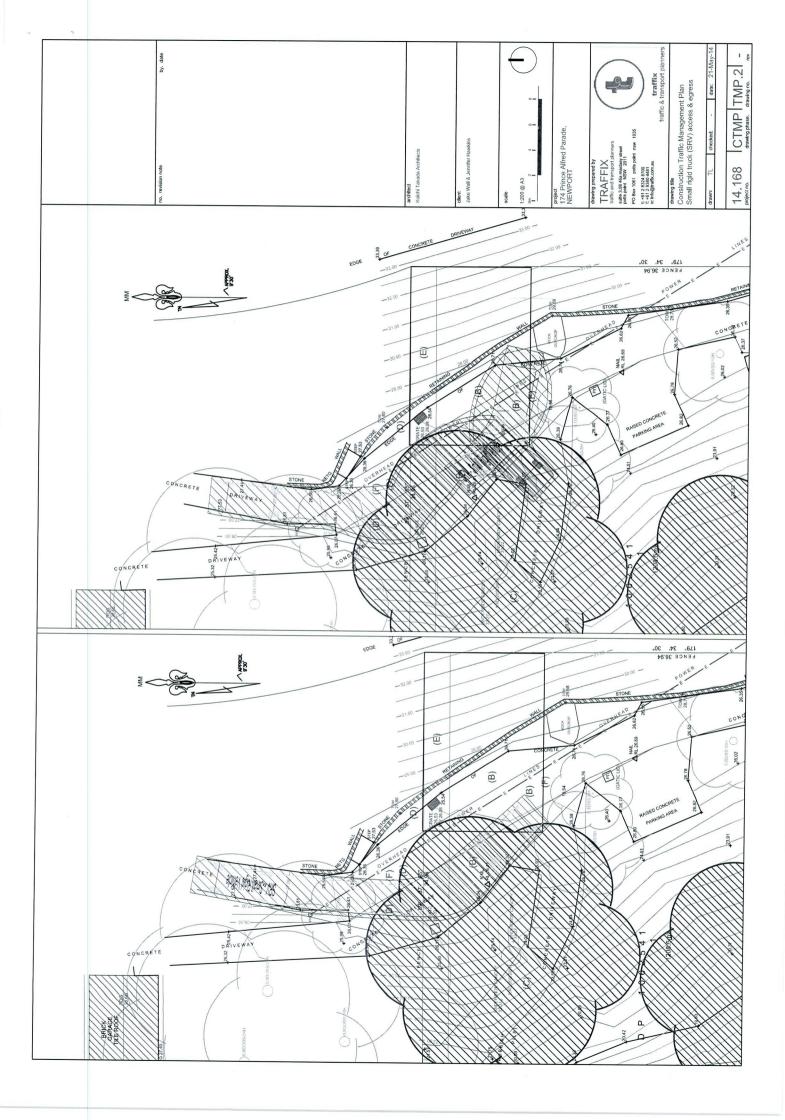




Attachment 3

Swept Paths & Design Comments





CC NOTES

NOTE: AMENDED LANDSCAPE PLAN AND PLANTING SCHEDULE (as per DA condition C6)

DEVELOPMENT CONSENT:

IN ACCORDANCE WITH PITTWATER COUNCILS DEVELOPMENT CONSENT NO: N0212/14.

IN ACCORDANCE WITH PITTWATER COUNCILS DEVELOPMENT CONSENT NO: N0212/14.

ENDORSEMENT DATE OF CONSENT: 09/10/20/14

NOTE: REFER TO ARBORIST REPORT PREPARED BY PLATEAU TREE SERVICES DATED 14 APRIL 2014

NOTE: LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVED DESIGN PLANS COMPLETED BY SECRET GARDENS OF SYDNEY 1 OF 7 REV A , 3 OF 7 REV A , 4 OF 7 REV A (DATED 2/104/2009) & 5 OF 7 REV B (DATED 10/07/2009) (as per DA condit NOTE: IN ACCORDANCE WITH PITTWATER COUNCILS DEVELOPMENT CONSENTAND THE ARBORIST REPORT PREPARED BY AUSTRALIAN TREE CONSULTANTS IT IS PROPOSED THAT THE NOMINATED EXISTING TREE AND PALM SPECIES BE RETAINED AND INCORPORATED INTO DESIGN. on A3)

NOTE: EROSION AND SEDIMENT CONTROLS TO BE CARRIED OUT IN ACCORDANCE WITH DA PLAN NO. 7 OF 7 SOIL & WATER MANAGEMENT PLAN PREPARED BY CLAPHAM DESIGN SERVICES DATED 10.07.09 (as per DA condition D.6)

NOTE: CONSTRUCTION CERTIFICATE PLANS TO DETAIL THE CONNECTION OF SWMMINING POOL BACKWASH TO SYDNEY WATERS SEWER IN COMPLIANCE WITH CLAUSE 10.9 (Figure 10.2) of ASINZS 3500.2.2:1996. REFER TO SECRET GARDENS OF SYDNEY PLANS CC-04 POOL ELEVATIONS/DETAILS (as per DA condition C8)

NOTE: ANY VEGETATION PLANTED ONSITE OUTSIDE APPROVED LANDSCAPE ZONES IS TO BE CONSISTENT WITH Species listed in the Ecological Sustainability Plan. Bushland Management Plan, Endangered Ecological Community and locally native species as per Native Plants for your Garden (as per DA TREES 4 - 6 NOMINATED FOR REMOVALT condition B6)

NOTE: NO BUILDING MATERIALS OR OTHER MATERIALS ARE TO BE PLACED ON BUSHLAND VEGETATION. SEDIMENT IS NOT TO LEAVE THE SITE OR ENTER AREAS OF BUSHLAND VEGETATION AND THE APPROPRIATE SEDIMENT FENCING IS TO BE INSTALLED (as per DA condition BB) NOTE: AT LEAST TWO (2) Corymbia maculata ARE TO BE PLANTED ONSITE IN ADDITION TO THOSE PROPOSED ON THE LANDSCAPE PLAN Refer to Landscape plan CC-02 dated 4/11/14 (as per DA condition B7)

NOTE: NO BUILDING MATERIALS OR OTHER MATERIALS ARE TO BE PLACED ON FORESHORE / SEAGRASS OR OTHER NATIVE VEGETATION. SEDIMENT IS NOT TO LEAVE THE SITE OR ENTER AREAS OF SEAGRASS OR ITS HABITAT (as per DA condition B11) NOTE: THERE SHALL NO NO DAMAGE TO INTERTIDAL HABITATS INCLUDING ROCKY SHORES, SEAGRASS BEDS, SALT MARSHES OR MANGROVES (85 per DA condition 89)

NOTE: THE STORMWATER HARVESTING AND REUSE SCHEME SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE ACCEPTED BASIX CERTIFICATE (as per DA condition B12)

NOTE: IN ACCORDANCE WITH PITTWATER COUNCILS DCP 84.22 PROTECTION OF TREES AND BUSHLAND VEGETATION ALL EXISTING TREES AS INDICATED IN THE SURVEY PLAVILANDSCAPE PLAN SHALL BE RETAINED EXCEPT WHERE COUNCILS PRIOR WRITTEN CONSENT HAS BEEN OBTAINED. REMOVAL OF THE TREE DISCUSSED IN THE ARBORIST LETTER SUPPLIED BY PLATEAU TREE SERVICE dated 9 APRIL 2014 IS NOT PERMITTED (as per DA condition B17)

NOTE: TEMPORARY SEDIMENTATION AND EROSION CONTROLS ARE TO BE CONSTRUCTED PRIOR TO COMMENCEMENT OF ANY WORK TO ELIMINATE THE DISCHARGE OF SEDIMENT FROM THE SITE (as per DA condition D8)

NOTE: ALL RECOMMENDATIONS AS OUTLINED IN THE ARBORIST REPORT dated 14 April 2014 and 6 August 2014 ARE REQUIRED TO BE CARRIED OUT; (as per DA condition D18)

OUT; (as per DA condition D18)

A) ALL WORKS OR CHANGES TO SOIL LEVELS WITHIN 5 METRES OF EXISTING TREES ARE NOT PERMITTED UNLESS PART OF THE DEVELOPMENT AS APPROVED, OS TOPAGES OF ANY KIND OR DRIVING/PARKING OF ANY MACHINERY IS ALLOWED WITHIN 5 METRES OF THE TRUNK OF A TREE TO BE RETAINED. NOTE: SEDIMENTATION AND EROSION CONTROLS ARE TO BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN ESTABLISHES OR LANDSCAPED TO THE PCA SATISFACTION (as per DA condition D19)

NOTE: NO STORAGE OF BUILDING MATERIALS OR BUILDING WASTE. FILL OR TOPSOIL IS TO OCCUR WITHIN THE DRIPLINE OF TREES ON THE APPROVED LANDSCAPE WORKING DRAWING (S) AS BEING RETAINED OR WITHIN PROTECTIVE FENCED AREAS, DEANHAGE IS TO BE ARRANGED SUCH THAT FILL BUILDING MATERIALS OR CONTAMINANTS ARE NOT WASHED INTO PROTECTIVE FENCED AREAS (as per DA condition D19)

NOTE: PRIOR TO COMMENCEMENT, ALL TREE PROTECTION MEASURES AS SPECIFIED IN THE ARBORIST REPORT ARE TO BE CERTIFIED BY THE CONSULTING ARBORIST (as per DA condition E7)

GENERAL LANDSCAPE NOTES

NOTE: PLANTS SHALL BE VIGOROUS WELL ESTABLISHED, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED. RREE FROM DISEASE AND INSECT PESTS, MITH LARGE HEALTHY ROOT SYSTEMS AND NOE DIDENCE OF HAVING BEEN RESTRICTED IN GROWTH OR DAMAGED, ROOT SYSTEM SHALL BE WELL BALANCED IN RELATION TO THE SIZE OF THE PLANT.

NOTE: IT IS RECOMMENDED THAT ALL PLANTS USED BE SUBJECT TO AN ESTABLISHMENT PERIOD. DURING THIS PERIOD MAINTENANCE WORK CARRIED OUT WILL INCLUDE: WATERING, MOWING, WEEDING, FERTILISING, PEST AND DISEASE CONTROL, RESEEDING, RETURTING, STAKING AND TYNG, REPAKTING, CULTIVATING, PRUNING, HEDGE CLIPPING, AERATING, REINSTATEMENT OF MULCH, TOP DRESSING AND KEEPING THE SITE NEAT AND TIDY.

NOTE: THE ESTABLISHMENT PERIOD IS A CRITICAL TIME IN THE DEVELOPMENT OF A NEW LANDSCAPE.
NEW PLANTINGS NEED TO BE BE WATERED, FERTILISED, AND PRUNED TO SHAPE UNTIL THEY HAVE BECOME HARDY ENOUGH TO SURVIVE WITHOUT HELP FROM PEOPLE. SOME PLANTS WILL ALWAYS NEED SOME EXTRA CARE TO SURVIVE.

NOTE: LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVED DESIGN.

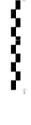
NOTE: INSTALL TREE PROTECTION FENCING PRIOR TO COMMENCE TO ANY CONSTRUCTION WORK

NOTE: ALL TREE SURGERY, PRUNING, OR TREE REMOVAL WORKS ARE TO BE OVERSEEN BY A QUALIFIED ARBORIST.

NOTE: APPLY MIN. 75mm LAYER OF ORGANIC MULCH TO THE AREA WITHIN EACH TREE PROTECTION ZONE

TREES 7 - 11 and 13 - 17 NOMINATED FOR REMOVAL TREE 12 TO REMAIN TREE 3 TO REMAIN WETAL ROOT TREE 2 TO BE REMOVED TREE 1 TO REMAIN





EXISTI	EXISTING TREE SCHEDULE						
Tree No	Tree No Genus Species	Common Name	Height	Canopy	Calliper	RL.	Action/Comment
01	Corymbia maculata	Spotted Gum	30000	20000	1120		Retain
02	Corymbia maculata	Spotted Gum	18000	10000	560		Remove
03	Corymbia maculata	Spotted Gum	15000	15000	790		Retain
04	Acacia decurrens	Black Wattle	8000	5000	240		Remove
05	Acacia decurrens	Black Wattle	10000	4000	240		Remove
90	Acacia decurrens	Black Wattle	8000	5000	300		Remove
07	Acacia decurrens	Black Wattle	7000	3000	200		Remove
80	Acacia decurrens	Black Wattle	8000	4000	210		Remove
90	Acacia decurrens	Black Wattle	8000	2000	180		Remove
10	Acacia decurrens	Black Wattle	8000	3000	230		Remove
11	Acacia decurrens	Black Wattle	5000	4000	230		Remove
12	Acacia spp	Wattle	6000	5000	300		Retain
13	Acacia decurrens	Black Wattle	8000	2000	200		Remove
14	Acacia decurrens	Black Wattle	6000	3000	250		Remove
15	Acacia decurrens	Black Wattle	7000	2000	150		Remove
16	Acacia decurrens	Black Wattle	9000	3000	240		Remove
17	Acacia decurrens	Black Wattle	9000	2000	200		Remove

REFER TO ARBORIST REPORT PREPARED BY PLATEAU TREE SERVICES DATED 14 APRIL 2014

This plan/document forms part of the

2014/01601

Issued by DM Certifiers P/L BPB 1869



CONSTRUCTION & MAINTENANCE
1/1 GILDERTHORPE AVENUE, RANDWICK NSW 2031
PHONE 9314 5333 FAX 9314 5322

THIS DRAWMING IS FOR DESIGN GUIDANCE ONLY, FINAL DEFAULS MIST MEET SITE CONDITIONS, RELEVANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS, VERIFY ALL DIMENSIONS ON SITE AND WITH DETAILED SITE SURVEY PRIOR TO OFF SITE FABRICATIONS.

WALL RESIDENCE Newport NSW 2106 174 Prince Alfred Parade

SUITES 41&42 (Level 4) 61 MARLBOROUGH ST SURRY HILLS NSW 2010 9698 8510 KOICHI TAKADA ARCHITECTS

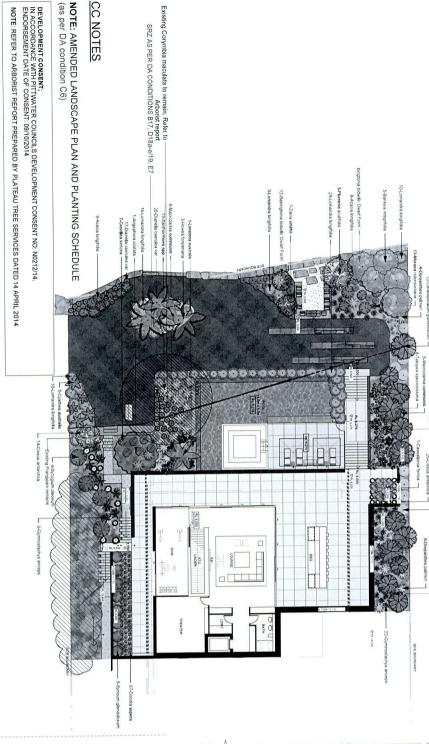
LANDSCAPE PLAN FOR CC

1:200 @A1

DATE 12.11.2014

CC-01

 \triangleright



NOTE: LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVED DESIGN PLANS COMPLETED BY SECRET GARDENS OF SYDNEY 1 OF 7 REV A , 3 OF 7 REV A , 4 OF 7 REV A , (DATED 21/04/2009) & 5 OF 7 REV B (DATED 10/07/2009) (as per DA condition A3) NOTE; IN ACCORDANCE WITH PITTWATER COUNCILS DEVELOPMENT CONSENT AND THE ARBORIST REPORT PREPARED BY AUSTRALIAN TREE CONSULTANTS IT IS PROPOSED THAT THE NOMINATED EXISTING TREE AND PAUM SPECIES BE RETAINED AND INCORPORATED INTO DESIGN.

Existing Corymt Arborist report

AS PER DA CONDITION B7

2-Howes forstenans
8-Xanthorrhoes spp
5-Macrozamia communis
26-Pultenaes elliptica

SRZ AS PER DA CONDITIONS B17. D18a-e/19. E7 Existing Corymbia maculata to remain. Refer to Arbonist report

— 15-Donyanthes palme — 6-Figus coronata — 28-Dichelachne spp — 11-Correa reflexa

27-Lomandra longifolia 228-Zoysia tenuifolia 1-Delonix regia 13-Rhapis excelsa

NOTE: EROSION AND SEDIMENT CONTROLS TO BE CARRIED OUT IN ACCORDANCE WITH DA PLAN NO. 7 OF 7 SOIL & WATER MANAGEMENT PLAN PREPARED BY CLAPHAM DESIGN SERVICES DATED 10.07.09 (as per DA condition D.5)

NOTE: CONSTRUCTION CERTIFICATE PLANS TO DETAIL THE CONNECTION OF SWMMINING POOL BACKWASH TO SYDNEY WATERS SEWER IN COMPLIANCE WITH CLAUSE 10.9 (Figure 10.2) of ASINZS 3500.2.2:1996. REFER TO SECRET GARDENS OF SYDNEY PLANS CC-04 POOL ELVATIONS/DETAILS (as per DA condition C8)

NOTE: ANY VEGETATION PLANTED ONSITE OUTSIDE APPROVED LANDSCAPE ZONES IS TO BE CONSISTENT WITH: Species listed in the Ecological Sustainability Plan, Bushland Management Plan, Endangered Ecological Community and locally native species as per Native Plants for your Garden (as per DA condition B6)

NOTE: AT LEAST TWO (2) Corymbia maculata ARE TO BE PLANTED ONSITE IN ADDITION TO THOSE PROPOSED ON THE LANDSCAPE PLAN Refer to Landscape plan CC-02 dated 4/11/14 (as per DA condition B7)

SITE PREPARATION
All existing plants mark

All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing

PLANTING NOTES

Palms - Cycads

Cabbage-tree Palm Lady Palm

INDIGENOUS NATIVE

Remarks

INDIGENOUS NATIVE

SINOUS NATIV

Acacia longifola
Bahingtonia bidwilli 'Dwarf Form'
Callistemon spp
Corea reflexa
Gervillea sericea
Kurzea ambigua
Fultoniasa elliptica
Swoum abendidasum

INDEGNOUS NATIVE
INDIGENOUS NATIVE

SOILWORKS
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

NOTE: THERE SHALL NO NO DAMAGE TO INTERTIDAL HABITATS INCLUDING ROCKY SHORES, SEAGRASS BEDS, SALT MARSHES OR MANGROVES (48 pp. DA condition BS) NOTE: NO BUILDING MATERIALS OR OTHER MATERIALS ARE TO BE PLACED ON BUSHLAND VEGETATION. SEDIMENT IS NOT TO LEAVE THE SITE OR ENTER AREAS OF BUSHLAND VEGETATION AND THE APPROPRIATE SEDIMENT FENCING IS TO BE INSTALLED (as per DA condition B8)

NOTE: NO BUILDING MATERIALS OR OTHER MATERIALS ARE TO BE PLACED ON FORESHORE / SEAGRASS OR OTHER NATIVE VEGETATION. SEDIMENT IS NOT TO LEAVE THE SITE OR ENTER AREAS OF SEAGRASS OR ITS HABITAT (as per DA condition B11) IOTE: THE STORWWATER HARVESTING AND REUSE SCHEME SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE ACCEPTED IASIX CERTIFICATE (as per DA condition B12)

OTE: IN ACCORDANCE WITH PITTWATER COUNCILS DCP *B4.22 PROTECTION OF TREES AND BUSHLAND VEGETATION A*LL EXISTING TREES AS IDICATED IN THE SURVEY PLANLANDSCAPE PLAN SHALL BE RETAINED EXCEPT WHERE COUNCILS PRIOR WRITTEN CONSENT HAS BEEN BY AUDED REMOVAL OF THE TREE DISCUSSED IN THE ARBORIST LETTER SUPPLIED BY PLATEAU TREE SERVICE dated 9 APRIL 2014 IS NOT ERMITTED (as per DA condition B17)

NOTE: TEMPORARY SEDIMENTATION AND EROSION CONTROLS ARE TO BE CONSTRUCTED PRIOR TO COMMENCEMENT OF ANY WORK TO ELIMINATE THE DISCHARGE OF SEDIMENT FROM THE SITE (as per DA condition D9)

NOTE: SEDIMENTATION AND EROSION CONTROLS ARE TO BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN ESTABLISHES OR LANDSCAPED TO THE PCA SATISFACTION (as par DA condition D10)

NOTE: ALL RECOMMENDATIONS AS OUTLINED IN THE ARBORIST REPORT dated 14 April 2014 and 6 August 2014 ARE REQUIRED TO BE CARRIED OUT: (as per DA condition D18) WORKS OR CHANGES TO SOIL LEVELS WITHIN 5 METRES OF EXISTING TREES ARE NOT PERMITTED UNLESS PART OF THE DEVELOPMENT PROVED, NO STORAGE OF ANY KIND OR DRIVING/PARKING OF ANY MACHINERY IS ALLOWED WITHIN 5 METRES OF THE TRUNK OF A TREE RETAINED.

RECENTED TREE GUARDS ARE TO BE PROVIDED TO ALL TREES AS INDICATED IN THE REPORT AND ARE TO BE INSTALLED PRIOR TO OMMENCEMENT OF ANY WORK ON THE SITE. REFER TO ARBORIST REPORT OMMENCEMENT OF ANY WORK ON THE SITE. REFER TO ARBORIST REPORT OF ANY WORK WITHIN 5 METRES OF EXISTING TREES MUST BE CARRIED OUT BY HAND AND UNDER THE SUPERVISION OF AN EXPERIENCED AND ISLY QUALIFIED ARRORIST, TARBORIST TO AVUSE ON ACTIONS SHOULD MAJOR STRUCTURAL OR FEEDED ROOTS BE ENCOUNTERED NAME IS TO BE ERECTED ADVISING ALL CONTRACTORS AND VISITORS TO THE SITE THAT NO WORKS OR STORAGE ARE TO TAKE PLACE OF EXISTING TREES AND THE TREE MANAGEMENT RECOMMENDATIONS AS OUTLINED BY THE ARBORIST REPORT DUE TO CHANGES OR ALTERATIONS MADE TO THE TREE MANAGEMENT RECOMMENDATIONS AS OUTLINED BY THE ARBORIST REPORT DUE TO ISCOVERY OF NEW STRUCTURAL ROOTS OR UNDERGROUND SERVICES MUST BE REPORTED TO THE PCA PRIOR TO WORKS FENCING.

EROSION CONTROL AND DRAINAGE
Install required sedimentation control devices as required by council DCPs.
Proposed development to include new pits and grates to accommodate runoff from hard surfaces to be connected to existing stormwater system to control flows. Subsoil drainage/Ag.lines to be used in garden beds.

PAVING/TIMBER DECKING/WALLING/POOL CONSTRUCTION
All hard landscaping work to be carried out in accordance with the building
code of Australia and all relevant Australian standards and all codes and
regulations of local council and other authorities.

regulations of local council and uniter additionable with the timber framing code All timber construction shall be in accordance with the timber framing code All footings and walls to future structural engineers detail.

LANDSCAPE NOTES

LEVEL 3 PLANTING Scale: 1:200

MAINTENANCE
All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work.

Further maintenance during and after this period should include watering, weeding, fertilising, pest axnd disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

NOTE: NO STORAGE OF BUILDING MATERIALS OR BUILDING WASTE, FILL OR TOPSOIL IS TO OCCUR WITHIN THE DRIPLINE OF TREES ON THE APPROVED LANDSCAPE WORKING DRAWANG (S) AS BEING RETAINED OR WITHIN PROTECTIVE FENCED AREAS, DRAINAGE IS TO BE ARRANGED SUCH THAT FILL, BUILDING MATERIALS OR CONTAMINANTS ARE NOT WASHED INTO PROTECTIVE FENCED AREAS (as per DA condition D19)

NOTE: PRIOR TO COMMENCEMENT, ALL TREE PROTECTION MEASURES AS SPECIFIED IN THE ARBORIST REPORT ARE TO BE CERTIFIED BY THE CONSULTING ARBORIST (as per DA condition E7)

CONSTRUCTION & MAINTENANCE 1/1 GILDERTHORPE AVENUE, RAN PHONE 9314 5333 FAX 9314 5322

SECRET GARDENS

Newport NSW 2106

174 Prince Alfred Parade WALL RESIDENCE

KOICHI TAKADA ARCHITECTS

SUITES 41&42 (Level 4) 61 MARLBOROUGH ST SURRY HILLS NSW 2010 9698 8510

LANDSCAPE PLAN FOR C



DATE 12.11.2014

NB: AMENDED F

ANTING SCHEDULE CONTAINS 70% LOCALLY NATIVE SPECIES

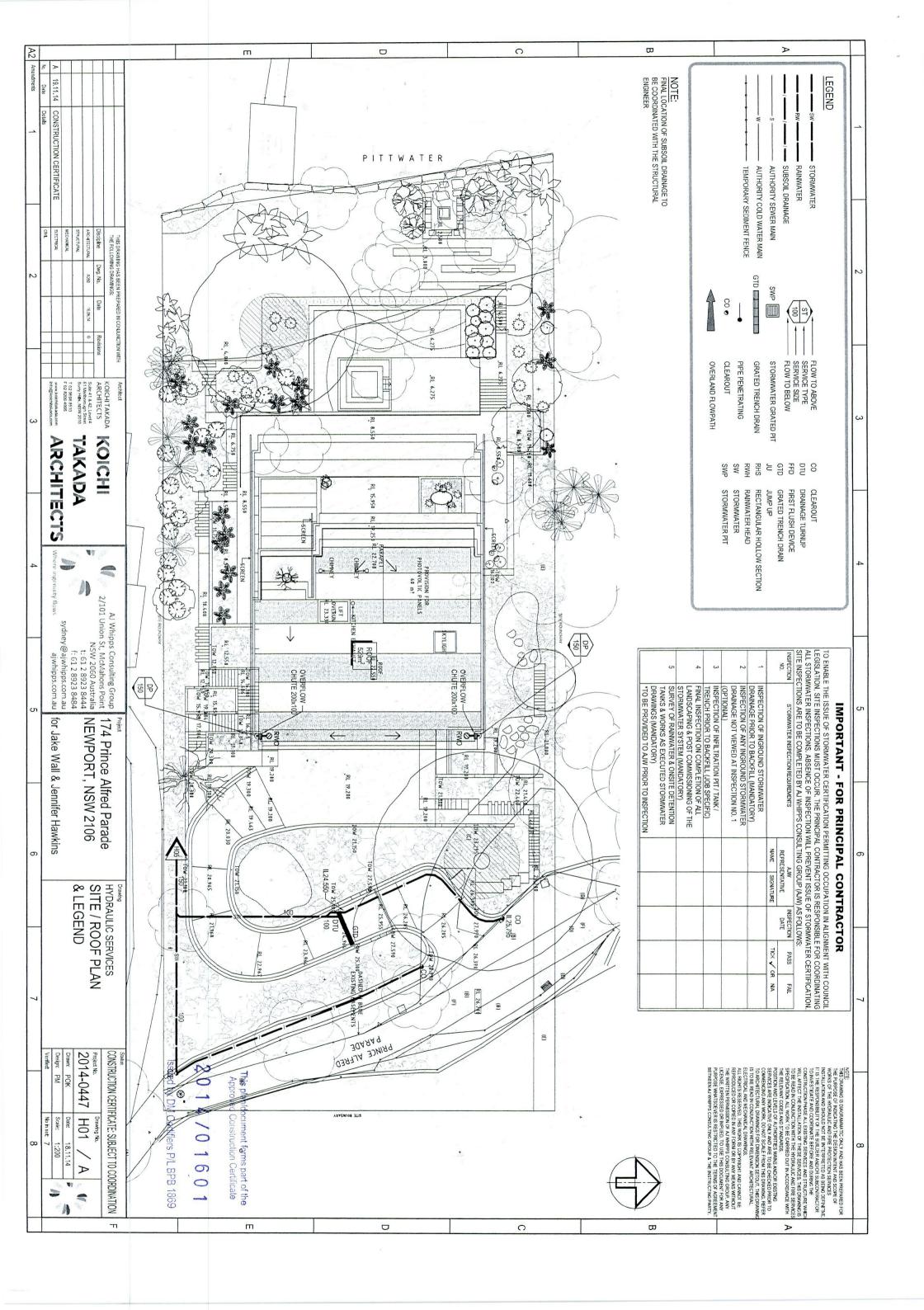
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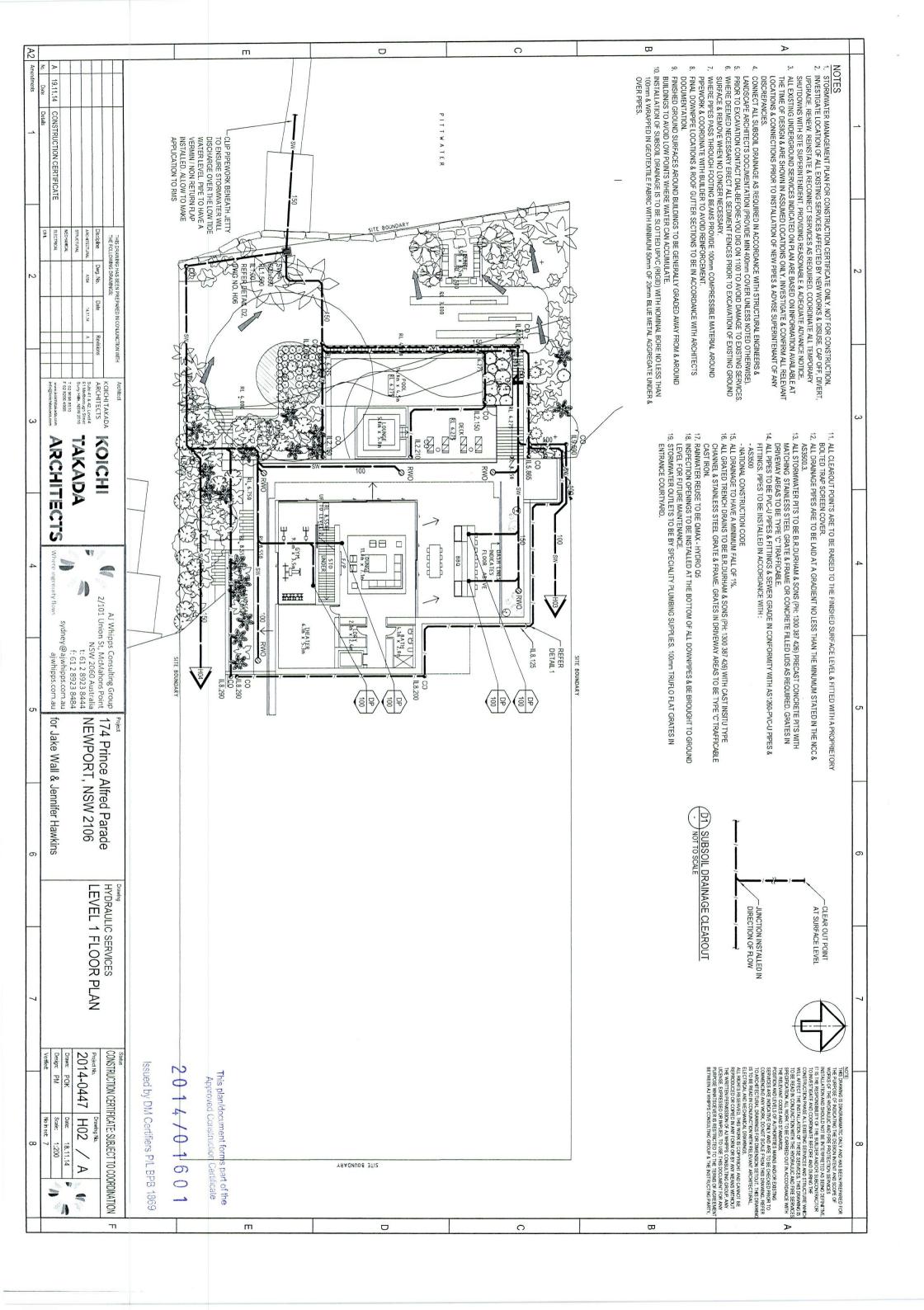
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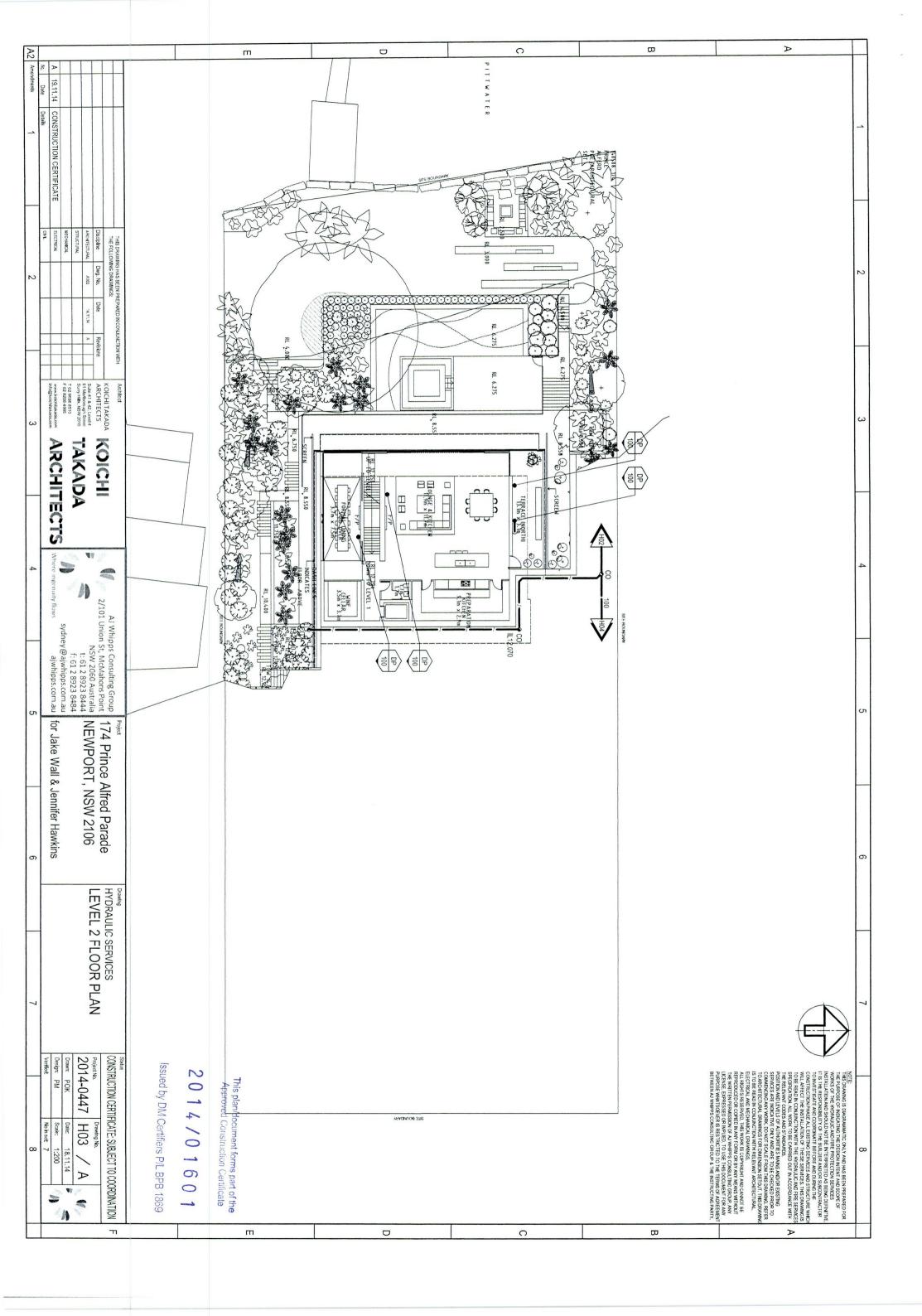


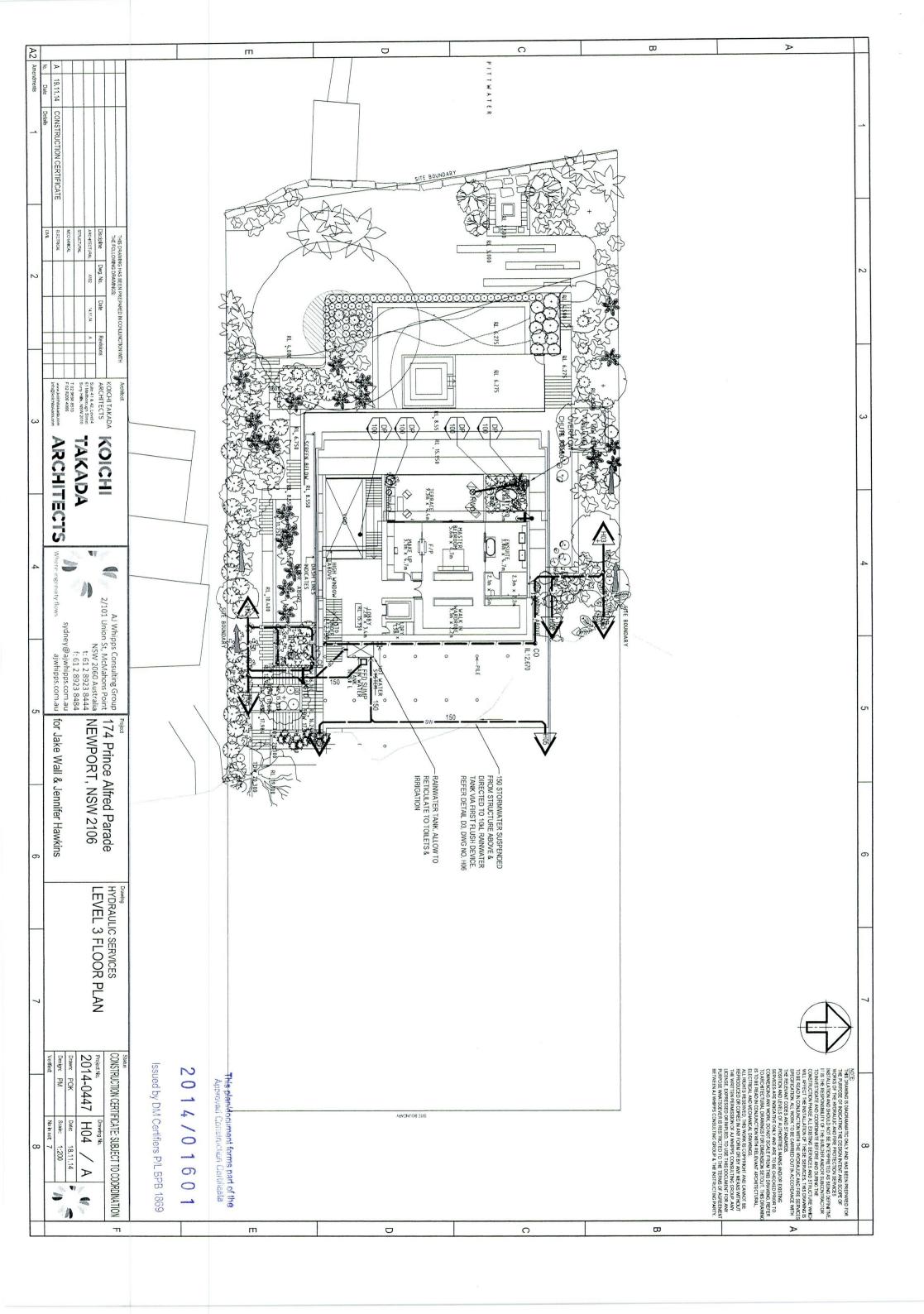


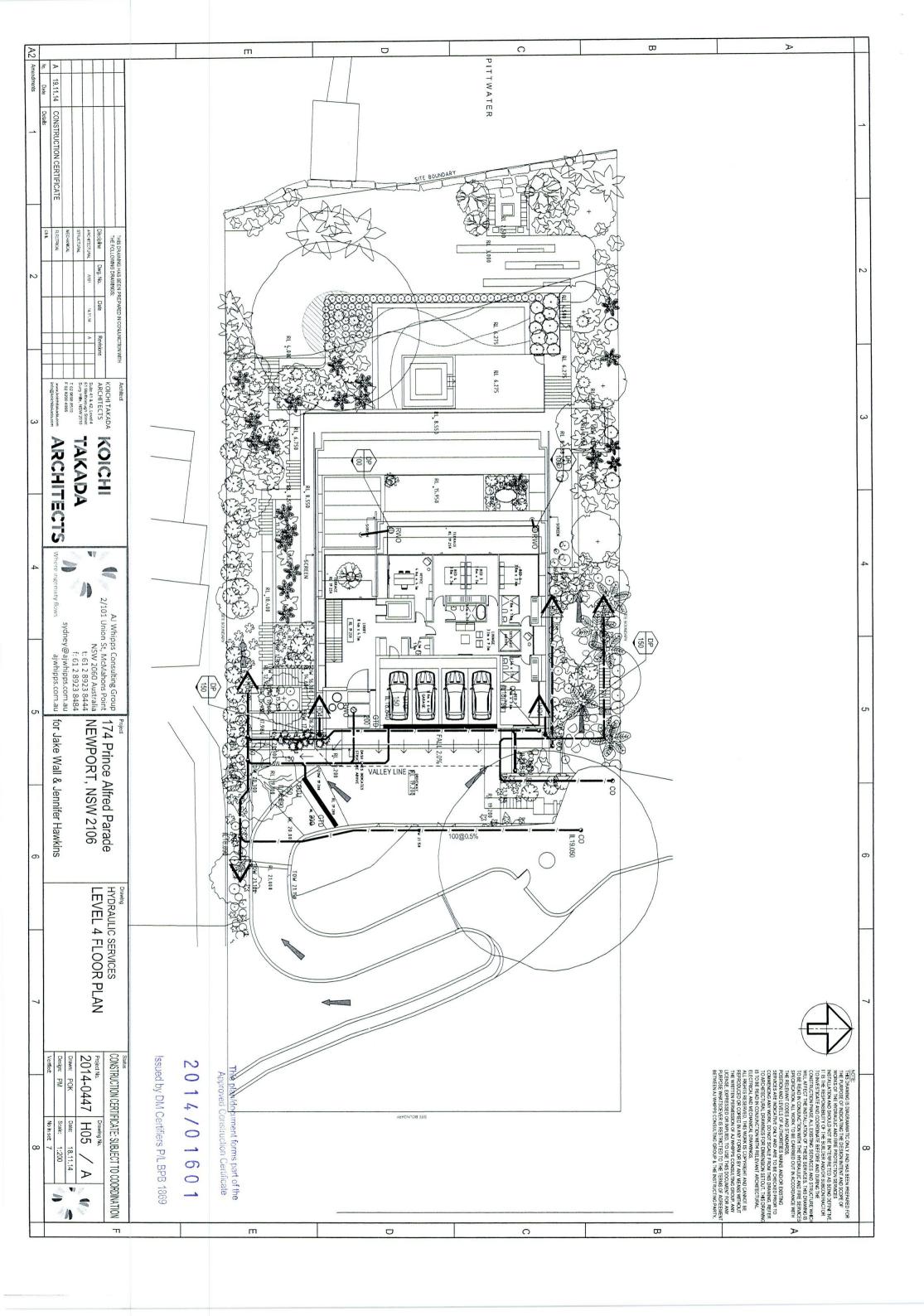
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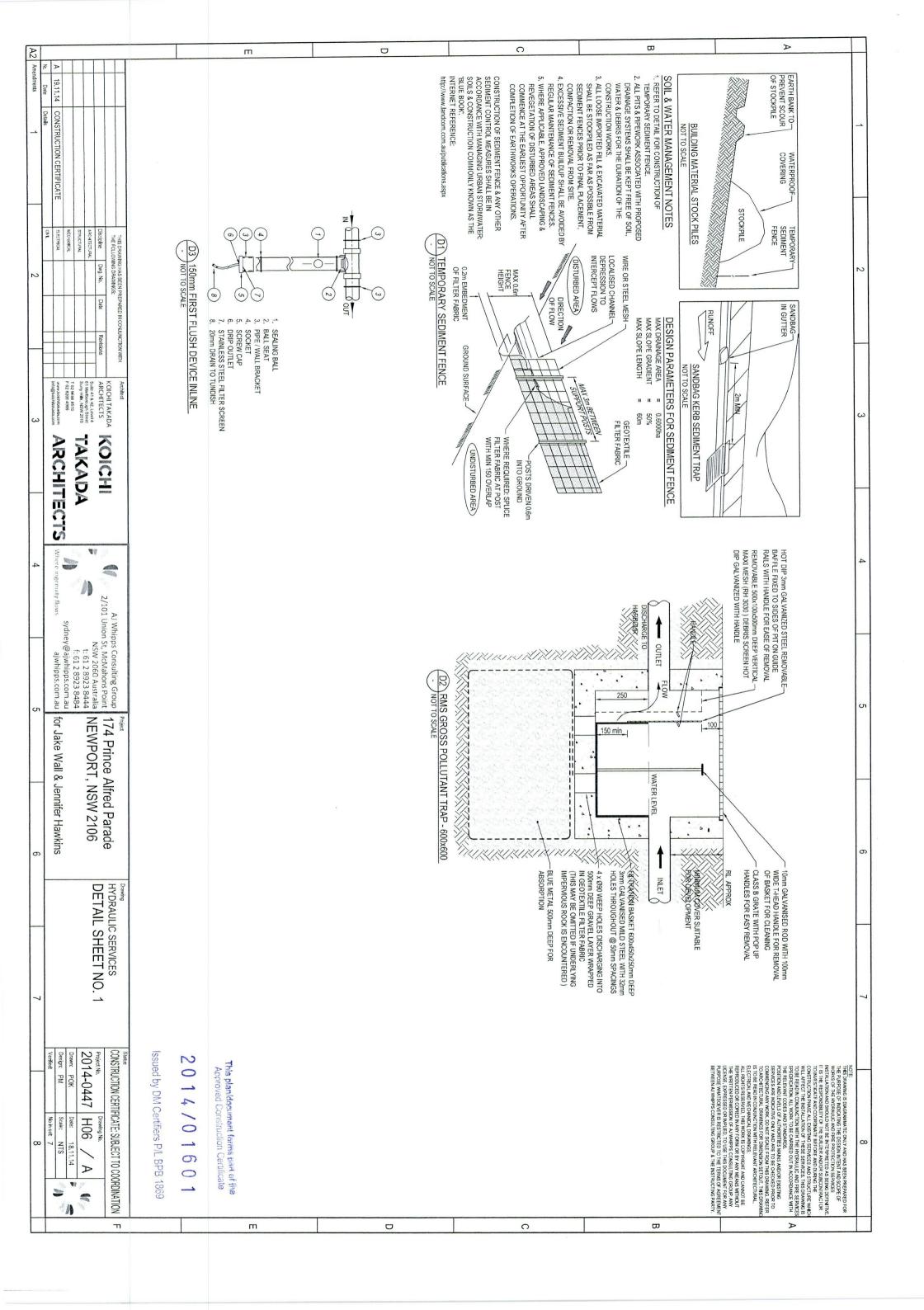


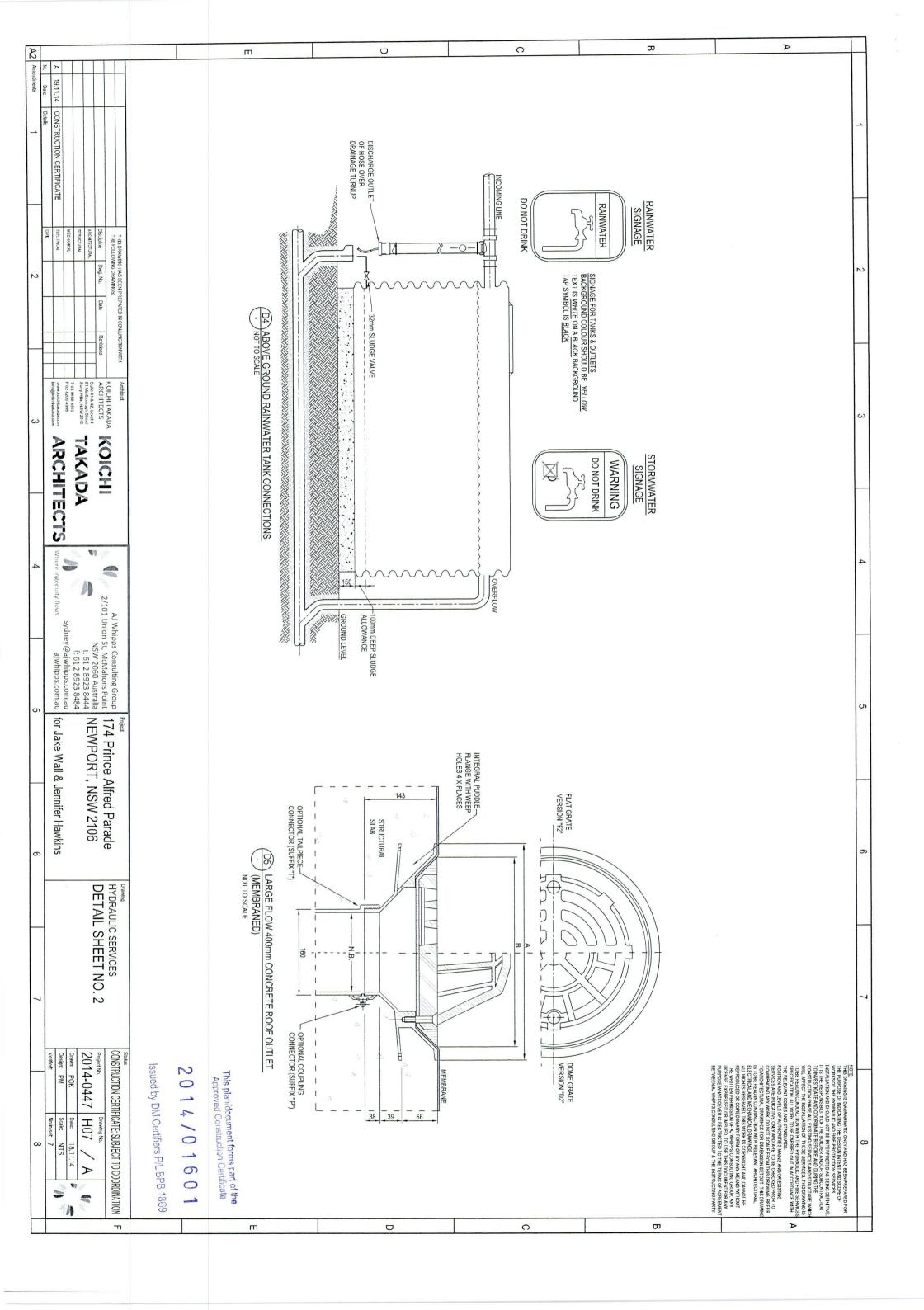












PROPOSED NEW RESIDENCE

174 PRINCE ALBERT PARADE NEWPORT

JENNIFER HAWKINS & JAKE WALL

CONSTRUCTION NOTES GENERAL

- G1. Read these drawings in conjunction with all architectural and other working drawings specifications and with such other written instructions as may be issued during the course.
- percinculate any min source, and of the contract.

 of the contract.

 Froude all wokinarish and materials in accordance with the requirements of the current editions of the EGA, the Australian Standards and the ByLans and Didinances of the Rear and Uniform Contract of the Coupational Health & Safety Act.

 The Builder must comply with requirements of the Occupational Health & Safety Act,

 Referr any conflict between these notes, the specification, the drawings or any other

 reterant documents to the Engineer (Partridge) for decision prior to proceeding with the

 voor.

 On not obtain dimensions by scaling the drawings, for setting out dimensions and levels

 ever to architectual drawings.
- refer to architectural drawing.

 The Bulder is responsible for the provision of all horizon to maintain the stability and integrity of excavations and adjacent structures. Provide details, for review by the Engineer, of any necessary temporary works, including shoring, prior to commencing construction.
- During construction it is the Builder's responsibility to maintain the structure in a stable condition and to ensure no post is overstressed.

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 Fire Resistant Levels (FRL's) required for the various structural elements must be confirmed by the BCA consultant or Architect.

FOUNDATIONS

- F1. The minimum sak bearing capacity of foundation material shall be:
 Ped footing: 500 kPs. In ROCK
 Strip footing: 500 kPs. In ROCK
 Fig. 100 kPs. In ROCK



- L1. Importance Levels of Building: 2

 (2. Superimposed floor live loads are generally in accordance with AS/N251170.1

 (2. Superimposed floor live loads are generally in accordance with AS/N251170.1

 and specifically:

 1.5 kPa_CEVERALLY

 2.0 kPa_SALCOLEEY

 2.0

EXISTING STRUCTURES (ALTERATIONS & ADDITIONS)

E1. After capabing the shouther of the existing building, the Builder must advise the Engineer to allow for targettion to confirm suitability of documented strengthening requirements, prior to commencing structural alterations and additions.

REINFORCED CONCRETE

C1. Provide all workmanship and materials in accordance with AS3600, the SAA standards cled in AS3600, the drawings and the specification.

C2. Provide concrete composition and minimum clear concrete cover to reinforcement as follows:

ELEMEINI				
	(MPs)	106	воттом	SIDE
STRIP AND PAD FOOTINGS	25	50	50	50
RAFT RIBS, BOTTOM AND SIDES	32	50	50	50
INTERNAL SLAB ON GROUND	32	20	30	30
EXTERNAL SLAB ON GROUND	25	30	50	50
INTERNAL SUSPENDED SLAB	. 32	20	20	20
EXTERNAL SUSPENDED SLAB (<1km of coast)	32	45	45	45
CONCRETE WALLS	32			20
CONCRETE WALLS IN CONTACT WITH GROUND	32			40
CONCRETE COLUMNS	32			30
REFER TO MASONRY NOTE M11 FOR CORE FILLING OF CONCRETE BLOCK WALLS				

FABRIC LAP DIAGRAM

STEELWORK S.I. Ensure materials, fabrication and exection are in accordance with AS4100, the SAA Shadards clied in AS4100 and the specification. So Summit three copies of all morbitary drawings to the Architect and the Engineer to obtain their written spayoral prior to obtrication. S.3. Fronted and weeks as form posterous critical from E41XX Electrodes, all bolts as M20 4.6.5 and all cleats and guesses as form pate u.n.o. S.4. For both, the following robidion is used: 4.4/16.6.6/S denotes 4.4/16 commercial grade bolts anug tight. 6-M20.8.0/16 denotes 6.4/10.0 high strength structural bolts fully tensioned

and slip joint. Also because \mathcal{E} x M24 high strength structural bolts fully tensioned discount for the structural bolts fully tensioned discount for the structural bolts fully tensioned discount fully tensioned discount for the structural bolts fully tensioned discount fully discount full dis

11. Ensure all workmanship and materials are in accordance with AS1720 andAS1664, the SAA Standards cited in AS1720, AS1661 and the specification.

12. Provide all timber as underested MAP10 stress grade SEASONED PNE u.m. Provide all tember as underested hardwood or appropriately tended exactored pine u.m.

13. Where the use of treated pine for durability is noted on the structural drawings, ensure it complies with the following tendernet benefits and the defended benefits and the structural drawings, ensure it prefer above ground = H3

Exercise the ground = H4

Exercise the ground = H4 A. H5

14. Install proprietarly timber connection in accordance with the manufacturer's written instructions.

15. Registran bothed connections in unassound timber prior to the falling of cladding.

16. Timber elements or timber training have not been designed unless noded.

17. Provided all new construction with prefection from subterman termites in accordance with AS3660.1-999, Provide the prefection system or systems as specified by the authors. All trusts to be pre-tambered upward 1/240 ypan u.n.o.

17. For bushfire prone areas, use timber species classified as "fine-relatation-trained timbers" in accordance with AS399 1999 is, unward 1/240 ypan u.n.o.

18. River Red gum, Silver Top such Spotted Sum or Turpertine.

S5. Leave making joint.

S5. Leave making joint.

S5. Leave making joint.

S6. Tighten holds in 1F and 1B connections using the joint turn method or load indicining washers. Do not use calibrated stopic wembers. Use a hardend washer under the bolt hold of nut, whichever is tradeed. The reuse of cliffy renowned that is probabled.

S7. Provides all elects and drill all holden necessary for fairing state to stoked or thinks.

S6. Fabricate steel beams and trusses spanning greater than 5m with an upward pre camber of 1500 years un.o.

S7. Presare structural steelectors to class 2 and paint with Zinc Phosphate Primer to a thickness of 70 micronecters un.o.

S7. Presare structural steelectors to class 2 and paint with Zinc Phosphate Primer to a thickness of 70 micronecters un.o.

S7. Presare structural steelectors are streamly steelectors and steelectors built into an external masonry skin, in accordance with good Hospool to ASIA/S2312. Within 100m from the grade HOSPOOD to ASIA/S2212.

S7. Provide fire protection to all steelectors above in accordance with provide the protection to all steelectors above in accordance with S7. S7. Provide fire protection to all steelectors are sold-formed from steel strip, minimum yield stress 450 MPa, 300g/m minimum sinc coaking mass U.N.O.

- C3. Support all reinforcement at Im maximum centres both ways on mild steel plastic tipped orbits, plastic chairs or concrete chairs. Use only plastic chairs for externally exposed softs.
 C4. Provide all concrete with 80mm maximum slump, 20mm maximum aggregate with no admixture, unless suproved by the Engineer.
 C5. Sizes of concrete are net, exclusive of applied finishes. Beam depths are written first and include slab thickness.
 C6. Frogerly form construction joints and use only where shown or approved by the Engineer.
 C7. Make no hades or chasse in concrete members without the approof of the Engineer.
 C8. Reinforcement is represented diagrammatically and is not necessarily shown in true

- projection.

 CO Weld or sight eninfercement only in positions approved by the Engineer.

 CI Direvide the milimum clear spating between conduits, cables, piles and bast as required by ASS600 but not less than three but diameters. Do not place conduits in slabs above too reinfercement or below bottom reinfercement.

 CI List.

 CI List.

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 CI SI

PROVIDE ALL EXTERNAL STEELWORK WITH THE FOLLOWING CORROSION PROTECTION SYSTEM AS MANUFACTURED BY INTERNATIONAL PROTECTICS COATINGS:

PREPARATION: ABRASINE BLAST CLEAN TO CLASS 2½.

PRIMER: HITERIZING 25 AT 25 MICRONS DRY FLM THICKNESS (DFT.)

INTERNADIATE COAT: INTERCURE 420 AT 125 MICRONS DFT.

FINAL COAT: INTERPINE 629 AT 75 MICRONS DFT.

OR APPROVED EQUIVALENT SYSTEM.

OR APPROVED EQUIVALENT SYSTEM.

FRONDE WRITTEN CERTIFICATION ISSUED BY THE STEELWORK FROWDE WRITTEN CERTIFICATION ISSUED BY THE STEELW

SPECIFICATION FOR PAINT SYSTEMS (ALTERNATIVE TO HOT-DIP-GALVANISING):

ALL THEEDED CHEMICAL ANCHORS SHALL BE HOT DIP GALVANISED UNLESS NOTED OTHERWISE. M12 MIN. 100 ENBEDMENT, MIN. 60 EDGE DISTANCE, MIN. 70 SPACING M16 MIN. 125 ENBEDMENT, MIN. 70 EDGE DISTANCE, MIN. 100 SPACING

ALL CHEMICAL ANCHORS FOR THREASOR PRINGS OR REINFORCEMENT, SHALL BE HILTI HITAE, 500. ADHESINE ANCHOR SYSTEM OR APPROVED EVIDALENT INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

- MASONRY

 M.I. Ensure all welcomarchip and materials are in accordance with AS3700, the Standards cited in AS3700, the drawings and the AFPL. Standard Technical Specification STD-D905.

 M.I. Ensure all welcomarchip and materials are in accordance with AS3700, the drawings and the AFPL. Standard Technical Specification M2. Where manony supports concrete slabs or beams, lay the top course with frage down and concrete with 2 layers of approved slap point material.

 M.3. While shown standard on the are back bearing. Separate non-had bearing will under slabs from the alab by 15mm of approved compressible material. Where manony abuts slab downturn, provides Imm pape between believes do did sed downturn.

 M.D not even manony supported by concrete slabs or beams until all formwork and props under have been removed.

 M.F. Provide all bricks of strength fuce 20 MF3 u.n.o.

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 M.F. Provide all bridge for manony while the approval of the Engineer.

 M.G. Cat no chase into load breating manony all the approval of the Engineer.

 M.G. Cat no characteristic slow and the strength fuce 20 MF3 u.n.o.

 M.G. Cat no characteristic slow and the strength fuce 20 MF3 u.n.o.

 M.G. Cat no characteristic slow and the strength function of the line glow of all store provided extractions are substantial for strength functions.

 M.G. Cat no characteristic slow and the strength function of complete slow and the strength function of the s

This Blandespurent forms part of the Approved Construction Certificate

2014/01601

Issued by DM Certifiers P/L BPB 1860

×. 19.11.14

ALL TIMBER CONNECTIONS, TIE DOWNS BRACING AND TIMBER SIZES NOT NOMINATED ARE TO BE IN STRICT ACCORDANCE WITH AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION CODE ALL TIE DOWNS TO BE DESIGNED FOR ULTIMATE LIMIT STATE GUST WIND SPEED OF 40 m/s (CATEGORY N2 AS DETERMINED FROM AS4055 - WIND LOADS FOR HOUSING)

PARTRIDGE STRUCTURAL | REMEDIAL | EVENT

IIDGE STRUCTURAL PTY LTD Jan 13 002 43 925 , 1 Chandos Street, St Leonards NSW 2065 Australia 3460 9000 f 612 9460 9090 dgiftpatholga.com.au www.jartniga.com.au

JENNIFER HAWKINS & JAKE WALL

KOICHI TAKADA

TEL 9698 8510

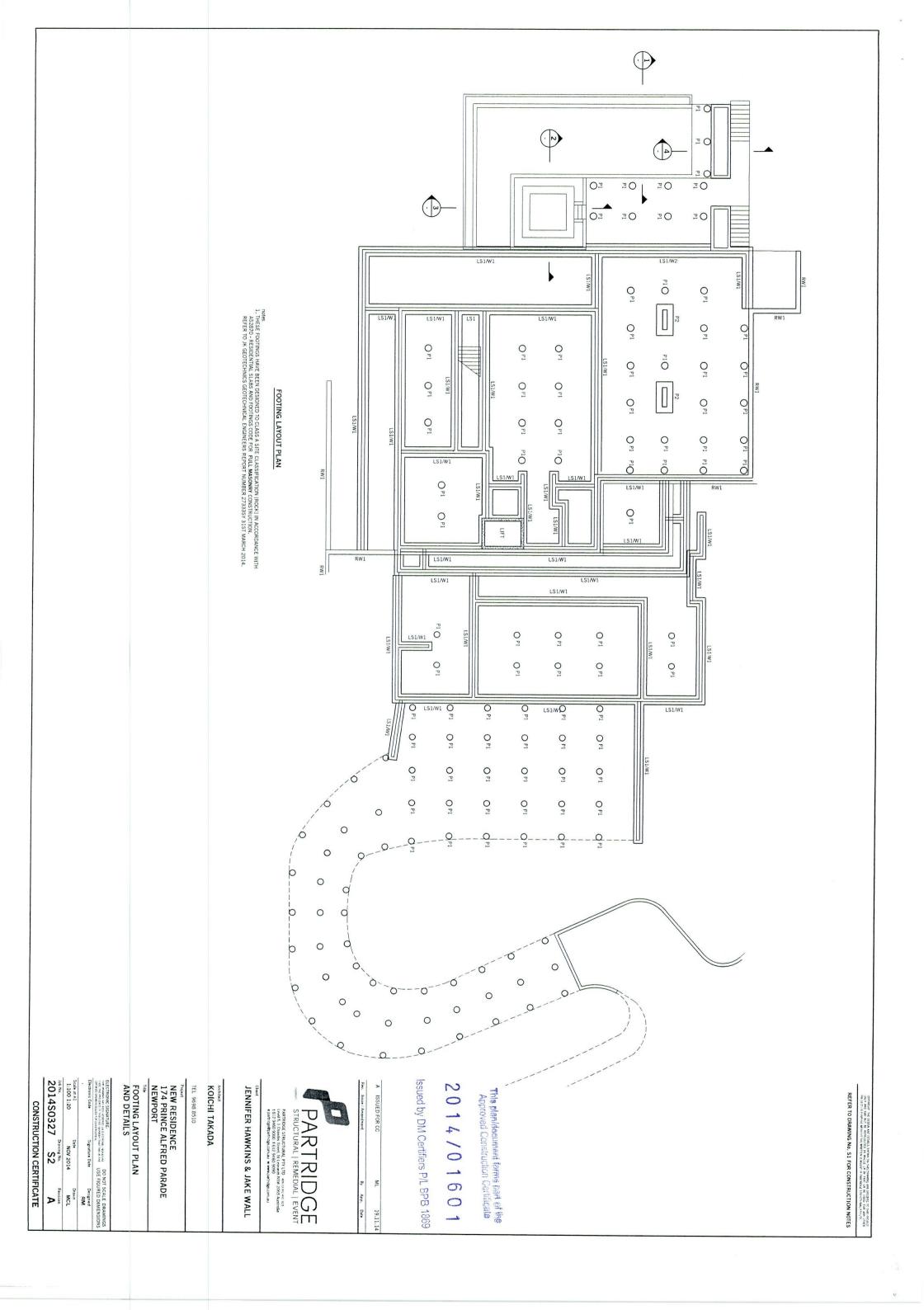
NEW RESIDENCE 174 PRINCE ALFRED PARADE NEWPORT

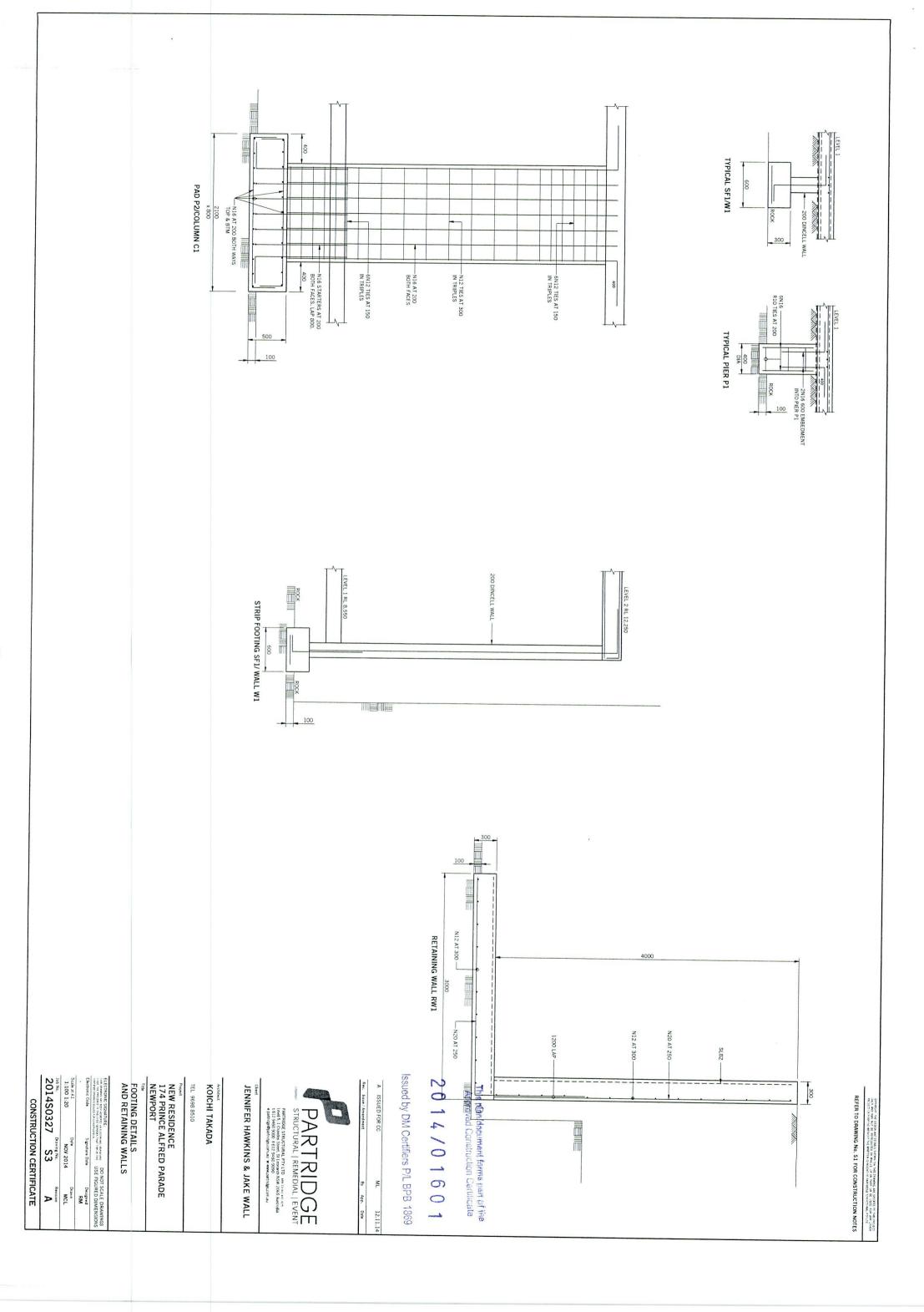
CONSTRUCTION NOTES

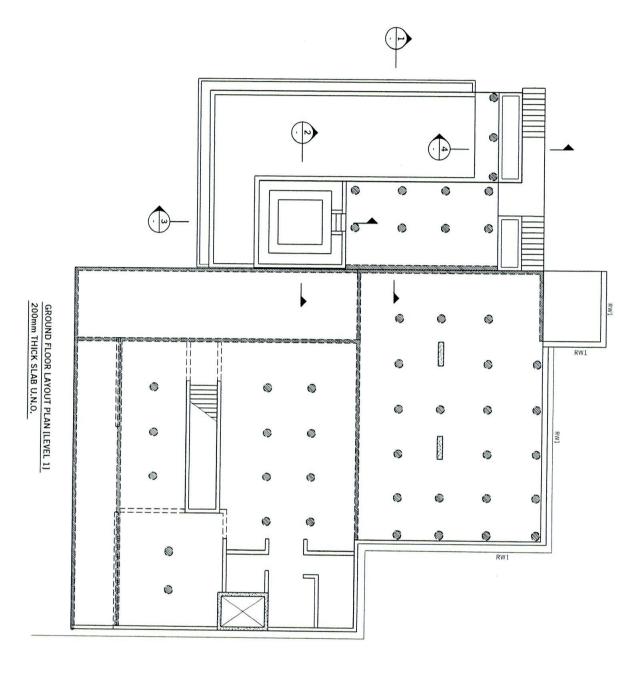
TAKEEPHONE MAKING DO NOT SCALE DRAWINGS WANDER THE RESERVE USE FIGURED DIMENSIONS OFFICERS. Signature Date

Scale at A1 Date NOV 2014 NVA NOV 2014 Parking No. 2014S0327 S1 Prawn MCL Revision

CONSTRUCTION CERTIFICATE







This plan/document forms part of the Approved Construction Certificate

2014/01601

Issued by DM Certifiers P/L BPB 1869

19.11.14

PARTRIDGE STRUCTURAL | REMEDIAL | EVENT PARTRIDGE STRUCTURAL PTY LTD Jan 23/02/49/325 Lend 5. L'Onados Streef. St Leonads NSW 2065 Australia 1612 9460 9000 1612 9460 9009 e partriga@hartridge.com.au www.partridge.com.au

JENNIFER HAWKINS & JAKE WALL

KOICHI TAKADA

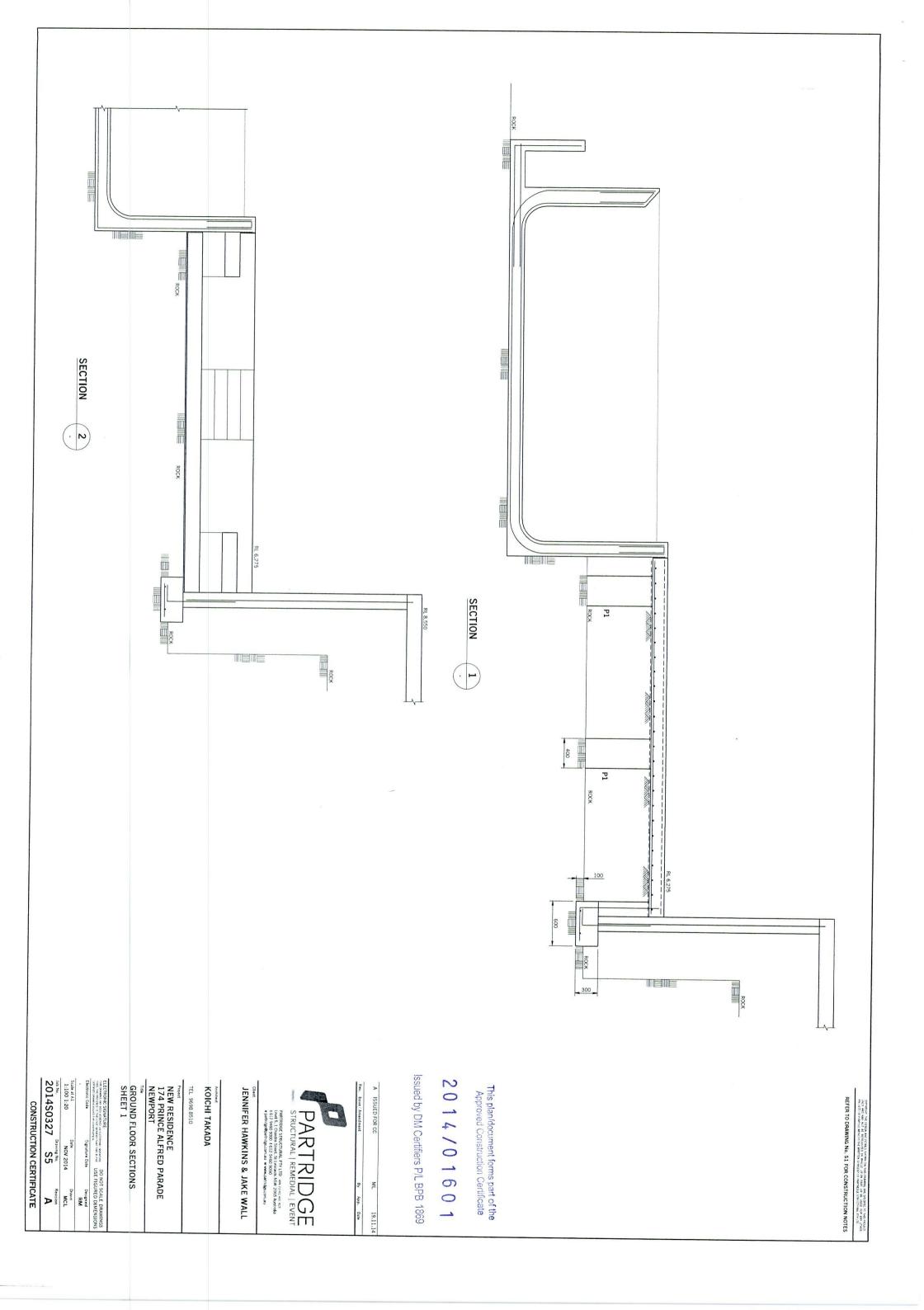
NEW RESIDENCE 174 PRINCE ALFRED PARADE NEWPORT

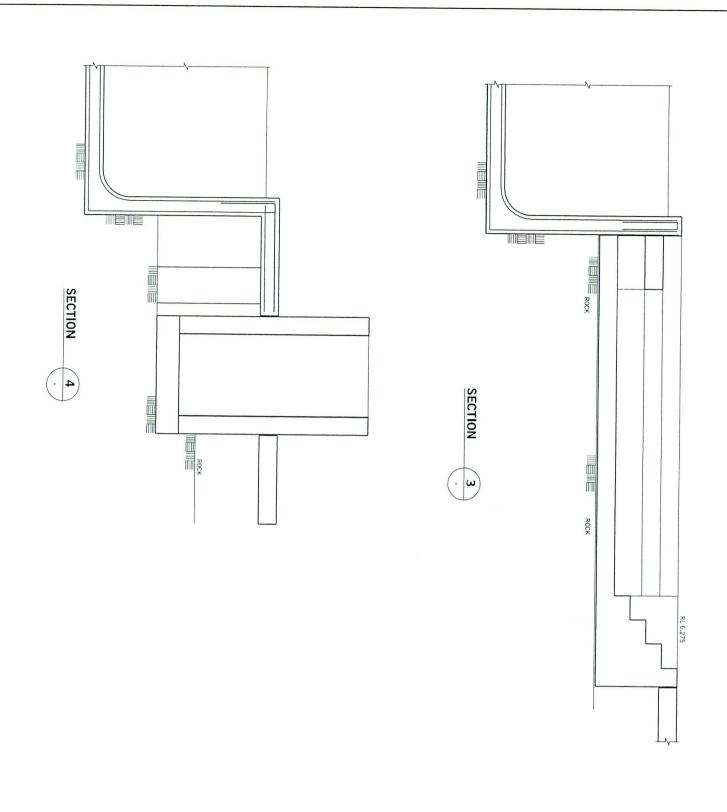
GROUND FLOOR LAYOUT PLAN AND DETAILS

GRATURE: DO NOT SCALE DRAWINGS
TO RECEIVED A LECTROWIC SHAWARD USE FIGURED DIMENSIONS
MATERIAL PROPERTY AND LOSE FIGURED DIMENSIONS
SEGNATURE Date
RM
RM

Scale of A1 Date NOV 2014 MCL MCL 1:100 1:20 Nov 2014 MCL MCL Date No. 2014 CONSTRUCTION CERTIFICATE

REFER TO DRAWING No. S1 FOR CONSTRUCTION NOTES





Issued by DM Certifiers P/L BPB 1869

2014/01601

19.11.14

PARTRIDGE STRUCTURAL | REMEDIAL | EVENT

PARTRIDGE STRUCTURAL PTY LTD JIM 37302 48 928 Lend 5. I Chandos Street, St Leonards NSW 2065 Australia t 612 9460 9000 1 612 9460 9090 e partridge.com.au w www.partridge.com.au

JENNIFER HAWKINS & JAKE WALL

KOICHI TAKADA

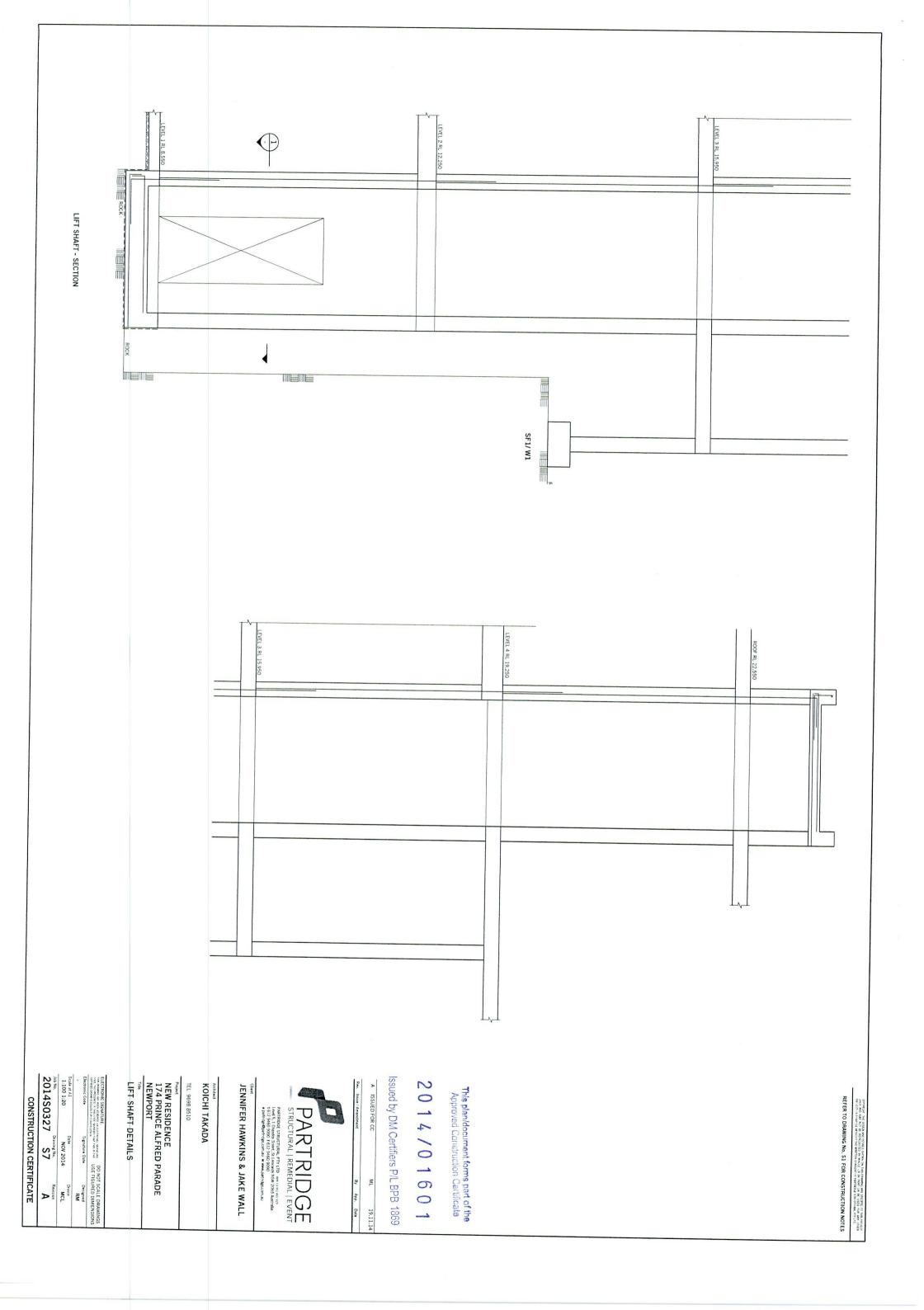
GROUND FLOOR SECTIONS
SHEET 2 NEW RESIDENCE 174 PRINCE ALFRED PARADE NEWPORT

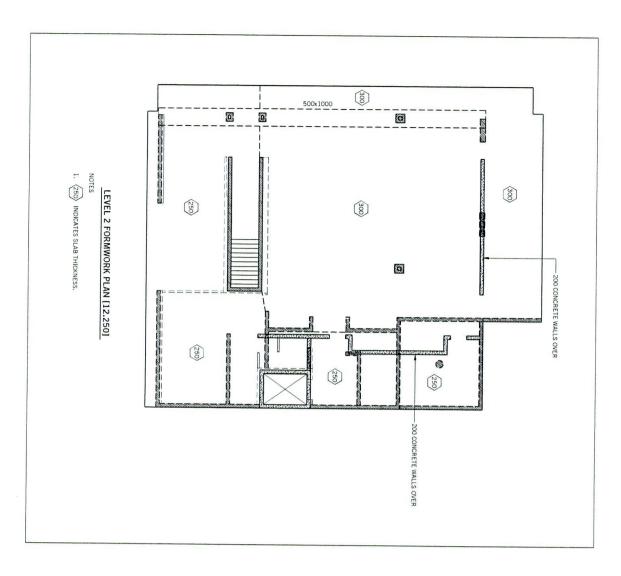
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LEVEL 3 FORMWORK PLAN [15.950]

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This plan/document forms part of the Approved Construction Certificate

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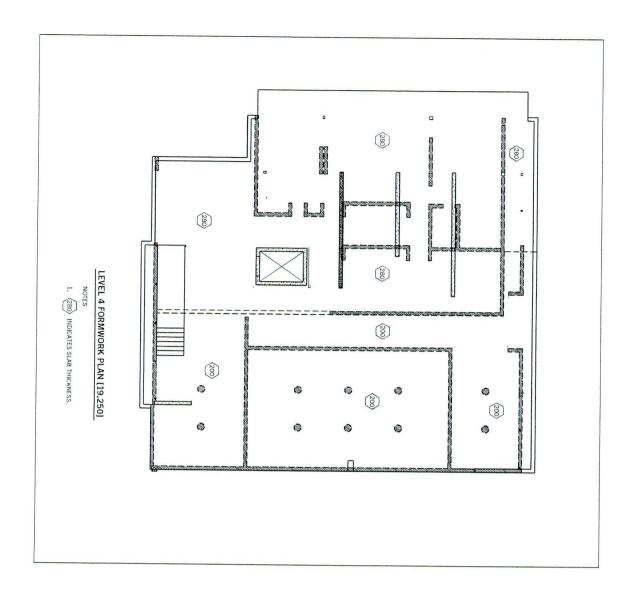
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LEVEL 4 FORMWORK PLAN AND SECTIONS NEW RESIDENCE 174 PRINCE ALFRED PARADE NEWPORT

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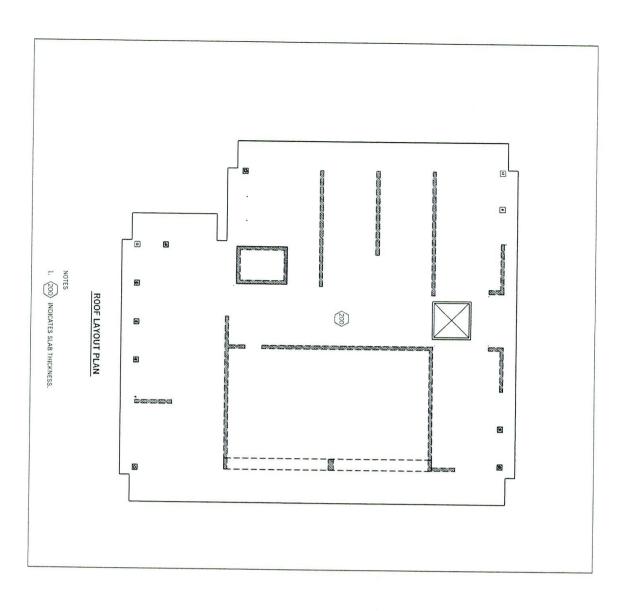
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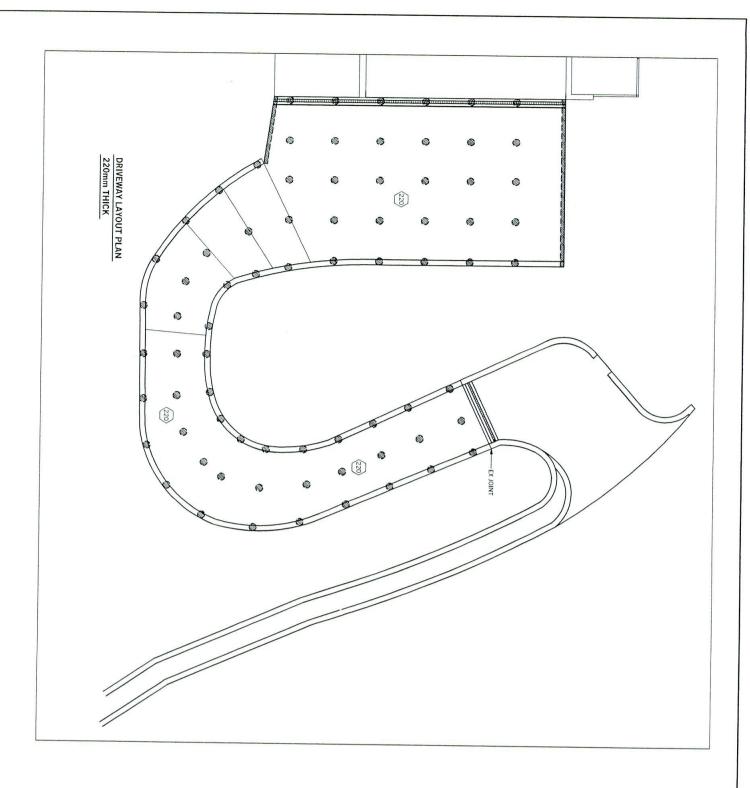
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DRIVEWAY FORMWORK PLAN AND SECTIONS

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174 Price Alfred Parade (DP 737370/1062541)

Site Lot 1 & 74

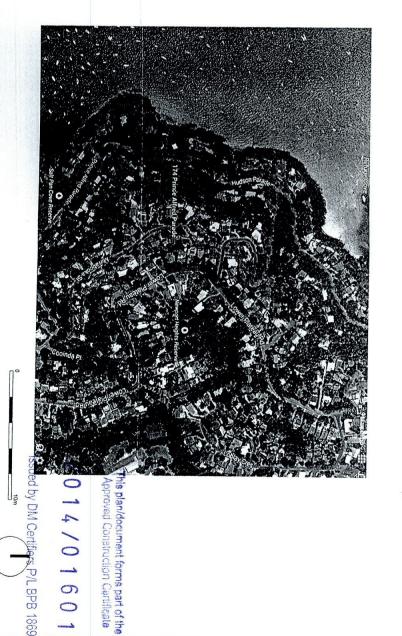
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NEWPORT, NSW 2106

FOR CONSTRUCTION CERTIFICATE

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KOICHI TAKADA ARCHITECTS Suite 41 & 42, Level 4 61 Martborough Street Surry Hills, NSW 2010 T 02 9331 4868 F 02 9012 0359

JAKE WALL & JENNIFER HAWKINS

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