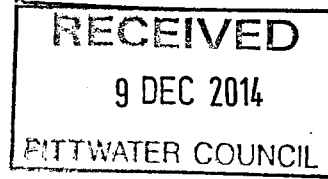


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 Building Regulations, Certification & Fire Safety Consultants  
 ABN 45 105 050 697

- construction, compliance & occupation certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
  - liaising with local authorities
  - BCA compliance reporting
  - project management
  - building approvals
  - strata approval

8 December 2014



The General Manager  
 Pittwater Council  
 PO Box 882  
 Mona Vale, NSW 1660

Attention: Planning Department

Dear Sir/Madam,

**RE: DA N0396/13 & CC 596/14 - 20-24 BEAUTY DRIVE, WHALE BEACH NSW 2107**

Please find attached a copy of the Stage Two Construction Certificate and Appointment of PCA for the proposed development.

A Construction Certificate has been approved by:

- Accredited Certifier, Mr. Scott Hackett.
- PCA for this Development Consent is Mr. Scott Hackett

This Construction Certificate relates to the alterations and additions to the dwelling including new swimming pool and deck at the above address. **This Stage Two Construction Certificate to address: the remainder of works.** Please find enclosed:

1. An Approved Construction Certificate with the supporting documentation;
2. Appointment of PCA, and;
3. Notice of Commencement, which is two days from Council receipt of this application.

We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque it is requested that reference be made to the address of the premises.

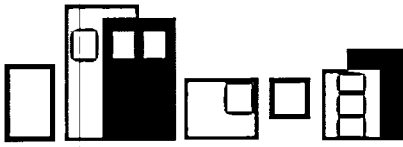
If you have any queries regarding the above or if Council requests additional information in relation to this development, please do not hesitate to contact our office on (02) 8014 7720 during business hours to attend to your concerns.

Yours faithfully,

Scott Hackett  
 Building Certificates Australia Pty Ltd

CC:- Belbore Project Management

*336 Rec 1372079 9/12/14*

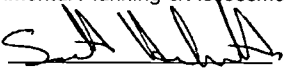


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## STAGE TWO CONSTRUCTION CERTIFICATE

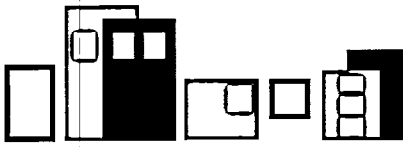
*Issued under the Environmental Planning and Assessment Act 1979*

<b>Certificate No.</b>	596/14
<b>Subject Land</b> Lot and DP:	20-24 Beauty Drive, Whale Beach NSW 2107 Lot 32 & 33 DP 26718
<b>Applicant</b> Name: Address: Ph.:	Belbore Project Management PO Box 214, Balgowlah NSW 2093 0414 991 748
<b>Owner of the Land or Person with benefit of Development Consent</b>	Mark & Amerisa Wilson
<b>Description of Building Works</b>	alterations and additions to the dwelling including new swimming pool and deck. <b>This Stage Two Construction Certificate to address remainder of works.</b>
<b>BCA Classification</b>	Class 1a, Class 10b
<b>Cost of Building Works</b>	\$1,095,000.00
<b>Principal Contractor/Builder</b>	Buildline Constructions Pty Ltd - Lic. No. U190419C
<b>Development Consent</b> DA No.: Determination Date: Consent Authority:	N0396/13 5/06/2014 Pittwater Council
<b>This Construction Certificate</b> Date of CC application: Determination: Date of Determination:	7/10/2014 Approved 8/12/2014
<b>Approved Plans</b>	Architectural Plans prepared by Bennett Murada Architects, Drawing No.: CC_00, CC_01, CC_02, CC_03 (Rev. B) dated 10 October 2014 inclusive, CC-04 (Rev. C) dated 4 December 2014, CC_05, CC_06, CC_07 (Rev. B) dated 10 October 2014, CC_08, CC_09 (Rev. C) dated 4 December 2014, CC_10 & CC_11 (Rev. B) dated 10 October 2014.
<b>Attachments</b>	<ul style="list-style-type: none"><li>• Other Documentation Relied Upon</li><li>• Approved Plans</li></ul>
<b>Accredited Certifier</b> Accreditation Level: Registration No.: Accreditation Body:	A3 - Accredited Certifier - Building Surveying Grade 3 BPB 2169 Building Professionals Board
<b>I certify that:</b>	
<ul style="list-style-type: none"><li>• the work, if 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 <i>Environmental Planning &amp; Assessment (EP&amp;A) Regulation 2000</i> as are referred to in sec. 81A (5) of the <i>EP&amp;A Act 1979</i>.</li></ul>	
Signed:  Scott Hackett Accredited Certifier	Date: 8 December 2014

## APPENDIX OF SUPPORTING DOCUMENTS FOR CC NO. 596/14

### Attachments:

1. \*Completed Construction Certificate and Appointment of PCA Application Form.  
(Signed by the all Owner/s of the Building)
  2. \*Pre Construction Certificate inspection record.
  3. Supporting Drawings and Design Statements;
    - 3.1. Construction Certificate Architectural Plans;
      - 3.1.1. By: Architectural Plans prepared by Bennett Murada Architects, Drawing No.: CC\_00, CC\_01, CC\_02, CC\_03 (Rev. B) dated 10 October 2014 inclusive, CC-04 (Rev. C) dated 4 December 2014, CC\_05, CC\_06, CC\_07 (Rev. B) dated 10 October 2014, CC\_08, CC\_09 (Rev. C) dated 4 December 2014, CC\_10 & CC\_11 (Rev. B) dated 10 October 2014.
    - 3.2. Supporting Structural drawings and design statement;
      - 3.2.1. \* By: Structural Drawings prepared by E2 Civil and Structural Design Pty Ltd, Drawing No.: S1, S2, S3, S4 (Rev. A) dated 29 August 2014 inclusive, S5 (Rev. D) dated 2 October 2014, S6, S7 (Rev. E), S8 (Rev. D) & S9 (Rev. A) dated 4 October 2014 inclusive.
      - 3.2.2. \*Structural Design Statement prepared by Christopher Errington of E2 Civil and Structural Design Pty Ltd dated 27 October 2014
    - 3.3. Supporting Stormwater drawings and design statement;
      - 3.3.1. \*By: Stormwater Drawings prepared by Jack Hodgson Consultants Pty Ltd, Drawing No.: 29155-H1, -H2, -H3 & -H4 dated 11 November 2014 inclusive.
      - 3.3.2. \*Stormwater Design Statement prepared by N. J. Hodgson of Jack Hodgson Consultants Pty Ltd dated 11 November 2014
    - 3.4. Supporting Landscaping drawings and design statement;
      - 3.4.1. \*By: Landscaping Drawings prepared by Landscape Living Architecture, Drawing No.: DCL-01 & DCL-02 (Rev. A) dated September 2014
  4. If costs of works exceed \$25,000, submit either the receipt of payment of the Long Service Levy (LSL) or provide a cheque made payable to the Long Service Payments Corporation for 0.35% of the construction cost, along with the attached LSL Application Form.  
LSL can be paid over the internet, go to: <https://levy.lspc.nsw.gov.au>
    - 4.1. \*Receipt of payment of the Long Service Levy (LSL) No: 5077922 Dated: 15 October 2014
  5. Builder's details:
    - 5.1. \*Buildline Constructions Pty Ltd – Lic. No. U 190419C
    - 5.2. \*Builders HOW insurance policy by: QBE Insurance (Australia) Ltd
  6. \*BASIX Certificate No. A177875
- As required by Council, documentation addressing requirements of the Conditions of Development Consent, as follows prior to the Issuing of a Construction Certificate:**
7. **Condition C.2:** Submission of Sydney Water stamped plans
    - 7.1. \*Certification Stamp No. 3401324 dated 15 August 2014
  8. **Condition C.3:** The proposed masonry fence in between the new pool area and Lot 31 s not be exceed a maximum height of 1.8m above natural ground level. Relevant plans demonstrating compliance with this condition are to be submitted with the application for the Construction Certificate.



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08 December 2014

Belbore Project Management  
PO Box 214  
Balgowlah NSW 2093

Att: Steve Schinagel  
Email: steve@belbore.com.au

**RE: 20-24 BEAUTY DRIVE, WHALE BEACH NSW 2107**

You will be pleased to know that all the Pre-Construction Documentation for the above project has now been finalised. Accordingly, please find attached the following documentation:

This Construction Certificate relates to the alterations and additions to the dwelling including new swimming pool and deck at the above address. **This Stage Two Construction Certificate to address: the remainder of works.**

Your Construction Certificate has been approved by:

- Accredited Certifier, Mr. Scott Hackett
- PCA for this Development is Mr. Scott Hackett

Please find attached the following documentation for your records

- Construction Certificate No. CC 596/14
- Approved Construction Plans
- Notice of Critical Stage Inspections (Below)

Further, pursuant to section 109E of the Environmental Planning and Assessment Act 1979, Building Certificates Australia formally confirms our appointment as the Principal Certifying Authority (PCA) for development consent (DA N0396/13).

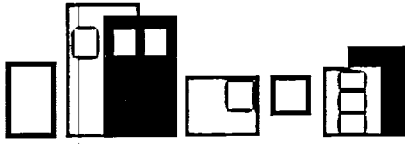
A copy of the Notice of Commencement of Building Works and Appointment of Principal Certifying Authority (PCA) has been forwarded to Council advising that works are due to commence after two days receipt of the notice.

#### **Notice of Critical Stage Inspections of Works**

Please note the following critical stage inspections are *mandatory* inspections that must be undertaken by us (the PCA) under the provisions of the Environmental Planning and Assessment Act, 1979 ("the Act").

Below are a list of the critical stage inspections and other inspections required to be carried out during construction:

- Prior to commencement of Building Work; (Undertaken)
- After excavation for, and prior to the placement of any footings;
- Prior to pouring any in-situ reinforced building element;
- Prior to covering any Stormwater Drainage Connections;
- Prior to covering framework for any floor, wall, roof or other building element;
- Prior to covering of any waterproofing in wet areas;
- Final Inspection prior to occupation



**BUILDING CERTIFICATES AUSTRALIA PTY LTD**  
Building Regulations, Certification & Fire Safety Consultants  
ABN 45 105 050 897

Under the Act, if a mandatory inspection is not carried out, it may impact on our ability to issue an Occupation Certificate. As such, the person having the benefit of the development consent or principal contractor must give us notice to arrange and carry out each mandatory critical stage inspection. Inspections are to be arranged by contacting us on our office number.

***YOU ARE ON NOTICE: If any mandatory inspection is missed, under current legislation we will not be able to issue an Occupation Certificate for this development.***

In relation to our inspections:

- ✓ Please allow an absolute minimum of 48 hours notice to be provided to us to enable the above inspections to be carried out during the course of construction. We appreciate as much forward notice as possible.
- ✓ Should work not be adequately prepared and/or not all requirements of conditions of consent are met at the appropriate stage, you will be required to pay an additional inspection fee to cover the cost of Building Certificates Australia undertaking a reinspection. This will be based on our hourly rates.
- ✓ Do not commence past critical stages until one of our building inspectors have attended site and provided direction to continue to the next phase.

**Obtain an Occupation Certificate prior to Use/Occupation**

The provisions of section 109M of the EP&A Act state that a person must not commence occupation or use of the whole or any part of a 'new building' ('new building' includes an altered portion of, or an extension to, an existing building) unless the PCA has issued an Occupation Certificate for the relevant part.

**Compliance with your DA and approved Construction Documentation**

You're reminded that the proposed works must be carried out in strict accordance with your Approved Plans. Any proposed changes and/or alterations to the approved design must be approved by Council through a Sec 96 and an Amended Construction Certificate issued for those changes before works commences on those changes.

Failure to observe these requirements may result in a stop work order and possible demolition of the unauthorized works including possible issue of fines & prosecution by the Council as required under the Act.

If you have any enquires regarding the details contained within the above please do not hesitate to contact the undersigned.

Yours faithfully

Scott Hackett  
**Building Certificates Australia Pty Ltd**

**GENERAL SPECIFICATION NOTES**

1. ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS REFERENCED THEREIN.
2. ALL WORK IS TO COMPLY WITH THE CONDITIONS OF APPROVAL ISSUED BY COUNCIL OR PRIVATE CERTIFIER.
3. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS SET OUT ON THE BASIC CERTIFICATE.
4. REFER STRUCTURAL ENGINEERS DETAILS FOR ALL STRUCTURAL ELEMENTS, INCLUDING TIMBER FRAMING.
5. ALL OTHER TIMBER FRAMING TO AUSTRALIAN TIMBER FRAMING CODE, AS 1684.
6. ALL MASONRY TO AS 3700.
7. TERMINATE PROTECTION METHOD: KORDON TERMINATE BARRIER (IMPREGNATED SHEET SYSTEM) STANDARD INSPECTION ZONES TO ALL TIMBER ELEMENTS, INCLUDING AT BASE OF TIMBER ELEMENTS, TO AS 3680.1 AND AS REQUIRED BY BCA.
8. SHOP DRAWINGS - THE CONTRACTOR IS REQUIRED TO SUBMIT WORK SHOP DRAWINGS, DETAILING THE SIZES, FINISHES, ACCESSORIES AND FIXINGS TO A STANDARD ACCEPTABLE BY THE ARCHITECT. MANUFACTURE OF SHOP DRAWN ITEMS MUST NOT COMMENCE PRIOR TO APPROVAL BY THE ARCHITECT. ALL JOINERY UNITS AND WALL PANELLING, STRUCTURAL STEELWORK, DETAIL STEELWORK, WINDOWS, BALUSTRADES, STAIRS AND NON STANDARD DOORS REQUIRE SHOP DRAWINGS.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, SUPPLY, INSTALLATION AND CERTIFICATION OF AN ALUMINIUM FRAMED GLAZING SYSTEM IN ACCORDANCE WITH THE DESIGN DOCUMENTS AND ALL RELEVANT STANDARDS AND CODES. THE SYSTEM SHALL BE COMPLETE, WATERIGHT AND INSTALLED TO AN ACCEPTABLE STANDARD OF WORKMANSHIP.
10. THE CONTRACTOR SHALL SUBMIT DETAILS OF THE PROPOSED INTERNAL AND EXTERNAL WATERPROOFING SYSTEMS FOR THE PROJECT FOR APPROVAL PRIOR TO PROCEEDING. THE SUBMISSION SHALL INCLUDE SYSTEM SPECIFICATIONS, MSDS, SPECIFIC DETAILS AND OTHER INFORMATION AS REQUESTED. THE WATERPROOFING SYSTEM SHALL INCLUDE A 15YR WARRANTY.
11. ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS2891:2001 - DEMOLITION OF STRUCTURES.
12. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA PART 3.7.2, AND TO COMPLY WITH AS 3786 - SMOKE ALARMS
13. ONLY LICENCED REMOVALISTS ARE PERMITTED TO REMOVE ASBESTOS IN AMOUNTS GREATER THAN 10M2. CONFIRM AMOUNT BEFORE DEMOLITION. IF GREATER THAN 10M2 CONTACT THE ASBESTOS REMOVAL CONTRACTORS ASSOCIATION (ARCA) FOR A LIST OF ACCREDITED REMOVALISTS
14. ALL TREES ON SITE TO BE RETAINED UNLESS NOTED ON DRAWINGS.

**POOL COMPLIANCE NOTES**

1. ALL POOLS MUST BE FULLY FENCED IN ACCORDANCE WITH
  - AS 1926:1:2012 FENCING FOR SWIMMING POOLS; AND
  - AS 1926:2:2007 LOCATION OF FENCING FOR PRIVATE SWIMMING POOLS
2. REFER WALL SCHEDULE W09 + PF1, PF2 IN ABBREVIATIONS BELOW FOR TYPE

**BALUSTRADE SCHEDULE**

- BAL 1** MIN. 1000MM ABOVE FINISHED FLOOR LEVEL STEEL FRAMED BALUSTRADE PAINT FINISHED AS SCHEDULED WITH 10MM DIA. HORIZONTAL MARINE GRADE 316 STAINLESS STEEL CABLE AND STEEL HANDRAIL TO DETAIL.
- BAL 2** MIN. 1000MM ABOVE FINISHED FLOOR LEVEL, FC SHEETING WITH TIMBER TOP RAIL, PAINT FINISH TO DETAIL
- BAL 3** MIN. 1000MM ABOVE FINISHED FLOOR LEVEL, FRAMELESS GLASS BALUSTRADE

**JOINERY SCHEDULE**

REFER TO ATTACHED SCHEDULE

**WALL LEGEND**

EXISTING WALLS, REMAINING  
 DEMOLITION

notes

THIS DRAWING IS PART OF AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION OR FABRICATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR VERIFICATION. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THIS DRAWING AND THE DESIGNS CONTAINED HEREIN ARE PROTECTED BY COPYRIGHT. THE ARCHITECT GRANTS THE COPYRIGHT LICENSE ONLY FOR THE SPECIFIC PROJECT, AND FOR THE PURPOSE SHOWN AT "STATUS".

**DOOR SCHEDULE**

Code	Description
DG.01	NEW 2100MM X 1200MM X 40MM SOLID CORE EXTERNAL GRADE FLUSH PANEL HINGED DOOR WRAPPED IN CHARCOAL GRAPHITE VM ZINC, CYLINDER MORTICE LOCK AND PULL HANDLE, ALLOW FOR PERIMETER SEALS TO ALL EDGES.
DG.02	NEW 2040MM X 820MM X 35MM SOLID CORE FLUSH PANEL DOOR IN NEW FRAME, PAINT FINISH, NEW LEVER HANDLE AND PASSAGE LATCH SET
DG.03	NEW 2040MM X 820MM X 35MM SOLID CORE FLUSH PANEL DOOR IN NEW FRAME, PAINT FINISH, NEW LEVER HANDLE AND LOCK SET
DG.04	NEW 2040MM X 820MM X 35MM SOLID CORE FLUSH PANEL DOOR IN NEW FRAME, PAINT FINISH, NEW LEVER HANDLE AND PRIVACY SET
DG.05	NEW 2040MM X 720MM X 35MM SOLID CORE FLUSH PANEL DOOR IN NEW FRAME, PAINT FINISH, NEW LEVER HANDLE AND PASSAGE LATCH SET
DG.06	NEW 2040MM X 720MM X 35MM SOLID CORE FLUSH PANEL DOOR IN NEW FRAME, PAINT FINISH, NEW LEVER HANDLE AND PRIVACY SET
DG.07	NEW 2700MM X 3200MM X 40MM SOLID CORE FLUSH PANEL, TOP HUNG SLIDING DOOR IN NEW CENTER 46 EXPOSED SLIDING HARDWARE SYSTEM, PAINT FINISH, NEW POP OUT LEVER IN EDGE OF DOOR

**ALL WORKS LISTED BELOW TO COMPLY WITH BCA**

- Part 3.1 - Site Preparation
- Part 3.1.1 - Earthworks
- Part 3.1.2 - Drainage
- Part 3.1.3 - Terminate Risk Management
- Part 3.2 - Footings and Slabs
- Part 3.2.2 - Preparation
- Part 3.2.3 - Concrete and Reinforcing
- Part 3.2.4 - Site Classification
- Part 3.2.5 - Footings and Slab Construction
- Part 3.3 - Masonry
- Part 3.3.1 - Unreinforced Masonry
- Part 3.3.2 - Reinforced Masonry
- Part 3.3.3 - Masonry Accessories
- Part 3.3.4 - Masonry Accessories
- Part 3.4 - Weatherproofing of Masonry
- Part 3.4.1 - Sub-floor Ventilation
- Part 3.4.2 - Steel Framing
- Part 3.4.3 - Timber Framing
- Part 3.4.4 - Structural Steel Members
- Part 3.5 - Roof and Wall Cladding
- Part 3.5.1 - Roof Cladding
- Part 3.5.2 - Gutters and Downpipes
- Part 3.5.3 - Wall Cladding
- Part 3.6 - Glazing
- Part 3.7 - Fire Safety
- Part 3.7.1 - Fire Separation
- Part 3.7.2 - Smoke Alarms
- Part 3.7.3 - Heating Appliances
- Part 3.8 - Health and Amenity
- Part 3.8.1 - Wet Areas
- Part 3.8.2 - Room Heights
- Part 3.8.3 - Facilities
- Part 3.8.4 - Light
- Part 3.8.5 - Ventilation
- Part 3.9 - Stair Movement and Access
- Part 3.9.1 - Stair Construction
- Part 3.9.2 - Balustrades (Note: 3.9.2.5 protection of operable windows)
- Part 3.9.2.5 - Handrails
- Part 3.9.2.5 - Protection of operable windows
- Part 3.10 - Additional Construction requirements
- Part 3.11 - Structural Design Manuals

**WALL SCHEDULE**

- NOTE: ACOUSTIC INSULATION TO ALL INTERNAL WALLS, ANTI-CRACK UNDERSIDE OF LEVEL 1 CONCRETE SLAB
- W01 BLOCKWORK WALL TO STRUCTURAL ENGINEERS DETAIL S. INTERNAL RENDER REFER TO FINISHES SCHEDULE. WATER PROOF MEMBRANE AS REQUIRED
  - W02 BLOCKWORK WALL, SANDSTONE EXTERNAL CLADDING PINNED TO BLOCKWORK. INTERNAL RENDER REFER TO FINISHES SCHEDULE. WATERPROOF MEMBRANE AS REQUIRED
  - W03 BLOCKWORK WALL CLAD IN RECLAIMED RANDOM WIDTH HARDWOOD - ROUGH SAWN 38MM REFER TO FINISHES SCHEDULE
  - W04 LIGHTWEIGHT FRAMED WALL EXTERNALLY CLAD IN STANDING SEAM ZINC, INTERNALLY CLAD IN PLASTERBOARD. INSULATED TO MEET BASIX REQUIREMENTS REFER TO FINISHES SCHEDULE
  - W05 STUD WALL, PLASTERBOARD LINING, PAINT FINISH TO BE SPECIFIED REFER TO FINISHES SCHEDULE
  - W06 STUD WALL WITH FC OR PLASTERBOARD OR CERAMIC TILE FINISH REFER TO FINISHES SCHEDULE
  - W07 STUD WALL, TIMBER EXTERNAL CLADDING, PLASTERBOARD INTERNAL CLADDING, PAINT FINISH REFER TO FINISHES SCHEDULE. INSULATION TO BASIX REQUIREMENTS
  - W08 STUD WALL, FC SHEET EXTERNAL CLADDING, PLASTERBOARD INTERNAL CLADDING, PAINT FINISH REFER TO FINISHES SCHEDULE. INSULATION TO BASIX REQUIREMENTS
  - W09 BLOCKWORK WALL, RENDER FINISH REFER TO FINISHES SCHEDULE. TO COMPLY WITH AUSTRALIAN STANDARD, MIN. 1.8M ABOVE FINISHED GROUND. REFER TO AUSTRALIAN STANDARD - T.O.W. RL 82.5
  - W10 REINFORCED CONCRETE BLOCK RETAINING WALL. SELECTED STONE CLADDING REFER TO FINISHES SCHEDULE
  - W11 CAVITY BLOCKWORK TO MATCH EXISTING ADJACENT RENDER / PAINT FINISH REFER TO FINISHES SCHEDULE
  - W12 MIN. 1000MM ABOVE FFL X 190MM BLOCKWORK WALL RENDER AND PAINT FINISH WITH 50MM THICK TIMBER TOP RAIL. PAINT FINISH, REFER TO FINISHES SCHEDULE

**BUSHFIRE COMPLIANCE NOTES**

1. THE ENTIRE SUBJECT SITE SHOULD BE MANAGED IN TERMS OF PBP A2.2 (V) WHICH STATES: *The IP4 is critical to providing a defensible space and managing heat intensities at the building surface. The IP4 should provide a free canopy cover of less than 15% and should be located greater than 2m from any part of the outline of a dwelling. Garden beds of flammable shrubs are not to be located under trees and should be no closer than 10m from an exposed window or door. Trees should have lower limbs removed up to a height of 2m above the ground.*
2. ALL SLIDING DOORS TO BE GLAZED WITH GRADE A SAFETY GLASS (CL 5.5.4 D)
3. GARAGE DOOR (REFER MOD) SHOULD HAVE SEALS TO ALL SIDES.
4. ALL ROOFS (REFER TO MRS) TO BE FULLY SARKED (REF 5.6.3 A + B)
5. ROOF SHEETING TO BE SEALED AT BOX CUTTER INTERFACE.
6. ALL ROOF PENETRATIONS AND ENDS TO BE SEALED WITH NON-COMBUSTIBLE SEALANT WITH GAPS LESS THAN 3MM, OR EMBER GUARDS
7. ROOF GLAZING TO BE GRADE A SAFETY GLASS.
8. TIMBER DECK (REFER TO ID) TO BE IRON BARK.
9. SUB FLOOR OF DECK SHALL BE ENCLOSED IN ACCORDANCE WITH BAL 29 REQUIREMENTS.
10. REFER TO BUSHFIRE ASSESSMENT (SECTION 9.3, 9.4 AND 9.5) FOR SERVICES INSTALLATION REQUIREMENTS

**DRAWING NOTES**

1. REMOVE EXISTING TREES. REFER TO LANDSCAPE ARCHITECTS DRAWINGS
2. NEW SANDSTONE PAVING ENTRY STAIRS
3. STEEL FRAMED AWNING TO DETAIL
4. BUILDING BELOW SHOWN DASHED
5. EAVES OVERHANG ABOVE
6. STONE PAVERS, REFER TO FINISHES SCHEDULE
7. OUTDOOR SEATING + PLANTER REFER TO WD330
8. EDGE OF BALLAST
9. IN-SITU CONCRETE ROOF TO STRUCTURAL ENGINEERS DETAIL S WITH WATER PROOF MEMBRANE AND PEBBLE BALLAST OVER.
10. 1000MM HIGH BALUSTRADE TO DETAIL
11. OFF FORM CONCRETE EAVES TO DETAIL
12. ZINC REVEAL TO WINDOWS, TO DETAIL
13. EXTERNAL VENETIAN BLINDS OVER W1.01, REFER TO FINISHES SCHEDULE
14. AWNING OVER SHOWN DASHED
15. BULKHEAD OVER
16. NEW FIREPLACE AS SPECIFIED
17. MAKE GOOD EXISTING DRIVEWAY + ROAD CROSSING JUNCTION
18. DRIVEWAY WALL PERPENDICULAR TO BOUNDARY VERIFY ON SITE. RAKES TO MEET BOUNDARY WALL
19. DEMOLISH AND REBUILD EXISTING CHIMNEY AS IS
20. NEW STONE CLADDING OVER EXISTING WALL
21. TREE PROTECTION IN ACCORDANCE WITH DA CONDITION 14
22. PROTECT, RETAIN AND MAKE GOOD EXISTING CHIMNEY
23. HYDRAULIC STACK
24. EDGE OF WALL BELOW
25. ALLOW FOR FRAMING FOR RECESSED LIGHT TRACK FITTING
26. LINE OF BUILDING OVER
27. FUE FROM GROUND FLOOR FIREPLACE
28. STEEL FRAMED AWNING + BEAM IN LINE WITH WALL BELOW
29. 500MM WIDE OVERFLOW AT MAX 3000MM CTRS
30. NEW FIREPLACE HEARTH, SAME DIMENSIONS AS EXISTING. TILED TO BE SELECTED
31. NEW HOSECOCKS FROM WATER TANK

**DRAWING LIST - ARCHITECTURAL**

DWG	TITLE	SCALE
CC_00	DRAWING NOTES + SPECIFICATIONS	N/T
CC_01	SITE PLAN	1:200
CC_02	LOWER GROUND DEMOLITION PLAN	1:100
CC_03	GROUND FLOOR DEMOLITION PLAN	1:100
CC_04	LOWER GROUND FLOOR PLAN	1:100
CC_05	GROUND FLOOR PLAN	1:100
CC_06	LEVEL 1 FLOOR PLAN	1:100
CC_07	ROOF PLAN	1:100
CC_08	NORTH AND SOUTH ELEVATION	1:100
CC_09	EAST AND WEST ELEVATION	1:100
CC_10	SECTION AA + SECTION BB	1:100
CC_11	SECTION C-C + SECTION D-D	1:100

**COUNCIL COPY**

**BUILDING CERTIFICATES AUSTRALIA**  
 CONSTRUCTION CERTIFICATE  
 Certificate No. 596-14  
 Date 08 DEC 2014

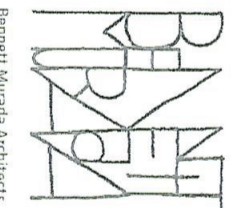
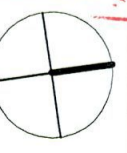
**APPROVED PLANS & SPECIFICATIONS**  
 These plans MUST be read in conjunction with all related approved documentation issued by the Council Authority.  
 The BCA & all relevant Australian Standards

**ALTERATIONS + ADDITIONS,**  
**20-22 BEAUTY DRIVE**  
**WHALE BEACH**  
**NSW 2607**

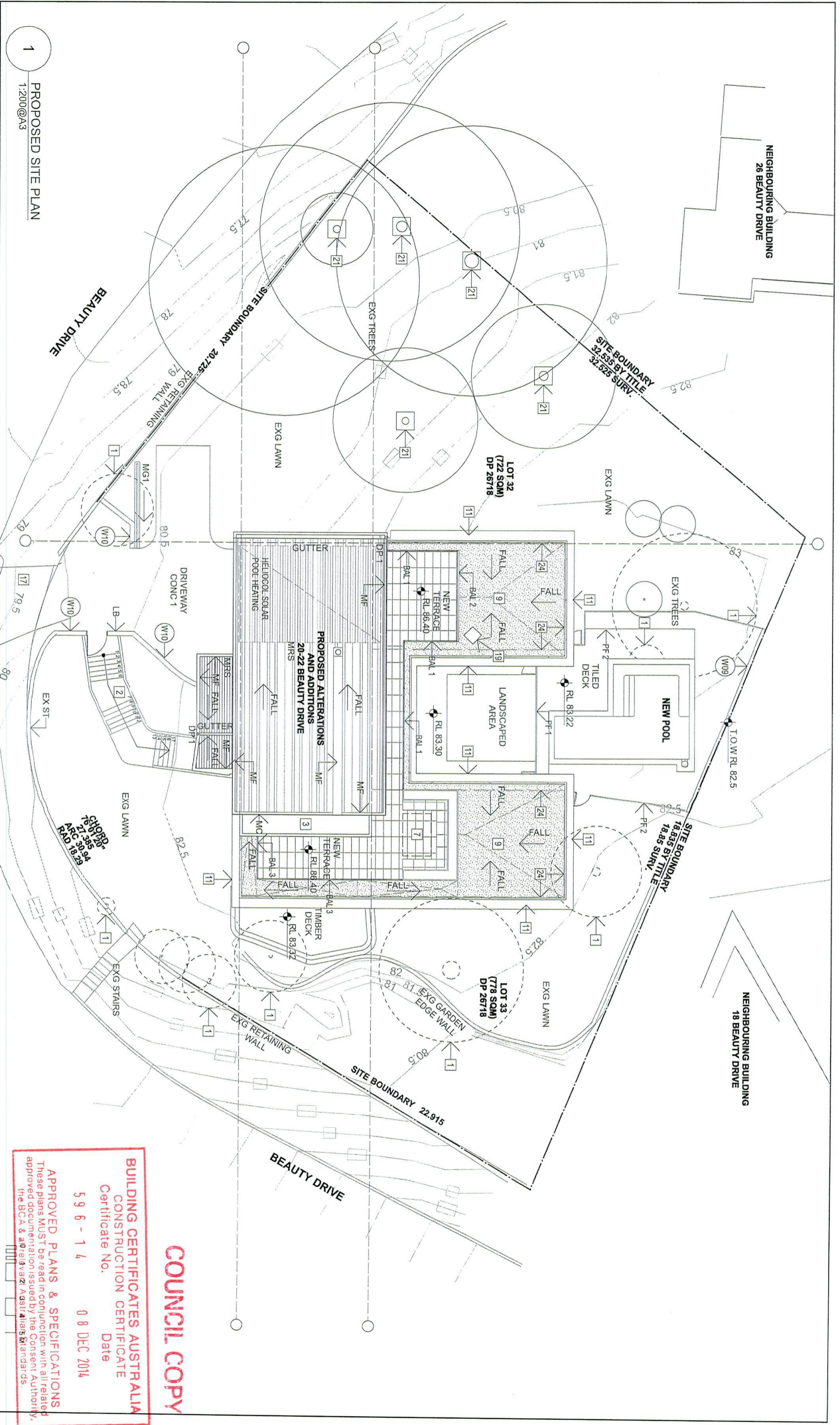
client  
 AMERISA AND MARK WILSON

project no  
 W.01/2013

dwg no/rev  
 CC\_00



Bennett Murata Architects  
 Level 1, 196, Anson Street  
 Chippendale NSW 2005  
 Australia  
 Phone: (02) 9535 9938  
 Email: info@bma.com.au  
 www.bma.com.au



1  
 1:200@A3  
**PROPOSED SITE PLAN**

notes

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revision schedule	revision
A	07.10.2014 FOR CONSTRUCTION CERTIFICATE
B	10.10.2014 FOR CONSTRUCTION CERTIFICATE

abbreviations

No.	DATE	REVISION
A	07.10.2014	FOR CONSTRUCTION CERTIFICATE
B	10.10.2014	FOR CONSTRUCTION CERTIFICATE

Bennett Murata Architects  
 Level 1, 108 Adelaide St  
 Sydney NSW 2000  
 Tel: (02) 9212 9988  
 Fax: (02) 9212 9989  
 www.bennettmurata.com.au

project	ALTERATIONS + ADDITIONS, 20-22 BEAUTY DRIVE WHALE BEACH NSW 2607	scale	1:200@A3
dwg. title	SITE PLAN	plot date	10.10.2014
client	AMERISA AND MARK WILSON	dwg status	FOR CONSTRUCTION CERTIFICATE
		project no	W.01/2013
		dwg no/rev	CC_01
			B

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 CONSTRUCTION CERTIFICATE  
 Certificate No. 596-14  
 Date 08 DEC 2014

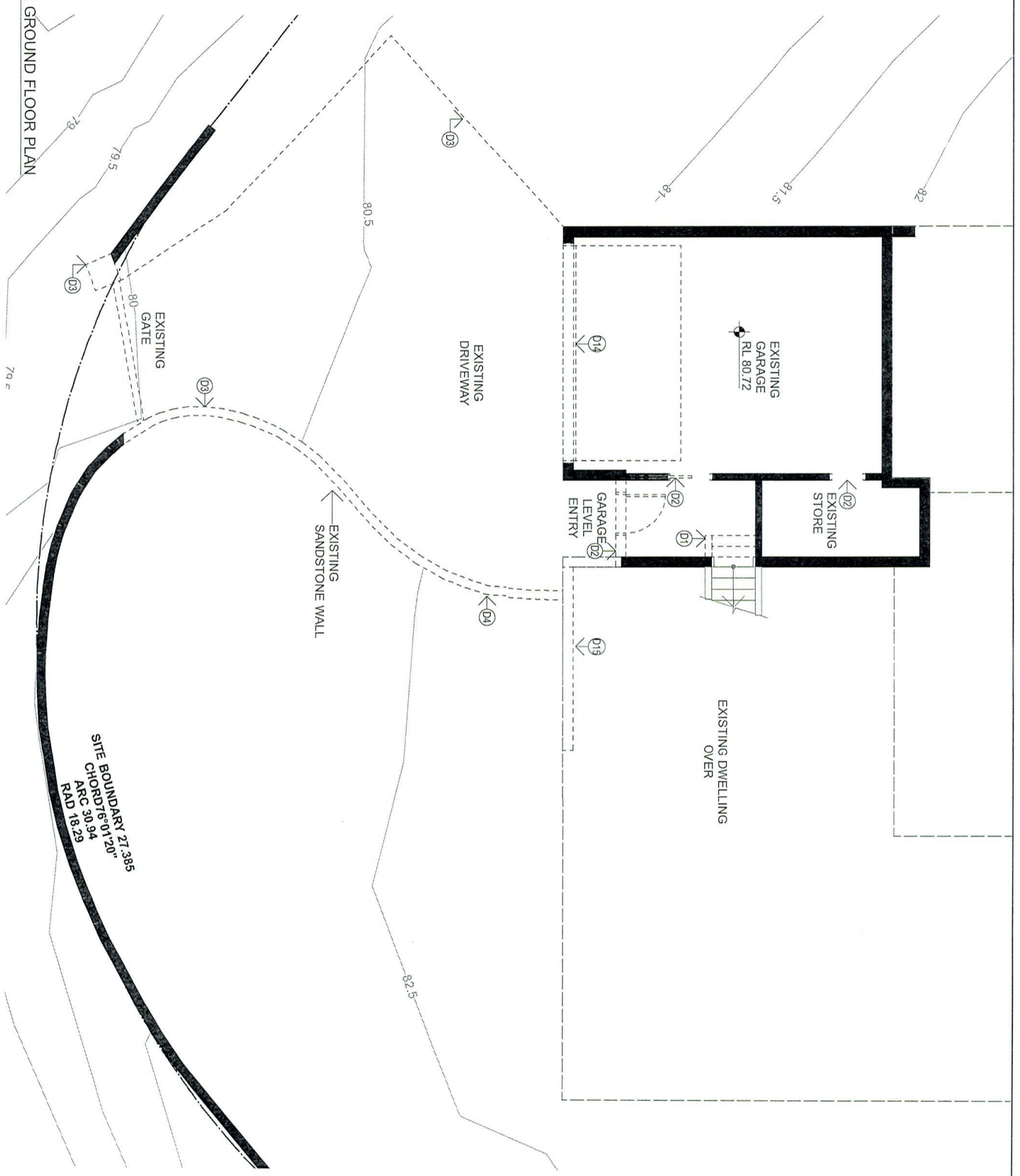
APPROVED PLANS & SPECIFICATIONS  
 These plans MUST be read in conjunction with all related approved documentation issued by the Consent Authority, the BCA & relevant Australian Standards.

**DEMOLITION NOTES**

**NOTE:** ONLY LICENCED REMOVALISTS ARE PERMITTED TO REMOVE LOOSE OR FRAGILE ASBESTOS OR BONDED ASBESTOS IN AMOUNTS GREATER THAN 10M2.

CONFIRM AMOUNT BEFORE DEMOLITION. IF GREATER THAN 10M2 CONTACT THE ASBESTOS REMOVAL CONTRACTORS ASSOCIATION (ARCA) FOR A LIST OF ACCREDITED REMOVALISTS.

- D01 REMOVE EXISTING LOWER GROUND STAIRS
- D02 REMOVE EXISTING LOWER GROUND ENTRY WALL AND DOORS
- D03 DEMOLISH EXISTING DRIVEWAY, GATE, SANDSTONE WALL + DRIVEWAY CROSSING
- D04 REDUCE HEIGHT OF EXISTING SANDSTONE WALL
- D05 REMOVE EXISTING GROUND FLOOR INTERNAL DOOR
- D06 REMOVE EXISTING GROUND FLOOR INTERNAL STAIRS
- D07 REMOVE EXISTING INTERNAL WALL
- D08 DEMOLISH WINDOWS AND DOORS
- D09 REMOVE EXTERNAL STONE PAVING, STAIRS AND POND
- D10 REMOVE COURTYARD COLUMNS
- D11 REMOVE EXISTING NORTH CHIMNEY AND FIREPLACE
- D12 DEMOLISH EXISTING ROOF, EAVES, STRUCTURE, CHIMNEYS
- D13 REMOVE EXISTING GARAGE DOOR
- D14 DEMOLISH AND UNDERPIN SUB-FLOOR STRUCTURE
- D15 DEMOLISH AS REQUIRED FOR NEW
- D16 DEMOLISH EXISTING FIREPLACE HEARTH
- D17



**1**  
EXISTING LOWER GROUND FLOOR PLAN  
1:100@A3

notes

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revision schedule	revision
No. DATE	REVISION
A 07.10.2014	FOR CONSTRUCTION CERTIFICATE
B 10.10.2014	FOR CONSTRUCTION CERTIFICATE

abbreviations

revision schedule	revision
No. DATE	REVISION
A 07.10.2014	FOR CONSTRUCTION CERTIFICATE
B 10.10.2014	FOR CONSTRUCTION CERTIFICATE

Bennett Murada Architects  
Level 1, 108 Ansonby St  
Cherry Hill NSW 2055  
Ph: (02) 9423 9988  
Fax: (02) 9423 9989  
www.bennettmurada.com.au

project	ALTERATIONS + ADDITIONS, 20-22 BEAUTY DRIVE WHALE BEACH NSW 2607		
client	AMERISA AND MARK WILSON		
dwg. title	LOWER GROUND DEMOLITION PLAN	dwg. status	FOR CONSTRUCTION CERTIFICATE
plot date	10.10.2014	project no	W.01/2013
dwg. no/rev	CC_02	dwg. no/rev	B

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CONSTRUCTION CERTIFICATE  
Certificate No. 596-14 Date 08 DEC 2014

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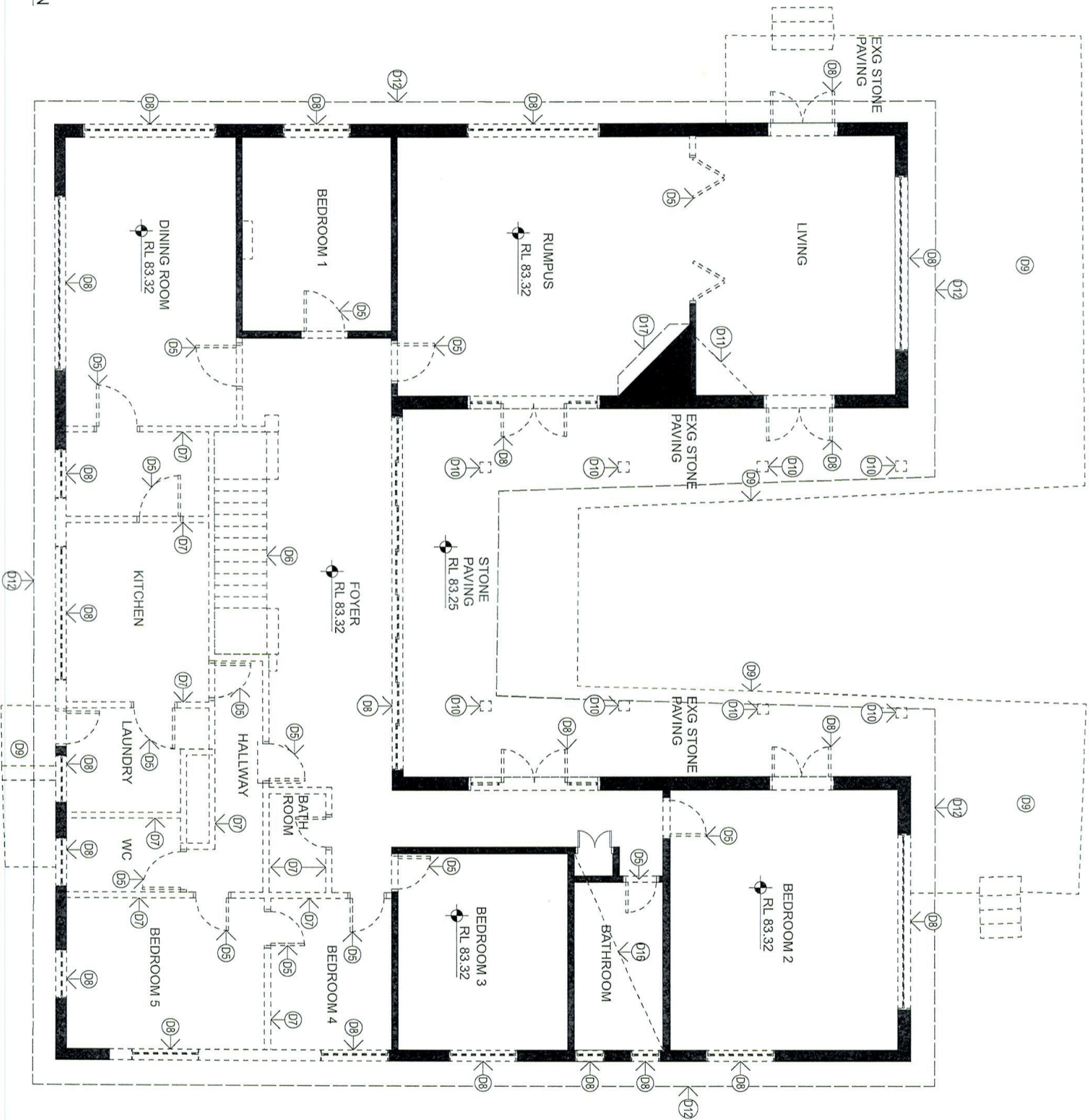


**DEMOLITION NOTES**

**NOTE:** ONLY LICENCED REMOVALISTS ARE PERMITTED TO REMOVE LOOSE OR FRAGILE ASBESTOS OR BONDED ASBESTOS IN AMOUNTS GREATER THAN 10M2.  
 CONFIRM AMOUNT BEFORE DEMOLITION, IF GREATER THAN 10M2 CONTACT THE ASBESTOS REMOVAL CONTRACTORS ASSOCIATION (ARCA) FOR A LIST OF ACCREDITED REMOVALISTS.

- D01 REMOVE EXISTING LOWER GROUND STAIRS
- D02 REMOVE EXISTING LOWER GROUND ENTRY WALL AND DOORS
- D03 DEMOLISH EXISTING DRIVEWAY, GATE, SANDSTONE WALL + DRIVEWAY CROSSING
- D04 REDUCE HEIGHT OF EXISTING SANDSTONE WALL
- D05 REMOVE EXISTING GROUND FLOOR INTERNAL DOOR
- D06 REMOVE EXISTING GROUND FLOOR INTERNAL STAIRS
- D07 REMOVE EXISTING INTERNAL WALL
- D08 DEMOLISH WINDOWS AND DOORS
- D09 REMOVE EXTERNAL STONE PAVING, STAIRS AND POND
- D10 REMOVE COURTYARD COLUMNS
- D11 REMOVE EXISTING NORTH CHIMNEY AND FIREPLACE
- D12 DEMOLISH EXISTING ROOF, EAVES, STRUCTURE, CHIMNEYS
- D13 REMOVE EXISTING GARAGE DOOR
- D14 DEMOLISH AND UNDERPIN SUB-FLOOR STRUCTURE
- D15 DEMOLISH AS REQUIRED FOR NEW
- D16 DEMOLISH EXISTING FIREPLACE HEARTH

**GENERAL NOTE:**  
 DEMOLISH AND REMOVE:  
 - ALL SKIRTINGS AND ARCHITRAVES  
 - ALL TILES AND PARQUETRY  
 - DOWN PIPES AND SEWER VENT PIPES



1 EXISTING GROUND FLOOR PLAN  
 1:100@A3

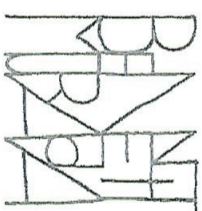
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revision schedule

No.	DATE	REVISION
A	07.10.2014	FOR CONSTRUCTION CERTIFICATE
B	10.10.2014	FOR CONSTRUCTION CERTIFICATE

abbreviations



**Bennett Muruda Architects**  
 Level 1, 106 Alexander St  
 Crown Hill NSW 2055  
 a. info@bennettmuruda.com.au  
 nsw\_architect\_jacques\_bennett\_0595

project  
**ALTERATIONS + ADDITIONS,  
 20-22 BEAUTY DRIVE  
 WHALE BEACH  
 NSW 2607**

client  
**AMERISA AND MARK WILSON**

plot date  
 10.10.2014

project no  
 W.01/2013



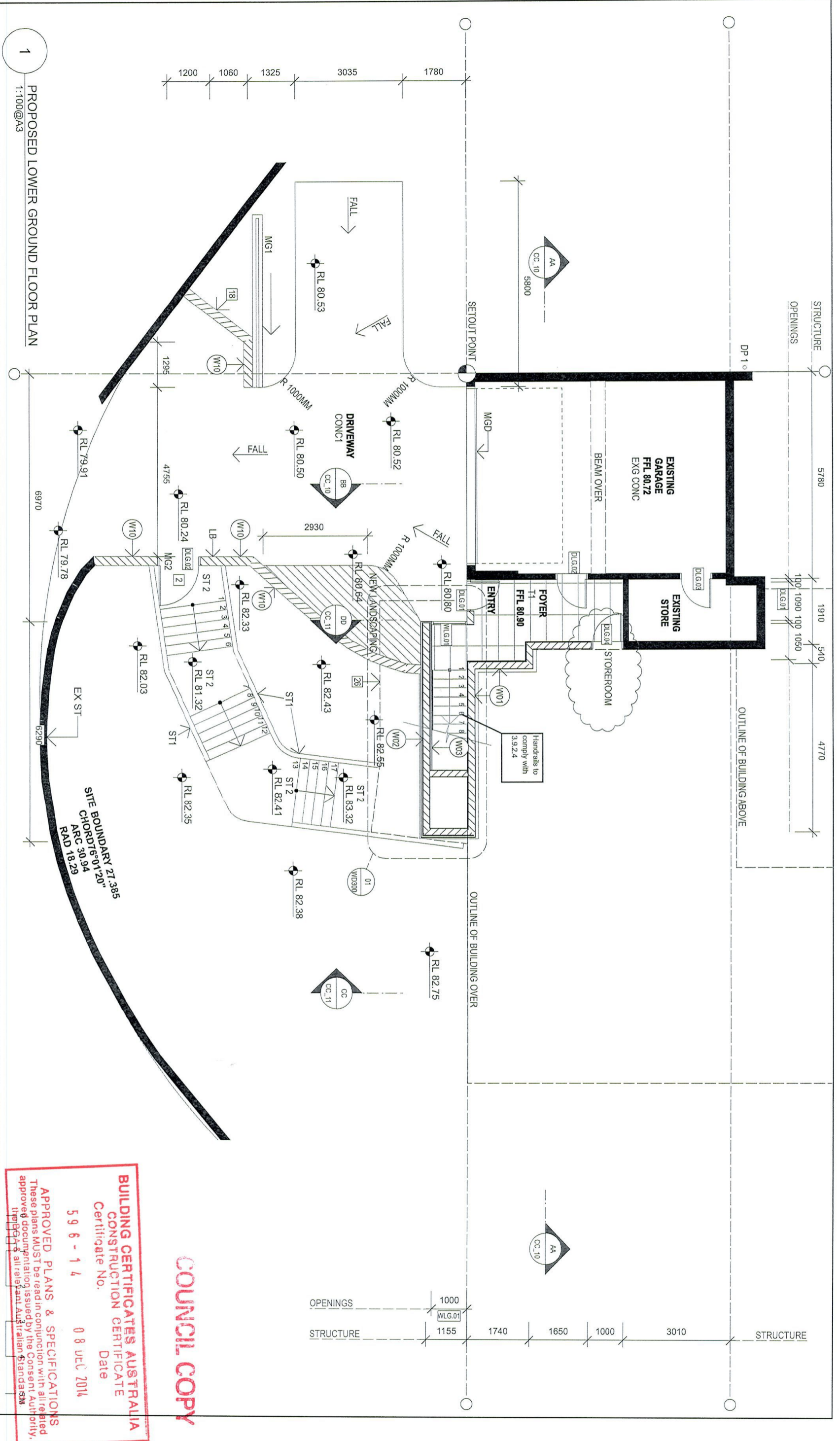
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 CC\_03

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 Certificate No. 596-14  
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dwg status  
**FOR CONSTRUCTION  
 CERTIFICATE**



**1 PROPOSED LOWER GROUND FLOOR PLAN**  
1:100@A3

notes  
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No.	DATE	REVISION
A	07.10.2014	FOR CONSTRUCTION CERTIFICATE
B	10.10.2014	FOR CONSTRUCTION CERTIFICATE
C	04.12.2014	FOR CONSTRUCTION CERTIFICATE

abbreviations

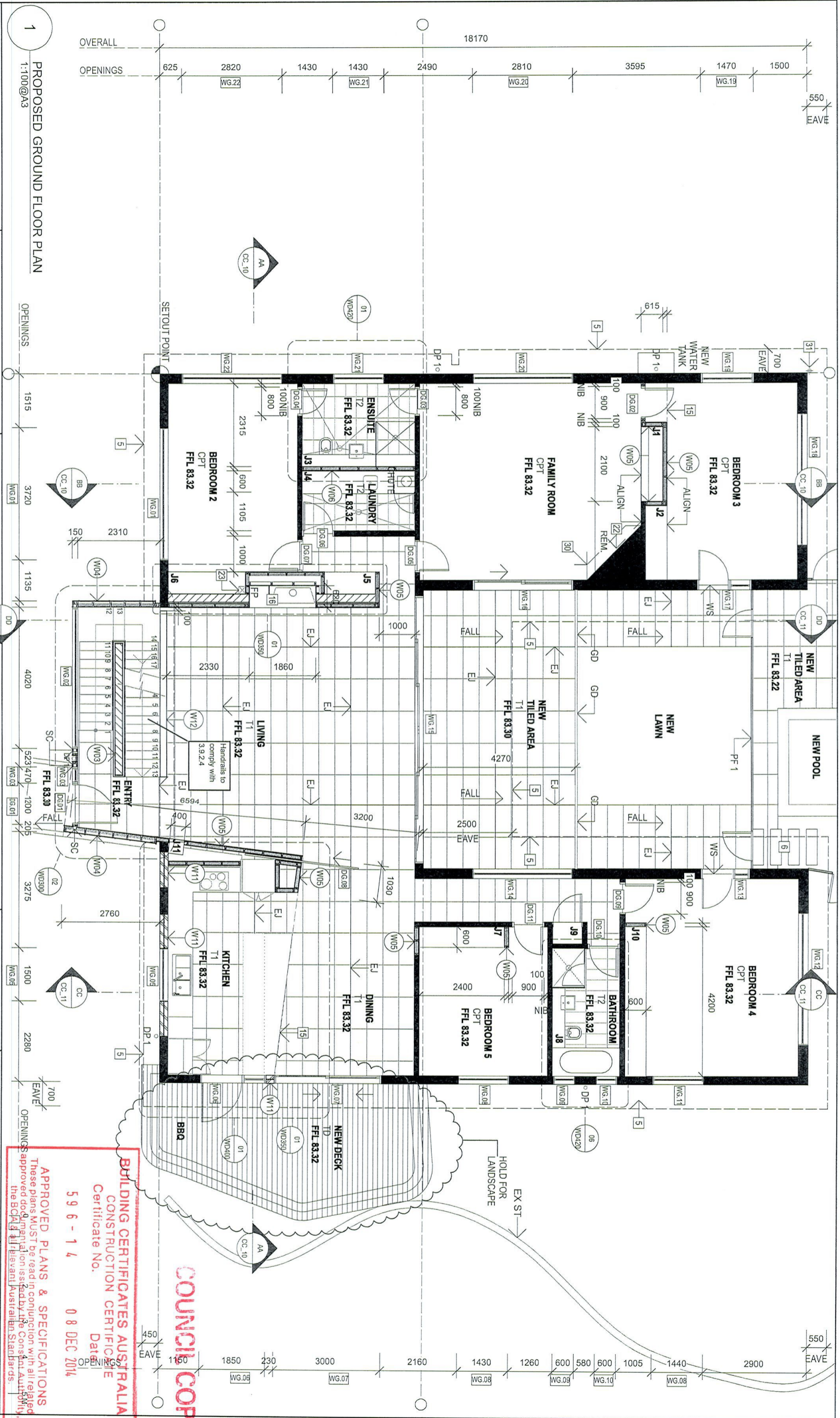
Bennett Murda Architects  
Level 1, 156 Acacia St  
Crows Nest NSW 2068  
Phone: (02) 9532 8888  
www.bma.com.au

<b>project</b> ALTERATIONS + ADDITIONS, 20-22 BEAUTY DRIVE WHALE BEACH NSW 2607	<b>scale</b> 1:100@A3
<b>client</b> AMERISA AND MARK WILSON	<b>plotted date</b> 04.12.2014
<b>project no</b> W.01/2013	<b>plot date</b> 04.12.2014
<b>dwg no/rev</b> CC_04	<b>dwg status</b> FOR CONSTRUCTION CERTIFICATE
<b>dwg title</b> LOWER GROUND FLOOR PLAN	

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Certificate No. 596 - 14  
Date 08 DEC 2014

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http://www.austlii.edu.au/au/other/australianstandards

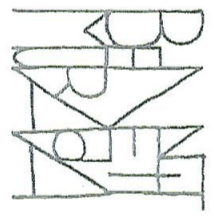


**1**  
**PROPOSED GROUND FLOOR PLAN**  
 1:100@A3

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No.	DATE	REVISION
A	07.10.2014	FOR CONSTRUCTION CERTIFICATE
B	10.10.2014	FOR CONSTRUCTION CERTIFICATE

revision schedule	abbreviations



Bennett Muranda Architects  
 Level 5, 108 Anson Road  
 Sydney NSW 1500  
 ph. (02) 9433 5888  
 www.bennettmuranda.com.au  
 nom. architect registration number 1500

project  
**ALTERATIONS + ADDITIONS,  
 20-22 BEAUTY DRIVE  
 WHALE BEACH  
 NSW 2607**

client  
**AMERISA AND MARK WILSON**

scale  
 1:100@A3

plot date  
 10.10.2014



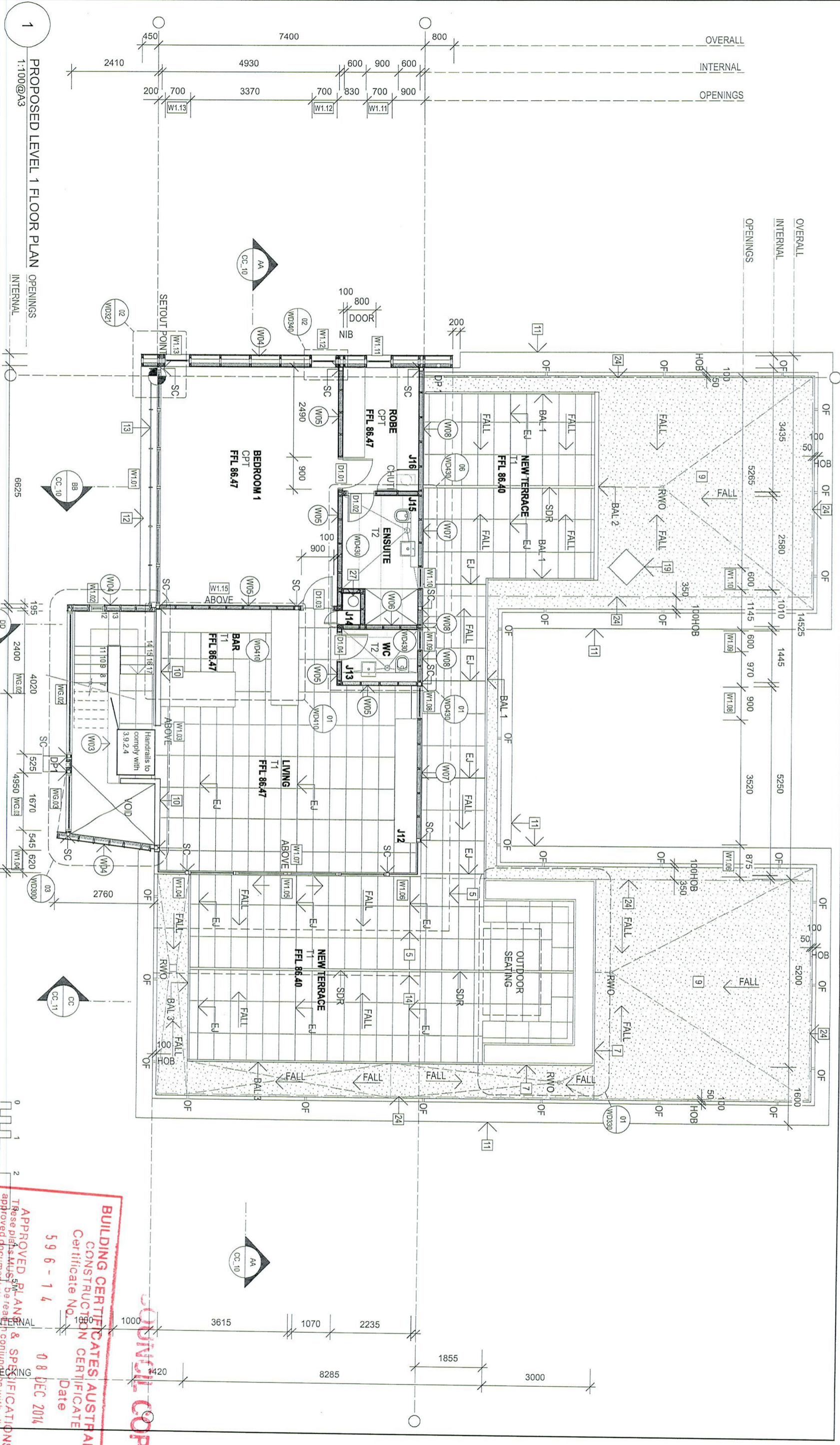
dwg status  
**FOR CONSTRUCTION  
 CERTIFICATE**

project no  
 W.01/2013

dwg no/rev  
 CC\_05 B

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 CONSTRUCTION CERTIFICATE  
 Certificate No. 596-14  
 Date 08 DEC 2014  
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 the BCA and the relevant Australian Standards.

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1  
 1:100@A3  
 PROPOSED LEVEL 1 FLOOR PLAN  
 INTERNAL OPENINGS

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revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014

revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014

revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014

revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014

revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014

revision schedule	revision
No.	DATE
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B	10.10.2014

revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014

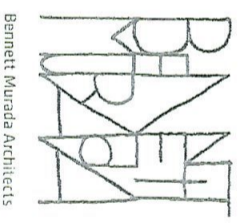
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A	07.10.2014
B	10.10.2014

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A	07.10.2014
B	10.10.2014

revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014

revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014

revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014



Bennett Murada Architects  
 Level 1, 108 Alexander St  
 Chippendale NSW 1585  
 Phone: (02) 9550 1234  
 Email: info@bennettmurada.com.au  
 www.bennettmurada.com.au

project  
 ALTERATIONS + ADDITIONS,  
 20-22 BEAUTY DRIVE  
 WHALE BEACH  
 NSW 2607

client  
 AMERISA AND MARK WILSON

dwg title  
 LEVEL 1  
 FLOOR PLAN

dwg status  
 FOR CONSTRUCTION  
 CERTIFICATE

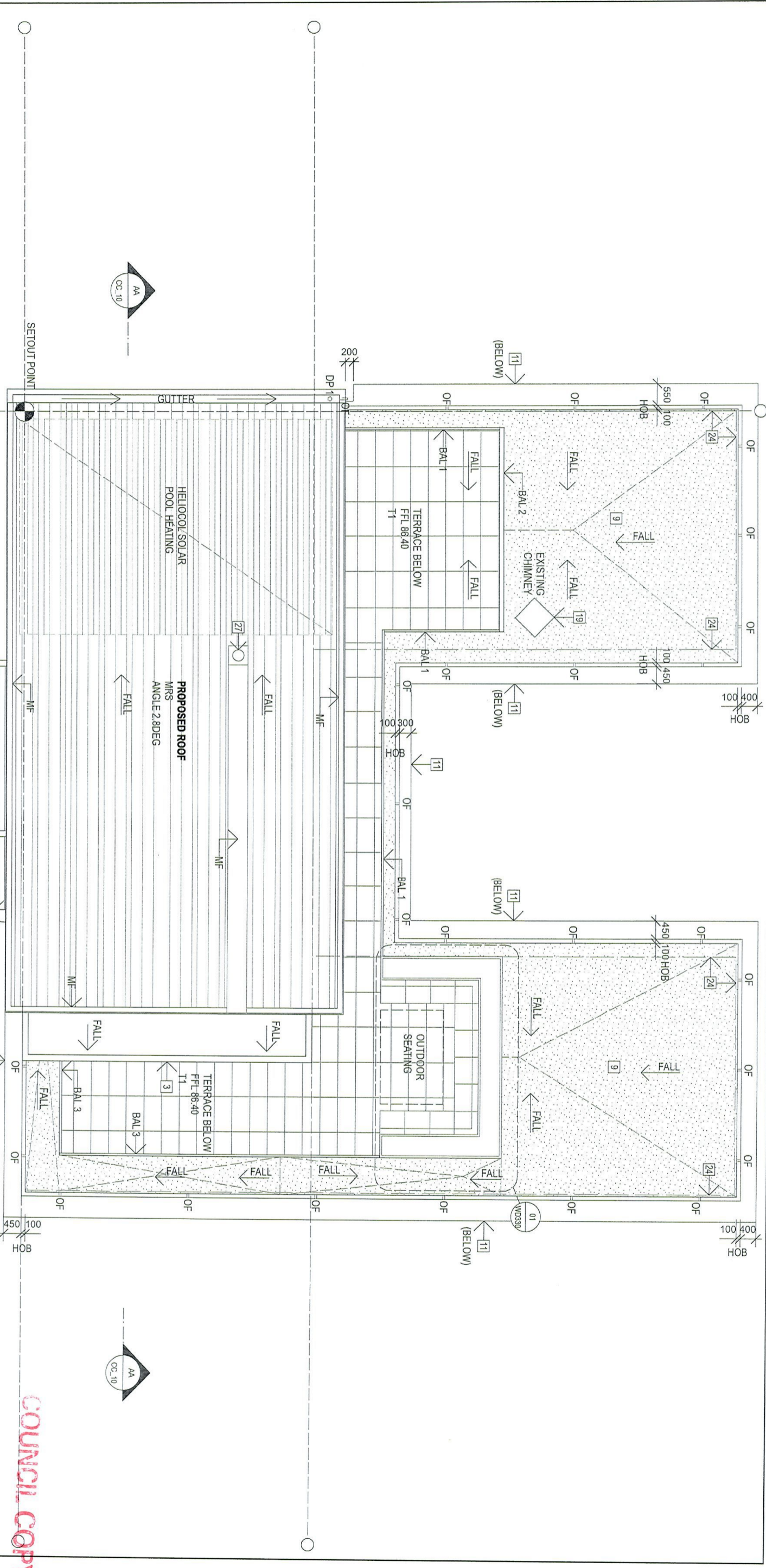
dwg no  
 W\_01/2013

dwg no/rev  
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 CONSTRUCTION CERTIFICATE  
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**1** PROPOSED ROOF PLAN  
1:100@A3

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A	07.10.2014	FOR CONSTRUCTION CERTIFICATE
B	10.10.2014	FOR CONSTRUCTION CERTIFICATE

revision schedule	abbreviations

revision schedule

No.	DATE	REVISION
A	07.10.2014	FOR CONSTRUCTION CERTIFICATE
B	10.10.2014	FOR CONSTRUCTION CERTIFICATE

revision schedule	abbreviations

abbreviations

client

project

dwg status

dwg no/rev



Bennett Murata Architects  
Level 1, 108 Alexander St  
Sydney, NSW 2010  
Phone: (02) 9531 9838  
www.architect-japan.com.au

client  
AMERISA AND MARK WILSON

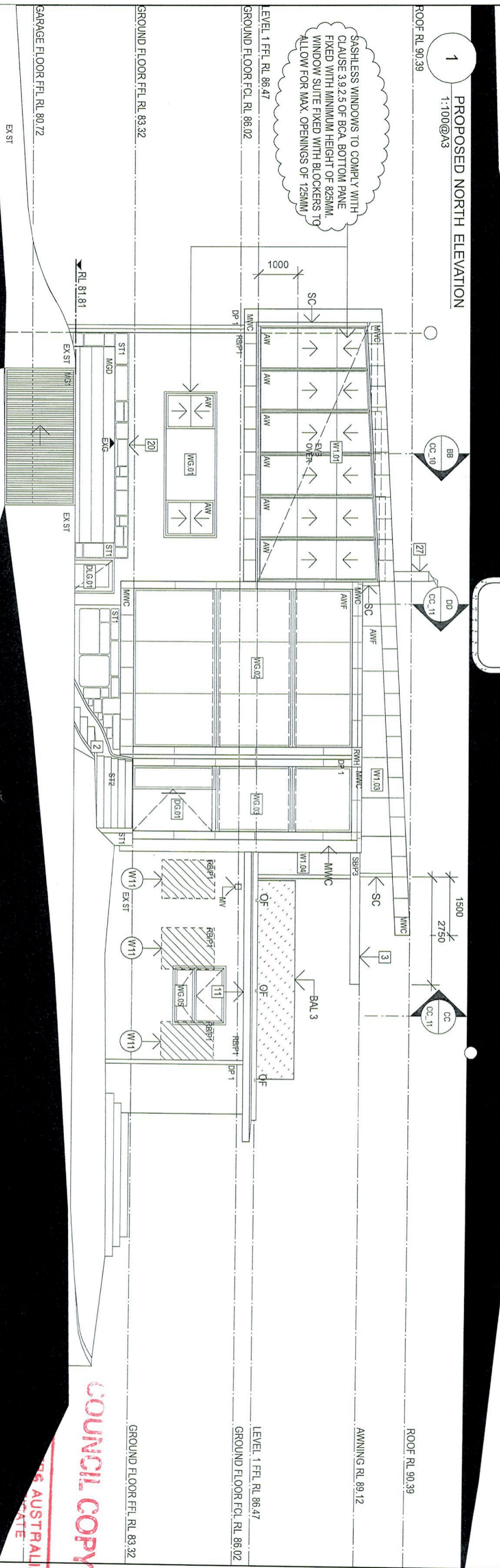
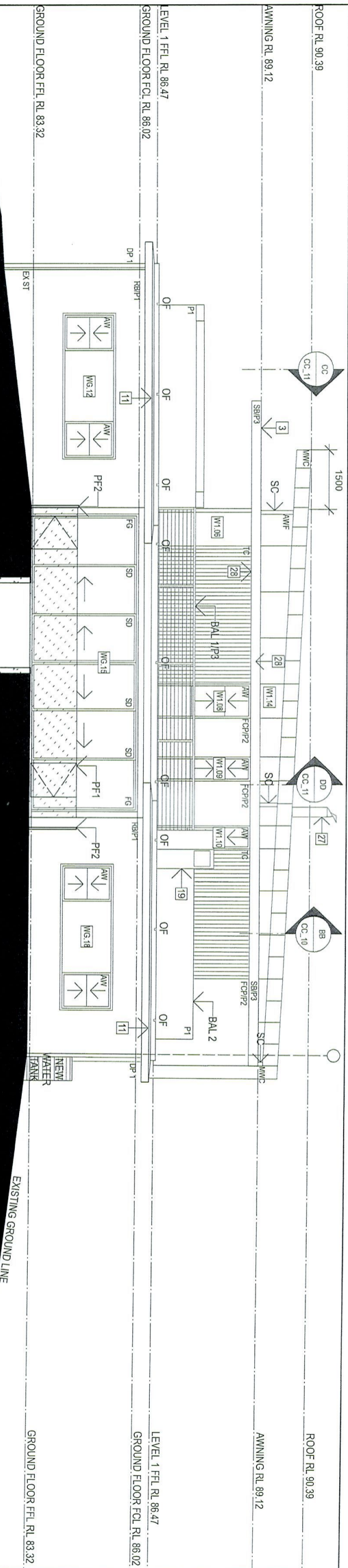
project  
ALTERATIONS + ADDITIONS,  
20-22 BEAUTY DRIVE  
NSW 2607

dwg status  
FOR CONSTRUCTION  
CERTIFICATE

dwg no/rev  
CC\_07 B

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CONSTRUCTION CERTIFICATE  
Certificate No. 596-14  
Date 08 DEC 2014  
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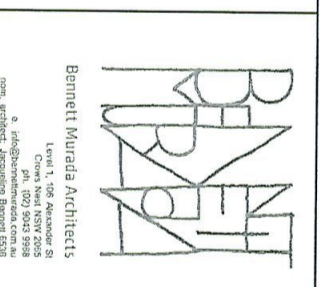


3 PROPOSED SOUTH ELEVATION  
1:100@A3

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revision schedule	revision	date
A	FOR CONSTRUCTION CERTIFICATE	07.10.2014
B	FOR CONSTRUCTION CERTIFICATE	10.10.2014
C	FOR CONSTRUCTION CERTIFICATE	04.12.2014

abbreviations	revision schedule
AW	AWNING
BAL	BALCONY
CC	CORNER CUT
CC.10	CORNER CUT 10
CC.11	CORNER CUT 11
CC.12	CORNER CUT 12
CC.13	CORNER CUT 13
CC.14	CORNER CUT 14
CC.15	CORNER CUT 15
CC.16	CORNER CUT 16
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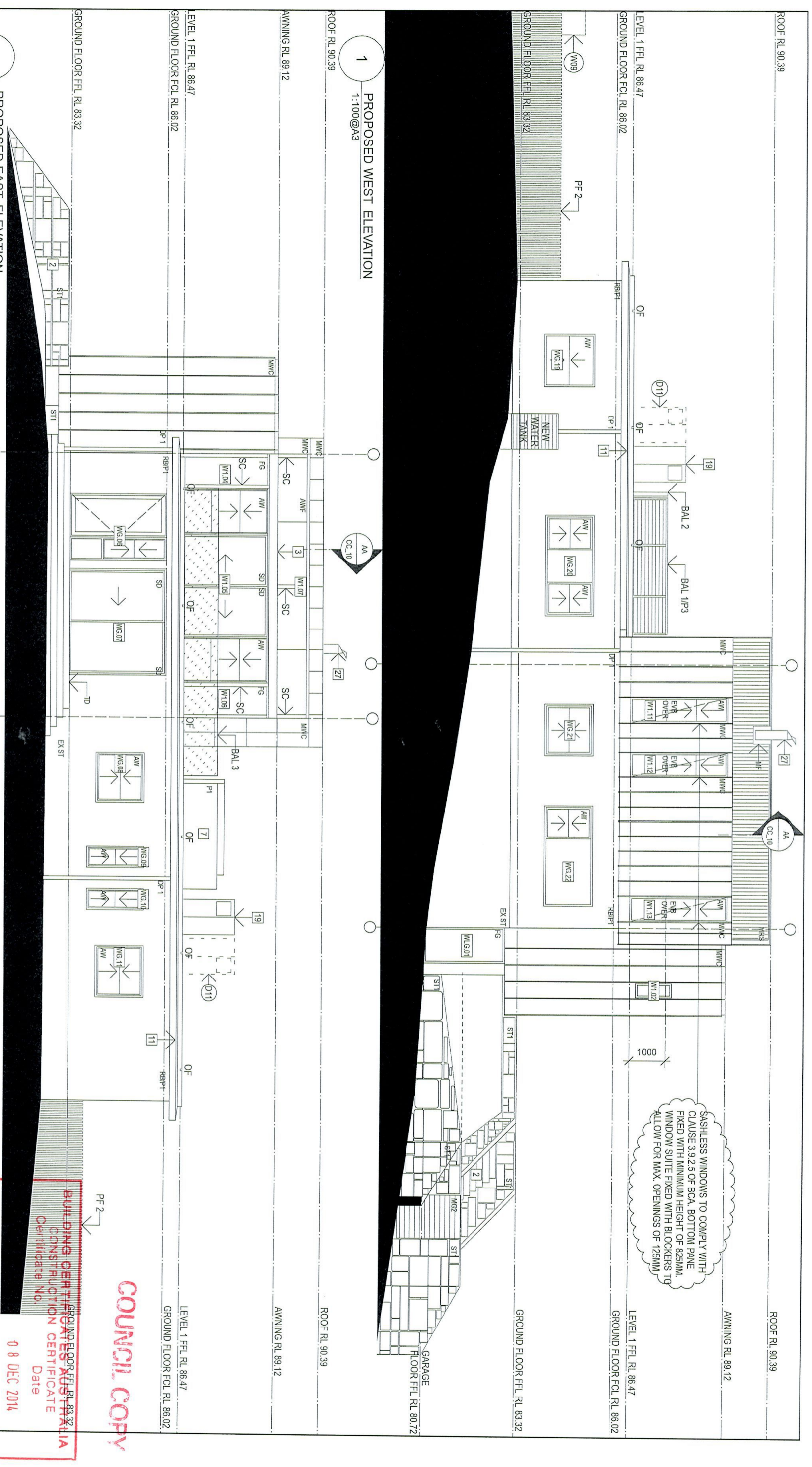
Bennett Murada Architects  
Level 1, 708 Alexander St  
Sydney, NSW 2024  
Tel: (02) 9242 9988  
Fax: (02) 9242 9989  
www.bennettmurada.com.au  
ccp\_08\_08

project title  
ALTERATIONS + ADDITIONS,  
20-22 BEAUTY DRIVE  
NSW 2607  
client  
AMERISA AND MARK WILSON  
project no  
W.01/2013  
dwg no/rev  
CC\_08 C

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**1** PROPOSED WEST ELEVATION  
1:100@A3

**2** PROPOSED EAST ELEVATION  
1:100@A3

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revision	schedule	revision
A	07.10.2014	FOR CONSTRUCTION CERTIFICATE
B	10.10.2014	FOR CONSTRUCTION CERTIFICATE
C	04.12.2014	FOR CONSTRUCTION CERTIFICATE

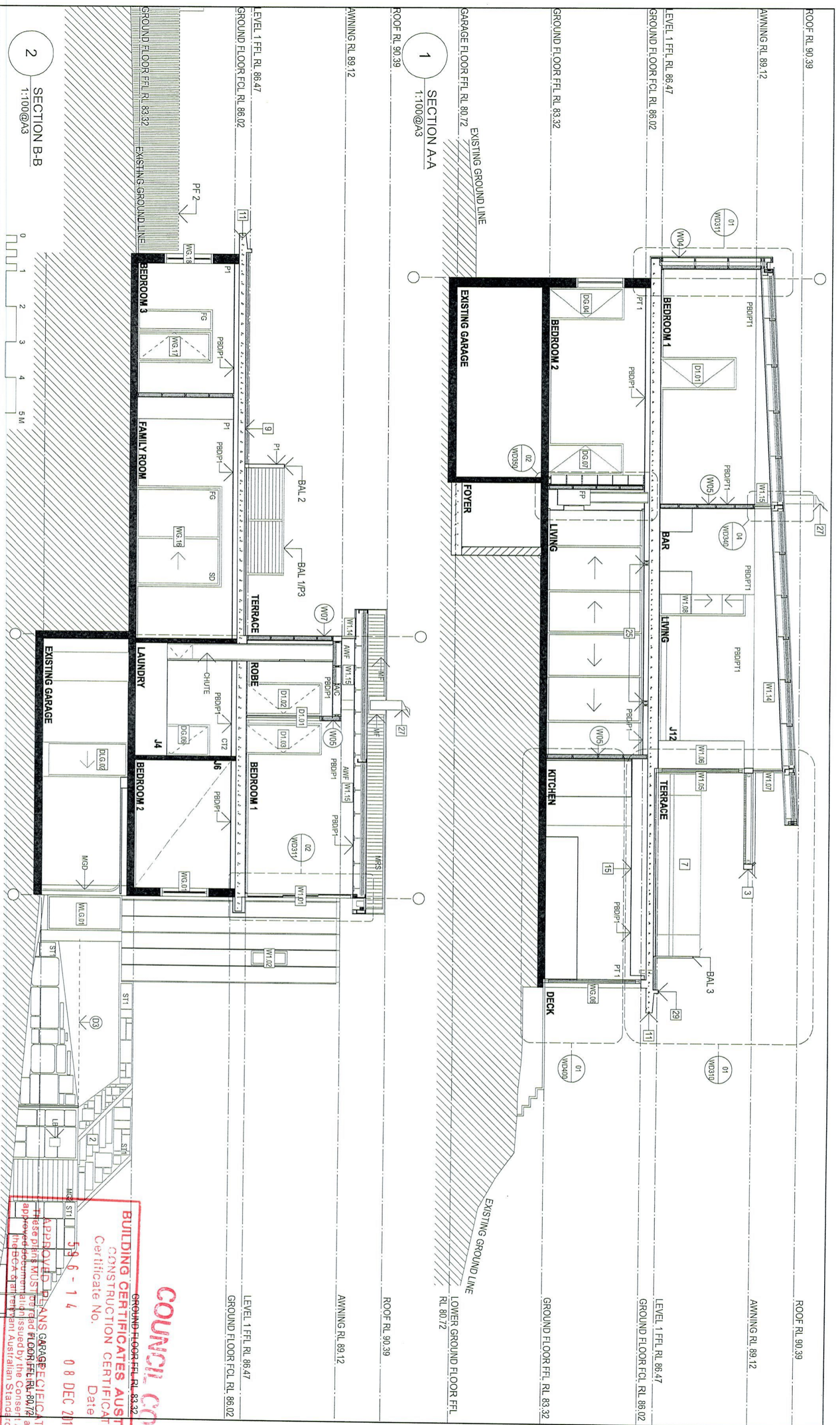
abbreviations

Bennett Murada Architects  
Level 1, 106 Rousewood St  
Sydney NSW 1585  
p.h. (02) 9013 9988  
www.bennettmurada.com.au

project	ALTERATIONS + ADDITIONS, 20-22 BEAUTY DRIVE WHALE BEACH NSW 2607	client	AMERISA AND MARK WILSON
dwg. title	PROPOSED EAST AND WEST ELEVATION	project no	W.01/2013
plot date	04.12.2014	dwg no/rev	CC_09 C
scale	1:100@A3	status	FOR CONSTRUCTION CERTIFICATE

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**BUILDING CERTIFICATE**  
CONSTRUCTION CERTIFICATE  
Certificate No. \_\_\_\_\_  
Date 08 DEC 2014



SECTION B-B  
1:100@A3

SECTION A-A  
1:100@A3

revision schedule	
No.	DATE
A	07.10.2014
B	10.10.2014

FOR CONSTRUCTION CERTIFICATE  
FOR CONSTRUCTION CERTIFICATE

FOR CONSTRUCTION CERTIFICATE  
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FOR CONSTRUCTION CERTIFICATE

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FOR CONSTRUCTION CERTIFICATE

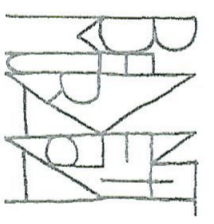
FOR CONSTRUCTION CERTIFICATE  
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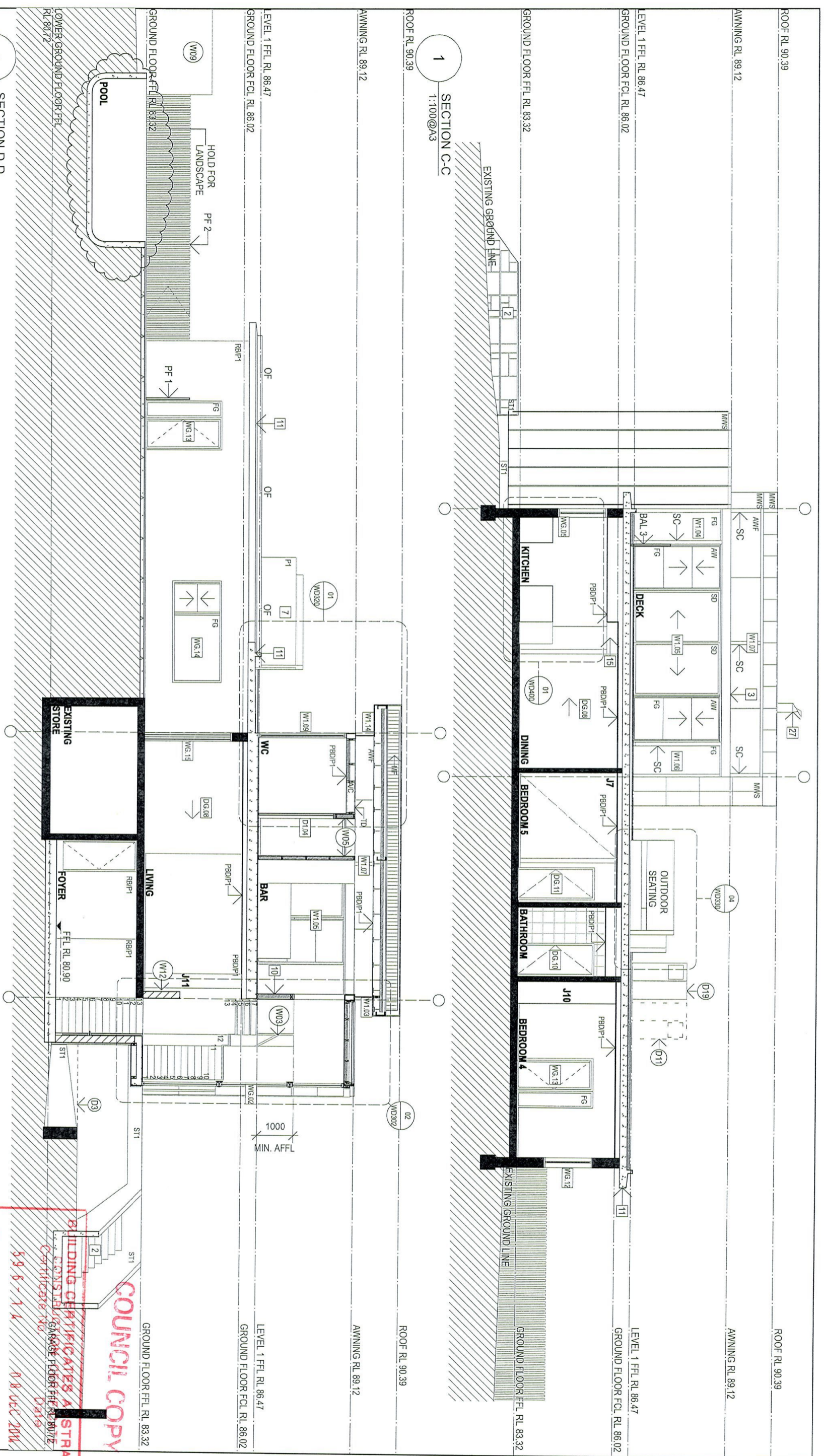
Bennett Murata Architects  
Level 1, 105 Alexander St  
Cherry Hill NSW 2035  
Phone: (02) 9550 1234  
www.bennettmurata.com.au  
ben.architect@bennettmurata.com.au

project  
**ALTERATIONS + ADDITIONS,  
20-22 BEAUTY DRIVE  
WHALE BEACH  
NSW 2607**

scale  
1:100@A3  
client  
AMERISA AND MARK WILSON  
dwg. title  
SECTION A-A AND SECTION B-B  
dwg status  
FOR CONSTRUCTION  
CERTIFICATE  
proj no  
W.01/2013  
dwg no/rev  
CC\_10 B

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CONSTRUCTION CERTIFICATE  
Certificate No. 519 6 - 1 4  
Date 08 DEC 2014  
APPROVED PLANS GARAGE RECONFIGURATIONS  
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approved documents issued by the Consent Authority,  
the BCA or all relevant Australian Standards





2 SECTION D-D  
1:100@A3

1 SECTION C-C  
1:100@A3

notes

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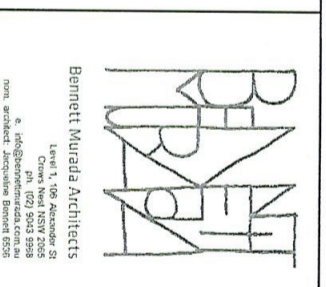
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revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014

abbreviations

revision schedule	revision
No.	DATE
A	07.10.2014
B	10.10.2014



project	ALTERATIONS + ADDITIONS, 20-22 BEAUTY DRIVE WHALE BEACH NSW 2607
client	AMERISA AND MARK WILSON
dwg. title	SECTION C-C AND SECTION D-D
dwg. status	FOR CONSTRUCTION CERTIFICATE
plot date	10.10.2014
project no	W.01/2013
dwg. no/rev	CC_11 B

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the City of Sydney Council

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10.10.2014

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CONSISTENT GARAGE FLOOR FFL RL 80.72  
Certificate No. 18/06/2014