



Our ref: P-08-105
Council ref: CC 0437/07

23 June 2008

Huxley Homes Pty Ltd
Attn: Esperanza Moreno
10 Phillip Street
PARRAMATTA NSW 2150

Construction Certificate application for new two storey dwelling
Premises: 83 Prince Alfred Parade, Newport

Dear Madam,

Tom Miskovich & Associates has been appointed by Pittwater Council as Consultant Building Surveyors to assess your application.

Having reviewed the additional information provided on 19 June 2006, please find attached a further update of matters to be provided, to enable issue of the Construction Certificate, **with new comments in blue font.**

In relation to Annexure 2, please only refer to DA conditions listed under "prior to issue of construction certificate" at this stage. We have summarised the remaining DA conditions for ease of reference during the construction phase.

Would you please forward the requested information direct to the following address:

Tom Miskovich & Associates
Attention: Tom Donohoe
PO Box 189
PENNANT HILLS NSW 1715
(or by facsimile or email to our office tomd@tm-a.com.au)

If you need to discuss any of the matters raised, please call our office on 9484 6999.

Yours sincerely,

Tom Donohoe
Tom Miskovich & Associates Pty Ltd

Attachments:

<i>Annexure 1</i>	<i>Statutory matters</i>
<i>Annexure 2</i>	<i>DA conditions to be satisfied</i>
<i>Annexure 3</i>	<i>BCA matters to be satisfied</i>

Statutory matters – Prior to issue of Construction Certificate

Annexure 1

Issue	Action Required	Method of compliance - how and by whom (office use only)
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DA conditions	See Annexure 2 for relevant conditions	<i>Only conditions listed under "Prior to issue of construction certificate" to be satisfied</i>
BCA2007 matters	See Annexure 3 for relevant issues	
Long Service Levy	Copy of receipt to our office (as required by section 100F of the EP & A Act 1979)	<i>Received</i>
Home warranty insurance	<ul style="list-style-type: none"> Builders details, and Copy of insurance details to our office (contract of insurance needs to be project specific) 	<i>Builder details received</i> <i>HOWI to be provided prior to commencing works</i>
Plans/specifications	Provide 3 copies of: <ol style="list-style-type: none"> Amended architectural plans to address DA/BCA matters; Civil/structural/landscape/sediment plans as detailed on DA matters; Amended specifications to address DA/BCA matters listed on following pages. 	
DA plans	As requested in my email of 13/5/08, please also provide copies of s.96 stamped plans 9, 10 & 17 and signed copy of modified conditions	

Development Consent Issues

Annexure 2

DA Cond.	Condition	Method of compliance - how and by whom
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Prior to Issue of Construction Certificate		
B5	Confirm any solid fuel or wood burning appliances will comply with AS4013-1992	<i>n/a</i>
B6	Confirm an in-sink waste disposal unit will not be provided	<i>Please provide single letter confirming compliance with conditions B6, 8-11 & C7</i>
B8	Specification to verify noise from plant not to exceed 5dB(a) above background	<i>As above</i>
B9	Specification to verify all plumbing & drainage fixtures will be concealed	<i>As above</i>
B10	Specification to verify that external glazing will have a maximum reflectivity index of 25%	<i>As above</i>
B11	Specification to verify new electrical connections will be via underground cabling	<i>As above</i>
B12	Amended colour schedule to be provided detailing darker coloured roofing material in accordance with Section D10.4 of Pittwater 21DCP	<i>Proposed "Dune" roof colour still be considered a "light grey" as it is only 1 shade darker than "shale grey" --- Also see comments below re BASIX requiring darker colour to be selected</i>
B13	Plans or specification to verify how each of the BASIX commitments will be satisfied Note – Link to Colourbond website: http://www.colourbond.com/go/home/general-information/colour-centre/colour-classifications-for-bca-and-nsw-basix From Colourbond website need to select a "dark" colour to achieve solar absorbency of >0.7	<ul style="list-style-type: none"> ➤ Plan sheet 8 to be amended (box under Section A-A) to note R1.5 insulation to subfloor wall; ➤ Proposed "Dune" roof colour does not comply with ABSA certificate requiring solar absorbency of >0.7 – from Colourbond website, this colour has SA <0.7; ➤ Plans also to confirm provision of foil + R1.0 batts under metal roof
B17	Landscape plan to detail planting of 10 locally native canopy trees on site and removal of the Honey Locust	<i>Landscaper certificate to be provided confirming design complies with this condition</i>
B22	Confirm future fencing will be passable by native wildlife	<i>Refer to letter from owner</i>
C1	Provide Form 2 of the Geotechnical Risk Management Report	<i>Received</i>
C2	Provide engineering details for the OSD system and design certificate confirming compliance with B5.3 of Pittwater 21DCP with each plan signed by MIE engineer	<i>Plans do not show provision of OSD tank – design engineer to include reasons for non-provision in design certificate</i>
C3	Provide engineering details for the proposed excavated/filled areas with each plan signed by MIE engineer	<i>Received</i>
C4	Provide engineering details for the erosion & sediment control plans and design certificate confirming compliance with Urban Erosion & Sediment Control Manual	<i>Received</i>

Development Consent Issues

Annexure 2

DA Cond.	Condition	Method of compliance - how and by whom
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Prior to Issue of Construction Certificate (con't)		
C5	CC plans to be amended to be consistent with the approved DA plans (ie: changes to retaining wall layout and landscape plan to be included in CC set)	<i>Received</i>
C6	Provide a copy of Sydney Water stamped plans	<i>Received</i>
C7	Confirm demolition works will comply with AS2601	<i>Refer to B6</i>
C8	Provide structural engineering details for the new structure with each plan signed by MIE engineer	<i>Received</i>
C9	Schedule of works prepared by MIE engineer to be provided for nominated works	<i>Please advise where this schedule is detailed</i>
C10	Plans/specifications to verify that each of the BASIX commitments (& ABSA certificate) will be fulfilled	<i>Refer to B13</i>

For your information, the following is a summary of DA conditions that needs to be addressed at the various construction stages:

Prior to commencing works		
A2 & A5	Provide a copy of insurance details (contract of insurance needs to be project specific)	<i>Received</i>
D13	Construction Traffic Management Plan, as prepared by qualified traffic consultant, must be submitted to the PCA prior to commencing works	<i>Received</i>
D17	<ul style="list-style-type: none"> Amended Landscape Plan is to be prepared to address the requirements of any approved management plans, including any Arborist' s report and requirements of this condition; Such plan is to be certified by an environmental horticulturalist; <u>No site works are to commence</u> until the certified plan is approved by the PCA. 	
D18	Amended structural plans to be provided for pier/beam footings, where tree roots are present	
D20	Signs to be erected advising all contractors/visitors that no works or storage are to take place within the dripline of existing trees	
D21 & D26	1.2m high tree guards to be installed at least 4m from the base of trees noted on survey plan 1535	<i>Received</i>
During construction		
A3	Critical stage inspections	
A4	Site signage to be maintained during works	
A7	Approved work hours	
B4	MLALC & NPWS to be advised should Aboriginal engravings or relics be unearthed	
D1	All excavated material is to be removed from site	
D3	Protect adjoining buildings	

Development Consent Issues

Annexure 2

DA Cond.	Condition	Method of compliance - how and by whom
D4-D5	Maintain sediment controls	
D6, D10	Fence construction site/Install silt & sediment control fence	
D7 – D9	Footpath/Public place obstructions	
D11	Site signage to be maintained during works	
D14	Stamped plans to be kept on site	
D15	Toilets facilities to be provided on site	
D16	Demolition works to comply with AS2601	
D19	Stockpiling of topsoil outside hazard areas and dripline of trees	
D22-D25	Restrictions for work within vicinity of trees	
Prior to occupation certificate		
B5	Confirm any solid fuel or wood burning appliances comply with AS4013-1992	
B6	An in-sink waste disposal unit must not be provided	
B8	Confirm noise from plant not to exceed 5dB(a) above background	
B9	All plumbing & drainage fixtures will be concealed	
B10	Certification that external glazing has a maximum reflectivity index of 25%	
B11	New electrical connections will be via underground cabling	
B12	Dark coloured roofing material in accordance with Section D10.4 of Pittwater 21DCP	
B17	Certification that 10 locally native canopy trees have been planted on site and removal of the Honey Locust	
B22	Any new fencing will be passable by native wildlife	
E1	Provide Form 3 of the Geotechnical Risk Management Report	
E2	Civil engineering certification (NPER) that the drainage/stormwater system has been installed to manufacturer's specification and completed in accordance with approved plans.	
E3	Provide evidence for the creation of a positive covenant on the Certificate of Title	
E4	Council's written approval for repair of any damaged infrastructure	
E5	Occupation Certificate to be obtained prior to occupation of new works	
E6	Electrician to certify installation of hard wired smoke alarms	
E7	Street number to be displayed	
E8	Installer certification to verify each of the BASIX commitments have been satisfied	
E9	Remove protection fencing that is no longer required	

Building Code of Australia Issues

Annexure 3

BCA Clause & Issue	Action Required	Method of compliance - (office use only)
<u>Structural engineers requirements</u>		
3.1.1. Earthworks 3.2 Footings/Slab 3.2.2 Preparation (foundation material) 3.2.3 Concrete & reinforcing 3.4.4 Structural steel members	Provision of a Structural engineers plans (signed by MIE) note: plans should make reference to the AS 2870 and site classification nominated.	<i>Received</i>
<u>General BCA requirements:</u>		
3.1.3 Termite treatment	Confirmation that treatment will be provided to prevent termite attack in accordance with AS 3660.1	<i>Refer to specification</i>
3.3 Masonry	Confirmation that any masonry works will comply with the provisions of AS3700 Masonry Code.	<i>Refer to specification</i>
3.4.3 Timber Framing	Confirmation that timber frame work will comply with the provisions of AS 1684 National timber framing code, or, if alternative system is to be used details should be provided.	<i>Refer to specification</i>
3.5.1 Roof cladding	Confirmation that the roof covering will comply with AS1562.1 – Metal roofing	<i>Provide revised specification or covering letter to make specific reference to Aust. Standard</i>
3.5.2 Gutters and downpipes	Confirmation that all gutter and downpipes will be installed in accordance with- AS/NZS 3500.3.2 Stormwater drainage."	<i>As above</i>
3.5.3 Wall cladding	Confirmation is required that the external wall sheeting will be installed in a manner that will prevent the entry of moisture and comply with clause 3.5.3. of the BCA.	<i>Provide revised specification or covering letter to make specific reference to BCA clause</i>
3.6 Glazing	Confirmation that any glazing will comply with AS 1288 – Glass in buildings – Selection and installation, or, AS2047 - Windows in buildings – Selection and installation.	<i>Provide revised specification or covering letter to make specific reference to Aust. Standard</i>

Building Code of Australia Issues

Annexure 3

BCA Clause & Issue	Action Required	Method of compliance - (office use only)
3.7.1 Fire separation	Confirmation that the eaves will be no less than 450mm from the side boundary wall separating the two (2) dwellings will achieve a Fire Resistance Level (FRL) of not less than 60/60/60 commencing at the footings or ground slab and extending to the underside of the roof covering.	<i>Received</i>
3.7.2 Smoke alarms	Confirmation that a hard-wired smoke detection system will be installed to every floor in accordance with AS3786	<i>Noted on plan</i>
3.8.1 Wet areas	Confirmation that wet areas will be installed in accordance with AS 3740 Waterproofing of wet areas in residential buildings	<i>Provide revised specification or covering letter to make specific reference to Aust. Standard</i>
3.8.3 Facilities (health and amenity)	For doors that lead in to a room containing a WC confirmation is required that those doors either: <ul style="list-style-type: none"> • Side, or, • Open outwards, or, • Be readily removable from the outside, or, • Provide a min. distance of 1200mm between the doorway and pan- 	<i>See plan</i>
3.9.1 Stair construction	Confirmation that the stairway will comply with 3.9.1 (eg: tread and riser configuration, non slip treads, treads of solid construction)	<i>Provide revised specification or covering letter to make specific reference to BCA clause</i>
3.9.2 Balustrades	Confirmation that balustrades will be provided and comply with clause 3.9.2 of the BCA. ie: <ul style="list-style-type: none"> ➤ to the stairs, 865mm in height above nosing and any openings not permitting a 125mm sphere to pass through it. ➤ to balconies or terraces more than 1 metre above finished ground level, 1m in height and not permitting a 125mm sphere to pass through any openings. ➤ For floors more than 4m above the surface below, no horizontal elements are permitted within the balustrade between 150mm and 760mm above the floor which can facilitate climbing. ➤ A balustrade or other barrier must be designed to take loading forces in accordance with AS 1170.1 or AS/NZS 1170.1; ➤ Horizontal wire balustrade to be installed in accordance with tension values or 	<i>As above</i>

Building Code of Australia Issues

Annexure 3

BCA Clause & Issue	Action Required	Method of compliance - (office use only)
	<p>maximum deflection values specified in Table 3.9.2.1;</p> <p>➤</p>	
<u>BCA Energy efficiency requirements;</u>		
<p>NSW 3.12.1 – Building fabric thermal insulation</p>	<p>Confirmation that the following will be complied with;</p> <p>(a) <u>Where required</u>, insulation will comply with AS/NZS 4859.1 and be installed so it:</p> <ul style="list-style-type: none"> • Abuts or overlaps adjoining insulation; and • Forms a continuous barrier with ceilings, walls, bulkheads, floors or the like; and <p>i. Does not affect the safe or effective operation of a <i>domestic service</i> or fitting.</p> <p>(b) <u>Where required</u>, reflective insulation will be installed with the necessary airspace to achieve the required R-value between the reflective side and a building lining or cladding and:</p> <ul style="list-style-type: none"> • Be closely fitted against any penetration, door or window opening; and • Be adequately supported by framing members; and • Be provided with 150mm min. overlaps taped together. <p>(c) <u>Where required</u>, bulk insulation will be installed so it:</p> <ul style="list-style-type: none"> • Maintains its position and thickness; and • In ceilings where there is no bulk insulation or reflective insulation in the wall, overlaps the wall member by not less than 50mm. 	<p><i>Provide revised specification or covering letter to make specific reference to Aust. Standard</i></p>

Building Code of Australia Issues

Annexure 3

BCA Clause & Issue	Action Required	Method of compliance - (office use only)
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<p>NSW 3.12.3.1 – Building Sealing – Compliance with national BCA provisions 3.12.3.0 – 3.12.3.5</p>	<p>Confirmation that the following will be complied with;</p> <p>(a) Windows will be sealed. Note - window complies if air infiltration of closed window complies with AS 2047 (Nat. BCA 3.12.3.0),</p> <p>(b) Any roof light will be capable of being sealed to minimise air leakage when serving:</p> <ol style="list-style-type: none"> an air-conditioned space; or In climate zone 4, 6 (ie: including western Sydney), 7 & 8 when serving a habitable room (Nat. BCA 3.12.3.2). <p>(c) A seal to restrict air infiltration will be fitted to each edge of an external door, openable window and other openings when serving:</p> <ol style="list-style-type: none"> an air-conditioned space; or In climate zone 4, 6 (ie: including western Sydney), 7 & 8 when serving a habitable room (Nat. BCA 3.12.3.3). <p><i>Notes:</i></p> <ul style="list-style-type: none"> An external louvre door, louvre window or like opening is exempt from provisions; An air seal may be foam or rubber strip or the like. <p>(e) An exhaust fan will be fitted with a self-closing damper, filter or the like when serving:</p> <ol style="list-style-type: none"> an air-conditioned space; or In climate zone 4, 6 (ie: including western Sydney), 7 & 8 when serving a habitable room (Nat. BCA 3.12.3.4). <p>(f) Roofs, external walls, external floors and any opening such as a window, door or the like will be constructed to minimise air leakage when forming part of the external fabric of:</p> <ol style="list-style-type: none"> an air-conditioned space; or In climate zone 4, 6 (ie: including western Sydney), 7 & 8 when serving a habitable room (Nat. 	<p><i>Provide revised specification or covering letter to make specific reference to Aust. Standard and/or BCA clause</i></p>
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Building Code of Australia Issues

Annexure 3

BCA Clause & Issue	Action Required	Method of compliance - (office use only)
	<p>BCA 3.12.3.5).</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <i>Air leakage to be minimised by enclosing by internal lining systems closely fitted at ceiling, wall /& floor junctions; or Sealed by caulking, skirting, architraves, cornices or the like.</i> 	
<p>NSW 3.12.5.1 – Building Services – Compliance with national BCA provisions 3.12.5.0 – 3.12.5.3 <i>(Clause is not applicable to existing buildings being relocated)</i></p>	<p>Confirmation that the following will be complied with;</p> <p>(a) The hot water supply system will comply with Section 8 of AS/NZS 3500.4 or cl. 3.38 of AS/NZS 3500.5 (Nat. BCA 3.12.5.0)</p>	<p><i>Provide revised specification or covering letter to make specific reference to Aust. Standard</i></p>