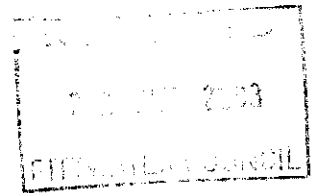


## CONSTRUCTION CERTIFICATE

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



**COUNCIL: Pittwater**

**CONSTRUCTION CERTIFICATE NO: 2003/147**

### APPLICANT

Name **Mr Greig Witney**  
Address **129 George Street, Careel Bay NSW 2107**  
Contact No: (telephone/fax) **9918 9796**

### OWNER

Name **Mr Greig & Mrs Tracey Witney**  
Address **129 George Street, Careel Bay NSW 2107**  
Contact No: (telephone/fax) **9918 9796**

### SUBJECT LAND

Address **154 Cabarita Road, Avalon (also known as 129 George Street, Careel Bay)**  
Lot No: **4** DP: **14882**

### DESCRIPTION OF DEVELOPMENT

Type of Work ☒ Building work ☐ Subdivision work

Description **Three storey dwelling, swimming pool, pool pavilion and front fence**



*N0832/01*

*30 JUL 2003*

Insight Development Consultants Pty Limited

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**DEVELOPMENT CONSENT**

Development Consent No: **NO 832/01**  
Date of Determination **29 November 2002**

---

**BUILDING CODE OF AUSTRALIA**

Building Classification **1a, 10a, & 10b**

---

**BUILDER or OWNER/BUILDER**

Name **Greg Witney**  
Contractor License No./Permit **No: 51530C**  
No. in case of Owner Builder

---

**\$ VALUE OF WORK**

Building/Subdivision **\$500,000.00**

---

**DATE C.C APPLICATION RECEIVED**

Date Received **10 July 2003**

---

**DETERMINATION**

Decision **Approved**  
Date of Decision **23 July 2003**

---

**ATTACHMENTS** **Nil**

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**PLANS AND SPECIFICATIONS  
APPROVED/REFUSED**

List plan no(s) and specifications  
Reference

1. Architectural Details, Reference No. 0114 – DA01 (A), DA02 (A), DA03(A) dated 31 August 2001, DA04(B) dated 6 September 2002, DA05(A) dated 31 August 2001, DA06(A1), DA07(A1) DA08(A1) dated 25 June 2003, DA09(A) dated 31 August 2001 & DA12(A) dated 6 September 2002, prepared by Patrick Nicholas Design.
2. Landscape Plan, Reference No. 01, prepared by Angus McDonald, dated 7 July 2003.
3. Stormwater Management Plan, Reference No. 20649-1, prepared by Jack Hodgson Consultants Pty Ltd, dated 16 April 2003, endorsed by Keighran Geotechnics, dated 20 June 2003.
4. Sediment Control Plan, Reference No. 20649-2, prepared by Jack Hodgson Consultants Pty Ltd, dated 17 April 2003, endorsed by Keighran Geotechnics, dated 20 June 2003.
5. Structural Engineers Details, Reference No. AJBA – 1007/1 & 2, prepared by Tihanyi Consulting Engineers Pty Ltd, dated 4 June 2003, endorsed by Keighran Geotechnics, dated 20 June 2003.
6. Schedule of Works, Reference No. VO 20649B, prepared by Jack Hodgson Consultants Pty Ltd Consulting Structural & Geotechnical Engineers, dated 7 July 2003.
7. Driveway Certification issued by Judy Bray (Architect), dated 4 July 2003.
8. Dilapidation Report, recording the condition of the neighbouring dwelling at 127 George Street, Careel Bay as at June 2003.

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**RIGHT OF APPEAL**

*under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environmental Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.*

---

**CERTIFICATE**

Certificate Final

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A(5) of the land Environmental Planning and Assessment Act 1979.

---

**CERTIFYING AUTHORITY**

Name of Certifying Authority    Insight Development Consultants Pty. Limited

Name of Accredited Certifier    Tom Bowden

Registration No                      93

Contact No                            (02) 9889 4770

Address                                7 Kingsford Avenue, Eastwood   NSW   2122

**SIGNED**



**DATE**

23 JUL 2003

---

---

Insight Development Consultants Pty Limited



JUDY BRAY DESIGN

4.7.2003

Pittwater Council  
5 Vuko Place, Warriewood NSW

RE DA. N° 0832 / 01  
154 Cabarita Rd, Avalon

REF Conditions of Approval re Construction  
Certificate Requirements B25

The proposed means of access to the above dwelling is very straightforward on near level land.

It complies with the requirements of Council's policy DCP N° E3 "Driveways & Internal Roadways" & AS 2890.1-1993 Parking Facilities - Off Street Car Parking

Yours faithfully  
Judy Bray  
(B. Arch)

**COUNCIL  
COPY**



# Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VO 20649B.

7<sup>th</sup> July, 2003.

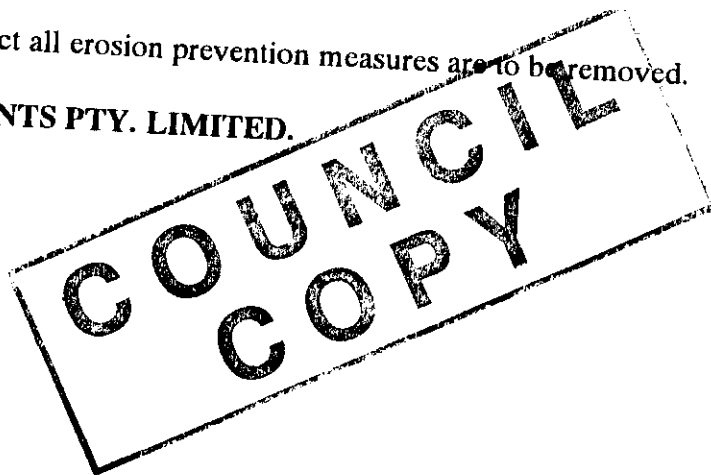
Page 1.

## SCHEDULE OF WORKS 129 GEORGE STREET, CAREEL BAY

1. The initial silt fence will be installed along the front boundary with an opening section of wrapped straw bales to provide entry to the site.
2. A track will be formed up the centre of the site between the side walls of the existing house that will be left in place on demolition.
3. Secondary silt fences will be installed at intervals up the site to control runoff.
4. The excavation for the pool pavilion will be carried out first with the excavated material being removed from the site down the formed track. The batters are to be supported by retaining walls.
5. Construction of the retaining walls must be done as soon as possible after the excavation has been completed. The cut batters are to be covered to prevent loss of moisture in dry weather and to prevent access of moisture in wet weather. Temporary support may be necessary depending upon the material encountered in the cuts and the length of period before permanent support is installed.
6. The excavation for the pool will then be carried out and the retaining walls constructed. On completion of the excavation the measures in 5. are to be put in place.
7. The excavation for the house will then be carried out and any additional retaining walls constructed. On completion of the excavation the measures in 5. are to be put in place.
8. The silt fences are to be kept in good condition with trapped silt being removed regularly so that the water leaving the site is free of sediment.
9. On completion of the project all erosion prevention measures are to be removed.

JACK HODGSON CONSULTANTS PTY. LIMITED.

  
J. D. Hodgson M.Eng.Sc.,  
F.I.E.Aust., CP ENG.  
Civil & Structural Engineer.  
Nper3, Struct. Civil. No. 149788.  
Director.



DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

11 Bungan Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926

## G & T Witney

129 George Street Careel Bay 2107

Details of Photos taken of Adjoining Neighbours Dwellings June 2003

**Mr & Mrs Sellers**

**127 George Street Careel Bay**

127 George Street is and Brick and Concrete construction with a tiled roof.

The western wall of brickwork is in good condition with only minor cracking to some joints. (Diagram 1 2 3)

The inside of the western wall has been rendered with some cracking to brickwork slab junctions, this is only due to slight lateral expansion of ground floor slab due to no cutting of an expansion joint to render. (Diagram 4)

Brickwork to sub floor level has no render and no cracks are evident. (Diagram 5)

Brickwork to front pier has minor cracking to external face. (Diagram 6)

Brickwork to rear southern wall of western boundary ie; kitchen window has been some settlement cracking at sill and head. (Diagram 7)

It is considered that with good demolition and excavation practices and the fact that both houses are to be sharing a similar lower ground floor height and that building works are also to be commenced at a similar time. there will be no adverse effects to 127 George Street Careel Bay.

**COUNCIL  
COPY**



①  
Western Brickwall  
Viewed North  
East



②  
Western Brickwall  
Viewed South  
East



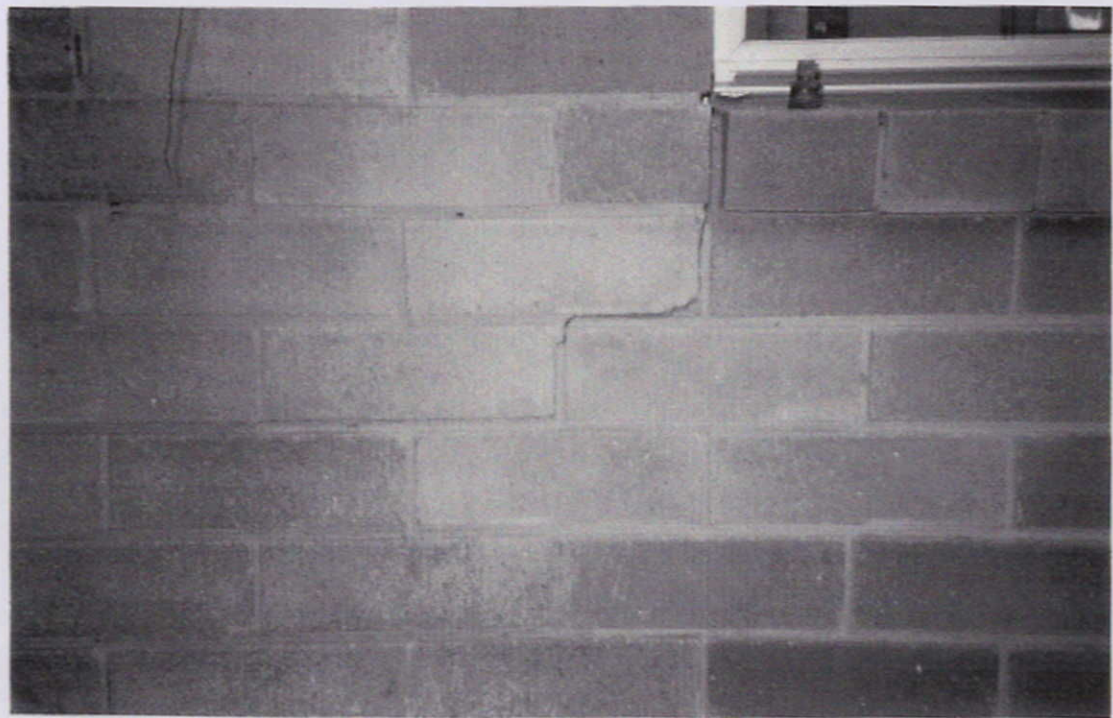
Very Minor  
Cracking North  
East Corner

③



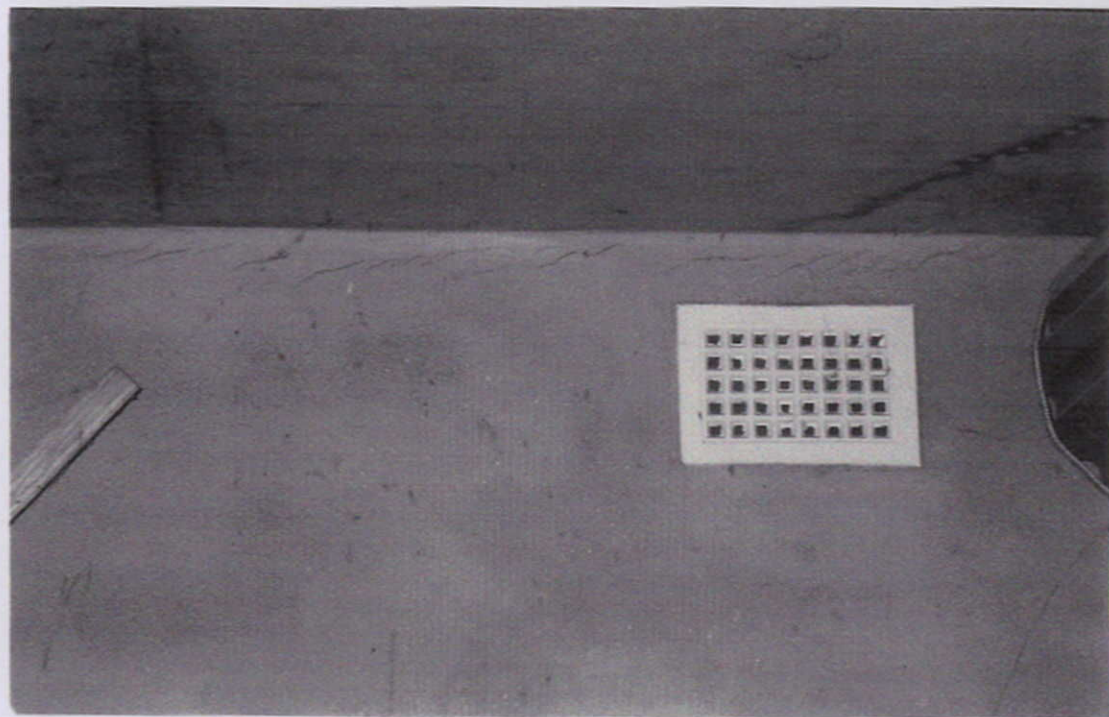
(6)

Minor Cracking to Pier Front of House at  
Garage Level Viewed South  
East Boundary End.



(7)

Settlement Cracking South West Corner  
Ground Floor Viewed North  
East



(4)

Western Brickwork Viewed West Garage Level  
Expansion Cracking along Sleep joint due to  
Rendering to Slab.



(5)

Western Brickwork Viewed West SubFloor  
Garage Level. No Expansion Cracking  
due to the Render to Brickwork.

**Mr Walters**  
**131 George Street Careel Bay**

Boundary wall to east (Photo 12) shows minor cracking to wall above deck height.

Deck terracotta painting (Photo 3 & 4) shows settlement and cracking to southeastern corner of deck area to eastern boundary. There is approx. 15mm of drop at most extreme point (Photo 3)

Post capping and terracotta tile intersection shows minor settlement and cracking (Photo 5)

Terracotta tiles to base of eastern boundary wall shows minor settlement and cracking (Photo 6)

Terracotta tiles and bullnose step tread to top of landing leading down to front garden shows expansion crack to full length of bullnose. Treads to top landing (Photo 7) and cracking to expansion point.

Eastern boundary wall viewed south west of rough brickwork with no finish to joints on applied coatings.

Eastern boundary wall viewed west shows signs of numerous cracking (Photo 9)

Previous works to eliminate sub soil drainage problems and poor ventilation as per access hole cut into masonry wall.

Expansion cracking to masonry wall (Photo 10 11 12) at slab penetration point.

Original masonry brick wall shows signs of cracking and water penetration this was possibly caused when original makeover of 131 was performed approaching 10 years ago (1990 - 1993)

The above is based on the fact that the existing masonry wall sits on exposed concrete footing of large proportion with no signs of cracking.

It is considered with good demolition and excavation practices and minimal time between back filling that there will be no adverse effects to 131 George Street.

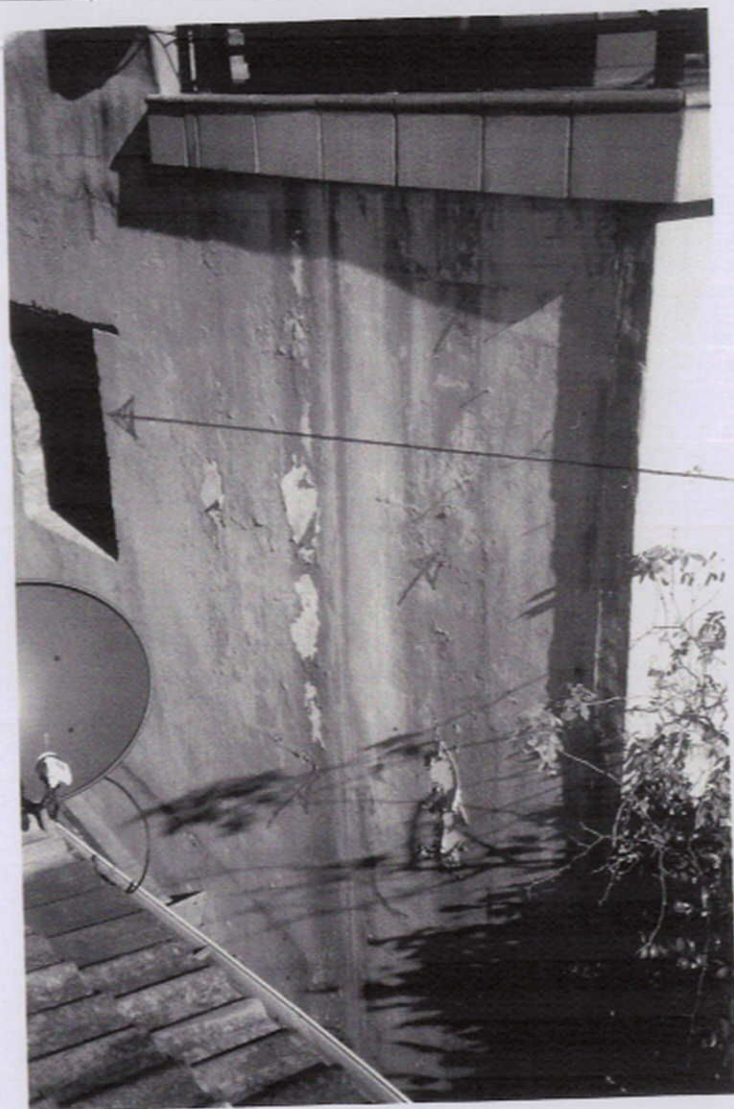


Eastern Boundary Wall  
Viewed East

Minor Cracking  
to Render  
Surface to  
Brickwork  
above Deck  
Height  
Eastern  
Boundary  
Wall  
Viewed  
East  
North Pier



(2)



(9)

Eastern Boundary Wall  
Viewed West. Numerous  
Cracking due to Expansion  
a Settlement.

Remedial Ventilation Hole  
Cut into Sub Deck area  
to improve Drying of subso  
and to alleviate Peeling of  
Cement Paint Jark.



(10)

Remedial  
Patching to  
Boundary wall  
Dock slab  
boarding  
area.  
Viewed  
West



(7)

Cracking to Top Bullnose tile to  
Front stairs leading down to Front Garden  
Slight Cracking to expansion joint



(8)

Eastern Boundary Wall as viewed South  
West



(13)

Boundary Wall  
South of Ventilation  
Hole  
Settlement  
Cracking to Masonry  
Wall  
Viewed West



As Above  
Viewed West

(14)



North of  
Ventilation  
Hole

(11)

Slab Edge  
Cracking at  
landing to  
lower grade  
Eastern  
Boundary  
Wall

Viewed West



(12)

North of Ventilation  
Hole

Slab edge Crack  
under Slab of  
Deck Boundary  
Wall

Viewed West

**Mrs Moray  
Cabarita Road Careel Bay**

Existing house is of mid 70's appearance and in fair condition. Brickwork to eastern boundary has no sign of any serious cracking or signs of structural failure.

Rear retaining wall and associated paved landscaping, pergola and BBQ area;

The retaining wall has failed in numerous areas as per photo evidence and is in need of urgent reconstruction, as total failure will soon follow.

There is no sign of any reinforcement to areas exposed at failure points. As the wall is retaining approx. 2 lineal metres of vertical fill levelled out from a steep slope, it is recommended that the above advice of reconstruction be seriously considered to avoid extensions and serious damage to the existing house as the retaining wall lies approx. 3 lineal metres up hill of the lower ground living area.

The above-mentioned retaining wall is approx. 14-18cm above and diagonal west of the proposed Pool Pavilion and any work carried out to construct the Pool Pavilion will have no adverse impact on the existing wall.

NB the above retaining wall as of the week of the 22<sup>nd</sup> June has had some workmen attending to the wall.



Retaining Wall ①

Viewed West

Eastern Boundary

Retaining Wall

Viewed South

Eastern Boundary

②





4

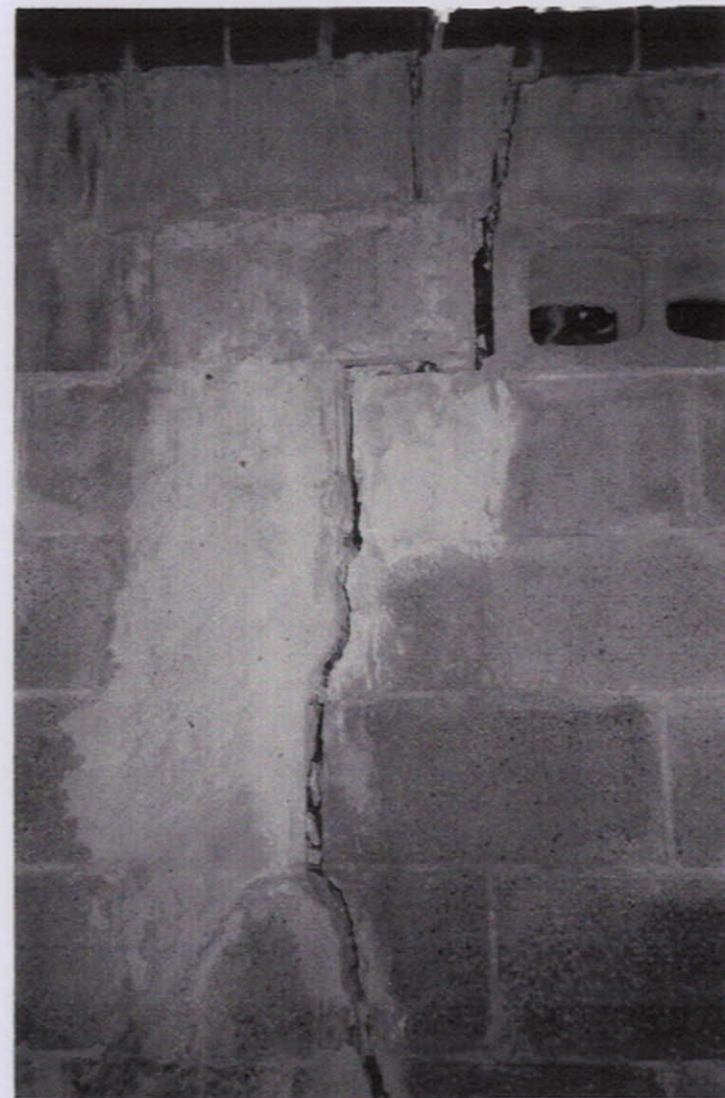
Retaining Wall  
Viewed North west  
across BBQ + Paved  
Patio  
Eastern Boundary

2 +  
ed Patio  
- Pergola  
ved West  
tern  
oundary



5

Retaining Wall 2m in from Eastern  
Boundary Viewed South



3





Retaining Wall  
Viewed West  
Showing 2nd Fault  
2 in in from Corner  
Eastern Boundary

6

North face of House  
Viewed West  
Thick undergrowth  
Eastern Boundary

7





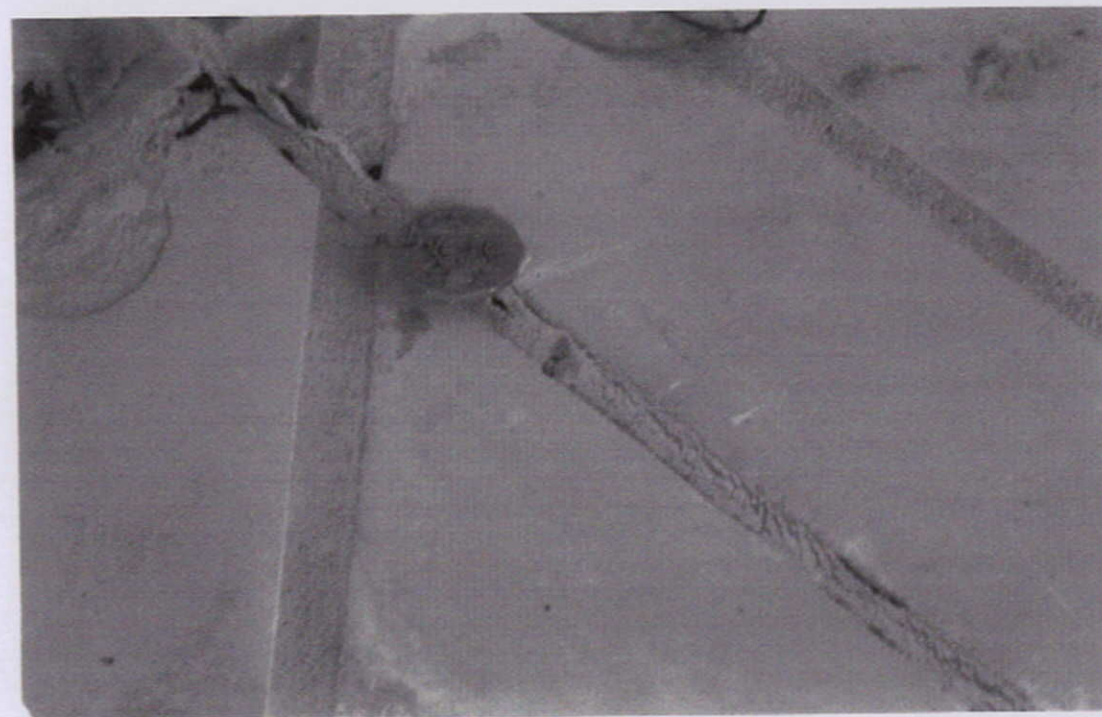
(5)

Settlement Cracking around pool edge  
to Copping / Tile intersection



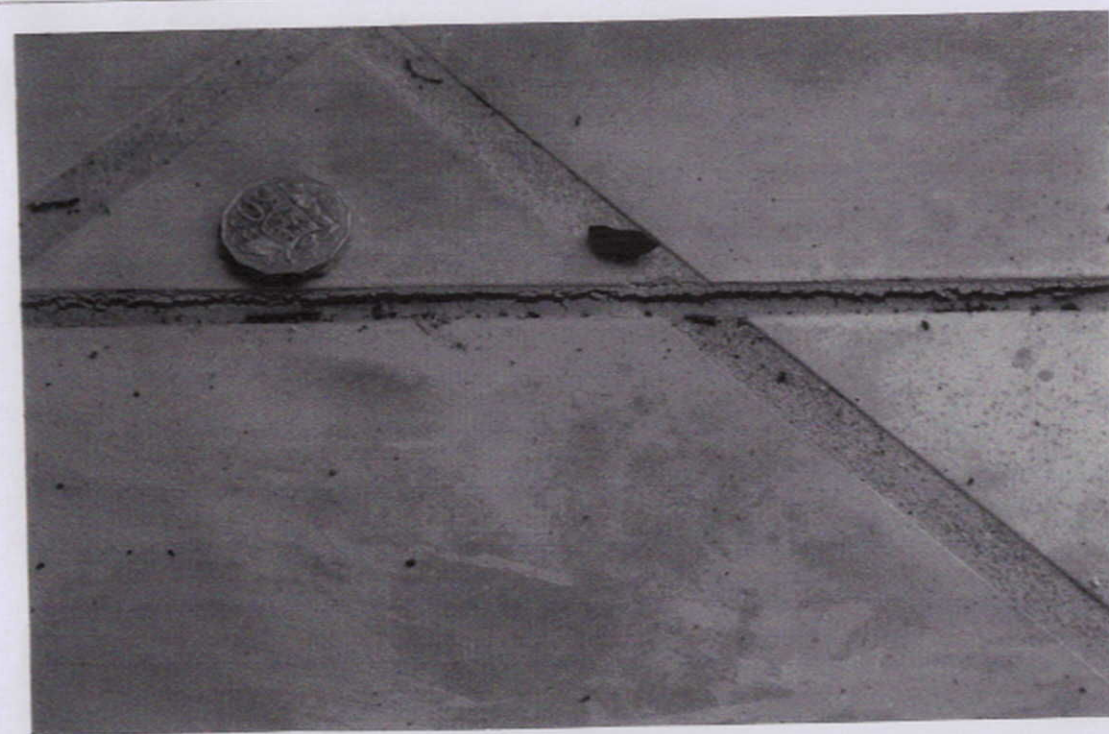
(6)

Settlement Cracking at Base of Eastern  
Boundary Wall Viewed East



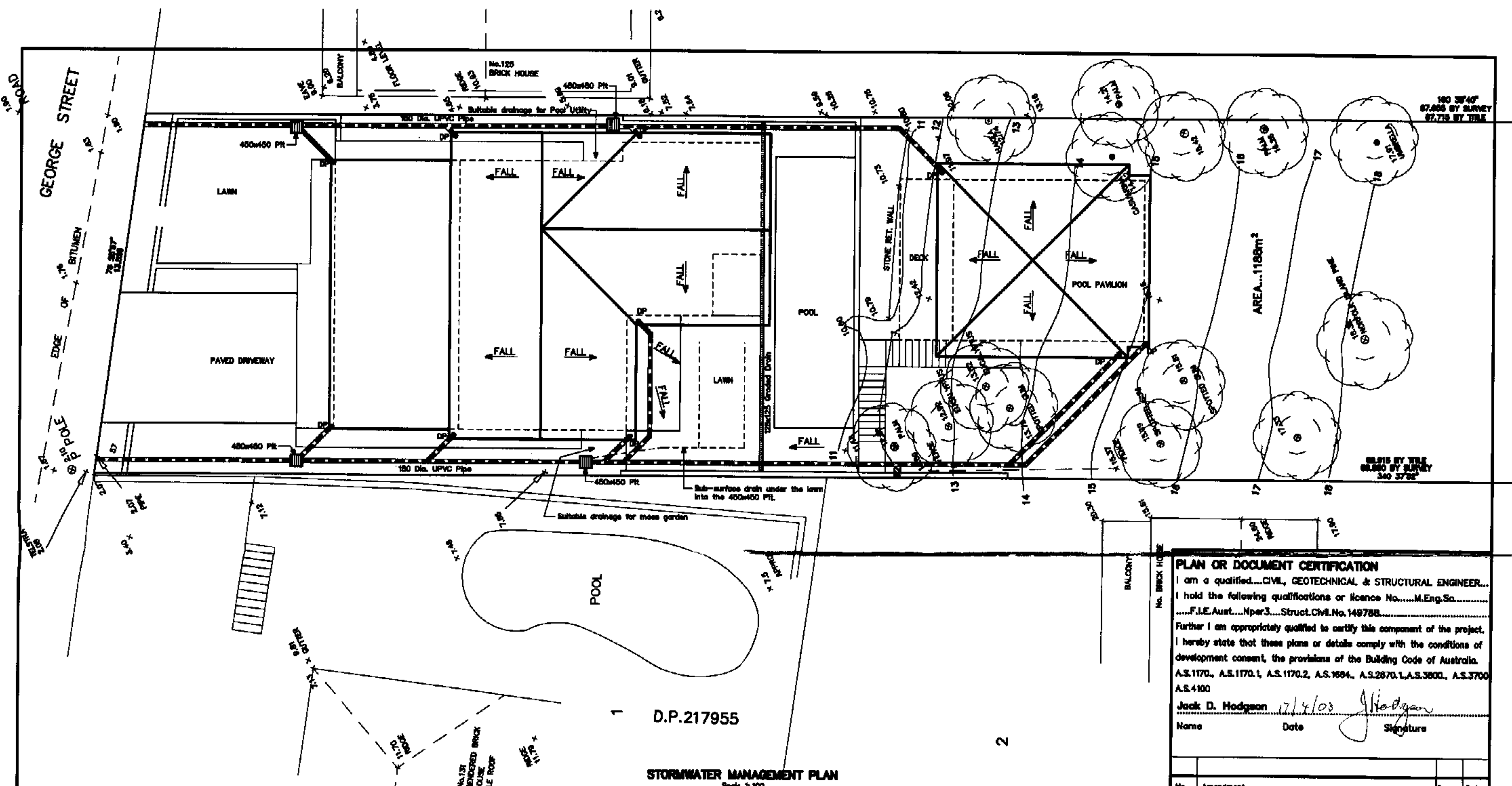
(3)

Settlement Cracking and approximately 15mm  
Dropping of Deck tiles Eastern Boundary  
South Eastern Corner of Deck.



(4)

As above approximately 1.5m West  
of South Eastern Corner of Deck



- DRAINAGE PIPE NOTES:-**
- All pipes unless otherwise specified to be 150 dia. UPVC pipe.
  - Slopes of pipes to be a minimum of 1:100 in 100.
  - All levels and dimensions to be checked and confirmed on site.
  - Inspection openings will be required at even spacings not more than 30 metres apart and at any change of direction greater than 45 degrees.
  - All design work and works to be in accordance with AS/NZS 3500.3.2 (1998) and AS/NZS 3500.5 (2000).

**GDK**  
 GEOTECHNICAL DESIGN & CONSULTANCY  
 Greg D. Kingston Pty Ltd (Inc NSW)  
 P.O. Box 2325, North Parramatta NSW 1750  
 Ph: 02 9890 7873 Fax: 02 9890 7874  
 Email: mark@gdkgo.com

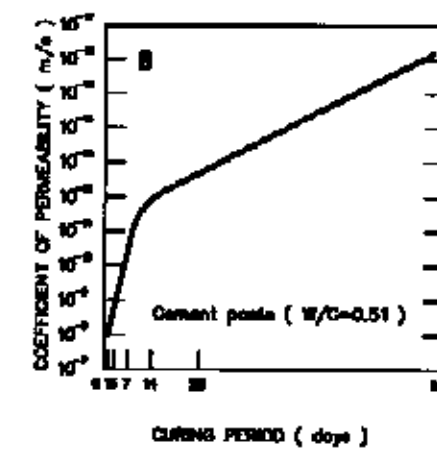
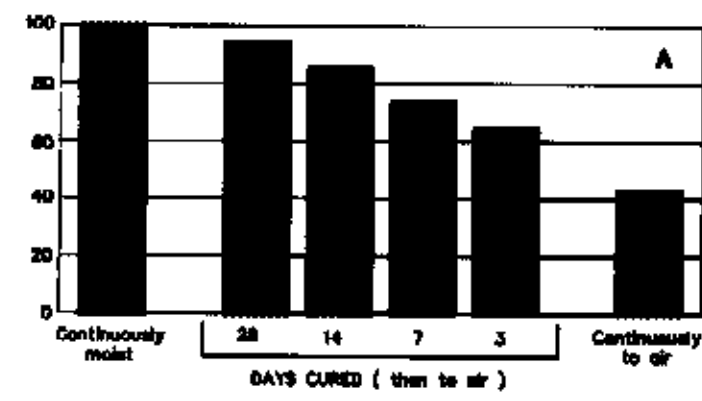
Drawings have been reviewed and comply with the requirements detailed in the Geotechnical Report No. 01198/04/1 dated 15/7/2003

*U.D. Kingston BE (Civil)*  
 Principal Engineer

Date: 20/6/2003

### IMPORTANCE OF CURING CONCRETE

COMPRESSIVE STRENGTH AT 28 DAYS  
 AS % OF CONTINUOUSLY MOST CURED SAMPLE



Effect of curing duration on: (A) compressive strength; and (B) concrete permeability  
 Acknowledgement: Diagram is based on fig 1.2 of Guide to Concrete Repair & Protection (SAA/HB4:1998)

**PLAN OR DOCUMENT CERTIFICATION**

I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER...  
 I hold the following qualifications or licence No.....M.Eng.Sc.....  
 ....F.I.E.Aust.....Nper3.....Struct.Civil.No.149788.....  
 Further I am appropriately qualified to certify this component of the project.  
 I hereby state that these plans or details comply with the conditions of  
 development consent, the provisions of the Building Code of Australia.  
 A.S.1170.1, A.S.1170.2, A.S.1170.3, A.S.1684, A.S.2870, L.A.S.3800, A.S.3700  
 A.S.4100

Jack D. Hodgson 17/4/03 *J. Hodgson*  
 Name Date Signature

**STORMWATER MANAGEMENT PLAN**

**PROPOSED NEW DWELLING**  
**129 GEORGE STREET**  
**CAREEL BAY**

**GREIG & TRACEY WITNET**

The Structural Details shown on this Drawing are Not to change  
 under any circumstances. No Certification will be issued for work  
 Not in accordance with this Drawing.

**JACK HODGSON CONSULTANTS PTY. LIMITED.**  
 Consulting Civil, Geotechnical, and Structural Engineers.  
 11 Bungay Street, MARRA VALE, Vic 3089. Post Code 2103.  
 Telephone (03) 9879 6733. Facsimile (02) 9879 8028. A.C.N. 053 406 011

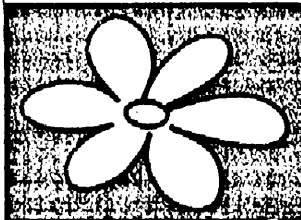
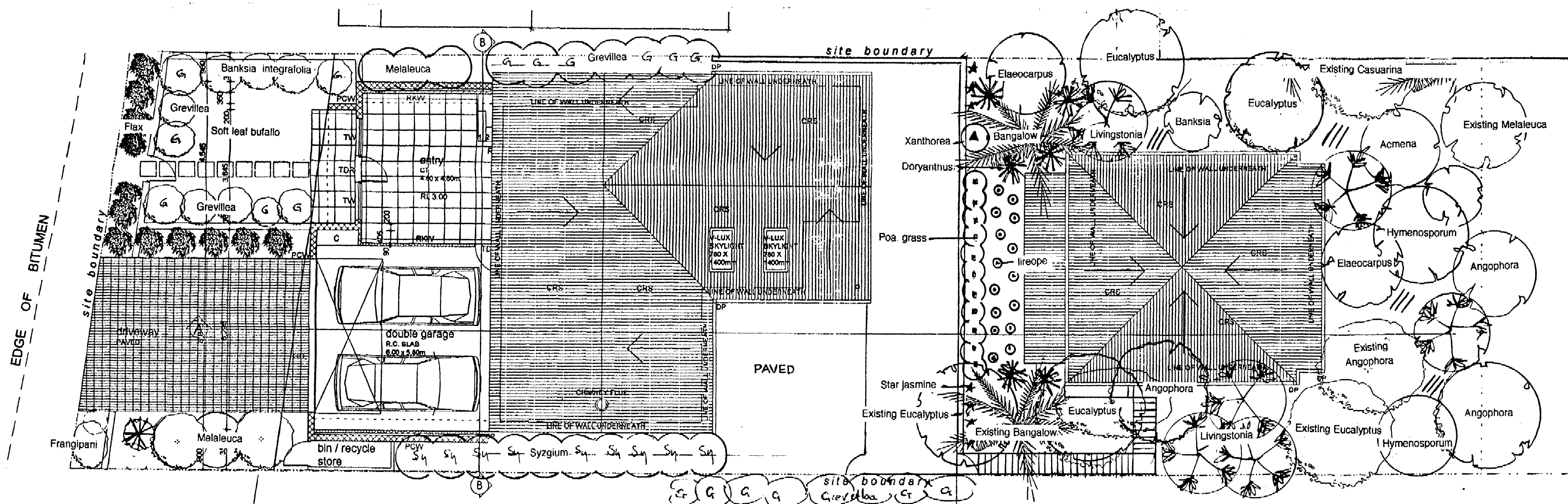
|                    |                   |         |             |
|--------------------|-------------------|---------|-------------|
| Designed JDH       | Drawn ED          | Job No. | Drawing No. |
| Checked JDH        | Scale 1:100, 20:1 | 20649-1 |             |
| Date 16 APRIL 2003 |                   |         |             |



**Site Area = 1188m<sup>2</sup>**

Landscaped Area = 868m<sup>2</sup> = 73%

|     |                             |                 |       |    |
|-----|-----------------------------|-----------------|-------|----|
| /// | Hardenbergia violacea       | Happy wanderer  | 200mm | 10 |
| ⊙   | Liriope muscari             | Evergreen giant | 200mm | 30 |
| *   | Trachelospermum jasminoides | Star jasmine    | 200mm | 10 |



| issue | date | notes                              |
|-------|------|------------------------------------|
| A     |      | Issued to Pittwater Council for DA |

DRAWN BY ANGUS McDONALD  
Certificate in Urban Horticulture

## amendments



Project NEW DWELLING  
GREIG + TRACEY WITNEY  
129 George Street  
Careel Bay  
NSW 2107

Job Number 20061

Scale 1:100

THIS DRAWING AND ALL NOTES SHOULD BE READ IN CONJUNCTION WITH THE DETAILED, STRUCTURAL SERVICE DRAWINGS, SCHEDULES AND SPECIFICATIONS BEFORE WORK BEGINS.

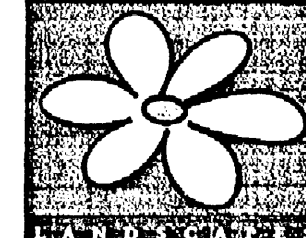
ARROW'S INDICATING ROOF PITCH POINT UP SLOPE.

Date November 12th 2001

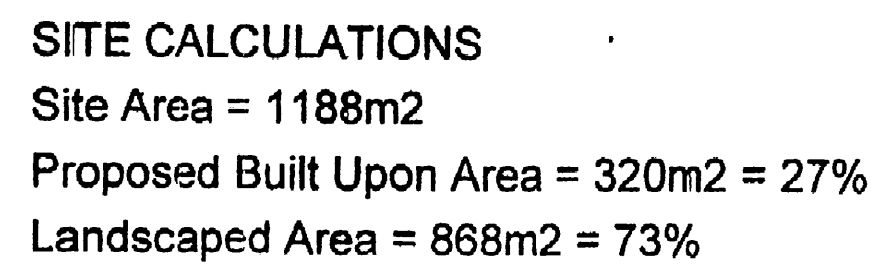
**8.010** **A**

DO NOT SCALE OFF DRAWINGS  
USE FIGURED DIMENSIONS ONLY  
ALL DIMENSIONS TO BE CHECKED ON SITE.

THIS DRAWING IS COPYRIGHT AND MAY NOT  
REPRODUCED WITHOUT WRITTEN CONSENT



**COUNCIL  
COPY**

[illegible]

**STRUCTURAL DOCUMENT CERTIFICATION:**  
**Thany Consulting Engineers Pty Ltd**  
ACN 124327976

We, Thany Consulting Engineers Pty Ltd, being Structural Engineers within the meaning of the Building Code of Australia, hereby certify that we have carried out structural design and documentation in accordance with accepted engineering practice and principles as shown on the plans and details on the drawings(s) listed below, and that the structural engineering details on the drawing(s) comply with the relevant Australian Standards.

Drawn: A.J.B.A. 1007/142  
Date: 06/06/03  
E. Thany  
BE MEMBERSHIP  
NPER reg No. 10925

**CDV**  
CONSTRUCTION DOCUMENT VERIFICATION  
100 King St, Suite 100, North Sydney, NSW 1585  
Ph: 02 9550 7872 Fax: 02 9550 7874  
Email: mail@cdv.com.au  
Drawing has been reviewed and approved in accordance with the requirements detailed in the Construction Document Verification Code of Practice (CDV) 2001.  
Date: 20/06/2003  
Principal Engineer

**NOTE: "POLYSTEEL" WALLS**  
FOR REINFORCEMENT OF LOADBEARING & RETAINING WALLS CONSTRUCTED WITH STAY-IN-PLACE FORMS REFER TO SUPPLIER'S DESIGN. THE WALLS, THEY REINFORCEMENT & INSTALLATION SHALL BE SPECIFIED & CERTIFIED BY THE ENGINEER OF THE SUPPLIER. DESIGN & CERTIFICATION SHALL BE PROJECT SPECIFIC. (POLYSTEEL NOT TO BE USED AS FREE-STANDING.)

**TIMBER FRAMING NOTES**

- ALL TIMBER WORK, TIMBER SIZES AND DETAILS NOT SHOWN ON THIS DRAWING SHALL BE IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF AS 1684-LIGHT TIMBER FRAMING CODE, AND AS 1720-TIMBER ENGINEERING CODE.
- THE STUD WALL SUPPLIER/ERECTOR SHALL BE RESPONSIBLE FOR THE ADEQUACY OF THE WALLS FOR LATERAL WIND LOADS. ADEQUATE PROVISION FOR HOLDING DOWN ROOF SHALL BE MADE IN CONSTRUCTION WITH AS 1684-1997.
- HATLING PLATES (REFER TO ARCHITECT'S DETAILS) SHALL BE NIO BOLTED OR 60N-FIXED TO STUDS BEAMS AT 900 mm HALL CENTRES.
- WOOD AND WALL FRAMING SHALL BE FULLY BRACED IN ACCORDANCE WITH AS 1684-1997.

**CONCRETE**

- All workmanship and materials shall be in accordance with AS3600 current edition with amendments (unless otherwise specified).
- Ready-mix concrete supply shall comply with AS1379.
- Concrete Quality (unless otherwise specified):  
Cement: Type A Normal Portland Cement  
Maximum size of coarse aggregate: 20mm  
Minimum slump during placing: 80mm
- Project control testing shall be carried out in accordance with AS1379, Clause 9?
- No admixtures shall be used in concrete unless approved in writing.
- Concrete grade and clear concrete cover to reinforcement including and stirrups (excluding tendons) for durability shall be as follows unless shown otherwise:

| Exposure Classification                                    | A1 & A2 | B1    | B2    |
|------------------------------------------------------------|---------|-------|-------|
| Concrete grade f <sub>cu</sub>                             | 25MPa   | 32MPa | 40MPa |
| Members cast against ground                                | 50mm    | 50mm  | 65mm  |
| Exposed slabs and walls in forms or on membrane            | 30mm    | 40mm  | 45mm  |
| Not exposed slabs and walls in forms up to 120 minutes FRL | 20mm    | N/A   | N/A   |
| Beams and columns in forms up to 120 minutes FRL           | 40mm    | 40mm  | 45mm  |

Unreinforced mass concrete f<sub>cu</sub>: 20MPa  
For cover requirements over 50 minutes Fire Resistance Levels refer to AS 3600 and specifications.  
Exposure classification shall be determined on site in accordance with Table 4.3 in AS 3600. Most common categories (for guide only) listed below:

Surfaces in interior work exposed to non aggressive ground or weather further than 50mm from coast line, not in industrial area: A1  
Members exposed to weather 1 km to 50km from coast line: B1  
Members exposed to weather less than 1 km from coast line: B2

For Members in tidal or splash zone, water or other corrosive environment see specification and drawings.

C7 All reinforcement shall be firmly supported on steel metal plastic tipped chairs, plastic chairs or concrete chairs at not greater than 1 metre centres both ways. Bars shall be at alternate intersections in exposure condition B2 or C use only plastic chairs.

C8 Concrete stress shown and cover nominated to reinforcement do not include thicknesses of applied finishes.

C9 Depths of beams are given first and include slab thickness.

C10 For chamfers, dip grooves, relets, etc., refer to Architect's details; maintain cover to reinforcement at these details.

C11 No holes, channels or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the prior written approval of the Structural Engineer.

C12 Construction joints where not shown shall be located to the approval of the Structural Engineer.

C13 Conduits, pipes etc. shall only be located in the middle one third of slab depth and spaced at not less than 3 diameters. Pipes or conduits shall not be placed within the cover to reinforcement.

C14 Slabs and beams shall be constructed to bear only on the intended loadbearing walls, columns, etc. shown on the drawings. All other building elements shall be kept 15mm minimum clear from the structure.

C15 Reinforcement:  
All reinforcing bars shall be Grade D500N to AS4671 unless noted otherwise. All steel shall be Grade 500L to AS4671 and shall be supplied in flat sheets.

Reinforcement notation shall be as follows:  
number of bars in group - bar grade and type - nominal bar size in mm - spacing in mm  
Example: 17 @ 200

The figures following the fabric symbol F are the reference numbers for the fabric to AS4671.

Reinforcement is represented diagrammatically and not necessarily in true projection, therefore must not be scaled from drawings.

Slab reinforcement shall extend at least 65mm onto masonry support walls.

Splices in reinforcement shall be made only in positions shown or otherwise approved in writing by the Structural Engineer. Laps shall be in accordance with AS3600 and not less than the development length for each bar.

Site bending of deformed reinforcing bars shall be done without heating using mechanical bending tools.

Welding of reinforcement shall not be permitted unless shown on the structural drawings or approved by the Structural Engineer in writing.

Unless otherwise noted on the drawings, all unsupported bars shall be set in the transverse direction to Y12 @ 300mm distribution bars which shall have minimum 40mm lap where required.

Fabric shall be bent 2 transverse wires plus 50mm. Bundled bars shall be tied together at 90 bar diameter centres with 3 wires of tie wire.

C16 The Structural Engineer shall be given 24 hours notice for reinforcement inspection and concrete shall not be delivered until final approval obtained.

C17 The finished concrete shall be a dense homogeneous mass, completely filling the formwork thoroughly embedding the reinforcement and free of stone pockets. All concrete shall be compacted using high frequency vibrators.

C18 Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, or by prevention of loss of moisture for a total of 7 days followed by a gradual drying out. Approved sprayed on curing compounds that comply with AS3091 may be used where floor finishes will not be affected (refer Manufacturers Specification). Polythene sheeting or wet hessian may be used to retain concrete moisture where protected from wind and traffic.

C19 Construction support propping is to be left in place where needed to avoid overstraining the structure due to construction loading. Shoring and backpropping time shall be approved by the Structural Engineer. No bracing or partition walls are to be constructed on suspended levels until all propping is removed.

C20 The Builder shall obtain certification from an appropriately qualified structural engineer for the adequacy of the slab formwork and take-work for each suspended slab being poured, and of backpropping of lower slabs, prior to pouring each suspended slab above.

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**CONSTRUCTION NOTES**

**GENERAL**

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND WITH EACH OTHER. WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERVISING OFFICER FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- NO RESPONSIBILITY WILL BE TAKEN BY THE CONSULTING ENGINEER FOR DIMENSIONS OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE AND NEIGHBORHOOD STRUCTURES IN SAFE AND STABLE CONDITION DURING CONSTRUCTION. NO PART SHALL BE OVERSTRESSED.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE BUILDING CODE OF AUSTRALIA, BAA CODES (WITH AMENDMENTS), AND BY-LAWS AND ORDINANCES OF THE RELEVANT GOVERNMENT AUTHORITIES.
- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:  
GENERALLY (UNO): ..... kPa  
STAIRS/GALLERIES: ..... kPa  
ROOF: ..... kPa  
DRIVE WAY: ..... kPa  
DRIVE WAY: ..... kPa
- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE DESIGN WIND LOAD OF REGION ..... TERRAIN CATEGORY .....  
DESIGN EARTHQUAKE LOAD FOR SEISMIC ZONE .....  
DESIGN EARTHQUAKE LOAD FOR SEISMIC ZONE .....  
DESIGN EARTHQUAKE LOAD FOR SEISMIC ZONE .....

**FOUNDATION**

- FOUNDATION MATERIAL SHALL BE APPROVED FOR AN ALLOWABLE BEARING CAPACITY OF 150 kPa. IMMEDIATELY PRIOR TO PLACING CONCRETE, NOT WITHSTANDING THIS, THE UNDERSTANDING OF ALL FOOTINGS SHALL BE AS DETAILED, AND IN NATURAL RESIDUAL.
- FOOTINGS HAS BEEN DESIGNED FOR SITE CLASSIFICATION ..... IN ACCORDANCE WITH AS1170. SHALL BE CONSIDERED BY QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION, AND HIS INSTRUCTIONS SHALL BE FOLLOWED.
- FOOTING HAS BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT NO. 1007/142 BY ..... COST OF THE REPORT SHALL BE KEPT ON SITE AND ALL RECOMMENDATIONS IN IT SHALL BE FOLLOWED.

**SLAB ON GROUND NOTES**

- REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM THE AREA OF THE SLABS.
- LOCATE ALL SOFT SPOTS BY PROBE BOLLING. REMOVE UNSUITABLE MATERIAL AND REPLACE WITH APPROVED GRANULAR BACKFILL, COMPACTED.
- CUT SUBGRADE SHALL BE COMPACTED TO 95% STANDARD COMPACTION IN ACCORDANCE WITH AS1289 E1.1. FILL SHALL BE COMPACTED TO 100% STANDARD COMPACTION IN LAYERS, NOT EXCEEDING 200mm THICKNESS. MAXIMUM DEPTH OF FILL IS TO BE 750mm UNLESS SPECIAL INSTRUCTIONS.
- WHERE SLABS ARE TO BE PLACED OVER EXCAVATED ROCK, THE ROCK SURFACE SHALL BE BLASTED WITH 500N NORMAL COMPACTED GRANULAR MATERIAL.
- UNDER ALL SLABS PROVIDE AN APPROVED WATERPROOF MEMBRANE OVER 200N NORMAL SAND BOLLING.
- FINISHED EXTERNAL SURFACE LEVELS ARE TO BE SLOTTED ANY FROM THE SLAB.
- "FILL AS FORTHWITH" AND SIMILAR BELOW SHALL BE CONSIDERED SUFFICIENTLY TO PERMIT CONSTRUCTION.

**WARNING**

PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicant's responsibility. No other approval from Sydney Water is required prior to construction. Dial Before You Dig 1100.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE: *E. Thany, N.E.E. A.M. C.P.E. 4/6/03*

ARCHITECT:

JUDY BRAY

PROJECT:

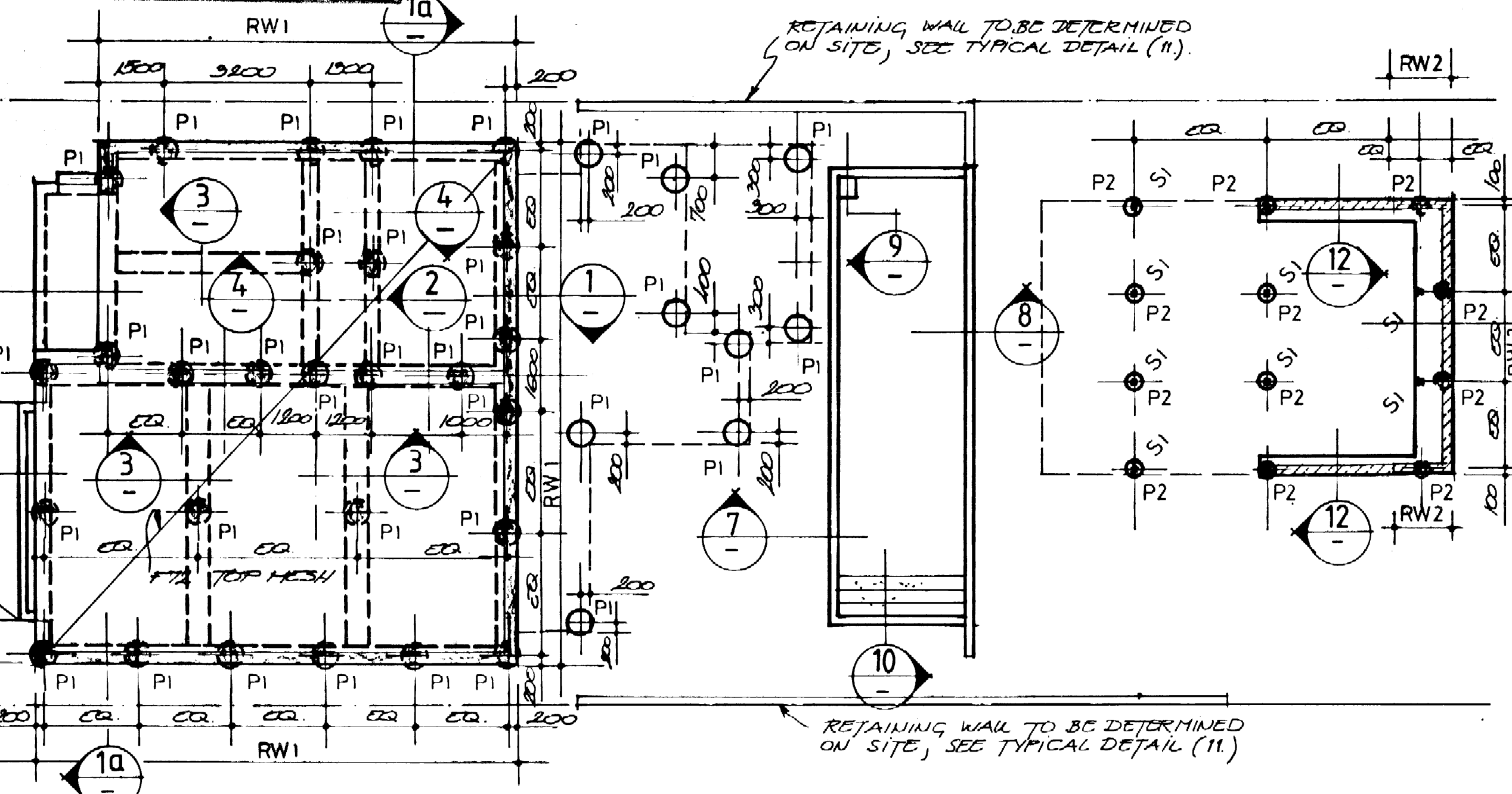
NEW DWELLING  
129 GEORGE ST. CAREEL BAY

TITLE:

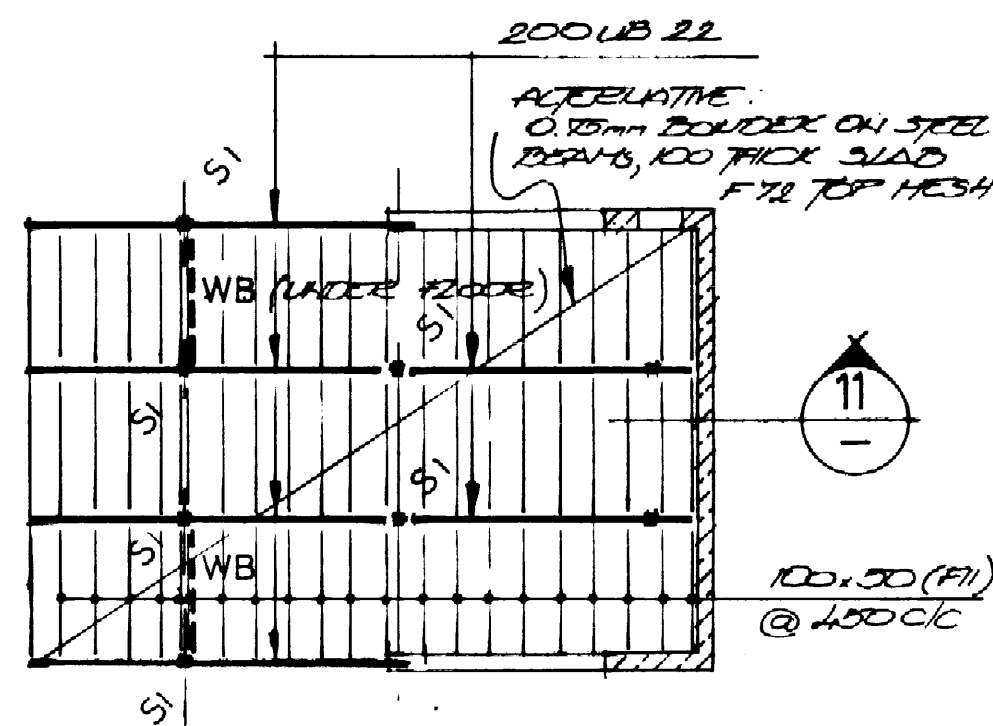
STRUCTURAL DETAILS I.

**INSIGHT DEVELOPMENT CONSULTANTS PTY LTD**  
ACN 14330708  
Structural and Civil Designers • Project Managers  
8 Sullivan Road, Suite 2103 • Phone 9597 8821 • Fax 9597 8940

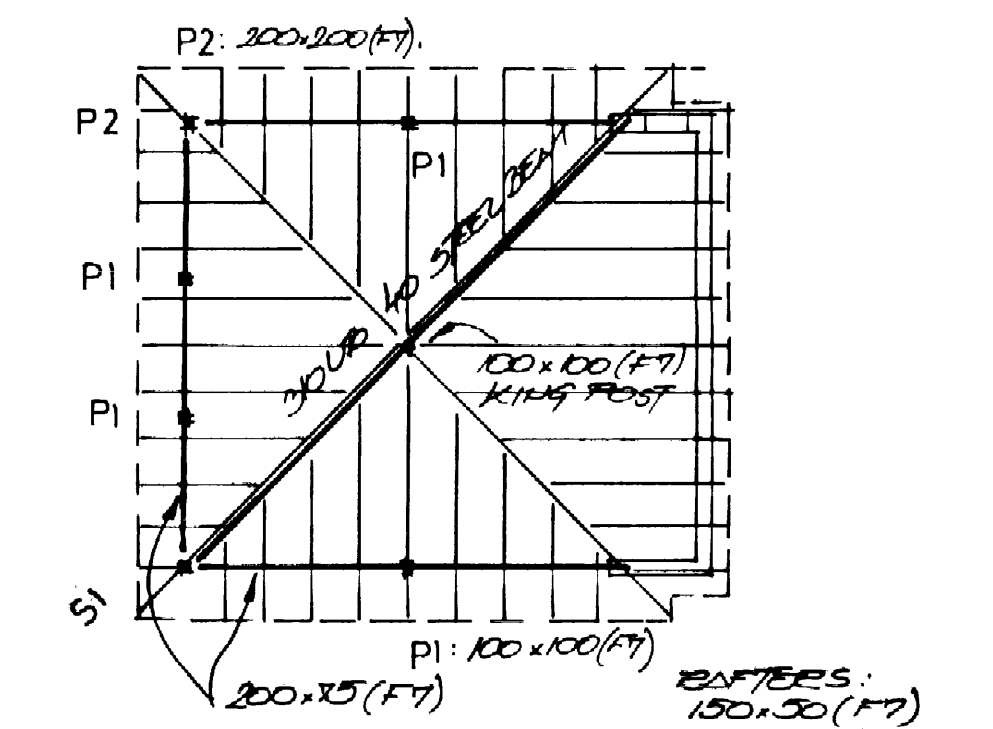
DESIGNED: L.T. DRAWN: CHECKED: C.T.  
DATE: 02.03. DWG No: A.J.B.A.-1007/1 REV  
SCALE: 1:20, 1:100



PILE LAYOUT AND LOWER GROUND FLOOR SLAB-100 THICK U.N.O.

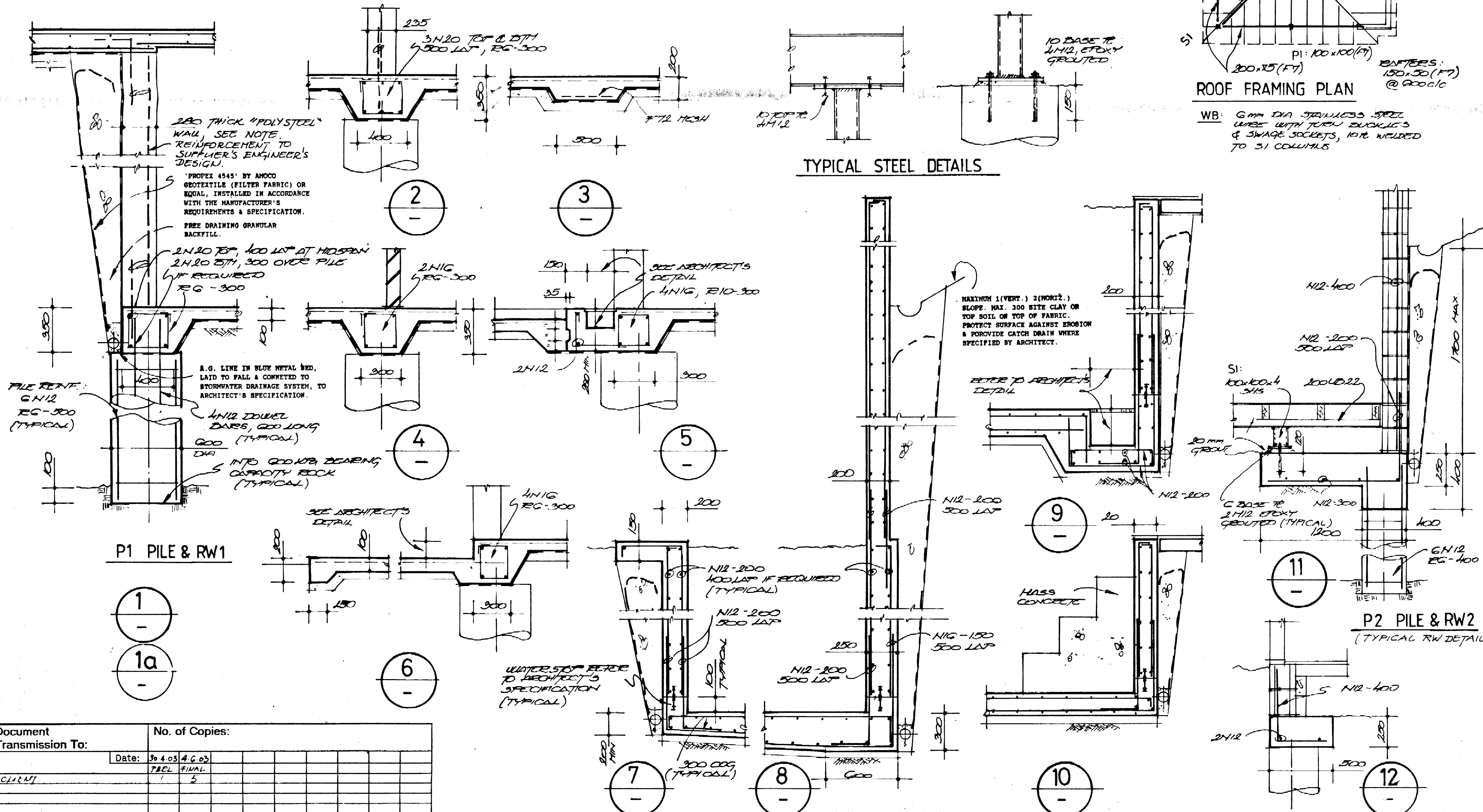


POOL PAVILION FLOOR FRAMING PLAN

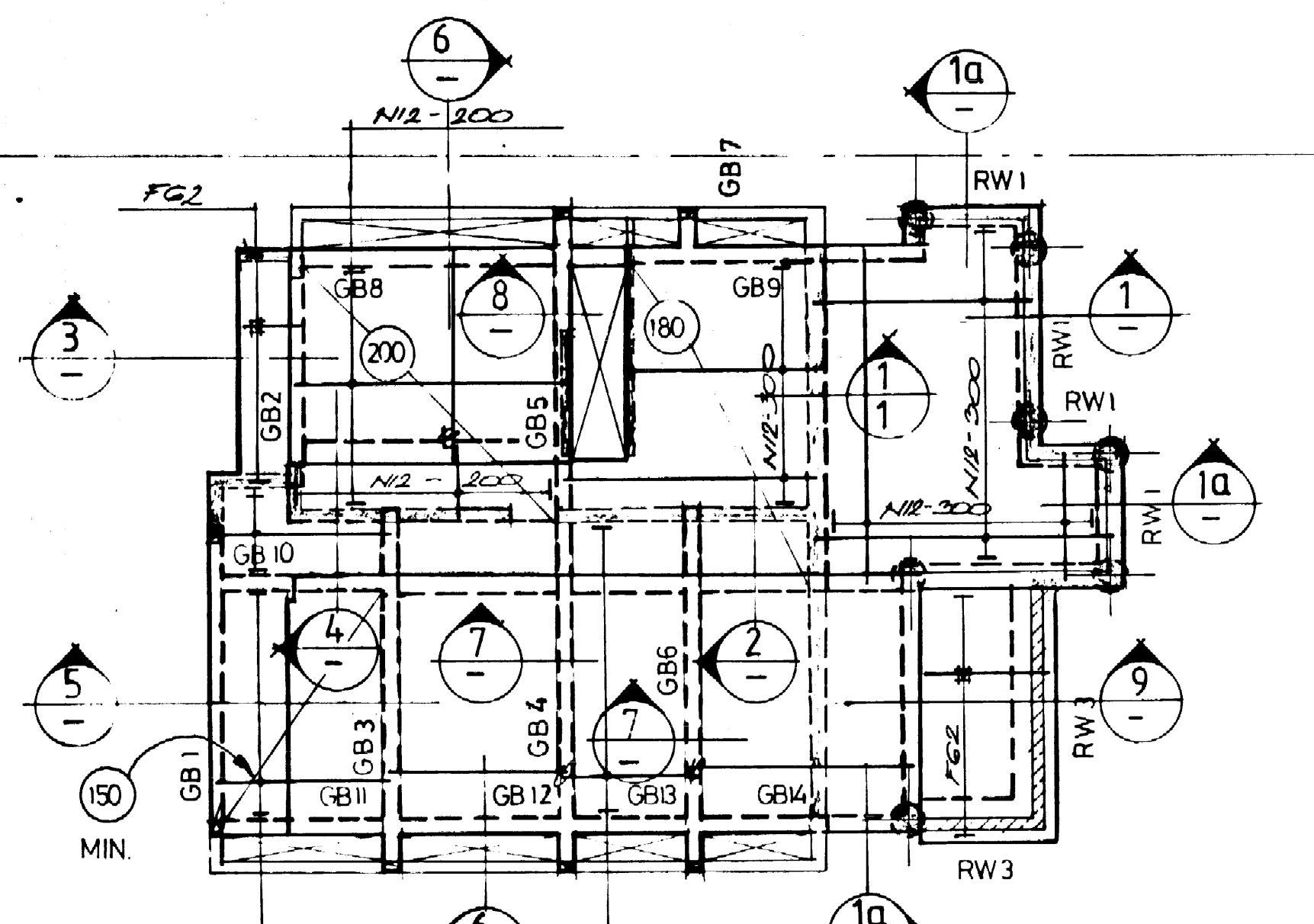


ROOF FRAMING PLAN

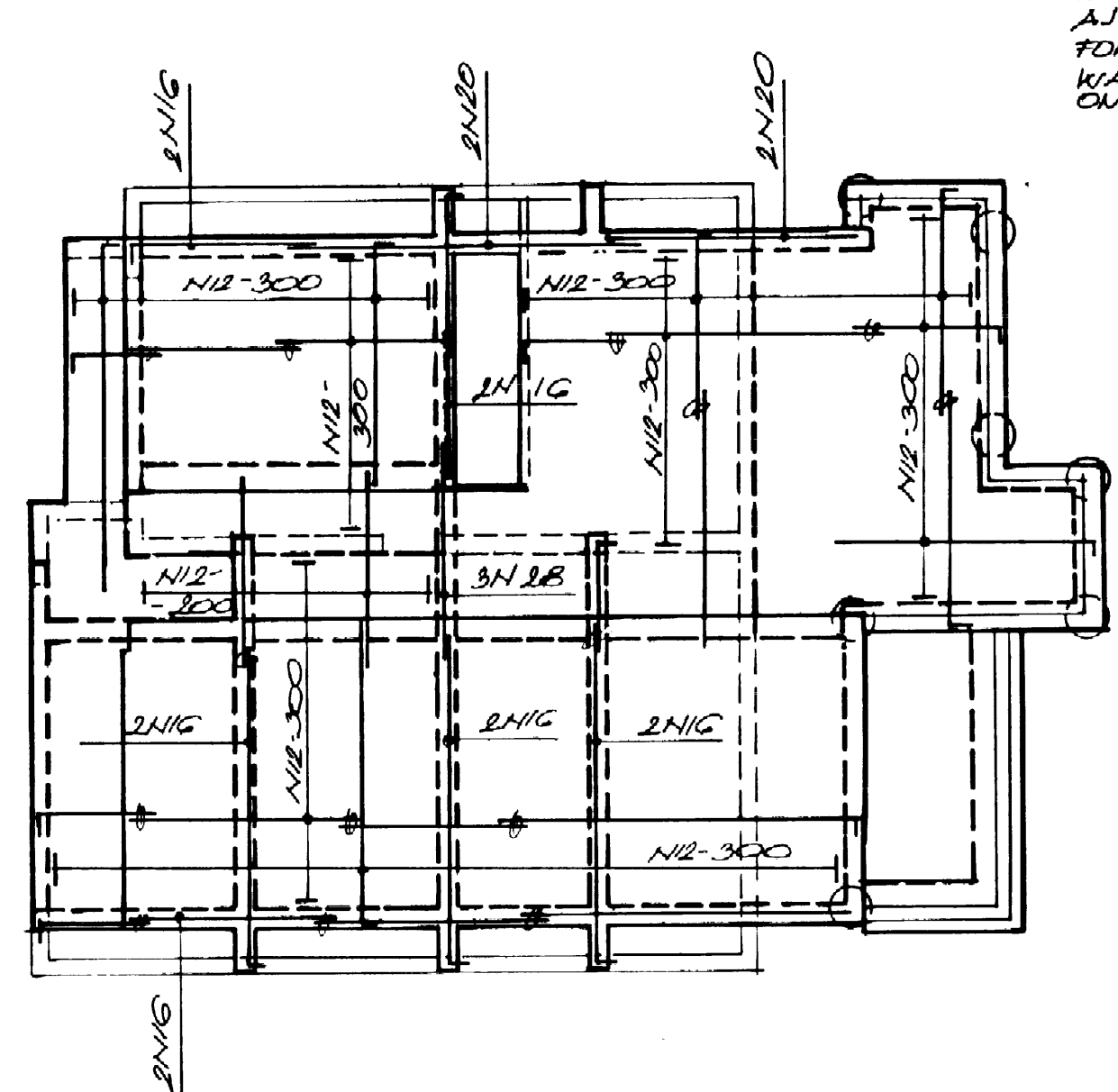
**TYPICAL STEEL DETAILS**



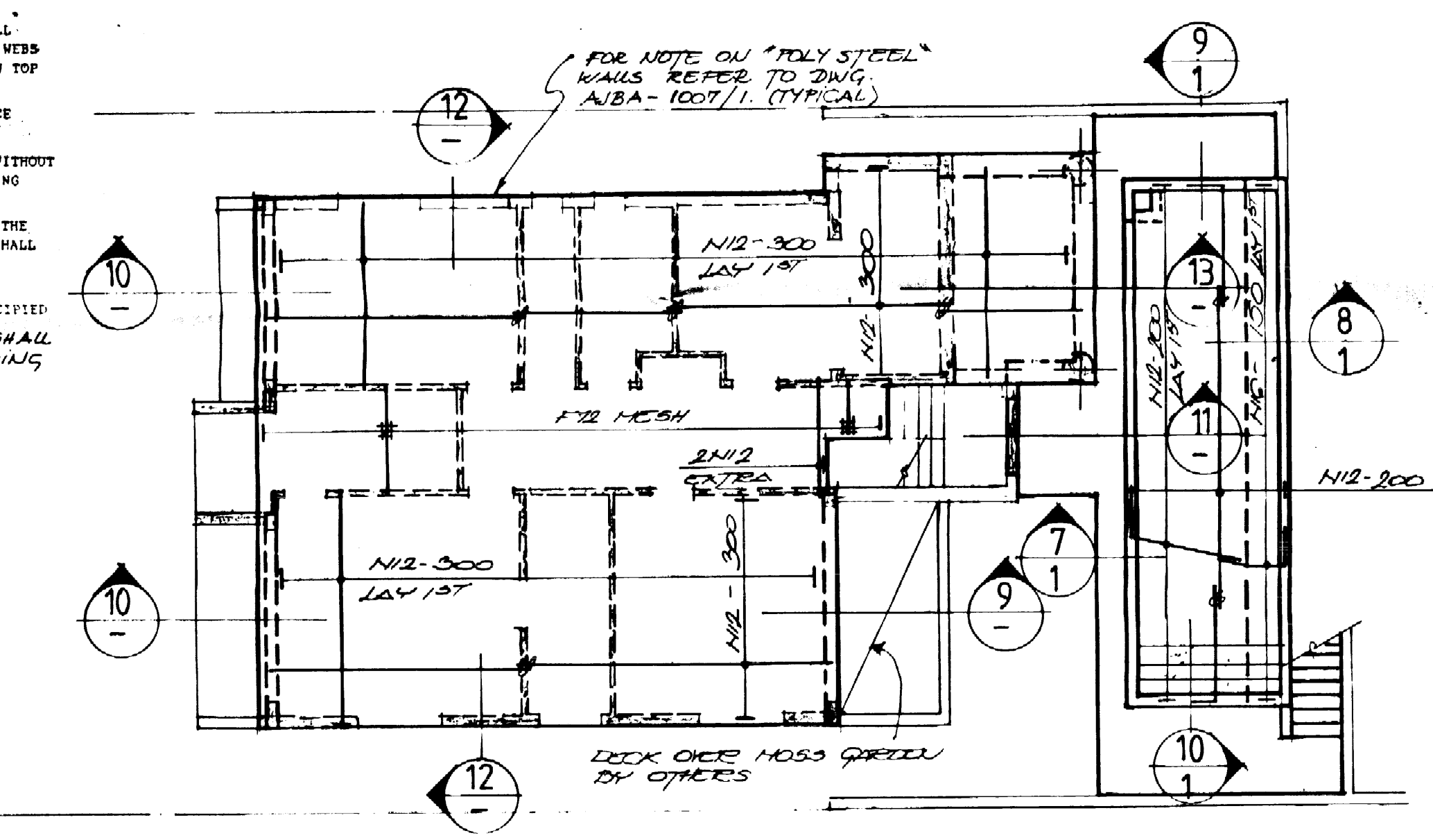
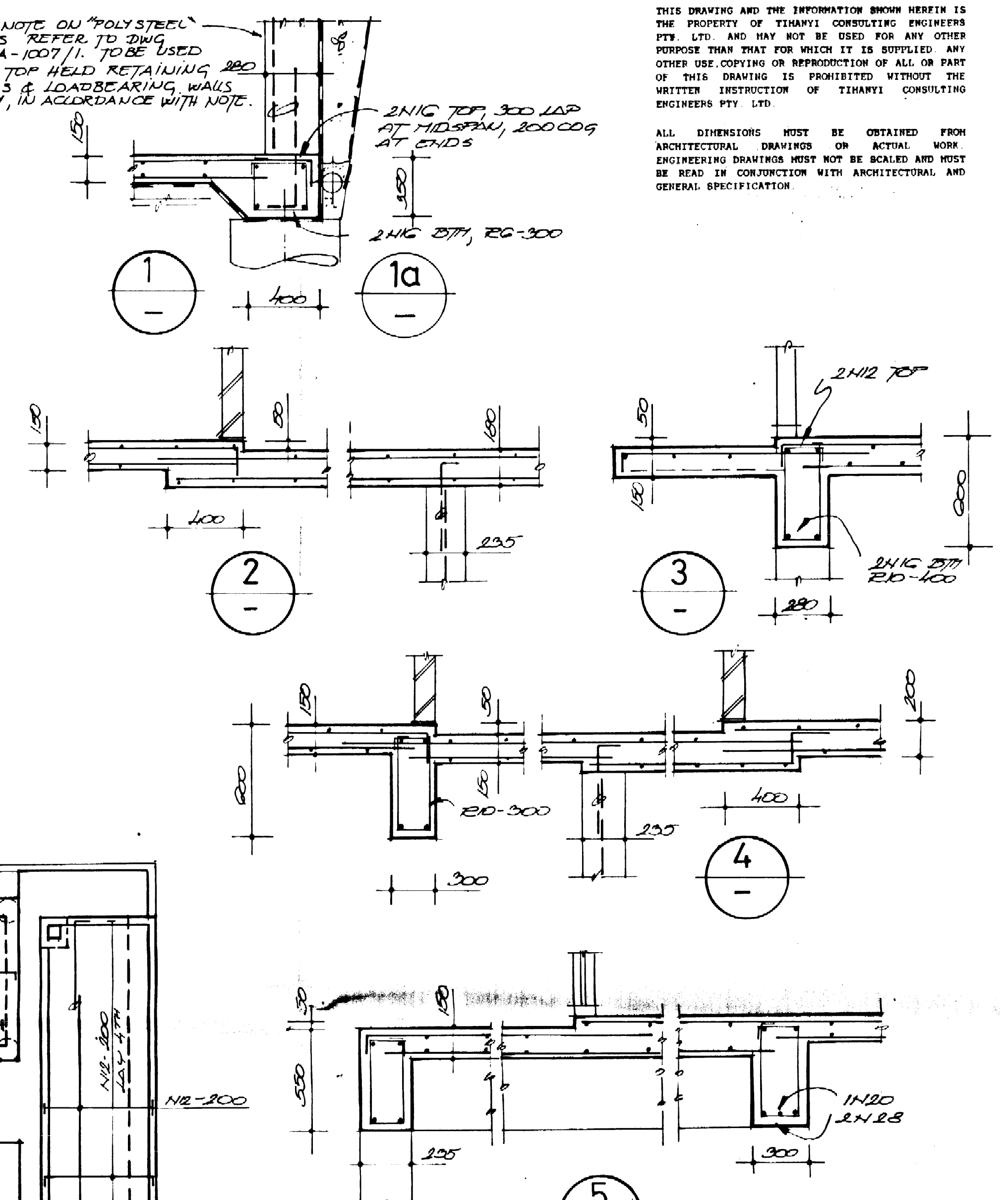
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| FILED FINAL               | 5              |
| CLIENT                    |                |



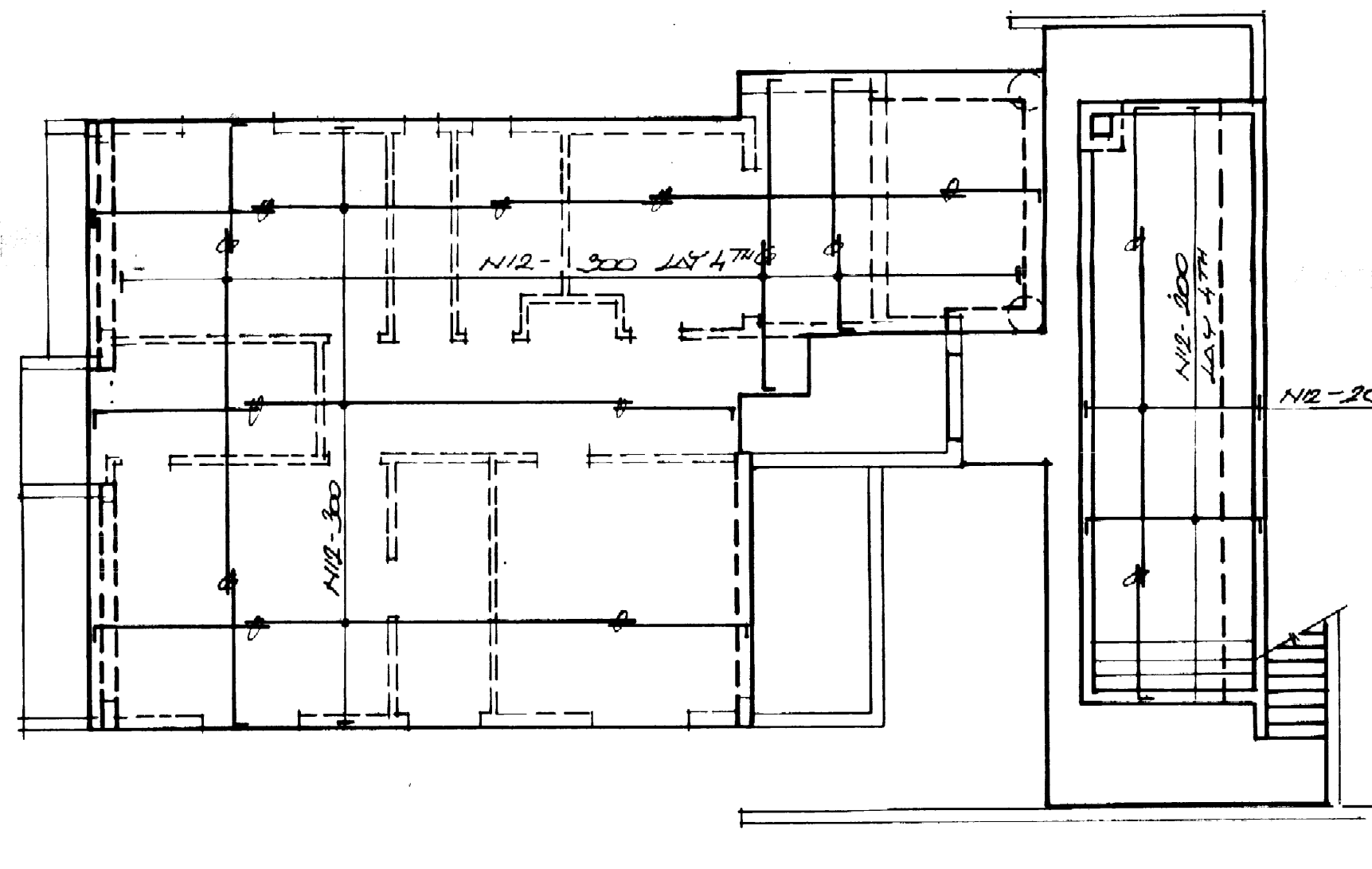
**BOTTOM REINFORCEMENT**  
**GROUND FLOOR SLAB - 150 THICK U.N.O.**



**TOP REINFORCEMENT**



**BOTTOM REINFORCEMENT**  
**FIRST FLOOR SLAB - 150 THICK U.N.O.**



**TOP REINFORCEMENT**

- REINFORCED CONCRETE BLOCK MASONRY**
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1700.
  2. THE DESIGN STRENGTH SHALL BE:  
CONCRETE BLOCKS: F<sub>7.5</sub> 12 MPa  
MORTAR (CEMENT:LINE: SAND) 1:1:6 F<sub>7.5</sub> 12 MPa  
CONCRETE FILL: F<sub>7.5</sub> 12 MPa  
MAXIMUM COARSE AGGREGATE SIZE IS 10MM.  
SLIP SHALL BE 120-150MM WHEN PLACED.  
CONCRETE FILL SHALL BE THOROUGHLY COMPACTED.
  3. STANDARD BLOCKS SHALL NOT BE USED. ALL BLOCKS SHALL HAVE THICKENED EXTERIOR VENS TO ALLOW CORES TO LINE UP AND SHALLOW TOP GROVES FOR REINFORCEMENT.
  4. ALL UNITS SHALL HAVE FULLY BEDDED FACE THIRDS AND CROSS WALLS.
  5. HURKAP ADHESIVES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE SUPERVISING OFFICER.
  6. CLEAN OUT HOLES SHALL BE PROVIDED AT THE BASE OF ALL REINFORCED CORES, WHICH SHALL BE THOROUGHLY CLEANED BEFORE FILLING.
  7. WATERPROOFING, BACKWALL DRAINAGE, IF APPLICABLE, SHALL BE PROVIDED AS SPECIFIED.
  8. REINFORCED BLOCK WORK SHALL BE USED FOR FREE STANDING RETAINING WALLS U.N.O.

FOR NOTE ON "POLY STEEL" WALLS REFER TO DWG AJBA-1007/1. TO BE USED FOR TOP HELD RETAINING WALLS & LOAD BEARING WALLS ONLY, IN ACCORDANCE WITH NOTE.

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ALL DIMENSIONS MUST BE OBTAINED FROM ARCHITECTURAL DRAWINGS OR ACTUAL WORK. ENGINEERING DRAWINGS MUST NOT BE SCALED AND MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND GENERAL SPECIFICATION.

**INSIGHT DEVELOPMENT CONSULTANTS PTY LTD**  
Structural Details C.G. No. 1007/147  
PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Structural Engineers of their responsibility to ensure the structural adequacy of this project.

| REV.                                                                                                                                                                                                                                                                                                                                                                                     | DATE | DESCRIPTION         | BY            | APPR. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------|---------------|-------|
| REVISIONS                                                                                                                                                                                                                                                                                                                                                                                |      |                     |               |       |
| THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS<br>SIGNED HERE: <i>St. Thomas, H.E., C.E., 04/05/03</i>                                                                                                                                                                                                                                                                           |      |                     |               |       |
| ARCHITECT: JUDY BRAY                                                                                                                                                                                                                                                                                                                                                                     |      |                     |               |       |
| PROJECT: NEW DWELLING<br>129 GEORGE ST CAREEL BAY<br>FOR: GREIG + TRACEY WINEY                                                                                                                                                                                                                                                                                                           |      |                     |               |       |
| TITLE: STRUCTURAL DETAILS II.                                                                                                                                                                                                                                                                                                                                                            |      |                     |               |       |
| <div><br/><b>Tianhai CONSULTING ENGINEERS</b><br/>ACN 051830 705<br/>Structural and Civil Designers • Project Managers<br/>6 Suzanne Rd Moree NSW 2107 • Phone 08 807 8821 • Fax 08 807 8840</div> <div></div> |      |                     |               |       |
| DESIGNED: L. T.                                                                                                                                                                                                                                                                                                                                                                          |      | DRAWN:              | CHECKED: P.T. |       |
| DATE: 02.03.                                                                                                                                                                                                                                                                                                                                                                             |      | DWG No: AJBA-1007/2 |               | REV.  |
| SCALE: 1:20, 1:100                                                                                                                                                                                                                                                                                                                                                                       |      |                     |               |       |

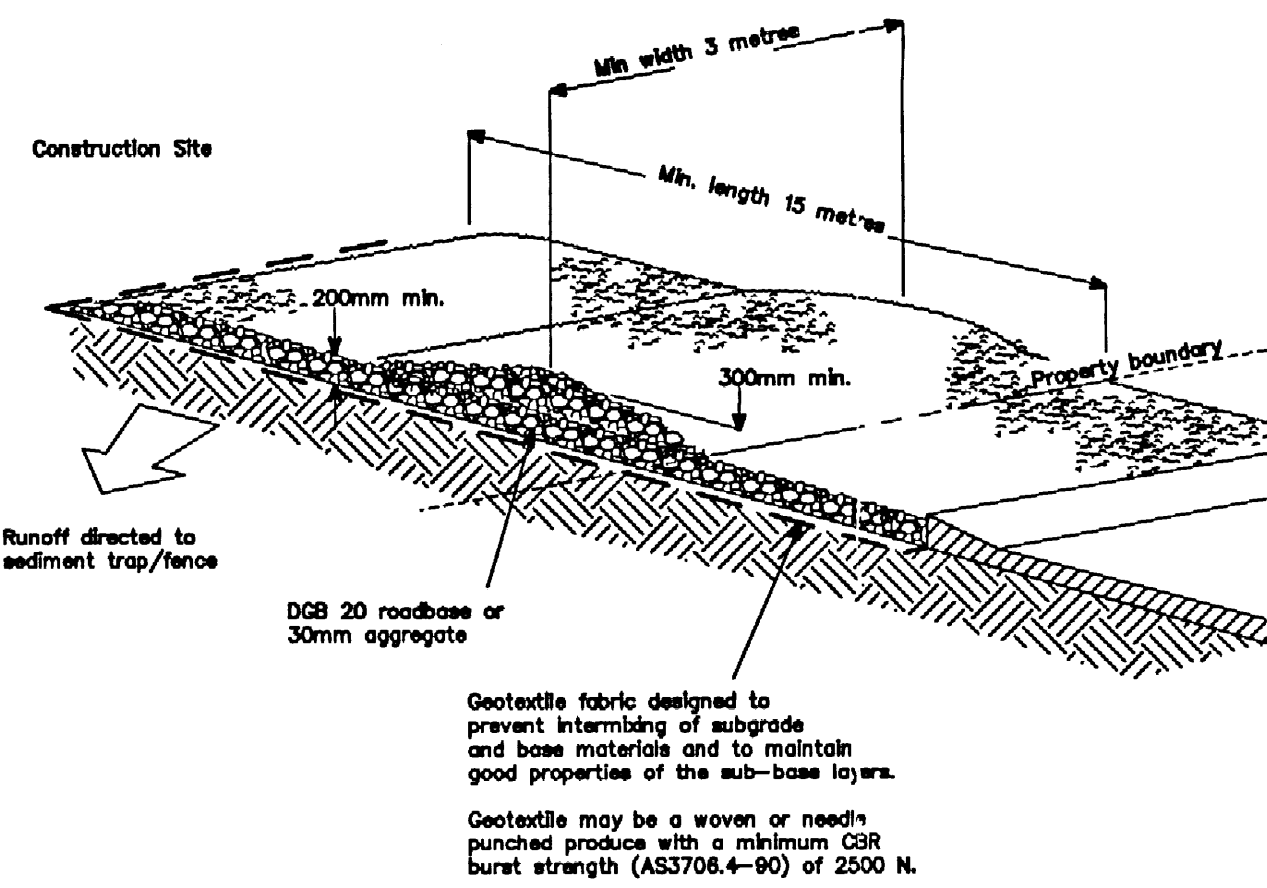
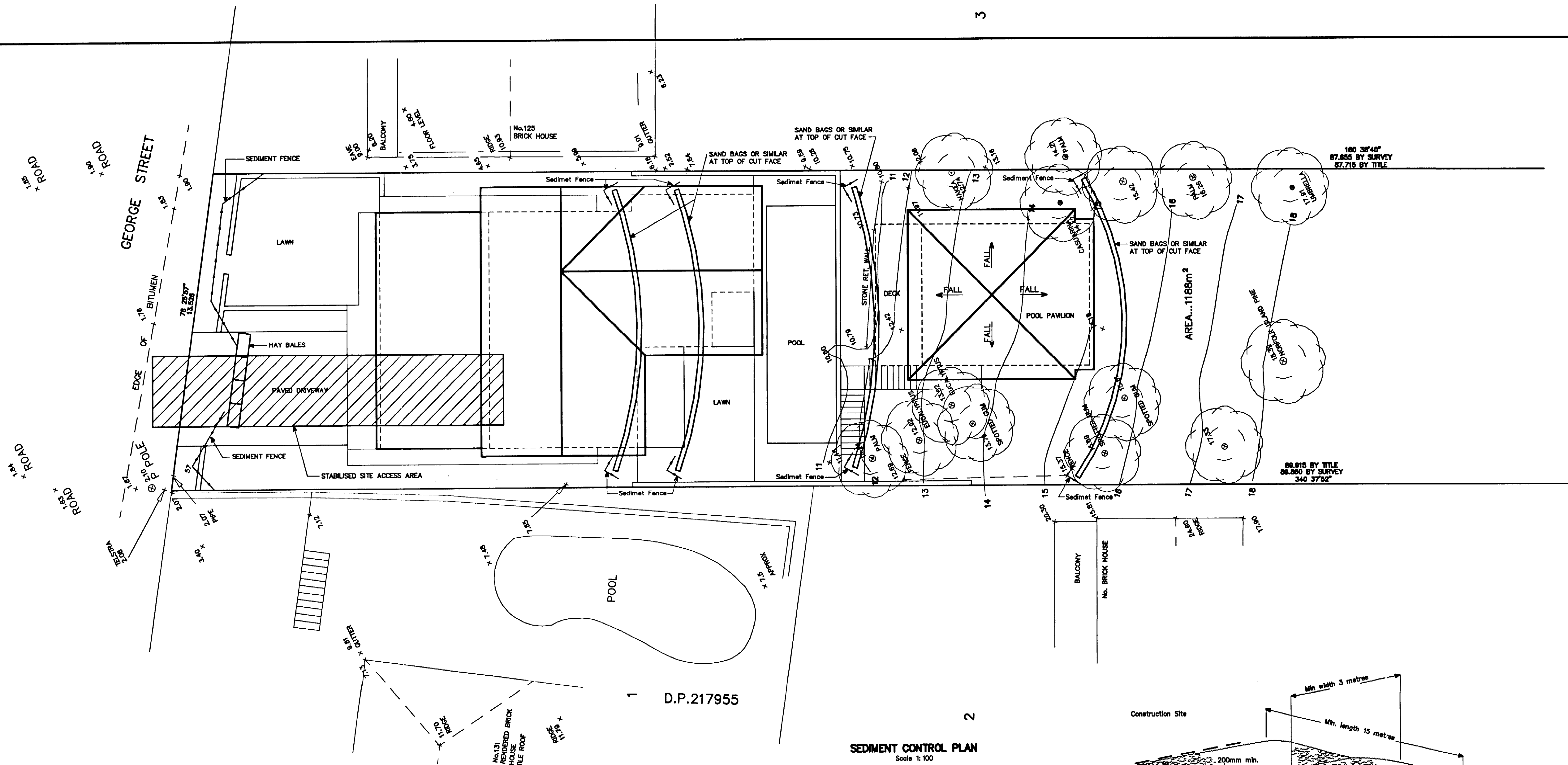
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|---------------------------|----------------|
| Client                    | 5              |
| Architect                 | 5              |
| Engineer                  | 5              |
| Builder                   | 5              |
| Surveyor                  | 5              |
| Other                     | 5              |

**RDV REGIONAL DRAINAGE**  
Greg D. Knighton Pty Ltd (Inc. NSW)  
P.O. Box 2123, North Parramatta NSW 1504  
Ph: 02 9890 7873 Fax: 02 9890 7874  
Email: mail@rdv.com.au

Drawings have been reviewed and comply with the requirements specified in the Geotechnical Report No. C1068/02-1 dated 13/6/2001.

*G.D. Knighton* (S. Civil)  
Principal Engineer

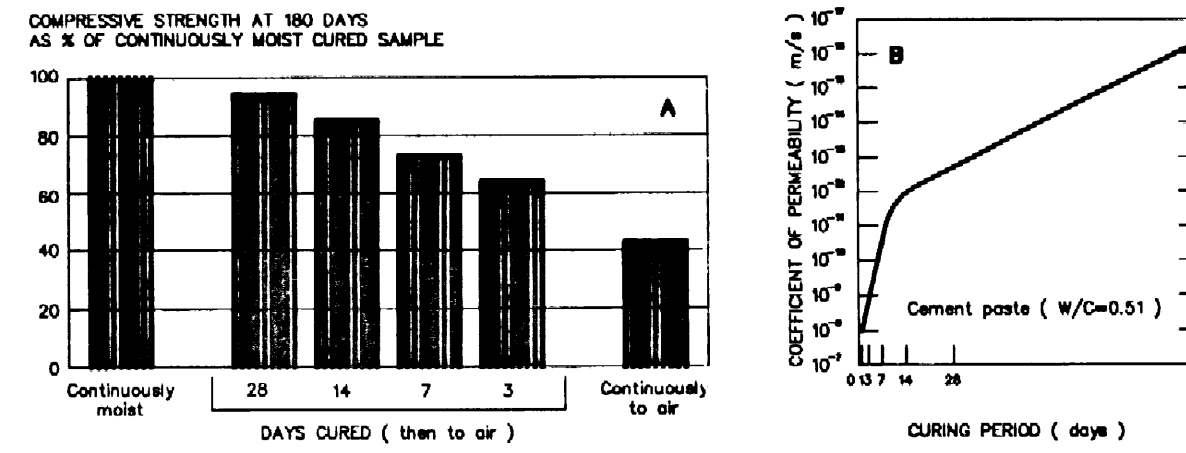
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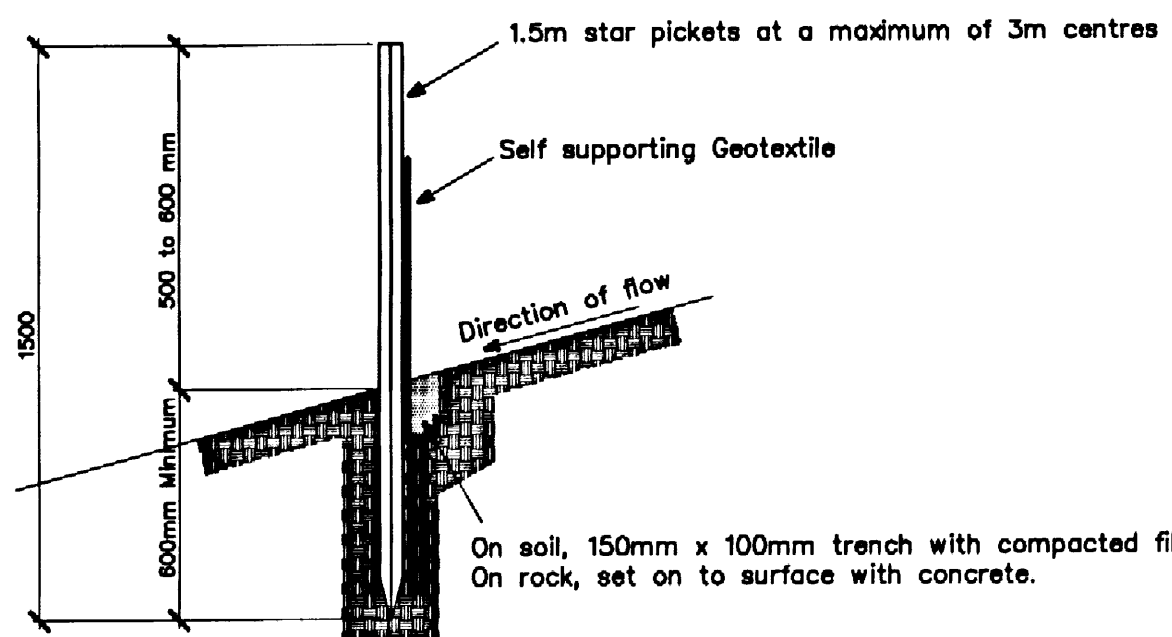
#### STABILISED SITE ACCESS DETAIL

- Construction Notes
1. Strip topsoil and level site.
  2. Compact subgrade.
  3. Cover area with needle-punched geotextile.
  4. Construct 200mm thick pad over geotextile using roadbase or 30mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
  5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

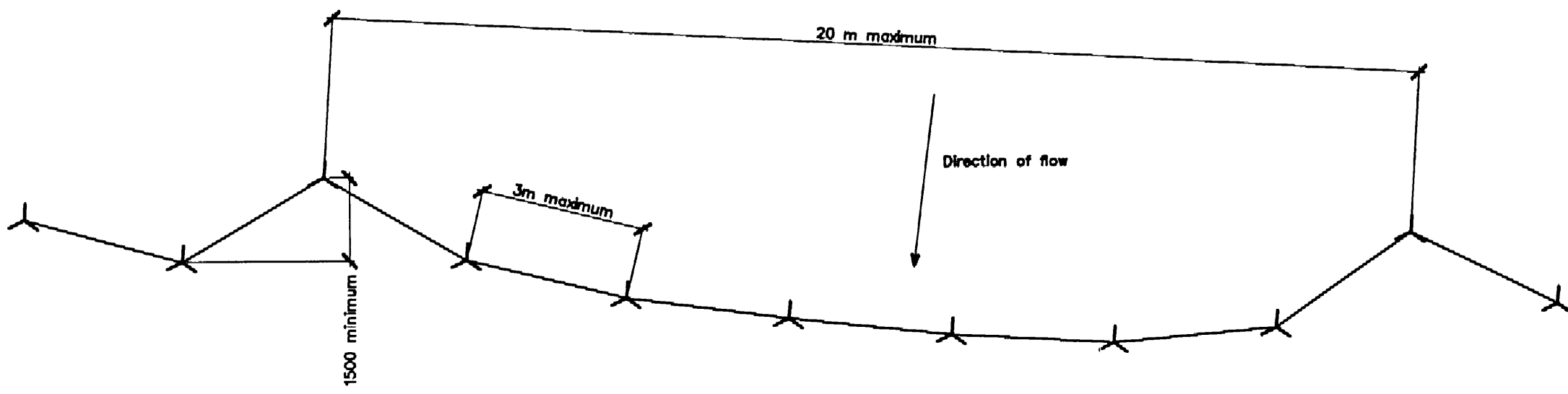
#### IMPORTANCE OF CURING CONCRETE



Effect of curing duration on : (A) compressive strength; and (B) concrete permeability  
Acknowledgement : Diagram is based on fig 1.2 of Guide to Concrete Repair & Protection (SAA/HB84:1998)



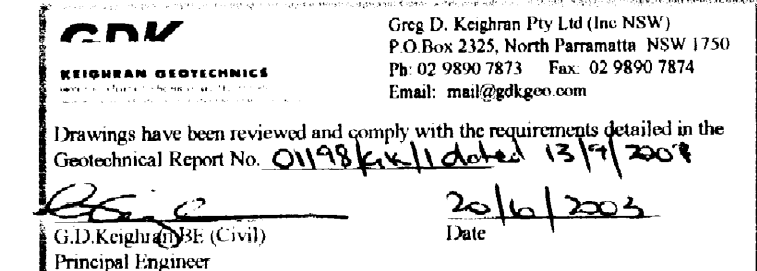
SEDIMENT FENCE SECTION DETAIL  
Scale 1:20



TYPICAL SEDIMENT FENCE PLAN  
Scale 1:100

#### Construction Notes:-

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 m long star pickets into ground, 3m apart maximum.
3. Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Backfill trench over base of fabric.
5. Fix self supporting geotextile to upslope side of post with wire ties or as recommended by geotextile manufacturer.
6. Join sections of fabric at a support post with a 150mm overlap.



#### PLAN OR DOCUMENT CERTIFICATION

I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER...  
I hold the following qualifications or licence No.....M.Eng.Sc.....  
.....F.I.E.Aust.....Nper3.....Struct.Civil.No.149788.....  
Further I am appropriately qualified to certify this component of the project.  
I hereby state that these plans or details comply with the conditions of the  
development consent, the provisions of the Building Code of Australia.  
A.S.1170, A.S.1170.1, A.S.1170.2, A.S.1684, A.S.2870.1, A.S.3600, A.S.3700  
A.S.4100

Jack D. Hodgson 13/1/2003  
Name Date Signature

No. Amendment Drawn Date

#### SEDIMENT CONTROL PLAN PROPOSED NEW DWELLING 129 GEORGE STREET CAREEL BAY

GREG & TRACEY WITNEY

The Structural Details shown on this Drawing are Not to change  
under any circumstances. No Certificate will be issued for work  
Not in accordance with this Drawing.

JACK HODGSON CONSULTANTS PTY. LIMITED.  
Consulting Civil, Geotechnical, and Structural Engineers.  
11 Bungon Street, BONA VALE, NSW, 2103 P.O. Box 389, NSW, 1500.  
Telephone (02) 9878 1233, Facsimile (02) 9878 8828. A.C.N. 953 405 011

Designed JDH Drawn ED Job No. Drawing No.  
Checked JDH Scale 1:100,20 uno  
Date 17 APRIL 2003

20649-2

SITE CALCULATIONS

Site Area = 1188m<sup>2</sup>

Proposed Built Upon Area = 320m<sup>2</sup> = 27%

Landscaped Area = 868m<sup>2</sup> = 73%

WARNING

PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicants responsibility to obtain approval from Sydney Water or other utilities prior to the commencement of any works.

Dial Before You Dig 1100

INSIGHT DEVELOPMENT  
CONSULTANTS PTY LTD

CONSENT NO. 832/01... DATE 29/11/02

CONSTRUCTION CERT. NO. 2003/147

CONSTRUCTIO  
CERTIFICATE PLANS

1500m 23 JUL 2003

T. Bowden Accreditation No. 93

site boundary

STORMWATER TO STREET GUTTER

site boundary

STORMWATER TO STREET GUTTER

THE COUNCIL OF PITTWATER  
**APPROVED**  
DEVELOPMENT CONSENT PLAN

**COUNCIL COPY**

Issue date notes  
A 300801 Issued to Pittwater Council for DA

Project  
NEW DWELLING  
GREIG + TRACEY WITNEY

129 George Street  
Careel Bay  
NSW 2107

Job Number  
0114

Drawing Name  
Site Plan & Roof Plan

Drawing Number  
0114 DA 01

Scale  
1:100

Date  
31.08.01

Revision  
A

Checked by  
Drawn: JAW + VE

THIS DRAWING AND ALL NOTES SHOULD BE READ IN CONJUNCTION WITH THE DETAILED STRUCTURAL AND SERVICE DRAWINGS, SCHEDULES AND SPECIFICATIONS BEFORE WORK BEGINS.

ARROWS INDICATING ROOF PITCH POINT UP SLOPE.

DO NOT SCALE OFF DRAWINGS  
USE FIGURED DIMENSIONS ONLY  
ALL DIMENSIONS TO BE CHECKED ON SITE

THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

PATRICK NICHOLAS DESIGN

3 Mitchell Road  
Pittwater NSW 2009  
Tel: 02 9366 1350  
Fax: 02 9366 1352  
Mobile: 0411 843 688  
Email: pnd@patricknicholas.com.au

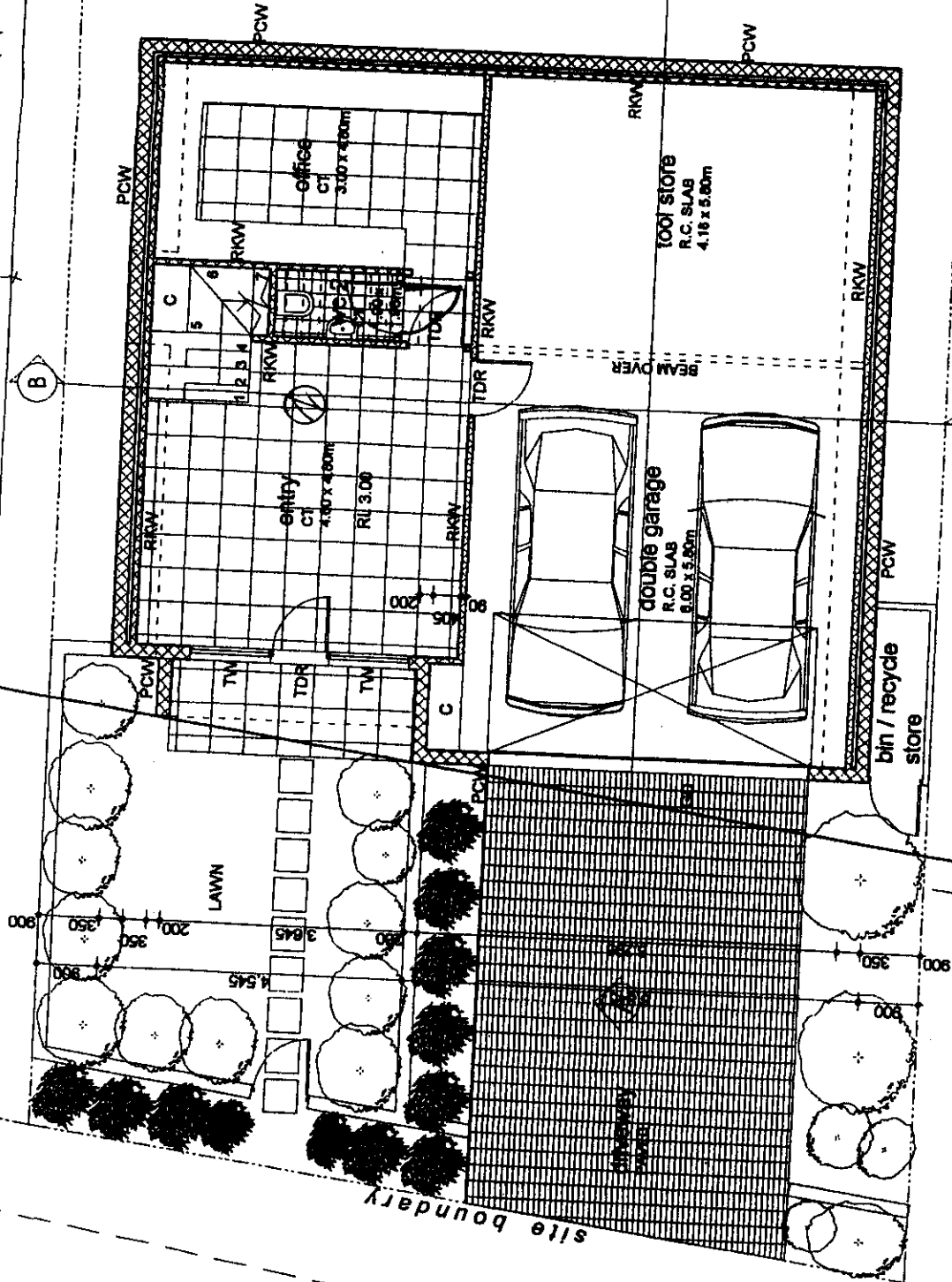
ACN 092 363 328

No.125  
BRICK HOUSE

BALCONY

6.500 SETBACK LINE

1,400 200 870 9,330 800 1,098 3,000 350



EDGE OF BITUMEN

**WARNING**

PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicants responsibility to obtain approval from Sydney Water or other utilities prior to the commencement of any works.  
**Dial Before You Dig 1100**

THE COUNCIL OF PITWATER  
**APPROVED**  
DEVELOPMENT CONSENT PLAN

INSIGHT DEVELOPMENT  
CONSULTANTS PTY LTD

CONSENT NO. 832/01 DATE 29/11/02  
CONSTRUCTION CERT. NO. 2003/147

CONSTRUCTION  
CERTIFICATE PLANS

site boundary  
23 JUL 2003  
T. Bowden Accreditation No. 93

site boundary

smoke alarm

POOL

Issue date notes  
A 300801 issued to Pitwater Council for DA

amendments

NEW DWELLING  
GREIG + TRACEY WITNEY  
129 George Street  
Cairns Bay  
NSW 2107

Drawing Name  
Lower Ground Floor  
Drawing Number  
0114 DA02  
Scale  
1:100

Date  
31.08.01  
Issue  
A  
Checked: PH  
Drawn: KW + VE

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USE DIMENSIONS TO BE CHECKED ON SITE  
ALL DIMENSIONS TO BE CHECKED ON SITE

PATRICIA NICHOLAS DESIGN  
3 Mitchell Road  
Potts Point NSW 2020  
Tel: 02 9398 1380  
Fax: 02 9398 1382  
Mobile: 0411 643 686  
Email: pnd@nicholasdesign.com.au  
ACN 082 565 294

INSIGHT DEVELOPMENT  
CONSULTANTS PTY LTD

CONSENT NO. 832/01... DATE 29/11/02

CONSTRUCTION CERT. NO. 2003/147

CONSTRUCTION  
CERTIFICATE PLANS

23 JUL 2003

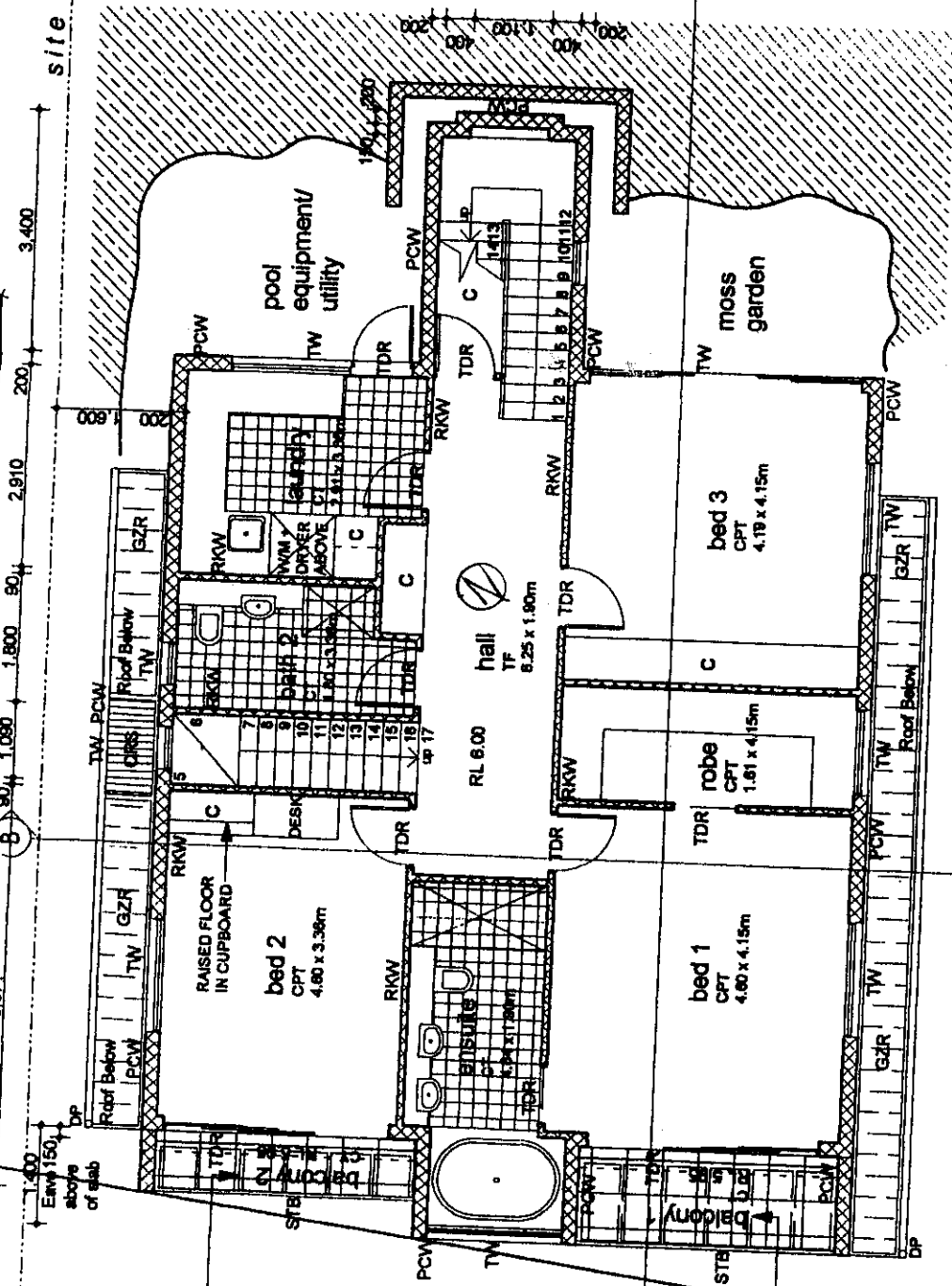
Bowden Accreditation No. 93

**WARNING**  
CUT OF INGROUND POOL SHOWN DOTTED DEEP END  
CUT OF INGROUND POOL SHOWN DOTTED SHALLOW END  
The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicants responsibility to obtain approval from Sydney Water of other utilities prior to the commencement of any works.  
Dial Before You Dig 1100

THE COUNCIL OF PITTSWATER  
**APPROVED**  
DEVELOPMENT CONSENT PLAN

No.125  
BRICK HOUSE

BALCONY



site boundary

1.800 1.200 1.885 1.500 1.185 4.180 200 3.400

Smoke alarm

No.131  
POOL

|                                              |  |                                                                                      |  |                                               |  |                                                                                                                                                    |  |
|----------------------------------------------|--|--------------------------------------------------------------------------------------|--|-----------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>amendments</b>                            |  | <b>Project</b>                                                                       |  | <b>Drawing Name</b>                           |  | <b>Date</b>                                                                                                                                        |  |
| A 300801 Issued to Pittswater Council for DA |  | NEW DWELLING<br>GREIG + TRACEY WITNEY<br>129 George Street<br>Careel Bay<br>NSW 2107 |  | Ground Floor Plan<br>0114 DA03<br>Scale 1:100 |  | 31.08.01                                                                                                                                           |  |
| Issue date notes                             |  | Job Number 0114                                                                      |  | Drawing Number                                |  | Issue                                                                                                                                              |  |
| A 300801 Issued to Pittswater Council for DA |  | 0114                                                                                 |  | 0114 DA03                                     |  | A                                                                                                                                                  |  |
| 300801                                       |  | 0114                                                                                 |  | 1:100                                         |  | Checked: PW<br>Drawn: KW + VE                                                                                                                      |  |
| A 300801                                     |  | 0114                                                                                 |  | 1:100                                         |  | DO NOT SCALE OFF DRAWINGS<br>CONSTRUCTION WITH THE DETAIL, STRUCTURAL AND<br>SERVICE DRAWINGS, SCHEDULES AND SPECIFICATIONS<br>BEFORE WORK BEGINS. |  |
| A 300801                                     |  | 0114                                                                                 |  | 1:100                                         |  | THIS DRAWING IS COPYRIGHT AND MAY NOT BE<br>REPRODUCED WITHOUT WRITTEN CONSENT                                                                     |  |

**PATRICK NOCHOLAS DESIGN**  
3 Mitchell Road  
Rose Bay NSW 2029  
Tel: 02 9398 1360  
Fax: 02 9398 1362  
Mobile: 0411 843 888  
Email: pnd@patricknolachdesign.com.au  
ACN 002 385 284

# WARNING

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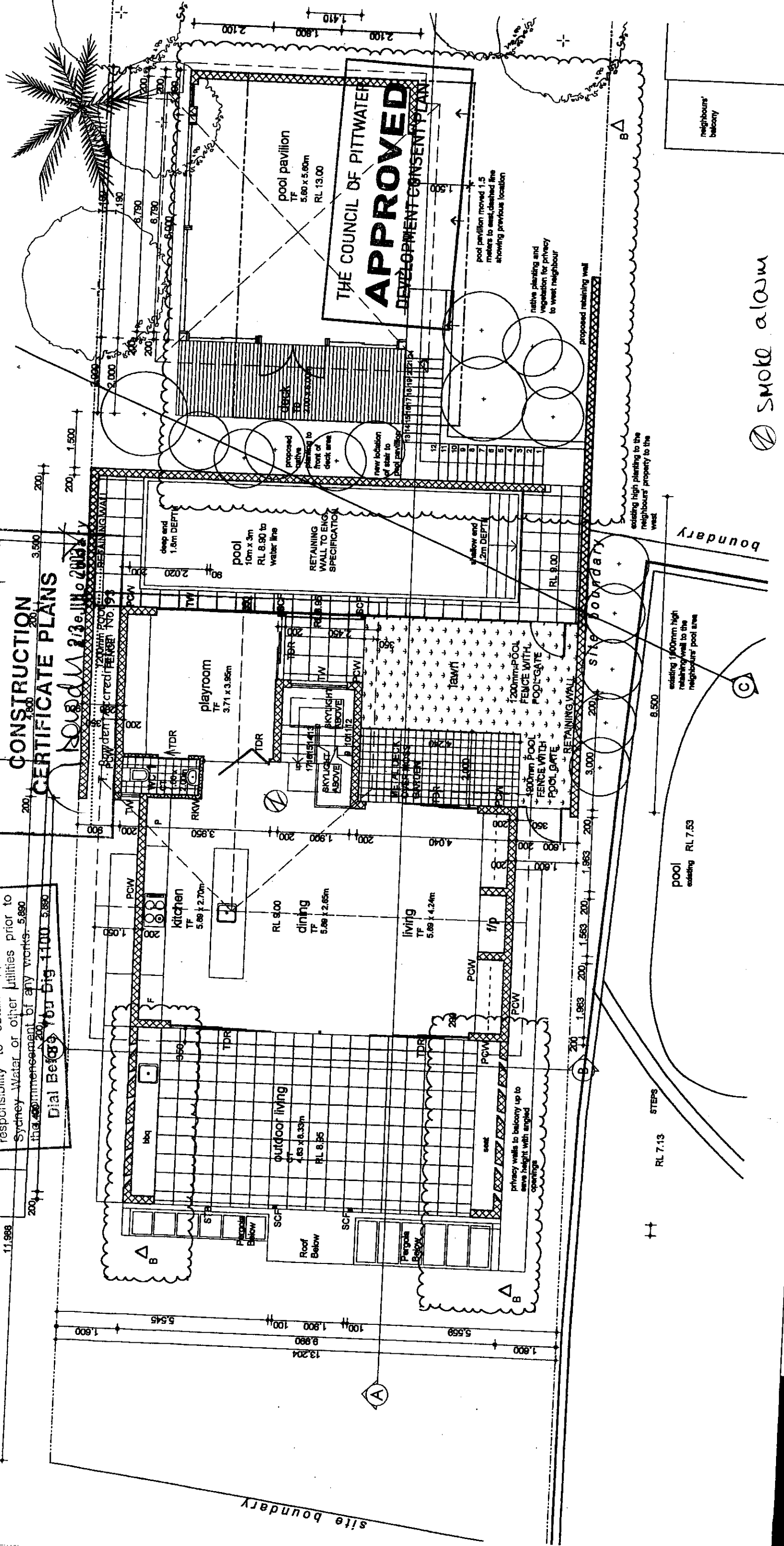
Dial Before You Dig 1100 3330

## INSIGHT DEVELOPMENT CONSULTANTS PTY LTD

CONSENT NO. 832/01 DATE 29/11/01  
CONSTRUCTION CERT. NO. 2003/147

## CONSTRUCTION CERTIFICATE PLANS

Note: Pool safety fencing is to be designed and installed to comply with the requirements of AS 1926.1 and Swimming Pools Act & Regulations 1998



THE COUNCIL OF PITTSBURGH  
**APPROVED**  
DEVELOPMENT CONSENT PLAN

Smoke alarm

**PATRICK MCHUGHES DESIGN**  
3 Mitchell Road  
Rose Bay NSW 2029  
Tel: 02 9398 1350  
Fax: 02 9398 1352  
Mobile: 0411 643 668  
Email: pmc@patrickmchughes.com.au  
ACN 058 585 298

| Issue | date     | notes                              |
|-------|----------|------------------------------------|
| A     | 30/08/01 | Issued to Pittwater Council for DA |
| B     | 06/09/02 | Issued to Pittwater Council for DA |

### amendments

pool pavilion moved 1.5m, new stair location, privacy walls to backyard, privacy screen to pool pavilion deck, new planting



**NEW DWELLING**  
**GREIG + TRACEY WITNEY**  
129 George Street  
Careel Bay  
NSW 2107

Drawing Name  
**First Floor Plan**  
Drawing Number  
**0114 DA04**  
Scale  
**1:100**

Date  
**06.09.02**  
Issue  
**B**  
Checked: PN  
Drawn: KW + VE

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CONSENT NO. 832/01 DATE 29/11/02  
CONSTRUCTION CERT. NO. 2003/147

**CONSTRUCTION  
CERTIFICATE PLANS**

..... 23 JUL 2003

Dr. Bowden Accreditation No. 93

[illegible]

**Note:** Windows are to be Child-Safe by totally enclosing with a child-safe grille or by a fixed child-safe flyscreen

**SOUTH ELEVATION**

**NORTH ELEVATION**

| <u>issue</u> | <u>date</u> | <u>notes</u> |
|--------------|-------------|--------------|
|              |             |              |

A 300801 issued to Pittwater Council for DA

## amendments

**Project**

**NEW DWELLING  
GREIG + TRACEY WITNEY**

129 George Street  
Careel Bay  
NSW 2107

**Equilibrium Co.**

0114

|                |            |
|----------------|------------|
| Drawing Name   | Elevations |
| Drawing Number | 0114 DA05  |

Scale 1:100

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ARROWS INDICATING ROOF PITCH DOWNTOWN

31 08 01

019

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**POWER**

ESTIMATING  
SOME

**CHECKED**

PLATE 11

WRITTEN BY

**Abstract**

THIS DRAWING AND ALL NOTES SHOULD BE READ IN CONJUNCTION WITH THE DETAILED, STRUCTURAL AND SERVICE DRAWINGS, SCHEDULES AND SPECIFICATIONS BEFORE WORK BEGINS.

|        |                                                                                                                                                                                                                                                   |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C      | Cupboards as specified                                                                                                                                                                                                                            |
| CPT    | Carpent as specified                                                                                                                                                                                                                              |
| CT     | Waterproof and lead surface to specification                                                                                                                                                                                                      |
| CRB    | Coloured Roof Sheetting, Slate Grey finish                                                                                                                                                                                                        |
| CRW    | Cedar Weatherboards to specification.                                                                                                                                                                                                             |
| DW     | Discount Down Pipe. To specification                                                                                                                                                                                                              |
| ET     | Euro Tiles to be delivered                                                                                                                                                                                                                        |
| FB     | Fabric Paint to be redwood                                                                                                                                                                                                                        |
| BWB    | Face brickwork                                                                                                                                                                                                                                    |
| FC     | Battment Fibre Cement sheeting, paint finish                                                                                                                                                                                                      |
| G      | Smart Fly Gutter                                                                                                                                                                                                                                  |
| GC     | Crushed Granite to specification                                                                                                                                                                                                                  |
| GL     | Glazing Door to specification                                                                                                                                                                                                                     |
| GZL    | Grass seed to local specification and ang details                                                                                                                                                                                                 |
| PBW    | Traditional treated pine stud track, 60mm deep, bearing plasterboard wall. Plasterboard work vertically to 13mm plasterboard to internal partition walls and 10mm Suspend to ceiling. All plasterboard to be wet, taped and painted as specified. |
| PRC    | Painted and Ceiling Traditional 10mm Supacast to ceiling. All plasterboard to be wet, taped and painted as specified.                                                                                                                             |
| PC     | Texture 20mm Plywood Cladding. Lapped joint, paint finish                                                                                                                                                                                         |
| POW    | Polystyrene seal, poured concrete wall to spec. - eng details                                                                                                                                                                                     |
| RCA    | Reinforced Concrete slab, water engineers details                                                                                                                                                                                                 |
| RWB    | Rendered concrete blockwork to specification                                                                                                                                                                                                      |
| RFS    | Reflective foil insulation to specification                                                                                                                                                                                                       |
| RSS    | Reflective foil lining & insulated batt resulation to specification                                                                                                                                                                               |
| SCF    | Resizable Sun Sliding to specification                                                                                                                                                                                                            |
| TF     | Steel column and concrete footings to Engineer's details                                                                                                                                                                                          |
|        | New Steel glaze polystyrene boarder's grade hardwood timber floor on plywood sheathing                                                                                                                                                            |
| TD     | Timber Decking, external grade and treated to specification                                                                                                                                                                                       |
| TDR/TW | Timber Doors & Windows as specified                                                                                                                                                                                                               |

DO NOT DIG 1100

INSIGHT DEVELOPMENT  
CONSULTANTS PTY LTD

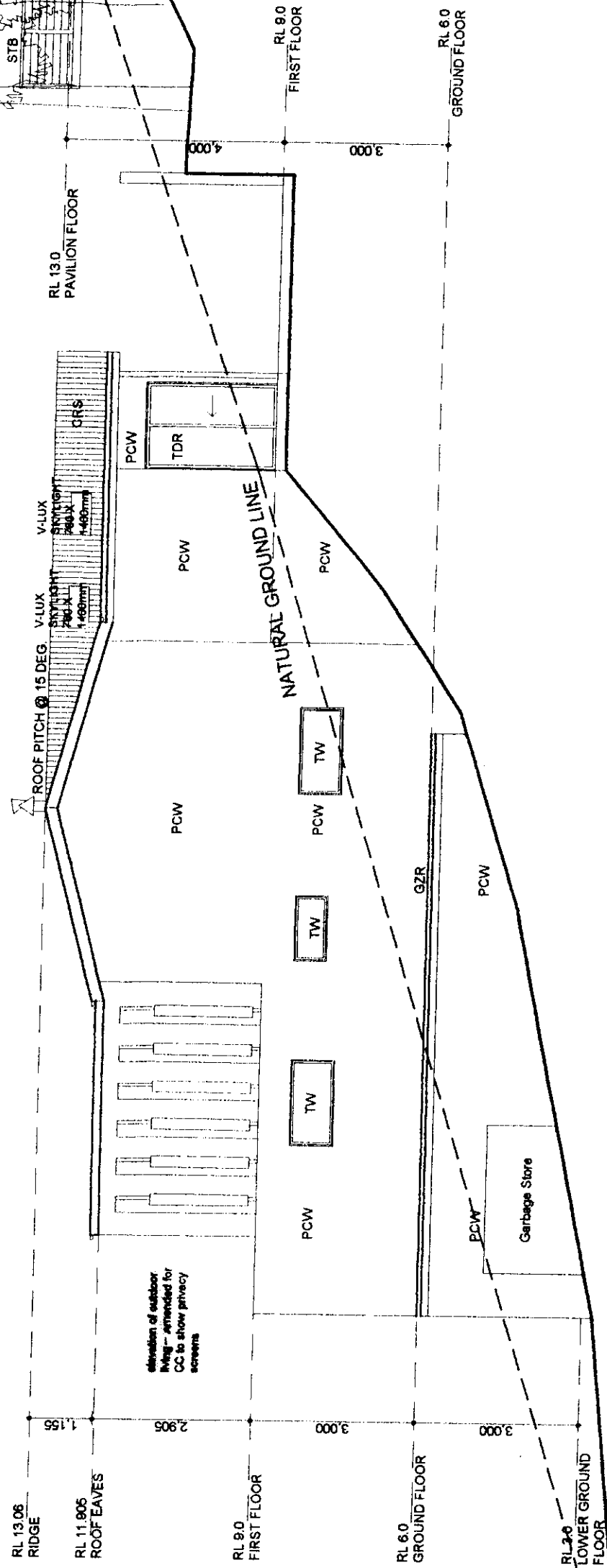
CONSENT NO. 832/01... DATE 29 JUL 2003

CONSTRUCTION CERT. NO. 7003/147.

CONSTRUCTION  
CERTIFICATE PLANS

23 JUL 2003  
RL 17.05  
RIDGE

T. Bowden Accreditation No. 93



WEST ELEVATION

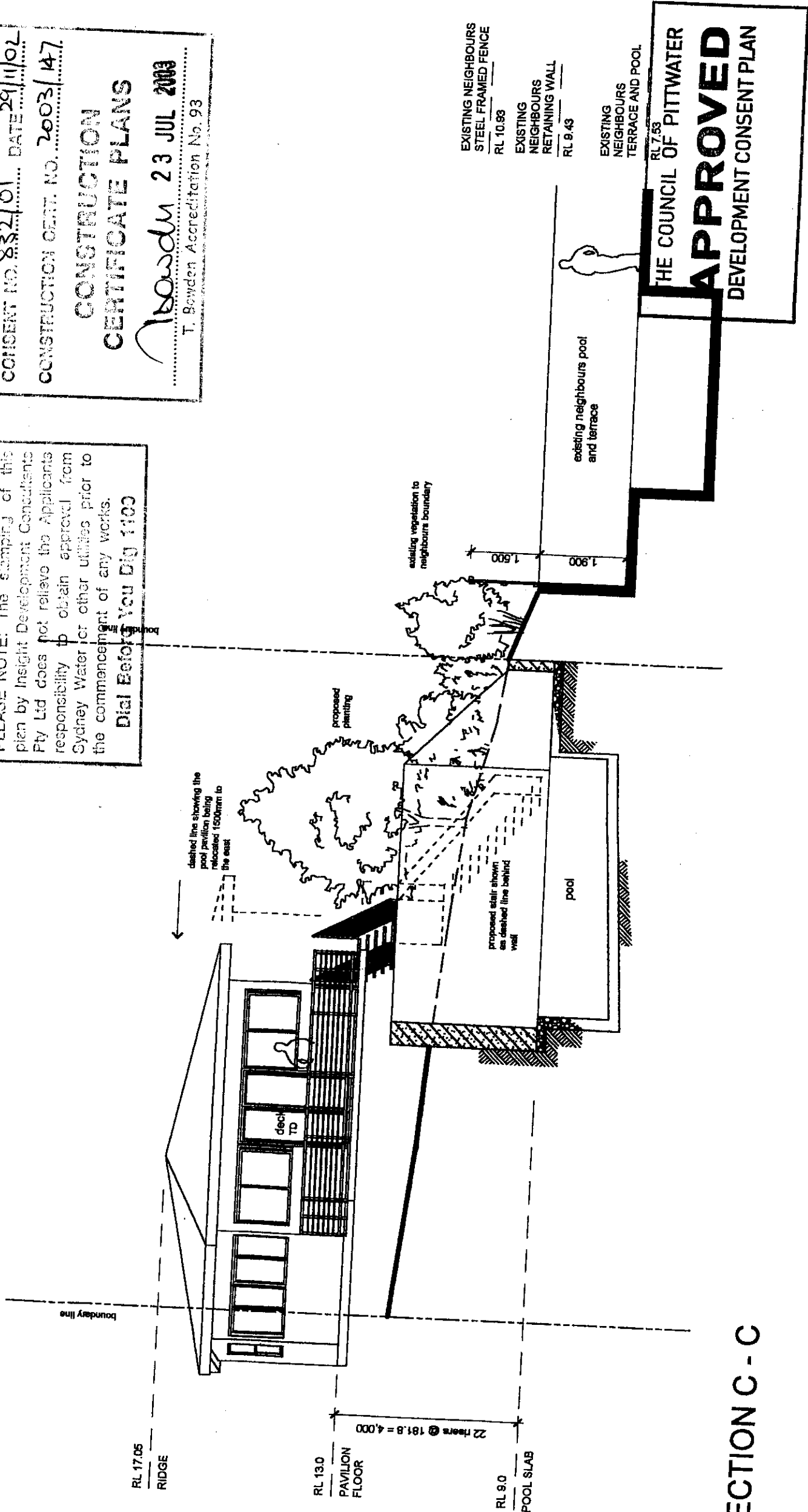
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|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Issue date notes</b><br><b>A</b> 300801 Issued to Pittwater Council for DA<br><b>①</b> 25-06-03 Issued for construction certificate | <b>amendments</b> |  | <b>Project</b><br><br>NEW DWELLING<br>GREIG + TRACEY WITNEY<br><br>129 George Street<br>Carrel Bay<br>NSW 2107<br><br><b>Job Number</b><br><br>0114 | <b>Drawing Name</b><br>Elevations<br><b>Drawing Number</b><br>0114 DA07<br><b>Scale</b><br>1:100                                                                                                                | <b>Date</b><br><br>25.06.03<br><b>Issue</b><br><br>A0<br><b>Checked: PN</b><br><b>Drawn: KW + VE</b>                                                                                |
|                                                                                                                                        |                   |                                                                                       |                                                                                                                                                     | THIS DRAWING AND ALL NOTES SHOULD BE READ IN CONJUNCTION WITH THE DETAILED STRUCTURAL AND SERVICE DRAWINGS, SCHEDULES AND SPECIFICATIONS BEFORE WORK BEGINS.<br><br>ARROWS INDICATING ROOF PITCH POINT UP SLOPE | DO NOT SCALE OFF DRAWINGS<br>USE FIGURED DIMENSIONS ONLY<br>ALL DIMENSIONS TO BE CHECKED ON SITE<br><br>THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT |





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 CONSENT NO. 832/01 DATE 29/11/02  
 CONSTRUCTION CERT. NO. 2003/147  
**CONSTRUCTION CERTIFICATE PLANS**  
 Issued 23 JUL 2003  
 T. Bowden Accreditation No. 93

**WARNING**  
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 Dial Before You Dig 1300



**SECTION C - C**

THE COUNCIL OF PITTSWATER  
**APPROVED**  
 DEVELOPMENT CONSENT PLAN

|                                                                                                                                                 |  |                                                                                                        |  |                                                               |  |                                                                                                                                                                                 |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>amendments</b><br>pool pavilion moved 1.5m, new stair location, privacy walls to balcony, privacy screen to pool pavilion deck, new planting |  | <b>Project</b><br>NEW DWELLING<br>GREIG + TRACEY WITNEY<br>129 George Street<br>Careel Bay<br>NSW 2107 |  | <b>Drawing Name</b><br>Section<br>0114 DA12<br>Scale<br>1:100 |  | <b>Date</b><br>06.09.02<br><b>Issue</b><br>A                                                                                                                                    |  |
| <b>Issue date notes</b><br>A 300801 Issued to Pittwater Council for DA                                                                          |  | <b>Job Number</b><br>0114                                                                              |  | <b>Checked:</b> PH<br><b>Drawn:</b> KW + VE                   |  | DO NOT SCALE OFF DRAWINGS<br>USE FIGURED DIMENSIONS ONLY<br>ALL DIMENSIONS TO BE CHECKED ON SITE<br>THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT |  |

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