INsight building certifiers pty ltd

23 August 2011

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

Re Development Application No N0500/10
35 Maxwell Street, Mona Vale

For Council's information, please find enclosed Construction Certificate No 2011/4454 issued for the construction of a new garage / workshop and carport at the above address, accompanied by

- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Copy of an Owner Builder Permit
- Cheque for $36 00 being the prescribed fee to receive the above certificate

NB Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660**

Yours faithfully

Tom Bowden
Insight Building Certifiers Pty Ltd

RECEIVED
24 AUG 2011
PITTWATER COUNCIL

$36 REC: 307009 29/8/11

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

INSight building certifiers pty ltd

Construction Certificate Determination

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

Certificate No 2011/4454

Council	Pittwater
Determination	Approved
Date of issue	23 August 2011
Subject land	
Address	35 Maxwell Street, Mona Vale
Lot No, DP No	Lot 1 DP 585734
Applicant	
Name	Mr George St John
Address	35 Maxwell Street, Mona Vale NSW 2103
Contact No	0407 363 097
Owner	
Name	Mr George & Mrs Brigitte St John
Address	35 Maxwell Street Mona Vale NSW 2103
Contact No	0407 363 097
Description of Development	
Type of Work	Construction of a new garage / workshop & carport
Builder or Owner/Builder	
Name	George St John
Contractor Licence No/Permit	Owner/Builder Permit no 387423P
Value of Work	
Building	$65,000 00

Attachments

- Copy of completed Construction Certificate Application Form
- Long Service Levy Corporation receipt no 619065344 for payment of Long Service Levy

COUNCIL COPY

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Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp

- Architectural Plans & Construction Specification reference no 10-2109 drawing nos D1 A1 A2 A3 A4 A5 & N1 dated 19 August 2010 & S2 revision A dated 27 September 2010 all prepared by Robert Gardner Consulting
- Structural Details reference no 11-0721 drawing nos S01 S02 S03 S04 S05 S06 & S07 prepared & endorsed by Peninsula Consulting Engineers dated July 2011
- Schedule of External Finishes reference no SEF-01 prepared by Robert Gardner Consulting dated 15 August 2011
- Sydney Water Approval dated 12 August 2011

Certificate

I hereby certify that the above Plans documents or Certificates satisfy

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

Signed HBowden

Date of endorsement 23 AUG 2011

Certificate No **2011/4454**

Certifying Authority

Name of Accredited Certifier	Tom Bowden
Accreditation No	BPB0042
Accreditation Authority	Building Professionals Board
Contact No	(02) 9999 0003
Address	13/90 Mona Vale Road Mona Vale NSW 2103

Development Consent

Development Application No	**N0500/10**
Date of Determination	**30 September 2010**

BCA Classification **10a**

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph 9999 0003** fax 99791555
email info@insightcert com au **ABN** 54 115 090 456

insight building certifiers pty ltd

APPLICATION FOR A CONSTRUCTION CERTIFICATE

RECEIVED
15 AUG 2011

Construction Certificate ☑
Modified Construction Certificate ☐

COPY

BY: .....

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr ✓ Mrs ☐ Ms ☐ Dr ☐ Other

Given Names (or ACN): George Clesson
Family Name (or Company): St John

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

35 Maxwell St

Mona Vale Post Code 2103

Daytime telephone: 0407 363 097
Alternate no.:
Mobile no.:

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s)

George C. St John & Brigitte M. St John

Address

35 Maxwell St

Mona Vale, NSW

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s)

George C St John BSt John

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no.: 35
Street name: Maxwell St

Suburb: Mona Vale
Post code: 2103

COUNCIL COPY

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

Lot no.: 1
DP no.: 585734
Maxwell St

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Addition of workshop/Garage with carport.
Size: 6 x 9 m, steel frame, colorbond roof, timber clad on concrete slab. This is a free standing structure not attached to existing building.

5. Estimated cost of work

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

Estimated cost of work $ 69,000

6. Development Consent

Council Consent no. N00500/10

Date of Determination 30/09/2010

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 10a

8. Builder's details

If known, to be completed in the case of residential building work

Name George St John

Licence no. —

Owner/builder permit no. 387423P

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge, all the information in this application and checklist is true and correct.

Signature

Date 10/08/2011

SUBMISSION REQUIREMENTS

A. GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes ☑ No ☐

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes ☑ No ☐

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION.

B. ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	In the case of an application for a Construction Certificate for building work:
☑	☐	☐	Three (3) copies of detailed architectural plans and specifications
☑	☐	☐	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1.200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
☐	☐	☑	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
☐	☐	☐	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
☐	☐	☑	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
☐	☐	☑	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
☐	☐	☐	Except in the case of an application for, or in respect of domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
☐	☐	☑	Copy of BASIX Certificate & Schedule of BASIX Commitments.
☐	☐	☑	Copy of signed BASIX Compliance Statement.
☑	☐	☐	All other documentation to satisfy conditions of Development Consent.

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over $12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over $5,000. In addition to this permit all projects valued in excess of $12,000 may also require a contract of insurance under the provisions of the Home Building At 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph: 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued $25,000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be address to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVBICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID, OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

What is the area of the land (m^2)? —	Gross floor area of building (m^2) as proposed: —
What are the current uses of all or parts of the building(s)/land? Residential	Location: 35 Maxwell St, Mona Vale Use: Residential
Does the site contain a dual occupancy? No —	What is the gross floor area of the proposed addition or new building (sq metres)? —
What are the proposed uses of all parts of the building(s land? Garage / Workshop & Carport	Number of pre-existing dwellings: —
Number of dwellings to be demolished: N/A	How many dwellings proposed? single
How many storeys will the building consist of? single	Will the new building be attached to the existing building? NO Will the new building be attached to any new building? No

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics:

Place a tick (√) in the box which best describes the materials the new work will be constructed of:

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	☐	Concrete	☑	Aluminium	☐	Timber	☐
Full brick	☐	Timber	☐	Concrete		Steel	☑
Single brick	☐	Other	☐	Concrete tile	☐	Other	☐
Concrete block	☐	Unknown	☐	Fibrous cement	☐	Unknown	☐
Concrete/masonry	☐			Fibreglass	☐		
Concrete	☐			Masonry/terracotta shingle	☐		
Steel	☑			Tiles	☐		
Fibrous cement	☐			Slate	☐		
Hardiplank	☐			Steel	☑		
Timber/weatherboard	☑			Terracotta tile	☐		
Cladding-aluminium	☐			Other	☐		
Curtain glass	☐			Unknown	☐		
Other	☐						
Unknown	☐						

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

Levy Online Payment Receipt

LONG SERVICE BUILDING & CONSTRUCTION

Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	GEORGE C ST JOHN
Levy Application Reference:	5015671
Application Type:	DA
Application No.:	N0500/10
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	35 MAXWELL ST
	MONA VALE
	NSW
	2103
Value Of Work:	$65,000
Levy Due:	$227
Levy Payment:	$227
Online Payment Ref.:	619065344
Payment Date:	13/06/2011 1:39:54 PM

COUNCIL COPY

Proposed Workshop / Garage / Carport – 35 Maxwell St Mona Vale

REF SEF-01 15 August 2011

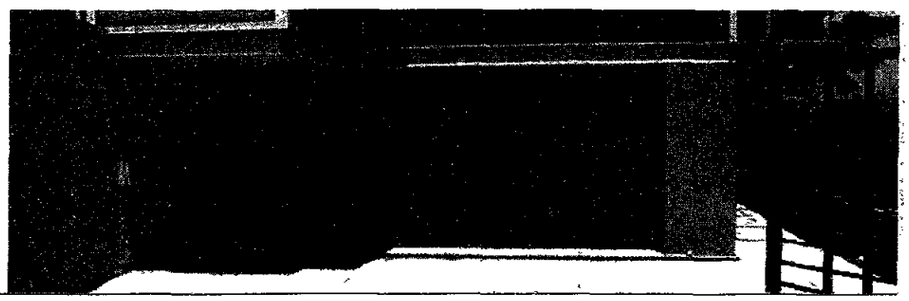
Table of External Finishes

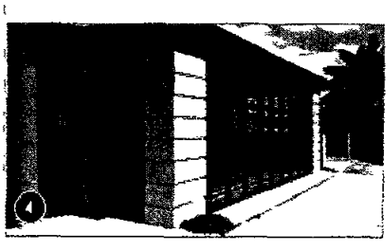
Object	Style /	Material	Finish / Colour	Manufacturer / Supplier
External Cladding	Rusticated Weatherboard – matching profile main house	Cypress Pine	Primed	Barrenjoey Timbers – Mona Vale
External Cladding - Paint	Weather-shield	Water-based plastic	Moss-vale Sands	Dulux Paints - Brookvale
Roof Sheeting	Corrugated	Powder coated steel	Pale Eucalypt	Colorbond – Hardware and General
Guttering & Downpipes	Boxed	Powder coated steel	Pale Eucalypt	Colorbond – Hardware and General
1 Rainwater Tank	2000L Slimline	Polyurethane	Pale Eucalypt	TBA
3 Windows	Windows (580 H x 1083 W)	Cedar	White	Sydney Woodworkers Doors & Windows - Brookvale
2 Doors	External timber (820 X 2040)	Hardwood	White	Sydney Woodworkers Doors & Windows - Brookvale
1 Garage Door	Sectional - (2 4 H x 2 5 W)	Coloursteel	White	Personality Garage Doors – Mona Vale

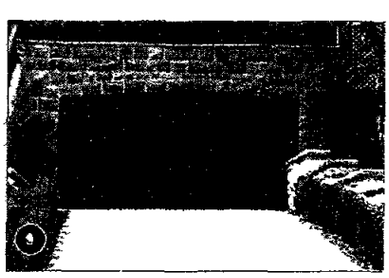
Personality
GARAGE DOORS PTY LTD

ESTABLISHED 1954

CUSTOM MADE & SPECIALLY DESIGNED TO SUIT YOUR NEEDS



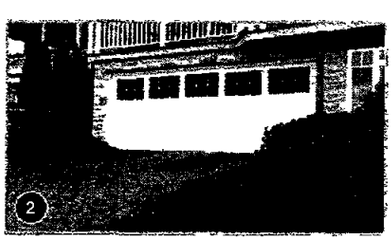




Sectional Garage Doors & Metal Garage Doors Sydney

CONTACT US NOW FOR A FREE MEASURE AND QUOTE

THE PREMIER PROVIDER OF GARAGE DOORS IN THE SYDNEY AREA



If you are looking to bring the practicality of metal garage doors or the flexibility of sectional garage doors to your Sydney home or business make your first call to Personality Garage Doors the Sydney leader in metal garage doors and sectional garage doors

At Personality Garage Doors we provide a large variety of metal garage doors and sectional garage doors All our doors are made to the highest standards

Your beautiful home will be enhanced by one of our metal garage doors or sectional garage doors The extensive range of sectional doors we deal in is listed below

We are able to design manufacture and install your new metal garage doors or sectional garage doors in a wide range of modern materials including aluminium colour steel and amplimesh as well as western red cedar and plywood all available in a complete selection of colours and finishes

Our sectional garage doors and metal garage doors are designed by using our own aluminium extrusions which provides a stronger neater cleaner and more detailed garage door We offer a variety of aluminium and timber frames

Click below for photos of our sectional doors

- **Acrylic Doors**
- **Alucobond**
  Aluminium/Bar
- **Amplimesh, Perforated, Louvre**
- **Batten**
- **Detailed Timber**
- **Federation**
- **Fence Style**
- **Plywood**
  Western Red Cedar
- **Coloursteel**
  Insulated

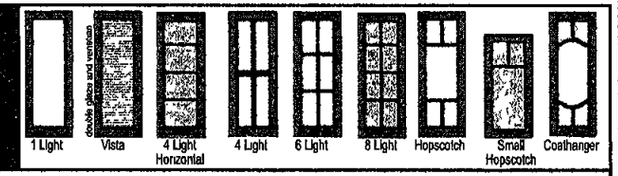
Metal Garage Doors, Sectional Garage Doors and More

At Personality Garage Doors we specialise in tailoring metal garage doors and sectional garage doors as well as a complete range of electronic and manaual garage doors that won t just meet your expectations -- they will exceed them!

sydney woodworkers **sliding + multifold windows**

sliding + overhead track multifold windows

STOCK SASHES



X - sliding O - Fixed

2 SASHES (1 SLIDING)

XO

2 SASHES (1 SLIDING)

Height x Width	Type	1 Light	Vista	4 Light Horizontal	4 Light	6 Light	8 Light	Hopscotch	Small Hopscotch	Coathanger
580 x 1083	xo	$642	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
530 x 1683	xo	$774	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
980 x 863	xo	$672	N/A	$686	$686	N/A	N/A	N/A	$714	N/A
980 x 1163	xo	$751	N/A	$758	$758	N/A	N/A	N/A	$779	N/A
1180 x 863	xo	$707	$1051	$724	$724	$747	$747	$747	N/A	$791
1180 x 1163	xo	$787	$1167	$798	$798	$821	$821	$821	N/A	$858
1180 x 1499	xo	$887	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1180 x 1799	xo	$968	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

3 SASHES (1 SLIDING)

OXO

3 SASHES (1 SLIDING)

580 x 1615	oxo	$835	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
530 x 2515	oxo	$1036	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
980 x 1285	oxo	$855	N/A	$877	$877	N/A	N/A	N/A	$918	N/A
980 x 1735	oxo	$975	N/A	$984	$984	N/A	N/A	N/A	$1016	N/A
1180 x 1285	oxo	$897	$1405	$922	$922	$957	$957	$957	N/A	$1023
1180 x 1735	oxo	$1018	$1581	$1034	$1034	$1068	$1068	$1068	N/A	$1125
1180 x 2239	oxo	$1167	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1180 x 2689	oxo	$1296	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

3 SASHES (2 SLIDING)

XXO

3 SASHES (2 SLIDING)

580 x 1570	xxo	$1284	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
530 x 2470	xxo	$1604	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
980 x 1240	xxo	$1267	N/A	$1289	$1289	N/A	N/A	N/A	$1330	N/A
980 x 1690	xxo	$1447	N/A	$1457	$1457	N/A	N/A	N/A	$1488	N/A
1180 x 1240	xxo	$1313	N/A	$1338	$1338	$1373	$1373	$1373	N/A	$1439
1180 x 1690	xxo	$1495	N/A	$1510	$1510	$1545	$1545	$1545	N/A	$1602
1180 x 2194	xxo	$1711	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1180 x 2644	xxo	$1902	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

4 SASHES (2 SLIDING)

OXXO

4 SASHES (2 SLIDING)

580 x 2102	oxxo	$1205	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
530 x 3302	oxxo	$1474	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
980 x 1662	oxxo	$1215	N/A	$1245	$1245	N/A	N/A	N/A	$1299	N/A
980 x 2262	oxxo	$1375	N/A	$1388	$1388	N/A	N/A	N/A	$1430	N/A
1180 x 1662	oxxo	$1264	$1937	$1297	$1297	$1344	$1344	$1344	N/A	$1432
1180 x 2262	oxxo	$1424	$2170	$1445	$1445	$1492	$1492	$1492	N/A	$1567
1180 x 2934	oxxo	$1623	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1180 x 3534	oxxo	$1796	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Sydney Woodworkers have the widest range of sliding and multifold window options for situations where large openable spaces are preferred. We can also custom make to any other size. Many designs are available raw or factory pre-primed in clear oil or white primer.

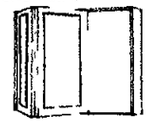
trackless bifold windows

BUDGET TRACKLESS BIFOLD WINDOW SYSTEM

CONCERTINA WINDOW OPTIONS

DESIGN PERFORMANCE
Structural 1200 Pa
Water Resistance 700 Pa

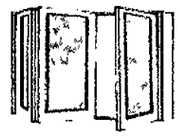
TWO SASH BIFOLD



Frame Width	Standard Sill	Servery Sill	No Sill
590 x 1136mm	$809	$1029	$766
990 x 917mm	$863	$1090	$828
990 x 1217mm	$933	$1149	$887
1190 x 917mm	$922	$1152	$890
1190 x 1217mm	$988	$1207	$945

2 locking flush bolts hinge handle 1 roller fitted

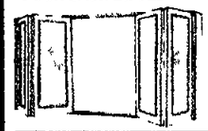
THREE SASH BIFOLD



Frame Width	Standard Sill	Servery Sill	No Sill
590 x 1659mm	$1076	$1276	$1014
990 x 1329mm	$1127	$1339	$1077
990 x 1779mm	$1232	$1428	$1165
1190 x 1329mm	$1214	$1430	$1167
1190 x 1779mm	$1313	$1513	$1250

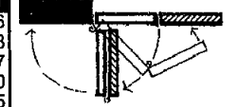
2 locking flush bolts hinge handle 1 roller fitted

FOUR SASH BIFOLD



Frame Width	Standard Sill	Servery Sill	No Sill
590 x 2194mm	$1550	$1729	$1466
990 x 1754mm	$1601	$1796	$1534
990 x 2354mm	$1744	$1916	$1653
1190 x 1754mm	$1677	$1878	$1615
1190 x 2354mm	$1808	$1987	$1725

4 locking flush bolts 2 hinge handles 2 rollers fitted



With concertina action the centre window opens inwards on the outer window and the pair swing 180 to park against the side wall

Concertina bifolds offer more flexibility in hardware choice as any size handle can be accommodated when they are stowed in the open position They are the preferred configuration as the smaller hinges are less prone to sag

If no sill required deduct 40mm from all heights

FOLDING WINDOW OPTIONS

TWO SASH BIFOLD

Frame Width	Standard Sill	Servery Sill	No Sill
590 x 1124mm	$886	$1106	$844
990 x 904mm	$935	$1163	$900
990 x 1204mm	$1011	$1227	$964
1190 x 904mm	$990	$1220	$957
1190 x 1204mm	$1060	$1279	$1017

2 locking flush bolts hinge handle 1 roller fitted

THREE SASH BIFOLD

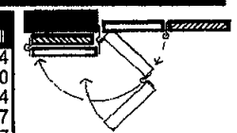
Frame Width	Standard Sill	Servery Sill	No Sill
590 x 1646mm	$1162	$1362	$1100
990 x 1316mm	$1207	$1420	$1158
990 x 1766mm	$1320	$1517	$1245
1190 x 1316mm	$1289	$1505	$1243
1190 x 1766mm	$1395	$1596	$1333

2 locking flush bolts hinge handle 1 roller fitted

FOUR SASH BIFOLD

Frame Width	Standard Sill	Servery Sill	No Sill
590 x 2168mm	$1672	$1853	$1590
990 x 1728mm	$1713	$1911	$1648
990 x 2328mm	$1865	$2040	$1777
1190 x 1728mm	$1807	$2008	$1746
1190 x 2328mm	$1948	$2129	$1866

4 locking flush bolts 2 hinge handles 2 rollers fitted



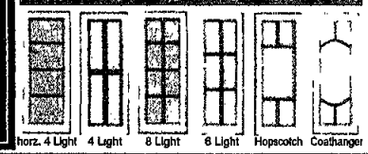
With folding action the centre window opens out over the outer window and the pair then swing 180 to park against the side wall

Folding Action bifolds offer the flexibility of having the centre pair of windows open out independently for day to day use without having to operate the full bifold action However they require flush hardware fittings and their larger obtrusive jamb hinges are more prone to sag

PERCENTAGES BELOW ARE ADDED FOR DIFFERENT STOCK SASHES

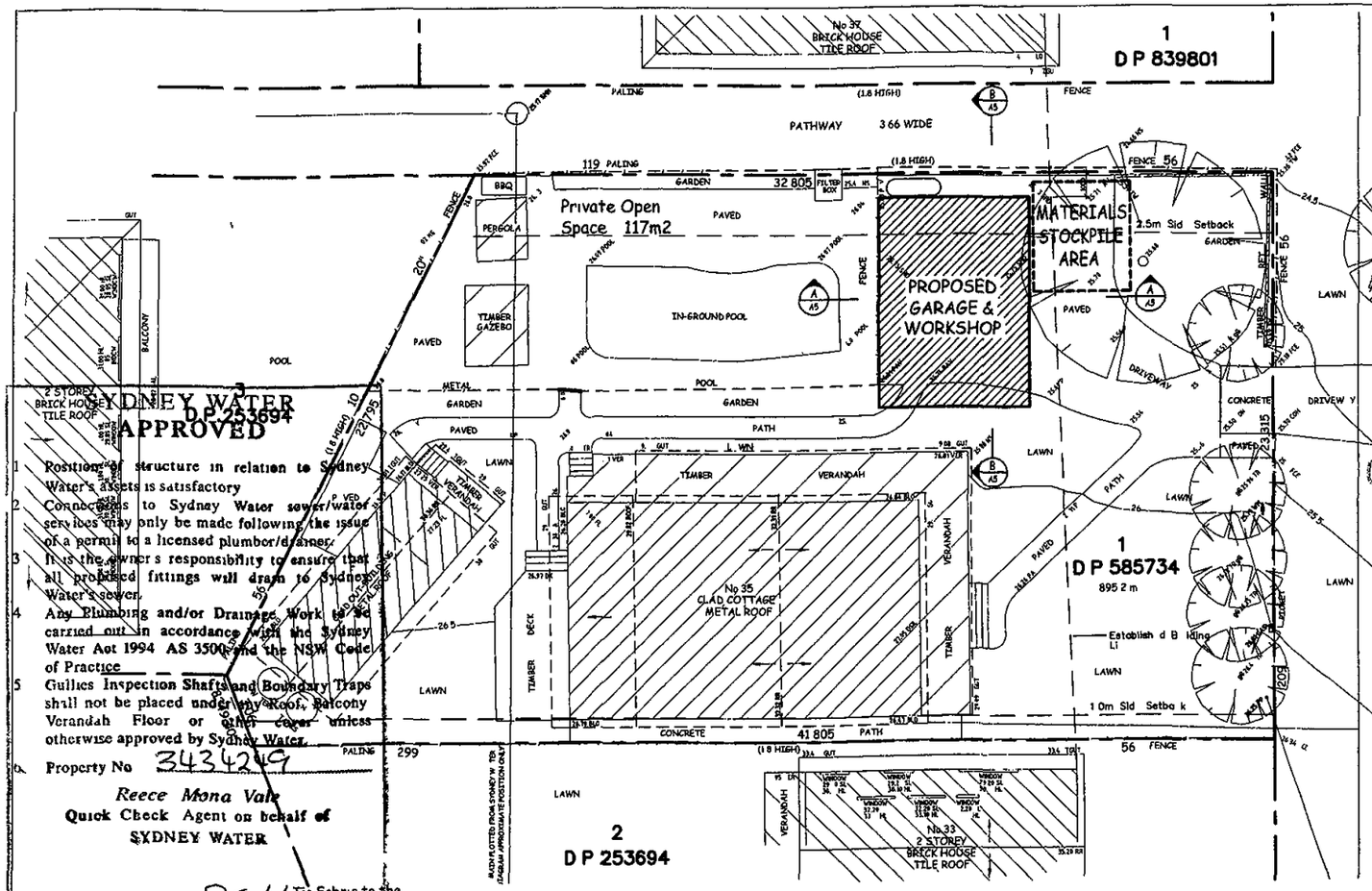
NOTE EVERY DESIGN IS NOT AVAILABLE IN EVERY SIZE.

horz. 4 Light	4 Light	8 Light	6 Light	Hopscotch	Coathanger
+ 2%	+ 2%	+ 4%	+ 4%	+ 5%	+ 10%



IMPORTANT NOTE: Budget trackless bifolds rely on one window being hinged off its partner and therefore their performance relies on the strength of the hinges used. Woodworkers install a roller bearing on the supporting sash to minimise sag. The system is less expensive but also less adjustable than the superior overhead track option and is only suitable for small openings.

overhead track bifold windows



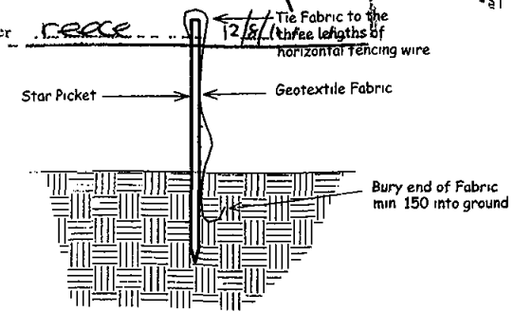
SYDNEY WATER
APPROVED

1 Position of structure in relation to Sydney Water's assets is satisfactory
2 Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainer.
3 It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4 Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994 AS 3500 and the NSW Code of Practice
5 Gullies Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony Verandah Floor or other cover unless otherwise approved by Sydney Water.

Property No 3434219

Reece Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

per reece 12/8/10



SEDIMENTATION CONTROL FENCE

SCALE 1 10

DUST CONTROL
To reduce dust generated by wind action the removal of the top soil is to be minimised To prevent dust generation watering down of the site especially during the movement of machinery is required
Where excavating into rock keep the surface moist to minimise dust Construct a gravel entry/exit point using blue metal and restrict all vehicle movements within the site to a minimum Ensure wind breaks such as existing fences are maintained during the construction phase until new landscaping is provided or reinstated Prevent dust by covering stockpiles

SITE ACCESS
Vehicular access to the site must be via a single entry point that is stabilised to prevent the tracking of sediment onto the roads and footpath Soil earth mud clay concrete washing paint or similar materials must be removed from the roadway by means other than washing on a daily basis

GUTTER PROTECTION
Provide protection to downhill grate in gutter by means of sand bags or blue metal wrapped in geotextile fabric When soil or sand builds up around this sediment barrier the material should be relocated back to the site for disposal

SEDIMENT NOTE
1 All Erosion and Sediment Control measures to be inspected and maintaned daily by the site manager
2 Minimise disturbed areas remove excess soil from excavated area as soon as possible
3 All material stockpile to be clear from drains gutters and footpaths or within sediment fence area
4 Drainage to be connected to stormwater as soon as possible If stored on site it must be filtered before releasing into stormwater system or waterways
5 Roads and footpaths to be swept daily

ON SITE PRACTICES
All trenches must be filled immediately after services are laid
Excess materials such as cement water from tool cleaning paintbrushes and brick and concrete slurry must not be washed into stormwater system It s against the law to pollute waters with any solid liquid or gas Where possible construct a depression or earth dam below brick concrete or tile cutting If this is not possible pass waste water through a filtration system prior to release

STOCKPILES
All stockpiles are to be kept on site where possible Any materials placed on the footpaths or nature strips require council permission
All stockpiles are to be placed away from the drainage lines and street gutters It is best to locate these on the highest part of the site if possible Place waterproof covering over stockpiles If required provide diversion drain & bank around stockpiles

COUNCIL COPY

PROPOSED GARAGE / CARPORT ADDITION - 35 MAXWELL STREET, MONA VALE

	Robert Gardner Consulting ABN 37 430 041	47 Towradgi Street Narraweena NSW 2099 Australia Mobile 0413 572 250 e-mail salrob@optusnet com au	Client GEORGE ST JOHN	Drawing Title SITE MANAGEMENT PLAN	North	Scale 1 200 @ A3 19 AUG 2010	Job Number 10-2109 Drawing Number S3 / -

GENERAL NOTES:

GENERAL

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

G2 Engineer's drawings shall not be used for dimensions. All setting out dimensions shall be verified and discrepancies shall be referred to the Engineer prior to commencement of work

G3 During construction the structure shall be maintained in a stable condition and no part shall be overstressed. Temporary bracing shall be provided by the builder to keep the works and excavations stable at all times

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

G5 Design live loads are in accordance with AS 1170.1

FOOTINGS

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

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

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

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

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

Sand Foundations

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

Clay Foundations

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

Shale Foundations

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

Sandstone Foundations

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

Refer adjacent for assumed Design bearing strata

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

CONCRETE

C1 All workmanship and materials shall be in accordance with AS 3600-2001

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

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

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

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

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

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

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

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

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

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

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

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

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

REINFORCEMENT

R1 All reinforcement specified is Grade D500 unless noted otherwise

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

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

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

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

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

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

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

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

FORMWORK

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

FW2 Minimum stripping times for form work shall be as recommended in AS 3610 - 1995 or as directed by the engineer

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

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

BRICKWORK

BR1 Brickwork is to be constructed to AS 3700-2001

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

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

BR4 Control joints to be placed at a maximum of 8m centres or in accordance with AS 3700-2001

BR5 Exposure grade bricks to be used below damp proof course

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

BR7 Provide stainless steel wall ties below DPC to AS 3700 2001. Provide galvanized wall ties above DPC to AS 3700 & Local Council Specifications. Stainless steel ties to be used within 1 km of coast & east of Harbour Bridge

BLOCKWORK

BL1 Concrete blocks shall have a minimum compressive strength of 15 MPa and conform to AS 3700-2001

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

BL3 Location of actual starters is critical to suit block cores allow 55 mm cover from the outside face of blockwork. All reinforcement lap lengths to conform to AS 3600-2001

BL4 Control joints to be placed at a maximum of 8 m centres or in accordance with AS 3700-2001

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

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

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

BL8 Max. pour height for unrestrained blockwork is 1000 mm

STEEL

S1 All Structural steelwork to be Grade 300 or greater. Design, fabrication and erection to be in accordance with AS 4100-1998

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

S3 Rolled steel sections including steel plates shall comply with AS 3678 - 1996

S4 Cold formed steel sections shall be Grade 450 Zinc coated in accordance with AS 4600-2005

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

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

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

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

S9 All welding shall be carried out in accordance with AS 1554-2007 SAA Structural Steel Welding Code

S10 Unless noted otherwise all welds shall be category SP using E41xx Electrodes. All butt welds shall be complete penetration butt welds category SP

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

S12 Fabrication and erection tolerances for Structural Steel work shall be in accordance with AS 4100-1998

S13 Purlin bolts shall be M12 - 4.6S galvanised

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

INTERNAL

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

EXTERNAL ELEMENTS, & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS

a Preparation Blast clean to a minimum standard Class 2 in accordance with AS 1627 1997 Part 4
Primer 2-pack epoxy phosprate at dft 75 microns
(e.g. Dulux Duredon P14)
Barrier Coat 2-pack epoxy micaceous iron oxide dft 100 microns
(e.g. Ferreko No 3)
Finish Coat 2-pack epoxy high gloss acrylic to dft 50 microns
(e.g. Dulux Acrathane 1 F) in an approved colour

c Hot dipped galvanized to AS 4680-2006 (Only to be used where more than 5 km from salt water.)
Where the galvanic (Hot Dip Galvanized) coating is compromised by welding bolting or damage inorganic zinc rich paint (minimum 85% zinc content) is to be applied after wire brushing effected area (use 2 coats minimum) or Hot Metal Spray in accordance with AS 4680-2006

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

TIMBER

T1 All workmanship and materials to be in accordance with AS 1684 2006 AS 1720-1997 and as 3959-1999. All soft wood to be grade F7 unless noted otherwise. All hardwood to be minimum grade F14 unless otherwise noted. Exposed timber to be CCA treated (to AS 1604-2005) redried after full impregnation or durability class 1, 2 or 3. We recommend that all softwood timber framing have a minimum treatment protection of H2 or T2 treatment for termite protection unless noted otherwise

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

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

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

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

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

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

T8 Continuous nailing must not be used for any timber connections

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

COMPACTED FILL

CF1 Compacted fill only to be used with approval of the Engineer and to be certified by a Geotechnical Engineer

CF2 Remove all organic material and topsoil under proposed slabs & footings

CF3 Filling shall be granular material compacted in not more 200 mm layers to a minimum dry density ratio (AS 1289-2002) of 98 percent

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

INSPECTIONS BY ENGINEER

48 HOURS NOTICE IS REQUIRED BEFORE ANY SITE INSPECTION

1 Bearing strata of all footings to be inspected by the Geotechnical Engineer prior to concrete pour
2 Any reinforcement prior to concrete pour
3 Timber and Steel framing prior to cladding or lining
4 Steel lintels after installation
5 Contact your PCA (Principal Certifying Authority) as to requirements for mandatory critical stage inspections

DRAWING SCHEDULE

ASSUMED FOUNDATION CLASSIFICATION FOR DESIGN PURPOSES - 'M'
ASSUMED BEARING STRATA FOR DESIGN PURPOSES - MODERATELY REACTIVE CLAY, 150 kPa
CONTRACTOR TO ENGAGE GEOTECHNICAL CONSULTANT TO VERIFY FOUNDATION CLASSIFICATION

DOCUMENT CERTIFICATION
Date Nov '11
Bruce Lewis
(Principal Peninsula Consulting Engineers)
BE(Civil), CPEng, MIEAust, NPER
Institute of Engineers Membership No 879131

CHARTERED MEMBER

Date	Rev	Amendment:

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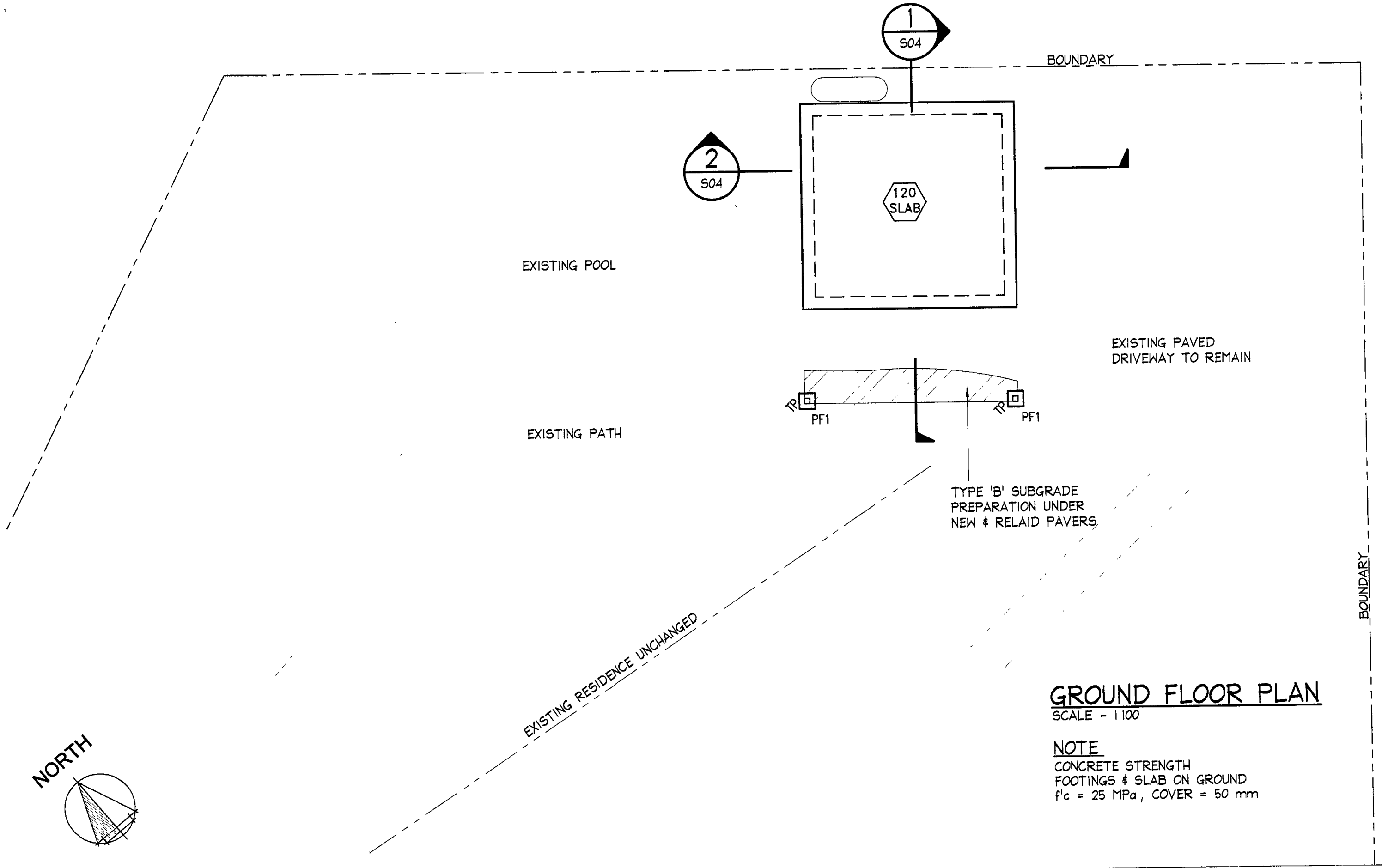
PO Box 841
Brookvale NSW 2100
Ph 0424 253 818 Fax (02) 9982 4722
E bruce@peninsulaconsulting.com.au
ABN 60 493 390 399

Project:
PROPOSED WORKS
at 35 Maxwell Street
Mona Vale
for George St John

Drawing Title
GENERAL NOTES AND DRAWING SCHEDULE

Job No	Drawing No	Rev
11-0721	S01	-



GROUND FLOOR PLAN

SCALE - 1:100

NOTE

CONCRETE STRENGTH
FOOTINGS & SLAB ON GROUND
f'c = 25 MPa, COVER = 50 mm

NOTES

1 ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK
2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

CHARTERED MEMBER

DOCUMENT CERTIFICATION

Date 7/11/11

Bruce Lewis

(Principal Peninsula Consulting Engineers)

BE(Civil), CPEng, MIEAust, NPER
Institute of Engineers Membership No 879131

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Date	Rev	Amendment
-		

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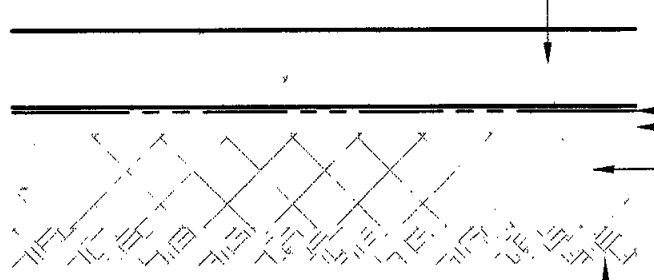
Project:
PROPOSED WORKS
at 35 Maxwell Street
Mona Vale
for George St John

Drawing Title
GROUND FLOOR
SLAB PLAN

Job No	Drawing No	Rev
11-0721	S02	-



REINFORCED CONCRETE SLAB
REFER DETAILS

0 2mm IMPERVIOUS MEMBRANE

30mm COMPACTED SAND BLINDING LAYER

FILLING IF REQUIRED SHALL BE GRANULAR
MATERIAL COMPACTED IN NOT MORE THAN 150mm LAYERS TO A MINIMUM DRY DENSITY RATIO OF 98% TO AS 1289/2002

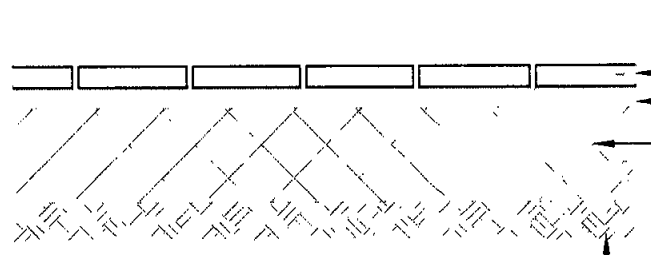
SUBGRADE SHALL BE STRIPPED OF ALL
TOPSOIL AND DELETERIOUS MATTER
APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO PLACING FILL

NOTE

SAND BLINDING, SUB-BASE, FILLING AND SUB GRADE TO BE MECHANICALLY COMPACTED TO A DRY DENSITY RATIO OF NOT LESS THAN 98% MAXIMUM DRY DENSITY TO A S 1289/2002
ALL AREAS TO BE TESTED BY GEOTECHNICAL ENGINEER AND RESULTS FORWARDED TO STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE

TYPICAL SLAB PREPARATION TYPE A
SLAB ON GRADE

NTS



PAVERS TO ARCHITECTS DETAILS

30mm COMPACTED SAND BLINDING LAYER

FILLING IF REQUIRED SHALL BE GRANULAR
MATERIAL COMPACTED IN NOT MORE THAN 150mm LAYERS TO A MINIMUM DRY DENSITY RATIO OF 98% TO AS 1289/2002

SUBGRADE SHALL BE STRIPPED OF ALL
TOPSOIL AND DELETERIOUS MATTER
APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO PLACING FILL

NOTE

SAND BLINDING, SUB-BASE, FILLING AND SUB GRADE TO BE MECHANICALLY COMPACTED TO A DRY DENSITY RATIO OF NOT LESS THAN 98% MAXIMUM DRY DENSITY TO A S 1289/2002

TYPICAL PAVER PREPARATION TYPE B
PAVERS ON GRADE

NTS

NOTES

1 ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK
2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

CHARTERED MEMBER

DOCUMENT CERTIFICATION

Date 30/1/11
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-	-	-
Date	Rev	Amendment

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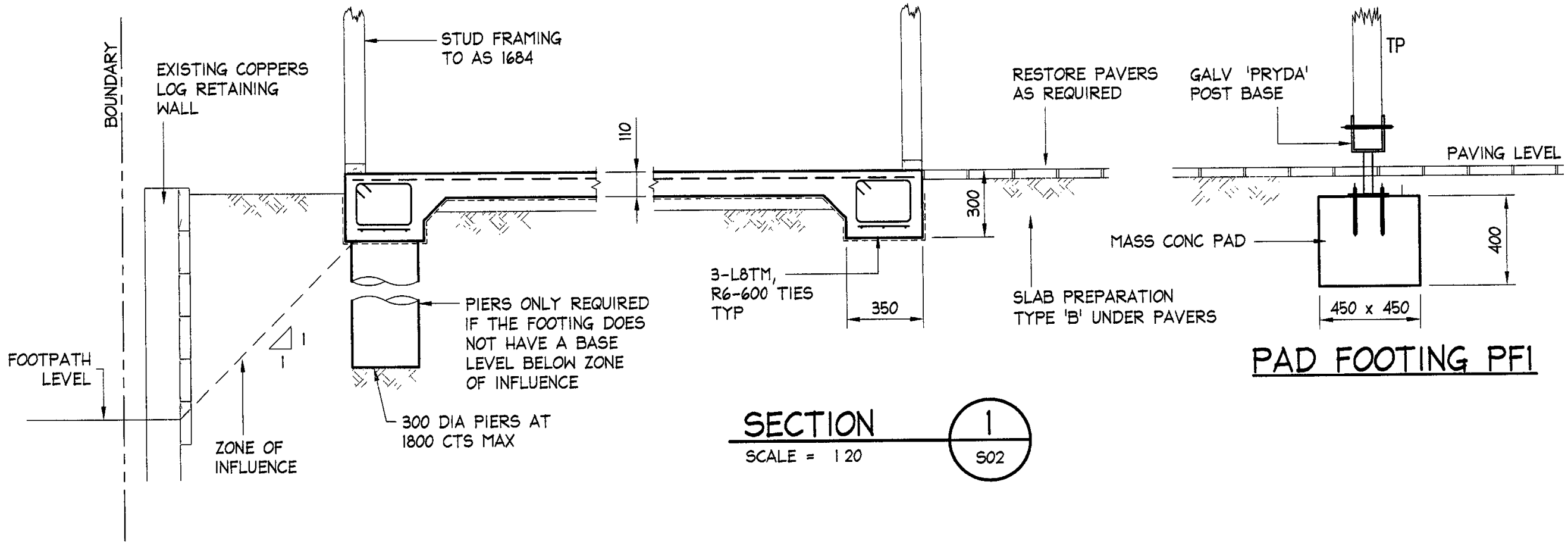
Project:
PROPOSED WORKS
at 35 Maxwell Street
Mona Vale
for George St. John

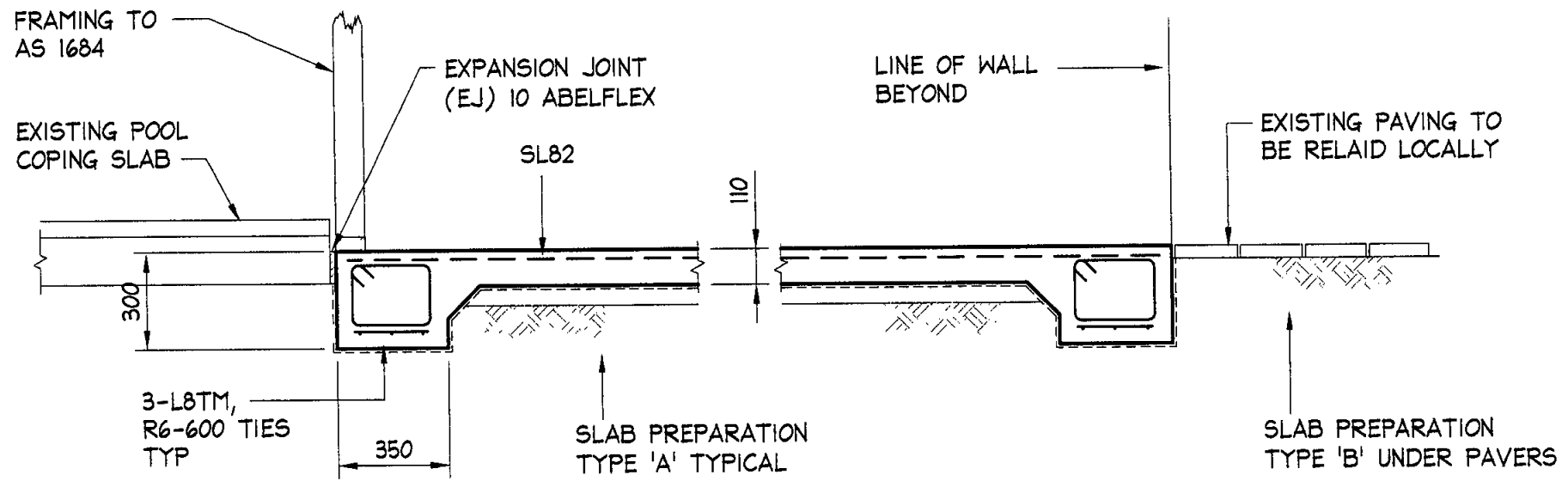
Drawing Title
GROUND FLOOR
DETAILS SHEET 1

Job No	Drawing No	Rev
11-0721	S03	-



SECTION 1 / S02
SCALE = 1 20

PAD FOOTING PF1



SECTION 2 / S02
SCALE = 1 20

NOTES
1 ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK
2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

CHARTERED MEMBER

DOCUMENT CERTIFICATION

Date 7/11/11
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0 1:100 5 m
0 1:20 1 m

Date	Rev	Amendment:
	-	-

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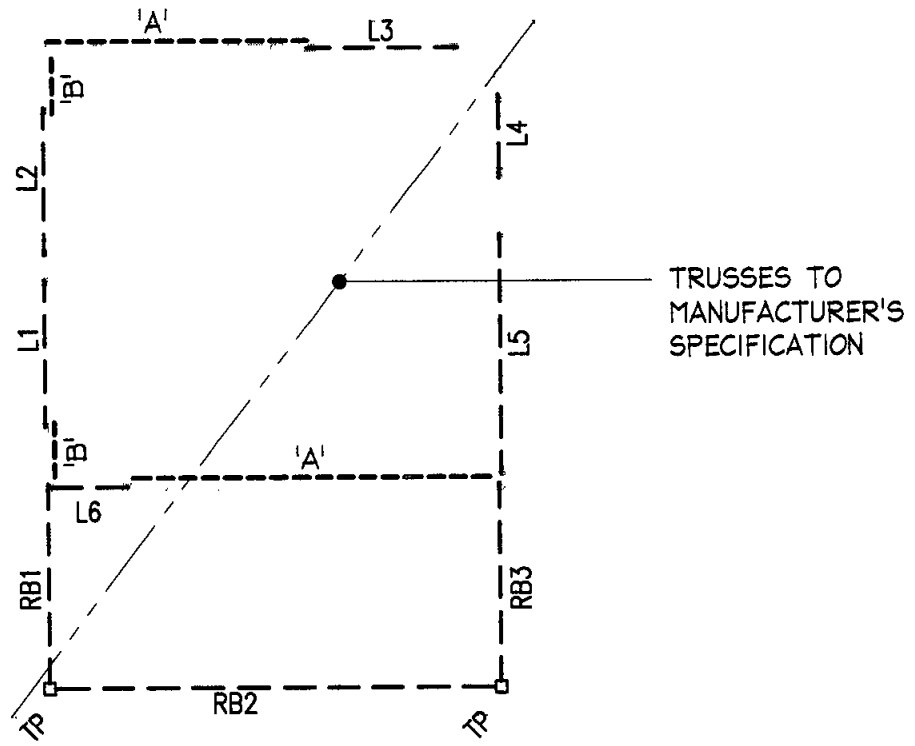
Project:
PROPOSED WORKS
at 35 Maxwell Street
Mona Vale
for George St John

Drawing Title
GROUND FLOOR DETAILS SHEET 2

Job No	Drawing No.	Rev
11-0721	S04	-



ROOF FRAMING PLAN

SCALE - 1:100

NOTE
IF STEEL ROOF & WALL FRAMES ARE TO BE USED, SUCH AS AUSTRUSS, PROVIDE TRUSSES & FRAMES TO MAUFACTURER'S SPEC'N IN LIEU OF THAT DETAILED

MEMBER SCHEDULE
TP - 125 x 125 GL8 LOSP POST
RB1,2,3 - 290 x 65 GLI0 LOSP TIMBER BEAM
L1,2,3,4,6 - 140 x 45 MGPI0 LINTEL
L5 - 200 x 45 LVL LINTEL
WALL BRACING TYPE 'A' & 'B' TO AS 1684
PROVIDE ROOF BRACING TO AS 1684

NORTH

NOTES
1 ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK
2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

CHARTERED MEMBER

DOCUMENT CERTIFICATION
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0 1:100 5 m
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Date	Rev	Amendment
-		-

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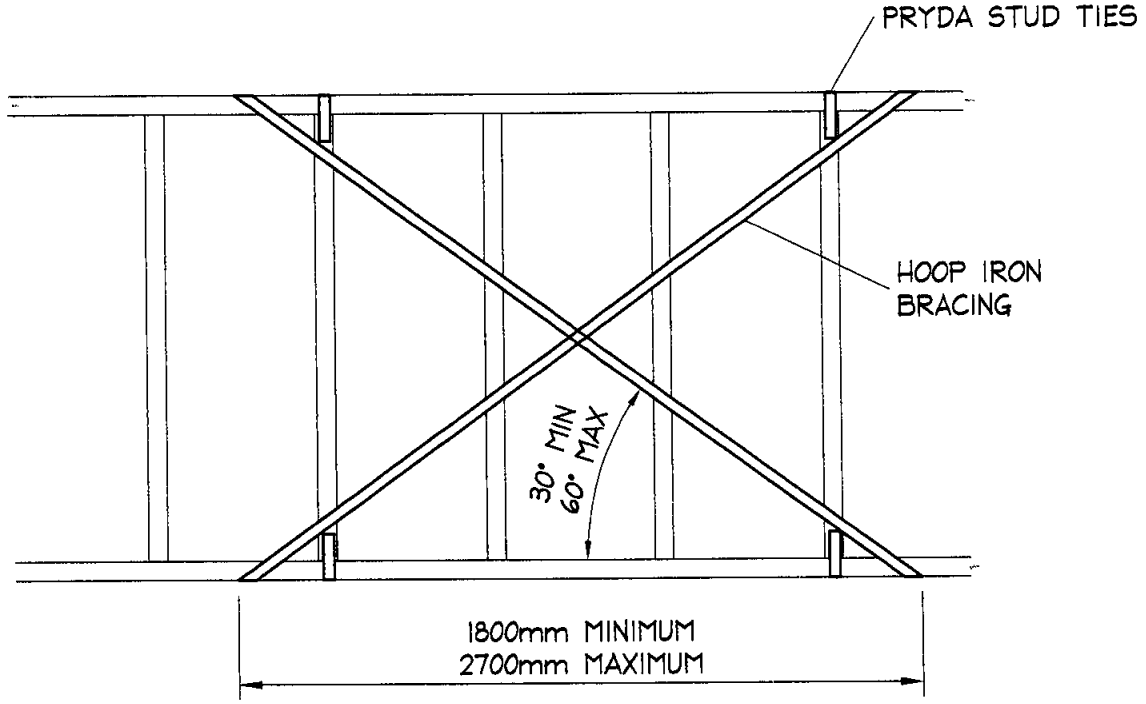
Project:
PROPOSED WORKS
at 35 Maxwell Street
Mona Vale
for George St John

Drawing Title
ROOF
FRAMING PLAN

Job No	Drawing No:	Rev
11-0721	S05	-

METAL TENSION STRAP BRACING

30 x 0 8 mm TENSIONED HOOP IRON STRAP BRACING
FIXED WITH ONE GALVANISED FLATHEAD NAILS
30 mm x 2 8mm ϕ TO EACH STUD, AND THE
FACE OF THE TOP AND BOTTOM PLATE
PROVIDE FOUR GALVANISED FLATHEAD NAILS
30mm x 2 8mm ϕ TO THE STRAP RETURN
OVER THE TOP PLATE AND UNDER THE BOTTOM PLATE



NOTES

1 FOR POWER DRIVEN NAILS REFER ABOVE
2 NOGGINGS HAVE BEEN OMITTED FOR CLARITY
3 BASED ON WALL HEIGHT OF 2 7 m AT 4 0 m HIGH, CAPACITY OF WALL BRACING IS DECREASED BY ALMOST 40%

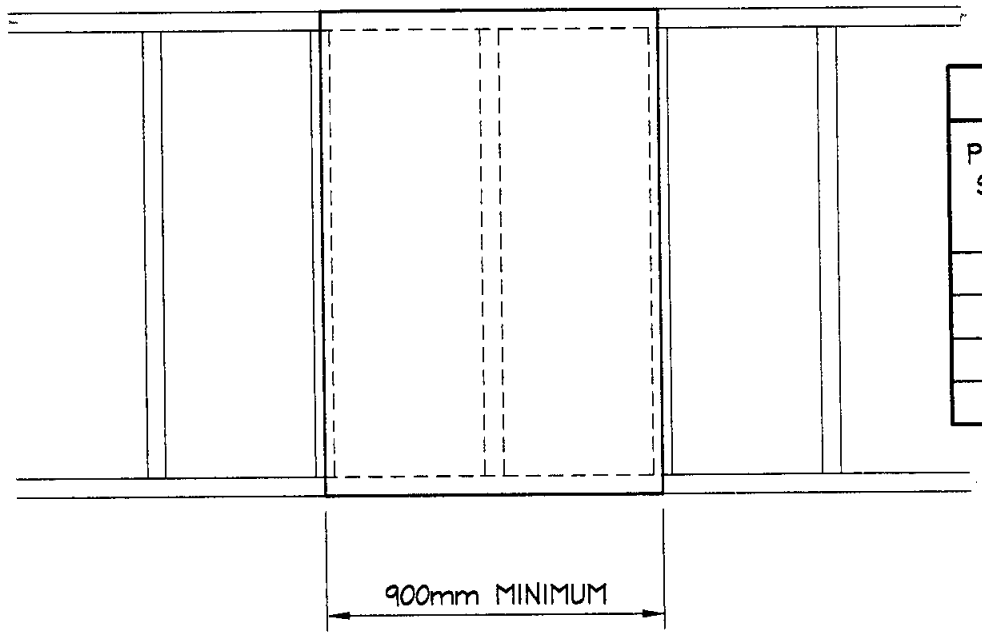
TYPE A - WALL BRACING UNIT

SCALE = 1 20

CAPACITY TO AS1684 - 3 0 KN

PLYWOOD BRACING

FIX PLYWOOD PANELS WITH GALVANISED FLATHEAD NAILS
30 mm x 2 8 ϕ LONG MINIMUM OR EQUIVALENT AT 50mm
CENTRES ALONG TOP AND BOTTOM PLATES, 150mm CENTRES
ALONG VERTICAL EDGES AND 300mm CENTRES ALONG
INTERMEDIATE STUDS TO PROVIDE TOP & BOTTOM SPACING OF
150 mm, PROVIDE M12 ROD TO EACH END OF BRACING FRAME
M12 ROD SHOULD BE CONNECTED TO TOP & BOTTOM PLATE
NAILS SHALL BE LOCATED A MINIMUM OF 7mm FROM PANEL EDGES
POWER DRIVEN GALVANISED NAILS OR COATED STAPLES MAY BE
USED WHERE THEY PROVIDE AT LEAST THE EQUIVALENT STRENGTH
TO HAND DRIVES 30 mm x 2 8 ϕ LONG GALVANISED CLOUTS
OR FLATHEAD NAILS



PLYWOOD THICKNESS		
PLYWOOD STRESS GRADE	PLYWOOD THICKNESS	
	MAXIMUM STUD SPACING	
	450mm	600mm
F8	7 0mm	9 0mm
F11	6 0mm	7 0mm
F14	4 0mm	6 0mm
F27	4 0mm	4 5mm

NOTES

1 FOR PLYWOOD THICKNESS REFER TO TABLE
2 FOR POWER DRIVEN NAILS REFER ABOVE
3 PANEL EDGES SHALL BE SUPPORTED BY STUDS
4 NOGGINGS HAVE BEEN OMITTED FOR CLARITY

TYPE B - WALL BRACING UNIT

SCALE = 1 20

CAPACITY TO AS1684 - 6 0 KN

NOTES

1 ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK
2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

CHARTERED MEMBER

DOCUMENT CERTIFICATION

Date 7/11/11

Bruce Lewis

(Principal Peninsula Consulting Engineers)

BE(Civil),CPEng,MIEAust ,NPER
Institute of Engineers Membership No 879131

0 1:100 5 m
0 1:20 1 m

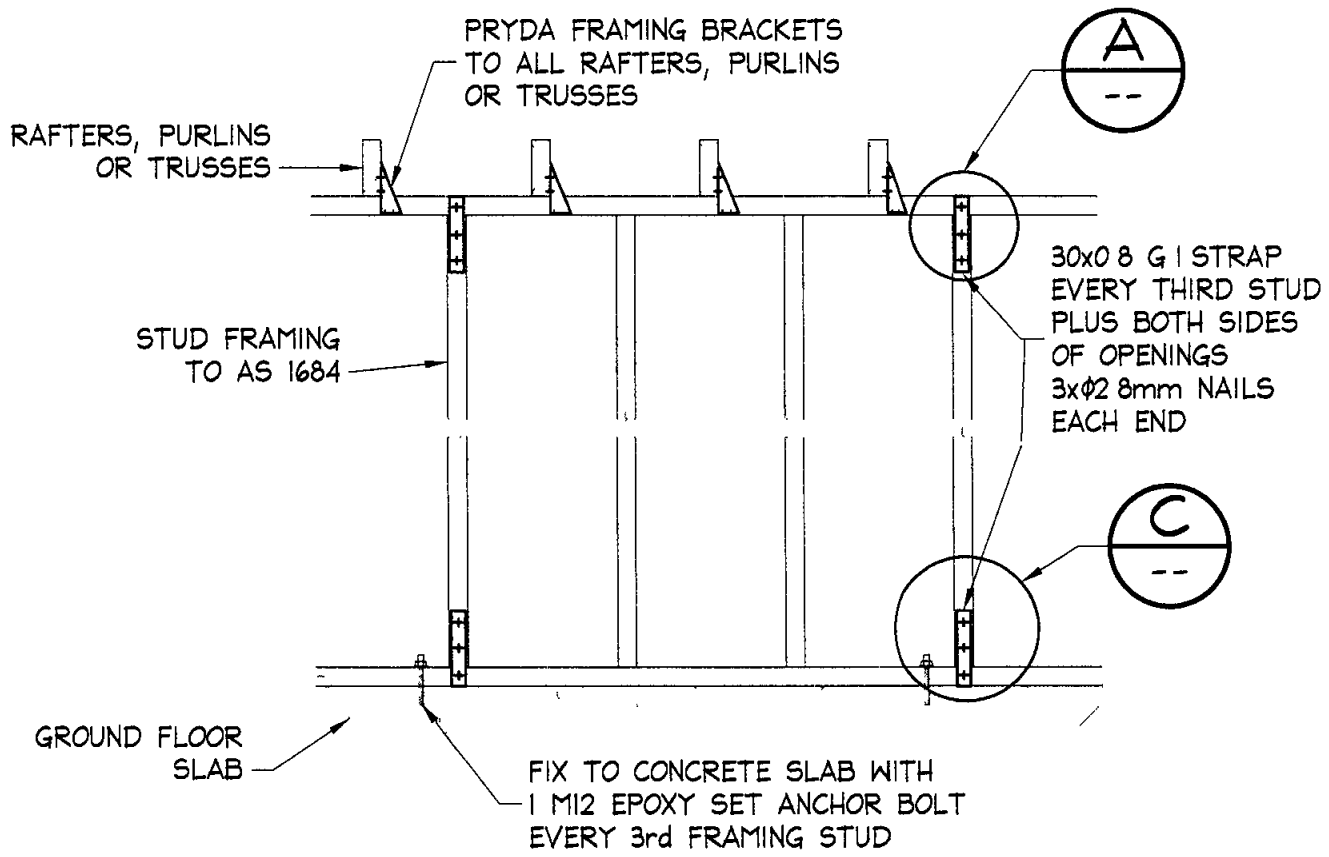
Date	Rev	Amendment:
	-	-

Peninsula Consulting Engineers
PO Box 841
Brookvale NSW 2100
Ph 0424 253 818 Fax. (02) 9982 4722
E bruce@peninsulaconsulting com au
A B N 60 493 390 399

Project:
PROPOSED WORKS
at 35 Maxwell Street
Mona Vale
for George St John

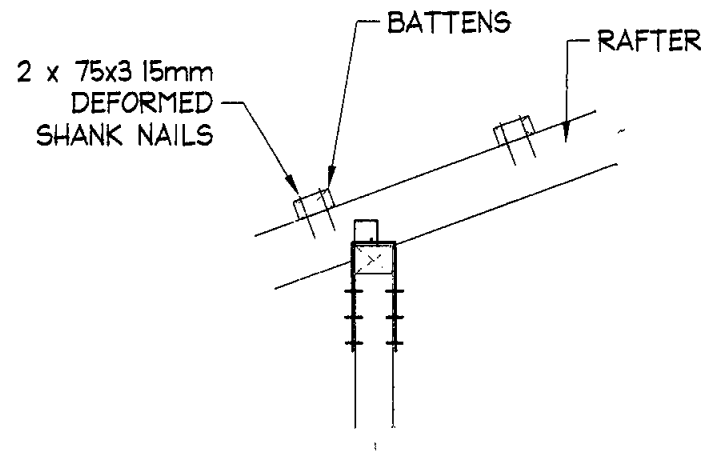
Drawing Title
WALL BRACING DETAILS

Job No:	Drawing No	Rev
11-0721	S06	-



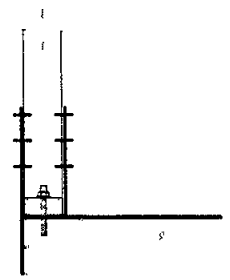
TYPICAL TIE DOWN DETAIL

SCALE = 1 20



DETAIL A

SCALE =1 20



DETAIL C

SCALE =1 20

NOTES

1 ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK
2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

CHARTERED MEMBER

DOCUMENT CERTIFICATION

Date 31/7/11
Bruce Lewis
(Principal Peninsula Consulting Engineers)
BE(Civil),CPEng,MIEAust ,NPER
Institute of Engineers Membership No 879131

0 1100 5 m
0 120 1 m

-		-
Date	Rev	Amendment

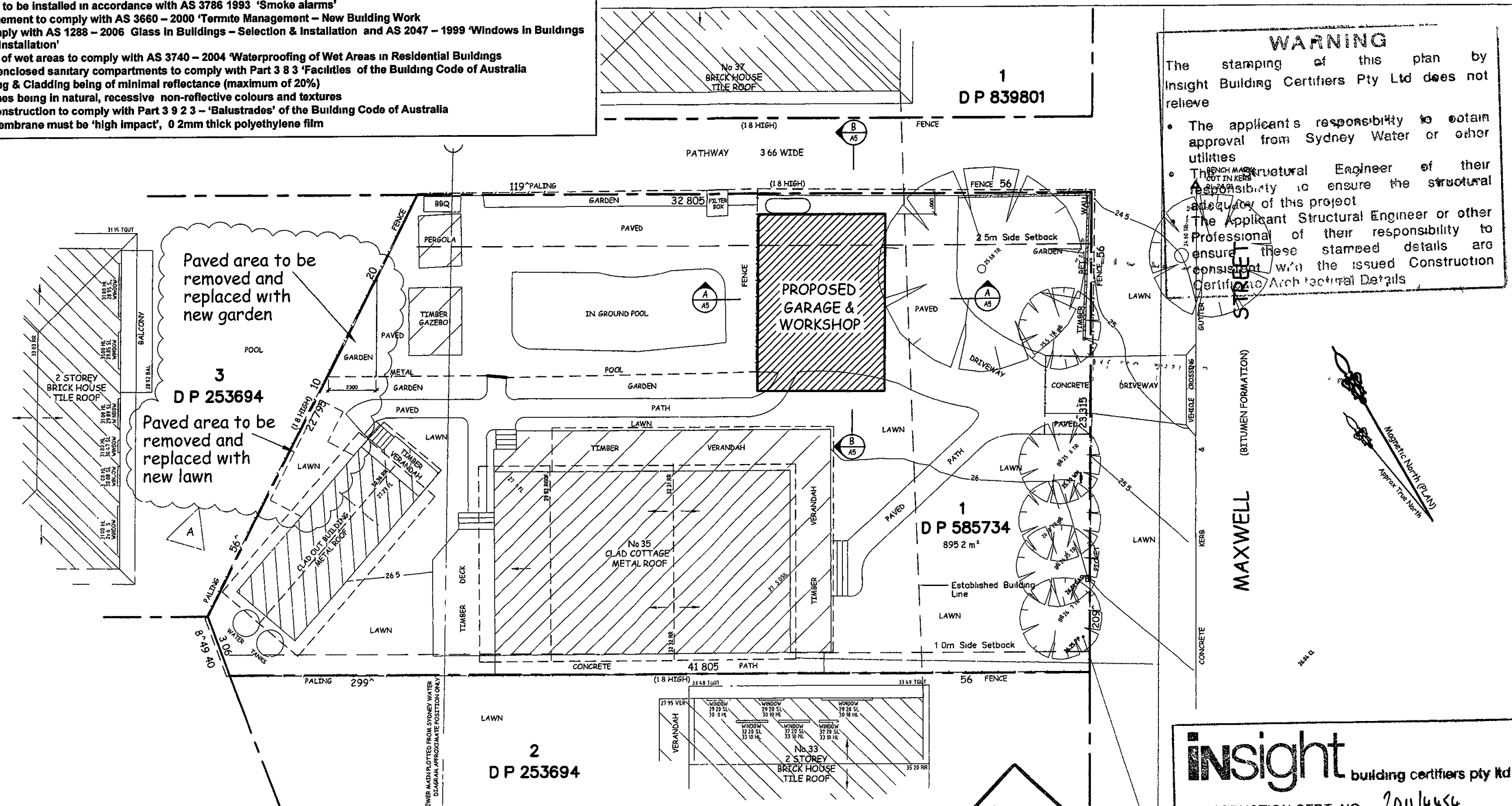
Peninsula Consulting Engineers
PO Box 841
Brookvale NSW 2100
Ph 0424 253 818 Fax (02) 9982 4722
E bruce@peninsulaconsulting com au
A B N 60 493 390 399

Project:
PROPOSED WORKS
at 35 Maxwell Street
Mona Vale
for George St John

Drawing Title
TIE DOWN DETAILS

Job No	Drawing No:	Rev
11-0721	S07	-

- Smoke Alarms to be installed in accordance with AS 3786 1993 'Smoke alarms'
- Termite Management to comply with AS 3660 – 2000 'Termite Management – New Building Work
- Glazing to comply with AS 1288 – 2006 Glass in Buildings – Selection & Installation and AS 2047 – 1999 'Windows in Buildings – Selection & Installation'
- Waterproofing of wet areas to comply with AS 3740 – 2004 'Waterproofing of Wet Areas in Residential Buildings
- Doors to fully enclosed sanitary compartments to comply with Part 3 8 3 'Facilities of the Building Code of Australia
- External Glazing & Cladding being of minimal reflectance (maximum of 20%)
- External Finishes being in natural, recessive non-reflective colours and textures
- Balustrades construction to comply with Part 3 9 2 3 – 'Balustrades' of the Building Code of Australia
- Damp proof membrane must be 'high impact', 0 2mm thick polyethylene film



WARNING

The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve

- The applicant's responsibility to obtain approval from Sydney Water or other utilities
- The Structural Engineer of their responsibility to ensure the structural adequacy of this project
- The Applicant Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details

SITE DEVELOPMENT CALCULATIONS - PITTWATER COUNCIL - LOCALITY D9 MONA VALE

Site Area = 895 2 m2	Existing m2	Existing %	Control	Proposed m2	Proposed %	Compliance
Residence	128 29	14 33		128 29	14 33	
Driveway	98 23	10 97		61 28	6 85	
Sheds	69 46	7 76		52 49	5 86	
Decks / Verandahs	67 09	7 49		67 09	7 49	
Paved Areas	128 26	14 33		112 58	12 56	
Garage	0	0		53 03	5 92	
Site Coverage	491 33	54 88	50% max	474 76	53 03	No
Total Pervious Landscaped Area	403 87	45 12	50% min	420 44	46 97	No

COUNCIL COPY

insight building certifiers pty ltd

CONSTRUCTION CERT NO 2011/4454

CONSTRUCTION CERTIFICATE PLANS

I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

23 AUG 2011

T Bowden Accreditation No BPB0042

PROPOSED GARAGE / CARPORT ADDITION - 35 MAXWELL STREET, MONA VALE

	Date	Amendment
A	27-09-10	Existing paved areas converted to soft
		Landscape calculations ammended

Robert Gardner Consulting
ABN 63* 430 30 410
47 Towradgi Street Narraweena NSW 2099 Australia
Mobile 0413 572 250
e-mail salrob@optusnet com au

Client: GEORGE ST JOHN

Drawing Title: SITE PLAN AND CALCULATIONS

North

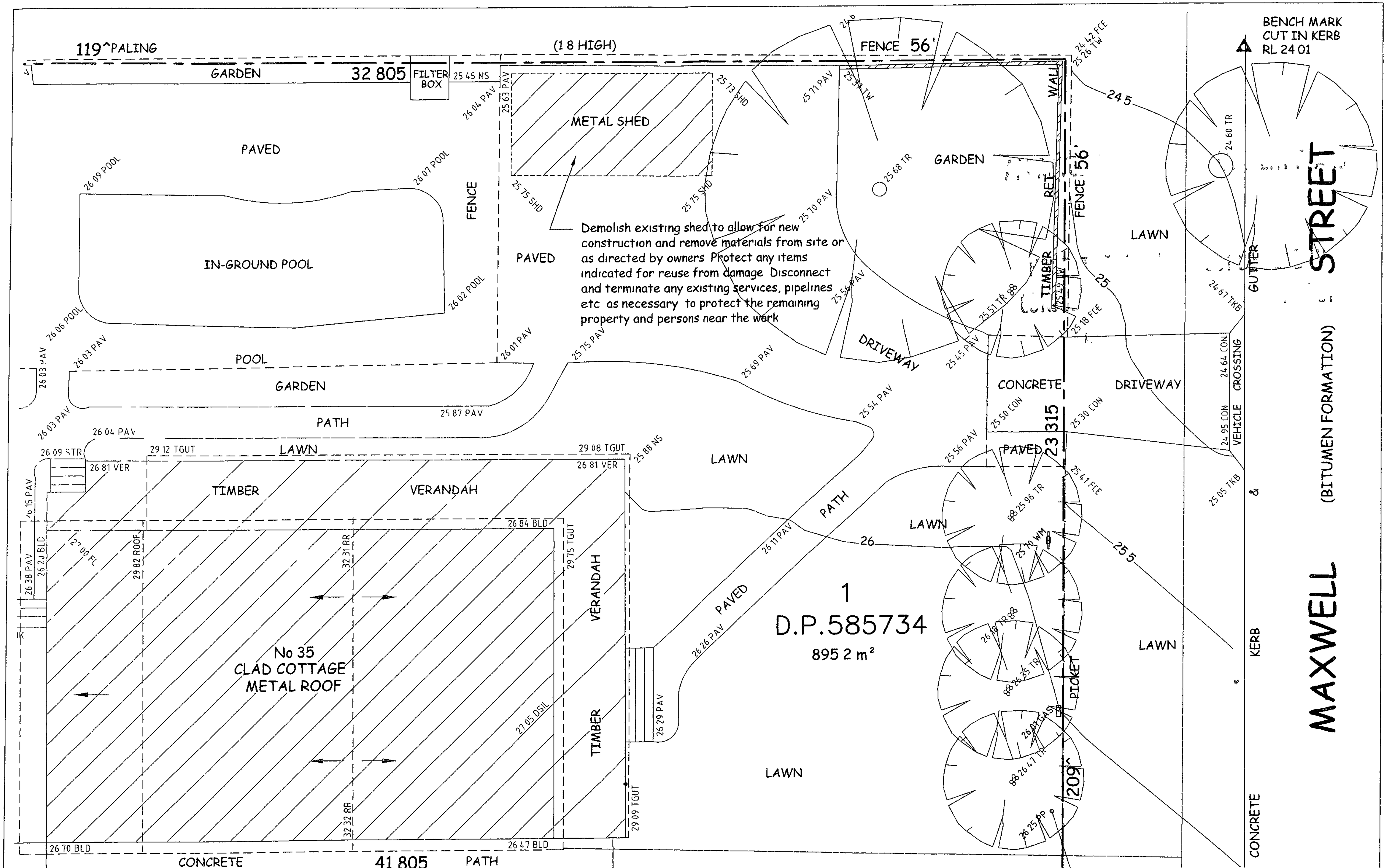
Scale: 1 200 @ A3

Date: 19 AUG 2010

Job Number: 10-2109

Drawing Number: S2

Re: A



PROPOSED GARAGE / CARPORT ADDITION - 35 MAXWELL STREET, MONA VALE

Date	Amendment	Robert Gardner Consulting ABN 0?7 430 30430	47 Towradgi Street Narraweena NSW 2099 Australia Mobile 0413 572 250 e-mail salrob@optusnet com au	Client GEORGE ST JOHN	Drawing Title DEMOLITION PLAN	North	Scale 1 100 @ A3 Date 19 AUG 2010	Job Number 10-2109 Drawing Number D1 Rev -

BARRIER THAT WAS DESIGNED & INSTALLED TO COMPLY WITH THE REQUIREMENTS OF THE STANDARD IN FORCE AT THE TIME OF ITS INSTALLATION IF THE EXISTING CHILD-RESISTANT BARRIER IS FOUND TO BE DEFICIENT OR IS TO BE MODIFIED THEN THE POOL SHALL BE SURROUNDED BY A CHILD RESISTANT BARRIER THAT COMPLIES WITH AS1926 1-2007

PALING

Timber Fascia Boards shall be of seasoned solid timber primed or stained all round prior to fixing and not less than 19mm finished thickness for 600mm maximum centres

(1 8 HIGH)

Provide Colorbond Standard Quad Gutters to all new eaves Set with sufficient fall to all downpipes & secure with brackets max 1200mm apart

B
A5

FENCE

Colorbond "Custom-Orb" roof sheeting fixed to steel framing in accordance with the manufacturers specifications Colour to match existing roof or as selected by owners Reflective sarking to be installed under sheeting Provide all ridge barge and other fittings as required to complete the roof and eave fully cleaned

119^PALING

(1 8 HIGH)

FENCE 56'

32 805

Provide Colorbond downpipes where required Connect head to gutter & foot to drainage system with brackets at 2700mm max spacing with a minimum of 2 brackets per downpipe All new downpipes are to be connected to the existing stormwater system that discharges to an existing Council stormwater collection system

FENCE

A
A5

25 68 TR

24 60 TR

RET WALL

FENCE 56'

TIMBER

25 51 TR

POOL

STREET

(BITUMEN FORMATION)

MAXWELL

23 315

B
A5

27 00 FL

29 82 ROOF

32 31 RR

No 35
CLAD COTTAGE
METAL ROOF

27 05 DSIL

25 96 TR

26 [illegible] TR

26 [illegible] TR

PICKET

1
D.P.585734
895 2 m²

FRONT BUILDING LINE

PROPOSED GARAGE / CARPORT ADDITION - 35 MAXWELL STREET, MONA VALE

Robert Gardner Consulting
ABN 03[illegible]

47 Towradgi Street,Narraweena
NSW 2099 Australia
Mobile 0413 572 250
e-mail salrob@optusnet com au

Client: GEORGE ST JOHN

Drawing Title: ROOF PLAN

North

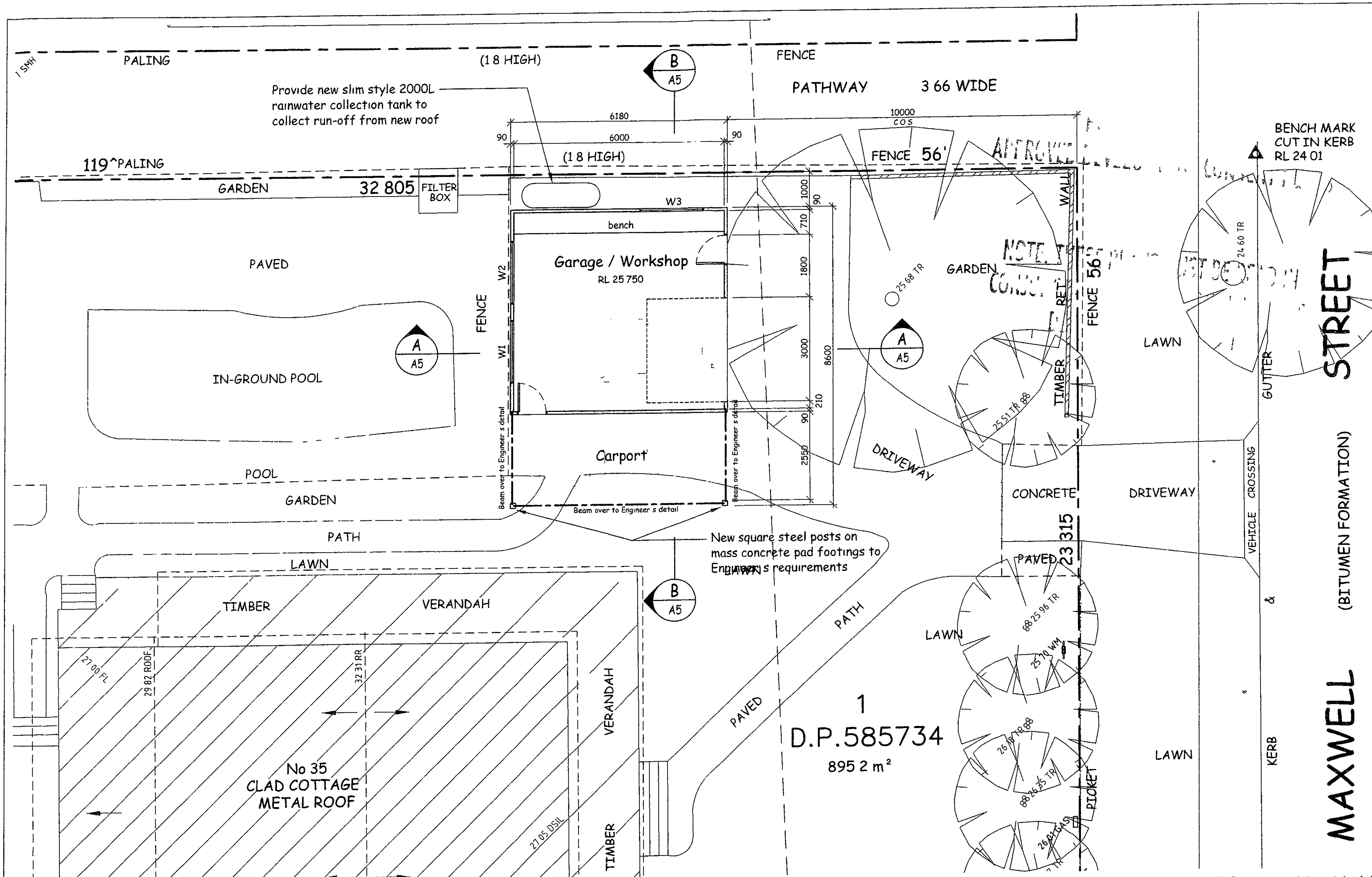
Scale: 1 100 @ A3

Job Numb: 10-2109

Date: 19 AUG 2010

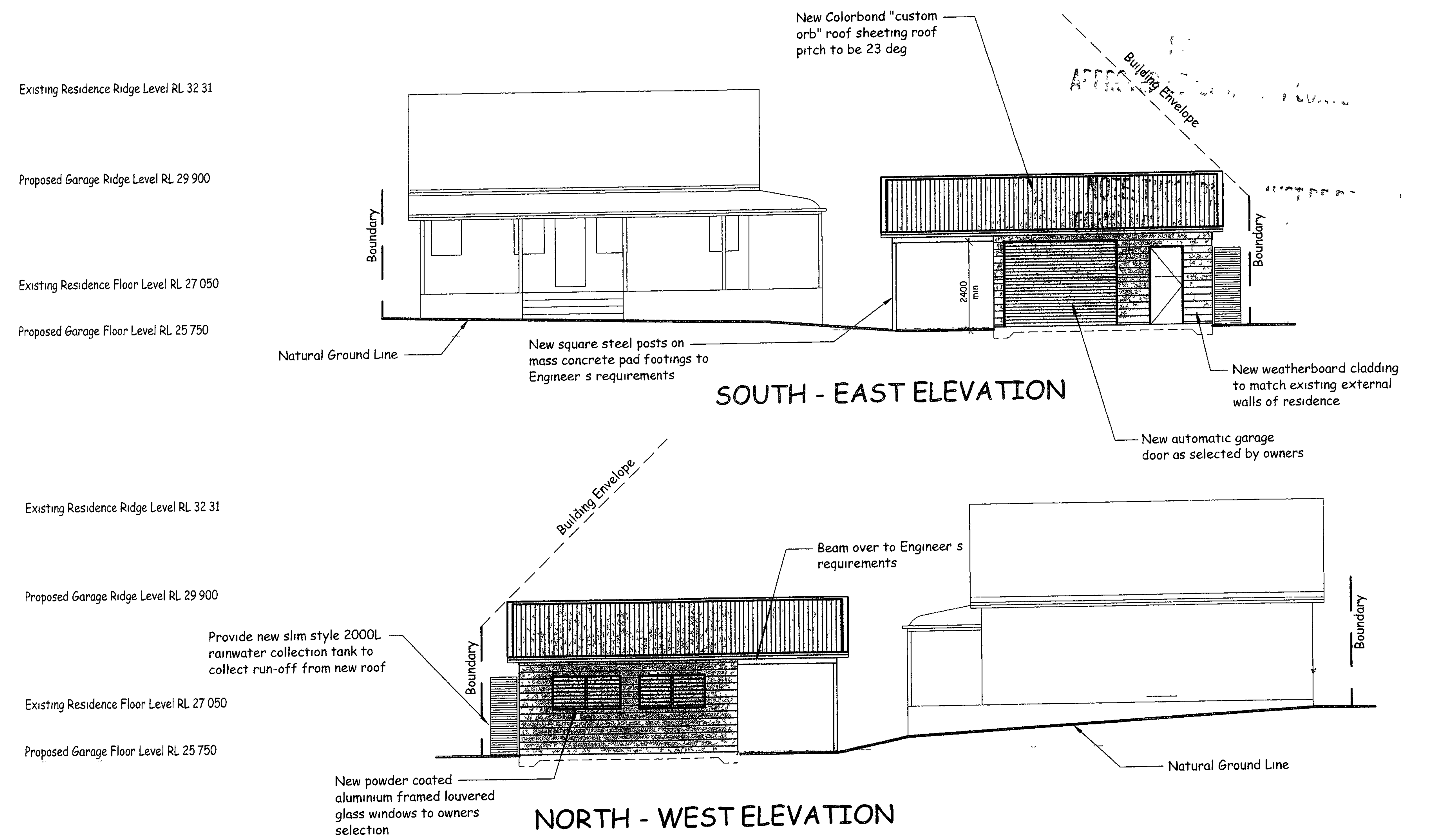
Drawing Numbe: A1

Rev: -


PALING
(1 8 HIGH)
FENCE
PATHWAY 3 66 WIDE
Provide new slim style 2000L rainwater collection tank to collect run-off from new roof
6180
6000
90
90
10000
C O S
(1 8 HIGH)
119^PALING
GARDEN
32 805
FILTER BOX
FENCE 56'
BENCH MARK
CUT IN KERB
RL 24 01
W3
bench
Garage / Workshop
RL 25 750
W2
W1
FENCE
PAVED
IN-GROUND POOL
GARDEN
25 68 TR
WALL
RET
FENCE 56'
TIMBER
24 60 TR
STREET
LAWN
GUTTER
1000
710
1800
3000
8600
210
90
2550
Carport
Beam over to Engineer s detail
DRIVEWAY
25 51 TR 88
CONCRETE
DRIVEWAY
VEHICLE CROSSING
POOL
GARDEN
PATH
LAWN
New square steel posts on mass concrete pad footings to Engineer s requirements
23 315
PAVED
(BITUMEN FORMATION)
TIMBER
VERANDAH
PATH
LAWN
88 25 96 TR
25 70 WM
&
27 00 FL
29 82 ROOF
32 31 RR
VERANDAH
PAVED
1
D.P.585734
895 2 m²
88 26 18 TR
88 26 35 TR
LAWN
KERB
MAXWELL
No 35
CLAD COTTAGE
METAL ROOF
27 05 DSIL
TIMBER
PICKET
26 41 GAS

PROPOSED GARAGE / CARPORT ADDITION - 35 MAXWELL STREET, MONA VALE

Dat	Amendments	Robert Gardner Consulting ABN 037 430 39 410	47 Towradgi Street Narraweena NSW 2099 Australia Mobile 0413 572 250 e-mail salrob@optusnet com au	Client GEORGE ST JOHN	Drawing Title GARAGE FLOOR PLAN	North	Scale 1 100 @ A3	Job Number 10-2109
							Date 19 AUG 2010	Drawing Number A2 Rev -



PROPOSED GARAGE / CARPORT ADDITION - 35 MAXWELL STREET, MONA VALE

Robert Gardner Consulting	47 Towradgi Street Narraweena NSW 2099 Australia Mobile 0413 572 250 e-mail salrob@optusnet com au	Client GEORGE ST JOHN	Drawing Title GARAGE ELEVATIONS SHEET 1 Of 2	North	Scale 1 100 @ A3 Date 19 AUG 2010	Job Number 10-2109 Drawing Number A3 Re -

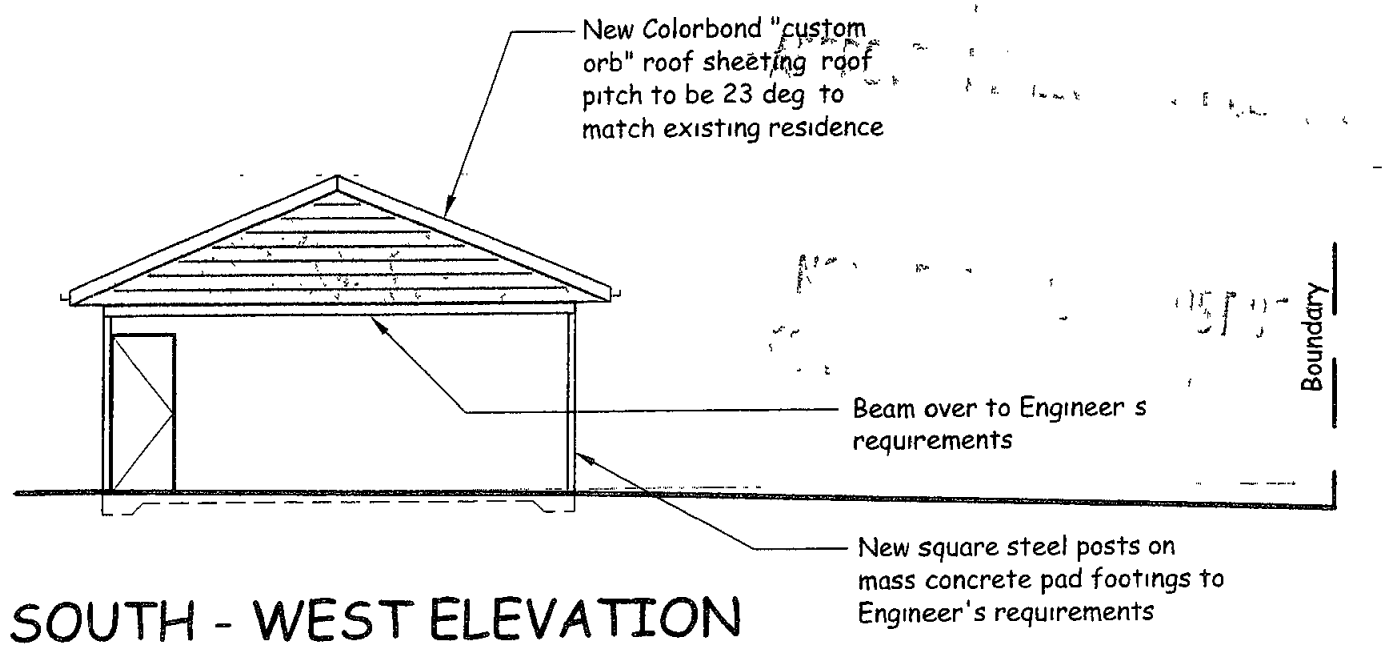
Amendment

Existing Residence Ridge Level RL 32 31

Proposed Garage Ridge Level RL 29 960

Existing Residence Floor Level RL 27 050

Proposed Garage Floor Level RL 25 750



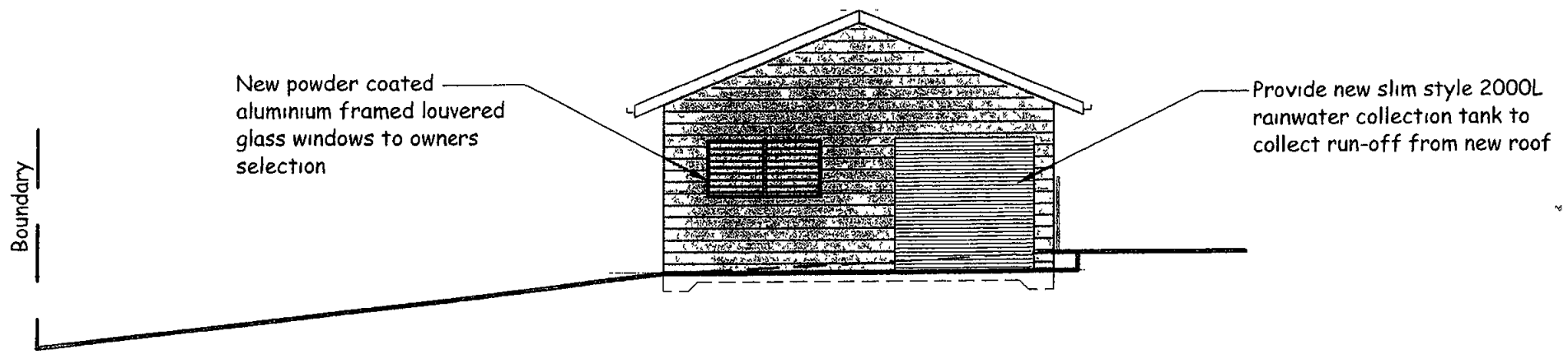
SOUTH - WEST ELEVATION

Existing Residence Ridge Level RL 32 31

Proposed Garage Ridge Level RL 29 960

Existing Residence Floor Level RL 27 050

Proposed Garage Floor Level RL 25 750



NORTH - EAST ELEVATION

PROPOSED GARAGE / CARPORT ADDITION - 35 MAXWELL STREET, MONA VALE

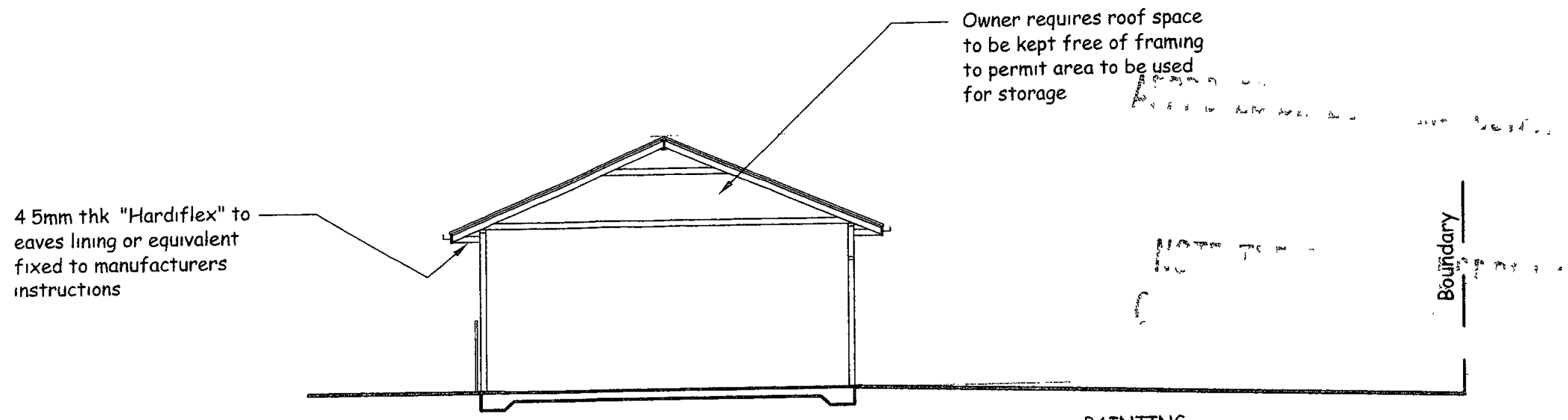
Date	Amendment	Robert Gardiner Consulting ABN 637 430 50410	47 Towradgi Street Narraweena NSW,2099 Australia Mobile 0413 572 250 e-mail salrob@optusnet com au	Client: GEORGE ST JOHN	Drawing Title: GARAGE ELEVATIONS SHEET 2 0f 2	No th	Scale: 1 100 @ A3 Date: 19 AUG 2010	Job Number: 10-2109 Drawing Numbe: A4 Rev: -

Existing Residence Ridge Level RL 32 31

Proposed Garage Ridge Level RL 29 960

Existing Residence Floor Level RL 27 050

Proposed Garage Floor Level RL 25 750



SECTION A - A

TERMITE CONTROL
If a member which provides structural support to the work is subject to attack by subteranean termites then provide protection to the new work by 1 or more of the means allowed for under AS 3660 1

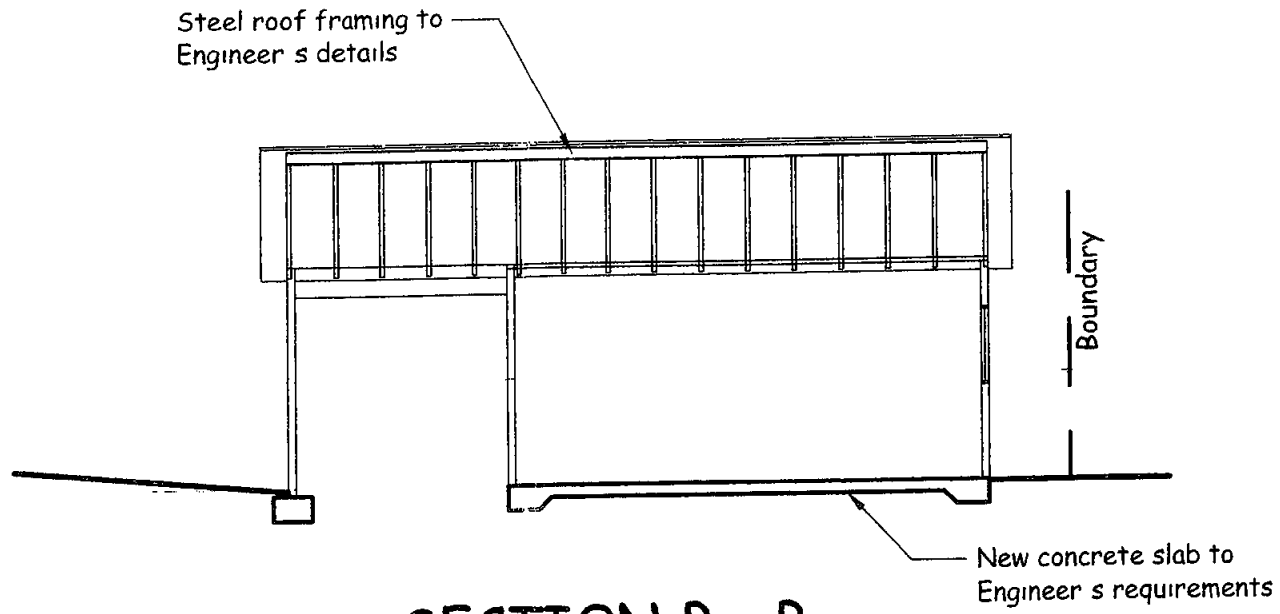
PAINTING
All paints or other coatings shall be of the best quality materials & of approved manufacture All priming materials shall be of an approved brand and compatible to the finishing coats to be applied over them External joinery intended to be painted shall be primed on all faces at the place of assembly Colours to be chosen by Owners Where new or altered works adjoin existing painted surfaces allow for repainting existing surfaces to provide uniform appearances Only ZERO-VOC or LOW-VOC paints and primers are to be used

Existing Residence Ridge Level RL 32 31

Proposed Garage Ridge Level RL 29 960

Existing Residence Floor Level RL 27 050

Proposed Garage Floor Level RL 25 750



SECTION B - B

PROPOSED GARAGE / CARPORT ADDITION - 35 MAXWELL STREET, MONA VALE

A mendment	Robert Gardiner Consulting ABN 63 430 59 430	47 Towradgi Street Narraweena NSW 2099 Australia Mobile 0413 572 250 e-mail salrob@optusnet com au	Client: GEORGE ST JOHN	Drawing Title: GARAGE SECTIONS	North	Scale: 1 100 @ A3 Date: 19 AUG 2010	Job Number: 10-2109 Drawing Numbe: A5 Rev: -

NOTE

- Approved means by the The Relevant Local Authority'or 'Council
- The Owner will directly pay the fees associated with the following building approval from council footpath and kerb deposits with the local council insurance fee to Building Services Corporation, Long Service Leave levy fee and approval fee by water and sewerage authority All other fees are to be paid by the builder The amount of any local authority deposits which are forfeited due to damage or other cause will be deducted from the payments due to the builder
- The Builder is to provide at his/her own expence adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act Works insurance to be as stated in the contract conditions
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause
- All work and materials to comply with the current Australian Standards at the time of commencement where applicable
- These drawings shall be read in conjunction with all structural and other consultants drawings and specifications and with any such written instructions as may be issued during the course of the contract
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work Dimensions shall not be obtained by scaling the drawings Use only figured dimensions All dimensions are in millimetres
- The Builder is to ensure all construction levels and other items comply with the conditions of the Building Approval
- The Builder is to comply with all Ordinances Local Authority regulations and the requirements of all Services Supply Authorities having jurisdiction over the works
- All new downpipes are to be connected to the existing Stormwater system that discharges to an existing Council Stormwater system
- All Power and Stormwater outlet locations shall be determined on site by the Owner
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner s approval except for any structural details or design which is to be supplied by the Engineer
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work
- Any work indicated on the plans but not specified and any item not shown on the plan which is obviously necessary as part of proper construction and/or finish is to be considered as shown and specified and is to be done as part of the contract
  Variations will not be permitted without the written consent of the Owner
- The Builder shall provide sediment and siltration control measures as required by council and maintain them throughout the duration of the works
- A legible copy of the plans bearing approval stamps must be maintained on the job at all times Hours of construction shall be restricted to the times as required by the Building Approval
- The Builder is to arrange for all inspections required by the authorities and lending institutions to their requirements
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions Any interruptions with existing services and equipment to be to by appropriatey skilled tradesmen
- The Builder shall restore reinstate or replace any damage caused to existing structures or landscaping by construction work or workmen Provide protection to existing trees to remain as required by Approval Conditions

WINDOW SCHEDULE

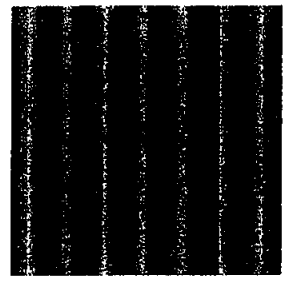
NO	WIDTH	HEIGHT	AREA	EAVES	ORIENTATION	LOCATION	FRAME / GLAZING
W1	0 9	1 8	1 62	450	NW	Garage	Powder coated Aluminium window with clear glass Louvres
W2	0 9	1 8	1 62	450	NW	Garage	Powder coated Aluminium window with clear glass Louvres
W3	0 9	1 8	1 62	None	NE	Garage	Powder Coated Aluminium window with clear glass Louvre

All glazing assemblies will comply with AS2047 and AS1288

DRAWING SCHEDULE

Title Sheet
N1 Notes and Schedules
D1 Demolition Plan
A1 Roof Plan
A2 Garage Floor Plan
A3 Elevations Sheet 1 of 2
A4 Elevations Sheet 2 of 2
A5 Sections
S1 Site Analysis
S2 Site Plan and Calculations
S3 Site Management Control Plan

COLOUR SCHEDULE



Colour classification in accordance with
NSW Basix (Medium - solar absorbance = 0 475 - 0 70)
"Pale Eucalypt" - Colorbond roof sheeting

PROPOSED GARAGE / CARPORT ADDITION - 35 MAXWELL STREET, MONA VALE

Amendment	Robert Gardner Consulting ABN 037 430 80 410	47 Towradgi Street Narraweena NSW 2099 Australia Mobile 0413 572 250 e-mail salrob@optusnet com au	Client: GEORGE ST JOHN	Drawing Title: NOTES & SCHEDULES	No th	Scale	Job Number: 10-2109	
						Date: 19 AUG 2010	Drawing Number: N1	Re: -