

Pittwater Council

Construction Certificate No: CC0383/03

Site Details:

1058 BARRENJOEY ROAD PALM BEACH NSW 2108

Legal Description:

Lot 4C DP 13374

Type of Development:

Building Work

Description:

First Floor Addition

Associated Development Consent No:

N0089/03

Dated:

11/06/2003

Building Code of Australia Certification: Class 1a

Details of plans, documents or Certificates to which this Certificate relates:

Drawing No. 03/04/1, 03/04/2, 03/04/3, dated 2 January 2003; prepared by R.Conway

• Structural Details prepared by Tihanyi Consulting Engineers Pty Ltd; Drawing No. CYPC -1024, dated April 2003.

• Construction of buildings in bushfire Prone Areas in accordance with AS:3959-1999; Statement prepared by Andrew White, dated August 2003.

I hereby certify that the above plans, documents or Certificates satisfy:

The relevant provisions of the Building Code of Australia.

The relevant conditions of Development Consent No: N0089/03

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.

Robina Warburton

Development Compliance Group

11 September 2003 **Date of Endorsement**

Note: You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.

* ATTENTION - ROBINA WARBURTON

1058 Barrenioey Rd.. Paim Beach, NSW 2108 Sunday, August 24, 2003

Development Compliance Group. Pittwater Council. Vuko Place.. Mona Vale, NSW 2102_

Dear Sir/Madam,

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 0 383\03

This is a copy of submitted plans, documents or Certificates associated with the issue of the

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Construction Certificate.

Endorsed by:

Date:

9103

Re: CONSTRUCTION CERTIFICATE APPLICATION CC0383/03. Property: 1058 Barrenjoey Rd., Palm Beach, NSW 2108

The addition will be designed and constructed in accordance with AS:3959-1999.

The Rural Fire Service has imposed the following conditions:

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- Leafless gutters to be installed on the addition and guttering to have a flammability index not greater than 5.
- Aspects facing the hazard to be constructed to Level 2 standard of ASA:3959. Meaning: External wall cladding to be either Hardiplank or Blueboard installed to comply with the required standard. Sarking with a flammability index not greater than 5 is to be installed behind the external cladding. Windows will be aluminium with bronze mesh. Eastern elevation timber fascia is to be constructed of fire retardant treated timber.
- The remaining three walls and roof shall be constructed to Level 1 standard of ASA:3959. Meaning: External walls shall be either Hardiplank or Blueboard with sarking having a flammability index of not more than 5. Windows will be aluminium with aluminium mesh. Roof, Coverings, Eaves and fascias: Roof sheeting will be Custom Orb steel roofing with the gaps under corrugations at fascia line and gaps between ridge capping and sheet roofing to be sealed with Neoprene seal. The roof wall junction will be sealed by the use of fascia and eaves lining. The roof shall be fully sarked. The sarking to have a flammability index of not more than 5.

Yours faithfully.

Andrew White

2 2 AUG 2003 PITTWATER COUNCIN

Units 9, 11 & 12/ 5 Vuko Place WARRIEWOOD NSW 2102 Avaion Customer Service Centre 59A Old Barrenjoey Road, AVALON 2107

Postal Address P.O. Box 882 MONA VALE NSW 1660 DX 9018 MONA VALE Telephone (02) 9970 1111
Facsimile (02) 9970 7150
Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

Environmental Compliance 8am to 6pm Mon - Thurs, 8am to 5pm Fri Phone 9970 1111

11 September 2003

Andrew White 1058 Barrenjoey Road Palm Beach NSW 2108

Dear Mr White,

2 4 OCT 2003 PITTMATER COUNCY

Re: Construction Certificate CC0383/03

Property: 1058 Barrenjoey Road, Palm Beach

Please find enclosed your approved Construction Certificate and stamped plans.

Did you know that work is unable to commence until such time as a completed **Notification of Commencement Form** has been submitted to Council at least two (2) days prior to starting work. To assist you please find enclosed a Notification of Commencement Form and Information Sheet.

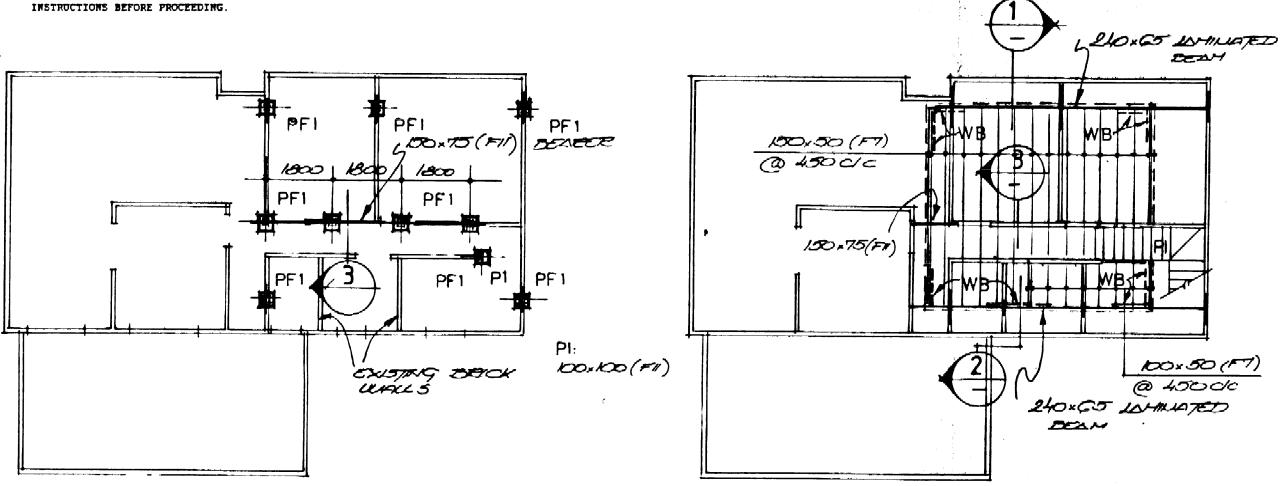
Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully **Development Compliance Group**

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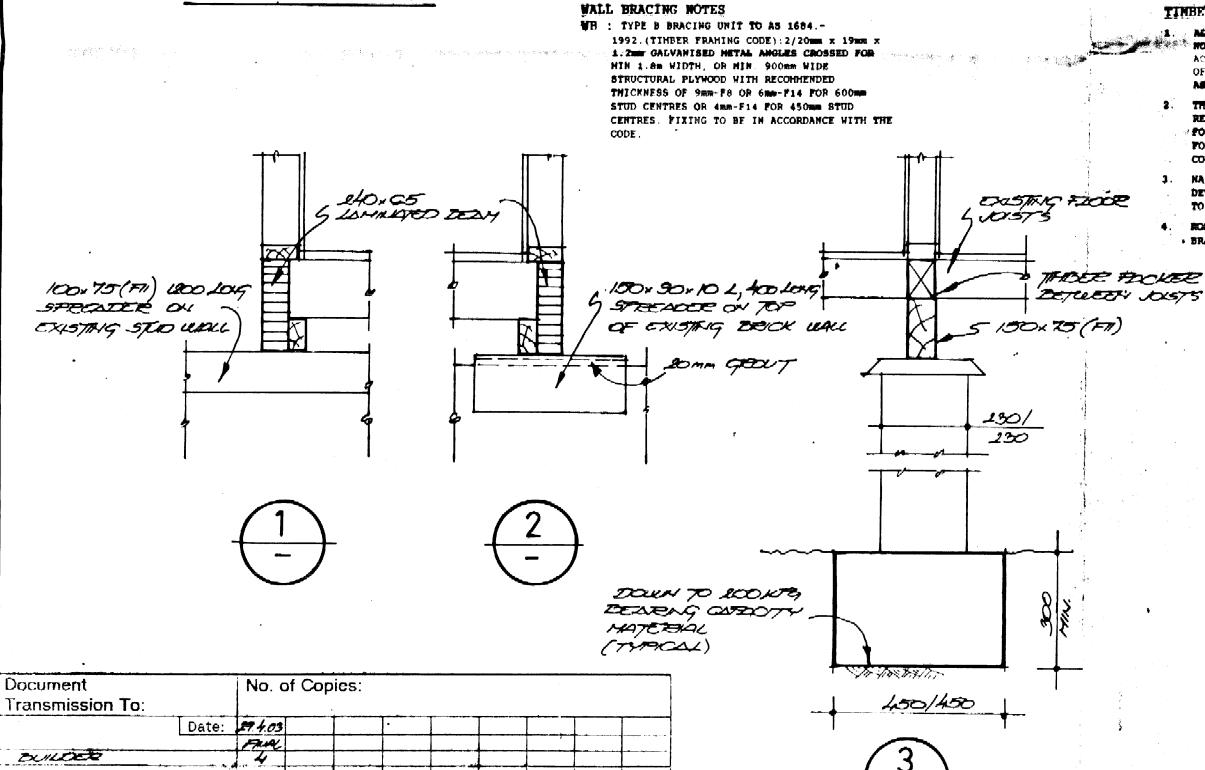
THE WORK SHOWN ON THESE DRAWING IS BASED ON THE INFORMATION DELIVERED PROM AN INSPECTION OF THE EXISTING BUILDING. ON OPENING UP, SHOULD THE BUILDER ASCERTAIN THAT CONDITIONS ARE NOT AS HAVE BEEN ASSUMED, HE SHALL INFORM THE CONSULTING ENGINEER AND OBTAIN FURTHER



FOOTING LAYOUT AND GROUND

FIRST FLOOR FRAMING PLAN

FLOOR PLAN



TIMBER FRAMING NOTES

ALL TIMBER WORK, TIMBER SIZES AND DETAILS
NOT SHOWN ON THIS DRAWING, SMALL BE TO
ACCORDANCE WITH THE RELEVANT REQUIREMENTS
OF AS 1684-LIGHT TIMBER FRAHING CODE, AND
AS.1720-TIMBER ENGINEERING CODE

- THE STUD WALL SUPPLIER/ERECTOR SHALL SE RESPONSIBLE FOR THE ADEQUACY OF THE WALLS FOR LATERAL WIND LOADS ADEQUATE PROVISION FOR MOLDING DOWN ROOF SHALL SE HADE IN CONJUNCTION WITH AS 1684-1992.
- MAILING PLATES (REFER TO ARCHITECT'S DETAILS.) SHALL SE HIO BOLTED OR GUN-FIXED TO STEEL BEAMS AT 900 mm HAX CENTRES
- #20F, AND WALL FRAHING SHALL BE FULLY
 BRACED IN ACCORDANCE WITH AS 1684-1992

CONSTRUCTION NOTES

GENERAL

- 1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS HAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERVISING OFFICER FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- 2. NO RESPONSIBILITY WILL BE TAKEN BY THE CONSULTING ENGINEER FOR DIMENSIONS OBTAINED BY SCALING THE STRUCTURAL DRAWINGS
- 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE AND NEIGHBOURING STRUCTURES IN SAFE AND STABLE CONDITIONS DURING CONSTRUCTION. NO PART SHALL BE OVERSTRESSED.
- 5. ALL WORKHANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE BUILDING CODE OF AUSTRALIA, SAA CODES (WITH AMENDMENTS), AND BY-LAWS AND ORDINANCES OF THE RELEVANT GOVERNMENT AUTHORITIES.
- 6 THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:
 GENERALLY (UND):
 BTAIRS/BALCONIES:
 ROOF:

kPakPa

.....ESA

FOUNDATION:

DRIVE WAY:

THIS DERVING AND THE INFORMATION MICH MEREIN IS THE PROPERTY OF THANYI CONSULTING ENGINEERS PTY. LTD. AND MAY NOT BE USED FOR ANY OTHER PURPOSE THAN THAT POR WHICH IT IS SUPPLIED. ANY OTHER USE, COPYING OR REPRODUCTION OF ALL OR PART OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN INSTRUCTION OF THANYI CONSULTING ENGINEERS PTY. LTD.

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Tinanyi consulting engineers pty Lto

We, Tihanyi 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 drawing(s) listed below, and that the structural engineering details on the drawing(s) comply with the relevant Australian Standards

Drawin(s): Date: 30/04/03

E. THANM
BE MEAUST OPEN
NPER reg. No: 109225

STRUCTURAL DETAILS

ALTERATIONS AND ADDITIONS

1058 BARRENJOEY RD

PALM BEACH

ACN: 054 938 708 CONSULTING ENGINEERS
ACN: 054 938 708 PTY LTD

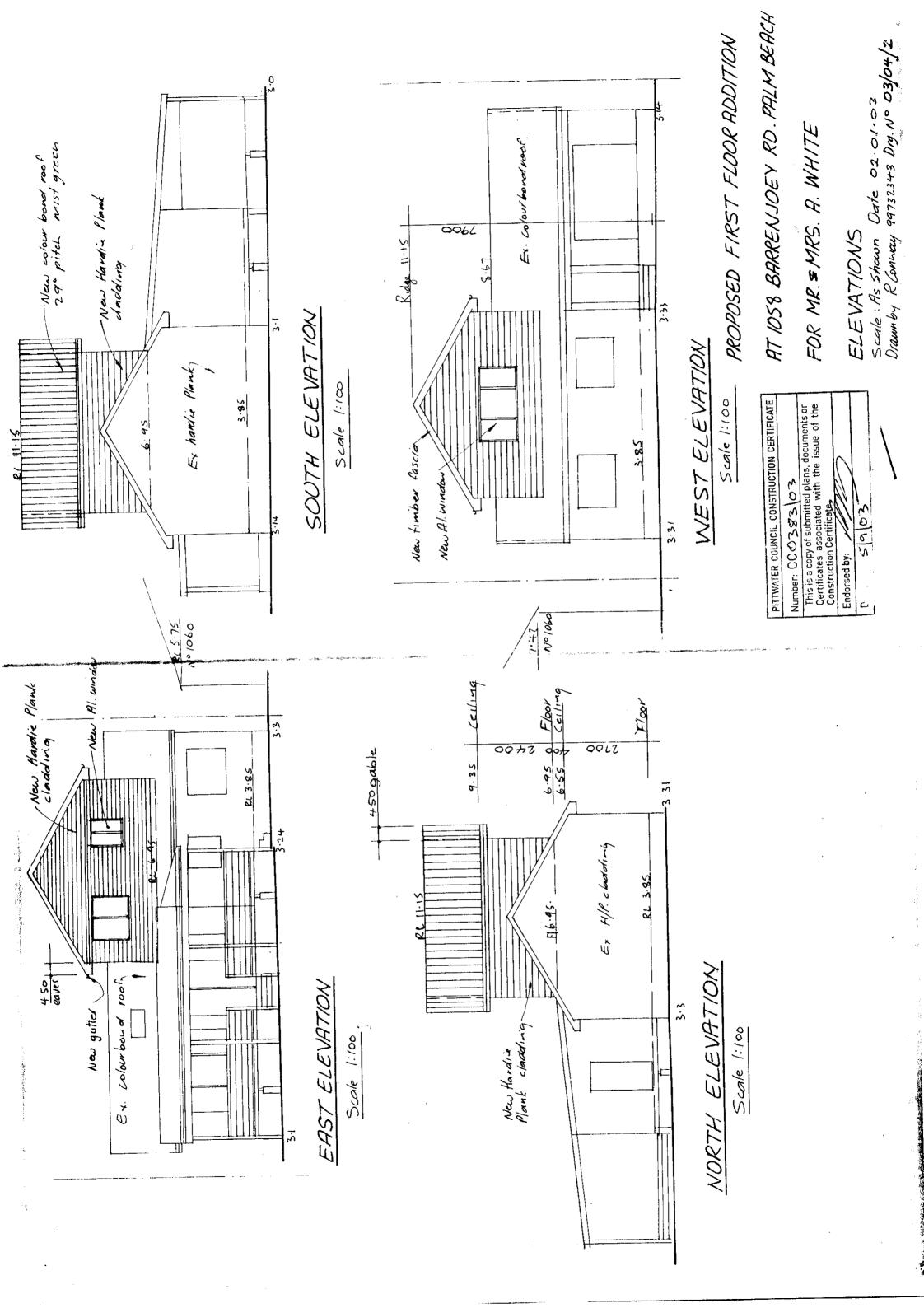
Shuchwill and Cold Designers - Project Managem
8 Suranne Rd Mona Valle 2103 - Prone9997 6921 - Fax 9997 9940

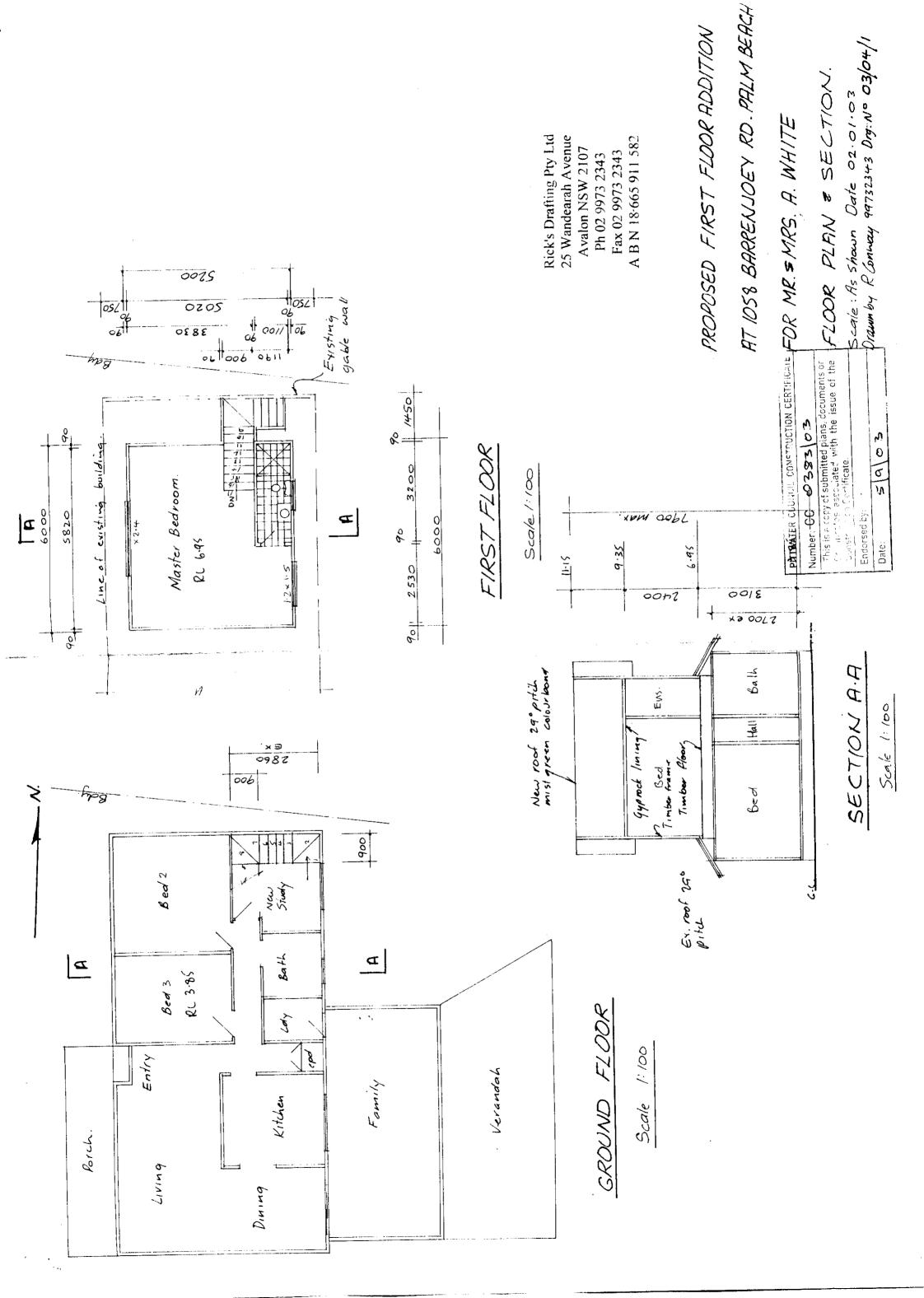


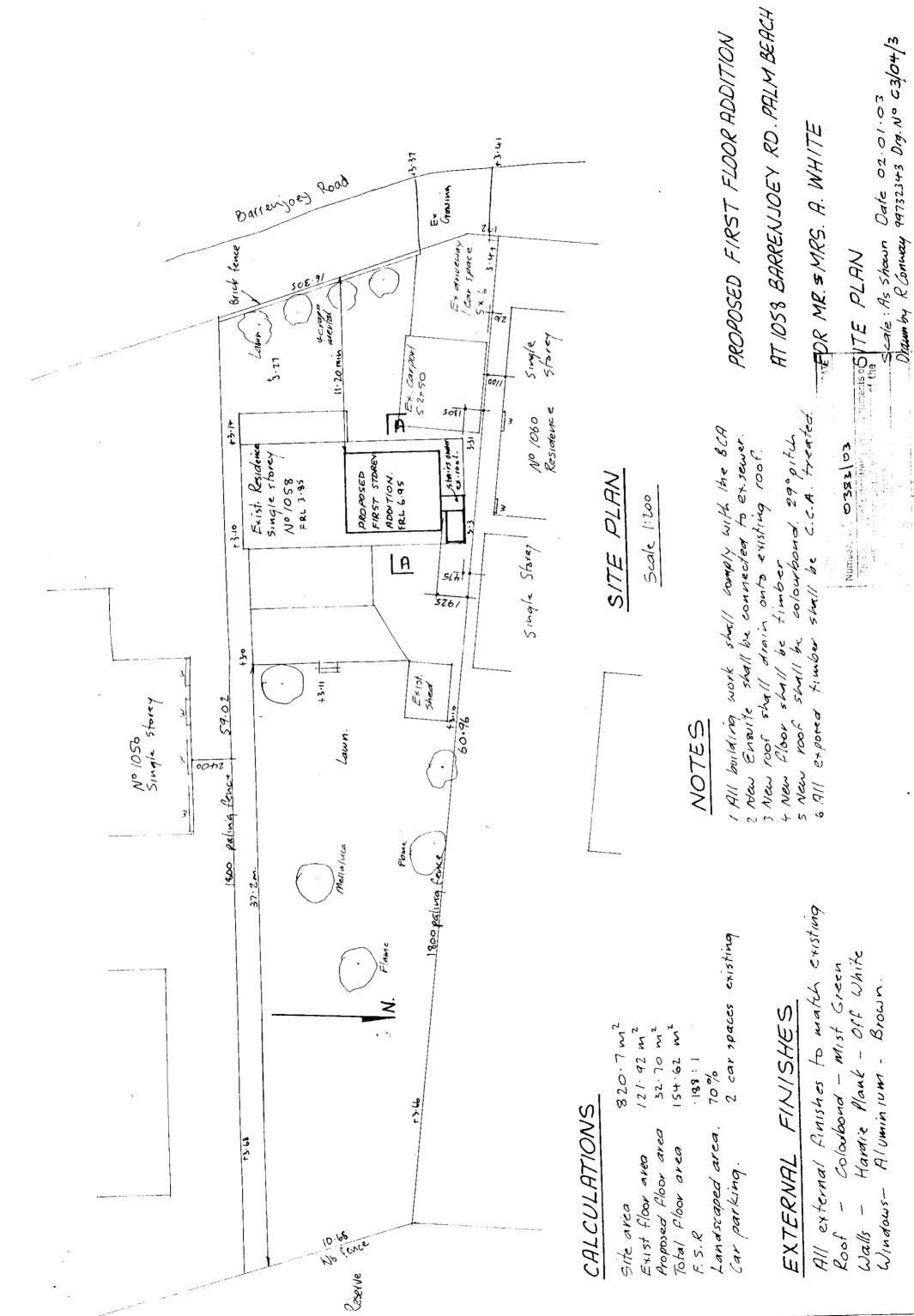
DESIGNED: 2.7 DRAWN: CHECKED: 2.7.

DATE 4.00 DWG No:

SCALE. 1:01:00 PROPERTY OF THE PROPERTY







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