R/68823



In all correspondence please quote: CC No 05/012.

REGISTRATION OF CONSTRUCTION CERTIFICATE WITH COUNCIL

To Council: Pittwater: Fax 9970 7150 re 34 Prince Alfred Pde Newport

From: Accredited Building Inspections Pty Ltd.

Ph: 02-9501 6616 Fax: 02-9501 5402

Date: 25 / 5 / 05 ·

Our Ref: Construction Certificate No. 05/012

Proposed work: Alts/additions to dwelling

Your DA: 329/02

BCA Class: 1a

Message

Please register the following attached Construction Certificate and supporting documentation on your corresponding relevant file.

Attachments:

- 1. Stamped approved Construction Certificate plans
- 2. A copy of Construction Certificate
- 3. Construction Certificate supporting documents
- 4. Any required record keeping fee
- 5. Any other relevant unpaid fees as required

Our commitment to Council:

We are committed to assisting Council with respect to the following:

- 1. Following up on any neighbour concerns with respect to the building work.
- 2. Sediment control requirements concerns.
- 3. Construction management concerns.

Request for dispute resolution:

If any dispute arises as a result of the building work, kindly phone 9501 6616 or fax the concern to 9501 5402.

Importantly, please ensure you include the complainant's contact phone number, mobile, fax and any other contact information. We will do all we can as the responsible Principal Certifying Authority, to resolve the issue.

Q# 168823.

Phone: 02 **9501 6616** Fax: 02 **9501 5402** Website: abinsw.com.au



CONSTRUCTION CERTIFICATE No.05/012 - Form 11

Issued under the Environmental Planning & Assessment Act 1979

Determination:

Approved.

Date of Determination: 15/4/05

Address of property:

34 Prince Alfred Pde Newport

Proposal:

Alts/additions to dwelling

BCA Class:

1a

Plans/specifications:

As stamped by Council and this office, and relating to DA No- 329/02

Certificate:

I certify that the work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as are referred to in section 81A(5) of the Act.

Certifying Authority:

Accredited Certifier:

Name: Glen Walters - Accredited Building Inspections Pty Ltd.

Accreditation No: 5890.

Accreditation body:

A.I.B.S c/o NSW Planning

Contact Phone No:

Mobile: 0418 110 904 or Phone: 02 9501 6616

Address:

22 Dolans Road Cronulla NSW 2230

Development Consent:

Consent No. 329/02

Date of determination: 17 February 2003

Important information:

- 1. The applicant for the Construction Certificate was advised of the importance for providing consistent Construction Certificate plans in the same configuration, size, heights, internal and external layouts, and footprints as the Council approved Development Consent plans. If a Council stamped plan was not made available to this office due to unavailability, the owner/architect/applicant has been made aware of the importance as to the consistency of the development consent plans and the Construction Certificate plans.
- 2. For residential work (being single dwellings, townhouses, villas or residential flat buildings) Home Owners Warranty Insurance/Owner Builder Permit is required before work commences. Submit to this office.
- 3. If the Council development consent conditions require documentation to be submitted prior to the commencement of work, then the documents must be with this office before commencement of work.
- 4. The written agreement between the Principal Certifying Authority and Builder must be signed by both parties and adhered to at all times.
- 5. All conditions of Council Development Consent must be adhered to. Works/documentation requested by these development consent conditions must be submitted to the Principal Certifying Authority.
- 6. For class 2-9 Buildings, the owner is to be aware of the responsibilities under the Disability Discrimination Act.

Phone: 02 9501 6616 Fax: 02 9501 5402 Website: abinsw.com.au



ALL OWNERS MUST COMPLETE AND SIGN

FORM 7:

NOTICE OF COMMENCEMENT OF BUILDING WORK AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

ABI

Subject land address: 34 Prince Alfred Pde Newport

Description of development: Alts/additions to dwelling

Type of work: building

DA No. 329/02

Date of determination: 17 February 2003

Construction Certificate (CC): 05/012

Principal Certifying Authority:

Name of certifying authority: Glen Walters - Accredited Building Inspections Pty Ltd

Accreditation no

5890

Contact no

9501 6616 fax 9501 5402

Address

22 Dolans Road, Cronulla NSW 2230

Compliance with Development Consent/Complying Development certificate:

Have all conditions required to be satisfied prior to the commencement of work been satisfied?

(Conditions may include payment of security, \$ 94 contributions, and endorsement of building plans by the Water Board, payment of Long Service Levy, payment of security damage bonds to Council)

Home Building Act 1989 requirements:

Principal Certifying Authority has been advised of the Bullders Home Owners Warranty or Owner Builder Permit.

☑ yes ☐ no see Note 1

Date work is to commence:

Bruce B. Fergusen Namen M. Terguson Owner/s Name/s:

Today's Date: 2/10/105

Note 1: Home Building Act Requirements:

To comply with the Home Building Act, the PCA must receive (before commencement of work) either:

1. An Owner Builder Permit obtained from the Department of Fair Trading (Phone 133220) or

Home Owners Warranty insurance which the builder is responsible for obtaining from an insurance 2. company.

This applies to all residential work (including single residences, townhouses, vilias, residential flat buildings). It does not apply to commercial and industrial properties. Value of building work less than \$12,000 requires an Owner Builder Permit however Home Owners Warranty Insurance is not mandatory. If the value of building work is less is than \$5000.00 neither certificate is required.

Phone: 02 9501 6616 Fax: 02 9501 5402 Website: www.abinsw.com au



ALL OWNERS MUST COMPLETE AND SIGN

Proposed building works: Class of building: DA number:	34 Prince Alfred Pde Newport Alts/additions to dwelling
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DA outshore	1a
NY 111111561:	329/02
Date of DA determination:	17 February 2003
Value of the building work:	\$240,000
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ontact/s:	Bruce + Nancy Ferguson
ddress/s:	34 Prince Alfred Pale
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mail/s:	nancy fergusone big pond. com au
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Phone: 02 9501 6616

Fax: 02 9501 5402

Website: www.abinsw.com.au



ABS - SCHEDULE FOR NEW BUILDING WORK ONLY

Schedule to Application for Construction Certificate

Please complete this schedule for the purpose of providing information to the Australian Bureau of Statistics.

This form is required to be completed for a NEW building only, not alterations to an existing building.

Number of storeys (including underground floors)	n/a	
Gross floor area of new building (m ²)	n/a	
Gross site area (m²)	n/a	
Residential Building Only Complete the following only if building a NEW build	ing	
Number of dwellings to be constructed?	n/a	
Number of pre-existing dwellings on site?	n/a	
Number of dwellings to be demolished?	n/a	
Will the new dwellings be attached to other new buildings?	□Yes	□No
Will the new buildings be attached to existing buildings?	□Yes	□No
Does the site contain a Dual Occupancy? (NB) Dual Occupancy = two dwellings on the same site	□Yes	□No

Materials - Residential Buildings. Complete the following only if building a NEW building

Please indicate the code which best describes materials to be used in the construction of the new building

was very Walls		Roof		Floor		Frame	
Brick (double)	□11	Tiles	□10	Concrete or slate	□20	Timber	□40
Brick (veneer)	□12	Concrete or slate	□20	Timber	□40	Steel	□60
Concrete or stone	□20	Fibre cement	□30	Other	□80	Aluminum	□70
Fibre cement	□30	Steel	□60	Not specified	□90	Other	□80
Timber	□40	Aluminum	□70			Not specified	□90
Curtain glass	□50	Other	□80				
Steel	□60	Not specified	□90				
Aluminum	□70						
Other	□80						
Not Specified	□90						

Phone: 02 9501 6616 Fax: 02 9501 5402 Website: www.abinsw.com.au



Our Reference: \$Y040639

16 May 2005

ABI 22 Dolans Road CRONULLA NSW 2230 **AUSTRALIA**

Attn:

Mr Glen Walters

Dear

Re:

Alterations and additions, CC No 05/012

34 Prince Alfred Parade, Newport

ACOR Consultants P/L, hereby certify that the existing driveway providing access to and within the above site has been built in accordance with and complies with Council DCP No E3 "Driveways and Internal Roadways" and AS 2890.1 \sim 1993: Parking facilities - Off street Car Parking.

Yours sincerely

ACOR Consultants Pty Ltd

bon. Rows.

Chris Rowse BE, MIEAust, CPEng

Director

CC Nancy Ferguson, 34 Prince Alfred Pde, Newport

ACOR CONSULTANTS PTY LTD

ENGINEERS

MANAGERS

INFRASTRUCTURE PLANNERS

SYDNEY-MELBOURNE-BRISBANE

ACN 079 306 246

ABN 26 522 454 721

Level 1, 24 Falcon Street

PO Box 822

Crows Nest NSW 2065

02 9438 5098

02 9438 5398

DRAWING TRANSMITTAL

Level 1, 24 Falcon Street PO Box 822 CROWS NEST NSW 2065 Ph: 9438 5639

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ACCREDITED BUILDING INSPECTIONS Pty Ltd

Develop has wy

ABN 22 096 779 145

Phone: 02 9501 6616

Mobile: 0418 110 904

Email: glen.abi@optusnet.com.au

Fax: 02 9501 5402

In all correspondence please quote 05/012

11/5/05

Barrenjoy Constructions c/o
Nancy Furgeson

Nancy Furgeson
34 Prince Alfred Parade
NEWPORT NSW 2106

Att: Mr Craig Poppleton c/o Nancy Ferguson - pages: 1

RE: 34 Prince Alfred Pde Newport

Craig, I am having difficulty with attempting to obtain the last construction certificate requirements regarding the above project.

Could you please organise the following outstanding requirements:

- 1. Three sets of drainage details in accordance with DA condition B20,
- 2. Three copies of a certificate stating the means of access to and within the site complies with the requirements of Council's policy DCP No. E3 "Driveways and internal roadways" and AS2890.1 1993: Parking facilities off street car parking in accordance with DA condition B25.
- 3. Evidence of the crossing application and fees paid to Council for the required street levels in accordance with condition B25.
- Geotechnical certification for the proposed works in accordance with condition B60a
- (5) Home owners warranty insurance.

If you require further information please contact the undersigned on 9501 6616.

Sincerely,

Glen Walters

Managing Director

Certificate for Design Project / SY04.0639: Design Certificate Structural Issued under the Building Code of Australia 96 Evidence of suitability A2.2 (a) (iii) Structural Subject land 34 Prince Alfred Parade, Newport Address Lot no. DP/MPS. etc vol/fol Building Structural engineering, Design and Documentation certification scope of work Christopher Rowse Of ACOR Consultants P/L address L1, 24 Falcon Street, Crows Nest NSW 2065 certify that each of the building components listed below: has been assessed by me or a person (chosen by me) who was properly qualified to do so, and was found, when it was designed, to have been designed in accordance with the applicable Building Code of Australia 96 requirement and / or the relevant Australian Standards listed below and to be capable of performing to a standard not less than that required. b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate. Discipline Structural Design Components The structural components of the development have been designed in accordance with the relevant certified Australian Standards referenced to the Building Code of Australia 96 requirements for structural design as listed below. Plan(s) and specifications approved (List plan numbers S1.00, S2.00, S2.01 and specification reference) Certifier 21st January 2005 Signature Date Name of **Christopher Rowse** Company ACOR Consultants P/L person Name Contact no (02) 9438 5098 Address L1, 24 Falcon Street. **Crows Nest NSW 2056**

	ın Standard	BCA clause reference
AS1170	Minimum design loads on structures	B1.2
	Part 1 – 1989 – Dead and live loads and load combinations Amdt 1, Jan 1993	B1.2
	Part 2 - 1989 - Wind loads Amdt 3, Dec 1993	B1.2
	Part 4 – 1993 – Earthquake loads Amdt 1, Oct 1994	B1.2
AS1684	1992 – National Timber Framing Code Amdt 3, Dec 1995	B1.3
AS2327	Part 1 – 1996 – Simply supported beams	Spec A2.3, B1.3
AS2870	1996 - Residential slabs and footings - Construction Amdt 2, June 1999	F1.10
AS3600	1994 - Concrete structures Amdt 1, Aug 1996	Spec A2.3, B1.3
AS3700	1998 – Masonry structures Amdt 1, May 1999	Spec A2.3, B1.3, F5.5
AS4100	1998 – Steel Structures	Spec A2.3, B1.3
AS/NZS	4600 – 1996 – Cold form steel structures	B1.3

		
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qualifications M. Eng. Sc. F.I.E. Aust. N Per 3 Civil & Structural No. 149788. Further I am appropriately qualified to certify the geotechnical component of the project.

I hereby state that the geotechnical content of these plans or details comply with the conditions of development consent and the provisions of the Building Code of Australia and/or appropriate Australian/Industry standards

JACK HODGSON 414105

Name

Signature

NOT FOR CONSTRUCTION

AND ADDITIONS

ARADE

Drawing Title

FOOTING, GROUND, FIRST FLOOR AND ROOF PLANS

Drawn KNL	NOV 2004	Scale A1 1:100	Q.A. Check	Date
Checked	Project No. SY(04.0639	Dwg. No. \$2.00	Issue

COPYRIGHT ACOR CONSULTANTS PTY LTD

PittWater council.

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16/05/2005 Receipt No 187222

To br & nm ferguson:

34 prince alfred pde newport

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Long Service Levy fee \$480 -



Barrenjoey Constructions
37 The Outlook, Bilgola Pisteau, NSW 2107 ABN 40 964 774 297

Contractor Licence No. 137445C

C & C Poppleton

Ph: 0410 475598 Ph/Fax: 99187258

Email: cpdppleton@bigpond.com

30.5.05

Accredited Building Inspections 22Dolans Road Cronulla 2230

Attention: Glen Walters

Re: 34 Prince Alfred Parade Newport.

Protection of existing landscaping at the above address during the construction period will be undertaken as required by development approval number D 107.

Yours truly,

C. Poppleton.

Residential Construction Warranty

Certificate of Insurance

CA & CP Poppleton Pty Ltd 37 The Outlook BILGOLA NEW SOUTH WALES 2107

> Form 1 Section 92 Home Building Act 1989

CERTIFICATE IN RESPECT OF INSURANCE

Contract Of Insurance Compiles With: Section 92

Of The: Home Building Act 1989

Issued By: Vero Insurance Limited

ABN 48 005 297 807

Building Contract Details

Contract Date: May 15, 2005

Declared Building Contract Value: \$200,000.00

(Refer policy for Indemnity limit)

Carried Out By: CA & CP Poppleton Pty Ltd

ABN: 40964774297

Licence No: 137445C

For: Bruce & Nancy Ferguson

In Respect Of: Alterations and Additions

At: House No. 34

Prince Alfred Parade

NEWPORT NEW SOUTH WALES 2106

Permit Authority: Pittwater Council

Subject to the Act, the Home Building Regulation 1997 and the conditions of the Insurance contract, cover will be provided to a beneficiary described in the contract and successors in the title to the beneficiary. Please note when the insurer has leasued this certificate, the insurer is not entitled to refuse to pay a claim, or to cancel the insurance spirated on the grounds that the premium was not paid. This certificate is to be read in conjunction with the policy wording.

N 5WCYJ05BWARU

Printed 23/05/2005

Signed for and on behalf of the insurer:

construction and engineering

Local Authority's Copy

leave Date:

23/05/2005

Certificate No:

RCW71804427

insurer: Vero Insurance Limited ABN 48 005 297 807

Our Reference: \$Y040639

10 March 2005

ABI 22 Dolans Road CRONULLA NSW 2230 FAX 9501 5402

Attn:

Mr Glen Walters

Dear Sir

Re:

Alterations and additions

34 Prince Alfred Parade, Newport

We refer to the CC application for the above address by Bruce and Nancy Ferguson.

We wish to advise that the structural details for the proposed garage will not be part of this application, however will be provided to you at a future date.

ACOR Consultants P/L has been engaged by the Ferguson's to complete this work.

Please call me if you have any questions on this matter.

Yours sincerely

Chris Rowse Director

ÂCOR Consultants Pty Ltd

ACOR CONSULTANTS PTY LTD

ENGINEERS

MANAGERS

INFRASTRUCTURE PLANNERS

SYDNEY-MELBOURNE-BRISBANE

ACN 079 306 246

ABN 26 522 454 721

Level 1, 24 Falcon Street

PO 80x 822

Crows Nest NSW 2065

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ÂCOR Consultants Pty Ltd Created on 3/10/2005 4:38 PM P:\S104\S104\S1040639\Docs - Outgoing\Liefter to ABI re garage.doc

CC Bruce and Nancy Ferguson

Page 1 of 1

acor@acor.com.au

GENERAL NOTES

- G1. THESE GRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED.
- G2. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED.
- G3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- G4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
- ALL LEVELS ARE EXPRESSED IN METRES. GS. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE

OVER STRESSED UNDER CONSTRUCTION ACTIVITIES.

- G6. WORKHANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- G7. THE APPROVAL OF A SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER BUT IS NOT AN AUTHORISATION FOR A VARIATION. ANY VARIATIONS INVOLVED MUST BE TAKEN UP WITH THE ARCHITECT OR PROJECT MANAGER BEFORE THE
- GB. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.

WORK COMMENCES.

- G9. THE BUILDER SHALL GIVE 48 HOURS NOTICE FOR ALL ENGINEERING INSPECTIONS.
- GIO. BUILDING FROM THESE DRAWINGS IS NOT TO COMMENCE UNTIL APPROVED BY THE LOCAL AUTHORITIES
- G11. THE WORD 'ENGINEER' USED IN THESE NOTES REFER TO AN EMPLOYEE OR NOMINATED REPRESENTATIVE OF

ACOR CONSULTANTS PTY.LTD.

G12. THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING SUPERIMPOSED LOADS:

WIND LOADS IN ACCORDANCE WITH ASSI STRUCTURAL IMPORTANCE MULTIPLIER	70 - P. 1.0	ART 2
TERRÁIN (ATEGORY BASIC WIND SPEED	2 41	m/s
LIVE LOADS ROOF - NON-TRAFFICABLE	0.25	kPo

1.5 kPa RESIDENTIAL FLOOR AREAS U.N.O. STAIRS AND CORRIDORS 3.0 kPa BALCONIES **3.0** kPa

<u>ABBREVIATIONS</u>

		
AB1.	ALT.	ALTERNATE BARS
	0/5	BRICKWORK COURSE
	втм	воттам
	(B)	BOTTOM
	8 .J.	BLOCK JOINT
	CTS	CENTRES
	0 .J.	DOWEL JOIN1
	E.F.	EACH FACE
	F'c=	CONCRETE STRENGTH
	E.W.	EACH WAY
	f.f.	FAR FACE
	N.F.	NEAR FACE
	F.F.L.	FINISH FLOOR LEVEL
	GALV.	GALVANISED
	G.L.	GROUND LINE
	L.V.	LENGTH VARIES
	LVL	LAMINATED VENEER LUMBER
	M.C.	MASS CONCRETE
	N.S.O.E.	NOT SHOWN ON ELEVATION
	N.S.G.P.	NOT SHOWN ON PLAN
	R.L.	REDUCED LEVEL

REINFORCED CONCRETE

STAINLESS STEEL

TYPiCAL

UNDERSIDE

TOP

STAGGERED BARS

5/5

STAG.

\$.S.Ļ

TYP.

U/S

REINFORCEMENT LAID FIRST

REINFORCEMENT LAID THIRD

STRUCTURAL SLAB LEVEL

UNLESS NOTED OTHERWISE

REINFORCEMENT LAID SECOND

REINFORCEMENT LAID FOURTH

FOUNDATIONS.

- F1. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWADEL BEARING INTENSITY OF 800 KPG ON SANDSTONE IN ACCORDANCE WITH:
 - GEGLECHNICAL REPORT No. VV18616B

PREPARED BY: JACK HODGSON CONSULTANTS

IF A GEOTECHNICAL INVESTIGATION HAS NOT BEEN MADE, THE FOUNDATION CONDITIONS ARE AN ASSUMPTION AND MUST BE CONFIRMED BY TRIAL EXCAVATIONS BY THE BUILDER.

FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS BEARING PRESSURE BEFORE PLACING MEMBRANE. REINFORCEMENT OR CONCRETE.

- F7. RESIDENTIAL SLABS AND FOOTINGS HAVE BEEN DESIGNED FOR A REACTIVITY CLASS A TO AS2870.
- F3. BEARING MATERIAL AT BASES OF PIERS TO BE CONFIRMED BY AN EXPERIENCED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST.
- F4. EXCAVATION NEAR FOOTINGS SHALL NOT EXTEND BELOW FOUNDATION LEVEL WITHOUT THE ENGINEERS APPROVAL.
- ALL FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS U.N.O.
- F6. DO NOT BACKFILL RETAINING WALLS (OTHER THAN CANTILEVER WALLS) UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM IS COMPLETED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ANY EXCAVATION IN A STABLE CONDITION WITHOUT ADVERSELY AFFECTING SURROUNDING PROPERTY INCLUDING SERVICES. THIS INCLUDES OBTAINING ALL NECESSARY APPROVALS. FOR SHORING AND ANCHOR SYSTEMS.
- ANY OVER EXCAVATION SHALL BE BACKFILLED WITH CONCRETE GRADE NIS.
- FIG. THE BUILDER SHALL PROVIDE ALL NECESSRY BATTERS. DRAINAGE CHANNELS AND PIPES TO COLLECT AND CHANNEL WATER RUN-OFF AWAY FROM THE BUILDING FOOT PRINTS.
- F11. ALL PLUMBING PENETRATIONS OF EDGE BEAMS SHALL BE SLEEVED.
- FIZ. DO NOT ALLOW WATER TO POND IN FOOTING TRENCHES. PROVIDE FALLS AND PUMP-OUT PITS TO SUIT, SCHEDULE FOOTING WORKS TO MINIMISE EXPOSURE OF EDGE BEAM. FOUNDATIONS.
- JOINTS IN PLUMBING PIPES WITHIN 3m OF HOUSE SHALL F13. BE ARTICULATED TO ACCOMODATE GROUND MOVEMENT. WITHOUT LEAKAGE

SLABS ON GROUND

- SQ1. THESE SLABS HAVE BEEN DESIGNED IN ACCORDANCE WITH AS 2870-1996 'RESIDENTIAL SLABS & FOOTINGS'. PARTICULAR ATTENTION IS DRAWN TO CLAUSE L3 & APPENDIX C WHICH REFER TO THE PROBABILITIES OF THE VARIOUS CATEGORIES OF DAMAGE OCCURING.
- SG2. THE BUILDER SHALL ENSURE THAT ALL CONSTRUCTION IS CARRIED OUT STRICTLY IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE, PARTICULAR ATTENTION IS DRAWN TO SECTION 6 OF THE CODE.
- SG3. TERMITE PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH AS 3660.1-1995, & OTHER RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.
- SG4. THE BUILDER SHALL COMPLETELY SEAL, BY GROUTING, ANY CRACKS THAT MAY DEVELOP IN THE SLAD. GREATER THAN OR EQUAL TO 100 IN WIDTH, BEFORE APPLYING ANY FINISHES.

CONCRETE NOTES

CONCRETE.

- C1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AS3600 CURRENT EDITIONS WITH AMENOMENTS, AND THE ASCE CONCRETE SPECIFICATION EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- C2. CONCRETE COMPONENTS AND QUALITY SHALL BE AS FOLLOWS:

ELEMENT	COMPRESSIVE STRENGTH	SLUMP	MAX, AGG. SIZE
	MPa .	me	mm
FOOTINGS & PIERS	25	80	20
SLABS ON GRD.	25	80	20
NO FINES CONCRETE	20	80	10

- C3. CEMENT TO BE TYPE SL TO AS3972 U.N.O. THIS IS A MODIFIED. TYPE 'GP' (EMENT, SEE ACSE CONCRETE SPECIFICATION.
- C4. NO 'BRECLIA' TYPE AGGREGATE IS TO BE USED.
- CS. NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS
- APPROVED IN WRITING. (6. A VIBRATOR IS TO BE USED FOR THE COMMACTION OF ALL

CONCRETE NOTES CONT'

THE ENGINEER.

- CT. BEAM DEPTHS ARE WRITTEN FIRST AND NOLUDE SLAB THUCKNESS.
- (8. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF
- APPLIED FINISHES (9. NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE

MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF

- C10. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USE ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY THE
- C11. COVER TO REINFORCEMENT FOR CORROSION PROTECTION SHALL BE AS FOLLOWS U.N.O. COVER TO DOMESTIC FOOTINGS SHALL COMPLY WITH.

SURFACES IN CONTACT WITH	1 GROUND	COVER
WITHOUT MEMBRANE WITH MEMBRANE	- SLABS - FOOTINGS	Sümm 30mm Sümm
SURFACES ABOVE GROUND SURFACES ABOVE GROUND	- INTERIOR - EXTERIOR	20mm 30 MiN.

- COVER SHALL NOT BE LESS THAN THE SIZE OF THE AGGREGATE OR THE MAIN BARS.
- C12 CONDUITS, PIPES AND THE LIKE SHALL NOT BE PLACED WITHIN RS. THE CONCRETE COVER.
- C13. CURE ALL CONCRETE USING AN APPROVED METHOD IN ACCORDANCE WITH ASCE SPECIFICATION, CURING COMPOUNDS TO COMPLY WITH AS3799, PVA BASED CURING COMPOUNDS ARE NOT ACCEPTABLE.
- C14. ALIPHATIC ALCOHOL: WHEN SHADE TEMPERATURE EXCLEDS 35' C SPRAY THE EXPOSED SURFACE OF CONCRETE SLAB DURING THE PLACING AND FINISHING OPERATION WITH A FINE FILM OF APPROVED ALIPHATIC ALCOHOL REPEAT THE SPRAY IF THE SPRAYED SURFACE HAS BEEN RE-WORKED
- C15. ENSURE ADEQUATE SUPPLY OF ALIPHATIC ALCOHOL ON SITE BEFORE COMMENCING CONCRETE WORK.
- C16. ALL CONCRETE SLABS AND BEAMS TO BE PROPORTIONED TO LIMIT DRYING SHRINKAGE TO 750 MICROSTRAIN AT S6 DAYS.
- C17. ALL CONCRETE COLUMNS GREATER THAN 12 METRES IN HEIGHT SHALL BE POURED A MINIMUM OF 4 HOURS PRIOR TO SLAB OR BEAM OVER.
- C18. DRIP GROOVES ARE TO BE PROVIDED AT ALL EXPOSED EDGES. COVER TO REINFORCEMENT TO COMPLY WITH C11 ABOVE.
- C19. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED. TO THE APPROVAL OF THE ENGINEER.

C20.		Δ
	THICKNESS	
	BEAM NUMBERING SYSTEM	

2-B10 CONCRETE BEAM UNDER

WALL NUMBERING SYSTEM W10 (250) - WALL THICKNESS (IF SHOWN ON PLAN) - WALL NUMBER

<u>TIMBER</u>

- TI ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH SAA TIMBER STRUCTURES CODE AS1720 AND SAA TIMBER FRAMING CODE AS1684 AS APPLICABLE
- T2 ALL INTERNAL TIMBER SHALL BE STRESS GRADE F7 UNSEASONED JOINT GRADE JA. ALL EXTERNAL TIMBER SHALL BE FIT HARDWOOD MIN. OR
- TIMBER SIZES SHOWN ARE NOMINAL SAWN U.N.O.
- TA TIMBER TO BE FREE OF DEFECTS AT JOINTS. T5 ALL TIMBER MEMBERS NOT SHOWN ON PLANS & DETAILS.
- HOLD-DOWNS AND BRACING SHALL BE IN STREET ACCORDANCE WITH "NATIONAL TIMBER FRAMING CODE- AS 1684".

REINFORCEMENT

- RI, ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 2001 AND OTHER RELEVANT AUSTRALIAN CODES.
- RZ. REINFURCEMENT TYPE AND GRADE.

SYMBOL	TYPE	AUS. STAND.	GRADE
N R ₩ RF	HOT ROLLED DEFORMED BARS HOT ROLLED PLAIN BARS STEEL REINFORCED WIRE WELDED WIRE REINFORCEMENT FABRIC	1302 1302 1303 1304	500 250 45 0 50 0

- R3. ALL REINFORCEMENT TO CONFORM TO AS1302, CURRENT EDITIONS WITH AMENDMENTS.
 - REINFORCEMENT SYMBOLS:
 - N DENGTOS SOON GRADE DEFORMED BAR S DENOTES 250S GRADE DEFORMED BAR R DENOTES 250R GRADE ROUND BAR
 - THE NUMBER FOLLOWING THESE SYMBOLS IS THE BAR DIAMETER IN mm.
- R4. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT MECESSARILY SHOWN IN TRUE PROJECTION.
- WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.
- R6. ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED IN ITS CORRECT POSITION DURING CONCRETING BY APPROVED BAR CHAIRS, SPACERS OR SUPPORT BARS.
- R7. SITE BENDING OF N BARS SHALL BE DONE COLD WITH POWER OR MECHANICAL BENDING TOOLS, NOTE: IF N BARS ARE HEATED ABOVE 450°C (LESS THAN RED HEAT) THEY LOSE STRENGTH.

REINFORCEMENT, LAPS

R8. LAP TOP BARS MIOSPAN, LAP BOTTOM BARS AT SUPPORTS. LAPS IN SUAB REINFORCEMENT (U.N.O.) ON PLAN OR DETAILS TO BE AS SHOWN BELOW

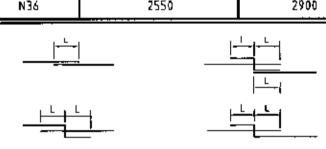
MINIFIUM LAPS

B. 6 4175	L	L		
BAR SIZE	(CONCRETE DEPTH < 300)	(CONCRETE DEPTH > 300		
N12	300	400		
N16	400	500		
N20	500	600		
N24	600	B00		
N28	800	1000		
N32	1000	1250		
N36	1200	1500		

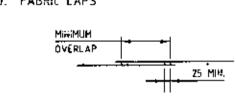
WHERE LAPS OCCUR AWAY FROM MIDSPAN (TOP STEEL) OR SUPPORTS (BOTTOM STEEL) USE FULL MOMENT LAPS AS SHOWN BELOW, SUBJECT TO APPROVAL STOCK BAR LENGTHS AND FULL MOMENT LAPS MAY BE USED IN SLABS.

FULL MOMENT LAPS

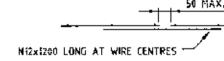
D.I.D. 5175	L	Ĺ
BAR SIZE	(CONCRETE DEPTH < 300)	(CONCRETE DEP1H > 300)
N12	400	500
N16	600	800
N20	800	1000
N24	1100	1300
N28	1500	1800
N32	2000	2300
N36	2550	2900



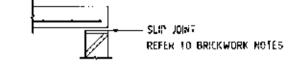
- R9. FABRIC TO CONFORM TO AS1304



ALTERNATIVE FABRIC SPLICE DETAIL



R11. FABRIC TO EXTEND 70 WITH A CRUSSWIRE ONTO WALLS U.N.O.



R12. A MAXIMUM OF THREE SHEETS OF FABRIC SHALL BE LAPPED AT ANY POINT

BARRENJOEY CONSTRUCTIONS

STRUCTURAL STEELWORK

- 51. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH STEEL STRUCTURE AS 4100 AND WELDING - AS 1554 LXCLP) WHERE VARIED BY THE CONTRACT DOCUMENT.
- S2. STEEL COMPONENTS SHALL CONFORM TO THE FOLLOWING TABLE U.N.O.

COMPONENT	AUS. STAND.	GRADE
PLATÉ	3678	250
HOT ROLLED SECTIONS	3679	300
(HS > 80 mm DIA.	1163	C350
CHS < 80 mm DIA.	1163	C250
RHS & SHS	116.3	C350
PURLINS & GIRTS	1397	450
WELDED BEAMS & COLUMNS	367 9	300
FLAT BARS & RODS.	3679	250

- S3. BOLT DESIGNATION
- COMMERCIAL BOLIS OF GRADE 4.6 TO AS 1111 4.6/5 SNUG TIGHTENED.
- HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 SNUG TIGHTENED.

HIGH STRENGTH BOLTS OF GRADE 8.8 TO

AS 4100 AS A FRICTION JOINT WITH CONTACT

- AS 1252 FUELY TENSIONED TO AS 4100 AS A BEARING JOINT. HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 FULLY TENSIONED TO
- SURFACES LEFT UNCOA!ED. S4. ALL BULTS SHALL BE M20 GRADE 8.875 U.N.O. ALL STUDS SHALL BE MZO GRADE 4.678 U.N.O.

NO STEEL TO STEEL CONNECTION TO HAVE LESS THAN 2

- SS. ALL PLATES TO BE 10 mm THICK U.N.O.
- S6. ALL WELDS TO BE 6 mm CONTINUOUS FILLET WELDS U.M.O.

ELEMENT	WELD CATEGORY
ALL	S.P.

- ALL BUTT WELDS TO BE COMPLETE PENETRATION BUTT WELDS, ELECTRODES TO BE E48XX U.N.O. WELD CATEGORY AS TABULATED BELOW.
- 57. THE CONTRACTOR SHALL MAKE THE NECESSARY ALLOWANCES FOR COORDINATING ALL ARCHITECTURAL & STRUCTURAL FLEMENTS IN THE PREPARATION OF STRUCTURAL STEELWORK SHOP DRAWINGS & SUBSEQUENT FABRICATION & ERECTION, CONNECTION DETAILS SHOWN ON STRUCTURAL DRAWINGS ARE TYPICAL ONLY, WHERE A DETAIL IS NOT SHOWN THE FABRICATOR / SHOP DETAILER SHALL PREPARE DETAILS IN ACCORDANCE WITH AC4100 & THE AISC PUBLICATIONS 'DESIGN OF STRUCTURAL CONNECTIONS' & "STANDARDISED STRUCTURAL CONNECTIONS". THESE DETAILS SHALL TAKE DUE ACCOUNT OF ARCHITECTURAL & SERVICE REQUIREMENTS & SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. THE ENGINEER WILL SUPPLY LOADS AS REQUIRED, ALL COSTS & TIME IMPLICATIONS ASSOCIATED WITH THESE WORKS ARE TO BE ALLOWED FOR BY THE CONTRACTOR.
- S8. STRUCTURAL STEELWORK SHALL HAVE THE FOLLOWING TREATMENT:-

ELEMENT	SURFACE PREPARATION	PROTECTIVE COATING
INTERIOR MEMBERS	BLAST CLIAN TO CLASS 2 (AS 1627)	ZINC PHOSPHATE PRIMER FILM THICKNESS 0.075mm
EXPOSED TO WEATHER INCLUDING ALL STIFFENERS	PICKLE (AS 1627 PART 5)	HOT DIP GALVANISED REFER TO SPECIFICATIONS.

- S9. ALL STRUCTURAL STEEL WORK WHICH IS EXPOSED OR IN CONTACT. WITH EXPOSED BRICKWORK, & ALL LINTELS SHALL BE HOT GIP GALVANISED TO AS 1650, OR STAINLESS STEEL - REFER TO DRAWINGS.
- S10. AFTER FABRICATION ALL EXPOSED STEELWORK AND STEELWORK BUILT IN EXTERNAL WALLS INCLUDING FITMENTS, NUTS, BOLTS, WASHERS AND HOLDING DOWN BOLTS TO BE HOT DIP GALVANISED.
- S11. ANY FURTHER WELDED JOINTS ARE TO BE PAINTED WITH 2 COATS OF APPROVED GALVANISED PAINT. SIZ. THE ENDS OF ALL TUBULAR MEMBERS ARE TO BE SEALED
- WELD UNLESS OTHERWISE SHOWN ON THE DRAWINGS: S13. THE SUB-CONTRACTOR SHALL PROVIDE ALL CLEATS AND ORILL

WITH NOMINAL THICKNESS PLATES AND CONTINUOUS FILLET

- ALL HOLES NECESSARY FOR ALL ATTACHMENTS WHETHER OR NOT DETAILED ON THE DRAWINGS. \$14. PROVIDE HOOK BOLTS TO PURLINS ADJACENT TO BRACING HID
- \$15. ALL STEELWORK IS TO BE TEMPORARILY BUT SECURELY BRACED. UNTO ALL FINAL BRACING, CLADDING & STABILISING BRICK OR BLOCKWORK HAVE BEEN COMPLETED.
- \$15. GRAVITY &/OR GAUGE LINES TO INTERSECT U.N.O.

POINTS TO CONTROL BRACE SAG.

- S17. CONCRETE ENCASED STEELWORK TO BE WRAPPED WITH F41 MESH & TO HAVE 50mm MIN. COVER OF CONCRETE GRADE 25 TO AS3600.
- S18. SHOP DRAWINGS SHALL BE PREPARED BY THE FABRICATOR FOR ALL STRUCTURAL STEELWORK, SUBMIT ONE TRANSPARENCY OR 3 COPIES OF ALL WORKSHOP DRAWINGS TO ACOR CONSULTANTS FOR STUCTURAL APPROVAL AT LEAST 14 DAYS PRIOR TO FABRICATION. DO NOT FABRICATE STEELWORK UNTIL WORKSHOP DRAWINGS ARE APPROVED.

STRUCTURAL STEELWORK CONT'

SZU. THE DYERALL DIMENSIONS OF PURLINS AND GIRTS SHALL NOT

SZ1. ALL PURLINS AND GIRTS SHALL BE ZINC COATED TO A

S22. LOCATION OF PURLINS & GIRTS TO BE OBTAINED FROM

B1. ALL WORKMANSHIP AND MATERIAL SHALL COMPLY WITH AS

B3. ONLY ENGINEER APPROVED MASONRY ANCHORS TO BE USED.

84. CUTTING AND CHASING OF BRICKWORK IS NOT PERMITTED.

WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

B5. NO BRICKWORK TO BE BUILT ON PROPPED SLABS.

OF BRICKS SMALL BE 20 MPa (f'uc = 20 MPa).

FOR M4 MORTAR, (EXPOSURE GRADE) U.N.O.

GALVANISED STEEL STRAPS 300 mm LONG.

4th COURSE - MODULAR METRIC BRICKS, 90 mm

B11. BRICK TIES TO BE AT VERTICAL CENTRES AS PER NOTE B10.

HORIZONTAL CENTRES OF TIES NOT TO EXCEED 600 mm.

B12. FOR WALLS LONGER THAN 5000 mm CONTROL JOINTS MUST BE

814. ALL BRICKWOPK IN STRAIGHT SECTIONS AND CURNERS TO BE

BIS. PLACE 2 LAYERS OF GALVANISED FLAT STEEL WITH GRAPHITE

ENSURE TOP SURFACE OF MASONDY IS SMOOTH.

GREASE BETWEEN LOAD BEARING MASONRY AND CONCRETE

REFER TO ARCHITECT'S DRAWINGS FOR POSITION AND DETAILS.

FULLY BONDED EYEN WHEN DIFFERENT BRICK STRENGTHS ARE

2nd COURSE - 200 mm HIGH METRIC BLOCKS.

B13. ALL ENGAGED BRICK PIERS TO BE 110 x 230 U.N.O.

POWER FIX TO COLUMNS AT EVERY :-

HIGH METRIC BLOCKS

PROVIDED.

NOMINATED.

SLABS.

PRACTICE

Sth COURSE - STANDARD METRIC BRICK

PROVIDE 75 mm MM. BEARING FOR SLABS AND 230 mm MIN.

ANCHOR DIAMETER SHOWN REFERS TO STUD THROAD DIAMETER.

OBTAIN ENGINEERS APPROVAL BEFORE COMMENCING BRICKWORK

MINIMUM CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH

B9. ALL BRICK WALLS ON SLABS WITH NO WALLS UNDER, REINFORCE

(HOT DIP GALVANISED TO EXTERNAL LEAF OF CAVITY WALL)

THEY SHALL BE RESTRAINED USING 32 mm x 1.2 mm THICK

WITH 2 R6 RODS PER LEAF ONE COURSE ABOVE SLAB.

BIO. WHERE MASONRY ABUTS STEEL OR CONCRETE STRUCTURES.

ARCHITECT'S DRG'S, OR RODFING CONTRACTOR

BZ. BUILD ALL LOAD BEARING WALLS BEFORE SUPPORTED

FOR BEAMS UNLESS NOTED OTHERWISE.

ANCHOR DNLY INTO SOLID BRICKS.

MINIMUM 200 GRAMS PER SQUARE METRE.

BE LESS THAN THE NOMINAL SIZE GIVEN, BOTH FLANGES

AS1397 FOR MATERIAL PROPERTIES.

SHALL BE LIPPED.

BRICKWORK NOTES

MEMBERS ARE POURED.

ON SUSPENDED SLABS.

3700, AND THE SPECIFICATIONS.

<u>PURLIAS AND GRIS</u>

STEEL SECTIONS CONFORMING TO ANZ4600 FOR DESIGN AND TO

- 18%. ALL WORKMANSHIP SHALL COMPLY WITH AS 3700, AND THE SPECIFICATIONS. 579. ALL PURLINS AND GIRTS TO BE COLD FORMED LIGHT-GAUGE
 - CB2. ALL BLOCKS SHALL CONFORM TO AS 2733.
 - CB3. THE DESIGN STRENGTH OF CONCRETE MASONRY SHALL BE AS FOLLOWS

ELEMENT	BLOCK STRENGTH GRADE	MORTAR MIX CEMENT:LIME:SAND
WALLS	12	M3 MGRTAR (NORMAL) 1 . 1 . 6 M4 MGRTAR (EXPOSURE GRADE) 1 : 0.5 : 0.45

REINFORCED CONCRETE BLOCKWORK

- METHYL CELLULOSE WATER THICKENERS SUCH AS DYNEX. MAY BE USED IN LIEU OF LIME MIXES. THE PROPORTIONS ARE. 1:0:5 FOR M3 MORTAR
- 1:0:4 FOR M4 MORTAR

OTHERWISE NOTED.

- CB4. LAY BOTTOM COURSE OF BLOCKS ON FULL MORTAR BED. ALL PERPENDS SHALL BE FULLY FILLED WITH MORTAR, EXCEPT WHERE REQUIRED FOR WEEPHOLES.
- CBS. CLEAN OUT HOLES SHALL BE PROVIDED AT THE BASE OF ALL REINFORCED CORES, REINFORCED CORES SHALL BE CLEANED OF MORTAR PROTRUSIONS BEFORE GROUTING.
- CB6. ALL REINFORCED CORFS SHALL BE FILLED WITH GROUT. THE GROUT FILLING SHALL BE THOROUGHLY COMPACTED. BY MECHANICAL VIBRATOR OR RODGING. UNREINFORCED CORES NEED NO! BE FILLED UNLESS
- B8. MORTAR TYPE SHALL BE 1:1 6 FOR M3 (NORMALL & 1:0.5:4.5 CB7. GROUT SHALL BE IN ACCORDANCE WITH AS 3600 AND COMPLY WITH THE FOLLOWING : CHARACTERISTIC STRENGTH f'c = 20 MPo AT 78 DAYS. MAX. AGGREGATE SIZE = 10 mm. SLUMP = 230 mm.
 - CBB, MAXIMUM CONTINUOUS POUR HEIGHT SHALL BE 3600 mm. STOP POUR 50 mm BELOW TOP OF BLOCK TO PROVIDE KEY FOR THE FOLLOWING POUR.
 - CB9. PROVIDE WATERPROOFING AND DRAINAGE TO BACK OF WALLS AS REQUIRED BY THE ARCHITECT'S SPECIFICATIONS IF REQUIRED.
 - CB10. PROVIDE TEMPORARY PROPRING TO WALLS WHERE REQUIRED FOR STABILITY DURING CONSTRUCTION.
 - CBM, BACKFILL RETAINING WALLS, AFTER OBTAINING ENGINEERS APPROVAL, WITH CLEAN GRANULAR FILLING, FREE FROM CLAY AND OTHER ORGANIC MATTER.
 - VERTICAL JOINTS.

HORIZONTAL JOINTS

- CB12, PROVIDE VERTICAL CONTROL JOINTS IN ALL WALLS AT A MAXIMUM OF 10 000 mm CENTRES OR AT SLAB JOINTS UNLESS INDICATED OTHERWISE ON THE STRUCTURAL DRAWINGS.
- CB13. VERTICAL REINFORCEMENT TO BE POSITIONED 20 mm CLEAR FROM FACE OF BLOCKWORK UNLESS OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS.

Accredited Building Inspections

Fax 02 9501 5402

www.accreditedcertifier.com

These plans have been relied upon by ABI

for the Issue of &

CONSTRUCTION CERTIFICATE.

IMPORTANT NOTICE TO CONTRACTED BUILDER OR

and protect the neighbouring buildings from damage and if the

require dilapidation reports of the neighbouring properties.

WARTING the support is deemed necessary by the engineer.

contracted engineer deams necessary, underpin and support the

notice must be given to the neighbours seven days prior to the

building according to his/her requirements. The engineer may also

Contact the engineer if you are unsure of these requirements. Written

If excavation extends below the level of the base of the footings of a

building on any adjoining allotment of land, the builder must preserve

Ph 02 9501 6616

- BIG. LINTEL NOT SHOWN ON DRAWINGS TO BE AS PER STANDARD CB14, PROVIDE HORIZONTAL JOINT REINFORGEMENT EVERY THIRD COURSE FOR SOLID OR CORE FILLED BLOCKS. ALL LINTELS TO EXTERNAL LEAF TO BE HOT DIP GALVANISED.
- B17. PLACE 'BRICKTOR' TO ALL BRICKWORK AT 4 COURSE CENTRES (AND ONE COURSE OVER OPENINGS). B18. ALL INTERNAL LEAVES OF EXTERNAL LOAD SEARING CAVITY

WALLS TO BE TIED TO THE UNDERSIDE OF SLAB WITH "M.E.T. 4-3' TIES OR EQUIVALENT AT 2000 CENTRES.

VERTICAL JOINTS

- PROVIDE VERTICAL JOINTS IN BRICKWORK AT THE FOLLOWING MAX. SPACINGS WALLS GENERALLY PARAPETS FIRST JOINT FROM CORNER 7m
- GENERAL SPACING B20. IN BUILDINGS WITH COLUMNS, LOCATE JOINTS AT COLUMNS & TIE BRICKWORK TO COLUMNS WITH APPROVED FLEXIBLE
- B21. WHERE LOCATION OF JOINTS ABOVE RAISES DOUBT ABOUT
- STABILITY OF A WALL, REFER TO ENGHEER. 822, WIDTH OF VERTICAL JOINTS TO BE 15mm. KEEP CLEAR OF MORTAR & DEBRIS.
- NOT USE BITUMEN IMPREGNATED FIBREBOARD. B24. SEAL JOINTS WITH APPROVED MASTIC SEALANT RECESSED

B23. FILL JOINTS WITH FLEXIBLE FOAM SLIGHTLY OVERSIZED. DO

APPROVED FLEXIBLE BRICK THE -MASTIC SEALANT --HORIZONTAL JOINTS

BZS. PROVIDE HORIZONTAL JOINTS AS SHOWN ON DRAWINGS.

BZA, WHERE BRICKWORK IS NON LOAD BEARING, PROVIDE 10mm GAP

BETWEEN TOP OF WALL & UNDERSIDE OF SLAB & FILL WITH

25mm FROM FACE OF WALL.

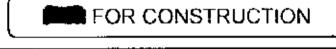
FLEXIBLE FOAM.

1. HOME OWNERS WARRANTY OR OWNER BUILDER PERMIT MUST BE WITH PRINCIPAL CERTIFYING AUTHORITY BEFORE WORK COMMENCES.

OWNER BUILDER.

2. IF NEW WORK OR WORK EXTENDS OUTSIDE BOUNDARY OF EXISTING BUILDING, PLANS MUST BE STAMPED BY THE SYDNEY WATERBOARD. IF UNSURE OF THESE REQUIREMENTS PH. GLEN WALTERS ON 0419 110 904

COUNCIL COPY



21.01.05 SD SSUE FOR CONCTRUCTION CERTIFICATE 03.12 04 SD ISSUE FOR INFORMATION Date Drawn Chkd Description

BRUCE & NANCY FERGUSON

34 PRINCE ALFRED PARADE NEWPORT, NSW 2106 PHONE: 9979 3445

37 THE OUTLOOK BILGOLA PLATEAU, NSW 2107 PHONE: 9918 7258 FAX: 9918 7258

MOBILE: 0410 475 598

ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS

Level 1, 24 Falcon Stren PG 65x 822 Crows Nest INSW 2065 PH +61 2 9438 5098 fax +61 2 9436 5398 e-mai, acor@acor.com.ac

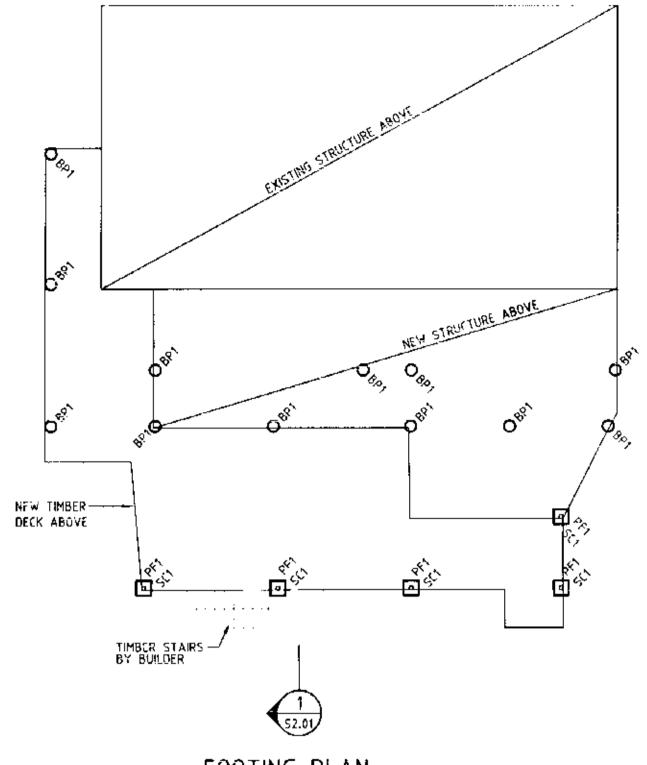
ACOR CONSULTANTS

ALTERATIONS AND ADDITIONS

No. 34 PRINCE ALFRED PARADE NEWPORT, NSW 2106

GENERAL NOTES

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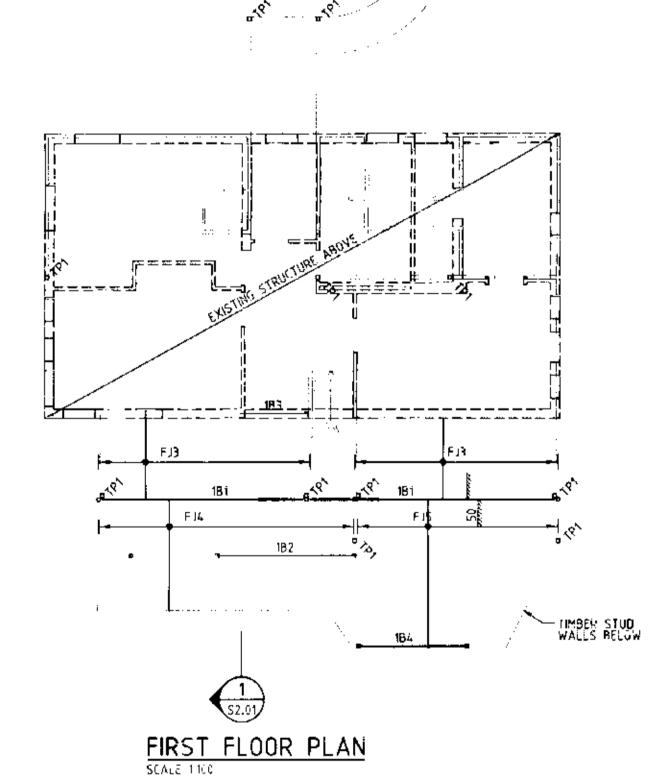


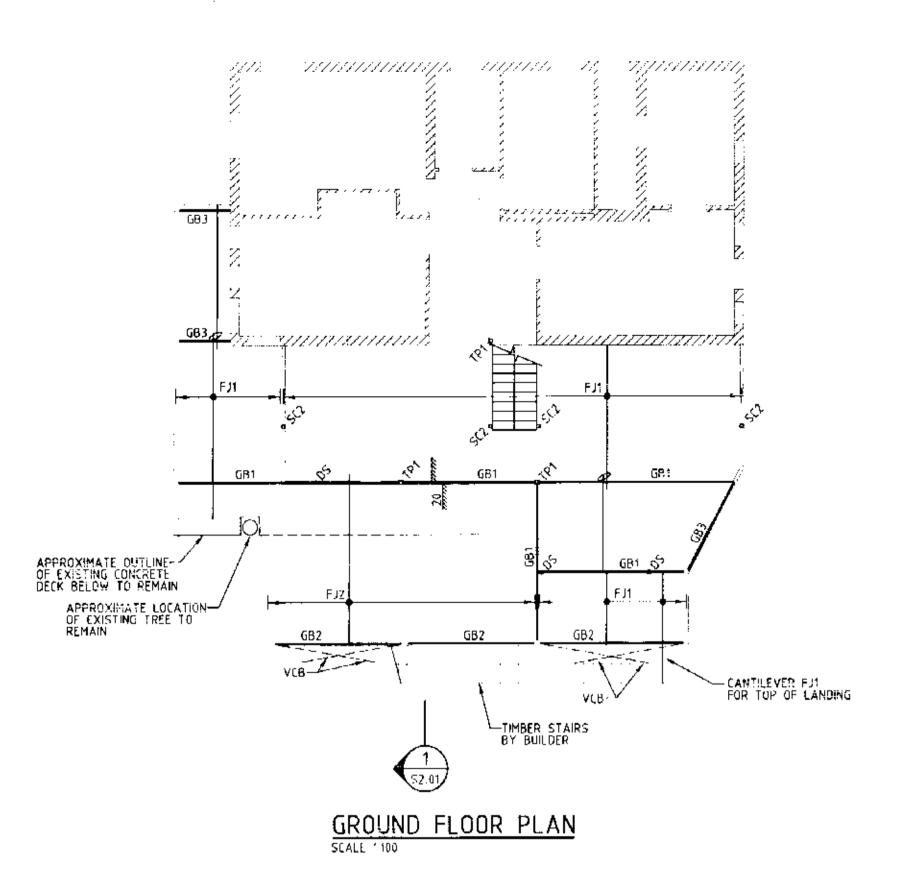
FOOTING PLAN
SCALE 1:100

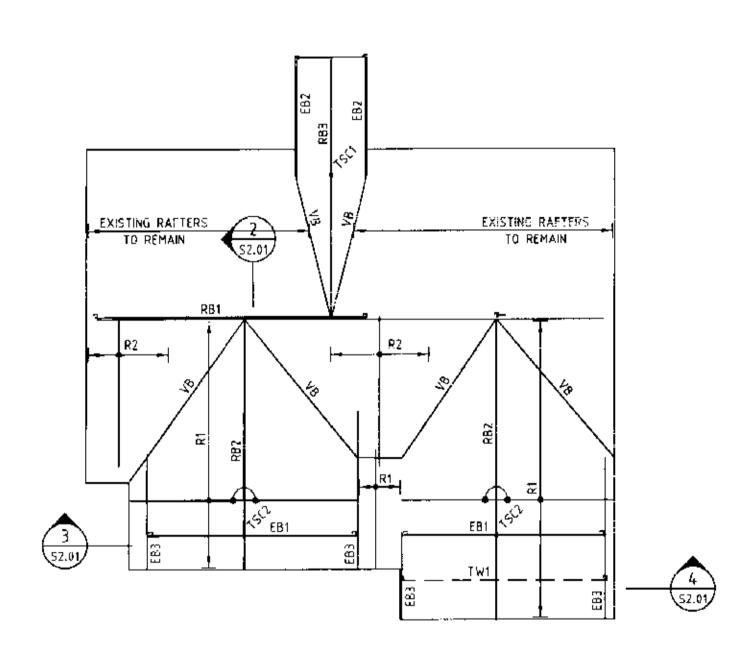
NOTES

BP1-300mm DIA. BURCO CONCRETE PIERS TO RUCK

PF:- LEVELLING PAD ON ROCK

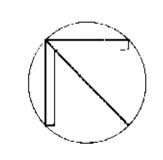






ROOF MARKING PLAN
SCALE 1.180
NOTES:

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ssue	Description	Date	Diawn	Chkd



BRUCE & NANCY FERGUSON

34 PRINCE ALFRED PARADE NEWPORT, NSW 2106 PHONE: 9979 3445

BARRENJOEY CONSTRUCTIONS

ALL RAFTERS TO BE R1 U.N.O.

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ACOR CONSULTANTS

ENGINEERS

MANAGERS

INFRASTRUCTURE

PLANNERS

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ALTERATIONS AND ADDITIONS

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No. 34 PRINCE ALFRED PARADE NEWPORT, NSW 2106

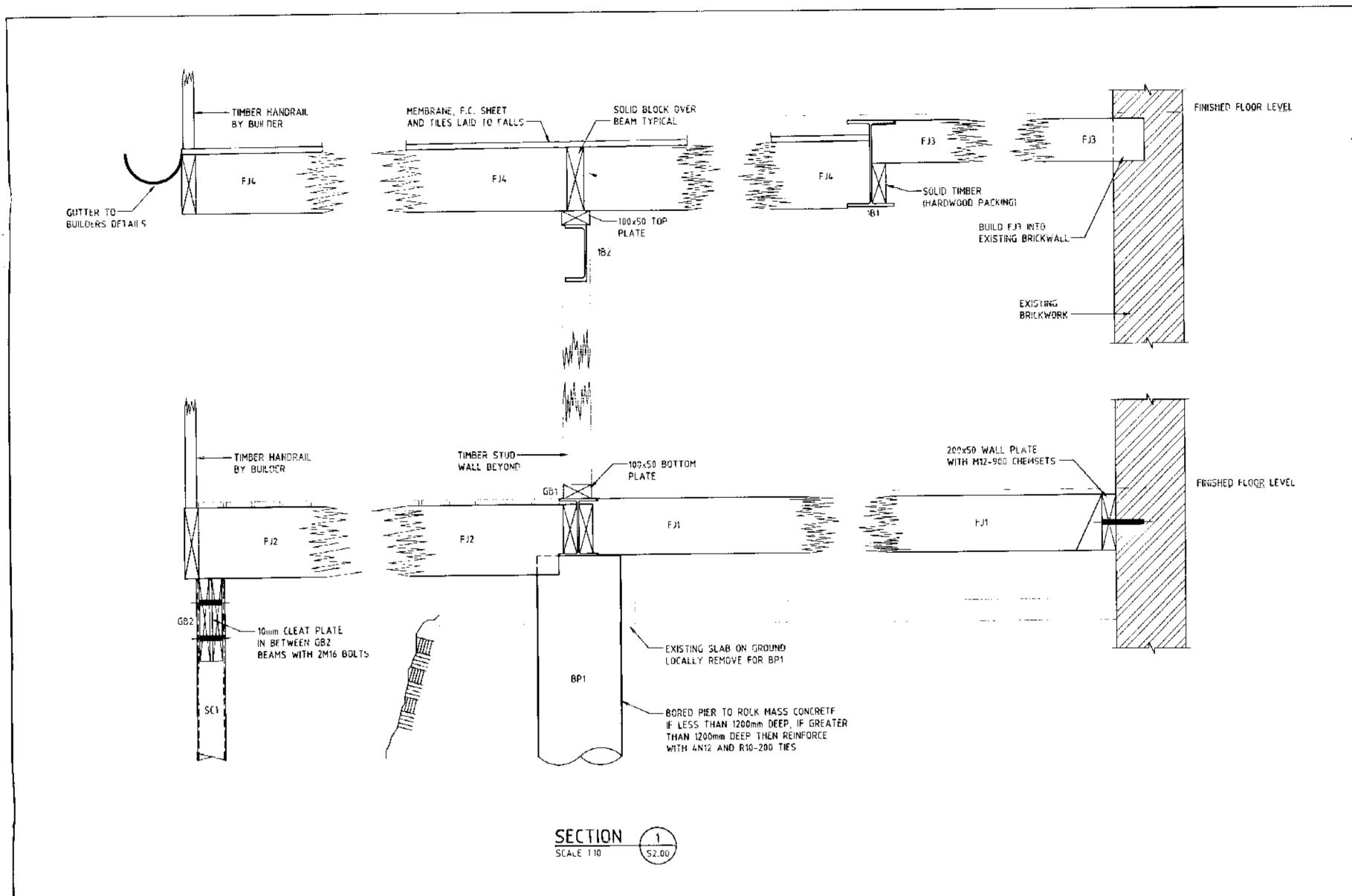
ONS FOOTING, GROUND, FIRST FLOOR AND ROOF PLANS

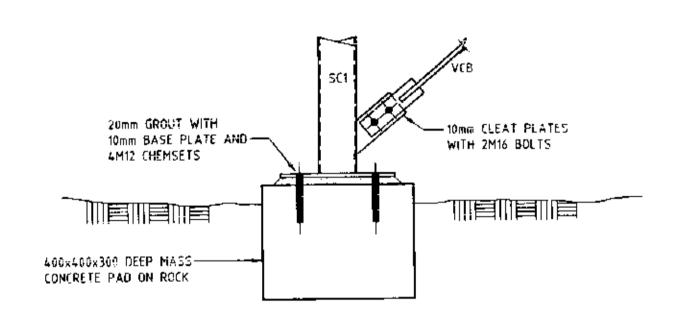
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FOR CONSTRUCTION

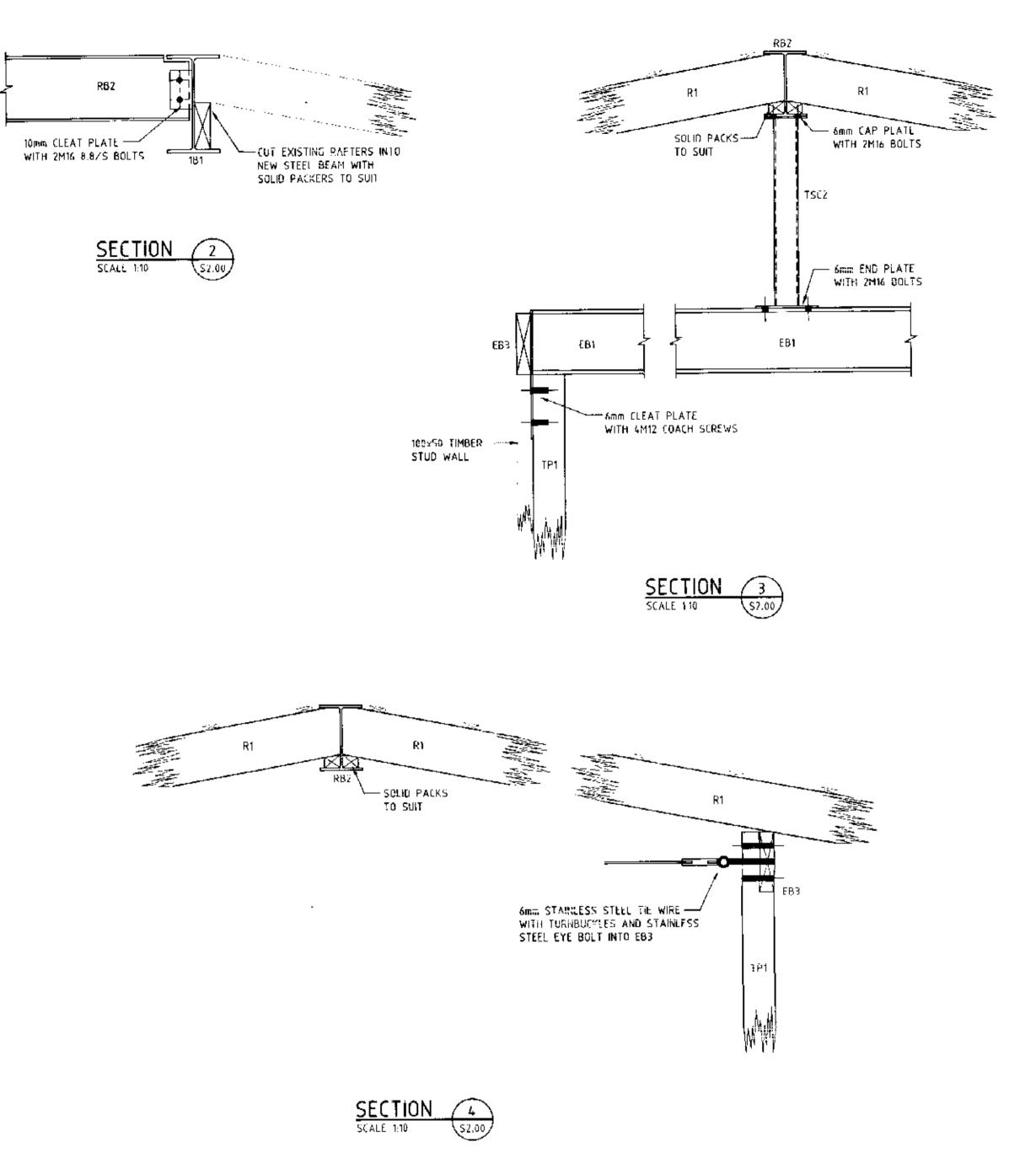
MEMBER SCHEDULE SIZE REMARKS COLUMNS 100x100x5.0 SHS GALVAN SED 89x89x5.0 SHS 100×100 (F11) SEASONED HARDWOOD STUB COLUMN TSC1 100×50 STUD TSC2 STUB COLUMN 75x75x5.0 SHS DOUBLE STUD BEAMS GB1 200 UB 18 GALVANISEU GB2 GB3 2x290x35 (F27) KDH 2x200x50 (F7) 2x200x5U (F7) 2x200x45 (F16) HYSPAN RB1 310 UB 32 RB2 200 UB 18 200x45 (F16) HYSPAN EB1 200 PFC EB2 190×45 (F22) KDH EB3 190x45 (F22) KOH CANTILEVER EAVES BEAM 200x45 (F16) HYSPAN FLOOR JOISTS 200×50 (F7; AT 450 CTS. ROW OF CENTRAL BLOCKING FJ2 250x50 (F7) AT 450 CTS. FJ3 150x50 (F7) AT 450 CTS. HYSPAN TAPPER TO SUIT TERRACE FALLS 240x45 (F16) AT 450 CTS. 250x50 (F7) AT 450 CTS. TAPPER TO SUIT TERRACE FALLS RAFTERS 150x50 (F7) AT 600 CTS. 150x45 (HYSPAN) AT 600 CTS. BRACING TIE WIRE REFER TO SECTION 4 -12mm DIA. ROD & TURNBUCKLES VERTICAL CROSS BRACING

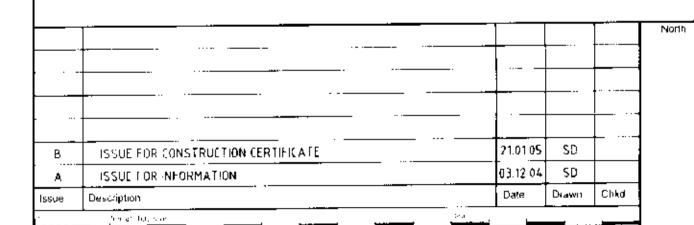
NOTES: FLOOR JOISTS ON EXTERNAL EXPOSED DECK AREAS TO BE TREATED PINE





TYPICAL PF DETAIL





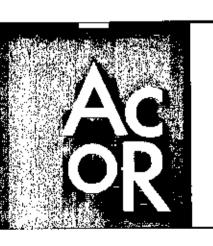
BRUCE & NANCY FERGUSON

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NEWPORT, NSW 2106 PHONE : 9979 3445

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PLANNERS Level 1, 24 Falcon Street PO Box 822 Crows Nest NSW 2065 PH +612 9438 5098 tex +61 2 9408 5398 e-mail acor@acor.com au

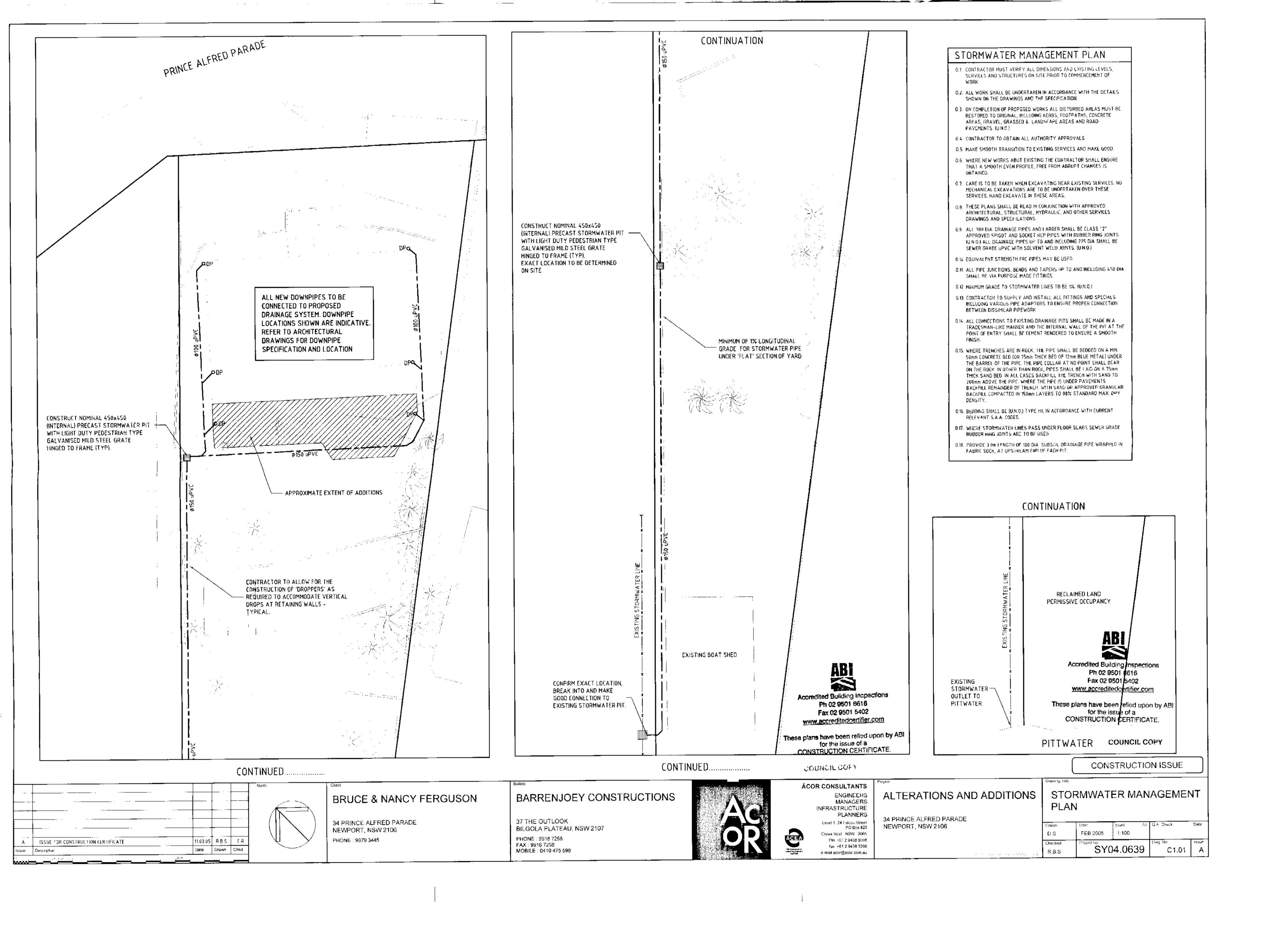
ALTERATIONS AND ADDITIONS | FOOTING, GROUND, FIRST

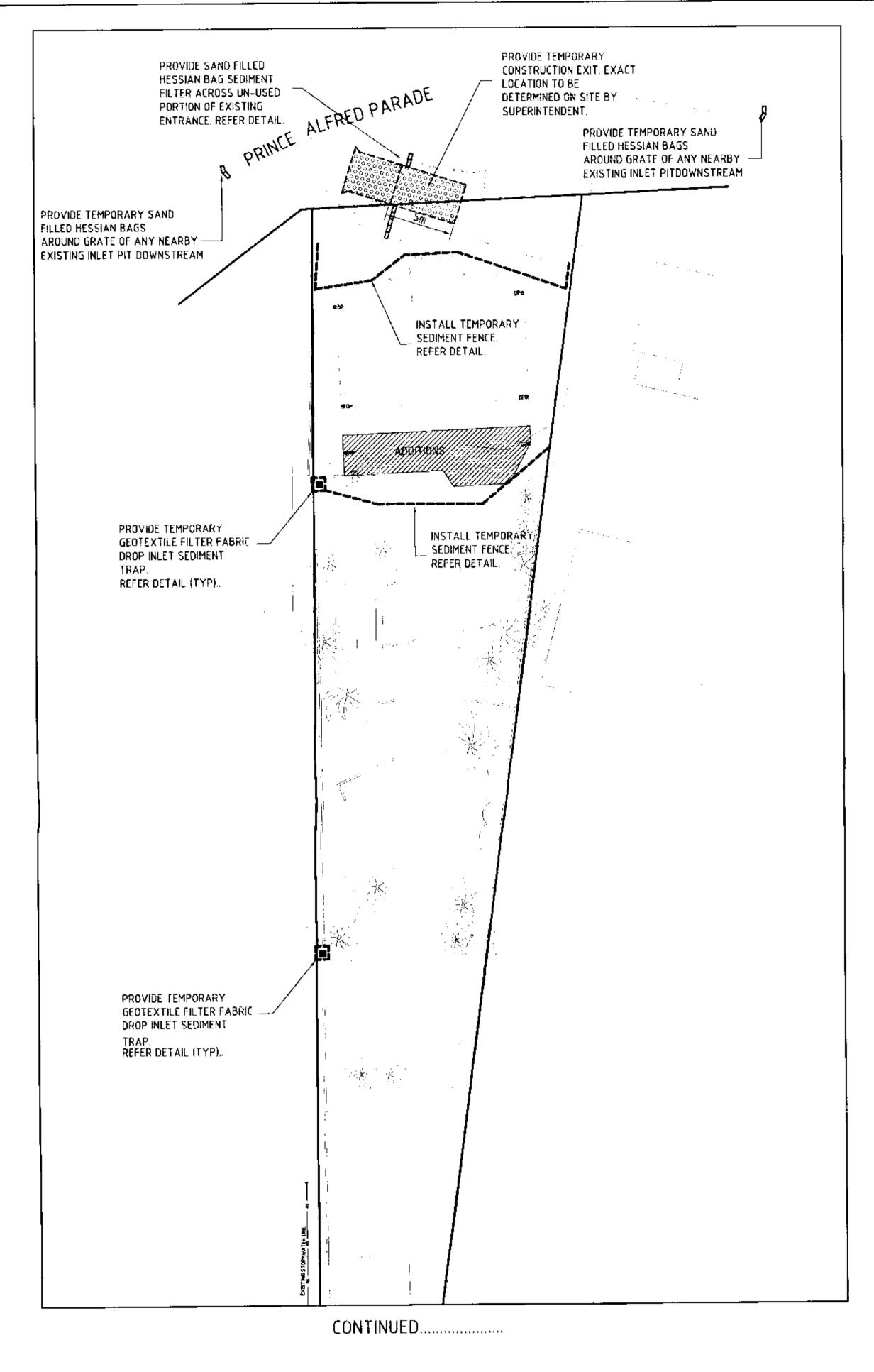
No. 34 PRINCE ALFRED PARADE NEWPORT, NSW 2106

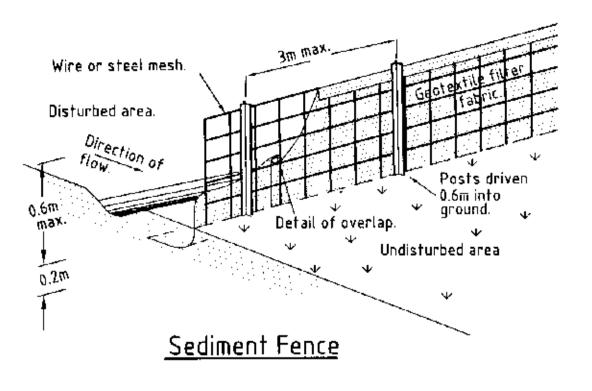
FOR CONSTRUCTION

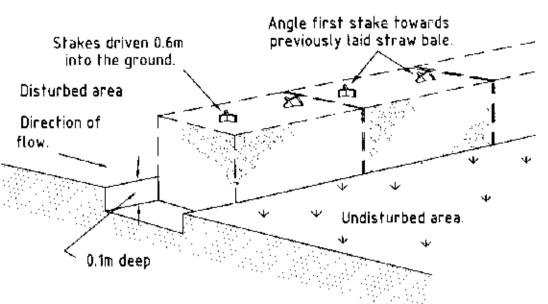
FLOOR AND ROOF SECTIONS						
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KNL	NOV 2004	1:10				
Спескер	Fraject No			Dwg No	Issue	

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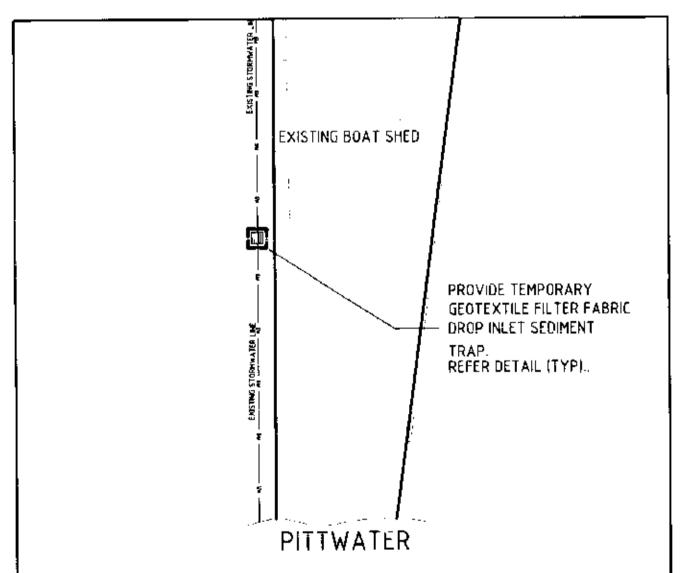
Straw Bale Sediment Filter

SAND FILLED HESSIAN BAGS CAN BE USED AS AN ALTERNATIVE

Geotextile filter fabric Runoff water Drop intet with sediment with grate. Filtered Buried fabriô Geotextile filter fabric.

Geotextile Filter Fabric Drop Inlet Sediment Trap.

SAND FILLED HESSIAN BAGS CAN BE USED AS AN ALTERNATIVE



CONTINUATION

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- F1 THIS PLANTS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
- E2 THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
- E3 ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS

CONSTRUCTION SEQUENCE

- E4. THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE (a) INSTALL SEDIMENT FENCES
 - (b) UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE

EROSION CONTROL

- ES. DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER
- E.G. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE. AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.
- E.T. SCUCKPRES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS. INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.

- E.8. ANY SAND USED IN THE CONCRETE CURING PROCESS ISPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
- E.S. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE. SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, IE THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- E 10 TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATEU.

OTHER MATTERS

E.M. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MURITAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

OTHER MATTERS

E 12 RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY, DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

SITE INSPECTION & MAINTENANCE

E.13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.



Accredited Building Inspections Ph 02 9501 6616 Fax 02 9501 5402 www.accreditedcertifier.com

These plans have been relied upon by ABI for the issue of a CONSTRUCTION CERTIFICATE.

<u>MAINTENANCE</u>

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY, THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

Temporary Construction Exit

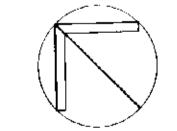
---- Min length 5m

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CONSTRUCTION ISSUE

11.03 05 R.B.S ISSUE FOR CONSTRUCTION CERTIFICATE Date Drawn



BRUCE & NANCY FERGUSON

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BARRENJOEY CONSTRUCTIONS

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ACOR CONSULTANTS

Construction site

Runoff from pad directed to sediment trap.

> **ENGINEERS** MANAGERS INFRASTRUCTURE PLANNERS

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ALTERATIONS AND ADDITIONS

and the second second second

Berm (0.3m

min. high)

34 PRINCE ALFRED PARADE NEWPORT, NSW 2106

Existing roadway

SOIL EROSION SEDIMENT CONTROL PLAN

<u> </u>	Checked R.B.S	Project Nii SY0	4.0639	Dwg. No C1.02	Issue A
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	Drawn	Date	State A1		Date