

Peter J Boyce & Associates

Ph 0412 928 500

P.O. Box 375. Strathfield 2135 Ph 9868 2855
Level 2, 41 Rawson Street, Epping 2121
Building Surveyor Acc. No BPB0043 Fax 9868 2655

Your ref D/A NO753/05

13th August 2007

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

Re: Copy of Construction Certificate
505 Barrenjoey Road Bilgola

Please find enclosed copy of Construction Certificate issued for the above property under D/A NO753/05.

Please find cheque enclosed for \$30.00 for registration of Construction Certificate.

Yours faithfully



Peter Boyce

R#221251

Peter J Boyce & Associates

Ph 0412 928 500

Level 2/41 Rawson Street Epping 2121

P.O. Box 375. Strathfield 2135

Ph 9868 2855

Building Surveyor Acc. No BPB0043 Fax 9868 2655

15th August 2007

The General Manager

Dear Sir,

Re: Submission of Construction Certificate
505 Barrenjoey Road Bilgola

Please find enclosed:

1. Letter & cheque for registration of CC
2. Completed Application Form
3. Construction Certificate
4. Long Service Levy Payment Form
5. Statement from Applicant that the CC plans are generally in accordance with the DA.
6. Engineers Certificate re stormwater
7. Home Owner Warranty Insurance Certificate
8. Risk Analysis & Management & Form No. 4
9. Geotechnical Risk Man Form No. 2
10. Architectural plans
11. Structural Engineers plans

Should any of the above documents not be received please advise me immediately.

Many thanks.



Peter Boyce

Application for Construction Certificate

Issued under the Environmental Planning and Assessment Act 1997 Part 3 - Schedule 1

Local Council Area

City, Council or Shire

PITT WATER

Applicant

Name CRACKNELL LONERGAN ARCHITECTS (LEAVE)
Address 156a Church St Camperdown 2050
Phone 9565 1554

Owner

Name GAVIN JONES
Address 26 BURTON STREET DARLINGHURST
Phone 9361 0140

Consent of all owner(s)

I/we consent to this application

Signature

Subject Land with lot & deposited plan number
Address

LOT 137 DP 16902.

Brief description of development

Type of Development ALTERATIONS TO EXISTING DWELLING OPENINGS
AND BALCONY. ADDITION OF POOL AND DECK.
i.e. Dwelling Addition EXTEND EXISTING EXTERNAL STAIRS.

Building code of Australia

Building Classification. Class 1A + 106

Development Consent

Development consent number:

DA NO 753/05

Date of Determination:

14 November 2006

Builder/Owner Builder

Name or Permit number

Address

Telephone No

17 66 810

Fax No

Mobile

HAIDEN WALSH.

0414 577 775.

Value of Work

\$ 75,000.

Required attachments --- Copy of D/A approval with Conditions ✓
Three copies of the plans & Specification. ✓
Plan Nos. 0001
List of supporting documents ENGINEERS DRAWINGS ✓

Schedule ---

The building schedule must be completed as part of this application for the Australian Bureau of Statistics ✓

Applicants Signature

Seenefizanichi
per CRACKNEW + LOWERCAN
ARCHITECTS.

Australian Bureau of Statistics

Particulars of Proposal —What is the area of land (m²) 480.6m²
Gross Floor area of existing building (m²) 170m²
What are the current use of all or part of the building(s)/land (If vacant state vacant) DWELLING
Location Use ALL⁵

Does the site contain a dual occupancy? NO
What is the gross floor area of the proposal (m²) 170m² (no change)
What are the proposed uses of the building? DWELLING Use ALL
How many stories will the building consist of? 2

Materials to be used

Place a tick in the box which best describes the material

Walls	code		Roof	code	
Brick veneer	12	<input type="checkbox"/>	Aluminium	70	<input type="checkbox"/>
full brick	11	<input type="checkbox"/>	concrete	20	<input type="checkbox"/>
single brick	11	<input type="checkbox"/>	concrete tiles	10	<input type="checkbox"/>
concrete block	11	<input checked="" type="checkbox"/>	fibrous cement	30	<input type="checkbox"/>
			fibre-glass	80	<input type="checkbox"/>
concrete/masonry	20	<input type="checkbox"/>	masonry/terracotta shingle		
concrete	20	<input type="checkbox"/>	tiles	10	<input type="checkbox"/>
steel	60	<input type="checkbox"/>	slate	20	<input type="checkbox"/>
fibrous cement	30	<input type="checkbox"/>	steel	60	<input type="checkbox"/>
hardiplank	30	<input type="checkbox"/>	terracotta tile	10	<input type="checkbox"/>
timber/weatherboard	40	<input type="checkbox"/>	other	80	<input type="checkbox"/>
cladding aluminium	70	<input type="checkbox"/>	unknown	90	<input type="checkbox"/>
curtain glass	50	<input type="checkbox"/>			
other	80	<input checked="" type="checkbox"/>			
unknown	90	<input type="checkbox"/>			
Floor			Frame		
concrete	20	<input type="checkbox"/>	timber	40	<input checked="" type="checkbox"/>
timber	10	<input checked="" type="checkbox"/>	steel	60	<input type="checkbox"/>
other	80	<input type="checkbox"/>	other	80	<input type="checkbox"/>
unknown	90	<input type="checkbox"/>	unknown	90	<input type="checkbox"/>

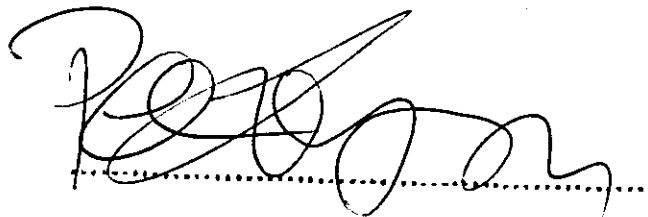
PERGOLA/BALCONY

DECK

TO WHOM IT MAY CONCERN

RE: 505 BARRENDEY ROAD BILGOLA .
DA NO NO 753/05 .

I hereby certify that the Architectural Plans submitted with the Construction Certificate application are generally in accordance with the Development Approved plans approved by Council.

A handwritten signature in black ink, appearing to be 'R. J. O' or similar, written over a dotted line.

Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121

Ph: 9868 2855

email: info@boycecorp.com.au

Fax: 9868

2655

Planning NSW Building Surveyor No. BPB0043

CONSTRUCTION CERTIFICATE

Certificate No. BP7261

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Act 1979 and Regulations 2000.

Applicant

Name	Mr. Gavin Jones
Address	c/- Cracknell Lonergan Architects 156a Church Street Camperdown
Contact Number	9565 1554
Email	-

Development

Development Consent No.	D/A NO753/05
Consent Date	14 th November 2006
Site Address	505 Barrenjoey Road Bilgola
Property Identification	Lot 137 DP 16902
Building Classification under BCA	1a & 10b

Pursuant to Section 109C (1) (b), 81A (2) and 81A (4) Of the Environmental Planning & Assessment Act, 1979 the construction certificate has been determined by approval in accordance with the stamped plans and specifications.

Approval

Plan Nos. Approved	Cracknell Lonergan Architects – Drawing No. 01 Jack Hodgson Consultant Engineer – Drawing No. S1
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Description of works Approved	Alterations and additions to the existing dwelling, and pool
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**Construction Certificate
Determination Date**


**BP7261
15 AUG 2007**

Note:

Prior to commencement of work, Section 81A (2) (b) and/or 81A (4) (b) and (c) Of the Environmental Planning & Assessment Act, 1979 must be satisfied (see form 7 of the Regulation) i.e. name of the Principal Certifying Authority.

I certify that the work if completed in accordance with the documents, plans and specifications accompanying the application will comply with the requirements of this regulation as are referred to in Section 81A (5) of the Environmental Planning & Assessment Act 1979

Accredited Certifier

Name of Accredited Certifier	Peter Boyce
Accreditation No. of Certifier	Planning NSW Accreditation No BPB0043
Signature	

GOULBURN NSW

Pay L.S.L Corp.

Or Bearer

The sum of Two hundred and sixty two
dollars and fifty cents

\$ 262.50

GAVIN JONES COMMUNICATIONS
PTY LTD
A.R.B.N. 003 853 633*[Signature]*

⑈003704⑈ 062⑈545⑈ 2800⑈2960⑈

Town/suburb

DARLINGHURST

State

NSW Postcode 2010 Bus. hours phone (02)93610140

Number and street

505 BARRENJOEY ROAD

Town/suburb

BILGOLA

State

NSW Postcode

Estimated start date

D 10 M 08 Y 2007

Estimated finish date D 10 M 11 Y 2007

Local Council Area

PITTWATER

DA/CC/CDC No.

*DA N0753/05

Estimated value

of work (see note on back)

\$ 75,000.00 Levy payable \$ 262.50

If you have provided a CC above, please provide DA number here

Signature of Officer/Private Certifier

Date D 14 M 08 Y 2007

Name of Officer/Private Certifier

Peter Boyle BAP 043

Business hours phone

0412928500

Department/Authority

Contract/DA No (circle which)

Contract amount \$

Levy payable

\$

Contact person (Print)

Phone number

Contact person (Signature)

Date D

M Y

Any false or misleading information provided on this form may result in prosecution under Section 58A.

I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name LEANE SENZAMICI per Gavin Jones Signature Leane Senzamici Date D 02 M 08 Y 2007

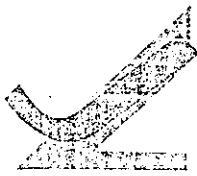
Exemption Approval Certificate No.

Building and Construction Industry Long Service Payments Corporation, Locked Bag 3000, Central Coast MC NSW 2252

Tel: 13 14 41 Fax: (02) 9287 5685 Email: levy@lspc.nsw.gov.au www.lspc.nsw.gov.au ABN 93 646 090 808

Jan06/180

For a true copy of LSC Corp Rep sent to
LSC Corp by PCA
PCA
Peter Boyle



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VQ 23009D.

3rd August, 2007.

Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

505 BARRENJOEY ROAD, BILGOLA
Development Application No. N0753/05.

We have inspected the existing stormwater system and examined the plans prepared by Cracknell & Lonergan for the proposed additions & alterations at the subject address.

In our opinion the existing system is capable of taking any additional flows generated by the proposed development.

JACK HODGSON CONSULTANTS PTY. LIMITED.

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



QBE

AA. Leanne

QBE INSURANCE (AUSTRALIA) LTD
ABN 78 003 191 035
GPO BOX 82
SYDNEY NSW 2001
TELEPHONE: 1300 790 723
FACSIMILE: 02 8227 8198

RESIDENTIAL BUILDERS WARRANTY INSURANCE

CERTIFICATE OF INSURANCE

QBE Policy Certificate No.: 37-0003228-BW1-0002

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with Sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

Schedule

In Respect of: ALTERATIONS AND ADDITIONS
STRUCTURAL

At: 505 BARRENJOBY ROAD
BILGOLA NSW 2107

Carried out by: BUILDER
GEORGE FOLLARD
ABN 32 965 180 170

Declared Contract Price: \$198,000

Contract Date: 16/06/2007

Builders Registration No.: U 176681C

Building Owner/Beneficiary: GAVIN JONES

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

For and on behalf of:

QBE Insurance (Australia) Limited

Date of Issue: 13/07/2007

IMPORTANT NOTICE:

- This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.
- These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 4 (As per Pittwater Council's Geotechnical Risk Management Policy) – To be submitted with
Application for a Building Certificate/Response to an Order

Response to an Order for <u>LEANE SENZAMICI</u> Name of Applicant
Address of Site <u>505 BARRENJOEY ROAD, BILGOLA</u>
Order No. NOT KNOWN

Declaration made by geotechnical engineer in relation to the submission of an application for a Building Certificate/Response to an Order

I, Jack Hodgson on behalf of Jack Hodgson Consultants Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 21/6/07
(Date)

certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million.

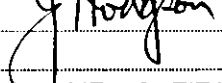
☒ I have inspected the site and the existing development and am satisfied that both the site and the development achieves at least the "Tolerable Risk Management" requirement of the Policy. The attached report provides details of the assessment in accordance with Council's Policy. The report also contains recommendations as to any reasonable and practical measures that can be undertaken to remove foreseeable risk. I am aware that Pittwater Council will rely on this certification as the basis for ensuring that the geotechnical risk management aspects of the site and the development have been adequately addressed to achieve at least a "Tolerable Risk Management" level for the life of the structure taken as 100 years unless otherwise stated and justified in the Report.*

or

☐ I have inspected the site of the existing development. The attached report details the remedial actions required to be undertaken prior to me being prepared to certify that the site and the development achieves at least the "Tolerable Risk Management" criteria required in accordance with the Policy.

Geotechnical Report Details:

Report Title: RISK ANALYSIS & MANAGEMENT FOR BUILDING CERTIFICATE AT 505 BARRENJOEY ROAD, BILGOLA
Report Date: 20/6/07
Author: BEN WHITE

Signature 
Name Jack Hodgson
Chartered Professional Status MEngSc FIEAust
Membership No. 149 788

* Note: If life of structure taken as less than 100 years, please indicate years





Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VQ 23009C.
20th June, 2007.

Page 1.

**RISK ANALYSIS & MANAGEMENT
FOR
BUILDING CERTIFICATE
COUNCIL ORDER
AT
505 BARRENJOEY ROAD, BILGOLA**

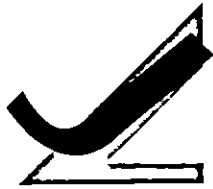
1. INTRODUCTION.

1.1 This assessment has been prepared to accompany an application for a building certificate. The requirements of the Interim Geotechnical Risk Management Policy for Pittwater, June 2003 have been met.

1.2 The definitions used in this Report are those used in the Interim Geotechnical Risk Management Policy for Pittwater, June 2003.

1.3 The methods used in this Assessment are based on those described in Landslide Risk Management Concepts and Guidelines, March 2000, published by the Sub-Committee on Landslide Risk Management of the Australian Geomechanics Society and as modified by the Interim Geotechnical Risk Management Policy for Pittwater, June 2003.

1.4 The experience of the author of this Report spans some 50 years in many areas of Australia and in the Pittwater area, particularly in the last 30 years as Principal of Jack Hodgson Consultants Pty Limited.



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VQ 23009C.
20th June, 2007.
Page 2.

2. EXISTING DEVELOPMENT.

2.1 The site was inspected on the 10th & 16th May 2007 and previously on the 6th October 2005.

2.2 This property is located on the high side of Barrenjoey Road and the low side of Plateau Road. It has a southerly aspect and slopes steeply from north to south (Photo 1). Access to the property is via a shared driveway that leaves Plateau Road to the west of No. 33. The driveway is very steep and is shared with No. 35A (Photo 2). A turning bay has been cut and filled on the slope to the north of the house (Photo 3). A log retaining wall in good condition supports the cut batter for the turning bay (Photo 4). Access to the area downhill of the house is via a wooden stairway that runs down the western side of the house. The area under and immediately down hill of the house is formed from soil excavated prior to 1988. The soil materials are exposed under the house and supported by a stable concrete block and steel retaining wall (Photo 5). Below the wall the slope is thickly vegetated and bedrock is exposed at the cut batter for Barrenjoey road.

3.3 The house is a double story timber house that is in good condition with no signs of cracking or movement. The house is supported on treated timber poles that have been taken to rock and are concrete encased (Photo 6). There is evidence of a small amount of water moving under the house from the uphill side (Photo 7).

3. DESCRIPTION OF SURROUNDING AREA.

3.1 A landslide occurred on the adjoining property to the east on the 9th May 2007 after a reported 70mm of rainfall. Some 40 tonnes of clay and floaters came off the underlying shale in a steep section of the block and slid down the driveway onto Barrenjoey Road (Photo 8). We are of the understanding that stormwater for the houses above the site drain straight onto the slope or into absorption pits on the slope. Some fill had historically been scattered over the site. These factors are believed to have contributed to the instability.

3.2 The adjoining property to the west appears stable and shows no evidence of instability related to the landslide. Remedial work to improve drainage on this site has been recommended. The property above the site also appears stable.



4. GEOLOGY OF THE SITE.

4.1 The site is underlain by interbedded sandstones, siltstones and shales of the Narrabeen Group that outcrop at the cut batter for the road. The Narrabeen Group Rocks are Late Permian to Middle Triassic in age with the early rocks not outcropping in the area under discussion. The materials from which the rocks were formed consist of gravels, coarse to fine sands, silts and clays. They were deposited in a riverine type environment with larger floods causing fans of finer materials. The direction of deposition changed during the period of formation. The lower beds are very variable with the variations decreasing as the junction with the Hawkesbury Sandstones is approached. This is marked by the highest of persistent shale beds over thicker sandstone beds which are similar in composition to the Hawkesbury Sandstones.

4.2 The slope materials are colluvial at the surface and residual at depth. They consist of sandy loam topsoil over sandy clays and clays with rock fragments and floaters through out the profile. The sandy clays and clays merge into the weathered zone of the under lying rocks at depths expected to be in the range 0.6 to 3 metres.

5. SUBSURFACE INVESTIGATION.

The surface features described in this Report are considered to be adequate and no subsurface investigation is required.

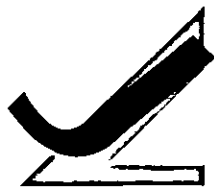
6. DRAINAGE OF THE SITE.

6.1 ON THE SITE.

Stormwater run off from the roof is piped to the storm water system for the street. Some run off from the driveway has been moving under the house (Photo 7). As part of the development currently underway on the site a drain is to be installed along the uphill side of the house designed to catch the run off from the driveway. This drainage is to be piped to the storm water system for the house.

6.2 SURROUNDING AREA.

We are of the understanding that the neighbouring properties higher on the slope direct their stormwater into absorption trenches in, or directly onto the slope. This is not a suitable stormwater solution for this area. We recommend the adjoining properties above be encouraged to pipe their stormwater to the pit at the northwest corner of No 507 so stormwater is piped to the Council System for the road below.



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VQ 23009C.
20th June, 2007.
Page 4.

7. GEOTECHNICAL HAZARDS.

7.1 The stormwater system of the house above the property causing instability on the property is a potential hazard (**HAZARD ONE**).

7.2 **HAZARD ONE** Drainage is being installed along the uphill side of the house as part of a development that is currently underway. It will catch any surface run off from above. Back wall drainage on the existing log wall on the uphill side of the site catches water moving through the soil. Therefore the likelihood of water from above entering the site and causing instability is assessed as 'Unlikely' ($>10^{-4}$). The consequences to property of such a failure is assessed as 'Medium' ($>1\%$). The consequences to life of such a failure are assessed as 'Medium' ($<10^{-3}$). The risk to property is 'Low' (10^{-6}). The risk to life is 'Low' (10^{-6}).

8. RISK ASSESSMENT.

The subject property has Acceptable level of risk in accordance with the June 2003 Interim Geotechnical Risk Management Policy for Pittwater.

JACK HODGSON CONSULTANTS PTY. LIMITED.

B. White M.Sc. Geol.,
AusIMM., CP GEOL.
No. 222757
Engineering Geologist.

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



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – To be submitted with detailed design for construction certificate

Development Application for _____ Name of Applicant
Address of site <u>505 BARRENJOEY ROAD, BILGOLA</u>

Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, J Hodgson on behalf of Jack Hodgson Consultants Pty Ltd
(insert name) (trading or company name)

on this the 3RD AUGUST, 2007
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development

Geotechnical Report Details: RISK MANAGEMENT FOR PROPOSED ADDITIONS AT 505 BARRENJOEY ROAD, BILGOLA
Report Date: 10 TH OCTOBER, 2005
Author: JACK HODGSON

Structural Documents list:

DRAWING NO. 23009-S1 & S2A

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Jack Hodgson
(name)

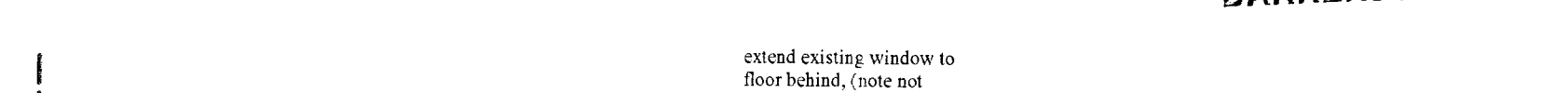
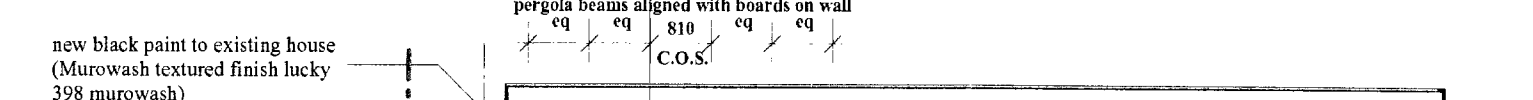
J Hodgson
(signature)

Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated 10/10/05 and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriate taken into account by the structural engineer in the preparation of these structural documents. I am aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

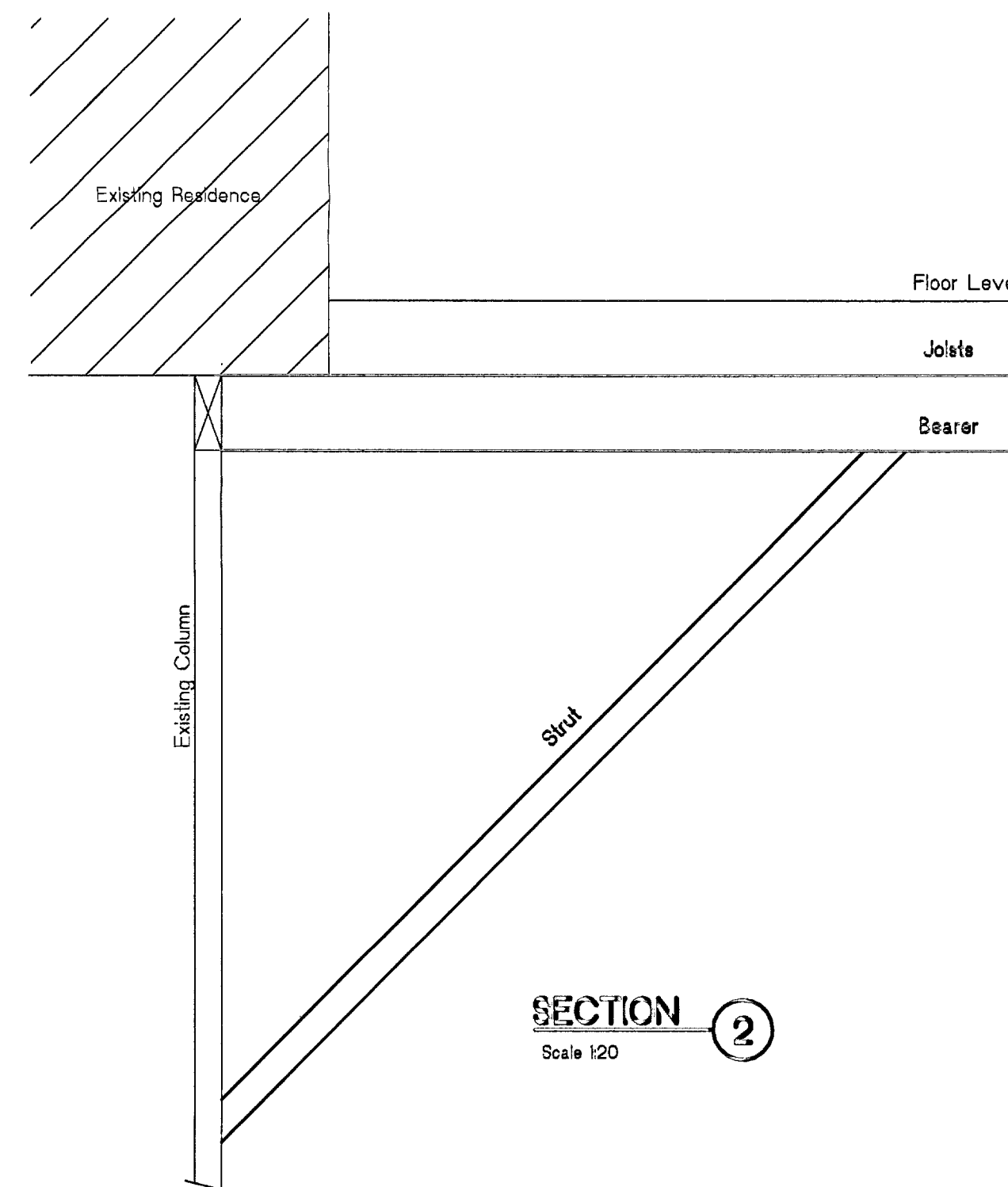
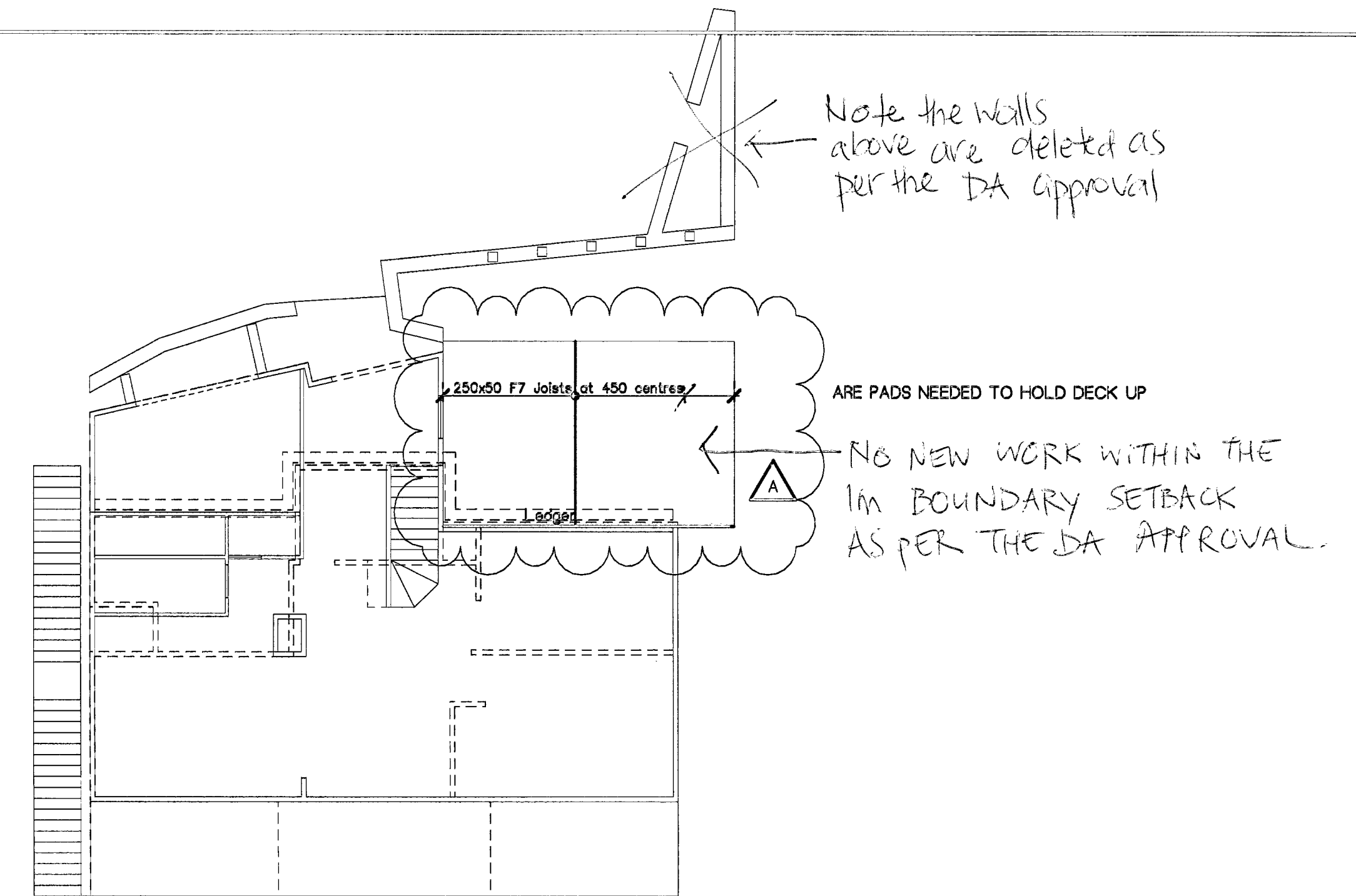
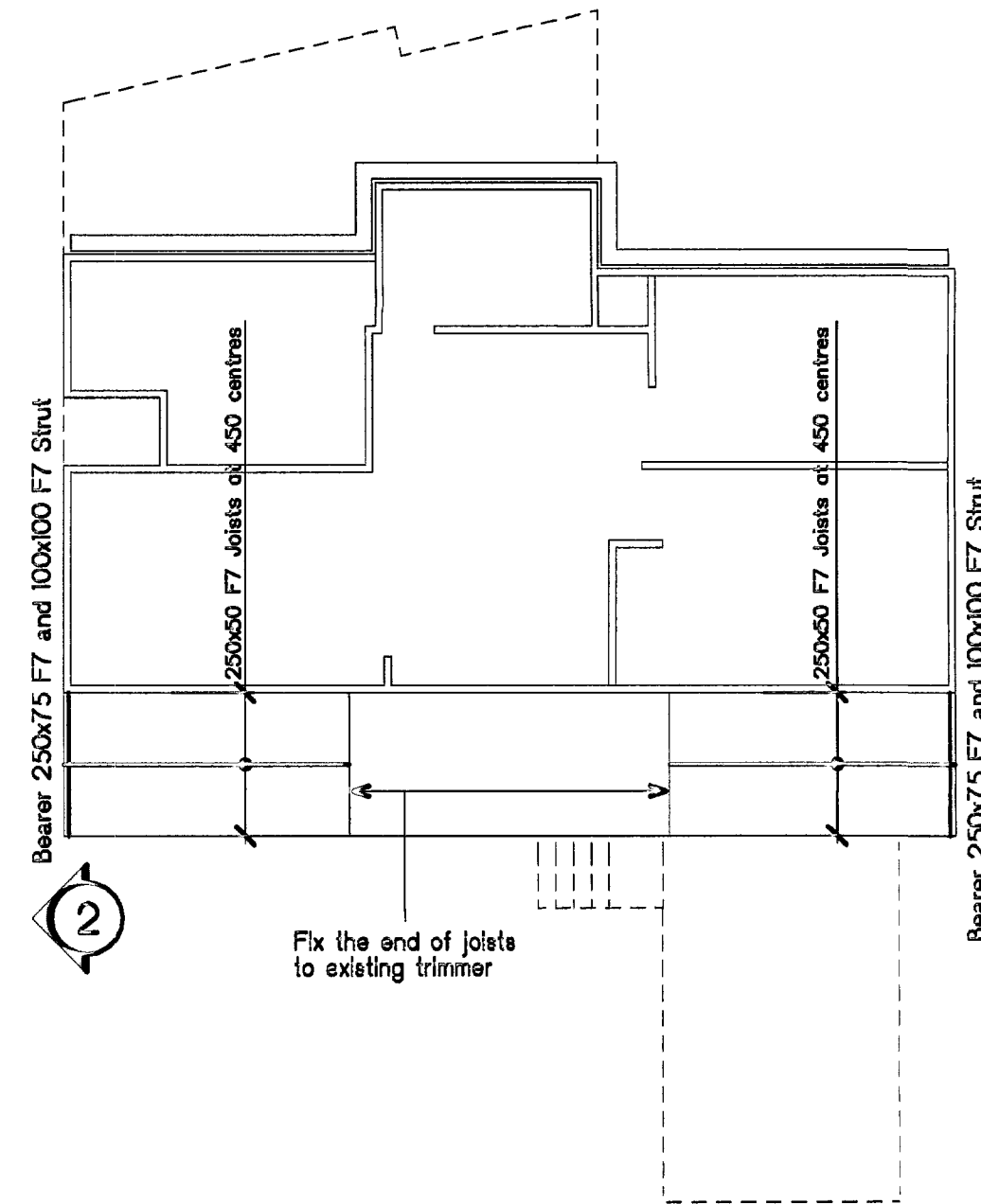
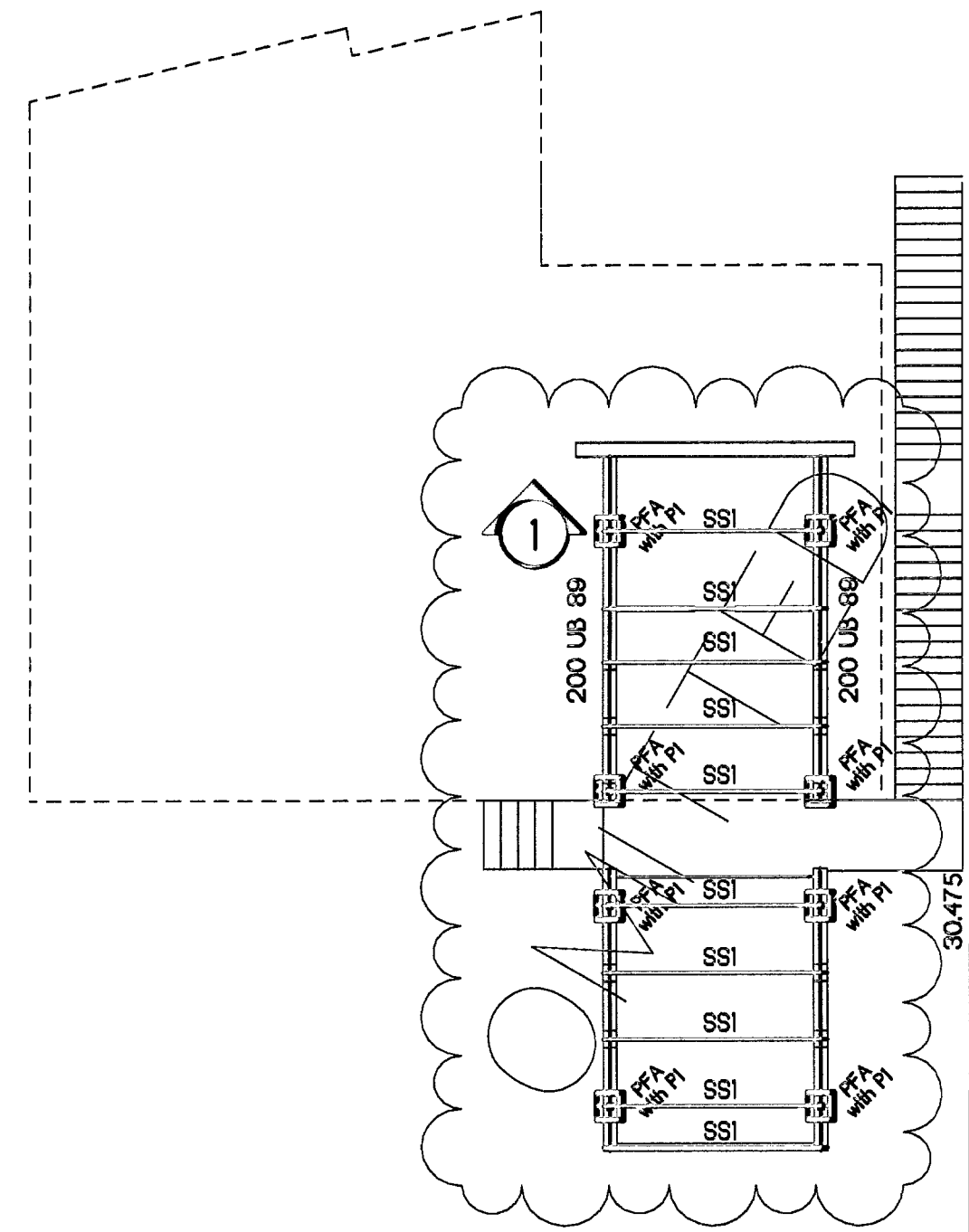
Signature J Hodgson
Name J HODGSON
Chartered Professional Status MEngSc FIEAust
Membership No. 149 788





PROPOSED MATERIAL KEY				NOTES				Amendment		Description		Date		NORTH		Title:	
TIMBER		CONCRETE		Do not scale of drawings - use figured dimensions - If discrepancy notify architect immediately		SK - DA	sketch design - DA submission	july 05	nov 05	 NORTH 	- Title:	PLANS / ELEVATIONS Alterations and Additions to existing dwelling					
SELECTED SLATE		SELECTED TILES		All structural and geotechnical details to engineers details - Jack Hodgson Consultants Pty Limited	All sediment control measures to be in place prior to any works starting - to councils controls	DA	drawn for submission section 82A review	june 06			Project:	505 BARRENJOEY ROAD BILGOLA - 33A PLATEAU ROAD					
STEEL/METAL cladding		SELECTED RUBBER		All pool parts (filters/pumps & details) in accordance with manufacturer to details		CC a	draft construction certificate issued for comment	Feb 07			Client:	GAVIN JONES					
GLASS		POOL		All hydraulic details to water management concept plan and engineers details - Jack Hodgson Consultants Pty Limited	Protect existing trees to be retained on site	CC b	draft construction certificate issued for contract	june 07			DRAWN:	L S	Date:	JULY 2005	CC BY-NC-SA		
						CC c	draft construction certificate issued for tender	july 07			CHECKED:	P L	Scale:	1:100 at A1			

32.715
9'4.200"



- TIMBER NOTES:**
- All work (including bracing, wind bracing & tie downs) shall be carried out in accordance with AS 3680.1, AS 1684.2, AS 1720.1 and the specification.
 - Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
 - All timber shall be free of Gum veins, pockets, knots holes or splits within 25mm of any connection.
 - Refer to specification for preservatives and finishes to timbers.
 - All bolts, nuts, washers and timber connectors shall be hot dip galvanized unless noted otherwise.
 - All F7 timber shown are nominal sizes only.

- STEELWORK NOTES:**
- Fabricate and erect all structural steelwork in accordance with AS 3680.1, AS 4100, AS 1554 and the Specification.
 - Do not obtain dimensions by scaling the structural elements.
 - Chop all welds free of slag.
 - All steelwork to be Hot Dipped Galvanized. Unless Otherwise Noted.
 - Unless otherwise noted use:
 - a) 6mm continuous fillet weld
 - b) 10mm thick gusset, fin and end plates, weld all round.
 - c) 18mm dia. 4.8/s bolts
 - Minimum end bearing 150mm.

PLAN OR DOCUMENT CERTIFICATION

I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER...
I hold the following qualifications or licence No.....M.Eng.Sc.....
.....F.I.E.Aust.....Nper3.....Struct.Civil.No.149788.....

Further I am appropriately qualified to certify this component of the project.
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.
A.S.1170.1, A.S.1170.2, A.S.1170.3, A.S.1684.1, A.S.2870.1, A.S.3500.1, A.S.3600.1, A.S.3700.1, A.S.4100 & A.S.1163

Jack D. Hodgson

Name Date Signature

No. Amendment Drawn Date

Unless this company carries out the inspections of all the structural elements and approves them, NO responsibility will be taken for the structural integrity of the completed work.

LOWER SHED & FOOTING, LOWER FLOOR & ENTRY FLOOR & DETAILS
PROPOSED ALTERATIONS & ADDITIONS
888 BARRERLEY ROAD
AVALEH

GAVIN JONES

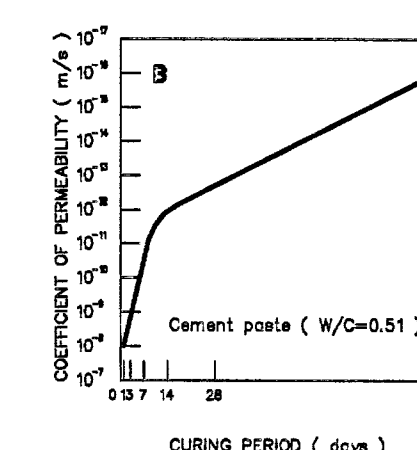
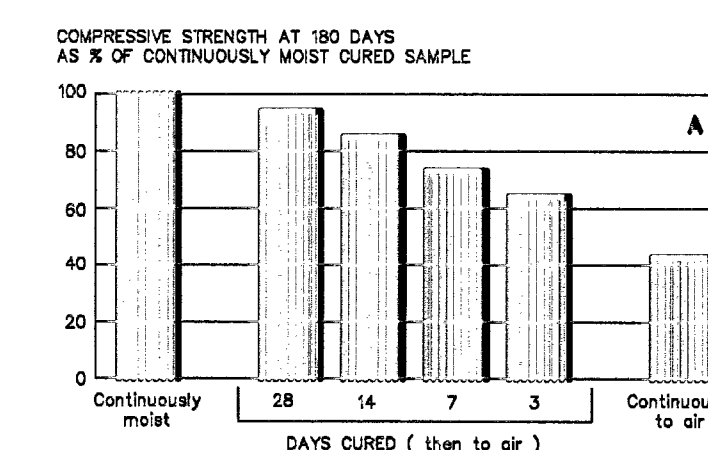
Our drawings are based on the information provided by:-
CRACKNELL & LONGERGAN ARCHITECTS
Drawing No:- DA 01 Date:- JULY 2005
Amendment:- Date:-

The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with this Drawing.

JACK HODGSON CONSULTANTS PTY. LIMITED.
Consulting Civil, Geotechnical, and Structural Engineers.
87 Darkey Street, WAGGA WAGGA 2603, P.O. Box 389, Post Code 2600.
Telephone (02) 6979 6733, Facsimile (02) 6979 6926. A.C.N. 033 405 011

Designed GW Drawn GW Job No. Drawing No.
Design Check JDH Drawing Check
Date 2 DECEMBER 2005 **23009-S1**

IMPORTANCE OF CURING CONCRETE



Effect of curing duration on: (A) compressive strength and (B) concrete permeability
Acknowledgement: Diagram is based on fig 1.2 of Guide to Concrete Repair & Protection (SAA/MSB4:1996)

[illegible]