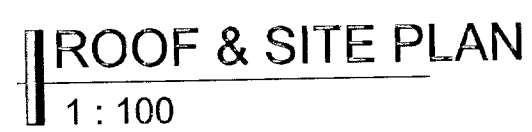


WALL MATERIALS & FINISHES

FLOOR MATERIALS & FINISHES

FIXTURES / COMPONENTS



NORTH



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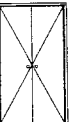
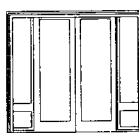
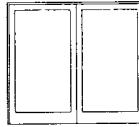
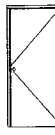
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2 11

WALL MATERIALS & FINISHES

FLOOR MATERIALS & FINISHE

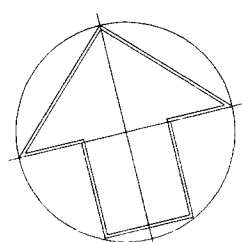
FIXTURES / COMPONENTS

[illegible]

DOOR SCHEDULE CC						
ID	WIDTH	HEIGHT	Library Part Name	2D Symbol	3D Front View	Quantity
D002	1700.0	2100.0	Swinging door			1
D004	1140.0	2100.0	Swinging door			1
D008	2480.0	2200.0	D2 2Sidelight			1
D015	2400.0	2100.0	D2 Sliding			2
D019	900.0	2100.0	Swinging door			2
D020	800.0	2100.0	D1 Metal			1
D024	900.0	2100.0	D1			1

[illegible]

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Fax: +61-2-9633-5711
Email: mail@designeffect.com.au

Client:

MR. & MRS. Lazich

Address:
184 Barrenjoey road, Newport
NSW,

Projec

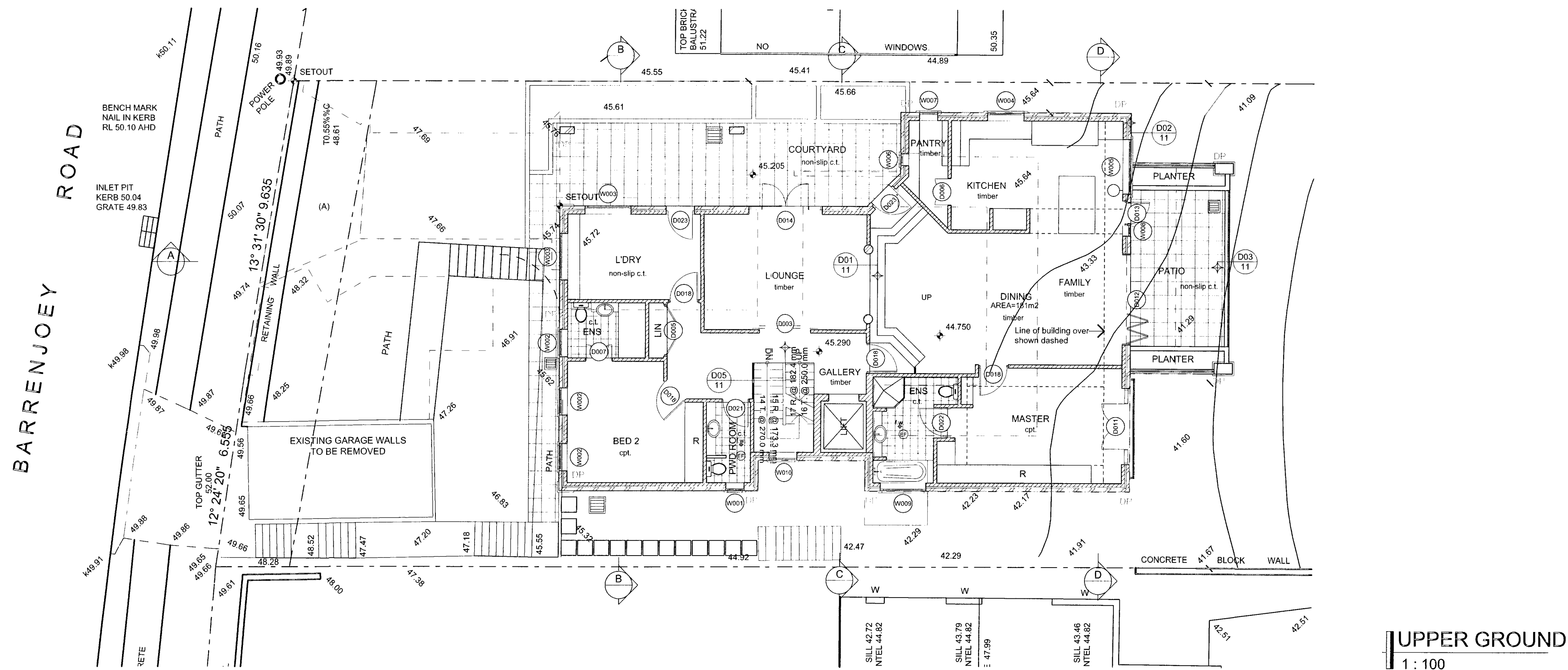
PROPOSED NEW DWELLING

Title:

LOWER GROUND FLOOR PLAN

Drawn N.L.	Date JULY 2006	Job No. 03-056
Checked S.L.	Scale AS SHOWN	Draw. No.
Approved S.L.		CC-3

Sheet of
3 11



GENERAL NOTES

WALL MATERIALS & FINISHES

- 275 CAVITY BRICKWORK (1100/110) WITH CEMENT RENDER INTERNALLY
- 275 CAVITY BRICKWORK (1100/110) SELECTED FACE BRICKWORK INTERNALLY
- 250 BRICK VENEER - 110 BRK / 50 CAV / 95 SS
- 150 BRICKWORK WITH 15mm CEMENT RENDER BOTH SIDES
- 3/4 FIRE RATED - 48 STC SOUND RATED 141 CLM WALL BLOCKS WITH 15mm CEMENT RENDER ON BOTH SIDES
- PRECAST REINFORCED CONCRETE PANEL - THICKNESS AS SHOWN
- CONCRETE BLOCK WALL - THICKNESS 150, 140 OR 90mm
- 90mm STEEL STUD WALL WITH PLASTERBOARD LINING, UNLESS NOTED OTHERWISE ON PLAN
- 75mm STEEL STUD WALL WITH PLASTERBOARD LINING, UNLESS NOTED OTHERWISE ON PLAN
- 75mm STEEL STUD WALL WITH F.C. LINING & 90mm x 100mm SCREW FIXED ACCESS PANEL
- COMPRESSED FIBRE CEMENT LINING
- CONSTRUCTION JOINT
- EXPANSION JOINT
- FACE BRICKWORK
- F.C. FIBRE CEMENT LINING
- 150/100mm CONC. WALL
- PAINT FINISH
- PLASTERBOARD LINING
- PRECAST PANEL JOINT
- PRECAST REIN. CONC. PANEL

FLOOR MATERIALS & FINISHES

- CPT CARPET
- CONGL. CONCRETE FINISHED AS FOLLOWS:
- BR BROOM FINISH
- EP EPOXY FINISH
- GR GRANULITIC SCALED
- OL OIL RESISTANT SEALER
- ST STEEL TROUSERS
- T&G TONGUE & GROOVE POLISHED TIMBER FLOOR BOARDS
- CPT CARPET
- CT CERAMIC TILES
- GRT GRANITE FLOORING
- MAR MARBLE FLOORING
- TER TERRAZZO FLOORING
- TCT TERRAZZO FLOOR TILES
- PAV PAVING SELECTED
- SSV SAFETY SHEET VINYL
- SV SHEET VINYL
- VT VINYL TILE

FIXTURES / COMPONENTS

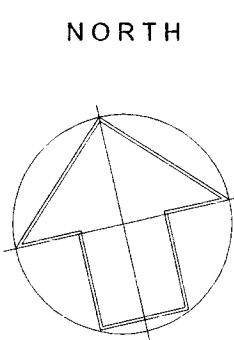
- AP ACCESS PANEL
- APD AGRICULTURAL PIPE DRAIN
- ARCON AIR CONDITION
- AL ALUMINUM
- ASPH ASPHALT
- BAL GASE BALUSTRADE
- BIO BIODET
- BIT BITUMEN
- BHSD BLUSHHEAD OVER
- BOL BOLLARD
- BDO STRUCT. BEAM UNDER TO ENGR. DET.
- BS BRASS STEP
- BSN BASIN
- BRO BOWLING WATER UNIT
- CD CONDENSATE DRAIN
- COL STRUCTURAL STEEL COLUMN
- CS CULMINATE SINK
- CW COLD WATER
- CWM CHAIN WIRE MESH
- D EXIST. (number nominated)
- DW DISHWASHER
- DSB DISTRIBUTION SWITCH BOARD
- DP DOWN PIPE
- EXH EXHAUST HOOD
- FA FIRE ALARM
- FBL FIRE BLANKET
- FD FIRE RATED DOOR
- FE FIRE EXTINGUISHER
- FHR FIRE HOSE RECOIL
- FX FIRE HYDRANT
- FW FIRE RATED WINDOW
- FW FLOOR WASTE
- GLB GLASS BLOCKS - 190x190 size
- GM GAS METER
- GO GRATED DRAIN
- H HAND RAIL
- HB HAND BASIN
- HP HOT PLATE
- HT HOSE TAP
- HWS HOT WATER SYSTEM
- ICS INTERCOMUNICATIONS SYSTEM
- LVR LOUVRE
- KS KITCHEN SINK
- MED MAIN SWITCH BOARD
- PPC PARALLEL FLANGE STRUCT. CHANNEL
- REF REFRIGERATOR
- RS ROLLER SHUTTER
- RAM RAIN WATER HEAD
- RS RAINWATER SPLITTER
- SD SMOKE DETECTOR
- SLD SLIDING DOOR
- SHV STACK HYDRAULIC SHOWER
- DWD STORM WATER DRAIN
- T LAUNDRY TUB
- URL URINAL
- V VANTY UNIT
- VP VENT PIPE
- WC WATER CLOSET
- W WINDOW (number nominated)
- WM WASHING MACHINE

ID	WIDTH	HEIGHT	DOOR SCHEDULE CC	2D Symbol	3D Front View	Quantity
D003	1800.0	2100.0	D2 Sliding Ext			1
D005	1600.0	2100.0	Swinging door			1
D006	900.0	2100.0	D2			1
D007	900.0	2100.0	D2			1
D011	2475.0	2120.0	D2 23idelight			1
D012	3000.0	2400.0	Panel fold door			1
D013	730.0	2100.0	Swinging door			1
D014	2376.0	2120.0	D2 23idelight			1
D018	900.0	2100.0	Swinging door			4
D021	900.0	2100.0	D1			1
D022	1000.0	2100.0	D1			1
D023	900.0	2140.0	D1			2

ID	Width	Height	WINDOW SCHEDULE CC	2D Symbol	3D Front View	Quantity
W001	600.0	1200.0	W2 Horizontal Slide			1
W002	900.0	1500.0	W2 Casement			3
W003	1500.0	900.0	W2 Casement			2
W004	1200.0	1200.0	W Double Hung			1
W005	1800.0	1300.0	W2 Casement			1
W006	400.0	1200.0	W Double Hung			1
W007	600.0	1500.0	W Double Hung			1
W008	350.0	2400.0	W Top Hung			1
W009	1500.0	900.0	W Double Hung			1
W010	900.0	1500.0	W2 Casement			1

Issue	Amendment	Initials	Date
A	DRAWINGS ISSUED FOR CONSTRUCTION CERTIFICATE	N.L.	02/08/06

- Contractor must verify all dimensions on site prior to commencement of any construction work or shop drawings.
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Fax: +61-2-9633-5711
Email: mail@designeffect.com.au

Client: **MR. & MRS. Lazich**

Address: **184 Barrenjoey road, Newport
NSW,**

Project: **PROPOSED NEW DWELLING**

Title: **UPPER GROUND FLOOR PLAN**

Drawn: **N.L.** Date: **JULY 2006** Job No.: **03-056**
Checked: **S.L.** Scale: **AS SHOWN**
Approved: **S.L.** Draw. No.: **CC-4** Issue: **A**

Sheet of 4 11

GENERAL NOTES

WALL MATERIALS & FINISHES

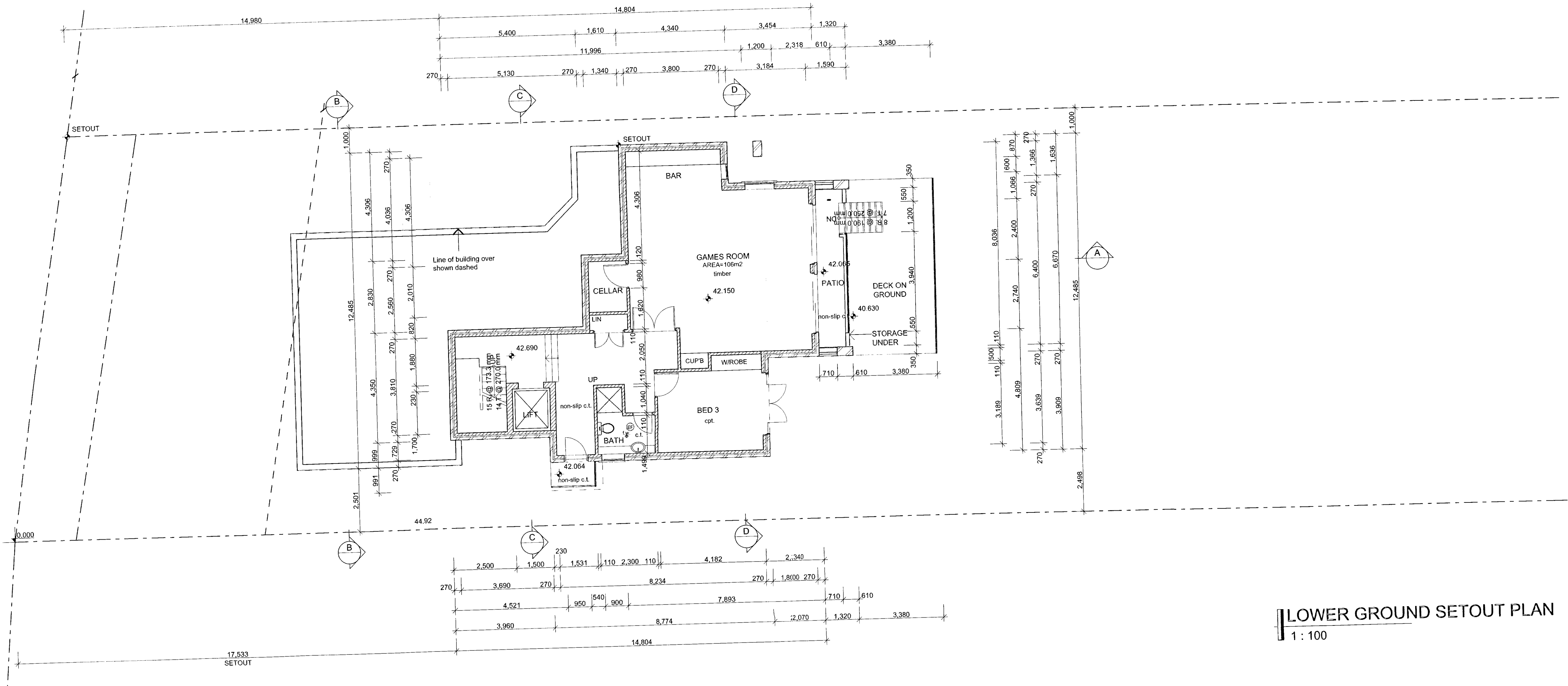
- 270 CAVITY BRICKWORK (110/50/110) WITH CEMENT RENDER INTERNALLY
- 270 CAVITY BRICKWORK (110/50/110) SELECTED FACE BRICKWORK INTERNALLY
- 250 BRICK VENEER - 110 BRK / 50 CAV / 90 SS
- 110 BRICKWORK WITH 13mm CEMENT RENDER BOTH SIDES
- 34R FIRE RATED - 45 STC SOUND RATED 140 CLAY MBR BLOCKS WITH 13mm CEMENT RENDER ON BOTH SIDES
- PRECAST REINFORCED CONCRETE PANEL - THICKNESS AS SHOWN
- CONCRETE BLOCK WALL THICKNESS 190, 140 OR 90mm
- 80mm STEEL STUD WALL WITH PLASTERBOARD LINING UNLESS NOTED OTHERWISE ON PLAN
- 75mm STEEL STUD WALL WITH PLASTERBOARD LINING UNLESS NOTED OTHERWISE ON PLAN
- 75mm STEEL STUD WALL WITH FIC LINING & 600 x 1200 SHEET FIBRE CEMENT PANELS
- CFC COMPRESSED FIBRE CEMENT LINING
- CJ CONSTRUCTION JOINT
- EJ EXPANSION JOINT
- FE FIBRE CEMENT LINING
- FCV FIBRE REIN. CONC. WALL
- P PLANT FINISH
- PRD PLASTERBOARD LINING
- PJ PRECAST PANEL JOINT
- PCP PRECAST REIN. CONC. PANEL

FLOOR MATERIALS & FINISHES

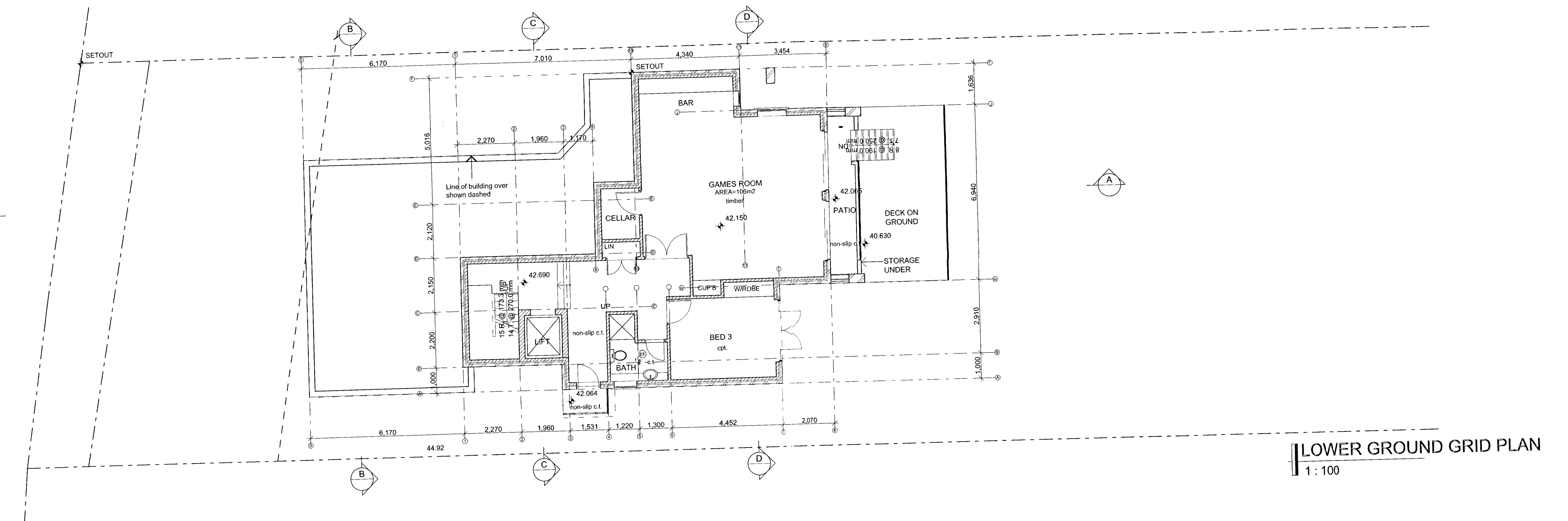
- OPT CARPET
- CONC. CONCRETE FINISHED AS FOLLOWS:
- BR BROWN FINISH
- SP SPOON FINISH
- GR GRANULATING SCREED
- OL OL RESISTANT SEALER
- ST STEEL TROUSERS
- T&G TONGUE & GROOVE POLISHED TIMBER FLOOR BOARDS
- CPT CARPET
- CT CERAMIC TILES
- GRT GRANITE FLOORING
- M&L MARBLE FLOORING
- TER TERRAZZO FLOORING
- TCT TERRAZZO COTTA FLOOR TILES
- PAV PAVING SELECTED
- SSV SAFETY SHEET VINYL
- SV SHEET VINYL
- VT VINYL TILE

FIXTURES / COMPONENTS

- AP ACCESS PANEL
- APD AGRICULTURAL PIPE DRAIN
- ARCON AIR CONDITIONER
- AL ALUMINUM
- ASPH ASPHALT
- BAL GMS BALUSTRADE
- BED BED
- BT BITUMEN
- INCHD SILL/HEAD OVER
- BOL BOLLARD
- BO STRUCT. BEAM OVER TO ENGR. DET.
- BS BRASS STOP
- BSN BASIN
- BSW BREAKING WATER UNIT
- CD CONDENSATE DRAIN
- COL STRUCTURAL STEEL COLUMN
- CS CLEANERS SINK
- CW COLD WATER
- COMM CHAIN WIRE MESH
- D DOOR (number nominated)
- DW DISHWASHER
- DSB DISTRIBUTION SWITCH BOARD
- DP DOWN PIPE
- EXH EXHAUST HOOD
- FA FIRE ALARM
- FIL FIRE EXTINGUISHER
- FD FIRE RATED DOOR
- FE FIRE EXTINGUISHER
- FIR FIRE HOSE RACK/REEL
- FH FIRE HYDRANT
- FW FIRE RATED WINDOW
- FW FLOOR WASTE
- GLB GLASS BLOCKS - 190x190 R&P
- GM GAS METER
- GD GRATED DRAIN
- H HAND RAIL
- HB HAND BASIN
- HP HOT PLATE
- HT HOSE TAP
- HWS HOT WATER SYSTEM
- ICR INTERCOMUNICATIONS SYSTEM
- LVR LOUVER
- KS KITCHEN SINK
- MSD MAIN SWITCH BOARD
- PPC PARALLEL FLANGE STRUCT. CHANNEL
- REF REFRIGERATOR
- RS ROLLER SHUTTER
- RWH RAIN WATER HEAD
- RWH RAINWATER SPLITTER
- SD SMOKE DETECTOR
- SLD SLIDING DOOR
- STH STACK HYDRAULIC
- SHV SHOWER
- SVD STORM WATER DRAIN
- T TUB
- UPL URINAL
- V VENT UNIT
- VP VENT PIPE
- WC WATER CLOSET
- W WINDOW (number nominated)
- WM WASHING MACHINE



LOWER GROUND SETOUT PLAN
1:100

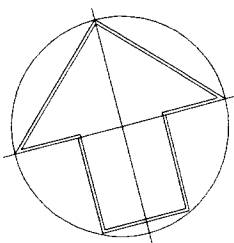


LOWER GROUND GRID PLAN
1:100

Issue	Amendment	Initials	Date
A.	DRAWINGS ISSUED FOR CONSTRUCTION CERTIFICATE	N.L.	02/08/06

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Email: mail@designeffect.com.au

Client: MR. & MRS. Lazich

Address: 184 Barrenjoey road, Newport
NSW.

Project: PROPOSED NEW DWELLING

Title: LOWER GROUND SETOUT/GRID PLAN

Drawn: N.L. Date: JULY 2006 Job No: 03-056

Checked: S.L. Scale: AS SHOWN Draw No: CC-6 Issue: A

Approved: S.L.

Sheet of 6 11

WALL MATERIALS & FINISHES

- ## FLOOR MATERIALS & FINISHES

- ## FIXTURES / COMPONENTS

- | | |
|------|------------------------------------|
| AP | APPROACH |
| APC | AGRICULTURAL PILE DRAIN |
| AR | ARC CONDITION |
| AL | ALUMINUM |
| ASPH | ASPHALT |
| ASL | ASPH/SALESTRIDE |
| BD | BIDET |
| BT | BITUMEN |
| BHDO | BULKHEAD OVER |
| BOL | BOLLARD |
| BS | BRICK STRAP OVER EYE TO ENGR. DET. |
| BOS | BRASS STRIP |
| BSN | BAGIN |
| BSW | BOWING WATER UNIT |
| CB | CONCRETE DRAIN |
| CC | STRUCTURAL STEEL COLUMN |
| COL | CLEANLINE |
| CS | COLD WATER |
| CW | CRAWLERS W/SH |
| DWM | DRAIN (door number) (wall) |
| D | DOOR |
| DH | DISHWASHER |
| DF | DISTRIBUTION (WITH) BOARD |
| EXH | DOWN PIPE |
| EWF | ENLIGHTEN HOOD |
| F | FIRE ALARM |
| FBL | FIRE BLANKET |
| FR | FIRE RATED |
| FE | FIRE EXTINGUISHER |
| FHF | FIRE HOSE KNOCKOUT |
| FHW | FIRE FIREWALL |
| FRW | FIRE RATED WINDOW |
| FL | FLOOR SLABS |
| CLW | FLOOR WASTE - 100/150/100 |
| GB | GAS MASTER |
| GR | GRADED DRAIN |
| H | HAND DIAL |
| HD | HAND DRAIN |
| HP | HOT PLATE |
| HF | HOTICE PLAT |
| HMS | HOT WATER SYSTEM |
| ICS | INTERCOMUNICATIONS SYSTEM |
| LVR | LOBBY |
| KS | KITCHEN SINK |
| MED | MAIN ENTRY BOARD |
| PLF | PLUMBING STRUCTURE CHANNEL |
| REG | REGULATOR |
| BS | ROLLER SHUTTER |
| RAN | RAN WATER HEAD |
| RS | RADIANT SPLITTER |
| SD | SMOKE DETECTOR |
| SDW | SURFING DRAIN |
| STK | STEAM HYDRAULIC |
| SWW | SHOW ROOM |
| SND | STUARD MASTER DRAIN |
| L | LAUNDRY TUB |
| URL | URINAL |
| V | VANITY UNIT |
| VP | VENT PIPE |
| WC | WATER CLOSET |
| WV | WINDCHUTE (number) (unit) |
| WM | WASHING MACHINE |



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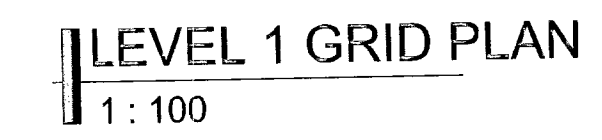
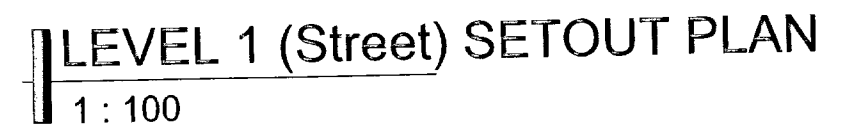
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Sheet 7 of 11

WALL MATERIALS & FINISHES

FLOOR MATERIALS & FINISHES

FIXTURES / COMPONENTS

NORTH

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Fax: +61-2-9633-5711
Email: mail@designeffect.com.au

Client: **MR. & MRS. Lazich**

Title:
LEVEL 1 (Street) SETOUT PLAN

Address: 184 Barrenjoey road, Newport
NSW,

PROPOSED NEW DWELLING

Drawn N.L	Date JULY 2006	Job No. 03-056	
Checked S.L.	Scale AS SHOWN	Draw. No.	Issue
Approved S.L.		CC-8	A

Sheet of
8 11

GENERAL NOTES

WALL MATERIALS & FINISHES

FB	275 CAVITY BRICKWORK (110SD110) WITH CEMENT RENDER INTERNALLY
VB	275 BRICK VENEER
VB	275 BRICK VENEER - 110 BRK 50 CAV / 80 SS
VB	110 BRICKWORK WITH 15mm CEMENT RENDER BOTH SIDES
VB	3/4" FIRE RATED - 45 ETC SOUND RATED 145 CLAY MASON BLOCKS WITH 15mm CEMENT RENDER ON BOTH SIDES
VB	PRECAST REINFORCED CONCRETE PANEL - THICKNESS AS SHOWN
VB	CONCRETE BLOCK WALL - THICKNESS: 100, 140 OR 180mm
VB	90mm STEEL STUD WALL WITH PLASTERBOARD LINING, UNLESS NOTED OTHERWISE ON PLAN
VB	75mm STEEL STUD WALL WITH PLASTERBOARD LINING, UNLESS NOTED OTHERWISE ON PLAN
VB	75mm STEEL STUD WALL WITH F.C LINING & 800 X 120 SPOKE FINISH ACCESS PANEL
VB	COMPRESSED FIBRE CEMENT LINING
VB	CONSTRUCTION JOINT
VB	EXPANSION JOINT
VB	FACE BRICKWORK
VB	FIBRE CEMENT LINING
VB	INSITU REIN. CONC. WALL
VB	PAINT FINISH
VB	PLASTERBOARD LINING
VB	PRECAST PANEL JOINT
VB	PRECAST REIN. CONC. PANEL

FLOOR MATERIALS & FINISHES

CPT	CARPET
CONC	CONCRETE FINISHED AS FOLLOWS
BR	BROOM FINISH
EP	EPOXY FINISH
GR	GRANULITIC SCREED
OL	OL RESISTANT SEALER
ST	STEEL THINWEL
TAG	TONGUE & GROOVE POLISHED TIMBER FLOOR BOARDS
CPT	CARPET
CT	CERAMIC TILES
GRT	GRANITE FLOORING
MAR	MARBLE FLOORING
TER	TERRAZZO FLOORING
TCT	TERRAZZO FLOOR TILES
PAW	PAVING SELECTED
SSV	SAFETY SHEET VINYL
SV	SHEET VINYL
VT	VINYL TILE

FIXTURES / COMPONENTS

AP	ACCESS PANEL
APD	AGRICULTURAL PIPE DRAIN
ARCON	AIR CONDITION
AL	ALUMINIUM
ASPH	ASPHALT
BAL	BMS BALUSTRADE
BCBT	BEST
BIT	BITUMEN
BHDD	BULKHEAD OVER
BOL	BOLTS
B/O	STRUCT. BEAM OVER TO ENDR DET
B/S	BRASS STRIP
B/W	BROWN
B/WU	BOLTING WATER UNIT
CD	CONDENSATE DRAIN
CDL	STRUCTURAL STEEL COLUMN
CS	CLEANERS SINK
CW	COLD WATER
CWM	CHAIN WIRE MESH
D	DOOR (number nominated)
DW	DOWNPIPE
DDB	DISTRIBUTION SWITCH BOARD
DP	DOWN PIPE
ENH	EXHAUST HOOD
FA	FIRE ALARM
FBL	FIRE BLANKET
FD	FIRE RATED DOOR
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE RECKHEEL
PH	FIRE HYDRANT
FRW	FIRE RATED WINDOW
FW	FLOOR WASTE
GLB	GLASS BLOCKS - 150x150x225
GM	GAS METER
GD	GRADED DRAIN
H	HAND RAIL
HB	HAND BASIN
HP	HOT PLATE
HT	HOSE TAP
HWS	HOT WATER SYSTEM
ICS	INTERCOMMUNICATIONS SYSTEM
LWR	LOUVER
KS	KITCHEN SINK
MDO	MAIN SWITCH BOARD
PPC	PARALLEL FLANGE STRUCT. CHANNEL
REF	REFRIGERATOR
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD
RS	RAINWATER SPLITTER
SD	SMOKE DETECTOR
S/D	SLEEPING DOOR
STK	STACK HYDRAULIC
SHW	SHOWER
SWD	STORM WATER DRAIN
T	LAUNDRY TUB
UPLN	UPPER
V	VANITY UNIT
VP	VENT PIPE
WC	WATER CLOSET
W	WINDOW (number nominated)
WM	WASHING MACHINE

WEST ELEVATION (1-1)

1 : 100

NORTH ELEVATION

1 : 100

SOUTH ELEVATION

1 : 100

EAST ELEVATION

1 : 100

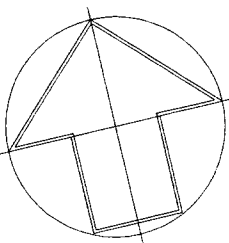
WEST ELEVATION

1 : 100

Issue	Amendment	Initials	Date
A.	DRAWINGS ISSUED FOR CONSTRUCTION CERTIFICATE	N.L.	02/09/06

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- All scaled dimensions must be verified.
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NORTH



designeffect pty. ltd.

A.B.N. 99 065 386 709

Suite 5, Level 2, 186-190 Church Street
Parramatta NSW 2150, Australia

Phone: +61-2-9633-5699
Fax: +61-2-9633-5711
Email: mail@designeffect.com.au

Client: **MR. & MRS. Lazich**

Address: **184 Barrenjoey road, Newport
NSW,**

Project: **PROPOSED NEW DWELLING**

Title: **ELEVATIONS**

Drawn: **N.L.** Date: **JULY 2006**
Checked: **S.L.** Scale: **AS SHOWN**
Approved: **S.L.**

Job No: **03-056**

Draw No: **CC-9** Issue: **A**

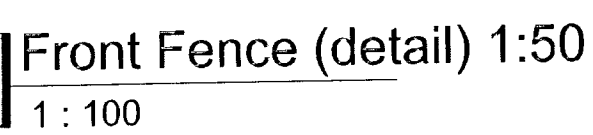
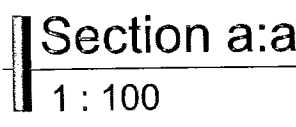
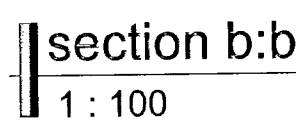
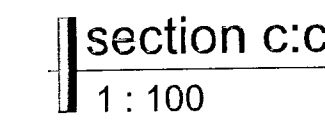
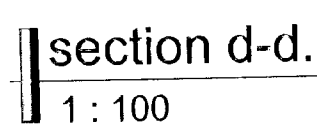
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WALL MATERIALS & FINISHES

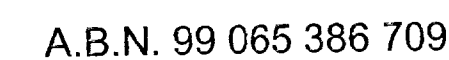
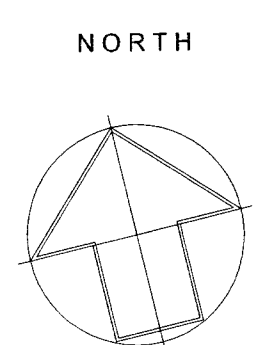
FLOOR MATERIALS & FINISHES

FIXTURES / COMPONENTS

AP	ACCESS PANEL
APC	AGRICULTURAL PIPE CANN
ARBON	ARBOR
AL	ALUMINUM
ASPH	ASPHALT
BAL	BALL BALUSTRADE
BD	BODET
BD	BED
BT	BLUET
BTHD	BLU-HEAD OVER
BOL	BOLLARD
BS	BRICK, BEAM OVER TO EXTER. DET.
BS	BRASS STOP
BON	BASIN
BSW	SINKING WATER UNIT
CC	CONCRETE DRAIN
CCX	STRUCTURAL STEEL COLUMN
CL	CLEANERS DOW
COL	COLD WATER
CHM	CHAIN WIRE MESH
CH	DOOR (under threshold)
CH	DESHOWER
DB	DIRECTION SWITCH BOARD
DD	DOWN PIPE
ED	EXHAUST HOOD
FA	FIRE ALARM
FTL	FIRE BREAKER
FR	FIRE RATED DOOR
FR	FIRE EXTINGUISHER
FRR	FIRE RESIST. RACKFIRE
FR	FIRE HYDRANT
FRW	FIRE RATED WINDOW
FW	FLOOR MATING
GLB	GLASS GLAZES - 195-105 502
GL	GALVSTEEL
GD	GRADED DRAIN
H	HAND RAIL
H	HAND BARS
HP	HOT PLATE
H	HOLE TOP
HHS	HOT WATER SYSTEM
HS	INTERCOMUNICATIONS SYSTEM
L	LOUVER
L	LATCH
L	LOCK
M	MAIN SWITCH BOARD
MFC	MANIFOLD, FLANGE STRUCT. CHANNEL
REF	REFRIGERATOR
RS	ROLLER BEARING
ROH	RAIN WATER HEATER
RS	RAVINE-STEERING
SD	SANKE DETECTOR
SLD	SLOPED DOOR
SLK	SLACK HYDRAULIC
SHW	SHOWER
SWD	STORM WATER DRAIN
U	LANDING TUBE
URL	URINAL
V	VANITY UNIT
VP	VAPOR PIPE
WC	WATER CLOSET
W	WINDROW (under ramped)
W	WINDING MACHINE



- o Contractor must verify all dimensions on site prior to commencement of any construction work or shop drawings.
- o Only figured dimensions to be used and take priority over scaling.
- o Any variations in dimensions due to existing structure shall be brought to the attention of the designer prior to proceeding with any more work.
- o All scaled dimensions must be verified.
- o Copyright Designeffect Pty. Ltd.
- o This drawing is copyright and the property of Designeffect Pty. Ltd. and must not be retained, used or copied for another project without the prior written consent of Designeffect Pty. Ltd.

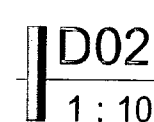
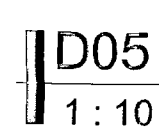
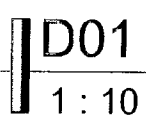
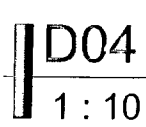
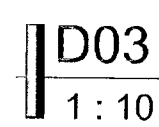


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Project

PROPOSED NEW DWELLING

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- [illegible]

Sheet of
11 11



284 Marsden Road, Carlingford 2118

(Ph) : 02 9874 8232

(Fax) : 02 9874 8195

EMAIL: info@webcon.com.au

WEBSITE: webcon.com.au

15 Feb, 2007

Dear Sir,

**Re: PROPOSED RESIDENTIAL DEVELOPMENT
CERTIFICATE OF STRUCTURAL DESIGN**

**SUBJECT PREMISES 184 Barrenjoey Rd Newport
DEVELOPMENT APPLICATION**

Pursuant to the provisions of **Clause A2.2 of the Building Code of Australia**, I hereby certify that the above design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, Part 7 of the Environmental Planning and Assessment Regulations, relevant Australian Standards and relevant conditions of Development Consent. In particular the design is in accordance with the following:

BCA Requirements, AS3600, AS2870, and Development Consent Conditions

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above and which are detailed on the following drawings numbers w6067

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Full Name of Certifier; Anthony C Wehbe

Qualifications: BE MIEAust CPENG NPER-3 (Membership No. 452031)

Address of Certifier: 284 Marsden Road, Carlingford NSW 2118

Business Telephone No: (02) 9874 8232

Fax No: (02) 9874 8195

Name of Employer: Self

Yours faithfully,

Anthony Wehbe

CONSTRUCTION NOTES

GENERAL

- G1 THESE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWING AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWING.
- G3 SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER AND NO PART SHALL BE OVERSTRESSED.
- G4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- G5 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE SAA AND CODES AND THE LOADS AND DIMENSIONS OF THE RELEVANT BUILDING AUTHORITY. ALL CODES SHALL BE CURRENT EDITIONS.
- G6 ANY CONFLICT BETWEEN THESE NOTES, THE SPECIFICATION OR THE DRAWINGS SHALL BE RESOLVED BY THE ENGINEER.
- G7 WEBCON PTY LTD DOES NOT HOLD ANY LIABILITY OR IMPLIED LIABILITY FOR ANY OTHER PART OF THE STRUCTURE THAT IS NOT INCLUDED IN THESE DRAWINGS OR ANY OTHER WRITTEN SITE INSTRUCTIONS.
- G8 A MINIMUM OF 24 HOURS NOTICE SHALL BE GIVEN TO WEBCON FOR ALL INSPECTIONS.

FOUNDATIONS

- F1 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 500 kPa ON UNIFORM VIRGIN MATERIAL.
- F2 FOUNDATION MATERIAL SHALL BE APPROVED BY THE ENGINEER FOR THIS PRESSURE BEFORE PLACING REINFORCEMENT OR CONCRETE.
- F3 ALL EXCAVATIONS SHALL BE FINISHED CLEAN AND HORIZONTAL.

CONCRETE

- C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS.
- C2 CONCRETE QUALITY

STANDARD TO AS 3600 CURRENT EDITION WITH AMENDMENTS				
ELEMENT	FC 28 DAYS	SUMP	MAX. SIZE AGG.	AD MIXTURE
FOOTINGS + SLABS	25 MPa	80 mm	20 mm	NIL
GROUND FLOOR SLAB	32 MPa	80 mm	20 mm	NIL
FIRST FLOOR SLAB	25 MPa	80 mm	20 mm	NIL

- C3 CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.
- C4 ALL CONCRETE PLACED SHALL BE WELL VIBRATED AND COMPACTED USING AN APPROVED VIBRATOR AND TECHNIQUE.
- C5 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C6 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
- C7 NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWING SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- C8 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY. IT IS NOT NECESSARY SHOWN IN TRUE PROJECTION.
- C9 SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITION SHOWN. THE WRITTEN APPROVAL OF THE ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3600.

ELEMENT	CAST AGAINST FORMS COMPLYING WITH AS 1509		CAST AGAINST FORM WORK OR THE GROUND
	IN SHELTERED LOCATIONS	EXPOSED TO GROUND WEATHER OR WATER	
AS3600 EXPOSURE CONDITION	1	2	3
COLUMNS & PEDESTALS	40	50	75
BEAMS	25	40	65
FOOTINGS	-	65	75
SLABS	20	30	65
WALLS	20	30	65

- C10 WELDING OF REINFORCEMENT WILL BE PERMITTED ONLY AFTER THE WRITTEN APPROVAL OF THE ENGINEER.
- C11 REINFORCEMENT SYMBOLS.

SYMBOL	BAR SHAPE	STRENGTH GRADE (MPa)	DUCTILITY CLASS	TO COMPLY WITH AUST STANDARD
N	DEFORMED RIBBED BAR	500	NORMAL	AS 4671
R	PLAIN ROUND BAR	250	NORMAL	AS 4671
*Y	Deformed Bar *superseeds	410	NORMAL	AS 1302

ALL REINFORCING BARS SHALL BE GRADE D500N TO AS 4671 U.N.O.

- C12 FABRIC TO BE IN ACCORDANCE WITH AS 1304.
- C13 THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS BEFORE REINFORCEMENT IS COMPLETED. THE CONTRACTOR SHALL ALLOW, AFTER THE COMPLETION OF THE REINFORCEMENT, TWO HOURS FOR THE ENGINEER'S INSPECTION.
- C14 CONCRETE SHALL NOT BE ORDERED UNTIL REINFORCEMENT IS APPROVED BY THE ENGINEER.
- C15 THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS BEFORE POURING OF CONCRETE.
- C16 CONCRETE CURING AND STRIPPING TO BE IN ACCORDANCE WITH THE RELEVANT ASS CODES. CONCRETE TO BE CURED A MINIMUM OF 7 DAYS AFTER POURING.
- C17 BRICKWORK TO BEAMS AND SLABS SPANNING GREATER THAN 5m SHALL BE REINFORCED UPWARDS BY 1/500 OF CLEAR SPAN IN EACH SPAN UNLESS NOTED OTHERWISE.

REINFORCEMENT

- R1 ALL UNSUPPORTED BARS SHALL BE TIED IN TRANSVERSE DIRECTION TO N12 AT 400 CRS.
- R2 MINIMUM LAP TO FABRIC TO CONSIST OF TWO CROSSWIRES PLUS 25mm AND EXTEND 90mm WITH CROSSWIRE ONTO WALLS UNLESS NOTED OTHERWISE.
- R3 TRENCH MESH 600mm MINIMUM LAP UNLESS NOTED OTHERWISE.

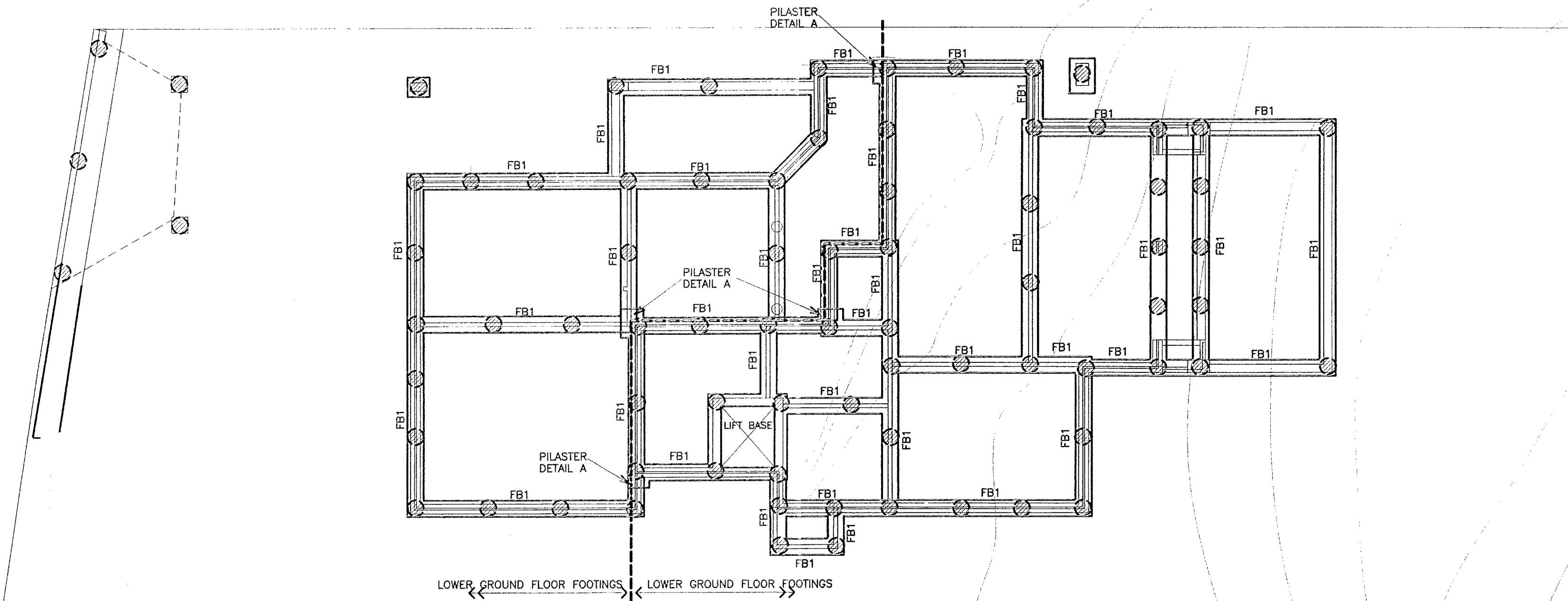
BRICKWORK(OR BLOCKWORK)

- B1 SLIP JOINTS TO BE USED ON ALL LOAD-BEARING MASONRY WALLS USING 2 LAYERS OF
- B2 WALLS SHOWN ON STRUCTURAL DRAWINGS ARE BEARING WALLS. NON-LOAD BEARING WALLS SHALL BE SEPARATED FROM THE SLABS IN AN APPROVED MANNER. NO BRICKWORK WHICH IS SUPPORTED BY THE SLAB SHALL BE ERECTED UNTIL FORMWORK HAS BEEN REMOVED.
- B3 BRICK MORTAR TO BE 1:1/4:3 PROPORTIONS BY VOLUME. CEMENT, LIME & SAND.
- B4 BRICK STRENGTH FOR LOAD BEARING BRICKWORK TO BE A MINIMUM OF C = 20 MPa.
- B5 BLOCKWORK QUALITY: BLOCKWORK STRENGTH 20MPa.
- B6 BLOCKWORK GROUP: BLOCKWORK GROUP 20.
- B7 PROVIDE 10mm POLYSTYRENE EXPANSION JOINT BETWEEN ALL BRICK & CONCRETE BUTTING FACES ON ALL LEVELS.

WARNING

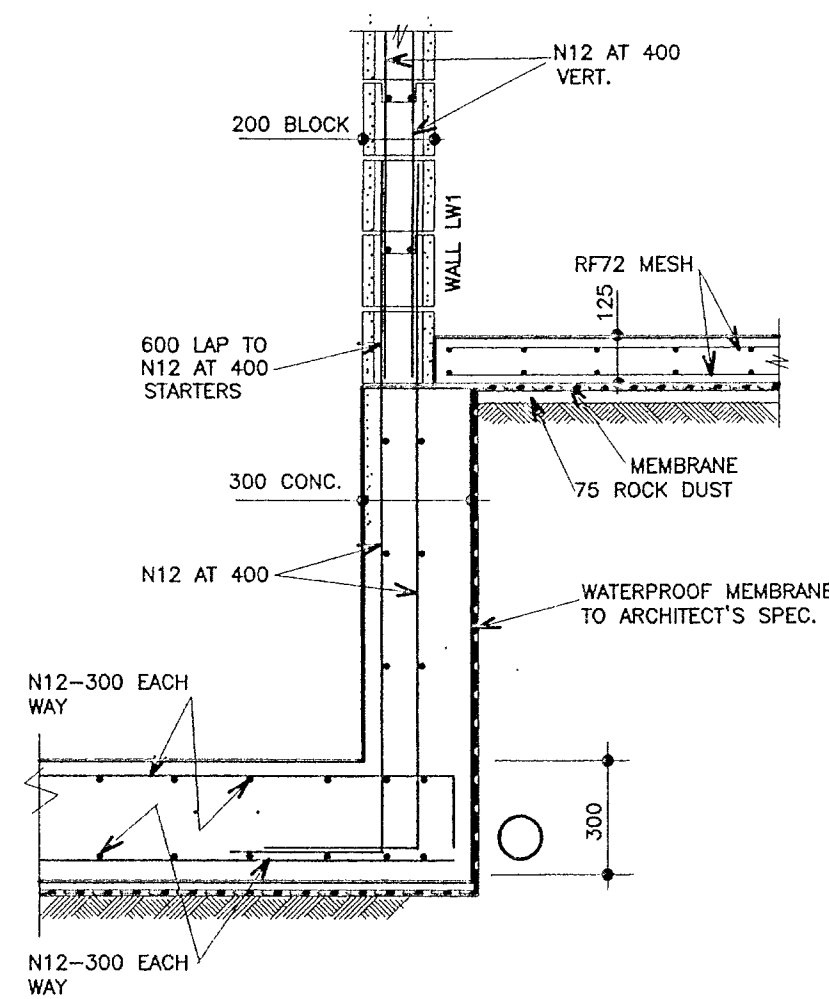
The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve:

- 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.

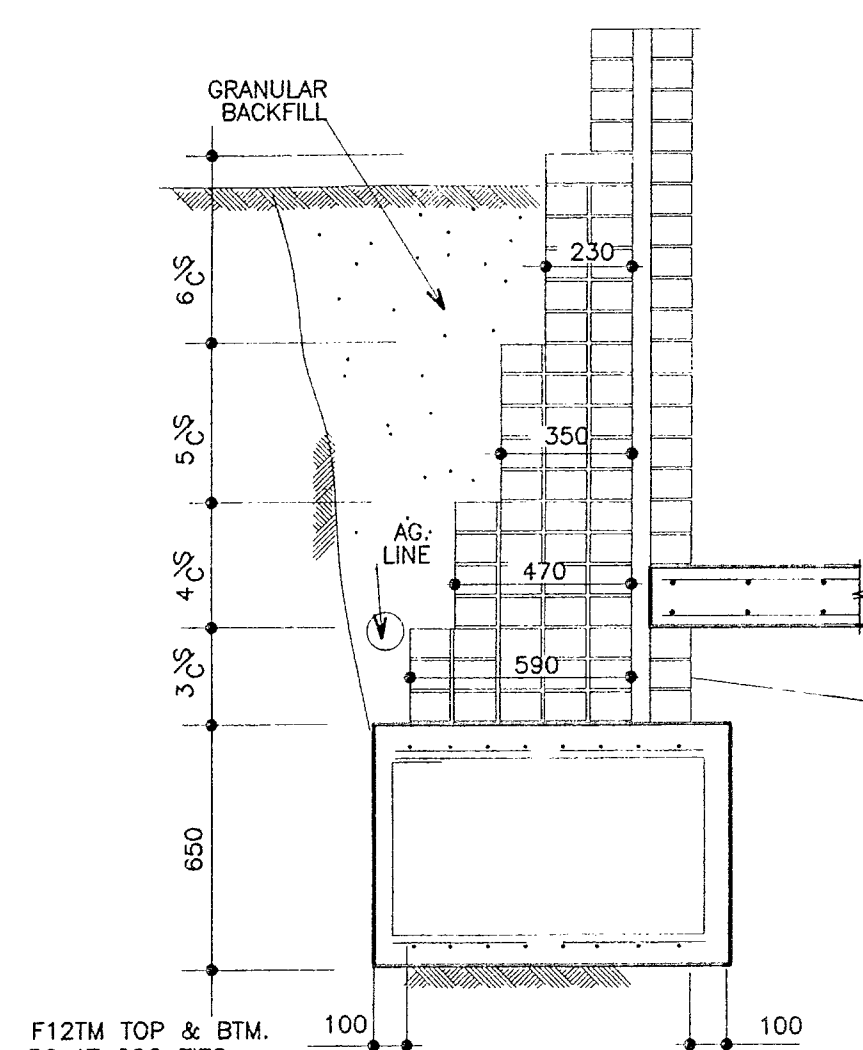


FOOTING LAYOUT. f'c = 25 MPa

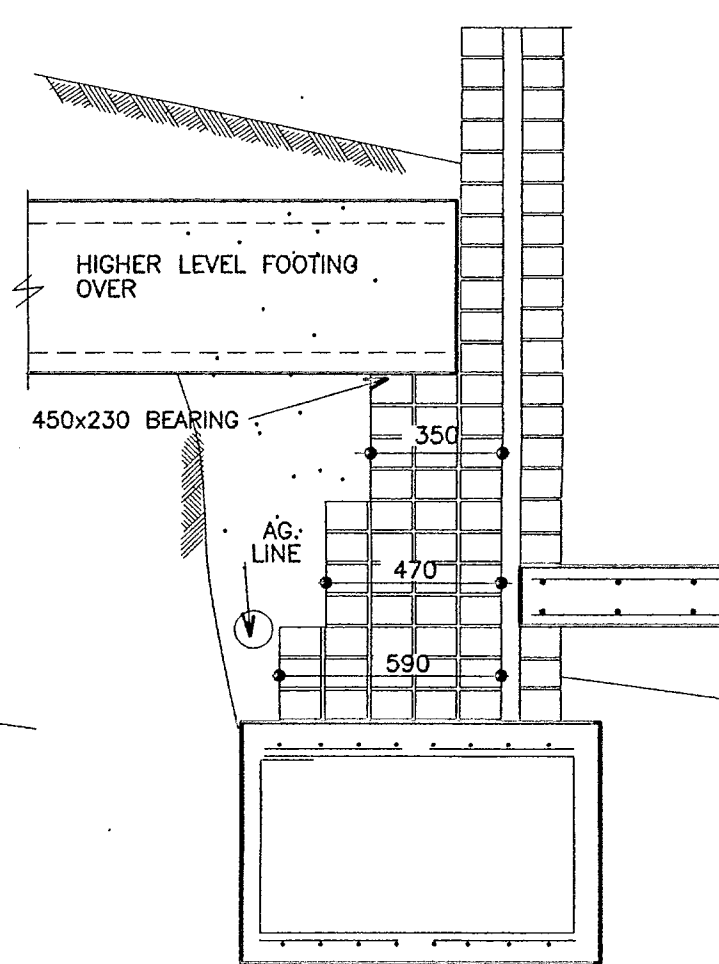
FOOTINGS SITE IN ACCORDANCE WITH AS2870 CLASS P. FOOTINGS HAVE BEEN DESIGNED FOR A S.B.C. OF 500 kPa MIN BEARING ON INDICATED 450 DIA REINFORCED PIERS SOCKETED INTO ROCK



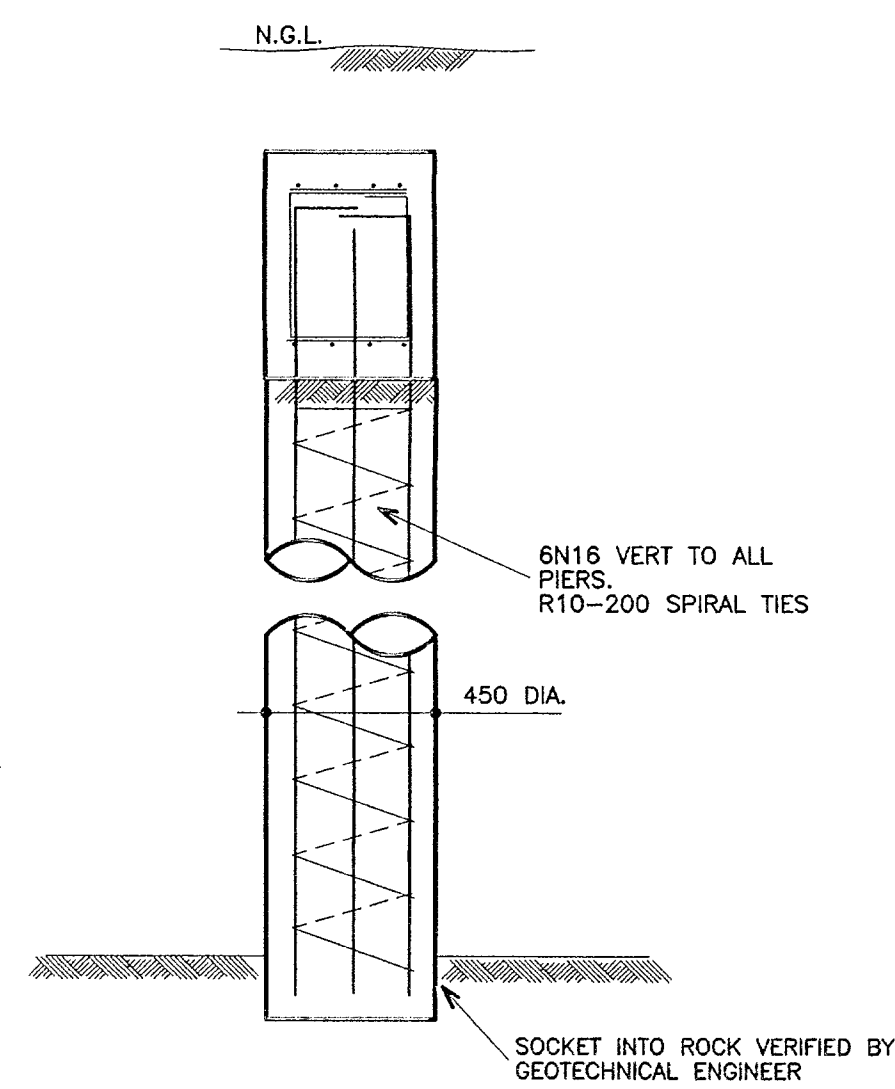
LIFT WELL BASE FOR WALLS LW1



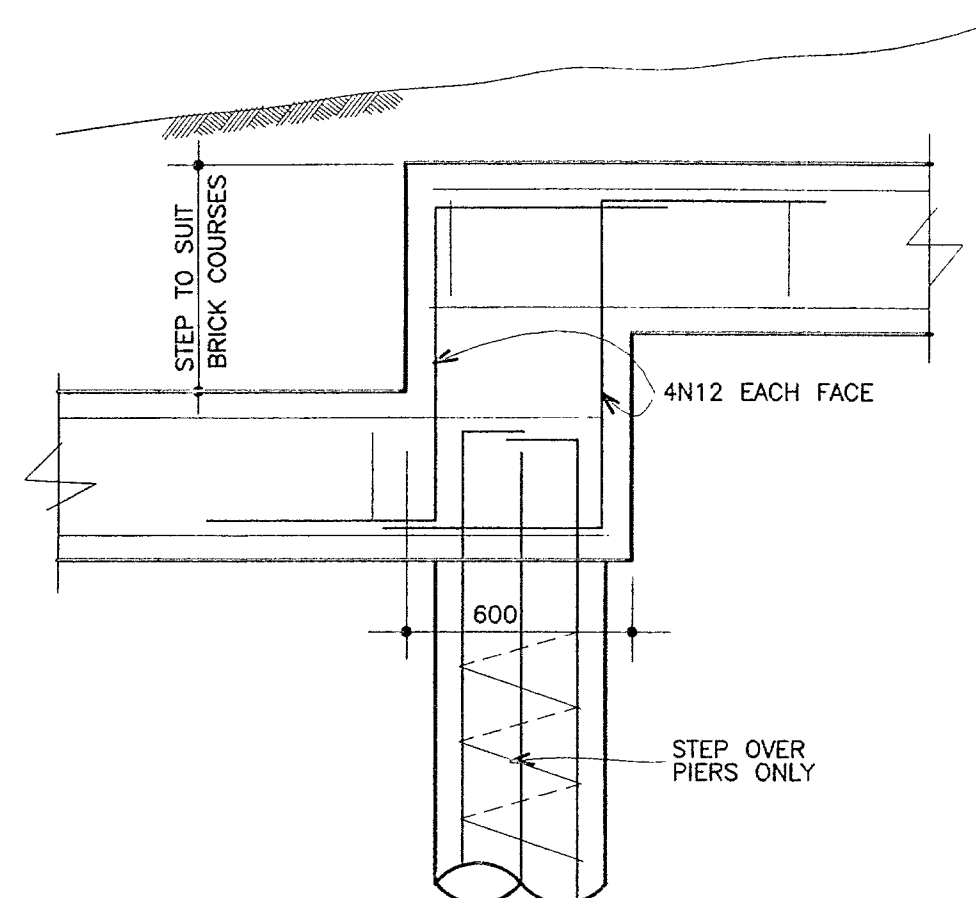
TYPICAL RETAINING WALL



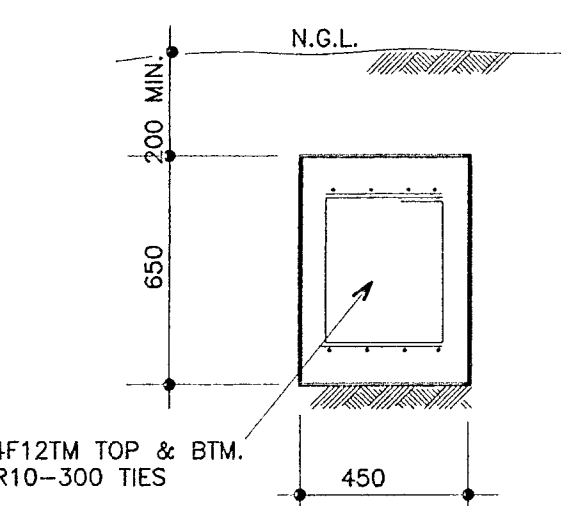
PILASTER DETAIL A



TYPICAL PIER DETAIL

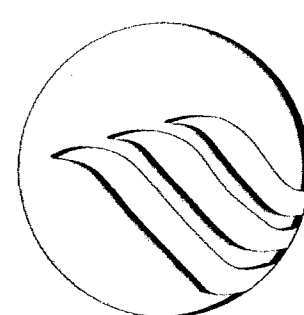


FOOTING STEP



FOOTING FB1

NOTE: CUTTING & FILLING OF LAND SHOULD BE AVOIDED. IF REQUIRED, BUILDER TO CONTACT ENGINEER BEFORE WORKS.



webcon
CIVIL & STRUCTURAL CONSULTANTS
REAR OF 284 MARSDEN ROAD, CARLINGFORD NSW
PH. 02 9874 8232 FAX. 02 9874 8195
EMAIL: info@webcon.com.au WEBSITE: webcon.com.au

Drawing Title
FOOTING LAYOUT & DETAILS

Scales

1:100, 20

Drawn

P.G.NORRIS

Date

SEPTEMBER 2006

Approved

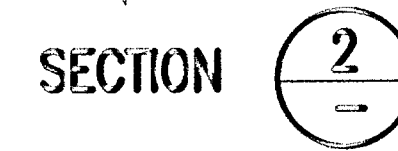
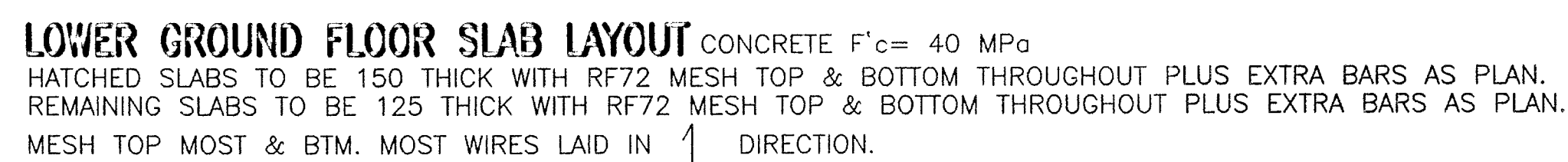
Project
**PROPOSED NEW RESIDENCE
184 BARRENJOEY ROAD
NEWPORT**

Client
MR. & MRS. LAZICH

Architect DESIGN EFFECT

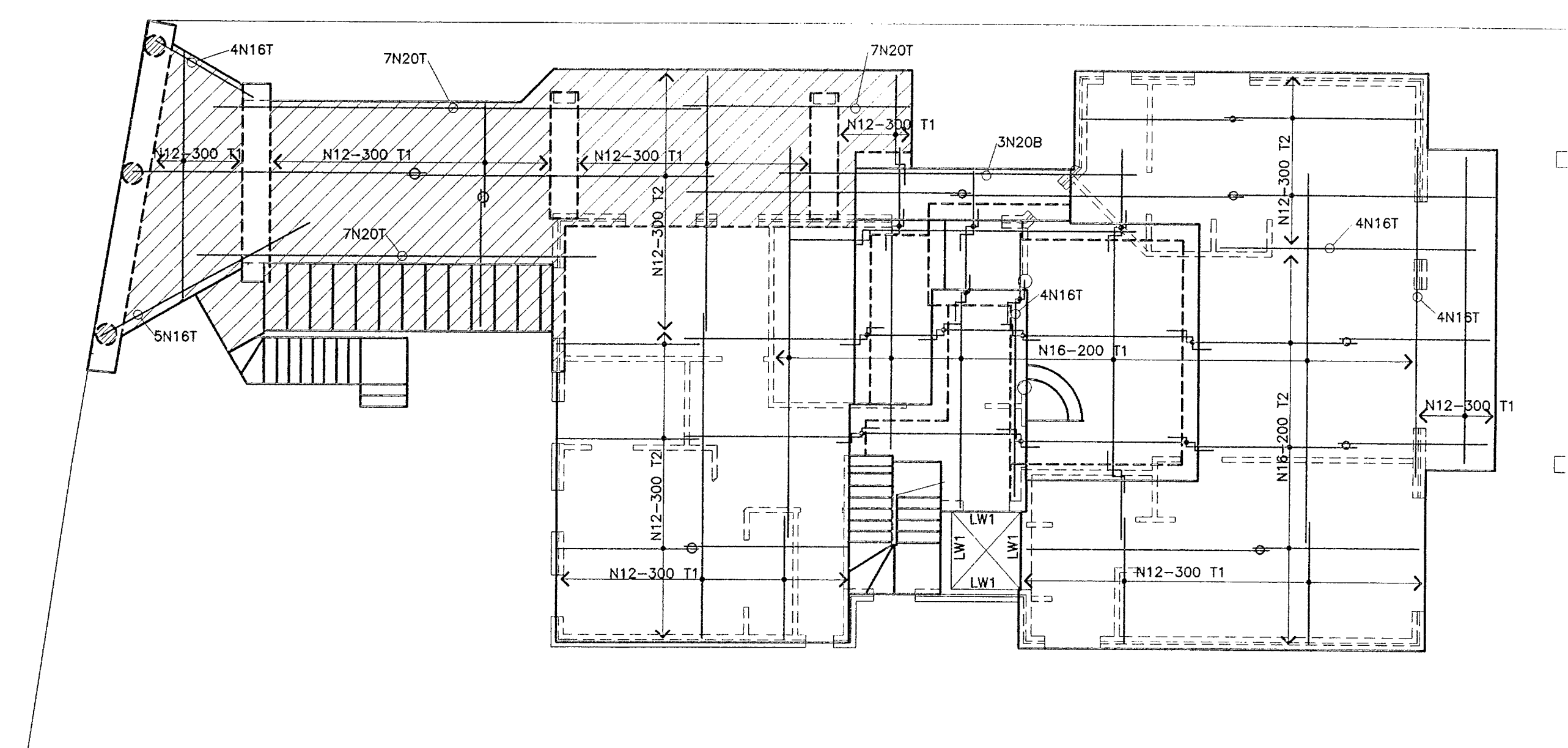
Drawing No.
W8087-S01

Revision



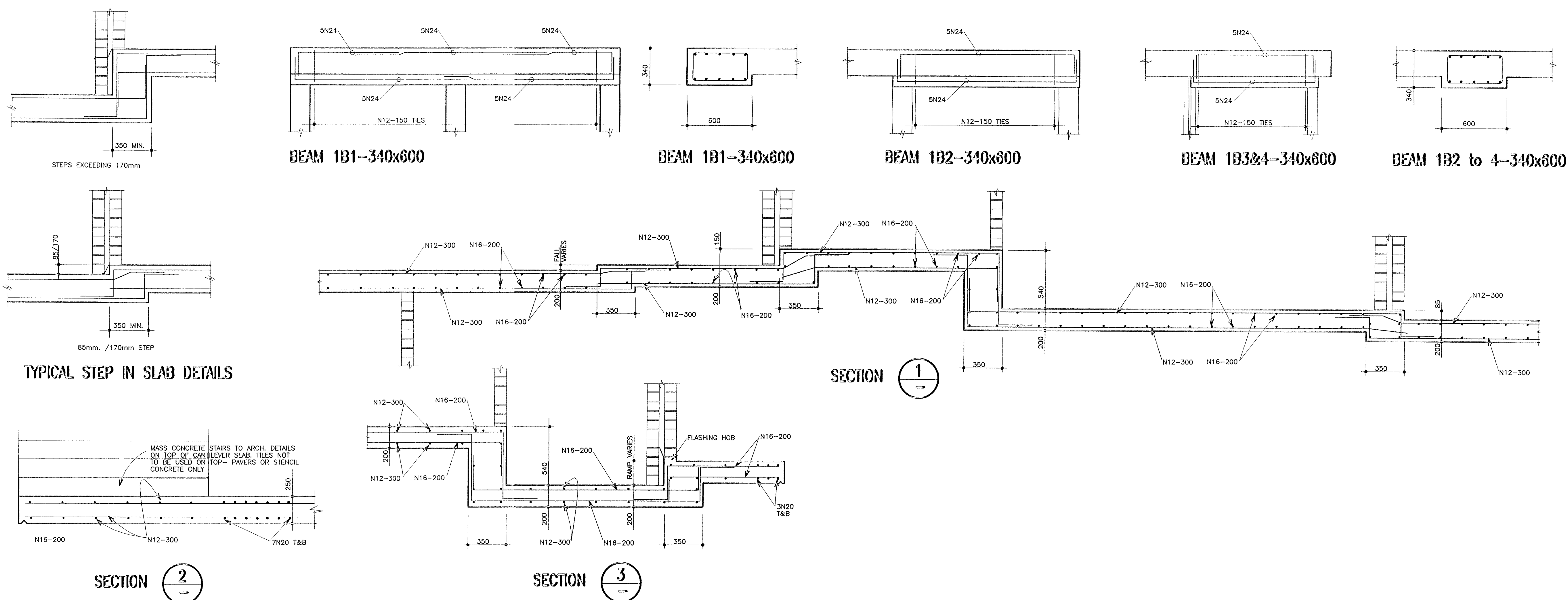
Revision

Project	PROPOSED NEW RESIDENCE 184 BARENJOEY ROAD NEWPORT	
Client	MR. & MRS. LAZICH	
Architect	DESIGNEFFECT	
Drawing No.	W6067-S03	Revision



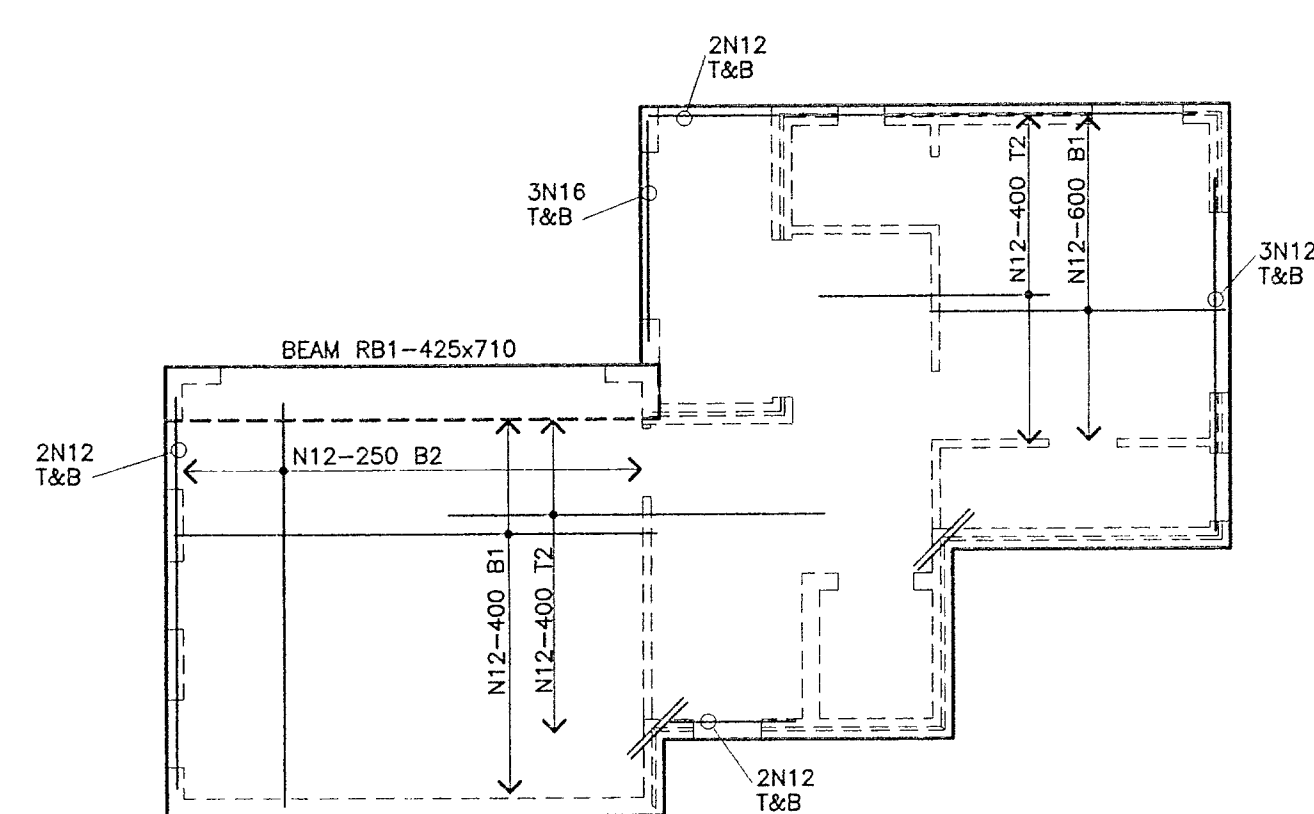
LEVEL 1 FLOOR SLAB LAYOUT-TOP REINFORCEMENT

LEVEL 1 FLOOR SLAB LAYOUT-BOTTOM REINFORCEMENT CONCRETE $f'_c = 40 \text{ MPa}$
 HATCHED SLABS TO BE 250 THICK WITH RF72 MESH TOP & BOTTOM THROUGHOUT PLUS EXTRA BARS AS PLAN.
 REMAINING SLABS TO BE 200 THICK WITH RF72 MESH TOP & BOTTOM THROUGHOUT PLUS EXTRA BARS AS PLAN.
 TOP MOST & BTM. MOST BARS LAID IN $\longleftrightarrow$ DIRECTION.
 WATERPROOFING OF SLAB TO ENGINEER'S DETAILS



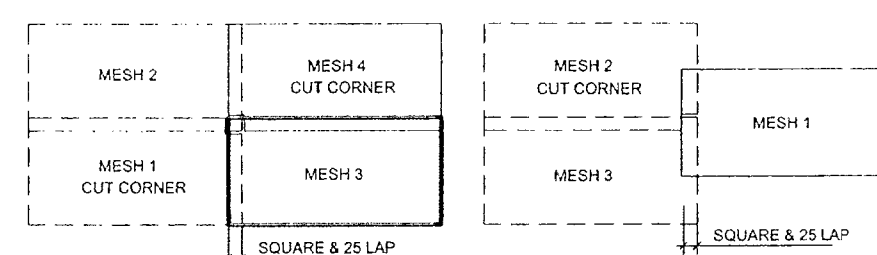
Drawing Title LEVEL 1 SLAB LAYOUT & DETAILS		Project PROPOSED NEW RESIDENCE 184 BARRENJOEY ROAD NEWPORT
Scales 1:100, 20	Date SEPTEMBER 2006	Client MR. & MRS. LAZICH
Drawn P.G.NORRIS		Architect DESIGN EFFECT
Approved		Drawing No. W6067--S04
		Revision





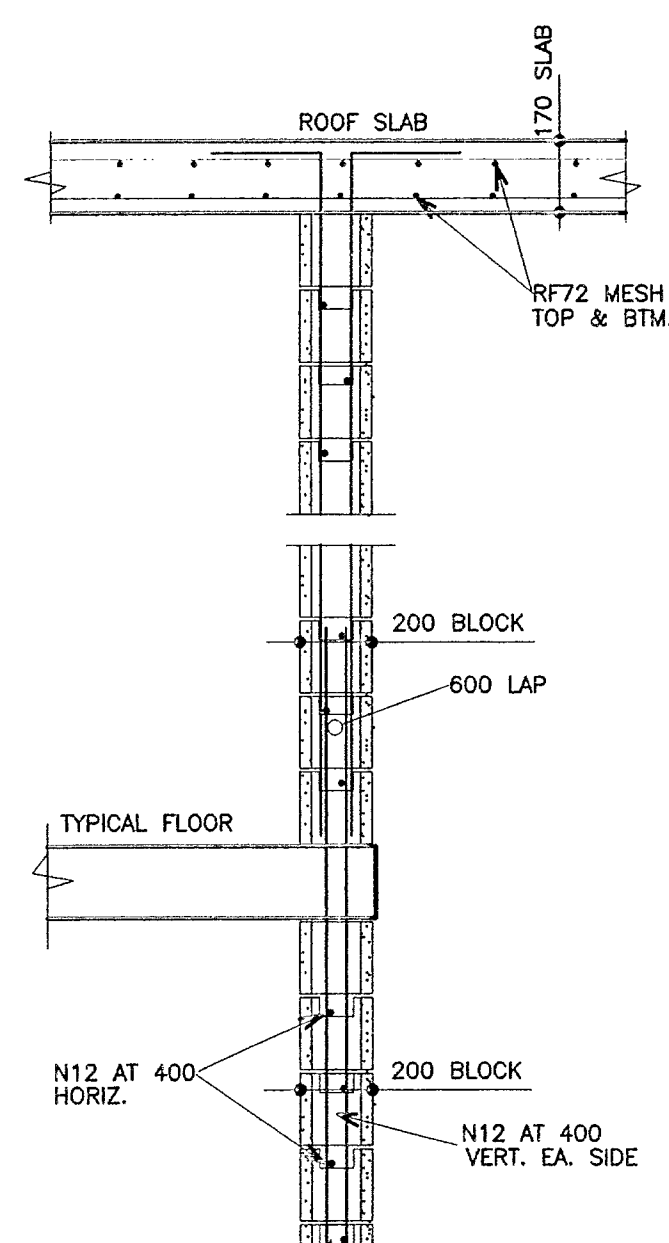
ROOF SLAB LAYOUT

CONCRETE $f'_{c} = 40 \text{ MPa}$
ALL SLABS TO BE 170 THICK ON EDGES.
PROVIDE RF72 MESH TOP & BOTTOM PLUS EXTRA BARS AS PLAN.
MESH TOP MOST & BTM. MOST WIRES LAID IN $\longleftrightarrow$ DIRECTION.
PROVIDE EXTRA CONCRETE TO CREATE FALLS TO HYDRAULIC ENGINEER'S DETAILS.

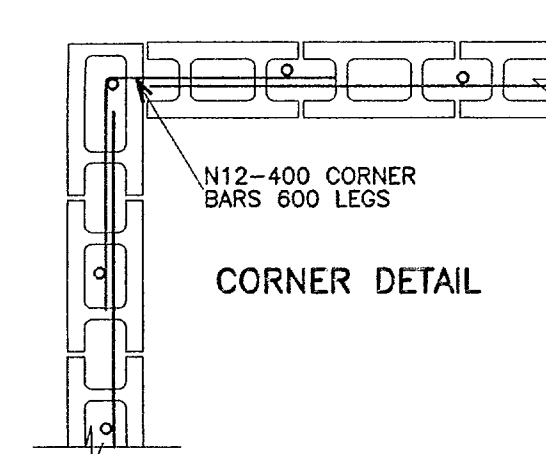


ALL MESH LAPS TO COMPLY WITH ALTERNATE DIAGRAM AND CONSTRUCTION NOTES

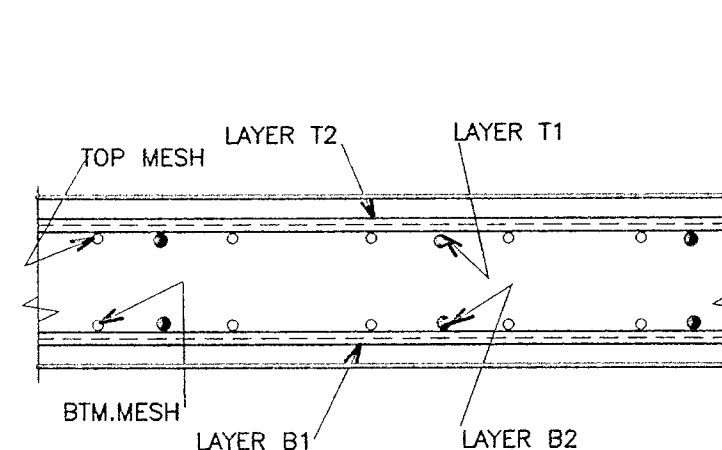
MESH LAPPING DETAIL



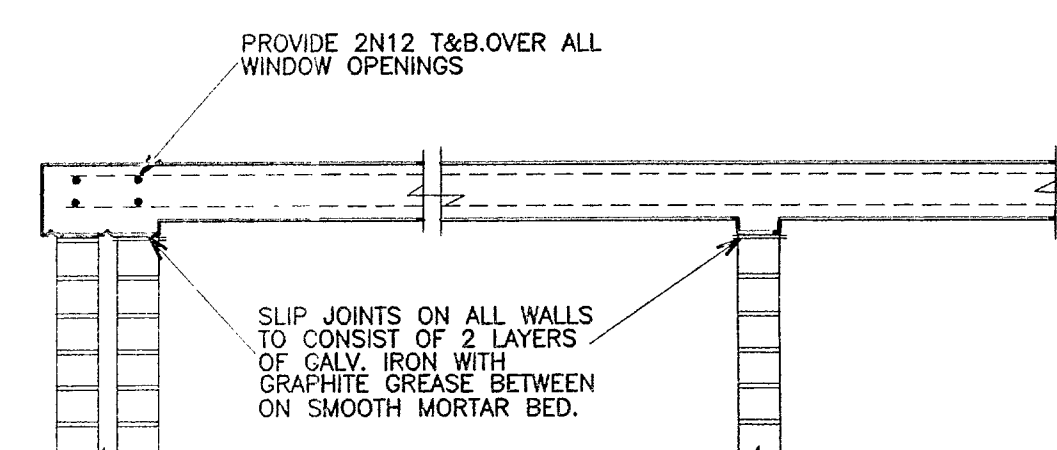
WALL LW1 DETAILS



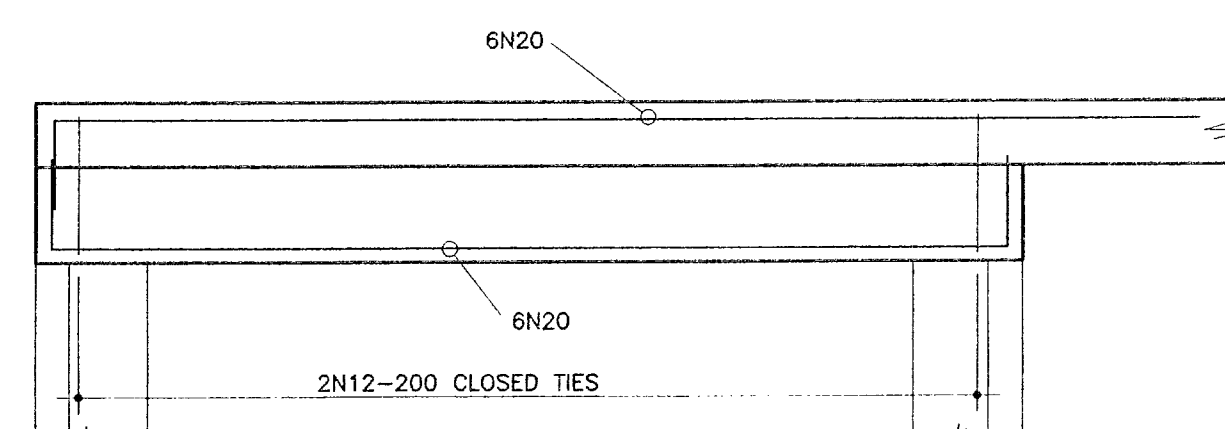
WALL LW1 CORNER DETAIL



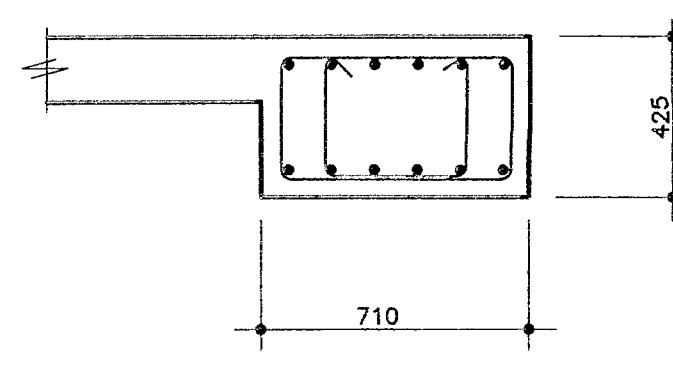
REINFORCEMENT LAYERS



SLAB EDGE & SLIP JOINT DETAIL

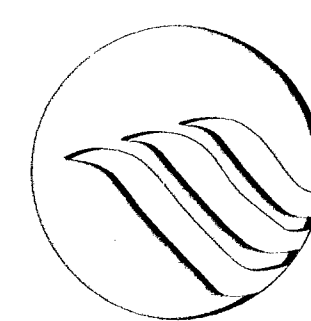


BEAM RB1- 425x710



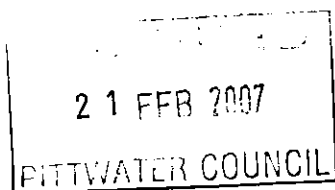
BEAM RB1

Revision	Amendment	Issue date	Issue	Issued to	Issue date



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CIVIL & STRUCTURAL CONSULTANTS
REAR OF 284 MARSDEN ROAD, CARLINGFORD NSW
PH: 02 9874 8232 FAX: 02 9874 8195
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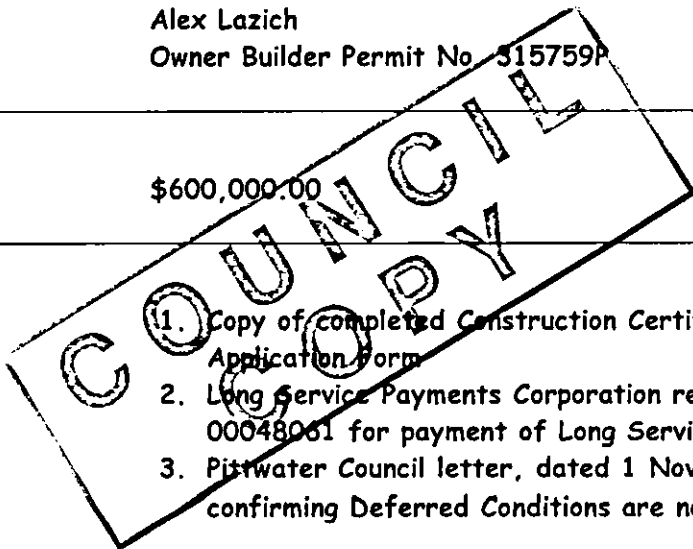
Drawing Title ROOF SLAB LAYOUT & DETAILS		Project PROPOSED NEW RESIDENCE 184 BARRENJOEY ROAD NEWPORT	
Scales 1:100, 20		Client MR. & MRS. LAZICH	
Date SEPTEMBER 2006		Architect DESIGNEFFECT	
Drawn P.G.NORRIS		Drawing No. W6087-S05	
Approved		Revision	



Construction Certificate Determination

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

Certificate No. 2006/1792

Council	Pittwater
Determination date of determination	Approved 19 February 2007
Subject land Address Lot No, DP No.	184 Barrenjoey Road, Newport Lot 2 DP 656486
Applicant Name Address Contact No. (phone)	Mr A Lazich 184 Barrenjoey Road, Newport NSW 2106 9997 2280
Owner Name Address Contact No. (phone)	Mr Alex & Mrs Joan Lazich 184 Barrenjoey Road, Newport NSW 2106 9997 2280
Description of Development Type of Work	Demolition of Existing Dwelling and Construction of New Dwelling
Builder or Owner/Builder Name Contractor Licence No/Permit	Alex Lazich Owner Builder Permit No 515759P
Value of Work Building	\$600,000.00
Attachments	 1. Copy of completed Construction Certificate Application Form 2. Long Service Payments Corporation receipt no. 00048061 for payment of Long Service Levy 3. Pittwater Council letter, dated 1 November 2006 confirming Deferred Conditions are now satisfied

Plans & Specifications certified

List plans no(s) & specifications
Reference

1. Architectural Details & Construction Specifications, reference nos. CC-1 to CC-11 inclusive, Issue A, prepared by Designeffect Pty Ltd, dated July 2006
 2. Completed *Form 2* of the Geotechnical Risk Management Policy for Pittwater, dated 30 November 2006
 3. Structural Engineers Plans & Details, reference W6067-S01 to S05 inclusive, prepared by Webcon Civil & Structural Consultants, dated September 2006
 4. Copy of Sydney Water approval dated 6 December 2006
 5. Schedule of Works prepared by Webcon Consulting Engineers dated 11 February 2007
 6. Schedule of External Finishes reference no. 03056 prepared by Design Effect Pty Ltd dated 8 December 2006
 7. Landscape Plans & Specifications, reference L01B & L02B, prepared by Selena Hannan Landscape Design, dated 17 July 2006
 8. Stormwater Management Plans & Details, reference SW4053-S1 Issue F, prepared by AIW Design Civil Engineering Consultants, dated 11 August 2006
 9. External Finishes Schedule, dated 8 December 2006, prepared by Designeffect Pty Ltd
 10. Dilapidation Reports for 182 & 186 Barrenjoey Road, Newport, reference no. SSR 2070/1 & 2, prepared by Phillips Property Inspection Pty Ltd, dated 17 January 2007
-

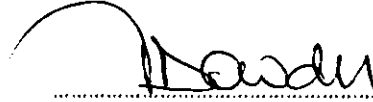
Certificate

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



Date of endorsement
Certificate No.

19 FEB 2007
2006/1792

Certifying Authority

Name of Accredited Certifier

Tom Bowden

Accreditation No.

93

Accreditation Authority

Department of Planning
(NSW Accreditation Scheme)

Contact No.

(02) 9999 0003

Address

13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.

NO465/04

Date of Determination

19 May 2006 (modified 24 January 2007)

BCA Classification

1a

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 ownerbuilders. 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 addressed to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE 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)?	2100 m ²	Gross floor area of building (m ²) as proposed:	360 m ²
What are the current uses of all or parts of the building(s)/land?	RESIDENTIAL	Location:	NEUPORT
Does the site contain a dual occupancy?	NO	Use:	HOMES
What are the proposed uses of all parts of the building(s) land?	NO	What is the gross floor area of the proposed addition or new building (sq metres)?	360
Number of dwellings to be demolished:	1 & 1.	Number of pre-existing dwellings:	ONE & ONE GARAGE
How many storeys will the building consist of?	3	How many dwellings proposed?	ONE
		Will the new building be attached to the existing building?	NO
		Will the new building be attached to any new building?	NO

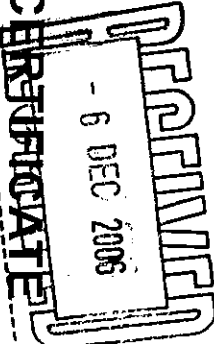
MATERIALS TO BE USED

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 ☐	
Handplank ☐		Steel ☐	
Timber/weatherboard ☐		Terracotta tile ☐	
Cladding-aluminium ☐		Other ☐	
Curtain glass ☐		Unknown ☐	
Other ☐			
Unknown ☐			

APPLICATION FOR A CONSTRUCTION CERTIFICATE



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 ☐	Family Name (or Company)
Given Names (or ACN)	LAZICH
Postal Address (we will post all mail to this address)	P.O. Box 834
Daytime telephone	NEUPORT BEACH
Alternate no.	Post Code 2106
Mobile no.	9.997 22 80
	0425 352012

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 authorized 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 Body Corporate or the appointed managing agent.

Owner(s)	ALEC & JOHN LAZICH
Address	184 BARREN JOEY RD NEUPORT 2106

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.

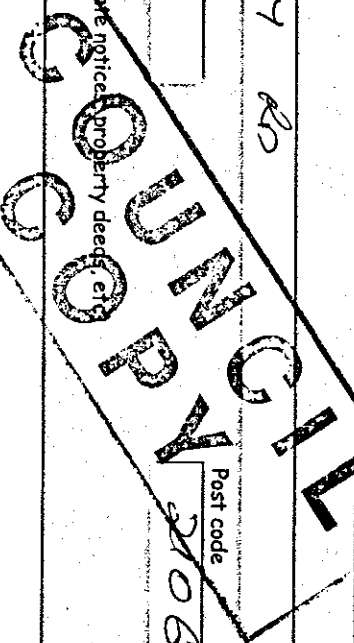
Signature(s)

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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.	Street name
184	BARREN JOEY RD
Suburb	NEUPORT
Post code	2106
Legal Property Description (these details are shown on your rate notice/property deed etc)	
Lot no.	DP no.
2	100465704
	656486



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?)

In the case of an application for a Construction Certificate for building work:

Yes No Applicable

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 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 & Report.

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 Act 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).

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

DEMOLISH EXISTING HOUSE
BUILD NEW HOME FROM FOUNDATIONS UP.

5. Estimated cost of work

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

Estimated cost of work \$600,000-00

6. Development Consent

Council Consent no.

N06465/04.

Date of Determination

1/11/06

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification

8. Builder's details

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

Name

ALEC LAZICH.

License no.

Owner/builder permit no.

315759 P

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that all the information in this application and checklist is, to the best of my knowledge, true and correct.

Signature



Date

6/12/06

10 January 2007

ALEC LAZICH
PO BOX 834
NEWPORT BEACH NSW 2106

Building and Construction Industry
Long Service Payments Corporation
Ground Floor
cnr Donnison & Baker Streets
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2252
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@lspc.nsw.gov.au
www.lspc.nsw.gov.au
ABN 93 646 090 808

Levy Receipt

Receipt No

00048061

Received from: (Name of person or organisation paying for levy)

ALEC LAZICH

the amount of

\$1,470.00

Payment details:

Cheque 000002 \$1,470.00 ALEC LAZICH & JOAN LAZICH

being payment for Long Service Levy as detailed below

Levy Payment Form number	0284662
Council/Department/Authority	PITTWATER COUNCIL
D.A. Number	DA0465/04
Work address	184 BARRENJOEY RD NEWPORT NSW 2106
Estimated value of work	\$600,000.00
Levy payable (30% Exemption)	\$1,470.00
Total levy paid	\$1,470.00

Signed: (Signature of authorised person)

[Signature]

Date

10.1.07



**Pittwater
Council**

ABN 61 340 837 871 Telephone (02) 9970 1111 Facsimile (02) 9970 7111
Postal Address: P.O. Box 882, Mona Vale NSW 1660, DX 9018 Mona Vale

pittwaterlga.com.au e-mail: pittwater_council@pittwater.nsw.gov.au

Anna Williams, Principal Officer - Development
8am to 5.30pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

DA No N0465/04

In all correspondence please
quote this number

1st November 2006

A Lazich
PO BOX 834
NEWPORT BEACH 2106

Dear Sir/Madam,

**Re: Deferred Commencement Conditions – Development Application N0465/04, 184
Barrenjoey Road, Newport.**

I refer to the deferred commencement condition 1 contained within the aforementioned consent, and your submission of information on 21/8/06.

Please be advised that pursuant to Regulation 95 (5) of the Environmental Planning and Assessment Regulation 2000, Council considers the details provided in accordance with deferred commencement Conditions 1 contained in Part 1 of the conditions of Development Consent are satisfactory. The following documentation therefore forms part of the consent documentation:

- Landscape Specification prepared by Selena Hannan Landscape Design dated July 2006
- Landscape Plan L01 B & L02 B dated 17/7/06 prepared by Selena Hannan Landscape Design
- Letter dated 10th August 2006 prepared by Brink & Associates
- ✓ Site Stormwater Layout plan SW4053-S1 Issue F dated 11/8/06 prepared by ALW Design

In this regard, the Consent becomes operative from the date of this letter subject to the conditions listed in Part 2 of the Consent.

Yours faithfully

Anna Williams
PRINCIPAL OFFICER - DEVELOPMENT

SPECIFICATION

(Construction Cont. 2006/1792)

of works for the erection of

New dwelling

for

M. A. Lazich

at

lot no. 2 D.P. no. 656486

184 barenjoey road

Newport

SPECIFICATION

Revision 18

UNPROCESSED

MASONRY CONSTRUCTION

Clay Bricks	☐	Face	☐	Commons	☐	Stone	☐
Concrete Bricks	☐	Concrete Blocks	☐	AAC Blocks	☐	AAC Panels	☐
Rendered	☐	Bagged	☐	Painted	☐		☐
Colour.....	☐	Ironed	☐	Flush	☐	Raked	☐
Brick	☐	Quarry Tiles	☐		☐	PVC/Vinyl	☐
Timber Cladding	☐	Fibre Cement Cladding	☐	Metal Cladding	☐	Type.....	☐

FLOOR CONSTRUCTION

Timber	☐	Type.....	☐	Pre Str. Beam Floor	☐	Steel	☐
T & G	☐	Concrete	☐	Compressed FC Sheet	☐	Structural Plywood	☐
Particle Board	☐	Species.....	☐	Terra Cotta	☐	Quarry	☐
Treated Pine	☐	Tiles: Ceramic	☐		☐		☐
Timber	☐	Other.....	☐	Pine	☐	H.S.Galv. Steel	☐

ROOF CONSTRUCTION

Structural Steel	☐	Off site prefabricated	☐	Onsite cut/assembled	☐		☐
Pitched Roof	☐	Exposed Rafters	☐	Oregon	☐	Hardwood	☐
Roof Trusses	☐	Raked Ceiling	☐	Pine	☐	Steel Framing	☐
Flat/Skillion	☐		☐		☐		☐

ROOF COVER

Concrete Tiles	☐	Terra Cotta Tiles	☐	Shingles/Slate	☐	Corrugated FC	☐
Zincalume	☐	Colorbond	☐	Polycarbonate	☐	Profile.....	☐

THERMAL INSULATION

Roof/Ceiling	☐	Reflective Insulation Rating R.....	☐	Bulk Insulation Rating R.....	☐		☐
Walls	☐	Reflective Insulation Rating R.....	☐	Bulk Insulation Rating R.....	☐		☐
Floors	☐	Reflective Insulation Rating R.....	☐	Bulk Insulation Rating R.....	☐		☐

INTERNAL WALL LININGS

Gypsum Plasterboard	☐	FC Sheeting	☐	Timber Panelling	☐	Cement Render	☐
Face Brick	☐	Other.....	☐	Timber Panelling	☐	Laminated Panel	☐
WR Gyp. Plasterboard	☐	Villaboard	☐	FC Sheeting	☐		☐

WET AREA LININGS

Gypsum Plasterboard	☐	Size.....mm	☐	Type.....	☐	Other.....	☐
Timber	☐	Galvanised Steel	☐	Type/Manufacturer.....	☐		☐
Timber	☐	Aluminium	☐	Other.....	☐		☐

DOOR JAMBS

Timber	☐	Size.....mm	☐	Material.....	☐	Painted	☐
Timber	☐	Aluminium	☐	Stained	☐	Painted	☐
Timber	☐	Aluminium	☐	Stained	☐	Painted	☐

FLYSCREENS

Timber	☐	Species.....	☐	Stained	☐	Painted	☐
Architrave Size.....mm	☐	Skirting Size.....mm	☐	Size.....mm	☐	Colour.....	☐
Kitchen Cupboards	☐		☐	Concrete	☐	Brick	☐

EXTERNAL STAIRS

Timber	☐	Steel	☐	Concrete	☐	Brick	☐
Timber	☐	Steel	☐	Concrete	☐	Brick	☐

INTERNAL STAIRS

as manufactured by.....	☐	Light Points.....	☐	Balustrade type.....	☐	Two way switches.....	☐
Provide:	☐	Power Outlets.....	☐	Single Switches.....	☐	Double.....	☐

ELECTRICIAN

Light Fittings.....	☐	Smoke Detectors.....	☐	Exhaust Fans.....	☐		☐
ROOF PLUMBER	☐	Quad Gutters (size.....)	☐	Box Gutters	☐		☐
GUTTERS/DOWNPIPES	☐	Downpipes 100 x 50	☐	100 x 75	☐	Round.....dia	☐

WATER SERVICE

Aluminium	☐	Galvanised	☐	PVC	☐	Zincalume	☐
Copper pipe	☐	PVC Pipe	☐	Flex. pipe system	☐		☐
as manufactured by.....	☐	Size.....(kl)	☐	Nos.....	☐	Pressure Pump	☐

RETICULATED RECYCLED WATER

Size.....(kl)	☐	Size.....(kl)	☐	Size.....(kl)	☐	Pressure Pump	☐
Type.....	☐	Type.....	☐	Type.....	☐		☐

RAINWATER STORAGE TANKS

Electric	☐	Gas	☐	Solar	☐		☐
Mains Pressure	☐	Gravity Fed	☐	Cylinder capacity.....litres	☐		☐
Copper	☐	PVC	☐	Aerated System	☐	Greywater diversion	☐

STORMWATER STORAGE TANKS

Sewer connection	☐	Septic System	☐	Copper pipes	☐	Brushwood	☐
PVC pipes	☐	Verified clay pipes	☐	Rail	☐	Colorbond	☐
Brick	☐	Paling	☐	Rear Boundary	☐		☐

HOT WATER SERVICE

Front Boundary	☐	Side Boundary	☐	Type.....	☐	Pool Cover	☐
As manufactured by.....	☐	Inground	☐	Above Ground	☐		☐

INTERNAL SEWER SERVICE

Copper	☐	Septic System	☐	Copper pipes	☐	Brushwood	☐
Sewer connection	☐	Verified clay pipes	☐	Rail	☐	Colorbond	☐
PVC pipes	☐	Paling	☐	Rear Boundary	☐		☐

DRAINER

Front Boundary	☐	Side Boundary	☐	Type.....	☐	Pool Cover	☐
As manufactured by.....	☐	Inground	☐	Above Ground	☐		☐

FENCING

Copper	☐	Septic System	☐	Copper pipes	☐	Brushwood	☐
Sewer connection	☐	Verified clay pipes	☐	Rail	☐	Colorbond	☐
PVC pipes	☐	Paling	☐	Rear Boundary	☐		☐

POOL

Front Boundary	☐	Side Boundary	☐	Type.....	☐	Pool Cover	☐
As manufactured by.....	☐	Inground	☐	Above Ground	☐		☐

PROPRIETOR.....

BUILDER.....

DATE...../...../.....

200.....

SPECIFICATION

FOR THE ERECTION AND COMPLETION OF BUILDING AT: LOT No. 2 DP No. 656 486

ADDRESS 184 Burrenpey Road, TOWN/AREA Newport.

MUNICIPALITY / SHIRE / CITY MI A. Lazine POST CODE 2106

FOR..... Hereinafter called the Proprietor.

The builder must ensure that relative drawings, plans and construction comply with the prescribed construction, the Local Government Act, the Building Code of Australia and that the work and services are performed by the Builder to the satisfaction of the Proprietor and Lending Authorities.

INSPECTION NOTICE

This is to apply only if inspections are required by the Lending Authority. The building is to be inspected by the Society or Bank Representative at the following stages of construction and the Builder is to give the Lending Authority and Owner at least (2) clear working days notice that inspections are required.

- When trenches for footings have been prepared or rock surfaces scabbled and in the case of reinforced concrete footings, when reinforcement and depth pegs have been placed in position just prior to placing of concrete. Footings must not be commenced until the trenches have been inspected and approved by the Society Representative.
- On completion of floor, wall and roof framing with noggin in position and veneer walling, but before flooring is cut down, roof covering is laid and wall linings and sheetings are secured.
- When the internal wall coverings have been secured and fixing out commenced, apron mouldings must not be fixed until flashings have been inspected and approved.
- ON COMPLETION OF BUILDING. The owner is cautioned that if works have advanced beyond these stages without the requisite notices being given, inspections made and unsatisfactory conditions are discovered later, the offer of a loan or the terms and conditions of a loan may be varied by the lending authority.

REGULATIONS AND NOTICES:

The builder is to comply with the Building Code of Australia as amended and as applicable to the particular State or Territory in which the building is being constructed and the requirements of legally constituted Authorities for local Government and/or Services. The Builder is to give all notices, obtain all permits and pay all fees required by such Authorities. If any difference in requirements exists between this specification and the Building Code of Australia or relevant Standard that may apply to the construction of any building nominated by this specification then the requirements of the Building Code of Australia and/or the appropriate Standard shall take precedence over this specification for any construction. Where manufacturers materials, components, design factors and construction methods comply with the Performance Requirements of the B.C.A. these may be accepted by approval authorities as an alternative as per the Deemed to Satisfy Provisions.

INSURANCE:

Insurance of the works against fire will be effected as nominated in the Building Contract. The Builder shall at his own expense adequately insure against Public Risk and arrange indemnification in respect of his liability under the Workers' Compensation Act, Work Cover and/or other regulations as applicable.

VISIT THE SITE:

Builders tendering are to visit the site and satisfy themselves to the nature and extent of the work, the facilities available and the difficulties entailed in the execution of the said works. No extra amount above the accepted price will be allowed because of work arising due to neglect of this precaution, or assumptions made in respect of levels or ground slopes.

LABOUR AND MATERIALS:

The Builder is to provide all materials, labour, fittings and plant required to construct and complete the work. Materials shall be of the standard specified and workmanship in each trade shall be performed by tradesmen of that particular trade and in conformity with current good building practice.

SET OUT:

The Builder shall be responsible for the accuracy and clear delineation of the site boundaries and location of the buildings there on. The Builder is to set out and maintain the works in accordance with the drawings. Figured dimensions to be taken in preference to scale.

PLANS AND SPECIFICATIONS:

Any work indicated on the plans and not in the specification or vice versa, and any item not shown on either plans or specifications but which is obviously necessary as part of proper construction and/or finish, is to be considered as so shown or specified and is to be duly done as part of the contract. Any variations to plans or specifications to be agreed and recorded by the proprietor and the builder/contractor.

PLANS ON JOB:

The builder must at all times maintain on the job a legible copy of the plans and specifications, bearing the approval of the Municipal Authority concerned or Principal Certifying Authority.

STANDARDS

Where an Australian Standard (AS) or Australian New Zealand Standard (AS/NZS) is nominated in this specification then that nomination refers to the latest revision of that Standard unless the Building Code of Australia references a different revision.

EXCAVATOR - BCA part 3.1

EARTHWORKS AND EXCAVATIONS:

All earthworks shall be designed and constructed in accordance with the guidelines of AS3798. Stormwater and other surface water drainage by underground piping or surface diversions shall be in accordance with ASINZS3500.

All site works shall be in accordance with the Environmental Planning and Assessment Act and Regulations for siteworks for the erection of a building, safeguarding excavations, backfilling, preventing soil movement and supporting neighbouring buildings. Drainage requirements must be determined according to the soil classifications BCA part 3.1.1.0 and part 3.2. Drainage in reactive soil areas must comply with the requirements of the clauses

FOOTINGS AND PIERS: BCA part 3.2.2

Excavate for all footings, piers, etc. to dimensions and minimum depth shown on plans or otherwise specified, or to depths necessary to secure solid bottoms and even bearing throughout similar strata. Bottoms of excavations to be level and stepped where necessary. Grade, fill and ram where necessary to receive concrete floors where shown on ground level.

At completion of foundations, all excavations to be filled, well rammed to ground level and surplus soil spread as directed. All seepage and soakage water to be effectively dealt with and diverted clear of the building. Excavate for and lay agricultural drains to back of walls retaining earth and to any other sections of foundations as may be necessary and/or directed.

ROCK EXCAVATIONS:

Should rock of any type be encountered in excavation of the works the cost of its removal is to be considered as an extra to the contract and charged for at a rate per cubic metre as indicated in the schedule of rates. The Proprietor is to be notified when rock is encountered in excavations.

CONCRETER - BCA part 3.2.3

All structural concrete shall be ready mixed and in compliance with AS3600, and unless otherwise specified on Engineers drawings, shall be of N20 grade.

The concrete shall be supplied by an approved firm and delivery dockets shall be kept on the job for inspection by the proprietor if he so desires. The concrete for minor works, where strength of concrete is not critical, such as paving on solid ground, may have a minimum compressive strength of 15MPa if unreinforced and 20 MPa if reinforced. Alternatively, such concrete may be mixed on site where the aggregate proportions and water/cement ratio can be controlled so that the required compressive strengths can be obtained.

All concrete work shall comply with the AS3600. Maximum slump shall be 80mm unless otherwise specified by Engineer. Concrete shall be carefully handled and placed to avoid segregation and shall be adequately compacted by means of mechanical vibrators or rodding and spading to ensure maximum compaction. Reinforcing mesh fabric to AS 1304 and all reinforcing bars mild steel grade unless otherwise specified.

FOOTINGS: BCA parts 3.2.3, 3.2.4 and 3.2.5

Where sites have soils or foundations of reactive nature or problem sites footings shall be approved by a practising structural engineer and in the case of known highly swelling soils or other unstable soils special precautions may have to be taken in the design and construction of concrete footings. In the case of concrete suspended floors to first floor it will be necessary for size of footings to be specified by a practising structural engineer. Footing sizes to be as per AS2870 part 1. At completion of footing excavations fill to the underside of floor slab with approved hardcore so as to provide a minimum depth of 100mm. Such hardcore may be carried under minor interior footings if required. Cover areas as noted on drawings with waterproof membrane allowing sufficient at perimeters to extend membrane up face of footing to terminate under external brickwork.

PERFORMANCE REQUIREMENTS
CAN BE ASSESSED BY THREE DIFFERENT METHODS:

- Option 1: **RAPID:** compliance can be tested by meeting conditions listed in 10 questions within the BASIX Data Input checklist.
NOTE: RAPID method is only for simple, single storey homes (usually) brick veneer dwellings common in regional NSW and parts of Sydney
- Option 2: **DO IT YOURSELF (D.I.Y):** Series of tick box answers questions on:- Construction type, details of floors, walls, ceilings, roof, windows and skylights cross ventilation, (See data input checklist for single dwellings).

- Option 3: **SIMULATION METHOD:** Assessments of the thermal performance of the dwelling undertaken through the 'Simulation' method within BASIX tool are to be in accordance with the BASIX Thermal Comfort Protocols. Assessments are to be conducted by an accredited assessor using approved software.

PRECONDITIONS:

- (a) The total area of all skylights must not occupy more than 2% of the gross floor area

CONSTRUCTION

- (a) Walls
1. Wall types: When a wall type is selected, the properties of the materials must be such that the required minimum R-value of the total system is achieved as stated in the 'Required Insulation and Roof Colours' section of the BASIX Do It Yourself option.
 2. Wall areas: The wall area is measured from the internal face of the external wall. It excludes the area of walls adjacent to garages, enclosed sub-floor zones, but includes walls of storerooms, laundries and party walls.

CROSS VENTILATION

- (a) Living area cross ventilation
1. The total area of ventilation openings in all living areas must be greater than 12.5% of the floor area of all living areas.
 2. Openings must be provided on opposite or adjacent walls of every living area.

(b) Bedroom cross ventilation

1. The bedroom must contain at least two windows or a window and a skylight, which can be opened

GLAZING AND SKYLIGHTS

- (a) Orientation
1. For the purposes of the BASIX Thermal Comfort D.I.Y. method, the orientations of glazed areas are defined as the following compass sectors: NORTH - NORTH EAST - EAST - SOUTH EAST - SOUTH - SOUTH WEST - WEST - NORTH WEST
- (b) Glazing and skylight types
1. Glazing types selected within the BASIX Do It Yourself method, or on an assessor certificate if using the BASIX Simulation method must have the characteristics nominated in Appendix1 Glazing and skylight characteristics. (Available on BASIX website)

SHADING

- (a) Eaves and projections
1. May include an eave, horizontal opaque projection, awning or pergola that will block solar gain for the length of the required projection.
 2. Materials/construction: The device shall be made of a durable material suitable for external use.
 3. The projection is measured horizontally from the face of the wall/building. The measurement may include fascias and/or gutters which are fixed and provide shading to the glazing.
 4. The eave/projection must be located such that the outside edge of the projection is no greater than 2400mm vertically above the sill of the glazing system or a proportionally equivalent projection.
- (b) Vertical adjustable external shading
1. An adjustable shading device may comprise of shutters, louvers or panels.
 2. Materials/construction: The device should be made of a durable material suitable for external use and must be able to be readily operated either manually, mechanically or electronically by the building occupants.
 3. An adjustable shading device must comply with(d)(i) and (d)(2).

(c) Vertical fixed external shading

1. A fixed shading device may comprise of shutters, louvers or panels.
2. Materials/Construction: They should be made of a durable material suitable for external use.
3. A fixed shading device must comply with (d)(i).
4. An adjacent building over 5 m in height and less than 3.1 m from glazing sill is equivalent to fixed vertical shading.

(d) Controlling solar gain

1. BLOCKING SOLAR GAIN: A shading device must restrict at least 80% of solar radiation at the summer solstice. IF: - Adjustable, when the shading device is fully closed or lowered, OR - Fixed, at 9.00 am for glazing in the east sector; 12.00 pm noon for glazing in the north sector or 3.00 pm for glazing in the west sector
2. PERMITTING SOLAR GAIN: An adjustable shading device must permit at least 70% of solar radiation when fully opened at 12.00pm noon at the winter solstice if required to protect glazing in the north sector.

(e) Concessions to shading requirements

- The following glazing concessions apply and are not required to comply with (a), (b), (c) or (d) above:
1. Five percent of the maximum glazing area may be unshaded.
 2. Twenty percent of the north sector glazing may have eave/projection greater than the maximum eave/projection (i.e. 1100 mm) or vertical fixed shading as defined by C2.7(c)

REQUIRED INSULATION AND ROOF COLOURS

- (a) Roof colour, Roof colour is defined by the solar absorptance set out in Table C.2.8
TABLE C.2.8. SOLAR ABSORPTANCE VALUES
LIGHT <0.475 - MEDIUM 0.475 – 0.70 - DARK >0.70

(b) Insulation

1. The technical and installation requirements for thermal insulation are in accordance with the Building Code of Australia, Volume 1 or 2, NSW Appendix
2. If a foil-backed blanket is used under the roof, then the R-value of the ceiling insulation may be reduced by R 0.5
3. External garage walls do not require insulation to be added to the wall.

ROOF VENTILATION

- (a) Roof ventilation is required to meet the following criteria:
1. WIND-DRIVEN VENTILATOR: Not less than two wind-driven roof ventilators having an aggregate opening area of not less than 0.14 m2, in conjunction with eave vents, roof vents or the like having an aggregate fixed open area of not less than 0.2% of the ceiling area.
 2. GABLE END VENTS: Not less than two gable end vents having an aggregate opening area of not less than 0.8m2.

course grouted as work proceeds. Carry up all work true and plumb to even gauge and in level courses the full height and thickness required. The brickwork faces above damp course level to be finished with neatly ironed or raked joints. Beds and joints to be kept to a reasonable thickness. Finish all other exposed brickwork faces with neat struck joints.

BUILD THE FOLLOWING IN CEMENT MORTAR; BCA part 3.3.1.6

All brickwork to underside of floor bearers level. All 110mm thick brickwork. All copings, steps, brick balustrade walls, sills, piers, wing walls, retaining walls. Brick Fences on alignment and/or brickwork under timber fencing also concrete blocks or bricks. **Build compo mortar:** All other Brickwork, including concrete masonry.

SLEEPER PIERS: BCA table 3.2.5.2

230 x 230mm up to 1.5 high, footings are to be two courses of 350mm work. Where pier height exceeds 1.5m up to a maximum of 2.4m footings are to be two courses of 470 work and lower portion of pier to be 350 x 350. Concrete footings must be 500mm square and 200mm thick for an effective supported floor area of not more than 20m². All footings must have Engineers details for soil other than class A or S.

ENGAGED PIERS:

To be minimum of 230 x 110, spaced at not more than 1.8m centres up to 1200 high to support floor bearers and at similar centres to stiffen walls supporting concrete slabs. Piers over 1200 high to be 230 x 230. All engaged piers to be anchored to walls with specified wall ties.

VENEER WALLS: BCA 3.3.1.2

To be 110mm Brickwork built in Compo Mortar on foundation walls as previously specified. Internal faces to be 38mm from timber frames. Build in 3mm galvanised wall ties opposite each alternate stud, four courses above level of bottom plate, then every fourth course and spaced not more than 400mm horizontally and 610mm vertically or 610mm horizontally and 460mm vertically. Ties to be left open for attachment to studs. A cavity space of between 25mm and 50mm must be maintained throughout. Where thermal insulation is required to comply with Energy Efficiency requirements, clear cavity spaces must be maintained. Cavities and weep holes to be clean and clear at damp course level. All mortar droppings to be caught on paper or other material and removed before internal linings are fixed. Mortar joints on inside face walls to be flush with brickwork.

SPECIAL WALLS: (if shown on plans)

Walling not of timber. Veneer on-timber or masonry to be constructed as per Structural Engineers Detail and Certificate.

SINGLE LEAF MASONRY: (Garage Walls etc.)

Footings as per BCA part 3.2.5.1 engaged piers and reinforcing to be as per part 3.3.1.

ACCESS:

Adequate access in the external foundation wall must be provided with a weatherproof lockable door and crawl access is to be provided to all under floor areas.

VENTILATION: BCA part 3.4.1

Sub-floor areas shall be ventilated by means of evenly distributed openings with an unobstructed area of 7300mm2 per lineal metre of external wall. Where particle board flooring is used the unobstructed area shall be increased to 7500mm2 per lineal metre and evenly spaced. Ventilation of internal walls shall be a minimum of 22000mm 2/m run of wall. Vents to be immediately below bearers and similarly provide vents under verandah floors and suspended floor slabs. Sufficient cross ventilation to be provided through all walls below floors. No section of the under-floor area should be so constructed that is will hold pockets of still air. Appropriate special provision to be made where a gas bath heater is installed. Ventilation may be varied by Local Council

BRICK REINFORCEMENT:

in full brick cavity walls at two courses above level of the highest opening built into each 110mm thickness one continuous strand of 64 wide galvanised metal reinforcement lapped 100mm at joints and full width of layer at intersections.

ANT CAPS:

To all brickwork and piers, at the level of underside of floorbearers, ant capping of 0.5mm gauge galvanised steel or other approved metal is to be set, projecting 38mm beyond the internal faces of all brickwork and turned down at a 45 degree angle, lapped 13mm and soldered or crimped at all joints and corners so as to provide a continuous and effective barrier against termites throughout the length of the material. Whole of house protection against subterranean termite attack shall be installed in accordance with AS 3660.

TIES: BCA PART 3.3.3.1

Wall ties complying with AS/NZS2699 shall be used for all tie requirements. Corrosion protection and installation of wall ties is to comply with AS3700.

STEPS:

If shown on plan in bricks to match other exposed brickwork. To be built in solid work or where side walls are provided in consolidated filling. Treads are to be brick on edge, or pre cast concrete units with a maximum of 355mm going and a maximum of 190mm and minimum of 115mm rises.

LINTELS: BCA PART 3.3.3.4 AND 3.3.3.5

Provide galvanised mild steel angle iron or bars of the following sizes over openings to each 110mm thickness (or part thereof) of brickwork, all having a minimum of 110 bearing each end. All lintel angles to be placed with the longer leg vertical.

UPPER STOREY	EXTERNAL WALLS	INTERNAL WALLS	LOWER STOREY OR BASEMENT	EXTERNAL WALLS	INTERNAL WALLS
Up to 1210mm span	One 76mmx10mm bar	One 76mmx10mm bar	Up to 910mm span	One 76x76x10 angle	One 76x76x10 angle
Up to 1570mm span	One 76x51x10 angle	One 76x51x10 angle	Up to 1210mm span	One 102x76x10 angle	One 127x76x10 angle
Up to 2410mm span	One 127x76x10 angle	One 127x51x10 angle	Up to 1810mm span	One 152x76x10 angle	One 152x89x10 angle
Up to 3010mm span	One 152x89x10 angle	One 152x89x10 angle	Up to 2410mm span	One 152x102x10 angle	One 152x102x10 angle

FIREPLACE CHIMNEY and FLUES: BCA part 3.2.5.5. and 3.7.3

Reinforced concrete footings 300mm wider all round than brick construction to be provided. Build 110mm brick wall and/or corbel courses to support hearth. Non combustible material to be used for upper surface of hearth with a minimum thickness of 155mm and shall extend not less than 300mm beyond the front of the fireplace opening and not less than 150mm beyond each side of the opening. Local council may vary this requirement. Upper surface of hearth not to slope away from grate. Provide fireplace and chimney in position as shown and to the dimensions on plan. Mild steel bars or angles of suitable sizes and with a 110mm bearing at each end to support work over openings. Up to the level of 300mm above the underside of the arch or lintel, the back and sides of the fireplace to be constructed in two separate sections of solid masonry minimum 190mm thick not including cavity. Concrete masonry not permitted in construction of inner section, balance of walling to be minimum of 90mm thick. Flue to be rendered minimum 12mm thick. Mix: 1 cement, 2 lime, 10 sand or L.C. approved material. Chimney stack is to be not less than the height of the main roof ridge and is to be built in compo mortar. The flue is to be 250 x 250mm or one tenth of the area of the fireplace opening, whichever is the greater, gathered over to break daylight and pargetted to the full height. An 0.6mm galvanised steel tray, in one piece, holed for flue is to be set at level of one course above roof covering on the high side of the roof. The internal edges are to be shaped to form a quadrant gutter 25mm wide, sweated at corners. The tray is to project a minimum of 25mm beyond the external faces of brickwork turned up and/or down as required. Where the tray is turned up, a clearance of at least 6mm is to be maintained between the brickwork, and the tray. Provide weep holes by leaving open vertical joints in brickwork above tray. Rake joints in brickwork ready to receive flashing to be provided by Plumber. A loose brick must be left on the back of the chimney stack. This brick must not be set until after the tray has been cleared of all mortar droppings.

HEATING APPLIANCES:

Heating appliances installed in brick or blockwork surrounds shall be in conformance with AS 1691 or AS 2918 as applicable

DAMPCOURSE: BCA part 3.3.4

Provide a continuous run of L.C. Approved dampcourse material to full width of wall thickness on all brickwork at level not higher than bottom of floor bearers and engaged piers. Dampcourse material is to be run in long lengths, lapped minimum 100mm at joints and full width at all intersections. To wall surrounding concrete and/or solid floors an additional run of dampcourse is to be laid, one full course above floor level and stepped down to meet lower dampcourse where other walls about walls of bathroom, shower recess or laundry. Damp proof courses and flashings shall be installed to give performance as specified in AS/NZS 2904.

VERMIN PROOFING:

13mm mesh galvanised bird wire to be built into brickwork and taken across cavity and secured to bottom plate.

FLASHING:

L.C. approved dampcourse material to be built in under all window sills 25mm at back of wood sill and 50mm at each end of same. Flashing to be bent down across cavity and built 25mm into veneer wall. L.C. approved dampcourse material to be built in over all exposed window and external door openings.

WEEP HOLES:

Perpend joints are to be left open in exterior brick walls spaced approx. 600mm in course immediately over flashings of all exposed openings and to brick retaining walls, fender walls etc. as required. See Bushfire Clauses for protection of weep holes in bush fire areas.

RETAINING WALLS:

Retaining walls not specifically detailed, and foundation walling required to retain earth, are to be a minimum of 230mm thick, up to a height of 750mm of retained earth. Cavity walls used to retain earth are to have the leaf adjacent to the retained earth a minimum of 230mm thick, to a maximum of 900mm of retained earth height. All to be properly bonded (see 'Bonded Walls') and provide with a properly constructed agricultural drain to the earth side of retaining wall. For walls in excess of the above heights of retained earth, an Engineers detail will be required.

BONDED WALL:

Solid brick walls more than one brick width which are used to retain earth or are otherwise noted as 'Bonded Walls', shall be bonded throughout the thickness of the wall by either header bricks or equivalent tying. Where header bricks are used, every sixth course shall be a header course or there shall be at least one header or equivalent tie to every 0.13sq metres (every third course at 480mm centres). Walls 350mm or more in thickness shall have overlapping headers or ties to provide a continuous tie through the wall.

CAVITY WALLS:

Walls indicated as cavity walls to be constructed with two leaves 110mm thick spaced nominally at 60mm apart. Where thermal insulation is required to comply with Energy Efficiency requirements clear cavity spaces must be maintained. Connect the two leaves with wall ties as per AS2699 set nominally

UNSEWERED AREAS:
Provide a drainage system from all fittings and from grease trap in accordance with the requirements of the Local Authority concerned. Excavate for drains to provide even falls throughout and a minimum cover of 300mm. Lay 100mm socketed vitrified clay pipes or P.V.C to take discharge from wastes of washbuds, bath, shower, washbasin and grease trap. All pipes to be completely jointed with rubber rings or solvent cement as approved. All drain lines to be laid so that water is discharged into an absorption trench provided in position shown on plan. Provide an approved grease trap with lid in position shown to take the water from kitchen sink. Top of trap to be 75mm above finished ground or nearby concrete paving level. All drainage work from fittings to the drainage line outside the building to be in accordance with the rules and requirements of the Water Supply and Sewerage Authority for sewerage areas. That Authority 'Special Inspection' Certificate of the work to be produced by the builder. All plumbing and drainage shall be in accordance with the Code of Practice for state or territory and regulating local government area.

GREY WATER REUSE SYSTEMS:
Where a greywater reuse system is proposed the installation shall comply with the following Australian Standards and Codes: AS1546 parts 1 and 3; AS1547; NSW Health 1998 AWTs guideline: NSW Health 2000 Domestic greywater treatment guidelines and sewerage single domestic premises. An on site greywater reuse system is not permitted in Reticulated Recycled water areas. Domestic Greywater Treatment Systems (DGTS) and Aerated Wastewater Treatment Systems (AWTS) require a certificate of accreditation from NSW Health

SEPTIC SYSTEM:
In position shown on site plan provide and install septic system as nominated by the proprietor together with a holding tank and length of absorption trench installed in accordance with the manufacturers instructions and the requirements of the Local Authority. Installations shall comply with AS1546 part 1

STORM WATER TREATMENT METHODS:
Provide roof water drains from downpipes and from grates in paving where shown on site plan. Drains to be 100mm socketed vitrified clay pipes or PVC laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the site they are to discharge at least 3000mm clear of the building into rubble packing 600mm diameter and 600mm deep. Acceptable solutions for stormwater drainage to be as per AS/NZS5500 part 3. Stormwater treatment systems should satisfy the following performance requirements:-

1. Conserve Water
2. Prevent Increases in Flooding/Erosion
3. Maintain water balance
4. Control Stormwater Pollution.
Systems suitable for detached dwellings are:- Roof/rainwater tank
Infiltration device and Filter strips. These are also suitable for multi-dwelling developments in addition to Stormwater tanks and Bio retention devices.

RAIN WATER TANKS:
Install rainwater tanks of selected material on slab or support as nominated by tank manufacturer. Rainwater tanks may be trickle topped up (max. 2litres/minute) from a potable water supply main and internally reticulated. A dual supply system should have no direct or indirect connection between the mains potable supply and the rainwater tank supply. Inground concrete tanks may be installed as an option with a suitable pressure pump and a testable backflow prevention device as per AS/NZS2845.1 Where an above ground tank is connected to internal reticulation, a meter with a dual check valve is to be installed and a visible air gap between the mains supply and the rainwater tank as per AS3500 and AS2845.2.1. (See NSW Health circular: Use of rainwater tanks where a reticulated mains water supply is available).

NOTE: Drain pipes must not be taken through the footings of the building. All seepage and soakage water is to be effectively dealt with and diverted clear of the buildings as shown on site plan. Trenches for drains, where running parallel to the building must not be within 600mm of the footings of the building.

TILE LAYER
GENERALLY:
For guidance on installation of ceramic tiles see recommendations as set out in AS3958 parts 1 and 2.

WALLS:
Cover the following wall faces with selected glazed tiles:
To shower recess to a height of 1800mm.
To bathroom generally to a height of 135mm.
To WC to height of one row of tiles or as directed

Above kitchen sink/s and cooking area/s allow for four rows tiles. Finish at top and salient angles with round edge tiles. Provide vent tiles and selected recess fittings. Tiles to be fixed to a backing of Fibre Cement with approved adhesive. Areas for tiles can be increased by proprietors direction or as noted on plans.

FLOORS:
Cover floors of bathroom, shower recess, WC and ES with selected ceramic tiles, set in cement mortar or approved adhesive and graded to give an even and adequate fall to floor waste.

PAINTER
GENERALLY:
All paints, stains, varnishes and water colours are to be of approved brands as selected. Materials used for priming and undercoating are to be the same brand as the finishing paints or as recommended by the manufacturers of the finishes used. All finishing colours are to be selected by the proprietor. Do all necessary stopping after the priming has been applied. Rub down all surfaces to a smooth finish prior the application of each successive coat of paint. External joinery or other exposed woodwork to have a clear plastic finish is to be treated with a priming oil containing wood preservative and a water repellent.
EXTERNALLY:
All external woodwork to be given one coat of primer, one coat of oil based undercoat and one coat of gloss finish enamel or to be given one coat of clear primer, one coat of flat clear plastic and one coat of clear plastic.

PRIMING WEATHERBOARDS:
Any Pine is to be primed all round as well as on the ends before fixing. Hardwood, cypress pine, radiata pine and oregon are to be primed on external faces including rebates before fixing, pressure treated Canada pine is to be primed at ends before fixing.

IRONWORK:
Eaves, gutters, downpipes, exposed service pipes and wrought iron etc. to be cleaned and primed and give one coat of gloss paint all round.

FIBRE CEMENT:
Clean and prepare all external fibre cement surfaces and finish with two coats of water based paint.

INTERNALLY:
All exposed woodwork in kitchen, bathroom, laundry WC EC to be prepared primed and then given one undercoat and finished with one coat of full gloss paint or to be stained and finished with two coats of clear liquid plastic as selected.

CEILINGS:
To be given one coat of sealer and two coats of paint. The finishing coat of bathroom, laundry, and kitchen ceilings to be semi gloss (unless directed otherwise).

WALLS:
All rooms except bathroom, laundry and kitchen to be given one coat of sealer and two coats of water based paint. To bathroom, kitchen, WC EC and laundry where no tiled or pre surfaced material is required, walls are to be given one coat of sealer, one coat of undercoat and one coat of gloss oil paint system.

GLAZIER: BCA part 3.6

All sashes, doors, fixed lights and other glass in building shall be selected and installed by procedures as set out in AS1288 and/or AS2047 for type, thickness and area of glass according to wind loading, human impact and other considerations for glazing in frames of timber, steel, stainless steel, aluminium and bronze according to type of frame, height of building and glazing compound and for design and glazing of unframed toughened glass assemblies. Specific attention should be made to the selection of frame materials, glazing, location in walls and orientation to the path of the sun for various climate zone. Where windows are not shaded by roof, eaves or other building projections, advice by an approved specialist or manufacturer should be sought to ensure that all installations comply with the Energy Efficiency requirements of the BCA.

FENCING

Provide paling fence 1500mm height to side and rear boundaries. Posts to be 125 x 50mm in sawn approved durable hardwood, morticed for two rails and sunk into ground 600mm at maximum of 2700 mm. Posts at angles in fencing to be 125mm square. Well ram around posts. Where rock is encountered posts are to be set in concrete. Fit two rows of 75 x 50mm hardwood rails into mortises. Cover framing with hardwood palings. Double nail to rails at top and bottom. Cut line at top and lop corners. All timber in ground or concrete to be well tarred or treated with an approved preservative. Allow for repairing any existing recommendations of the manufacturer.

FRONT FENCING:
Provide front fencing as directed.

ALPINE AREAS:

Where a building is to be constructed in an alpine area, compliance with the requirements of BCA part 3.7.5. is required. Alpine areas are areas above Australian Height Datum (AHD) as follows:- NSW VIC, ACT above 1,200 metres AHD. TASMANIA above 900 metres AHD. For sub alpine areas where significant snow loads may occur see BCA fig. 3.5.7.2. Where snow loads may be applied to a building design according to AS1170.3 is required. (see BCA 3.11.3)

EARTHQUAKE:

Earthquake probability shall be determined to BCA3.11.3 and loading requirements designed to comply with AS1170.4

CONSTRUCTION OF CLASS 1 BUILDINGS as per acceptable methods in BCA clause 3.7.4.1 (for information only)

BUILDING COMPONENT	BUSH FIRE ATTACK CATEGORY			EXTREME
	MEDIUM	HIGH		
Flooring system	(a) Concrete slab on ground (b) Suspended concrete floor (c) Framed floor with all joists and bearers above 600mm above ground (d) Framed floor where timbers are less than 600mm above ground OR (i) All timbers fire retardant (ii) subfloor space fully enclosed as per the wall above OR (iii) fully enclosed with non combustible material or 6mm thick F.R. cement sheets	As per medium requirements	As per medium requirements except that where bearers and joists are greater than 600mm above ground and not enclosed, all timbers must be fire retardant treated or sheeted underneath with non combustible material.	
Supporting posts, piers stumps, poles (except where enclosed as per flooring systems)	(a) Non combustible material (b) Fire retardant treated timber to 400mm above ground (c) Timber mounted on 75mm high stirrups	As per medium requirements	As per medium requirements except that all timber is to be fire retardant treated	
External Walls	(a) Masonry, concrete or earthwall (b) Framed wall with (i) sarking having a flammability index not more than 5 OR (ii) an insulation material of that standard (c) Timber logs with all joints between the logs planed and sealed (d) Combustible sheet cladding if cladding within 400mm of ground is covered by non combustible sheet material	As per medium requirements except that:- (a) P.V.C. cladding must not be used; and (b) Timber wall cladding must be fire retardant treated	As per high attack category	
Windows	The operable part of a window must be screened with aluminium, steel or bronze corrosion resistant mesh with 1.8mm max. aperture size.	As per medium requirements except that: (a) timber must be fire retardant treated except if enclosed by non combustible shutters (b) Leadlight windows must be protected with non combustible material or toughened glass (c) Window screens must not be aluminium	As per high requirements except that: (a) Timber doors must be fire retardant treated OR (b) Protected by non combustible shutters OR (c) Solidcore doors min.35mm	
External doors	External doors must be fitted with weather strips or draught excluders to prevent build up of burning debris and (b) light fitting screen doors with corrosion resistant mesh as per windows	As per medium requirements except that (i) aluminium mesh must not be used and (ii) leadlight panels must be protected by non combustible shutters or panels	As per high category requirements except that:- (a) Fibre reinforced cement or aluminium sheet must not be used for roof sheathing or fascias; and (b) Aluminium must not be used for eaves linings	
Vents and weepholes	Vents and weepholes must be protected by spark guards of corrosion resistant 1.8mm max. mesh size aluminium, steel or bronze	As per medium category except that aluminium mesh must not be used	As per high category requirements	
Roof covering, eaves and fascias	(a) Timber shakes or shingles are not allowed. (b) Sheet roofing must be metal or fibre reinforced cement (c) Seal gaps under corrugations at wall or eaves line by (i) fully sarking roof OR (ii) corrosion resistant mesh as per weepholes or profiled metal sheet or mineral wool (d) Hip and ridge capping must be performed with no gaps or gaps sealed as per (c) (e) Roof wall junctions must be sealed by: (i) fascia and eaves lining OR (ii) sealing to outside of roofing at wall line with non combustible material (f) Tiled roofs must be fully sarked (including ridge) with sarking directly under tiling battens. All sarking must have Flammability Index less than 5	As per medium requirements except that (a) all roof sheathing must be non combustible and sarked; and (b) Timber eaves lining and/or trimming strips must be of fire retardant treated timber; (c) Fascias must be non combustible or fire retardant treated.	As per high category requirements except that:- (a) Fibre reinforced cement or aluminium sheet must not be used for roof sheathing or fascias; and (b) Aluminium must not be used for eaves linings	
Roof lights	(a) rooflight penetrations and shafts must be sealed with non combustible sleeve and linings (b) A rooflight may be of metal framed thermoplastic provided that the diffuser at ceiling level is wired or toughened glass in a metal frame (c) Vents in rooflights must have a steel or bronze mesh screens with 1.8mm max aperture size	As per medium requirements, except that: (a) roof light glazing must be wired glass (Thermo plastic or toughened glass must not be used)	As per the requirements for high category attack	
Roof Ventilators	All components of roof ventilators, including rotary ventilators must be of non combustible materials and ventilation openings must be protected by 1.8mm max. aperture size non corrosive steel or bronze screens.			
Gutters and downpipes	Must be constructed of non combustible materials including materials or devices to stop leaves collecting or clogging.			
Verandah and decks	Supporting posts, columns and piers and external walls must comply with previous requirements as per this table for all categories. If sheeted or tongued and grooved solid flooring is used, the flooring system must comply with previous requirements for flooring systems. (a) spaced timber deck flooring (i) gaps in deck strips must not be less than 5mm (ii) the perimeter of the deck must not be enclosed (iii) The deck flooring must be separated from main building so fire will not spread	(a) spaced timber deck flooring must be fire retardant treated.	(a) as per high category except that all timber (including balustrades) must be fire retardant treated or all materials must be non combustible	

NOTES:

- (a) Fire retardant timber must comply with requirements of AS/NZS3837. Some timber varieties naturally meet the Ignition and Heat Radiance Parameters when tested to ASTM D2898 Method B without having to be fire retardant treated.
- (b) External timbers in a verandah patio, deck or the like are regarded as protected also if they are under a roof or similar structure that projects to a line at an angle of 30° off the vertical from the base of the wall
- (c) Where roofing systems are fully sarked, mesh protected vents may be necessary to reduce condensation in some areas.
- (d) Where sub floor areas are enclosed termite protection must not be compromised.

ENERGY EFFICIENCY – BCA part 3.12

Performance provisions of the BCA part 2.6 requires that a building must have a level of thermal performance so that greenhouse gas emissions are reduced using energy efficiently. This level of thermal performance must facilitate the efficient use of energy for cooling and heating. This will be achieved by selection of materials and methods of construction of Building Fabric, External Glazing, Building sealing, Air movement and services as best suited to the particular Climatic Zone in which the building is sited.

lagging and be securely fixed in cavities. Permanent electrical earthing of a steel frame building shall be carried out in accordance with the requirements of the local electrical authority. Where power tools are used on site, temporary earthing to the frame shall be made during construction. On completion of framing all debris shall be removed from cavities and bottom plates. Domestic metal framing shall be designed to comply with the load combinations as per AS3623.

STEEL WORKER - BCA part 3.4.4

GENERALLY:
All steel work is to be fabricated to details as shown on engineers drawings all work to be in accordance with AS4100 Steel Structures.

PURLINS AND GIRTS:

To roof and walls of building provide purlins and girts according to engineers details.

ROOFER AND SHEETER:

Cover roof and walls of building in full length sheets complete with all necessary flashings cappings etc. Secure as recommended by manufacturer and provide panels of selected translucent sheeting as indicated or directed.

ROOFER – BCA part 3.5.1

TILE ROOFING- BCA part 3.5.1.2.

Provide all roofs with first quality roofing tiles. Where pitch of rafters is less than 1:2.75 terra cotta Marseilles pattern, 1:3:3 Swiss pattern, 1:3:3 concrete tiles are used the roof shall be sarked with either 2 ply bituminous felt or double faced aluminium foil covered reinforced fabric as per AS1736. Between 1:3.7 and 1:4.5 slope, perimeter of roof shall be provided with an anti ponding board or device to ensure that all water will be discharged into eaves gutter, a clear space must be provided between edge of the device and the lowest side of the first batten so as to allow a free flow of water into the gutter. . Where one section of the roof discharges into a lower section, the discharge is to be widely distributed, and the roof is to be fully sarked. Elsewhere, where a spreader is used the roof shall be sarked from the point of discharge to Eaves with a minimum width of 1800mm approved sarking. Cover all ridges and hips with capping, starters and apex caps necessary and bed all capping and verge tiles on lime mortar and point with coloured cement mortar.

TERRA COTTA TILES:

To be glazed and manufactured in accordance with AS 2049. To be fixed to timber battens with copper wire ties every alternate tile, all fixed in accordance with AS2050.

CONCRETE TILES:

To conform to AS1757 and AS1758 and to be produced by manufacturers who provide a comprehensive guarantee and fix in accordance with AS1787. Tiles are to have an end lap of not less than 75mm. Where wiring holes are provided, every alternate tile in each course is to be tied to battens with approved wire. Where holes are provided for nailing every tile in each third course is to be fixed with galvanised flat head nails at least 19mm into tile batten. Fixing to be as per AS2050.

CORRUGATED FIBRE CEMENT ROOFING:

To conform to AS1611 and fixed in accordance with AS1562 Pt.2. Minimum pitch of roof is to be 1:8 for large corrugations and 1:11 where the rafter length can be covered with a single sheet. Where pitch of roof is less than 1:8 in the case of large corrugations and 1:4.5 in the case of small corrugation end laps shall be at least 225mm and sealed. Sheets to be fixed with galvanised round head screws and felt washers set in mastic to each run of battens with side and end laps or other approved method in accordance with manufacturers instructions. All necessary accessories are to be provided and the roof is to be adequately birdproofed.

PROFILED STEEL ROOF: BCA part 3.5.1.3:

To be material as nominated on drawings. All necessary accessories to be provided and fixed according to manufactures recommendations. Roof is to be bird proofed. Sheet fixings and spacings are to be strictly as per manufacturers recommendations for the design wind speed for the area. Design and installation shall be in accordance with ASINZS 1562.

SARKING:

Where sarking is specified or required by any authority the selection of and fixing shall be in accordance with the code of practice as specified in AS1736 for pleable roof sarking and/or AS1903-04 for reflective foil laminates. All installations must comply with the requirements of BCA part 3.7.4. In Bushfire prone areas.

FLOORING - BCA part 3.4.3.4

T & G STRIP FLOORING: BCA table 3.4.3.1:

Flooring shall be seasoned and stored in a way to preserve its delivery condition. Flooring boards shall be laid in straight and parallel lines with tongues fitted into grooves and cramped together with pressures suited to moisture content and seasonal conditions. End joints shall be made on a joist and joints in adjoining boards shall be staggered. Flooring shall be kept 12mm clear of walls or wall plates parallel with the direction of laying. Boards of normal width of 75mm and less shall be fixed with one nail at each joist and boards over 75mm shall be fixed with two nails at each joist. Nails in faces of boards are to be well punched to allow for subsequent sanding and stopping. Boards profiled for secret nailing are to be skew nailed through tongues at each joist with nail punched to permit the full entry of the tongue into the groove. Flooring is not to be cut in and fixed before roofing is complete, external walls sheeted or lined and all external openings covered.

SHEET FLOORING: BCA tables 3.4.3.2 and 3.4.3.3

The minimum height of sheet flooring above ground level and under-floor ventilation shall be in accordance with manufacturers instructions or as required by Council or Lending Authority.

Where sheet flooring is used in platform construction and a decorative finish is required it shall be sealed with a water repellent at time of fixing.

- Structural Plywood: shall be manufactured in accordance with ASZ2269 and sheets stamped on the face side with manufacturers name or trade mark. Sheets shall be fixed in accordance with manufacturers instructions as approved.
- Particle Board: Approved board bonded with phenolic resin to achieve a type 'A' bond as defined in AS1860 for plywood may be used in platform construction or as fitted flooring. Boards shall be fixed in accordance with manufacturers instructions as approved. The perimeter of flooring should be fully supported by joists or noggins. Other approved particle board may be used providing it is a minimum of 2100mm above the ground, well ventilated and the building completely weatherproof prior to fixing of the floor.
- Compressed Fibre Cement: Sheet flooring not less than 18mm thick with density of not less than 1.8g/cm3 may be used in lieu of suspended concrete floors. Sheets shall be fixed in accordance with manufacturers instructions adequately flashed and suitably finished.

ELECTRICIAN

Provide all labour and materials necessary for the proper installation of electrical services in accordance with the appropriate AS Rules and requirements of the Local Supply Authority. Arrange with the supply Authority for connection from supply main to meter board. Provide for the proper installation and connect electricity stoves and hot water units. Provide light and power points as indicated on drawings or as directed and in accordance with ASINZS1680. Provide box to enclose meters in accordance with the requirements of the Authority concerned. Arrange for inbuilt wiring for telephone, television, computer and security installation as required.

SMOKE DETECTORS/ALARMS : BCA part 3.7.2

Fire/smoke detectors selected by the owner and complying with the requirements of the Local Government Act and/or state or territory regulations must be fitted in the locations required and approved by the regulatory authority and shall be installed in accordance with AS3786.

LIGHTNING PROTECTION:

Where lightning protection is specified by the proprietor or required under regulatory provisions it shall be installed in accordance with AS1768.

EXTERNAL WALL CLADDING - BCA part 3.5.3

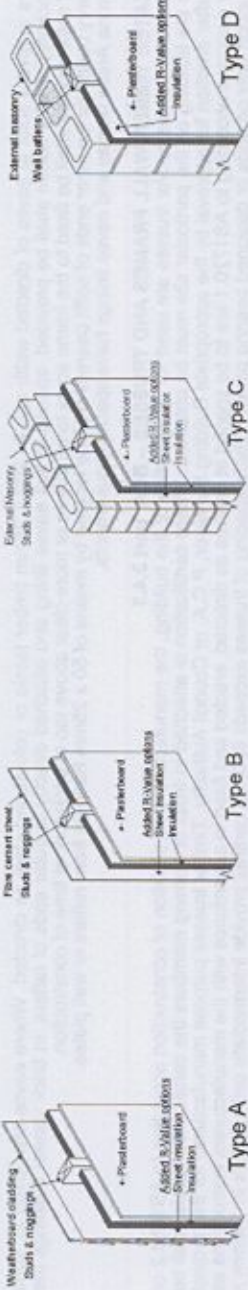
WEATHERBOARDS OR PROFILE SHEETING:

as approved by the lending authority shall be fixed and flashed in accordance with manufacturers instructions and to the satisfaction of the lending authority. Weatherboards with laps as specified by the relevant AS shall be hardwood, pressure treated radiata pine or slash pine, cypress pine, Baltic pine or western red cedar. The boards shall have a maximum moisture content of 15% be in long lengths with staggered end joints, securely nailed and fitted with angle stops. Western red cedar used externally shall be fixed with galvanised or cadmium plated fasteners. Boards exceeding 100mm in width shall be double fastened at all bearings. All boards shall be primed or sealed all around including rebates and ends before fixing. Where vertical boarding is used it shall be fixed to battens at not more than 600mm centres and sarking acceptable to the lending authority placed behind the battens to provide air space and fixed to the frame work with adequate provision for discharge of moisture. External boarding shall be in one length or have joints specially designed for external use.

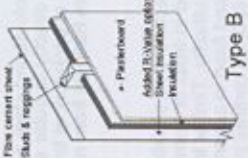
FIBRE CEMENT:

a) Flat Sheeting: Fibre cement sheeting shall be not less than 4.5mm thick and close jointed to full height of walling or above sill level where weatherboard lapped are specified. Horizontal joints shall be flashed with 0.42mm galvanised steel turned up 13mm against stud faces and down 12mm over sheet faces, lapped 25mm at joints. Internal angles of walls shall be flashed with 38mm x 38mm x 0.42mm minimum base thickness galvanised steel angles or bitumen coated metal flashing to full height of studs and lapped 50mm at joints. All vertical and horizontal joints and angles shall be covered with timber, fibre cement or other moldings as approved.

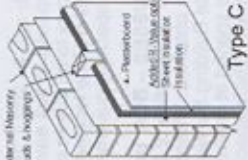
b) Profiled sheeting and Weatherboard: As approved by the lending authority shall be fixed and flashed in accordance with the manufacturers instructions and to the satisfaction of the lending authority.



Type A



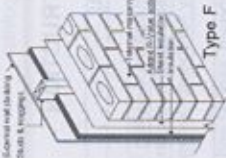
Type B



Type C



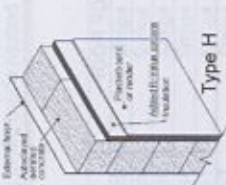
Type D



Type F



Type G



Type H

ENERGY EFFICIENT EXTERNAL GLAZING – BCA part 3.12.2

This part of the BCA applies to Class 1 buildings and class 10a buildings with a conditioned space.

Acceptable Construction Practice: The effective glazing area of a building must not exceed the percentages of the building area as per BCA Table 3.12.2.1. This table defines the maximum effective glazing area (Total glazed area of all windows in a storey) as a percentage of the total floor area of a storey. The glazing area limits listed provide only the minimal protection against overheating (heat flow into the building via the glazing) and heat loss (through the glazing) in cold conditions. The heat loss or gain can be controlled by siting of windows, shading, use of protective films, double glazing with air or gas fill in a sealed unit, and size of windows. Window manufacturers can supply windows to suit the requirements for the site Climate Zone and the window construction depends on shading of the glazed area by verandahs, balcony, fixed canopies etc. or a shading device. A shading device must restrict at least 80% of the solar radiation when in use and can be a shutter, blind, vertical or horizontal screen with blades, battens, slats etc. and be adjustable by the building occupants. Where necessary the nomination of glazing types, window locations, shading etc. should be carried out by an approved specialist.

NSW requirements to comply with BASIX Specifications are selectable in *Nethers 2.32A*

CARPENTER

GENERALLY:

All timber shall comply with the appropriate standard as listed below. Timber sizes shall be selected so that the building as constructed complies with AS1170.2 or AS4055 for serviceability and Design Wind Gust Velocities (permissible stress) of 33 M/s minimum. Substitution of some members may be required for higher Gust Wind Velocities and advice of local authorities Building Department or Structural Engineer should be sought as whether design to N3 or higher is required.

STRESS GRADES:

Visually Stress Graded Timber: Timbers whose species or place of growth is known may be visually graded for quality in accordance AS 2082.

Mechanically Stress Graded Timber of required stress grade according to AS/NZS 1748 may be used regardless of species.

Seasoned Timbers: All timber shall be regarded as seasoned only if its moisture content does not exceed 18 per cent.

FRAMING : BCA part 3.4.3.

Timber sizes in this specification are based on AS1684.4 Simplified Non-cyclonic areas with restrictions as follows: Maximum wind classification N2 (33m/s) - maximum roof pitch 30° - maximum building width 12.0m - maximum rafter overhang 750mm - maximum wall height at ext. walls, floor to ceiling 2400mm. The sizes are for information only and must not be used for construction. All design for a structure within these limits should be carried out by reference to AS1684.4

NOTE: for wind classification N3 (W41N) and N4 (W50N) Non-cyclonic areas with building widths 12.0m and up to 16.0m and with roof slopes exceeding 30° and up to 35°, design according to AS1684.2 is required

CUTTING, ASSEMBLY AND ERECTION OF FRAMING ABOVE GROUND FLOOR LEVEL:

Where framing is cut, assembled and erected on site, particular care should be taken that member sizes and fixings are designed to comply with stress grades for the particular number of stories and roof loads according to AS1684.

FLOOR FRAMING:

Ground floor timbers shall be only of hardwood, cypress pine or pressure treated Radiata or Canada Pine below a height of 300mm above finished ground level and must not be built into brickwork. Subfloor ventilation shall conform to BCA part 3.4.1. In Bushfire Prone Areas special conditions apply.

ANT CAPS:

To all brickwork and piers, at the level of underside of floorbearers, and capping of 0.5mm gauge galvanised steel or other approved metal is to be set, projecting 38mm beyond the internal faces of all brickwork and turned down at a 45 degree angle, lapped 13mm and soldered or crimped at all joints, and corners so as to provide a continuous and effective barrier against termites throughout the length of the material. Whole of house protection against subterranean termite attack shall be installed in accordance with AS 3660.1

BEARERS:

Bearers should be laid in straight and normally parallel lines with top surfaces arranged to give level bedding for joists. Unless specifically noted as otherwise, bearers shall be located directly under all loadbearing walls, except where walls are located at right angles to line of bearers, in which case piers or other approved supports shall be provided for bearers at points where they cross under such walls. Bearers having minor excesses in depth shall be brought to required level by checking out underside over supports. Packing is to be avoided but where there is no alternative, corrosion resistant and incompressible sheet material over full area of contact may be permitted. Bearers having not more than permitted spring shall be placed so that they tend to straighten under loading. Joints in bearers, unless specifically detailed otherwise, shall be made only at points of support on which adequate bearing for both members can be provided and the joint shall be secured by means of bolting or spiking against displacement or separation.

JOISTS:

Joists shall be laid over bearers in straight and normally parallel lines with top surfaces set accurately to a common level to receive flooring. Underside of joists having minor excesses in depth are to be notched out over bearers to obtain required common level. Packing may be employed if unavoidable similar to that for bearers, such packing to be securely fixed. Joists having not more than the permitted amount of spring shall be laid so that they tend to straighten under loading. Joints, unless specifically detailed, shall be made only over bearers or other supports. Joints occurring in joists which are parallel and support wallplates shall be made at points of support which provide adequate bearing for both ends which shall be bolted or scarfed to maintain a straight line. Posts shall be securely skew nailed; from both sides to bearers at all points of support. Where floor joists about solid masonry or concrete walls, they shall be supported on timber wall plates or bearers carried on walling, off-sets or attached piers; where such method is not practicable and height of floor is more than 1800mm above ground the ends of joists or bearers may bear in pockets formed in the wall which allow at least 12mm clear air space at sides and ends of members and provide solid bearing at least 100mm in depth. Where the unsupported span of deep joists exceed 2700mm, 50mm x 50mm herringbone strutting or solid blocking of 25mm min thickness shall be provided in continuous rows between joists at not more than 1800mm centres..

EAVES BEAMS AND VERANDAH PLATES:

Eaves beams and verandah plates shall be provided to support rafters or trusses over full height openings or recesses in walls or over verandahs or porches covered by main roof structure. Any reduction in nominal size through mill dressing or scalloping shall be allowed for so that the minimum size listed is not reduced. The ends of eaves beams and verandah plates that are supported on stud wall shall be carried by studs or stud groups as for heads for equivalent spans. End fixing shall provide resistance to uplift or displacement. Verandah Posts to be not less than 100mm x 100mm in timber F11. If supporting roof loads they shall be as per AS1684.2.

ROOFING BATTENS: Supporting roofing only. (Note: roofing battens are not suitable for the safe support of workers prior to fixing roof cladding). Battens should be continuous over a minimum of two spans and their design to suit rafter/truss spacing and batten spacing must be in accordance with AS1684 for the allowable roof mass.

MANHOLE:

Trim as required between ceiling joists or trusses for manhole 600 x 400mm minimum size. Line the opening and provide a suitable cover.

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

Development Application for ALEC LAZICH
 Name of Applicant

Address of site 184 BARRENJOEY ROAD
NEWPORT 2106

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

I, ANTHONY WEHBE on behalf of Wehbe Engineering Group P/L
 (print name) (trading or company name)

on this the 30/11/06
 (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:

Report Title S03261-B Geotechnical Site Assessment
 Report Date: 20 January 2005
 Author: Ralph Erni (Brink & Associates)

Structural Documents List:

W6067-S01, S02, - S03, S14, S05

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.

ANTHONY WEHBE
 (name)

A. Wehbe
 (signature)

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

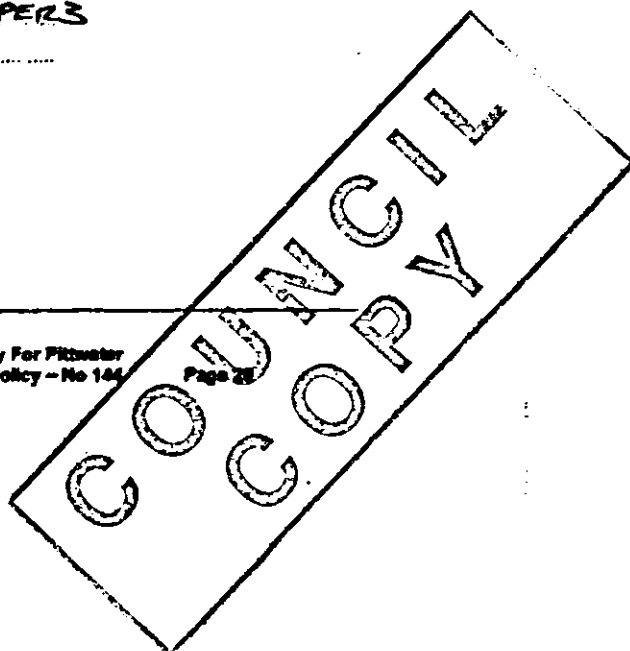
I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated _____ and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriately 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 _____

Name RALPH ERNI

Chartered Professional Status CPENG 10PER3

Membership No. 2061149





A.B.N. 99 065 386 709
BUILDING DESIGN & DOCUMENTATION

Suite 5, Level 2
186-190 Church Street
PARRAMATTA NSW 2150, Australia
Phone: +61-2-9633-5699 Fax: +61-2-9633-5711
E-mail: mail@designeffect.com.au

Ref: 03056

08 December 2006

Mr. Tom Bowden
The Insight Building Certifiers Pty Ltd

RE: 184 BARRENJOEY RD, NEWPORT (DA No. 465/04)

Dear Tom:

With relation to your letter dated 04/12/2006

Schedule of External Finishes:

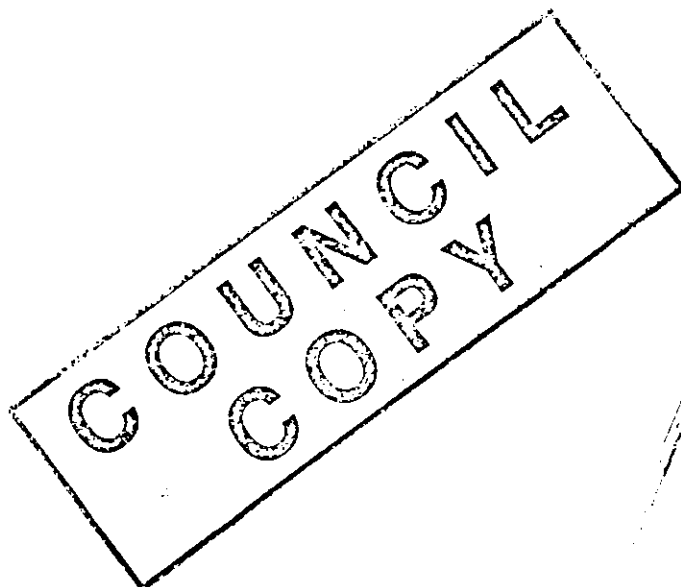
- Dulux "Natural Stone" to walls
- Dulux "Cottontail" to window and door frames
- Dulux "Cottontail" to external mouldings around windows
- Dulux "Cottontail" to coyne
- Stainless Steel finish to hand rails

If you should require any further assistance please do not hesitate contacting the undersigned on 9633 5699, at your earliest convenience.

Regards,

A handwritten signature in black ink, appearing to read "Sinisa", written over a light blue horizontal line.

Sinisa Lazarevic
DIRECTOR
Designeffect Pty. Ltd.





284 Marsden Road, Carlingford 2118

(Ph) : 02 9874 8232

(Fax) : 02 9874 8195

EMAIL: info@webcon.com.au

WEBSITE: webcon.com.au

11 Feb, 2007

Dear Sir,

Re: Schedule Of Works

SUBJECT PREMISES 184 Barrenjoey Rd, Newport

Client: Alec Lazich

Site Classification: P

This report was compiled in response to Condition C6 of the conditions from the land and environment court conditions dated 19 May 2006.

1. The details and location of all intercept drains provided uphill of the excavation, to control runoff through the cut area:
2. The proposed method of disposal of collected surface waters is to be clearly detailed:

All surface water from the western, northern and southern boundaries of the subject property are to be collected on a 300mm wide earth mound around the site and are to be drained through the dissipator "riprap" as shown on Designeffects drawing for the lower ground. The water is flow through then into the councils system during construction.

The stormwater is to be collected in accordance with ALW Design's documentation and councils regulations.

3. Procedures for excavation and retention of cuts to ensure the site stability is maintained during earthworks:

Site Preparation: Completely remove the existing dwelling, foundations and any associated structures prior to excavating.

Strip the site of topsoil prior to cutting and filling to the desired levels.

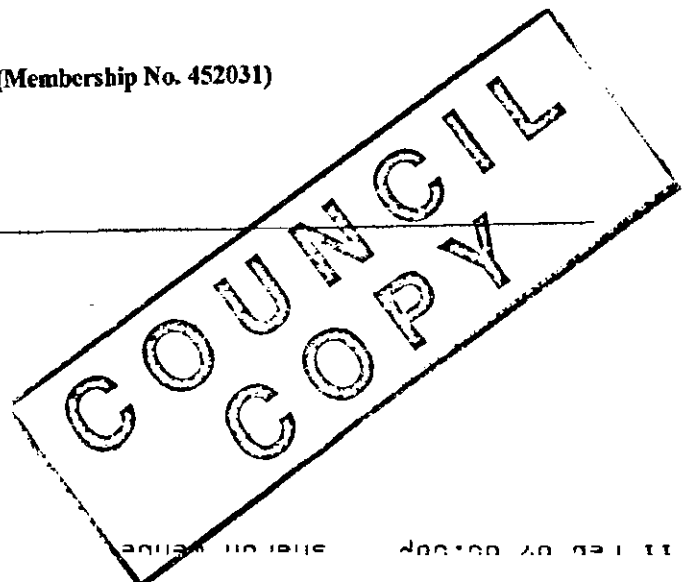
As indicated by the Brink and Associates Geotechnical report Cutting and filling should be avoided where possible. The design has incorporated this requirement. During construction batters if needed should be 2H:1V as indicated.

Full Name of Certifier; Anthony C Wehbe

Qualifications: BE MIEAust CPENG NPER-3 (Membership No. 452031)

Yours faithfully,

Anthony Wehbe



Applicant: Alec & Joan Lazich
P.O. BOX 834
Newport Beach 2106

Telephone: Home: (02) 9997 2280
Work:
Mobile:
Facsimile: Work:

DILAPIDATION PRELIMINARY REPORT

**REGARDING THE PROPERTY AT
182 BARRENJOEY ROAD, NEWPORT.**

**THIS REPORT IS PRIVATE AND CONFIDENTIAL
THIS REPORT HAS BEEN PREPARED FOR
ALEC & JOAN LAZICH .**

**THIS REPORT HAS NOT BEEN PREPARED FOR LITIGATION AND INCLUDES
ALL VISIBLE ITEMS (MINOR AND MAJOR).**

**Ⓐ IT IS TO BE NOTED THAT PRIOR TO LITIGATION THE MINOR AND MAJOR
ITEMS SHOULD BE SEPERATED.**

THIS REPORT CONSISTS OF THE FOLLOWING:

DILAPIDATION PRELIMINARY REPORT

- PART A – GENERAL PROPERTY/INSPECTION INFORMATION**
- PART B – REPORT OBSERVATIONS – INTERNAL**
- PART C – REPORT OBSERVATIONS – EXTERNAL**
- PART D – CONDITIONS, EXCLUSIONS AND IMPORTANT INFORMATION**

ANNEXURE A – CURRICULUM VITAE REGARDING ANDREW JOHN PHILLIPS

ANNEXURE B – CODE OF CONDUCT FOR EXPERT WITNESSES – DISTRICT COURT

DATE OF REPORT: 17TH JANUARY, 2007

**COUNCIL
COPY**

Report No. **SSR 2070/1**

Applicant: Alec & Joan Lazich
P.O. BOX 834
Newport Beach 2106

Telephone: Home: (02) 9997 2280
Work:
Mobile:
Facsimile: Work:

DILAPIDATION PRELIMINARY REPORT



Property Address: **182 Barrenjoey Road, Newport.**

Date of Inspection: 10/1/2007

Time of Inspection: 9:30am

Weather: Fine

Rainfall: Nil

ATTENTION: This is page 1 of a 28 page report and any beneficial party who relies upon the information contained in this report, does so acknowledging that the entire contents of the twenty-eight pages are an integral part of this report.

PART A – GENERAL PROPERTY/INSPECTION INFORMATION

PART B – REPORT OBSERVATIONS – INTERNAL

PART C – REPORT OBSERVATIONS – EXTERNAL

PART D – CONDITIONS, EXCLUSIONS AND IMPORTANT INFORMATION

t: 02 9809 1090 - f: 02 9809 1132 - e: info@propertyinspection.com.au - PO Box 97 Gladesville 1675

PART A

Report No. **SSR 2070/1**

GENERAL PROPERTY/INSPECTION INFORMATION

A Code of Conduct for Expert Witnesses –District Court.

- A.1 I have read, and agree to be bound by, the Expert Witnesses Code of Conduct issued by the District Courts, copy of which is Annexure B of this report.

B Date of Inspection

- B.1 A site inspection was carried out on 10th January, 2007 and the Home Owner was present. This person had no input into the inspection and no input into the report.

- B.2 The following sources were used in compilation of the report:

1. Building Code of Australia (BCA)
2. Home Building Act.
3. Forty-six (46) years experience in building – Annexure Curriculum Vitae regarding Andrew John Phillips.

- B.3 No documents were considered by me preparatory to carrying out the inspection and report:

C Purpose of Report

- C.1 It is the purpose of this report to note all defects and to prepare a Pre-construction Dilapidation Preliminary Report.

DILAPIDATION PRELIMINARY REPORT

PART A **GENERAL PROPERTY/INSPECTION INFORMATION**

Report No. **SSR 2070/1**

1 Scope of Report

- 1.1 This inspection was carried out and the report compiled in accordance with AS 4349.1 and the terms set out within this report. No inspection is carried out without these conditions. This report is accurate only on the date, and at the time that the inspection was carried out.
- 1.2 For the purpose of the inspection and report the following definition and conditions apply and form part of our contract agreement:
- "Dwelling" means a dwelling-house, whether it is a detached or a semi-detached dwelling-house or a dwelling-house in a terrace building and a flat and includes a lot in a strata plan, any stairway, vestibule, corridor, garage, out-building, swimming-pool, or other structure constructed for use in conjunction with the dwelling, but does not include a lift.*
- 1.3 This report is based on a visual inspection only, and is given in good faith (it is not a technical report).
- 1.4 This report does not include a valuation and is not intended to give indication as to compliance of all Ordinances made pursuant to the Local Government Act., or all Australian Standard, Rules, Regulations or Designs.
- For quotes for Environmental Protection and Assessment Act, 'Building Code of Australia' and Australian Standards Codes references and compliance, please telephone the office for a supplementary invasive inspection.
- For asbestos content and swimming pool defects, please telephone the office for a supplementary invasive inspection.
- 1.5 Estimated costs given in this report for repairs and/or renewing, are approximate only (and not conclusive) and as such, may vary from eventual actual costs, depending on prices charged by builders, tradesman or specialists, and the nature/quality of material used etc.
- 1.6 The visual inspection of the property will not include frame, joinery or other components of the structure that are covered, unexposed or inaccessible. Therefore, the Inspector cannot report that any such part of the property is free from defect. Timbers are not disturbed or opened up at the time of the inspection.
- 1.7 Inspection for dampness is visual and moisture meters are not used. The inspector is not responsible for concealed dampness that is not evident at the time of the inspection.
- 1.8 Special arrangements must be made for heights above 3.6 meters.
- 1.9 We do not move furniture or stored items.

DILAPIDATION PRELIMINARY REPORT

PART A

Report No. **SSR 2070/1**

GENERAL PROPERTY/INSPECTION INFORMATION

- 1.10 Access that is not in accordance with the Occupational Health and Safety Act will be classified as no access. If it is suspected that asbestos or toxic substances exist, entry into certain areas was not made as is described in '4. Areas Not Inspected and Reason'.
- 1.11 There was no visual inspection below ground level including footing beams and footing systems other than pier pads above ground.
- 1.12 Water Board diagrams and construction drawings must be supplied prior to the inspection if examination is required and are subject to an additional fee.
- 1.13 This report does not make assumption or diagnosis without 'hard' evidence. Therefore, items/areas that are concealed or inaccessible, without an investigative inspection, are not covered by this report.

2 General Comments/Observations

- 2.1 The dwelling has been constructed using several methods and materials, however, due to:
- i) the age of the dwelling
 - ii) the lack of adequate correct protective maintenance,
 - iii) the lack of adequate attention to correct building practices
 - iv) the lack of adequate correct building codes and standards
- there are areas of defective work that require rectification.
- 2.2 This dwelling is on the average standard to slightly below average standard scale (for this type and age dwelling -- by a visual inspection).
- 2.3 This dwelling has a high termite risk design.
- 2.4 These general comments do not take precedence over the report observations, but are only an explanation.

Note 1: It is recommended that an 'Invasive' inspection be carried out on this property.

DILAPIDATION PRELIMINARY REPORT

PART A

Report No. **SSR 2070/1**

GENERAL PROPERTY/INSPECTION INFORMATION

3 Purpose of Site Visit

- 3.1 The purpose of this site visit is to visually inspect and assess the property and to collect photographic evidence for the use of preparing a Dilapidation Preliminary Report.

4 General Description of Property

- 4.1 The property comprises of a single storey, full brick with cavity dwelling that has a pitched roof. The roof is covered with concrete roofing tiles.

The external walls of the original dwelling have been cement rendered and painted.

The original dwelling has been constructed on brick footing walls and piers and it has tongue and groove timber flooring that is fixed to the floor frame timbers.

There are two, single storey extensions attached to the rear of the dwelling.

The first extension has been constructed with timber and aluminium and it has been lined externally with a board that has been cement rendered and painted. The first (rear left side of the dwelling) extension has a skillion roof that is covered ribbed Colorbond steel roof sheeting.

The second extension (rear, right side of the dwelling) has been constructed with timber frames (glazed joinery) and it has a skillion roof that is covered with ribbed Colorbond steel roof sheeting.

The section above the timber joinery is lined with compressed asbestos cement – fibro (6mm 'A.C.') sheeting. This part of the extension has been constructed on a concrete terrace area that is also the roof of a basement extension,

The basement extension has been constructed with concrete block walls (Besser) and timber joinery (glazed) glass panelling and doors (with brass cover strips to the joinery timbers).

There is a basement terrace area at the rear of the basement extension. This section has been constructed on concrete block walls (Besser blocks).

There are timber steps that lead down to the grass area.

There is a timber decking at the very rear of the allotment. There are several timber posts and handrails to various areas of the rear of the allotment.

There is a double garage at the front, right side of the allotment. The garage has been constructed on brick footing walls and piers and it has a suspended concrete slab floor. The underside of the garage is used as storage. The garage has been constructed with timber stud frames and it has been lined externally with form plywood. The garage has a skillion roof that is covered with corrugated Colorbond steel roof sheeting.

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PART A GENERAL PROPERTY/INSPECTION INFORMATION

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There is an extension at the rear of the garage. The garage extension has been constructed with timber and it is supported by round steel pipe posts. The extension has an open timber decking floor. The extension has a small skillion roof that is covered with corrugated, Colorbond steel roof sheeting.

The dwelling has been constructed on a very steeply sloping allotment that falls away from the street and down to the ocean frontage.

The allotment has been landscaped with various types of retaining walls and there are concrete paths.

The internal areas dwelling extensions (ground level) have timber parquetry to the floor.

A section of the rear extension has timber decking over the concrete.

The roof cavity frame has been constructed with Australian Hardwood timbers with some Douglas Fir (Oregon) timbers and some Radiata Pine timbers.

There is insulation (Insulwool Batts) in the roof cavity (between the ceiling joists and over the top wall plates).

The electric, mains pressure, water heater tank (Dux Forte 160 Litre, dated 7/6/2002) is situated in the built-in wardrobe.

The extension areas of the dwelling have tongue and groove chipboard that is fixed to Australian Hardwood timber bearers and joists.

There is a second electric, mains pressure, water heater tank (Dux 160 Litre, dated 4/7/2002) under the rear extension of the dwelling.

To the rear left side of the allotment (adjacent to the dwelling), the fencing has been constructed with Radiata Pine timber posts, rails and double butted and capped palings. There is a concrete block wall constructed from the rear of the original dwelling to the rear of the extension.

Note: This dwelling does not have wheel chair provisions.

5 Areas Not Inspected And Reason

- 5.1 The dwelling, at the time of the inspection, was fully furnished. There were areas of the wall and floor surfaces that were concealed by the furnishings. The floor surfaces were concealed by the floor finishes and floor coverings.

The garage was used for storage.

The underside of the garage was used for storage.

The rear, underfloor extension to the dwelling was not accessible as the doors had been locked.

There were areas of the property that were concealed by vegetation.

These prevented a full visual inspection.

6 Bedroom 1

6.1 Ceilings:

- 6.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 6.1.2 The cornice joints have not been set and sanded correctly.
- 6.1.3 There are minor separations to the ceiling (at the cornices and ceiling) have been patched.

6.2 Walls:

- 6.2.1 There are minor cracks to the corners.
- 6.2.2 There are areas of drummy wall render/plastering (minor).
- 6.2.3 There is minor evidence of water penetration (has been patched).
- 6.2.4 There is minor evidence of rising dampness (has been patched).
- 6.2.5 There are cracks to the walls (minor/patched).

6.3 Floors:

- 6.3.1 Note that the floor surface was concealed by the floor covering.
- 6.3.2 There are minor undulations to the floor.

6.4 Windows/External Aluminium Doors:

- 6.4.1 There is minor evidence of water penetration.
- 6.4.2 There is no visible sill flashing at floor level.
- 6.4.3 There are no 'A.S.' (Australian Standard) certification marks on the windows.
- 6.4.4 The finish to the aluminium has aged.

6.5 Doors:

- 6.5.1 The doors bind at the hinges.
- 6.5.2 The door heads are slightly out of level.
- 6.5.3 The doors have not been painted correctly in that the top and bottom rails have not been sealed off adequately.
- 6.5.4 The margins (gaps) to the doors and door jambs are not even.

6.6 Paintwork:

- 6.6.1 Painting will be required after the maintenance items have been carried out.
- 6.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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7 Bedroom 2

7.1 Ceilings:

- 7.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 7.1.2 The cornice joints have not been set and sanded correctly.
- 7.1.3 There are minor separations to the ceiling (at the cornices and ceiling)- have been patched.

7.2 Walls:

- 7.2.1 There are areas of drummy wall render/plastering (minor).
- 7.2.2 There is minor evidence of water penetration – has been patched.
- 7.2.3 There is minor evidence of rising dampness – has been patched.
- 7.2.4 There are cracks to the walls (minor/patched).

7.3 Floors:

- 7.3.1 Note that the floor surface was concealed by the floor covering.
- 7.3.2 There are minor undulations to the floor.

7.4 Windows/External Aluminium Doors:

- 7.4.1 There is minor evidence of water penetration.
- 7.4.2 There are no 'A.S.' (Australian Standard) certification marks on the windows.
- 7.4.3 The finish to the aluminium has aged.

7.5 Doors:

- 7.5.1 The door is out of wind.
- 7.5.2 The doors have not been painted correctly in that the top and bottom rails have not been sealed off adequately.
- 7.5.3 The margins (gaps) to the doors and door jambs are not even.

7.6 Paintwork:

- 7.6.1 Painting will be required after the maintenance items have been carried out.
- 7.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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8 Office

8.1 Ceilings:

8.1.1 There are minor cracks to the joints of the cornices – have been patched.

8.1.2 The cornice joints have not been set and sanded correctly.

8.2 Walls:

8.2.1 There are areas of drummy wall render/plastering (minor).

8.3 Floors:

8.3.1 Note that the floor surface was concealed by the floor covering.

8.3.2 Note: Concrete floor

8.4 Windows/External Aluminium Doors:

8.4.1 There are gaps (cracks) between the aluminium frames and the reveals.

8.4.2 There is minor evidence of water penetration.

8.4.3 There is no visible sill flashing at floor level (left side window).

8.4.4 There are no 'A.S.' (Australian Standard) certification marks on the windows.

8.5 Doors:

8.5.1 The horizontally sliding door is binding.

8.5.2 The horizontally sliding door floor guide is out of adjustment.

8.6 Paintwork:

8.6.1 Painting will be required after the maintenance items have been carried out.

8.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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9 Front Entrance Hallway

9.1 Ceilings:

- 9.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 9.1.2 The cornice joints have not been set and sanded correctly.
- 9.1.3 There are separations to the ceiling (at the cornices and ceiling) – have been patched.

9.2 Walls:

- 9.2.1 The walls are out of plumb/not straight.
- 9.2.2 The joints to the joinery timbers (skirtings and architraves) have not been carried out in a good and tradeslike manner (not true and accurate/gaps/filled).
- 9.2.3 There are areas of drummy wall render/plastering (minor).
- 9.2.4 There are cracks to the walls (minor/patched).

9.3 Floors:

- 9.3.1 Note that the floor surface was concealed by the floor covering.
- 9.3.2 Note: Concrete floor.

9.4 External Doors:

- 9.4.1 The door is out of winde.
- 9.4.2 The door is binding.

9.5 Doors:

N/A

9.6 Paintwork:

- 9.6.1 Painting will be required after the maintenance items have been carried out.
- 9.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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10 Bedroom Hallway

10.1 Ceilings:

- 10.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 10.1.2 The cornice joints have not been set and sanded correctly.

10.2 Walls:

- 10.2.1 There are areas of drummy wall render/plastering (minor).
- 10.2.2 There are cracks to the walls (minor/patched).

10.3 Floors:

- 10.3.1 Note that the floor surface was concealed by the floor covering.

10.4 Windows/External Aluminium Doors:

N/A

10.5 Doors:

- 10.5.1 The door is out of wind.
- 10.5.2 The doors have not been painted correctly in that the top and bottom rails have not been sealed off adequately.

10.6 Paintwork:

- 10.6.1 Painting will be required after the maintenance items have been carried out.
- 10.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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11 Breakfast Room

11.1 Ceilings:

- 11.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 11.1.2 The cornice joints have not been set and sanded correctly.
- 11.1.3 There are minor separations to the ceiling (at the cornices and ceiling) – have been patched.

11.2 Walls:

- 11.2.1 There are minor cracks to the corners – have been patched.
- 11.2.2 There are areas of drummy wall render/plastering (minor).
- 11.2.3 There are cracks to the walls (minor/patched).

11.3 Floors:

- 11.3.1 Note that the floor surface was concealed by the floor covering.
- 11.3.2 There is minor movement and deflection that is causing noises (squeaks).

11.4 Windows/External Aluminium Doors:

- 11.4.1 There is minor evidence of past water penetration.
- 11.4.2 There are no 'A.S.' (Australian Standard) certification marks on the windows.

11.5 Doors:

N/A

11.6 Paintwork:

- 11.6.1 Painting will be required after the maintenance items have been carried out.
- 11.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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12 Music Room

12.1 Ceilings:

- 12.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 12.1.2 The cornice joints have not been set and sanded correctly.
- 12.1.3 There are minor undulations/separations to the ceiling (at the cornices and ceiling) – have been patched.

12.2 Walls:

- 12.2.1 There are areas of drummy wall render/plastering (minor).
- 12.2.2 There is minor evidence of water penetration – has been patched.
- 12.2.3 There is minor evidence of rising dampness – has been patched.
- 12.2.4 There are cracks to the walls (minor/patched).

12.3 Floors:

- 12.3.1 Note that the floor surface was concealed by the floor covering.
- 12.3.2 There are minor undulations to the floor.
- 12.3.3 There is movement and deflection that is causing noises (squeaks).
- 12.3.4 The floor is slightly out of level.
- 12.3.5 The joints have opened up (shrinkage).
- 12.3.6 There is evidence of borer activity.

12.4 Windows/External Aluminium Doors:

- 12.4.1 There is evidence of water penetration.
- 12.4.2 The glazing gaskets have aged/weathered.
- 12.4.3 The finish to the aluminium has aged.
- 12.4.4 There are no 'A.S.' (Australian Standard) certification marks on the windows.
- 12.4.5 There are cracks between the aluminium window and the sill.

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12.5 Doors:

- 12.5.1 The door is out of wind.
- 12.5.2 The door binds at the hinges.
- 12.5.3 The doors have not been painted correctly in that the top and bottom rails have not been sealed off adequately.
- 12.5.4 The margins (gaps) to the doors and door jambs are not even.

12.6 Paintwork:

- 12.6.1 Painting will be required after the maintenance items have been carried out.
- 12.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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REPORT OBSERVATIONS - INTERNAL

13 TV Room

13.1 Ceilings:

- 13.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 13.1.2 The cornice joints have not been set and sanded correctly.
- 13.1.3 There are minor cracks between the ceiling linings – at the joints.

13.2 Walls:

- 13.2.1 There are minor cracks to the joints and corners – have been patched.

13.3 Floors:

- 13.3.1 Note that the floor surface was concealed by the floor finish.
- 13.3.2 There is evidence of movement to the timber parquetry.

13.4 Windows/External Aluminium Doors:

- 13.4.1 There is evidence of water penetration.
- 13.4.2 The glazing gaskets have aged/weathered.
- 13.4.3 There is no visible sill flashing at floor level.
- 13.4.4 There are no 'A.S.' (Australian Standard) certification marks on the windows.

13.5 Doors:

N/A

13.6 Paintwork:

- 13.6.1 Painting will be required after the maintenance items have been carried out.
- 13.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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14 Sunroom

14.1 Ceilings:

- 14.1.1 There are undulations/separations to the ceiling (at the cornices and ceiling) – have been patched.
- 14.1.2 The joints to the joinery timbers have opened up.
- 14.1.3 There are undulations to the ceiling linings.
- 14.1.4 There is a gap between the cornice and the wall lining.

14.2 Walls (Timber Joinery):

- 14.2.1 The joints to the joinery timbers have not been carried out in a good and tradeslike manner (not true and accurate/gaps/filled).
- 14.2.2 The joinery timbers have been damaged.
- 14.2.3 There is evidence of water penetration.

14.3 Floors:

- 14.3.1 Note that the floor surface was concealed by the floor - timber decking flooring.
- 14.3.2 There are minor undulations to the floor.
- 14.3.3 There is minor movement and deflection that is causing noises (squeaks).

14.4 Windows/External Aluminium Doors:

- 14.4.1 There are gaps between the aluminium frames and the reveals.
- 14.4.2 There is evidence of water penetration.
- 14.4.3 There is no visible sill flashing at floor level.
- 14.4.4 The door is out of winde
- 14.4.5 The door is binding.

14.5 Doors:

N/A

14.6 Paintwork:

- 14.6.1 Painting will be required after the maintenance items have been carried out.
- 14.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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15 Living Room

15.1 Ceilings:

- 15.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 15.1.2 The cornice joints have not been set and sanded correctly.
- 15.1.3 There are minor separations to the ceiling (at the cornices and ceilings) – have been patched.

15.2 Walls (Timber Joinery):

- 15.2.1 The joints to the joinery timbers have opened up (minor).
- 15.2.2 There is minor evidence of past water penetration.
- 15.2.3 The joinery timbers have not been adequately stopped and sanded.

15.3 Floors:

- 15.3.1 Note that the floor surface was concealed by the floor covering.
- 15.3.2 There are minor undulations to the floor.
- 15.3.3 There is minor movement and deflection that is causing noises (squeaks).
- 15.3.4 There is evidence of borer activity.

15.4 Windows/External Aluminium Doors:

N/A

15.5 Doors:

- 15.5.1 The horizontally sliding door is binding.
- 15.5.2 The horizontally sliding door floor guide is out of adjustment.

15.6 Paintwork:

- 15.6.1 Painting will be required after the maintenance items have been carried out.
- 15.6.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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16 Dining Room

16.1 Ceilings:

- 16.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 16.1.2 The cornice joints have not been set and sanded correctly.
- 16.1.3 There are minor cracks between the ceiling linings (at the joints) – have been patched.

17 Walls:

- 17.1.1 There are minor cracks to the corners – have been patched.
- 17.1.2 There are areas of drummy wall render/plastering (minor).
- 17.1.3 There are cracks to the walls (minor/patched).

17.2 Floors:

- 17.2.1 Note that the floor surface was concealed by the floor finish.
- 17.2.2 There are minor undulations to the floor.
- 17.2.3 Windows/External Aluminium Doors:
- 17.2.4 There is evidence of water penetration.
- 17.2.5 There are no 'A.S.' (Australian Standard) certification marks on the windows.

17.3 Doors:

N/A

17.4 Paintwork:

- 17.4.1 Painting will be required after the maintenance items have been carried out.
- 17.4.2 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

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18 Fixtures

18.1 Kitchen:

- 18.1.1 There are minor cracks to the joints of the cornices – have been patched.
- 18.1.2 The joints to the joinery timbers (skirtings and architraves) have not been carried out in a good and tradeslike manner (not true and accurate/gaps/filled).
- 18.1.3 The cement render has not been finished to an acceptable standard – has been patched.

18.2 Bathroom:

- 18.2.1 There are cracked/drummy tiles.
- 18.2.2 There are cracks to the tile grout.
- 18.2.3 There are hairline cracks to the ceiling cornice joints – have been patched.
- 18.2.4 The cornices are separating from the ceiling lining.
- 18.2.5 The door is out of wind to the door jambs.
- 18.2.6 The striker plate to the door is out of adjustment.
- 18.2.7 The margins (gaps) to the door and door jambs are not even.
- 18.2.8 The doors binding at the hinges.
- 18.2.9 The door has not been painted correctly in that the top and bottom rails have not been sealed off adequately.
- 18.2.10 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.

18.3 Ensuite:

N/A

18.4 Laundry:

N/A

18.5 Toilet:

- 18.5.1 The ceramic tiles have not been fixed correctly.
- 18.5.2 The door is out of wind.
- 18.5.3 The door furniture is binding.
- 18.5.4 The door has not been painted correctly that the top and bottom rails have not been sealed off adequately.
- 18.5.5 The striker plate is out of adjustment.
- 18.5.6 The wall tiles are loose and they are drummy.
- 18.5.7 The door is binding at the hinges.
- 18.5.8 The door is binding.

19 Fireplace

- 19.1 The concrete hearth has cracked.

PART C
REPORT OBSERVATIONS - EXTERNAL

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20 Roof (Under)

- 20.1 There is insufficient vermin proofing.
- 20.2 The sizalation is torn.
- 20.3 The sizalation has not been adequately festooned.
- 20.4 There are no triple grips to the rafters.
- 20.5 The purlin has sagged/warped slightly.
- 20.6 There are splits (grain splits) to the timbers.
- 20.7 There is evidence of termite and borer activity.
 There is no visual evidence of current termite activity.
- 20.8 There is no ventilation at the ridge (to the sizalation).
- 20.9 There is evidence of water penetration (minor – to be monitored).
 There was no visual evidence of current water penetration.
- 20.10 There are corroded pipes in the roof cavity.
- 20.11 Note: The tiles are not fixed to the Australian Standard (Refer to 'Important Information' section of this report).

21 Roof (Exterior Covering)

- 21.1 There are minor undulations to the roof.
- 21.2 There are minor cracks to the ridge tile pointing.
- 21.3 The flashing has not been dressed down correctly (not in a good and tradeslike manner).

22 Underfloor Area

- 22.1 There are loose pipes/piers.
- 22.2 There is inadequate space (various areas).
- 22.3 The underside of the dwelling is lower than the external finished ground level.
- 22.4 There is evidence of insufficient ventilation.
- 22.5 There is evidence of termite damage. There was no visual evidence of current termite activity.
- 22.6 There is evidence of termite and borer activity.
 There is no visual evidence of current termite activity.
- 22.7 There is corrosion to the galvanised steel sheeting ant capping.
- 22.8 There is evidence of water penetration at the shower recess/bath tub walls.
- 22.9 There is evidence of isolated wet rot.

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- 22.10 There is evidence of water passing under the dwelling during rain.
- 22.11 There are missing/corroded ant cappings to strategic areas.
- 22.12 There is insufficient vermin proofing.
- 22.13 There is rubble under the dwelling.
- 22.14 There is evidence of spalling to the concrete/brickwork.
- 22.15 There are cracks to the concrete/brickwork.
- 22.16 There are timbers touching the concrete/brickwork/blockwork.
- 22.17 There are piers which are within the angle of repose.
- 22.18 There is formwork under the concrete.
- 22.19 There are leaning piers.
- 22.20 Not in accordance with the Local Government Act 1993, Building Code of Australia.
- 22.21 The piers have been eccentrically loaded.
- 22.22 There are timber props under the dwelling.
- 22.23 There is fungal moulding and staining.
- 22.24 The ant cappings are bridged with mortar.
- 22.25 There are no slip joints to the concrete slab on the brickwork walls.
- 22.26 The rear extension has been constructed with a concrete slab with timber boards over it.
There is no evidence of termite protection.

23 Eaves

- 23.1 The soffit lining has sagged (undulations).

24 Gables

- 24.1 The gable end is not straight.

25 Fascia, Barge and Verge Boards

- 25.1 The joinery timbers have opened up.
- 25.2 The fascia/barge boards have warped.
- 25.3 There are splits (grain splits) to the timbers.
- 25.4 The fascia boards are not straight (minor).
- 25.5 There is wet rot (timber weathering).

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26 **Walls**

- 26.1 The walls are slightly out of plumb/not straight.
- 26.2 There are no weep holes.
- 26.3 There are cracks to the window sills.
- 26.4 There are no visible control joints.
- 26.5 There are corroded cavity ties.
- 26.6 There is evidence of rising dampness --below floor level.
- 26.7 The damp proof course has not been fixed in a good and tradeslike manner (inconsistent positioning/not visible).
- 26.8 There are gaps between the storm moulds and the brickwork.
- 26.9 There is evidence that there is debris in the brickwork cavities.
- 26.10 The plumbing pipe penetrations have not been sealed off (adequately).
- 26.11 There are settlement cracks to the brickwork.
- 26.12 There are no 'V' joints at the flashing/damp proof course.
- 26.13 There are cracks to the cement render.

27 **Arch Bars/Lintels**

- 27.1 The arch bars are concealed.

28 **Windows**

- 28.1 Note: The flashing is not visible.
- 28.2 The finish to the windows has been soiled/weathered.

29 **Doors**

- 29.1 The doors are out of wind.
- 29.2 The doors bind at the hinges.
- 29.3 The door catch is out of adjustment (striker plate).
- 29.4 The doors have not been painted correctly in that the top and bottom rails have not been sealed off.
- 29.5 The doors have inconsistent margins/gaps to the door jambs.
- 29.6 The doors bind.

30 **Balcony/Porch/Patio**

- 30.1 There are cracks to the concrete.

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REPORT OBSERVATIONS - EXTERNAL

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31 Paintwork

- 31.1 The paintwork has not been carried out in a good and tradeslike manner in that the cutting in is not true and accurate/there is inadequate preparation.
- 31.2 The paintwork has aged and weathered.

32 Chimney/Flue

- 32.1 The flashing has aged/weathered.
- 32.2 There are cracks to the cement render.

33 Stairs/Steps

- 33.1 There are minor cracks to the sandstone.
- 33.2 The step risers are not consistent in height (slightly).
- 33.3 The step treads are out of level.
- 33.4 The step treads are loose.
- 33.5 There are no booker rods.
- 33.6 There are no handrails to various areas.

34 Footings

- 34.1 Note: There is no visual inspection below ground level.
- 34.2 The dwelling/building has been constructed on reactive clay soil.
- 34.3 There has been excavation under the dwelling.
- 34.4 The footings have been undermined.
- 34.5 Excavated basement

35 Retaining Walls.

- 35.1 There are minor hairline cracks to the retaining walls.
- 35.2 The retaining walls under the dwelling have not been constructed in a good and tradeslike manner.
- 35.3 Not structurally engineered.
- 35.4 The retaining walls are leaning.
- 35.5 There is evidence of moisture build up behind the walls.

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36 **Paths/Paving**

- 36.1 There are cracks to the concrete.
- 36.2 The concrete is spalling.
- 36.3 There are no control joints to the ceramic tiles.
- 36.4 There are cracks to the sandstone.

37 **Driveways**

- 37.1 There are cracks to the concrete.
- 37.2 The contours (levels) are not correct.
- 37.3 The concrete is spalling.
- 37.4 Water is pooling.
- 37.5 There are no stormwater grates to the garage entrance.

38 **Fencing:**

38.1 **Side/Rear**

- 38.1.1 The fencing timbers have warped.

39 **Garage/Carport**

- 39.1 There are cracks to the brickwork and cement render.
- 39.2 There are cracks to the concrete.
- 39.3 There is evidence of water penetration (retaining walls).

40 Conclusion

- 40.1 After visually inspecting and assessing the buildings on site, it has been concluded that there are extensive areas that require rectification.
- The internal areas of the dwelling have been superficially patched and painted.

PART D

Report No. **SSR 2070/1**

CONDITIONS, EXCLUSIONS AND IMPORTANT INFORMATION

1 Conditions of Inspections and Report

This inspection was carried out and the report compiled in accordance with the terms set out. No inspection is carried out without these conditions.

These Special Conditions Apply

- 1.1 In respect of this report the Inspector shall be liable only to the applicant and only for negligence of the Inspector, otherwise the Inspector does not accept liability for any error in or omission from the report. Claims under five thousand dollars (\$5,000.00) and the first five thousand dollars not covered.
- 1.2 This report is provided for the private and confidential use of the abovenamed applicant only and should not be used or relied upon by any other person. THIS REPORT IS SUBJECT TO COPYRIGHT, and the applicant is warned against any use that constitutes a breach of this copyright.
- 1.3 No liability shall be accepted, on account of failure to report pest activity, current at or prior to the date of the inspection, in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied to the inspector. This includes but is not limited to any area(s) or section(s) that are so specified in the report.

2 Important Information

- 2.1 It is reasonable to expect wet rot and evidence of past or current termite and borer activity to aged dwellings. Most masonry dwellings of over 45 years of age will have some dampness to the walls, especially dwellings with no wall cavities. Roof water penetration and water pooling under the floor areas cannot always be detected without the right conditions at the time of the inspection.
- 2.2 Without having inspected the approved plans at the Council Building Department it is difficult to assess if the dwelling has been built in accordance with the approval. Single dwelling buildings do not have to comply with Acts and Ordinances enacted after their date of construction.
- 2.3 It is recommended that Section 160, 149(2) and 172 certificates be applied for. Plus Section 70 certificate and a Body Corporate Strata Search for strata units. B.S.C. Section 131 (h) & (i) for dwellings under seven years of age and renovations under seven years of age and renovations under seven years of age. Multiple dwellings and commercial buildings require a Form 7 Certificate (Board of Fire Commissioners).
- 2.4 Any extensions or renovations contemplated, must be designed by a competent and qualified Architect and/or Engineer.
- 2.5 All building work must be carried out by a fully qualified, licensed builder.
- 2.6 Asbestos is found in materials such as 'A.C.'(fibro), vinyl tiles, vinyl sheeting, linoleum tiles, linoleum sheeting, asbestos insulation, asbestos pipe lagging and vermiculite. Where such materials are found care must be taken in their removal (see O.H. & S., Section 16.2; item 3.5 of the Asbestos Code of Practice and guidance notes).
- 2.7 The manufacturer for roof tiles recommend nailing every third row of tiles. The Australian Standard recommends nailing every row of roof tiles (depending on the conditions of installation). We inspect in accordance with the Australian Standard.
- 2.8 Damp Course:
 - 2.8.1 Slate is no longer an approved damp proof course material. Slate being a porous material is very unstable and cannot be relied upon to carry out its design function. Improving sub floor ventilation and storm water drainage may assist in reducing dampness to the base of the building. Budget for the replacement of the damp proof course and associated salt charged plaster and or render.
 - 2.8.2 Original Lead damp proof course. The life expectancy of a lead damp proof course is approximately 30 years. However, due to the corrosive effects of mineral salts lead damp proof courses may have a much shorter period of reliability. Splits or tears may also occur due to typical building movement. Improving storm water drainage and sub floor ventilation may assist in keeping excessive dampness under control. Budget for the replacement of the damp proof course and associated salt charged plaster and or render.
 - 2.8.3 Bituminised felt. The life expectancy of felt when bituminised is approximately 30 years. This type of material is also easily damaged by typical building movement, especially during long periods of dry weather. Improve sub floor ventilation and improve storm water drainage, to assist in avoiding excessive dampness to the base of the building. Budget for the replacement of the damp proof course and associated salt charged plaster and or render.

DILAPIDATION PRELIMINARY REPORT

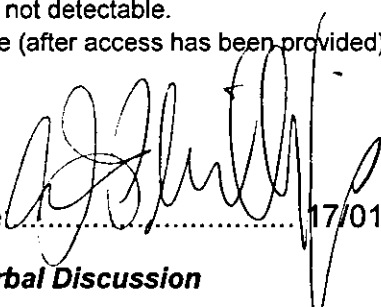
PART D

Report No. **SSR 2070/1**

CONDITIONS, EXCLUSIONS AND IMPORTANT INFORMATION

3 Pest Report Definition

- 3.1 This is for reports on the presence of active subterranean termites, active Anobium borers and active fungi, where such decay fungi is the direct result of inadequate subfloor ventilation. As borer activity is determined by the presence of exit holes and frass and delay exists between the time of infestation and the appearance of these signs, it is possible that borer activity may exist within timber that is not discernible at the time of inspection.
- 3.2 Past Termite or Borer activity and no evidence of current activity does not indicate that there are no active Termites and Borers. Past Termite and Borer activity is to be treated as current activity. There is a very high probability of invisible current Termite and Borer activity. Timbers are not disturbed or opened up at the time of the inspection.
- 3.3 **DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the within report to notify pest activity current at or prior to the date of the within report in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the inspecting officer (including but not limited to any area(s) or section(s) as are so specified by the report).
- Termite & Borer**
- 3.4 It is recommended that all roof timbers, sub-floor timbers and ground area as well as around the foundations to the exteriors of the dwelling be treated for Termites.
- 3.5 As Termites are known to be active in the area, we would also strongly recommend that a programme of regular, six monthly inspections be adopted and that the sub-floor ground area be treated in accordance with A.S.3660.1 - 1995 and TIMBERSURE to minimised the chance of attack and further damage occurring.
- 3.6 We recommend that a complete chemical termite barrier should be applied as soon as possible. This treatment should be carried out to the Australian Standard (A.S.3660.1 - 1995) and TIMBERSURE.
- Note:** Pest extermination must be carried out by an operative licensed under the State Law and in accordance with A.S. 3660.1 - 1995 and TIMBERSURE.
- 3.7 Ensure that buildings allow access to all structural timbers for easy inspection.
- 3.8 Never build untreated timber into or onto earth.
- 3.9 Create adequate ventilation under suspended floors.
- 3.10 Ensure that ant caps cross cavities and wide masonry structures (with correct, full and continuous soldering of joints).
- 3.11 Remove all loose timbers and other material from under and around the dwelling.
- 3.12 Avoid constructing slabs on the ground against suspended timber floors.
- 3.13 Always leave the edges of concrete slabs on the ground visible for inspection.
- 3.14 Ensure that pest control operators detect and destroy nests and not just worker termites.
- 3.15 Nests can develop in buildings without ground contact where there is adequate and constant moisture and darkness.
- 3.16 There can be subterranean Termite and Borer activity that is not detectable.
- 3.17 A follow up inspection of concealed areas would be advisable (after access has been provided).

Inspector: **ANDREW JOHN PHILLIPS J.P.** Signature  17/01/07
(Mobile 0417 233 926)

Please Do Not Hesitate to Contact the Inspector for a Verbal Discussion

Pre-Purchase Building Inspections
Reg. Building Insp. (Ord. 4)
Licensed Builder Q13463

Building Consultant & Inspector
Building Consultant – BC735

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ANNEXURE A

CURRICULUM VITAE REGARDING ANDREW JOHN PHILLIPS

CURRICULUM VITAE REGARDING ANDREW JOHN PHILLIPS

BUILDING INDUSTRY EXPERIENCE

The following document represents a curriculum vitae of building work experience, building supervisory experience, building construction and project management experience, building costing and diagnostic experience of Andrew John Phillips of 11 Haig Avenue, Denistone East.

CERTIFICATES, WORK OPERATIONS AND DUTIES IN THE BUILDING INDUSTRY.

Andrew John Phillips is the principal of Phillips Property Inspections Pty. Ltd., which carries on the business of Building Consultants and Inspectors/Certifiers.

Mr. Phillips joined the building industry in 1961. Since that time he completed an apprenticeship in Carpentry and Joinery, obtained a Building Certificate, Ordinance 4 (four) Certificate, a Builder's Licence and worked for the then Builder's Licensing Board as an inspector.

Prior to leaving High School and commencing work Andrew Phillips worked for his father (after school, weekends and during all holidays) in the building industry.

His practical experience in the residential industry includes many restorations and renovations of old houses as well as the construction of new ones. He has been employed as a supervisor for Project Home Builders, swimming pool companies and kitchen manufacturers.

On the commercial front, Andrew has an enormous experience again from the ground up. From labouring and being a tradesman to General Foreman and Project Manager of large commercial building sites. He has gained experience on multi-storey projects and large multi-stage projects that spread over a large site. He has been responsible for projects involving roads, marinas, bridges, underpinning/shoring, large sewerage and stormwater projects and a variety of residential, office, food premises and theatre projects.

Andrew's experience ranges from physically carrying out the work to overseeing the people doing it. Because of this, he understands the problems faced from both sides and therefore has a balanced view of the situations that arise on a building site.

Following is a brief list of some of the organisations and projects with which he has been involved.

- Qualifications include:**
- Carpentry & Joinery
 - Construction/Project Programming
 - Building Consultancy Licence – Licence No. BC450
 - Qualified Building Supervisor Q13463
 - Building Inspector (Ex Builders' Licensing Board)
 - Ordinance 4 Certificate.
 - Building Certificate
 - Quantity Surveying & Costing
 - Forestry Commission Wood Technology Course
 - Currently Completing Masters Building Surveying (University of Western Sydney)
 - Enrolled – University of Western Sydney (Masters - Fire Engineering)
 - Accredited M.B.A. Consultant
 - Accredited by the H.I.A. as a Consultant
 - Accredited by the Institute of Building Consultants.
- Memberships include:**
- The Master Builders Association.
 - The Housing Industry Association.
 - Institute of Building Consultants Inc. (retired)
 - New South Wales Justices Association.

Past Experience in the Building Industry

Jan. 1961 - Dec. 1964 Commenced and completed an apprenticeship in Carpentry & Joinery under the employ of Perini Australia Pty. Ltd. As an assistant to the tradesmen, he worked with them with tasks such as setting out, formwork construction and demolition, and finishing works, on commercial sites including the Mail Exchange at Redfern and the State Office Block in the city.

Jan. 1965 - June 1970 Carried out the construction and refurbishment of houses & home units. This included construction of brand new dwellings from the excavation stage to the fixing out and completion. The role of carpenter and joiner also meant involvement in plumbing and electrical installations (assisting the tradesmen).

July 1970 - Dec. 1970 Project home supervisor for Civic Constructions (Domestic). This involved site supervision and the co-ordination of trades and materials for some thirty or more homes at a time.

Supervision and construction of the J.J. Cahill Memorial High School (Mascot) Olympic Class swimming pool.

Supervisor for Crystal Swimming Pools (three months).

Dec. 1970 - March 1972 Site supervision in the construction of home units for Dow Design & Construction.

April 1972 - July 1972 Atchison Constructions. Preparation of tender documents, organising the site and quality control to ordering materials which included quantity surveying and preparing contracts for sub-contractors. Underpinning of adjacent properties for basement excavations.

Aug. 1972 - Sept. 1975 T.C. Whittle Pty. Ltd. Supervision of the construction and the refurbishment of the Cerebos Salt factory into the Nimrod Theatre (Belvoir Street Theatre) and then site manager of the construction of Building 4 of the Sydney Technical College (Dunbar Building). Restoration of Heritage Buildings (with the rectification of all defects and deteriorations). These included waterproofing of basement walls and the waterproofing of lateral water penetration into walls.

Sept. 1975 - Jan. 1976 Costain (Aust). Site manager for the construction of the Ansett Air Terminal, Stage One.

Jan. 1976 - June 1976 Supervision of the refurbishment of Wentworth Chambers (Phillip Street, Sydney). Supervision of the refurbishment of the terraced dwellings along Brougham Street and Victoria Street, Woolloomooloo/Potts Point (the refurbishment of the terraced dwellings included the rectification of extensive rising dampness and water penetration).

July 1976 - Dec. 1977 Employed by Concrete Constructions as a General Foreman on commercial projects, which included training apprentices and the responsibility for the finishing and services trades.

Jan. 1978 - Sept. 1978 Carried out extensions, renovations, restorations and refurbishment to houses. Projects included dwellings from the Federation period where the work was required to fit in with the existing style and detail of joinery of the property.

Sept. 1978 - June 1982 The role of General Foreman involve the coordination of trades for the construction of hotels, factories, home units and retail outlets for Ian Turner & Partners. Projects involved refurbishment, renovations, extensions (including Heritage Building Restoration with the rectification of all defects and deteriorations) and the construction of new buildings including Birkenhead Point and Hudson Hardware outlets with major road, stormwater and sewerage construction.

July 1982 - Sept. 1982 A short term Project Management contract for the construction of a mechanical and panel beating workshop. This dealt with the construction of the building itself and the installation and implementation of the machinery for the purposes of repairing a wide range of motor vehicles.

Oct. 1982 - July 1985 Employed as a Building Inspector for the Builders Licensing Board, a Department of the NSW State Government. Roles here involved carrying out inspections for the purpose of resolving building disputes. This included investigating defective works, determining the cause of defects, preparing reports for the submission to Courts, Tribunals, etc. These reports involved the collection of photographic evidence, quantity surveying and estimating completion and rectification works of domestic properties. The Builders Licensing Board also carried out pre-purchase inspections for the general public.

Aug. 1985 - Dec. 1985 Grandview Aluminium Pty.Ltd. - Construction Manager for extensions and renovations mainly to domestic properties.

Dec. 1985 - March 1986 Pride Constructions – Construction Manager for extensions and renovations mainly to domestic properties.

April 1986 - Aug. 1986 Project Management contract for the construction of an arcade of shopfronts and offices with underground and open air car parking facilities.

Sept. 1986 - June 1987 Construction Manager for P. & E. Phontos on a large Public Works project of some two hundred townhouses. This project was a long term one and had building works at various stages at any one time, as it was a low level, large allotment development with excavated basements and sand retaining walls. It involved coordinating trades, plant and suppliers to ensure that no single part of the project was left idle. The project included major excavations, stormwater/sewerage drainage.

July 1985 Preparation and commencement of Pre-Purchase Property Inspection Services. Attended many short courses with the M.B.A., H.I.A. and Standard Australia. Carried out studies into Wood Technology, Concrete Technology and waterproofing. Have attended many courses on Termites, Borers and Fungal Wood Decay Destruction of Timbers.

Since June 1987 Self employed as a Building Consultant & Inspector and have been involved in writing reports for the following purposes:

- Builders Final Defects Reports
- Rectification Costing Schedules
- Quantity Surveying and Costing
- Reports for Insurance Claims
- Dispute Resolution and Mediation
- Pre-Purchase Property Inspection Reports
- Pest Reports
- Building Maintenance Reports
- Photographic Evidence
- Forensic and Diagnostic Investigations

The information above briefly accounts for forty-three years of experience in the industry. His balanced perspective as a consultant and attention to detail, have allowed him the opportunity to prepare numerous reports in the resolution of building disputes and in solving problems. Andrew has been preparing reports for building matters since 1982 and has developed a method and reporting style that has benefited many clients in their matters.

Since becoming a 'Building Inspector' with the 'Builder's Licensing Board', Andrew has attended an extensive number of Seminars and Short Courses. These Seminars and Short Courses have been with the:

- Master Builder's Association
- Housing Industry Association
- Institute of Building Consultants Inc.
- Australian Standards

Rapid Training and Short Technical College Course in studying the Building Code of Australia (E.P.A. Act) Australian Standards, Timber Framing Codes, Concrete Structures, Masonry Structures, Reactive Clay Soil Foundation (Geology), Energy Efficiency, Asbestos Removal and Occupational, Health and Safety Regulations (under the Occupational, Health and Safety Act).

Phillips Property Inspections Pty. Ltd.

Dated: 1st July 2005

ANNEXURE B

CODE OF CONDUCT FOR EXPERT WITNESSES - DISTRICT COURT

DISTRICT COURT RULES 1973 – SCHEDULE 1

SCHEDULE 1 – CODE OF CONDUCT FOR EXPERT WITNESSES

(Part 28, rule 9C and Part 28A, rule 2)

Application of code

1. This code of conduct applies to any expert engaged to:
 - (a) provide a report as to his or her opinion for use as evidence in proceedings or proposed proceedings, or
 - (b) give opinion evidence in proceedings or proposed proceedings, or
 - (c) inquire into and report on a question under Part 28A as the Court appointed expert.

General duty to the Court

2. An expert witness has an overriding duty to assist the Court impartially on matters relevant to the expert's area of expertise.
3. An expert witness's paramount duty is to the Court and not to the person retaining the expert.
4. An expert witness is not an advocate for a party.

The form of expert reports

5. A report by an expert witness must (in the body of the report or in an annexure) specify:
 - (a) the person's qualifications as an expert, and
 - (b) the facts, matters and assumptions on which the opinions in the report are based (a letter of instructions may be annexed), and
 - (c) reasons for each opinion expressed, and
 - (d) if applicable – that a particular question or issue falls outside his or her field of expertise, and
 - (e) any literature or other materials utilised in support of the opinions, and
 - (f) any examinations, tests, or other investigations on which he or she has relied and identify, and give details of the qualifications of, the person who carried them out.
6. If an expert witness who prepares a report believes that it may be incomplete or inaccurate without some qualification, that qualification must be stated in the report.

7. If an expert witness considers that his or her opinion is not a concluded opinion because of insufficient research or insufficient data or for any other reason, this must be stated when the opinion is expressed.
8. An expert witness who, after communicating an opinion to the party engaging him or her (or that party's legal representative), changes his or her opinion on a material matter must forthwith provide the engaging party (or that party's legal representative) with a supplementary report to that effect which must contain such of the information referred to in paragraph 5 (b), (c), (d), (e) and (f) as is appropriate.
9. Where an expert witness is appointed by the Court, the preceding paragraph applies as if the Court were the engaging party.

Experts' conference

10. An expert witness must abide by any direction of the Court to:
 - (a) confer with any other expert witness, and
 - (b) endeavour to reach agreement on material matters for expert opinion, and
 - (c) provide the Court with a joint report specifying matters agreed and matters not agreed and the reasons for any non agreement.
11. An expert witness must exercise his or her independent, professional judgment in relation to such a conference and joint report, and must not act on any instruction or request to withhold or avoid agreement.

