

FOR SCANNING

PITTWATER COUNCIL

CONSTRUCTION CERTIFICATE APPLICATION

2nd Floor, Unit 11, No 5 Vuko Place, Warriewood
PO Box 882, MONA VALE NSW 2103
DX 9018, MONA VALE
Facsimile: (02) 9970 7150
Telephone: (02) 9970 1111



18/03/03

Office Use Only:

C/C NO: CC0101/03
FILE AND PART NO: _____
PROPERTY NO: _____
OFFICER: _____
TARGET DATE: _____
APPROVAL NO: _____
POST OUT ☐ or PICK UP ☐

LODGEMENT

- All information required by the schedule and checklist are to accompany this application.
- Incomplete applications will not be accepted.
- Fees are to be paid at the time of lodgement.
- To minimise delays it is suggested that you lodge this application between the hours of 10.00am and 4.30pm weekdays.

THIS APPLICATION RELATES TO: (please tick)

☒ BUILDING WORK

☐ SUBDIVISION WORK

AN EXISTING DEVELOPMENT CONSENT FOR THIS SITE

Consent No NO 747/02 Date 28/10/03

A CONCURRENT DEVELOPMENT APPLICATION

Application No _____ Date _____

SITE DETAILS: (please print)

House No 23 Street/Road PARK AVE. Suburb AVALEN
Postcode 2108 Lot 43 Section _____ Deposited Plan 13325

Description of Proposal

Re-roof, Alterations & Additions
new side decks & internal
layout.

VALUE OF DEVELOPMENT: \$.....60,000.....

Nominated Building Classification: Class(es).....

SCANNED

20 MAR 2003

PITTWATER COUNCIL



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D
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L
E

CONSTRUCTION MATERIALS/DETAILS: (please print) (must by law be accurate)

Construction materials

External walls TIMBER FRAME / ~~CONCRETE~~ ROOF CORROD

Floor CIPUS T+G Wall frames TIMBER

Details

Current use of the land/building(s) RESIDENTIAL

Site area _____

Floor area - existing REFER SITE CALCULATIONS m²

- proposed _____ m²

Total NO INCREASE m²

Number of Storeys 1 m²

Number of dwellings to be demolished _____

Number of dwellings proposed _____

YOUR USE			STAFF USE
E	SECTIONS A cut through view of the building and site. Minimum scale 1:100		
	The outline of the existing and/or proposed building showing all dimensions including roof pitch. All sections labelled and cross related back to where they occur on the floor plan and site plan (including driveways and their proposed gradients). Existing and proposed RL's to AHD, for the building (ceiling and floor level) and the site showing proposed excavation or filling (if any). Construction details for wall, floor, window, door, ceiling, roof frame, type of footings and size Provisions made for Fire Safety and Fire Resistance.		
F	LONG SECTIONS A length ways cut through view of the site, the building or driveway. Minimum Scale 1:100		
	Details of driveways, vehicle crossing profiles and transitions. Maximum driveway grade 1:4; maximum emergency pedestrian access grade 1:8.		
G	FLOOR PLAN An aerial view of the room layout on all levels, or storeys. Minimum scale 1:100		
	North point shown. Room dimensions and use shown. The location and dimension of all windows, doors and walls (including wall thickness). Provisions made for Fire Safety and Fire Resistance		
H	BUILDING SPECIFICATION Details of construction.		
	Two copies, detailing method of construction, fire ratings, type of materials, dimensions and length. Whether the material will be new or second hand. Give particulars of second hand materials. Details of drainage, effluent disposal, water supply, ventilation arrangements etc.		
Note: Where the proposal involves an alternative solution to the Building Code of Australia requirements, the application must be accompanied by details of the performance standard intended to be met and the details/assessment used to establish compliance with the performance standard.			
I	FIRE SAFETY PROVISIONS Class 2-9 buildings only		
	Details of the fire safety measures to be implemented.		
	Where the proposal involves alterations or additions to an existing building, details of the existing fire safety measures.		
J	DETAILED ENGINEERING DRAWINGS Detailed plans which have been certified by a qualified consultant for the following where relevant		
	Earthworks, erosion control measures, elevations of retaining walls, etc.		
	Roadworks, road pavement details.		
	Stormwater drainage (including stormwater management details).		
	Water supply, effluent disposal.		
	Landscape construction works.		
Note: Where the works involve an amendment or modification to previously approved plans, the alteration is to be appropriately highlighted on the submitted engineering plans.			
Checked by:			

N0747/02

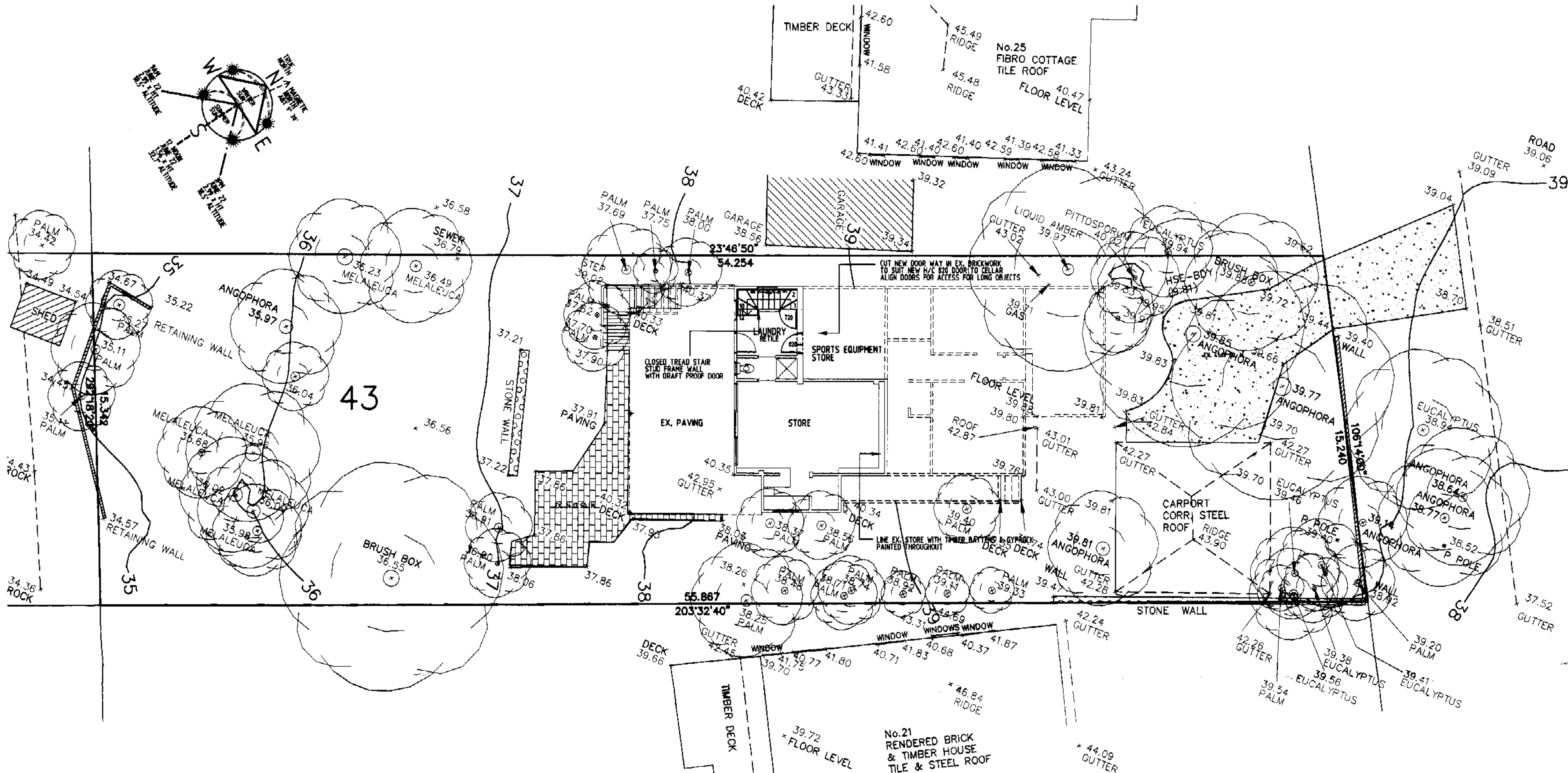
Specification
This schedule is to be read in conjunction with the enclosed plans.
Materials and Colours
Provide material and colours as set out in the following schedule

Items	Material and Description	Colour	Sample
ROOF	ARMOUR GREY COLORBOND CUSTOMER ROOF SHEETING WITH RIDGE & FLAT BARGE CAPPING ON BATTENS & INSULATION	COLORBOND ARMOUR GREY	
GUTTERING & DOWNPIPES	125 x 70mm ZINCALUME QUAD GUTTERING WITH 100 x 75 MIN. DOWNPIPES	COLORBOND ARMOUR GREY	
ROOF FASCIA & BARGE BOARDS	190 x 19mm FINGERJOINTED PRE-PRIMED TIMBER FASCIA	DULUX 'CHARCOAL'	
EAVES LINING	6mm F.C. SHEETING	DULUX 'CHINA WHITE'	
WINDOWS & DOORS	ALUMINIUM FRAMED POWDERCOAT FINISH	CHARCOAL	
MASONRY WALLS	(SUBFLOOR ONLY) CEMENT BAGGED BRICK WORK	DULUX 'ZUCCHINI'	
WEATHERBOARDS	DRESSED PROFILE WEATHERBOARDS MILLWOOD SMOOTH GALV. NAILED & PUNCHED	DULUX 'ZUCCHINI'	
DECKING	100 x 25 SELECT GRADE KILN DRIED HARDWOOD GALV. NAILED & PUNCHED	CABOTS / SIKKENS NATURAL UV INHIBITED DECKING OILS 'CYPRESS/TALLOWWOOD'	
HANDRAILS	150 x 45 DRESSED KILN DRIED HARDWOOD MITRE JOINTS EPOXY GLUED	CABOTS / SIKKENS NATURAL UV INHIBITED DECKING OILS 'LIGHT CEDAR'	
STAIR TREADS (EXTERNAL)	250 x 50 ROUGH SAWN HARD WOOD COURSE SANDED ON TOP FACE & EDGE	CABOTS / SIKKENS NATURAL UV INHIBITED DECKING OILS 'CYPRESS/TALLOWWOOD'	
BALUSTRADES	100 x 100 DRESSED & CHAMFERED POSTS KILN DRIED HARDWOOD STAINLESS STEEL 3/16" WIRE & BOTTLE SCREW TENSIONED HORIZONTAL WIRES AT MIN. 125mm APART	CABOTS / SIKKENS NATURAL UV INHIBITED DECKING OILS 'CYPRESS/TALLOWWOOD'	
EXTERNAL PAVING	MANUFACTURED PRE CAST PAVERS 200 x 200 x 50 THICK, COURSE TEXTURE	TERRACOTTA	

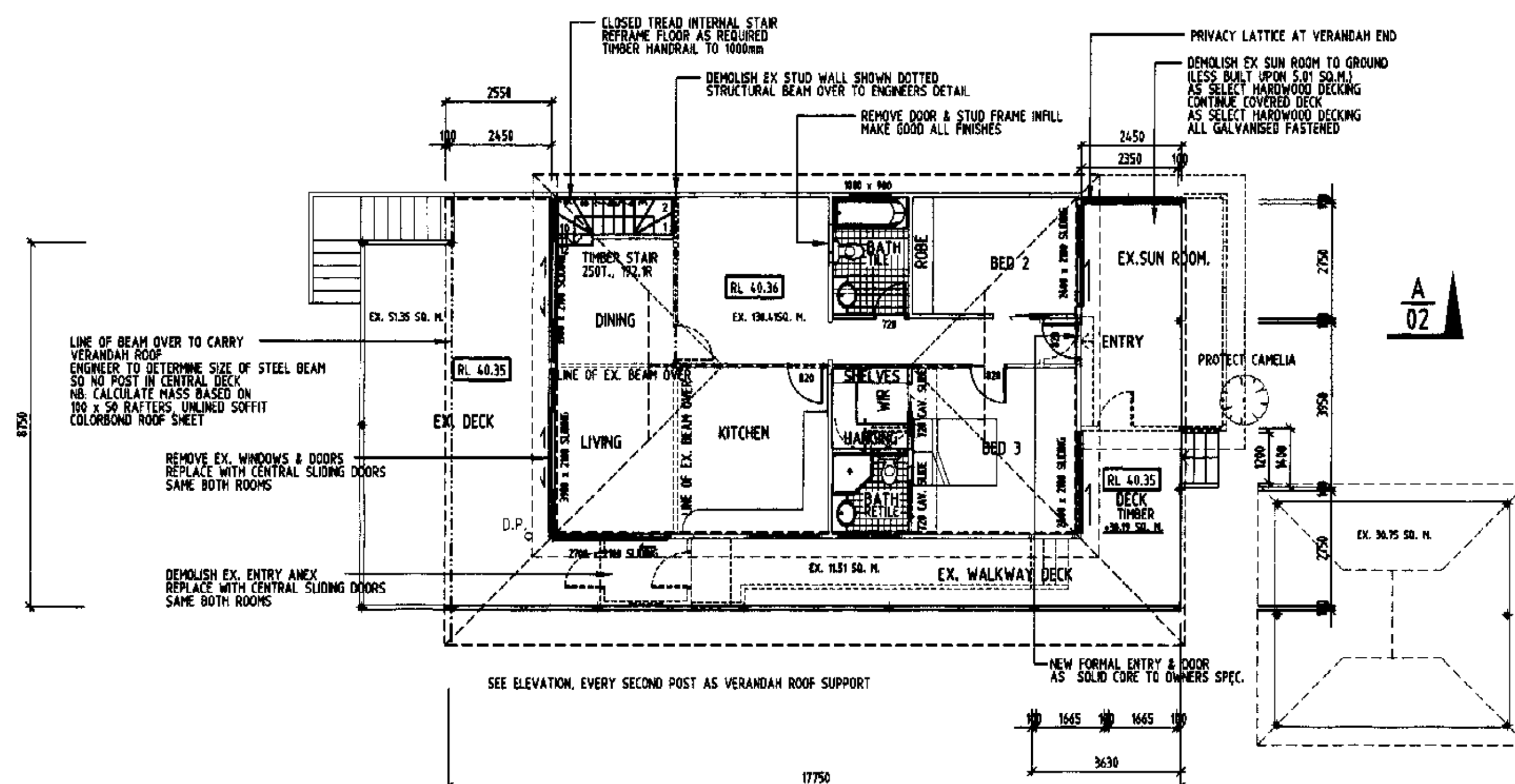
Schedule of External Textures & Finishes Colours



Alterations & Additions
at
23 Park Avenue, Avalon Beach NSW 2107
for
Mr & Mrs P&H Owens



LOWER GROUND FLOOR AND SITE PLAN
1:100



EXISTING GROUND FLOOR PLAN
1:100

DCP No. LP20 - AVALON VALLEY LOCALITY PLAN
ALLOWABLE SITE COVERAGE 50%

SITE CALCULATIONS

ITEM	AREA (SQ. M)
EX. DRIVEWAY & CONC. AREA	838.30
EX. CARPORT AREA	41.49
EX. FLOOR AREA	30.75
EX. DECK AREA (REAR)	130.41
EX. DECK AREA (SIDE)	51.35
EX. PAVED AREA	11.51
EX. BUILT UPON AREA	24.17
TOTAL PROPOSED	289.68
DEMOLISHED AREA	20.25
PROPOSED DECK & STAIR	30.19
TOTAL PROPOSED	9.94
TOTAL BUILT UPON AREA	299.62
CARPARKING	2 CARS

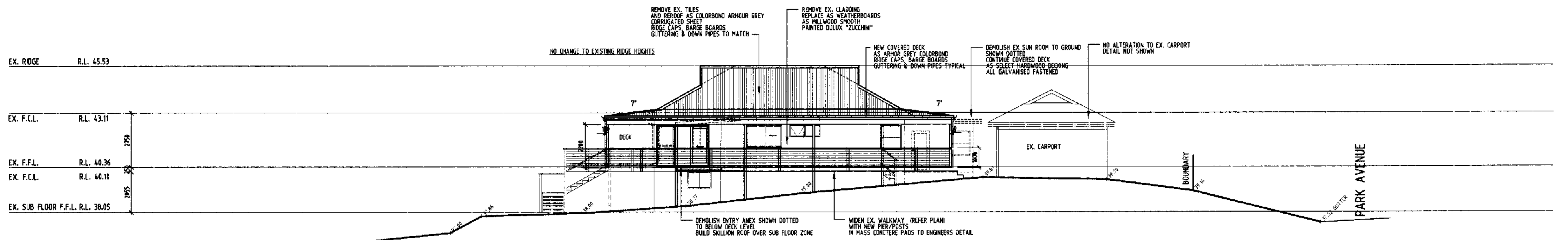
- NOTES**
- ALL DIMENSIONS ARE IN MILLIMETRES U.M.D. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
 - ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT SAA BUILDING CODES AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
 - ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
 - FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
 - ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE A.S.1684.
 - ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
 - FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
 - ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
 - ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
 - ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
 - MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
 - ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

CC	6/3/2003	ISSUED FOR CONSTRUCTION CERTIFICATE
	5/9/2002	ISSUE TO CLIENT FOR COUNCIL APPROVAL
MARK	DATE	AMENDMENT
PLAN OR DOCUMENT CERTIFICATION		
I am a qualified BUILDING DESIGNER/STRUCTURAL DRAFTSMAN		
I hold the following qualifications or Licence No. BUILDING CERTIFICATE - STONEY TAFE		
Further I am appropriately qualified to certify this component of the project		
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian industry standards.		
ANDREW BOLTE	6/3/2003	Andrew Bolte
Name	Date	Signature

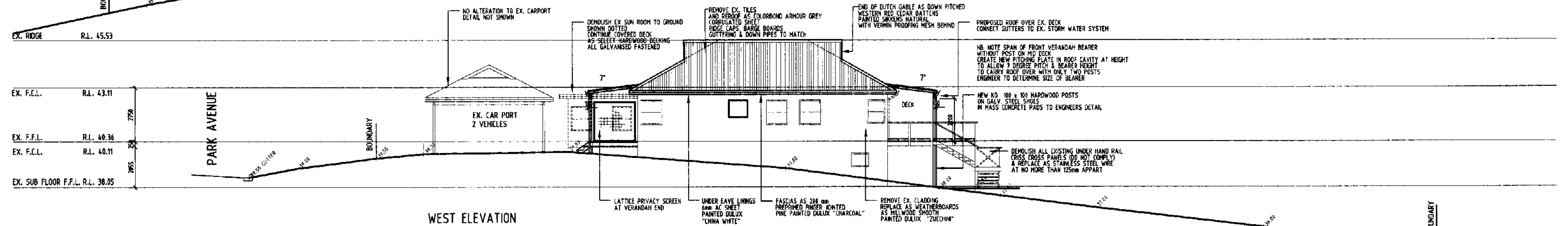
PROJECT PROPOSED ALTERATIONS AND ADDITIONS AT 23 PARK AVENUE, AVALON FOR MR. & MRS. P. OWENS			
THIS DRAWING WORKING DRAWINGS FLOOR PLANS AND SITE PLAN			
SCALE	DATE	SHEET No.	OF
1:100	MARCH 2003	1	2
DRAWN	CHECKED	PROJECT No.	AMENDMENT
A.B.		B-092	CC

SCANNED
20 MAR 2003
PITWATER COUNCIL

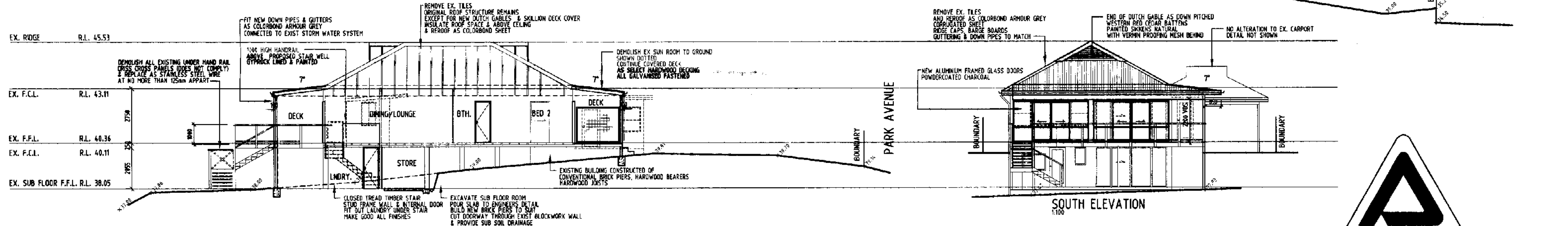




EAST ELEVATION
1:100



WEST ELEVATION
1:100



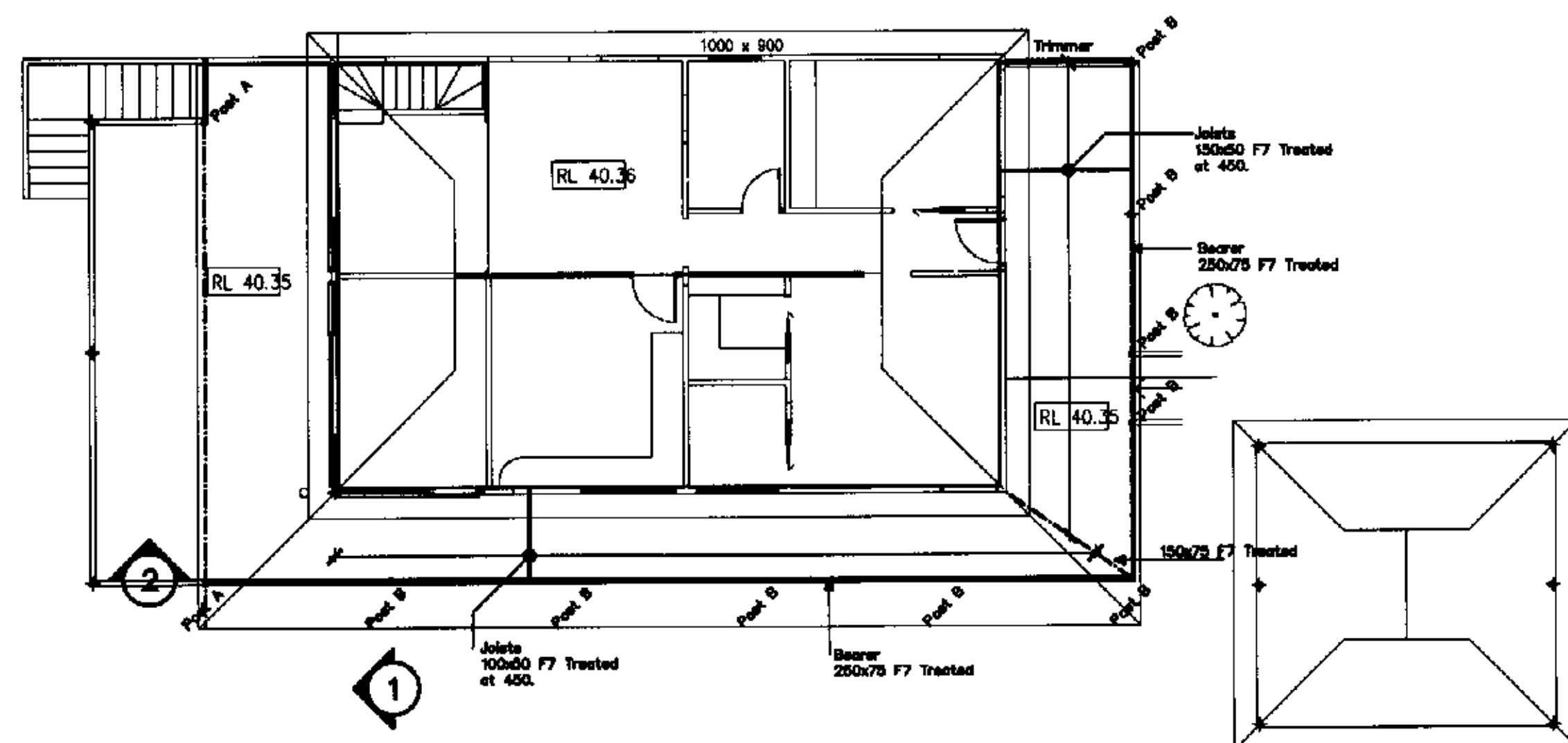
SECTION A A
1:100



NORTH ELEVATION
1:100



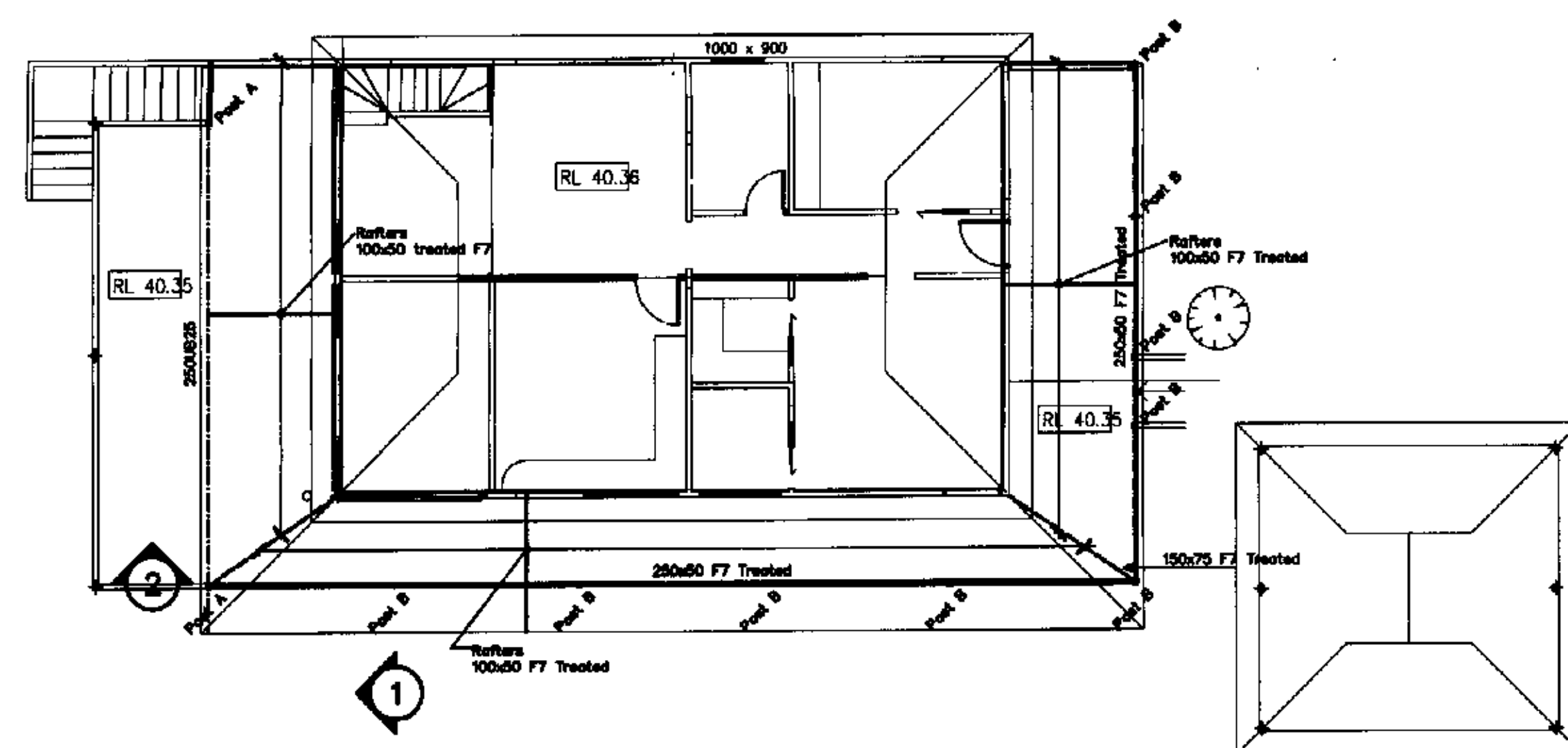
PLAN OR DOCUMENT CERTIFICATION I am a qualified <u>BUILDING DESIGNER/STRUCTURAL DRAFTSMAN</u> I hold the following qualifications or Licence No. <u>BUILDING CERTIFICATE - SYDNEY TAFE</u> Further I am appropriately qualified to certify this component of the project I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian industry standards. ANDREW BOLTE 6/3/2003 <i>Andrew Bolte</i> Name Date Signature																			
CC	6/3/2003	ISSUED FOR CONSTRUCTION CERTIFICATE																	
-	5/9/2002	ISSUE TO CLIENT FOR COUNCIL APPROVAL																	
MARK DATE AMENDMENT PROJECT PROPOSED ALTERATIONS AND ADDITIONS AT 23 PARK AVENUE, AVALON FOR MR. & MRS. P. OWENS THIS DRAWING WORKING DRAWINGS SECTION AND ELEVATIONS <table border="1"> <tr> <td>SCALE</td> <td>DATE</td> <td>SHEET No.</td> <td>OF</td> </tr> <tr> <td>1:100 & 1:200</td> <td>MARCH 2003</td> <td>2</td> <td>2</td> </tr> <tr> <td>DRAWN</td> <td>CHECKED</td> <td>PROJECT No.</td> <td>AMENDMENT</td> </tr> <tr> <td>A.B.</td> <td></td> <td>B-092</td> <td>CC</td> </tr> </table>				SCALE	DATE	SHEET No.	OF	1:100 & 1:200	MARCH 2003	2	2	DRAWN	CHECKED	PROJECT No.	AMENDMENT	A.B.		B-092	CC
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DRAWN	CHECKED	PROJECT No.	AMENDMENT																
A.B.		B-092	CC																



DECK MARKING PLAN

Scale 1:100

POSTS
Post A 100x100x6.0 S.H.S.
Post B 125x125 treated & primed F7.

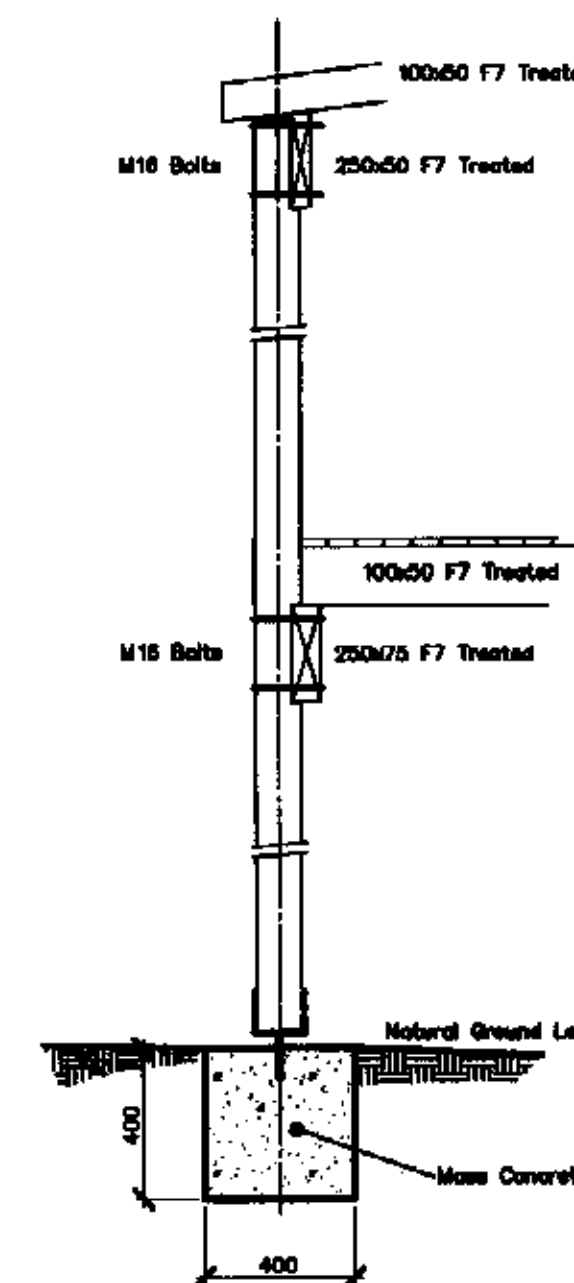


ROOF PLAN

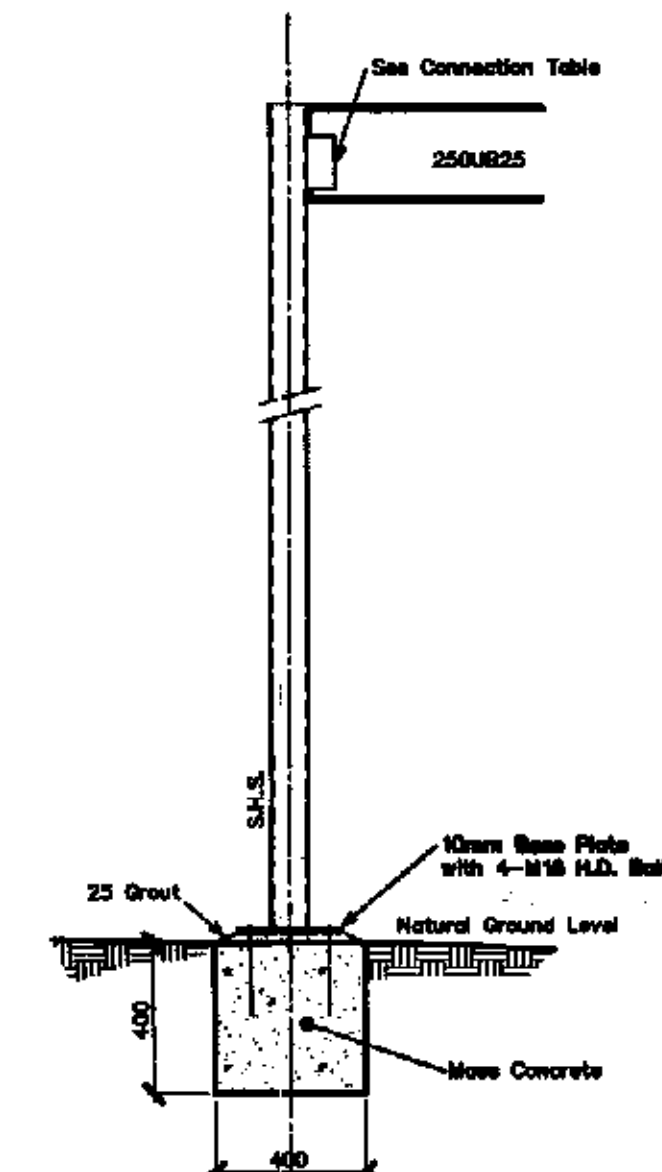
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WEB SIDE PLATE CONNECTION TABLE

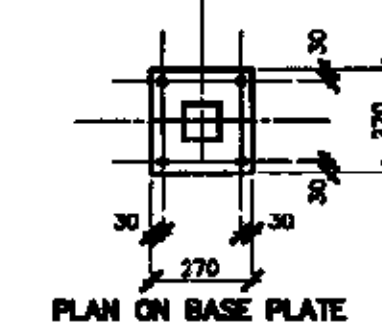
Beam Size	Plate (mm)			Dimensions (mm)				No. of Bolts	Bolt Size	Hole Dia. (mm)	Weld Size	Connection Details
	Depth	Width	Thickness	a	b	c	s					
150 UB	120	75	6	25	30	30	70	2	M20	22	8	* Indicates where possible
180 UB	130	75	6	30	30	30	70	2	M20	22	8	
200 UB	130	75	6	30	30	30	70	2	M20	22	8	
250 UB	140	90	8	35	35	35	70	2	M20	22	8	
310 UB	210	90	8	35	35	35	70	3	M20	22	8	
360 UB	210	90	8	35	35	35	70	3	M20	22	8	
410 UB	250	90	8	35	35	35	90	3	M20	22	8	
480 UB	250	90	8	35	35	35	90	3	M20	22	8	
150 UC	120	75	6	25	30	35	70	2	M20	22	8	
200 UC	140	90	8	35	35	35	70	2	M20	22	8	
250 UC	140	90	8	35	35	35	70	2	M20	22	8	
180 PFC	130	75	6	30	30	30	70	2	M16	18	8	
180 PFC	130	75	6	30	30	30	70	2	M16	18	8	
200 PFC	150	75	6	30	30	30	90	2	M16	18	8	
230 PFC	160	90	8	35	35	35	90	2	M20	22	8	
250 PFC	160	90	8	35	35	35	90	2	M20	22	8	
300 PFC	210	90	8	35	35	35	70	3	M20	22	8	



SECTION 1
TYPICAL PAD DETAIL - Post B
SCALE 1:20



SECTION 2
TYPICAL PAD DETAIL - Post A
SCALE 1:20



- CONCRETE NOTES:**
- All concrete work to be in accordance with AS 3600.
 - $f'_c = 40$ MPa for all external slabs & columns.
 $= 25$ MPa for slabs, piers and beams.
 $= 20$ MPa for block filling and footings.
 - Maximum aggregate size = 20 for footings, slabs & beams.
 $= 10$ for block filling.
 - Slump = 80.
 - All concrete, including block filling, to be vibrated.
 - Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.
 - Bar Chairs to be no more than 50mm dia to c/c spacing.
 - Reinforcing Steel to comply with AS/NZS 4671:2001, and to be 500N unless noted otherwise, (where 500 = strength grade is unspecified & N = Normal ductility class).
 - Reinforcement to be tied at every other intersection minimum.

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

- TIMBER NOTES:**
- All work (including bracing, wind bracing & tie downs) shall be carried out in accordance with AS 1684.2, AS 1720.1 & the specification.
 - Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
 - All timber shall be free of gum veins, pockets, knots holes or splits within 225mm of any connection.
 - Refer to specification for preservatives and finishes to timbers.
 - All bolts, nuts, washers and timber connectors shall be hot dip galvanized unless noted otherwise.

PLAN OR DOCUMENT CERTIFICATION

I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER...
I hold the following qualifications or licence No.....M.Eng.Sc.....
.....F.I.E.Aust.....Nper3.....Struct.Civil.No.149788.....
Further I am appropriately qualified to certify this component of the project.
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.
A.S.1170.1, A.S.1170.2, A.S.1684, A.S.2870, L.A.S.3600, A.S.3700, A.S.4100

Jack D. Hodgson 27/2/03 *Jack D. Hodgson*
Name Date Signature

No. Amendment Draw Date

STRUCTURAL DETAILS

PROPOSED ALTERATIONS & ADDITIONS
23 PARK AVENUE
AVALON

The Structural Details shown on this Drawing are Not to change under any circumstances. No Certificate will be issued for work Not in accordance with this Drawing.

JACK HODGSON CONSULTANTS PTY. LIMITED.

Consulting Civil, Geotechnical, and Structural Engineers.
11 Bungar Street, MONA VALE, NSW, 2103, P.O. Box 358, NSW, 1600.
Telephone (02) 9078 9733, Facsimile (02) 9078 9925. A.C.N. 083 405 011

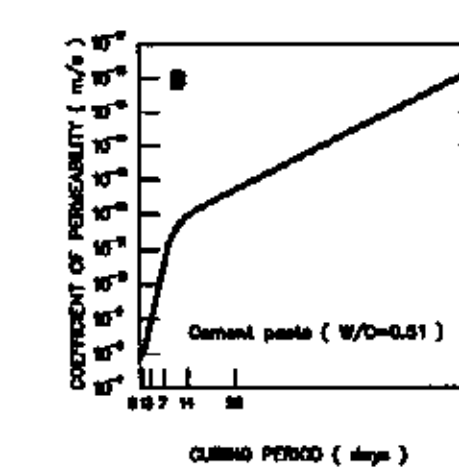
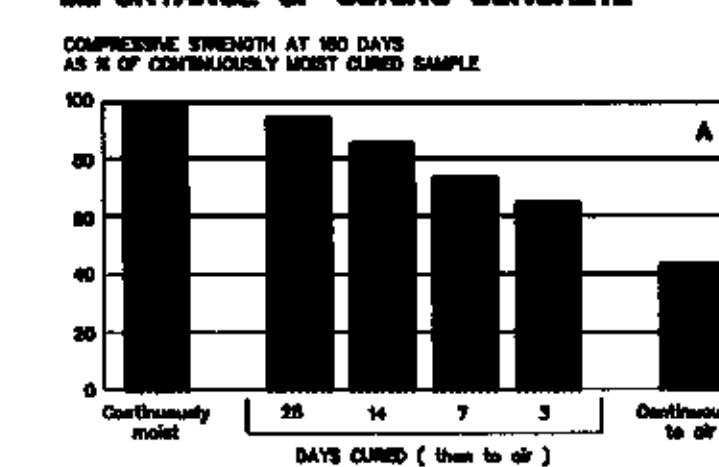
Designed JDH Draw ARC Job No. Drawing No.

Checked JDH Scale 1:100,20 uno

Date 25 FEBRUARY 2003

20616-1

IMPORTANCE OF CURING CONCRETE



Effect of curing duration on : (A) compressive strength; and (B) concrete permeability
Acknowledgement : Diagram is based on fig 1.2 of Guide to Concrete Repair & Protection (SAA/HB84:1998)