



PITTWATER COUNCIL

ABN61340837871

Telephone 02 9970 1111

Facsimile 02 9970 7150

Postal Address

PO Box 882

Mona Vale NSW 1660

DX 9018, Mona Vale

Our ref P-07-150
Council ref CC 0473/07

COPY

Environmental Compliance
8am to 5 30pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

10 October 2007

Gayl Nicholls
14 Bray Street
North Sydney NSW

Dear Madam,

**Re Construction Certificate CC0473/07
Property 83 Prince Alfred Parade Newport**

Please find enclosed your approved Construction Certificate and stamped plans

Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA)

If appointed as the PCA, Council would engage the services of Tom Miskovich & Associates Pty Ltd to carry out the various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development Appointment and inspection fees are also detailed in the enclosed form

Council will endorse your completed "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out on behalf of Council

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

Yours faithfully

Development Compliance Group

Per Tom Miskovich & Associates Pty Ltd

Email pittwater_council@pittwater.nsw.gov.au Web pittwater.nsw.gov.au

Mona Vale Customer Service Centre
Village Park 1 Park Street Mona Vale

Avalon Customer Service Centre
59A Old Barrenjoey Road Avalon

Support Services
Units 12, 13 + 16/5 Vuko Place Warriewood

Boondah Depot
1 Boondah Road Warriewood



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ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Approved Construction Certificate CC0473/07

Site Details 83 Prince Alfred Parade Newport

Legal Description Lot 108 DP 13457

Type of Development (Building Work)

Description Construction of a double garage and associated retaining walls

Associated Development Consent No N0316/07 Dated 21 August 2007

Building Code of Australia Classification Class 10a & 10b

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

- Drawing No 15359 Detail & Contour Survey dated 2-3-07
- Drawing No 1 of 3 Sediment Control Detail dated 14-5-07
- Drawing No. 1 of 3 Floor Plan dated 14-5-07
- Drawing No 1 of 3 Elevation & Section Plan dated 14-5-07
- Drawing No E01/A Structural Details Plan dated 14-9-07
- Drawing No E02/A Structural Details Plan dated 14-9-07
- Drawing No E03/A Structural Details Plan dated 14-9-07
- Drawing No E04/A Structural Details Plan dated 14-9-07
- Drawing No E05/A Structural Details Plan dated 14-9-07
- Drawing No E06/A Structural Details Plan dated 14-9-07
- Structural & Driveway Design Certificate prepared by Barry T Syme & Associates Pty Ltd dated 14-9-07
- Driveway Profile Plan prepared by Barry T Syme & Associates Pty Ltd dated 14-9-07
- Geotechnical Risk Management Policy Form 2, issued by Barry Syme and Jack Hodgson
- Specification Prepared by Not Shown Dated Not Shown
- Waste Management Plan

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

- The relevant provisions of the Building Code of Australia, and
- The relevant conditions of Development Consent No N0316/07

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 and Assessment Regulation, referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979

Issued By Tom Donohoe
Accreditation Number BPB0096
Pittwater Council Consultant
Building Surveyor

Date of Endorsement 10 October 2007

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

Email pittwater_council@pittwater.nsw.gov.au Web pittwater.nsw.gov.au

Mona Vale Customer Service Centre
Village Park 1 Park Street Mona Vale

Avalon Customer Service Centre
59A Old Barrenjoey Road, Avalon

Support Services
Units 12, 13 + 16/5 Vuko Place Warriewood

Boondah Depot
1 Boondah Road, Warriewood

COPY

This form is valid from
1st July 2007 to 30 June 2008



PITTWATER COUNCIL

NOTIFICATION OF COMMENCEMENT & PRINCIPAL CERTIFYING AUTHORITY SERVICE AGREEMENT

under Environmental Planning and Assessment Act 1979
sections 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

About this form

- Use this form to appoint Pittwater Council as the Principal Certifying Authority (PCA) to carry out nominated inspections of the building / subdivision works and to issue the required Occupation Certificate
- This form must be submitted to Pittwater Council a minimum of two (2) days prior to the commencement of works

Who can complete this form?

- The owner of the property or the person having the benefit of the development consent
- Note** *The builder or other contractor cannot complete this form unless they are also the owner of the property*

Applicant's Checklist

- Read this document ☐
- Complete pages 1, 2 & 3 ☐
- Sign on page 8 ☐
- Attach a copy of Owner Builder Permit or Home Owner Warranty Insurance Certificate ☐

Payment of fees

- Critical Stage Inspection fees (refer to Part 6e of this form) must be paid at the time of booking the inspection
- Issue of Interim/Final Occupation Certificate fee (refer to Part 6e of this form), must be paid prior to release of the certificate to the applicant

Pittwater Council

Tel. (612) 9970 1111

Fax (612) 9970 7150

Mona Vale Customer Service
Village Park, 1 Park Street
MONA VALE NSW 2103

Avalon Customer Service
59A Old Barrenjoey Road
AVALON NSW 2108

Mailing Address
PO Box 882
MONA VALE NSW 1660

This form is valid from
1st July 2007 to 30 June 2008

1 DEVELOPMENT INFORMATION

1a) DEVELOPMENT CONSENT

Development Application No N0316/07	Determination Date 21 August 2007
-------------------------------------	-----------------------------------

1b) CONSTRUCTION CERTIFICATE

Construction Certificate No CC0473/07	Date of Issue 10 October 2007
---------------------------------------	-------------------------------

1c) DEVELOPMENT DETAILS

Type of Work <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Additions / Alterations <input type="checkbox"/> Subdivision	Brief description of development Construction of a double garage and associates retaining walls
--	--

1d) SITE DETAILS

Unit/Suite	Street No 83	Street Prince Alfred Parade
Suburb Newport	Lot No 108	Deposit /Strata Plan 13457

1e) VALUE OF PROPOSED DEVELOPMENT

Estimated value of proposed works \$44,000 00

1f) DATE WORK IS TO COMMENCE

Minimum notice of two (2) days is required to be given prior to commencement of works
Date of commencement

2 APPLICANT DETAILS

Note The builder or other contractor cannot complete this form unless they are also the owner of the property

Name (owner) Gayl Nicholls	
Postal Address 14 Bray Street North Sydney NSW 2060	Phone (H/B) 9923 8707 Mobile 0412 335 052 Email Fax 8918 0227

This form is valid from
1st July 2007 to 30 June 2008

3 PRINCIPAL CERTIFYING AUTHORITY

PITTWATER COUNCIL

PO Box 882
Mona Vale NSW 1660

Ph 9970 1111
Fax 9970 7150

4 COMPLIANCE WITH DEVELOPMENT CONSENT

Have all conditions to be addressed prior to the commencement of works been satisfied?

☐ YES

☐ NO (see Note below)

Note If NO work must not commence

Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended) Penalties may include an on-the-spot fine and/or legal action

If you are uncertain as to these requirements please contact Council's Development Compliance Group

5 WHO WILL BE DOING THE BUILDING WORKS?

☐ Owner Builder
Owner Builders Permit No

Copy of Owner Builders permit
attached ☐ YES

**If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Parramatta NSW 2150 Australia
Tel 61 2 98950111 Fax 61 2 9895 0222**

OR

☐ Licensed Builder
Builder's License Number

Name of Builder

Phone

Contact person

Mobile

Address

Fax

Insurance Company

Insurance Certificate attached

☐ Yes

☐ No – statement attached & signed by each owner of the property that the reasonable market cost of the labour & materials to be used is less than \$12,000

If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance A certificate of insurance must be provided with this application.

6 RESPONSIBILITIES OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA)

- 6a) Quality of Service
Pittwater Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the Environmental Planning & Assessment Act 1979 and Council's Code of Conduct
- 6b) Site Signage
Pittwater Council will erect a sign on the site to advise the general public of the contact details of the PCA. The sign will be erected during the Commencement Inspection, on Council's acceptance of appointment as PCA
- 6c) Inspections
Pittwater Council officers will undertake the Critical Stage Inspections of the work during construction and prior to issuing an Occupation Certificate to ascertain compliance of specified stages of construction with the Development Consent, Construction Certificate, Building Code of Australia & relevant standards of construction. On appointment as the PCA, Pittwater Council will notify the applicant in writing of the Critical Stage & other Inspections
- 6d) Critical Stage and other inspections
The following stages of construction are required to be inspected by Council (as indicated by a ✓ in the relevant box)

Note Council's Development Compliance Officer will complete this section of the form

- ☐ Footing Inspection (prior to placement of concrete)

☒ Ground Floor Slab Inspection (prior to placement of concrete)

☒ Roof Slab Inspection (prior to placement of concrete)

☒ Frame Inspection (prior to fixing floor, wall & ceiling linings)

☐ Wet Area Waterproofing Inspection (prior to covering)

☒ Stormwater Inspection (prior to backfilling of trenches)

☐ Swimming Pool Safety Fence Inspection (prior to placement of water)

☒ Final Inspection (all works completed and prior to occupation of the building)
- Office Use Only

Note Should the building works be completed in parts & not all aspects of a Critical Stage Inspection be ready, additional inspections maybe required – with a further inspection fee payable

Eg If two slabs are prepared at separate times, two separate inspection bookings and fees are required

6e) Critical Stage and other inspection fees

An inspection fee is required for each inspection identified in Part 6d of this form
A separate inspection fee is required for each Critical Stage Inspection Should works be either incomplete or incorrect at the time of inspection a further separate reinspection fee will be required

Each inspection fee must be paid at the time of requesting the inspection

Fee Scale current to 30 June 2008

Critical Stage or other Inspection and re-inspections, including Final	\$238	(Code HINR)
Issue of Interim Occupation Certificate	\$320	(Code FOCC)
Issue of Final Occupation Certificate	\$320	(Code FOCC)

Please note that a failure to give correct notification of required inspections may result in the issuing of a Penalty Infringement Notice (PIN or on-the-spot fine) and/or a Notice and Order by Council and may result in refusal to issue an Occupation Certificate

6f) Inspection Results

Pittwater Council will provide written confirmation to the applicant of the inspection results and indicate if satisfactory or if additional works are required prior to reinspection

7 RESPONSIBILITIES OF THE APPLICANT

7a) Inspections

A minimum of forty-eight (48) hours notice (excluding weekends and public holidays) must be given to Council to enable the specified stages of construction to be inspected as identified in Item 6 of this agreement

Should an inspection be missed, the applicant must advise Council in writing (as soon as practicable after the event) of that fact, the circumstances causing the inspection to be missed and supporting documentation for Council's consideration In such cases, the inspection fee, which would normally have been required, must still be paid

The applicant must ensure that the Principal Contractor (Builder/Owner Builder) is advised of the required inspections and that the directions of Council's Development Compliance Officers are to be observed to ensure compliance with the Development Consent, Construction Certificate, Building Code of Australia and the terms of this agreement

7b) Booking of Inspections

The applicant shall request an inspection via Pittwater Council's Inspection Booking Hotline on **9970 1300** A minimum of forty-eight (48) hours notice must be provided to Council to arrange for completion of the inspection

At the time of requesting the inspection, Pittwater Council will confirm an inspection time and day, name of inspecting officer and mobile contact number

Building works must **not** proceed to the subsequent stages of construction prior to obtaining a satisfactory inspection from Council for each stage of construction specified in Item 6d of this agreement

7c) Site Signage

The applicant is responsible to maintain the PCA signage provided by Pittwater Council at the site until the work is completed

The applicant is responsible to ensure that the Owner Builder or Principal Contractor (Builder) provide a rigid durable sign at the site, visible from the public place and maintained at the site until the work is completed. Such a sign shall display (a) the name, address and telephone number of the person, (b) an after-hours emergency telephone number for the person and (c) stating "Unauthorised Entry to the Site is Prohibited"

7d) Compliance with the Development Consent and Construction Certificate

All works must be carried out in accordance with the terms and conditions of Council's Development Consent and the Construction Certificate and relevant provisions of the Building Code of Australia and Environmental Planning and Assessment Act 1979

Development Consent and a Construction Certificate must be obtained for any amendments or variations to the development, prior to the commencement of the amendment or variation

Works not in accordance with the approval and Building Code of Australia may result in the refusal to issue an Occupation Certificate. Council may also serve a Notice and Order to comply with the approval and/or the institution of legal proceedings

7e) Structural Engineering and Other Specialist Details

The following details are to be forwarded to the PCA prior to commencement of the relevant stage of construction (as identified by a ✓). The details are to be prepared by a suitably qualified person to confirm compliance with the relevant provisions of the BCA and Australian Standards

Note: Council's Development Compliance Officer will complete this section of the form

- ☐ Timber framing details including bracing and tie-downs
- ☐ Roof construction or roof truss details
- ☐ Termite control measures
- ☐ Glazing details
- ☐ Mechanical ventilation details
- ☐ Wet area construction details
- ☐ Details of fire resisting construction
- ☐ Details of essential fire and other safety measures
- ☐ Sound transmission and insulation details
- ☐ Details of compliance with development consent conditions



Office Use Only

Office Use Only

7f) Certification of Works

To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out

Each certification must

- reference the approved Construction Certificate number, property address, relevant provisions of the BCA, Australian Standards and approved drawings
- be prepared by an accredited certifier or other suitably qualified & experienced person to the satisfaction of Pittwater Council

Note Council's Development Compliance Officer will complete this section of the form

- ☐ Survey detailing building setbacks, reduced levels of floors & ridge by a registered surveyor
 - ☐ Shoring and support for adjoining premises and structures by a structural engineer
 - ☐ Contiguous piers or piling by a structural engineer
 - ☐ Underpinning works by a structural engineer
 - ✓ Structural engineering works by a structural engineer
 - ✓ Retaining walls by a structural engineer
 - ☐ Stormwater drainage works by a hydraulic engineer and surveyor
 - ☐ Landscaping works by the landscaper
 - ☐ Condition of trees by an Arborist
 - ☐ Mechanical ventilation by a mechanical engineer
 - ✓ Termite control and protection by a licensed pest controller
 - ☐ Waterproofing of wet areas by a licensed waterproofer or licensed builder
 - ☐ Installation of glazing by a licensed builder
 - ☐ Installation of smoke alarm systems by a licensed electrician
 - ☐ Completion of construction requirements in a bush fire prone area by a competent person
 - ☐ Completion of requirements listed in the BASIX Certificate by a competent person
 - ☐ Fire resisting construction systems by a competent person
 - ☐ Smoke hazard management systems by a competent person
 - ☐ Essential fire safety and other safety measures by a competent person (Form 15a)
 - ☐ Completion of Bushland Management requirements by a suitably qualified person
 - ☐ Installation of Waste Water Management System by a suitably qualified person
 - ☐ Installation of the inclined lift by a suitably qualified person
 - ☐ Installation of sound attenuation measures by an acoustic engineer
 - ✓ Other documents detailed in development consent conditions
- Office Use Only

Office Use Only

7g) Occupation Certificate

A *Final* Occupation Certificate must be obtained from the PCA prior to the occupation or use of a new building (or part of a building) or prior to the change of an existing building use/classification. An inspection fee is to be paid to the PCA in accordance with the fee scale in Part 6e of this agreement.

An application may be made to the PCA for an *Interim* Occupation Certificate, which will be considered in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and conditions of development consent.

Only the Principal Certifying Authority can issue an Occupation Certificate and the Environmental Planning and Assessment Act 1979 contains penalty provisions for failing to obtain a required Occupation Certificate.

An application for an *Interim* or *Final* Occupation Certificate must be accompanied by a final or interim *fire safety certificates* as required by the EP&A Regulations, Clauses 80E or 80F for buildings other than Class 1 and 10.

7h) Miscellaneous requirements

The applicant is required to ensure that valid public liability insurance cover to the value of \$10,000,000 (minimum) is held by the applicant and/or builder.

The applicant is required to notify Council, in writing, of any change in the details or address of the applicant or head contractor.

Pittwater Council may cancel the agreement if there is a breach of the agreement.

8 **YOUR SIGNATURE**

I accept the terms and conditions of this service agreement, including the associated payment of fees and appoint Pittwater Council as the Principal Certifying Authority for the subject development.

Signature

Date

9 **COUNCIL'S AGREEMENT TO APPOINTMENT**

The relevant details in Parts 6d, 7e & 7f of this agreement have been completed, Home Owners Warranty Insurance Certificate or Owner/Builders Permit or Statement has been provided where necessary and I acknowledge the appointment of Pittwater Council as the Principal Certifying Authority.

Officer's name

on behalf of Pittwater Council

Officer's signature

Date

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection	To enable Council to act as the Principal Certifying Authority for the development
Intended recipients	Pittwater Council staff
Supply	The information is required by legislation
Consequence of Non-provision	Your application may not be accepted, not processed or rejected for lack of information
Storage	Pittwater Council will store details of this form in a register that can be viewed by the public
Retention period	Hard copies will be destroyed after 7 years and electronic records will be kept indefinitely
Please contact Council if this information you have provided is incorrect or changes	

BARRY T. SYME & ASSOCIATES PTY LTD

CONSULTING STRUCTURAL ENGINEERS

PO BOX 279, FAIRFIELD 1860



BARRY T SYME, B E M I E Aust CPEng (Reg)
NPER STRUCTURAL
A B N 66 010 374 865
PHONE 9726 7666
FAX 9728 4376

14th September, 2007

Our Job **25259**

Ms Nicholls
Lot 108 No 83 Prince Alfred Parade
NEWPORT BEACH NSW 2106

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC 0473/07
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	TMA JD
Date	10 OCT 2007

STRUCTURAL CERTIFICATE

RE: **LOT 108 NO 83 PRINCE ALFRED PARADE NEWPORT BEACH**
Driveway & Access to Property

Please be advised that engineers assessment of the means of access to and within the site, has been carried out by the Engineer. The driveway and means of access complies with Council Policy DCP No E3 "Driveways and Internal Roadways", and AS 2890 1993

The driveway grading is indicated on the architects drawings on the attached sketch and is not greater than the maximum allowable 20% and the driveway minimum width is not less than 3m

Considering the above I am satisfied that the driveway design is within the parameters of the above codes

Should you have any queries whatsoever, please do not hesitate to contact the writer at any time

Yours faithfully,


BARRY T. SYME

BARRY T. SYME & ASSOCIATES PTY LTD

ACN 003 084 357

CONSULTING STRUCTURAL ENGINEERS

PO Box 279, FAIRFIELD 1860

DX 25080 FAIRFIELD NSW

BARRY SYME BE MIE Aust CPEng (Reg)
NPER STRUCTURAL



PHONE 9726 7666
FAX 9728 4376

PREPARED	BTS	14/9/07	DETAILS MS NICHOLS.	PAGE 1 OF 1
CHECKED		1/1	LOT 108/10 ⁰ 83 PRINCE ALFRED	JOB No. 25259

DRIVEWAY GRADIENT

ENDORSED BY BARRY T. SYME

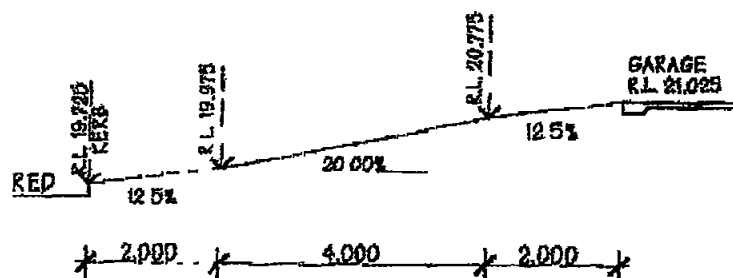
PITTWATER COUNCIL CONSTRUCTION CERTIFICATE

Number CC 0473/07

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

Endorsed by TMA 20

Date 10 OCT 2007



DRIVEWAY PROFILE

SCALE 1:100

[Signature]
14/9/07

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

Development Application for	<u>GAYL RUTH NIEMENHIS</u>
	Name of Applicant
Address of site	<u>83 PRINCE ALFRED PDE NEWPORT</u>

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

I, BARRY SYME on behalf of BARRY SYME & ASSOCIATES PL
(insert name) (trading or company name)

on this the 19/9/07
(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 \$15 MILLION. 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: The Worker Holds P1 INSURANCE OF \$15 MILLION + \$15 MILLION IN THE AGGREGATE (CERT OF CURRENCY ATTACHED)

Report Title	<u>RISK ANALYSIS AND MANAGEMENT FOR PROPOSED REPLACEMENT</u>
Report Date	<u>HOUSE AT 83 PRINCE ALFRED PDE NEWPORT DATED</u>
Author	<u>JACK HODGSON CONSULTANTS P/L</u> <u>26/6/07</u>

Structural Documents List

STRUCTURAL DETAIL LIST
<u>25259/E.01A, E.02A, E.03A, E.04A, E.05A, E.06A</u>
<u>ALL DATED REV'A' 14/9/07</u>

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.

BARRY SYME [Signature] 19/9/07
(name) (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 29/6/07 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 [Signature]
 Name JACK HODGSON
 Chartered Professional Status MENG SC FIE AUST
 Membership No. 149788

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE
Number <u>CC 0473/07</u>
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate
Endorsed by <u>TMA</u> <u>2D</u>
Date <u>10 OCT 2007</u>

SPECIFICATION

PROPOSED CAR GARAGE
AT
LOT 108, NO. 83 INDP 13457
PRINCE ALFRED PARADE
NEWPORT

FOR MS G NICHOLLS

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC 0473/07
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	TMA <i>LD</i>
Date	10 OCT 2007

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1. GENERALLY

1.01 **Extent of the Works:** Shall be governed by the Contract Tender Letter and Working Drawings.

1.02 **Provide:** Means the supply and complete building in of specified materials, fittings, etc.

1.03 **Regulations and Notices:** The Contractor is to comply with the Building Code of Australia, the relevant State appendix thereto; and/or any amendments thereto; the requirements of Legally Constituted Authorities for Local Government and/or for services to the extent as provided for in the Contract Tender Letter. The Contractor is to give all notices, obtain all permits and pay all fees required by such Authorities. Damage/Security deposits are to be paid by the Owner.

1.04 **Insurance:** Insurance of the works against fire will be effected by the Contractor. The Contractor shall at his own expense adequately insure against Public Risk and arrange indemnification in respect of his liability under the Workers' Compensation Act of New South Wales.

1.05 **Labour and Materials:** The Contractor is to provide all labour, materials, fittings and plant required to construct and complete the building as specified in the Contract Tender Letter. Materials to be the standard specified. Workmanship in each trade to be performed by tradesman of that particular trade and in conformity with current good building practice.

Notwithstanding that certain materials may herein after be specified, the Contractor reserves the right to substitute and/or alter any materials herein, however, they must comply with the relevant ordinances and/or lending Authority concerned and be of no less a quality than the material they are substituting.

1.06 **Set Out & Dimensions:** The Contractor is to set out and maintain the work substantially in accordance with the drawing. Figured dimensions on plans are to be taken in preference to scale measurements. Unless otherwise stated, all dimensions are nominal. i.e. dimensions are to structural elements and do not include finished surfaces such as plasterboard, tiling etc.

- 1.07 **Plans and Specification:** If any alterations, amendments or variations to the said plans and specifications are required by any Governmental or semi-Governmental Authority the cost of such alterations, amendments or variations shall be charged to the Owner's account.
- 1.08 **Additional Work:** Should any additional work (as distinct from authorised extras and variations) not allowed for, or included in, or specifically excluded from the Contract Sum or this Specification, be required to be carried out because of site conditions, requirements of the Lending Authority and/or Statutory Authority, the cost of such work shall be to the Owner's account.
- 1.09 **Final Payment:** Final payment shall be by bank cheque on completion and before occupation. The Contractor shall not, under any circumstances, release the keys for the building until all outstanding monies have been paid by the Owner to the Contractor.
- 1.10 **Survey:** The Contractor shall allow the provisional sum as scheduled for the following survey work; (a) block peg out; (b) house set out; (c) identification survey when foundation walls complete; (d) final survey on completion of gutter and eaves. The Contractor shall not be responsible for maintenance of any survey pegs after the final survey is completed.
- 1.11 **Water:** Where water is available within two (2) metres of the property boundary, the Contractor will be responsible for all costs (except for excavation of rock) associated with connecting the water to the site. Where water is not available or the Supply Authority's main is further than two (2) metres from the property boundary, all costs associated with bringing water or the water service to the site shall be to the Owner's account. Unless otherwise specified in the tender, the contract includes up to ten (10) lineal metres of 19 mm water service from the main to the building.
- If water is not available the Owner shall, at the Owner's expense, supply adequate water to the site for construction purposes.
- 1.12 **Council's Footpath:** The Contract Sum does not include repair of damage to Council's kerb and gutter/footpath/roads or any private right-of-way/driveway caused by construction vehicles and/or work and the Contractor accepts no responsibility for damage to same. Should the Contractor be required to repair such damage, the cost shall be to the Owner's account.
- 1.13 **Existing Structures:** The Contractor (unless specified in the Contract Tender Letter) shall not be required to protect, repair or otherwise maintain any existing fences, structures, driveways or the like and the Contractor accepts no responsibility for any damage caused to same during the construction period.
- 1.14 **Access:** All weather access and storage must be available for delivery of materials by heavy vehicles onto the site and to within two (2) metres of the works. In particular, access must be available around the entire perimeter of the works for concrete delivery trucks to pour the floor slab. Any additional cost incurred by the Contractor through inadequate access or storage shall be to the Owner's account. Should inclement weather and/or inadequate site conditions cause, in the Contractor's estimation at the time, the pouring of the foundation floor slab to be impracticable without the use of a concrete pump, then the Contractor reserves the right to use such concrete pump and the cost of thereof is to be charged to the Owner's account.
- 1.15 **Provisional Allowances:** Works for which Provisional Allowances are listed at the end of this Specification will be charged at the scheduled rate or where no rate is provided at the Contractor's cost plus 10% for overheads, supervision and 10% for profit, and adjusted against the Provisional Allowance.
- 1.16 **Prime Cost Items:** Unless stated otherwise in the Tender, the Contractor shall supply and fix all P.C. items shown on the working drawings and/or detailed in the Tender.
- 1.17 **Items to be Supplied by Owner:** For all items, stated in the Tender, to be supplied by the Owner or where, during the construction of the dwelling it is agreed between the Owner and the Contractor that the Owner shall supply any particular item, it is the responsibility of the Owner to arrange payment for, delivery of and protection (and/or insurance) against damage and theft of all these items. Delivery is to be made when requested by the Contractor, to the site.

1.18 Finish as an Exhibition Home: The Contractor shall endeavour at all times to duplicate the finish and fittings in the corresponding exhibition home. However, the Contractor will not be held responsible for changes which occur due to variations in building practice and changes in the models of various fittings or materials.

1.19 Selections by Owner: If materials become unavailable during the course of the Building Work, the Contractor must notify the Owner and provide a recommendation for alternative materials. The Owner must provide the Contractor with the instructions within five (5) Working Days failing which the Contractor may make a substitution. Any substituted materials shall be charged as Prime Cost items in accordance with this Clause.

2 EXCAVATOR

2.01 Site: Unless allowed for in the contract sum, the owner is to clear the building site and grub all stumps, roots, etc. to a minimum distance of two (2) metres outside the building line or to the boundaries of the allotment, whichever is the less. Unless specifically allowed for in the contract sum the removal from site of roots, stumps, trees, undergrowth, excess fill and rubbish already on site is not the responsibility of the Contractor, but shall be stacked on site for removal by the Owner.

2.02 Rock or Shale: The Contractor shall allow for all excavation to be in clay or soil. Should rock, shale or any other material requiring the use of a compressor or other plant, be encountered during construction, the Owner shall pay extra for excavation and removal of such material and shall be charged at the Contractor's invoiced cost of labour and hire of compressor and/or other plant or equipment plus 10% for overheads and supervision and 10% for profit or as provided for in the Contract Tender Letter.

2.03 Trenches: Excavate for all footings, beams to raft slab, etc., to secure solid even bearing throughout. Should it be necessary to excavate deeper than 350 mm to secure solid bottoms and even bearing throughout, the additional cost shall be charged to the Owner's account or as provided for in the Contract Tender Letter.

2.04 Excess Fill: If piling or excavation is required the removal or spreading of excess filling resulting from such work shall be the responsibility of the Owner; if, however, such work is allowed for in the Provisional Allowances, the cost thereof shall be adjusted in accordance with Clause 1.15 hereof.

3 CONCRETOR

3.01 General: All concrete is to be ready mixed from an approved supplier. Compression strength of concrete shall be as noted in the Engineer's drawings.

3.02 Footings: Provide concrete footings in accordance with Engineer's details unless provided otherwise in the Contract Tender Letter.

SHOULD ADDITIONAL FOOTINGS OR PIERING BE REQUIRED BY SITE CONDITIONS, COUNCIL, LENDING AUTHORITY OR ENGINEER, THE ADDITIONAL COST SHALL BE TO THE OWNER'S ACCOUNT.

3.03 Filled or Unstable Ground: If, upon commencement of the works, the nature of the ground is considered unsuitable for the footing system shown on the drawings, then the Contractor shall engage a Structural Engineer to advise on the re-design of the footing system and construct same in accordance with the details provided by the Engineer. The cost of engaging the Engineer along with any additional work shall be charged to the owner's account. Refer Building Agreement.

3.04 Concrete Floor Slabs: Construct a concrete floor on the ground in accordance with the Engineer's detailed drawings; surface to be suitable to lay carpet. Where required, provide concrete floors to bathroom, laundry, external patios, terraces, garage and carport.

3.05 Concrete Slabs - Wet Area: Screed the concrete with a fall to outlets, or level as required and trowel the surface to floors of external patios, terraces and laundry where applicable to smooth and even finish.

3.06 Paths: Provide concrete paths if provided for in the Contract Tender Letter and indicated on plan. Lay paths to even grades, true lines and curves. Provide joints in the paths at a maximum spacing of 2000 mm with bitumen impregnated felt jointing strips.

4. PROTECTION FROM SUBTERRANEAN TERMITES

4.01 Barrier: Protect the structural elements to the work with a proprietary system which has current accreditation with the Australian Building Code Board, in accordance with AS.3660.1.

4.02 Certificates: The Contractor is to provide a Certificate in accordance with Australian Standard 3660:1.

4.03 It is incumbent upon the Owner to have the house inspected at least annually by a competent pest control operator and to comply with the operators advice.

THE OWNER'S FAILURE TO COMPLY WITH THIS CLAUSE WILL VOID ANY WARRANTY GIVEN IN RELATION TO THE CERTIFICATE.

5. BRICKLAYER

5.01 General: All brickwork is to be accurately bonded, carried up true and plumb in level courses to various heights and thickness as shown on plans. Bricks of clay and/or shale origin are to be sound, hard and well burnt.

5.02 Face Bricks: Face bricks to be used for all wall and piers to exposed elevation(s). The Contractor shall endeavour to obtain bricks as selected by the Owner; however, if bricks supplied by the Manufacturer are not to the approval of the Owner, any dispute regarding colour, size, quality, etc. shall be between the Owner and the Manufacturer and the Contractor will be indemnified by the owner for any costs involved as a result of such dispute.

The quantity of bricks the Builder is to allow shall be calculated at the rate of 52 bricks per square metre of brick wall area.

Where special bricks are selected which result in the quantity used being in excess of the quantity so calculated, the additional cost of material and labour shall be charged to the Owner's account.

If bricks selected have to be hand blended on site, the cost to do this work shall be charged to the Owner's account.

Common Bricks may be used for all other work.

5.03 Mortar and Joining: Mortar shall comply with AS 3700 or Part 3.3.1 BCA 96 Housing Provisions. Joint tolerances shall be in accordance with AS 3700.

Coloured Mortar: Under no condition does the Contractor guarantee, nor does the Contractor accept responsibility for, the shade or the uniformity of colour where used in mortar.

5.04 Engaged Piers: To be as shown on the drawings.

- 5.05 **Dampcourse:** In concrete slab-on-ground construction a continuous cavity flashing shall be provided to the perimeter of the building, built in and securely fixed to the external wall, carried downward and across under the external leaf of brickwork. Weep holes to be provided at a maximum 1000 mm centres. Where an external cavity wall extends above an internal portion of the building, either a through flashing or a cavity gutter shall be provided immediately above the surface of the lower abutting section to prevent water penetration to lower walls or areas.
- 5.06 **Veneer Wall:** To be 110 mm brickwork providing a clear cavity of 25 mm from timber frame. Build in 3 mm galvanised veneer ties placed no further apart than 600 mm horizontally and 600 mm vertically. The brick veneer is to be kept 10 mm clear below roof framing and/or eaves lining and 10mm clear of window sills. All mortar joints on inside faces of walls are to be flush with brickwork. All mortar droppings are to be removed from wall ties and cavity before internal linings are fixed.
- 5.07 **Arch Bars and Angle Irons:** Brickwork over openings is to be supported on primed or galvanised mild steel bars or angles.
- 5.08 **Flashing:** Build in all flashing under window frames and above openings and meter box where required. Provide all necessary weep holes.
- 5.09 **Cleaning:** Clean all exposed brickwork with diluted spirits of salt and/or specified approved cleaner, wash down with clean water and leave free from cement and mortar stains.

6. **STRUCTURAL FRAMING**

- 6.01 **Timber:** Timber framing and flooring sizes shall conform to the Light Timber Framing Code AS1684 or AS7120.1.
- 6.02 **Steel:** Steel framing shall conform to the Manufacturers recommendations and AS3623.
- 6.03 **Roof Framing:** Slope of roof is to be as shown on plan. All roof members are to be seated on plates with roof loads transferred to the footings. Provide all rafters, hips, valleys, etc. as appropriate with all sizes and stress grades in accordance with AS1684 for timber and AS3623 for steel.
- 6.04 **Flooring:** Where shown on working drawings, cover floor joists with platform flooring in accordance with manufacturer's directions.
- 6.05 **Floor Sander:** Timber sheet flooring, where required is to be machine sanded to an even surface.

7. **TIMBER FRAMED GROUND FLOORS**

- 7.01 **Generally:** Where timber floors are shown on the drawings, the following clauses shall apply.
- 7.02 **Concrete Footings:** Provide concrete strip footings in accordance with the requirements of the Building Code of Australia or the Engineer's details.
- 7.03 **Foundation Walls:** On concrete footings, build brick foundation walls to thicknesses shown on plans, up to the level of underside of the floor bearers. Build 230 x 110 mm engaged piers to support floor bearers and elsewhere as indicated on plans.
- 7.04 **Sleeper Piers:** Provide 230 x 230 mm brick sleeper piers built up off 350 x 350 x 150mm concrete pad footing or two courses 350 x 350mm brickwork. If any pier exceeds 1500 mm in height, the additional lower portion of that pier is to be 350 x 350 mm on 470 x 470 x 150 mm concrete pad or two courses 470 x 470 mm brickwork.
- 7.05 **Floor Level:** To comply with the drawings so as to provide not less than 200 mm from ground surface at any part to the underside of the floor bearers.
- 7.06 **Access:** Provide access under floors as shown on plan

- 7.07 **Ventilation:** To foundation walls at a height immediately under bearers, build in 230 x 150 mm vents at 1500 mm centres. Similarly, ventilation is to be provided under verandahs and/or suspended concrete floor slabs and no section of the underfloor area shall be constructed in such a manner that it will hold still pockets of air.
- 7.08 **Dampcourse:** On all brick work and piers, at the level of the underside of floor bearers, provide an approved dampcourse. The dampcourse material is to be in long lengths, lapped 150 mm at joints and full width at intersections.
- 7.09 **Vermin Proofing:** In brick veneer, provide 10 mm mesh galvanised bird-wire built into brickwork taken across cavity and secured to bottom plate.

8. JOINER

- 8.01 **Generally:** Joinery material is to be MDF or timber of durable species, seasoned and free of those defects which might affect its appearance and durability. All to be accurately cut and fitted and securely fixed.
- 8.02 **Jamb Linings and Doors:** To all internal door openings provide door jamb linings. Jamb linings with planted on stops may be used. Provide doors as specified. Accurately fit to door jamb linings; hang front, rear and other doors, unless specified elsewhere with two 85 mm steel butt hinges. External doors to be as selected. Furnish with selected lock and furniture. Internal doors to be as selected of suitable width. Furnish with selected latch and furniture. External double doors are to be rebated together and suitably weathered. Provide where shown on plan, sliding door frame(s) complete with fittings and doors of selected width and furnish with selected furniture. Provide aluminium doors and frames, if shown on plan.
- 8.03 **Windows:** Provide windows from approved supplier and install these frames strictly in accordance with the manufacturer's recommendations.
- 8.04 **Architraves:** Provide architraves to all door, window and other openings internally.
- 8.05 **Skirting:** Provide skirting to all rooms except tiled areas.
- 8.06 **Kitchen Cupboards and Vanities:** Provide properly constructed floor and wall cupboards in position and to dimensions indicated on plan. Floor cupboards to have raised floors with tow space under front face. Cover top of floor cupboards with materials as selected. Provide doors as selected. Doors to be accurately fitted and hung and furnished with selected catches and handles.
- 8.07 **Built-In Cupboards:** Frame up and fix cupboard(s) in position and to dimensions shown on plan; provide particle board shelves 10 mm minimum thickness. Provide doors as selected and furnish with selected catches and handles.

9. ROOFER

- 9.01 **Tiles:** Cover the roof of the dwelling with first quality roofing tiles as selected. The tiles are to be fixed to approved battens of sizes appropriate to the spacing of rafters/trusses in accordance with manufacturer's recommendations. Cover hips and ridges with capping and all necessary starters and apex caps. Cappings and verge tiles are to be well bedded on lime mortar and neatly pointed with coloured cement mortar.
- 9.02 **Steel Roof Decking:** Where shown on plan, provide and install a steel deck roof together with accessories all in accordance with the manufacturer's instructions.

10. **PLUMBER**

- 10.01 **Eaves Gutter:** Provide 110 x 0.6 mm guttering to all eaves. Set in position with sufficient fall to downpipes and secure with brackets, if required, spaced at a maximum 1200 mm.
- 10.02 **Downpipes:** Provide downpipes as required. Connect each pipe to gutter and roof water drains and secure to walls at a maximum spacing of 2700 mm, minimum of two (2) each downpipe.
- 10.03 **Valley Gutters:** Selected valley gutters are to be fixed to valley boards with edges beaded, well lapped at joints. (Approved ribbed valleys may be fixed without valley boards.)
- 10.04 **Flashing:** Flash around chimney stacks, exhaust flues and wherever required with approved material dressed well down onto roof slopes and taken up vertical faces at least 75 mm. Wedge stepped flashing into brickwork with approved material and point with cement mortar.
- 10.05 **Sanitary Plumber:** Sewered and unsewered areas. Fit bath, basin, kitchen sink, wash tub, pan and floor grate to shower recess, in positions shown on plan. Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work to be performed in accordance with the rules and requirements of the Authority for water and sewerage.
- 10.6 **Floor Wastes:** Provide overflow outlet in bathroom and separate W.C. floors. Fit grating and wastes.
- 10.7 **Water Service:** Allow to connect a 19 mm mains cock to the supply main and two (2) metres of 19 mm pipe to the metering position within the property. Provide a stop cock and garden tap. Allow the length scheduled of 19 mm pipe to the house. Branch off with 19 mm pipe to hot water unit and with 12 mm pipe to bath, breaching piece to shower, basins, laundry tub, washing machine and kitchen sink. Properly secure all piping and provide flange at internal wall faces. Terminate over fittings with approved high pressure taps and with high pressure hose cocks to garden points. Provide for fixing cistern and hot water unit. Provide one garden tap on rear wall of house and one at meter position.

If there is no town water and a tank is required, provide one garden tap only attached to external wall of house.

Extend from hot water unit with pipe to points over bath, basins, showers, kitchen sink, laundry tub and washing machine. Terminate at these points with taps or cocks as required. Provide inlet stop cock to hot water unit.

11. **DRAINER**

- 11.01 **Sewered Areas:** Provide a drainage system from W.C. pan and from wastes of all fittings and connect to the sewer main, all to be in accordance with the rules and requirements of the relevant Authority. Provide at least one gully outside the building.
- 11.02 **Septic System:** Where applicable, provide and install a septic system to the requirements of the Local Authority and in accordance with the manufacturer's instructions.
- 11.03 **Storm Water Drains:** Provide 90 mm P.V.C. stormwater drains laid to an even and regular fall so as to have a minimum cover of 150 mm. Drains to discharge into street gutter where possible. Where outlets are shown within the site they are to discharge at least 3000 mm clear of the building into rubble packed sumps. Should on-site storage be required, work to be done in accordance with approved hydraulics detail; such work to be to the Owners Account unless provided for in the Contract Sum.

- 11.04 Additional Requirements: Should site conditions make it necessary to supply, in order to satisfy the appropriate Authorities, additional backvents, concrete encasing of drainage lines, sewer boundary tests, cast iron drainage wastes and any other requirements, such items shall be additional to the contract sum. The tender sum does not include excavation in rock or shale or the removal of excess filling resulting from the drainage installation and should such work be required, it shall be additional to the contract sum.

Where a Provisional Allowance is included in the tender for external drainage then the work executed shall be adjusted against the Provisional Allowance included in the contract sum and calculated at the rates scheduled or where no rate is provided, at the Contractor's invoiced cost plus 10% for overheads and supervision and 10% for profit.

12. ELECTRICIAN

- 12.01 General: Provide all labour and materials necessary for the proper installation of electricity service in accordance with the appropriate S.A.A. rules and the requirements of the Local Supply Authority. Arrange with the Supply Authority for the connection from supply mains to meter board. Should connection of the mains be underground or special brackets or additional poles be required, the extra cost shall be charged to the Owner's account. Provide for the proper installation and connect scheduled number of light and power points in positions to be indicated. Connect all appliances indicated on plan to local Authority's requirements.

- 12.02 Meter Box: Provide box to enclose meters in accordance with the requirements of the Authority concerned.

- 12.03 Smoke Detectors: Provide smoke detectors to AS3786 and connect to mains power supply.

13. WALL AND FLOOR TILER

- 13.01 Walls: Supply and fix ceramic wall tiles to the extent shown on the detail drawings or mentioned in the tender documents.

Tiles are to be fixed with approved adhesive to AS2358, to a backing of approved materials.

- 13.02 Floors: Cover the floor surfaces indicated on the plan with selected ceramic floor tiles:-

a) Wet Areas - on a bed of mortar consisting of three (3) parts of sand and one (1) part of cement.

- 13.03 b) Living Areas - fix with an approved adhesive to AS2358.

General: SHADE VARIATION IS AN INHERENT FACTOR IN THE MANUFACTURE OF CERAMICS. PARTICULARLY IN DECORATIVE EFFECTS.

All ceramic tiles are subject to crazing. The degree of craze resistance varies from tile to tile, depending on the type of product and the method of fixing. No tiles are guaranteed against crazing. Fully glazed floor tiles with a high gloss finish are very susceptible to scratching during normal building operations; the Contractor does not guarantee that such scratching will not occur nor will the Contractor be responsible for any rectification thereof.

- 13.04 Waterproofing Wet Areas: Use a proprietary system which is approved for use in wet areas, shower recess bases, associated floors and wall/floor junctions which are to be tiled.

14. INTERNAL WALL LININGS

General: Line all walls, except to wet areas, with Gypsum plaster board. To wet areas approved water repellent sheets shall be used. Fit approved water proofing angle to internal corners of shower recesses.

14.02 Gypsum Plaster Board: Fix horizontally with full length sheets, end joints to be staggered, to ceiling heights. Sheets are to have recessed edges and be minimum 10 mm thick when fixed to studs spaced at up to 600 mm centres. Fixing is to be with galvanised clouts and/or approved adhesive and to be strictly in accordance with the Manufacturer's recommendations and AS2589. Internal and external angles from floor to ceiling to be set.

14.03 Ceiling Fixer: Provide Gypsum plaster board to all ceilings. Sheets to have recessed edges and to be a minimum of 10 mm thick in accordance with AS2588-1983. Fixing is to be with galvanised clouts and/or approved adhesive and be strictly in accordance with the Manufacturer's recommendations and AS2589.

14.04 Cornice: Set corners or provide 90 mm cove cornices to ceilings as required, properly fixed and set at all angles. Cornices to be in full wall lengths where practicable.

15. GLAZIER

15.01 General: All glass to be in accordance with AS1288 and installed in a tradesmanlike manner. Clean all glass on completion of work.

16. PAINTER

16.01 Generally all paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's recommendations. The colours used shall be as per Colour Schedule. All surfaces to be painted shall be properly prepared to manufacturer's recommendations.

17. COMPLETION

17.01 The building is to be completed in every trade. Sashes and doors to be eased, locks oiled and all plant, surplus building materials and rubbish removed from the site. Gutter and drains to be cleared and the building generally to be left clean and fit for occupation.

18. PRIME COST AND PROVISIONAL ITEMS

18.01 P.C. Items: Unless stated otherwise in the Tender, the Builder shall supply and fix all P.C. Items shown on working drawings and/or detailed in Tender at no adjustment to the Owner.

18.02 Provisional Allowances

(i) Included in the Contract Tender Sum there may be PROVISIONAL ALLOWANCES for works detailed in the Tender letter.

(ii) In addition, and unless otherwise stated in the Contract Tender letter, the following PROVISIONAL ALLOWANCES are also included in the Contract Tender Sum:

1. Wall and floor tile allowance: (per square metre)
2. Face brick allowance: (per 1,000 face bricks delivered to site)
3. Engineer's supervision and provision of Certificates
4. Surveyor's cost for set out, check and Final Survey and Certificates

18.03 **Schedule of Rates** - Unless specified otherwise in the Contract Tender letter, the following schedule of rates shall apply to items of work which are not specifically included in the Contract Tender letter:-

(i) **Water Service** - If the following work is required and such work is not specifically included in the tender letter, then such work shall be charged at the following rates:-

- | | |
|---|----------|
| 1. Extend water service across road | \$319.00 |
| 2. Road boring (only chargeable if developers conduit is not available) | \$297.00 |
| 3. Minimum charge for compressor if rock is encountered in 1. or 2. | \$550.00 |
| 4. Additional 19mm water service (per metre) | \$22.00 |

(ii) **Road Excavation** - Excavation of rock or shale, if encountered, shall be charged at invoiced cost of labour and hire of compressor and/or other plant or equipment plus 10% for overheads and supervision and 10% profit. The minimum charge for rock excavation shall be:-

\$550.00

(iii) **Piering** - If not included in Contract Tender Letter as a Fixed Price Item, if required by Structural Engineer, Principal Certifying Authority or Lending Authority, shall be additional to the Contract Sum, and charged at invoiced cost of labour, material, hire of boring machine, and/or other plant or equipment, plus 10% for overhead and supervision and 10% for profit and the cost of this work to be adjusted against the Provisional Allowance, if any, included in the Tender Sum.

(iv) **Occupation Certificate** - Provision of Occupation Certificate issued under the Environmental Planning and Assessment Act 1979 under section 109C (b) and 109H if required by Owner or Lending Authority.

\$150.00

18.04 **G.S.T.** The above prices include G.S.T.

18.05 **Exclusions** - Unless specifically mentioned in the Contract Tender Letter, the following items are not included in the Contract Tender Sum.

1. Car Tracks; Paths
2. Fences
3. Landscaping; Watering Systems
4. Removal of spoil from the site
5. Floor Coverings; Ceramic Tiles to Living Areas and Front Porch/Verandah
6. Burglar Alarms; C-Bus Minder System
7. Light Fittings; Curtains; Decorator Items
8. Pergolas; Courtyards, Barbeques
9. Dishwasher
10. Air Conditioning
11. Insulation - wall and ceilings

Waste Management Plan

CONSTRUCTION & USE OF PREMISES

Outline of Proposal

Site Address *LOT 10B NO 83 PRINCE ALFRED PDE NEWPORT*

Applicants Name & Address

*MS. PAUL NICHOLLS
NO 14 BLAY STREET NORTH SYDNEY 2060*

Buildings and other structures currently on site *EXISTING DWELLING TO BE DEMOLISHED. A NEW RESIDENCE TO BE CONSTRUCTED BY HUNTER HOMES - UNDER SEPARATE APPLICATION*

Brief description of Proposal

*CONCRETE BLOCK WITH BRICK FACED DOUBLE GARAGE
AND ASSOCIATED RETAINING WALLS*

The details on this form are the intentions for managing waste relating to this project

For and on behalf of

MS. NICHOLLS

Signature of Applicant

Date

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	<i>CC 0473/07</i>
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	<i>TMA</i> <i>LD</i>
Date	<i>10 OCT 2007</i>

SECTION ONE – DEMOLITION STAGE

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Estimated Waste Materials	Estimated Volumes (m ²)	ON-SITE * specify proposed reuse or on-site recycling methods	OFF-SITE * specify contractor and recycling outlet	* specify contractor and landfill site
Excavation Material		<div>#</div> <div> </div> <div>X</div> <div>.</div>		
Green Waste				
Bricks				
Concrete				
Timber – Please specify				

SECTION TWO – CONSTRUCTION STAGE

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Estimated Waste Materials	Estimated Volumes (m ³)	ON-SITE * specify proposed reuse or on-site recycling methods	OFF-SITE * specify contractor and recycling outlet	* specify contractor and landfill site
Excavation Material	120 m ³		To be taken to Collex, 716-752 Wallgrove Road, HORLSEY PARK NSW 2164 for recycling	N/A
Green Waste	140 m ³	To be chipped and mulched on site and stored for reuse in landscaping, including stumps and trunks	To be taken to Collex, 716-752 Wallgrove Road, HORLSEY PARK NSW 2164 for recycling	N/A
Bricks	0.5 m ³	To be separated and collected on site and removed at roof tile stage	To be taken to Concrete Recyclers, 14 Thackeray Street, CAMELLIA NSW 2142 or Eco-Cycle 152 Newton Street, WETHERILL PARK NSW 1851, for crushing and recycling	
Concrete	0.5 m ³	To be separated and collected on site and removed at roof tile stage	To be taken to Concrete Recyclers, 14 Thackeray Street, CAMELLIA NSW 2142 or Eco-Cycle 152 Newton Street, WETHERILL PARK NSW 1851, for crushing and recycling	
Timber – Please specify	25 m ³		To be taken to Collex, 716-752 Wallgrove Road, HORLSEY PARK NSW 2164 for recycling	

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Estimated Waste Materials	Estimated Volumes (m ²)	<p>ON-SITE</p> <p>* specify proposed reuse or on-site recycling methods</p>	<p>OFF-SITE</p> <p>* specify contractor and recycling outlet</p>	<p>* specify contractor and landfill site</p>
Plasterboard	N/A	To be separated and removed from site	To be collected by Boral Plasterboard and returned to Camellia Plant to be recycled into plasterboard products	N/A
Metals – Please specify	Brick straps etc	To be separated and removed from site	To Sell & Parker 45 Tattersall Rd, BLACKTOWN NSW 2148 or RecycleCorp 230 Toongabbie Rd, GIRRAWEE NSW 2145 for recycling	
Other – Please specify	Plastic bottles, cardboard boxes, lunch wrapping	To be placed in bins on site	To be taken to All Types of Rubbish Suite 1 Level 1, 888 Bourke Street WATERLOO NSW 2017, separated from recyclable materials, then taken to a registered landfill outlet as dictated by All Types of Rubbish	

SECTION THREE – USE OF PREMISES

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify For example glass, paper, food wastes offcuts, etc	* Litres or m ³ * See Appendix A for estimates	For example * waste storage and recycling area * garbage chute * on-site composting * compaction equipment	* recycling * disposal * specify contractor
Recyclables 1 Paper 2 Food Waste 3 Class & Plastic Bottles	60L } } } } }	Temporary storage bin in kitchen cupboard Recycle collection containers positions on-site Compost bin on-site	To landfill site by Council Waste Contractors

SECTION FOUR – ON-GOING MANAGEMENT

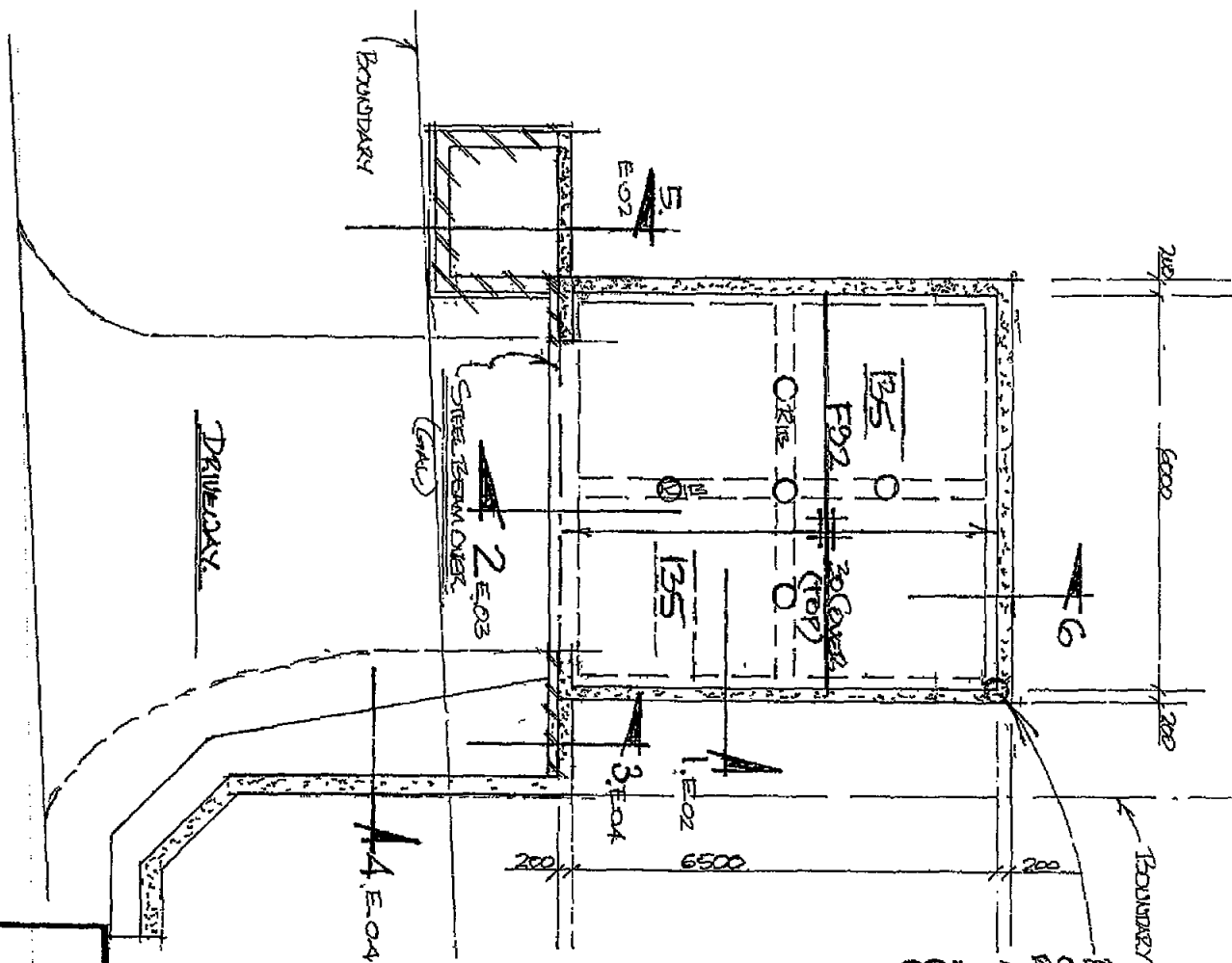
The Owner will be responsible for transferring the materials to the waste storage and recycling area bins located on-site

PITWATER COUNCIL CONSTRUCTION CERTIFICATE

Number CC 0473107

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

Endorsed by TMA AD
Date 10 OCT 2007



EXPECTED.
ROCK BEHIND CR CONCRETE TO ROCK ALL AROUND AND AS SHOWN IN R.F.S.
REINFORCED
300d REINFORCED
SEE ALSO E02A, E04A, AND E06A

NOTE: ENGINEER TO BE ADVISED FOR INSPECTED PURPOSES.

BARRY T. SYME & ASSOCIATES PTY LTD
CONSULTING STRUCTURAL ENGINEERS
ACN 008 064 857
39-41 HARRIS ST, FAIRFIELD 2165
PH 726 7666

DRWN	BTS
CHKD	
DATE	28/6/07
APPROVED	B.T. SYME
BE MIE AUST	

PROJECT	FOR MS MICHIE'S AT: LOT 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Number	CC 0473	07
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Endorsed by FD TM A

Date 10 OCT 2007



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

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

JACK HODGSON 26/9/07 JPH

Name	Date	Signature
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CONSULTING STRUCTURAL

ENGINEERS

ACN 003 084 357

3841 HARRIS ST

PH 728 7686

AT: Lot 108 U283 Milwaukee Rd

NEED PORT BEACH

TITLE

STRUCTURAL DETAILS

Rev "A" 14/2/07

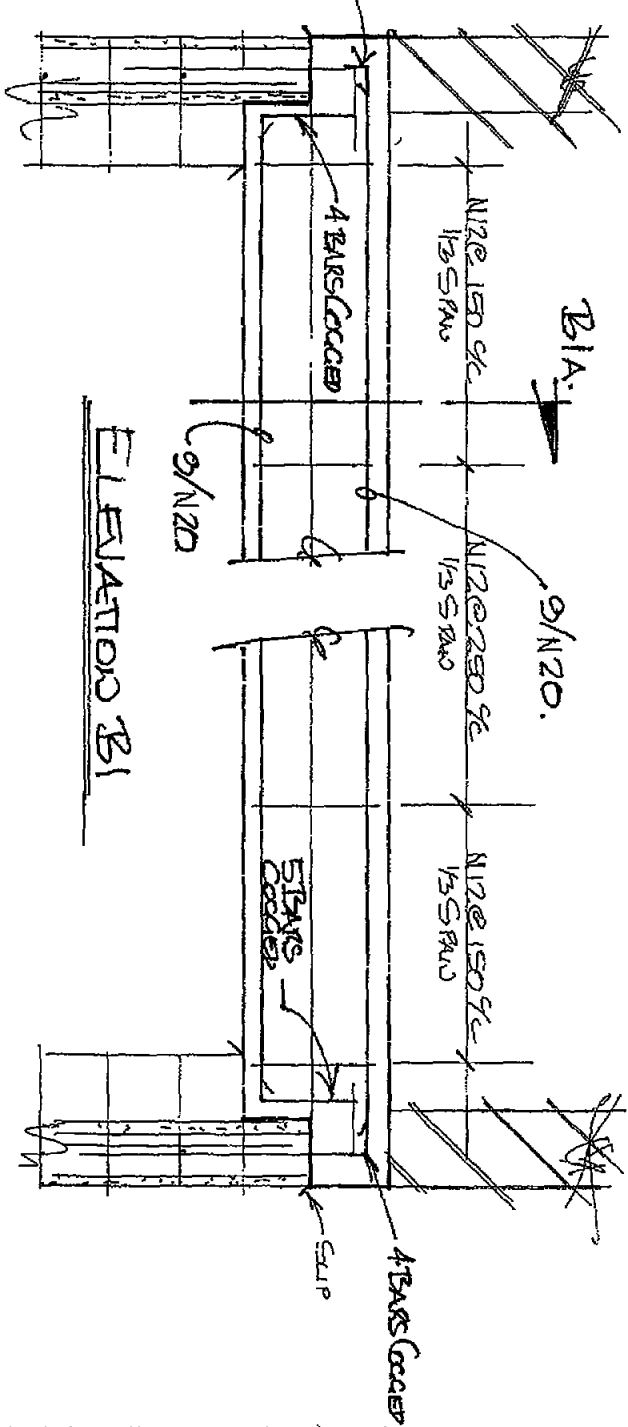
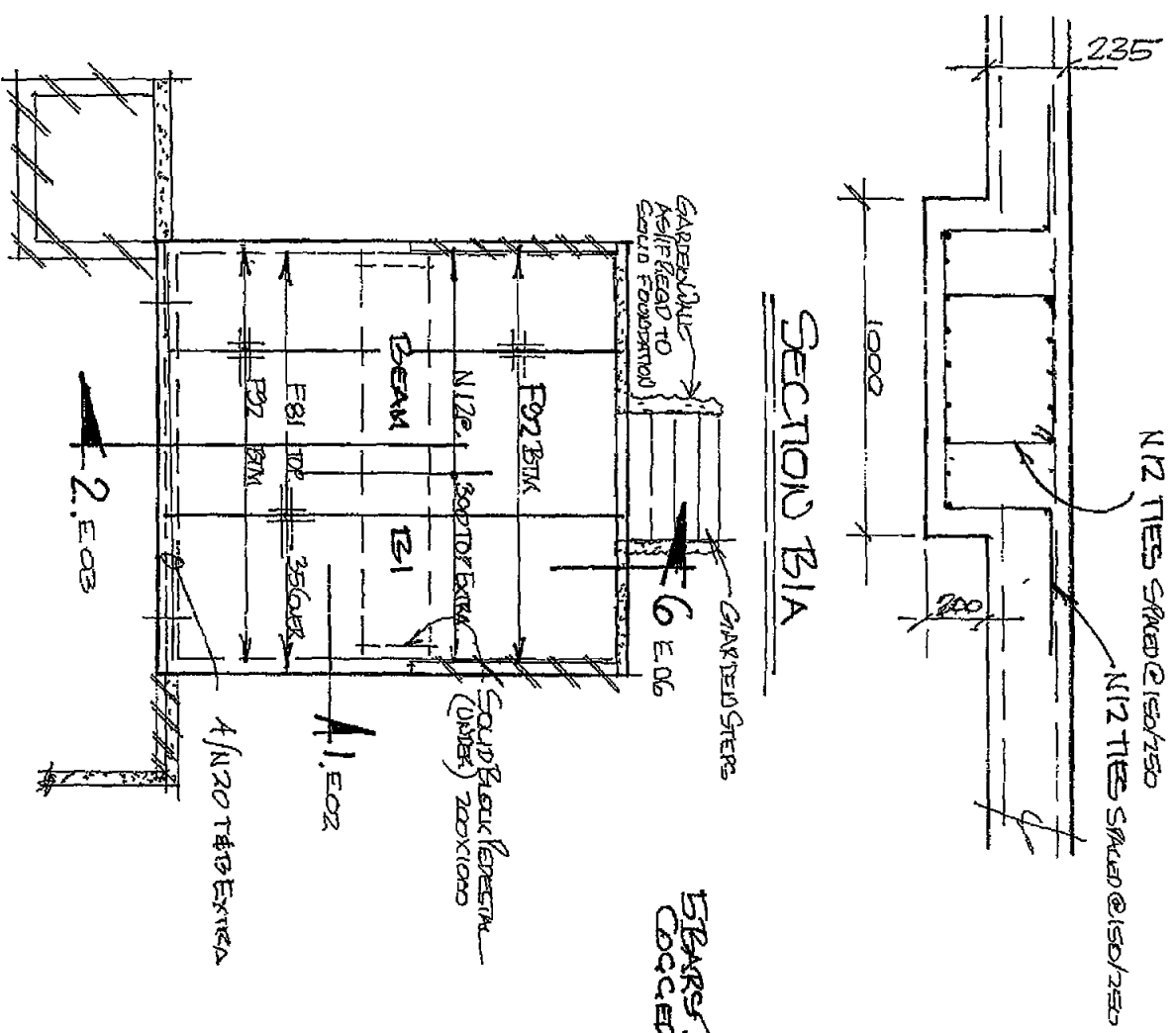
JOB NO
25254

GPC No.	REV.
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THE

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10



PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE
Number CC 0493101
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate
Endorsed by TMA
Date 10 OCT 2007

ROOF SLABS.

235-THK + E.C. 32 MPA.

PLAN OR DOCUMENT CERTIFICATION

I am a qualified Civil & Structural Engineer. I hold the following qualifications: Eng. & F.T.E. Aust. Inst. of Civ. & Structural No. 149788. Further I am appropriately qualified to certify the geotechnical component of the project.

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

JACK HODGSON

26/9/07

Name

Date

Signature



BARRY T. SYME & ASSOCIATES PTY LTD
CONSULTING STRUCTURAL ENGINEERS
ACN 003 084 357
39-41 HARRIS ST.
FAIRFIELD 2165
PH 728 7666



DRWN	BTS
CHKD	-
DATE	28/9/07

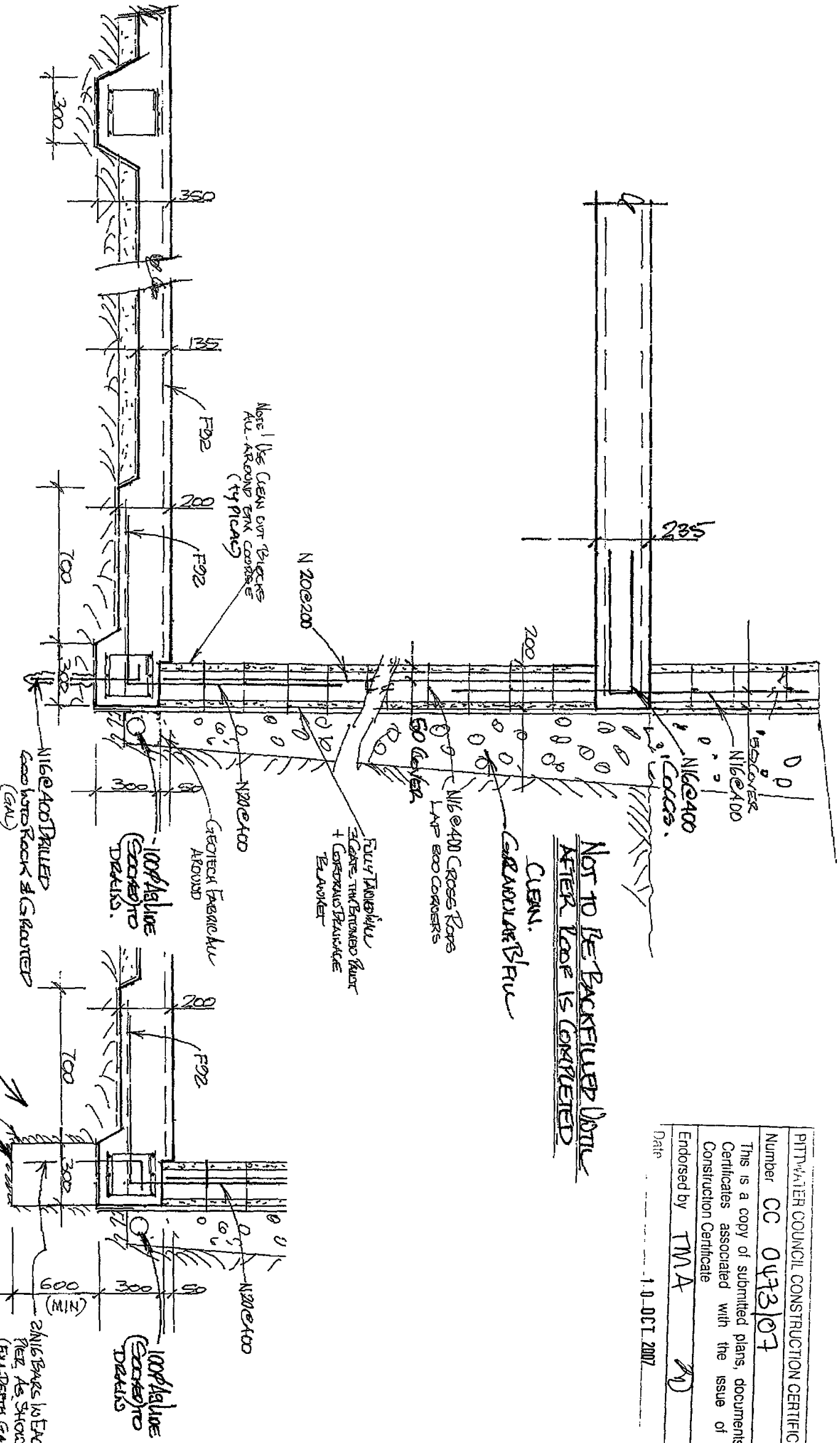
APPROVED
B.T. SYME
BE/ME AUST

PROJECT
FOR: Ms DICKSONS
AT: LOT 1081 B3 RIVERVIEW RD.
: NEUDORF BEACH

SCALE: 1:200
JOB No: 25258
DRG No: E.05
REV: A

STRUCTURAL DETAILS
REV A 14/9/07

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC 0473107
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	TMA <i>MD</i>
Date	10 OCT 2007



SECTION G.

ALTERNATE DETAIL

DEPENDING ON SITE CONDITIONS

300# REVERSE 1000% MAX GOOD DEEP (MIN) 216 BARS 10 EACH (PER AS SHOWN) (FULL DEPTH GAL)

SCALE 1/200

JOB No 25259

DRG No REV

E:06 A

SHEET OF

PROJECT FOR MRS NICHOLS. AT LOT 108/83 RAJEE AVENUE, BEACH. : NICEPORT BEACH.

STRUCTURAL DETAILS. Rev A 14/9/07

APPROVED B T SYME BE MIE AUSTR

DATE 28/5/07

CHKD -

DRWN BTS

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APPROVED B T SYME BE MIE AUSTR

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LEGEND

- | | | | | | | | | |
|---|---|-------------|---|---|----------------|---|---|------------------------|
|  | = | WATER METER |  | = | BENCH MARK |  | = | SEWER INSPECTION POINT |
|  | = | TELSTRA PIT |  | = | GAS METER |  | = | STOP VALVE |
|  | = | SIGN |  | = | SEWER MAN HOLE |  | = | ELECTRICITY BOX |
|  | = | SEWER VENT |  | = | FENCE LINE |  | = | TREE |
|  | = | POWER POLE |  | = | HYDRANT | | | |

50 50
50 50

954
337

54 55
56 57


[illegible]

NOTES

- 1 Bearings and distances are by Title and/or Deed only
- 2 This detail survey is not a "survey" as defined by the Surveyors Act, 1929
If any construction is planned it would be advisable to carry out further
survey work to determine the boundary dimensions
- 3 Relationship of improvements to boundaries is diagrammatic only
Where offsets are critical they should be confirmed by further survey
- 4 Contours shown depict the topography except at spot levels shown
they do not represent the exact level at any particular point
- 5 Services shown hereon have been determined from visual evidence only
Prior to any demolition excavation or construction on the site the relevant
authority should be contacted to establish detailed location and depth
- 6 Australian Height Datum was established from SMM24994 RL 21 175
- 7 Tree locations are accurate to +/- 0.50m
The information is only to be used at a scale accuracy of 1:200



0 2 4 6 8 10 15
SCALE 1:200

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC 0473/04
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	TMA 
Date	14 OCT 2007

SURVEYED CN/GG	LGA PITTMATER	TEERMAN NEWTON RICHMOND PTY L TD <u>CONSULTING SURVEYORS</u> P0 BOX 282 RICHMOND NSW 2753 PHONE 02 4578 2649 FAX 02 4578 2611 EMAIL: tnrlpl@pnc.com.au	CLIENT	NICHOLLS	SCALE 1 200
DRAWN G GIBSON	DATUM AHD		PROJECT DETAIL AND CONTOUR SURVEY OVER LOT 108 DP13457 (No 83) PRINCE ALFRED PARADE NEWPORT	HUXLEY REF No 23225	
CHECKED G GIBSON	LOCALITY NEWPORT				PLAN REF
PATH C /My documents /AUTOCAD/15359-Detail	Registered Surveyor				DATE 02/03/2007

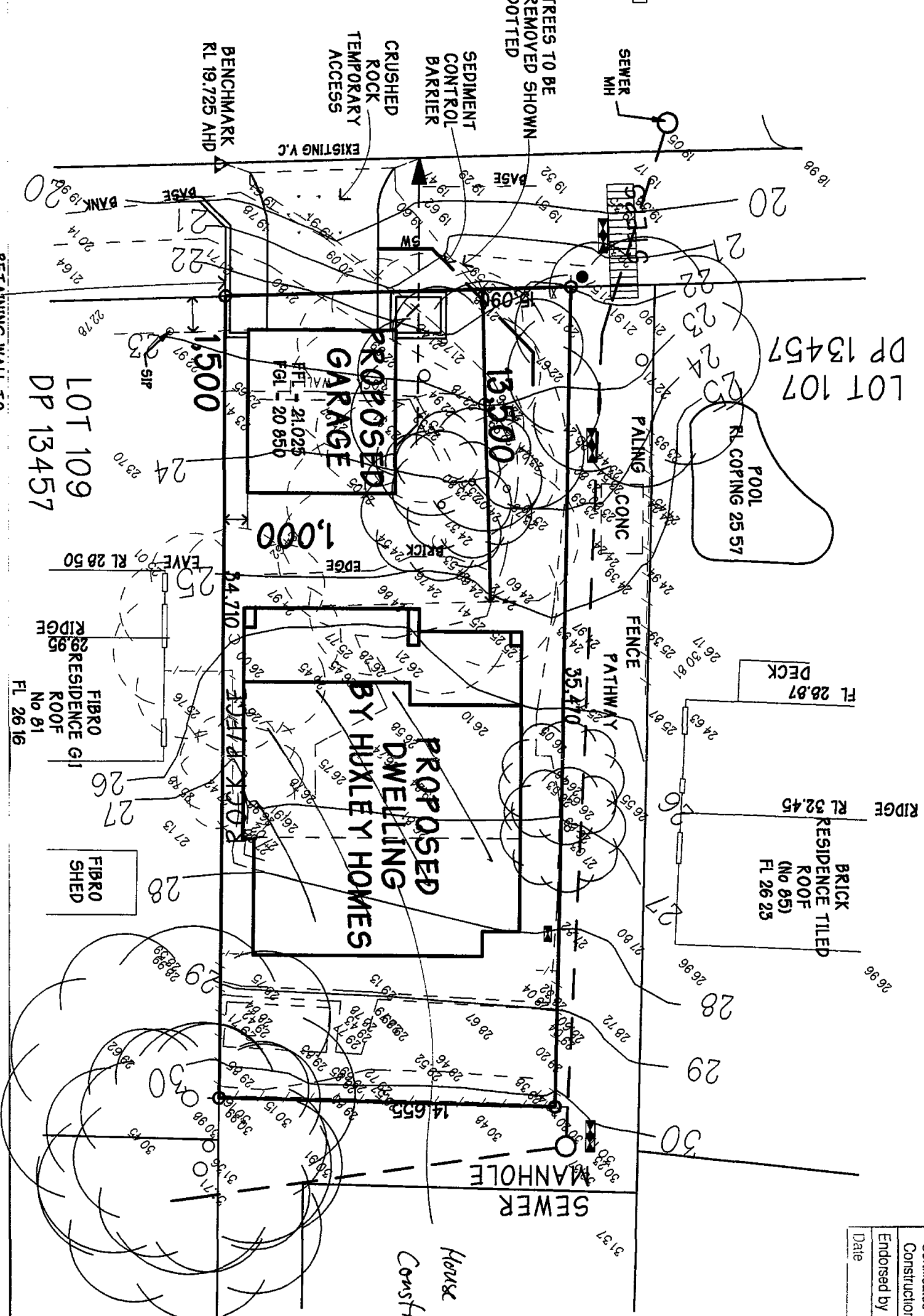
PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC 0473107
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	TWA JD
Date	10 OCT 2007



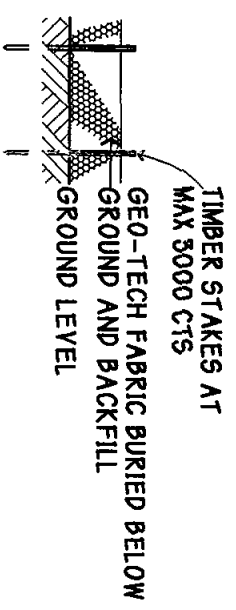
LOT 108
AREA 521.6m²
DP 13457

*House not part of the
Construction Certificate
Amended*

PRINCE ALFRED PARADE



RETAINING WALL TO
ENGINEERS DETAILS

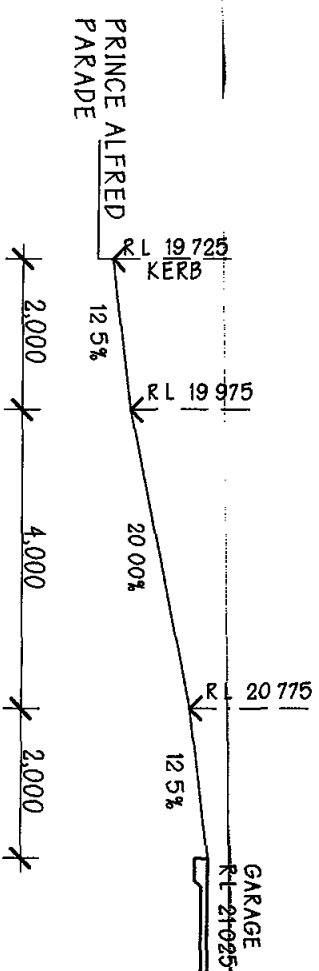
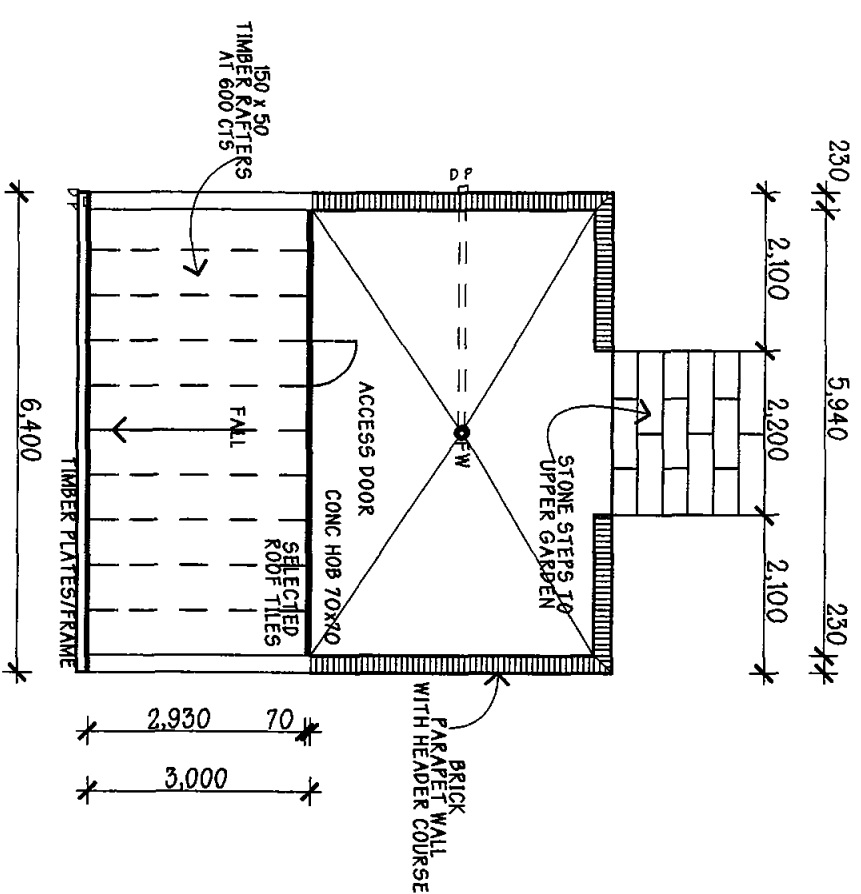
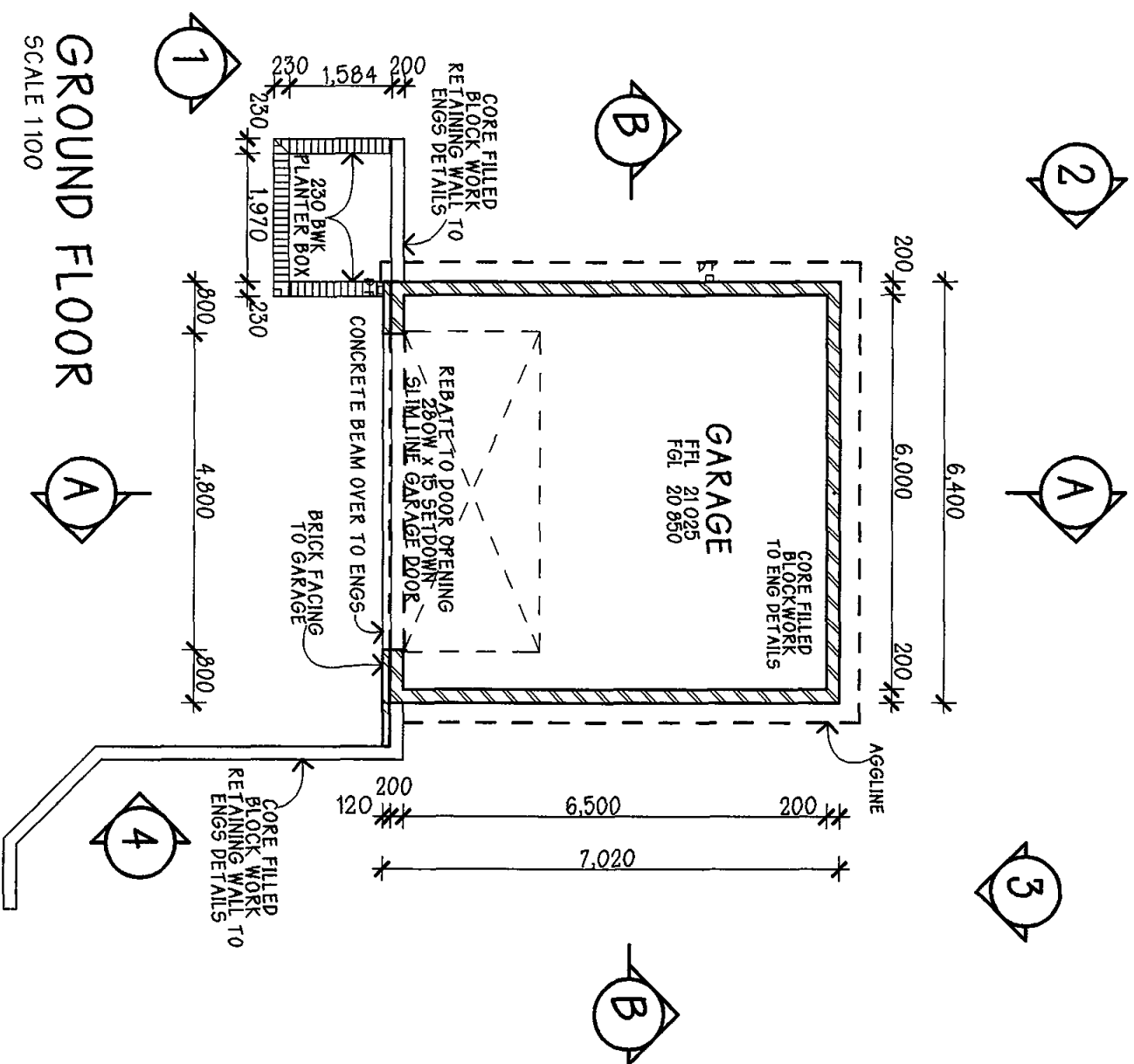


SEDIMENT CONTROL DETAIL

PROPOSED BLOCK GARAGE AT LOT 108 No 83 PRINCE ALFRED PARADE NEWPORT BEACH		
FOR MS NICHOLLS DP 13457		
HAND	SHEET 1 OF 3	SCALE 1:200 1:100 1:50 1:20 1:10
DRAWN BH	AREA	
DATE 14.05.07	GARAGE 44.93	

COBORN DESIGN
Ph: 9838 0460

PITWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC 0473107
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	TMA ds
Date	10 OCT 2007

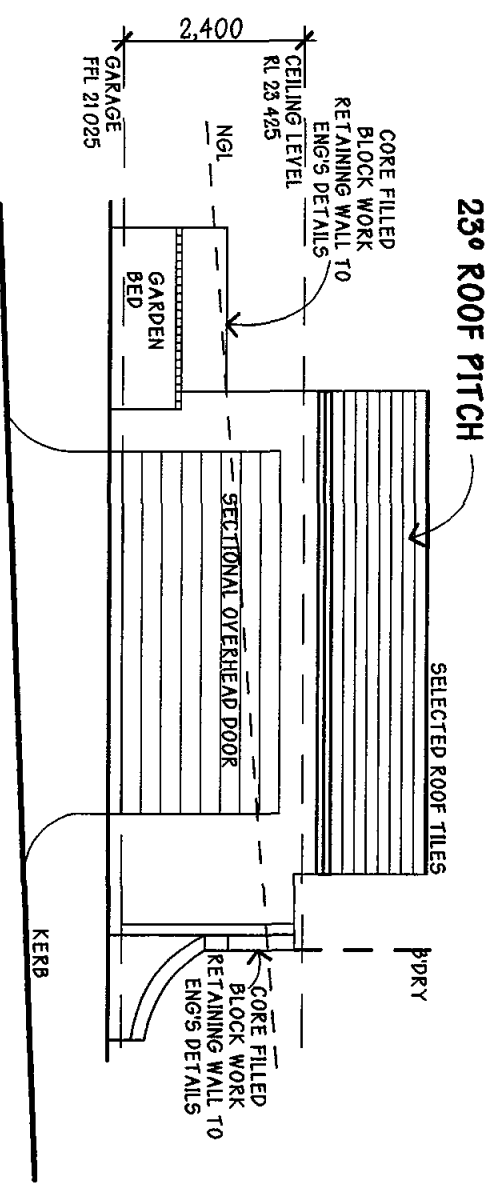


GROUND FLOOR PLAN 1:100

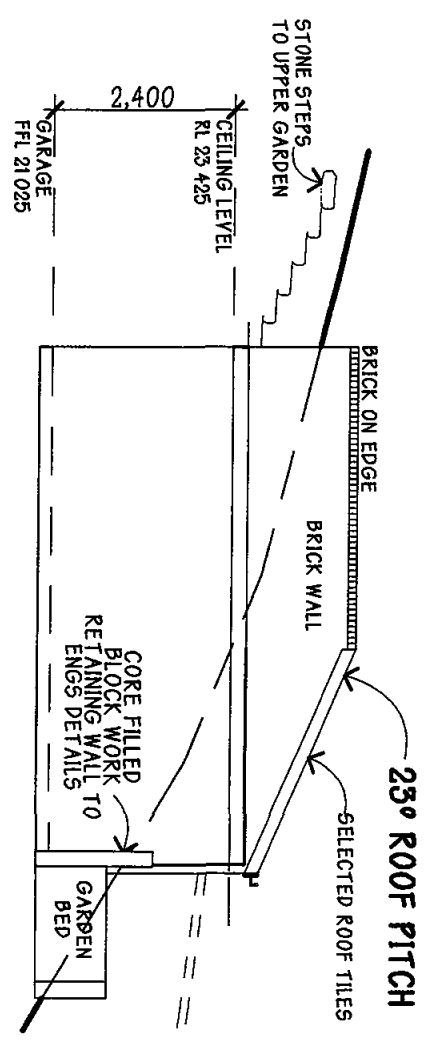
ROOF PLAN
SCALE 1100

DRIVEWAY PROFILE
SCALE 1100

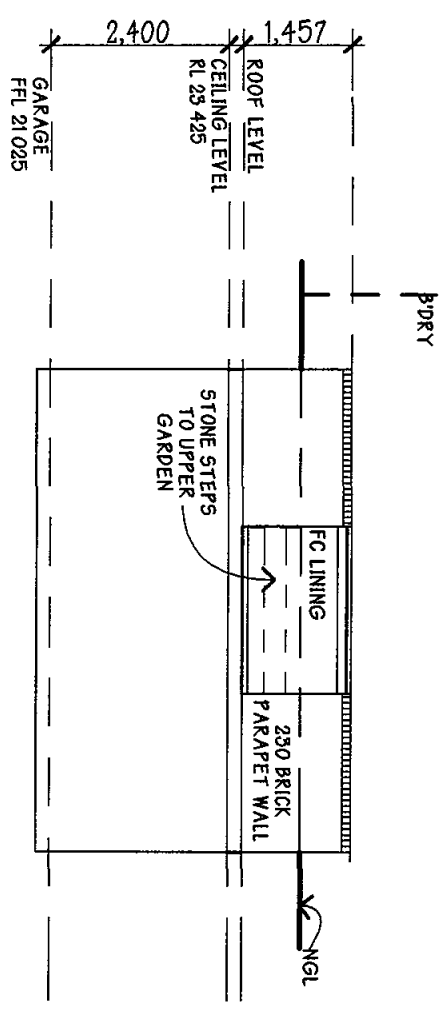
PROPOSED BLOCK GARAGE AT LOT 108, No 83 PRINCE ALFRED PARADE NEWPORT BEACH	
FOR MS NICHOLLS	
D P 13457	
HAND	SCALE
SHEET 1 OF 3	1200 1100 150 120 110
DRAWN BH	AREA
DATE 14 05 07	GARAGE 44.93



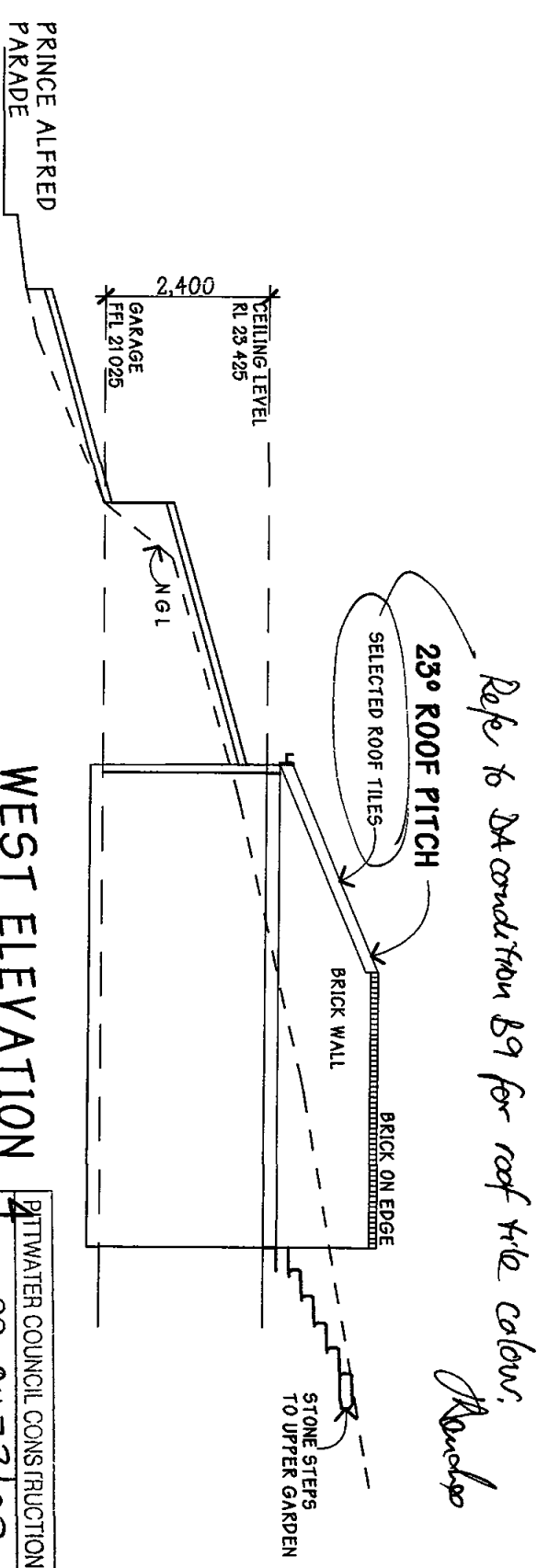
NORTH ELEVATION 1



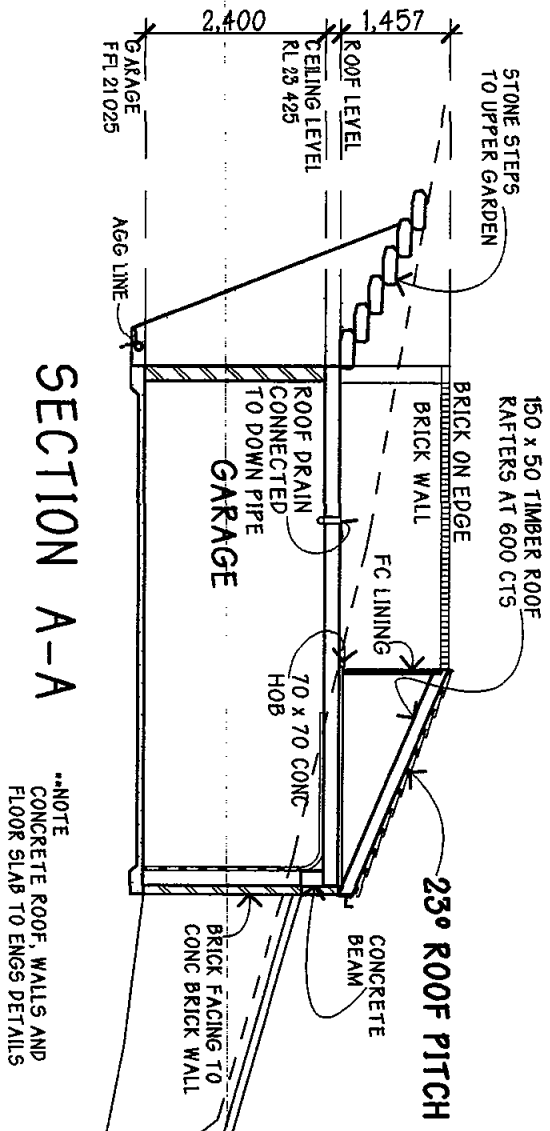
EAST ELEVATION 2



SOUTH ELEVATION 3

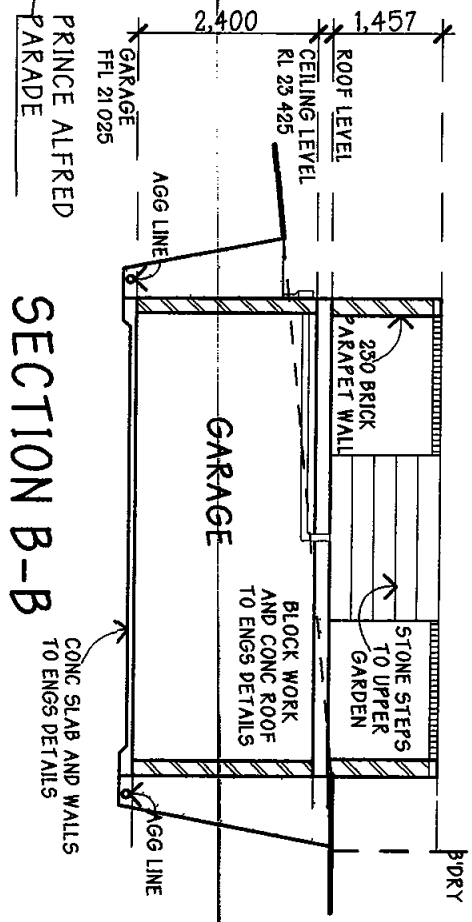


WEST ELEVATION



SECTION A-A

**NOTE
CONCRETE ROOF, WALLS AND
FLOOR SLAB TO ENGS DETAILS



SECTION B-B

PITWATER COUNCIL CONSTRUCTION CERTIFICATE
 Number CC 0473107
 This is a copy of submitted plans, documents or
 Certificates associated with the issue of the
 Construction Certificate
 Endorsed by TMA 22
 Date 10 OCT 2007

PROPOSED BLOCK GARAGE
 AT LOT 108 No 85 PRINCE ALFRED PARADE
 NEWPORT BEACH
 FOR MS NICHOLLS
 D P 15457
 HAND SHEET 1 OF 3 SCALE 1:200 1:100 1:50 1:20 1:10
 DRAWN BH AREA GARAGE 44.93
 DATE 14.05.07

ELEVATIONS 1:100