

SILT AND SEDIMENT CONTROL

THE CONTRACTOR SHALL IMPLEMENT SITE SILT AND SEDIMENT CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF NORTHERN BEACHES COUNCIL.

ALL SILT AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY SITE WORKS, INCLUDING DEMOLITION AND / OR EXCAVATION WORK. ADDITIONAL BARRIERS MAYBE REQUIRED TO THOSE SHOWN ON THE DRAWINGS.

ALL SILT BARRIERS SHALL BE REGULARLY INSPECTED AND CLEANED OF SILT TO ENSURE CONTINUED OPERATION. ANY SILT BARRIERS THAT ALLOW SILT TO PASS ARE TO BE REPLACED.

SILT STOP BARRIERS SHALL BE PROVIDED AROUND ALL STOCKPILES.

TREE PROTECTION

ALL TRESS WITHIN 5 METRES OF THE PROPOSED DEVELOPMENT AREA SHALL BE PROTECTED BY MEANS OF GENERAL PROTECTIVE FENCING BY FENCING AROUND GROUPS OF TREES OR BY INDIVIDUAL TREE GUARDS. ALL PROTECTIVE TREE FENCING IS TO TO BE TO THE SATISFACTION OF NORTHERN BEACHES COUNCIL.

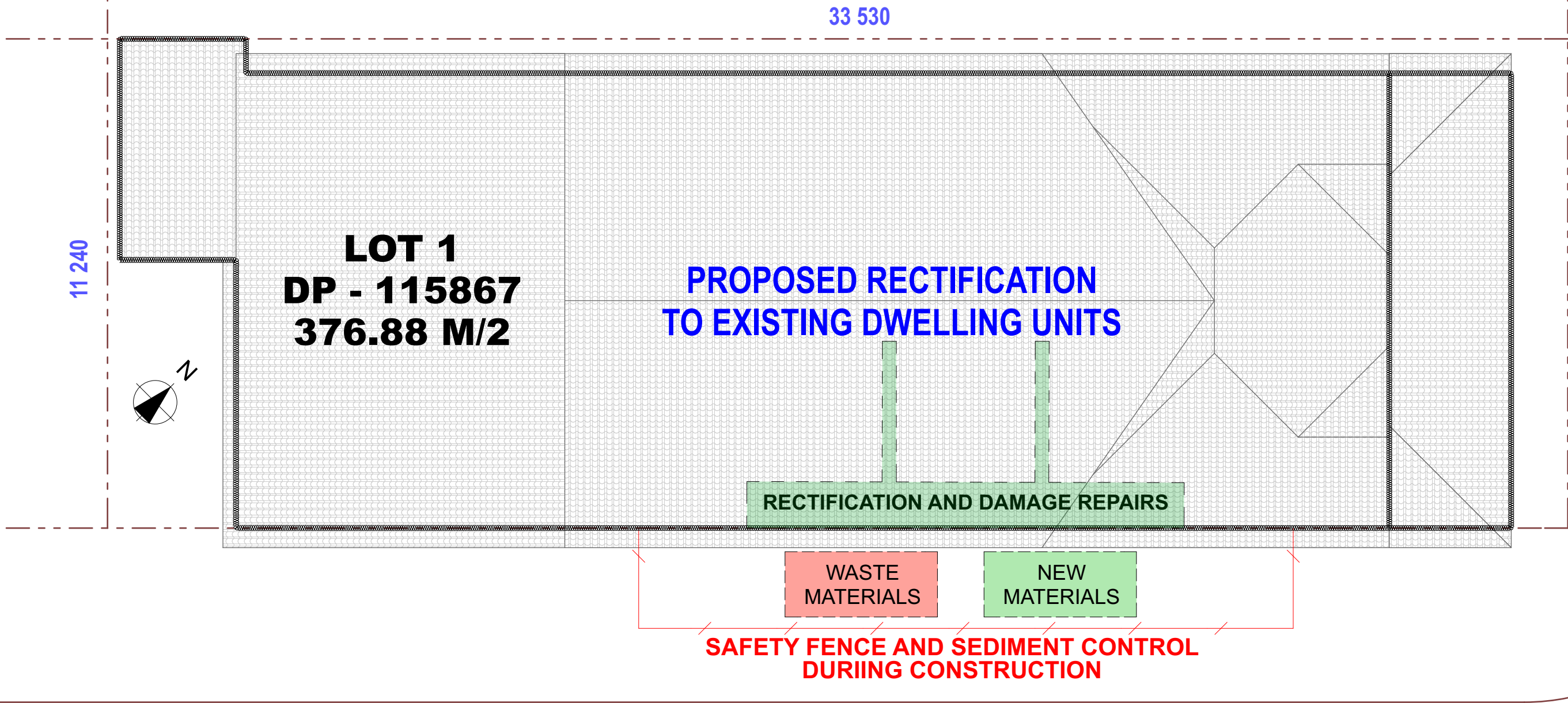
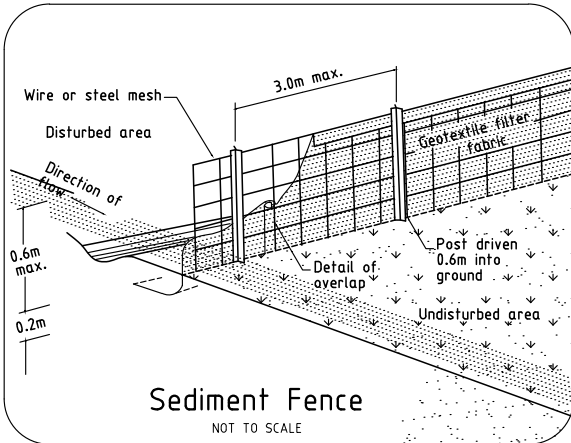
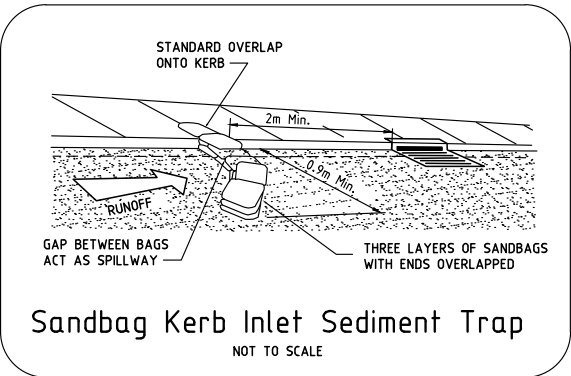
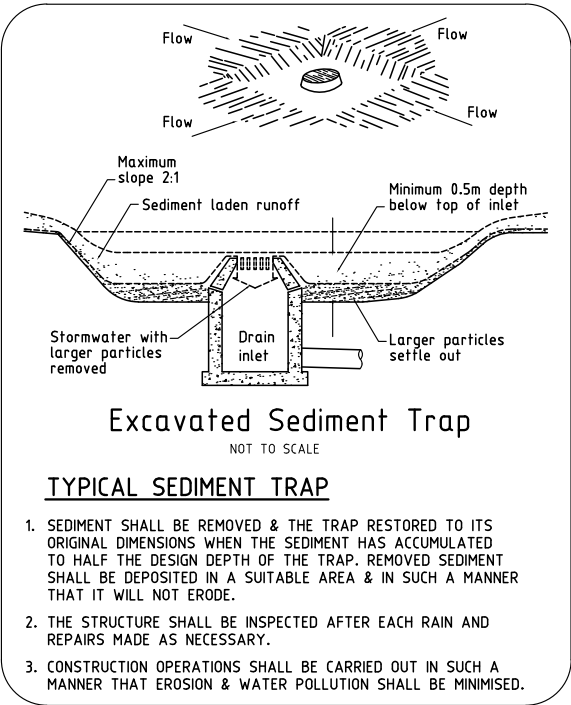
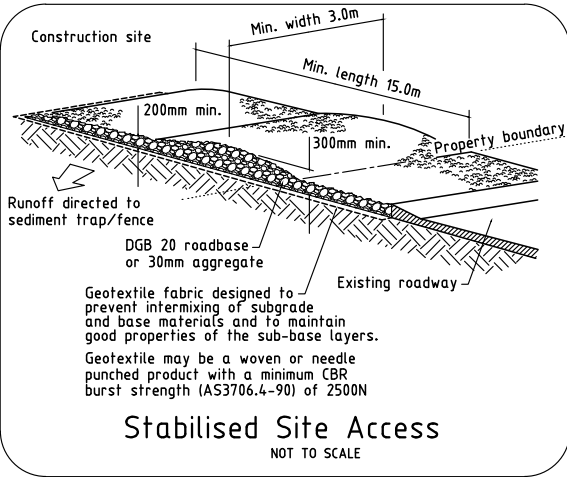
PUBLIC PROTECTION

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRIERS, WARNING AND / OR DIRECTIONAL SIGNS, LIGHTING, ETC TO PROTECT PEDESTRIANS FROM TRAFFIC ON THE DARLEY ROAD AND ASHBURNER STREET. THESE SIGNS SHALL ALSO PROTECT THE PUBLIC FROM TRUCKS AND VEHICLES ENTERING OR LEAVING THE CONSTRUCTION SITE.

THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE FENCING AND LOCKABLE GATES AS REQUIRED TO PROTECT THE PUBLIC FROM ENTERING THE CONSTRUCTION SITE.

ALL BARRIERS, FENCING, AND GATES SHALL BE TO THE SATISFACTION OF WORK COVER AND SAFETY REQUIREMENTS, CENTRAL COAST COUNCIL, AND ANY OTHER SUCH AUTHORITY.

ALL BARRIERS, FENCING, AND GATES SHALL BE PROPERLY MAINTAINED UNTIL ALL WORKS ARE COMPLETE.



ASHBURNER STREET

Site Analysis Plan

DARLEY ROAD

1:100

Development Type	Client / Applicant <b>MAINCOM PTY LTD</b>	LOT <b>1</b>	D.P <b>115867</b>			Scale <b>1 : 100</b>	Sheet Size <b>A 2</b>	ANTHONY LEWIS PO BOX 4031 WAGSTAFFE NSW 2257 48 WAGSTAFFE AVE WAGSTAFFE NSW 2257 TEL : 02 4360 241 / MOB : 0411 411 141 EMAIL : ajlewis@74ad.com.au
REMEDIAL REPAIR OF RESIDENTIAL FLAT BUILDING	Site Address <b>48 - 50 DARLEY ROAD MANLY NSW 2095</b>	Drawn by <b>A J LEWIS</b>	Date <b>21 OCT 2019</b>			Layout ID <b>A.01.1</b>	Status <b>D.A</b>	Revision <b>A</b>

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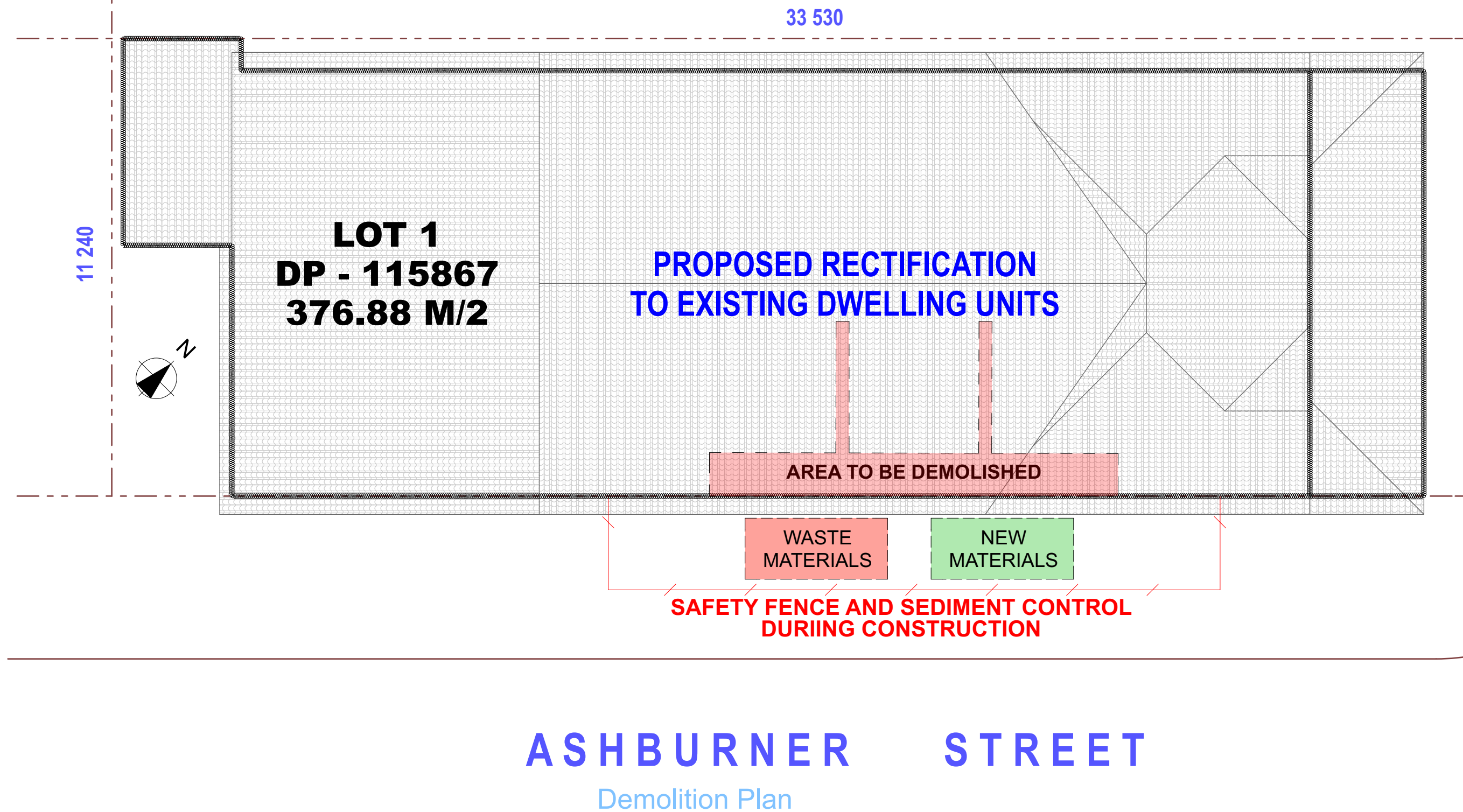
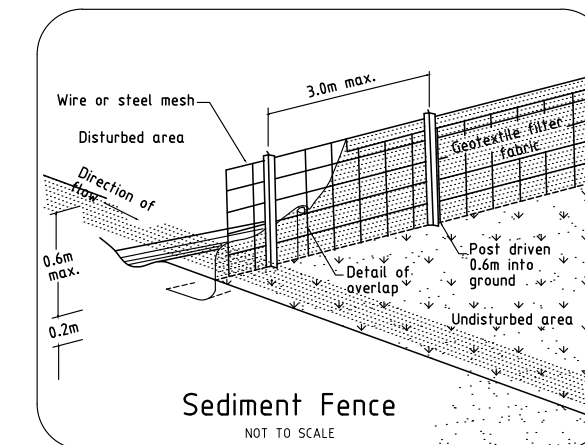
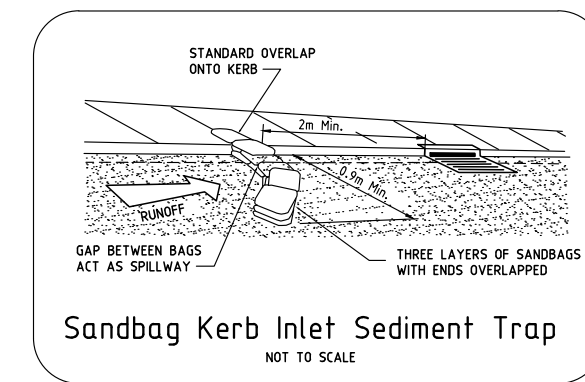
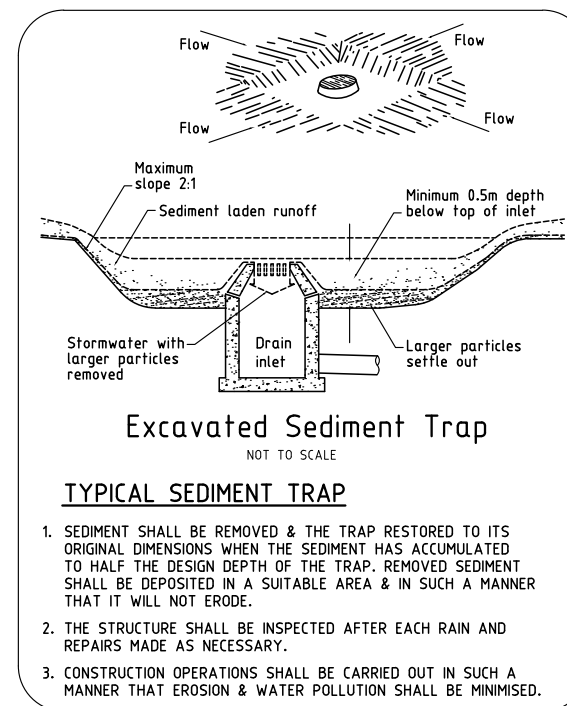
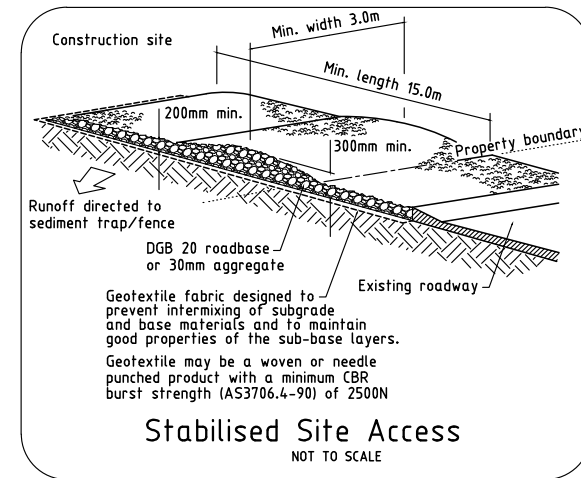
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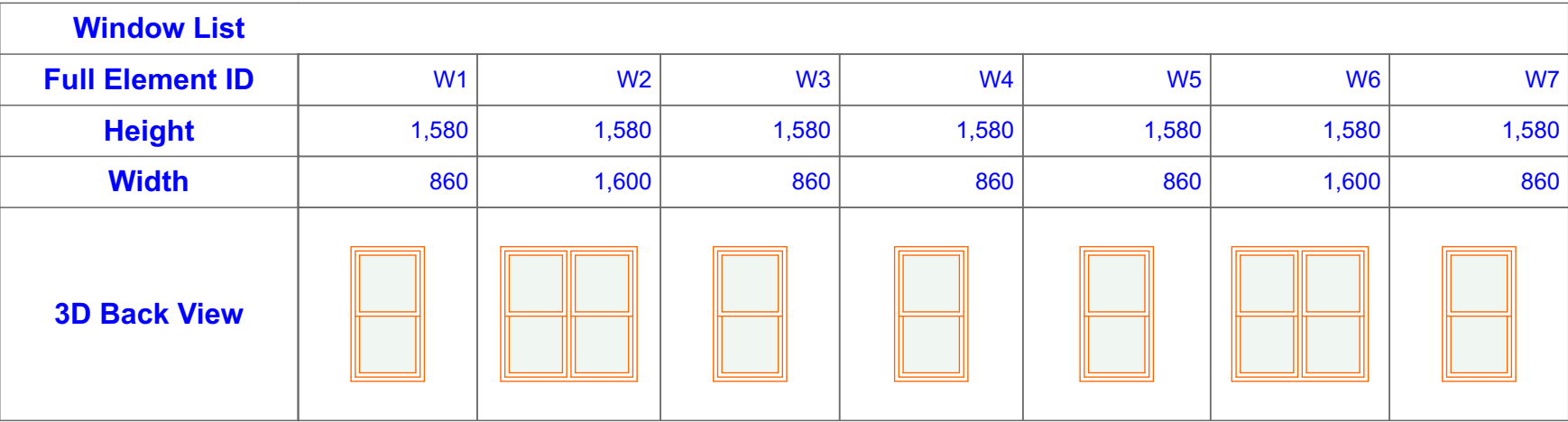
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# DARLEY ROAD





1:100



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		Site Address 48 - 50 DARLEY ROAD MANLY NSW 2095	Drawn by A J LEWIS	Date 21 OCT 2019		Layout ID A.03.1	Status D.A		Revision A

**BASIX<sup>®</sup>Certificate**

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

**Alterations and Additions**

Certificate number: A362753\_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 12, December 2019  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Maincom Services - Manly_03
Street address	48-50 Darley Road Manly 2095
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 115867
Lot number	1
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓
Construction	Additional insulation required (R-value)			
external wall: cavity brick	nil			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	SE	1.36	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W2	SE	2.53	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W3	SE	1.36	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W4	SE	1.36	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W5	SE	1.36	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

Planning, Industry & Environment

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W6	SE	2.53	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W7	SE	1.36	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

**Legend**

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Development Type	REMEDIAL REPAIR OF RESIDENTIAL FLAT BUILDING	Client / Applicant MAINCOM PTY LTD	LOT 1	D.P 115867			Scale 1 : 100	Sheet Size A 2	ANTHONY LEWIS PO BOX 4031 WAGSTAFFE NSW 2257 48 WAGSTAFFE AVE WAGSTAFFE NSW 2257 TEL : 02 4360 241 / MOB : 0411 411 141 EMAIL : ajlewis@74ad.com.au	
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SPECIFICATIONS

The following Building Code of Australia provisions and Standards from part of the construction certificate. Application and will be compiled with:-

(place a in the provisions to be compiled with)

Demolition:-

- AS 2601 – 1991 – The demolition of structures.....

Site Preparation:-

- Earthworks- To be carried out in accordance with the requirements of the Environmental Planning & Assessment Regulation 1994 and the relevant requirements of Part 3.1.1.of the BCA ( volume 2).....

) A description of the activities and procedures to be followed is also to be provided in the application )

- STORMWATER DRAINAGE- Part 3.1.2. of the BCA ( volume 2 ) and AS/NZS 3500.3.2. – Stormwater drainage.....

( Details of the proposed stormwater discharge methods and location are to be detailed in the application )

- Termite protection – Part 3.1.3. of the BCA ( volume 2 ) and AS 3660.1 – Protection of buildings from subterranean termites.....

( Professional certification of the termite protection measures is to be provided to the principal certifying authority, confirming compliance with the provisions of the BCA and Australian Standard)

Footing and slabs :-

- Footing and slabs – Part 3.2 of the BCA ( volume 1 ) and
  - AS2159 – Rules for the design and installation of piles.....
  - AS 2870 – Residential slabs and footings.....
  - AS 3600 – Concrete strutures.....

( Reference is also to be made to any relevant structural design codes, as detailed at the end of this document )

- Site classification Part 3.2.4 of the BCA 9 volume 2 )

( Structural engineering details, prepared by a Professional Engineer are to be provided with the application for a construction certificate, together wutha written statement certifying that the design complies with th e nominated Standards ( a pro-forma copy of which is available from the Council), unless the structural design fully satisfies the “Acceptable Construction Practice” as detailed in the BCA and full details are provided with the application ).

Masonry:-

- Masonry construction – Part 3.3 of the BCA ( volume 2 ) and AS 3700 – Masonry Code.....
- Steel framing – Part 3.4.2 of the BCA ( volume 2 )
  - Acceptable construction practice ( Part 3.4.2.1 of the BCA ) and / or.....
  - AS 1250 – The use of steel in structures .....
  - AS 3623 – Domestic metal framing.....
  - AS 4100 – Steel Structures.....

- Timber wall, floor and roof framing – Part 3.4 of the BCA ( volume 2) and
  - AS 1684 – Nationaltimber framing code.....
  - NSW timber framing manual ( State Foresys of NSW ).....
  - Timber framing manual ( Timber Promotion Council ).....
  - Timber framing manual – Supplementary Tables ( timber Promotion Council ).....
  - As 1720.1 – Timber Structures Code.....

( Reference is also be made to any relevant structural design codes, as detailed near the end of this document )

- Structural steel members – part 3.4.4 of the BCA ( volume 2 ).
  - Acceptable construction practice.....
  - AS 1250 – The use of steel in structures.....
  - AS 4100 – Steel structures.....

Roof and wall cladding :-

- Roof tiling – Part 3.5.1.1 & 3.5.1.2 of the BCA ( volume 2 ) and AS 2049- Roof tiles.....
- Metal roof sheeting – Part 3.5.1.1 & 3.5.1.3 of the BCA (volume 2 )....
- Gutters and downpipes – Part 3.5.2 of the BCA 9Volume 2 ) and AS/NZS 3500.3.2- Stormwater drainage.....
- Wall cladding – Part 3.5.3 of the BCA (volume 2).....

Safe movement and access:-

- Stair construction – Part 3.9.1.1 of the BCA ( volume 2 ) – Acceptable construction practice.....
- Balustrades – Part 3.9.2.1 of the Bca ( volume 2 ) – Acceptable construction practice.....

Swimming pool safety :-

- Swimming pool safety fencing / barriers – Swimming Pool Act 1992 and AS 1926 – 1986.....

( Details of any existing fencing that will form part of the proposed swimming pool fencing are to be provided in the application )

Structural design manuals :-

- AS 1170.1 – Dead and live loads and load combinations.....
- AS 1170.2 or AS 4055 – Wind loads.....
- AS 1170.4 – Earthquake loads.....
- AS 1720.1 – Timber structures code.....
- AS 2159 – Piling – design and installation.....
- AS 2327.1 – Compositeconstruction in steel and concrete.....
- AS 3600 – Concrete structures.....
- AS 4100 – Steel srructures.....

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Scope for Repair

Matching Finishes
Matching Finishes
Unless noted otherwise, all finishes and materials are to match existing as close as practical. Where painting and rendering repairs are carried out, unless noted otherwise these must extend to the nearest possible architectural break.
Statutory Requirements
Statutory Requirements
The successful Tenderer is to obtain and provide evidence of all required Insurances.
All works to comply with OHS requirements, current Australian Standards, National Construction Code, Manufacturers Installation Requirements and Standards, Relevant Guide to Standards and Tolerances and all Government Authorities.
The Tenderer is to allow for all required fall arrest and/or scaffolding as required in the tender price to complete the works in a safe manner.
Prior to commencement of the works, it is recommended that a mutually agreeable and industry recognised building contract be entered between the Builder and the Insured. A clear progress payment schedule is to be included within the contract, progress payment amounts are not to exceed the actual stage of works completed.
During Works & Completion
During Works & Completion
During the works, the Principal Contractor is responsible for damage caused by any person, for whom he is responsible, to the existing structure, services, paving, road, adjoining properties, etc. and will make good the damage at his/her own cost.
The Tenderer is not permitted to “Pyramid Contract” the works without the express permission of the client. The Tenderer shall always remain as the principal Contractor for the whole of the works and shall be responsible for all legal requirements of such a title. Under no circumstances shall the tenderer be permitted to appoint another separate legal entity to undertake the works or act as the Principal Contractor on behalf of the Tenderer.
The Tenderer shall allow for all required costs to protect ALL surfaces for the duration of the works. Where required this may include moving and storing furniture and plant items to allow for successful execution of the projects.
All disturbed areas to be made good to match existing and on completion clean all areas and remove all building rubbish

External Rectification Works	Material
Brickwork	
Remove and reinstall external clay face brickwork - std brick - walls - 110mm thick - to best match existing. Allow for specialist brick cleaner to remove the lime mortar and reuse bricks where possible. Allow for 15% replenishment of recycled bricks to best match existing.	87/m2
Supply and install Blockwork - walls - core-filled solid blocks - 390mm x 140mm x 190mm - complete with concrete and reinforcement.	87/m2
NB - where the new 140mm walls fall short of the internal dividing walls, the brickwork here is to be either built out with plaster or partially demolished and re-constructed above and under the timber floor height with party walls bricks to build out the difference. Method to be approved at Tender Meeting.	
Remove and replace internal bedroom dividing walls with clay common brickwork - std brick - walls - 110mm thick - to best match existing down to footing height as per plans and also replacing the hallway walls to below the crack heights.	105/m2
Allow to undertake full tuck pointing of the entire affected elevation to best match existing.	150/m2
Remove and dispose of the internal skin of the cavity brick wall to allow for new core filled block wall to be constructed.	87/m2
Rendering	
Supply and install cement render to walls - 1 coat - to match existing heights.	10/m2
Supply and install acrylic render to conceal repaired areas - 1 coat - to entire elevation.	25/m2
Painting	
Prepare and paint external masonry/render surface 3 coats to the feature band at footing height.	25/m2
Prepare and paint timber windows to best match existing - 3 coats as required.	7/ea
Asphalt Works	
Remove and replace - Driveway/pathway - Bitumen - 100mm thick crushed rock base - 25mm thick bitumen - 11m² to 50m²	45/m2
Plumbing	
Disconnect and re-connect drainage and downpipes as required and remove and replace underground stormwater drains to the gutter.	1/item
Concreting	
Remove and replace rubble sandstone strip footings with - Reinforced concrete - as per Engineers details.	17.5/lm
Supply and install screw piers - 20T WLL Screw piers AT 3000mm max centres - to match engineering plans.	4/ea
Builder	
Builder to supply and install temporary propping and concrete blinding footing as per engineering details.	1/item
Remove and replace suspect isolated brick piers where required to the subfloor space and providing support to the existing timber bearer. Allow to reinstate with structural steel and adjustable post with 600 mm deep x 300 mm x wide x 300 mm wide concrete pad footing.	8/ea
Window Manufacturer	
Remove and replace the hardwood timber windows as identified on the hatched brickwork to the engineering elevation plan. The material to be used is mixed Australian hardwood and the layout is the best match existing.	7/ea

Internal Rectification Works	Material
Floor Covers	
Remove and replace timber strip flooring to all 6 beds - hardwood - incl prep, sanding, staining and clear finish to match existing. NB - there may be multiple layers given the age of the Building and recent renovation works.	90/m2
Floor Sanding/Stripping	
Sand, prep and paint/stain hardwood flooring to halls and living rooms to match in with all 6 bedrooms on each floor	65/m2
Plastering	
Remove and replace the plasterboard ceiling sheeting to match the existing to all three bedrooms on both floors and also the hallway. Tape set and sand ready for painting. At this point the ceiling sheeting is to be inspected to determine if suitable for Class 2 Building fire separation.	130/m2
Remove and replace the decorative cornice where initial ceiling replacements are to take place only, with a similar match to the existing.	140/lm
Painting	
Prepare and paint ceiling & cornice, Plasterboard / FC surface - 3 coats to match existing.	170/m2
Prepare and paint wall linings, render 3 coats to match existing to all areas that have been affected by render removal.	685/m2
Prepare and paint the replaced door and jamb only - 3 coats to match existing.	6/ea
Prepare and paint narrow width items - 3 coats to match existing. Architrave's and skirting.	1/lm
Carpentry	
Remove and replace the skirting with similar match to the existing (where possible) - Non-Standard skirting - high quality.	75/lm
Remove and replace the architraves with similar match to the existing (where possible) - Non-Standard architraves - high quality.	75/lm
Remove and replace the internal door and jamb to a similar style and quality as the existing, reusing the existing hardware (Standard hollow core door)	6/ea
Allow to trim back existing floor joists to allow for pole plate to be chemset and fitted into new masonry block walls. Hang existing floor joists on joist hangers securely fastened to new pole plate.	26/lm
Cabinetry	
Remove and reinstall wardrobe 2400mm wide x 3000mm high built-in - particleboard (melamine) - incl doors, shelving and hanging rail to match existing layout.	6/ea
Rendering	
Remove and replace cement render to walls - 1 coat - to all replaced walls.	445/m2
Electrical	
Remove and reinstall GPO where disturbed by works - Double - to best match existing. Note that the structural internal walls cannot be chased without explicit approval in the design engineer.	8/ea
Disconnect and re-connect lights, fans and smoke alarms to enable repairs to be carried out to the ceiling.	14/ea
Builder	
Remove and reinstall as required, and during the structural masonry works, the fireplaces to the first and ground floor levels. Ensure that fireplaces are correctly connected to flue systems ensuring flue is tested, by burning newspaper within the unit, prior to enclosing the structure.	2/ea
Internal Blinds/Curtains	
Remove and reinstall Roller blinds - Cord operated - PVC - up to 1500mm wide.	7/ea

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