Waterson Building Consultancy Pty. Ltd. A C N 054 938 779
197 Burns Road Springwood NSW 2777 T 4751 6626 A B N 56 054 938 779

Reference	**Construction Certificate**
10/06 088	Issued under the Environmental Planning and Assessment Act 1979 Sections 109C (1), 81A & 81A(4)
	Application
Council	Pittwater
Applicant	
Name	The Palm Beach Corporation Pty Ltd
Address	P O Box 19 PALM BEACH NSW 2108
Contact no	9974 2374
Signature	See attached
Owner	
Name	The Palm Beach Corporation Pty Ltd
Address	P O Box 19 Palm Beach NSW 2108
Contact no	9974 2374
Subject land	
Address	1102 Barrenjoey Road Palm Beach
Lot no, DP	Lot 2 DP 1004105
Description of Development	
Type of work	Building
Description	Alterations and Additions to Cafe
Development Consent	
Number	DA N0251/09
Date of determination	2 December 2009
Building Code of Australia classification	6
Builder	
Name	The Palm Beach Corporation Pty Ltd
Licence no	

Value of work	$200,000 00
Determination	Approved
Date	2 July 2010
Attachments	Nil
Plans and specifications Reference	Dwg No 101, 102A, 103-106 Dated 1 05 09 Structural Engineer Job No SD1003-008 Drawing No 1-7 & 9
Right of Appeal	under S 109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision

CERTIFICATE

Certificate final I certify that, if the work is completed following the plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000, as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979

Signature	
Date	2 July 2010
Certificate no	10/06 088

Certifying Authority

Name of Authority	Building Professionals Board
Name of Certifier	Laurie Waterson
Accreditation no	BPB0430
Address	197 Burns Road Springwood 2777
Contact no	4751 6626

Development Consent

Number and date	DA N0251/09 Dated 2 December 2009

Waterson Building Consultancy Pty Ltd
197 Burns Road Springwood NSW 2777

ABN 56 054 938 779
Tel 4751 6626
Fax 4751 6627

email watersonbldgcns@optusnet.com.au

Construction Certificate Application

Environmental Planning and Assessment Act 1979 Sections 85 85A

Owner Applicant
Name THE PALM BEACH CORPORATION PTY LTD
Address PO BOX 19 PALM BEACH NSW 2108
Contact number 0412 217 135

Consent of all owners

Signature/s
Date 22-6-10

Subject land
Address 1102 BARRENJOEY ROAD PALM BEACH 2108
Lot & DP LOT 2 IN DP 1001105

Description of development
Type of work building
Description ALTERATIONS AND ADDITIONS TO CAFE

Value of work $200,000-00

Builder
Name THE PALM BEACH CORPORATION
Address PO BOX 19 PALM BEACH NSW 2108
Licence number TBA
Contact name/number 0412 217 135

Principal Certifying Authority
I/we wish to appoint Laurie Waterson, Accreditation number BPB0430, as the Principal Certifying Authority for the work outlined above

Owner/s signature
Date 22-6-10

The Palm Beach Corporation
Pty Ltd

Waterson Building Consultancy Pty Ltd
197 Burns Road
Springwood NSW 2777

23rd June 2010

Hi Laurie

The existing fire safety measures are as follows –

- 1 x Co2 extinguisher
- 1 x Wet Chemical extinguisher
- 1 x Fire Blanket

These are located in the existing kitchen area

No additional fire safety measures are proposed because there is no additional cooking equipment proposed to be installed in the new kitchen/preparation area

Regards

Tony Mattox

The Palm Beach Corporation Pty Ltd - ABN 96 082 390 583 - Phone 9974 2374 – Email vmc3@bigpond com
P O Box 19 Palm Beach NSW 2108

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 2 – PART B – To be submitted with detailed design for Construction Certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, David Frank Dickson on behalf of D F Dickson and Associates Pty Ltd
(insert name) (trading or company name)

on this the 8 June 2010
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater – 2099 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least $2million I also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that.

Please mark appropriate box

- the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
- the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3 2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details

Report Title 28207 - G4 GEOTECHNICAL SITE INVESTIGATION Report Date **20 May 2009** Author **D F Dickson**

Documentation which relates to or is relied upon in report preparation

DRAWINGS SD 1003-008 1 to 8

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

Signature

Name David F Dickson

Chartered Professional Status MIEAust GSA CPEng (rtd)

Membership No 2074820

Company D F Dickson and Associates Pty Ltd

Levy Online Payment Receipt

LONG SERVICE BUILDING & CONSTRUCTION

Thank you for using our Levy Online payment system Your payment for this building application has been processed

Applicant Name	THE PALM BEACH CORPORATION PTY LTD
Levy Application Reference	5006296
Application Type	DA
Application No	N0251/09
Local Government Area/Government Authority	PITTWATER COUNCIL
Site Address	1102 BARRENJOEY ROAD
	PALM BEACH
	NSW
	2108
Value Of Work	$200,000
Levy Due	$700
Levy Payment	$700
Online Payment Ref	592980398
Payment Date	21/06/2010 6 55 33 PM

WATERSON
BUILDING
CONSULTANCY PTY LTD

197 Burns Road
Springwood NSW 2777
Phone (02) 4751 6626
Fax (02) 4751 6627
ACN 054 938 779
ABN 56 054 938 779

2 July 2010

The Palm Beach Corporation Pty Ltd
P O Box 19
PALM BEACH NSW 2108

Dear Tony

MANDATORY CRITICAL STAGE INSPECTIONS
Clause 162A Environmental Planning and Assessment Regulation 2000

Following is a list of the mandatory critical stage inspections required for the alterations and additions to the cafe at 1102 Barrenjoey Road Palm Beach

1	Pre Construction Certificate	See attached
2	Pier holes	
3	Floor slab reinforcement steel	
4	Framework	
5	Stormwater drainage	
6	Wet area flashing	
7	Final	

Please ensure adequate notice is given to me for the above listed inspection Should you require further information regarding this matter please do not hesitate to contact me by telephone 4751 6626, facsimile 4751 6627, email watersonbldgcns@optusnet com au or mobile 0415 284 332

Yours faithfully

Laurie C Waterson
Accredited Certifier Building Surveying

Waterson Building Consultancy Pty. Ltd ACN 054 938 779
197 Burns Road Springwood NSW 2777 **T 4751 6626** ABN 56 054 938 779

COMPLIANCE CERTIFICATE

Issued to	The Palm Beach Corporation Pty Ltd P O Box 19 Palm Beach NSW 2108	
Subject premises	1102 Barrenjoey Road Palm Beach Lot 2 DP 1004105	
Type of building	Alterations and Additions to Cafe	Class 6
Development Consent	DA N0251/09	Dated 2 December 2009
Construction Certificate	10/06 088	Dated 2 July 2010
Owner	The Palm Beach Corporation Pty Ltd	
Type of Certificate	Stage Pre Construction Certificate	Date of inspection 1 07 10

I Laurie Waterson certify that

The above described building work has not commenced

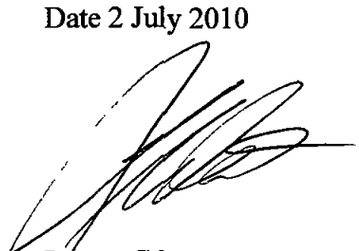
The proposed building designed constructed or adapted for use for the classification as outlined above

The above described aspect of the development complies with the prescribed requirements referred to above

Principal Certifying Authority

Laurie Waterson	197 Burns Road Springwood NSW 2777
Accreditation Number	BPB0430
Authority	Building Professionals Board
Contact Number	4751 6626

Date 2 July 2010



Laurie C Waterson

WATERSON
BUILDING
CONSULTANCY PTY LTD

197 Burns Road
Springwood NSW 2777
Phone (02) 4751 6626
Fax (02) 4751 6627
ACN 054 938 779
ABN 56 054 938 779

2 July 2010

The Palm Beach Corporation Pty Ltd
P O Box 19
PALM BEACH NSW 2108

Dear Tony

Enclosed is the Construction Certificate and stamped drawings for the alterations and additions to the cafe at 1102 Barrenjoey Road Palm Beach as requested A copy of these documents has been forwarded to Pittwater Council, together with the stamped drawings, for their records

Our Tax Invoice is attached

Should you require further information regarding this matter please do not hesitate to contact me by telephone 4751 6626, facsimile 4751 6627 or mobile 0415 284 332

Yours faithfully

Laurie C Waterson
Accredited Certifier Building Surveying

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

SCHEDULE

particulars of the proposal

What is the area of the land (sq m) 794
Gross floor area of existing building (sq m) 400
What are the current uses of all parts of the building/land?
(If vacant state vacant)

Location	Use
MAIN	CAFE

Does the site contain a dual occupancy? No
What is the gross floor area of the proposed addition or new building (sq m) 102
What are the proposed uses of all parts of the building/land?

Location	Use
MAIN	CAFE
ADDITION	ALFRESCO'S & AWNINGS

Number of pre-existing buildings 1
Number of dwellings to be demolished 0
How many dwellings are proposed? 0
How many storeys will the building consist of? 1

materials to be used

Place a tick in the box which best describes the material the new work will consist of

walls	**code**	**roof**	**code**
brick veneer	12	aluminium	70
full brick	11	concrete	20
single brick	11	concrete tile	10
concrete block	11	fibrous cement	30
✓ concrete/masonry	20	fibreglass	80
concrete	20	masonry/terracotta shingle	
steel	60	tiles	10
fibrous cement	30	slate	20
hardiplank	30	steel	60
timber/weatherboard	40	terracotta tile	10
cladding-aluminium	70	✓ other	80
curtain glass	50	unknown	90
other	80		
unknown	90		

floor		**frame**	
✓ concrete	20	✓ timber	40
timber	10	steel	60
other	80	other	80
unknown	90	unknown	90

ref 10/06-088

Alterations and additions

1102 BARRENJOEY RD PALM BEACH

SECTION J REPORT

11 Jun 10

DESIGN STATEMENT

Pursuant to A2 2 We have assessed the design as presented and provided the measures noted herein are executed in the design and built deliverables we deem the development to be fully compliant to the BCA

Document control

Rev	Date	Description
A	11 Jun 10	

Prepared by
Aminga Holdings Pty Ltd
Sustainability Consultants
213 Botany Street
KINGSFORD NSW 2041
Ph 9398 7181 Fax 9398 7880
Association of Building Sustainability Assessors (ABSA) no 20049

Energy Efficiency

In response to concerns over global warming, the Australian Government announced in July 2000 that agreement had been reached with industry and State and Territory Governments to adopt a two-pronged approach to reducing greenhouse gas emissions from buildings The first approach was the introduction of mandatory minimum energy performance requirements through the Building Code of Australia (BCA) and the second approach was the encouragement of best practice voluntary initiatives by industry Industry was supportive of this two-pronged approach taking the view that building-related matters should be consolidated in the BCA wherever possible

Given the importance of the energy performance of buildings to overall national greenhouse gas emissions performance the Australian Building Codes Board (ABCB) and the Australian Greenhouse Office signed a Memorandum of Understanding to jointly develop the BCA Energy Efficiency Provisions

The Energy Efficiency Project was endorsed under the National Framework for Energy Efficiency (NFEE) an agreement between all Australian Governments established to improve energy efficiency The objective of NFEE is to unlock the significant economic potential associated with increased implementation of energy efficiency technologies and processes to deliver a least cost approach to energy efficiency in Australia

To enable the effective involvement of stakeholders in the development of the BCA Energy Efficiency Provisions several committees and working groups comprising representatives from a range of government industry and community organisations were developed

At specific stages of the project the ABCB sought the views of the wider community This process was undertaken when the ABCB released the Directions Report on the Energy Efficiency Project (2001) and on the release of Regulation Documents (RDs) and Regulatory Impact Statements (RISs) Any proposed annual changes to the BCA are also made public prior to finalisation

Energy efficiency requirements are now incorporated in the Building Code of Australia In Volume 1 it is Section J, hence the "Section J Report

This report is deemed to satisfy

CONTENTS

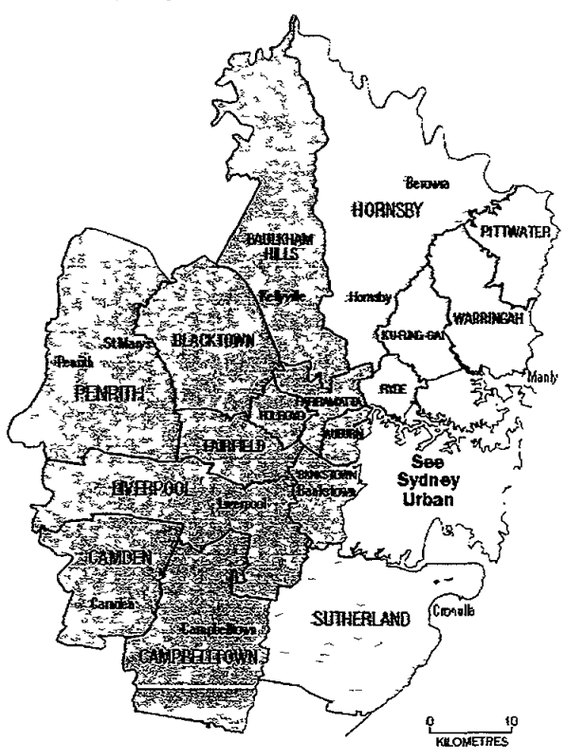
Section J review

Application

Existing take-away	Not Section J affected Not new works
Back of house	Section J affected (roof / ceiling and lighting)
Office	Section J affected

Climate Zone check

Sydney Surrounds



		Remarks
Climate zone	5	Light GREEN

Conditioned spaces (likely to be air conditioned)

Space	Conditioned	Non-conditioned
Office	X	-
Back of house	-	X

1 BUILDING FABRIC - office

		Action by application	Certifier check
1 1	Application	None	Note
1.2	Insulation to wall or roof metal framing	Applicable only if metal framing Provide thermal break between metal framing and roofing and cladding Deemed to satisfy Bulk insulation under roofing Or 25 mm timber Or 15 mm styrene	Where metal framing, certify that thermal breaks have been incorporated

1 3	Roofing and ceiling insulation Required total insulation R3.2 Outdoor air film 0 04 Metal roofing 0 00 Roof airspace 0.28 Plasterboard ceiling 0.06 Indoor air film 0 16 Total 0 64 Therefore required additional insulation R2 7	Action by application Provide additional insulation of R2 7 between roofing and ceiling Increase R-value if ceiling is punctuated by recessed downlights Refer BCA for scale	Certifier check See also above note for metal framing Certify that required insulation has been provided

1 4	Roof lights	Action by application None	Certifier check Note

		Action by application	Certifier check
1 5	External walls - insulation		See also above note for metal framing
	Required total insulation . . R2.8 Outdoor air film . . 0 04 FC cladding . . . . 0 03 Airspace . . . .0 17 Plasterboard lining. . . .0 06 Indoor air film. . . . 0.12 Total . .0.42 Therefore required additional insulation R2 4	Provide additional insulation of R2.4 within stud frame Note 90mm fibreglass = R2 0 not deemed to satisfy 70mm Styrofoam = R2 5 deemed to satisfy	Certify that required insulation has been provided

		Action by application	Certifier check
1 6	Floor insulation	Not applicable for this climate zone	Note

2 EXTERNAL GLAZING - office

		Action by application	Certifier check
	New Office only	Select from http //www wers net/residential/certified-products or use their search engine http //www wers net/residential/search U-value and SHGC-value must equal or lower figure to that shown on the following calculations	Check and certify manufacturer s certificates if complies Single clear aluminium frame is expected to deemed to satisfy

BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2010)

HELP

Building name/description: **1102 Barrenjoey Road PALM BEACH OFFICE Single clear al frame - deemed to satisfy**

Application: **other**

Climate zone: **5**

Storey: **OFFICE**

Facade areas

	N	NE	E	SE	S	SW	W	NW	not in I
Option A	16 2m²				16 2m²		28 4m²		
Option B									n/a
Glazing area (A)	*3 57m²*				*5 04m²*		*7 56m²*		

Number of rows preferred in table below: **4** *(as currently displayed)*

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m²)	Total U Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S_H)	Cooling (S_C)	Area used (m²)	Element share of % of allowance used
1	North	N		2 10	1 70		7 0	0 66				0 00	1 00	1 00	3 57	100% of 99%
2	West	W		2 10	1 80		7 0	0 66	0 600	2 400	0 25	0 30	0 97	0 94	5 [illegible]	50% of 100%
3	West	W		2 10	1 80		7 0	0 66	0 600	2 400	0 25	0 30	0 97	0 94	2 78	50% of 100%
4	South	S		2 10	2 40		7 0	0 70				0 00	1 00	1 00	5 04	100% of 80%

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters While the ABCB believes that the Glazing Calculator if used correctly will produce accurate results it is provided as is and without any representation or warranty of any kind including that it is fit for any purpose or of merchantable quality or functions as intended or at all Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind

If inputs are valid

3 BUILDING SEALING - office

		Action by application	Certifier check
3 1	Where air conditioning is by evaporative cooler or parts of building not fully enclosed	Sealing not required if evaporative cooler	Note
3 2	Otherwise seal building	To J3.2 Chimneys and flues J3 3 Roof lights J3.4 External doors and windows with weatherstipping some of which is covered by window standard J3 5 Exhaust fans J3 6 Evaporative coolers	Certify that office has been fully sealed

4 AIR MOVEMENT

		Action by application	Certifier check
4		Not applicable	Note

5 AIR CONDITIONING

		Action by application	Certifier check
5 1	Applies if air conditioned	Refer mechanical consultant submission	Refer separate submission by a/c consultants
5.2	Applies if air conditioned	To J6 2 a/c and ventilation systems J5 3 time stitch J5.4 Heating and cooling J5 5 Exhaust systems	

6 ARTIFICIAL LIGHTING AND POWER

		Action by application	Certifier check
		Refer electrical consultant submission	Refer also lighting designer submissions Refer BASIX for switching
		Power determined below includes all control gear and equipment	

Sheet 1 **LIGHTING CALCULATOR FOR USE WITH J6.2(b), BCA VOLUME ONE** Additional Sheet

Main Menu | Multiple Lighting Systems Calculator | Room Index Calculator | Adjustment Factors

Building name/description
1102 Barrenjoey Road PALM BEACH back of house

Storey
basement

Classification
6

Note: Three different options are available for the Adjustment Factors. Use the drop down menu in the first column for all adjustment factors. For the fixed dimming adjustment factor, select the fixed dimming factor in the first column then enter the percentage in the second column. For a dynamic dimming with a design lumen factor greater than 0 8 select the Additional lumen depreciation factor in first column then enter the value in the third

Number of rows preferred in table below 8

ID	Area	Room Index	Room Name	Illumination Power Density (W/m²)	Adjustment Factors					
	Kitchen	257 0 m	Kitchen and food preparation area	2058 W	(a) Motion detector			Room Index 1 5 < 3 0	2405 W	30% of 0%
	Dry store	115 0 m	Storage with shelving higher than 75% of the height of the aisle lighting	1150 W	(a) Motion detector			Room Index 1 5 < 3 0	1345 W	17% of 0%
	staff room	36 5 m²	Service area locker room staff room cleaner s room rest room and the like	110 W	(a) Motion detector			Room Index 0 7< 1 5	165 W	2% of 0%
	garbage room	42 0 m	Other areas not listed For an illuminance of less than 160 lx	546 W	(a) Motion detector			Room Index < 0 7	1144 W	14% of 0%
	toilet air lock	91 0 m²	Circulation space and corridor	728 W	(a) Motion detector			Room Index < 0 7	1512 W	19% of 0%
	disbled toilet	42 0 m	Public toilet	210 W	(a) Motion detector			Room Index < 0 7	441 W	6% of 0%
	male toilets	64 5 m²	Public toilet	323 W	(a) Motion detector			Room Index 0 7< 1 5	485 W	6% of 0%
	female toilets	64 5 m²	Public toilet	323 W	(a) Motion detector			Room Index 0 7< 1 5	485 W	6% of 0%

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The trial Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters While the ABCB believes that the trial Lighting Calculator if used correctly will produce accurate results the calculator is provided as is' and without any representation or warranty of any kind including that it is fit for any purpose or of merchantable quality or functions as intended or at all Your use of the Lighting Calculator is encouraged however during the trial period should not be used for regulatory purposes but can be used to compare with regular calculations

If inputs are valid

Sheet 1 **LIGHTING CALCULATOR FOR USE WITH J6.2(b), BCA VOLUME ONE** Additional Sheet

Main Menu | Multiple Lighting Systems Calculator | Room Index Calculator | Adjustment Factors

Building name/description
1102 Barrenjoey Road PALM BEACH office

Storey
basement

Classification
6

Note: Three different options are available for the Adjustment Factors. Use the drop down menu in the first column for all adjustment factors. For the fixed dimming adjustment factor select the fixed dimming factor in the first column then enter the percentage in the second column. For a dynamic dimming with a design lumen factor greater than 0.6 select the Additional lumen depreciation factor in first column then enter the value in the third

Number of rows preferred in table below 1

ID											
	office	215.0 m	Office artificially lit to an ambient level of less that 200 lx	1505 W	(a) Motion detector			Room Index 0.7< 1.5		225 W	100% of 0%

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The trial Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters While the ABCB believes that the trial Lighting Calculator if used correctly will produce accurate results the calculator is provided as is" and without any representation or warranty of any kind including that it is fit for any purpose or of merchantable quality or functions as intended or at all Your use of the Lighting Calculator is encouraged however during the trial period should not be used for regulatory purposes but can be used to compare with regular calculations

If inputs are valid

7 HOT WATER SUPPLY

		Action by application	Certifier check
	Applies if new HW provided	Design and install hot water system to Section 8 of AS/NZS 3500 4	Certify that any new HW service or extension is compliant

8 ACCESS FOR MAINTENANCE

7		Action by application	Certifier check
	Provide access to any operable controls	Inclusions	Certify that respective controls are in place
		Times switches	
		Thermostats	
		Air dampers	
		Light fittings	
		Heat transfer equipment	

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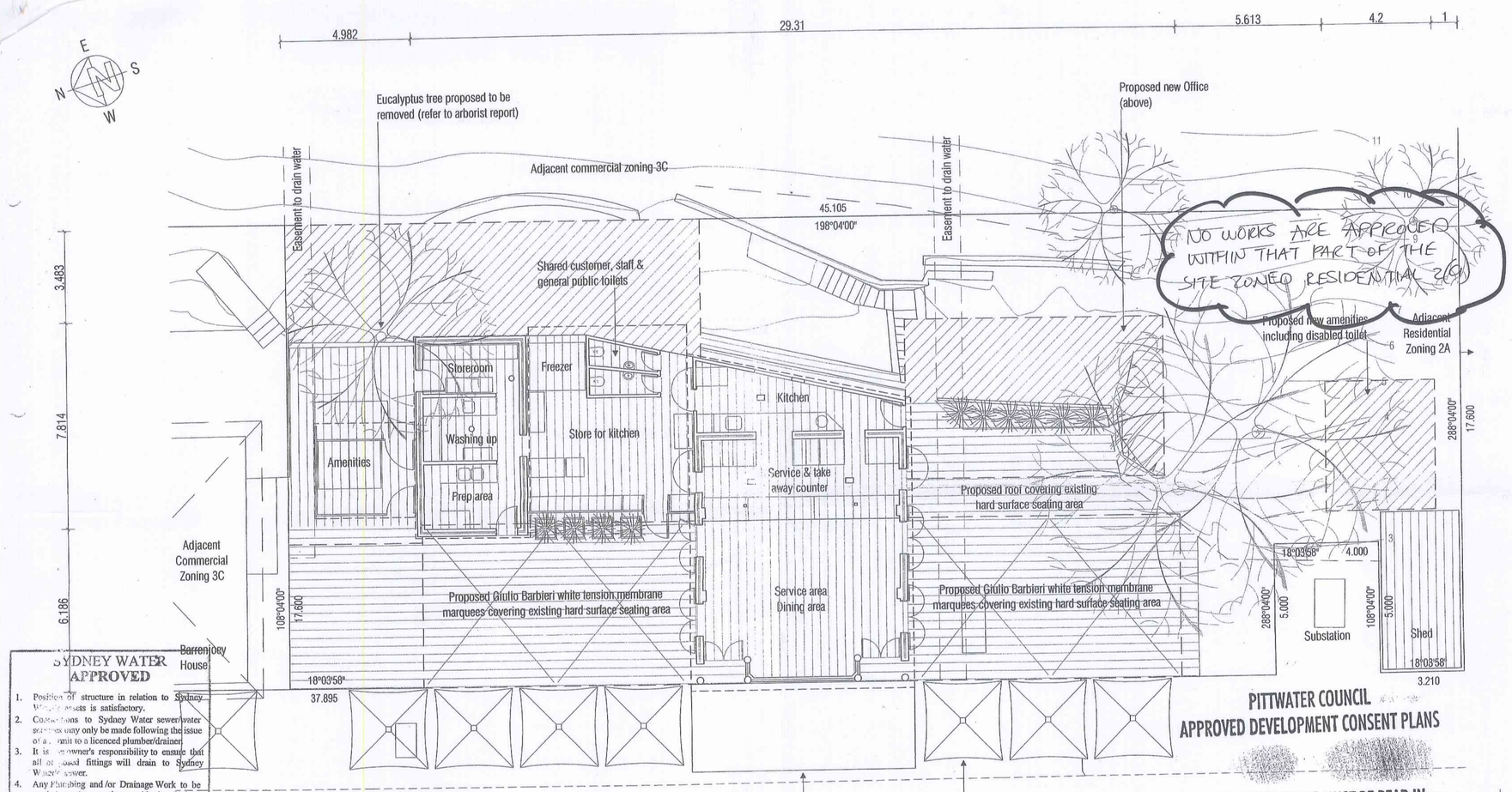


SYDNEY WATER
APPROVED

1. Position of structure in relation to Sydney Water assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licenced plumber/drainer.
3. It is the owner's responsibility to ensure that all of the sewer fittings will drain to Sydney Water's sewer.
4. Any Plumbing and /or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 3399476

SITE PLAN
Quick Check Agent on behalf of SYDNEY WATER
Per: RELE 09/06/10

APPROVED
C.C. No 1906.0002 Dated 2-7-10
Waterson Building Consultancy Pty Ltd
A.C.N. 054 938 770
ABN: 56 054 938 770

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

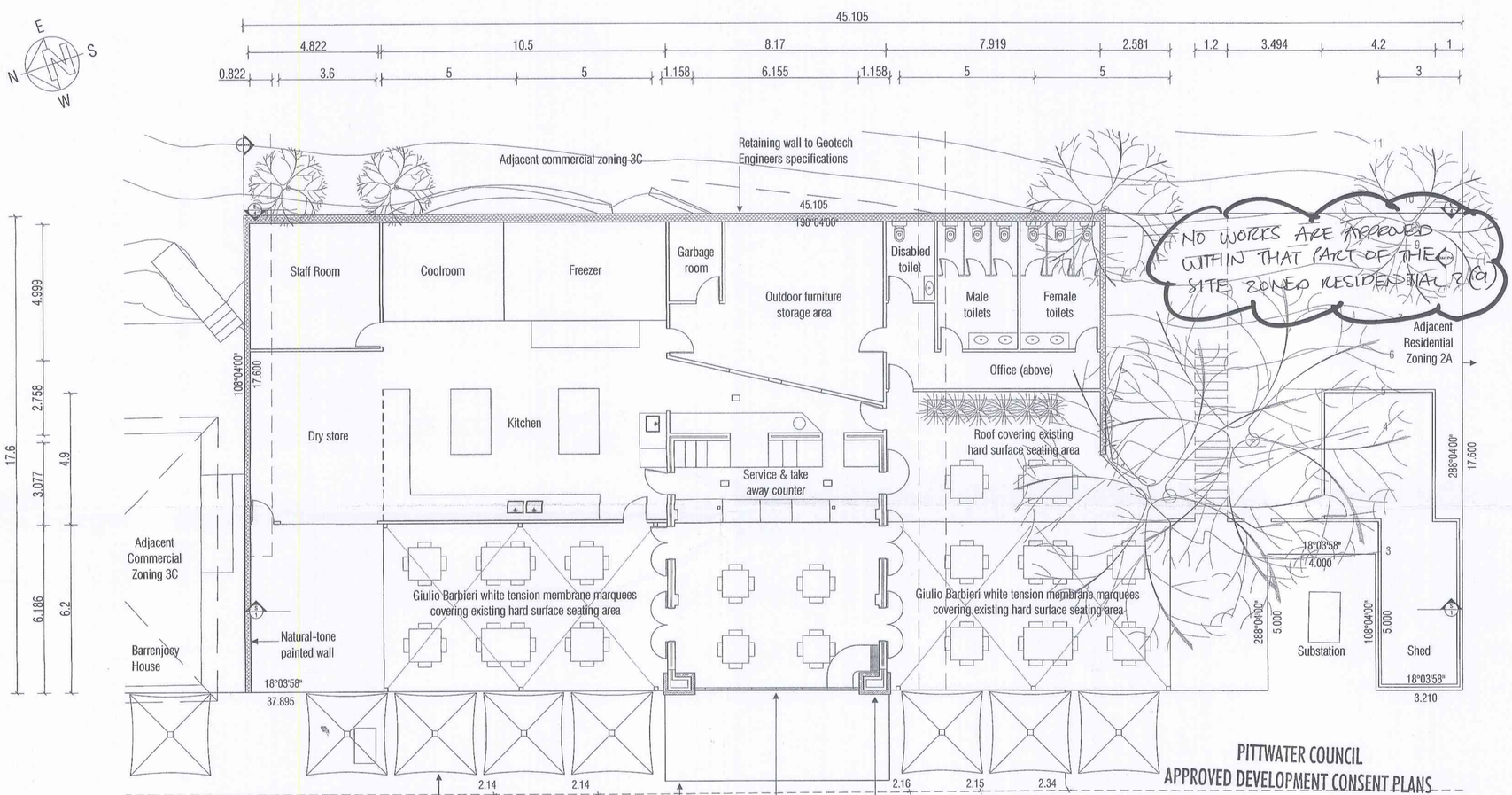
Proposed additional operational area
Existing building / operational area
Existing hard surface area

0 1 2 3 4
SCALE 1-100

NOTES	issue	date	amendment

Undercurrent Architects
www.undercurrent-architects.com

job no.	for THE PALM BEACH CORPORATION	drawing ARCHITECTURAL PLANS	stage DA	date 1-5-09	dwg. no. 101	
project ALTERATIONS & ADDITIONS	at 1102 BARRENJOEY ROAD, PALM BEACH	drawing SITE PLAN	drawn AM	checked DR	issue	



FLOOR PLAN

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

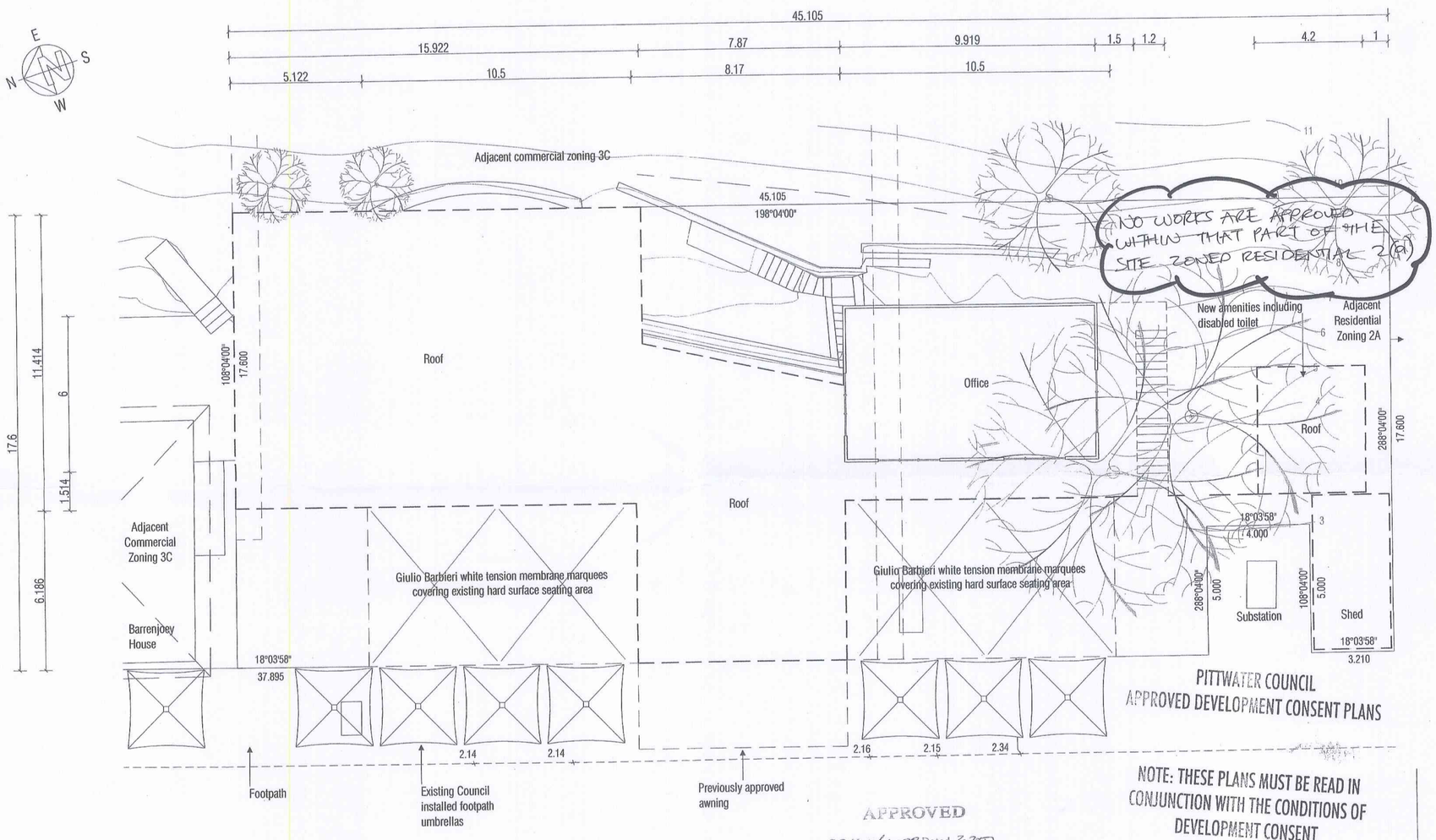
APPROVED
C.C. No 10/06.088 Dated 2.7.10
Waterson Building Consultancy Pty Ltd
A.C.N. 054 938 779
ABN: 56 054 938 779

SCALE 1-100

NOTES	issue	date	amendment
		15-9-09	Relocation of toilet facilities Provision of garbage room Provision of storage area for outdoor furniture

Undercurrent Architects
www.undercurrent-architects.com

job no.	for	drawing	stage	date	dwg. no.
	THE PALM BEACH CORPORATION	ARCHITECTURAL PLANS	DA	15-9-09	102 A
project	at	drawing	drawn	checked	issue
ALTERATIONS & ADDITIONS	1102 BARRENJOEY ROAD, PALM BEACH	GROUND FLOOR PLAN	AM	DR	



PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

APPROVED
C.C. No 10/66.008 Dated 2.7.10
Waterson Building Consultancy Pty Ltd
A.C.N. 054 938 779
ABN: 56 054 938 779

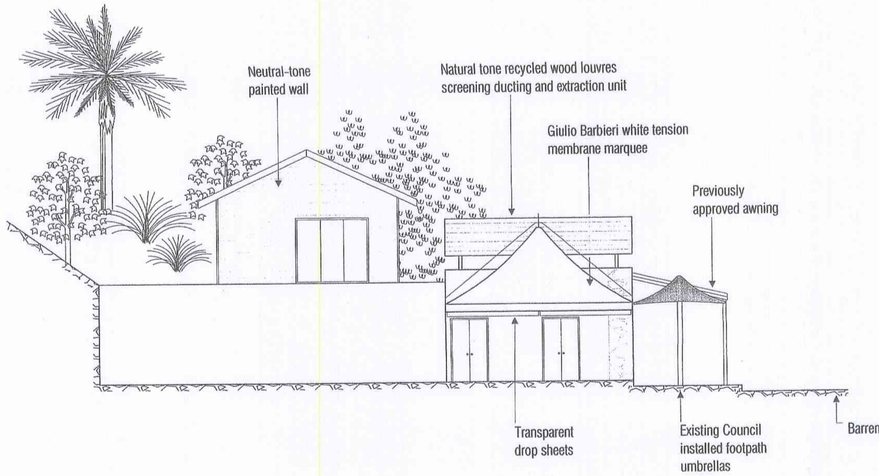
1st FLOOR PLAN

SCALE 1-100

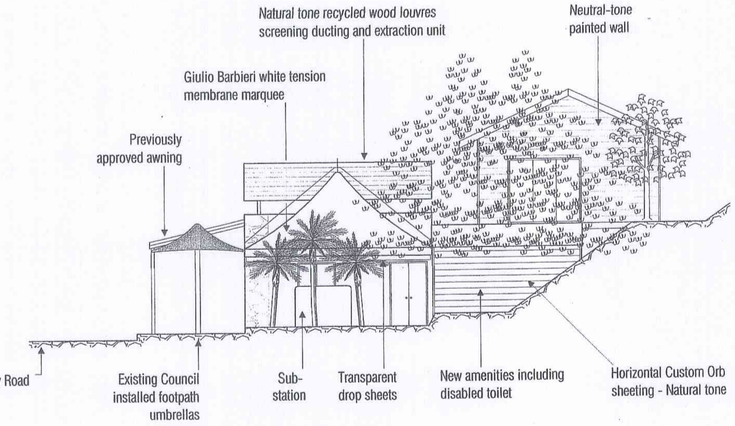
NOTES	issue	date	amendment

Undercurrent Architects
www.undercurrent-architects.com
undercurrent ltd. ARCHITECTS

job no.	for	drawing	stage	date	dwg. no.
	THE PALM BEACH CORPORATION	ARCHITECTURAL PLANS	DA	1-5-09	103
project	at	drawing	drawn	checked	issue
ALTERATIONS & ADDITIONS	1102 BARRENJOEY ROAD, PALM BEACH	1st FLOOR PLAN	AM	DR	



E 3 NORTH ELEVATION



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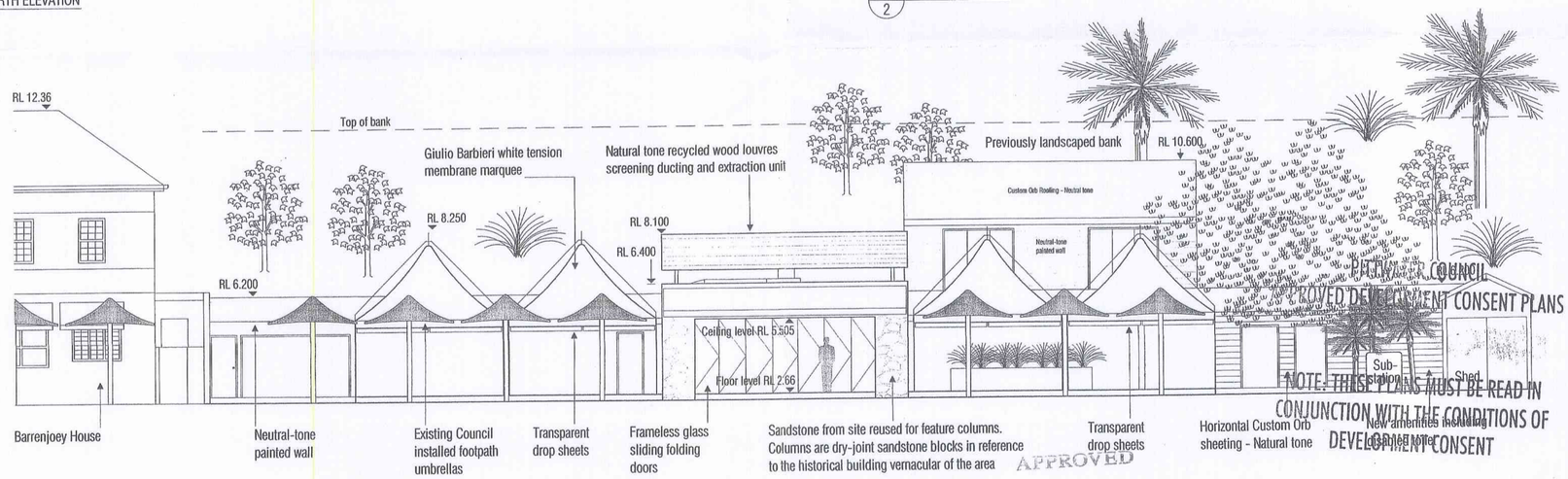

E 1 WEST ELEVATION

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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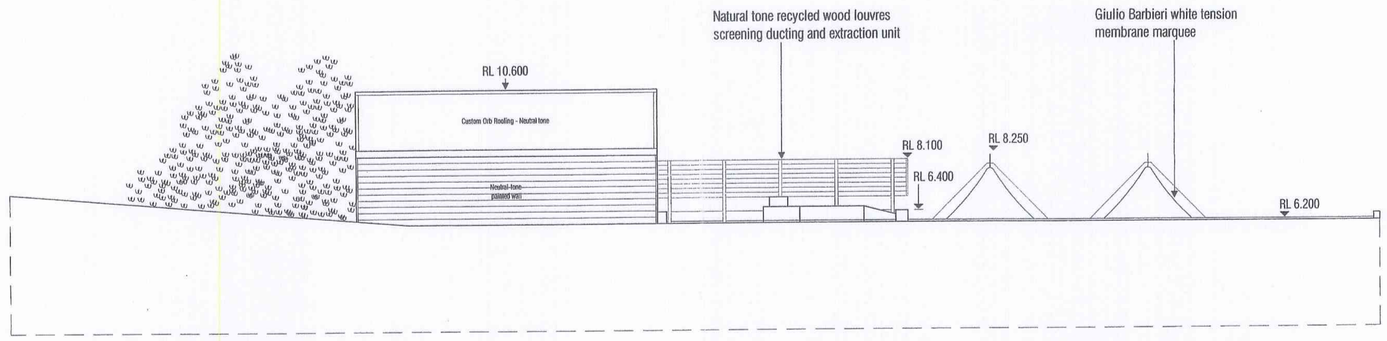
C.C. No 96.08 Dated 2-7-10
Waterson Building Consultancy Pty Ltd
A.C.N. 054 038 776
A.B.N. 56 054 938 776

0 1 2 3 4
SCALE 1-100

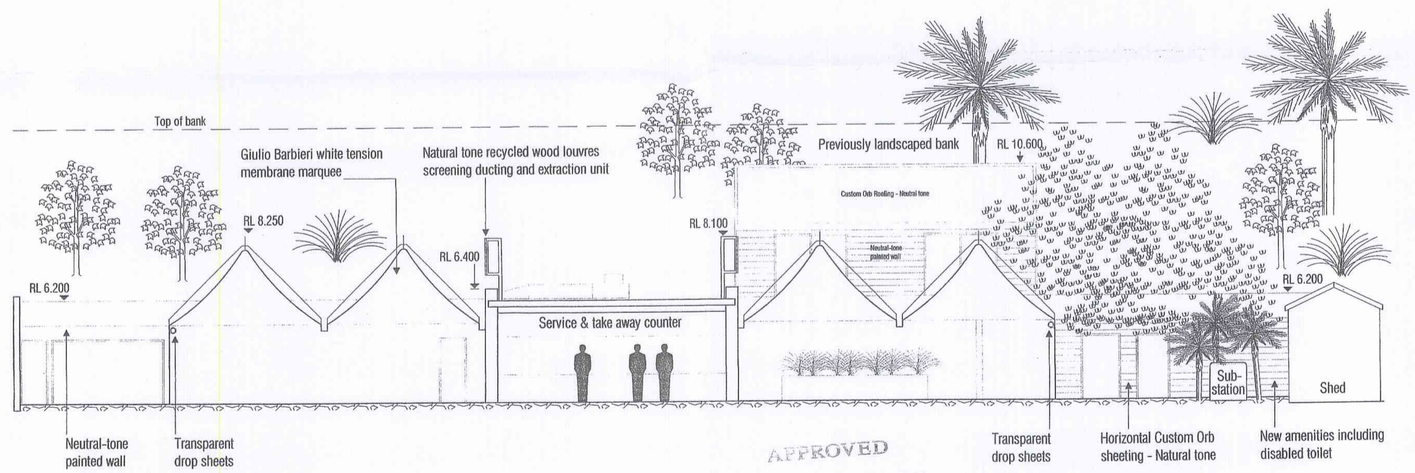
NOTES	issue	date	amendment

Undercurrent Architects
www.undercurrent-architects.com

job no.	for THE PALM BEACH CORPORATION	drawing ARCHITECTURAL PLANS	stage DA	date 1-5-09	dwg. no. 104
project ALTERATIONS & ADDITIONS	at 1102 BARRENJOEY ROAD, PALM BEACH	drawing NORTH, SOUTH + WEST ELEVATIONS	drawn AM	checked DR	issue



E 4 EAST ELEVATION



S 1 SECTION S1

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C.C. No 06-088 Dated 2-7-10
Waterson Building Consultancy Pty Ltd
A.C.N. 054 938 779
A.B.N: 56 054 938 779

SCALE 1-100

NOTES	issue	date	amendment

Undercurrent Architects
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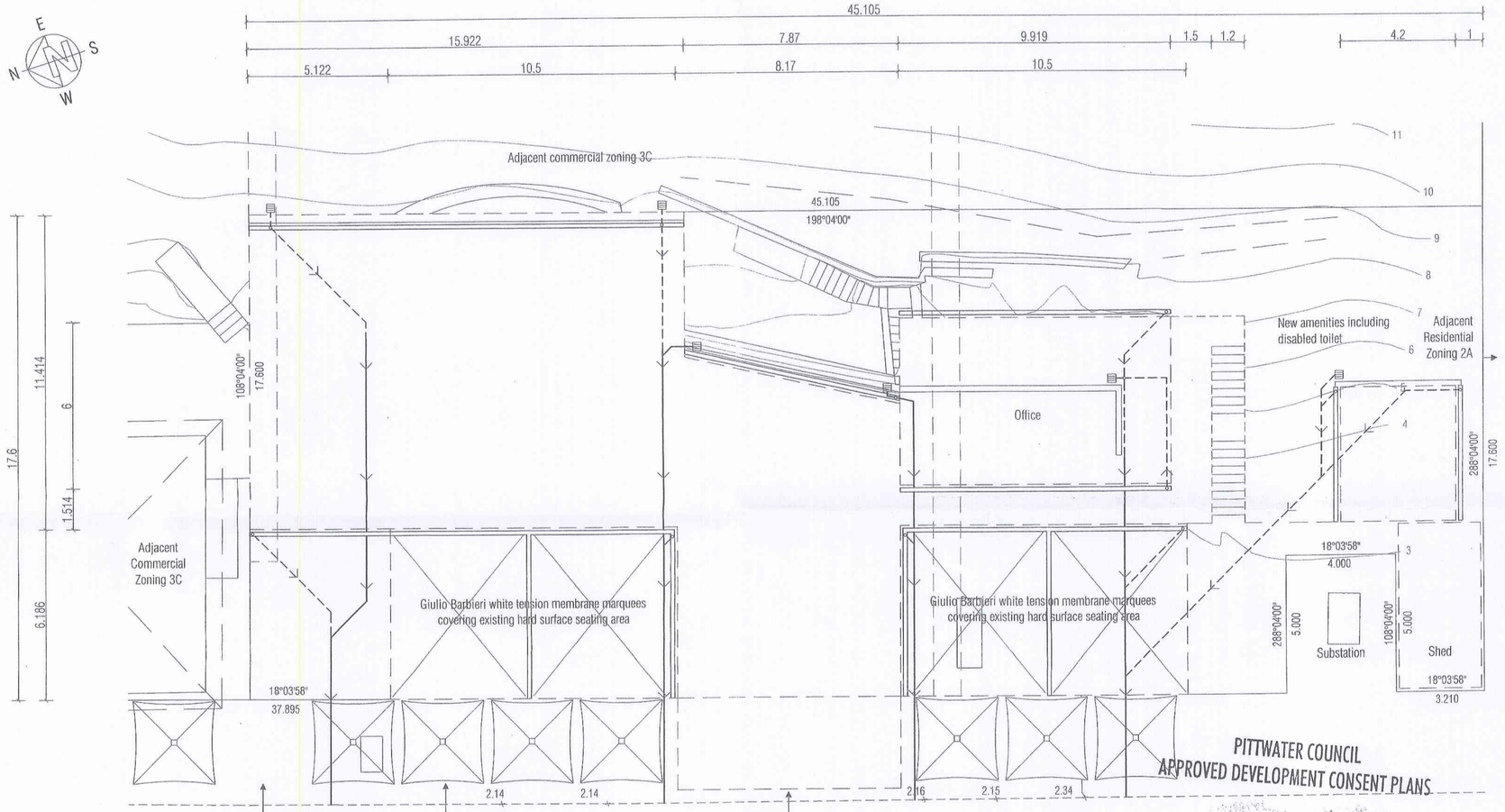
job no.	for	drawing	stage	date	dwg. no.
	THE PALM BEACH CORPORATION	ARCHITECTURAL PLANS	DA	1-5-09	105
project	at	drawing	drawn	checked	issue
ALTERATIONS & ADDITIONS	1102 BARRENJOEY ROAD, PALM BEACH	SECTION S1+EAST ELEVATION	AM	DR	



PITTWATER COUNCIL
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APPROVED
C.C. No 106.08 Dated 2-7-10
Waterson Building Consultancy Pty Ltd
ABN: 56 054 938 779

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

STORMWATER PLAN

Existing stormwater line
New or extended S/W line
Gutter
Retaining wall
Drain
Denotes water flow direction
All lines to be 100 mm dia PVC at 1% minimum fall

SCALE 1-100

NOTES	issue	date	amendment

Undercurrent Architects
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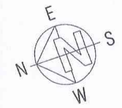
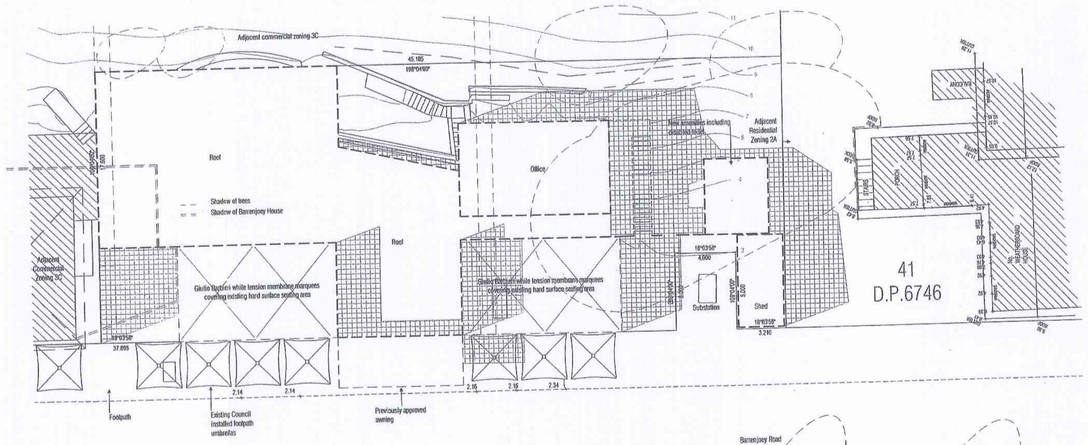
undercurrent ltd. ARCHITECTS

job no.	for	drawing	stage	date	dwg. no.
	THE PALM BEACH CORPORATION	ARCHITECTURAL PLANS	DA	1-5-09	106
project	at	drawing	drawn	checked	issue
ALTERATIONS & ADDITIONS	1102 BARRENJOEY ROAD, PALM BEACH	STORMWATER PLAN	AM	DR	





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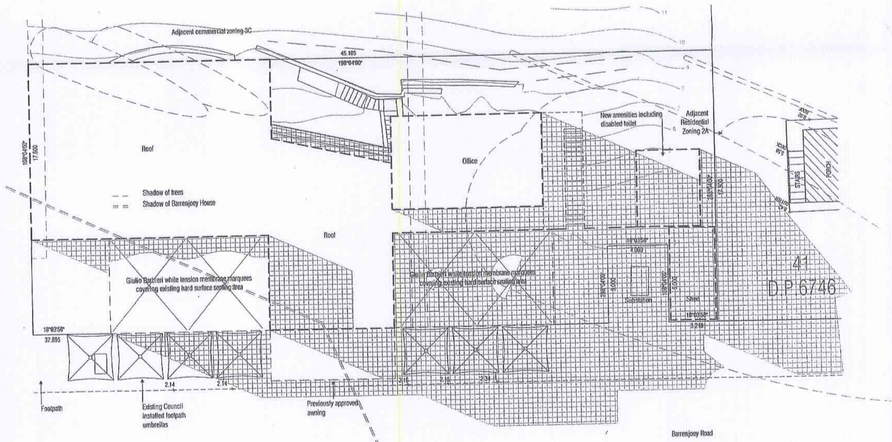

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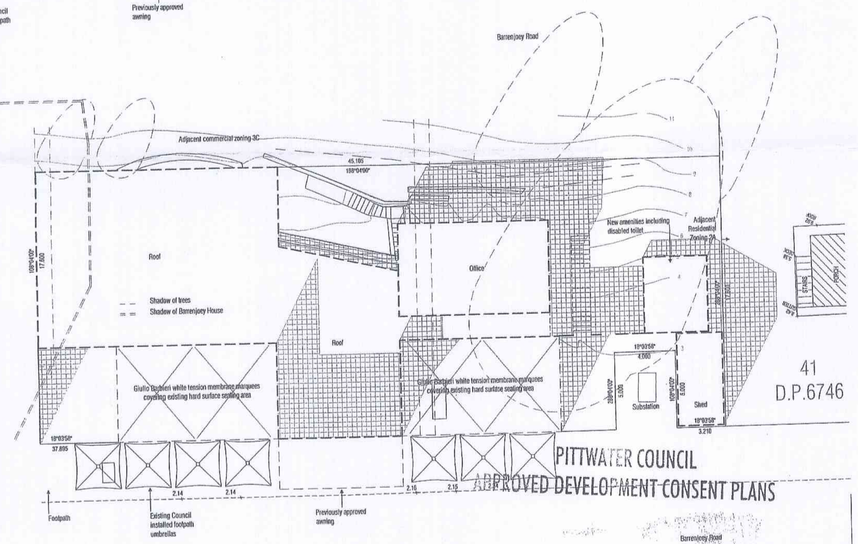

WINTER SOLSTICE 3PM

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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SCALE 1-200

NOTES	issue	date	amendment

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job no.	for	drawing	stage	date	dwg. no.
	THE PALM BEACH CORPORATION	ARCHITECTURAL PLANS	DA	1-5-09	107
project	at	drawing	drawn	checked	issue
ADDITIONS & ALTERATIONS	1102 BARRENJOEY ROAD, PALM BEACH	SHADOW PLANS	AM	DR	

CONSTRUCTION NOTES

GENERAL

G1 These drawings is to be read in conjunction with the architectural drawings.

G2 During construction the structure shall be maintained in a stable condition and no part shall be over stressed. Builder to ensure stability of exisitng structuresin the vicinity of excavation works.

G3 U.N.O. stands for unless noted otherwise.

G4 The structural elements shown on these drawings have been designed for live loads as follows:

a. Balconies & Stairs - 4.0kPa
b. Office & Garage - 3.0kPa
c. Roofs - 0.25kPa
d. Elsewhere -1.5/1.8/2.0kPa
e. as required in accordance with AS 1170

G5 Dimensions shall not be obtanied by scaling from the drawings. All setting out dimensions shall be verified and any discrepancies shall be referred to the Engineer prior to commencement of works.

G6 Annual probabilities of exceedance - Importance level
The importance level for this structure has been ascertained using AS/NZS 1170.0 Structural design actions Part 0: General Principles and the Building Code of Australia (BCA) as described below:

- Consequence of failure - Ordinary
- Description - Medium consequence for loss of human life, or considerable economic, social or environmental consequences
- Importance level - 2

G7 Probability of Exceedance

- Design working life - 100 years
- Importance level - 2
- Wind (non-cyclonic) - 1/1000 (Category - N3)
- Earthquake - 1/1000

CONCRETE

G1 All workmanship and materials shall be in accordance with current editions of A S3600 except as varied by contract documents.

C2 Cement to Type 'A' U.N.O. Concrete components and quality shall be as follows:-

Element	f'c MPa	Slump mm	Max Size Agg.	Density (kg/cu.m)
Piers	25	80	20	2400
Footings	25	80	20	2400
Slabs on ground	32	80	20	2400
Suspended concrete	32	80	20	2400
Columns	32	80	20	2400
Beams	32	80	20	2400

C3 Clear cover to reinforcement unless otherwise shown shall be:

Element	Exposure classi-fication	Formed not Exposed to Weather	Formed exposed to weather or Earth backfill	Not formed Poured against Membrane
Slab on ground	A1	30	40	45
Susp Slabs (ext)	A2	30	40	45
Susp Slabs (Int.)	A1	25	40	45
Beams	A1	25	40	45
Columns	A2	30	40	45
Piers	A1	30	40	45
Footings	A1	40	60	45

C4 Mechanically vibrate all concrete in the forms to give maximum compaction without segregation.

C5 Conduits shall not be placed between reinforcement and concrete surfaces (between cover) unles shown on drawings or specifically approved by the Engineer.

C6 Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer.

C7 No holes, chases or embedment of pipes, other than those shown on the structural drawings, shall be made in concrete members without prior approval by the Engineer.

C8 Splices in reinforcement shall be made only in the positions shown or as otherwise approved by the Enginner.

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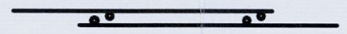
INSPECTION BY ENGINEER
48 HOURS NOTICE IS REQUIRED BEFORE ANY SITE INSPECTION

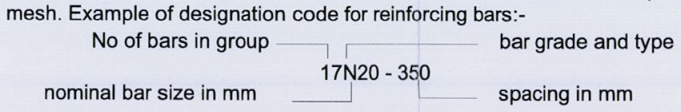
1. Bearing strata of all footings prior to concrete pour
2. Any reinforcement prior to concrete pour
3. Timber & Steel framing prior to cladding and/or lining
4. Lintels after instalation
5. CONTACT YOUR PCA (Principal Certifying Authority) AS TO REQUIREMENTS FOR MANDATORY CRITICAL STAGE INSPECTIONS IN ACCORDANCE WITH REVISED EP&A ACT REGULATIONS EFFECTIVE JULY 1, 2004

C9 Lapped fabric splices shall be so made that the overlap, measured between outermost transverse wires of each sheet of fabric, is not less than the spacing of the wires plus 25mm.



C10 Reinforcement is shown diagramatically: it is not necessarilly shown in true projection

C11 All reinforcement fabric shall be to AS 1304 **Galvanized where external**
All reinforcement bars shall be to AS 1302 **Galvanized where external**
Symbols SL: wire reinforcing fabric, R: structural grade round bar, N: ribbed bar 500MPa structural grade, Y: ribbed bar 410MPa structural, BTM: bottom, T: Top, TM/L#TM trench mesh. Example of designation code for reinforcing bars:-



C12 Where transverse tie bars are not shown, provide N12-400. Splice where necessary and lap with main bars for 400mm.

C13 All concrete shall be placed and "cured" in accordance with AS 3600. Where curing compound is used it must applied (a) onto slabs within 2 hours of finishing operation, (b) onto walls and columns immediately after removal of formwork.

C14 Horizontal formwork shall be stripped when approved by the Engineer.

C15 Slabs and beams shall bear only on the beams, walls,etc., shown on the drawings; all other building elements shall be kept 15mm clear from soffit os structure

C16 All slabs-on-ground shall be placed on 200 μm damp proof membrane over 50mm layer of compacted sand.

C17 No concrete shall be placed directly with the ground. Isolate all surfaces from contact with Forticon (or similar) with taped joints.

C18 Compact fill areas and subgrade under building and pavement to minimum 98% standard maximum dry density in accordance with AS 1289 Cl 5.2.1

EXCAVATION

E1 All excavation and backfill shall be carried out neatly to the lines. Levels and grades specified

E2 Any backfill material required or specified shall be compacted generally to at least 95% of its maximum dry density (test method in accordance with AS 1289-E1.1 - Standard Compactive effort).

E3 Fill material beneath edge beams to be compacted in accordance with clause 6.4.2 of AS 2810-1996 and as specified in E2 above.

E4 All top soil, vegetation and deleterious material shall be stripped from the building platform prior to the commencement of earthworks.

FOUNDATIONS

F1 Footings have been designed for a uniform allowable bearing pressure of **600kPa** and as stipulated in the Geotech report prepared by Jeffery & Katauskas ref:- 18739VBrpt. Foundation material shall be approved for this pressure before placing concrete in footings.

F2 Footings must bear into undisturbed natural ground clear of organic material.

F3 Footings to be constructed and back filled as soon as practical following excavations to avoid softening by rain or drying out by exposure.

STRUCTURAL CONCRETE REINFORCEMENT STEELWORK

SR1 All reinforcement specified is Grade 500 U.N.O

SR2 Reinforcement is represented diagramatically it is not necessarily shown in tru projection.

SR3 Top reinforcement is to be continuous over supports.

SR4 Welding of reinforcement is not permitted unles shown on the structural drawings.

U.N.O. all structural steel work bearing on mansory to be bedded on 20mm thick and full width non-shrinkable cement mortar grout pad.

SR5 Except where steelwork is concrete encased or where noted otherwise all **structural steelwork to be Galvanized Steel**. Should welding *in-situ* is required on any galvanized material the affected area MUST be painted/coated using galvanized paint in accordance with AS/NZS 4680 .

SR6 Two copies of checked workshop drawing to be submited to the Engineer and approval obtained in writing from him/her before fabrication is commenced. Approval covers structural sufficiency of joints and members and not dimensioning accuracy.

SR7 Trench mesh shall be spliced where necessary by a lap of 500mm. All cross wires to trench mesh shall be cut flush with outer main wires.

SR8 All reinforcement shall be supported @ **750mm maximum centres** to maintain the nominated position and covers. Reinforcement shall be tied at alternate intersections.

SR9 Splices in reinforcement shall be made in accordance with the provisions of Table 13.1.2.2.A of AS3600-2000 or in accordance with the following table:

Bar Size	N12	N16	N20	N24	N28	N32
Splice Length (in mm)	400	600	800	1200	1200	1200

MASONRY

M1 Provide sliding surface consisting of 2 layers of galvanised iron sheets with graphite grease in between top an bottom of all load bearing masonry walls in contact with suspended slabs. Prior to application of sliding surface the concrete or masonry shall be level and smooth.

M2 No masonry walls to be erected on suspended slabs and beams until all propping has been removed.

M3 Bricks used in load bearing construction shall have a minimum compressive strength (as per A.S. 3700) of 20 MPa unless otherwise noted.

M4 Provide 12mm polystyrene bond breaker between vertical face of masonry walls and concrete.

STRUCTURAL TIMBER

T1 All workmanship and materials to be in accordance with current editions of AS 1720 and AS 1684,

T2 All timber to be minimum stress grade F7 U.N.O. All hardwood to be minimum stress grade F14 U.N.O.,

T3 No timber beams or joists to be notched unless specified by the Engineer,

T4 Provide double joists around openings and under walls above U.N.O.,

T5 External timber to be durability class 1 or 2,

T6 Treat all exposed cut ends with Reseal by Protin to manufacturer's specifications to achieve required hazard level exposure classification,

T7 Joists deeper than 150mm shall be bloked over supports and at a maximum of 3,000mm centres,

T8 All holes for bolts to be exact size. Washers shall be 3.0mm thickness (min.) and at least $2\frac{1}{2}$ times the bolt diameter. All bolts shall be M16 Grade 4.6 U.N.O.,

T9 Hot dip galvanized nails/clouts/screws to be used with all the timber connections.

BLOCKWORK

B1 Block walls shall be constructed with Double "U" blocks throughout.

B2 "Clean-Out" openings shall be provided at the base of the wall to permit removal of mortar droppings.

B3 Where horizontal reinforcement is used, special block units with recessed webs are to be provided.

B4 Grout shall have a 28 day compressive strength of 25 MPa (min) and a slump of 120 mm.

B5 Mortar shall be composed of one part cement, one tenth part lime and three parts sands.

B6 Mortar droppings at joints to be rodded and removed at bottom of blocks through clean out openings prior to filling all cores.

B7 Where vertical reinforcement is to be provided in both faces, bars are to be located in alternate cores.

B8 Where horizontal reinforcement is to be provided in both faces it shall be provided in staggered courses.

B9

a. total cover to outside of blockwork shall 65mm,
b. vertical & horizontal bars shall be galv. & if inspection reveals the vertical steel cannot be placed accurately the wall must be demolished
c. starter bars must be accurately positioned by templates or similar means. Starter bars must be approved by Council's Building Surveyor and by the Structural Engineer prior to commencement of blockwor,
d. vertical bars shall be tied to starter bars through inspection openings at the base of the wall & also accurately fixed in position at the top by an appropriate method.
e. steel shall be accurately placed and firmly held into position to a tolerance of 10mm
f. grout shall be compacted by vibrating or rodding

STRUCTURAL STEELWORK

S1 All workmanship and materials to be in accordance with AS 4100, AS 1554 and for tubular members AS 1163.

S2 Unless otherwise noted all structural steel shall be Fy = 300MPa in accordance with AS 3679, tubular members AS1163, black bolts AS1111 and high strength bolts AS1252.

S3 Unless shown otherwise minimum connection shall be 2M16 Grade 8.8S bolts, 10mm gusset plates, and 6mm CFW (continuous fillet weld)

S4 Bolt designation

a. 4.6S - commercial bolts Grade 4.6, snug tighened,
b. 8.8S - high strength structural bolts Grade 8.8, snug tightened,
c. 8.8TB - high strength structural bolts Grade 8.8, fully tightened to AS 1511 and acting as a bearing joint,
d. 8.8TF - high strength structural bolts Grade 8.8, fully tensioned to AS 1511 abd acting as a bearing joint.

S5 All welds to be min. 6.0mm continuous filet U.N.O. and welding to be in accordance with AS1554.

S6 U.N.O. all structural steel work bearing on mansory to be bedded on 20mm thick and full width non-shrinkable cement mortar grout pad.

S7 Except where steelwork is concrete encased, used internally or where noted otherwise all **structural steelwork to be Galvanized Steel**. Should welding *in-situ* is required on any galvanized material the affected area MUST be painted/coated using galvanized paint in accordance with AS/NZS 4680 .

S8 Two copies of checked workshop drawing to be submited to the Engineer and approval obtained in writing from him/her before fabrication is commenced. Approval covers structural sufficiency of joints and members and not dimensioning accuracy.

S9 Rolled steel sections including steel plates shall comply with AS 1538-1988

S10 UNO al welds shall be category SP using E41xx electrodes. All butt welds shall be complete penetration category SP.

S11 Grouting of anchor bolt sleevesand base plates shall be completed by the contractor using high strength, non-shrinkable grout.

S12 Purlin bolts shall be M12 - 4.6S

S13 Steel work shall have one of the following grades of corrosion protection:-

INTERNAL

a. thoroughly cleaned wire brushing, followed by two coats of zinc phosphate primer equivalent to Dulux Luxaprime applied by hand using brushes to achieve a total dry film thickness (dft) of 70µm (microns)

EXTERNAL ELEMENTS & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS

b. Preparation blast clean to a minimum standard class 2.5 in accordance with AS 1627 Part 4,
Primer 2-pack epoxy phosphate at dft of 75µm (Dulux Durepon P14)
Barrier coat 2-pack epoxy micaeous iron oxide, dft of 100µm
Finish coat 2-pack epoxy high gloss acrylic to dft of 75µm(e.g. Dulux Acrathane 1 F) in an approve colour.

c. Hot dipped galvanized to AS 4680
Where the galvanic (hot dip galvanized) coating is compromised by welding, bolting or damage, inorganic zinc-rich paint (minimum 95% zinc content) is to be applied after wire brushing affected area (use 3 coats minimum) or hot metal spray in accordance with AS 4680.

d. As specified by others e.g. architect, etc.

A3

REGISTERED PROFESSIONAL ENGINEER
Mario F. Benitez, *BE (Struct.) MIEAust., CPEng.,(418917) MIPENZ (111943)*
I am appropriately qualified to certify this component of the project.
I hereby state that these plans or details comply with the conditions fo development consent provisions of the BCA (Building Code of Australia), AS1170.1, AS1170.2, AS1684, AS1720, AS3600 & AS4100

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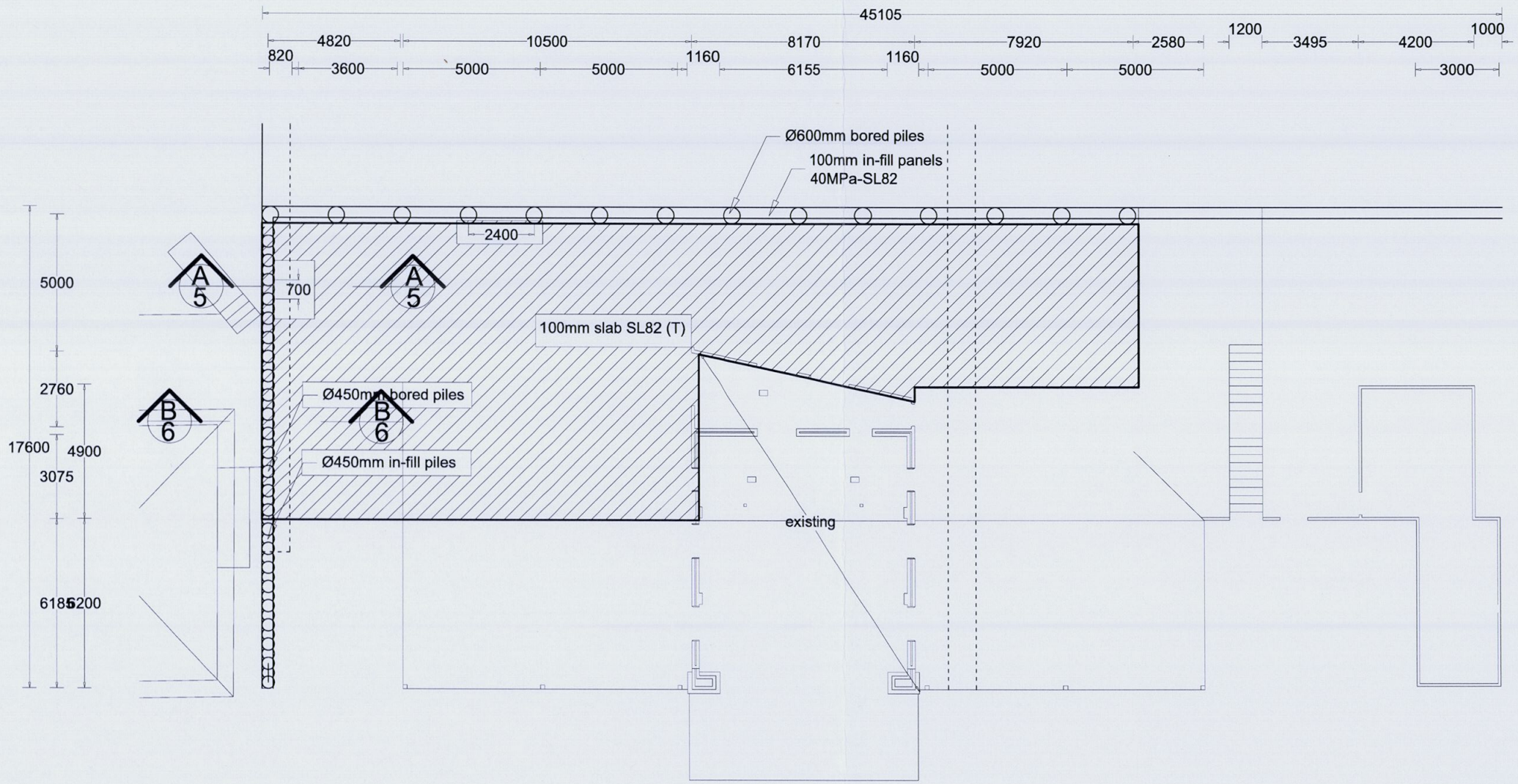
ACN 101 544 763
ABN 40 101 544 763

ISSUE | DESCRIPTION | DATE
A | | June, 2010

Mario F. Benitez
B.E. (Struct), CPEng., MAust., (418917), MIPENZ(111943)
APPROVED | DRAWN | DATE
ISSUE No | SCALE
A | N.T.S.

PROJECT: ADDITIONS & ALTERATIONS
FOR: The Palm Beach Corporation
1102 Barrenjoey Rd., Palm Beach
NSW 2108
DETAILS: CONSTRUCTION NOTES
DRAWING No. 1 / 8 | JOB No. SD1003-008

notes, 4/06/2010 11:33:38 AM, A3, 1:1.01489



GROUND FLOOR
Plan View
Piles & 100mm Slab-on-ground SL82 (T)

0.0 2.0 4.0 6.0 8.0 10.0

A3

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DRAWN MF DATE June 2010
SCALE A1 1 : 200
SCALE A

PROJECT
ADDITIONS & ALTERATIONS
for: The Palm Beach Corporation
1102 Barrenjoey Rd
Palm Beach NSW 2108

DETAILS
GROUND FLOOR PLAN
PLAN VIEW 3

DRAWING No. 2 / 8 JOB No. SD1003-008

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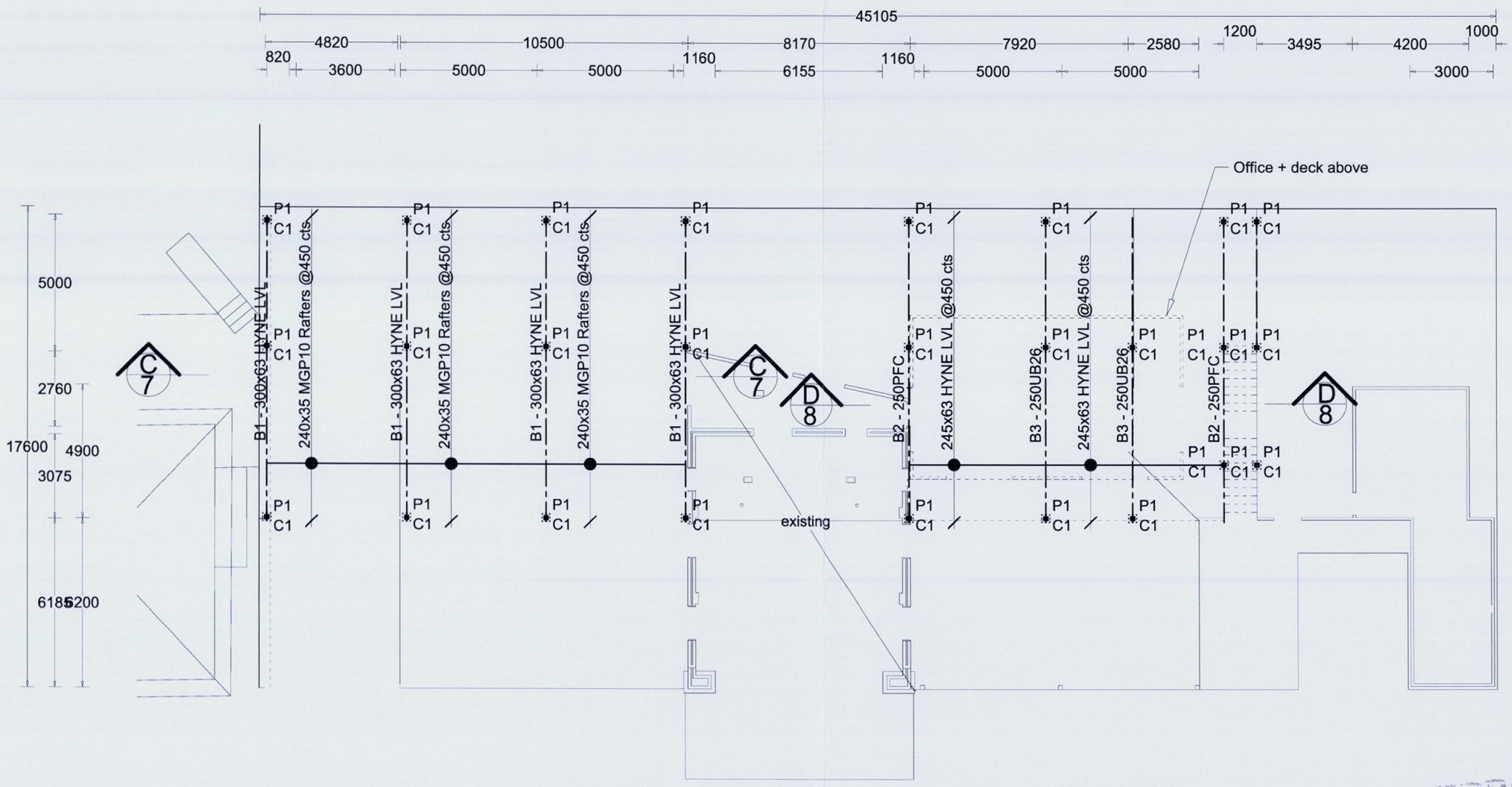

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ABN: 56 054 938 779

GROUND FLOOR
Plan View - Pads,columns & beams

0.0 2.0 4.0 6.0 8.0 10.0

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DRAWN: P.B. DATE: June 2010
ISSUE: A SCALE: 1 : 100

PROJECT: ADDITIONS & ALTERATIONS
for: The Palm Beach Corporation
1102 Barrenjoey Rd
Palm Beach NSW 2108
DETAIL: GROUND FLOOR PLAN
PLAN VIEW
DRAWING No: 3 / 8 JOB No: SD1003-008

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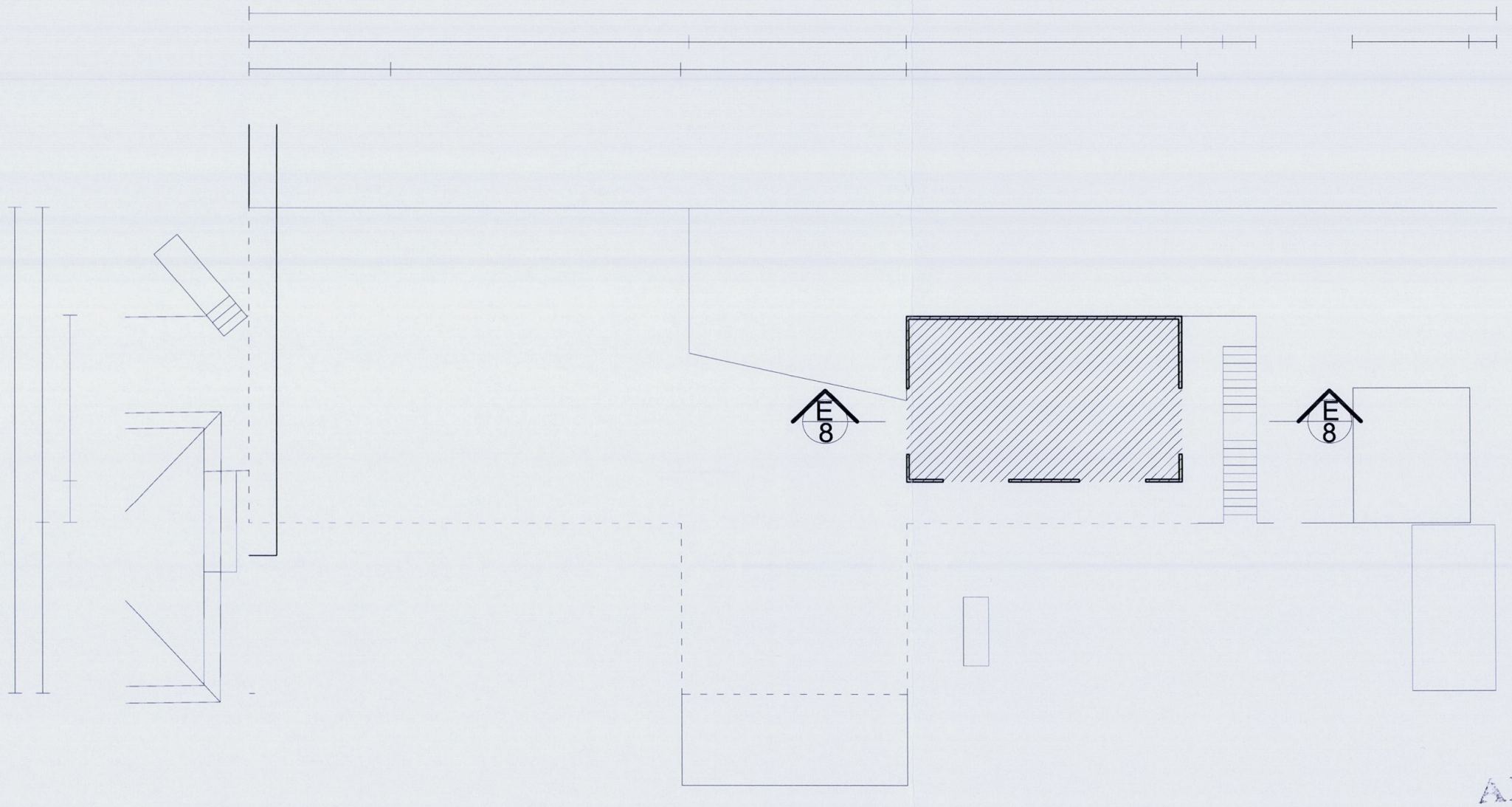

FIRST FLOOR
Plan View

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0.0 2.0 4.0 6.0 8.0 10.0

A3

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DRAWN: F.B. DATE: June 2010
ISSUE: A SCALE: 1 : 100

PROJECT: ADDITIONS & ALTERATIONS
for: The Palm Beach Corporation
1102 Barrenjoey Rd
Palm Beach NSW 2108
DETAIL: FIRST GROUND FLOOR PLAN
PLAN VIEW
DRAWING No. 4 / 8 JOB No. SD1003-008

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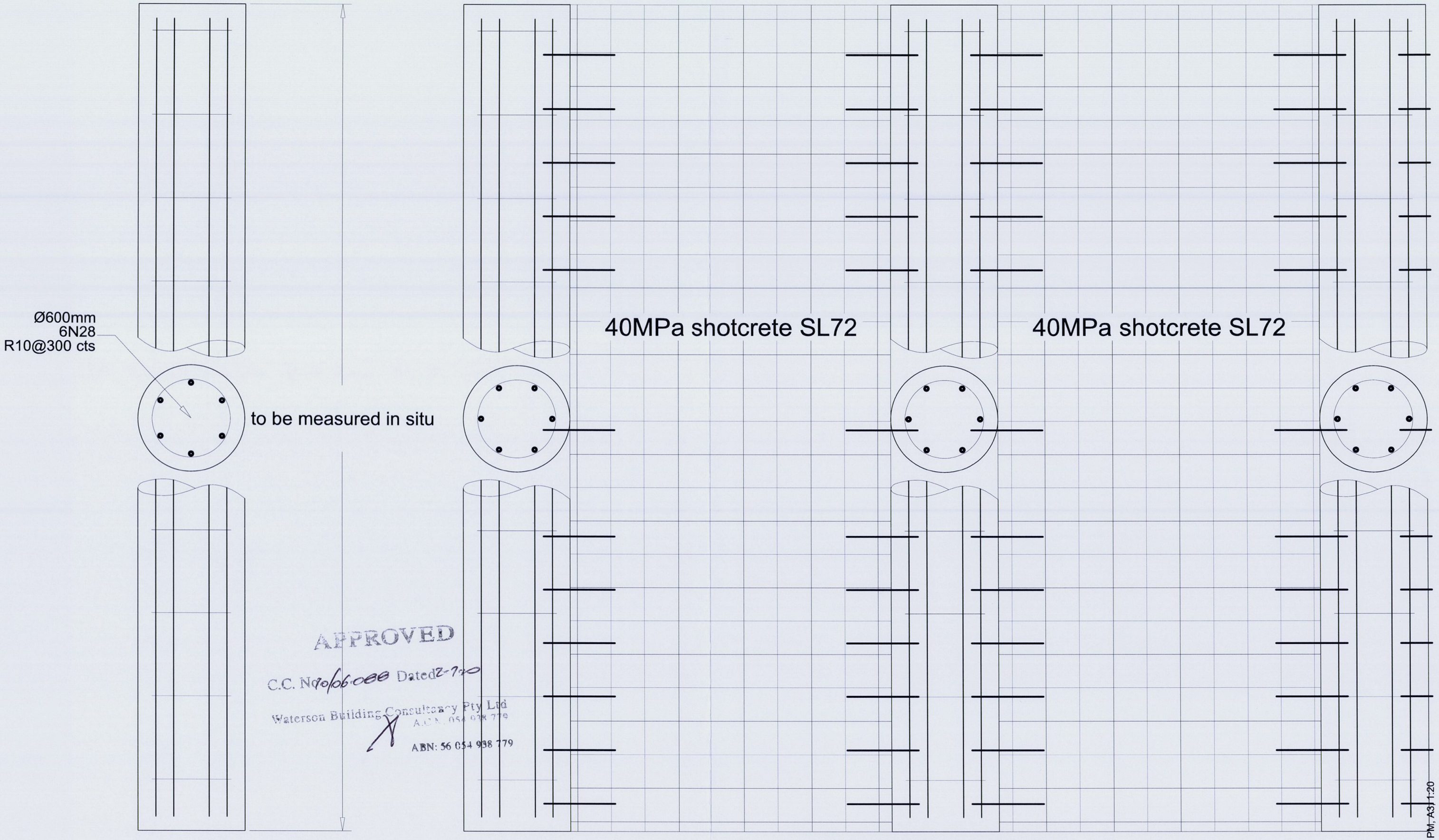

APPROVED
C.C. No 10/06-088 Dated 2-7-10
Waterson Building Consultancy Pty Ltd
A.C.N. 054 938 779
ABN: 56 054 938 779

SECTION A-A
depth of pile will varied pending where rock starts

LONGITUDINAL VIEW
Shotcrete thickness = 100mm

0 0.2 0.4 0.6 0.8 1.0m

A3

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Mario F. Benitez
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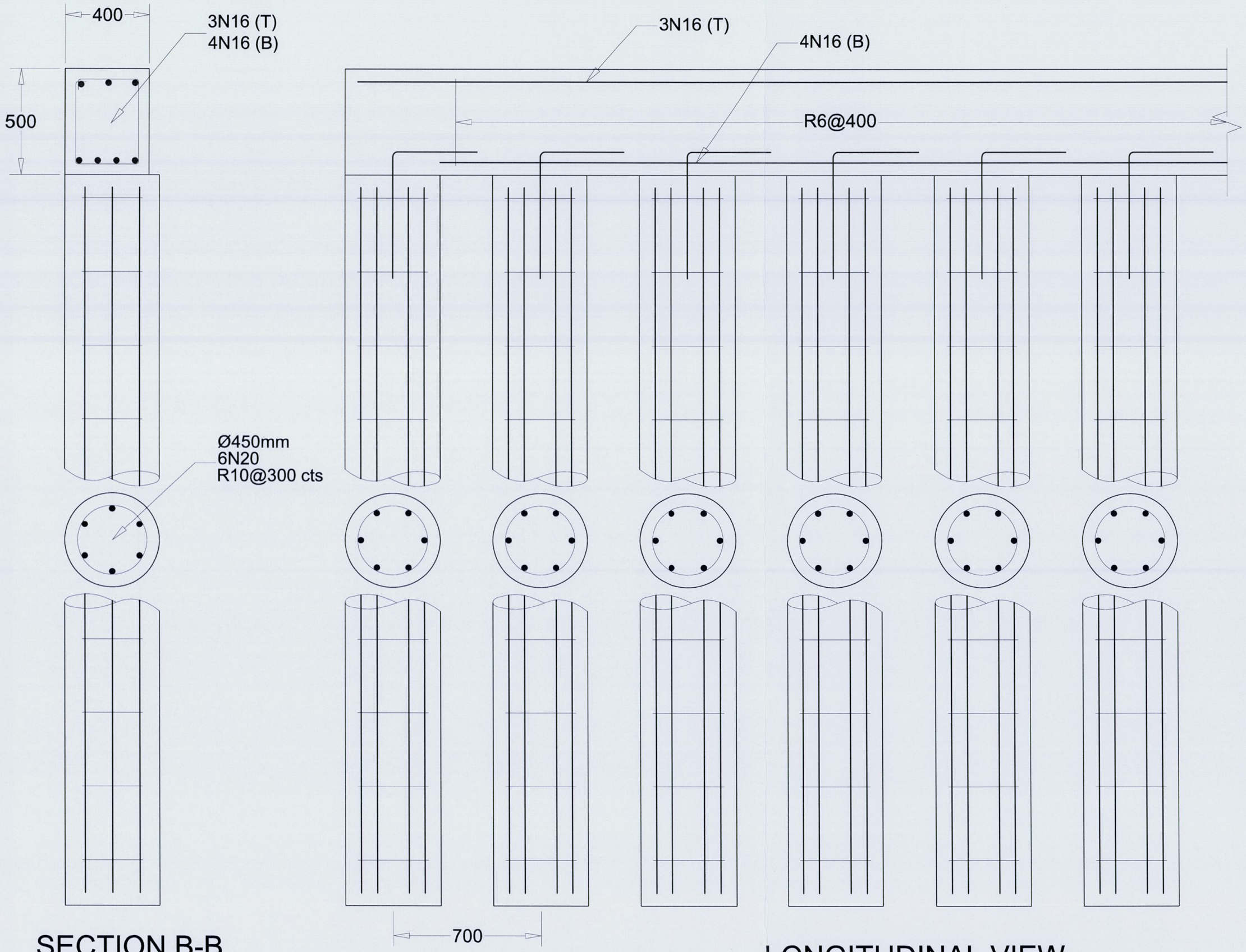
DRAWN F.B. DATE June, 2010
ISSUE A SCALE 1:20

PROJECT
ADDITIONS & ALTERATIONS
for:- The Palm Beach Corporation
1102 Barrenjoey Rd
Palm Beach, NSW, 2108

DETAILS
GROUND FLOOR
SECTIONS 1

DRAWING No. 5 / 8 JOB No. SD1003-008

5sect_1.20, 4/06/2010 2:05:59 PM, A3 1:20



SECTION B-B

LONGITUDINAL VIEW

40MPa shotcrete for in-fill piles

APPROVED

C.C. No 10/06.088 Dated 2-9-10

Waterson Building Consultancy Pty Ltd

A.C.N. 054 938 779

ABN: 56 054 938 779

A3

0 0.2 0.4 0.6 0.8 1.0m

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DRAWN: DATE: June, 2010

ISSUE: A SCALE: 1:20

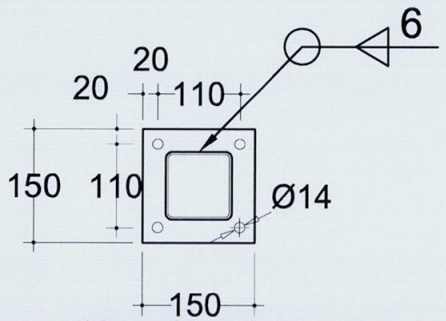
PROJECT: ADDITIONS & ALTERATIONS
for:- The Palm Beach Corporation
1102 Barrenjoey Rd
Palm Beach, NSW, 2108

DETAILS: GROUND FLOOR SECTIONS 1

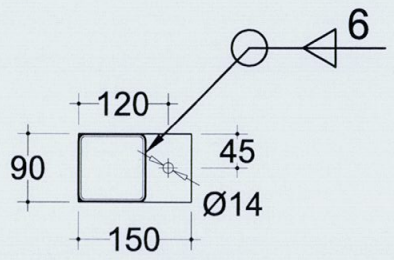
DRAWING No. 6 / 8 JOB No. SD1003-008

DATE | DESCRIPTION | ISSUE
A | DRAWING FOR DEVELOPMENT APPLICATION

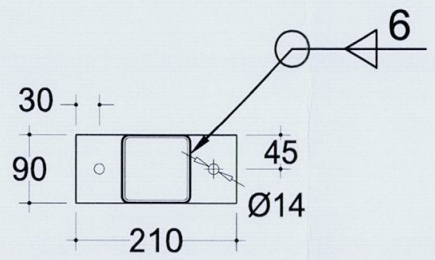
6sect_1.20, 4/06/2010 2:01:35 PM, A3, 1:20



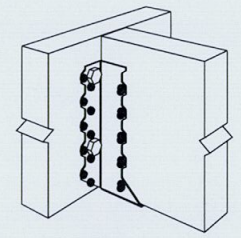
12mm btm plate
Scale 1:10



12mm top end plate
Scale 1:10



12mm top intermediate plate
Scale 1:10



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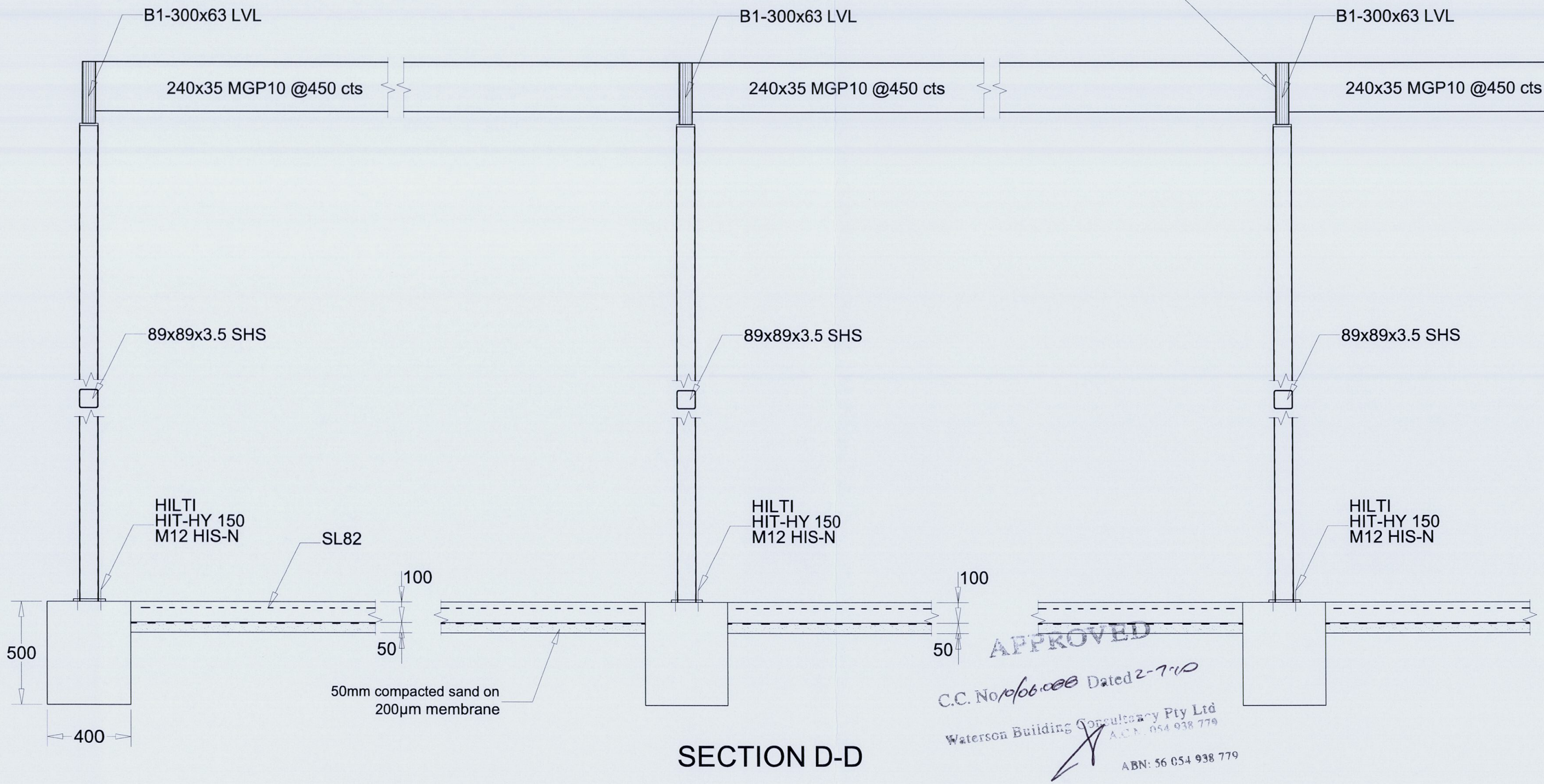

SECTION D-D

APPROVED
C.C. No 10/06.000 Dated 2-7-10
Waterson Building Consultancy Pty Ltd
A.C.N. 054 938 779
ABN: 56 054 938 779

A3

0 0.2 0.4 0.6 0.8 1.0m

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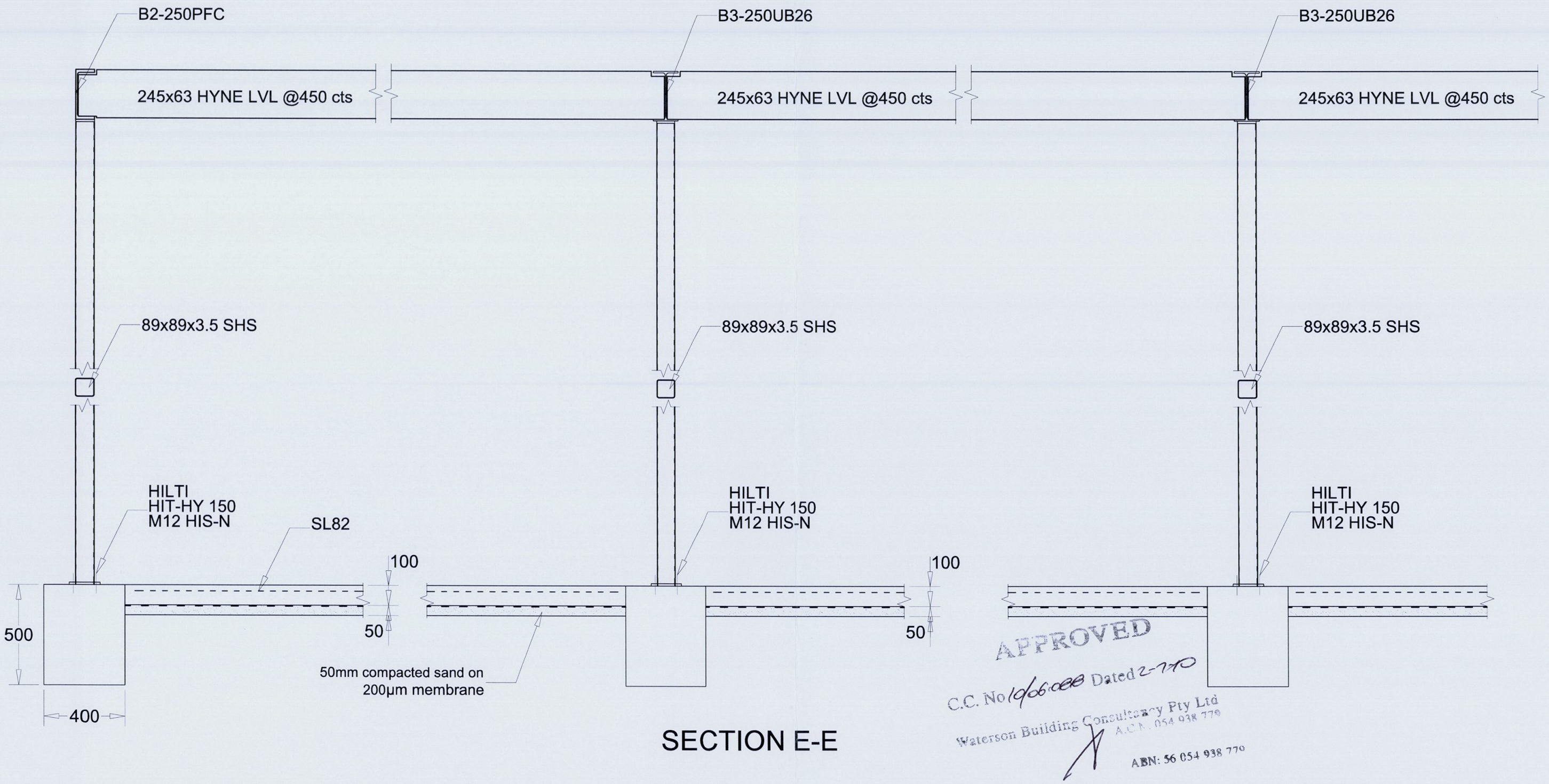
DATE: June, 2010
SCALE: 1:20

PROJECT: ADDITIONS & ALTERATIONS
for:- The Palm Beach Corporation
1102 Barrenjoey Rd
Palm Beach, NSW, 2108

DETAIL: GROUND FLOOR SECTIONS 3

DRAWING No. 7 / 8 JOB No. SD1003-008

7sect_1.20, 4/06/2010 2:07:42 PM, A3, 1:20



SECTION E-E

APPROVED
C.C. No 10/06.000 Dated 2-7-10
Waterson Building Consultancy Pty Ltd
A.C.N. 054 938 770
ABN: 56 054 938 770

A3

0 0.2 0.4 0.6 0.8 1.0m

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ISSUE	DESCRIPTION	DATE
A		

DRAWN: June, 2010
SCALE: 1:20

PROJECT: ADDITIONS & ALTERATIONS
for:- The Palm Beach Corporation
1102 Barrenjoey Rd
Palm Beach, NSW, 2108

DETAILS: GROUND FLOOR
BEAMS 1

DRAWING No. 9/8 JOB No. SD1003-008

8sect_1.20, 4/06/2010 2:09:07 PM, A3, 1:20