



7 June 2013
Pittwater Council
P.O Box 882
Mona Vale
NSW 2103

Dear Sir or Madam:

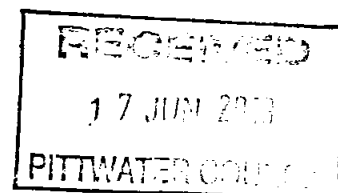
Re: Lodgement of CC2013-129 for DA No. N0302/12
Site address: No. 3 Bilgola Terrace, Bilgola NSW 2107

Please find attached all required documentation relied upon to issue Construction Certificate and Notice of Commencement for the above development:

- Part 4A Lodgement Fee \$36.00 payable to Council.
- Copy of Home Owner's Warranty Insurance/Owner Builder Permit.
- Sydney Water approval
- 1 full set of Council approved plans/Construction Certificate Plans, suitably amended to reflect conditions of Consent.
- 1 Landscape plan
- 1 Structural Engineer's Plans.
- Civil Engineers details on relations to Excavation
- Engineers certificate of structural adequacy of existing building
- Stormwater management plans
- Form 2 by Geotechnical engineer
- Schedule of external finishes
- Details of fire rated walls/ sound transmission 50 RW A5 & ceiling
- Fire safety schedule for proposed fire safety measures for Cass 2 building .
- Basix certificate .
- Receipt for payment of Long Service Levy.

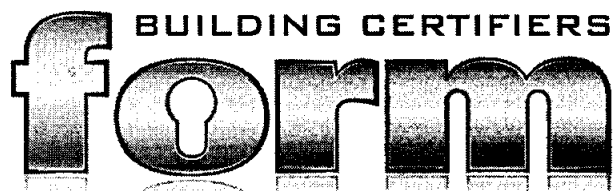
Yours faithfully

Craig Formosa



RN: 342472

P12/06/13

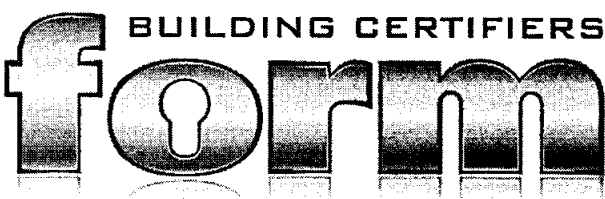


CONSTRUCTION CERTIFICATE #2013-129

Approved 7/06/13

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received	20/03/2013		
Council	Pittwater Council		
Development Consent No.	N0302/12	Date Approved	04/03/2013
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa - BPB0124
Accreditation Body	Building Professionals Board	BCA in Force	BCA2013
APPLICANT DETAILS			
Name	Guy Treloar	Ph No.	0419 383 836
Address	3 Bilgola Terrace, Bilgola NSW 2107		
OWNER DETAILS			
Name	Guy Treloar		
Address	3 Bilgola Terrace, Bilgola NSW 2107		
DEVELOPMENT DETAILS			
Subject Land	3 Bilgola Terrace, Bilgola NSW 2107	Lot No.	7 DP 822263
Description of Development	Alterations and additions to an existing dwelling & construction of a secondary dwelling.		
Class of Building	2 & 10a	Value of Work	\$300,00.00
BUILDER DETAILS/OWNER BUILDER DETAILS			
Name	Peter Lansdell Paine		
Address	31 Bellevue Avenue, Avalon		
Contact Number		Licence No.	U26841
APPROVED PLANS & DOCUMENTS			
Plans Prepared By	Gartner Trovato Architects		
Drawing Numbers	A-00-A-04 Issue B	Dated	03/06/13
Engineer Details Prepared By	Jack Hodgson Consulting Pty Ltd		
Drawing Numbers	28737S1-S5	Dated	12 th March 2013
Basix Certificate No.	A149535	Dated	19/10/2013
CERTIFICATION			
I, Craig Formosa, as the certifying authority am satisfied that; (a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and (b) Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986.			
Signed:		Date: 7/06/13	



FIRE SAFETY SCHEDULE

(3 Bilgola Terrace, Bilgola).

Issued in accordance with Division 1 of Part 9 of the Environmental Planning & Assessment Regulations 2000

Proposed Fire Safety Measure	Standard of Performance	Proposed	Existing
Portable Fire Extinguishers	BCA E1,6 & AS 2444		
Automatic Fire Detection & Alarm Systems	BCA E2.2a & AS1670-1995		
Fire Windows/Glass Blocks	BCA C3.2	X	
Fire seals protecting opening in fire-resisting components of the building	C3.12 & C3.15	X	

Notes: This schedule specifies the fire safety measures (proposed) that should be implemented in the building premises. Proposed Fire Safety Measures are those required to be implemented in the buildings.

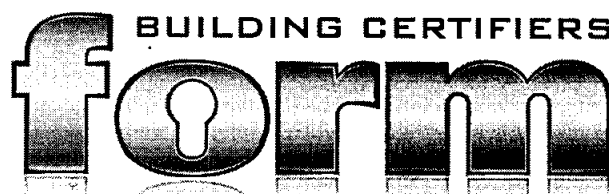
As soon as practicable after a Final Fire Safety Certificate is issued, the owner of the building must forward a copy of the Final Fire Safety Certificate (together with a copy of this schedule) to the Commissioner of the New South Wales Fire Brigade.

As soon as practicable after an Annual/Supplementary Fire Safety Statement is issued, the owner of the building must forward a copy of the Annual/Supplementary Fire Safety Statement (together with a copy of this schedule) to the Commissioner of the New South Wales Fire Brigade.

A copy of this Fire Safety Schedule must be prominently displayed in the buildings.

This schedule issued by:
Craig Formosa

PRINCIPAL CERTIFYING AUTHORITY ACCREDITATION NUMBER: BPB0124
ACCREDITATION BODY: BUILDING PROFESSIONALS BOARD
17/10/12



IMPORTANT ADVICE

Due to changes in planning laws, (Sect. S81A (2)C of the Act), **the critical stage inspections are mandatory and must** be inspected by the P.C.A or the final certificate (Occupation Certificate) may not be able to be issued (causing complications and delays when selling/refinancing etc). **The critical stage inspections are listed on the Notice of Commencement part of this document.**

Also, **NO CHANGES** to the building, as detailed in the plans, can be made without notification to your PCA (**some changes will need council consent**). **Please take note of any changes made in red to your plans, the builder will have to be provided with a copy of the approved construction certificate plans so that compliance with the Building Code of Australia and Council's DA conditions is achieved first time.**

Unauthorised changes may lead to fines and orders being issued by Council's Compliance Officers and prevent an Occupation Certificate being issued.

To arrange the mandatory inspections please give 48 hours notice by contacting Form Building Certifiers by telephone.

Please do not hesitate to ring me if there are any enquiries in respect of these matters.

Kind regards

A handwritten signature in black ink, appearing to be "cf" or "Craig Formosa", written over the "Kind regards" text.

Craig Formosa

Director

Form Building Certifiers

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, Peter Crozier on behalf of Crozier Geotechnical Consultants
on this the 24 April 2013

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009 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.

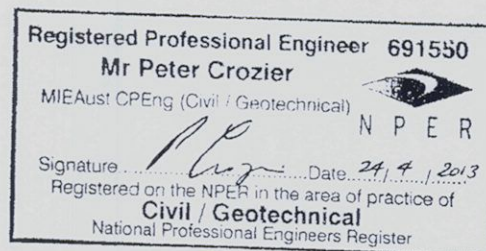
Geotechnical Report Details:

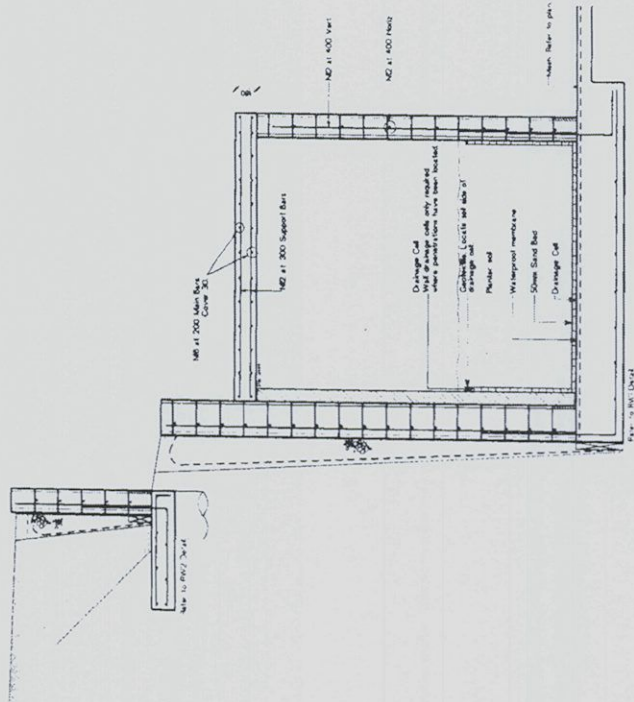
Report Title: Geotechnical Investigation & Landslip Risk Assessment for Alterations & Addition at
3 Bilgola Terrace, Bilgola. Project No: 2012-217
Report Date: 12th October 2012
Author: Mr J. Butcher

Documentation which relates to or is relied upon in report preparation:

Architectural Plans by Gartner Trovato Architects, Drawing No: A01 to A03 Project 1231
DP Surveying Ref No: 893 Dated 05/09/2012

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.





SECTION $\frac{1}{2}$

REFER TO DRAWING 28737-S3 FOR RETAINING WALL DETAILS

Name	Mr. Hosenfelder	Draw Date	
PAY OR DOCUMENT CERTIFICATION I am a qualified civil, geotechnical or structural engineer, architect or other professional in the State of Illinois, and I have read the following specifications in Section No. 040530-00. I hereby certify that I am a duly licensed professional in the State of Illinois, and I am not currently under suspension or revocation of my license. I hereby state that these plans or details comply with the conditions of development, construction, the provisions of the Building Code of Annapolis, Maryland, AS 1701, AS 1702, AS 1703, AS 1704, AS 1705, AS 1706, AS 1707, AS 1708, AS 1709, AS 1710, AS 1711, AS 1712, AS 1713, AS 1714, AS 1715, AS 1716, AS 1717, AS 1718, AS 1719, AS 1720, AS 1721, AS 1722, AS 1723, AS 1724, AS 1725, AS 1726, AS 1727, AS 1728, AS 1729, AS 1730, AS 1731, AS 1732, AS 1733, AS 1734, AS 1735, AS 1736, AS 1737, AS 1738, AS 1739, AS 1740, AS 1741, AS 1742, AS 1743, AS 1744, AS 1745, AS 1746, AS 1747, AS 1748, AS 1749, AS 1750, AS 1751, AS 1752, AS 1753, AS 1754, AS 1755, AS 1756, AS 1757, AS 1758, AS 1759, AS 1760, AS 1761, AS 1762, AS 1763, AS 1764, AS 1765, AS 1766, AS 1767, AS 1768, AS 1769, AS 1770, AS 1771, AS 1772, AS 1773, AS 1774, AS 1775, AS 1776, AS 1777, AS 1778, AS 1779, AS 1780, AS 1781, AS 1782, AS 1783, AS 1784, AS 1785, AS 1786, AS 1787, AS 1788, AS 1789, AS 1790, AS 1791, AS 1792, AS 1793, AS 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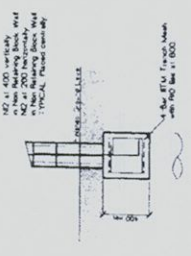
STAGE 1 DRAWINGS NOTE:
STAGE 1 INCLUDES GARAGE AND RETAINING WALLS
FOR PROPOSED ALTERATIONS AND ADDITIONS.

28737-S5

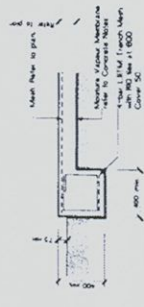
Source: U.S. Environmental Protection Agency, "Environmental Statistics, 1997," Washington, D.C., 1998.

STAGE I DRAWINGS NOTE:
STAGE I INCLUDES GARAGE AND RETAINING WALLS
FOR PROPOSED ALTERATIONS AND ADDITIONS.

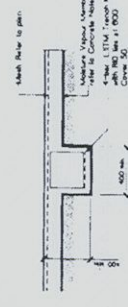
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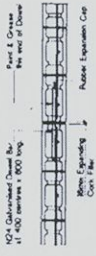
STRIP FOOTING DETAIL-SFA
Scale 1:20



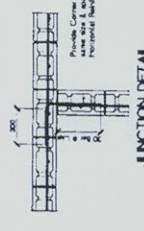
TYPICAL SLAB EDGE DETAIL-S12
Scale 1:20



TYPICAL SLAB THICKENING DETAIL-S11
Scale 1:20



CONTROL JOINT DETAIL AT 10m MAX. CENTRES
Scale 1:20



JUNCTION DETAIL
Scale 1:20

30m x 1.5m

Registered Professional Engineer 691550
Mr Peter Crozier
MIEAust CPEng (Civil / Geotechnical) N P E
Signature: *Peter Crozier* Date: 24.4.2013
Registered on the NPER in the area of practice of
Civil / Geotechnical
National Professional Engineers Register

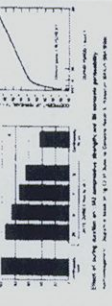
RETAINING WALL LAYOUT & GARAGE SLAB PLAN
Scale 1:100

STAGE 1 INCLUDES GARAGE AND RETAINING WALLS
FOR PROPOSED ALTERATIONS AND ADDITIONS.

- NOTES:
1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the centre of the wall or slab unless otherwise stated.
 3. All dimensions are to the face of the wall or slab unless otherwise stated.
 4. All dimensions are to the face of the wall or slab unless otherwise stated.
 5. All dimensions are to the face of the wall or slab unless otherwise stated.
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 9. All dimensions are to the face of the wall or slab unless otherwise stated.
 10. All dimensions are to the face of the wall or slab unless otherwise stated.

- CONCRETE & BLOCK NOTES:
1. All concrete is to be cast in accordance with AS 3600.
 2. All concrete is to be cast in accordance with AS 3600.
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 9. All concrete is to be cast in accordance with AS 3600.
 10. All concrete is to be cast in accordance with AS 3600.

Item	Quantity	Unit	Price	Total
1. Concrete	1.00	m³	150.00	150.00
2. Reinforcement	1.00	kg	1.50	1.50
3. Formwork	1.00	m²	10.00	10.00
4. Labour	1.00	hr	20.00	20.00
5. Transport	1.00	km	5.00	5.00
6. Miscellaneous	1.00	kg	1.00	1.00
7. Total				187.50



PLAN OR DOCUMENT CERTIFICATION

I, the undersigned, being a duly qualified and licensed Professional Engineer, hereby certify that the above is a true and correct copy of the original drawing as submitted to me for certification.

Signature: *Peter Crozier* Date: 24.4.2013

Registered Professional Engineer 691550
Mr Peter Crozier
MIEAust CPEng (Civil / Geotechnical) N P E

Signature: *Peter Crozier* Date: 24.4.2013
Registered on the NPER in the area of practice of
Civil / Geotechnical
National Professional Engineers Register

STAGE 1 INCLUDES GARAGE AND RETAINING WALLS
FOR PROPOSED ALTERATIONS AND ADDITIONS.

28737-S2

BASI

Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A149535

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 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Friday, 19, October 2012

To be valid, this certificate must be lodged within 3 months of the date of issue.



Background of Project

Project address	
Project name	Treloar
Street address	3 bilgola terrace Bilgola 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 8222263
Lot number	7
Section number	0
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).

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Gartner Trovato Architects
ABN (if applicable): 51673668317

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			✓	

Construction		Show on DA Plans	Show on CC/GDC 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)	Other specifications		
concrete slab on ground floor.	nil			
floor above existing dwelling or building.	nil			
external wall: brick veneer	R1.16 (or R1.70 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
raked ceiling, pitched/skillion roof: framed	ceiling: R0.74 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)		
		✓	✓	✓

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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							
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.							
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.							
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.							
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.							
Windows and glazed doors glazing requirements							
Window / door no	Orientation	Area of glass inc frame (m ²)	Overshadowing		Shading device		Frame and glass type
			Height (m)	Distance (m)			
W1	S	2	0	0	none		improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W2	E	7.2	0	0	eave/verandah/pergola/balcony >=900 mm		improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W3	E	7.2	0	0	eave/verandah/pergola/balcony >=900 mm		improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)

Glazing requirements							Show on DA Plans	Show on CG/GDC 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)					
W4	N	1.8	6.6	3	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W5	N	1	6.8	2.5	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W6	N	5	6.8	2	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W7	S	5.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W8	E	12.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W9	N	5.4	0	0	external louvre/blind (adjustable)	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W10	N	1.8	6.4	3	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			

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.

Pittwater Council

Tax Invoice
Official Receipt

AEN: 61340837871

31/05/2013 Receipt No: 341881

to: GUY TRELOR
 GARTNER TROVATO
 ARCHITECTS PO BOX 1122
 MONA VALLE NSW 2103

Applic	Reference	Amount
GL Receipt		
0181-Builders L&L		\$1,050.00
1 X #0302/12		

Transaction Total:	\$1,050.00
Includes GST of:	\$0.00

Amounts Tendered	
Cash	\$0.00
Cheque	\$1,050.00
Db/Cr Card	\$0.00
Money Order	\$0.00
Agency	\$0.00
Total	\$1,050.00
Rounding	\$0.00
Change	\$0.00
Nett	\$1,050.00

THIS PLAN / DOCUMENT FORMS
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Printed 31/05/2013 3:49:23PM

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

Development Application for	_____
	Name of Applicant
Address of site	3 BILGOLA TERRACE, BILGOLA

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

I, PETER THOMPSON on behalf of JACK HODGSON CONSULTANTS
(insert name) (trading or company name)

on this the 23RD APRIL, 2013
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and 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 for both 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: REPORT ON GEOTECHNICAL INVESTIGATION FOR ALTERATIONS & ADDITIONS AT 3 BILGOLA TERRACE, BILGOLA PROJECT 2012-217
Report Date 3 RD OCTOBER 2012
Author : PETER CROZIER
Author's Company/Organisation. CROZIER – GEOTECHNICAL CONSULTANTS

Structural Documents list:

DRAWING NO 28737-S1 TO S5 PREPARED BY JACK HODGSON CONSULTANTS

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 Peter Thompson
Name PETER THOMPSON
Chartered Professional Status MIE Aust CPEng
Membership No 146800
Company JACK HODGSON CONSULTANTS

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Home Warranty Insurance
Certificate of Insurance

Policy Number BN0007143BWI-6



Home Warranty
Insurance Fund

QBE Insurance (Australia) Ltd
Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



GUY TRELOAR
3 BILGOLA TERRACE
AVALON BEACH NSW 2107

Name of Intermediary
CORPORATE INSURANCE BROKERS
P O BOX 959
BALLINA NSW 2478

Account Number
BN0004346
Date Issued
27/05/2013

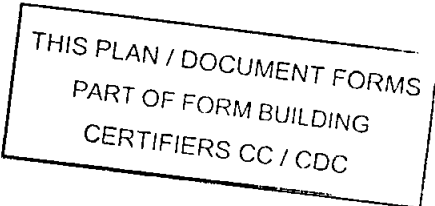
Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	3 BILGOLA TERRACE AVALON BEACH NSW 2107
Carried Out By	BUILDER PETER LANSDELL PAINE ABN: 89 140 462 869
Declared Contract Price	\$300,000.00
Contract Date	27/05/2013
Builders Registration No.	U26841
Building Owner / Beneficiary	GUY TRELOAR



Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

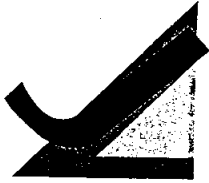
Signed for and on behalf of NSW Self Insurance Corporation (SICorp)

Ty Ayscough

IMPORTANT NOTICE:

In addition to this certificate of insurance, a policy wording which outlines the terms and conditions of the cover provided is available from the HWIF website. To access that policy wording visit www.homewarranty.nsw.gov.au

QM1824-1207



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MO 28737.
24th April, 2013.
Page 1.

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

Dear Sir,

3 BILGOLA TERRACE, BILGOLA
DEVELOPMENT APPLICATION NO: N0302/12

This report on Structural Adequacy is based on a surface inspection of the subject property. No opening up of the existing development or excavation has been carried out.

We have inspected the existing structure at the subject address and examined the drawings for the proposed alterations and additions at the subject address prepared by Gartner Trovato Project 1231 Dwg No: A01 to A04 Issue A dated September, 2012.

Jack Hodgson Consultants has prepared the structural engineering plans for the proposed development Dwg No: 28737-S1 to S5.

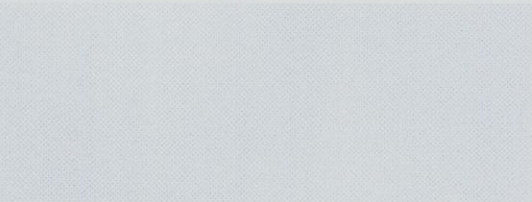
We are satisfied that the existing structure is adequate to support the loads likely to be imposed on it by the proposed alterations and additions, provided any point loads are carried directly down through the structure to new or old footings.

JACK HODGSON CONSULTANTS PTY. LIMITED.

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DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788
67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926

3 BILGOLA TERRACE, BILGOLA
COLOURS AND MATERIALS SCHEDULE prepared by Gartner Trovato Architects



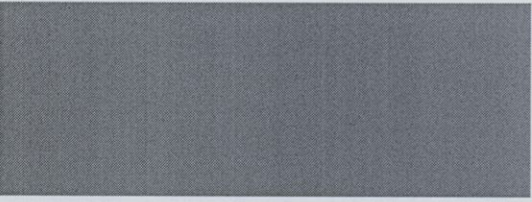
WINDOW FRAMES / EAVES: RESENE 'HALF SEA FOG'



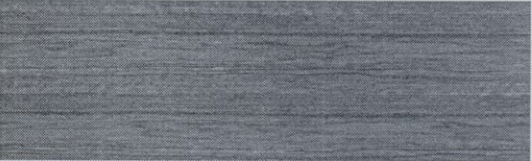
WEATHERBOARDS - RESENE: 'WESTAR'



RENDER TO MASONRY WALLS: RESENE 'CONCORD'



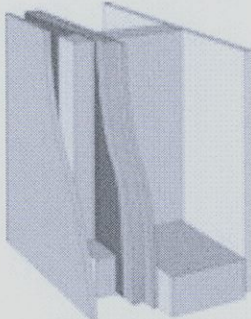
ROOFING - CUSTOM ORB: 'WOODLAND GREY'



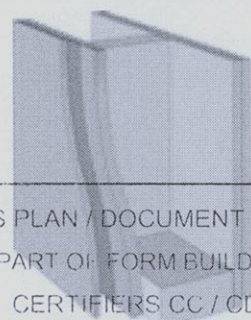
TIMBER - DECKING

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CERTIFIERS CC / CDC

Timber Frame External Wall Systems.

SYSTEM SPECIFICATION	TYPICAL LAYOUT	ACOUSTIC OPINION
- External cladding material on battens (Refer to page C4). - Vapour barrier. 1 x 16mm GYPROCK FYRCHEK MR plasterboard. 1 x 6mm CSR Fibre Cement Wallboard against studs. - Timber studs at 600mm maximum centres. - Cavity insulation as per system table. - Lining material as per system table. NOTES: *ACR = Axial Capacity Reduction. (refer to Table C3)		PKA025

FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	90mm
			CAVITY INFILL (Refer to Section 'A')	R _w
60/60/60 (from inside only) and 90/90/90* (from outside only) * ACR Group 3 FAR 2303	CSR 911	INTERNAL WALL SIDE • 1 x 16mm GYPROCK FYRCHEK plasterboard.	(a) Nil	40
			(b) 75 Comfortseal™ R1.5 batts	43
			(c) 75 Soundscreen™ R2.0 RW	44
			(d) ASB3/TSB3 Polyester batts	43
			TYPICAL WALL THICKNESS mm	163
90/90/90* * ACR Group 3 FAR 2303	CSR 912	INTERNAL WALL SIDE • 2 x 13mm GYPROCK FYRCHEK plasterboard.	(a) Nil	42
			(b) 75 Comfortseal™ R1.5 batts	45
			(c) 75 Soundscreen™ R2.0 RW	46
			(d) ASB3/TSB3 Polyester batts	45
			TYPICAL WALL THICKNESS mm	173

SYSTEM SPECIFICATION	TYPICAL LAYOUT	ACOUSTIC OPINION
- External cladding of 1 x 7.5mm CSR Fibre Cement Texture Base Sheet. - Vapour barrier. 1 x 16mm GYPROCK FYRCHEK MR plasterboard. - Timber studs at 600mm maximum centres. - Lining material as per system table. NOTES: *ACR = Axial Capacity Reduction. (refer to Table C3)	 THIS PLAN / DOCUMENT FORMS PART OF FORM BUILDING CERTIFIERS CC / CDC	PKA025

FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	90mm
			CAVITY INFILL (Refer to Section 'A')	R _w
60/60/60 and 90/90/90* * ACR Group 3 FAR 2303	CSR 915	INTERNAL WALL SIDE • 2 x 13mm GYPROCK FYRCHEK plasterboard.	(a) Nil	48
			(b) 75 Comfortseal™ R1.5 batts	51
			(c) 75 Soundscreen™ R2.0 RW	52
			(d) ASB3/TSB3 Polyester batts	50
			WALL THICKNESS mm	139
60/60/60 and 90/90/90* * ACR Group 3 FAR 2303	CSR 916	INTERNAL WALL SIDE • 1 x 6mm CSR Fibre Cement Wallboard (against studs). • 1 x 16mm GYPROCK FYRCHEK plasterboard.	(a) Nil	48
			(b) 75 Comfortseal™ R1.5 batts	51
			(c) 75 Soundscreen™ R2.0 RW	52
			(d) ASB3/TSB3 Polyester batts	50
			WALL THICKNESS mm	135

TECHNICAL SUPPLEMENT One Way Fire Rated Wall



The information in this supplement and James Hardie's technical literature is only intended for use in relation to the relevant James Hardie products.



This Technical Supplement provides an overview of the new James Hardie® One Way Fire Rated Wall solutions for the use by architects, specifiers and builders involved in the specification of external fire rated walls for residential dwellings.

The specifier or other party responsible for the project must ensure that the details in this technical supplement are appropriate for the intended application and additional detailing is performed

This Technical Supplement must be read in conjunction with the current James Hardie® fire and acoustically rated walls design manual, James Hardie® Construction of fire and acoustically rated walls technical specification manual and relevant product technical literature. This literature provides details of framing installation, layout of sheeting, fasteners, placement of acoustic infill, control joints, corners, decorative finishes, service penetrations and more. For further information, please visit www.jameshardie.com.au or Ask James HardieTM on 13 11 03.

TABLE 1 - THE FOLLOWING OUTLINE THE NEW ONE WAY FIRE RATED WALL SOLUTIONS:

One Way Fire Rated Wall System Option 1 (JH-218)	
60/60/60 FRL	System Requirements
	External Face of wall • 1 Layer of James Hardie minimum 6 mm thickness external cladding • Vapour permeable membrane • 16 mm fire and water resistant plasterboard
	Internal Face of Wall • 1 Layer of standard 10 mm plasterboard lining
	Wall Frame Minimum 90x45mm seasoned timber up to 2.7m high OR minimum 92x35x1.15 steel studs with 1.350mm horizontal noggings up to 3m high.
	Cavity Infill • Fibre glass 14 - 18 kg/m3 (minimum)
	Acoustic Prediction: $R_w = 45$ CSIRO System Spec number - FCO-1690 NOTE When fixing the James Hardie external cladding to the wall frame, the length of fasteners must be increased to account for the plasterboard thickness, see Table 2 for specific sizes.

NOTE Although figures show timber frames, light gauge steel frames may also be used.

TABLE 1 - THE FOLLOWING OUTLINE THE NEW ONE WAY FIRE RATED WALL SOLUTIONS:

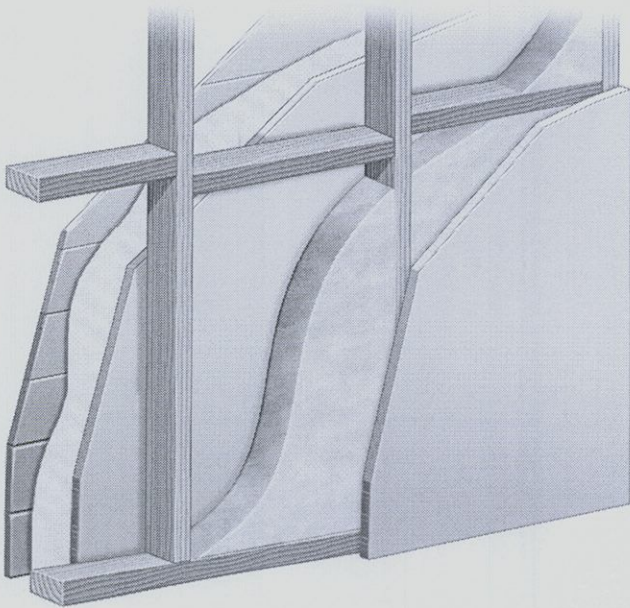
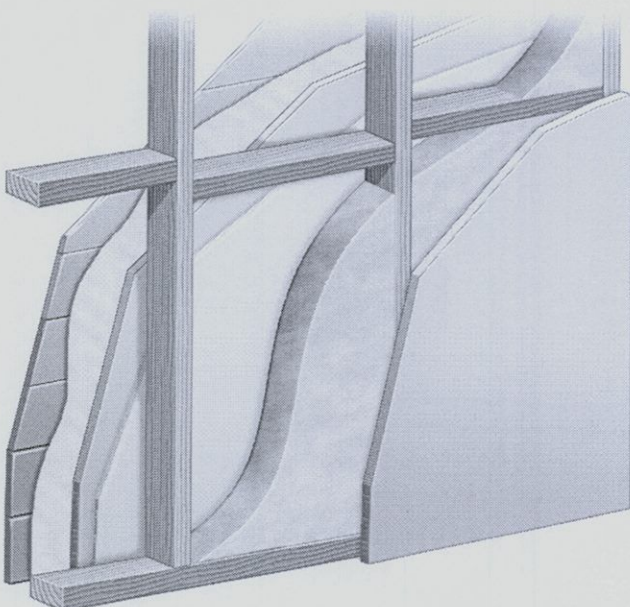
One Way Fire Rated Wall System Option 2 (JH-219)	
60/60/60 FRL 	System Requirements External Face of wall • 1 Layer of James Hardie minimum 6 mm thickness external cladding • Vapour permeable membrane • 13 mm fire and water resistant plasterboard Internal Face of Wall • 1 Layer of 13 mm fire and water resistant plasterboard lining Wall Frame Minimum 90x45mm seasoned timber up to 2.7m high OR minimum 92x35x1.15 steel studs with 1.350mm horizontal noggings up to 3m high. Cavity Infill • Fibre glass 14 - 18 kg/m3 (minimum) Acoustic Prediction: $R_w = 45$ CSIRO System Spec number - FCO-2728 NOTE When fixing the James Hardie external cladding to the wall frame, the length of fasteners must be increased to account for the plasterboard thickness, see Table 2 for specific sizes.
One Way Fire Rated Wall System (JH-21.10)	
90/90/90 FRL 	System Requirements External Face of wall • 1 Layer of James Hardie minimum 6 mm thickness external cladding • Vapour permeable membrane • 16 mm fire and water resistant plasterboard • Minimum 6 mm James Hardie cladding Internal Face of Wall • 1 Layer of 16 mm fire and water resistant plasterboard lining Wall Frame Minimum 90x45mm seasoned timber up to 2.7m high OR minimum 92x35x1.15 steel studs with 1.350mm horizontal noggings up to 3m high. Cavity Infill • Fibre glass 14 - 18 kg/m3 (minimum) Acoustic Prediction: $R_w = 47$ CSIRO System Spec number - FCO-2728 NOTE When fixing the James Hardie external cladding to the wall frame, the length of fasteners must be increased to account for the plasterboard thickness, see Table 2 for specific sizes.

TABLE 2 - SUITABLE FASTENERS FOR FIXING EXTERNAL CLADDING TO TIMBER FRAME:

External Cladding Product	Fastener Required
Scyon Linea® weatherboard – concealed fixing	65 mm x 2.8 mm min. class 3 bullet head nail
Scyon Linea® weatherboard – Face fixing	85 mm x 3.15 mm min. class 3 bullet head nail
Scyon Stria® cladding – concealed fixing	65 x 2.8 mm min. class 3 fibre cement nail
Scyon Stria® cladding – Face fixing	75 x 2.8 mm min. class 3 fibre cement nail
Scyon Axon® cladding	65 x 2.8 mm min. class 3 fibre cement nail
HardiePlank™ weatherboards	65 x 2.8 mm min. class 3 fibre cement nail
PrimeLine® heritage and chamfer weatherboards	65 x 2.8 mm min. class 3 fibre cement nail
PrimeLine® newport and summit weatherboards	65 x 2.8 mm min. class 3 fibre cement nail
HardieTex™ base sheet	55 x 2.8 mm min. class 3 fibre cement nail
6.0 mm HardieFlex™ sheets	55 x 2.8 mm min. class 3 fibre cement nail

TABLE 3 - SUITABLE FASTENERS FOR FIXING EXTERNAL CLADDING TO STEEL FRAME 0.8 TO 1.6 MM BMT

External Cladding Product	Fastener Required
Scyon Linea® weatherboard – concealed fixing	52 mm special wing screw by Tri-fixx
Scyon Linea® weatherboard – Face fixing	10-16 x 75 mm CSK RIB by Buildex
Scyon Stria® cladding – concealed fixing	52 mm special wing screw by Tri-fixx
Scyon Stria® cladding – Face fixing	10-16 x 75 mm CSK RIB by Buildex
HardiePlank™ weatherboards	
PrimeLine® heritage and chamfer weatherboards	52 mm special wing screw by Tri-fixx
PrimeLine® newport and summit weatherboards	52 mm special wing screw by Tri-fixx
HardieTex™ base sheet	52 mm special wing screw by Tri-fixx
HardieFlex™ sheets	52 mm special wing screw by Tri-fixx

Refer to your fastener manufacturer for a fastener for steel frames 0.55 to 0.75 mm BMT

NOTE Ask James Hardie™ on 13 11 03 team for details on Scyon™ Matrix™ cladding one way fire rated wall system.



For more information visit
our website
www.accel.com.au

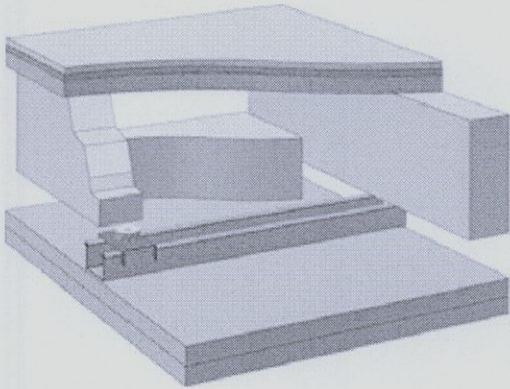
For additional installation information, warranties and warnings are available at
www.jameshardie.com.au or contact the James Hardie ® technical team on 13 11 03.

Call 13 11 03
www.accel.com.au
www.jameshardie.com.au

THIS TECHNICAL SUPPLEMENT MUST BE READ IN CONJUNCTION WITH THE CURRENT TECHNICAL PRODUCT LITERATURE. JAMES HARDIE BUILDING PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TECHNICAL PRODUCT LITERATURE. ALL COMPONENTS AND ACCESSORIES MUST BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S SPECIFICATIONS. FOR THE PRODUCT WARRANTY, TERMS AND CONDITIONS REFER TO THE APPLICABLE JAMES HARDIE TECHNICAL PRODUCT LITERATURE

Floor/Ceiling Systems

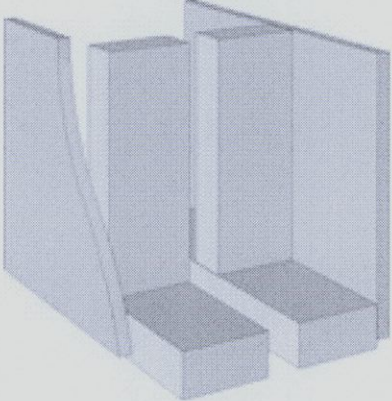
RISF = Resistance to Incipient Spread of Fire

SYSTEM SPECIFICATION	TYPICAL LAYOUT (CSR 827b shown)	ACOUSTIC OPINION
- Floor finished bare or with carpet and underlay, as per system table. 1 x 19mm or 22mm particleboard, or timber flooring of at least 15kg/m². - Timber or steel joists. - Minimum 230mm cavity depth. - RONDO Furring Channel clipped to Gyprock® Resilient Mounts OR RONDO Resilient Furring Channel (N°581). - Cavity infill as per system table. - Ceiling lining as per system table, fixed to furring channel.		PKA-056

FRL Report/Opinion	SYSTEM N°	CEILING LININGS	CAVITY INFILL (Refer to Section A)	R _w / R _w +C _{tr}	Bare Floor L _{n,w} +C _l	Carpet + Underlay L _{n,w} +C _l
- / - / -	CSR 821	• 1 x 13mm GYPROCK Plasterboard CD.	(a) Nil (b) 90 Gold Batts™ 2.0 (c) 75 Soundscreen™ 2.0 batts	46/37 55/46 54/44	75 – 80 65 – 70 65 – 70	55 – 60 50 – 55 50 – 55
- / - / -	CSR 823	• 1 x 10mm GYPROCK SOUNDCHEK plasterboard.	(a) Nil (b) 90 Gold Batts™ 2.0 (c) 75 Soundscreen™ 2.0 batts	46/40 55/47 54/45	75 – 80 65 – 70 65 – 70	55 – 60 50 – 55 50 – 55
- / - / -	CSR 824	• 2 x 10mm GYPROCK SOUNDCHEK plasterboard.	(a) Nil (b) 90 Gold Batts™ 2.0 (c) 75 Soundscreen™ 2.0 batts	49/43 58/50 57/48	75 – 80 65 – 70 65 – 70	55 – 60 50 – 55 50 – 55
30/30/30 FCO 1373	CSR 825	• 1 x 13mm GYPROCK FYRCHEK plasterboard.	(a) Nil (b) 90 Gold Batts™ 2.0 (c) 75 Soundscreen™ 2.0 batts	47/41 56/48 55/46	75 – 80 65 – 70 65 – 70	55 – 60 50 – 55 50 – 55
60/60/60 +RISF 30 minutes FCO 1373	CSR 826	• 1 x 16mm GYPROCK FYRCHEK plasterboard.	(a) Nil (b) 90 Gold Batts™ 2.0 (c) 75 Soundscreen™ 2.0 batts	46/40 55/47 54/45	75 – 80 65 – 70 70 – 75	55 – 60 50 – 55 50 – 55
60/60/60 +RISF 60 minutes FCO 964	CSR 829 	• 1 x 13mm GYPROCK FYRCHEK (against frame). • 1 x 16mm GYPROCK FYRCHEK plasterboard.	(a) Nil (b) 90 Gold Batts™ 2.0 (c) 75 Soundscreen™ 2.0 batts	50/44 59/51 58/48	70 – 75 60 – 62 60 – 62	50 – 55 45 – 50 45 – 50
60/60/60 +RISF 30 minutes FCO 1373	CSR 822	• 2 x 13mm GYPROCK FYRCHEK plasterboard.	(a) Nil (b) 90 Gold Batts™ 2.0 (c) 75 Soundscreen™ 2.0 batts	50/44 59/51 58/48	70 – 75 60 – 65 60 – 65	50 – 55 45 – 50 45 – 50
90/90/90 +RISF 60 minutes FCO 1373	CSR 827 	• 2 x 16mm GYPROCK FYRCHEK plasterboard. 	(a) Nil (b) 90 Gold Batts™ 2.0 (c) 75 Soundscreen™ 2.0 batts	50/44 59/51 58/48	70 – 75 60 – 62 60 – 62	50 – 55 45 – 50 45 – 50

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Timber Frame Internal Wall Systems.

SYSTEM SPECIFICATION	TYPICAL LAYOUT	ACOUSTIC OPINION
• Lining material as per system table. • 2 rows Timber studs at 600mm maximum centres in each row with noggings at 1350mm maximum centres. • Cavity insulation as per system table. • 20mm minimum gap between wall leaves. • No connection between wall leaves. • Lining material as per system table. NOTES: Unless otherwise specified, cavity infill is required in one stud row only.		PKA025 MEETS BCA Discontinuous Construction

FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	70	90	120	140
			CAVITY INFILL (Refer to Section 'A')	R _w / R _w +C _{tr}			
- /60/60 and 30/30/30 FAR 2303	CSR 550	BOTH SIDES • 1 x 13mm GYPROCK FYRCHEK plasterboard.	(a) Nil	45/37	46/38	49/41	50/42
			(b) 75 Comfortseal™ R1.5 batts	52/44	53/45	56/48	57/49
			(c) 75 Soundscreen™ R2.0 RW	53/45	54/46	57/49	58/50
			(d) ASB3/TSB3 Polyester batts	51/43	52/44	55/47	56/48
			WALL THICKNESS mm	186	226	286	326
- /60/60 and 30/30/30 FAR 2303	CSR 677	BOTH SIDES • 1 x 13mm GYPROCK Plasterboard CD. • 1 x 13mm GYPROCK FYRCHEK plasterboard.	(a) Nil	52/44	54/46	56/48	57/49
			(b) 75 Comfortseal™ R1.5 batts	59/51	61/53	63/55	64/56
			(c) 75 Soundscreen™ R2.0 RW	60/52	62/54	64/56	65/57
			(d) ASB3/TSB3 Polyester batts	58/50	60/52	62/54	63/55
			WALL THICKNESS mm	212	252	312	352
- /60/60 and 60/60/60 FAR 2303	CSR 555	BOTH SIDES • 1 x 16mm GYPROCK FYRCHEK plasterboard.	(a) Nil	46/38	48/40	50/42	51/43
			(b) 75 Comfortseal™ R1.5 batts	53/45	55/47	57/49	58/50
			(c) 75 Soundscreen™ R2.0 RW	54/46	56/48	58/50	59/51
			(d) ASB3/TSB3 Polyester batts	52/44	54/46	56/48	57/49
			WALL THICKNESS mm	192	232	292	332
- /60/60 and 60/60/60 FAR 2303	CSR 678	BOTH SIDES • 1 x 10mm GYPROCK Plasterboard CD. • 1 x 16mm GYPROCK FYRCHEK plasterboard.	(a) Nil	52/44	54/46	56/48	57/49
			(b) 75 Comfortseal™ R1.5 batts	59/51	61/53	63/55	64/56
			(c) 75 Soundscreen™ R2.0 RW	60/52	62/54	64/56	65/57
			(d) ASB3/TSB3 Polyester batts	58/50	60/52	62/54	63/55
			WALL THICKNESS mm	212	252	312	352
- /120/120 and 90/90/90 FAR 2303	CSR 575	BOTH SIDES • 2 x 13mm GYPROCK FYRCHEK plasterboard.	(a) Nil	53/45	54/46	57/49	58/50
			(b) 75 Comfortseal™ R1.5 batts	60/52	61/53	64/56	65/57
			(c) 75 Soundscreen™ R2.0 RW	61/53	62/54	65/57	66/58
			(d) ASB3/TSB3 Polyester batts	59/51	60/52	63/55	64/56
			WALL THICKNESS mm	212	252	312	352
- /120/120 and 120/120/120 FAR 2303	CSR 580	BOTH SIDES • 2 x 16mm GYPROCK FYRCHEK plasterboard.	(a) Nil	54/46	56/48	58/50	59/51
			(b) 75 Comfortseal™ R1.5 batts	61/53	63/55	65/57	66/58
			(c) 75 Soundscreen™ R2.0 RW	62/54	64/56	66/58	67/59
			(d) ASB3/TSB3 Polyester batts	60/52	62/54	64/56	65/57
			WALL THICKNESS mm	224	264	324	364
- /120/120 and 120/120/120 FAR 2303	CSR 582	BOTH SIDES • 3 x 16mm GYPROCK FYRCHEK plasterboard.	(a) Nil	58/50	59/51	62/54	63/55
			(b) 75 Comfortseal™ R1.5 batts	65/57	66/58	69/61	70/62
			(c) 75 Soundscreen™ R2.0 RW	66/58	67/59	70/62	71/63
			(d) ASB3/TSB3 Polyester batts	64/56	65/57	68/60	69/61
			WALL THICKNESS mm	256	296	356	396

DOOR LITE 69.61
TOR 71.23 AVE 69.69
TOR 69.88

3 PLATEAU RD

PLATEAU ROAD

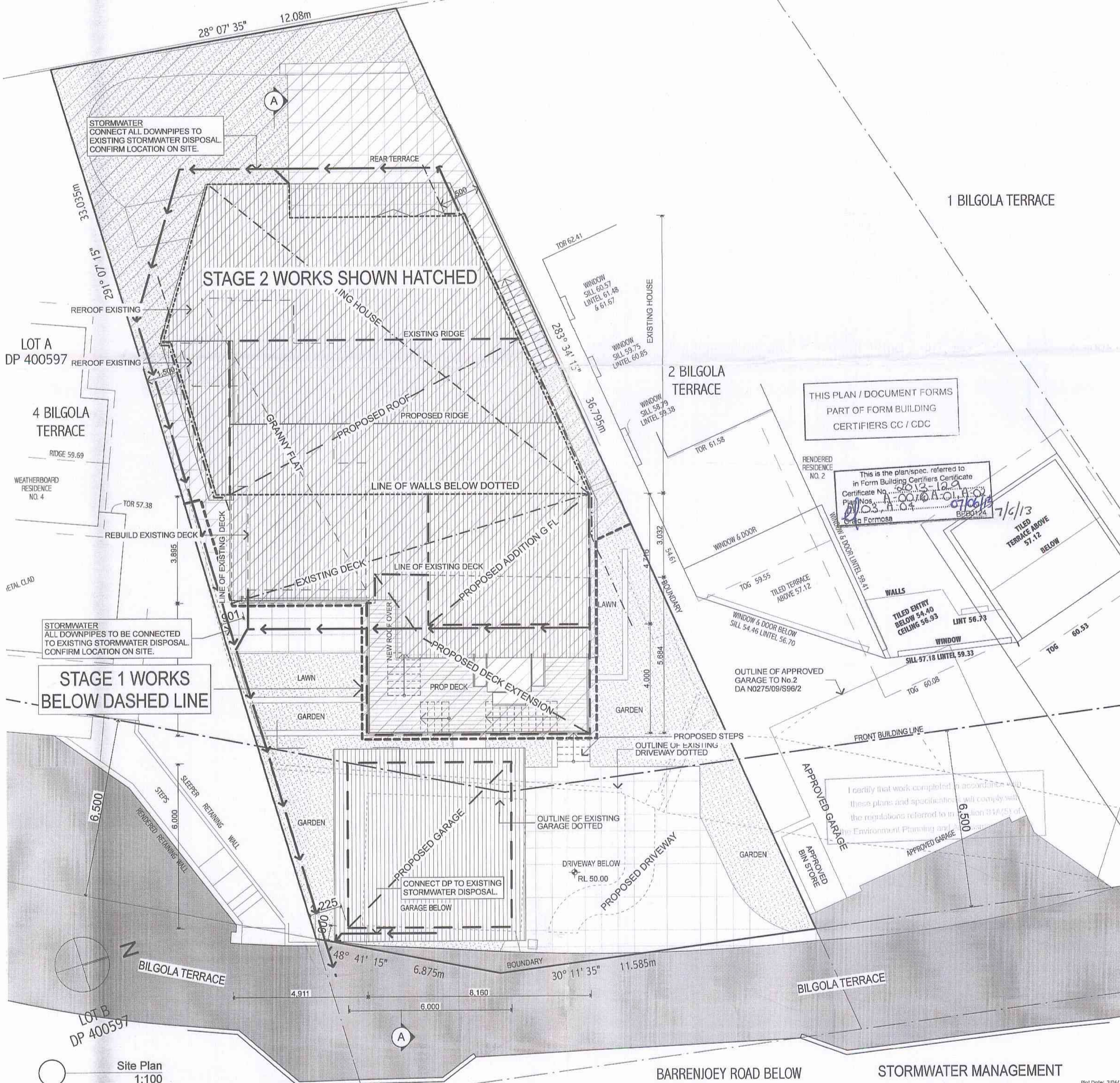
Drawing No:	Name
00	Cover Sheet & Site Plan
01	Site & Ground Floor Plan
02	Lower Ground Floor Plan
03	Elevations N, E and W
04	Elevation S and Section AA

LOT 145
DP 16902

TWO STOREY
BRICK
RESIDENCE
NO. 1

1 PLATEAU ROAD

SITE CALCULATIONS		
Site Area	=	530.1m ²
Existing Hard Surface	=	409.99m ² (77.34%)
Proposed Hard Surface	=	371.87m ² (70.15%)
Net decrease from existing	=	38.12m ² (7.19%)



Date:	Issue:	Description:
16-10-12	A	Issued For Development Approval
03-05-13	B	Issue added, Notes added, Issued For Construction Certificate

The builder shall check and verify all dimensions and all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

GARTNER TROVATO
ARCHITECTS
A 132/19 BLUNDHILL STREET
NO. 101/1102
MORRIS VALLEY, NSW 2103
PH 02 9579 4411
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STAG@G.T. ARCH AU

Project: Alterations, Additions & Granny Flat
3 Bilgola Terrace, Bilgola
Client: Treloar
Drawing: Cover Sheet & Site Plan

Drawn/Designed:	SG/AH	Date:	Sept 2012
Project Number:	1231	Scale:	AS SHOWN @ (A2)
Drawing No.:	A-00	Issue:	B

ORCL
RIVE
0.3

DOOR UNITS 69.61
TOR 71.29 BARE 69.69
TOR 69.68

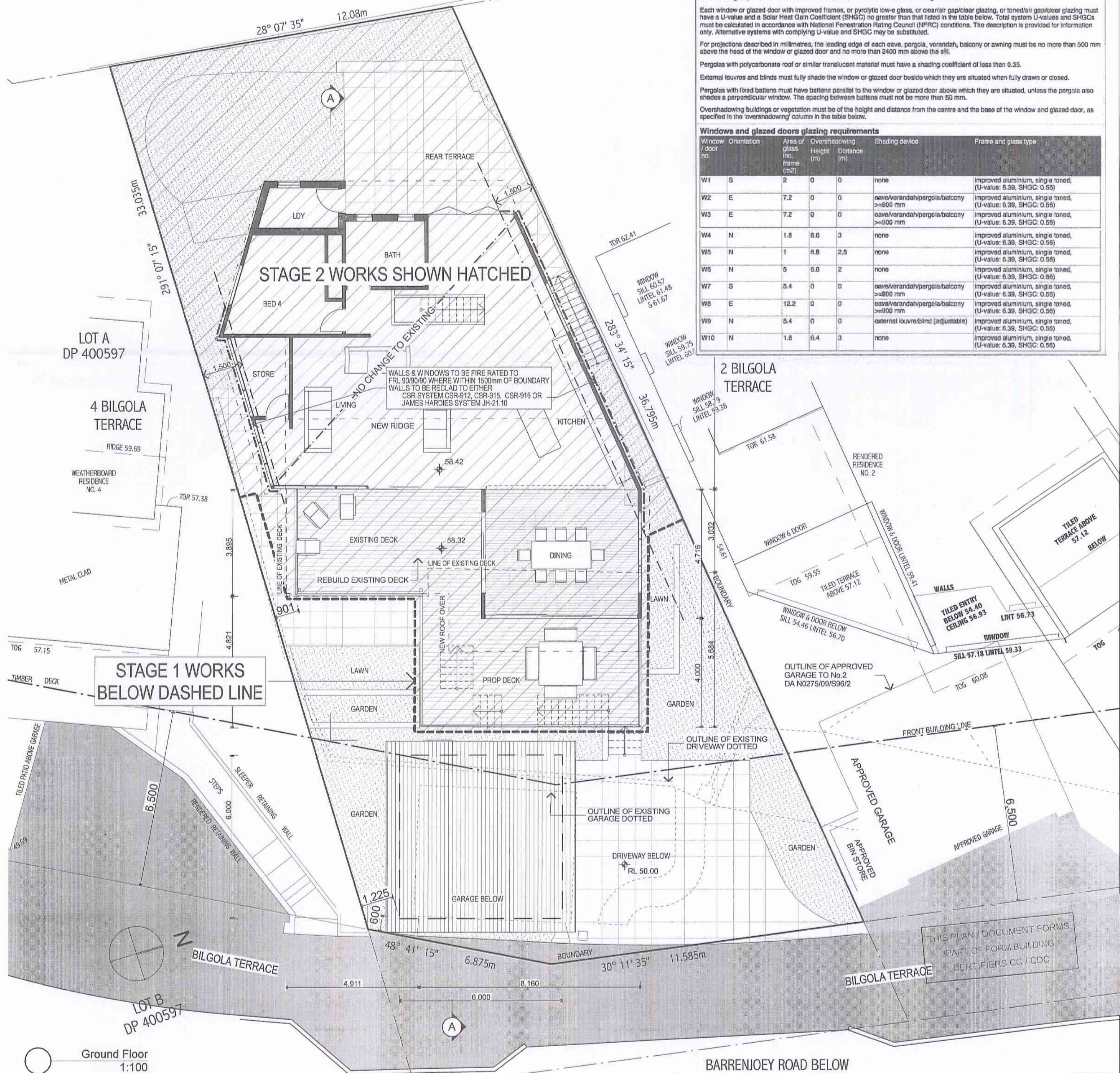
3 PLATEAU RD

LOT 145
DP 16902

TWO STOREY
BRICK
RESIDENCE
NO. 1

1 PLATEAU ROAD

SITE CALCULATIONS		
Site Area	=	530.1m ²
Existing Hard Surface	=	408.99m ² (77.34%)
Proposed Hard Surface	=	371.87m ² (70.15%)
Net decrease from existing	=	38.12m ² (7.19%)



BASIX NOTES:

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s)) 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)	Other specifications
concrete slab on ground floor	nil	
floor above existing dwelling or building	nil	
external wall: brick veneer	R1.15 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
ceiling: R10.74 (up), roof: foil backed blanket (100 mm)		medium (solar absorptance 0.475 - 0.70)

Glazing requirements

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 improved frames, or polycarbonate low-g glass, or clear/air gap/clear glazing, or tinted/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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.

External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

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.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

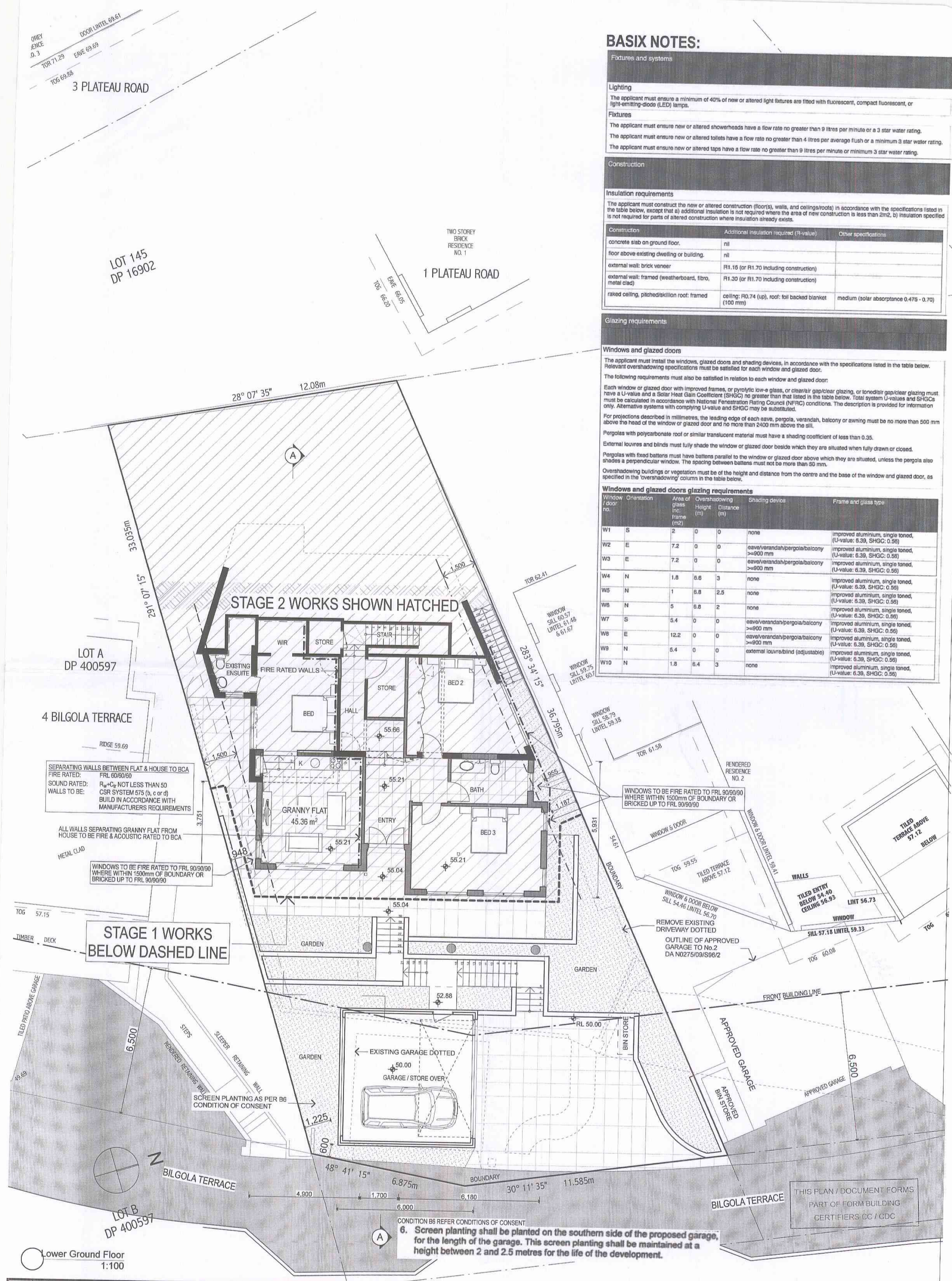
Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass (m ²)	Shading device	Frame and glass type	
W1	S	2	0	0	none
W2	E	7.2	0	0	eave/verandah/pergola/balcony >= 600 mm
W3	E	7.2	0	0	eave/verandah/pergola/balcony >= 600 mm
W4	N	1.8	0.6	3	none
W5	N	1	0.8	2.5	none
W6	N	5	0.8	2	none
W7	S	5.4	0	0	eave/verandah/pergola/balcony >= 600 mm
W8	E	12.2	0	0	eave/verandah/pergola/balcony >= 600 mm
W9	N	5.4	0	0	external louvre/blind (adjustable)
W10	N	1.8	0.4	3	none

Date	Issue	Description
15-10-12	A	Issued For Development Approval
03-09-13	B	Issue added, notes added, issued For Construction Certificate

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.



Project:	Alterations, Additions & Granny Flat 3 Bilgola Terrace, Bilgola	Drawn/Designed:	SG/AH	Date:	Sept 2012
Client:	Treloar	Project Number:	1231	Scale:	AS SHOWN @ (A2)
Drawing:	Site & Ground Floor Plan	Drawing No.:	A-01	Issue:	B



BASIX NOTES:

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floors, 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)	Other specifications
concrete slab on ground floor	nil	
floor above existing dwelling or building	nil	
external wall: brick veneer	R1.15 (or R1.70 including construction)	
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)	
raised ceiling, pitched/skillion roof: framed	ceiling: R0.74 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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.

External louvres and blinds must fully shade the window or glazed door inside which they are situated when fully drawn or closed.

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.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass (m ²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	S	2	0	0	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W2	E	7.2	0	0	eave/verandah/pergola/balcony >900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W3	E	7.2	0	0	eave/verandah/pergola/balcony >900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W4	N	1.8	8.6	3	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W5	N	1	8.8	2.5	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W6	N	5	8.8	2	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W7	S	5.4	0	0	eave/verandah/pergola/balcony >900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W8	E	12.2	0	0	eave/verandah/pergola/balcony >900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W9	N	5.4	0	0	external louvre/blind (adjustable)	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W10	N	1.8	8.4	3	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)

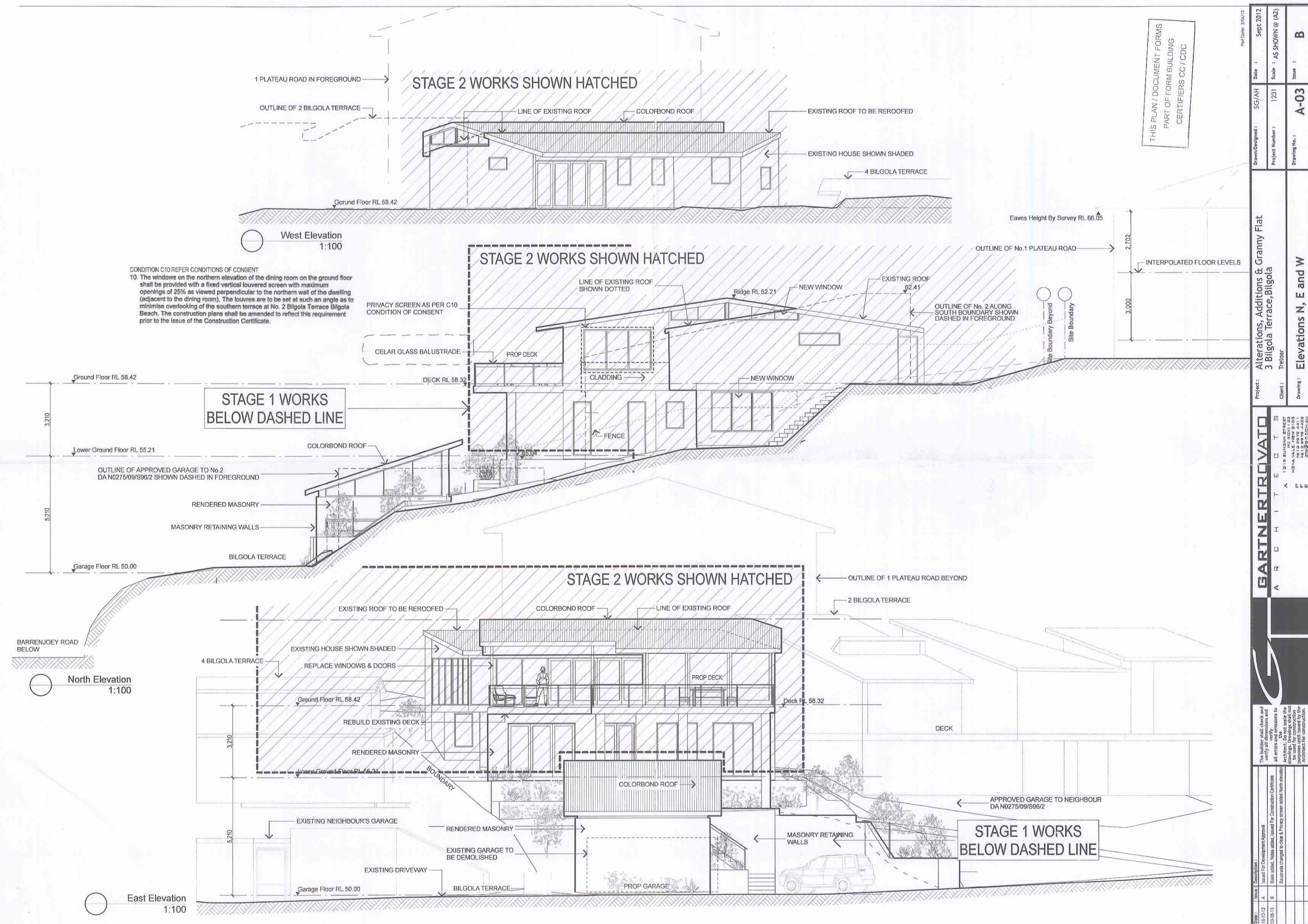
Date	Issue	Description
16-10-12	A	Issued For Development Approval
03-05-13	B	Basic added, Notes added, Issued For Construction Certificate

The builder shall check and verify all dimensions and all errors and omissions to the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.	
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GARTNERTROVATO ARCHITECTS 12/18 RUNDAH STREET PO BOX 1125 MORFIA VALE NSW 2105 PH: 02 9579 4411 F: 02 9579 4422 GARTNERTROVATO.COM.AU	
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Project:	Alterations, Additions & Granny Flat 3 Bilgola Terrace, Bilgola
Client:	Treloar
Drawing:	Lower Ground Floor Plan

Drawn/Designed:	SG/AH	Date:	Sept 2012
Project Number:	1231	Scale:	AS SHOWN @ (A2)
Drawing No.:	A-02	Issue:	B



CONDITION C10 REFER CONDITIONS OF CONSENT
10. The windows on the northern elevation of the dining room on the ground floor shall be provided with a fixed vertical louvered screen with maximum openings of 25% as viewed perpendicular to the northern wall of the dwelling (adjacent to the dining room). The louvers are to be set at such an angle as to minimise overlooking of the southern terrace at No. 2 Bilgola Terrace Bilgola Beach. The construction plans shall be amended to reflect this requirement prior to the issue of the Construction Certificate.

PRIVACY SCREEN AS PER C10
CONDITION OF CONSENT

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

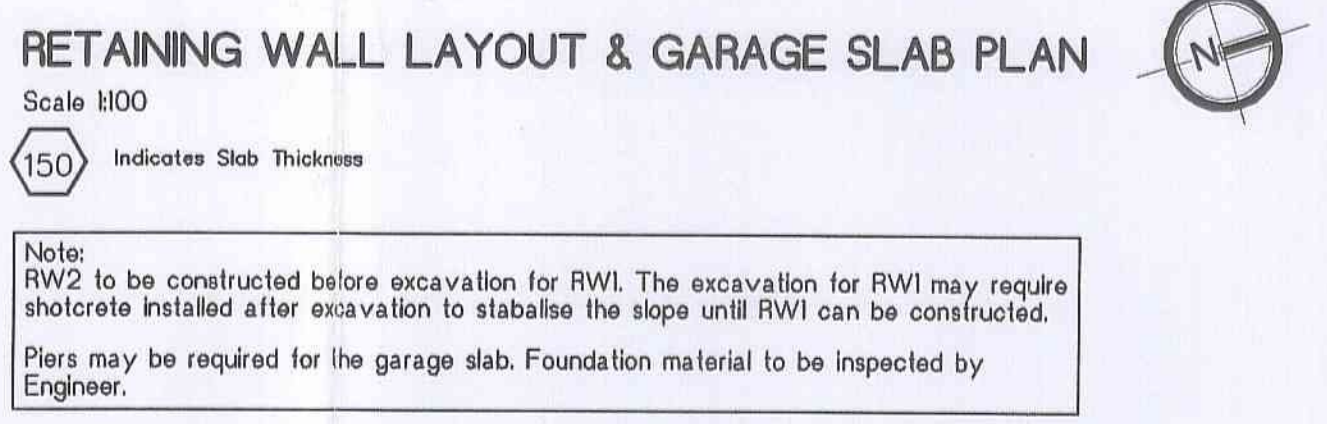
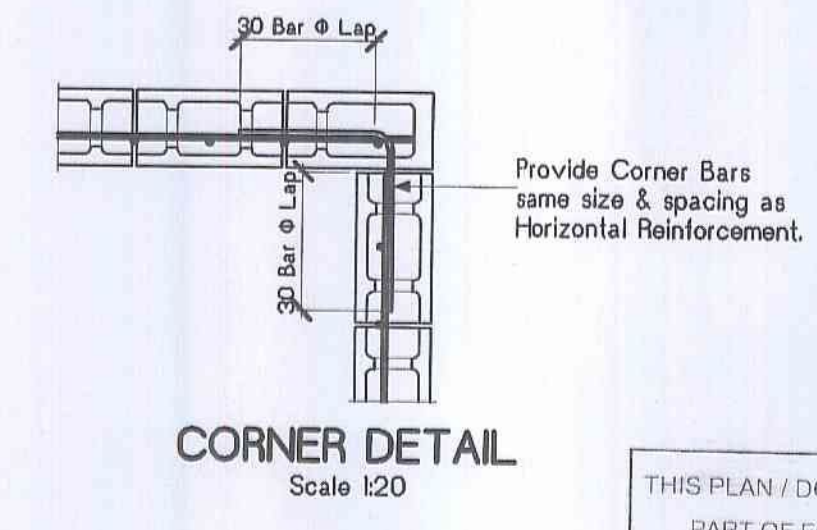
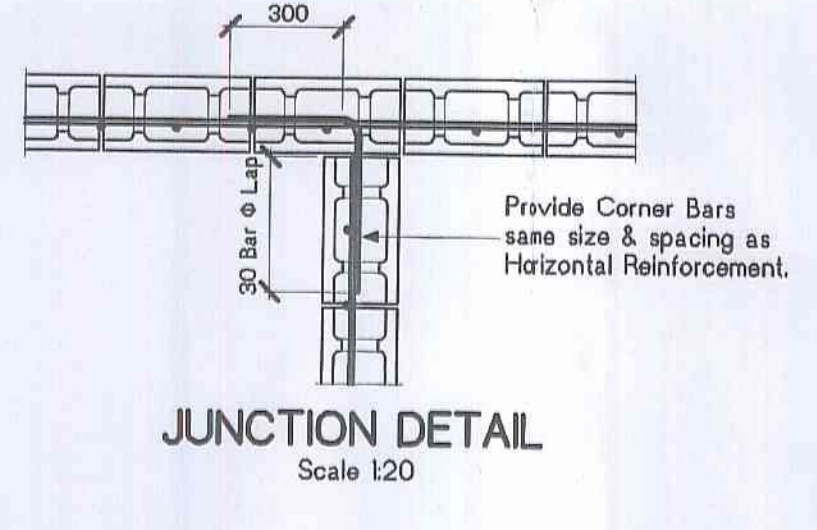
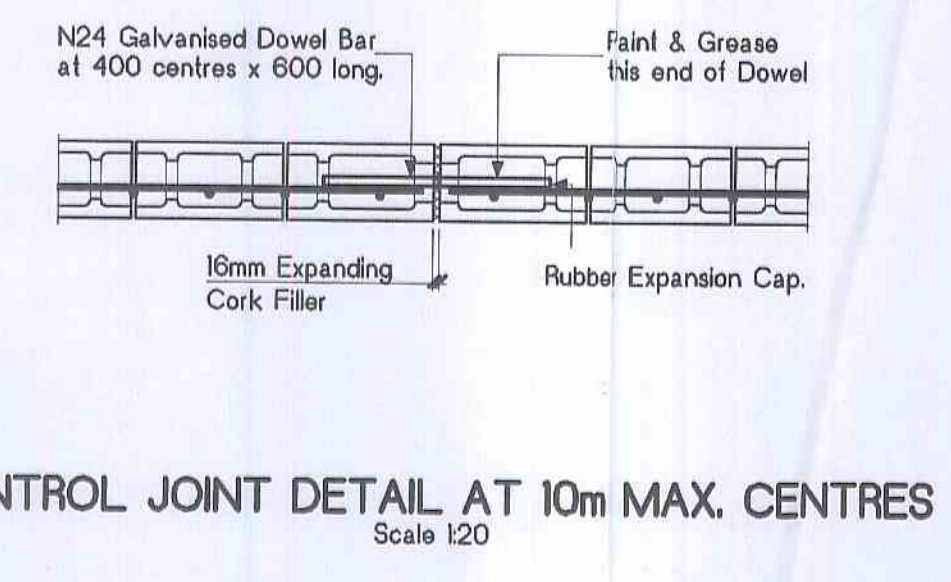
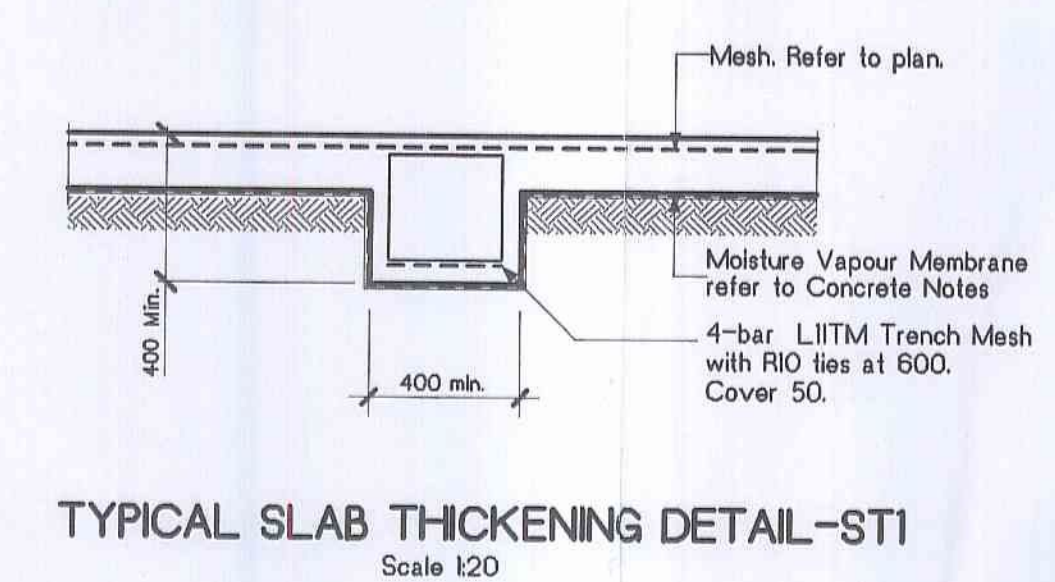
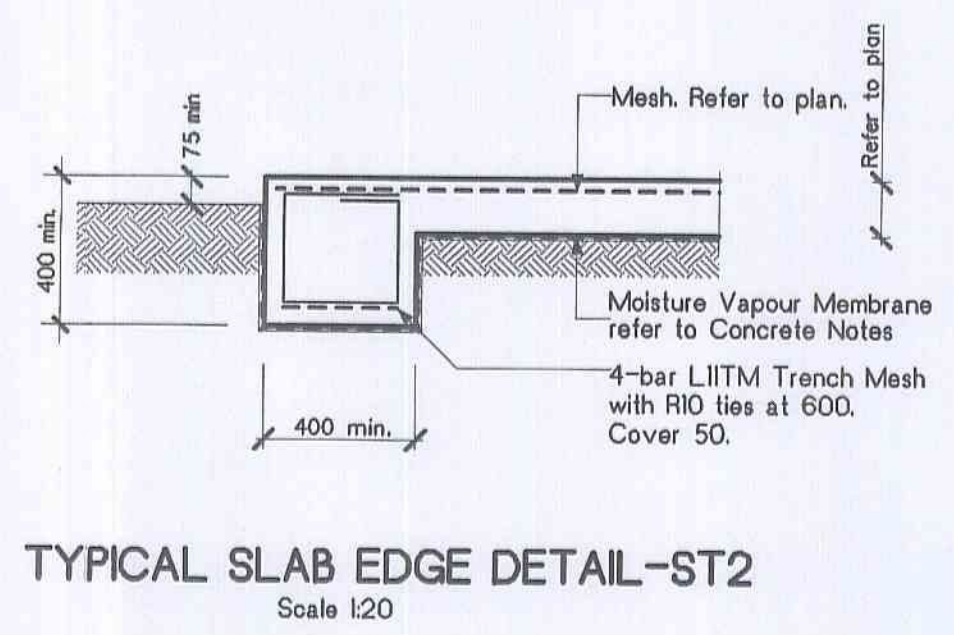
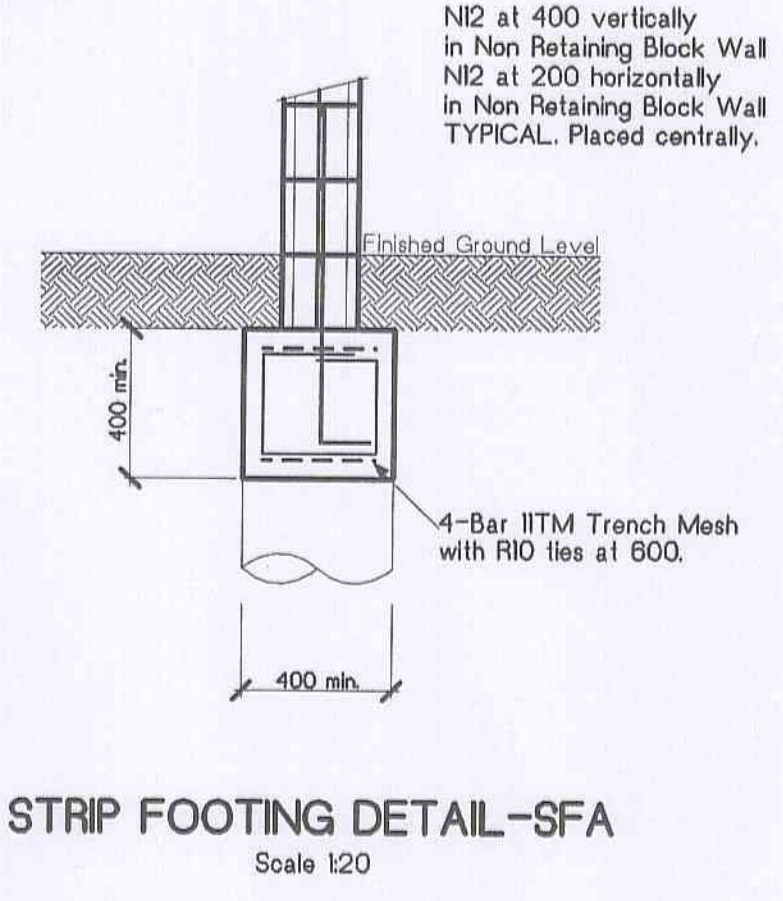
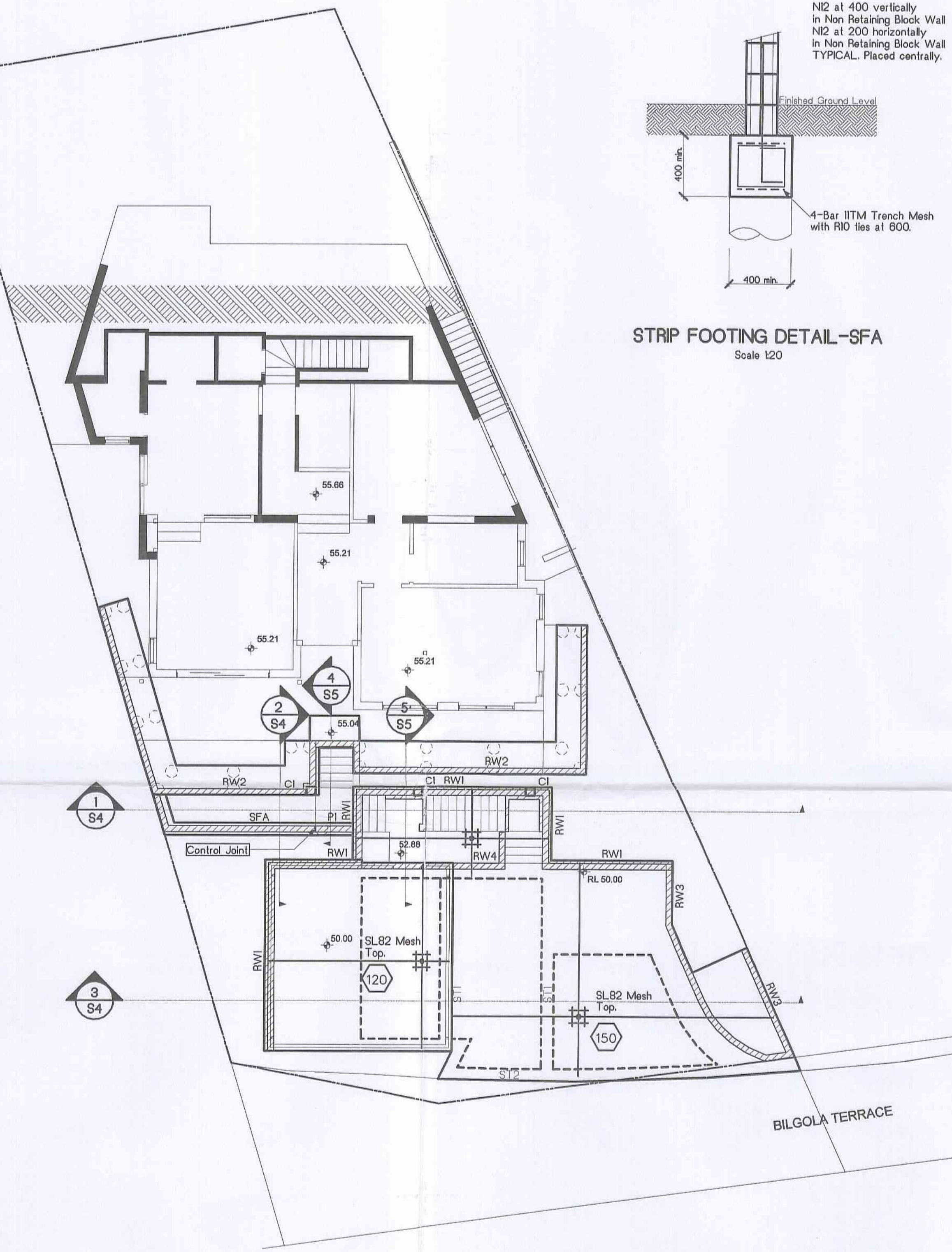
GARTNERTROVATO ARCHITECTS 15/15332 13/05/13	Project: Alterations, Additions & Granny Flat 3 Bilgola Terrace, Bilgola	Client: Trelor	Drawing: Elevations N, E and W	Drawn/Designed: SG/AH	Date: Sept 2012
				Project Number: 1231	Scale: AS SHOWN @ (A2)
				Drawing No.:	Issue:
				A-03	B

The Building shall check and verify all dimensions and levels to be shown on the drawings. Drawings shall not be used for construction purposes and shall be the property of the architect.

DA N0275/09/596/2

A B C D E F G H

1
2
3
4
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6

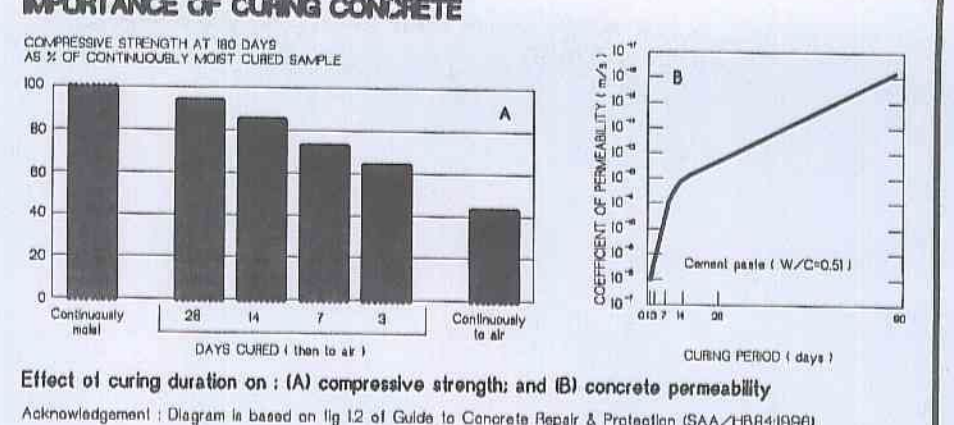


- STEELWORK NOTES**
1. Fabricate and erect all structural steelwork in accordance with AS 3600, AS 4100, AS 1554 and the Specification.
 2. Do not obtain dimensions by scaling the structural elements.
 3. Chip all welds free of slag.
 4. All steelwork to be Hot Dipped Galvanised. Unless Otherwise Noted.
 5. Unless otherwise noted use:
 - a) 6mm continuous fillet weld
 - b) 10mm thick gusset, fin and end plates, weld all round.
 - c) 10mm dia, 4.8/4 bolts
 6. Minimum end bearing 150mm.
- TIMBER NOTES :**
1. All work (including bracing, wind bracing & tie down) shall be carried out in accordance with AS 3600, AS 1684.2, AS 1720.1 and the specification.
 2. Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
 3. All timber shall be free of Gum veins, pockets, knots holes or splits within 255mm of any connection.
 4. Refer to specification for preservatives and finishes to timbers.
 5. All bolts, nuts, washers and timber connectors shall be hot dip galvanised unless noted otherwise.
 6. All F5 timber shown are nominal sizes only.

- CONCRETE & BLOCK NOTES**
1. All concrete work to be in accordance with AS 3600.
 2. Fc Refer to table.
 3. Maximum aggregate size = 20 for footings, slabs & beams = 10 for block filling.
 4. Slump = 80.
 5. All concrete, including block filling, to be vibrated.
 6. Slabs to be kept damp for at least 14 days after placing.
 7. All blockwork to be in accordance with SAA Masonry Code AS 3700.
 8. All cavities of block work to be thoroughly cleaned out, using knock out blocks or other suitable means, before filling with grout or concrete.
 9. 200 & 300 blocks to be hollow retaining wall blocks with a characteristic strength of 15 MPa.
 10. Reinforcing Steel to comply with AS/NZS 4671:2001, and to be D500N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class).
 11. Bar Chairs to be no more than 50mm centre to centre spacings.
 12. Reinforcement to be tied at every other intersection minimum.
 13. Metal roofing being used as formwork (not Bondeck or similar). Depth of Slab must be taken from the Top of the Roof Rib. Specified bottom cover must be taken from the Top of the Roof Rib or be protected by an approved curing membrane.
 14. Moisture Vapour Membrane to be 200 Microns thick, U.V. Resistant and to be in accordance with AS 2870-1998. Acceptable manufacturers and processors of steel reinforcement must hold a valid certificate of approval, issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

Element	Cover (mm)	Protected	Exposed	FC at 28 days
Piers	65			25 MPa
Footings	50			25 MPa
Block Filling	refer to detail			25 MPa
Slab on Ground				32 MPa 32 MPa
Top	30	45		
Bottom				
Beams	50	50	40 MPa	40 MPa
Columns	50	45	40 MPa	40 MPa
Slabs	30	45	40 MPa	40 MPa
Walls	30	45	40 MPa	40 MPa

The minimum clear cover is to reinforcement ties and stirrups.



Effect of curing duration on (A) compressive strength and (B) concrete permeability. Acknowledgement: Diagram is based on Fig 12 of Guide to Concrete Repair & Protection (SAA/1884/8/8/8).

No.	Amendment	Drawn	Date
-----	-----------	-------	------

PLAN OR DOCUMENT CERTIFICATION

I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER.....

I hold the following qualifications or licence No.....MEngSc.....

.....F.I.E.Aust.....Nper3.....Struct.CivlNo.149788.....

Further I am appropriately qualified to certify this component of the project.

I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia, A.S.1170, A.S.1170.1, A.S.1170.2, A.S.1684, A.S.2870.1, A.S.3500, A.S.3600, A.S.3700, A.S.4100 & A.S.1163. On behalf of Jack Hodgson Consultants

Name Date Signature

RETAINING WALL & GARAGE SLAB PLAN AND DETAILS

STAGE 1- PROPOSED ALTERATIONS AND ADDITIONS

3 BILGOLA TERRACE

GUY TRELOAR

Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/ builder, GARTNER TROVATO Proj No. 1231 Date: Sept 2012. Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations.

The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with the Drawing.

JACK HODGSON CONSULTANTS PTY. LIMITED.

Consulting Civil, Geotechnical, and Structural Engineers

67 Darkey Street, MONA VALE 2103, P.O. Box 389, Post Code 1680.

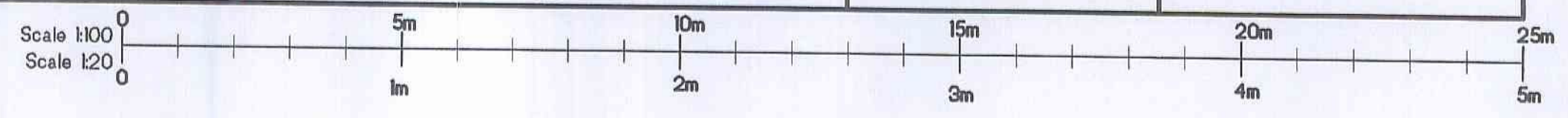
Telephone (02) 9979 6733 Facsimile (02) 9979 6925

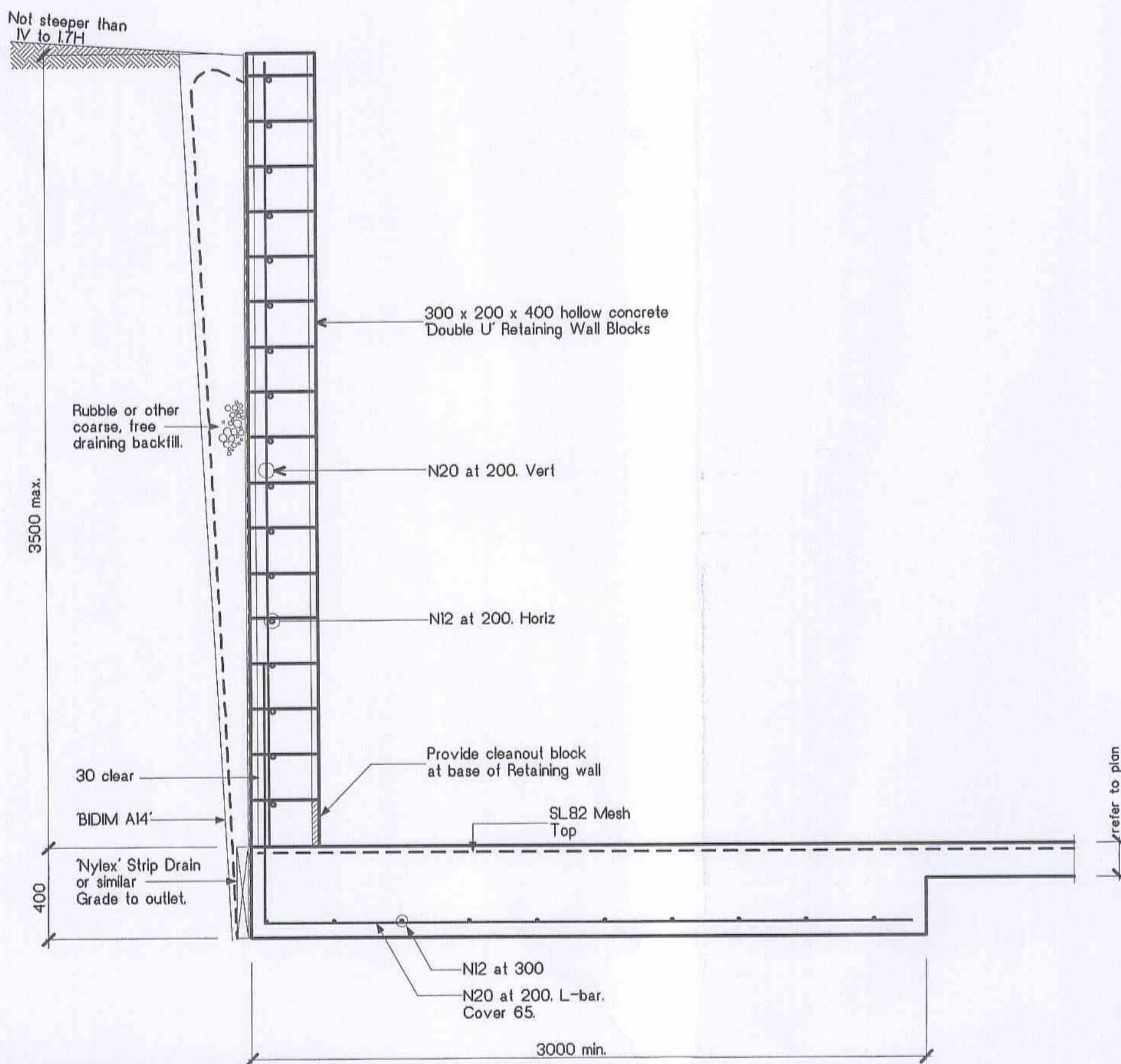
Email info@jackhodgson.com.au web www.jackhodgson.com.au A.C.N. 053 405 011

Designed	LB	Drawn	LS	Job No.	Drawing No.
Design Check	GH	Drawing Check	GH		
Date	12 MARCH 2012				

28737-S2

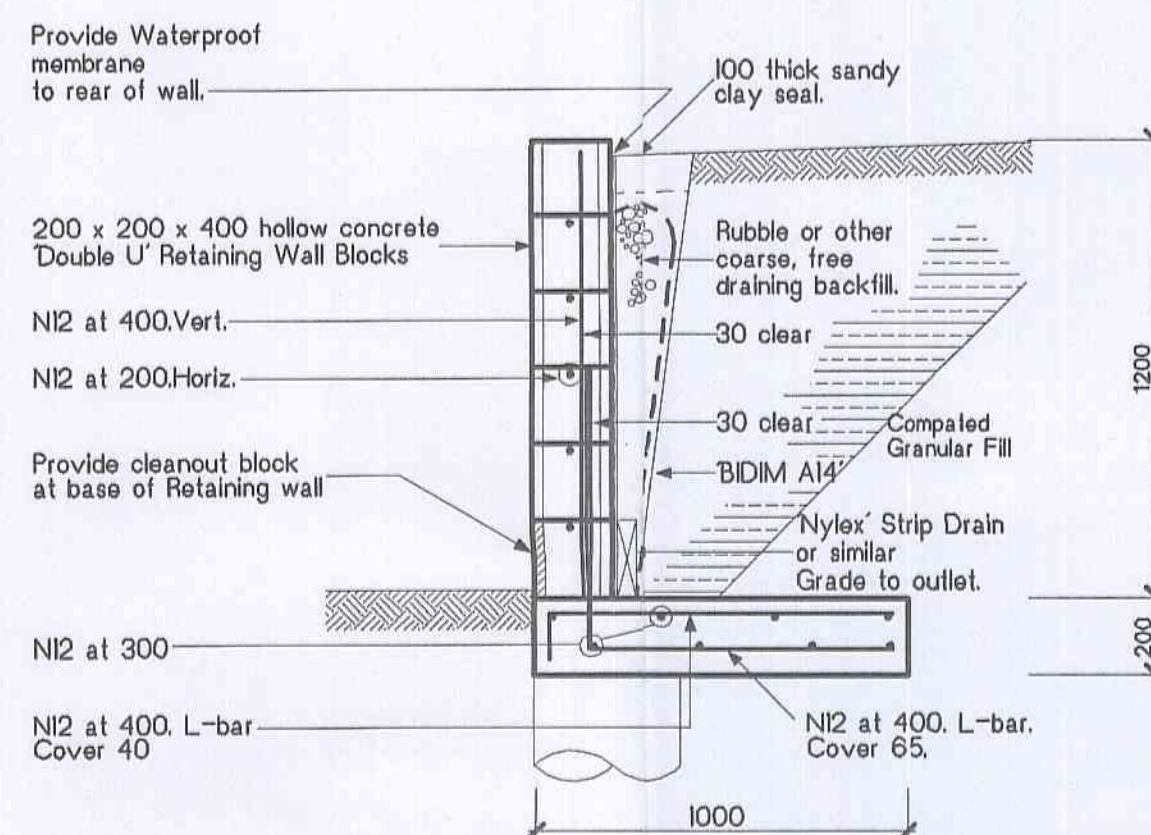
STAGE 1 DRAWINGS NOTE:
STAGE 1 INCLUDES GARAGE AND RETAINING WALLS FOR PROPOSED ALTERATIONS AND ADDITIONS.





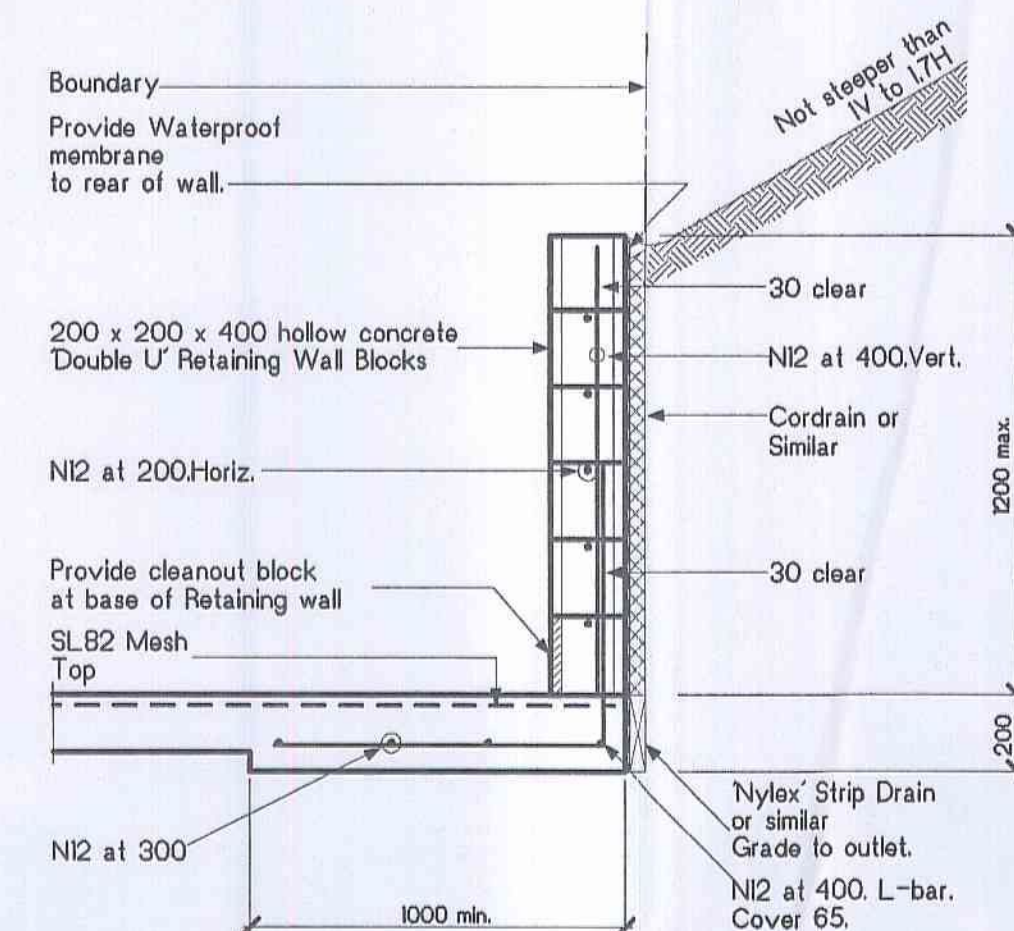
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Scale 1:20



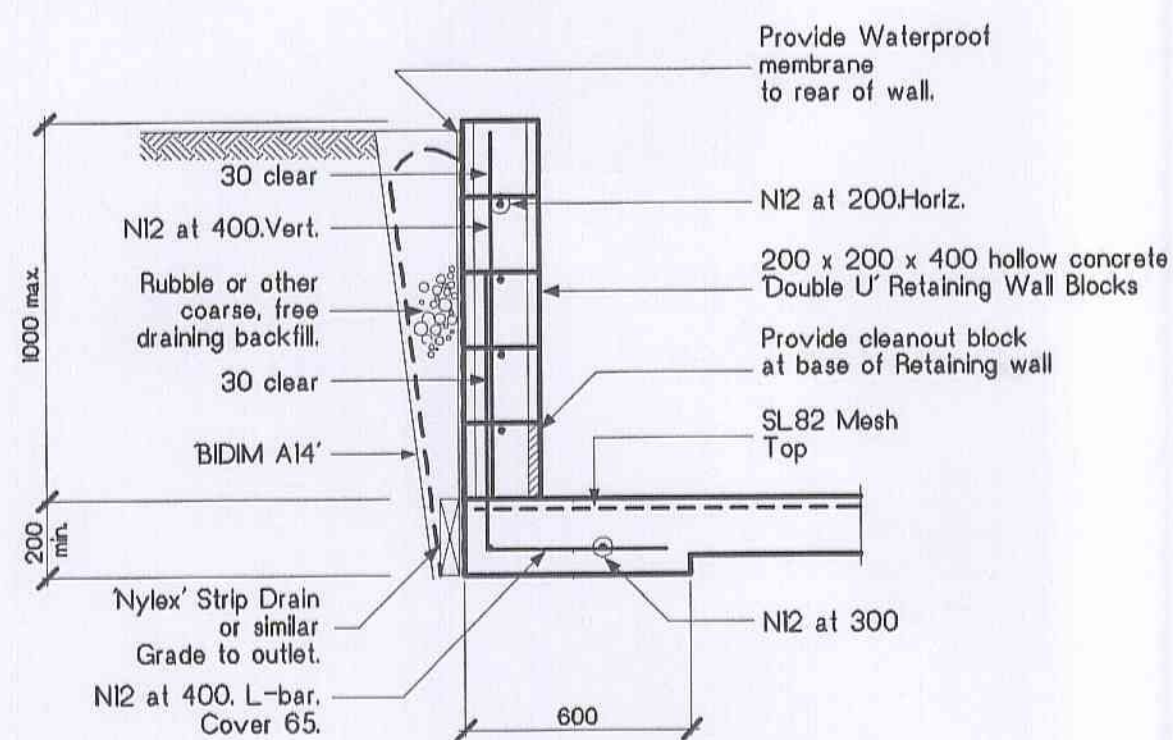
BLOCK RETAINING WALL SECTION-RW2

Scale 1:20



BLOCK RETAINING WALL SECTION-RW3

Scale 1:20

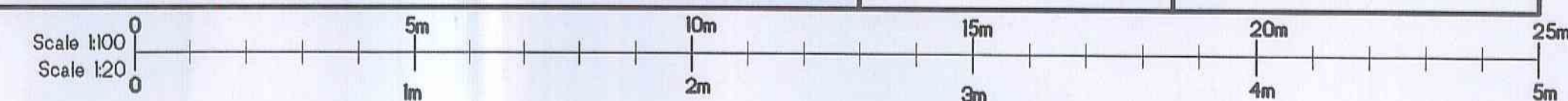


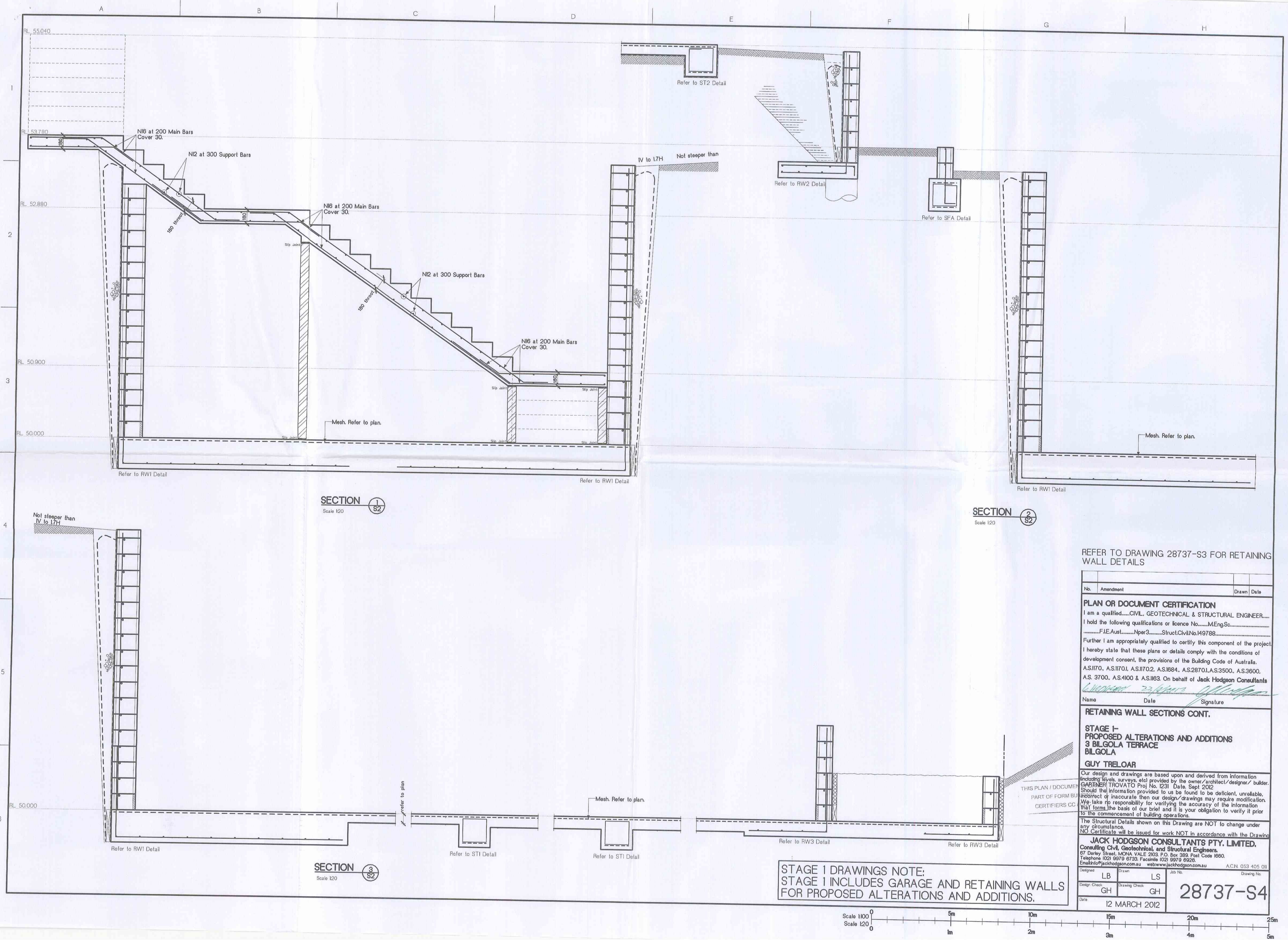
BLOCK RETAINING WALL SECTION-RW4

Scale 1:20

STAGE 1 DRAWINGS NOTE:
STAGE 1 INCLUDES GARAGE AND RETAINING WALLS
FOR PROPOSED ALTERATIONS AND ADDITIONS.

No.	Amendment	Drawn	Date
PLAN OR DOCUMENT CERTIFICATION I am a qualified CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER. I hold the following qualifications or licence No. M.Eng.Sc. F.I.E.Aust. Nper3. Struct.Civil No.149788 Further I am appropriately qualified to certify this component of the project. I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia. A.S.1170, A.S.1170.1, A.S.1170.2, A.S.1884, A.S.2870.1, A.S.3500, A.S.3600, A.S.3700, A.S.4100 & A.S.1163. On behalf of Jack Hodgson Consultants <i>L. Hodgson 22/03/2012</i> Name Date Signature			
RETAINING WALL SECTIONS STAGE 1- PROPOSED ALTERATIONS AND ADDITIONS 3 BILGOLA TERRACE BILGOLA GUY TRELOAR			
Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/ builder. GARTNER TROVATO Proj No. 1231. Date, Sept 2012. Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations. The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with the Drawing JACK HODGSON CONSULTANTS PTY. LIMITED. Consulting Civil, Geotechnical, and Structural Engineers. 67 Darley Street, MONA VALE 2033 P.O. Box 389, Post Code 1680. Telephone (02) 9979 0733, Facsimile (02) 9979 0926. Email: info@jackhodgson.com.au web: www.jackhodgson.com.au A.C.N. 053 405 081			
Designed	Drawn	Job No.	Drawing No.
LB	LS		
Design Check	Drawing Check		
GH	GH		
Date			
12 MARCH 2012			
			28737-S3

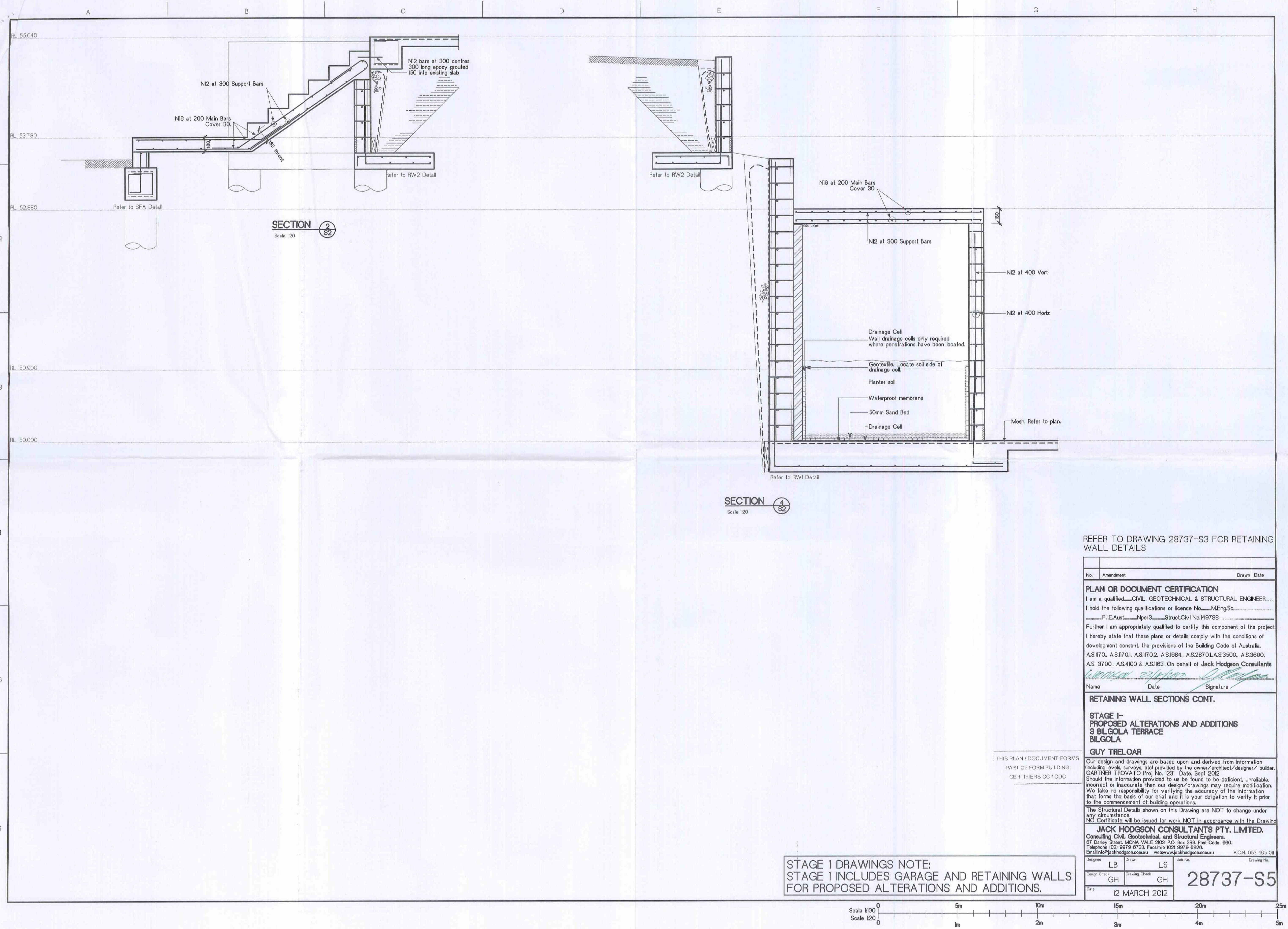




REFER TO DRAWING 28737-S3 FOR RETAINING WALL DETAILS

No.	Amendment	Drawn	Date
PLAN OR DOCUMENT CERTIFICATION I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER..... I hold the following qualifications or licence No.....MEngSc..... F.I.E.Aust.....Nper3.....StructCivilNo.H9788..... Further I am appropriately qualified to certify this component of the project. I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia, A.S.1170, A.S.1170.1, A.S.1170.2, A.S.1184, A.S.2870, A.S.3500, A.S.3600, A.S. 3700, A.S.4100 & A.S.1183. On behalf of Jack Hodgson Consultants Name _____ Date _____ Signature _____ RETAINING WALL SECTIONS CONT. STAGE 1- PROPOSED ALTERATIONS AND ADDITIONS 3 BILGOLA TERRACE BILGOLA GUY TRELOAR Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/ builder. GARDNER TROVATO Proj No. 1231 Date, Sept 2012 Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations. The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with the Drawing. JACK HODGSON CONSULTANTS PTY. LIMITED, Consulting Civil, Geotechnical, and Structural Engineers. 87 Darley Street, MCNA VALL 3002 P.O. Box 389 Post Code 1680. Telephone (02) 9979 6733, Facsimile (02) 9979 6928. Email info@jackhodgson.com.au webwww.jackhodgson.com.au ACN: 053 405 011 Designed LB Drawn LS Job No. _____ Drawing No. _____ Design Check GH Drawing Check GH Date 12 MARCH 2012			

28737-S4



REFER TO DRAWING 28737-S3 FOR RETAINING WALL DETAILS

No.	Amendment	Drawn	Date
PLAN OR DOCUMENT CERTIFICATION I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER..... I hold the following qualifications or licence No.....MEngSc.....F.I.E.Aust.....Nper3.....Struct.Civil.No.149788..... Further I am appropriately qualified to certify this component of the project. I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia, A.S.1170, A.S.1170.1, A.S.1170.2, A.S.1684, A.S.2870.1, A.S.3500, A.S.3600, A.S.3700, A.S.4100 & A.S.1863. On behalf of Jack Hodgson Consultants <i>[Signature]</i> 23/3/2012 Name Date Signature RETAINING WALL SECTIONS CONT. STAGE 1- PROPOSED ALTERATIONS AND ADDITIONS 3 BILGOLA TERRACE BILGOLA GUY TRELOAR Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/ builder. GARTNER TROVATO Proj No. 1231 Date: Sept 2012 Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations. The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with the Drawing. JACK HODGSON CONSULTANTS PTY. LIMITED, Consulting Civil, Geotechnical, and Structural Engineers. 67 Denkey Street, MCNA VALE 2003, P.O. Box 369, Post Code 1660. Telephone 021 9979 8753 Facsimile 021 9979 6926 Email info@jackhodgson.com.au web www.jackhodgson.com.au A.C.N. 053 405 011 Designed LB Drawn LS Job No. Drawing No. Design Check GH Drawing Check GH Date 12 MARCH 2012			

STAGE 1 DRAWINGS NOTE:
STAGE 1 INCLUDES GARAGE AND RETAINING WALLS
FOR PROPOSED ALTERATIONS AND ADDITIONS.

28737-S5

