Peter J Boyce & Associates

Ph 0412 928 500 P.O. Box 375. Strathfield 2135 Ph 9868 2855
Building Surveyor Acc. No BPB0043 Fax 9868 2655

30 September 2011

The General Manager

Dear Sir,

Re: Submission of Construction Certificate
Bayview Golf Club – 1825 Pittwater Road & 52 Cabbage Tree Road
Bayview

Please find enclosed:

1. Letter & cheque for registration of CC
2. Completed Application Form
3. Construction Certificate
4. Council receipts etc as required by D/A conditions.
5. Statement from Applicant that the CC plans are generally in accordance with the DA.
6. Notice of Commencement
7. Sydney Water stamped plan
8. Sydney Environmental & Soil Laboratory report
9. Details machinery service
10. Architectural plans

Should any of the above documents not be received please advise me immediately.

Many thanks.

Peter Boyce

$336 Rec 310575 4/10/11

Peter J Boyce & Associates

Ph 0412 928 500 P.O. Box 375. Strathfield 2135 Ph 9868 2855
Level 2, 41 Rawson Street, Epping 2121
Building Surveyor Acc. No BPB0043 Fax 9868 2655

Your ref D/A N0751/10

30 September 2011

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

Re: Copy of Construction Certificate
Bayview Golf Club – 1825 Pittwater Road & 52 Cabbage Tree Road
Bayview

Please find enclosed copy of Construction Certificate issued for the above property under D/A N0751/10.

A cheque for $36.00 for registration of the Construction Certificate is attached herewith.

Yours faithfully

Peter Boyce

E-RECEIVED 22 SEP 2011
E-MAILED 22 SEP 2011

Application for Construction Certificate

Issued under the Environmental Planning and Assessment Act 1979 Part 3 - Schedule 1

Local Council Area

City, Council or Shire PITTWATER

Owner

Name BAYVIEW GOLF CLUB

Address 1825 PITTWATER RD BAYVIEW

Phone 02 9999 3786

Consent of all owner(s)

I/~~we~~ consent to this application

Signature .....

Subject Land with lot & deposited plan number

Address 1825 PITTWATER RD BAYVIEW LOT A DP 339874
52 CABBAGE TREE RD BAYVIEW LOT 1 DP 662920

Brief description of development

Type of Development
i.e. Dwelling. Addition UPGRADE EXISTING MAINTENANCE FACILITY

Building code of Australia

Building Classification. Class 10A

Development Consent

Development consent number: 751/10
Date of Determination: 4.5.2011

Builder/Owner Builder TBA
Name or Permit number
Address

Value of Work $ 165,000

Required attachments --- Copy of D/A approval with Conditions

Four copies of the plans & Specification.
Plan Nos.
List of supporting documents

Schedule --- The building schedule must be completed as part of this application for the Australian Bureau of Statistics

---

Owner Signature .....

Australian Bureau of Statistics

Particulars of Proposal ---What is the area of land (m^2) 40 Hectares

Gross Floor area of existing building (m^2)....290.....

What are the current use of all or part of the building(s)/ land WORK SHOP, MACHINERY STORAGE, STAFF RMS

(If vacant state vacant).....

Location Use

WORKSHOP, MACHINERY STORAGE, STAFF RMS

.....

Does the site contain a dual occupancy?.....NO.....

What is the gross floor area of the proposal (m^2)..270 EXCL EXTG

What are the proposed uses of the building?

Location Use

MACHINERY SERVICE, SOIL BINS, OIL STORAGE STAFF RMS, FUEL AREA, WORK AREA, FERTILISER/CHEMICAL STORE, STORAGE CONTAINERS

How many stories will the building consist of ? .....ONE.....

Materials to be used

Place a tick in the box which best describes the material

Walls	code		Roof	code	
Brick veneer	12	ž	Aluminium	70	ž
full brick	11	ž	concrete	20	ž
single brick	11	ž	concrete tiles	10	ž
concrete block	11	ž	fibrous cement	30	ž
			fibreglass	80	ž
concrete/masonry	20	ž	masonary/terracotta shingle		
concrete	20	ž	tiles	10	ž
steel	60 ✓	ž	slate	20	ž
fibrous cement	30	ž	steel	60 ✓	ž
hardiplank	30	ž	terracotta tile	10	ž
timber/weatherboard	40	ž	other	80	ž
cladding aluminium	70	ž	unknown	90	ž
curtain glass	50	ž			
other	80	ž			
unknown	90	ž			

Floor			Frame			
concrete	20 ✓	ž	timber	40	ž	
timber	10	ž	steel		60 ✓	ž
other	80 ✓	ž	other		80	ž
unknown	90	ž	unknown		90	ž

RECEIVED MONA VALE
19 MAY 2011
CUSTOMER SERVICE

Pittwater Council

OFFICIAL RECEIPT

19/05/2011 Receipt No 301633

To BAYVIEW GOLF CLUB

PO BOX 312
MONA VALE NSW 1660

Applic	Reference	Amount
GL Re	QLSL-Buil	$578.00
	1 X N0751/10 1825 PITTWAT	

Total:	$578.00
Amounts Tendered	
Cash	$50.00
Cheque	$577.50
Db/Cr Card	$0.00
Money Order	$0.00
Agency Rec	$0.00
Total	$627.50
Rounding	$0.00
Change	$49.50
Nett	$578.00

Printed 19/05/2011 11:54:35
Cashier LAllis

LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

PLEASE PRINT ALL DETAILS USING CAPITALS

VIEW COE CLUB
BOX 312
MONA VALE

Postcode 1660 Bus. hours phone 0449121881

5 PITTWATER RD
VIEW

Postcode 2104

06 Y 2011 Estimated finish date D 20 M 12 Y 2011

WATER
5170

165,000.00 Levy payable $ 578.00

Provide DA number here

Business hours phone

Contract amount $ 165,000.00

Phone number

Date D M Y

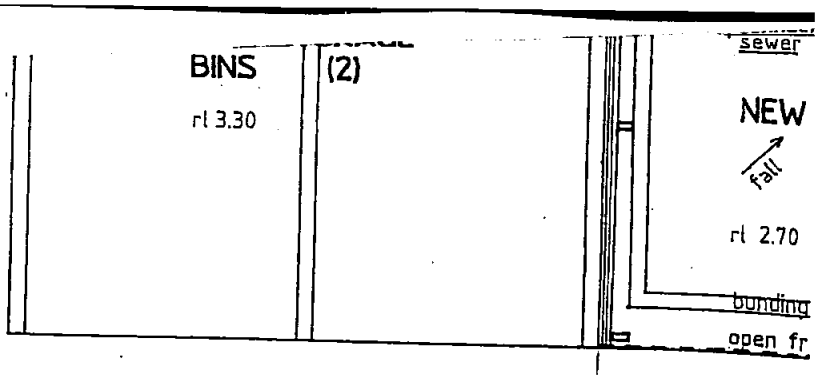
Any false or misleading information provided on this form may result in prosecution under Section 58A.
I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name DANIEL MOLTZEN Signature Date D 19 M 05 Y 2011

Exemption Approval Certificate No.

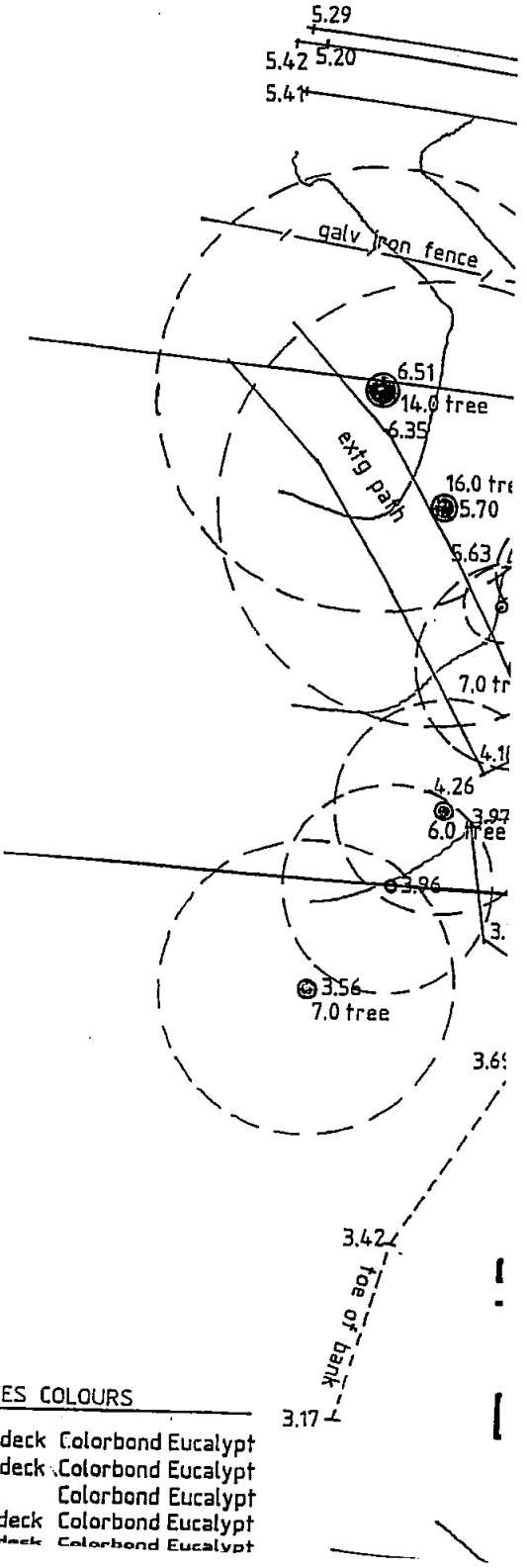
2-301633 $578.00
19/05/11

Building and Construction Industry Long Service Payments Corporation, Locked Bag 3000, Central Coast MC NSW 2252
Tel: 13 14 41 Fax: (02) 9287 5685 Email: levy@lspc.nsw.gov.au www.lspc.nsw.gov.au ABN 93 646 090 808



PLAN

MACHINEF



SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water's 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 proposed 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. 3405145

Reece, Brookvale,
Quick Check Agent on behalf of
SYDNEY WATER

For 25/05/2011 Reece

SCHEDULE OF EXTERNAL MATERIALS FINISHES COLOURS

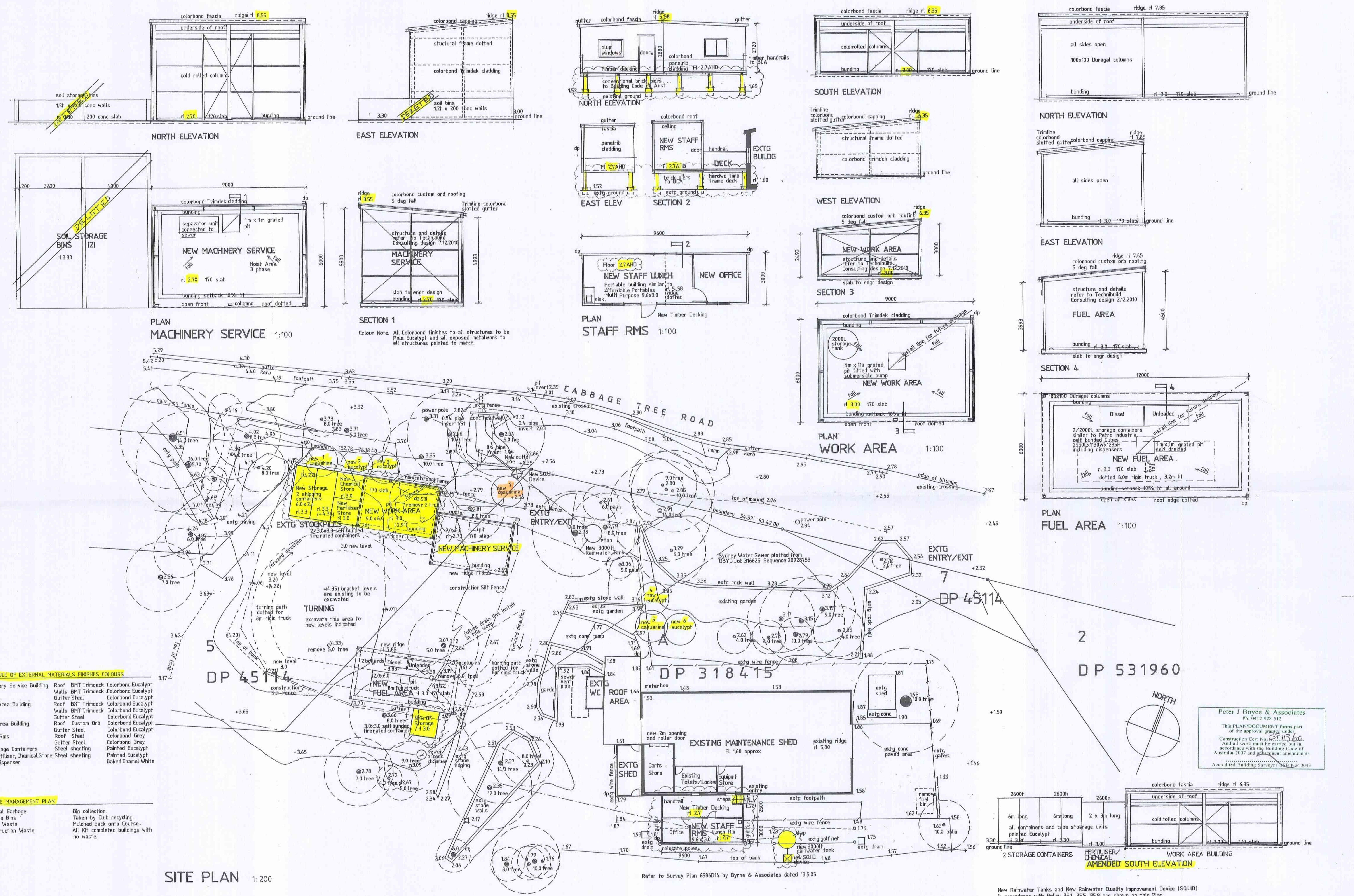
Machinery Service Building	Roof	BMT Trimdeck	Colorbond Eucalypt
	Walls	BMT Trimdeck	Colorbond Eucalypt
	Gutter	Steel	Colorbond Eucalypt
Work Area Building	Roof	BMT Trimdeck	Colorbond Eucalypt
	Walls	BMT Trimdeck	Colorbond Eucalypt

TO WHOM IT MAY CONCERN

RE: UPGRADE EXISTING MAINTENANCE FACILITY
BAYVIEW GOLF CLUB

I hereby certify that the Architectural Plans submitted with the Construction Certificate application are generally in accordance with the Development Approved plans approved by Council.

David Naylor
DAVID NAYLOR ARCHITECTS



SCHEDULE OF EXTERNAL MATERIALS FINISHES COLOURS

Machinery Service Building	Roof	BMT Trimdeck	Colorbond Eucalypt
	Walls	BMT Trimdeck	Colorbond Eucalypt
	Gutter	Steel	Colorbond Eucalypt
Work Area Building	Roof	BMT Trimdeck	Colorbond Eucalypt
	Walls	BMT Trimdeck	Colorbond Eucalypt
	Gutter	Steel	Colorbond Eucalypt
Fuel Area Building	Roof	Custom Orb	Colorbond Eucalypt
	Gutter	Steel	Colorbond Eucalypt
Staff Rms	Roof	Steel	Colorbond Grey
	Gutter	Steel	Colorbond Grey
2 Storage Containers	Steel sheeting		Painted Eucalypt
Oil, Fertiliser,,Chemical Store	Steel sheeting		Painted Eucalypt
Fuel Dispenser			Baked Enamel White

WASTE MANAGEMENT PLAN

General Garbage	Bin collection.
Recycle Bins	Taken by Club recycling.
Green Waste	Mulched back onto Course.
Construction Waste	All Kit completed buildings with no waste.

SITE PLAN 1:200

Refer to Survey Plan 6586D14 by Byrne & Associates dated 13.5.05

New Rainwater Tanks and New Rainwater Quality Improvement Device (SQUID) in accordance with Policy B5.1, B5.5, B5.9 are shown on this Plan.
Total new roof area 232.2sm requiring 6000lt tank and shown as 2x3000lt tanks

This Drawing based on information supplied by Bayview Golf Club, including 3 Kit buildings by Technibuild Consulting Engr G Zuev dated 2& 7.12.2010, staff building, storage containers, and treatment facilities.

All structures to be built in accordance with their Kit manufacturer,s design and specifications.

All slabs and foundations to be to an appointed structural engineer design.

All structures, containers, and facilities to comply with Aust. Standards

AMENDMENTS

S96-1 23.4.2011 Section 96 Application to Council. Relocate Machinery Service, Work Area, Chemical and Fertiliser Stores 2 Storage Containers, Oil Store, Sqid. Raise New Staff Rms and Timber Deck to 2.7AHD as Consent 751/10 Condition B1. Add 6 native trees as Consent Condition B12.

S96-1A 15.8.2011 Add Container and Fertizer/Chemical elevations to Work Area Building South Elevation. 4 copies to R England. Delete Soil Bins

15.9.2011 Tree 7 added to comply S96 condition B12

DAVID NAYLOR ARCHITECTS

UPGRADE MAINTENANCE FACILITY
BAYVIEW GOLF CLUB, CABBAGE TREE ROAD BAYVIEW

SECTION 96 APPLICATION	1:100 1:200	23.5.2011	S96-1A
DRAWING	COPYRIGHT / SCALE	DATE	DWG. NO

NAYLOR GROUP PTY LTD 11 McCARRS CREEK ROAD CHURCH POINT NSW 2105 EMAIL davidnaylorarchitects@tpg.com.au PHONE (02) 99993080 FAX (02) 99990455

Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121

Ph: 9868 2855 email:info@boycecorp.com.au Fax: 9868 2655

Planning NSW Building Surveyor No. BPB0043

CONSTRUCTION CERTIFICATE

Certificate No. BP11360

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Act 1979 and Regulations 2000.

Applicant

Name	Bayview Golf Club
Address	1825 Pittwater Road Bayview Attention: Nigel Gibson
Contact Number	9999 3786
Email	-

Development

Development Consent No.	D/A N0751/10
Consent Date	4th May 2011 – 7th September 2011 (M)
Site Address	1825 Pittwater Road & 52 Cabbage Tree Road Bayview
Property Identification	Lot A DP 339874 Lot 1 DP 662920
Building Classification under BCA	10a

Pursuant to Section 109C (1) (b), 81A (2) and 81A (4) 0f the Environmental Planning & Assessment Act, 1979 the construction certificate has been determined by approval in accordance with the stamped plans and specifications.

Approval

Plan Nos. Approved	David Naylor Architect – Drawing Nos. DA1 – S96-1A
Description of works Approved	Alterations and additions to existing maintenance facility to golf club.
Construction Certificate No. **Determination Date**	**BP11360** 30 SEP 2011

Note:
Prior to commencement of work, Section 81A (2) (b) and/or 81A (4) (b) and (c) 0f the Environmental Planning & Assessment Act, 1979 must be satisfied (see form 7 of the Regulation) i.e. name of the Principal Certifying Authority.

I certify that the work if completed in accordance with the documents, plans and specifications accompanying the application will comply with the requirements of this regulation as are referred to in Section 81A (5) of the Environmental Planning & Assessment Act 1979

Accredited Certifier

Name of Accredited Certifier	Peter Boyce
Accreditation No. of Certifier	Planning NSW Accreditation No BPB0043
Signature	

From: David Stone <David@bayviewgolfclub.com.au>
Subject: **FW: Soil Test**
Date: 31 May 2011 12:41:55 PM
To: David Naylor <davidnaylorarchitects@tpg.com.au>
Cc: Nigel Gibson <GM@bayviewgolfclub.com.au>
1 Attachment, 166 KB

Hi David

Attached is the Acid Sulphate soil test for the D/A it's good news there are no issues

From: Mark Walker [mailto:mwalker@my-results.com.au]
Sent: Tuesday, 31 May 2011 12:23 PM
To: David Stone
Subject: RE: Soil Test

David
Report attached.
Mark

From: Rob Cooper
Sent: Tuesday, 31 May 2011 12:22 PM
To: Mark Walker
Subject: FW: Soil Test

From: David Stone [mailto:David@bayviewgolfclub.com.au]
Sent: Tuesday, 31 May 2011 11:31 AM
To: Rob Cooper
Subject: Soil Test

Hi Rob,

Can you guys send me the soil test as a attachment so I can forward it on to our architect

SPOCAS

CLIENT: **Living Turf**
PO Box 580
LEICHHARDT NSW 2040
Attn: Rob Cooper

PROJECT: Name: **Bayview GC**
Location:
SESL Quote N°: Client Job N°:
Order N°: Date Received: **19/05/2011**

SAMPLE: Batch N°: **18392** Sample N°: **1**
Name: **Bayview GC**
Test Type: **sPOCAS**

Certified System Quality ISO 9001

Sydney Environmental and Soil Laboratory
Specialists in Soil Chemistry, Agronomy and Contamination Assessments

Tests are performed under a quality system certified as complying with ISO 9001: 2000. Results and conclusions assume that sampling is representative. This document shall not be reproduced except in full.

Sydney Environmental & Soil Laboratory Pty Ltd
ABN 70 106 810 708
16 Chilvers Road
Thornleigh NSW 2120
Australia
Address mail to:
PO Box 357
Pennant Hills NSW 1715
Tel: 02 9980 6554
Fax: 02 9484 2427
Em: info@sesl.com.au
Web: www.sesl.com.au

Total No Pages: 1 of 1

Analysis	Unit	Result	Comment
pH kcl	pH units	6.10	Slight Acidity
TAA pH 6.5	moles H^+/t	4.00	Minor Titratable Actual Acidity
s-TAA pH 6.5	%w/w S		
pH Ox	pH unit	5.17	Strong Acidity
TPA pH 6.5	moles H^+/t	0.00	Nil Titratable Potential Acidity
s-TPA pH 6.5	%w/w S		
TSA pH 6.5	moles H^+/t	0.00	Nil Sulfuric Acidity
s-TSA pH 6.5	%w/w S		
ANC E	% $CaCO_3$		
a-ANC E	moles H^+/t		
s-ANC E	%w/w S		

SPOCAS

CLIENT: **Living Turf**
PO Box 580
LEICHHARDT NSW 2040
Attn: Rob Cooper

PROJECT: Name: **Bayview GC**
Location:
SESL Quote N°: Client Job N°:
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Certified System
Quality
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Sydney Environmental & Soil Laboratory Pty Ltd
ABN 70 106 810 708
16 Chilvers Road
Thornleigh NSW 2120
Australia
Address mail to:
PO Box 357
Pennant Hills NSW 1715
Tel: 02 9980 6554
Fax: 02 9484 2427
Em: info@sesl.com.au
Web: www.sesl.com.au

Analysis	Unit	Result	Comment
pH kcl	pH units	6.10	Slight Acidity
TAA pH 6.5	moles H^+/t	4.00	Minor Titratable Actual Acidity
s-TAA pH 6.5	%w/w S		
pH Ox	pH unit	5.17	Strong Acidity
TPA pH 6.5	moles H^+/t	0.00	Nil Titratable Potential Acidity
s-TPA pH 6.5	%w/w S		
TSA pH 6.5	moles H^+/t	0.00	Nil Sulfuric Acidity
s-TSA pH 6.5	%w/w S		
ANC E	% $CaCO_3$		
a-ANC E	moles H^+/t		
s-ANC E	%w/w S		
S KCl	%w/w S	0.052	Minor Actual Sulfidic Activity
SP	%w/w	0.089	Minor Potential Sulfidic Activity
SPOS	%w/w	0.037	Minor Sulfidic Activity
a-SPOS	moles H^+/t		
Ca KCl	%w/w	0.187	
Ca P	%w/w	0.183	
Ca A	%w/w		
Mg KCl	% w/w	0.00	
MgP	% w/w	0.005	
MgA	% w/w		
SRAS	% w/w	0.00	
SHCl	% w/w S		
SNAS	% w/w S		
a-SNAS	molesH^+/t		
s-SNAS	% w/w S		
a-Net Acidity	molesH^+/t		
Liming Rate	kg $CaCO_3$/t	0.00	Buffer Capacity
a-Net Acidity without ANCE	molesH^+/t		
Liming Rate without ANCE	kg $CaCO_3$/t	0.00	Nil Treatment Level

AS 4969 SPOCAS

For the purpose of acid sulphate soil assessment according to the Acid Sulfate Soil Manual (ASSMAC, 1998), this sample shows slight acidity and minor pH drop. sulfur is present in this materials however an excess neutralising capacity is also present that is sufficient to neutralise all sulfur related acidity.

In conclusion SESL recommends that this soil poses **nil actual acidity risk and nil potential acidity risk**.

No lime treatment of this material is required.

Consultant: Ryan Jacka

Authorised Signatory: Daniel Saunders

Date of Report 30/05/2011

END OF REPORT

(A) MACHINERY SERVICE

Technibuild Consulting

Consulting Structural and Civil Engineers

60 Princes Highway, Cobargo NSW 2550 – High Springs Developments Pty Ltd ABN 93 074 651 899
Telephone and Facsimile (02) 64 936 061 – Mobile (0419) 938 301 – E Mail highspr@bigpond.net.au

Principal Certifying Authority
Allplates Pty Ltd
64-70 Harper Street,
Molendinar QLD 4214

7 December 2010

Peter J Boyce & Associates
Ph: 0412 928 512
This PLAN/DOCUMENT forms part of the approval granted under
Construction Cert No. BP113 60
And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments
Accredited Building Surveyor BSB No. 0043

Dear Sir,

REGARDING STEEL BUILDING FOR BAYVIEW GOLF CLUB AT CABBAGE TREE ROAD, MONA VALE NSW
BUILDING 6m BY 9m BY 5.5m EAVE, ENCLOSED 3 SIDES

I have prepared the structural design for the above project in accordance with standard engineering practice, the requirements of the Building Code of Australia, the relevant Australian Standards and instructions supplied to me by the Owners.

I have not inspected the site, and I have made the following assumptions based on instructions from the Owners and Allplates Pty Ltd :

1. The structure is a Class 10 building type with an importance Level 2 in accordance with the BCA. Dead and Live loads on the structure have been computed in accordance with AS 1170.1:2002 for member masses as supplied by the manufacturer, in accordance with the load combination requirements of AS 1170.0.
2. The site is located in an area listed as a Region A2 in accordance with AS 1170.2 – 2002 and Vr (regional wind speed) for V(500) is 45 metres per second (3 second gust), which has been used in to establish design wind velocity.(Vdes).
3. The site is located in a Category 2 terrain in accordance with Sec 4.2 of AS 1170.2
4. External pressure has been calculated in accordance with AS 1170.2:2002 Section 5.4.
5. Internal pressure coefficients are in accordance with table 5.1a and table 5.1b of AS 1170.2:2002.
6. The design wind pressures and distributed forces have been computed in accordance with AS 1170.2:2002 Section 2.4 and analysis carried out on a recognized "Multiframe" structural software package.
7. The actual site assessment has determined that typical site soils are a Class M moderately reactive clay. Soil bearing capacity has been assumed to be 100 kPa with bearing to a uniform moderately reactive clay material. There has been no provision or design for fill material under the footings. If any fill material is determined on site then the Owners are to contact the Engineer immediately for any further design necessary.
8. Site specific calculations for foundation wind restraint have been carried out based on the above assumptions and particularly points 4 and 5. Sufficient wind restraint can be provided by the design pads to be poured integrally with a slab of at least 100mm thickness
9. It is strongly recommended that the Owners employ an experienced, qualified and insured professional to verify our site assumptions
10. No development application inquiries have been made by our Organization. All necessary approvals will be obtained by others. All approvals are to be by others.
11. There is no applicable snow loading to the building.

60 Princes Highway, Cobargo NSW 2550 - High Springs Developments Pty Ltd ABN 93 074 651 899
Telephone and Facsimile (02) 64 936 061 - Mobile (0419) 938 301 - E Mail highspr@bigpond.net.au

12. It is our information that the building is not located within six (6) metres of any residential building or part, and accordingly there are no specific construction requirements to AS3959-2009 Bushfire Protection

With the above provisions, our design is in accordance with the following Australian Standards :

AS 1170 – 2002 Part 0	Structural Design Actions, Methodology
AS 1170 – 2002 Part 1	Structural Design Actions, Permanent, Imposed and Other
AS 1170 – 2002 Part 2	Structural Design Actions, Wind Actions
AS 3600 – 1988	Concrete Structures
AS 4100 – 1998	Steel Structures Code
AS 4600 – 1996	Cold Formed Steel Structures
AS 1562.1 – 1992	Design and Installation : Sheet Roof and Wall Cladding

The Professional Indemnity Insurance for this Organization has been arranged through the Institution of Engineers, Australia and Marsh Broking with Lloyds Resource Underwriting Pacific Pty Ltd. A Certificate of Currency is available for the period to 1 November 2011.

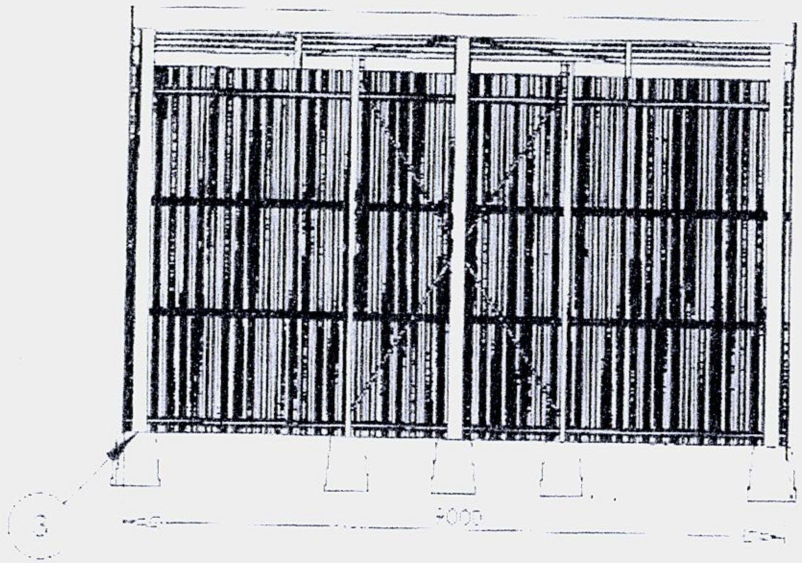
The design as detailed on the attached drawings and design details attached and signed by me on the 7 December 2010 is for all loads as required and complies with the relevant requirements of the above standards. Within the constraints of our design instructions, and if the site design assumptions are correct and the structure is constructed in accordance with the plan details and good building practice, then the building will be structurally adequate for intended loads, uses and applications as detailed above.

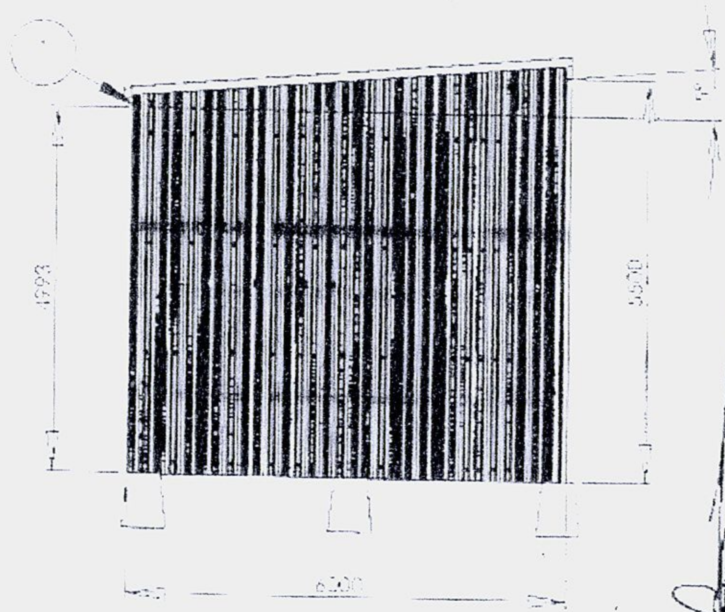
Important Note : The wall and roof sheeting is an integral part of the structure of the above building and is an integral part of the wall and roof bracing. The Owners should ensure that only suitably experienced, licensed and insured people are contracted to erect the building. The builder should ensure that the building is suitably and adequately braced at all stages of construction to ensure stability during erection. Please note that an unbraced frame can collapse under any load whatsoever and the Owners should be particularly aware of this. **Bracing during the building process is essential.**

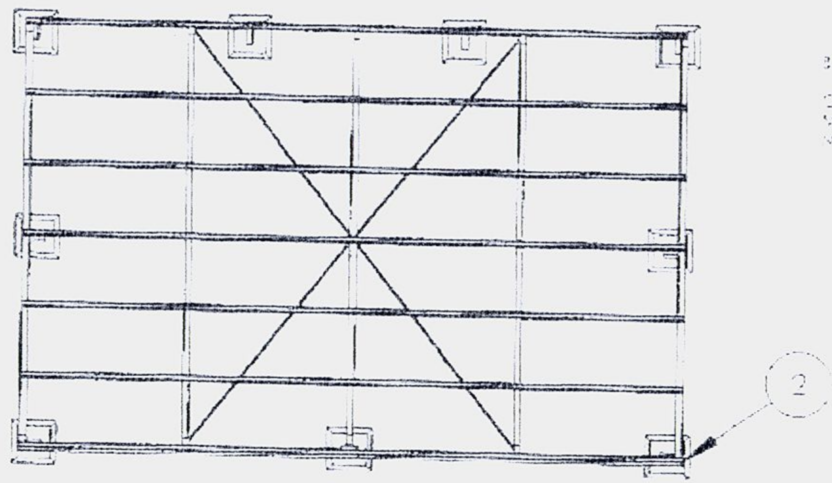
Yours sincerely,

George ZUEV BE MIE(Aust) CPEng NPER Reg No 326457 BLic 41666

Technibuild Consulting







George Zuev
MIEAust CPEng
Chartered Professional Engineer
Membership No. 326457
The Institution of Engineers, Australia

7.12.2010

Bayview Golf Club

Cabbage Tree Road
MONA VALE
NSW 2103

Carport Size	9m x 6m
Roof Pitch	5°
Roof Sheets	0.42mm BMT Trimdek Colorbond
Fascia	0.55mm Colorbond
Guttering	[illegible] Trimline Slotted [illegible]
Roof Capping	Colorbond
Floor Slab	Supplied By Customer
Roof Structure	C20015 Cold Rolled Purlin
Side Bearer	C20015 Cold Rolled Purlin
Barge Capping	Colorbond
Brackets	2.4mm G450 Galvanised Steel
Columns	C20024 Cold Rolled Purlin
Hold Down	Cast in slab - 500mm embedment
Roof Attachment	As per customers engineering
Wall Cladding	0.42mm BMT Trimdek Colorbond

NOT TO SCALE A4

ENGINEERING APPROVAL

allplates

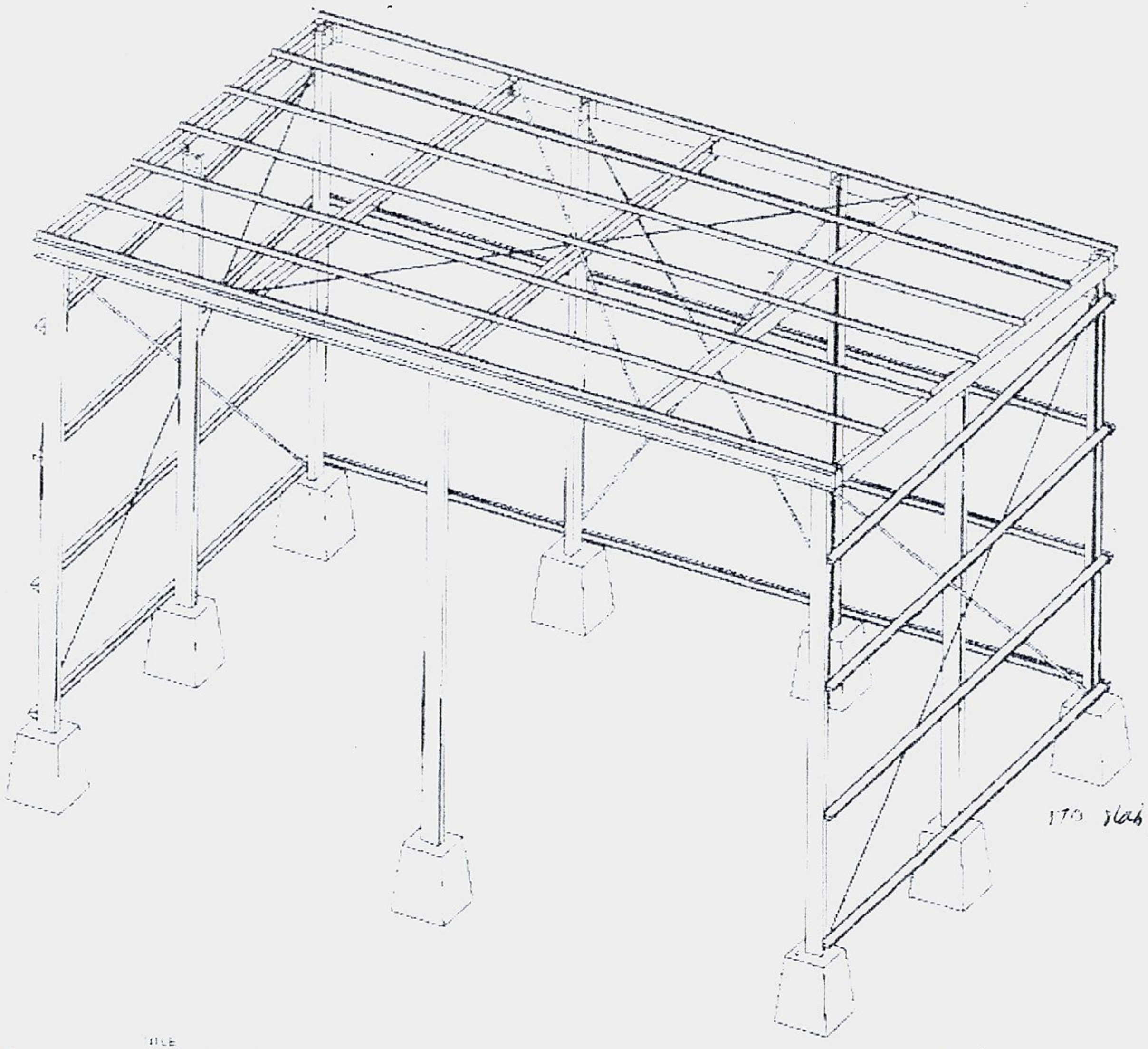
TITLE
SKL 6 x 9

DRAWING NUMBER

DRAWN BY
J Beat

ENGINEERING APPROVAL DATE

DRAWN DATE
17.6.10



I.T.O. slab instead.

George Zuev
MIE Aust CPEng
Chartered Professional Engineer
Membership No. 326457
The Institution of Engineers, Australia

7.12.2010

allplates

TITLE
SKL 6 x 9

DRAWING NUMBER
SKL6P5_03

DRAWN BY
J Reet

ENGINEERING APPROVAL DATE

DRAWN DATE
17.5.10

This drawing remains the property of Allplates. Unauthorised viewing or distribution of this drawing is prohibited.

ENGINEERING APPROVAL

NOT TO SCALE

SHEET 3 OF 5

A4

(B) WORK AREA

Technibuild Consulting

Consulting Structural and Civil Engineers

60 Princes Highway, Cobargo NSW 2550 - High Springs Developments Pty Ltd ABN 93 074 651 899
Telephone and Facsimile (02) 64 936 061 - Mobile (0419) 938 301 E Mail highspr@bigpond.net.au

Principal Certifying Authority
Allplates Pty Ltd
64-70 Harper Street.
Molendinar QLD 4214

7 December 2010

Dear Sir,

REGARDING STEEL BUILDING FOR BAYVIEW GOLF CLUB AT CABBAGE TREE ROAD, MONA VALE NSW
BUILDING 6m BY 9m BY 3.0m EAVE, ENCLOSED 3 SIDES

I have prepared the structural design for the above project in accordance with standard engineering practice, the requirements of the Building Code of Australia, the relevant Australian Standards and instructions supplied to me by the Owners.

I have not inspected the site, and I have made the following assumptions based on instructions from the Owners and Allplates Pty Ltd :

1. The structure is a Class 10 building type with an importance Level 2 in accordance with the BCA. Dead and Live loads on the structure have been computed in accordance with AS 1170.1:2002 for member masses as supplied by the manufacturer, in accordance with the load combination requirements of AS 1170.0.
2. The site is located in an area listed as a Region A2 in accordance with AS 1170.2 – 2002 and Vr (regional wind speed) for V(500) is 45 metres per second (3 second gust), which has been used in to establish design wind velocity.(Vdes).
3. The site is located in a Category 2 terrain in accordance with Sec 4.2 of AS 1170.2
4. External pressure has been calculated in accordance with AS 1170.2:2002 Section 5.4.
5. Internal pressure coefficients are in accordance with table 5.1a and table 5.1b of AS 1170.2:2002.
6. The design wind pressures and distributed forces have been computed in accordance with AS 1170.2:2002 Section 2.4 and analysis carried out on a recognized "Multiframe" structural software package.
7. The actual site assessment has determined that typical site soils are a Class M moderately reactive clay. Soil bearing capacity has been assumed to be 100 kPa with bearing to a uniform moderately reactive clay material. There has been no provision or design for fill material under the footings. If any fill material is determined on site then the Owners are to contact the Engineer immediately for any further design necessary.
8. Site specific calculations for foundation wind restraint have been carried out based on the above assumptions and particularly points 4 and 5. Sufficient wind restraint can be provided by the design pads to be poured integrally with a slab of at least 100mm thickness.
9. It is strongly recommended that the Owners employ an experienced, qualified and insured professional to verify our site assumptions.
10. No development application inquiries have been made by our Organization. All necessary approvals will be obtained by others. All approvals are to be by others.
11. There is no applicable snow loading to the building.

George Zacc - Bachelor of Engineering (Civil) (NSWIT) - Member Institution of Engineers Australia - Chartered Professional Engineer - National Professional Engineers Register 3262?? - NSW Licensed Builder Number 11666 - Registered Civil Engineer Building Practitioners Board Victoria Number EC ???? - Registered Civil Engineer Tasmania - Compliance Corporation QLD Accreditation Number CC??? - Registered Professional Engineer Queensland (RPEQ) No 7551

Technibuild Consulting

Consulting Structural and Civil Engineers

60 Princes Highway, Cobargo NSW 2550 High Springs Developments Pty Ltd ABN 93 074 651 899
Telephone and Facsimile (02) 61 936 061 Mobile (0419) 938 301 E Mail highspr@bigpond.net.au

12 It is our information that the building is not located within six (6) metres of any residential building or part, and accordingly there are no specific construction requirements to AS3959 2009 Bushfire Protection.

With the above provisions, our design is in accordance with the following Australian Standards :

AS 1170 – 2002 Part 0	Structural Design Actions, Methodology
AS 1170 – 2002 Part 1	Structural Design Actions, Permanent, Imposed and Other
AS 1170 – 2002 Part 2	Structural Design Actions, Wind Actions
AS 3600 - 1988	Concrete Structures
AS 4100 - 1998	Steel Structures Code
AS 4600 – 1996	Cold Formed Steel Structures
AS 1562.1 – 1992	Design and Installation : Sheet Roof and Wall Cladding

The Professional Indemnity Insurance for this Organization has been arranged through the Institution of Engineers, Australia and Marsh Broking with Lloyds Resource Underwriting Pacific Pty Ltd. A Certificate of Currency is available for the period to 1 November 2011.

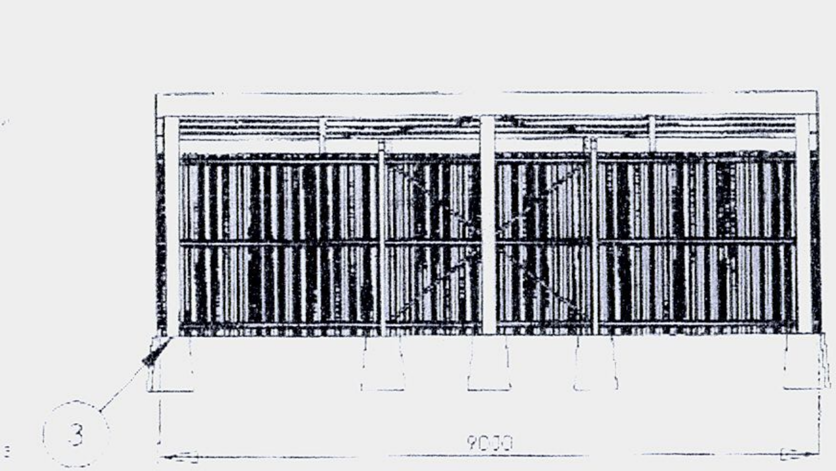
The design as detailed on the attached drawings and design details attached and signed by me on the 7 December 2010 is for all loads as required and complies with the relevant requirements of the above standards. Within the constraints of our design instructions, and if the site design assumptions are correct and the structure is constructed in accordance with the plan details and good building practice, then the building will be structurally adequate for intended loads, uses and applications as detailed above.

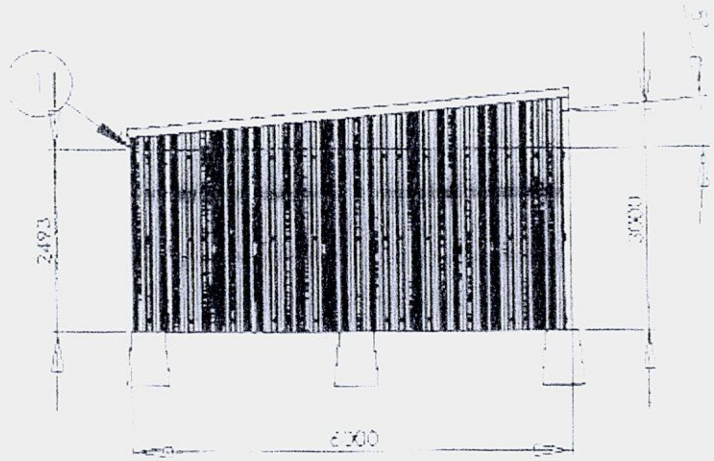
Important Note : The wall and roof sheeting is an integral part of the structure of the above building and is an integral part of the wall and roof bracing. The Owners should ensure that only suitably experienced, licensed and insured people are contracted to erect the building. The builder should ensure that the building is suitably and adequately braced at all stages of construction to ensure stability during erection. Please note that an unbraced frame can collapse under any load whatsoever and the Owners should be particularly aware of this. **Bracing during the building process is essential.**

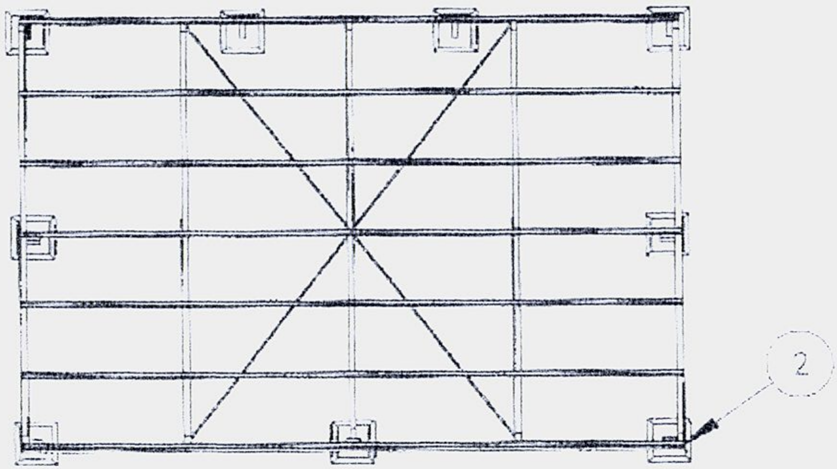
Yours sincerely,

George ZUEV BE MIE(Aust) CPEng NPER Reg No 326457 BLic 41666

Technibuild Consulting







Bayview Golf Club

Cabbage Tree Road
MONA VALE
NSW 2103

George Zuev
MIEAust CPEng
Chartered Professional Engineer
Membership No. 326457
The Institution of Engineers Australia

7.12.10

Carport Size	9m x 6m
Roof Pitch	5°
Roof Sheets	0.42mm BMT Trimdek Colorbond
Fascia	0.55mm Colorbond
Guttering	Colorbond Trimline Slotted Gutter
Roof Capping	Colorbond
Floor Slab	Supplied By Customer
Roof Structure	C20015 Cold Rolled Purlin
Side Bearer	C20015 Cold Rolled Purlin
Barge Capping	Colorbond
Brackets	2.4mm G450 Galvanised Steel
Columns	C20024 Cold Rolled Purlin
Hold Down	Cast in slab - 500mm embedment
Roof Attachment	As per customers engineering
Wall Cladding	0.42mm BMT Trimdek Colorbond

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NOT TO SCALE

SHEET 1 OF 3

A4

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TITLE
SKL 6 x 9

DRAWING NUMBER
SKL6x9-01

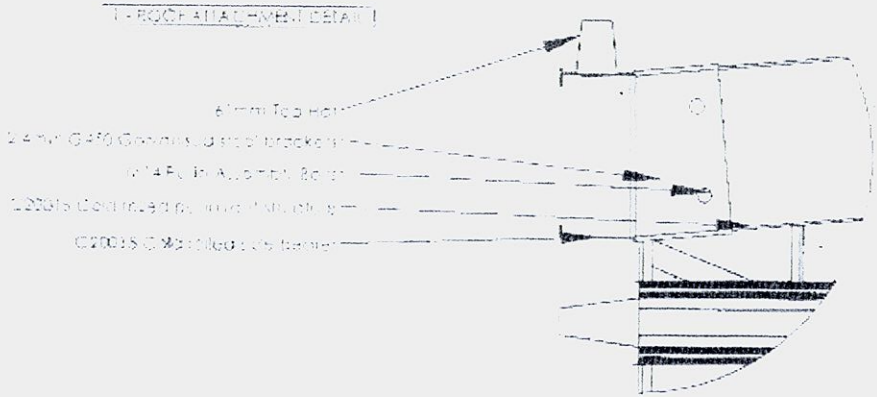
ENGINEERING APPROVAL DATE

ENGINEERING APPROVAL

DRAWN BY
J. Beer

DRAWN DATE
1/15/10

1 - ROOF ATTACHMENT DETAIL



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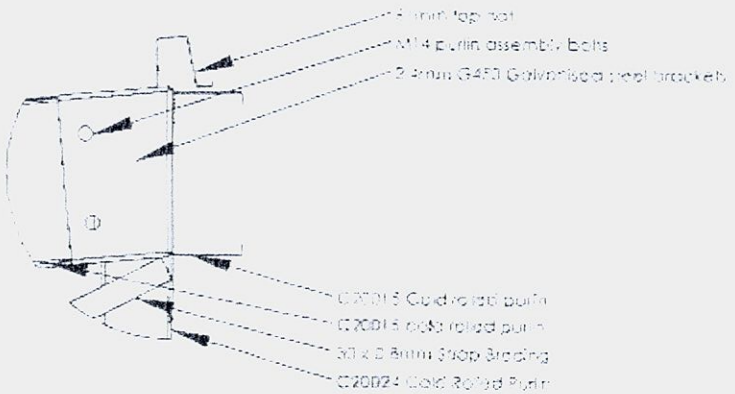
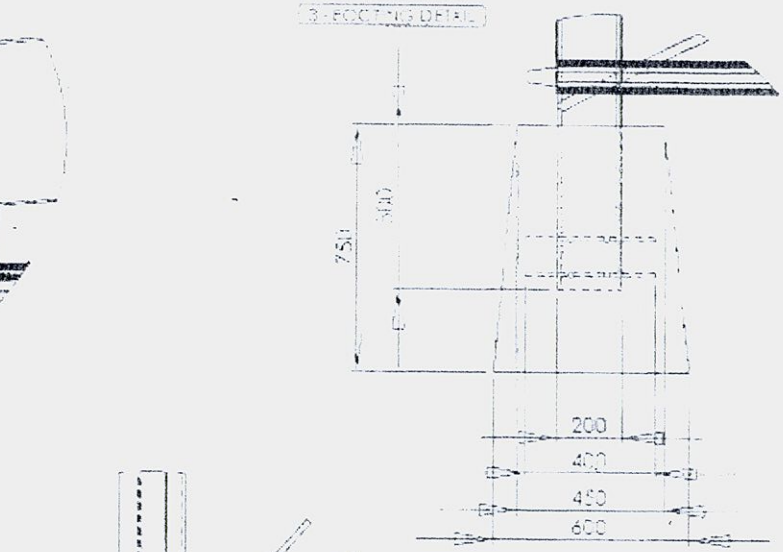
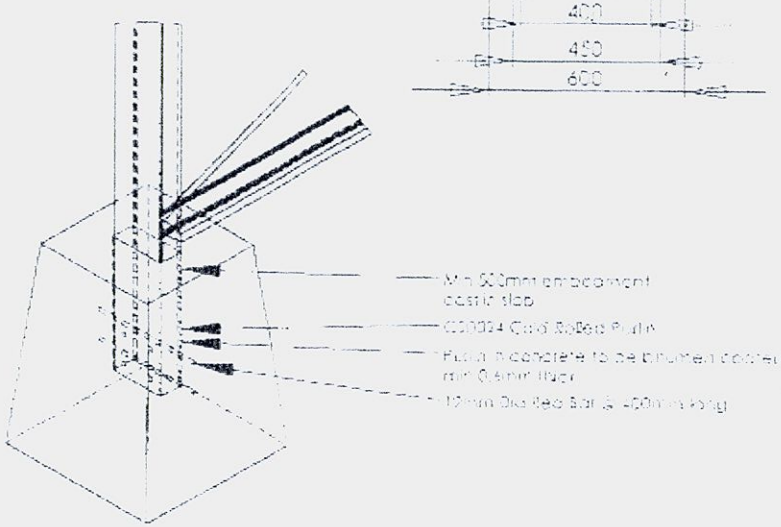


3 - FOOTING DETAIL





George Zuev
MIEAust CPEng
Chartered Professional Engineer
Membership No. 326457
The Institution of Engineers, Australia

7.12.10

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TITLE
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SKL695_02

DRAWN BY
J Beet

DRAWN DATE
10.5.10

ENGINEERING APPROVAL DATE

ENGINEERING APPROVAL

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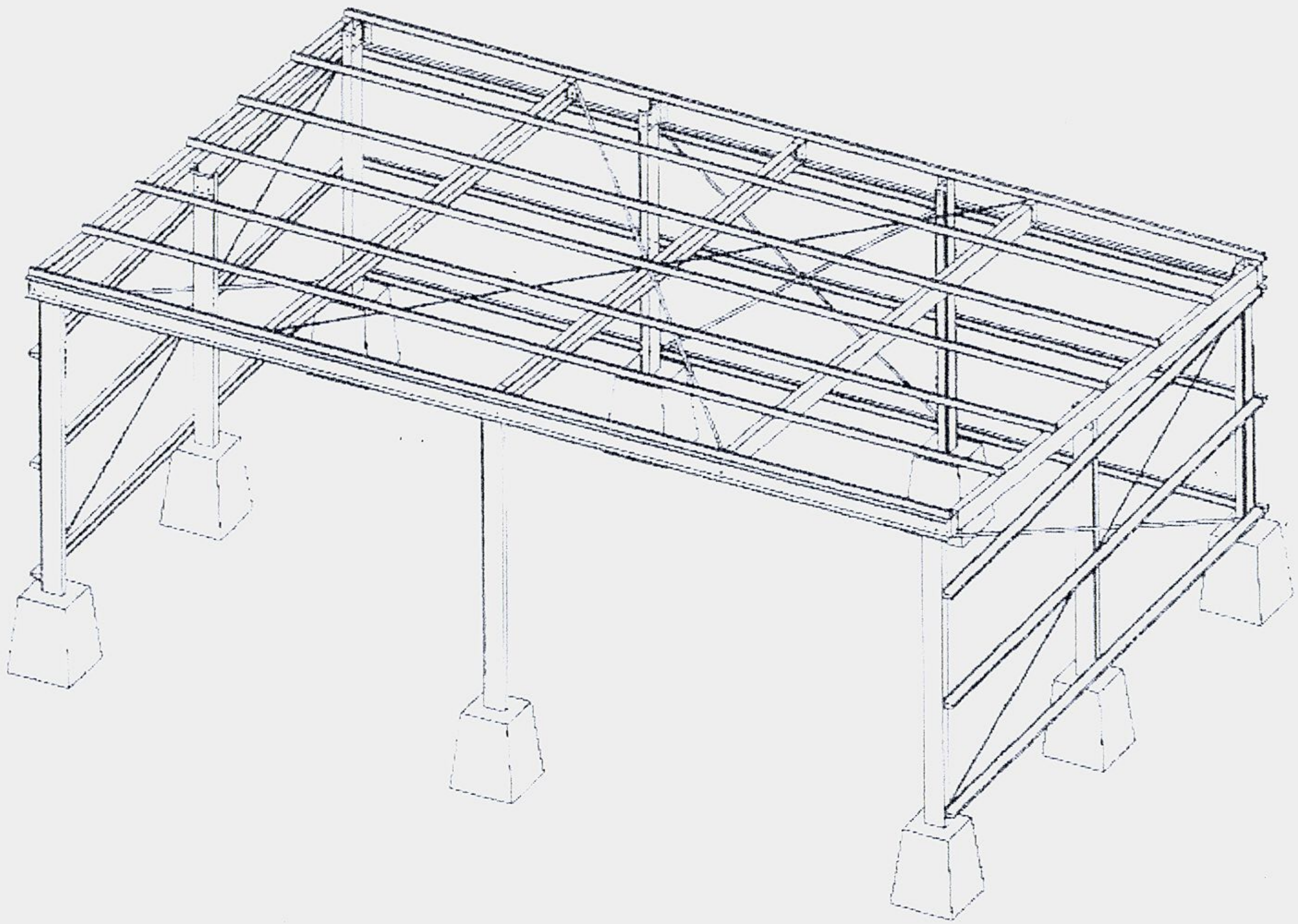
SHEET 3 OF 3

A4

07-12-2010 11:12 FAX 61026193600 TECHNIBUILD



George Zuev
MIEAust CPEng
Chartered Professional Engineer
Membership No. 326457
The Institution of Engineers, Australia

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7.12.10

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DRAWN DATE
17.5.10

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A4

(C) FUEL AREA

Technibuild Consulting

Consulting Structural and Civil Engineers

60 Princes Highway, Cobargo NSW 2550 – High Springs Developments Pty Ltd – ABN 93 074 651 899
Telephone and Facsimile (02) 64 936 061 – Mobile (0419) 938 301 – E Mail highspr@bigpond.net.au

Principal Certifying Authority
Allplates
64-70 Harper Street,
MOLENDINAR QLD 4214

2 December 2010

Dear Sir,

REGARDING STEEL CARPORT BUILDING FOR BAYVIEW GOLF CLUB, AT CABBAGE TREE ROAD, MONA VALE NSW 2103.

I have prepared the design for the above project in accordance with standard engineering practice the requirements of the Building Code of Australia, the relevant Australian Standards and the instructions supplied to me by the Owners and Allplates Pty Ltd.

1. **I have not inspected the site**, and I have made the following assumptions based on instructions from Allplates Pty Ltd. I have checked the location of the building and examined the site in images on electronic media.

2. Dead Load Design Actions are for member masses as supplied by the manufacturer for load combinations as required by AS 1170.0. Applied Live Load Actions and combinations are in accordance with the requirements of AS 1170.0 – Structural Actions – Imposed Loads

3. The structure has been assessed as an Importance Level 2 Structure to the BCA. The site is located in Region A2 with a regional wind speed Vr of 45 metres per second (for a 3 second gust) in accordance with AS 1170.2. This has been used to calculate the design wind velocity (Vdes). The site is located in Category 2 terrain. This can be approximated as an N3 location to AS 4055.

4. External pressures have been calculated in accordance with AS 1170.2 Sec 5.4. Internal pressures have been calculated in accordance with AS 1170.2.2002 for co efficients in tables 5.1a and 5.1b

5. The design has followed the procedure of AS 1170.2.2002 Section D3 for Pitched Free Roofs with a pitch to the design plan. Both open and blocked under conditions have been considered.

6. The design wind pressures and forces have been computed in accordance with AS 1170.2.2002 Sec 2.4 and structural analysis carried out on recognized "Multiframe" structural software.

7. Our inquiries have revealed that the typical Soil Classification for this area is a Class "M" moderately reactive clay, and our design has been on this basis. Our design has assumed an allowable soil bearing pressure of 100 kPa to the soil. Foundation dimensions adequate for bearing and wind uplift have been provided on this basis. There has been no provision for fill material below the foundations. It is recommended that all foundation requirements are to be confirmed on site by a qualified Consultant.

Technibuild Consulting

Consulting Structural and Civil Engineers

60 Princes Highway, Cobargo NSW 2550 - High Springs Developments Pty Ltd ABN 93 074 651 899
Telephone and Facsimile (02) 64 936 061 - Mobile (0419) 938 304 E Mail highspr@bigpond.net.au

8. It is assumed that all applications for Development Approval and Construction Certificate are to be by others. No such checks have been carried out by this organization and the information provided here is in good faith to assist with these applications.

With regard to the above provisions, our design is in accordance with the following Australian Standards :

AS 1170.0	Structural Design Actions , Methodology
AS 1170.1	Structural Design Actions , Permanent, Imposed, Other
AS 1170.2	Structural Design Actions , Wind Actions
AS 1170.3	Structural Design Actions , Snow Loadings
AS 1170.4	Structural Design Actions , Earthquake Actions
AS 2870	Residential Slabs and Footings
AS 3600	Concrete Structures
AS 4100	Steel Structures
AS 4600	Cold Formed Steel Structures
AS 1562.1	Design and Installation of Sheet Roof and Wall Claddings

The Professional Indemnity Insurance for this Organization has been arranged through the Institution of Engineers, Australia and Marsh Broking, Melbourne. The actual policy is with Lloyds Resource Underwriting Pacific Pty Ltd (Policy 26845) and a Certificate of Currency is available.

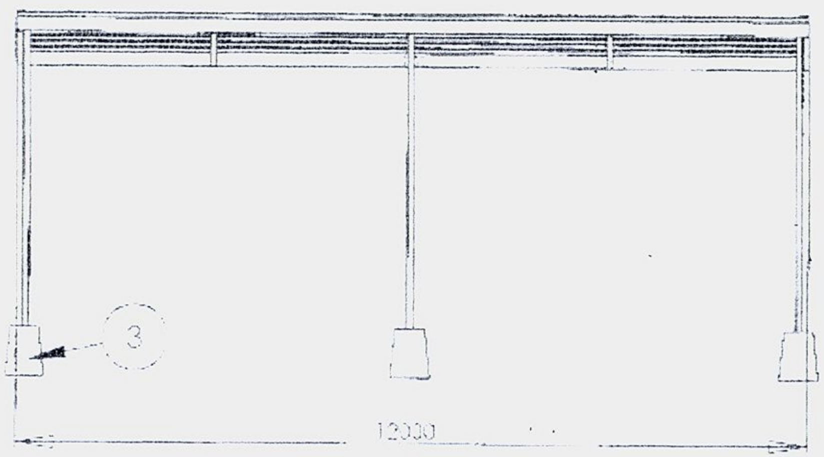
The design as detailed on the attached drawings and specifications, signed by me today, is for all loads and actions as required, and complies with the relevant parts of the above standards. If the information provided to us is correct and verified on site, in accordance with our design assumptions listed above, and if the structure is erected in accordance with good trade practice and the details, then the building will be structurally adequate for the intended loads, uses and applications as detailed.

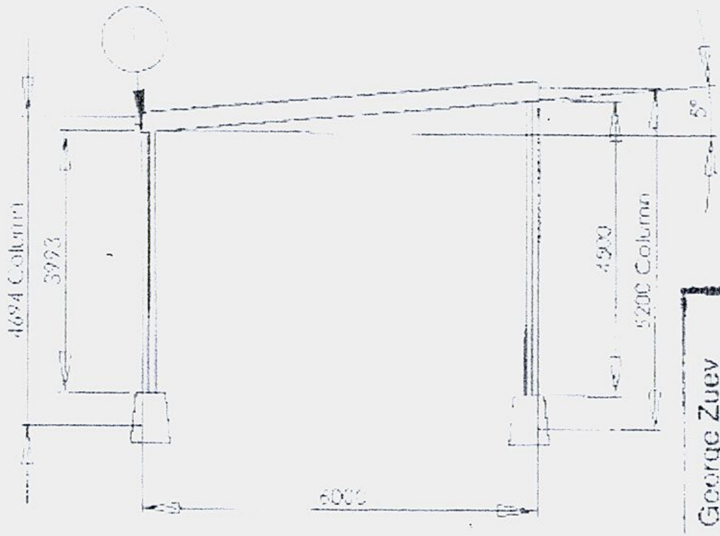
Important Note : The roof sheeting, any wall sheeting, and all bracing is an integral part of the structure of the above building and is an essential component of the roof and wall bracing. The Owners should ensure that only suitably experienced, qualified and licensed people are contracted to erect the building. The Owner and Builder must ensure that the structure is suitably and adequately braced at all stages of construction. An unbraced building or frame can collapse under any load whatsoever and the Owners must be aware of this fact. **Bracing during the building process is absolutely essential.**

Yours sincerely,

George ZUEV BE MIE(Aust) CPEng NPER Reg 326457 NSW BLic 41666

Technibuild Consulting

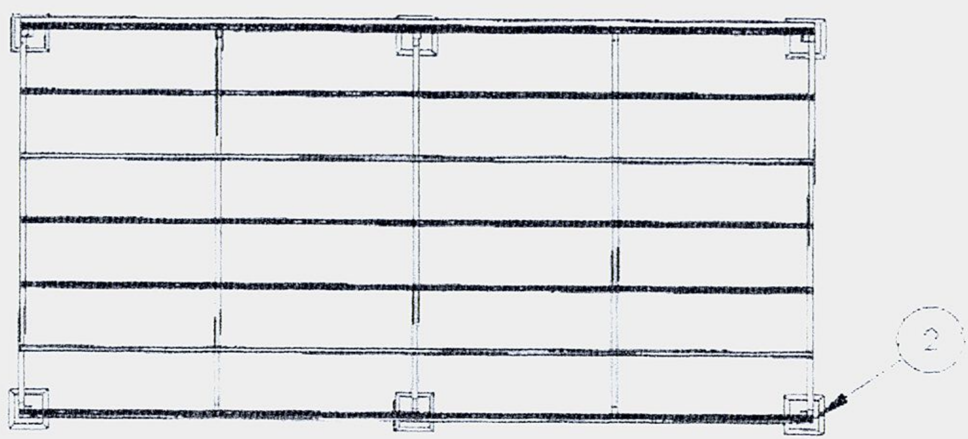




George Zuev
MIEAust CPEng
Chartered Professional Engineer
Membership No. 326457
The Institution of Engineers, Australia
IEAust

7.12.10

Bayview Golf Club
Cabbage Tree Road
MONA VALE
NSW
2103



Carport Size	6m x 12m
Roof Pitch	5°
Roof Sheets	0.42mm Colorbond Custom Orb
Fascia	0.55mm Colorbond
Guttering	Colorbond Trimline Slotted Gutter
Roof Capping	Colorbond
Floor Slab	Supplied By Customer
Roof Structure	C20015 Cold Rolled Purlin
Side Bearer	C20015 Cold Rolled Purlin
Barge Capping	Colorbond
Brackets	2.4mm G450 Galvanised Steel
Column	100 x 100 SHS Duragal
Hold Down	Cast in slab - 500mm embedment
Roof Attachment	As per customers engineering

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SHEET 1 OF 2

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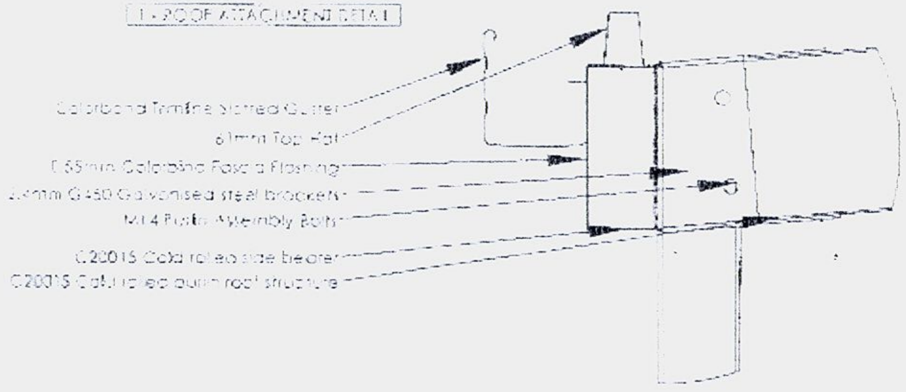
TITLE
SKL 6 x 12
DRAWING NUMBER
SKL 6x12 01
DRAWN BY
J Beet

ENGINEERING APPROVAL DATE
DRAW DATE
17.5.10

ENGINEERING APPROVAL

Ph: 07 5537 1188 Fax: 07 5537 2188
64 - 70 Hope Street
Molendinar QLD 4214

1 - ROOF ATTACHMENT DETAIL



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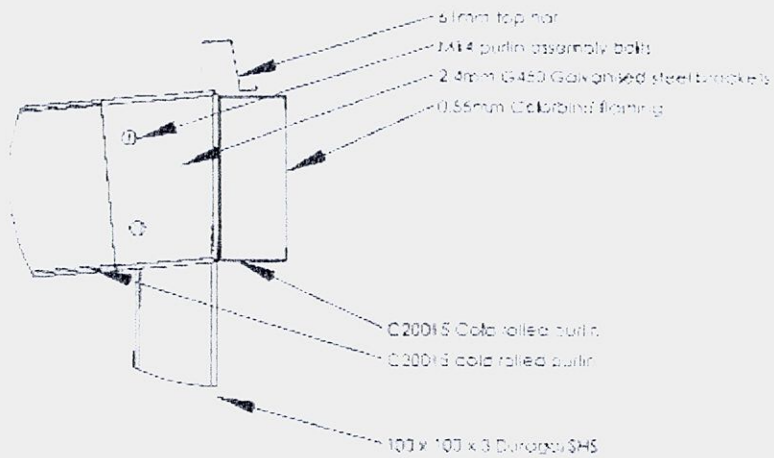
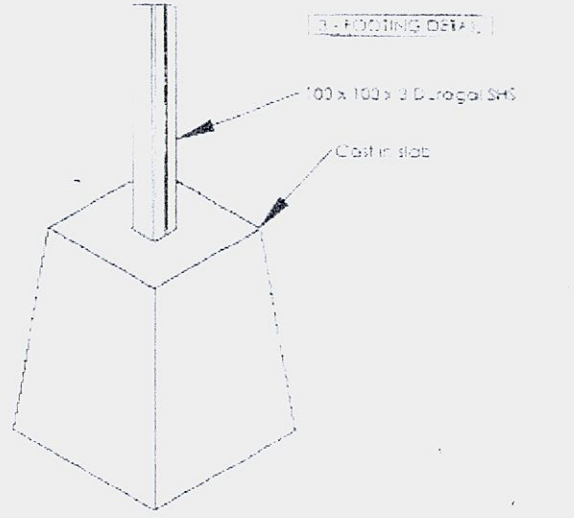
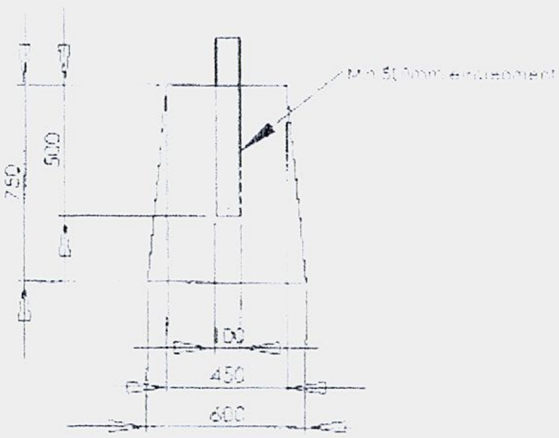


3 - FOOTING DETAIL





George Zuev
M.Eng CPEng
Chartered Professional Engineer
Member No. 326457
The Institution of Engineers, Australia
I E Aust

7.12.10

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SKL 6 x 12

DRAWING NUMBER
SKL6125_02

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J Beet

ENGINEERING APPROVAL DATE

ENGINEERING APPROVAL

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Site Establishments Pty Ltd ABN 35 068 801 712 T/as:

AFFORDABLE PORTABLES®

342B Annangrove Road, Rouse Hill NSW 2155
Ph: (02) 9679 2221 Fax: (02) 9679 2200

More Choices, Better Solutions

New | Used | Sales | Buy | Design | Installations | Relocations

Quotation

To: Bayview Golf Club
Attention: David
Email: david@bayviewgolfclub.com.au
Phone: 0449 121 881

Date: 25th Nov 2010
Quotation #: 3816A
Salesperson: Wilbert
Expiration Date: 21 days

Qty	Item	Unit Price	Total
1.00	Supply New portable building 9.6 x 3.0m stock #2827. Includes: 1Outward Opening Door, 3 Windows, 3 Lights, 5 Double power points, 2 Single power points, 2 A/C provisions only, Steel Frame construction		$ 13,445.45
1.00	Supply and install 2 new 1.5HP Reverse Cycle Air Conditioners		$ 1,580.00
1.00	Supply and install a 3m Internal partition with Internal door (3.0 x 3.0m office)		$ 1,094.00
1.00	Supply and install 1000mm Sink/Cupboard unit with hot/cold Flick Mixer tap (plumbing 100mm through floor)		$ 790.00
1.00	Transport building on a Semi Hiab truck & unload building to Mona Vale Client to provide installation services		$ 740.00

(Additional window 900h x 1200w - $475.00 ex GST supplied and fitted)

Note: Buildings are not taken off the market until quote is signed and paid for.
Subject to NEW Buildings Sales Terms as attached.
This building is not BCA / Section J compliant

Subtotal	$	17,649.45
GST		1,764.95
Total	**$**	**19,414.40**

Quotation prepared by: Wilbert Morrow
*This is a quotation on the goods named, subject to our sales terms and conditions:
*Please note the delivery stated on the quotation is valid for the current works programmed, as the schedule of works changes daily, the construction time stated on your quotation may not apply at the time you accept the quotation.
*Payment terms: Payment in full including delivery/installation due upon acceptance of order.

ACCEPTANCE:

Please supply the above in accordance with the sales terms and conditions

Name: _____ Signature: _____ Date: _____

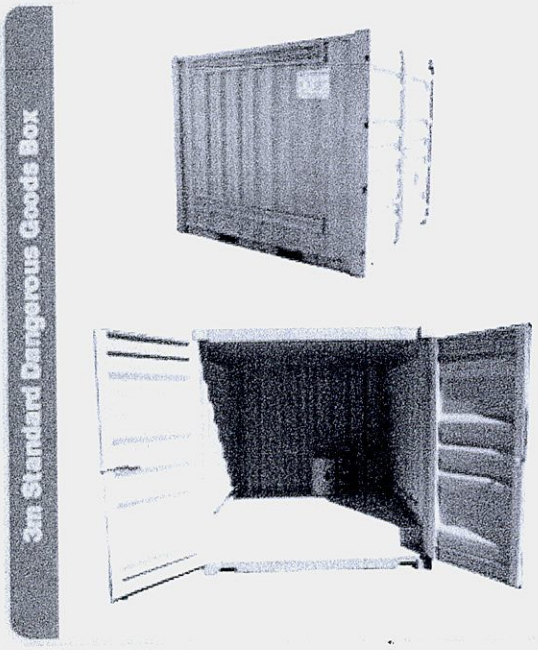
Company name (where applicable): _____

LOCATIONS AUSTRALIA WIDE
Brisbane • Melbourne • Sydney
Newcastle • Sunshine Coast
Canberra • Perth • Tweed Heads
Central Coast • Coffs Harbour

PORT CONTAINER SERVICES

TOLL FREE AUSTRALIA WIDE
1300 793 668
FAX: 1300 825 595
ABN: 15 843 537 160
www.portcontainerservices.com.au

Dangerous Goods Container Specifications:



3m Standard Dangerous Goods Box
Fully Painted Premium Grade Container

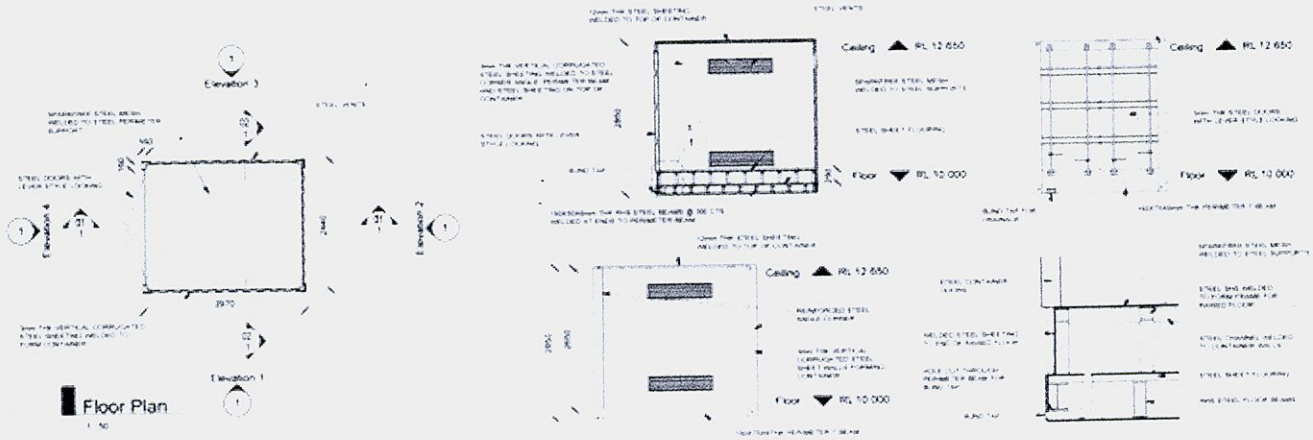
Compliant with legislation AS1940-2004

3m standard dangerous goods containers are the perfect storage solution for chemicals, thinners, oils, diesel, class 3 flammables and (or) any potential dangerous substance.

3m standard dangerous goods containers are outfitted with an internal safety door handle, ventilation, bunded floor section (to allow for environmentally friendly waste disposal) and a lockable stainless steel valve that unlike our competitor's is fitted under the rear sill, ensuring the safest and easy method of waste disposal.

3m standard dangerous goods containers not only provide solutions for Hazardous (Dangerous) goods, they can also provide a vital storage space for non-hazardous (Dangerous) materials where there is a possible risk associated with spillage.

3m standard dangerous goods containers has a storage capacity of approximately 4,000L.



External Specifications **Internal Specifications**

Length	Width	Height	Length	Width	Height	Tare Weight	Capacity
3.03m	2.44m	2.59m	2.49m	2.34m	2.36m	1,530kg	4,000L

*These are approximate measurements

PETRO INDUSTRIAL CUBE

UN APPROVED

Web Store

Email Us

CUBE 2000L

Features

At a Glance

- 3 year guarantee
- Heavy duty steel
- AS1940 / AS1692 Approved - UN31AY Approved
- Pumps / connections / hoses housed in bund, which can be locked even when in use!
- Stackable - 3-high empty / 2-high when full
- Robotic welded seams
- UN Approved for transport of dangerous goods and / or static storage / Approved as self bunded tank for static storage
- Bunded tank capacity 110% of volume
- Easily removable steel inner tank for maintenance and cleaning
- Suitable for Diesel / Petrol / Lubricants

Usage

- Site Static Storage
- Delivery
- Storage
- Transport
- Decanting

Details

- Self Bunded Tanks with UN31A/Y approval for the transport of Dangerous Goods by Road, Rail and Sea, Packaging Groups II & III.

GA DRAWING

open lid petro cube

Playing slide 2 of 8

Model	Weight (kg)	Height (mm)	Length (mm)	Width (mm)
450L	380	750	1300	1000
950L	680	1235	1670	1050
2000L	980	1235	2550	1130
3000L	1150	1235	2550	1650
4500L	1650	1235	3000	2000
6300L	2150	1235	3560	2166
10000L	2250	1300	12000	2400

Dimensions and capacities are nominal only. Alternative capacities available on request.
Note: 6300L Cube in Australia - safe fill level is 5900L
10000L Cube in Australia - safe fill level is 9900L

ABN 25 141 299 587
5 / 28 Pritchard Road
Virginia Qld 4014
P: 07 3265 5440
F: 07 3265 5443
E: sales@petroindustrial.com.au
W: www.petroindustrial.com.au
** A Member of the BYWISE Industrial Buying Group**

John McCafferty
Country Club International
25 Cumberland Drive
Seaford Victoria 3198
Australia

Quotation

Quote # PI1273
PO # Petro 2000 litre Cubes with Pumps
Issued 15 Aug 10
Valid Until 15 Sep 10

Qty	Code	Description	Unit Price (Exc GST)	Line Total (Exc GST)
1	CUBE2000	CUBE - 2000L PETRO Self Bunded Baffled for ULP c/w 240V Fill-Rite FR701 Pump, Meter, 3.7m Hose and Automatic Shut Off Nozzle * *	6,700.00	6,700.00
1	CUBE2000	CUBE - 2000L PETRO Self Bunded Baffled for Diesel c/w 240V Fill-Rite FR701 Pump, Meter, 3.7m Hose and Automatic Shut Off Nozzle * *	6,700.00	6,700.00
1	MISC	Installation is offered as a schedule of rates. Labour $110.00 per Hour per Man Excl GST Travel: Workshop to Workshop $100.00 per Hour per Man Excl GST * *	0.00	0.00
1	FREIGHT	Freight	1,100.00	1,100.00
			Sub-Total Exc GST (AUD)	14,500.00
			Plus GST (AUD)	1,450.00
			Total Inc GST (AUD)	15,950.00
			Amount Paid (AUD)	0.00
			Balance Due (AUD)	**15,950.00**

Notes: Lead time: 4 weeks from receipt of 40% deposit
Payment Terms: Prior to dispatch

Please remit to:
Petro Industrial Pty Ltd
National Australia Bank
BSB: 084-929
A/C: 16 695 1439