

RESIDENTIAL CERTIFYING SPECIALISTS

TRADING AS PAUL PEARCE

ACCREDITED CERTIFIER

BUILDING SURVEYOR

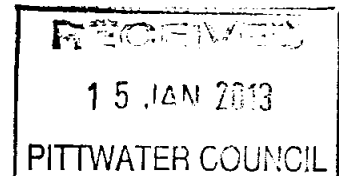
PRINCIPAL CERTIFYING AUTHORITY

PO BOX 547 W.RYDE NSW 1685

PH: 9807 6823. FAX: 9807 6791. EMAIL: pwpearce@tpg.com.au

14 JANUARY 2013

GENERAL MANAGER
PITTWATER
PO BOX 882
MONA VALE NSW 1660



Re: 1311 BARRENJOEY ROAD, PALM BEACH - COURT ORDER – 11308 OF 2008

Please find enclosed a copy of the Construction Certificate, notice of commencement and the required lodgment fee for the above property.

Should you require further assistance in this matter please contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read "Paul Pearce".

Paul Pearce

A-335323
\$36 PRVC
15 Jan 13

Consultancy Services for all Building and Development Requirements

Telephone: 0419 858 222

PO BOX 547, W RYDE 1685

Facsimile: 9807 6791

RESIDENTIAL CERTIFYING SPECIALISTS
PO BOX 547, WEST RYDE NSW 1685. Telephone: 9807 6823 Fax: 9807 679

CONSTRUCTION CERTIFICATE

ISSUED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 SECTIONS
109C(1)(b), 81A(2) AND 81A(4)

Applicant: JOE CHADWICH
C/O - 25 KILLARNEY DRIVE
KILLARNEY HEIGHTS NSW 2087

TEL NO: 9328 5680

Owners Name: AS ABOVE

COST OF WORKS : \$ 910,000

Subject Land

Address:

1131 BARRENJOEY ROAD, PALM BEACH

Development Consent

Number: DA - COURT ORDER NO: 11308 OF 2008

Determination: 27 MARCH 2009

Description of Development approved: RECONFIGURATION AND REFURBISHMENT TO EXISTING GROUND FLOOR LEVEL, NEW FIRST FLOOR ADDITION WITHIN THE EXISTING FOOTPRINT INCLUDING NEW BEDROOM BALCONY TO WEST FAÇADE; AND ENTIRE RE-ROOFING TO FIRST AND GROUND FLOORS WITH METAL DECKING AND GLASS (INCLUDING OPERABLE SKYLIGHTS)

Approval Classification: 1A

Determination:

APPROVED

Date of determination:

14 JANUARY 2013

CERTIFICATE

I the undersigned certify that the work, if completed in accordance with these plans and specifications, will comply with the requirements of a 81A(5) of the Environmental Planning and Assessment Act 1979 & clause 147(1)(e) of the Environmental Planning and Assessment Regulation 2000.

Signature:



Date of Endorsement: 14 JANUARY 2013 Certificate No: CC/004/13

PAUL PEARCE
BPB 0322

PLAN NO:

DATE

PREPARED BY

ARCHITECTUALS

0711- GA.02 D, GA.03 E, GA.04 D,
GA.05 C, GA.06 A, GA.07 A

20/12/12

LEUNG ARCHITECTS

STRUCTURALS

9585-SK1, SK2, SK3, SK4, SK5, SK6,
SK7

UNKNOWN

MPN CONSULTING ENGINEERS

DOCUMENTS FORMING PART OF APPROVAL

PRE COMMENCEMENT INSPECTION REPORT

NOTICE OF COMMENCEMENT (FORM 7)

LIST OF MANDATORY INSPECTIONS REQUIRED

BASIX CERTIFICATE NO: A39024

STRUCTURAL CERTIFICATE & STRUCTURAL ADEQUACY CERTIFICATE BY MPN GROUP

SCHEDULE OF EXTERNAL COLOURS

EXTERNAL FABRIC SCHEDULE BY LEUNG ARCHITECTS

ARBORIST REPORT BY DR.TREEGOOD DATED JULY 2008

LONG SERVICE LEVY PAYMENT RECEIPT

ASBESTOS REMOVAL REPORT BY FERRIT EXCAVATIONS PTY LTD

SYDNEY WATER APPROVED PLAN

HOME WARRANTY INSURANCE BY QBE - BN0035081BWI-5

**PAUL PEARCE CONSULTING
PRE-COMMENCEMENT
INSPECTION REPORT SHEET**

SUBJECT PROPERTY:

No: 1311 BARRENJOEY ROAD, PALM BEACH

PRE-COMMENCEMENT INSPECTION

DATE: 14/01/13.....

INSPECTED BY: ...PAUL PEARCE.....

C/C NO: 004/13

D/A NO: COURT ORDER – 11308 OF 2008

In accordance with the requirements of Clause 143C of the Environmental Planning and Assessment Regulation 2000, this document is to serve as a record of the “critical stage inspection” carried out at the above property.

Note: No building work authorized by the subject Development Consent has commenced on the site.

Inspectors Name: ...Paul Pearce.....

Signature:.....

Accredited Certifier with the Building Professionals Board
Accreditation Number: 0121

All correspondence to:

PO BOX 547, WEST RYDE NSW 1685. PH: 9807 6823 FAX: 9807 6791
EMAIL: pwpearce@tpg.com.au

**Home Warranty Insurance
Certificate of Insurance**

Policy Number BN0035081BWI-5



**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



J & D CHADWICK
15 WENTWORTH ROAD
VAUCLUSE NSW 2030

Name of Intermediary
MBA INSURANCE SERVICES PTY LTD
PRIVATE BAG 9
BROADWAY NSW 2007

Account Number
BN0004023
Date Issued
17/12/2012

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 97 369 889 650) who is responsible for management of the Home Warranty Insurance Fund.

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	1131 BARRENJOEY ROAD PALM BEACH NSW 2108
Carried Out By	BUILDER VAREXO PTY LTD ABN: 68 003 697 774
Declared Contract Price	\$910,000.00
Contract Date	25/01/2013
Builders Registration No.	U43129
Building Owner / Beneficiary	J & D CHADWICK

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

design
documentation

contract
administration



25 Killarney Drive
Killarney Heights
NSW 2087

P 61 2 9453 5020
F 61 2 9453 5498
E jeff@leungarchitects.com
W www.leungarchitects.com

30 July 2008

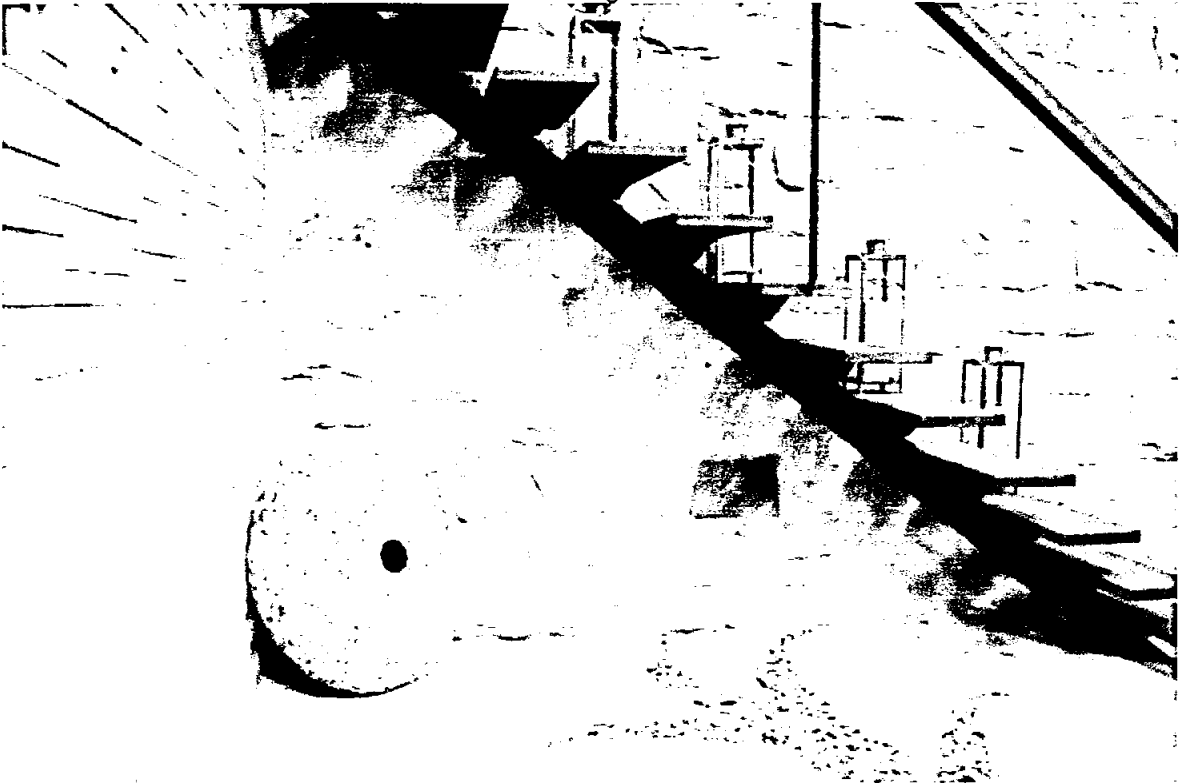
The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

Re: **1131 Barrenjoey Road, Palm Beach**
EXTERNAL BUILDING COLOURS, MATERIALS & CONSTRUCTION SCHEDULE

As required by D12.3 we submit the following schedule for your consideration:-

- | | |
|--------------------|---|
| Roofs | Colourbond Steel |
| | Colour: Woodland Grey |
| | Product: Colourbond XRW Steel |
| | Substrate: Zincalume Steel |
| Stone Walls | Sandstone Cladding |
| | Colour: Mount White: Light to Medium range. |
| | Product: Random Square dry stack walling. |
| | Substrate: Concrete or existing brickwork. |



JKC Leung Design & Construction Pty Ltd trading as
Leung Architects
ABN 67 001 790 512

Director
Jeffrey KC Leung B Arch F.R.A.I.A.

Director
Jeffrey J Leung BSc.Arch B.Arch
Nominated Architect 6196

Upper Walls	Horizontal Weatherboard Cladding
	Colour: Ground 384
	Product: Murowash acrylic paint by Murobond
	Substrate: Insulated timber stud framework.
Fascias	Timber + External Gloss Paint
	Colour: Smoke 121
	Product: Murobond enamel & acrylic paint
	Substrate: Compressed Fibre Cement Sheet & timber barge
Windows	Timber + External Gloss Paint
	Colour: Mist 229
	Product: Murobond enamel & acrylic paint
	Substrate: Cedar or Australian Hardwood

Handrails Australian Hardwood Top Rail & Glass Panels
Colour: Natural
Product: Sikkens Cetol HLS + Cetol Filter 7



Should there be additional information required, please do not hesitate to contact the undersigned.

Yours faithfully,
Leung Architects

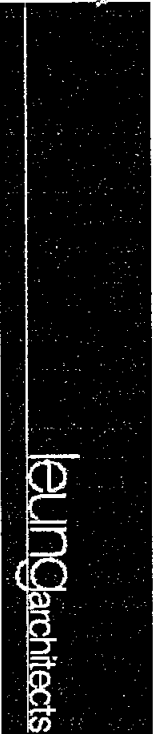
A handwritten signature in black ink, appearing to read 'Jeffrey Leung', written in a cursive style.

Jeffrey Leung
Director

JKC Leung Design & Construction Pty Ltd trading as
Leung Architects
ABN 67 001 790 512

Director
Jeffrey KC Leung B Arch F.R.A.I.A.

Director
Jeffrey J Leung BSc.Arch B.Arch
Nominated Architect Reg No. 6196



External Fabric Schedule						
1131 Barrenjoey Road, Palm Beach						
DA: NO356/08			Date: 24/02/2009		Issue: A	
ITEM	NAME	STRUCTURE	EXISTING AREA (m²)	RETAINED AREA (m²)	DEMOLISHED AREA (m²)	RETAINED % REMOVED %
A	Dwelling North Wall	Timber stud framework	33	31	2	94% 6%
B	Dwelling East Entry Wall	Timber stud framework	16.5	14.5	2	88% 12%
C	Dwelling North Entry Wall	Cavity brick wall 270mm	34	31.5	2.5	93% 7%
D	Dwelling East Wall	Cavity brick wall 270mm	13.7	11.2	2.5	82% 18%
E	Dwelling South Wall	Cavity brick wall 270mm	30	30	0	100% 0%
F	Dwelling South Wall	Brick Veneer or 230mm brick	33	33	0	100% 0%
G	Dwelling West Wall	Timber stud framework	27	8	19	30% 70%
H	Garage North Wall	Single Brick + engaged piers	21	21	0	100% 0%
I	Garage East Wall	Single Brick + engaged piers	9.5	8.5	1	90% 10%
J	Garage South Wall	Single Brick + engaged piers	16.5	12.5	4	76% 24%
K	Garage West Wall	Single Brick + engaged piers	7.5	3.5	4	47% 53%
	Structural Walls Total		241.7	204.7	37	85% 15%
L	Dwelling Ground Floor	Timber-framed	130	130	0	100% 0%
M	Garage/Laundry Ground Floor	Concrete slab-on-ground	25	20	5	80% 20%
	Lowest Habitable Floor Area Total		155	150	5	97% 3%
N	Garage/Laundry Roof	Timber roof framing	27 (in Plan)	0	27	0% 100%
O	Dwelling Roof	Timber roof framing	162 (in Plan)	0	162	0% 100%
	Roof Area as measured in Plan Total		189	0	189	0% 100%
TOTAL EXTERNAL FABRIC			585.7	354.7	231	61% 39%

**SIR WILLIAM D. HOME
DR. TREEGOOD**

Australian Institute of Horticulture
National Arborist Association
International Society of Arboriculture (USA)
"Founding Member of the Australian Chapter of
International Society of Arboriculture"
e-mail: william@drtreegood.com.au



DR. TREEGOOD

WILLIAM HOME
And Institute of Hort. Research & Hort. Assoc.
International Society of Arboriculture

Tree Surgery / Transplantation Garden Design & Maintenance

53 York Road, QUEENS PARK NSW 2022. Ph/ Fax: 9386 5454 Mob: 0418 979 922

**Tree Report
1131 Barrenjoey Road
Palm Beach NSW 2108**

**Prepared for:
Leung Architects
25 Killarney Drive
Killarney Heights NSW 2087
Email: jeff@leungarchitects.com**

**Prepared by
William D Home
Diploma Horticulture
Diploma Arboriculture
Certificate Horticulture
Certificate Tree Surgery
Dr Treegood
53 York Road
Queens Park NSW 2022**

Ref: 2008-097

July 2008

1131 Barrenjoey Road

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1. Summary

- 1.1. The mature Ficus growing at the front of 1131 Barrenjoey Road, Palm Beach, will not be affected by the proposed construction work.
- 1.2. The proposed work will be in the same footprint as the existing building.
- 1.3. The only new excavation work will be for the footings of the front fence. This should be done by hand tools. The pier holes will be moved to give the roots a minimum clearance of 100mm.
- 1.4. The Tree Protection Zone should be a minimum clearance of six metres' radius from the tree,, as seen in diagram 1, Tree Protection Zone.

2. Aims of Report

- 2.1. To determine whether the proposed work on the brush fence and house addition will impact on the mature figs growing next to the sandstone wall.

3. Methodology

- 3.1. In preparation of this report a ground level, visual assessment (VTA)¹ was undertaken. No aerial (climbing) inspections, woody tissue testing or tree root mapping were undertaken as part of this report.
- 3.2. Site inspections carried out in fine weather on 6 and 7 July 2008.
- 3.3. Heights, widths and diameters estimated by eye from ground level.
- 3.4. No digging or root-exposed work.
- 3.5. The comments and recommendations contained in this report are based on findings from the on-site inspection.
- 3.6. William Home (Dr Treegood) carried out the site inspection.

¹ VTA-Visual Tree Assessment undertaken by tree professionals is a recognised (International Society of Arboriculture) systematic method of identifying tree characteristics as hazard potential. *Journal of Arboriculture*, Vol. 22, No. 6, Nov. 1996. VTA is also an assessment method described by Claus Mattheck in the *Body Language of Trees – a handbook for failure analysis*. The Stationery Office, London (1994).

4. Site Observations

- 4.1. The Ficus benjamina is growing at a lower RL to the street level.
- 4.2. The trunk of the tree is being supported by the sandstone wall and has given the trunk a greater diameter above the wall than below the wall.
- 4.3. The tree has good health and vigour. The structure of the tree is sound.
- 4.4. The neighbours on the southern side have cut into the main limb over the driveway to allow construction of their front gates.
- 4.5. There is a clump of Cocos palms near the existing driveway. In front of the palms, a group of surface Ficus roots is growing towards the house.
- 4.6. The new house addition is to be constructed on the same footprint as the existing house.
- 4.7. The services to the house are to remain as is and no excavation is needed to relocate these services.
- 4.8. The new brush fence is to be set back from the boundary. This fence is to be the same as the neighbour's on the southern side (No. 1129 Barrenjoey Road).

5. Conclusions

- 5.1 There will be little to no impact to the *Ficus benjamina* that is growing at the front of 1131 Barrenjoey Road.
- 5.2 The surface roots in the lawn could be impacted on by vehicle movement during the construction work.
- 5.3 The new fence will not affect the roots as the fence uses a pier and beam construction to protect them.

6. Recommendations

- 6.1 Place a tree protection zone around the tree.. This zone should include the surface roots in the lawn area and be six metres' radius from the trunk of the tree.
- 6.2 Cover the entire soil area with woodchip and leaf litter (Forest blend) to a depth of 75mm. If the landscape specifications require straight woodchip or pine chip these materials can be placed on top of the woodchip and leaf litter. The reason for the woodchip and leaf litter will allow natural fungus and micro-organisms to grow in the soil. The lawn area can be left uncovered if needed.
- 6.3 Use a pier and beam construction for the footing to the front fence. Dig the footings with hand tools and move the footing to give the roots 100mm clearance.

7. Tree Protection

To ensure protection of trunk, the following conditions to be applied

1.1 Tree Protection Fencing

The trees to be retained should be protected by means of fencing prior to commencement of demolition (including tree removal) or bulk earthworks.

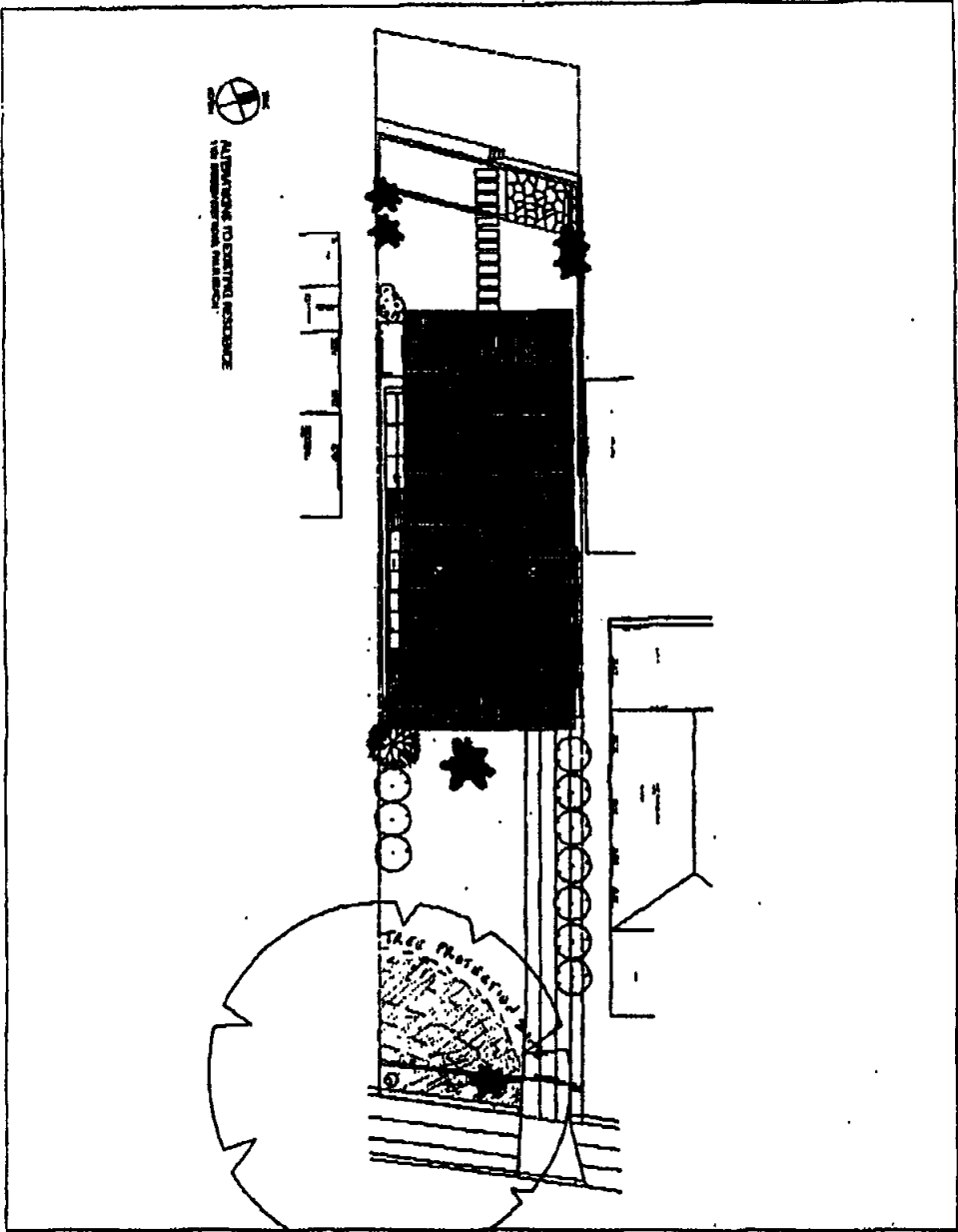
The protection fencing should be immovable. It should be constructed from 1.8 metre high chain link suspended on 2.4m x 45mm galvanised steel pipe.

The area within should be kept free of all building materials, contaminants and other debris. It should not be used for storage of any building materials.

1.2 Mulching

The area within the protective fencing should be mulched to a depth greater than 75mm and not exceeding 100mm using a leaf mulch, wood chip and leaf litter, forest blend. The mulch should be free of weed seeds and other contaminants. If constant access is required within the trees dripline, outside the protective fencing, heavier mulch should be spread to a depth no greater than 100mm to reduce soil compaction.

8. Diagram 1: Tree Protection Zone – 6m radius from trunk



DR.TREEGOOD
SIR WILLIAM D. HOME

© Copyright on all printed matter to Dr Treegood, 2007-06-15



See reverse of form for instructions

LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

PART A - DETAILS OF PERSON/COMPANY/ORGANISATION TO PAY LEVY

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person)
or Company/Organisation name

C H A D W I C K

Given names (if person)

J O E

POSTAL ADDRESS

No. and street or PO Box

15 WENTWORTH ROAD

Town/suburb

V A U C L U S E

State

N S W

Postcode

2030

Bus. hours phone

9328 5680

PART B - ADDRESS OF BUILDING/CONSTRUCTION WORK

Number and street

1131 BARRENJOEY ROAD

Town/suburb

P A L M B E A C H

State

N S W

Postcode

2108

Estimated start date

D 01 M 02 Y 2013

Estimated finish date

D 01 M 11 Y 2013

PART C - DETAILS OF WORK - To be completed by consenting/certifying authority with whom plans lodged for approval

Local Council Area

P I T T W A T E R C O U N C I L

¹ DA/CC/CDC No.

N 0356/08

Estimated value
of work (see note on back)

\$ 910,000.00

Levy

payable \$

3,185.00

¹ If you have provided a CC above, please provide DA number here

N 0356/08

Name of Officer/Private Certifier

PAUL PEARCE

Business hours phone

98076823

PART D - DETAILS - To be completed by Dept/Authority where applicable - see reverse

Department/Authority

P I T T W A T E R

Contract/DA No (circle which)

N 0356/08

Contract

amount \$

910,000.00

Levy payable

\$ 3,185.00

Contact person (Print)

JEFFREY LEUNG

Phone number

0409780143

Contact person (Signature)

[Signature]

Date

D 08 M 01 Y 2013

PART E - DECLARATION - To be signed by person liable to pay levy or authorised officer if company/organisation

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

JEFFREY LEUNG

Signature

[Signature]

Date

D 08 M 01 Y 2013

PART F - TO BE COMPLETED WHERE APPLICABLE - SEE REVERSE

Exemption Approval Certificate No.

R-335047

Pittwater Council

Tax Invoice Official Receipt

ABN: 61340837871

8/01/2013 Receipt No: 335047

To: Joe Chadwick
15 Wentworth Rd
Vanduea NSW 2030

Applic	Reference	Amount
SL Receipt		
0454-Builders LSE		13,185.00
1 x 1121 Eastmoores Rd Palm Beach NSW 2108		
Transaction Total:		\$3,185.00
Includes GST of:		\$0.00

Amounts Tendered

Cash	\$0.00
Cheque	\$3,185.00
Debit Card	\$0.00
Money Order	\$0.00
Agency	\$0.00
Total	\$3,185.00
Rounding	\$0.00
Change	\$0.00
Nett	\$3,185.00

Printed 8/01/2013 10:54:34AM

Pittwater Council

Tax Invoice Official Receipt

ABN: 61340837871

8/01/2013 Receipt No: 335047

To: Joe Chadwick
15 Wentworth Rd
Vanduea NSW 2030

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Money Order	\$0.00
Agency	\$0.00
Total	\$3,185.00
Rounding	\$0.00
Change	\$0.00
Nett	\$3,185.00

Printed 8/01/2013 10:54:34AM

**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/drainier.
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. 3400063

Reece, Brookvale,
**Quota Check Agent on behalf of
SYDNEY WATER**

Per: reece 07/01/2013

ES
Structural foundations, beams, walls, slabs and columns shall
the Structural Engineer's specification and documentation.

Instruction work to comply with current relevant Australian
standards and the Building Code of Australia

Roof: foil backed blanket (55mm)
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.

6. Glazing requirements:

The Applicant must install windows, glazed doors & shading
devices in accordance with the specifications listed below.

W1 to be shaded with projection/height ratio ≥ 0.23

W8 & W23-30 inclusive to be shaded with projection/height
ratio ≥ 0.43

W21 & D2 inclusive to be shaded with eave/ pergola/ verandah
/ balcony ≥ 450 mm

W5, W6, W10-12 & W17-19 inclusive to be shaded with eave /
pergola/ verandah / balcony ≥ 750 mm

W4, W7, W9, W13-16, W20, W22, D1 & D4-6 inclusive to be
shaded with eave / pergola/ verandah / balcony ≥ 900 mm

W2 & W3 require no shading.

Frame & Glass all windows: timber or uPVC, glass: single
clear, (or U-value no greater than: 5.71, SHGC: 0.66)

W2,3, ONLY single pyrolytic LOW-E glass (or U-value no
greater than: 3.99, SHGC: 0.40)

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.

For projections described as a ratio, the ratio of the projection
from the wall to the height above the window or glazed door sill
must be at least that shown as above.

The Applicant must install Skylights in accordance with the
specifications listed below.

Skylights S1-S10: no shading

frame: timber, glass: low-E/Argon fill/clear external, (or
U-value: 4.3, SHGC: 0.5)

Each skylight may either match the description or have a
U-value and a Solar Heat Gain Coefficient (SHGC) no greater
than that listed above.

Glazed Roof G1: no shading - low-e single (U-value: 3.99,
SHGC: 0.4)

Project:

ALTERATIONS TO EXISTING RESIDENCE
1131 BARRENJOEY RD, PALM BEACH

Client/Applicant:

JOE & DEB CHADWICK

Drawing:

FLOOR PLANS

Stage: DEVELOPMENT APPLICATION

Date: SEPT 2012

Drawn By: J JL

Scale: 1:100

Checked By: J JL

Job No:

0711

Drawing No.

GA.02

Issue:

D

BASIX Certificate

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

Alterations and Additions

Certificate number: A39024

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: Tuesday, 22, July 2008



NSW GOVERNMENT
Department of Planning

Description of project

Project address	
Project name	Chadwick
Street address	1131 Barrenjoey Road Palm Beach 2108
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 431747
Lot number	A
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).

Ferret Excavations Pty Ltd

(ABN: 93-079-109-265)
Excavation & Demolition Contractors
Earth Moving Equipment

P.O.Box 6432
Silverwater
NSW 1811

Ph: (02) 97487768
Fax: (02) 97487769
MOB: 0414-527 251



15.11.12
Varexo Building Contractors
51 Merton Street
Rozelle
NSW 2039
Att: Peter Wray

Re: Asbestos Removal at 1131 Barrenjoey Rd Palm Beach

This letter is to advise you that Ferret Excavations Pty Ltd will be carrying out the demolition works at the above mentioned site under our Demolition & Bonded Asbestos Removal Licence 201832 DE2.

If any asbestos is found during the demolition works, it will be removed as per our Work Method Statement (Attached) which is in accordance to the Occupational Health & Safety Regulations 2011 NSW.

Any asbestos will be placed into a plastic lined bin, transported and tipped at the Sita Waste Management Landfill at Kemps Creek NSW

Regards,

Ferret Excavations Pty Ltd
Alan Dunn

Ferret Excavations Pty Ltd

(ACN) 079-999-360 (ABN) 94-079-469
Excavation & Demolition Contractors
Earth Moving Equipment

P.O. Box 6432
Silverwater
NSW 1511

Tel: (02) 9748-7768
Fax: (02) 9748-7769
Mobile: 0400-259-940



SAFE WORK METHOD STATEMENTS

TRADE:	DEMOLITION			Signed by senior management company representative for use:	
CONTRACTOR	FERRET EXCAVATIONS PTY LTD				
CONTRACTORS REGISTERED BUSINESS ADDRESS: P O Box 6432				SIGNATURE: NAME: Alan Dunn	
Silverwater NSW 1811	ABN NO:	93 079 109 265	TITLE: Director		DATE:
LOCATION OF WORKS: 1131 Bartenjoey Rd Palm Beach				SITE MANAGERS DETAILS: Jeff Brown- Director	
SCOPE OF WORKS: Demolition of existing dwelling including asbestos removal					
PERSONAL PROTECTIVE EQUIPMENT TO BE WORN: Safety helmets, harnesses where required, dust masks or respirators, safety goggles when cutting/grinding, gloves when handling sharp materials					
Procedure (in steps):		Possible Hazards:	Hazard rating	Safety Controls:	
Break the job down into steps. Each of the steps should accomplish some major tasks and be logical		Identify the hazards associated with each step. Examine each to find possibilities that could lead to an accident.		Using the first two columns as a guide, decide what actions are necessary to eliminate or minimise the hazards that could lead to an accident, injury or occupational illness.	
1. Services disconnection		Electrocution	1	to disconnect electrical services and have electrician sign off.	
		Gas fires/explosions	1	to disconnect hydraulic services and have plumber sign off	
2. Strip roof sheeting		Material falling on people below	1	Manhandle roof sheets & tiles by hand to ground No workers to be below work area Install signage and fence off area Have bin or stock piles adjacent building	
		Cuts	2	Wear gloves	
		Fall from height	1	Utilise harness if on roof or use scaffold from under	

Ferret Excavations Pty Ltd



94CH 475-148-345 / ARK 12405-101-345
Excavation & Demolition Contractors
Earth Moving Equipment

Tel: (02) 9748-7768
Fax: (02) 9748-7769
Mob: 0400-255-845

P.O. Box 6132
St Leonards
NSW 1581

Sun burn	3	Utilise sun burn lotion
----------	---	-------------------------

SAFE WORK METHOD STATEMENTS

Procedure (in steps):	Possible Hazards:	Hazard rating	Safety Controls:
<i>Break the job down into steps. Each of the steps should accomplish some major tasks and be logical</i>	<i>Identify the hazards associated with each step. Examine each to find possibilities that could lead to an accident.</i>		<i>Using the first two columns as a guide, decide what actions are necessary to eliminate or minimise the hazards that could lead to an accident, injury or occupational illness.</i>
3. Internal strip out	Dust inhalation	3	Wear dust masks/respirator
	Cuts and bruises	2	Utilise adequate labour Progressively strip linings using correct tools Wear gloves Wear eye protection for overhead work
4. Strip roof framing	Electrocution - from use of tools	1	Use ELCB's, suspend leads
	Cuts and scratches	3	Use pinch and crow bars Wear gloves
	Inhalation of roof dust high in lead	3	Wear dust masks Vacuum or hose down ceiling space
	Material falling below	2	No workers to be under Handle timber framing to ground - don't throw
	Fall from height	1	Utilise scaffold, harness or 450 w walkway plank run

Ferret Excavations Pty Ltd



(ACN 829 209 203) (ABN 12 078 440 359)
Excavation & Demolition Contractors
Earth Moving Equipment

P.O. Box 4122
Sullivanston
NSW 2511

252 (02) 9748-7768
Fax: (02) 9748-7763
MUM: 0400-235-443

SAFE WORK METHOD STATEMENTS

Procedure (in steps):	Possible Hazards:	Hazard rating	Safety Controls:
<i>Break the job down into steps. Each of the steps should accomplish some major tasks and be logical</i>	<i>Identify the hazards associated with each step. Examine each to find possibilities that could lead to an accident.</i>		<i>Using the first two columns as a guide, decide what actions are necessary to eliminate or minimise the hazards that could lead to an accident, injury or occupational illness.</i>
5 Fibre Insulation in ceiling.		1	Barricade section of building with bunting and Warning Signs "Danger Asbestos Removal"
6. Remove Insulation by Hand labour	Fibre Inhalation	1	Use of Disposal suits & masks. To be disposed with asbestos on completion
	Cuts	3	Wear Gloves
	Dust Inhalation	3	Wear dust masks/respirator/ Wet down with water spray
7. Remove asbestos by Hand labour	Fibre Inhalation	1	Use of Disposal suits & masks. To be disposed with asbestos on completion Spray asbestos sheets with fine water spray
	Cuts	3	Wear Gloves
	Dust Inhalation	3	Wear dust masks/respirator
8. Disposal of Asbestos & Insulation	Fibre Inhalation	1	Line asbestos bin with plastic
		1	Hand load asbestos & Insulation into bin
		1	Spray asbestos with fine water spray
		1	Transport & tip to Licensed Asbestos Waste Disposal Centre

Ferret Excavations Pty Ltd



PO BOX 109-2001 (A201 12-071-107-344)
Excavation & Demolition Contractors
Earth Moving Equipment

P.O. Box 6412
Silverdale NSW 1511

Ph: (02) 9740-7700
Fax: (02) 9740-7700
MOR: 0400-255-868

9 Demolition of buildings & site clearance	Body strains Materials hitting workers or public	2	Use excavator machine to demolish remaining of house & buildings, hardstand areas
		2	Keep all people not demolishing out by fencing and locked gates Install signage Do not demolish post tensioned concrete without Engineers inspection and recommendation of methods to be used
	Machine and truck movements	2	Barricade work area. Traffic and pedestrian control
	Noise		Workers to wear appropriate PPE
	Dust		Workers to wear appropriate PPE Wet down with hoses where appropriate
10. Removal of Demolition rubbish	Body strains	2	Use excavator machine to load waste into trucks
		2	Use appropriate lifting equipment
	Machine and truck movements	2	Barricade work area. Traffic and pedestrian control
	Noise		Workers to wear appropriate PPE
	Dust		Workers to wear appropriate PPE Wet down with hoses where appropriate

Ferret Excavations Pty Ltd

V.O. Box 6432
Ellerslie
NSW 2111

Excavation & Demolition Contractors
Earth Moving Equipment

Mo: (02) 9746-1700
Fax: (02) 9746-7763
NSW: 0400-255-800



SAFE WORK METHOD STATEMENTS

Name of Site Supervisory staff - include Qualifications and Experience:	Signature of the names that read and have been trained in this work method statement	Training Date	Duties and Responsibilities of supervisory staff:	Training Required to Complete Work under this contract:
SITE MANAGER: <i>Jeff Brown</i>			<ul style="list-style-type: none">Direct workers to tasks and methods used, inspect and approve work, work methods and protective measures.	Attend Bylas Knight site induction by Rob Durrington <ul style="list-style-type: none">All site personnel using this safe work method statement shall be trained in its use by: Name: Alan Dunn Qualification: 15 yrs experience <ul style="list-style-type: none">Attend general industry induction course
LEADING HAND (S):				
OTHERS:				
Certificates/WorkCover Approvals required:			All work to be carried out in accordance with Occupational Health & Safety Act 2000 and Regulations 2001 Occupational health & safety Act and Regulation, Safe work on roofs code, AS 3021 demolition of structures	
TRADE CERTIFICATE (S):				
PLANT LICENCE (S):				
WORKCOVER APPROVAL (S): <i>Demolishers licence, notify Work Cover prior to commencement</i>				(All to be held in builders Forman's shed)
OTHER (S):				
Plant/Equipment: <i>Hydraulic excavators, back hoe, power saw, power leads, chain saw, grinder, hand tools</i>				Maintenance Checks required for plant used: <i>Standard logging and testing of tools and leads, standard inspection of scaffold and ladders, all in accordance with the manufacturers and WorkCover NSW requirements.</i>
NOTE: All equipment shall be maintained, checked and inspected in accordance with the manufacturers and Work Cover NSW requirements.				

R←START

Insurance Management Services

Level 2 63 Walker Street North Sydney, NSW 2060 Australia

T +61 2 8203 4542 F +61 2 9956 7584

14th May 2012

To Whom It May Concern

CONFIRMATION OF COVERAGE

In our capacity as insurance brokers to the insured we confirm cover has been bound as per the details herein and remains current unless cancelled. Please note this is a summary of cover and does not amend or replace the full terms of the policy issued. The insurer reserves its rights in regards to any misrepresentation or non disclosures. Any queries please contact the undersigned.

TYPE: Civil Contractors Package Insurance

INSURED: Ferret Excavations Pty Ltd

INSURED PERIOD: From: 30th April 2012 To: 30th April 2013
Both days at 16.00hrs Local Standard Time

INTEREST: Section One: Material Damage & Road Risk (Registered Vehicles)
Section Two: Public & Products Liability

GEOGRAPHICAL LIMITS: Australia Wide

POLICY LIMITS: Section One: Material Damage - Market Value or Sum Insured as per Schedule
Road Risk (Registered Vehicles) - AUD 20,000,000

Section Two: AUD 20,000,000 any one claim in the period of insurance and in the aggregate with respects to products liability
INSURER: All Trans Insurance for an on behalf of Allianz Insurance Australia Limited 100%
POLICY NUMBER: ALLCCI0000000944

Sincerely,


Josh Hamill

Authorised Representative of Insurance Advisermet Australia Pty Ltd AFSL No. 240548 Authorised Representative Number 326411

600 07

22/11 2012 02:45 FAX

Making a difference

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RESTRICTED DEMOLITION WORK AND BONDED ASBESTOS REMOVAL WORK LICENCE





MPN GROUP PTY LIMITED ABN 20 001 568 878 SYDNEY BRISBANE LONDON
SYDNEY OFFICE: 118 WALKER STREET, NORTH SYDNEY NSW 2060
ALL MAIL TO PO BOX 462 NORTH SYDNEY NSW 2059
P: (02) 9929 7144 F: (02) 9922 3041 email@mpn.com.au www.mpn.com.au
DIRECTORS: Viktor Mateffy BE(Hons) MENG Sc NPER (Struct) George Pail BSc BE(Hons) MENG Sc NPER (Struct)
SENIOR ASSOCIATE: Michael Sara BE(Hons) NPER (Struct)
ASSOCIATES: Catherine Taylor BE(Hons) MIE Aust Paul Bezkorovally BE(Hons) Michael Hill BE(Hons)
CONSULTANTS: Stephen Mateffy BE MENG Sc FIE Aust NPER (Civil & Struct) Les Pail BStructing CPENG Les Pail BE NPER (Struct)



VIKTOR MATEFFY
Director
BE(Hons), MENGSc, MIE(Aust),
NPER (Struct) 17240

MPN GROUP PTY LIMITED
Yours faithfully

DESIGN CERTIFICATION AS TO COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
We, MPN GROUP PTY LIMITED, Consulting Engineers, Level 4, 118 Walker Street, North Sydney 2060, being professional engineers, certify that structural CAD drawings as are currently being produced will be based upon the attached structural concept sketches (9585 – Sk1 to Sk7), and will be based on approved architect's drawings as produced by Leung Architects, and will be prepared:
a) under the supervision of a professional structural engineer certified under NPER;
b) in accordance with the relevant structural requirements of the Building Code of Australia;
c) will address Consent Conditions C3 and C6 in Annexure A of the Conditions of Consent.
This certificate shall not be construed as relieving any other party of their responsibilities.

RE: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE
AT: 1131 BARRENJOEY ROAD, PALM BEACH

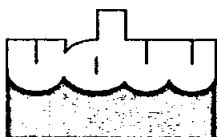
Dear Sir

Attention: Mr. Jeff Leung

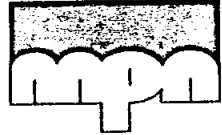
The Principal Certifying Authority
C/- Leung Architects
25 Killamey Drive
Killamey Heights NSW 2087

19 December 2012

VKM:BP
9585-VKM04.ltr



MPN GROUP
CONSULTING ENGINEERS
STRUCTURAL AND CIVIL



VKM:BP
9585-VKM04.ltr

19 December 2012

The Principal Certifying Authority
C/- Leung Architects
25 Killarney Drive
Killarney Heights NSW 2087

Attention: Mr. Jeff Leung

Dear Sir

RE: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE
AT: 1131 BARRENJOEY ROAD, PALM BEACH

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- a) under the supervision of a professional structural engineer certified under NPER;
- b) in accordance with the relevant structural requirements of the Building Code of Australia;
- c) will address Consent Conditions C3 and C6 in Annexure A of the Conditions of Consent.

This certificate shall not be construed as relieving any other party of their responsibilities.

Yours faithfully
MPN GROUP PTY LIMITED

VIKTOR MATEFFY

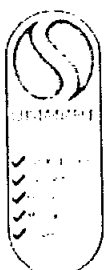
Director
BE(Hons), MEngSc, MIE(Aust),
NPER (Struct) 17240

MPN GROUP PTY LIMITED ABN 20 001 568 878 SYDNEY BRISBANE LONDON
SYDNEY OFFICE: 118 WALKER STREET, NORTH SYDNEY NSW 2060
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DIRECTORS: Viktor Mátéffy BE(Hons) MEng Sc NPER (Struct) George Peri BSc BE(Hons) MEng Sc NPER (Struct)
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ASSOCIATES: Catherine Taylor BE(Hons) MIEAust Paul Bazkoralny BE(Hons) Michael Hill BE(Hons)

CONSULTANTS: Stephen Mátéffy BE MEng Sc FIEAust NPER (Civil & Struct) Les Peri BStructEng CPEng Les Pal BE NPER (Struct)



- NOTES:
1. Construction Certificate documents shall be compliant with the Building Code of Australia
 2. Building components shall comply with BASIX Certificate No A39024
 3. All existing trees shall be retained and there are no proposed changes to the existing site landscaping

NEW STONE CLADDING
WALL ATTACHED TO
NEW 400mm BLOCK (GRAVELLED)
INNER LEAF WITH
N12E 400 (V) & N12E 400 (H)
HORIZONTAL

EXCAVATE AS REQUIRED AND
PROVIDE NEW 350 x 300 DEEP
STRIP FOOTING 3511 TM TAP
& BOTTOM WITH 16000 TIES.
NEXT TO EXISTING FOOTING

RESIDENTIAL CERTIFYING SPECIALISTS
CONSTRUCTION CERTIFICATE APPROVED

CC No. 004 12 Date 14 JAN 2013

CONTRACT REF: BPB 0322

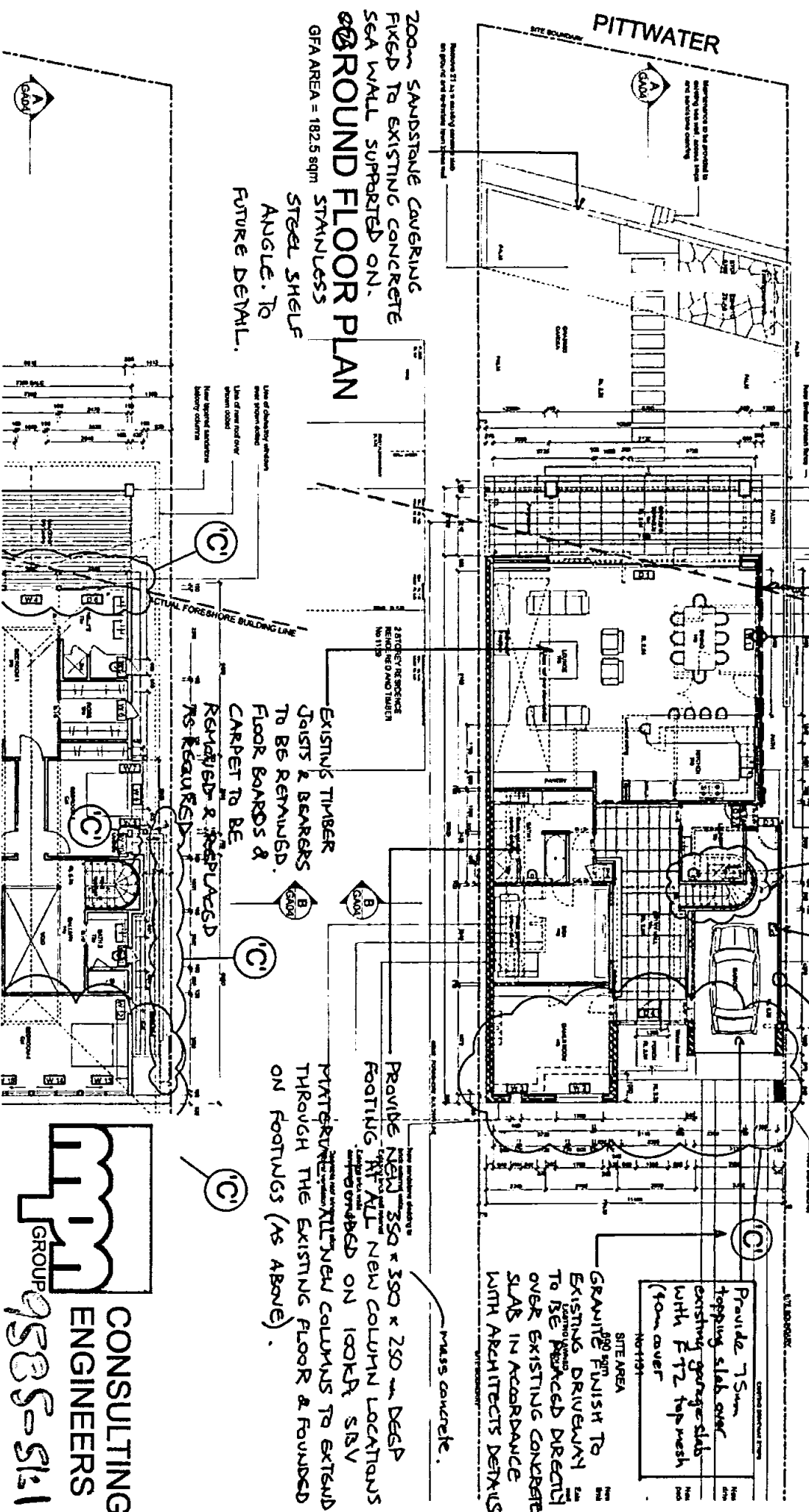
Provide 75mm
topping slab over
existing garage slab
with F72 top mesh
(10m cover)

GRAVELLED FINISH TO
EXISTING DRIVEWAY
TO BE REDUCED DIRECTLY
OVER EXISTING CONCRETE
SLAB IN ACCORDANCE
WITH ARCHITECTS DETAILS

200mm SANDSTONE COVERING
FIXED TO EXISTING CONCRETE
SEA WALL SUPPORTED ON.
ROUND FLOOR PLAN
GFA AREA = 182.5 sqm
STEEL SHELF
ANGLE TO
FUTURE DETAIL.

EXISTING TIMBER
JOISTS & BEARERS
TO BE RETAINED.
FLOOR BOARDS &
CARPET TO BE
REMOVED & REPLACED
AS REQUIRED

Provide NEW 350 x 350 x 250 DEEP
FOOTING AT ALL NEW COLUMN LOCATIONS
FOOTINGS TO BE BASED ON 100kPa SBV
PATTERNED ALL NEW COLUMNS TO EXTEND
THROUGH THE EXISTING FLOOR & FOUNDED
ON FOOTINGS (AS ABOVE).



AN

2 STOREY RESIDENCE
RENDERED AND TIMBER
NO 1129

New sandstone cladding to
brick external walls
Existing brick wall retained
Existing brick walls
demolished shown dotted
Operable roof windows to allow
natural ventilation

Line of demeroloy windows
over shown dotted

Line of new roof over
shown dotted

New tapered sandstone
balcony columns

ACTUAL FORESHORE BUILDING LINE

COLUMN NEXT
TO EXISTING
WALL.

RESIDENTIAL CERTIFYING SPECIALISTS
CONSTRUCTION CERTIFICATE APPROVED
CC No. 0 0 4 1 2 Date 14 JAN 2013
PAUL PEARCE: BPB 0322
COLUMN SUPPORTING
STEEL BEAMS → 75x75x154S
COLUMN SUPPORTING
TIMBER BEAMS →
2 x 90x93F1 (DOUBLE
STUD)

Operable roof windows to allow
natural ventilation

2 STOREY RESIDENCE
RENDERED AND TIMBER
NO 1129

PENDULES DOUBLE STUD
BEAMS : 2/190x15F1 UND.

DEMOTES REACTIONS FROM ROOF OVER.
DEMOTES COLUMN OVER TO CONTINUE UNDER.

DOUBLE STUD / COLUMN AS APPROPRIATE

B
GA04

FIRST

Beams for transfer.

CONSULTING
ENGINEERS
GROUP
9585-8133

Structural Engineer: Sturtevant

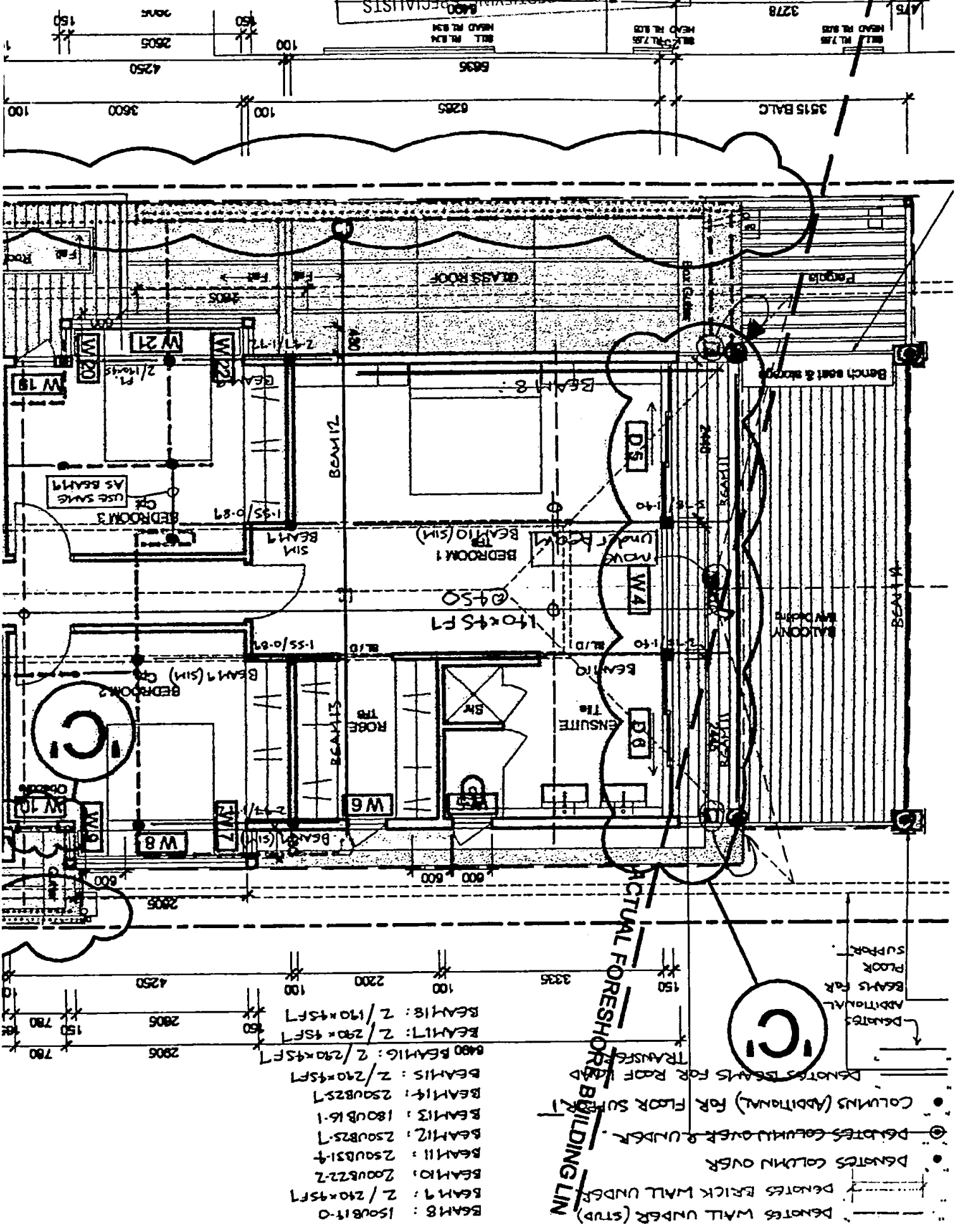
Hydraulic Engineer: Gantech Engineer

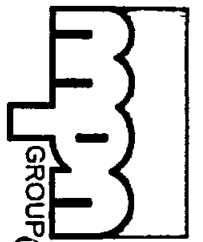
COPYRIGHT

TITLE

Project:

RESIDENTIAL CERTIFYING SPECIALISTS
CONSTRUCTION CERTIFICATE APPROVED
CC No. 00074 12 Date 14 JAN 2013
2 STOREY RESIDENCE
PAUL PEARCE: BFB 0327

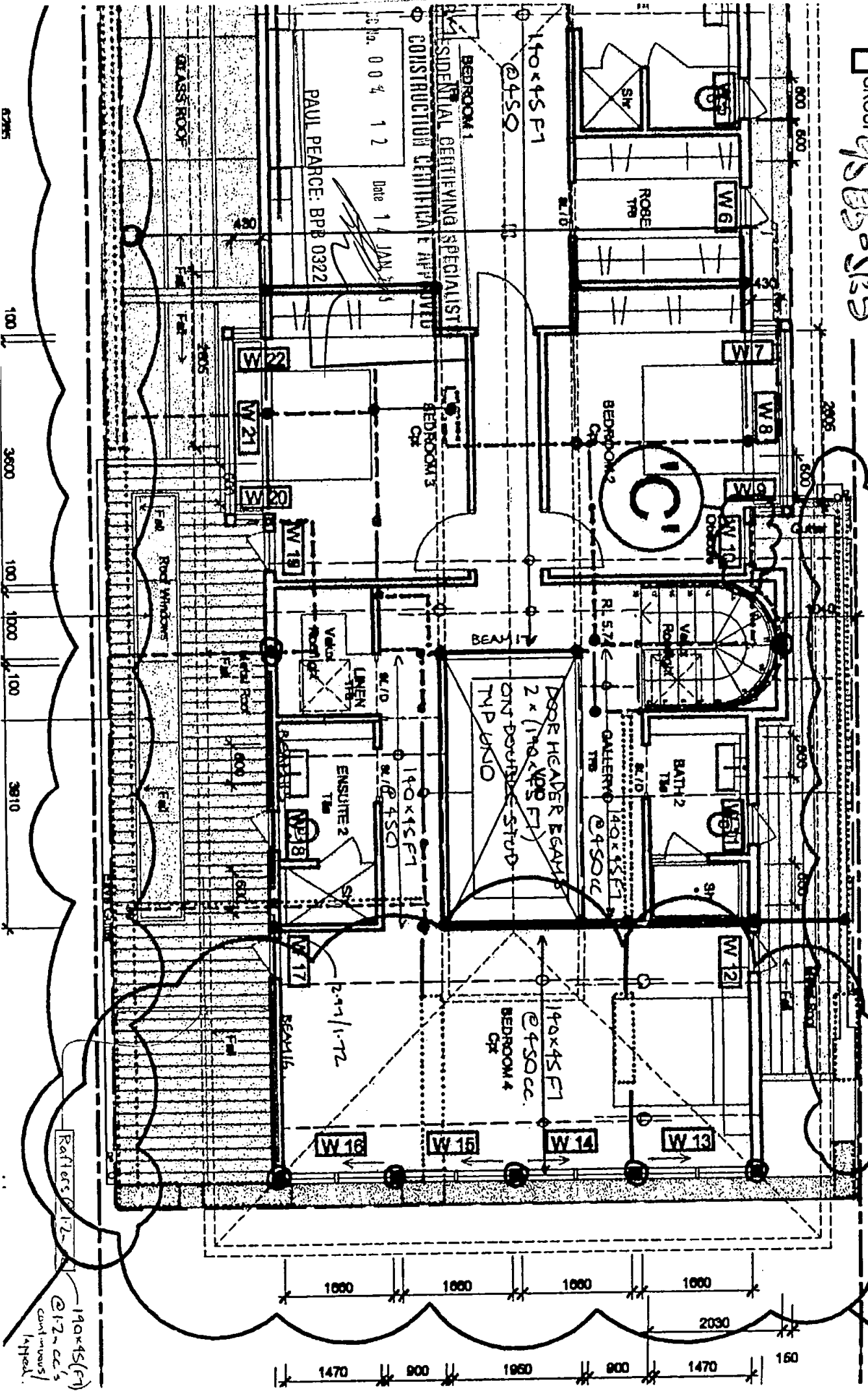




CONSULTING
ENGINEERS

9505-815

2805 150 780 165 4250 1900 100 2000 100 650 100 3600 150 325



PAUL PEARCE: BPB 0322
Date 14 JAN 2005
004 12

RESIDENTIAL REVIEWING SPECIALIST
CONSTRUCTION CERTIFICATE APPROVED

BEDROOM 1

140x45 F1
@450c

BEDROOM 2

BEDROOM 3

DOOR HEADER BEAMS
2 x (140x45 F1)
ON DOUBLE STUD
TYP. AND

140x45 F1
@450c
BEDROOM 4

BATH 2

ENSUITE 2

GLASS ROOF

Roof Windows

Rafters @ 12"
@ 12" cc's
continuous/
typical

ISSUE	PURPOSES	BY	DATE
A	DA SUBMISSION	JUL	17.07.2009
B	AMENDMT PARAPET DELETE	JUL	16.01.2009
C	AMENDMT S34	JUL	19.03.2009
D	CC SUBMISSION	JUL	20.12.2012

NOTE:
The proposed building work must comply with the Building Code of Australia (BCA) including:

(i) Site Preparation - Part 3.1
(ii) Foundations and Slabs - Part 3.2
(iii) Framing - Part 3.4
(iv) Roof and Wall Cladding - Part 3.5
(v) Glazing - Part 3.6
(vi) Fire Safety - Part 3.7
(vii) Health and Amenity - Part 3.8
(viii) Safe Movement and Access (Access and Egress) - Part 3.9

Prior to a construction certificate being issued, the certifying authority must ensure that the building complies with the Building Code of Australia by achieving compliance with Clause 1.0.4 of the BCA

BASIX NOTES CERTIFICATE: No. A39024

THE ALTERATIONS & ADDITIONS AS SHOWN SHALL COMPLY WITH THE ENVIRONMENTAL SUSTAINABILITY COMMITMENTS AS REQUIRED BY THE ABOVE NOTED BASIX CERTIFICATE

1. Rainwater tank: N/A.
2. Hot Water: Gas instantaneous to be installed.
3. Lighting: a minimum of 40% of new or altered light fixtures to be fitted with fluorescent, compact fluorescent, or LED lamps.
4. Fixtures: new or altered showerheads to have a flow rate no greater than 9 litres per minute or a 3 star water rating. New or altered toilets to have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. New or altered taps to have a flow rate no greater than 5 litres per minute or minimum 3 star water rating.
5. Insulation: the new or altered construction to be as below:
concrete slab on ground: nil
suspended floor above garage: framed (R0.7): nil
floor above existing dwelling or building: nil
external brick veneer & reverse brick veneer walls: N/A
external framed wall (weatherboard, fibro, metal clad): R1.30 (or R1.70 including construction)
internal wall shared with garage: single skin masonry: nil
raked ceiling, pitched roof: ceiling: R1.74 (up), flat ceiling flat roof: framed: R1.58 (up)
roof: foil backed blanket (55mm)
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.
6. Glazing requirements:
The Applicant must install windows, glazed doors & shading devices in accordance with the specifications listed below.
W1 to be shaded with projection/height ratio >=0.23
W8 & W23-30 inclusive to be shaded with projection/height ratio >=0.43
W21 & D2 inclusive to be shaded with eave/pergola/verandah / balcony >=450 mm
W5, W6, W10-12 & W17-19 inclusive to be shaded with eave / pergola / verandah / balcony >=750 mm
W4, W7, W9, W13-16, W20, W22, D1 & D4-6 inclusive to be shaded with eave / pergola / verandah / balcony >=900 mm
W2 & W3 require no shading
Frame & Glass all windows: timber or uPVC, glass: single clear, (or U-value no greater than: 5.71, SHGC: 0.66)
W2, 3, ONLY single pyrolytic LOW-E glass (or U-value no greater than: 3.99, SHGC: 0.40)

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.
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown as above.

The Applicant must install Skylights in accordance with the specifications listed below.
Skylights S1-S10: no shading
frame: timber, glass: low-E/Argon fill/clear external, (or U-value: 4.3, SHGC: 0.5)
Each skylight may either match the description or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed above.
Glazed Roof G1: no shading - low-e single (U-value: 3.99, SHGC: 0.4)

Project:
ALTERATIONS TO EXISTING RESIDENCE
1131 BARRENJOEY RD, PALM BEACH

Client/Applicant:
JOE & DEB CHADWICK

Drawing:
FLOOR PLANS

Stage: DEVELOPMENT APPLICATION

Date: SEPT 2012 Drawn By: JLL
Scale: 1:100 Checked By: JLL

Job No:

0711

Drawing No:

GA.02

ISSUE:

D

RESIDENTIAL CERTIFYING SPECIALISTS
CONSTRUCTION CERTIFICATE APPROVED
12 JAN 2013
PAUL PEARCE: BPB 0322

SYDNEY WATER
APPROVED

- Position of structure in relation to Sydney Water assets is satisfactory.
- Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drafter.
- It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
- 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.
- 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.
- Property No. 340063

Reece, Brookvale,
Quint Check Agent on behalf of
SYDNEY WATER
Per: *recc* 07/01/2013

GROUND FLOOR PLAN

GFA AREA = 182.5 sqm

FIRST FLOOR PLAN

GFA AREA = 146 sqm

Architect:
Leung Architects

25 KILLARNEY DRIVE
KILLARNEY HEIGHTS
NSW 2067 AUSTRALIA
TEL (02) 9453 5020
FAX (02) 9453 5408
E info@leungarchitects.com

Structural Engineer:
MPN GROUP P/L

PO BOX 443
MILSONS POINT 2061
NSW AUSTRALIA
TEL (02) 9929 7144
FAX (02) 9922 3041

Surveyor:
THEO MOSSEL

509 MILITARY ROAD,
MOSMAN 2088
NSW AUSTRALIA
TEL 9995 9997
FAX 9995 9890

Hydraulic Engineer:

Geotech. Engineer:

Heritage Consultant:

COPYRIGHT
Copyright in all documents and drawings prepared by JKC Leung Design & Construction Pty. Ltd and in any works executed from those documents and drawings shall, unless otherwise agreed in writing, remain the property of JKC Leung Design & Construction Pty. Ltd.

DRAWINGS AND DIMENSIONS
Figured dimensions shown on the drawings shall be followed in preference to scaled dimensions. Check and verify dimensions with prevailing conditions on the site and progressively on the site before commencing any work, before ordering, supplying or fabricating any item. Any discrepancies on site shall be reported to the Architect prior to the commencement of any works.

Legend:

Existing Wall
Existing Wall to be demolished
Double brick wall 230mm
Single brick wall 110mm
Cavity brick wall 270mm
Concrete block wall

Precast concrete wall
Reinforced concrete block wall
Internal plasterboard wall
Insulation
Concrete
Filled earth
Waterproof membrane

TRUE
NORTH

INSTALL SMOKE DETECTORS TO
CEILING IN ACCORDANCE WITH AS 3786 - 1993

NOTES
All structural foundations, beams, walls, slabs and columns shall be to the Structural Engineer's specification and documentation.

All construction work to comply with current relevant Australian Standards and the Building Code of Australia

Nominated Architect: Jeffrey Leung Reg. No. 6106

NOTE:
The proposed building work must comply with the Building Code of Australia (BCA) including:

- (i) Site Preparation - Part 3.1
- (ii) Footings and Slabs - Part 3.2
- (iii) Framing - Part 3.4
- (iv) Roof and Wall Cladding - Part 3.5
- (v) Glazing - Part 3.6
- (vi) Fire Safety - Part 3.7
- (vii) Health and Amenity - Part 3.8
- (viii) Site Movement and Access (Issues and Egress) - Part 3.9

Prior to a construction certificate being issued, the certifying authority must ensure that the building complied with the Building Code of Australia by achieving compliance with Clause 1.0.4 of the BCA

THE ALTERATIONS & ADDITIONS AS SHOWN SHALL COMPLY WITH THE ENVIRONMENTAL SUSTAINABILITY COMMITMENTS AS REQUIRED BY THE ABOVE MENTIONED BASIC CERTIFICATE

1. Rainwater tank : N.A.
2. Hot Water: Gas Instantaneous to be Installed.
3. Lighting: a minimum of 40% of new or altered light fixture to be fitted with fluorescent, compact fluorescent, or LED
4. Fixtures: new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. New or altered toilets to have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. New or altered taps to have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.
5. Insulation: the new or altered construction to be as below:
concrete slab on ground: nil
suspended floor above garage/framed(R0.7): nil
floor above existing dwelling or building: nil
external brick veneer & reverse brick veneer walls: N/A
external brick veneer & reverse brick veneer walls: R1.30 (or R1.70 including construction)
internal wall shared with garage/single skin masonry: nil
raked ceiling, pitched roof: ceiling: R1.74 (up), flat ceiling flat roof: framed: R1.58 (up)
roof: foil backed blanket (55mm)
ceiling: that if 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.

The Applicant must install windows, glazed doors & shading devices in accordance with the specifications listed below.

W1 to be shaded with projection/height ratio >0.23

W5 & W23-30 inclusive to be shaded with projection/height ratio >0.23

W1 & D2 inclusive to be shaded with eave/pergola/verandah / balcony >450 mm

W5, W6, W10-12 & W17-19 inclusive to be shaded with eave / pergola/verandah / balcony >750 mm

W4, W7, W9, W13-16, W20, W22, D1 & D4-6 inclusive to be shaded with eave / pergola /verandah / balcony >900 mm

W2 & W3 require no shading.

All glazing must be of minimum 6mm or uPVC, glass, single clear, (or U-value no greater than: 5.19, glass: 0.86)

W23, ONLY single pyrolytic LOW-E glass (or U-value no greater than: 3.99, SGCS: 0.40)

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.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown as above.

The Applicant must install Skylights in accordance with the specifications listed below.

Skylights S1-S10: no shading
frame: timber, glass: low-E/Argon fill/clear external, (or
U-value: 4.3, SHGC: 0.5)

Each skylight may either match the description or have a
U-value and a Solar Heat Gain Coefficient(SHGC) no greater
than that listed above.

Glazed Roof G1: no shading - low-e single (U-value:3.99,
SHGC: 0.4)

Project:
ALTERATIONS TO EXISTING RESIDENCE
1131 BARRENJOEY RD, PALM BEACH

Client/Applicant:
JOE & DEB CHADWICK

Drawing:

ELEVATIONS

Stage: CONSTRUCTION CERTIFICATE

Date: SEPT 2012	Drawn By: J JL
Scale: 1:100	Checked By: J JL

Job No: _____

0711

Drawing No. _____ Issue: _____

GA.03 | E



<p>NOTES</p> <p>All structural foundations, beams, walls, slabs and columns shall be to the Structural Engineer's specification and documentation.</p> <p>All construction work to comply with current relevant Australian Standards and the Building Code of Australia</p> <p>Nominated Architect: Jeffrey Leung Reg. No. 6190</p>
--

Job No:	0711	
Drawing No.	GA.03	Issue: E

NOTES: 1. Construction Certificate documents shall be compliant with the Building Code of Australia
2. Building components shall comply with BASIX Certificate No A39024

ISSUE	PURPOSES	BY	DATE
A	DA SUBMISSION	JLL	17.07.2008
B	AMENDMT PARAPET DELETE	JLL	16.01.2009
C	AMENDMT S34	JLL	19.03.2009
D	CG SUBMISSION	JLL	20.12.2012

NOTE:
The proposed building work must comply with the Building Code of Australia (BCA) including:
(i) Site Preparation - Part 3.1
(ii) Footings and Slabs - Part 3.2
(iii) Framing - Part 3.4
(iv) Roof and Wall Cladding - Part 3.5
(v) Glazing - Part 3.6
(vi) Fire Safety - Part 3.7
(vii) Health and Amenity - Part 3.8
(viii) Safe Movement and Access (Access and Egress) - Part 3.9
Prior to a construction certificate being issued, the certifying authority must ensure that the building complies with the Building Code of Australia by achieving compliance with Clause 1.0.4 of the BCA

BASIX NOTES CERTIFICATE: No.A39024

THE ALTERATIONS & ADDITIONS AS SHOWN SHALL COMPLY WITH THE ENVIRONMENTAL SUSTAINABILITY COMMITMENTS AS REQUIRED BY THE ABOVE NOTED BASIX CERTIFICATE

1. Rainwater tank: N/A.
2. Hot Water: Gas instantaneous to be installed.
3. Lighting: a minimum of 40% of new or altered light fixtures to be fitted with fluorescent, compact fluorescent, or LED lamps.
4. Fixtures: new or altered showerheads to have a flow rate no greater than 9 litres per minute or a 3 star water rating. New or altered toilets to have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. New or altered taps to have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.
5. Insulation: the new or altered construction to be as below:
concrete slab on ground: nil
suspended floor above garage: framed (R0.7): nil
floor above existing dwelling or building: nil
external brick veneer & reverse brick veneer walls: N/A
external framed wall (weatherboard, fibro, metal clad): R1.30 (or R1.70 including construction)
internal wall shared with garage: single skin masonry: nil
raked ceiling, pitched roof: ceiling: R1.74 (up), flat ceiling flat roof: framed: R1.58 (up)
roof: foil backed blanket (55mm)
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.
6. Glazing requirements:
The Applicant must install windows, glazed doors & shading devices in accordance with the specifications listed below.
W1 to be shaded with projection/height ratio >=0.23
W8 & W23-30 inclusive to be shaded with projection/height ratio >=0.43
W21 & D2 inclusive to be shaded with eave/pergola/verandah / balcony >=450 mm
W5, W6, W10-12 & W17-19 inclusive to be shaded with eave / pergola / verandah / balcony >=750 mm
W4, W7, W9, W13-16, W20, W22, D1 & D4-6 inclusive to be shaded with eave / pergola / verandah / balcony >=900 mm
W2 & W3 require no shading.
Frame & Glass all windows: timber or uPVC, glass: single clear, (or U-value no greater than: 5.71, SHGC: 0.65)
W2.3, ONLY single pyrolytic LOW-E glass (or U-value no greater than: 3.99, SHGC: 0.40)

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.
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown as above.

The Applicant must install Skylights in accordance with the specifications listed below.
Skylights S1-S10: no shading
Frame: timber, glass: low-E/argon fill/clear external, (or U-value: 4.3, SHGC: 0.5)
Each skylight may either match the description or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed above.
Glazed Roof G1: no shading - low-e single (U-value: 3.99, SHGC: 0.4)

Project:
ALTERATIONS TO EXISTING RESIDENCE
1131 BARRENJOEY RD, PALM BEACH

Client/Applicant:
JOE & DEB CHADWICK

Drawing:
SECTIONS

Stage: CONSTRUCTION CERTIFICATE

Date: SEPT 2012 Drawn By: JLL
Scale: 1:100 Checked By: JLL

Job No:

0711

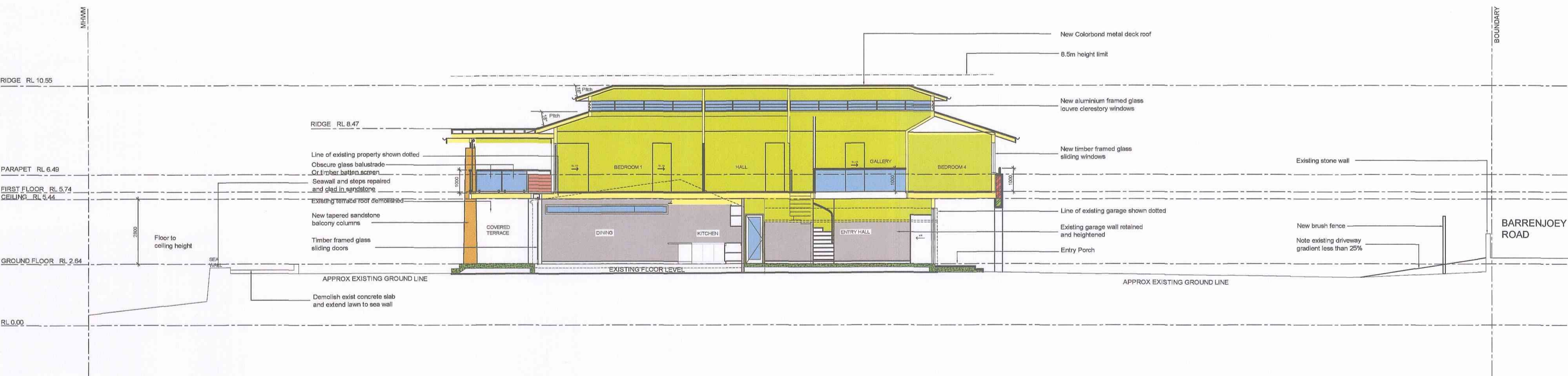
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GA.04

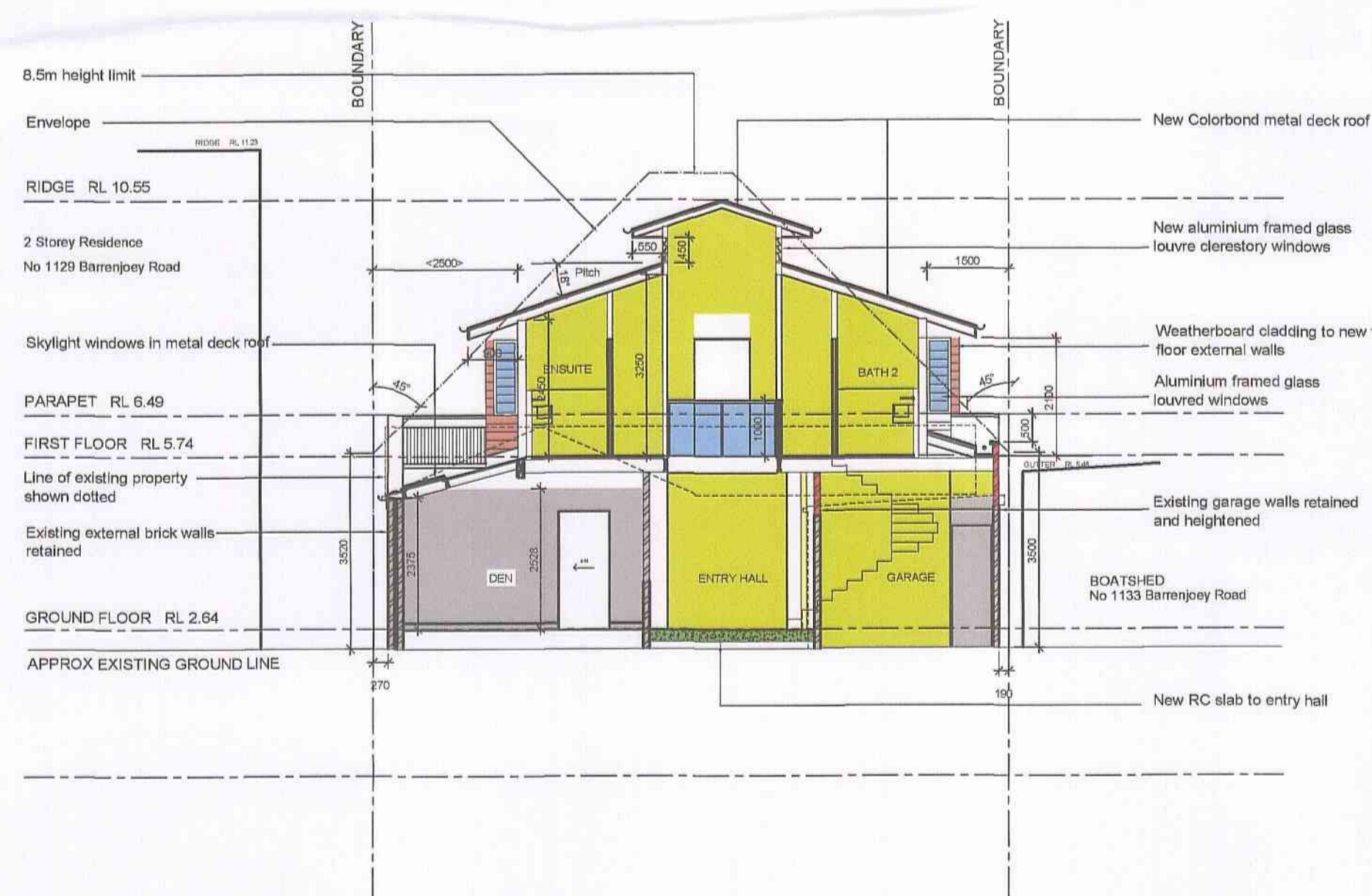
ISSUE:

D

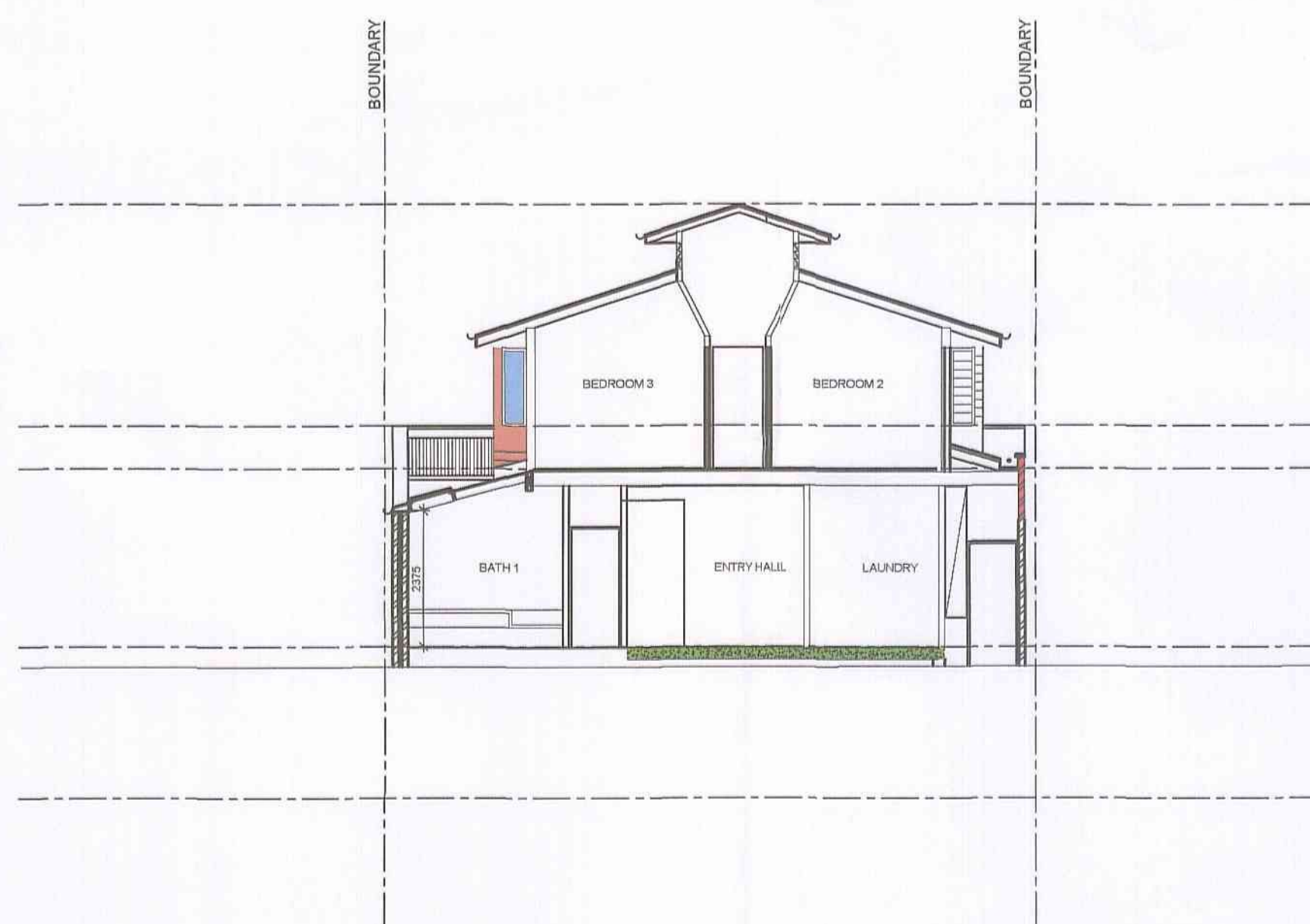
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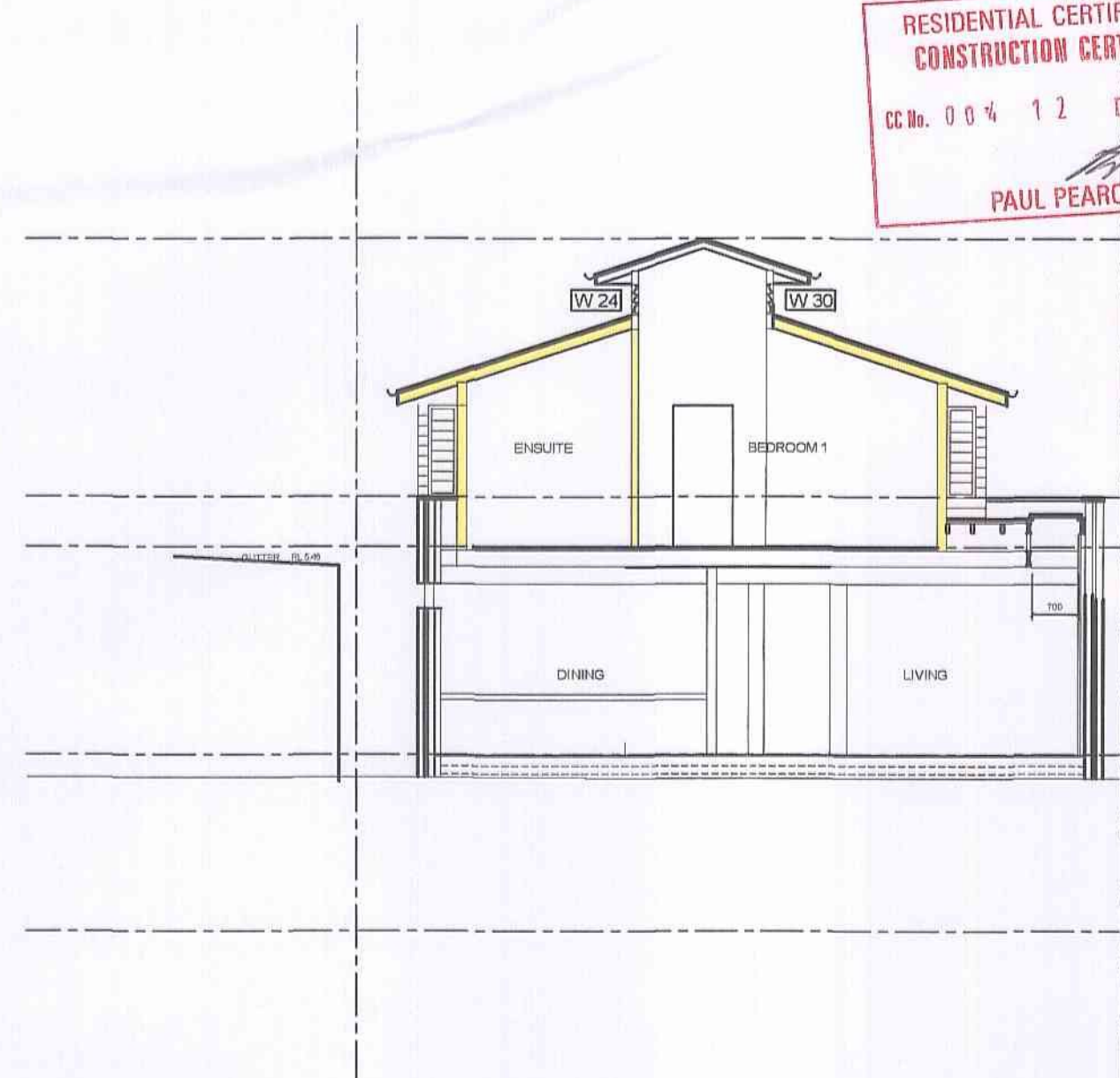
SECTION BB



SECTION CC



SECTION D D



Architect:
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KILLARNEY HEIGHTS
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E: info@leungarchitects.com

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NSW AUSTRALIA
TEL (02) 9929 7144
FAX (02) 9922 3041

Surveyor:
THEO MOSSEL
599 MILITARY ROAD,
MOSMAN 2088
NSW AUSTRALIA
TEL 9959 9927
FAX 9959 9880

Hydraulic Engineer:
Geotech Engineer:
Heritage Consultant:

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DRAWINGS AND DIMENSIONS
Figured dimensions shown on the drawings shall be followed in preference to rounded dimensions. Check and verify dimensions with prevailing conditions on the site and progressively on the site before commencing any work, before ordering, supplying or fabricating any item. Any discrepancies on site shall be reported to the Architect prior to the commencement of any work.

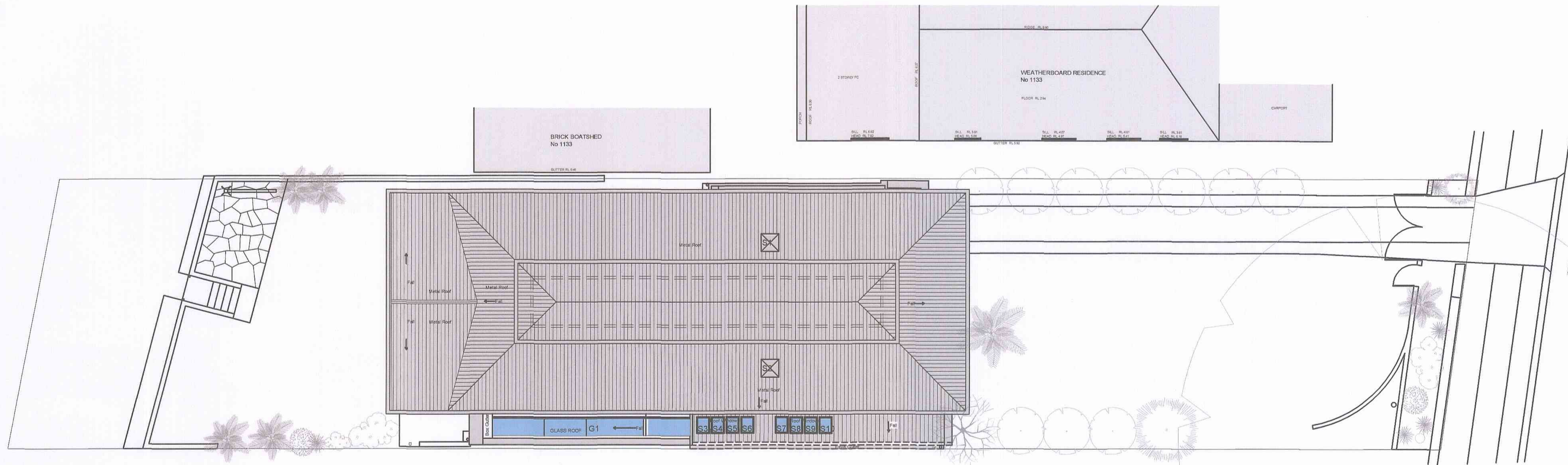
Legend:
Existing Wall
Existing Wall to be demolished
Double brick wall 230mm
Single brick wall 110mm
Cavity brick wall 270mm
Concrete block wall
Precast concrete wall
Reinforced concrete block wall
Internal plasterboard wall
Insulation
Concrete
Filled earth
Waterproof membrane

TRUE
NORTH

INSTALL SMOKE DETECTORS TO CEILINGS IN ACCORDANCE WITH AS 3786 - 1993

NOTES
All structural foundations, beams, walls, slabs and columns shall be to the Structural Engineer's specification and documentation.
All construction work to comply with current relevant Australian Standards and the Building Code of Australia
Nominated Architect: Jeffrey Leung Reg. No. 6190

ROOF PLAN



ISSUE	PURPOSES	BY	DATE
A	DA SUBMISSION	JUL	17.07.2008
B	AMENDMENT 534	JUL	19.03.2009
C	CC SUBMISSION	JUL	20.12.2012

NOTE:
The proposed building work must comply with the Building Code of Australia (BCA) including:

- (i) Site Preparation - Part 3.1
- (ii) Footings and Slabs - Part 3.2
- (iii) Framing - Part 3.4
- (iv) Roof and Wall Cladding - Part 3.5
- (v) Glazing - Part 3.6
- (vi) Fire Safety - Part 3.7
- (vii) Health and Amenity - Part 3.8
- (viii) Safe Movement and Access (Access and Egress)- Part 3.9

Prior to a construction certificate being issued, the certifying authority must ensure that the building complied with the Building Code of Australia by achieving compliance with Clause 1.0.4 of the BCA

BASIX NOTES CERTIFICATE: No.A39024

THE ALTERATIONS & ADDITIONS AS SHOWN SHALL COMPLY WITH THE ENVIRONMENTAL SUSTAINABILITY COMMITMENTS AS REQUIRED BY THE ABOVE NOTED BASIX CERTIFICATE

1. Rainwater tank : N/A.
2. Hot Water: Gas instantaneous to be installed.
3. Lighting: a minimum of 40% of new or altered light fixtures to be fitted with fluorescent, compact fluorescent, or LED lamps.
4. Fixtures: new or altered showerheads to have a flow rate no greater than 9 litres per minute or a 3 star water rating. New or altered toilets to have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. New or altered taps to have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.
5. Insulation: the new or altered construction to be as below:
concrete slab on ground: nil
suspended floor above garage:framed(R0.7): nil
floor above existing dwelling or building: nil
external brick veneer & reverse brick veneer walls: N/A
external framed wall (weatherboard, fibro, metal clad): R1.30 (or R1.70 including construction)
internal wall shared with garage:Single skin masonry: nil
raked ceiling, pitched roof: ceiling: R1.74 (up), flat ceiling flat roof:framed: R1.58 (up)
roof: foil backed blanket (55mm)
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.
6. Glazing requirements:
The Applicant must install windows, glazed doors & shading devices in accordance with the specifications listed below.
W1 to be shaded with projection/height ratio >=0.23
W8 & W23-30 inclusive to be shaded with projection/height ratio >=0.43
W21 & D2 inclusive to be shaded with eave/pergola/verandah / balcony >=450 mm
W5, W6, W10-12 & W17-19 inclusive to be shaded with eave / pergola/ verandah / balcony >=750 mm
W4,W7,W9,W13-16,W20,W22,D1 & D4-6 inclusive to be shaded with eave / pergola/ verandah / balcony >=900 mm
W2 & W3 require no shading.
Frame & Glass all windows: timber or uPVC, glass: single clear, (or U-value no greater than: 5.71, SHGC: 0.66)
W2.3, ONLY single pyrolytic LOW-E glass (or U-value no greater than: 3.99, SHGC: 0.40)

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.
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown as above.

The Applicant must install Skylights in accordance with the specifications listed below.
Skylights S1-S10: no shading
frame: timber, glass: low-E/Argon fill/clear external, (or U-value: 4.3, SHGC: 0.5)
Each skylight may either match the description or have a U-value and a Solar Heat Gain Coefficient(SHGC) no greater than that listed above.
Glazed Roof G1: no shading - low-e single (U-value:3.99, SHGC: 0.4)

Project:
ALTERATIONS TO EXISTING RESIDENCE
1131 BARRENJOEY RD, PALM BEACH

Client/Applicant:
JOE & DEB CHADWICK

Drawing:
ROOF PLAN

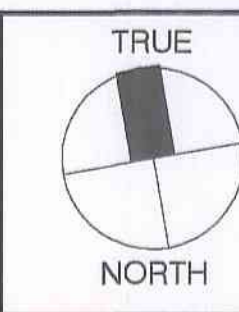
Stage: CONSTRUCTION CERTIFICATE

Date: NOV 2012 Drawn By: JLL
Scale: 1:100 Checked By: JLL

Job No:
0711
Drawing No:
GA.05
Issue:
C

Architect: Leung Architects ABN 97 001 750 912 25 KILLARNEY DRIVE KILLARNEY HEIGHTS NSW 2087 AUSTRALIA TEL (02) 9453 5020 FAX (02) 9453 5488 E info@leungarchitects.com	Structural Engineer: MPN GROUP P/L PO BOX 443 MILSONS POINT 2061 NSW AUSTRALIA TEL (02) 9929 7144 FAX (02) 9922 3041	Surveyor: THEO MOSSEL 599 MILITARY ROAD, MOSMAN 2068 NSW AUSTRALIA TEL 9950 9957 FAX 9959 0590	Hydraulic Engineer:	Geotech.Engineer:	Heritage Consultant:	COPYRIGHT Copyright in all documents and drawings prepared by JKC Leung Design & Construction Pty. Ltd and in any works executed from those documents and drawings shall, unless otherwise agreed in writing, remain the property of JKC Leung Design & Construction Pty. Ltd. DRAWINGS AND DIMENSIONS Figured dimensions shown on the drawings shall be followed in preference to scaled dimensions. Check and verify dimensions with prevailing conditions on the site and progressively on the site before commencing any work, before ordering, supplying or fabricating any item. Any discrepancies on site shall be reported to the Architect prior to the commencement of any works.
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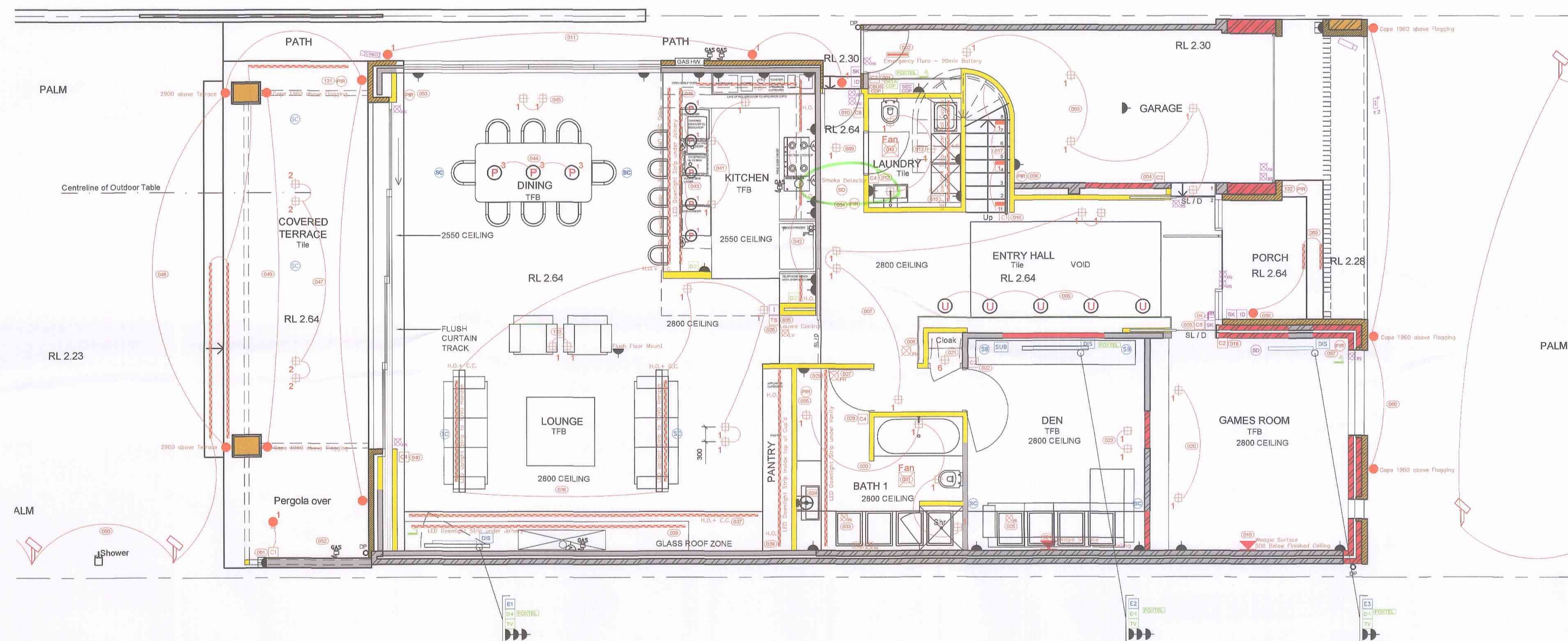
Legend:	<p>Existing Wall</p> <p>Existing Wall to be demolished</p> <p>Double brick wall 230mm</p> <p>Single brick wall 110mm</p> <p>Cavity brick wall 275mm</p> <p>Concrete block wall</p>
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






<p>Precast concrete wall</p> <p>Reinforced concrete block wall</p> <p>Internal claster/board wall</p> <p>Insulation</p> <p>Concrete</p> <p>Filled earth</p> <p>Waterproof membrane</p>	<p>INSTALL SMOKE DETECTORS TO CEILING IN ACCORDANCE WITH AS 3786 - 1993</p>
--	---

NOTES
All structural foundations, beams, walls, slabs and columns shall be to the Structural Engineer's specification and documentation.
All construction work to comply with current relevant Australian Standards and the Building Code of Australia
Nominated Architect: Jeffrey Leung Reg. No. 6196

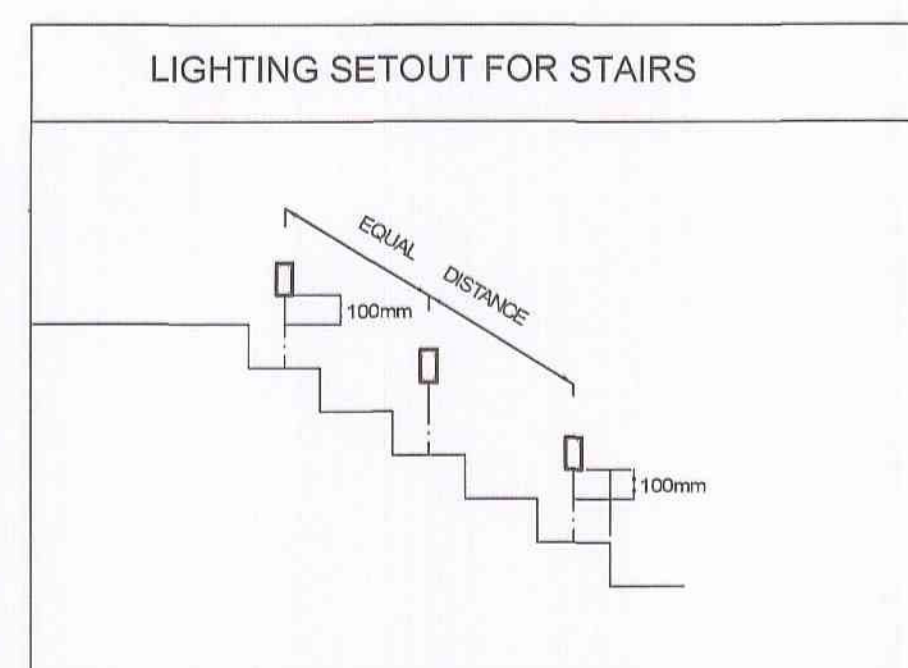


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	LIGHTING LEGEND	HOLE CUTOUT	VOLTAGE WATTAGE
	LOW VOLTAGE DOWNLIGHT - 85W THINLESS ROUND - TOVO CODE - TBA POWERCOAT	Ø 92mm	12 Volts 50 Watts
	LOW VOLTAGE DOWNLIGHT - PANORAMA VALUCLUSE - TOVO CODE 745 STAINLESS STEEL - POWERCOAT	Ø 89mm	12 Volts 50 Watts
	N/A		
	N/A		
	N/A		
	N/A		
	N/A		12 Volts 50 Watts
	RECESSED STAIR LIGHT CREST ULTRA SLIM - TOVO CODE - TBA POWERCOAT	Recessed 60mm Stud Wall	12 Volts 20 Watt Remote
	RECESSED WALL LIGHT MANLY - TOVO CODE - 14 COPPER	Recessed Masonry	12 Volts 20 Watt Remote
	N/A		
	N/A		
	WALL LIGHT - COPPER CAPE YORK - TOVO code - TBA	Surface Mount	12 Volts 35 Watts Remote
	WALL LIGHT - FLUORESCENT PLANA TS - ELECTRONIC BALLAST	Surface Mount	230 Volts 48 Watts
	WALL LIGHT - COPPER CAPE - TOVO code 197	Surface Mount	12 Volts 35 Watts Remote
	WALL LIGHT - COPPER PANORAMA HOSBA - TOVO code 20	Surface Mount	12 Volts 50 Watts Remote
	WALL BRACKET UPLIGHTER WEDDIE - TOVO code 3003	Surface Mount	240 Volts 200 Watts
	WALL BRACKET UPLIGHTER WEDDIE LED+150mm WIDE- TOVO code TBA	Surface Mount	
	INGROUND UPLIGHTER - ROUND PANORAMA PORT DOUGLAS-TOVO code 798	Ø 103mm ØxH160mm	12 Volts 35 Watts Remote
	PENDANT - KITCHEN BENCH TBA	Ceiling Mount	
	N/A	Ceiling Mount	
	PENDANT - DINING TABLE TBA	Ceiling Mount	
	FLOOD LIGHT DAYLIGHT - TOVO code 231	Surface Mount	240 Volts 300 Watts
	GARDEN SPIKE - COPPER PANORAMA - NEVPORT - TOVO code 13	Burial	12 Volts 20 Watts Remote
	TRANSFORMER - INDICATING OUTPUT	Surface Mount	240 Volts 300 Watts Max
	JOINERY LIGHT- LED Twinlock Mini Square - TOVO code 781 - Bath Hacks 50mm deep - 10 degree beam angle globe	Joinery Mount 80 x 80mm	12 Volts 5 Watts Remote
	LED STIX - LOW OUTPUT	Surface Mount	12 Volts 15 Watts Remote
	LED STIX - HIGH OUTPUT	Surface Mount	12 Volts 15 Watts Remote
	LED STIX - HIGH OUTPUT WITH COLOR CORRECTION GEL BY TOVO	Surface Mount	12 Volts 15 Watts Remote

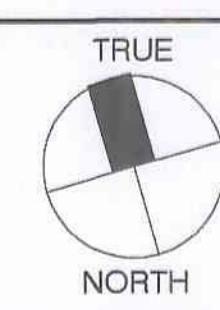
CABLE SIZE	
REMOTE TRANSFORMER.	USE 6mm TWIN AUTO CABLE FOR RUNS TO A MAX 30 METERS - 300watts
REMOTE TRANSFORMER.	USE 4mm TWIN AUTO CABLE FOR RUNS TO A MAX 15 METERS - 200watts

SET OUT NOTES
PORT DOUGLAS INGROUND UPLIGHTER TO BE 120mm FROM FINISH WALL SURFACE TO CENTER.



Legend:

	Erdling Wall		Precast concrete wall
	Erdling Wall to be demolished		Reinforced concrete block wall
	Double brick wall 230mm		Insulation
	Single brick wall 110mm		Concrete
	Cavity brick wall 230mm		Filled earth
	Concrete block wall		Waterproof membrane



INSTALL SMOKE DETECTORS TO NEW BED ROOM
CEILINGS IN ACCORDANCE WITH AS 3786 - 1993

NOTES
All structural foundations, beams, walls, slabs and columns shall be to the Structural Engineer's specification and documentation
All construction work to comply with current relevant Australian Standards and the Building Code of Australia

Architect:
Leung Architects

ASN 07 001 790 512

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NSW AUSTRALIA

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FAX (02) 9922 3041

Surveyor:
THEO MOSSEL

599 MILITARY ROAD,
MOSMAN 2088
NSW AUSTRALIA

TEL 9969 9997
FAX 9969 9890

Hydraulic Engineer

Geotech.Engineer:

Heritage Consultant:

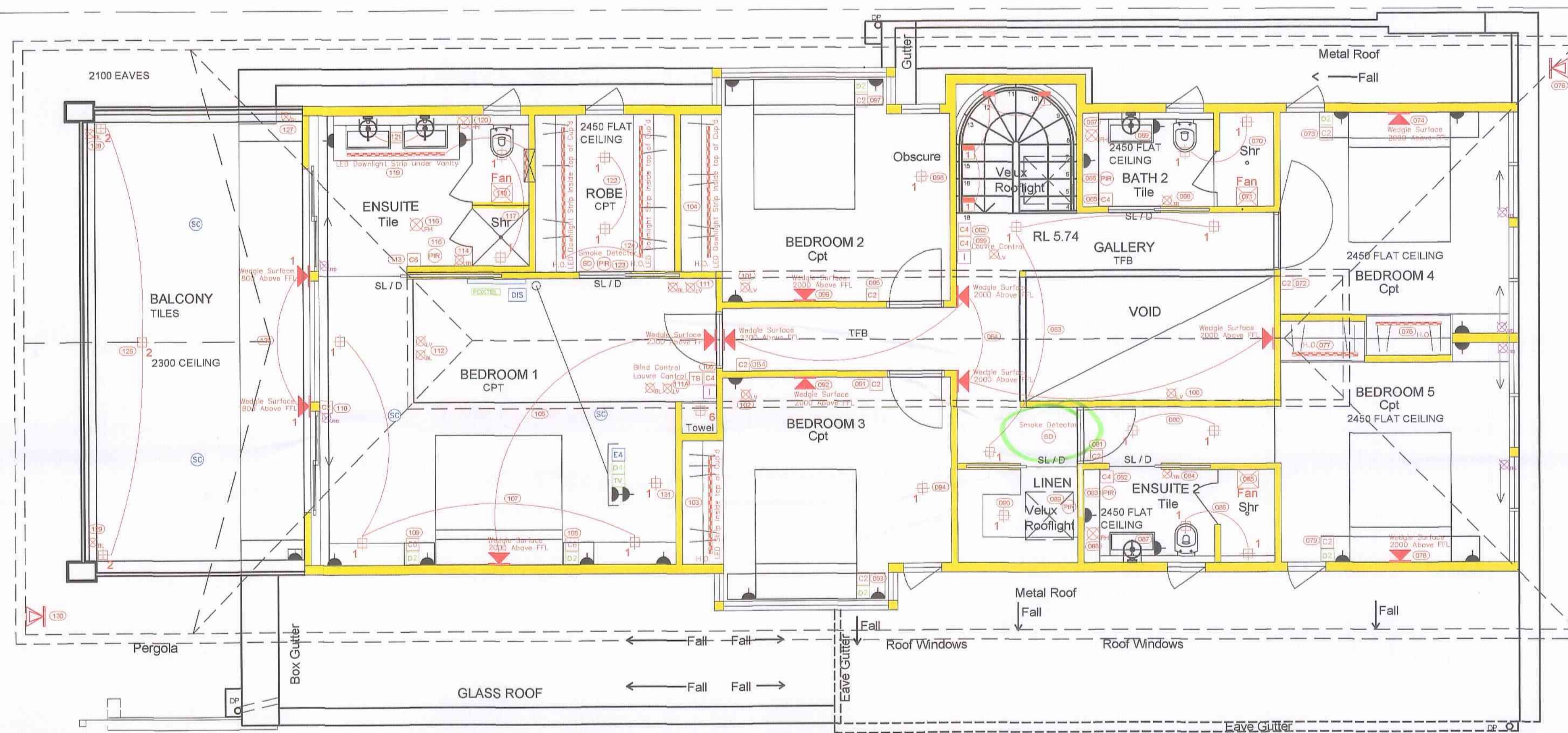
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




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DRAWINGS AND DIMENSIONS

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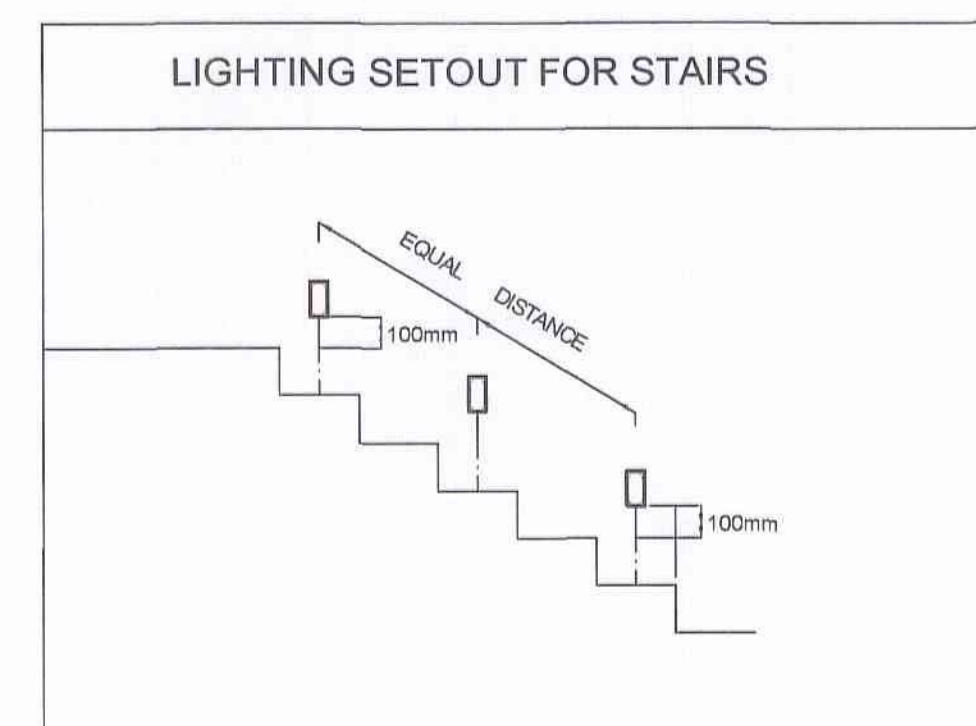
Project: ALTERATIONS TO EXISTING RESIDENCE 1131 BARRENJOEY RD, PALM BEACH	
Client/Applicant: JOE & DEB CHADWICK	
Drawing: GROUND FLOOR ELECTRICAL	
Stage: DEVELOPMENT APPLICATION	
Date: SEPT 2012	Drawn By: JLL
Scale: 1:50	Checked By: JLL
Job No: 0711	
Drawing No.	Issue: A

[illegible]













LIGHTING LEGEND		HOLE CUTOUT	VOLTAGE WATTAGE
	LOW VOLTAGE DOWNLIGHT - 85W TIMLESS ROUND - TOVO CODE - TBA POWERWATT	Ø 92mm	12 Volts 50 Watts
	LOW VOLTAGE DOWNLIGHT - PANDORA VALCLUSE - TOVO CODE 74S STAINLESS STEEL - POWERWATT	Ø 89mm	12 Volts 50 Watts
	N/A		
	N/A		
	N/A		
	N/A		
	N/A		12 Volts 50 Watts
	RECESSED STAIR LIGHT GRES' ULTRA SLIM - TOVO CODE - TBA POWERWATT	Recessed 90mm Start Wall	12 Volts 20 Watt Remote
	RECESSED WALL LIGHT MAINLY - TOVO CODE - 14 COPPER	Recessed Masonry	12 Volts 20 Watt Remote
	N/A		
	N/A		
	WALL LIGHT - COPPER CAPE YORK LIGHT CODE - TBA	Surface Mount	12 Volts 35 Watts Remote
	WALL LIGHT - FLUORESCENT PLANIA - TS - ELECTRONIC BALLAST	Surface Mount	230 Volts 48 Watts
	WALL LIGHT - COPPER CAPE - TOVO code 1871	Surface Mount	12 Volts 35 Watts Remote
	WALL LIGHT - COPPER PANDORA MODIA - TOVO code 26	Surface Mount	12 Volts 50 Watts Remote
	WALL BRACKET UPLIGHTER WEDJIE - TOVO code 3003	Surface Mount	240 Volts 200 Watts
	WALL BRACKET UPLIGHTER WEDJIE LED+150mm WIDET - TOVO code TBA	Surface Mount	
	INGROUND UPLIGHTER - ROUND PANDORAMA PORT DOUGLAS-TOVO code 788	Ø 103mm Dp1180mm	12 Volts 35 Watts Remote
	PENDANT - KITCHEN BENCH TBA	Ceiling Mount	
	N/A	Ceiling Mount	
	PENDANT - DINING TABLE TBA	Ceiling Mount	
	FLOOD LIGHT DAYLIGHT - TOVO code 231	Surface Mount	240 Volts 300 Watts
	GARDEN SPIKE - COPPER PANDORAMA - NEWPORT - TOVO code 13	Burial	12 Volts 20 Watts Remote
	TRANSFORMER - INDICATING OUTPUT	Surface Mount	240 Volts 300 Watts Max
	JOINERY LIGHT- LED Tideback Mix Square - TOVO code 781 - Satin Nickel 50mm deep - 10 degree beam angle grille	Joinery Mount	12 Volts 2 Watts
	LED STIX - LOW OUTPUT	Surface Mount	12 Volts 5 Watts/M Remote
	LED STIX - HIGH OUTPUT	Surface Mount	12 Volts 15 Watts/M Remote
	LED STIX - HIGH OUTPUT WITH COLOR CORRECTION GEL BY TOVO	Surface Mount	12 Volts 15 Watts/M Remote

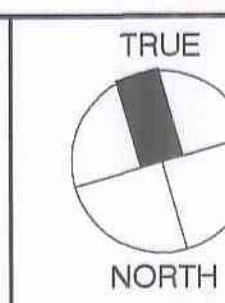
CABLE SIZE	
REMOTE TRANSFORMER. USE 6mm TWIN AUTO CABLE FOR RUNS TO A MAX 30 METERS - 300watts	
REMOTE TRANSFORMER. USE 4mm TWIN AUTO CABLE FOR RUNS TO A MAX 15 METERS - 200watts	

SET OUT NOTES
PORT DOUGLAS INGROUND UPLIGHTER TO BE 120mm FROM FINISH WALL SURFACE TO CENTER.



Architect: Leung Architects	Structural Engineer: MPN GROUP P/L	Surveyor: THEO MOSSEL	Hydraulic Engineer:	Geotech.Engineer:	Heritage Consultant:	COPYRIGHT Copyright in all documents and drawings prepared by JKC Leung Design & Construction Pty Ltd and in any works executed from those documents and drawings shall, unless otherwise agreed in writing, remain the property of JKC Leung Design & Construction Pty Ltd.
AJBA 67 09 705 812 25 KILLARNEY DRIVE KILLARNEY HEIGHTS NSW 2237 AUSTRALIA TEL: (02) 9453 9020 FAX: (02) 9453 9458 E: info@leungarchitects.com	PO BOX 443 MILSOMEN POINT 2061 NSW AUSTRALIA TEL: (02) 9600 7144 FAX: (02) 9622 3041	590 MILLARY ROAD, MCGRATH 2088 NSW AUSTRALIA TEL: 0969 0907 FAX: 0969 0960				DRAWINGS AND DIMENSIONS Checked dimensions shown on the drawings shall be followed in preference to scaled dimensions. Check and verify all measurements with prevailing conditions on the site and progressively on the site before commencing any work, before ordering, purchasing or fabricating any item. Any discrepancies on site shall be reported to the Architect prior to the commencement of any works.

Legend:			
	Existing Wall		Precast concrete wall
	Double brick wall 230mm		Reinforced concrete block wall
	Single brick wall 110mm		Internal plasterboard wall
	Cavity brick wall 270mm		Insulation
	Concrete block wall		Concrete
			Filled earth
			Waterproof membrane



INSTALL SMOKE DETECTORS TO NEW BED ROOM
CEILINGS IN ACCORDANCE WITH AS 3786 - 1993

NOTES
<p>All structural foundations, beams, walls, slabs and columns shall be to the Structural Engineer's specification and documentation.</p> <p>All construction work to comply with current relevant Australian Standards and the Building Code of Australia</p>
Nominated Architect: Jeffrey Leung Reg. No. 6196

Project: ALTERATIONS TO EXISTING RESIDENCE 131 BARRENJOEY RD, PALM BEACH	
Client/Applicant: JOE & DEB CHADWICK	
Drawing: FIRST FLOOR ELECTRICAL	
Stage: DEVELOPMENT APPLICATION	
Date: SEPT 2012	Drawn By: JLL
Scale: 1:100	Checked By: JLL
Job No: 0711	
Drawing No.	
GA.07	
Issue: A	