

4 October 2012
Pittwater Council
PO Box 882
MONA VALE NSW 2103

Dear Sir or Madam

RE: RE: Lodgement of CC2012-199 for DA No. N0177/12
Site address: No. 6 Kara Crescent, Bayview NSW

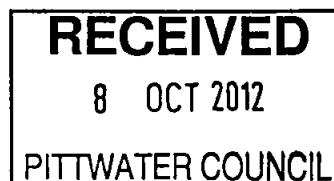
Please find attached all required documentation relied upon to issue Construction Certificate and Notice of Commencement for the above development:

- Part 4A Lodgement Fee \$36.00 payable to Council.
- Copy of Home Owner's Warranty Insurance.
- Sydney Water approval
- 1 full set of Construction Certificate Plans.
- 1 Structural Engineers Plans.
- 1 Structural Engineers certificate for structural adequacy of existing structure.
- 1 Geotechnical Form 2.
- Receipt for payment of Long Service Levy.
- Basix Certificate

Yours faithfully

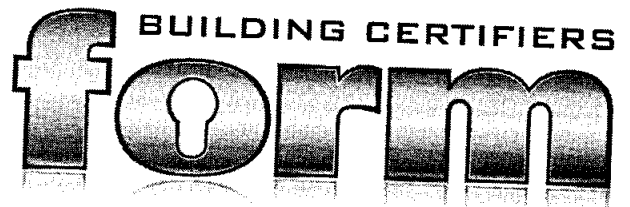
A handwritten signature in black ink, appearing to read "Craig Formosa".

Craig Formosa



836 REC: 330553 8/10/12

POSTED
04/10/12



CONSTRUCTION CERTIFICATE # 2012-199

Approved 03/10/12

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

Date Application Received	18/09/12		
Council	PITTWATER		
Development Consent No.	N0177/12	Date Approved	22/08/12
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa - BPB0124
Accreditation Body	Building Professionals Board		

APPLICANT DETAILS

Name	Tim Cormack	Ph No.	0418 647 950
Address	6 Kara Crescent, Bayview NSW		

OWNER DETAILS

Name	Tim Cormack	Ph No.	0418 647 950
Address	6 Kara Crescent, Bayview NSW		

DEVELOPMENT DETAILS

Subject Land	6 Kara Crescent, Bayview NSW	Lot No.	3	DP	237045
Description of Development	Alterations and additions to an existing dwelling.				
Class of Building	10a	Value of Work	\$229,000.00		

BUILDER DETAILS

Name	MKA Constructions				
Address	PO Box 451, BALGOWLAH NSW 2093				
Contact Number	0411 751 304	License No.	112579C		

APPROVED PLANS & DOCUMENTS

Plans Prepared By	Rapid Plans				
Drawing Numbers	CC1001 – CC6001	Dated	27/08/12		
Engineer Details Prepared By	Nasseri Associates				
Drawing Numbers	S2662 Sheet 1 to 7	Dated	30/08/12		
Basix Certificate No.	A139828	Dated	31/05/12		

CERTIFICATION

I, Craig Formosa, as the certifying authority am satisfied that;

- The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and
- Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986.

Signed:

Date: 03/10/12



IMPORTANT ADVICE

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

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

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

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

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

Kind regards

A handwritten signature in black ink, appearing to be "Craig Formosa".

Craig Formosa

Director

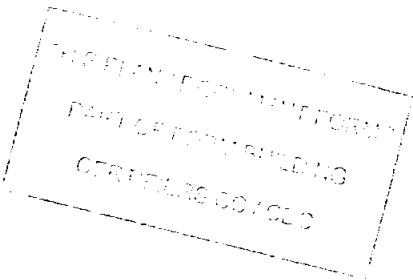
Form Building Certifiers

Levy Online Payment Receipt



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

Applicant Name:	TIMOTHY CORMACK
Levy Application Reference:	5033852
Application Type:	DA
Application No.:	N0177/12
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	6 KARA CRESCENT
	BAYVIEW
	NSW
	2104
Value Of Work:	\$229,000
Levy Due:	\$801
Levy Payment:	\$801
Online Payment Ref.:	668673216
Payment Date:	2/10/2012 11:33:37 AM



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

Development Application for	177 / 12
	Name of Applicant
Address of site	Lot 3 (#6) Kara Crescent, Bayview

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

I, David Nasser on behalf of Nasser Associates
(insert name) (trading or company name)

on this the 2 October 2012.
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- ☐ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
- ☐ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

Geotechnical Report Details:

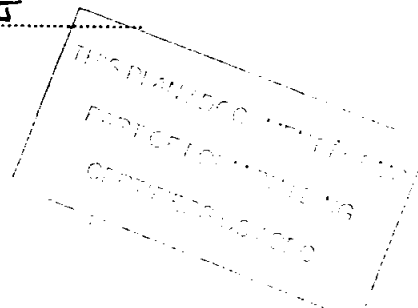
Report Title:	Risk Management & Analysis for proposed additions
Report Date:	8 June 2012
Author:	Ben White
Author's Company/Organisation:	Jack Hodgson Consultants P/L

Structural Documents list:

Job No. S2662, Rev. A date 30 August 2012
from Nasser Associates

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature: [Signature]
 Name: David Nasser
 Chartered Professional Status: BE, FIE Aust, NPE2
 Membership No.: 1466953
 Company: Nasser Associates





Home Warranty Insurance Fund

calliden
group

NSWMBIS/124088-PermitAuthority

7/03/2012

M K A Constructions Pty Ltd
PO Box 451
BALGOWLAH NSW 2093

Calliden Insurance Ltd
ABN 47 004 125 268 AFS Licence 234438
Level 9, 11-33 Exhibition Street
MELBOURNE VIC 3000
Phone: (03) 9637 1300 FAX: 1300 662 215

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the Home Building Act 1989 has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In respect of: Structural Alterations/Additions

At: 6 Kara Crescent
 BAYVIEW NSW 2104

Carried out by: M K A Constructions Pty Ltd

Licence Number: 112879C

ABN: 41 090 911 925

For: Tim Cormack

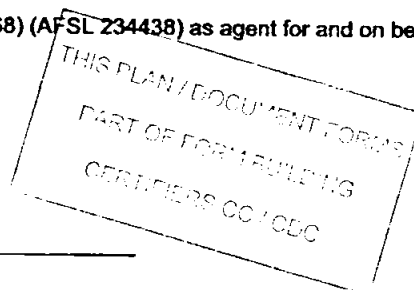
In the amount of: \$229,000.00

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to:

- a beneficiary described in the contract and successors in title to the beneficiary,
- OR
- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Authorisation: Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

Issued on the 7th day of March, 2012.



NOTICE: To download a copy of your insurance policy wording visit <http://www.policywording.com.au>.

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART B - To be submitted with detailed design for construction certificate

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

I, Ben White on behalf of Jack Hodgson Consultants Pty Ltd
(insert name) (trading or company name)

on this the 2nd October, 2012
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater – 2009 and I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans in accordance for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details :

Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED ADDITIONS AT 6 KARA CRESCENT, BAYVIEW

Report Date: 8-6-2012

Author: BEN WHITE

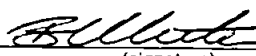
Documentation which relates to or is relied upon in report preparation:

Architectural Plans prepared by Rapid Plans numbered DA1003-1010 DA2001 to 2005, DA 3001, DA4001, 4002, DA 5001 to 5003 dated 31-5-12

Structural Plan prepared by Nasserl Associates numbered S2662 1to 7 dated 30-8-2012

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Ben White
(name)


(signature)

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk

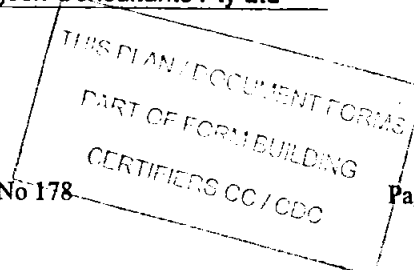
Signature 

Name Ben White

Chartered Professional Status M.Sc.Geol AusIMM CP
GEOL.

Membership No. 222757

Company Jack Hodgson Consultants Pty Ltd





Application Lodgement Summary



Reference Number 8252201

Date Requested: Tue October 2 2012

Agent Reece Mona Vale, 10 Taronga Pl Mona Vale
Applicant TB CORMACK VM CORMACK, 6 KARA CRES BAYVIEW 2104
Property/Asset 6 Kara Cres, Bayview 2104 (Tb Cormack Vm Cormack) PNum: 3427242
 150 mm VC Sewer Main - (3802421) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$16.71	\$0.00	\$16.71

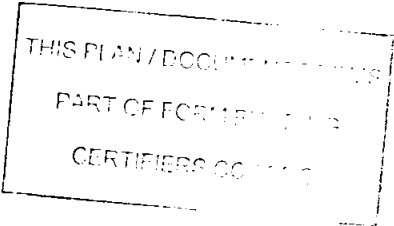
Property Special Conditions for Plumbers

Boundary Trap Required	Not available
Watercharged/Tidal area	Not available
Partial Drainage area	Not available
Aggressive Soil area	Not available
Cast Iron Pipe area	Not available
Sewer Surcharge area	Not available
Minimum Gully Height area	Not available
Sewer Available	Not available
Connection Type	Not available

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



BASIX® Certificate

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

Alterations and Additions

Certificate number: A139828

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: Thursday, 31, May 2012

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



Description of Project

Project address		
Project name	Cormack	
Street address	6 Kara Crescent Bayview 2104	
Local Government Area	Pittwater Council	
Plan type and number	Deposited Plan 237045	
Lot number	3	
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).	

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Rapid Plans

ABN (if applicable): 43150064592

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	NW	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	NE	6.3	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

This is the plan/spec. referred to in Form Building Certificate

Certificate No. 2012/199
Plan No. 1-7
03/10/12
Craig Formosa BPB0124 DATED

NEW DECKING
(EXISTING TIMBER
DECK TO REMAIN
AND REPAIRED)
FFL 82.777

NEW OUTDOOR
AREA
FFL 83.377

NEW STAIRS
TO BCA AND
AUSTRALIAN
STANDARD

EXISTING
SWIMMING POOL
(TO REMAIN)

EXISTING TIMBER DECK - EXISTING BEARERS & JOISTS TO BE
CHECKED, AND IF SATISFACTORY TO BE USED, OTHERWISE PROVIDE
NEW BEARERS & JOISTS IN ACCORDANCE WITH AS1684.
EXISTING PAD/FOOTINGS TO BE RETAINED
AND USED AS SUPPORT FOR NEW TIMBER DECK

NEW TIMBER DECK EXTENSION

450 SQ. x 500 DEEP
CONCRETE PAD
(TYPICAL)
REFER TO SHEET No.3
FOR DETAILS

150 x 150 HARDWOOD
TIMBER POSTS
(TYPICAL)

290 x 51
HARDWOOD
BEARER

NEW TIMBER DECK
EXTENSION
(UP TO 4m HIGH)
FFL 82.777

NEW STAIRS
TO BCA AND
AUSTRALIAN
STANDARD

ELEVATION A
(REFER TO SHEET No.2)

REVISION A

THE OWNER REPORTED
THE EXISTING DECK AT
REAR OF THE EXISTING
PROPERTY TO BE
REMOVED & REPLACED
WITH A NEW DECK.
(REFER TO DETAILS
ON SHEET No.3)

I certify that work completed in accordance with
these plans and specifications will comply with
the regulations referred to in Section 81A(5) of
the Environment Planning and Assessment Act 1979

FOOTING/SUPPORT PLAN (NEW DECK AT REAR) - LOWER GROUND LEVEL

SCALE 1:100

REFER TO SHEET No.2 FOR ELEVATION A DETAILS

NASSERI ASSOCIATES

CIVIL, HYDRAULIC & STRUCTURAL ENGINEERING
SUITE 51, No.14 NARABANG WAY, BELROSE NSW 2085
P.O. BOX 714, BALCOMLAW, NSW 2093
PHONE : (02) 9986 3875
FAX : (02) 9986 3876
MOBILE : 0410 308 064
EMAIL : nasserassociates@bigpond.com

J. NASSERI
BE, FIE Aust.
NPER, CPEng.

CLASSIFICATION - 'M'
'ASSUMED'

CLIENT MR. & MRS. CORMACK (RAPID PLANS)
LOT 3 (H/No.6) KARA CRESCENT, BAYVIEW

DESIGNED JN DRAWN BJC CHECKED JN SCALE AS SHOWN

SHEET No.1

JOB No. S2662

CAD. REF. ENG/GBRAP/ID

STRUCTURAL DETAILS

FOOTING/SUPPORT PLAN (NEW DECK AT REAR)

CONSTRUCTION NOTES

- C1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTION AS MAY BE ISSUED DURING THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- G3 SETTING OUT DIMENSIONS SHOWN ON THE DRAWING SHALL BE VERIFIED BY THE BUILDER.
- G4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- G5 ALL WORKMANSHIP AND MATERIALS SHALL BE MAINTAINED WITH THE REQUIREMENTS OF THE SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY. ALL CODES SHALL BE CURRENT EDITIONS.
- G6 ANY CONFLICT BETWEEN THESE NOTES, THE SPECIFICATIONS OR THE DRAWINGS SHALL BE RESOLVED BY THE ENGINEER.

FOUNDATION:

F1 EXCAVATION SHALL BE TAKEN INTO.....NATURAL CLAY/ROCK
THE ALLOWABLE BEARING PRESSURE ON THIS MATERIAL IS ASSUMED
TO BE.....60 kPa.....600 kPa

F2 ALL EXCAVATIONS SHALL BE FINISHED CLEAN AND HORIZONTAL.

F3 THE BUILDER SHALL OBTAIN APPROVAL OF THE FOUNDATION MATERIAL BEFORE PLACING CONCRETE.

CONCRETE:

C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.

C2 CONCRETE QUALITY:-

ELEMENT	SLUMP	MAX. SIZE AGG.	CEMENT TYPE	CONCRETE GRADE
PIERS	80	20	TYPE A	N15
FOOTING & SLAB ON GROUND	80	20	TYPE A	N20
SUSPENDED SLAB	80	20	TYPE A	N32

C3 CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS:-

LOCATION	TOP	BOTTOM	SIDE
PIERS	40	40	40
SLABS ON GROUND	20	30	40
SUSPENDED SLABS	20	20	40
FOOTINGS	40	40	40

C4 SIZES OF CONCRETE DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

C5 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.

C6 NO HOLES OR CHASES OTHER THAN THOSE ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE APPROVAL OF THE ENGINEER.

C7 REINFORCEMENT SYMBOLS:-

S STRUCTURAL GRADE DEFORMED BAR IN ACCORDANCE WITH AS1302

N HOT ROLLED DEFORMED BAR IN ACCORDANCE WITH AS1302 GRADE (500 N)

R PLAN ROUND IN ACCORDANCE WITH AS1302 GRADE (250 R).

L HARD DRAWN REINFORCING FABRIC IN ACCORDANCE WITH AS1304 GRADE (500 L).
SL SQUARE FABRIC GRADE (500 SL).

APPROVALS:

A1 SITE TO BE STRIPPED OF ALL ORGANIC MATTER AND ASSOCIATED TOPSOIL.

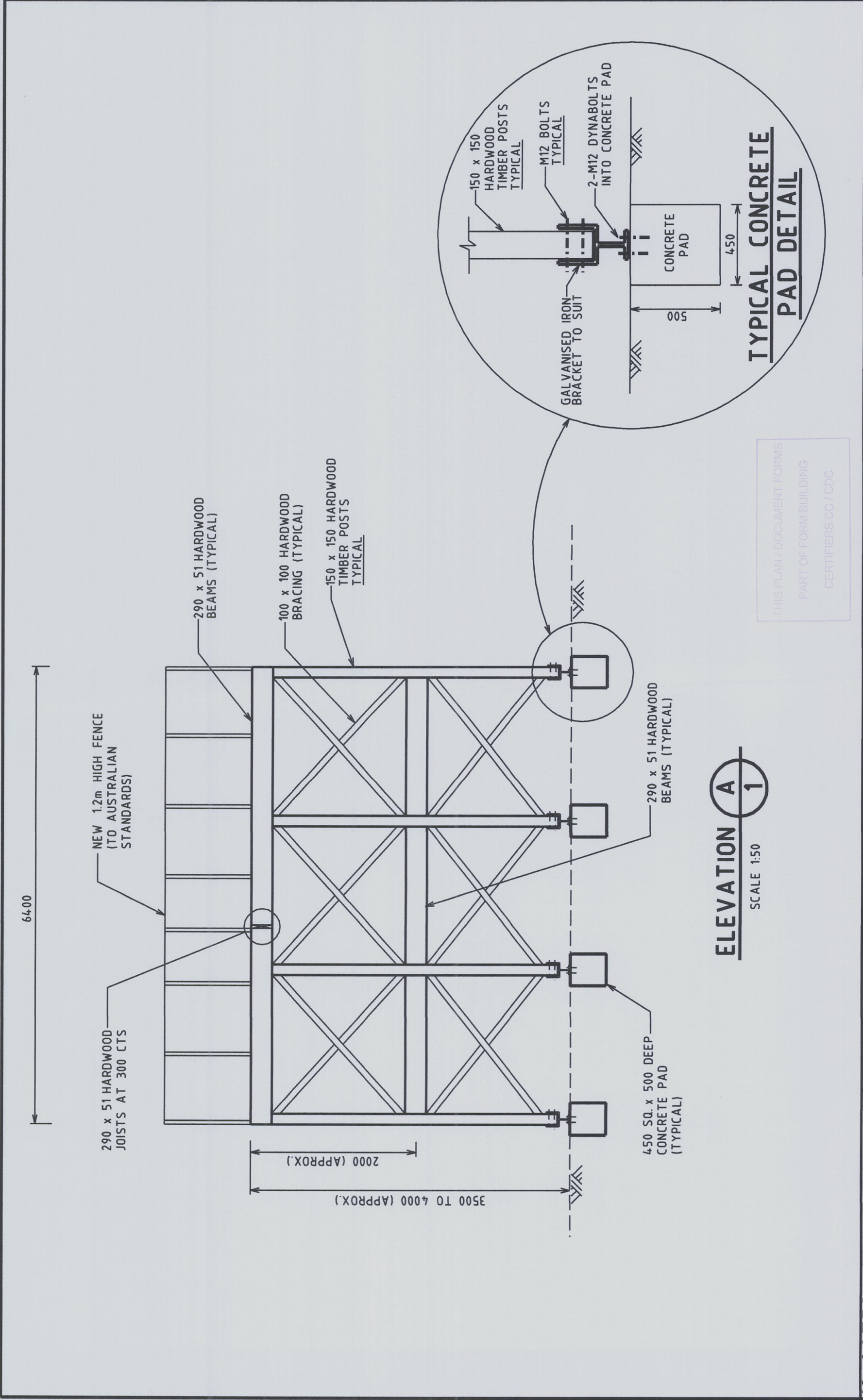
A2 ALL SITE FILLING TO BE PLACED IN LAYERS APPROXIMATELY 150 THICK AND PROPERLY COMPACTED TO THE APPROVAL OF THE ENGINEER.

A3 RAFT SLAB TO BE LAID ON MIN. 50 THICKNESS OF CONSOLIDATED SAND COVERED WITH 0.2mm THICK POLYTHENE VAPOUR BARRIER WITH ALL JOINTS PROPERLY LAPPED AND TAPED AT PENETRATIONS.

A4 SLAB TO BE CURED BY ONE OF THE FOLLOWING METHODS:-

(I) WETTING TWICE DAILY FOR THE FIRST THREE DAYS

(II) USING AN APPROVED CURING COMPOUND



ELEVATION **A**
SCALE 1:50

NASSERI ASSOCIATES CIVIL, HYDRAULIC & STRUCTURAL ENGINEERING SUITE 51, NO.14 NARABANG WAY, BELROSE NSW 2085 P.O. BOX 714, BALGOWLAH, NSW 2093 PHONE : (02) 9986 3875 FAX : (02) 9986 3876 MOBILE : 0410 308 064 EMAIL : nasserassociates@bigpond.com		J. NASSERI BE, FIEAust. NPER, CPEng.		CLASSIFICATION - 'M' 'ASSUMED'		<table><tr><td colspan="2">A</td><td colspan="2">NEW DECK AT REAR OF BUILDING</td><td colspan="2">30/08/12</td></tr><tr><td>ISSUE</td><td></td><td colspan="2">REVISIONS</td><td colspan="2">DATE</td></tr><tr><td colspan="6">CLIENT MR. & MRS. CORMACK (RAPID PLANS)</td></tr><tr><td colspan="6">LOT 3 (H/No.6) KARA CRESCENT, BAYVIEW</td></tr></table>				A		NEW DECK AT REAR OF BUILDING		30/08/12		ISSUE		REVISIONS		DATE		CLIENT MR. & MRS. CORMACK (RAPID PLANS)						LOT 3 (H/No.6) KARA CRESCENT, BAYVIEW						STRUCTURAL DETAILS	
A		NEW DECK AT REAR OF BUILDING		30/08/12																															
ISSUE		REVISIONS		DATE																															
CLIENT MR. & MRS. CORMACK (RAPID PLANS)																																			
LOT 3 (H/No.6) KARA CRESCENT, BAYVIEW																																			
ELEVATION 						CAD. REF. ENG/GB/RAPID		JOB No. S2662	SHEET No.2																										

SCALE 1:50
(REFER TO DETAILS ON SHEET No 4 & 5)

BEAM	SIZES
B1	360 x 63 HYSPAN
B2	300 x 63 HYSPAN
B3	300 x 45 HYSPAN
B4	300 x 45 HYSPAN
B5	300 x 63 HYSPAN
B6	300 x 45 HYSPAN
B7	300 x 45 HYSPAN
SMS	90 x 90 x 5.0 SMS
CHS	120 DIA. CIRCULAR HOLLOW SECTION

NASSERI ASSOCIATES CIVIL, HYDRAULIC & STRUCTURAL ENGINEERING SUITE 51, No.14 NARABANG WAY, BELROSE NSW 2085 P.O. BOX 714, BALGOWLAH, NSW 2093 PHONE : (02) 9986 3875 FAX : (02) 9986 3876 MOBILE : 0410 308 064 EMAIL : nasseriossociates@bigpond.com J. NASSERI BE, FIEAust. NPER, CPEng.	
CLASSIFICATION - 'M' 'ASSUMED'	
GROUND FLOOR PLAN (DECK)	
STRUCTURAL DETAILS	

A	NEW DECK - DESIGN ALTERED	30.08.12					
ISSUE	AMENDMENTS	DATE					
CLIENT MR. & MRS. CORMACK (RAPID PLANS) LOT 3 (H/No.6) KARA CRESCENT, BAYVIEW							
DESIGNED	JN	DRAWN	BJC	CHECKED	JN	SCALE	A5 SHOWN
						JOB No. S2662	SHEET No.3



NASSERI ASSOCIATES
CIVIL, HYDRAULIC & STRUCTURAL ENGINEERING
SUITE 51, NO.14 NARABANG WAY, BELROSE NSW 2085
P.O. BOX 714, BALGOWLAH, NSW 2093
PHONE : (02) 9986 3875
FAX : (02) 9986 3876
MOBILE : 0410 308 064
EMAIL : nasserassociatesbigpond.com

J. NASSERI
BE, FIEAust.
NPER, CPEng.

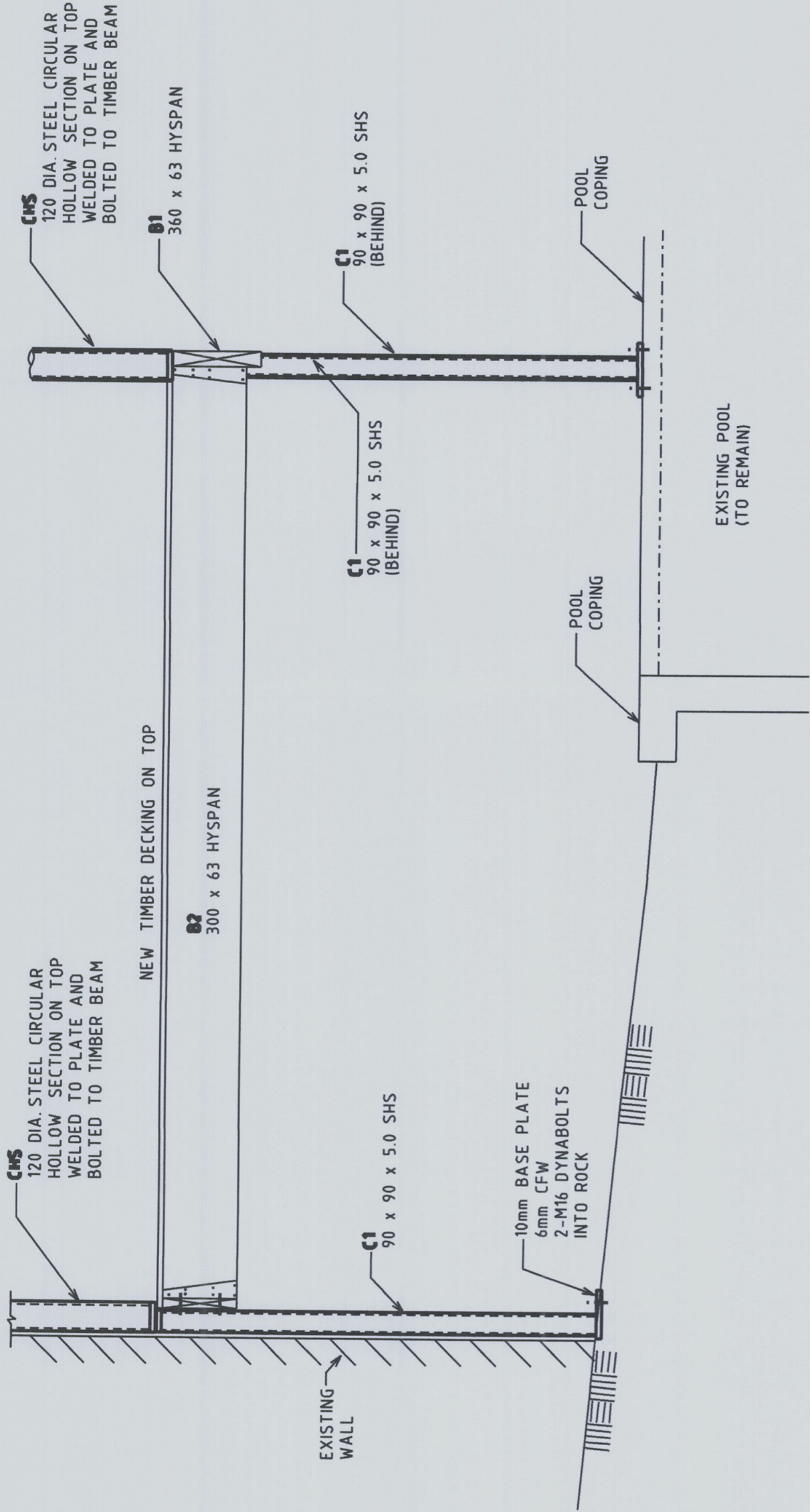
CLASSIFICATION - 'M', 'ASSUMED'

[illegible]

STRUCTURAL DETAILS

DECK SUPPORT (SECTION B)

CAD. REF. ENG/GBJRAPID	JOB No. S2662	SHEET No.4
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SECTION C-3
SCALE 1:20

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

NASSERI ASSOCIATES
CIVIL, HYDRAULIC & STRUCTURAL ENGINEERING
SUITE 51, No.14 NARABANG WAY, BELROSE NSW 2065
P.O. BOX 714, BALGOWLAH, NSW 2093
PHONE : (02) 9986 3875
FAX : (02) 9986 3876
MOBILE : 0410 308 064
EMAIL : nasserassociates@bigpond.com

J. NASSERI
BE, FIE Aust.
NPER, CPEng.

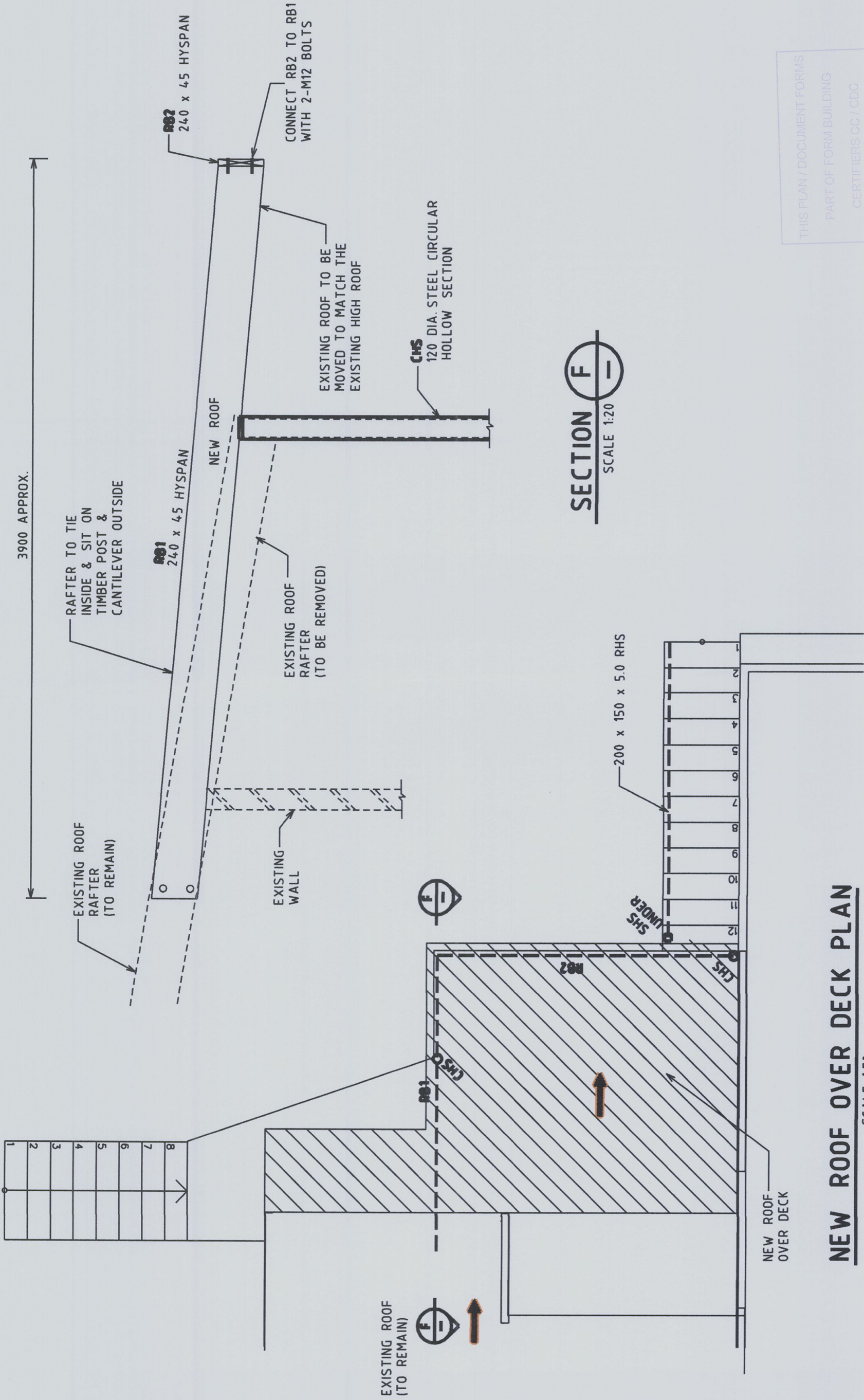
CLASSIFICATION - 'M'
, ASSUMED

NEW DECK AT REAR OF BUILDING		30.08.12	
ISSUE	REVISIONS	DATE	
A		30.08.12	
CLIENT MR. & MRS. CORMACK (RAPID PLANS)			
LOT 3 (H/No.6) KARA CRESCENT, BAYVIEW			
DESIGNED JN	DRAWN BJC	CHECKED JN	SCALE AS SHOWN

STRUCTURAL DETAILS

DECK SUPPORT (SECTION C-3)

CAD. REF. ENG/CBJRAPID JOB No. S2662 SHEET No.5



NEW ROOF OVER DECK PLAN

SCALE 1:50

SECTION F

SCALE 1:20

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

NASSERI ASSOCIATES

CIVIL, HYDRAULIC & STRUCTURAL ENGINEERING
SUITE 51, No.14 NARABANG WAY, BELROSE NSW 2085
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J. NASSERI
BE, FIEAust.
NPER, CPEng.

CLASSIFICATION - 'M'
'ASSUMED'

A NEW DECK AT REAR OF BUILDING		ISSUE		DATE	
1		1		30/08/12	
2		2			
3		3			
4		4			
5		5			
6		6			
7		7			
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9		9			
10		10			
11		11			
12		12			

CLIENT MR. & MRS. CORMACK (RAPID PLANS)
LOT 3 (H/No.6) KARA CRESCENT, BAYVIEW

DESIGNED JN DRAWN BJC CHECKED JN SCALE AS SHOWN

CAD. REF. ENG/GBRAPID JOB No. S2662

SHEET No.6

STRUCTURAL DETAILS

NEW ROOF DETAILS



CONSTRUCTION CERTIFICATE

For Tim & Tori Cormack
6 Kara Crescent, Bayview

Lot 3 D.P 237045

Project Number: RP0412COR

Rapid Plans www.rapidplans.com.au
P.O. Box 6193 Frenchs Forest DC NSW 2086
Fax: (02) 9905-8865 Mobile: 0414-945-024
Email: gregg@rapidplans.com.au

Drawing No:	Description	Rev	Description	Date
CC1001	Cover Sheet			
CC1001	Survey			27/8/2012
CC1002	Site Plan 1			27/8/2012
CC1003	Site Plan 2			27/8/2012
CC1004	Demolition			27/8/2012
CC1005	Sediment & Erosion Control Plan			27/8/2012
CC1006	Waste Management Plan			27/8/2012
CC1007	Stormwater			27/8/2012
CC2001	Lower Ground Floor Plan			27/8/2012
CC2002	Ground Floor Plan			27/8/2012
CC2003	Ground Floor RCP			27/8/2012
CC2004	First Floor Plan			27/8/2012
CC2005	Second Floor Plan			27/8/2012
CC2006	Roof Plan			27/8/2012
CC3001	Section 1			27/8/2012
CC4001	Elevation 1			27/8/2012
CC4002	Elevation 2			27/8/2012
CC6001	Door & Window Schedules			27/8/2012

BASIX®Certificate
Building Sustainability Index www.basix.nsw.gov.au
Alterations and Additions
Certificate number: A139828

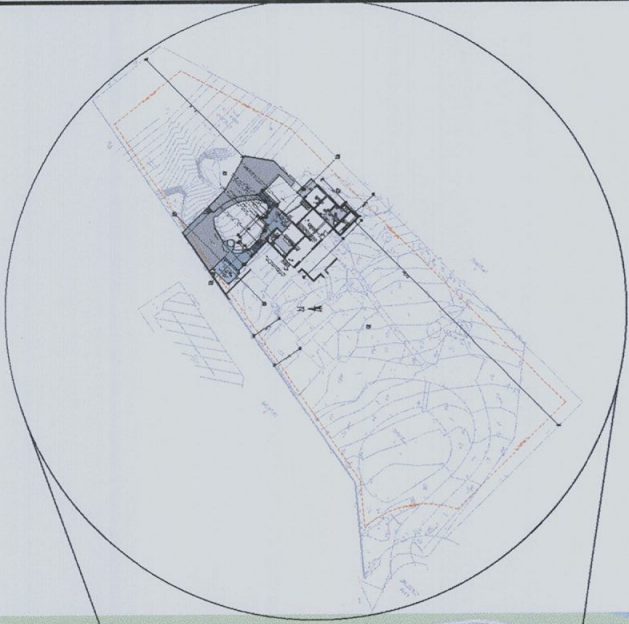
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/8/2008 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Thursday, 31, May 2012
To be valid, this certificate must be lodged within 3 months of the date of issue.



I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environment Planning and Assessment Act 1979

This is the plan/spec. referred to in Form Building Certifiers Certificate
Certificate No. **2012/199**
Plan Nos. **CC1001 - CC6001**
03/10/12
Craig Formosa BPB0124 DATED



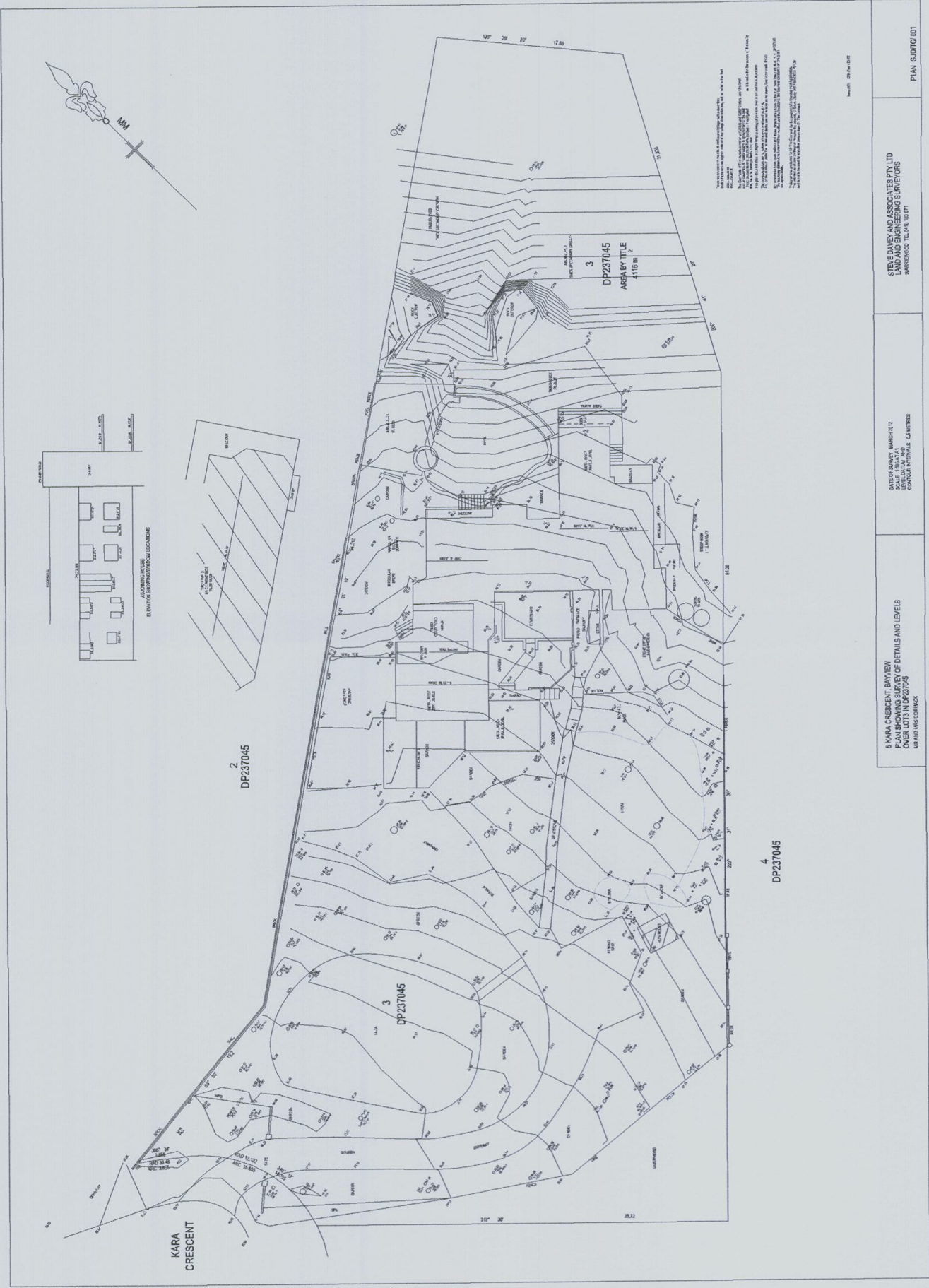
Description of project

Project address	
Project name	Cormack
Street address	6 Kara Crescent Bayview 2104
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 237045
Lot number	3
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).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Rapid Plans
ABN (if applicable):	43150064592

Note:
Refer To Survey Included In
The Submission For Details

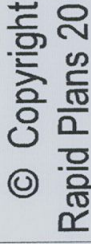
1
Survey
1:500

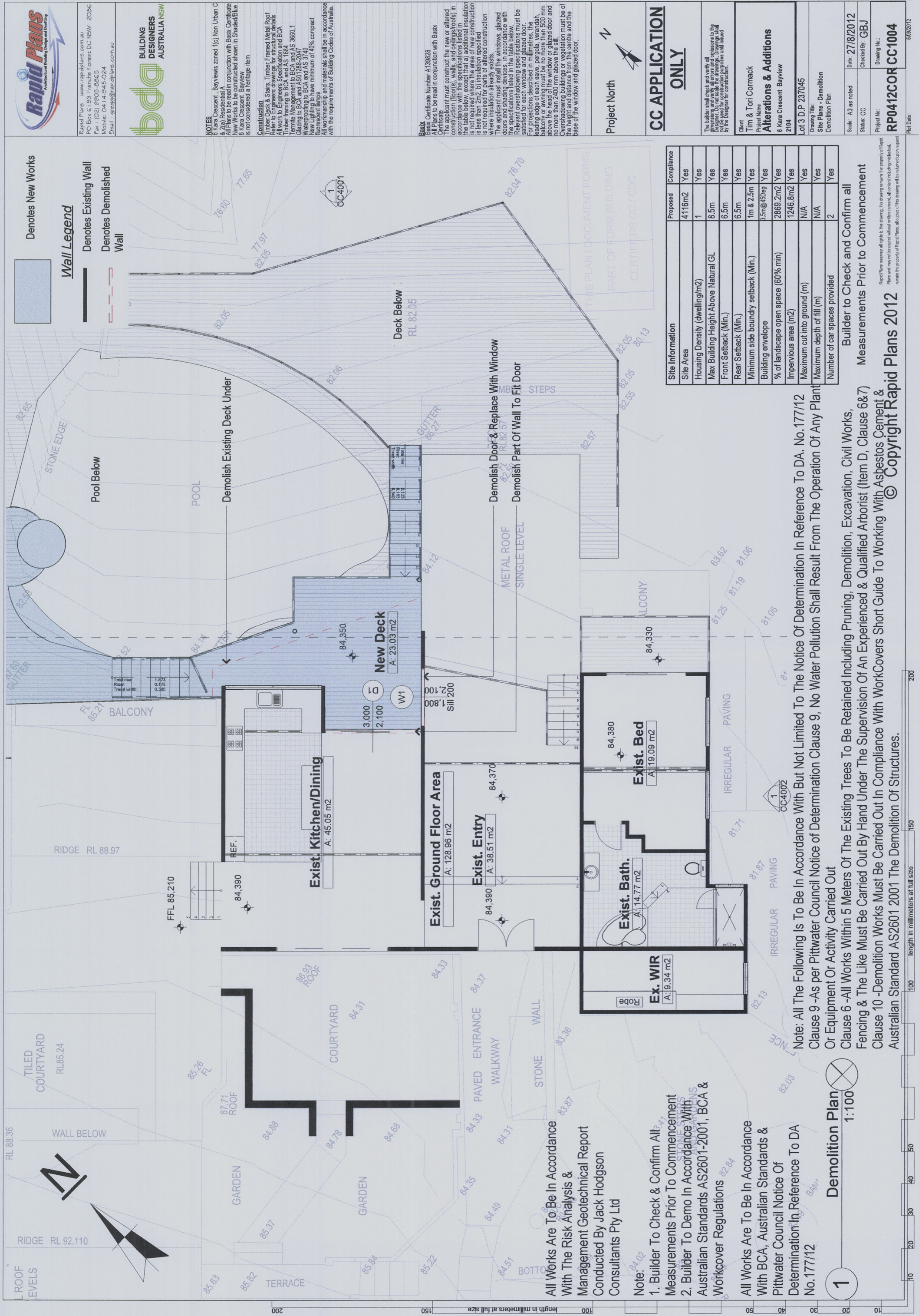


THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

Builder to Check and Confirm all
Measurements Prior to
Commencement

**CC APPLICATION
ONLY**

				Rapid Plans reserves all rights to this drawing. This drawing remains the property of Rapid Plans and may not be copied without written consent, all content including intellectual, remain the property of Rapid Plans, all copies of this drawing will be returned to Rapid Plans upon request.	The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Client Tim & Toni Cornack	Project Name: Alterations & Additions 6 Kara Crescent, Bayview 2104	Project No: RP0412COR	Scale: A3 as noted Status: CC Project No: CC1001	Date: 27/8/2012 Checked By: GBJ Drawing No: CC1001
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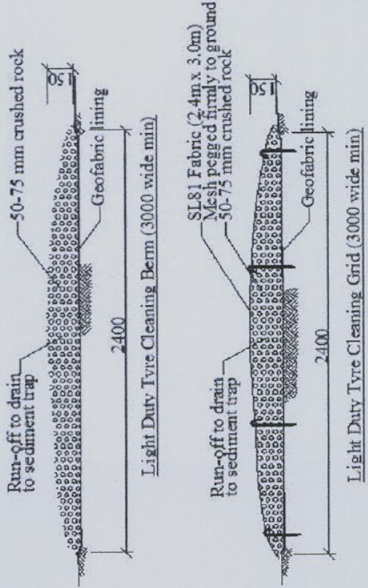
Sediment Control Fence

Site Safety Fence

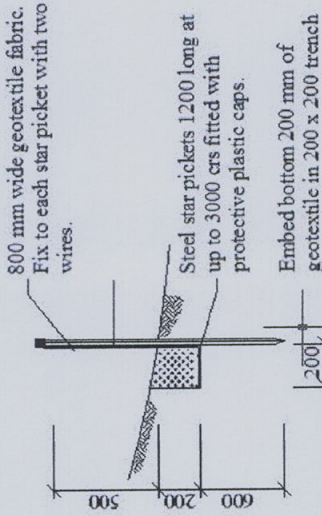
Site Safety Fence

Sediment & Erosion Control Plan

1:200



Standard grass bales secured by steel star pickets approx. 1200 long at up to 3000 crs fitted with protective plastic caps



Typical Detail Sediment Control Barrier

Typical Detail Grass Bale Sediment Barrier

200

150

100

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All Works Are To Be In Accordance With
BCA, Australian Standards & Pitwater
Council Notice Of Determination In
Reference To DA No.177/12

All Works Are To Be In Accordance With The Risk
Analysis & Management Geotechnical Report
Conducted By Jack Hodgson Consultants Pty Ltd

As per Pitwater Council Notice of Determination
Clause 9, No Water Pollution Shall Result From
The Operation Of Any Plant Or Equipment Or
Activity Carried Out

2
DP237045

**Vehicle Access For
Removal Of Waste By
Builder During Work Hours**

**Approximate Location Of Building
Waste & Recycling Area**

Material Storage Area

Denotes New Works

Denotes Existing Wall

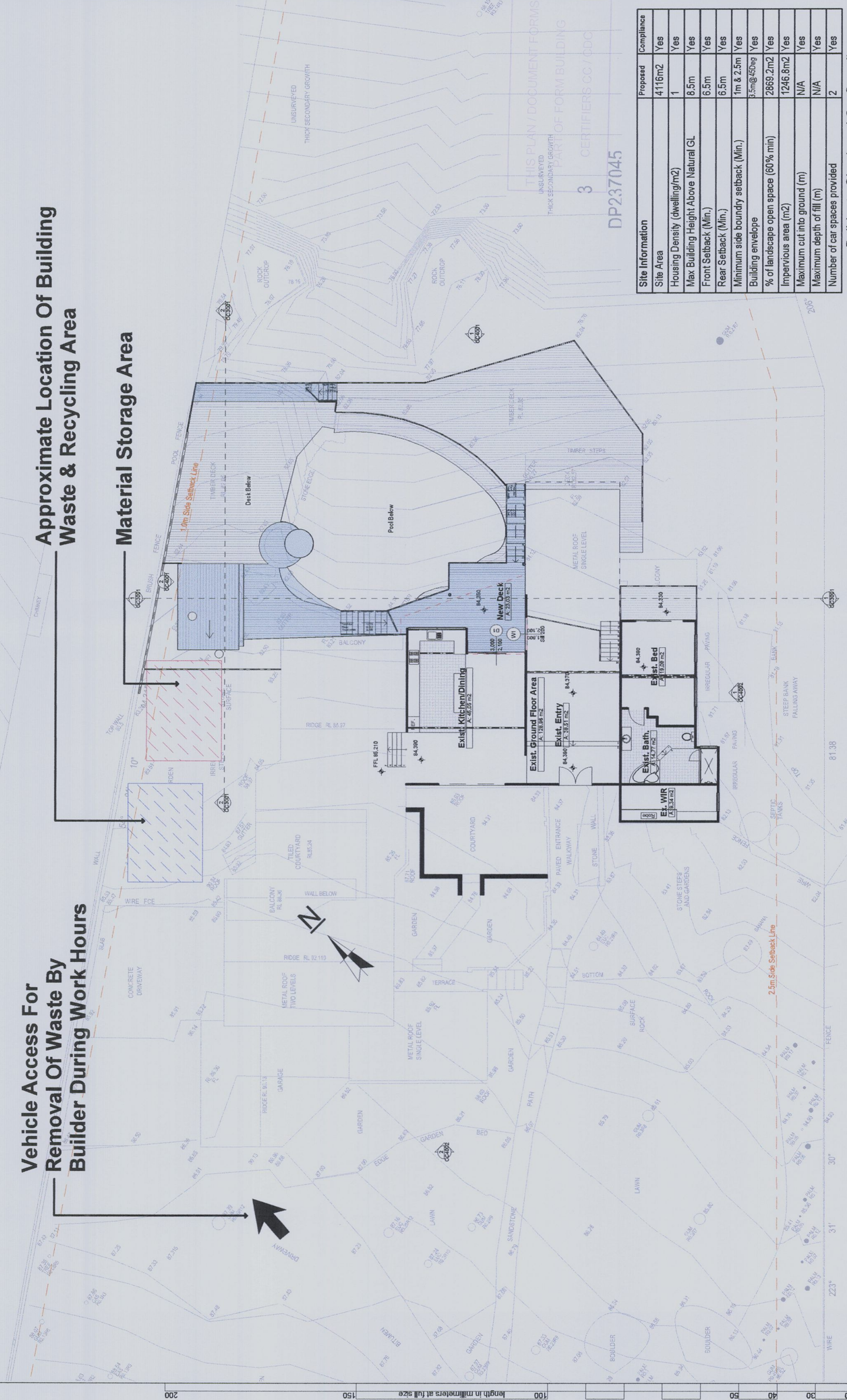
Denotes Demolished Wall

Wall Legend

1

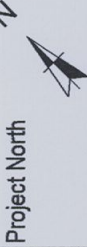
Waste Managment Plan

1:200



Site Information	Proposed	Compliance
Site Area	4116m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Yes
Minimum side boundary setback (Min.)	1m & 2.5m	Yes
Building envelope	3.5m@45deg	Yes
% of landscape open space (80% min)	2869.2m2	Yes
Impervious area (m2)	1246.8m2	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

Builder to Check and Confirm all
Measurements Prior to Commencement



Project North

CC APPLICATION
ONLY

The builder shall check and verify all dimensions and levels on site prior to construction. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Engineer for construction.

Client
Tim & Tori Cormack
Project Name
Alterations & Additions
8 Kara Crescent Bayview
2104
Lot 3 D.P. 237045

Drawing Title:
Site Plans - Waste Management Plan
Waste Management Plan

Scale: A3 as noted
Status: CC
Project No:
RP0412COR CC1006

Date: 27/8/2012
Checked By: GBJ

Drawing No.:

Pct. Date: 6/09/2012

Rapid Plans www.rapidplans.com.au
PO Box 61 93 Trenches Forest DC NSW 2006
Fax : (02) 9505-8865
Mobile: 04 14 945-024
Email : greg@rapidplans.com.au

**BUILDING
DESIGNERS**
AUSTRALIA NSW

NOTES
6 Kara Crescent, Bayview zoned 1(c) Non Urban C & 2(a) Residential A
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded Blue
8 Kara Crescent Bayview is not considered a heritage item

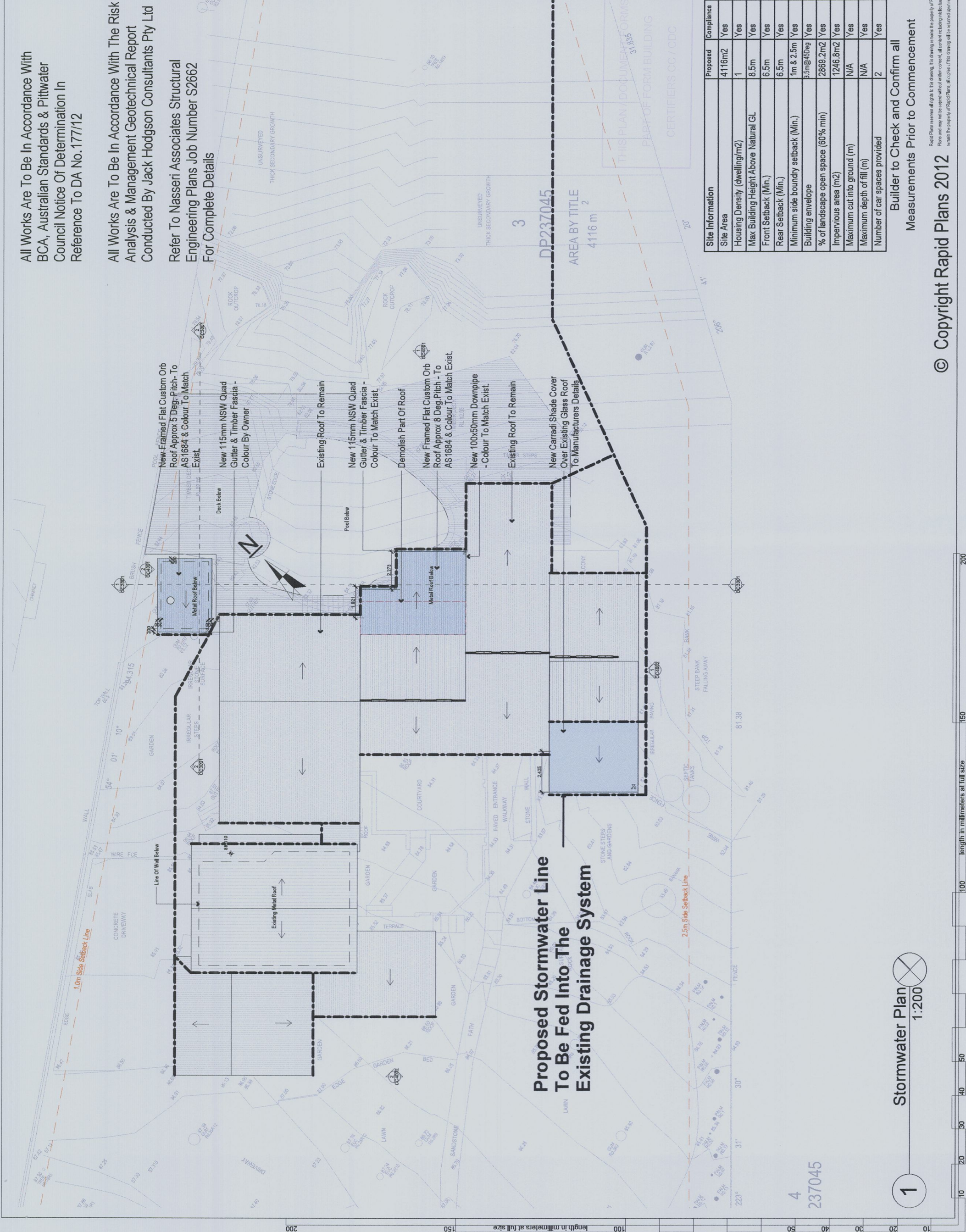
Construction
Timber Deck & Stairs, Timber Framed Metal Roof
Refer to Engineers drawings for structural details
All works to be carried out in accordance with BCA
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basic Certificate Number A138828
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
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 finished ground level and the door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

All Works Are To Be In Accordance With
BCA, Australian Standards & Pittwater
Council Notice Of Determination In
Reference To DA No.177/12

All Works Are To Be In Accordance With The Risk
Analysis & Management Geotechnical Report
Conducted By Jack Hodgson Consultants Pty Ltd

Refer To Nasserri Associates Structural
Engineering Plans Job Number S2662
For Complete Details



Stormwater Plan
1:200

1

length in millimeters at full size

100 200 300 400 500

200

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Builder to Check and Confirm all
Measurements Prior to Commencement

Site Information	Proposed	Compliance
Site Area	4116m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Yes
Minimum side boundary setback (Min.)	1m & 2.5m	Yes
Building envelope	3.5m@45deg	Yes
% of landscape open space (60% min)	2869.2m ²	Yes
Impervious area (m ²)	1246.8m ²	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes



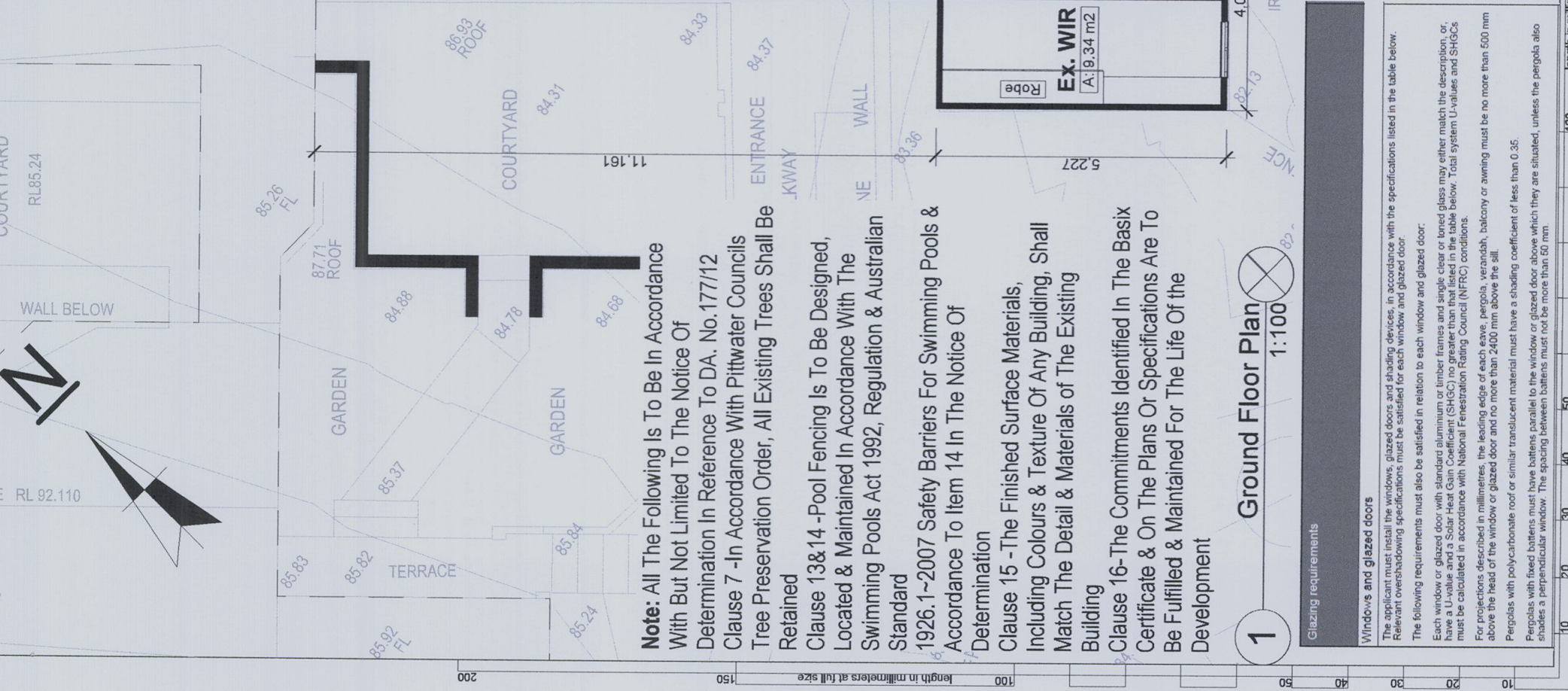
Project North

CC APPLICATION
ONLY

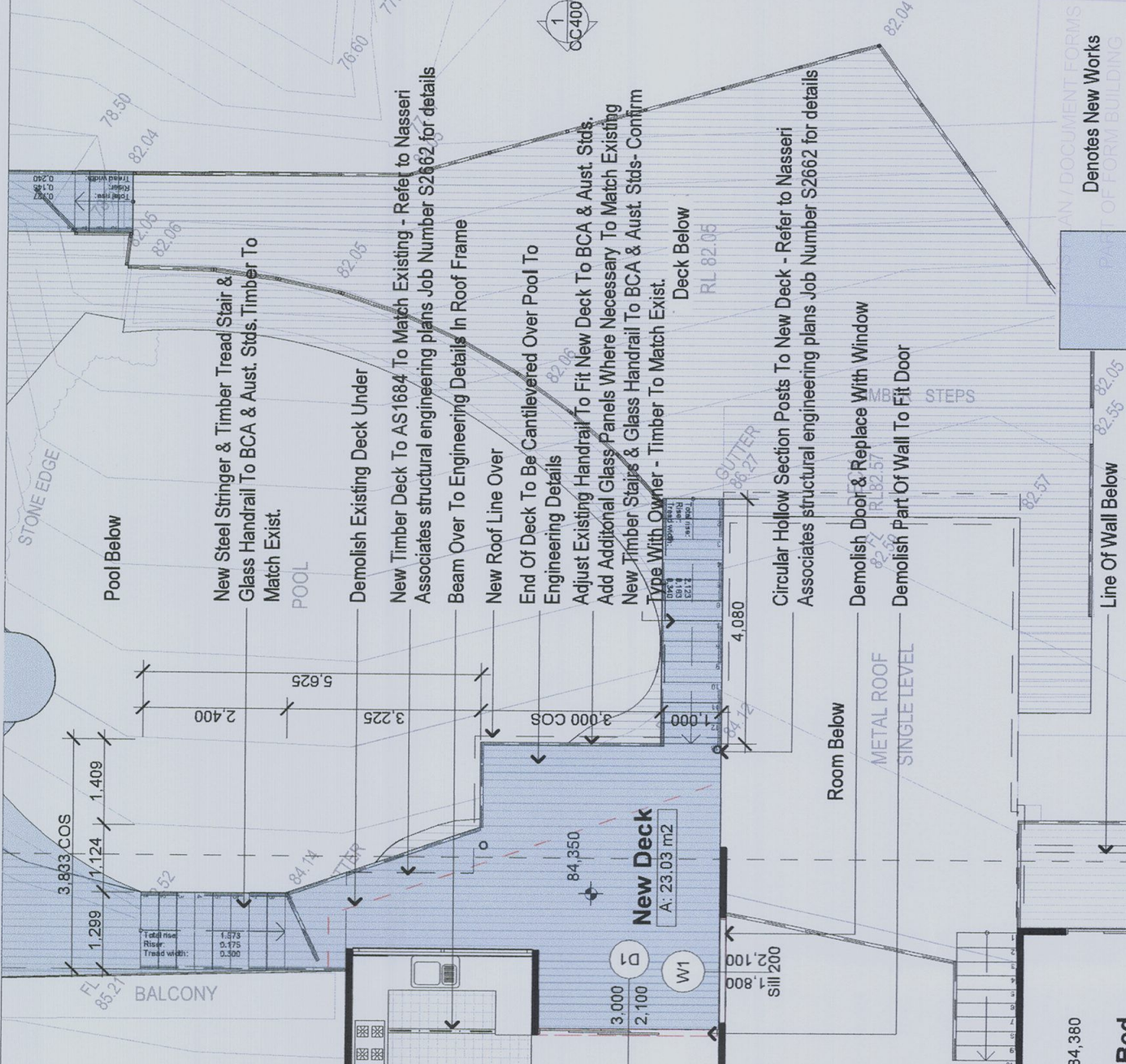
The builder shall check and verify all dimensions and areas and ensure that the proposed construction complies with the requirements of the Building Code of Australia and the relevant standards and specifications. The builder shall be responsible for ensuring that the proposed construction complies with the requirements of the Building Code of Australia and the relevant standards and specifications. The builder shall be responsible for ensuring that the proposed construction complies with the requirements of the Building Code of Australia and the relevant standards and specifications.

Client	Tim & Tori Cormack
Project Name	Alterations & Additions
Address	6 Kara Crescent Bayview NSW 2104
Lot	3 D.P. 237045
Drawing Title	Site Plans - Stormwater Stormwater Plan

Scale	A3 as noted	Date	27/08/2012
Status	CC	Checked By	GBJ
Project No.	RP0412COR	Drawing No.	CC1007
Plot Date	6/09/2012		



Area Of Split Level Shown Dashed.
Refer To First Floor Plan For Details



Pool Below
New Steel Stringer & Timber Tread Stair & Glass Handrail To BCA & Aust. Stds. Timber To Match Exist.
Demolish Existing Deck Under
New Timber Deck To AS1684 To Match Existing - Refer to Nasserri Associates structural engineering plans Job Number S2662 for details
Beam Over To Engineering Details In Roof Frame
New Roof Line Over
End Of Deck To Be Cantilevered Over Pool To Engineering Details
Adjust Existing Handrail To Fit New Deck To BCA & Aust. Stds
Add Additional Glass Panels Where Necessary To Match Existing
New Timber Stairs & Glass Handrail To BCA & Aust. Stds- Confirm Type With Owner - Timber To Match Exist.
Deck Below
Circular Hollow Section Posts To New Deck - Refer to Nasserri Associates structural engineering plans Job Number S2662 for details
Demolish Door & Replace With Window
Demolish Part Of Wall To Fit Door
Line Of Wall Below
Denotes New Works
Denotes Existing Wall
Denotes Demolished Wall



Rapid Plans - www.rapidplans.com.au
PO Box 193, 93 Trevellick Street, Forest DC NSW 2086
Fax / (02) 9305 8405
Mobile: 0414 945 024
Email: info@rapidplans.com.au



BDD
BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
6 Kara Crescent, Bayview zoned 1(c) Non Urban C & 2(a) Residential A
All plans to be read in conjunction with Basix Certificate New Works and the Basix Certificate for the proposed development shown in Shaded Blue is not considered a heritage item
Construction
All Deck & Stairs Timber Framed Metal Roof
Refer to Engineers Specification and BCA
All work to Engineers Specification and BCA
Timber Framing to BCA and AS 1584
Termite Management to BCA and AS 3680.1
Glazing to BCA and AS1288-2017
New Lighting to BCA and AS 3745
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix Certificate Number A138628
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the Basix Certificate. The Basix Certificate 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.
Where insulation is specified in windows, glazed doors and shading devices, the specifications with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the maximum projection must be no greater than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North
1/

CC APPLICATION ONLY

The building shall be constructed in accordance with the dimensions and any all errors and omissions to the Designer. Do not scale the drawings. Drawings shall be the basis for construction.

Client
Tim & Tori Cormack
Project Name
Alterations & Additions
6 Kara Crescent Bayview
2104

Lot 3 D.P 237045
Drawing Title:
Plans - Ground Floor Plan
Ground Floor Plan

Scale: A3 as noted
Status: CC
Date: 27/8/2012
Checked By: GBJ

Project No.:
Drawing No.:
RP0412COR CC2002
Plot Date: 6/8/2012

Refer To Nasserri Associates Structural Engineering Plans Job Number S2662 For Complete Details

All Works Are To Be In Accordance With The Risk Analysis & Management Geotechnical Report Conducted By Jack Hodgson Consultants Pty Ltd

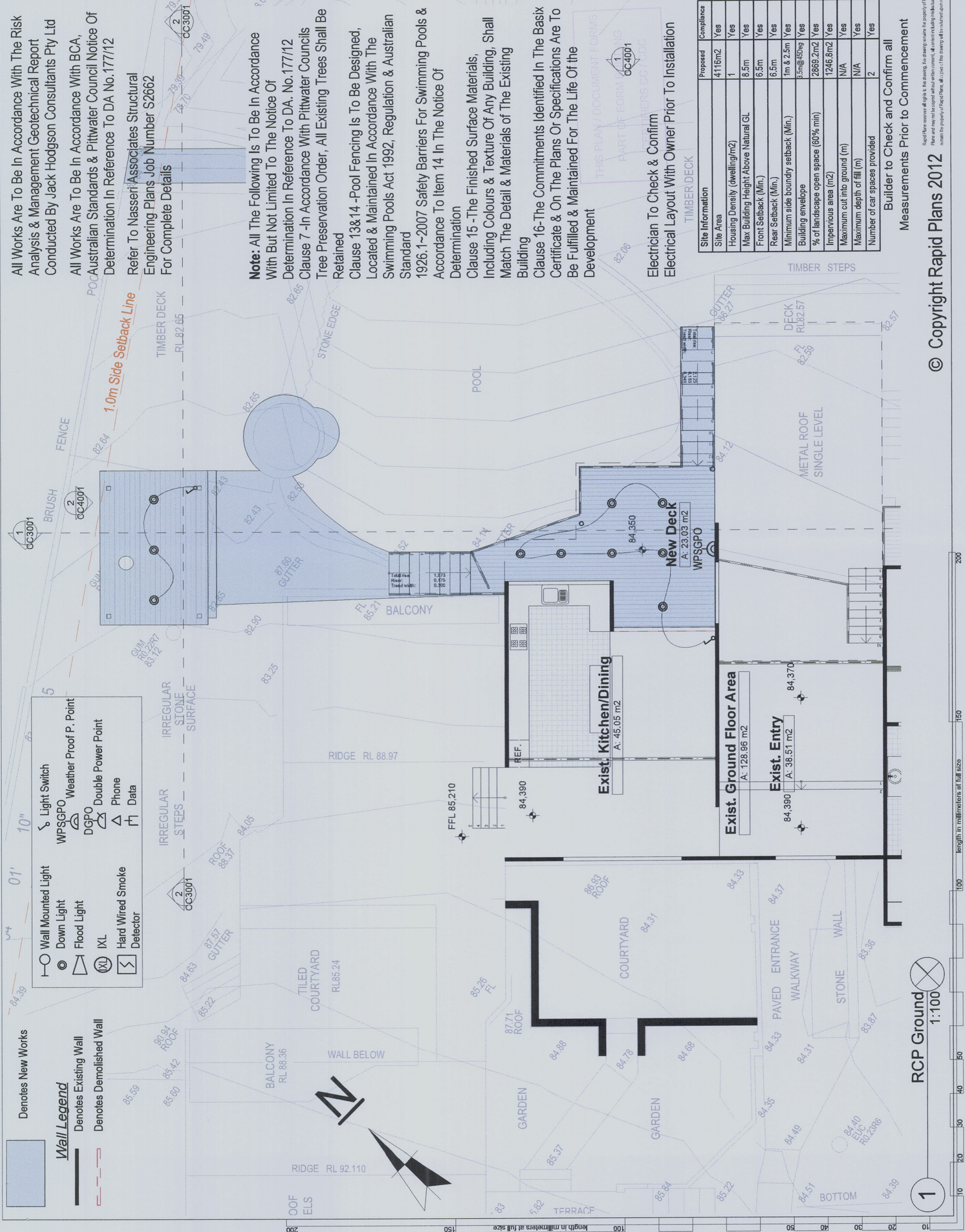
All Works Are To Be In Accordance With The Risk Analysis & Management Geotechnical Report Conducted By Jack Hodgson Consultants Pty Ltd

All Works Are To Be In Accordance With The Risk Analysis & Management Geotechnical Report Conducted By Jack Hodgson Consultants Pty Ltd

Window / door no	Orientation	Area of glazing		Overhanging height (m)	Shading device distance (m)	Frame and glass type
		inc. frame (m ²)	inc. glass (m ²)			
W1	NW	3.78	0	0	0	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	NE	6.3	0	0	0	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Windows and glazed doors glazing requirements

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The following requirements must also be satisfied in relation to each window and glazed door:
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
Pergolas with fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 60 mm.



All Works Are To Be In Accordance With The Risk Analysis & Management Geotechnical Report Conducted By Jack Hodgson Consultants Pty Ltd

All Works Are To Be In Accordance With BCA, cAustralian Standards & Pittwater Council Notice Of Determination In Reference To DA No.177/12

Refer To Nasser/Associates Structural Engineering Plans Job Number S2662 For Complete Details

Note: All The Following Is To Be In Accordance With But Not Limited To The Notice Of Determination In Reference To DA. No.177/12 Clause 7 -In Accordance With Pittwater Councils Tree Preservation Order, All Existing Trees Shall Be Retained

Clause 13&14 -Pool Fencing Is To Be Designed, Located & Maintained In Accordance With The Swimming Pools Act 1992, Regulation & Australian Standard

1926.1~2007 Safety Barriers For Swimming Pools & Accordance To Item 14 In The Notice Of Determination

Clause 15 -The Finished Surface Materials, Including Colours & Texture Of Any Building, Shall Match The Detail & Materials of The Existing Building

Clause 16-The Commitments Identified In The Basix Certificate & On The Plans Or Specifications Are To Be Fulfilled & Maintained For The Life Of the Development

Electrician To Check & Confirm Electrical Layout With Owner Prior To Installation

CC APPLICATION ONLY

The builder shall check and verify all dimensions to the design. The scale of the drawings, drawings shall be in accordance with the Australian Standards and shall be the responsibility of the builder.

Client: Tim & Tori Cornack
Project Name: **Alterations & Additions**
6 Kara Crescent Bayview 2104

Lot 3 D.P. 237045

Drawing Title: Plans - Ground Floor RCP

Scale: A3 as noted
Status: CC
Date: 27/8/2012
Checked By: GBJ

Project No.: **RP0412COR CC2003**
Drawing No.:

Plot Date: 8/8/2012

All Works Are To Be In Accordance With The Risk Analysis & Management Geotechnical Report Conducted By Jack Hodgson Consultants Pty Ltd

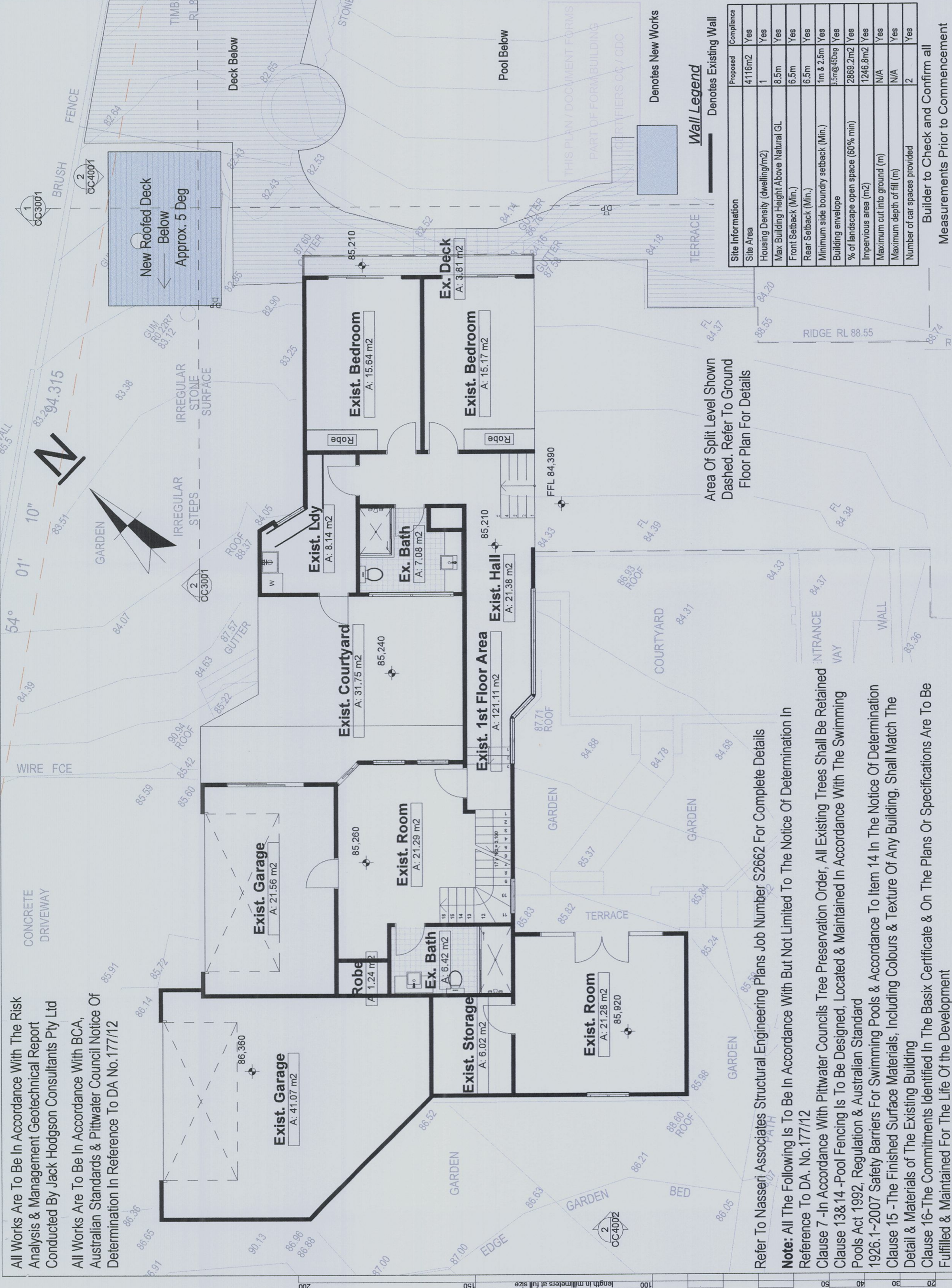
All Works Are To Be In Accordance With BCA, Australian Standards & Pittwater Council Notice Of Determination In Reference To DA No.177/12

Refer To Nasserji Associates Structural Engineering Plans Job Number S2662 For Complete Details

Note: All The Following Is To Be In Accordance With But Not Limited To The Notice Of Determination In Reference To DA. No.177/12

Clause 7 -In Accordance With Pittwater Councils Tree Preservation Order, All Existing Trees Shall Be Retained
Clause 13&14 -Pool Fencing Is To Be Designed, Located & Maintained In Accordance With The Swimming Pools Act 1992, Regulation & Australian Standard 1926.1~2007 Safety Barriers For Swimming Pools & Accordance To Item 14 In The Notice Of Determination
Clause 15 -The Finished Surface Materials, Including Colours & Texture Of Any Building, Shall Match The Detail & Materials of The Existing Building
Clause 16-The Commitments Identified In The Basic Certificate & On The Plans Or Specifications Are To Be Fulfilled & Maintained For The Life Of the Development

First Floor Plan
1:100



Site Information		Proposed	Compliance
Site Area	Housing Density (dwelling/m2)	4116m2	Yes
Max Building Height Above Natural GL	Front Setback (Min.)	1	Yes
Front Setback (Min.)	Rear Setback (Min.)	8.5m	Yes
Minimum side boundary setback (Min.)	Building envelope	6.5m	Yes
% of landscape open space (60% min)	Impervious area (m2)	1m & 2.5m	Yes
Maximum cut into ground (m)	Maximum depth of fill (m)	8.5m@45deg	Yes
Number of car spaces provided		2869.2m2	Yes
		1246.8m2	Yes
		N/A	Yes
		2	Yes

Area Of Split Level Shown Dashed. Refer To Ground Floor Plan For Details

Denotes New Works



Project North

Wall Legend

Denotes Existing Wall

Builder to Check and Confirm all Measurements Prior to Commencement

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NOTES
6 Kara Crescent, Bayviewis zoned 1(c) Non Urban C & 2(a) Residential A
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
6 Kara Crescent, Bayview is not considered a Heritage Item

Construction
Timber Deck & Stairs, Timber Framed Metal Roof
Refer to Engineers drawing for structural details
All work to be completed in accordance with BCA
Termite Management to BCA and AS 3680.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basic Certificate Number A 139828
Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) if the construction is less than 2m2 b) insulation specified is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. 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 existing finished ground level and no more than 2400 mm above the sill. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

CC APPLICATION ONLY

The builder shall check and verify all dimensions and levels against the specifications to the Engineer. Do not scale the drawings. Undertake shall not be used for construction purposes until issued by the Engineer for construction.

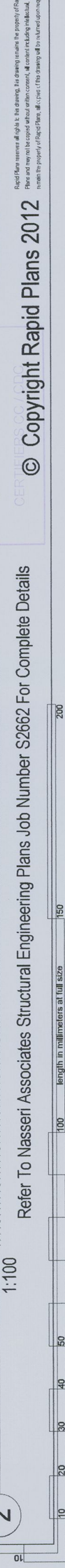
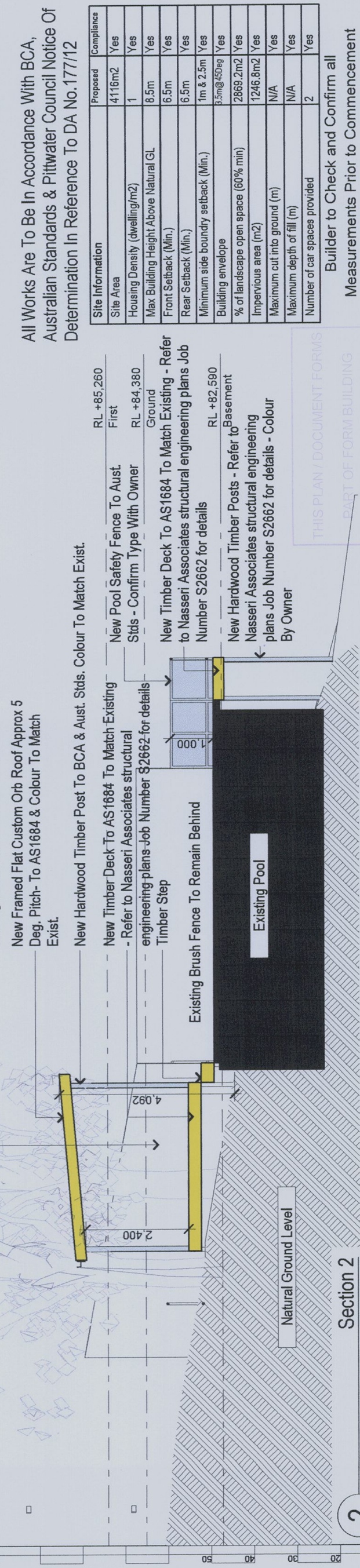
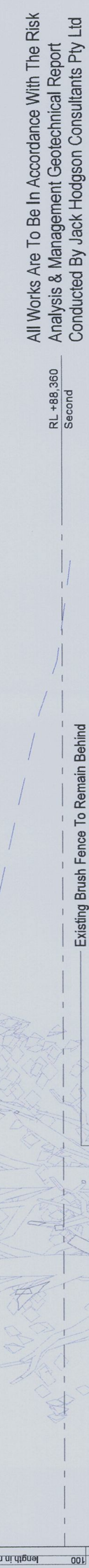
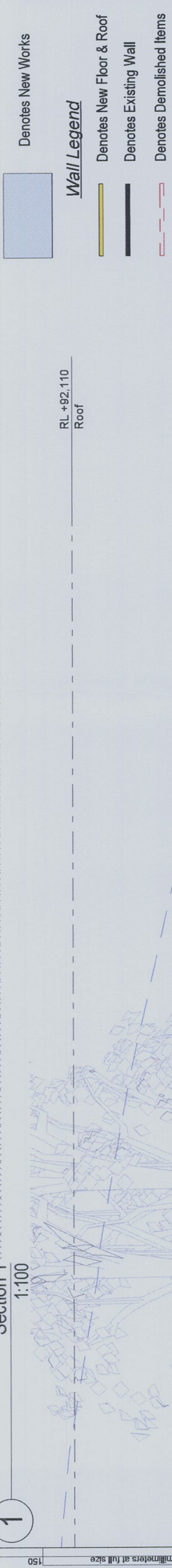
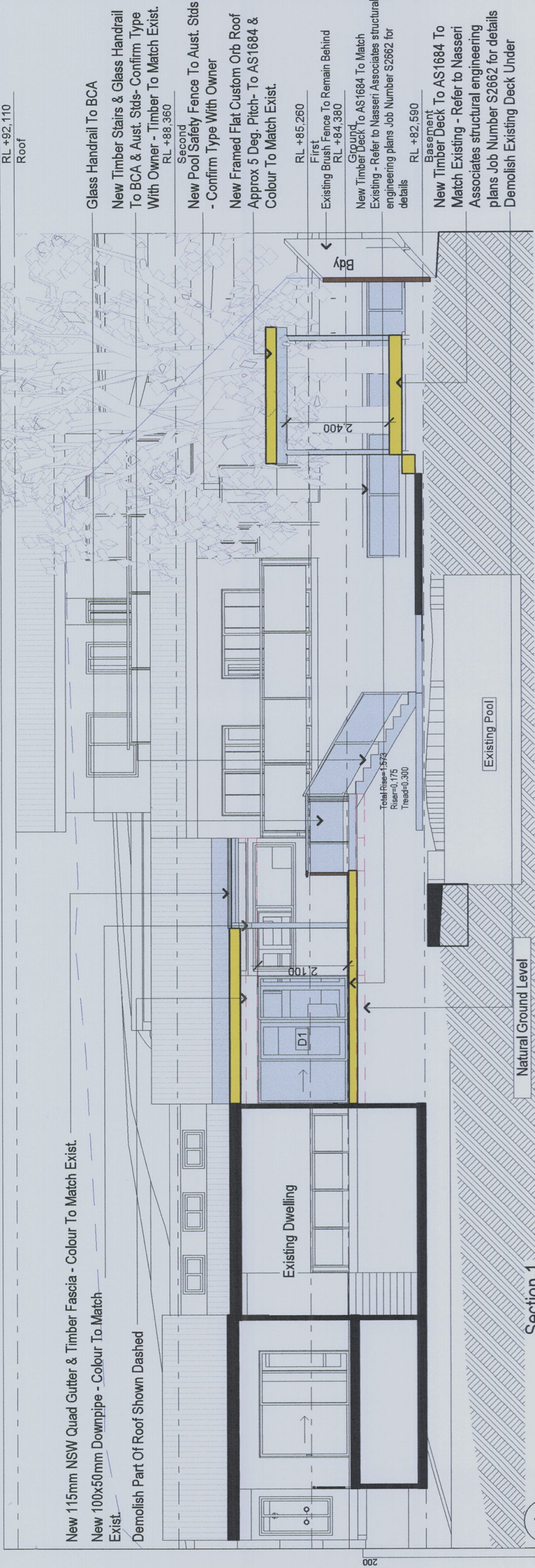
Client
Tim & Toni Cormack
Project Name
Alterations & Additions
6 Kara Crescent Bayview
2104

Lot 3 D.P 237045
Drawing Title:
Plans - First Floor Plan
First Floor Plan

Scale: A3 as noted
Date: 27/8/2012

Status: CC
Checked By: GBJ

Project No:
RP0412COR CC2004
Drawing No.:





Rapid Plans
Architectural Building Design and Drafting

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
1. Kara Crescent, Bayviews zoned (c) Non Urban C & 2(a) Residential A
All Plans to be read in conjunction with Base Certificate
New Works to be constructed shown in Shaded Blue
2. Kara Crescent, Bayview
is not considered a Heritage Item
Construction
Timber Deck & Stairs, Timber Framed Metal Roof
Refer to Engineers drawings for structural details
All work to Engineer S2662 for details
Timber Deck To AS1684 To Match Existing - Refer to Nasserri Associates structural engineering plans Job Number S2662 for details
Glazing to BCA and AS1288-2004
Waterproofing to BCA and AS 3747
New Lighting to have minimum of 40% compact fluorescent lamps
All materials and materials shall be in accordance with the requirements of Building Codes of Australia.

Base Certificate
Certificate Number A13923
All Plans to be read in conjunction with Base Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is less than 2m2 b) insulation specified where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. The specifications must be satisfied for each window and glazed door.
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 the leading edge of the roof must be no more than 500 mm above the head of the window or glazed door.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North



CC APPLICATION ONLY

The builder shall check and verify all dimensions in the drawing, and shall be responsible for any errors and omissions. The drawing shall not be used for construction purposes until stated by the Designer for construction.

Client
Tim & Tori Cormack
Project Name
8 Kara Crescent Bayview
Alterations & Additions
2104
Lot 3 D.P 237045

Drawing Title:
Sections - Section 1
Section 2, Section 1

Scale: A3 as noted
Status: CC
Date: 27/8/2012
Checked By: GBUJ

Project No:
Drawing No.:
RP0412COR CC3001
Plot Date: 6/8/2012

Denotes New Works



Wall Legend

Denotes New Floor & Roof



Denotes Existing Wall



Denotes Demolished Items

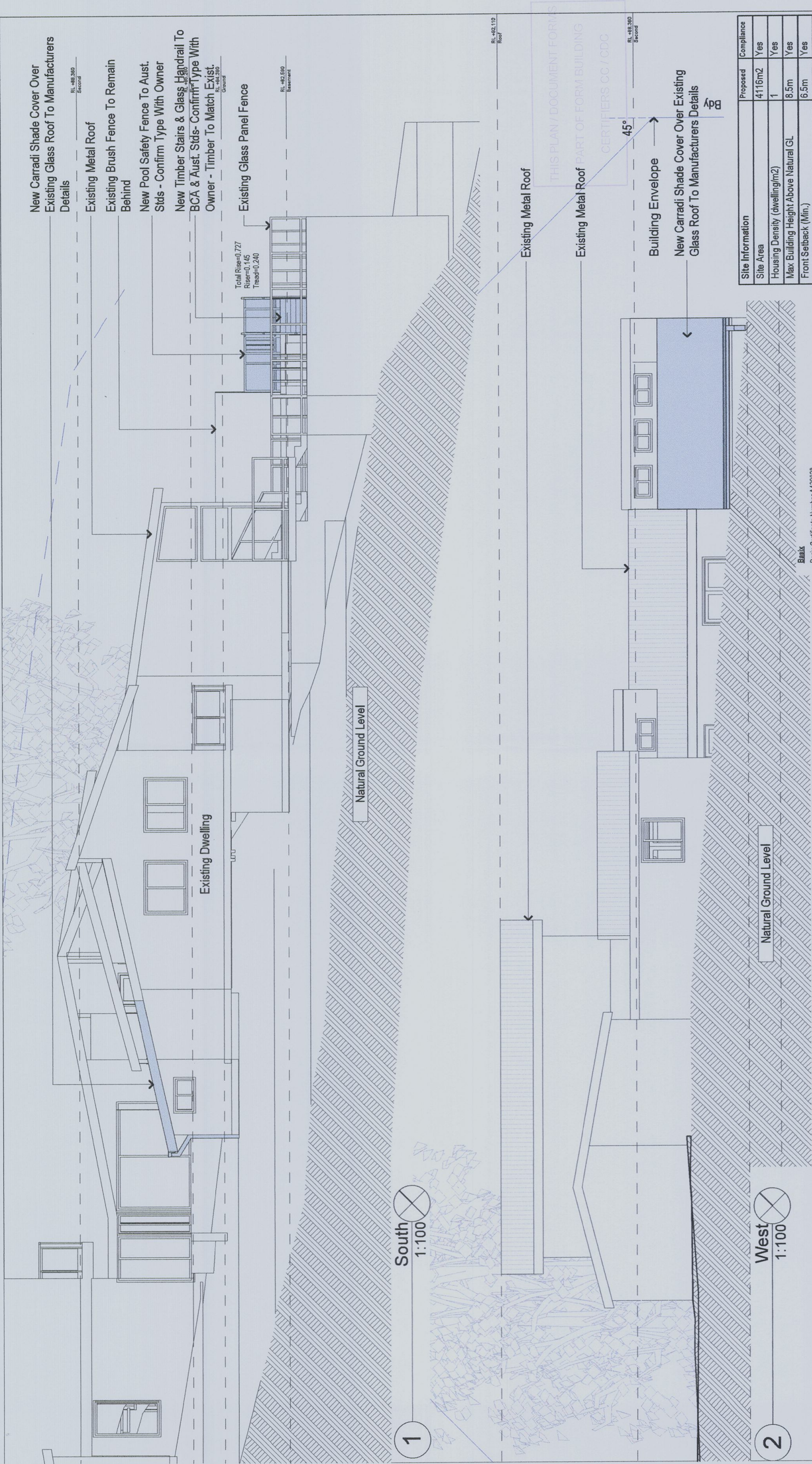


All Works Are To Be In Accordance With The Risk Analysis & Management Geotechnical Report Conducted By Jack Hodgson Consultants Pty Ltd

All Works Are To Be In Accordance With BCA, Australian Standards & Pittwater Council Notice Of Determination In Reference To DA No.177/12

Site Information	Proposed	Compliance
Site Area	4116m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Yes
Minimum side boundary setback (Min.)	1m & 2.5m	Yes
Building envelope	3m@45deg	Yes
% of landscape open space (60% min)	2869.2m2	Yes
Impervious area (m2)	1246.8m2	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement



All Works Are To Be In Accordance With The Risk Analysis & Management Geotechnical Report Conducted By Jack Hodgson Consultants Pty Ltd

All Works Are To Be In Accordance With BCA, Australian Standards & Pittwater Council Notice Of Determination In Reference To DA No.177/12

Refer To Nasserli Associates Structural Engineering Plans Job Number S2662 For Complete Details

Builder to Check and Confirm all Measurements Prior to Commencement

CC APPLICATION ONLY

NOTES

6 Kara Crescent, Bayview is zoned (c) Non Urban C & 2(a) Residential A

All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Penetration Form

Construction

Timber Deck & Stairs, Timber Framed Metal Roof

Relevant specifications must be satisfied for each window and glazed door.

All work to Engineers Specification and BCA

Relevant overshadowing specifications must be satisfied for each window and glazed door.

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.

Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Basic Certificate Number A13828

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor(s), walls, and ceiling/roofs) in accordance with the specifications listed in the table below, except that:

a) additional insulation is not required where the area of new construction is less than 2m², and

b) additional insulation is not required for parts of altered construction where insulation already exists

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below

Relevant overshadowing specifications must be satisfied for each window and glazed door.

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.

Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Basic

Site Information		Proposed	Compliance
Site Area	Housing Density (dwelling/m ²)	4116m ²	Yes
Max Building Height Above Natural GL	Front Setback (Min.)	1	Yes
Front Setback (Min.)	Rear Setback (Min.)	8.5m	Yes
Rear Setback (Min.)	Minimum side boundary setback (Min.)	6.5m	Yes
Minimum side boundary setback (Min.)	Building envelope	1m & 2.5m	Yes
Building envelope	% of landscape open space (60% min)	3.5m@45deg	Yes
% of landscape open space (60% min)	Impervious area (m ²)	2804.64m ²	Yes
Impervious area (m ²)	Maximum cut into ground (m)	1311.65m ²	Yes
Maximum cut into ground (m)	Maximum depth of fill (m)	N/A	Yes
Maximum depth of fill (m)	Number of car spaces provided	N/A	Yes
Number of car spaces provided		2	Yes



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Project North



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Client:

Tim & Tori Cormack

Project Name:

Alterations & Additions

6 Kara Crescent, Bayview
2104

Drawing Title:

Elevations - Elevation 2
West, South

Scale: As noted

Status: CC

Project No.

RP0412COR

Drawing No.

CC4002

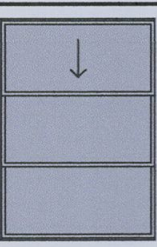
Date: 2/8/2012

Checked By: GBJ

Plot Date:

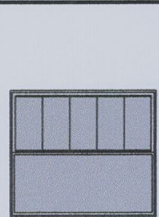
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Door List		
ID		D1
Door Name	Sliding Stacker Door 13	
Height	2,100	
Width	3,000	
Door sill height	0	
Door head height	2,100	

Plan	
Elevation	

1 Door List

Window List		
ID		W1
Window Name	Louvre Window 2 13	
Height	2,100	
Width	1,800	
Window sill height	200	
Window head height	2,300	

2D Symbol	
Elevation	

2 Window List

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	NW	3.78	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	NE	6.3	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Builder to Check & Confirm all Door & Window Sizes & Allow for Clerences Prior to Ordering

All Works Are To Be In Accordance With BCA, Australian Standards & Pittwater Council Notice Of Determination In Reference To DA No.177/12

The Commitments Identified In The Basix Certificate & On The Plans Or Specifications Are To Be Fulfilled & Maintained For The Life Of the Developmment As per Pittwater Council Notice of Determination

Refer To Nasserri Associates Structural Engineering Plans Job Number S2662 For Complete Details

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

Site Information	Proposed	Compliance
Site Area	4116m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Yes
Minimum side boundry setback (Min.)	1m & 2.5m	Yes
Building envelope	3.5m@45Deg	Yes
% of landscape open space (60% min)	2869.2m2	Yes
Impervious area (m2)	1246.8m2	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement



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NOTES
Kara Crescent Bayviews zoned (c) Non Urban G & 2(a) Residential A
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded Blue
Kara Crescent Bayview
is not considered a heritage item

Construction
Timber Deck & Stairs Timber Framed Metal Roof
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA Part 3.1 AS 1604
Glazing to BCA and AS 3660.1
Waterproofing to BCA and AS 1288-2004
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix
Basix Certificate Number A139828
All Plans to be read in conjunction with Basix.
Certificate
The applicant must construct the new or altered construction (floors), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 10m² and b) additional insulation is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
All new external glazing and doors must be installed in windows and glazed doors or 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 2400mm above the ground.
The shading device on the window must be of the height and distance from the centre and the base of the window and glazed door.



CC APPLICATION ONLY

The builder shall check and verify all dimensions and entries, all errors and omissions to this drawing shall be the responsibility of the builder and not be used for construction purposes until stated by the Designer for construction.

Client
Tim & Tori Cornack
Project Name
Alterations & Additions
6 Kara Crescent Bayview
2104

Lot 3 D.P. 237045

Drawing Title:
Schedules - Door & Window Schedules
Door List, Window List

Scale: A3 as noted Date: 27/8/2012

Status: CC Checked By: GBJ

Project No:
RP0412COR
Drawing No.:
CC6001

Plot Date: 6/8/2012