

Peter J Boyce & Associates

Ph 0412 928 500

P O Box 375 Strathfield 2135
Level 2, 41 Rawson Street, Epping 2121
Building Surveyor Acc No BPB0043

Ph 9868 2855

Fax 9868 2655

Your ref D/A NO520/07

20th July 2009

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

Dear Sir,

Re Copy of Construction Certificate
24 Cabarita Road Avalon

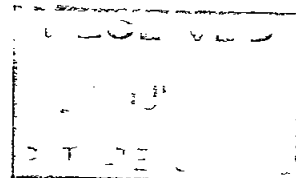
Please find enclosed copy of Construction Certificate issued for the above property under D/A NO520/07

A cheque for \$30 00 for registration of the Construction Certificate is attached herewith

Yours faithfully



Peter Boyce



REC' 262268
23/7/09
\$30 00

Peter J Boyce & Associates

Ph 0412 928 500

P O Box 375 Strathfield 2135

Ph 9868 2855

Building Surveyor Acc No BPB0043

Fax 9868 2655

20th July 2009

The General Manager

Dear Sir,

Re Submission of Construction Certificate
24 Cabarita Road Avalon

Please find enclosed

- 1 Letter & cheque for registration of CC
- 2 Completed Application Form
- 3 Construction Certificate
- 4 Council receipts and Bank Guarantees etc as required by D/A conditions
- 5 Statement from Applicant that the CC plans are generally in accordance with the DA
- 6 Geotechnical Risk Management Form No 2
- 7 Structural Engineering Advice
- 8 Details AHD & RL's of boatshed report
- 9 Architectural plans
- 10 Structural Engineers plans
- 11 Soil & Erosion Control Plan
- 12 Landscape Plans

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

Many thanks



Peter Boyce

RECEIVED 25 JUN 2009

Application for Construction Certificate

Issued under the Environmental Planning and Assessment Act 1997 Part 3 - Schedule 1

Local Council Area

City, Council or Shire

Pittwater Municipal Council

Owner

Name

Ian Walters

Address

24 Cabarita Road Avalon NSW 2107

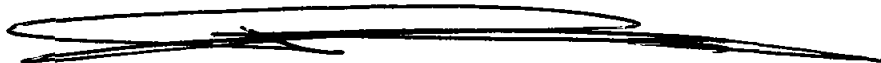
Phone

046077872

Consent of all owner(s)

~~I/we~~ consent to this application

Signature



Subject Land with lot & deposited plan number

Address

24 Cabarita Road Avalon NSW 2107

Folio 155 being Lot 9 DP 1770 cert of title Vol 5590

Brief description of development

Type of Development

i.e. Dwelling Addition

Boat shed + Pool

Building code of Australia

Building Classification

Class 10a & 10b

Development Consent

Development consent number

DAN 2: No 520/07

Date of Determination

Builder/Owner Builder

Name or Permit number

Address

owner Builder

Ian Walters / As above

Value of Work

\$ 40,000

Required attachments --- Copy of D/A approval with Conditions
Four copies of the plans & Specification
Plan Nos
List of supporting documents

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

Owner Signature

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Australian Bureau of Statistics

Particulars of Proposal ---What is the area of land (m²) 800m²

Gross Floor area of existing building (m²)

What are the current use of all or part of the building(s)/land

(If vacant state vacant) Vacant

Location Avalon

Use Boatshed

Does the site contain a dual occupancy? NO

What is the gross floor area of the proposal (m²) 24m²

What are the proposed uses of the building? Boatshed

Location Avalon

Use Boatshed

How many stories will the building consist of ?

Materials to be used

Place a tick in the box which best describes the material

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

TO WHOM IT MAY CONCERN

RE 24 Cabarita Road/Avila NSW
2107

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

A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a stylized, somewhat abstract shape.

Signature

Peter J Boyce & Associates

Ph 9868 2855

Level 2, 41 Rawson St Epping NSW 2121
email info@boycecorp.com.au
Planning NSW Building Surveyor No BPB0043

Fax 9868 2655

CONSTRUCTION CERTIFICATE

Certificate No BP9160

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

Applicant

Name	Mr Ian Walters
Address	24 Cabarita Road Avalon
Contact Number	0416 077 872
Email	-

Development

Development Consent No	D/A NO520/07
Consent Date	13 th February 2008 – 12 th May 2009 (M)
Site Address	24 Cabarita Road Avalon
Property Identification	Lot 9 DP 17704
Building Classification under BCA	10a – 10b

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

Approval

Plan Nos Approved	Nvisage – Drawing Nos MO 01 to MO 07 Koopman Architects – Drawing Nos D01 to D08 McKee & Associates – Drawing Nos S00 to S08 Selena Hannan – Drawing No LP01A McKee & Associates – Drawing No C01
Description of works Approved	Swimming Pool, deck, boatshed and landscaping
Construction Certificate Determination Date	BP9160 20 JUL 2009

Note

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

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

Accredited Certifier

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

LONG SERVICE
BUILDING & CONSTRUCTION

LEVY PAYMENT FORM

FORM NO

OFFICE USE ONLY

See reverse of form for instructions

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person)
or Company/Organisation name

NEWPORT BUILDING & CONSTRUCTION PTY LTD

Given names (if person)

ABN (if applicable)

2606858998

POSTAL ADDRESS

PO BOX 319

No and street or PO Box

Town/suburb

NEWPORT BEACH

State

NSW

Postcode

2107

Bus hours phone

24 CABARITA ROAD

Number and street

24 CABARITA ROAD

Town/suburb

AVALON

State

NSW

Postcode

2107

Estimated start date

09/09/08

Estimated finish date

06/09/08

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

Local Council Area

2107 NEWPORT BEACH

DA/CC/CDC No

52907

Estimated value

\$ 60,000

of work (see note on back)

Levy payable \$ 210

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

Signature of Officer/Private Certifier

Date 06/09/08

Name of Officer/Private Certifier

Business hours phone

PART D - DETAILS - To be completed by Dep/Autority where applicable - see reverse

Department/Authority

Contract/DA No (circle which)

Contract amount \$

Levy payable

\$

Contact person (Print)

Phone number

Contact person (Signature)

Date 06/09/08

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

Signature

Date 06/09/08

Exemption Approval Certificate No

Building and Construction Industry Long Service Payments Corporation Locked Bag 3000 Central Coast MC NSW 2252

Tel 13 14 41 Fax (02) 9287 5685 Email levy@lspc.nsw.gov.au www.lspc.nsw.gov.au ABN 93 646 000 808

3 of 180

28/7/08

Pittwater Council

ABN 61340837871

TAX INVOICE
OFFICIAL RECEIPT

28/07/2008 Receipt No 242111

To IAN WALTERS

24 CABARITA ROAD
AVALON

Qty/	Applic	Reference	Amount
GL Rec 1		GLSL-Buil1	\$210.00
1		GL Rec 1 X LONG SERVICE PAYMENT	
		N0520/07	
GL Rec 1		CCGST-CCa	\$1.91
		BST	\$0.19
		To GL Receipt	

Total Amount \$212.10
Includes GST of \$0.19

Amounts Tendered
Db/Cr Card \$212.10
Total \$212.10
Rounding \$0.00
Change \$0.00
Nett \$212.10

Printed 28/07/2008 10:52:46 AM
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**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 2 - To be submitted with detailed design for construction certificate**

Development Application for MR I WALTERS
Name of Applicant
Address of site 24 CABARITA RD CLAREVILLE (AVALON)

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

I, GEORGEY MCKEE on behalf of MCKEE & ASSOCIATES PTY LTD
(insert name) (trading or company name)

on this the 5 AUGUST 2008
(date)

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

Geotechnical Report Details

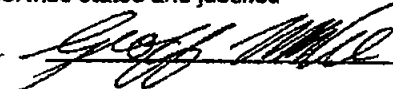
Report Title GEOTECHNICAL ASSESSMENT 24 CABARITA RD AVALON
Report Date SEPTEMBER 2007 P0601472 JR01-V2
Author MARTENS CONSULTING ENGINEERS

Structural Documents list.

7501 500 to 508 inclusive & COI.
REFER CONSENT NO 520/07

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.

G MCKEE
(name)

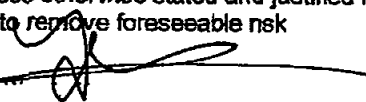


(signature)

Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated _____ and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriately taken into account by the structural engineer in the preparation of these structural documents.

I am 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 DR DANIEL MARTENS

Chartered Professional Status

CPENG, NPER, MIED Aust

Membership No

218 5379

McKee and Associates Pty Ltd
Structural Engineers

STRUCTURAL ENGINEERING ADVICE
For 24 Cabarita Rd Clareville Supporting
Boatshed Floor Level 1 7AHD vs Estuarine Planning Level 2 3AHD

We have assessed the DA requirement for this development of a floor level 2 3m AHD and advise as follows

The client advises that the level adversely affects the feasibility of the boatshed by lifting the floor level 0 6m from the design level of 1 7m AHD

The existing seawall level is 1 3m AHD and at the face of the proposed boatshed ground level is 1 5m AHD A floor level of 2 3m would be 0 8m above existing levels

We have designed the structure of the boatshed including footings, floor and wall construction to be unaffected by flooding

- The footings are concrete founded on sandstone bedrock,
- The floor system is reinforced suspended concrete,
- Boatshed walls are of masonry construction,
- Retaining walls are reinforced concrete filled block masonry,
- The reinforced concrete and masonry elements as specified are suitable for the long term effects of seawater to which they will be exposed,

We also certify that the construction will have no adverse impact on stability or strength of adjacent properties

We submit this advice along with our construction drawings based on a floor level of 1 7m on the understanding that our advice and certification is likely to be accepted

McKee and Associates Pty Ltd



G McKee BE (Structural) PEng

19 July 2008



18th June 2009

To Whom it May Concern

RE 24 Cabarita Road, Clareville 2107 Pool and Boatshed construction

We refer to DA Consent No N0520/07 for the above property, points B2 and B3 which state

B2 The Estuarine Planning Level is 2.3m AHD

B3 (a) All structural elements below the Estuarine Planning level shall be of flood compatible materials

(b) All structures must be designed and constructed to achieve a low risk of damage and instability due to estuarine hazard

(c) All electrical equipment, wiring, fuel lines or any service pipes and connections must be waterproofed to the Estuarine Planning level

(d) The storage of toxic or potentially polluting goods, materials or other products which may be hazardous or pollute floodwater is not permitted below the Flood Planning level

The DA proposed level for the floor of the boatshed is 1.7m AHD. The Consent 2.3m AHD has been considered however deemed inappropriate for the function of the boatshed. The boatshed floor level has been considered with existing ground RL's and the ease of lifting the boat into the shed. Therefore the proposed level of 1.7m is considered a more appropriate level and below the Flood Planning level of 2.5m, and the structure has been designed accordingly.

All structural elements below the Flood Planning level have been designed with flood compatible material (Please refer to the Letter from the Structural Engineer re boatshed floor level). All structures have been designed for low risk, and all electrical equipment will be waterproofed in accordance with the Estuarine Planning level requirements. All fuel or hazardous materials will be stored above the Estuarine Planning level.

If you require any further information please contact us on the number below

Kind Regards

Trina Rowston
Director

PO Box 1668
Marriewood Square
NSW 2102

M 0413 489 984
F 02 9918 3710
02 9918 4518
trina@nvisage.com.au
www.nvisage.com.au

ACN 107 496 935
ABN 87107 496 935

SOFTWARES NOTES

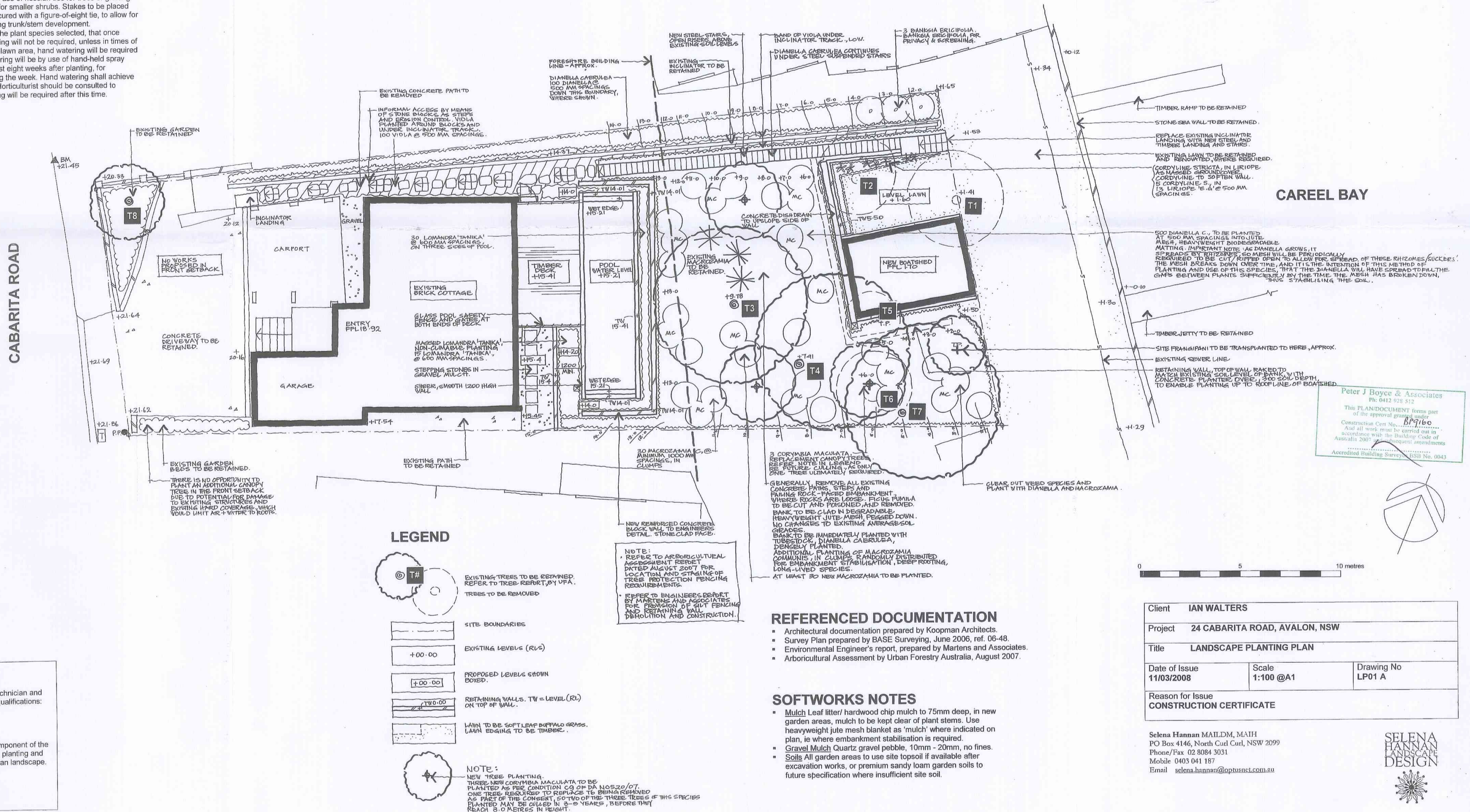
- Sediment and Erosion Control** devices to be installed prior to any site works. Refer to Martens and Associates Report.
- Weeding** All noxious weeds are to be removed from subject site areas by accepted methods (glyphosate, hand-removal, digging etc) according to species. All vegetation to be removed from areas to be planted unless natural regeneration is found to be occurring - Designer/Horticulturist to be consulted prior to weeding/vegetation removal to identify potential regeneration species.
- Organic Mulch** Forest Fines/ hardwood chip mulch at 75mm thickness, to be provided to all planted areas, except where grades are steeper than 1:4. Do not leave mulch against stems of any plant. Where steep grades require it, peg down biodegradable heavyweight jute fibre matting, prior to planting, and cut holes for planting. Note that holes will be required to be widened periodically to allow *Dianella caerulea* to spread.
- Soils** All garden areas to use site topsoil or imported premium garden soils (equivalent to 'Native Garden Mix' from ANL, certified to be of low pH and of low phosphorus content) where insufficient site soil to achieve required depths or levels. Topsoils should be ideally be a minimum of 300mm deep, with subsoils below this. Where site topsoil is of adequate depth, addition of 50mm thick 'Botany Humus' or equivalent soil conditioner to be applied prior to mulching and planting.
- Drainage** Drainage material to be provided to back of all new retaining walls. Refer to Martens and Associates Report. Drainage lines to connect to storm water system as specified.
- Planting** Do not make any substitutions, if any species is not available at time of planting, without first consulting Designer. Designer to assist set-out of planting in mass-planted areas.
- Fertilising** Suitable inorganic fertiliser to be applied to all plants after planting (eg Osmocote for Native Plants). Planting methods to be by accepted horticultural practices.
- Staking** All nursery stakes to be removed. Plants should be self-supporting, but as this is a steep site plants some plants may need additional staking. Allow for supply of new, strong stakes, ie bamboo for smaller plants and tomato stakes for trees (two per tree, one per shrub), and use of hessian ties for trees or grafting tape or similar decomposable material for smaller shrubs. Stakes to be placed outside root ball of plants, and plant secured with a figure-of-eight tie, to allow for some movement so as to promote strong trunk/stem development.
- Irrigation** It is intended that by using the plant species selected, that once plants are established, additional watering will not be required, unless in times of drought. In all newly planted areas and lawn area, hand watering will be required for an establishment period. Hand watering will be by use of hand-held spray nozzle on hose, once weekly, for at least eight weeks after planting, for establishment, unless rain occurs during the week. Hand watering shall achieve soaking of the root ball. The Designer/Horticulturist should be consulted to assess whether additional hand watering will be required after this time.

- Maintenance and inspections**
For first two years of establishment, twice a year, in early Spring and late Summer, at minimum, all newly planted areas are to be inspected by a qualified horticulturist, who will assess whether additional planting is required to replace any plants that may have died, and advise whether fertilising, treatment of pests and diseases, pruning, re-mulching etc is required.
Trees should never be pruned, unless under advice from qualified, experienced arborist. Pruning of shrubs in garden areas may be undertaken to increase density of habit, only prune shrub species that require it.
Pests and diseases are to be assessed and treated if considered necessary.
Weeds are to be removed regularly.
Fertilising should not be required, unless plants show signs of requiring it.
Fertilising shall be by use of organic fertiliser with low pH, eg decomposed Cow Manure, and inorganic fertilisers for native plants if needed.
Regeneration of other indigenous species, if present, is to be encouraged.
Natural leaf litter is to be retained. Mulch should be topped up when required, at least until groundcovers achieve dense coverage.
Any staking should be checked to ensure that it is not damaging or rubbing plants, and shall be removed as soon as plant is considered to be self-supporting.

PLANT SCHEDULE

- Most new planting is to be with indigenous species. Indigenous plants are to be sourced from plant stock, (cuttings or seed) of local provenance, and are shown with an asterisk.
- Recommended supplier of indigenous plants:
Harvest Seeds and Native Plants, ph 9450 2699.
- Plant pre-ordering is strongly advised due to the large quantity of *Dianella caerulea* and *Macrozamia communis* that are required.

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot Size, minimum	Quantity
REPLACEMENT INDIGENOUS CANOPY TREES				
* <i>Corymbia maculata</i>	Spotted Gum	20000 x 15000	tubes	3
SHRUBS FOR SCREEN PLANTING, UP TO 3 METRES HIGH				
* <i>Banksia ericifolia</i>	Heath Banksia	3000 x 2000	200mm	3
* <i>Cordylina stricta</i>	Slender Palm Lily	2500 x 700	200mm	5
* <i>Macrozamia communis</i>	Burrawang	1500 x 1500	300mm, 200mm	30
GROUNDCOVERS				
* <i>Dianella caerulea</i>	Flax Lily	400 x 400	tubes	600
<i>Liriope muscari</i>	Turf Lily 'Evergreen'	400 x 400	140mm	13
'Evergreen Giant'	Giant	500 x 600	tubes	45
'Lomandra Tanika'	Lomandra 'Tanika'	100 x 1000	tubes	100
* <i>Viola hederacea</i>	Native Violet			
LAWN				
<i>Stenotaphrum secundatum</i> 'Sir Walter'	Soft-leaf Buffalo Grass 'Sir Walter'		turf rolls	As shown on plan



Certification for Construction Certificate

I am a qualified Horticulturist, Landscape Technician and Landscape Designer, holding the following qualifications:
Assoc. Dip. App. Sc. (Landscape)
Adv. Cert. Urban Hort.
Member AIH and AILDm.

I am appropriately qualified to certify this component of the project. I have experience in plant selection, planting and management of indigenous plants in the urban landscape.

Selena Hannan
Selena Hannan, 11 March 2008

SELENA HANNAN
LANDSCAPE DESIGN
Selena Hannan

NVISAGE PTY LTD.
PO BOX 1688
WARRIWOOD SQUARE
NSW 2102

ACN: 107 496 935
MOBILE: 0413 489 984

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NVISAGE PTY. LTD.

CLIENT DETAILS:

IAN WALTERS
24 CABARITA ROAD
CLAREVILLE
NSW 2107

PROPERTY:

LOT 9 DP 17704

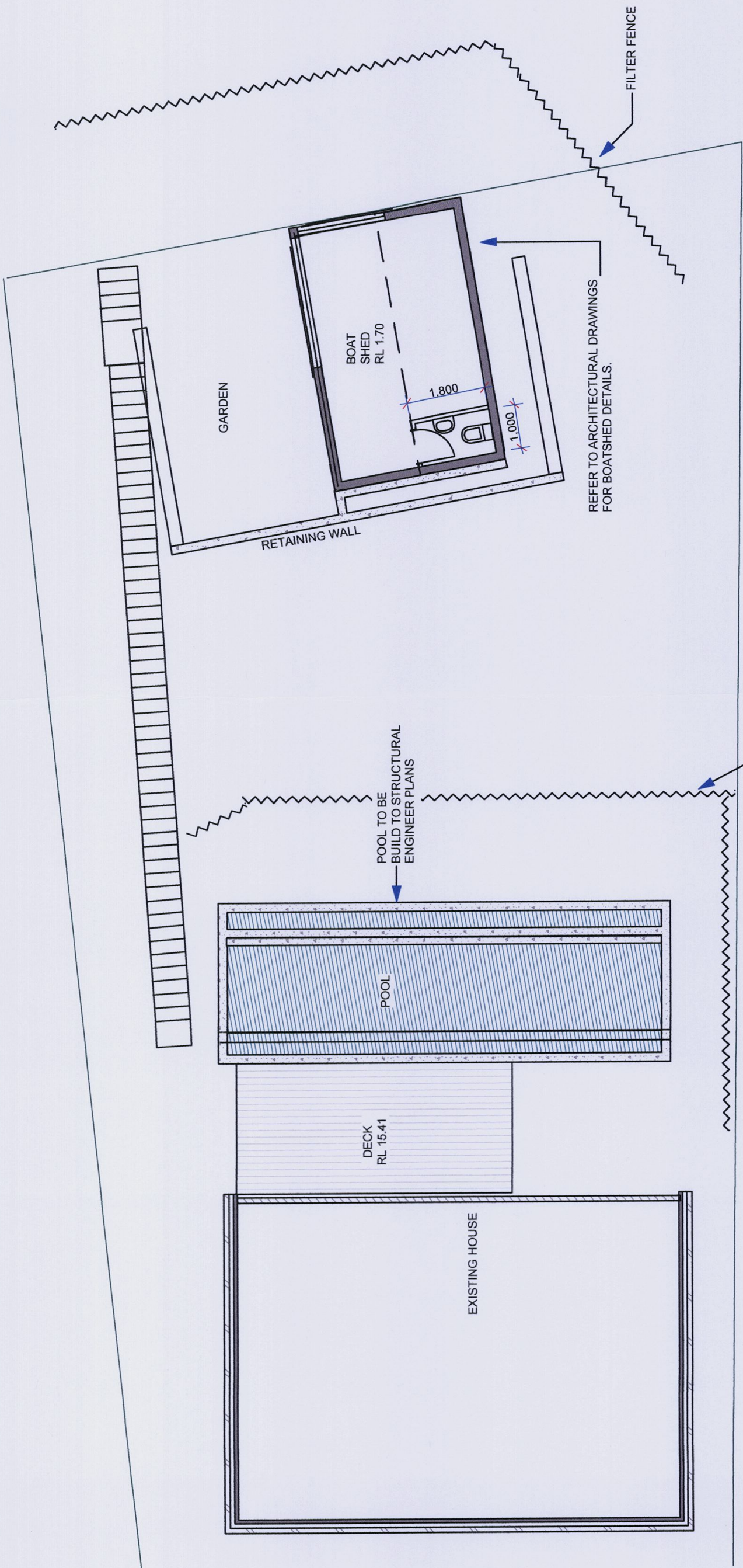
DRAWING TITLE:

CONSTRUCTION

DRAWN BY:

TRINA ROWSTON

DATE:	18-6-2009	REVISED:	0
JOB No.	RES32	DWG. No.	CC-01
ALL MEASUREMENTS ARE IN MM UNLESS NOTED OTHERWISE. PLOT DATE: 18/06/2009			



FILTER FENCES INSTALLED
AS PER GEOTECH REPORT.
(Filter fence buried into the ground a min. 200mm
and staked every 3m with star pickets.)

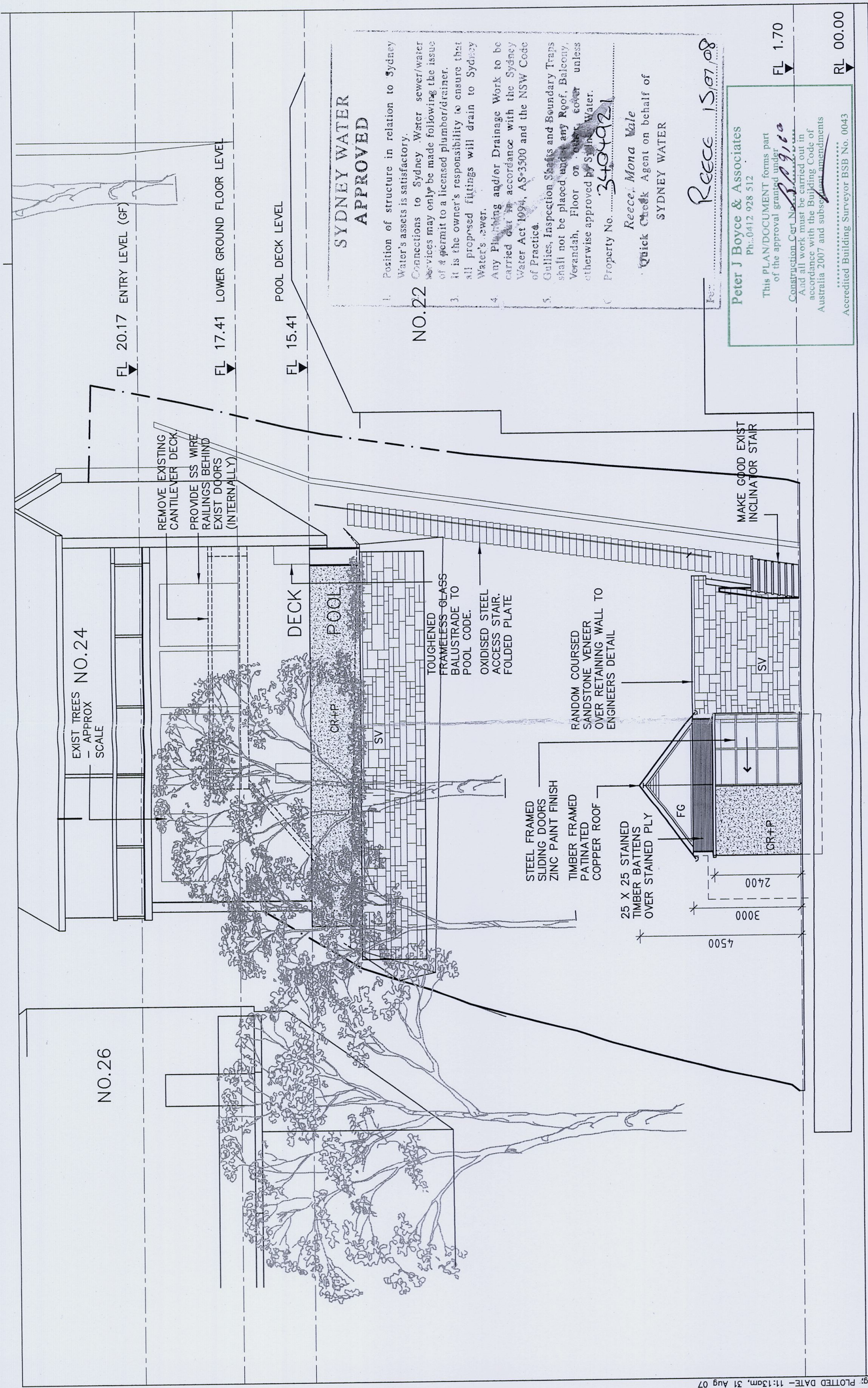
Peter J Boyce & Associates
Ph: 0412 928 512

This PLAN/DRAWING forms part
of the approval granted under
Construction Cert No. 309110
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments

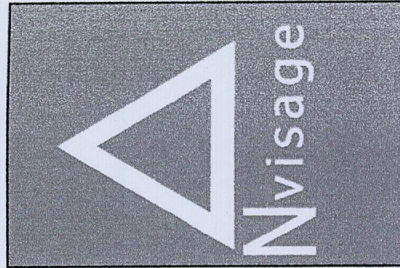
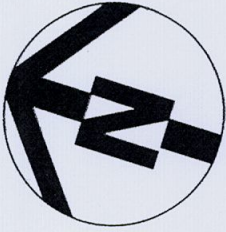
Accredited Building Surveyor BSB No. 0043

CONSTRUCTION NOTES:

1. All work to be within the boundaries of the site.
2. All work to be in accordance with the BCA, Pittwater Council and Sydney Water.
3. Sediment and Erosion controls are to be effective during the course of construction.
4. Filter fences are to be erected as per the Geotechnical Engineer Report, and the Engineering Erosion and Sediment Management Plan.
5. All vehicles before leaving the site must be washed down of any clay/dirt attached to wheels before entering the road.
6. Pool backwash is to be disposed into Sydney Water sewer.
7. All pool overflow water and waste water from filtration process is to be directed to either Sydney Water sewer or an onsite disposal system.
8. All external glazing is to have a maximum reflectivity index of 25%.
9. All construction is to be in compliance with the Structural Engineer Plans.

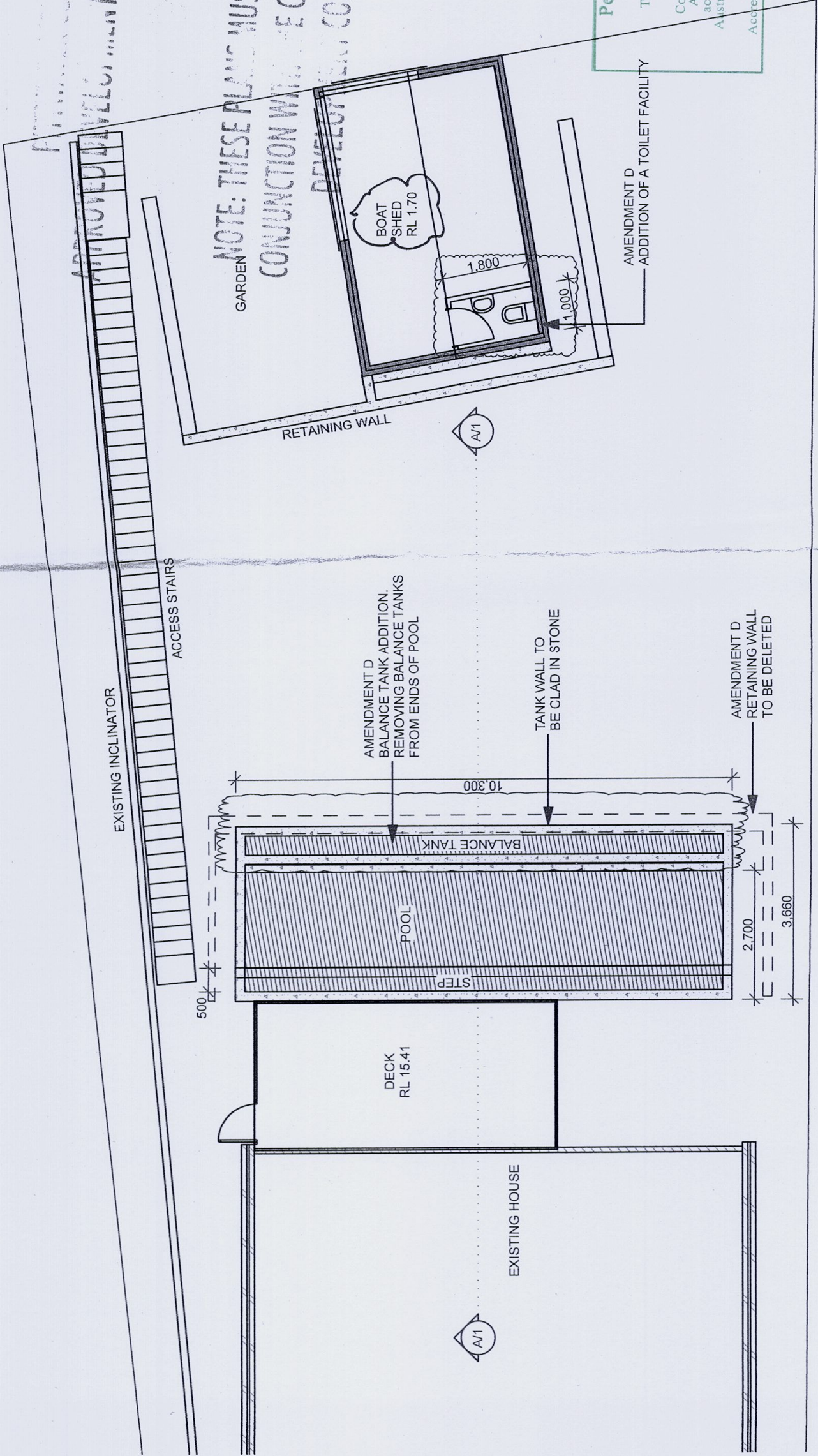


AMENDMENTS		LEGEND		KOOPMAN ARCHITECTS		NEW POOL and NEW BOATSHED	
A	CONSULTANT ISSUE	18.05.07	CR+P	CEMENT RENDER + MUROWASH PAINT	1A RUSKIN ROWE	24 CABARITA ROAD	CLAREVILLE
B	DEVELOPMENT APPLICATION	30.08.07	FG	FIXED CLEAR GLASS - V-KOOL 70	AVALON NSW 2107		EAST ELEVATION
				PH: 9973 4974			
				FX: 9973 4923			
				EM: koopman@bigpond.net.au			
				DO NOT SCALE OFF THIS DRAWING. Use figured dimensions only. Verify all dimensions on site. Any discrepancies should be brought to the attention of the Architects. This drawing is copyright and may not be used without written consent. AIAA 3/13/14/65			
				Accredited Building Surveyor BSB No. 0043			
				Peter J Boyce & Associates			
				Ph: 0412 928 512			
				This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No. 2009100			
				And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments			
				FL 1.70			
				RL 00.00			
				Reece 15/07/08			
				Property No. 3404921			
				Reece, Mona Wile			
				Quick Check Agent on behalf of SYDNEY WATER			
				SYDNEY WATER APPROVED			
				NO.22			
				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 licensed 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.			



APPROVED DEVELOPMENT CONSENT PLANS

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



NVISAGE PTY LTD.
PO BOX 1668
WARRIEWOOD SQUARE
NSW 2102

ACN: 107 496 935
MOBILE: 0413 489 984

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Peter J Boyce & Associates
Ph: 0412 928 512

This PLAN/DOCUMENT forms part
of the approval granted under
Construction Cert No. **BP9160**
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments

Accredited Building Surveyor BSB No. 0043

CLIENT DETAILS:

IAN WALTERS
24 CABARITA ROAD
CLAREVILLE 2107
NSW

PROPERTY:
LOT 9 DP 17704

ARCHITECT:
KOOPMAN ARCHITECTS

DRAWING TITLE:
SECTION 96

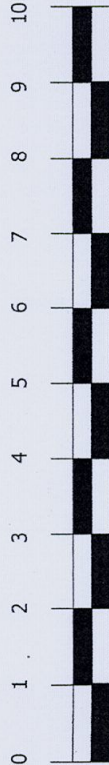
DRAWN BY:
TRINA ROWSTON

DATE: 3-10-2008
REVISED: D

JOB No.: RES32
DWG. No.: MO-02

ALL MEASUREMENTS ARE IN MM
UNLESS NOTED OTHERWISE
PLOT DATE 7/10/2008

AMENDMENTS	
30-9-2008	D
ADDITION OF A BALANCE TANK TO POOL. ADDITION OF A TOILET IN BOAT SHED (SECTION 96)	



POOL & DECK LEVEL

1:100



APPROVED DEVELOPMENT CONSENT PLANS

NOTE: EXISTING DECK TO BE REMOVED
CONSTRUCTION MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT

AMENDMENT D
STONE RETAINING WALL REPLACED
WITH BALANCE TANK, STONE CLAD.

CREATE LANDSCAPING
AT BASE OF POOL RETAINING WALL

EXISTING TREES APPROX.
SCALE AND POSITION

Peter J Boyce & Associates
Ph: 0412 928 512

This PLAN/DOCUMENT forms part
of the approval granted under
Construction Cert No. Bp9160
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments

Accredited Building Surveyor BSB No. 0043

NVISAGE PTY LTD.
PO BOX 1668
WARRIEWOOD SQUARE
NSW 2102

ACN: 107 496 935

MOBILE: 0413 489 984

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CLIENT DETAILS:

IAN WALTERS
24 CABARITA ROAD
CLAREVILLE
NSW 2107

PROPERTY:

LOT 9 DP 17704

ARCHITECT:

KOOPMAN ARCHITECTS

DRAWING TITLE:

SECTION 96

DRAWN BY:

TRINA ROWSTON

DATE: 3-10-2008

REVISED: D

JOB No. RES32

DWG. No. MO-03

ALL MEASUREMENTS ARE IN MM
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PLOT DATE 31/02/2008

AMENDMENTS

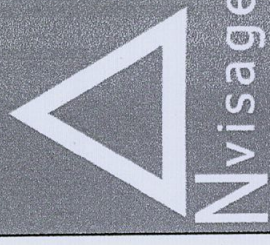
30-9-2008

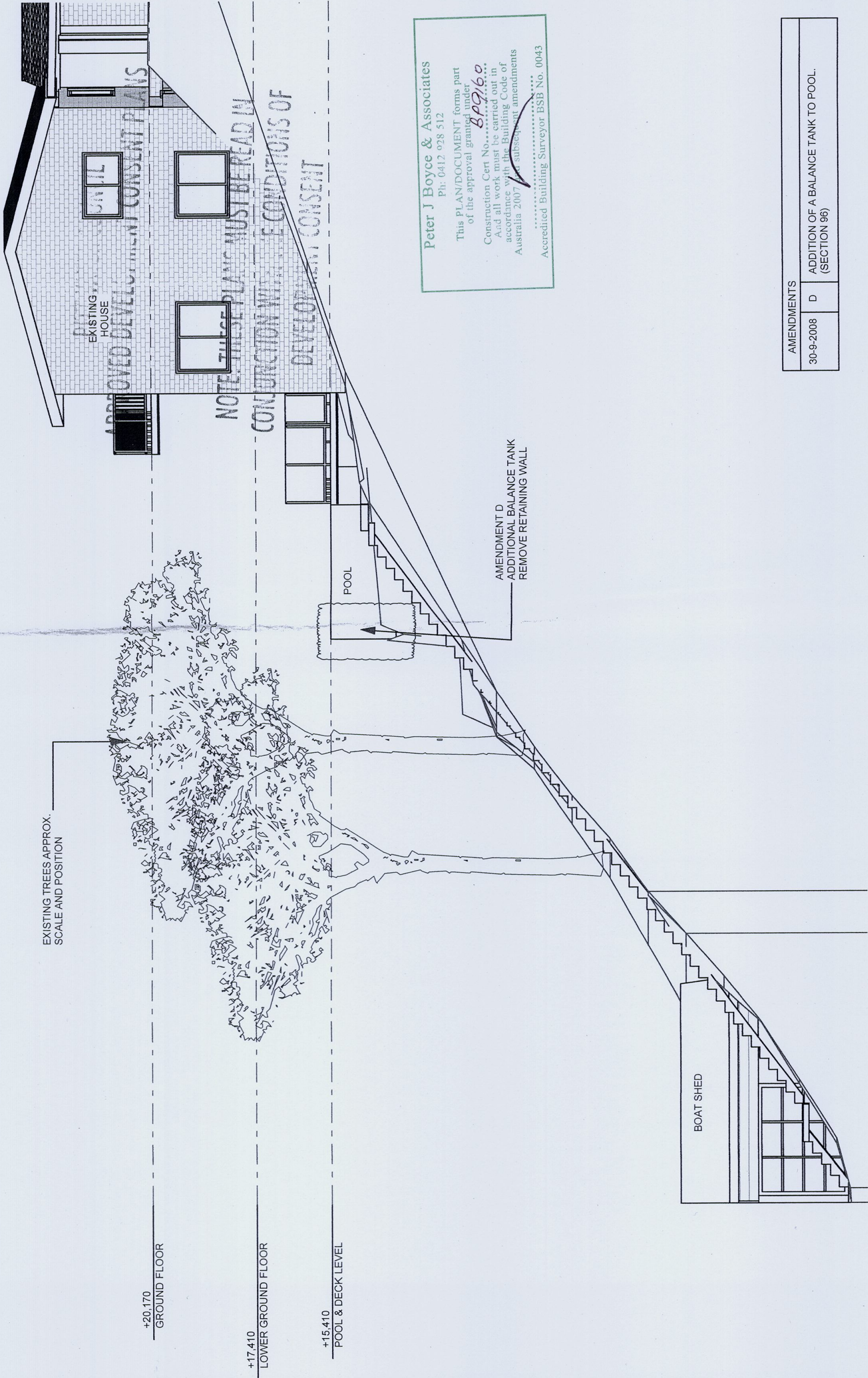
D

ADDITION OF A BALANCE TANK TO POOL.
(SECTION 96)

EAST ELEVATION

1:100





ACN: 107 496 935
MOBILE: 0413 489 984

CLIENT DETAILS:
IAN WALTERS
24 CABARITA ROAD
CLAREVILLE
NSW 2107

PROPERTY:
LOT 9 DP 17704

ARCHITECT:
KOOPMAN ARCHITECTS

DRAWING TITLE:
SECTION 96

DRAWN BY:
TRINA ROWSTON

DATE:	REVISED:
3-10-2008	D

JOB No.	DWG. No.
RES32	MO-04

ALL MEASUREMENTS ARE IN MM
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PLOT DATE: 3/10/2008

Peter J Boyce & Associates
Ph: 0412 028 512

ph: 0412 978 512

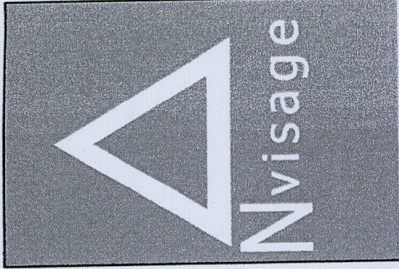
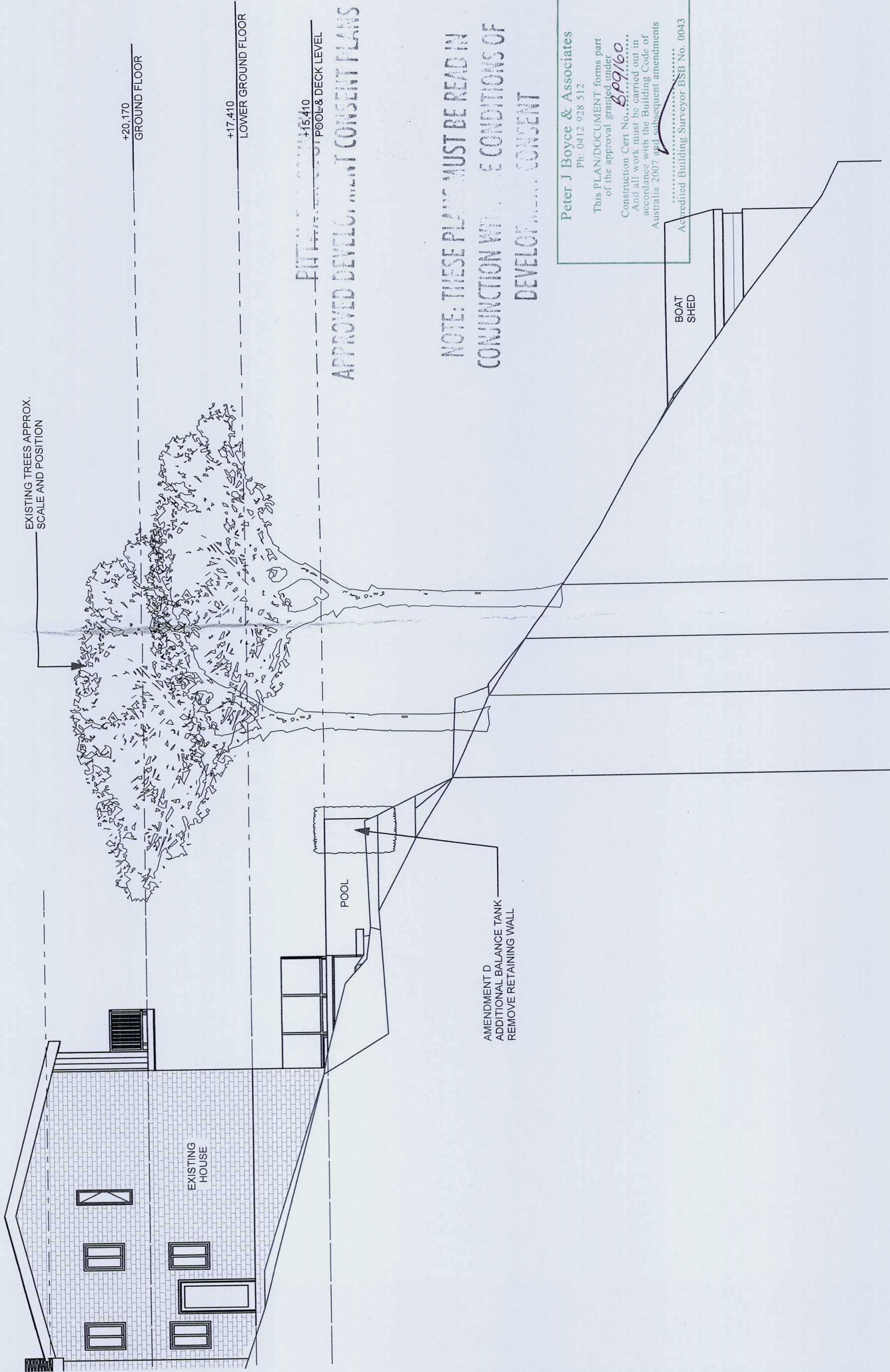
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AMENDMENTS	
30-9-2008	D ADDITION OF A BALANCE TANK TO POOL. (SECTION 96)

NORTH ELEVATION

1:100



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NSW 2102

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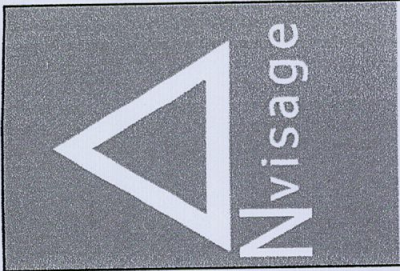
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CLAREVILLE	
NSW 2107	
PROPERTY:	
LOT 9 DP 17704	
ARCHITECT:	
KOOPMAN ARCHITECTS	
DRAWING TITLE:	
SECTION 96	
DRAWN BY:	
TRINA ROWSTON	
DATE:	REVISED:
3-10-2008	D
JOB No.	DWG. No.
RES32	MO-05
ALL MEASUREMENTS ARE IN MM UNLESS NOTED OTHERWISE. PLOT DATE: 3/10/2008	

AMENDMENTS		
30-9-2008	D	ADDITION OF A BALANCE TANK TO POOL. (SECTION 96)

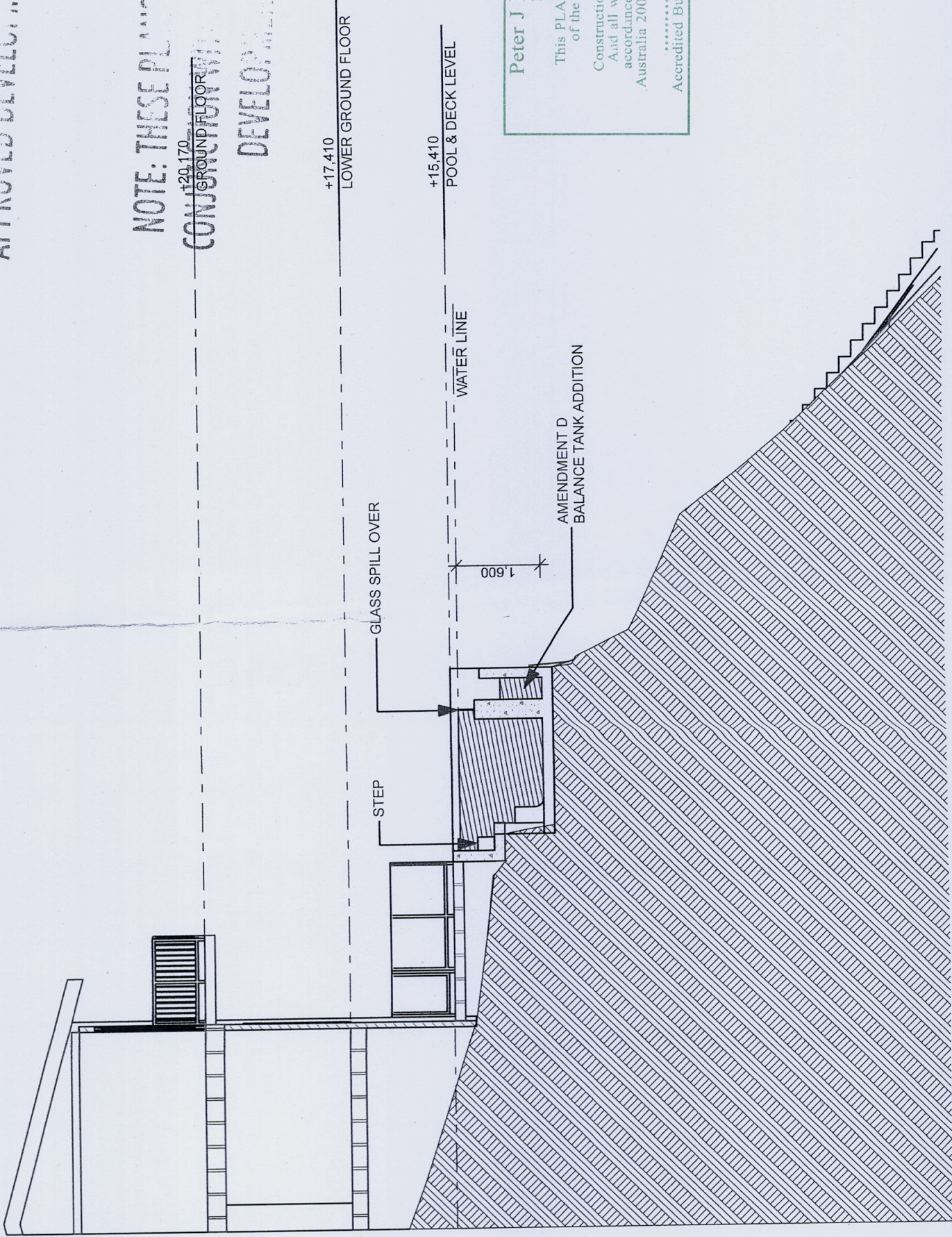
SOUTH ELEVATION

1:100



POOL AND PIERS
APPROVED DEVELOPMENT CONSENT PLANS

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



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NVISAGE PTY LTD.
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IAN WALTERS
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CLAREVILLE 2107
NSW

PROPERTY:
LOT 9 DP 17704

ARCHITECT:
KOOPMAN ARCHITECTS

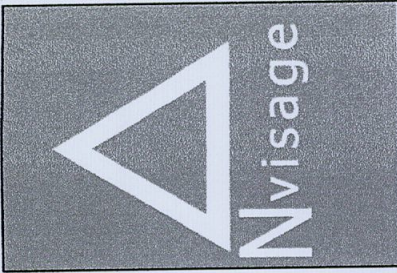
DRAWING TITLE:
SECTION 96

DRAWN BY:
TRINA ROWSTON

DATE:	REVISED:
3-10-2008	D
JOB No.	DWG. No.
RES32	MO-06
ALL MEASUREMENTS ARE IN MM UNLESS NOTED OTHERWISE PLOT DATE: 3/10/2008	

AMENDMENTS		
30-9-2008	D	ADDITION OF A BALANCE TANK TO POOL. (SECTION 96)

NOTE:
POOL AND PIERS BUILT
TO ENGINEER SPECIFICATIONS



NVISAGE PTY LTD.
PO BOX 1688
WARRIWOOD SQUARE
NSW 2102

ACN: 107 496 935
MOBILE: 0413 489 984

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CLAREVILLE
NSW 2107

PROPERTY:

LOT 9 DP 17704

ARCHITECT:

KOOPMAN ARCHITECTS

DRAWING TITLE:

SECTION 96

DRAWN BY:

TRINA ROWSTON

DATE: 3-10-2008

REVISED: D

JOB No. RES32

DWG. No. MO-07

ALL MEASUREMENTS ARE IN MM
UNLESS NOTED OTHERWISE.
PLOT DATE: 3/10/2008



NORTHERN SUN

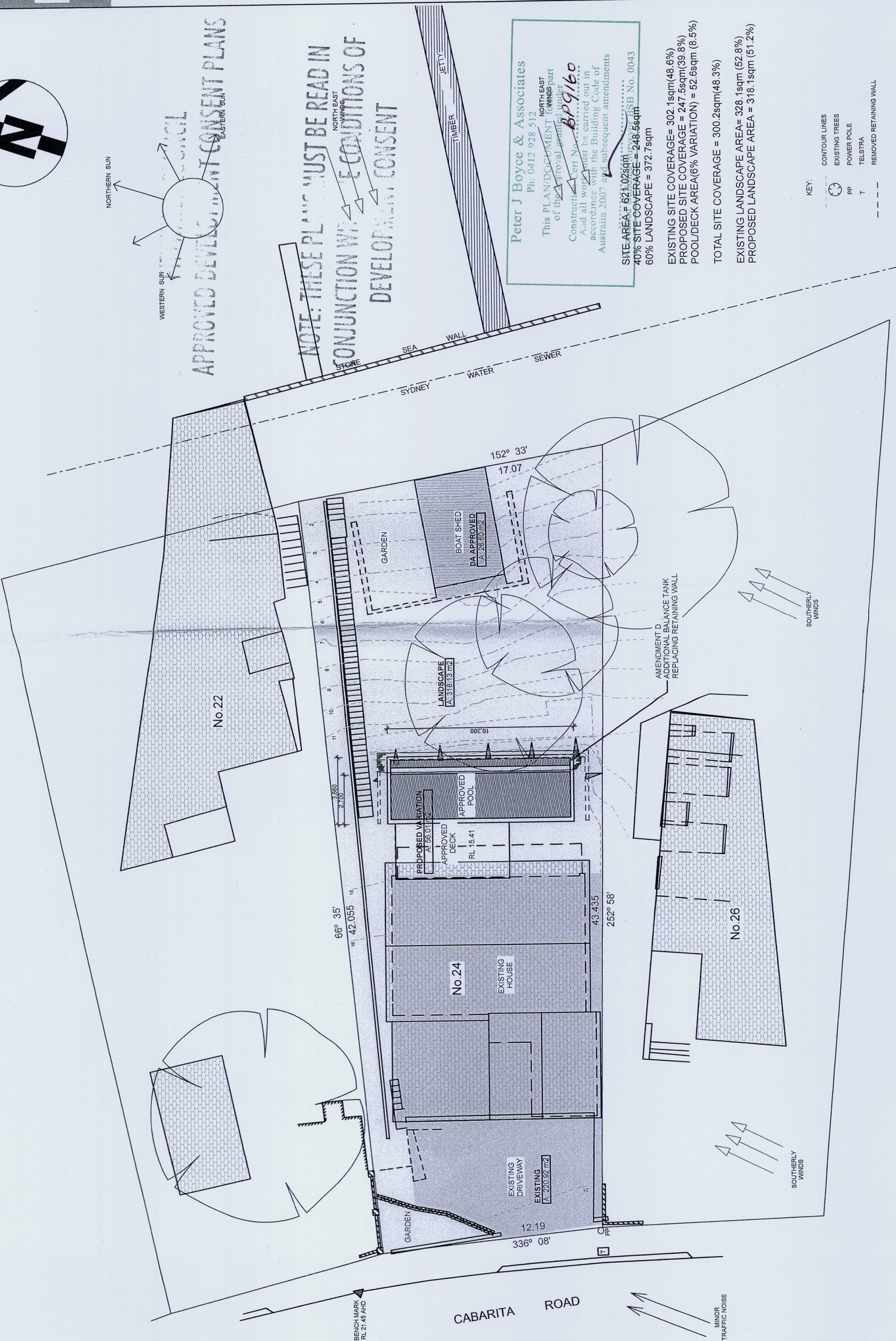
WESTERN SUN

APPROVED DEVELOPMENT CONSENT PLANS

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

Peter J Boyce & Associates
Ph: 0412 928 512
NORTH-EAST
This PLAN/DOCUMENT forms part
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Construction Cert No. **BP9160**
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments
SITE AREA = 621.02sqm
40% SITE COVERAGE = 248.5sqm
60% LANDSCAPE = 372.7sqm

KEY:
--- CONTOUR LINES
--- EXISTING TREES
PP POWER POLE
T TELSTRA
--- REMOVED RETAINING WALL



SITE PLAN CALCULATIONS



1:200

McKee and Associates Pty Ltd
Structural Engineers

DESIGN CERTIFICATE

New Pool & Boatshed at 24 Cabarita Rd Clareville (Avalon)

We hereby certify that the structural drawings produced for the above project have been designed in accordance with the relevant Australian Standards and in particular with the following

AS1170 1, 2 Minimum Design Loads on Structures
AS3600 Concrete Structures
AS3700 Masonry Structures

We have issued the following drawings covered by this certification

7501 S01	Rev 0	Construction Notes
7501 S02	Rev 0	Pool Plan & Sections
7501 S03	Rev 0	Pool Details
7501 S04	Rev 0	Boatshed Plans and Sections
7501 S05	Rev 0	Boatshed Detail Section 1
7501 S06	Rev 0	Boatshed Detail Section 2
7501 S07	Rev 0	Boatshed Detail Sections 3 & 4
7501 S08	Rev 0	Boatshed Detail Sections 5 & 6
7501 C01	Rev 0	Erosion & Sediment Management Plan

We also certify that the existing structure is adequate to sustain the alterations and additions when modified and strengthened in accordance with the plans and any other modifications deemed necessary during construction

McKee and Associates Pty Ltd



G McKee BE (Structural) PEng

5 August 2008

BOATSHED AND POOL
AT 24 CABARITA RD CLAREVILLE
FOR MR I WALTERS

STRUCTURAL DRAWINGS

- S01 /0 CONSTRUCTION NOTES
- S02 /0 POOL PLAN & SECTIONS
- S03 /0 POOL DETAILS
- S04 /0 BOATSHED PLANS AND SECTION
- S05 /0 BOATSHED DETAIL SECTION 1
- S06 /0 BOATSHED DETAIL SECTION 2
- S07 /0 BOATSHED DETAIL SECTIONS 3 & 4
- S08 /0 BOATSHED DETAIL SECTIONS 5 & 6

Peter J Boyce & Associates
Ph: 0412 928 512

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Construction Cert No. B99160
And all work must be carried out in
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Australia 2007 and subsequent amendments

.....
Accredited Building Surveyor BSB No. 0043

McKEE & ASSOCIATES PTY LTD STRUCTURAL ENGINEERS 56 Lincoln Ave Collaroy 2097 0419 733366 ACN 003 894 111		BOATSHED AND POOL AT 24 CABARITA RD CLAREVILLE FOR MR I WALTERS	
I am a Structural Engineer holding the qualification of Bachelor of Engineering (Structural) and I am appropriately qualified to certify the structural components of this project. I hereby state that these plans and details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards G McKee BE Peng		TITLE SHEET & DRAWING LIST	
PLAN CERTIFICATION		Created 30.05.08	Approved G McKee
		Date of Rev 31 07 08	Scale Project
		Purpose of issue CONSTRUCTION	Drawn GM
		Project 7501	Size A3
			Rev 0

CONSTRUCTION NOTES

GENERAL

- G1 This drawing shall be read in conjunction with all other working drawings and specifications and with such other written instructions as may be issued during the course of construction. All discrepancies and variations shall be referred to the Engineer before proceeding with the work.
- G2 All work shall be in accordance with the requirements of all relevant and current SAA Codes.
- G3 All dimensions relevant to setting out and off-site work shall be verified before construction and fabrication is commenced.
- G4 Dimensions shall not be obtained by scaling the structural drawings.
- G5 During construction the structure shall be maintained in a stable condition and no part of the structure shall be overstressed.
- G6 The structural elements shown on these drawings have been designed for the following superimposed loads : 2kPa

CONCRETE

- C1 All workmanship and materials shall be in accordance with current editions of AS3600 except as varied by contract documents.
- C2 Cement shall be Type "A" unless specified otherwise. Concrete components and quality shall be as follows:

Structural Element	F'c MPa	Slump mm	Agge. size	Density (kg/m ³)
Footings, levelling strips	25	80	20	2400
Slab on ground	32	80	20	2400
Suspended slab	32	80	20	2400
Columns and walls	40	80	20	2400

- C3 Clear concrete cover to reinforcement unless shown otherwise shall be:

Element	Formed Not exposed	Formed exposed soil or rain	Poured against membrane
Slabs	30	40	30
Walls	30	40	n/a
Beams	40	50	n/a
Columns	40	50	n/a
Pedestals	50	50	n/a
Footings	50	65	40
Pool sprayed	50 back	60 water	—
Pool formed	—	50	—

- C4 Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer.

- C5 No holes, chases or embedment of pipes , other than those shown on the structural drawings , shall be made without the written prior approval of the Engineer.
- C6 Splices in reinforcement shall be made only in the positions shown on the Structural drawings, or as otherwise approved by the Engineer.
- C7 Lapped fabric splices shall be so made that the overlap, measured between the outermost wires of each sheet of fabric, is not less than the greater wire spacing plus 25mm.

- C8 Reinforcement is shown diagrammatically, it is not necessarily shown in true projection.

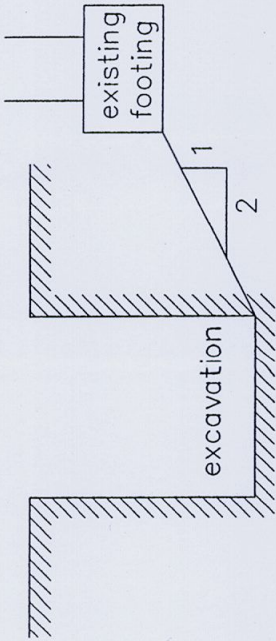
CONCRETE

- C9 All reinforcement shall be D500 to AS4671 UNO RF denotes Ribbed Fabric to AS4671
Bars shall be D500N to AS 4671 UNO
S: shall mean Grade 250N (for pools)
N: Grade D500N Deformed bar Normal ductility.
Example of designation code for reinforcing bars :-
No of bars in group — bar grade and type
17N20—350
nominal bar size in mm — spacing in mm.
UNO stands for "unless noted otherwise".
Welding of reinforcement shall be to AS1554.3
- C10 Where transverse tie bars are not shown, provide N12-400. Splice where necessary and lap with main bars for 400mm.
- C11 All concrete shall be placed and "cured" in accordance with AS3600. Where curing compound is used it must applied (a) onto slabs within 2 hours of finishing the concrete surface, (b) onto walls and columns immediately after removal of formwork.
- C12 Horizontal formwork shall be stripped when approved by the Engineer.
- C13 Slabs and beams shall bear only onto the beams, walls and other types of support as shown on the structural drawings. All other building elements shall be kept 15mm clear from soffits of structure.
- C14 During concrete placing the builder shall have on site rain protecting plastic sheeting and supports to keep it clear of wet concrete, and also aliphatic alcohol sprays to prevent plastic cracking in hot or windy conditions.

FOUNDATIONS

- F1 Footings have been designed for a bearing pressure of 600 kilopascals. Foundation material shall be approved for this pressure before placing concrete in footings and piers.

- F2 Determine adjacent footing depth and do not excavate below a line of influence of 1in 2 as shown



BLOCKWORK

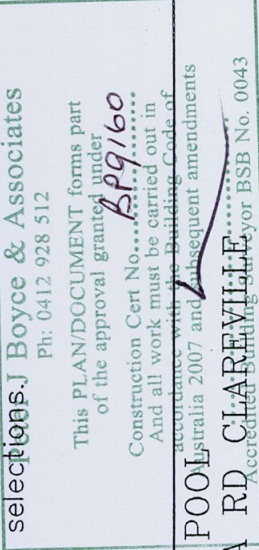
- B1 Blockwork shall be in accordance with AS3700
- B2 Concrete in base shall be Grade 20
- B3 Reinforcement symbol S requires bars as Note C9
- B4 Construct retaining walls with double-U blocks
- B5 Blocks shall be Grade 12 to AS4455
- B6 Clean out openings shall be used in all cores and cleaned out before grout filling.
- B7 Use recessed blocks for horizontal bars.
- B8 Grout shall be Grade 20 with 10mm aggregate and 230 slump
- B9 All cores shall be filled with grout
- B10 All mortar shall be 1 part cement to 1/2 part lime and 4-1/2 parts sand. (1 : 0.5 : 4.5)
- B11 Mortar dags and concrete fins shall be removed by rodding and cleaned out before grouting cores.
- B12 Where horizontal bars are specified in both faces they shall be in staggered courses.
- B13 Where vertical bars are shown lapped, the bar may be in one length to suit double-U blocks in stack bond

STRUCTURAL STEELWORK

- S1 All workmanship and materials shall be in accordance with AS4100, AS1554, AS3679 and AS1163 as applicable.
- S2 Unless otherwise noted all structural steel shall be Grade 300 (Grade 350 for hollow sections)
- S3 All bolts shall be high strength, galvanised.
- S4 Provide 25 thick cement mortar pad under steelwork supported on masonry.
- S5 Steel shall be painted with primer unless noted.
- S6 Lintels and beams partly exposed to the weather shall be hot dip galvanised to AS4680 unless noted.
- S7 All welds shall be 6mm continuous fillet all round U.N.O.

MASONRY

- M1 Where slabs or beams bear on masonry, the top course shall be level, smooth and covered with two layers of three-ply malthoid unless noted otherwise.
- M2 Masonry walls shall not be erected on suspended slabs or beams until all propping has been removed.
- M3 Bricks used in load bearing construction shall have a minimum compressive strength of 20 MPa unless otherwise noted.
- M4 All masonry shall comply with AS3700 and Australian Standards referenced within AS3700.
- M5 Masonry shall be articulated where required by AS2870 to satisfy footing design selections.



McKEE & ASSOCIATES PTY LTD STRUCTURAL ENGINEERS

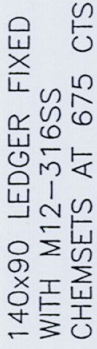
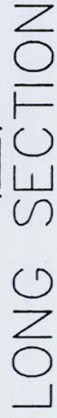
56 Lincoln Ave Collaroy 2097 0419 733366 ACN 003 894 111

PLAN CERTIFICATION
I am a Structural Engineer holding the qualification of Bachelor of Engineering (Structural) and I am appropriately qualified to certify the structural components of this project.
I hereby state that these plans and details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

G McKee RE PFEnq

CONSTRUCTION NOTES

Created	Approved	Scale	Drawn	Size
30.05.08	G McKee		GM	A3
Date of Rev	Purpose of issue	Project	Dwg	Rev
31.07.09	CONSTRUCTION	7501	CO1	0



CROSS SECTION

POOL NOTES

S2 All workmanship and materials shall be in accordance with Australian Standard AS2783

S3 Dimensions are to be verified by PCA

S3 Provide filter with matched pump and plumbing to manufacturers recommendations

S4 Pool cope level is given in mm relative to Natural Ground Level

S5 ie NGL-200: cope level is 200mm below existing NGL

S5 S bars are Grade 250N steel deformed bars

S6 Lap bars 40 bar diameters unless noted otherwise.

S6 Bar and fabric laps shall be staggered where possible

S7 All reinforcement shall be securely supported by bar chairs at 1000 cts

S8 Minimum concrete cover to reinforcement shall be

S8 Water face: Salt chlorination 65mm, Standard chlorination 50mm

S8 Deck top 50mm, Rear face: Formed 40mm, rough ground 65mm

S9 Concrete shall be 25 MPa – pneumatically placed

S10 Upon completion ensure hydrostatic valve is fully functional

S11 Concrete shall be thoroughly wetted down twice daily for ten days in summer and seven days otherwise

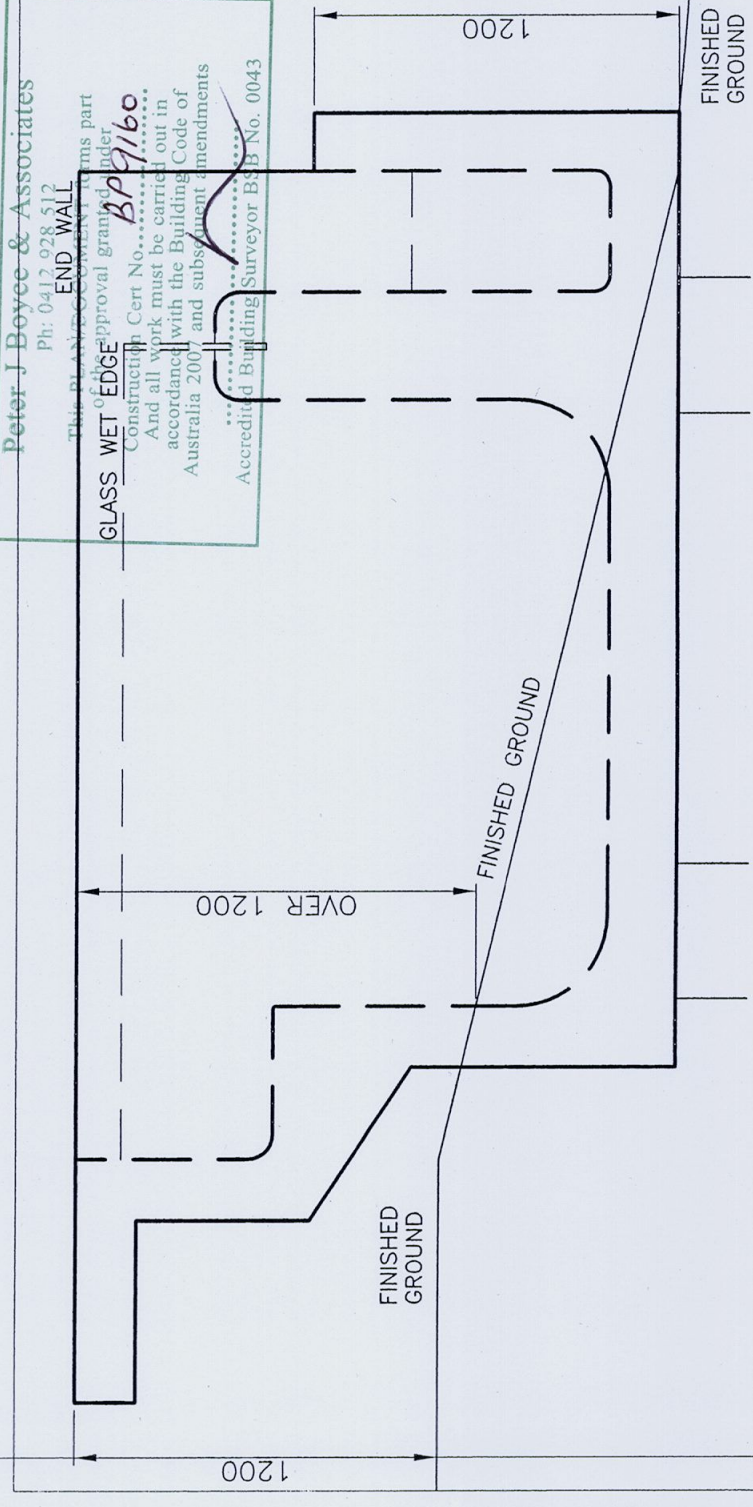
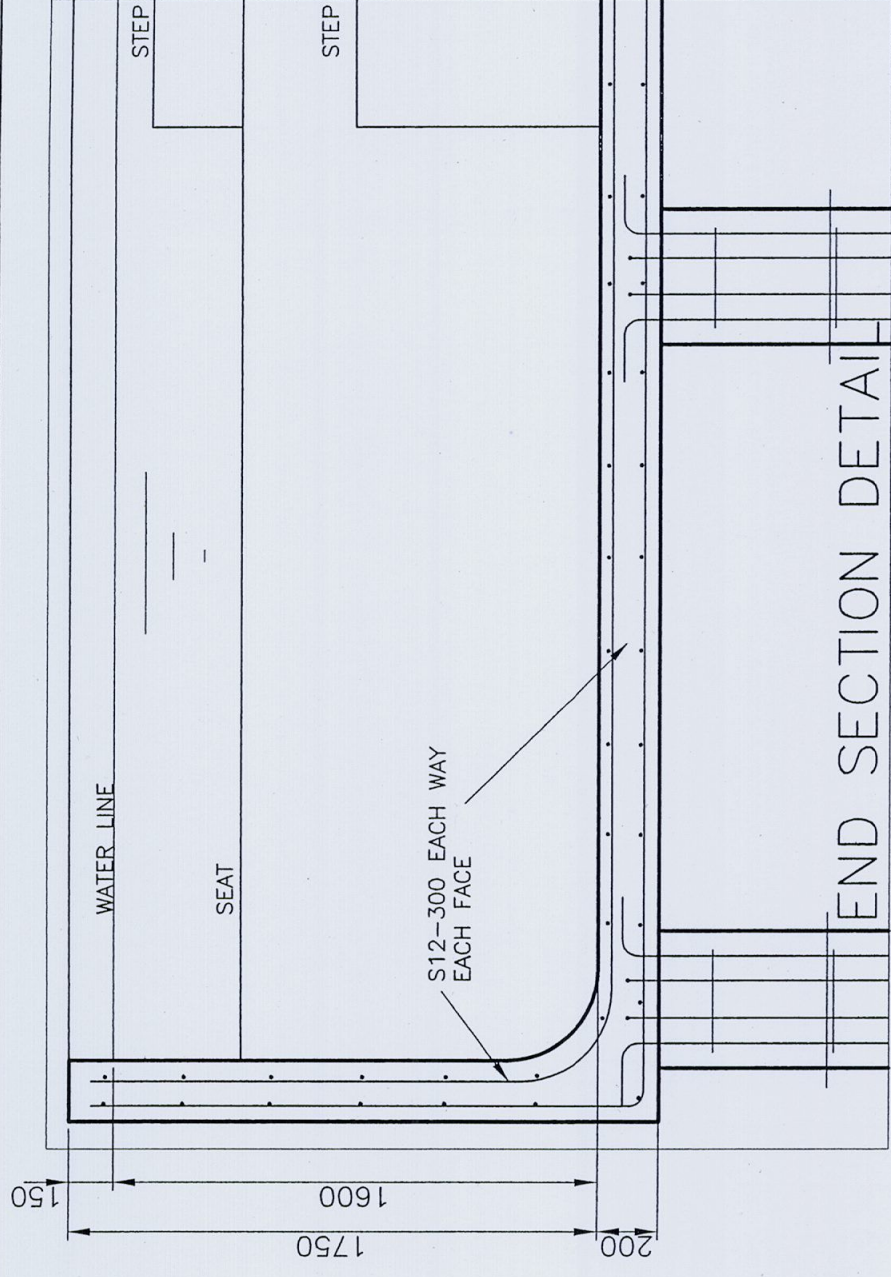
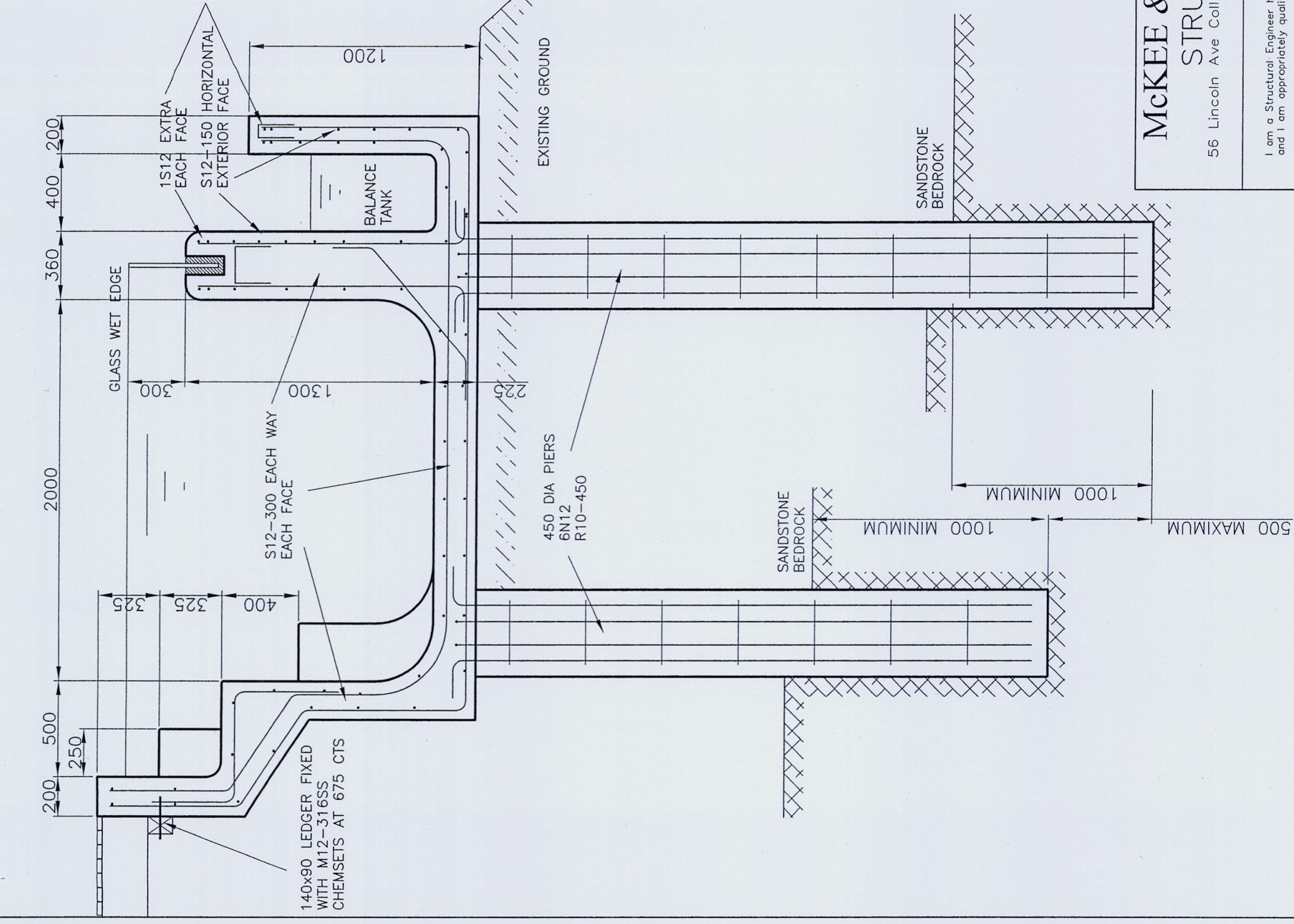
S12 Safety fencing is to be Council approved prior to filling pool

S13 Hose shall be prevented from swishing during filling of pool

S14 Underwater lights must be fully submerged during use

S15 Walkways and copings are designed for 2kPa loading and are not designed to support masonry walls

McKEE & ASSOCIATES PTY LTD STRUCTURAL ENGINEERS 56 Lincoln Ave Collaroy 2097 0419 733366 ACN 003 894 111		BOATSHED AND POOL AT 24 CABARITA RD CLAREVILLE FOR MR I WALTERS POOL PLAN AND SECTIONS —					Size A3
PLAN CERTIFICATION I am a Structural Engineer holding the qualification of Bachelor of Engineering (Structural) and I am appropriately qualified to certify the structural components of this project. I hereby state that these plans and details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards Geoffrey McKee BE(Structural) PEng G McKee BE PEng		Created 30.05.08	Approved G McKee	Scale 1:50	Drawn JS		
		Date of Rev 31.07.08	Purpose of issue CONSTRUCTION	Project 7501	Drg S02	Rev 0	



Peter J Boyce & Associates
Ph: 0412 228 512
THE PLANNING CONCEPTS PART
END WALL
CLASS WET EDGE
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Accredited Building Surveyor BSB No. 004

McKEE & ASSOCIATES PTY LTD
STRUCTURAL ENGINEERS

BOATSLED AND POOL
AT 24 CABARITA RD CLAREVILLE
FOR MR I WALTERS

36 Lincoln Ave Collaroy Z09/0419 /33366 ACN 003 894 111

POOL DETAILS

PLAN CERTIFICATION

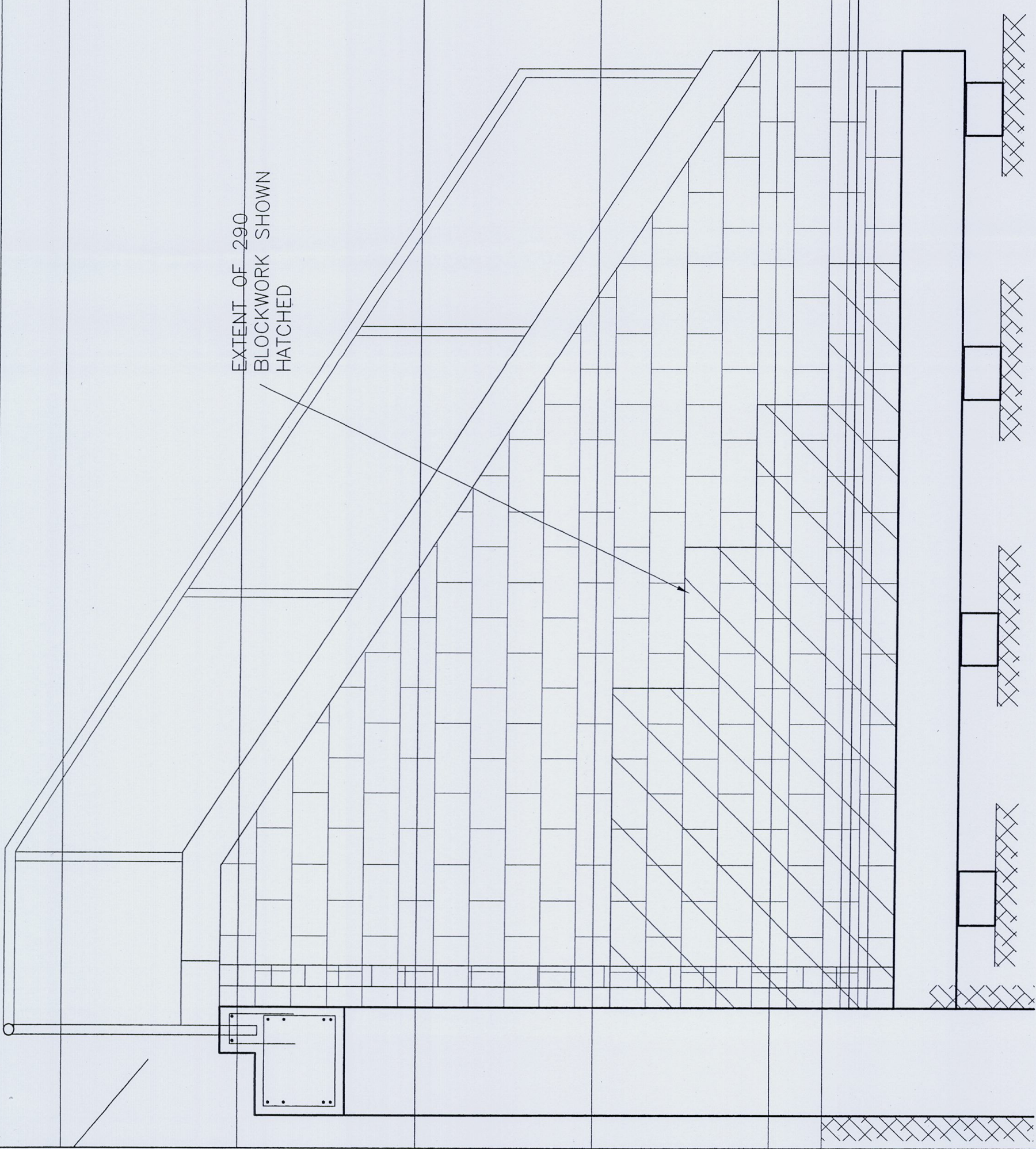
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Geoffrey McKee BE(Structural) Peng **G McKee BE Peng**

Created	30.05.08	Approved	G McKee
Date of Rev	31.07.08	Purpose of issue	CONSTRUCTION

CROSS SECTION DETAIL



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PH 0412 928 512
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SECTION

4
S04

N16-400 V
N12-400 H

N20-400 V
N12-300 LONG

350

granular fill

natural ground

ag. drain

SECTION

3
S04

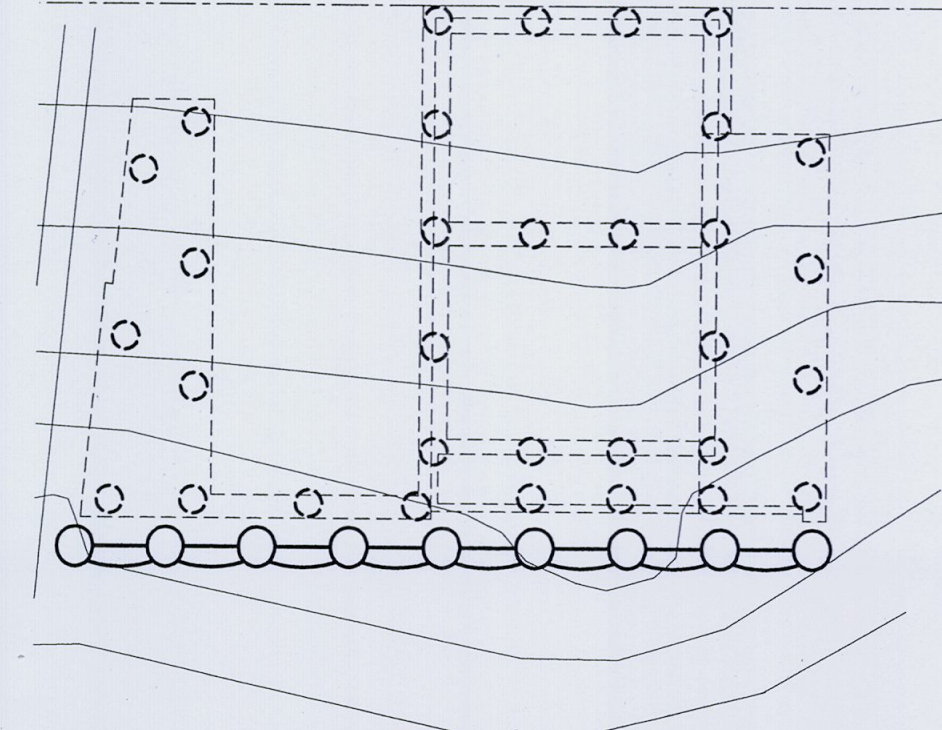
McKEE & ASSOCIATES PTY LTD
STRUCTURAL ENGINEERS
56 Lincoln Ave Collaroy 2097 0419 733366 ACN 003 894 111

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Geoffrey McKee BE (Structural) BEng G McKee BE PEng

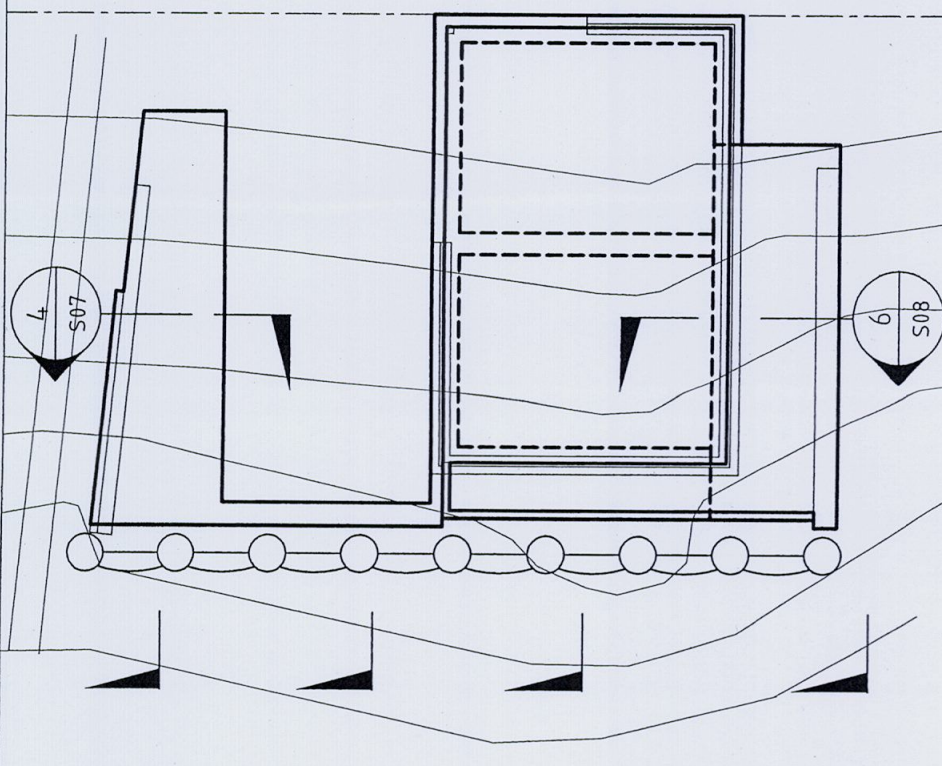
BOATSHED AND POOL
AT 24 CABARITA RD CLAREVILLE
FOR MR I WALTERS

BOATSHED DETAIL SECTIONS 3 & 4

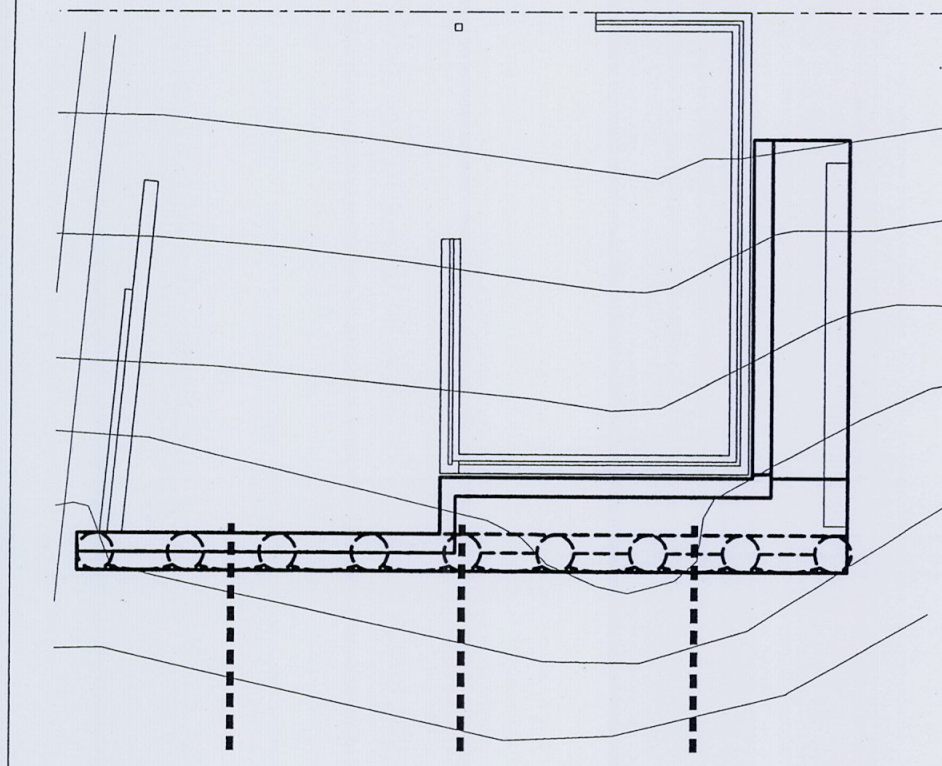
Created	Approved	Scale	Drawn	Size
30.05.08	G McKee	1:25	GM	A3
Date of Rev	Purpose of issue	Project	Drg	Rev
31 07 08	CONSTRUCTION	7501	C07	0



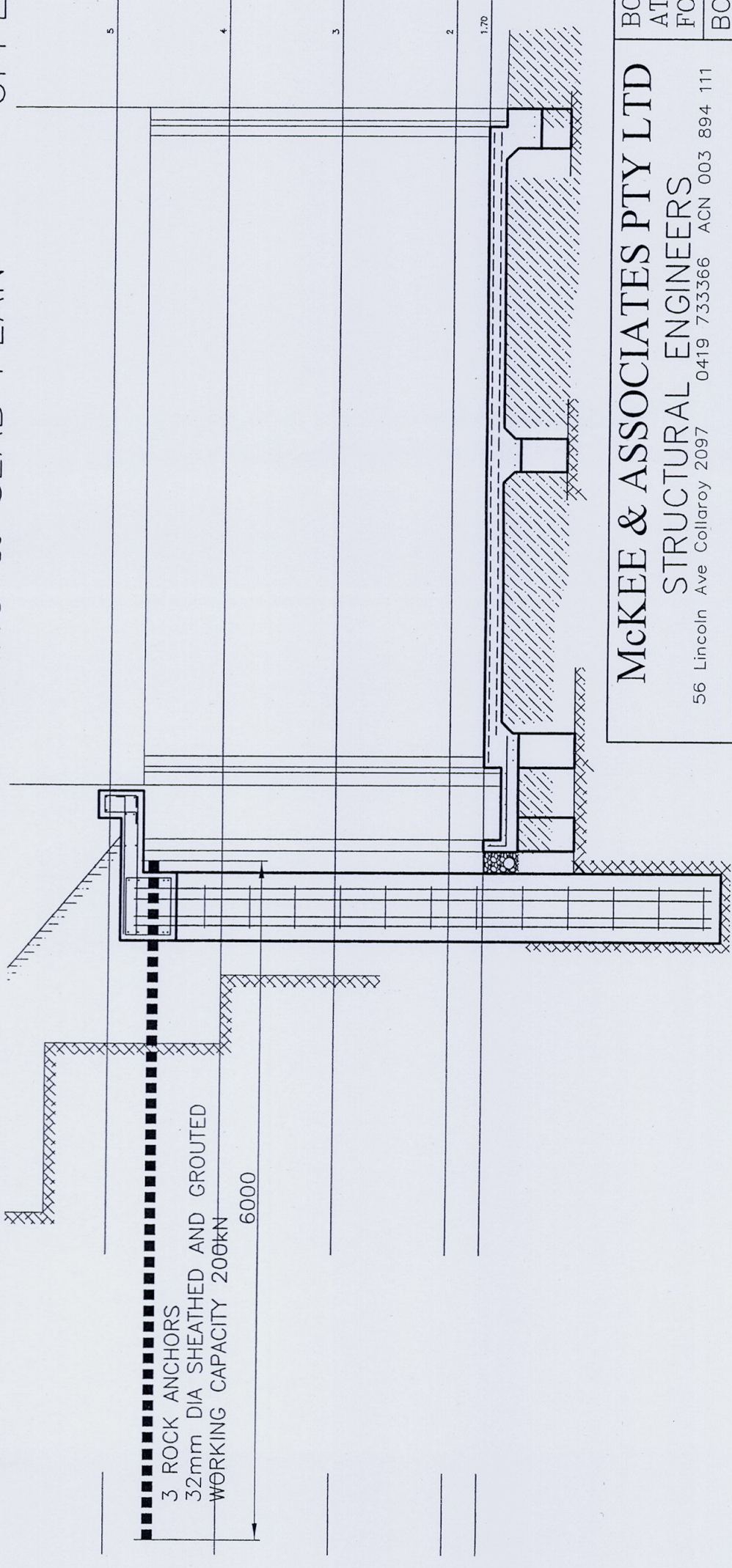
PIER & SHORING PLAN



FOOTING & SLAB PLAN



UPPER LEVEL SLAB & ROOF PLAN



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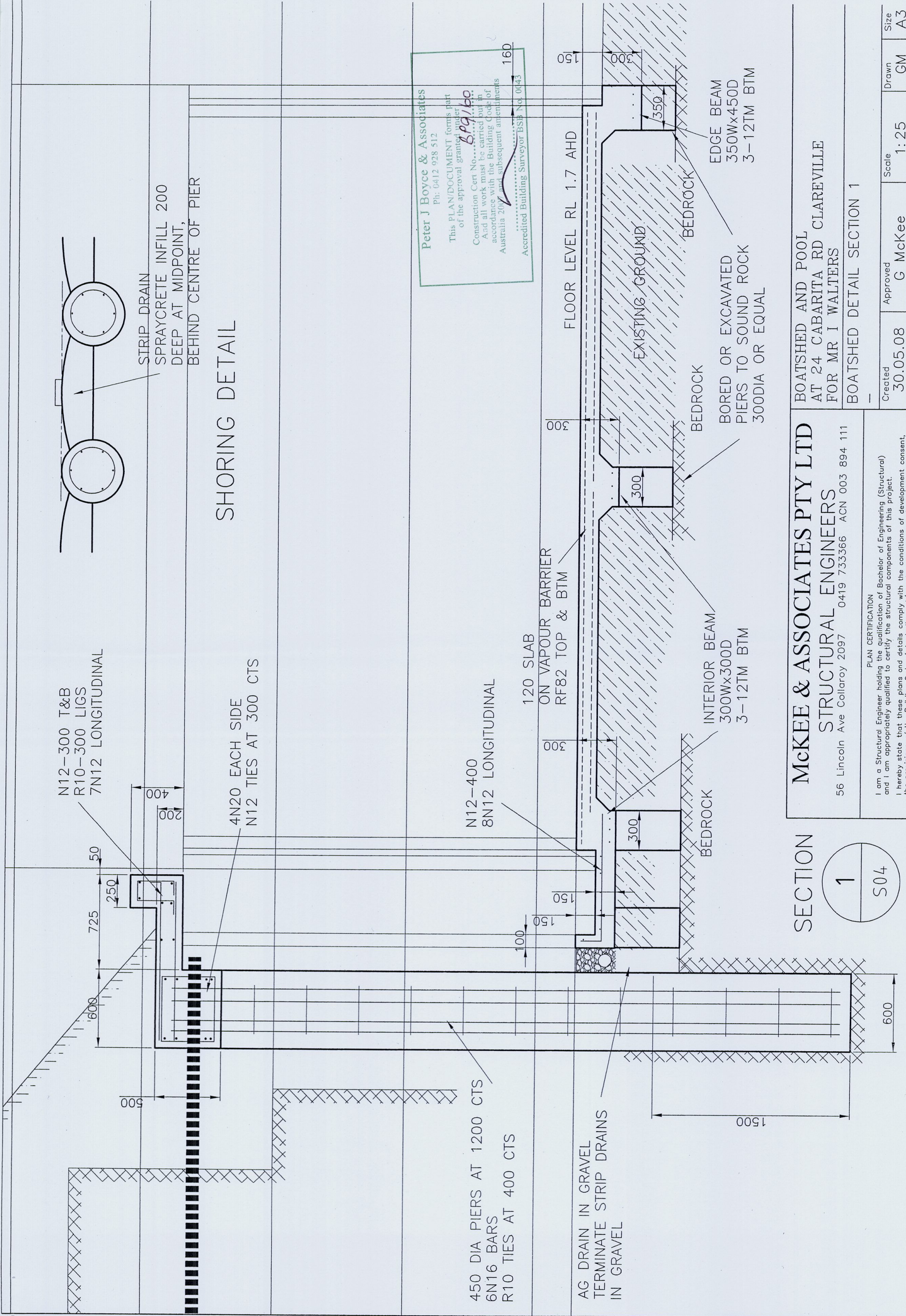
McKEE & ASSOCIATES PTY LTD
STRUCTURAL ENGINEERS
56 Lincoln Ave Collaroy 2097 0419 733366 ACN 003 894 111

BOATSHED AND POOL
AT 24 CABARITA RD CLAREVILLE
FOR MR I WALTERS
BOATSHED PLANS AND SECTION

SECTION 1

PLAN CERTIFICATION
I am a Structural Engineer holding the qualification of Bachelor of Engineering (Structural)
and I am appropriately qualified to certify the structural components of this project.
I hereby state that these plans and details comply with the conditions of development consent,
the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards
Geoffrey McKee BE(Structural) PEng G McKee BE PEng

Created	Approved	Scale	Drawn	Size
30.05.08	G McKee	1:100,50	GM	A3
Date of Rev	Purpose of issue	Project	Drng	Rev
31 07 08	CONSTRUCTION	7501	SC04	0



SECTION

1

S04

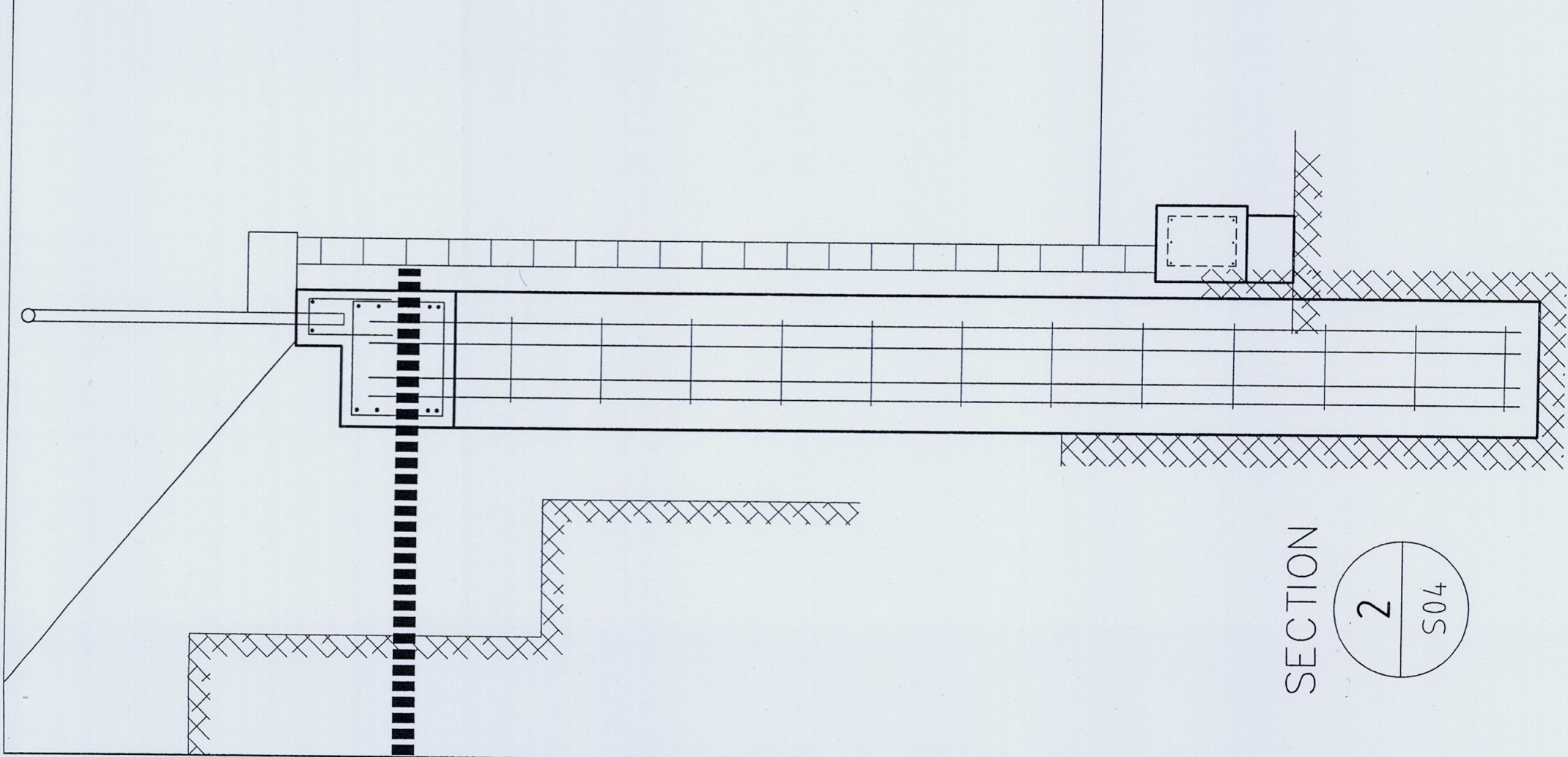
McKEE & ASSOCIATES PTY LTD
STRUCTURAL ENGINEERS
56 Lincoln Ave Collaroy 2097 0419 733366 ACN 003 894 111

BOATSHED AND POOL
AT 24 CABARITA RD CLAREVILLE
FOR MR I WALTERS

BOATSHED DETAIL SECTION 1

PLAN CERTIFICATION
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Geoffrey McKee BE (Structural) PEng G McKee BE PEng

Created	Approved	Scale	Drawn	Size
30.05.08	G McKee	1:25	GM	A3
Date of Rev	Purpose of issue	Project	Drg	Rev
31 07 08	CONSTRUCTION	7501	S05	0



SECTION

2
S04

McKEE & ASSOCIATES PTY LTD
STRUCTURAL ENGINEERS

56 Lincoln Ave Collaroy 2097 0419 733366 ACN 003 894 111

PLAN CERTIFICATION
I am a Structural Engineer holding the qualification of Bachelor of Engineering (Structural) and I am appropriately qualified to certify the structural components of this project.
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Geoffrey McKee BE(Structural) PEng G McKee BE PEng

BOATSHED AND POOL
AT 24 CABARITA RD CLAREVILLE
FOR MR I WALTERS

BOATSHED DETAIL SECTION 2

Created	Approved	Scale	Drawn	Size
30.05.08	G McKee	1:25	GM	A3
Date of Rev	Purpose of issue	Project	Drg	Rev
31/07/08	CONSTRUCTION	7504		

Peter J Boyce & Associates

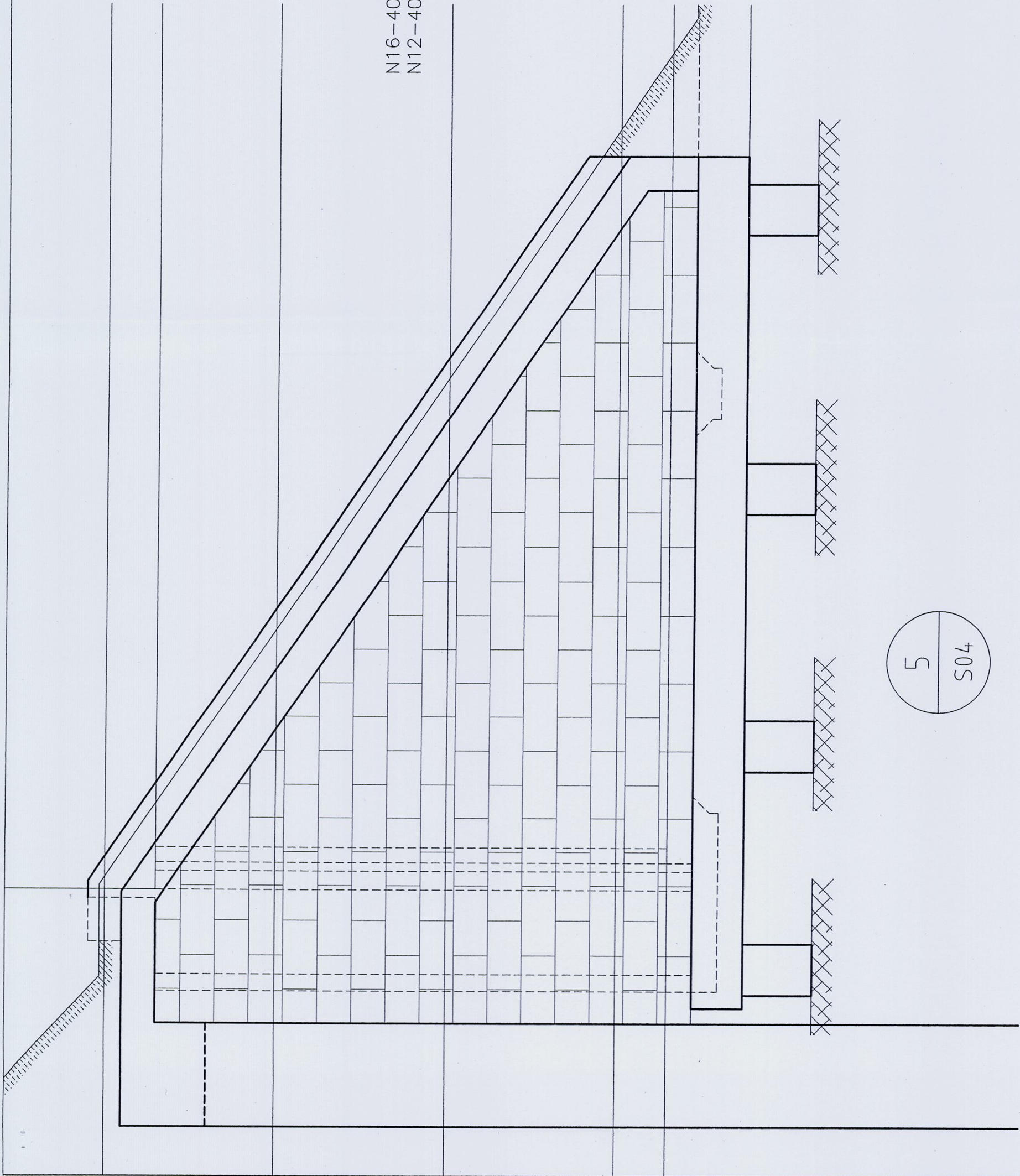
Ph: 0412 928 512

This PLAN/DOCUMENT forms part
of the approval granted under

Construction Cert No... **BP9160**...

And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments

.....
Accredited Building Surveyor BSB No. 0043



5
S04

N16-400
11N12 LONGITUDINAL

N16-400 VERT
N12-400 HORIZ

N20-400 VERT
N12-300
LONGITUDINAL

granular fill

natural ground

300
ag. drain

Peter J. Boyce & Associates
Ph: 0412 928 512

of the approval granted under
Construction Cert No. **Bpg/166**
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments
Accredited Building Surveyor No. 0043

S04

McKEE & ASSOCIATES PTY LTD
STRUCTURAL ENGINEERS
56 Lincoln Ave Collaroy 2097 0419 733366 ACN 003 894 111

BOATSHED AND POOL
AT 24 CABARITA RD CLAREVILLE
FOR MR I WALTERS

BOATSHED DETAIL SECTIONS 5 & 6

PLAN CERTIFICATION
I am a Structural Engineer holding the qualification of Bachelor of Engineering (Structural)
and I am appropriately qualified to certify the structural components of this project.
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the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards
Geoffrey McKee BF (Structural) PFEn G McKee BE Peng

Created	Approved	Scale	Drawn	Size
30.05.08	G McKee	1:25	GM	A3
Date of Rev	Purpose of issue	Project	Drg	Rev
31.07.08	CONSTRUCTION	7501	C08	0