FITZGERALD BUILDING CERTIFIERS PTY. LTD.

ABN 63 119 997 590
199 Pennant Hills Road Thornleigh NSW 2120
ph 9980 2155 fax 9980 2166 E mail admin@fitzgeralds com au

Council
Copy

CONSTRUCTION CERTIFICATE
PCA ENGAGEMENT - page 2
NOTICE OF COMMENCEMENT- page 2

Construction Certificate Number CC **2008/263** Approval Date 22 06 08

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

Date Application Received 12 03 2008

Council **Pittwater**

DEVELOPMENT CONSENT NO 590/07 **APPROVAL DATE** 13 11 2007
Name of Certifying Authority **Fitzgerald Building Certifiers Pty Ltd**
Name of Accredited Certifier **Paul Fitzgerald - No BPB0119**
Accreditation Body **DIPNR, 20 Lee Street, Sydney 2000**

Applicant **JJ Drafting - Jitka Jankovec**
Address 7/85 Pacific Parade, Dee Why NSW 2099
Contact Number 9971 4353

Owner **Carlo Vieni**
Address 14 Hudson Parade, Avalon NSW 2107
Contact Number 9918 0884

Subject Land Lot 8 **DP** 24003 **No** 14 Hudson Parade, Avalon

Description of Development – carport with deck cover

Building Code of Australia Classification 10a **Value of Work $** 39,000 00

Builder Details
Name **Elliot Ryan**
Licence Number **106302C**
Address 6 Monteray Road, Bilgola Plateau NSW 2107
Contact Number 0419 239 624

SCANNED
2 9 SEP 2008
PITTWATER COUNCIL

Approved Plans

Architectural Plans prepared by	Drawing Nos	Dated
JJ Drafting	262 - DA1 to DA5 inclusive	Sept 2007

Stuctural Engineer Details by	Drawing Nos	Dated
Docherty Consulting Engineers	S00 to S04 inclusive	29 02 2008

R# 247097

CERTIFICATION

I, Paul Fitzgerald, as the certifying authority am satisfied that,

(a) The requirements of the regulations referred to in s81A (5) have been complied with That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and

(b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986

Signed **DATED** 22 06 2008

PRINCIPLE CERTIFYING AUTHORITY

Name of Certifying Authority	Fitzgerald Building Certifiers Pty Limited
Name of Accredited Certifier	Paul Fitzgerald
Accreditation Number	BPB0119
Contact Number	9980 2155
Address	199 Pennant Hills Rd, Thornleigh NSW 2120

MANDATORY CRITICAL STAGE INSPECTIONS Class 1 & 10 Buildings

1 Commencement of Building Work	YES
2 Piers prior to pour	N/A
3 Footings prior to pouring of reinforced concrete	YES
4 Timber frame prior to lining	YES
5 Waterproofing of wet areas	N/A
6 Stormwater pipes prior to backfilling	YES
7 Pool Steel prior to pouring of reinforced concrete	N/A
8 Pool Fence prior to water in the pool	N/A
9 Final Inspection - issue of Occupation Certificate	YES

PCA to State any additional inspections

SIGNED **Dated** 22 06 2008

PROPOSED CARPORT AND BALCONY
14 HUDSON PARADE, AVALON
For Mr & Mrs VIENI

STRUCTURAL DRAWINGS

S00 /0 COVER SHEET
S01 /0 CONSTRUCTION NOTES
S02 /0 LOWER GROUND FLOOR PLAN AND DETAILS
S03 /0 GROUND FLOOR PLAN & DETAILS
S04 /0 ROOF PLAN AND DETAILS

This is the plan/spec referred to in Fitzgerald Certifiers Certificate
Cert No 20080263
22 06 08
IT Fitzgerald Accreditation No BPB 1119

DATE	REV	DESCRIPTION
29 02 08	0	ISSUE FOR CONSTRUCTION

PLAN CERTIFICATION
I am a Structural Engineer holding the qualifications of BE (Civil) and ME (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.
Kyle Docherty BE ME MEng
Docherty Consulting Engineers Pty Ltd

DOCHERTY CONSULTING ENGINEERS
Structural & Civil
Docherty Consulting Engineers Pty Ltd ABN 74 [illegible] ACN 105 101 540
77 Anzac Avenue Collaroy NSW 2097 ph/fax (02 9972 [illegible]
email kyle_docherty@bigpond.com

Project	PROPOSED CARPORT AND BALCONY 14 HUDSON PARADE, AVALON For Mr & Mrs VIENI
Drawing Title	COVER SHEET
Drawn	KRD
Approved	K R DOCHERTY
Date	29 02 08
Purpose of Issue	CONSTRUCTION
Scale	Shown
Sheet	A3
Project No	80205
Drg No	S00
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 Deck floor load = 2 0 kPa
Wind Classification = N2

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/m3)
Footings, levelling strips	20	80	20	2400
Slab on ground	25	80	20	2400
Suspended slab	32	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

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 approived by the Engineer

CONCRETE
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 wire spacing plus 25mm
C8 Reinforcement is shown diagrammatically, it is not necessarily shown in true projection
C9 All reinforcement fabric shall be to AS1304
All reinforcement bars shall be to AS1302
Symbols F wire reinforcing fabric
W Grade 450 deformed wire
S Grade 200 deformed bar
N Grade 500 deformed bar
Example of designation code for reinforciong 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"
C10 Where transverse tie bars are not shown, provide Y12–400 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

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

EPOXY AND MECHANICAL ANCHORS
A1 After drilling holes for epoxy and mechanical anchors, remove all debris from hole using a combination of 'bottle' type stiff brushes and air pumps as specified by manufacturer

BLOCKWORK
B1 Blockwork shall be in accordance with AS2733
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 AS2733
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, beams columns partly exposed to the weather shall be hot dip galvanised and painted to architect s specifications as appropriate
S7 All welds shall be 6mm continuous fillet all round U N O

TIMBER FRAMING
T1 All workmanship and materials shall be in accordance with AS1684 and AS1720 as applicable
T2 Use treated timber where required for durability
T3 Do not use timber unsuitable for exposure to moisture in exposed locations
T4 Provide structure bracing in accordance with AS1684
T5 Provide structure tie down in accordance with AS1684
T6 Use galvanised fixings where exposed to weather
T7 Design is based on roof material shown on the drawings

FOUNDATIONS
F1 Footings have been designed for a bearing pressure of 100 kPa and Site Soil Classification S in accordance with AS 2870 The foundation shall be approved by the Engineer for this pressure and classification before placing concrete in footings
F2 Compact sub-grade to 95% SDD (standard dry density) in accordance with AS 1289 Sub-grade soft spots observed during compaction shall be removed and replaced with select fill, placed and compacted to 95% SDD
F3 Select fill over subgrade shall be placed in 150mm (max) thick layers compacted to 95% SDD in accordance with AS1289

This plan forms part of the approved Certificate ...

Date	Issue	Description
29 02 08	0	ISSUE FOR CONSTRUCTION

PLAN CERTIFICATION
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Kyle Docherty BE ME PEng
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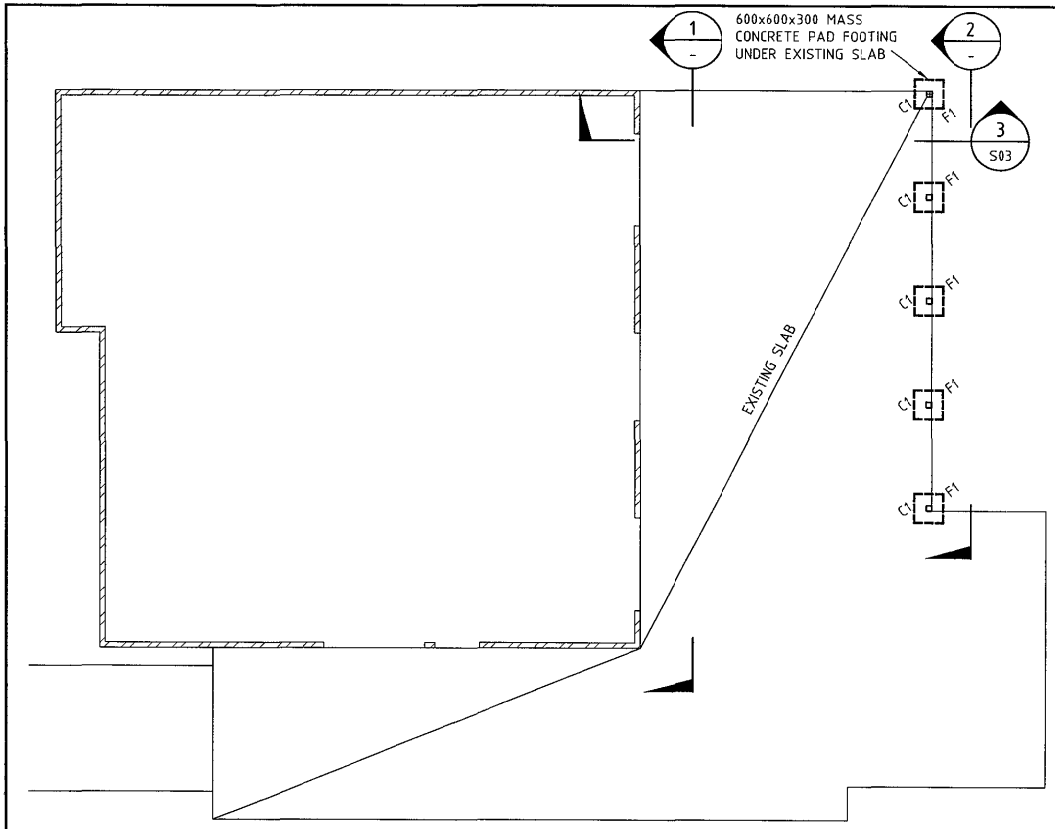
Structural & Civil
Docherty Consulting Engineers Pty Ltd ABN 74 105 101 540 ACN 105 101 540
77 Anzac Avenue Collaroy NSW 2097 ph/fax 02 9972 9812 email kyle_docherty@bigpond.com

Project: PROPOSED CARPORT AND BALCONY
14 HUDSON PARADE, AVALON
For Mr & Mrs VIENI
Drawing Title: CONSTRUCTION NOTES

Drawn	Approved
KRD	K R DOCHERTY

Date	Purpose of Issue
29 02 08	CONSTRUCTION

Scale	Sheet	Project No	Drg No	Rev
Shown	A3	80205	S01	0

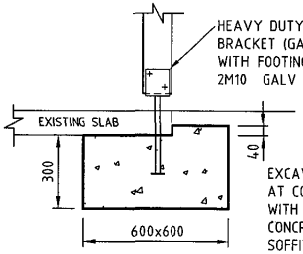


LOWER GROUND FLOOR PLAN

SCALE 1100

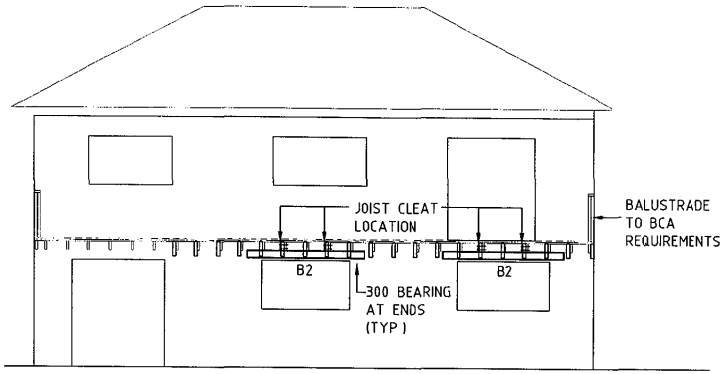
MEMBER SCHEDULE

F1	600x600x300 MASS CONCRETE PAD FOOTING
C1	115x115 F7 KD PRIMED TIMBER POST H3 TREATED
B1	195x60 GL10 H3 TREATED DOUBLE SPAN
B2	150x100x10UA GALVANISED 300 BEARING AT ENDS
B3	140x45 KD MGP10 H3 TREATED DOUBLE SPAN



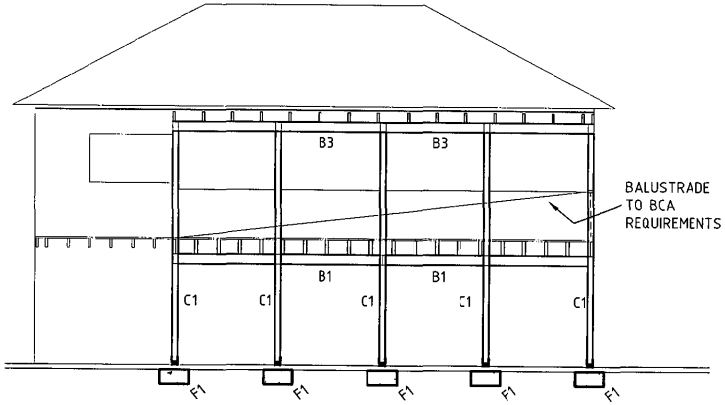
F1 FOOTING DETAIL

SCALE = 1 20



SECTION 1

SCALE = 1100



SECTION 2

SCALE = 1100

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DATE	ISSUE	DESCRIPTION
29 02 08	0	ISSUE FOR CONSTRUCTION

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Kyle Docherty BE MF PEng
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Structural & Civil
Docherty Consulting Engineers Pty Ltd ABN 74 105 101 540 ACN 105 101 540
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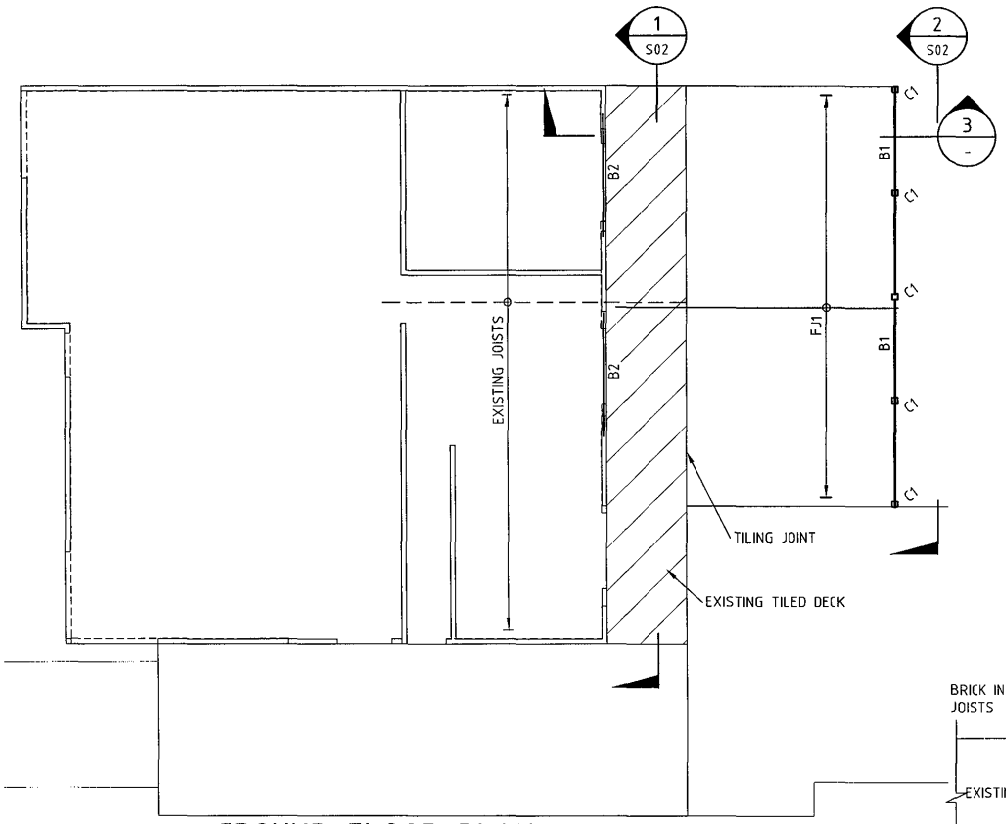
Project	PROPOSED CARPORT AND BALCONY 14 HUDSON PARADE, AVALON For Mr & Mrs VIENI
Drawing Title	LOWER GRD FLOOR PLAN AND DETAILS

Drawn	KRD	Approved	K R DOCHERTY		
Date	29 02 08	Purpose of Issue	CONSTRUCTION		
Scale	Shown	Sheet	Project No	Drg No	Rev
		A3	80205	S02	0



GROUND FLOOR PLAN

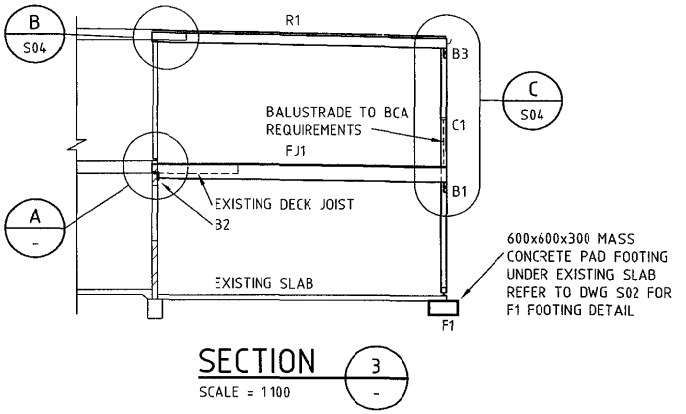
SCALE 1:100

MEMBER SCHEDULE

C1	115x115 F7 KD PRIMED TIMBER POST H3 TREATED
FJ1	300x65 HYNE LGL AT 450 CTRS H3 TREATED or 360x45 HYNE LGL AT 450 CTRS H3 TREATED or 300x63 LVL AT 450 CTRS H3 TREATED or 360x45 LVL AT 450 CTRS H3 TREATED or
B1	195x60 GL10 H3 TREATED DOUBLE SPAN
B2	150x100x10UA GALVANISED 300 BEARING AT ENDS
B3	140x45 KD MGP10 H3 TREATED DOUBLE SPAN
R1	190x45 KD MGP10 H3 TREATED AT 600 CTRS (if available) or 170x44 HYNE LGL H3 TREATED AT 600 CTRS (if available) or 170x45 LVL H3 TREATED AT 600 CTRS

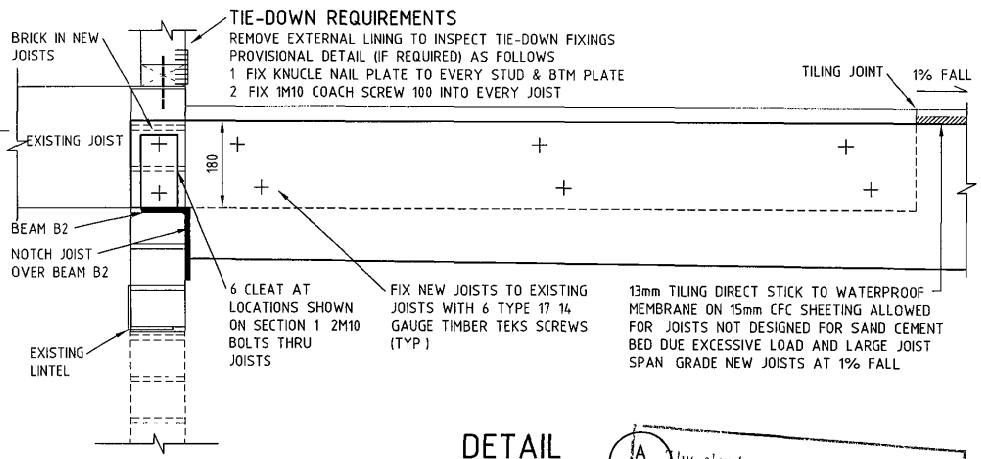
NOTES

1. ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684
2. PROTECT EXPOSED TIMBER FRAMED MEMBERS WITH TWO COATS OF SUITABLE ACRYLIC PAINT



SECTION 3 -

SCALE = 1:100



TIE-DOWN REQUIREMENTS

REMOVE EXTERNAL LINING TO INSPECT TIE-DOWN FIXINGS
PROVISIONAL DETAIL (IF REQUIRED) AS FOLLOWS
1 FIX KNUCLE NAIL PLATE TO EVERY STUD & BTM PLATE
2 FIX 1M10 COACH SCREW 100 INTO EVERY JOIST

DETAIL A -

SCALE = 1:10

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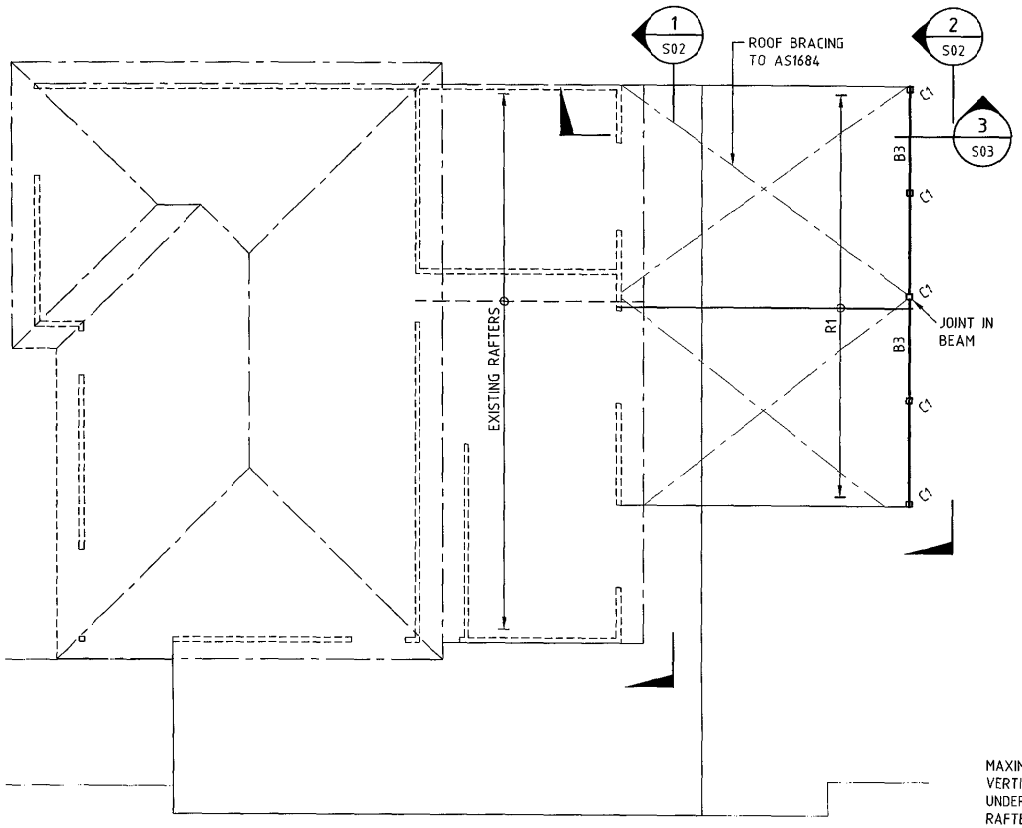
Project	PROPOSED CARPORT AND BALCONY 14 HUDSON PARADE, AVALON For Mr & Mrs VIENI
Drawing Title	GROUND FLOOR PLAN AND DETAILS
Drawn	KRD
Approved	K R DOCHERTY
Date	29 02 08
Purpose of Issue	CONSTRUCTION
Scale	Shown
Sheet	A3
Project No	80205
Drg No	S03
Rev	0



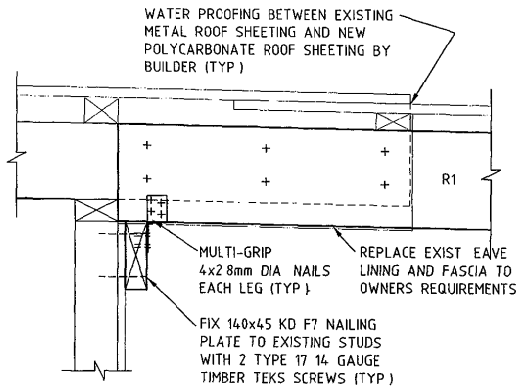
ROOF PLAN
SCALE 1:100

MEMBER SCHEDULE

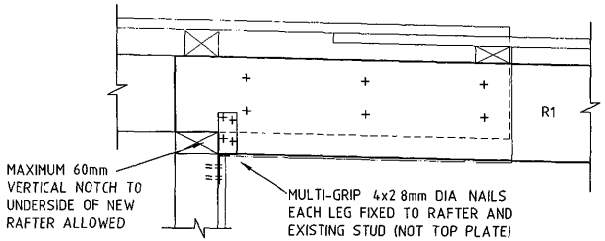
R1	190x45 KD MGP10 H3 TREATED AT 600 CTRS (if available) or 170x44 HYNE LGL H3 TREATED AT 600 CTRS (if available) or 170x45 LVL H3 TREATED AT 600 CTRS
B3	140x45 KD MGP10 H3 TREATED DOUBLE SPAN
C1	115x115 F7 KD PRIMED TIMBER POST H3 TREATED

NOTES

1. ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684
2. PROTECT EXPOSED TIMBER FRAMED MEMBERS WITH TWO COATS OF SUITABLE ACRYLIC PAINT



DETAIL - OPTION 1
SCALE = 1:10



DETAIL - OPTION 2
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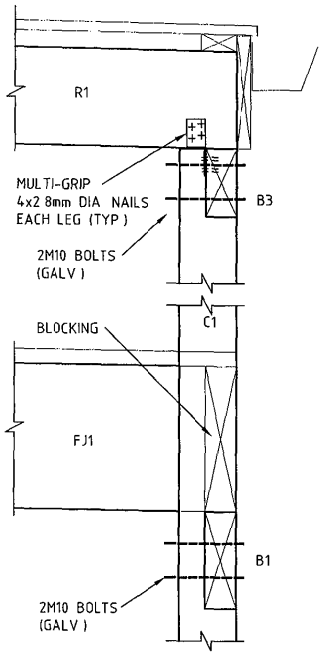

DETAIL
SCALE = 1:10

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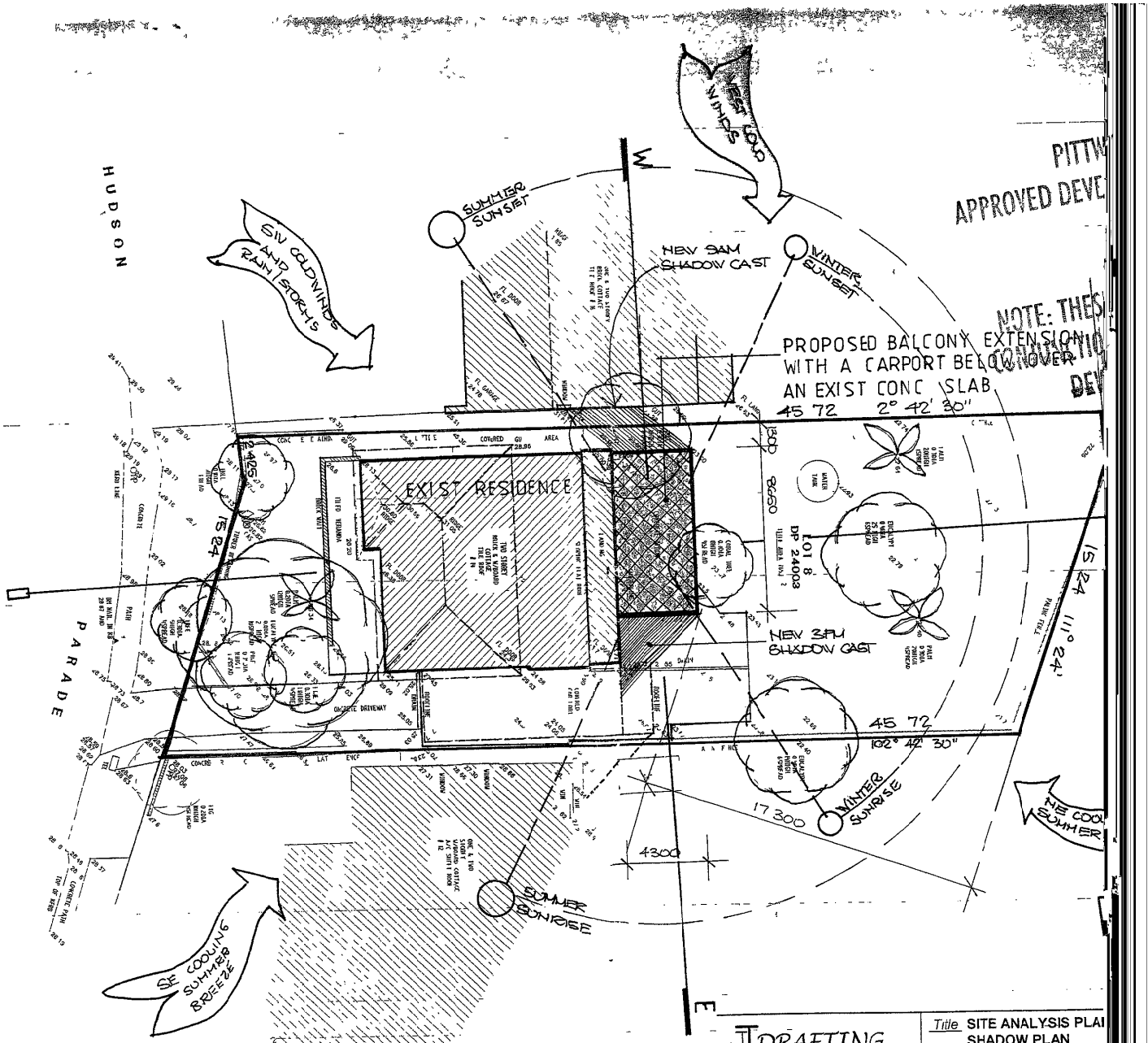
77 Anzac Avenue Collaroy NSW 2097 ph/fax 02 9972 9817 email kyle_docherty@bigpond.com

Project	PROPOSED CARPORT AND BALCONY 14 HUDSON PARADE, AVALON For Mr & Mrs VIENI
Drawing Title	ROOF PLAN AND DETAILS
Drawn	KRD
Date	29 02 08
Scale	Shown
Approved	K R DOCHERTY
Purpose of Issue	CONSTRUCTION
Sheet	A3
Project No.	80205
Drg No.	S04
Rev	0

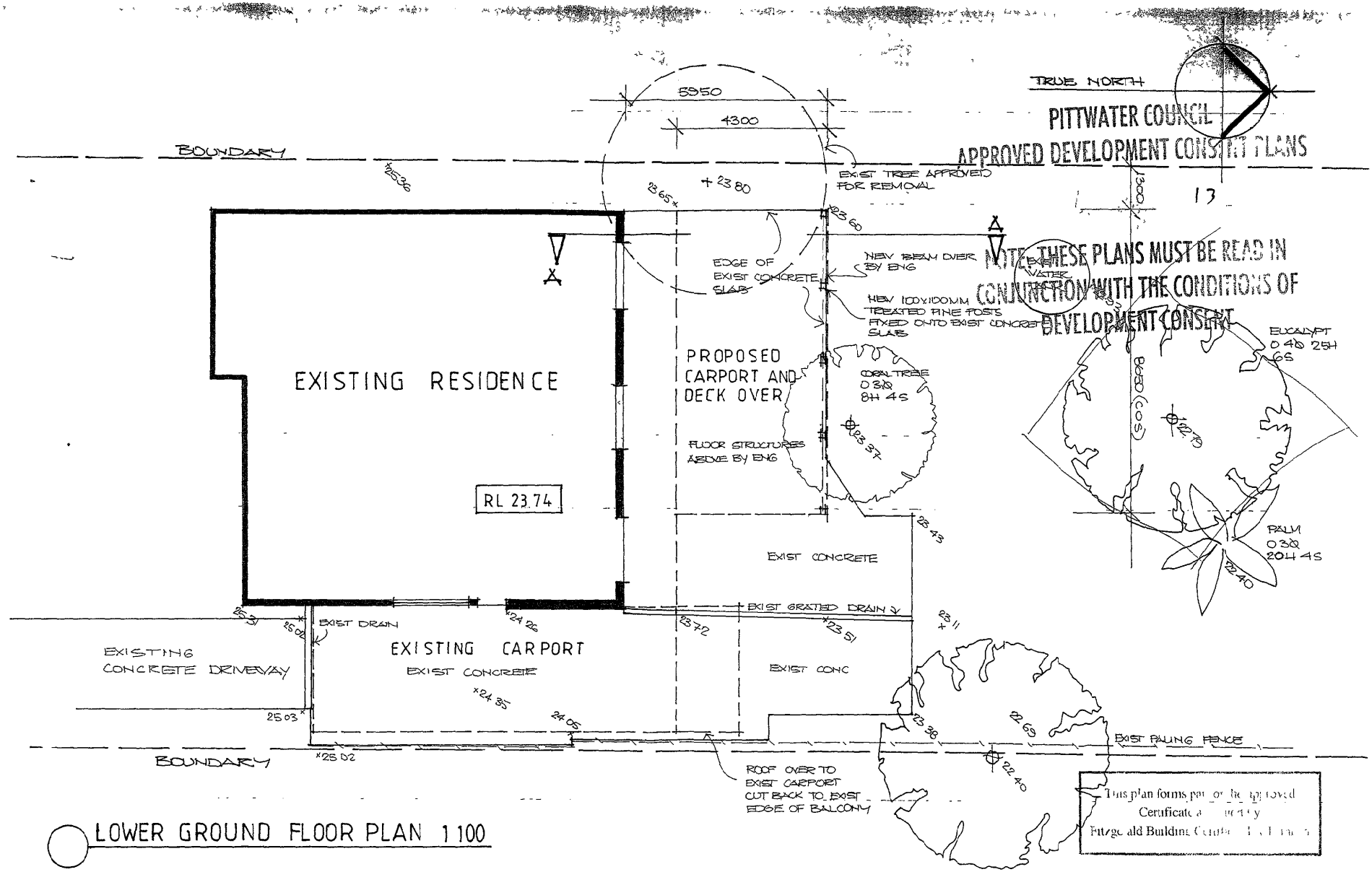


SITE AND SITE ANALYSIS PLAN
SHADOW PLAN - JUNE 21 1 200

JDRAFTING
JITKA JANKOVEC
7/85 Pacific Parade Dee Why 2099
Tel 9971 4353 Mob 0414717541
Fax 99716611 ABN 37 427 224 361

Title SITE ANALYSIS PLAI
SHADOW PLAN

Project
PROPOSED CARPORT AN
AT
14 HUDSON PARADE, AV



LOWER GROUND FLOOR PLAN 1:100

NOTES

- **Do not obtain dimensions by scaling drawings**
- All dimensions are to be checked on site prior to starting work
- These drawings are to be read in conjunction with all other consultants drawings & specifications
- All workmanship &materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice the Building Code of Australia & local Council requirements
- New materials are to be used throughout unless otherwise noted
- Concrete footings slab structural beams or any other structural

JDRAFTING
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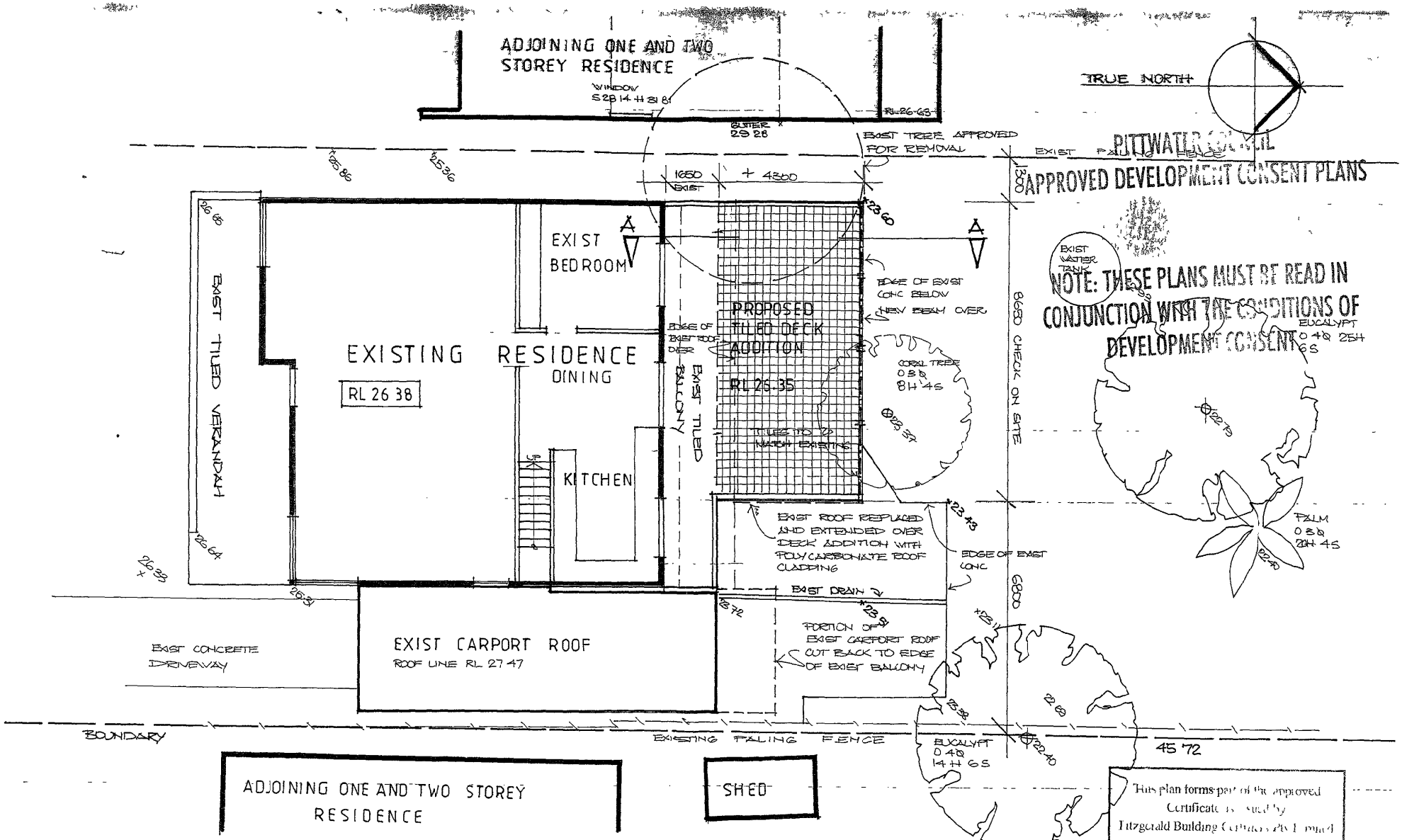
Email jjdraft@tpg.com.au

Title LOWER GROUND FLOOR PLAN	Scale 1:100	Date: Sept 2007
Project: PROPOSED CARPORT AND BALCONY ADDITION AT 14 HUDSON PARADE, AVALON		Job No 262
		Drawing No DA 2



GROUND FLOOR PLAN 1100

NOTES

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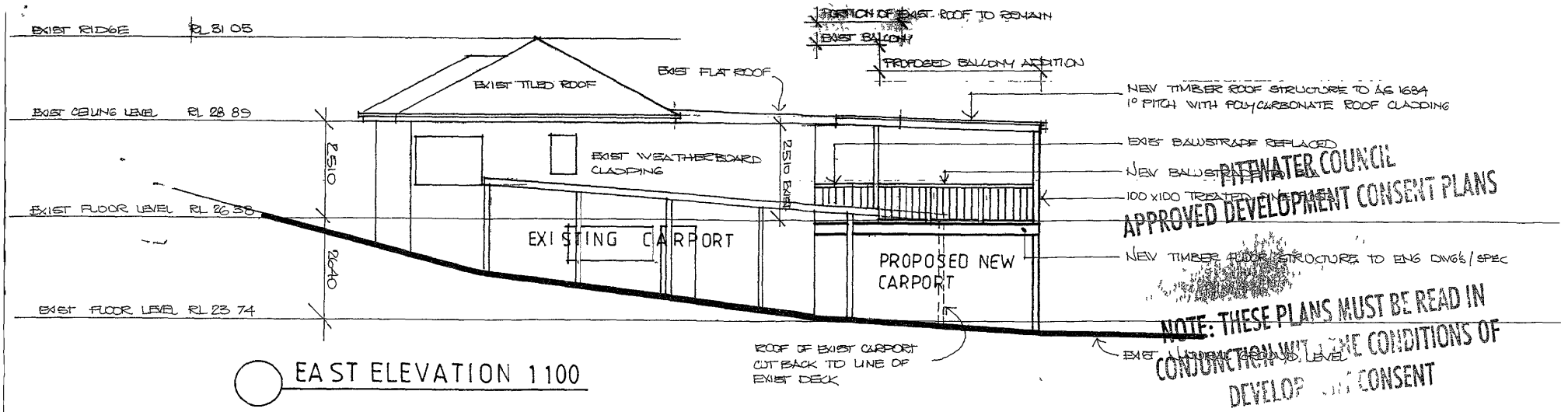
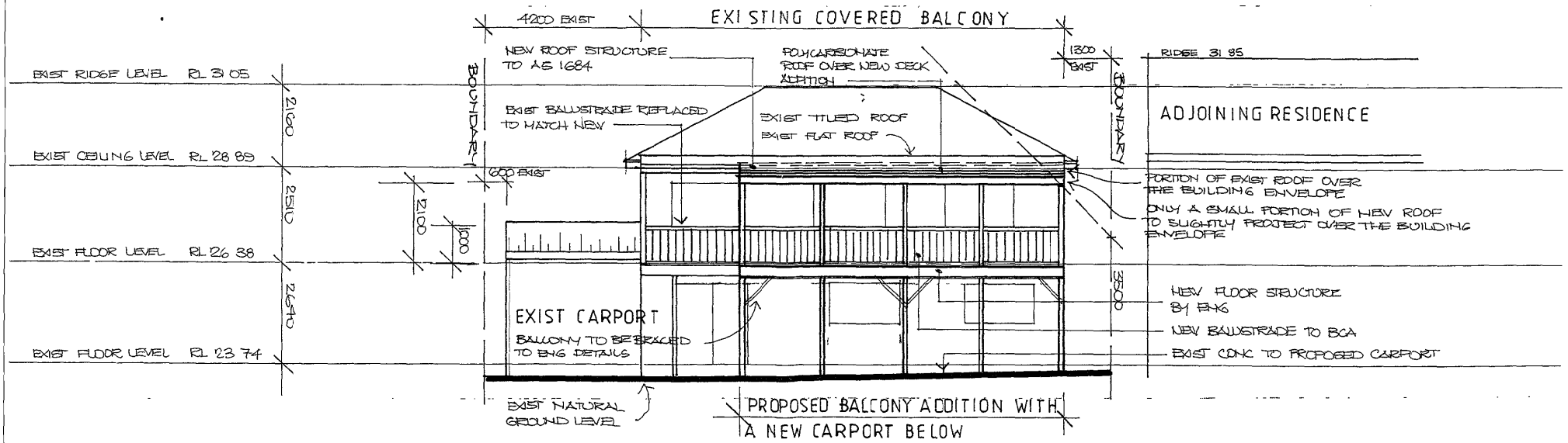
Title GROUND FLOOR PLAN	Scale 1 100	Date Sept 2007
Project PROPOSED CARPORT AND BALCONY ADDITION AT 14 HUDSON PARADE, AVALON		Job No 262
		Drawing No DA 3



EAST ELEVATION 1100



NORTH ELEVATION 1:100

NOTES

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- These drawings are to be read in conjunction with all other consultants drawings & specifications
- All workmanship &materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice the Building Code of Australia & local Council requirements
- New materials are to be used throughout unless otherwise noted
- Concrete footings slab structural beams or any other structural membe s are to be designed & endorsed by a practising engineer

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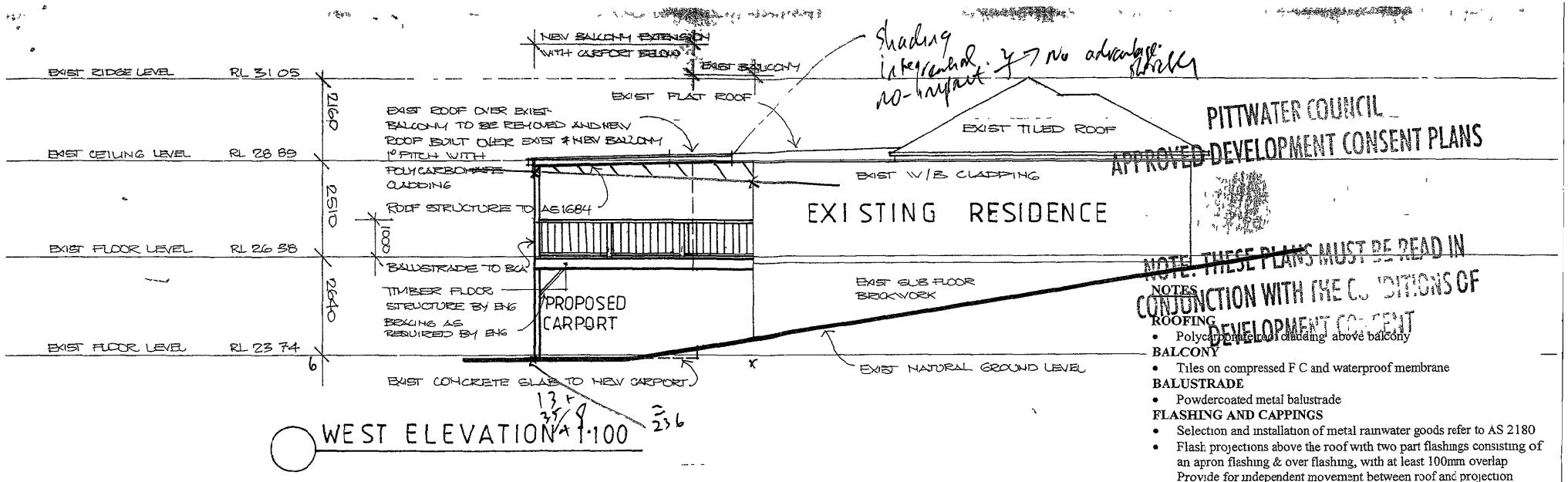
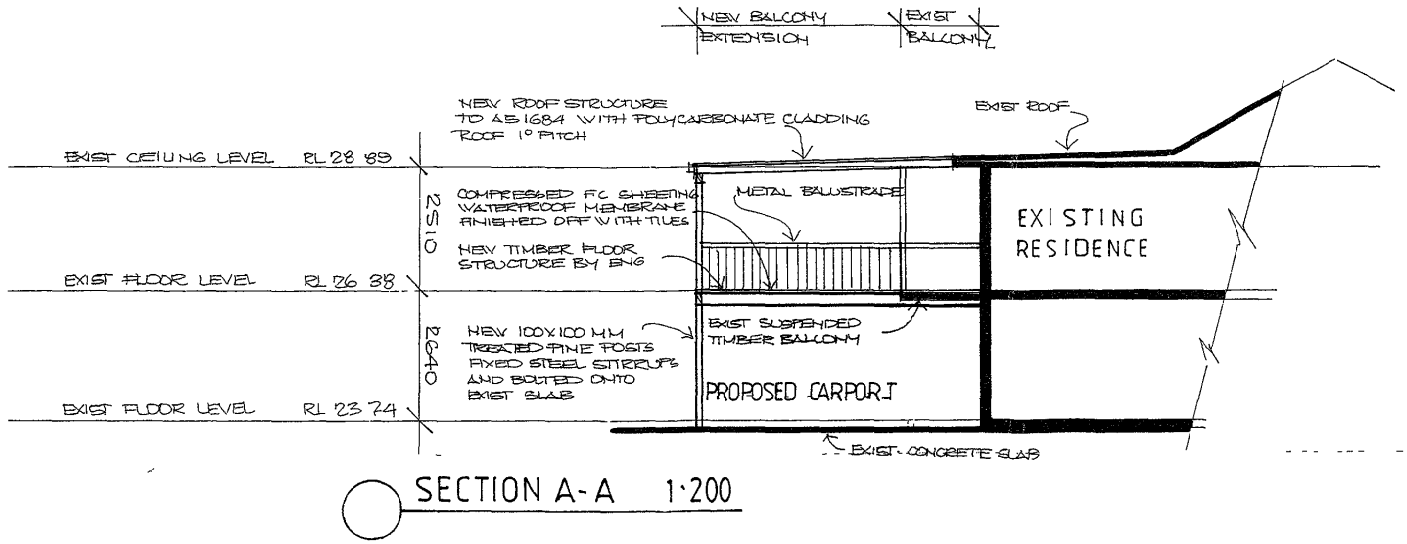
Title ELEVATIONS	Scale 1 100	Date Sept 2007
Project PROPOSED CARPORT AND BALCONY ADDITION AT 14 HUDSON PARADE, AVALON		Job No 262
		Drawing No DA 4





PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

NOTES

ROOFING
- Polycarbonate roof cladding above balcony

BALCONY
- Tiles on compressed F C and waterproof membrane

BALUSTRADE
- Powdercoated metal balustrade

FLASHING AND CAPPINGS
- Selection and installation of metal rainwater goods refer to AS 2180
- Flash projections above the roof with two part flashings consisting of an apron flashing & over flashing, with at least 100mm overlap Provide for independent movement between roof and projection

TERMITE CONTROL
- To AS 3660 1

TIMBER FRAMING
- Use treated timber where required for durability
- Do not use timber unsuitable for exposure to moisture in exposed location
- All workmanship & materials shall be in accordance with AS 1684 and 1720 as applicable
- Provide structure bracing in accordance with AS 1684
- Provide structure tie down in accordance with AS 1684 use galvanised fixings where exposed to weather

CONCRETE
- All workmanship &materials shall be in accordance with current editions of the AS 3600
- Footings to be in accordance with AS 1480
- All reinforcement shall conform to AS 1302, AS 1303 & AS 1304

WASTE MANAGEMENT
- All waste shall be taken away by trucks to a suitable landfill or recycle depot
- All waste shall be covered during transportation
- Waste generated during construction shall be placed in steel bins & taken away by an approved contractor to an approved land fill site

SERVICES
- All services are existing and shall be connected to the proposed new addition

SEDIMENT CONTROL
- A filter cloth system shall be installed to stop any sediment entering councils stormwater system

This plan forms part of the approved Construction Certificate issued by Building Certifiers

NOTES
- Do not obtain dimensions by scaling drawings
- All dimensions are to be checked on site prior to starting work
- These drawings are to be read in conjunction with all other consultants drawings & specifications
- All workmanship &materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice the Building Code of Australia & local Council requirements
- New materials are to be used throughout unless otherwise noted
- Concrete footings slab structural beams or any other structural

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Title ELEVATION AND SECTION	Scale 1 100	Date Sept 2007
Project PROPOSED CARPORT AND BALCONY ADDITION AT 14 HUDSON PARADE, AVALON		Job No 262
		Drawing No DA 5