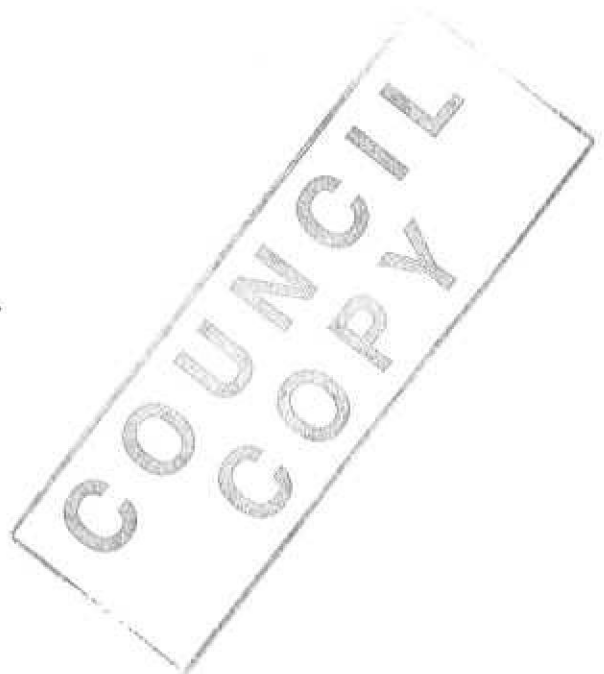


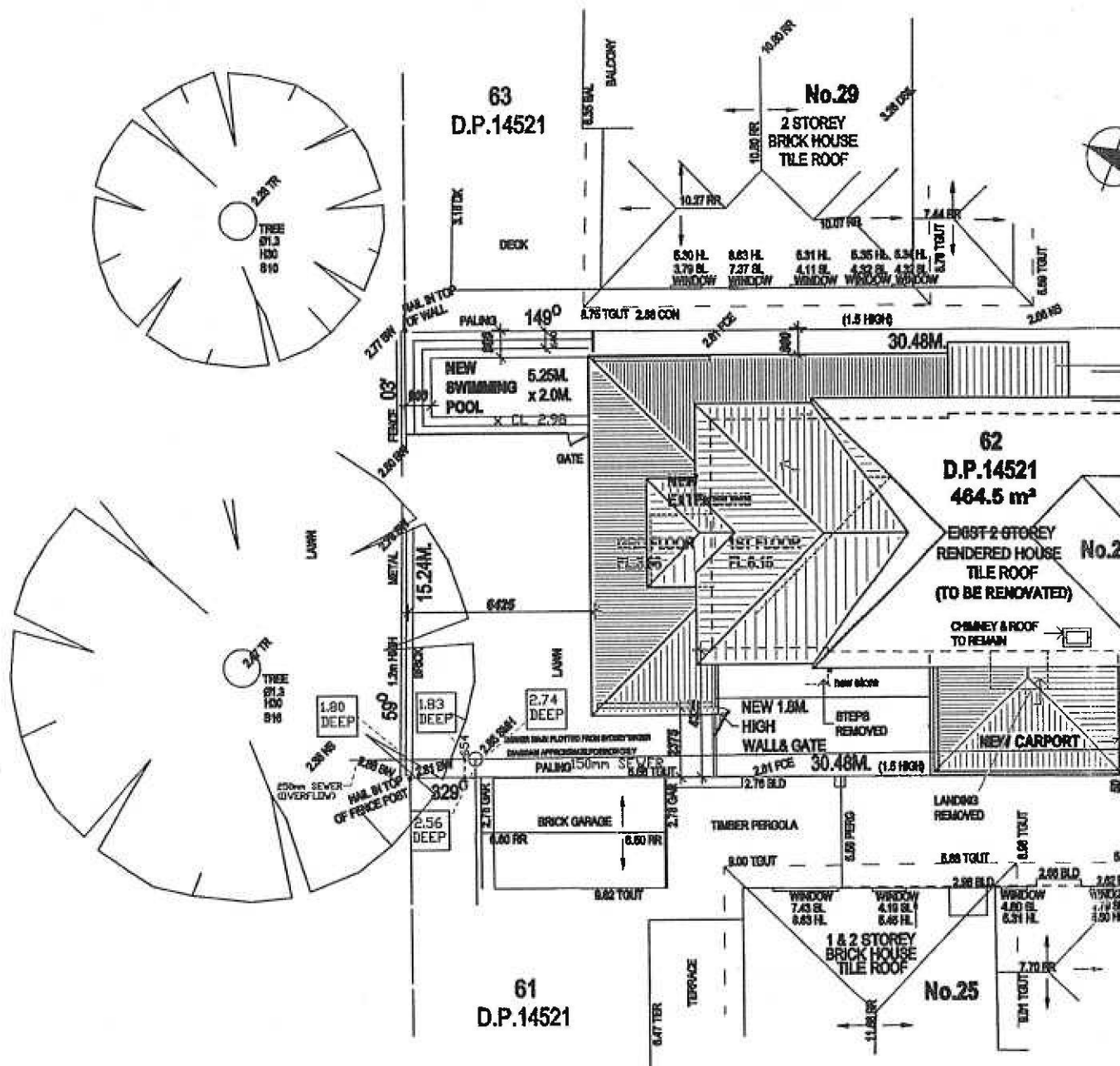
Dilapidation Report
on
Council Assets
27 Eurobin Avenue Manly

Disc

Ref: DR-01

Date: 22 September 2011





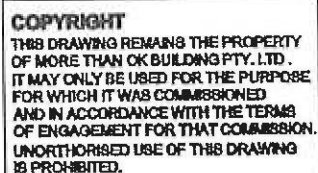
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Job:

**PROPOSED EXTENSIONS
& RENOVATIONS TO
EXISTING RESIDENCE**

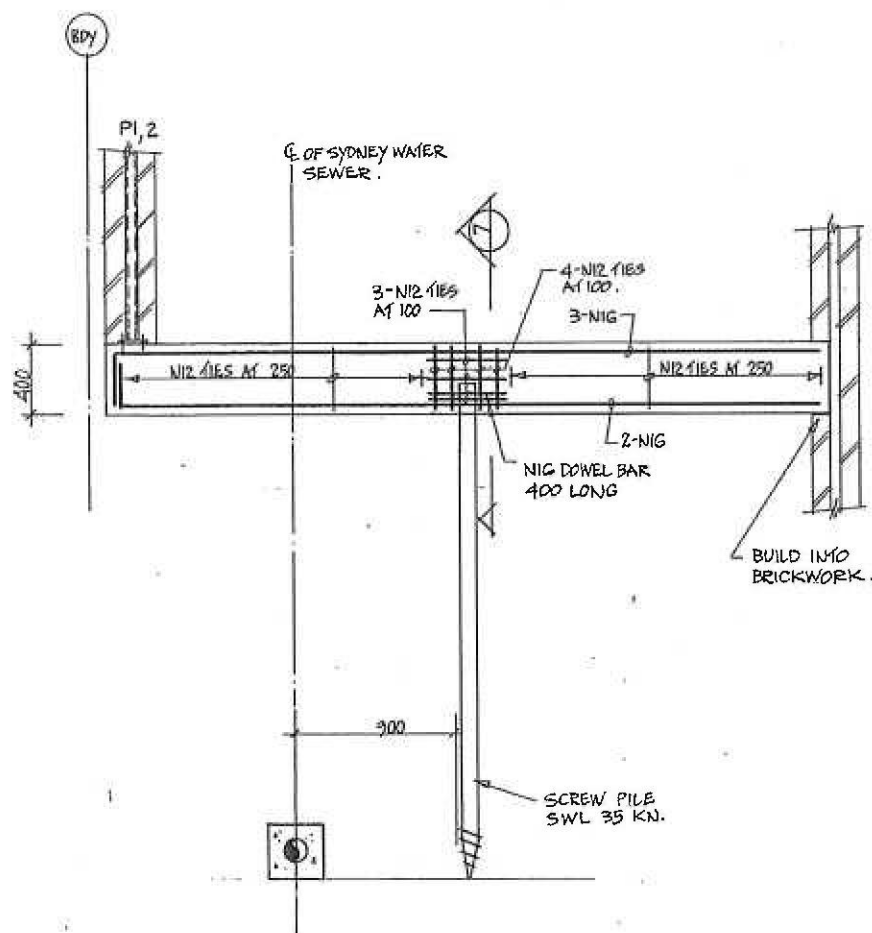
AMENDMENTS



APPENDIXES

Job:

PROPOSED EXTENSIONS & RENOVATIONS TO EXISTING RESIDENCE

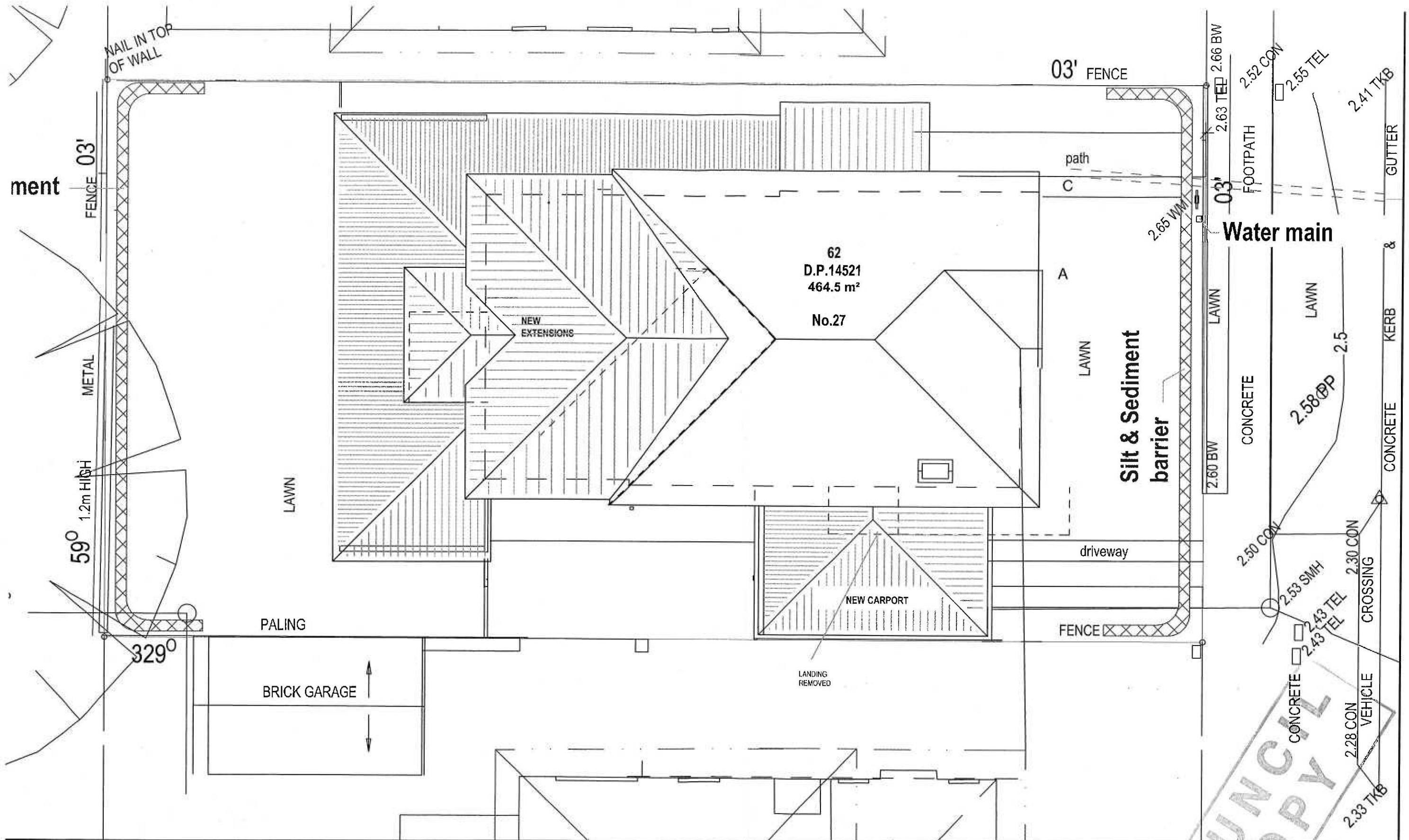


NIG DOWEL BAR 400 LONG.

SECTION

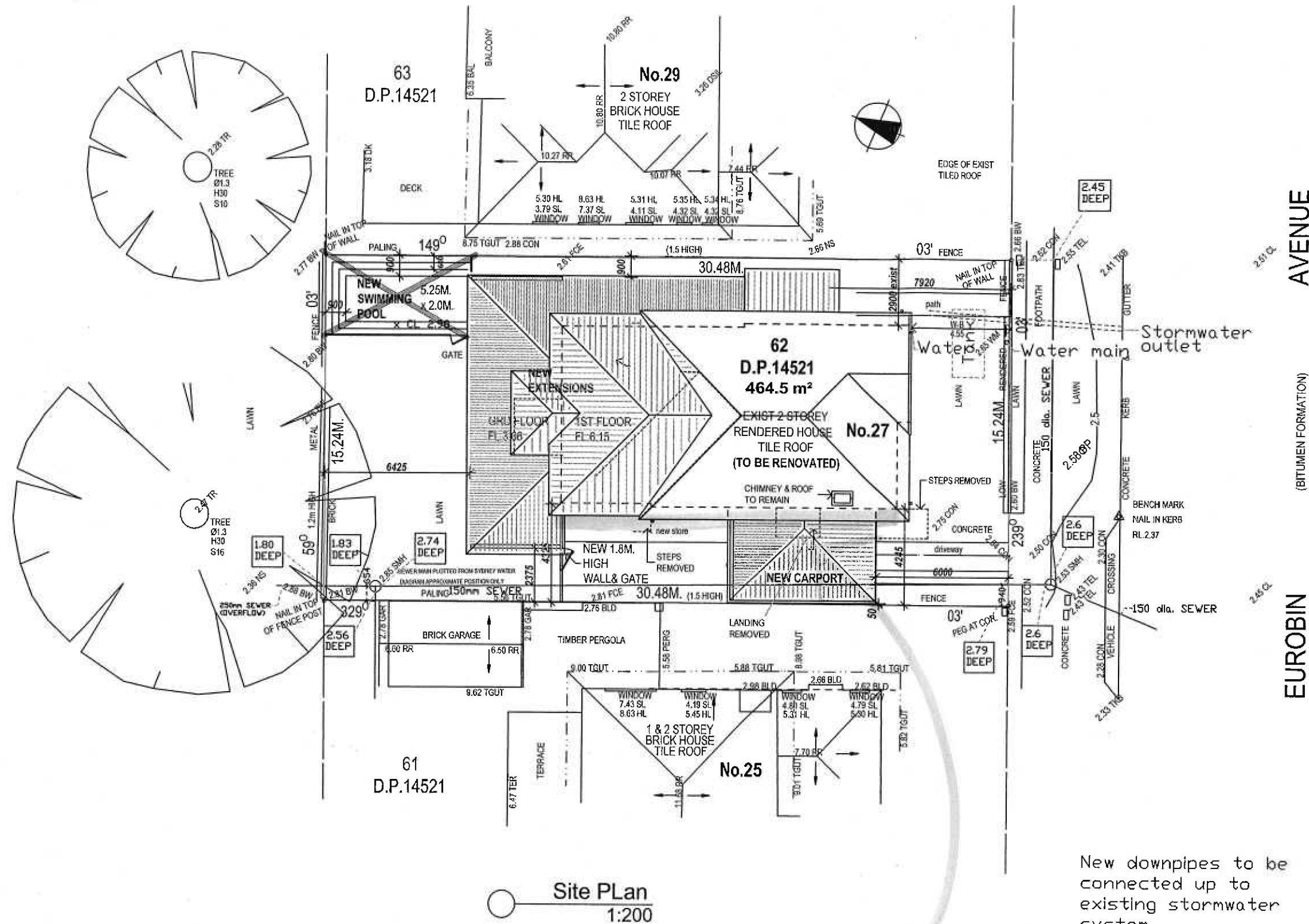
SECTION

2



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---	-------------------------	--------------------------------	---	---	--	----------------------------

NOTE: PROPOSED SWIMMING POOL DOES NOT FORM
PART OF APPROVAL ISSUED BY MANLY COUNCIL



NOTE: THE WALL OF THE DWELLING SHARED WITH THE CARPORT AND
THE CEILING OF THE CARPORT SHALL ACHIEVE AN FRL OF 60/60/60

SITE DETAILS

DENSITY SUB - ZONE 3

SITE AREA = 464M²

MAX. FSR. = 0.6 :1 (278M²)

PROPOSED GFA = GROUND FLOOR= 146sqm

1st FLOOR = 119sqm

STORAGE = 12.9sqm

TOTAL BUILD-UP AREA = 185sqm

OPEN SPACE AREA = 279sqm

SOFT OPEN SPACE = 165sqm = 59%

insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 2011/4502
**CONSTRUCTION CERTIFICATE
PLANS**
I certify that the work completed in accordance
with these plans & specifications will comply with
the regulations referred to in Section 81A(5) of the
Environmental Planning & Assessment Act 1979
S. Plnn Accreditation No. BPP 0326
4 NOV 2011

New downpipes to be
connected up to
existing stormwater
system.

AVENUE

(BITUMEN FORMATION)

EUROBIN

COUNCIL COPY

NOT FOR CONSTRUCTION PURPOSES

Drp. No: SHEET 1 OF
DA
01A 2.10

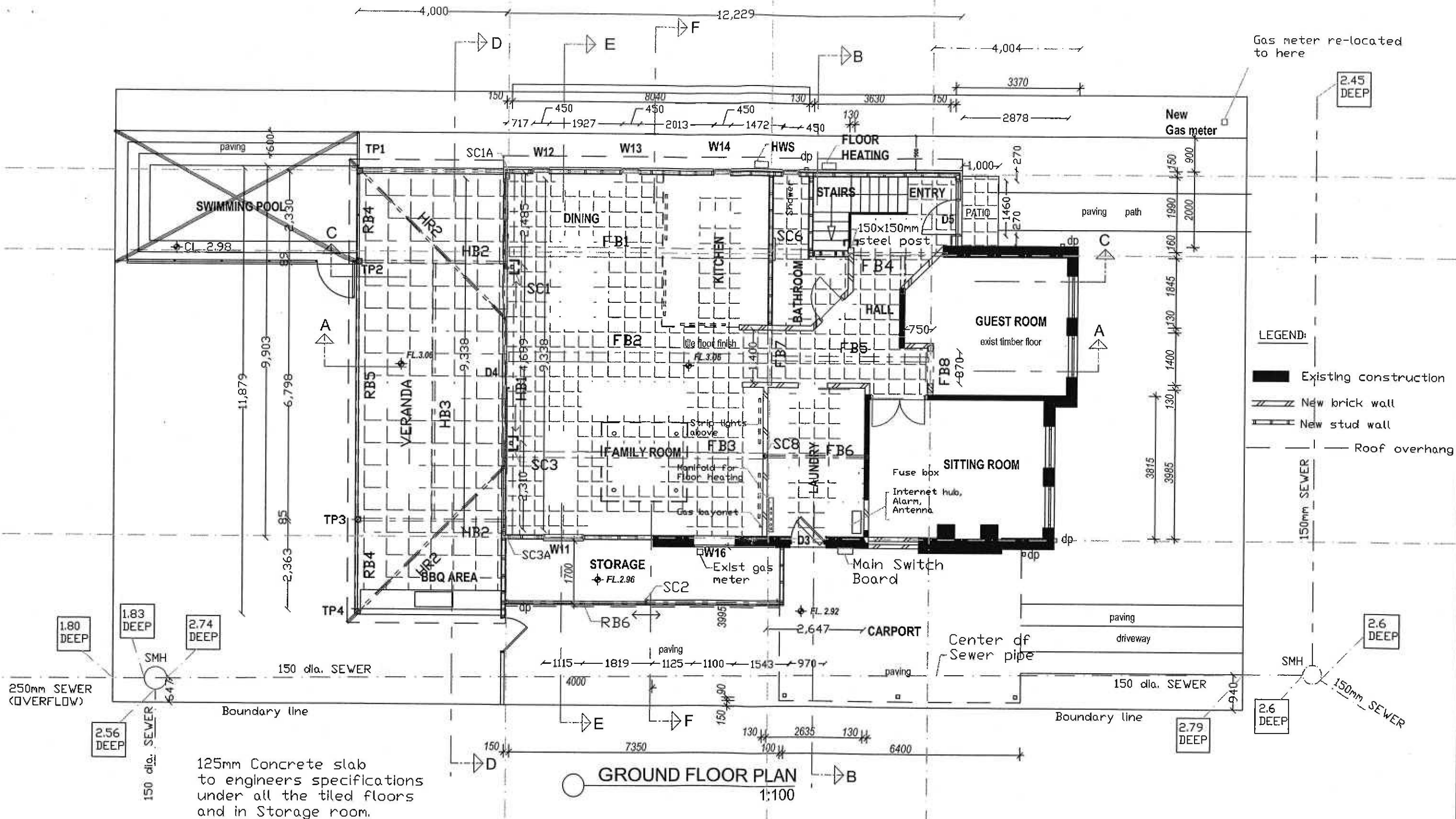
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Job:
**PROPOSED EXTENSIONS
& RENOVATIONS TO
EXISTING RESIDENCE**

Client:
Job Address: **LOT 62 DP14521
27 EUROBIN AVE.
MANLY, NSW.**
Title: **SITE PLAN**

prepared by:
More Than OK Building P/L
Mobile: 04040 74288 email: jntokb@okbuild.net
Scale: **AS SHOWN**
Date: **12.01.2011**

19.09.2011



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AMENDMENTS

Job:
**PROPOSED EXTENSIONS
& RENOVATIONS TO
EXISTING RESIDENCE**

Client:
Job Address:
**LOT 62 DP14521
27 EUROBIN AVE.
MANLY, NSW.**

Title:
GROUND FLOOR PLAN

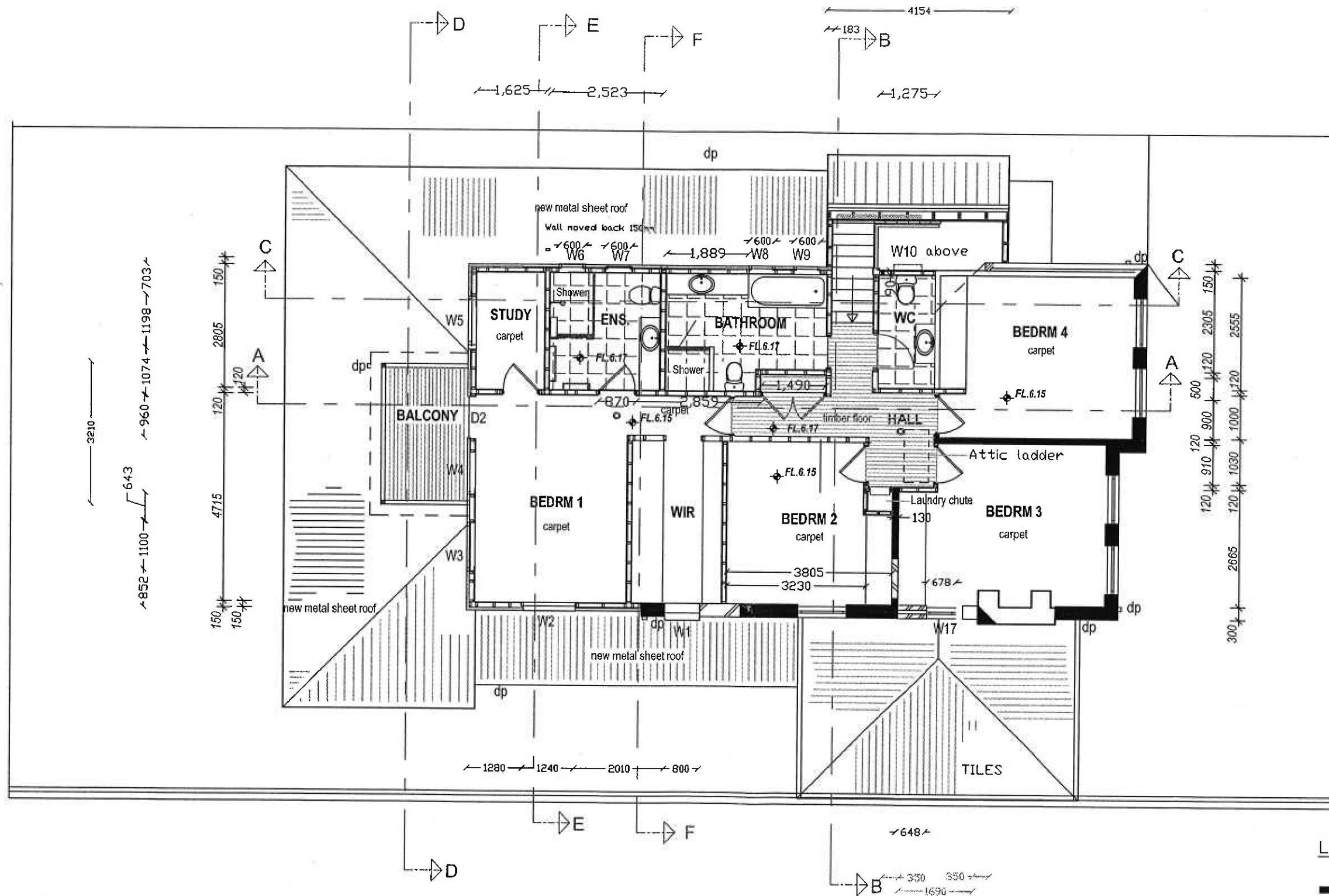
prepared by:
More Than OK Building P/L
Mobile: 04040 74288 email: mtokb@okbuild.net

Scale: AS SHOWN
Date: 12.01.2011
Laundry
Sewer moved
Steel post, stairs
Steel posts, garage

Drg. No: SHEET 2 OF

DA

11A 2.10



1ST FLOOR PLAN
1:100

LEGEND:

- Existing structure
- New stud wall
- New brick wall
- Smoke detector

NOT FOR CONSTRUCTION PURPOSES

Drg. No: SHEET 3 OF
DA
12A 2.10

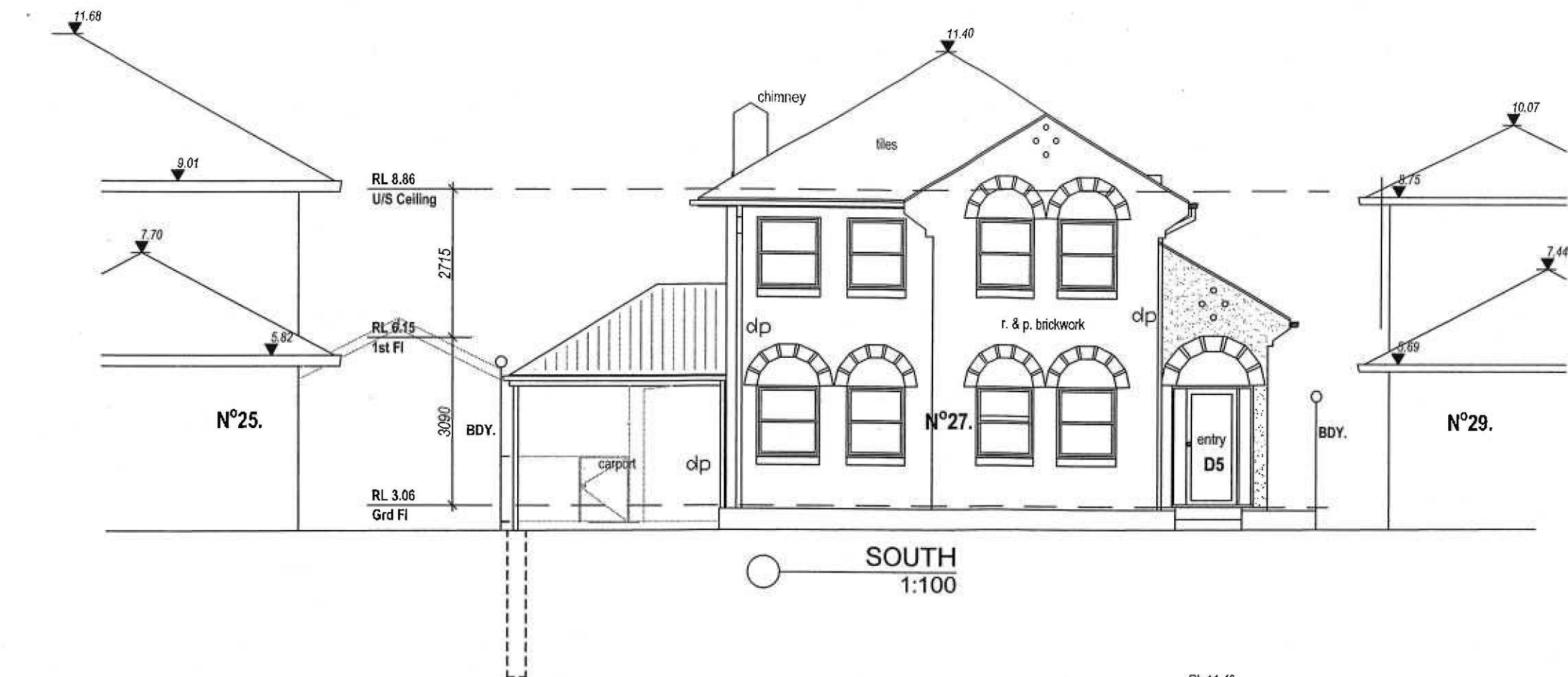
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AMENDMENTS

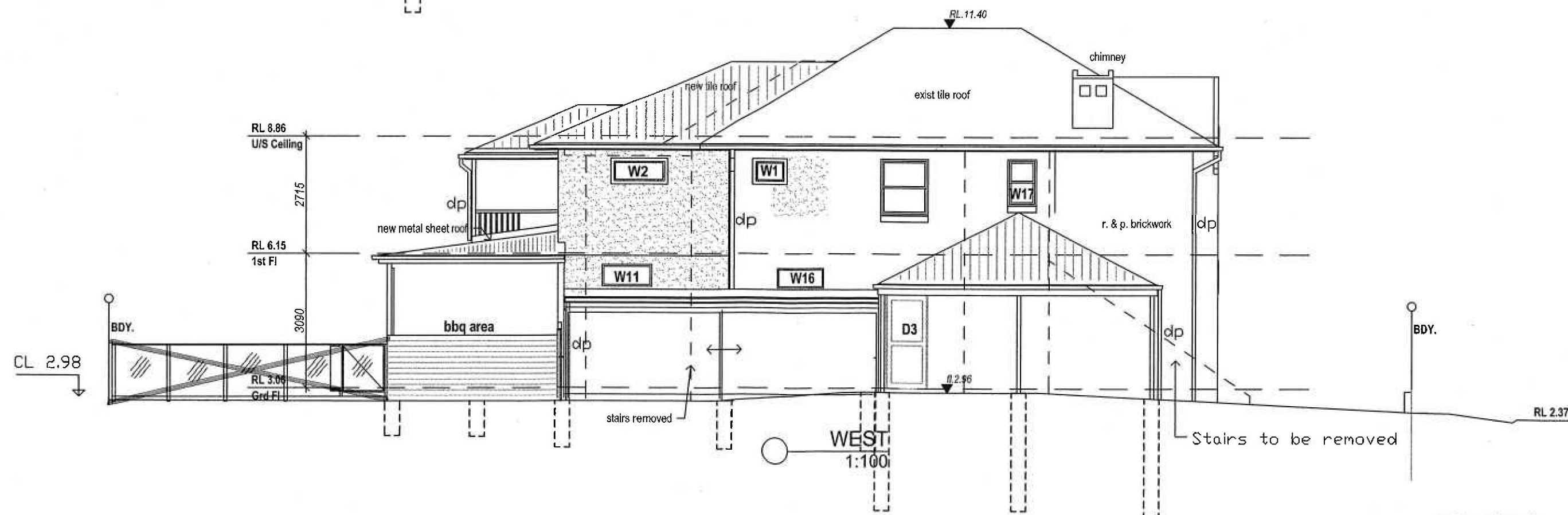
Job: PROPOSED EXTENSIONS & RENOVATIONS TO EXISTING RESIDENCE

Client:
Job Address: LOT 62 DP14521 27 EUROBIN AVE. MANLY, NSW.
Title: 1ST FLOOR PLAN

prepared by: More Than OK Building P/L
Mobile: 04040 74288 email: mtokb@okbuild.net
Scale: AS SHOWN
Date: 12.01.2011
Shower updated 24.08.2011
Bedroom 4 wall changed 31.08.2011
Stairway updated 19.09.2011



All BASIX requirements to
Certificate no A103154,
consent no 8/11



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AMENDMENTS

Job:
**PROPOSED EXTENSIONS
& RENOVATIONS TO
EXISTING RESIDENCE**

Client:

Job Address:
**LOT 62 DP14521
27 EUROBIN AVE.
MANLY, NSW.**

Title:
ELEVATIONS

prepared by:

More Than OK Building P/L

Mobile : 04040 74288 email : mtokb@okbuild.net

Scale:
AS SHOWN

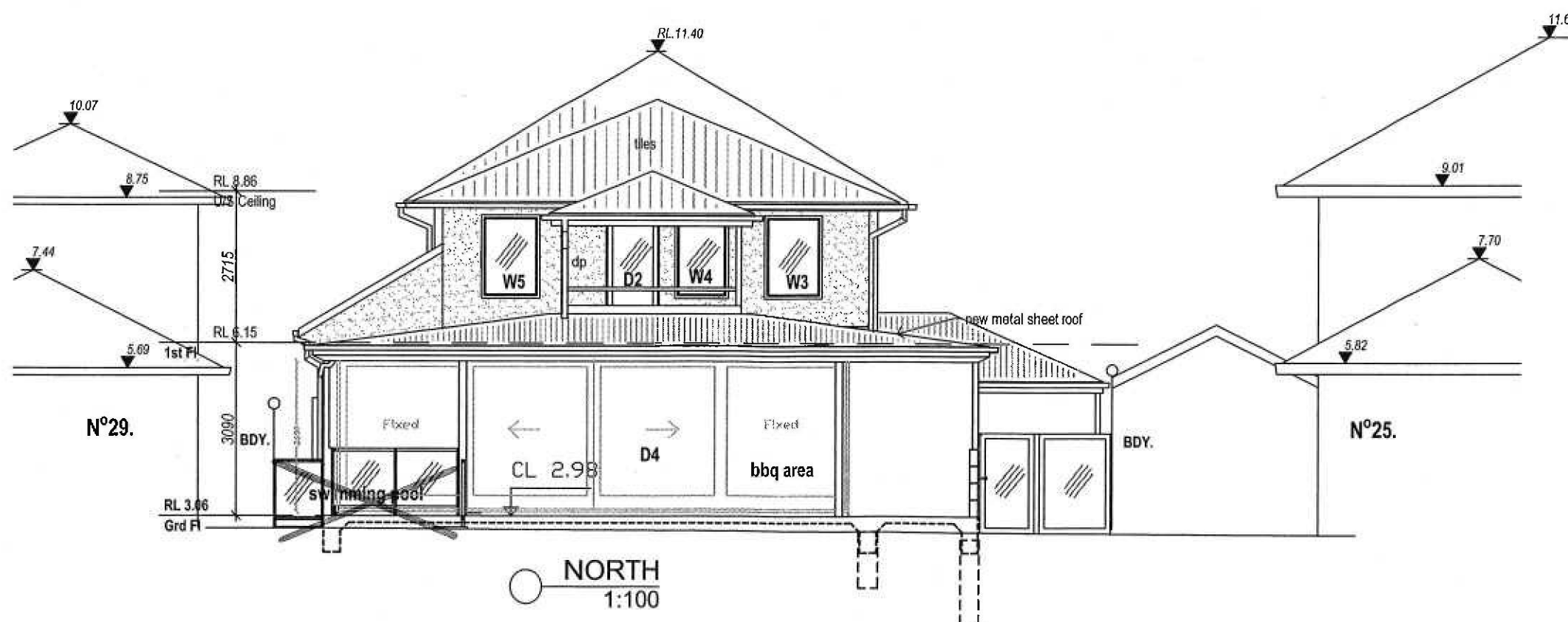
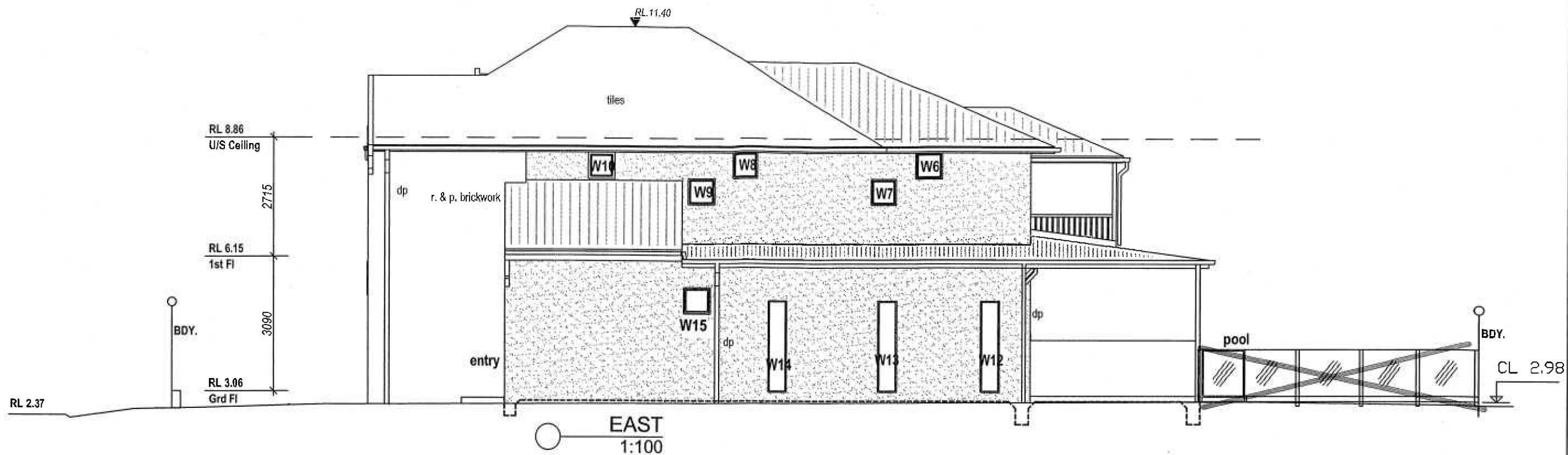
Date:
10.08.2011

File:
Footings added
Entry door changed
Steel posts, carport
Windows updated
19.09.2011
21.09.2011

Dwg. No: **SHEET 4 OF**

DA

21A 2.10



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AMENDMENTS

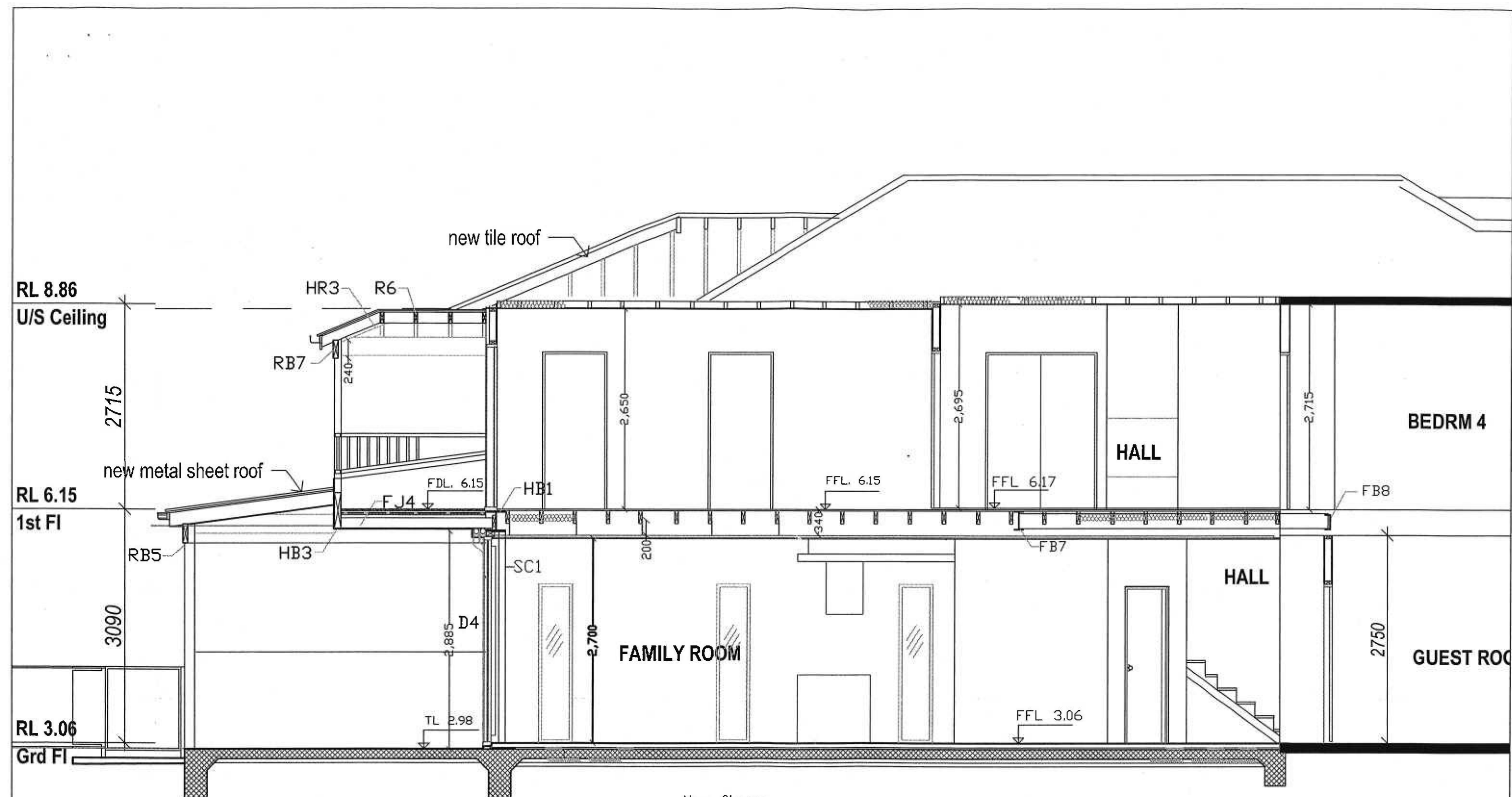
Job:
PROPOSED EXTENSIONS & RENOVATIONS TO EXISTING RESIDENCE

Client:
Job Address: **LOT 62 DP14521
27 EUROBIN AVE.
MANLY, NSW.**
Title: **ELEVATIONS**

prepared by:
More Than OK Building P/L
Mobile: 04040 74238 email: mtokb@okbuild.net
Scale: **AS SHOWN**
Date: **12.01.2011**

Org. No: **SHEET 5 OF**
DA
22A 2.10

Amdmt:
D4 changed 26.08.2011
Downpipes, Footings 19.09.2011
21.09.2011



New floor:

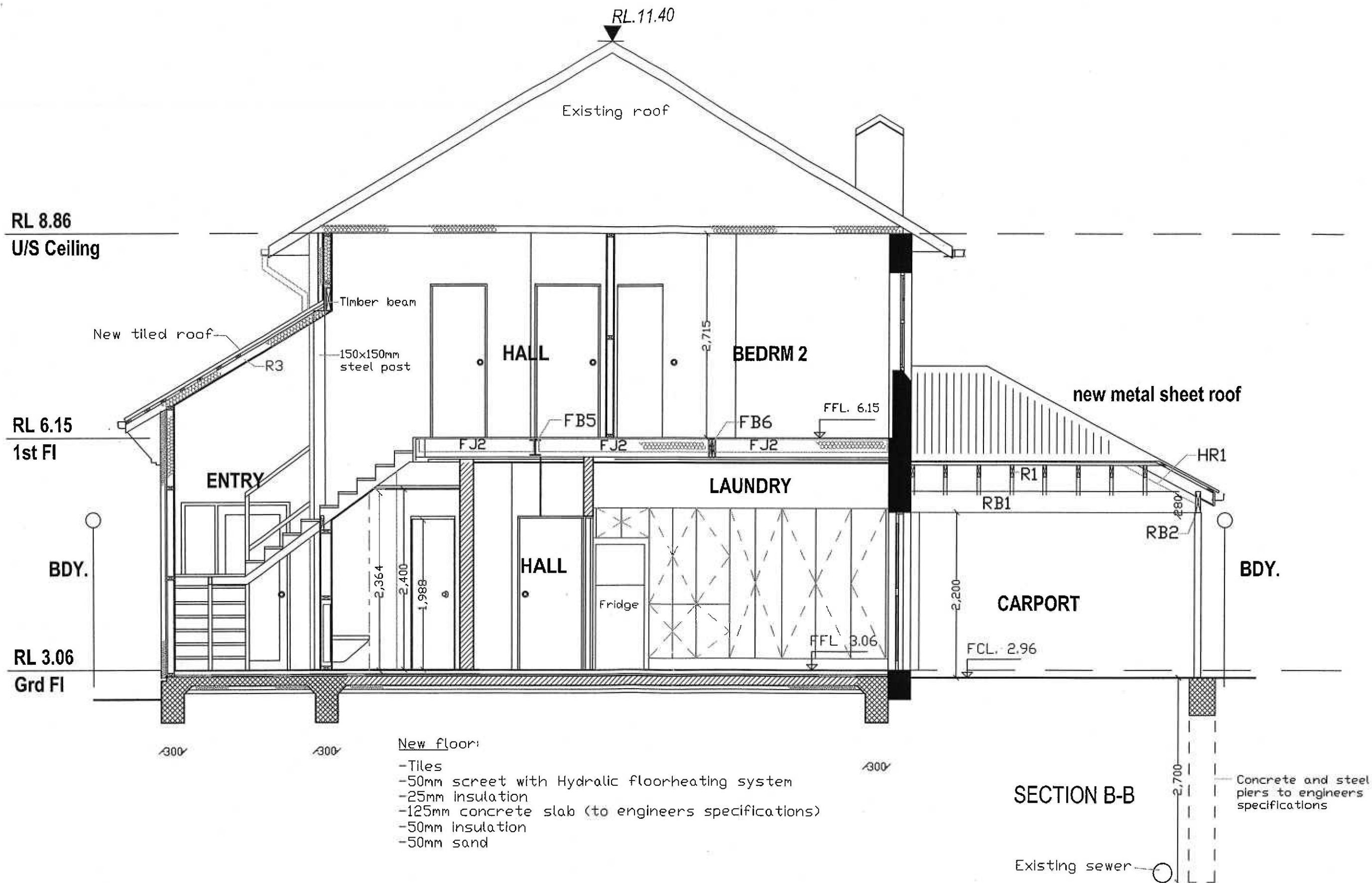
- Tiles
- 50mm screet with Hydraulic floorheating system
- 25mm insulation
- 125mm concrete slab (to engineers specifications)
- 50mm insulation
- 50mm sand

Existing construction

SECTION A-A

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AMENDMENTS

Job:
**PROPOSED EXTENSIONS
 & RENOVATIONS TO
 EXISTING RESIDENCE**

Client:
 Job Address: **LOT 62 DP14521
 27 EUROBIN AVE.
 MANLY, NSW.**

Title: **SECTION B-B**

prepared by:
More Than OK Building P/L
 Mobile: 04040 74288 email: mtokb@okbuild.net

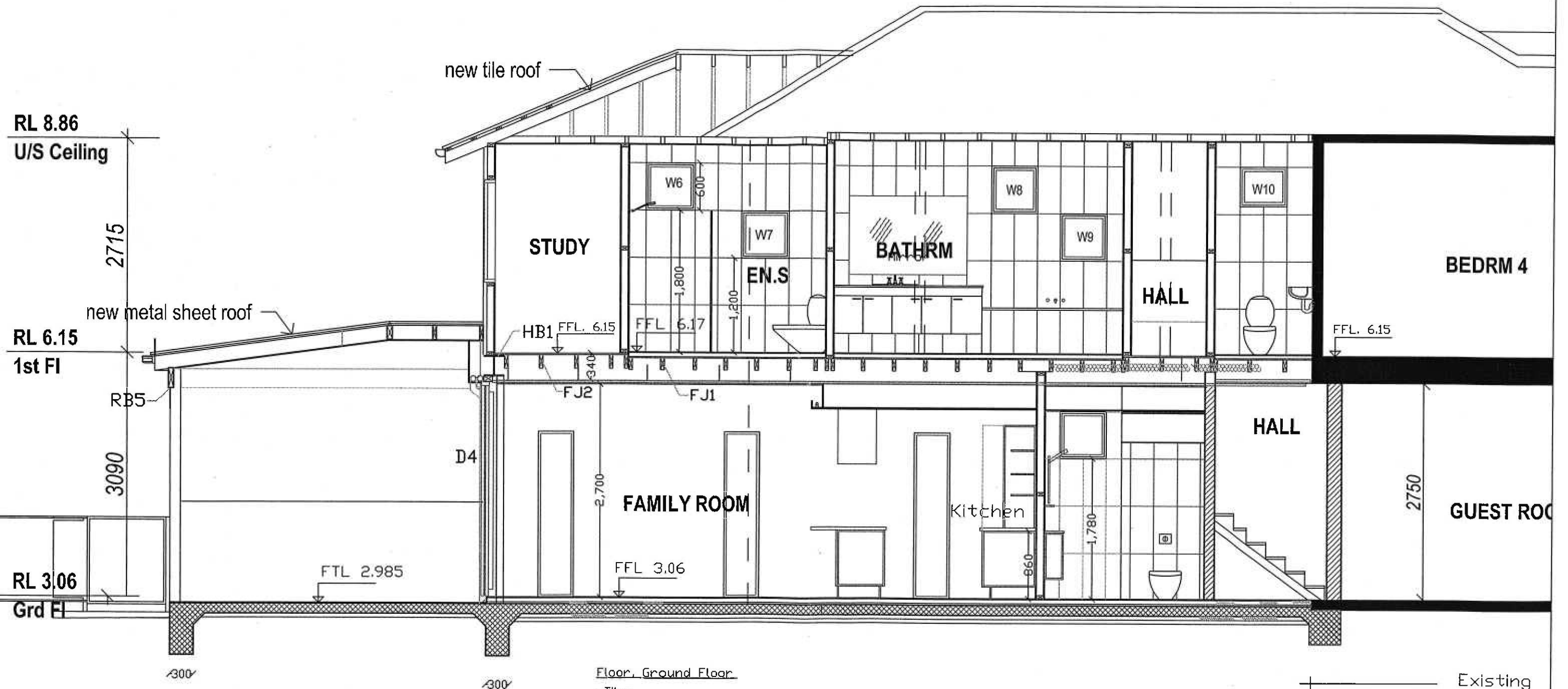
Scale: 1:50	File: Exist sewer shown Footings extended Steel post, stairs Bathroom updated Steel post, carport	Amend: 13.09.2011 15.09.2011 19.09.2011 21.09.2011
Date: 08.08.2011		

Draw No: **SHEET 6 OF**

DA
32A 2.10

Bathroom + Ensuite Floor, 1st floor

- Tiles
- 50mm screet with Hydraulic floorheating system
- 15mm CFC sheet
- FJ1 floor joists



Floor, Ground Floor

- Tiles
- 50mm screet with Hydraulic floorheating system
- 25mm insulation
- 125mm concrete slab (to engineers specifications)
- 50mm insulation
- 50mm sand

Existing construction

SECTION C-C

NOT FOR CONSTRUCTION PURPOSES

Dwg. No: SHEET 6 OF

33A 2.10

prepared by:

More Than OK Building P/L

Mobile: 04040 74288

email: mtokb@okbuild.net

Scale: 1:50

File: Amdnt:

Date: 08.08.2011

Bathrooms changed 19.09.2011

Job:

PROPOSED EXTENSIONS
& RENOVATIONS TO
EXISTING RESIDENCE

Client:

Job Address: LOT 62 DP14521
27 EUROBIN AVE.
MANLY, NSW.

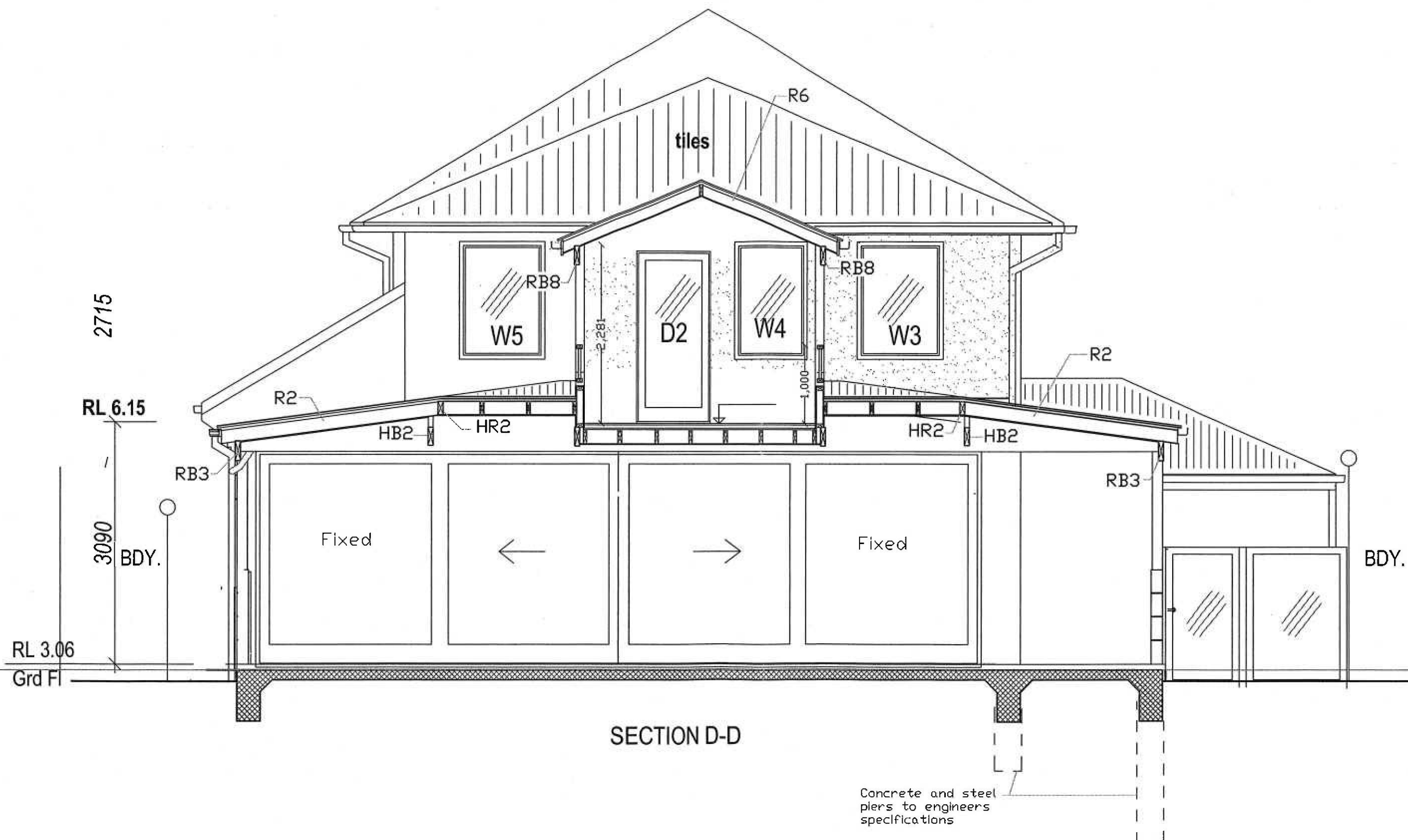
Title:

SECTION C-C

AMENDMENTS

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AMENDMENTS

Job:
**PROPOSED EXTENSIONS
& RENOVATIONS TO
EXISTING RESIDENCE**

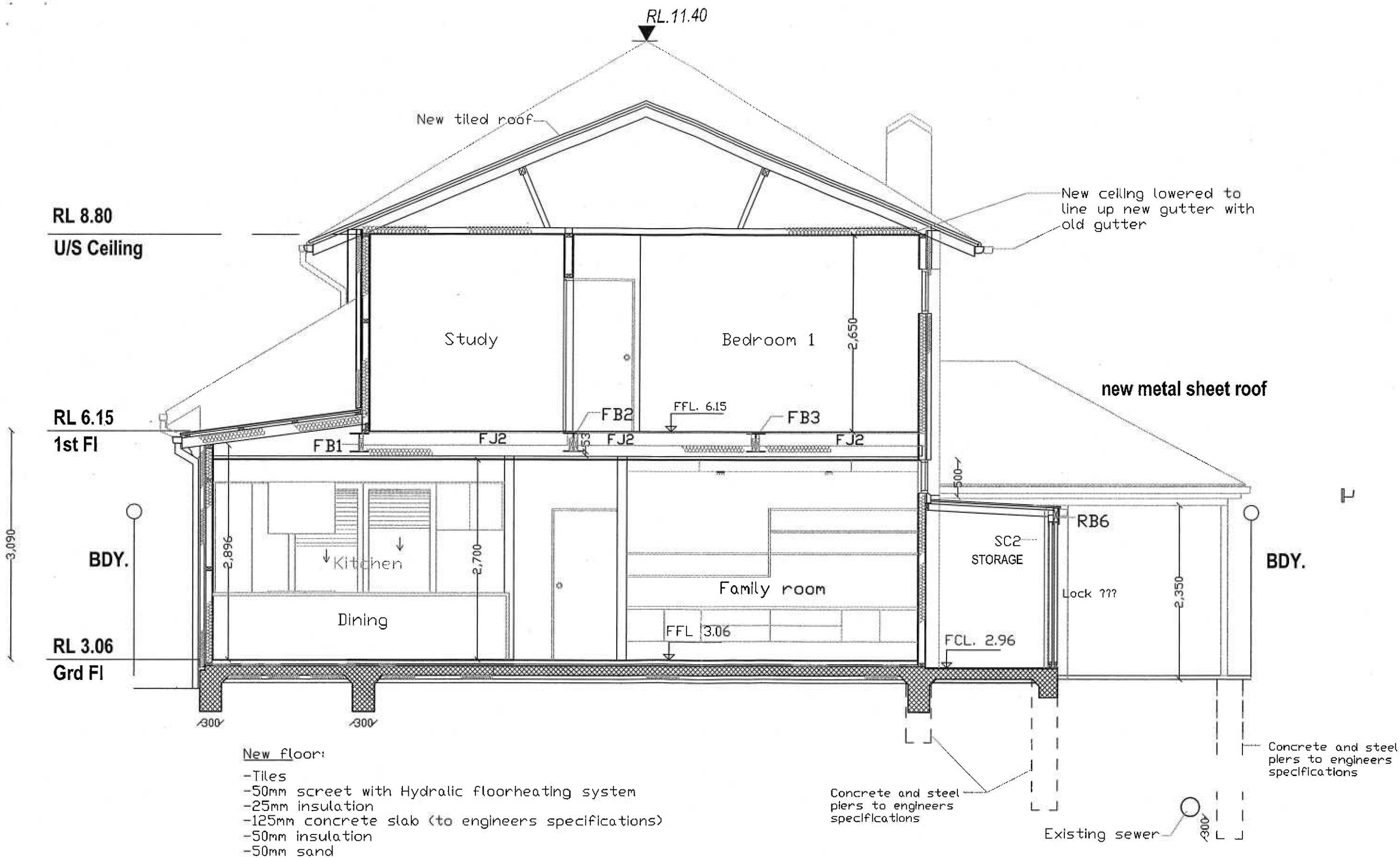
Client:
Job Address: **LOT 62 DP14521
27 EUROBIN AVE.
MANLY, NSW.**

Title: **SECTION D-D**

prepared by:
More Than OK Building P/L
Mobile : 04040 74288 email : mtokb@okbuild.net

Scale: **1:50** File: Amdmt:
Date: **08.08.2011** Foundations added **14.09.2011**
Steel post, carport **19.09.2011**
21.09.2011

Dwg. No: **SHEET 6 OF**
DA
34A 2.10



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AMENDMENTS

Job:
**PROPOSED EXTENSIONS
& RENOVATIONS TO
EXISTING RESIDENCE**

Client:
Job Address: **LOT 62 DP14521
27 EUROBIN AVE.
MANLY, NSW.**

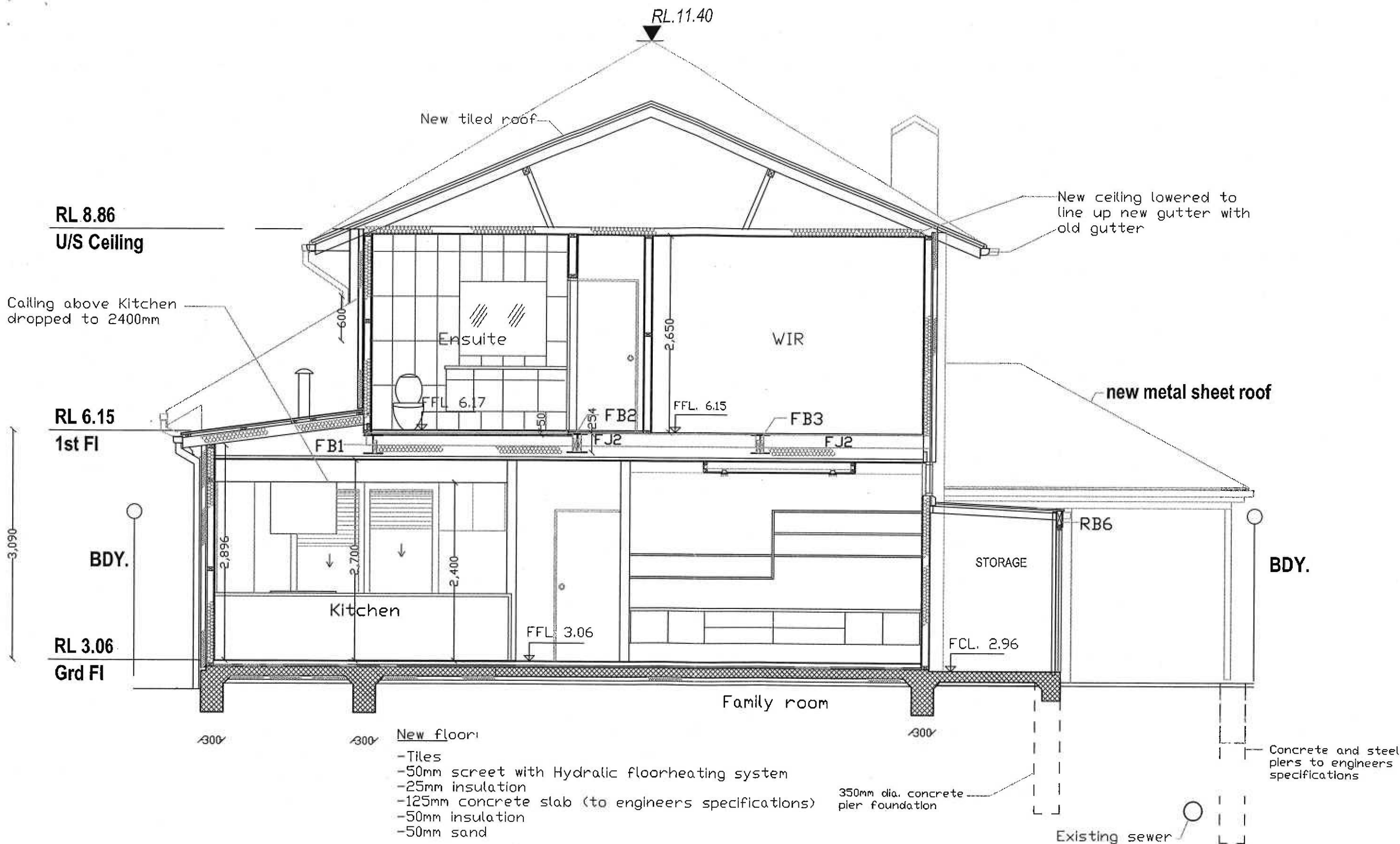
Title: **SECTION E-E**

prepared by:
More Than OK Building P/L
Mobile: 04040 74288 email: mtokb@okbuild.net

Scale: **1:50**
Date: **08.08.2011**
File: **Kitchen updated,
pier footings**
Amndmt: **15.09.2011**
Carport changed **21.09.2011**

Dwg. No: **SHEET 6 OF**

35A 2.10



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AMENDMENTS

Job:
**PROPOSED EXTENSIONS
& RENOVATIONS TO
EXISTING RESIDENCE**

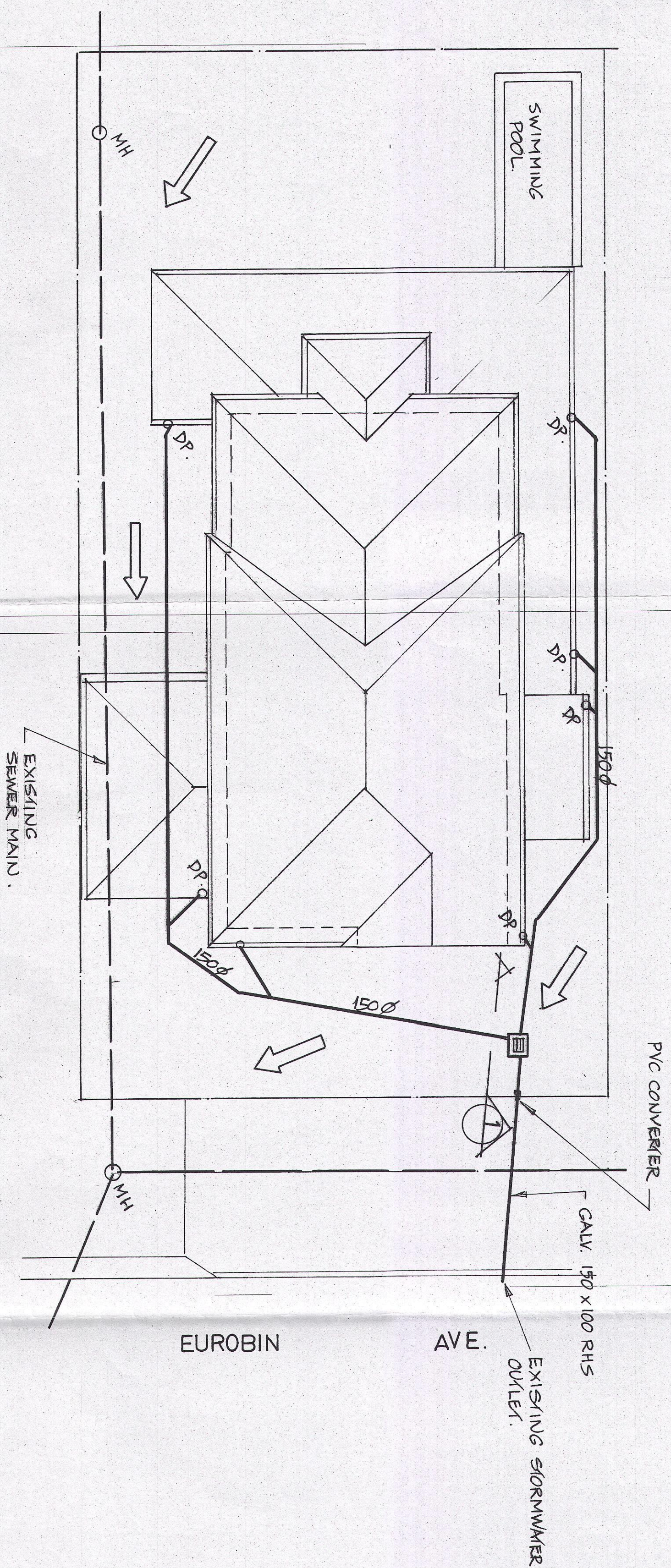
Client:
Job Address: **LOT 62 DP14521
27 EUROBIN AVE.
MANLY, NSW.**

Title: **SECTION F-F**

prepared by:
More Than OK Building P/L
Mobile: 04040 74288 email: mtokb@okbuild.net
Scale: **1:50** File: Kitchen, Ensuite Amdt: 15.09.2011
Date: **08.08.2011** Carport changed 21.09.2011

Drg. No: **SHEET 6 OF**

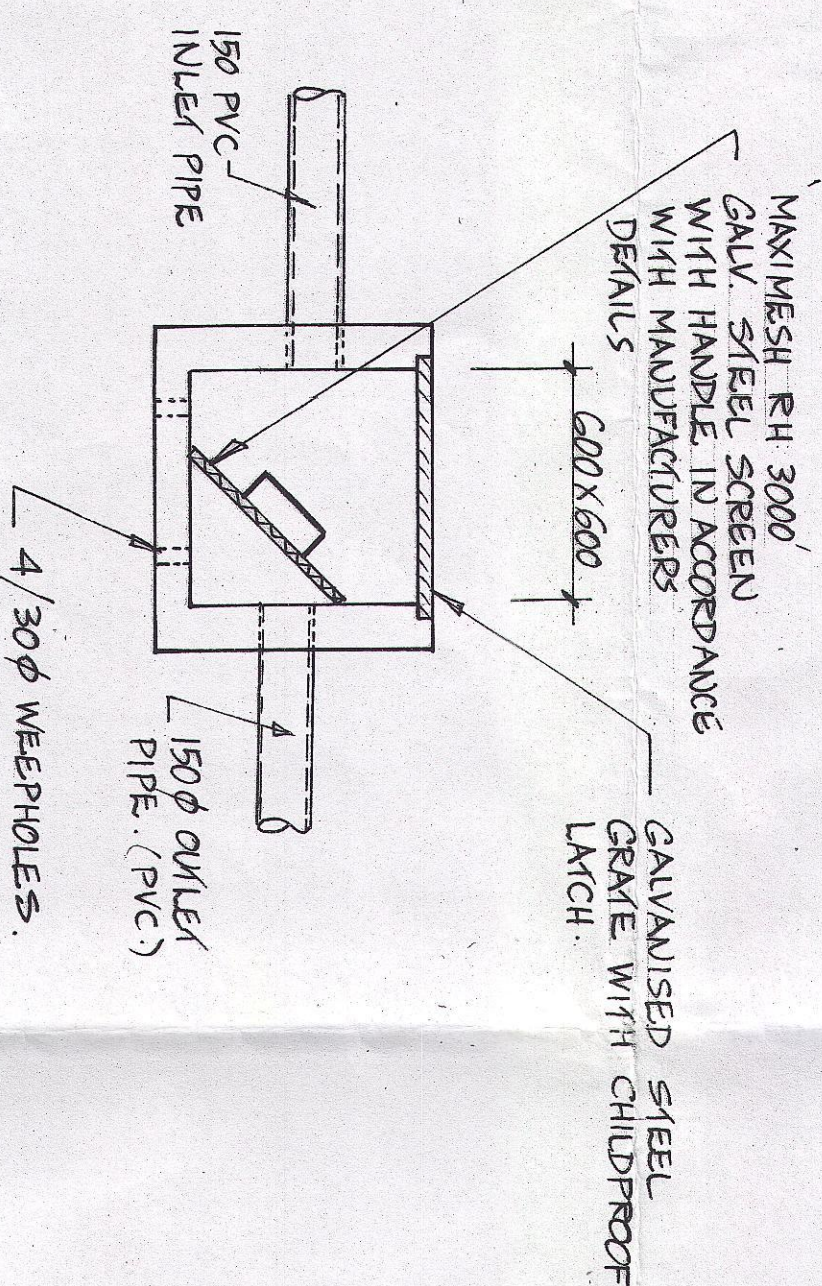
36A 2.10



PLAN

NOTES

1. ALL PIPES ARE TO BE 100Ø UNO SEWER CLASS PVC ~ LAID AT 1:50 (MIN. GRADE)
2. SURFACE R/L'S TO BE EXISTING EXCEPT AS NOTED ON ARCHITECTS DRAWINGS.
3. FOR ROOF GUTTER DOWNPIPE LOCATIONS REFER TO ARCHITECTS DETAIL.
4. ALL GRADED DRAINS & CONTROL PIPS TO BE REINFORCED PVC OR PRE-CAST POLYMER CONCRETE.
5. CLEANING EYES TO BE INSTALLED AT ALL DOWNPIPES & DROPPERS FIXED TO WALL OF HOUSE.
6. LEAF GUARDS ARE TO BE FITTED TO ALL GUTTERS IN ACCORDANCE WITH MANUFACTURERS DETAILS.
7. DEMONIES OVERLAND FLOW PATH.



SECTION ①

ALTERATIONS & ADDITIONS
AT 27 EUROBIN AVE.
MANLY

Location and Project

Scale	1 : 100, 20	Drawn by	G.H
Date	SEPT. '11	Checked by	

ENGINEERING DETAILS

Drawing Title

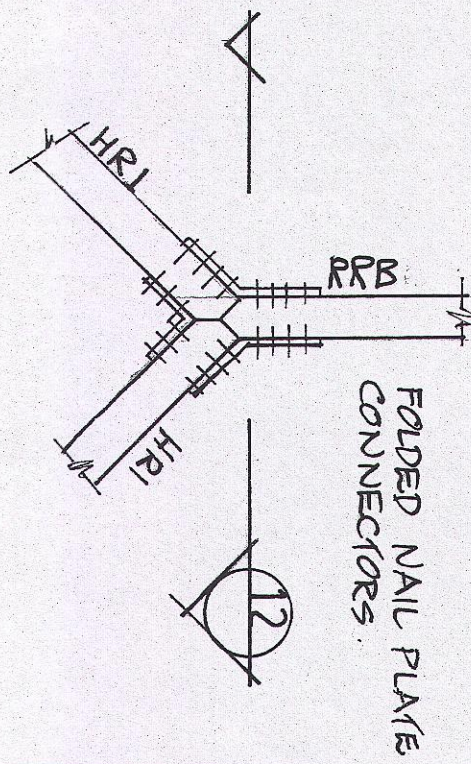
Dwg. No. 7919/H1

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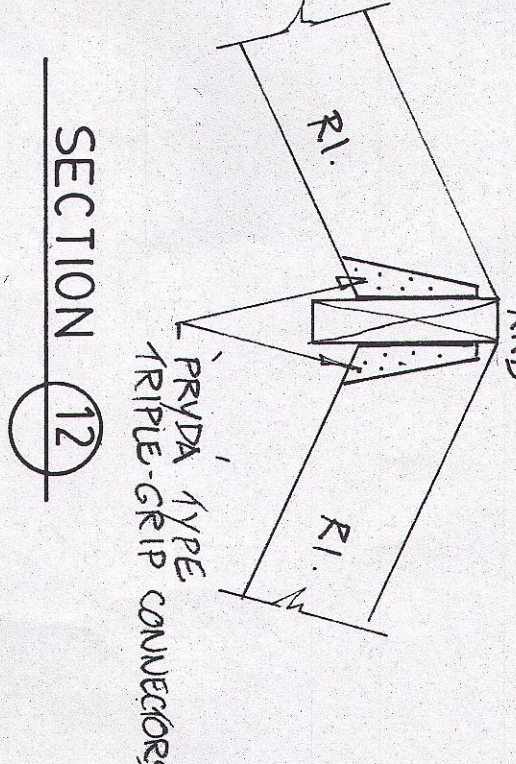
STRUCTURAL ENGINEERING & DESIGN
S.E.D. Pty Ltd
Level 1, 155 - 161 Woodley Rd
Northman NSW 2065 Australia
Ph : (02) 9263 1270
Email : info@structuredesign.com.au

CHAPMAN HUTCHISON PTY LTD

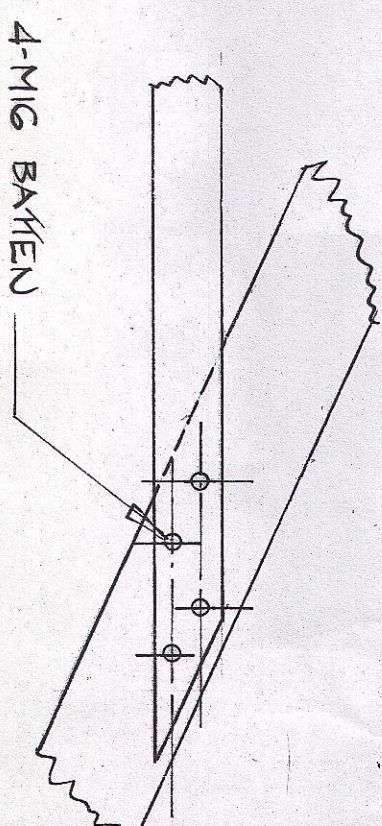
SPECIFICATION NOTES



DETAIL 12



SECTION 12



DETAIL 13

ALTERATIONS & ADDITIONS
AT 27 EUROBIN AVE
MANLY

Location and Project
Scale 1:100, 10
Date 12 AUG. '11
Checked by GH

ENGINEERING DETAILS
SHEET 2 OF 2

Drawing Title
Drg. No. 7763/2 A

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STRUCTURAL ENGINEERING & DESIGN
ACN 06417111
Level 1, 145-151, Victoria Road
Newport NSW 2059 Australia
Phone 02 9222 5522
Fax 02 9222 5523
Email info@chapmanhutchison.com.au

MEMBER SCHEDULE

R1.	170 x 45 HYSPAN AT 200 CTS OR 150 x 45 HYSPAN AT 600 CTS.
R2.	170 x 45 HYSPAN AT 600 CTS.
R3.	95 x 45 HYSPAN AT 600 CTS.
R4, 5, 6.	130 x 45 HYSPAN AT 600 CTS.
WP.	WALL PLATE 10 MATCH RAFTER BOLTED TO EACH STUD VIA 100 BOLTS.
SC 6-9.	89 x 89 x 60 SHS POSTS.
SC 2.	89 x 89 x 50 SHS POSTS OR (75 x 75 x 60 SHS)
SC 7, 8, 9.	89 x 89 x 60 SHS (OPTIMAL BRICK PIER)
FP1, 4.	135 x 135 GLB DESIGN PINE
RB1, 2, 3, 4.	280 x 65 GLB DESIGN PINE
*RB5.	300 x 63 HYSPAN OR 250 x 65 HYNEBEAM ZIC
RB6.	180 x 65 GLB DESIGN PINE.
RB7, 8.	240 x 65 GLB DESIGN PINE
HR1, RB8	240 x 63 HYSPAN
*HR2	170 x 45 HYSPAN
HR3, 4.	170 x 45 HYSPAN
UP.	10 AS 1684
FBI - 3	250 UC 73.
FB4.	300 x 63 HYSPAN
FB5.	200 UB 22
FB6.	2/240 x 45 HYSPAN
FB7	250 UB 26
FB8.	200 PFC
FJ1.	150 x 45 HYSPAN AT 450 CTS. (NO ROOF LOADING)
FJ2, 3, 4.	170 x 45 HYSPAN AT 450 CTS. (NO ROOF LOADING)
DJ.	DOUBLE JOISTS
*HB1.	250 UC 90
HB2.	240 x 63 HYSPAN OR 230 x 63 HYNEBEAM ZIC
*HB3	475 x 85 HYNEBEAM ZIC OR 525 x 75 HYSPAN
L.	LINELS AS PER 1684.
SC1, 3, 4, 5.	DECKES 30 x 08 GALV SHEET CROSS BRACING NAILED TO THE TOP OF EACH JOIST OR RAFTER AFTER TENSIONING. 89 x 89 x 60 SHS.
FP2, 3.	135 x 135 KD F17 HARDWOOD
CJ.	95 x 45 HYSPAN AT 600 CTS. OR 120 x 45 (F7) AT 600 CTS. 4 MIG BATTEN SCREWS EACH END
BRL	MIG ROD / BR END PLATE

