

19 October 2010

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

**Re Development Application No N0063/10
45 Florence Terrace, Scotland Island**

For Council's information, please find enclosed Construction Certificate No 2010/3984 issued for alterations & additions to an existing dwelling & a separately accessible structure at the above address, accompanied by

- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Copy of Owner Builder Permit
- Cheque for \$30 00 being the prescribed fee to receive the above certificate

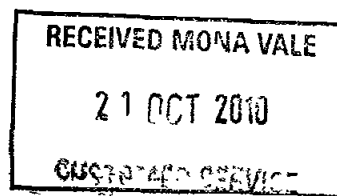
NB Please forward receipt for the above fee to Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660

Yours faithfully



**Tom Bowden
Insight Building Certifiers Pty Ltd**

Pmt \$30-00
R- 220183



Construction Certificate Determination

issued under the Environmental
Planning and Assessment Act 1979
Section 109C (1)(b) 81A (2) and 81A (4)

Certificate No 2010/3984

Council	Pittwater
Determination Date of issue	Approved 19 October 2010
Subject land Address Lot No DP No	45 Florence Terrace, Scotland Island Lot 92 DP 12749
Applicant Name Address Contact No	Mr Eamon Hamilton PO Box 218 Church Point NSW 2106 9979 3718 / 0419 991 267
Owner Name Address Contact No	Mr Eamon & Mrs Karin Hamilton 45 Florence Terrace, Scotland Island NSW 2105 9979 3718 / 0419 991 267
Description of Development Type of Work	Alterations & Additions to an Existing Dwelling & a Separately Accessible Structure
Builder or Owner/Builder Name Contractor Licence No/Permit	Eamon Hamilton Owner Builder Permit no 379617P
Value of Work Building	\$343,000 00

Attachments
• Copy of completed Construction Certificate Application Form
• Pittwater Council receipt no 288049 for payment of Long Service Levy
• Pittwater Council Building Certificate reference no 820104/10 dated 6 September 2010
• Fire Rated Construction Specification reference no 44 prepared by Peter Paine dated 16 September 2010
• BASIX Certificate no's A73663 & A73805 dated 15 January 2010

Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp

- Architectural Plans & Construction Specification, reference nos DA-01, DA-02, DA-03, DA-04, DA-05 DA-06 DA-07 DA-08 DA-09 DA-10 DA-11 DA-12 DA-13 DA-14 DA-15 DA-16 all prepared by Peter Paine dated 4 September 2009 & reference nos DA-21 & DA-22 prepared by Graeme Heine dated 11 February 2010
- Structural Details reference no 10/1680 drawing nos S1 rev B & S2 rev B dated 16 September 2010 drawing no S3 rev A dated 30 August 2010 all prepared & endorsed by F W B Civil Engineering
- Structural Design Compliance Certificate reference no SDC-01 prepared & endorsed by F W B Civil Engineering dated 9 September 2010
- Completed Form 2 Part A (pertaining to proposed dwelling) of Pittwater Council Geotechnical Risk Management Policy dated 8 September 2010
- Completed Form 2 Part B (pertaining to proposed dwelling) of Pittwater Council Geotechnical Risk Management Policy dated 16 September 2010
- Completed Form 2 Part B (pertaining to proposed Studio) of Pittwater Council Geotechnical Risk Management Policy dated 5 October 2010
- Stormwater Management Details reference no 26229-H1 prepared & endorsed by Jack Hodgson Consultants Pty Ltd dated 16 September 2010

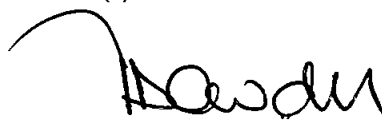
Certificate

I hereby certify that the above Plans documents or Certificates satisfy

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

Signed



Date of endorsement
Certificate No

19 OCT 2010
2010/3984

Certifying Authority

Name of Accredited Certifier
Accreditation No
Accreditation Authority
Contact No
Address

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No
Date of Determination

N0063/10
17 June 2010

BCA Classification

1a



OFFICE USE ONLY

PLEASE PRINT ALL DETAILS USING CAPITALS

[illegible][illegible]

45 FLORENCE

S C O T L A N D I S L A N D

[illegible]

N S 2 Postcode 2 1 0 5 Bus hours phone 4 4 1 0 6 9 1 2 6 7

[illegible][illegible][illegible]

Postcode 2105

D 28 M 09 Y 2010 Estimated finish date D 28 M 10 Y 2011

Estimated finish date D 2 8 M 1 0 Y 2 0 1 1

~~CONFIDENTIAL CERTIFIERS~~

[illegible]

Levy

_____ payable \$ _____

Business hours phone

[illegible][illegible]

\$ _____

Phone number

Date 11 11 1964

I hereby declare that the information provided on this form is true and correct to the best of my knowledge.

Date D 1 L M 0 9 Y 2 0 1 0

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

PITTWATER

ABN61340837871
02 9970 1111
02 9970 7150
PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

BUILDING CERTIFICATE NO BC0104/10
UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

CERTIFIES THAT in relation to the building or part identified below the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear
- WILL NOT –
- (c) Make an order requiring the building to be repaired demolished altered or rebuilt by reason only of its design appearance form of construction or state of repair or
- (d) Take proceedings for an order or injunction requiring the demolition alteration addition or rebuilding of or to the building or part by reason only of its design appearance form of construction or state of repair or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council

IDENTIFICATION OF BUILDING

Property Address **45 FLORENCE TERRACE SCOTLAND ISLAND NSW 2105**

Nearest Cross Street ----- Side of Street **Eastern**

Classification of Building **10b** Whole/Part **Whole of Building**

Description **Timber and steel retaining wall in front of a water tank near the middle of the northern side of the allotment**

Date of Inspection **6/09/2010** Owner **E J F HAMILTON & K D KRUEGER**

Legal Description of Land **Lot 92 DP 12749**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate
Survey report prepared by Souter & Associates Surveyors, dated 18/08/2010, Ref No 22/87
and report by Jack Hodgson Consultants Pty Ltd dated 18/8/10 ref VU 26229

Dated **6/09/2010**

Mark Ferguson
GENERAL MANAGER

per 

Applicant's Name **EAMON JOHN FRANCIS HAMILTON, KARIN DOREEN KRUEGER**
PO BOX 218, CHURCH POINT NSW 2105

NB

- 1 An order made or proceedings taken in contravention of this certificate is of no effect
- 2 The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act 1979 (as amended)
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent pursuant to Section 125 of the Environmental Planning and Assessment Act 1979

pittwater_council@pittwater.nsw.gov.au pittwater.nsw.gov.au

COPY

**APPLICATION FOR A
CONSTRUCTION CERTIFICATE**

RECEIVED
16 SEP 2010

Construction Certificate ☒

Modified Construction Certificate ☐

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible.

Mr ☒ Mrs ☐ Ms ☐ Dr ☐ Other

Given Names (or AGN)

Family Name (or Company)

EAMON

HAMILTON

Postal Address (we will post all mail to this address)

PO BOX 218

CHURCH POINT

Post Code

2105

Daytime telephone

Alternate no.

Mobile no.

99793718

0407925657

0419 991 267

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s)

EAMON HAMILTON AND KARIN KRIEGER

Address

45 FLORENCE TERRACE

SCOTLAND ISLAND NSW 2105

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s)

[Handwritten signatures]

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no.

45

Street name

FLORENCE TERRACE

Suburb

SCOTLAND ISLAND

Post code

2105

Legal Property Description (these details are shown on your rate notices, shop, etc)

Lot no.

92

DP no.

12749

COUNCIL COPY

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved

ALTERATIONS & ADDITIONS TO EXISTING DWELLING
SEPARATE ACCESSIBLE STRUCTURE (STUDIO)

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work \$ 343,000

6. Development Consent

Council Consent no. N0063/10

Date of Determination 17 JUNE 2010

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 1a

8. Builder's details

If known, to be completed in the case of residential building work

Name Eamon Hamilton

Licence no. —

Owner/builder permit no.

379617P

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge, all the information in this application and checklist is true and correct.

Signature

Samuel

Date

16.9.2010

SUBMISSION REQUIREMENTS

A GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes ☒ No ☐

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes ☒ No ☐

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION

B ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	<u>In the case of an application for a Construction Certificate for building work</u>
☒	☐	☐	Three (3) copies of detailed architectural plans and specifications
☒	☐	☐	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
☒	☐	☐	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
☒	☐	☐	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
☒	☐	☐	Where the proposed building work involves a modification to previously approved plans and specifications, the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
☐	☐	☒	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
☐	☐	☒	Except in the case of an application for, or in respect of, domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed c) This list must describe the extent, capability and basis of design of each of the measures concerned.
☒	☐	☐	Copy of BASIX Certificate & Schedule of BASIX Commitments
☒	☐	☒	Copy of signed BASIX Compliance Statement
☒	☐	☐	All other documentation to satisfy conditions of Development Consent

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12 000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5 000. In addition to this permit, all projects valued in excess of \$12 000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25 000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be addressed to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)? <i>Unknown</i>	Gross floor area of building (m ²) as proposed <i>Unknown</i>
What are the current uses of all or parts of the building(s)/land? <i>Residential</i>	Location <i>45 Florence Terrace Scotland Island</i> Use <i>Residential</i>
Does the site contain a dual occupancy? <i>No</i>	What is the gross floor area of the proposed addition or new building (sq metres)? <i>Unknown</i>
What are the proposed uses of all parts of the building(s) land? <i>Residential</i>	Number of pre-existing dwellings <i>1</i>
Number of dwellings to be demolished <i>None</i>	How many dwellings proposed? <i>1</i>
How many storeys will the building consist of? <i>2</i>	Will the new building be attached to the existing building? <i>Yes</i> Will the new building be attached to any new building? <i>No</i>

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics

Place a tick (✓) in the box which best describes the materials the new work will be constructed of

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	☐	Concrete	☐	Aluminium	☐	Timber	☒
Full brick	☐	Timber	☒	Concrete		Steel	☐
Single brick	☐	Other	☐	Concrete tile	☐	Other	☐
Concrete block	☐	Unknown	☐	Fibrous cement	☐	Unknown	☐
Concrete/masonry	☐			Fibreglass	☐		
Concrete	☐			Masonry/terracotta shingle	☐		
Steel	☐			Tiles	☐		
Fibrous cement	☐			Slate	☐		
Hardiplank	☐			Steel	☒		
Timber/weatherboard	☒			Terracotta tile	☐		
Cladding-aluminium	☐			Other	☐		
Curtain glass	☐			Unknown	☐		
Other	☐						
Unknown	☐						



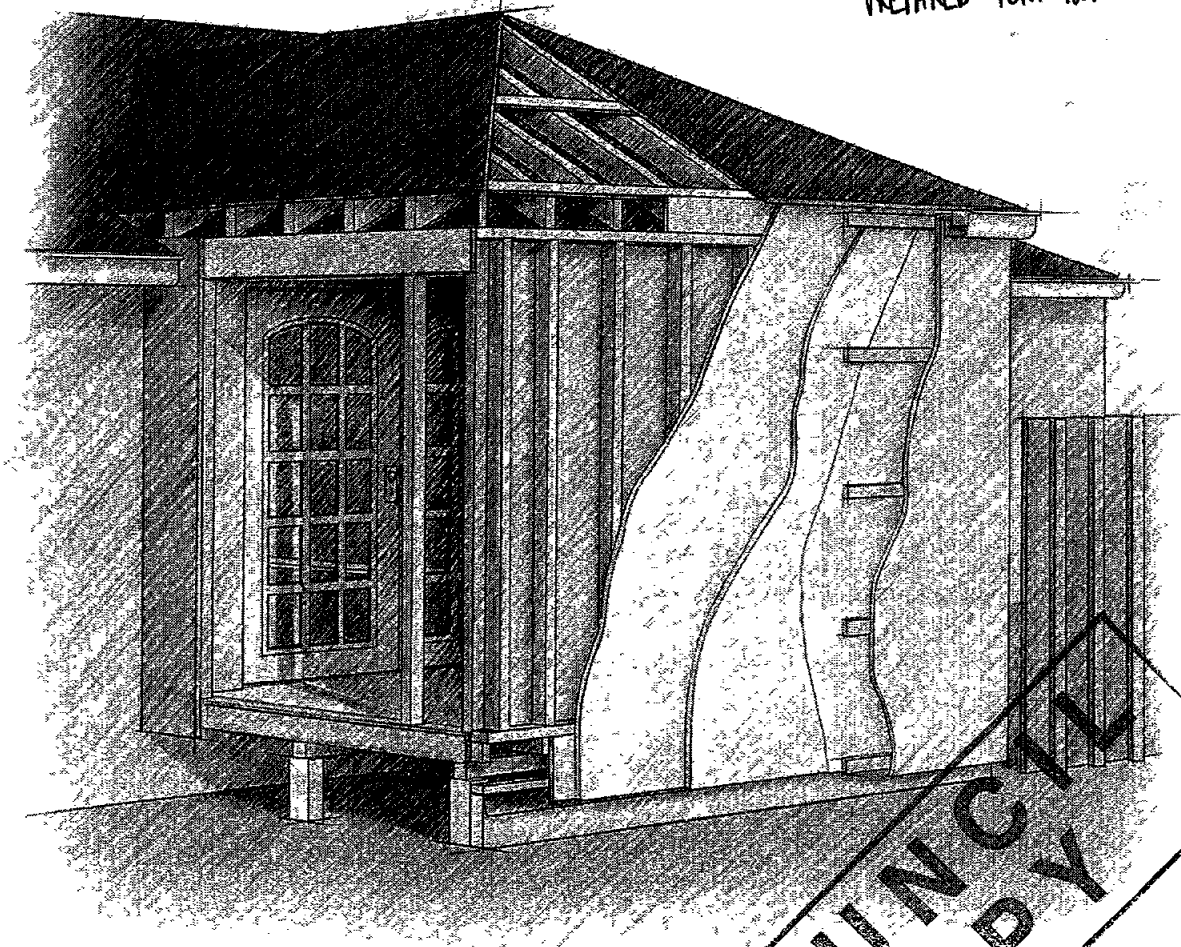
OUTR WALL™

Exterior Wall Systems for Residential Construction

REF AA

DATE 16/9/10

PREPARED Peter Paine



COUNCIL
COPY

314DC Issue 1

Contents

Introduction	2
Benefits	2
Description	2
Applications	2
Design and Specifications	
Design Notes	3
Fire Performance	3
Acoustic Performance	3
Cladding	3
Prefabricated Walls	3
Plasterboard Standard	3
Architectural Specification	3
Construction Details	
Basic System	4-5
Rockwool System on Slab	6
Double Stud on Slab	7
Prefabricated Walls	8-9
Materials	10-11
Guarantee	Back Cover
TecASSIST Details	Back Cover
Address and Phone Number Details	Back Cover

Introduction

Developers are constantly looking for timber framed systems which will satisfy BCA requirements for external wall fire ratings and provide low-cost fast track construction on site. Boral Plasterboard recognise this requirement and has developed the OutRWALL™ exterior wall system to meet this need.

This manual discusses and illustrates this purpose designed system. Boral Plasterboard's OutRWALL™ exterior wall system is easy to build, using conventional materials, methods and equipment.

With the Boral Plasterboard OutRWALL™ exterior wall system, new buildings can be constructed on or near the boundary and still satisfy the fire resistance requirements of the BCA.

Providing fire ratings of 1 or 1.5 hours, Boral Plasterboard OutRWALL™ exterior wall system provides effective resistance to the spread of fire from neighbouring buildings.

Perfect for extensions to existing buildings, OutRWALL™ exterior wall system is a cost effective, labour-saving way to upgrade the fire resistance rating of a boundary wall to comply with the Building Code.

Benefits

- Lightweight Construction,
- Low-cost alternative to brick wall construction,
- Standard load bearing timber stud wall construction
- Fire ratings of 1 or 1.5 hours to external load bearing timber framed walls, and
- Can extend existing buildings to boundary and meet BCA required fire resistance rating

Description

This manual describes the Boral Plasterboard OutRWALL™ exterior wall system for use as fire rated exterior walls in residential buildings using timber framing.

All details and information contained in this publication are intended as a general guide for use in exterior wall construction. Refer to the graphics on following pages for construction details.

OutRWALL™ Applications

The following summary is intended as a guide only. Readers should satisfy themselves as to the requirements of the BCA by direct reference and/or through an appropriately qualified person.

Building Classification and Type	Relevant OutRWALL™ System
Class 1	OutRWALL 60
Class 2 Type A or Type B	OutRWALL 90C or OutRWALL 90F
Class 2 Type A or Type B Sprinklers	OutRWALL 90A or OutRWALL 90D
Class 2 Type C	OutRWALL 90, OutRWALL 90B or OutRWALL 90E
Class 3 Type A or Type B	OutRWALL 90C or OutRWALL 90F
Class 3 Type C	OutRWALL 90, OutRWALL 90B or OutRWALL 90E
Class 10	OutRWALL 60

Design Notes

- Frames, stumps and footings are to be designed and installed in accordance with the requirements of AS 1684 - 1999 "Residential Timber Framed Construction" and AS 2870 - 1996 "Residential Slabs and Footings - Construction"
- Exterior cladding must be properly weather sealed for the life of the structure, particularly at ends, edges & joints. Adequate drainage should be provided for any moisture which may develop inside the cladding due to condensation or leakage
- Boral Plasterboard drywall materials and accessories must be installed in accordance with the detailed specifications supplied in Boral Plasterboard Technical Literature
- Limiting heights will be determined by various design criteria including wind loads, deflection limits, stud size, stud spacing and charfactor number where applicable
- With the introduction of "Charfactor numbers" assigned to each system, the designer/builder has greater choice available for selection of framing to meet the requirements of height, axial load and fire ratings. For detailed information on how to use "Charfactor Numbers" for framing selection, refer to Boral Plasterboard "Construction Selector" Technical Manual 100C
- Movement or control joints should be installed (a) where the plasterboard abuts dissimilar materials and/or where the construction changes within the plane of the wall, (b) in long unbroken partition or wall runs at not more than 12 metre centres, and (c) as required to accommodate shrinkage of timber

Fire Performance

The Out/WALL™ system has been assessed by Warrington Fire Research in their assessment Nos WFRA C91580 and WFRA C91585 for fire-ratings of 1 hour and 15 hours. The system must be assembled in accordance with the relevant assessment.

Acoustic Performance

Acoustic performance may be improved with variations in plasterboard, stud and/or partition width and choice of insulation. These variations offer a wide choice of attainable R_w values. For details, contact Boral Plasterboard.

Cladding

"Lightweight Cladding" includes, but is not limited to

- Fibre cement sheets, profiles and weatherboard,
- Timber or hardboard weatherboards
- Steel or aluminium profiles, and
- Plywood

Note Cladding does not include materials with a self ignition temperature of less than 200°C except where the fire rating is from the outside only

Prefabricated Walls

Where conventional construction can not be used due to difficult access, the Boral Out/WALL™ exterior wall system may be prefabricated prior to erection.

Plasterboard Standard

Boral Plasterboard is manufactured in accordance with Australian Standard A S 2588 - 1983 "Gypsum Plasterboard" and is to be installed generally in accordance with the requirements of Australian/New Zealand Standard A S/NZS 2589 1 1997 Part 1 "Gypsum Plasterboard".

Architectural Specification

Scope

Specify to meet project requirements

Qualifications

All materials, unless otherwise indicated, shall be manufactured by Boral Plasterboard and shall be installed in accordance with its current printed instructions.

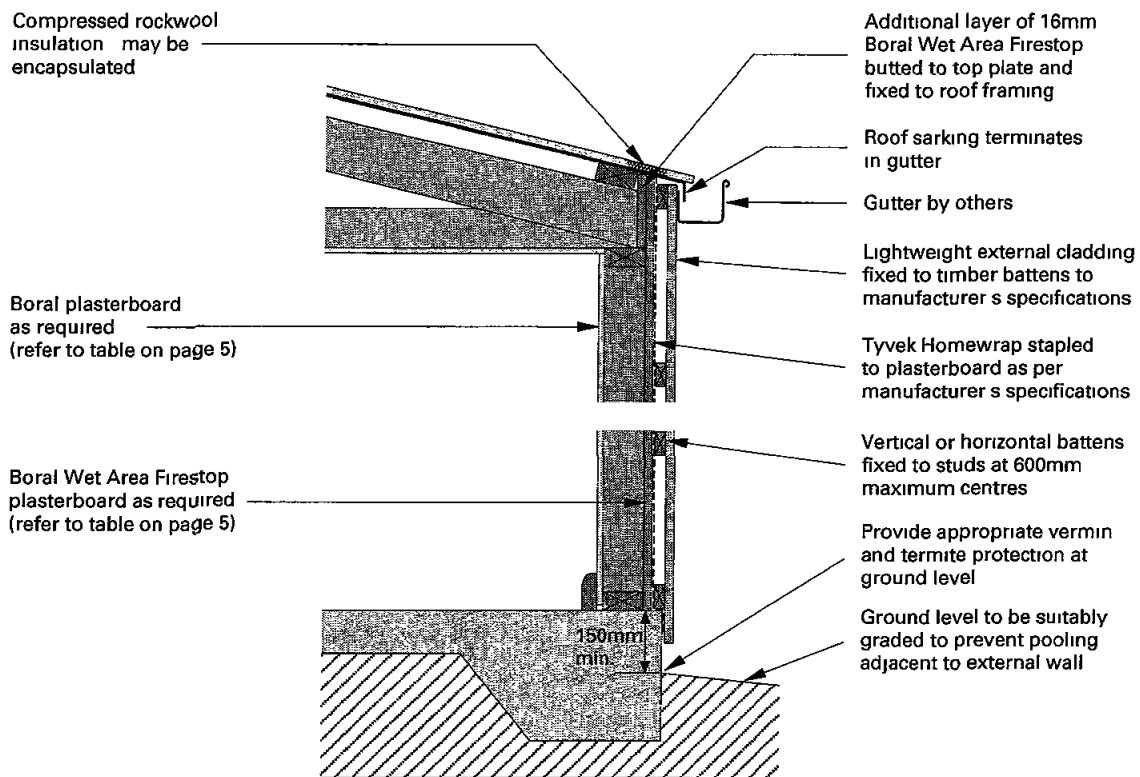
Delivery and Storage of Materials

All materials shall be delivered in their original unopened packages and stored in an enclosed shelter providing protection from damage and exposure to the elements. Damaged or deteriorated materials shall be removed from the site.

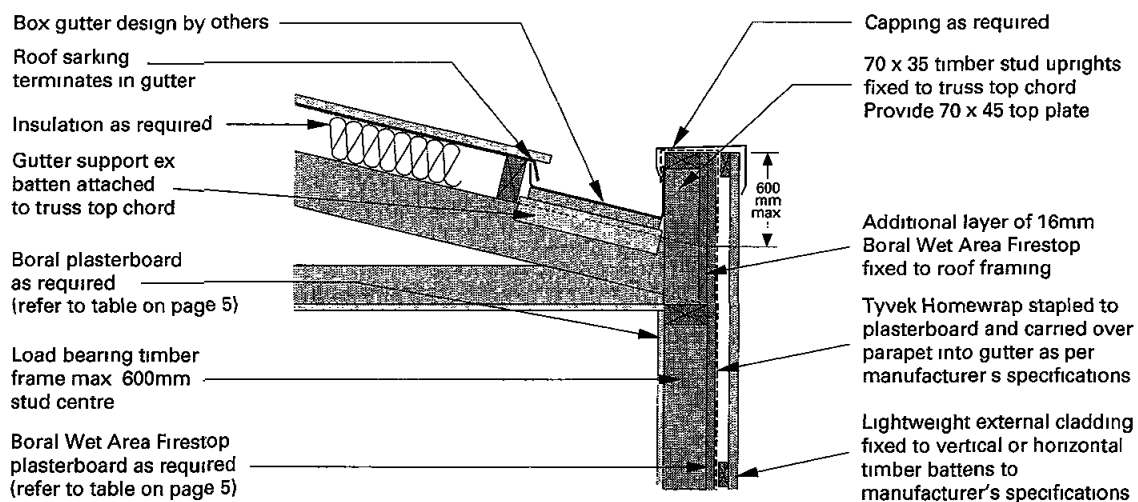
Framing

Timber framing to receive plasterboard lining shall be structurally sound, free from bow and in general compliance with Building Code requirements. Damaged and excessively bowed studs shall be replaced before installation of plasterboard lining. Timber framing shall approximate the moisture content it will reach in service by allowing the enclosed building to stand as long as possible prior to the application of plasterboard. Do not install plasterboard over wet framing.

OutRWALL™ 60, 90 and 90A



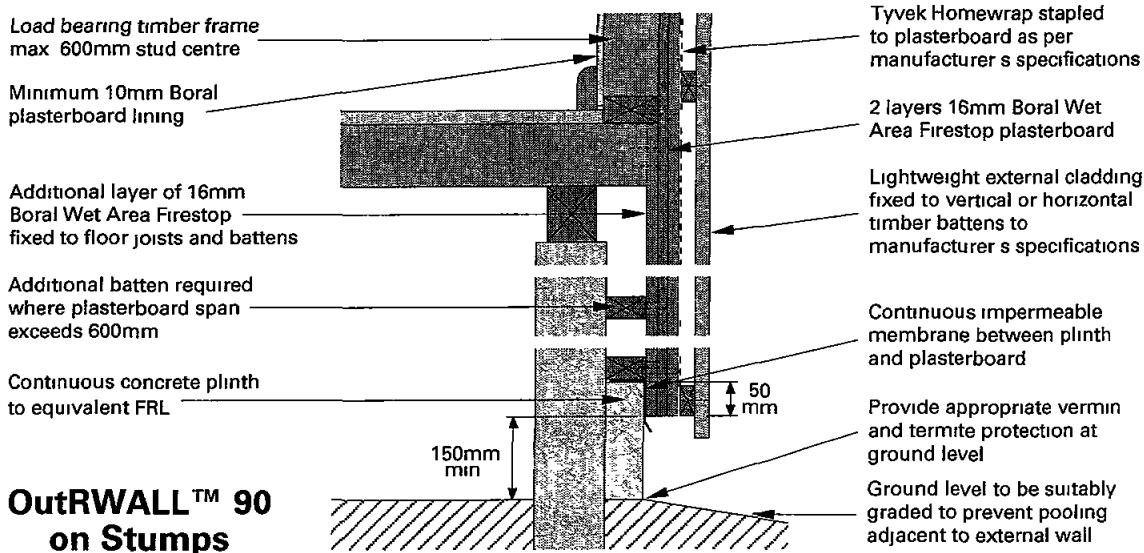
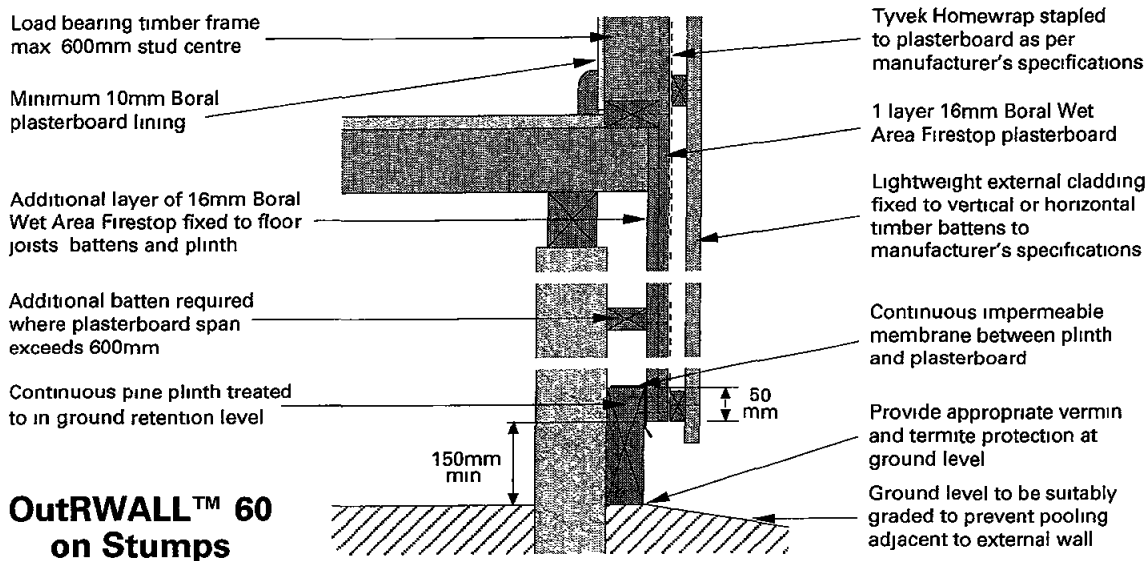
Typical System on Slab



Box Gutter Option

Construction Details

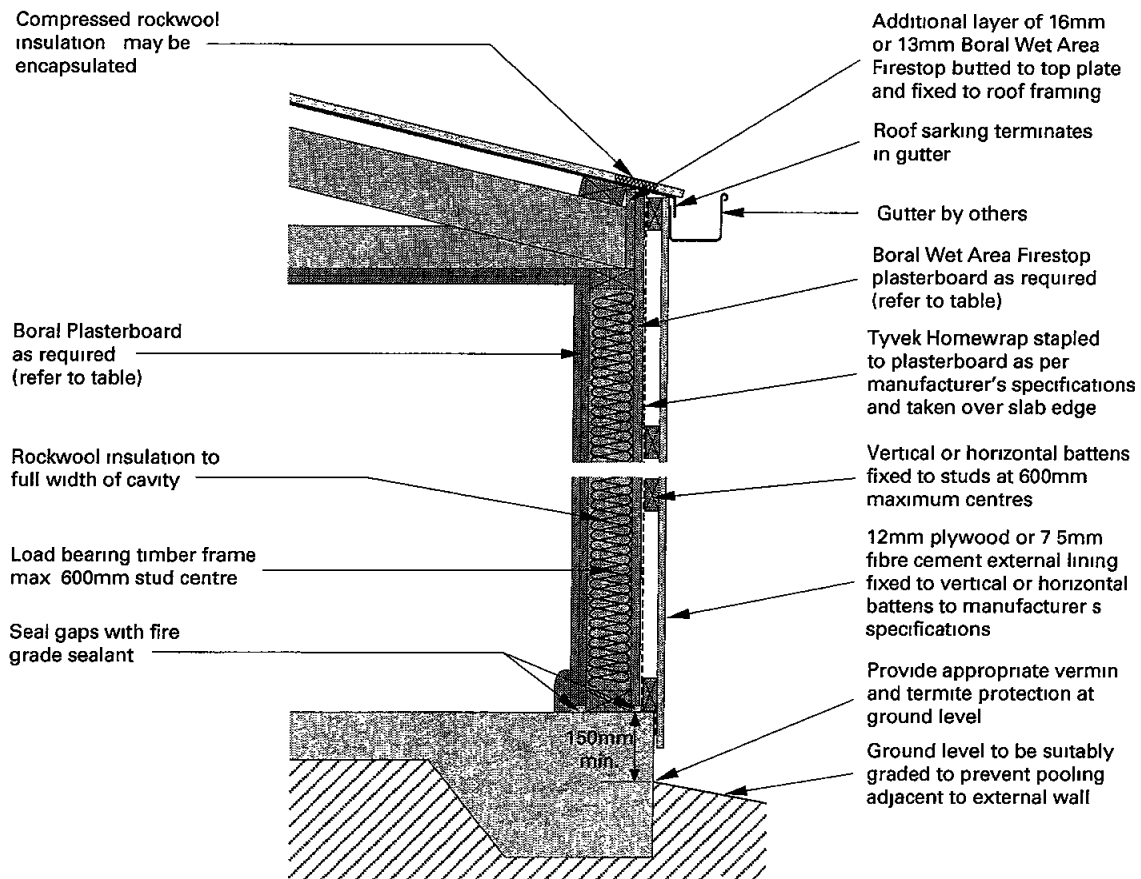
5



System	Internal Plasterboard	External Plasterboard	Charfactor	FRL*
OutRWALL™ 60	1 x 10mm Standard Core	1 x 16mm Wet Area Firestop as per system TS3	11	60/60/60 from outside only
OutRWALL™ 90	1 x 10mm Standard Core	2 x 16mm Wet Area Firestop as per system TS14	N/A	90/90/90 from outside only
OutRWALL™ 90A	1 x 16mm Wet Area Firestop	2 x 16mm Wet Area Firestop as per system TS14	11	90/90/90 from outside 60/60/60 from inside

- Frame and footings to be in accordance with AS 1684 1999 Residential Timber Framed Construction and AS 2870 1996 Residential Slabs and Footings Construction
- Provide movement joint where timber shrinkage is expected
- Brick footing options are also available Contact Boral Plasterboard for details (see back page)
- Ensure that lateral support to top of wall is maintained during a fire event
- *Warrington Fire Research Assessment No WFRA C91580

OutRWALL™ 90B, 90C and 90D (with Rockwool insulation)

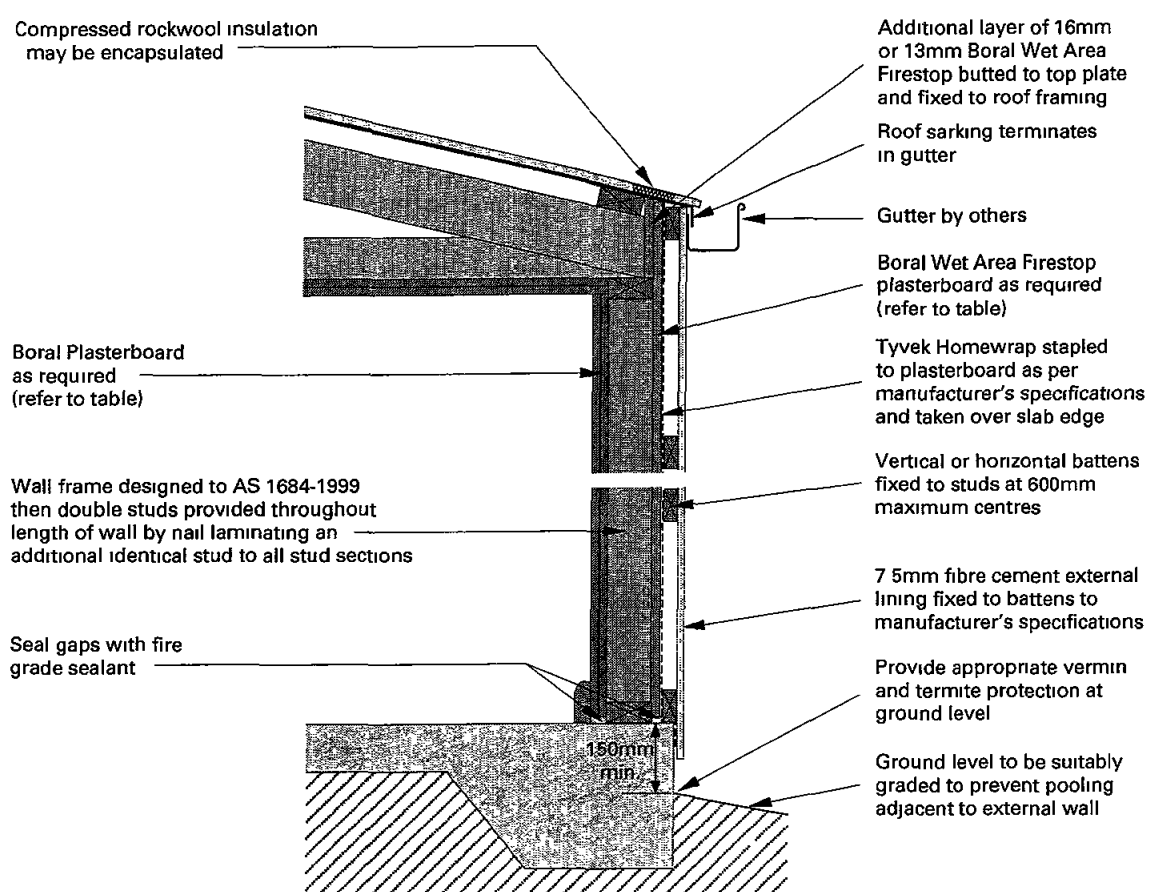


Typical System on Slab

System	Internal Plasterboard	External Plasterboard	Charfactor	FRL*
OutRWALL™ 90B	1 x 10mm Standard Core	2 x 13mm Wet Area Firestop as per system TS15	N/A	90/90/90 from outside only
OutRWALL™ 90C	2 x 13mm Firestop	1 x 16mm Wet Area Firestop as per system TS3	N/A	90/90/90 from both sides
OutRWALL™ 90D	1 x 16mm Firestop	1 x 16mm Wet Area Firestop as per system TS3	11	90/90/90 from outside 60/60/60 from inside

- Frame and footings to be in accordance with AS 1684 1999 Residential Timber Framed Construction and AS 2870 1996 Residential Slabs and Footings Construction
- Provide movement joint where timber shrinkage is expected
- Brick and stump footing options are also available. Contact Boral Plasterboard for details (see back page)
- Ensure that lateral support to top of wall is maintained during a fire event
- * Warrington Fire Research Assessment Nos. WFRA C91580 and WFRA C91585

OutRWALL™ 90E and 90F (with double studs)

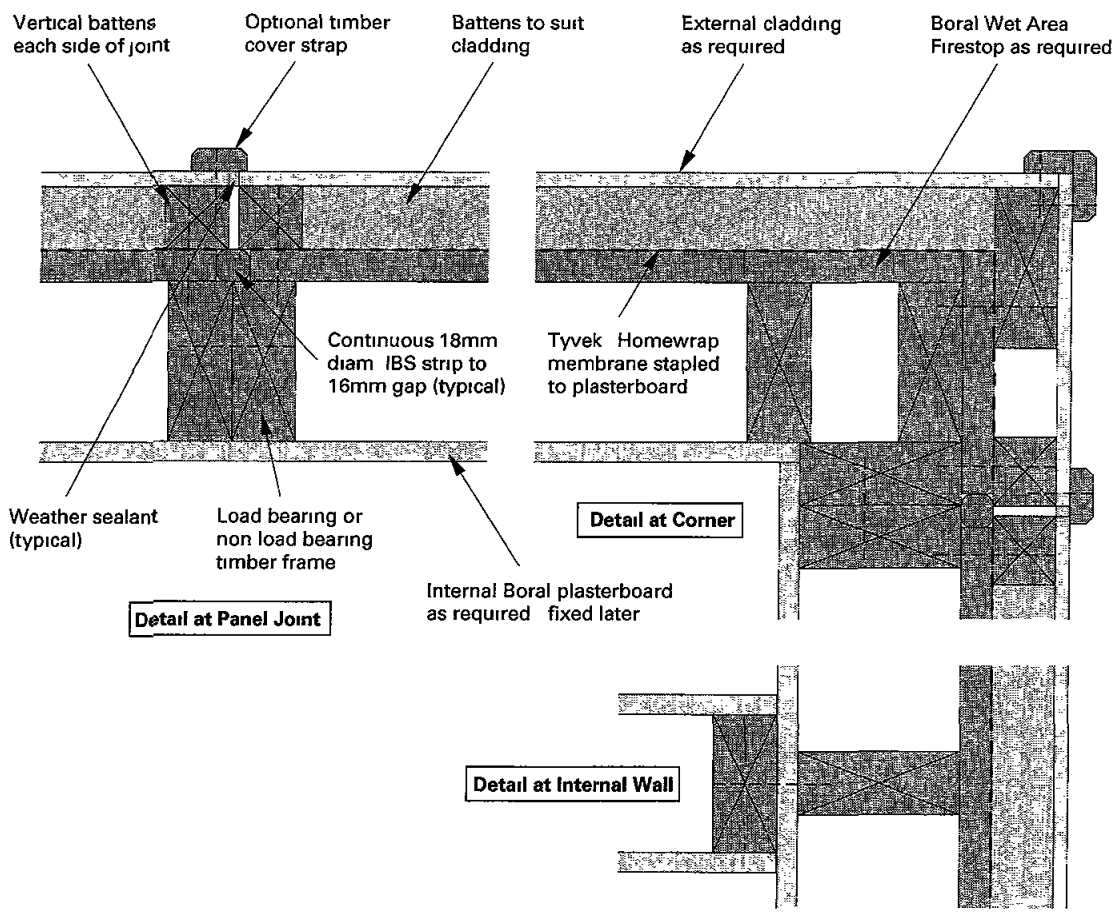


Typical System on Slab

System	Internal Plasterboard	External Plasterboard	Charfactor	FRL*
OutRWALL™ 90E	1 x 10mm Standard Core	2 x 13mm Wet Area Firestop as per system TS15	N/A	90/90/90 from outside only
OutRWALL™ 90F	2 x 13mm Firestop	1 x 16mm Wet Area Firestop as per system TS3	N/A	90/90/90 from both sides

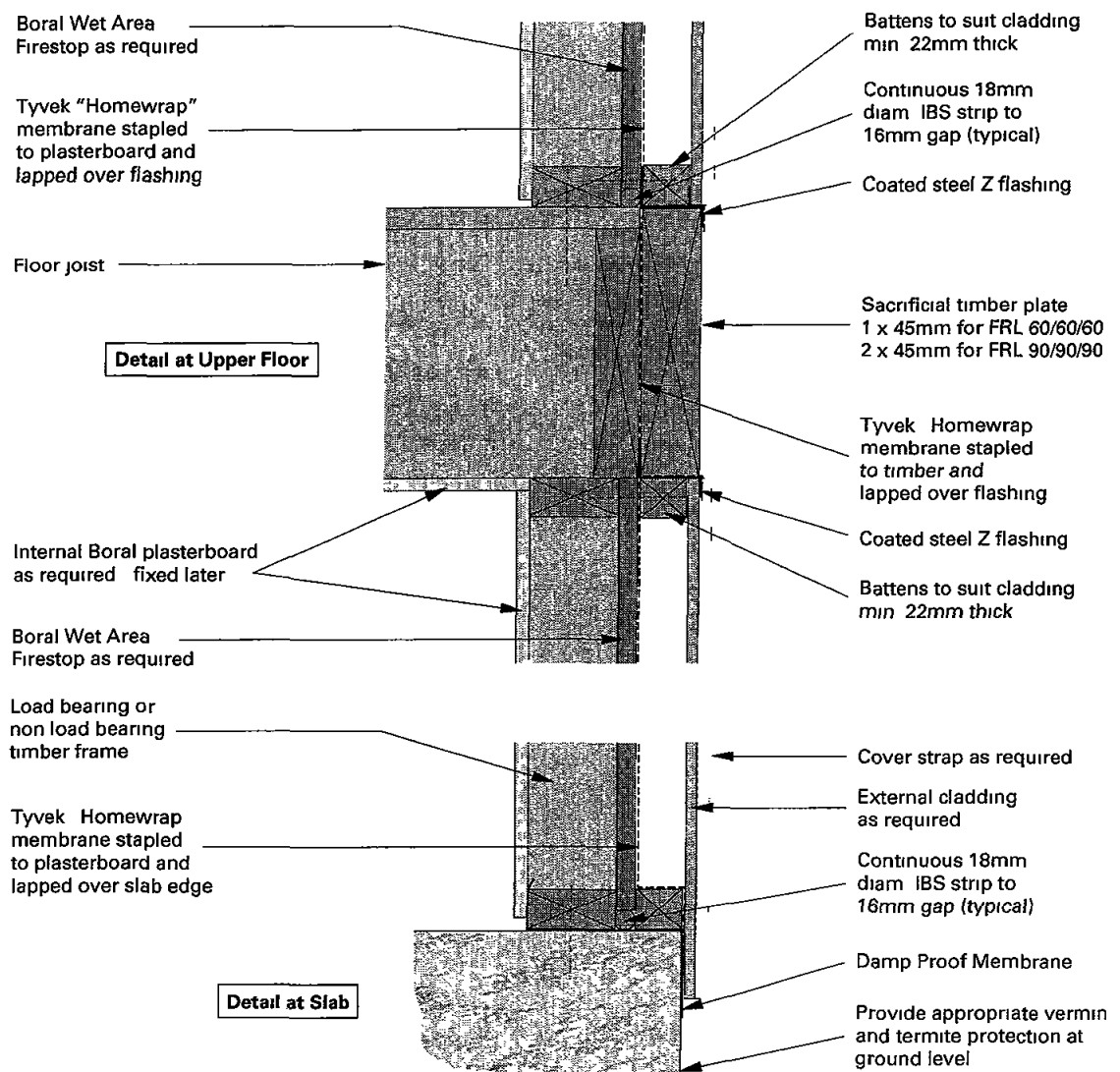
- Frame and footings to be in accordance with AS 1684 1999 Residential Timber Framed Construction and AS 2870 1996 Residential Slabs and Footings Construction
- Provide movement joint where timber shrinkage is expected
- Brick and stump footing options are also available Contact Boral Plasterboard for details (see back page)
- Ensure that lateral support to top of wall is maintained during a fire event
- * Warrington Fire Research Assessment No WFRA C91580

Prefabricated OutRWALL™ Details



Horizontal Section Detail

Prefabricated OutRWALL™ Details



Vertical Section Detail for Multi storey Construction

10 Materials

Plasterboard

Standard Core

10mm thick 1200mm and 1350mm wide plasterboard length as required

Wet Area Firestop

13mm and 16mm thick, 1200mm wide plasterboard, lengths as required

Fasteners

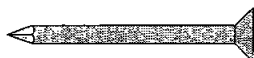
Number of Layers of Plasterboard x Thickness	Nails			Screws
	Smooth Shank	Annular Ring Shank	Uninail	Type W
1 x 10mm	40mm ¹ 30mm ²	30mm ¹ 30mm ²	30mm ¹ 30mm ²	25mm
1 x 16mm	50mm ¹ 50mm ²			32mm
2 x 16mm	65mm ¹ 65mm ²			45mm
2 x 13mm	65mm ¹ 65mm ²			45mm
1 = Softwood 2 = Hardwood				

Screws

Wood/Timber screws Type W for fastening plasterboard to timber framing



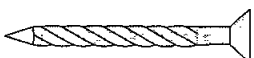
Nails



Smooth Shank



Annular Ring

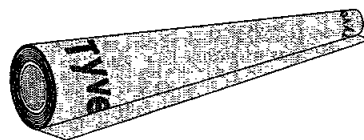


Uninail

Water Proofing Membrane

Tyvek® Homewrap™

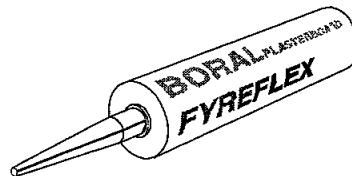
Used to line the outer face of plasterboard sheeting behind exterior cladding Tyvek® is a registered trademark of DuPont



Caulking and Sealants

Boral FyreFlex or other approved fire rated sealant

Fire resistant sealant used as a flexible sealant at movement joints and wall/floor bases



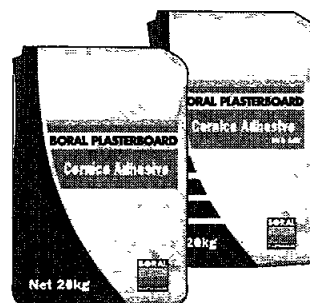
Fyre Seal IBS (or equivalent)

A Promat Fyreguard Pty Ltd product used as a flexible and expandable fire sealant in lieu of, or in conjunction with, Boral Plasterboard Fyreflex Sealant For use in construction joints and floor/wall bases



Boral Cornice Adhesive

Used in fire rated systems to caulk gaps between plasterboard wall and structure (eg floor/wall base)



Materials

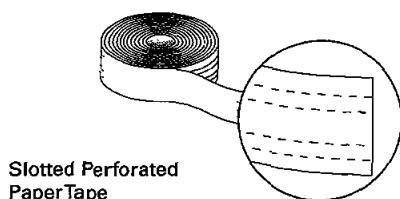
11

Joint Treatment

Any of the range of Boral Plasterboard Jointing Systems, reinforced with slotted perforated paper tape, may be used for jointing over internal Standard Core, Firestop & Wet Area Firestop plasterboard

Note Taping and setting is not required on external plasterboard

Paper Tape



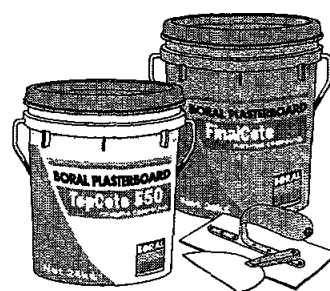
Taping and Basecoating Compounds



All Purpose Jointing Compounds

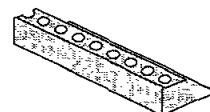


Finishing Compounds

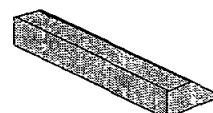


Metal Trims & Accessories

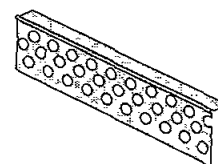
Rondo Plaster Stopping Bead P13



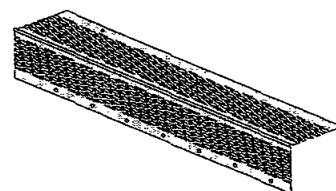
Rondo Plaster Casing Bead P07, P08



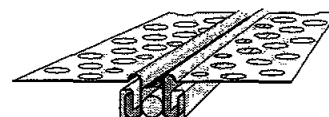
Rondo Plaster Long Leg Stopping Angle P26 P27



Rondo Plaster Corner Bead P01, P32 and P55



Control Joint Component Part No P35



Guarantee

Products manufactured and supplied by Boral Australian Gypsum Limited (BAGL) A C N 004 231 976 trading as Boral Plasterboard are guaranteed to be of consistent quality and free from any defects

Boral Plasterboard products must be installed using the components and accessories specified and in accordance with the instructions detailed in Boral Plasterboard's technical literature

Our products are manufactured to suit the requirements of the building industry in Australia

Boral Plasterboard may limit its liability under this guarantee to at its option the replacement or payment of the cost of replacing OR supplying equivalent or payment of the cost of supplying equivalent OR the repair or payment of the cost of repairing products found to be defective

Important Note

The technical information contained within this manual was correct at the time of printing Building Systems and details are however subject to change To ensure the information you are using is current Boral Plasterboard recommends you review the latest building information

available electronically on TecSYS (our technical catalogue on CD) or the Boral Plasterboard Website Alternatively contact your nearest Boral Plasterboard Sales Office or TecASSIST (see details below)

Through TecASSIST Boral Plasterboard is demonstrating its commitment to providing excellent technical service and support to design building and construction professionals Australia wide

A free call architectural support line TecASSIST is available to provide sound advice on all matters relating to drywall plasterboard construction

Combining years of professional experience with the latest design information and technology the TecASSIST team has the skills to help you

Boral Plasterboard TecASSIST phone line is open to receive calls from 9 00am to 5 00pm Monday to Friday Melbourne time (Victorian public holidays excepted)



FREE-CALL 1800 811 222

24 hour fax (03) 9645 1812
email techdesk@plasterboard.boral.com.au

Queensland

733 Nudgee Road Northgate 4013
Telephone (07) 3215 2244
Fax (07) 3215 2299

New South Wales

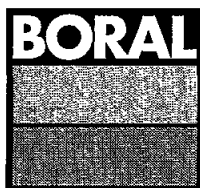
3 Thackeray Street Camellia 2142
Telephone (02) 9638 0571
Fax (02) 9638 5557

South Australia

113 117 Bedford Street Gillman 5013
Telephone (08) 8240 8888
Fax (08) 8341 1004

Victoria

676 Lorimer Street Port Melbourne 3207
Telephone (03) 9214 2138
Fax (03) 9646 1912



Export Department

676 Lorimer Street
Port Melbourne 3207
Telephone (03) 9214 2138
Fax (03) 9646 1109

Western Australia

12 Hoskins Road Landsdale 6065
Telephone (08) 9400 2666
Fax (08) 9302 1133

ACT

7 Barrier Street Fyshwick 2609
Telephone (02) 6280 4243
Fax (02) 6280 5816

Tasmania

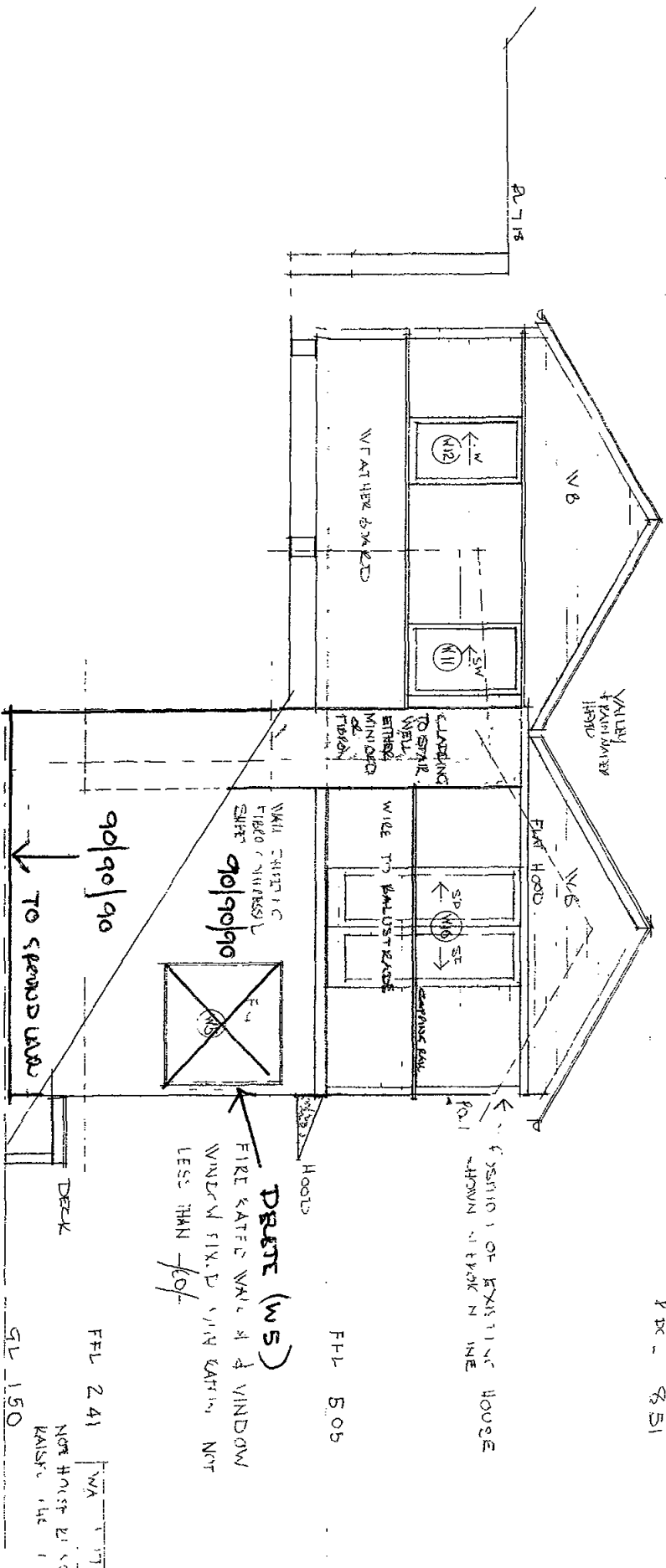
93 Albert Road Moonah 7009
Telephone (03) 6278 9966
Fax (03) 6278 9865

Northern Territory

Cnr Coonawarra Road & Mataram Street
Winnellie 0820
Telephone (08) 8984 4484
Fax (08) 8984 3778

Boral Plasterboard Website: <http://www.plasterboard.boral.com.au>

P.D.C. - 851



SOUTH ELEVATION

K. KRUEGER & E. HAMILTON LOT 92 NO. 45 FLORENCE TERRACE SCOTLAND ISLAND
SCALE 1/50 DATE 4 SEP 1960 DRAWN BY PETER PAINE DWG NO DA 7A

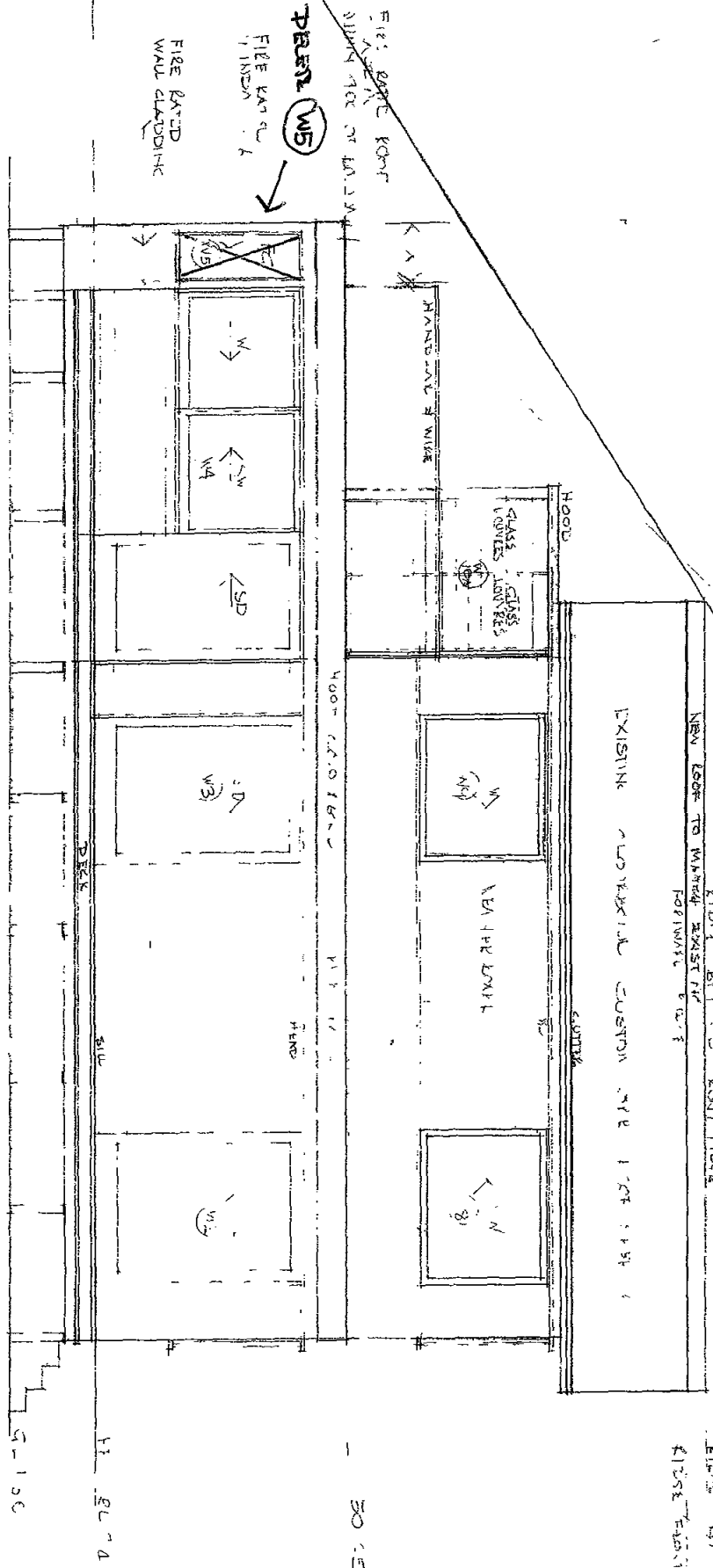


K RUEGER & E HAMILTON LOT 92 NO 45 FLORENCE TERRACE SCOTLAND ISLAND
SCALE 1 IN 1000 DATE 4 SEPT 2000 CRANN BY PETER PAINE DW & LA & S

1

1673

EXISTENCE OF CUSTOMERS

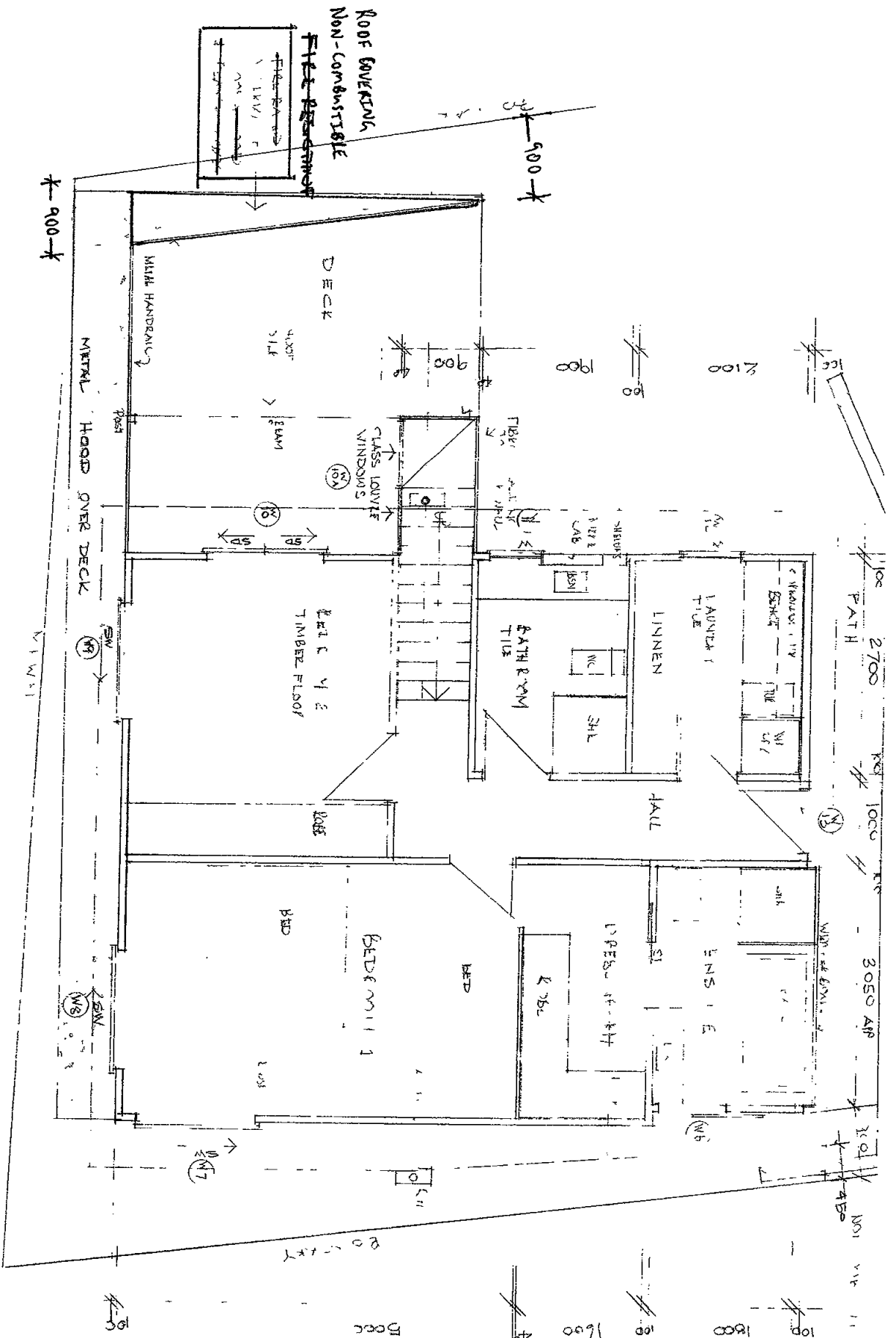


WEST ELEVATION

Y KRUEGER & E HAMILTON LOT 92 NO 45 FLORENCE TERRACE SCOTLAND
SCALE 1/50 DATE 4 SEPT 2009 DRAWN BY PETER PAINE DMC NO DA 07

FIRST FLOOR PLAN

K KRUEGER & E HAMILTON LOT 92 NO 45 FLORENCE TERRACE SCOTLAND ISLAND
SCALE 1/50 DATE 4 SEPT 2004 DRAWN BY PETER PAINE DWG N DA 04



BASI Certificate

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

Alterations and Additions

Certificate number A73663

House

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 Friday 15 January 2010



Project address	
Project name	K Krueger & E Hamilton
Street address	45 Florence Terrace Scotland Island 2105
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 12479
Lot number	92
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)

COPY

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water		✓		
The applicant must install the following hot water system in the development solar (electric-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No 2))			✓	✓
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps			✓	✓
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating			✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating			✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating			✓	✓

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				
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 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				
Construction	Additional insulation required (R-value)		Other specifications	
suspended floor with enclosed subfloor framed (R0 7)	R0 60 (down) (or R1 30 including construction)			
external wall framed (weatherboard, fibro, metal clad)	R1 30 (or R1 70 including construction)			
flat ceiling, pitched roof	ceiling R3 00 (up), roof foil/sarking		medium (solar absorptance 0 475 - 0 70)	

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						
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35						
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed						
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 (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	NW	1.7	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W2	NE	2.5	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W3	NE	2.5	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W4	NE	8.6	0	0	projection/height above sill ratio	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
					>=0.43	5 71 SHGC 0.66			
W5	SE	1.5	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W6	NW	1.1	0	0	external louvre/blind (fixed)	timber or uPVC, single clear (or U-value 5.71, SHGC 0.66)			
W7	NW	1.7	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W8	NE	1.9	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W9	NE	1.9	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W10	SE	2.1	0	0	eave/verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W11	SE	0.7	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W12	SE	0.7	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W13	SW	1.1	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			

BASIX Certificate

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

Alterations and Additions

Certificate number A73663 *HuSe*

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: Friday 15 January 2010



Project address	
Project name	K Krueger & E Hamilton
Street address	45 Florence Terrace Scotland Island 2105
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 12479
Lot number	92
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)

COUNCIL
COPY

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water The applicant must install the following hot water system in the development solar (electric-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No 2))	✓	✓	✓
Lighting The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps		✓	✓
Fixtures The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating		✓ ✓ ✓	✓ ✓

Construction

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Insulation requirements

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 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

Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with enclosed subfloor framed (R0.7)	R0.60 (down) (or R1.30 including construction)				
external wall framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling R3.00 (up), roof foil/sarking	medium (solar absorptance 0.475 - 0.70)			

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

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

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed

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	1.7	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)	✓	✓	✓
W2	NE	2.5	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)	✓	✓	✓
W3	NE	2.5	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)	✓	✓	✓
W4	NE	8.6	0	0	projection/height above sill ratio	timber or uPVC, single clear, (or U-value	✓	✓	✓

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
					>=0.43	5.71, SHGC 0.66)		
W5	SE	1.5	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)		
W6	NW	1.1	0	0	external louvre/blind (fixed)	timber or uPVC, single clear (or U-value 5.71, SHGC 0.66)		
W7	NW	1.7	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)		
W8	NE	1.9	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)		
W9	NE	1.9	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)		
W10	SE	2.1	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)		
W11	SE	0.7	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)		
W12	SE	0.7	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)		
W13	SW	1.1	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)		

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	

BASIX Certificate

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

Alterations and Additions

Certificate number A73805 *STUDIO*

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: Friday 15 January 2010



Project address	
Project name	K Krueger & E Hamilton- Studio
Street address	45 Florence Terrace Scotland Island 2105
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 12479
Lot number	92
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)

**ILCY
UNO
COCO**

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water	The applicant must install the following hot water system in the development solar (electric-boostered) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No 2))	✓	✓	✓
Lighting	The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps		✓	✓
Fixtures	The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating		✓	✓
	The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating		✓	✓
	The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating		✓	

Construction

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Insulation requirements

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 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

Construction	Additional insulation required (R-value)		Other specifications
suspended floor with enclosed subfloor framed (R0.7)	R0.60 (down) (or R1.30 including construction)		
external wall framed (weatherboard fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling R3.00 (up), roof foil/sarking	medium (solar absorptance 0.475 - 0.70)	

✓

✓

✓

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 as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below

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	NE	6.4	0	0	projection/height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)	✓	✓	✓
W2	NE	5.5	0	0	projection/height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W3	SE	2	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W4	SE	0.6	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W5	SW	7.1	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			
W6	NW	2	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear (or U-value 5.71 SHGC 0.66)			
W7	NW	0.6	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)			

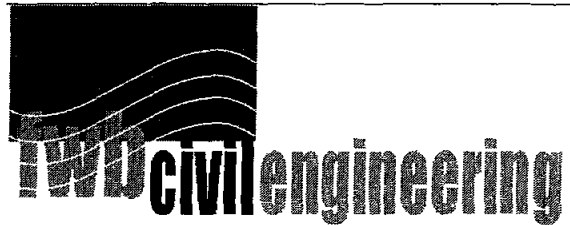
Legend

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



ABN 58 283 181 016

Structural Civil Stormwater

10/1680 S1, S2 & S3
P 02 4871 2250
F 02 4871 2705
E fred@fwb.com.au

9 September 2010

Mr E. Hamilton & Ms K. Krueger
C/o Peter Paine
31 Bellevue Avenue
Avalon, NSW 2107

Ref. SOC-01

Attention Mr E. Hamilton & Ms K. Krueger

RE 45 FLORENCE TERRACE, SCOTLAND ISLAND - PRIVATE RESIDENCE
Structural Design Statement

I hereby certify that all aspects of the structural design issued by this office (10/1680 S1, S2 & S3) are in accordance with DA Conditions B1 & B2. All structural elements below the Estuarine Planning level were designed to achieve a low risk of damage and instability due to the estuarine hazard.

Requirements the design is in accordance with

BCA - 3.1.1	AS/NZS1170.0
	AS/NZS1170.1
	AS/NZS1170.2
BCA - 3.2.3	AS3600 - Concrete Structures
BCA - 3.4.4	AS4100 - Steel Structures
BCA - 3.2.5	AS2870 - Residential slabs and footings
BCA - 3.4.3	AS1684 - Residential timber framed construction

I am an appropriately qualified engineer and a Member of the Institution of Engineers (Membership No. 843788) and as such can certify that the design and performance of the design complies with the above.

Should you have any questions or queries in regard to this report, please do not hesitate to contact me on any of the above numbers.

Yours faithfully
FWB Civil Engineering

Fredrick W. Birkl
B.E. (Civil) CPEng MIEAust NPER 3

COUNCIL
COPY



PITTWATER COUNCIL

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

Development Application for _____ Name of Applicant
Address of site <u>45 Florence Terrace Scotland Island</u>

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

I, Frederick Birkl on behalf of FWB Civil Engineering
(insert name) (trading or company name)

on this the 8 September 2010
(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
Report Date
Author
Author's Company/Organisation

Structural Documents list

S1, Rev B Floor Layouts
S2, Rev B Structural Details
S3, Rev A Studio Floor Layout & Details

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

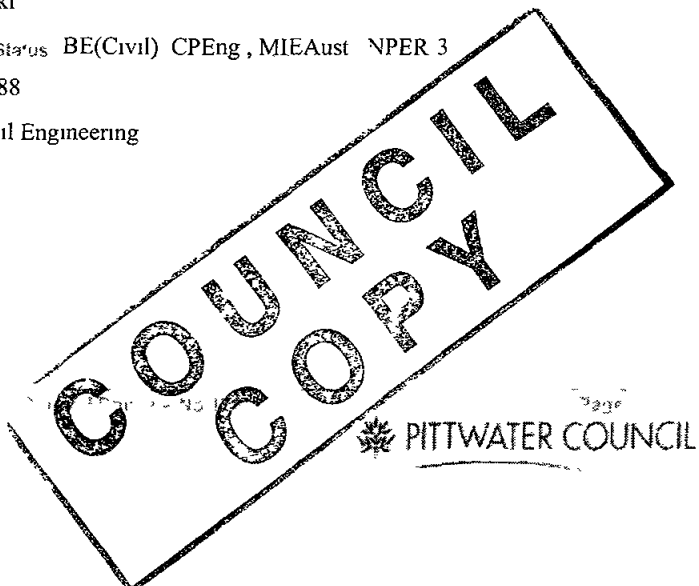
Frederick Birkl

Name Frederick Birkl

Chartered Professional Status BE(Civil) CPEng, MIEAust NPER 3

Membership No 843788

Company FWB Civil Engineering





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, Daniel Martens on behalf of Martens and Associates
(insert name) (trading or company name)

on this the 16/09/10
(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 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 reviewed the design plans and structural design plans 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 Geotechnical, Wastewater and Bushfire Risk Assessment Report
(P0802165) R01 - v1 - January 2010
Report Date 25/01/2010
Author Stanley Leung

Documentation which relates to or is relied upon in report preparation

<u>Pittwater DCP 21 (2007)</u>

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

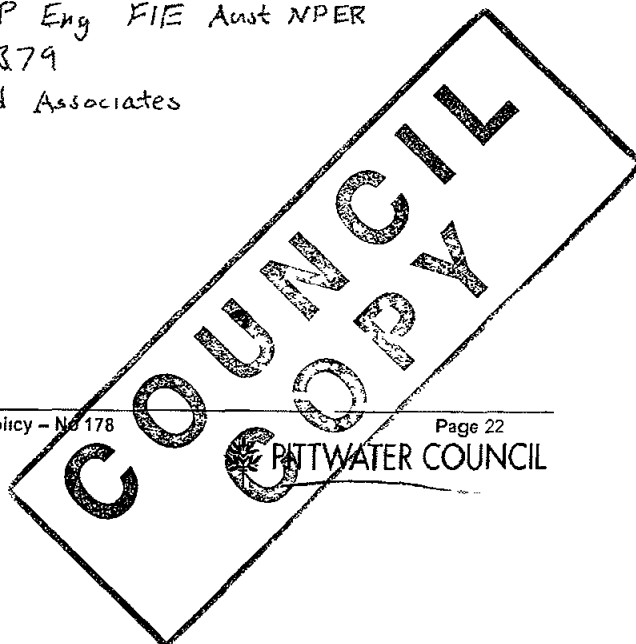
Signature

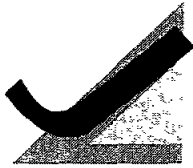
Name Daniel Martens

Chartered Professional Status CP Eng FIE Aust NPER

Membership No 2185379

Company Martens and Associates





Jack Hodgson Consultants Pty Limited
CONSULTING CIVIL GEOTECHNICAL AND STRUCTURAL ENGINEERS

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 Jack Hodgson on behalf of Jack Hodgson Consultants Pty Ltd
(insert name) (trading or company name)

on this the 5TH OCTOBER 2010
(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 STUDIO AT 45 FLORENCE TERRACE SCOTLAND ISLAND VU 26229**

Report Date **29TH SEPTEMBER 2010**

Author **BEN WHITE**

Documentation which relates to or is relied upon in report preparation

ARCHITECTURAL PLANS BY PETER PAINE DA 13 DA 14 DA 16 & DA 17

SURVEY BY SOUTER & ASSOCIATES

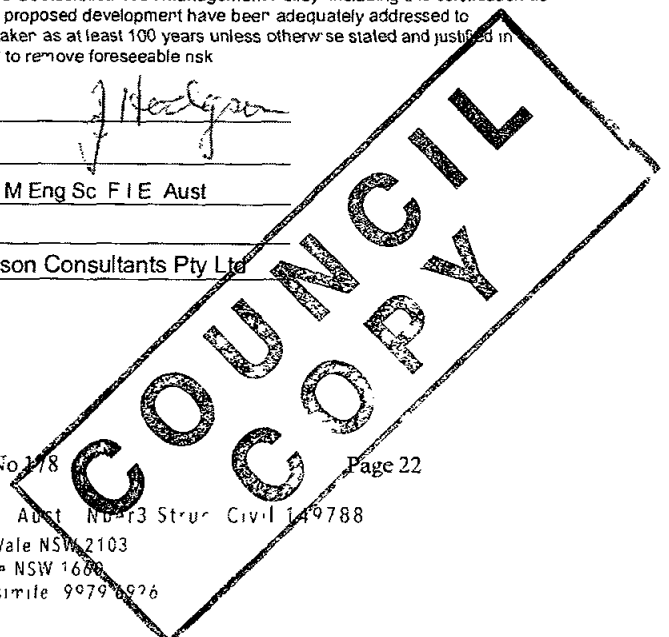
I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an Acceptable Risk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

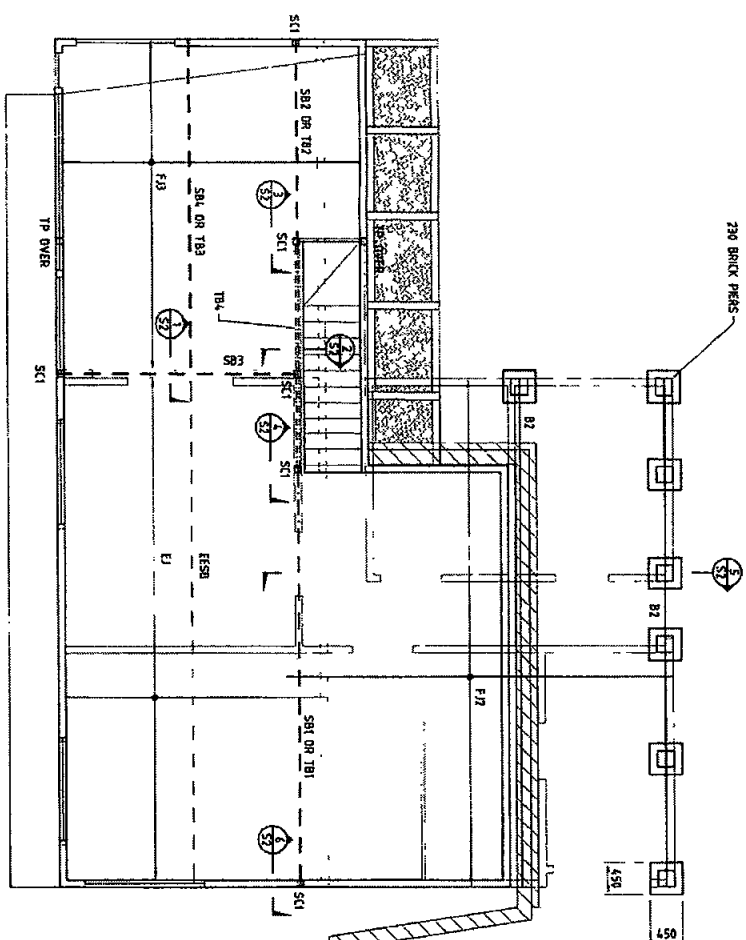
JACK HODGSON
(name)

[Signature]
(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 [Signature]
Name Jack Hodgson
Chartered Professional Status M Eng Sc F I E Aust
Membership No 149788
Company Jack Hodgson Consultants Pty Ltd





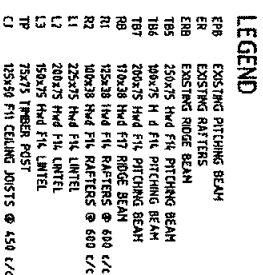
MAIN RESIDENCE - FIRST FLOOR PLAN

LEGEND

SC1 04689x5.0 SHS STEEL COLUMN
SB1 2500x37.3 STEEL BEAM
TB1 2/25x63.8 LVL 225x8 STEEL PLATE

LEGEND

- | | |
|------|--|
| 561 | 8608345 0 SHS STEEL COLUMN |
| 581 | 2500037 STEEL BEAM |
| 181 | 21225464 LVL 225X8 STEEL PLATE |
| 592 | 1500014 0 STEEL BEAM |
| 182 | 245463 LVL |
| 593 | 240 PFC STEEL BEAM OR 2500037 STEEL BEAM |
| 594 | 2500025 STEEL BEAM |
| 183 | 21200445 LVL |
| 184 | 21254520 INHD PK THINER BEAMS |
| ES58 | EXISTING VESSEN DRILL JOISTS |
| F12 | 10515 INHD PK FLOOR JOISTS @ 450 C/C |
| F13 | 105 36 IN PK FLOOR JOISTS @ 450 C/C |
| B2 | 105 15 INHD PK BEAMER |



NOTE
ALL FOOTING PADS TO EXTEND 1000
BELOW GROUND LEVEL TO A SAFE
BEARING PRESSURE OF 200kPa - TO BE
CONFIRMED BY GEOTECHNICAL ENGINEER

NOTE
ALL PIERS FOR MAIN RESIDENCE TO BE
TAKEN TO ROCK WITH 600kPa SAFE
BEARING PRESSURE - TO BE CONFIRMED
BY GEOTECHNICAL ENGINEER

PLAN / DOCUMENT CERTIFICATION

I am a qualified and registered professional engineer / or an appropriately qualified to certify these plans or documentation details and state that these comply with relevant consent conditions / Building Code of Australia / Australian Standards / Industry Standards

Dr Daniel M. Martens CPENG FLEAUST NPER (2185379)

1789110 [date]
(sign)

17X9110

FLOOR LAYOUTS

10/1680

[illegible]

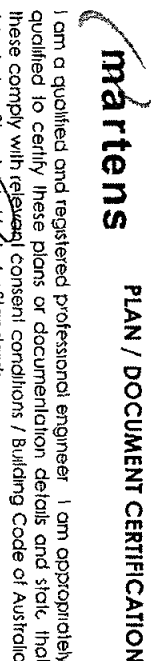
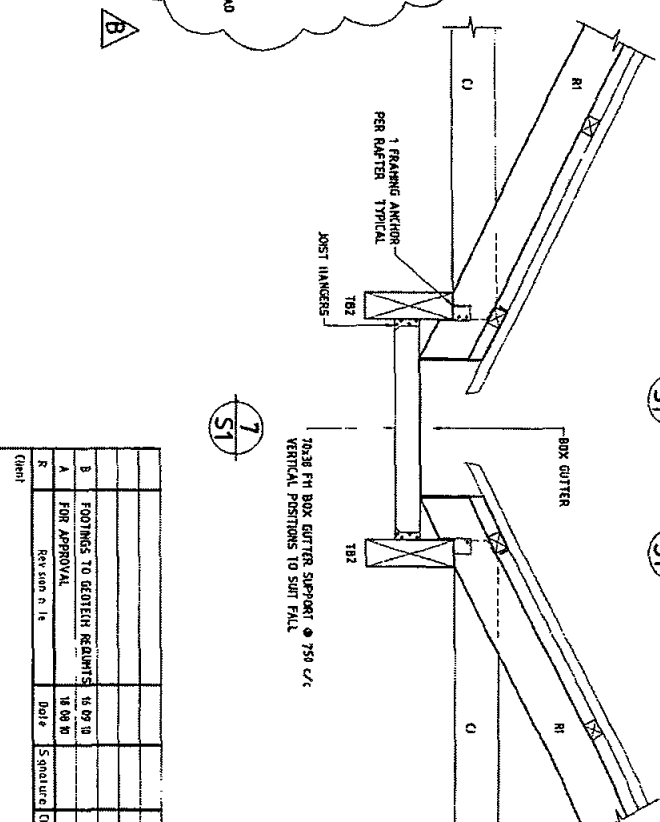
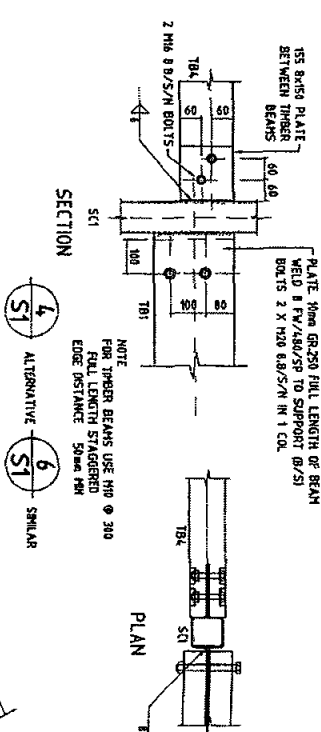
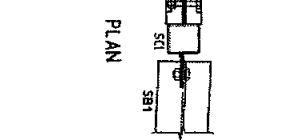
17

WARRING

The stamping of this plan by
Insight Building Certifiers Pty Ltd does not
relieve

- The applicant's responsibility to obtain approval from Sydney Water or other Utilities
- The Architectural Engineer of their responsibility in regard to the structural adequacy of a project
- The Architectural Engineer or other professional of their responsibility to produce and a design drawings are consistent with the is used Construction Code, create Architectural Details

[illegible][illegible]



B	FOOTINGS TO IDENTIFY REQUIREMENTS	14-09-10	F B
A	FOR APPROVAL	18-06-10	F B
R	Ret. son n. la.	Date	Signature Doctor
(Client)			

Project
ALTERATIONS & ADDITIONS
45 FLORENCE TERRACE
SCOTLAND ISLAND



TWO

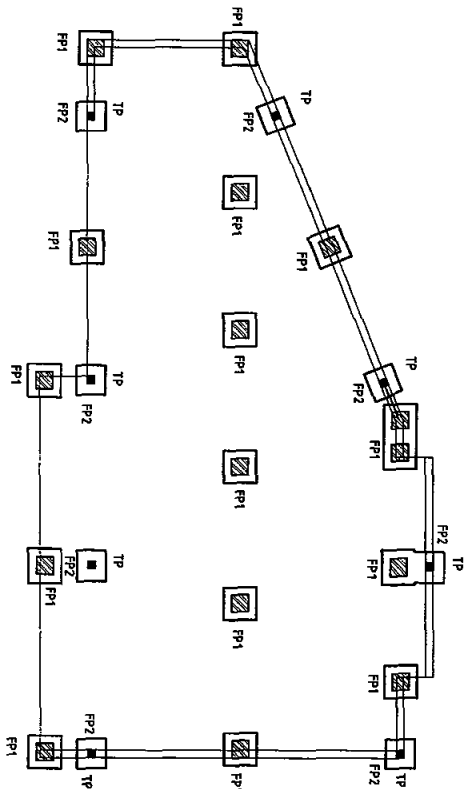
C. Ba. 7
HOWARD NEW IS
TEL (03) 6971 751
PO BOX 48117 OS
ADEL 5012 3113
E-mail: info@adelaide.gov.au

Drawn by F B	Checked by F B	Appr d by F B	Scale	
Designed PERCEK V AND VIKTOR (KRM, MCM, WSM)	Date August 2010		110	

STRUCTURAL DETAILS

Job Num's	Orig	Re
10/1680	S2	B

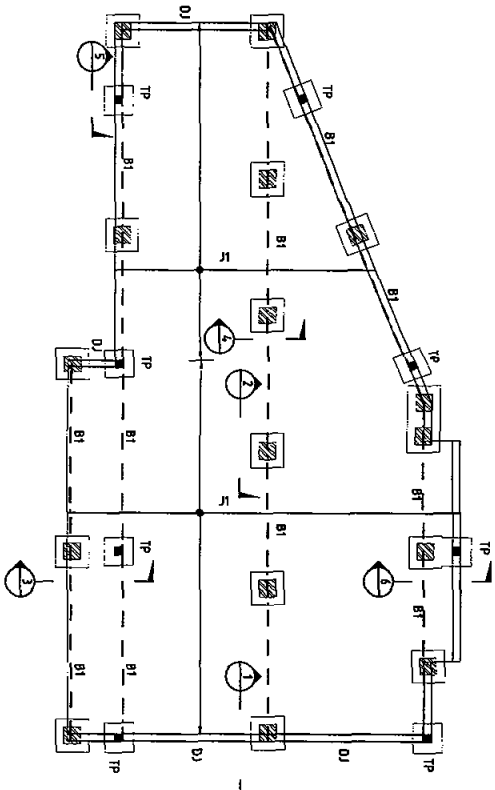
Dr Daniel M. Mariens CPENG FIEAUSI NPER (2185379) 17/9/10 (date)



STUDIO - FOOTING LAYOUT

LEGEND

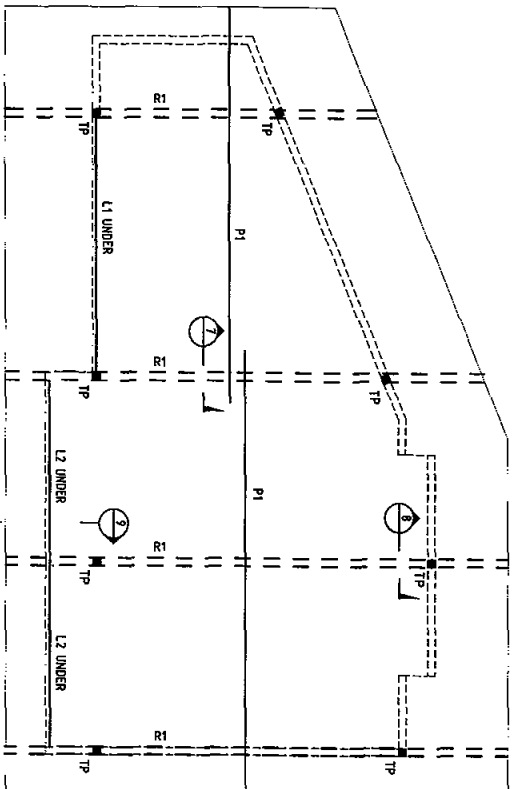
450x450x400 FOOTING PLATE
 FP1 450x450x400 FOOTING PLATE
 FP2 450x450x400 FOOTING PLATE
 TP 90x90 HMD TIMBER POSTS



STUDIO - BEARER/JOIST LAYOUT

LEGEND

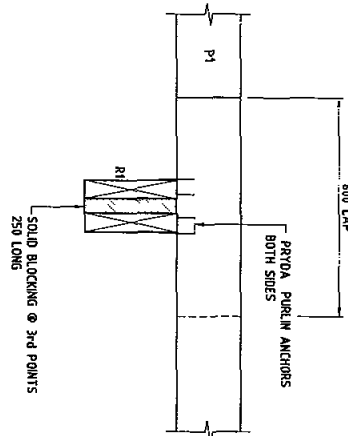
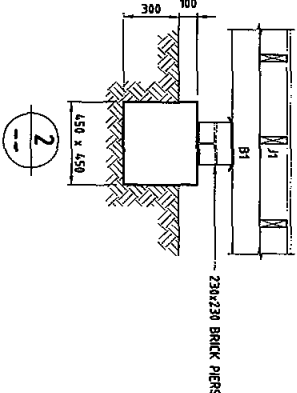
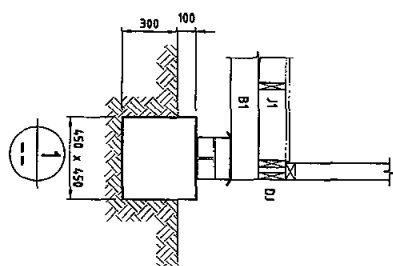
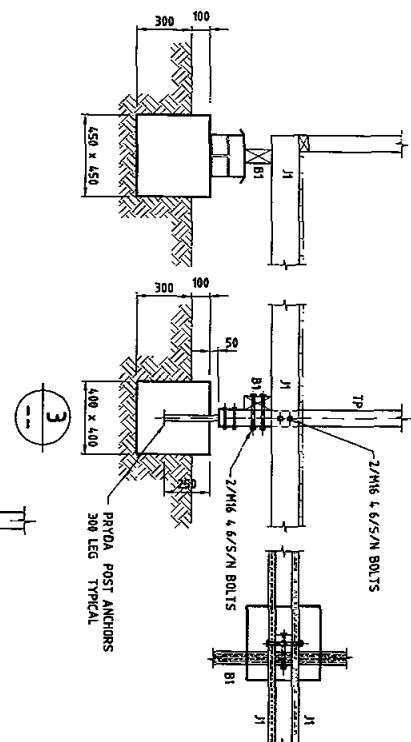
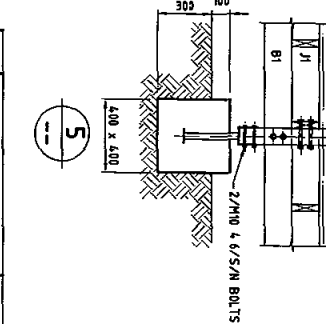
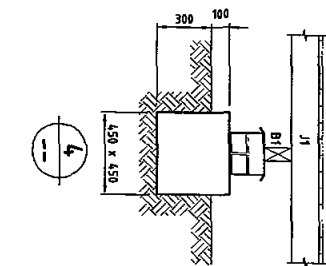
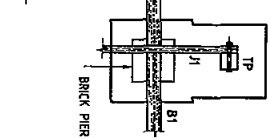
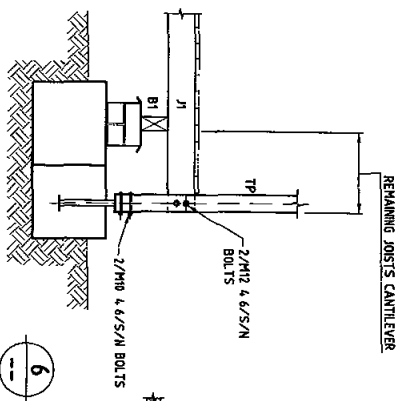
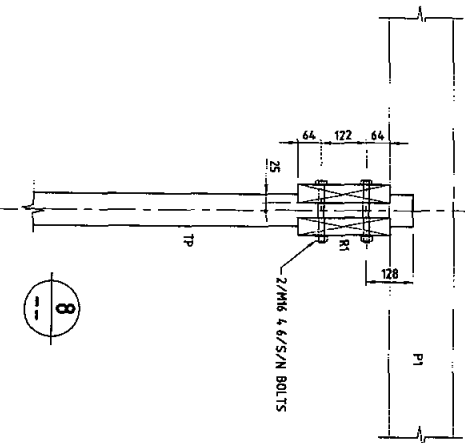
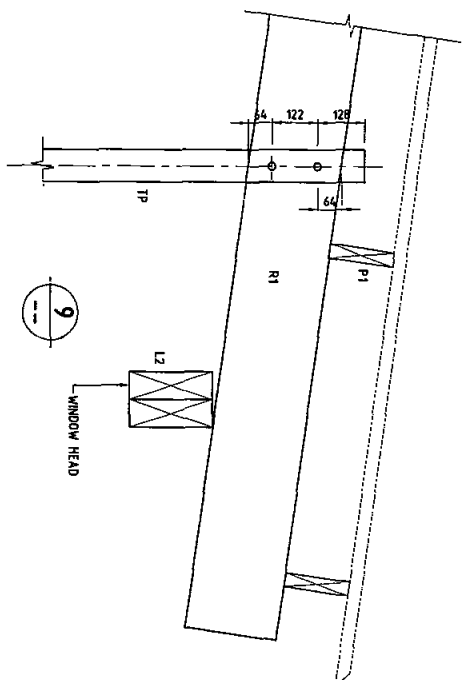
150x75 HMD FPK BEARERS
 B1 150x75 HMD FPK BEARERS
 DJ DOUBLE JOISTS
 TP 90x90 HMD TIMBER POSTS



STUDIO - ROOF FRAMING LAYOUT

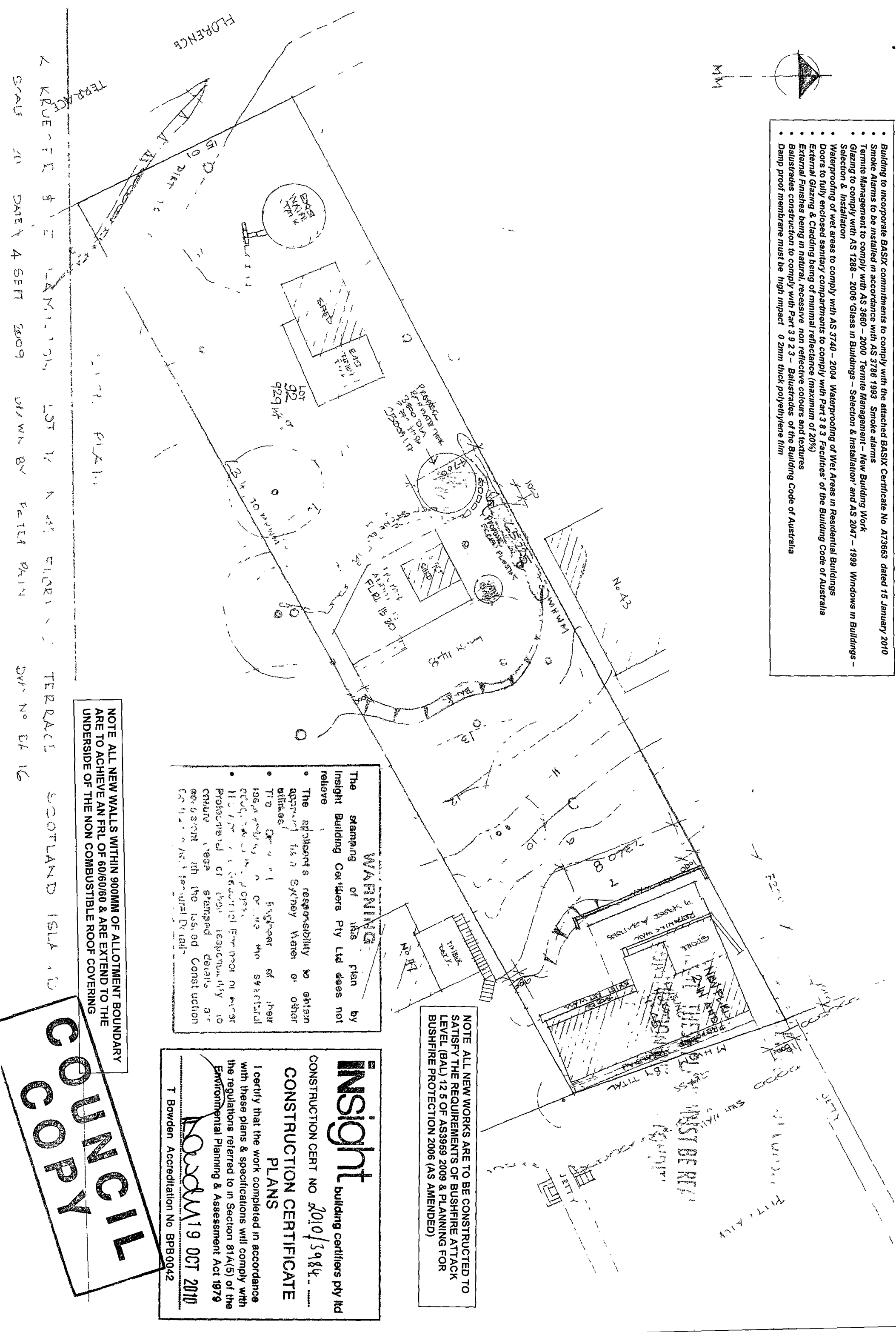
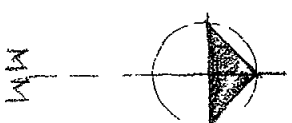
LEGEND

2/75x50 HMD FPK RAFTERS
 R1 2/75x50 HMD FPK RAFTERS @ 900 c/c
 P1 75x50 HMD FPK PURLINS @ 900 c/c
 TP 90x90 HMD TIMBER POSTS
 L1 150x75 HMD FPK LINTEL
 L2 2/225x75 HMD FPK LINTEL



TWIST ENGINEERING CIVIL ENGINEERING			
P.O. Box 3071 BOWRA NSW 2576 Tel: (02) 4671 2200 Fax: (02) 4671 2200 Email: info@twisteng.com			
Project ALTERATIONS & ADDITIONS 45 FLORENCE TERRACE SCOTLAND ISLAND			
Drawn by D.C. Checked by F.B. App. over by F.B.			
Designed 2008/05/04 Drawn WEA Rev 3 Date August 2010 Scale 1:50 1:20 1:10			
Drawn by F.B. Checked by F.B. App. over by F.B.			
Rev A For APPROVAL Date 30.08.10 Signature (in black)			
Rev B For REVISION Date Signature (in black)			
STUDIO FLOOR LAYOUTS			
Job Number 10/1680	Draw S3	Rev A	

- Building to incorporate BASIX commitments to comply with the attached BASIX Certificate No A73663 dated 15 January 2010
- Smoke Alarms to be installed in accordance with AS 3786 1993 Smoke alarms
- Termite Management to comply with AS 3660 – 2000 Termite Management – New Building Work
- Glazing to comply with AS 1288 – 2006 'Glass in Buildings – Selection & Installation' and AS 2047 – 1999 Windows in Buildings – Selection & Installation
- Waterproofing of wet areas to comply with AS 3740 – 2004 Waterproofing of Wet Areas in Residential Buildings
- Doors to fully enclosed sanitary compartments to comply with Part 3 8.3 'Facilities' of the Building Code of Australia
- External Glazing & Cladding being of minimal reflectance (maximum of 20%)
- External Finishes being in natural, recessive non reflective colours and textures
- Balustrades construction to comply with Part 3 9.2.3 – Balustrades of the Building Code of Australia
- Damp proof membrane must be high impact 0.2mm thick polyethylene film



NOTE ALL NEW WALLS WITHIN 900MM OF ALLOTMENT BOUNDARY ARE TO ACHIEVE AN FRL OF 60/60/60 & ARE EXTEND TO THE UNDERSIDE OF THE NON COMBUSTIBLE ROOF COVERING

WARNING

The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve

- The applicant's responsibility to obtain approval from Sydney Water or other utilities
- The Council Engineer of their responsibility for the structural adequacy of the proposed construction
- The Council Engineer of their responsibility to ensure these stamped details are consistent with the local construction standards and technical details

NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF AS3959 2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED)

insight building certifiers pty ltd

CONSTRUCTION CERT NO 2010/3984

CONSTRUCTION CERTIFICATE PLANS

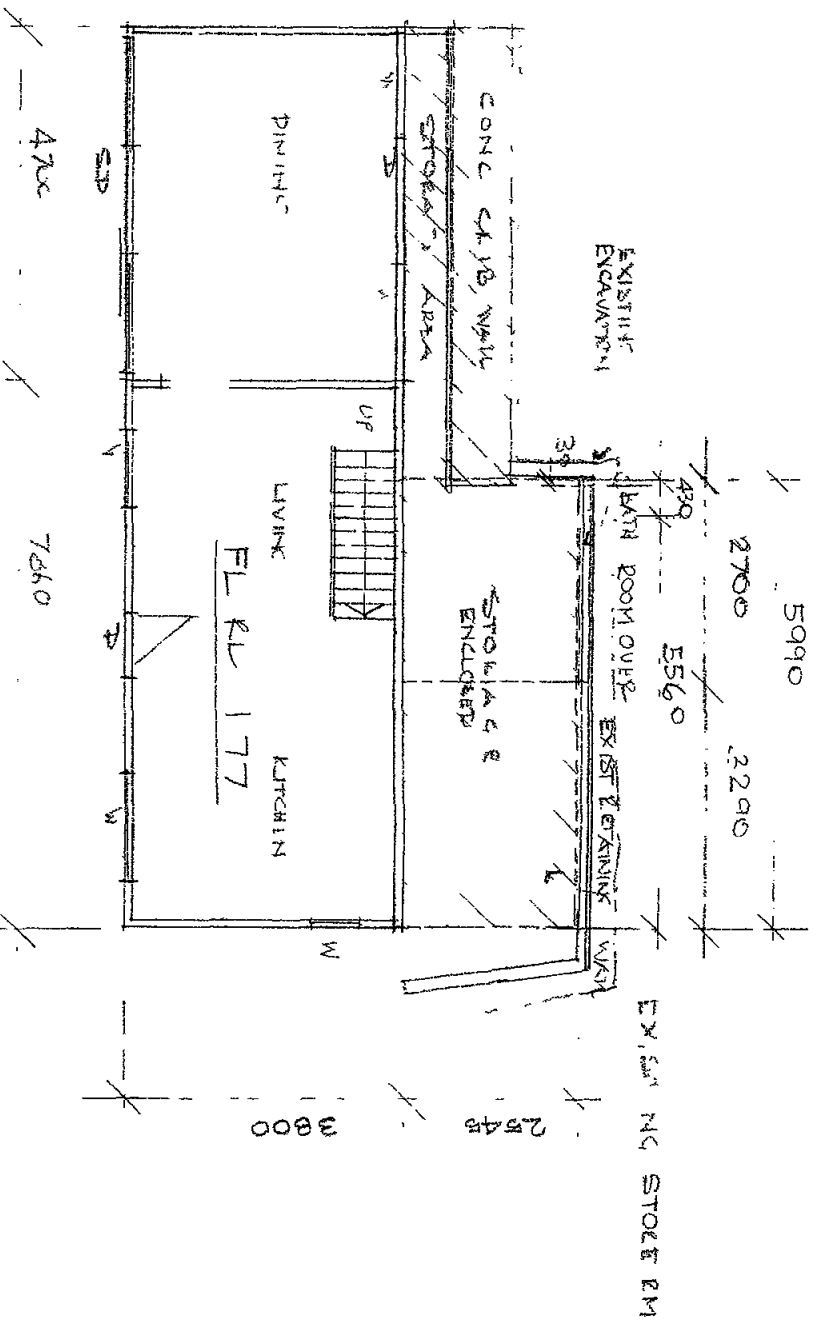
I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

19 OCT 2010

T Bowden Accreditation No BPB0042

COUNCIL

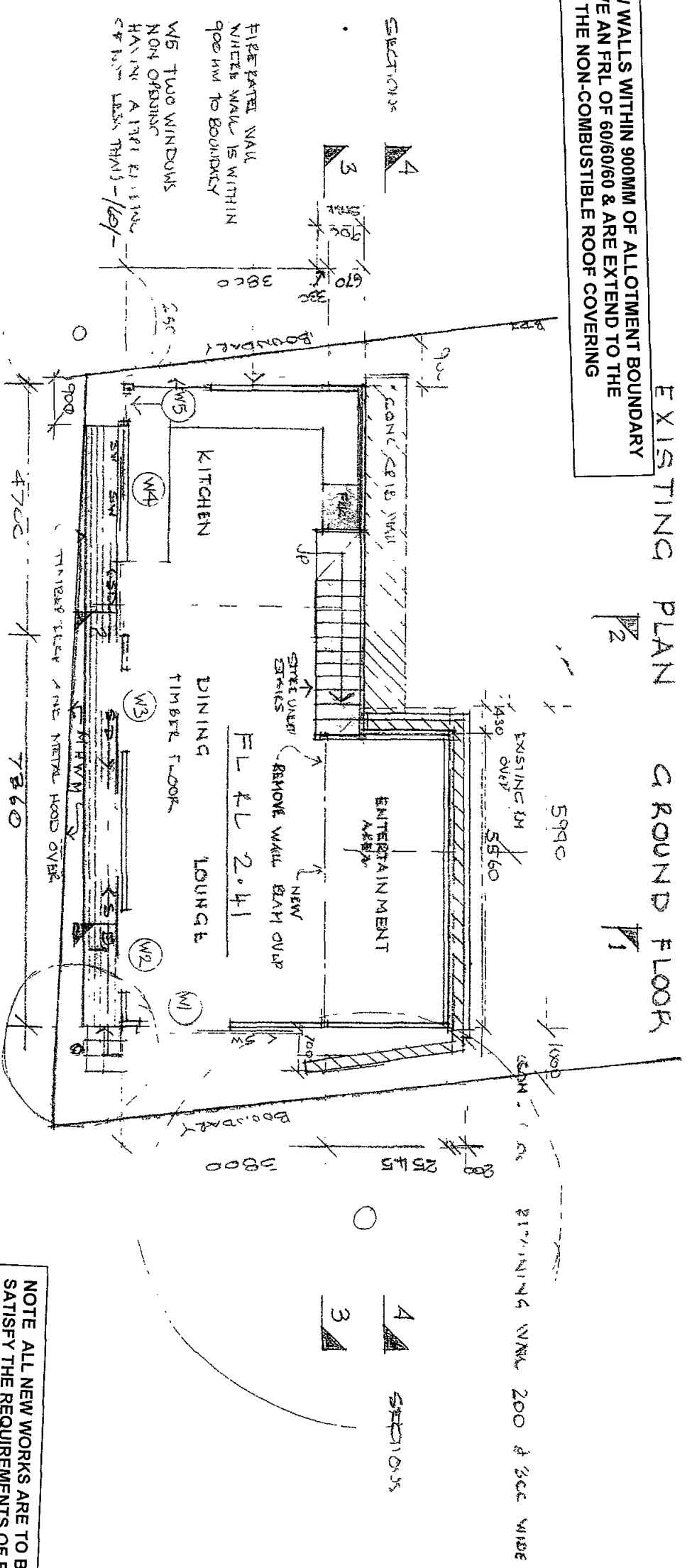
COPY



THE FIRE PLAN MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
PROPOSED CONSENT

NOTE ALL NEW WALLS WITHIN 900MM OF ALLOTMENT BOUNDARY
ARE TO ACHIEVE AN FRL OF 60/60/60 & ARE EXTEND TO THE
UNDERSIDE OF THE NON-COMBUSTIBLE ROOF COVERING

EXISTING PLAN GROUND FLOOR

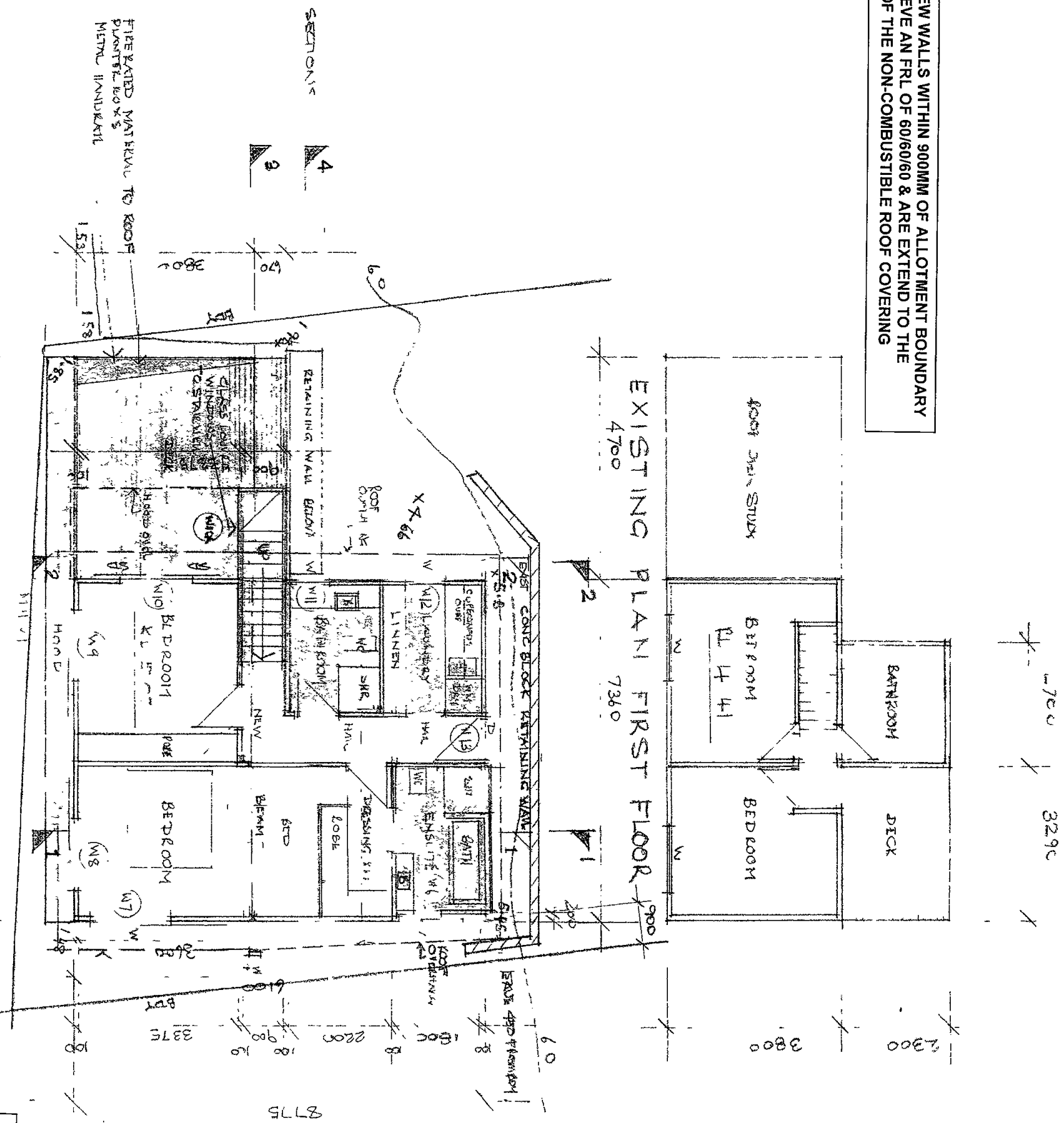


PROPOSED PLAN GROUND FLOOR

NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO
SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK
LEVEL (BAL) 12.5 OF AS3959 2009 & PLANNING FOR
BUSHFIRE PROTECTION 2006 (AS AMENDED)

K KRUEGER & E HAMILTON LOT 72 V 45 FLORENCE TERRACE 200 MILE ISLAND
SCALE 1:100 DATE 4 SEPT 2009 DRAWN BY PETER VALLIE DNG N° DAO

NOTE ALL NEW WALLS WITHIN 900MM OF ALLOTMENT BOUNDARY ARE TO ACHIEVE AN FRL OF 60/60/60 & ARE EXTEND TO THE UNDERSIDE OF THE NON-COMBUSTIBLE ROOF COVERING



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

PROPOSED PLAN FIRST FLOOR

4700 180 3820 100 3240 1100

NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF AS3959 2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED)

K. K. HEGG & J. E. HAMILTON LOT 22, 1045 FLORENCE STREET, COOBY BROOK, NSW 2168

SCALE 1:100 DATE 4 SEPT 2007

NOTE ALL NEW WALLS WITHIN 900MM OF ALLOTMENT BOUNDARY ARE TO ACHIEVE AN FRL OF 60/60/60 & ARE EXTEND TO THE UNDERSIDE OF THE NON-COMBUSTIBLE ROOF COVERING

FIRST FLOOR ABOVE

5370 1/4

APPROVED DEVELOPMENT

NOTE: THESE PLANS MUST BE RE-CONSTRUCTED TO COMPLY

EXISTING CEILING WALL

ENTERTAINMENT AREA

STAIRS

STAIRS

SKINCUP WALL (NEW BLANK OVER) ROOF

KITCHEN

DINING

LIVING

PHONE WALL

REPAIR WALL & INTERIORS
FLOORING
NOT LESS THAN 1/400

NOTE	EXCISE	177	AND
FA	1	24	AND
1	1	1	1

W4

W4

W4

W3

W2

W1

W1

W1

GROUND FLOOR PLAN

NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF AS3959 2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED)

KRUEGER & HAMILTON LOT 3, 4 & FLORENCE ALLEY, 3701 AND 3702

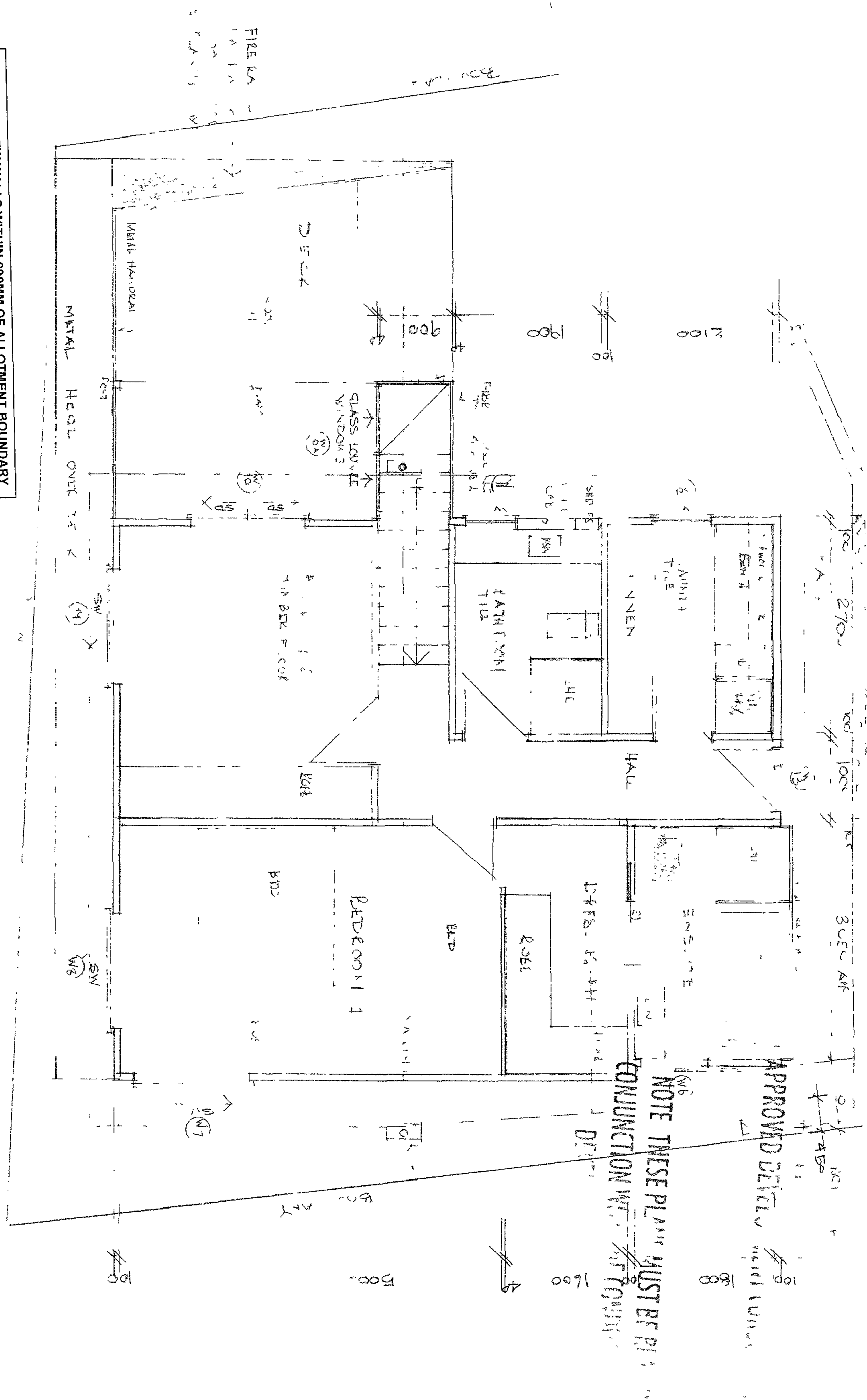
SCALE 1:500 DRAWN BY V. J. A. L. & S. J. A. L.

K KREJCI & L LAMINGTON LOT 92 NO 45 FLORENCE TERRACE 200 AND ISLAND
SCALE 1:50 DATE 4 SEP 2000 PLANNED BY PETER VAINE DRAWN BY DAVID

FIRST FLOOR PLAN

NOTE ALL NEW WALLS WITHIN 900MM OF ALLOTMENT BOUNDARY
ARE TO ACHIEVE AN FRL OF 60/60/60 & ARE EXTEND TO THE
UNDERSIDE OF THE NON-COMBUSTIBLE ROOF COVERING

NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO
SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK
LEVEL (BAL) 12.5 OF AS3959 2009 & PLANNING FOR
BUSHFIRE PROTECTION 2006 (AS AMENDED)

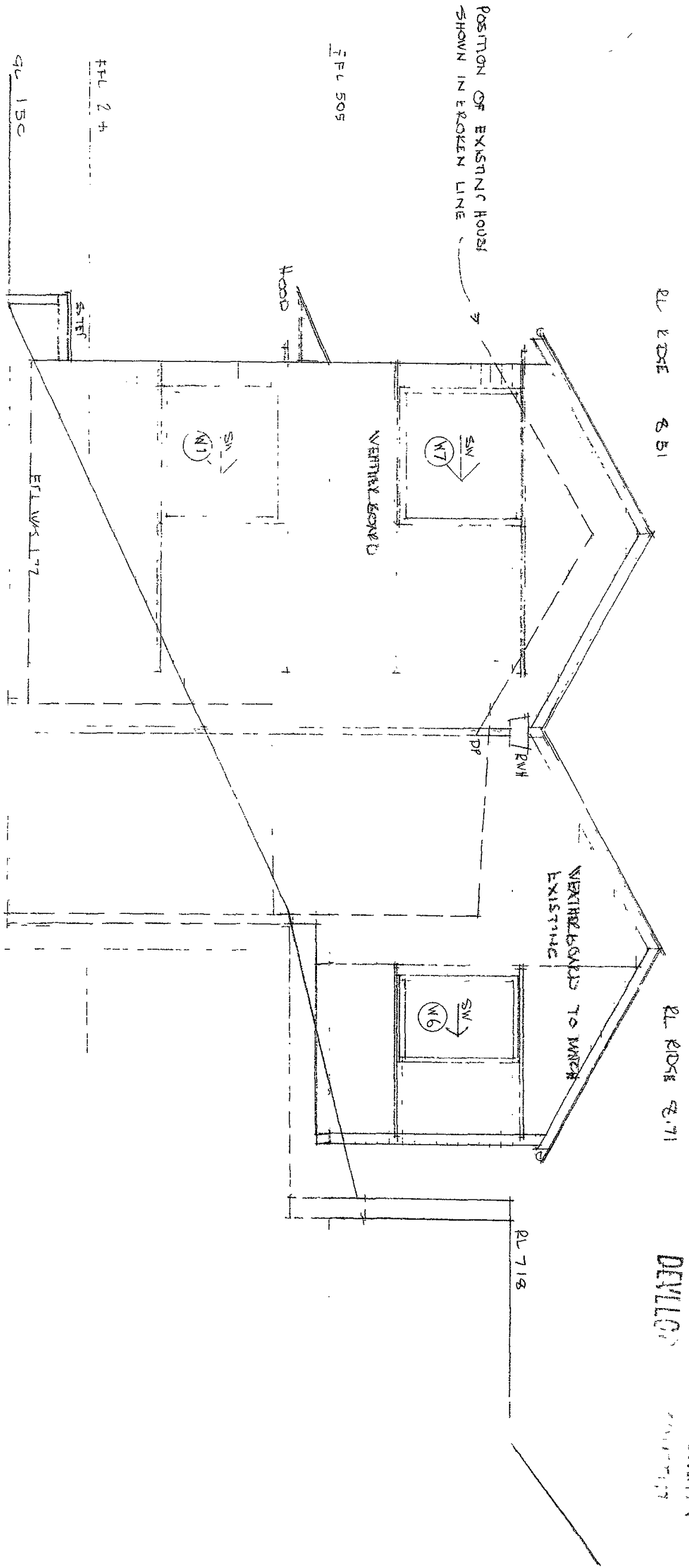


NOTE THESE PLANS MUST BE PRINTED
IN CONJUNCTION WITH THE BUSHFIRE PROTECTION
NOTES

APPROVED DESIGN

Approved by [Signature] and [Signature]

NOTE THESE PLANS MUST BE RE-APPROVED IN CONJUNCTION WITH THE CONDITIONAL DEVELOPMENT



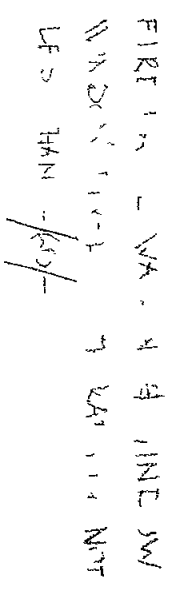
NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF AS3959 2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED)

KRUEGER & E. HALL, ARCHITECTS
10000 100th Avenue, Suite 100, Richmond, BC V6V 1A5
Tel: 604-271-1111
Fax: 604-271-1112
www.kruegerandehall.com

10/10/2019

85

NOTE ALL NEW WALLS WITHIN 900MM OF ALLOTMENT BOUNDARY ARE TO ACHIEVE AN FRL OF 60/60/60 & ARE EXTEND TO THE UNDERSIDE OF THE NON-COMBUSTIBLE ROOF COVERING



NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF AS3959 2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED)

K
KRECE R
E
HAMILTON
107 32
1945
1946
OCCIDENTAL
ISLAND

BUILDING
ENVELOPE

138°

ANGLE OF BUILDING ENVELOPE TO HORIZONTAL

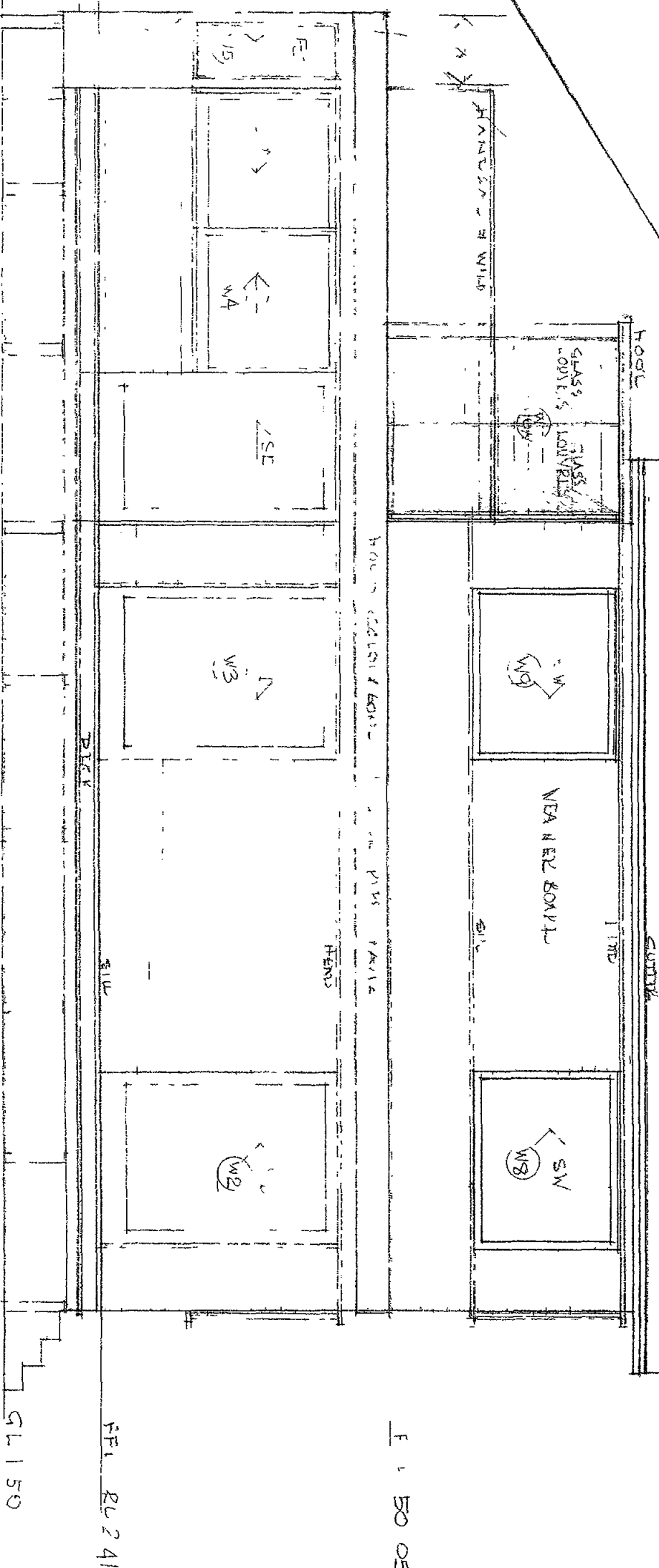
NOTE THESE PLANS MUST BE P1

CONSTRUCTION

DATE 17/11/11
L1DSE (P1) 8/11

NEW ROOF TO MATCH EXISTING
FORWARD PRESS

EXISTING COLOURED CORRUGATED STEEL ROOF SHEETING



F 150 05

FFL RL 241

GL 150

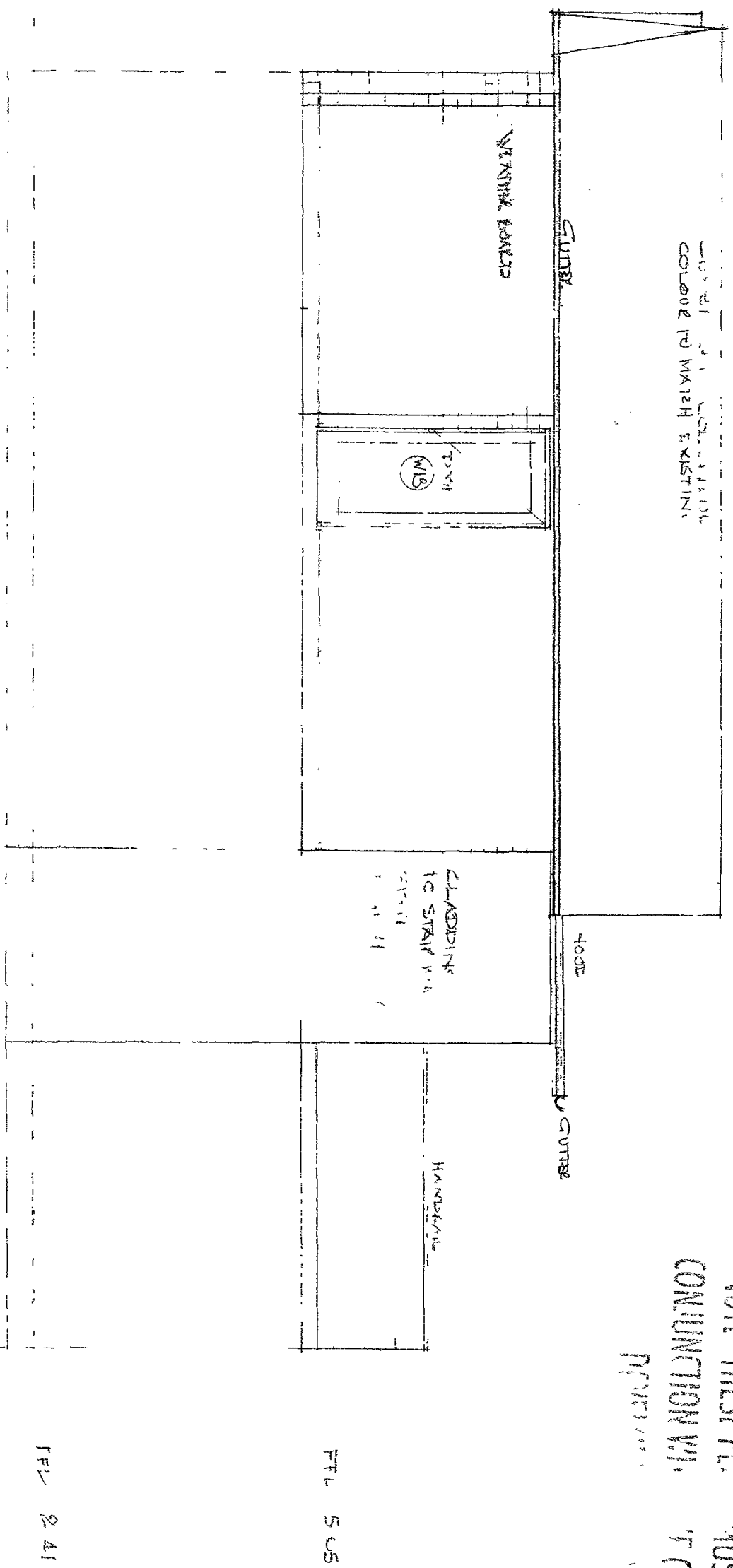
NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF AS3959 2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED)

EAST ELEVATION

K KRECHER & S AMITON LOT 92 14045 FLORENCE TERRACE SCOTLAND GL4 1L
SCALE 1:50 DATE 17/11/11 DRAWN BY KRECHER PAUL DWG NO DA-07

[illegible]

NOTE THESE PLACES MUST BE KEPT
COLLECTIONS IN COMPANY

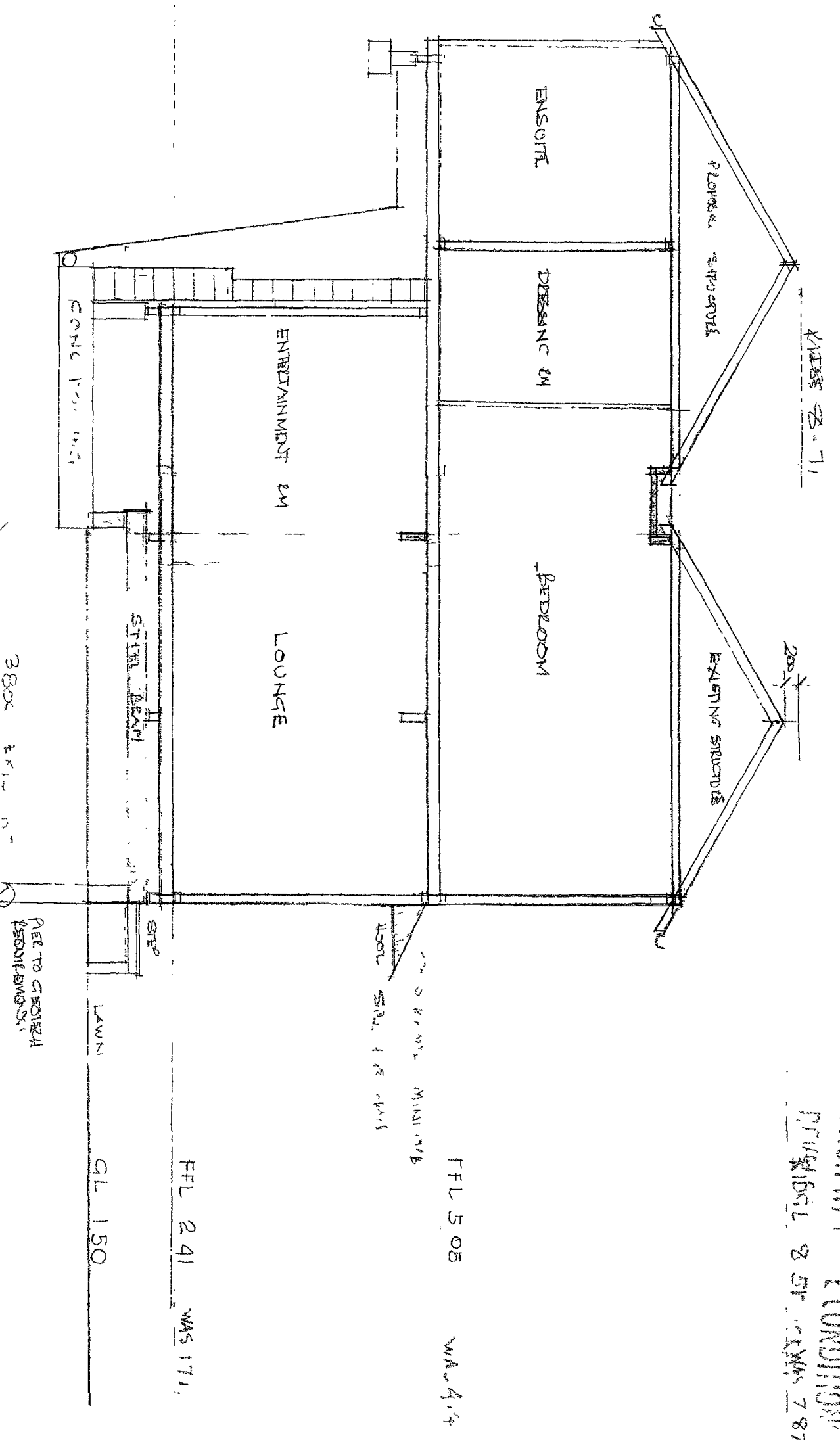


NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF AS3959-2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED)

$$\frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} f(x) e^{-x^2} dx = \frac{1}{\sqrt{\pi}}$$

K RUEGER & E HAMILTON LOT 98 N 4L T13K L14 E T13K R14
SCALE 1:50 EAST 4 CM DEAM 14 P1211 17 11 DWG N° DA 04
SCOTLAND ISLAND

NOT THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE (CONDITIONS)
SPECIFICATIONS & DRAWINGS 787

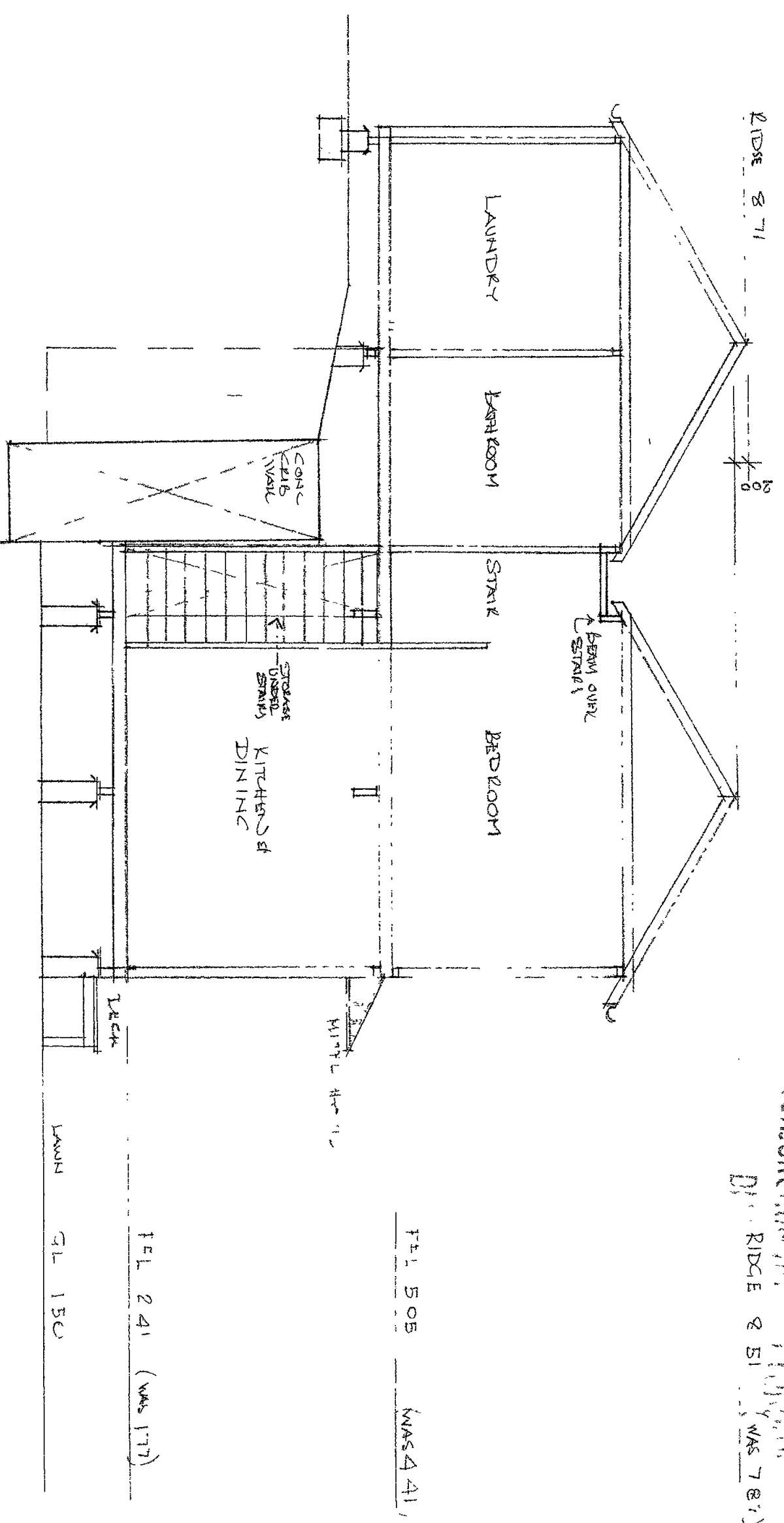


3800 2x10x8x12

K. KRUEGER & E. HAMPTON 1017, W. 21 FLORENCE TRAIL, COTTAGE 3001
SCALE 1:50 DATE 4 SEP 2005 DRAWN BY PETER PAINA DWG NO L-001

VIEW FROM SOUTH

NOTE THESE PLACES MUST BE PROTECTED
(CONNECTION 177 100' WAS 78')
D. RIDGE 8 51' WAS 78')

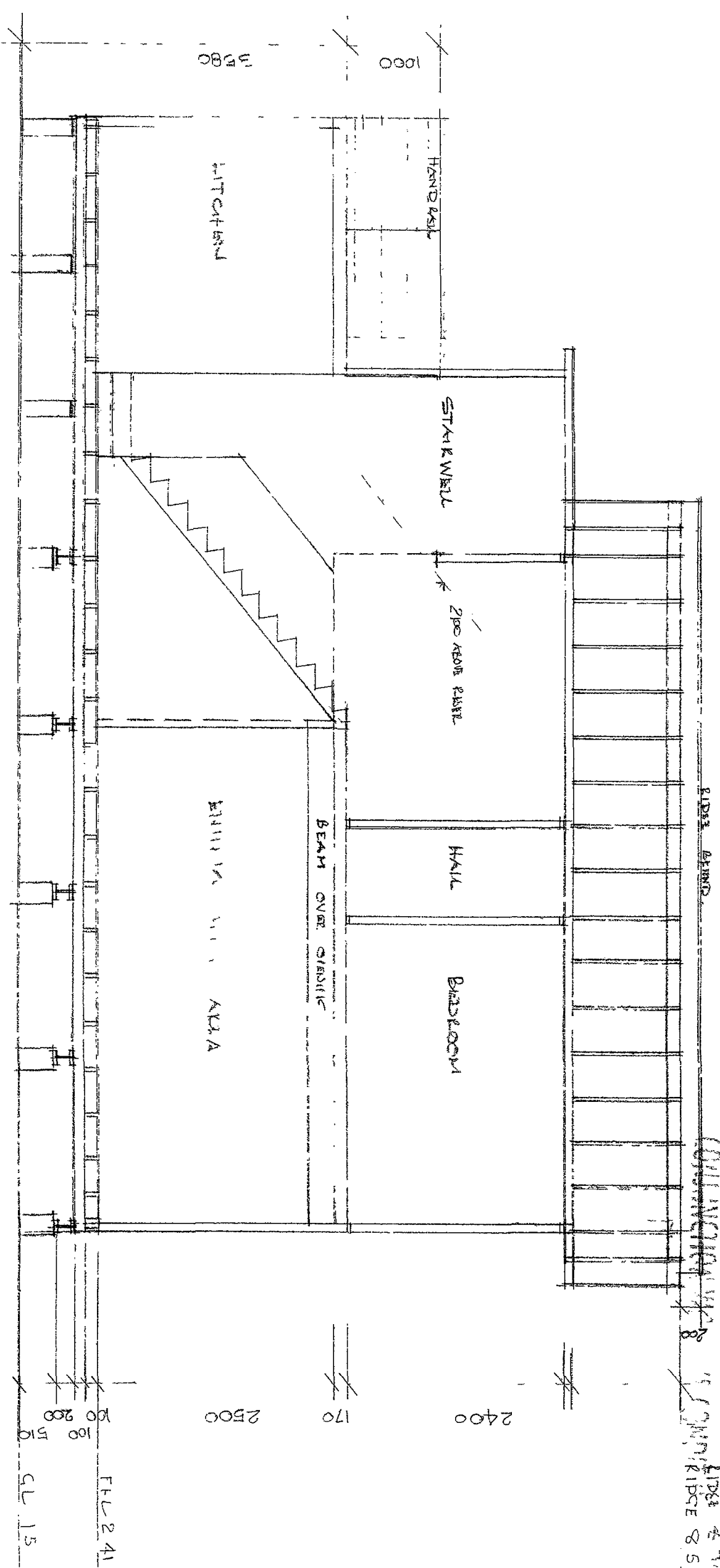


SECTION 2-2

K RUEGER & E HAMILTON LOT 92 NO 45 FLORENCE TERRACE - SEASLAND ISLAND
SCALE 1"=50' DATE 4 SEPT 2000 DRAWN BY PETRA PAINE DWG NO DA 10

SCOTLAND ISLAND

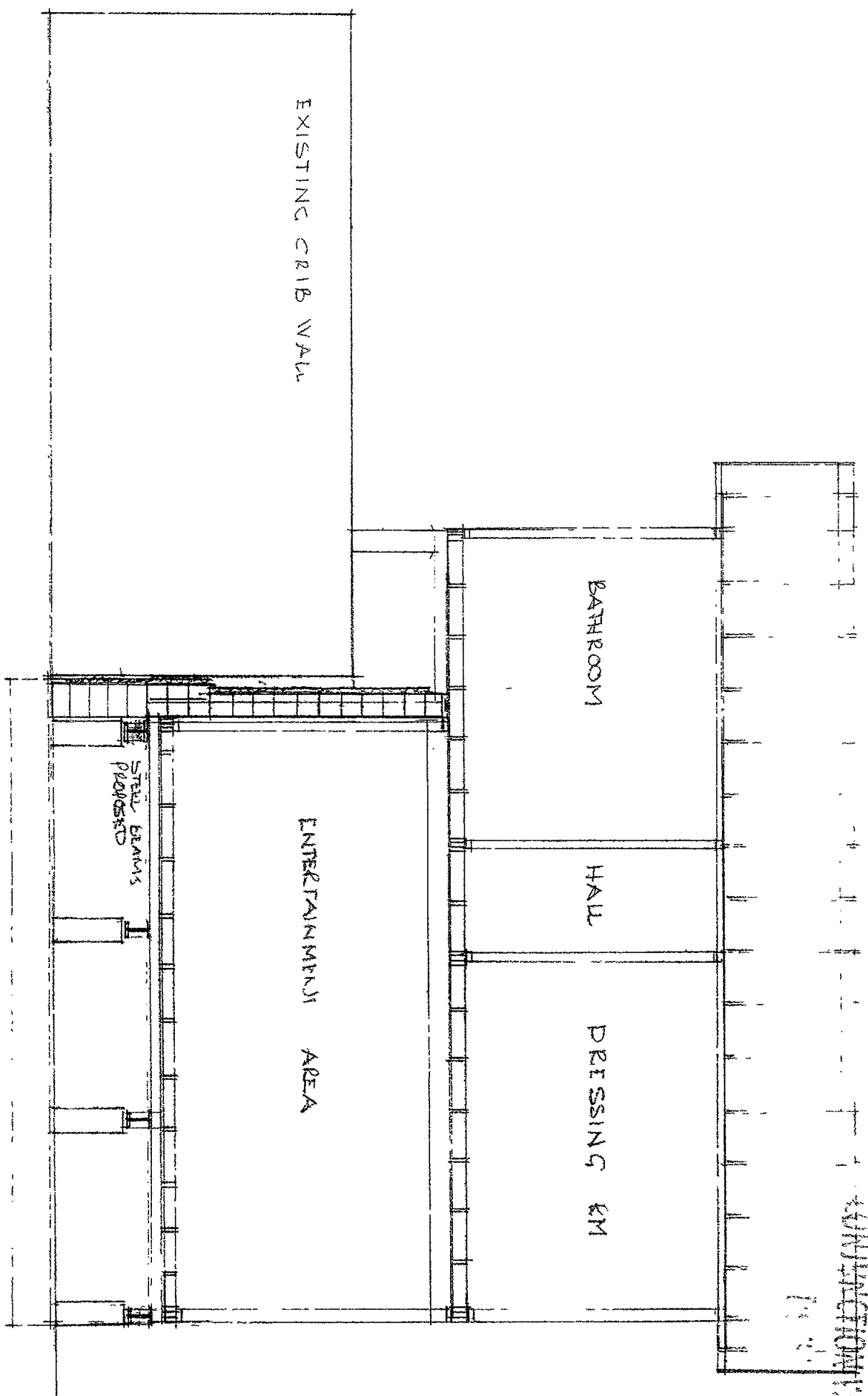
ALL THESE PLANS MUST BE PLANNED
(CONNECTIONS) 1/2" MIN. RIBS & 5/8" MIN. RIBS



SECTION 2-2

K. KRUEGER & E. HAMMOND LOT 98 NO 42 TLR 1/100, 76R AC SCOTLAND ISLAND
SCALE 1/50 H.A. 1/500 PAPER PAINT 1/500 1/500

NOTE THESE PLANS MUST BE RE-
CORRECTED TO REFLECT THE
CONNECTIONS TO THE
EXISTING BUILDING

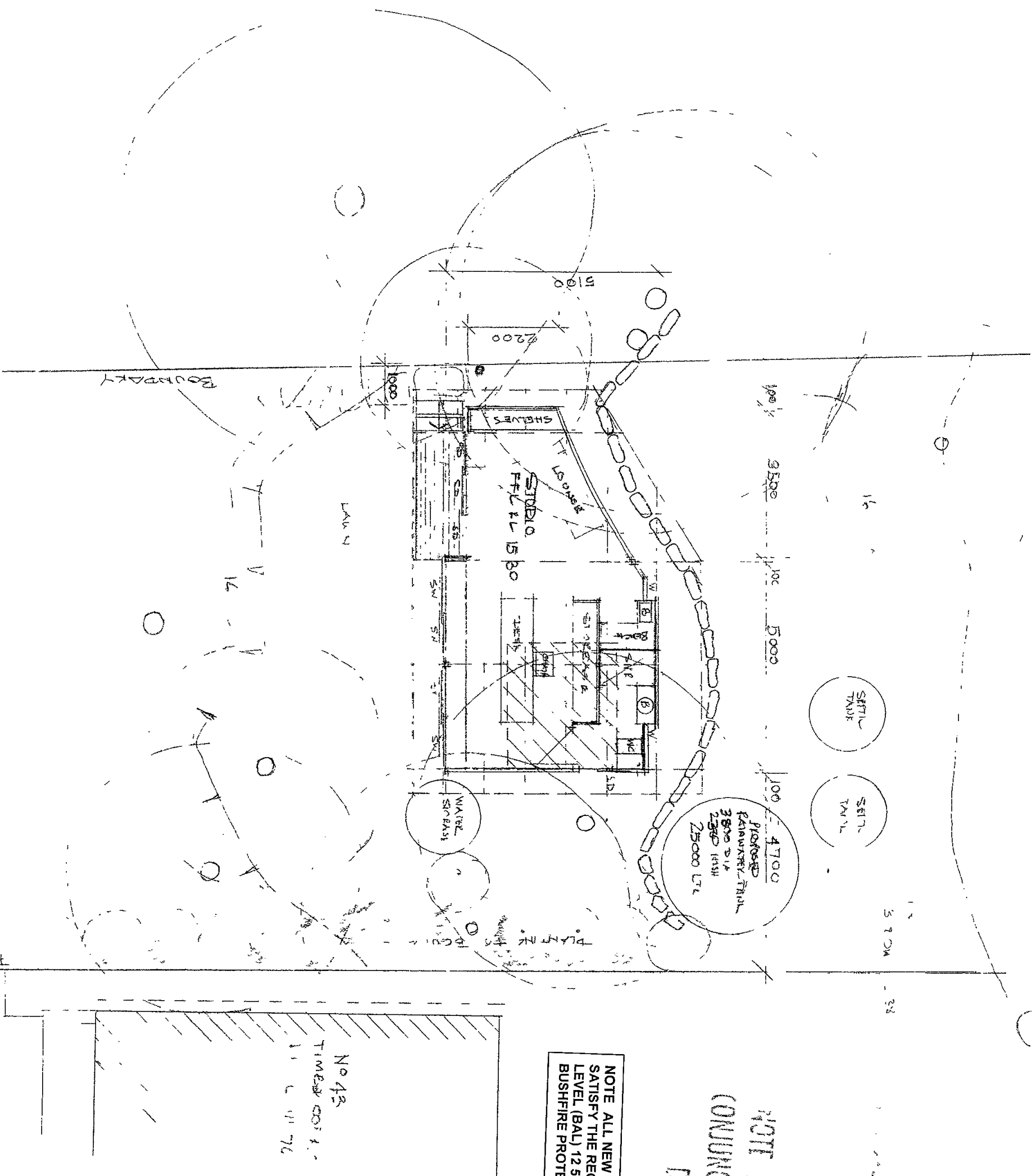


SECTION 4-4

K. KRUEGLER & E. HAMILTON, 945 FLORENCE TERRACE, SCOTLAND ISLAND
SCALE 1/50 DATE 4/20/04 DRAWN BY PETER PAINTING NO. 12

K RUEGER & E HAMILTON LOT 92 N 4E FUNK HILL TERRACE COTLAND ILLINOIS
SEC 36, T3N DATE 4 SEPT 2006. BLANK PT PETER PAIN. DIV N- DA 13

PROPOSED ST. JO (SIF LN)



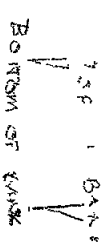
NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12 OF AS3959-2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED)

POST TEST PLANT
CONSTRUCTION
DIVISION

NO 43
TIME CO. 1.
1 6 11 76

100

1



BUSHFIRE PROTECTION 2006 (AS AMENDED)

FRONT

17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100

SCALE 1-100

$$d_{\text{min}} = 2^r$$

5

1

2

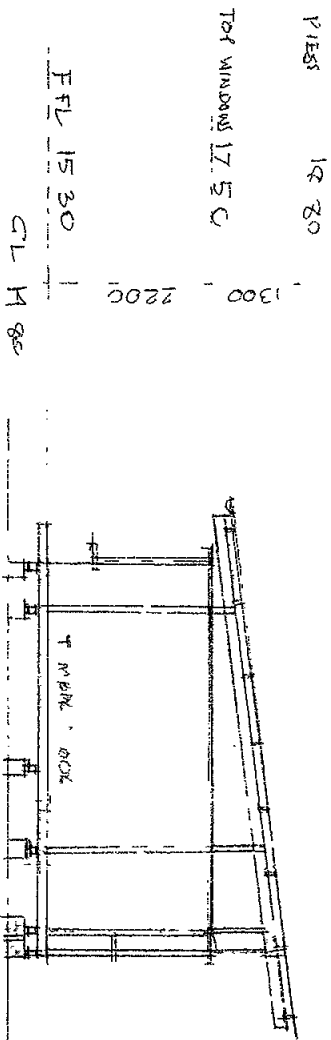
25

三

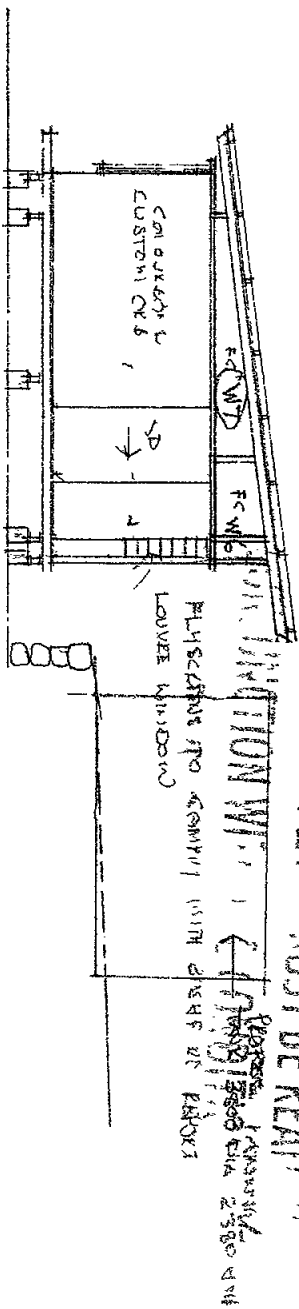
;

△

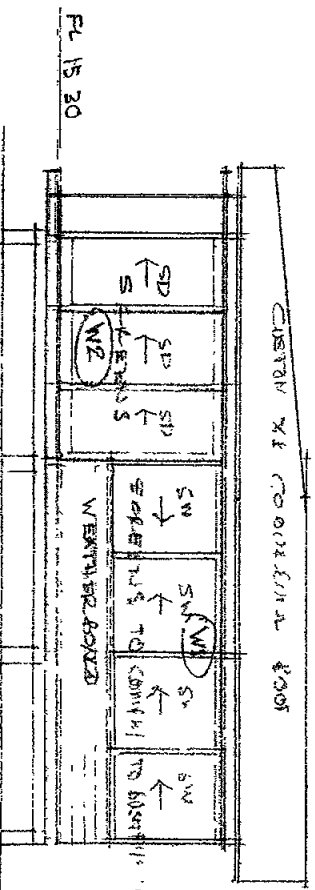
BASIX SCHEDULE		STUDIO CONSTRUCTION SHALL BE IN ACCORDANCE WITH BASIX CERTIFICATE A73805 DATED 15 JANUARY 2010
Lights	40%	of new or altered light fixtures to be fluorescent or Compact fluorescent or Light Emitting Diode (LED)
Water	Hot water	system shall be solar (electric boosted) only
	All	new or altered fixtures to be not less than 3 star rating
Insulation	Flooring	R1 30 including construction
	External walls	R1 70 including construction
	Pitch Roof & Ceiling	Ceiling R3 00 (Up) Roof foil / sarking
Windows	All	to be timber or uPVC single clear glazing or U value 5 71 SHGC 0 66



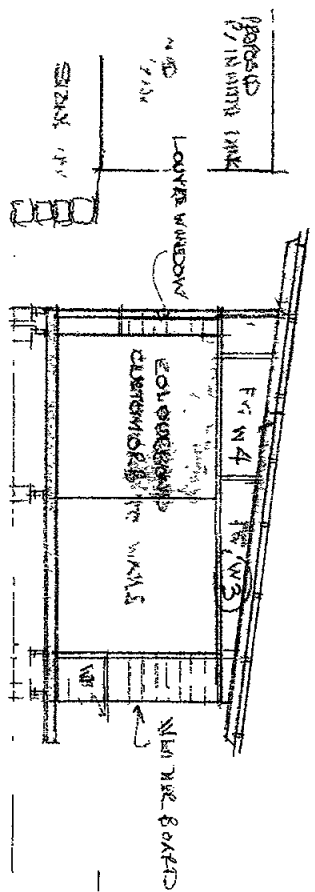
EAST ELEVATION



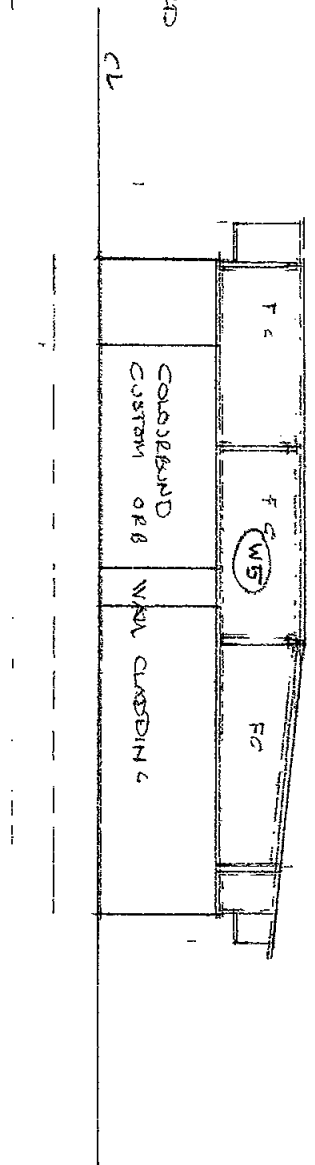
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NOTE ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12 5 OF AS3959-2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED)

NOTE ALL EXTERNAL LIGHTING TO COMPLY TO THE LIGHT POLLUTION ACT 1997

PROPOSED STUDIO (ELEVATIONS & SECTION)

KRUZE & E HAMPTON LOT 92 N45 FORD TERRACE SCOTLAND ISLAND
SCALE 1:100 DATE 1 SEP 2007 DRAWN BY DAVID