



Address PO Box 191
Cherrybrook NSW 2126
Tel 029651 6754
Fax 029651 6780
Email getcertified@optusnet.com.au

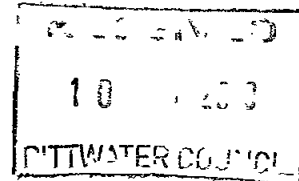
6 May 2010

Our ref 100047

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

**Re 75 Bungan Head Rd Newport
Construction Certificate No 100047**



Development application No 349/09

Get Certified Building Services Pty Ltd has issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises

Please find enclosed the following documentation

- Construction Certificate No 100047
- Copy of application for Construction Certificate
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the Certificate
- Cheque for Council's registration fee

Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Greg Hough

Yours faithfully,

Greg Hough
Accredited Certifier
Get Certified Building Services Pty Ltd



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CONSTRUCTION CERTIFICATE 100047 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C and 81A(5)

APPLICANT DETAILS

Applicant	Paul Hain C/ RDS Design
Address	77 Alexander St Crows Nest NSW 2065
Contact Details	Phone 94607313 Fax

OWNER DETAILS

Name of person having benefit of the development consent	Paul Hain
Address	357 Edinburgh Rd Castlecrag NSW 2068
Contact Details	Phone 0417333133

RELEVANT CONSENTS

Consent Authority/Local Government Area	Pittwater Council
Development Consent No	349/09 Date issued 6/11/2009

PROPOSAL

Address of Development	75 Bungan Head Rd Newport NSW 2106 Lot 38 DP 10423
Building Classification	Class 1a & 10b
Scope of building works covered by this Notice	New Dwelling & Swimming Pool
Value of Construction Certificate (Incl GST)	\$988 000 00
Plans and Specifications approved	Schedule 1
Fire Safety Schedule	N/A
Exclusions	
Critical stage inspections	See attached Notice
Conditions (CIs 187 or 188 of EPA Regs 2000)	Nil

CERTIFYING AUTHORITY

Certifying Authority	Greg Hough
Accreditation Body	Building Professionals Board Registration No 0186

I Greg Hough as the certifying authority certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979

Dated this 6/05/2010

Greg Hough
Accredited Certifier

NB Prior to the commencement of work S81A (2) (b) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied



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SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1 Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV DATE
RDS Design	Architectural Plans	PH001 to PH008	9/04/2010

2 Endorsed Structural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV DATE
Barrenjoey Consulting Engineers	Structural Details	S1 00 to S7 02 (16 sheets)	1/01/2010

3 Endorsed Engineering plans

PREPARED BY	DOCUMENT	DRAWING NO	REV DATE
Barrenjoey Consulting Engineering	Hydraulic Details	SW1 to SW3	1/04/2010
Barranjoey Consulting Engineers Pty Ltd	Civil Works Plan	C01	1/04/2010

4 Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REVDATE
	LSL Receipt		
	Sydney Water Stamped Plan		
	Form 2 Part A & B		
	Traffic Management Plan		



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NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY
Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

OWNER DETAILS

Name of person having benefit of the development consent	Paul Hain
Address	357 Edinburgh Rd Castlecrag NSW 2068
Contact Details	Phone 0417333133

RELEVANT CONSENTS

Consent Authority/Local Government Area	Pittwater Council
Development Consent No	349/09 Date issued 6/11/2009
Construction Certificate Number 100047	Date issued 6/05/2010

PROPOSAL

Address of Development	75 Bungan Head Rd Newport NSW 2106
Scope of building works covered by this Notice	New Dwelling & Swimming Pool

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority	Greg Hough
Accreditation Body	Building Professionals Board
	Registration No 0186

The owner has appointed Greg Hough as the Principal Certifying Authority as stated in the Construction Certificate Application lodged with Get Certified Building Services Pty Ltd for the building works identified in this Notice

I Greg Hough Accredited Certifier of Get Certified Building Services Pty Ltd located at PO Box 191 Cherrybrook NSW 2126 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate as stated in this Notice

Dated 6/05/2010

Greg Hough
Principal Certifying Authority



COPY



- ☒ **CONSTRUCTION CERTIFICATE APPLICATION**
☐ **COMPLYING DEVELOPMENT CERTIFICATE APPLICATION**
Environmental Planning and Assessment Act 1979

Application No 100047

Subject land

Address 75 BUNZIAN HEAD RD NEWCAST 2106
Lot no, DP/MPS, etc vol/foi 33 DP 10423 Area of site 1112.7 m²

Description of development

Type of application ☒ new application ☐ modification to existing approved certificate

Description of proposed works NEW HOME & POOL

Applicant's details

Name/s (In block letters) Paul Hain c/-
Address 77 ALEXANDER ST CROWS NEST 2065
Telephone No (Business) 9460 7313 (Private)
(Mobile) 0409 567 443 (Fax No)
(Email Address) rowan-stewart@beyond.com

Owner's details

Name/s PAUL HAIN
Address 357 EDINBURGH RD CASTLECRAG NSW 2068
Telephone No (Business) (Private)
(Mobile) 0417 333 133 (Fax No) 9241 4169
(Email Address) —

Consent of owners

I / we consent to

- The making of this application ☒
- Appointment of Greg Hough of Get Certified Building Services P/L as the Principal Certifying Authority for this development and agree by the terms under the PCA Service Agreement (Refer to attached PCA Agreement) ☒

Signature/s

Paul Hain

Date

16/4/10

Signature/s

Date

Development consent details (Construction Certificate Application Only)

Development application No

No 349 / 09

Date of determination

6 Nov '09

Value of work (building)

\$

900,000

(including GST)

Builder / owner-builder details (if known at this stage)

Name/s

Address

Contract licence No or Permit No in case of an owner builder

Contact details

Building Code of Australia building classification (if known))

1A & 106

Privacy

The personal details requested on this form are required under the Environmental Planning and Assessment Act 1979 and will only be used in connection with the requirements of this legislation. Access to this information is restricted to Get Certified Building Services Pty Ltd and other people authorised under the Act.

Signature of Applicant

Sign

Paul Hain

Date

16/4/10

PCA SERVICE AGREEMENT

Scope of services

Private Certification is subject statutory requirements for both the PCA and its appointee. The provision of services is limited to those works described by you on this form which is to be formally lodged with Get Certified Building Services Pty Ltd in accordance with the Environmental Planning and Assessment Act in 1979 Regulations and Amendments. The PCA is required by legislation to be satisfied of certain prescribed matters and required to enforce such requirements where non compliance becomes known.

Terms and Conditions of Appointment

Greg Hough of Get Certified Building Services Pty Ltd will only accept the appointment as the PCA for proposed building works as stated on this form where

- 1 All information stated on this form plan certificate or document submitted in relation to the proposed building work is correct and accurate in its entirety
- 2 Building work has not commenced at the time the PCA consents to the appointment
- 3 Details of the principal contractor and the required insurance under the Home Building Act 1989 or details of the owner builder and any permits required under the Act have been supplied to our office in writing whichever the relevant
- 4 Building work will not commence until you have been advised the PCA has consented to the appointment and a valid Construction Certificate or Complying Development Certificate has been issued
- 5 You must contact the PCA at the critical stage inspections or make arrangements for the principal contractor to do this on your behalf as advised by the PCA during the construction phase of the project by providing at least 48 hours written notice
- 6 Building works are to be carried out in accordance with the current Development Consent and building approval or you must inform the PCA in writing where you intend to depart from the current Development Consent as soon as the intention arises
- 7 You acknowledge the PCA and Get Certified Building Services Pty Ltd will not be liable for any damages or losses suffered by any other party as a result of carrying out its duties or responsibilities as a PCA under the EP&A Act and Regulations
- 8 You acknowledge that an Occupation Certificate is mandatory and cannot be issued unless all critical stage inspections have been successfully carried out by the PCA or another Certifying Authority. Fines may apply to an occupier of a new building without an occupation certificate

Prior to the Appointment of PCA

You must ensure that you have filled in this form correctly and entirely. The form must be signed by ALL land owners of the site where building work is proposed.

After the Appointment of PCA

A construction Certificate or Complying Development Certificate may be issued to the "applicant" as stated on the approved application form.

During Construction Phase

It is your responsibility as the appointee of the PCA to contact or arrange contact with the PCA at the critical stage inspections or any other inspection stage as specified in this agreement. Failure to do so may result in the inability of the PCA to issue an Occupation Certificate. The legislation provides that the PCA must be given at least 48 hours notice to carry out the inspection.

Finalisation of Building Work

The PCA may issue an Occupation Certificate where he/she is satisfied as to certain prescribed matters. Where an Occupation Certificate cannot be issued, the applicant will be notified and advised as to the action required to enable issue of occupation certificate.

Enforcement

The legislation requires the PCA to enforce compliance with the current Development Consent and building approval. Where non-compliance is not rectified within a reasonable time, the PCA may issue a Notice of Intention To Serve an Order and the Consent Authority will be notified. Council has the discretion to take or not take action in the capacity of the Consent Authority.

Fees for services rendered

The applicant for a Construction Certificate or Complying Development Certificate will be advised of our fees for services rendered by way of written quote or long term service arrangement. The applicant will be liable for these costs unless otherwise specifically stated on the application form.

OWNERS CONSENT

As the owner/owners of the land specified on this form, I/we hereby consent to the following:

- 1 I/we authorize an application to Get Certified Building Services Pty Ltd for a Construction Certificate or a Complying Development Certificate (whichever the relevant) and Occupation Certificate by the principal contractor nominated on this form.
- 2 I/we authorize the right of entry for any Certifying Authority arranged by Get Certified Building Services Pty Ltd to carry out inspections required by the PCA under this agreement.

CHECKLIST – DOCUMENTS TO ACCOMPANY THIS APPLICATION

For Construction Certificate Applications

- ☐ Complete & sign this Application form – all owners are to sign
- ☐ 1 copy of Council DA approved plans
- ☒ 1 copy of Council Development Consent
- ☐ 3 copies of architectural plans with amendments satisfying conditions of consent and the Basix Commitments where applicable
- ☐ 3 copies of building specifications
- ☐ If using a licensed builder – copy of Home Owners Warranty Insurance Certificate if work is valued over \$12,000 (N/A for commercial or industrial development)
- ☒ If not using a licensed builder – copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development)
- ☐ Evidence of payment of Long Service Levy if work is valued \$25,000 or over
- ☐ 3 copies of applicable Structural Engineering details
- ☒ Basix Certificate where applicable
- ☒ Copy of plans stamped by Sydney Water

For Construction Certificate Applications

- ☐ Complete & sign this Application form – owner to sign
- ☐ 3 copies of architectural plans – including the Basix Commitments where applicable
- ☐ 3 copies of building specifications
- ☐ If using a licensed builder – copy of Home Owners Warranty Insurance Certificate if work is valued over \$12,000 (N/A for commercial or industrial development)
- ☐ If not using a licensed builder – copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development)
- ☐ Long Service Levy will apply if work is valued \$25,000 or over
- ☐ 3 copies of Structural Engineering details as appropriate
- ☐ Basix Certificate where applicable
- ☐ Copy of plans stamped by Sydney Water

SCHEDULE TO CONSTRUCTION CERTIFICATE/COMPLYING DEVELOPMENT APPLICATION

(This information will be sent to the Australian Bureau of Statistics)

All new buildings

Please complete the following

- Number of storeys (including underground floors)

3
- Gross floor area of new building (m²)

460
- Gross site area (m²)

1127

All new buildings

Please complete the following details of residential structures

- Number of dwellings to be constructed

1
- Number of pre-existing dwellings on site

0
- Number of dwellings to be demolished

0
- Will the new dwelling (s) be attached to other new Buildings?

Yes

☐

No

☒
- Will the new dwelling (s) be attached to existing Buildings?

Yes

☐

No

☒
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

Yes

☐

No

☒

All new buildings

Please indicate the materials to be used in the construction of the new building(s)

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	☒ 11	Tiles	☐ 10	Concrete or slate	☒ 20	Timber	☐ 40
Brick (veneer)	☐ 12	Concrete or slate	☒ 20	Timber	☐ 40	Steel	☒ 60
Concrete or stone	☐ 20	Fibre cement	☐ 30	Other	☐ 80	Aluminium	☐ 70
Fibre Cement	☐ 30	Steel	☒ 60	Not Specified	☐ 90	Other	☐ 80
Timber	☐ 40	Aluminium	☐ 70			Not specified	☐ 90
Curtain glass	☐ 50	Other	☐ 80				
Steel	☐ 60	Not specified	☐ 90				
Aluminium	☐ 70						
Other	☐ 80						
Not Specified	☐ 90						



PITTWATER COUNCIL

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

G.R. WILSON on behalf of Douglas Partners P/L
(insert name) (trading or company name)

on this the 16/4/2010
(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 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 Proposed New DA for Redesignated Residence - 75 Bungan Head Rd
Report Date 3 August 2009
Author David Murray of Douglas Partners
Newport

Documentation which relates to or is relied upon in report preparation

Barrington Consulting Eng. P/L Rev A dated Jan '10
S100, S200, S201, S202, S301, S400, S500,
S501, S502, S503, S600, S601, S700, S701, S702

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

Chartered Professional Status

Membership No

Company

G.R. Wilson

G.R. WILSON

RP600

10007

DOUGLAS PARTNERS P/L





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	RDS DESIGN
Name of Applicant	
Address of site	75 Bungan Head Rd Newport

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

I, Lucas Molloy (insert name) on behalf of Barrenjoey Consulting Engineers p/l (trading or company name)
on this the 9th April 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	Geotechnical Assessment Proposed New DA for Redesigned Residence
Report Date	5 August 2009
Author	David Murray
Author's Company/Organisation	Douglas Partners PTY LTD

Structural Documents list

Plans by Barrenjoey Consulting Engineers PTY LTD signed & dated JAN'10
S1 00, S2 00, S2 01, S2 02, S3 00, S3 01, S4 00, S4 03, S5 00, S5 01, S5 02, S5 03
S6 00, S6 01, S7 00, S7 01 & S7 02

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

Chartered Professional Status

Membership No

Company

Lucas Molloy

CPeng NPER

788184

Barrenjoey Consulting Engineers PTY LTD



Pittwater Council

OFFICIAL RECEIPT

13/04/2010 Receipt No 278306

TO OPAL COPYING COMPANY PTY LTD

C/- PAUL HAIN
141 GEORGE STREET
SYDNEY 2000

Applic	Reference	Amount
GL Recei	QLSL Builders	\$3 458 00
	1 X N0349/09 75 BUNGAN HEAD RD NEWPORT	

Total \$3,458 00

Amounts Tendered

Cash	\$0 00
Cheque	\$3 458 00
Db/Cr Card	\$0 00
Money Order	\$0 00
Agency Rec	\$0 00
Total	\$3 458 00
Rounding	\$0 00
Change	\$0 00
Nett	\$3 458 00

Printed 13/04/2010 11 20 07 AM

Cashier JBibb

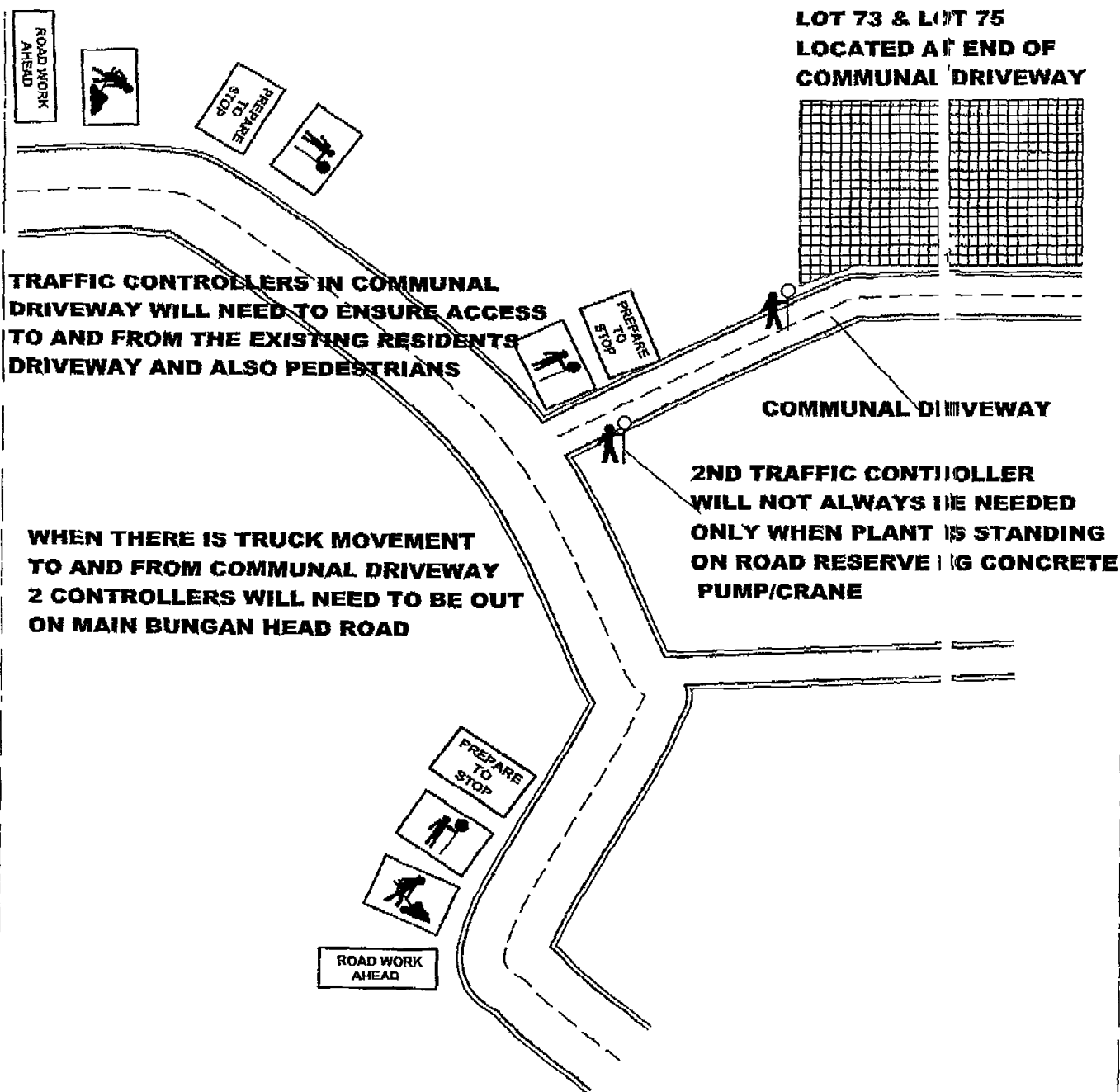
TRAFFIC CONTROL PLAN FOR DCR CONSTRUCTIONS NSW P^{TY} LTD AT 73-75 BUNGAN HEAD ROAD NEWPORT

Aus Commercial Traffic Control & Security Pty Ltd

Legend



Safety Zone



DATE 4 1 2008

TCP has been drawn by ACTCS Pty Ltd
Phone (02) 9944 8400 Fax (02) 9944 8600

All advanced warning signs are to be placed at a minimum distance of 10m apart

TCP drawn by Danielle Tyler
MOBILE 0433 773 886
TICKET # 2292003654
EXPIRY 21/2/2009

This TCP had been computer generated based on RTA TCP 83

Only RTA Certified Traffic Controllers are permitted to work within the parameters of this TCP. Heavy fines may apply to both the individual & company found controlling traffic without the appropriate RTA qualification

Traffic Management Plan

75 Bungan Head Road, Newport

- Approximately 5 trucks per day will be arriving and leaving the site. The trucks will leave the site west along Bungan Head Road, North along Myola Road, West along Queens Parade east, then south onto Barrenjoey Road.
- The hours that these trucks will be arriving will be in conjunction with the nominated work hours of the site. Being 7am till 5pm Monday to Friday. And 7am till 1pm Saturdays.
- All access to the site will be strictly from the south west corner as nominated from Pittwater council.
- To limit the inconvenience and provide safety to other users of the access way a nominated person (holding the minimum of a blue card in traffic control) will be controlling the vehicular and pedestrian movement on the access way during the times of deliveries and trucks accessing and leaving the site.
- Fences will be erected to protect all areas nominated by the Bush Management Report, also including signage to alert workers of the protected areas.
- Any of councils infrastructure which might be at risk of damage would be fenced off and signage alerting workers to the infrastructure. Any work that needed to be performed in this area would be completed with care as to not disturb the infrastructure.
- Parking, there will be a small amount of parking available on site. All other parking would be in available spots on Bungan Head Road and Myola Road. Car pooling for the purpose of traffic management would be advised to all contractors.



Application Lodgement Summary



Reference Number 2820996 Date Requested Fri March 19 2010

Agent Reece St Leonards, 37 Herbert Street St Leonards
Applicant Sh Branch Jm Branch, 96 Prince Alfred Pde Newport 2106
Property/Asset 75 Bungan Head Rd, Newport 2106 (Ps Hain) PNum 3404339
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application Fee	\$25 95	\$0 00	\$25 95

Property Special Conditions

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	Yes
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

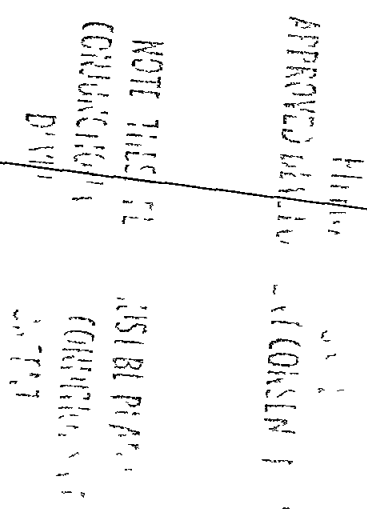
You must contact Sydney Water's Plumbing Inspection and Assurance Services on Ph 1300 889 099 to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property

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

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

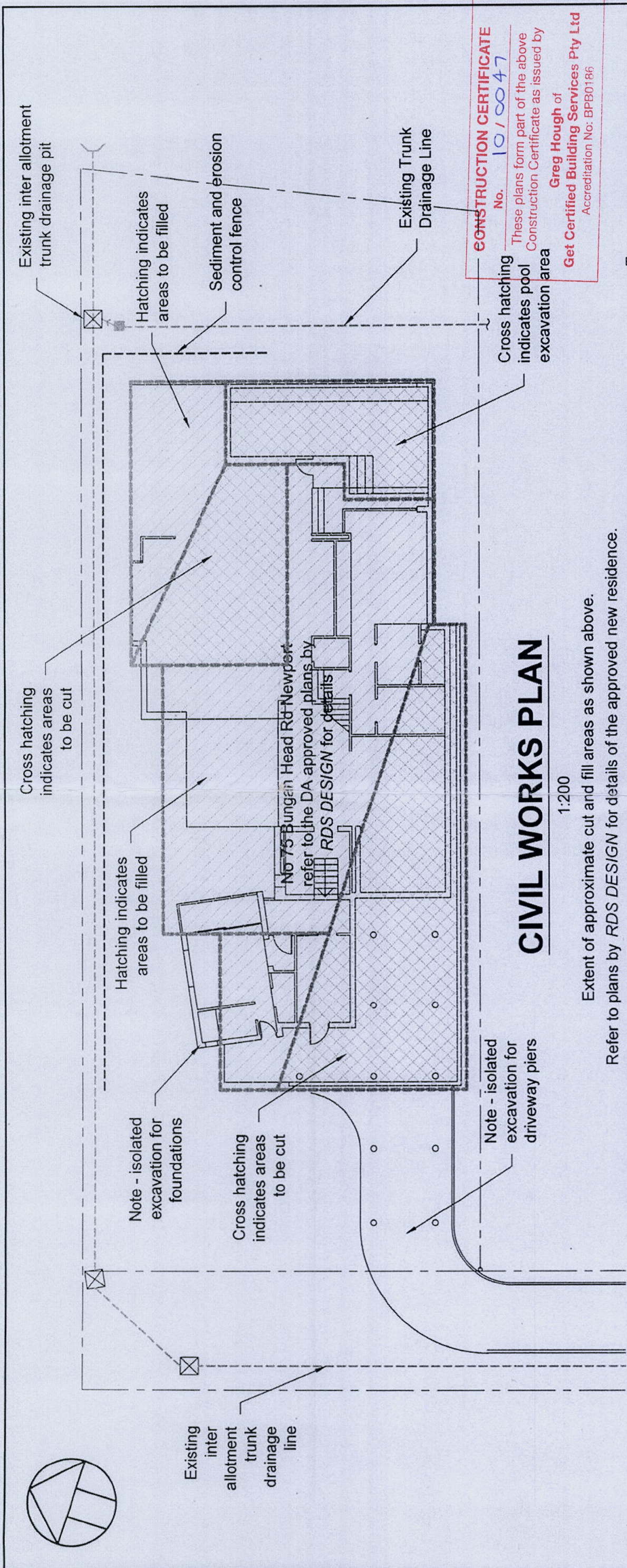
E rowan-stewart@bigpond.com

77 Alexander Street
Crows Nest NSW 2065
P 61 2 9460 7313
M 0409 567 443



SYDNEY, N. S. W.

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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849



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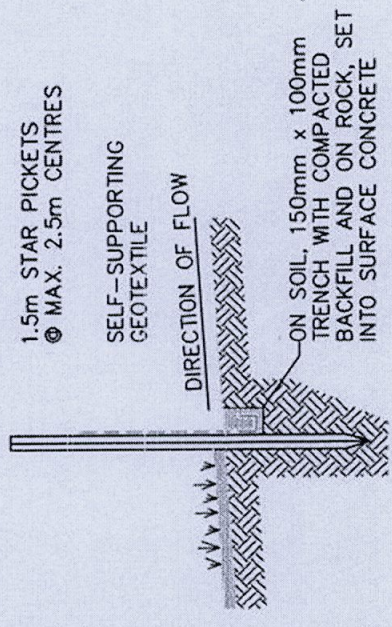
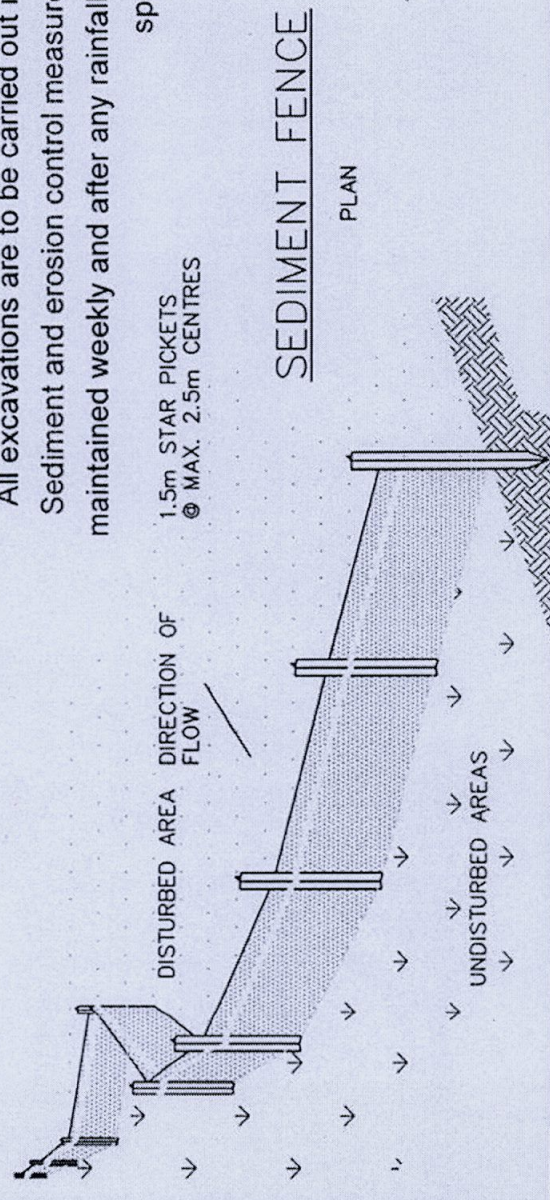
CIVIL WORKS PLAN

1:200

Extent of approximate cut and fill areas as shown above.

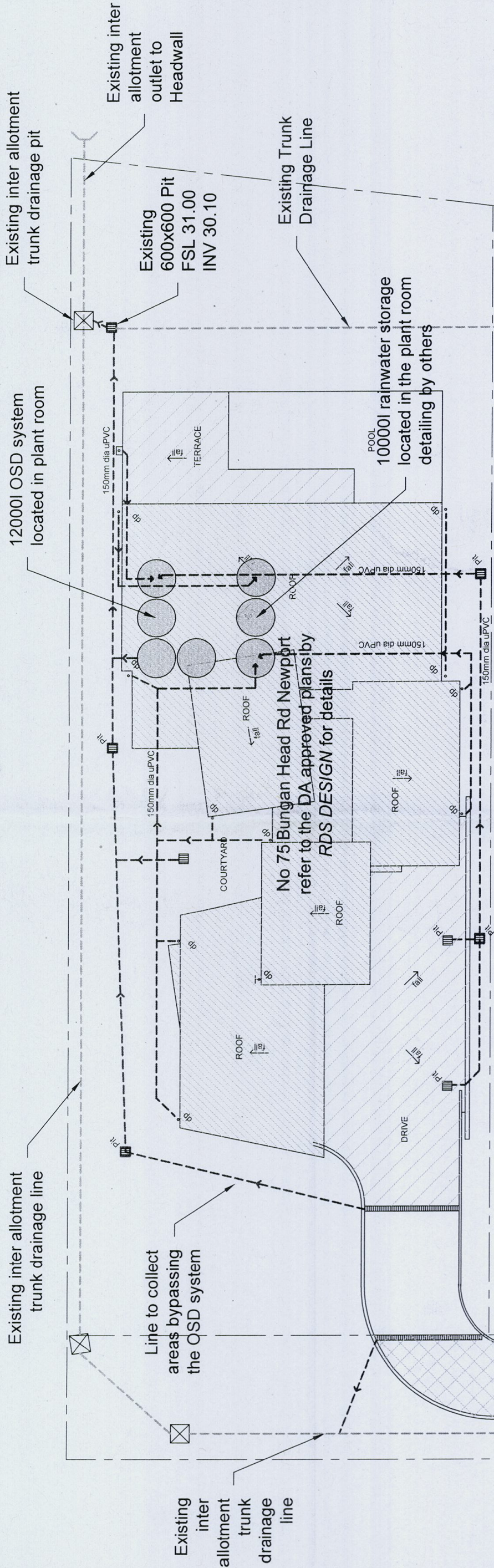
Refer to plans by *RDS DESIGN* for details of the approved new residence.

All excavations are to be carried out in accordance with the Geotechnical Consultants specifications and advice. Sediment and erosion control measures are to be installed prior to any excavation works, are to be inspected and maintained weekly and after any rainfall event. All vehicle movements in and out of the site are to be monitored and any spoil collected and disposed of accordingly.



- SEDIMENT FENCE CONSTRUCTION NOTES:**
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE PLAN VIEW. THE DOWNSTREAM AREA OF ANY ONE SECTION, THE CATCHMENT AREA, SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
 2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND @ 2.5m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP. 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

Barrenjoey Consulting Engineers pty ltd Stormwater PO Box 672 Avalon NSW 2107 P: 9918 6264 F: 9918 5841 M: 0418 620 330 E: lucasbee@bigpond.com ABN: 13124694917 ACN: 124694917 Structural Civil	PROJECT: PROPOSED NEW RESIDENCE 75 BUNGAN HEAD RD NEWPORT for ~ PAUL HAIN	DRAWING : CIVIL WORKS PLAN	Job No : 091201	Drawing No: C01
			Document Certification Barrenjoey Consulting Engineers pty ltd per Lucas Molloy MIEA CPEng NFER Director	 2010



STORMWATER MANAGEMENT PLAN

1:200

Extent of trunk drainage layout as shown above.

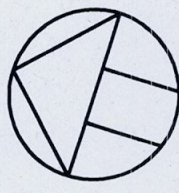
Refer to plans by *RDS DESIGN* for details of the approved new residence.

All roof run-off is to be collected and directed to a 10000l rainwater storage tank system located in the plant room as indicated above. Note separate piped lines for roof and surface run-off.

Overflow from the rainwater storage tank system and runoff from the driveway (part of) and southern landscaped areas is to be directed to a 12000l On Site Stormwater Detention System (OSD) located in the plant room as indicated above. The OSD has been designed in accordance with the requirements of Section B5.8 of Pittwater 21 DCP (specifically as a Independently Derived OSD Assessment).

For details of the Inter allotment drainage system refer to plans by T.J Taylor Consultants pty ltd dated Jan 09

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Barrenjoey Consulting Engineers pty ltd
Stormwater
PO Box 672
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ABN: 13124694917
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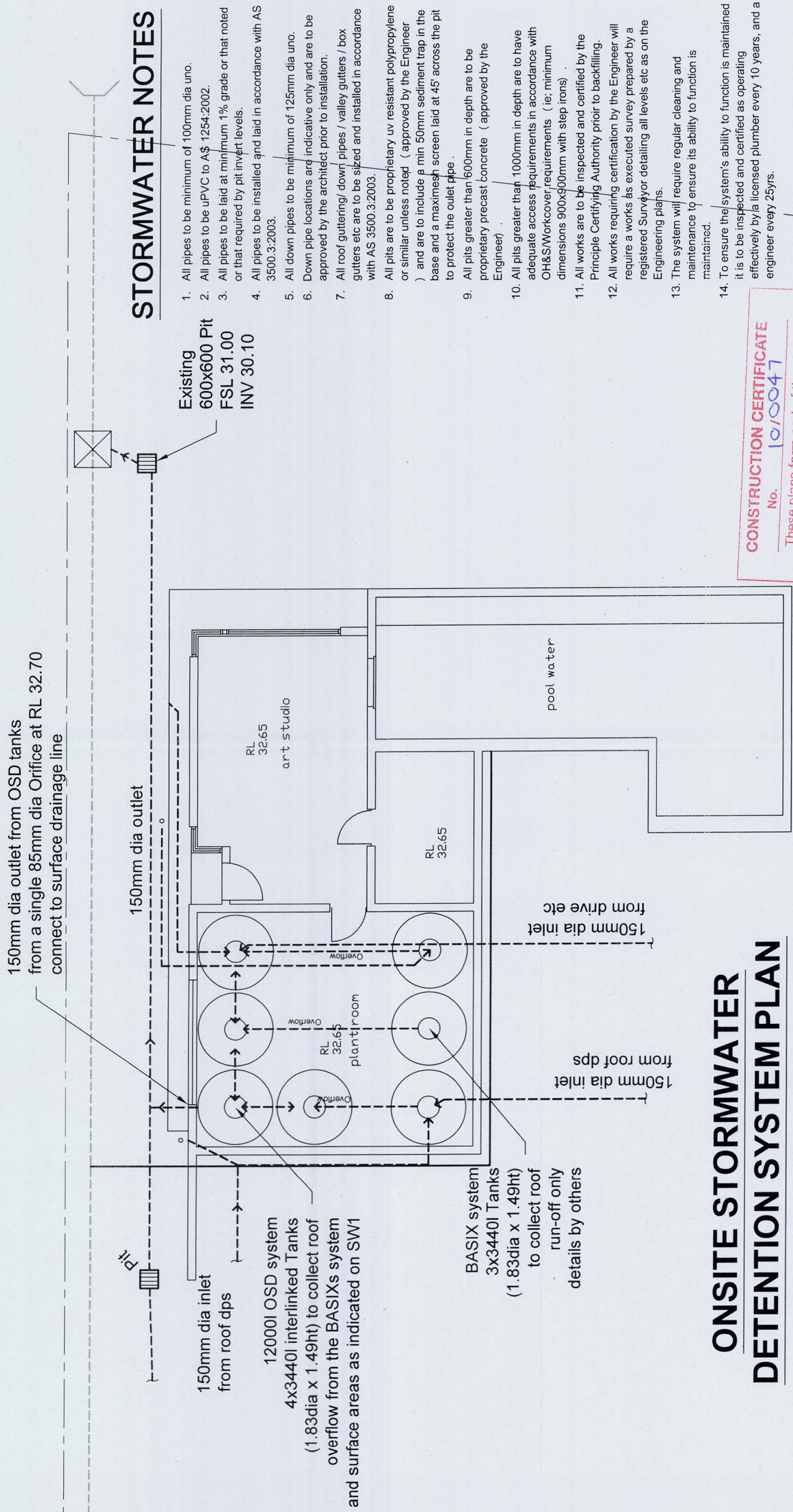
PROJECT:
PROPOSED NEW RESIDENCE
75 BUNGAN HEAD RD
NEWPORT
for ~ PAUL HAIN

DRAWING :
STORMWATER
MANAGEMENT
OVERVIEW

Job No :
091201

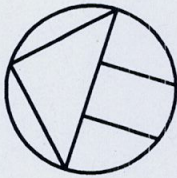
Drawing No:
SW1

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per
Lucas Molloy MIEA CPEng NPER Director



1. All pipes to be minimum of 100mm dia uno.
2. All pipes to be uPVC to AS 1254:2002.
3. All pipes to be laid at minimum 1% grade or that noted or that required by pit invert levels.
4. All pipes to be installed and laid in accordance with AS 3500.3:2003.
5. All down pipes to be minimum of 125mm dia uno.
6. Down pipe locations are indicative only and are to be approved by the architect prior to installation.
7. All roof guttering/ down pipes / valley gutters / box gutters etc are to be sized and installed in accordance with AS 3500.3:2003.
8. All pits are to be proprietary uv resistant polypropylene or similar unless noted (approved by the Engineer) and are to include a min 50mm sediment trap in the base and a mesh screen laid at 45° across the pit to protect the outlet pipe .
9. All pits greater than 600mm in depth are to be proprietary precast concrete (approved by the Engineer)
10. All pits greater than 1000mm in depth are to have adequate access requirements in accordance with OH&S/Workcover requirements (ie; minimum dimensions 900x900mm with step irons)
11. All works are to be inspected and certified by the Principle Certifying Authority prior to backfilling.
12. All works requiring certification by the Engineer will require a works as executed survey prepared by a registered Surveyor detailing all levels etc as on the Engineering plans.
13. The system will require regular cleaning and maintenance to ensure its ability to function is maintained.
14. To ensure the system's ability to function is maintained it is to be inspected and certified as operating effectively by a licensed plumber every 10 years, and a engineer every 25yrs.

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ONSITE STORMWATER DETENTION SYSTEM PLAN

1:100.

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STORMWATER FLOW

SUMMARY

(DRAINS ANALYSIS)

Site area	- 1108 m2
Existing impervious area	- 0 m2
Proposed impervious area	- 600m2
Detention Volume modelled	- 12000l
PSD modelled	- 25l/s
Existing Site Discharge	
5yr ARI Storm	- 79 l/s
100yr ARI Storm	- 49 l/s
Post Development Site Discharge	
5yr ARI Storm	- 64 l/s
100yr ARI Storm	- 40 l/s

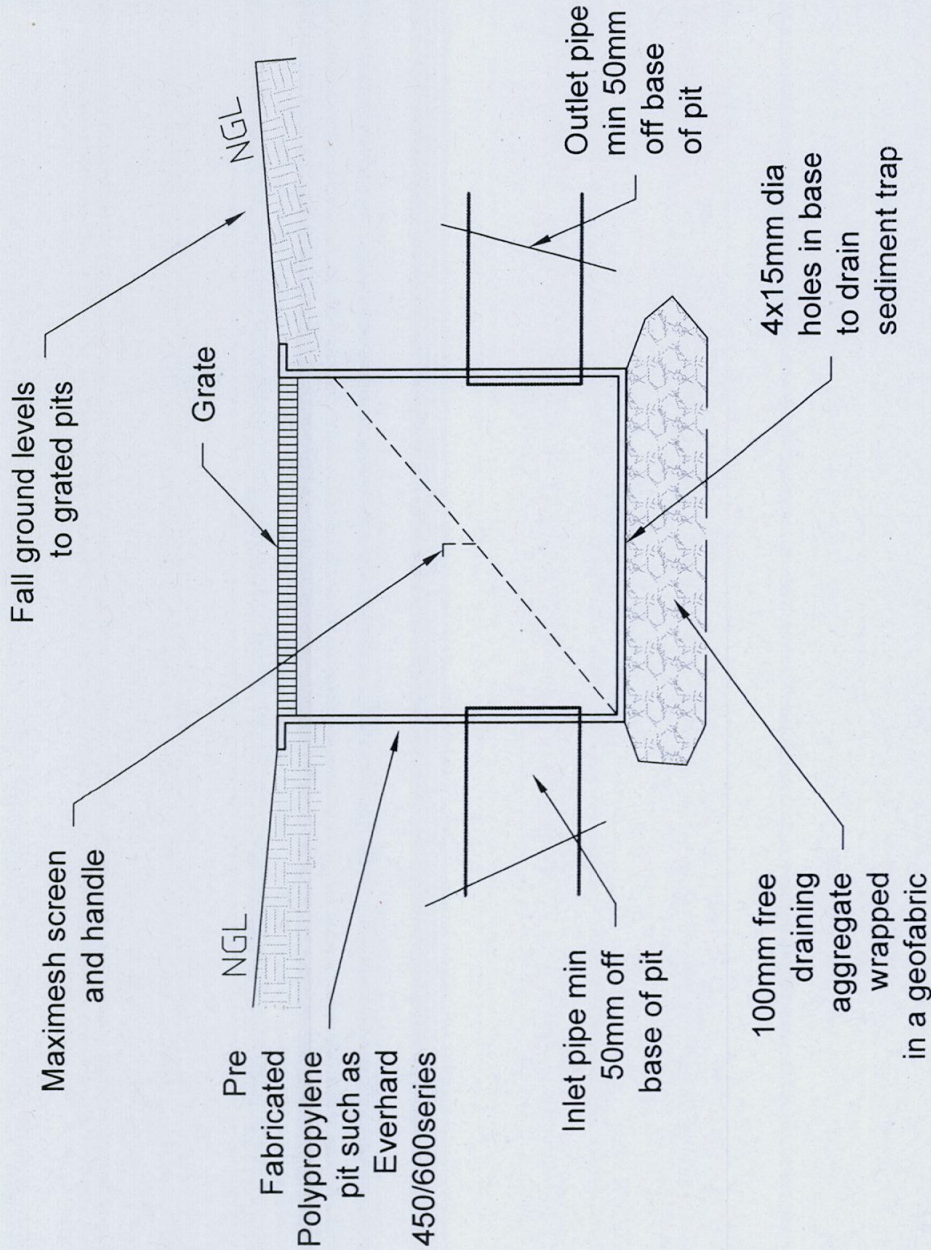
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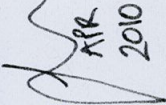
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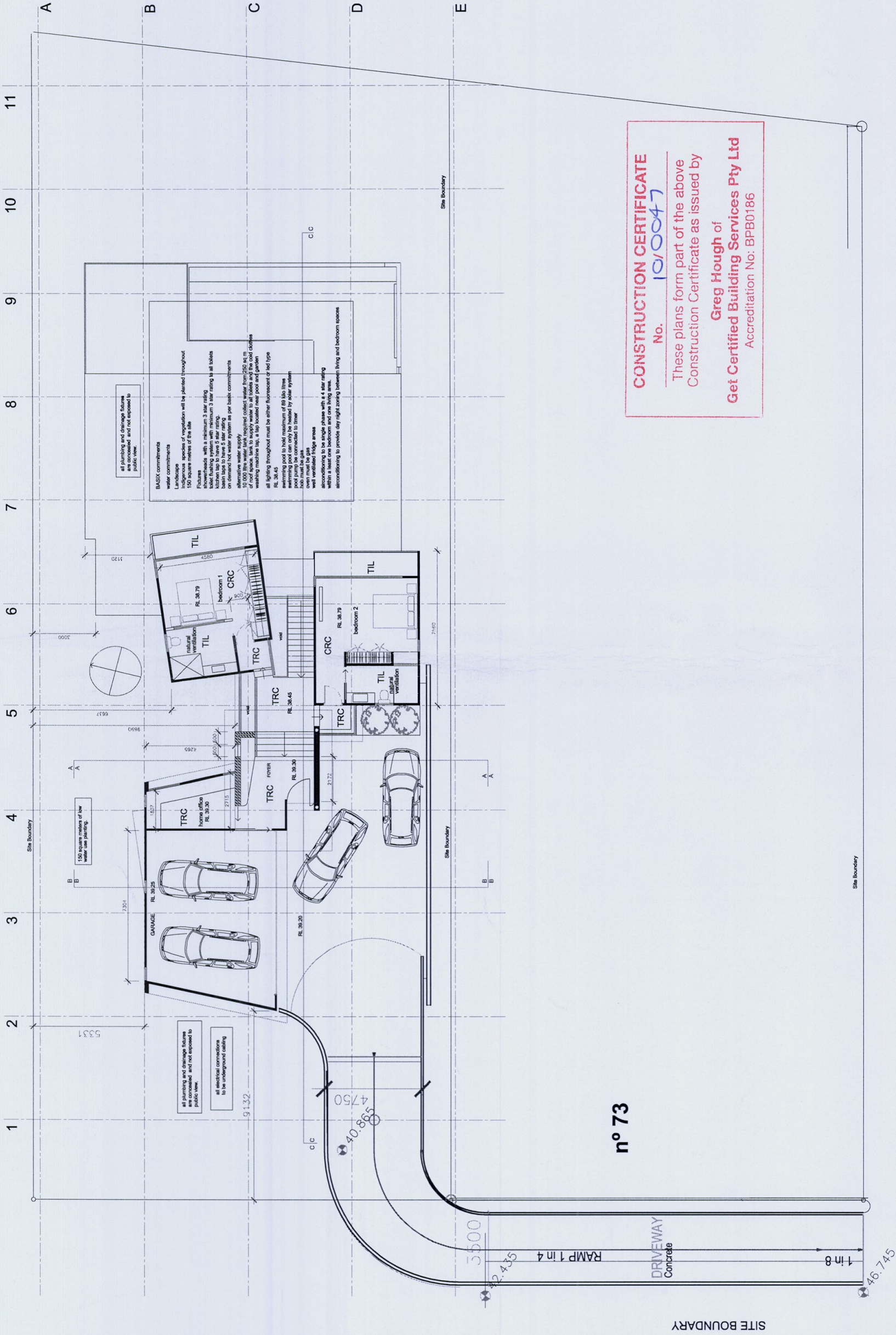
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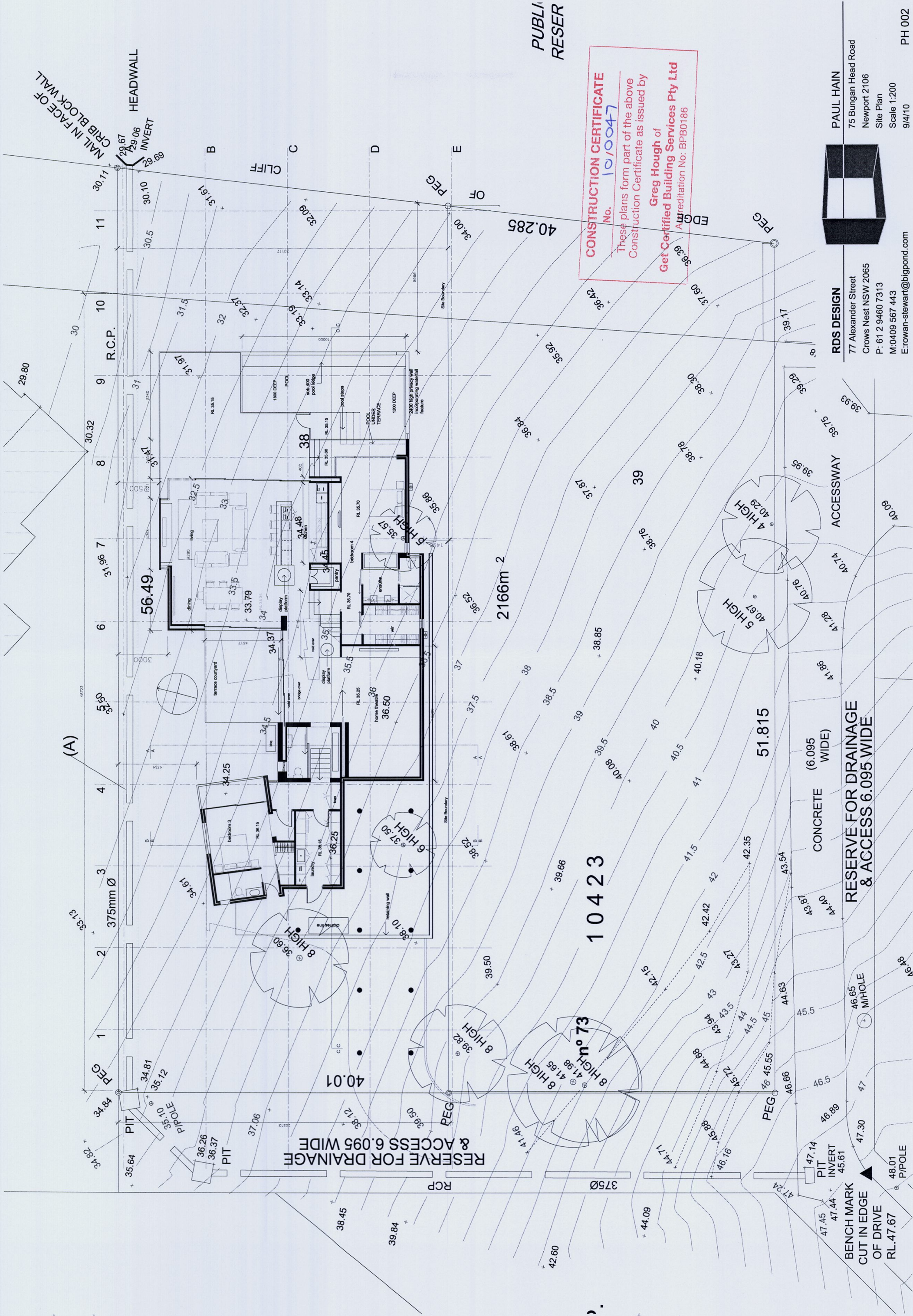
TYPICAL PIT DETAIL

NTS

Barrenjoey Consulting Engineers Pty Ltd Stormwater PO Box 672 Avalon NSW 2107 P: 9918 6264 F: 9918 5841 M: 0418 620 330 E: lucasbce@bigpond.com ABN: 13124694917 ACN: 124694917	PROJECT: PROPOSED NEW RESIDENCE 75 BUNGAN HEAD RD NEWPORT for ~ PAUL HAIN	DRAWING : PIT DETAILS AND DRAINS SUMMARY	Job No : 091201	Drawing No: SW3
			Document Certification Barrenjoey Consulting Engineers Pty Ltd per Lucas Molloy MIEA CPEng NPER Director	 2010



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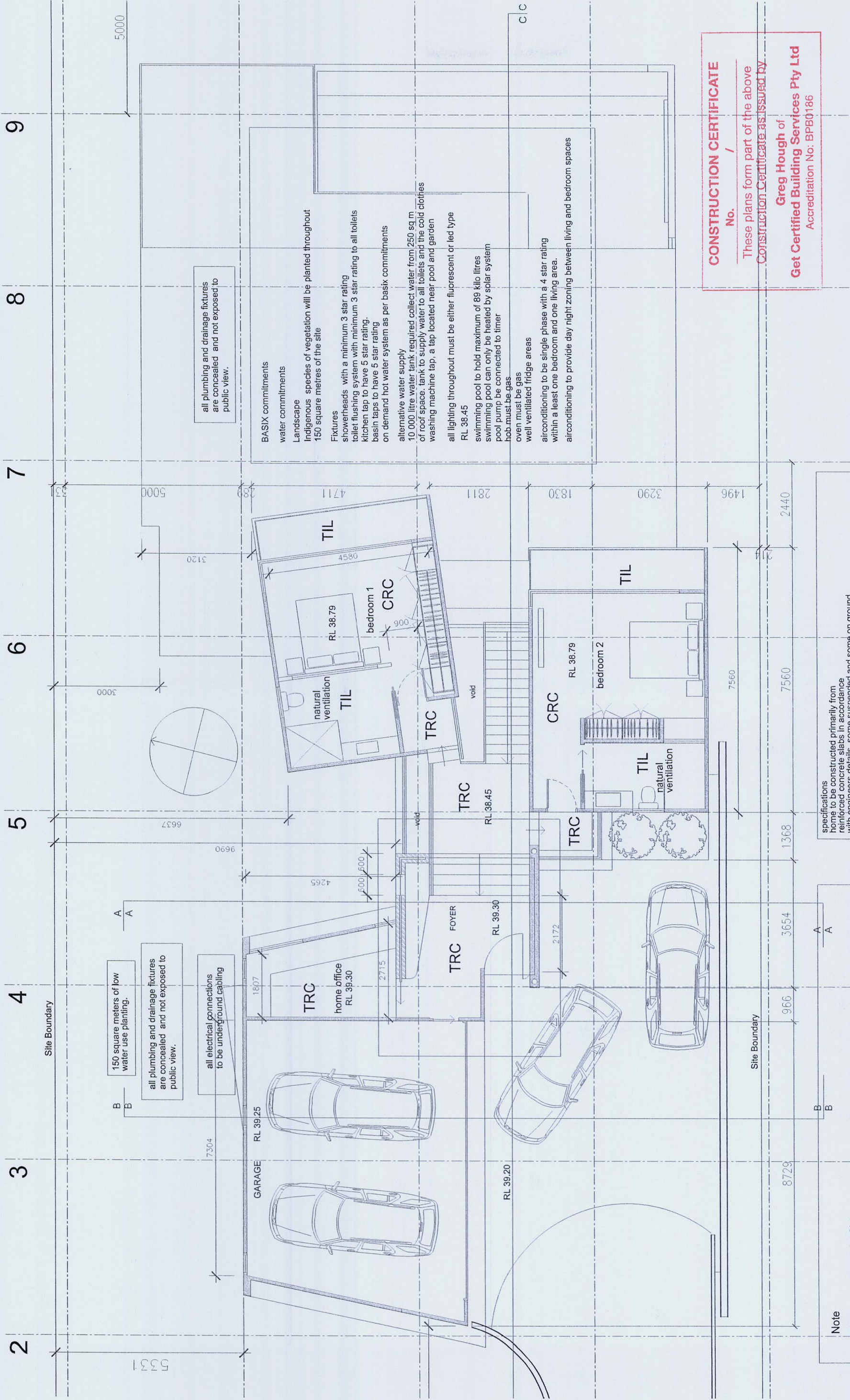
RDS DESIGN

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M: 0409 567 443
E: rowan-stewart@bigpond.com

PAUL HAIN

75 Bungan Head Road
Newport 2106
Site Plan
Scale 1:200
9/4/10

PH 002



all plumbing and drainage fixtures are concealed and not exposed to public view.

BASIX commitments
water commitments

Landscape
Indigenous species of vegetation will be planted throughout 150 square metres of the site

Fixtures
showerheads with a minimum 3 star rating
toilet flushing system with minimum 3 star rating to all toilets
kitchen tap to have 5 star rating.
basin taps to have 5 star rating
on demand hot water system as per basix commitments

alternative water supply
10 000 litre water tank required collect water from 250 sq m of roof space. tank to supply water to all toilets and the cold clothes washing machine tap. a tap located near pool and garden

all lighting throughout must be either fluorescent or led type
RL 38.45

swimming pool can only be heated by solar system
pool pump to be connected to timer

hob must be gas
oven must be gas

well ventilated fridge areas

airconditioning to be single phase with a 4 star rating
within a least one bedroom and one living area.

airconditioning to provide day night zoning between living and bedroom spaces

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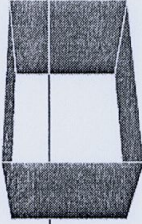
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RDS DESIGN

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PAUL HAIN

75 Bungan Head Road
Newport 2106
First Floor - Plan
Scale 1:100
9/4/10



E:rowan-stewart@bigpond.com

PH 003

Note

- S/Slab Suspended Slab
- S/G Slab on ground
- CRC Carpet over reinforced concrete slab
- TRC Timber over reinforced concrete slab
- TIL Tiled
- STO Stone

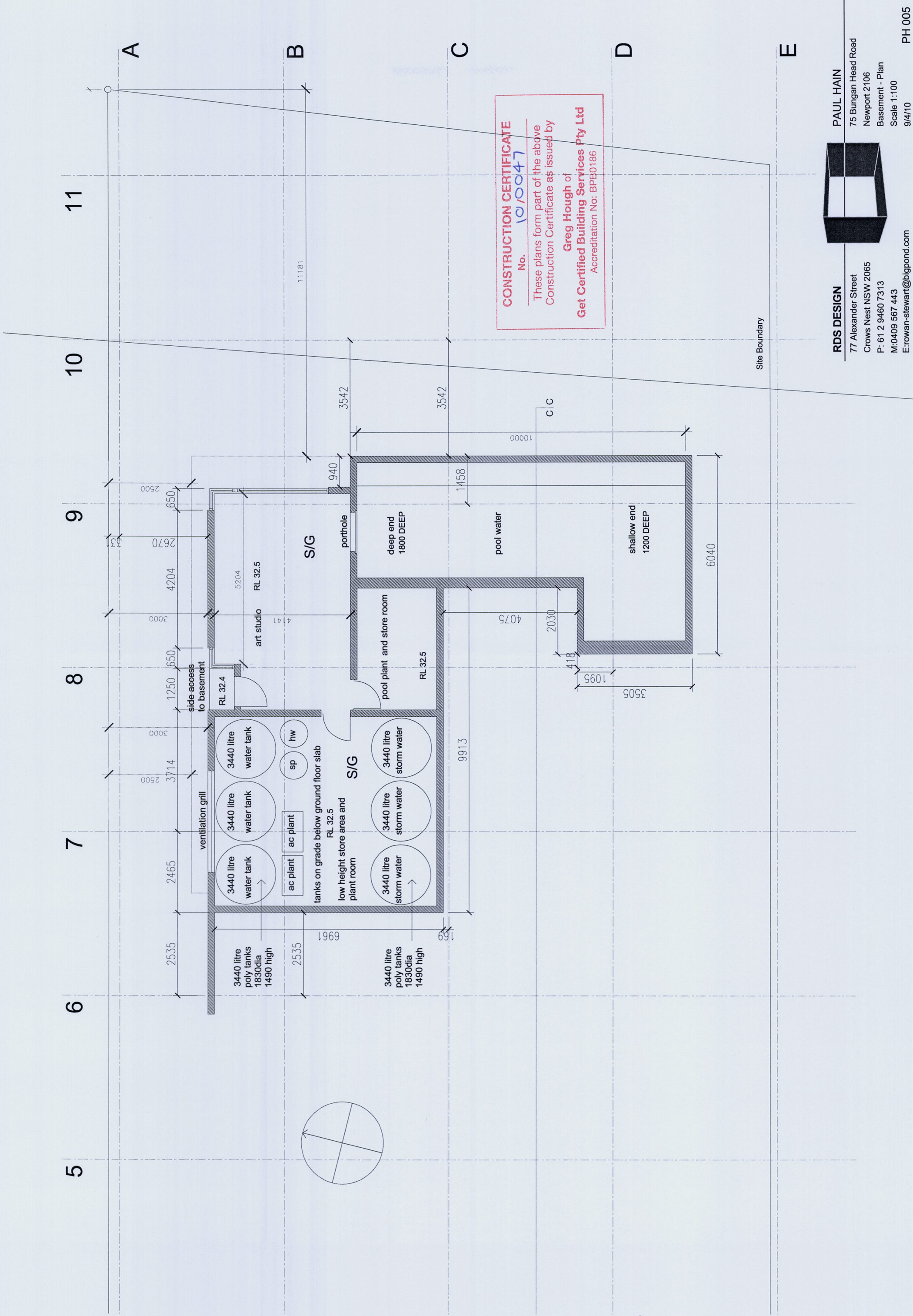
Specifications

home to be constructed primarily from reinforced concrete slabs in accordance with engineers details, some suspended and some on ground. walls built primarily from double brick externally and single brick internally, some walls will be made from timber frame and clad in plasterboard internally and in aluminum composite or metal cladding externally.

windows and doors will be natural anodised aluminum lower roofs will be reinforced concrete with water membrane over and cover in grey colored pebbles.

upper roof will be colorbond steel in monument color

all works to be built in strict accordance with the building code of australia.



RDS DESIGN

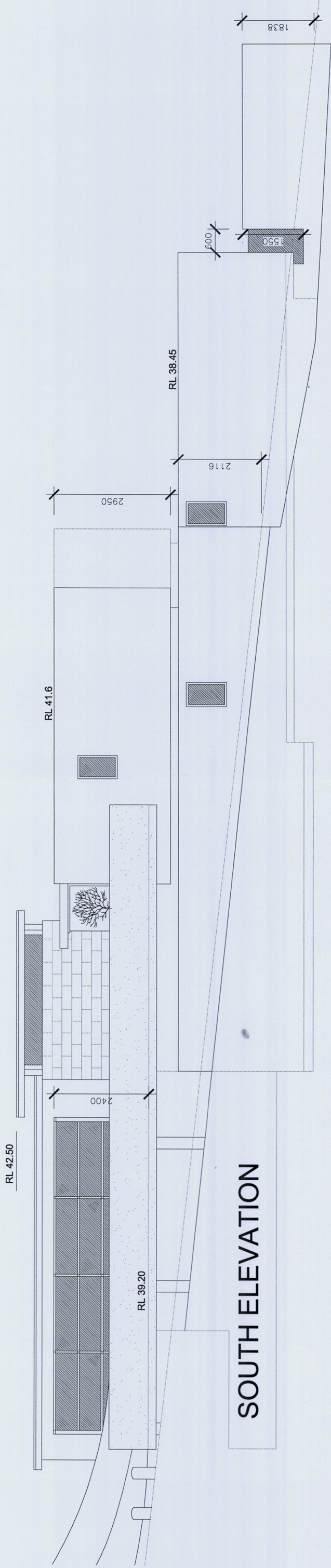
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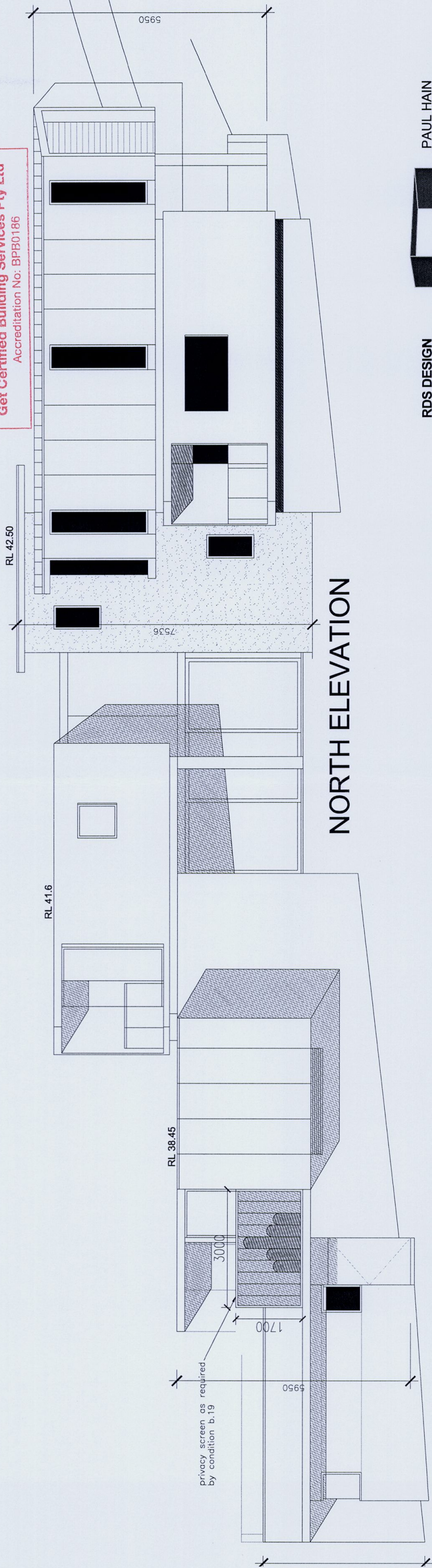
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75 Bungan Head Road
Newport 2106
Basement - Plan
Scale 1:100
9/4/10

PH 005



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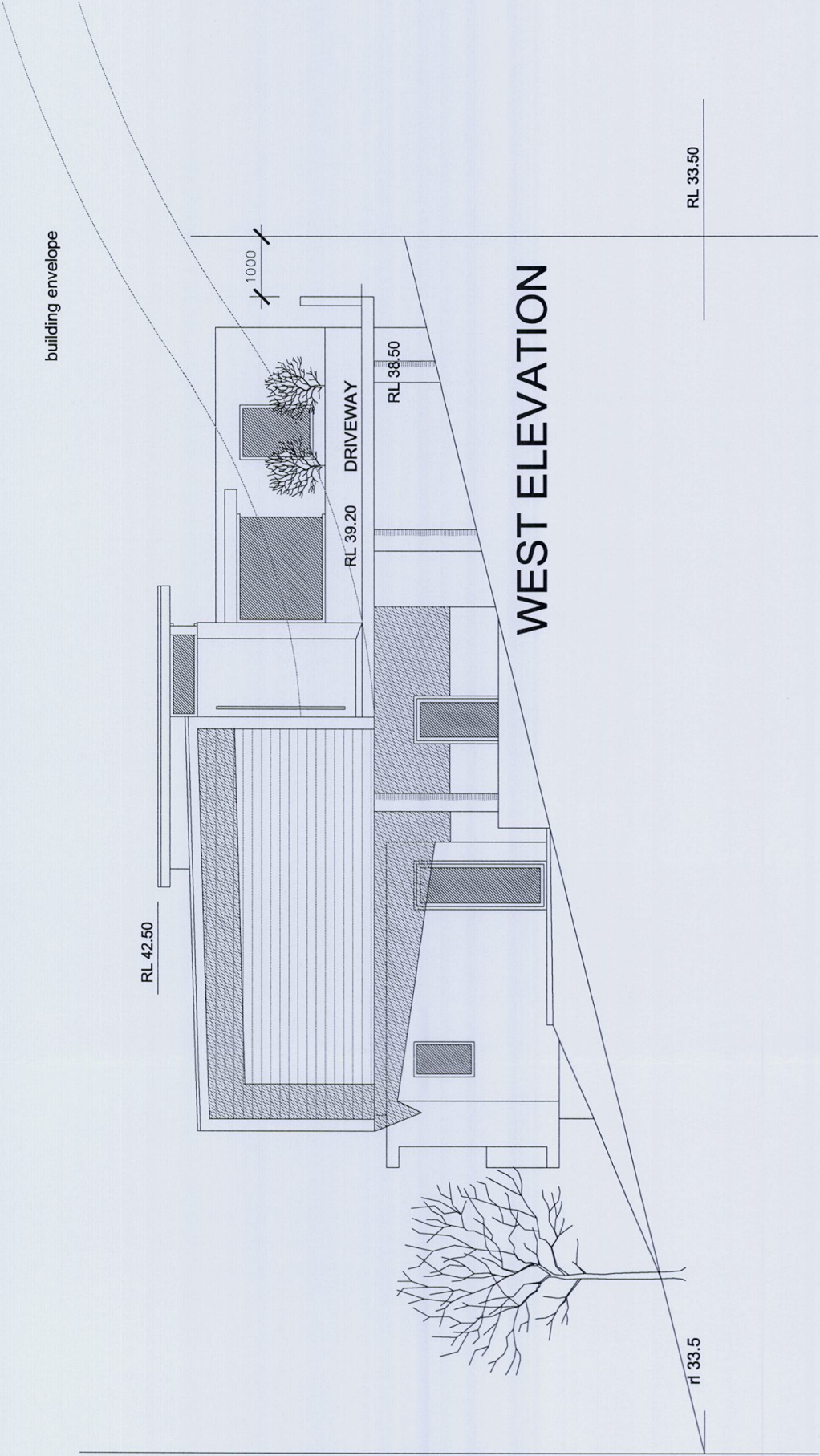
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PAUL HAIN

75 Bungan Head Road
Newport 2106
Elevations and Sections
Scale 1:100
9/4/10

PH 006

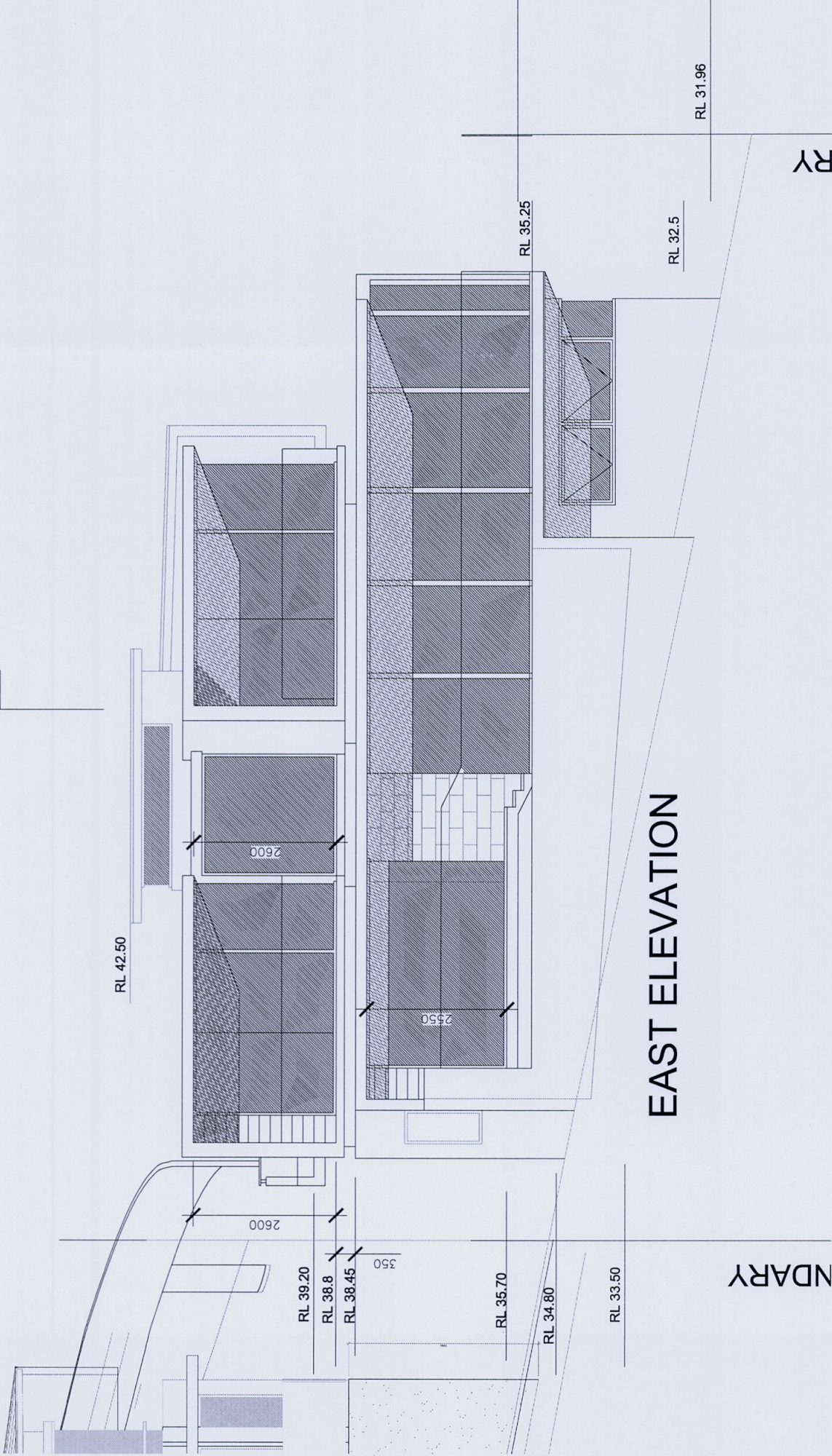


WEST ELEVATION

RL 33.50

RL 33.5

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EAST ELEVATION

RL 31.96

RL 32.5

RL 35.25

NDARY

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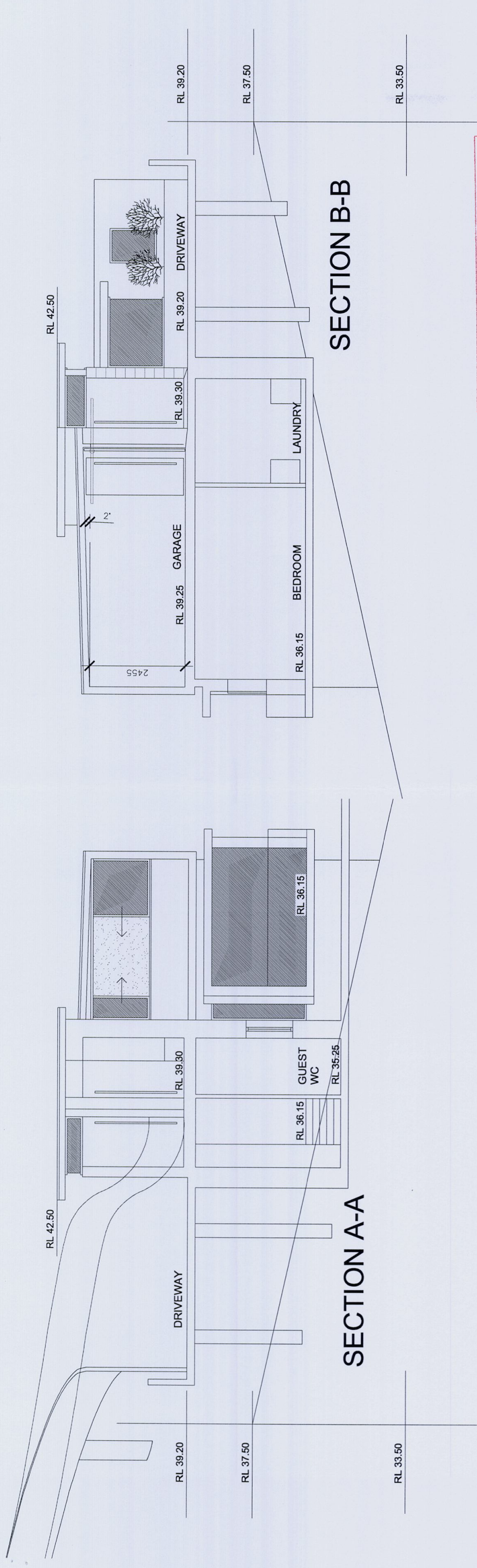
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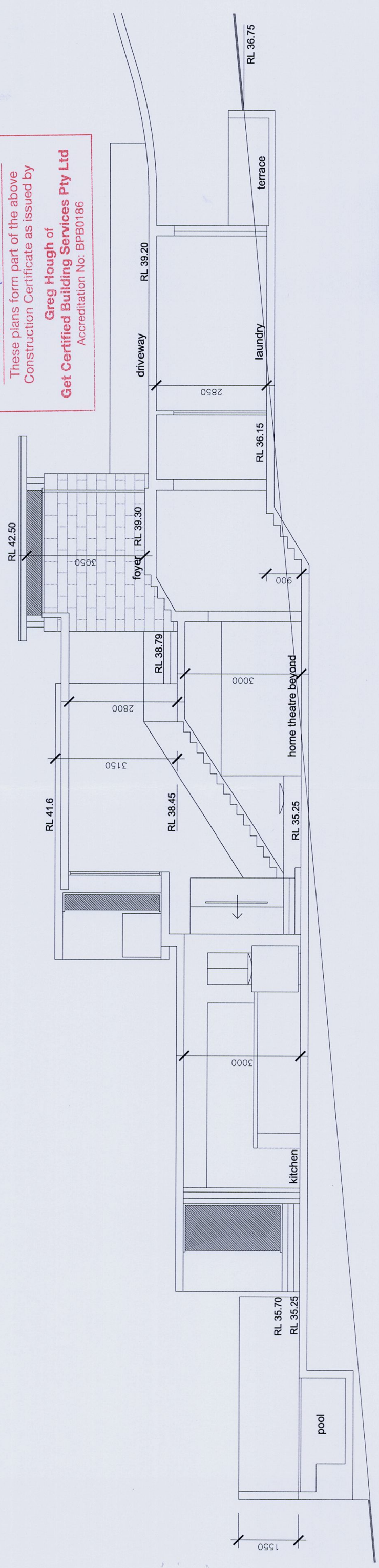
PAUL HAIN

75 Bungun Head Road
Newport 2106
Elevations
Scale 1:100
9/4/10

PH 007



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GENERAL NOTES

GENERAL
G1 - These drawings are to be read in conjunction with all architectural and other consultants drawings and specifications. Any discrepancies are to be referred to all parties and rectified before proceeding with the works.
G2 - Dimensions shall not be obtained by scaling from these drawings.
G3 - During construction the structure shall be kept in a stable condition and no part shall be over stressed.
G4 - All materials and workmanship are to be in accordance with the current Australian Standards, OH&S requirements, and the by-laws and ordinances of any relevant statutory authority.

FOUNDATIONS
F1 - For design purposes the foundation material is to be ROCK, MIN BEARING CAPACITY OF 800 kPa.
F2 - The foundation material is to be inspected, verified and approved by a Geotechnical Consultant as being in accordance with the above assumption and that it is sound and consistent with minimal possibility of differential settlement.
F3 - Should variable foundation material be encountered the engineer is to be contacted and it is likely all foundations are to be pierced to similar material of the greatest bearing capacity and that additional detailing of the foundation reinforcement will be required.
F4 - Any excavation works are to include measures to ensure the temporary and long term stability of any existing structure within its vicinity.
F5 - All foundations shall be a minimum 300mm into the approved material unless otherwise noted.
F6 - Foundation depth dimensions are a minimum only and final depth will be dependent on the adequacy of the bearing material.
F7 - All organic matter and top soil shall be removed from the underside of all slabs and foundations.
F8 - Any soft or questionable excavated areas are to be brought to the attention of the Geotechnical Consultant and may require controlled filling.
F9 - Any filling shall be to the approval of the Geotechnical Consultant and will generally be granular material compacted in not more than 150mm layers to a minimum dry density ratio of 98%.
CONCRETE
C1 - All workmanship and materials shall be in accordance with AS3600.
C2 - Concrete quality shall be verified by tests.
C3 - All concrete shall have a slump of 80mm and maximum aggregate size of 20mm.
C4 - Concrete strength and cover shall be as detailed on the plans.
C5 - Size of concrete members do not include thickness of applied finishes.
C6 - Beam depths are written first and include slab thickness if any.
C7 - No penetrations are to be made to the concrete members without the written approval of the engineer.
C8 - No water is to be added to the concrete prior to placement.
C9 - All construction joints shall be located to the approval of the engineer.
C10 - Fire rating requirements and adequacy is to be reviewed and specified by others.
C11 - All concrete members are to be cured by keeping the surfaces continuously wet for a period of 3 days followed by the prevention of loss of moisture for a further 7 days.
C12 - All concrete elements shall be compacted to form a dense homogenous mass using mechanical vibrators.
C13 - All formwork shall be installed and stripped in accordance with AS3610.
C14 - All formwork is to be free of debris prior to pouring of concrete.

REINFORCEMENT
R1 - All reinforcement shall be Grade D500.
R2 - Top reinforcement is to be continuous over supporting elements and lapped between supporting elements only.
R3 - Bottom reinforcement is to be continuous between supporting elements and lapped at supporting elements only.
R4 - Reinforcement is represented diagrammatically only and is not necessarily shown in its true projection.
R5 - Welding of reinforcement is not permitted.
R6 - All reinforcement shall be supported on bar chairs at max 750mm spacing.
R7 - Reinforcement shall be tied at alternate intersections.
R8 - Reinforcement bars are to lap a minimum length equal to 40 times the bar diameter (ie min 480mm for M12 bars, 640mm for M16 bars) .
R9 - Reinforcement fabric is to lap 1 complete square plus 25mm.

MASONRY
M1 - All workmanship and materials shall be in accordance with AS3700.
M2 - An approved slip joint material is to be placed over all load bearing masonry supporting a concrete slab and laid on smooth brick work or a trowed mortar finish, this material may constitute two layers of greased metal.
M3 - Masonry shall be constructed on suspended concrete structures only after all propping has been removed and the concrete has achieved its specified strength.
M4 - Control joints are to be placed in all walls at a maximum of 8m centres or closer as deemed necessary by the engineer. The joints are to be 10mm wide and sealed with an approved flexible sealant, with ties at 600mm centres vertical.
M5 - Concrete blocks shall have a minimum compressive strength of 15 MPa.
M6 - Core filling shall be 20 MPa concrete with 10mm aggregate, 230mm slump and compacted adequately.
M7 - Concrete blocks used in retaining wall construction are to be Double Web H blocks.
M8 - Maximum pour height for unrestrained blockwork is 1.8m.
M9 - All masonry components are to be tied at not more than 600mm centres to adjacent steel or concrete columns.

STEEL
S1 - All workmanship and materials shall be in accordance with AS4100.
S2 - Hot rolled plates shall comply with AS 3678.
S3 - Hot rolled sections shall comply with AS3679.
S4 - Cold formed sections shall comply with AS4600.
S5 - Welded and seamless hollow sections shall comply with AS1163.
S6 - Unless noted otherwise all welds shall be 6mm continuous fillet from ELxx electrodes, unless noted otherwise.
S7 - Unless noted otherwise all bolts shall be M16 high strength structural bolts grade 8.8, snug tightened, uno.
S8 - Unless noted otherwise all connections shall be 3M16 bolts, 10mm plate and 6mm continuous weld.
S9 - All structural steel work shall have the following level of corrosion protection (coatings listed below by ORICA Australia p/l maybe substituted with a certified equivalent) All coatings/finishes shall be applied in accordance with the manufacturers specifications and recommendations including surface preparation.

DESIGN LIFE OF THE STRUCTURE
D1 - The design life of all elements as specified within these documents correspond to that required by the Building Code of Australia and the relevant Australian Standard.
D2 - The Design Life of the elements relevant to slope stability maybe extended to that required by Pitwater Councils Interim Risk Management Policy by the implementation of a rigorous maintenance and inspection schedule.
D3 - To meet the requirements of Pitwater Councils Interim Risk Management Policy the works are to be regularly maintained by the occupant/home owner, inspected by an Engineer 2 years after completion, by a licensed builder every 10 years and by a qualified Engineer every 25 yrs.

DESIGN WIND SPEED
Wind loads are in accordance with AS 1170 as follows :
Basic wind velocity = 41 m/s

DRAWING SCHEDULE

- S1.00 - GENERAL NOTES AND DRAWING SCHEDULE
S2.00 - FOOTING PLAN
S2.01 - FOOTING DETAILS - SHT 1
S2.02 - FOOTING DETAILS - SHT 2
S3.00 - BASEMENT SLAB PLAN
S3.01 - BASEMENT SLAB DETAILS - SHT 1
S4.00 - SWIMMING POOL SLAB PLAN
S4.03 - SWIMMING POOL DETAILS - SHT 3
S5.00 - GROUND FLOOR SLAB PLAN - SHT 1
S5.01 - GROUND FLOOR SLAB PLAN - SHT 2
S5.02 - GROUND FLOOR SLAB DETAILS - SHT 1
S5.03 - GROUND FLOOR SLAB DETAILS - SHT 2
S6.00 - FIRST FLOOR FRAMING PLAN - SHT 1
S6.01 - FIRST FLOOR SLAB PLAN - SHT 2
S7.00 - LOWER ROOF FRAMING PLAN
S7.01 - UPPER ROOF FRAMING PLAN
S7.02 - ROOF FRAMING DETAILS - SHT 1

ISSUED FOR CONSTRUCTION
CERTIFICATE SUBMISSION ONLY.
FURTHER DETAILING TO BE
ISSUED DURING CONSTRUCTION.

Internal elements
not visible - a single coat (75 microns) of Zincanode 402.
visible - a first coat (75 microns) of Zincanode 402 and a second coat (100 microns) of Weathermax HBR.
External elements including members with an external cavity or within 1m of a significant opening)
not visible - a first coat (75 microns) of Zincanode 402 and a second coat (200 microns) of Duremax GPE M10
or Hot Dipped Galvanised to AS 4680.
visible - a first coat (75 microns) of Zincanode 402 and a second coat (200 microns) of Duremax GPE M10 and a third coat (100 microns) of Weathermax Dulux Quantum Effects
S10 - All work shop drawings are to be reviewed and approved by the Engineer.

TIMBER
T1 - All workmanship and materials shall be in accordance with AS1720 and AS1684.
T2 - All exposed timber shall be H3 treated or of durability class 1.
T3 - All timber in contact with the ground shall be H4 treated or of durability class 1.
T4 - All exposed cut's shall be treated to achieve H3 or H4 requirements.
T5 - All softwood shall be minimum F7.
T6 - All hardwood shall be a minimum F14.
T7 - All bolt hole s shall be exact size and washers shall be 2.5 x the bolt diameter.

INSPECTIONS
I1 - Barrenjoey Consulting Engineers shall only inspect works within its capacity as an Engineering Consultancy and will not carry out Mandatory Critical Stage Inspections.
I2 - Barrenjoey Consulting Engineers will not inspect or certify foundation material adequacy, see F2.
I2 - All inspections are to be carried out at the request of the projects Principal Certifying Authority, or should independent certification be required at the request of the client or builder.
I3 - Typical inspections include -
Foundation reinforcement
Slab on ground reinforcement
Suspended concrete reinforcement
Steel structures
Timber structures
Completed Stormwater Management systems
I4 - The client shall be responsible for any fees for inspections regardless of whom requested them.
I5 - All re inspection required due to no compliance with issued drawings or that deemed necessary by Barrenjoey Consulting Engineers shall be charged to the client.
I6 - No certification will be given for works not inspected by Barrenjoey Consulting Engineers.
I7- 48 Hrs notice is required for any inspection within the Sydney region and 72 Hrs notice is required for any inspection outside of this region.

CONSTRUCTION CERTIFICATE
No. 19/0047
These plans form part of the above
Construction Certificate as issued by
Greg Hough of
Get Certified Building Services Pty Ltd
Accreditation No: BPB0186

Barrenjoey Consulting Engineers Pty Ltd
Stormwater Structural Civil
PO Box 672
Avalon nsw 2107
P : 9918 6264 F : 9918 5841
M : 0418 620 330
E : lucasboe@bigpond.com
ABN : 13 124 694 917
ACN : 124 694 917

Project :
NEW RESIDENCE
75 BUNGAN HEAD ROAD
NEWPORT
for Mr PAUL HAIN

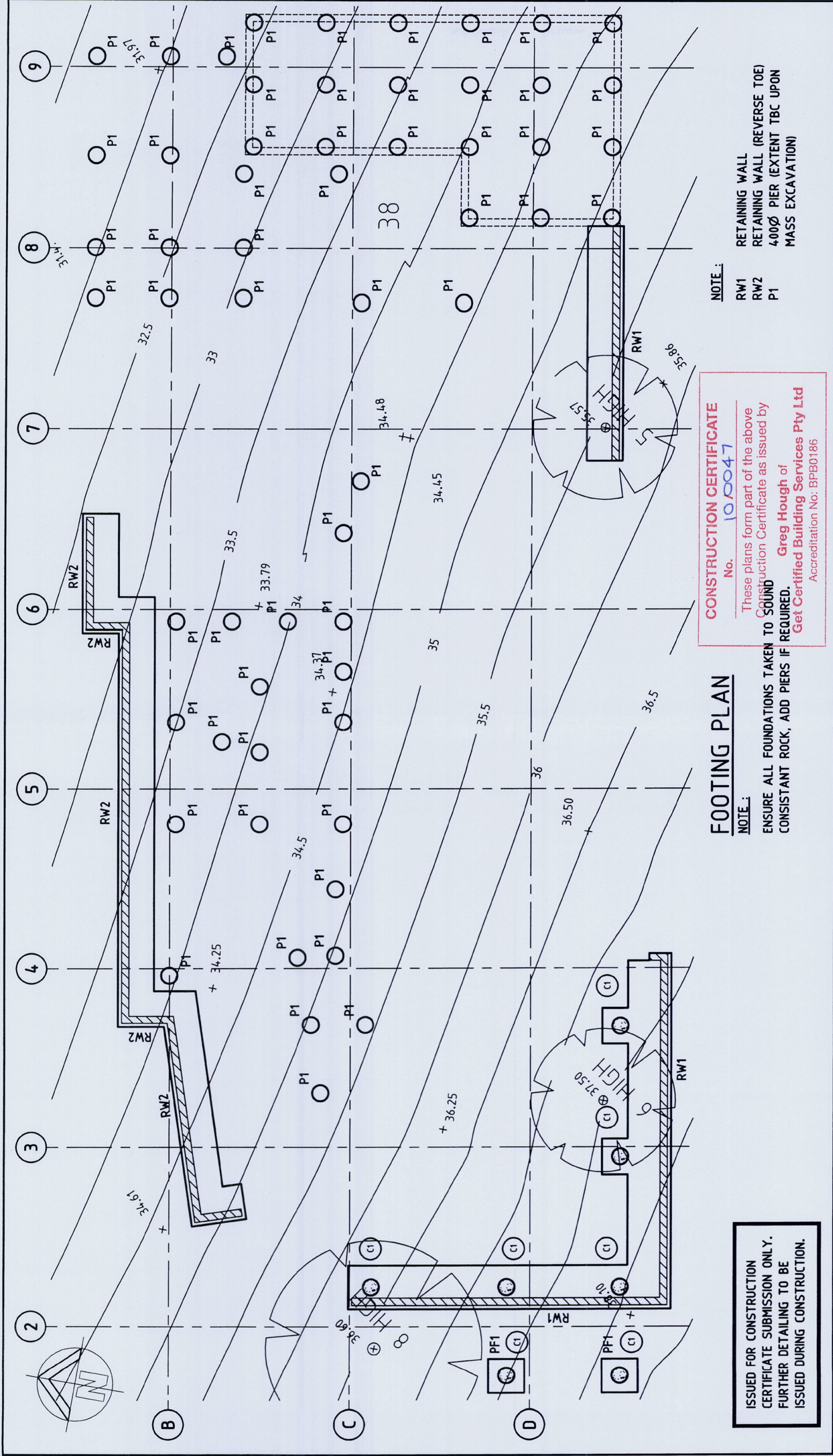
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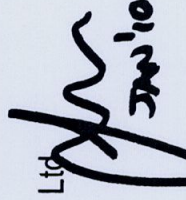
GENERAL NOTES AND
DRAWING SCHEDULE

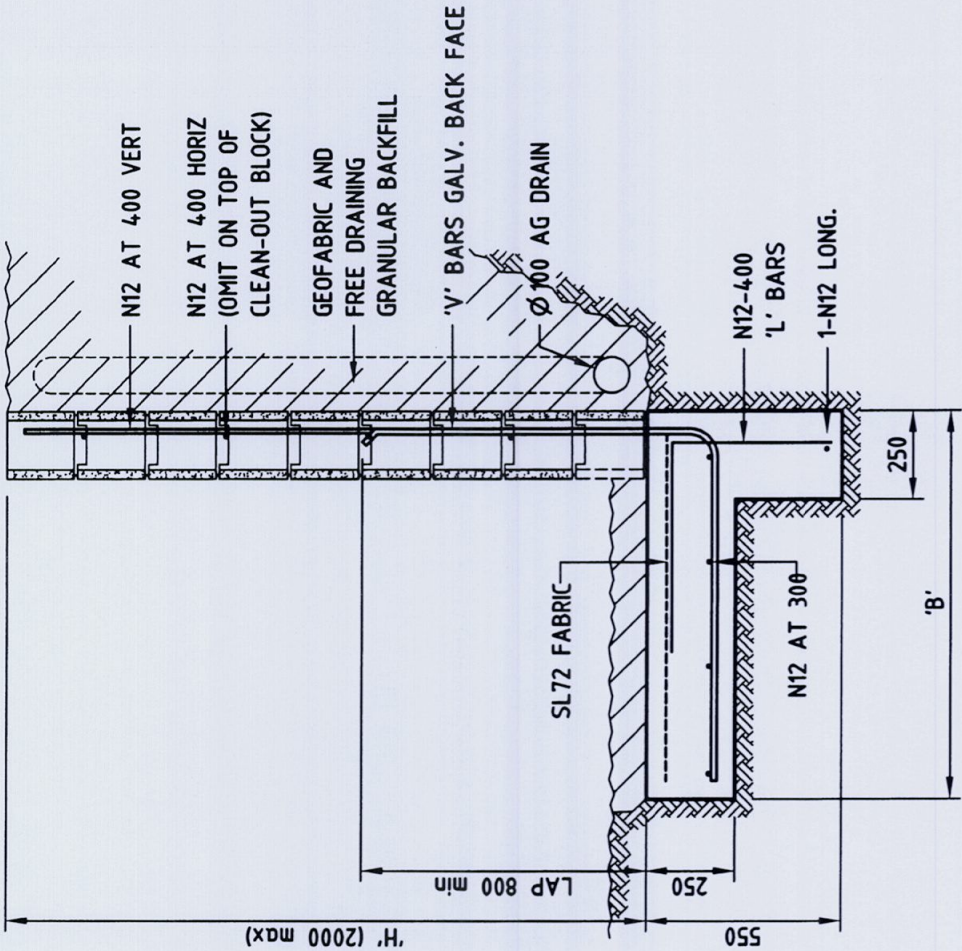
Job No :
091201

Drawing No :
S1.00

Document certification
Barrenjoey Consulting Engineers Pty Ltd
PER
Lucas Molloy MIEA CPEng NPER Director

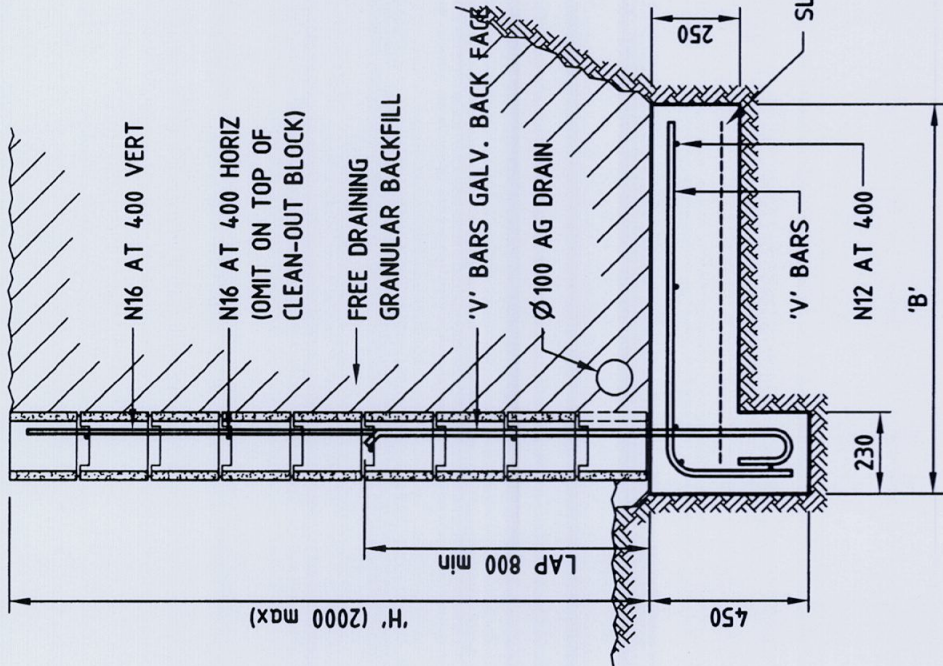


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Document certification Barrenjoey Consulting Engineers Pty Ltd				 PER Lucas Molloy MIEA CPEng NPER Director	



RETAINING WALL RW1 DETAIL

RETAINING WALL SCHEDULE			
TOTAL HEIGHT 'H' (mm)	HEIGHT OF BLOCK TYPE		'V' BARS
	200 SERIES		
800	800	600	N12 AT 400
1000	1000	800	N12 AT 400
1200	1200	1000	N12 AT 400
1400	1400	1200	N16 AT 400
1600	1600	1400	N16 AT 400
1800	1800	1600	N16 AT 400
2000	2000	1800	N20 AT 400
ALL STARTER BARS TO BE GALVANISED			



RETAINING WALL RW2 DETAIL

RETAINING WALL SCHEDULE				
TOTAL HEIGHT 'H' (mm)	HEIGHT OF BLOCK TYPE		'B' (mm)	'V' BARS
	200 SERIES			
800	800		600	N12 AT 400
1000	1000		700	N12 AT 400
1200	1200		800	N12 AT 400
1400	1400		900	N16 AT 400
1600	1600		1000	N16 AT 400
1800	1800		1100	N16 AT 400
2000	2000		1200	N20 AT 400
ALL STARTER BARS TO BE GALVANISED				

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Stormwater Structural Civil

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E : lucasbce@bigpond.com
ABN : 13 124 694 917
ACN : 124 694 917

Project :

NEW RESIDENCE
75 BUNGAN HEAD ROAD
NEWPORT
for Mr PAUL HAIN

Drawing :

FOOTING DETAILS
SHEET 1

Job No :

091201

Drawing No :

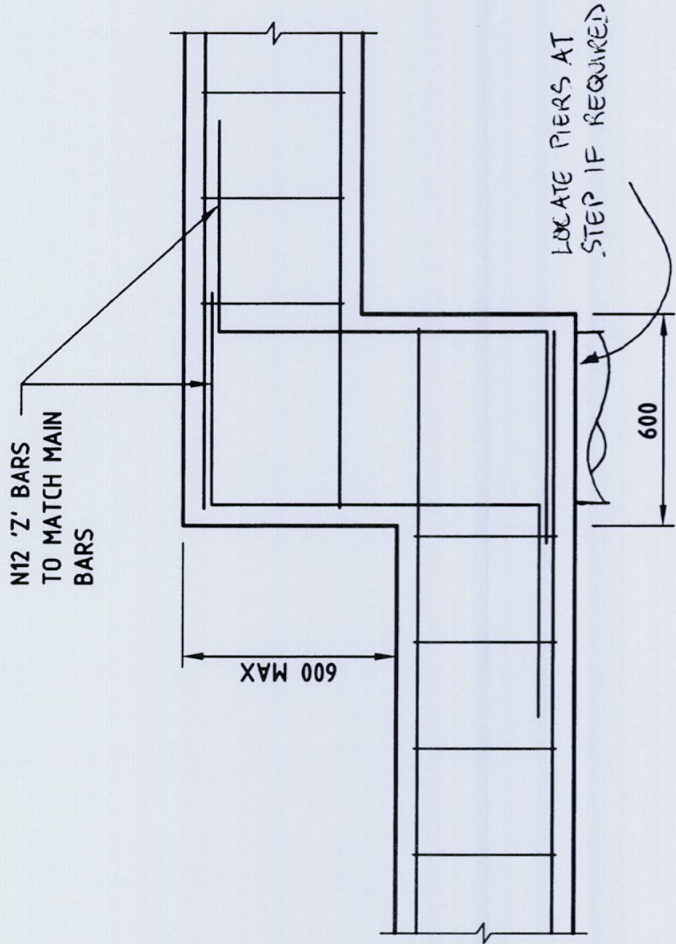
S2.01

Document certification

Barrenjoey Consulting Engineers Pty Ltd

PER

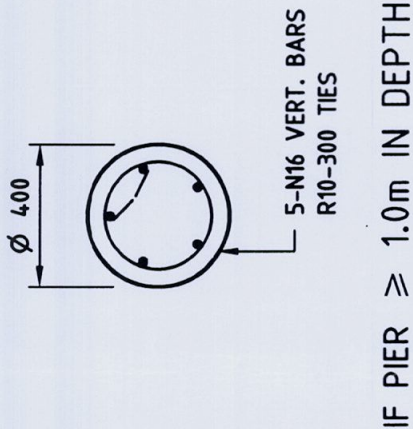
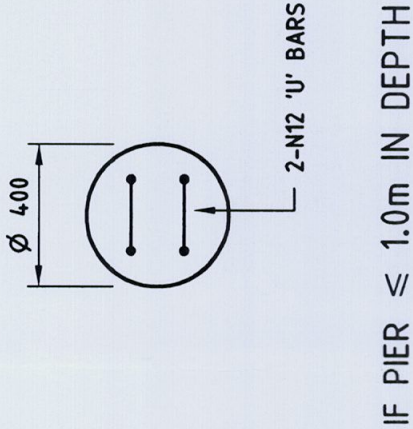
Lucas Molloy MIEA CPEng NPER Director



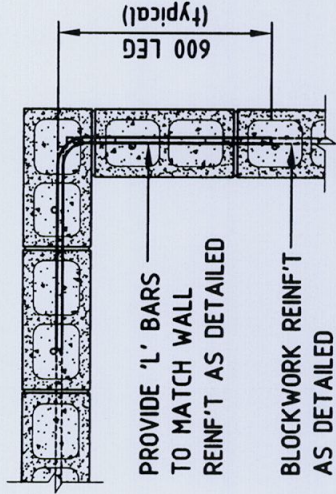
TYPICAL FOOTING STEP DETAIL

SCALE 1:20

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FURTHER DETAILING TO BE
ISSUED DURING CONSTRUCTION.

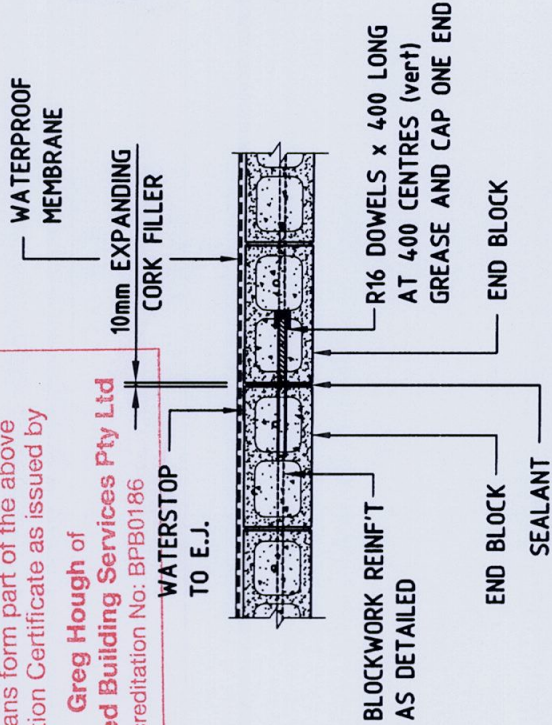


TYPICAL PIER SECTION



TYPICAL BLOCKWORK
CORNER DETAIL

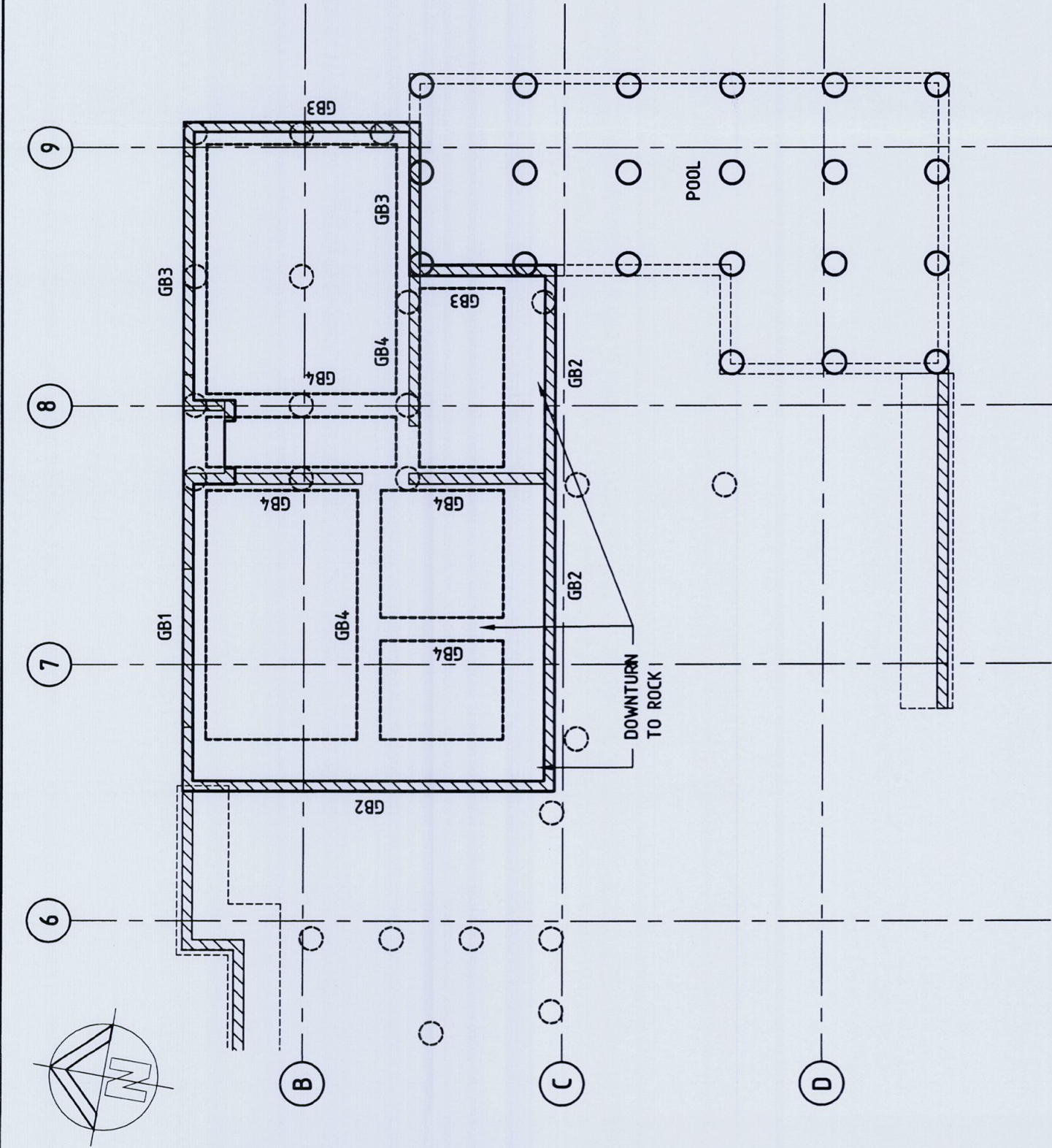
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TYPICAL BLOCKWORK VERTICAL
EXPANSION JOINT

UNLESS OTHERWISE NOTED ON PLAN
JOINTS SHALL BE LOCATED AT 8000 CENTRES max.

Project :		Drawing :	
Barrenjoey Consulting Engineers Pty Ltd Stormwater Structural Civil		Job No : Drawing No : 091201 S2.02	
NEW RESIDENCE 75 BUNGAN HEAD ROAD NEWPORT for Mr PAUL HAIN		FOOTING DETAILS SHEET 2	
PO Box 672 Avalon nsw 2107 P : 9918 6264 F : 9918 5841 M : 0418 620 330 E : lucasbce@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917		Document certification Barrenjoey Consulting Engineers Pty Ltd PER Lucas Molloy MIEA CPEng NPER Director	



BASEMENT SLAB PLAN

NOTE :
200 THICK SLAB UNO, F'c = 40 mPa
30mm INTERNAL COVER 45mm EXTERNAL COVER 50 GROUND COVER

SLAB REINFORCED WITH SL92 FABRIC TOP UNO.
EXTRA BARS AS SHOWN ON PLAN

GB1 - GB4 - 450 MIN. x 350 SLAB DOWNTURN

NOTE : GB2 TO BE RETAINING
WALL FOUNDATION

ISSUED FOR CONSTRUCTION
CERTIFICATE SUBMISSION ONLY.
FURTHER DETAILING TO BE
ISSUED DURING CONSTRUCTION.

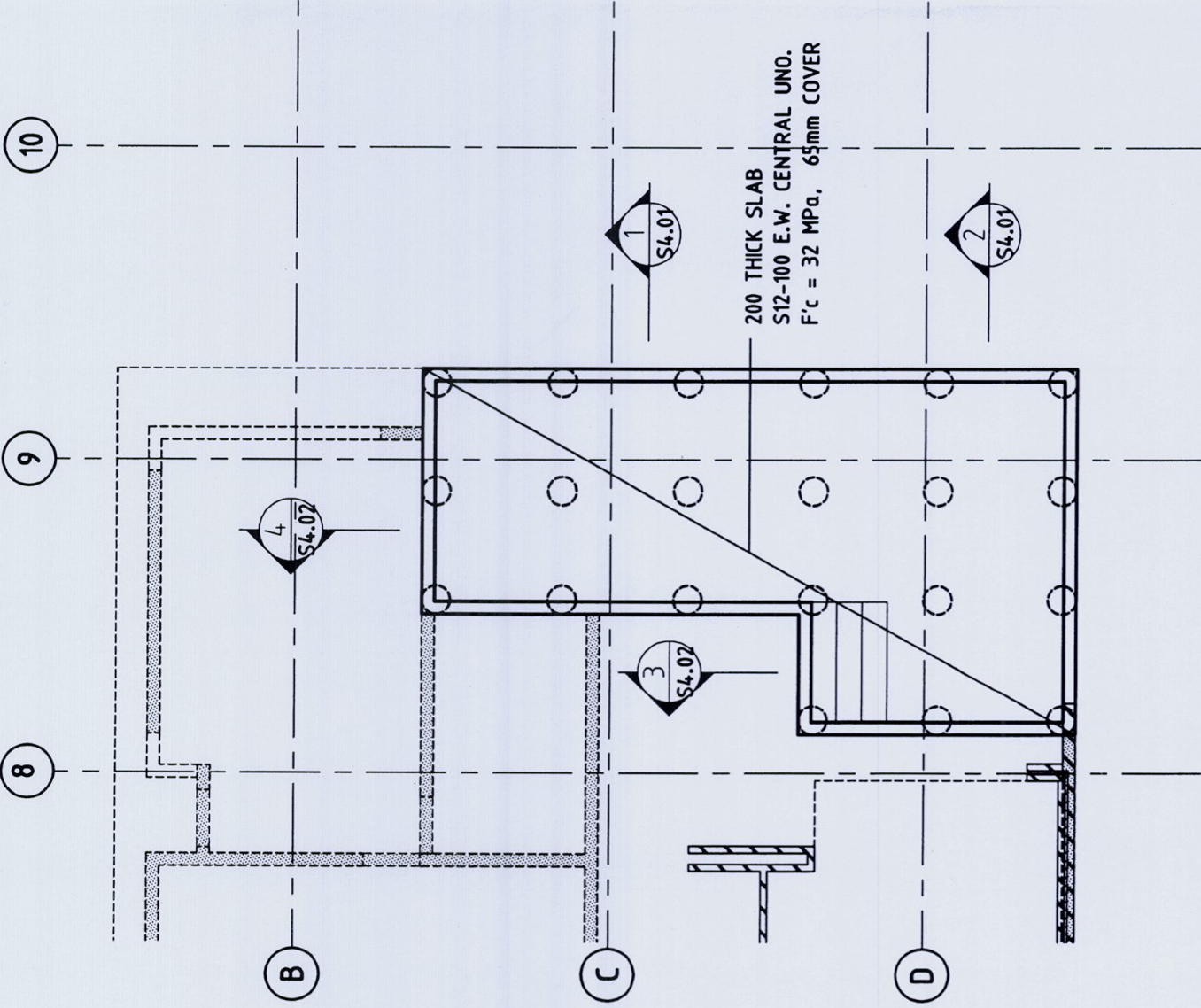
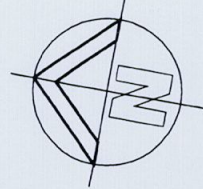
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						Document certification Barrenjoey Consulting Engineers Pty Ltd			
						PER Lucas Molloy		MIEA CPEng NPER Director	



SWIMMING POOL SLAB PLAN

POOL SETOUT AND DIMENSIONS
ARE TO ARCHITECTS DETAILS

ISSUED FOR CONSTRUCTION
CERTIFICATE SUBMISSION ONLY.
FURTHER DETAILING TO BE
ISSUED DURING CONSTRUCTION.

GENERAL NOTE:

- ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH SAA 2783-1985 AND ORDINANCES OF THE LOCAL BUILDING AUTHORITY.
- THE OVERALL DIMENSIONS SHALL BE CHECKED ON SITE. DIMENSIONS SHOWN ARE CONCRETE SIZES AND DO NOT INCLUDE FINISHES. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT BUT DO NOT FORM PART OF THE CONTRACT. DO NOT SCALE FROM THIS DRAWINGS. ANY DISCREPANCIES SHALL BE NOTIFIED TO THE ENGINEER.
- THE FOUNDATION MATERIAL MUST BE STABLE AND SHALL HAVE A MINIMUM BEARING OF 250 Kpa. ANY VARIATIONS IN THE FOUNDATIONS FROM THAT ASSUMED SHALL BE IMMEDIATELY REFERRED TO THE ENGINEER. THE UNDERSIDE OF THE POOL SHELL SHALL BE SEPARATED FROM THE FOUNDATION MATERIAL BY AN IMPERIOUS MEMBRANE OVERLYING A 50mm THICKNESS OF PERMEABLE MATERIAL DRAINING TO THE HYDROSTATIC VALVE.
- EXCAVATIONS SHALL NOT BE PERMITTED WITHIN 2 METRES OF AN EXISTING STRUCTURE WITHOUT PRIOR APPROVAL OR RECOMMENDATIONS FOR SHORING OR UNDERPINNING PROVIDED BY ENGINEER.

REINFORCED CONCRETE SHELL IN ACCORDANCE WITH AS 2783-1985

- THE MIX SHALL BE PROPORTIONED TO PRODUCE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 32 MPa SUITABLE FOR PNEUMATIC APPLICATION. ALL WORKMANSHIP AND THE MATERIALS TO BE IN ACCORDANCE WITH AS 3600.
- THE USE OF CALCIUM CHLORIDE AS AN ACCELERATOR WILL NOT BE PERMITTED WITHOUT REFERENCE TO THE ENGINEER.
- CONCRETE COVER SHALL BE AS PER THE SWIMMING POOL CODE. MIN COVER FOR SPRAY CONCRETE SHALL BE 65mm.
- CONCRETE SHALL BE MOST CURED BY THE MEANS OF A HAND HELD HOSE APPROXIMATELY FOUR TIMES A DAY, CONTINUE MINIMUM OF SEVEN DAYS AFTER CONCRETE DISPLACEMENT. THIS WORK SHALL BE CARRIED OUT BY THE OWNER.
- ALL REINFORCING STEEL TO BE FIXED BY AN APPROVED METHOD AND SUPPORTED AT 1m MAX. CENTRES.
- N-DENOTED HIGH YIELD BAR S-DENOTED STRUCTURAL GRADE 230 DEFORMED BAR
- ALL LAPS TO BE 600mm UNLESS NOTED OTHERWISE.

SPECIFICATIONS

- CONCRETE TO BE PLACED PNEUMATICALLY USING A SQUEEZECONCRETE PUMPING MACHINE AND TO HAVE A F'c AT 28 DAYS OF 32 MPa.
- REINFORCEMENT TO BE STRUCTURAL GRADE DEFORMED ROUND REINFORCING BAR HAVING AN ALLOWABLE F_s = 230 MPa.
- ALL BARS TO HAVE 40 BAR DIAMETER MINIMUM SPLICE LENGTH
- SPLICES IN BOND BEAM TO BE STAGGERED.
- ALL REINFORCEMENT TO HAVE 65mm COVER TO WATER FACE U.N.O.
- IF WRITTEN DIMENSIONS AND SCALED MEASUREMENTS DISAGREE, THE WRITTEN DIMENSIONS ARE TO BE TAKEN AS CORRECT.
- POOL AREA TO BE FENCED TO LOCAL AUTHORITY REQUIREMENTS AND ALL GATES TO BE SELF CLOSING AND SELF LOCKING.
- POOL PLUMBING & ELECTRICS TO POOL EQUIPMENT SUPPLIER DETAILS

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Stormwater Structural Civil
PO Box 672
Avalon nsw 2107
P : 9918 6264 F : 9918 5841
M : 0418 620 330
E : lucasbce@bigpond.com
ABN : 13 124 694 917
ACN : 124 694 917

Project :

NEW RESIDENCE
75 BUNGAN HEAD ROAD
NEWPORT
for Mr PAUL HAIN

Drawing :

SWIMMING POOL SLAB
PLAN

Job No :

091201

Drawing No :

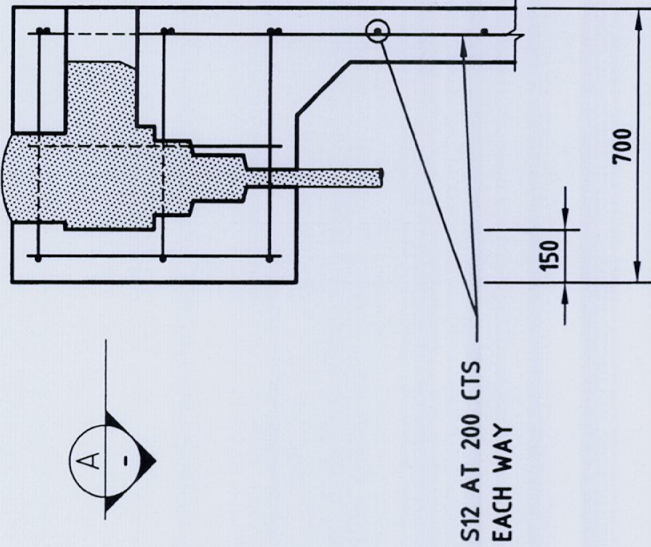
S4.00

Document certification

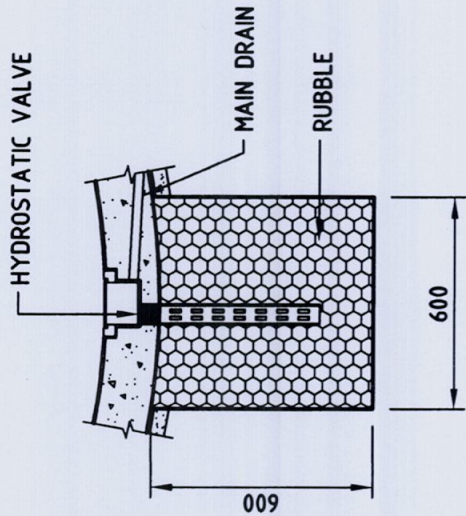
Barrenjoey Consulting Engineers Pty Ltd

PER

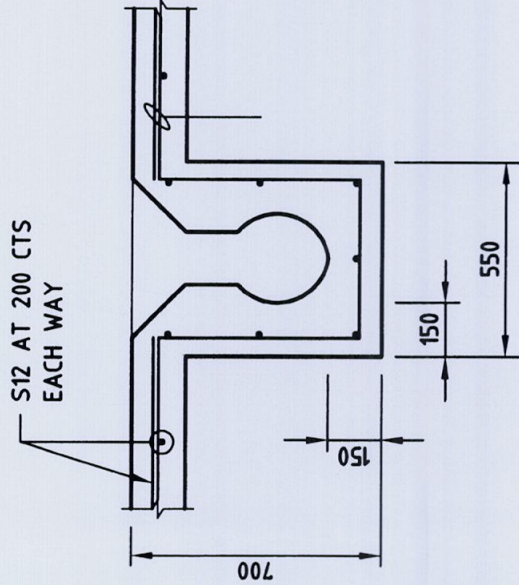
Lucas Molloy MIEA CPEng NPER Director



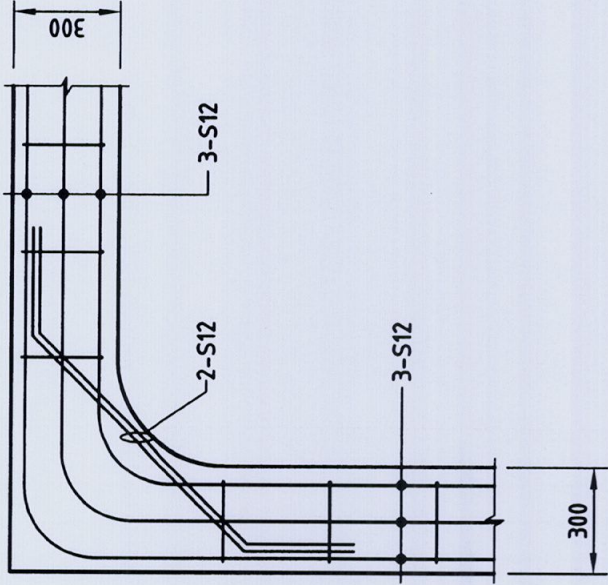
SKIMMER BOX DETAIL
LOCATION TO BE CONFIRMED BY ARCHITECT
AND POOL MANUFACTURER.



MAIN DRAIN DETAIL



SECTION A-A



BOND BEAM CORNER DETAIL

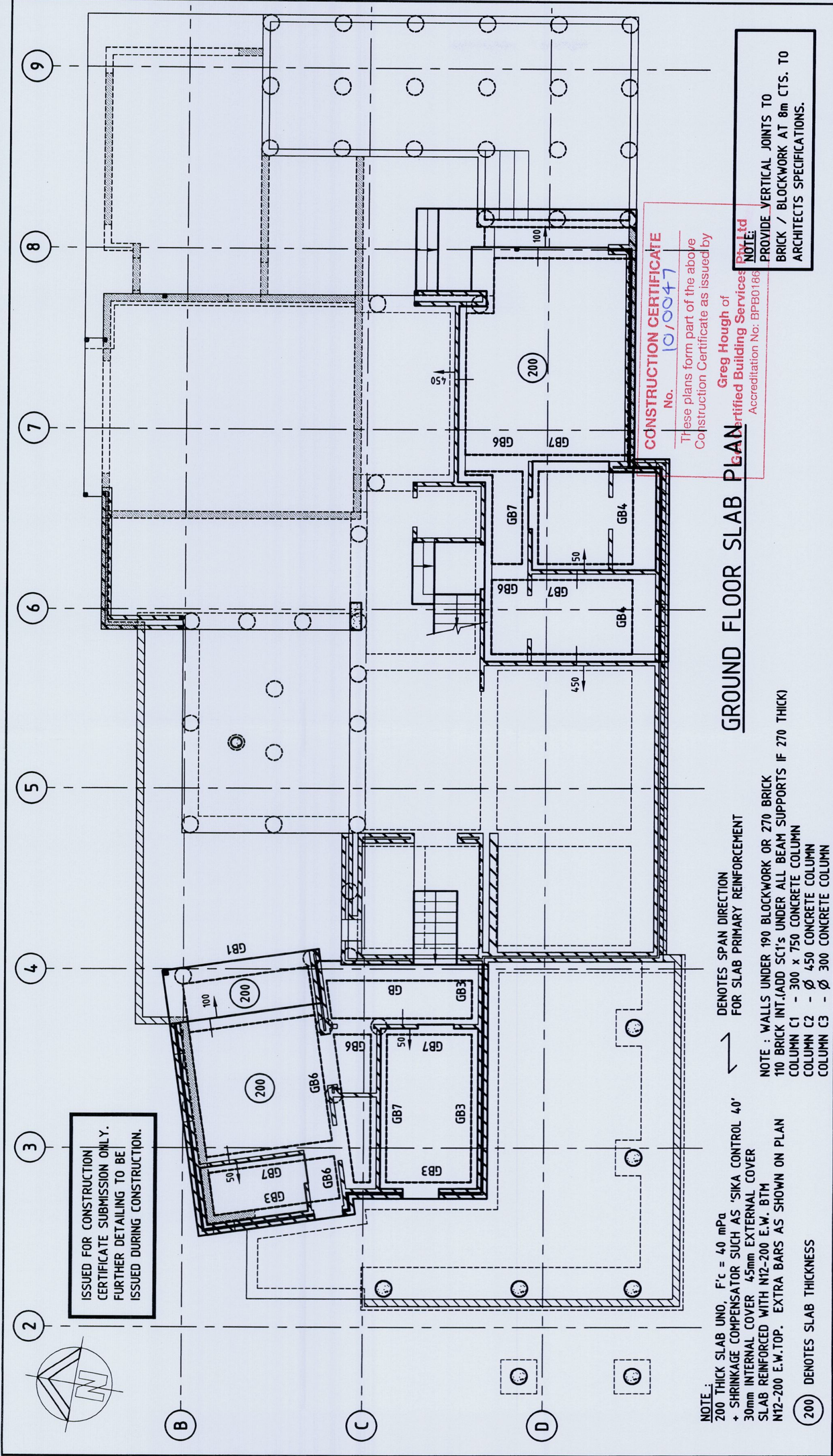
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			Document certification Barrenjoey Consulting Engineers Pty Ltd	
			PER Lucas Molloy MIEA CPEng NPER Director	



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NOTE:
PROVIDE VERTICAL JOINTS TO
BRICK / BLOCKWORK AT 8m CTS. TO
ARCHITECTS SPECIFICATIONS.

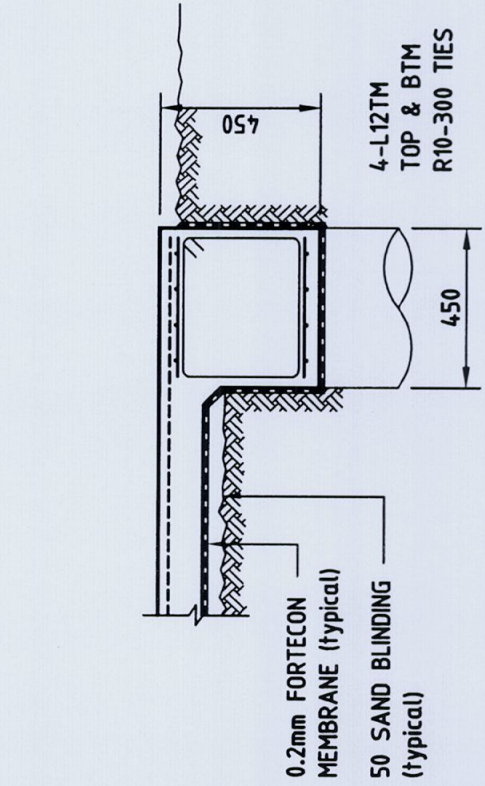
GROUND FLOOR SLAB PLAN

← DENOTES SPAN DIRECTION
FOR SLAB PRIMARY REINFORCEMENT

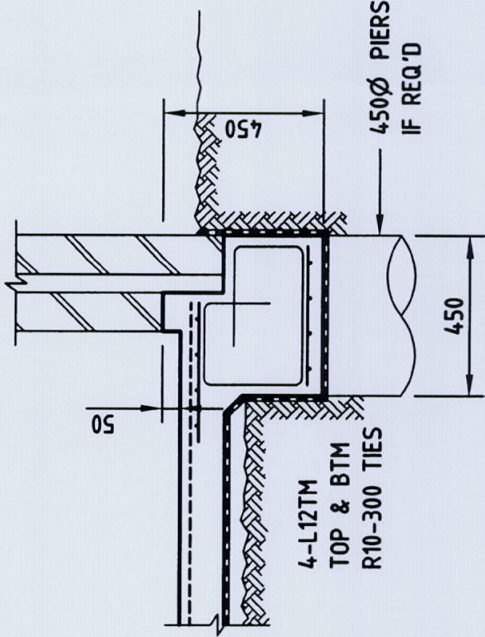
NOTE:
200 THICK SLAB UNO, $F'c = 4.0 \text{ mPa}$
+ SHRINKAGE COMPENSATOR SUCH AS 'SIKA CONTROL 40'
30mm INTERNAL COVER 45mm EXTERNAL COVER
SLAB REINFORCED WITH N12-200 E.W. BTM
N12-200 E.W.TOP. EXTRA BARS AS SHOWN ON PLAN
(200) DENOTES SLAB THICKNESS

NOTE:
WALLS UNDER 190 BLOCKWORK OR 270 BRICK
110 BRICK INT.(ADD SCI'S UNDER ALL BEAM SUPPORTS IF 270 THICK)
COLUMN C1 - 300 x 750 CONCRETE COLUMN
COLUMN C2 - Ø 450 CONCRETE COLUMN
COLUMN C3 - Ø 300 CONCRETE COLUMN

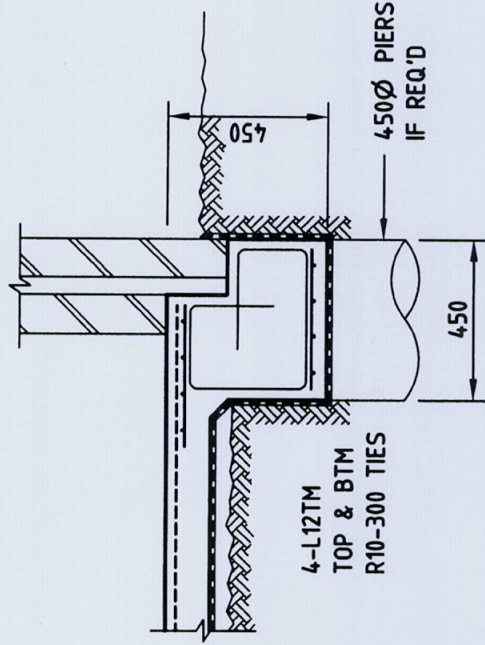
Job No : 091201		Drawing No : S5.01	
Project : NEW RESIDENCE 75 BUNGAN HEAD ROAD NEWPORT for Mr PAUL HAIN		Drawing : GROUND FLOOR SLAB PLAN SHEET 2	
Barrenjoey Consulting Engineers Pty Ltd Stormwater Structural Civil PO Box 672 Avalon nsw 2107 P : 9918 6264 F : 9918 5841 M : 0418 620 330 E : lucasbce@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917		Document certification Barrenjoey Consulting Engineers Pty Ltd PER Lucas Molloy MIEA CPEng NPER Director	



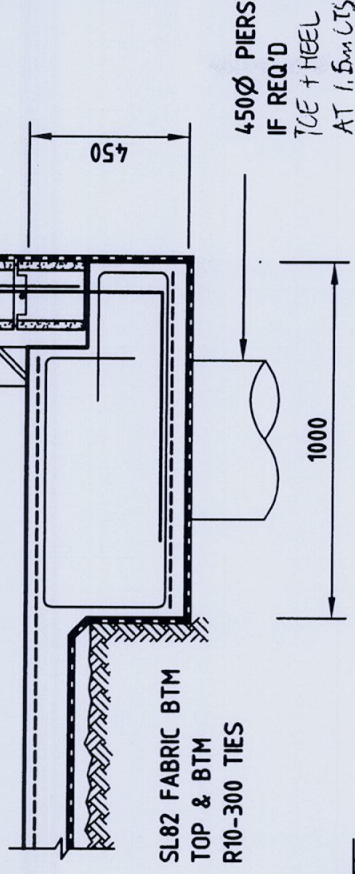
GB1 DETAIL



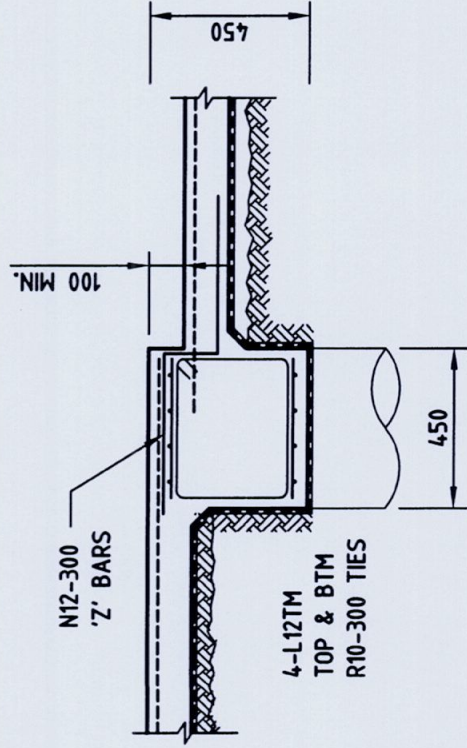
GB2 DETAIL



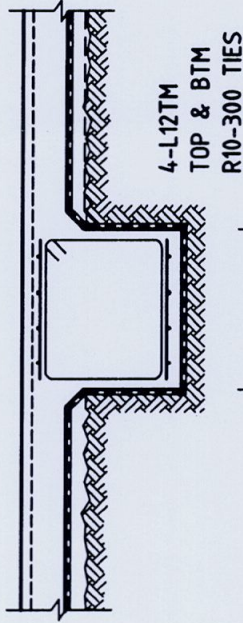
GB3 DETAIL



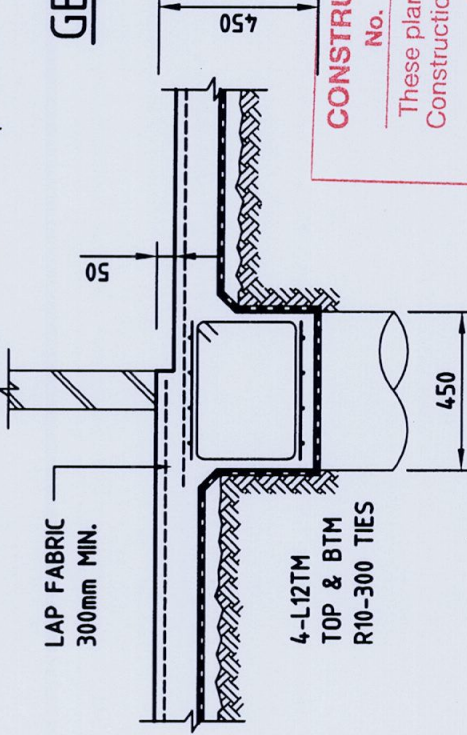
GB4 DETAIL



GB5 DETAIL



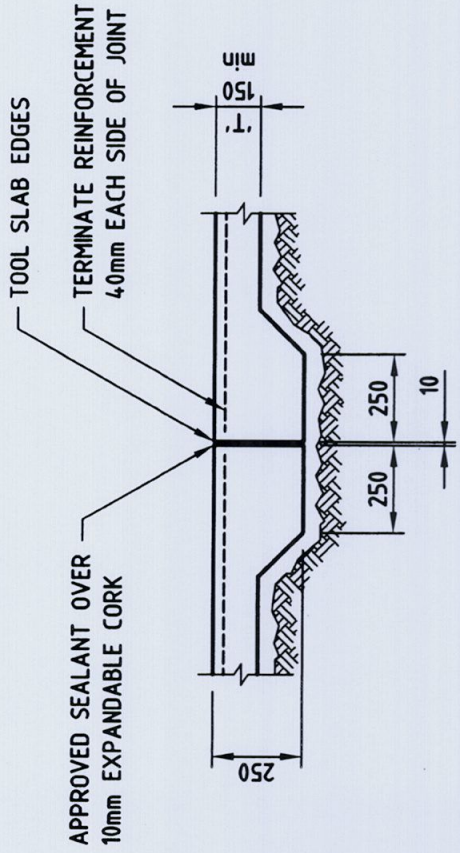
GB6 DETAIL



GB7 DETAIL

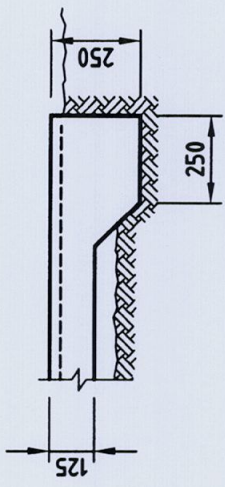
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Document certification Barrenjoey Consulting Engineers Pty Ltd PER Lucas Molloy MIEA CPEng NPER Director				

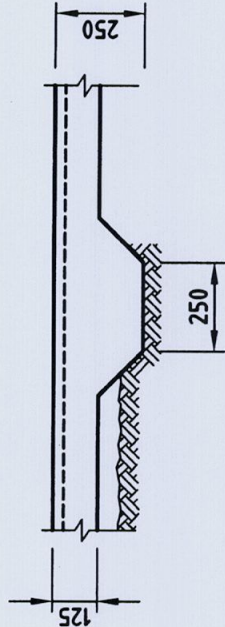


EXPANSION JOINT

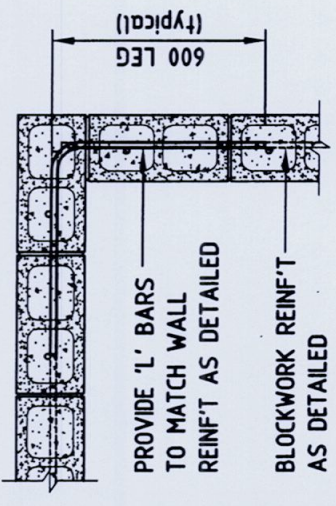
NOTED EJ ON PLAN



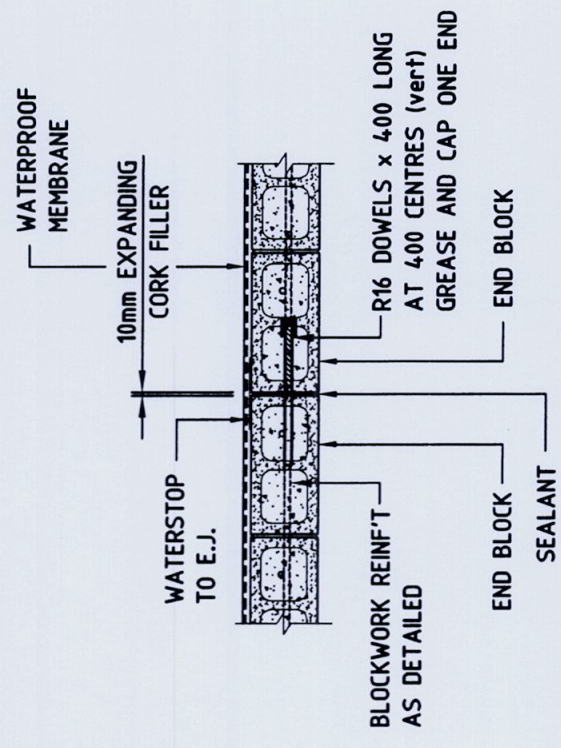
EDGE BEAM TYPE 'ET1'



EDGE BEAM TYPE 'ET2'

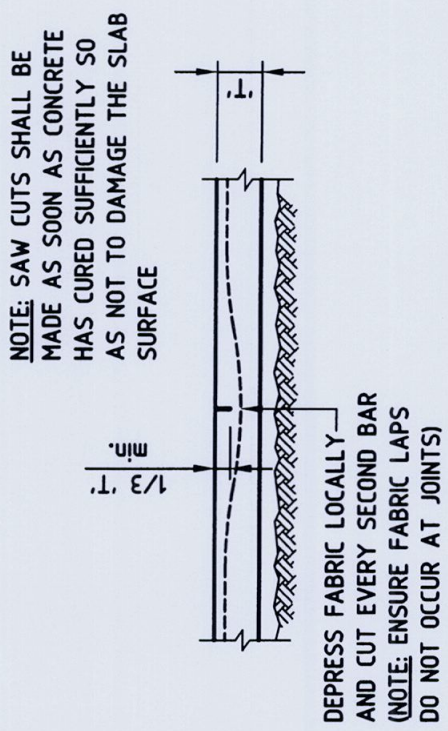


TYPICAL BLOCKWORK CORNER DETAIL



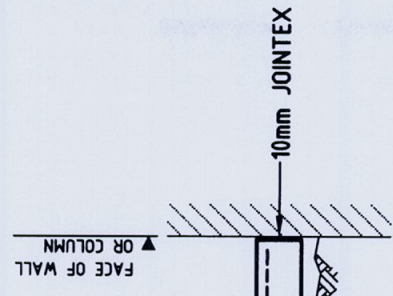
TYPICAL BLOCKWORK VERTICAL EXPANSION JOINT

UNLESS OTHERWISE NOTED ON PLAN
JOINTS SHALL BE LOCATED AT 8000 CENTRES max.



SAW CUT JOINT

NOTED SC ON PLAN



ISOLATION JOINT

TYPICAL AT ALL WALLS AND COLUMNS

CONSTRUCTION CERTIFICATE

No. 10/0047

These plans form part of the above Construction Certificate as issued by

Greg Hough of

Get Certified Building Services Pty Ltd

Accreditation No: BPB0186

Barrenjoey Consulting Engineers Pty Ltd
Stormwater Structural Civil
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M : 0418 620 330
E : lucasboe@bigpond.com
ABN : 13 124 694 917
ACN : 124 694 917

Project :
NEW RESIDENCE
75 BUNGAN HEAD ROAD
NEWPORT
for Mr PAUL HAIN

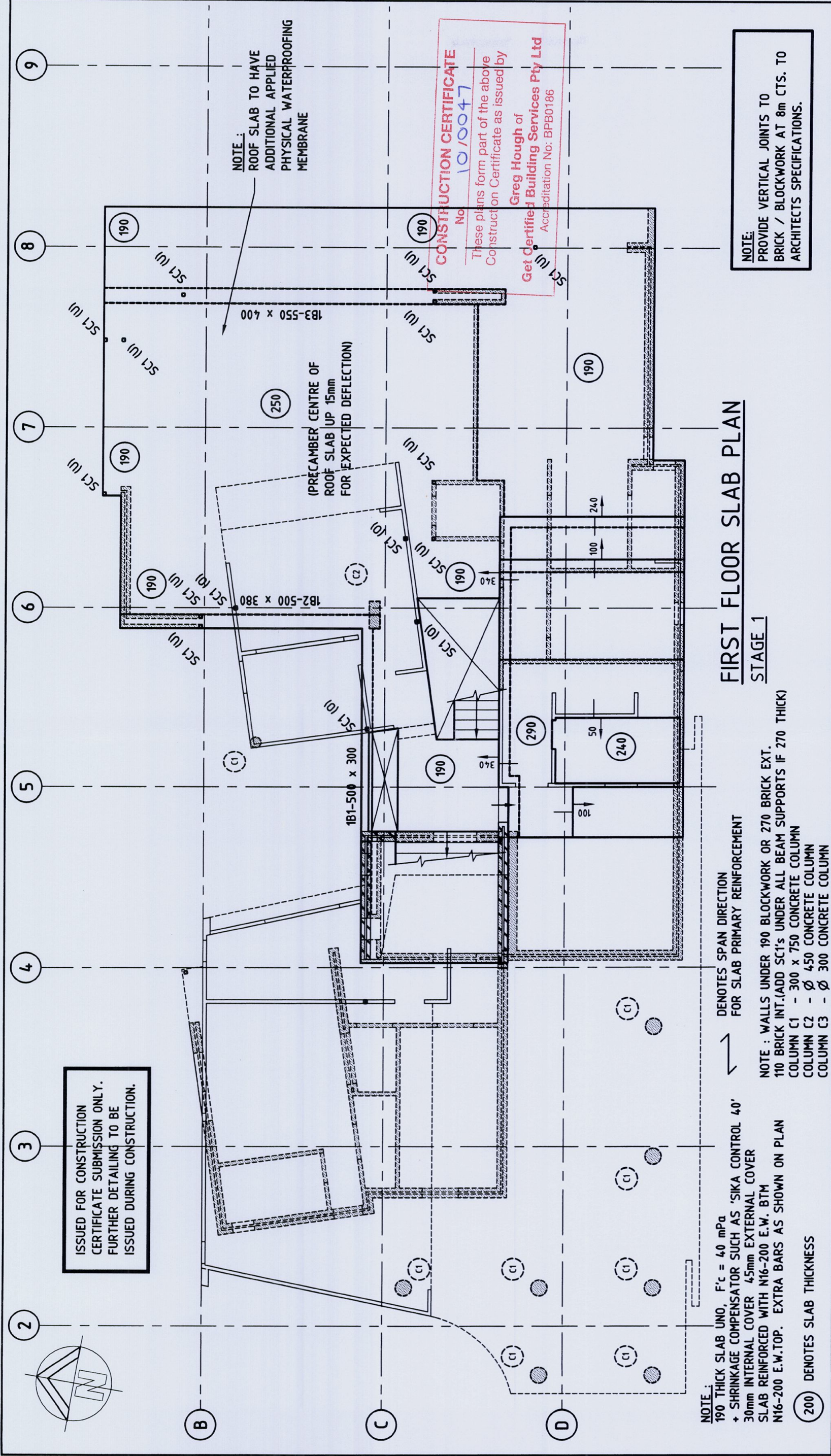
Drawing :
GROUND FLOOR SLAB
DETAILS - SHEET 2

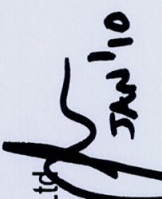
Job No : 091201

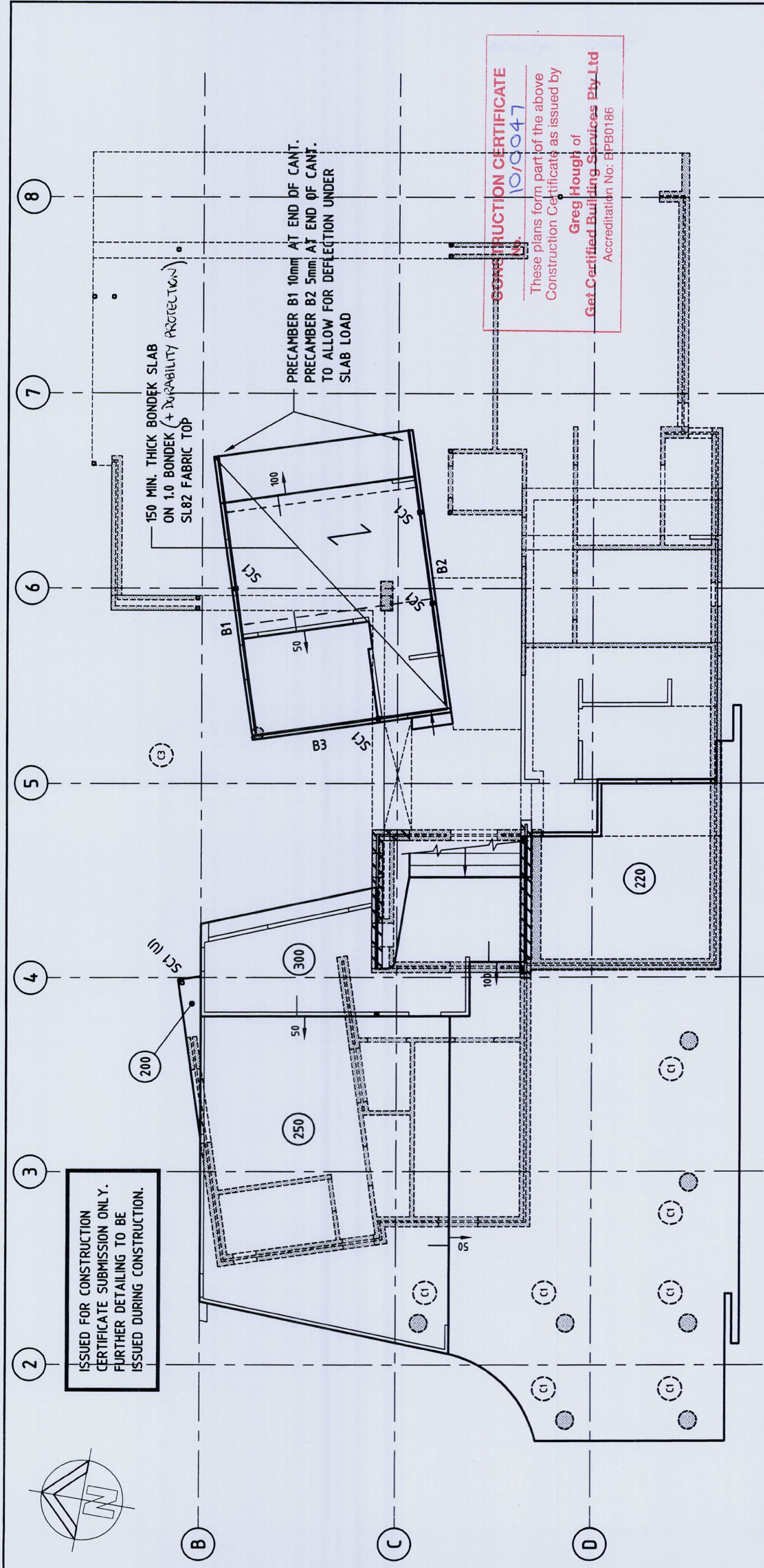
Drawing No : S5.03

Document certification
Barrenjoey Consulting Engineers Pty Ltd

PER Lucas Molloy MIEA CPEng NPER Director



Barrenjoey Consulting Engineers Pty Ltd Stormwater Structural Civil PO Box 672 Avalon nsw 2107 P : 9918 6264 F : 9918 5841 M : 0418 620 330 E : lucasboe@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917		Project : NEW RESIDENCE 75 BUNGAN HEAD ROAD NEWPORT for Mr PAUL HAIN		Drawing : FIRST FLOOR SLAB PLAN SHEET 1		Job No : 091201	Drawing No : S6.00
				Document certification Barrenjoey Consulting Engineers Pty Ltd		PER Lucas Molloy MIEA CPEng NPER Director 	



NOTE :
200 THICK SLAB UNO, $F'c = 40 \text{ mPa}$
+ SHRINKAGE COMPENSATOR SUCH AS 'SIKA CONTROL 40'
30mm INTERNAL COVER 45mm EXTERNAL COVER
SLAB REINFORCED WITH N16-200 E.W. BTM
N16-200 E.W.TOP. EXTRA BARS AS SHOWN ON PLAN


 DENOTES SPAN DIRECTION
 FOR SLAB PRIMARY REINFORCEMENT

NOTE : WALLS UNDER 190 BLOCKWORK OR 270 BRICK
 (ADD SC1's UNDER ALL BEAM SUPPORTS IF 270 THICK)

FIRST FLOOR SLAB PLAN
STAGE 2

NOTE:
SC1 89 x 6.0 SHS
B1 - B3 380 PFC OR 360UB57

200) DENOTES SLAB THICKNESS

NOTE: PROVIDE VERTICAL JOINTS TO BRICK / BLOCK WORK TO ARCHITECTS SPECIFICATIONS.

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Project :
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Drawing :

FIRST FLOOR SLAB PLAN
SHEET 2

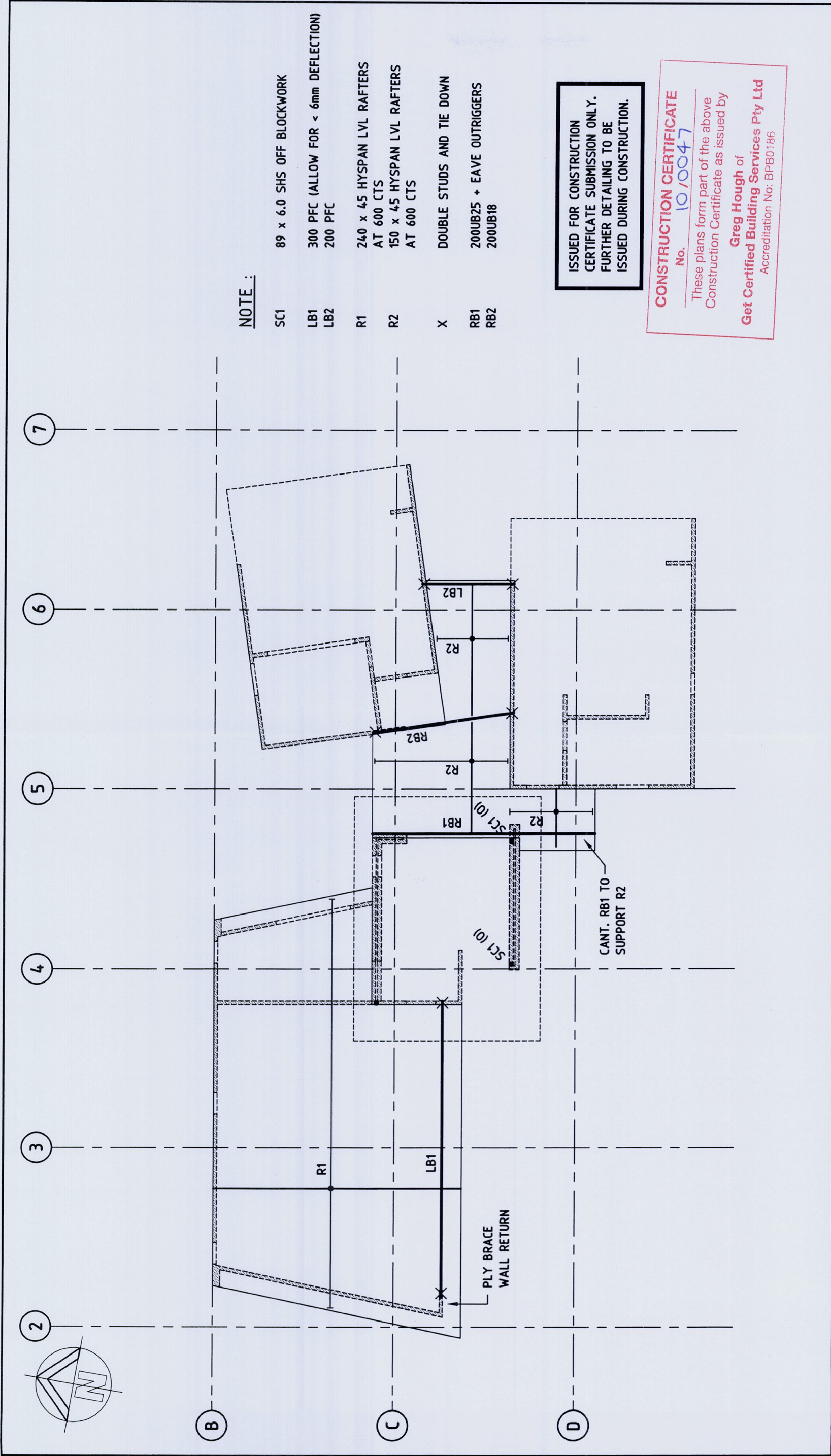
Job No: 091201

Drawing No: S6.0.

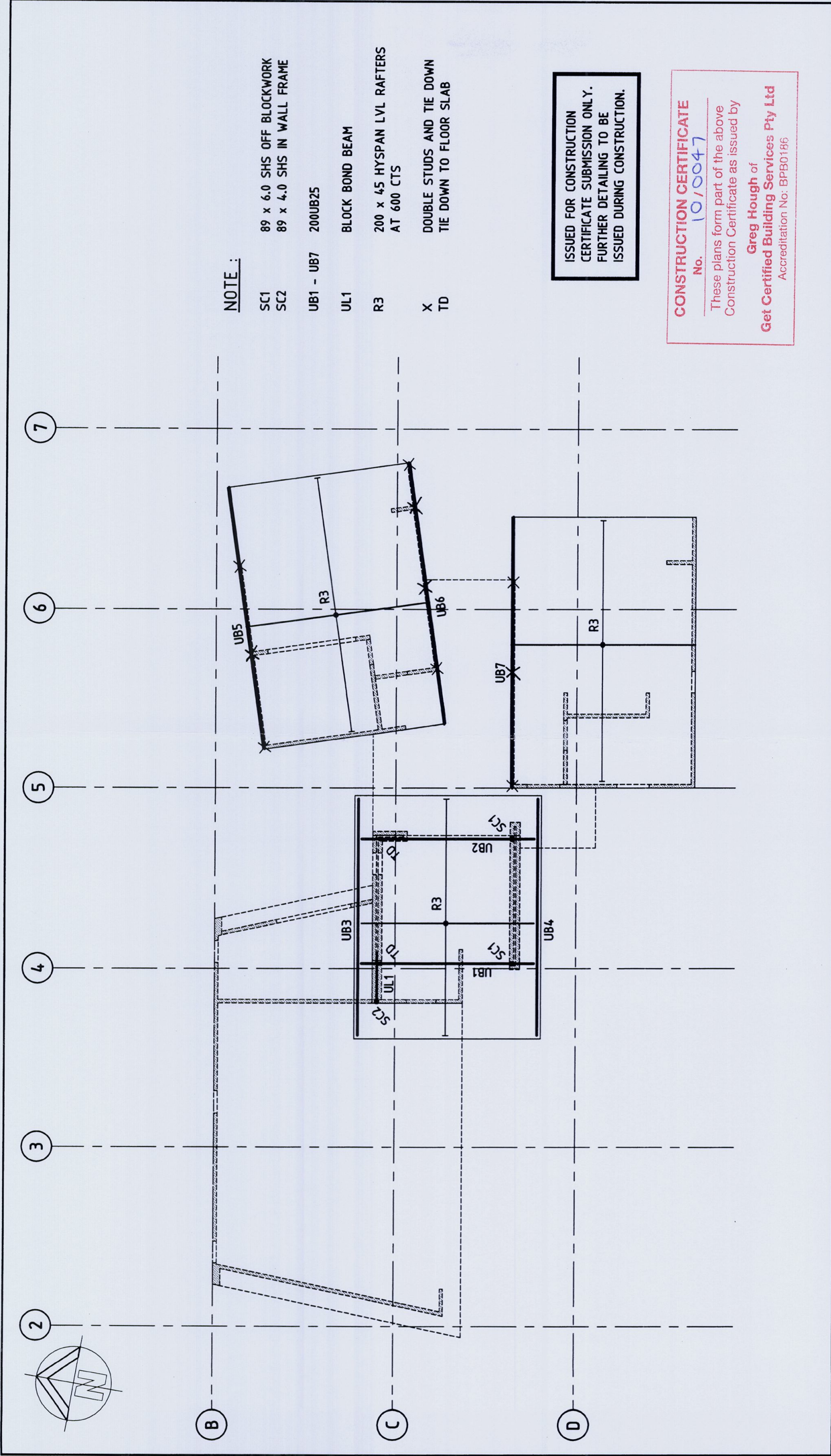
Document certification
Barrenjoev Consulting Engineers Pty Ltd

PER
Lucas Molloy
MIEA CPEng NPER Director

5/22/10



Project :		Drawing :	
Barrenjoey Consulting Engineers Pty Ltd Stormwater Structural Civil PO Box 672 Avalon nsw 2107 P : 9918 6264 F : 9918 5841 M : 0418 620 330 E : lucasbce@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917		Job No : 091201	
NEW RESIDENCE 75 BUNGAN HEAD ROAD NEWPORT for Mr PAUL HAIN		Drawing No : S7.00	
LOWER ROOF FRAMING PLAN		Document certification Barrenjoey Consulting Engineers Pty Ltd PER Lucas Molloy MIEA CPEng NPER Director	



NOTE :

- SC1 89 x 6.0 SHS OFF BLOCKWORK
SC2 89 x 4.0 SHS IN WALL FRAME
UB1 - UB7 200UB25
UL1 BLOCK BOND BEAM
R3 200 x 45 HYPSPAN LVL RAFTERS
AT 600 CTS
X DOUBLE STUDS AND TIE DOWN
TD TIE DOWN TO FLOOR SLAB

ISSUED FOR CONSTRUCTION
CERTIFICATE SUBMISSION ONLY.
FURTHER DETAILING TO BE
ISSUED DURING CONSTRUCTION.

CONSTRUCTION CERTIFICATE

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Project :		Drawing :	
Barrenjoey Consulting Engineers Pty Ltd Stormwater Structural Civil PO Box 672 Avalon nsw 2107 P : 9918 6264 F : 9918 5841 M : 0418 620 330 E : lucasbce@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917		Job No : 091201	
NEW RESIDENCE 75 BUNGAN HEAD ROAD NEWPORT for Mr PAUL HAIN		Drawing No : S7.01	
UPPER ROOF FRAMING PLAN		Document certification Barrenjoey Consulting Engineers Pty Ltd PER Lucas Molloy MIEA CPEng NPER Director	

SPECIFIC TIE DOWN REQUIREMENTS ALL NAILS 30x2.8mm GALV FLAT HEAD REFER TO AS1684 FOR OTHER JOINT GROUP REQUIREMENTS ISSUED FOR CONSTRUCTION CERTIFICATE SUBMISSION ONLY. FURTHER DETAILING TO BE ISSUED DURING CONSTRUCTION. PLY BRACING DETAIL CROSS BRACING DETAIL CONSTRUCTION CERTIFICATE No. 10/0047 These plans form part of the above Construction Certificate as issued by Greg Hough of Get Certified Building Services Pty Ltd Accreditation No: BPB0186	Barrenjoey Consulting Engineers Pty Ltd Stormwater Structural Civil PO Box 672 Avalon nsw 2107 P : 9918 6264 F : 9918 5841 M : 0418 620 330 E : lucasboe@bigpond.com ABN : 13 124 694 917 ACN : 124 694 917 Project : NEW RESIDENCE 75 BUNGAN HEAD ROAD NEWPORT for Mr PAUL HAIN Drawing : ROOF DETAILS SHEET 1 Job No : 091201 Drawing No : S7.02 Document certification Barrenjoey Consulting Engineers Pty Ltd PER Lucas Molloy MIEA CPEng NPER Director <i>[Signature]</i> 3 Jun 10
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