

RESIDENTIAL CERTIFYING SPECIALISTS

TRADING AS PAUL PEARCE

ACCREDITED CERTIFIER

BUILDING SURVEYOR

PRINCIPAL CERTIFYING AUTHORITY

PO BOX 547 W.RYDE NSW 1685

PH: 9807 6823. FAX: 9807 6791. EMAIL: pwpearce@tpg.com.au

3 MARCH 2015

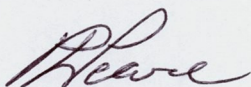
GENERAL MANAGER
PITTWATER
PO BOX 882
MONA VALE NSW 1660

Re: 136 AVALON PARADE, AVALON - DA- N0317/14

Please find enclosed a copy of the Construction Certificate, notice of commencement and the required lodgment fee for the above property.

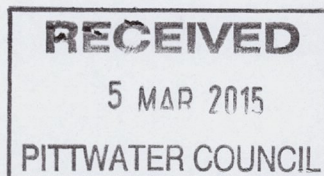
Should you require further assistance in this matter please contact the undersigned.

Yours sincerely



Paul Pearce

PRVC \$36-00 Rec: 375561 05/03/15



P: 13236

Consultancy Services for all Building and Development Requirements

Telephone: 0419 858 222

PO BOX 547, W RYDE 1685

Facsimile: 9807 6791

RESIDENTIAL CERTIFYING SPECIALISTS

PO BOX 547, WEST RYDE NSW 1685. Telephone: 9807 6823 Fax: 9807 679

CONSTRUCTION CERTIFICATE

ISSUED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 SECTIONS
109C(1)(b), 81A(2) AND 81A(4)

Applicant: MATTHEW + MARIE MCLEOD
136 AVALON PARADE
AVALON NSW 2107

TEL NO: 0404 088 746

Owners Name: AS ABOVE

COST OF WORKS : \$ 640, 000

Subject Land

Address:

136 AVALON PARADE, AVALON

Development Consent

Number: DA – N0317/14

Determination: 21 OCTOBER 2014

Description of Development approved: NEW POOL AND LANDSCAPING ONLY

Approval Classification: 10B

Determination:

APPROVED

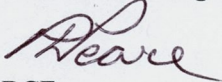
Date of determination:

03 MARCH 2015

CERTIFICATE

I the undersigned certify that the work, if completed in accordance with these plans and specifications, will comply with the requirements of a 81A(5) of the Environmental Planning and Assessment Act 1979 & clause 147(1)(e) of the Environmental Planning and Assessment Regulation 2000.

Signature:



Date of Endorsement: 03 MARCH 2015 Certificate No: CC/054/15

PAUL PEARCE

BPB 0322

PLAN NO:

DATE

PREPARED BY

ARCHITECTURALS

1664 – 1, 2, 6, 10

13/10/14

J.D. EVANS AND COMPANY

POOL STRUCTURALS

14-1106 – A – P01

11/12/14

PENINSULA CONSULTING ENGINEERS

DOCUMENTS FORMING PART OF APPROVAL

PRE COMMENCEMENT INSPECTION REPORT

NOTICE OF COMMENCEMENT (FORM 7)

LIST OF MANDATORY INSPECTIONS REQUIRED

BASIX CERTIFICATE NO: 571044S

ASBESTOS REMOVAL DETAILS

DEMOLITION COMPANY DETAILS

SECTION 139 CONSENT

DRIVEWAY PROFILES

SYDNEY WATER APPROVED PLAN

COUNCIL PAID FESS RECEIPT

LONG SERVICE LEVY PAYMENT RECEIPT

HOME WARRANTY INSURANCE BY CALLIDEN GROUP – NSWMBAHWIW/194949

RESIDENTIAL CERTIFYING SPECIALISTS PRE-COMMENCEMENT INSPECTION REPORT SHEET

SUBJECT PROPERTY:

No: 136 AVALON PARADE, AVALON

PRE-COMMENCEMENT INSPECTION

DATE: 02/03/15.....

INSPECTED BY: ...PAUL PEARCE.....

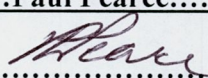
C/C NO: 054/15

D/A NO: N0317/14

In accordance with the requirements of Clause 143C of the Environmental Planning and Assessment Regulation 2000, this document is to serve as a record of the "critical stage inspection" carried out at the above property.

Note: No building work authorized by the subject Development Consent has commenced on the site.

Inspectors Name: ...Paul Pearce.....

Signature:.....

Accredited Certifier with the Building Professionals Board
Accreditation Number: 0322

All correspondence to:

PO BOX 547, WEST RYDE NSW 1685. PH: 9807 6823 FAX: 9807 6791
EMAIL: pwpearce@tpg.com.au

APPLICATION FOR CONSTRUCTION CERTIFICATE RESIDENTIAL CERTIFYING SPECIALISTS

Environmental planning & assessment Act, 1979, Sections 109C (1)(b),
81A(2) and 81A (4)

Applicant's Name: <u>Matthew + Marie McLeod</u>	Tel No: <u>0404088746</u>
Address: <u>136 Avalon Pde, Avalon</u>	Fax No:
Signature: <u>[Signature]</u>	Postcode <u>2107</u>

ADDRESS OF SUBJECT PROPERTY:
NO: 136..... LOT... D..... D.P. 348389

STREET: 136 Avalon Pde SUBURB- Avalon

DESCRIPTION OF BUILDING WORK: new single dwelling + pool

VALUE OF PROPOSED WORKS (as per D/A valuation)- \$ 640,000

DEVELOPMENT CONSENT:

Development Consent No: N0317/14

Date of Determination: 21 October 2014

BUILDING CODE OF AUSTRALIA – BUILDING CLASSIFICATION:

BUILDER / OWNER BUILDER:

NAME: outside Signatures Pl CONTACT No:

CONSENT OF OWNER/S

Name: Matthew + Marie McLeod Phone:

Signature: [Signature] Date:

Particular of the Proposal

What is the area of the land (m2)
.....

Gross floor area of existing building (m2)
.....

What are the current uses of all or parts of the building (s)/land?
.....

If vacant, state vacant).....
.....

Number of pre-existing dwellings...
.....

Number of dwellings to be demolished...
.....

How many dwellings are being proposed...
.....

How many storeys will the building consist of?
.....

Materials to be Used

Walls.....

Roof

Framework.....



NOT IN DE 384389

[illegible][illegible]

PITTSWATER COUNCIL
AVALON AU

CUSTOMER COPY

Acquirer NAB
Merchant ID 29728235
Terminal ID H2CS78
Country Code AU
Date/Time 12/12/14 09:27
RRN 000001000590
ANEX
*****9073 (S)
Credit A/C

APPROVED 00

AUTH ID 120735
PURCHASE \$2262.40
TOTAL AUD \$2262.40 2208

PLEASE RETAIN AS
RECORD OF PURCHASE

applic	Reference	Amount
To M Receipt		\$2,240.00
QSL-Builders LSL		
1 x DAND317/14		\$22.40
Stc CCGST-CCard +GST		
1		
Est Transaction Total:		\$2,262.40
Includes GST of:		\$0.00

Amounts Tendered

Loc: Cash	\$0.00
Cheque	\$0.00
1 DA Dth/Cr Card	\$2,262.40
Money Order	\$0.00
Estir Agency	\$0.00
of w Total	\$2,262.40
1 If Rounding	\$0.00
Change	\$0.00
Name Nett	\$2,262.40

Depart Printed 12/12/2014 9:28:06AM

Contract/DA No (circle which)

Levy payable \$

Contact person (Print)

Contact person (Signature)

Phone number

Date D M Y

Any false or misleading information provided on this form may result in prosecution under Section 58A.
I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name Marie McLeod Signature MARIE MCLEOD Date D 12 M 12 Y 2014

Exemption Approval Certificate No.

RECEIVED AVALON
12 DEC 2014
CUSTOMER SERVICE



13

David Munday – Project Engineer
8am to 4:30pm Mon - Fri
Phone 9970 1248 Mobile 0434 824 520

11 December 2014

Marie & Matthew McLeod
PO Box 1161
NEWPORT NSW 2103

Dear Sir / Madam,

Re: SECTION 139 CONSENT (*Roads Act 1993*) – 136 Avalon Parade, Avalon

Council grants the applicant(s), Marie and Matthew McLeod, consent to construct a driveway crossing (and any supporting works or structures) in the public road reserve at 136 Avalon Parade, Mona Vale. Note: - The driveway profile supplied caters for the Australian Standard B85 percentile vehicle (a standard sedan eg Holden Commodore). Owners with special vehicle requirements need to provide an alternate driveway design (prepared by a qualified traffic engineer) to suit their particular vehicle(s), which is acceptable to Council.

This Section 139 Consent is granted, subject to the following conditions: -

1. The Applicant(s) shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant(s) in respect of the work in question.
2. The Applicant(s), at all times for the duration of this Consent, will not interrupt or otherwise disturb traffic or pedestrian flow in the public road without first obtaining the consent of Council. Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others during the currency of the works.
3. In the event that the driveway or footpath construction requires the use of a mobile concrete pump in the road reserve, separate approval must be obtained from Council for that activity. Form No. UEA313 (*Application to Stand Construction Plant on a Public Road Reserve*) must be lodged with the applicable fees.
4. The Applicant(s) shall be responsible for the cost of all service and utility adjustments associated with the construction of the driveway and footpath. Contact "Dial Before You Dig" (1100) at least two working days before the works are due to start for information on the location of underground pipes and cables.
5. Compliance with the requirements contained in the "Information for Access Driveway Profiles".
6. Prior to construction a driveway formwork profile, and steel placement inspection by Council is required (provide minimum 24 hour notice), and any necessary certification of any structural supporting structure must have been provided to Council.

7. Owner(s) who wish to have a coloured driveway or a cosmetic driveway constructed with bricks, pavers, patterned, stamped, sealed or stencilled in lieu of a standard concrete driveway, agree to indemnify Council in respect to liability and damage to the driveway. Any works authorised by Council in relation to the driveway within the public road reserve following the construction of the coloured or cosmetic driveway, shall be restored in standard plain concrete. Should you wish to restore the driveway in the same cosmetic finish, you may seek Council permission to engage a contractor to do this work at full cost to yourself.
8. The Applicant(s) shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant(s) under the Conditions of this Consent. Disturbed areas of the nature strip are to be reinstated with grass turf.
9. Should the Applicant(s) fail to comply with any of these conditions or any requirement of Council as provided, then this Consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under *Section 107 of the Roads Act 1993*.
10. This Consent receipt must be held on the job and produced to any Officer of Council when called upon.
11. The Applicant(s) shall accept all responsibility for public safety during the construction of the works.
12. Compliance with the conditions of Development Consent No. N0317/14 that relate to the road reserve and hours of construction.
13. Landscaping treatment will only be approved if deemed by Council to be appropriate to the local environment and streetscape.
14. COUNCIL IS TO BE ADVISED WHEN THE WORKS HAVE BEEN COMPLETED. Upon receipt of this advice, Council will inspect the works to determine if they are satisfactory. Any works deemed by Council to be unsatisfactory are to be rectified to Council's reasonable satisfaction.

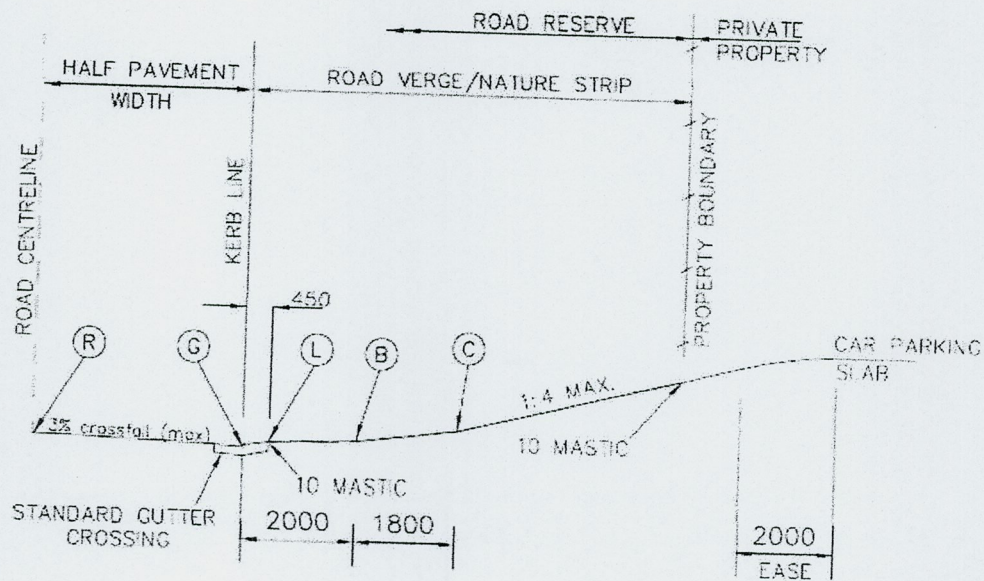
Yours sincerely

David Munday

PROJECT ENGINEER

Enclosures: - *Information for Access Driveway Profiles*
- *Driveway profile (Extra High)*
- *List of Council Authorised & Accredited Concrete Contractors for Vehicle Footpath Crossings and Associated Works.*

FOR USE ONLY FOR SINGLE
DWELLINGS OR DUAL OCCUPANCIES



SET OUT

POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	100 ABOVE "G"
B	2000 FROM KERB LINE	MAX 150 ABOVE "G"
C	3800 FROM KERB LINE	MAX 360 ABOVE "G"

NOTES

- To be read in conjunction with Pittwater 2nd Development Controls.
- Does not cater for towed vehicles or vehicles with tow bars.
- Design required where crossfall exceeds 3%.

MEASUREMENTS IN mm
DRAWINGS NOT TO SCALE



PITTWATER COUNCIL

DRIVEWAY PROFILE
EXTRA HIGH

PLAN No.
DP-02
Date:
9/11/2011



PITTWATER COUNCIL

Information for Access Driveway Profiles 1 July 2014 – 30 June 2015

To: Marie McLeod
Postal Address: PO Box 1161
NEWPORT BEACH 2106

Date: 13 November 2014

Receipt No: 370243
Amount: \$220

ACCESS DRIVEWAY PROFILE AT: 136 Avalon Parade, Avalon (access from Katandra Close)

- The vehicular access driveway profile shall be as per the enclosed plan **Extra High**.
- **Type of Construction:**
 - **For Residential single & dual occupancy** - 25MPa Concrete, 150mm thick with SL82 mesh
- **Slab Construction:** Vehicular access slab 2 metres long, 3.5 metres wide at gutter crossing to 3.5 metres wide at the boundary.
- Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage. Refer to relevant attached profile.
- All work within the road reserve (including excavation) in connection with the above, is to be carried out by authorised Contractors only;
- Quotations for the work specified above should be obtained from any of the contractors on Council's list and should be for the whole of the work stated;
- Construction of vehicular access will be strictly in accordance with the profile supplied (REFER TO NOTE 4); AND
- A formwork inspection by Council is required prior to construction. (minimum 24 hour notice)

1. NOTE THAT THIS INFORMATION SHEET DOES NOT CONSTITUTE AN APPROVAL TO COMMENCE OR PROCEED WITH ANY WORK ON SITE.
2. A SECTION 139 CONSENT UNDER THE ROADS ACT – 1993 IS REQUIRED (FORM UEA311).
3. A PENALTY APPLIES IF CONSENT IS NOT OBTAINED PRIOR TO COMMENCING WORK.
4. THE PROFILE SUPPLIED CATERS FOR THE AUSTRALIAN STANDARD B85 PERCENTILE VEHICLE (A STANDARD SEDAN EG HOLDEN COMMODORE). OWNERS WITH SPECIAL VEHICLE REQUIREMENTS NEED TO PROVIDE AN ALTERNATE DRIVEWAY DESIGN (PREPARED BY A QUALIFIED TRAFFIC ENGINEER) TO SUIT THEIR PARTICULAR VEHICLE(S), WHICH IS ACCEPTABLE TO COUNCIL.

R. McWhirter
Ross McWhirter
PROJECT LEADER – URBAN INFRASTRUCTURE
Telephone: 9970 1207

BASIX[®] Certificate

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

Single Dwelling

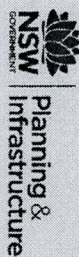
Certificate number: 571044S

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 Definitions" dated 29/06/2009 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Wednesday, 27 August 2014

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary

Project name	Matt & Marie McLeod
Street address	136 Avalon Parade Avalon Beach 2107
Local Government Area	Pittwater Council
Plan type and plan number	deposited 388389
Lot no.	D
Section no.	-
Project type	separate dwelling house
No. of bedrooms	4

Project score

Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	44	Target 40

Certificate Prepared by

Name / Company Name: J.D. Evans & Co Pty Ltd

ABN (if applicable): 72 001 636 693



J.D. EVANS & COMPANY P/L
74 RIVIERA AVENUE
AVALON BEACH NSW 2107

Description of project

Project address	
Project name	Matt & Marie McLeod
Street address	136 Avalon Parade Avalon Beach 2107
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 388389
Lot no.	D
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m ²)	786
Roof area (m ²)	233
Conditioned floor area (m ²)	268
Unconditioned floor area (m ²)	25
Total area of garden and lawn (m ²)	300

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m ² .year)	n/a	
Area adjusted heating load (MJ/m ² .year)	n/a	
Other		
none	n/a	
Project score		
Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	44	Target 40

Energy Commitments		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, or a system with a higher energy rating: solar (electric boosted) with a performance of 4.1 to 4.5 RECs or better.		>	>	>
Cooling system				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a			>	>
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a			>	>
Heating system				
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			>	>
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			>	>
Ventilation				
The applicant must install the following exhaust systems in the development:				
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a			>	>
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a			>	>
Laundry: natural ventilation only, or no laundry; Operation control: n/a			>	>
Artificial lighting				
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:				
• at least 4 of the bedrooms / study: dedicated			>	>
• at least 2 of the living / dining rooms: dedicated			>	>
• the kitchen: dedicated			>	>

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape				
The applicant must plant indigenous or low water use species of vegetation throughout 250 square metres of the site.		✓	✓	
Fixtures				
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.			✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.			✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.			✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.			✓	
Alternative water				
Rainwater tank				
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.		✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 233.4 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).			✓	✓
The applicant must connect the rainwater tank to:				
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) - a tap that is located within 10 metres of the swimming pool in the development			✓	✓
Swimming pool				
The swimming pool must not have a volume greater than 42 kilolitres.		✓	✓	

Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must have a pool cover.			✓	
The swimming pool must be outdoors.		✓	✓	

Thermal Comfort Commitments

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction	Additional insulation required (R-Value)	Other specifications	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
			✓	✓	✓
floor - concrete slab on ground, 90 square metres	nil				
floor - suspended floor above enclosed subfloor, 23 square metres, framed	0.60 (or 1.3 including construction) (down)				
floor - suspended floor above open subfloor, 40 square metres, framed	0.8 (or 1.5 including construction) (down)				
floor - suspended floor above garage, framed	nil				
external wall - framed (weatherboard, fibre cement, metal clad)	1.50 (or 1.90 including construction)				
internal wall shared with garage - plasterboard	nil				
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.95 (up), roof: foil backed blanket (55mm)	unventilated, medium (solar absorptance 0.475-0.70)			

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Thermal Comfort Commitments

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
- The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
- Unless they have adjustable shading, pergolas must have fixed 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.
- Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the overshadowing column.

The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table.

				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
				✓	✓	✓
				✓	✓	✓
				✓	✓	✓
				✓	✓	✓
				✓	✓	✓
				✓	✓	✓
				✓	✓	✓
Skylight no.	Maximum area (square metres)	Type	Shading			
S1	1.35	timber, low-E/double/argon fill	no shading	✓	✓	✓
S2	1.35	timber, low-E/double/argon fill	no shading	✓	✓	✓
Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing	
W1	N	7.80	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed	

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W2	E	14.40	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 901-1,200 mm	>4m high, 8-12 m away
W3	S	1.80	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W4	E	9.60	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 901-1,200 mm	>4m high, 8-12 m away
W5	N	12.48	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 901-1,200 mm	>4m high, 8-12 m away
W6	S	8.01	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W7	W	1.08	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W8	W	25.54	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W9	N	7.80	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	2-4m high, 8-12 m away
W10	N	5.10	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	2-4m high, 8-12 m away
W11	E	4.50	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	2-4m high, 5-8 m away
W12	S	5.76	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed

Energy Commitments			
• all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated	✓	✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓		
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar (gas boosted)		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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 and 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 (either interim or final) for the development may be issued.



Calliden Insurance Ltd
ABN 47 004 125 268 AFS Licence 234438
Level 9, 11-33 Exhibition Street
MELBOURNE VIC 3000
Phone: (03) 9637 1300 FAX: 1300 662 215

Policy Number : NSWMBAHWIW/194949

Statement of Cover

Outside Signatures Pty Ltd
PO box 49
WEST RYDE NSW 1685

MBA Insurance Services Pty Ltd
332 Albert Street
EAST MELBOURNE VIC 3002

Note: This document contains an extract of details kept on the HBCF Certificates Register.
To confirm the authenticity of this document as proof of a valid contract of insurance, please visit the
Certificates Register at www.hbcf.nsw.gov.au. The Certificates Register will also notify you if any claims
have been made on this insurance cover and any other relevant information.

CERTIFICATE IN RESPECT OF INSURANCE RESIDENTIAL BUILDING WORKS BY CONTRACTORS

A contract of insurance complying with sections 92 and 96 of *the Home Building Act 1989* (the Act) has been issued by the NSW Self Insurance Corporation who is responsible for management of the Home Building Compensation Fund.

In respect of	Swimming Pool
At	136 Avalon Parade AVALON NSW 2107
Homeowner	Marie & Matthew McLeod
Carried out by	Outside Signatures Pty Ltd
Licence Number	271921C
Builder ABN	60 169 084 306
Contract Sum	\$58,564.00
Contract Date	02/03/2015

Subject to the Act, the Home Building Regulation 2014 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in title to the beneficiary.

This Certificate is to be read in conjunction with the policy wording current as at the time of issue and available at the Home Building Compensation Fund website at www.hbcf.nsw.gov.au

Issued on the 2nd day of March, 2015.

Calliden Insurance Limited (ABN 47 004 125 268) (AFSL 234438) on behalf of NSW Self Insurance Corporation (ABN 97 369 689 650)



WorkCover

Work Health and Safety Act 2011 (WHS Act)
Work Health and Safety Regulation 2011 (WHS Regulation)

Notice of intent to commence demolition work

- ☒ Structure/ part structure that is at least six (6) metres in height
☐ Involving load shifting machinery on a suspended floor
☐ Involving explosives

Notification number: 941R-00073485-01

Date of notice: 12/01/2015

Notification status: Accepted

LICENCE DETAILS

Demolition licence number: 203712

Expiry date: 7/07/2015

Licence holder name: NSW Contracting Pty Limited

Class(es): DE2

Registered business name: NSW Contracting Pty Limited

A.B.N:

Daytime contact number:

WORK/ SITE DETAILS

Proposed work start date: 19/01/2015

Proposed work finish date: 27/02/2015

Site name:

Site address: 136 Avalon Parade Avalon NSW 2107

Site owner: Mrs Marie Mcleod

Telephone:

Type of structure to be demolished: Two Bedroom Single Story Brick House.

Machinery to be used in the demolition:

Explosives to be used in the demolition: ☐ Yes ☒ No

Explosive licence number:

Explosive licence expiry date:

Explosive licence holder name:

Was a blast management plan provided: ☐ Yes ☒ No

SUPERVISOR/ WORKER DETAILS

Supervisor	DOB	Competency	Telephone
MR John Joyce	11/08/1968	DE2	0415128995

All work is to be carried out in accordance with the *Workplace Health and Safety Regulation 2011* and the associated codes of practice. This notification of intent to commence demolition work is required by clause 142 of the *Work Health and Safety Regulation 2011*. See Section 268 of the *Work Health and Safety Act 2011* for offences relating to the giving of false or misleading information under the Act or the Regulation.



WorkCover

Work Health and Safety Act 2011 (WHS Act)
Work Health and Safety Regulation 2011 (WHS Regulation)

Notice of intent to remove non-friable asbestos

Notification number: 940R-00072829-01

Date of notice: 19/12/2014

Notification status: Accepted

LICENCE DETAILS

Asbestos removal licence number: 211520

Expiry date: 24/07/2018

Licence holder name: NSW Contracting Pty Limited

Class(es): Class B / ASB

Registered business name: NSW Contracting Pty Limited

A.B.N:

Daytime contact number:

WORK/ SITE DETAILS

Proposed work start date: 12/01/2015

Proposed work finish date: 27/02/2015

Site name:

Site address: 136 Avalon Parade Avalon NSW 2107

Site owner: Mrs Marie Mcleod

Telephone:

Approximate quantity of asbestos: 120
(square metres)

Detail location of asbestos on site: Asbestos Sheeting On Garage Roof And Eaves Of House

Details of removal including method used to enclose the removal area: Work Area Will Be Clearly Defined With Warning Tape And Signs

CLEARANCE CERTIFICATE PROVIDER

Competent person: Simon Gorham

Telephone: 95559034

Licensed asbestos assessor:

Number:

Telephone:

SUPERVISOR/ WORKER DETAILS

Number of workers for this removal work: 3

Number of workers who have successfully completed relevant competency unit: 3

Supervisor	DOB	Competency	Telephone
MR John Joyce	11/08/1968	ASB	0415128995

All work is to be carried out in accordance with the *Workplace Health and Safety Regulation 2011* and the associated codes of practice. This notification to remove asbestos is required by clause 466 of the *Work Health and Safety Regulation 2011*. See Section 268 of the *Work Health and Safety Act 2011* for offences relating to the giving of false or misleading information under the Act or the Regulation.

WorkCover NSW, 92-100 Donnison Street, Gosford NSW 2250 | WorkCover Assistance Service 13 10 50 | Website workcover.nsw.gov.au
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* SMOKE ALARM

- POOL BARRIERS MUST COMPLY WITH AS 1926
- WINDOWS IN POOL AREA MUST BE FIXED / MUST COMPLY WITH AS
- ALL BOUNDARY FENCES INSIDE POOL AREA MUST BE MINIMUM 1800

NOTES:

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

GROUND FLOOR PLAN

1. Believers to check, confirm all necessary documents on site prior to construction. Do not make the drawing.
2. All dimensions that are not in accordance with the drawings and measurements are subject to verification by the survey.
3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the regulations of local council requirements & other authorities.
4. Any deviation in addition to what is shown in the drawings is to be approved by the owner and the Believer to the owner's approval, except for any structural elements or design which is to be approved by the Structural Engineer.
5. Flood water & sub-surface drainage to be designed in the proposed manner or as directed by local council inspectors.
6. Electrical power & light outlets to be determined by owner.
7. All work to be in accordance with the drawings and measurements.
8. Make good and repair all existing damage caused by new work. Remove existing materials where possible.

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COPYRIGHT AND ANY ATTEMPT OR ACTUAL
INFRINGEMENT BY USING, REPRODUCING OR
COPYING SAME, WHOLLY OR IN PART, WITHOUT
PRIOR WRITTEN PERMISSION WILL RESULT IN
LEGAL PROCEEDINGS.
J.D. EVANS AND COMPANY PVT. LTD.
BUILDINGS DEPARTMENT
10, BRIDGE AVENUE, AVALON BEACH, JMS

No.	A
AMENDMENT	WORK SURFACE REPAIRS
DATE	18-10

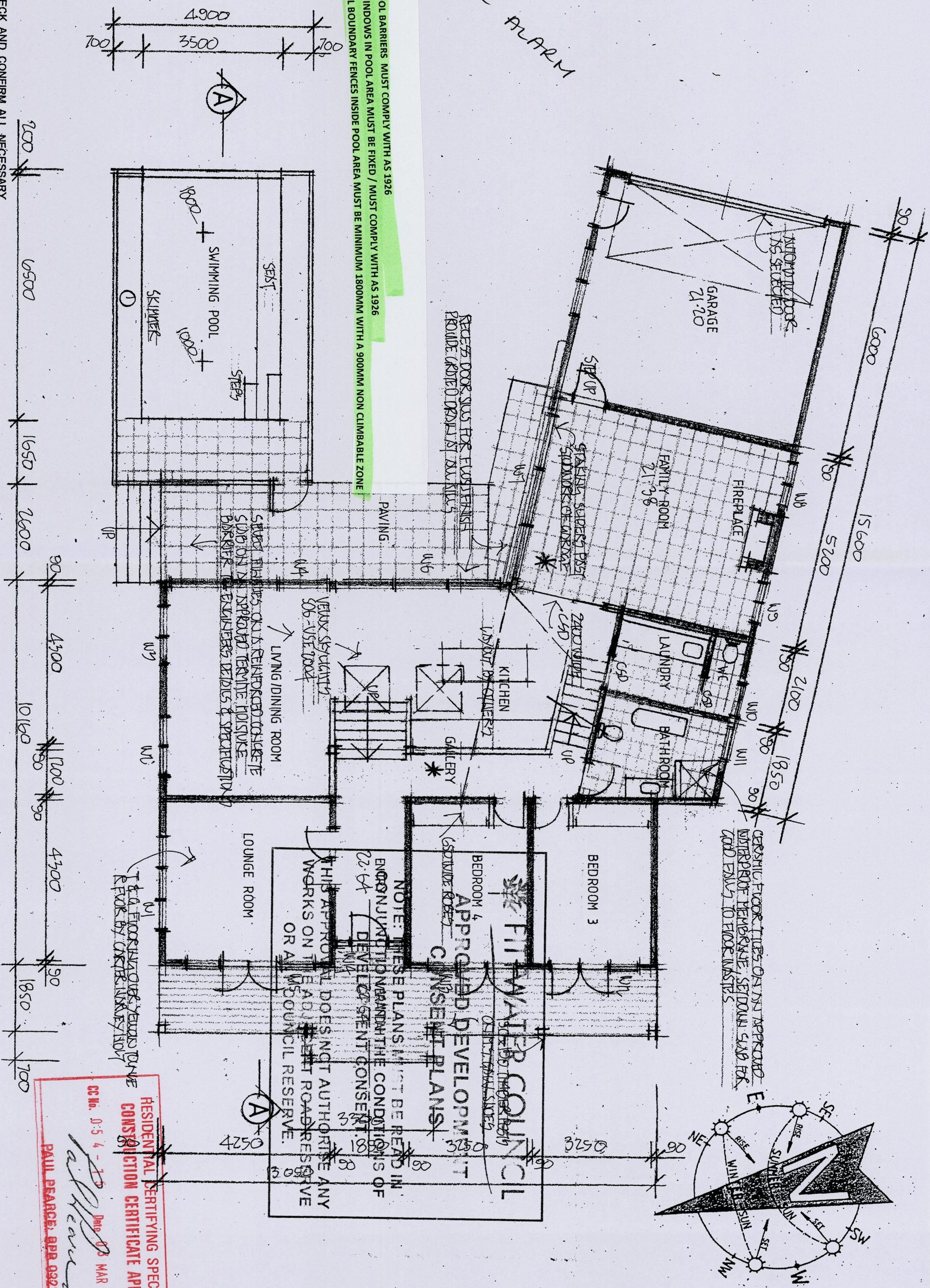


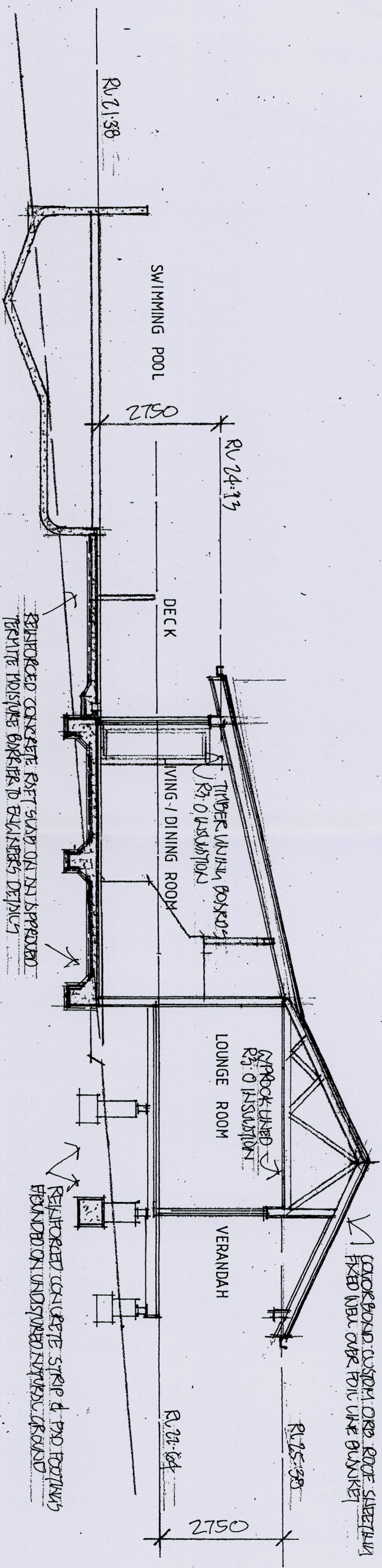
J.D. EVANS and COMPANY
 DESIGN AND BUILDING CONSULTANTS
 74 RIVERVIEW AVENUE, AVALON BEACH, 2102
 Phone 9918 9706 mobile 0418 5966
www.jdec.co.com.au email info@jdec.co.com.au

PROJECT
PROPOSED NEW RESIDENCE AT
No. 136 AVALON PARADE
AVALON BEACH N. S. W. 2107
CLIENT
MATT & MARIE MOLEOD

DATE: 11/18/2014	SCALE: 1:100,
DRAWN: JDE	CHECKED:

DRAWING: No. 16664-2 ISSUE A
13/10/14





SECTION A - A

SCHEDULE OF BASIC COMMITMENTS

WATER COMMITMENTS

LANDSCAPE:

1. THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGH 250 SQUARE METRES OF THE SITE

FIXTURES:

1. THE APPLICANT MUST INSTALL SHOWER HEADS WITH A MINIMUM RATING OF 3 STAR.
2. THE APPLICANT MUST INSTALL FLUSHING TOILET SYSTEM WITH A MINIMUM RATING OF 5 STAR IN EACH TOILET IN THE DEVELOPMENT.
3. THE APPLICANT MUST INSTALL KITCHEN TAPS WITH A MINIMUM RATING OF 6 STAR.
4. THE APPLICANT MUST INSTALL BATHROOM TAPS WITH A MINIMUM RATING OF 6 STAR IN EACH BATHROOM OF THE DEVELOPMENT.

ALTERNATIVE WATER RAINWATER TANK

1. THE APPLICANT MUST INSTALL A RAINWATER TANK OF A LEAST 3000 LITRES ON THE SITE. THE RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.
2. THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAIN RUNOFF AT LEAST 23.40 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT.
3. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO: AT LEAST ONE OUTDOOR TAP LOCATED WITHIN 10 METRES OF THE SWIMMING POOL

THERMAL COMFORT COMMITMENTS

CRITERIA

1. THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE ASSESSOR, CERTIFICATE, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION.
 2. THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DWELLING IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.
- FLOOR, WALLS AND CEILING/ROOF CONSTRUCTION**
1. FLOOR - CONCRETE SLAB ON GROUND.
 2. EXTERNAL WALL - FRAMED (WEATHERBOARD, FIBRE CEMENT OR METAL CLAD) HAVE AN INSULATION WITH AN R-VALUE OF AT LEAST R1.5 OR 1.90 INCLUDING CONSTRUCTION.
 3. CEILING AND ROOF - RAKED CEILING / PITCHED OR SKILLION ROOF, FRAMED CEILING TO HAVE AN INSULATION WITH AN R-VALUE AT LEAST 1.74 UP, FRAMED ROOF, MEDIUM (SOLAR ABSORPTION GREATER THAN 0.475-0.70) ROOF: POIL, BACKED BLANKET (35mm).
- INSULATION SPECIFIED IN THIS CERTIFICATE MUST BE INSTALLED IN ACCORDANCE WITH PART 3.12.1.1 OF THE BUILDING CODE OF AUSTRALIA

WINDOWS, GLAZED DOORS AND SKYLIGHTS

1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES DESCRIBED IN THE CERTIFICATE NUMBER 571045, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER 571045.
2. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.

THE FOLLOWING REQUIREMENTS MUST BE ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

- a. EXCEPT WHERE THE GLASS IS "SINGLE CLEAR" OR "SINGLE TONED" EACH WINDOW AND GLAZED DOOR MUST HAVE A U-VALUE ON GREATER THAN THAT LISTED AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) +/- 10 PERCENT OF THAT LISTED. TOTAL SYSTEM U-VALUES AND SHGC MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL.
- b. PENETRATION RATING (NRC) CONDITIONS.
- c. ALL WINDOWS AND GLAZED DOORS HAVE EAVES THAT PROJECT AT LEAST 600 MM (INCLUDING GUTTER WIDTH).
- d. OVERSHADOWING BUILDINGS/VEGETATION MUST BE OF THE HEIGHT AND DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOOR, AS SPECIFIED IN THE "OVERSHADOWING COLUMN".

ENERGY COMMITMENTS

HOT WATER

1. THE APPLICANT MUST INSTALL A HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGH ENERGY RATING: GAS INSTANTANEOUS WITH A PERFORMANCE OF 5 STAR OR BETTER.

COOLING SYSTEM

1. THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA, CEILING FAN, ENERGY RATING: N/A.
2. THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: CEILING FAN, ENERGY RATING: N/A.

HEATING SYSTEM

1. THE LIVING ROOM MUST NOT INCORPORATE ANY HEATING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM.
2. THE BEDROOM MUST NOT INCORPORATE ANY HEATING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM.

VENTILATION

1. THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEM IN THE DEVELOPMENT:
- a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
 - b. KITCHEN: NO MECHANICAL VENTILATION (IE. NATURAL).
 - c. LAUNDRY: NO MECHANICAL VENTILATION (IE. NATURAL).

ARTIFICIAL LIGHTING

1. THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE WORD "DEDICATED" APPEARS FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:
- a. AT LEAST 4 OF THE BEDROOMS;
 - b. AT LEAST 2 OF THE LIVING/ DINING ROOMS;
 - c. THE KITCHEN, WITH DEDICATED FITTINGS
 - d. ALL BATHROOMS/TOILETS
 - e. THE LAUNDRY
 - f. ALL HALLWAYS.

NATURAL LIGHTING

1. THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN FOR NATURAL LIGHTING.
2. THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE BATHROOM/TOILET FOR NATURAL LIGHTING.

OTHER

1. THE APPLICANT MUST INSTALL A GAS COOKTOP AND ELECTRIC OVEN IN THE KITCHEN.
2. THE APPLICANT MUST CONSTRUCT THE REFRIGERATOR SPACE IN THE RESIDENCE.
3. SO THAT IT IS WELL VENTILATED, AS DEFINED IN THE BASIC DEFINITIONS, THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE.

APPROVED DEVELOPMENT
CONSENT PLANS

FITZWATER COUNCIL

APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

RESIDENTIAL CERTIFYING SPECIALISTS
CONSTRUCTION CERTIFICATE APPROVED

CC No. 054-15
Date 09 MAR 2015
PAUL PEARCE, RPB 0322

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawings.	
2. All dimensions (not) visible to site boundaries and easements are subject to verification by a site survey.	
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & the satisfaction of local council requirements & other authorities.	
4. All timber construction to be in accordance with the Timber Products Code.	
5. Any structural steelwork to be in accordance with the Australian Standard AS 4100.	
6. Part water & sub-grade drainage to be approved of & to the approved council or as directed by local council inspectors.	
7. All electrical power & light outlets to be determined by owner.	
8. Make good and repair all existing fixtures damaged by new work. Remove existing materials where possible.	

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J.D. EVANS and COMPANY	
DESIGN AND BUILDING CONSULTANTS	
74 RIVERVIEW AVENUE, AVALON BEACH, 2107	
Phone: 9918 9206 mobile 0418 976 506	
www.jdeco.com.au email info@jdeco.com.au	

PROJECT	
PROPOSED NEW RESIDENCE AT	
No. 136 AVALON PARADE	
AVALON BEACH N.S.W. 2107	
CLIENT	
MATT & MARIE MCLEOD	

DATE	11/8/2014	SCALE	1:100, 1:200
DRAWN	JOE	CHECKED	
ISSUE			
1664-6	13/10/14		

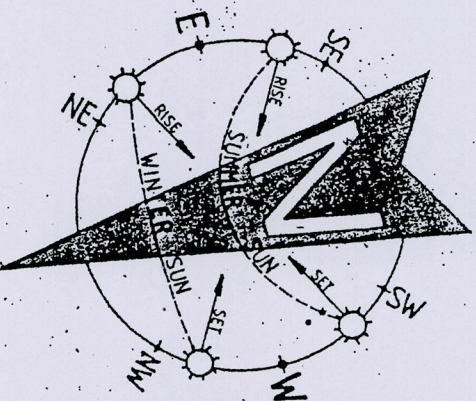
Screen planting is to be provided which screens the western elevation of the swimming pool structure. Species selection is to incorporate locally native species. This screen planting is to be retained over the life of the development and replaced if any part of it should die or be destroyed or removed.

CREPE MERTLE
TO BE REMOVED

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY WORK ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

FTWATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS

PLANTING SCHEDULE FOR LOWLANDS						
SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	NO. OFF	HEIGHT	SPREAD
TREES						
ER	EUCALYPTUS ROBUSTA	SWAMP MAHOGANY	15Ltr	1	10.0 - 20.0	6.0-8.0
EP	EUCALYPTUS PUNCTATA	GREY GUM	15Ltr	2	15.0 - 30.0	8.0 - 15.0
SHRUBS						
CL	CALLISTERMON LINEARIS	NARROW-LEAFED BOTTLEBRUSH	5Ltr	9	2.0 - 3.0	2.0 - 3.0
PD	PULTENAEA DAPHNOIDES	PULTENAEA	5Ltr	6	2.0 - 3.0	1.5
GROUND COVERS / SCRABLERS						
KR	KENNEDIA RUBICUNDA	DUSKY CORAL PEA				
VH	VIOLA HEDERACEA	NATIVE VIOLET				
LANDSCAPE						



LANDSCAPE CONCEPT PLAN

ALL CIVIL STRUCTURAL AND HYDRAULIC WORKS ASSOCIATED WITH THIS PROJECT SHALL BE TO THE RELEVANT ENGINEER'S DETAILS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS & LEVELS TO BE VERIFIED BY THE CONTRACTOR ON SITE.

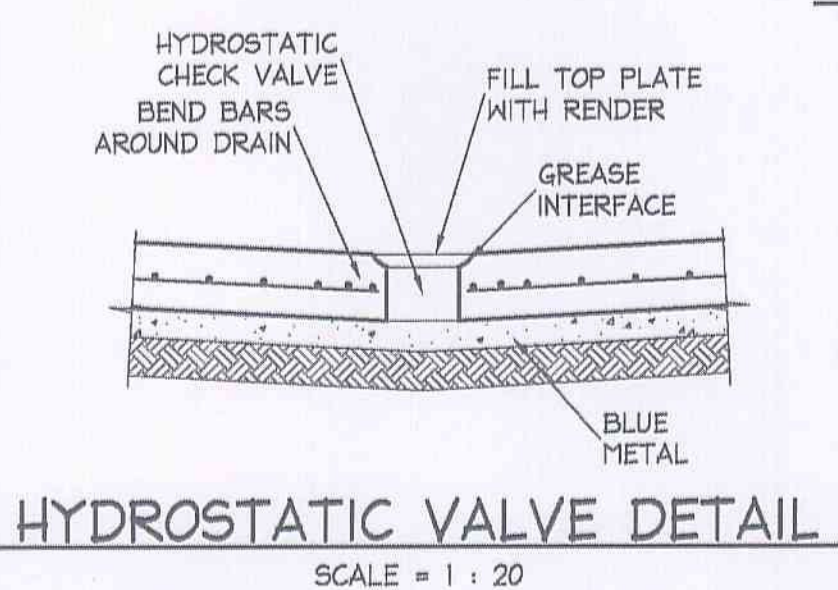
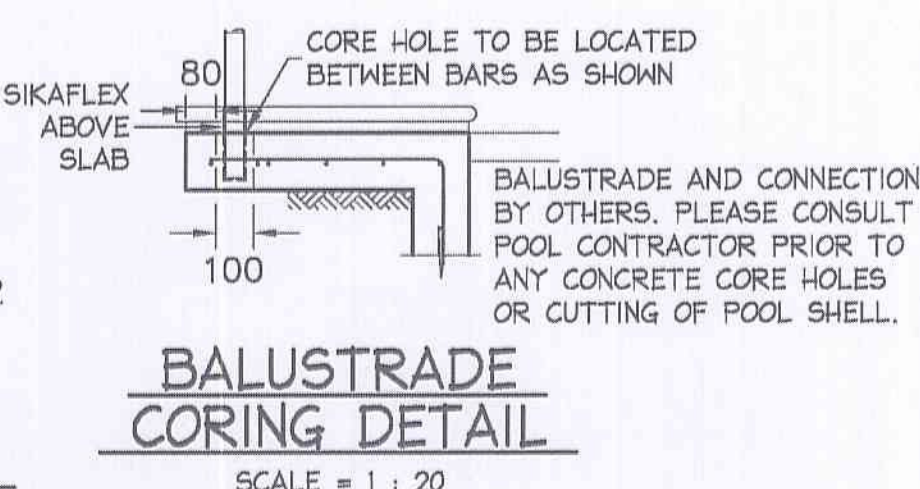
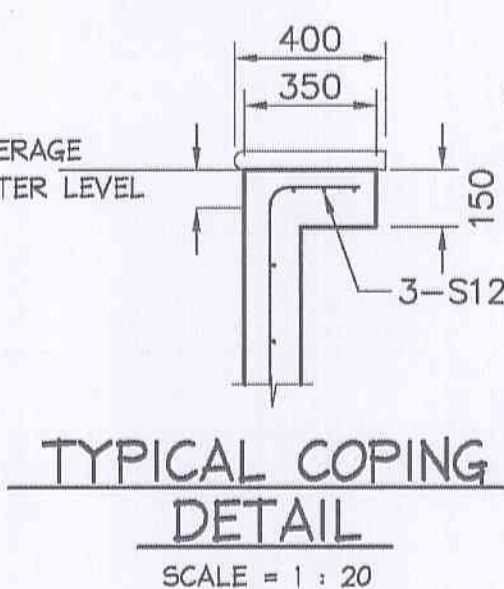
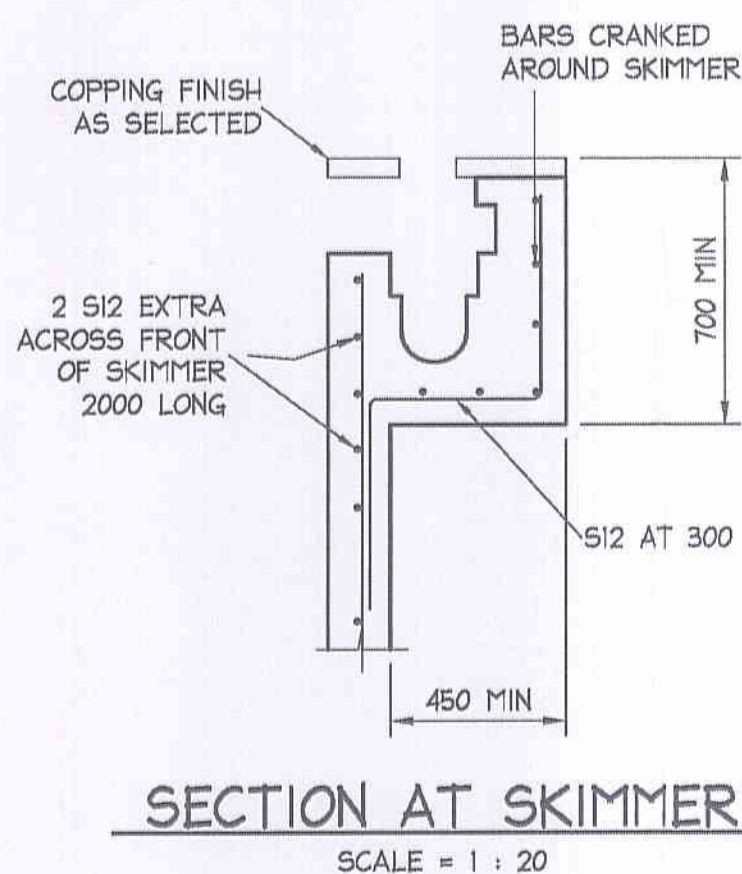
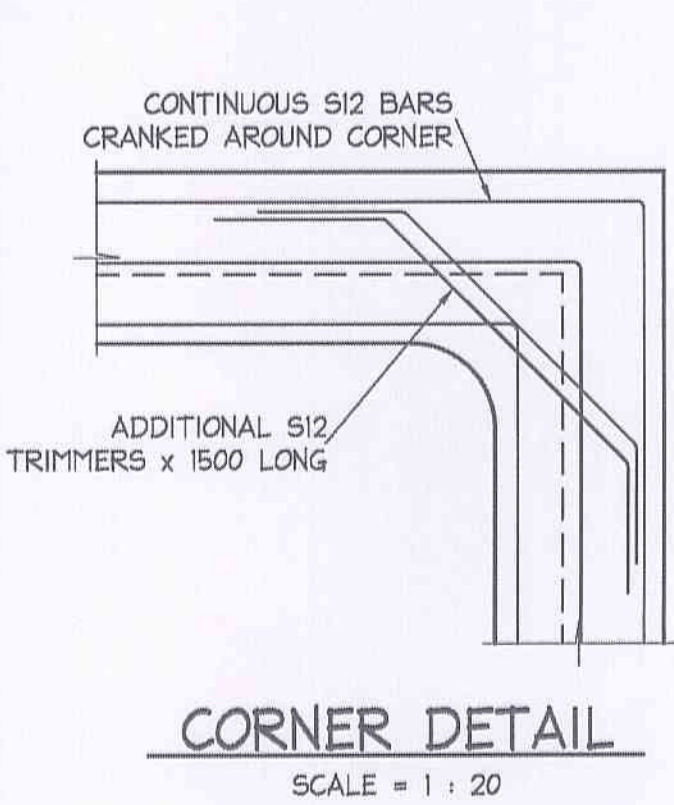
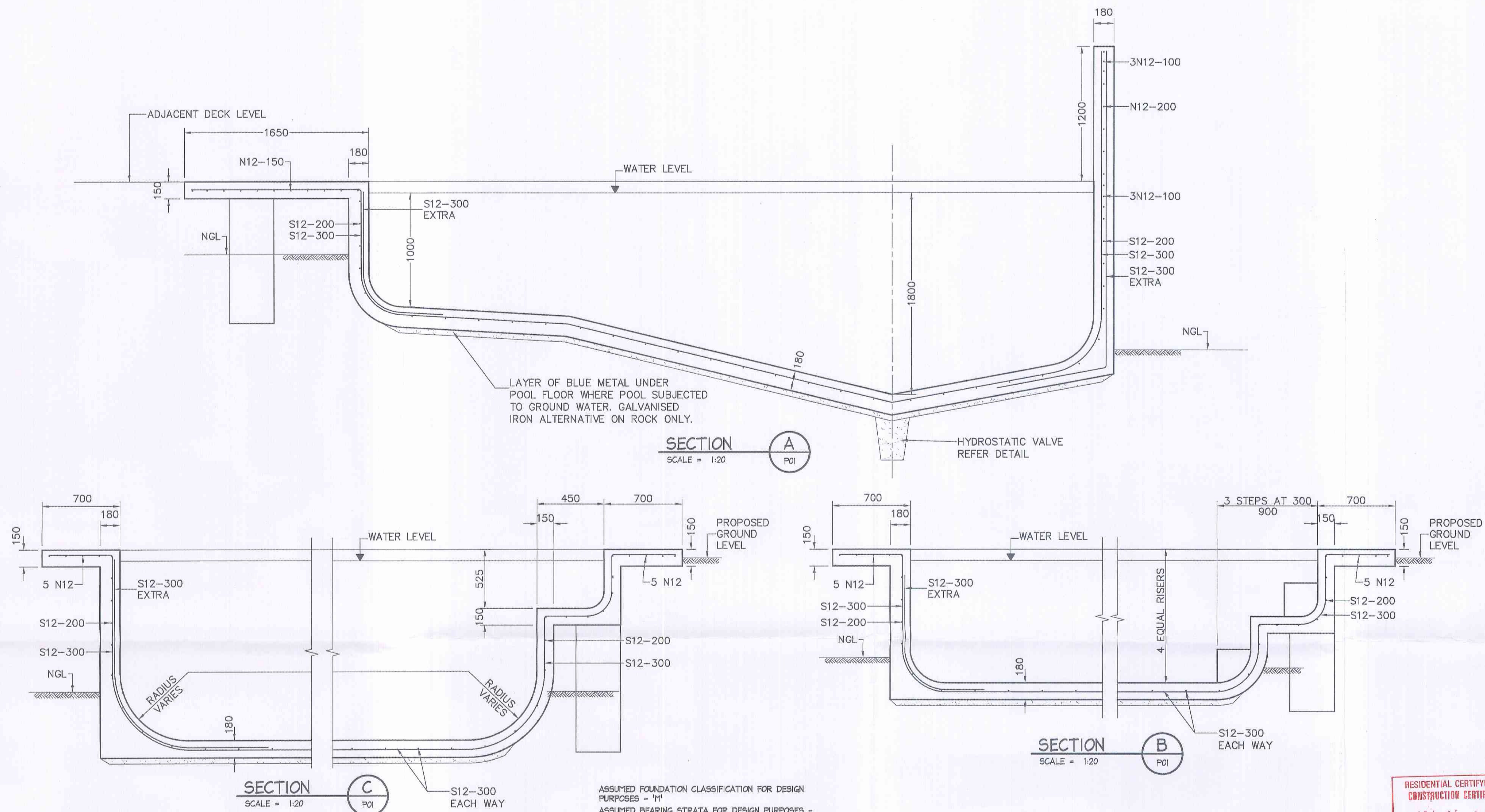


J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE. AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 042 916 596

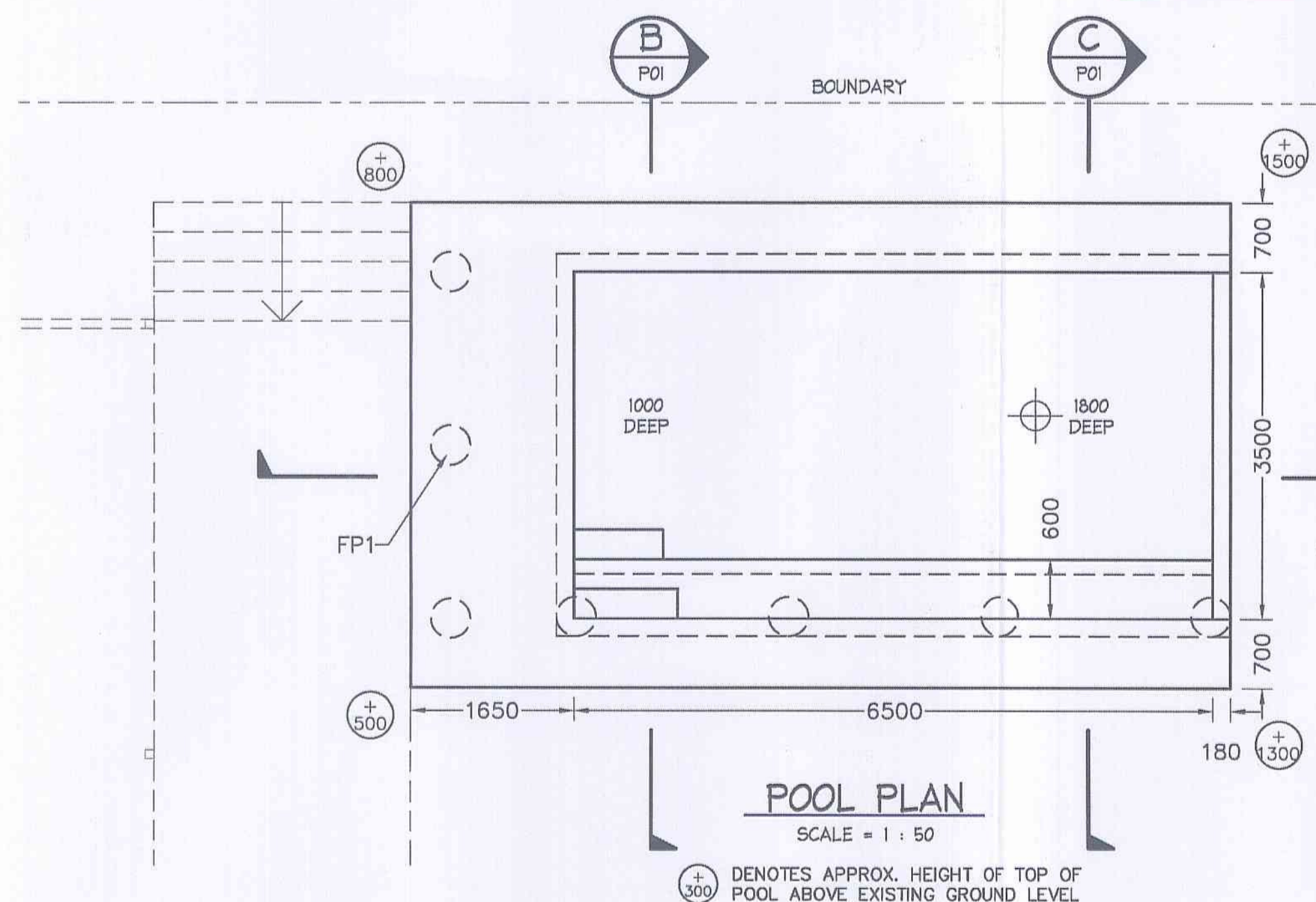
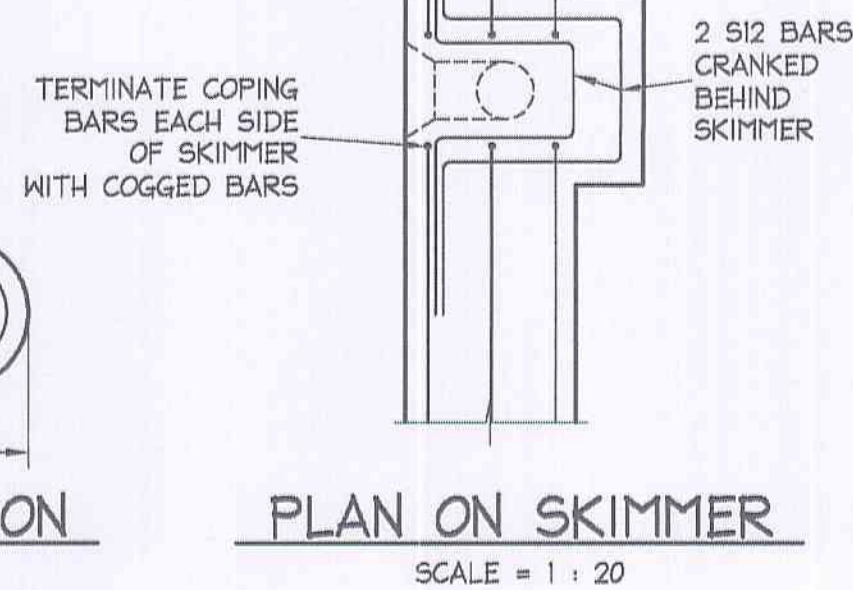
PROJECT
PROPOSED NEW RESIDENCE AT
No. 136 AVALON PARADE
AVALON BEACH N.S.W. 2107
CLIENT
MATT & MARIE MCLEOD

DRAWING No. 1664-10
DATE: 11/8/2014 SCALE: 1:200
DRAWN: JDE CHECKED:
ISSUE

RESIDENTIAL CERTIFYING SPECIALISTS
CONSTRUCTION CERTIFICATE APPROVED
CC No. 054-15 Date 8 MAR 2015
PAUL PEARCE, BPP 0322



- CONCRETE PIERS (WHERE REQUIRED):**
- PIERS TO BE 400mm DIAMETER FOUNDED IN NATURAL GROUND.
 - FOR DEPTH LESS THAN 1200mm UNREINFORCED.
 - FOR DEPTH GREATER THAN 1200mm AND LESS THAN 3000mm, 4 S12, R10 TIES AT 400.
 - FOR DEPTH GREATER THAN 3000mm REFER TO ENGINEER.



POOL NOTES:

GENERAL NOTES:

G1 - Pool design and construction to be in accordance with AS 2783 (1992) and all other relevant Australian Standards, including AS1926-2007 & 2010.

G2 - Site plan dimensions are to the water face UNO & do not include finishes. Do not scale from the drawings. The overall dimensions shall be checked on site.

G3 - The pool foundation material must be uniform, stable, natural ground with a minimum 150 kPa safe bearing capacity. Any variations in founding material shall be immediately referred to the Engineer. Advise Engineer if excavating in fill or if ground water is encountered. The Geotechnical Engineer is to inspect all excavations to determine their suitability.

G4 - Walkways have been designed for a distributed load of 2 kPa. No additional loads are permitted without prior approval from the Engineer. The walkways have not been designed to support masonry walls unless noted otherwise.

G5 - Excavation is not permitted within 2 m of an existing structure without the prior approval of the Engineer unless shoring &/or underpinning details have been provided.

G6 - The excavation base is to be lined with a 75 mm blue metal drainage layer with forscan membrane over. If base of excavation is entirely on sand, forscan need only be applied over sand. The hydrostatic valve shall be installed at the base of the pool with blue metal all round. Refer to typical details. The drainage layer is to drain to the hydrostatic valve. The hydrostatic valve is to be cleaned of all debris on completion of concreting.

G7 - All pool plumbing to comply with AS3500.1-2003 & AS3500.4-2003.

CONCRETE NOTES:

C1 - All workmanship and materials shall be carried out in accordance with AS 3600 & AS 2783. Concrete design strength (f'c) at 28 days to be 32 MPa.

C2 - Max. aggregate size is to be 10 mm. Max. slump 80 mm. Cement type A.

C3 - Concrete placed in contact with the (excavation) ground to have 65mm minimum cover to reinforcement. Concrete placed in contact with the water face to have 65mm minimum cover to reinforcement. Concrete placed in contact with the air to have 50mm minimum cover to reinforcement. Plumbing pipe work to be located behind reinforcement and to have minimum 65 mm cover.

C4 - Mild steel rods denoted S12 are 12mm diameter 250S Grade deformed bars. Mild steel rods denoted N12 are 12mm diameter D500N grade deformed bars. Provide 450mm minimum lap to all N & S12 bars. Stagger laps minimum 75 mm. Provide S12-300 reinforcement, UNO. Reinforcement to be adequately wire tied with wire ends flattened into the plane of the reinforcement.

C5 - Plastic or non-rusting chairs are to be used at a maximum of 1000 mm centres to support all reinforcement. Plastic tipped wire chairs are to be used in all out of ground walls & copings.

C6 - After concreting, the pool is to be cured for a minimum of 7 days by thoroughly wetting all concrete surfaces a minimum of twice each day. Ten days curing required in summer.

C7 - Earthing of reinforcement is required to meet AS3000.

C8 - Piers - If pool floor is partially founded on solid rock, provide 400mm ϕ concrete piers at 1500mm maximum centres to remainder of pool floor. All piers to be founded on rock. Piers up to 1.0m deep to be mass concrete. Piers between 1.0m and 2.0m deep, provide 4 S12 bars with R6 Ties at 400mm centres. Any piers over 2.0m deep to Engineers detail. For any internal piers under pool floor provide 3 S12 bars (1500mm long) at 300mm centres each way directly over piers to pool floor.

C9 - If pool founded in sand, provide S12 droppers at 300 cts in pool walls.

OWNER NOTES:

N1 - The position of skimmers, lights, return lines, etc. on this drawing is indicative only and the final positions are to be determined in site.

N2 - Safety fencing to meet SAA Standards is required prior to filling pool.

N3 - The pool is not designed for diving. Provide safety signage to SAA Standards.

N4 - Notify Pool Company if pool is to be emptied after completion of pool.

N5 - Underwater pool lights require full immersion during use.

N6 - Work noted 'By Others' are not included in the works.

N7 - Any Paving laid adjacent to the pool coping must have a min. 15mm wide expansion joint. All paving laid on sand shall have minimum 30mm gap between pavers. If paving is laid in mortar, expansion joints must be inserted between the paving & the pool coping.

N8 - There are to be no core holes or cutting of the coping without the written consent of the Builder and Engineer. When pool fencing is carried into the paving and pool shell, an expansion joint is to be cut through the paving and bed from the core hole to the outside edge of the pool, adjacent to each balustrade support.

DOCUMENT CERTIFICATION

I, Bruce Lewis, am a qualified Structural & Civil Engineer with the following qualifications:
BE(Civil), CPEng, MIEAust., NPER,
Institute of Engineers Membership No. 879131
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

Date: 11-12-2014
Bruce Lewis
(Principal - Peninsula Consulting Engineers.)

11-12-2014	A	FOR CONSTRUCTION
24-11-2014	P	DRAFT
Date:	Rev:	Amendment:

Project: **PROPOSED NEW POOL**
at: 136 AVALON PARADE,
AVALON BEACH
for: MR & MRS McLEOD

Drawing Title: **POOL STRUCTURAL**
PLAN & DETAILS

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Job No: **14-1106** Drawing No: **P01** Rev: **A**

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