

Reference No: CC/712787
Your Reference: 0019/17

13 November 2017

Northern Beaches Council
DX 9118
Dee Why NSW



Dear Sir or Madam,

**RE: CONSTRUCTION CERTIFICATE FOR DECK AT LOT 102 DP 1092509, 82D
CABBAGE TREE ROAD, BAYVIEW NSW 2104**

Please find enclosed documentation relating to the issue of a Construction Certificate for your archiving. The following are attached:

1. Copy of Application Form.
2. Notice of Appointment as PCA & Commencement of Works.
3. Record of Site Inspection (if applicable)
4. Copy of Construction Certificate.
5. Copy of Approved plans, specifications & other relevant documents.
6. Payment of \$36.

Could you please forward to a receipt to sydney@buildcert.com.au.

Should you require any further information or assistance, please contact us on 02 4945 7400.

Yours Sincerely,



DANIEL CHAPMAN

ACCREDITATION NUMBER: BPB 2288

ACCREDITATION BODY: BUILDING PROFESSIONALS BOARD

Rec 418253

statement of cover

M K A CONSTRUCTIONS PTY LTD	MBA INSURANCE SERVICES PTY LTD
Suite 25, 90 Mona Vale Rd	Level 1/165 Lambton Road
MONA VALE NSW 2103	Broadmeadow NSW 2292

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 Register will also list whether 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 Insurance and Care NSW (icare) which provides services to the NSW Self Insurance Corporation in the management of the Home Building Compensation Fund (HBCF)

In respect of	Single Dwelling Alterations / Additions - Structural
At	
	82 Cabbage Tree Road RD
	Bayview New South Wales 2104
Site plan No	NA
Site plan type	NA
Homeowner	Debb Meyer
Carried out by	M K A CONSTRUCTIONS PTY LTD
Builder job No	82d Cabbage Tree
Licence number	112879C
Contract sum	\$35,000.00
Contract date	26/09/2017 (Proposed)
Premium paid	\$243.40

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 policy date and available at the Home Building Compensation Fund website at www.hbcf.nsw.gov.au

Certificate No HBCF17052083

Issued on 25/09/2017

Issued by Residential Builders Underwriting Agency Pty Ltd as agent for Great Lakes Reinsurance (UK) SE

Issued on behalf of NSW Self Insurance Corporation (ABN 97 369 689 650)

SECTION A. Details of the applicant

*An application may only be made by a person who has the benefit of the development consent. An application may not be made by person who will carry out the building work unless that person owns the land on which the work is to be carried out.

Name/Company DEBBIE MEYER
Unit/Street no. 82D Street CABBAGE TREE RD
Suburb or town BAYVIEW State NSW Postcode 2104
Phone _____ Mobile _____ Email debbie@debbiemeer.com

SECTION B. Location & details of the land where the building work is to be carried out

Unit/Street no. 82D Street Cabbage Tree Road
Suburb or town Bayview State NSW Postcode 2104
Lot 102 Section no. _____ DP no. 1092509

SECTION C. Description of the building work or subdivision work to be carried out

Briefly describe the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc).

Deck

BCA Building Classification(s) 10a Type of Development **Building Work** ☒

SECTION D. Estimated cost of the development

\$30,000.00 The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including GST.

SECTION E. Development Consent

Council DA No. 0019/17 Date of Issue 8/03/2017 Council Northern Beaches

SECTION F. Consent of Owners and Authority

Please note that ALL owners of the property must provide written consent. If you are signing on the owner's behalf as the owner's legal representative, please attach documentary evidence as to the nature of your legal authority, e.g. Power of Attorney, Company Director, Executor, Trustee.

- (i) As the owner(s) of the above property, I/we consent to this application.
- (ii) I/we consent to the certifying authority, or an accredited certifier, or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application.
- (iii) I/we confirm that building works have not commenced. I/we understand that works are to commence in not less than two days from the date of Appointment of PCA and Notice of Commencement.
- (iv) I/we agree to receive approval documentation via electronic communication.
- (v) I/we execute and agree to BuildCert Consultants' Contract for Certification Work Terms and Conditions.

Name(s) DEBBIE MEYER Date 8.1.17

Owners Signature(s) _____

SECTION G. Signature of Applicant(s) - (If different to the owners)

Name(s) _____ Date _____

Signature of Applicant(s) _____

SECTION H. Delivery of application

Applications for construction certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

SECTION I. Date of Receipt of Application (Office Use Only)

This Application was received on 09/11/2017 (Insert date).

NEWCASTLE
02 4947 7422

HUNTER
02 4947 7422

CENTRAL COAST
02 4947 7422

MID NORTH COAST
02 6554 7648

SAPPHIRE COAST
02 6494 4494

All work to be done in conjunction with the working drawings, this specification and engineer’s details if required.
Items not shown on drawings or in the specification but required to obtain a workman like finish are to be allowed for as part of the contract.
All work is to be in accordance with the Building Code of Australia, Local government requirements and all other relevant authorities.
The builder is to arrange and pay for all inspections, approvals etc. as may be required by the authorities concerned. Excepting amplification of electrical power major sewer extensions and water amplification.
Builder is to insure against public risk as is required by the Workers Compensation Act of NSW.
Builder is to check all dimensions, levels etc. prior to any works proceeding.
Figured dimensions take preference to scale.
Unless otherwise noted the builder shall provide a defects liability period of three months.
Builder is to provide for himself and his workers on site amenities as may be required unless other arrangements have been made with the owners or the local authorities.
WORKMANSHIP
Execute all work in the best and most tradesman like manner to the satisfaction of the superintendent or building inspector.
Remove all waste items after completion of works.

EXCAVATION
Excavate the site as required for dwelling / addition.
Additional surplus soil to be stored on site for future use.
PEST CNTRL as per AS3660.1
1. Monolithic Slab.
- Min 75mm of Slab edge exposed below 1st course of brickwork.
- Crushed granite “Granitgard” on all penetrations.
2. Suspended Floor.
- Install a barrier system in accordance with BCA Part 3.1.3 Table 3.1.3.
- Provide sub-floor ventilation in accordance with BCA Part 3.4.1.
- Where a barrier that needs to be inspected is installed,provide access to the area of the barrier that needs inspection in accordance with AS3660.1
CARPENTER
Erect both wall and floor frames as shown on plans.
If roof trusses are supplied install to manufactures written instructions. In accordance with clause 3.4.3.6.BCA96 or AS1684
WINDOWS – as per AS2147 / AS2048 / AS1288
Refer plans for all window sizes, locations and material type. Flash heads and sills as required.
Provide all storm moulds, architrave’s and trims as required.
Windows to depth of 1,500mm to be 6mm toughened glass.
Window colour and glass type to be determined by owner.
Allow min of 15mm clearance between architrave and bottom of head for deflection.
ROOFER
METAL ROOF
Provide corrugated steel roof to entire roof area as required. All necessary accessories to be provided and the roof is to be adequately birdproofed. Sheets to be fixed with 45mm non corrosive hex head self drilling screws fitted with neoprene ceiling washers to every alternate corrugation at ends and every fourth corrugation immediately. All hips and ridges to be covered with screws and washers. Where pitch of roof is less than 1:4.5 minimum a material having effective vapour barrier and thermal insulation qualities is to be fixed to the underside of ceiling joists where a level surface is to be provided. Where the ceiling is to follow the pitch of the rafters, irrespective of the pitch of the roof, the vapour/thermal barrier is to be fixed to the underside of the rafters.
LEAD FLASHING NOT TO BE USED WITH ZINCALUME STEEL.
PLUMBER, DRAINER
Provide colourbond Fascia and Gutter to all eaves as shown. Fix as per manufacturer’s details.
Provide colourbond barge and barge capping to all gables fix as per manufacturer’s details.
Provide 100 x 50 Colourbond down pipes as shown on plans and connect to storm water system.
All pipe work internal and external to be copper.
Supply and install all required taps and fixtures to complete the job. Externally provide 2 brass tap fittings.
Sewer lines to be 100mm PVC all jointed using approved adhesive min 300mm below ground level with a min 1:75 fall. Storm water lines to be min 90mm PVC with 1:100 fall.
Keep all lines a min of 600mm away from foundations. Provide all required cleaning eyes and inspection openings. All work to be inspected and approved by both council as well as water board and certificates of compliance given to builder/owner.
AGG lines to be generally 100mm dia laid in 10mm blue metal.

ELECTRICIAN – in accordance with AS3000 / AS3006
Supply and install all power points and light points as per plans are as directed by owner/builder.
All work is to be carried out in accordance to the SAA wiring rules.
All materials shall be first quality and installed in a workmanlike manner. All fees and connection charges shall be applied for and paid. Certificate of compliance shall be provided to owner/builder.
The switch board shall be applied for shall be of circuit breaker type conforming to current standards.
Power circuits 15 amp
Light circuits 10 amp
Main switch 100 amp
Install smoke detectors as per AS3786 and in accordance to E 1.7 of the building code.
EXTERNAL LININGS
Clad the external of dwelling or areas nominated as such using ship lapped AC boarding.
Fix directly to studs using galv clouts or approved fixings as recommended by manufacturer.
Sheets to be lapped a min of 25mm
INTERNAL LININGS – as per AS3740
All internal surfaces unless nominated on plans to be gyprock lined.
Board thickness as followswalls 10mm
....ceilings 13mm or 10mm superceil
Allow a period of 9 days after frame erection prior to gyprock installation for frame stabilisation.
Prior to laying of sheeting inspect wall studs and ceiling joists for any defective work, warping or twisting of timbers.
Boards are to be both clout and glue fixed to timbers. Clouts are to be galv 30mm long driven just below paper skin.
Provide paper tape to all joints and plaster set.
Sand between plaster coats and allow a min of 2 coats plaster and 1 coat final skim coat.
Sand and leave ready for painting.
All arches and exterior edges to be steel trim fixed and finished as above.
JOINER
All timbers shall comply with the appropriate standards.
All frames to be mitred and scribed, fitted and joined together with linings, mouldings and trims.
All surfaces to be left ready for painting.
External doors 2040 x 820 x 40 as selected – as per AS109 / AS2588 / AS2689
Laundry doors 2040 x 820 x 40 flush panel – as per AS109 / AS2588 / AS2689
Internal doors 2040 high Refer plans for width
Skirting 50 x 19 custom wood or as selected by builder
Man Hole Fit 600 x 600mm access hole in roof
PAINTER
Prior to any work check and fill all voids.
Check and sand all plaster and wood work if not yet so.
Apply all primers to both internal and external surfaces as appropriate for material.
Internal surfaces to receive min two coats of selected acrylic paint.
External paints to be acrylic with 2 finish coats.
COMPLETION
At completion of all works builder to clean site and dwelling of all rubble.
Test and check all doors, windows etc. for proper operation.
Plane and allow for all door clearances as may be required.
Council final inspection to take place and all defects rectified and all conditions complied with.
Hand over all certificates and warranties as held to owner.

DRAWING SCHEDULE

COVER PAGE	SHEET 01
PROPOSED OVERALL SITE PLAN	SHEET 02
EXISTING OVERALL SITE PLAN	SHEET 03
SITE PLAN / SEDIMENT CONTROL PLAN	SHEET 04
DRAINAGE CONCEPT PLAN	SHEET 05
PROPOSED & EXISTING FLOOR PLAN	SHEET 06
EXISTING FLOOR PLAN	SHEET 07
PROPOSED SECTION / ELEVATION	SHEET 08
PROPOSED ELEVATIONS	SHEET 09

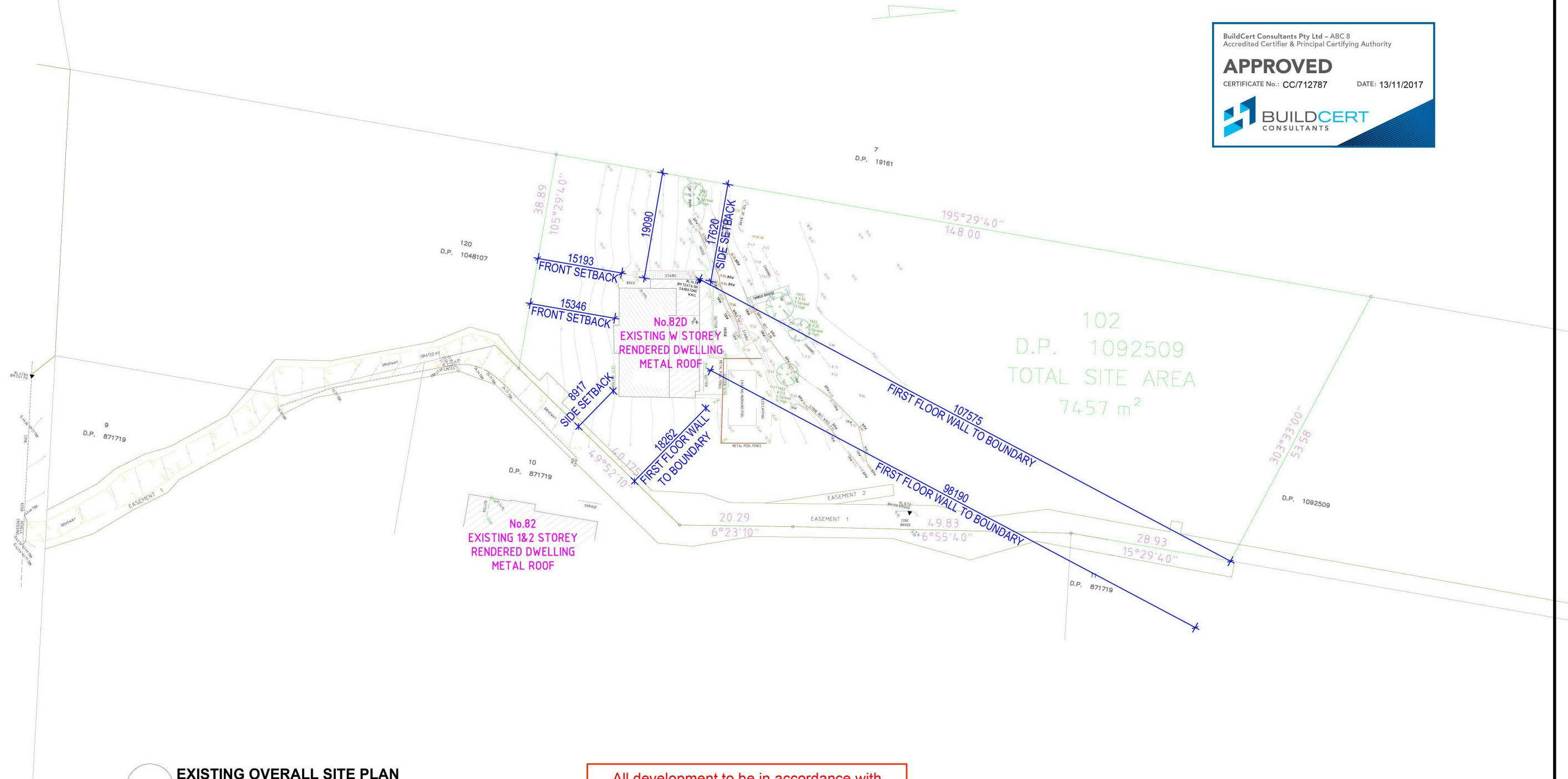


FOR APPROVAL PURPOSE ONLY			DISCLAIMER * All work to be carried out in accordance with the Building Code of Australia. All Local and State Ordinances relevant Australian Standards, local electricity, Water Regulations and all other relevant Authorities concerned. * All structural and site drainage to be subject to Engineers details or certification where required by the PCA This shall include R.C.Slabs & footings & steel beams and columns, wind bracing to AS 1170 & AS 4055 anchor rods or bolts, tie downs, fixings etc., driveway slabs & drainage to the PCA's satisfaction. * All work to be carried out in a professional & workmanship manner according to the plans and specification. * Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. * All dimensions & levels are subject to final survey and set out, all dimensions are to be checked & verified on site before the commencement of work. * The Design Scheme (drawings documents information) contained within this set have been prepared by Drafting Solutions purely for the purpose of providing information about potential design schemes. The information should not be considered to be error free or to include all relevant data. * Nothing in this report in any way comprises advice or a representation by Drafting Solutions nor does the transmission or sending of these materials create any contractual obligations.Drafting Solutions nor any of his employees, agents or contractors, will be liable for any direct or indirect loss/damage you may suffer or incur arising directly or indirectly from the use of any materials or information from this report. Drafting Solutions retains copyright and all present and future moral rights in all intellectual property in all the materials authored by it and in any works executed from these drawings and documents.	Project Name: PROPOSED DECK AND STAIRWAY				Designers / Architects / Drafters Building Drafting Solutions Building Drafting Solutions PO Box 667, Round Corner NSW 2158. info@buildingdraftingsolutions.com.au							
FOR REVISIONS															
Status	Issue	Date		Client: DEBBIE ANN MEYER								Site: LOT 102, DP 1092509 82D CABBAGE TREE ROAD BAYVIEW, NSW 2104			
				Drawing Title COVER PAGE				North Point				Job No;	Drawing No;	Sheet No;	
				Scale:	Date: 7 / 11 / 2016	Checked: T. W.	Authorised:					DRA001		01/07	
DRAWING ORIGINAL SIZE A3															



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FOR REVISIONS			Client:		DEBBIE ANN MEYER		 Building Drafting Solutions PO Box 667, Round Corner NSW 2158. info@buildingdraftingsolutions.com.au						
Status	Issue	Date	Site:		LOT 102, DP 1092509 82D CABBAGE TREE ROAD BAYVIEW, NSW 2104		North Point						
			Drawing Title		PROPOSED OVERALL SITE PLAN		 Job No; Drawing No; DRA002 Sheet No; 02/09						
			Scale: 1 : 200	Date: 7 / 11 / 2016	Checked: T. W.	Authorised:							
DRAWING ORIGINAL SIZE A3													

CABBAGE TREE
(20.115 WIDE)
ROAD



EXISTING OVERALL SITE PLAN
Scale 1: 750

All development to be in accordance with
Planning for Bushfire Protection 2006 (NSW)
including Appendix 3
& BAL 29 of AS 3959-2009

FOR APPROVAL PURPOSE ONLY

FOR REVISIONS		
Status	Issue	Date

DRAWING ORIGINAL SIZE A3

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Project Name: PROPOSED DECK AND STAIRWAY

Client: DEBBIE ANN MEYER

Site: LOT 102, DP 1092509
82D CABBAGE TREE ROAD
BAYVIEW, NSW 2104

Drawing Title: EXISTING OVERALL SITE PLAN

Scale:
1 : 200

Date:
7 / 11 / 2016

Checked:
T. W.

Authorised:

Designers / Architects / Drafters



Building Drafting Solutions
PO Box 667,
Round Corner NSW 2158.

info@buildingdraftingsolutions.com.au

North Point



Job No;

Drawing No;

Sheet No:

DRA003

03/09

SITE CALCULATIONS

AREA OF SITE	7457.00 sqm
EXISTING GROUND FLOOR FOOT PRINT AREA	300.00 sqm
INCLUDED GARAGE AREA	INCLUDED
TOTAL AREA	300.00 sqm
SITE COVERAGE	24.86 %
PROPOSED DECK & STAIR	140.11 sqm
EXISTING POOL	132.10 sqm
EXISTING CONCRETE AREA/STAIR	280.94 sqm
TOTAL HARD SURFACE AREA	553.04 sqm
TOTAL HARD + BUILDING AREAS	853.04 sqm
TOTAL SOFT LANDSCAPE AREA	6603.96 sqm
LANDSCAPE COVERAGE	1 %

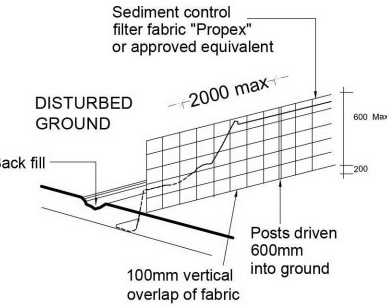
NOTES

- 1 All measurements from outer structural side.
- 2 All work to be done to the local government and other authority requirements.
- 3 All workmanship and materials to be in accordance with the relevant codes and ordinances.
- 4 All dimensions in millimeters unless noted otherwise.

LEGEND

— SEDIMENT CONTROL FENCE

▲ Datum



SILT FENCE PERSPECTIVE

Scale NTS

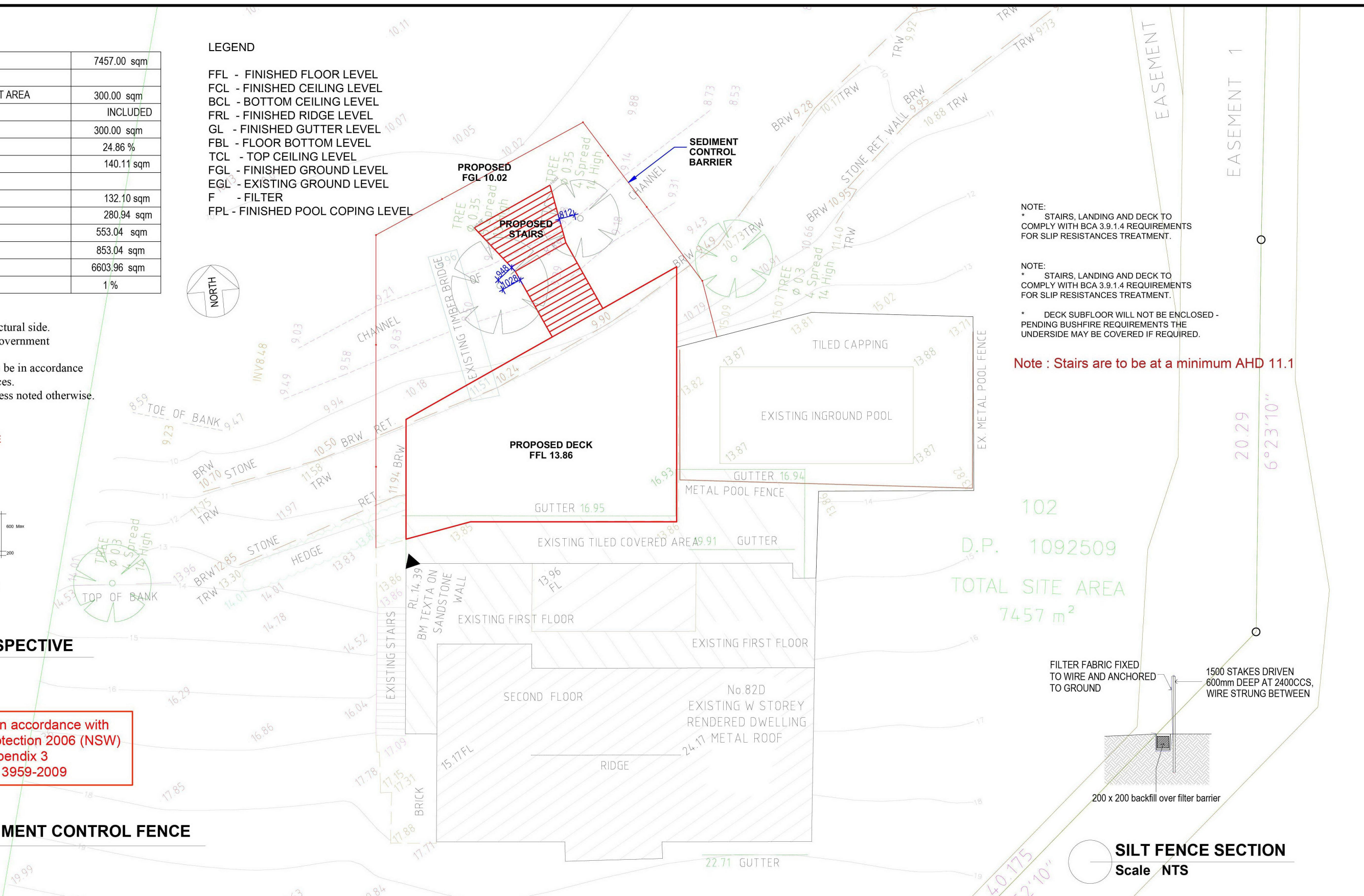
All development to be in accordance with Planning for Bushfire Protection 2006 (NSW) including Appendix 3 & BAL 29 of AS 3959-2009

SITE PLAN / SEDIMENT CONTROL FENCE

Scale 1: 200

LEGEND

- FFL - FINISHED FLOOR LEVEL
- FCL - FINISHED CEILING LEVEL
- BCL - BOTTOM CEILING LEVEL
- FRL - FINISHED RIDGE LEVEL
- GL - FINISHED GUTTER LEVEL
- FBL - FLOOR BOTTOM LEVEL
- TCL - TOP CEILING LEVEL
- FGL - FINISHED GROUND LEVEL
- EGL - EXISTING GROUND LEVEL
- F - FILTER
- FPL - FINISHED POOL COPING LEVEL



NOTE:
* STAIRS, LANDING AND DECK TO COMPLY WITH BCA 3.9.1.4 REQUIREMENTS FOR SLIP RESISTANCES TREATMENT.

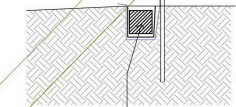
NOTE:
* STAIRS, LANDING AND DECK TO COMPLY WITH BCA 3.9.1.4 REQUIREMENTS FOR SLIP RESISTANCES TREATMENT.

* DECK SUBFLOOR WILL NOT BE ENCLOSED - PENDING BUSHFIRE REQUIREMENTS THE UNDERSIDE MAY BE COVERED IF REQUIRED.

Note : Stairs are to be at a minimum AHD 11.1

102
D.P. 1092509
TOTAL SITE AREA
7457 m²

FILTER FABRIC FIXED TO WIRE AND ANCHORED TO GROUND
1500 STAKES DRIVEN 600mm DEEP AT 2400CCS, WIRE STRUNG BETWEEN



200 x 200 backfill over filter barrier

SILT FENCE SECTION

Scale NTS

FOR APPROVAL PURPOSE ONLY

FOR REVISIONS		
Status	Issue	Date

DRAWING ORIGINAL SIZE A3

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Project Name: PROPOSED DECK AND STAIRWAY

Client: DEBBIE ANN MEYER

Site: LOT 102, DP 1092509
82D CABBAGE TREE ROAD
BAYVIEW, NSW 2104

Drawing Title SITE PLAN AND SEDIMENTATION CONTROL PLAN

Scale:
1: 200

Date:
7/11/2016

Checked:
T. W.

Authorised:

Designers / Architects / Drafters



North Point



Job No;

Drawing No;

Sheet No:

DRA004

04/09

NOTES

- 1 Sub Surface Drainage.
- 1.1 The ground beneath a suspended timber floor must be graded so that the area beneath the building is above the adjacent finished ground level to prevent ponding.
- 1.2 Agricultural (AG) cut-off drains must be installed at the base of all excavations and along the high side of a sloping site and be connected to the storm water drainage system via a 300mmx300mm silt pit.,
- 1.3 AG drains must be laid a minimum of 400mm into the soil and 100mm below any adjacent footing or pavement.

- 2 Surface Drainage
- 2.1 The design and installation of the storm water drainage system must comply with AS/NZS 3500.5 - Domestic installation.
- 2.2 Surface water drainage must be graded away from a building with a minimum gradient at 1 in 20 over the first metre.
- 2.3 The finished slab height (measured at the slab edge) must be not less than 50mm above adjacent paving or concrete or 100mm above sandy well drained areas.
- 2.4 Storm water drains shall be minimum 90mm Class 6 UPVC and have a minimum fall of 1:100 and 100mm cover under soil and paved areas.
- 2.5 Inspection opening (DN 150) shall be installed at each connection point, any change of direction and at not more than 30m centres.
- 2.6 Inlet pits shall be provided to collect stormwater drainage and discharge into the surface water drainage system.,

- 3.0 Roof Drainage
- 3.1 300mm wide x 100mm deep box gutters with overflow provision shall always be used at roof / roof or roof / wall junctions where the two adjoining surfaces are not graded away from each other.
- 3.2 Eaves gutters must have a minimum fall of 1:500 and box gutters a minimum fall of 1:100;
- 3.3 Eaves gutters must be supported by brackets at maximum 1.2m centres.
- 3.4 Downpipes shall be minimum 100mm x 50mm must not be located more than 12m apart and securely fixed to walls with approved brackets at maximum 2.2m centres.
- 3.5 Where downpipes are located more than 1.2m from the valley gutter provision for overflow must be made.

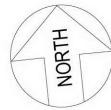
Note

The above is a brief information summary of drainage requirements to comply with Parts 3.1.2. and 3.5.2. of the BCA but is by no means an exhaustive specification for compliance which is the responsibility of the project builder.

STORMWATER PLAN

Scale 1: 200

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FOR REVISIONS									
Status	Issue	Date	Project Name:		PROPOSED DECK AND STAIRWAY		Designers / Architects / Drafters		
			Client:		DEBBIE ANN MEYER		BuildCert Consultants Pty Ltd – ABC & Accredited-Certifier & Principal-Certifying Authority APPROVED CERTIFICATE No.: CC/712787 DATE: 13/11/2017 BUILDCERT CONSULTANTS 		
			Site:		LOT 102, DP 1092509 82D CABBAGE TREE ROAD BAYVIEW, NSW 2104				
			Drawing Title		STORMWATER CONCEPT PLAN		North Point		
			Scale:	Date:	Checked:	Authorised:			
DRAWING ORIGINAL SIZE A3			1 : 200	7 / 11 / 2016	T. W.		Job No;	Drawing No;	Sheet No:
								DRA005	05/09



PROPOSED STAIRWAY MUST GO BETWEEN 2 EXISTING PALM TREES. SELECTED TIMBER STAIRS, TIMBER BALUSTRADE, AND HANDRAILS AS REQUIRED BY BUSHFIRE REPORT.

LANDING BASE
RL 10.02

20 NEW TREADS
@ 300mm WIDE AND
21 NEW RISERS @
182.86mm HIGH

PROPOSED SELECTED
FRAMELESS GLASS
BALUSTRADE

PROPOSED SELECTED
FRAMELESS GLASS BALUSTRADE

PROPOSED TIMBER DECK

NOTE:
"DECK AND DECK FRAME/POST
MATERIAL TO BE AS REQUIRED
BY BUSHFIRE REPORT."

EXISTING PAVING
COVERED AREA

Note : Stairs are to be at a minimum AHD 11.1

NOTE:

* STAIRS, LANDING AND DECK TO COMPLY WITH BCA 3.9.1.4 REQUIREMENTS FOR SLIP RESISTANCES TREATMENT.

* DECK SUBFLOOR WILL NOT BE ENCLOSED - PENDING BUSHFIRE REQUIREMENTS THE UNDERSIDE MAY BE COVERED IF REQUIRED.

FLOOD STORAGE -

- DECK AND STAIRWAY SUPPORTED BY PIERS. THEY WILL NOT BE ENCLOSED AND WILL NOT INTERRUPT ANY FLOW.

- STAIRWAY TREADS AND RISERS WILL BE PARALLEL WITH EXPECTED STORMWATER FLOWS - NO IMPACT TO FLOOD STORAGE.

EXISTING METAL POOL FENCE

EXISTING POOL

EXISTING METAL POOL FENCE

EXISTING METAL POOL FENCE

EXISTING AND PROPOSED FLOOR PLAN

Scale 1: 100

All development to be in accordance with
Planning for Bushfire Protection 2006 (NSW)
including Appendix 3
& BAL 29 of AS 3959-2009

FOR APPROVAL PURPOSE ONLY

FOR REVISIONS

Status	Issue	Date

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DISCLAIMER

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* All structural and site drainage to be subject to Engineers details or certification where required by the PCA. This shall include R.C.Slabs & footings & steel beams and columns, wind bracing to AS 1170 & AS 4055 anchor rods or bolts, tie downs, fixings etc., driveway slabs & drainage to the PCA's satisfaction.
* All work to be carried out in a professional & workmanship manner according to the plans and specification.
* Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
* All dimensions & levels are subject to final survey and set out, all dimensions are to be checked & verified on site before the commencement of work.
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Project Name: PROPOSED DECK AND STAIRWAY

Client: DEBBIE ANN MEYER

Site: LOT 102, DP 1092509
82D CABBAGE TREE ROAD
BAYVIEW, NSW 2104

Drawing Title: PROPOSED & EXISTING FLOOR PLAN

Scale:
1: 100

Date:
7 / 11 / 2016

Checked:
T. W.

Authorised:

Designers / Architects / Drafters



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North Point



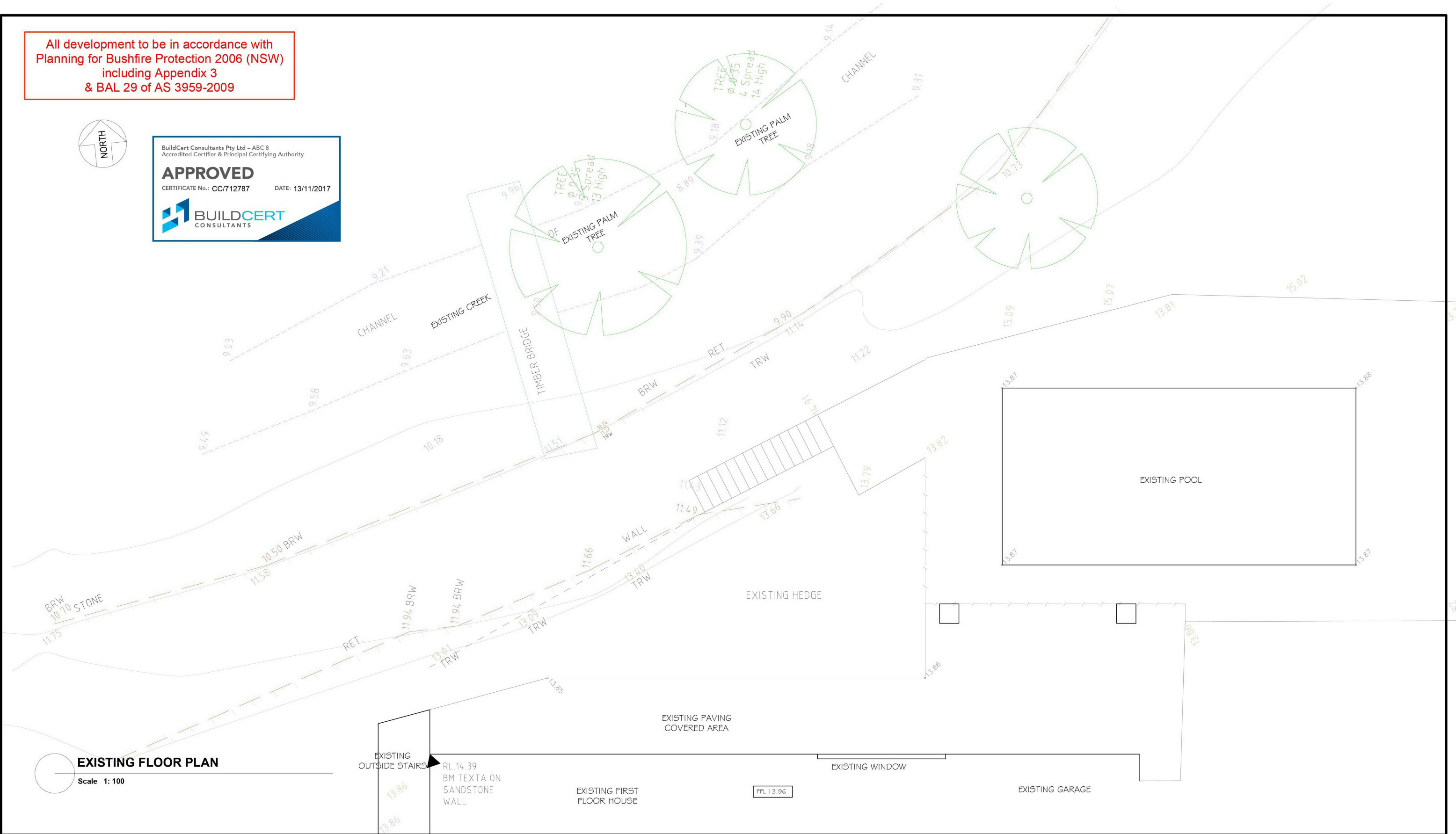
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Drawing No;

DRA006

Sheet No:

06/09



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Status	Issue	Date

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Project Name: PROPOSED DECK AND STAIRWAY

Client: DEBBIE ANN MEYER

Site:	LOT 102, DP 1092509 82D CABBAGE TREE ROAD BAYVIEW, NSW 2104
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Drawing Title: EXISTING FLOOR PLAN

Scale:
1 : 100

Date:	7 / 11 / 2016
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Checked:
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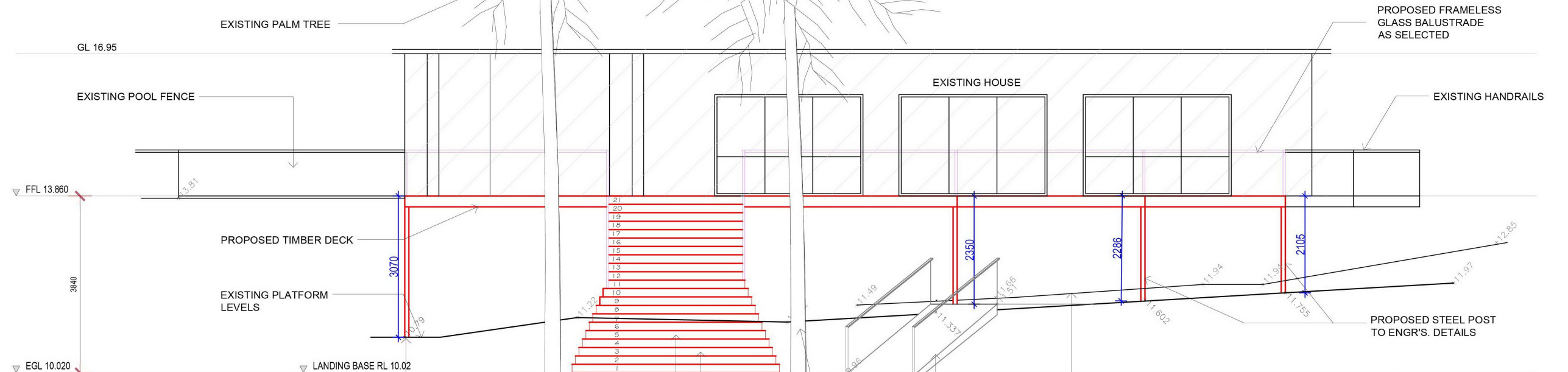
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Sheet No:

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All development to be in accordance with
Planning for Bushfire Protection 2006 (NSW)
including Appendix 3
& BAL 29 of AS 3959-2009



NORTH WESTERN ELEVATION

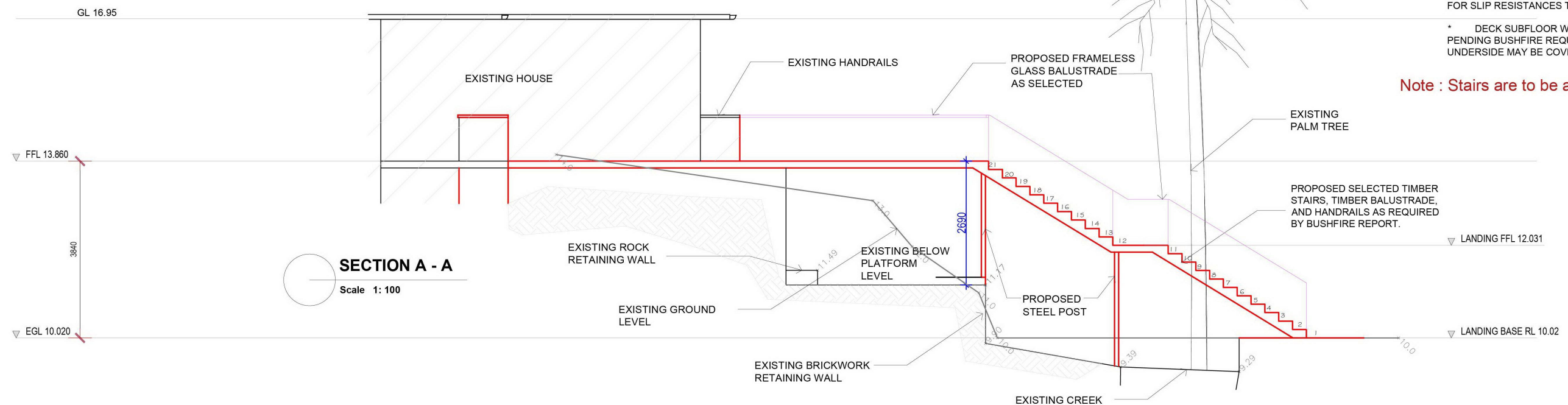
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NOTE:
STAIRS, LANDING AND DECK TO COMPLY WITH BCA 3.9.1.4 REQUIREMENTS FOR SLIP RESISTANCES TREATMENT.

NOTE:
* STAIRS, LANDING AND DECK TO COMPLY WITH BCA 3.9.1.4 REQUIREMENTS FOR SLIP RESISTANCES TREATMENT.

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Note : Stairs are to be at a minimum AHD 11.1



SECTION A - A

Scale 1: 100

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Project Name: PROPOSED DECK AND STAIRWAY

Client: DEBBIE ANN MEYER

Site: LOT 102, DP 1092509
82D CABBAGE TREE ROAD
BAYVIEW, NSW 2104

Drawing Title: PROPOSED SECTION / ELEVATION

Scale:
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Date:
7 / 11 / 2016

Checked:
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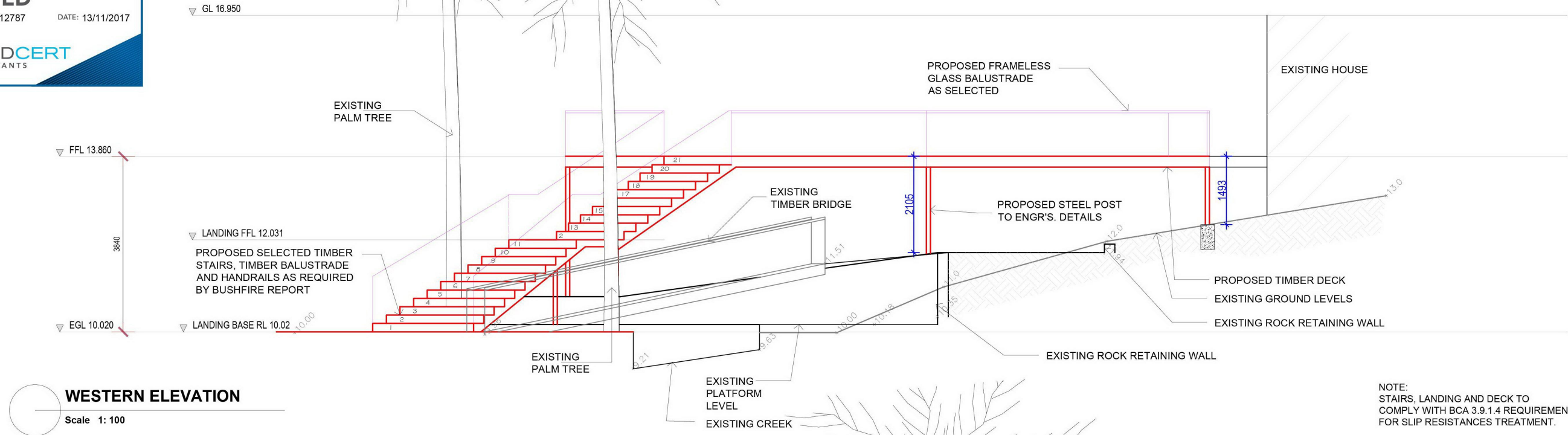
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Sheet No:

DRA008

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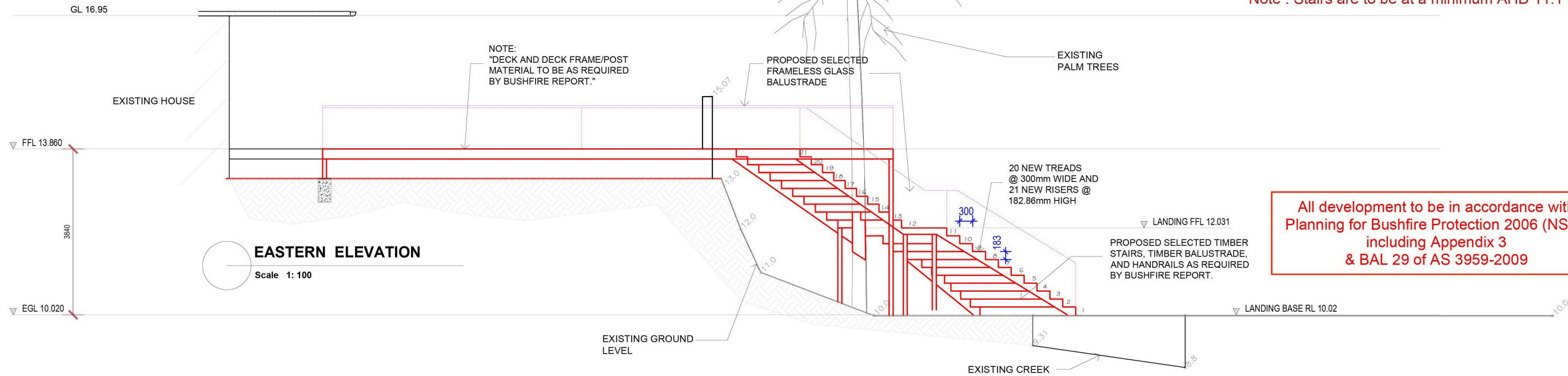


NOTE:
STAIRS, LANDING AND DECK TO COMPLY WITH BCA 3.9.1.4 REQUIREMENTS FOR SLIP RESISTANCES TREATMENT.

NOTE:
* STAIRS, LANDING AND DECK TO COMPLY WITH BCA 3.9.1.4 REQUIREMENTS FOR SLIP RESISTANCES TREATMENT.

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Note : Stairs are to be at a minimum AHD 11.1



All development to be in accordance with Planning for Bushfire Protection 2006 (NSW) including Appendix 3 & BAL 29 of AS 3959-2009

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Project Name: PROPOSED DECK AND STAIRWAY

Client: DEBBIE ANN MEYER

Site: LOT 102, DP 1092509
82D CABBAGE TREE ROAD
BAYVIEW, NSW 2104

Drawing Title: PROPOSED ELEVATIONS

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REVISIONS

C	GENERAL REVISIONS	24/10/17
B	GENERAL REVISIONS	17/10/17
A	PRELIMINARY ISSUE	5/10/17
No	DESCRIPTION	DATE

GENERAL

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS. ALL DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.

2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE BCA, RELEVANT AUSTRALIAN STANDARDS AND THE REQUIREMENTS OF LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES.

3. PROPRIETARY ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. APPROVAL FOR THE USE OF ALTERNATIVE PRODUCTS SHALL BE SOUGHT FROM THE ENGINEER.

4. ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES UNLESS STATED OTHERWISE. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.

5. ALL DIMENSIONS RELEVANT TO SETTING OUT SHALL BE VERIFIED BY THE BUILDER.

6. DURING CONSTRUCTION, THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING NEW AND EXISTING STRUCTURES IN A STABLE CONDITION AND ENSURING THAT NO PART IS OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

7. DETAILS RELATING TO EXISTING STRUCTURE ARE BASED ON LIMITED SITE INVESTIGATION. THE BUILDER IS TO CONFIRM ALL DETAILS ON SITE AND CONTACT THE ENGINEER IF ANY DETAILS NEED TO BE VARIED.

8. ABBREVIATIONS
UNO - UNLESS NOTED OTHERWISE
NTS - NOT TO SCALE
CJ - CONSTRUCTION JOINT
EW - EACH WAY
EF - EACH FACE
NF - NEAR FACE
FF - FAR FACE
CFW - CONTINUOUS FILLET WELD
CPBW - COMPLETE PENETRATION BUTT WELD

FOUNDATIONS

1. FOOTINGS HAVE BEEN DESIGNED TO AS2870 SITE CLASS 'M'

2. FOOTINGS SHALL BE FOUNDED ON MATERIAL AS SPECIFIED ON THE FOOTING PLAN

3. THE ADEQUACY OF FOUNDATION MATERIAL IN ALL FOOTINGS AND BENEATH SLABS SHALL BE VERIFIED ON SITE. WHERE INADEQUATE FOUNDATION MATERIAL IS PRESENT, OR IF ROCK IS ENCOUNTERED IN PART OF THE FOUNDATION, CONTACT ENGINEER FOR FURTHER ADVICE.

4. FOOTINGS SHALL BE POURED WITHOUT DELAY AFTER EXCAVATION TO AVOID SOFTENING OR DRYING OUT OF THE FOUNDATION MATERIAL

5. THE HOME OWNERS ATTENTION IS DRAWN TO CSIRO PUBLICATION BTF 18 - "FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE - A HOME OWNER'S GUIDE". THE RECOMMENDATIONS OF THIS PUBLICATION SHOULD BE FOLLOWED

CONCRETE

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 AND OTHER RELEVANT AUSTRALIAN STANDARDS.

2. CONCRETE SHALL BE SUPPLIED BY AN APPROVED MANUFACTURER IN ACCORDANCE WITH AS1379.

3. CONCRETE GRADE N20 UNLESS NOTED OTHERWISE

4. SLABS SHALL BE POURED ON A DAMP PROOF MEMBRANE TO AS2870

5. ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED AND MAINTAINED IN CORRECT POSITION DURING CONCRETING.

6. MINIMUM COVER TO REINFORCEMENT:
40mm TO UNPROTECTED GROUND
40mm TO EXTERNAL EXPOSURE
30mm TO MEMBRANE IN CONTACT WITH GROUND
20mm TO INTERNAL SURFACE

7. MINIMUM REINFORCEMENT LAPS:
MESH - 2 CROSSRODS + 25mm
TRENCHMESH - 500mm

8. CONCRETE SHALL BE THOROUGHLY COMPACTED BY MEANS OF MECHANICAL VIBRATION.

9. CONCRETE SHALL BE CURED IN AN APPROVED MANNER FOR MINIMUM 7 DAYS

10. HOT WATER HEATING PIPES SHALL NOT BE EMBEDDED IN THE SLAB WITHOUT THE APPROVAL OF THE ENGINEER. GENERALLY THIS WILL REQUIRE AN INCREASE IN SLAB THICKNESS & REINFORCEMENT

TIMBER FRAMING

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1684 AND OTHER RELEVANT AUSTRALIAN STANDARDS.

2. WIND CLASSIFICATION N₁

3. UNLESS NOTED OTHERWISE, ALL TIMBER SHALL BE SEASONED. SOFTWOOD SHALL BE MINIMUM GRADE F7 OR MGP10, AND JOINT GROUP JD4. HARDWOOD SHALL BE MINIMUM GRADE F17.

4. PROPRIETARY TIMBER PRODUCTS SUCH AS LVL, GLULAM AND I-BEAMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. ALTERNATIVE BRANDS SHALL NOT BE USED WITHOUT THE APPROVAL OF THE ENGINEER

5. TIMBER SHALL HAVE A LEVEL OF DURABILITY APPROPRIATE FOR THE CONDITIONS, INCLUDING EXPOSURE TO INSECT ATTACK AND MOISTURE, IN ACCORDANCE WITH AS 1684.2 APPENDIX B.

6. WHERE ENGINEERED TIMBER SUCH AS LVL IS USED IN WEATHER EXPOSED APPLICATIONS IT SHALL BE MINIMUM H3 TREATED. IN ADDITION, PROVIDE PAINT PROTECTION, CAPPINGS ETC TO MINIMISE MOISTURE AVAILABILITY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

7. IN BUSHFIRE PRONE AREAS, EXPOSED TIMBER SHALL SATISFY THE REQUIREMENTS OF AS3959 FOR THE APPROPRIATE BUSHFIRE ATTACK LEVEL.

8. ALL BOLTS AND FASTENERS SHALL BE GALVANISED

9. ALL BOLTS SHALL BE FITTED WITH WASHERS. MINIMUM SIZE:

BOLT	M6	M8	M10	M12	M16	M20
WASHER DIA. (mm)	30	36	45	55	65	75
THICKNESS (mm)	1.0	2.0	2.5	3.0	4.0	5.0

10. TIMBER SHALL BE FREE OF GUM VEINS, POCKETS, KNOTS OR SPLITS WITHIN 150mm OF ANY CONNECTION

STRUCTURAL STEELWORK

GENERAL

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4100 AND OTHER RELEVANT AUSTRALIAN STANDARDS.

2. ALL DETAILS, GAUGE LINES, ETC. WHERE NOT SPECIFICALLY SHOWN SHALL BE IN ACCORDANCE WITH AISC STANDARDIZED STRUCTURAL CONNECTIONS.

3. THE ENDS OF ALL HOLLOW SECTIONS SHALL BE SEALED WITH 6MM PLATES UNLESS NOTED OTHERWISE.

4. ALL BASEPLATES, END BEARING OF BEAMS AND THE LIKE SHALL BE GROUTED WITH AN APPROVED CEMENTITIOUS, NON-SHRINK GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 40MPa AT 7 DAYS. THICKNESS OF GROUT SHALL BE 20MM UNLESS NOTED OTHERWISE.

5. THE BUILDER SHALL SUBMIT WORKSHOP DRAWINGS FOR REVIEW. FABRICATION SHALL NOT COMMENCE UNTIL ALL REVIEW COMMENTS ARE RESOLVED TO THE ENGINEER'S SATISFACTION.

6. THE BUILDER SHALL PROVIDE TEMPORARY BRACING AS NECESSARY TO MAINTAIN THE STRUCTURE IN A STABLE CONDITION DURING ALL STAGES OF CONSTRUCTION.

STEEL PROPERTIES

7. STEEL SHALL COMPLY WITH THE FOLLOWING UNO.

COMPONENT	AUSTRALIAN STANDARD	GRADE
HOT ROLLED SECTIONS (UB, UC, BT, CT, PFC, TFB, EA, UA)	AS 3679.1	300PLUS
HOLLOW SECTIONS (CHS)	AS 1163	C350LO
HOLLOW SECTIONS (SHS, RHS)	AS 1163	C450PLUS
PLATE & FLOORPLATE	AS 3678	300PLUS

BOLTING

8. BOLTING SHALL COMPLY WITH THE FOLLOWING:

DESIGNATION	AUST STD	BOLT GRADE	METHOD OF INSTALLATION (IN ACCORD WITH AS4100)
4.6/S	AS 1111	4.6	SNUG TIGHT
8.8/S	AS 1252	8.8	SNUG TIGHT

9. ALL BOLTS SHALL BE GALVANIZED UNO

10. OVERSIZE OR SLOTTED HOLES SHALL NOT BE USED UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.

11. ALL BOLTS SHALL BE FITTED WITH APPROPRIATE WASHERS IN ACCORDANCE WITH AS4100.

WELDING

12. ALL WELDING SHALL BE IN ACCORDANCE WITH AS 1554.

13. UNLESS NOTED OTHERWISE:

- ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS
- ALL BUTT WELDS SHALL BE COMPLETE PENETRATION BUTT WELDS
- ALL WELDS SHALL BE CATEGORY SP
- ELECTRODES SHALL BE E48XX/W50X

14. ALL WELDS SHALL BE MADE IN THE SHOP, EXCEPT WHERE SITE WELDS ARE SHOWN ON THE DRAWING OR OTHERWISE APPROVED BY THE ENGINEER.

PROTECTIVE COATINGS

15. ALL STEELWORK SHALL BE GIVEN A PROTECTIVE COATING IN ACCORDANCE WITH AS 2312 AND THE BCA.

REINFORCED CONCRETE BLOCKWORK

1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AS3700 AND OTHER RELEVANT AUSTRALIAN STANDARDS

2. CONCRETE BLOCKS SHALL BE BORAL "CORE FILL BLOCKS", DOUBLE-U TYPE, EXPOSURE GRADE, OR SIMILAR APPROVED.

3. MINIMUM STRENGTH REQUIREMENTS:

	STRENGTH OF MASONRY UNIT	MORTAR CLASS
CONCRETE BLOCKWORK REINFORCED	F _{uc} = 15MPa	M4

4. LAY BOTTOM COURSE OF BLOCKS ON FULL MORTAR BED. ALL PERPENDS SHALL BE FILLED WITH MORTAR, EXCEPT AT WEEPHOLES.

5. ALL CORES SHALL BE GROUTED UNO.

6. GROUT FOR CORE FILLING SHALL BE IN ACCORDANCE WITH AS3600, WITH THE FOLLOWING PROPERTIES:

- STRENGTH GRADE S20
- MAX AGGREGATE SIZE 10mm
- SLUMP 230mm
- MIN. CEMENT CONTENT 300 kg/m3

7. PROVIDE CLEANOUT OPENINGS AT THE BASE OF ALL REINFORCED CORES AND REMOVE ALL MORTAR PROTRUSIONS BEFORE GROUTING. ADDITIONAL CLEANOUT OPENINGS SHALL BE PROVIDED ABOVE EACH HORIZONTAL POUR BREAK.

8. MAXIMUM HEIGHT OF POUR FOR GROUTING SHALL NOT EXCEED 3.6m FOR 190 BLOCKWORK, AND 0.8m FOR 140 BLOCKWORK. STOP POUR 50mm BELOW TOP OF BLOCK TO PROVIDE KEY FOR SUBSEQUENT POUR.

9. GROUT SHALL BE THOROUGHLY COMPACTED IN THE CORES BY RODDING OR MECHANICAL VIBRATION.

10. REINFORCEMENT SHALL BE SECURELY TIED IN POSITION. PROVIDE 20mm CLEAR COVER TO THE INSIDE OF THE FACE SHELL UNLESS OTHERWISE NOTED.

11. CUTTING OR CHASING OF MASONRY WALLS IS NOT PERMITTED

12. PROVIDE VERTICAL CONTROL JOINTS AT MAX 12m CENTRES. AT CORNERS, CONTROL JOINTS SHALL BE WITHIN HALF THE SPECIFIED JOINT SPACING FROM THE CORNER. JOINTS SHALL BE SEALED WITH AN APPROVED FLEXIBLE SEALANT

This plan / specification is to be read in conjunction with the Approval Documentation of:

CERTIFICATE No.: CC/712787

DATE: 13/11/2017

BUILDCERT

CONSULTANTS

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GUNTHER & ASSOCIATES

Consulting Structural Engineers

ABN 17 946 613 988

PO Box 277, Berowra Heights, NSW 2082

Ph 0488 393 954 Email bill@guntherassociates.com.au

www.guntherassociates.com.au

Client

DEBBIE ANN MEYER

Project

PROPOSED DECK & STAIR AT 82D CABBAGE TREE RD, BAYVIEW

Drawing Title

GENERAL NOTES

Approved by

W T Gunther

BSc(Eng) MIEAust NER

Scales

AS NOTED

Date

17 OCT 2017

Project Ref.

17076

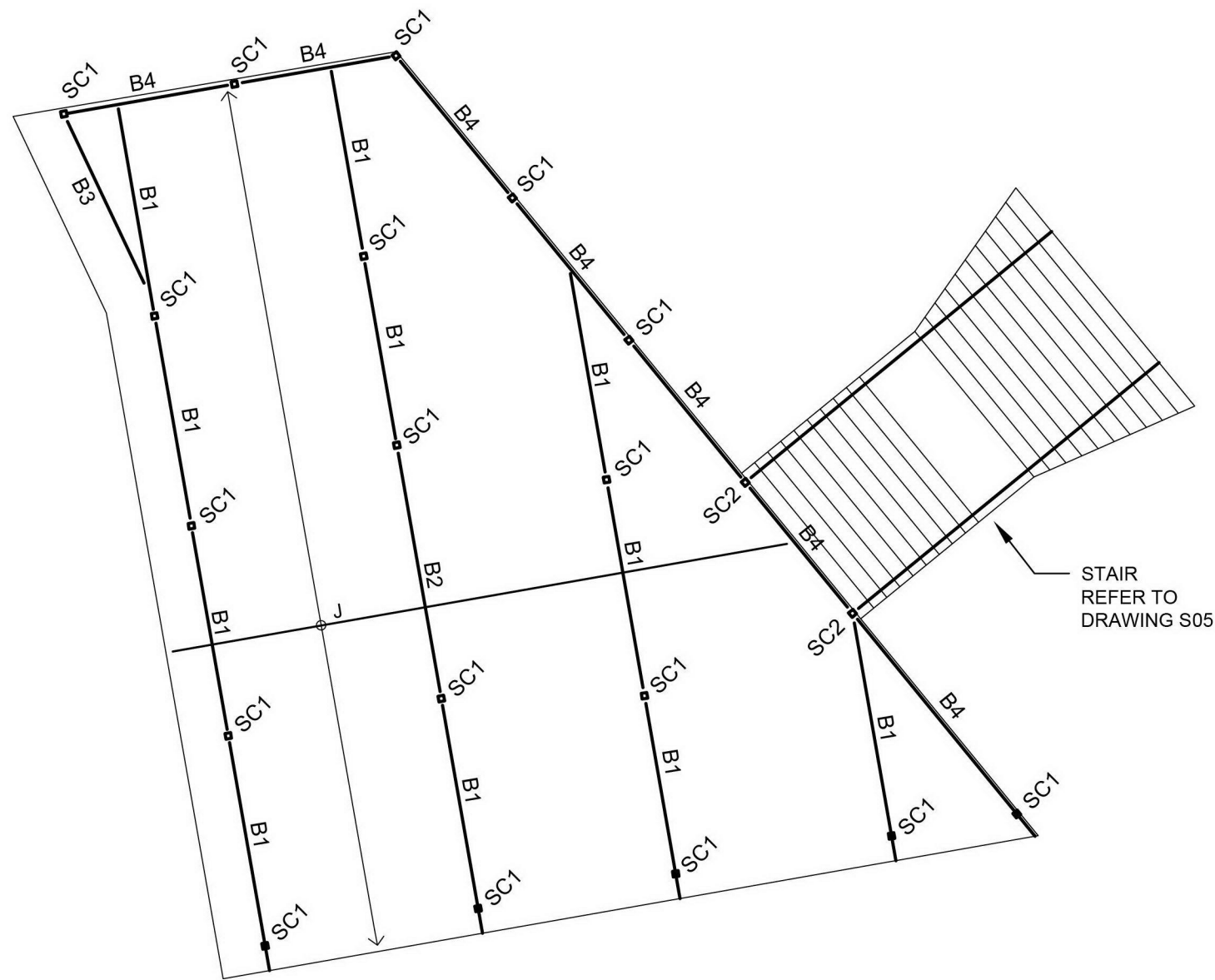
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Rev.

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A3



DECK FRAMING PLAN
SCALE 1:100

SIZES OF STRUCTURAL MEMBERS HAVE BEEN BASED ON THE SETOUT DIMENSIONS SHOWN ON THE FOOTING PLAN, AND THE MAXIMUM SPANS AS SHOWN IN THE MEMBER SCHEDULE.

SETOUT DIMENSIONS ARE TO BE CONFIRMED WITH THE ARCHITECTURAL LAYOUTS AND ON SITE PRIOR TO FABRICATION. ANY CHANGES ARE TO BE REFERRED TO THE ENGINEER FOR REVIEW & APPROVAL.

MEMBER SCHEDULE		
MARK	SIZE	REMARKS
J	BOXBEAM JOISTS	TO SPANTEC DETAILS
B1	180UB 16.1	BEARER - MAX SPAN 3.6m
B2	200UB 22.3	BEARER - MAX SPAN 4.5m
B3	150 PFC	BEARER
B4	180UB 16.1	BEAM
SC1	89x89x3.5 SHS	STEEL COLUMN
SC2	89x89x5.0 SHS	STEEL COLUMN

ALL STEELWORK TO BE HOT DIP GALVANISED

SPANTEC DRAWINGS TO BE SUBMITTED TO ENGINEER FOR REVIEW & COORDINATION PRIOR TO FABRICATION OF STEELWORK

WHERE CONNECTIONS ARE NOT DETAILED, BUILDER IS TO SUBMIT PROPOSED DETAILS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION

SUB-FLOOR BRACING TO FUTURE DETAIL

BALUSTRADE FIXING DETAILS TO BE CONFIRMED & COORDINATED WITH STRUCTURAL FRAMING & SPANTEC DETAILS



REVISIONS		
No	DESCRIPTION	DATE
A	ORIGINAL ISSUE	1/11/17

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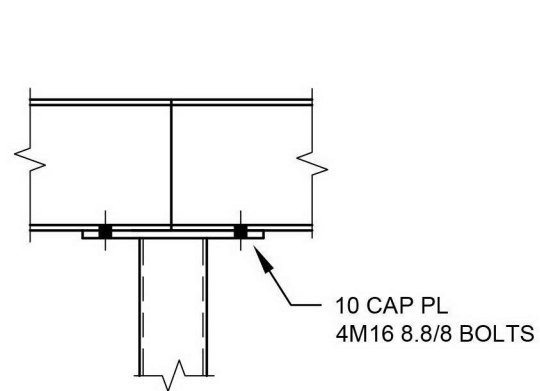
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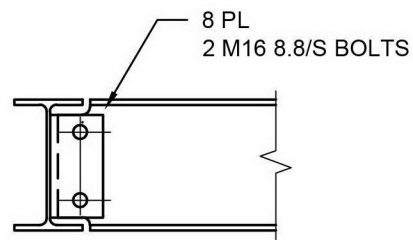
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Ph 0488 393 954 Email bill@guntherassociates.com.au
www.guntherassociates.com.au

Client
DEBBIE ANN MEYER
Project
PROPOSED DECK & STAIR AT
82D CABBAGE TREE RD, BAYVIEW
Drawing Title
DECK FRAMING PLAN

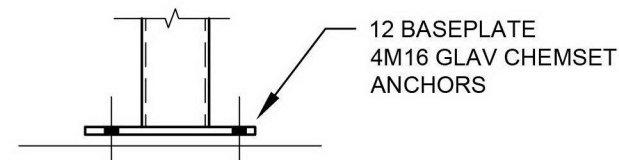
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W T Gunther BSc(Eng) MIEAust NER
Scales
AS NOTED
Date
1 NOV 2017
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Drawing No.
S03
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COLUMN CAP



BEAM TO BEAM



COLUMN BASE



DECK FRAMING DETAILS

SCALE 1:10

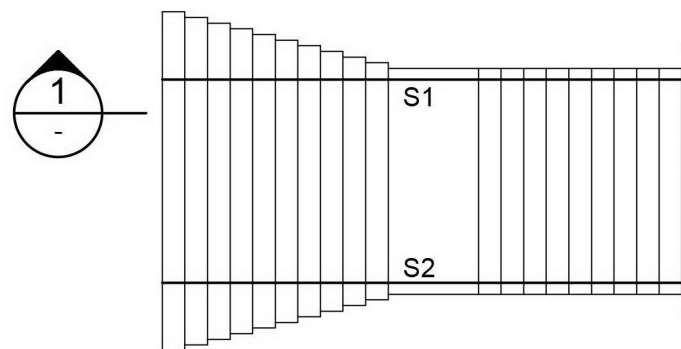
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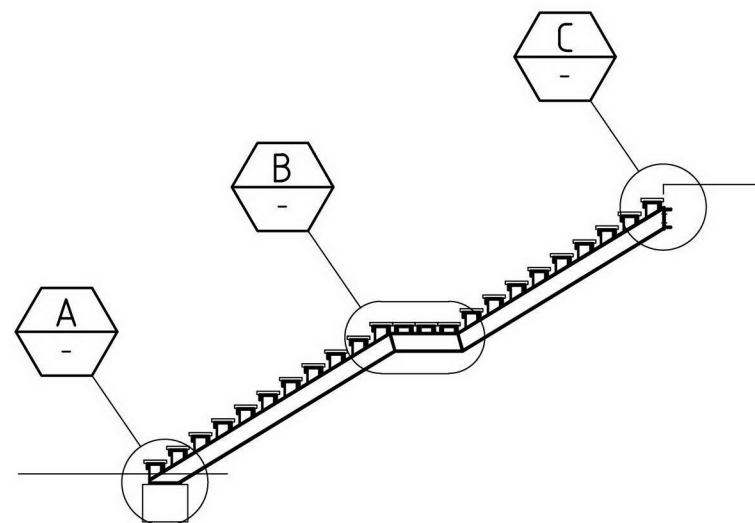
Client DEBBIE ANN MEYER		Approved by 	
Project PROPOSED DECK & STAIR AT 82D CABBAGE TREE RD, BAYVIEW		W T Gunther BSc(Eng) MIEAust NER	
Drawing Title DECK FRAMING DETAILS		Scales AS NOTED	Date 1 NOV 2017
		Project Ref. 17076	Drawing No. S04
			Rev. A



FRAMING PLAN
SCALE 1:100

MEMBER SCHEDULE		
MARK	SIZE	REMARKS
S1, 2	250 PFC	STRINGER
-	-	-

ALL STEELWORK TO BE HOT DIP GALVANISED



SECTION 1:100 1



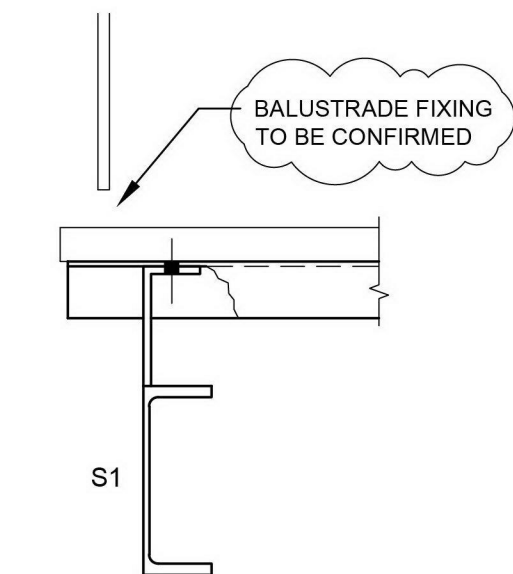
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50
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REVISIONS			
C	GENERAL REVISIONS	24/10/17	
No.	DESCRIPTION	DATE	

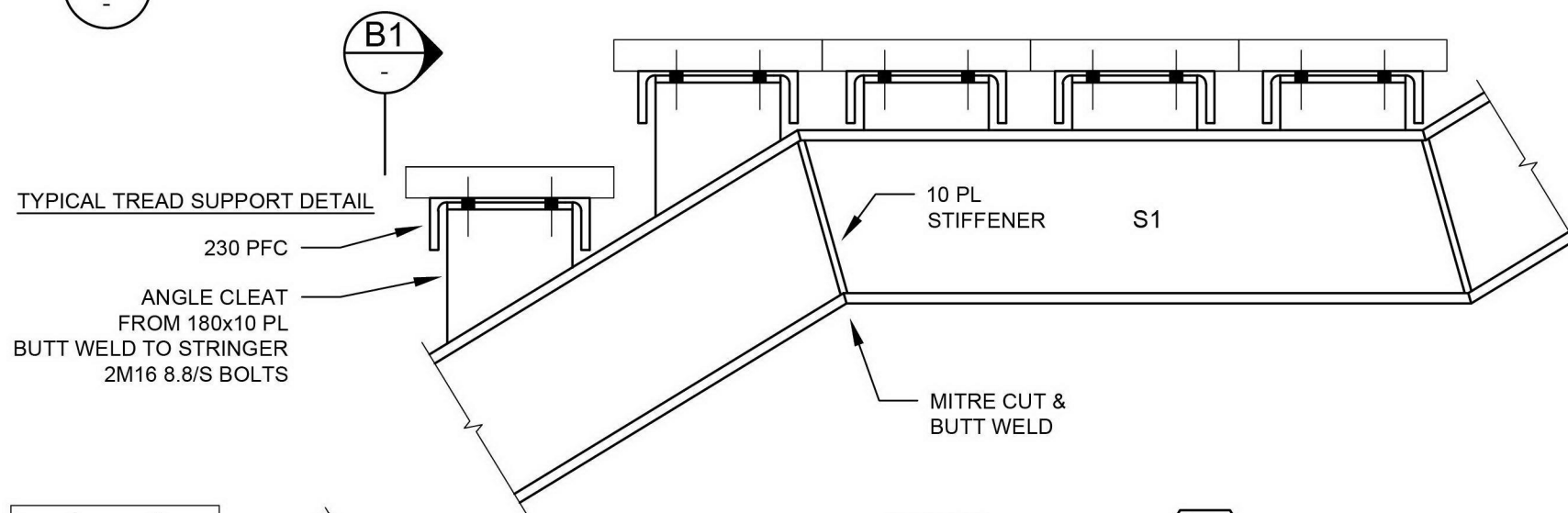
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GUNTHER & ASSOCIATES
Consulting Structural Engineers
ABN 17 946 613 988
PO Box 277, Berowra Heights, NSW 2082
Ph 0488 393 954 Email bill@guntherassociates.com.au
www.guntherassociates.com.au

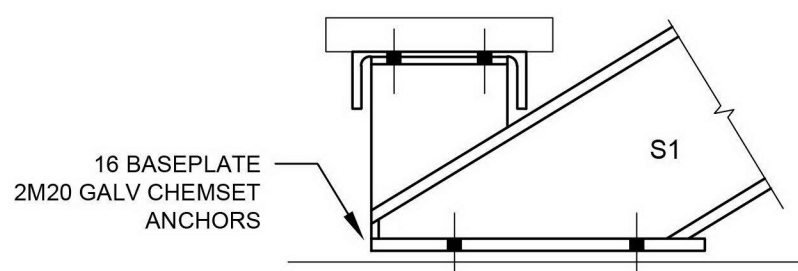
Client DEBBIE ANN MEYER		Approved by	
Project PROPOSED DECK & STAIR AT 82D CABBAGE TREE RD, BAYVIEW		W T Gunther BSc(Eng) MIEAust NER	
		Scales AS NOTED	Date 17 OCT 2017
Drawing Title STAIR PLAN & ELEVATIONS		Project Ref.	Drawing No.
		17076	S05
		Rev.	C



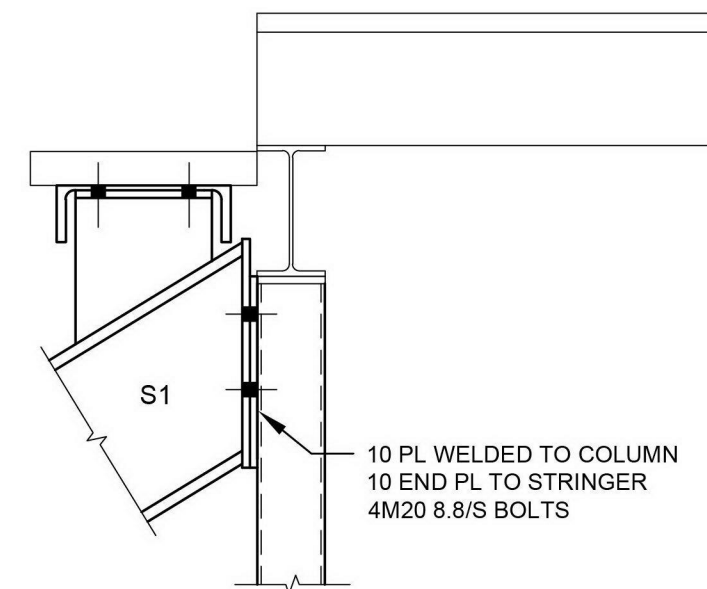
SECTION 1:100 B1



DETAIL 1:10 B



DETAIL 1:10 A



DETAIL 1:10 C



REVISIONS			
D	GENERAL REVISIONS	1/11/17	
C	GENERAL REVISIONS	24/10/17	
No.	DESCRIPTION	DATE	

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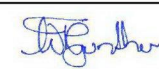
ABN 17 946 613 988

PO Box 277, Berowra Heights, NSW 2082
Ph 0488 393 954 Email bill@guntherassociates.com.au
www.guntherassociates.com.au

Client
DEBBIE ANN MEYER

Project
PROPOSED DECK & STAIR AT
82D CABBAGE TREE RD, BAYVIEW

Drawing Title
STAIR DETAILS

Approved by 

W T Gunther BSc(Eng) MIEAust NER

Scales
AS NOTED

Date
17 OCT 2017

Project Ref.
17076

Drawing No.
S06

Rev.
D

Levy Online Payment Receipt

Building and Construction



DEBB MEYER
82D CABBAGE TREE RD
BAYVIEW NSW 2104

Application Details:

Applicant Name:	DEBB MEYER
Levy Number:	5164196
Application Type:	DA
Application Number:	DAN0019/17
Approving Authority:	NORTHERN BEACHES COUNCIL-CENTRAL

Work Details:

Site Address:	82D CABBAGE TREE RD BAYVIEW NSW 2104
Value of work:	\$30,000
Levy Due:	\$105.00

Payment Details:

LSC Receipt Number:	282728
Payment Date:	1/05/2017 9:30:05 AM
Bank Payment Reference:	996321759
Levy Paid:	\$105.00
Credit card surcharge:	\$0.42
Total Payment Received:	\$105.42

APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY & NOTICE OF COMMENCEMENT

Section 81A (2)(b)(ii) or (c) or (4)(b)(ii) or (c), 86(1) and (2)
of the Environmental Planning & Assessment Act 1979

SECTION A. Location & details of the land where the building work is to be carried out

Unit/Street no.	82D	Street	Cabbage Tree Road
Suburb	BAYVIEW	State	NSW
Postcode	2104		
Lot	102	Section no.	
DP no.	1092509		

SECTION B. Description of the building work or subdivision work to be carried out

Description of building work
Deck

SECTION C. Details of the Development Consent & Construction Certificate

DA No.	0019/17	Council	Northern Beaches	Approval Date	8/03/2017
CDG/CC No.	CC/712787	Certifying Authority	BuildCert Consultants Pty Ltd	Approval Date	13/11/2017

SECTION D. Details of person appointing PCA & providing notice of commencement

*An application may only be made by a person who has the benefit of the development consent. An application may NOT be made by person who will carry out the building work unless that person owns the land on which the work is to be carried out.

- (i) I/We appoint BuildCert Consultants Pty Ltd (Accreditation No - ABC 8) as the Principal Certifying Authority.
- (ii) I/We consent to the transfer of the PCA to another BuildCert Accredited Certifier if the original PCA ceases employment with BuildCert or becomes unable to fulfil their duties as the PCA for any reason.
- (iii) I/We declare that all the information provided is true and correct.
- (iv) I/We execute and agree to BuildCert Consultants' Contract for Certification Work Terms and Conditions.

Name(s) DEBBIE MEYER

Postal Address 82D CABBAGE TREE RD BAYVIEW

Phone 0406 946 802 Mobile 0406 946 802 Email debbie@wbmeyer.com

Signature(s) [Signature] Date building work is intended to be commenced (Not less than 2 days from the date of this notice) 15/11/2017

SECTION E. Details of Principal Contractor / Owner Builder (residential build work only)

☒ Principal Contractor ☐ Owner Builder Builders or OB Licence Number 112879C

Name M K A Constructions Pty Ltd Address Suite 25, 90 Mona Vale Road Mona Vale NSW 2103

Phone 0411 751 304 Mobile 0411 751 304 Email matt@mkaconstructions.com.au

SECTION F. PCA Details & Consent of Appointment (Office Use Only)

Name Daniel Chapman Address 19 Cavanini Place, Wetherill Park NSW 2164

on behalf of BuildCert Consultants Pty Ltd - ABC 8

Accreditation Number BPB2288 Phone 02 4945 7400 Email sydney@buildcert.com.au

(i) BuildCert Consultants Pty Ltd consent to being appointed as the PCA for the development, and confirm that all conditions of the above development consent that are required to be satisfied prior to the work commencing have been satisfied.

(ii) BuildCert Consultants Pty Ltd execute and agree to BuildCert Consultants' Contract for Certification Work Terms and Conditions.

Signed / Executed [Signature] Date 13/11/2017

NEWCASTLE
02 4947 7422

HUNTER
02 4947 7422

CENTRAL COAST
02 4947 7422

MID NORTH COAST
02 6554 7648

SAPPHIRE COAST
02 6494 4494

19 Cavanini Place, Wetherill Park NSW 2164 | sydney@buildcert.com.au | www.buildcertconsultants.com.au

AGREEMENT BETWEEN

The certifier and the client

PART 1. INTRODUCTION

1.1 The Certifier is an accredited certifier and is authorised to carry out the certification work which is the subject of this Agreement.

1.2 The Client seeks to engage the Certifier to perform certification work on the terms set out in this Agreement.

PART 2. INTERPRETATION

2.1 Words and terms used in this Agreement are defined in Part 13 Definitions.

PART 3. PARTIES

3.1 The Certifier is BuildCert Consultants Pty Ltd (BPB 8) or as detailed in Section F the PCA Appointment Form.

3.2 The client is detailed in Section F of the Construction Certificate / Complying Development Application form or Section D of PCA Appointment Form

PART 4. ERECTION OF CONTRACT

4.1 This contract supersedes and overrides any other documents or oral representations upon which the parties may seek to rely to generate any legal effect or to imply any contractual obligation.

PART 5. INSURANCE DETAILS

5.1 Insurer: Pen Underwriting Pty Ltd:
Policy No: PI 15 0003636 Period: 25 May 2016 – 25 May 2017

PART 6. OBLIGATION OF THE CERTIFIER

6.1 Issuing of Construction Certificates or Complying Development Certificates

6.2 The PCA shall issue a Construction Certificate or Complying Development Certificate and endorse plans, specifications and other documentation used to determine the application:-

a) Once the Client pays the PCA any money owed for work associated with the issuing of a Construction Certificate or Complying Development Certificate.

b) The design and construction of the Building complies with the Development Consent and the Regulations or any prescribed complying development criteria by either the State Government or Local Council.

c) The designs comply with the BCA.

6.3 The PCA shall provide the Council with a Section 79D(2) Notice of Determination within 7 days of the determination.

6.4 When the PCA issues a Construction Certificate or Complying Development Certificate, the PCA may issue as many Certificates or statements from any Certifying Authority or any other party that the PCA considers necessary in addition to any Certificates listed in the Inspection Schedule.

6.5 The PCA shall carry out as many inspections as the PCA considers necessary in addition to those nominated in the Inspection Schedule.

6.6 The PCA shall issue an Occupation Certificate for the Building Works when the PCA is satisfied that:-

a) A Development Consent has been complied with or a Complying Development Certificate is in force for the Building Works; and

b) The Building Works are suitable for occupation or use in accordance with their classification under the BCA; and

c) The Building does not pose any danger for the occupants in the case of an Interim Occupation Certificate.

6.7 The PCA shall maintain an insurance policy in accordance with the Act and shall provide a copy of that policy to the client upon request.

PART 7. OBLIGATION OF THE CLIENT

7. The client shall:-

7.1 Not engage any other PCA after the PCA appointed pursuant to this contract has been engaged. Breach of this condition will entitle the PCA to recover any losses or costs of whatsoever nature that flow from such breach.

7.2 The set fees and charges for the determination of a development certificate must be paid to the Certifier before, or at the time, an application for the development certificate is lodged with the Certifier.

7.3 The set fees and charges for the carrying out of the functions of the PCA must be paid to the Certifier before, or at the time of PCA appointment.

7.4 Ensure that the site is available for the PCA to carry out its contractual obligations.

7.5 Use Competent People for all aspects of the Building Works.

7.6 Provide the PCA with evidence of Home Owners Warranty insurance or Owner Builder Permit (if applicable) not less than 48 hours prior to the commencement of the Building Work.

7.7 Provide all relevant drawings, plans, statutory plans and documentation associated with but not limited to the Development Consent, the Construction Certificate or Complying Development Certificate and any Occupation Certificate at the request of the PCA.

7.8 Attend any meetings if required by the PCA to do so.

7.9 Comply with any Notices that the PCA issues.

7.10 Provide Compliance Certificates as requested by the PCA.

7.11 Provide all information that the client reasonably can obtain to enable the PCA to fulfil its contractual obligations.

7.12 Provide the PCA with the date of practicable completion.

7.13 Act in good faith, in accordance with the Act and in a cooperative fashion.

PART 8. CONTRACTUAL VARIATIONS

8.1 If the Building Works do not commence within 60 days from the date of the execution of this contract; or

8.2 If any Competent Person used by the Client in respect of the Building Works causes a delay in the progress of the Building Works for more than 21 days, or

8.3 If any part of the Building Works are redesigned by the Client or the client's representative; or

8.4 If any part of the Building is designed pursuant to a Deemed To Satisfy Provision and is subsequently changed by way of an Alternative Solution; or

8.5 If additional Construction Certificates or Complying Development Certificates are required to be issued by the PCA other than those listed in the Schedule (which shall be determined by the PCA); or

8.6 If an amendment to the Act, the BCA or any other law that requires any aspect of the Building Works or the PCA's work to be varied; or

8.7 If the PCA is required to undertake more inspections than those listed in the Inspection Schedule; or

8.8 If the Client does anything that causes a delay to the Building Works or does anything that delays the ability of the PCA to carry out its obligations under this contract; or

8.9 If any notice is issued by the PCA, then the PCA may:-

a) Vary this contract to the extent that the PCA will be able to carry out its contractual obligations; and

b) Increase the contract price, such increase to be made by way of Notice to the Client stating the reason/s for the increase and the amount of the increase.

8.10 The variation will permit the PCA to claim all costs associated with that delay as reasonably determined by the PCA.

8.11 Notice must be given to the Client in writing when the PCA becomes aware that a variation or unforeseen contingencies within 21 days after the completion of that work.

PART 9. CONTRACTUAL TERMINATION

9.1 If the Client fails to pay any money owing to the PCA after 7 days of that money becoming payable; or

9.2 If the Client has an execution levied against it, assigns or attempts to assign its estate for the benefit of its creditors, intends to or attempts to or makes a composition or Scheme of Arrangement with creditors, has a winding up order made against it, intends to or attempts to pass a resolution for winding up, goes into liquidation, has an Official Manager or Receiver appointed, has a Mortgagee taking possession of any part of its property, has an Administrator or a Provisional Liquidator appointed, becomes insolvent or bankrupt; or

9.3 If the Client breaches the contract in any respect; or

9.4 If the Construction Certificate or Complying Development Certificate is not capable of being issued 6 months from the date of execution of this contract; or

9.5 If the Building Works do not commence within 60 days from the date the Construction Certificate or Complying Development Certificate was issued, or

9.6 If the Client does not permit the private certifier to issue the Occupation Certificate within 60 days from the date of practicable completion, or

9.7 If the Building Works have commenced without the issuing of a Construction Certificate or Complying Development Certificate, then:-

9.8 The PCA may terminate this contract by sending a written Notice of Termination, stating the breach/s, to the Client. Termination will take effect as soon as the client receives the Notice of Termination.

9.9 If the PCA terminates the contract, then the PCA is entitled to payment of Termination Money.

9.10 Unless the Client disputes the Notice of Termination, the Client must pay all Termination Money to the PCA within 14 days of receiving a Notice of Termination.

9.11 If the PCA terminates the contract, the PCA is entitled to carry out a final to termination.

9.12 As from the date of final inspection, the Client must indemnify the PCA for any liabilities, including but not limited to professional liability and public liability, of whatsoever nature that emanate from:-

a) The need to terminate this contract or the Building Contract;

b) Any matters of non-compliance with the Act on the part of the Client or any other contractors.

PART 10. DISPUTE RESOLUTION

10.1 Any dispute of whatever nature to do with this contract must be referred to mediation.

10.2 If either party believes there is a dispute under this contract it must give Notice of the dispute to the other party.

10.3 The mediator must be appointed by the AIBS.

10.4 The mediation will be invoked by either party serving Notice on the AIBS and the other party within 7 days of a party being notified of a dispute.

10.5 Both parties must attend the mediation and must co-operate with the mediator and each other and shall give the mediator whatever the mediator requests.

10.6 If the mediator resolves the dispute, the resolution must be evidenced by a written agreement that is signed by the mediator and the parties.

10.7 If the mediation fails, then either party may take action to resolve the dispute in a court of competent jurisdiction.

10.8 Both parties will remunerate the mediator on a 50 / 50 % basis, regardless of any alleged fault and regardless of the outcome.

10.9 The AIBS may request mediation funds to be placed into an AIBS trust account before the mediation commences and may request payment of additional moneys from time to time until the mediation is concluded.

PART 11. MISCELLANEOUS

11. Occupation Certificates

11.1 An Occupation Certificate must be applied for, and issued, within two years of the date of the construction approval. Failure to comply with this requirement shall entitle the PCA to terminate the contract, or to charge additional fees for any inspections, including the Final inspection and issue of any Occupation Certificate.

11.2 If, for whatever reason, an Occupation Certificate is not issued whether it be on account of the insolvency of the Client, the disappearance of the Client or the termination of the Contract, the PCA's responsibilities under the Contract cease forthwith. With respect to any liabilities that may be occasioned under Part 4 of the Act, the PCA will be able to give evidence that no action can be brought 10 years after the date upon which the act that evidenced the ending of the Contract occurred.

11.3 If the nominated PCA, for the subject of this agreement, ceases employment with BuildCert Consultants or becomes unable to fulfil their duties as the PCA for any reason, the role of the PCA shall be transferred to another certifier employed by BuildCert whose level of accreditation allows him or her to accept the PCA Transfer. BuildCert shall not incur any liability that may result from any delay in the transfer of this role.

11.4 Upon an application being made for a construction certificate complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-Cl.129 EP&A Regulation 2000).

PART 12. ADDRESS FOR NOTICES

12.1 Where any Notice is to be forwarded to the client, the address for such Notice shall be the address stated in the Application for a Construction Certificate or Complying Development Certificate, or to any other address that is notified in writing by the Client to the PCA.

PART 13. DEFINITIONS

Accredited certifier means the holder of a certificate of accreditation as an accredited certifier under the BP Act

The Act means the Environmental Planning and Assessment Act 1979 (NSW). All amendments and references to the Act also mean amendment and references to the Regulations.

AIBS means the New South Wales Chapter of the Australian Institute of Building Surveyors.

Alternative Solution has the same meaning as the term in the Building Code of Australia.

Applicable environmental planning instrument means the State Environmental Planning Policy or the Local Environmental Plan nominated by the Client as the instrument against which an application for a complying development certificate is to be assessed.

BASIX means the Building Sustainability Index

BCA means the Building Code of Australia.

BP Act means the Building Professionals Act 2005

Certification work means:

- a) the determining of an application for a development certificate.
- b) the issue of a development certificate.
- c) carrying out the functions of a PCA.
- d) carrying out of inspections for the purposes of section 109E(3)(d) of the EP&A Act.

e) carrying out inspections under section 22 Swimming Pools Act 1992 and issuing certificates of compliance under that Act

Complying Development Certificate means a Complying Development Certificate within the meaning of the Act.

Contractor licence means a licence issued under the Home Building Act 1989.

EP&A Act means the Environmental Planning and Assessment Act 1979

EP&A Regulation means the Environmental Planning and Regulation 2000

Inspection Schedule means the Inspection Schedule provided in the Notice of Inspections within the meaning of the Act.

Notice includes any notice issued under the Act or this contract.

Occupation Certificate means an Occupation Certificate within the meaning of the Act.

Owner-builder permit has the meaning given to it by the Home Building Act 1989

PCA means a principal certifying authority appointed under section 109E of the EP&A Act

Building Contract means the contract to construct the Building Works that the client enters into with the builder.

Building Works means the building works for which a Construction Certificate is to be issued in accordance with this contract and is referred to in the Address of the Building Works and the Title Particulars of the site.

Certificates mean statutory certificates and non-statutory certificates.

Certifying Authority means a Certifying Authority within the meaning of the Act.

Client means the owner or the owner's agent.

Construction Certificate means a Construction Certificate within the meaning of the Act.

Development Consent means a Development Consent within the meaning of the Act.

Inspection Schedule means the Inspection Schedule provided in the Notice of Inspections within the meaning of the Act.

Notice includes any notice issued under the Act or this contract.

Practicable Completion means the date the builder has completed the Building Works in accordance with the Building Contract.

Regulations means the Environmental Planning and Assessment Regulation 2000 (NSW) and all applicable amendments.

Residential building work has the meaning given to it by the Home Building Act 1989

Termination Money means the money owing to the PCA if the PCA terminates the contract in accordance with this contract, being money for work done (with interest if applicable) and for cost incurred (with interest if applicable) and any money that the Client would have been bound to pay to the PCA if the contract had been totally completed.

End of Terms and Conditions

NEWCASTLE
02 4947 7422

HUNTER
02 4947 7422

CENTRAL COAST
02 4947 7422

MID NORTH COAST
02 6554 7648

SAPPHIRE COAST
02 6494 4494

19 Cavasinni Place, Wetherill Park NSW 2164 | sydney@buildcert.com.au | www.buildcertconsultants.com.au

Building plan assessment application

Application number: 164802

Property address: 82d Cabbage Tree Rd Bayview 2104

Lot details: Lot 1092509, DP 102

05/12/2016

Dear Chloe Fitzpatrick

Your building plan assessment application has been

APPROVED

This Approval is provided subject to the Conditions and Important Information issued to you by Sydney Water, which you are taken to have accepted by using the approval.

This Approval is based on the information you provided to us through Sydney Water Tap in.

If any of the information you have provided is incorrect or incomplete, Sydney Water may revoke this Approval.

This approval is valid until 05/12/2017 (one year).

ANY QUESTIONS?

Email us

swtapin@sydneywater.com.au

Call us

1300 082 746

STRUCTURES

The structures and information you supplied are displayed below.

Structure(s) that will not impact Sydney Water infrastructure

Structure 1	Light-weight structure	13.2 m x 14.0 m x 0.0 m
Structure 2	Light-weight structure	4.5 m x 7.0 m x 0.0 m

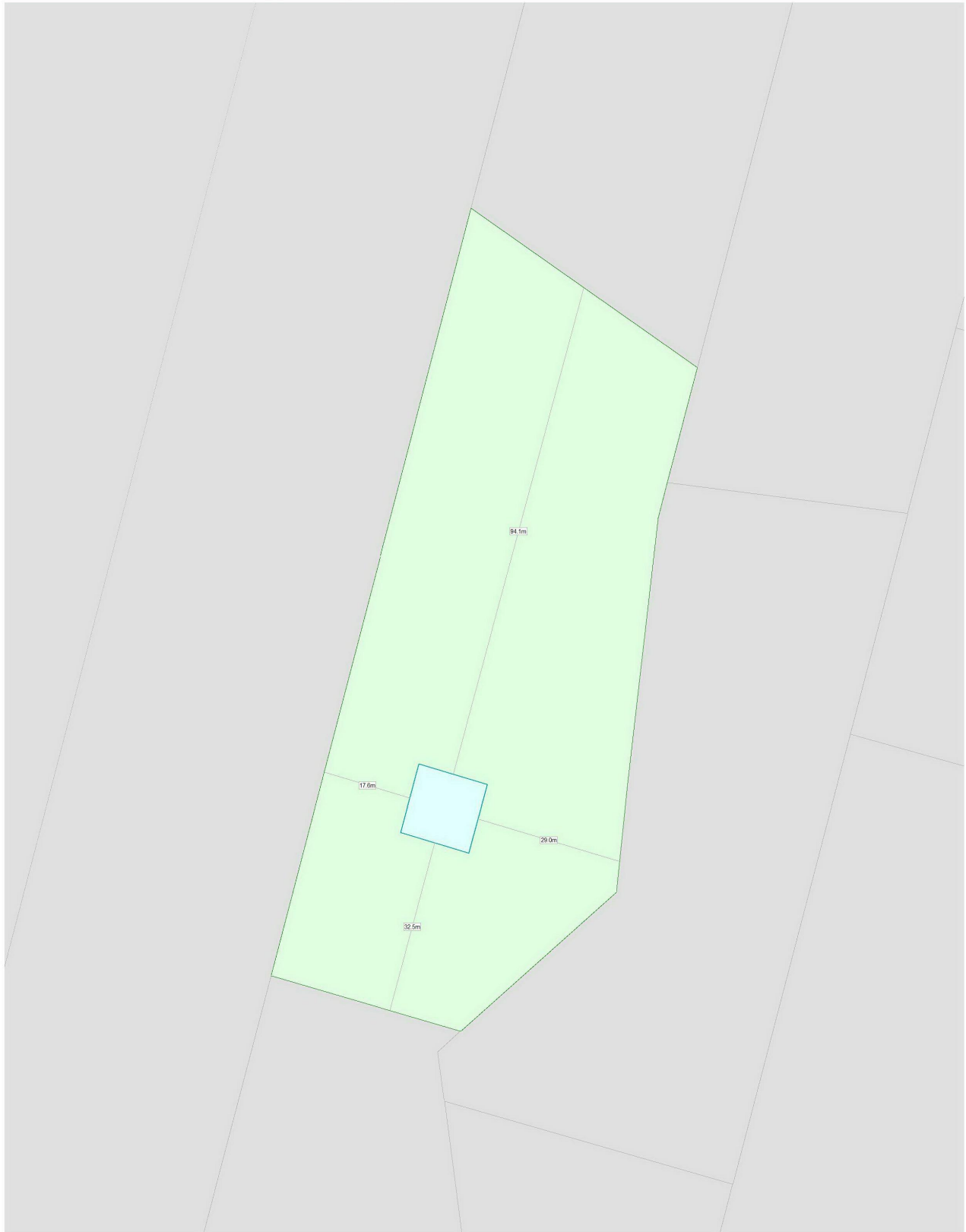
Structure 1 of 2: Light-weight structure

Application number: 164802

Property address: 82d Cabbage Tree Rd Bayview 2104

Lot details: Lot 1092509, DP 102

This structure will not impact Sydney Water infrastructure.



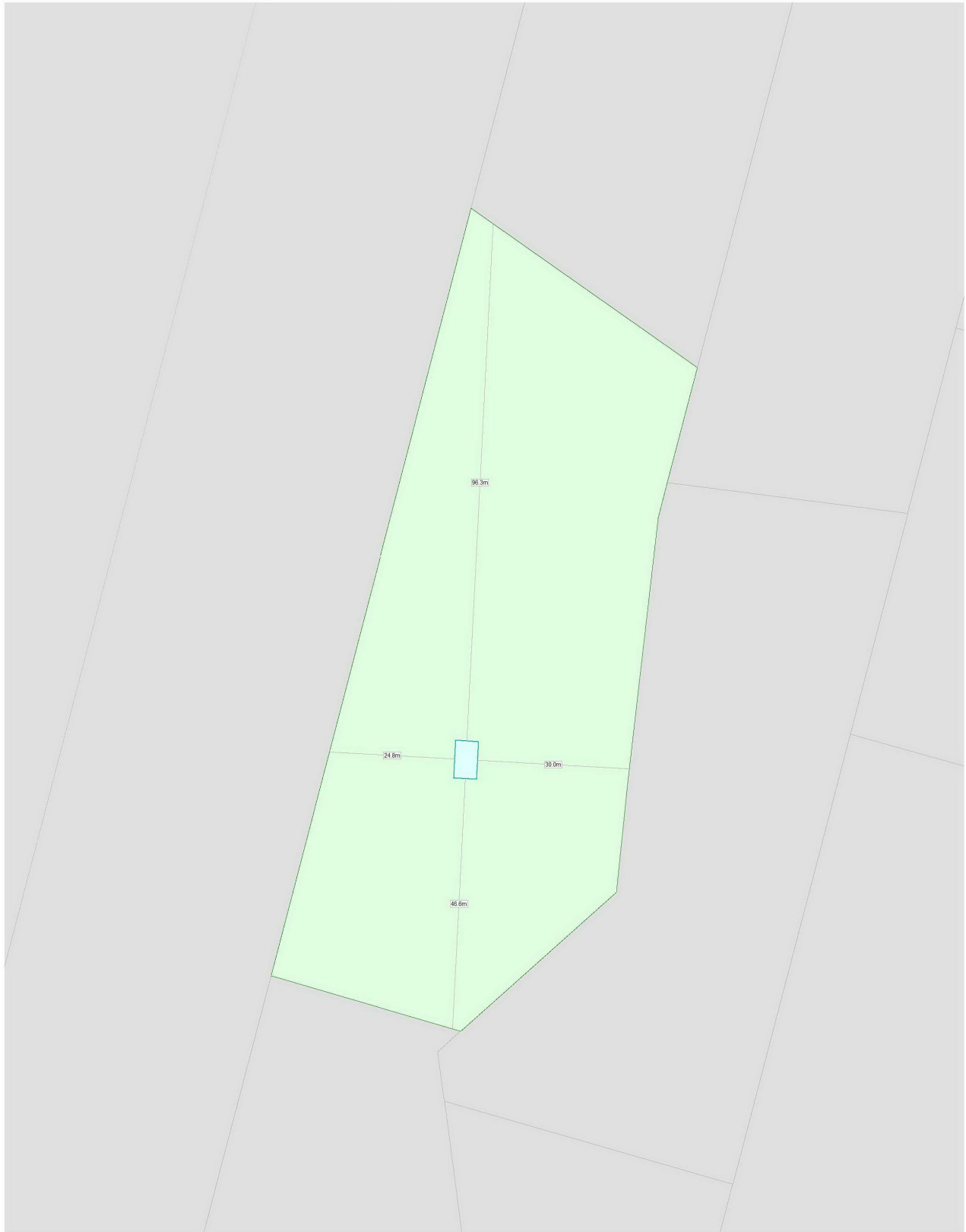
Structure 2 of 2: Light-weight structure

Application number: 164802

Property address: 82d Cabbage Tree Rd Bayview 2104

Lot details: Lot 1092509, DP 102

This structure will not impact Sydney Water infrastructure.



CONDITIONS AND IMPORTANT INFORMATION

Conditions and Important Information

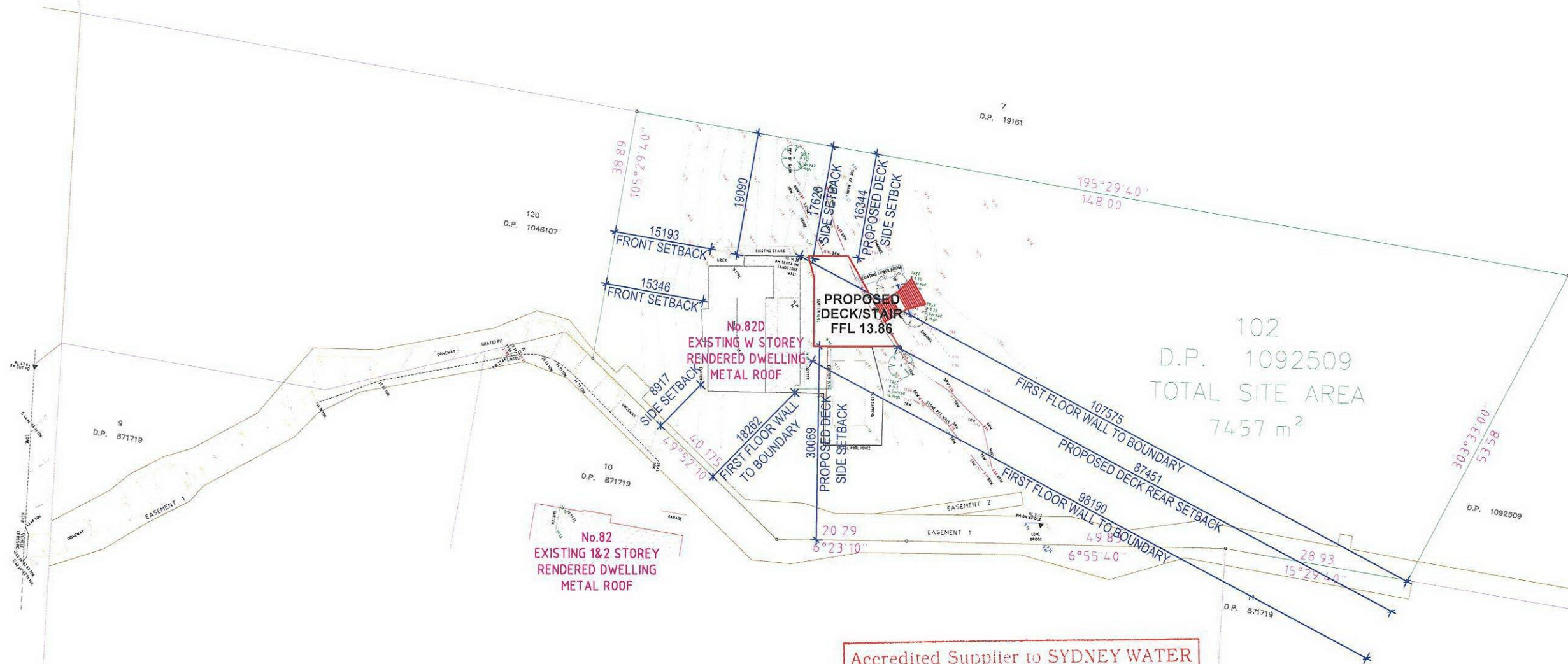
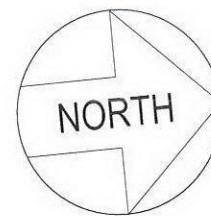
Attention: You must read the information below.

- 1 The approval of your building plan by Sydney Water (Approval) has been generated by an automated system based on the information you have provided to Sydney Water through the Sydney Water Tap in. Sydney Water does not make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Approval.
- 2 It is your responsibility to ensure that the information is correct and complete when submitting your building plan for approval through Sydney Water Tap in and, if any of the information is incorrect or incomplete, to resubmit information that is correct and complete. If any of the information that you have provided is incorrect or incomplete, this may result in the revocation of the Approval.
- 3 The Approval is provided on each of the following conditions which you are taken to have accepted by using the Approval. To the fullest extent permitted by law:
 - (a) all conditions and guarantees concerning the Approval (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded and to the extent that those statutory guarantees cannot be excluded, the liability of Sydney Water to you is limited to either of the following as nominated by Sydney Water in its discretion, which you agree is your only remedy:
 - i. the supplying of the Approval again; or
 - ii. payment of the cost of having the Approval supplied again;
 - (b) in no event will Sydney Water be liable for, and you release Sydney Water from all Losses arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval:
 - i. whether arising under statute or in contract, tort or any other legal doctrine, including any negligent act, omission or default (including wilful default) by Sydney Water; and
 - ii. regardless of whether Sydney Water is or ought to have been aware of, or advised of, the possibility of such loss, costs or damages;
 - (c) you will indemnify, defend and hold harmless Sydney Water from and against all Losses of Sydney Water in respect of, or in connection with loss or damage to any property, personal injury (including death or illness of any person), arising out of or in connection with:
 - i. you providing incorrect or incomplete information to Sydney Water in connection with the Approval; or
 - ii. any third party claim against Sydney Water; and
 - (d) you assume all risks associated with the use of the Sydney Water Tap in and Sydney Water websites, including risk to your computer, software or data being damaged by any virus, and you release and discharge Sydney Water from all Losses which might arise in respect of your use of the websites.

- 4 Subject to condition numbered 3(c) in this document, your liability under condition numbered 3(c) in this document is reduced to the extent that the loss, liability, expense or damage:
- (a) is caused solely and directly by any negligent act or omission of Sydney Water; or
 - (b) could not reasonably be foreseen and was not reasonably within the contemplation of you and Sydney Water at the time of the loss, liability, expense or damage.
- 5 The position of the proposed building/building works in relation to Sydney Water's pipes and structures is satisfactory. You are responsible for, amongst other things:
- (a) protecting underground structures, including Sydney Water's pipelines, from damage and interference;
 - (b) maintaining minimum clearances between Sydney Water's structures and structures belonging to others;
 - (c) preventing loss or damage to any property, personal injury (including death or illness of any person) arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
 - (d) repairing or making good loss or damage to any property or the environment arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
 - (e) ensuring that connections to Sydney Water's sewer, watermain or stormwater are only be made following the issue of a permit to a licensed plumber/drainier;
 - (f) ensuring that all proposed fittings will drain to Sydney Water's sewer;
 - (g) ensuring that all plumbing and/or drainage Work is to be carried out in accordance with the NSW Code of Practice, AS 3500 and the Sydney Water Act 1994;
 - (h) ensuring that gullies, inspection shafts and boundary traps are not placed under any roof, balcony, verandah, floor or other cover unless otherwise approved by Sydney Water; and
 - (i) notifying Sydney Water immediately of any damage caused or threat of damage to Sydney Water's structures.
- 6 **"Sydney Water"** means Sydney Water Corporation and its employees, agents, representatives and contractors. References to "you" include references to your employees, agents, representatives, contractors, executors, administrators, successors, substitutes, assigns and anyone else using the Approval. References to "Losses" means all liabilities, losses, damages, expenses, compensations, fines, penalties, charges and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature however they arise and whether they are present or future, fixed or unascertained, actual or contingent and including any loss of profits, loss of revenue or loss of opportunity. To the extent of any inconsistency, the conditions numbered 1 to 6 in this document will prevail over any other information provided or made available to you by Sydney Water.

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 92 (24 hours, 7 days).

CABBAGE TREE
(20.115 WIDE)
ROAD



PROPOSED & EXISTING OVERALL SITE PLAN
Scale 1:750

Accredited Supplier to SYDNEY WATER
BUILDING PLAN APPROVED
ASSET NOT AFFECTED
Ref No: TIR-164802 Date: 5/12/16

FOR APPROVAL PURPOSE ONLY

FOR REVISIONS

Status	Issue	Date

DRAWING ORIGINAL SIZE A3

DISCLAIMER

* All work to be carried out in accordance with the Building Code of Australia. All Local and State Ordinances relevant Australian Standards, local electricity, Water Regulations and all other relevant Authorities concerned.
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* All dimensions & levels are subject to final survey and set out, all dimensions are to be checked & verified on site before the commencement of work.
* The Design Scheme (drawings documents information) contained within this set have been prepared by Drafting Solutions purely for the purpose of providing information about potential design schemes. The information should not be considered to be error free or to include all relevant data.
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Project Name: PROPOSED DECK AND STAIRWAY

Client: DEBBIE ANN MEYER

Site: LOT 102, DP 1092509
82D CABBAGE TREE ROAD
BAYVIEW, NSW 2104

Drawing Title: PROPOSED OVERALL SITE PLAN

Scale:
1:200

Date:
7/11/2016

Checked:
T. W.

Authorised:

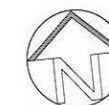
Designers / Architects / Drafters



Building Drafting Solutions
PO Box 667,
Round Corner NSW 2158.

info@buildingdraftingsolutions.com.au

North Point



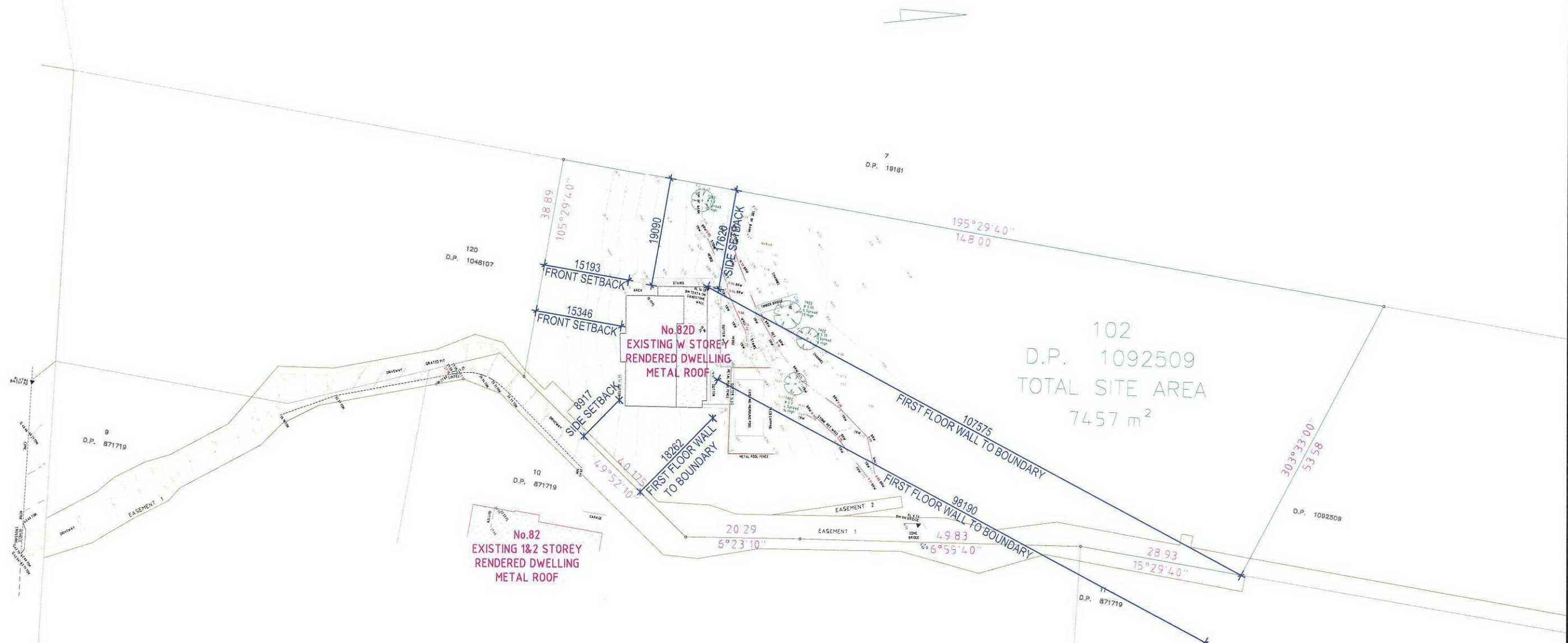
Job No;

Drawing No;

Sheet No;

DRA002

02/09



Scale 1: 750

Ref No: TIR-164802 Date: 3/12/16

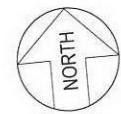
DRAWING ORIGINAL SIZE A3

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Authorised:	
-------------	--

03/09



PROPOSED STAIRWAY MUST GO BETWEEN 2 EXISTING PALM TREES. SELECTED TIMBER STAIRS, TIMBER BALUSTRADE, AND HANDRAILS AS REQUIRED BY BUSHFIRE REPORT.

LANDING BASE
RL 10.02

TREE
Ø 0.35
4 Spread
14 High

20 NEW TREADS
@ 300mm WIDE AND
21 NEW RISERS @
182.86mm HIGH

PROPOSED TIMBER DECK

NOTE:
"DECK AND DECK FRAME/POST
MATERIAL TO BE AS REQUIRED
BY BUSHFIRE REPORT."

NOTE:

* STAIRS, LANDING AND DECK TO
COMPLY WITH BCA 3.9.1.4 REQUIREMENTS
FOR SLIP RESISTANCES TREATMENT.

* DECK SUBFLOOR WILL NOT BE ENCLOSED -
PENDING BUSHFIRE REQUIREMENTS THE
UNDERSIDE MAY BE COVERED IF REQUIRED.

FLOOD STORAGE -

- DECK AND STAIRWAY SUPPORTED BY PIERS.
THEY WILL NOT BE ENCLOSED AND WILL NOT
INTERRUPT ANY FLOW.

- STAIRWAY TREADS AND RISERS WILL BE
PARALLEL WITH EXPECTED STORMWATER FLOWS -
NO IMPACT TO FLOOD STORAGE.

EXISTING METAL POOL FENCE

EXISTING POOL

EXISTING METAL POOL FENCE

EXISTING AND PROPOSED FLOOR PLAN

Scale 1: 100

FOR APPROVAL PURPOSE ONLY

FOR REVISIONS

Status	Issue	Date

DRAWING ORIGINAL SIZE A3

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Project Name: PROPOSED DECK AND STAIRWAY

Client: DEBBIE ANN MEYER

Site: LOT 102, DP 1092509
82D CABBAGE TREE ROAD
BAYVIEW, NSW 2104

Drawing Title: PROPOSED & EXISTING FLOOR PLAN

Scale:
1: 100

Date:
7/11/2016

Checked:
T. W.

Authorised:

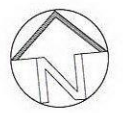
Designers / Architects / Drafters



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North Point



Job No;

Drawing No;

Sheet No:

DRA006

06/09

Accredited Supplier to SYDNEY WATER
BUILDING PLAN APPROVED
ASSET NOT AFFECTED
Ref No: TIR-164802 Date: 5/12/16

Reference No: CC/712787
Your Reference: 0019/17

13 November 2017

Northern Beaches Council
DX 9118
Dee Why NSW

Dear Sir or Madam,

**RE: CONSTRUCTION CERTIFICATE FOR DECK AT LOT 102 DP 1092509, 82D
CABBAGE TREE ROAD, BAYVIEW NSW 2104**

Please find enclosed documentation relating to the issue of a Construction Certificate for your archiving. The following are attached:

1. Copy of Application Form.
2. Notice of Appointment as PCA & Commencement of Works.
3. Record of Site Inspection (if applicable)
4. Copy of Construction Certificate.
5. Copy of Approved plans, specifications & other relevant documents.
6. Payment of \$36.

Could you please forward to a receipt to sydney@buildcert.com.au.

Should you require any further information or assistance, please contact us on 02 4945 7400.

Yours Sincerely,



DANIEL CHAPMAN
ACCREDITATION NUMBER: BPB 2288
ACCREDITATION BODY: BUILDING PROFESSIONALS BOARD



Construction Certificate

NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979 Sections 109C(1)(b) and 81A(1)(2) & (5)

Construction Certificate No: CC/712787
Determination: APPROVED
Property Address: LOT 102 DP 1092509, 82D CABBAGE TREE ROAD,
BAYVIEW NSW 2104
Description of Work: Deck

BCA Classification: 10a
Development Consent No: 0019/17
DA Determination Date: 8/03/2017
Consent Authority: Northern Beaches Council

Certificate

Work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on the documentation) will comply with the requirements of Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979.

This certificate is issued by:

A handwritten signature in black ink, appearing to read 'D. Chapman', is positioned above the name Daniel Chapman.

DANIEL CHAPMAN

ACCREDITATION NUMBER: BPB 2288

On behalf of BUILD CERT CONSULTANTS PTY LTD - ABC 8

ACCREDITATION BODY: BUILDING PROFESSIONALS BOARD

Certificate Determined on:

13 NOVEMBER 2017

Attachments

- *Schedule A: Critical Stage Inspections*
- *Schedule B: Certificates to be submitted prior to completion.*

CC/712787 - 82D Cabbage Tree Road, BAYVIEW

NEWCASTLE HUNTER MID NORTH COAST SAPPHIRE COAST
02 4945 7400 02 4945 7400 02 6554 7648 02 64944 494

19 Cavasinni Place, Wetherill Park NSW 2164
sydney@buildcert.com.au
www.buildcertconsultants.com.au

SCHEDULE A

Critical Stage Inspections:

- Pier/Pad Hole Inspection (prior to the placement of concrete for any footings supporting a structure)
- Frame Inspection - Wall, Floor & Roof (after external wall cladding, roof covering and with electrical and plumbing services installed, but prior to insulation and internal wall/ceiling linings)
- Completion Inspection (prior to issue of an Occupation Certificate - Interim/Final)

Inspections are to be arranged at least by 3pm on the working day prior to when the inspection is required. Where appropriate, certain inspections may be conducted concurrently.

Additional inspections or non-cancellation of inspection may result in a re-inspection fee.

SCHEDULE B

Certificates to be submitted:

FORM 3 Geotechnical Risk Management Policy - Prior to the issue of an Occupation Certificate a FORM 3 of the Geotechnical Risk Management Policy is to be provided to the PCA in accordance with DA Condition E2.

Street Tree Photo Evidence - Prior to the issue of an Occupation Certificate photographic evidence of the street tree is to be provided to the PCA in accordance with DA Condition E5.

Ramps & Staircase Construction - Slip Resistance Class 1 or 10 - Certification that any ramps & stair treads have a non-slip surface or nosing strip in accordance with Volume 2 - Part 3.9.1.4 of the Building Code of Australia and AS 4586 - 2013

Bushfire - The principal contractor is to provide a statement of compliance that all measures required to comply with PBP 2006 including Appendix 3 & the applicable BAL Level/s in accordance with AS3959 – 2009 "Construction of Buildings in Bushfire Prone Areas" have been installed and complied with.

Application for an Occupation Certificate - Submit a completed application form for an Occupation Certificate signed by the owner/s.

Record of Site Inspection

CC No:	CC/712787	Date:	10/11/2017
Type:	Deck		
Address:	82D Cabbage Tree Road BAYVIEW 2104	DA No:	0019/17

OBSERVATIONS FROM SITE INSPECTION

Do the plans and specifications adequately & accurately depict existing site conditions and/or existing buildings?

☒ Yes ☐ No

Has any building work commenced?

☐ Yes ☒ No

Signature:



Certifier: Daniel Chapman

Accreditation No: BPB 2288

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

Development Application for _____

Name of Applicant

Address of site 82D CABBAGE TREE RD, BAYVIEW.

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

I, WILLIAM GUNTHER on behalf of GUNTHER & ASSOCIATES.
 (insert name) (trading or company name)

on this the 2/11/2017
 (date)

certify that I am a Structural ~~Engineer~~ 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 \$1million. 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 REPORT FOR PROPOSED ALTERATIONS & ADDITIONS
 Report Date: 29 NOV. 2016
 Author: SHAHZADA RIZVI
 Author's Company/Organisation: CROZIER GEOTECHNICAL CONSULTANT

Structural Documents list:

17076 – S01/C, S02/D, S03/A, S04/A, S05/C, S06/D
PREPARED BY GUNTHER & ASSOCIATES

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

Signature



Name

WILLIAM GUNTHER

Chartered Professional Status

CPEng

Membership No.

313779

Company

GUNTHER & ASSOCIATES.