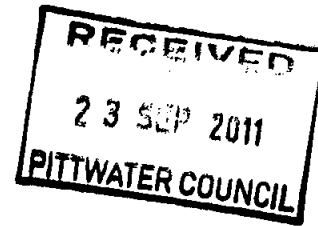


21 September 2011
~~20/09/2011~~

Pittwater Council
P O Box 882
Mona Vale
NSW 2103



Dear Sir or Madam

RE: Lodgement of CC2011/239 for DA No. N0711/10
Site address: 21 Hillside Road, Newport NSW 2106

Please find attached all required documentation relied upon to issue Construction Certificate and Notice of Commencement for the above development:

- Part 4A Lodgement Fee \$36.00 payable to Council.
- Copy of Home Owner's Warranty Insurance.
- Sydney Water approval
- 1 full set of Council approved plans/Construction Certificate Plans.
- 1 Basix report.
- 1 Structural Engineer's Plans.
- Hydraulic Engineers/Stormwater Drainage Plans
- Receipt for payment of Long Service Levy.
- Schedule of external finishes
- Geotechnical Risk Management Policy – Form 2

Yours faithfully

A handwritten signature in black ink, appearing to be "C. Formosa".


Craig Formosa

\$36 REC. 310140 23/9/11

CONSTRUCTION CERTIFICATE #2011-239

Approved 21/09/11

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received	15/09/11				
Council	Pittwater				
Development Consent No.	N0711/10	Date Approved	05.04.2011		
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa - BPB0124		
Accreditation Body	Building Professionals Board				
APPLICANT DETAILS					
Name	Braden Carter	Ph No.	0402 249601		
Address	21 Hillside Road, Newport NSW 2106				
OWNER DETAILS					
Name	Braden Carter				
Address	21 Hillside Road, Newport NSW 2106				
DEVELOPMENT DETAILS					
Subject Land	21 Hillside Road, Newport NSW 2106	Lot No.	13	DP	9224
Description of Development	Alterations & Additions to existing dwelling only – STAGE 1				
Class of Building	1a, 10a	Value of Work	\$50,000.00		
OWNER/BUILDER DETAILS					
Name	Crearter Constructions				
Address	21 Hillside Road, Newport NSW 2106				
Contact Number	0402 249 601	License No.	175857C		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	John Haines				
Drawing Numbers	CARTER 1 SHEETS 1,2,3	Dated	07.10		
Engineer Details Prepared By	BVG Consultants				
Drawing Numbers	2011-94 S01A – S04A	Dated	07.10		
Basix Certificate No.	A80940	Dated	16.08.10		
CERTIFICATION					
I, Craig Formosa, as the certifying authority am satisfied that;					
(a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and					
(b) Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986.					
Signed:					Date: 21/09/11

IMPORTANT ADVICE

Due to changes in planning laws, (Sect. S81A (2)C of the Act), **the critical stage inspections are mandatory and must** be inspected by the P.C.A or the final certificate (Occupation Certificate) may not be able to be issued (causing complications and delays when selling/refinancing etc). **The critical stage inspections are listed on the Notice of Commencement part of this document.**

Also, **NO CHANGES** to the building, as detailed in the plans, can be made without notification to your PCA (**some changes will need council consent**). **Please take note of any changes made in red to your plans, the builder will have to be provided with a copy of the approved construction certificate plans so that compliance with the Building Code of Australia and Council's DA conditions is achieved first time.**

Unauthorised changes may lead to fines and orders being issued by Council's Compliance Officers and prevent an Occupation Certificate being issued.

To arrange the mandatory inspections please give 48 hours notice by contacting Form Building Certifiers by telephone.

Please do not hesitate to ring me if there are any enquiries in respect of these matters.

Kind regards



Craig Formosa

Director

Form Building Certifiers

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

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, LACHLAN TAYLOR on behalf of Taylor Geotechnical Engineering Pty Limited
(insert name) (trading or company name)

on this the 13 September 2011
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
☐ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

Geotechnical Report Details:

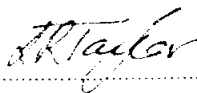
Report Title: TGE2965 Report on Geotechnical Investigation 21 Hillside Road Newport
Report Date: 25 January 2010
Author: Lachlan Taylor

Documentation which relates to or is relied upon in report preparation:

Site Survey Plan by John Richards Surveys dated 31 December 2009

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

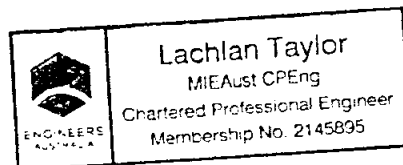


Name ...Lachlan Taylor.....

Chartered Professional Status... MIEAust. CPEng. NPER...

Membership No. ...2145895.....

Company...Taylor Geotechnical Engineering Pty Limited...



THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

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

Development Application for <u>BRADEN & GRANT CARTER</u> Name of Applicant
Address of site <u>21 HILLSIDE ROAD, NEWPORT</u>

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

I, BRENT GUEST on behalf of BVG CONSULTANTS PTY LTD
(insert name) (trading or company name)

on this the 7 / 9 / 2011
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

Geotechnical Report Details:

Report Title: <u>GEOTECHNICAL INVESTIGATION, PROPOSED RESIDENTIAL DEVELOPMENT, 21 HILLSIDE RD, NEWPORT</u>
Report Date: <u>25 JANUARY 2010</u>
Author: <u>LACHLAN TAYLOR</u>
Author's Company/Organisation: <u>TAYLOR GEOTECHNICAL ENGINEERING</u>

Structural Documents list:

<u>2011-94-501, 2011-94-502, 2011-94-503, 2011-94-504</u>
<u>2011-94-5KA</u>

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

Signature B. Guest
Name BRENT GUEST
Chartered Professional Status BE MEMBERShip CPEng NPER
Membership No. 138 632
Company BVG CONSULTANTS PTY LTD

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Home Warranty Insurance Fund

calliden
group

NSWMBIS/110267-PermitAuthority

8/09/2011

Braden Luke Carter trading as Crearter Constructions
21 Hillside Road
NEWPORT NSW 2106

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

Certificate of Insurance RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the Home Building Act 1989 has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

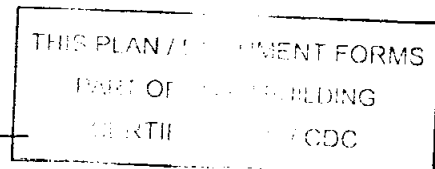
In respect of: Structural Alterations/Additions
At: 21 Hillside Road
NEWPORT NSW 2106
Carried out by: Braden Luke Carter trading as Crearter Constructions
Licence Number: 175857C
ABN: 21 505 547 589
For: Braden Luke Carter
In the amount of: \$50,000.00

Subject to the Act and the Home Building Regulation 2004 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,
- OR
- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Authorisation: Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

Issued on the 8th day of September, 2011.



NOTICE: To download a copy of your insurance policy wording visit <http://www.policywording.com.au>.

Levy Online Payment Receipt



Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	BRADEN CARTER
Levy Application Reference:	5019099
Application Type:	DA
Application No.:	N0711/10
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	21 HILLSIDE ROAD
	NEWPORT
	NSW
	2106
Value Of Work:	\$50,000
Levy Due:	\$175
Levy Payment:	\$175
Online Payment Ref.:	627242896
Payment Date:	13/09/2011 2:45:57 PM

THIS PLAN / DOCUMENT FORM
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CERTIFIERS CC / CDC



Application Lodgement Summary



Reference Number 3267317

Date Requested: Tue September 13 2011

Agent Reece Mona Vale, 10 Taronga Pl Mona Vale
Applicant BI Carter Gp Carter, 21 Hillside Rd Newport 2106
Property/Asset 21 Hillside Rd, Newport 2106 (BI Carter Gp Carter) PNum: 3423180
300 mm VC Sewer Main - (3137239)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$27.25	\$0.00	\$27.25

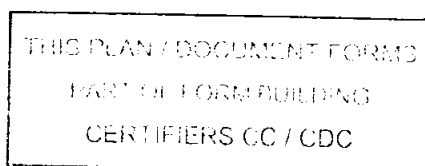
Property Special Conditions for Plumbers

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

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

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

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



Building Colours and Materials

All colours used will be earthy tones so that the house will fit in with the surrounding environment.

Roofing: Colourbond® Steel Roof in
'Woodland Grey'

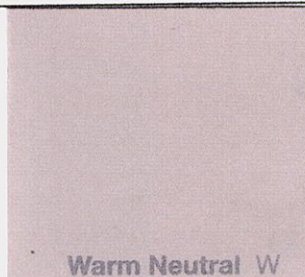


WOODLAND GREY

External Walls - Material External Cladding
PrimeLine® Heritage
weatherboard

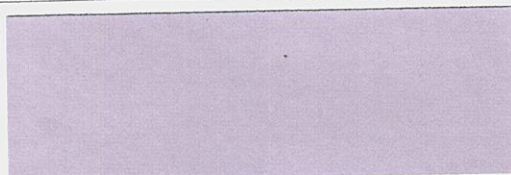
*New Cladding boards to
match existing "WRC" boards
(western red cedar cladding)*

External Walls - Colour Option 1 Dulux® 'Warm Neutral'



Warm Neutral W

Option 2



HIDDEN VALLEY

Option 3 Dulux® 'Buff It'

Dulux

Buff It W

Option 4

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PART OF FORM BUILDING
CERTIFIERS CC / CDC



GREY BONNET

BASIX Certificate

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

Alterations and Additions

Certificate number: A80940

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of Issue: Monday, 16, August 2010



Project address	
Project name	21 hillside road
Street address	21 hillside Road newport 2106
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 9224
Lot number	13
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

THIS PLAN / DOCUMENT FORMS
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CERTIFIERS CC / CDC

Construction

State or Territory	State or Territory	Quality Check
NSW	NSW	

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (if value)	Other specifications	✓	✓	✓
concrete slab on ground floor.	nil				
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
suspended floor above garage: framed (R0.7).	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

Shading requirements

Shading battens	Shading eaves/battens	Shading glass
--------------------	--------------------------	------------------

Windows and glazed doors

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

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

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with improved frames, or polylytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

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

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Overshadowing buildings or 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 in the table below.

Windows and glazed doors glazing requirements

Window orientation	Area of glass (m ²)	Shading device height (m)	Shading device distance (m)	Shading device	Frame and glass type	Shading battens	Shading eaves/battens	Shading glass
W1	NE	1.8	4	4	eave/verandah/pergola/balcony	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)	✓	✓
W2	NE	0.54	0	0	eave/verandah/pergola/balcony	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)	✓	✓

Glazing requirements

Window or door	Orientation	Area of glass (m ²)	Overhang (m)	Distance (m)	Shading device	Frame and glass type	Shade or blinds	Shy or electric blinds	Glazing check
W3	NE	0.36	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W4	SW	3.6	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single polylytic low-e, (U-value: 3.99, SHGC: 0.4)			
W5	SW	10	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single polylytic low-e, (U-value: 3.99, SHGC: 0.4)			
W6	SW	2.8	0	0	eave/verandah/pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W7	SW	2.8	0	0	eave/verandah/pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W8	SW	2.8	0	0	eave/verandah/pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W9	SW	2.16	0	0	eave/verandah/pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W10	SW	2.16	0	0	eave/verandah/pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W11	SW	2.16	0	0	eave/verandah/pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W12	SW	2.16	0	0	eave/verandah/pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W13	SW	2.16	0	0	eave/verandah/pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W14	NW	2.16	3	3	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W15	NW	3.6	2	3	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single polylytic low-e, (U-value: 3.99, SHGC: 0.4)			

Shading requirements

Window location	Orientation	Overhanging		Shading device	Frame and glass type	Shading device	Shading device	Shading device	Shading device
		Area of glass (m ²)	Height (m)	Distance (m)					
W16	NW	0.72	5	3	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W17	NW	1.08	5	3	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W18	SE	2.16	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W19	SE	2.16	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W20	SE	2.88	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W21	SE	1.44	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

Skylights

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

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylights glazing requirements

Skylight number	Area of glazing (m ²)	Shading device	Frame and glass type	Shading device	Shading device	Shading device
S1	0.91	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			

Legend

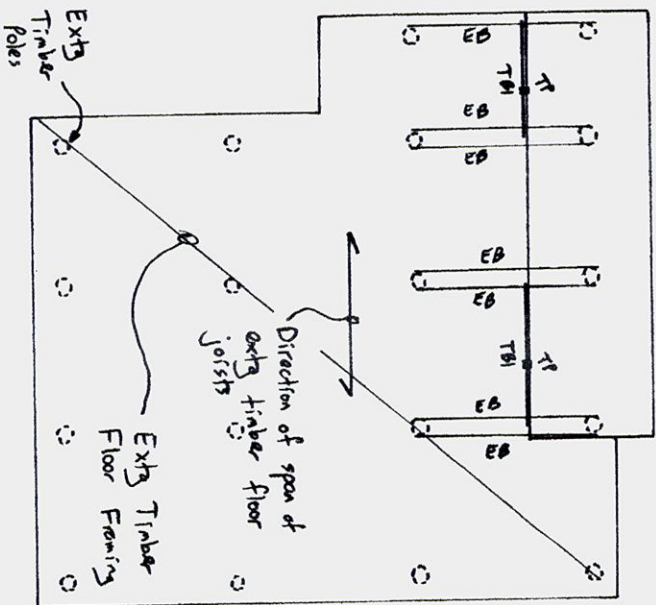
In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

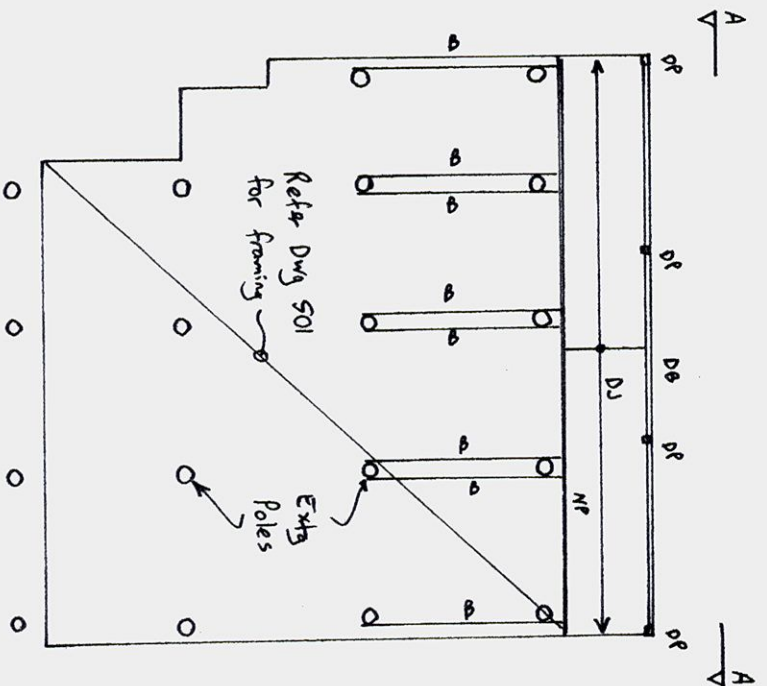
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

NOTE: Where not specifically detailed, all timber works to be in accordance with AS1684.



LEVEL 1 & 2 (1:100)



LEVEL 3 & 4 (1:100)

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

B. Gault

BE MIEAust

CEng

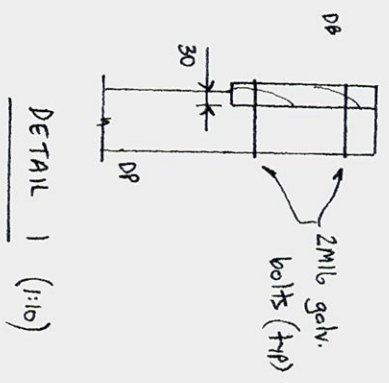
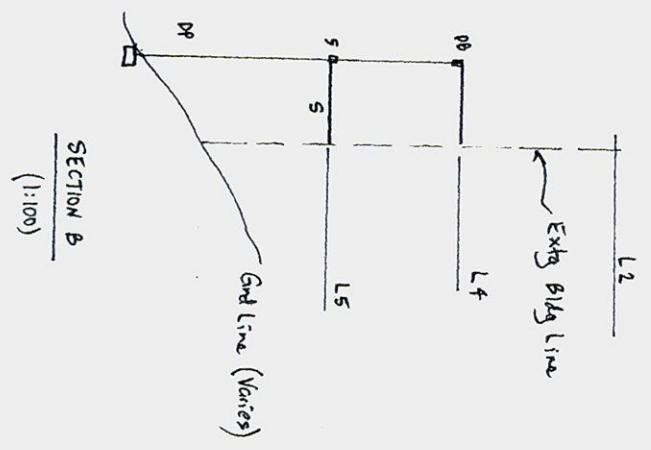
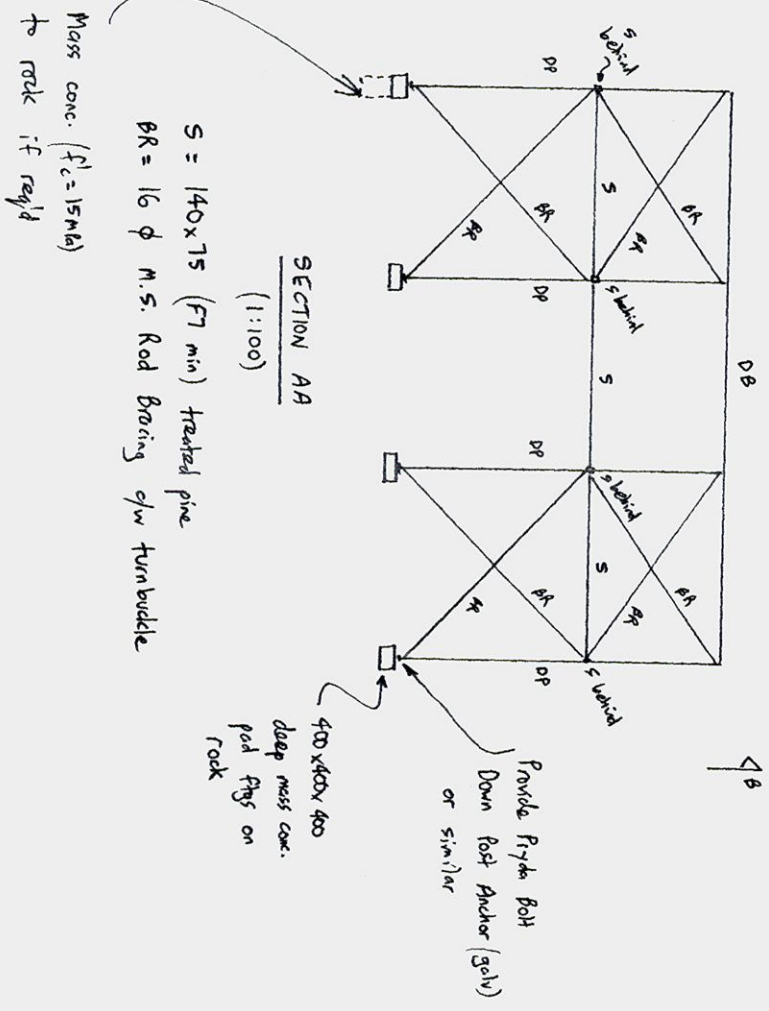
MEMBER SCHEDULE

- EB - extg timber bearer
- TB - 2x170x45 LVL
- TP - 2x90x45 MGP10 studs
- to support 360x63 LVL window head over
- DJ - 140x45 treated pine (F7 min) @ 450 c/c max.
- DB - 290x45 treated pine (F7 min.)
- DP - 125x125 treated pine (F7 min)
- NP - 240x45 treated pine (F7 min)
- B - 200x63 LVL

This is the plan/spec. referred to in Form Building Certifiers Certificate
Certificate No. **2011-239**
Plan Nos. **2011-9H, 502, 503, 504**
21/09/11
Craig Formosa BPB0124 DATED

BVG CONSULTANTS PTY LTD
STRUCTURAL ENGINEERS
16 EERAWAY ROAD, ALLAMBE NSW 2100
TEL: 0414 825 022 FAX: 9805 0071
EMAIL: bvgconsultants@people.net.au

PROJECT: Proposed Alterations & Additions
ADDRESS: 21 Hilda Road Newport
CLIENT: M & M G Carter
DRAWN: BVG DESIGNED: BVG DATE: Aug 11 SCALE: 1:100
JOB NO: 2011-94
DWG NO: 503
ISSUE: A



NOTE:
Confirm all dimensions and
ground levels on site
prior to construction.

B. Guest
RE MICHAEL CHENG

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

BVG CONSULTANTS PTY LTD
STRUCTURAL ENGINEERS
16 EERAWY ROAD, ALAMBIE NSW 2100
TEL: 0414 826 022 FAX: 9505 0071
EMAIL: bvgconsultants@people.net.au

PROJECT: Proposed Alterations & Additions
DRAWING: Elevation / Section / Detail
DATE: 2011-04
JOB NO: 2011-04
DWG NO: 804
ISSUE: A

DRAWN: BVG DESIGNED: BVG
DATE: Aug 11
SCALE: 1:100, 1:10

GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS AND ANY DISCREPANCY OR VARIATION IS TO BE CONFIRMED BY THE ENGINEER.
- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING:
 - SAA CONCRETE STRUCTURES CODE - AS3600
 - SAA STEEL STRUCTURES CODE - AS4100
 - SAA STRUCTURAL STEEL WELDING CODE - AS1554
 - SAA CODE FOR RESIDENTIAL SLABS AND FOOTINGS - AS2970.01
 - SAA MASONRY CODE - AS3700
 - SAA NATIONAL TIMBER FRAMING CODE - AS1684
- ALL DETAILS ARE SUBJECT TO CONFIRMATION UPON OPENING UP.
- THE STRUCTURAL COMPONENTS DETAILLED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT SAA CODES AND LOCAL GOVERNMENT ORDINANCES FOR THE FOLLOWING LOADINGS:

CLASSIFICATION	LIVE LOAD
HOUSE	1.5 kPa
DECK	2.0 kPa
ROOF	0.25 kPa

CONCRETE NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.

C2. CONCRETE QUALITY:

ELEMENT	to MPa (28 DAYS)	SUMP SIZE	MAX. AGG. TYPE	CEMENT
FOOTINGS	25	90	20	GP

C3. CLEAR COVER TO REINFORCEMENT SHALL BE:

- EXPOSURE CLASSIFICATION B1 - EXTERNAL
- EXPOSURE CLASSIFICATION A2 - FOOTINGS
- EXPOSURE CLASSIFICATION A1 - INTERNAL

FOOTINGS:

- SLABS ON GROUND INTERNAL 50mm TOP COVER, 30mm BTM COVER
- SLABS ON GROUND EXTERNAL 45mm TOP COVER

C4. REINFORCED CONCRETE SIZES SHOWN ON THESE DRAWINGS ARE MINIMUM AND NO OTHER MATERIALS ARE TO ENDOUR ON THESE SECTIONS.

- DEPTH OF BEAMS IS GIVEN FIRST AND INCLUDES THICKNESS OF ANY ADJACENT SLABS WHERE BEAM DEPTH INCLUDES SLAB THICKNESS BOTH SHALL BE POURED IN ONE OPERATION.

C5. LOCATION OF ALL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER.

C6. ALL CONCRETE TO BE EFFICIENTLY COMPACTED WITH AN APPROVED VIBRATOR.

C7. ALL CONCRETE SHALL BE CURED BY AN APPROVED METHOD.

C8. NO ADMITTANCE SHALL BE USED WITHOUT APPROVAL.

C9. REINFORCEMENT SHOWN THUS:

- R ARE GRADE 230 BARS, N ARE GRADE 500 TEMP CORE BARS

CONCRETE NOTES (CONT.)

- PROVIDE LAP AT LOCATIONS SHOWN AND OF DIMENSIONS AS FOLLOWS UNLESS NOTED OTHERWISE.

BAR SIZE	LAP
N12	500
N16	600
N20	800
N24	1000
N28	1200
N32	1500

C12. REINFORCEMENT LAYERS DENOTED THUS (U.N.O.)

- T - DENOTES TOP BARS LAID LAST IN TOP
- B - DENOTES BOTTOM BARS LAID FIRST IN TOP
- BB - DENOTES BOTTOM BARS LAID FIRST IN BOTTOM

- SLABS ON GROUND TO BE POURED ON AN APPROVED 200 MICRONS POLYTHENE MEMBRANE TAPED & LAPPED AT JOINTS.

FOUNDATION NOTES

- ALL FOOTINGS FOUNDED ON **ROCK** WITH AN SBC OF **900 kPa** - TO BE CONFIRMED BY GEOTECHNICAL ENGINEER

STEELWORK NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4100 AND AS 1554.
- UNLESS NOTED OTHERWISE, ALL BOLTS TO BE 20 DIAMETER HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 SNUG TIGHT (M20-8.8S) (EXCEPT PURLIN & H/D BOLTS) ALL CONNECTIONS TO HAVE 2 BOLTS MIN. PER CONNECTION WITH GUSSET PLATES 10 THICK UNLESS NOTED OTHERWISE.
- ALL WELDS SHALL BE CATEGORY SP UNLESS NOTED OTHERWISE NOTED OTHERWISE.
- STRUCTURAL STEELWORK SHALL HAVE THE SURFACE TREATMENT AS FOLLOWS:

ELEMENT	SURFACE PREPARATION
ALL EXPOSED STEELWORK	HOT DIPPED GALVANIZED
REMAINDER	ABRASIVE BLAST CLEAN TO CLASS 1/2 AND PRIME WITH ZINC PHOSPHATE PRIMER

- THE BUILDER SHALL PROVIDE ALL CEATS AND DRILL ALL HOLES NECESSARY FOR FIXING STEEL TO STEEL AND TIMBER TO STEEL WHETHER OR NOT DETAILLED IN THE DRAWINGS.

- THE BUILDER IS TO MAKE GOOD AND/OR REPAIR ALL DAMAGED SURFACES DURING PERFORMANCE OF THE WORK.

- ALL LINTELS IN EXTERNAL BRICKWORK ARE TO BE HOT DIP GALVANIZED UP TO 150mm SEATING EACH END

TIMBER NOTES

- TIMBER FRAMING FOR FLOORS, WALLS AND ROOFS, INCLUDING ROOF BRACING AND WALL PANEL BRACING IS TO BE IN ACCORDANCE WITH AS1684 TIMBER FRAMING CODE.
- SOFTWOOD TO BE MINIMUM GRADE F7 U.N.O. HARDWOOD TO BE MINIMUM GRADE F11.
- EXTERNAL TIMBER TO BE EITHER HARDWOOD DURABILITY CLASS 1 OR CLASS 2 AS PER AS 1702.2 OR IMPREGNATED PINE GRADE F7, PRESSURE TREATED TO AS 1604 AND RE-DRYED PRIOR TO USE. SUPPLEMENTARY TREATMENT SHALL BE APPLIED TO ALL CUT SURFACES. SUPPLY SUPPORTING DOCUMENTATION FOR PRESERVATIVE TREATMENT.
- TIMBER TRUSSES TO BE PRE-CAMBERED AN AMOUNT EQUAL TO DEAD LOAD DEFLECTION. THREE (3) COPIES OF SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL CLEARLY SHOWING THE DESIGN LOADS OF THE ROOF AND CEILING AND TRUSS NODE POINT LOADS AND PRECAMBER.
- ALL BOLTS IN TIMBER CONSTRUCTION TO BE MINIMUM M12 U.N.O. BOLT HOLES TO BE DRILLED EXACT SIZE. WASHERS UNDER HEADS AND NUTS TO BE AT LEAST 2.5 TIMES BOLT DIAMETER.
- ALL TIMBER JOINTS AND NOTCHES ARE TO BE 100mm MINIMUM AWAY FROM LOOSE KNOTS, SEVERE SLOPING GRAIN, GUM VEINS OR OTHER MINOR DEFECTS. NUTS TO BE AT LEAST 2.5 TIMES BOLT DIAMETER.

LINTEL SCHEDULE

SPAN	LINTEL SIZE
UP TO 1000mm	75x10 FLAT BAR
UP TO 1500mm	90 x 90 x 8 ANGLE
UP TO 1800mm	100 x 75 x 8 ANGLE
UP TO 2100mm	125 x 75 x 8 ANGLE
UP TO 2400mm	125 x 75 x 10 ANGLE
UP TO 3000mm	150 x 90 x 10 ANGLE

PART OF FORM BUILDING
CERTIFIERS CC / CDC

B. Guet
BE MEAST clem

BVG CONSULTANTS PTY LTD
STRUCTURAL ENGINEERS
16 BERARVY ROAD, ALLAMBE NSW 2100
TEL: 0414 828 022 FAX: 9805 0071
EMAIL: bvgconsultants@people.net.au

PROJECT: Proposed Alterations & Additions
DRAWING: Structural Notes
ADDRESS: 21 Hillside Road, Newport
CLIENT: M.B.S. W. O'Carroll

DRAWN: BVO DISIGNED: BVO DATE: Aug 11 SCALE: 2011-04
JOB NO: 802
DWG NO: 802
REV: A

RENDERED BLUEBOARD
CLADDING

RETAINING WALLS
— APPROX. 1500mm HIGH
TO ENGINEERS DESIGN.

RN THANKS TO FUTURE DETAL

EXISTING DWELLING WITH
PROPOSED ADDITIONS

JOIN TO EX
FOOTPATH CROSSING

AG DRAINS 90mm DIAM
SLOTTED WRAPPED IN
GEO TECH AND GRAVEL

AUSPLUMBING PIL ROHAN HATTERSLEY
 LIC N° 201612C
 PH 0419634606 A.H 96533716.

STORMWATER MANAGEMENT PLAN

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

Beam above new 6.0m wide sliding doors

RLW 4.8m - SPW 6.0

Beam = 360 x 63 LVL - H2.

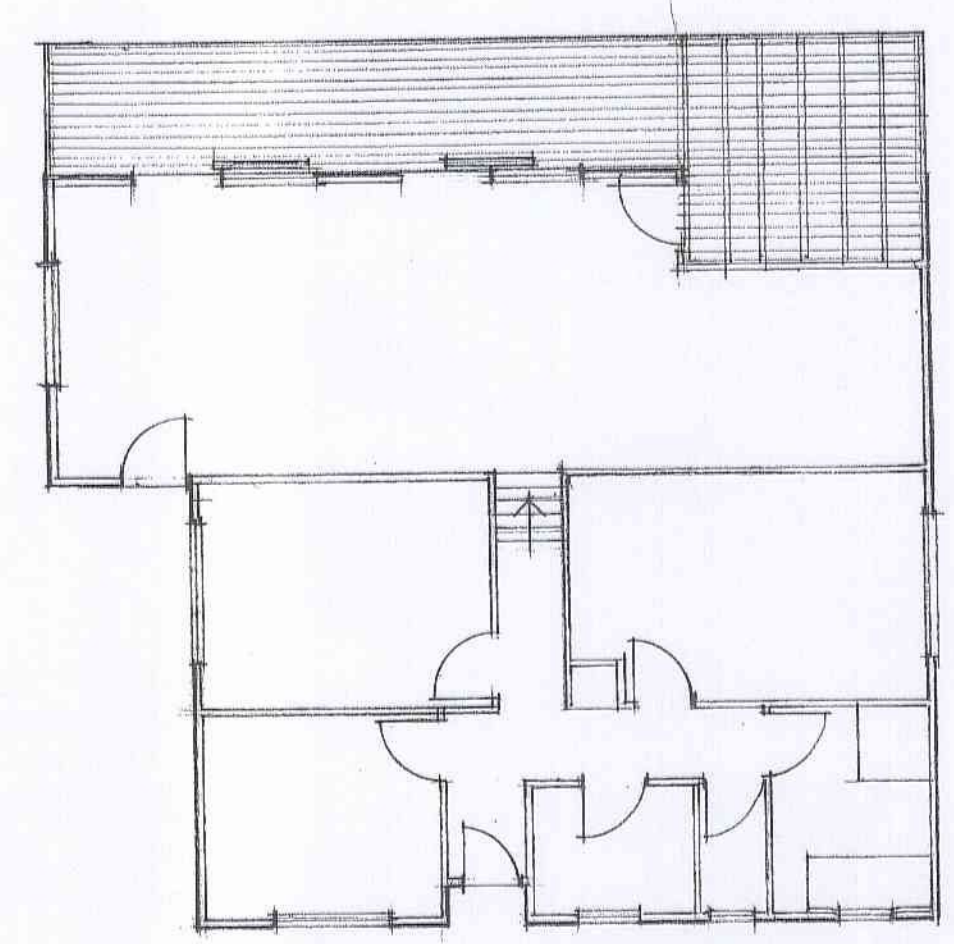
BVG CONSULTANTS PTY LTD
STRUCTURAL ENGINEERS
16 EERAWY ROAD, ALLAMBIE NSW 2100
TEL: 0414 825 022 FAX: 9905 0071
EMAIL: bvgconsultants@people.net.au

PROJECT: Proposed Alterations & Additions
DRAWING: Floor Plans
ADDRESS: 21 Hillside Road, Newport
CLIENT: Mr B & Mr G Carter
DRAWN: BVG
DESIGNED: BVG
DATE: Aug 11
SCALE: as noted

JOB NO: 2011-04
DWG NO: 501
ISSUE: A

1) All timber framing to comply with AS1684.

B. Grant
BE MIEAust CPENG



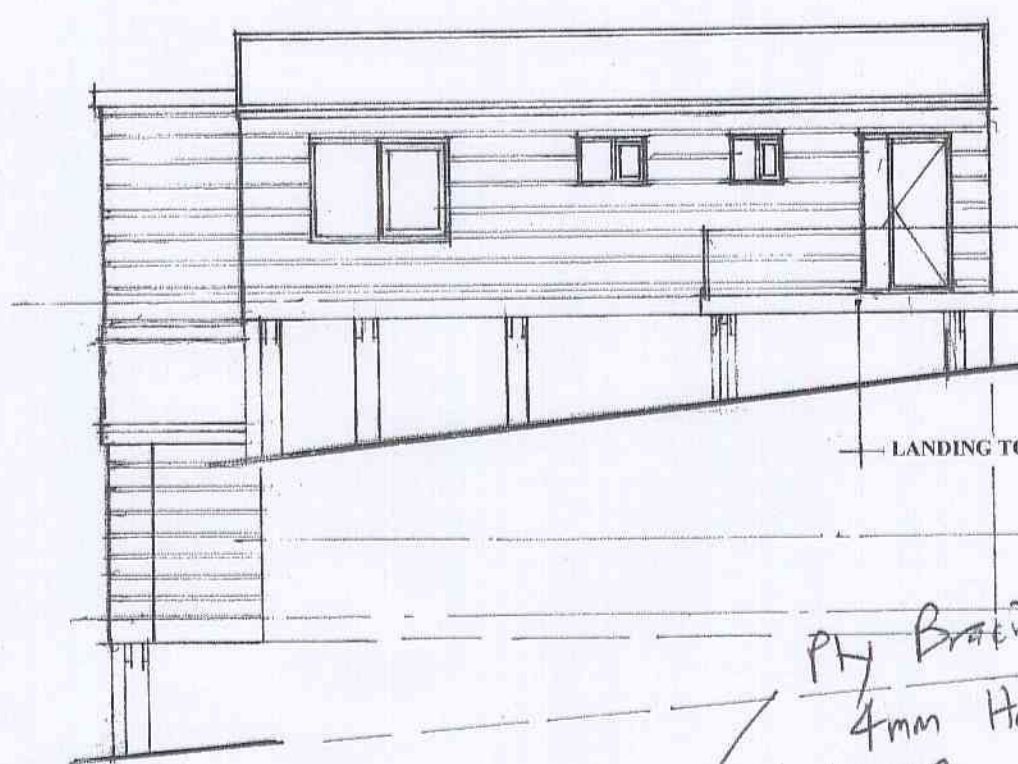
FLOOR PLAN OF EXISTING DWELLING
LEVELS 1 & 2

new rafters @ 600 centres
Running into existing rafters

Ply Bracing
4mm

HANDRAIL OMITTED FOR CLARITY
6.0

hardwood ply bracing to sides of new opening to support.



NORTH EAST ELEVATION

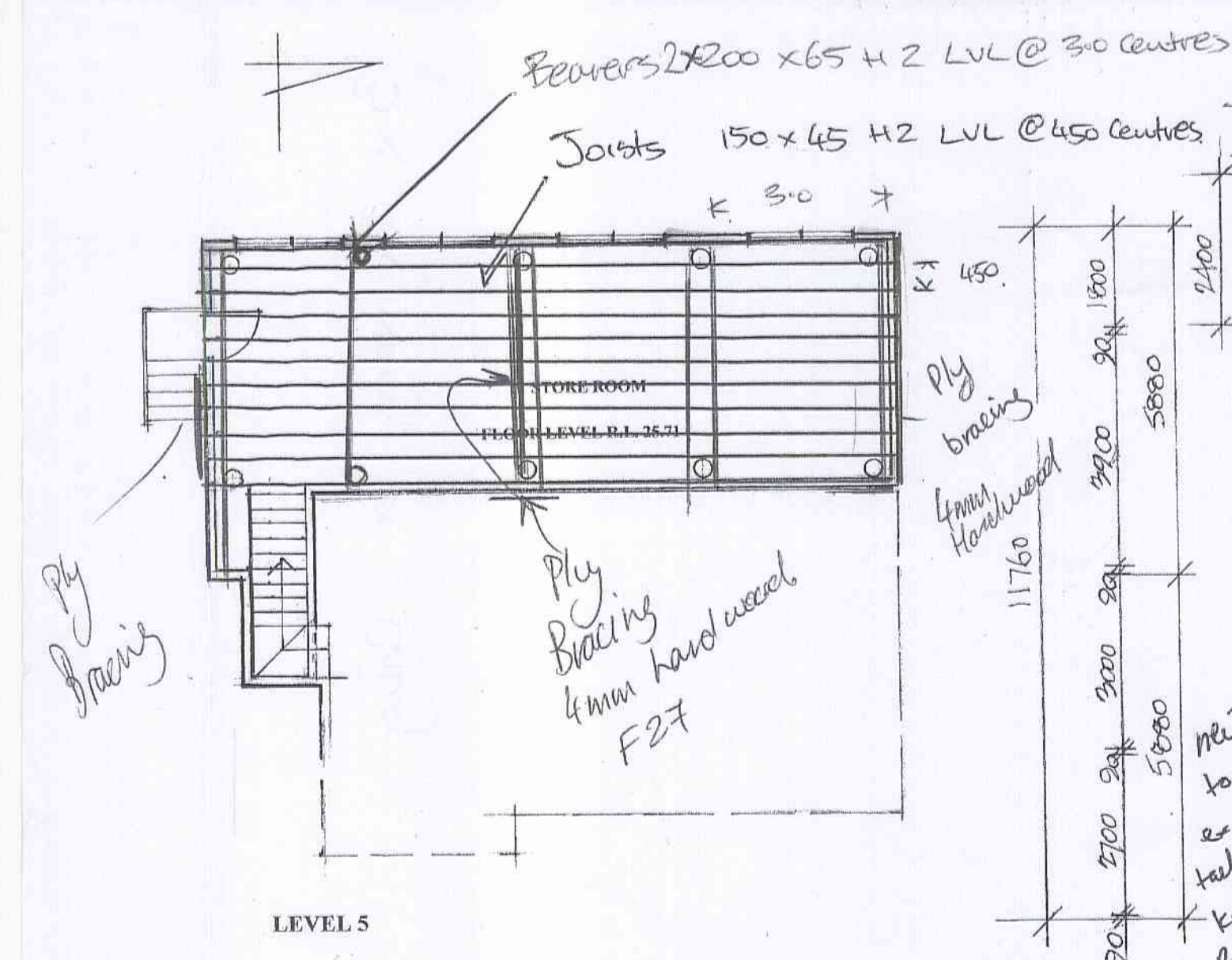
- RIDGE R.L. 36.04
- GUTTER R.L. 35.10
- FLOOR LEVEL R.L. 32.55
- FLOOR LEVEL R.L. 31.53
- LANDING TO FRONT DOOR
- FLOOR LEVEL R.L. 29.38
- FLOOR LEVEL R.L. 28.36

Ply Bracing - full length
4mm Hardwood F27

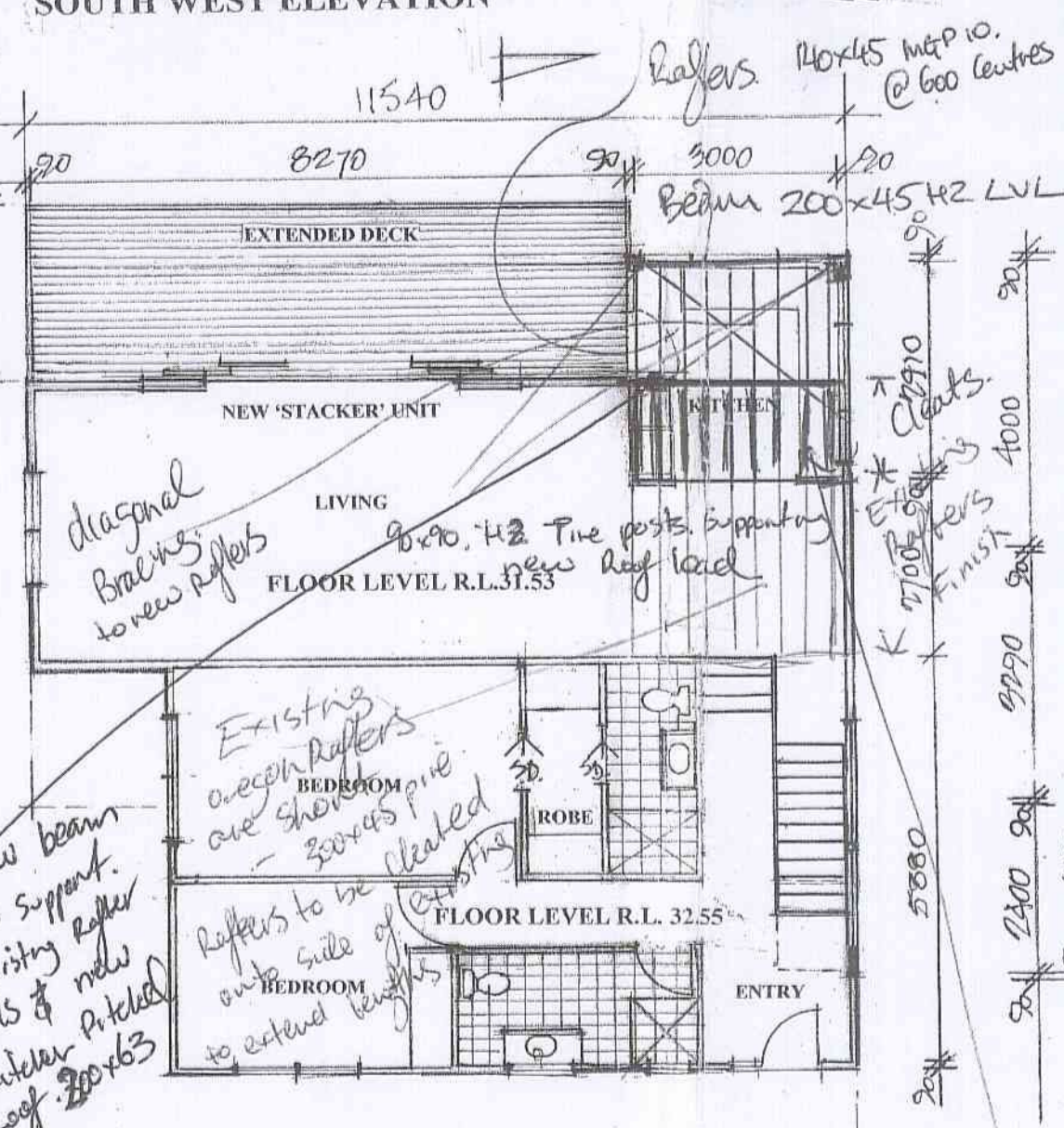
This is the plan/spec. referred to in Form Building Certifiers Certificate No. 2011-239
Plan Nos. 2011-94, 501A
31/09/11
Craig Formosa BPB0124 DATED

THE EXISTING DWELLING STRUCTURE TO BE INSPECTED BY STRUCTURAL ENGINEER AND CERTIFIED IT'S ABILITY TO ACCOMMODATE THE PROPOSED ADDITIONAL WORK.

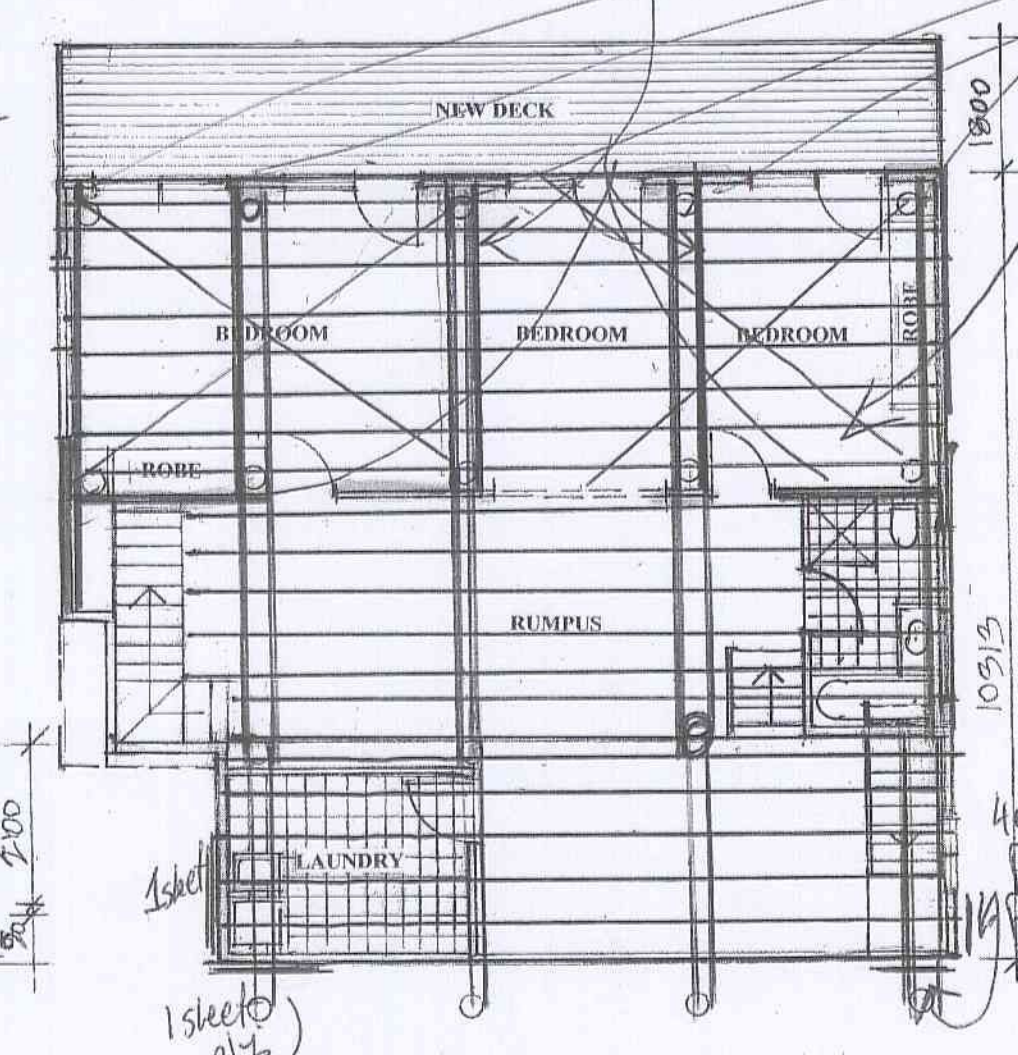
SOUTH WEST ELEVATION



LEVEL 5
SECTION B-B



LEVELS 1 & 2
SECTION A-A



to be Cleared to side of existing structure to extend rafters to rear. to plate line of existing roof wall line

Beams 2x200x65 LVL H2
Joists 150x45 LVL H2
Joists @ 450mm centres
Joists to AS 1684

THE EXISTING DWELLING STRUCTURE TO BE INSPECTED BY STRUCTURAL ENGINEER AND CERTIFIED IT'S ABILITY TO ACCOMMODATE THE PROPOSED ADDITIONAL WORK.

Work Description: SECOND LEVEL EXTENSION TO EXISTING DWELLING & TWO LEVEL SEPARATE BUILDING TO ACCOMMODATE VEHICLES & STORE.

Client:
Mr. BRADEN & Mr. GRANT CARTER

Site:
No 21 HILLSIDE ROAD,
NEWPORT, N.S.W. 2106,
BEING LOT 13 in D.P.9224.

Scale:
STRUCTURES 1 to 100 SITE PLAN 1 to 200

Date: JULY 2010 Drawn: J. HAINES

Drawing No: CARTER 1 Sheet: 1 of 3

JOHN HAINES Draftsman
Phone/Fax: (02) 9449 2213
Mobile: 0409 449 402
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BASIX CERTIFICATE

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Windows and glazed doors

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

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

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

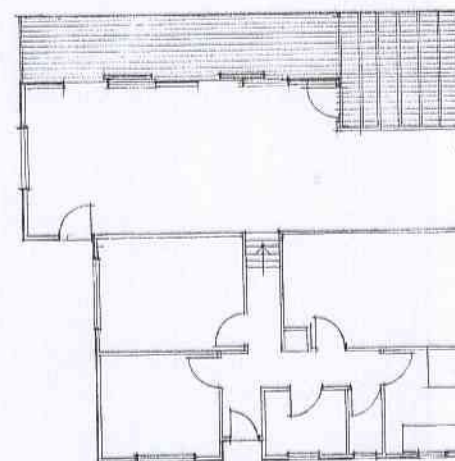
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Overshadowing buildings or 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 in the table below.

Skylights

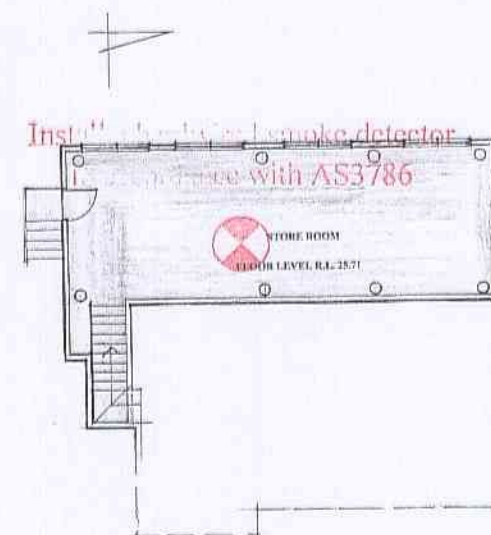
The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight: Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.



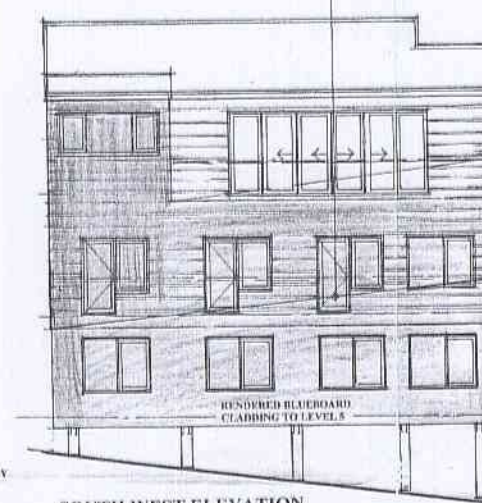
FLOOR PLAN OF EXISTING DWELLING
LEVELS 1 & 2

THE EXISTING DWELLING STRUCTURE TO BE INSPECTED BY
STRUCTURAL ENGINEER AND CERTIFIED ITS ABILITY TO
ACCOMMODATE THE PROPOSED ADDITIONAL WORK.

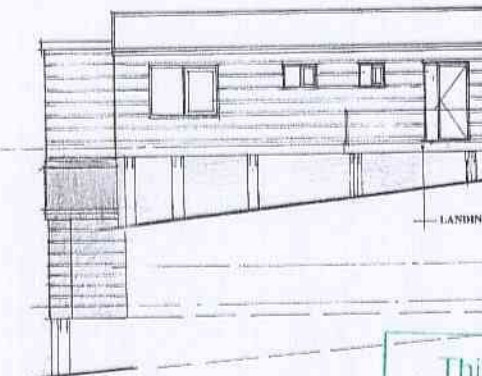


LEVEL 5

SECTION B-B

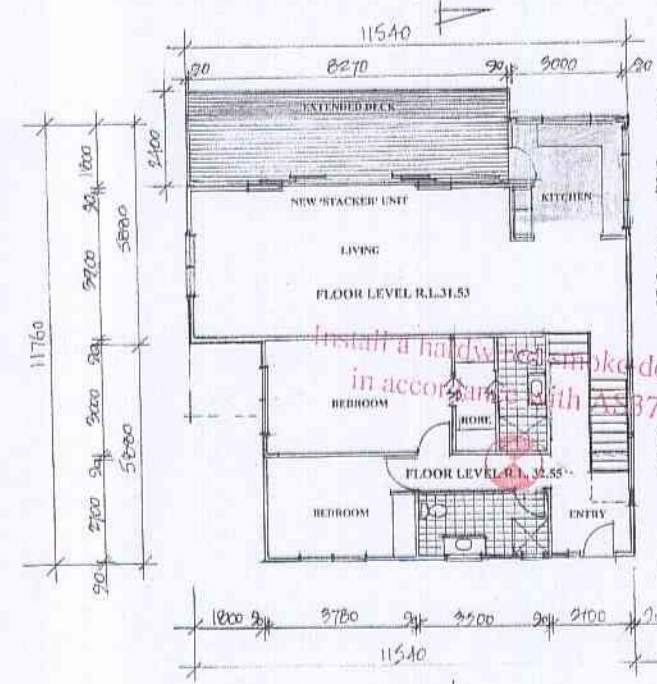


SOUTH WEST ELEVATION

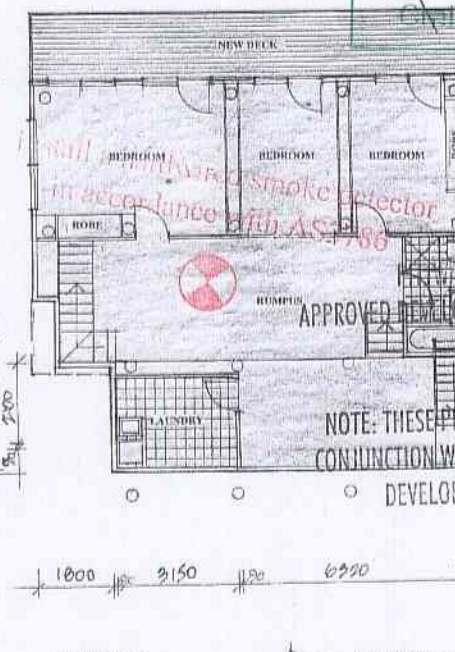


NORTH EAST ELEVATION

RIDGE R.L. 35.04
GUTTER R.L. 35.10
FLOOR LEVEL R.L. 32.55
FLOOR LEVEL R.L. 31.53
FLOOR LEVEL R.L. 29.38
FLOOR LEVEL R.L. 28.26



LEVELS 1 & 2



LEVELS 3 & 4

SECTION A-A

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

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

This is the plan/spec. reference
in Form Building Certifiers Certificate
Certificate No. 2011-239
P. No. 1, 2, 3
CARTER 1
21/09/11

Formosa BPB0124 DA 11

THE EXISTING DWELLING STRUCTURE TO BE INSPECTED BY
STRUCTURAL ENGINEER AND CERTIFIED ITS ABILITY TO
ACCOMMODATE THE PROPOSED ADDITIONAL WORK.

Work Description: SECOND LEVEL
EXTENSION TO EXISTING DWELLING
& TWO LEVEL SEPARATE BUILDING TO
ACCOMMODATE VEHICLES & STORE.

Client:
Mr. BRADEN & Mr. GRANT CARTER

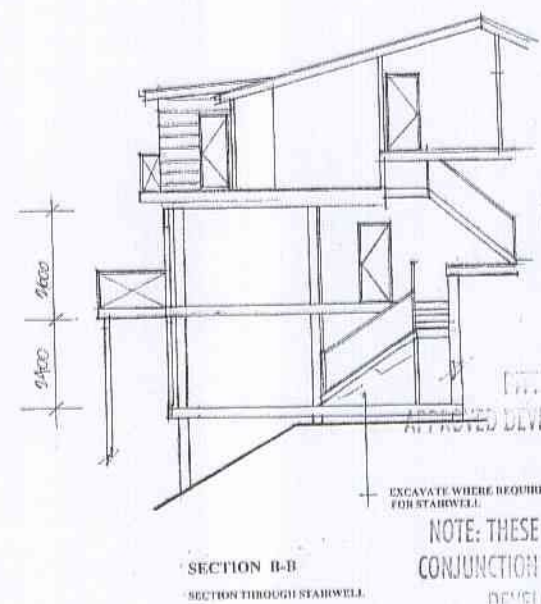
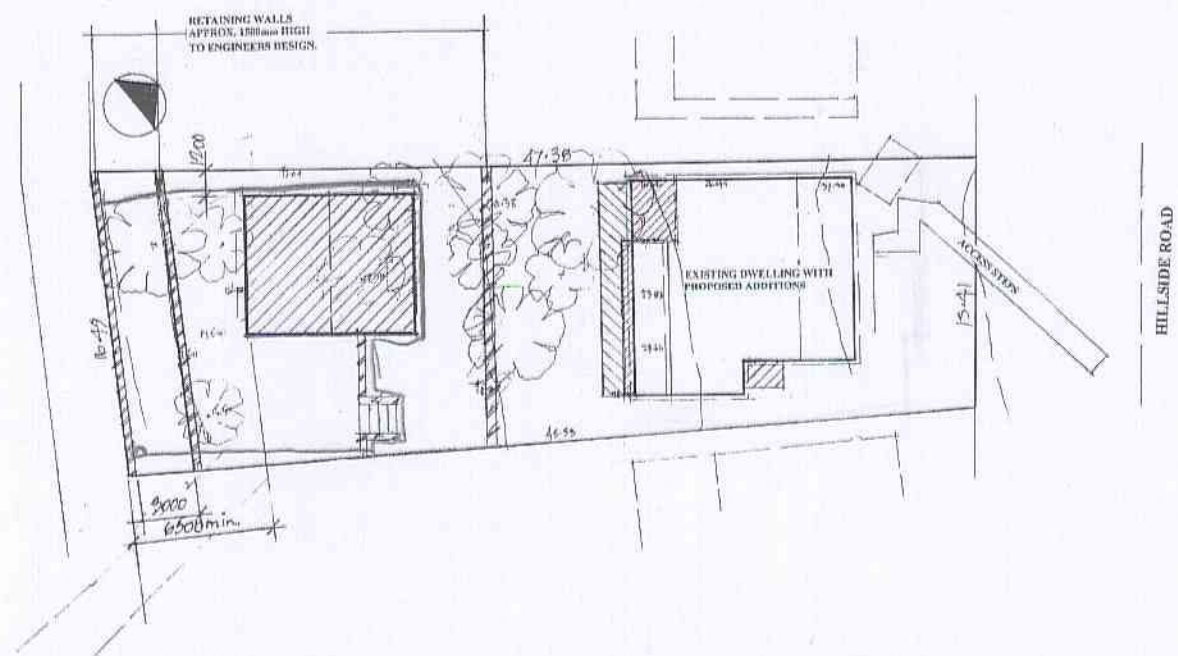
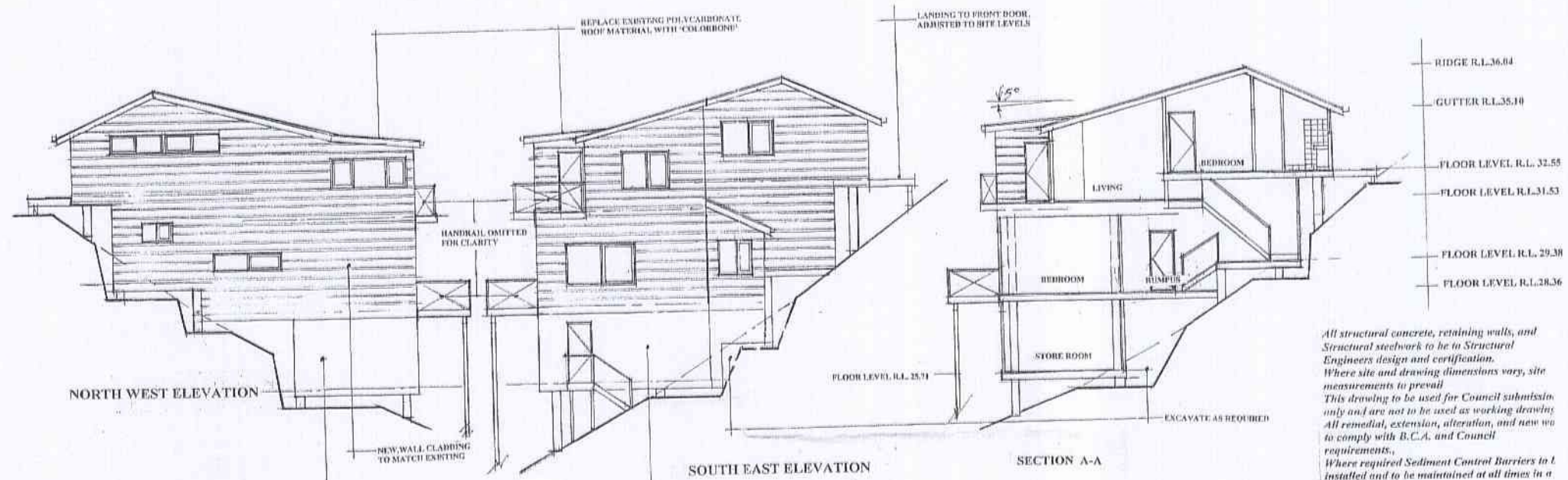
Site: 21 HILLSIDE ROAD,
NEWPORT S.W. 2106,
BEING LOT 13 to D.P. 9224.

DATE: JULY 2010
Drawn: J. HAINES

Drawing No: CARTER 1 Sheet: 1 of 3

JOHN HAINES Draftsman
Phone/Fax: (02) 949 2213
Mobile: 0409 449 402

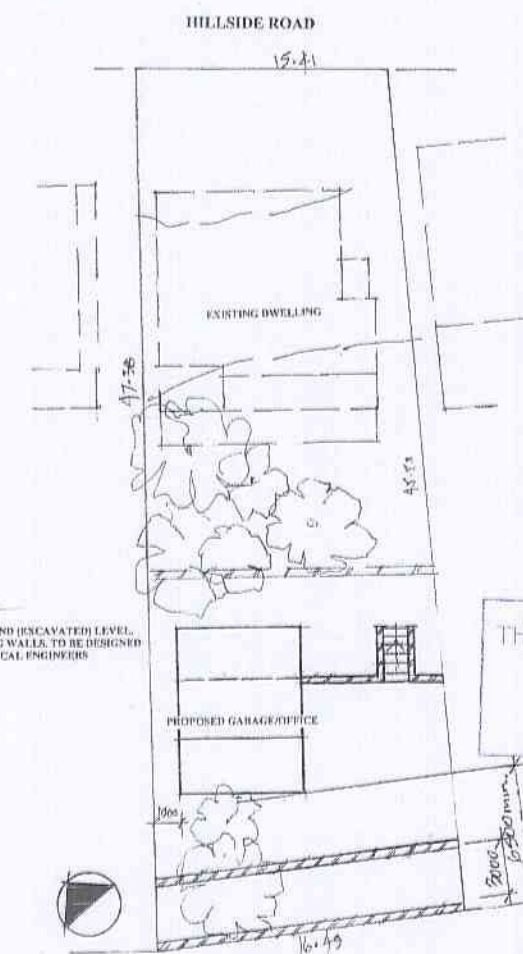
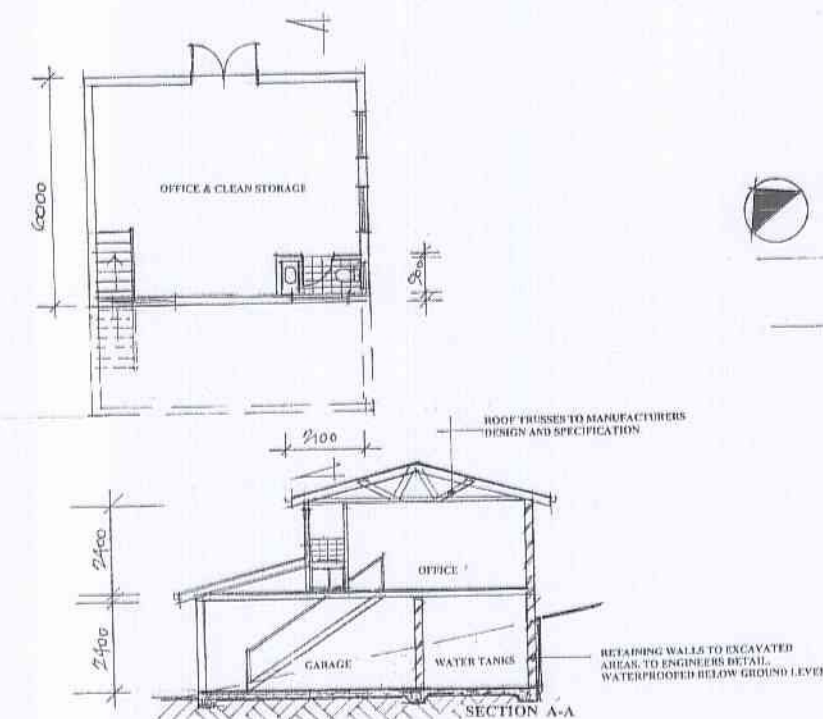
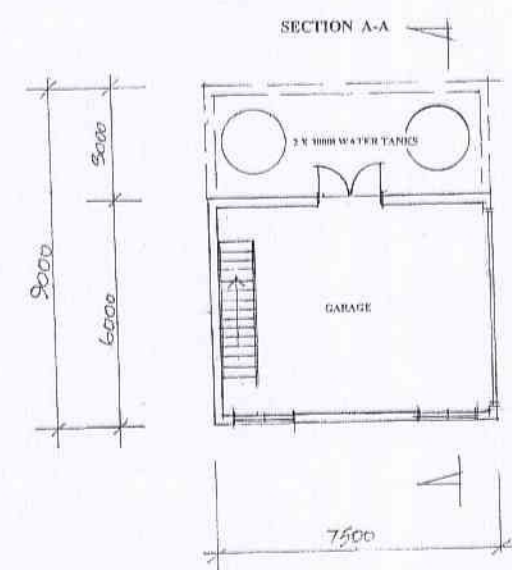
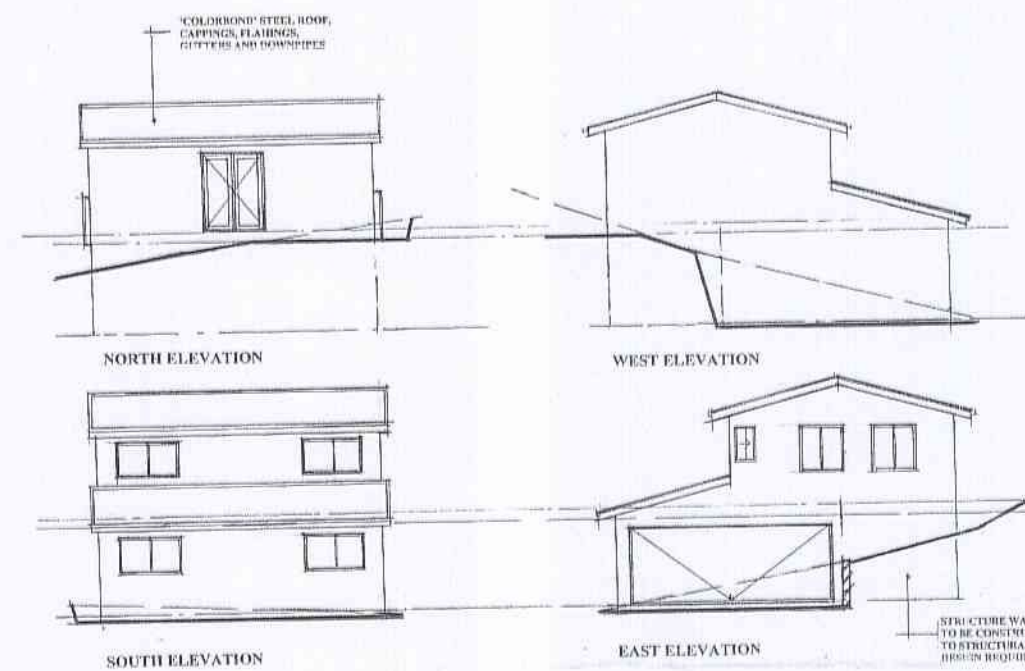
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JOHN HAINES



All structural concrete, retaining walls, and Structural steelwork to be to Structural Engineers design and certification.
Where site and drawing dimensions vary, site measurements to prevail.
This drawing to be used for Council submission only and are not to be used as working drawing.
All remedial, extension, alteration, and new work to comply with B.C.A. and Council requirements.
Where required Sediment Control Barriers to be installed and to be maintained at all times in a clean condition.
Termite control to AS3668.
Builder to verify all dimensions, levels, and site conditions prior to commencement of work.
Demolished material to be recycled where the material meets B.C.A. requirement and where appropriate.
For Landscape plan, if required, see separate plan.

Work Description: SECOND LEVEL EXTENSION TO EXISTING DWELLING & TWO LEVEL SEPARATE BUILDING TO ACCOMMODATE VEHICLES & STORE.	
Client: Mr. BRADEN & Mr. GRANT CARTER	
Site: No 21 HILLSIDE ROAD, NEWPORT, N.S.W. 2106, BEING LOT 15 in D.P. 9224.	
Scale: STRUCTURES 1:100, SITE PLAN 1:200	
Date: JULY 2018	Drawn: J.HAINES
Drawing No: CARTER V2	Sheet: 2 of 3
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE PROJECT INFORMATION SHEET. JOHN HAINES Draftsman Phone: (02) 9449 2213 Mobile: 0409 449 402 This drawing is copyright and must not be reproduced either wholly or in part without the consent of JOHN HAINES.	

THIS PLAN / DOCUMENT IS
PART OF FORM BUILDING
CERTIFIERS CC / CD



THIS PLAN / DOCUMENT FORM
PART OF FORM BUILDING
CERTIFIERS CC / CDC

Work Description: PROPOSED GARAGE, OFFICE, W.C., AND STORE AREA FOR WATER TANKS.	
Client: Mr. BRADEN & Mr. GRANT CARTER	
Site: No 21 HILLSIDE ROAD, NEWPORT, S.W. 2106, BEING LOT 13 to D.P. 9224.	
Scale: 1:200	
Structural Engineer: J. HAINES	Site Plan 1 to 200
Drawn: J. HAINES	Sheet: 3 of 3
NOTE: THESE PLANS MUST BE APPROVED BY THE LOCAL AUTHORITY BEFORE CONSTRUCTION.	
JOHN HAINES Draftsman Phone/Fax: (02) 9449 2213 Mobile: 0409 449 482	
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