insight building certifiers pty ltd

1 March 2010

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

Re: Development Application No. N0353/09
48 Irrubel Road, Newport

For Council's information, please find enclosed Construction Certificate No. 2010/3674 issued for alterations & additions to an existing dwelling at the above address, accompanied by:

- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Copy of Owner Builders Permit
- Cheque for $30.00 being the prescribed fee to receive the above certificate.

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

Yours faithfully

Tom Bowden
Insight Building Certifiers Pty Ltd

RECEIVED
- 3 MAR 2010
PITTWATER COUNCIL

REC. 27058
$30
3/3/10.

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph: 9999 0003** fax: 9979 1555
email: info@insightcert.com.au **web:** www.insightbuildingcertifiers.com.au **ABN** 54 115 090 456

insight building certifiers pty ltd

Construction Certificate
Determination

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

Certificate No. 2010/3674

Council	**Pittwater**
Determination	**Approved**
date of issue	**1 March 2010**
Subject land	
Address	**48 Irrubel Road, Newport**
Lot No, DP No.	**Lot A DP 408151**
Applicant	
Name	**Mrs Kate Long**
Address	**48 Irrubel Road, Newport NSW 2106**
Contact No.	**9940 1555 / 0413 747 109**
Owner	
Name	**Mrs Kate Long**
Address	**48 Irrubel Road, Newport NSW 2106**
Contact No.	**9940 1555 / 0413 747 109**
Description of Development	
Type of Work	**Alterations & additions to an existing dwelling**
Builder or Owner/Builder	
Name	**Kate Long**
Contractor Licence No/Permit	**Owner Builder Permit no. 373172P**
Value of Work	
Building	**$141,394.00**

Attachments

- **Copy of completed Construction Certificate Application Form**
- **BASIX Certificate, reference no. A63944, dated 14 August 2009**
- **Pittwater Council Receipt no. 272741 for payment of Long Service Levy**

COUNCIL COPY

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph: 9999 0003** fax: 9979 1555
email: info@insightcert.com.au **web:** www.insightbuildingcertifiers.com.au **ABN** 54 115 090 456

Plans & Specifications certified

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

- **Architectural Details & Construction Specification, reference no. LRN, drawing nos. DA01, DA02, DA03, DA04, DA05 & DA06, all rev A, prepared by Weir Phillips Architects, dated 8 July 2009**
- **Structural Details, reference no. 091202, drawing nos. S1.0, S2.0, S3.0, S4.0 & S5.0, prepared & endorsed by Barrenjoey Consulting Engineers Pty Ltd, dated January 2010**
- **Structural Adequacy Certificate, reference no. 091202, prepared & endorsed by Barrenjoey Consulting Engineers Pty Ltd, dated 24 February 2010**
- **Form 2 Part A, endorsed by Barrenjoey Consulting, dated 5 February 2010 & Form 2 Part B, endorsed by Taylor Geotechnical Engineering Pty Ltd, dated 2 February 2010**
- **Demolition Compliance Statement, reference no. AA, prepared by J J Building Pty Ltd, dated 26 February 2010**
- **Sydney Water Approval, dated 22 December 2009**

Certificate

I hereby certify that the above Plans, documents or Certificates, satisfy:

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

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

Signed .....

Date of endorsement 01 MAR 2010

Certificate No. **2010/3674**

Certifying Authority

Name of Accredited Certifier	Tom Bowden
Accreditation No.	BPB 0042
Accreditation Authority	Building Professionals Board
Contact No.	(02) 9999 0003
Address	13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.	**N0353/09**
Date of Determination	**30 September 2009**

BCA Classification **1a**

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph: 9999 0003** fax: 99791555
email: info@insightcert.com.au **ABN** 54 115 090 456

LONG SERVICE

Pittwater Council

OFFICIAL RECEIPT

17/12/2009 Receipt No 272741

To MARC E LONG

46 IRRUBEL ROAD
NEWPORT

Applic Reference	Amount
BL Re @LSL-Bull X N0353/09	$495.00

Total:	$495.00
Amounts Tendered	
Cash	$500.00
Cheque	$0.00
Db/Cr Card	$0.00
Money Order	$0.00
Agency Rec	$0.00
Total	$0.00
Rounding	$000.00
Change	$0.00
Nett	$5.00
	$495.00

Printed 17/12/2009 3:06:24
Cashier Mary

COUNCIL COPY

Barrenjoey Consulting Engineers pty ltd
Stormwater Structural Civil
abn 13124694917 acn 124694917

Mrs Kate Long
48 Irrubel Rd
Newport
NSW 2106

24th Feb 2010

48 IRRUBEL RD NEWPORT
EXISTING STRUCTURAL ADEQUACY CERTIFICATE
Job No 091202

Barrenjoey Consulting Engineers p/l inspected the above residence in respect to the proposed alterations and additions to the existing structure as detailed in the approved architectural plans.
The inspection was a non invasive visual inspection only (and does not include a detailed pest infestation review) and was carried out to determine the adequacy of the existing structure to support the additional loading only.
The existing structure is a single storey timber framed residence located on the Northern side of Irrubel Rd. The residence is in a reasonable good condition as can be expected for a structure of such age.
Issues to be noted -

- The exact location of load concentration points from the proposed works are to be exposed and assessed during construction and some minor structural works maybe required
- Some minor movement may occur as the structure adjusts to the new load distribution and that this movement may result in minor cracking etc to finishes.

In summary it is our opinion that the existing structure is sound and capable of supporting the additional loading provided the plans issued by Barrenjoey Consulting are adhered to and sound building practises are engaged during construction.

Should further information regarding this certificate be required please contact our office as outlined below.

Regards
Barrenjoey Consulting Engineers pty ltd

Lucas Molloy (Director)
BE CPEng NPER

COUNCIL COPY

PITTWATER COUNCIL

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

Development Application for _____
Name of Applicant

Address of site 4E Irrubel Rd Newport

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

I, Lucas Molloy (insert name) **on behalf of** Barrenjoey Consulting Engineers P/L (trading or company name)

on this the 5th Feb 2010 (date)

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

Please mark appropriate box

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

Geotechnical Report Details:

Report Title: TGE 2837A Report on Geotechnical Investigation 4E Irrubel, 2A Newport
Report Date: 10 August 2009
Author: Lachlan Taylor
Author's Company/Organisation: Taylor Geotechnical Engineering

Structural Documents list:

SC1, SC2, SC3, SC4, SC5 by Barrenjoey Consulting Plans dated Jan '10

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 ..... LUCAS MOLLOY
Chartered Professional Status ..... CPEng NPER
Membership No. 785184
Company ..... Barrenjoey Consulting Engineers P/L

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**

on this the **2 February 2010**

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2099 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

X 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: **TGE2837A Report on Geotechnical Investigation 48 Irrubel Road Newport**
Report Date: **10 August 2009**
Author: **Lachlan Taylor**

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

See Form 1

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**

ENGINEERS AUSTRALIA

Lachlan Taylor
MIEAust CPEng
Chartered Professional Engineer
Membership No. 2145895

COUNCIL COPY

JJ BUILDING PTY LTD

Ref: AA

Date: February 26, 2010

Insight Certifiers

Job: 48 Irrubel rd Newport.

DEMOLITION COMPLIANCE STATEMENT

This statement is to confirm that the demolition of part of roof in proposed works will be done in accordance with the requirements of AS2601-1991 THE DEMOLITION OF STRUCTURES.

Workers will comply with the working from heights code and fall protection will be used.

All demolished material will either be reused in construction or be trucked to Kimbriki waste depot.

In regard to the Window in the ensuite the shower head will be more than 1500mm from the window negating any waterproofing of the window.

This is the extent of this certificate.

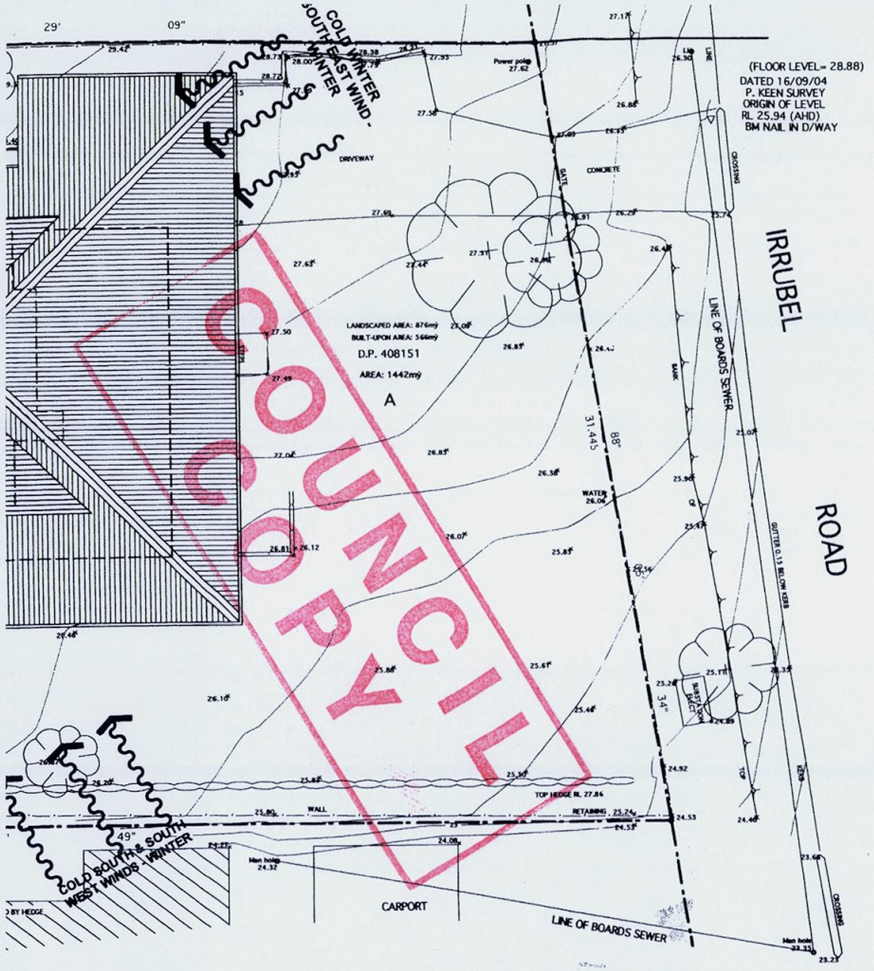
Thank you,

Joel Jones

Managing director

COUNCIL COPY

Joel Jones | Managing Director | 0413749056 | ph 99734338 | fax 99734336 | lic No: 214574C | PO Box 622 Newport 2106



02 Location Plan
source: www.whereis.com
Scale: 1:200

Drawing No.

Drawing No.	Description	Scale
DA01	Cover Page	N/A
DA02	Ground Floor Plan	1:200
DA03	Attic Floor Plan	1:100
DA04	South & West Elevations	1:100
DA05	North & East Elevations	1:100
DA06	Sections A & B	1:100

Total Site Area	1442 m2
Roofed area	406.19 m2
Paved area	235 m2
Total Site Coverage	641.19 m2

site coverage is unchanged by proposal

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

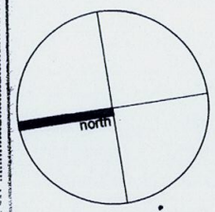
Item	Material	Finishes
Roof	Colorbond Zincalume	Match Existing
Gutter & DP	Colorbond/Zincalume	Match Existing
External Wall	Weatherboard	Match Existing
Window Frames	Timber	Match Existing

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

SYDNEY WATER
APPROVED
SUNSET

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainer.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 3425748

Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER
For: 22/12/09



Weir Phillips Architects
NSW Reg Number 6385 Robert Weir

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE.
REPORT DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING WORK.

1000 2000 3000 5000 10000

ISSUE	DATE	REVISION
A	5/8/09	DA Submission

PROJECT: Long Residence, 48 Irrubel Road, Newport
PROJECT #: LR
CLIENT: Kate Long
DATE #: 08/07/2009
SCALE: 1:100
DRAWN: tho
CHKD: RW
DWG: Cover Page
REVISION: DA

Level 5 67-69 Regent Street Chippendale NSW 2008
T: 612 9310 1010 F: 612 9310 1088 W: www.weirphillips.com.au E: info@weirphillips.com.au

Development Appilcation

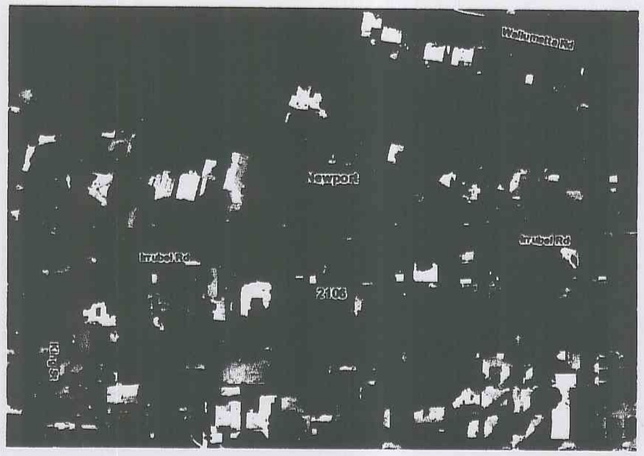
Long Residence

48 Irrubel Road, Newport 2106
Lot A DP 408151

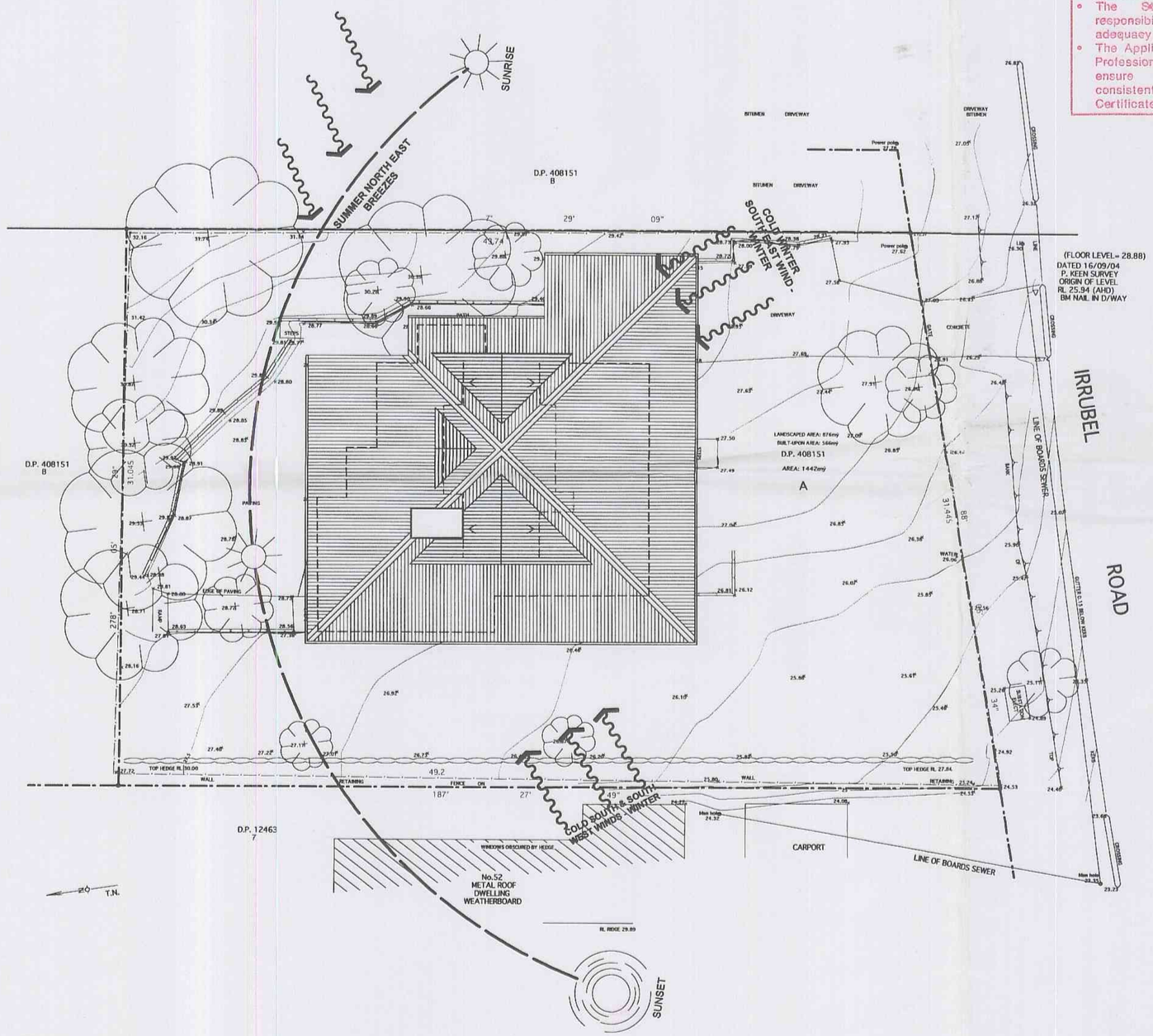
WARNING

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

- The applicant's responsibility to obtain approval from Sydney Water or other utilities.
- The Structural Engineer of their responsibility to ensure the structural adequacy of this project.
- The Applicant, Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details.



02 Location Plan
source: www.whereis.com
Scale: 1:200



01 Site Analysis Plan
48 Irrubel Road, Newport 2106
Scale: 1:200

BASIX SCHEDULE	ALL WORK TO BE IN ACCORDANCE WITH BASIX CERTIFICATE A63944, DATED 14 AUGUST 2009	
Lights	40%	of new or altered light fixtures to be fluorescent or Compact fluorescent or Light Emitting Diode (LED)
Water	All	new or altered fixtures to be not less than 3 star rating
Insulation	External walls	R1.70 including construction
	Roof & Ceiling	Ceiling: R0.74 (Up), Roof: foil backed blanket (100mm)
Windows	All	new or altered windows to be timber frame, single clear glazing U-value 5.71, SHGC 0.66

Total Site Area	1442 m2
Roofed area	406.19 m2
Paved area	235 m2
Total Site Coverage	641.19 m2

site coverage is unchanged by proposal

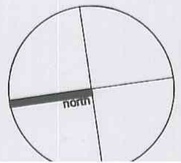
insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 2010/3674
CONSTRUCTION CERTIFICATE PLANS
I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979
01 MAR 2010
T. Bowden Accreditation No. BPB0042

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

Finishes
Match Existing

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

COUNCIL COPY



Weir Phillips Architects
NSW Reg Number 6385 Robert Weir
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE. REPORT DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING WORK.

ISSUE	DATE	REVISION
A	5/8/09	DA Submission

PROJECT: Long Residence, 48 Irrubel Road, Newport
PROJECT #: LRN
CLIENT: Kate Long
DATE #: 08/07/2009
SCALE: 1:100
DRAWN: tho
CHKD: RW
DWG: Cover Page
REVISION: A
DA01

Level 5, 67-69 Regent Street, Chippendale, NSW 2008

D.P. 408151
B

BITUMEN DRIVEWAY

7° 29' 09"

43.74

CARPORT

DRIVEWAY

PATH

STEPS

ENSUITE

MASTER BEDROOM

BATH

L'DRY

BED 1

BED 2

BED 3

BED 4

KITCHEN

DINING

LIVING

EXISTING GFA = 243m2

NEW STAIR TO AT

LINE OF ATTIC OVER

RL 28.85

RL 28.88

RL 28.80

RL DECK 28.8

RL GUTTER 31.18

PIT 28.23

STEPS

RAMP

EDGE OF PAVING

PAVING

CONCRETE

GATE

CROSSING

Power pole 27.62

LINE OF BOARDS SEWER

BANK

WATER 26.06

SUBSTATION ELECT

GUTTER 0.15 BELOW KERB

TOP HEDGE RL 30.00

TOP HEDGE RL 27.86

WALL

RETAINING

FENCE ON

LANDSCAPED AREA: 876mý
BUILT-UPON AREA: 566mý

D.P. 408151

AREA: 1442mý

A

151

29" 31.045

278° 05'

187° 27' 49" 31.445 88°

49.2

31.42 30.34 30.87 30.32 29.92 29.86 28.91 29.53 29.82 28.87 28.78 29.44 28.88 28.81 28.80 28.71 28.63 27.81 28.16 27.53 27.40 27.22 27.17 27.01 27.72 26.73 26.44 26.20 25.83 25.80 25.24 24.53 24.40 24.92 24.89 25.11 24.39 25.07 25.90 25.47 26.07 25.85 26.38 27.04 26.85 26.46 26.37 26.10 25.88 25.46 24.27 24.08 Man hole

(FLOOR LEVE
DATED 16/09/
P. KEEN SURV
ORIGIN OF LEV
RL 25.94 (AHD
BM NAIL IN D/

IRRUBEL

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

LEGEND:
- EXISTING
- DEMOLISH
- NEW FRAMED WALLS
- ADDITIONAL FLOOR SPACE

north

Weir Phillips Architects
NSW Reg Number 6385 Robert Weir

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE. REPORT DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING WORK.

ISSUE	DATE	REVISION
A	5/8/09	DA Submission

PROJECT: Long Residence, 48 Irrubel Road, Newport — PROJECT # LRN
CLIENT: Kate Long — DATE # 08/07/2009 — SCALE 1:100 — DRAWN tho — CHKD RW
DWG: Ground Floor Plan — DA02 — REVISION A

Level 5 67-69 Regent Street Chippendale NSW 2008
T: 612 9310 1010 F: 612 9310 1088 W: www.weirphillips.com.au E: info@weirphillips.com.au

19740
29' 09"
7°
43.74
Power pole
27.62
7330
01
DA06
4270
4050
110
890
110
900
440
ENSUITE
2330
110
900
5075
3055
02
DA06
02
DA06
PROPOSED ATTIC
AFA = 51 m2
EXISTING
CHIMNEY
3500
RL 32.08
EXISTING METAL
SHEET ROOFING
01
DA06
29"
31.045
05'
278°
31.445
88°
05'
34"
SUBSTATION
ELECT
49.2
187°
27'
49"

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

LEGEND:
- EXISTING
- DEMOLISH
- NEW FRAMED WALLS
- ADDITIONAL FLOOR SPACE

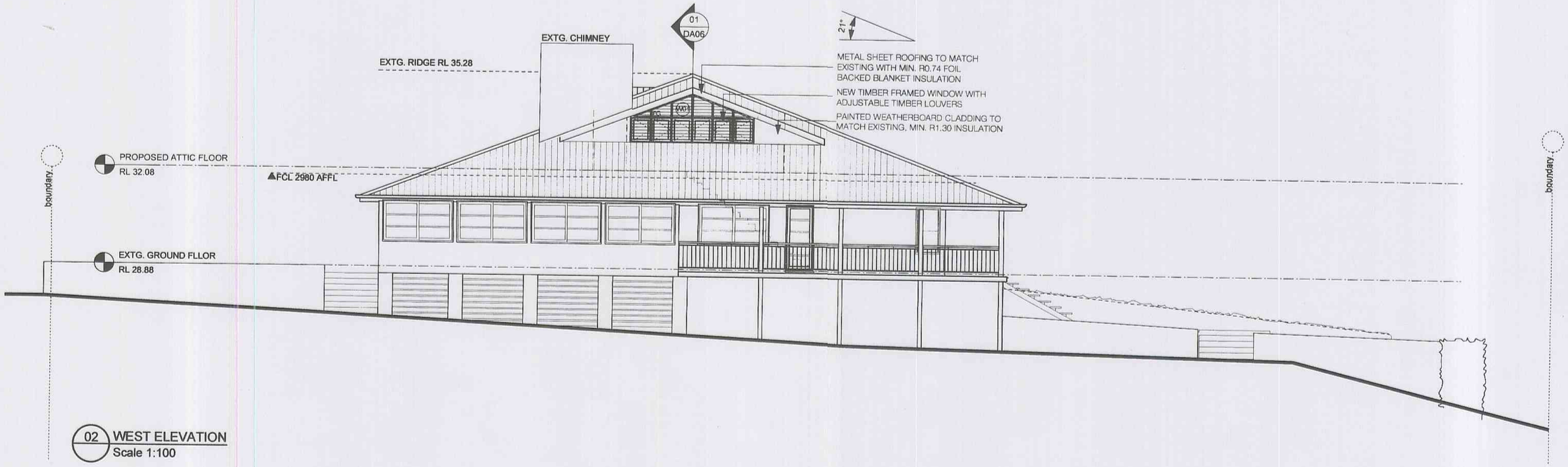
north

Weir Phillips Architects
NSW Reg Number 6385 Robert Weir

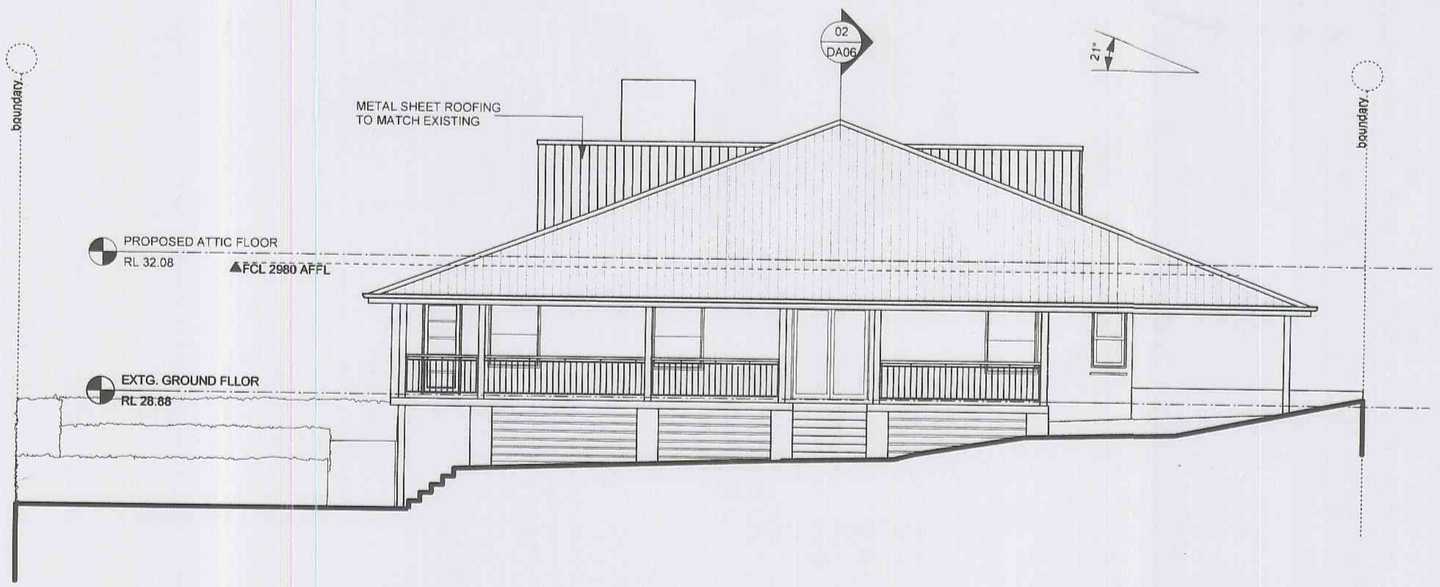
ISSUE	DATE	REVISION
A	5/8/09	DA Submission

PROJECT	Long Residence, 48 Irrubel Road, Newport		PROJECT # LRN
CLIENT	Kate Long	DATE # 08/07/2009	
DWG	Attic Floor Plan	SCALE 1:100	DA03
		DRAWN tho	
		CHKD RW	REVISION A

Level 5 67-69 Regent Street Chippendale NSW 2008



02 WEST ELEVATION
Scale 1:100



01 SOUTH ELEVATION
Scale 1:100

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

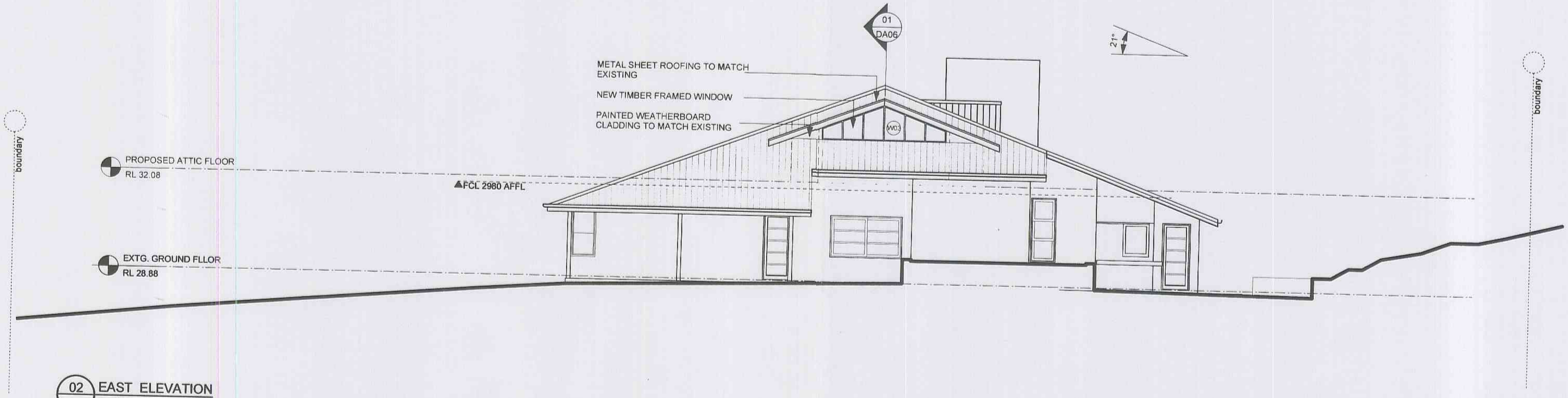
Weir Phillips Architects
NSW Reg Number 6385 Robert Weir

1000 2000 3000 5000 10000

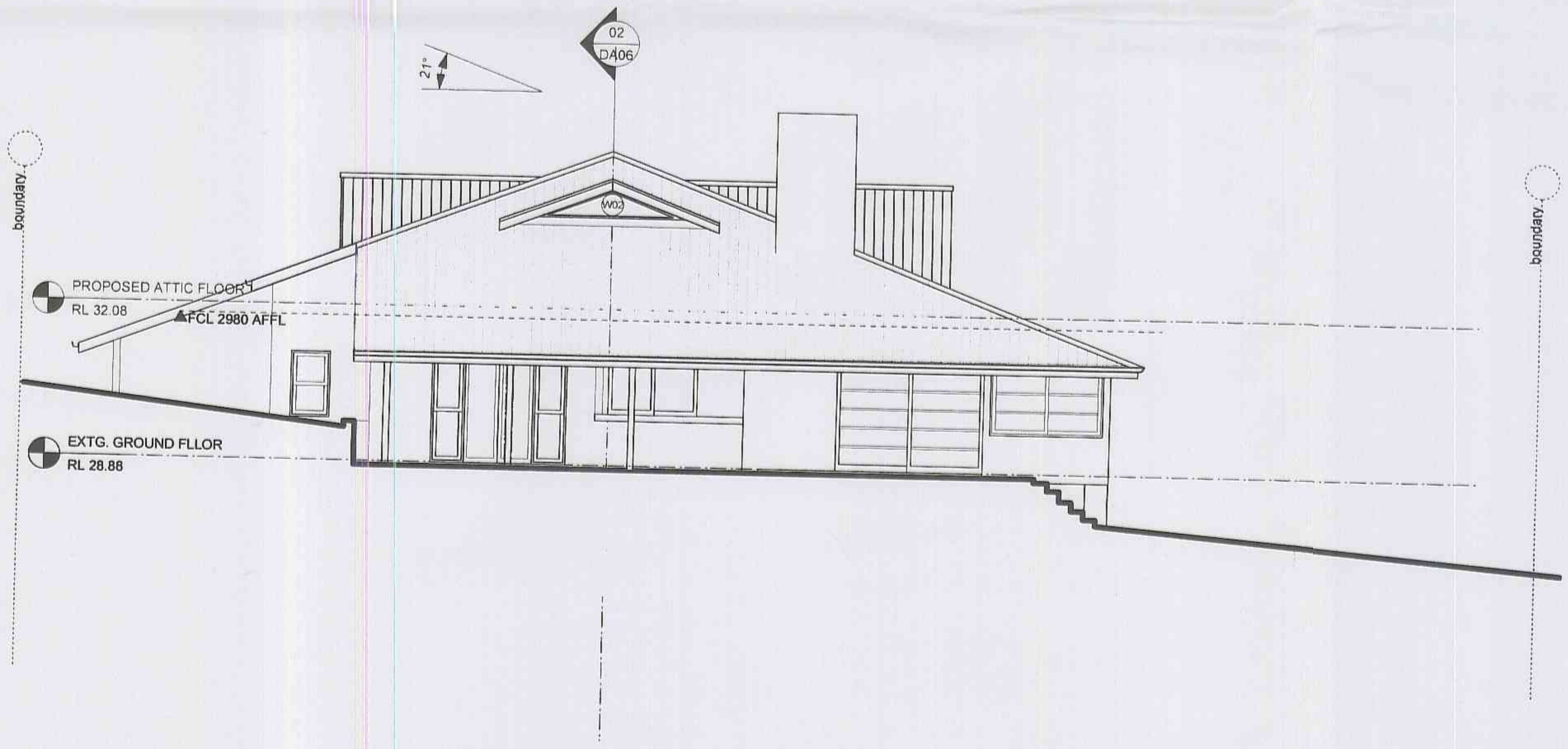
ISSUE	DATE	REVISION
A	5/8/09	DA Submission

PROJECT: Long Residence, 48 Irrubel Road, Newport — PROJECT # LRN
CLIENT: Kate Long — DATE # 08/07/2009
DWG: Elevations — SCALE 1:100 — DRAWN tho — CHKD RW — DA04 — REVISION A

Level 5 67-69 Regent Street Chippendale NSW 2008
T: 612 9310 1010 F: 612 9310 1088 W: www.weirphillips.com.au E: info@weirphillips.com.au



02 EAST ELEVATION
Scale 1:100



01 NORTH ELEVATION
Scale 1:100

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

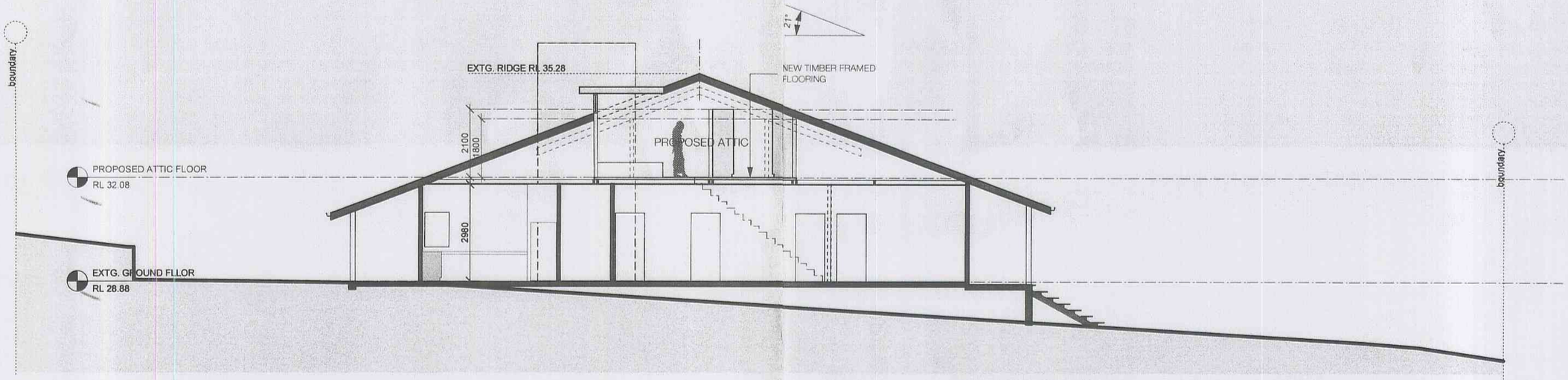
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

Weir Phillips Architects
NSW Reg Number 6385 Robert Weir

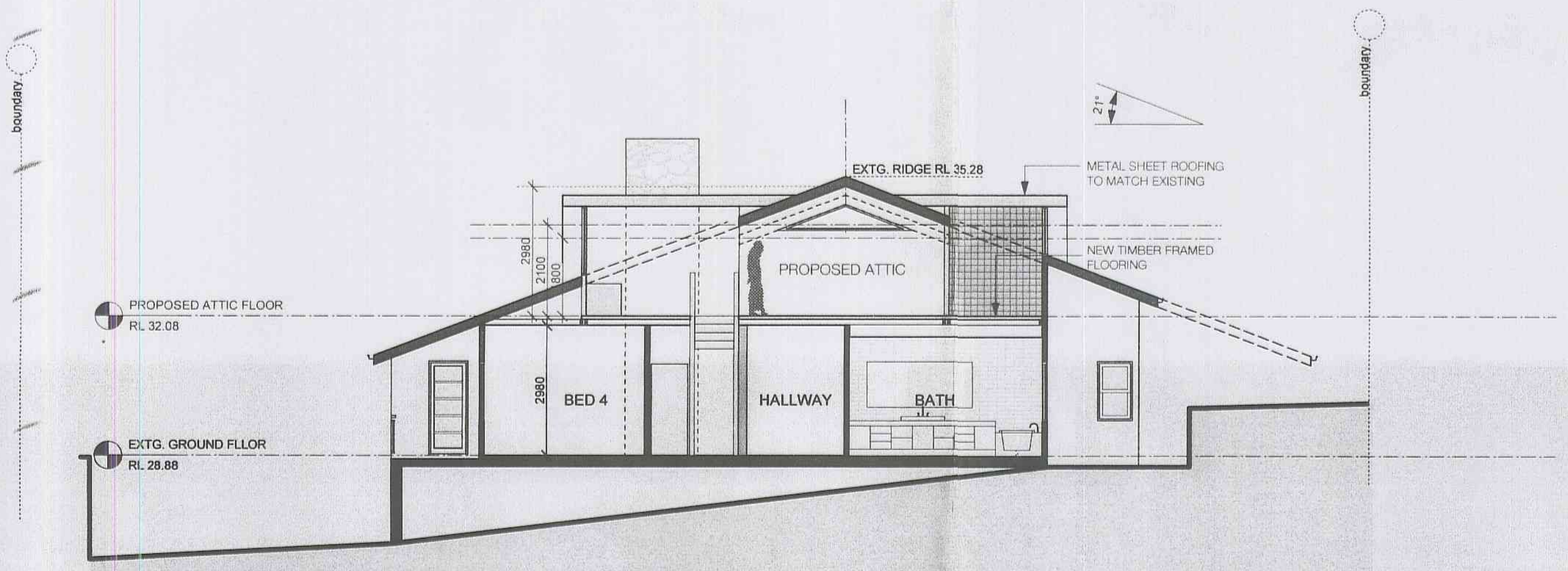
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE. REPORT DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING WORK.

ISSUE	DATE	REVISION
A	5/8/09	DA Submission

PROJECT	Long Residence, 48 Irrubel Road, Newport	PROJECT #	LRN
CLIENT	Kate Long	DATE #	08/07/2009
		SCALE	1:100
DWG	Elevations	DRAWN	tho
		CHKD	RW
			DA05
		REVISION	A



02 PROPSED ATTIC SECTION
Scale: 1:76



01 PROPSED ATTIC SECTION A
Scale: 1:76

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

Weir Phillips Architects
NSW Reg Number 6385 Robert Weir

ISSUE	DATE	REVISION
A	5/8/09	DA Submission

PROJECT	Long Residence, 48 Irrubel Road, Newport		PROJECT # LRN
CLIENT	Kate Long	DATE # 08/07/2009	DA06
		SCALE 1:100	
DWG	Sections	DRAWN tho	
		CHKD RW	REVISION A

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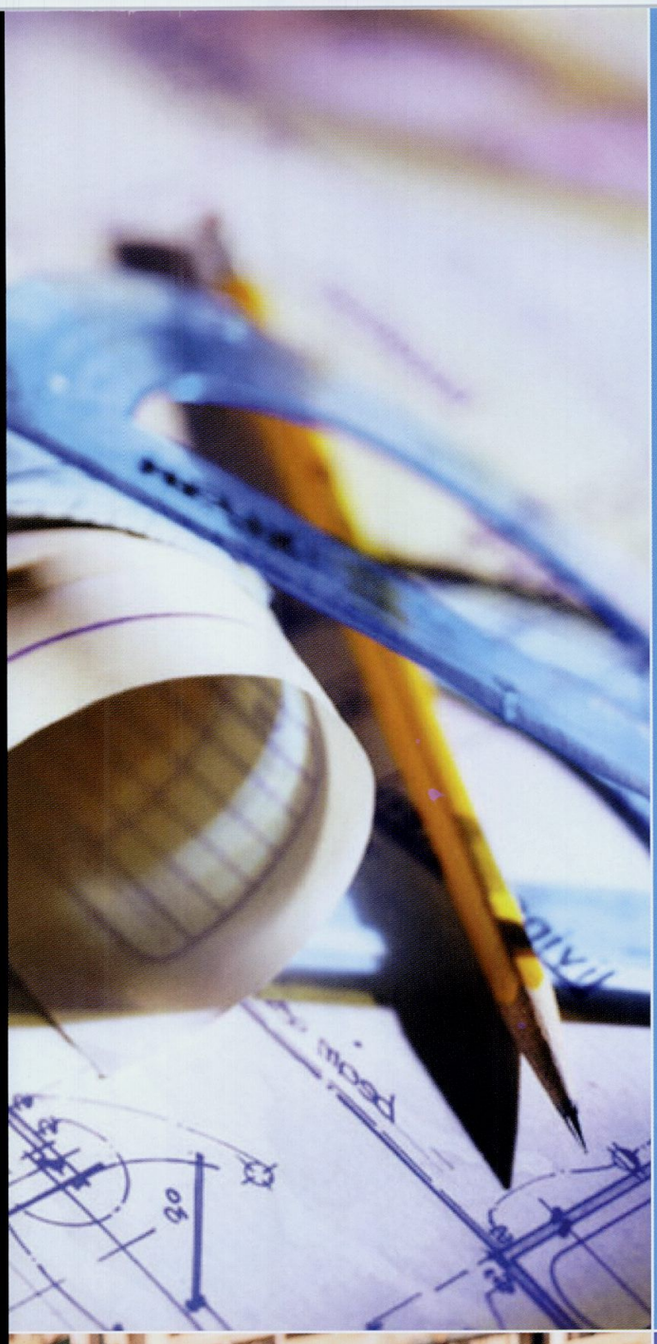

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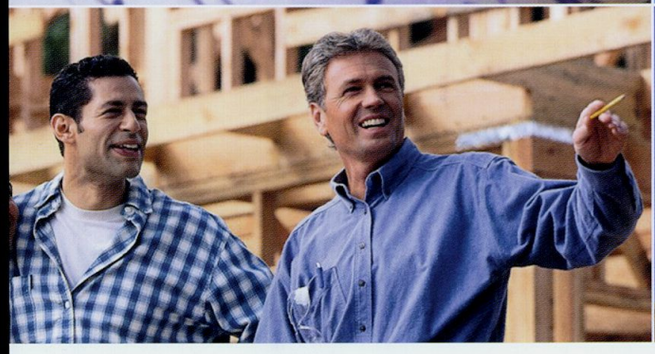

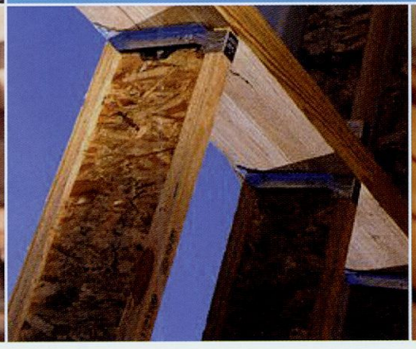

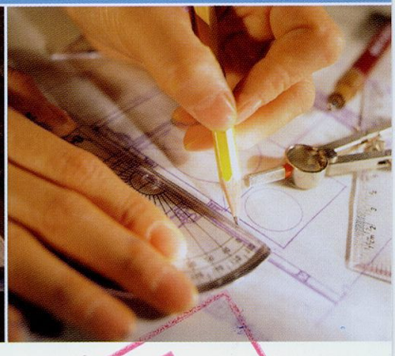

ADDRESS OF PROPERTY : 48 IRRUBEL RD NEWPORT

GENERAL HOUSING SPECIFICATIONS BETWEEN :

OWNER: KATE LONG

AND

CONTRACTOR: J-J BUILDING PTY LTD

CONTRACTOR LICENCE NO: 214574C

COUNCIL COPY

HIA GENERAL HOUSING SPECIFICATIONS - NSW
(INCORPORATING THE HIA GUIDE TO MATERIALS & WORKMANSHIP)
REVISED SEPTEMBER 2009

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This is the Specification referred to in the *Contract* No..... Date:.....

***Owner* 1**

Name:	KATE LONG		
Owner's Signature:	Kate Long	Date: 8/2/10	
Witness's name:	JOEL JONES	Witness's signature:	

***Owner* 2**

Name:	[redacted]		
Owner's Signature:		Date:	
Witness's name:		Witness's signature:	

Builder

Name:			
Builder's Signature:		Date:	
Witness's name:		Witness's signature:	

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HIA GENERAL HOUSING SPECIFICATIONS - NSW
(INCORPORATING THE HIA GUIDE TO MATERIALS & WORKMANSHIP)
REVISED SEPTEMBER 2009

1. INTRODUCTION

1.1 General

This Specification forms part of the *Contract* documents referred to in the building *Contract* and details the works to be executed and the materials to be used in carrying out those works at the site.

This Specification shall be read as a general specification only. The extent of the works shall be governed by the approved plans and other requirements under the *Contract*.

Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the *Building Code of Australia* (*BCA*), the relevant manufacturer's recommendations or *Engineer's Recommendations*.

1.2 Preliminary Use

This Specification forms part of the *Contract* and should be read in conjunction with the other contract documents.

1.3 Prevailing Documents

Where there is a difference between the plans and this Specification, this Specification will take precedence. The *Builder* must at all times maintain a legible copy of the plans and this Specification bearing the approval of the relevant *Local Authority*.

Otherwise to the extent of any conflict between documents, the order of precedence set out in the building contract shall apply.

1.4 Size and Dimensions

All sizes and dimensions given in this Specification are in millimetres unless otherwise stated and are nominal only.

1.5 Prime Cost and Provisional Sum Items

Prime cost items and provisional sum items are listed in the Schedule of Works.

1.6 Definitions

In this Specification:

- "*BCA*" refers to the publication entitled Building Code of Australia Class 1 and Class 10 Buildings, Housing Provisions, Volume 2 published by the Australian Building Codes Board.
- "*Engineer's Recommendations*" includes any soil classification report, preliminary footing report, construction footing report and any other report, recommendation, site or other instruction, calculations or plans prepared by an engineer in respect of the works.
- Where the words "*Local Authority*" are mentioned they shall mean the local council, or other governing authority or private certifier with statutory responsibility for the compliance of the work performed.
- Where referred to in this Specification, "*Regulations*" shall mean the building *Regulations* and codes (including the *BCA*, as amended) statutorily enforceable at the time application is made for a construction certificate or other permits, consents or approvals relating to the *Contract*.
- The "*HIA Guide*" means the HIA Guide to Materials & Workmanship for Residential Building Work.

Unless the context suggests otherwise, terms used in this Specification shall have the same meaning as in the HIA Plain Language Building Contract between the *Owner* and the *Builder* ("*Contract*").

2. STATUTORY REQUIREMENTS

2.1 The Building Works

The building works shall be constructed in accordance with:

- the *Regulations* and in particular the Performance Requirements referred to in the *BCA*, Housing Provisions, Volume 2;
- any conditions imposed by the relevant development consent or complying development certificate; and
- commitments outlined in the relevant BASIX Certificate

in so far as the *Builder* is required in accordance with the Schedule of Works annexed to this Specification.

2.2 Compliance with Requirements of Authorities

The *Builder* is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the *Home Building Act 1989*.

2.3 Electricity

Where there is no existing building, the *Builder* is to make arrangements for any electrical power to be used in the construction of the building works and is to pay fees and costs incurred therein. The cost of providing and installing any additional poles, wiring, service risers or underground wiring etc., as may be required by the electricity supply authority, shall be borne by the *Owner*.

2.4 Sanitary Accommodation

Prior to the commencement of the building works, unless toilet facilities exist on the site, the *Builder* shall provide temporary toilet accommodation for the use of subcontractors. Where the *Local Authority* requires the temporary toilet to be connected to sewer mains, the additional cost of this work shall be borne by the *Owner*. On completion the *Builder* shall remove the convenience.

3. *OWNER*'S OBLIGATIONS

3.1 Engineer's Recommendations

If the *Contract* so indicates, the *Owner* shall, at the *Owner*'s expense, provide the *Builder* with reports and recommendations (including soil classification) as to the foundations or footings requirements for the building works prepared by an engineer.

In these circumstances, if the *Builder* instructs any party to provide such recommendations, the *Builder* does so only as agent for the *Owner*.

3.2 Trades Persons Engaged by *Owner*

The *Owner* shall not engage or employ any tradesperson, trade-contractor or any other person to work on the site without the consent of the *Builder* whose consent may be subject to such terms and conditions as the *Builder* may stipulate.

3.3 Items Supplied by *Owner*

For all items referred to in this Specification to be supplied by the *Owner*, it is the responsibility of the *Owner* to arrange payment for delivery of and protection against damage and theft of all these items.

3.4 Water Supply

Where there is no existing building on the site, the *Owner* shall, at the *Owner*'s expense, supply adequate water to the site for construction purposes. Unless otherwise specified, the *Builder* shall pay the standard water meter connection fee to the water supply authority provided this service is pre-laid to the site ready for use. The *Owner* shall be responsible for any fee to be paid in excess of the standard water meter connection fee.

3.5 Sanitation

Unless otherwise specified:

- the *Owner* shall, at the *Owner*'s expense, supply sewerage connection riser or common effluent drainage connection riser on the site;
- the *Builder* shall pay the standard sewer connection fee to the sewerage supply authority provided this service is pre-laid to the site and ready for use; and

- the *Owner* shall be responsible for any fee to be paid in excess of the standard sewer connection fee.

4. PLANS, PERMITS AND APPLICATION FEES

4.1 Permits and Fees

Subject to a contrary requirement under the *Contract*, the *Builder* shall lodge all necessary application notices, plans and details with the *Local Authority* for approval prior to commencement of construction.

4.2 Mines Subsidence

In areas affected by mines subsidence, the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements.

4.3 Setting Out

The *Builder* shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.

5. EXCAVATIONS

5.1 Excavations

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.

Top soil shall be cut to a depth sufficient to remove all vegetation.

Excavations for all footings shall be in accordance with the *Engineer's Recommendations* or the *BCA* requirements.

6. FOUNDATIONS AND FOOTINGS

6.1 Underfloor Fill

Underfloor fill shall be in accordance with the *BCA*.

6.2 Termite Risk Management

Termite treatment shall be carried out in accordance with the *BCA*.

6.3 Vapour Barrier

The underfloor vapour barrier shall be 0.2 mm nominal thickness, high impact resistance polyethylene film installed in accordance with the *BCA*.

6.4 Reinforcement

N/A

Reinforcement shall conform and be placed in accordance with the *Engineer's Recommendations* and the *BCA*.

Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

6.5 Concrete

Structural concrete shall not be less than Grade N20 except where otherwise approved by the engineer and in accordance with the *BCA*.

Pre-mixed concrete shall be manufactured in accordance with AS 1379 with delivery dockets kept on site and available for inspection by the engineer.

Concrete shall be placed and compacted in accordance with good building practice.

6.6 Curing

All concrete slabs shall be cured in accordance with AS 3600.

6.7 Footings and Slabs on Ground

Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the *Local Authority*.

NOTE: Bench levels and floor levels on the site works plan shall be regarded as nominal, unless specified otherwise.

6.8 Suspended Slabs

All concrete slabs, other than those supported on solid ground or properly compacted filling, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the *Engineer's Recommendations*.

6.9 Foundation Walls

On footings as previously specified, brick walls are to be built to the thickness shown on plan to level underside of floor bearers or plates.

6.10 Sub- Floor Ventilation

Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the *BCA*. No section of the under floor area wall to be constructed in such a manner that will hold pockets of still air.

6.11 Sub-Floor Access

N/A

If required, access will be provided under suspended floors in position where indicated on plan.

7. RETAINING WALLS

7.1 Retaining Walls

Where the *Builder* is required by the Schedule of Works annexed to this Specification, the *Builder* shall construct retaining walls as shown on the approved plans. Where a retaining wall is not included in the Schedule of Works, the construction of the retaining wall shall be the responsibility of the *Owner*.

8. EFFLUENT DISPOSAL/DRAINAGE

8.1 Effluent Disposal/Drainage

In both sewered and unsewered areas:

(a) bath, wash basin, kitchen, wash tubs, pedestal pan and floor grate shall be fitted to shower recess in positions shown on plan (refer to Schedule of Works); and

(b) waste pipes with traps shall be provided to the above fittings and connected to the drainage system.

The whole of the work is to be performed in accordance with the rules and requirements of the sewerage authority concerned.

8.2 Septic System

The *Builder* will provide and install a septic system where applicable to the requirements of the *Local Authority* and in accordance with the manufacturer's recommendations.

8.3 Storm Water Drainage

Stormwater drainage shall be carried out in accordance with the *BCA*.

The *Builder* will allow for the supplying and laying of stormwater drains where shown on the site plan

9. TIMBER FRAMING

9.1 Generally

All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structures shall comply with the *BCA* or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.

The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

9.2 Floor Framing

All floors not specified to be concrete are to be framed at the level shown. Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors, where shown, are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS 1684.

9.3 Wall Framing

Plates may be trenched to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. The *Builder* will provide a clear space of 40mm between outer face of wall frame and inner face of brick veneer walls. The *Builder* will tie brickwork to studs with approved veneer ties. Ties are to slope downwards towards the veneer wall.

Studs in each panel of walling shall be stiffened by means of solid noggings or bridging pieces at not more than 1350 mm centres over the height of the wall. Bottom plates shall be fixed to the floor structure in accordance with AS 1684.

9.4 Heads Over Opening (Lintels)

All sizes, stress grades and bearing areas shall conform to AS 1684. Heads exceeding 175 mm in depth shall be seasoned or a low shrinkage timber species will be used. Plywood web lintels conforming to the requirements of the Plywood Association of Australia may be used. Glue laminated beams conforming to AS 1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may be used.

9.5 Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.

9.6 Bracing

Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

9.7 Flooring

Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the *BCA*. Thickness of the flooring is to be appropriate for the floor joist spacing.

Strip and sheet flooring shall be installed in accordance with AS 1684.

When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.

9.8 Roof Framing

Roofs are to be pitched to the slope shown on plan. The *Builder* will provide tie-down as required for the appropriate design, wind speed and roof covering. The *Builder* will provide all rafters, ridges, hips, valleys, purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS 1684.

Metal fascias shall be installed in accordance with the manufacturer's recommendations and shall meet the requirements of AS 1684.

9.9 Timber Posts

Posts supporting carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.

9.10 Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.

9.11 Hot Water Storage Tank Platforms

Where a hot water storage tank is to be installed in the roof space, the tank platform shall be supported directly off the wall plates and must not be supported on ceiling joists. Where installed in the roof space the storage tank shall be fitted with an appropriate spill tray and overflow drain pipe.

Where a hot water storage tank is supported by the roof structure the structure shall be specifically designed to support all imposed loads

10. STEEL FRAMING

10.1 Generally

Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the *BCA*.

11. ROOFING

All roof cladding is to comply with the relevant structural performance and weathering requirements of the *BCA* and be installed as per the manufacturer's recommendations.

11.1 Tiled Roofing

The *Builder* will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for the appropriate design and wind speed) to battens of sizes appropriate to the spacing of rafters/trusses in accordance with manufacturers recommendations. The *Builder* will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.

N/A

11.2 Metal Roofing

The *Builder* will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be strictly in accordance with the manufacturer's recommendations as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

11.3 Gutters and Downpipes

Gutters and downpipes shall be manufactured and installed in accordance with the *BCA*. Gutters and downpipes are to be compatible with other materials used.

11.4 Sarking

Sarking under roof coverings must comply with and be fixed in accordance with AS/NZS 4200.1 for materials and AS/NZS 4200.2 for installation.

11.5 Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

11.6 Flashing

Flashings shall comply with, and be installed in accordance with the *BCA*.

12. MASONRY

12.1 Bricks

All clay bricks and brickwork shall comply with AS 3700 and the *BCA*. Clay bricks are a natural kiln fired product and as such their individual size may vary.

Tolerances shall only be applied to the total measurements over 20 units, not to the individual units.

12.2 Concrete Blocks

N/A

Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with AS 3700. Concrete blockwork shall be constructed in accordance with the *BCA*.

Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out.

12.3 Damp Proof Courses

All damp proof courses shall comply with the *BCA* and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.

12.4 Cavity Ventilation (Weepholes)

Open perpendicular joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the *BCA*.

12.5 Mortar and Joining

Mortar shall comply with the *BCA*. Joint tolerances shall be in accordance with AS 3700.

12.6 Masonry Accessories

Masonry accessories shall comply with the *BCA* and accepted building practices. Wall ties are to meet the corrosion resistant rating appropriate for the exposure conditions of the site. The *Builder* will provide appropriate ties to articulated joints in masonry.

N/A

12.7 Lintels

Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the *BCA*. The *Builder* will provide one lintel to each wall leaf. The *Builder* will provide corrosion protection in accordance with the *BCA* Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.

12.8 Cleaning

The *Builder* will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

13. CLADDING AND LININGS

13.1 External Claddings

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

Where required in open verandas, porches and eaves soffits, material indicated on the plans shall be installed.

13.2 Internal Wall and Ceilings Linings

The *Builder* will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area walls shall be constructed in accordance with the *BCA*. Wet area lining is to be fixed in accordance with the manufacturer's recommendations.

The ceiling access hole shall be of similar material to the adjacent ceiling.

13.3 Waterproofing

All internal wet areas and balconies over internal habitable rooms are to be waterproofed in accordance with the *BCA*.

14 JOINERY

14.1 General

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

14.2 Door Frames

External door frames shall be a minimum of 32 mm thick solid rebated 12 mm deep to receive doors. Internal jamb linings shall be a minimum of 18 mm thick fit with 12 mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.

14.3 Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.

14.4 Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS2047.

Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS2047.

All glazing shall comply with the *BCA* and any commitments outlined in the relevant BASIX Certificate

14.5 Architraves and Skirting

The *Builder* will provide architraves and skirting as nominated on the plans or listed in the Schedule of Works.

14.6 Cupboards/Kitchens/Bathroom

Units shall be installed to manufacturer's recommendations. Bench tops shall be of a water resistant material.

14.7 Stairs, Balustrades and other Barriers

The *Builder* will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the *BCA*.

15. SERVICES

15.1 Plumbing

All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.

Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water systems and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate

15.2 Electrical

The *Builder* will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

15.3 Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

15.4 Smoke Detectors

The *Builder* will provide and install smoke alarms manufactured in accordance with AS 3786 as specified or as indicated on the plans and in accordance with the *BCA*.

15.5 Thermal Insulation

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the *BCA* or as outlined in the relevant BASIX Certificate.

16. TILING

16.1 Materials

Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendations.

16.2 Installation

Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices.

Where practicable, spacing between tiles should be even and regular. The *Builder* will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

16.3 Walls

The *Builder* will cover wall surfaces where indicated on the drawings with selected tiles. Tiles are to be fixed to the wall substrate with adhesives compatible with the substrate material. The *Builder* will provide all required strips, vent tiles and recess fittings.

16.4 Floors

The *Builder* will lay selected floor tiles in sand and cement mortar, or adhesive compatible with the substrate material, to areas indicated on the drawings. Where required, the *Builder* will fit approved edge strips or metal angle to exposed edges in doorways or hobless showers in wet areas in accordance with the *BCA*. The *Builder* will provide adequate and even fall to wastes where required.

17. PAINTING

17.1 General

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's recommendations. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's recommendations.

18. WORKMANSHIP STANDARDS AND TOLERANCES

18.1 General

These general specifications incorporate the *HIA Guide*. By agreeing to these specifications, the *Owner* agrees that he/she has been provided a copy and has had the opportunity to read the *HIA Guide*.

The *HIA Guide* is to be used by the *Builder* and *Owner* as a point of reference for information on workmanship standards and tolerances, and amongst things, in deciding whether an alleged defect exists and/or whether the materials used and/or workmanship are in accordance with the plans and specifications.

The parties agree to use the *HIA Guide* in precedence over any other non legislated guide to standards and tolerances.

ANNEXURE

Schedule of Works

ALL MATERIALS ARE TO MATCH EXISTING DETAILS & DESIGN OF DWELLING.

BASIX Certificate

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

Alterations and Additions

Certificate number: A63944

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

Director-General
Date of issue: Friday, 14, August 2009

NSW GOVERNMENT
Department of Planning

Description of project

Project address	
Project name	Long Residence Newport
Street address	48 Irrubel Road Newport 2106
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 408151
Lot number	A
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).

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R0.74 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and type
			Height (m)	Distance (m)		
W1	W	5	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	E	3	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

insight building certifiers pty ltd

APPLICATION FOR A CONSTRUCTION CERTIFICATE

COPY

15 FEB 2010

BY:

Construction Certificate ☒

Modified Construction Certificate ☐

1. Applicant's details

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

Mr ☐ Mrs ☒ Ms ☐ Dr ☐ Other

Given Names (or ACN): KATE

Family Name (or Company): LONG

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

48 IRRUBEL RD NEWPORT NSW

Post Code: 2106

Daytime telephone: 02 99401555

Alternate no.: 02 93023995

Mobile no.: 0413747109

2. Owner's consent

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

Owner(s)

KATE LONG

Address

AS ABOVE

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

Signature(s)

Kate Long

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

3. Location of property

Unit/Street no.: 48

Street name: IRRUBEL RD

Suburb: NEWPORT NSW

Post code: 2106

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

Lot no.: A

DP no.: 408151

COUNCIL COPY

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Renovation to attic space - convert to "parents retreat" with walk in wardrobe, ensuite + 3x dormer windows.

5. Estimated cost of work

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

Estimated cost of work $141,394-00

6. Development Consent

Council Consent no. DA No N0353/09 Date of Determination 30/9/09

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 1A

8. Builder's details

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

Name KATE LONG Licence no. —

Owner/builder permit no. 373172P

9. Applicant's declaration

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

Signature Kate Long

Date 16/12/09

SUBMISSION REQUIREMENTS

A. GENERAL

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

Yes ☒ No ☐

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

Yes ☒ No ☐

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

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

Yes	No	Not Applicable	In the case of an application for a Construction Certificate for building work:
☒	☐	☐	Three (3) copies of detailed architectural plans and specifications
☒	☐	☐	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1.200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
☒	☐	☐	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
☐	☒	☐	3 copies of a specification: N/A a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
☒	☐	☐	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
☐	☐	☒	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
☐	☐	☒	Except in the case of an application for, or in respect of domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
☒	☐	☐	Copy of BASIX Certificate & Schedule of BASIX Commitments.
☒	☐	☐	Copy of signed BASIX Compliance Statement.
☒	☐	☐	All other documentation to satisfy conditions of Development Consent.

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

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

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

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

LONG SERVICE LEVY (applies to all classes of buildings)

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

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

PARTICULARS OF THE PROPOSAL

What is the area of the land (m^2)? 1440m^2 already built upon.	Gross floor area of building (m^2) as proposed: 406.19m^2 (existing).
What are the current uses of all or parts of the building(s)/land? RESIDENTIAL.	Location: Use: RESIDENTIAL
Does the site contain a dual occupancy? No	What is the gross floor area of the proposed addition or new building (sq metres)? 51m^2
What are the proposed uses of all parts of the building(s land? RESIDENTIAL	Number of pre-existing dwellings: 1
Number of dwellings to be demolished: 0	How many dwellings proposed? 0 - addition to existing.
How many storeys will the building consist of? 2	Will the new building be attached to the existing building? yes Will the new building be attached to any new building? no.

MATERIALS TO BE USED

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

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

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

GENERAL NOTES

GENERAL

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

FOUNDATIONS

Refer to the Geotechnical Risk Assesment by Jack Hodgson Consultants for slope stability and foundation strata review.
F1 - The foundation material is to be **NA** bearing capacity.
F2 -The foundation material is to be **inspected, verified and approved** by a **Geotechnical Consultant** as being in accordance with the above assumption and that it is sound and consistent with minimal possibility of differential settlement across the development.
F3 - Should variable foundation material be encountered the engineer is to be contacted and it is likely all foundations are to be piered to similar material of the greatest bearing capacity and that additional detailing of the foundation reinforcement will be required.
F4 - Any excavation works are to include measures to ensure the temporary and long term stability of any existing structure within its vicinity.
F5 - All foundations shall be a minimum 300mm into the approved material unless otherwise noted.
F6 - Foundation depth dimensions are a minimum only and final depth will be dependent on the adequacy of the bearing material.
F7 - All organic matter and top soil shall be removed from the underside of all slabs and foundations.
F8 - Any soft or questionable excavated areas are to be brought to the attention of the Geotechnical Consultant and may require controlled filling.
F9 - Any filling shall be to the approval of the Geotechnical Consultant and will generally be granular material compacted in not more than 150mm layers to a minimum dry density ratio of 98%.

CONCRETE

C1 - All workmanship and materials shall be in accordance with AS3600.
C2 - Concrete quality shall be verified by tests.
C3 - All concrete shall have a slump of 80mm and maximum aggregate size of 20mm.
C4 - Concrete strength and cover shall be as detailed on the plans.
C5 - Size of concrete members do not include thickness of applied finishes.
C6 - Beam depths are written first and include slab thickness if any.
C7 - No penetrations are to be made to the concrete members without the written approval of the engineer.
C8 - No water is to be added to the concrete prior to placement.
C9 - All construction joints shall be located to the approval of the engineer.
C10 - Fire rating requirements and adequacy is to be reviewed and specified by others.
C11 - All concrete members are to be cured by keeping the surfaces continuously wet for a period of 3 days followed by the prevention of loss of moisture for a further 7 days.
C12 - All concrete elements shall be compacted to form a dense homogenous mass using mechanical vibrators.
C13 - All formwork shall be installed and stripped in accordance with AS3610.
C14 - All formwork is to be free of debris prior to pouring of concrete.

REINFORCEMENT

R1 - All reinforcement shall be Grade D500.
R2 - Top reinforcement is to be continuous over supporting elements and lapped between supporting elements only.
R3 - Bottom reinforcement is to be continuous between supporting elements and lapped at supporting elements only.
R4 - Reinforcement is represented diagrammatically only and is not necessarily shown in its true projection.
R5 - Welding of reinforcement is not permitted.
R6 - All reinforcement shall be supported on bar chairs at max 750mm spacing.
R7 - Reinforcement shall be tied at alternate intersections.
R8 - Reinforcement bars are to lap a minimum length equal to 40 times the bar diameter (ie min 480mm for N12 bars, 640mm for N16 bars) .
R9 - Reinforcement fabric is to lap 1 complete square plus 25mm.

MASONRY

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

STEEL

S1 - All workmanship and materials shall be in accordance with AS4100.
S2 - Hot rolled plates shall comply with AS 3678.
S3 - Hot rolled sections shall comply with AS3679.
S4 - Cold formed sections shall comply with AS4600.
S5 - Welded and seamless hollow sections shall comply with AS1163.
S6 - Unless noted otherwise all welds shall be 6mm continuous fillet from E4xx electrodes, unless noted otherwise.
S7 - Unless noted otherwise all bolts shall be M16 high strength structural bolts grade 8.8, snug tightened, uno.
S8 - Unless noted otherwise all connections shall be 3M16 bolts, 10mm plate and 6mm continuous weld.
S9 - All structural steel work shall have the following level of corrosion protection (coatings listed below by *ORICA Australia p/l* maybe substituted with a certified equivalent) All coatings/finishes shall be applied in accordance with the manufacturers specifications and recommendations including surface preparation.

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

TIMBER

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

INSPECTIONS

I1 - Barrenjoey Consulting Engineers shall only inspect works within its capacity as an Engineering Consultancy and will not carry out Mandatory Critical Stage Inspections.
I2 - Barrenjoey Consulting Engineers will not inspect or certify foundation material adequacy, see F2.
I2 - All inspections are to be carried out at the request of the projects Principal Certifying Authority, or should independent certification be required at the request of the client or builder.
I3 - Typical inspections include -
- Foundation reinforcement
- Slab on ground reinforcement
- Suspended concrete reinforcement
- Steel structures
- Timber structures
- Completed Stormwater Management systems

I4 - The client shall be responsible for any fees for inspections regardless of whom requested them.
I5 - All re inspection required due to no compliance with issued drawings or that deemed necessary by Barrenjoey Consulting Engineers shall be charged to the client.
I6 - No certification will be given for works not inspected by Barrenjoey Consulting Engineers.
I7- 48 Hrs notice is required for any inspection within the Sydney region and 72 Hrs notice is required for any inspection outside of this region.

DESIGN LIFE OF THE STRUCTURE

D1 - The design life of all elements as specified within these documents correspond to that required by the Building Code of Australia and the relevant Australian Standard.
D2 - The Design Life of elements relevant to slope stability maybe extended to that required by Pittwater Councils Interim Risk Management Policy by the implementation of a rigorous maintenance and inspection schedule.
D3 - To meet the requirements of Pittwater Councils Interim Risk Management Policy (if required) the works are to be regularly maintained by the occupant/home owner, inspected by an Engineer 12months after completion, by a licensed builder every 10 years and by a qualified Engineer every 25 yrs.

DRAWING SCHEDULE

S1.0 - GENERAL NOTES
S2.0 - ATTIC FLOOR FRAMING PLAN
S3.0 - ROOF FRAMING PLAN OPTION 1
S4.0 - ROOF FRAMING PLAN OPTION 2
S5.0 - FRAMING DETAILS

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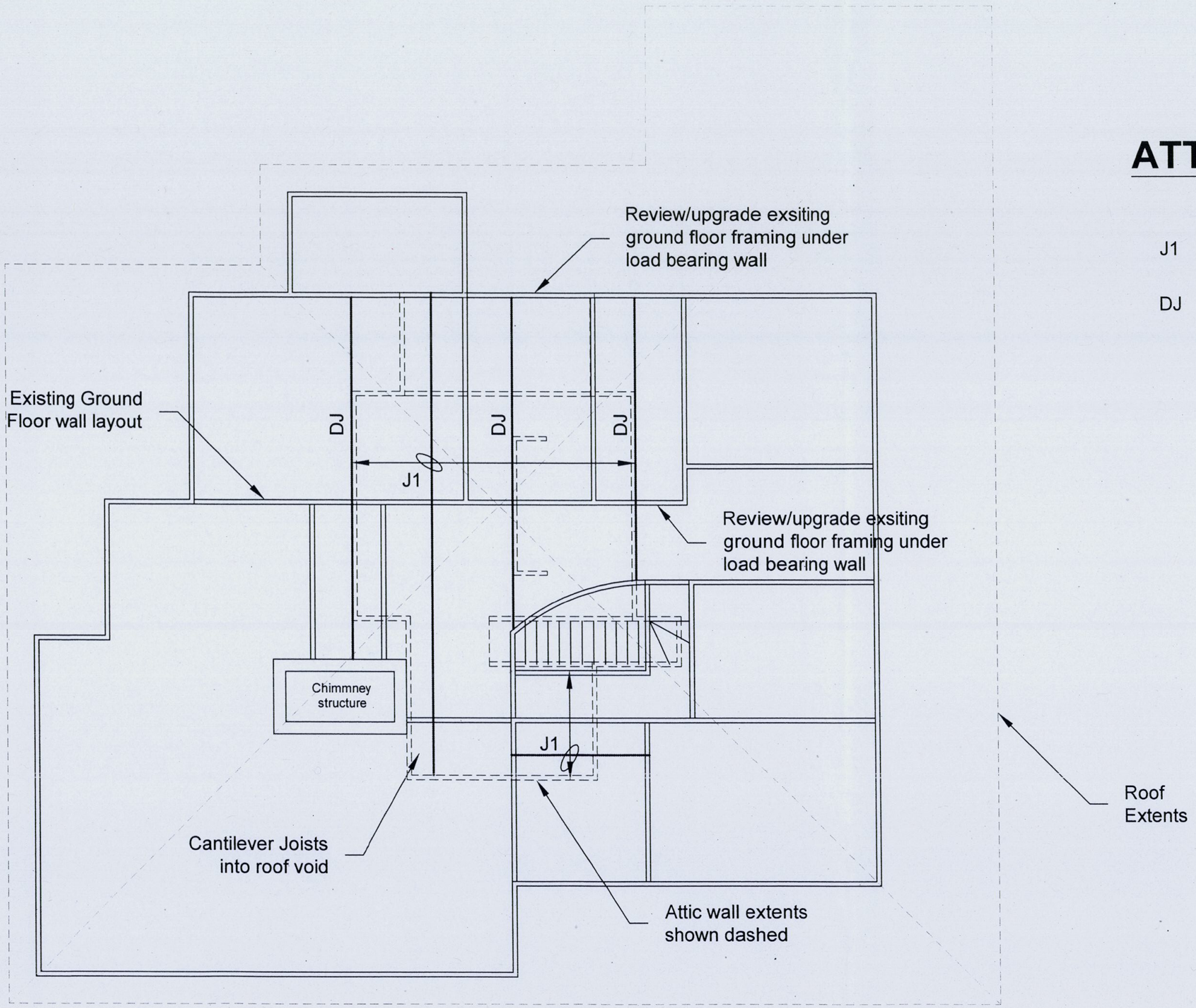
Stormwater Structural Civil
PO Box 672
Avalon NSW 2107
P: 9918 6264 F: 9918 5841
M: 0418 620 330
E: lucasbce@bigpond.com
ABN: 13124694917
ACN: 124694917

PROJECT:
PROPOSED
ALTERATIONS & ADDITIONS
48 IRRUBEL RD
NEWPORT

DRAWING :
GENERAL NOTES

Job No : 091202
Drawing No : S1.0

Document Certification
Barrenjoey Consulting Engineers pty ltd
per
Lucas Molloy MIEA CPEng NPER Director
JAN '10



ATTIC FLOOR FRAMING PLAN

1:100

J1	- HJ24045 HyJoist or 240x45 Hyspan Joists @ 300 cts
DJ	- Double Joist under load bearing wall

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DRAWING :

ATTIC FLOOR
FRAMING PLAN

Job No : 091202

Drawing No : S2.0

Document Certification
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per
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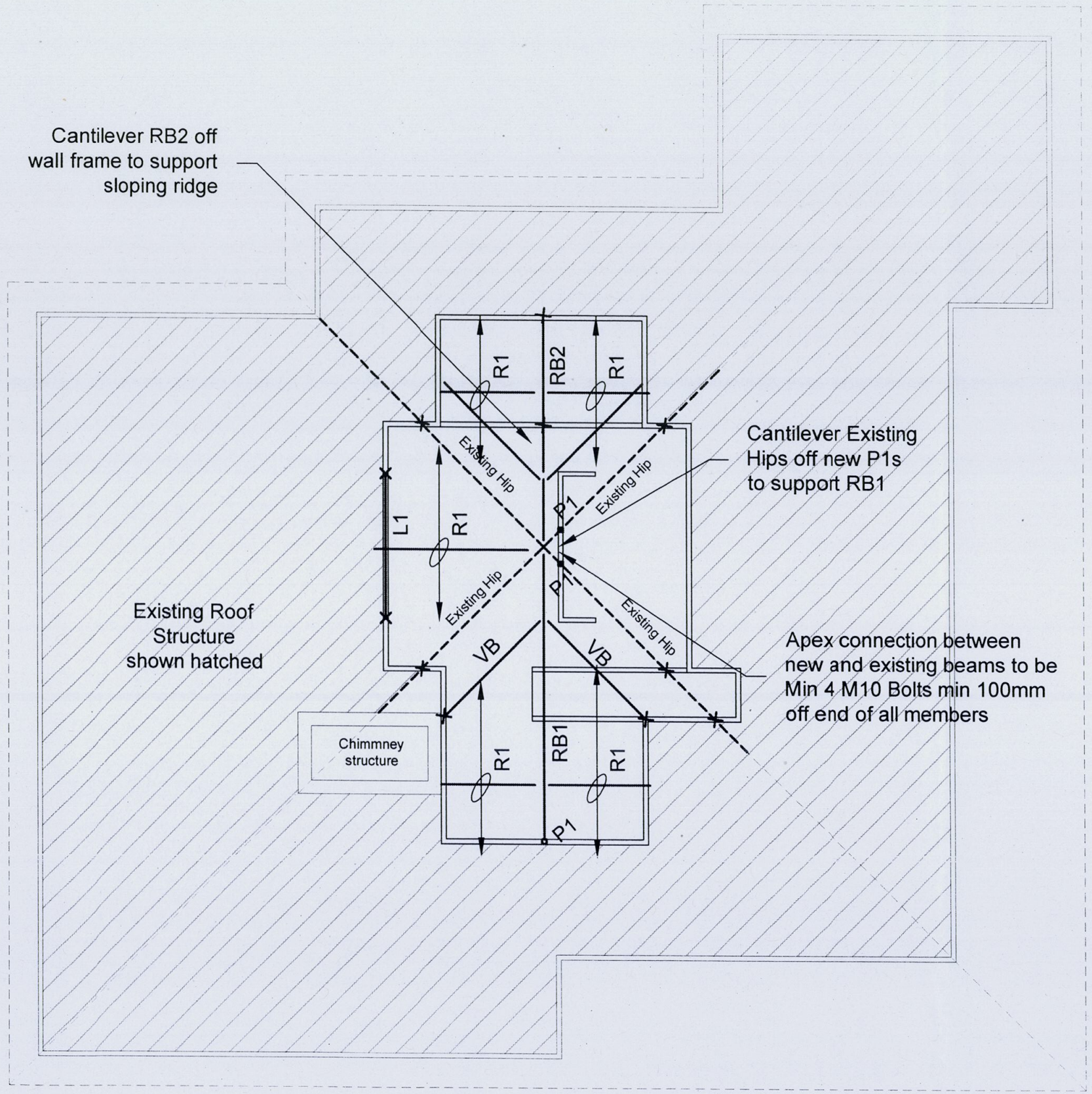
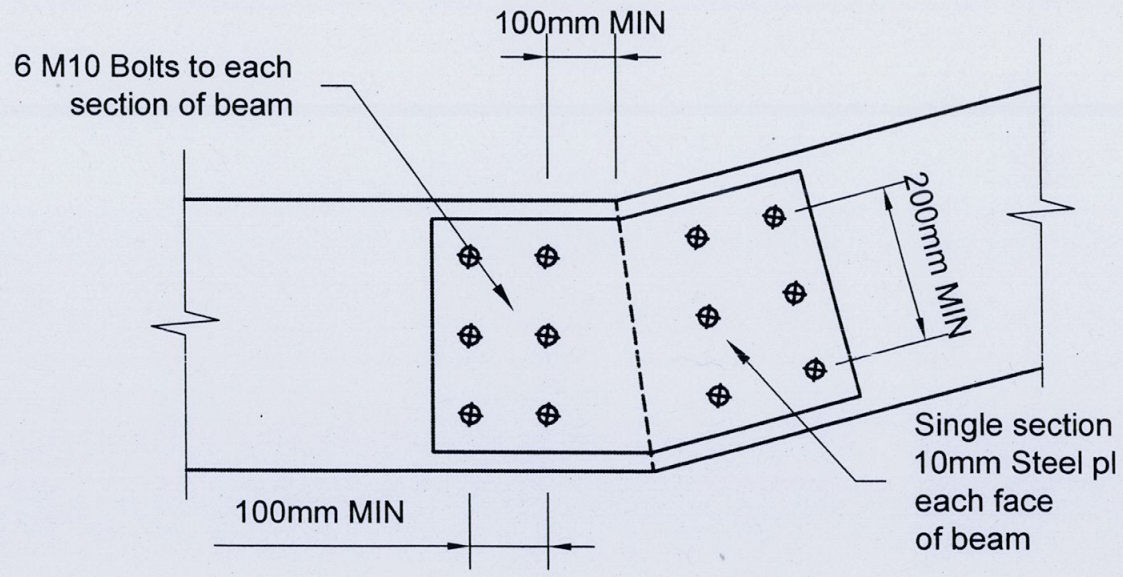
JAN'10



ROOF FRAMING PLAN
Option 1

1:100

P1	- 90x90F7 H3 Posts
X	- Double studs + tie down to floor framing
R1	- 90x45 Hyspan lvl Rafters @ 600 cts
RB1	- 360x63 Hyspan lvl Ridge Beam (6.0m length + steel pl joint at crank)
RB2	- 240x63 Hyspan lvl Ridge Beam
L1	- 2x150x45 Hyspan lvl Lintel
VB	- 200x45 Hyspan lvl Valley Beam



BEAM SPLICING DETAIL

1:10

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PROJECT:

PROPOSED
ALTERATIONS & ADDITIONS
48 IRRUBEL RD
NEWPORT

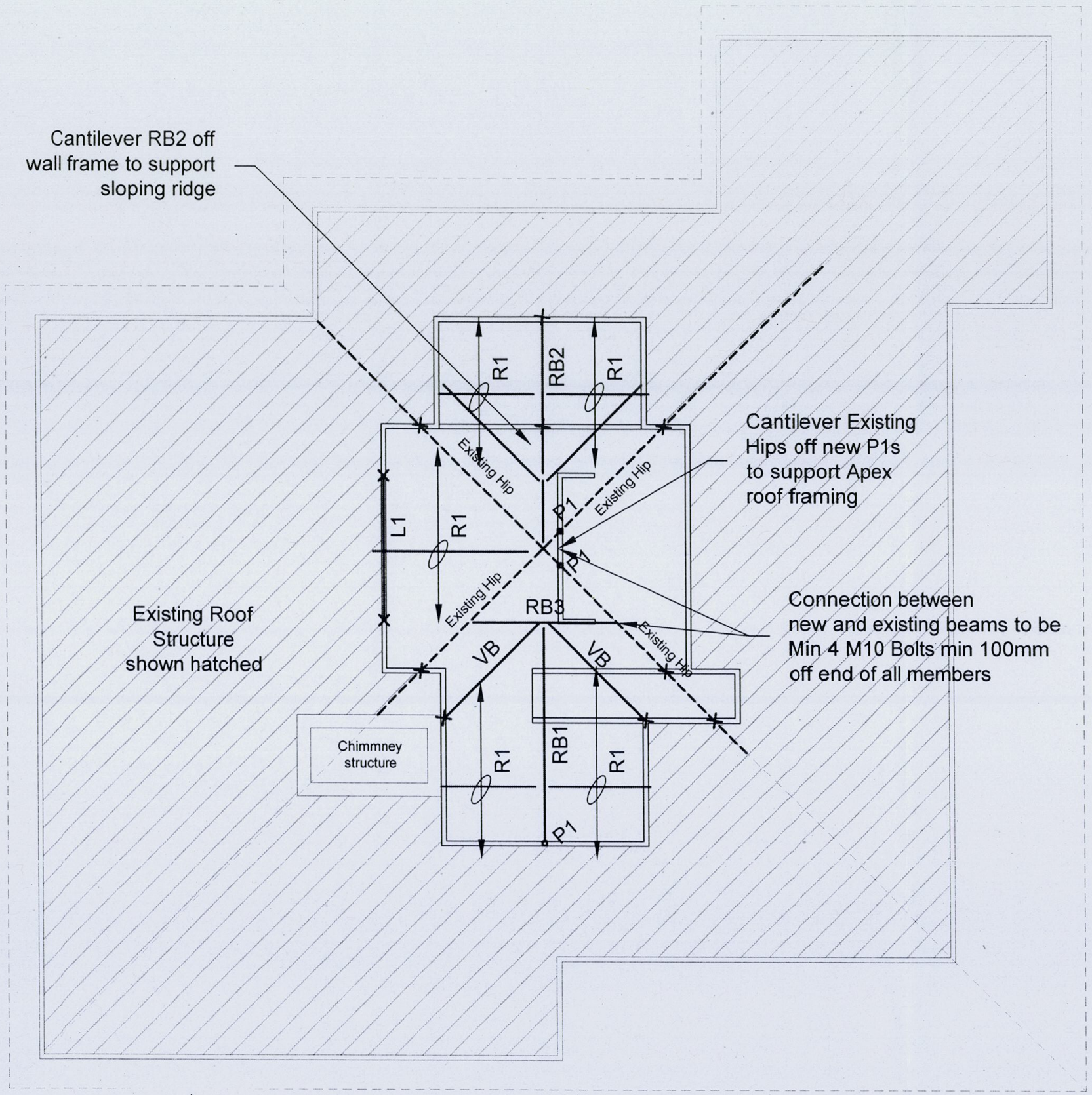
DRAWING :

ROOF FRAMING
OPTION 1

Job No : 091202

Drawing No : S3.0

Document Certification
Barrenjoey Consulting Engineers pty ltd
per
Lucas Molloy MIEA CPEng NPER Director
JAN '10



ROOF FRAMING PLAN
Option 2

1:100

P1	- 90x90F7 H3 Posts
X	- Double studs + tie down to floor framing
R1	- 90x45 Hyspan lvl Rafters @ 600 cts
RB1/RB2	- 240x63 Hyspan lvl Ridge Beam
RB3	- 240x63 Hyspan lvl Beam
L1	- 2x150x45 Hyspan lvl Lintel
VB	- 200x45 Hyspan lvl Valley Beam

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PROJECT:

PROPOSED
ALTERATIONS & ADDITIONS
48 IRRUBEL RD
NEWPORT

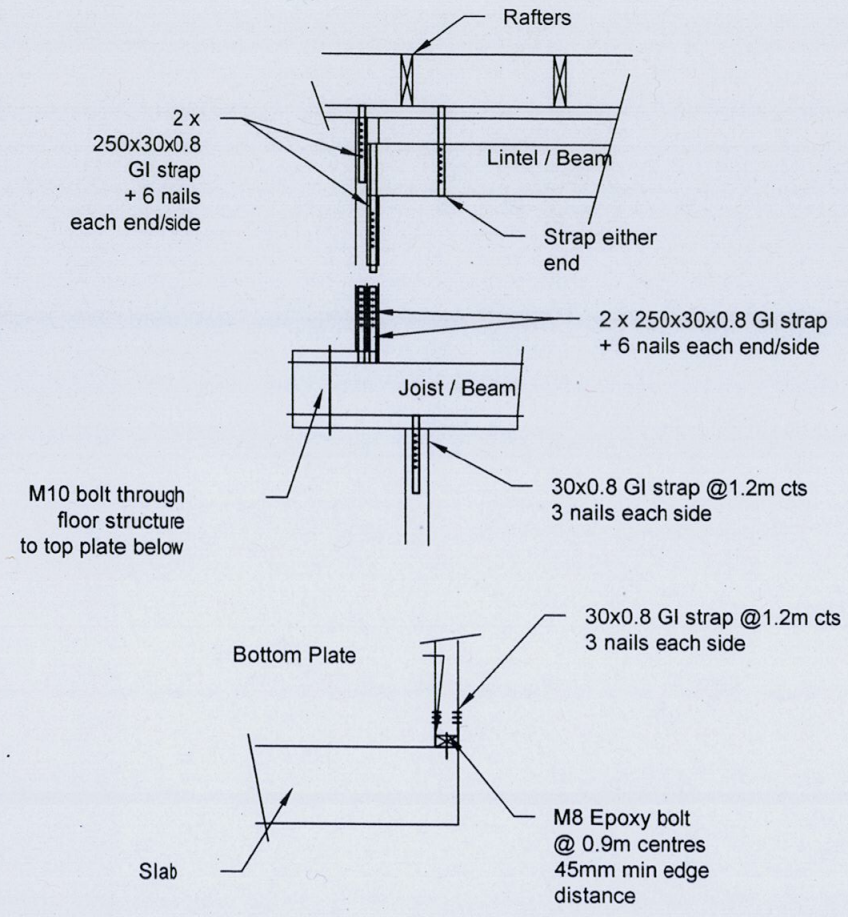
DRAWING :

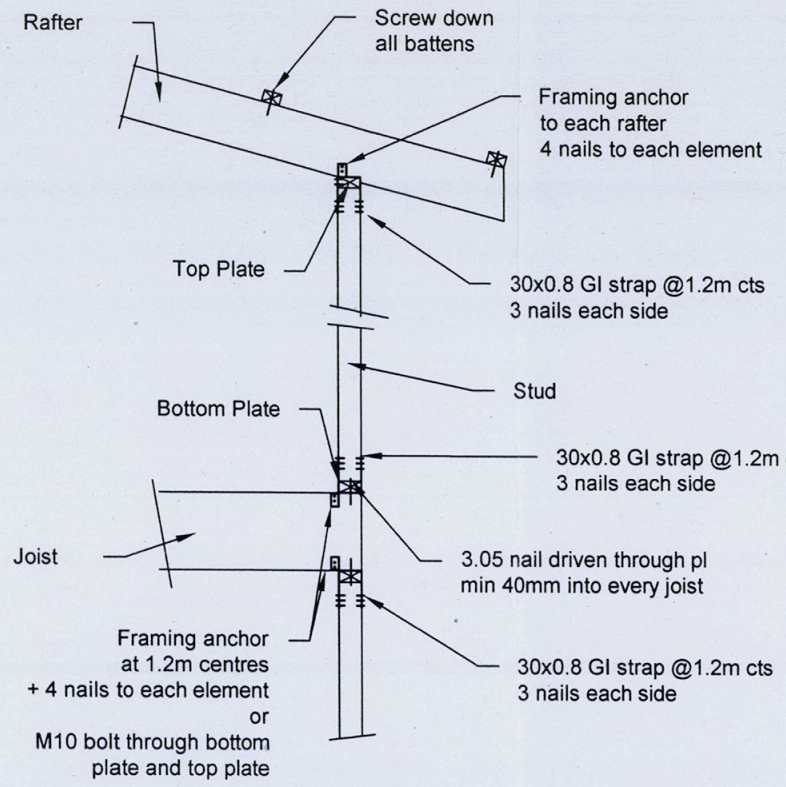
ROOF FRAMING
OPTION 2

Job No : 091202

Drawing No : S4.0

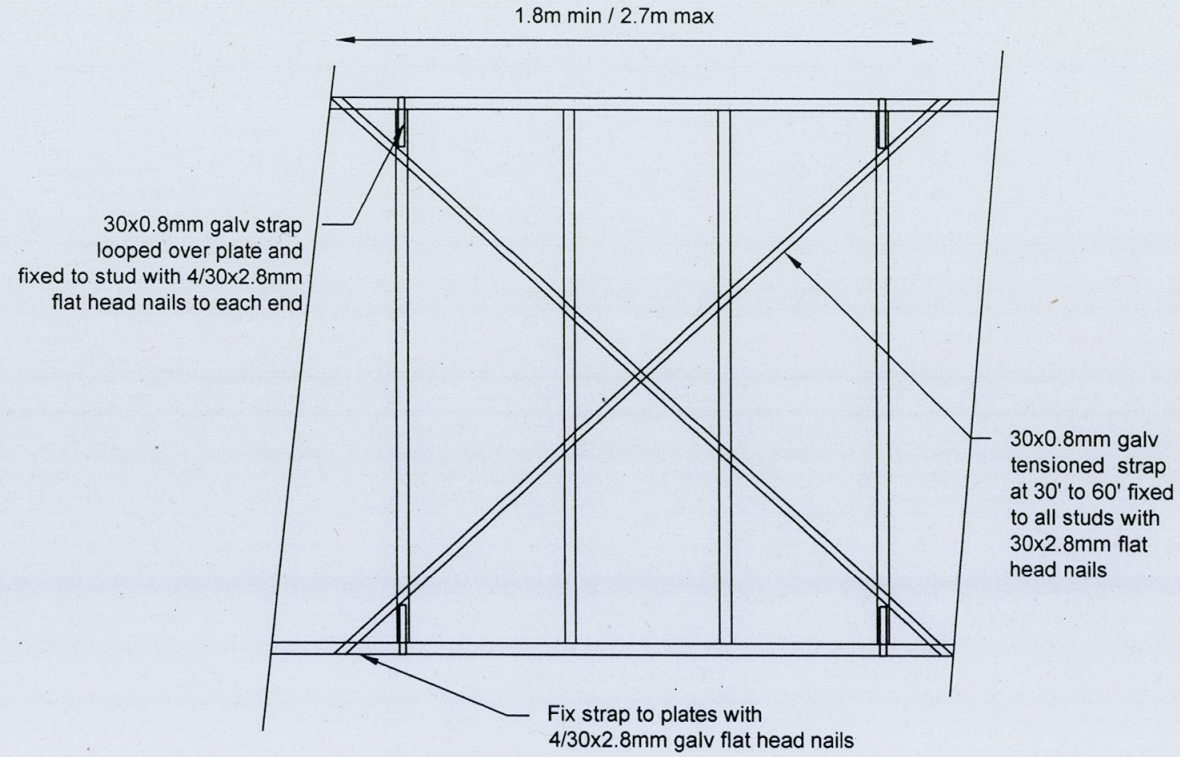
Document Certification
Barrenjoey Consulting Engineers pty ltd
per
Lucas Molloy MIEA CPEng NPER Director



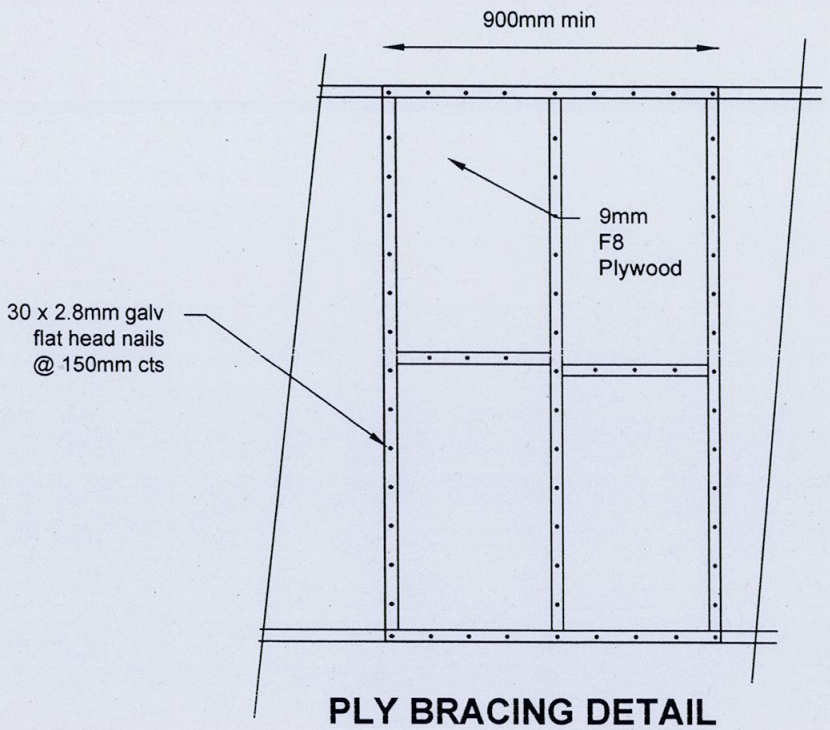


SPECIFIC TIE DOWN REQUIREMENTS

ALL NAILS 30x2.8mm GALV FLAT HEAD
REFER TO AS1684 FOR OTHER JOINT GROUP REQUIREMENTS



CROSS BRACING DETAIL



PLY BRACING DETAIL

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PROJECT:

PROPOSED
ALTERATIONS & ADDITIONS
48 IRRUBEL RD
NEWPORT

DRAWING :

FRAMING DETAILS

Job No : 091202

Drawing No : S5.0

Document Certification
Barrenjoey Consulting Engineers pty ltd
per
Lucas Molloy MIEA CPEng NPER Director
JAN'10