

NOTICE OF COMMENCEMENT OF BUILDING WORK AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

1. Subject land details

No. 32

Lot No. 8

DP No. 369634

Street Name

ALBERT ROAD

Suburb

AVARON

Post Code

2107

Description of Approved Development

LOFT OVER EXISTING GARAGE

2. Other consent(s)

Council DA ☒ or Complying Development ☐

Consent No. 173/06

Date of Determination

3. Construction Certificate or Complying Development Certificate details

Certificate No. 2006/1480

Date of Issue 23 AUG 2006

4. Principal Certifying Authority details

Accredited Certifier: Tom Bowden

Accreditation No: 93

~~Accredited Certifier: Stephen Pinn~~

~~Accreditation No: P0040~~

5. Home Building Act 1989 requirements

Principal certifying authority has been advised of the requirements of Cl 78C of the Regulation:

Yes ☒

No ☐

6. Date building works to commence

Date 28.8.06

7. Applicant's declaration & signature

I/We are the persons having the benefit of the Development Consent or Complying Development Certificate for the proposed building works. I/we confirm that I/we am/are not the principal building contractor(s) for this project.

Have all conditions been satisfied prior to the commencement of work?

Yes ☒

No ☐

(Conditions may include payment of security deposits, Section 94 contributions, endorsement of building work plans by Water Supply Authority, LSL Contributions)

Name

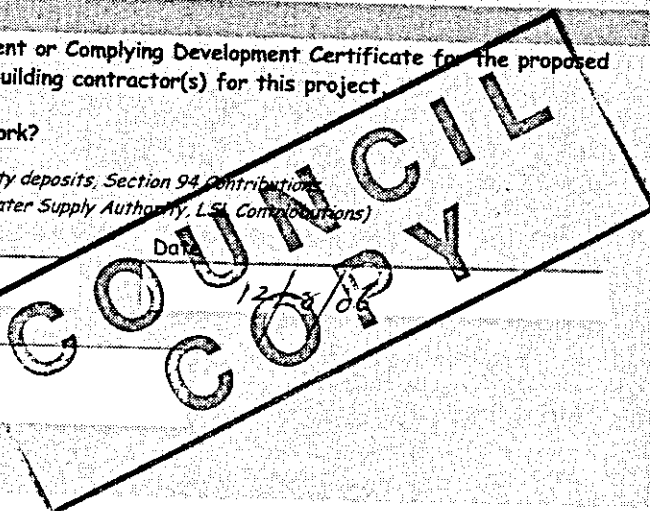
ROBERT ADAMA

DIANA ADAMA

Signature

[Signature]

[Signature]



Certificate of Insurance

R W A Building Services Pty Ltd
32 Albert Road
AVALON NEW SOUTH WALES 2107

**Form 1
Section 92
Home Building Act 1989**

Local Authority's Copy
Issue Date: 11/08/2006
Certificate No: RCW72335323

CERTIFICATE IN RESPECT OF INSURANCE

Contract Of Insurance Complies With: Section 92
Of The: Home Building Act 1989

Issued By: Vero Insurance Limited
ABN 48 005 297 807

Building Contract Details

Contract Date: August 09, 2006

Declared Building Contract Value: \$48,000.00
(Refer policy for indemnity limit)

Carried Out By: R W A Building Services Pty Ltd
ABN: 74081416864
Licence No: 168665C
For: Robert & Diane Adema

In Respect Of: Single Dwelling
At: House No. 32
Albert Road
AVALON NEW SOUTH WALES 2107

Permit Authority: Pittwater Council

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 the title to the beneficiary. Please note when the Insurer has issued this certificate, the Insurer is not entitled to refuse to pay a claim, or to cancel the insurance contract, on the grounds that the premium was not paid. This certificate is to be read in conjunction with the policy wording.

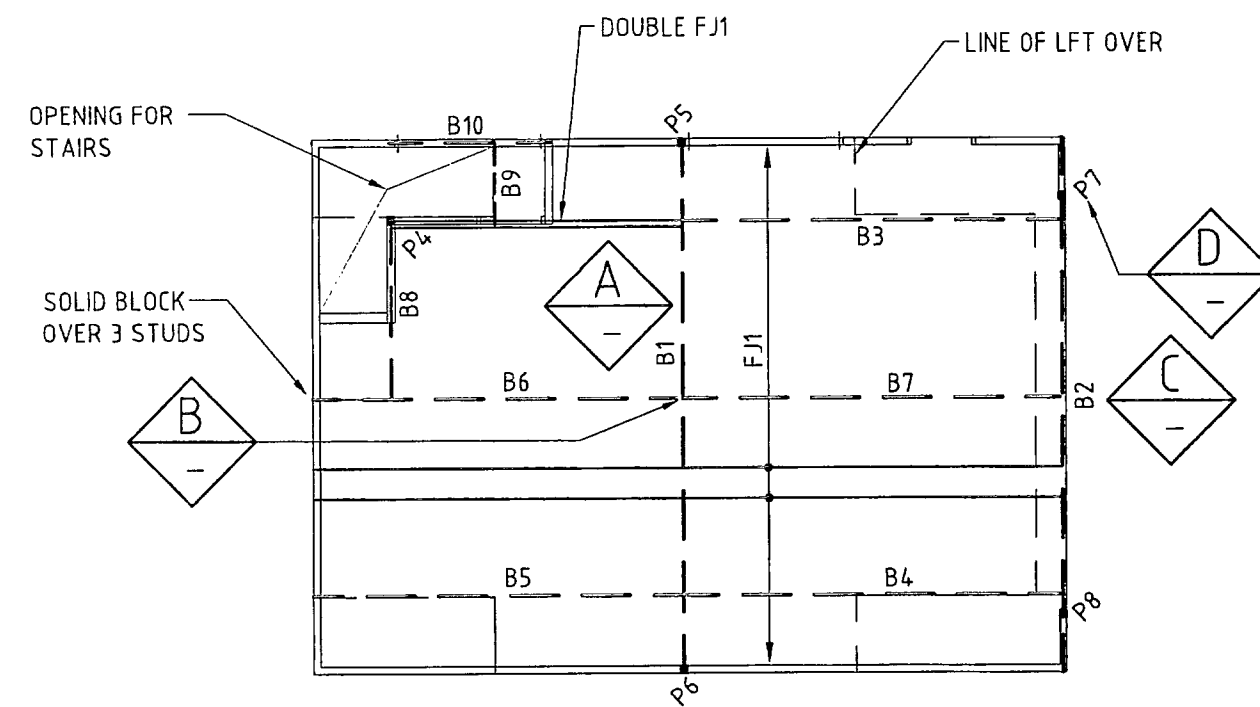
N 8HNRWRVAPJ3A

Printed 11/08/2006

Signed for and on behalf of the insurer:



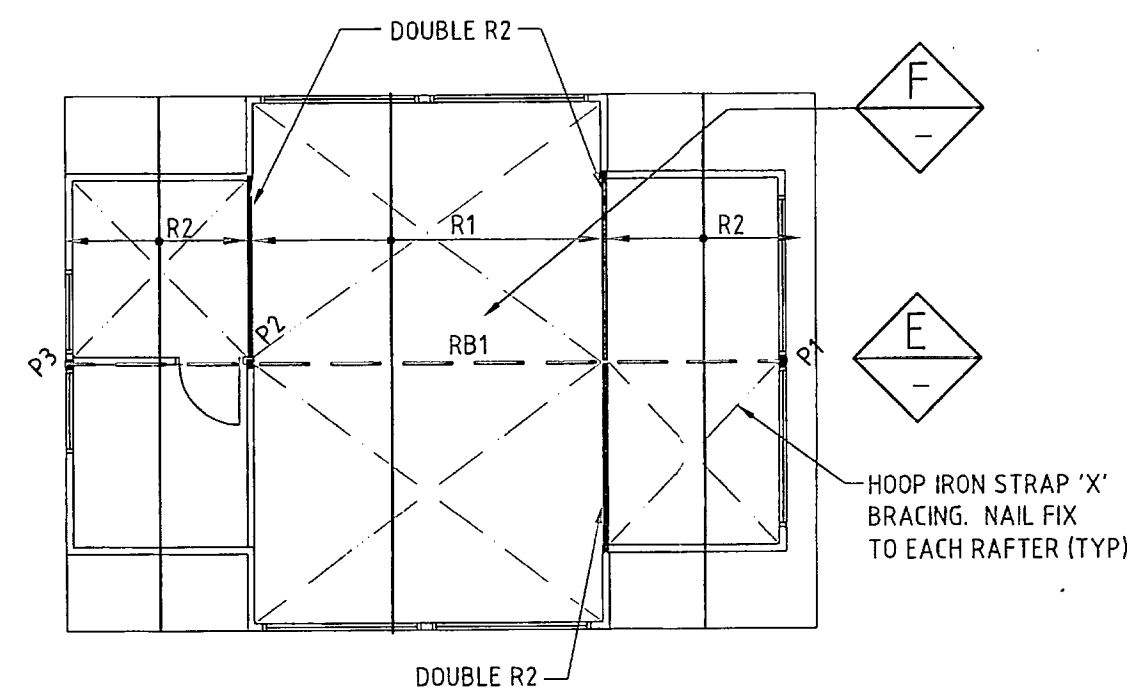
Insurer: Vero Insurance Limited ABN 48 005 297 807



GARAGE FLOOR PLAN

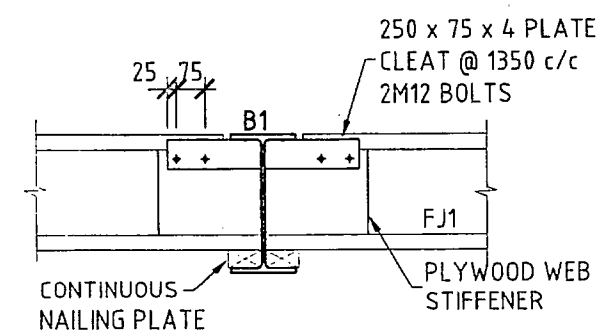
SCALE 1:100

SHOWING BEAMS & JOISTS OVER

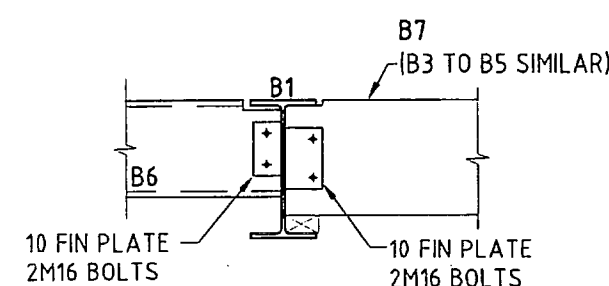


LOFT ROOF FRAME PLAN

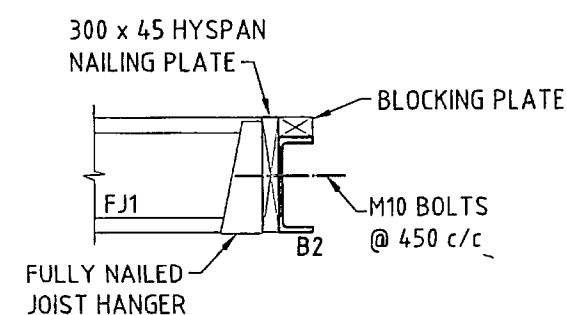
SCALE 1:100



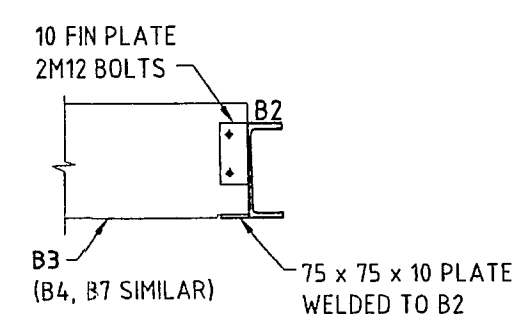
DETAIL A
SCALE 1:20



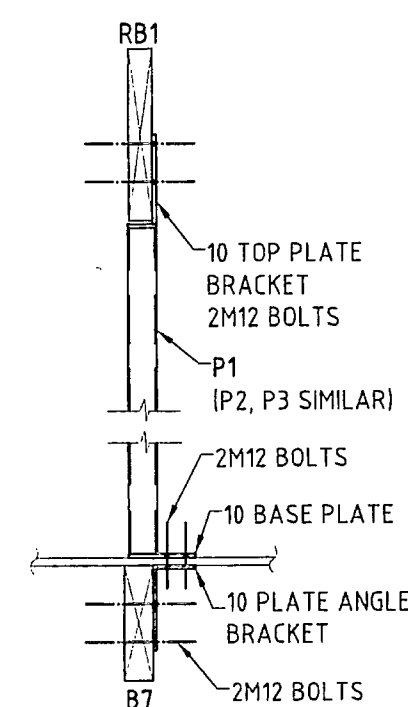
DETAIL B
SCALE 1:20



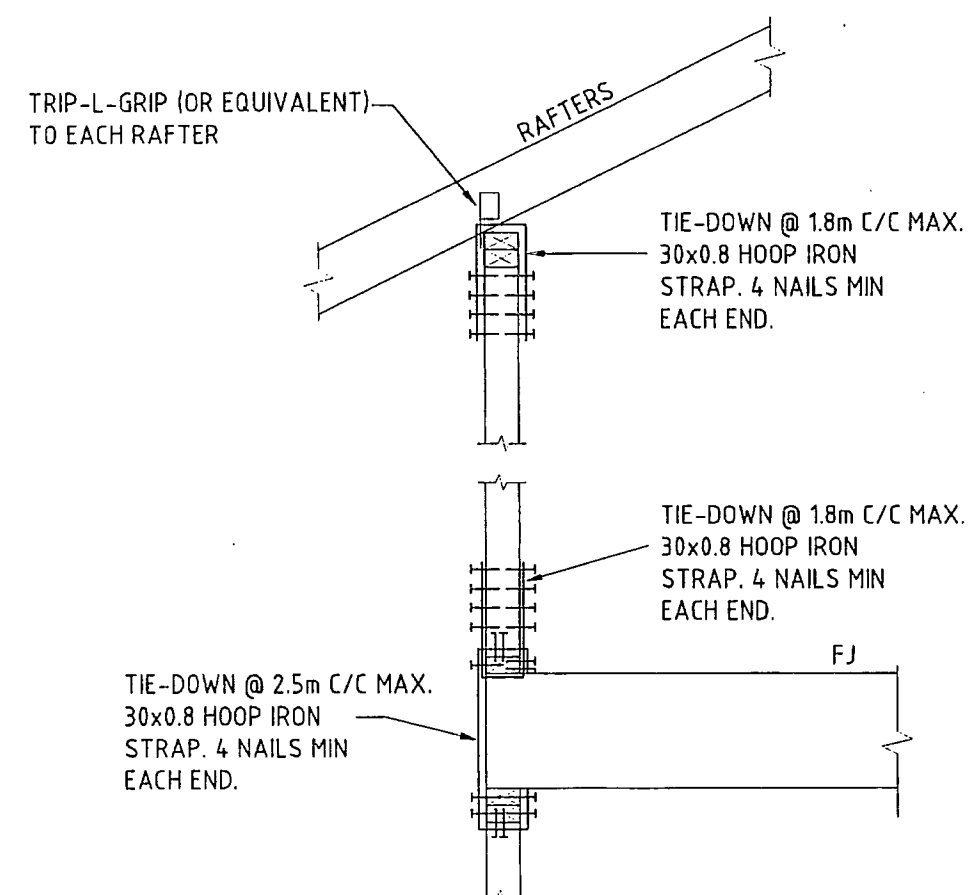
DETAIL C
SCALE 1:20



DETAIL D
SCALE 1:20



DETAIL E
SCALE 1:20



TYPICAL TIE-DOWN DETAIL

SCALE 1:20

MEMBER SCHEDULE

FLOOR JOISTS

FJ1.....HJ300 45 HYJOIST AT 450 c/c 5.0m MAX. SPAN.
(OR USE HJ300 90 HYJOIST OR HJ360 63 HYJOIST FOR STIFFER FLOOR)

FLOOR BEAMS

B1.....360UB57. 7.0 m MAX. SPAN.
OR.....310UB46 6.1m MAX. SPAN.(LOCATE P5 TO SUIT B1 SPAN)
B2.....250 PFC.
B3 TO B5.....300 x 63 HYPAN.
B6.....250 PFC UNDER P2.
B7.....300 x 75 HYPAN UNDER P1.
B8 TO B10.....300 x 45 HYPAN.

RAFTERS

R1, R2.....140 x 45 F7 AT 600 c/c OR 130 x 36 HYPAN AT 600 c/c.

ROOF BEAMS

RB1.....400 x 75 HYPAN OR 450 x 63 HYPAN.

POSTS

P1 TO P3.....75 x 75 x 4 SHS OR 2/90 x 45 HYPAN.
P4.....90 SQ. F7.
P5, P6.....75 x 75 x 4 SHS.
P7, P8.....75 x 75 x 4 SHS OR 225 x 90 F7 (5 STUDS) OR 150 x 100 F11 HARDWOOD (3 STUDS).

ROOF TIE-DOWN NOTES

- TRIP-L-GRIP CONNECT (OR EQUIVALENT) EACH RAFTER TO ROOF BEAMS & WALL PLATES.
- STRAP WALL TOP PLATE TO FLOOR FRAME WITH HOOP IRON STRAP AT 1.8m c/c MAX. AS DETAILED.
- BOLT POSTS P1 TO P3 TO FLOOR BEAMS AS DETAILED.

NOTES

1. DESIGN WIND SPEED = 33m/SEC (OR N2 WIND CLASSIFICATION).
2. ALL EXPOSED STEEL MEMBERS, FITTINGS AND FASTENERS TO BE HOT-DIP GALVANISED.
3. ALL EXPOSED TIMBER MEMBERS TO BE PRESERVATIVE TREATED OR HARDWOOD, DURABILITY GRADE 2 OR BETTER.
4. PROVIDE WALL BRACING, ROOF BRACING AND TIE-DOWN IN ACCORDANCE WITH AS1684.2-2006 RESIDENTIAL TIMBER FRAME CONSTRUCTION.

CONSTRUCTION NOTES

GENERAL

1. These drawings shall be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to the Supervising Officer for decision before proceeding with the work.
2. Dimensions shall not be obtained by scaling the structural drawings.
3. All dimensions shall be verified on site by the Contractor who shall be responsible for their correctness.
4. The contractor shall be responsible for maintaining the structure and neighbouring structures in a safe and stable condition during construction. No part shall be overstressed.
5. All workmanship and materials shall be in accordance with the requirements of the current SAA Codes and the By-Laws and Ordinances of the relevant Government Authority.

STRUCTURAL STEELWORK

1. All workmanship and materials shall be in accordance with AS 4100 and AS 1554 except where varied by the contract documents.
2. Three (3) copies of all shop details shall be submitted to the engineer for approval of structural sufficiency before fabrication.
3. All welds shall be 6mm continuous fillet, all bolts $\phi 20$ mm, all gusset plates 10mm thick, unless noted otherwise on the drawing.
4. Concrete encased steelwork shall be wrapped with 3mm wire at 100mm centres and shall have a minimum 50 cover of concrete.
5. Steel beams and trusses with span greater than 6m shall be fabricated with an upwards pre-camber of 1/500 span in each span unless noted otherwise on the drawings.
6. Structural steelwork is to be wire brushed to remove rust and loose mill scale and coated with one coat of approved primer unless noted otherwise on the drawings.
7. All steelwork cast into brickwork is to be hot dipped galvanised.

TIMBER

1. Timber construction is to be in accordance with AS 1728 and the Timber Framing Code AS 1684.
2. Timber stress grade shall be F7 unless noted otherwise.

