

17 September 13

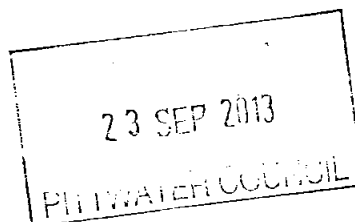
Warringah Council  
725 Pittwater Road  
Dee Why NSW 2099

Dear Sir /Madam

Re: Lodgement of CC2013-221 for DA No. N0161/13  
Site address: No. 136 Pacific Road, Palm Beach NSW 2108

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.
- 1 full set of Construction Certificate plans & details.
- Sydney Water approval .
- 1 Structural Engineer's Plans.
- Receipts for payment of Long Service Levy.
- Bushfire Assessment report & Bushfire Risk Assessment Certificate.
- Form 2 of the geotechnical risk management policy for Pittwater
- 1 Basix Certificate



Yours faithfully

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

Craig Formosa

R-348837  
\$36 PRVC  
23/9/13  
Handwritten initials or a signature in black ink.

POSTED  
19/09/13

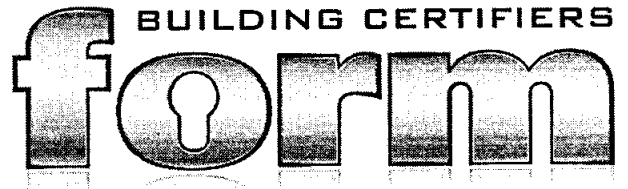


# CONSTRUCTION CERTIFICATE #2013-221

Approved 17/09/13

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    |                      |                         |    |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------|----|-------|
| Date Application Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 09/09/2013                                         |                      |                         |    |       |
| Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Pittwater Council                                  |                      |                         |    |       |
| Development Consent No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N0161/13                                           | Date Approved        | 17/07/2013              |    |       |
| Certifying Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Craig Formosa                                      | Accredited Certifier | Craig Formosa - BPB0124 |    |       |
| Accreditation Body                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Building Professionals Board                       | BCA in Force         | BCA2013                 |    |       |
| <b>APPLICANT DETAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                    |                      |                         |    |       |
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Heidi Middleton & Nicholas Plowman                 | Ph No.               | 0418 888 468            |    |       |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 136 Pacific Road, Palm Beach NSW 2108              |                      |                         |    |       |
| <b>OWNER DETAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |                      |                         |    |       |
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Heidi Middleton & Nicholas Plowman                 |                      |                         |    |       |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 136 Pacific Road, Palm Beach NSW 2108              |                      |                         |    |       |
| <b>DEVELOPMENT DETAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                    |                      |                         |    |       |
| Subject Land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 136 Pacific Road, Palm Beach NSW 2108              | Lot No.              | 12B                     | DP | 13374 |
| Description of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Alterations and additions to an existing dwelling. |                      |                         |    |       |
| Class of Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1a                                                 | Value of Work        | \$300,000.00            |    |       |
| <b>BUILDER DETAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    |                      |                         |    |       |
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Contemporary Builders                              |                      |                         |    |       |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 75 Hilltop Road, AVALON NSW 2107                   |                      |                         |    |       |
| Contact Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0412 585 829                                       | Licence No.          | 229453C                 |    |       |
| <b>APPROVED PLANS &amp; DOCUMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                    |                      |                         |    |       |
| Plans Prepared By                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | JJ Drafting                                        |                      |                         |    |       |
| Drawing Numbers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 389/13 DA1 to DA14                                 | Dated                | May 2013                |    |       |
| Engineer Details Prepared By                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | GNG Design                                         |                      |                         |    |       |
| Drawing Numbers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 12.051-1 to 12.051- 9                              | Dated                | 30/08/2013              |    |       |
| <b>CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |                      |                         |    |       |
| <p>I, Craig Formosa, as the certifying authority am satisfied that;</p> <p>(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</p> <p>(b) Long Service Levy has been paid where required under s34 of the Building &amp; Construction Industry Long Service Payments Act 1986.</p> |                                                    |                      |                         |    |       |
| Signed:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    | Date: 17/09/13       |                         |    |       |



## 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

A handwritten signature in black ink, appearing to be "cf" or "Craig Formosa", written over the "Kind regards" text.

Craig Formosa

Director

Form Building Certifiers

Home Warranty Insurance  
Certificate of Insurance



Home Warranty  
Insurance Fund

QBE Insurance (Australia) Ltd  
Level 3, 85 Harrington St  
SYDNEY NSW 2000  
Phone: 1300 790 723  
Fax: 02 8275 9330  
ABN: 78 003 191 035  
AFS License No: 239545



Policy Number BN0040610BWI-6

NICHOLAS PLOWMAN  
136 PACIFIC ROAD  
PALM BEACH 2108

Name of Intermediary  
AON HIA (NSW/ACT)  
GPO BOX 2188  
CANBERRA ACT 2601

Account Number  
BN0006684  
Date Issued  
03/09/2013

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited 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                | ALTERATIONS AND ADDITIONS STRUCTURAL                            |
| At                           | 136 PACIFIC ROAD<br>PALM BEACH NSW 2108                         |
| Carried Out By               | BUILDER<br>CONTEMPORARY BUILDERS PTY LTD<br>ABN: 49 145 256 097 |
| Declared Contract Price      | \$300,000.00                                                    |
| Contract Date                | 04/09/2013                                                      |
| Builders Registration No.    | U 229453C                                                       |
| Building Owner / Beneficiary | NICHOLAS PLOWMAN                                                |

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Additional Policy Details  
JOB014

Signed for and on behalf of NSW Self Insurance Corporation (SICorp)

Ty Ayscough

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IMPORTANT NOTICE:

In addition to this certificate of insurance, a policy wording which outlines the terms and conditions of the cover provided is available from the HWIF website. To access that policy wording visit [www.homewarranty.nsw.gov.au](http://www.homewarranty.nsw.gov.au)



From: <mark@contemporarybuilders.com.au>  
Subject: **long service 136 pacific**  
Date: 17 September 2013 2:12:22 PM  
To: <trish@formbc.com>  
▶ 1 Attachment, 409 KB

Trish  
Invoice attached

# Levy Online Payment Receipt

Building and Construction

CONTEMPORARY BUILDERS  
75 HILLTOP RD  
PALM BEACH NSW 2107



Long Service Corporation  
Level 1  
19-21 Watt Street  
Gosford NSW 2250  
Locked Bag 3000  
Central Coast MC NSW 2252  
Tel: 13 14 41  
Fax: (02) 9287 5685  
Email: [info@longservice.nsw.gov.au](mailto:info@longservice.nsw.gov.au)  
[www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au)  
ABN 93 646 090 808

## Application Details:

|                      |                       |
|----------------------|-----------------------|
| Applicant Name:      | CONTEMPORARY BUILDERS |
| Levy Number:         | 5051020               |
| Application Type:    | DA                    |
| Application Number:  | N0161/131             |
| Approving Authority: | PITTWATER COUNCIL     |

## Work Details:

|                |                                       |
|----------------|---------------------------------------|
| Site Address:  | 136 PACIFIC RD<br>PALM BEACH NSW 2108 |
| Value of work: | \$250,000                             |
| Levy Due:      | \$875.00                              |

## Payment Details:

|                                |                       |
|--------------------------------|-----------------------|
| LSC Receipt Number:            | 146893                |
| Payment Date:                  | 17/09/2013 2:01:07 PM |
| Bank Payment Reference:        | 718349898             |
| Levy Paid:                     | \$875.00              |
| Credit card surcharge:         | \$3.50                |
| <b>Total Payment Received:</b> | <b>\$878.50</b>       |



# Levy Online Payment Receipt

## Building and Construction

NICHOLAS PLOWMAN  
136 PACIFIC ROAD  
PALM BEACH NSW 2108

Long Service Corporation  
Level 1  
19-21 Watt Street  
Gosford NSW 2250  
Locked Bag 3000  
Central Coast MC NSW 2252  
Tel: 13 14 41  
Fax: (02) 9287 5685  
Email: [info@longservice.nsw.gov.au](mailto:info@longservice.nsw.gov.au)  
[www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au)  
ABN 93 646 090 808

### Application Details:

|                      |                   |
|----------------------|-------------------|
| Applicant Name:      | NICHOLAS PLOWMAN  |
| Levy Number:         | 5049771           |
| Application Type:    | DA                |
| Application Number:  | N0161/13          |
| Approving Authority: | PITTWATER COUNCIL |

### Work Details:

|                |                                         |
|----------------|-----------------------------------------|
| Site Address:  | 136 PACIFIC ROAD<br>PALM BEACH NSW 2108 |
| Value of work: | \$49,500                                |
| Levy Due:      | \$173.00                                |

### Payment Details:

|                         |                       |
|-------------------------|-----------------------|
| LSC Receipt Number:     | 145211                |
| Payment Date:           | 27/08/2013 6:53:44 PM |
| Bank Payment Reference: | 715513562             |
| Levy Paid:              | \$173.00              |
| Credit card surcharge:  | \$0.69                |

**Total Payment Received: \$173.69**

THIS PLAN/DOCUMENT FORMS  
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CERTIFIERS CC/CDC

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, Peter Thompson on behalf of Jack Hodgson Consultants Pty Ltd  
(insert name) (trading or company name)

on this the 2<sup>ND</sup> SEPTEMBER, 2013  
(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 organization/company to issue this document and to certify that the organization/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 in accordance 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: RISK ANALYSIS & MANAGEMEMENT FOR PROPOSED ADDITIONS & ALTERATIONS AT  
136 PACIFIC ROAD, PALM BEACH – MM 27432

Report Date: 15<sup>TH</sup> MAY, 2013

Author: BEN WHITE

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

ARCHITECTURAL PLANS PREPARED BY JJ DRAFTING JOB NO: 389/13 DWG NO: 1-9 DATED MAY 2013

STRUCTURAL PLANS PREPARED BY GNG DESIGN DWG NO: 12.051-1 TO 12.051-9 REV A DATED 30-8-13

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.

Peter Thompson  
(name)

Peter Thompson  
(signature)

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, in the Report and that reasonable and practical measures have been identified to remove foreseeable risk

Signature Peter Thompson

Name Peter Thompson

Chartered Professional Status MIE Aust CPEng

Membership No. 146800

Company Jack Hodgson Consultants Pty Ltd

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



Application Lodgement Summary

Sydney  
**WATER**

Reference Number 8518445

Date Requested: Wed August 21 2013

Agent                   Reece Mona Vale, 10 Taronga Pl Mona Vale  
Applicant               jj drafting, po box 687 dee why 2099  
Property/Asset        136 Pacific Rd, Palm Beach 2108 (Hb Middleton Nsa Plowman) PNum: 3441697  
                              150 mm DI CL Sewer Main - (3138680) (WasteWater)  
Product                Building Plan Approval Application

| Charge                             | Product Cost | GST    | Total   |
|------------------------------------|--------------|--------|---------|
| Building Plan Approval Application | \$17.01      | \$0.00 | \$17.01 |

Property Special Conditions for Plumbers

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

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

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.

## BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 79BA 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

|                                                        |                                                                                                                                  |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY ADDRESS:                                      | No 136 Pacific Road, Palm Beach                                                                                                  |
| DESCRIPTION OF PROPOSAL:                               | Alterations and additions to an existing Class 1A dwelling                                                                       |
| PLAN REFERENCE:<br>(relied upon in report preparation) | This assessment is based on plans:<br>Provided by: JJ Drafting<br>Dated: May 2013<br>Drawing Ref/Job No: 389/13 [Drawing DA 1-9] |
| BAL RATING:                                            | BAL 12.5<br>(If the BAL rating is <b>12</b> the application is to be referred to NSW RFS for assessment.)                        |
| DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:         | YES NO<br>(Circle the relevant response)<br>(If YES the application is to be referred to NSW RFS for assessment.)                |

I Ronald Coffey of Planning for Bushfire Protection Pty Ltd  
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above mentioned proposal and property. A detailed Bushfire Assessment Report is attached which includes the submission requirements set out in Appendix 4 of *Planning for Bushfire Protection 2006* together with recommendations as to how the relevant specifications and requirements are to be achieved.

|                                        |                                                                                                                              |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| REPORT REFERENCE:                      | 578-Revised                                                                                                                  |
| REPORT DATE:                           | 13/06/2013                                                                                                                   |
| CERTIFICATION<br>NO/ACCREDITED SCHEME: | Fire Protection Association Australia<br>BPAD A Certified Practitioner No: BPD-PA-0938<br>Certified Business No: BPD-BA-0938 |

I hereby certify, in accordance with 79BA of the *Environmental Planning and Assessment Act 1979* No 203:

- That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment; and
- That subject to the recommendations contained in the attached *Bushfire Risk Assessment Report* the proposed development conforms to the relevant specifications and requirements.

I am aware that the Bushfire Assessment Report, prepared for the above mentioned site is to be submitted in support of a development application for this site and will be relied upon by Pittwater Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2006*.

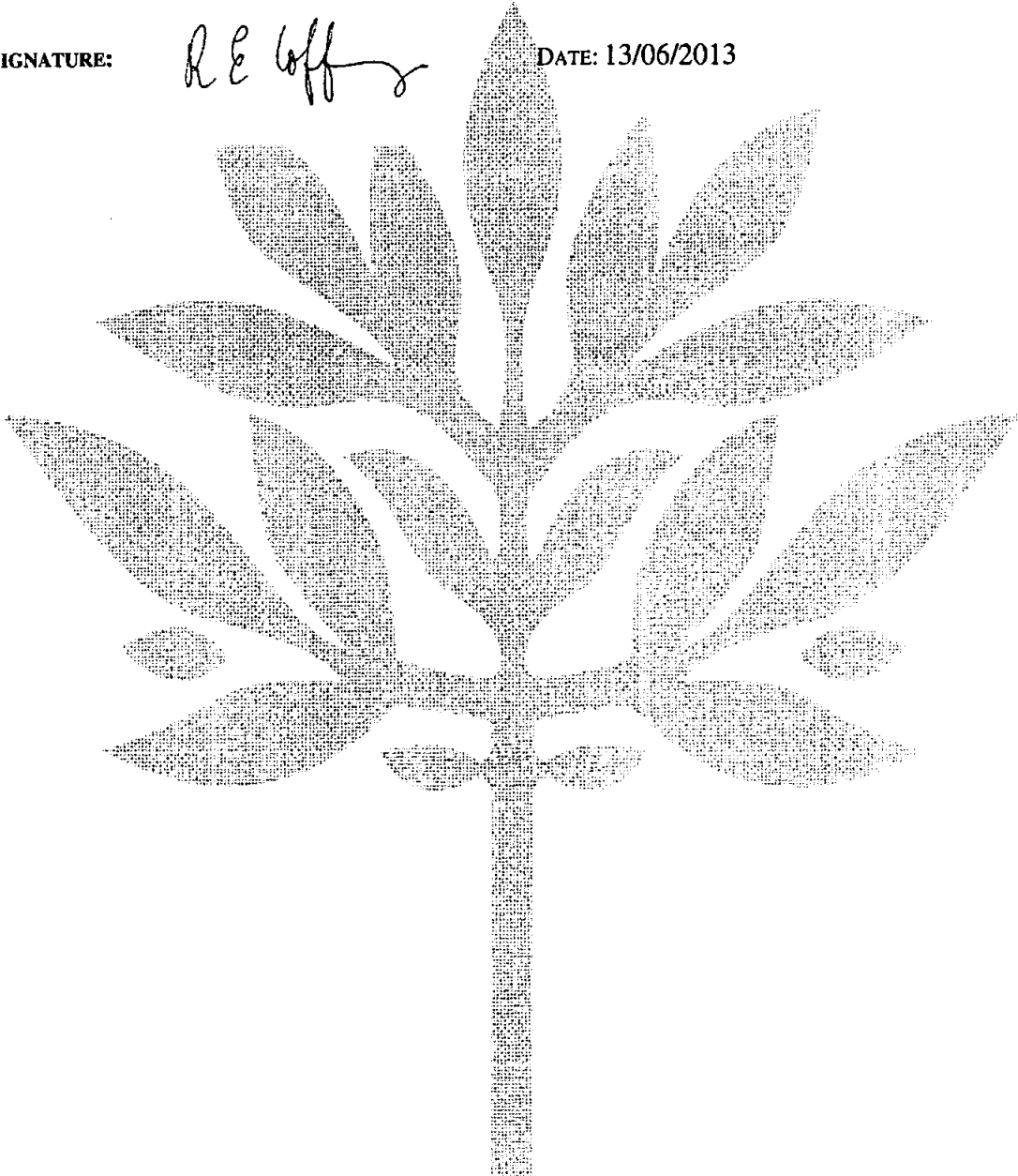
## BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 79BA 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

SIGNATURE:

*RE Goff*

DATE: 13/06/2013



This Report has been prepared and submitted by R Coffey, FPA Australia, Certified Practitioner  
Practitioner Certification No-PBD-PA-09328

# Planning For Bushfire Protection Pty Ltd



ABN: 52 136 652 296  
Ronald Coffey  
0408220443  
Email: [roncoffey@optusnet.com.au](mailto:roncoffey@optusnet.com.au)  
Web: [www.bushfireconsultants.com.au](http://www.bushfireconsultants.com.au)  
Reference: 578-Revised  
13/06/2013

## Bushfire Risk Assessment

In relation to proposed development at:

No 136 Pacific Road, Palm Beach

|                                                                                                                                                  |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <i>This Assessment has been prepared and<br/>Certified by: Ronald Coffey<br/>BPAD – A Certified Practitioner<br/>FPAA Cert. No: BPD-PA 09328</i> |                 |
| Can this proposal comply with AS3959,<br>2009 + addendum to Appendix 3 of PBP?                                                                   | <u>YES</u>      |
| What is the recommended level of<br>compliance AS3959, 2009?                                                                                     | <u>BAL 12.5</u> |
| Does this development comply with the<br>requirements of PBP?                                                                                    | <u>YES</u>      |
| Does this development comply with the<br>Aims and objectives of PBP?                                                                             | <u>YES</u>      |
| Is referral to the NSW RFS required?                                                                                                             | <u>NO</u>       |
| <u>Architectural Plans:</u><br>Provided by: JJ Drafting<br>Drawing Ref No: 389/13 [Drawing DA 1-9]<br>Dated: May 2013                            |                 |

## Contents

### Introduction

- 1) Location
- 2) Development Proposal and Building Classifications
- 3) Description of the Subject Property
- 4) Classification of the Vegetation on and surrounding the Site
- 5) Assessment of Effective Slope
- 6) Access and Egress
- 7) Water Supplies
- 8) Environment considerations
- 9) Bushfire Threat Assessment
- 10) Assessment of the extent to which the development proposal  
Conforms or Deviates with Chapter 4 of Planning for Bushfire Protection
- 11) Recommendations
- 12) Summary
- 13) References



## **Introduction**

The purpose of this report is to determine the category of bushfire attack and subsequent construction standard for the proposed development of alterations and additions at No 136 Pacific Road, Palm Beach.

The site is identified as 'bush fire prone land' for the purposes of Section 146 of the *Environmental Planning and Assessment Act 1979* and the legislative requirements for building on bushfire prone lands are applicable.

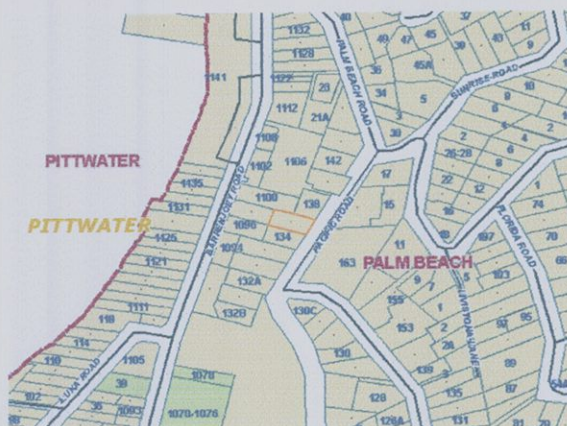
The proposed development is an infill development as defined within Chapter 4.3.5 of Planning for Bushfire Protection 2006 and this report has been prepared in accordance with the requirements of section 79BA of the Environment Planning and Assessment Act. This assessment includes an analysis of the hazard, threat and subsequent risk to the development proposal and provides recommendations that satisfy the Objectives and Performance requirements of the Building Code of Australia, Planning for Bushfire Protection 2006 [PBP] and Australian Standard AS3959, 2009.

## 1) Location

No 136 Pacific Road, Palm Beach

Lot 12B, DP 13374

LGA – Pittwater



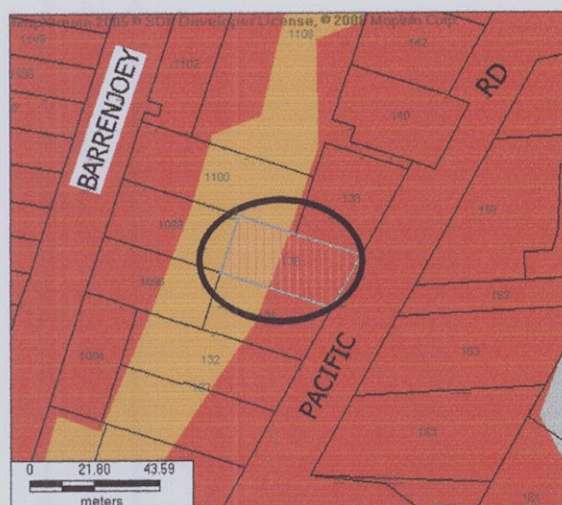
## 2) Development Proposal and Building Classifications

The proposal is for the construction of minor alterations and additions to an existing Class 1a dwelling.

## 3) Description of the Subject Property

The development site is a residential lot facing east onto Pacific Road.

The following sections 4-8 describe in detail the vegetation, slope, access and egress, availability of water supplies and environmental considerations for the site. The adjacent image is the bushfire prone land map for the area.



### BUSH FIRE PRONE LAND MAP - LEGEND

- Bush Fire Prone Land - Vegetation Category 1
- Bush Fire Prone Land - Vegetation Category 2
- Bush Fire Prone Land - Vegetation Buffer - 100m & 30m
- LGA Boundaries



#### 4) Classification of the Vegetation on and surrounding the Site

The site is developed and maintained and there is no threat from bushfire attack on the site.



Properties north, south and east of the subject site are developed and maintained and there is no threat of bushfire attack from these directions for more than 100m.

West: The bushfire prone land map for the area shows the rear of the subject site, adjoining sites to the north and south and properties to the west as a hazard.

A site inspection showed that these adjoining properties were all developed sites and mostly managed.

The adjoining site to the north and No 132 to the south have been assessed for recent development applications. The conditions of consent for these developments included



recommendations that the entire of the sites are to be established and maintained as Asset Protection Zones.

Additionally; a previous approved development application for No 132 Pacific Road, included a NSW Rural Fire Service recommendation that the appropriate level of construction for this developments should be Level 1 Construction Standard AS3959, 1999.

Considering the managed nature of adjoining hazards on private developed sites to the north, south and west, and the NSW RFS determinations for adjoining or near adjoining sites along Pacific Road, this report will include a recommendation that the proposed development on the subject site should consider the effects of possible ember attack and be constructed to a minimum standard of BAL 12.5 AS3959, 2009

5) Assessment of Effective Slope

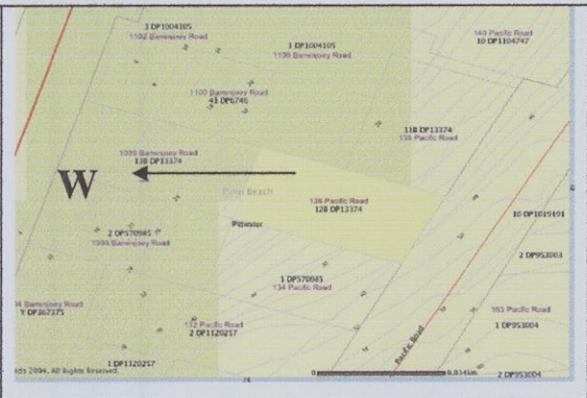
Effective slope away from the development site:

North: No hazard for >100m

South: No hazard for >100m

East: No hazard for >100m

West: >15 degrees downslope



6) Access and Egress

The site has direct access to Pacific Road, which is a public road, and access and egress for emergency vehicles and evacuation is in opposite directions and appears adequate.

7) Adequacy of water supply

The area has reticulated water supply and hydrants are spaced at regular distances along Pacific Road.

8) Environmental Considerations

The scope of this assessment has not been to provide an environmental assessment; however, the subject site is a small residential lot that has been developed for many years and it appears that the proposed development will have no adverse environmental effect.

9) Bushfire Risk Assessment

To determine the risk from bushfire attack and subsequent construction standard the following points have been considered:

- The bushfire prone land map for the area shows the rear of the subject site, adjoining sites to the north and south and properties to the west as a hazard. A site inspection showed that these adjoining properties were all developed sites and mostly managed.
- Neighbouring properties have been approved with levels of construction appropriate for the medium category of bushfire attack [refer to approvals for No 132 and 138 Pacific Road]; and
- The need to apply a consistent approach to neighbouring properties.

10) Assessment of the extent to which the construction conforms or deviates from Chapter 4 of ‘Planning for Bushfire Protection 2006’

The proposed development conforms to the requirements of PBP for bushfire protection measures for infill development in relation to:

| <u>Performance Criteria</u> | <u>Meets Performance Criteria?</u> | <u>Comment</u>                                                                                                                                                                                                                                                              |
|-----------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset Protection Zones      | Yes                                | Asset protection zones are provided partially on site and by adjoining development and public roads.                                                                                                                                                                        |
| Defendable Space            | Yes                                | Defendable space is provided on all sides of the building                                                                                                                                                                                                                   |
| Siting and design           | Yes                                | The siting of the building has been previously determined in accordance with local council requirements and the proposed additions and alterations will not involve a re-siting of the building [no advantage could be gained by recommending a re siting of the building]. |

|                                   |     |                                                                                                                                                                                                                           |
|-----------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscaping                       | Yes | The development application shall include recommendations that the site is managed in accordance with Inner Protection Area requirements of PBP.                                                                          |
| Construction Standards            | Yes | Construction standards have been recommended in accordance with the requirements of PBP                                                                                                                                   |
| Access and Egress                 | Yes | The access and egress requirements have been designed to provide safe and effective evacuation from the subject site and appear to be adequate for fire brigade personnel and fire fighting equipment.                    |
| Water Supplies                    | Yes | The area has reticulated water supply and the nearest street hydrant is within the minimum required distance from the most distant point of the subject site in accordance with the requirements of PBP and AS2419.1 2005 |
| Electricity & Gas supplies        | Yes | This report shall recommend compliance with PBP 4.1.3 for services including electricity and gas.                                                                                                                         |
| Emergency and Evacuation Planning | Yes | The need to formulate an emergency evacuation plan has been discussed; however, an emergency evacuation plan is not recommended as a condition of consent.                                                                |

## 11) Recommendations

The following recommendations are made for the bushfire protection measures for the proposed residential development of alterations and additions at No 136 Pacific Road, Palm Beach and are based upon the relevant provisions of the NSW Rural Fire Service guideline entitled *Planning for Bushfire Protection 2006*.

- 1) Construction Standard: The proposed development shall be constructed to a minimum standard of BAL 12.5, AS3959, 2009 with the exception that the construction requirements shall be varied to comply with the requirements of Section A3.7 of the NSW Rural Fire Service Addendum to Appendix 3 of Planning for Bushfire Protection 2006.
- 2) Asset Protection Zones: At the commencement of building works and in perpetuity, the entire property shall be managed as an inner protection area as outlined within PBP and the NSW RFS document 'Standards for asset protection zones.

The following points are a guide to Inner Protection area requirements.

The Inner Protection Area should comprise of the following:

- Minimal fine fuel on the ground;
  - Vegetation that does not provide a continuous path to the building for the transfer of fire;
  - Shrubs and trees that do not form a continuous canopy and vegetation is planted in clumps rather than continuous rows;
  - Species that retain dead material or deposit excessive quantities of ground fuel are avoided;
  - Shrubs and trees are pruned so that they do not touch or overhang the building; and
  - Vegetation is located far enough away from the building so that plants will not ignite the building by direct flame contact or radiant heat emission.
- 3) Emergency and Evacuation Planning: An emergency evacuation plan is not recommended as a condition of consent.
- 4) Water Supplies: Reticulated water supply is located on the adjoining road at regular intervals and is easily accessible. No additional water supplies have been recommended.

## 12) Summary

This report consists of a bushfire risk assessment for the proposed residential development of alterations and additions at No 136 Pacific Road, Palm Beach.

The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development in bushfire prone areas are applicable.

The proposed development will be constructed to the minimum standards required in accordance with the guidelines of *Planning for Bushfire Protection 2006*.

This report has considered all of the elements of bushfire attack and provided the proposed development is constructed in accordance with the recommendations included in section 11 of this report, it is my considered opinion that the development satisfies the Objectives and Performance requirements of the *Building Code of Australia, Planning for Bushfire Protection 2006 and Australian Standard AS3959, 2009*.

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*Notwithstanding the precautions adopted, it should always be remembered that bushfires burn under a wide range of conditions and an element of risk, no matter how small always remains, and although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand bushfire attack on every occasion.*

*This Report is a Bush Fire Hazard Assessment that provides the required information to assist Local Council and the Rural Fire Service in determining compliance in accordance with Planning for Bushfire Protection and AS 3959, 2009. The Local Council is the Final Consenting Authority and the construction of the building must comply with the recommendations included in the Council's conditions of consent.*

---



Ron Coffey – Bushfire Safety Engineer  
Grad I Fire E [Institute of Fire Engineers - 1973]  
Grad Cert Fire Safety Eng [UWS - 2003]  
Grad Dip Building in Bushfire Prone Areas [UWS – 2005]  
Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005]  
Corporate Member - Institute of Fire Engineers  
Member - Fire Protection Association Australia



*Planning for Bushfire Protection Pty Ltd  
Fire Protection Association of Australia  
BPAD-A Certified Practitioner/Certified Business  
Certification No BPD-PA09328  
02 99137907 0408220443*



### **13) References**

#### **Australian Building Codes Board [2005]**

Building Code of Australia  
Volumes 1&2  
Canprint

#### **Australian Building Codes Board [2001]**

Fire Safety Engineering Guidelines  
Edition 2001  
ABCB Canberra

#### **D. Drysdale D. [1998]**

Introduction to Fire Dynamics 2<sup>nd</sup> Edition  
John Wiley & Sons Ltd

#### **NSW Government Environmental Planning and Assessment Act [1979]**

Part 79BA – Consultation and development Consent – Certain Bushfire Prone Land  
NSW Government Printer

#### **Planning NSW [2006]**

Planning for Bushfire Protection 2006

A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners

*This document provides the necessary planning considerations when developing areas for residential use in residential, rural residential, rural and urban areas when development sites are in close proximity to areas likely to be affected by bushfire events and replaces Planning for Bushfire Protection 2001.*

*This document is essential reading: Download a copy from the RFS website or purchase a copy through the NSW Government Online Shop or phone 9228 6333*

#### **Ramsay C & Rudolph L [2003]**

Landscape and Building Design for Bushfire Prone Areas  
CSIRO Publishing

#### **Standards Australia [2009]**

Australian Standards 3959  
Australian Building Code Board

This Report has been prepared and submitted by R Coffey, FPA Australia, Certified Practitioner  
Practitioner Certification No-PBD-PA-09328

---



ALTERATIONS  
136 PACIFIC PDE  
PALM BEACH NSW

| Drawing: | Title:                     |
|----------|----------------------------|
| 12.051-1 | General notes              |
| 12.051-2 | Ground floor plan          |
| 12.051-3 | First floor plan - Sheet 1 |
| 12.051-4 | First floor plan - Sheet 1 |
| 12.051-5 | Second Floor Roof Plan     |
| 12.051-6 | Concrete Details           |
| 12.051-7 | Details Sheet 1            |
| 12.051-8 | Details Sheet 2            |
| 12.051-9 | Structural Details         |

This is the plan/spec. referred to  
in Form Building Certifiers Certificate  
Certificate No. 2013-221  
Plan Nos. 12.051-1 to 9  
17/09/13  
Craig Formosa BPB0124 DATED

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  
Environmental Planning and Assessment Act 1979

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

GNG  
DESIGN

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GENERAL

G1 GENERAL

The structure has been designed and detailed in accordance with the following codes:

AS/NZS1170:0:2008 Structural design actions: General principles  
AS/NZS1170:1:2008 Structural design actions: Permanent, imposed and other actions  
AS1684.1-1999 Timber structures  
AS1720.1-1997 Timber structures  
AS2870.1-1996 Residential Slabs & Footings  
AS1600-1988 Concrete Structures  
AS1600-2008 Concrete Structures  
AS2745-1992 Use of reinforced concrete for small swimming pools

G2 SCOPE

Only the items specifically detailed on these drawings are included in the engineering responsibility. Engineering drawings shall be read in conjunction with all other consultants drawings and specifications and with such other written instructions as may be issued during the course of the contract. All discrepancies should be referred to **GNG Design** for direction before proceeding with the work. The drawings have been based on the architectural drawings supplied (J) Drafting May 2013), site instructions and the assumed site conditions. During construction should site conditions be determined to be different or the design altered the **GNG Design** must be consulted before proceeding.

G3 DIMENSIONS

All dimensions shown are in millimeters unless otherwise noted. Dimensions should not be scaled from the drawings. All dimensions and levels should be checked for correctness before the commencement of work.

G4 SITE SOIL CLASSIFICATION

The footings have been designed on the basis of the following classification as defined in AS 2870:  
Site classification: Class  
Construction type:

G5 WIND LOADING

Wind loads are in accordance with AS 1770.2 with the following parameters:

Region: —  
Terrain category: N3

G6 LIVE LOADING

The structural components shown on these drawings have been designed for the following live loads as specified in the relevant codes:

General: 1.5 kPa  
Deck: 2.0 kPa  
Roof: 0.25 kPa

G7 INSPECTIONS

Inspection and approval of all structural elements is required to enable structural certification. The builder must verify with the engineer any inspection requirements.

G8 WORKMANSHIP

All workmanship and materials shall be in accordance with the requirements of the SAA codes and the by-laws and Ordinances of the relevant Building Authority.

G9 BRITTLE FLOOR COVERINGS

Where brittle floor coverings are to be used, extra measures are required to control the effect of shrinkage cracking. Such measures may include one or more of the following:  
The reinforcement shall be increased in that area to S192.  
A flexible bedding system shall be used.

The placement of floor coverings shall be delayed by three months.

G10 FOOTING MAINTENANCE

The owner's attention is drawn the information to CSIRO Publication 10-91 'Guide to home owners on foundation maintenance and footing performance.'

G11 DRAINAGE

Provide suitable surface and subsoil drainage to the earthworks to prevent the ingress of moisture adjacent to or under the building.

G12 SERVICES

The builder is responsible for locating all existing and new services and shall be responsible for damage to the same.

G13 ABBREVIATIONS

The following abbreviations are used:

BM Both ways  
EF Each face  
T&B Top and bottom  
UNO Unless noted otherwise  
G300 Grade 300 steel  
UB Universal beam  
UC Universal column  
PFC Parallel Flange channel  
TFC Taper Flange channel  
RHS Rectangular hollow section  
SHS Square hollow section  
CHS Circular hollow section  
HI, HI Timber I beam

BRICKWORK

B1 MATERIAL GRADE

All workmanship and materials shall be in accordance with AS 1640 and associated codes. All wall ties to be in accordance with AS 2699 and AS 2975. The minimum characteristic unconfined compressive strength of clay masonry to be 20 MPa. Clay bricks are not to be used for construction within 90 days of firing.

B2 MORTAR

Mortar shall mixed Type M3 (Preferred: 1 part Type GP cement, 5 parts sand plus water thickener or Alternative: 1 part Type GP cement, 6 parts sand, 1 part lime). Water thickener shall be methyl-cellulose based. Lime shall be hydrated building lime complying with AS 1672.1.

B3 JOINTS

Movement control joints shall be provided in accordance with TN61 "Articulated Walling" published by the Cement and Concrete Association of Australia.

B4 LINTELS

Proprietary lintels may be used, otherwise the following should be provided for each 110 mm skin of brickwork:

Non-loadbearing:  
Openings up to 3000: 90 x 90 x 6 EA  
Openings up to 3300: 100 x 100 x 8 EA  
Openings up to 4200: 150 x 100 x 10 UA  
Loadbearing to roof:  
Openings up to 1800: 100 x 100 x 6 EA  
Openings up to 2700: 150 x 90 x 8 UA  
Openings up to 3000: 150 x 100 x 10 UA

Lintels should be hot-dipped galvanized and built into the brickwork for a minimum of 150 mm at each end. Mortar should be packed between the vertical leg and brickwork to prevent twisting of the lintel. There must not be less than three courses of brickwork over openings and the long leg of the angles must be vertical.

ULTRALINTELS must have at least four courses of brickwork above. ULTRALINTELS to be installed in accordance with manufacturer's specification.

B5 CHASES

No chases or recesses are permitted in load-bearing walls without the approval of the engineer.

B6 LOAD BEARING & NON-LOAD BEARING WALLS

Only load bearing walls are shown under concrete slabs. Two layers of Malthoid or equivalent shall be placed between load bearing masonry and concrete slabs UNO. Non-load bearing walls shall be separated from the concrete above by a 12mm thick closed cell polystyrene strip.

B7 WALL TIES

Wall ties adjacent all openings with lintel or framing to be replaced and if missing or corroded the should be replaced within 300mm of the opening. Wall ties to be at 300 x 300mm centers and grade 316 or 316L stainless steel. THOR Remedial wall ties may be used as required.

FOOTINGS & SLABS

F1 GENERAL

Footings have been designed for a safe bearing pressure of 200 kPa. All footings to be founded on sound rock approved by a geotechnical engineer.

F2 ROLLED FILL

Rolled fill may be used under the slab. It shall consist of material compacted in layers by repeated rolling with an excavator. Rolled fill shall not exceed 600 mm compacted in layers of not more than 300 mm for sand or 300 mm compacted in layers of not more than 150 mm for other material.

F3 SLAB ON GRADE

Clear all topsoil and upper layers of soil to naturally occurring sub-grade having a bearing capacity of 150 kPa. A minimum of 100 mm of granular fill compacted to 95% maximum dry density should be placed on the sub-grade. Blind the surface of the fill with a 30 mm layer of sand. Lay a 0.2 mm polythene membrane on top of the sand, fully lapped and taped.

F4 PIERS

Piers, where required, may either be bored or bulk piers as follows:

To plastic clay (200 kPa) Ø450 or 375 x 600  
To shale/clay/soft shale (300-400 kPa) Ø400 or 375 x 450  
To hard shale/rock (600 kPa) Ø300 or 375 x 300

Piers deeper than 2 m should be poured on the same day as excavated. Piers should be poured separately to slabs or footing beams. Ensure pier hole is free of excess water and loose material at time of filling. Piers shall be located at all corners, intersections, and points of concentrated load subject to a maximum spacing of 1800 mm on any load-bearing footing.

STEELWORK

S1 MATERIAL

Unless noted on the drawings the following standards apply:

Plate 300 AS3679.2  
UB, UC, PFC 300 300PLUS

S2 WELDING

All welds are Structural Purpose Class SP as defined in AS4100. If not specifically noted otherwise, welds are 6 mm continuous fillet. All connections are to be fully welded unless noted otherwise. E48XX/WS0XX consumables should be used.

S3 BOLTING

All bolts connecting steel members are to be M16 4.6/MS unless otherwise noted. After tightening at least one clear thread plus thread run-out should be visible above the nut. Washers shall be provided under all nuts. Sun tightening of bolts requires the full effort of a person on a standard podger spanner.

S4 HOLES

Clearance holes to be 1.0 mm for fitted bolts, 2.0 mm for galvanised bolts, 3.0 mm for fixing to concrete or timber UNO. Hand flame cutting of holes shall not be permitted except as approved by the engineer.

S5 BOLT GRADES AND CATEGORIES

Bolt grades and categories are designated as follows:

4.6/5 Commercial grade 4.6 to AS 1111 snug tightened  
8.8/S High strength commercial grade 8.8 to AS 1252  
8.8/TF High strength commercial grade 8.8 to AS 1252 fully tensioned friction type joint to AS 4100

S6 SURFACE TREATMENT

Surface treatment to be as noted below:

Internal (not in contact with external masonry)

Wire brushing  
Zinc phosphate primer equivalent to Luxprime by Dulux applied to a dft of 70µm  
Internal Where specified

Blast clean class 2.5 AS 1627

2 pack epoxy zinc phosphate to dft 75µm, micaceous iron oxide to dft 100µm, high gloss catalyzed acrylic to dft 75µm

External Cor in contact with external masonry

Blast clean class 3.0 AS 1627

Hot-dipped galvanized to AS 1650 to 600gm/m2 average (550gm/m2 minimum) Where galvanized coating is broken on site make good with 2 coats of epoxy zinc rich primer equivalent to Dulux Zinc Galvanized Z applied to dft 100µm

CONCRETE MASONRY

M1 MATERIAL

All components and workmanship shall comply with the Building Code of Australia (BCA) and the relevant Australian Standards, including AS 4678, AS 3600 and AS 3700 and the standards referenced therein. Masonry units shall comply with AS 4455 and the following requirements:  
Dimensional category DW4, General Purpose salt attack resistance grade, Minimum characteristic compressive strength of 10 MPa.

M2 MORTAR

Mortar shall mixed Type M3 (Preferred: 1 part type GP cement, 5 parts sand plus water thickener or Alternative: 1 part type GP cement, 6 parts sand, 1 part lime). Water thickener shall be methyl-cellulose based. Lime shall be hydrated building lime complying with AS 1672.1.

M3 GROUT

Grout shall have a minimum Portland cement content of 300 kg/m3, a maximum aggregate size of 10 mm, sufficient slump to completely fill all cores and a minimum compressive cylinder strength of 20 MPa. Grout shall not be poured in lifts greater than 3000 mm and shall be rodded or vibrated to ensure complete filling and compaction of the cores.

M4 CLEANOUT OPENINGS

Clean out openings shall be provided at the bottom of all cores to be grouted. Prior to grouting, all protruding fins of mortar shall be removed from the cores by rodding and all loose mortar at the bottom cleaned out. Starter bars shall be accurately positioned by templates or similar means.

CONCRETE & REINFORCEMENT

C1 MATERIAL

Concrete to be in accordance with AS3600 and associated codes. The 28 day strength of all concrete shall be 32 Mpa UNO. All exposed surfaces should be kept moist for three days from the time of pouring.

C2 REINFORCEMENT

Reinforcement designated as follows:

N - Deformed bar Grade D50N to AS 4671  
R - Plain bar Grade R250N to AS 4671  
SL - Ribbed fabric to AS 4671  
S - Deformed bar Grade D250N to AS 4671

The following minimum covers shall be maintained.

|          | Top (mm) | Bottom (mm) | Side (mm) |
|----------|----------|-------------|-----------|
| Footings | 30       | 50          | 40        |
| Slab     | 30       | 40          | 40        |

Reinforcement shall be positioned to avoid penetrations. If bars are cut an additional bar shall be spliced adjacent to replace it. Lap lengths for N12 shall be 400 mm. All reinforcement shall be supported on plastic or plastic tipped metal chairs. Mesh shall be supported at a maximum of 800 centers both ways.

Trench mesh shall be spliced, where necessary, by a lap of 500 mm. At T- and L-intersections, the bars shall be continued across the full width of the intersection. At L-intersections, one outer bar shall be bent and continued 500 mm, or a bent lap bar 500 mm long on each leg shall be provided.

Welding of reinforcement, other than tack welding, is not permitted.

C3 CONDUITS AND CABLES

Conduits and cables shall be placed under the top steel in the middle third of slabs and beams. In no case shall they be placed above the top steel or in the concrete cover. Holes and chases other than those shown, shall not be made in concrete members without the prior approval of the engineer.

C4 SIZES

Sizes of concrete do not include thickness of applied finishes

C5 MESH/FABRIC

Fabric shall be lapped in accordance with supplier's specification.

TIMBER

T1 GENERAL

All timber work to be in accordance with NSW Timber Framing Manual. Bolts gauge through timber to be a minimum of 60 mm. Ensure a minimum edge distance to 50 mm from bolt centers. All LVL should have a minimum grade of F16. Bracing and framing shall be the responsibility of the builder and shall be in accordance with the Building Code of Australia.

T2 MATERIAL

Timber framing stress grades to be a minimum of F7 for softwood timbers and F11 for hardwood timbers. All timbers in exposed or external locations to be Class 1 or 2 durability as per AS 1702.2 or impregnated pine grade F7 pressure treated to AS 1604 and re-dried prior to use. Supplementary treatment, as necessary, shall be applied to cut surfaces. Structural timbers to be marked to indicate timber type and stress grade.

T3 FLOOR JOISTS

Floor joists to be HYNE I-Beam or CARTER HOLT HYBEAM or equivalent. Floor joists should be installed in accordance with manufacturer's specification and guidelines. Ø40 mm holes at 400 mm maximum centers may be located anywhere in web of joist. Up to Ø125 or 125H x 250W holes at 500 minimum centers may be located in web except with 1200 mm of support. Joist center under tiled floors, water beds or other heavy loads should be reduced to 300 mm maximum.

T4 BOLTING

All bolts to be a minimum M12 UNO. Bolt holes to be drilled to the exact size. Washers under heads to be at least 2.5 times bolt diameter.

T5 JOINTS

All timber joints and notches are to be 100mm minimum away from loose knots, severe sloping grain, gum veins or other defects.

T6 TREATMENT

All timber is to be treated in accordance with an appropriate preservative in order that the requirements of the hazard category noted below are met in full.

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

101: Internal construction, above ground and not subject to weather attack  
102: Internal construction, above ground and subject to weather attack  
103: External above ground construction  
104: External below ground construction free from immersion in water  
105: External below ground construction subject to frequent immersion in water  
106: External below ground construction subject to frequent immersion in salt water

CHEMICAL ANCHORS

A1 GENERAL

Chemical anchors to be RAMSET CHEWSET or HILTI HIT-HY 150 with HAS anchor or equivalent. Anchors to be installed in accordance with manufacturer's specification.

| Rev | Amendment | Date       |
|-----|-----------|------------|
| A   | For CC    | 30.08.2013 |
| B   |           |            |

Client  
Middleton & Plovman  
136 Pacific Pde  
Palm Beach  
Project  
ALTERATIONS  
136 PACIFIC PDE  
PALM BEACH NSW

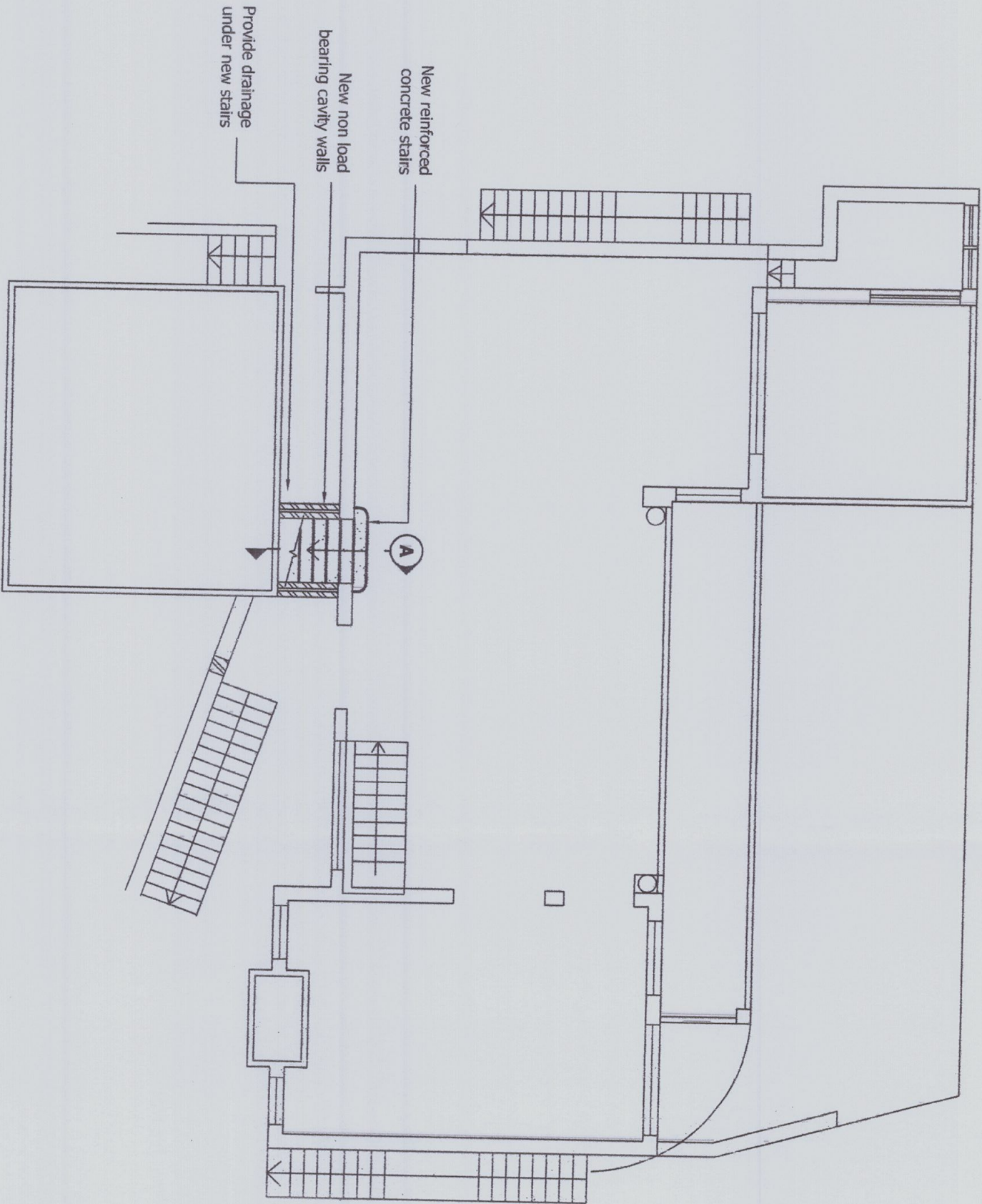
Drawing  
GENERAL NOTES

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|             |          |      |
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| Sheet: A3   | Drawing: | Rev: |
| Design: GNG |          |      |
| Check:      | 12.051-1 | A    |



| Rev | Amendment | Date       |
|-----|-----------|------------|
| A   | For CC    | 30.08.2013 |
| B   |           |            |
|     |           |            |



GROUND FLOOR PLAN

Notes:

- Concrete shall be N32 grade u.n.o.
- Refer to architecturals for concrete set-down dimensions
- Refer General Notes drawing.

Client

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136 Pacific Pde  
Palm Beach

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136 PACIFIC PDE  
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Drawing

Ground Floor Plan

Civil & Structural Engineers

THIS PLAN/DRAWING IS  
PART OF FORM BUILDING  
CERTIFIERS CC/CDC

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Sheet: A3 Drawing:

Design: GNG

Check:

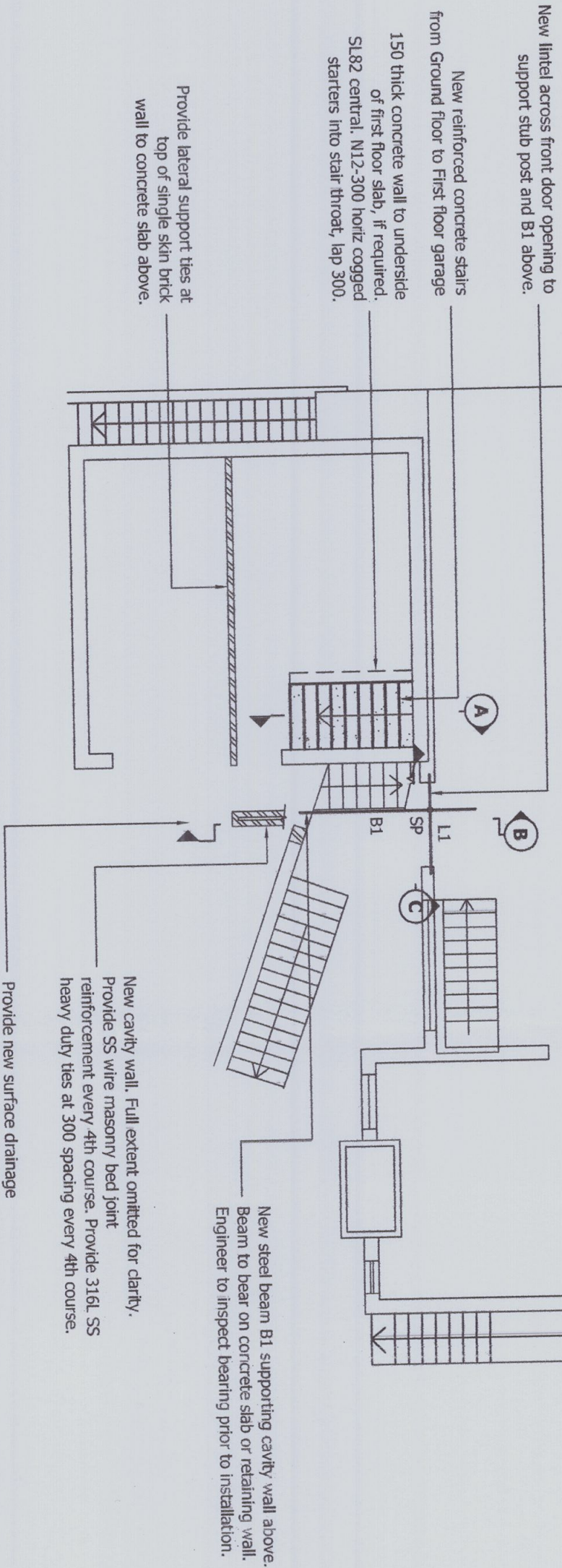
Rev:

12.051-2

A



| Rev | Amendment | Date       |
|-----|-----------|------------|
| A   | For CC    | 30.08.2013 |
| B   |           |            |
|     |           |            |



FIRST FLOOR PLAN

MEMBER SCHEDULE

| Mark | Size                                                    | Comments                                                                                         |
|------|---------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| SP   | 89 x 6.0 SHS                                            | Stub post between B1 and L1, fully welded connections                                            |
| B1   | 380 PFC + 12 PL lintel + 10 PL top flange strengthening | Steel beam lintel. Follows rake of stairs. Top flange strengthened. Engineer to inspect bearing. |
| L1   | 250 UB 31 G300                                          | Steel lintel beam supporting B1. Retain existing lintel on external skin.                        |
| L2   | 240 x 9.5 + 250 x 8 Galintel-Cavi-T-Bar lintel          | Steel lintel installed in accordance with manufacturers instructions.                            |
| RB1  | 200 x 45 LVL                                            | Roof beam. Laminate to existing beam and extend.                                                 |
| R1   | 200 x 45 LVL                                            | Rafters @ 600 c/s                                                                                |

NOTE

- Refer General Notes drawing.
- Where multiple member sizes are given, these express alternate options.
- The following construction is assumed in this design:
  - Roof: Tile
  - External Cladding As noted on architectural drawings
  - Internal walls: Single skin masonry or 90 stud
- All floor joists are assumed non-loadbearing with respect to the roof.
- Lintels not shown to be sized in accordance with AS1684.

THIS PLAN/DOCUMENT FORMS  
PART OF FORM BUILDING  
CERTIFIERS CO/CDG

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Palm Beach

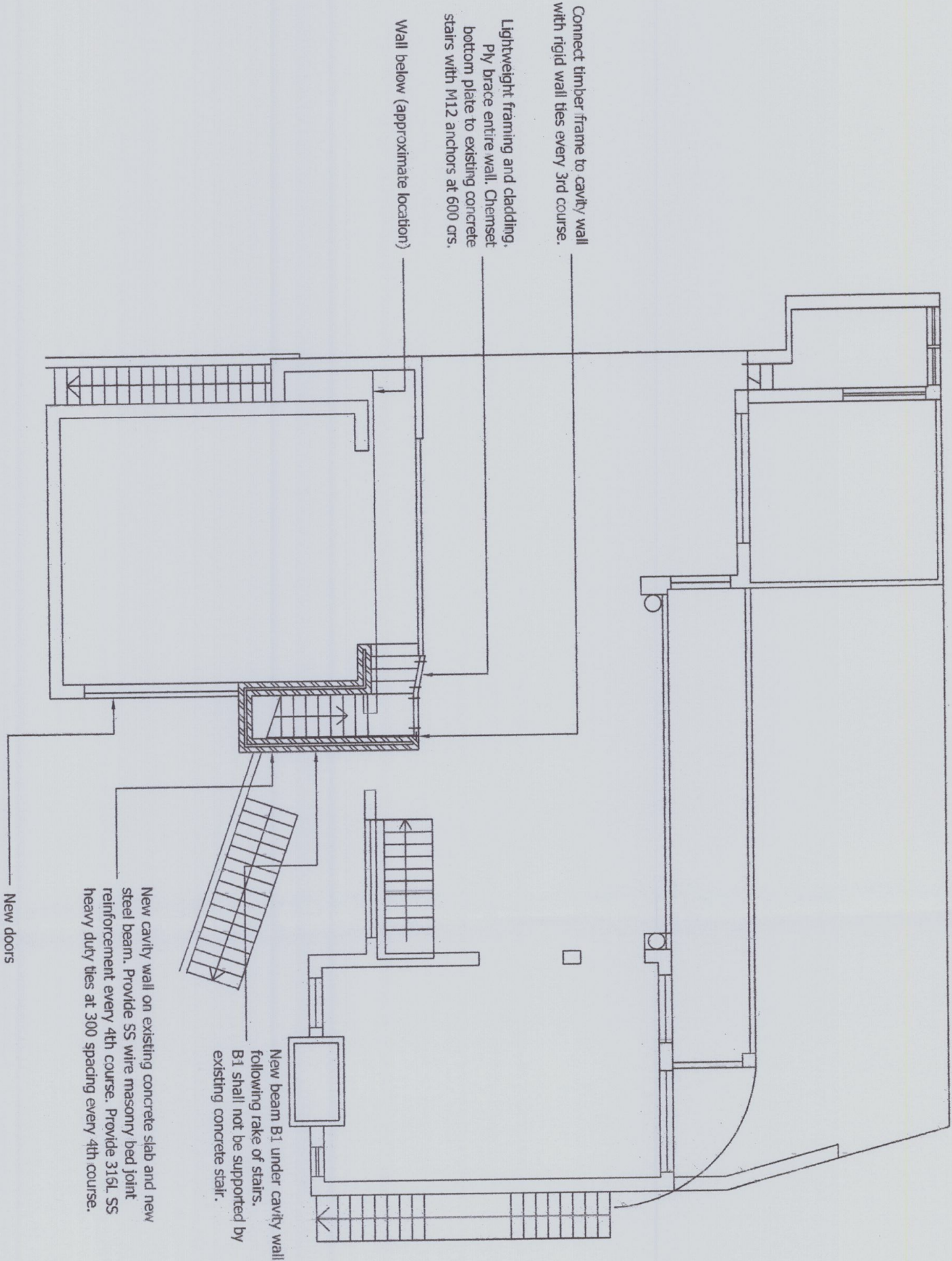
Project  
ALTERATIONS  
136 PACIFIC PDE  
PALM BEACH NSW

Drawing  
First Floor Plan - Sheet 1

|             |          |      |
|-------------|----------|------|
| Sheet: A3   | Drawing: | Rev: |
| Design: GNG | 12.051-3 | A    |
| Check:      |          |      |



| Rev | Amendment | Date       |
|-----|-----------|------------|
| A   | For CC    | 30.08.2013 |
| B   |           |            |



FIRST FLOOR PLAN

NOTE

1. Refer General Notes drawing.
2. Where multiple member sizes are given, these express alternate options.
3. The following construction is assumed in this design:
  - Roof: Tile
  - External Cladding As noted on architectural drawings
  - Internal walls: Single skin masonry or 90 stud
4. All floor joists are assumed non-loadbearing with respect to the roof.
5. Lintels not shown to be sized in accordance with AS1684.

Client  
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136 Pacific Pde  
Palm Beach

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ALTERATIONS  
136 PACIFIC PDE  
PALM BEACH NSW

Drawing  
First Floor Plan - Sheet 2

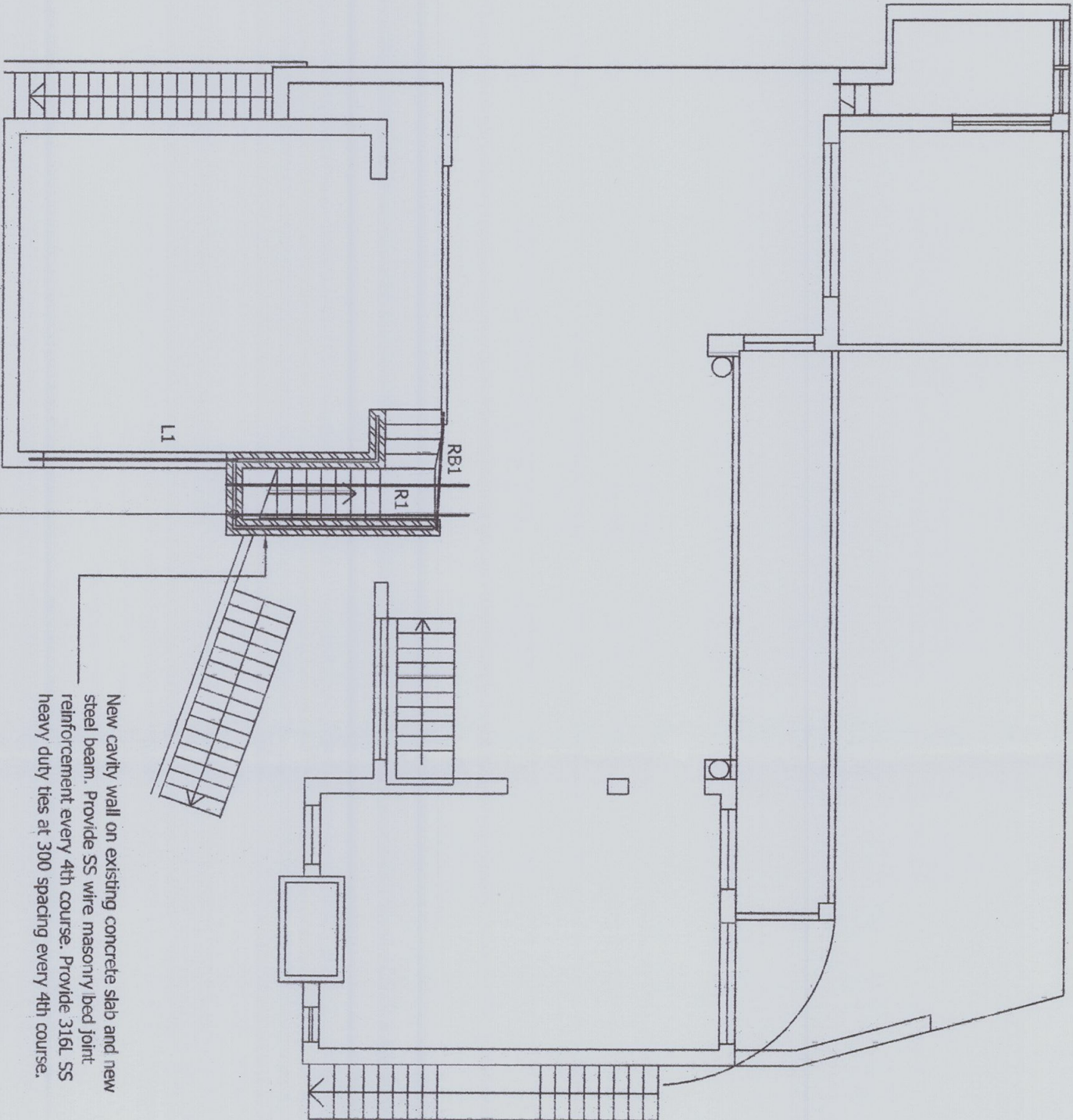
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|             |          |      |
|-------------|----------|------|
| Sheet: A3   | Drawing: | Rev: |
| Design: GNG | 12.051-4 | A    |
| Check:      |          |      |



| Rev | Amendment | Date       |
|-----|-----------|------------|
| A   | For CC    | 30.08.2013 |
| B   |           |            |



SECOND FLOOR PLAN

NOTE

1. Refer General Notes drawing.
2. Where multiple member sizes are given, these express alternate options.
3. The following construction is assumed in this design:
  - Roof: Tile
  - External Cladding As noted on architectural drawings
  - Internal walls: Single skin masonry or 90 stud
4. All floor joists are assumed non-loadbearing with respect to the roof.
5. Lintels not shown to be sized in accordance with AS1684.

Client

Middleton & Plowman  
136 Pacific Pde  
Palm Beach

Project

ALTERATIONS  
136 PACIFIC PDE  
PALM BEACH NSW

Drawing

Second Floor Roof Plan

Civil & Structural Engineers

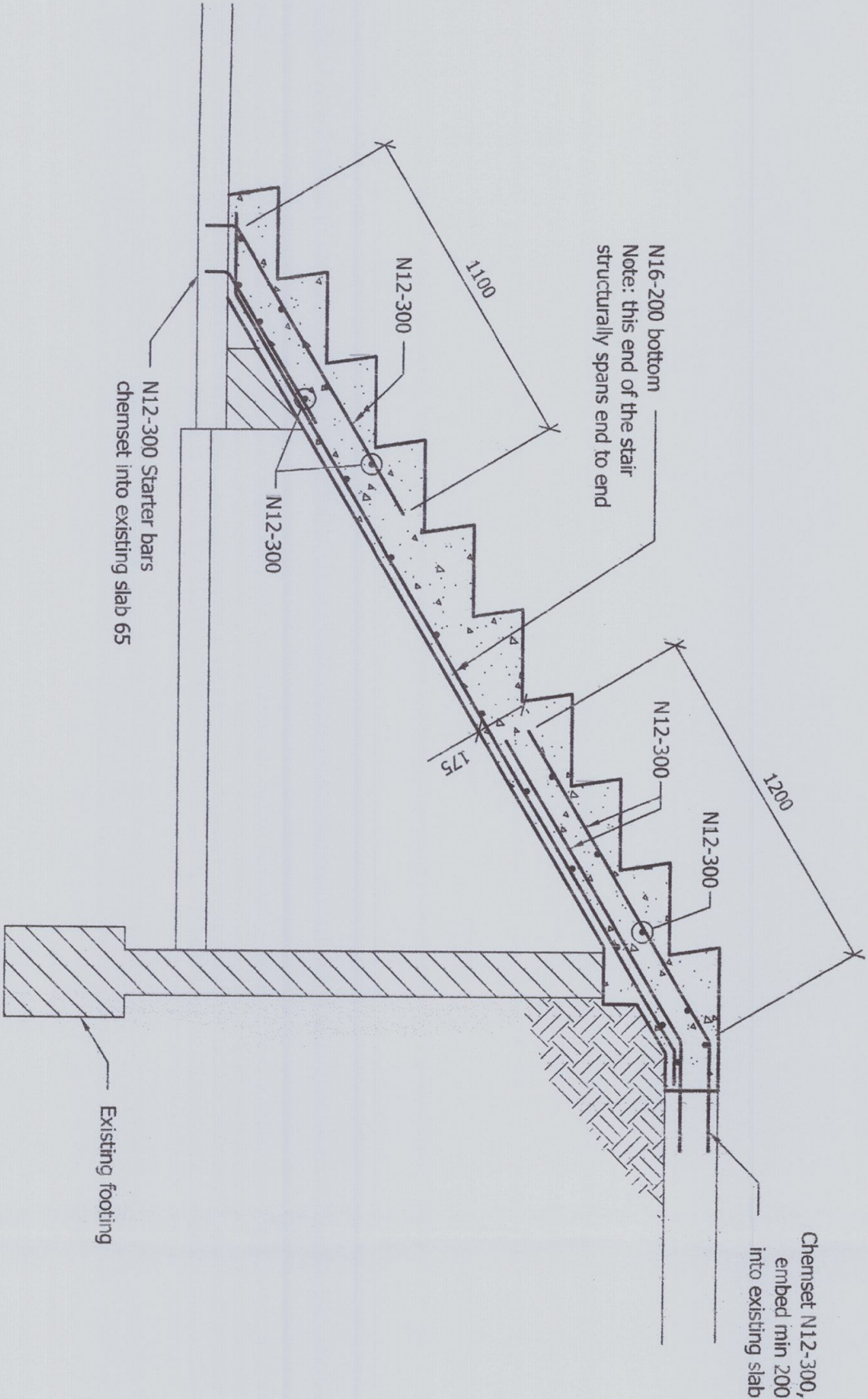
P.O. Box 672  
Balgowlah NSW 2093  
Ph. +61 407 318 418  
Email: office@gngdesign.com.au

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

|             |          |        |
|-------------|----------|--------|
| Sheet: A3   | Drawing: | Rev: A |
| Design: GNG |          |        |
| Check:      | 12.051-5 |        |



| Rev | Amendment | Date       |
|-----|-----------|------------|
| A   | For CC    | 30.08.2013 |
| B   |           |            |
|     |           |            |



**A** Stair Typical Details

1:20

Client

Middleton & Plowman  
136 Pacific Pde  
Palm Beach

Project

ALTERATIONS  
136 PACIFIC PDE  
PALM BEACH NSW

Drawing

Concrete Details

Civil & Structural Engineers

P.O. Box 672

136 PACIFIC PDE

PALM BEACH NSW

Email: office@gngdesign.com.au

Sheet: A3

Design: GNG

Check:

Drawing:

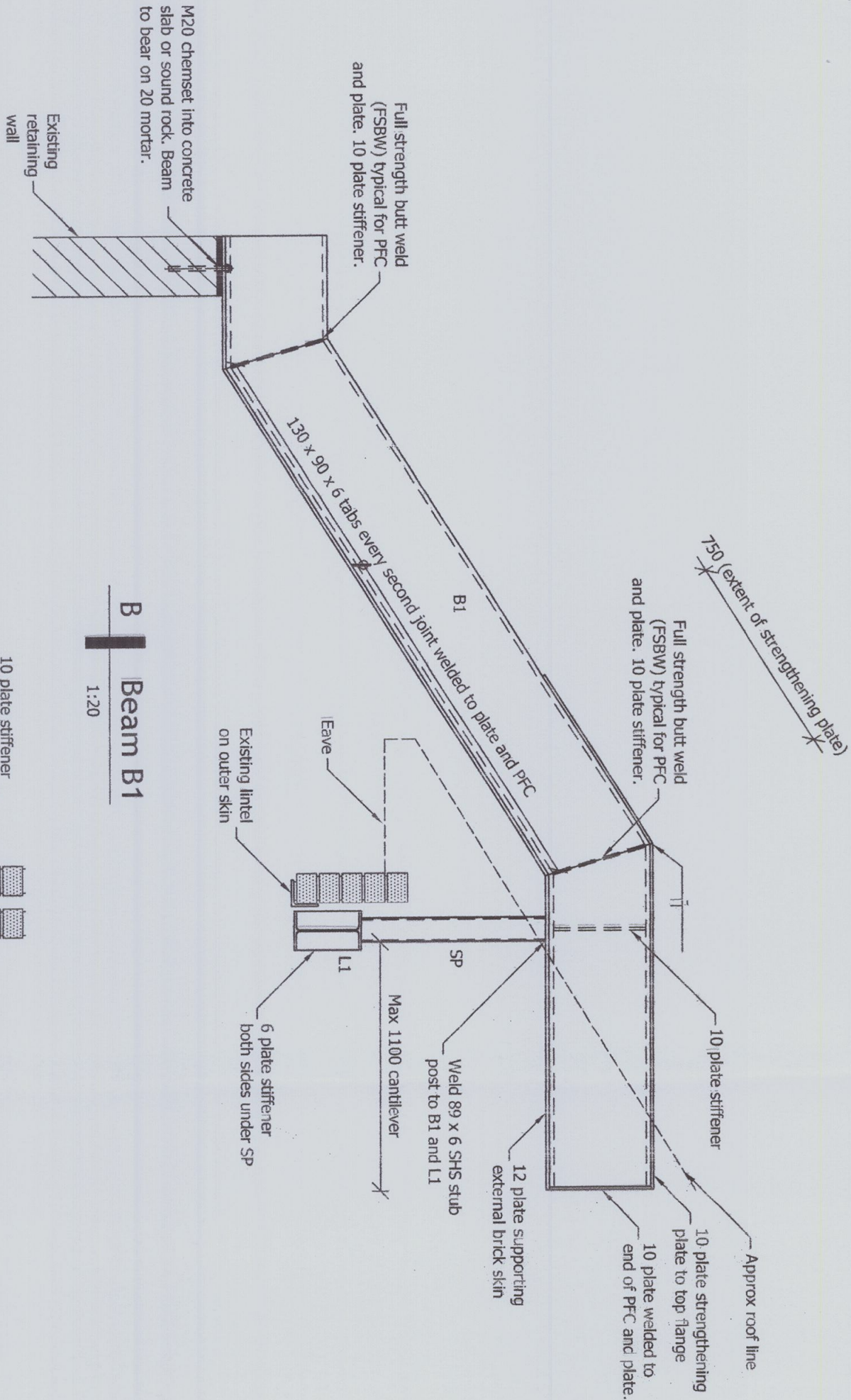
12.051-6

Rev:

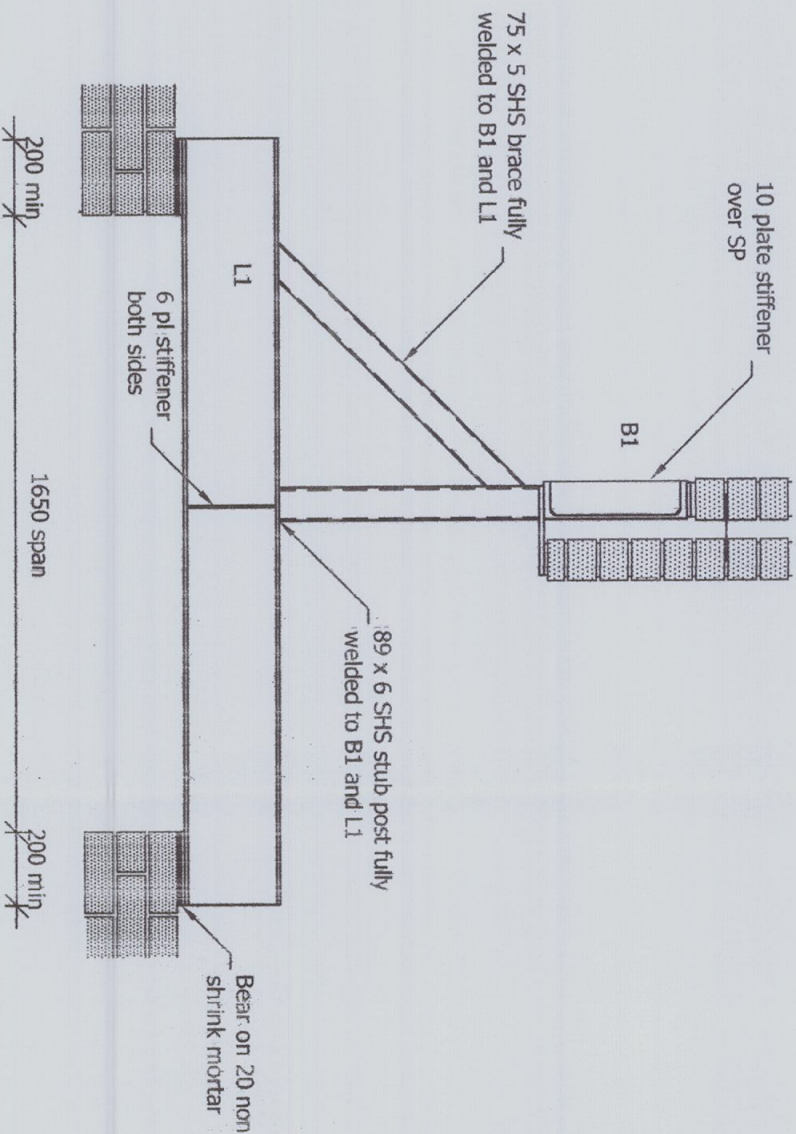
A



| Rev | Amendment | Date       |
|-----|-----------|------------|
| A   | For CC    | 30.08.2013 |
| B   |           |            |



**B** Beam B1  
1:20



**C** Beam L1  
1:20

Client  
Middleton & Plowman  
136 Pacific Pde  
Palm Beach

Project  
ALTERATIONS  
136 PACIFIC PDE  
PALM BEACH NSW

Drawing  
DETAILS - Sheet 1

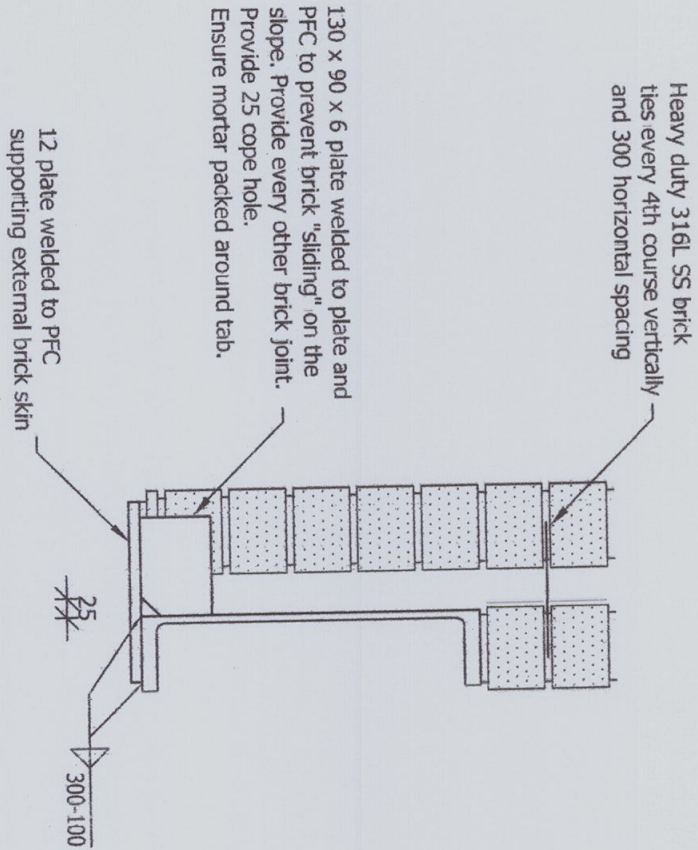
THIS PLAN/DRAWING FORMS  
PART OF FORM BUILDING  
CERTIFIERS CC/CDD  
P.O. Box 672  
Balgowlah NSW 2093  
Ph. +61 407 318 418  
Email: office@gngdesign.com.au

GNG  
DESIGN

|             |                   |        |
|-------------|-------------------|--------|
| Sheet: A3   | Drawing: 12.051-7 | Rev: A |
| Design: GNG |                   |        |
| Check:      |                   |        |

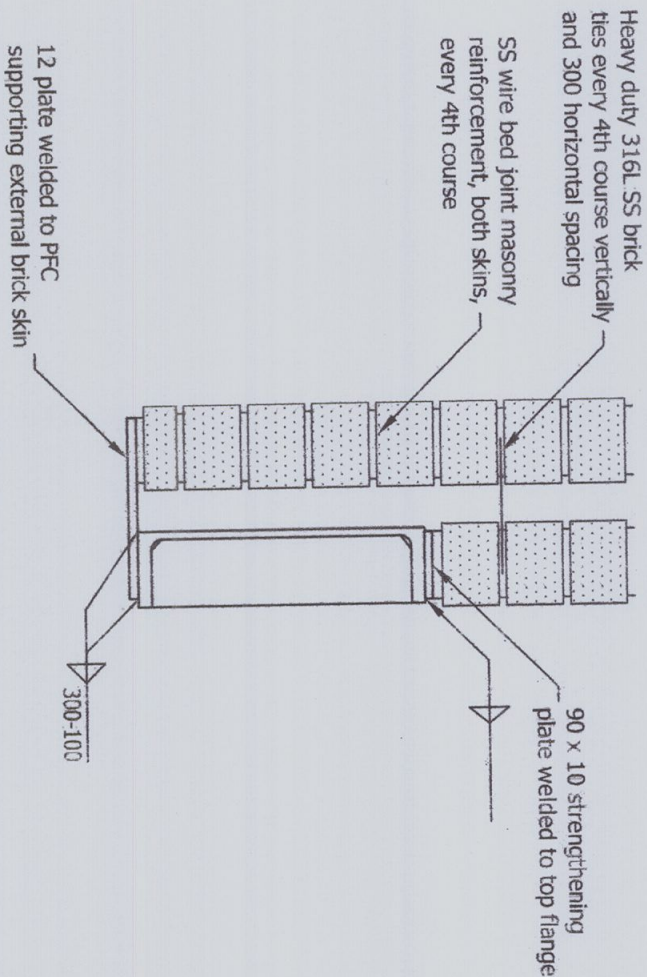


| Rev | Amendment | Date       |
|-----|-----------|------------|
| A   | For CC    | 30.08.2013 |
| B   |           |            |



**D** Section D

1:10



**E** Section E

1:10

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Email: office@gngdesign.com.au

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PART OF FORM BUILDING  
CERTIFIERS CC/CDCPh.

Client  
Middleton & Plowman  
136 Pacific Pde  
Palm Beach

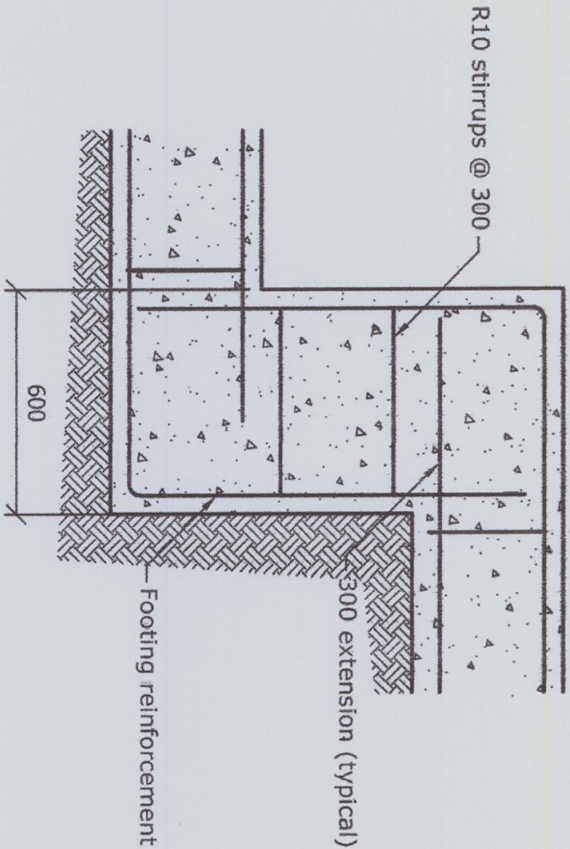
Project  
ALTERATIONS  
136 PACIFIC PDE  
PALM BEACH NSW

Drawing  
DETAILS - Sheet 2

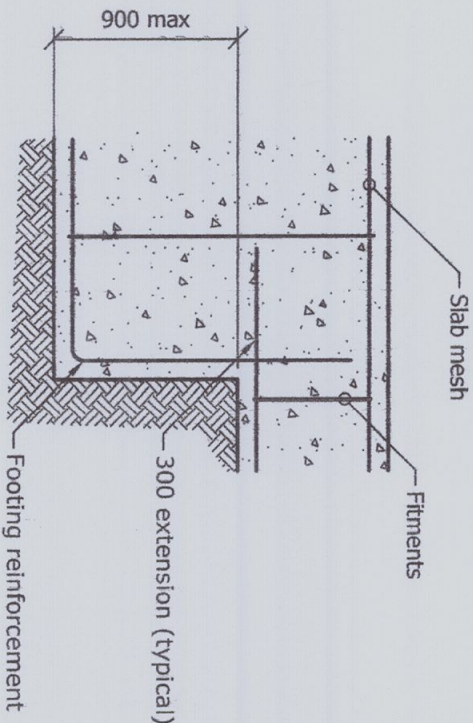
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| Sheet: A3   | Drawing: | Rev: |
| Design: GNG | 12.051-8 | A    |
| Check:      |          |      |



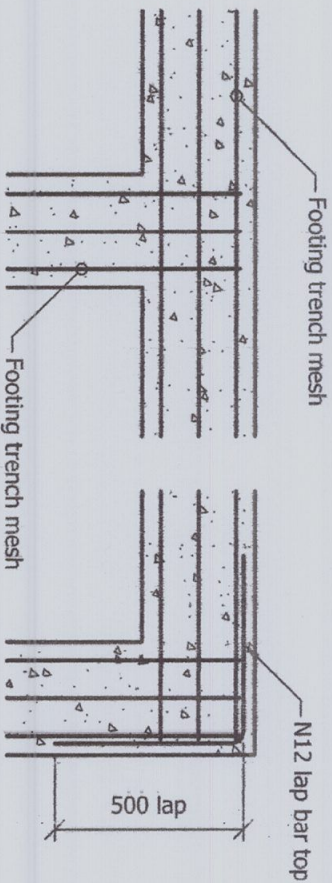
| Rev | Amendment   | Date       |
|-----|-------------|------------|
| A   | Preliminary | 30.08.2013 |
| B   |             |            |



**F1 Strip Footing Step**  
Scale: 1:20



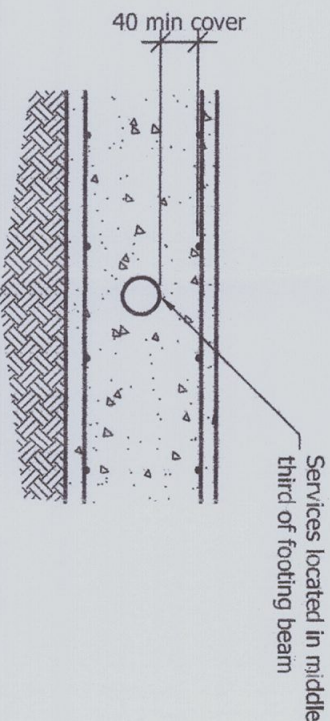
**F2 Edge Beam Step**  
Scale: 1:20



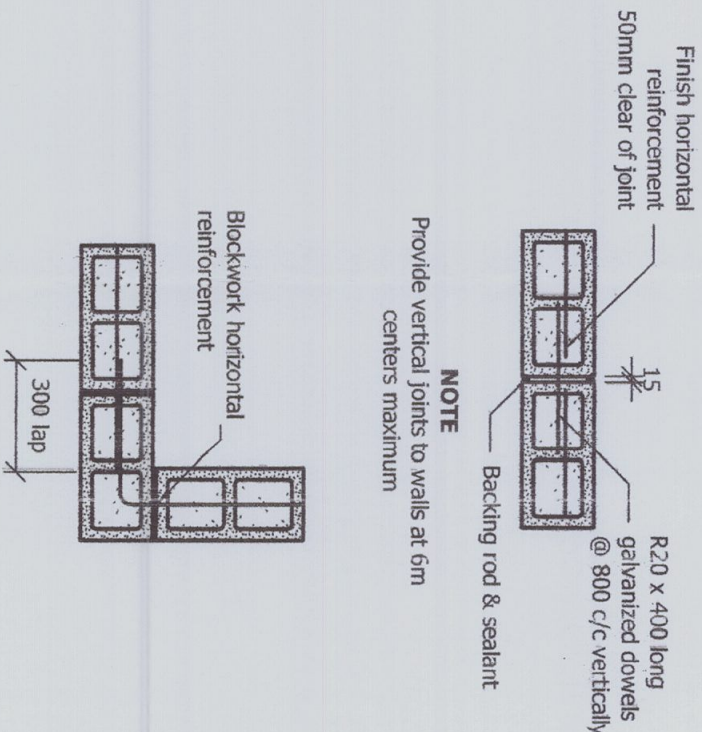
**F3 Trench Mesh Lap**  
Scale: 1:20

Slab fabric shall be lapped by one full panel of fabric so that the two outermost transverse wires of one sheet overlap the two outermost transverse wires of the sheet being lapped.

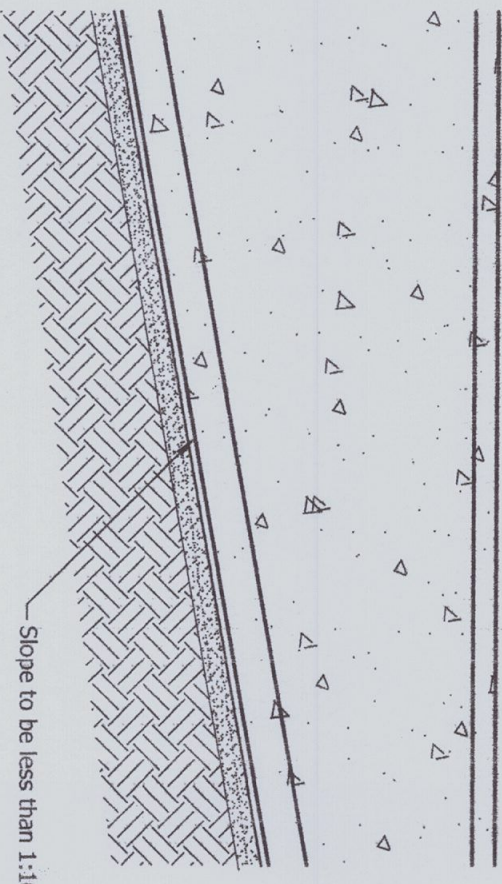
**F5 Slab Mesh Lap**  
Scale: 1:20



**F4 Services Location**  
Scale: 1:20



**F6 CMU Corner and Joint Detail**  
Scale: 1:20



**F7 Sloped Footing**  
Scale: 1:20

Client

Middleton & Plowman  
136 Pacific Pde  
Palm Beach

Project

ALTERATIONS  
136 PACIFIC PDE  
PALM BEACH NSW

Drawing

STRUCTURAL DETAILS

Civil & Structural Engineers

P.O. Box 672

Belconnen NSW 2093

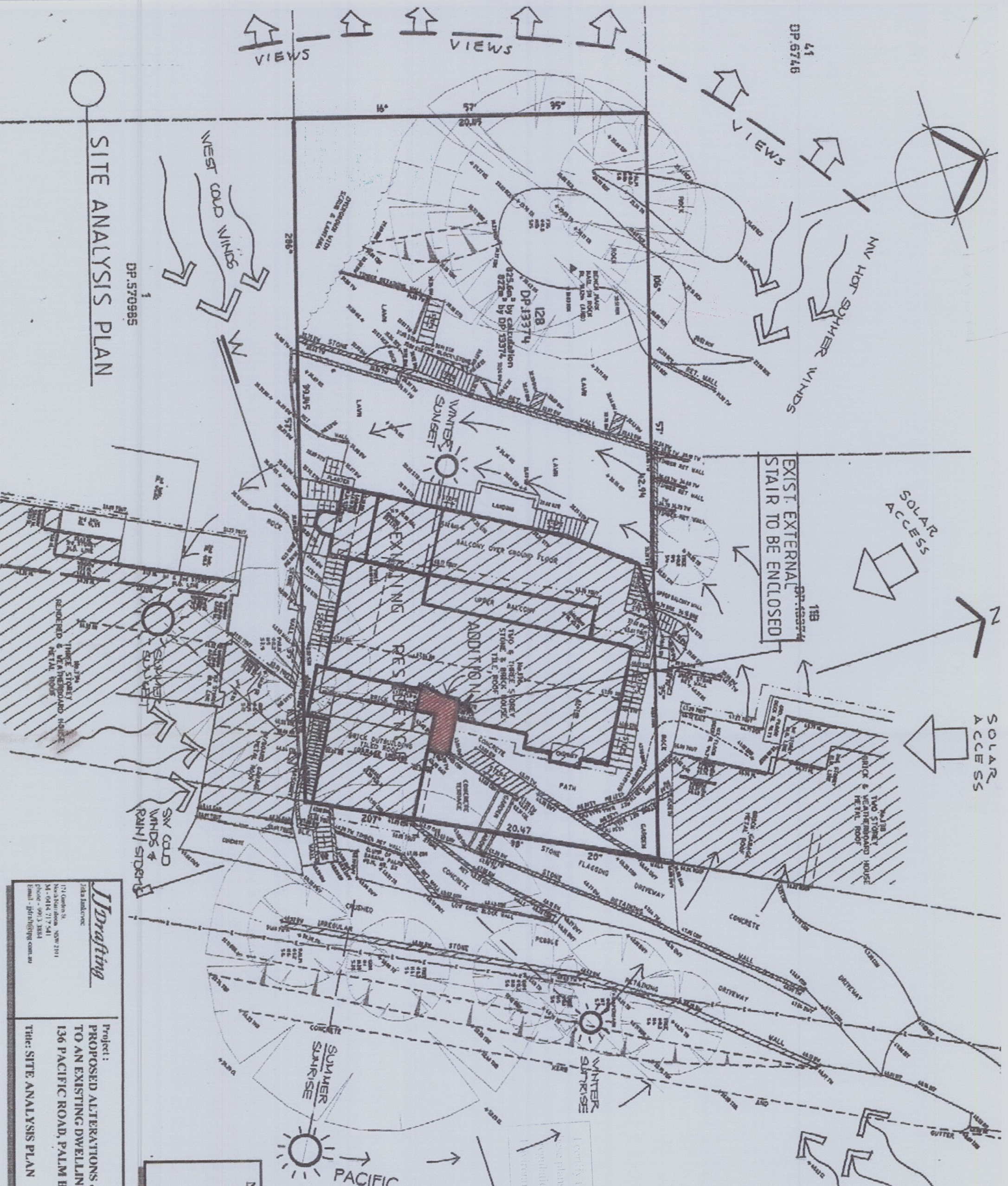
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Email: office@gngdesign.com.au

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CERTIFIERS CC/CDC

|             |          |      |
|-------------|----------|------|
| Sheet: A3   | Drawing: | Rev: |
| Design: GNG | 12.051-9 | A    |
| Check:      |          |      |





SITE ANALYSIS PLAN

DP.570985

DP.6746

EXIST. EXTERNAL STAIR TO BE ENCLOSED

SOLAR ACCESS

NE COOLING BREEZE

ROAD

BITUMEN FORMATION

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

This is the plan/spec. referred to in Form Building Certifiers Certificate Certificate No. 2013-221  
Plan Nos. 389/13 - DA to DA14  
17/09/13  
Craig Formosa BPB0124 DATED

NOTES

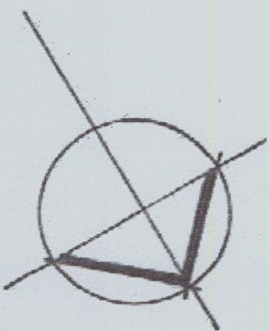
- All structure including masonry & drainage to engineer's details
- Do not include dimensions by scaling drawings
- All dimensions are to be checked on site prior to starting work
- These drawings are to be read in conjunction with all other consultants drawings & specifications
- All workmanship standards shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia & local Councils
- New materials are to be used throughout unless otherwise noted
- Concrete footings, slab, structural beams or any other structural members are to be designed & endorsed by a practicing engineer

**Drafting**  
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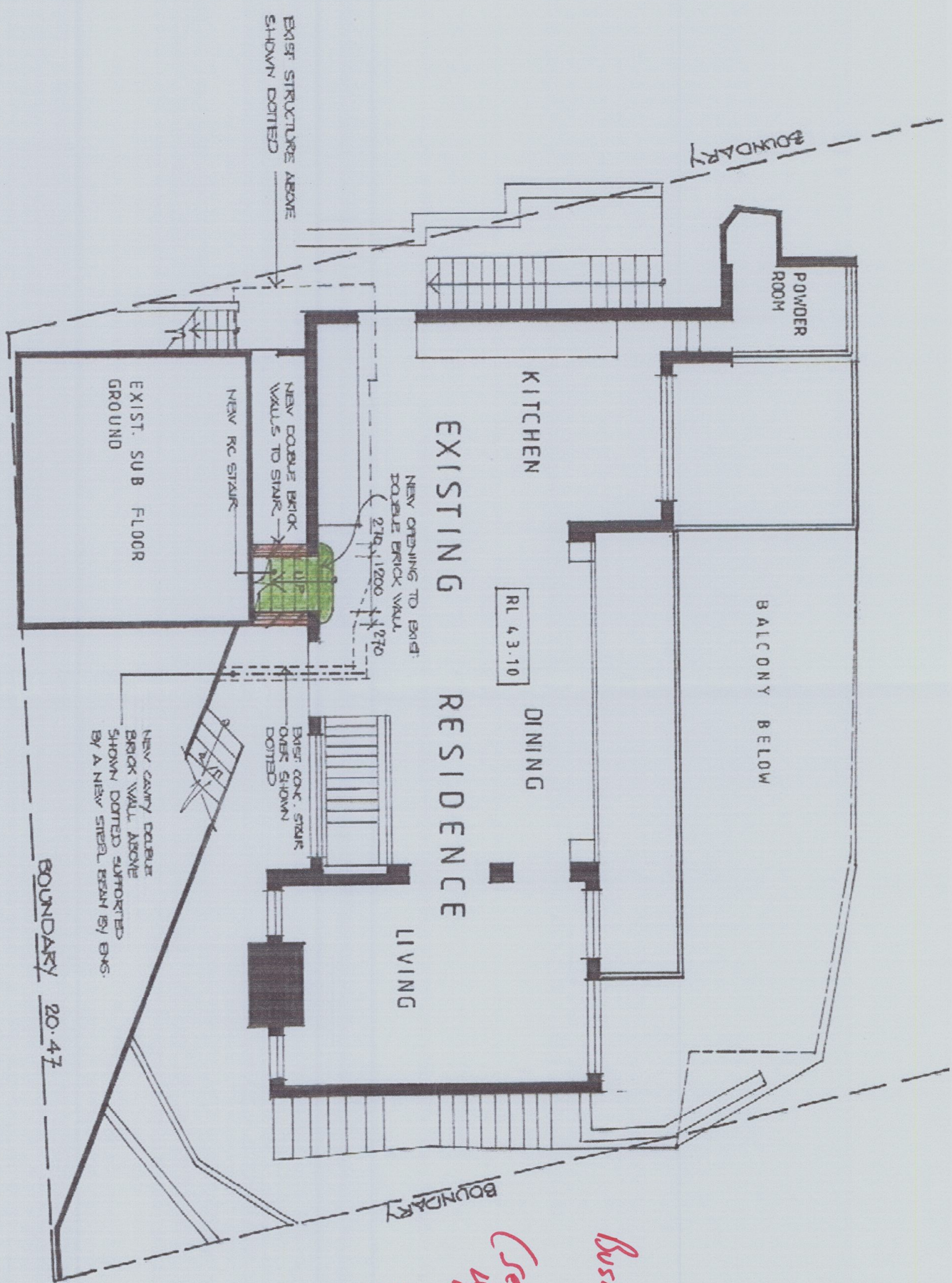
Project:  
PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH  
Title: SITE ANALYSIS PLAN

Scale: 1:200  
Date: May 2013  
Job No.: 389/13  
Dwg No.: DA 1





*Bush fire Construction Standard : BAL 12.5.  
(See Bushfire Consultant report Ref 578 dated 13/6/13 forming part of this C.C.)*



GROUND FLOOR PLAN

NOTES

- All structure including stormwater & drainage to engineers details.
- Do not include dimensions for existing drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultants drawings & specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia & local Council requirements.
- New materials are to be used unless otherwise noted.
- Concrete foundations, structural beams or any other structural members are to be designed & endorsed by a practicing engineer.

*JJ Drafting*

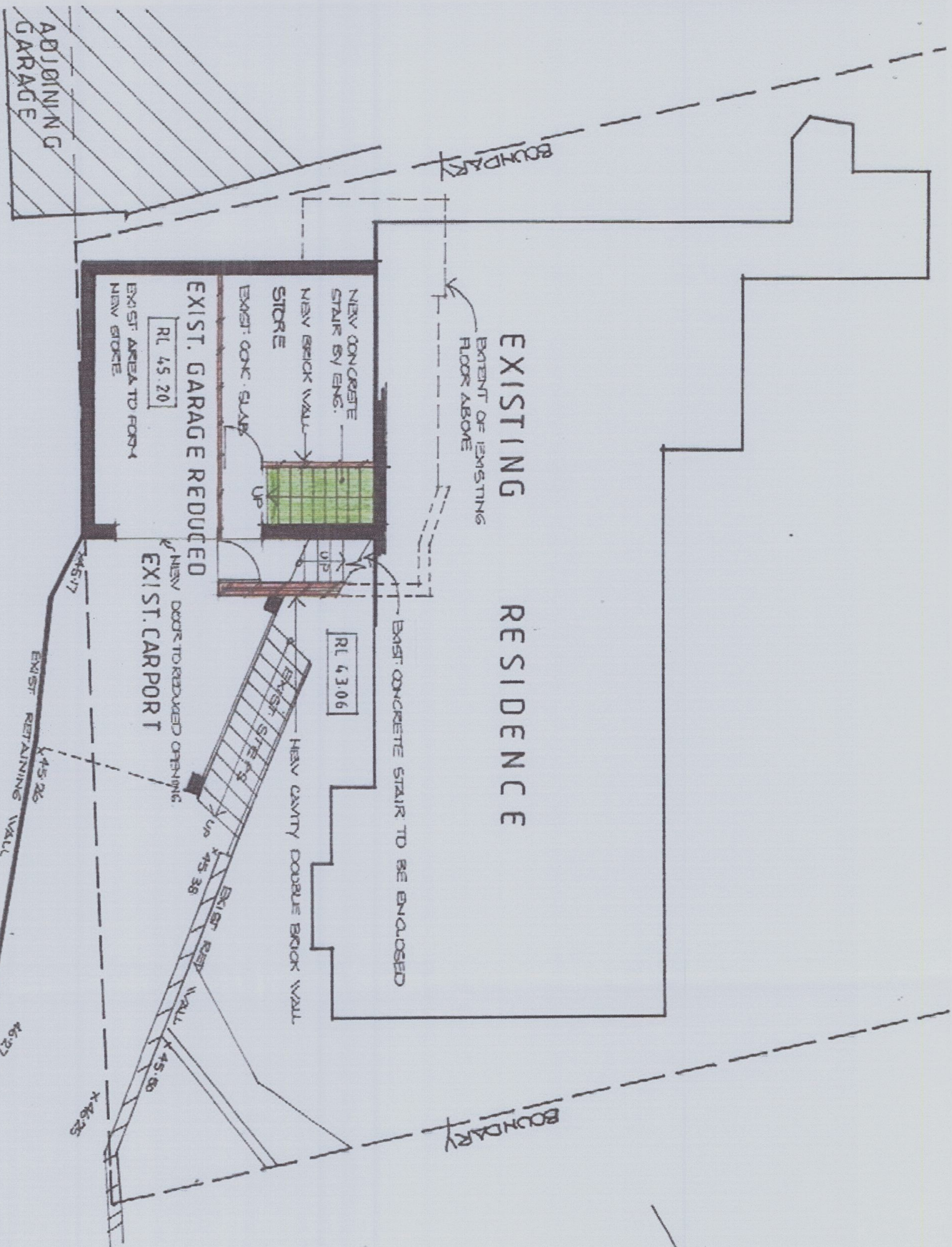
136 Pacific Road, Palm Beach  
NSW 2101  
M: 0414 717 541  
F: 0414 717 541  
Email: jpdrafting@gmail.com

Project:  
PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH  
Title: GROUND FLOOR PLAN

Scale: 1:100  
Date: May 2013  
Job No.: 389/13  
Dwg No.: DA 2

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

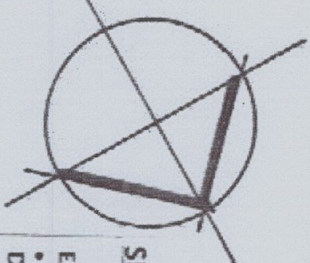




FIRST FLOOR PLAN

NOTES

- All structure including skomaker & drainage to engineers details.
- Do not show dimensions by existing drawings.
- All dimensions are to be checked on the prior to starting work.
- These drawings are to be used in conjunction with all other construction drawings & specifications.
- All workmanship & materials shall be in accordance with the requirements of current edition including amendments of the relevant SAA Codes of Practice, the Building Code of Australia & relevant standards.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed & checked by a practicing engineer.



SPECIFICATION NOTES

- EXTERNAL WALLS
  - Double brick, painted to match existing
- DOORS AND WINDOWS
  - Alum. frame windows & doors
  - Weather stripping is to be provided to all external windows & doors.
- ROOFING
  - Tiled roof to match existing
- BALUSTRADE
  - 1000mm high balustrade to BCA
- STORMWATER
  - no new downpipes
- GUTTERS AND DOWNPIPES
  - Colorbond gutters to match existing
  - Minimum slope of eaves and gutters 1:200
- FLASHING AND CAPPINGS
  - Selection and installation of metal rainwater goods refer to AS 2180
  - Flash projections above the roof with two part flashings consisting of an apron flashing & over flashing, with at least 100mm overlap.
  - Provide for independent movement between roof and projection.
- TERMITE CONTROL
  - To AS 3650.1
- TIMBER FRAMING
  - Use treated timber where required for durability
  - Do not use timber unsuitable for exposure to moisture in exposed location
  - All workmanship & materials shall be in accordance with AS 1684 and 1720 as applicable
  - Provide structure bracing in accordance with AS 1684
  - Provide structure tie down in accordance with AS 1684 use galvanised fixings where exposed to weather.
- CONCRETE
  - All workmanship & materials shall be in accordance with current editions of the AS 3600
  - Footings to be in accordance with AS 1480
  - All reinforcement shall conform to AS 1302, AS 1303 & AS 1304
- STAIR
  - Concrete stair to engineers details
- SMOKE ALARMS
  - Connect to consumer mains power & install to AS 1670.6, 1997 (Fire detection, warning control and intercom systems- systems design, installation and commissioning- Smoke Alarms) and AS 3786- 1996 (Smoke Alarms)
- LIGHTING
  - Provide fluorescent, compact fluorescent, or light-emitting diode (LED) lamps
- WASTE MANAGEMENT
  - All waste shall be taken away by a suitable and licensed waste management company
  - All waste shall be covered during construction and placed in steel bins & taken away by an approved contractor to an approved land fill site
- SERVICES
  - All services are existing and shall be connected to the proposed new additions.
- SEDIMENT CONTROL
  - A filter cloth system shall be installed to stop any sediment entering council's stormwater system

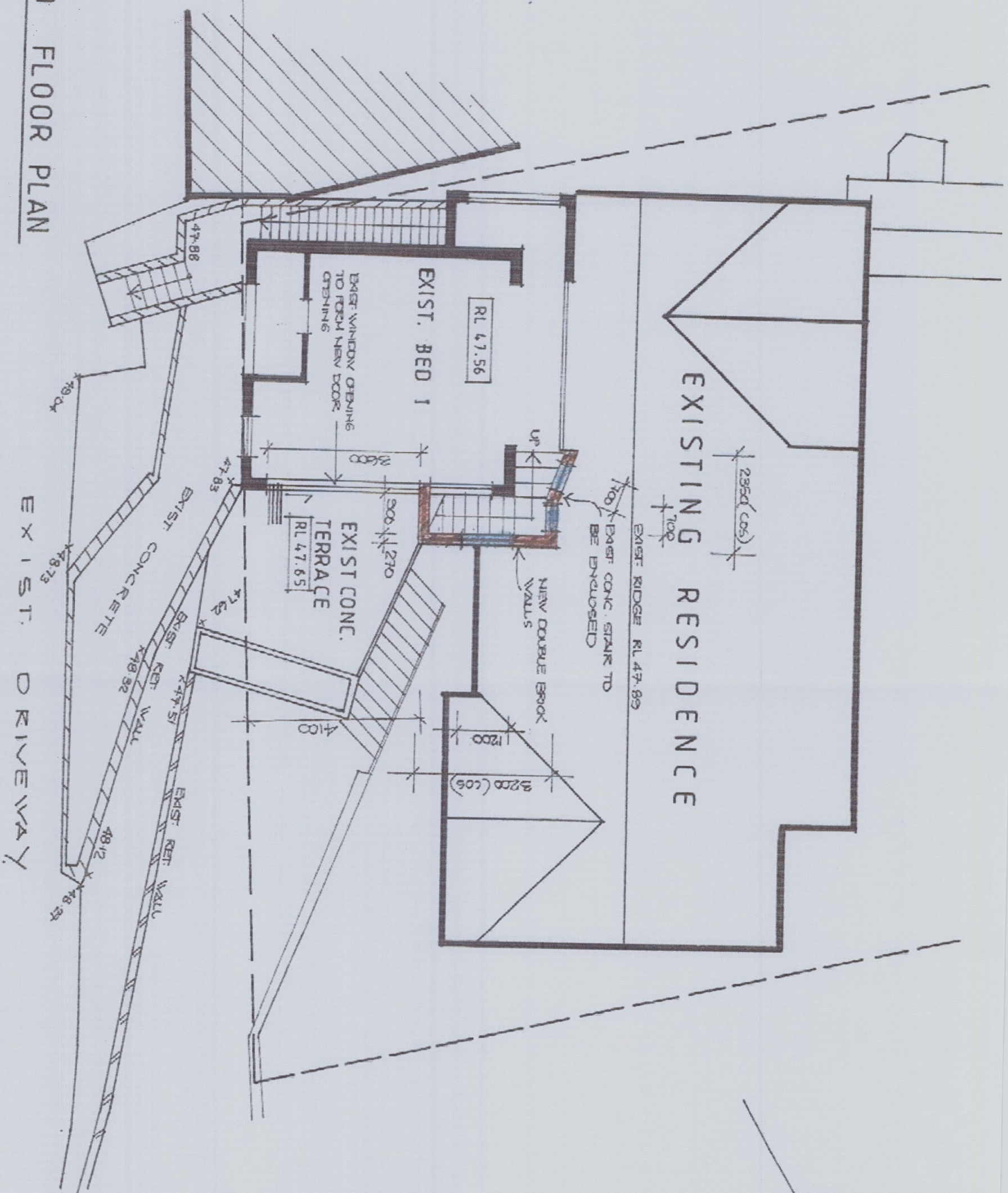
**JSDrafting**  
JSDrafting  
141 Conifer St  
North Brisbane NSW 4101  
Tel : 0814 177 541  
Mobile : 0911 1854  
Email : jsdrafting.com.au

Project:  
PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH  
Title: FIRST FLOOR PLAN

Scale: 1:100  
Date: May 2013  
Job No.: 389/13  
Dwg No.: DA 3



○ SECOND FLOOR PLAN



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PART OF FORM BUILDING  
CERTIFIERS CC/CDC

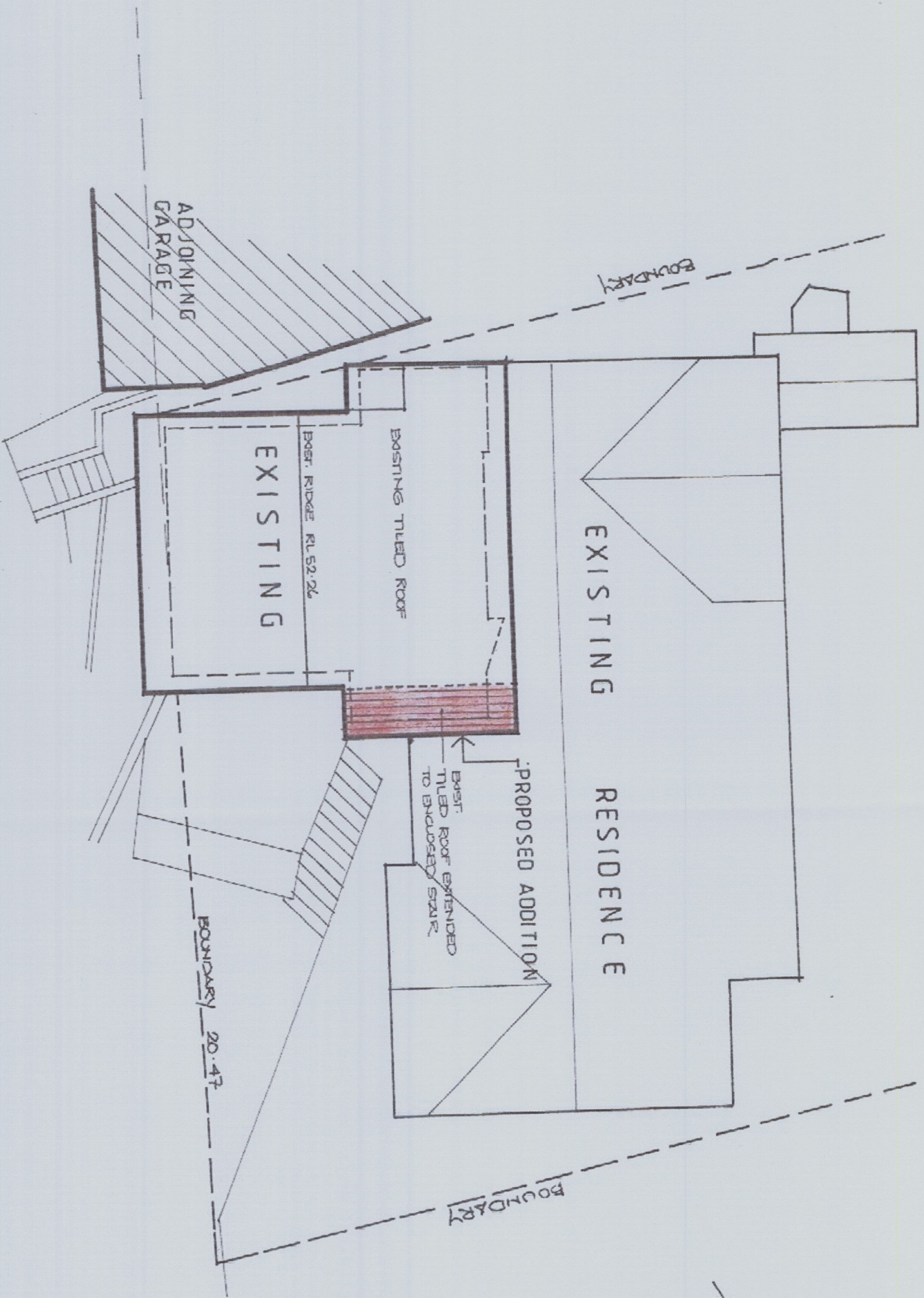
- ## NOTES
- All structures including stormwater & drainage to engineers details
  - Do not submit dimensions for settling of drawings
  - All dimensions are to be checked on site prior to starting work.
  - These drawings are to be read in conjunction with all other consultants drawings & specifications
  - All wall/finish/strip materials shall be in accordance with the requirements of current codes including amendments of the relevant SANS Codes of Practice, The Building Code of Australia & benchmarks
  - New materials are to be used throughout unless otherwise noted
  - Current Scaffolding, structural beams or any other structural members are to be designed & endorsed by a practising engineer

**JDrafting**  
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014 Canada St.  
North Vancouver, BC V7P 1J1  
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**Project: PROPOSED ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING AT 136 PACIFIC ROAD, PALM BEACH**

Scale : 1:100  
Date : May 2013  
Job No. : 389/13  
Dwg No. : DA 4





ROOF PLAN

NOTES

- All structure including stormwater & drainage to engineers details
- The project shall be dimensioned by scaling drawings
- All dimensions are to be checked on site prior to starting work
- These drawings are to be read in conjunction with all other construction drawings & specifications
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia & relevant
- New materials are to be used throughout unless otherwise noted
- Concrete footings, slab, structural beams or any other structural members are to be designed & enclosed by a practicing engineer

JDrafting

171 Gordon St  
Bentley NSW 2111  
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Fax: 0114 3334  
Email: jdrafting@gmail.com

Project:  
PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH

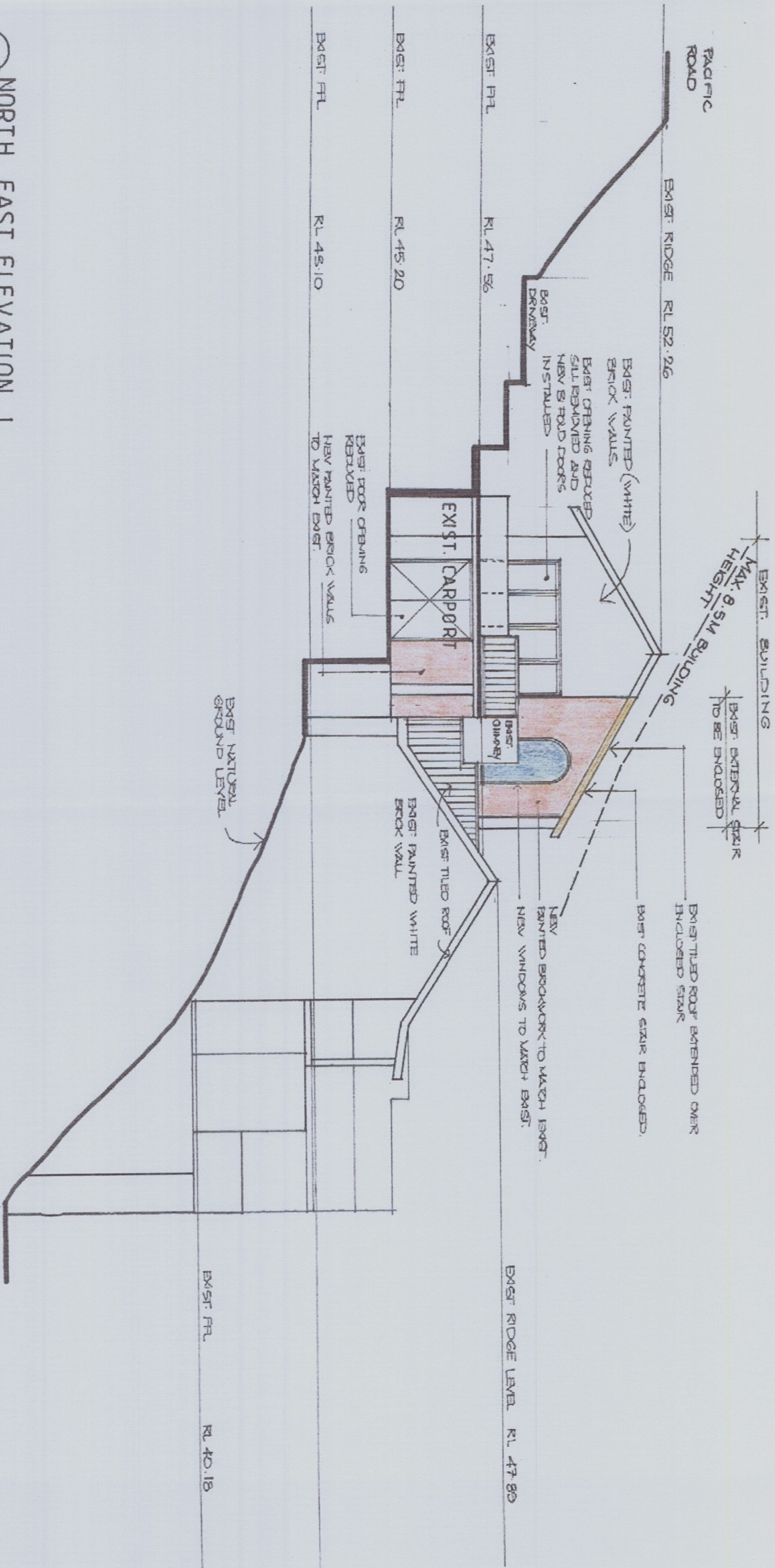
Title: ROOF PLAN

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PART OF FORM BUILDING  
CERTIFIERS CC/CDC

Scale: 1:100  
Date: May 2013

Job No.: 389/13  
Draw No.: DA 5





NORTH EAST ELEVATION 1

NOTES

- All structure including accessories & damage to existing details
- Revised dimensions to existing drawings
- All dimensions are to be checked on site prior to starting work
- These drawings are to be read in conjunction with all other consultants drawings & specifications
- All workmanship & materials shall be in accordance with the requirements of current codes including amendments of the relevant SAA Codes of Practice, the Building Code of Australia & the relevant SAA Codes of Practice
- New materials are to be used throughout unless otherwise noted
- Concrete footings, slab, structural beams or any other structural members are to be designed & endorsed by a practicing engineer

JSDrafting

1/11/2013

136 Pacific Road, Palm Beach

NSW 2101

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0911 1884

jsd@jdsd.com.au

Project:  
PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH

Title: NE ELEVATION

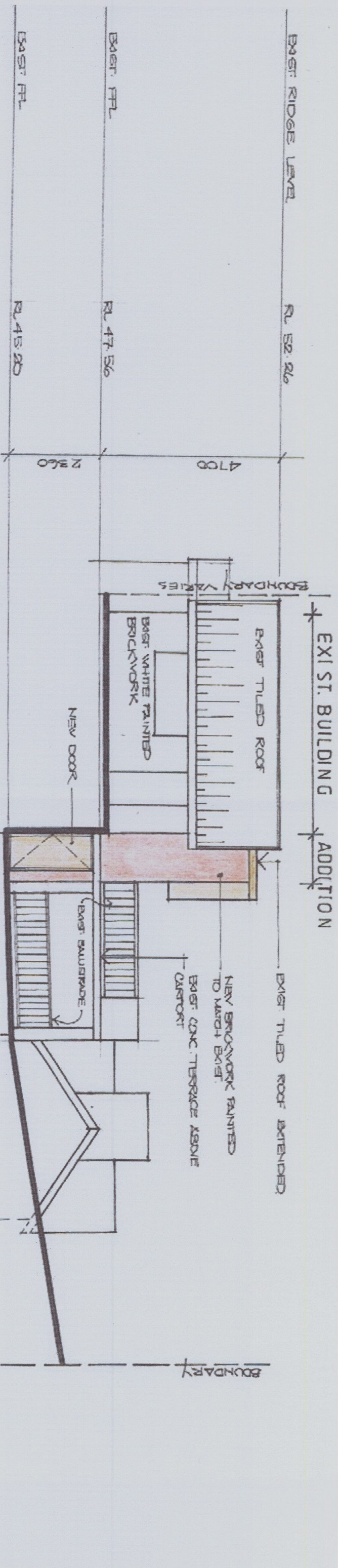
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Date: May 2013

Job No.: 389/13

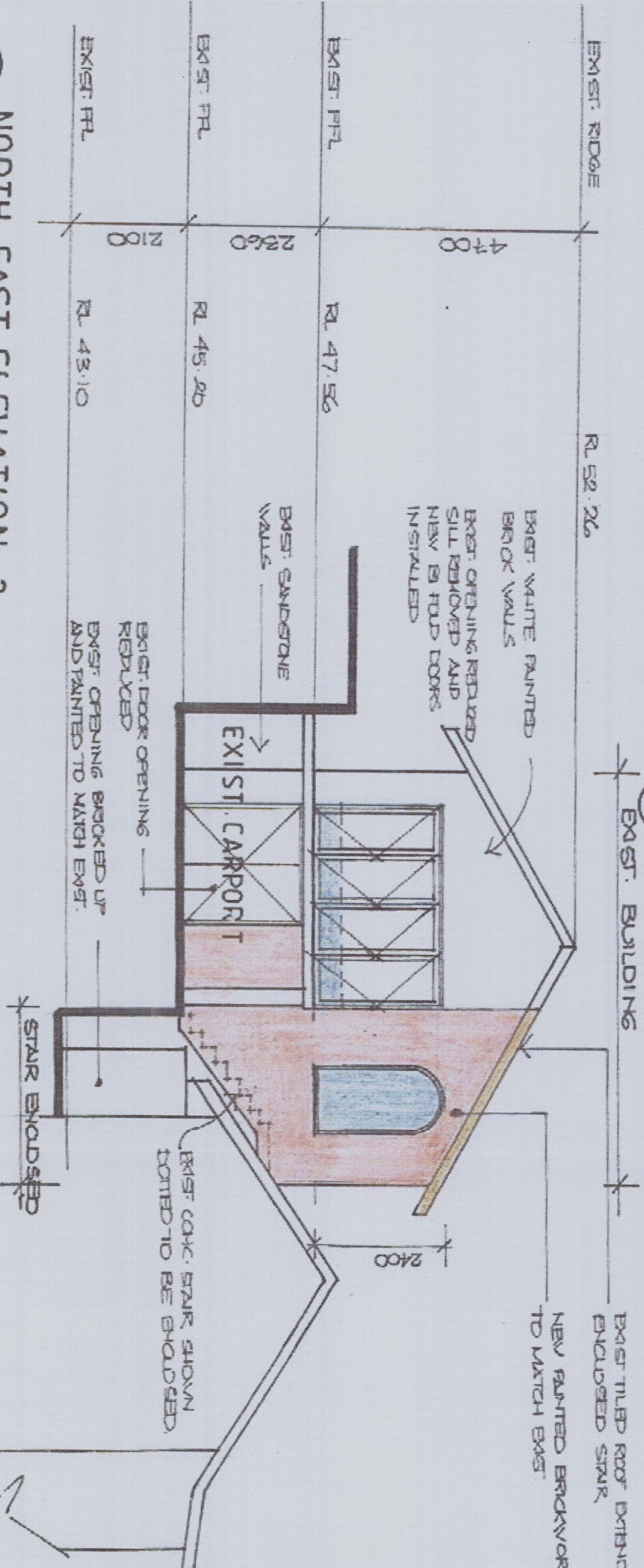
Dwg No.: DA 6

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CERTIFIERS CC/CDC





SOUTH EAST ELEVATION



NORTH EAST ELEVATION 2

- NOTES**
- All in situ concrete including formwork & change to engineering details
  - Do not submit drawings for approval without
  - All dimensions are to be checked on site prior to starting work.
  - These drawings are to be used in conjunction with all other construction drawings & specifications.
  - All workmanship standards shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia & local Councils.
  - New materials are to be used throughout unless otherwise stated.
  - Concrete foundations, structural beams or any other structural members are to be designed & endorsed by a practicing engineer.

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

**Drafting**  
Bella Bullock  
111 Gaudry St  
North Brisbane, QLD 4011  
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**Project:**  
PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH

**Scale:** 1:100  
**Date:** May 2013  
**Job No.:** 389/13  
**Dwg No.:** DA 7

**Title:** ELEVATIONS



EXIST RIDGE LEVEL RL 52.26

EXIST EXTERNAL STAIR  
TO BE INCORPORATED

EXIST RIDGE LEVEL RL 47.85

EXIST FFL RL 43.10

EXIST FFL RL 40.18

EXIST FFL RL 37.41

BOUNDARY VARIES

150

EXIST ROOF EXTENDED

EXIST TILED ROOF

NEW BRICKWORK  
PAINTED TO MATCH EXIST.  
NEW WINDOWS

EXIST WINDOW

EXIST WHITE PAINTED  
BRICK WALLS

EXIST FFL RL 47.56

EXIST FFL RL 42.20

BOUNDARY

VARIES

EXISTING RESIDENCE

NORTH WEST ELEVATION

#### NOTES

- All structure including masonry & drainage to engineer's details
- Do not add in dimensions for existing drawings
- All dimensions are to be checked on site prior to starting work
- These drawings are to be read in conjunction with all other consultant drawings & specifications
- All workmanship & materials shall be in accordance with the requirements
- of current editions including amendments of the relevant S.A.A. Codes of Practice, the Building Code of Australia & relevant
- Other materials are to be used throughout unless otherwise noted
- Concrete footings, walls, structural beams or any other structural members are to be designed & endorsed by a practising engineer

THIS PLAN/DOCUMENT FORMS  
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CERTIFIERS CC/CDC

*JDrafting*

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Project:  
PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH  
Title: NW ELEVATION

Scale: 1:100  
Date: May 2013

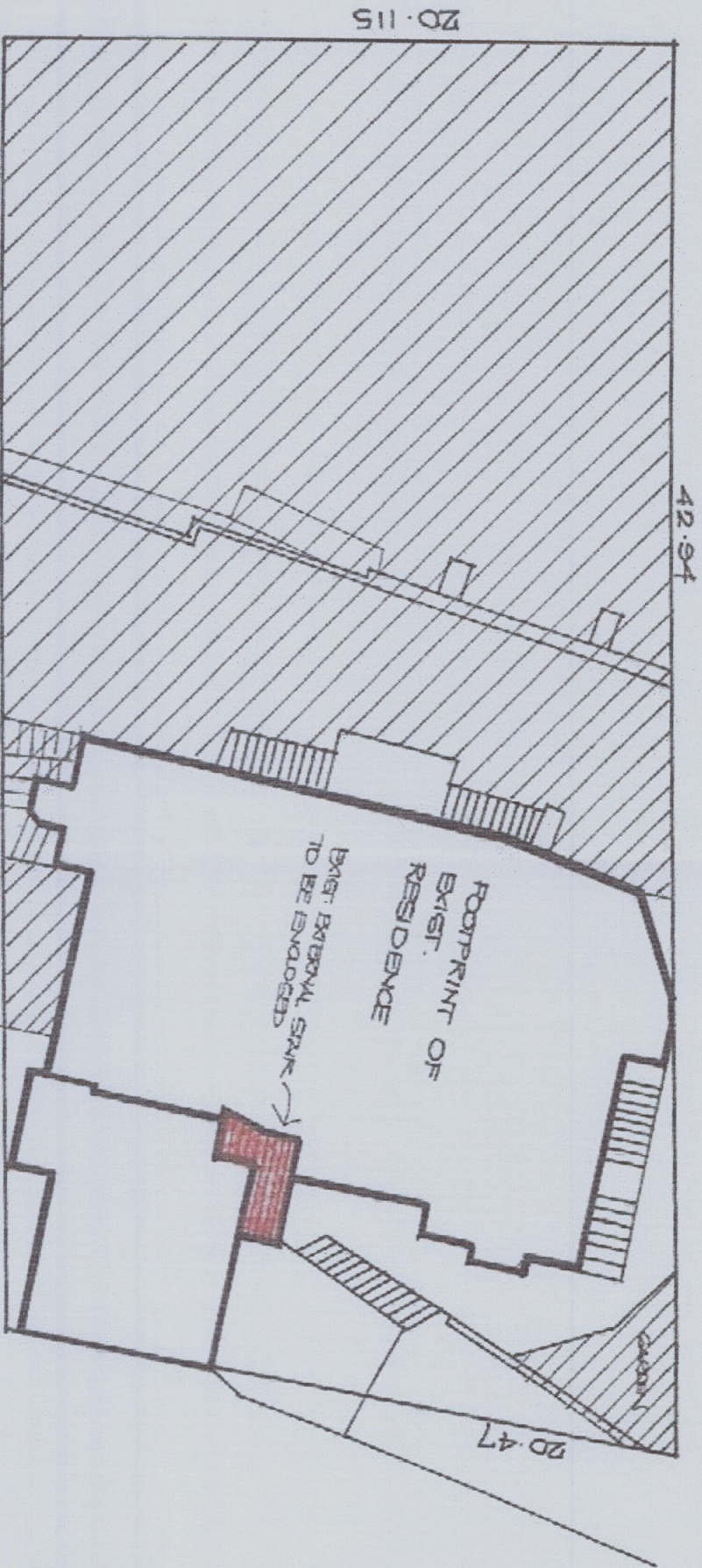
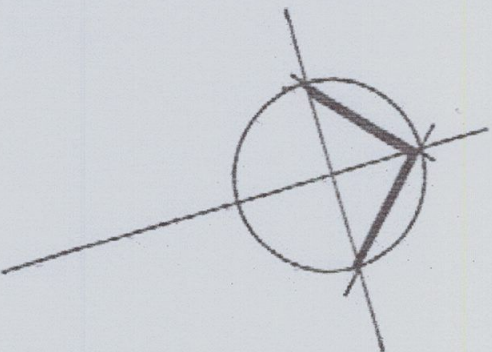
Job No.: 389/13

Dwg No.: DA 8









**SITE CALCULATIONS - SITE AREA 822 m<sup>2</sup>**

SITE COVERAGE - MAX 40% - 328.8 m<sup>2</sup>

LANDSCAPED AREA - MIN 60% - 493.2 m<sup>2</sup>

EXIST SITE COVERAGE - 334.55 m<sup>2</sup> - 40.7% THERE WILL BE NO CHANGE

EXIST LANDSCAPING - 487.45 m<sup>2</sup> - 59.3% THERE WILL BE NO CHANGE

THERE WILL BE NO ADDITIONAL LANDSCAPED AREAS.

**SITE COVERAGE CALCULATION PLAN**

**NOTES**

- All structure including sewerage & drainage to engineer detail.
- Do not submit dimensions for existing structures.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other council plans, drawings & specifications.
- All engineering materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia & documents.
- New materials are to be used throughout unless otherwise noted.
- Concrete foundations, structural beams or any other structural members are to be designed & endorsed by a practising engineer.

THIS PLAN/DOCUMENT FORMS  
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**JDrafting**

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Project:  
**PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH**

Title: **SITE CALCULATION PLAN**

Scale: 1:200  
Date: May 2013

Job No.: 389/13

Draw No.: DA 10





- EXIST. SHADOW
- NEW SHADOW

SHADOW PLAN - JUNE 21 - 9AM

NOTES

- All structure including driveway & change to engineers detail
- Do not include dimensions to existing drawings
- All dimensions are to be checked on site prior to starting work
- These drawings are to be read in conjunction with all other consultants drawings & specifications
- All workmanship standards shall be in accordance with the requirements of current editions including amendments of the relevant S.A.A.T. rules of Practice, the Building Code of Australia & New South Wales
- New materials are to be used throughout unless otherwise noted
- Concrete footings shall structural beams or any other structural members are to be designed & endorsed by a practicing engineer

JJ Drafting

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North Sydney NSW 2060  
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Project:  
PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH

Title: SHADOW PLAN- 9AM

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

Scale: 1:200  
Date: May 2013

Job No.: 389/13

Dwg No.: DA 11





# SHADOW PLAN - JUNE 21 - 12noon

THERE WILL BE NO NEW 12 NOON SHADOW



NEW SHADOW



EXIST. SHADOW

## NOTES

- All structures including outbuildings & driveway to be shown in plan.
- Proposed additions to be shown in plan.
- These drawings are to be checked on site prior to starting work.
- All workmanship standards shall be in accordance with the requirements of current editions including amendments of the rules and AS/NZS 3600:2001.
- Proposed additions shall be shown in plan.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed & endorsed by a practicing engineer.

## JDrafting

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Email: jldraft@jldraft.com.au

## Project:

PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH

## Scale:

1:200

## Date:

May 2013

## Job No:

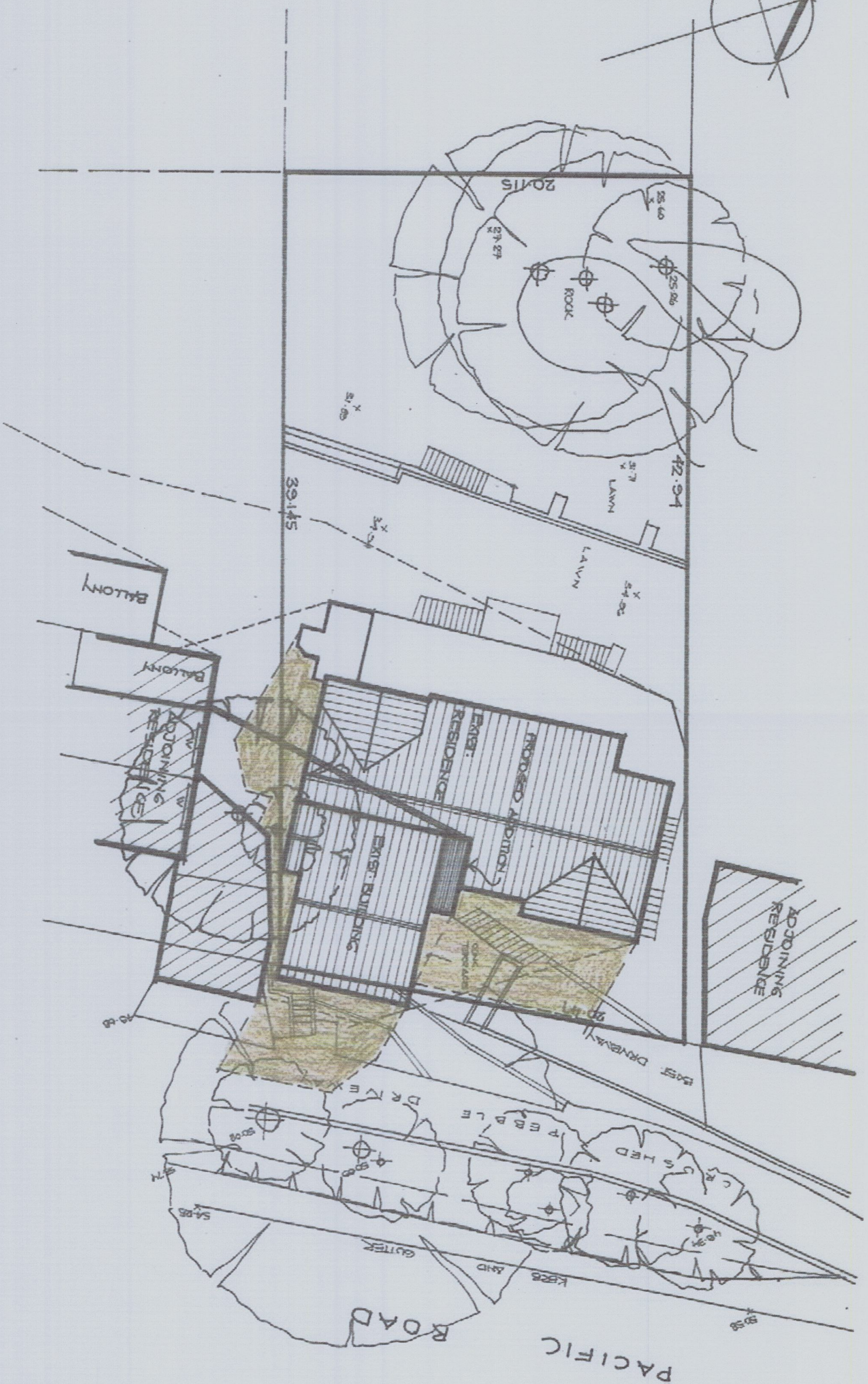
389/13

## Dwg No:

DA 12

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





there will be no new 3pm shadow.

NEW SHADDOY

All structures are subject to wear and tear, and it is the engineer's duty to

- **Do additional literature searches for the next year.**
- All dimensions are to be checked in size prior to starting work.
- These drawings are to be read in conjunction with all of the construction drawings & specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant S.A.S. Codes of practice, the Building Code of Australia & documents.
- New materials are to be used throughout unless otherwise stated.
- Concrete footings shall, at all times, be on a firm, stable foundation.
- Foundations are to be designed & checked by a practising engineer.

John Jacobson

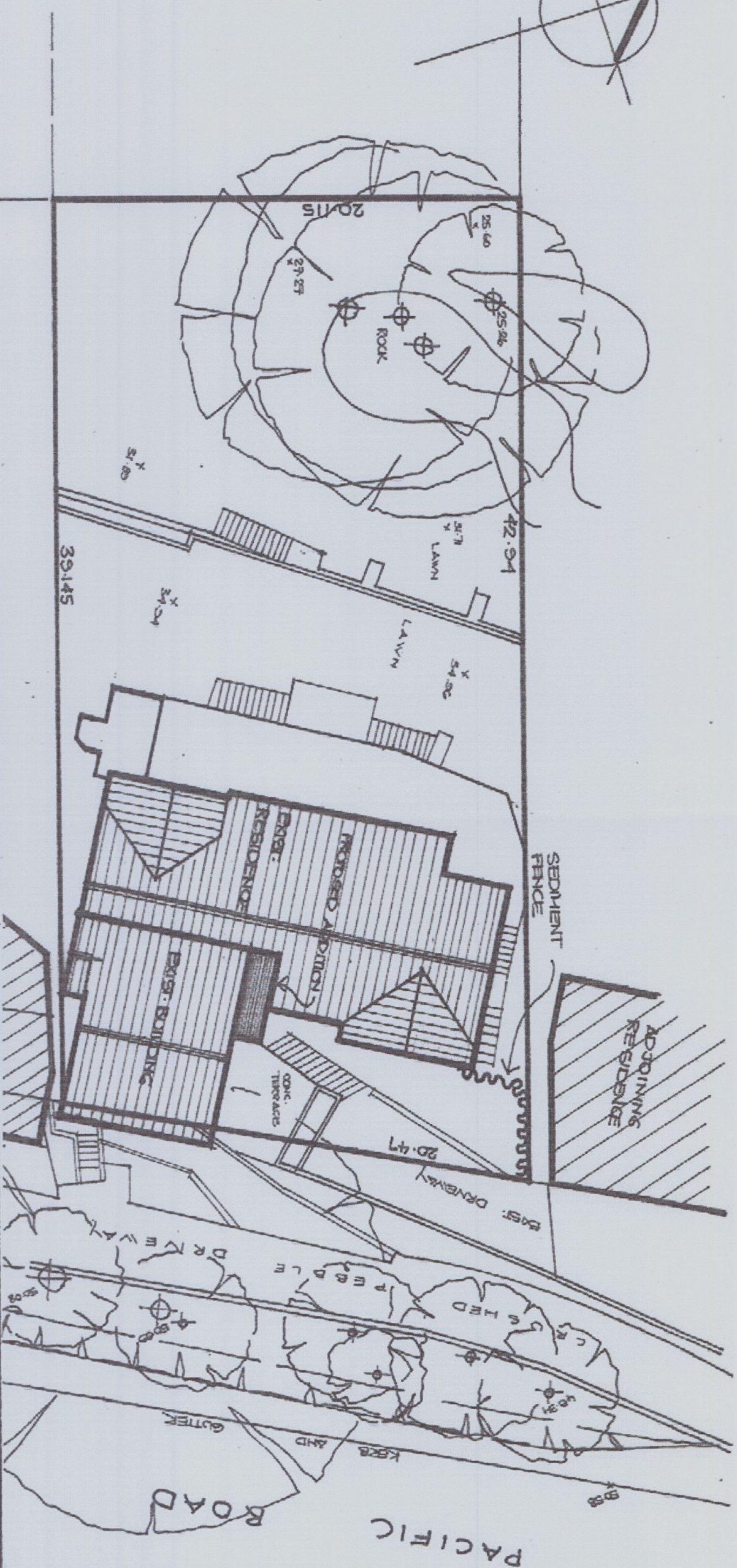
1734 article in 70  
North Star dated 8/25/91  
At - 0314 717-541  
phone - 0713 6784  
E-mail - jhelen727@comcast.net

10

Scale: 1:200  
Date: May 2013  
Job No.: 389/13  
Dog No: DA 13

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





SILT AND SEDIMENT FENCE IS TO BE PROVIDED AROUND THE NECESSARY AREA. THE BROOK AND SEDIMENT CONTROL FOR STABILISATION TO THE CONSTRUCTION AREA IS TO PROVIDE LEVEL SPREADERS OR STRAW BALS AROUND THE PERIMETER OF THE AREA SUBJECT TO ANY WORK.

- All structural building dimensions & drawings to engineers' details
- **Do not obtain dimensions by scaling drawings**
- All dimensions are to be checked on the spot to saving work
- These drawings are to be read in conjunction with all other consultants drawings & specifications
- All new machinery & materials shall be in accordance with the requirements of current codes including amendments of the relevant SAA Codes of practice, the Building Code of Australia &, where necessary
- New materials to be used throughout unless otherwise noted
- Concrete footings, slab, structural beams & any other structural members are to be designed & produced by a practicing engineer

- FIGURE 1. Typical Remedial Construction Methods**

(a) **Remedial Construction**  
 This diagram shows a cross-section of a remedial construction method. It includes a 'Remedial Wall' and a 'Remedial Foundation'. A 'Remedial Wall' is shown with a 'Remedial Foundation' and a 'Remedial Wall' on the other side. A 'Remedial Wall' is shown with a 'Remedial Foundation' and a 'Remedial Wall' on the other side.

(b) **Remedial Construction**  
 This diagram shows a cross-section of a remedial construction method. It includes a 'Remedial Wall' and a 'Remedial Foundation'. A 'Remedial Wall' is shown with a 'Remedial Foundation' and a 'Remedial Wall' on the other side. A 'Remedial Wall' is shown with a 'Remedial Foundation' and a 'Remedial Wall' on the other side.

(c) **Remedial Construction**  
 This diagram shows a cross-section of a remedial construction method. It includes a 'Remedial Wall' and a 'Remedial Foundation'. A 'Remedial Wall' is shown with a 'Remedial Foundation' and a 'Remedial Wall' on the other side. A 'Remedial Wall' is shown with a 'Remedial Foundation' and a 'Remedial Wall' on the other side.

(d) **Remedial Construction**  
 This diagram shows a cross-section of a remedial construction method. It includes a 'Remedial Wall' and a 'Remedial Foundation'. A 'Remedial Wall' is shown with a 'Remedial Foundation' and a 'Remedial Wall' on the other side. A 'Remedial Wall' is shown with a 'Remedial Foundation' and a 'Remedial Wall' on the other side.

THIS PLAN DOCUMENT FORM  
NIGHT OFF THE WALL AND  
CONCRETE TO BE BUILT THE  
PART OF FORM BUILDING  
CENTRALITY OF CONSTRUCTION (NOT  
SOME OF)



JSDrafting

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Project :

**PROPOSED ALTERATIONS & ADDITIONS  
TO AN EXISTING DWELLING AT  
136 PACIFIC ROAD, PALM BEACH**

Title: EROSION & SEDIMENT CONTROL PLAN

Scale: 1:200

Date: May 2013

Job No.: 389/13

Dwg No.: DA 14