

11 March 2015

Our ref.: 150025

The General Manager
Pittwater Council
PO Box 882,
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: 122 Central Road Avalon
Construction Certificate No. 150025**

Development application No.: 168/14

Get Certified Building Services Pty Ltd has issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Construction Certificate No. 150025
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the Certificate.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Greg Hough.

Yours faithfully,



Greg Hough
Accredited Certifier
Get Certified Building Services Pty Ltd



P-375876.

CONSTRUCTION CERTIFICATE 150025

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C and 81A(5)

APPLICANT DETAILS

Applicant: John Schuurman
Address: PO Box A1433 Sydney South NSW 1235
Contact Details: **Phone:** 9866 0695 **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: Sue & John Schuurman
Address: PO Box A1433 Sydney South NSW 1235
Contact Details: **Phone:** 9866 0695

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 168/14, , **Date issued:** 11/08/2014

PROPOSAL

Address of Development: 122 Central Road Avalon NSW 2107
Lot/DP/Zoning: Lot 34 Section 1 DP 9935 Zone:
Building Classification: Class 1a
Scope of building works covered by this Notice: Alterations & Additions to dwelling.
Value of Construction Certificate (Incl GST): \$600,000.00
Plans and Specifications approved: Schedule 1
Fire Safety Schedule: N/A
Exclusions:
Critical stage inspections: See attached Notice

CERTIFYING AUTHORITY

Certifying Authority: Greg Hough
Accreditation Body: Building Professionals Board
Registration No. 0186

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in s.81A(5) of the Environmental Planning & Assessment Act 1979.

The documents listed in Schedule 1 accompanied the application for this certificate.

Dated this: 11/03/2015



Greg Hough
Accredited Certifier

NB: Prior to the commencement of work S81A (2) (b) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Darren Campbell Architect	Site Plan, Floor & Roof Plans, Elevations, Sections, Landscape Plans and Specifications	A01 to A11	A	16/10/2014

2. Endorsed Engineering plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Leigh Bachmann Structural Engineer	Structural details, foundation, slab and framing plans, sections and details	S01A to S10A		1/10/2014
StormCivil Engineering Solutions	Stormwater Management Plan	110082 D1 & D2	A	20/09/2014

3. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Darren Campbell Architect	Exterior Colours and Materials			1/02/2015
Sydney Water	Sydney Water Requirements and stamped plan	D14/5-11149		29/01/2015
NSW Home Warranty Insurance Fund	Certificate of Insurance	BN0013001BWI-15		10/12/2014
Storm Civil Engineering	Stormwater Design Certificate			20/09/2014
Pittwater Council	LSL Receipt			30/01/2015
	Information for Access Driveway Profiles and receipt	372044		10/12/2014
	Section 143B Pre-Approval inspection Report			
	Section 139 Consent - Approval under the Roads Act			

NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

OWNER DETAILS

Name of person having benefit of the development consent: Sue & John Schuurman
Address: PO Box A1433 Sydney South NSW 1235
Contact Details: **Phone:** 9866 0695

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 168/14, , **Date issued:** 11/08/2014
Construction Certificate Number: 150025 **Date issued:** 11/03/2015

PROPOSAL

Address of Development: 122 Central Road Avalon NSW 2107
Scope of building works covered by this Notice: Alterations & Additions to dwelling.

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority: Greg Hough
Accreditation Body: Building Professionals Board
Registration No. 0186

The owner has appointed Greg Hough as the Principal Certifying Authority as stated in the Construction Certificate Application lodged with Get Certified Building Services Pty Ltd for the building works identified in this Notice.

I, Greg Hough, Accredited Certifier of Get Certified Building Services Pty Ltd located at PO Box 1232 Mona Vale NSW 1660 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate as stated in this Notice.

Dated: 11/03/2015



Greg Hough
Principal Certifying Authority

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 143B PRE-APPROVAL INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent:	Sue & John Schuurman
Address:	PO Box A1433 Sydney South NSW 1235
Contact Details:	9866 0695

RELEVANT CONSENTS

Consent Authority/Local Government Area:	Pittwater Council
Development Consent No:	168/14, , Date issued: 11/08/2014
Construction Certificate Number: 150025	Date issued: 11/03/2015

PROPOSAL

Address of Development:	122 Central Road Avalon NSW 2107
Zoning:	
Building Classification:	1a
Type of Construction:	n/a
Scope of building works covered by this Notice:	Alterations & Additions to dwelling.

INSPECTION DETAILS

Principal Certifying Authority:	Greg Hough No.: 0186
Inspector:	Greg Hough No.: 0186
Inspection date and time:	24/02/2015 Inspection time: 4:00 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 143B Pre-Approval Inspection - Satisfactory subject to documents being provided
-

ADDITIONAL COMMENTS



Greg Hough
Inspector



Get Certified

RECEIVED
13-2-19

COPY

- ☒ **CONSTRUCTION CERTIFICATE APPLICATION**
☐ **COMPLYING DEVELOPMENT CERTIFICATE APPLICATION**
UNDER AFFORDABLE RENTAL HOUSING SEPP 2009
☐ **COMPLYING DEVELOPMENT CERTIFICATE APPLICATION**
UNDER SEPP-COMPLYING DEVELOPMENT CODE 2008
Environmental Planning and Assessment Act 1979
☒ **APPOINT GREG HOUGH AS PRINCIPAL CERTIFYING**
AUTHORITY

Application No: CC 150025

Subject land:

Address: 122 Central Road Avalon, 2107
Lot no, DP/MPS, etc vol/foi: Lot 1, DP 9935 Area of site: 6031 m²

Description of development:

Type of application: ☒ new application ☐ modification to existing approved certificate

Description of proposed works:

Alteration and additions to dwelling including internal layout
new garage, bedrooms, laundry, driveway and other external work

Applicant's details (Applicant must be the owner):

Name/s: (In block letters) John Schuurman
Address: PO Box A1433 Sydney South, NSW 1235
Telephone No: (Business) 9866 0695 (Private) _____
(Mobile) 0419 258 512 (Fax No.) _____
(Email Address) john.schuurman@team-telstra.com

Consent of owners:

I / we consent to:

- The making of this application
- At such time as the application is determined as approved I hereby appoint Greg Hough of Get Certified Building Services P/L as the Principal Certifying Authority for this development and agree by the terms under the PCA Service Agreement (Refer to attached PCA Agreement)

Signature/s:

Date:

30/1/2015

Signature/s:

Date:

30/1/2015

Development consent details (Construction Certificate Application Only):

Development application No:

DA #6/14
168

Date of determination:

11/8/14

Value of work (building):

\$ 600,000

(including GST)

Builder / owner-builder details (if known at this stage):

Name/s:

Up A Level - Damien Howison

Address:

PO Box 861, Brookvale, NSW 2100

Contract licence No. or Permit No. in case of an owner builder:

Contact details:

9948 3781 or 0413 317 369

Email Address:

upalevel@hotmail.com

Building Code of Australia building classification (if known):

1a

Privacy

The personal details requested on this form are required under the Environmental Planning and Assessment Act 1979 and will only be used in connection with the requirements of this legislation. Access to this information is restricted to Get Certified Building Services Pty Ltd and other people authorised under the Act.

Signature of Applicant:

Sign

Date

30/1/15

PCA SERVICE AGREEMENT

Scope of services

Private Certification is subject statutory requirements for both the PCA and its appointee. The provision of services is limited to those works described by you on this form which is to be formally lodged with Get Certified Building Services Pty Ltd in accordance with the Environmental Planning and Assessment Act in 1979, Regulations and Amendments. The PCA is required by legislation to be satisfied of certain prescribed matters and required to enforce such requirements where non-compliance becomes known

Terms and Conditions of Appointment

Greg Hough of Get Certified Building Services Pty Ltd will only accept the appointment as the PCA for proposed building works as stated on this form where:

- 1 All information stated on this form, plan, certificate or document submitted in relation to the proposed building work is correct and accurate in its entirety,
- 2 Building work has not commenced at the time the PCA consents to the appointment,
- 3 Details of the principal contractor and the required insurance under the Home Building Act 1989, or details of the owner-builder and any permits required under the Act have been supplied to our office in writing, whichever the relevant,
- 4 Building work will not commence until you have been advised the PCA has consented to the appointment and a valid Construction Certificate or Complying Development Certificate has been issued,
- 5 You must contact the PCA at the "critical stage inspections" or make arrangements for the principal contractor to do this on your behalf, as advised by the PCA, during the construction phase of the project by providing at least 48 hours written notice,
- 6 Building works are to be carried out in accordance with the current Development Consent and building approval, or you must inform the PCA in writing where you intend to depart from the current Development Consent as soon as the intention arises,
- 7 You acknowledge the PCA and Get Certified Building Services Pty Ltd will not be liable for any damages or losses suffered by any other party as a result of carrying out its duties or responsibilities as a PCA under the EP&A Act and Regulations,
- 8 You acknowledge that an Occupation Certificate is mandatory and cannot be issued unless all critical stage inspections have been successfully carried out by the PCA or another Certifying Authority. Fines may apply to an occupier of a new building without and occupation certificate

Prior to the Appointment of PCA

You must ensure that you have filled in this form correctly and entirely. The form must be signed by ALL land owners of the site where building work is proposed

After the Appointment of PCA

A construction Certificate or Complying Development Certificate may be issued to the "applicant" as stated on the approved application form.

During Construction Phase

It is your responsibility as the appointee of the PCA to contact or arrange contact with the PCA at the critical stage inspections, or any other inspection stage as specified in this agreement. Failure to do so may result in the inability of the PCA to issue an Occupation Certificate. The legislation provides that the PCA must be given at least 48 hours notice to carry out the inspection.

Finalisation of Building Work

The PCA may issue an Occupation Certificate where he/she is satisfied as to certain prescribed matters. Where an Occupation Certificate cannot be issued, the applicant will be notified and advised as to the action required to enable issue of occupation certificate

Enforcement

The legislation requires the PCA to enforce compliance with the current Development Consent and building approval. Where non-compliance is not rectified with a reasonable time the PCA may issue a Notice of Intention To Serve an Order and the Consent Authority will be notified. Council has the discretion to take or not take action in the capacity of the Consent Authority.

Fees for services rendered

The applicant for a Construction Certificate or Complying Development Certificate will be advised of our fees for services rendered by way of written quote or long term service arrangement. The applicant will be liable for these cost unless otherwise specifically stated on the application form.

OWNERS CONSENT

As the owner/owners of the land specified on this form, I/we hereby consent to the following.

- 1 I/we authorise an application to Get Certified Building Services Pty Ltd for a Construction Certificate or a Complying Development Certificate (whichever the relevant) and Occupation Certificate by the principal contractor nominated on this form,
- 2 I/we authorize the right of entry for any Certifying Authority arranged by Get Certified Building Services Pty Ltd to carry out inspections required by the PCA under this agreement

CHECKLIST – DOCUMENTS TO ACCOMPANY THIS APPLICATION

For Construction Certificate Applications:

- ☒ Complete & sign this Application form – all owners are to sign
- ☒ 1 copy of Council DA approved plans
- ☒ 1 copy of Council Development Consent
- ☒ 3 copies of architectural plans with amendments satisfying conditions of consent and the Basix Commitments where applicable
- ☒ 3 copies of building specifications
- ☒ If using a licensed builder – copy of Home Owners Warranty Insurance Certificate if work is valued over \$12,000 (N/A for commercial or industrial development)
- ☐ If not using a licensed builder – copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development)
- ☒ Evidence of payment of Long Service Levy if work is valued \$25,000 or over
- ☒ 3 copies of applicable Structural Engineering details
- ☒ Basix Certificate where applicable
- ☒ Copy of plans stamped by Sydney Water

For Complying Development Certificate Applications:

- ☐ Complete & sign this Application form – owner to sign
- ☐ 3 copies of architectural plans – including the Basix Commitments where applicable
- ☐ 3 copies of building specifications
- ☐ If using a licensed builder – copy of Home Owners Warranty Insurance Certificate if work is valued over \$12,000 (N/A for commercial or industrial development)
- ☐ If not using a licensed builder – copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development)
- ☐ Long Service Levy will apply if work is valued \$25,000 or over
- ☐ 3 copies of Structural Engineering details as appropriate
- ☐ Basix Certificate where applicable
- ☐ Copy of plans stamped by Sydney Water

SCHEDULE TO CONSTRUCTION CERTIFICATE/COMPLYING DEVELOPMENT APPLICATION
(This information will be sent to the Australian Bureau of Statistics)

All new buildings:

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

All new buildings:

Please complete the following details of residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling (s) be attached to other new Buildings? Yes ☐ No ☒
- Will the new dwelling (s) be attached to existing Buildings? Yes ☐ No ☒
- Does the site contain a dual occupancy? Yes ☐ No ☒
(NB dual occupancy = two dwellings on the same site)

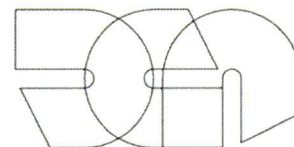
All new buildings:

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	☐ 11	Tiles	☐ 10	Concrete or slate	☐ 20	Timber	☒ 40
Brick (veneer)	☒ 12	Concrete or slate	☐ 20	Timber	☒ 40	Steel	☒ 60
Concrete or stone	☐ 20	Fibre cement	☐ 30	Other	☐ 80	Aluminium	☐ 70
Fibre Cement	☐ 30	Steel	☒ 60	Not Specified	☐ 90	Other	☐ 80
Timber	☒ 40	Aluminium	☐ 70			Not specified	☐ 90
Curtain glass	☐ 50	Other	☐ 80				
Steel	☒ 60	Not specified	☐ 90				
Aluminium	☐ 70						
Other	☐ 80						
Not Specified	☐ 90						

EXTERIOR COLOURS & MATERIALS

Project Proposed alterations & additions
 Location 122 Central Road, Avalon
 Owner J & S Schuurman
 Date February 2015



DARREN CAMPBELL ARCHITECT

Building element	Substrate	Finish	Colour
Window & door frames,	Aluminium	Powdercoated	Dulux powdercoat Stone
Window & door frames, battens to wall cladding	Timber	Painted	
Roof eaves soffits to entry awning	V-joint timber		
Roof parapet to entry awning	timber	Translucent stain	Natural
Weatherboards	timber	Painted	Colorbond Jasper
Sheet cladding			
Exterior walls	Brickwork		
Roof tiles (existing)	Terracotta	Unglazed	Terracotta
Roof gutter & Downpipes (to existing)	Metal	Colorbond	Colorbond Monument
Fascias & barges	Timber	Painted	
Timber decking	Hardwood	Stained	Dark grey
Roofing (new additions)	Profiled steel	Colorbond	Colorbond Basalt
Roof gutter & Downpipes, flashing and capping,	Fabricated sheet metal		
Concrete driveway and crossover	Concrete	Natural	Concrete



DARREN CAMPBELL

B.Arch (UNSW) RAIA
 Architect NSW Reg No 6122

PO Box 330
 CROWS NEST NSW 2065
 M 0404 883 780
 P 9438 3338
 ABN 34733436779
 darren@dcarchitect.com.au

**SYDNEY WATER
BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS**

Dolphin No: D14/5-11149

Quick Check Ref No: 8991229

e-Developer Case No: N/A

Property Location

Street No: 122

Lot No: 34

Street Name: Central Road

Suburb: Avalon Beach

Building/Structure Description: Alterations & Additions

Building Plan No: Darren Campbell Architect; Dwg No. A01; Issue B; Date: 12/01/2015.

Engineers Plan No: Leigh Bachmann Structural Engineer Pty Ltd; Dwg No. SK1; Issue A; Date: 23/01/2015.

Proposed building/structure is APPROVED to construct OVER/ADJACENT TO a Sydney Water asset, subject to the following requirements:
(NB. Delete non applicable requirements)

1. The foundations/piers are to be founded below 1:1 zone of influence, mostly soil strata.
2. No part of the building/structure or its foundations to be less than a minimum 0.6 metre, horizontal distance from the centreline of the asset.
3. ~~No part of the swimming pool or its foundations to be less than a minimum metre, horizontal distance from the centreline of the asset to the outer edge of the pool coping.~~
4. ~~No part of the building/structure or swimming pool coping to be less than 1m horizontal distance from outside edge of any Sydney Water structure.~~
5. No piercing of building/structure to be less than 2m horizontal distance from centreline of maintenance hole to edge of piers.
6. Foundations/piers are constructed in accordance with Engineers detail plans (stated above) as submitted to Sydney Water.
7. All foundations/piers are to be founded to below the zone of influence or to solid rock.
8. ~~Indemnity letter to be signed by owner/s of property and returned to Water Servicing Coordinator prior to issue of building plan approval.~~
9. ~~Concrete encase approximately metres of asset. Concrete encasement to be carried out by an Accredited Constructor of Minor Works (Sewer) / Constructor and a Minor Works Agreement signed prior to commencement of works.~~
10. ~~Concrete encasement must extend a minimum of 600mm past the external walls of the building/structure.~~
11. ~~Minimum of mm vertical clearance between top of concrete encasement to underside of concrete slab.~~
12. ~~Minimum of mm of compressible membrane between top of concrete encasement to underside of concrete slab.~~
13. ~~Property connection point (junction) to be inserted under Minor Works Agreement.~~
14. All works are to be completed in accordance with Case No.

Warning - Document current at time of printing or downloading.

Computer file name: Building Plan Approval for Water Servicing Coordinators

23 April, 2012

Policy owner: Manager, Urban Growth

Page 1 of 2

SPECIAL REQUIREMENTS

- (a) Pier inspection required prior to pouring of concrete.
- (b)
- (c)

NOTE:

Above requirements must be inspected/supervised by a WSC to enable the issue of a satisfactory compliance letter.

APPROVED BY

WSC Company Name: Byrne & Associates Pty Ltd

Name of Key Personnel: Craig Paton

Signature of Key Personnel:



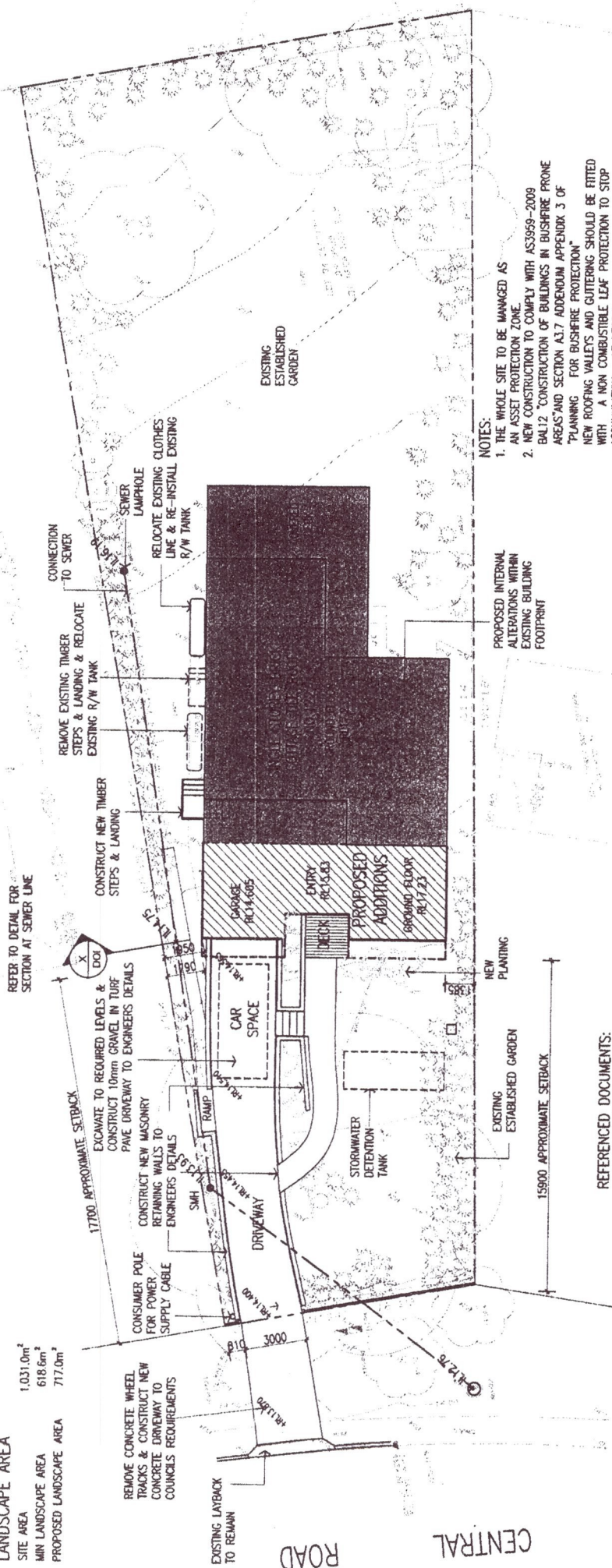
Date: 29/01/2015

Warning - Document current at time of printing or downloading.

THE WORKS PROPOSED ARE TO BE DESIGNED, CONSTRUCTED AND MAINTAINED SO THAT THEY COMPLY WITH THE RELEVANT PROVISIONS OF THE BUILDING CODE OF AUSTRALIA

SITE AREA	1,031.0m ²
MAX SITE COVERAGE 40%	412.4m ²
PROPOSED SITE COVERAGE	314.0m ²

SITE AREA	1,031.0m ²
MIN LANDSCAPE AREA	618.6m ²
PROPOSED LANDSCAPE AREA	717.0m ²



REFERENCED DOCUMENTS:
 -- BUSHFIRE RISK ASSESSMENT REPORT
 BY BUSHFIRE PLANNING SERVICES

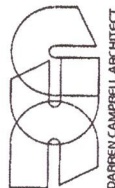
Accredited Supplier to SYDNEY WATER
**BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS**

Ref No: D14/5-11149 Date: 29.1.15

1 SITE ANALYSIS PLAN

COPYRIGHT 2014 THESE DIMENSIONS AND DESIGNS ARE THE PROPERTY OF DARRIN CAMPBELL	DATE	ISSUE	DETAILS
	21.05.14 A	ISSUE	
	12.01.15 B	CONST	CERTIFICATE

DWG STATUS _____
THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION UNLESS AUTHORIZED BY
DARRON CAMPBELL ARCHITECT.
APPROVAL DATE _____



DUNDEEN CAMPBELL
 B.Arch (UNSW) RMA
 ARCHITECT REG NO 5122
 PO BOX 330
 CROWS NEST NSW 2065
 PH 02 9438 3338
 MO 0404 883 780

1. THE WHOLE SITE TO BE MANAGED AS AN ASSET PROTECTION ZONE.
2. NEW CONSTRUCTION TO COMPLY WITH AS3959-2009 BUL12 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS AND SECTION A3.7 ADDENDUM APPENDIX 3 OF "PLANNING FOR BUSHFIRE PROTECTION"
3. NEW ROOFING VALLEYS AND GUTTERING SHOULD BE FITTED WITH A NON COMBUSTIBLE LEAF PROTECTION TO STOP ACCUMULATION OF DEBRIS..
4. DRAINWAY PROFILES TO BE OBTAINED FROM COUNCIL FOR ACCESS DRAINWAY.
5. DRIVEWAY FINISH: EXPOSED AGGREGATE
6. WHERE EXCAVATIONS EXTEND BELOW THE LEVEL OF THE BASE OF THE FOOTINGS OF THE BUILDING ON AN ADJOINING ALLOTMENT OF LAND, THE PERSON CAUSING THE EXCAVATION MUST GIVE THE OWNER AT LEAST SEVEN (7) DAYS WRITTEN NOTICE OF THEIR INTENTION TO EXCAVATE BELOW THE LEVEL OF THE BASE OF THE FOOTINGS AND FURNISH THE ADJOINING OWNER WITH PARTICULARS OF THE PROPOSED WORK.
7. "STORMWATER DETENTION SYSTEM TO BE INSTALLED ACCORDING TO DESIGN BY STORMWATER ENGINEERS SOLUTIONS"

LEGEND
EXISTING RESIDENCE
PROPOSED ADDITIONS

t	Control (N)	Fertilized (N)
0	0	0
1	5	10
2	10	5
3	15	10
4	20	15

30 m



SCALE DRAWN
1:100 D CAMPBELL

NUMBER ISSUE
AOI R

PROJECT	ALTERATIONS & ADDITIONS TO 122 CENTRAL ROAD, AVALON	CLIENT	JOHN & SUE SCHUIJRMAN
SUBJECT	DEVELOPMENT APPLICATION	TITLE	SITE ANALYSIS PLAN

Home Warranty Insurance Certificate of Insurance



Home Warranty
Insurance Fund

QBE Insurance (Australia) Ltd
Level 5, 2 Park Street
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



Policy Number BN0013001BWI-15

MR & MRS SCHOURMAN
1A HANDLEY AVENUE
TURRAMURRA 2074

Name of Intermediary
EBM INSURANCE BROKERS
SUITE 4
651 VICTORIA STREET ABBOTSFORD VIC
3067

Account Number
BNEBM3101
Date Issued
10/12/2014

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	LOT 122, CENTRAL ROAD AVALON BEACH NSW 2107
Carried Out By	BUILDER UPA LEVEL CONSTRUCTIONS PL ABN: 60 106 687 192
Declared Contract Price	\$600,000.00
Contract Date	15/12/2014
Builders Registration No.	U 156363C
Building Owner / Beneficiary	MR & MRS SCHOURMAN

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.

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

Jason Bourne
National Manager - Builders Warranty

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

Home Warranty Insurance Certificate of Insurance



Home Warranty
Insurance Fund

QBE Insurance (Australia) Ltd
Level 5, 2 Park Street
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



Policy Number BN0013001BWI-15

EBM INSURANCE BROKERS
SUITE 4
651 VICTORIA STREET ABBOTSFORD VIC
3067

Account Number
BNEBM3101
Date Issued
10/12/2014

Policy Schedule Details

Builder UPA LEVEL CONSTRUCTIONS PL
ABN/ACN 60 106 687 192
Business Address UNIT C3, 1 CAMPBELL PARAD E
MANLY VALE 2093
Licence Registration Number U 156363C
Type of Insurance HOME WARRANTY INSURANCE
Construction Works ALTERATIONS AND ADDITIONS STRUCTURAL
At LOT 122, CENTRAL ROAD
AVALON BEACH NSW 2107
State NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$600,000.00	15/12/2014	30/09/2015

Building Owner / Beneficiary MR & MRS SCHOURMAN

Limit of Indemnity, Period of Insurance, Expiry Date

As defined in the State statute pertaining to the risk as at the certificate issue date.

This notice will become a "Tax Invoice" when the amount payable is paid in full. Should changes be made, then the new schedule issued will become your Tax Invoice.

Total Premium and Charges

Premium	\$3,600.00
Levies	\$0.00
GST	\$360.00
Stamp Duty	\$356.40

Total Premium \$4,316.40

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

**Home Warranty Insurance
Certificate of Insurance**



**Home Warranty
Insurance Fund**

QBE Insurance (Australia) Ltd
Level 5, 2 Park Street
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



Policy Number BN0013001BWI-15

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

A handwritten signature in black ink, appearing to read "Jason Bourne".

Jason Bourne
National Manager - Builders Warranty

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

StormCivil Engineering Solutions

Pty Ltd. ACN 118 244 134 ABN 46 118 244 134

3 Gresham Street,
Cowan NSW 2081
Ph/fax: (02) 9456 7233
Mobile: 0424023047
Email: mark@stormcivil.com.au



Consulting Engineers
Civil Environmental Hydraulic
Stormwater Management

Date : 20 September 2014

Mr J & Ms S Schuurman
c/- DC Architects
PO Box 330
CROWS NEST NSW 2065

Dear Sir/Madam,

**Re: Proposed Alterations and Additions Development
Property : Lot 34, No 122 Central Road, Avalon
Development Consent : N0168/14
Stormwater Design Certificate**

We have prepared the following documentation:

- Stormwater Management Plan, reference 110082, drawings D1 & D2, Issue A, dated 20/09/2014.

We certify that it is our opinion that the abovementioned drawings generally comply with the stormwater design requirements of Conditions B14, C4 and C5 of Pittwater Council Development Consent N0168/14.

Yours faithfully,

MARK D TAYLOR
BE BSc MEnvEngSc GradDipUrbRegPlan
MIE Aust CPEng NPER
Director
StormCivil Engineering Solutions

Pittwater Council

Tax Invoice
Official Receipt

A/RN: 61340837871

30/01/2015 Receipt No: 373582

01 Susan Schuurman
122 Central Road
Avalon Beach
NSW 2107

applic	Reference	Amount
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2 Receipt

QSL-Builders LSL		\$2,100.00
1 x Builders Long Service Levy- WD140/14		
COGST-CCord 1057		\$21.00
1		

Transaction Total:	\$2,121.00
includes GST of:	\$0.00

Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
DE/Cr Card	\$2,121.00
Money Order	\$0.00
Agency	\$0.00
Total	\$2,121.00
Rounding	\$0.00
Change	\$0.00
Nett	\$2,121.00

Printed 30/01/2015 10:53:17AM



PITTWATER COUNCIL

Information for Access Driveway Profiles

1 July 2014 – 30 June 2015

To: Darren Campbell Architect
Postal Address: PO Box 330
Crowns Nest 2065

Date: 10 December 2014

Receipt No: 372044
Amount: \$220

ACCESS DRIVEWAY PROFILE AT: 122 Central Road, Avalon

- The proposed vehicular access driveway profile shall be as per the enclosed plan As per DA approved plan N0168/14
- **Type of Construction:** Domestic
 - **For Residential single & dual occupancy** - 25MPa Concrete, 150mm thick with SL82 mesh
 - **For Other** - 25MPa Concrete, 180mm thick with SL92 mesh
- **Slab Construction:** Vehicular access slab 6.4m long, 3m wide at gutter crossing to 3m wide at the boundary.
- Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage. Refer to relevant attached profile.
- All work within the road reserve (including excavation) in connection with the above, is to be carried out by authorised Contractors only;
- Quotations for the work specified above should be obtained from any of the contractors on Council's list and should be for the whole of the work stated;
- Construction of vehicular access will be strictly in accordance with the profile supplied (REFER TO NOTE 4); AND
- A formwork inspection by Council is required prior to construction. (minimum 24 hour notice)

1. NOTE THAT THIS INFORMATION SHEET DOES NOT CONSTITUTE AN APPROVAL TO COMMENCE OR PROCEED WITH ANY WORK ON SITE.
2. A SECTION 139 CONSENT UNDER THE *ROADS ACT – 1993* IS REQUIRED (FORM UEA311).
3. A PENALTY APPLIES IF CONSENT IS NOT OBTAINED PRIOR TO COMMENCING WORK.
4. THE PROFILE SUPPLIED CATERS FOR THE AUSTRALIAN STANDARD B85 PERCENTILE VEHICLE (A STANDARD SEDAN EG HOLDEN COMMODORE). OWNERS WITH SPECIAL VEHICLE REQUIREMENTS NEED TO PROVIDE AN ALTERNATE DRIVEWAY DESIGN (PREPARED BY A QUALIFIED TRAFFIC ENGINEER) TO SUIT THEIR PARTICULAR VEHICLE(S), WHICH IS ACCEPTABLE TO COUNCIL.

David Munday
PROJECT ENGINEER
Telephone: 9970 1248



Ross McWhirter, Project Leader Road Reserve Management
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629007

2 March 2015

John Schuurman
PO Box A1433
SYDNEY SOUTH NSW 1235

Dear Sir,

Re: SECTION 139 CONSENT (*Roads Act 1993*) - 122 Central Road, Avalon

Council grants the applicant(s), John Schuurman, consent to construct a driveway crossing in the public road reserve at 122 Central Road, Avalon.

This Section 139 Consent is granted, subject to the following conditions: -

1. The Applicant(s) shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant(s) in respect of the work in question.
2. The Applicant(s), at all times for the duration of this Consent, will not interrupt or otherwise disturb traffic or pedestrian flow in the public road without first obtaining the consent of Council. Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others during the currency of the works.
3. In the event that the driveway or footpath construction requires the use of a mobile concrete pump in the road reserve, separate approval must be obtained from Council for that activity. Form No. UEA313 (*Application to Stand Construction Plant on a Public Road Reserve*) must be lodged with the applicable fees.
4. The Applicant(s) shall be responsible for the cost of all service and utility adjustments associated with the construction of the driveway and footpath. Contact "Dial Before You Dig" (1100) at least two working days before the works are due to start for information on the location of underground pipes and cables.
5. Compliance with the requirements contained in the "Information for Access Driveway Profiles" dated 10 December 2014.
6. Reconstruct layback to Council's standard. Reconstruct concrete footpath on both sides of the new layback and crossing to suit new levels.
7. Prior to construction, a driveway formwork profile, and steel placement inspection by Council is required (provide minimum 24 hour notice).
8. Owner(s) who wish to have a coloured driveway or a cosmetic driveway constructed with bricks, pavers, patterned, stamped, sealed or stencilled in lieu of a standard

concrete driveway, agree to indemnify Council in respect to liability and damage to the driveway. Any works authorised by Council in relation to the driveway within the public road reserve following the construction of the coloured or cosmetic driveway, shall be restored in standard plain concrete. Should you wish to restore the driveway in the same cosmetic finish, you may seek Council permission to engage a contractor to do this work at full cost to yourself.

9. The Applicant(s) shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant(s) under the Conditions of this Consent. Disturbed areas of the nature strip are to be reinstated with grass turf.
10. Should the Applicant(s) fail to comply with any of these conditions or any requirement of Council as provided, then this Consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under *Section 107 of the Roads Act 1993*.
11. This Consent receipt must be held on the job and produced to any Officer of Council when called upon.
12. The Applicant(s) shall accept all responsibility for public safety during the construction of the works.
13. Compliance with the conditions of Development Consent No. N0168/14 that relate to the road reserve and hours of construction.
14. Landscaping treatment will only be approved if deemed by Council to be appropriate to the local environment and streetscape.
15. COUNCIL IS TO BE ADVISED WHEN THE WORKS HAVE BEEN COMPLETED. Upon receipt of this advice, Council will inspect the works to determine if they are satisfactory. Any works deemed by Council to be unsatisfactory are to be rectified to Council's reasonable satisfaction.

Yours sincerely



Ross McWhirter

PROJECT LEADER ROAD RESERVE MANAGEMENT

Enclosures: - *Information for Access Driveway Profiles*
- *List of Council Authorised & Accredited Concrete Contractors for Vehicle Footpath Crossings and Associated Works.*

GENERAL

G1 This drawing shall be read in conjunction with all other working drawings and specifications and with other such written instructions as may be issued during the course of the construction. Any discrepancy or variation shall be referred to the Engineer before proceeding with the work.

G2 All materials and workmanship shall be in accordance with the relevant SAA codes (current edition) and local statutory authorities, except where varied by the contract documents.

G3 All dimensions relevant to setting out and off-site work shall be verified before construction and fabrication is commenced. The Engineers drawing shall not be scaled.

G4 During construction the structure shall be maintained in a stable condition and no part shall be overstressed. Temporary bracing shall be provided by the builder to keep the works and excavation stable at all times.

G5 All dimensions are in millimetres UNO. All levels are in metres.

G6 The work shown on these drawings is based on information derived from an inspection of the existing building. On opening up, should the builder ascertain that conditions are not as have been assumed he shall inform the engineer and obtain instructions prior to proceeding further.

G7 The structural elements shown on these drawings have been designed in accordance with the relevant SAA codes, for superimposed loads as follows:

Live loads = 1.5 kPa General, 3.0 kPa Decks

Superimposed dead loads – kPa

Wind loads are in accordance with AS1170.2 as follows

Regional wind speed = 45m\

Region A2 Terrain category = 3

Earthquake loads are in accordance with AS1170.4

G8 Design Life: All new reinforced concrete, structural steel and internal Timber elements have a Design Life of 100 Years.

FOUNDATION

F1 Footings are to be founded on NATURAL GROUND having a safe bearing capacity of 150 kPa U.N.O. Before any concrete is placed the safe bearing capacity shall be verified by a qualified engineer.

F2 Footings shall be located centrally under all walls and columns UNO.

F3 Site classification = "S" TO AS.2870.1

MASONRY

M1 All materials and workmanship shall be in accordance with AS3700

M2 Where slabs or beams bear on masonry, an approved slip joint shall be installed.

M3 No masonry walls are to be erected on suspended slabs and beams until all propping has been removed.

M4 All brickwork supporting or supported on concrete floors shall be provided with vertical joints to match any control joints in the concrete.

M5 Vertical control joints shall be provided at 8m cts max. UNO

M6 Non load-bearing walls shall be separated from concrete slabs over by 12mm gap and secured by suitable wall ties.

M7 Masonry elements to have the following compressive strengths, brickwork 20MPa, blockwork 15MPa.

M8 Clean out holes to be provide at the base of all reinforced cores.

M9 All cores shall be filled with compacted grout having a characteristic strength of 20MPa.

M10 Maximum pour height shall be 2600mm. Stop pour 50mm below top of block to provide key for the following pour.

TIMBER

T1 All workmanship and materials shall be in accordance with AS1684, and AS1720.

T2 Timber species and stress grades specified shall be determined in accordance with AS1684. Timber stress grade shall be at least that required for Building Grade in AS1684 UNO.

T3 All bolts in timber constructions to be minimum M16 UNO.

T4 Defective timber:

(a) Spring and splits shall not be used in over-hanging portions.
(b) Untreated sapwood shall be rejected where it occupies a significant area.

(c) Joints shall not contain knots.

STEELWORK

S1 All workmanship and materials shall be in accordance with AS4100 and AS1554.

S2 All steel shall be in accordance with AS3679 Grade 300 UNO.

S3 All Welds shall be 6mm continuous fillet welds or where noted complete penetration butt welds using E41XX electrodes with category GP. Inspection all to AS1554 UNO.

S4 Two sets of shop drawings shall be submitted to the Engineer and approval obtained in writing prior to fabrication commencing.

S5 Steelwork including bolts located in external walls or external exposure to be hot dipped galvanised. Internal steelwork to be wire brushed and primed with two coats zinc rich primer.

S6 Contractor shall provide and install any additional temporary bracing as required to adequately support steelwork during construction.

S7 All beams having a camber within straightness tolerance shall be erected with the camber up. Beams and Trusses over 9 meters span are to be pre-cambered 1 in 500 unless noted otherwise or approved by the Engineer.

S8 All structural bolts shall be Grade 8.8/S with approved washers UNO.

S9 All proprietary items shall be installed in accordance with the manufacturers specifications.

CONCRETE

C1 All workmanship shall be in accordance with AS3600.

C2 Construction joints shall be properly formed and used only where shown or specifically approved by the engineer.

C3 Reinforcement is represented diagrammatically and not necessarily shown in true projection.

C4 Splices in reinforcement shall be made only in the positions shown or as otherwise approved by the engineer.

C5 All reinforcement shall be securely supported in its correct position during concreting by approved bar chains, spacers and support bars.

C6 Reinforcement Splices: Unless noted otherwise on the drawings all splices shall be 25 bar dia minimum UNO. Splices in fabric:

The outermost transverse wires shall be overlapped by at least the spacing of these transverse wires plus 25mm.

C7 Concrete strengths shall be as noted on the drawings.

C8 Minimum cover to all concrete elements shall be as shown on the drawings.

C9 Transverse reinforcement shall be N12-300 UNO.

DRAWING INDEX

- S01 COVER SHEET & NOTES
- S02 FOUNDATION PLAN
- S03 SLAB PLAN
- S04 GROUND FLOOR FRAMING PLAN
- S05 ROOF FRAMING PLAN
- S06 CONCRETE DETAILS
- S07 CONCRETE DETAILS
- S08 CONCRETE DETAILS
- S09 FRAMING DETAILS
- S10 FRAMING DETAILS

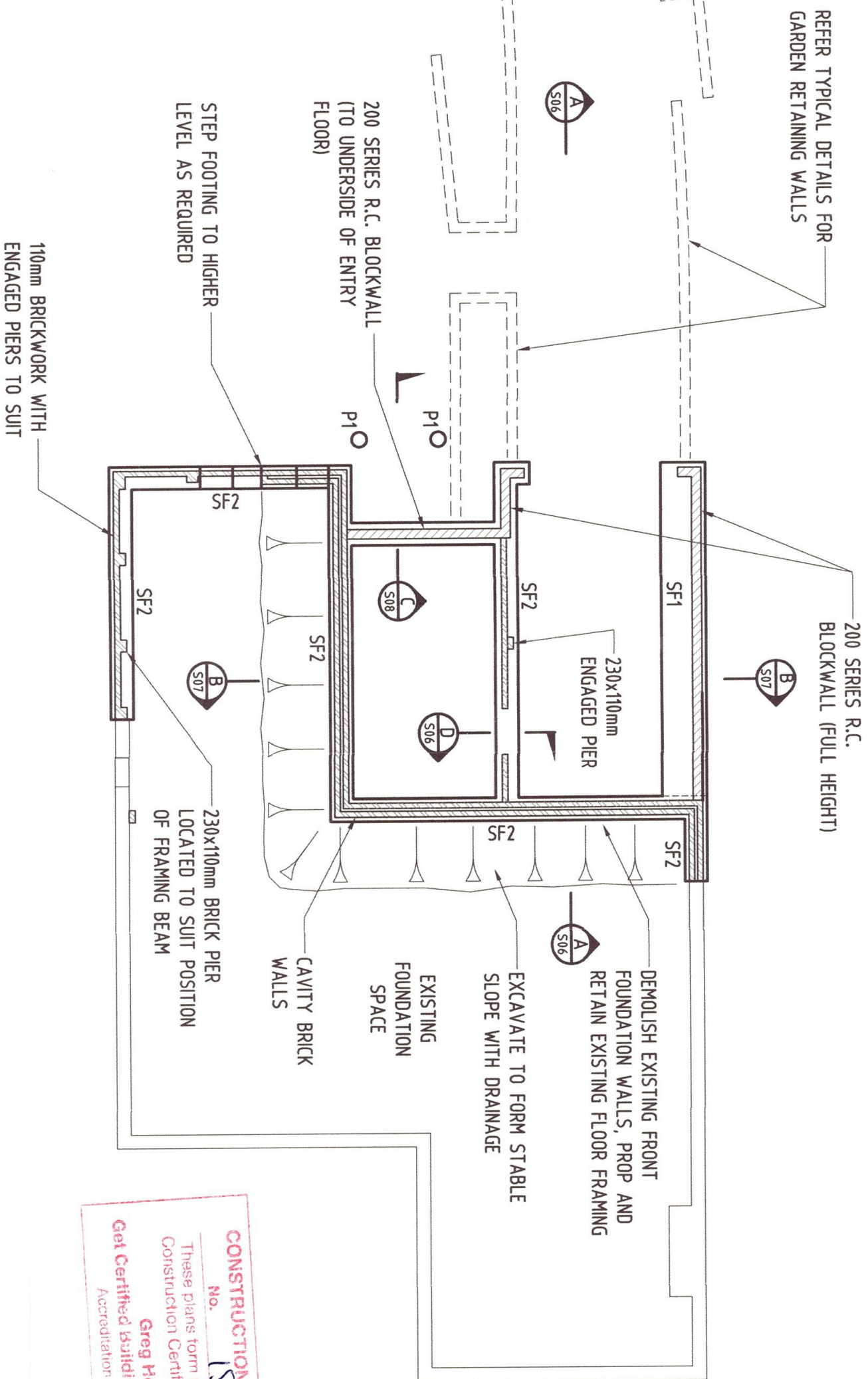
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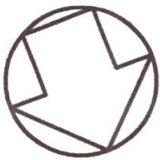
Accreditation No. BPB0186

STRUCTURAL ENGINEER	
LEIGH BACHMANN	
STRUCTURAL ENGINEER PTY. LTD. ACN: 002 082 019	
Beng Mengsc MIEAust CPeng NPER-3 Registered, No.164355	
Ph. No. 0414 681 767	
Email: lbachmann@bigpond.net.au	
I AM A QUALIFIED STRUCTURAL ENGINEER. I HOLD THE FOLLOWING QUALIFICATIONS/LICENSE No: Beng Mengsc MIEAust CPeng NPER-3 REGISTERED No.164355. FURTHER, I AM APPROPRIATELY QUALIFIED TO CERTIFY THIS COMPONENT OF THE PROJECT.	
I HEREBY STATE THAT THESE PLANS OR DETAILS COMPLY WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA AND/OR RELEVANT AUSTRALIAN/INDUSTRY STANDARDS.	
L. BACHMANN	01/10/2014
NAME	DATE
SIGNATURE	
PROJECT	
PROPOSED ALTERATIONS AND ADDITIONS	
122 CENTRAL ROAD, AVALON	
For: John Schuurman	
TITLE	
STRUCTURAL DETAILS	
SCALE:	CAD REF:
AS SHOWN	\S347-01a.dwg
PROJECT No:	DRAWING No:
S347	S01 a



MEMBER SCHEDULE

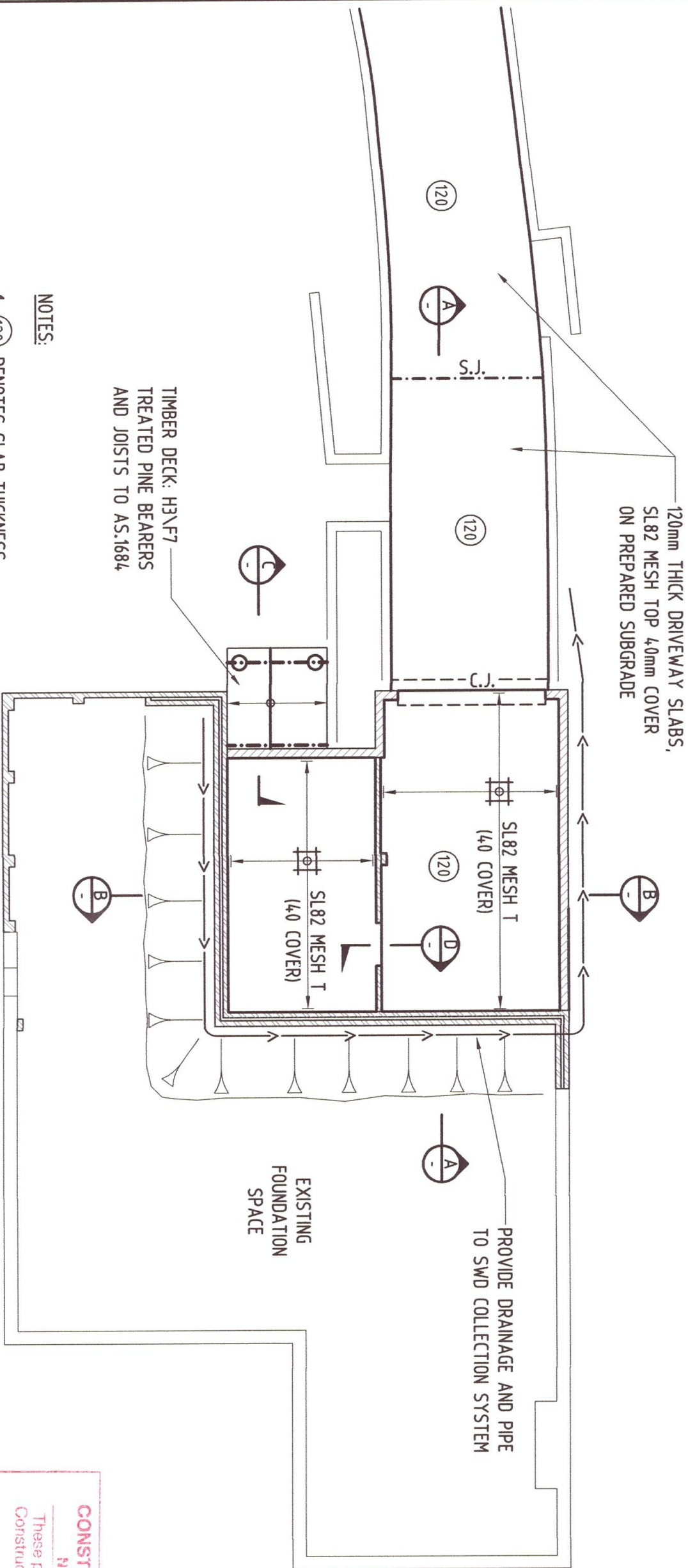
- SF1: 900mm WIDE x 250mm DEEP RETAINING WALL FOOTING
- SF2: 450mm WIDE x 350mm DEEP STRIP FOOTING
- P1: Ø300mm CONCRETE PIERS
- CONCRETE STRENGTH = 25MPa (50mm COVER U.N.O.)



FOUNDATION PLAN
SCALE 1:100

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A		ISSUED FOR CONSTRUCTION CERTIFICATE	01.10.2014
REV.	DESCRIPTION	DATE	
PROJECT			
PROPOSED ALTERATIONS AND ADDITIONS			
122 CENTRAL ROAD, AVALON			
For: John Schuurman			
SCALE:	AS SHOWN	CAD REF:	\S347-01a.dwg
PROJECT No:	S347	DRAWING No:	S02 a



TIMBER DECK: H3\F7
TREATED PINE BEARERS
AND JOISTS TO AS.1684

NOTES:

- 1. (120) DENOTES SLAB THICKNESS
- 2. SL82 TOP MESH 40mm COVER U.N.O. (REFER SECTIONS)
- 3. CONCRETE STRENGTH:
SLAB = 32 MPa
- 4. C.J. DENOTES CONSTRUCTION JOINT
- 5. S.J. DENOTES SAWN JOINT, TO BE CUT AT APPROX. 6.0m CRS (REFER DETAILS)



SLAB PLAN
SCALE 1:100

--- DENOTES BEARER
— DENOTES JOISTS

CONSTRUCTION CERTIFICATE

No. 15/25

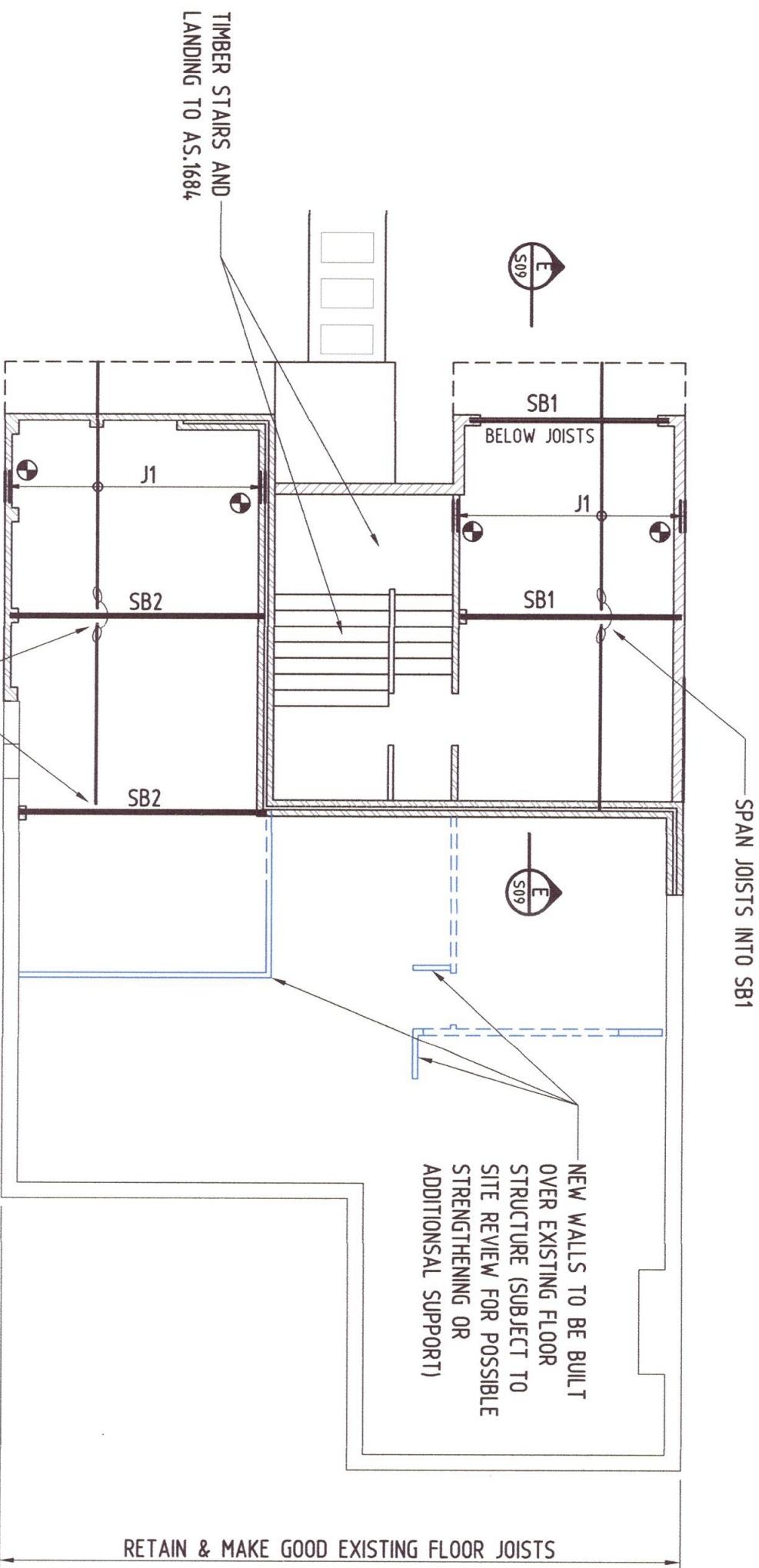
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Accreditation No. BPG0196

A		ISSUED FOR CONSTRUCTION CERTIFICATE		01.10.2014
REV.	DESCRIPTION			DATE
PROJECT				
PROPOSED ALTERATIONS AND ADDITIONS				
122 CENTRAL ROAD, AVALON				
For: John Schuurman				
SCALE:	AS SHOWN		CAD REF:	\S347-01a.dwg
PROJECT No:	S347		DRAWING No:	S03 a



GROUND FLOOR FRAMING PLAN
SCALE 1:100

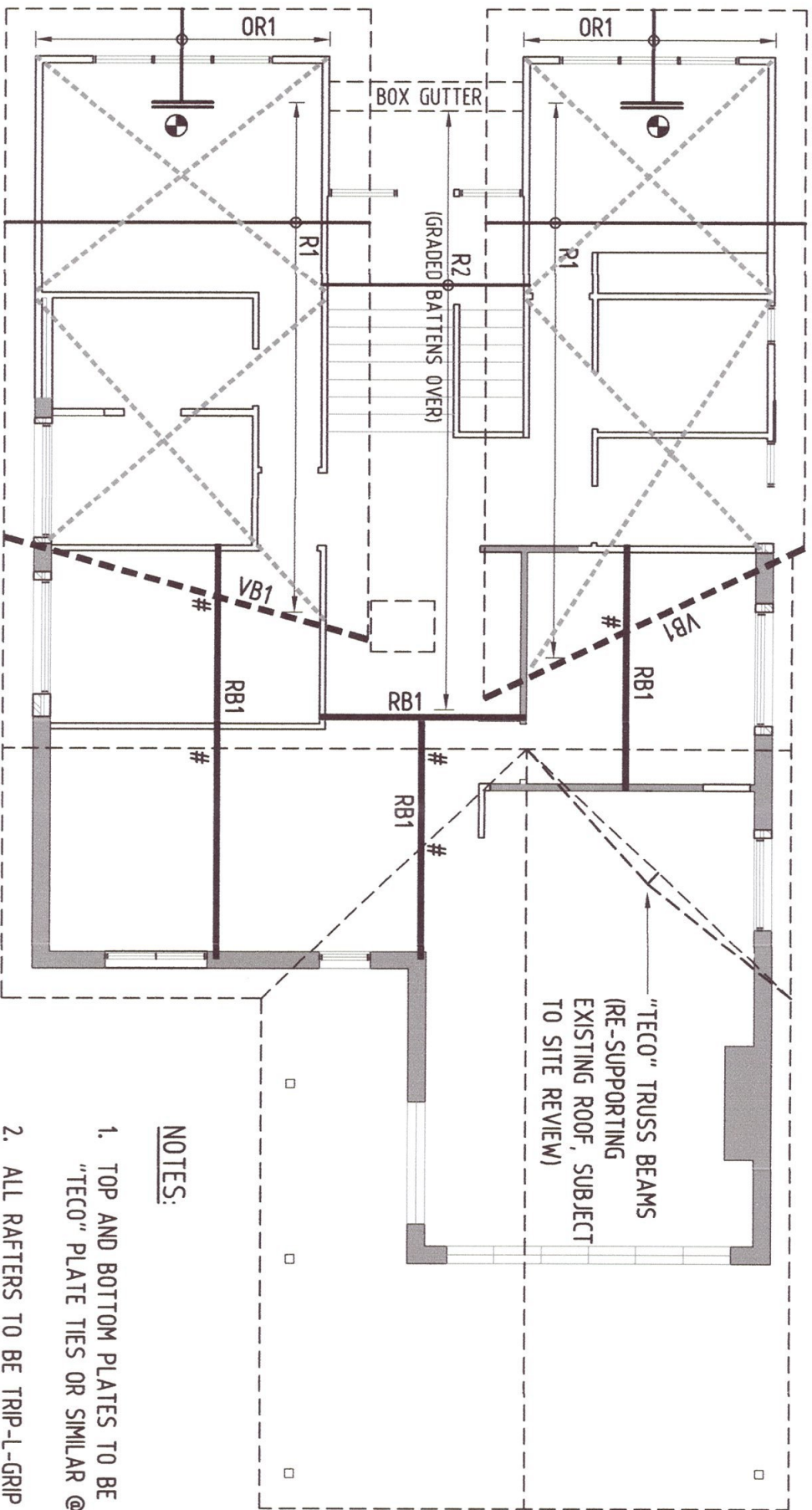
MEMBER SCHEDULE

- SB1: 200 UB 22
- SB2: 200 UB 25
- J1: 240x45mm HYSpan LVL JOISTS @450mm CRS.

- DENOTES BEAM
- - - - DENOTES LINTEL
- DENOTES JOISTS
- ⊕ DENOTES DOUBLE JOISTS

CONSTRUCTION CERTIFICATE
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A	ISSUED FOR CONSTRUCTION CERTIFICATE	01.10.2014
REV.	DESCRIPTION	DATE
PROJECT		
PROPOSED ALTERATIONS AND ADDITIONS		
122 CENTRAL ROAD, AVALON		
For: John Schuurman		
SCALE:	AS SHOWN	CAD REF: \S347-01a.dwg
PROJECT No:	S347	DRAWING No: S04 a

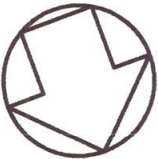


NOTES:

1. TOP AND BOTTOM PLATES TO BE FIXED TO STUDS WITH "TECO" PLATE TIES OR SIMILAR @1350mm CRS.
2. ALL RAFTERS TO BE TRIP-L-GRIP FIXED TO TOP PLATES.
3. ALL CROSS WALLS ARE TO BE BRACED AND SECURELY TIED INTO ROOF AND FLOOR FRAMING FOR LATERAL SUPPORT AND STABILITY.

MEMBER SCHEDULE

- VB1: 240x45mm HYPAN LVL VALLEY BEAMS
RB1: 2/200x45mm HYPAN LVL STRUTTING BEAMS
R1: 200x45mm HYPAN LVL RAFTERS @600mm CRS.
R2: 150x45mm HYPAN LVL RAFTERS @600mm CRS.
OR1: 200x45mm HYPAN LVL OUTRIGGERS @900mm CRS.



ROOF FRAMING PLAN

SCALE 1:100

- DENOTES ROOF BEAM
- - - DENOTES VALLEY BEAM
- · - · - DENOTES LINTELS
- · - · - DENOTES RAFTERS
- # DENOTES STRUTTING POINT FOR VALLEY/RIDGE BEAMS
- · - · - DENOTES ROOF BRACING 30x0.8mm GALV. STRAP OR SPEED BRACE FIXED TO EVERY RAFTER

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PROJECT	
PROPOSED ALTERATIONS AND ADDITIONS	
122 CENTRAL ROAD, AVALON	
For: John Schuurman	
SCALE:	CAD REF:
AS SHOWN	\S347-01a.dwg
PROJECT No:	DRAWING No:
S347	S05 a

TYPICAL SAWN JOINT DETAIL
(S.J.) EXTERNAL SLABS

SCALE 1:20

NOTE: SAW CUT JOINTS MAY BE REPLACED
WITH FORMED CONSTRUCTION JOINTS

SECTION

1:20



PREPARED AND
COMPACTED BASE LAYER

4-8TM BOT.
R6-600 TIES
50mm COVER

SAWCUT JOINT 3mm WIDE x 40mm DEEP
AT 24 HOURS AND FILL WITH SEALANT.
DEPRESS MESH AND CUT EVERY SECOND
BAR (MAINTAIN 40mm COVER)

SL82 MESH T
40mm COVER

CONSTRUCTION JOINT
10mm BITUMINOUS
FIBREBOARD

DRIVEWAY SLAB

3-8TM BOT.
R6-600 TIES
50mm COVER

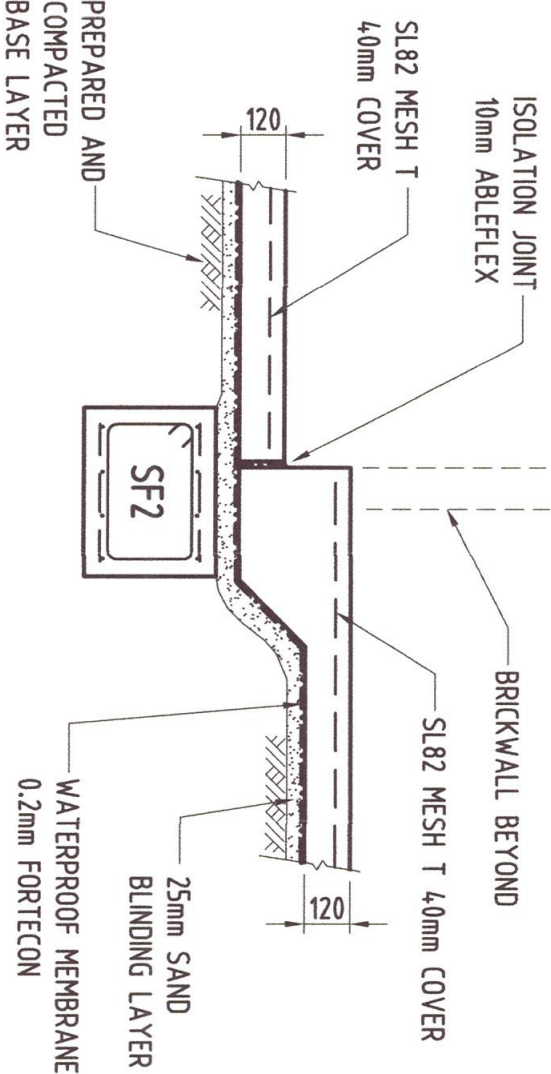
EDGE
THICKENING

BLOCKWALL
BEYOND

SL82 MESH T
40mm COVER

CUT BATTER TO
STABLE SLOPE

SPOON
DRAIN



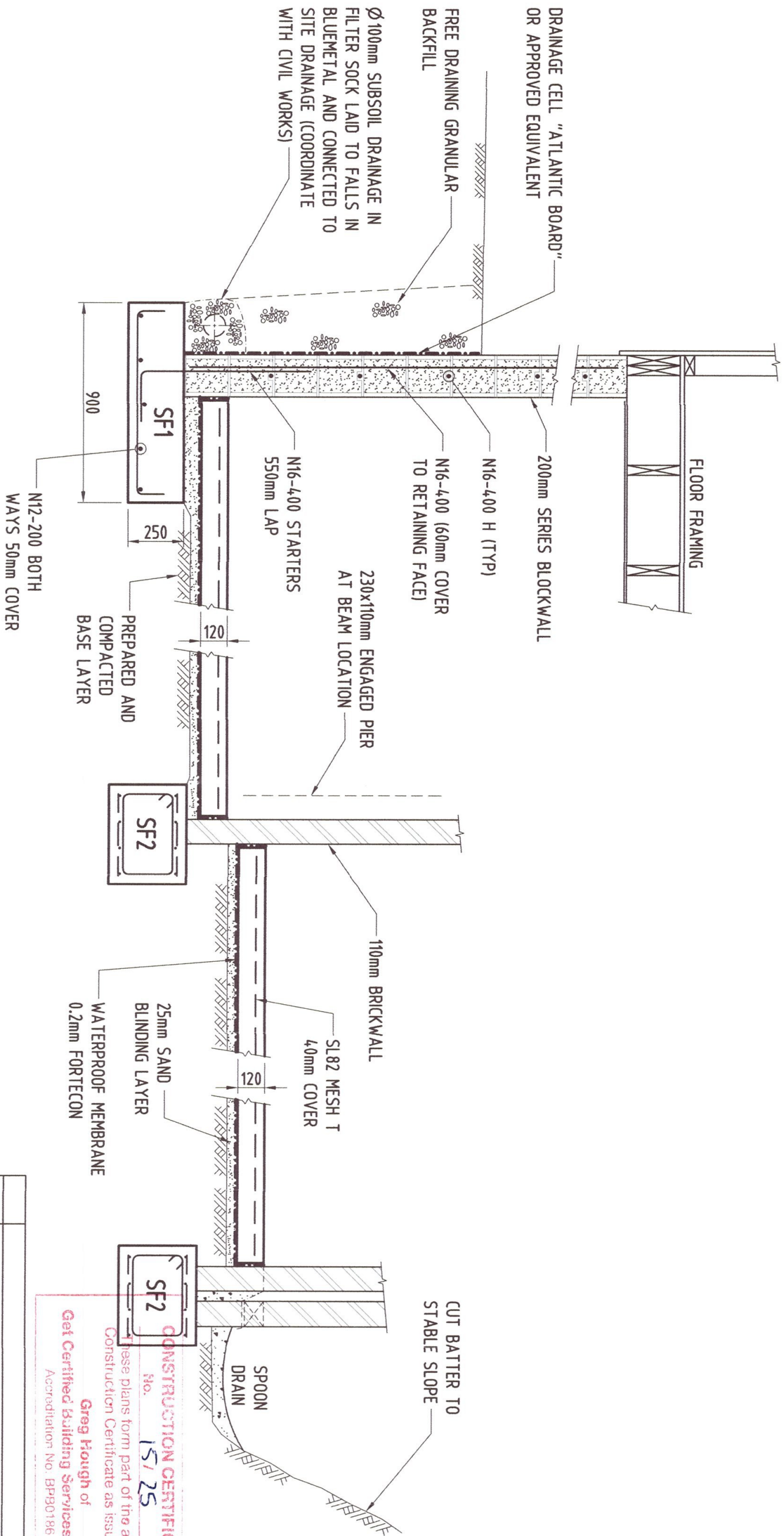
SECTION

1:20



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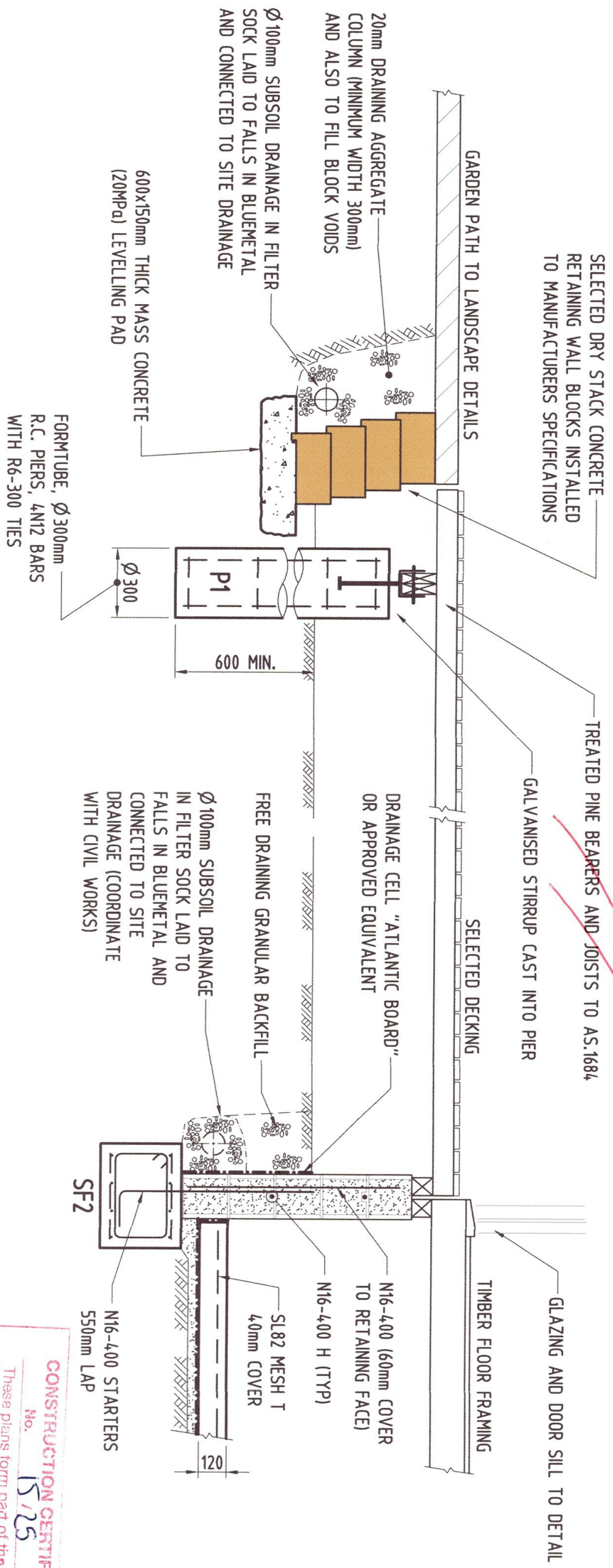
A	ISSUED FOR CONSTRUCTION CERTIFICATE	01.10.2014
REV.	DESCRIPTION	DATE
PROJECT		
PROPOSED ALTERATIONS AND ADDITIONS		
122 CENTRAL ROAD, AVALON		
For: John Schuurman		
SCALE:	AS SHOWN	CAD REF: \S347-01a.dwg
PROJECT No:	S347	DRAWING No: S06 a



SECTION B
1:20
S02

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A	ISSUED FOR CONSTRUCTION CERTIFICATE	01.10.2014
REV.	DESCRIPTION	DATE
PROJECT		
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122 CENTRAL ROAD, AVALON		
For: John Schuurman		
SCALE:	CAD REF:	
AS SHOWN	 \S347-01a.dwg	
PROJECT No:	DRAWING No:	
S347	S07 a	

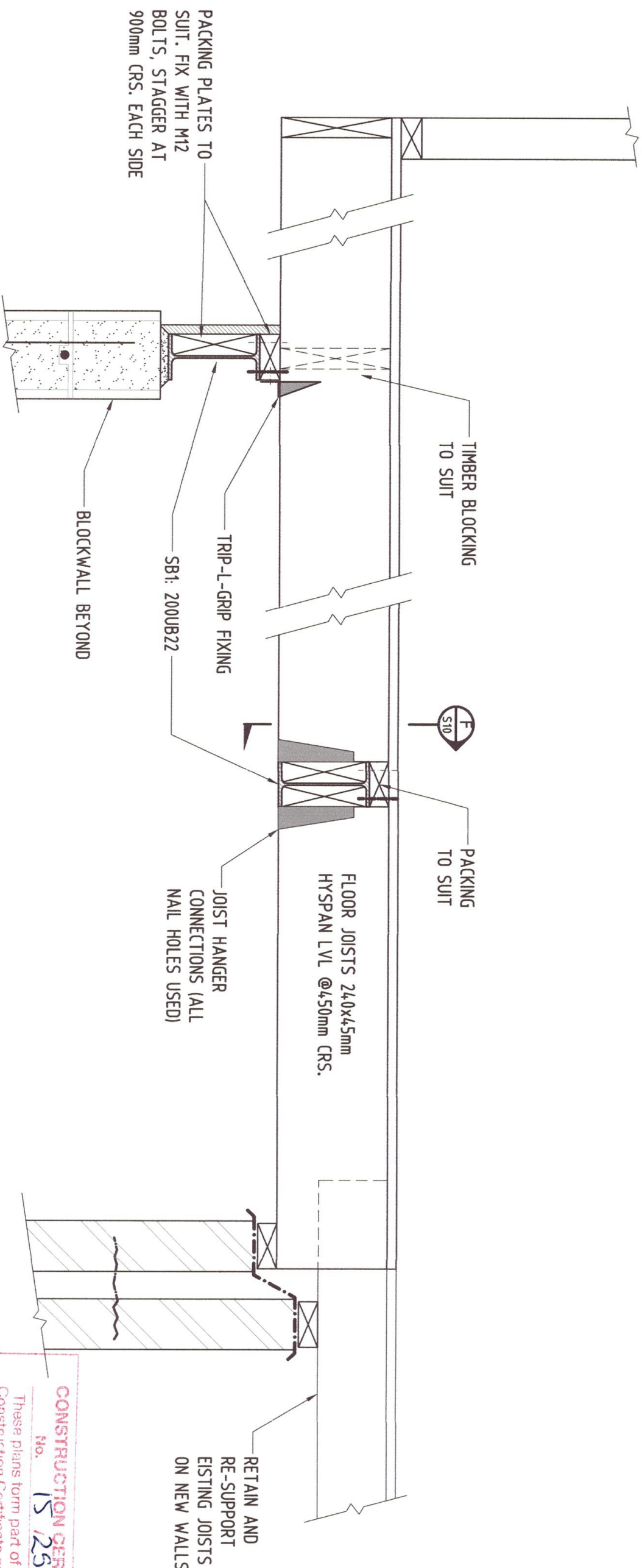


Construction to comply with condition BS.

SECTION C
1:20
S02

CONSTRUCTION CERTIFICATE
No. 15/25
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Accreditation No. BPR0186

PROJECT		DATE
A		01.10.2014
REV.	DESCRIPTION	
PROJECT		
PROPOSED ALTERATIONS AND ADDITIONS		
122 CENTRAL ROAD, AVALON		
For: John Schuurman		
SCALE:	CAD REF:	
AS SHOWN	\S347-01a.dwg	
PROJECT No:	DRAWING No:	
S347	S08 a	



SECTION E
1:10
S04

CONSTRUCTION CERTIFICATE
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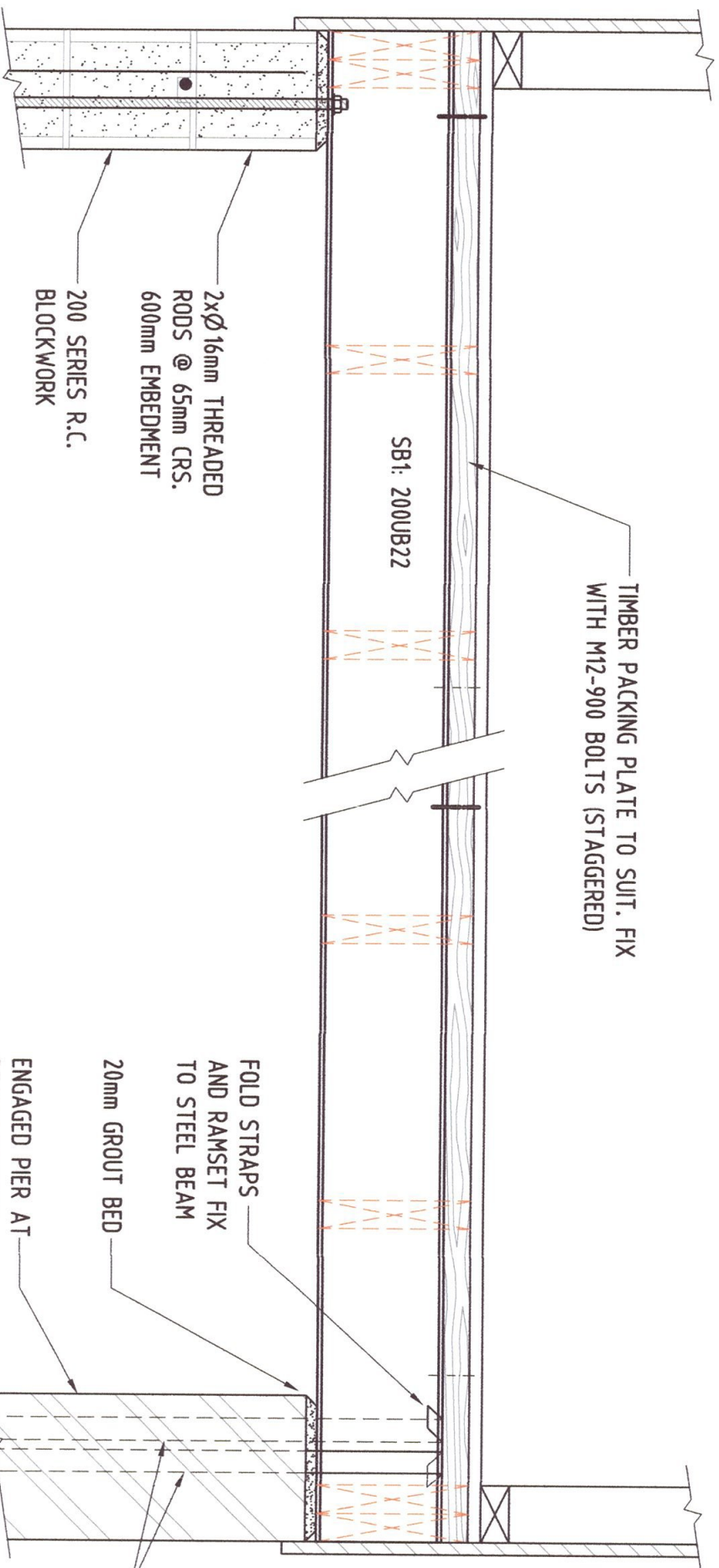
A	ISSUED FOR CONSTRUCTION CERTIFICATE	01.10.2014
REV.	DESCRIPTION	DATE

PROJECT
PROPOSED ALTERATIONS AND ADDITIONS
122 CENTRAL ROAD, AVALON
For: John Schuurman

SCALE: AS SHOWN
CAD REF: \S347-01a.dwg

PROJECT No: **S347**
DRAWING No: **S09 a**

TYPICAL FIXING DETAIL
FOR STEEL BEAM TO
BLOCKWORK



TIMBER PACKING PLATE TO SUIT. FIX
WITH M12-900 BOLTS (STAGGERED)

SB1: 200UB22

2xØ16mm THREADED
RODS @ 65mm CRS.
600mm EMBEDMENT
200 SERIES R.C.
BLOCKWORK

FOLD STRAPS
AND RAMSET FIX
TO STEEL BEAM
20mm GROUT BED
ENGAGED PIER AT
BEAM LOCATION

2/30x1.2mm GALV.
STRAPS EMBED 1800mm
MIN. INTO BRICKWORK

TYPICAL FIXING DETAIL
FOR STEEL BEAM TO
BRICKWORK

CONSTRUCTION CERTIFICATE
No. **15 / 25**
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Accreditation No. BPB0186

SECTION

1:10

(SB2 DETAIL SIMILAR)



A	ISSUED FOR CONSTRUCTION CERTIFICATE	01.10.2014
REV.	DESCRIPTION	DATE

PROJECT
PROPOSED ALTERATIONS AND ADDITIONS
122 CENTRAL ROAD, AVALON
For: John Schuurman

SCALE: AS SHOWN
CAD REF: \S347-01a.dwg

PROJECT No:

S347

DRAWING No:

S10 a

NOTE

THIS PLAN MANAGES STORMWATER RUNOFF DERIVED FROM ROOF AND DRIVEWAY SURFACES ONLY AS SHOWN ON ARCHITECTURAL DRAWINGS. ANY OTHER SURFACE RUNOFF WATER TO BE MANAGED BY SEPARATE SYSTEM BY OWNER IN ACCORDANCE WITH AS 3500.3 AND BCA PART 3.1.2

NOTE

THIS DRAWING DEPICTS THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DOES NOT DEPICT ROOF DRAINAGE OR SUBFLOOR DRAINAGE SYSTEMS. THE DESIGN OF ROOF AND SUBFLOOR DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.

TREE PRESERVATION NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS.

NOTE

ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3.2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS 3500.3.2003.

NOTE

CONNECT SUBSOIL PIPE TO PIT. ADJUST PIT AND DOWNSTREAM PIPES AS NECESSARY TO SUIT NEW INVERT LEVELS.

NOTE

PROVIDE SUBSOIL DRAINAGE TRENCH AROUND DECK TO INTERCEPT REAR YARD RUNOFF. REFER TYPICAL DETAIL DRAWING D1.

MINIMUM PIPE COVER		(FROM FINISHED SURFACE TO TOP OF PIPE)	
LOCATION	MINIMUM COVER	MINIMUM COVER	MINIMUM COVER
1. NOT SUBJECT TO TRAFFIC AND LOADS	0.4m	0.4m	0.4m
2. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
3. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
4. OTHER THAN ABOVE (DRAINAGE)	0.4m	0.4m	0.4m
5. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
6. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
7. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
8. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
9. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
10. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
11. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
12. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
13. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
14. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
15. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
16. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
17. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
18. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
19. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
20. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
21. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
22. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
23. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
24. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
25. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
26. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
27. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
28. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
29. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
30. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
31. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
32. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
33. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
34. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
35. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
36. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
37. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
38. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
39. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
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44. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
45. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
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52. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
53. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
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61. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
62. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
63. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
64. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
65. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
66. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
67. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
68. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
69. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
70. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
71. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
72. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
73. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
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75. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
76. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
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78. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
79. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
80. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
81. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
82. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
83. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
84. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
85. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
86. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
87. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
88. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
89. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
90. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
91. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
92. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
93. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
94. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
95. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
96. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
97. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
98. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
99. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m
100. WITHIN 7.5m OF ROAD	0.4m	0.4m	0.4m

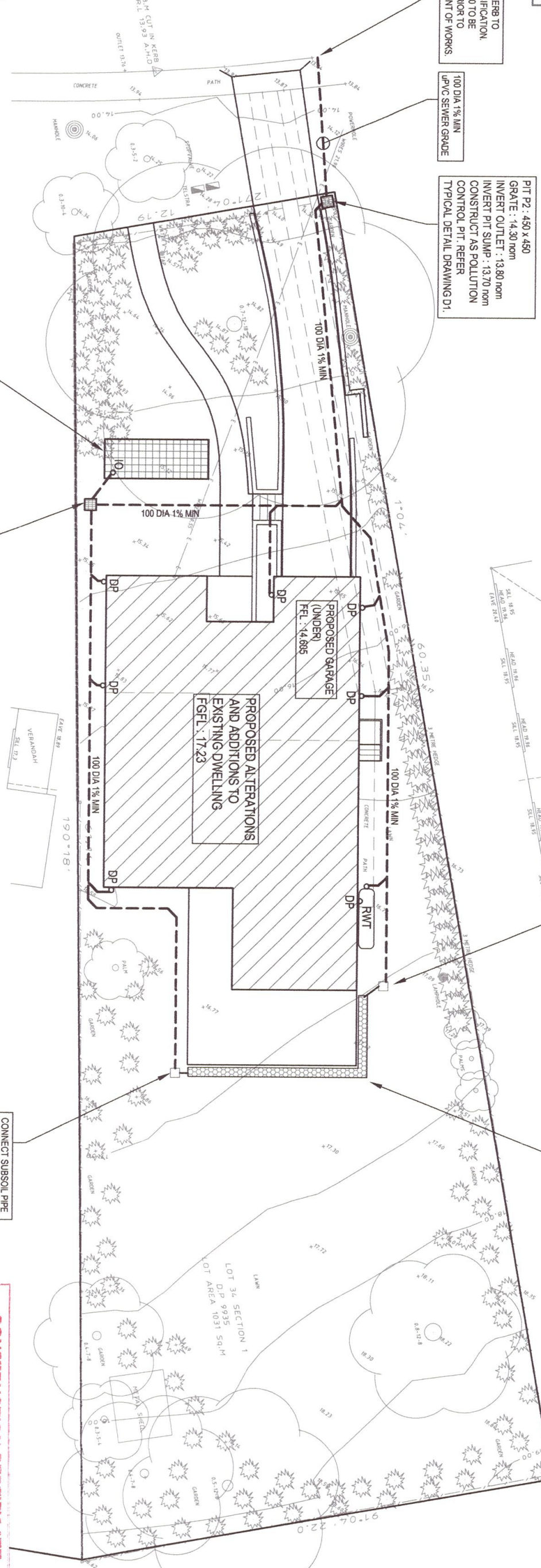


CONNECT TO KERB TO COUNCIL SPECIFICATION. INVERT RL 13.70 TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS.

100 DIA 1% MIN UPVC SEWER GRADE

PIT P2: 450 x 450 GRATE: 14.30 nom INVERT PIT SUMP: 13.70 nom CONSTRUCT AS POLLUTION CONTROL PIT. REFER TYPICAL DETAIL DRAWING D1.

CENTRAL ROAD



PIT P1: 450 x 450 DISCHARGE CONTROL PIT GRATE: 15.20 INVERT: 14.45 REFER DETAIL SHEET D1

BELOW GROUND STORMWATER DETENTION TANK. TANK CONSTRUCTED BY PLASTIC MODULE SYSTEM. FORM 1800w x 450h x 4800 lg TANK USING 'AUSDRAIN' 450w x 450h x 600 lg PLASTIC MODULES OR EQUIVALENT INSTALLED TO MANUFACTURERS SPECIFICATIONS. REFER TYPICAL DETAIL DRAWING D1. TANK VOLUME: 1.8 x 0.45 x 4.8 = 3.8 m³ TANK INVERT = 14.45 TANK TOP = 14.90 FINISHED GROUND LEVEL OVER = 15.20 min (MINIMUM 300mm SOIL COVER OVER TANK)

STORMWATER MANAGEMENT PLAN

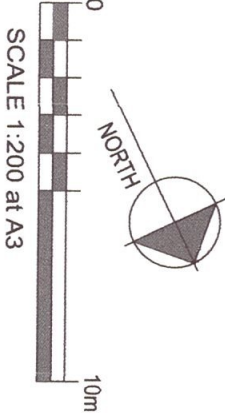
SCALE 1:200 A3

NOTE

THIS DRAWING IS NOT TO BE USED FOR SETOUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS

NOTE

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS BY: DC ARCHITECT REF: schumann



CONSTRUCTION CERTIFICATE

No. 15125

These plans form part of the above Construction Certificate as issued by Greg Hough of Get Certified Building Services Pty Ltd Accreditation No BPB0186

ISS	DATE	AMENDMENT
A	20.09.2014	CC ISSUE

ARCHITECT/BUILDER	ARCH. REF: schumann
DC ARCHITECTS	
OWNER	Mr J & Ms S SCHUURMAN
LGA	PITTWATER COUNCIL

StormCivil
Engineering Solutions

Consulting Engineers
Civil & Environmental,
Stormwater Management.

3 Gresham Street,
Cowan NSW 2081
ph/fax (02) 9456 7233
mobile: 0424023047
mail@stormcivil.com.au

DWG TITLE	STORMWATER MANAGEMENT PLAN
PROJECT TITLE	PROPOSED ALTERATIONS AND ADDITIONS DEVELOPMENT Lot 34, No 122 CENTRAL ROAD, AVALON

JOB No	DWG No	No IN SET	ISSUE
110082	D2	2	A

StormCivil
Mark Taylor
MIE Aust CE Eng NPER 173333

APPROVED ON BEHALF OF
STORMCIVIL ENGINEERING
SOLUTIONS PTY LTD

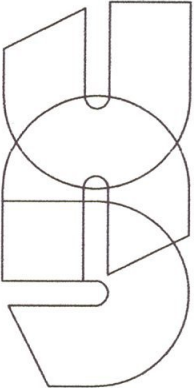
PROJECT
ALTERATIONS & ADDITIONS
122 CENTRAL ROAD, AVALON

SUBJECT
CONSTRUCTION CERTIFICATE APPLICATION

CLIENT
J & S SCHUURMAN

DATE
08.10.14

DRAWING SCHEDULE	
AO1 A	SITE ANALYSIS PLAN
AO2 A	LOWER GROUND PLAN
AO3 A	GROUND FLOOR PLAN
AO4 A	ROOF PLAN
AO5 A	ELEVATIONS
AO6 A	ELEVATIONS
AO7 A	SECTIONS A & B
AO8 A	DRIVEWAY SECTION
AO9 A	LANDSCAPE PLAN
AIO A	BASIX COMMITMENTS
ALL A	CONSTRUCTION NOTES



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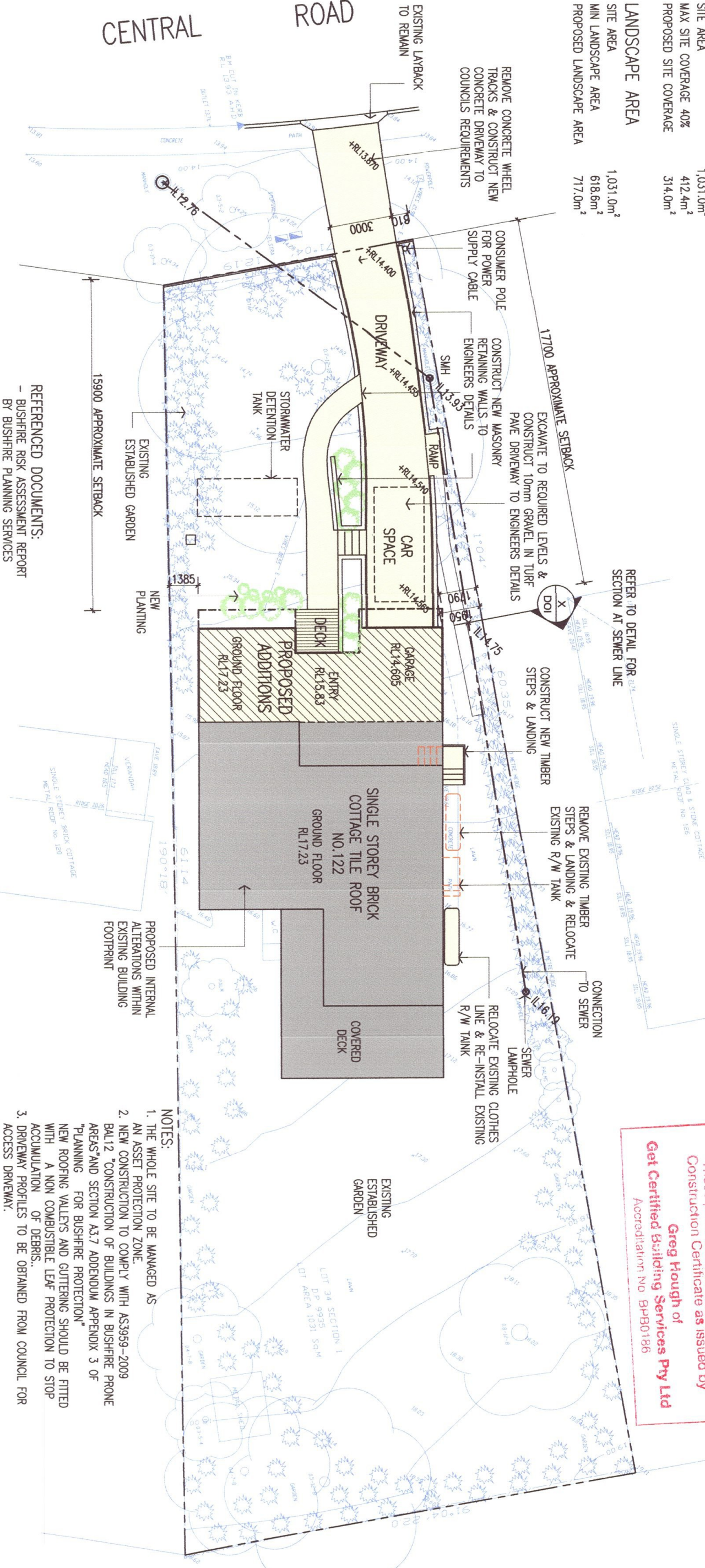
GENERAL
THE WORKS PROPOSED ARE TO BE DESIGNED, CONSTRUCTED AND MAINTAINED SO THAT THEY COMPLY WITH
THE RELEVANT PROVISIONS OF THE BUILDING CODE OF AUSTRALIA

SITE COVERAGE

SITE AREA 1,031.0m²
MAX SITE COVERAGE 40% 412.4m²
PROPOSED SITE COVERAGE 314.0m²

LANDSCAPE AREA

SITE AREA 1,031.0m²
MIN LANDSCAPE AREA 618.6m²
PROPOSED LANDSCAPE AREA 717.0m²

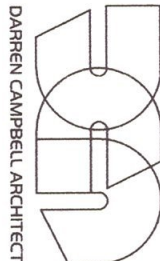


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1 SITE ANALYSIS PLAN
Scale: 1:200

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- USE FIGURED DIMENSIONS INSTEAD OF SCALE	12.01.15	B	CONST CERTIFICATE
- ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION			

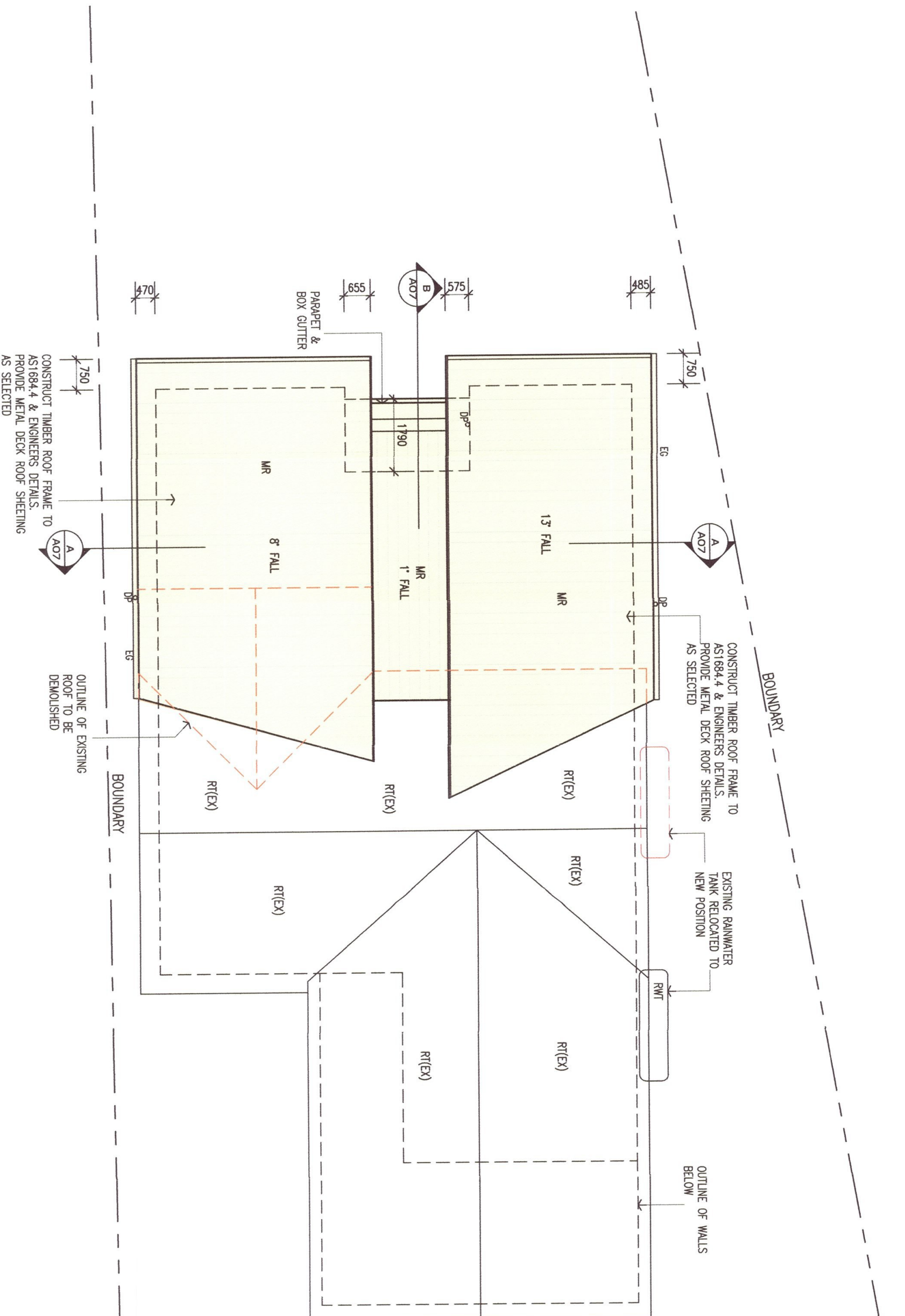
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BY: _____



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PROJECT	CLIENT
ALTERATIONS & ADDITIONS TO 122 CENTRAL ROAD, AVALON	JOHN & SUE SCHUURMAN
SUBJECT	TITLE
DEVELOPMENT APPLICATION	SITE ANALYSIS PLAN

SCALE	DRAWN
1:100	D CAMPBELL
NUMBER	ISSUE
AOI	B



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I ROOF PLAN

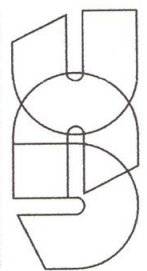
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ISSUE B
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SCALE 0 1 2 5 m 10 m

SCALE 15 m

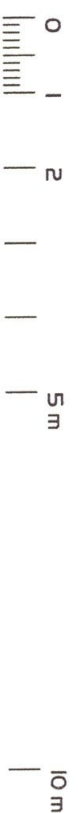
PROJECT
ALTERATIONS & ADDITIONS TO 122 CENTRAL ROAD, AVALON
CLIENT
JOHN & SUE SCHUURMAN
SUBJECT
DEVELOPMENT APPLICATION
TITLE
ROOF PLAN



SCALE 1:100
DRAWN D CAMPBELL
NUMBER AO4
ISSUE B



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SCALE 0 1 2 5m

SCALE DRAWN
1:100 D CAMPBELL

CLIENT
JOHN & SUE SCHURMAN

TITLE
ELEVATIONS

NUMBER ISSUE
A05 B

5 SECTION A-A

Scale: 1:100

CONSTRUCT TIMBER ROOF FRAME TO AS1684.4 & ENGINEERS DETAILS. PROVIDE METAL DECK ROOF SHEETING AS SELECTED

CONSTRUCT TIMBER ROOF FRAME TO AS1684.4 & ENGINEERS DETAILS. PROVIDE METAL DECK ROOF SHEETING AS SELECTED

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CONSTRUCT TIMBER ROOF FRAME TO AS1684.4 & ENGINEERS DETAILS. PROVIDE METAL DECK ROOF SHEETING AS SELECTED

6 SECTION B-B

Scale: 1:100

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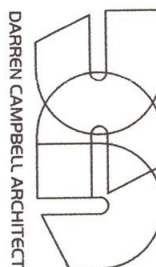
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BY: _____



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PROJECT
ALTERATIONS & ADDITIONS TO 122 CENTRAL ROAD, AVALON

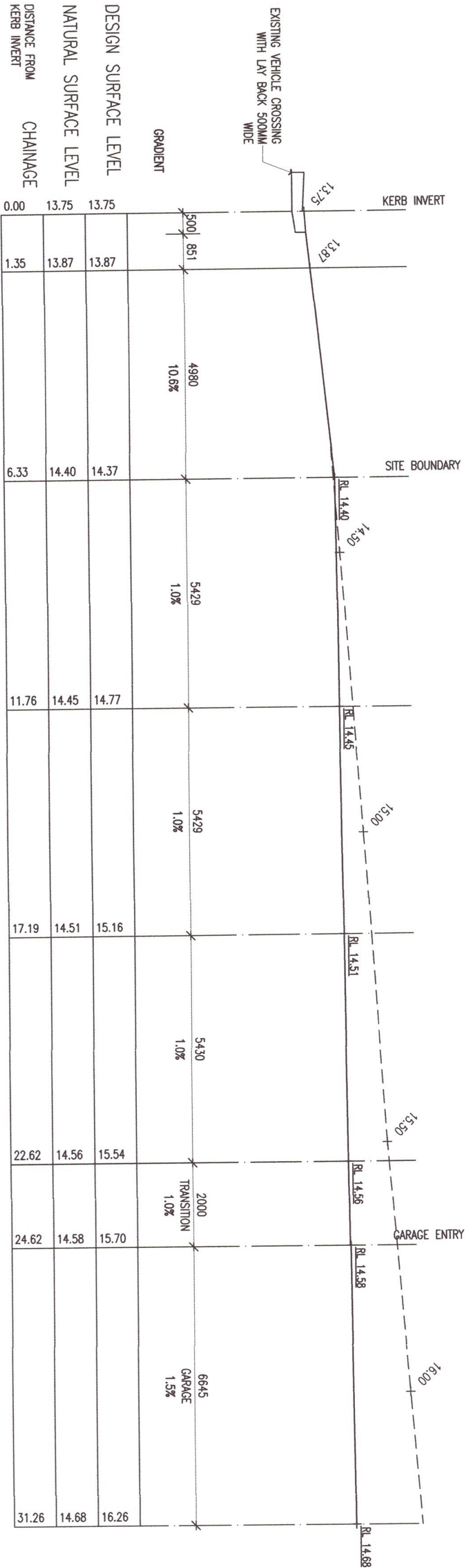
CLIENT
JOHN & SUE SCHUMERMAN

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NUMBER ISSUE
A07 B

SCALE 0 1 2 5m 10m 15m

SCALE 1:100

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LONGITUDINAL DRIVEWAY SECTION

DRAWING INDICATES LONGITUDINAL SECTION THROUGH PROPOSED DRIVEWAY SHOWN AT 1:100 SCALE IN ACCORDANCE WITH AS 2890.1

LEGEND

PROPOSED LEVELS
EXISTING LEVELS

1 DRIVEWAY SECTION

Scale: 1:100

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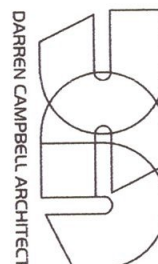
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ISSUE A
08.10.14 B

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SCALE 0 1 2 5m 10m

15m

PROJECT
ALTERATIONS & ADDITIONS TO 122 CENTRAL ROAD, AVALON

SUBJECT
DEVELOPMENT APPLICATION

CLIENT
JOHN & SUE SCHUMMAN

TITLE
DRIVEWAY SECTION



SCALE DRAWN
1:100 D CAMPBELL

NUMBER ISSUE
A08 B

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BASIX COMMITMENTS

Alterations and Additions

Project address	
Project name	Schuurman
Street address	122 Central Road Avalon 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 9935
Lot number	1
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Fixtures and systems

Hot water

The applicant must install the following hot water system in the development: gas instantaneous.

Lighting

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

Fixtures

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

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

Construction

Insulation requirements

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

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground	nil	
suspended floor with open subfloor:	Ro.8 (down) (or R1.50 including construction)	
framed (Ro.7).		
suspended floor with enclosed subfloor: framed (Ro.7).	Ro.60 (down) (or R1.30 including construction)	
suspended floor above garage: framed (Ro.7).	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: single skin masonry (Ro.18)	nil	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

Windows and glazed doors

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

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

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

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

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

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

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

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Dist (m)		
W01	E	1.0	0	0	projection/height above sill ratio >=0.43	Type 1
W02	E	1.0	0	0	projection/height above sill ratio >=0.43	Type 1
W03	S	3.9	0	0	eave/verandah/pergola/balcony >=750mm	Type 1
W04	S	2.0	0	0	eave/verandah/pergola/balcony >=900mm	Type 1
W05	S	2.1	0	0	eave/verandah/pergola/balcony >=900mm	Type 1
W06	S	3.0	0	0	eave/verandah/pergola/balcony >=900mm	Type 1
W07	S	1.5	0	0	eave/verandah/pergola/balcony >=750mm	Type 1
W08	S	3.1	0	0	eave/verandah/pergola/balcony >=600mm	Type 1
W09	W	0.7	0	0	projection/height above sill ratio >=0.36	Type 2
W10	W	0.8	0	0	projection/height above sill ratio >=0.36	Type 2
W11	W	1.8	0	0	projection/height above sill ratio >=0.36	Type 1
W12	W	2.4	0	0	projection/height above sill ratio >=0.36	Type 1
W13	W	1.8	0	0	projection/height above sill ratio >=0.36	Type 1

Frame and Glass Type 1 – standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Frame and Glass Type 2 – standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

CONSTRUCTION CERTIFICATE

No. 15 / 25

These plans form part of the above Construction Certificate as issued by

Greg Hough of

Get Certified Building Services Pty Ltd

Accreditation No. BPB0186

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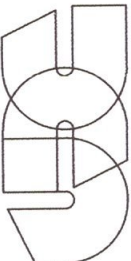
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DWG STATUS
THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION UNLESS AUTHORISED BY
DARREN CAMPBELL ARCHITECT.

APPROVAL DATE: _____

BY: _____



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PROJECT
ALTERATIONS & ADDITIONS TO 122 CENTRAL ROAD, AVALON

CLIENT
JOHN & SUE SCHUUMAN

SUBJECT
DEVELOPMENT APPLICATION

TITLE
BASIX COMMITMENTS

SCALE
DRAWN
MIS D CAMPBELL

NUMBER
ISSUE
AIO B

CONSTRUCTION NOTES

1. GENERAL

Materials and Forms of Construction: All materials utilised in the construction of the building shall be in accordance with the relevant standards as detailed in clause B1.3 of the Building Code of Australia.

Project signboard: provide in a prominent position on the site – refer to DA for required content.

BASIX certificate: refer to BASIX commitments listed on the drawings.

Demolition work: Demolition work to be carried out in accordance with the requirements of AS 2601.

DA conditions: Builder to comply with all conditions of Development Consent, and the following:

- Asset protection zones: the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bushfire Protection 2006 and the NSW Rural Fire Service’s document Standards for asset protection zones.

Water and utilities: water, electricity and gas are to comply with section 4.1.3 of the Planning for Bushfire Protection 2006.

Design and construction: new construction on the south and west shall comply with section 8 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas.

General advice: roofing shall be gutter-less or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.

Bushfire risk certification: Bushfire risk measures shall be carried out in accordance with the risk assessment and certification prepared by Bushfire Planning Services.

Any new electricity or gas connections are to comply with the requirements of section 4.1.3 of planning for bush fire protection.

Any new landscaping on the site is to comply with the principles of Appendix 5 of planning for bush fire protection 2006.

- Hours of work 7am to 5pm Mondays to Fridays and 7am to 1.00pm on Saturdays, no work is permitted on Sundays or Public Holidays
- A stamped copy of the approved plans is to be kept on site at all times during construction.
- Where excavations extend below the base of footings of any adjoining building give 7 days’ notice to the adjoining owner with particulars of the proposed work.

- Automatic Fire Detection – provide automatic fire detection and alarm system complying with Part 3.7.2 of the Housing Provisions or smoke alarms complying with AS 3786 or listed in the SSL Register of Accredited Products, connected to the mains electricity and having a standby power supply.
- Surface water runoff to be directed away from neighbouring properties.

- Basic Certificate – commitments in the latest Basix certificate to be satisfied.

- Road and Footpath – Council’s footpath, nature strip and roadway to be kept clear at all times.

- No storage of building materials, plan or equipment to be placed on footpath or roadway without prior written Council approval.
- Skip and rubbish bins are not to be placed on Council’s footpath, nature strip or roadway without prior written Council approval.

Occupational Health and Safety: The builder must comply with WorkCover NSW requirements.

2. SITE

Excavation of stormwater drainage line: Where practicable, the storm water drainage line is to be excavated by hand to reduce impact.

3. STRUCTURE

Structural Details: Refer to Structural Engineer’s Certificate included with the Complying Development Certificate Application.

Structure: The building or structure must resist loads determined in accordance with the following:

- (a) Dead and live loads and load combinations: AS 1170.1.
- (b) Wind loads: AS 1170.2.

Masonry: to AS 3700

Concrete construction (including reinforced and prestressed concrete): to AS 3600.

- Provide concrete elements as shown on the structural engineer’s details to support building loads in accordance with AS 3600.

Timber construction:

- (a) Design of timber structures: AS 1720.1.
- (b) Timber structures: AS 1684 Part 2, Part 3 or Part 4.
- Timber sizes are to be as indicated on the drawings or otherwise to comply with AS 1684.

4. ENCLOSURE

Roof cladding:

(a) AS 2049 – Roof tiles, and AS 2050 – Installation of roof tiles.

(b) AS 1562.1 – Design and installation of sheet roof and wall cladding – Metal.

- Gutters and downpipes: AS/NZS 3500.3 – Storm water drainage, or AS/NZS 3500.5 – Domestic installations, Section 5 – Stormwater drainage.

Building fabric:

Provide insulation that will:

- Comply with AS/NZS 4859.1; and
- Will form a continuous barrier with ceilings, wall, bulkheads, floors or the like, where the thermal barrier is required.
- Meet BASIX commitments – refer to Basix certificate.

Thermal insulation: Where required, insulation must comply with AS/NZS 4859.1

Glazing: in an external wall must comply with AS 2047: All other glazed assemblies to must comply with AS 1288.

- Balustrades: Provide balustrades and barriers along stairways, balconies, and the like in accordance with clause D2.16, ie. 865mm above nosing of stairs, and 1000mm above the floor of balcony landing or the like.

5. INTERIOR

Trim: install timber trim including architraves and skirtings in accordance with the contract specifications.

6. FINISH

Painting: To AS/NZS 2311 Section 6

7. MECHANICAL

Not used

8. HYDRAULIC

Drainage: Drainage to be designed and constructed in accordance with AS/NZS 3500.3 – Stormwater drainage, or AS/NZS 3500.5 – Domestic installations, Section 5 – Stormwater drainage.

Rainwater storage: Provide rainwater storage tank to collect rainwater from the roof. All pipes are to be 100 u.n.o. sewer class p.v.c. laid at 1:100 minimum grade to provide a sealed drainage system. Cleaning eyes to be located at all changes of pipe direction. Leaf guards to be fitted to gutter in accordance with manufacturers details.

Refer to hydraulic engineer’s requirements.

Sewer: Connect new kitchen, laundry, shower and bathroom services to sewer drainage lines.

Hot water supply system: Builder to provide new gas instantaneous water heater.

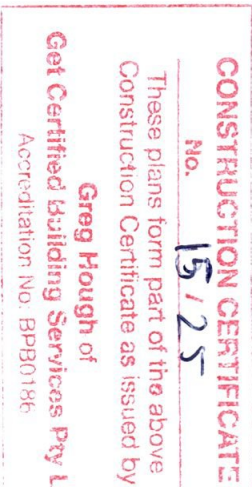
Hot water supply systems, other than solar hot water supply system in Climate Zones 1, 2 and 3 to be designed and installed to Section 8 of AS/NZS500.4

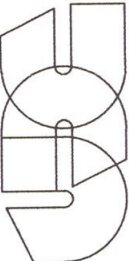
9. ELECTRICAL

Electrical installation: To AS/NZS 3008.1.1 and SAA HB 301.

Automatic Fire Detection: Provide automatic fire detection and alarm system complying with Part 3.7.2 of the Housing Provisions or smoke alarms complying with AS 3786 or listed in the SSL Register of Accredited Products, connected to the mains electricity and having a standby power supply.

- a) any storey containing bedrooms
- i) between each part of the dwelling containing bedrooms and the remainder of the dwelling.
- ii) where the bedrooms are served by a hallway, in the hallway.
- b) any other storey not containing bedrooms.



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PROJECT ALTERATIONS & ADDITIONS TO 122 CENTRAL ROAD, AVALON	CLIENT JOHN & SUE SCHURMAN	SCALE MIS D CAMPBELL
SUBJECT DEVELOPMENT APPLICATION	TITLE CONSTRUCTION NOTES	NUMBER ISSUE A