



Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place
WARRIEWOOD NSW 2102
Avalon Customer Service Centre
59A Old Barrenjoey Road, AVALON 2107

Postal Address
P.O. Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone (02) 9970 1111
Facsimile (02) 9970 7150
Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

COPY

Environmental Compliance
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

26 March 2004

ANTONIO CIMINO
27 KOORANGI AVENUE
ELANORA HEIGHTS NSW 2101

Dear Sir

Re: Construction Certificate CC0169/04
Property: 27 KOORANGI AVENUE ELANORA HEIGHTS NSW 2101

Please find enclosed your approved Construction Certificate and stamped plans.

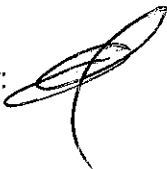
Did you know that work is unable to commence until such time as a completed **Notification of Commencement Form** has been submitted to Council at least two (2) days prior to starting work? To assist you please find enclosed a Notification of Commencement Form and Information Sheet.

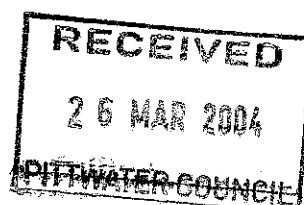
Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully

Development Compliance Group

Per: 



**COPY**

Pittwater Council

Construction Certificate No: CC0169/04

Site Details: **27 KOORANGI AVENUE, ELANORA HEIGHTS NSW 2101**

Legal Description: **Lot 109 DP 220630**

Type of Development: **Building Work**

Description: **carport**

Associated Development Consent No: **N0805/03** Dated: **09/01/2004**

Building Code of Australia Certification: **Class 10a**

Details of plans, documents or Certificates to which this Certificate relates:

- **Architectural Plans** prepared by Draft Hire Tech Services, Dwg No. A2.627, undated
- **Structural Details** prepared by Stildraft Designs, Job No. 04-198, Sheets 1 & 2, Issue A, dated 17 March 2004
- **Statement** prepared by Tony and Michelle Cimino concerning Level one (1) construction for AS 3959, dated 23 March 2004
- **Letter** from Colin Mathison, Principal Engineer – Works at Pittwater Council concerning the drainage easement, dated 11 March 2004
- **Statement** by Tony Cimino concerning compliance with Part 3.7.1 (d) of the Building Code of Australia – Volume 2, dated 26 March 2004

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

- The relevant provisions of the Building Code of Australia.
- The relevant conditions of Development Consent No: N0805/03

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.



Darren Greenow
Development Compliance Group

26 March 2004
Date of Endorsement

Note: You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.

Mr Tony Cimino
27 Koorangi Avenue
Elanora Heights NSW 2101

23rd March 2004

Attention: Darren Greenowl

RE: NO805/03
Lot 109 DP 220630

Hi Darren

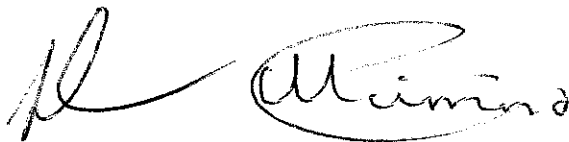
As per our number of discussions I have enclosed all forms for the CC application.

Also enclosed is the letter from Colin Mathiseon re relocation of footing insu~~r~~de easement.

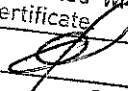
Could you please contact me upon receipt of this application so we can ensure a smooth process.

I am contactable on 0416 052 675.

Many thanks and kind regards,



Tony & Michelle Cimino

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number: CC	0169/04
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by:	
Date:	26 MAR 2004

Attention: Darren Greenowl

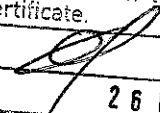
RE: NO805/03

Lot 109 DP 220630

Hi Darren

As requested items listed below for compliance with Bush Fire Prone Level 1 construction. - AS 3959.

- 1) 3.4 Supporting Posts , columns piers etc full compliance met as construction does not have combustible items and all timbers are fire retardant treated timber.
- 2) 3.9 ROOFS The tiled roof will be fully sarked and treated below the tiling battens and cover total area including the ridge.
- 3) 3.10 All eaves will be closed and the gaps between the rafters shall be sealed
- 4) 3.12 All gutters will be installed with devices that stop build up of leaves ie gutter covers.

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Avalon Customer Service Centre
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Facsimile (02) 9970 7150
Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

Colin Mathison, Principal Engineer, Works
8.00am to 5.00pm Mon to Fri
Phone 9970 1343 Mobile 0417 416 337

11 March 2004

Tony Cimino
27 Koorangi Avenue
ELANDRA HEIGHTS 2101

Dear Mr Cimino

Re: Property 27 Koorangi Avenue, Elandra Heights - Drainage Easement

Further to your letter of 11 March regarding the above and the recent inspections, this is to confirm that this Department has no objection to the foundation and construction of the garage extension provided that:

- a) The foundation and structure imposes no load whatsoever on the stormwater pipe.
- b) Access to the stormwater pipe (for maintenance) is unhindered.

Yours faithfully

Colin Mathison
PRINCIPAL ENGINEER, WORKS

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Endorsed by:	
Date:	26 MAR 2004

26/3/04

Pittwater Council

Attn: Darren Greenow

The carport will be provided with
a non combustible ceiling and non
combustible gable end to comply
with PART 3.7.1 (d) of the
Building Code of Australia / Volume

Regards



Tony Cimino

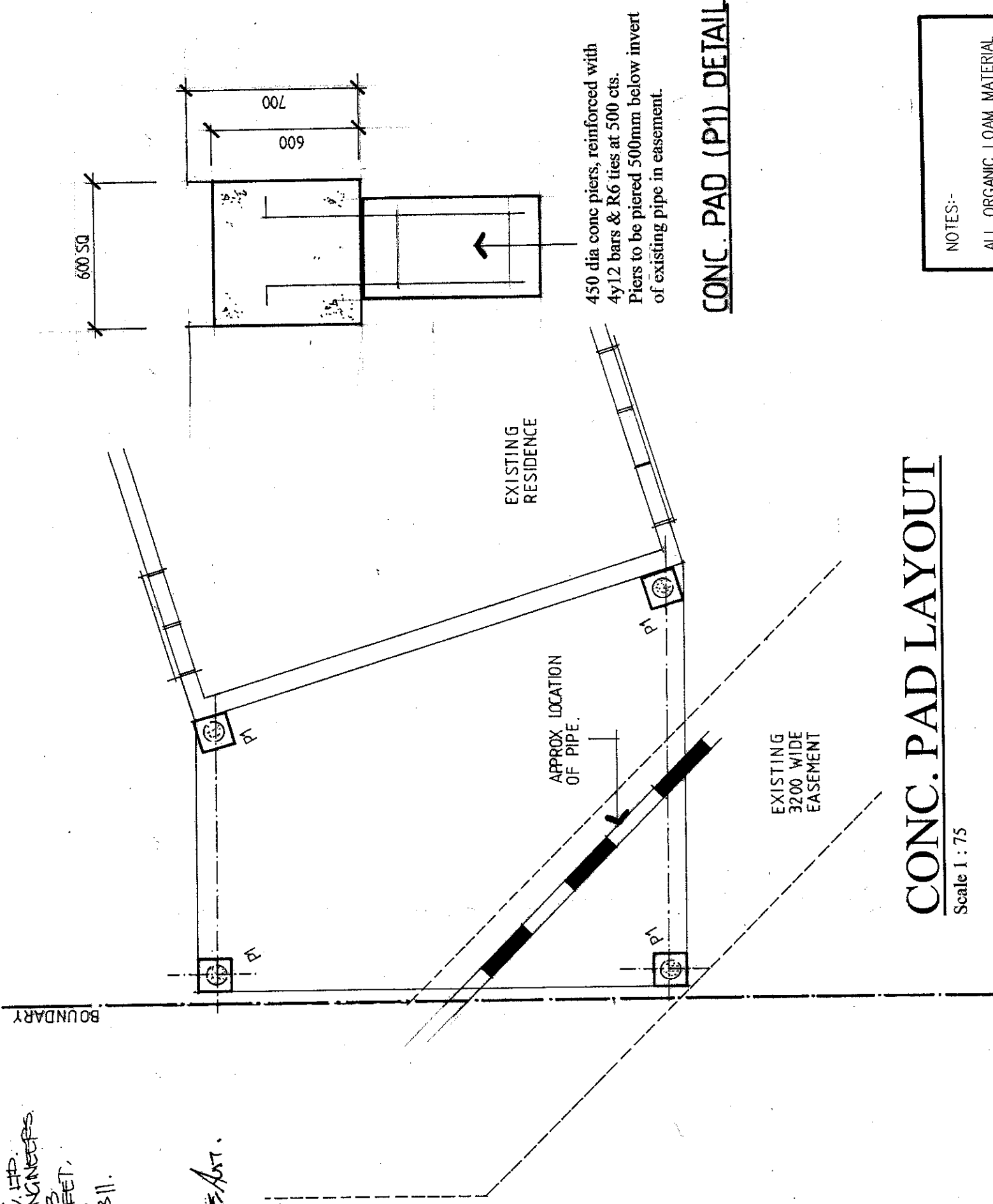
Date:	26 MAR 2004
Endorsed by:	
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Number: CC	0169/04
PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	

RE 27 'Korany' Ave

Elmore Heights NSW 2101

NOTE:
THESE PLANS ARE
CERTIFIED BY
KATELETOO
ZAJUTINI PTY LTD
STRUCTURAL ENGINEERS
LEVEL 2 N° 103
VANESSA STREET
KINGSCLIFF NSW
PH: 9554 9311

8.5.2017 E.A.T.



CONC. PAD LAYOUT

Scale 1:75

NOTES:

- Prior to commencement of any works pipe location, within easement to be verified & located.
- All pads (P1) to be 600sq x 600 deep mass concrete.
- 450 dia piers to be provided under conc. pad and to be founded 500mm below invert of pipe in easement.
- Piers to be reinforced with 4y12 bars & R6 ties at 500 cts.
- When excavation occurs near existing footings, take caution not to under-mine existing footing.
- If under-mining occurs then under-pinning of existing footing will be required.

NOTES:-

- ALL ORGANIC LOAM MATERIAL IS TO BE STRIPED PRIOR TO EXCAVATION
- ADDITIONAL PIERS TO EVEN BEARING MAYBE REQUIRED.
- OVERALL SLAB DIMENSIONS TO BE CHECKED AGAINST ARCHITECTURALS PRIOR TO COMMENCEMENT OF WORK

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE
Number: CC 0169/04
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate
Endorsed by: [Signature]
Date: 6 MAR 2004

CONSTRUCTION NOTES

GENERAL
G1 THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
G2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS REFER TO ARCHITECTS FINAL DRAWINGS.
G3 BUILDER TO CHECK ALL RELEVANT DIMENSIONS ON SITE.
G4 ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS CODES AND THE REGULATIONS OF THE RELEVANT BUILDING AUTHORITY.
G5 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVER STRESSED. THE BUILDER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE WORKS DURING CONSTRUCTION

CONCRETE

C1 CONCRETE SPECIFICATION (IF > 28 DAYS) TO BE AS FOLLOWS:

LOCATION	CEMENT	F _c	MAX. AGG. SIZE	SLUMP
PIERS	TYPE 'A'	15 MPa	20	40
SLAB	TYPE 'A'	20 MPa	20	80

C2 CLEAR COVER TO REINFORCEMENT, UNLESS NOTED OTHERWISE, TO BE AS FOLLOWS:

LOCATION	FORMED & SHELTERED	FORMED & EXPOSED	POURED ON GROUND
SLABS & WALLS	20	30	65
BEAMS	25	40	65
COLUMNS	40	50	—

C3 REINFORCEMENT SYMBOLS ARE AS FOLLOWS:

- R STRUCTURAL GRADE ROUND BARS (250 R)
- Y HOT ROLLED DEFORMED BARS (400 Y)
- F HARD-DRAWN WIRE REINFORCING FABRIC (450 F)
- S STRUCTURAL GRADE DEFORMED BARS

C4 NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS TO BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
C5 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.

C6 BEAM DEPTHS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.
C7 ALL REINFORCEMENT TO BE ADEQUATELY SUPPORTED IN ITS REQUIRED POSITION AND COVER DURING PLACEMENT OF CONCRETE.

C8 PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER

C9 ALL CONCRETE TO BE MECHANICALLY VIBRATED AND SHALL BE CAREFULLY WORKED AROUND THE REINFORCEMENT AND INTO THE CORNERS OF FORMWORK
C10 ALL CONCRETE SHALL BE CURED BY MOIST CURING BY CONTINUAL WETTING FOR AT LEAST 7 DAYS OR THE USE OF AN APPROVED CURING COMPOUND.

FOUNDATIONS

F1 FOOTINGS ARE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 200 kPa
F2 PIER HOLES ARE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 450 kPa
F3 FOUNDATION MATERIAL SHALL BE APPROVED PRIOR TO CONSTRUCTION

ADDITIONAL

- A1 SITE TO BE STRIPPED OF ALL ORGANIC MATTER AND ASSOCIATED TOPSOIL.
- A2 ALL SITE FILLING PLACED BENEATH EDGE BEAMS TO BE TREATED IN ACCORDANCE WITH CLAUSE 6.12 OF AS 2870.1 - 1996.
- A3 A 1 METRE WIDE APRON, WITH 25 CROSS FALL AWAY FROM SLAB EDGE IS TO BE FORMED ALL AROUND THE RAFT SLAB.
- A4 RAFT SLAB TO BE LAID ON MIN 50 THICKNESS OF CONSOLIDATED SAND COVERED WITH 0.2 mm THICK POLYETHYLENE VAPOUR BARRIER WITH ALL JOINTS PROPERLY LAPPED AND TAPED AT PENETRATIONS.

DESIGNED TO AS 2870 - 1996

P.O Box 1377
Green Valley
NSW 2168

Joe Stilo
proprietor

mob: 0414 854 311

Stildraft
designs

ABN 83 872 638 178

Client: MR. & MRS CIMINO

Location: NO. 27 KOORANGI AVE,
FLANDERS HEIGHTS.

scale: 1:100

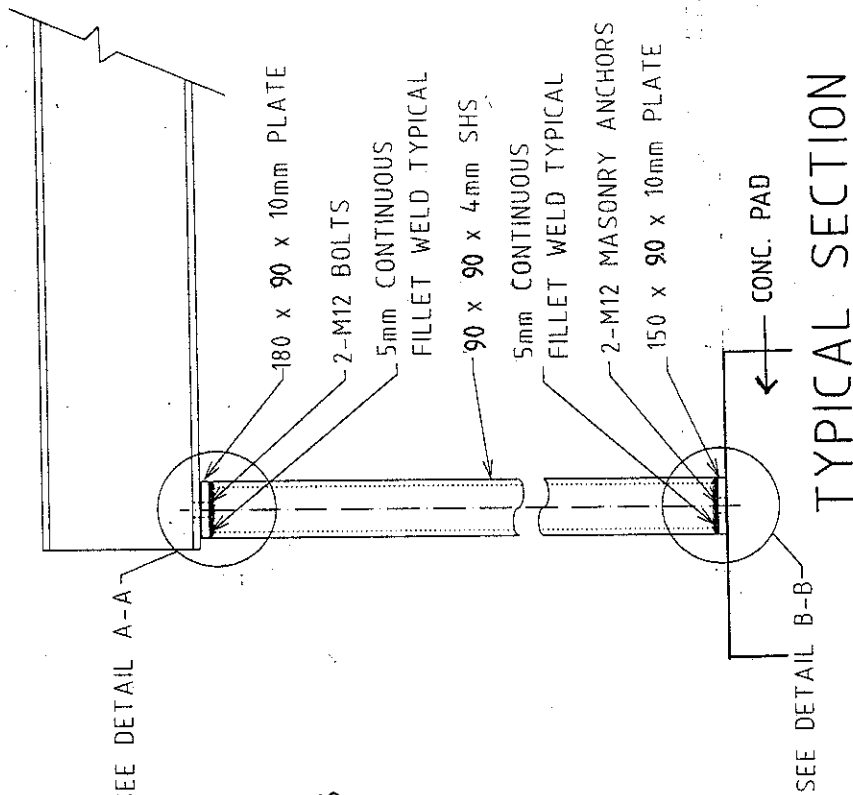
issue: 'A' 17.3.04

sheet no.:

certified:

job no.: 04-198

• House Plans • Engineering Plans • Alterations



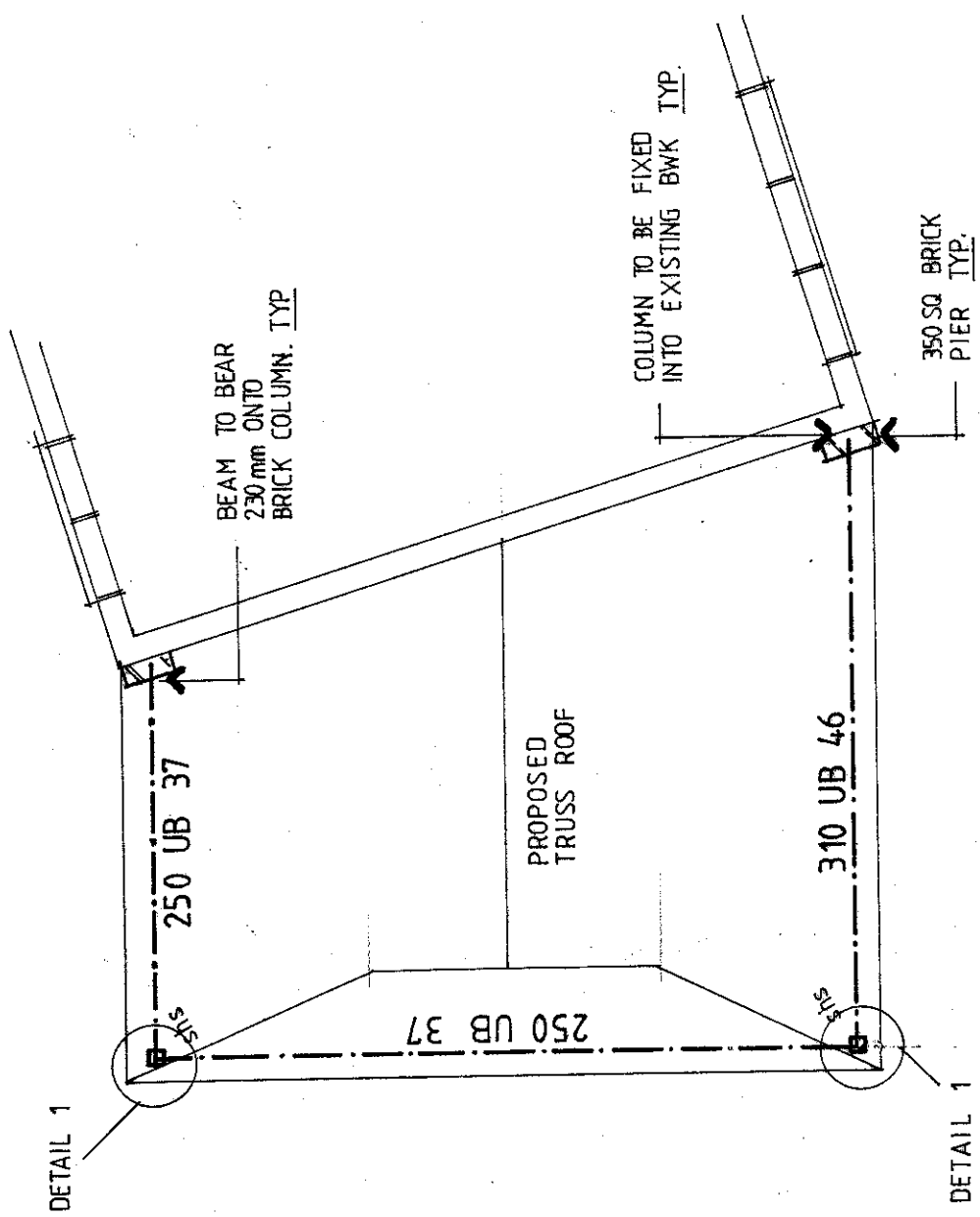
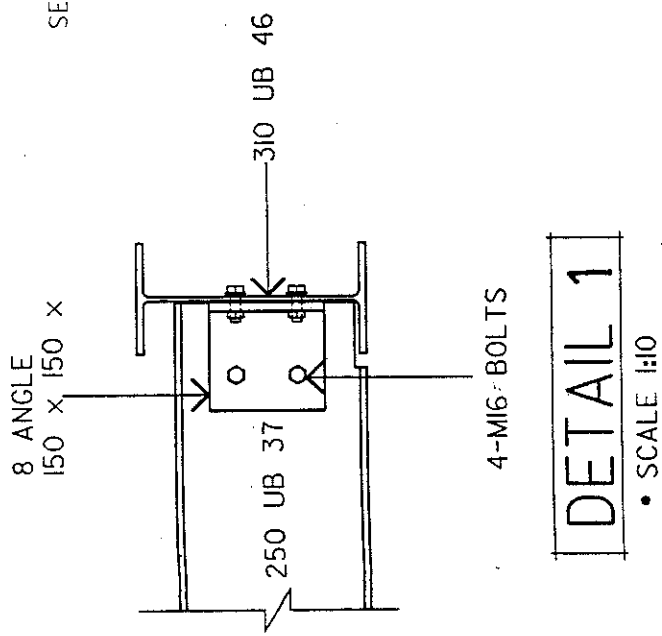
STEEL BEAM PLAN

NOTES

ALL STEELWORK TO BE PAINTED WITH AN APPROVED GALVANIZED RESISTANT PRIMER

DYNA BOLT COLUMNS TO SLAB WITH 2M12 MASONRY ANCHORS TYPICAL.

ALL POSTS TO BE 90 x 90 x 4.0 SHS, BUILD POSTS INTO STUD FRAMEWORK.



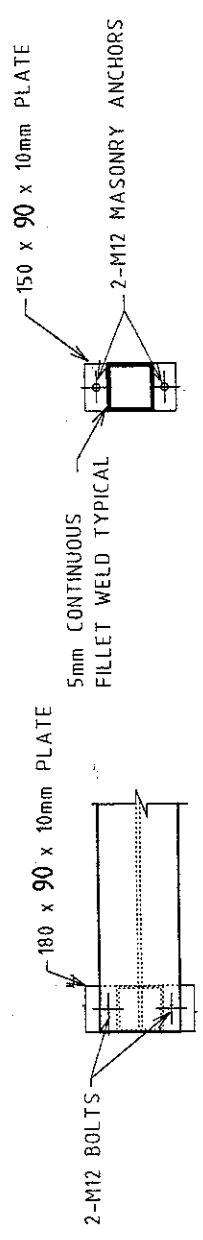
PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE

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Endorsed by: *[Signature]*

Date: 26 MAR 2004



PLAN VIEW DETAIL A-A

PLAN VIEW DETAIL B-B

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Green Valley
NSW 2168

Joe Stilo
proprietor
mob: 0414 854 311

ABN 83 672 638 178

Client: MR & MRS CIMINO

Location: No. 27 ROORANAI AVE,
ELANORA HEIGHTS.

scale: 1:100	issue: 'A' 17.3.04	sheet no.: 2.
certified:	job no: 04-198	

• House Plans • Engineering Plans • Additions • Alterations

[Signature]
B.E.M.I. F.A.S.T.

