

25/06/13

Dear Sir or Madam:

Re: Lodgement of CDC2013/105

Site Address : No. 76 Taiyul Road, North Narrabeen NSW 2101

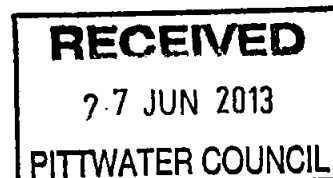
Please find attached all required documentation relied upon to issue Complying Development Certificate and Notice of Commencement for the above development:

- Part 4A Lodgement Fee \$36.00 payable to Council.
- 1 full set of Complying Development Certificate Plans.
- 1 Structural Engineer's Plans.
- 1 copy of Notification Map & Letter.
- 1 Basix Certificate
- PCA in receipt of 149(2) Planning Certificate.

Yours faithfully

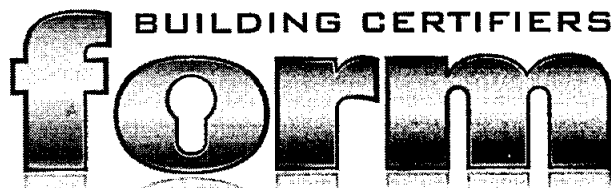
A handwritten signature in black ink, appearing to be "ef" or "ef" with a stylized flourish.

Craig Formosa
Form Building Certifiers



\$36 REC: 342935 27/6/13

POSTED
25/06/13



COMPLYING DEVELOPMENT CERTIFICATE # 2013-105 Approved 25/06/13

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 85, 85A & 87

Date Application Received	05/05/2013	Certificate Lapse Date	5 yrs after approval date		
Council	Pittwater Council	Relevant Planning Instrument	SEPP E & C Dev. 2008		
Certifying Authority	Craig Formosa - BPB0124	Accredited Certifier	Craig Formosa - BPB0124		
Accreditation Body	Building Professionals Board	BCA in force	2013		
APPLICANT DETAILS					
Name	Leanne Bush	Ph No.	02 9944 7301		
Address	76 Taiyul Road, North Narrabeen NSW 2101				
OWNER DETAILS					
Name	Leanne Bush				
Address	76 Taiyul Road, North Narrabeen NSW 2101				
DEVELOPMENT DETAILS					
Subject Land	76 Taiyul Road, North Narrabeen NSW 2101	Lot No.	8	DP	230661
Description of Development	Minor Alterations and additions to an existing dwelling.		Zone		
Class of Building	1a	Value of Work	\$4900.00		
OWNER/BUILDER DETAILS					
Name	Will Nelson, Complete Services Design				
Address	23 Baroona Rd, Church Point, NSW, 2105				
Contact Number	02 9997 5240	License No.	235557C		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	Rapid Plans	Nasseri Associates Engineers			
Drawing Numbers	CDC2013-105 1002-1006, 2001-2003, 3001-3002, 4001, 4002, 5001, 5002	Ref: S2766 Dwg. No.6	Dated	22/03/2013	23/04/13
Basix Certificate No.	A149193_03	Dated	2101		
This Certificate is approved subject to the prescribed conditions listed under Clauses: 133, 136A, 136D, 149 & 154B of the Environmental Planning and Assessment Act Regulations 2000.			Nos.	3.37 - 3.45	
This Certificate is approved subject to the attached conditions as contained in the SEPP Exempt and Complying Development 2008.					
CERTIFICATION					
I, Craig Formosa, as the certifying authority am satisfied that; 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 Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986					
Signed:			Date: 25/06/13		

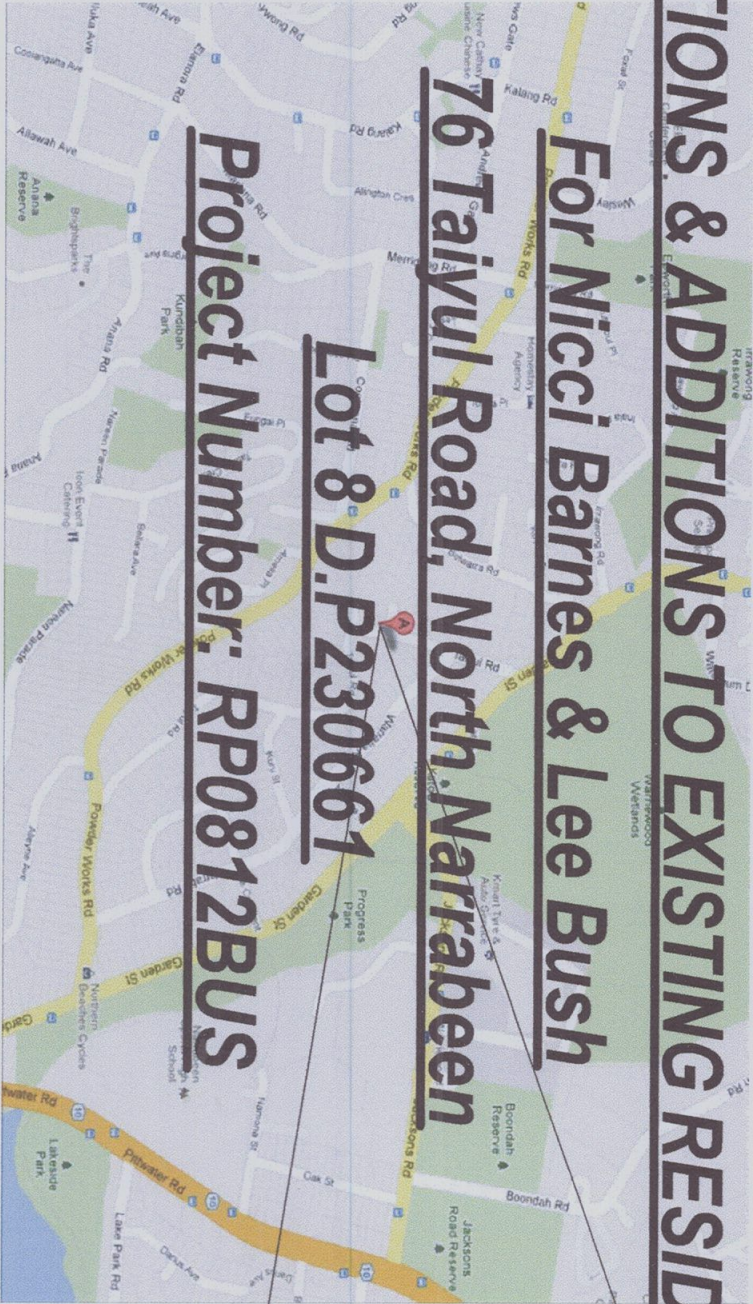


This is the plan/spec. referred to in Form Building Certifiers Certificate
Certificate No. **CC2013-105**
Plan Nos. 1002-1006, 1001-2003, 3001-3002, 4001, 4002, 5001, 5002. 25/06/13
Craig Formosa BPB0124 DATED

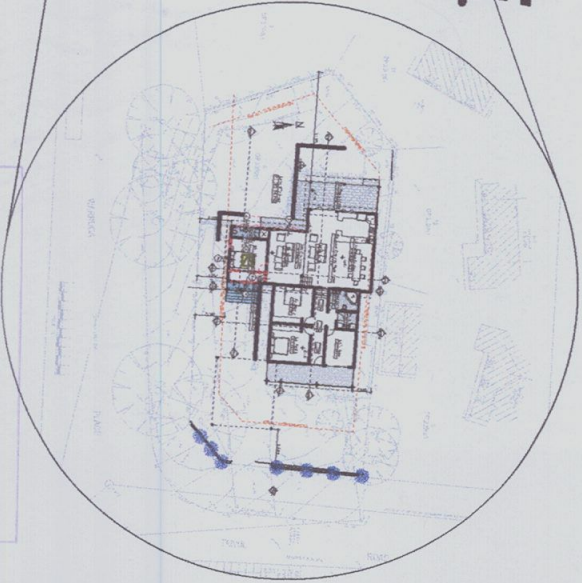
COMPLYING DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

Rapid Plans www.rapidplans.com.au
P.O. Box 6193 Frenchs Forest DC NSW 2086
Fax: (02) 9905-8865 Mobile: 0414-945-024
Email: gregg@rapidplans.com.au



For Nicci Barnes & Lee Bush
76 Taiyui Road, North Narrabeen
Lot 8 D.P.2306661
Project Number: RP0812BUS



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

Drawing No:	Description	Rev	Description	Date
	Cover Sheet			
CDC1001	Survey			22-3-2013
CDC1002	Site Plan			22-3-2013
CDC1003	Existing Fir Plan			22-3-2013
CDC1004	Demolition			22-3-2013
CDC1005	Sediment & Erosion Control Plan			22-3-2013
CDC1006	Waste Management Plan			22-3-2013
CDC2001	Ground Floor Plan			22-3-2013
CDC2002	RCP Ground			22-3-2013
CDC2003	Roof Plan			22-3-2013
CDC3001	Section 1			22-3-2013
CDC3002	Section 2			22-3-2013
CDC4001	Elevation 1			22-3-2013
CDC4002	Elevation 2			22-3-2013
CDC5001	Door Schedule			22-3-2013
CDC5002	Window Schedule			22-3-2013

BASIX® Certificate

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

Alterations and Additions

Certificate number: A149193_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 28/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A149193 lodged with the consent authority or certifier on 26 Nov 2012 with application N0336/12.

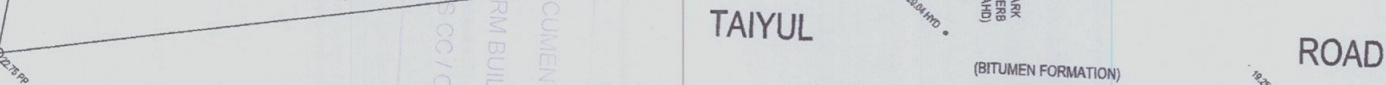
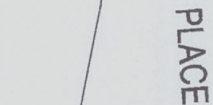
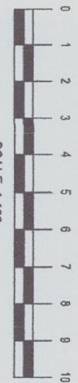
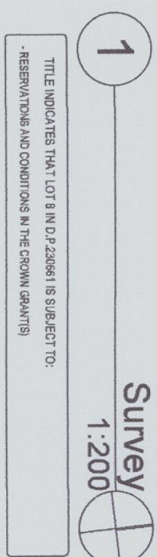
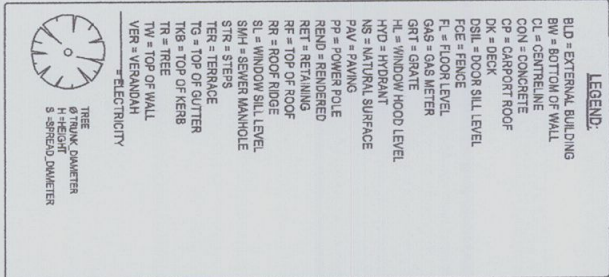
It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000



Description of project

Project address	
Project name	Barnes & Bush_03
Street address	76 Taiyui Road North Narrabeen 2101
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 230661
Lot number	8
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).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Rapid Plans
ABN (if applicable):	43150084592

[illegible]

Basic Certificate Number A149193_03
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or alter (construction) floors, walls and ceiling/stroor

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.

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

For projections described in millimetres, the

balcony or awning must be no more than 500 mm above the head of the window or glazed door, no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be the height and distance from the centre and base of the window and glazed door,

Project North

CDC APPLICATION
ONLY

Chart
Nicci Barnes & Lee Bush
Project Name
Alterations & Additions
76 Talyu Road North Narrabeen
2101

Drawing Title: Site Plans - Site Plan	Scale: A3 as noted	Date: 22-3-20
Status: CDC	Checked By: GB	Drawing No.:
Project No.:	Drawing No.:	
Request: RP0812BUS	CDC1000	220320

**All Work In Accordance With Engineering
Plans & Pitwater Council "Notice To
Applicant Of Determination"
Dated: 7/2/2013 DA No. N0335/12**

Denotes New Work:

Wall Legend

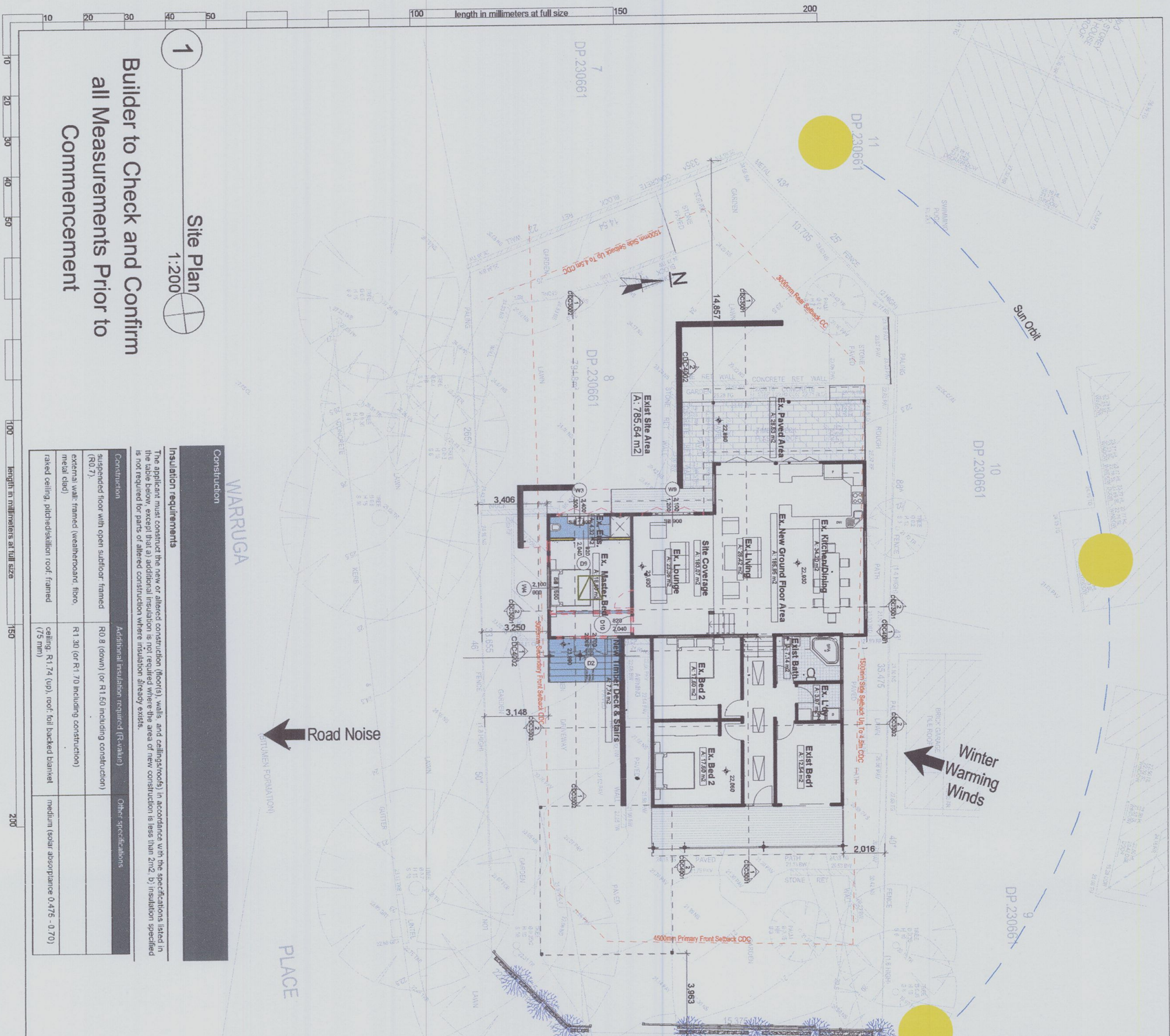
Denotes New Masonry Wa

Denotes Demolished Wall

CDC Information Setbacks & Open Space Ratios have Been Determined As Follows

Rear Set Back Lwr Flr =	14.857mm	Min Lwr 3.0m
Rear Set Back Up Flr =	N/A	Min Up 8.0m
Side Set Back Lwr Flr =	3.25m	Min Lwr 1.5m
Side Set Back Up Flr =	N/A	Min N/A
Building Height =	5.089m	Max 8.5m
Site Area =	791.8m2	
Site Coverage =	193.07m2	Max 395.9m2 (50%)
FSR =	185.95m2	Max 380m2

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Builder to Check and Confirm all Measurements Prior to Commencement

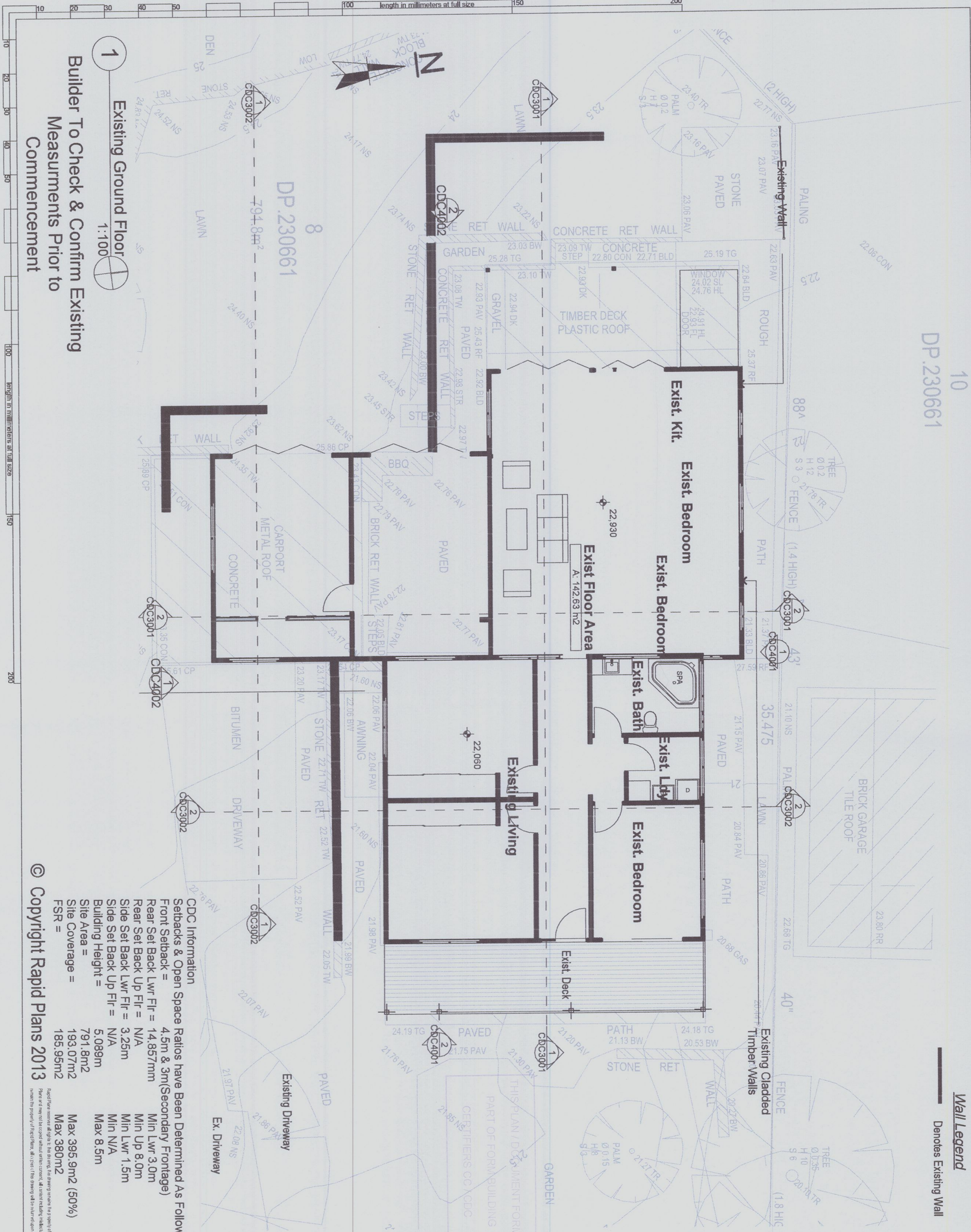
1 Site Plan 1:200

Construction
insulation requirements

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherproof, fibre, metal clad)	R1.30 (or R3.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

10	20	30	40	50		100	length in millimeters at full size	150	200
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CDC Information
Setbacks & Open Space Ratios have Been Determined As Follows:
Front Setback = 4.5m & 3m(Secondary Frontage)
Rear Set Back Lwr Flr = 14.857mm
Rear Set Back Up Flr = N/A
Side Set Back Lwr Flr = 3.25m
Side Set Back Up Flr = N/A
Building Height = 5.089m
Site Area = 791.8m2
Site Coverage = 193.07m2
FSR = 185.95m2
Max 395.9m2 (50%)
Max 380m2



Wall Legend

- Denotes Existing Wall
- Denotes Demolished Wall

CDC Information
Setbacks & Open Space Ratios have Been Determined As Follows:
Front Setback = 4.5m & 3m(Secondary Frontage)
Rear Set Back Lwr Flr = 14.857mm
Rear Set Back Up Flr = N/A
Side Set Back Lwr Flr = 3.25m
Side Set Back Up Flr = N/A
Building Height = 5.089m
Site Area = 791.8m²
Site Coverage = 193.07m²
FSR = 185.95m²
Max 395.9m² (50%)
Max 380m²

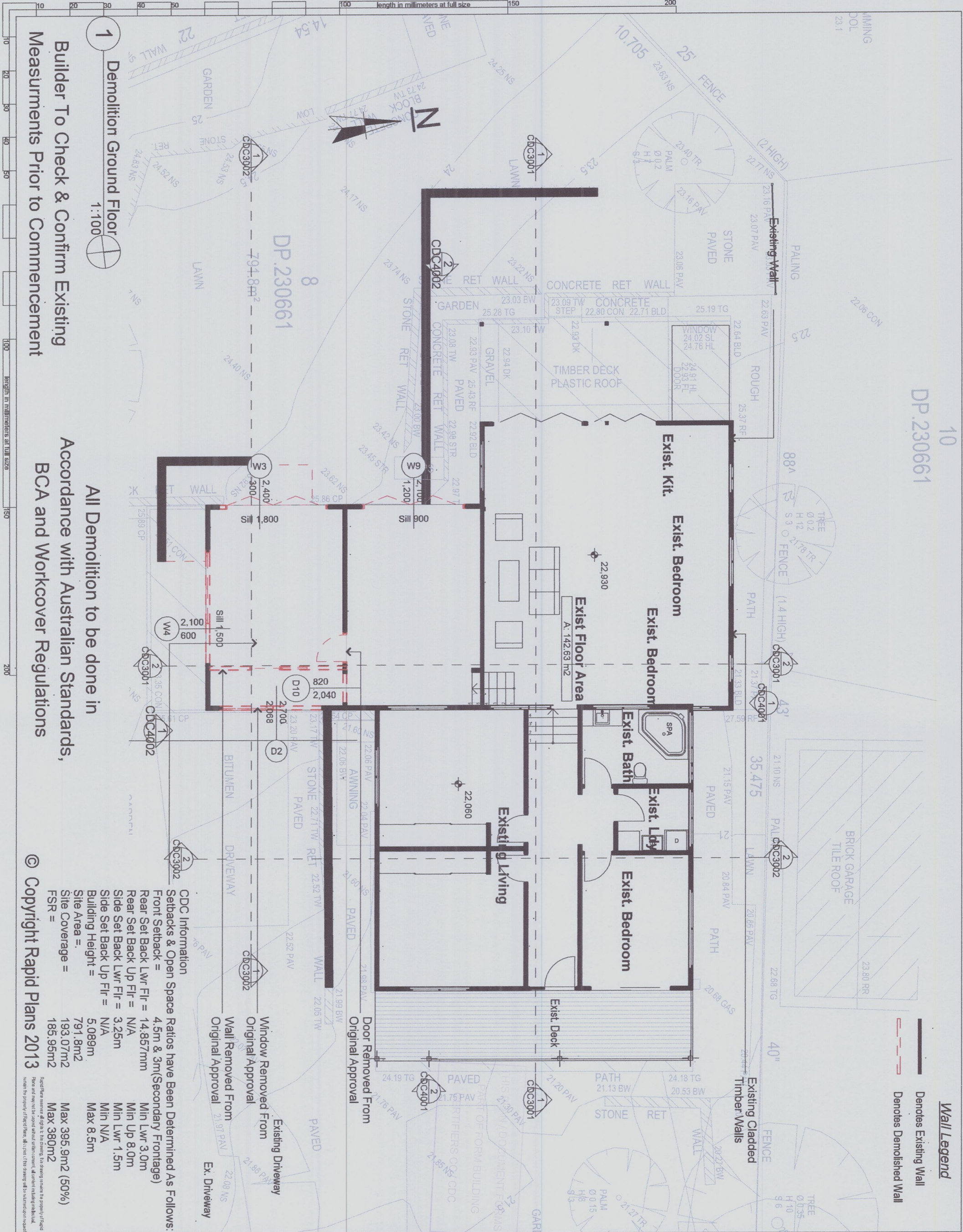
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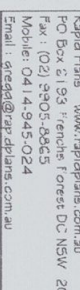
All Demolition to be done in

Accordance with Australian Standards,
BCA and Workcover Regulations

Builder To Check & Confirm Existing
Measurements Prior to Commencement

1 Demolition Ground Floor
1:100





**Building
Designers
Australia**

All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded
76 Taily Road North Narrabeen
is not considered a heritage item

[illegible]

CDC APPLICATION

dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

Nicci Barnes & Lee Bush

Alterations & Additions

76 Taiyul Road North Narrabeen
2101

Lot 8 D.P230661

Site Plans - Sediment & Erosion Control

JOURNAL OF DOCUMENTATION

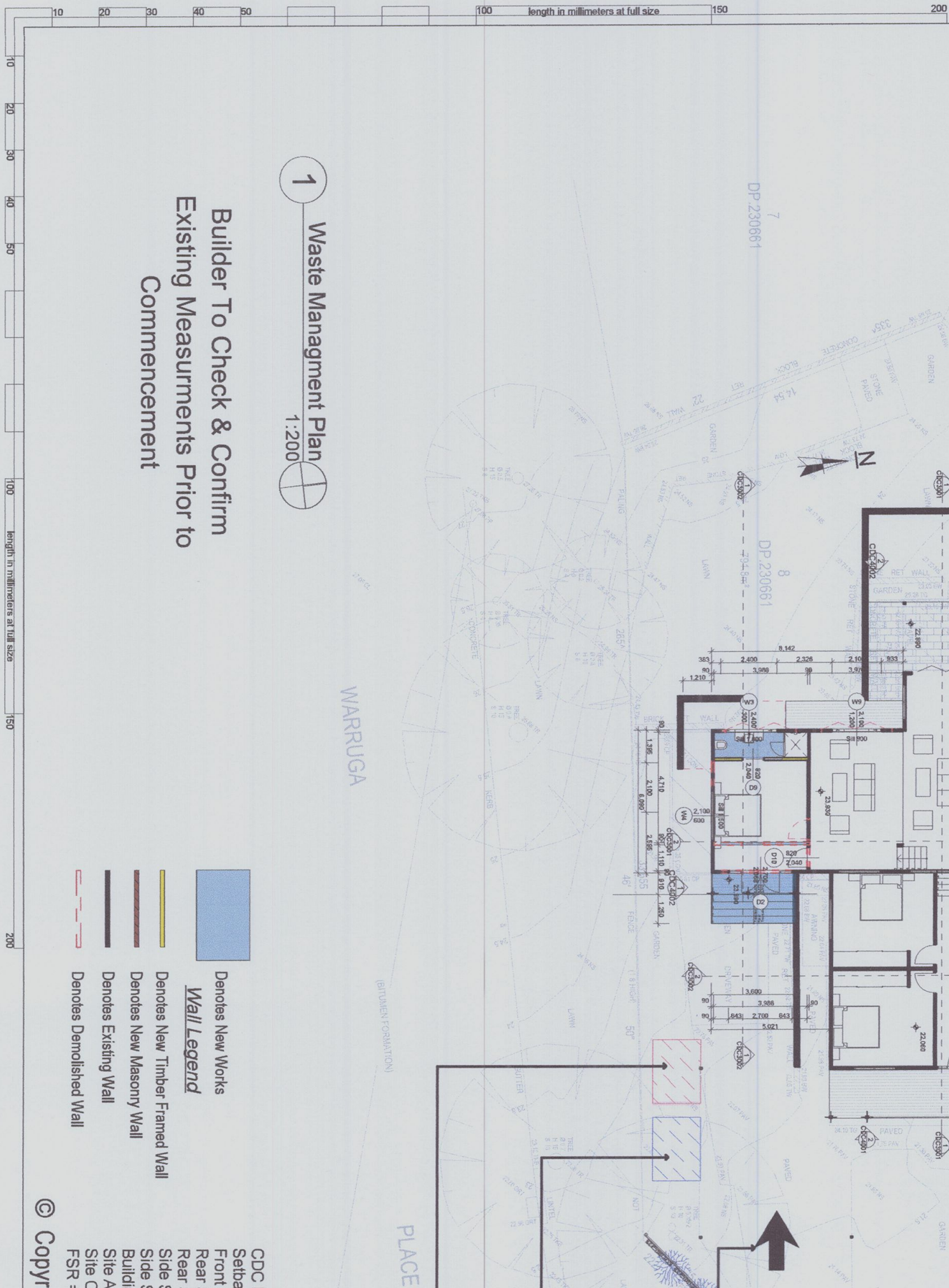
Scale: A3 as noted	Date: 22-3-2
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Project No.:	Drawing No.:
000	000

RP0812BUS CDC10

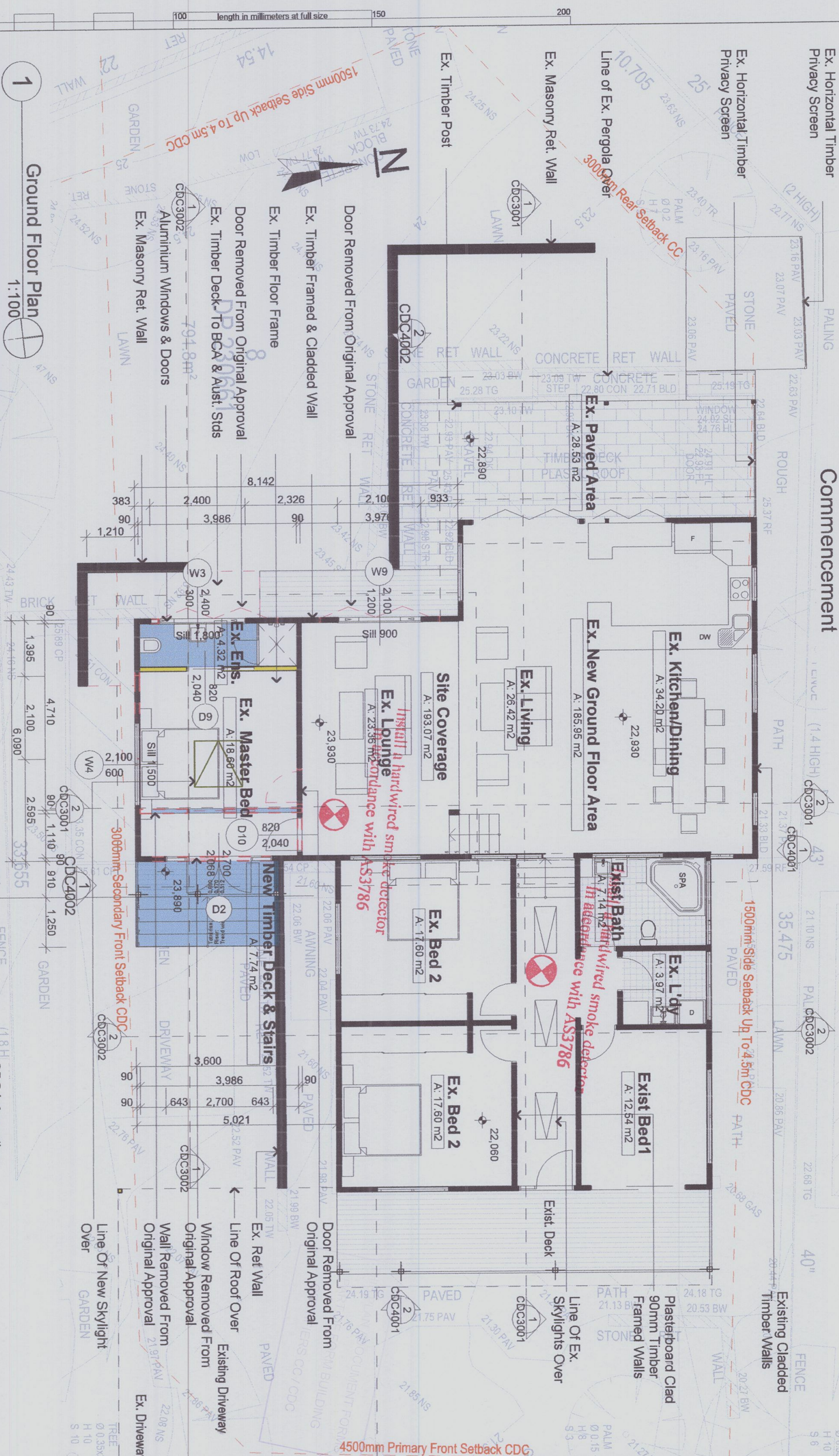
Plot Date:	22/03
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**Vehicle Access
For Removal Of
Waste By Builder
During Work
Hours**
**Approximate
Location Of
Building Waste &
Recycling Area**
**Material
Storage Area**



**Builder To Check & Confirm
Existing Measurements Prior to
Commencement**
Waste Management Plan
1:200
1
Denotes New Works
Wall Legend
Denotes New Timber Framed Wall
Denotes New Masonry Wall
Denotes Existing Wall
Denotes Demolished Wall
© Copyright Rapid Plans 2013

Builder To Check & Confirm Existing Measurements Prior to Commencement



Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R30 ?)	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: roof backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

**All Work In Accordance With Engineering
Plans & Pittwater Council "Notice To
Applicant Of Determination"
Dated: 7/2/2013 DA No. N0335/12**

	Denotes New Works
<u>Wall Legend</u>	
	Denotes New Timber Frame Wall
	Denotes New Masonry Wall
	Denotes Existing Wall
	Denotes Demolished Wall

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CDC Information

Setbacks & Open Space Ratios have Been Determined As Follows

Front Setback =	4.5m & 3m(Secondary Frontage)
Rear Set Back Lwr Flr =	14.857m Min Lwr 3.0m
Rear Set Back Up Flr =	N/A Min Up 8.0m
Side Set Back Lwr Flr =	3.25m Min Lwr 1.5m
Side Set Back Up Flr =	N/A Min N/A
Building Height =	5.089m Max 8.5m
Site Area =	791.8m2
Site Coverage =	193.07m2
FSR =	165.95m2 Max 380m2

RP0812BUS CDC2001



Rapid Plans
Architectural Building Design and Drafting

Rapla Plans www.rapclplans.com.au
PO Box 6193, Tenants Forest DC NSW 2056
Fax: (02) 9905-8865
Mobile: 0414-945-024
Email: areqa@rapclplans.com.au



BDD
BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
76 Taylors Road, North Narrabeen is zoned 2(a)

[illegible]

Basic
Basic Certificate Number A140103 03

AI Practice to be read in conjunction with *Basic*.

The applicant must construct the new or altered building in accordance with the provisions of the Building Regulations (Housing), Walls and ceilings (H1) in accordance with the specifications listed in Table 1. The applicant must ensure that the new or altered building is not located where the area of new construction is less than 2m². If insulation specified is not required for part of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and sliding doors, in accordance with the provisions of the Building Regulations (Housing), Windows and doors (H2) in accordance with the specifications listed in Table 1. Relevant overhead spanning specifically must be satisfied for each window and glazed door.

For propulsion described in millimeters, the leading edge of the lead cable, person, vermin, battery or animal must be no more than 500 mm above the leading edge of the window or door. Overhead spanning buildings or vegetation must be the height and distance from the centre and the base of the window and glazed door.

Project North

CDC APPLICATION
ONLY

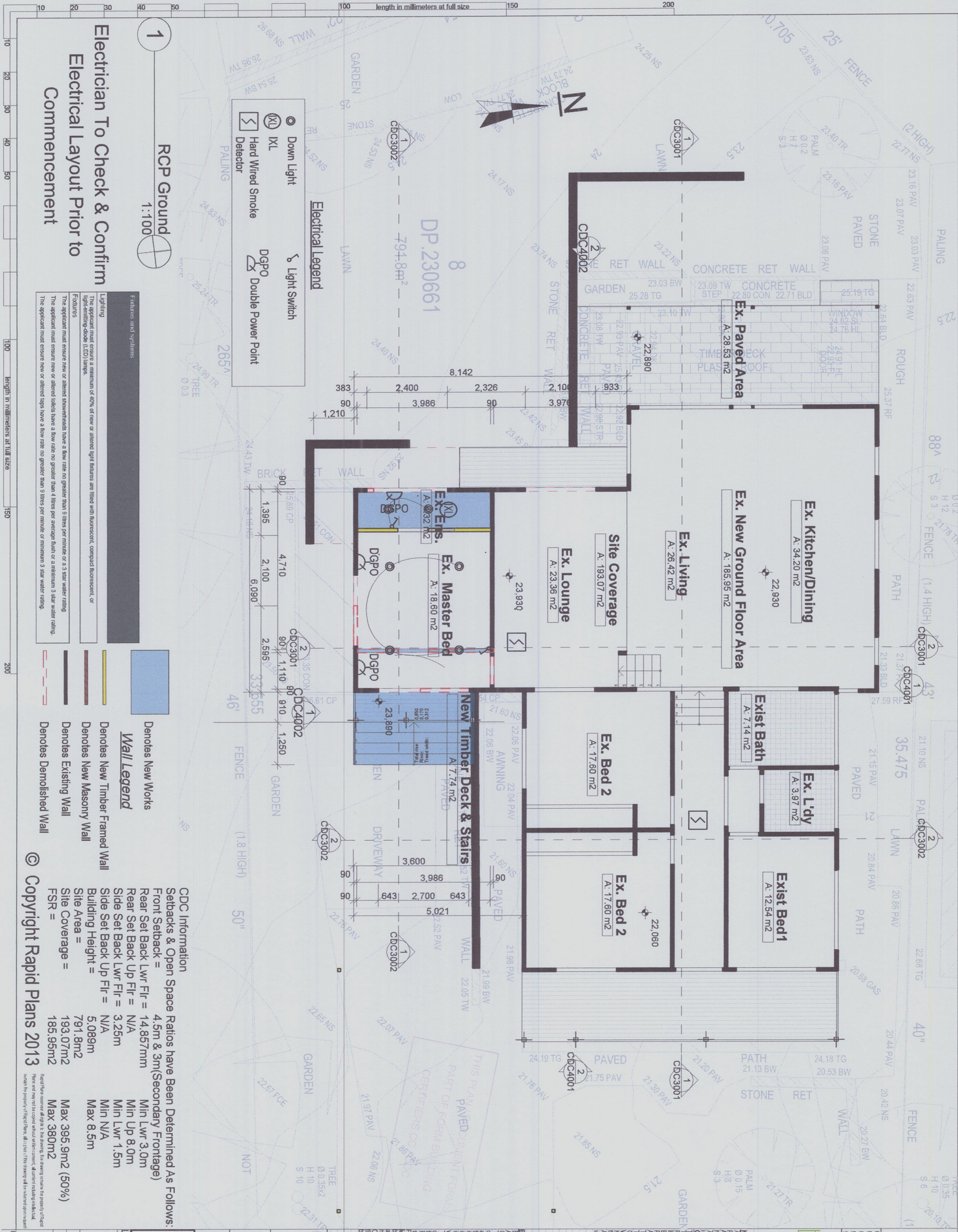
(The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.)

Nicci Barnes & Lee Bush
Project Name
Alterations & Additions
76 Taiyul Road North Narrabeen
2101

Plans - Ground Floor Plan
Ground Floor Plan

Project No.:	22-0-2
Status: CDC	Checked By: GE

RP0812BUS CDC20



1
RCP Ground
1:100

**Electrician To Check & Confirm
Electrical Layout Prior to
Commencement**

- Electrical Legend**
- Down Light
 - IKL
 - Hard Wired Smoke Detector
 - Light Switch
 - DGPO
 - Double Power Point

Fixtures and systems

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 showers 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.

Denotes New Works
Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Wall

CDC Information
Setbacks & Open Space Ratios have Been Determined As Follows:
Front Setback = 4.5m & 3m(Secondary Frontage)
Rear Set Back Lwr Fir = 14.857mm
Rear Set Back Up Fir = N/A
Side Set Back Lwr Fir = 3.25m
Side Set Back Up Fir = N/A
Building Height = 5.089m
Site Area = 791.8m²
Site Coverage = 193.07m²
FSR = 185.95m²
Max 395.9m² (50%)
Max 380m²

Rapid Plans
Architectural Building Design and Drafting

Rapid Plans www.rapidplans.com.au
 P.O. Box 6193, Frenchs Forest DC NSW 2055
 Tel: (02) 9905-8865
 Mobile: 0414-945-024
 Email: gfred@rapidplans.com.au

**BUILDING
DESIGNERS
AUSTRALIA NSW**

[illegible]

Basic Certificate Number A149193_03
Plans to be read in conjunction with Basic

The applicant must install the windows, glazed doors and shading devices in accordance with the specifications listed in the table below. The applicant must not be required to remove the area of new construction that is not required to be replaced. Part of the shaded construction may remain at the discretion of the applicant.

Project North

CDC APPLICATION
ONLY

Dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

Project Name
Nikki Barnes & Lee Bush
Alterations & Additions

01aigut Road North Nairadeen
2101

ot 8 D.P.230661

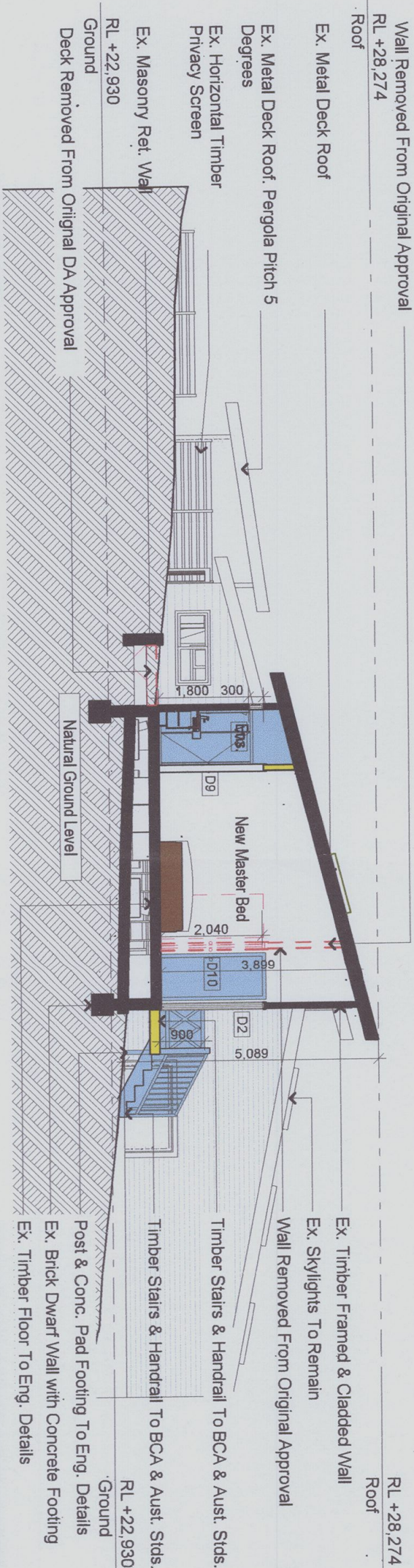
Plans - Roof Plan
Roof

Scale: A3 as noted	Date: 22-3-2013
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Status: CDC	Checked By: GBJ
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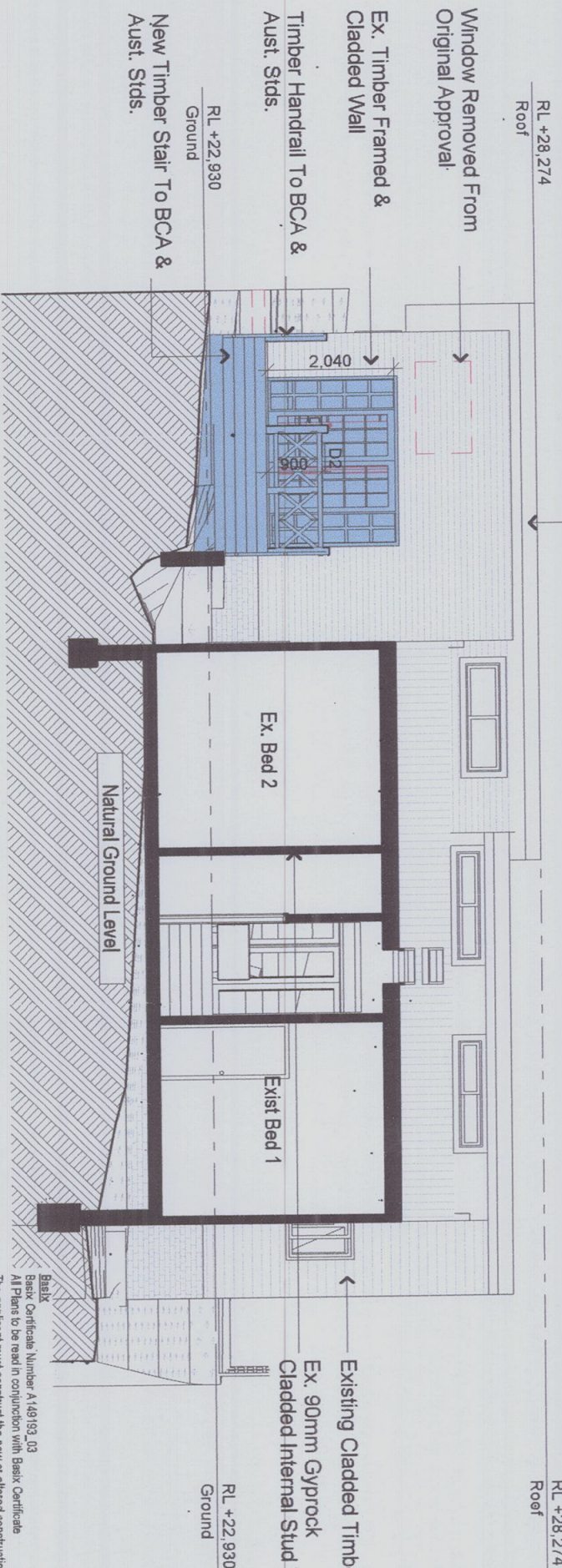
Project No.: **RP0812BUS** Drawing No.: **CDC2003**

Not Date: 22/03/2013



Section 1
1:100

Ex. Metal Deck Roof- Approx. 14 Deg.



Section 2
1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

CDC APPLICATION ONLY

NOTES
76 Tayl Road, North Narrabeen is zoned 2(a)
Residential A
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
76 Tayl Road, North Narrabeen is not considered a
Heritage Item

Construction
Timber Deck, Timber Walls & Roof to be Metal Sheet
Timber Deck to be R1.5 Insulated Ins.Const.
Rated Timber Framed Ceiling to have R1.74
Insulation With 75mm Foil Backed Blankets
External Timber Walls to be R1.7 Incl Construction
Refer to Engineers drawings for structural details
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 01288-2017
Weatherproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact
fluorescent lamps

Basic Certificate Number A149193.03
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s)) 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
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 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. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s)) 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
suspended floor with open subfloor framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
external wall framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof framed	ceiling R1.74 (up), roof foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

- Denotes New Works**
- Wall Legend**
- Denotes New Timber Framed Wall/Floor
 - Denotes New Masonry Wall
 - Denotes Existing Wall
 - Denotes Demolished Wall

CDC Information
Setbacks & Open Space Ratios have Been Determined As Follows:

Front Setback = 4.5m & 3m(Secondary Frontage)
Rear Set Back Lwr Flr = 14.857m
Rear Set Back Up Flr = N/A
Side Set Back Lwr Flr = 3.25m
Side Set Back Up Flr = N/A
Building Height = 5.089m
Site Area = 791.8m2
Site Coverage = 193.07m2
FSR = 185.95m2
Max 395.9m2 (50%)
Max 380m2



Rapid Plans
www.rapidplans.com.au
PO Box 6493 Frenchs Forest
NSW 1585
Mobile: 0414 945 024
Email: greg@rapidplans.com.au



Project North
N

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Client:
Nicci Barnes & Lee Bush

Project Name:
Alterations & Additions
76 Tayl Road, North Narrabeen
2101

Drawing Title:
Sections - Section 2
Section 2, Section 1

Scale: As noted
Project No.:
RP0812BUS

Checked By: GBU
Drawing No.:
CDC3002

75 Tayl Road, North Narrabeen is zoned 2(a) Residential A.
All Plans to be read in conjunction with Beek Certificate
New Works to be constructed shown in Shaded/Grey
Existing Works to be demolished shown in Dashed/Grey
is not considered a heritage item
Construction
Timber Floor, Timber Walls, & Roof to be Metal Sheet
Timber Subfloor to be R1.5 Insulated Insulation
Insulation Walls, External Full Batten Batten
External Timber Walls to be R1.7 Incl. Construction
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber Framing to BCA and AS 1684
Timber to be treated to AS 1602
Roofing to be AS 1562
Glazing to be AS 1288-2006
Weir Lighting to have minimum of 40% compact
fluorescent lamps
All workmanship and materials shall be in accordance
with the requirements of Building Codes of Australia.

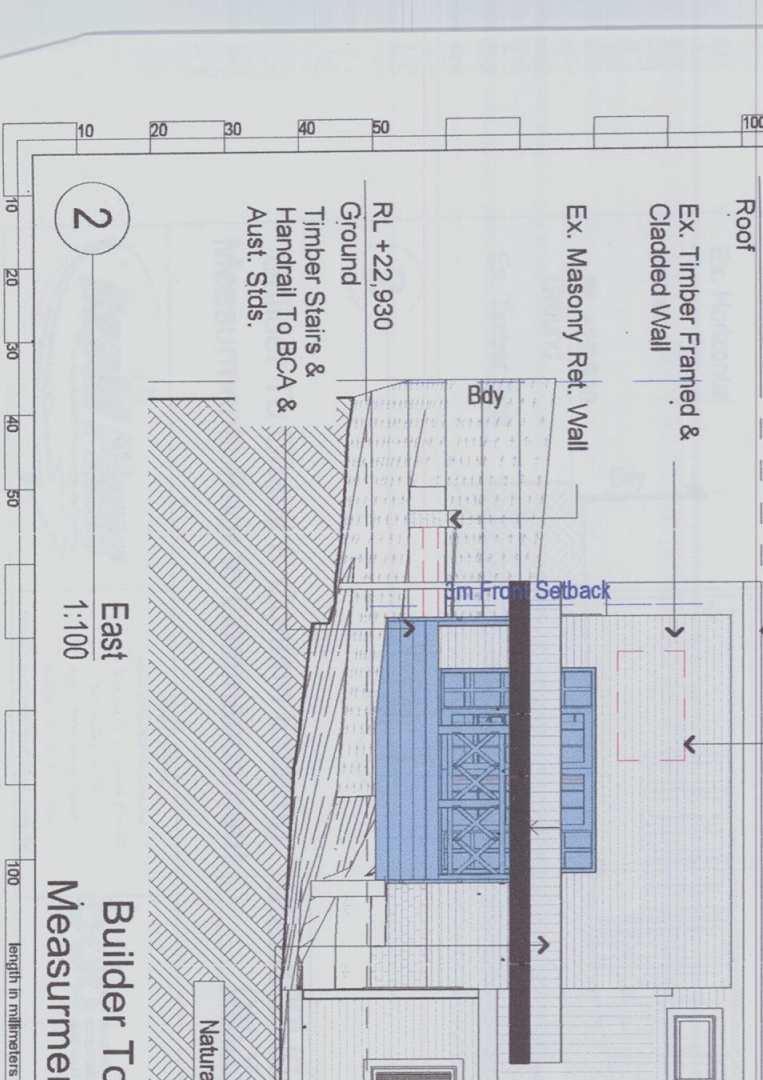
BEEK Certificate Number A 149193.03
This Certificate is to be read in conjunction with Beek
Certificate
The applicant must construct the new or altered
construction (floor(s), walls, and ceilings/roofs) in
accordance with the specifications listed in this
certificate. The area of new construction
is less than 2m². b) Insulation specified
is not required for parts of altered construction
where insulation already exists.
The applicant must install the windows, glazed
doors, and doors in accordance with the
specifications listed in this table below.
Relevant oversighting specifications must be
satisfied for each window and glazed door.
For projections described in millimetres, the
leading edge of each eave, parapet, window
above the head of the window or glazed door and
no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of
the height and distance from the centre and the
base of the window and glazed door.

Project North	N
CDC APPLICATION ONLY	
The builder shall check and verify all dimensions to be designed. Do not scale the drawings. Drawings shall be the basis for construction.	
Client Nicola Barnes & Lee Bush Project Name Alterations & Additions 75 Tayl Road North Narrabeen Lot 8 D.P.230661 Drawing Title: Elevations - Elevation 1 North, East	
Scale: A3 as noted	Date: 22-3-2013
Status: CDC	Checked By: GBJ
Project No: RP0812BUS	Drawing No: CDC4001
Print Date: 22/03/2013	

Window Orientation	Area of Opening (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1 E	2.16	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2 S	2.16	0	0	none	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3 W	0.72	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4 S	1.26	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5 W	2.52	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6 E	0.75	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7 E	0.75	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8 E	1.08	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1 E	2.94	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2 E	6.5	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9 W	2.52	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4 W	5.67	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

CDC Information
Setbacks & Open Space Ratios have been Determined As Follows:
Front Setback = 4.5m & 3m(Secondary Frontage)
Rear Set Back Lwr Flr = 14.857m
Rear Set Back Up Flr = N/A
Side Set Back Lwr Flr = 3.25m
Side Set Back Up Flr = N/A
Building Height = 5.089m
Site Area = 791.8m²
Site Coverage = 193.07m²
FSR = 185.95m²
Max 395.9m² (50%)
Max 380m²

Builder To Check & Confirm Existing
Measurements Prior to Commencement
East
1:100



Window Orientation	Area of Opening (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1 E	2.16	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2 S	2.16	0	0	none	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3 W	0.72	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4 S	1.26	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5 W	2.52	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6 E	0.75	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7 E	0.75	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8 E	1.08	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1 E	2.94	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2 E	6.5	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9 W	2.52	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4 W	5.67	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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

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NOTES

1) 19m Road, North Narrabeen is zoned 2(a)
Residential "A"
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
to Natural Habitat/Urbanisation
to be constructed a drainage item
Construction
Timber Floor, Timber Walls, & Roof to be Metal Sheet
Timber Subfloor to be R1.5 treated and 120mm
thick timber, treated and 120mm thick
External Timber Walls to be R1.7 Insulation
Refer to Engineers Specification and BCA
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1824
General Management to BCA and AS 3680.1
Construction to BCA and AS 3740
Welding to BCA and AS 3740
New Lighting to have minimum of 40% compact
fluorescent lamps
All workmanship and materials shall be in accordance
with the requirements of Building Codes of Australia.

Basic Certificate Number A149193.03

1) 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, which is the area of new construction
is less than 2m². b) Insulation specified
is not required for parts of altered construction
where insulation already exists.
The applicant must install the windows, glazed
doors and glazing devices in accordance with
the relevant overshadowing specifications listed in
the table below.
Relevant overshadowing specifications must be
satisfied for each window and glazed door.
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.
Overshadowing buildings or vegetation must be of
the height and distance from the centre and the
base of the window and glazed door.



CDC APPLICATION ONLY

The builder must check and verify all
dimensions to the ground and to the
designer. Do not scale the drawings. Changes shall
not be used for construction purposes unless stated
on the drawings for construction.

Client
Nicci Barnes & Lee Bush
Project Name
Alterations & Additions
76 Tejvul Road North Narrabeen
2101

Lot 8 D P230661
Drawing Title:
Schedules - Door Schedule
Door List

Scale: A3 as noted
Status: CDC
Project No: RP0812BUS
Drawing No.: CDC5001

Door List

ID	Door List	D2	D9	D10
Door Name	D2 D2sidelight 15	D1 Pocket 15	D1 15	
Leaf Dimensions	1,640x2,040	820x2,040	820x2,040	
Height	2,040	2,040	2,040	
Width	1,640	820	820	
Door sill height	0	0	0	
Door head height	2,040	2,040	2,040	
Plan				
Elevation				

1

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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or lomed/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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

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

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 (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	none	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	W	0.72	0	0	eave/verandah/pergola/balcony >=600 mm	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	S	1.26	0	0	eave/verandah/pergola/balcony >=450 mm	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	W	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	E	0.76	0	0	eave/verandah/pergola/balcony >=600 mm	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	E	0.75	0	0	eave/verandah/pergola/balcony >=600 mm	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	E	1.08	0	0	eave/verandah/pergola/balcony >=600 mm	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	E	2.94	0	0	eave/verandah/pergola/balcony >=900 mm	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	E	5.5	0	0	eave/verandah/pergola/balcony >=600 mm	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	W	2.52	0	0	eave/verandah/pergola/balcony >=600 mm	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	W	5.67	0	0	eave/verandah/pergola/balcony >=900 mm	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S1	0.66	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	0.66	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3	0.66	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S4	1.44	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

Builder to Check & Confirm all Door Sizes & Allow for Clearances Prior to Ordering

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NOTES

75 Cecil Road, North Narrabeen is zoned L10 Residential "A".
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue /5, Leppul Road North Narrabeen.
Do not construct a heritage item.
Timber Floor, Timber Wall & Board to be Metal Sheet Timber Subfloor To Be R1.5 Insulated Incl. Const.
Railed Timber Framed Challenge to Type R1.7.4
Insulation With Framed Foil Backed Blenders
Special Timber R188 to be R1.7 incl. Construction
Rear Set Back Lwr Fir = 3.25m
All work to Engineers Specification and ECA
Timber Framing to BCA and AS 1884
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS/1288-2017
New glazing to be a minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basic Certificate Number A149193_03

All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue /5, Leppul Road North Narrabeen.
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 not required for details of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
The applicant must specify the shading device must be satisfied for each window and glazed door.
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 Overhanging Buildings or Vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North N
N
N

CDC APPLICATION ONLY

The builder must check and verify all dimensions and work, all errors and omissions to be made by the applicant and the builder must be made by the Designer for construction.

Client
Nicci Barnes & Lee Bush
Project Name
Alterations & Additions
76 Leppul Road North Narrabeen
Z101

Drawing Title:
Scheddles - Window Schedule
Window List

Scale: A3 as noted
Status: CDC
Project No.: RP0812BUS
Drawing No.: CDC5002

Window List			
ID	W3	W4	W9
Window Name	Sliding Window 15	W2 Horizontal Slide 15	Sliding Window 15
Height	300	600	1,200
Width	2,400	2,100	2,100
Window sill height	1,800	1,500	900
Window head height	2,100	2,100	2,100
2D Symbol			
Elevation			

Window List
1:1

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

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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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

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

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.

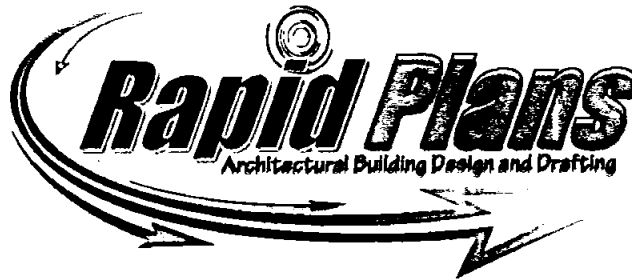
Windows and glazed doors glazing requirements

Window / door no	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	2.16	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	none	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	W	0.72	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	S	1.26	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	W	2.52	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	E	0.75	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	E	0.75	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	E	1.08	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	E	2.94	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	E	5.5	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	W	2.52	0	0	eave/verandah/pergola/balcony	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	W	5.67	0	0	eave/verandah/pergola/balcony	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S1	0.66	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	0.66	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3	0.66	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S4	1.44	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

Builder to Check & Confirm all Window Sizes & Allow for Clearances Prior to Ordering



SPECIFICATION
FOR
NICCI BARNES & LEE BUSH
76 TAIYUL ROAD, NTH NARRABEEN
ALTERATIONS & ADDITIONS
UNDER COMPLYING DEVELOPMENT

Rapid Plans www.rapidplans.com.au
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1. GENERAL REQUIREMENTS**1.1 GENERAL****Interpretation**

Owner: Means the same as “principal” or “proprietor”.

Builder: Means the same as “contractor”.

Metallic-coated: Includes zinc-coated steel, zinc/iron alloy-coated steel, and aluminium/zinc-coated steel.

Supply: Means “supply only” - do not install.

Provide: Means “supply and install”.

Required: Means required by the contract documents or by the local council or statutory authorities.

Proprietary: Means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Standards

Use referenced Australian or other standards (including amendments) which are current one month before the date of the contract except where other editions or amendments are required. It is the Builders responsibility to ensure current standards are used during construction and confirm finishes with the client. If this conflicts with any part of the design, the builder is to make the designer aware and ask advice prior to commencing.

Manufacturers' or suppliers' recommendations

Select, store, handle and install proprietary products or systems in accordance with the current published recommendations of the manufacturer or supplier.

Bushfire protection

If required, provide protection to AS 3959-1999 (*Construction of buildings in bushfire prone areas*).

1.2 CONTRACTS AND FINANCE**General conditions**

Prior to the commencement of building works a contract is to be completed as required under the Home Building Act, the contract will be supplied by the builder and must be recognised by the Office Of Fair Trading, and

Payment and adjustment of contract sum

At commencement of the building work, submit a schedule of anticipated progress claims which will be made throughout the contract.

Progress claims break-down: With each progress claim, submit a statement of amounts claimed in respect of each Section or trade heading designated in the specification.

1.3 AUTHORITIES AND ESTABLISHMENT**Prior applications and approvals**

The owner will make available to the builder all prior applications and approvals

Existing services

Attend to existing services as follows:

- If the service is to be continued, repair, divert or relocate as required. If such a service crosses the line of a required trench, or will lose support when the trench is excavated, provide permanent support for the existing service.
- If the service is to be abandoned, cut and seal or disconnect, and make safe.

Temporary services and works

Provide temporary toilet accommodation. Connect to the sewer main if required by the Local Authority.

Use of existing services

Existing services may be used as temporary services for the performance of the contract. Refer to plans and specifications

Signs

Provide a signboard displaying the owners name, the lot number and the contractor's name, address and licence number.

1.4

EXECUTION AND COMPLETION

This specification is a general guide for construction. The builder is responsible for, & must ensure, that all current Australian Standards & BCA codes are adhered to during construction.

Survey marks

Preserve and maintain the owners survey marks in their true positions.

Rectification: If the proprietor's survey marks are disturbed or obliterated, immediately give notice and rectify the disturbance or obliteration.

Hours of work

7am-5pm Weekdays

7am-1pm Saturdays

No work on Sundays or public holidays

Order of work

Construction work as required by the builder

Removal of temporary work, services and plant

Remove temporary work services and construction plant within ten working days after practical completion.

Rectification: Clean and repair damage caused by the installation or use of temporary work and services and restore existing facilities used during construction to original condition.

Final cleaning

Remove rubbish and surplus material from the site and clean the work throughout.

Warranties

Name the owner as warrantee and give the owner copies of manufacturers' warranties.

Instruction manuals

Give the owner manufacturers' instruction manuals.

Operation

Ensure moving parts operate safely and smoothly.

Surveyor's certificate

Give the owner a certificate which confirms that the work, including boundary fences, has been correctly located.

Services layout

Give the owner a plan which shows the location of underground services.

Authorities' approvals

Give the owner evidence of approval of the local council and statutory authorities whose requirements apply to the work.

Keys

Give the owner two keys for each set of locks keyed alike and two keys for each lock keyed to differ.

1.5

TERMITE PROTECTION**General**

Standard: To AS 3660.1-2000 (*Termite management - New buildings*).

Chemical soil barriers - reticulation systems: Submit evidence that the system has been type tested to AS 3660.1-2000 (*Termite management - New buildings*) Appendix E.

Termite barrier notice: Provide a durable notice permanently fixed in a prominent location to BCA Volume 2 clause 3.1.3.2 (b) (*Installation of termite barriers*).

Termite protection schedule

Location	Method
Slab	Kordon Termite Barrier
Slab penetrations	Kordon Termite Barrier
Slab control joint and footing/slab joints	Kordon Termite Barrier
Under slabs	Kordon Termite Barrier
Building perimeters	Ant Caps as per BCA

Under suspended floors	Ant Caps as per BCA
timber poles and posts	Metal post shoes above ground

- 1.6
- TIMBER GENERALLY

Standards

Timber framing and flooring: To AS 1684.4-1999 (*Residential timber-framed construction - Simplified - Non-cyclonic*) or AS 1720.1-1997 (*Timber structures – Design methods*). BCA and any associated standard or amendment.
- 1.7
- STEEL GENERALLY

Standards

Structural steelwork: To AS 4100-1998 (*Steel structures*). And any associated standard or amendment.

2.

SITE PREPARATION

- 2.1

GENERAL

Standard

Groundworks for slabs and footings: To AS 2870-1996 (*Residential slabs and footings – Construction*). And any associated standard or amendment.
- 2.2

DEMOLITION

Standard

Demolition: To AS 2601-2001 (*The demolition of structures*). And any associated standard or amendment. And any associated standard or amendment.

Demolition items

Fences and external walls: N/A

External buildings: N/A

Other items for demolition: Master Bed internal wall (refer to plans), potions of master & bed walls to make way for windows & doors proposed

Materials to be salvaged: Non-structural re-usable timber
- 2.3

TREES TO BE RETAINED

Existing trees, plants and shrubs

Trees, plants and shrubs to be retained: N/A

Trees, plants and shrubs to be removed: N/A
- 2.4

ENVIRONMENTAL PROTECTION

Sediment & Erosion control

Avoid erosion, contamination, and sedimentation of the site, surrounding areas, and drainage systems. Install as per approved plans
- 2.5

SITE CLEARING

Standard

To BCA & associated standard or amendment.

Extent

Limit clearing to areas to be occupied by construction, paving or landscaping.
- 2.6

EXCAVATION

Standard

To BCA & associated standard or amendment.

Extent

Excavate to give the levels and profiles required for construction, site services, paving, and landscaping. Allow for compaction or settlement.
- 2.7

SURFACE PREPARATION

General

Before placing fill, ground slabs or load-bearing elements, remove loose material, debris and organic matter and compact the ground to achieve the required density.

3. GENERAL SPECIFICATION**3.1 CONCRETE****Standards**

Concrete structures generally: To AS 3600-2000 (*Concrete structures*).

Ground slabs and footings: To AS 2870-1996 (*Residential slabs and footings - Construction*).

GROUND SLAB VAPOUR BARRIER**Material**

General: Provide a proprietary vapour barrier which consists of high impact resistant polyethylene film minimum 0.2 mm thick which has been pigmented and branded by the manufacturer.

Type: By Builder

Base preparation

Blind the surface with sufficient sand to cover any hard projections. Wet the sand just before placing the vapour barrier.

REINFORCEMENT**Extent**

Place in accordance with Engineers details

CONCRETE**Ready mixed supply**

Standard: To AS 1379-1997 (*Specification and supply of concrete*). BCA, Engineering and any associated standard or amendment.

Extent

Place in accordance with Engineers details

3.2 TIMBER & STEEL CONSTRUCTION GENERALLY**Standards**

Timber framing and flooring: To AS 1684.4-1999 (*Residential timber-framed construction - Simplified - Non-cyclonic*) or AS 1720.1-1997 (*Timber structures – Design methods*). BCA and any associated standard or amendment.

Structural steelwork: To AS 4100-1998 (*Steel structures*). And any associated standard or amendment.

Cold-formed steel framing: Provide a proprietary system designed to AS 3623-1993 (*Domestic metal framing*). And any associated standard or amendment.

Preparation of metal surfaces: To AS 1627- Various (*Metal finishing - Preparation and pre-treatment of surfaces*). And any associated standard or amendment.

FLOORS**General**

Standard: To AS 1684.4-1999 (*Residential timber-framed construction – Simplified – Non-cyclonic*). BCA and any associated standard or amendment.

Flooring

Type: By Builder

Manufacturer: By Builder

WALL FRAMING

Type: By Builder

ROOF AND CEILING FRAMING AND TRUSSES

Type: N/A

BRICK & BLOCK CONSTRUCTION GENERALLY**Standard**

Masonry generally: To AS 3700-2001 (*Masonry structures*). BCA and any associated standard or amendment.

Masonry units: To AS/NZS 4455-1997 (*Masonry units and segmental pavers*). BCA and any associated standard or amendment.

MATERIALS AND COMPONENTS

Steel components

Galvanizing: Galvanize mild steel components (including fasteners) to AS 1214-1983 (*Hot-dip galvanized coatings on threaded fasteners (ISO metric coarse thread series)*), or AS/NZS 4680- (*Hot-dip galvanized (zinc) coatings on fabricated ferrous articles*), as appropriate. BCA and any associated standard or amendment.

Durability requirements: To AS/NZS 2699.2-2000 (*Built-in components for masonry construction – Connectors and accessories*)

Masonry units

Type: By Builder/Owner

Manufacturer: By Builder

Size: By Builder

Colour: By Builder

Feature colour: By Builder

Flashings and damp-proof courses

Standard: To AS/NZS 2904-1995 (*Damp-proof courses and flashings*). BCA and any associated standard or amendment.

Mortar materials

Sand: Fine aggregate with a low clay content and free from efflorescing salts, selected for grading and colour for facework.

Mortar colour: By Builder

CONSTRUCTION GENERALLY

Joints and cutting

Set out masonry with joints of uniform width and the minimum cutting of masonry units.

Joints

Type: By Builder

Bond

Single leaf construction: Stretcher bond.

BEARER SUPPORTS

Bearer piers table

Provide engaged or free standing unreinforced masonry piers as follows to support bearers at 1800 mm maximum centres:

Type	Minimum size (mm)
Engaged	230 x 110 bonded or tied to walls
Freestanding up to 1500 mm high	230 x 230
Freestanding 1500 mm to 2700 mm high	350 x 350

Access openings

In internal walls below suspended ground floors, leave door-width openings beneath doorways to give access to underfloor areas.

Air vents

General: Provide air vents to give adequate cross ventilation to the space under suspended ground floors. In cavity walls, provide an equal number of matching vents in the internal leaves located as near as practicable to the air vents in the external leaves.

Minimum provision: 7300 mm² net ventilation area per linear metre of wall.

DAMP-PROOF COURSES

Location

BCA, Australian standards and any associated standard or amendment.

WALL TIES

Wall tie application

Classification: To AS/NZS 2699.1. BCA and any associated standard or amendment.

CONTROL OF MOVEMENT

Standard

BCA Australian standard and any associated standard or amendment.

STEEL LINTELS

Extent

In accordance with Engineers details

3.3

INSULATION & SARKING

Interpretation

Sarking-type material: Flexible membrane material normally used for waterproofing, vapour retarding or thermal reflective insulation.

MATERIALS AND COMPONENTS

Bulk insulation

Cellulosic fibre (loose fill): To AS/NZS 4859.1-2002 (*Materials for the thermal insulation of buildings - General criteria and technical provisions*), Section 5. BCA and any associated standard or amendment.

Mineral wool blankets and cut pieces: To AS/NZS 4859.1, Section 8. BCA and any associated standard or amendment.

Polystyrene (extruded rigid cellular sheets): To AS 1366.4-1992 (*Rigid cellular plastics sheets for thermal insulation - Rigid cellular polystyrene - Extruded (RC/PS-E)*). BCA and any associated standard or amendment.

Polystyrene (moulded rigid cellular sheets): To AS 1366.3-1992 (*Rigid cellular plastics sheets for thermal insulation - Rigid cellular polystyrene - Moulded (RC/PS - M)*). BCA and any associated standard or amendment.

Reflective insulation: To AS/NZS 4859.1, Section 9. BCA and any associated standard or amendment.

- Type: In Accordance with basix and Australian Standards

Wool: To AS/NZS 4859.1, Section 6. BCA and any associated standard or amendment.

Sarking material

Standard: To AS/NZS 4200.1-1994 (*Pliable building materials and underlays – Materials*). BCA and any associated standard or amendment.

Floor insulation: Provide perforated material.

Insulation types and ratings

Wall: As per Basix

Roof: As per Basix

Ceiling: As per Basix

3.4

CLADDING GENERALLY

Standard

BCA Australian standard and any associated standard or amendment.

TIMBER BOARD CLADDING

Boards

Manufacturer: Match Existing

Prefinish colour: Match Existing

FIBRE CEMENT CLADDING

Standard

General: To AS/NZS 2908.2-2000 (*Cellulose-cement products - Flat sheets*) Type A Category 3.

Cladding

Manufacturer: Match Existing

Prefinish colour: Match Existing

Eaves lining
Type: Provide a proprietary system of single-faced fibre cement sheets 4.5 mm thick nailed at minimum 200 mm centres to bearers at maximum 600 mm centres.

Minimum bearer size: For rafter overhang:

- 300 - 600 mm: 50 x 38 mm.
- 600 - 1500 mm: 75 x 38 mm.

Joints: UPVC extrusions.

3.5

DOORS & WINDOWS

Cross references

Refer to the following Sections

- *Lining*, for architraves.
- *Painting*, for priming of frames and doors before installation.

MATERIALS AND COMPONENTS

Doors

Doorset: An assembly comprising a door or doors and supporting frame, guides and tracks including the hardware and accessories necessary for satisfactory operation.

Security screen doors: To AS 5039-2003 (*Security screen doors and security window grilles*).

Windows

Selection: To AS 2047-1999 (*Windows in buildings – Selection and installation*).

Security window grilles: To AS 5039.

Preglazing

If possible, preglaze doors and windows.

Windows and sliding external doors

Manufacturer: By Builder

Material: Match Existing

Glazing Type: Refer to Basix

CONSTRUCTION GENERALLY

Standards

Window installation: To AS 2047-1999 (*Windows in buildings – Selection and installation*). BCA and any associated standard or amendment.

TIMBER DOORS

Door thickness

Generally: 35 mm.

External doors and doors over 900 mm wide: 40 mm.

Timber internal doors

Manufacturer: By Builder

Type: Hollow core redi-cote

Thickness of door (maximum)	Weight of door (maximum)	Number of hinges (per door leaf)	Size of hinges (steel)
35 mm	35 kg	2	85 x 60 x 1.6 mm
40 mm	68 kg	3	100 x 75 x 1.6 mm

SLIDING INTERNAL DOORS

Accessories

General: Provide overhead track supports and head and jamb linings appropriate to the arrangement of the door, and removable pelmets at the head to allow access to the wheel carriages for adjustment.

Wheel carriages: Fully adjustable precision ball race type providing smooth, quiet operation.

LOCKSETS

External doors

Provide a push-button key and knob set and a double-cylinder dead bolt to each door.

Internal doors

Generally: Passage sets.

Bathrooms, showers and toilets: Privacy sets.

3.6

LINING

Cross reference

Refer to the *Block and tile finishes* Section for waterproofing of wet areas.

MATERIALS AND COMPONENTS

Plasterboard

Standard: To AS/NZS 2588-1998 (*Gypsum plasterboard*). BCA and any associated standard or amendment.

Sheet thickness: 6mm

Fibre cement

Standard: To AS/NZS 2908.2-2000 (*Cellulose-cement products - Flat sheets*), Type B Category 2. BCA and any associated standard or amendment.

Sheet thickness: 6mm

Fibrous plaster products

Standard: To AS 2185-1978 (*Fibrous plaster products*). BCA and any associated standard or amendment.

Sheet thickness: 10mm

TONGUE AND GROOVE LINING

Installation

- Type: Match Existing

3.7

TROWELLED COATING GENERALLY

Cross references

BCA and any associated standard or amendment.

MATERIALS AND COMPONENTS

Plaster materials

Cement: To AS 3972-1997 (*Portland and blended cements*), type GP.

Lime: To AS 1672.1-1997 (*Limes and limestones - Limes for building*).

Sand: Fine aggregate with a low clay content, selected for grading.

Gypsum plaster: To AS 2592-1983 (*Gypsum plaster for building purposes*).

Metal lath: Expanded metal to AS 1397-1993 (*Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated*)/Z275.

PLASTERING

Type: Match Existing

3.8

TILING GENERALLY

Standards

Follow the guidance given in AS 3958.1-1991 (*Ceramic tiles - Guide to the installation of ceramic tiles*) and AS 3958.2-1992 (*Ceramic tiles - Guide to the selection of a ceramic tiling system*). BCA and any associated standard or amendment.

TILING

Extent

Type: By Owner

Supplier: By Builder

3.9

WATERPROOFING WET AREAS

Standard

General: To AS 3740-1994 (*Waterproofing of wet areas within residential buildings*). BCA and any associated standard or amendment.

3.10

FLOOR COVERINGS GENERALLY

Cross reference

BCA and any associated standard or amendment..

Carpet

Minimum class: Domestic Medium Duty under the Australian Carpet Classification Scheme.

Manufacturer: By Owner

Colour: By Owner

Underlay: By Owner

LAYING CARPET

Standard

General: To AS/NZS 2455.1-1995 (*Textile floor coverings - Installation practice – General*). BCA and any associated standard or amendment.

LAYING RESILIENT FINISHES

Standard

General: To AS 1884-1985 (*Floor coverings - Resilient sheet and tiles - Laying and maintenance practices*). BCA and any associated standard or amendment.

3.11

PAINING GENERALLY

Standards

Follow the guidance given in AS/NZS 2311-2000 (*Guide to the painting of buildings*) and AS/NZS 2312-1994 (*Guide to the protection of iron and steel against exterior atmospheric corrosion*). BCA and any associated standard or amendment.

PAINING

Exterior painting schedule

Item	Manufacturer and paint type	Colour
Under eaves	Match Existing	Match Existing
Cladding	Match Existing	Match Existing
Handrails	Match Existing	Match Existing
Balustrades	Match Existing	Match Existing
Posts and beams	Match Existing	Match Existing
Masonry	Match Existing	Match Existing

Windows and external doors painting schedule

Location	Manufacturer and paint type	Internal	External	Mouldings
Door panels	Match Existing	Match Existing	Match Existing	Match Existing
Door frames	Match Existing	Match Existing	Match Existing	Match Existing
Window frames	Match Existing	Match Existing	Match Existing	Match Existing
Window sashes	Match Existing	Match Existing	Match Existing	Match Existing

Interior painting schedule by Owner

Rapid Plans ©

21/03/2013

Issue: Spec

SPECIFICATION

Page Specification-11 of 14

3.12 TIMBER FIXTURES GENERALLY**Cross references**

Refer to the following Sections:

- *General requirements*, for timber durability.
- *Doors and windows*, for timber doors and reveal and jamb linings.

CONSTRUCTION GENERALLY**General**

Construction: Build components square and install plumb.

TIMBER STAIRS AND BALUSTRADES**Internal Stairs**

Ref to Plans

3.13 CEILING AND UNDER FLOOR ACCESS**Ceiling**

Trim an opening and provide a loose access panel of minimum size 600 x 400 mm.

Under floor

Provide a frame and a door, minimum size 720 mm wide x 600 mm high, complete with padbolt.

3.14 PLUMBING & DRAINAGE GENERALLY**Cross references**

Refer to the following Sections:

- *Site preparation*, for service trenches.
- *Roofing*, for roof plumbing and rainwater tanks.
- *Block and tile finishes*, for waterproofing of wet areas.
- *Painting*, for priming steel or iron before installation and exposed piping required to be painted.

Standard

Plumbing and drainage products: To SAA MP52-2001 (*Manual of authorization procedures for plumbing and drainage products*).

Connections

Excavate to locate and expose the connection points and connect to the authorities' mains. On completion, backfill and compact the excavation and reinstate surfaces and elements which have been disturbed such as roads, pavements, kerbs, footpaths and nature strips.

STORMWATER**Standard**

General: To AS/NZS 3500.3.2-1998 (*National Plumbing and Drainage - Stormwater drainage - Acceptable solutions*) or AS/NZS 3500.5 (*National Plumbing and Drainage – Domestic installations*). BCA and any associated standard or amendment.

WASTEWATER**Standard**

General: To AS/NZS 3500.2.2-1996 (*National Plumbing and Drainage - Sanitary plumbing and sanitary drainage - Acceptable solutions*) or AS/NZS 3500.5 (*National Plumbing and Drainage – Domestic installations*). BCA and any associated standard or amendment.

Waterless composting toilets: To AS/NZS 1546.2: 2001 (*On-site domestic wastewater treatment units - Waterless composting toilets*). BCA and any associated standard or amendment.

On-site domestic wastewater treatment units: To AS/NZS 1546.3: 2001 (*On-site domestic wastewater treatment units - Aerated wastewater treatment units*). BCA and any associated standard or amendment.

FRESHWATER**Standards**

General: To AS/NZS 3500.1.2-1998 (*National Plumbing and Drainage - Water supply – Acceptable solutions*) and AS/NZS 3500.4.2-1997 (*National Plumbing and Drainage - Hot water supply systems – Acceptable solutions*) or AS/NZS 3500.5 (*National Plumbing and Drainage – Domestic installations*).

GAS**Standard**

General: To AS 5601-2000 (*Gas Installation Code*). BCA and any associated standard or amendment.

- 3.15

ELECTRICAL GENERALLY

Standard

Electrical installation: To AS/NZS 3018-2001 (*Electrical installations – Domestic installations*). BCA and any associated standard or amendment.

Luminaries schedule by Owner

Automatic fire detection system

BCA and Australian Standards

Smoke detection

Installation and testing: To AS 1670.1-1995 (*Fire detection, warning, control and intercom systems - System design, installation and commissioning – Fire*). BCA and any associated standard or amendment.

Provision: Provide smoke detectors to the requirements of the Building Code of Australia. Connect smoke detectors to mains power.
- 3.16

PAVING GENERALLY

Cross reference

BCA and any associated standard or amendment.

Footpath crossing

Provide a footpath and kerb crossing to local council requirements.

CONSTRUCTION PAVING GENERALLY

Grading

General: Grade paving to even falls to drain away from buildings to drainage outlets without ponding.

Minimum fall for drainage: 1:100.

Manufacturer: By Owner

Size: By Owner

Colour: By Owner
- 3.17

APPLIANCES & FIXTURES GENERALLY

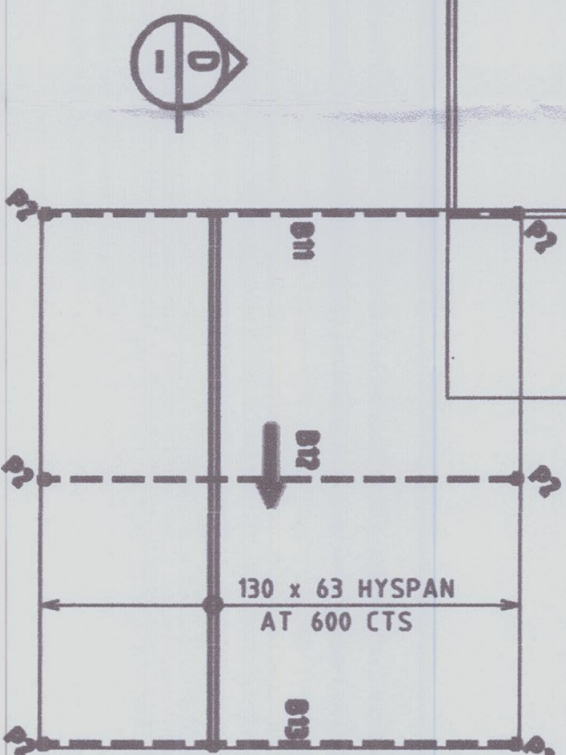
Supplier

By Owner

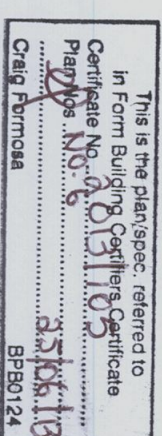
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REFERENCED DOCUMENTS

Australian Standards		
Building Code of Australia		
SAA HB29	1998	Telecommunications Cabling Handbook
SAA HB33	1992	Domestic open fireplaces
SAA MP52	2001	Manual of authorization procedures for plumbing and drainage products
AWRAP/A 202	1993	Mandatory Woolmark Specifications for building insulation material

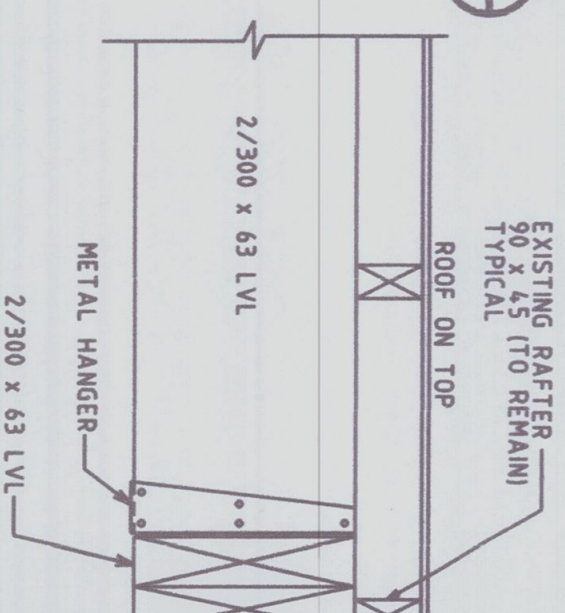


SCALE 1:20



SCALE 1:100

SECTION F
SCALE 1:10



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J. NASSERI
BE, FIE Aust.
MPER, CPEng.

CLASSIFICATION - 'M' 'ASSURED'

ISSUE	DATE
A	23/04/11
INTERNAL DEBTS ADDED FOR SUPPORT	
INCIDENTS	
RESERVED	SCALE AS SHOWN
JN	
DATE	
BUC	
ORDERED	
JN	

CLIENT: BARNES & L. BUSH (RAPID PLANS)
 LOT 8 (H/No.76) TAIYUL ROAD, NORTH NARRABEEN

STRUCTURAL DETAILS

ROOF PLAN

JOB No. S2766 SHEET No.6

BASIX[®] Certificate

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

Alterations and Additions

Certificate number: A149193_03

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

This certificate is a revision of certificate number A149193 lodged with the consent authority or certifier on 26 Nov 2012 with application N0335/12.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Director-General

Date of issue: Friday, 22, March 2013

To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Barnes & Bush_03
Street address	76 Taiyul Road North Narrabeen 2101
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 230661
Lot number	8
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).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Rapid Plans	
ABN (if applicable): 43150064592	

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

Construction

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Insulation requirements

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

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Windows and glazed doors

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

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

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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

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

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 Height (m)	Distance (m)	Shading device	Frame and glass type			
W1	E	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W2	S	2.16	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3	W	0.72	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W4	S	1.26	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W5	W	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W6	E	0.75	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	E	0.75	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	E	1.08	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	E	2.94	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	E	5.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	W	2.52	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	W	5.67	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight 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.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.66	no shading	timber, low-E internal/argon fill/clear external, (or

✓

✓

✓

✓

✓

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
			U-value: 2.5, SHGC: 0.456)			
S2	0.66	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S3	0.66	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S4	1.44	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.